

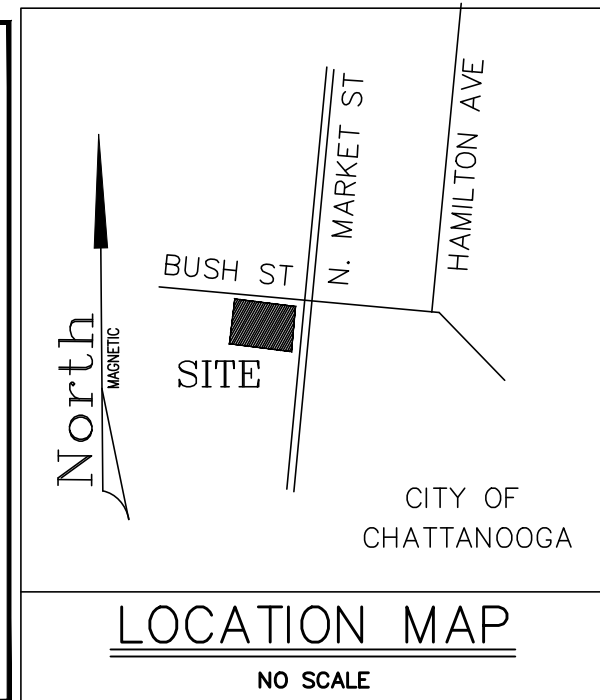
THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THE SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION SHOWN ON THIS PLAN OR ANY ASSOCIATES PLAN FOR THIS PROJECT - INCLUDING PLANS OF THE SAME PREPARED BY OTHERS. CALL BEFORE YOU DIG! GA (800)-282-7411, TN (800)-351-1111

FLOOD HAZARD NOTE:
THIS PROPERTY LIES WITHIN ZONE "X" (OUTSIDE NORMAL FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF CHATTANOOGA, TN COMMUNITY PANEL NUMBER 47065C-0333-F DATED NOVEMBER 7, 2002

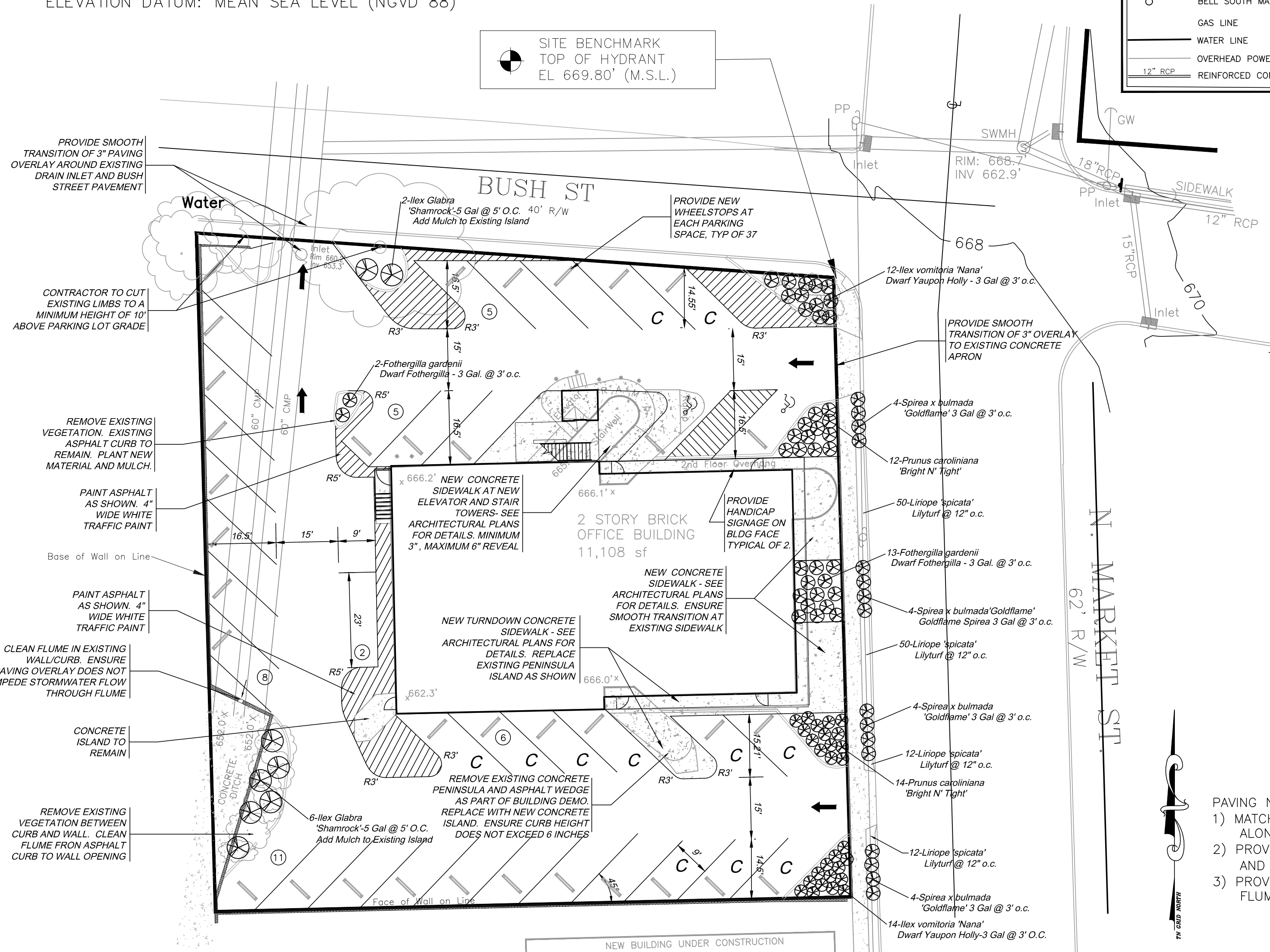
NORTH AZIMUTH: TENNESSEE GRID (NAD 83).
ELEVATION DATUM: MEAN SEA LEVEL (NGVD 88)

LEGEND

- IPF IRON PIN FOUND
- PP/LP/☆ POWER/LIGHT POLE
- WM WATER METER
- SMH SANITARY SEWER MANHOLE
- Site Benchmark
- Storm Drainage Inlet
- GW GUY WIRE
- BSMH BELL SOUTH MANHOLE
- Gas Line
- Water Line
- Overhead Power
- 12" RCP REINFORCED CONCRETE PIPE



SITE BENCHMARK
TOP OF HYDRANT
EL. 669.80' (M.S.L.)



- REFERENCE MATERIAL & NOTES:**
- ELEVATION DATUM: MEAN SEA LEVEL
 - TAX ID: 135D-B-008
 - DEED BOOK 2664 / 60, HAMILTON CO., TN
 - PLAT BOOK 2, PAGE 26, HAMILTON CO., TN WILLIAMS ADDITION TO HILL CITY S/D LOTS 4, 5 & 6
 - ATTENTION IS CALLED TO THE CITY OF CHATTANOOGA CODES AS AMENDED
 - LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE
 - PUBLIC SANITARY SEWER AVAILABLE BY GRAVITY FLOW
 - CITY ORDINANCE # 12900 ENTITLED STORM WATER RUNOFF AND EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF THE SAME FROM THIS PROPERTY
 - ZONE M-1
 - TOTAL AREA = 0.555 ACRES±
 - NO FILL MATERIAL IS TO BE PLACED ON A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
 - ALL OTHER MATTERS OF RECORD ARE EXEMPTED FROM THIS PLAN.
 - OWNER OF RECORD: WALDORFF REALTY CO.
 - STREET ADDRESS: 419 N. MARKET ST.
 - ATTENTION IS CALLED TO THE INTERIOR LOT LINES. NO BUILDING PERMITS WILL BE ISSUED FOR DESIGNS CROSSING THIS LINE WITHOUT LINE REMOVAL AND LOT CONSOLIDATION BY RECORDED PLAT.
 - DRAINAGE EASEMENT NOT FOUND BY STANDARD RESEARCH. TITLE SEARCH RECOMMENDED FOR ACTUAL SIZE AND LOCATION.

11,108 sf Retail/Office
1 sp/250 sf

44 req'd spaces
-10% CARTA Route
-10% Established Sidewalk Grid
36 Spaces req'd

37 Spaces Shown

PAVING NOTES:

- MATCH EXISTING ELEVATIONS AT EXISTING CONCRETE APRONS ALONG MARKET STREET. PROVIDE SMOOTH TRANSITION
- PROVIDE A MINIMUM 3", MAXIMUM 6" REVEAL AT ALL CURB AND SIDEWALK TRANSITIONS WITH 3" PAVEMENT OVERLAY.
- PROVIDE POSITIVE SHEET FLOW DRAINAGE TO ALL EXISTING FLUMES AND INLETS FOR STORMWATER.



**CONCEPTUAL
PLAN FOR
PRICING**

NO.	DATE	REVISION DESCRIPTION

419 N. MARKET STREET
Fletcher Bright Company
537 Market Street, Suite 400
Chattanooga, TN

for
CARDON SMITH
Fletcher Bright Company
537 Market Street
Chattanooga, TN 37402
(423) 752-0161

**AD ENGINEERING
SERVICES, INC.**
COMPLETE ENGINEERING & DESIGN SERVICES
651 E. 4th Street, Suite 407
Chattanooga, TN 37403
PH: (423) 266-3501 FAX: (423) 266-3286

**PRELIMINARY NOT FOR
CONSTRUCTION**

DATE 09/22/2015
DRAWN BY TJF
CHECKED BY ASD
SCALE

JOB NUMBER 15190

DEMO, SITE, AND LANDSCAPE PLAN

DRAWING NUMBER C1.0