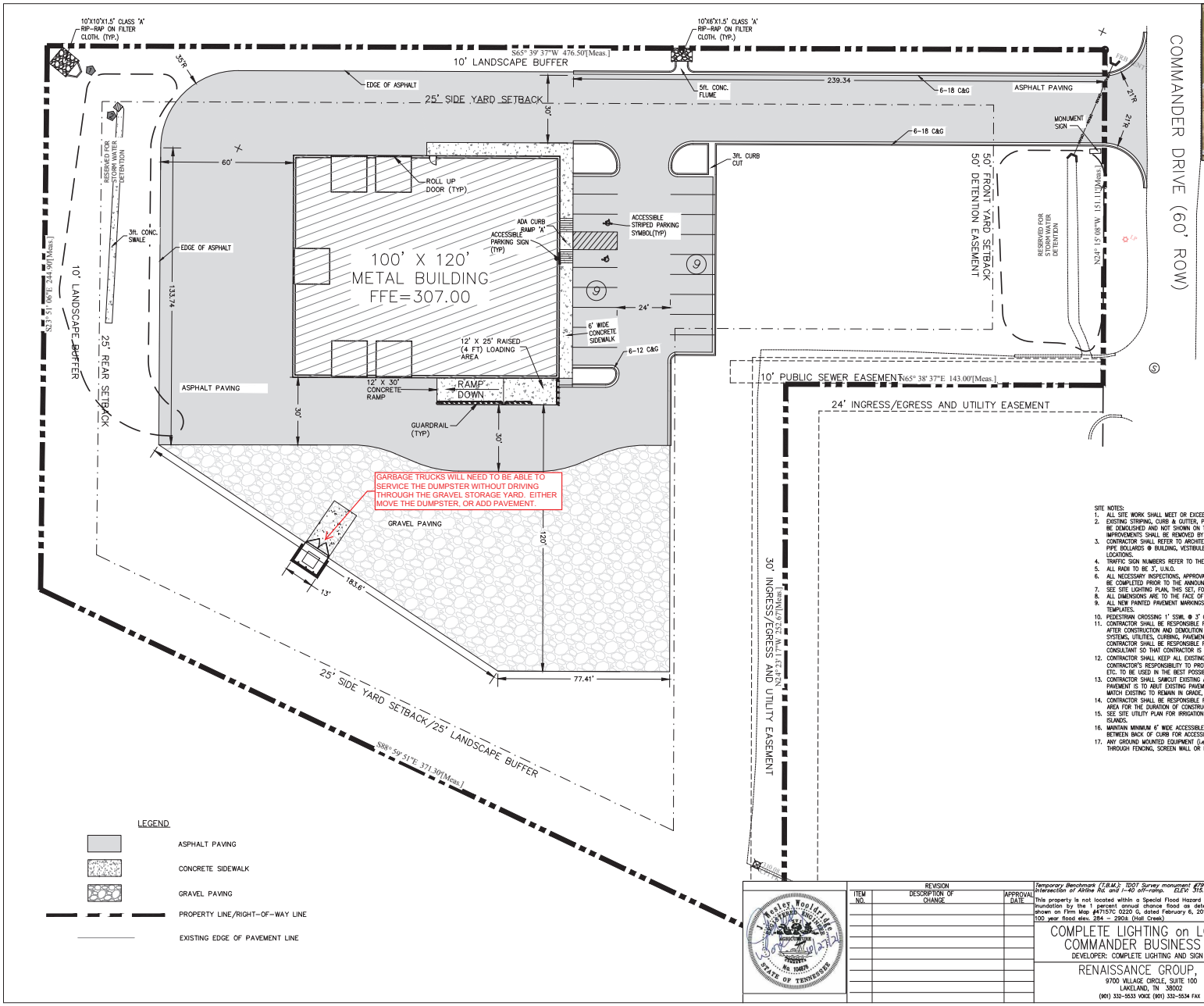

VICINITY MAP

SITE DATA	
LOT AREA:	130,158 S.F. (2.988 AC)
GROSS BLDG. AREA:	12,000 S.F.
EX. ZONING: M-1 LIGHT INDUSTRIAL DISTRICT	
CONSTRUCTION TYPE: II-B	
GREEN SPACE REQUIRED: 20.00% GREEN SPACE PROVIDED: 50.65% (65,548 S.F.)	
MIN. PARKING REQ.: 1 SPACE FOR EACH 1.5 EMPLOYEES MAX. PARKING REQ.: 1 SPACE FOR EACH EMPLOYEE PARKING PROVIDED:	
HANDICAP ACCESSIBLE SPACES:	2
STANDARD SPACES:	16
TOTAL	18
MAX. BLDG. HEIGHT	50 FT
FRONT S/B	50 FT
SIDE S/B	25 FT
REAR S/B	25 FT
F.A.R. (FLOOR AREA RATIO)	0.093

TOTAL = TVF X DBH X NO. OF TREES = DU

TOTAL REQUIRED = TOTAL ACREAGE X 20 = 2.99 X 20 =59.80
60 TREES REQUIRED.

SITE NOTES:
1. ALL SITE WORK SHALL MEET OR EXCEED THE TOWN OF ARLINGTON SITE SPECIFIC SPECIFICATIONS.
2. EXISTING STRIPING, CURB & GUTTER, PAVEMENT, & ANY OTHER ITEMS THAT CONFLICT WITH IMPROVEMENTS SHOWN TO BE DEMOLISHED AND NOT SHOWN ON THIS PLAN FOR CLARITY. EXISTING STRIPING THAT CONFLICTS WITH IMPROVEMENTS SHALL BE REMOVED BY ABRASIVE BLASTING.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL & MEP PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDING, PIPE BOLLARDS @ BUILDING, VESTIBULES, PEDESTRIAN AND VEHICULAR ENTRY LOCATIONS AND UTILITY ENTRY LOCATIONS.
4. TRAFFIC SIGN NUMBERS REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. ALL RADII TO BE 3', U.N.O.
6. ALL NECESSARY INSPECTIONS, APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
7. SEE SITE LIGHTING PLAN, THIS SET, FOR SITE LIGHTING FIXTURE TYPE & LOCATION HEIGHTS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB OR CENTERLINE OF STRIPE, U.N.O.
9. ALL NEW PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
10. PEDESTRIAN CROSSING 1' SSWL @ 3' O.C. @ 90°. SEE DETAIL.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEMS THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION AND DEMOLITION ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING ANY EXISTING DAMAGES AND NOTIFYING CIVIL ENGINEERING CONSULTANT SO THAT CONTRACTOR IS NOT HELD RESPONSIBLE FOR REPAIRING SAID DAMAGES.
12. CONTRACTOR SHALL KEEP ALL EXISTING PUBLIC ROADWAYS/PARKING AREAS/SIDEWALKS, DRIVES, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC AT ALL TIMES. FENCING, BARRICADES, ENCLOSURES, BARRELS, ETC. TO BE USED IN THE BEST POSSIBLE MANNER.
13. CONTRACTOR SHALL SAWCUT EXISTING ASPHALT/CONCRETE TO REMAIN TO ALLOW A CLEAN, STRAIGHT JOINT WHERE NEW PAVEMENT IS TO ABUT EXISTING PAVEMENT OR CURBING TO REMAIN. ELEVATION OF NEW PAVEMENT & CURBING TO MATCH EXISTING TO REMAIN IN GRADE, TYPE & ALIGNMENT WHERE THE TWO MEET.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONSTRUCTION JOB TRAILER AND TEMPORARY STAGING/STORAGE AREA FOR THE DURATION OF CONSTRUCTION ACTIVITIES.
15. SEE SITE UTILITY PLAN FOR IRRIGATION SLEEVE CONDUIT SIZE & LOCATION FOR IRRIGATION SLEEVES BETWEEN CURBED ISLANDS.
16. MAINTAIN MINIMUM 6' WIDE ACCESSIBLE WALKING PATH FROM ACCESSIBLE PARKING SPACES AS SHOWN. SIDEWALK WIDTH BETWEEN BACK OF CURB FOR ACCESSIBLE WALKING PATH AND BUILDING SHALL VARY WITH BUILDING FACADE.
17. ANY GROUND MOUNTED EQUIPMENT (i.e. TRANSFORMERS, IRRIGATION METERS, AC UNITS, ETC.) REQUIRE SCREENING THROUGH FENCING, SCREEN WALL OR LANDSCAPING.

LEGEND

- ASPHALT PAVING
- CONCRETE SIDEWALK
- GRAVEL PAVING
- PROPERTY LINE/RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Wesley Wooldridge
Registered Engineer
No. 108875
STATE OF TENNESSEE

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

Temporary Benchmark (T.B.M.): TDOT Survey monument #72-205-14 at the intersection of Airline Rd. and I-40 off-ramp. ELEV. 315.16

This property is not located within a Special Flood Hazard Area (aka) subject to inundation by the 1 percent annual chance flood as determined by FEMA. and shown on Firm Map #47157C 0220 G, dated February 6, 2013.
100 year flood elev. 284 – 290± (Hall Creek)

COMPLETE LIGHTING on LOT 2 of
COMMANDER BUSINESS PARK
DEVELOPER: COMPLETE LIGHTING AND SIGN SERVICE

RENAISSANCE GROUP, INC.
9700 VILLAGE CIRCLE, SUITE 100
LAKELAND, TN 38002
(901) 332-5533 VOICE (901) 332-5534 FAX

SHEET 1 OF 1

DEPARTMENT OF ENGINEERING

SITE PLAN

ARLINGTON, TENNESSEE

FROM: _____ TO: _____

SURVEY: AERIAL TRACE DATE: 10/13/2021 BOOK: _____

DESIGN: MGR DATE: 10/13/2021 CKD: MGR DATE: 10/13/2021 SCALE: 1"=20'

REVIEWED

TOWN ENGINEER DATE

C1.0