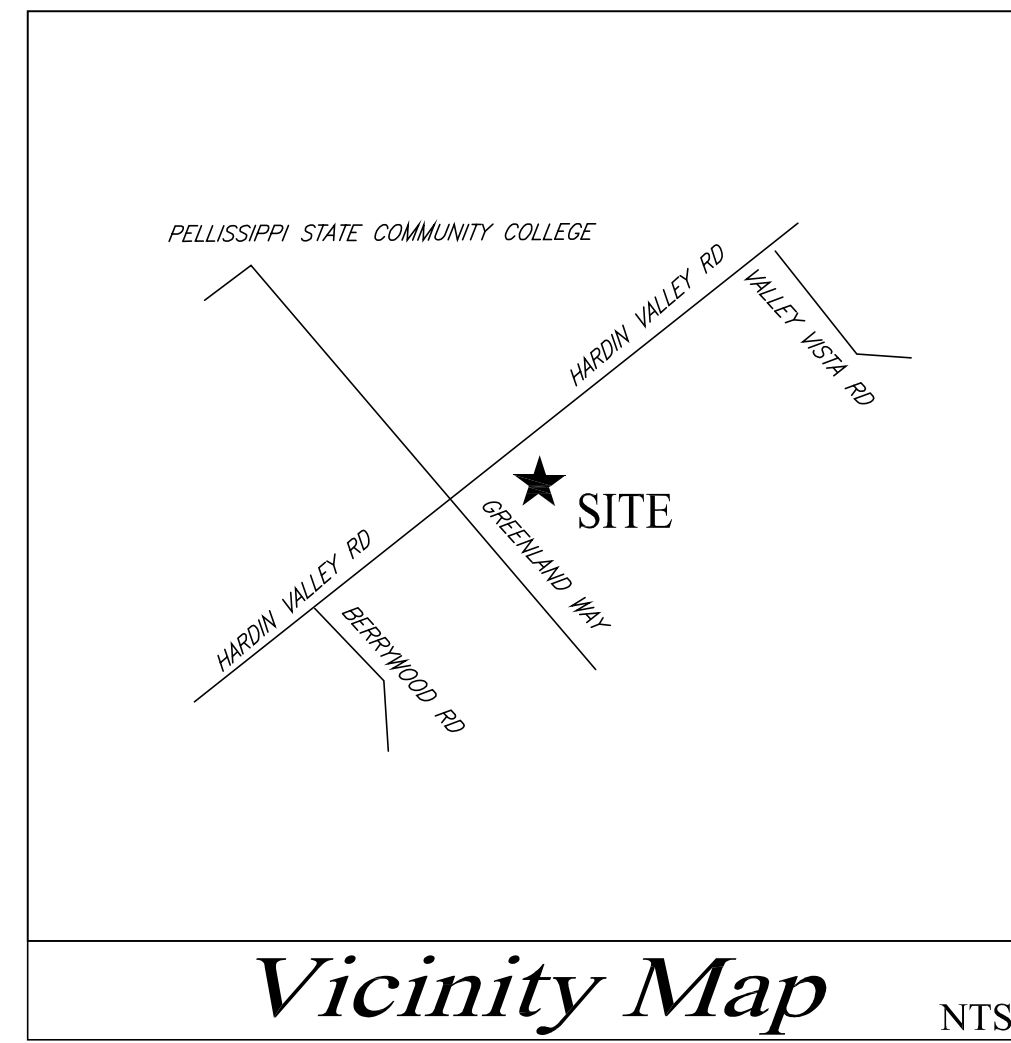


# Site Development Plans for

# The Hardin Valley Branch SouthEast Bank

Owned/Developed by:  
SouthEast Bank

12700 Kingston Pike  
Farragut, Tennessee 37934  
(865) 824-3323  
Attn: Mr.



EXISTING		PROPOSED		EXISTING		PROPOSED	
---	WATER'S EDGE	---	CLEANOUT	CO <sub>2</sub>	CLEANOUT	---	CO <sub>2</sub>
---	PROPERTY LINE	---	SANITARY MANHOLE	San	SANITARY MANHOLE	---	SSMH
---	P.O.B.	---	SAN SWR LINES	---	SAN SWR LINES	---	San
---	POINT OF BEGINNING	---	OIL/WATER SEPARATOR LINES	---	OIL/WATER SEPARATOR LINES	---	---
---	SILT FENCE	---	AIR LINES	---	AIR LINES	---	---
---	INLET PROTECTION	---	RAINWATER LEADERS	---	RAINWATER LEADERS	---	---
---	OUTLET PROTECTION	---	CANOPY DRAINS	---	CANOPY DRAINS	---	---
EX CB □	CATCH BASIN	---	WATER METER	---	WATER METER	---	WM
EX CI □	CURB INLET	---	WATER VALVE	---	WATER VALVE	---	---
---	DRAINAGE MANHOLE	---	FIRE HYDRANT	---	FIRE HYDRANT	---	---
---	REINFORCED CONCRETE PIPE	---	WATER LINES	---	WATER LINES	---	---
---	CORRUGATED METAL PIPE	---	OVERHEAD TELEPHONE	---	OVERHEAD TELEPHONE	---	---
---	MONITORING WELL	---	UNDERGROUND TELEPHONE	---	UNDERGROUND TELEPHONE	---	---
+	SPOT ELEVATION	+	TELEPHONE BOX	---	TELEPHONE BOX	---	TELE
---	CURB SPOT ELEVATION	---	ELECTRIC BOX	---	ELECTRIC BOX	---	---
---	1 FT CONTOUR	---	12" DIAMETER WOOD POWER POLE	---	12" DIAMETER WOOD POWER POLE	---	PP
---	5 FT CONTOUR	---	GUY ANCHOR	---	GUY ANCHOR	---	---
---	STD DUTY CURB & GUTTER	---	METAL LIGHT POLE	---	METAL LIGHT POLE	---	---
---	HEAVY DUTY CURB & GUTTER	---	18" X 18" CONCRETE POWER POLE	---	18" X 18" CONCRETE POWER POLE	---	---
---	EXTRUDED CURB	---	18" X 18" CONCRETE LIGHT POLE	---	18" X 18" CONCRETE LIGHT POLE	---	---
---	VERTICAL CURB	---	OVERHEAD ELECTRIC	---	OVERHEAD ELECTRIC	---	---
---	EXISTING PAVEMENT TO BE REMOVED	---	UNDERGROUND ELECTRIC	---	UNDERGROUND ELECTRIC	---	---
---	PAINTED NO PARKING AREAS	---	GAS VALVE	---	GAS VALVE	---	---
---	AUTO ASPHALT PAVEMENT	---	GAS METER	---	GAS METER	---	GM
---	1.5" ASPHALT OVERLAY	---	GAS LINE	---	GAS LINE	---	---
---	STD DUTY TRUCK ASPHALT	---	AQUADIC USE BUFFER	---	AQUADIC USE BUFFER	---	---
---	HEAVY DUTY TRUCK ASPHALT	---	TOP OF STREAM BANK	---	TOP OF STREAM BANK	---	---
---	CONCRETE	---		---		---	
---	PERMEABLE PAVERS	---		---		---	

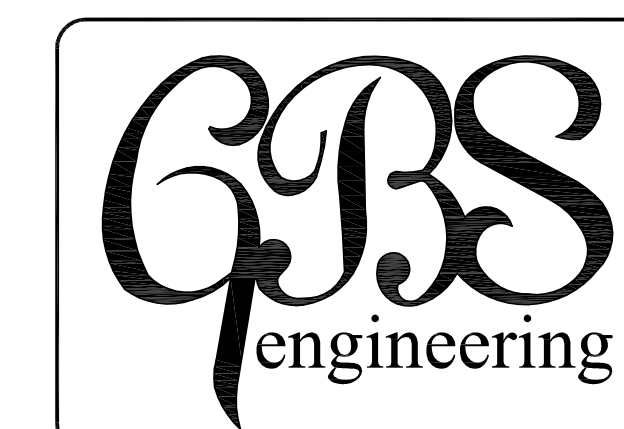
10870 Hardin Valley Road, CLT Map 103, Insert M, Group A, Parcel 6.00  
Knox County, Tennessee, 37932

### DRAWING INDEX

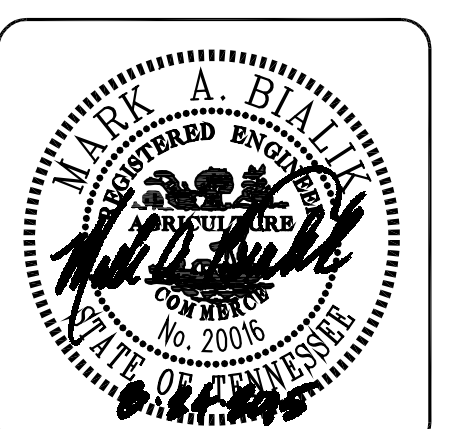
REV.	DESCRIPTION	DATE	REVISIONS
01	C0.0 Cover Sheet	08/24/2015	▽
02	A-1.0 Floor Plan and Details	08/25/2015	▽
03	A-2.0 Exterior Elevations and Details	08/25/2015	▽
04	A-2.1 Exterior Elevations and Details	08/25/2015	▽
05	A-4.0 Dumpster Plans and Sections	08/25/2015	▽
06	E-1 Colored Elevations	08/25/2015	▽
07	C1.0 EP & SC Plan - Initial Phase	07/24/2015	▽
08	C1.1 EP & SC Plan - Final Phase	08/24/2015	▽
09	C1.2 SWPPP	07/24/2015	▽
10	C1.3 SWPPP	07/24/2015	▽
11	C2.0 Demolition Plan	07/24/2015	▽
12	C3.0 Site Layout Plan	08/24/2015	▽
13	C4.0 Site Grading Plan	08/24/2015	▽
14	C5.0 Site Plan	08/24/2015	▽
15	C6.0 Utility Plan	08/24/2015	▽
16	C7.0 Site Details	07/24/2015	▽
17	C8.0 Site Details	07/24/2015	▽
18	SE1.1 Site Photometric Plan	08/25/2015	▽
19	LA-1 Master Landscape Plan	08/25/2015	▽

BANK  
OCCUPANCY TYPE: B  
BUILDING TYPE: V-B  
SPRINKLED: NO  
STORIES: 1  
TOTAL SF: 1893 SF  
MAX HEIGHT: 23'-4"

9-B-15-UR  
Revised: 8/26/2015



1313 Kalmia Road  
Knoxville, TN 37909  
Phn: 865.566.0185  
Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
1	Revised per MPC Comments	MAB	08/24/2015
-	--	-	-
-	--	-	-
-	--	-	-
-	--	-	-
-	--	-	-

TITLE: COVER SHEET	DRAWN BY: -	SHEET NO:
LOCATION: Hardin Valley Road Knoxville, TN CLT Map 103, Insert M, Group A, Parcel No. 6.00	CHECKED BY: -	C0.0
Owner: SouthEast Bank	FILE NAME: 2111 - C0.0	
	JOB NUMBER 2111	
	ISSUE DATE: 07/24/2015	

SITE INFORMATION		
PARKING	REQUIRED	PROVIDED
AUTO PARKING	11	19
HANDICAP PARKING	01	02
SITE AND BUILDING ACCESSIBILITY PER ANSI A117.1		
SITE ACREAGE IS 1.32 ACRES ±		
EXISTING ZONING IS PC10		
FACILITY SIZE		
BUILDING SQUARE FOOTAGE	1941 S.F.	
NUMBER OF STORIES	1	
BUILDING HEIGHT (TO TOP OF PARAPET)	23'-4"	

**PARKING CALCULATIONS:**  
 KNOX COUNTY REQUIRES 1 SPACE PER 300 SF GROSS PLUS 1 SPACE FOR EACH 3 EMPLOYEES.  
 TTCDA REQUIRES A MINIMUM OF 3 SPACES PER 1000 SF OF GROSS FLOOR AREA OR  
 A MAXIMUM OF 4.5 SPACES PER 1000 SF OF GROSS FLOOR AREA.

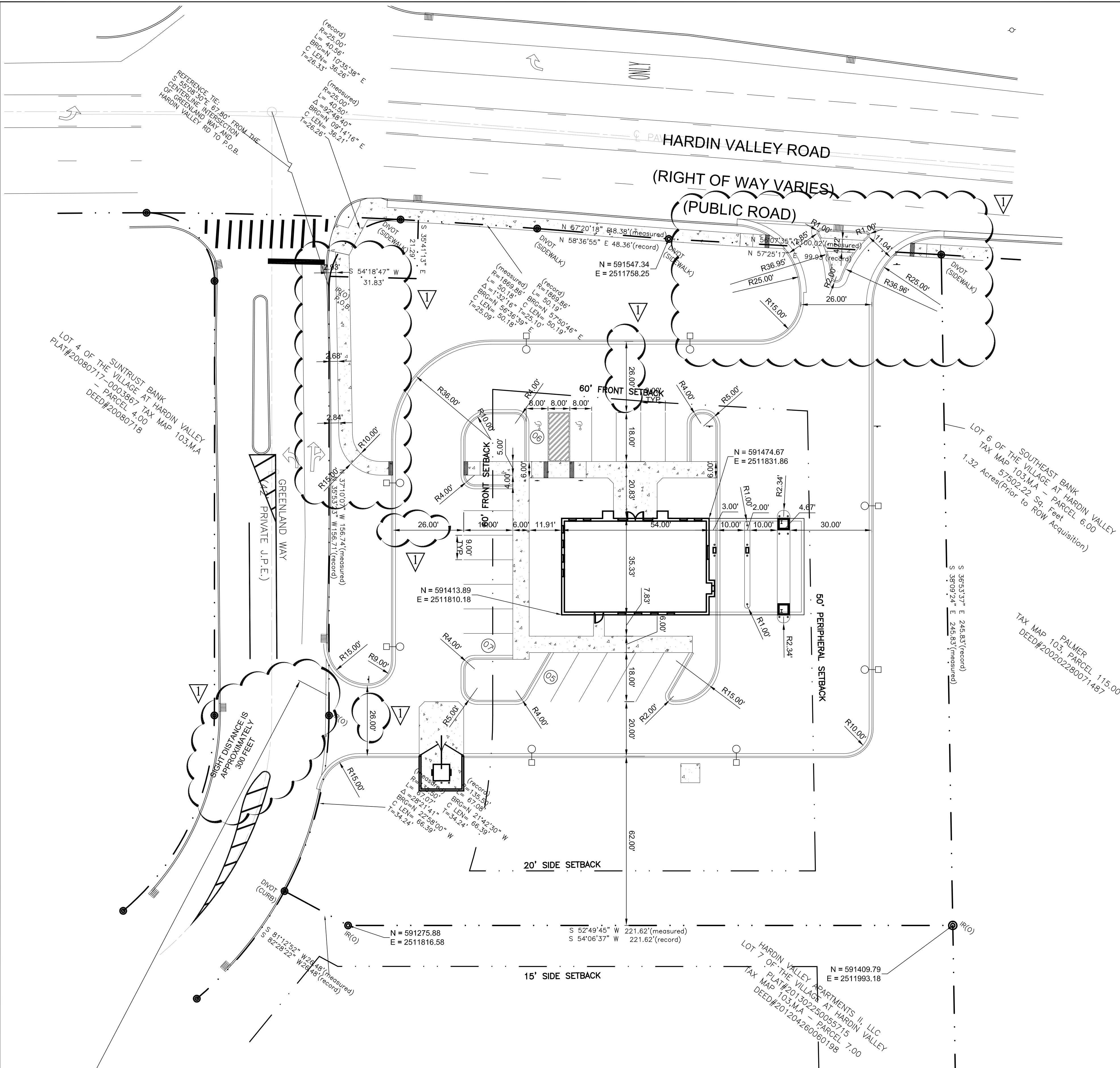
SOUTHEAST BANK WILL HAVE A MAXIMUM OF  
 6 EMPLOYEES/3 EMPLOYEES = 2 SPACES REQUIRED  
 1941 SF/300 SF = 6.47 SPACES REQUIRED FOR BANKS/PROFESSIONAL OFFICE.  
 TOTAL REQUIRED FOR KNOX COUNTY IS 11 SPACES.

TTCDA REQUIRES 1.941 x 3 = 6 SPACES MIN OR 1.941 x 4.5 = 8.74 SPACES MAX  
 18 SPACES PROVIDED, WITH ALL PAVEMENT BEING PERMEABLE PAVERS.

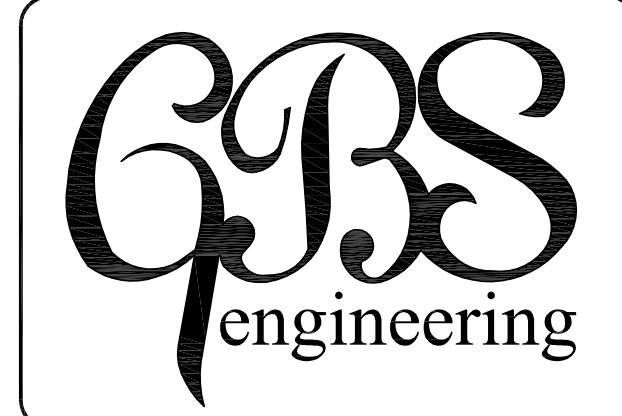
HANDICAP SPACES REQUIRED FOR 18 SPACES = 1 REQUIRED  
 HANDICAP SPACES PROVIDED = 2 SPACES

**TTCDA AREA CALCULATIONS:**  
 GROUND AREA COVERAGE = FLOOR AREA RATIO (DUE TO SINGLE FLOOR BUILDING)  
 $1,941 / 56,946.92 = 0.0341$  OR 3.41 PERCENT

IMPERVIOUS AREA RATIO  
 $7,577.80 / 56,946.92 = 0.1331$  OR 13.31 PERCENT



9-B-15-UR  
 Revised: 8/26/2015



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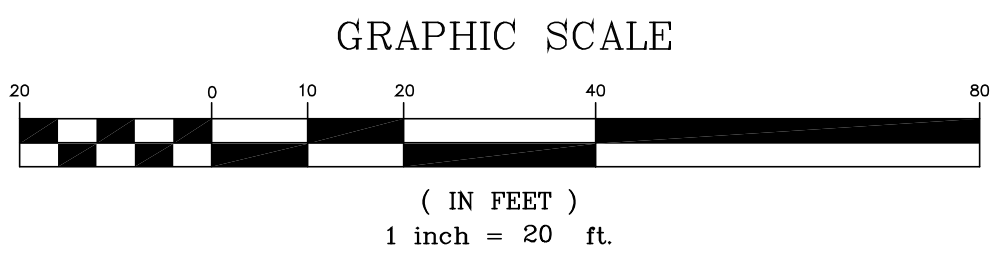


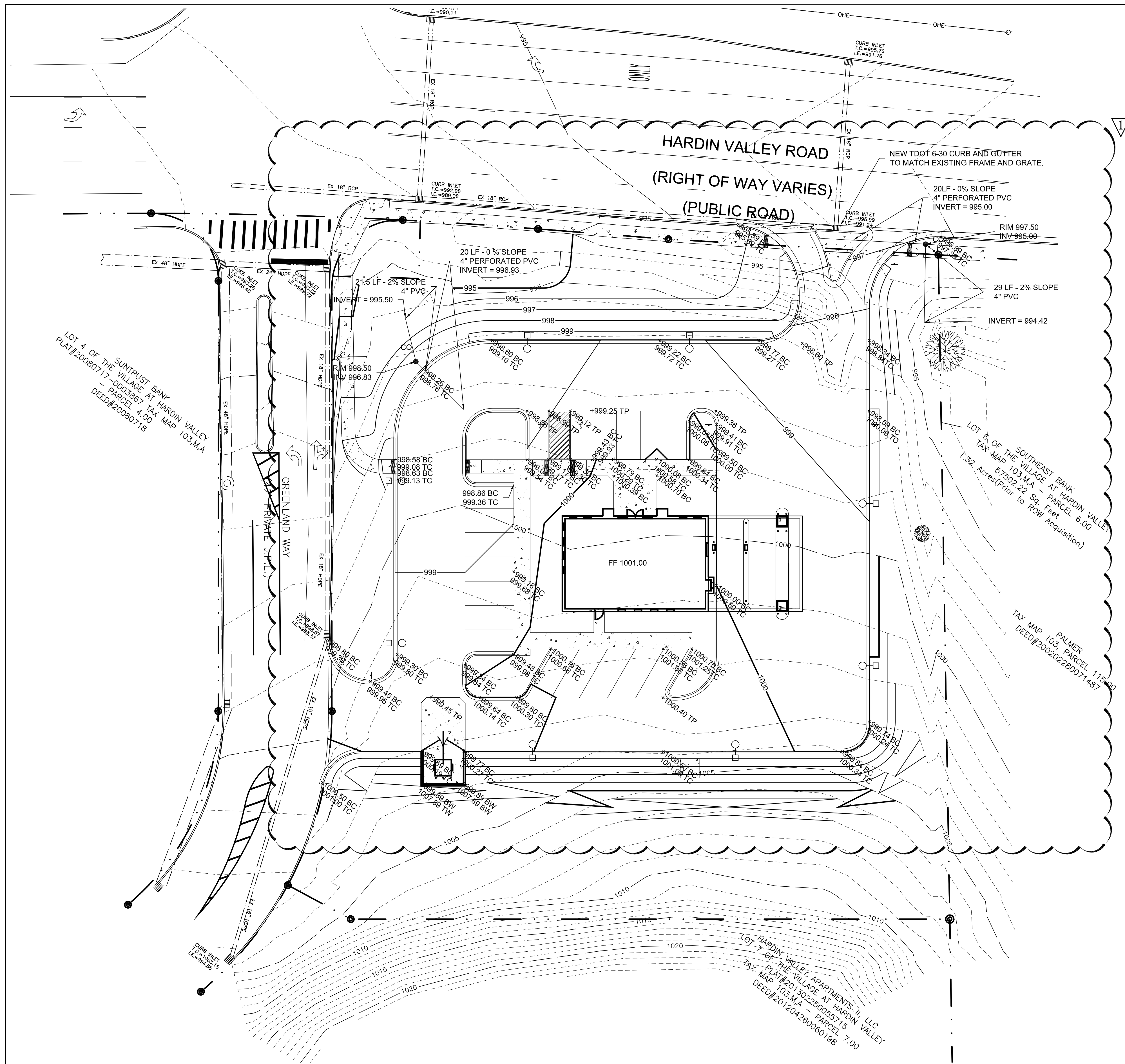
REV.	DESCRIPTION	BY	DATE
1	Revised per MPC Comments	MAB	08/24/2015
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

TITLE:	SITE LAYOUT PLAN	DRAWN BY:	-	SHEET NO:	C3.0	
LOCATION:	10870 Hardin Valley Road Knoxville, TN CLT Map 103, Insert M, Group A, Parcel No. 006	CHECKED BY:	-	FILE NAME:		2111 - C3.dwg
Owner:	SouthEast Bank	JOB NUMBER	2111	ISSUE DATE:		07/24/2015



**SITE LAYOUT PLAN**  
 Scale: 1" = 20'-0"





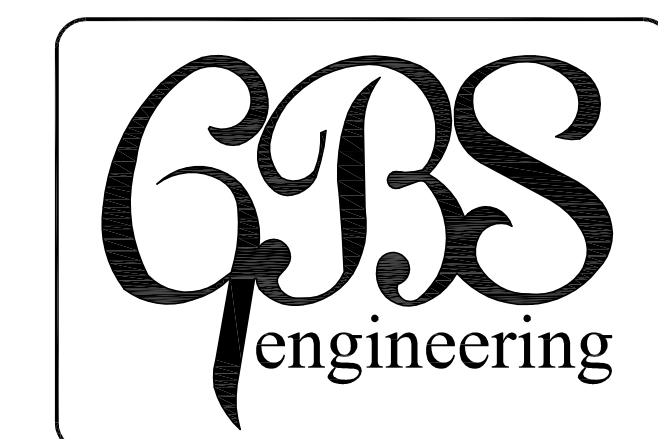
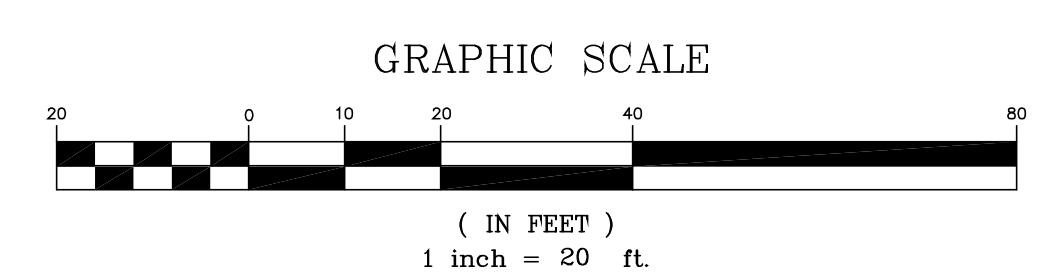
ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION ARE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.

- SITE GRADING, DRAINAGE & EROSION CONTROL DETAIL REFERENCE LEGEND**
- MARK REFERENCE ITEM
  - HW HEADWALL
  - BO BASIN OUTLET STRUCTURE
  - CI CURB INLET
  - CB CATCH BASIN
  - RCP REINFORCED CONCRETE PIPE, CLASS III
  - SRMP SPIRAL RIBBED METAL PIPE, ALUMINIZED
  - BC BOTTOM OF CURB
  - TC TOP OF CURB
  - BW BOTTOM OF WALL
  - TW TOP OF WALL
  - EP ELEVATION OF PAVEMENT
  - TP TOP OF PAVEMENT

9-B-15-UR  
Revised: 8/26/2015



**SITE GRADING PLAN**  
Scale: 1" = 20'-0"



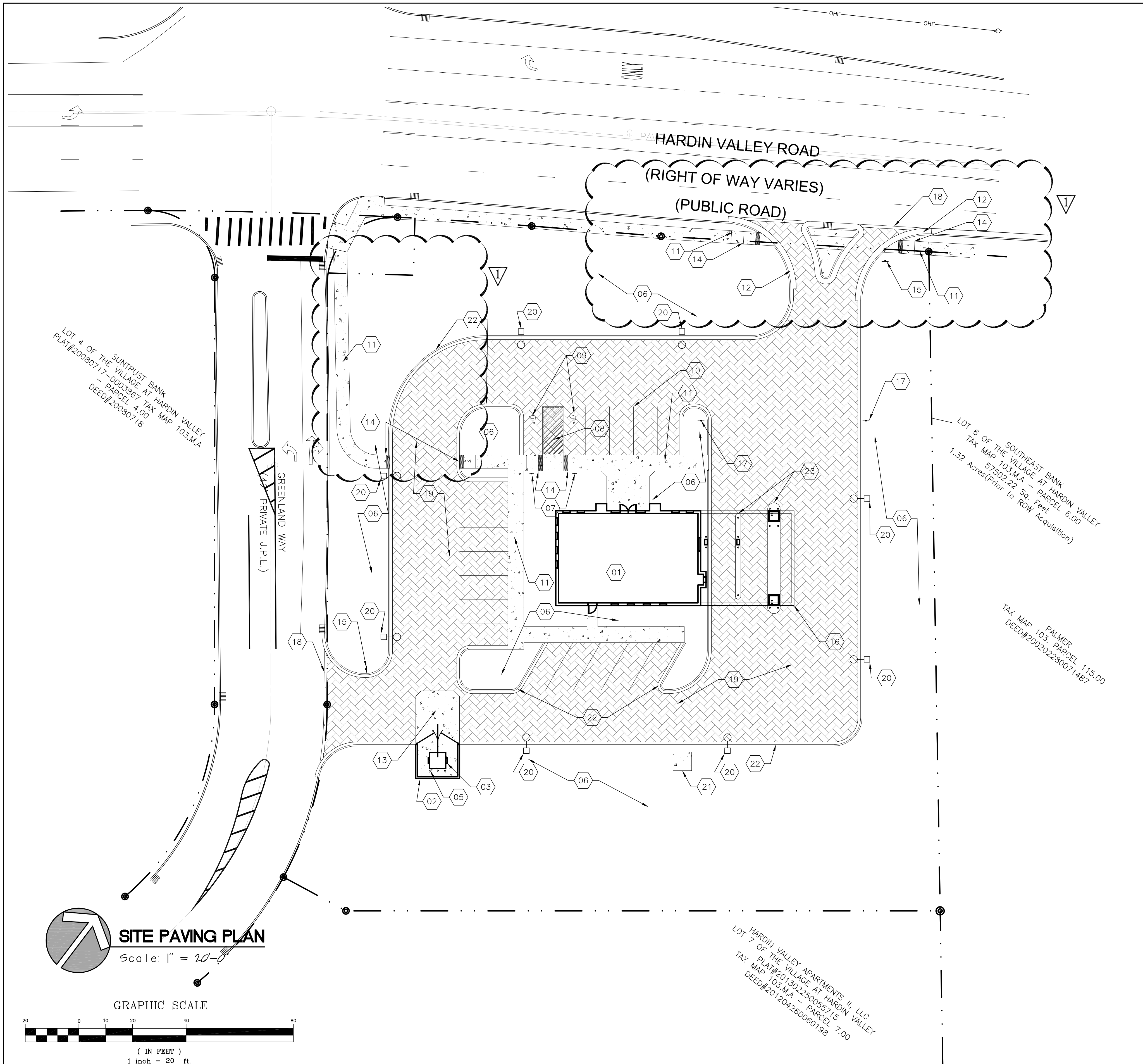
1313 Kalmia Road  
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Phn: 865.566.0185  
Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
1	Revised per MPC Comments	MAB	08/24/2015
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TITLE:	SITE GRADING PLAN	DRAWN BY:	-	SHEET NO:	<b>C4.0</b>	
LOCATION:	10870 Hardin Valley Road Knoxville, TN CLT Map 103, Insert M, Group A, Parcel No. 6.00	CHECKED BY:	-	FILE NAME:		2111 - C4
Owner:	SouthEast Bank	JOB NUMBER	2111	ISSUE DATE:		07/24/2015



**LEGEND**

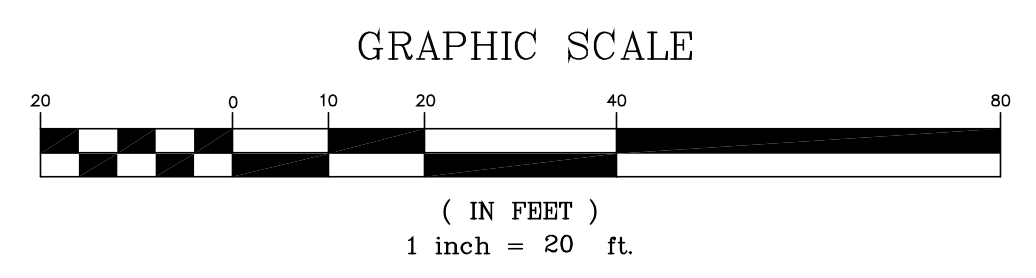
	CONCRETE
	STANDARD DUTY ASPHALT PAVING
	PERMEABLE BRICK PAVERS

- CONSTRUCTION NOTES**
- NEW 1-STORY FINANCIAL BUILDING (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
  - TRASH ENCLOSURE. SEE ARCH DRAWINGS FOR DETAILS. FURNISHED AND INSTALLED BY CONTRACTOR.
  - TRASH DUMPSTER. FURNISHED AND INSTALLED BY TRASH COLLECTOR.
  - RECYCLE DUMPSTER AREA, FURNISHED AND INSTALLED BY CONTRACTOR.
  - 4" STEEL PIPE BOLLARD FURNISHED, INSTALLED AND PAINTED BY CONTRACTOR (SEE CIVIL DWGS FOR SPECS.).
  - LANDSCAPE AREA INSTALLED BY CONTRACTOR.
  - "HANDICAP PARKING" SIGNS, MOUNTED ON A POLE, FURNISHED AND INSTALLED BY CONTRACTOR.
  - TRAFFIC STRIPING 4" WIDE (WHITE) PARALLEL STRIPES AT 16" O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
  - PAVEMENT SYMBOL AND LETTERING PER D.O.T. SPECIFICATIONS (TYP), FURNISHED AND INSTALLED BY CONTRACTOR.
  - TRAFFIC STRIPING 4" WIDE (WHITE) PER PARKING SPACE. FURNISHED AND INSTALLED BY CONTRACTOR.
  - 4" REINFORCED CONCRETE SIDEWALK. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
  - TDOT 6-30 CONCRETE CURB AND GUTTER. SEE DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
  - CONCRETE PAVEMENT SECTION, FURNISHED AND INSTALLED BY CONTRACTOR.
  - HANDICAP RAMP, PER DETAILS, FURNISHED AND INSTALLED BY CONTRACTOR.
  - NEW STOP SIGN (30" x 30"), PER MUTCD REQUIREMENTS, FURNISHED AND INSTALLED BY CONTRACTOR.
  - PROPOSED DRIVE THRU CANOPY (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
  - CONTRACTOR TO PROVIDE AND INSTALL "DO NOT ENTER" SIGNS PER MUTCD REQUIREMENTS.
  - CONCRETE HEADER. SEE DETAILS FOR SPECIFICATIONS.
  - PERMEABLE PAVERS. SEE DETAILS FOR SPECIFICATIONS.
  - CONTRACTOR TO PROVIDE AND INSTALL LIGHT POLES BASE, LIGHT POLE AND ASSOCIATED CONDUIT AND CONDUCTORS. SEE SITE ELECTRICAL PLANS FOR DETAILS.
  - 7'-0" X 7'-0" X 6" REINFORCED CONCRETE PAD FOR ELECTRICAL TRANSFORMER INSTALLED BY CONTRACTOR.
  - STANDARD CONCRETE CURB AND GUTTER. SEE DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
  - CONCRETE ISLANDS, SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

- GENERAL PAVING NOTES**
- ALL MANHOLES LIDS MUST BE SET FLUSH WITH ADJACENT PAVERS.
  - SUB GRADE MUST BE COMPACTED TO 95% STANDARD PROCTOR WITH A WATER CONTENT WITHIN 1.5% OF OPTIMUM.
  - STONE BASE MUST BE COMPACTED TO 95% STANDARD PROCTOR WITH A WATER CONTENT WITHIN 1.5% OF OPTIMUM.
  - CONCRETE COLLAR IS REQUIRED FOR ALL STRUCTURES IN PAVERS - SEE DETAIL.

9-B-15-UR  
Revised: 8/26/2015

**SITE PAVING PLAN**  
Scale: 1" = 20'-0"



GBS

engineering

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Knoxville, TN 37909  
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Fax: 888.485.7005

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1	Revised per MPC Comments	MAB	08/24/2015
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-	--	-	-
-	--	-	-

TITLE: Site Plan	DRAWN BY: -	SHEET NO:
LOCATION: 10870 Hardin Valley Road Knoxville, TN CLT Map 103, Insert M, Group A, Parcel No. 6.00	CHECKED BY: -	C5.0
Owner: SouthEast Bank	FILE NAME: 2111 - C5	
	JOB NUMBER 2111	
	ISSUE DATE: 07/24/2015	







