



FARRAGUT MUNICIPAL PLANNING COMMISSION AGENDA

**May 20, 2021 – 7:00 p.m.
Town of Farragut Community Center**

For questions, please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org.

- 1. Approval of agenda**
- 2. Approval of minutes – April 15, 2021**
- 3. Discussion and public hearing on a preliminary plat for the Grove at Boyd Station Subdivision, Parcels 50, 50.01, 9.01, and 54.01, Tax Map 162, 12611 Boyd Station Road, 132 Acres, 285 Lots, Zoned R-1/OSMR (Rackley Engineering, Applicant)**
- 4. Discussion and public hearing on a site plan (including updates to the site plan approved in April and building elevations for the multi-family buildings) for the Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 11230 Kingston Pike, 11240 Kingston Pike, 133 Concord Road, 37.08 Acres, Zoned PCD and FPD (CHM, LLC, Applicant)**
- 5. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section IV., Open Space Mixed Residential (OSMR), to require a concept plan in association with a rezoning request to establish the distribution of attached vs. detached dwelling units (Town of Farragut, Applicant)**
- 6. Discussion on updates to the Major Road Plan and potential cross sections for local and major collector streets (Town of Farragut, Applicant)**
- 7. Discussion on amending the starting time for the Farragut Municipal Planning Commission meetings from 7:00 p.m. to 6:00 p.m.**
- 8. Approval of utilities**
- 9. Citizen Forum**

Planning Commission Meeting Public Comment Protocol

The Planning Commission welcomes and invites Farragut residents to participate in public meetings.

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Planning Director or other designated staff member. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize individuals for public comment based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment;
2. Any Farragut resident, property owner, or business owner interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Planning Director or other designated staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 15, 2021

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Betty Dick
Michael Bellamy
Scott Russ
Jon Greene
Noah Myers
Austin Strobel, Youth Representative

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Sue Stuhl, Parks and Recreation Director
Darryl Smith, Town Engineer
Trevor Hobbs, Assistant to the Town Administrator

This meeting was conducted through a remote Webex session due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic. Chairman Holladay called the meeting to order at 7 p.m. and provided background on why the meeting was being conducted through Webex and where it may be viewed.

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed 9-0 through a roll call vote.

2. Approval of minutes – March 18, 2021

Staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed 6-0-3 through a roll call vote (Commissioners Dick, Bellamy, and Vice Mayor Povlin abstained due to being absent at the March 18 meeting).

3. Discussion and public hearing on the FY2022 CIP

Town Administrator, David Smoak, presented the FY2022 CIP. Commissioners discussed the possibility of a workshop being conducted at some point regarding traffic management along Grigsby Chapel Road.

Commissioner St. Clair moved to approve the FY2022 CIP as presented. Motion was seconded by Commissioner Myers and motion passed 9-0 through a roll call vote.

4. Discussion and public hearing on a re-subdivision plat for Lot 1 of the Edward Johnson subdivision, 354 Boring Road, 2.61 Acres, 2 Lots, Zoned R-2 (Roane Land Surveying, Applicant)

Staff noted that the applicant had requested a variance to not construct a pedestrian facility across the frontage of Lots 1R-1 and 1R-2. This was discussed at the March Planning Commission meeting, but action was postponed so that staff could consult with First Utility District (FUD) on possibly including provisions for a pedestrian facility within their existing water line easement along Boring Road.

Staff updated the Commission on feedback received from FUD and that they were okay with a pedestrian facility easement being within their water line easement. Consequently, staff recommended that, instead of granting a variance, this plat would create a pedestrian facility easement in the same area as the existing 20-foot-wide FUD water line easement that runs parallel with Boring Road. In this manner, no new areas would be encumbered by an easement and space would be available to construct the desired pedestrian facility with the required grass strip when appropriate based on the re-subdivision and subsequent development of surrounding properties.

Staff then discussed who would be responsible for constructing the trail at the appropriate time. Staff noted that an option that has been used in the past and that was mentioned at the March meeting, is a completion covenant approved by the Town Attorney and referenced on the plat. This covenant would require a property owner to construct a pedestrian facility along their frontage when the time was appropriate based on the development of abutting properties. The other option would be for the Town to construct the facility at the appropriate time using the easement recommended as part of this plat. Staff noted that, based on rough current cost estimates, a walking trail of eight feet in width would cost approximately \$20,000 (\$50/linear foot). Staff noted that the plat will need to reflect whatever action is taken regarding the variance request associated with the pedestrian facility requirement.

After some discussion, a motion was made by Commissioner Greene to follow staffs' recommendation regarding the pedestrian easement to be added to the FUD water line easement so that, when appropriate, the area would be available for a pedestrian facility to be constructed. The motion also stipulated that if Lot 1R-1 is further subdivided, the Planning Commission will revisit the timing of the pedestrian facility construction and may require the trail to be constructed at that time by the owner as part of the re-subdivision plat review. This would need to be a plat note on the plat being considered at this time. Motion was seconded by Vice Mayor Povlin and motion passed 8-0 through a roll call vote with Commissioner Dick abstaining.

Staff noted that the Commission would need to take separate action on the plat. Staff recommended approval of the plat subject to the following:

- 1) Please provide a pedestrian facility easement along the frontage of both Lots 1R-1 and 1R-2 that would provide for a compliant walking trail and grass strip. This easement would be applied to the existing 20-foot-wide FUD water line easement that runs parallel with Boring Road.
- 2) Please include a plat note that reflects action taken by the Planning Commission in terms of constructing a pedestrian facility along the Boring Road frontage.
- 3) Please obtain all required signatures.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed 9-0 through a roll call vote.

5. Discussion and public hearing on a zoning map amendment request for the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the zoning from R-1 (Rural Single-Family Residential) and R-2 (General Single-Family Residential) to R-6 (Multi-Family Residential) (Horne Properties, Inc., Applicant)

Staff reviewed this item and noted that the rezoning request at this time is inconsistent with the future land use map in the Comprehensive Land Use Plan (CLUP). Staff also noted that the rezoning request is incomplete due to the lack of a traffic impact study that is required to help the Planning Commission understand the traffic related effect of the rezoning before making a recommendation to the Board of Mayor and Aldermen. For these reasons, staff recommended against approval of Resolution PC-21-04 which recommends approval of the requested rezoning through Ordinance 21-06.

Vice Mayor Povlin moved to recommend against approval of Resolution PC-21-04 due to the application being incomplete as reflected in the lack of a traffic impact study as is required in Section 22-147(a)(1) of the Driveways and Other Access Ways Ordinance as found in Chapter 22, Article 5 of the Farragut Municipal Code. Motion was seconded by Commissioner Dick and motion passed 9-0 through a roll call vote.

6. Discussion and public hearing on a zoning map amendment request for the property referenced as 11500 Kingston Pike (west of Farragut Town Hall), Parcel 148, Tax Map 142, 68.31 Acres, to rezone the area currently zoned O-1 (Office) to C-1 (General Commercial), to rezone a portion of the area currently zoned B-1 (Buffer), R-1 (Rural Single-Family Residential), and R-2 (General Single-Family Residential) to R-4 (Attached Single-Family Residential) and R-6/OSMFR (Open Space Multi-Family Residential), and to rezone a portion of the property currently zoned R-2 to B-1 (Buffer) (Horne Properties, Inc., Applicant)

Staff reviewed this item and noted that the rezoning request at this time is inconsistent with the objectives and corresponding text provided for in the Comprehensive Land Use Plan (CLUP). Staff also noted that the rezoning request is incomplete due to the lack of a traffic impact study that is required to help the Planning Commission understand the traffic related effect of the rezoning before making a recommendation to the Board of Mayor and Aldermen. For these reasons, staff recommended against approval of Resolution PC-21-05 which recommends approval of the requested rezoning through Ordinance 21-07.

Vice Mayor Povlin moved to recommend against approval of Resolution PC-21-05 due to the application being incomplete as reflected in the lack of a traffic impact study as is required in Section 22-147(a)(1) of the Driveways and Other Access Ways Ordinance as found in Chapter

22, Article 5 of the Farragut Municipal Code. Motion was seconded by Commissioner Dick and motion passed 9-0 through a roll call vote.

7. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A- Zoning, Chapter 4, Section XXIII., Site Plan Regulations, Paragraph C (6)(r), to address the screening requirements for below grade refuse collection and recycling systems (Binova, LLC, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-21-06 which recommends approval of Ordinance 21-08.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Chairman Holladay. Motion passed 9-0 through a roll call vote.

8. Discussion and public hearing on a concept plan for the Grove at Boyd Station Subdivision, Parcels 50, 50.01, 9.01, and 54.01, Tax Map 162, 12611 Boyd Station Road, 132 Acres, 285 Lots, Zoned R-1/OSMR (Rackley Engineering, Applicant)

Staff reviewed this item and noted that the comments at this time relate to the macro (concept) components of this project. Additional and more detailed comments related to design and documents needed for a grading permit will be likely during the review of the first phase of a preliminary plat. Some components will also require approval from the Visual Resources Review Board (VRRB) and, potentially, the Board of Mayor and Aldermen. With this understanding, staff noted that the following comments would need to be addressed:

- 1) Why are the lots numbers not 1-285?
- 2) The street names will have to be approved by Knox County Addressing.
- 3) Please connect a walking trail to the walking trail that stubs into the property from Chantilly Acres off McFee Road.
- 4) Please stub the walking trail to the north along common property lines so that if either property is developed the trail can be extended into the affected property.
- 5) Please show how the connecting trail to the Cottages at Pryse Farms will tie together the two stub trails that abut the Grove at Boyd Station.
- 6) Please include a conceptual cross section showing the planned improvements to Boyd Station Road (including the four feet of additional road width, 10-foot walking trail and minimum six-foot grass strip). A discussion is also needed with regards to how best to introduce curvature in Boyd Station Road to lessen traffic speeds.
- 7) Near Station 8+50 on Iron Plow Drive, the sidewalk and road are against what appears to be a sinkhole. Please re-evaluate and shift the road and sidewalk away from the sinkhole.
- 8) Is there a better location for the trail from Boyd Station Road to be stubbed into Branch Hook Road? Ideally, it should terminate to connect to another pedestrian facility. Crosswalks are needed where pedestrian crossings will likely occur.
- 9) Since Hay Fork Lane does not have a sidewalk, please connect the end of Hay Fork Lane to the walking trail along Boyd Station Road.
- 10) On Sheet C101, please note in the setback summary that the detached buildings must be at least 20 feet apart for side setback purposes. The preliminary plat will need to address the front face offsets required for the attached units per the OSMR.
- 11) Signage proposed within the public right of way will require approval from the Board of Mayor and Aldermen prior to requesting approval from the Visual Resources Review Board.
- 12) Street tree species will need to be coordinated with Town staff to minimize future maintenance issues.

- 13) Are the depressions shown in the area within Pond 1 sinkholes? Staff wants to ensure that any work proposed in this area does not adversely affect Boyd Station Road and is compliant with the Sinkhole Ordinance.

In addition to these comments, staff noted that the following are discussion items related to the concept plan:

- 1) A question for the Commission is whether, given its length and potential amount of traffic, a sidewalk should be provided on both sides of Iron Plow Drive. Per the Subdivision Regulations, the Commission has the authority to require a pedestrian facility on at least one side of a spine street. In consideration of this the Commission should evaluate the anticipated use of such facilities, the frequency of pedestrian/vehicular conflicts, and whether such additional facilities would significantly contribute to the Town's existing or projected pedestrian network. The Commission should also consider the additional public maintenance costs associated with any additional sidewalks and/pedestrian facilities.
- 2) The Subdivision Regulations require a minimum 35 mph vertical design speed but allow minimum 30 mph vertical design speeds for "Loop" Roads, with no length specified. For short loops, the intent is to allow a lesser sight distance due to the fact the short length does not allow a motorist to attain much speed. Staff contends Wagon Hitch Road and Branch Hook Road should not be considered "Loop" roads due to their lengths (1800' and 2200').
- 3) Though the concept plan provides for more than one way in and out of the development (McFee Road and Boyd Station Road), a longer-term question is whether a street should be stubbed into a property to the north should those large tracts be subdivided in the future to connect to Evans Road. Providing stubbed streets promotes the increased connectivity objectives of the CLUP and potentially better overall traffic flow by distributing traffic over a greater network of streets. As this property demonstrates, what has been a farm for many years may be developed at some point and the Planning Commission should evaluate this in relation to the overall transportation network.

A motion was made by Vice Mayor Povlin and seconded by Mayor Williams to initiate discussion on this item. A long discussion ensued, and a motion was made by Vice Mayor Povlin to follow staffs' comments 1-13 with the following amendments:

- 1) Comment #5 be modified to provide for the connecting trail to the Cottages at Pryse Farms to reflect the route with the least tree disturbance and most favorable topography. Currently two trail sections from the Cottages at Pryse Farms stub into the Grove at Boyd Station property due to this property originally being separate lots where the trail connections were provided.*
- 2) Adding as Comment #14 to show planted buffer strip sections where the development abuts existing dwelling units.*
- 3) Adding as Comment #15 a street right of way to be stubbed into the common property line to the north at the property owned by Steve and Virginia Williams.*

Motion was seconded by Mayor Williams and motion passed 9-0 through a roll call vote.

- 9. Discussion and public hearing on a site plan for the Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 11230 Kingston Pike, 11240 Kingston Pike, 133 Concord Road, 37.08 Acres, Zoned PCD and FPD (CHM, LLC, Applicant)**

Staff reviewed this item and noted that the site plan set being considered at this time included some components that would need additional feedback from staff and modification. Staff also noted that until FEMA approves the applicant's updates to the FIRM maps governing this development, all grade work would have to comply with the adopted maps. Staff noted the site plan components that appeared to be most relevant to the approval being requested at this time were those involving civil sheets that would govern the applicant's demolition, erosion control, tree protection, grading and drainage, and utility work. Also being reviewed at this time were building elevations of the Aldi building.

Staff noted that subsequent site plans could address additional components of this project when the details have been worked out and are ready for the Planning Commission to approve. Some of the responses to initial staff comments regarding the site plan presented at this time indicate that the designers will work with staff, the developer, and/or architect to address. Those type of comments should be addressed on subsequent site plan submittals. Staff noted that the following comments related to what was submitted but some of these may not be relevant at this stage of the project:

- 1) Much of the exterior lighting does not comply with Town requirements. This aspect of the project should be reviewed as part of subsequent site plan submittals that will be taken to the Planning Commission. This also include streetlights to ensure compliance with the MUTC and to anticipate co-location with small cell structures.
- 2) Is the Commission okay with the building elevation drawings of the Aldi building, in terms of compliance with the Architectural Design Standards? For example, the large mostly windowless back wall, additional transparency, in general, on the building elevations, etc.
- 3) In relation to Sheet A-201 (the Aldi exterior elevations sheet), staff did not find the referenced "Appendix B." In addition, all exterior lighting must comply with standards required in the MUTC and the plans must demonstrate how the HVAC units are to be screened by the building they are serving so they are not visible from any adjacent properties or rights of ways.
- 4) The Aldi building is required to be Type I-IV construction. The plans show Type V-B. Please correct.
- 5) Staff comments regarding NFIP/Local Flood Regulations issues and compliance on previous plan set are all applicable. Please provide updated information as requested for previous review and at the April 5 follow up meeting with staff. Until the CLOMR is approved by FEMA, all work must comply with currently adopted FIRM maps. Any approvals at this time must be conditioned on FEMA approval of proposed updates to the adopted FIRM maps.
- 6) Does the commercial area have enough garbage and recycling dumpsters that can conveniently serve all users?
- 7) Please explain the parking analysis on Sheet 4.0. Staff is concerned there may not be enough dedicated parking spaces on private property to ensure that parking spaces along public roadways are not continually used for private use (namely multi-family residents and their guests).
- 8) The future public restroom will need to be connected to the adjacent pedestrian facility.
- 9) Please do not use chain link fence in this development as shown on Sheets C4.1 and C8.3.
- 10) Traffic control and street name signage must be coordinated with the Public Works Director.

- 11) Please provide a fire apparatus circulation path map and coordinate path with Engineering and Fire Prevention Divisions.
- 12) Confirm required 20', 26' if accessing fire hydrants, wide roads are provided for required apparatus access roads.
- 13) Staff recommends relocating the fire hydrant proposed east of Shops 5 to the larger island to the south.
- 14) FUD will have to sign off on the water and sewer plans in the final stamped approved set.
- 15) Please provide fire hydrant flow data for closest existing fire hydrants to points of taps.
- 16) Please confirm fire hydrant locations are compliant with NFPA 13 or 14 distance requirements.
- 17) The Town's Zoning Ordinance specifically states that "A landscaped area between all buildings and any abutting parking lots and vehicular access ways is required." and that "Landscaping within parking lot islands and/or under canopies and building overhangs shall not count toward fulfilling this requirement. In multiple building complexes, the required landscaped area must be provided for each building." The plan does not meet the standard.
- 18) Compliance with the Town's requirement for at least 25% of the entire development to drain to a Low Impact Development system will be evaluated on subsequent site plan reviews.
- 19) Required landscaping plans along with all non-regulatory ground signs must be reviewed and approved by the Visual Resources Review Board.
- 20) Street tree species will need to be coordinated with Town staff.
- 21) Please provide a letter of credit for erosion control for \$300,000.
- 22) Please submit a copy of the NOC from TDEC.
- 23) A TDOT access permit will be required for work along Kingston Pike.
- 24) A drainage permit fee will be required based on a dollar amount to be established by the Town Engineer.

A motion was made by Vice Mayor Povlin to initiate discussion on this item. It was noted that the site plan at this time would mostly involve the civil plan related sheets and the Aldi building elevations subject to staff comments 2-5, 9, 10, and 19-24 being addressed. Motion was seconded by Commissioner St. Clair.

Commissioners discussed the site plan and the Aldi building elevations in more detail. Commissioners provided input on the Aldi building elevations and suggested some measures to blend the building better with other buildings in the Town Center, to use more red brick, and to look for ways to break up the building and enhance transparency. With the understanding that the remaining site related items that needed to be discussed further with staff and the Aldi building elevations would need to be revised, the original motion by Vice Mayor Povlin was amended to approve the civil plan sheets so that, if desired, initial demolition and grading could be initiated until the remaining components of the site plan submittal were worked out. Motion was seconded by Commissioner St. Clair and motion passed 9-0 through a roll call vote.

10. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section IV., Open Space Mixed Residential (OSMR), to require a concept plan in association with a rezoning request to establish the distribution of attached vs. detached dwelling units (Town of Farragut, Applicant)

FMPC Minutes

April 15, 2021

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A motion was made by Commissioner Myers to defer discussion of agenda items 10 and 11 to next month due to the time. Motion was seconded by Vice Mayor Povlin and motion passed 9-0 through a roll call vote.

11. Discussion on updates to the Major Road Plan and potential cross sections for local and major collector streets (Town of Farragut, Applicant)

See previous item.

12. Approval of utilities

No items have been submitted.

13. Citizen Forum

No comments had been provided for citizen forum.

The meeting adjourned at 11:49 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for the Grove at Boyd Station Subdivision, Parcels 50, 50.01, 9.01, and 54.01, Tax Map 162, 12611 Boyd Station Road, 132 Acres, 285 Lots, Zoned R-1/OSMR (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: During last month's Planning Commission meeting a concept plan was conditionally approved for the Grove at Boyd Station Subdivision. Now the applicant is requesting approval for the more detailed preliminary plat. As proposed, the preliminary plat includes the entire development. However, consistent with TDEC requirements, the grading associated with this project will be phased so that no more than 50 acres will be disturbed at any one time. The first phase will involve the western half of the property and include 46.89 acres of disturbed area. This disturbed area will have to be completely stabilized prior to grading the eastern half of the site which will involve disturbing 46.76 acres. The project will have 38.35 acres of undisturbed area and 46.6 acres of platted open space.

DISCUSSION: At the May 4 staff/developer meeting, staff reviewed their initial comments on the preliminary plat. Most of the comments were clerical in nature. The main discussion items included connecting to the walking trail that stubs into the property from the Chantilly Acres development off McFee Road, the completion of the drainage report, and improvements to be made to Boyd Station Road, including options to slow traffic along Boyd Station Road.

RECOMMENDATION: Included in the packet is the revised preliminary plat and the applicant's response to initial staff comments. Staff will make a recommendation at the meeting based on whether the initial comments have been satisfactorily addressed.

**Farragut
Preliminary Plat**
2021-151-PP

Submitted by RUSSELL RACKLEY
rnrackley@rackleyengineering.com
(865) 850-1535

Address of Proposed Work: **12611 BOYD STATION RD**

City: **FARRAGUT** State: **TN** Zip: **37934**

Contact Information

Applicant's Contact Information

Title: First Name: **Russell** Last Name: **Rackley** Suffix:

Business Name: **Rackley Engineering**

Mailing Address: **PO Box 30456**

City: **Knoxville** State: **TN** Zip: **37930**

Email Address: **rnrackley@rackleyengineering.com**

Cell Phone: **(865) 850-1535** Work Phone: Home Phone:

Owner's Contact Information

Title: First Name: **Bob** Last Name: **Mohney** Suffix:

Business Name: **Homestead Land Holdings, LLC**

Mailing Address: **122 Perimeter Park Dr**

City: **Knoxville** State: **TN** Zip: **37922**

Email Address: **bmohney@saddlebrookproperties.com**

Cell Phone: **(865) 414-9131** Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Preliminary Plat

Project Name *

The Grove at Boyd Station

Location Information: Parcel(s) Number * 50

Location Information: Tax Map Number * 162

Location Information: Lot(s) Number * na

Location Information: Number of Acres * 132.16

Application Acknowledgement * Russell N. Rackley

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE AND I AM THE APPLICANT OR THE LEGAL REPRESENTATIVE OF THE APPLICANT FOR THIS PROJECT. enter your full name to acknowledge.

Location Information: Proposed Name of Subdivision * The Grove at Boyd Station

Location Information: Number of Lots * 285

VARIANCE(S) OF THE FARRAGUT SUBDIVISION REGULATIONS REQUESTED None at this time, debate on definition of loop road.

(Upload as file attachment if above character limit)

Certification * Russell N. Rackley

I hereby acknowledge the Town's checklist for plan/plat applications, along with all applicable codes, ordinances, and regulations that may affect the project/request. I further certify that the submitted plan/plat is complete, addresses all items identified in the checklist, and that it has been prepared with respect to all applicable codes, ordinances, and regulations. Please enter your full name.

Phase Number * n/a

Waiver(s) *Accept

I hereby execute waivers of the time requirements in Tennessee Code Annotated 13-4-304 regarding the placement of this plat on the planning commission's agenda, and upon any action by the planning commission to approve or disapprove said plat.

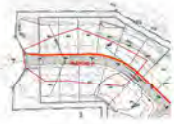
Documents Uploaded

The following documents are attached to the Application.

Preliminary Plat Required Files**the grove at boyd station_pp submittal.pdf**

The Grove at Boyd Station Preliminary Plat.pdf Markup Summary

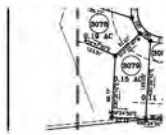
Area Measurement (1)



Subject: Area Measurement
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70,675.94 sf

Arrow (5)



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Subject: Arrow
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Callout (43)



Subject: Callout
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Should this section from Boyd Station to the cul-de-sac have a sidewalk on both sides?

No. It would dead end and require an additional cross walk.



Subject: Callout
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Please extend the building envelopes

Extended on revised plans



Subject: Callout
Page Label: 3
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Please provide a summary of the number of house lots, open space lots, and include the building and total coverages. This would provide all of the summary information in the same location on the plan sheet.

Added on revised plans



Subject: Callout
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Acreage?

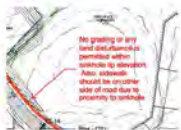
corrected.



Subject: Callout
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Consider adding a sidewalk from McFee to Sweatleaf on both side of Iron Plow

Considered, and rejected.



Subject: Callout
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Layer:
Space:

No grading or any land disturbance is permitted within sinkhole lip elevation. Also, sidewalk should be on other side of road due to proximity to sinkhole.

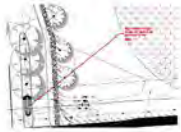
road profile and grading revised to prevent filling 35CY on the edge of a 5000cy depression.



Subject: Callout
Page Label: [16] 25 C200
Author: mshipley
Date: 4/22/2021 2:11:07 PM
Status:
Color: ■
Layer:
Space:

Address whether these are sinkholes and, if so, demonstrate compliance with Sinkhole Ordinance.

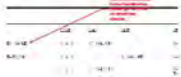
These are not sinkholes.



Subject: Callout
Page Label: [6] L1.04 LANDSCAPE PLAN ENLARGEMENT (SOUTH ENTRY)
Author: mshipley
Date: 4/22/2021 2:24:23 PM
Status:
Color: ■
Layer:
Space:

Sign location in right of way will have to be approved by the BMA.

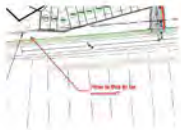
OK



Subject: Callout
Page Label: [8] L1.10 LANDSCAPE NOTES & SCHEDULES
Author: mshipley
Date: 4/22/2021 2:26:48 PM
Status:
Color: ■
Layer:
Space:

Due to concerns over future maintenance, please get with staff on street tree species.

OK



Subject: Callout
Page Label: [29] 48 C400
Author: mshipley
Date: 4/22/2021 2:28:24 PM
Status:
Color: ■
Layer:
Space:

How is this to be accessed?

Asphalt driveway off Boyd Station Rd



Subject: Callout
Page Label: [1] 1 C001
Author: mshipley
Date: 4/22/2021 2:31:01 PM
Status:
Color: ■
Layer:
Space:

Please have these in final set prior to issuance of a grading permit.

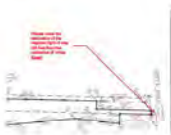
Still waiting on KUB



Subject: Callout
Page Label: 2
Author: mshipley
Date: 4/22/2021 8:24:16 AM
Status:
Color: ■
Layer:
Space:

Please show the dedication of the required right of way (30 feet from the centerline of Boyd Station Road)

Corrected.



Subject: Callout
Page Label: 2
Author: mshipley
Date: 4/22/2021 8:25:30 AM
Status:
Color: ■
Layer:
Space:

Please show the dedication of the required right of way (30 feet from the centerline of Virtue Road)

corrected



Subject: Callout
Page Label: 3
Author: mshipley
Date: 4/22/2021 8:27:28 AM
Status:
Color: ■
Layer:
Space:

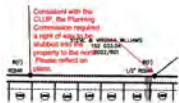
Connect trail to trail that stubs into property from Chantilly Acres



Subject: Callout
Page Label: 3
Author: mshipley
Date: 4/22/2021 8:29:32 AM
Status:
Color: ■
Layer:
Space:

Connect to the trail that stubs into the property from the Cottages in the location that is best for topography and tree protection

The trail as shown is the flatter of the two options, the tree to be removed would be the same at either location.



Subject: Callout
Page Label: 3
Author: mshipley
Date: 4/22/2021 8:31:04 AM
Status:
Color: ■
Layer:
Space:

Consistent with the CLUP, the Planning Commission required a right of way to be stubbed into the property to the north. Please reflect on plans.

Corrected



Subject: Callout
Page Label: 3
Author: mshipley
Date: 4/22/2021 8:32:05 AM
Status:
Color: ■
Layer:
Space:

Should be OSMR

Corrected



Subject: Callout
Page Label: 4
Author: mshipley
Date: 4/22/2021 8:36:59 AM
Status:
Color: ■
Layer:
Space:

Please include a dimension showing the buildings at least 20 feet apart.

Added to revised plans, however plan approval does not supersede zoning requirements. PC cant grant variance for building set backs.



Subject: Callout
Page Label: 4
Author: mshipley
Date: 4/22/2021 8:43:14 AM
Status:
Color: ■
Layer:
Space:

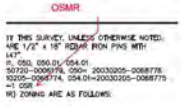
Please label 50 foot peripheral setback.

[added to revised plans](#)



Subject: Callout
Page Label: 4
Author: mshipley
Date: 4/22/2021 8:44:12 AM
Status:
Color: ■
Layer:
Space:

Please show sinkhole lip elevation and label the 50 foot setback from the sinkhole lip elevation.



Subject: Callout
Page Label: 4
Author: mshipley
Date: 4/22/2021 9:25:52 AM
Status:
Color: ■
Layer:
Space:

OSMR

[added to revised plans](#)



Subject: Callout
Page Label: 4
Author: mshipley
Date: 4/22/2021 9:27:47 AM
Status:
Color: ■
Layer:
Space:

Easements must reflect as constructed utility placement. This note is no longer permitted because it does not actually identify the utility location.

[This is a preliminary plat, no utilities have been installed, note has been changed to please you; but its really a catch all at preliminary so if the development was sold prior to construction with approved plans...they would know.](#)



Subject: Callout
Page Label: 5
Author: mshipley
Date: 4/22/2021 9:30:21 AM
Status:
Color: ■
Layer:
Space:

Road right of way required to stub into property to the north.

[Duplicate comment, see prior comment.](#)



Subject: Callout
Page Label: 5
Author: mshipley
Date: 4/22/2021 9:31:03 AM
Status:
Color: ■
Layer:
Space:

Please identify what this is (walking trail and easement)

[Identified](#)



Subject: Callout
Page Label: 6
Author: mshipley
Date: 4/22/2021 9:33:01 AM
Status:
Color: ■
Layer:
Space:

Connect to walking trail from Chantilly Acres

TBD



Subject: Callout
Page Label: [8] L1.10 LANDSCAPE NOTES & SCHEDULES
Author: mshipley
Date: 4/26/2021 2:13:26 PM
Status:
Color: ■
Layer:
Space:

Please include a "Intended Use" column which lists the number of trees per species which are being used to satisfy specific landscape requirements (e.g. street trees, detention basin, buffer)



Subject: Callout
Page Label: 7
Author: bhose
Date: 4/26/2021 2:57:22 PM
Status:
Color: ■
Layer:
Space:

This power-line easement area further impacts already small lots, particularly 1080.

This is not a relevant comment. It addresses absolutely nothing having to do with zoning ordinances or subdivision regulations. It is an opinion which is invalid on plan review.



Subject: Callout
Page Label: [42] 61 C501
Author: bhose
Date: 4/26/2021 4:59:46 PM
Status:
Color: ■
Layer:
Space:

This Overhead is being removed, please take it off drawings for clarity.

Layer frozen from print view



Subject: Callout
Page Label: [29] 48 C400
Author: bhose
Date: 4/28/2021 3:15:31 PM
Status:
Color: ■
Layer:
Space:

Force-main appears to extend across the back of this lot. If so, will a wider easement be required for this type of line?

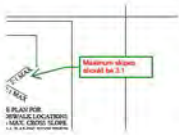
Line will be located such that the 15' easement centered on the line does not extend beyond the 10' U&D easement.



Subject: Callout
Page Label: [37] 56 C408
Author: bhose
Date: 4/28/2021 3:16:35 PM
Status:
Color: ■
Layer:
Space:

Does the force-main extend across the back of this lot (see note on sheet 49)? If so, will a wider easement be required?

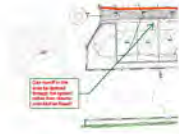
See response above.



Subject: Callout
Page Label: [15] 24 C180
Author: Dsmith
Date: 4/30/2021 10:08:48 AM
Status:
Color: ■
Layer:
Space:

Maximum slopes should be 3:1

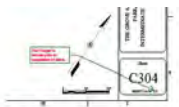
Sorry, I missed this and already uploaded the plans.
 I'll catch it when the FUD plans come back.
 Shouldn't be 2.5:1 max?



Subject: Callout
Page Label: [16] 25 C200
Author: Dsmith
Date: 4/30/2021 11:52:34 AM
Status:
Color: ■
Layer:
Space:

Can runoff in this area be drained through the system, rather than directly onto McFee Road?

CI's added to tie into system on McFee and intercept gutter flow prior to the roundabout



Subject: Callout
Page Label: [25] 34 C304
Author: Dsmith
Date: 4/30/2021 12:05:25 PM
Status:
Color: ■
Layer:
Space:

Don't forget to include prior to completion of plans.

added



Subject: Callout
Page Label: [1] 1 C001
Author: Dsmith
Date: 4/30/2021 12:12:14 PM
Status:
Color: ■
Layer:
Space:

Will communications lines be installed in same trench with electric?

Yes, we always install TDS conduit above electric. Charter won't supply the conduit, so they don't go in.



Subject: Callout
Page Label: [17] 26 C201
Author: Dsmith
Date: 4/30/2021 12:24:47 PM
Status:
Color: ■
Layer:
Space:

This long ditch carries a pretty significant flow. How will this be stabilized?

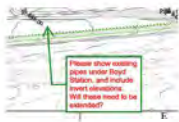
Ditches have been enumerated on revised plans. The one in particular you are pointing at carries the same water it currently does, although the velocities do increase some.



Subject: Callout
Page Label: [17] 26 C201
Author: Dsmith
Date: 4/30/2021 12:26:01 PM
Status:
Color: ■
Layer:
Space:

Please show existing pipes under Boyd Station, and include invert elevations. Will these need to be extended?

Pipes have been added to the plan. They will have to be extended as part of the BS Rd improvements. They will be included on that plan set as part of that project.



Subject: Callout
Page Label: [17] 26 C201
Author: Dsmith
Date: 4/30/2021 12:26:52 PM
Status:
Color: ■
Layer:
Space:

Please show existing pipes under Boyd Station, and include invert elevations. Will these need to be extended?

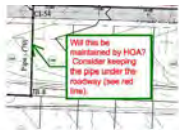
Ditto.



Subject: Callout
Page Label: [17] 26 C201
Author: Dsmith
Date: 4/30/2021 12:27:37 PM
Status:
Color: ■
Layer:
Space:

What is this?

FUD sewer pump station



Subject: Callout
Page Label: [17] 26 C201
Author: Dsmith
Date: 4/30/2021 12:52:54 PM
Status:
Color: ■
Layer:
Space:

Will this be maintained by HOA? Consider keeping the pipe under the roadway (see red line).

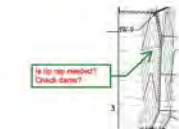
Pipe re-routed. Originally I had a sump in that location, hence the pipe location. But I have sense filled it in.



Subject: Callout
Page Label: [17] 26 C201
Author: Dsmith
Date: 4/30/2021 2:38:53 PM
Status:
Color: ■
Layer:
Space:

How does swale between road and greenway drain?

TBD as part of the BS Rd improvement project plan set.



Subject: Callout
Page Label: [17] 26 C201
Author: Dsmith
Date: 4/30/2021 2:39:46 PM
Status:
Color: ■
Layer:
Space:

Is rip rap needed? Check dams?

Swales enumerated and detail updated. No, 4' bottom trap keeps velocities low enough for grass. Check dams added to Intermediate erosion control plans.



Subject: Callout
Page Label: [16] 25 C200
Author: Dsmith
Date: 4/30/2021 3:29:38 PM
Status:
Color: ■
Layer:
Space:

Will area drain be sufficient? Show details for AD's.

Yes, 0.4' of head in 100yr. Added detail of TDOT type 42 area drain.



Subject: Callout
Page Label: [16] 25 C200
Author: Dsmith
Date: 4/30/2021 3:32:01 PM
Status:
Color: ■
Layer:
Space:

Show connection to sidewalk (typ.)

Cloud+ (1)



Subject: Cloud+
Page Label: [37] 56 C408
Author: bhose
Date: 4/28/2021 3:22:09 PM
Status:
Color: ■
Layer:
Space:

The sewer line location is well off the side line and impacts lot 3078 more that most. Please look at adjusting lot lines.

Bart, it is where it is for multiple reasons and will remain there.

Length Measurement (1)



Subject: Length Measurement
Page Label: [37] 56 C408
Author: bhose
Date: 4/28/2021 2:58:20 PM
Status:
Color: ■
Layer:
Space:

7'-6"

Pen (1)



Subject: Pen
Page Label: 7
Author: bhose
Date: 4/26/2021 2:55:30 PM
Status:
Color: ■
Layer:
Space:

PolyLine (1)



Subject: PolyLine
Page Label: [17] 26 C201
Author: Dsmith
Date: 4/30/2021 2:35:40 PM
Status:
Color: ■
Layer:
Space:

Text Box (17)



Subject: Text Box
Page Label: [1] 1 C001
Author: bmckelvey
Date: 4/21/2021 10:27:26 AM
Status:
Color: ■
Layer:
Space:

The street name signs need update drawing.



Subject: Text Box
Page Label: [15] 24 C180
Author: bmckelvey
Date: 4/21/2021 9:34:55 AM
Status:
Color: ■
Layer:
Space:

The street name signs need update drawing.

This is the same detail you just approved on Meadows!

Please see previous sheets for needed walking trail, sidewalk, and street right of way connections.

Subject: Text Box
Page Label: [1] 8 C101
Author: mshipley
Date: 4/22/2021 10:45:51 AM
Status:
Color: ■
Layer:
Space:

Please see previous sheets for needed walking trail, sidewalk, and street right of way connections.

See previous responses to previous comments.

FUD must sign off on final set of utility sheets prior to issuance of grading permit.

Subject: Text Box
Page Label: [29] 48 C400
Author: mshipley
Date: 4/22/2021 2:29:17 PM
Status:
Color: ■
Layer:
Space:

FUD must sign off on final set of utility sheets prior to issuance of grading permit.

Understood and under review.

Please show how you are phasing the grading so that no more than 50 acres will be disturbed at one time.

Subject: Text Box
Page Label: [1] 1 C001
Author: mshipley
Date: 4/22/2021 2:32:17 PM
Status:
Color: ■
Layer:
Space:

Please show how you are phasing the grading so that no more than 50 acres will be disturbed at one time.

Erosion control sheets show the 50 ac disturbance limit splitting the site in half.

All Planning Commission approval conditions associated with the concept plan must be completed and reflected on the preliminary plat sheets.

Subject: Text Box
Page Label: [1] 1 C001
Author: mshipley
Date: 4/22/2021 8:22:36 AM
Status:
Color: ■
Layer:
Space:

All Planning Commission approval conditions associated with the concept plan must be completed and reflected on the preliminary plat sheets.

I believe we have. As for revising the concept, I believe the approval minutes along with the plan voted on is sufficient to enforce the FMPC approval.

The landscape plan must be approved by the VRRB prior to approval of any final plat for this subdivision.

Subject: Text Box
Page Label: [8] L1.10 LANDSCAPE NOTES & SCHEDULES
Author: mshipley
Date: 4/26/2021 2:10:07 PM
Status:
Color: ■
Layer:
Space:

The landscape plan must be approved by the VRRB prior to approval of any final plat for this subdivision.

Subject: Text Box
Page Label: [42] 61 C501
Author: Dan Johnson
Date: 4/29/2021 2:25:57 PM
Status:
Color: 
Layer:
Space:

Confirm with FUD Knox that pressure zone tie-lins are acceptable to achieve required flows and pressures.

Dan, both zones have plenty of pressure. They just can't be looped together or one tank will never get full.

1. **Identify the main components of the system.**

Subject: Text Box
Page Label: [15] 24 C180
Author: Dan Johnson
Date: 4/29/2021 2:35:55 PM
Status:
Color: 
Layer:
Space:

Confirm all roundabouts can accommodate a AASHTO template BUS-45, as utilized for fire apparatus access.

added to revised plans

Provide water main sizes.

Subject: Text Box
Page Label: [42] 61 C501
Author: Dan Johnson
Date: 4/29/2021 2:46:34 PM
Status:
Color: 
Layer:
Space:

Provide water main sizes.

Main sizes added at the minimum required for hydrants. This is subject to change pending FUD review (i.e might get bigger).

Please select drainage conditions:

Subject: Text Box
Page Label: [1] 1 C001
Author: Dsmith
Date: 4/30/2021 11:53:17 AM
Status:
Color: 
Layer:
Space:

Please submit drainage calculations.

revised calcs uploaded, these are what was sent last week with the addition of the eastern half (phase) of the development.

Please support AACC prior to permit.

Subject: Text Box
Page Label: [1] 1 C001
Author: Dsmith
Date: 4/30/2021 11:53:44 AM
Status:
Color: 
Layer:
Space:

Please submit NOC prior to permit.

Understood

Please submit irrevocable letter of credit for erosion control for \$265,000. This is taxed upon no more than 47 acres of disturbance of any point. Western portion of site must be FULLY stabilized prior to beginning work on eastern portion. If not, this amount may need to be increased somewhat.

1. THIS
PART
HALL
THE 1
2. THE 1
FEND
COME
MATH
3. ONCE
PROP
THE 1
DIVE
ARCH
4. AFTER
GEM

Subject: Text Box
Page Label: [21] 30 C300
Author: Dsmith
Date: 4/30/2021 12:02:42 PM
Status:
Color: 
Layer:
Space:

Please submit irrevocable letter of credit for erosion control for \$365,000. This is based upon no more than 47 acres of disturbance at any point. Western portion of site must be FULLY stabilized prior to beginning work on eastern portion. If not, this amount may need to be increased somewhat.

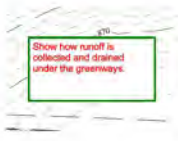
ok



Subject: Text Box
Page Label: [27] 36 C305
Author: Dsmith
Date: 4/30/2021 12:08:08 PM
Status:
Color: ■
Layer:
Space:

Can Boyd Station improvements be extended to McFee Road (with TOF participation)?

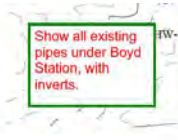
This is more of a question for TOF to answer. If they want to pay for additional improvements, I don't see a problem. We can discuss what you had in mind.



Subject: Text Box
Page Label: [17] 26 C201
Author: Dsmith
Date: 4/30/2021 2:35:06 PM
Status:
Color: ■
Layer:
Space:

Show how runoff is collected and drained under the greenways.

Its unclear what location this comment is pertaining to.



Subject: Text Box
Page Label: [16] 25 C200
Author: Dsmith
Date: 4/30/2021 3:15:30 PM
Status:
Color: ■
Layer:
Space:

Show all existing pipes under Boyd Station, with inverts.

Duplicate comment.

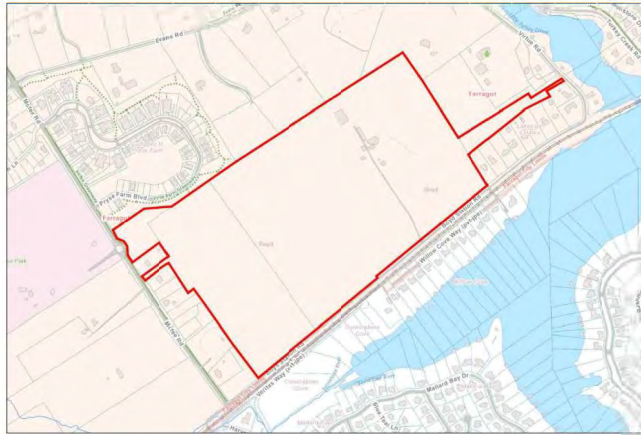


Subject: Text Box
Page Label: [16] 25 C200
Author: Dsmith
Date: 4/30/2021 3:16:18 PM
Status:
Color: ■
Layer:
Space:

Show all improvements at Boyd Station, and include details on detail sheet.

We discussed this at staff review meeting. The BS rd improvements will be bid as a separate project to the s/d development. The improvements shown on the PP plans are meant to memorialize that it has to be performed. We still need to determine the exact section, drainage concerns, and the additional work TOF wants to pay to have done during the project.

PRELIMINARY PLAT OF THE GROVE AT BOYD STATION FARRAGUT, TN



12611 BOYD STATION RD, FARRAGUT, TN 37934
CLT MAP 162 PARCELS 50, 50.01, 9.01, 54.01
132.16 ACRES

APRIL 19, 2021
REVISED MAY 10, 2021

SURVEYING BY:

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM
rlynch@lynchsurgery.com



LANDSCAPE ARCHITECTURE:

LOSE DESIGN
LANDSCAPE ARCHITECTURE/ARCHITECTURE/CIVIL
ENGINEERING/PLANNING
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KNOXVILLE, TENNESSEE 37922
PHONE: 865-409-1424
CONTACT: DANIEL BOUTTE
EMAIL: dboutte@lose.design

ENGINEERING BY:



P.O. BOX 30456, KNOXVILLE, TN, 37930
WWW.RACKLEYENGINEERING.COM 865-622-6560
mrackley@rackleyengineering.com



DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
BOB MOHNEY
122 PERIMETER PARK DR
KNOXVILLE, TN 37922
865-392-5630
bmohney@saddlebrookproperties.com

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
1	C001	Title Page
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3	4	Preliminary Plat Index
4	5	Preliminary Plat
5	6	Preliminary Plat
6	7	Preliminary Plat
7	2	Preliminary Plat
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9	C102	Layout View 1
10	C103	Layout View 2
11	C110	Iron Plow Plan & Profile
12	C111	Iron Plow Plan & Profile
13	C112	Iron Plow Plan & Profile
14	C120	Branch Hook Plan & Profile
15	C121	Branch Hook Plan & Profile
16	C130	Wagon Hitch Plan & Profile
17	C131	Wagon Hitch Plan & Profile
18	C140	Field Roller Plan & Profile
19	C141	Field Roller Plan & Profile
20	C142	Field Roller Plan & Profile
21	C150	Bearing Rein Plan & Profile
22	C160	Tulip Trowell Plan & Profile
23	C170	Hay Fork & Sweatleaf Plan & Profile
24	C180	Road Details
25	C200	Grading and Drainage
26	C201	Grading and Drainage
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28	C203	Drainage Schedule
29	C204	Drainage Details
30	C300	Erosion Control Index
31	C301	Initial Erosion Control
32	C302	Initial Erosion Control
33	c303	Intermediate Erosion Control

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
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35	C305	Final Erosion Control
36	C305	Final Erosion Control
37	C307	Erosion Details
38	TP.00	Tree Preservation Plan
39	L1.00	Overall Streetscape Plan
40	L1.01	Landscape Plan
41	L1.02	Landscape Plan
42	L1.03	Landscape Plan-Enlargement
43	L1.04	Landscape Plan-Enlargement
44	L1.05	Landscape Plan-Enlargement
45	L1.10	Landscape Notes and Schedules
46	L1.11	Landscape Details
47	L1.12	Tree Survey Coordinates
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49	C401	Sewer Line 1
50	C402	Sewer Line 1
51	C403	Sewer Line 2
52	C404	Sewer Line 3
53	C405	Sewer Line 3
54	C406	Sewer Line 4 & 11
55	C407	Sewer Line 5
56	C408	Sewer Line 5
57	C409	Sewer Line 6
58	C410	Sewer Line 6
59	C411	Sewer Lines 7, 8, & 9
60	C412	Sewer Line 10
61	C501	Water Layout
62	C502	Water Layout
63	LCUB	Electric Layout
64	LCUB	Electric Layout
65	KUB	KUB Gas - Delivery Delayed

TOTAL BUILDING AREA
0.75 X 132.16 = 99.12 AC
99.12 AC X 0.25 = 24.78 AC
24.78 AC / 285 = 0.087 AC
=3787.4 SF/DU

TOTAL LOT COVERAGE
0.75 X 132.16 = 99.12 AC
99.12 AC X 0.35 = 34.69 AC
34.68 AC / 285 = 0.1217 AC
=5302.4 SF/DU

TOTAL AREA = 132.16 ACRES
5,756,746 SQ.FT.
TOTAL LOTS = 1

LINE LEGEND	SYMBOL LEGEND
— X — CHAIN LINK FENCE	○ IRON ROD (5/8" TYPE) @ IRON ROD SET
— BK — POWER/TELE. LINE	— FIB — POWER/TELE. POLE

PROPERTY: HOMESTEAD DATE:

Certificate of Ownership and Easement Dedication

I, (We), the undersigned owner(s) of the property shown herein, hereby and do hereby (we, not) own of each owner and declare the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as (a person(s)) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: MICHAEL A. SCHUBERT JR. & ERIK PARTNER

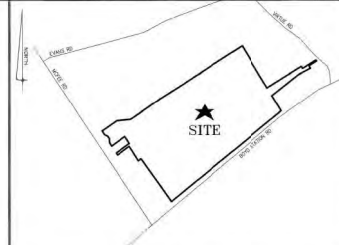
Signature(s): *[Signature]*

Date: 3-23-2021

Owner(s) Printed Name: JAMES C. SCHUBERT, GENERAL PARTNER

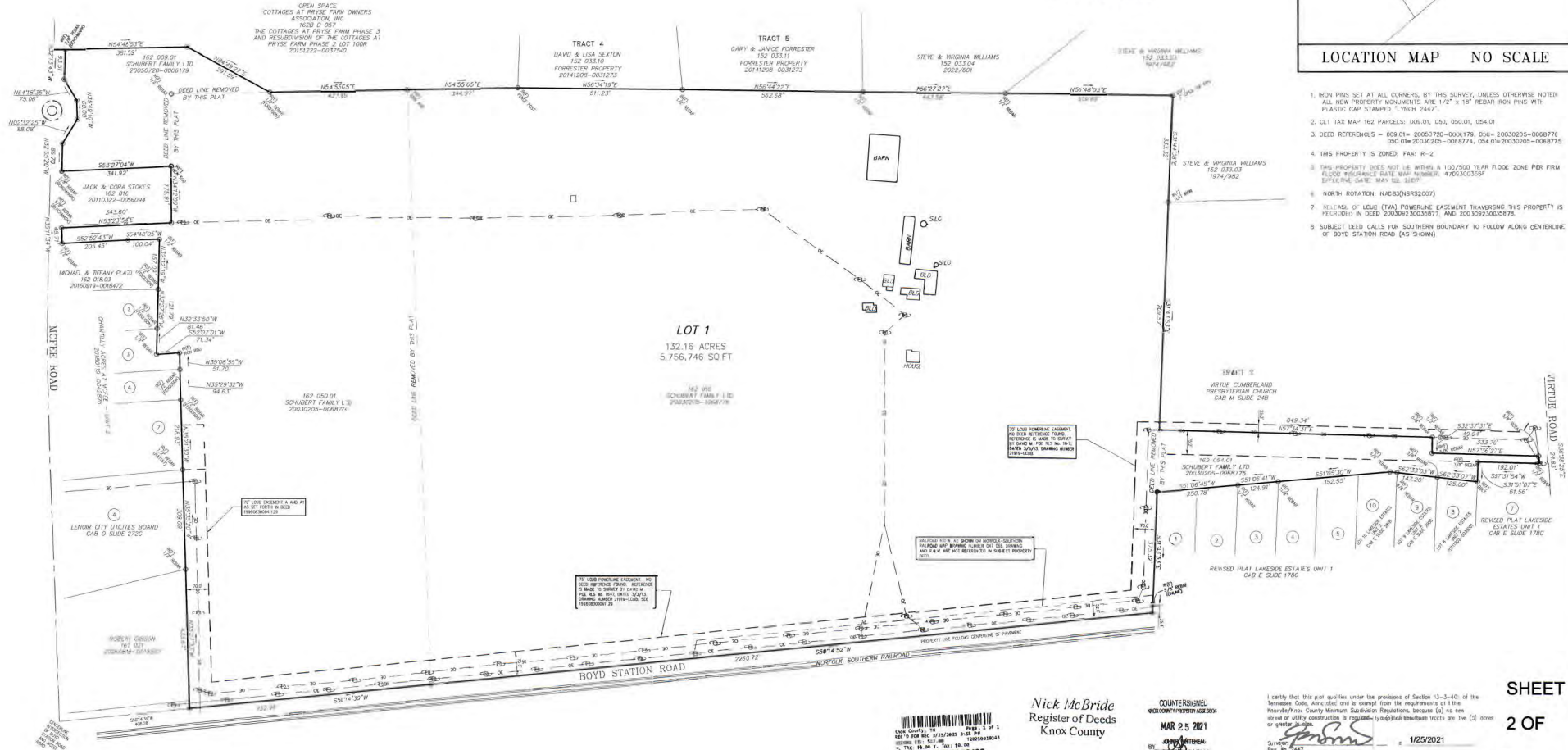
Signature(s): *[Signature]*

Date: 3-23-2021



LOCATION MAP NO SCALE

- IRON ROD SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 16" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 162 PARCELS: 000.01, 005, 050.01, 054.01
- DEED REFERENCES - 000.01 = 2000770-000176, 005 = 20030205-0008776, 054.01 = 20030205-0008774, 054.01 = 20030205-0008775
- THIS PROPERTY IS ZONED FARR R-2
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470030C35P EFFECTIVE DATE: MAY 15, 2017
- NORTH ROTATION: NAD83(NAD832011)
- RELEASE OF LOU (TVA) POWERLINE EASEMENT TRAVELING THIS PROPERTY IS RECORDED IN DEED 200306130038977, AND 200309230030578
- SUBJECT DEED CALLS FOR SOUTHERN BOUNDARY TO FOLLOW ALONG CENTERLINE OF BOYD STATION ROAD (AS SHOWN)



GRAPHIC SCALE



GPS SURVEY NOTE
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON, HIPER 50 NETWORK BROWER, DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON FOUR (4) GPS NETWORK MONUMENTS (NAD83/2011) VERTICAL DATUM IS NAVD83, GEODESIC PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED) DISTANCES HAVE NOT BEEN REDUCED TO GRID.

THIS REPORT WAS FURNISHED TO THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF LYNCH SURVEYS LLC.

PROPERTY OWNER:
SCHUBERT FAMILY LIMITED PARTNERSHIP
1601 THIRD CREEK DRIVE
KNOXVILLE, TENNESSEE 37921

Nick McBride
Register of Deeds
Knox County

COUNTERSIGNED
MAR 25 2021
JAMES C. SCHUBERT

I certify that this plat complies with the provisions of Section 13-3-401, of the Tennessee Code, Annotated and is exempt from the requirements of the Knoxville/Knox County Minimum Subdivision Regulations (C) to the street or utility construction is required to be completed within the time (C) or greater.

SHEET
2 OF

Certification of Chain and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "A" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
LYNCH SURVEYS, LLC
DATE: 3/25/2021



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: R. LYNCH / M. STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R. S. L.	3
SCALE: 1"=150'	4
DATE: 01/25/2021	5

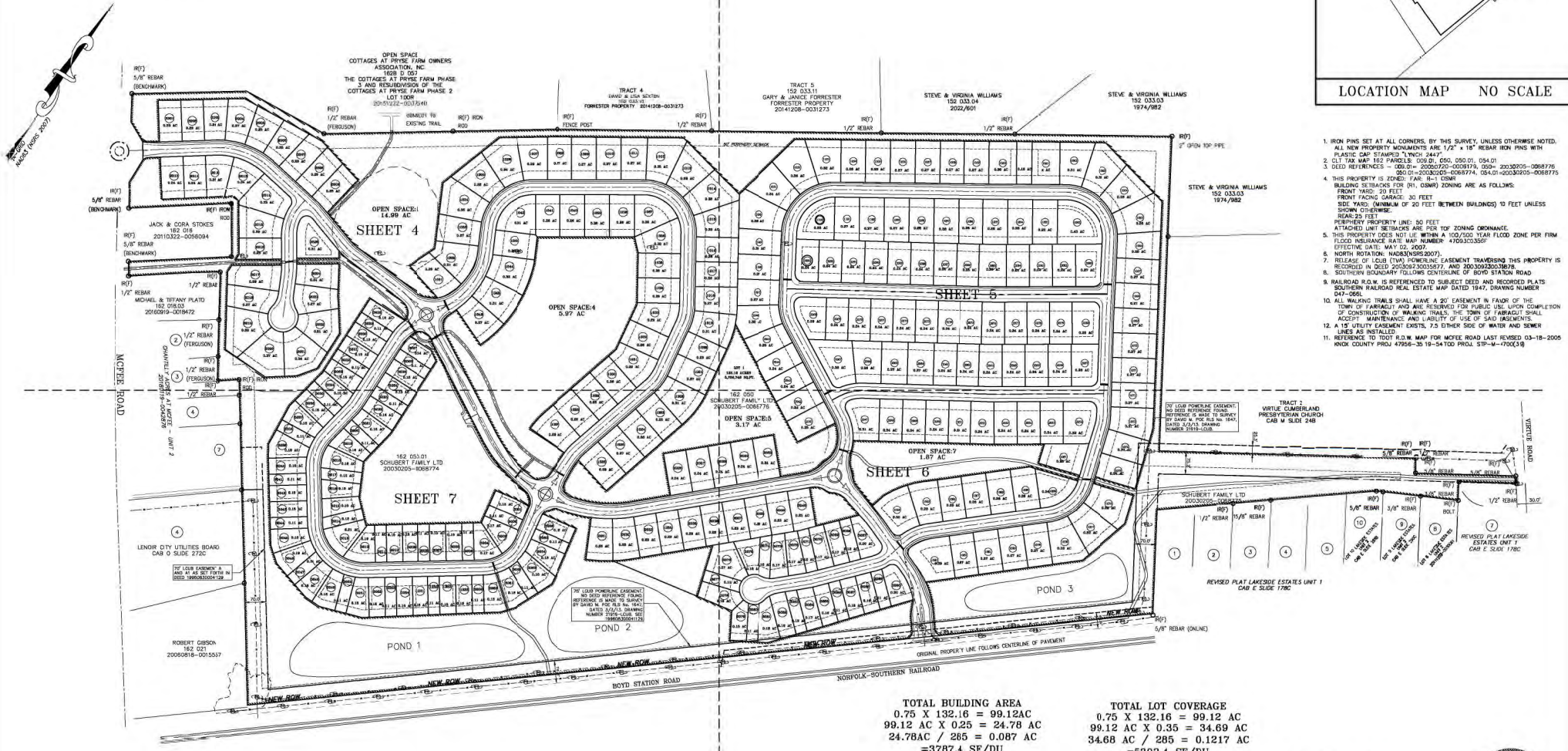
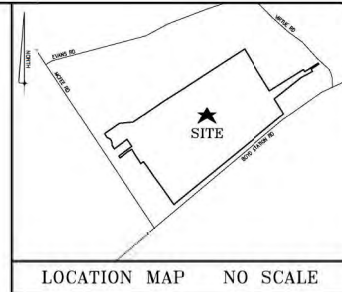
HOMESTEAD LAND HOLDINGS, LLC
122 Perimeter Park Drive
Knoxville, Tennessee 37922
Phone 865-966-8700

SCHUBERT FAMILY LIMITED PARTNERSHIP
CLT: 162 009.01, 162 050, 162 050.01, 162 054.01
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

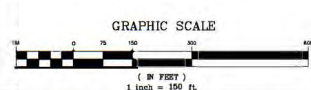
PROJECT NO.
4400-1

TOTAL AREA = 132.16 ACRES
5,666,309 SQ.FT.
TOTAL LOTS = 285
OPEN SPACE LOTS = 8
OPEN SPACE AREA = 46.66

LINE LEGEND		SYMBOL LEGEND	
—X—X—X—	CHAIN LINK FENCE	○	IRON ROD (SIZE&TYPE)
----	POWER/TELE. LINE	—P—	IRON ROD SET



- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPS LYNCH 2447.
- CLT 100 MAP 162 PARCELS: 00020, 050, 080, 090, 091, 094, 091.
- DEED REFERENCES - 180-01-20030200-0006774, 094-01-20030200-0006775, 094-01-20030200-0006774, 094-01-20030200-0006775.
- THIS PROPERTY IS ZONED R-1 (RESIDENTIAL) ZONING AS FOLLOWS:
FRONT YARD: 30 FEET
SIDE YARD: (MINIMUM OF 20 FEET BETWEEN BUILDINGS) 10 FEET UNLESS SHOWN OTHERWISE.
REAR YARD: 30 FEET
PERMITTED PROPERTY LINE: 50 FEET
ATTACHED UNIT SETBACKS ARE PER 10' ZONING ORDINANCE.
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/100 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER 4709300300P EFFECTIVE DATE: MAY 22, 2007.
- NORTH ROTATION: NAD83(2011).
- RELEASE OF COB (CIVIL) POWERLINE EASEMENT TRaversing THIS PROPERTY IS RECORDED IN DEED 200302000300777 AND 200302000300778.
- SOUTHERN BOUNDARY FOLLOWING CENTERLINE OF BOYD STATION ROAD.
- RAILROAD R.O.W. IS REFERENCED TO SUBJECT DEED AND RECORDED PLATS SOUTHERN RAILROAD REAL ESTATE MAP DATED 1947, DRAWING NUMBER 047-0601.
- ALL WALKING TRAILS SHALL HAVE A 30' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE UPON COMPLETION OF CONSTRUCTION OF WALKING TRAILS. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
- A 15' UTILITY EASEMENT EXITS 7.5' EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED 8.0" W/IN FOR MOORE ROAD LAST REVISION 03-18-2005 KNOX COUNTY PROJ. 47956-20-19-54 TCD PROJ. STP-W-1700(3).



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON
TODOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GZD009
PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION BASED ON THE
DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED) DISTANCES HAVE NOT
BEEN REDUCED TO GRID.

TOTAL BUILDING AREA
0.75 X 132.16 = 99.12AC
99.12 AC X 0.25 = 24.78 AC
24.78AC / 285 = 0.087 AC
=3787.4 SF/DU

TOTAL LOT COVERAGE
0.75 X 132.16 = 99.12 AC
99.12 AC X 0.35 = 34.69 AC
34.68 AC / 285 = 0.1217 AC
=5302.4 SF/DU



Certification of Chain and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
LYNCH SURVEYS, LLC

RYAN S. LYNCH
TENNESSEE CERTIFICATE NO. 2447
DATE



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: P.J.	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	
SCALE: 1"=150'	
DATE: 04/16/2021	5

HOMESTEAD LAND HOLDINGS, LLC
122 Perimeter Park Drive
Knoxville, Tennessee 37922
Phone 865-966-8700

GROVE AT BOYD STATION
CLT: 162 009.01, 162 050, 162 050.01, 162 054.01
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

SHEET NO:
3 of 65
PROJECT NO.
4400



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



HOMESTEAD LAND HOLDINGS, LLC
122 Perimeter Park Drive
Knoxville, Tennessee 37922
Phone 865-966-8700

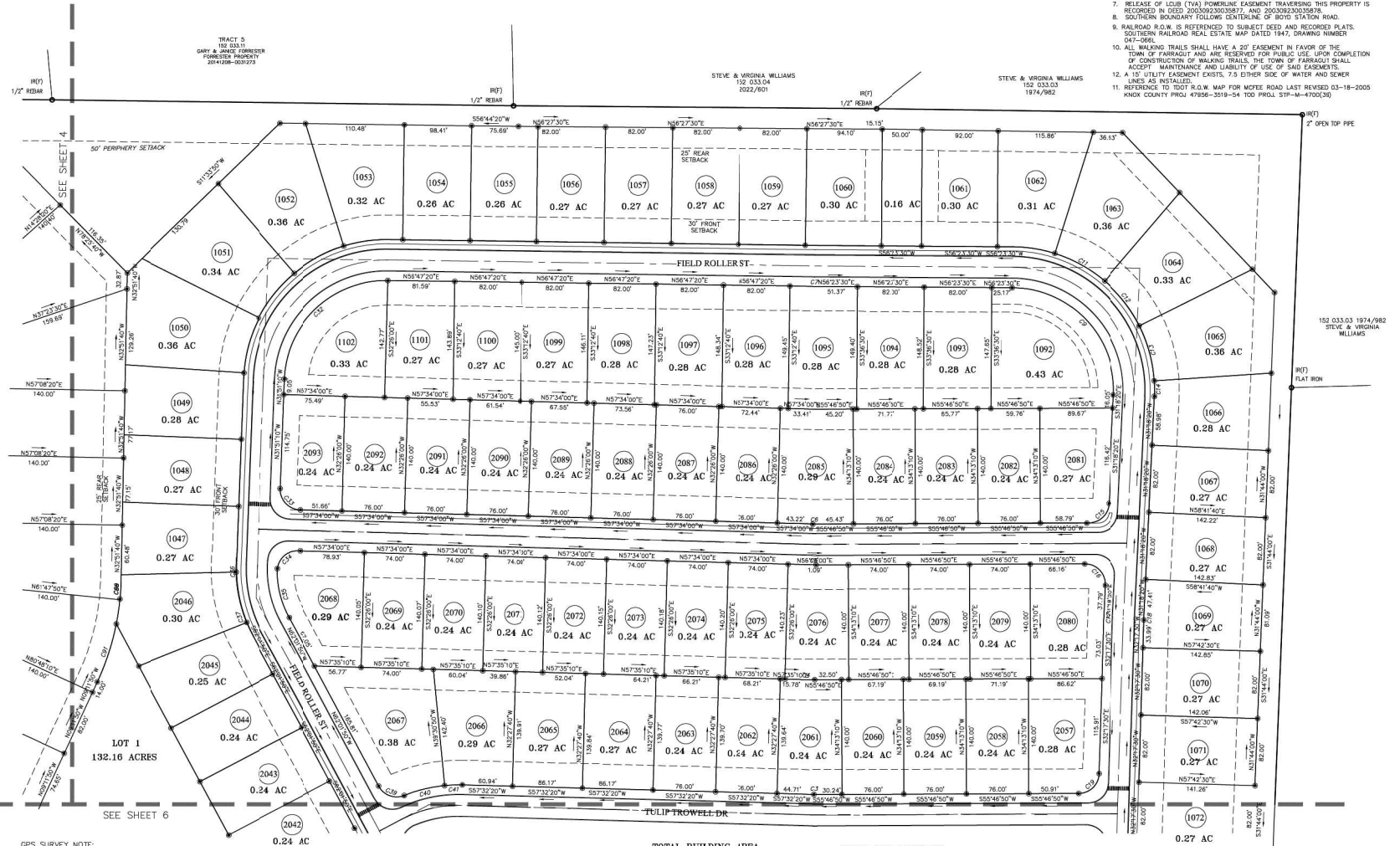
GROVE AT BOYD STATION
CLT: 162 009.01, 162 050, 162 050.01, 162 054.01
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

SHEET NO:
4 of 65
PROJECT NO.
4400



LINE LEGEND		SYMBOL LEGEND	
---	CHAIN LINK FENCE	○	IRON ROD (BEEHIVE)
---	POWER/TELE. LINE	●	IRON ROD SET

Curve Table			
CURVE #	BEARING	CHORD	LENGTH
C1	N56°36'31"E	3.76'	125.00'
C2	N56°41'00"E	20.35'	645.00'
C3	N56°40'23"E	5.46'	175.00'
C4	N56°40'23"E	3.90'	125.00'
C5	N56°35'24"E	1.22'	125.00'
C6	N56°35'24"E	0.87'	175.00'
C7	N72°27'28"W	180.29'	125.00'
C8	N72°27'28"W	52.08'	175.00'
C9	N54°36'31"W	68.53'	175.00'
C10	N72°07'05"W	68.53'	175.00'
C11	N49°11'39"W	68.53'	175.00'
C12	N34°31'25"W	18.64'	175.00'
C13	N19°14'11"E	34.45'	25.00'
C14	N17°48'54"W	36.24'	25.00'
C15	S31°47'50"E	3.00'	175.00'
C16	S31°47'50"E	2.15'	125.00'
C17	N11°44'41"E	34.75'	25.00'
C18	S44°36'31"W	13.32'	175.00'
C19	S40°58'08"W	68.53'	175.00'
C20	S18°03'02"W	68.53'	175.00'
C21	S04°52'04"E	68.53'	175.00'
C22	S24°05'24"E	47.28'	175.00'
C23	S12°28'05"W	174.67'	125.00'
C24	S17°10'38"E	35.53'	25.00'
C25	S13°29'00"W	37.74'	25.00'
C26	S48°40'06"E	57.77'	117.43'
C27	S59°52'31"E	53.19'	175.00'
C28	S53°30'38"E	54.14'	175.00'
C29	N64°49'30"E	29.85'	25.00'
C30	N75°56'30"E	33.47'	25.00'
C31	S42°27'07"W	30.43'	175.00'
C32	S54°00'42"W	21.53'	175.00'
C33	S31°22'00"W	68.89'	128.53'
C34	N30°31'53"W	25.60'	315.00'
C35	N30°31'53"W	25.60'	315.00'
C36	N30°31'53"W	25.60'	315.00'
C37	N15°59'07"W	74.46'	315.00'
C38	N05°49'36"E	22.66'	175.00'
C39	N30°10'12"W	51.42'	175.00'
C40	N29°52'38"W	41.25'	325.00'
C41	N00°22'34"E	10.66'	175.00'
C42	S05°39'11"W	35.56'	125.00'
C43	S17°21'23"W	20.40'	125.00'
C44	S88°44'02"W	71.18'	47.53'
C45	S22°29'34"E	50.74'	125.00'
C46	S47°51'48"W	42.70'	25.00'



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECOVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON
TODOT GNSS NETWORK NAD83(2011) VERTICAL DATUM IS NAD83, GEODIN
PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE
DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED), DISTANCES HAVE NOT
BEEN REDUCED TO GRID.

TOTAL BUILDING AREA
0.75 X 132.16 = 99.12 AC
0.75 X 132.16 = 99.12 AC
24.78 AC / 285 = 0.307 AC
= 3787.4 SF/DT

TOTAL LOT COVERAGE
0.75 X 132.16 = 99.12 AC
0.75 X 132.16 = 99.12 AC
34.68 AC / 285 = 0.1217 AC
= 3302.4 SF/DU

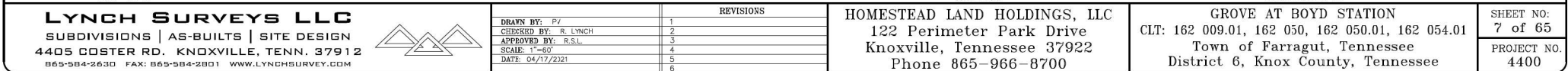
REVISIONS	
1	1
2	2
3	3
4	4
5	5
6	6

HOMESTEAD LAND HOLDINGS, LLC
122 Perimeter Park Drive
Knoxville, Tennessee 37922
Phone 865-966-8700

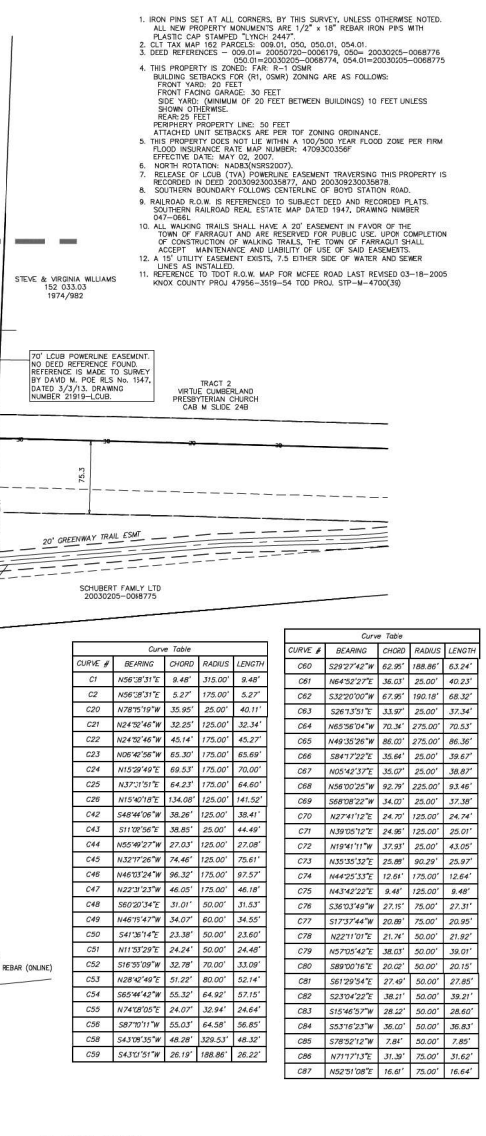
GROVE AT BOYD STATION
CLT: 162 009.01, 162 050, 162 050.01, 162 054.01
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

SHEET NO:
5 of 65
PROJECT NO.
4400

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COTTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEYS.COM



LINE LEGEND		SYMBOL-LEGEND	
— X — X — X — CHAIN LINK FENCE		● IRON ROD (SIZE&TYPE)	● IRON ROD SET
— — — — — or — — — — — POWER/TELE. LINE		POWER/TELE. POLE	



Curve Table					Curve Table				
CURVE #	BEARING	CHORD	RADIUS	LENGTH	CURVE #	BEARING	CHORD	RADIUS	LENGTH
C1	N59°39'15"E	8.48	315.00	9.48	C61	S23°29'42"W	62.25	188.86	63.24
C2	N08°00'00"E	3.37	120.00	3.37	C62	S62°00'00"W	67.96	190.18	68.34
C3	N16°19'15"W	3.35	120.00	3.35	C63	N58°13'01"E	33.95	250.00	33.95
C4	N24°36'45"W	32.25	120.00	32.34	C64	N49°36'36"W	86.00	250.00	86.36
C5	N24°54'45"W	45.14	175.00	45.27	C65	N41°17'22"E	55.56	250.00	55.67
C23	N05°00'00"E	65.30	175.00	65.68	C66	N41°17'22"E	55.56	250.00	55.67
C24	N15°39'48"E	69.53	175.00	70.00	C67	N05°43'37"E	35.05	250.00	35.87
C25	N37°31'30"E	64.23	175.00	64.60	C68	N08°00'00"W	32.98	225.00	33.43
C26	N15°30'45"E	134.08	175.00	141.52	C69	N68°08'22"E	34.00	250.00	34.38
C42	S48°08'48"W	38.26	125.00	38.41	C70	N27°41'12"E	24.79	125.00	24.78
C43	S11°39'16"E	36.85	250.00	44.49	C71	N39°05'12"E	24.85	125.00	25.01
C44	N05°29'27"E	27.03	125.00	27.08	C72	N19°41'14"E	23.93	125.00	23.95
C45	S12°37'26"W	74.46	125.00	75.61	C73	N33°35'53"E	25.88	180.29	25.94
C46	N46°52'24"E	96.32	175.00	97.57	C74	N44°25'33"E	12.64	75.00	12.67
C47	N22°21'33"E	46.05	175.00	46.18	C75	N43°44'22"E	4.94	125.00	4.94
C48	S80°24'34"E	31.01	50.00	31.53	C76	S36°03'49"W	27.15	75.00	27.31
C49	N48°49'47"E	34.07	50.00	34.60	C77	S17°37'34"W	20.19	75.00	20.95
C50	S41°18'35"E	24.04	50.00	24.60	C78	N22°01'10"E	21.86	75.00	21.92
C51	N17°37'25"E	24.04	50.00	24.60	C79	N05°50'50"E	38.01	50.00	38.15
C52	S16°09'38"W	32.78	75.00	33.08	C80	S89°50'10"E	27.67	75.00	27.85
C53	N28°46'44"E	51.29	80.00	52.14	C81	S81°29'54"E	36.00	50.00	36.15
C54	S85°44'49"E	55.32	34.92	57.15	C82	S23°04'29"W	18.21	50.00	18.21
C55	N74°05'20"E	24.07	39.94	24.64	C83	S15°46'29"W	28.52	50.00	28.67
C56	S87°10'11"W	55.03	46.98	56.85	C84	S53°16'23"E	36.01	50.00	36.83
C57	S43°05'35"E	48.28	33.94	48.32	C85	S78°52'12"E	7.81	50.00	7.85
C59	S43°15'31"W	26.19	188.86	26.22	C86	N17°17'13"E	31.36	75.00	31.62
					C87	N02°51'08"E	16.50	75.00	16.64

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS
SURVEYOR AND OTHER EASEMENTS AND/OR
EXCEPTIONS NOT APPARENT IN THE FIELD
WAY OR MAY NOT EXIST AND MAY BE
REVEALED BY A TITLE SEARCH BY A TITLE
ATTORNEY.

TOTAL LOT COVERAGE
 $0.75 \times 132.16 = 99.12 \text{ AC}$
 $99.12 \text{ AC} \times 0.35 = 34.69 \text{ AC}$
 $34.68 \text{ AC} / 285 = 0.1217 \text{ AC}$
 $= 5302.4 \text{ SF/DU}$

	REVISIONS
DRAWN BY: P.V	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L	3
SCALE: 1"=60'	4
DATE: 04/17/2021	5

PRELIMINARY PLAT OF:
GROVE AT BOYD STATION
 CLT: 162 009.01, 162 050, 162 050.01, 162 054.01
 Town of Farragut, Tennessee
 District 6, Knox County, Tennessee

SHEET NO: 6 of 65
PROJECT NO. 4400

- NOTES:
1. EXISTING PROPERTY BOUNDARY PROVIDED BY LYNCH SURVEYING.
 2. TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 3. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 7' ALONG ALL INTERIOR LOT LINES.
 4. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
 5. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
 6. ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
 7. CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 8. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
 9. ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS.

LEGEND	
	PROPERTY LINE
	EXISTING MTR CONTOUR
	EXISTING MNR CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING DITCH LINE
	EXISTING GAS LINE
	PROPOSED LOT LINE
	BUILDING SET BACK LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED ROAD CURB
	PROPOSED SIDEWALK
	PROPOSED GREENWAY TRAIL

PROPERTY DATA:
 12611 BOYD STATION RD
 MAP 162, PARCELS 50
 AREA: 112.16 ACRES +/-
 ZONE: R1/OSMR
 TOTAL LOTS: 245
 DENSITY: 2.16 DU/AC
 COMMON AREA: 46.66 AC (35.31%)
 SETBACKS:
 FRONT= 30/20 FT
 SIDE= 30/20 FT
 REAR= 25 FT
 PERIPHERAL= 50 FT
 ATTACHED UNITS SHALL MEET OSMR ZONING REQUIREMENTS
 UTILITIES:
 FIRST UTILITY DISTRICT (WATER AND SEWER)
 LCUB ELECTRIC
 TDS COMMUNICATION
 KUB GAS

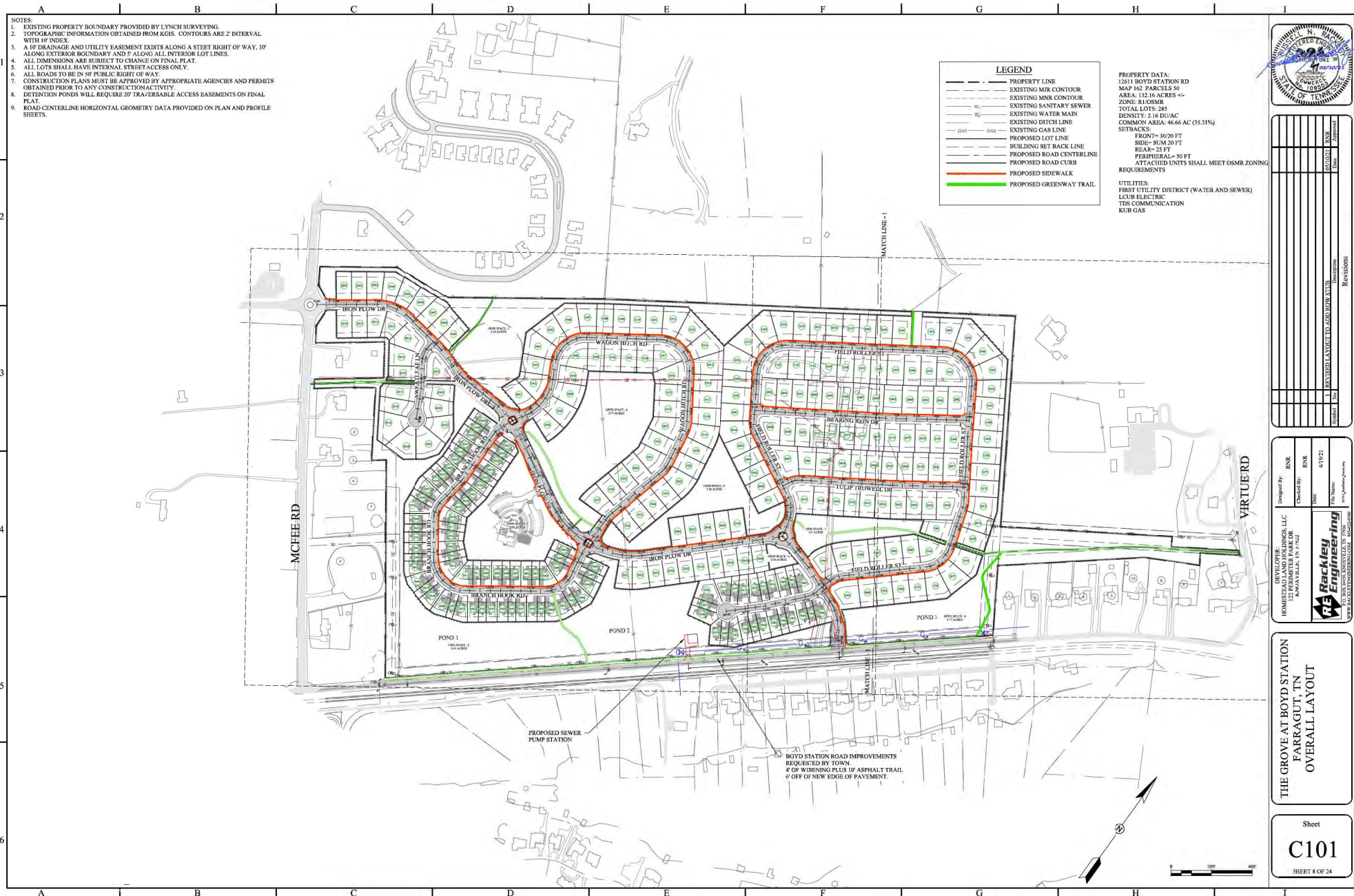


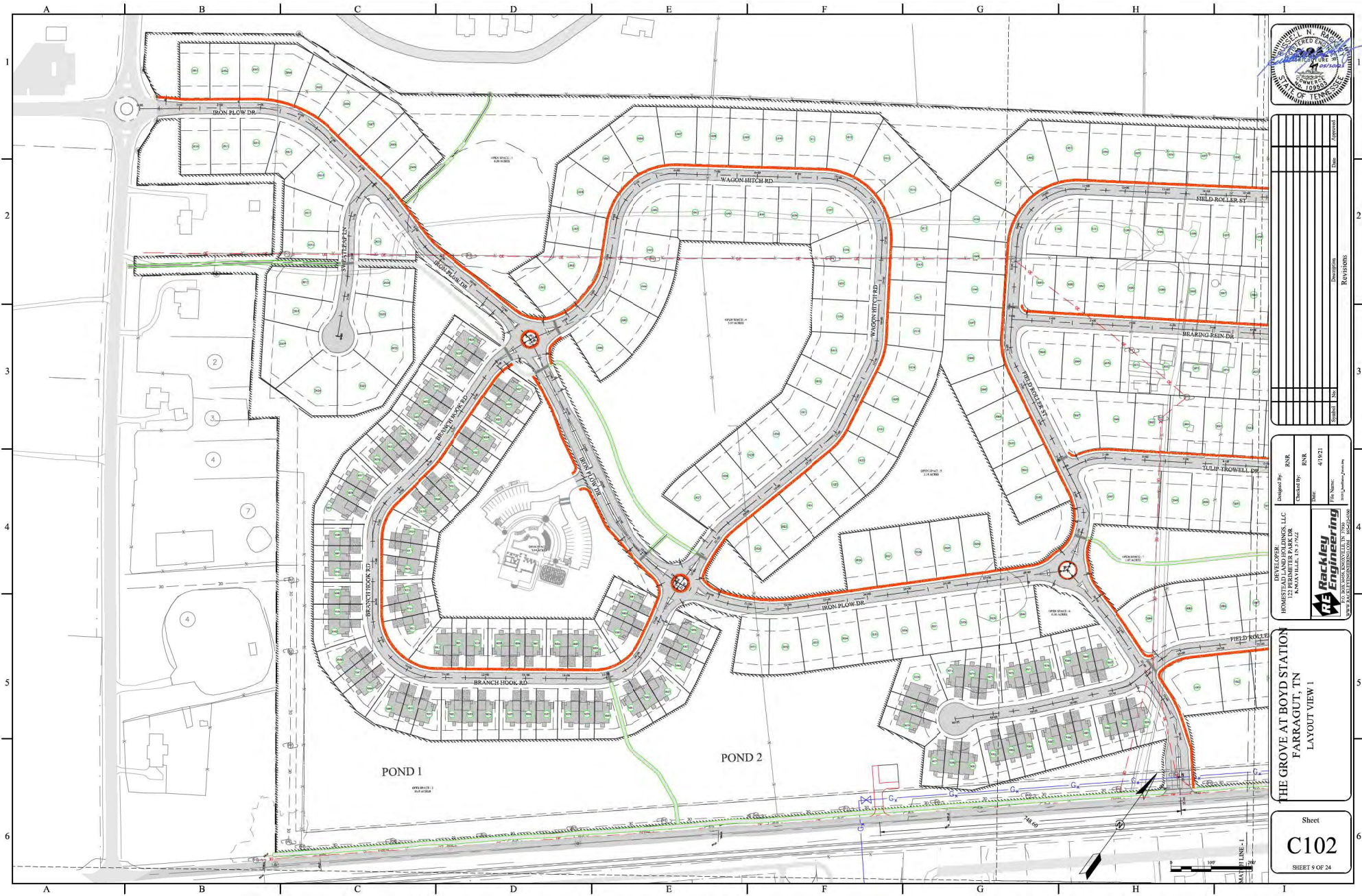
Revisions	Revised	By	Date
1	REVISED LAUL TO ADD LOW STUB	AK/DAJ	RNR

Designed By:	RNR
Checked By:	RNR
Date:	4/19/21
File Name:	
Project Name:	
Project Address:	
Project City:	
Project State:	
Project Zip:	
Project Phone:	
Project Email:	
Project Website:	
Project Social Media:	
Project Other:	

THE GROVE AT BOYD STATION
 FARRAGUT, TN
 OVERALL LAYOUT

Sheet
C101
 SHEET 8 OF 24



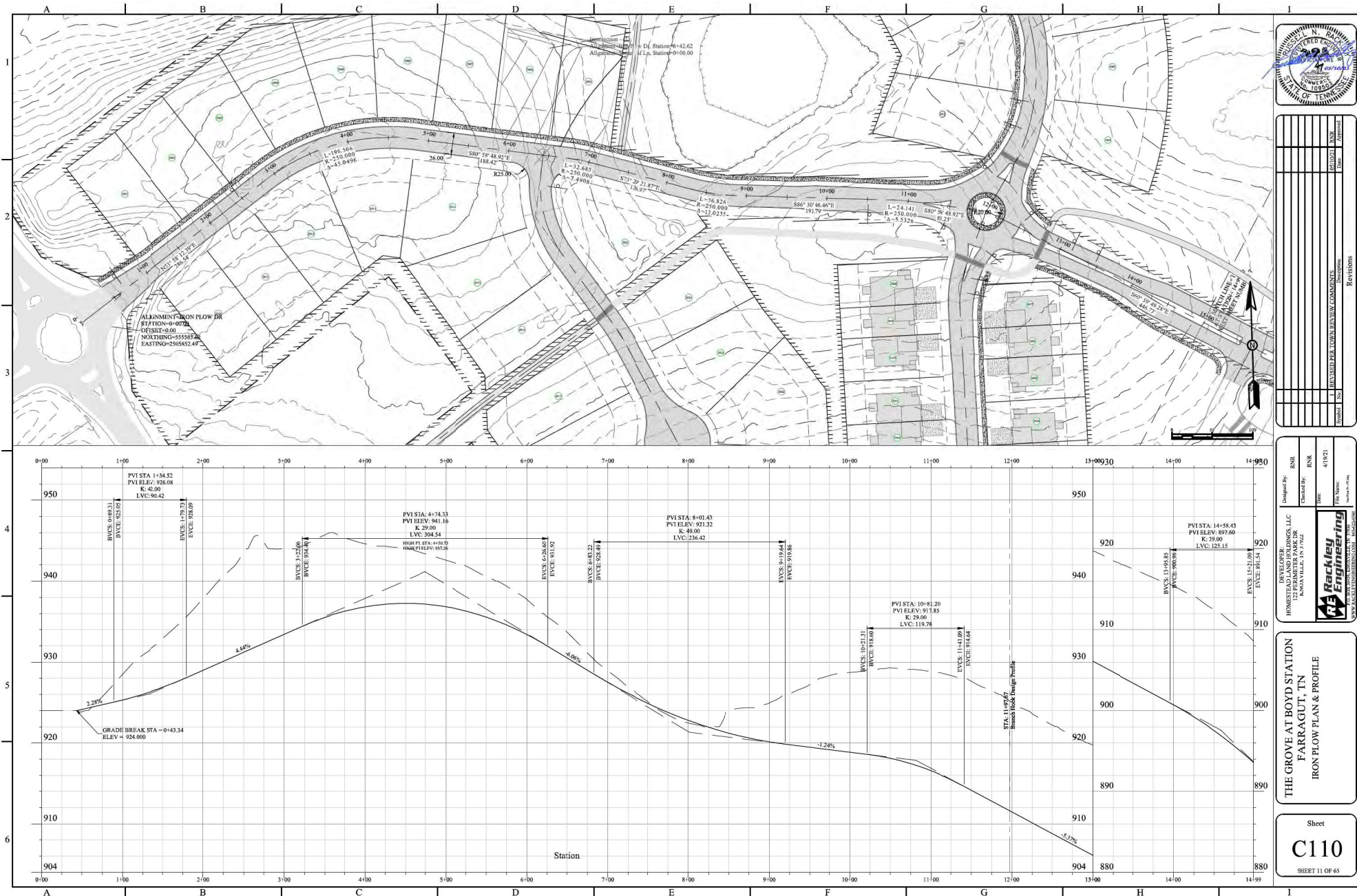


Revisions	
Revised	Description

Designed By: RNR
Checked By: RNR
Date: 4/19/21
Title: **Engineering**
Rackley
www.rackley-engineering.com

BY ORDER OF:
HOMESTEAD AND HOLDINGS, LLC
122 PARAMETER PARK DR
KNOXVILLE, TN 37922

THE GROVE AT BOYD STATION
FARRAGUT, TN
LAYOUT VIEW 1

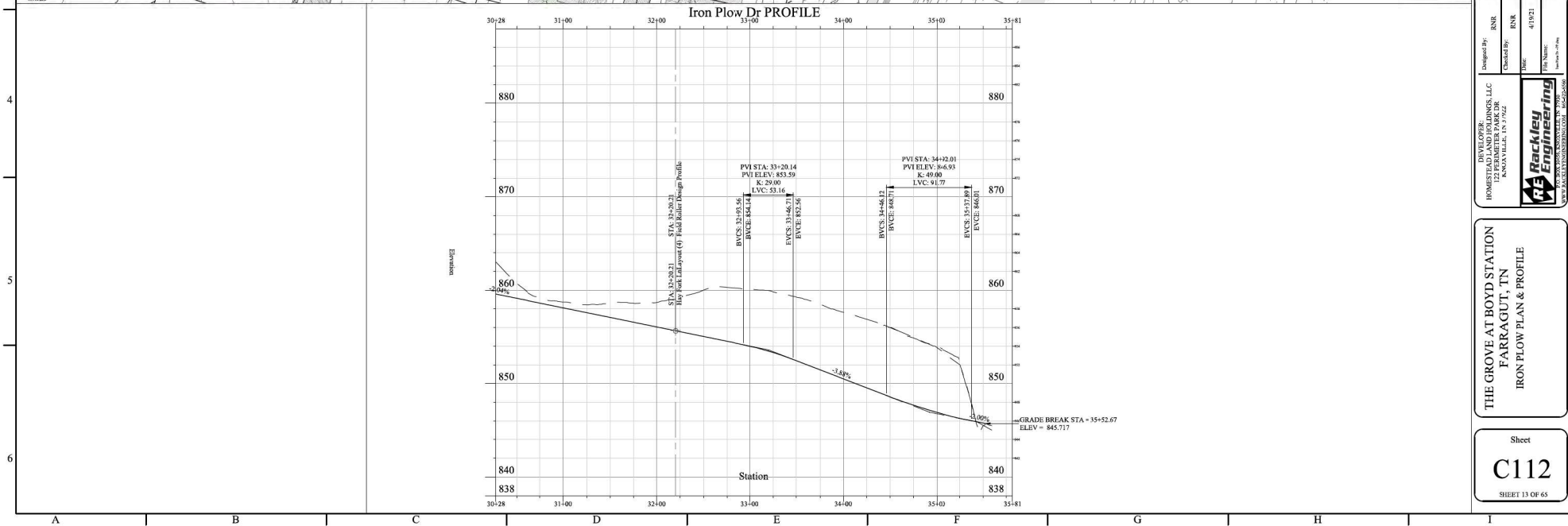


Revisions	By	Date	Description
1	AK	02/15/20	REVISED PRELIMINARY COMMENTS

Designed By: RNR
 Checked By: RNR
 Date: 4/19/21
 Title: THE GROVE AT BOYD STATION FARRAGUT, TN IRON FLOW PLAN & PROFILE
 Project: 122 PERIMETER PARK DR, KNOXVILLE, TN 37922
 Scale: 1" = 40' PLAN, 1" = 10' PROFILE
 Drawn By: RNR

THE GROVE AT BOYD STATION
FARRAGUT, TN
IRON FLOW PLAN & PROFILE

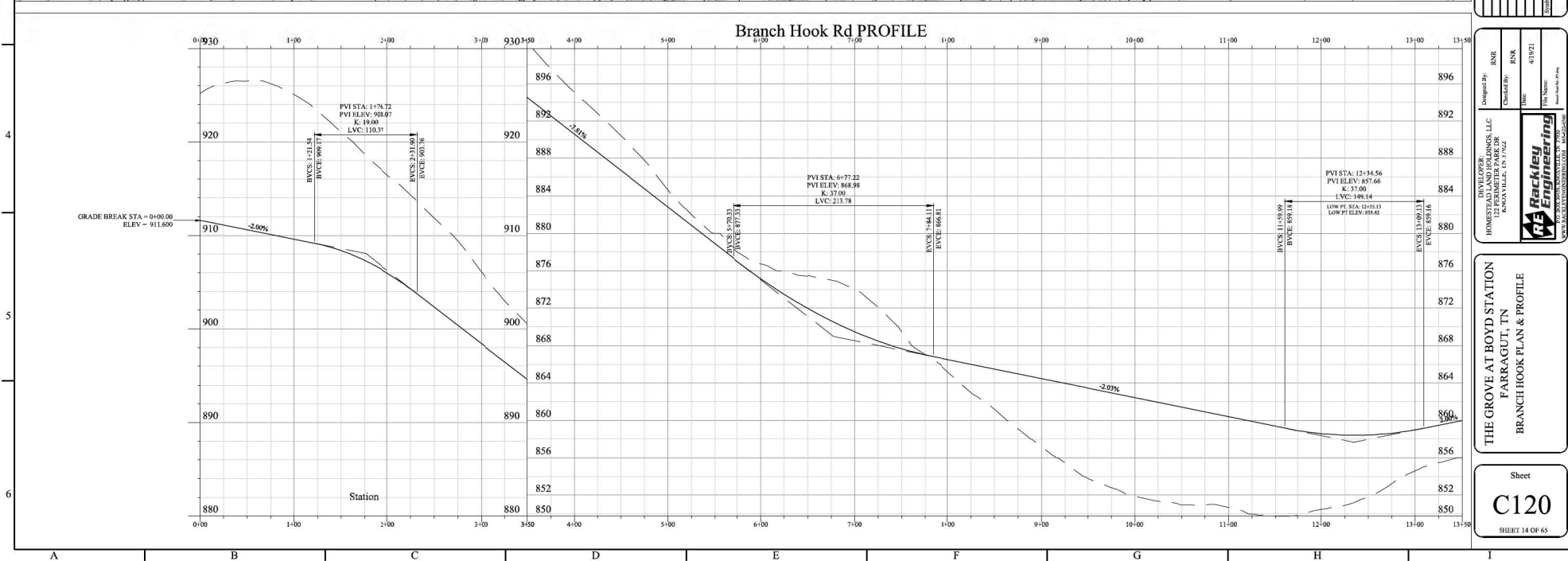
Sheet
C110
 SHEET 11 OF 65



Revisions	By	Date

Designed By: RNR
 Checked By: RNR
 Date: 4/19/21
 Title: Iron Plow Dr Profile
 Project: 122 PARAMETER PARK DR, KNOXVILLE, TN 37912
 Client: RACKLEY ENGINEERING, LLC
 License No. 40810

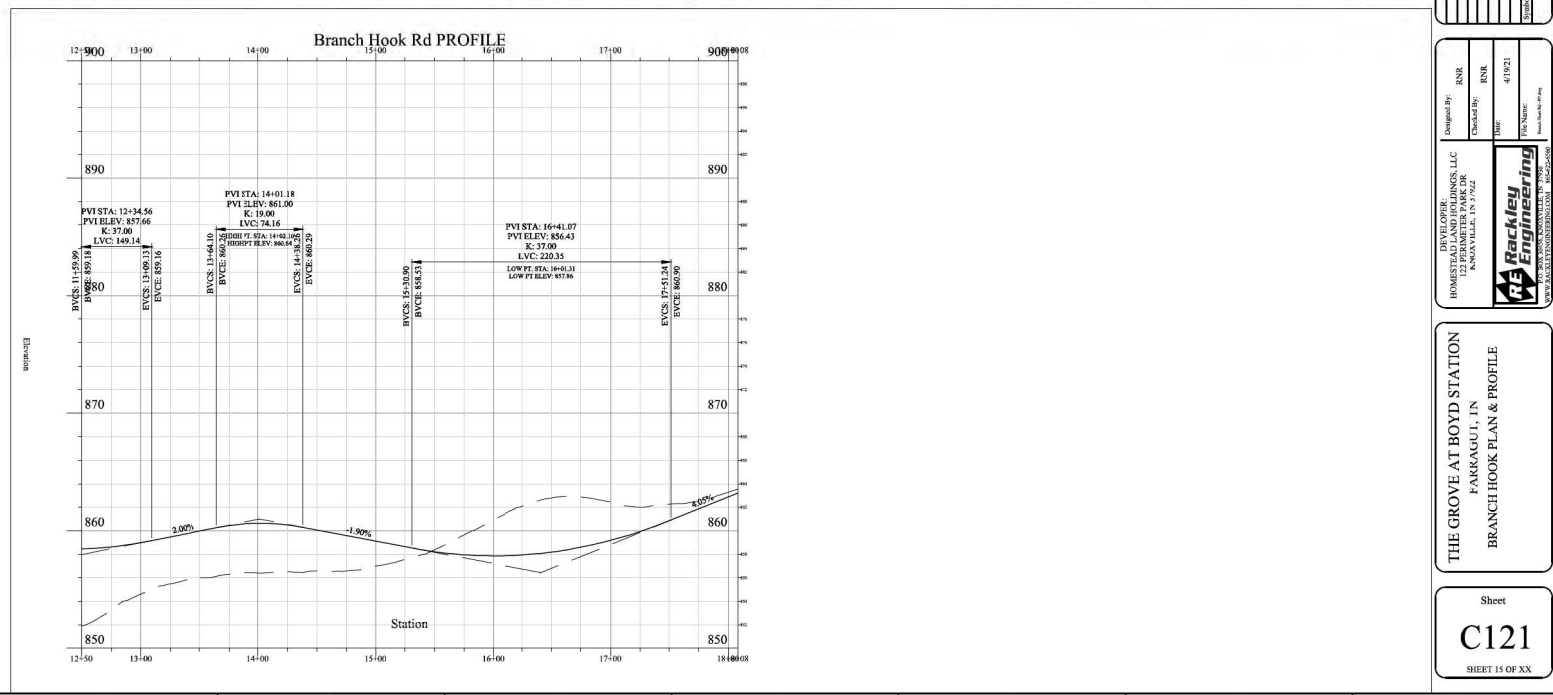
THE GROVE AT BOYD STATION
 FARRAGUT, TN
 IRON PLOW DR PROFILE



Revisions	By	Date	Description

Designed By: RNR
 Checked By: RNR
 Date: 4/19/21
 Title: Branch Hook Rd Profile
 Project: THE GROVE AT BOYD STATION
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
 R Rackley Engineering
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
 615.555.1234
 WWW.RACKLEYENGINEERING.COM

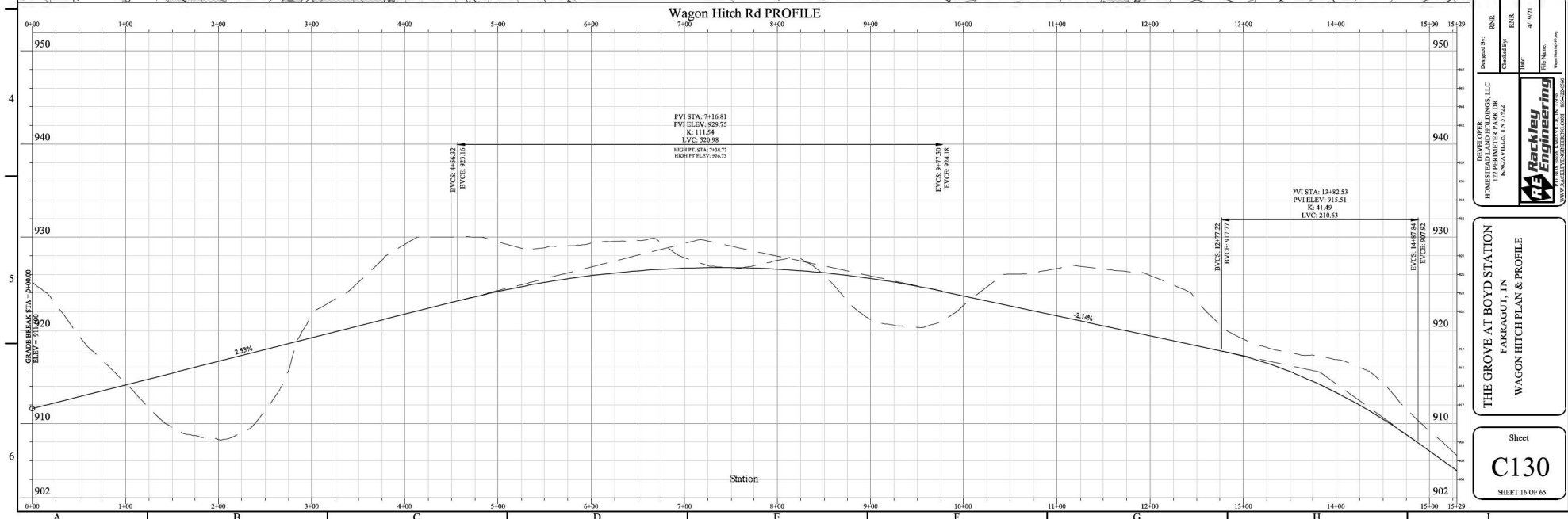
THE GROVE AT BOYD STATION
 FARRAGUT, TN
 BRANCH HOOK PLAN & PROFILE



Revisions	Revised By	Date

DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 4/19/21
 PROJECT: THE GROVE AT BOYD STATION
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
RE Rackley Engineering
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
 615.555.1234
 WWW.RACKLEYENGINEERING.COM

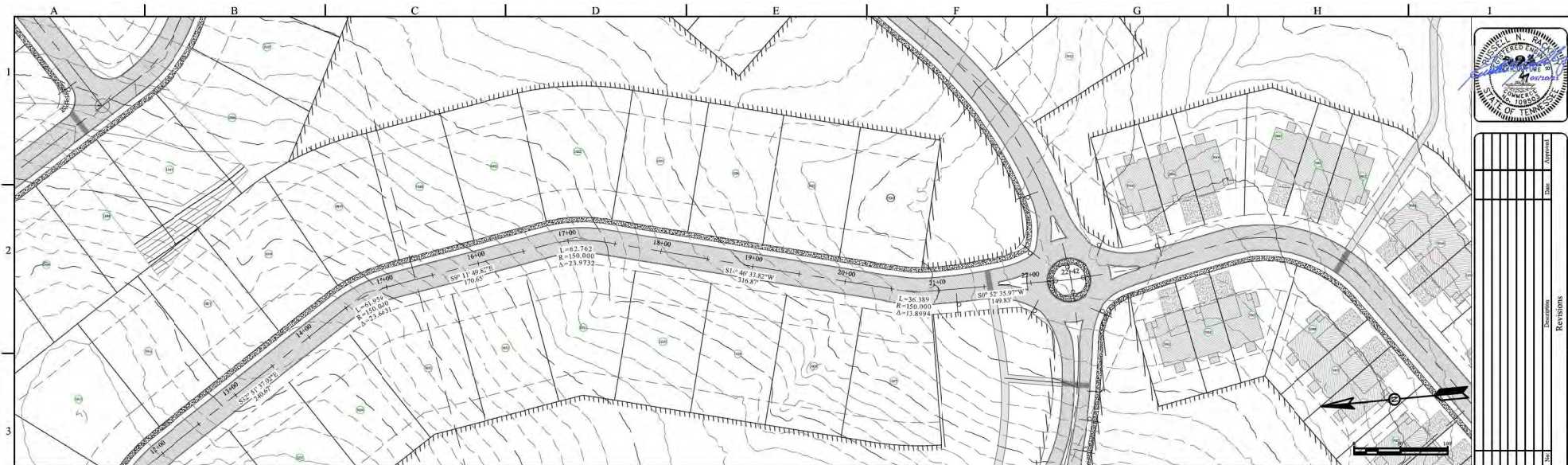
THE GROVE AT BOYD STATION
 PARKING LOT 1
 BRANCH HOOK PLAN & PROFILE



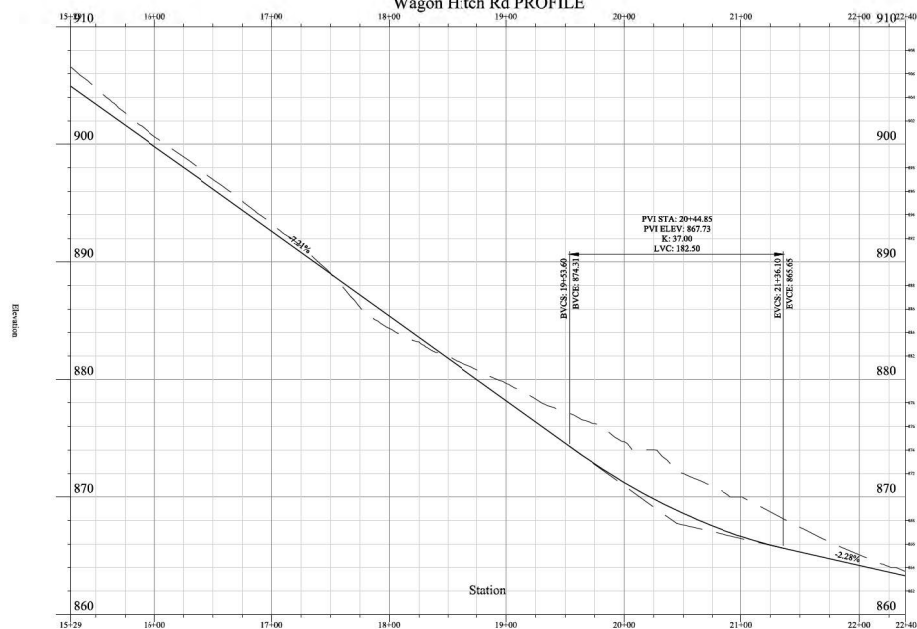
Revisions	By	Date	Description

DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 4/19/21
 PROJECT: 122 PERIMETER PARK DR
 KNOXVILLE, TN 37912
 RACKLEY ENGINEERING
 1000 N. W. 10TH AVE. SUITE 100
 MIAMI, FL 33136

THE GROVE AT BOYD STATION
 PARKING LOT, IN
 WAGON HITCH PLAN & PROFILE



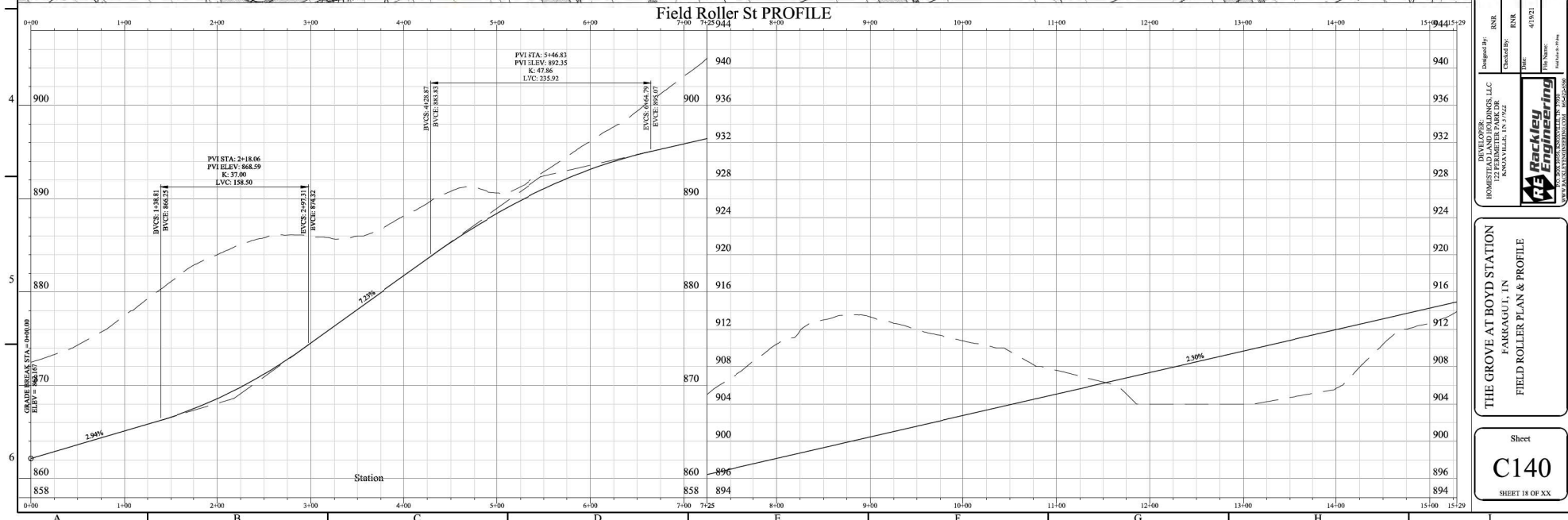
Wagon Hitch Rd PROFILE



Revisions	Revised By	Date

DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 4/19/21
 TITLE: Wagon Hitch Rd Profile
 PROJECT: THE GROVE AT BOYD STATION
 CLIENT: HONIGSMAN AND BERLINSKY, LLC
 ADDRESS: 122 PARAMETER PARK DR
 CITY: KNOXVILLE, TN 37922
 PHONE: 615.555.1234
 FAX: 615.555.1235
 WWW.RACKLEYENGINEERING.COM

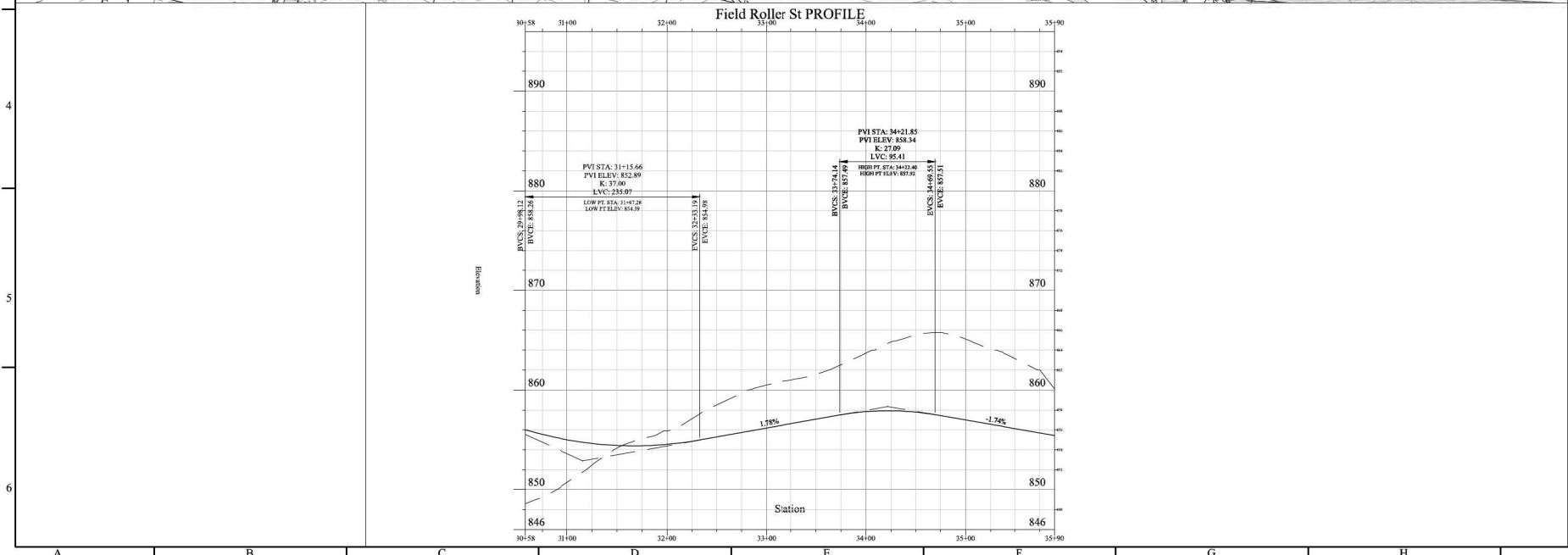
THE GROVE AT BOYD STATION
 PARKING LOT, IN
 WAGON HITCH PLAN & PROFILE



Revisions	
Symbol	Description

Designed By: RNR
 Checked By: RNR
 Date: 4/19/21
 Title: THE GROVE AT BOYD STATION
 122 PARAMETER PARK DR
 KNOXVILLE, TN 37942
RE Rackley Engineering
 122 PARAMETER PARK DR
 KNOXVILLE, TN 37942

THE GROVE AT BOYD STATION
 122 PARAMETER PARK DR
 KNOXVILLE, TN 37942
 FIELD ROLLER PLAN & PROFILE



Revisions	
Revised	Description

DESIGNED BY: RNR

CHECKED BY: RNR

DATE: 4/19/21

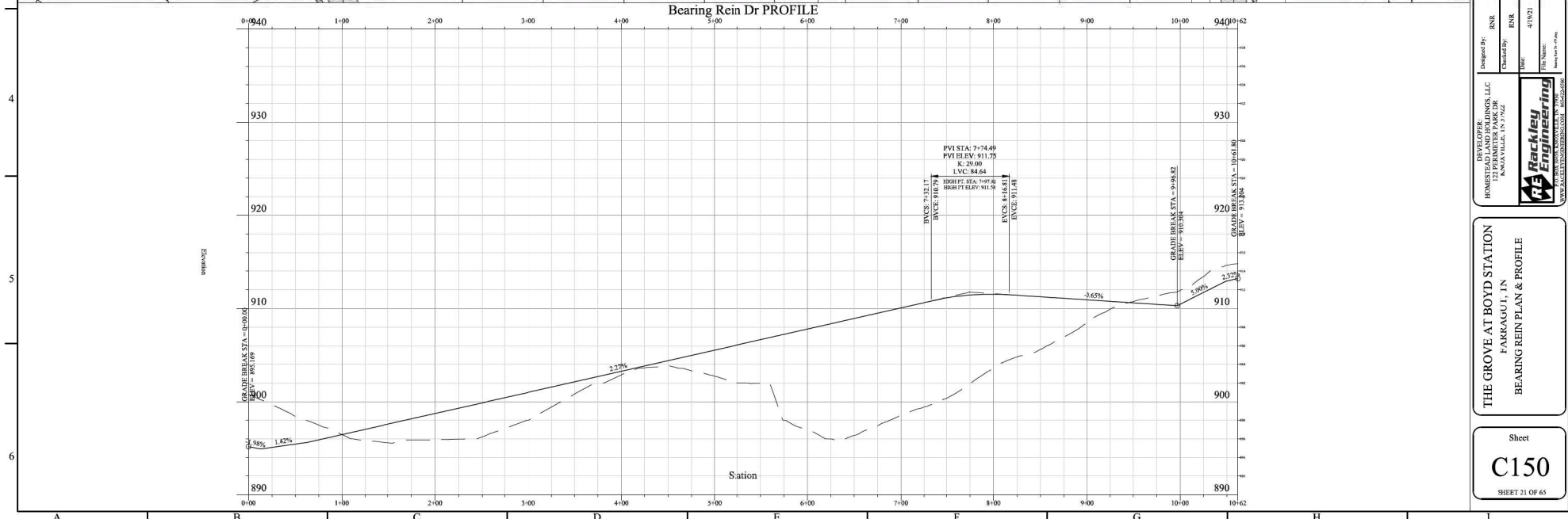
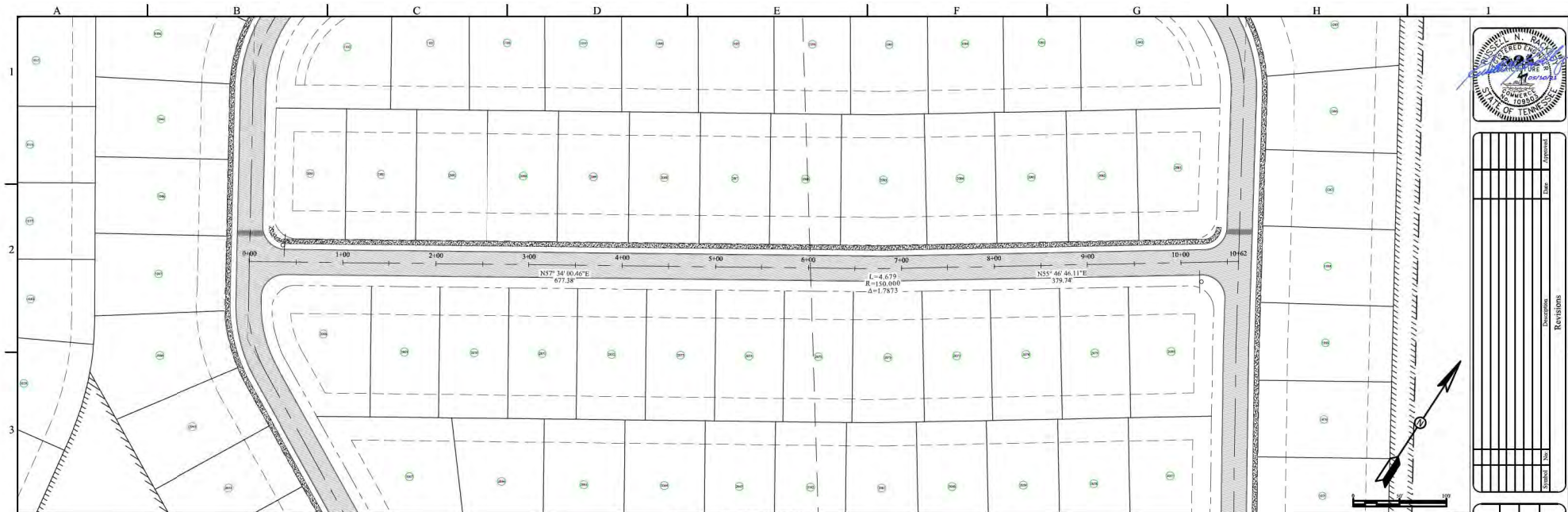
FILE NAME: 122 PERIMETER PARK DR

RE Rackley Engineering

122 PERIMETER PARK DR
KNOXVILLE, TN 37912
WWW.RACKLEYENGINEERING.COM

THE GROVE AT BOYD STATION
PARKWAY I, IN
FIELD ROLLER PLAN & PROFILE

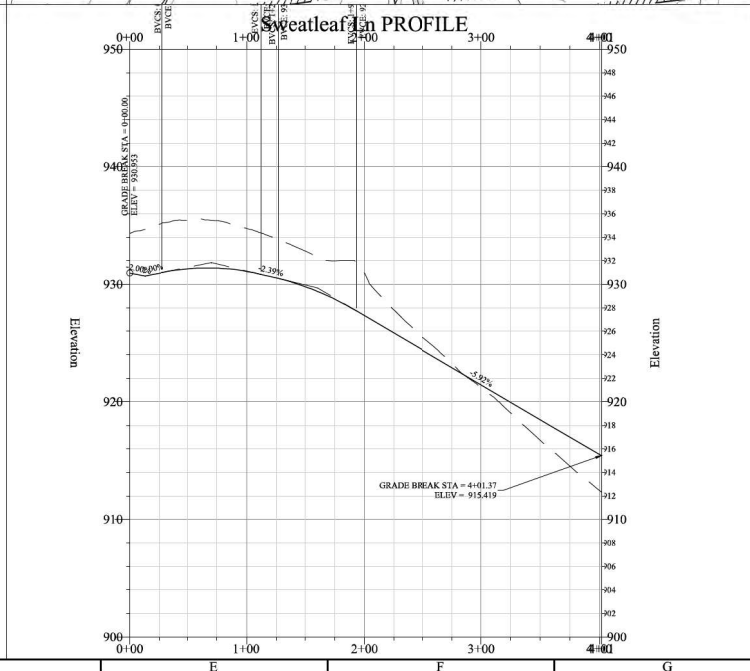
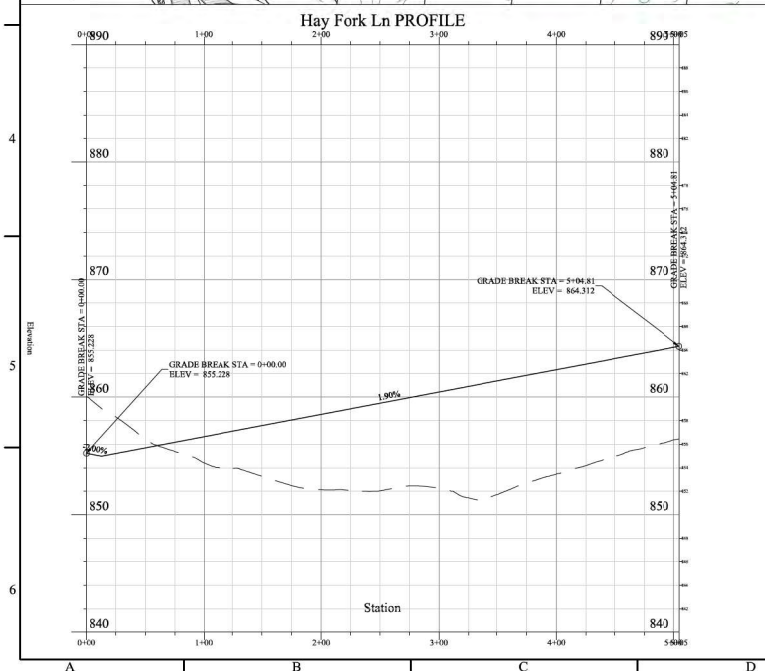
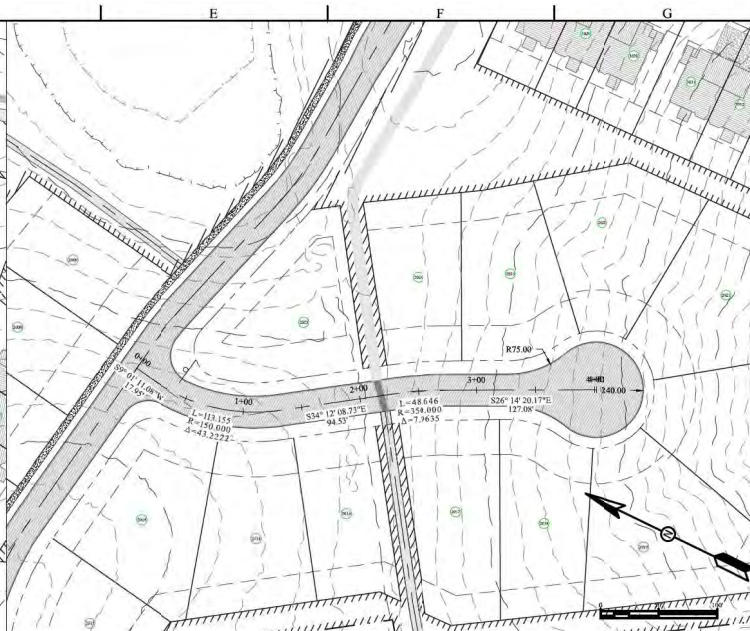
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SHEET 20 OF XX



Revisions	By	Date	Description

DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 4/19/21
 PROJECT: 122 PERIMETER PARK DR, KENDALLVILLE, IN 47957
 DRAWN BY: RNR
 SCALE: AS SHOWN
 SHEET: 21 OF 65

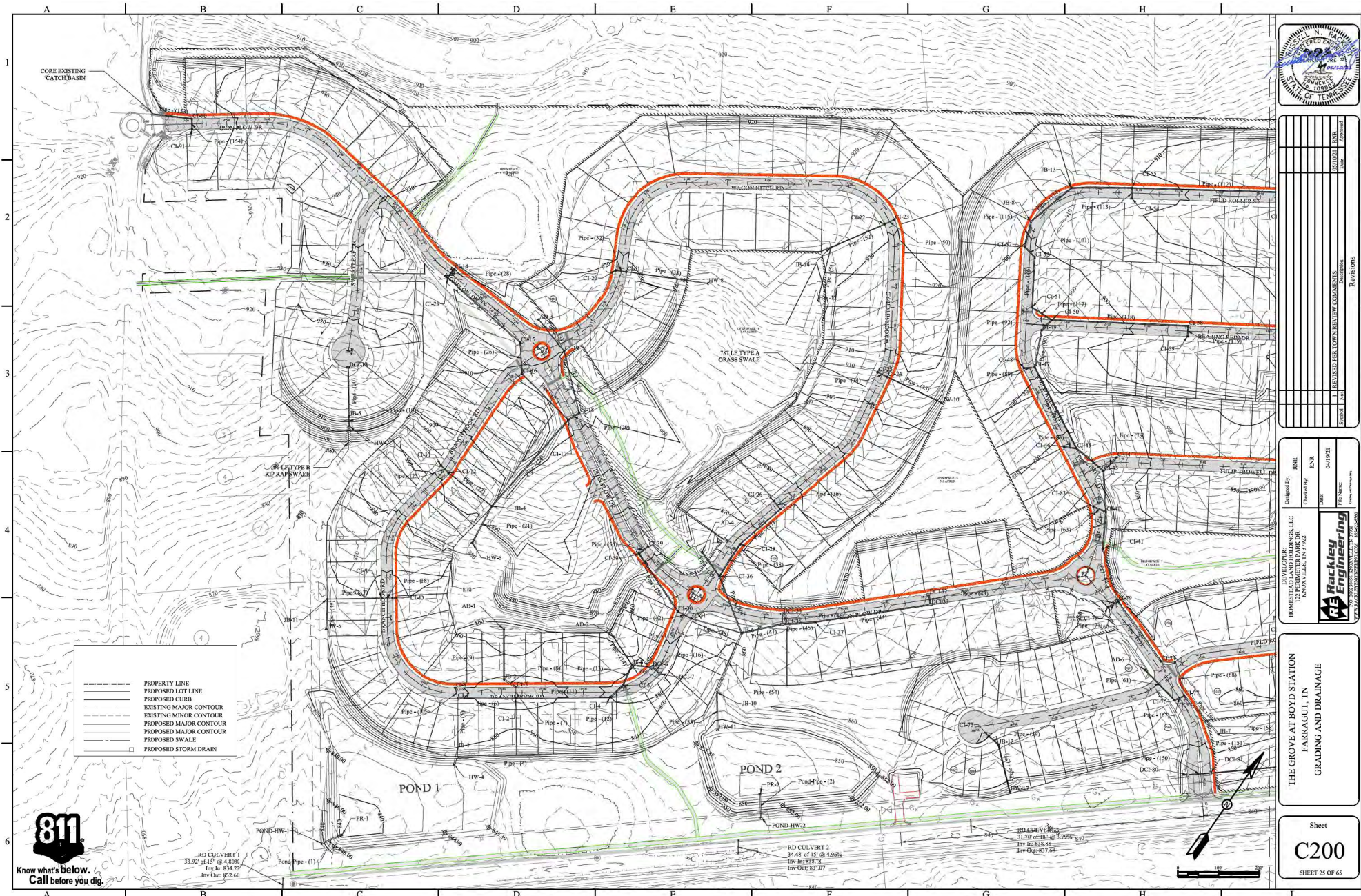
THE GROVE AT BOYD STATION
 PARKING LOT, IN
 BEARING REIN PLAN & PROFILE



Revisions	By	Date

DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 4/19/21
 PROJECT: HOMESTEAD AND BOLLING'S, LLC
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
RE Rackley Engineering
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
 WWW.RACKLEYENGINEERING.COM

THE GROVE AT BOYD STATION
 PARKING LOT 1, IN
 HAY FORK & SWEATLEAF PLAN & PROFILE

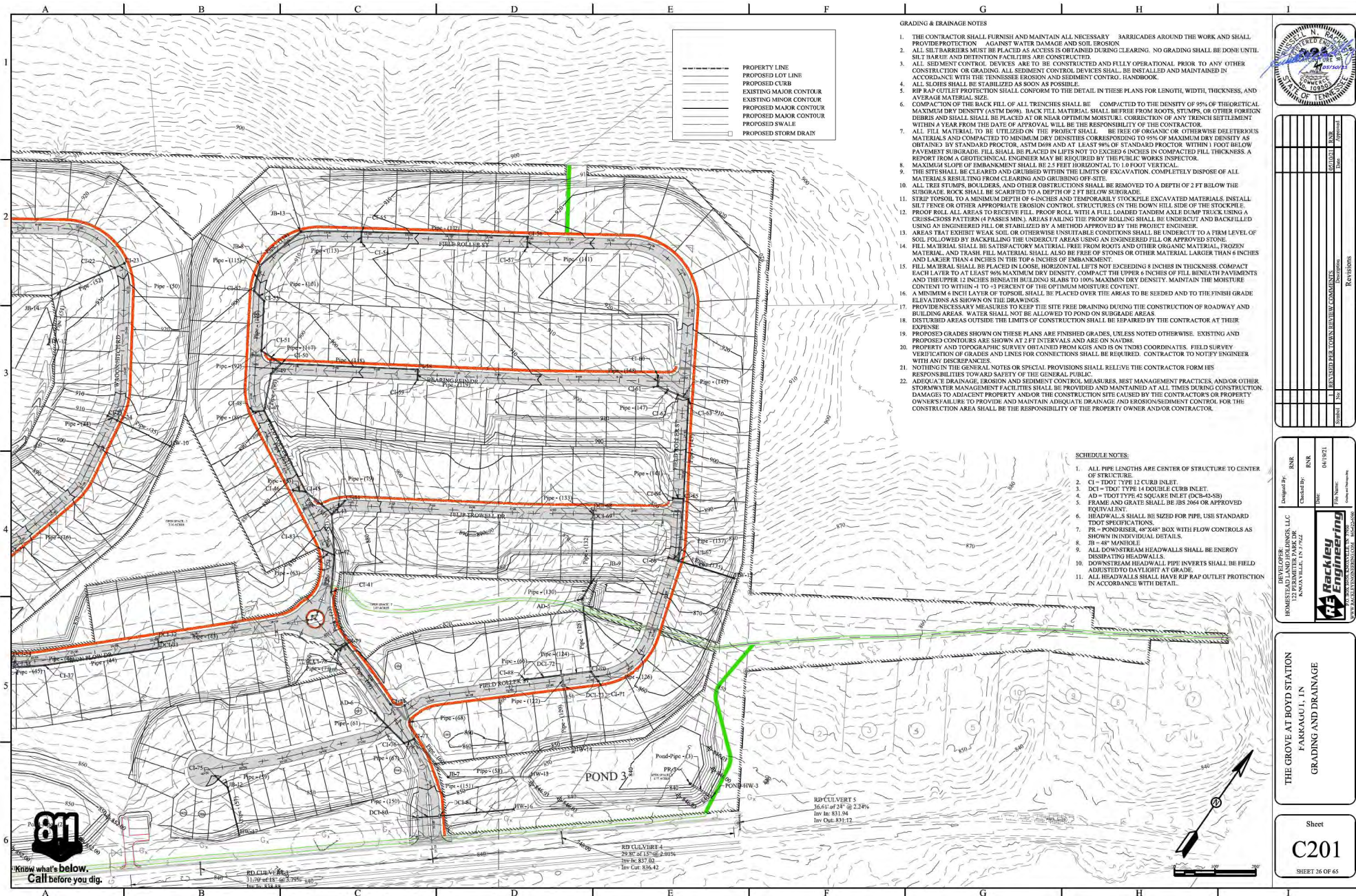


Revisions	By	Date	Description
1	AK	04/01/21	REVISED PRELIMINARY COMMENTS
2			
3			
4			
5			
6			

Designed By:	AK
Checked By:	AK
Date:	04/01/21
File Name:	
Drawn By:	

BY: AK
 HOMESTEAD AND HOLDINGS, LLC
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922

Sheet
C200
 SHEET 25 OF 65



Storm Network - (1) STRUCTURE TABLE				Storm Network - (1) STRUCTURE TABLE				Storm Network - (1) STRUCTURE TABLE				Storm Network - (1) Pipe Table						
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT	STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT	STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT	NAME	SIZE	LENGTH	SLOPE	MATERIAL		
1	CI-14	7777 RIM = 919.85 SUMP = 913.4 INV OUT = 913.45	Pipe - (28), 18" RCP INV IN = 913.19	CI-11	7777 RIM = 892.00 SUMP = 887.7 INV OUT = 887.69	Pipe - (23), 18" RCP INV IN = 886.99	Pipe - (23), 18" RCP INV OUT = 887.69	CI-1	7777 RIM = 860.34 SUMP = 845.2 INV IN = 845.26 INV IN = 854.04 INV OUT = 845.16	Pipe - (5), 36" RCP INV IN = 845.26 Pipe - (10), 18" RCP INV IN = 854.04	Pipe - (5), 48" RCP INV OUT = 845.16	Pipe - (7)	36"	26.00	1.00%	RCP		
	CI-29	7777 RIM = 919.85 SUMP = 913.2 INV IN = 913.19 INV OUT = 913.19	Pipe - (28), 18" RCP INV IN = 913.19	CI-12	7777 RIM = 891.65 SUMP = 886.99 INV IN = 886.99 INV OUT = 883.64	Pipe - (23), 18" RCP INV IN = 886.99	Pipe - (22), 18" RCP INV OUT = 883.64		JB-1	15" RIM = 859.75 SUMP = 844.4 INV IN = 844.55 INV OUT = 844.45	Pipe - (5), 48" RCP INV IN = 844.55	Pipe - (6), 48" RCP INV OUT = 844.45	Pipe - (6)	36"	144.93	0.50%	RCP	
	CI-23	7777 RIM = 920.53 SUMP = 916.3 INV OUT = 916.25	Pipe - (50), 18" RCP INV IN = 914.84	HW-6	7777 RIM = 890.49 SUMP = 881.44 INV IN = 881.44	Pipe - (21), 24" RCP INV IN = 881.44			JB-2	48" RIM = 859.53 SUMP = 850.1 INV IN = 850.17 INV OUT = 850.07	Pipe - (9), 36" RCP INV IN = 850.17	Pipe - (9), 36" RCP INV OUT = 850.07	Pipe - (5)	48"	122.99	0.50%	RCP	
	CI-22	7777 RIM = 920.48 SUMP = 914.5 INV IN = 914.84 INV OUT = 914.46	Pipe - (50), 18" RCP INV IN = 914.84	CI-26	7777 RIM = 874.89 SUMP = 870.6 INV OUT = 870.64	Pipe - (36), 18" RCP INV IN = 870.64	Pipe - (36), 18" RCP INV OUT = 870.64		CI-4	7777 RIM = 859.49 SUMP = 847.2 INV IN = 847.34 INV OUT = 847.24	Pipe - (12), 24" RCP INV IN = 847.34	Pipe - (11), 36" RCP INV OUT = 847.24	Pipe - (4)	48"	35.57	1.00%	RCP	
	CI-21	7777 RIM = 919.29 SUMP = 914.2 INV IN = 914.21 INV OUT = 914.21	Pipe - (32), 18" RCP INV IN = 914.21	CI-27	7777 RIM = 874.84 SUMP = 870.4 INV IN = 870.38 INV OUT = 870.38	Pipe - (36), 18" RCP INV IN = 870.38	Pipe - (37), 18" RCP INV OUT = 870.38		CI-5	7777 RIM = 858.83 SUMP = 847.6 INV IN = 847.72 INV OUT = 847.55	Pipe - (13), 24" RCP INV IN = 847.72	Pipe - (12), 24" RCP INV OUT = 847.55	Pipe - (17)	18"	135.00	1.00%	RCP	
2	CI-20	7777 RIM = 918.73 SUMP = 914.5 INV OUT = 914.48	Pipe - (32), 18" RCP INV OUT = 914.48	CI-28	7777 RIM = 867.45 SUMP = 858.9 INV IN = 859.58 INV OUT = 858.86	Pipe - (37), 18" RCP INV IN = 859.58	Pipe - (38), 24" RCP INV OUT = 858.86	CI-3	7777 RIM = 858.16 SUMP = 847.2 INV IN = 849.72 INV IN = 846.08 INV OUT = 845.98	Pipe - (13), 24" RCP INV IN = 847.72	Pipe - (12), 24" RCP INV OUT = 847.55	Pipe - (18)	18"	126.00	1.00%	RCP		
	JB-14	48" RIM = 921.82 SUMP = 913.5 INV IN = 913.49 INV OUT = 913.49	Pipe - (52), 18" RCP INV IN = 913.49	CI-9	7777 RIM = 867.33 SUMP = 862.7 INV IN = 862.82 INV OUT = 862.72	Pipe - (18), 18" RCP INV IN = 862.82	Pipe - (17), 18" RCP INV OUT = 862.72		CI-2	7777 RIM = 858.16 SUMP = 846.6 INV IN = 849.36 INV IN = 846.08 INV OUT = 845.98	Pipe - (8), 36" RCP INV IN = 849.72	Pipe - (7), 36" RCP INV OUT = 849.62	Pipe - (10)	18"	120.81	4.62%	RCP	
	HW-8	7777 RIM = 915.34 SUMP = 912.59 INV IN = 912.59	Pipe - (33), 18" RCP INV IN = 912.59	CI-10	7777 RIM = 867.33 SUMP = 863.1 INV OUT = 863.08		Pipe - (18), 18" RCP INV OUT = 863.08		CI-2	7777 RIM = 858.16 SUMP = 846.0 INV IN = 849.36 INV IN = 846.08 INV OUT = 845.98	Pipe - (7), 36" RCP INV IN = 849.36 Pipe - (11), 36" RCP INV IN = 846.08	Pipe - (6), 36" RCP INV OUT = 845.98	Pipe - (19)	18"	23.19	0.62%	RCP	
	DCI-13	7777 RIM = 914.62 SUMP = 910.4 INV OUT = 910.37	Pipe - (20), 18" RCP INV OUT = 910.37	JB-11	48" RIM = 865.80 SUMP = 861.3 INV IN = 861.37 INV OUT = 861.27	Pipe - (17), 18" RCP INV IN = 861.37	Pipe - (49), 18" DW HDPE INV OUT = 861.27		DCI-7	7777 RIM = 857.60 SUMP = 851.4 INV OUT = 853.35		Pipe - (16), 18" RCP INV OUT = 853.35	Pipe - (21)	24"	103.38	0.81%	RCP	
	JB-5	48" RIM = 914.25 SUMP = 904.6 INV IN = 904.79 INV OUT = 904.59	Pipe - (20), 18" RCP INV IN = 904.79	CI-36	7777 RIM = 863.34 SUMP = 858.6 INV IN = 857.09 INV IN = 857.03 INV OUT = 856.80	Pipe - (38), 24" RCP INV IN = 857.09 Pipe - (39), 24" RCP INV IN = 857.03	Pipe - (40), 24" RCP INV OUT = 856.80		DCI-6	7777 RIM = 857.60 SUMP = 851.4 INV OUT = 851.35	Pipe - (16), 18" RCP INV IN = 853.09 INV OUT = 848.86	Pipe - (15), 24" RCP INV OUT = 848.86	Pipe - (27)	18"	240.49	1.65%	RCP	
3	AD-3	7777 RIM = 913.00 SUMP = 908.8 INV OUT = 908.75	Pipe - (31), 18" RCP INV OUT = 908.75	DCI-32	7777 RIM = 862.84 SUMP = 858.6 INV OUT = 858.59		Pipe - (43), 24" RCP INV OUT = 858.59	AD-2	7777 RIM = 856.86 SUMP = 853.3 INV OUT = 853.28		Pipe - (14), 18" RCP INV OUT = 853.28	Pipe - (25)	18"	161.30	1.39%	RCP		
	CI-15	7777 RIM = 912.92 SUMP = 908.8 INV IN = 909.21 INV OUT = 908.79	Pipe - (27), 18" RCP INV IN = 909.21	DCI-33	7777 RIM = 862.84 SUMP = 858.3 INV IN = 858.33 INV OUT = 858.33	Pipe - (43), 24" RCP INV IN = 858.33	Pipe - (44), 24" RCP INV OUT = 858.33		AD-1	7777 RIM = 856.24 SUMP = 851.4 INV OUT = 851.40	Pipe - (9), 36" RCP INV OUT = 851.40		Pipe - (24)	24"	283.44	2.30%	RCP	
	CI-19	7777 RIM = 910.05 SUMP = 905.6 INV IN = 905.61 INV OUT = 905.61	Pipe - (31), 18" RCP INV IN = 905.61	AD-4	7777 RIM = 862.83 SUMP = 858.6 INV OUT = 858.58		Pipe - (39), 24" RCP INV OUT = 858.58		JB-10	48" RIM = 854.45 SUMP = 847.0 INV IN = 847.24 INV OUT = 847.03	Pipe - (54), 36" RCP INV IN = 847.24	Pipe - (53), 36" DW HDPE INV OUT = 847.03	Pipe - (31)	18"	100.34	3.13%	RCP	
	CI-16	7777 RIM = 908.03 SUMP = 898.7 INV IN = 903.78 INV OUT = 898.71	Pipe - (26), 18" RCP INV IN = 903.78	CI-37	7777 RIM = 862.66 SUMP = 855.5 INV IN = 855.46 INV OUT = 855.46	Pipe - (44), 24" RCP INV IN = 855.46	Pipe - (45), 24" RCP INV OUT = 855.46		HW-4	7777 RIM = 846.76 SUMP = 844.01 INV IN = 844.01	Pipe - (6), 48" RCP INV IN = 844.01		Pipe - (30)	18"	156.66	5.25%	RCP	
	HW-7	7777 RIM = 907.20 SUMP = 900.7 INV IN = 904.45	Pipe - (19), 18" RCP INV IN = 904.45	CI-30	7777 RIM = 862.36 SUMP = 857.4 INV IN = 857.41 INV OUT = 857.43	Pipe - (55), 24" RCP INV IN = 857.41	Pipe - (42), 18" RCP INV OUT = 857.43		HW-12	7777 RIM = 814.86 SUMP = 812.28 INV IN = 812.28	Pipe - (51), 18" DW HDPE INV IN = 812.28		Pipe - (42)	18"	37.54	1.40%	RCP	
4	CI-24	7777 RIM = 905.35 SUMP = 900.7 INV IN = 900.84 INV OUT = 900.71	Pipe - (34), 18" RCP INV IN = 900.84	CI-31	7777 RIM = 861.15 SUMP = 856.8 INV IN = 856.90 INV OUT = 856.79	Pipe - (42), 18" RCP INV IN = 856.90	Pipe - (48), 18" RCP INV OUT = 856.79	CI-38	7777 RIM = 871.30 SUMP = 866.0 INV IN = 866.74 INV OUT = 866.04	Pipe - (56), 24" RCP INV IN = 866.74	Pipe - (55), 24" RCP INV OUT = 866.04	Pipe - (48)	18"	129.32	1.26%	RCP		
	CI-25	7777 RIM = 905.35 SUMP = 901.1 INV OUT = 901.10	Pipe - (34), 18" RCP INV OUT = 901.10	DCI-35	7777 RIM = 861.12 SUMP = 856.9 INV OUT = 856.87	Pipe - (46), 18" RCP INV IN = 856.61 Pipe - (45), 24" RCP INV IN = 854.65	Pipe - (47), 24" RCP INV OUT = 854.37		CI-39	7777 RIM = 871.28 SUMP = 867.0 INV OUT = 867.03		Pipe - (56), 24" RCP INV OUT = 867.03	Pipe - (49)	24"	150.73	2.00%	RCP	
	CI-18	7777 RIM = 901.63 SUMP = 897.4 INV IN = 897.38 INV OUT = 897.38	Pipe - (30), 18" RCP INV IN = 897.38	DCI-34	7777 RIM = 861.12 SUMP = 856.9 INV OUT = 856.87		Pipe - (46), 18" RCP INV OUT = 856.87		HW-5	7777 RIM = 863.09 SUMP = 860.0 INV IN = 860.52 INV IN = 860.52	Pipe - (49), 18" DW HDPE INV IN = 860.52		Pipe - (43)	24"	26.00	1.00%	RCP	
	CI-17	7777 RIM = 901.58 SUMP = 896.2 INV IN = 896.47 INV IN = 897.05 INV OUT = 896.24	Pipe - (25), 18" RCP INV IN = 896.47 Pipe - (29), 24" RCP INV IN = 897.05	Pipe - (24), 24" RCP INV OUT = 896.24	JB-6	48" RIM = 861.03 SUMP = 852.2 INV IN = 853.79 INV IN = 855.17 INV IN = 852.27 INV OUT = 852.17	Pipe - (40), 24" RCP INV IN = 853.79 Pipe - (48), 18" RCP INV IN = 855.17 Pipe - (47), 24" RCP INV IN = 852.27		Pipe - (54), 36" RCP INV OUT = 852.17	HW-11	7777 RIM = 848.52 SUMP = 845.95 INV IN = 845.95	Pipe - (53), 36" DW HDPE INV IN = 845.95		Pipe - (49)	18"	73.75	1.02%	DW HDPE
	HW-10	7777 RIM = 898.59 SUMP = 895.84 INV IN = 895.84	Pipe - (35), 18" RCP INV IN = 895.84		CI-8	7777 RIM = 860.47 SUMP = 856.2 INV OUT = 856.32			Pipe - (10), 18" RCP INV OUT = 856.32	CI-90	7777 RIM = 925.46 SUMP = 921.9 INV IN = 921.95 INV OUT = 921.95	Pipe - (154), 18" RCP INV IN = 921.95	Pipe - (153), 18" RCP INV OUT = 921.95	Pipe - (45)	24"	171.31	5.04%	RCP
5	JB-4	48" RIM = 896.12 SUMP = 882.3 INV IN = 882.28 INV IN = 888.73 INV OUT = 882.28	Pipe - (22), 18" RCP INV IN = 882.28 Pipe - (24), 24" RCP INV IN = 888.73	Pipe - (21), 24" RCP INV OUT = 882.28	JB-3	48" RIM = 860.36 SUMP = 848.3 INV IN = 848.35 INV IN = 852.44 INV OUT = 848.26	Pipe - (15), 24" RCP INV IN = 848.35 Pipe - (14), 18" RCP INV IN = 852.44	Pipe - (13), 24" RCP INV OUT = 848.26	CI-91	7777 RIM = 925.46 SUMP = 922.2 INV OUT = 922.21	Pipe - (154), 18" RCP INV OUT = 922.21	Pipe - (15)	18"	97.58	6.12%	RCP		
				CI-8		7777 RIM = 860.47 SUMP = 856.2 INV OUT = 856.32		Pipe - (10), 18" RCP INV OUT = 856.32	CI-89	7777 RIM = 917.78 SUMP = 917 INV IN = 915.98	Pipe - (153), 18" RCP INV IN = 915.98		Pipe - (154)	18"	26.00	1.00%	RCP	
6																		
A	B	C		D		E		F		G		H						

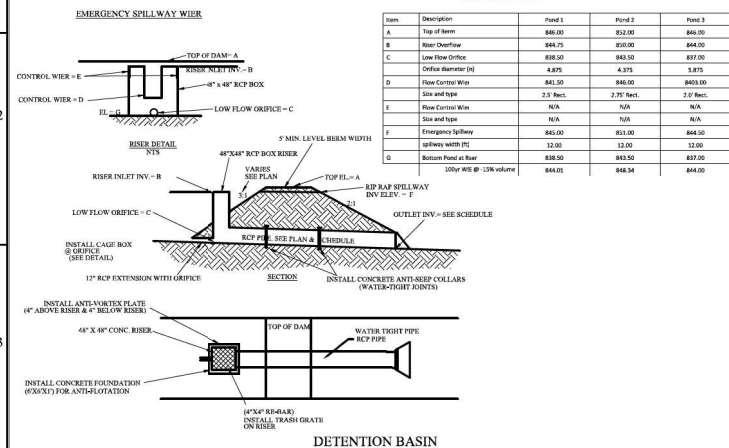


Revisions	By	Date	Description
1	RE	08/24/24	Initial Design
2	RE	08/24/24	Revised Per Town Review Comments
3	RE	08/24/24	Revised Per Town Review Comments
4	RE	08/24/24	Revised Per Town Review Comments
5	RE	08/24/24	Revised Per Town Review Comments
6	RE	08/24/24	Revised Per Town Review Comments

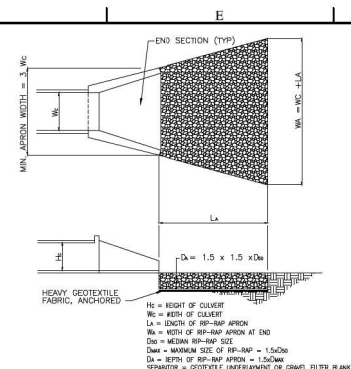
Designed By:	Checked By:	Scale:	File Name:
RNR	RNR	04/02/21	
122 PERIMETER PARK DR	122 PERIMETER PARK DR		
ANDERSONVILLE, IN 47747	ANDERSONVILLE, IN 47747		

THE GROVE AT BOYD STATION
PARKGUT, IN
DRAINAGE SCHEDULE

A				B				C				D				E				F				G				H																																																																								
Storm Network - (2) STRUCTURE TABLE								Storm Network - (2) STRUCTURE TABLE								Storm Network - (2) STRUCTURE TABLE								Storm Network - (2) Pipe Table																																																																												
STRUCTURE NAME:		DETAILS:		PIPES IN:		PIPES OUT		STRUCTURE NAME:		DETAILS:		PIPES IN:		PIPES OUT		STRUCTURE NAME:		DETAILS:		PIPES IN:		PIPES OUT		NAME		SIZE		LENGTH		SLOPE		MATERIAL																																																																				
1	CI-56	RIM = 916.19 SUMP = 910.2 INV IN = 911.28 INV OUT = 910.22	Pipe - (111), 24" RCP INV IN = 911.28	Pipe - (112), 24" RCP INV OUT = 910.22	DCI-69	RIM = 883.18 SUMP = 876.7 INV IN = 876.66 INV OUT = 876.66	Pipe - (133), 24" RCP INV IN = 876.66	Pipe - (132), 24" RCP INV OUT = 876.66	CI-77	RIM = 854.07 SUMP = 848.0 INV IN = 847.97 INV OUT = 848.79	Pipe - (68), 36" RCP INV IN = 847.97	Pipe - (67), 24" RCP INV IN = 848.79	Pipe - (60), 36" RCP INV OUT = 847.97	Pipe - (120) 36"	36"	166.59	1.78%	RCP	CI-57	RIM = 916.19 SUMP = 911.5 INV OUT = 911.54	Pipe - (111), 24" RCP INV IN = 911.54	Pipe - (112), 24" RCP INV OUT = 911.54	CI-61	RIM = 910.45 SUMP = 903.3 INV IN = 903.08 INV OUT = 903.08	Pipe - (147), 24" RCP INV IN = 903.08	Pipe - (145), 24" RCP INV OUT = 903.08	CI-46	RIM = 878.36 SUMP = 874.5 INV OUT = 874.61	Pipe - (83), 24" RCP INV OUT = 874.61	CI-45	RIM = 868.5 SUMP = 869.5 INV IN = 869.49 INV OUT = 869.49	Pipe - (85), 24" RCP INV IN = 869.49	Pipe - (81), 24" RCP INV OUT = 869.49	CI-77	RIM = 854.07 SUMP = 848.0 INV IN = 847.97 INV OUT = 848.79	Pipe - (68), 36" RCP INV IN = 847.97	Pipe - (67), 24" RCP INV IN = 848.79	Pipe - (60), 36" RCP INV OUT = 847.97	Pipe - (120) 36"	36"	166.59	1.78%	RCP																																																									
																																												CI-62	RIM = 910.45 SUMP = 903.3 INV IN = 903.08 INV OUT = 903.08	Pipe - (147), 24" RCP INV IN = 903.08	Pipe - (145), 24" RCP INV OUT = 903.08	CI-46	RIM = 878.36 SUMP = 874.5 INV OUT = 874.61	Pipe - (83), 24" RCP INV OUT = 874.61	CI-45	RIM = 868.5 SUMP = 869.5 INV IN = 869.49 INV OUT = 869.49	Pipe - (85), 24" RCP INV IN = 869.49	Pipe - (81), 24" RCP INV OUT = 869.49	CI-77	RIM = 854.07 SUMP = 848.0 INV IN = 847.97 INV OUT = 848.79	Pipe - (68), 36" RCP INV IN = 847.97	Pipe - (67), 24" RCP INV IN = 848.79	Pipe - (60), 36" RCP INV OUT = 847.97	Pipe - (120) 36"	36"	166.59	1.78%	RCP																																				
																																																																	CI-60	RIM = 910.04 SUMP = 903.8 INV OUT = 905.79	Pipe - (148), 24" RCP INV IN = 905.79	Pipe - (147), 24" RCP INV OUT = 905.79	CI-67	RIM = 877.33 SUMP = 871.6 INV OUT = 871.57	Pipe - (137), 24" RCP INV IN = 871.32	Pipe - (135), 24" RCP INV OUT = 869.63	CI-77	RIM = 854.07 SUMP = 848.0 INV IN = 847.97 INV OUT = 848.79	Pipe - (68), 36" RCP INV IN = 847.97	Pipe - (67), 24" RCP INV IN = 848.79	Pipe - (60), 36" RCP INV OUT = 847.97	Pipe - (120) 36"	36"	166.59	1.78%	RCP																		
																																																																																			CI-63	RIM = 910.04 SUMP = 903.8 INV OUT = 905.79	Pipe - (148), 24" RCP INV IN = 905.79	Pipe - (147), 24" RCP INV OUT = 905.79	CI-67	RIM = 877.33 SUMP = 871.6 INV OUT = 871.57	Pipe - (137), 24" RCP INV IN = 871.32	Pipe - (135), 24" RCP INV OUT = 869.63	CI-77	RIM = 854.07 SUMP = 848.0 INV IN = 847.97 INV OUT = 848.79	Pipe - (68), 36" RCP INV IN = 847.97	Pipe - (67), 24" RCP INV IN = 848.79	Pipe - (60), 36" RCP INV OUT = 847.97	Pipe - (120) 36"	36"	166.59	1.78%	RCP
CI-65	RIM = 910.04 SUMP = 903.8 INV OUT = 905.79	Pipe - (148), 24" RCP INV IN = 905.79	Pipe - (147), 24" RCP INV OUT = 905.79	CI-67	RIM = 877.33 SUMP = 871.6 INV OUT = 871.57	Pipe - (137), 24" RCP INV IN = 871.32	Pipe - (135), 24" RCP INV OUT = 869.63	CI-77	RIM = 854.07 SUMP = 848.0 INV IN = 847.97 INV OUT = 848.79	Pipe - (68), 36" RCP INV IN = 847.97	Pipe - (67), 24" RCP INV IN = 848.79	Pipe - (60), 36" RCP INV OUT = 847.97	Pipe - (120) 36"	36"	166.59	1.78%	RCP																																																																																			
																		CI-54	RIM = 906.75 SUMP = 900.3 INV IN = 900.29	Pipe - (113), 24" RCP INV IN = 899.77	Pipe - (112), 24" RCP INV IN = 900.29	CI-43	RIM = 872.31 SUMP = 862.8 INV IN = 862.80 INV OUT = 862.76	Pipe - (81), 24" RCP INV IN = 864.68	Pipe - (79), 24" RCP INV IN = 862.80	CI-82	RIM = 855.65 SUMP = 849.3 INV IN = 849.31 INV OUT = 849.30	Pipe - (62), 36" RCP INV IN = 849.37	Pipe - (68), 36" RCP INV OUT = 849.30	Pipe - (139) 24"	24"	153.24	8.56%	RCP																																																																		
																																			CI-55	RIM = 906.75 SUMP = 899.4 INV IN = 899.77 INV IN = 900.29 INV OUT = 899.36	Pipe - (113), 24" RCP INV IN = 899.77	Pipe - (112), 24" RCP INV IN = 900.29	CI-43	RIM = 872.31 SUMP = 862.8 INV IN = 862.80 INV OUT = 862.76	Pipe - (81), 24" RCP INV IN = 864.68	Pipe - (79), 24" RCP INV IN = 862.80	CI-82	RIM = 855.65 SUMP = 849.3 INV IN = 849.31 INV OUT = 849.30	Pipe - (62), 36" RCP INV IN = 849.37	Pipe - (68), 36" RCP INV OUT = 849.30	Pipe - (139) 24"	24"	153.24	8.56%	RCP																																																	
																																																				CI-58	RIM = 903.01 SUMP = 898.5 INV IN = 898.49 INV OUT = 898.49	Pipe - (119), 24" RCP INV IN = 898.49	Pipe - (118), 24" RCP INV OUT = 898.49	CI-42	RIM = 866.92 SUMP = 858.9 INV IN = 858.93 INV IN = 862.67 INV OUT = 858.93	Pipe - (77), 24" RCP INV IN = 858.93	Pipe - (63), 24" RCP INV IN = 862.67	CI-88	RIM = 855.18 SUMP = 850.9 INV IN = 850.93	Pipe - (66), 24" RCP INV IN = 850.93	Pipe - (114), 24" RCP INV OUT = 850.93	Pipe - (139) 24"	24"	153.24	8.56%	RCP																																
																																																																					CI-59	RIM = 903.01 SUMP = 898.8 INV IN = 898.75	Pipe - (119), 24" RCP INV IN = 898.75	Pipe - (119), 24" RCP INV OUT = 898.75	JB-9	RIM = 856.31 SUMP = 854.9 INV IN = 859.87 INV OUT = 854.88	Pipe - (132), 24" RCP INV IN = 859.87	Pipe - (130), 24" RCP INV OUT = 854.88	JB-12	RIM = 850.87 SUMP = 845.0 INV IN = 845.18 INV OUT = 844.99	Pipe - (59), 18" RCP INV IN = 845.10	Pipe - (57), 24" DW HDPE INV OUT = 844.99	Pipe - (114) 24"	24"	130.62	2.36%	RCP															
CI-52	RIM = 899.29 SUMP = 891.8 INV IN = 891.87 INV OUT = 891.85	Pipe - (115), 24" RCP INV IN = 891.87	Pipe - (101), 24" RCP INV OUT = 891.85	CI-41	RIM = 863.60 SUMP = 855.8 INV IN = 855.78 INV OUT = 855.78	Pipe - (75), 24" RCP INV IN = 855.78	Pipe - (73), 36" RCP INV OUT = 855.78	DCI-61	RIM = 847.11 SUMP = 842.6 INV IN = 842.65 INV OUT = 842.65	Pipe - (150), 18" RCP INV IN = 842.65	Pipe - (151), 18" RCP INV OUT = 842.65	Pipe - (112) 24"	24"	410.56	2.00%	RCP																																																																																				
																	CI-53	RIM = 898.72 SUMP = 891.0 INV IN = 891.11 INV OUT = 890.97	Pipe - (101), 24" RCP INV IN = 891.11	Pipe - (110), 24" RCP INV OUT = 890.97	CI-79	RIM = 859.90 SUMP = 853.4 INV IN = 853.45 INV OUT = 853.45	Pipe - (73), 36" RCP INV IN = 853.45	Pipe - (71), 24" RCP INV IN = 853.45	DCI-80	RIM = 846.91 SUMP = 843.2 INV OUT = 843.30	Pipe - (150), 18" RCP INV IN = 843.30	Pipe - (150), 18" RCP INV OUT = 843.30	Pipe - (112) 24"	24"	410.56	2.00%	RCP																																																																			
																																		CI-51	RIM = 895.89 SUMP = 888.3 INV IN = 888.77 INV OUT = 888.35	Pipe - (116), 24" RCP INV IN = 888.77	Pipe - (117), 24" RCP INV OUT = 888.35	CI-78	RIM = 859.58 SUMP = 853.9 INV OUT = 853.87	Pipe - (73), 36" RCP INV IN = 853.87	Pipe - (71), 24" RCP INV OUT = 853.87	CI-78	RIM = 845.01 SUMP = 840.1 INV IN = 840.38	Pipe - (151), 18" RCP INV IN = 840.38	Pipe - (151), 18" RCP INV OUT = 840.38	Pipe - (112) 24"	24"	410.56	2.00%	RCP																																																		
																																																			CI-50	RIM = 895.76 SUMP = 887.9 INV IN = 887.95 INV IN = 890.60 INV OUT = 887.92	Pipe - (117), 24" RCP INV IN = 887.95	Pipe - (92), 24" RCP INV OUT = 887.92	AD-5	RIM = 855.93 SUMP = 851.1 INV IN = 851.09 INV OUT = 851.09	Pipe - (130), 24" RCP INV IN = 851.09	Pipe - (128), 36" RCP INV OUT = 851.09	Pond-HW-2	RIM = 845.18 SUMP = 842.1 INV IN = 842.41	Pond-Pipe - (2), 30" RCP INV IN = 842.41	Pond-Pipe - (2), 30" RCP INV OUT = 843.00	Pipe - (119) 24"	24"	26.00	1.00%	RCP																																	
																																																																				CI-49	RIM = 895.05 SUMP = 887.4 INV IN = 887.53 INV OUT = 887.44	Pipe - (92), 24" RCP INV IN = 887.53	Pipe - (90), 24" RCP INV OUT = 887.44	CI-71	RIM = 855.15 SUMP = 851.0 INV OUT = 851.01	Pipe - (126), 24" RCP INV IN = 851.01	Pipe - (126), 24" RCP INV OUT = 851.01	PI-1	RIM = 843.59 SUMP = 838.0 INV OUT = 838.00	Pond-Pipe - (1), 30" RCP INV OUT = 838.00	Pond-Pipe - (3), 42" RCP INV IN = 837.00	Pipe - (151) 18"	18"	184.73	1.00%	RCP																
CI-48	RIM = 892.10 SUMP = 888.3 INV IN = 888.35	Pipe - (89), 24" RCP INV OUT = 888.35	CI-70	RIM = 854.83 SUMP = 847.4 INV IN = 850.71 INV IN = 848.60 INV OUT = 847.78	Pipe - (126), 24" RCP INV IN = 850.71	Pipe - (128), 36" RCP INV IN = 848.60	PI-3	RIM = 842.18 SUMP = 837.0 INV OUT = 837.00	Pond-Pipe - (3), 42" RCP INV IN = 837.00	Pipe - (151) 18"	18"	184.73	1.00%	RCP																																																																																						
															CI-47	RIM = 891.08 SUMP = 883.7 INV IN = 883.71 INV IN = 881.69 INV OUT = 883.71	Pipe - (90), 24" RCP INV IN = 883.71	Pipe - (85), 24" RCP INV OUT = 883.71	CI-75	RIM = 849.61 SUMP = 846.1 INV OUT = 846.08	Pipe - (59), 18" RCP INV IN = 846.08	Pond-HW-1	RIM = 840.25 SUMP = 837.5 INV IN = 837.58	Pond-Pipe - (1), 30" RCP INV IN = 837.50	Pond-Pipe - (3), 42" RCP INV IN = 836.61	Pipe - (151) 18"	18"	184.73	1.00%	RCP																																																																						
																															CI-64	RIM = 889.51 SUMP = 885.7 INV IN = 885.66	Pipe - (141), 24" RCP INV OUT = 885.66	DCI-72	RIM = 854.13 SUMP = 847.7 INV IN = 847.13 INV IN = 849.30 INV OUT = 847.01	Pipe - (124), 36" RCP INV IN = 847.13	Pipe - (69), 24" RCP INV IN = 849.30	PI-2	RIM = 840.25 SUMP = 837.5 INV IN = 837.58	Pond-Pipe - (1), 30" RCP INV IN = 837.50	Pond-Pipe - (3), 42" RCP INV IN = 836.61	Pipe - (151) 18"	18"	184.73	1.00%	RCP																																																						
																																															CI-63	RIM = 889.81 SUMP = 882.8 INV IN = 883.40 INV OUT = 882.88	Pipe - (143), 24" RCP INV IN = 882.88	Pipe - (139), 24" RCP INV OUT = 882.88	DCI-73	RIM = 854.13 SUMP = 847.7 INV IN = 847.13 INV IN = 849.30 INV OUT = 847.01	Pipe - (124), 36" RCP INV IN = 847.13	Pipe - (69), 24" RCP INV IN = 849.30	PI-2	RIM = 840.25 SUMP = 837.5 INV IN = 837.58	Pond-Pipe - (1), 30" RCP INV IN = 837.50	Pond-Pipe - (3), 42" RCP INV IN = 836.61	Pipe - (151) 18"	18"	184.73	1.00%	RCP																																					
																																																																DCI-68	RIM = 883.18 SUMP = 877.5 INV OUT = 877.48	Pipe - (133), 24" RCP INV OUT = 877.48	CI-76	RIM = 854.17 SUMP = 849.1 INV IN = 849.22 INV OUT = 849.06	Pipe - (61), 18" RCP INV IN = 849.22	Pipe - (67), 24" RCP INV OUT = 849.06																														

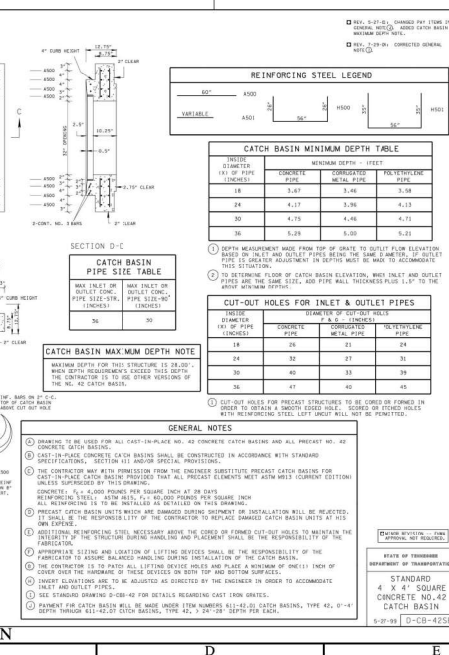
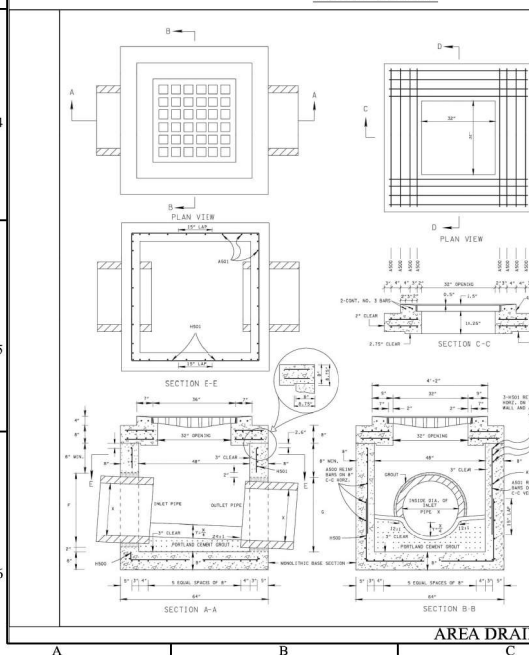
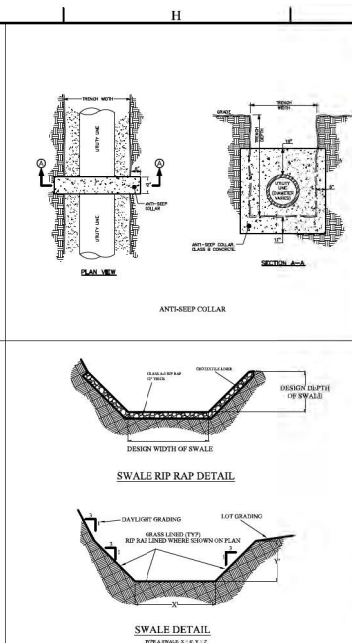
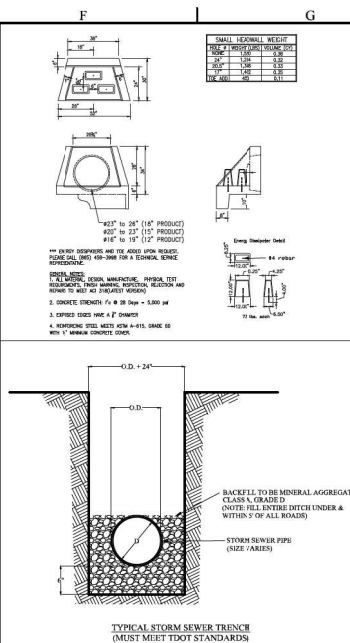


Item	Description	Point 1	Point 2	Point 3
A	Top of Item	\$46.00	\$52.00	\$46.00
B	Riser Overflow	\$44.75	\$50.00	\$44.00
C	Low Flow Drain	\$38.50	\$43.50	\$37.00
	Office Disinfect [in]	4.875	4.375	5.875
D	Flow Control Wires	\$41.50	\$46.00	\$40.00
	Size and type	2.5" Rect.	2.75" Rect.	2.0" Rect.
E	Flow Control Wires	N/A	N/A	N/A
	Size and type	N/A	N/A	N/A
F	Emergency Spillway	\$46.00	\$51.00	\$44.50
	Spillway width [ft]	12.00	12.00	12.00
G	Bottom Panel at PC	\$38.50	\$43.50	\$37.00



Age	Wt (kg)	LA (cm)	SOO (kg)	Wt (kg)	Stroke (s)	Stroke (s)
1	2.5	16	6.0	18.5	9	13.5
2	2.5	16	6.0	18.5	9	13.5
3	4	20	10	30	15	22.5
4	4	20	10	35	17	24.0
5	5.5	9	3.5	20.5	5.25	7.875
6	2	5	2	5	2.5	3.75
7	1.5	5	3.5	10.5	5.45	7.875
8	1.5	5	3.5	10.5	5.25	7.875
Overall						
10	5.5	9	3.5	10.5	5.25	7.875
11	3	3	3	34	6	21.0
12	5.5	11	3	13.5	5.85	7.875
13	5.5	11	4.5	15.5	6.75	10.125
14	9	3	2.5	38	3.75	5.625
15	2	2	3	5	15	7.5
16	3	3	25	6	28	9
17	2	3	5	15	7.5	11.25

TAILWATER $< 0.5 \cdot h_c$ AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)



REINFORCING STEEL LEGEND

 A503	 A501	 H500	 H501
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INSIDE DIAMETER (18" PIPE TODAY)	MINIMUM DEPTH - FEET		
	CONCRETE PIPE	CORRUGATED METAL PIPE	POLYETHYLENE PIPE
18	3.67	3.46	3.58
24	4.17	3.96	4.13
30	4.75	4.46	4.71

- ① DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. BASED ON INLET AND OUTLET PIPES BEING THE SAME DIAMETER. IF OUTLET PIPE IS GREATER ADJUSTMENT ON DEPTHS MUST BE MADE TO ACCOMMODATE THIS SITUATION.
- ② TO DETERMINE FLOOR OF CATCH BASIN ELEVATION, WHEN INLET AND OUTLET PIPES ARE THE SAME SIZE, ADD PIPE WALL THICKNESS PLUS 1.5" TO THE ABOVE MINIMUM DEPTHS.

INSIDE DIAMETER (IN) PIPE (INCHES)	DIAMETER OF CUT-OUT HOLES P & O (INCHES)		
	CONCRETE PIPE	CORRODED METAL PIPE	POLYETHYLENE PIPE
18	26	23	24
24	32	27	31
30	40	33	39
36	47	40	45

① CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE CORED OR FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

PRECAST CATCH BASIN AND ALL PRECAST NO. 42
TRACTED IN ACCORDANCE WITH STANDARD
STOPS.

USER SUBSTITUTE PRECAST CATCH BASINS FOR
AST ELEMENTS MEET ASTM A875 (CURRENT EDITION)

DAT

PER SQUARE INCH
THIS DRAWING.

IF SHIPMENT OR INSTALLATION WILL BE REQUIRED,
TO REPLACE DAMAGED CATCH BASIN UNITS AT JOINTS.

OR FORMED CUT-OUT HOLES TO MAINTAIN THE
INCIDENT SHALL BE THE RESPONSIBILITY OF THE

SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR TO PROTECT EXISTING UTILITIES
AND PLACE A WARNING OF ONE(1) INCH TOP
OF THE DRAINAGE OPENING.

BY THE ENGINEER IN ORDER TO ACCOMMODATE

NO CAST GRATES.

SIZES #1-42 JOINT BASINS, 2'0" - 4'
2'-0" DEPTH PER EACH.

REVIEW REVISION: NO FIELD APPROVAL; NOT REQUIRED.
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STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD
4' X 4' SQUARE
CONCRETE NO. 42
CATCH BASIN

MINOR REVISION -- FINAL
APPROVAL NOT REQUIRED

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD
4' X 4' SQUARE
CONCRETE NO.42
CATCH BASIN

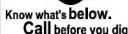
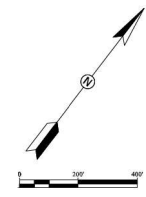
Revisions	
Symbol	Revisions
1	REVISED PER TOWN ENGINEERING CONSULTANTS
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DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR. KNOXVILLE, TN 37922	Designed By: ☐ RNR	04/19/21
	Checked By: ☐ RNR	File Name:
	Date:	Drawing and Designing Inc.
	TO: BOX 20556, KNOXVILLE, TN 37928 WWW.RACKLEYENGINEERING.COM HQ: 252-6506	

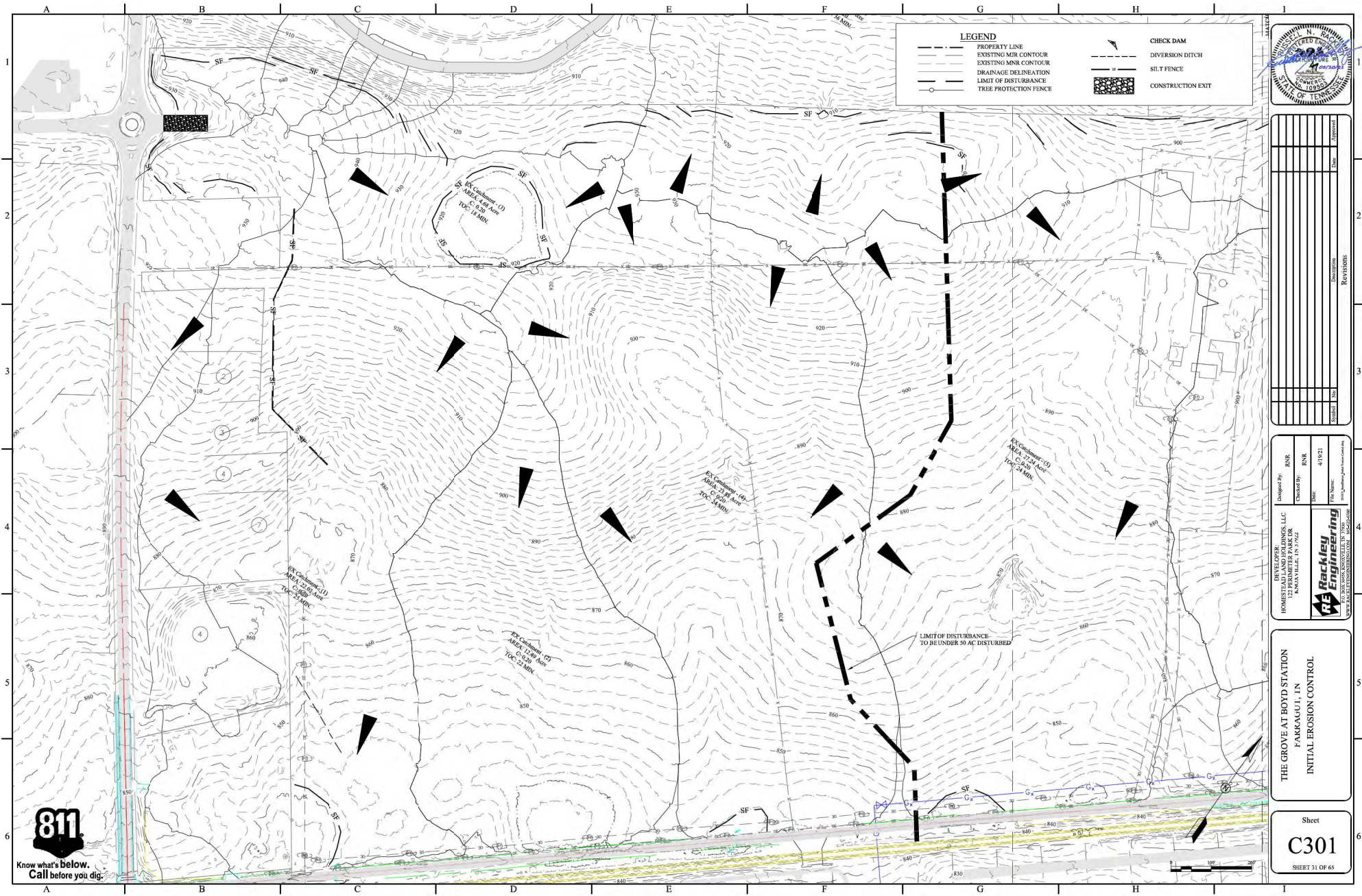
THE GROVE AT BOYD STATION
FARRAGUT, IN
DRAINAGE DETAILS

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY EROSION CONTROL WORKS AND THE SHIP SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL LIFT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SLIP BARRIERS AND DETENTION FACILITIES ARE CONSTRUCTED.
3. TEMPORARY CONTROL HANDRAILS AND THE SHIP APPROVED FOR THIS PROJECT.
4. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING. ALL SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL MANUAL.
5. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2:0 FOOT HORIZONTAL TO 1:0 FOOT VERTICAL. FOR TEMPORARY SLOPES, ALL PERMANENT SLOPES SHALL BE MAXIMUM OF 3:0 FEET HORIZONTAL TO 1:0 FOOT VERTICAL.
6. TEMPORARY EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE EROSION PREVENTION AND SEDIMENT CONTROL SHOWN ON THIS PLAN IS A BEST ATTEMPT AT PROVIDING ADEQUATE PREVENTION OF EROSION DURING CONSTRUCTION. THE INTENT IS TO PROTECT THE SITE AND SURROUNDING AREAS FROM CONSTRUCTION STORMWATER RUNOFF. THERE WILL BE FIELD ADJUSTMENTS NEEDED TO THIS PLAN AS DIRECTED BY INSPECTION OF ENGINEER, STATE OR LOCAL INSPECTORS AND/OR THE CONTRACTOR'S TRAINED EROSION PREVENTION PERSONNEL.
8. THE CONTRACTOR SHALL DEVELOP A PLAN TO PROTECT AND STABILIZE PERMANENT SITES.
9. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC AND WORKMAN SAFETY.
10. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
11. EROSION PREVENTION 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 AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
12. QUALITY CONTROL OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINAGE TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CIP SEC 3.1.2 FOR ASSESSMENT LOGGING).
13. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORMSEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
14. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS, SLIP FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
15. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE.
16. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
17. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
18. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>3%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
19. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
20. EROSION CONTROL MEASURES SHALL HAVE A MINIMUM OF TWO PORES/BARRIERS INSTALLED AND MAINTAINED.

1. THIS PROJECT CONSISTS OF 91.65 DISTURBED ACRES. IT WILL BE CONSTRUCTED IN TWO PARTS TO MINIMIZE DISTURBANCE TO LESS THAN 50 AC AT ANY ONE TIME. THE WESTERN HALF CONSISTS OF 46.89 DISTURBED ACRES AND SHALL BE STABILIZED PRIOR TO GRADING THE REMAINING HALF OF THE PROJECT.
2. THE SITE IS CURRENTLY ACCESSIBLE FROM BOTH MCJEE ROAD AND BOYD STREET RD. SIL FENCING AND CONSTRUCTION ERT SHALL BE INSTALLED PRIOR TO ANY OTHER ACTIVITY COMMENCING ON SITE. THE CONSTRUCTION ERT SHALL BE INSTALLED WITH SPECIFIED SPACING AND A DIVERSION DITCH SHALL BE CONSTRUCTED TO LEADING TO THE ERT. THE ERT SHALL BE INSTALLED WITH A 10% GRADE TO ALLOW WATER TO GAIN ACCESS TO THE PROPERTY. INITIAL CLEARING WILL BE A CUTTING AND GRINDING THE VEGETATION WITHIN THE ERT AND ONCE AREA IS CLEARED, THE DIVERSION DITCH SHALL BE CONSTRUCTED TO LEAD DIVERSION DITCHES AS BEST TO AVOID UNDISTURBED AREAS AROUND THE WORK SITE AS BEST AS PRACTICABLE.
3. AFTER CLEARING TO THE MARKED GRADING LIMITS IS COMPLETE, STUMPING AND GRADING WILL COMMENCE.
4. AS SOON AS PRACTICABLE, STRIPPING OF TOPSOIL IN THE AREAS OF THE PRESCRIBED SEDIMENT TRAPS AND SEDIMENT BASIN SHALL COMMENCE AND THESE STRUCTURES INSTALLED.
5. THE DESIGNED DITCHES, AS PART OF THE PERMANENT DESIGN DRAINAGE, SHALL BE CONSTRUCTED AS SOON AS THE AREAS OF THE DITCHES IS CLOSE TO FINAL GRADE. ONCE DITCHES ARE CONSTRUCTED, CHECK DAMS SHALL BE INSTALLED TO CONTROL RUN-OFF VELOCITIES.
6. NO AREA THAT IS UNWORKED FOR MORE THAN 14 DAYS SHALL REMAIN UNSTABILIZED.
7. THE SEQUENCE OF EVENTS FOR BUILDING BMPs PRIOR TO DISTURBANCE SHALL CONTINUE.



Sheet
C300
SHEET 30 OF 65



LEGEND

---	PROPERTY LINE	---	CHECK DAM
---	EXISTING MNR CONTOUR	---	DIVERSION DITCH
---	EXISTING MNR CONTOUR	---	SILT FENCE
---	DRAINAGE DELINEATION	---	CONSTRUCTION EXIT
---	LIMIT OF DISTURBANCE		
---	TREE PROTECTION FENCE		



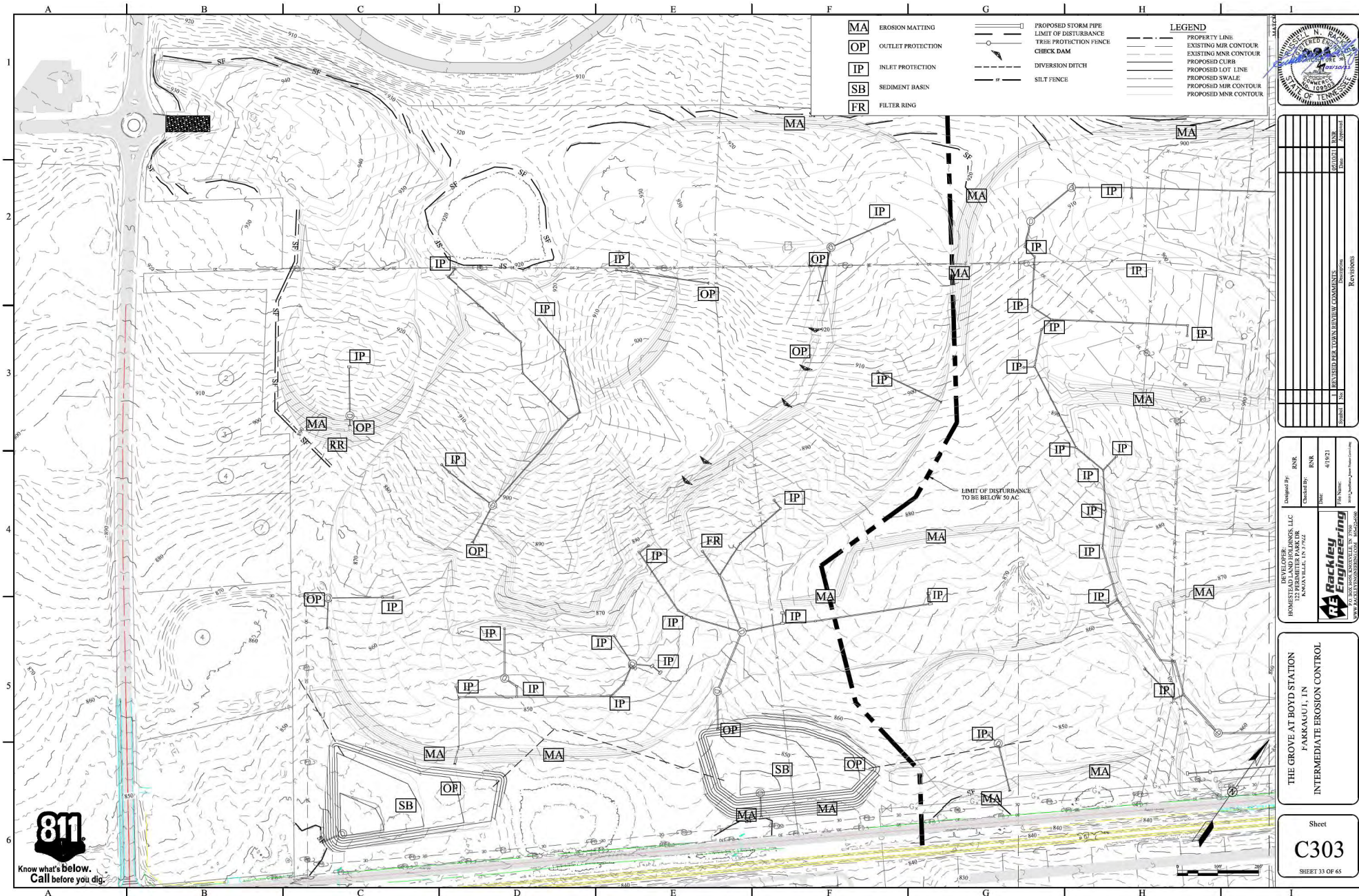
Revisions	
Revised	By

Designed By: RNR
Checked By: RNR
Date: 4/19/21
Title: Erosion Control
Scale: As Shown
Project: 122 PERIMETER PARK DR
KINGSTOWN, TN 37024
Drawn By: RNR
Checked By: RNR
Date: 4/19/21
Title: Erosion Control
Scale: As Shown
Project: 122 PERIMETER PARK DR
KINGSTOWN, TN 37024

THE GROVE AT BOYD STATION
FARGAGO, IN
INITIAL EROSION CONTROL

Sheet
C301
SHEET 31 OF 65

811
Know what's below.
Call before you dig.



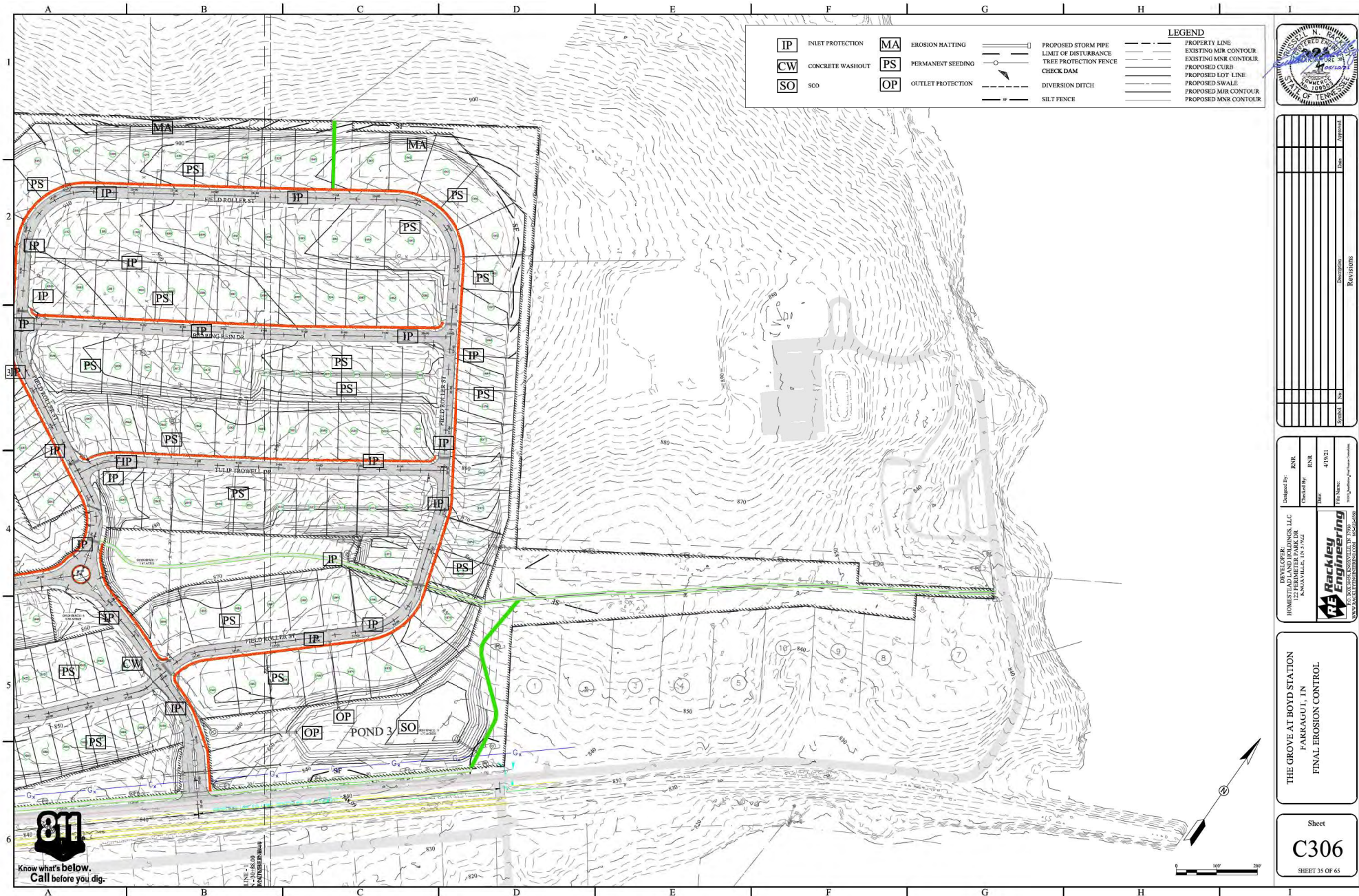
Revisions	Revised	By	Date
1	REVISED PER TOWN ENGINEER COMMENTS	AK	4/19/21
2			
3			
4			
5			
6			

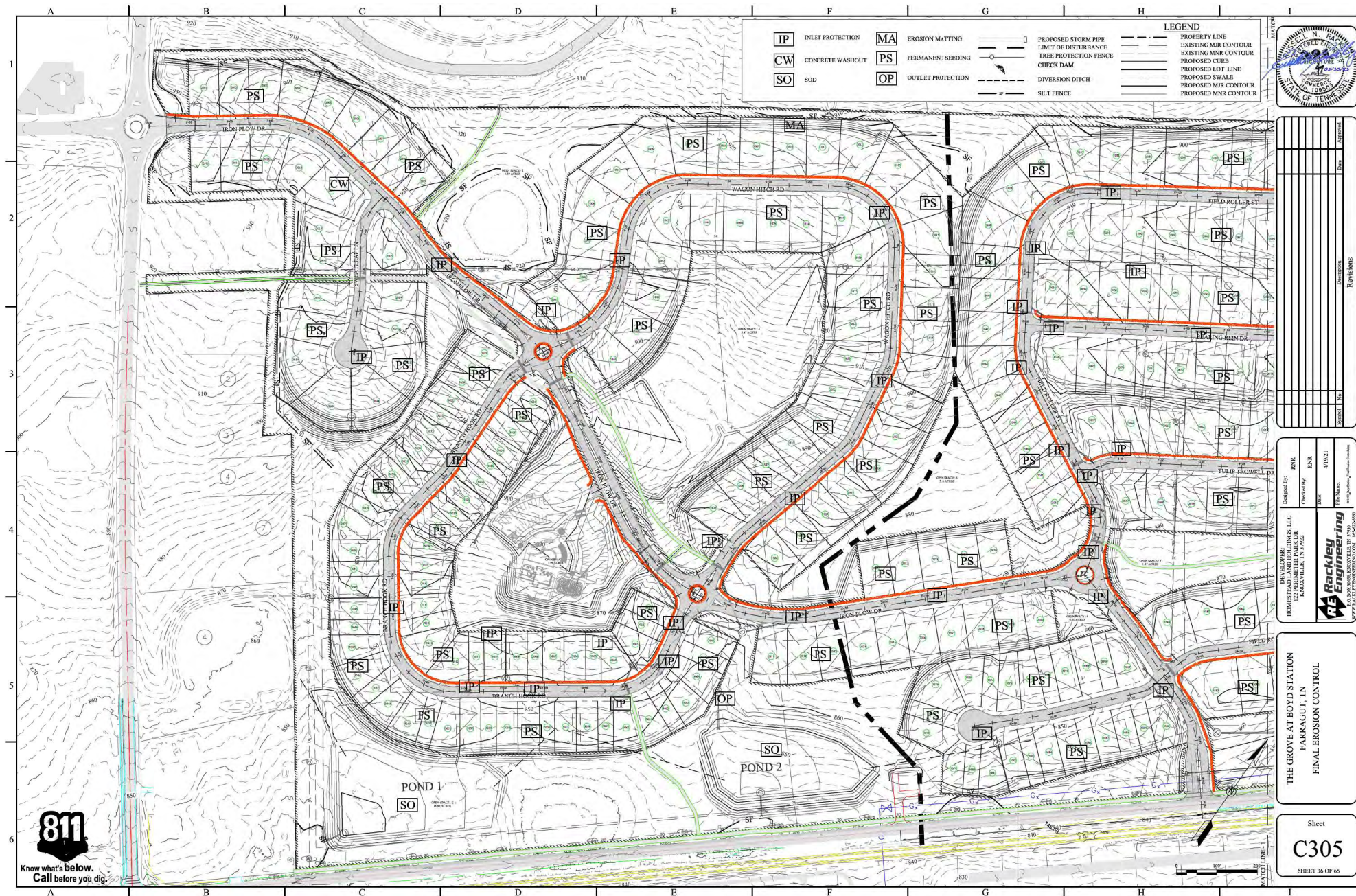
Designed By:	RNR
Checked By:	RNR
Date:	4/19/21
File Name:	
Project Name:	
Project Location:	

THE GROVE AT BOYD STATION
PARKACU1, IN
INTERMEDIATE EROSION CONTROL

Sheet
C303
SHEET 33 OF 65







NO.	DATE	DESCRIPTION

**OVERALL TREE
PRESERVATION PLAN**

PROJECT NO. 21027 DATE 05/10/2021
DRAWN BY 10 SCALE 1"=200'
CHECKED BY DE
SHEET NO. SHEET 36 OF 35
TP.00

LAYOUT NOTES

- CONTRACTOR TO CONTACT LOSE DESIGN FOR DWG FILE FOR LAYOUT AND STAKING PURPOSES.
- SEE CIVIL SHEETS FOR GENERAL PROJECT INFORMATION AND NOTES.
- INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, BENCH, ETC., EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS WALL, CURBS, ETC., ALL JOINTS TO BE STRAIGHT AND TRUE.
- LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- CONTRACTOR TO TAKE PRECAUTIONS TO FIND AND AVOID SITE UTILITIES.
- ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
- CONTRACTOR TO NOTIFY LOSE DESIGN IMMEDIATELY OF ANY DISCREPANCIES BETWEEN DRAWING AND FIELD CONDITIONS.
- FINAL LANDSCAPE PLAN AND ENTRY SIGNAGE SUBJECT TO CHANGE PER TOWN OF FARRAGUT STAFF COMMENTS AND CIVIL SITE PLAN ADJUSTMENTS TO LAYOUT AND GRADING.
- FINAL ENTRY SIGN AND LANDSCAPE PLAN TO BE REVIEWED AND APPROVED BY TOWN OF FARRAGUT PRIOR TO SUBMITTING THE FINAL PLAT.
- SIGN LOCATION IN RIGHT OF WAY TO BE APPROVED BY BMA.
- FINAL TREE SPECIES TO BE COORDINATED WITH TOWN OF FARRAGUT STAFF FOR REVIEW PRIOR TO APPROVAL AND INSTALLATION.

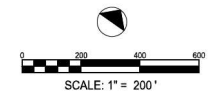
TREE KEY

- X EXISTING TREES TO BE REMOVED
- O EXISTING TREE TO REMAIN (CREDIT)
- X — TREE PROTECTION FENCE (DETAIL L1.11/111)
- O EXISTING TREE TO REMAIN

TREE PROTECTION FENCE, TYP.

PROPOSED GREENWAY

STORM BASIN #3
PROPOSED ENTRY SIGN #1
AND LANDSCAPING, SIGN LOCATION IN RIGHT
OF WAY TO BE APPROVED BY BMA



LANDSCAPE REQUIREMENTS SHADE TREE PROTECTION CALCULATIONS	
DESCRIPTION	TOTALS
TOTAL TREES REMOVED	196.5
TOTAL TREE CREDITS	61
REPLACEMENTS REQUIRED	137.5
REPLACEMENTS PROVIDED	XX

STORM BASINS	LOCATION SIZE	REQUIREMENT	PROVIDED
STORM BASIN #1	1167 LF	1 TREE PER 20 LF: 58 TREES	58 TREES
STORM BASIN #2	1094 LF	1 TREE PER 20 LF: 54 TREES	54 TREES
STORM BASIN #3	1198 LF	1 TREE PER 20 LF: 60 TREES	60 TREES
SUBTOTAL	3459 LF		172 TREES

ENTRY SIGNAGE	CLASSIFICATION	COVERAGE	LOCATION SIZE	REQUIREMENT	PROVIDED
SIGN #1			20 LF	6 SHRUBS @ 12" MINIMUM HEIGHT	25 SHRUBS
SIGN #2			10 LF	6 SHRUBS @ 12" MINIMUM HEIGHT	15 SHRUBS
SIGN #3			10 LF	6 SHRUBS @ 12" MINIMUM HEIGHT	15 SHRUBS
SUBTOTAL					55 SHRUBS

PARKING AREA	CLASSIFICATION	COVERAGE	LOCATION SIZE	REQUIREMENT	PROVIDED
CLUBHOUSE			1995.5 SQFT	1 SHADE TREE PER 2,500 SQFT OF IMPERVIOUS SURFACE + 8 TREES	14 TREES
SUBTOTAL					

BUFFER AREA	CLASSIFICATION	COVERAGE	LOCATION SIZE	REQUIREMENT	PROVIDED
UTILITY SUBSTATION			32153 +/- SQFT	N/A	0 TREES
SUBTOTAL					

PROPOSED AMENITY CENTER LANDSCAPE PER
TOWN OF FARRAGUT LANDSCAPE ORDINANCE. LANDSCAPE
PLANS FOR THIS AREA TO BE PROVIDED
IN FUTURE PRELIMINARY PLAT SUBMITTAL

EXISTING LOUIS UTILITY SUBSTATION

PROPOSED ENTRY SIGN #2 & #3
AND LANDSCAPING

MCFEE ROAD

BOYD STATION ROAD

STORM BASIN #1
STORM BASIN #2



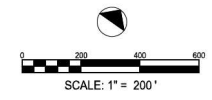
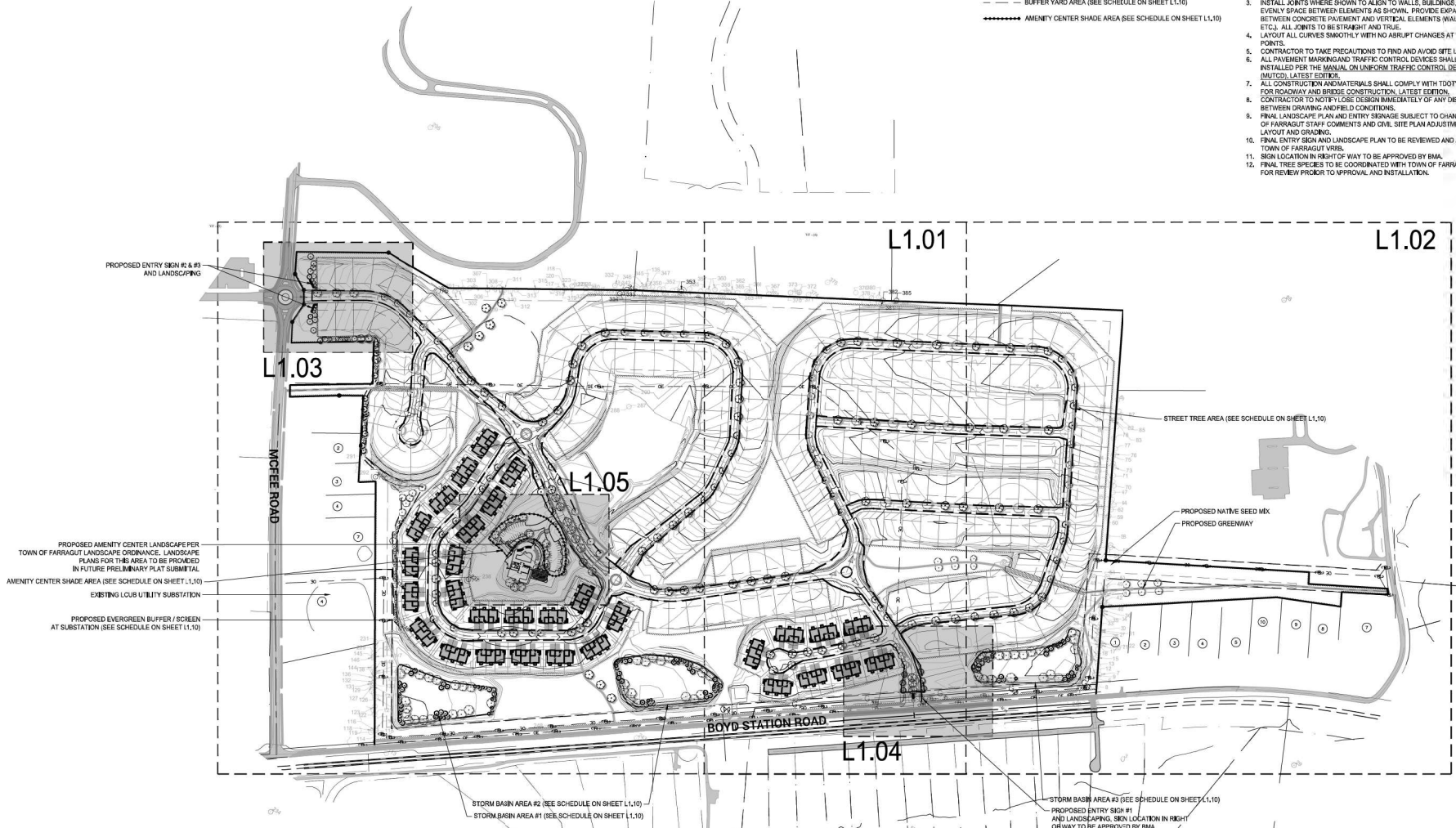
FARRAGU

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

SHEET TITLE

PROJECT NO. 21027	DATE 05/10/2021
DRAWN BY HK	SCALE 1"=200'
CHECKED BY DB	

-1.00



PROPOSED ENTRY SIGNAGE

FES CR2(383.966 st)
(4)ULM PAR
ACE AUT(5)

(231,761 sf) FES CR2
(5) ACE AUT
TAX DIS(5)
(5) ULM PAR

(3) JLM PAR
(7) ACE AUT
QUE BUK

2. CONTRACTOR TO CONTACT LOUSE DESIGN FOR 2DWG FILE FOR LAYOUT AND STAKING PURPOSES.
3. PROVIDE SHEETS FOR GENERAL PROJECT INFORMATION AND NOTES.
4. INSTALL JOINTS TO ALLOW TO ALIGN TO ALIEN TO LAYOUT. PROVIDE ELEVATION FOR EACH JOINT BETWEEN ELEMENTS AS SHOWN, PROVIDE EXPANSION JOINTS BETWEEN ELEMENTS TO PROVIDE PROPER ALIGNMENT. PROVIDE ELEMENTS (WALL CURBS, ETC.) ALL JOINTS TO BE STRAIGHT AND TRUE.
5. LAYOUT TO BE DONE SMOOTHLY WITH NO AIRBURY LAUNCHES AT TANGENT POINTS.
6. PROVIDE PRECAST CURBS TO PREVENT TO FIND AND AVOID SITE UTILITIES.
7. ALL PAVEMENT MARKINGS AND TRAFFIC CONTROL DEVICES TO BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TOWNS STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
9. CONTRACTOR TO NOTIFY LOUSE DESIGN IMMEDIATELY OF ANY DISCREPANCIES BETWEEN DRAWING AND FIELD CONDITIONS.
10. FINAL LANDSCAPE PLAN AND ENTRY SIGNAGE SUBJECT TO REVIEW BY TOWN OF FARRAGUT FOR COMMENTS AND CIVIL SITE PLAN ADJUSTMENTS TO LAYOUT AND GRADING.
11. FINAL ENTRY SIGN AND LANDSCAPE PLAN TO BE REVIEWED AND APPROVED BY TOWN OF FARRAGUT VILLAGE ENGINEER. SIGNAGE TO BE INSTALLED IN SIGN LOCATION IN RIGHT OF WAY TO BE APPROVED BY TOWN OF FARRAGUT.
12. FINAL TREE SPECIES TO BE COORDINATED WITH TOWN OF FARRAGUT STAFF FOR REVIEW PRIOR TO APPROVAL AND INSTALLATION.



TENNESSEE

HOMESTEAD LAND HOLDINGS, LLC

FARRAGUT

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
1	1	1
2	2	2
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4	4	4
5	5	5
6	6	6
7	7	7
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100	100	100

SHEET TITLE

LANDSCAPE PLAN

PROJECT NO.	DATE
21027	05/10/2021
DRAWN BY	SCALE
HK	1"=100'
CHECKED BY	
DB	
SHEET NO.	SHEET TOTAL

L1.01

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THE GROVE AT BOYD STATION
PRELIMINARY PLAT

SUBMITTALS / REVISIONS		
D.	DATE	DESCRIPTION
	1	1
	2	2
	3	3
	4	4
	5	5
	6	6
	7	7
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	10	10
	11	11
	12	12

LANDSCAPE PLAN
ENLARGEMENT (SOUTH
ENTRY)

PROJECT NO.	DATE
21027	05/10/2021
DRAWN BY	SCALE
JK	1"=20'
CHECKED BY	
DB	
SHEET NO.	SHEET 61 OF 65

1.04



Tag	DBH	Species/Resc	Longitude/Latitude
1	42	Tulip Poplar	38.842777/-84.177887
2	34	Hackberry	38.842722/-84.177938
3	3	Hackberry	38.846500/-84.177800
4	38	Hackberry	38.847622/-84.173860
5	29	Hackberry	38.847622/-84.174470
6	36	Hackberry	38.847622/-84.174470
7	32	Hackberry	38.847622/-84.174470
8	24	Hackberry	38.847523/-84.174446
9	12	Hackberry	38.847523/-84.175050
10	36	Hackberry	38.847566/-84.175113
11	29	Hackberry	38.847566/-84.175113
12	14	Hackberry	38.847627/-84.175010
13	38	Hackberry	38.847678/-84.175454
14	34	Cherry	38.847698/-84.174760
15	29	Hackberry	38.847722/-84.174620
16	28	Hackberry	38.847766/-84.174620
17	15	Hackberry	38.847766/-84.174686
18	12	Hackberry	38.847828/-84.174679
19	29	Hackberry	38.847828/-84.174679
20	20	Hackberry	38.847868/-84.174679
21	12	Hackberry	38.847908/-84.174703
22	14	Hackberry	38.847908/-84.174703
23	11	Cherry	38.847908/-84.174703
24	38	Hackberry	38.847907/-84.174770
25	18	Hackberry	38.847964/-84.174770
26	16	Cherry	38.847974/-84.174763
27	36	Hackberry	38.848010/-84.174803
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57	24	Hackberry	38.848538/-84.175216
58	18	Hackberry	38.848538/-84.175216
59	24	Hackberry	38.848538/-84.175216
60	17	Cedar	38.848538/-84.175216
61	34	Hackberry	38.848538/-84.175216
62	16	Hackberry	38.848538/-84.175216
63	16	Hackberry	38.848538/-84.175216
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79	30	Hackberry	38.848538/-84.175216
80	32	Hackberry	38.848538/-84.175216
81	30	Hackberry	38.848538/-84.175216
82</			

Tag #	DBH	Species/Recs	Tree Replacement / Credit
1	42	Tulip-Poplar	-4
2	24	Hackberry	-4
3	32	Hackberry	0
4	38	Hackberry	0
5	29	Hackberry	0
6	36	Hackberry	0
7	32	Hackberry	0
8	24	Hackberry	0
9	12	Hackberry	0
10	36	Hackberry	0
11	32	Hackberry	0
12	14	Hackberry	0
13	28	Cherry	0
14	34	Hackberry	0
15	22	Hackberry	0
16	28	Hackberry	0
17	15	Hackberry	0
18	12	Hackberry	0
19	20	Cherry	0
20	16	Hackberry	0
21	12	Hackberry	0
22	14	Hackberry	0
23	11	Cedar	0
24	13	Hackberry	0
25	18	Hackberry	0
26	16	Cherry	0
27	15	Cherry	0
28	36	Hackberry	0
29	11	Hackberry	0
30	34	Cherry	0
31	11	Hackberry	0
32	21	Hackberry	0
33	24	Hackberry	0
34	17	Hackberry	0
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107	16	Hackberry	0

**LOSEE
DESIGN
SPACES FOR LIFE**

CHANEL BOUTTE
ARCHITECT
10000
MEMBER OF THE
AMERICAN
INSTITUTE OF
ARCHITECTS
SINCE 1921

THE GROVE AT BOYD STATION

PRELIMINARY PLAT

HOMESTEAD LAND HOLDINGS, LLC

TENNESSEE

FARRAGUT

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION

**LOSE
DESIGN**
SPACES FOR LIFE.



THE GROVE AT BOYD STATION
PRELIMINARY PLAT

FARRAGUT

HOMESTEAD LAND HOLDINGS, LLC

TENNESSEE

SUBMITTALS / REVISIONS

[illegible]

TREE IDENTIFICATION POINTS

PROJECT NO.	DATE
21027	05/10/2021
DRAWN BY	SCALE

CHK	N/A
CHECKED BY	
DOB	
SHEET NO.	SHEET 25 OF 25

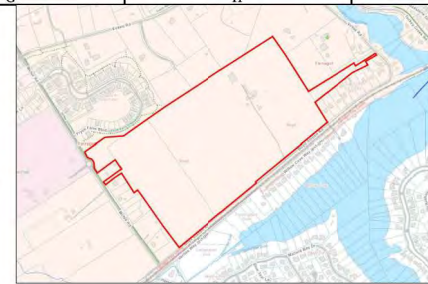
L1.12

SANITARY SEWER NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH FIRST UTILITY DISTRICT (FUD) STANDARD SPECIFICATIONS AS APPROVED BY TDEC, WPC, REVISED SEPTEMBER 2011.
2. SANITARY SEWER LINE MATERIALS, INSTALLATION, AND TESTING SHALL BE PER FIRST UTILITY DISTRICT STANDARDS. MATERIALS, INSTALLATION, AND TESTING SHALL BE MADE TO FIRST UTILITY DISTRICT ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. TESTING OF LINES AND MANHOLES SHALL BE PERFORMED BY CONTRACTOR AND INSPECTED BY FUD. TESTING PROCEDURE SHALL MEET THE REQUIREMENTS OF FUD STANDARD SPECIFICATIONS.
4. ALL SEWER LINES SHALL BE 18" DIA. PVC.
5. SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 36" COVER UNDER ROADWAYS AND CROSSINGS, SEWER SHALL HAVE A MINIMUM 48" COVER, AND IF 48" IS NOT AVAILABLE, THIS DUCTILE IRON MUST BE USED, CLASS 300 MINIMUM WITH SPECIFIED COATING.
6. A MINIMUM LAYER OF 18" OF STONE SHALL BE INSTALLED AROUND THE CIRCUMFERENCE OF ALL PIPE AND FITTINGS OUTSIDE THE LIMITS OF THE ROADWAY SURFACE. STONE BACKFILL TO GRADE IS REQUIRED UNDER ALL PROPOSED ROADWAYS.
7. SERVICE LATERALS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/8% UNLESS APPROVED BY FUD.
8. PIPE TO MANHOLE CONNECTIONS SHALL UTILIZE A LOCK KNUCKLE CAST INTO THE MANHOLE OR APPROVED EQUIVALENT.
9. LATERAL CLEANOUT SHALL UTILIZE A SANITARY CONNECTION.
10. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES SHALL BE 18" IF 18" OF SEPARATION IS NOT AVAILABLE, SEWER SHALL BE INSTALLED UNDERNEATH THE WATER LINE WITH A MINIMUM OF 18" OF SEPARATION BETWEEN THE OUTSIDE OF THE PIPE. IF CONFLICTS ARISE, CONSULT WITH FUD INSPECTOR BEFORE PROCEEDING.
11. ALL SEWER MANHOLES OUTSIDE JOINTS SHALL BE GROUDED WITH NON-ARMED GROUT. EXTERIOR JOINTS SHALL BE WRAPPED WITH AN APPROVED BUTYL MASTIC APPLIED WITH A BRUSH.
12. ALL SEWER CROSSINGS SHALL HAVE STEEL CASING WITH PROTECTIVE COATING AND CASING STRUCTURE INSTALLED PER MANUFACTURER'S SPECIFICATIONS BUT NOT LESS THAN 18" DIA. OF PIPE.
13. INSTALLATION SHALL BE INSPECTED BY FIRST UTILITY DISTRICT. CONTACT FIRST UTILITY DISTRICT AT LEAST 7 DAYS IN ADVANCE. ALL WORK MUST BE INSPECTED BY FUD PRIOR TO BACKFILLING.
14. FUD RESERVES THE RIGHT TO REQUIRE FIELD CHANGES IF SUCH CONFLICTS ARISE.
15. WHERE POSSIBLE, DO NOT LOCATE WATER METER SERVICES AT THE SAME PROPERTY CORNERS AS ELECTRICAL TRANSFORMERS OR CATV/TELEPHONE PEDSTALS. IF CONFLICTS ARISE, CONSULT FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO REQUIRE FIELD CHANGES IF SUCH CONFLICTS ARISE.
16. CONTRACTOR SHALL LAKE SPECIAL CARE TO BUILD, INSTALL, AND COMPACT PIPE CROSSINGS WHERE WATER OR SANITARY SEWER MAIN CROSSINGS SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE ENVELOPE SUCH THAT STORM SEWER DOES NOT SEAR DIRECTLY ON WATER OR SANITARY SEWER MAINS.
17. ONCE SEWER CLEANOUTS SHALL BE SET AT THE PROPERTY LINE (LEFT-TO-PAST) MARKING. FOR LATERALS OR MAINS WITH EASEMENTS EXTENDING BEYOND PROPERTY LINE, CLEANOUT SHALL BE PLACED AT EDGE OF EASEMENT. CONTRACTOR SHALL COORDINATE ALL PLACEMENT WITH FUD INSPECTOR.
18. SANITARY SEWER CLEANOUTS SHALL BE LOCATED BY ACTUAL INSPECTION OR TO PREVENT PONDING OR FLOODING. FUD RESERVES THE RIGHT TO REQUIRE MANHOLE LID ELEVATIONS TO BE BASED AND/OR TO REQUIRE WATERGIGHT FRAMES AND COVERS IF FUD DETERMINES THEM NECESSARY DURING INSPECTION.
19. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. COMPACTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
20. WHERE PIPE WILL NOT BE IN NATIVE GROUND, ALL FILL MATERIAL COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 90% OF STANDARD PROCTOR WITHIN TRENCH BOTTOM. FAILURE TO MEET COMPACTION REQUIREMENTS WILL RESULT IN FULL STONE BACKFILL TO BOTTOM OF PIPE.

LOW PRESSURE SEWER REQUIREMENTS

1. THE CONTRACTOR MUST BE CERTIFIED TO WELD FUSE HDPE PIPE FOR LOW PRESSURE SEWER PROJECTS.
2. LOW PRESSURE SEWER SERVICE LATERALS SHALL BE 1/2 INCH HDPE (SDR41) FROM MAIN TO TRANSITION FITTING. CHANGE TO 3/4 INCH SDR41 PVC FROM TRANSITION FITTING TO GROUND. PUMP SEE FUD STANDARDS AND SPECIFICATIONS.
3. INSTALL AN ISOLATION VALVE INSTALLATION ON THE 1/2 INCH PVC LATERAL WITHIN 4 INCHES OF THE HDPE TRANSITION FITTING.
4. BACKFILL MATERIAL THAT IS WITHIN ONE FOOT OF THE PIPE SHALL NOT EXCEED 3/4 INCH (100# STONE).
5. ALL PIPES SHALL BE INSTALLED WITH A 1/2 INCH WIDE COVER WIRE FOR LOCATION PURPOSES. (SEE FUD STANDARDS AND SPECIFICATIONS)
6. POLYETHYLENE PIPE (HDPE) AND FITTINGS SHALL BE MADE OF HIGH DENSITY, EXTRA HIBI MELT-LAM WEIGHT POLYETHYLENE WITH A STANDARD THERMOPLASTIC MATERIAL IDENTIFICATION OF PEH90.
7. POLYETHYLENE PIPE (HDPE) SHALL HAVE A CO-EXTRUDED GREEN COVER OR EXTRUDED GREEN STRIPS IDENTIFYING USE FOR SANITARY SEWER. COLOR PRINT LINES ARE NOT AN ACCEPTABLE METHOD FOR IDENTIFICATION OF LOW-PRESSURE SEWER MAINS. PIPE WITH EXTRUDED GREEN STRIPS SHALL HAVE A MINIMUM OF THREE (3) EQUAL 1.5" SPACED STRIPS.
8. PROPER INSTALLATION OF LPS FOUND IN FUDS STANDARDS AND SPECIFICATIONS SHALL BE FULLY UNDERSTOOD AND IMPLEMENTED.
9. THE STRIP RESTRANT BLOCKS SHALL BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS OR AS REQUIRED BY OWNER. THE STRIP RESTRANT BLOCKS SHALL BE CONSIDERED AN INTEGRAL PART OF THE LOW PRESSURE SEWER MAIN INSTALLATION.

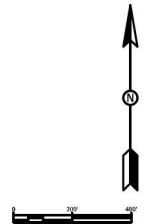


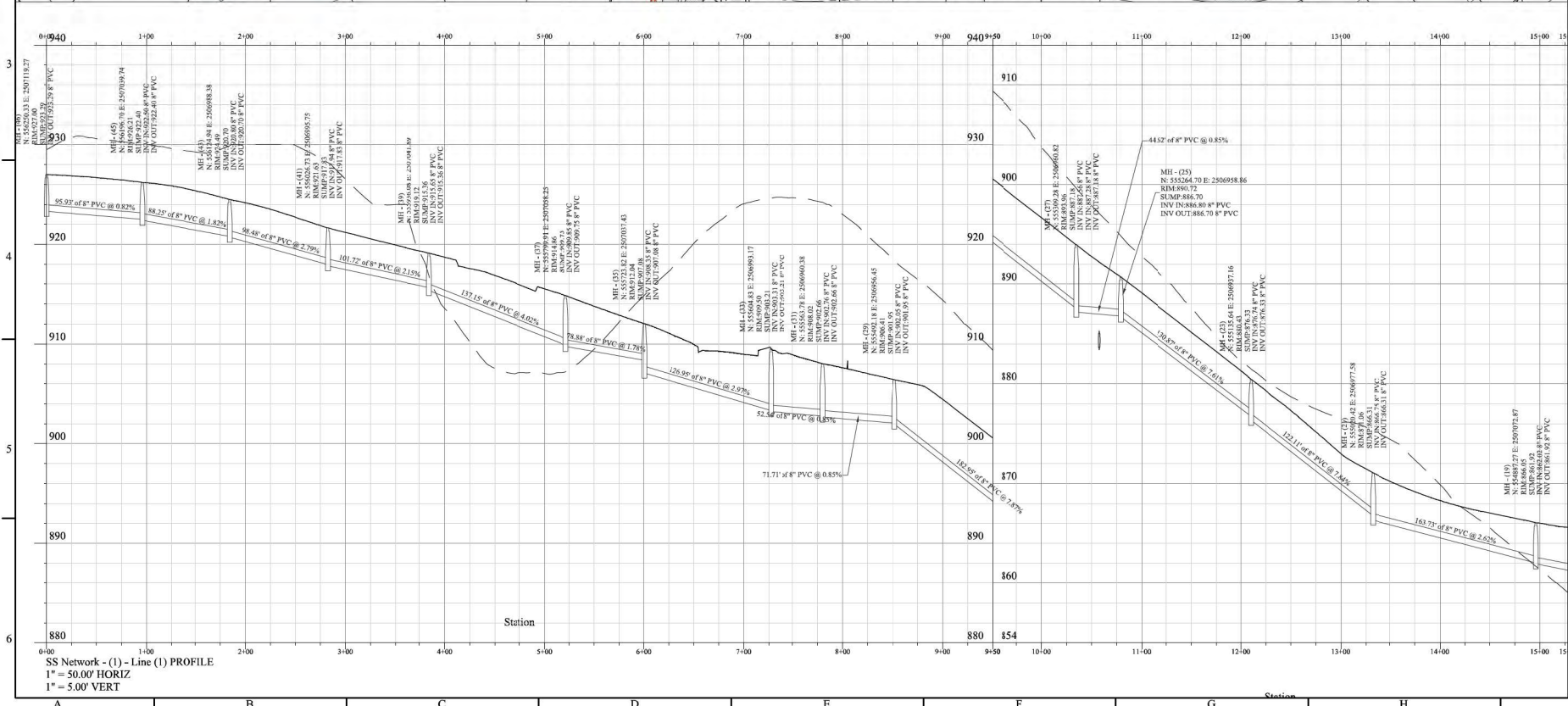
Revisions	By	Date

DESIGNED BY: RNR	CHECKED BY: RNR	DATE: 4/19/21
BY: VANCE HOMESTEAD AND BUILDINGS, LLC 122 PARAMETER PARK DR KNOXVILLE, TN 37942		

THE GROVE AT BOYD STATION
FARGAGO, TN
SEWER OVERALL LAYOUT

Sheet
C400
SHEET 48 OF 65

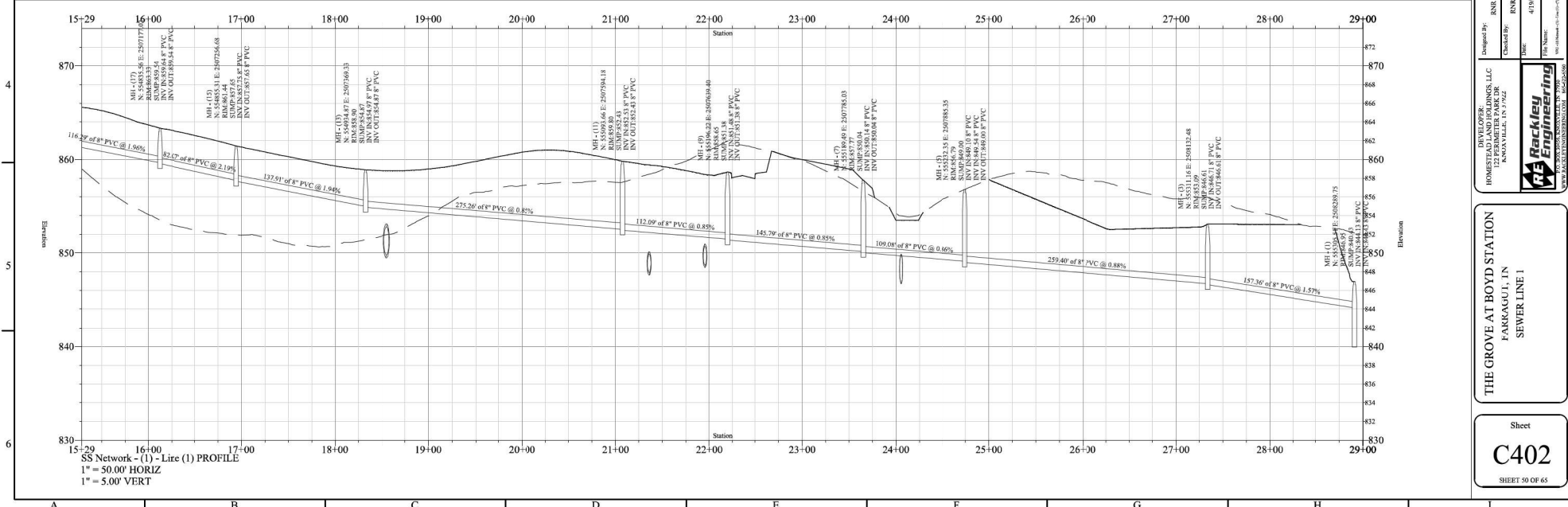
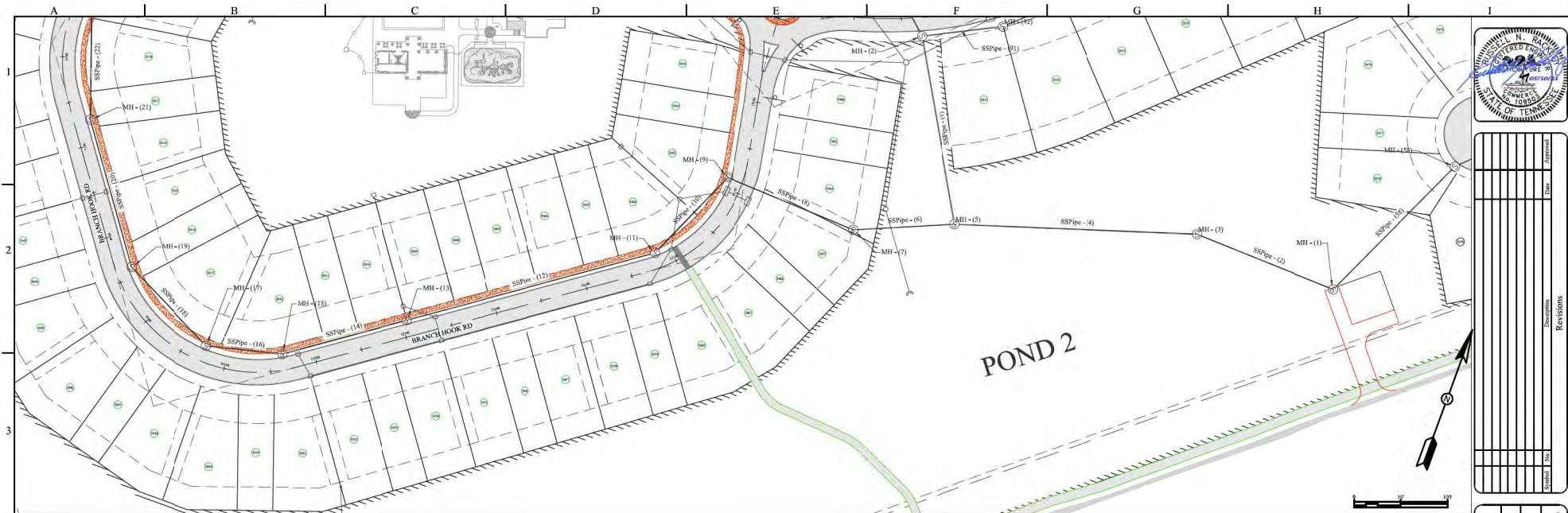




Revisions	By	Date

Designed By: RNR
 Checked By: RNR
 Date: 4/19/21
 Title: Sewer
 Project: 122 PARAMETER PARK DR, KNOXVILLE, TN 37922
 Client: RACKLEY ENGINEERING, INC.
 Project Manager: RACKLEY ENGINEERING, INC.

THE GROVE AT BOYD STATION
 PARKING LOT, IN
 SEWER LINE 1



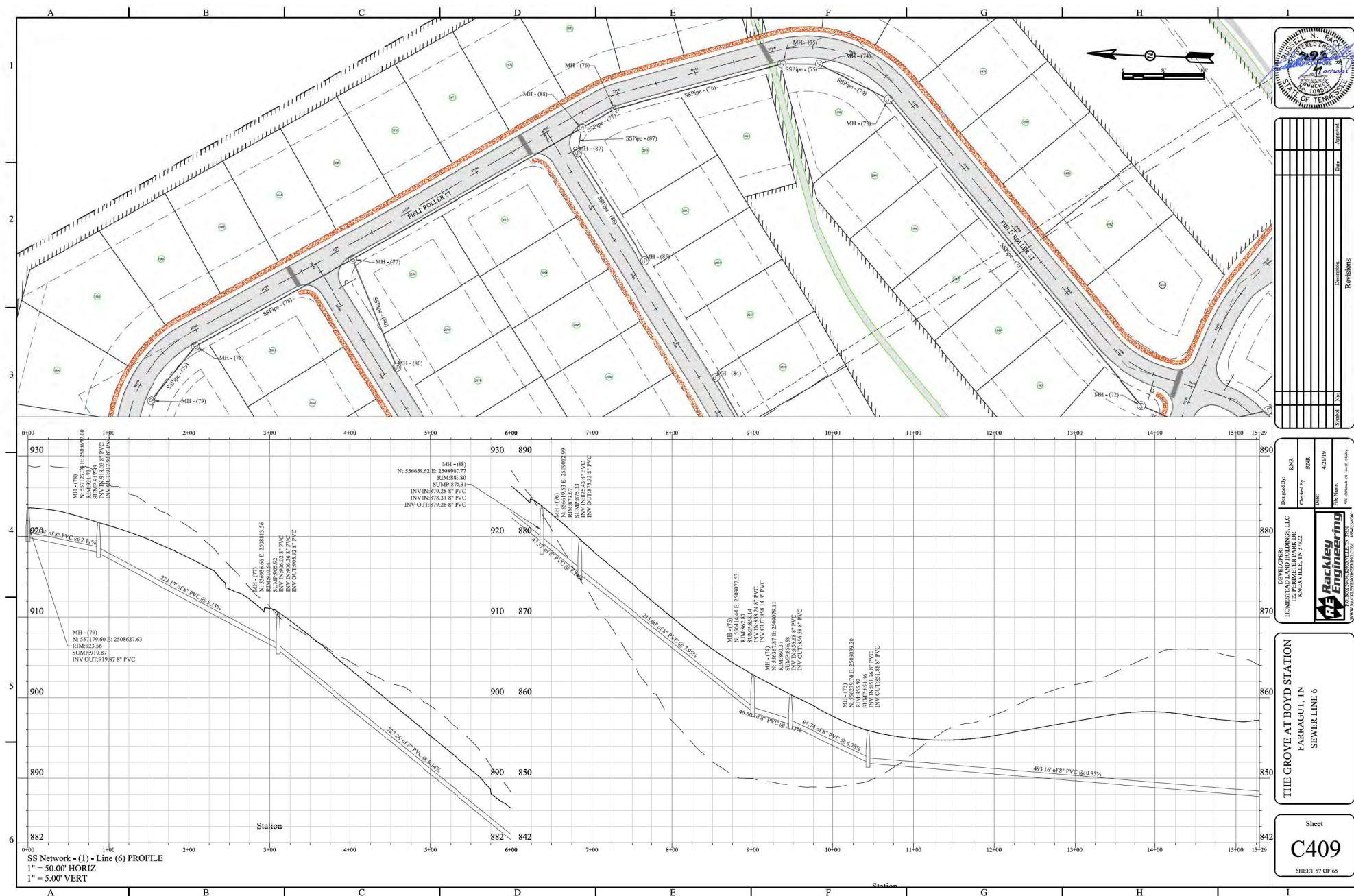
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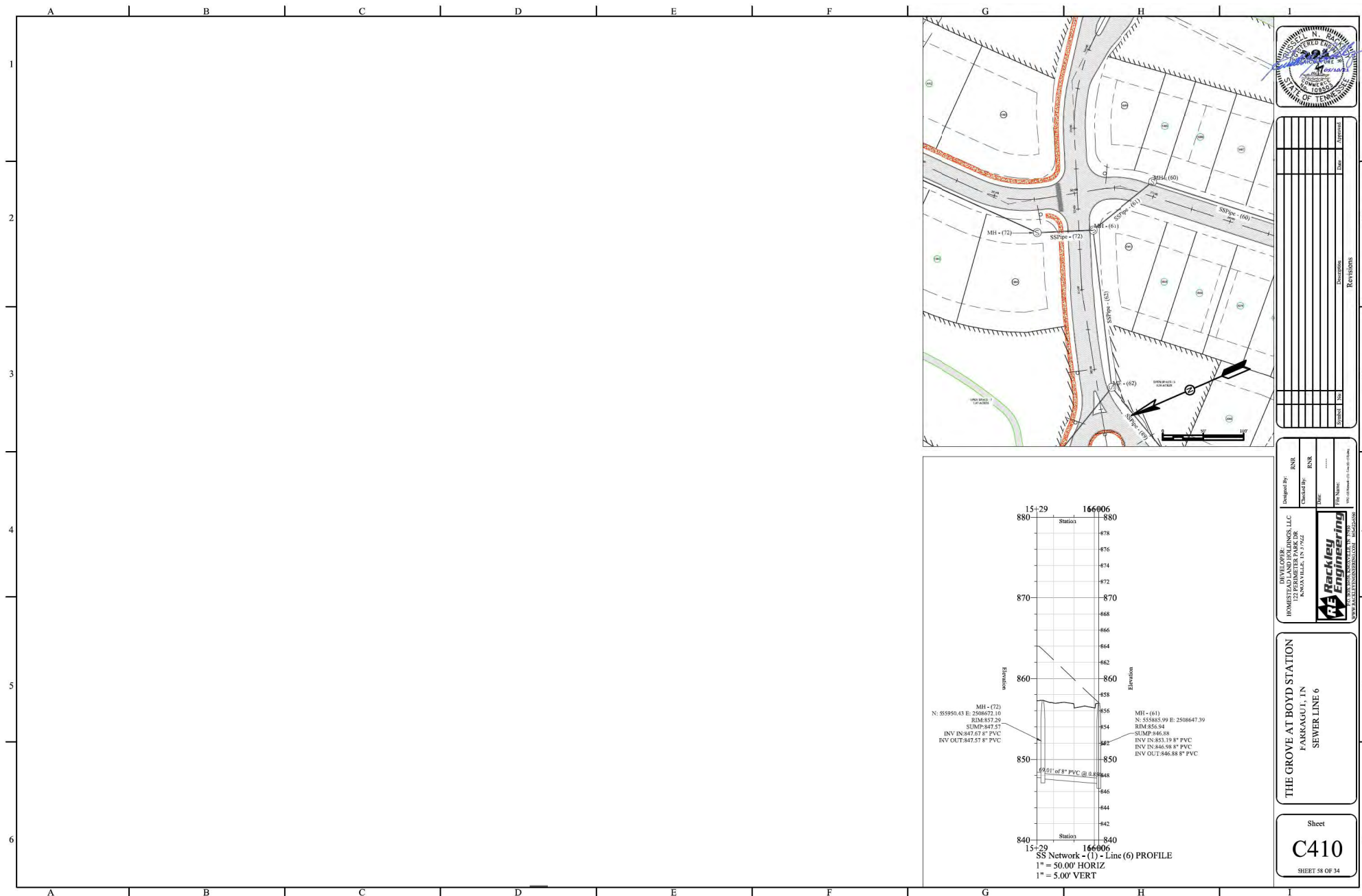
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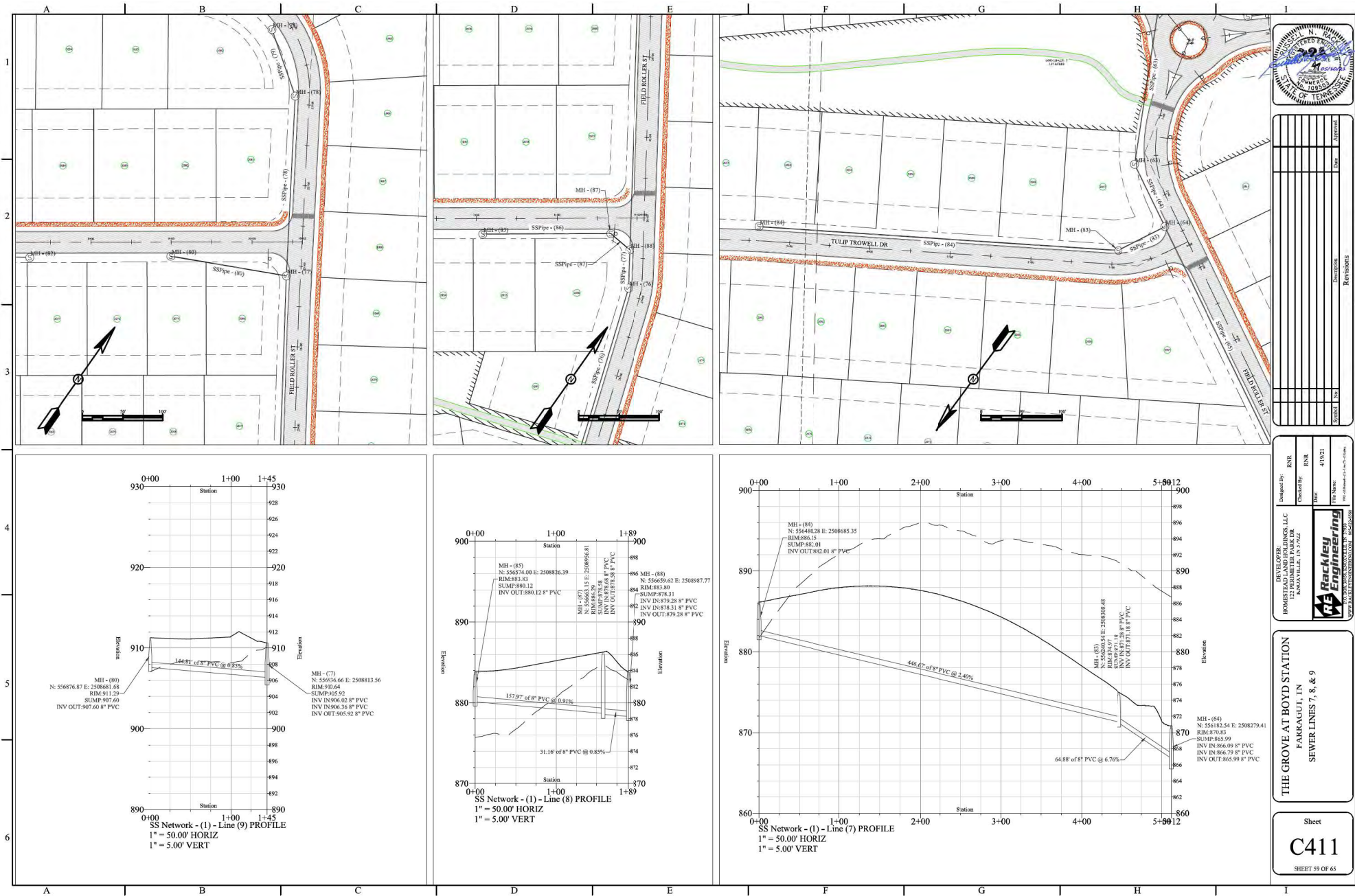
R. E. Rackley
 ENGINEERING
 122 PARAMETER PARK DR
 KNOXVILLE, TN 37922
 WWW.RERACKLEY.COM

THE GROVE AT BOYD STATION
 PARKING LOT, IN
 SEWER LINE 1











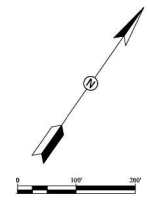
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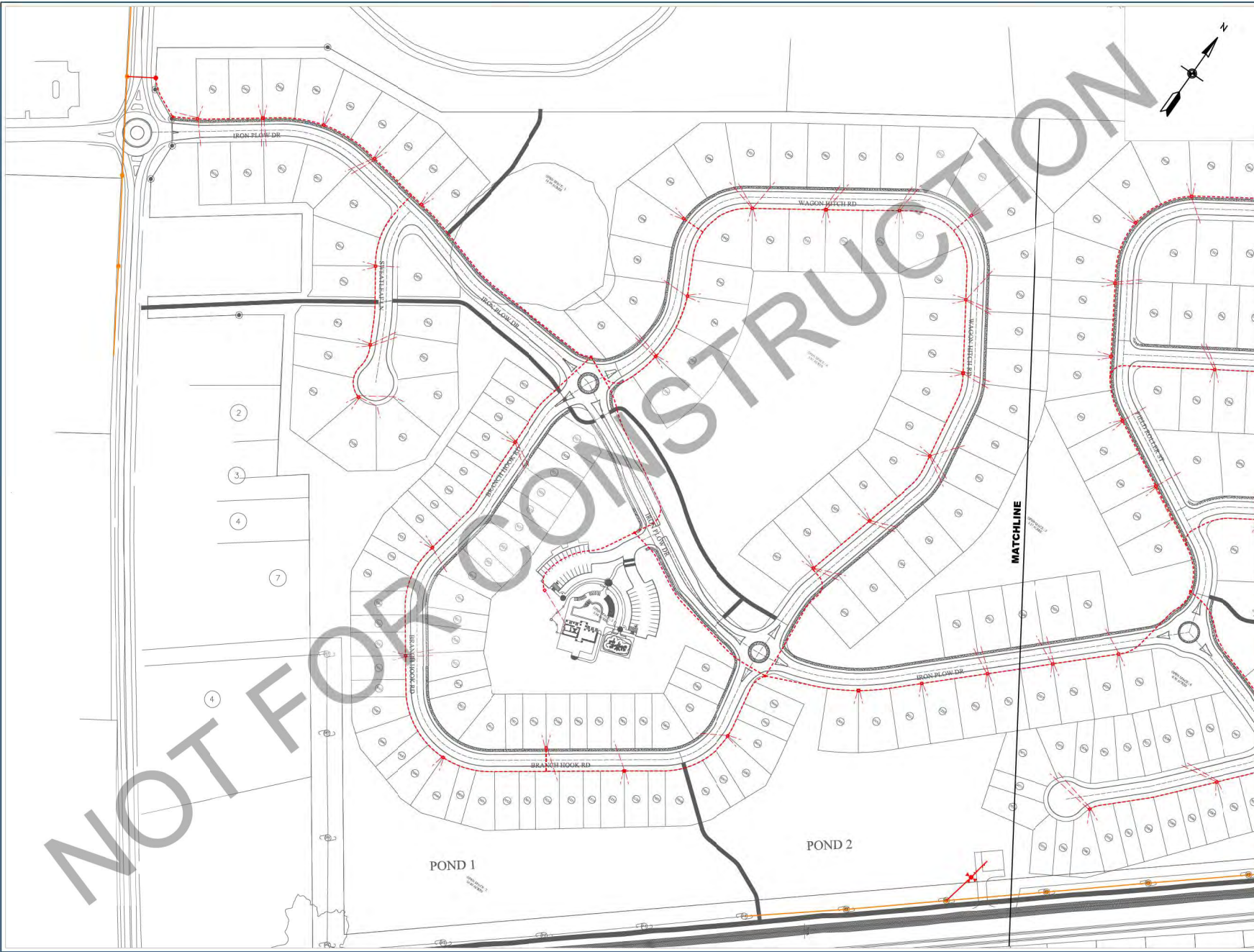
DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 4/19/21
 PROJECT: 122 PERIMETER PARK DR
 LOCATION: KNOXVILLE, TN 37912
RE Rackley Engineering
 1000 N. KNOXVILLE, TN 37912
 WWW.RACKLEYENGINEERING.COM

THE GROVE AT BOYD STATION
 PARKING LOT, IN
 WATER LAYOUT

Sheet
C502
 SHEET 62 OF 34

811
 Know what's below.
 Call before you dig.





- NOTES:**
- 1. ANY INSTALLATIONS OR ALTERATIONS OF THE OVERHEAD ELECTRICAL INFRASTRUCTURE TO BE PERFORMED BY LCUB.
 - 2. VAULTS AND TRANSFORMER PADS ARE NOT TO SCALE.
 - 3. ALL PRIMARY CONDUIT IS SHD, 40 PVC 2" UNLESS OTHERWISE NOTED.
 - 4. ANY PRIMARY CONDUIT INSTALLED LESS THAN 42" BELOW GRADE MUST BE ENCASED IN CONCRETE.
 - 5. ALL TRANSFORMER LOCATIONS SHALL MEET STATE AND LOCAL CODES.

LEGEND	
---#---	NUMBER OF CONDUITS
-----	URD PRIMARY
- - - - -	URD SECONDARY
—————	OVERHEAD PRIMARY
—————	OVERHEAD SECONDARY
—	INSTALL
—	REMOVE
—	EXISTING TO REMAIN
BAC	BREAK ALL CONDUITS
BBC	BREAK BOTH CONDUITS



7698 Creekwood Park Blvd
P.O. Box 449
Lenoir City, TN 37772
Office (844) 687-5282
www.LCUB.com

REV. NO.	DATE	REV. BY.	DESCRIPTION
1	5/5/2021	AM	CONCEPT PLAN

GROVE AT BOYD STATION (CONCEPT PLAN)

12611 BOYD STATION

PRELIMINARY UNDERGROUND ELECTRIC DESIGN

Designed By:	A. MCDANIEL	Date:	5/5/2021
Drawn By:	A. MCDANIEL	Scale:	1"=100'
Approved By:		Job Order #:	N/A
Page Number:	Page 1 of 2		



MATCHLINE

FIELD ROLLER ST

BEARING RUN DR

FLIP TROWEL DR

FIELD ROLLER ST

POND 3

NOTES:

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LEGEND

---#---	NUMBER OF CONDUITS
-----	URD PRIMARY
----	URD SECONDARY
----	OVERHEAD PRIMARY
----	OVERHEAD SECONDARY
---	INSTALL
---	REMOVE
---	EXISTING TO REMAIN
BAC	BREAK ALL CONDUITS
BBC	BREAK BOTH CONDUITS



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REV. NO.	DATE	REV. BY.	DESCRIPTION
1	5/5/2021	AM	CONCEPT PLAN

**GROVE AT
BOYD STATION
(CONCEPT PLAN)**

12611 BOYD STATION

**PRELIMINARY
UNDERGROUND
ELECTRIC DESIGN**

Designed By:	A. MCDANIEL	Date:	5/5/2021
Drawn By:	A. MCDANIEL	Scale:	1"=100'
Approved By:			
Page Number:	Page 1 of 2	Job Order #:	N/A

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

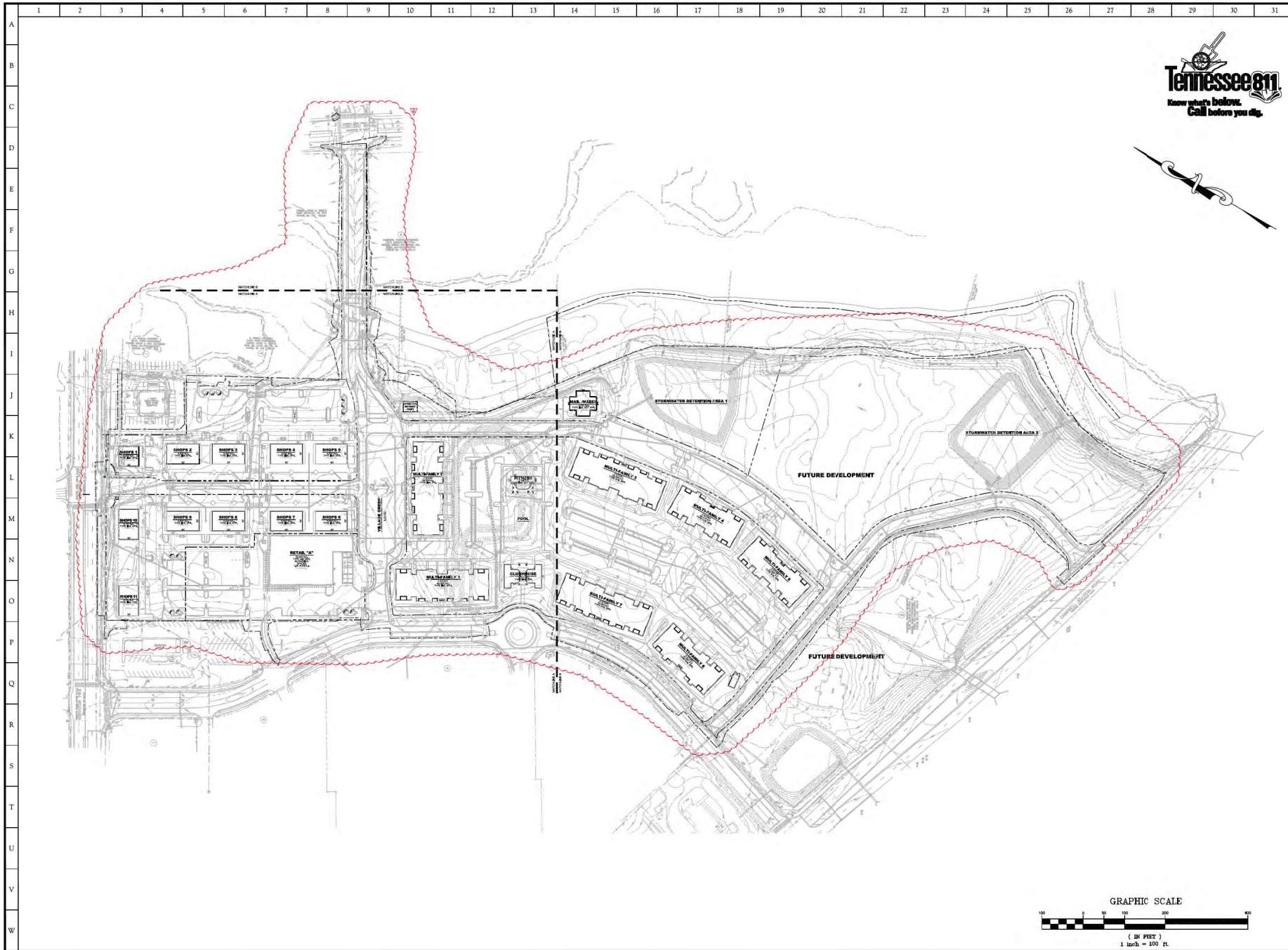
SUBJECT: Discussion and public hearing on a site plan (including updates to the site plan approved in April and building elevations for the multi-family buildings) for the Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 11230 Kingston Pike, 11240 Kingston Pike, 133 Concord Road, 37.08 Acres, Zoned PCD and FPD (CHM, LLC, Applicant)

INTRODUCTION AND BACKGROUND: During last month's Planning Commission meeting, a site plan set was reviewed and requested for approval in association with the Town Center at Biddle Farms planned commercial development. Staff noted that some of the information included items that were still being addressed. Those items included fire vehicle access, landscaping, site lighting, utilities, and most of the building elevations. Staff indicated that a large portion of the information included in the initial site plan set involved civil related items along with the building elevations for the Aldi grocery store.

DISCUSSION: Staff reviewed the site plan set and initial remaining staff comments. Commissioners agreed that some of the information included items that needed to be addressed with additional staff input. Commissioners reviewed the Aldi building elevations and asked for some modifications. The modifications mainly involved brick colors, adding more articulation and transparency, and blending the back of the building with the back of the commercial buildings that will face Main Street.

RECOMMENDATION: Included in the packet is an updated site plan that addresses the fire vehicle access. Also included are updated building elevations for the Aldi building and the elevations proposed for the multi-family buildings and clubhouse. These items were discussed at the staff/developer meeting on May 4. Some information included in the latest site plan set will need to be modified and presented to the Planning Commission in the future. An example is the site lighting which will be subject to decorative fixtures that will need to be used throughout the development and as part of the street lighting system.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31																																																																																																																																																																																								
A	Site Development Plans for Farragut Town Center at Biddle Farms Owner: Town of Farragut Kingston Pike, Brooklawn Street, Campbell Station Road, & Concord Road Civil District No. 6 of Knox County, Tennessee 37934 (865) 966-7057																																																																																																																																																																																																																						
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G	SHEET INDEX <table><thead><tr><th>#</th><th>Sheet Title</th><th>Date</th><th>Revision #</th></tr></thead><tbody><tr><td>1</td><td>C0.0 Cover Sheet</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>2</td><td>C2.0 Storm Water Pollution Prevention Plan - Overall</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>3</td><td>C2.1 Site Demolition Plan - North</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>4</td><td>C2.2 Site Demolition Plan - South</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>5</td><td>C2.3 Storm Water Pollution Prevention Plan - Notes</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>6</td><td>C2.4 Storm Water Pollution Prevention Plan - Stage I- North</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>7</td><td>C2.5 Storm Water Pollution Prevention Plan - Stage I- South</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>8</td><td>C2.6 Storm Water Pollution Prevention Plan - Stage II- North</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>9</td><td>C2.7 Storm Water Pollution Prevention Plan - Stage II- South</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>10</td><td>C2.8 Storm Water Pollution Prevention Plan - Stage III- North</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>11</td><td>C2.9 Storm Water Pollution Prevention Plan - Stage III- South</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>12</td><td>C2.10 Storm Water Pollution Prevention Plan -Details</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>13</td><td>C2.11 Storm Water Pollution Prevention Plan -Details</td><td>04/05/2021</td><td>✓</td></tr><tr><td>14</td><td>C2.12 Tree Preservation Plan- Overall</td><td>04/05/2021</td><td>✓</td></tr><tr><td>15</td><td>C2.13 Tree Preservation Plan- North</td><td>04/05/2021</td><td>✓</td></tr><tr><td>16</td><td>C2.14 Tree Preservation Plan- South</td><td>04/05/2021</td><td>✓</td></tr><tr><td>17</td><td>C3.0 Site Grading & Drainage Plan- Overall</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>18</td><td>C3.1 Site Grading & Drainage Plan- North</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>19</td><td>C3.2 Site Grading & Drainage Plan- South</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>20</td><td>C4.0 Site Layout Plan- Overall</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>21</td><td>C4.1 Site Layout Plan- North</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>22</td><td>C4.2 Site Layout Plan- South</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>23</td><td>C4.3 Site Signage Plan</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>24</td><td>C4.4 Site Area Plan</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>25</td><td>C4.5 Public Areas Plan</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>26</td><td>C4.6 Proposed Town Center Street Cross Sections</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>27</td><td>C5.0 Site Utility Plan- Overall</td><td>03/15/2021</td><td>✓✓</td></tr><tr><td>28</td><td>C5.1 Sanitary Sewer Plan- North</td><td>03/15/2021</td><td>✓✓</td></tr><tr><td>29</td><td>C5.2 Sanitary Sewer Plan- South</td><td>03/15/2021</td><td>✓✓</td></tr><tr><td>30</td><td>C5.3 Water Line Plan- North</td><td>03/15/2021</td><td>✓✓</td></tr><tr><td>31</td><td>C5.4 Water Line Plan- South</td><td>03/15/2021</td><td>✓✓</td></tr><tr><td>32</td><td>C8.0 Site Grading and Drainage Details</td><td>04/05/2021</td><td>✓</td></tr><tr><td>33</td><td>C8.1 Site Grading and Drainage Details</td><td>04/05/2021</td><td>✓</td></tr><tr><td>34</td><td>C8.2 Site Bioretention Basin Details</td><td>04/05/2021</td><td>✓</td></tr><tr><td>35</td><td>C8.3 Site Layout Details</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>36</td><td>C8.4 Site Layout Details</td><td>04/05/2021</td><td>✓</td></tr><tr><td>37</td><td>C8.5 Site Layout Details</td><td>04/05/2021</td><td>✓</td></tr><tr><td>38</td><td>C8.6 Site Utility Details</td><td>04/05/2021</td><td>✓</td></tr><tr><td>39</td><td>C8.7 Site Bridge Details</td><td>04/05/2021</td><td>✓</td></tr><tr><td>40</td><td>Site Lighting and Photometric Plan- North</td><td>03/15/2021</td><td>✓</td></tr><tr><td>41</td><td>Site Lighting and Photometric Plan- South</td><td>03/15/2021</td><td>✓</td></tr><tr><td>42</td><td>L1.0 Landscape Plan- Overall</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>43</td><td>L1.1 Landscape Plan- North</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td>44</td><td>L1.2 Landscape Plan- South</td><td>05/10/2021</td><td>✓✓</td></tr><tr><td></td><td>CEE-1 Aldi Concept Exterior Elevations</td><td>02/15/2021</td><td>✓✓</td></tr></tbody></table>																															#	Sheet Title	Date	Revision #	1	C0.0 Cover Sheet	05/10/2021	✓✓	2	C2.0 Storm Water Pollution Prevention Plan - 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CIVIL ENGINEERS & SURVEYORS
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www.site-incorporated.com



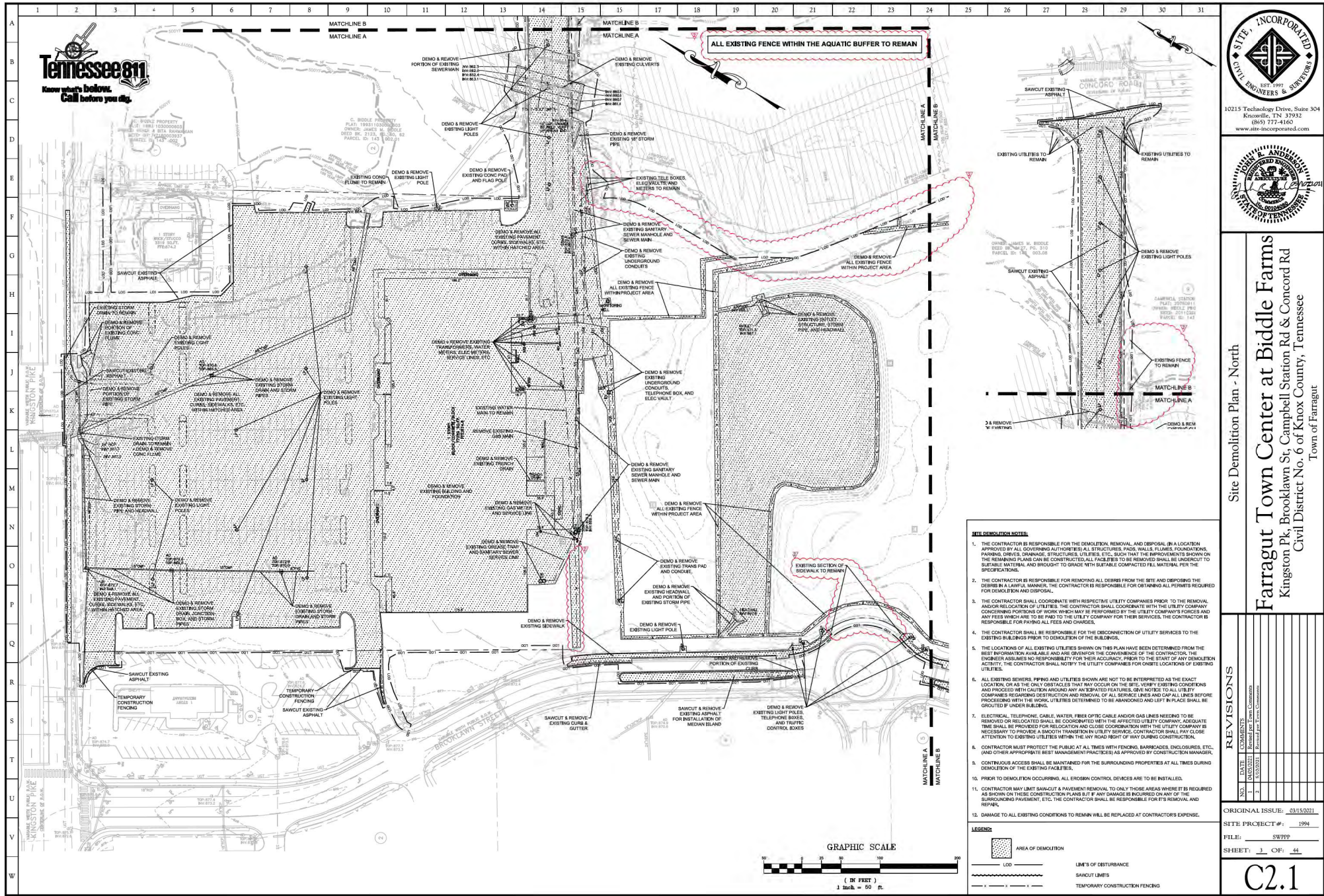
Storm Water Pollution Prevention Plan - Site Map - Overall
Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS

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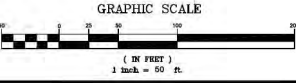
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- SITE DEMOLITION NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL, IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLAMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE REMOVED PORTIONS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUFFICIENT MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
 5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR CORRECT LOCATIONS OF EXISTING UTILITIES.
 6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNEXPECTED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DEMOLITION AND REMOVAL OF ALL SERVICE LINES AND CAP LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
 7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. AN adequate TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICES. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
 8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES AS APPROVED BY CONSTRUCTION MANAGER.
 9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
 10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 11. CONTRACTOR MAY LIMIT SAWCUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
 12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

LEGEND

- AREA OF DEMOLITION
- LOD
- LIMITS OF DISTURBANCE
- SAWCUT LIMITS
- TEMPORARY CONSTRUCTION FENCING



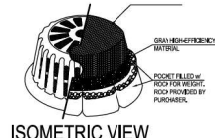
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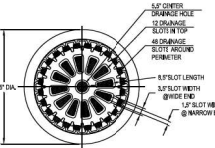
Site Demolition Plan - North
Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS	
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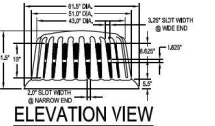
ORIGINAL ISSUE: 01/15/2011
SITE PROJECT # : 1994
FILE: SWTFP
SHEET: 1 OF 44
C2.1



ISOMETRIC VIEW



PLAN VIEW



ELEVATION VIEW

INSTALLATION
FILTER HAT SHALL BE HIGH-LOW MATERIAL ON TOP HALF OF HAT. HIGH-LOW MATERIAL ON BOTTOM HALF.
IT IS THE PURCHASER'S RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER HAT. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.
CONCRETE BLOCKS SHALL BE USED TO HOLD FILTER HAT IN PLACE OVER STORM STRUCTURE. ROCK POCKETS ARE SHOWN DIRECTLY INTO FILTER HAT MATERIAL. CHAIN LIFT HOIST COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
ALL TEMPORARY SEDIMENTATION, ACCUMULATION, OR DETENTION PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL MAINTAIN SEDIMENTATION AND ACCUMULATION PRACTICES. REPLACE OR REPAIR DAMAGED AND PROPER INSTALLATION, FLUSH OR REPAIR AS NECESSARY.

FRAME & FILTER DISCHARGE ANALYSIS

HEAD (FT)	DISCHARGE (GPM)	FRAME AREA (SQ FT)	FILTER AREA (SQ FT)	FLOW (GPM)
1.0	1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0	10.0

DO NOT NARROW SLOT. A TRANSITION HILL OCCUR BETWEEN HAT AND CONCRETE. OPENING SHALL BE MAINTAINED. CONSERVATIVE ESTIMATE OF FLOW, THEREFORE THE LESSER OF THE ORICE AND FLOW WILL BE USED FOR EACH CASE.

FRAME MATERIAL: BLACK 0.25\"/>

FRAME MATERIAL: BLACK 0.25\"/>

ROUND FRAME & FILTER ASSEMBLY

Model # R-100A

Model # R-100A

Model # R-100A

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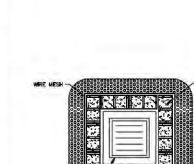
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BLOCK AND AGGREGATE INLET SEDIMENT DEVICE

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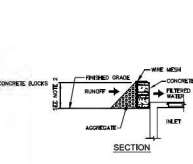
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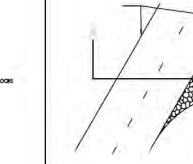
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TEMPORARY SEDIMENT BASIN

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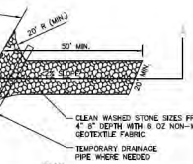
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SEDIMENT BASIN 2 RISER STRUCTURE TEMPORARY RETROFITTING

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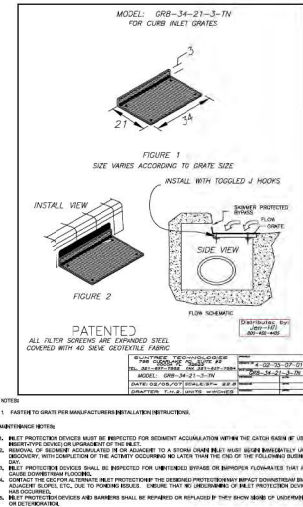
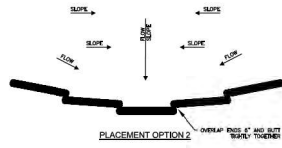
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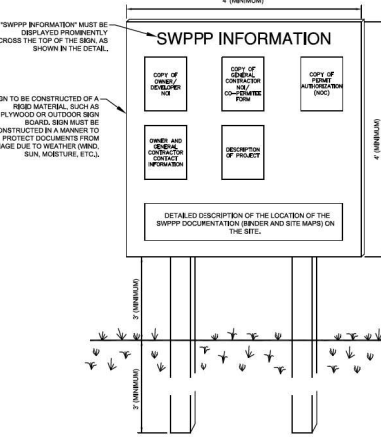
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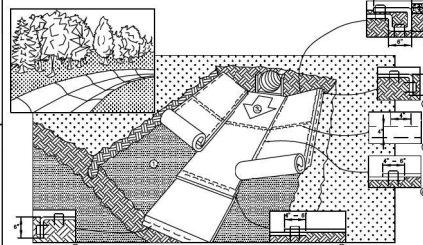
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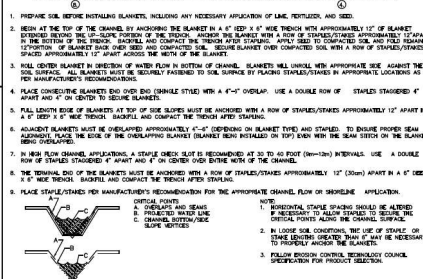
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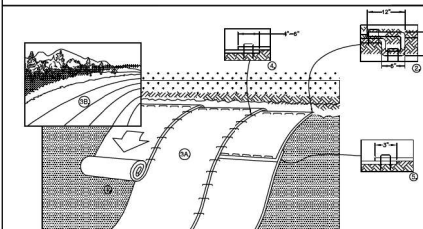
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TEMPORARY FENCE DETAIL



EROSION PROTECTION BLANKET (CHANNEL INSTALLATION) MA



EROSION CONTROL BLANKET (SLOPE INSTALLATION)



Storm Water Pollution Prevention Plan - Details

Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

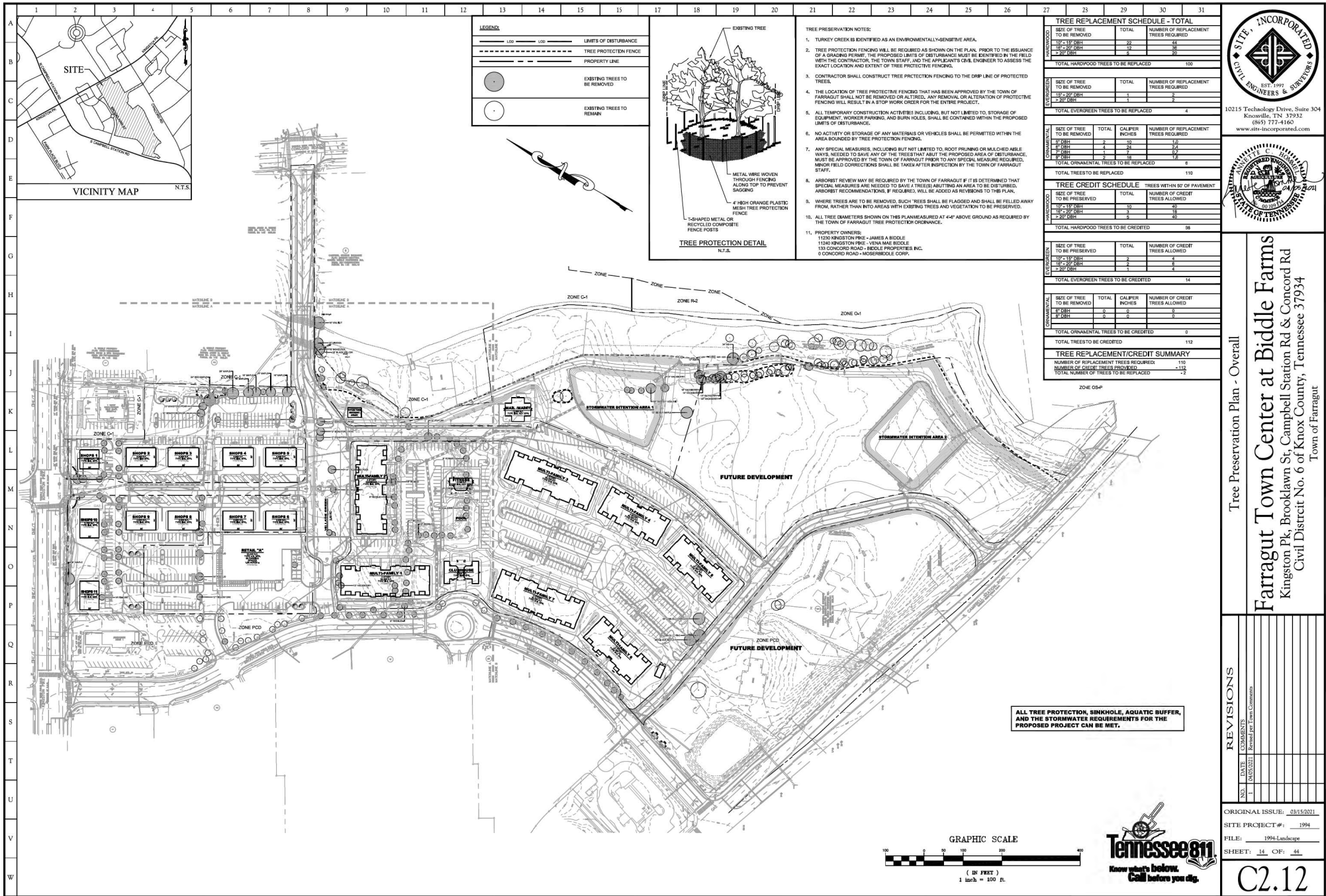
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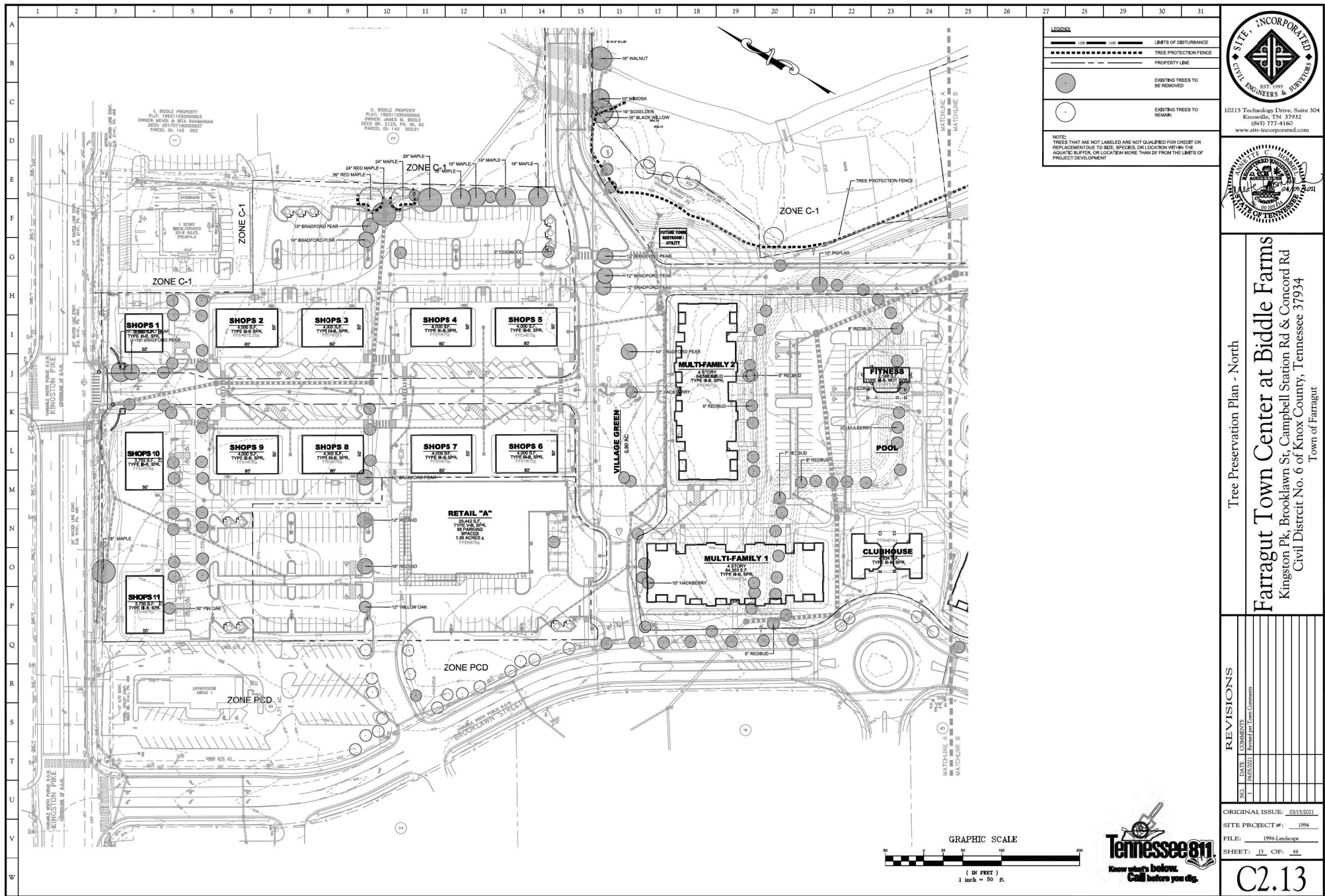
ORIGINAL ISSUE: 03/15/2021
SITE PROJECT #: 1994
FILE: SWPPP

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LEGEND

100' 100' LIMITS OF DISTURBANCE

--- TREE PROTECTION FENCE

--- PROPERTY LINE

● EXISTING TREES TO BE REMOVED

○ EXISTING TREES TO REMAIN

NOTE:
TREES THAT ARE NOT LABELED ARE NOT QUALIFIED FOR CREDIT OR REPLACEMENT DUE TO SIZE, SPECIES, OR LOCATION WITHIN THE AGUATED BUFFER, OR LOCATION MORE THAN 25' FROM THE LIMITS OF PROJECT DEVELOPMENT

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Tree Preservation Plan - North

Farragut Town Center at Biddle Farms

Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

REVISIONS	
NO.	DATE COMMENTS
1	04/15/2021 Revised per Town Comments

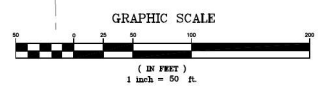
ORIGINAL ISSUE: 04/15/2021

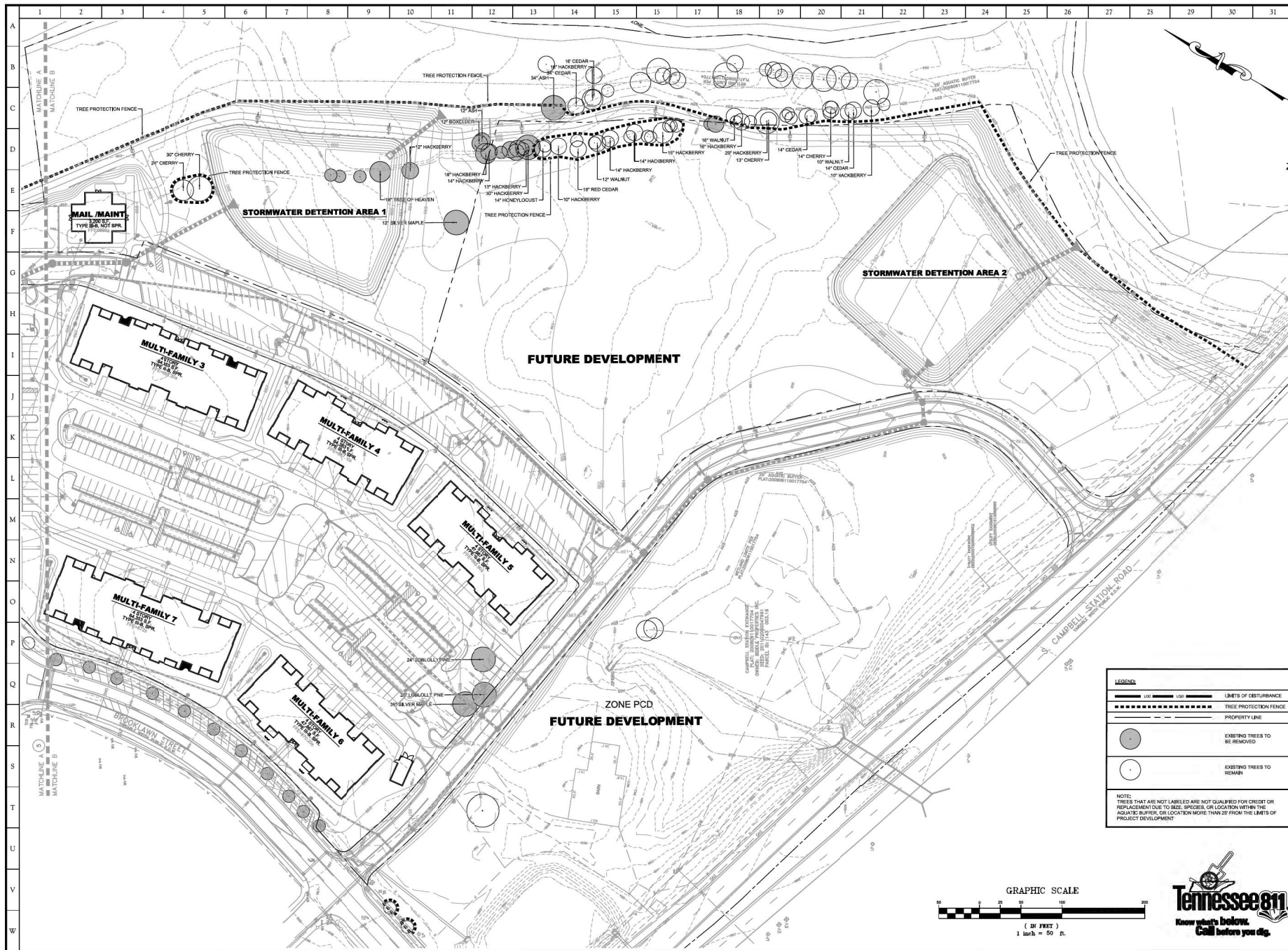
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FILE: 1994-Landscape

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CIVIL ENGINEERS & ARCHITECTS
EST. 1997
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Tree Preservation Plan - South

Farragut Town Center at Biddle Farms

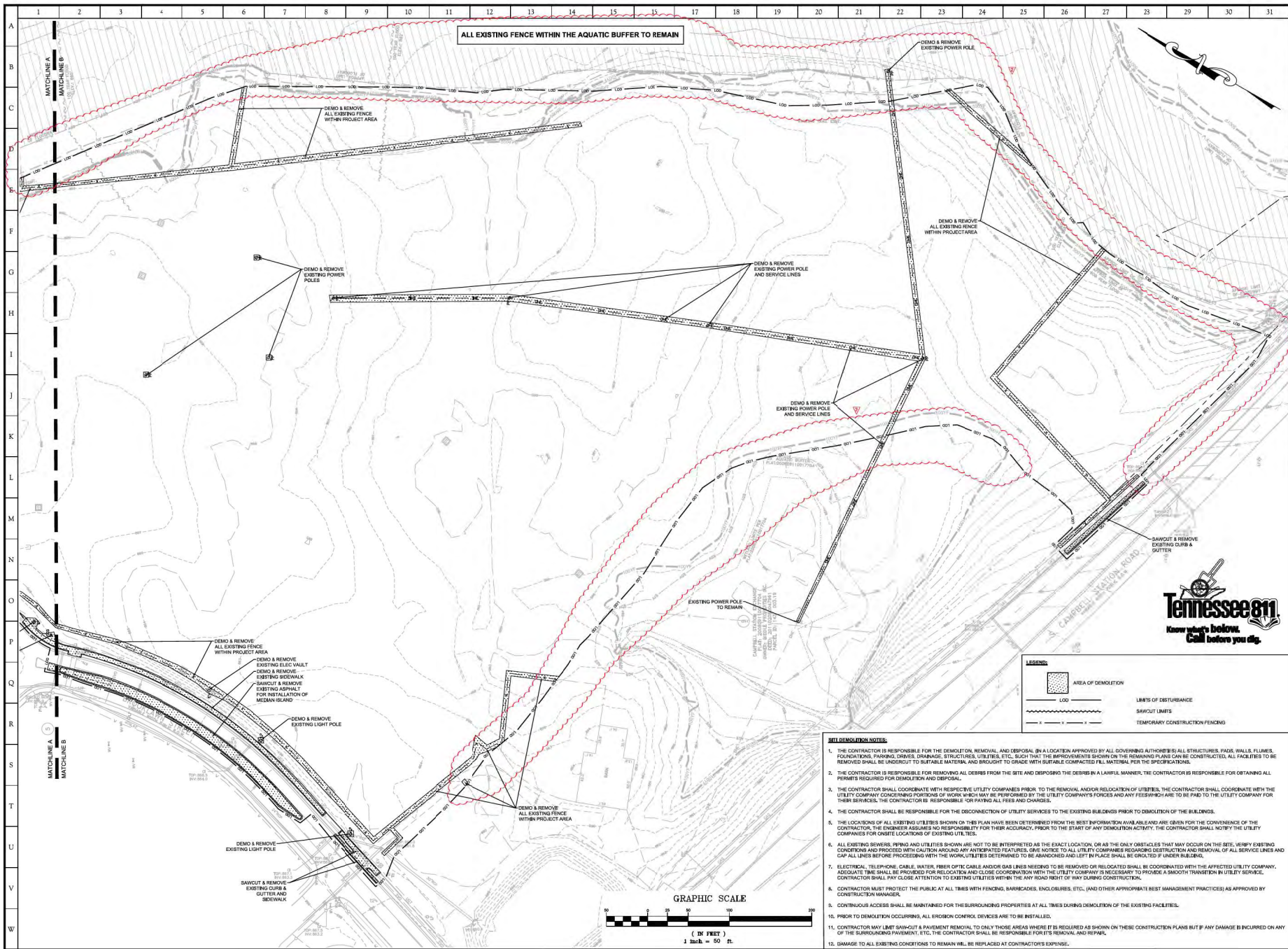
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REVISIONS	
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ORIGINAL ISSUE: 04/15/2021
SITE PROJECT #: 1994
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Site Demolition Plan - South

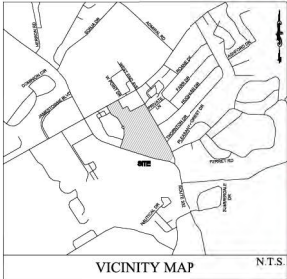
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ORIGINAL ISSUE: 01/15/2021
SITE PROJECT #: 1994
FILE: SWTP
SHEET: 4 OF 4

C2.2

- DEMOLITION NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, FENCES, WALLS, FLAMES, FOUNDATIONS, PAVING DECKS, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL, AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
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 - THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
 - THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ORIGINATE LOCATIONS OF EXISTING UTILITIES.
 - ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GRADED IF UNDER BUILDING.
 - ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
 - CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
 - CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
 - PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 - CONTRACTOR MAY LIMIT SAWCUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
 - DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.



PERMANENT GRASSING SPECIFICATIONS

GRASS SEED SHALL BE AS FOLLOWS:

FERNOV..... 6 LB/1000 SF
TALL FESCUE BLEND..... 1 LB/1000 SF

SOIL..... TALL FESCUE BLEND

LIME..... 100 LB/1000 SF

FERTILIZER..... 20 LB/1000 SF

PHOSPHORUS..... 20 LB SUPERPHOSPHATE 10 LB/1000 SF

MULCH..... 20 TON (CRIMPED) BROKEN CORN HUSK OR MULCH BROWN OR BLACK

MIN. SEED MIN. MAX.
PURITY PERCENT WEED
TALL FESCUE..... 85% 85% 0.1%
ANNUAL RYE..... 85% 85% 0.1%

* PLANTING SHALL BE COMPLETE OR ALL AREAS NOT RECEIVE PAVING OR MULCH, UPON WITHIN 4 WORKING DAYS OF COMPLETION OF GRADING. AREAS DEEPER THAN 30" SHALL BE PLANTED WITHIN 14 WORKING DAYS OF COMPLETION OF GRADING.

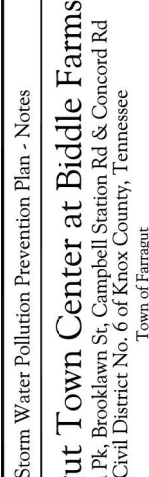
* ALL LIKE, FERTILIZER, GRASSING MATERIALS SHOWN ABOVE ARE MINIMUM AND SHALL BE

[illegible]

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON THIS SHEET.

IMPORTANT: GC MUST SIGN ALL PLAN SHEET AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.



REVISIONS

	NO.	DATE
	1	04/05/2021
	2	06/10/2021

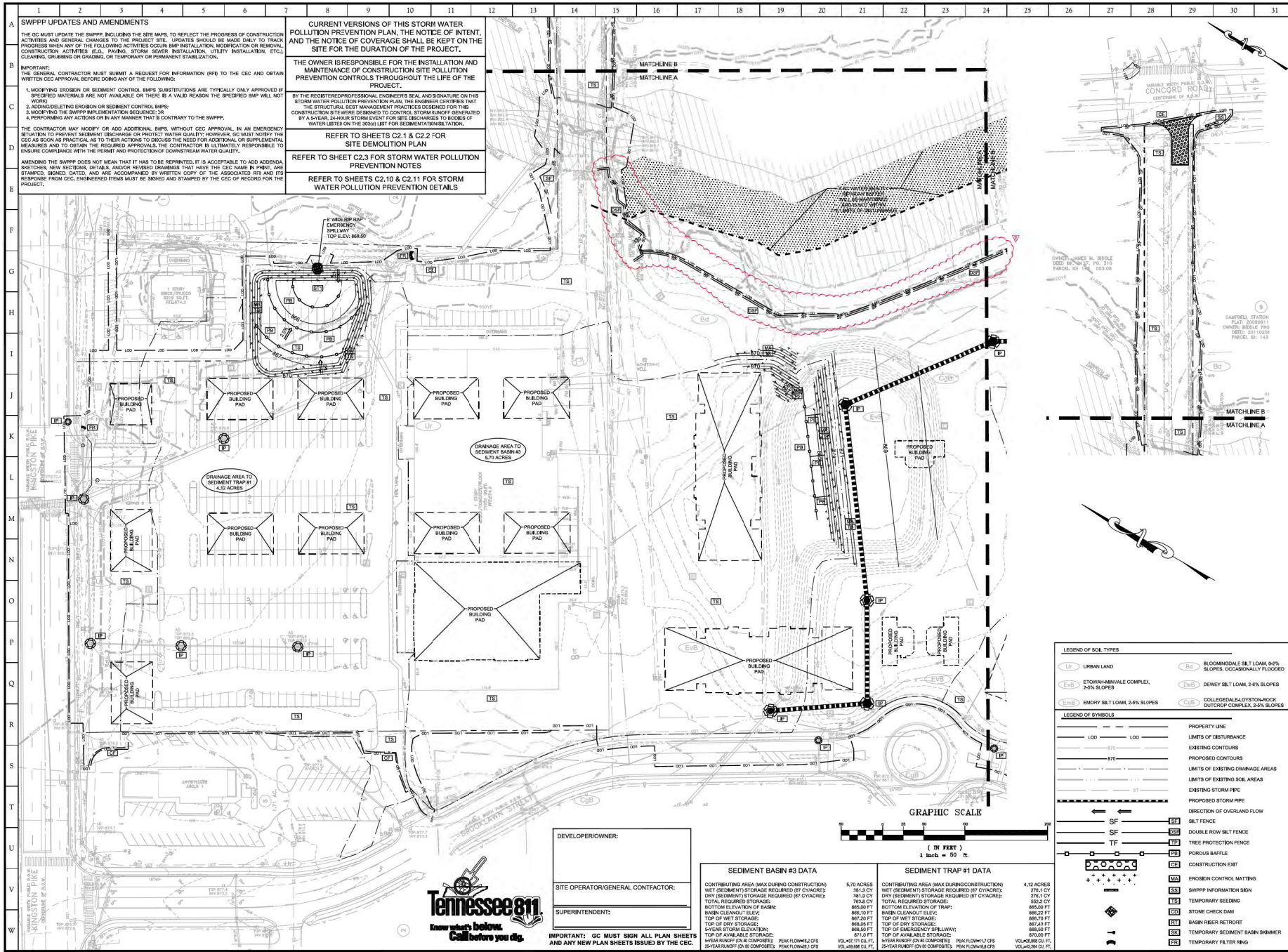
ORIGINAL ISSUE: 03/15/2021
SITE PROJECT #: 1994
FILE: SWPPP
SHEET: 5 OF 44

ORIGINAL ISSUE: 03/15/2021

SITE PROJECT #1 1994

SHEET: 5 OF: 44

022



SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP INCLUDING THE SITE MAP, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHOULD BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, UTILITY INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT: THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. WORKING THROUGH OR BYPASSING CONTROL MEASURES SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK.

2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPs.

3. MODIFYING THE SWPPP LIMITATIONS OR REQUIREMENTS.

4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPs WITHOUT CEC APPROVAL. IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DEBRIS OR PROJECT WATER QUALITY HAZARD, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SWITCHES, NEW SECTION, DETAIL, AND/OR REDDED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

CURRENT VERSIONS OF THIS STORM WATER POLLUTION PREVENTION PLAN, THE NOTICE OF INTENT, AND THE NOTICE OF COVERAGE SHALL BE KEPT ON THE SITE FOR THE DURATION OF THE PROJECT.

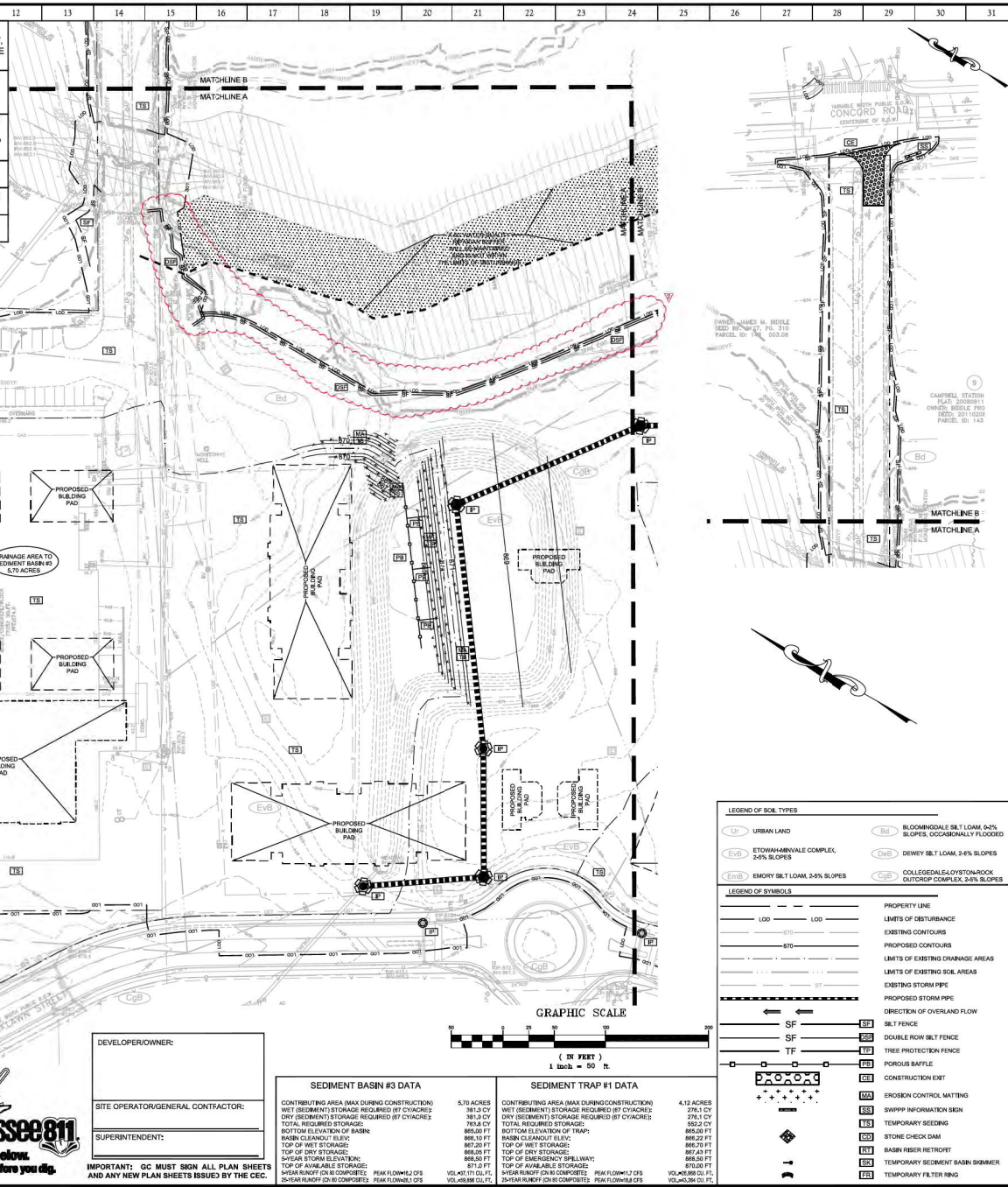
THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

BY THE REGISTERED PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE ON THIS STORM WATER POLLUTION PREVENTION PLAN, THE ENGINEER CERTIFIES THAT THE STRUCTURAL BEST MANAGEMENT PRACTICES DESIGNED FOR THIS CONSTRUCTION SITE WERE DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 24-HOUR, 24-HOUR STORM EVENT FOR SITE DECHARGES TO BODIES OF WATER LISTED ON THE LOCAL LIST FOR SEDIMENTATION/STABILIZATION.

REFER TO SHEETS C2.1 & C2.2 FOR SITE DEMOLITION PLAN

REFER TO SHEET C2.3 FOR STORM WATER POLLUTION PREVENTION NOTES

REFER TO SHEETS C2.10 & C2.11 FOR STORM WATER POLLUTION PREVENTION DETAILS





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DAVID E. ANDERSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 27224

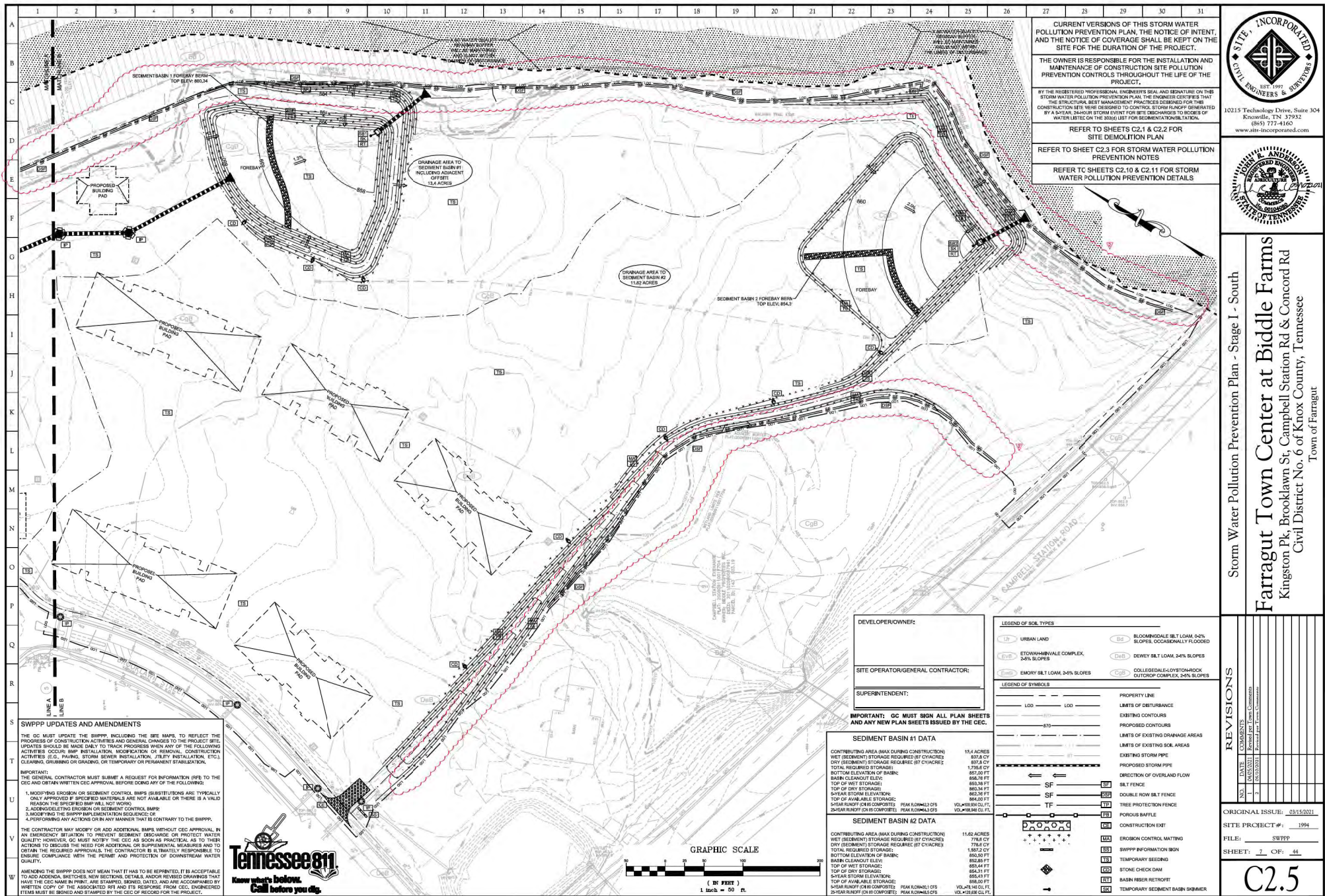
Storm Water Pollution Prevention Plan - Stage 1 - North

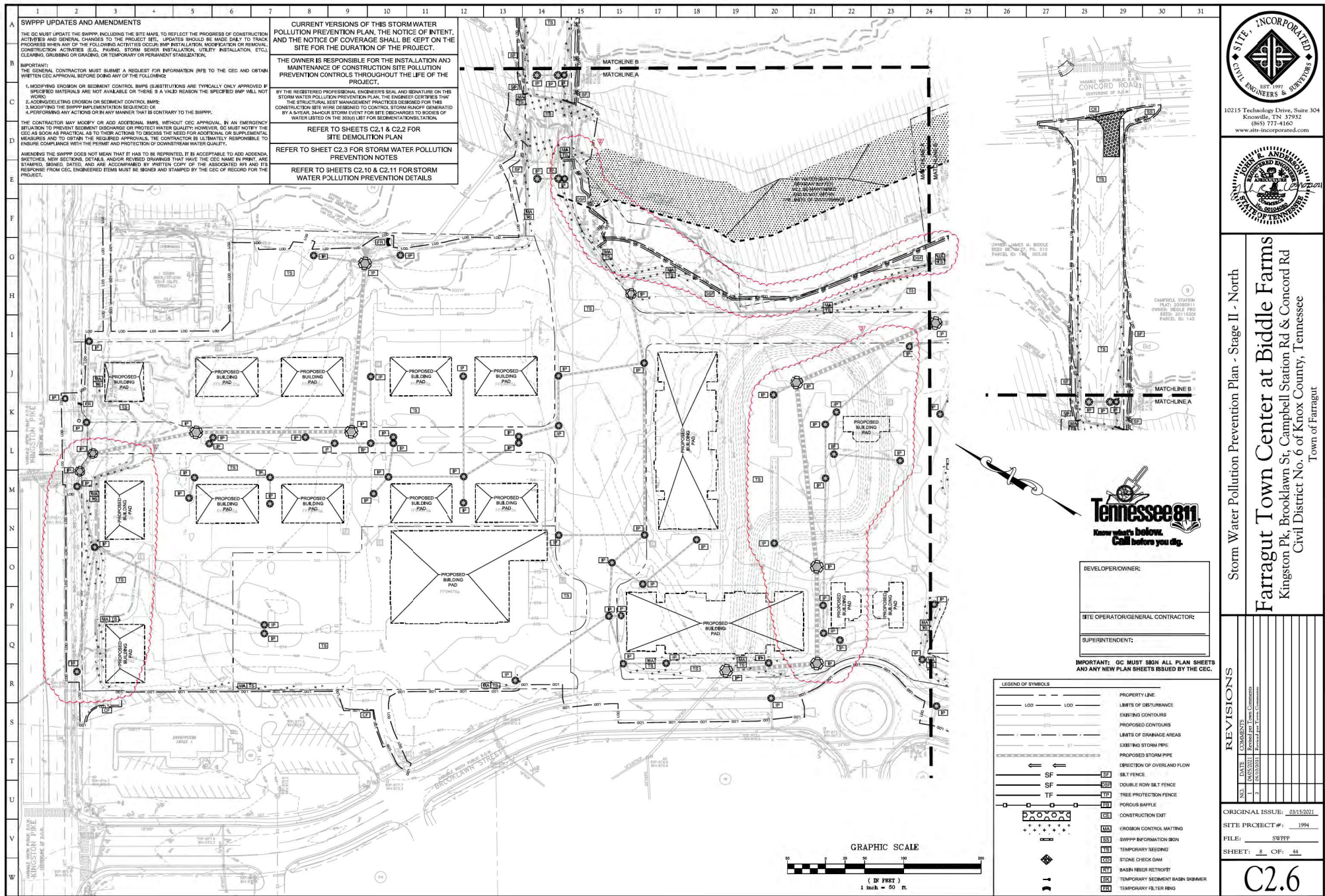
Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

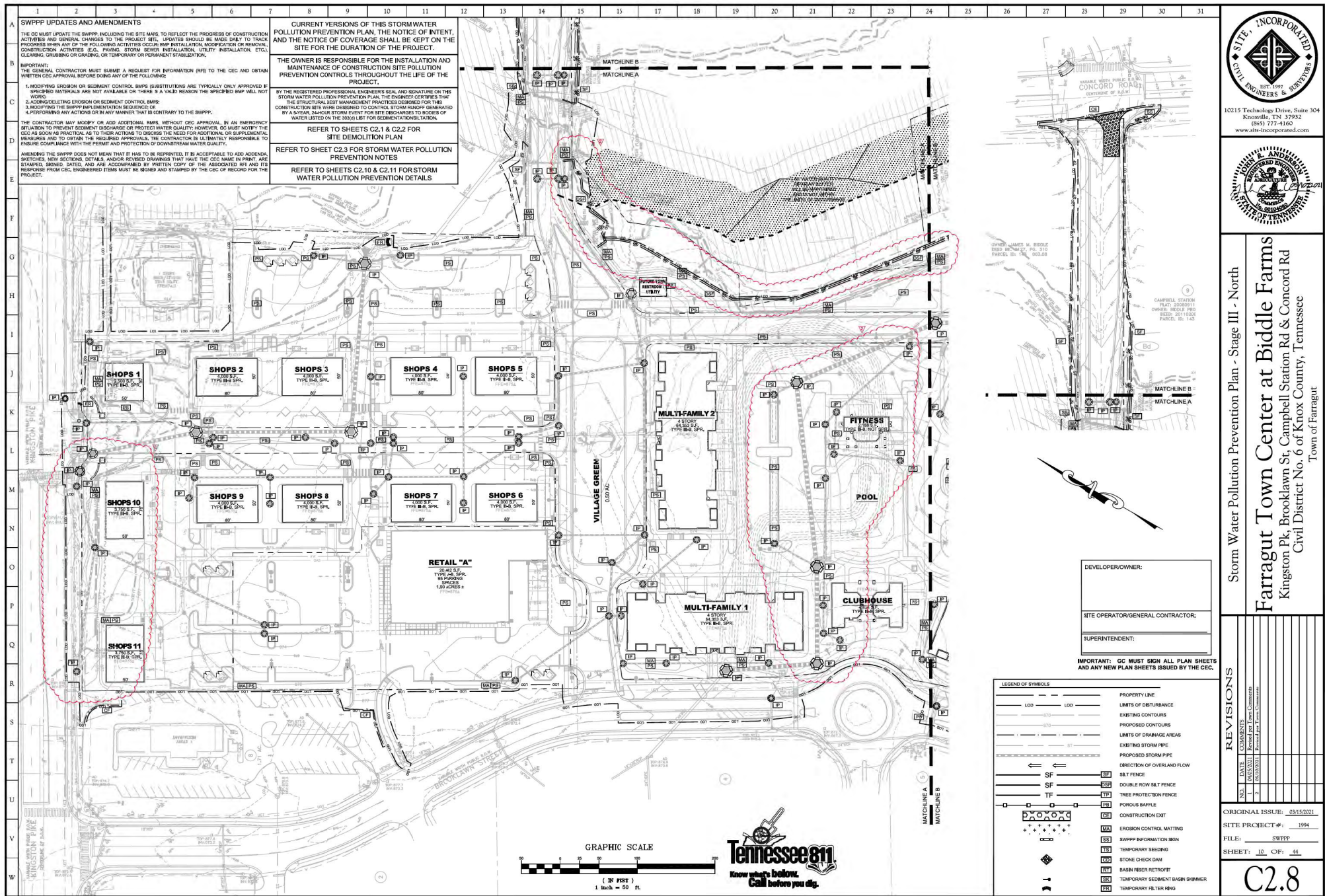
NO.	DATE	COMMENTS
1	04/05/2021	Revised per Town Comments
2	05/10/2021	Revised per Town Comments

ORIGINAL ISSUE: 03/15/2021
SITE PROJECT #: 1994
FILE: SWPPP
SHEET: 6 OF 44

C2.4







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Storm Water Pollution Prevention Plan - Stage III - North
Farragut Town Center at Biddle Farms
 Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
 Civil District No. 6 of Knox County, Tennessee
 Town of Farragut

NO.	DATE	COMMENTS
1	09/15/2011	Revised per Owner Comments
2	09/15/2011	Revised per Owner Comments

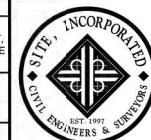
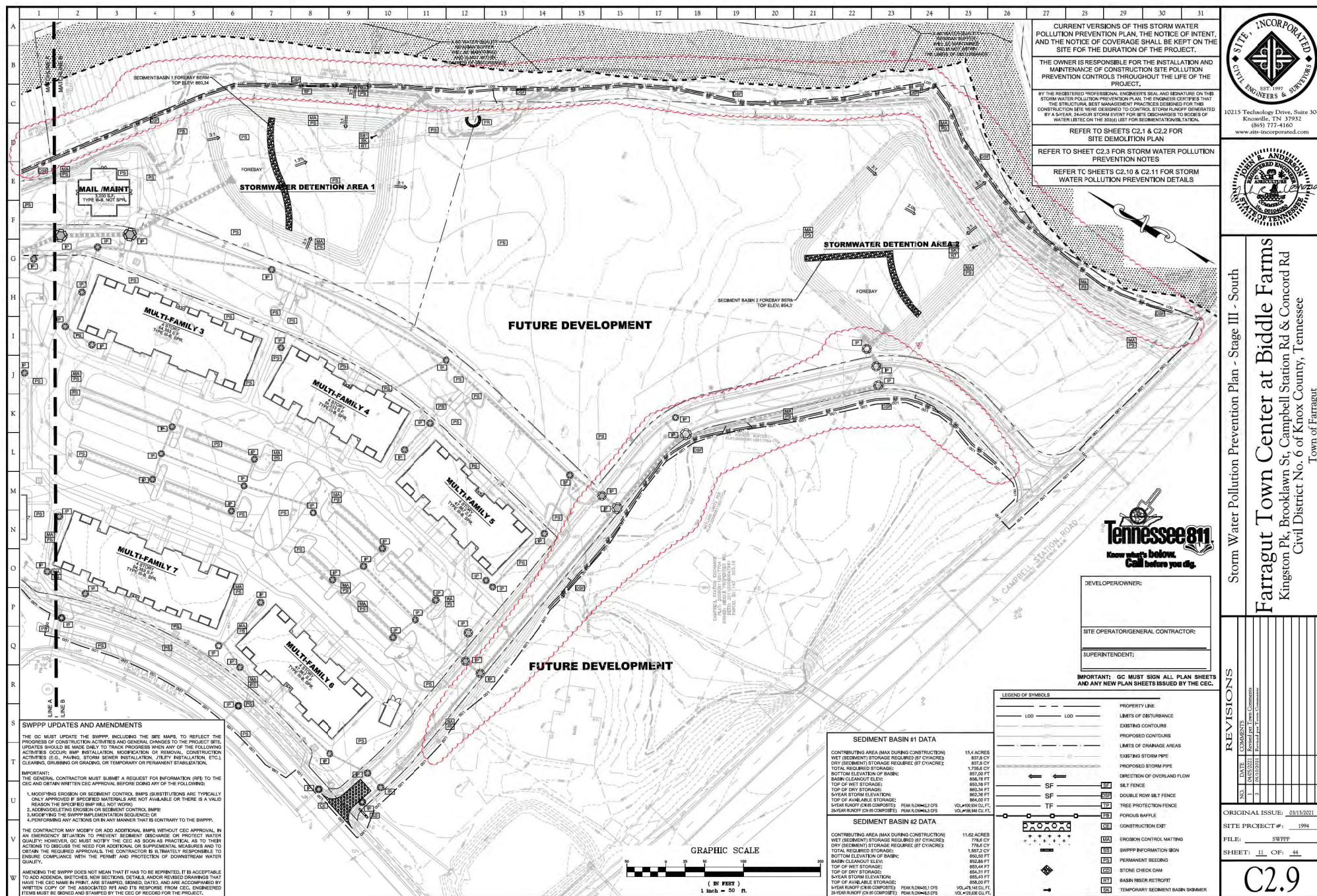
ORIGINAL ISSUE: 09/15/2011

SITE PROJECT #: 1994

FILE: SWPPP

SHEET: 10 OF 44

C2.8



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Storm Water Pollution Prevention Plan - Stage III - South

Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee

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Town of Farragut

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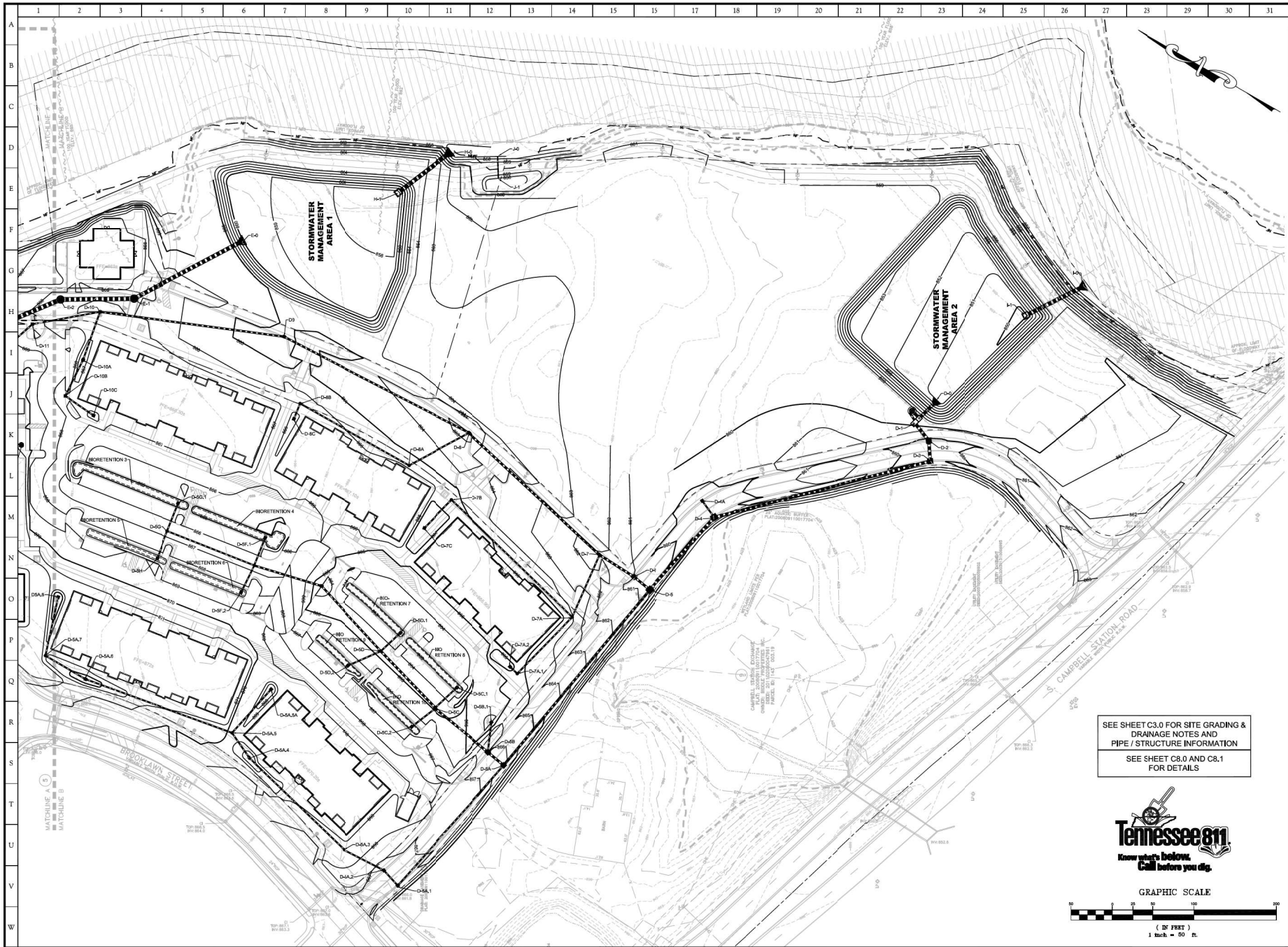
ORIGINAL ISSUE: 03/15/2021

FILE: SWPPP

SHEET: 11 OF: 44

020

C2.9



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Site Grading and Drainage Plan - South

Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee

Town of Farragut

REVISIONS

NO.	DATE	COMMENTS
1	03/15/2021	Revised per Design Comments
2	03/15/2021	Revised per Design Comments

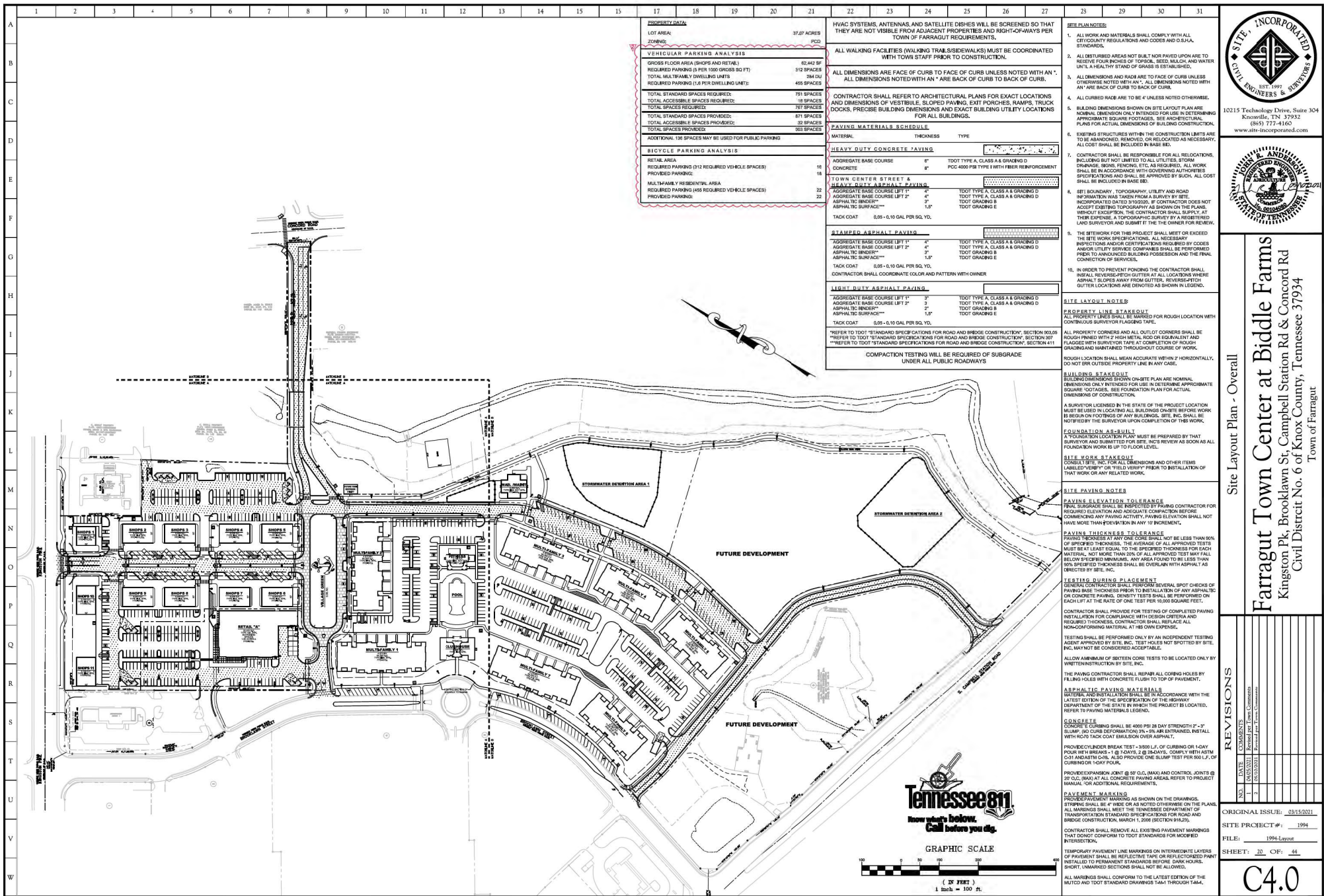
ORIGINAL ISSUE: 03/15/2021

SITE PROJECT #: 1994

FILE: 1994C/Grading

SHEET: 18 OF 44

C3.2



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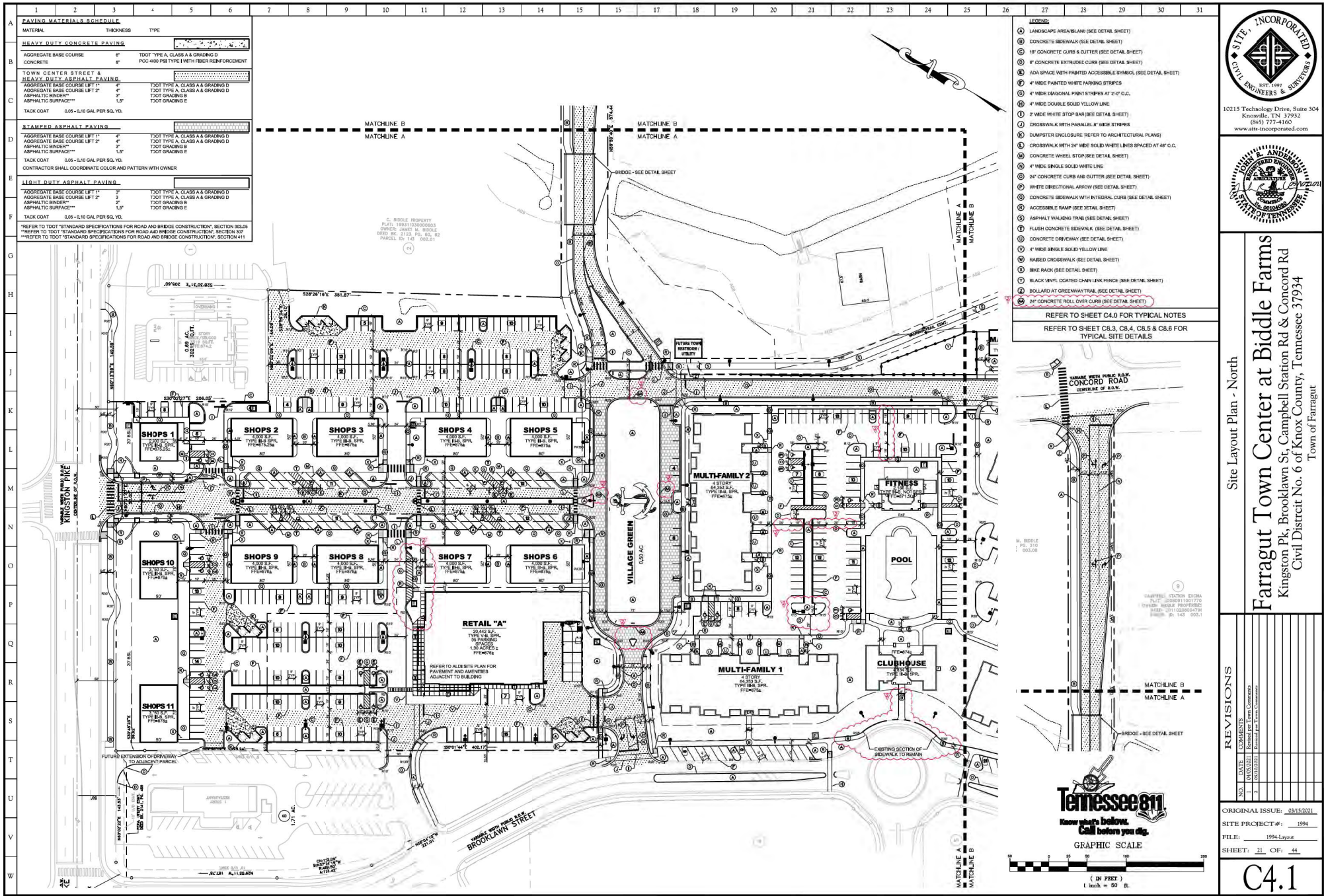


Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

REVISIONS

NO.	DATE	COMMENTS
1	01/15/2011	Original Issue
2	01/15/2011	Revised per Design Comments
3	01/15/2011	Revised per Design Comments
4	01/15/2011	Revised per Design Comments

ORIGINAL ISSUE: 01/15/2011
SITE PROJECT #: 1994
FILE: 1994-Layout
SHEET: 20 OF 44
C4.0



Site Layout Plan - North

Farragut Town Center at Biddle Farms

Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
 Civil District No. 6 of Knox County, Tennessee 37934

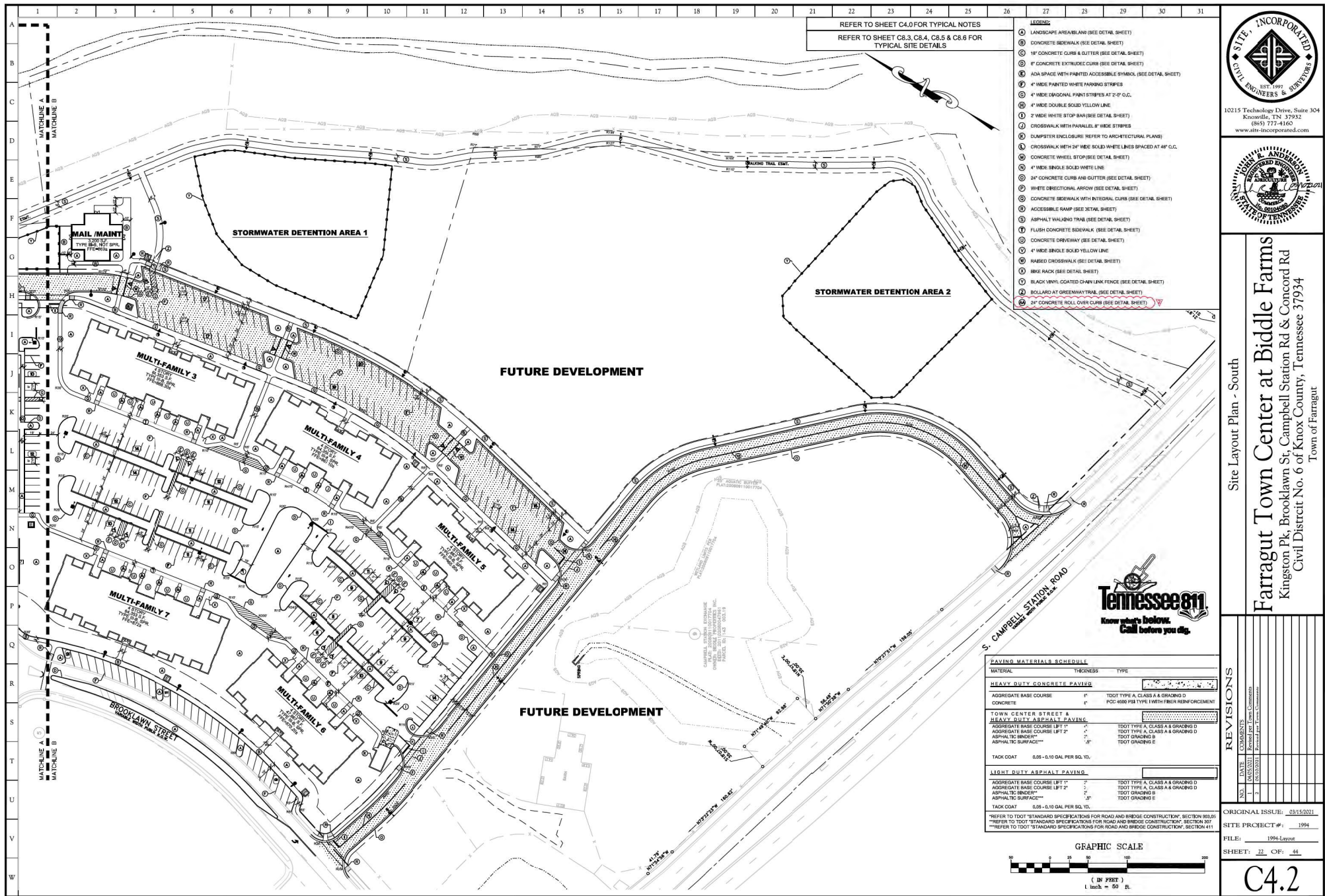
Town of Farragut

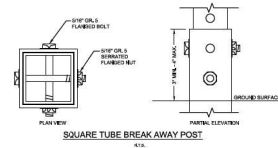
REVISIONS

NO.	DATE	COMMENTS
1	01/15/2011	Revised per Design Comments
2	01/15/2011	Revised per Design Comments
3	01/15/2011	Revised per Design Comments

ORIGINAL ISSUE: 01/15/2011
 SITE PROJECT #: 1994
 FILE: 1994-Layout
 SHEET: 21 OF 44

C4.1

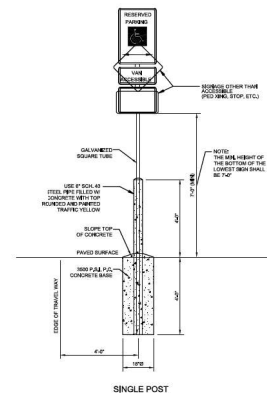




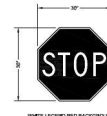
- NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 2. GALVANIZED SQUARE TUBE
POST TUBES - 2"x2"x1/8" 14ga
POST TUBE GALVANIZED AS PER ASTM A575 GRADE 30.
ANCHOR TUBE - 2-1/4"x2-1/4"x1/8" 14ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A575 GRADE 30.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIPPED GALVANIZED PER ASTM A123.
THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 2" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



SIGN MOUNTING AND BASE WITHOUT BOLLARD
(USE WHERE SIGN IS WITHIN CURBED ISLAND OR LANDSCAPE AREA)
N.T.S.



SIGN MOUNTING AND BASE WITH BOLLARD
(USE WHERE SIGN IS NOT WITHIN CURBED ISLAND)
N.T.S.



R1-1
"STOP" SIGN
N.T.S.



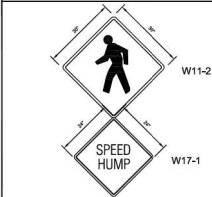
R6-1
"ONE WAY" SIGN
N.T.S.



R4-7
KEEP RIGHT SIGN
N.T.S.



R5-1
"DO NOT ENTER" SIGN
N.T.S.



RETROREFLECTIVE WITH BLACK LETTERS AND YELLOW BACKGROUND
"PEDESTRIAN CROSSWALK" SIGN
WITH "SPEED HUMP" SIGN
N.T.S.



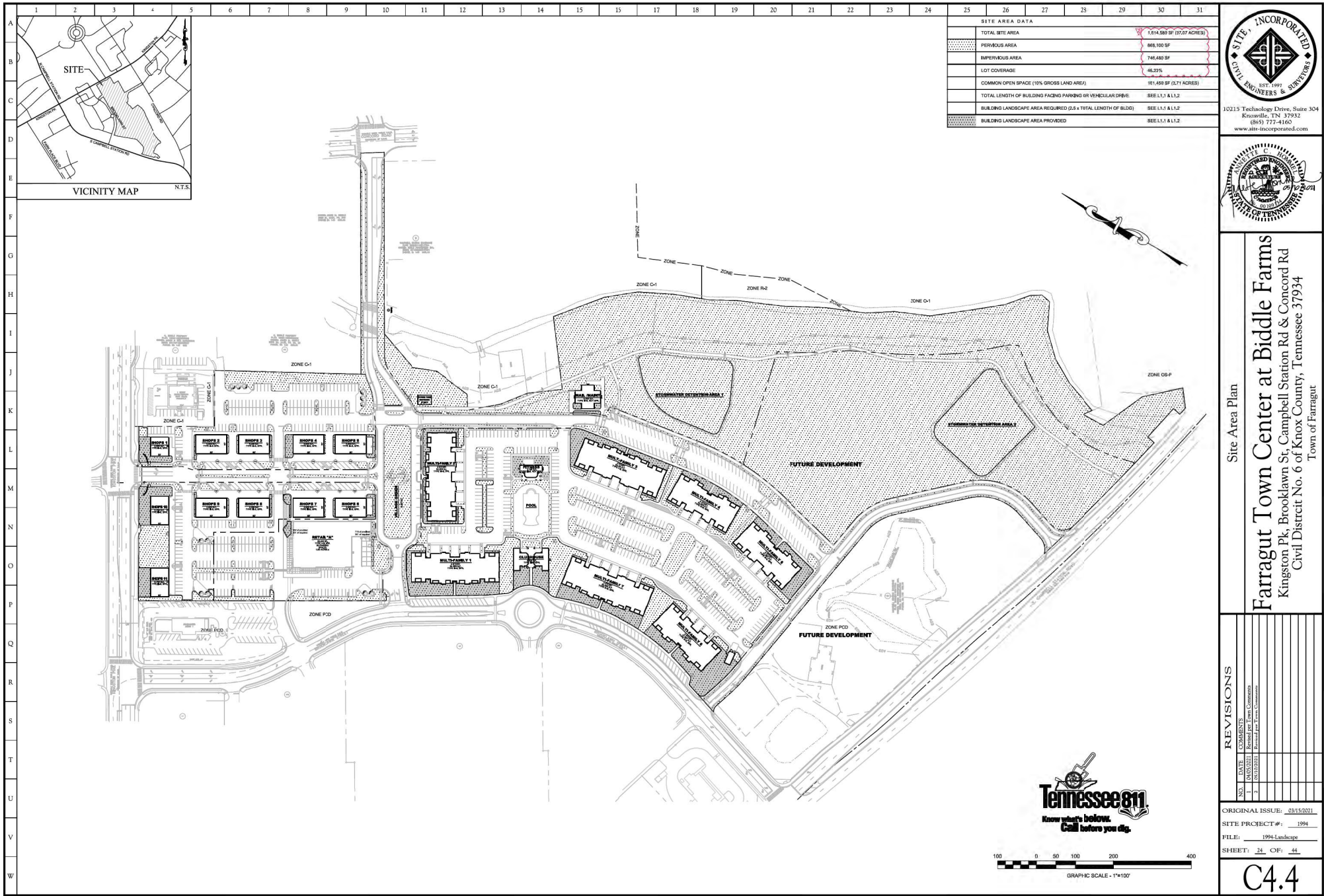
Site Signage Plan - Overall

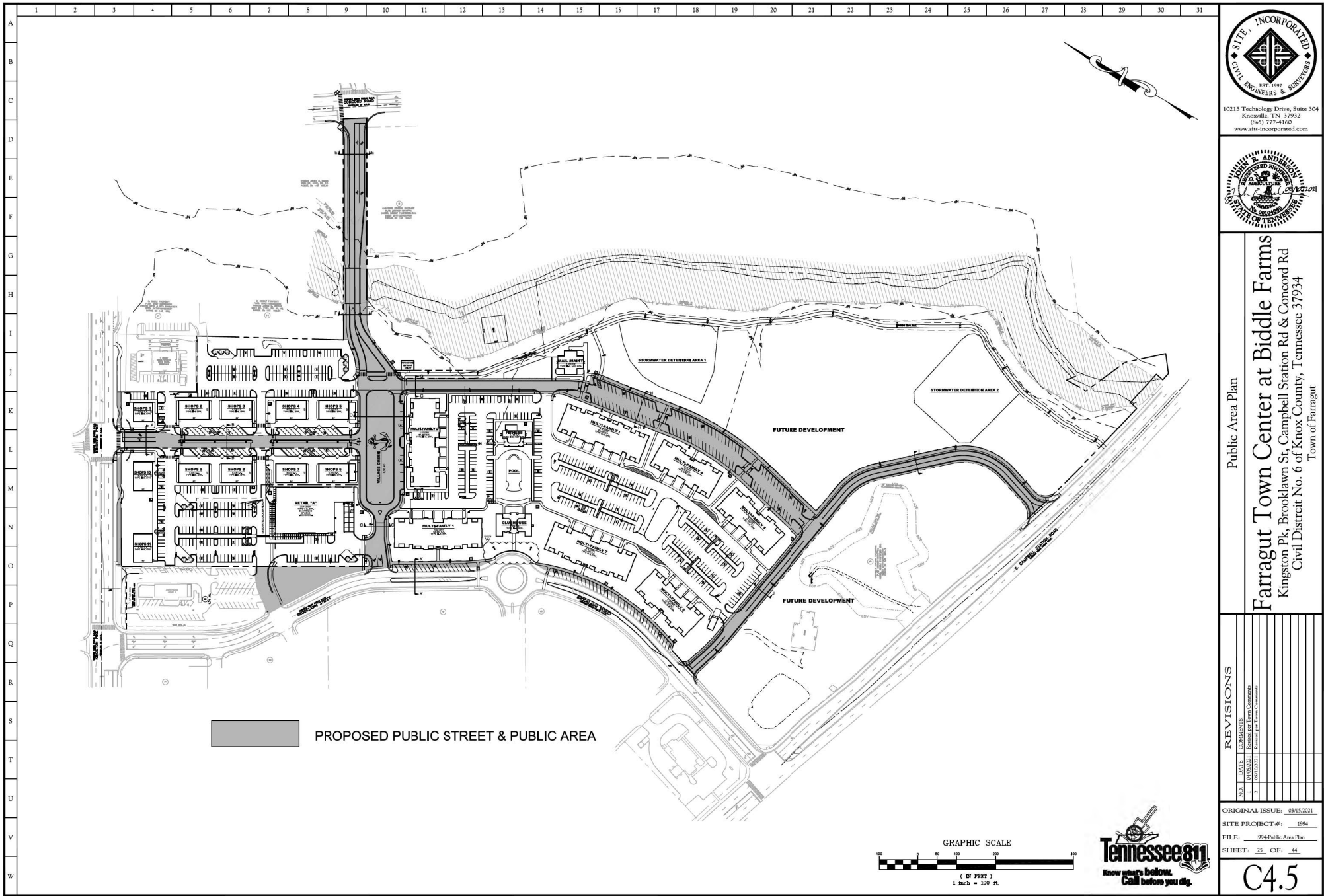
Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

REVISIONS	
NO.	DATE COMMENTS
1	09/15/2021 Revised per Town Council
2	09/15/2021 Revised per Town Council

ORIGINAL ISSUE: 09/15/2021
SITE PROJECT #: 1994
FILE: 1994-Layout
SHEET: 31 OF 44

C4.3





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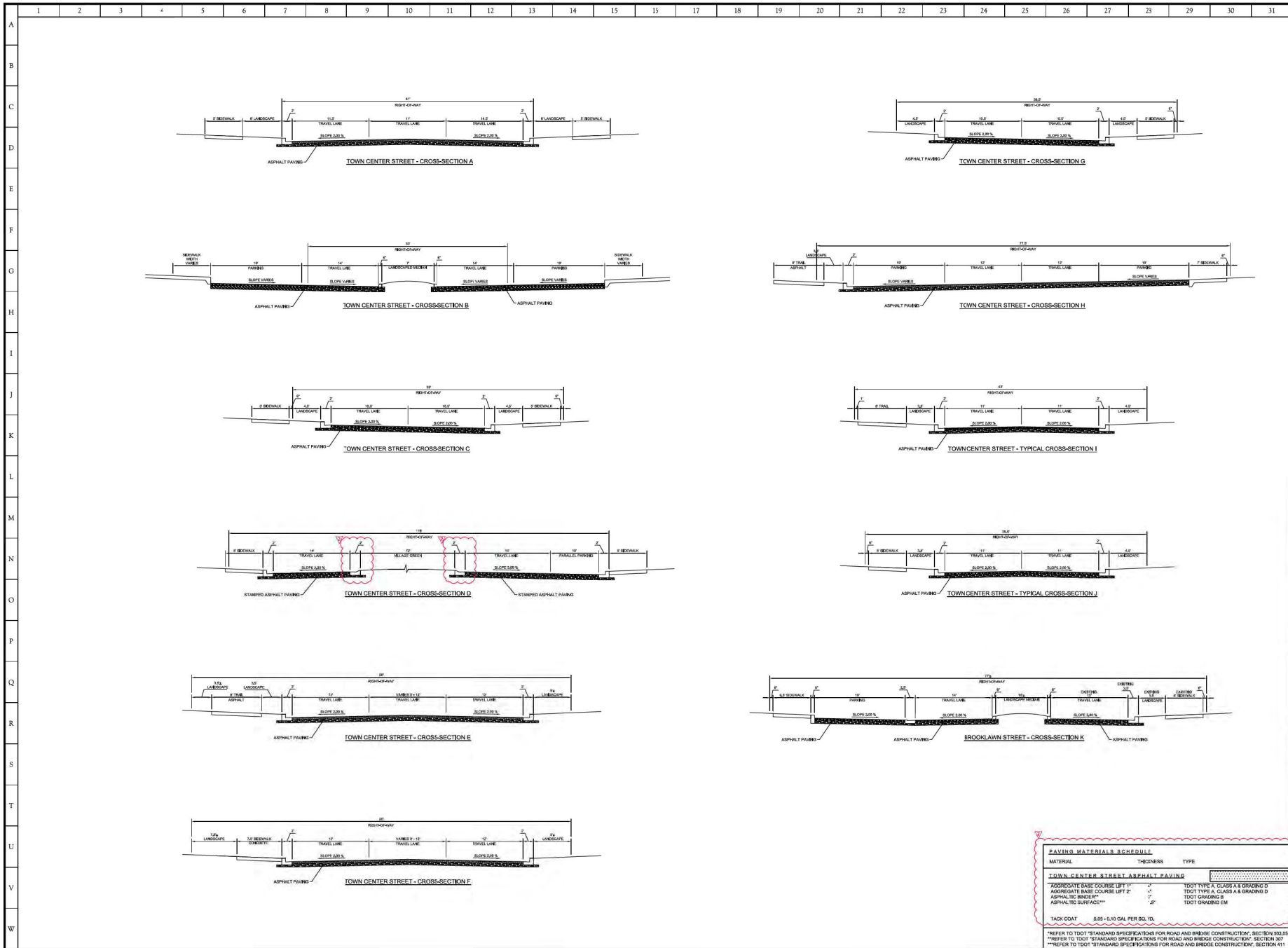
Public Area Plan
Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

REVISIONS	
NO.	DATE COMMENTS
1	09/15/2021 Revised per Town Comments
2	09/15/2021 Revised per Town Comments

ORIGINAL ISSUE: 09/15/2021
SITE PROJECT #: 1994
FILE: 1994-Public Area Plan
SHEET: 25 OF: 44

C4.5





PAVING MATERIALS SCHEDULE		
MATERIAL	THICKNESS	TYPE
TOWN CENTER STREET ASPHALT PAVING		
AGGREGATE BASE COURSE LIFT 1"	4"	TDOT TYPE A CLASS A-8 GRADING B
AGGREGATE BASE COURSE LIFT 2"	4"	TDOT TYPE A CLASS A-8 GRADING D
ASPHALTIC BINDER	2"	TDOT GRADING B
ASPHALTIC SURFACE	3"	TDOT GRADING EM
TACK COAT	0.05 - 0.10 GAL PER SQ. YD.	



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Farragut Town Center at Biddle Farms

Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934

Proposed Town Center Street Cross Sections

REVISIONS

NO.	DATE	COMMENTS
1	01/15/2011	Revised Per Town Comments

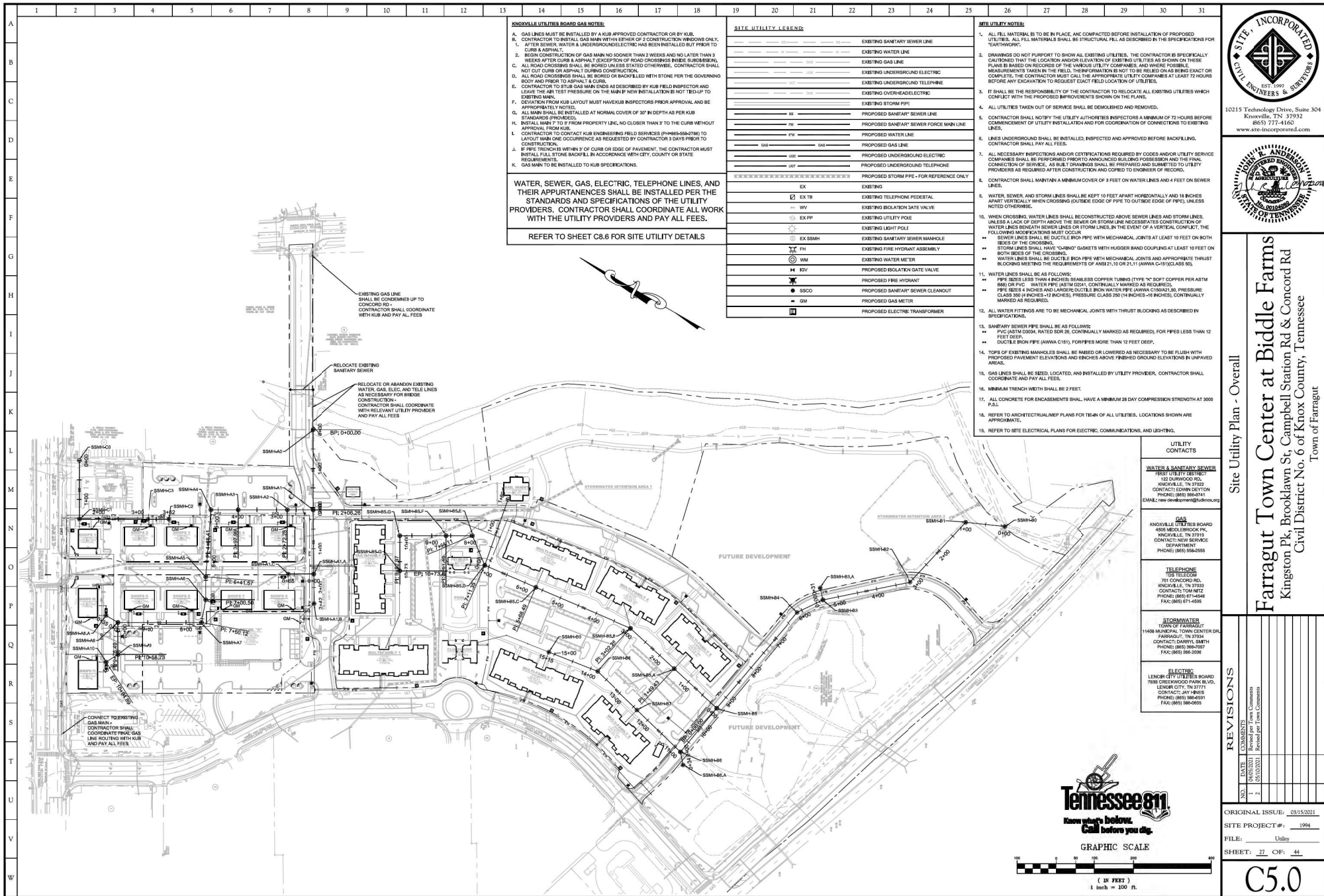
ORIGINAL ISSUE: 01/15/2011

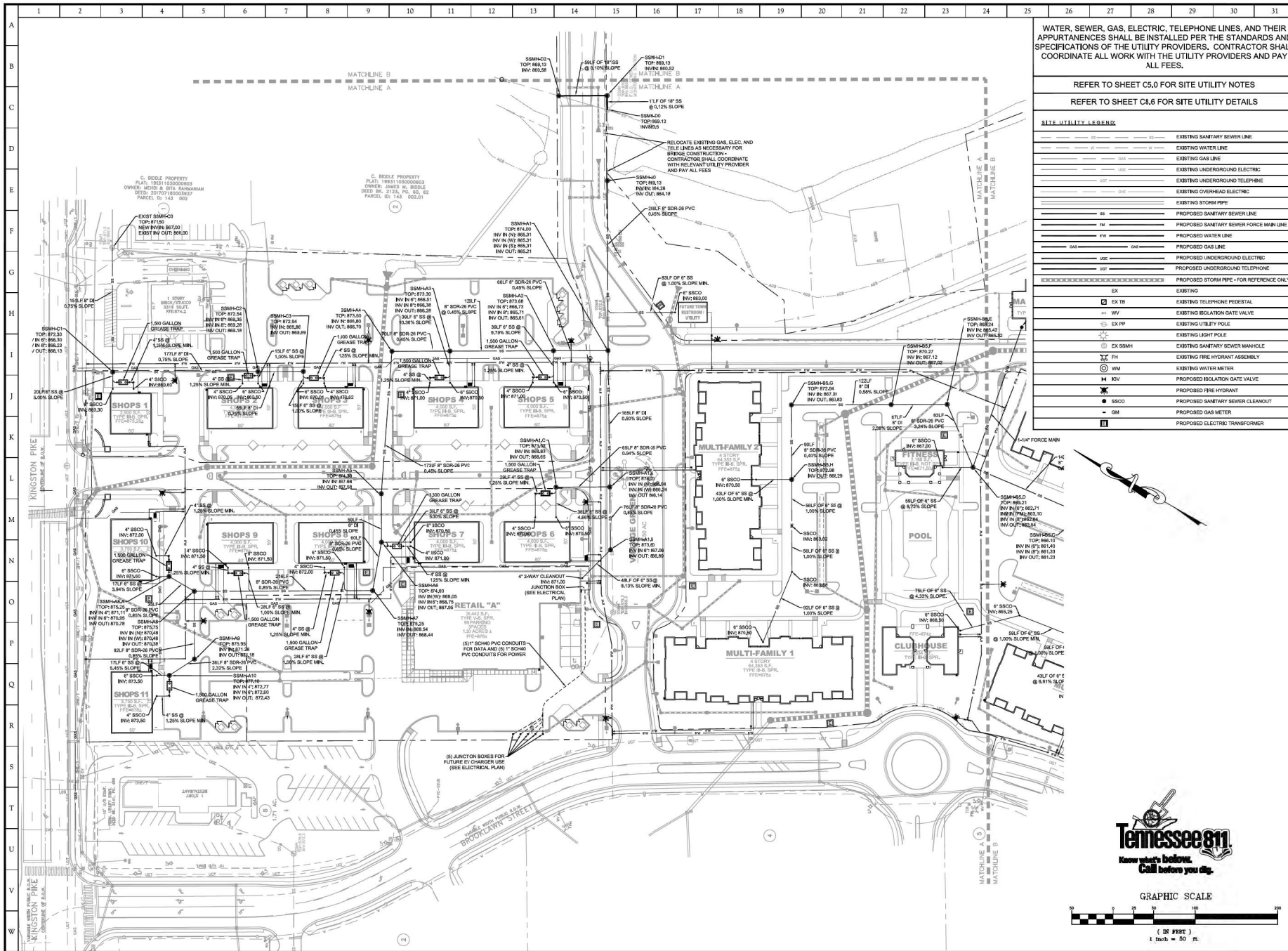
SITE PROJECT #: 1994

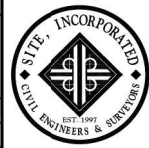
FILE: 1994-Cross Sections

SHEET: 26 OF 44

C4.6





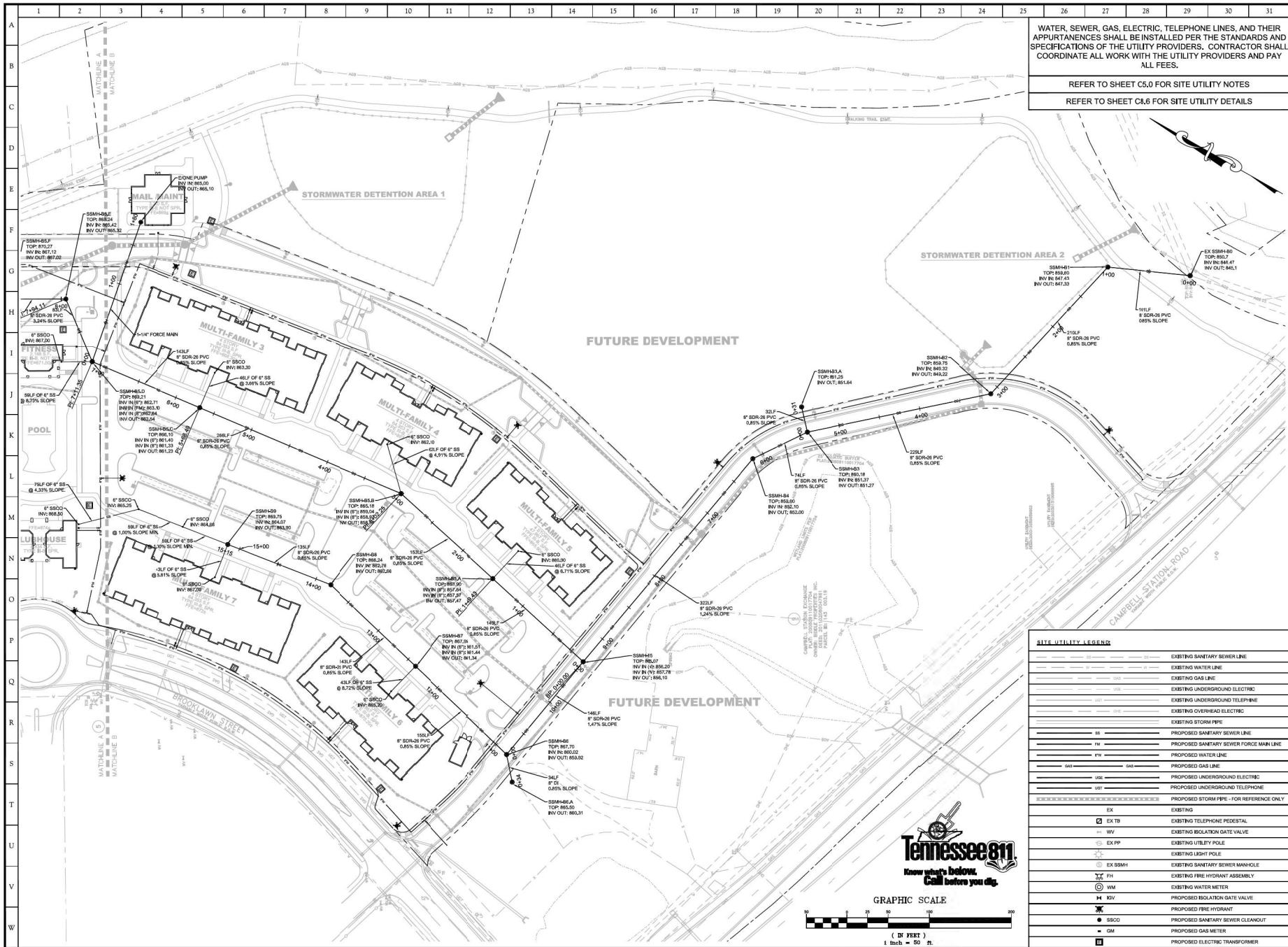


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Farragut Town Center at Biddle Farms
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Sanitary Sewer Plan - North



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Sanitary Sewer Plan - South

Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS	
NO.	DATE
1	03/15/2021
2	03/15/2021
3	03/15/2021
4	03/15/2021
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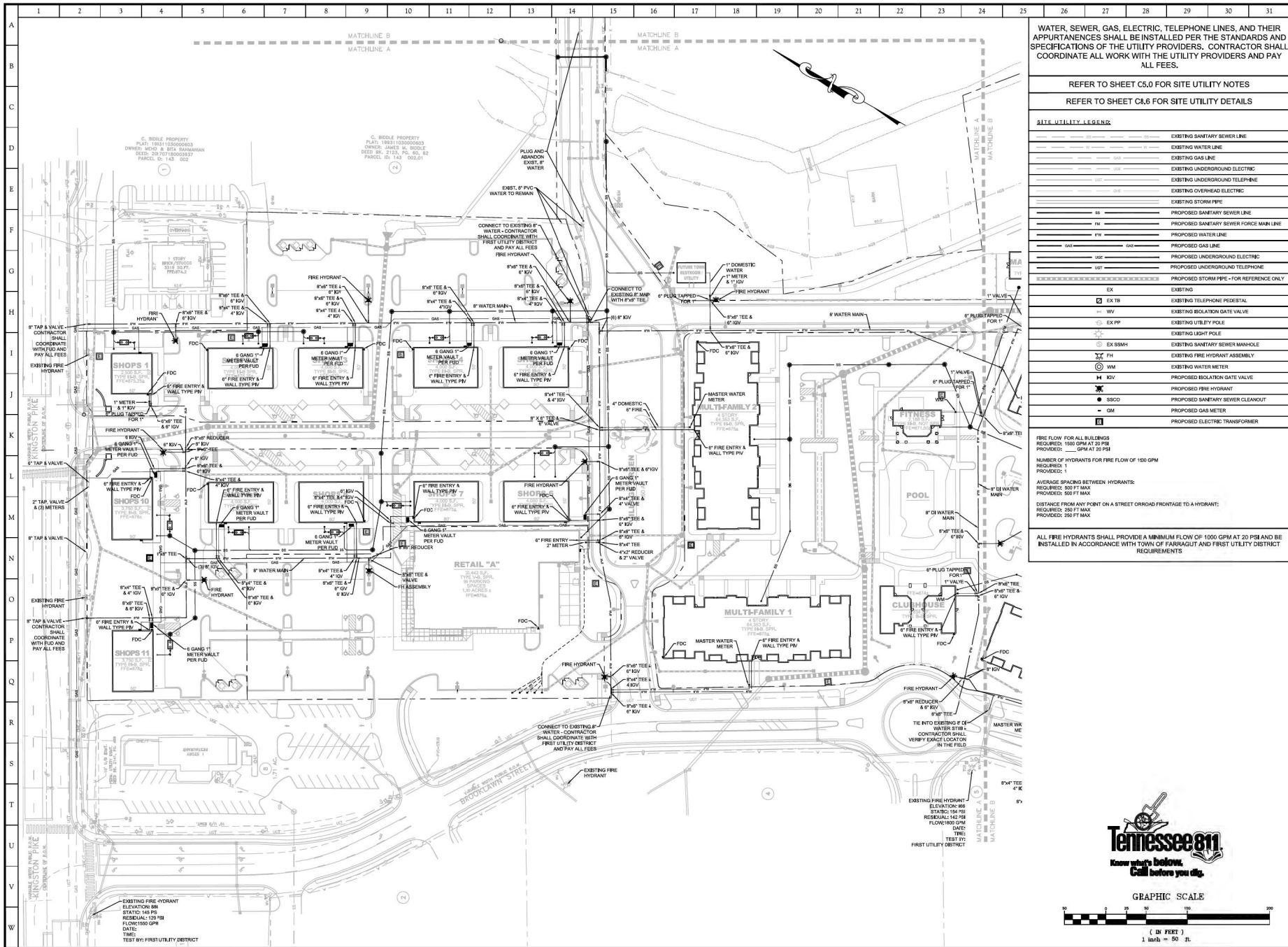
ORIGINAL ISSUE: 03/15/2021

SITE PROJECT #: 1994

FILE: Utility

SHEET: 29 OF: 44

C5.2



WATER, SEWER, GAS, ELECTRIC, TELEPHONE LINES, AND THEIR APPURTENANCES SHALL BE INSTALLED PER THE STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDERS. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE UTILITY PROVIDERS AND PAY ALL FEES.

REFER TO SHEET C5.0 FOR SITE UTILITY NOTES

REFER TO SHEET C8.6 FOR SITE UTILITY DETAILS

SITE UTILITY LEGEND	
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING STORM PIPES
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER SEWER FORCE MAIN LINE
---	PROPOSED WATER LINE
---	PROPOSED GAS LINE
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED UNDERGROUND TELEPHONE
---	PROPOSED STORM PIPE - FOR REFERENCE ONLY
EX	EXISTING
EX TR	EXISTING TELEPHONE PEDESTAL
WV	EXISTING ISOLATION GATE VALVE
EX PP	EXISTING UTILITY POLE
EX LPT	EXISTING LIGHT POLE
EX SBMH	EXISTING SANITARY SEWER MANHOLE
PH	EXISTING FIRE HYDRANT ASSEMBLY
WM	EXISTING WATER METER
ISV	EXISTING ISOLATION GATE VALVE
PH	PROPOSED FIRE HYDRANT
SSCO	PROPOSED SANITARY SEWER CLEANOUT
GM	PROPOSED GAS METER
ET	PROPOSED ELECTRIC TRANSFORMER

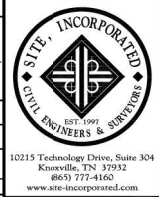
FIRE FLOW FOR ALL BUILDINGS
REQUIRED: 1500 GPM AT 20 PSI
PROVIDED: 1500 GPM AT 20 PSI

NUMBER OF HYDRANTS FOR FIRE FLOW OF 1500 GPM
REQUIRED: 1
PROVIDED: 1

AVERAGE SPACING BETWEEN HYDRANTS:
REQUIRED: 500 FT MAX
PROVIDED: 500 FT MAX

DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO A HYDRANT:
REQUIRED: 250 FT MAX
PROVIDED: 250 FT MAX

ALL FIRE HYDRANTS SHALL PROVIDE A MINIMUM FLOW OF 1000 GPM AT 20 PSI AND BE INSTALLED IN ACCORDANCE WITH TOWN OF FARRAGUT AND FIRST UTILITY DISTRICT REQUIREMENTS



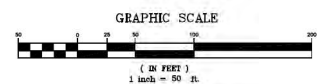
Water Line Plan - North

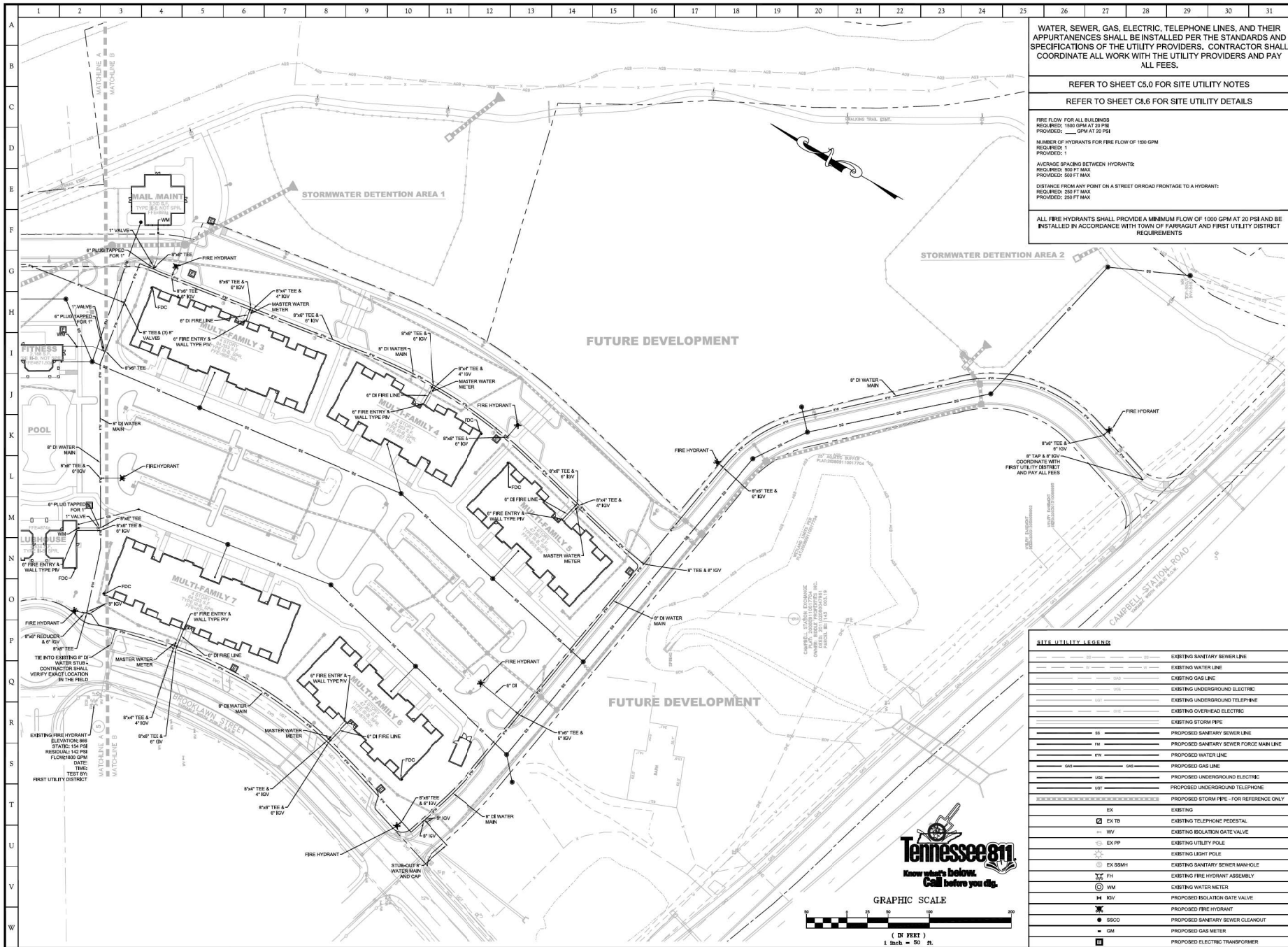
Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS	
NO.	DATE
1	04/05/2021
2	05/10/2021
3	05/10/2021

ORIGINAL ISSUE: 03/15/2021
SITE PROJECT #: 1994
FILE: Utility
SHEET: 30 OF 44

C5.3





Farragut Town Center at Biddle Farms
 Kingston Plk, Brooklawn St, Campbell Station Rd & Concord Rd
 Civil District No. 6 of Knox County, Tennessee
 Town of Farragut

Water Line Plan - South

SITE UTILITY LEGEND	
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING STORM PIPE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER FORCE MAIN LINE
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND TELEPHONE
	PROPOSED STORM PIPE - FOR REFERENCE ONLY
	EXISTING
	EXISTING TELEPHONE PEDESTAL
	EXISTING ISOLATION GATE VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT ASSEMBLY
	EXISTING WATER METER
	EXISTING ISOLATION GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED GAS METER
	PROPOSED ELECTRIC TRANSFORMER

REVISIONS	
NO.	DATE
1	03/15/2021
2	03/15/2021
3	03/15/2021
4	03/15/2021
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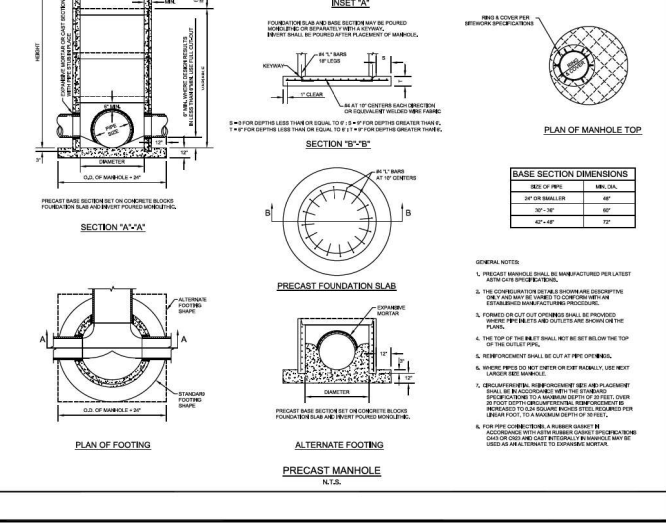
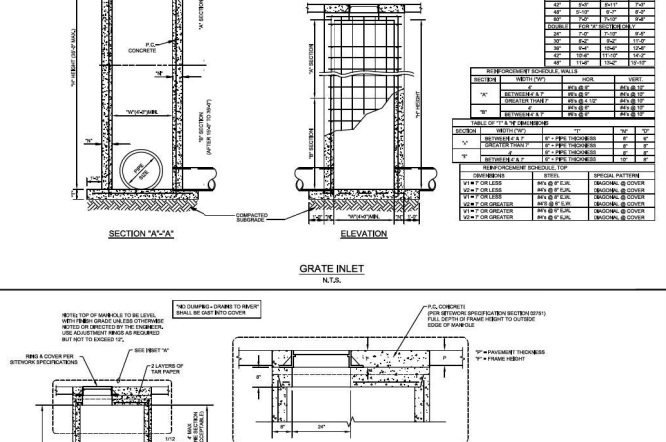
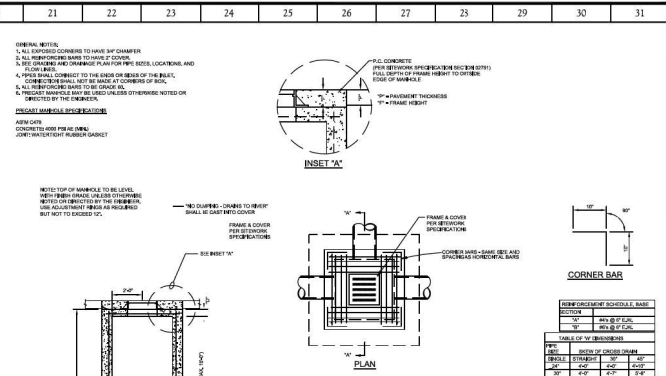
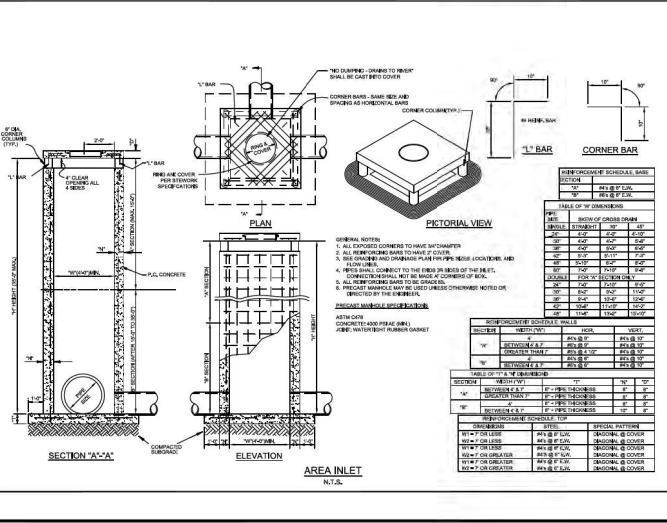
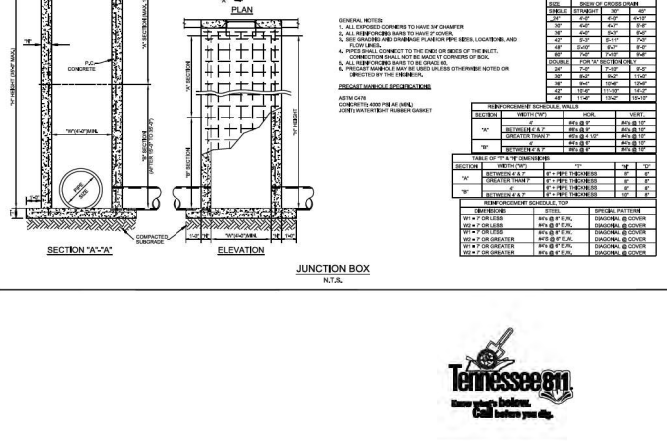
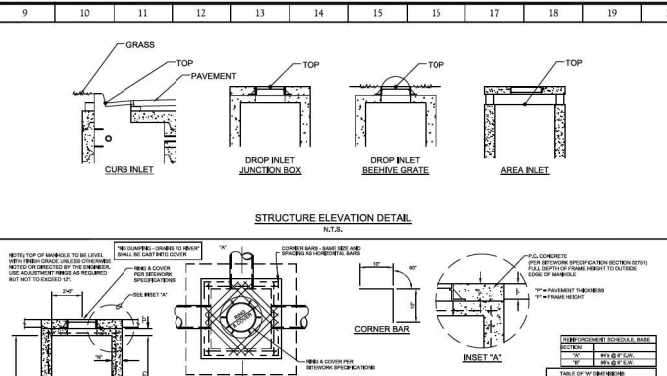
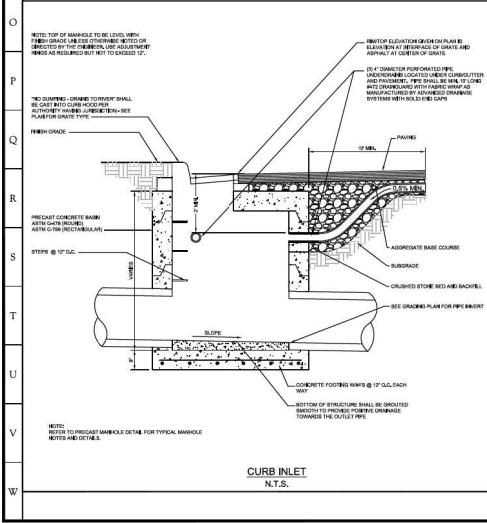
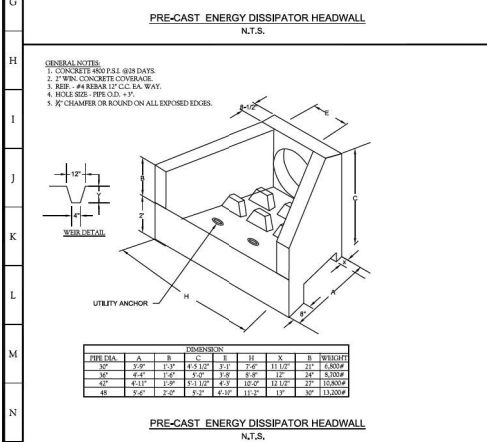
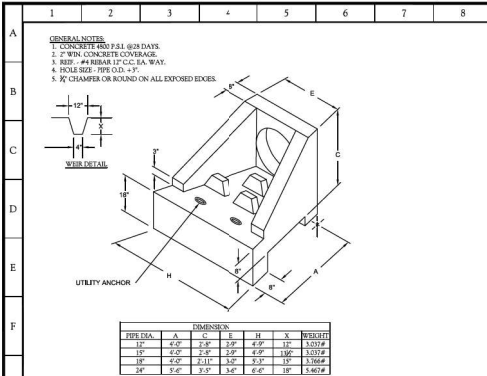
ORIGINAL ISSUE: 03/15/2021

SITE PROJECT #: 1994

FILE: Utility

SHEET: 31 OF 44

C5.4



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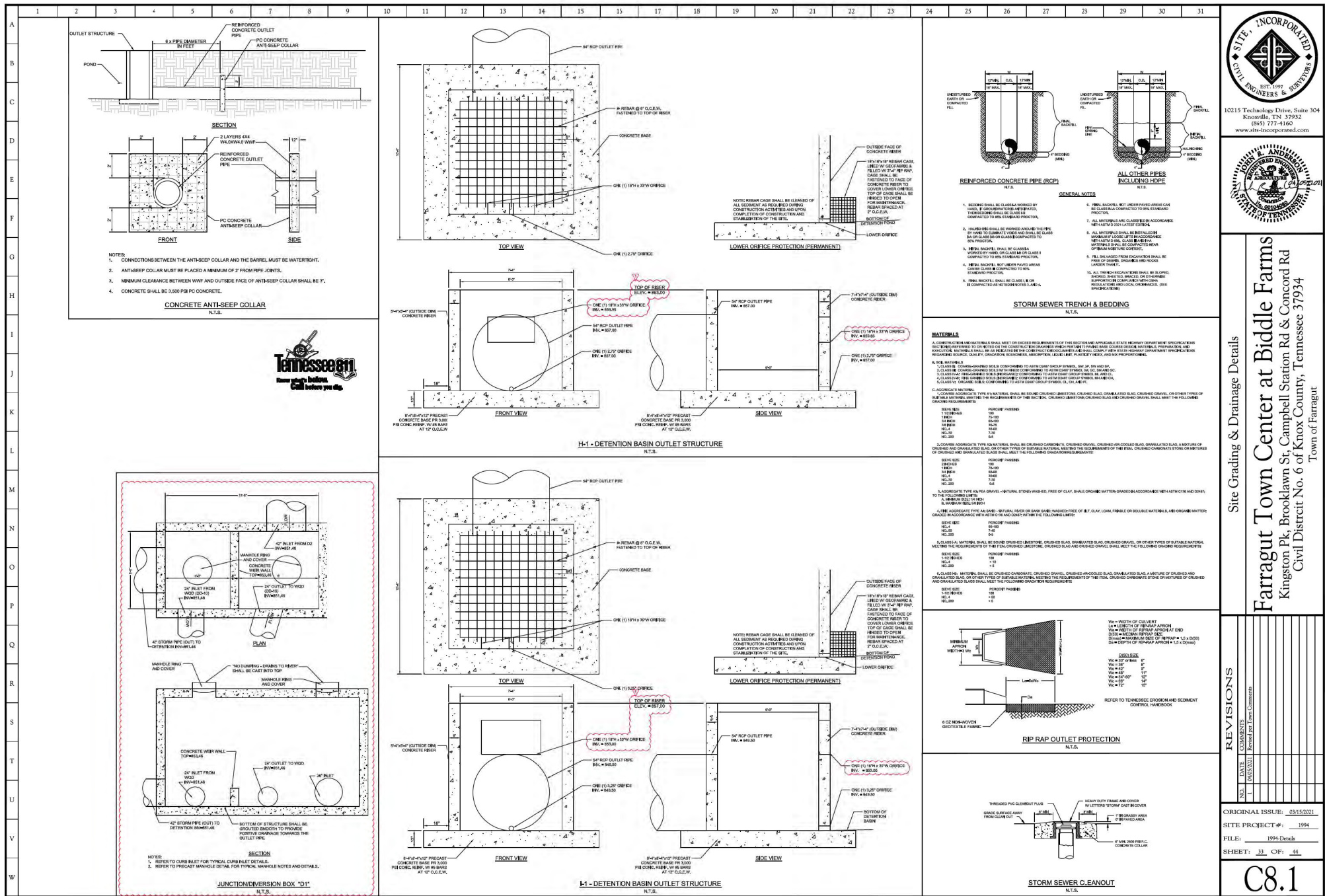
Farragut Town Center at Biddle Farms
 Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
 Civil District No. 6 of Knox County, Tennessee 37934

Site Grading & Drainage Details

REVISIONS

NO.	DATE	COMMENTS
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ORIGINAL ISSUE: 01/15/2011
 SITE PROJECT #: 1994
 FILE: 1994.Drains
 SHEET: 31 OF 44
C8.0



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FARRAGUT TOWN CENTER AT BIDDLE FARMS
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934

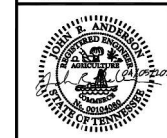
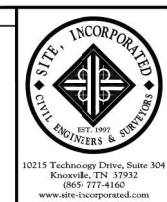
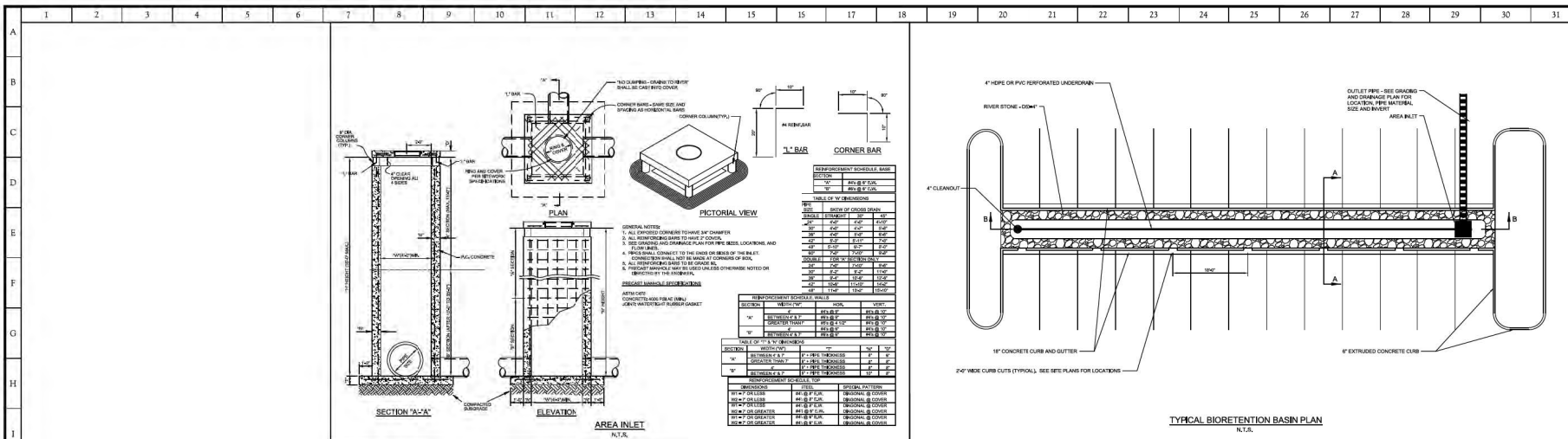
Site Grading & Drainage Details

REVISIONS

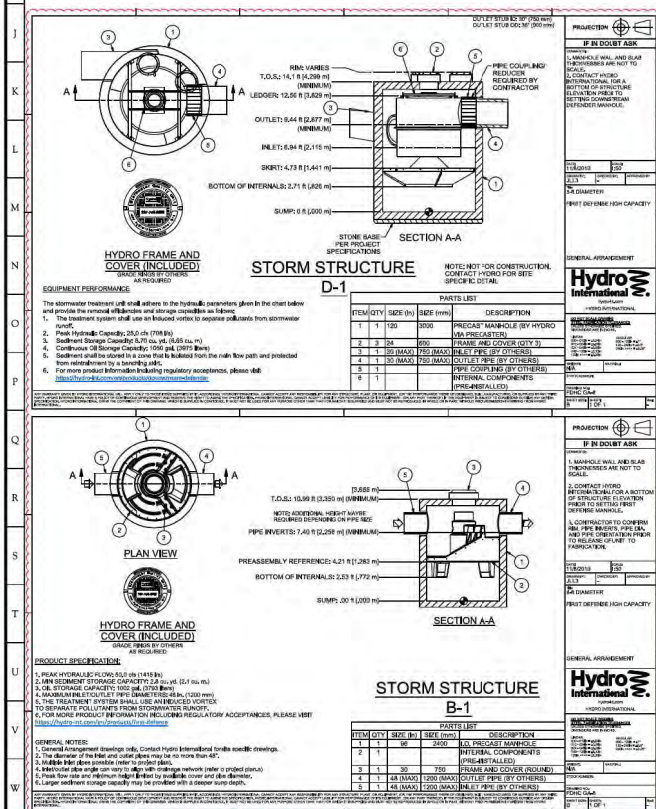
NO.	DATE	COMMENTS
1	01/15/2021	Revised per Town Comments

ORIGINAL ISSUE: 01/15/2021
 SITE PROJECT #: 1994
 FILE: 1994.Drains
 SHEET: 31 OF 44

C8.1

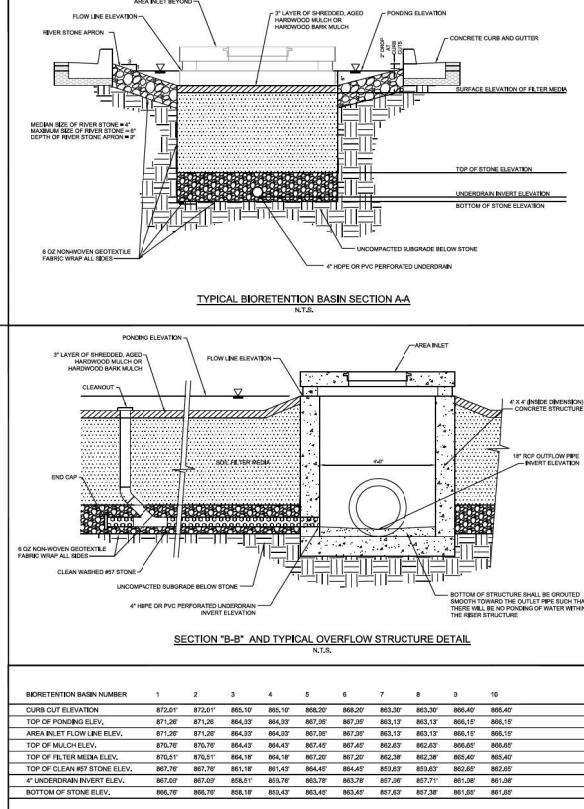


Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut



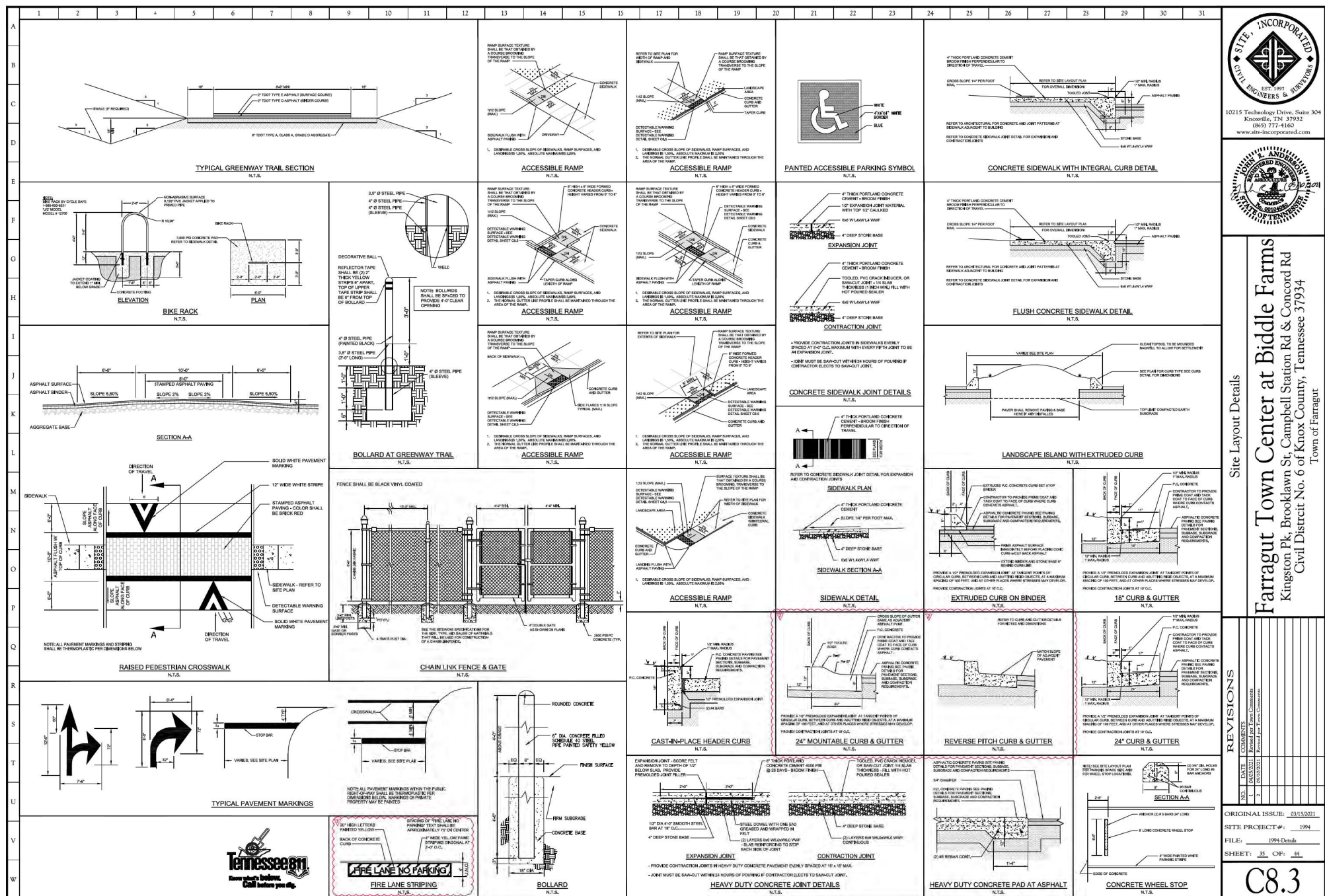
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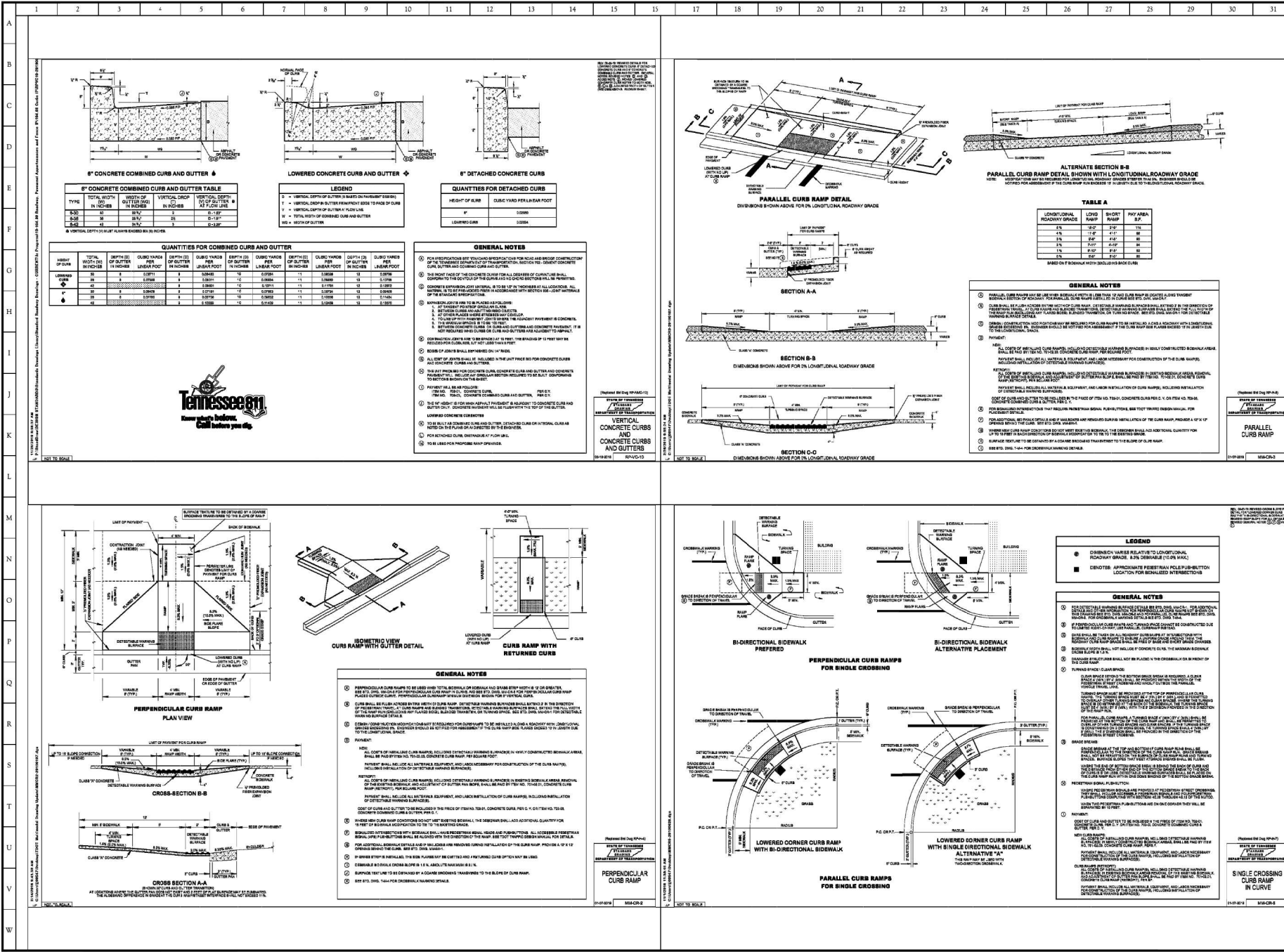
1. TEXTURE OF PLANTING SOIL SHOULD CONFORM TO THE CLASSIFICATION WITHIN THE USDA TRIANGLE FOR SANDY LOAM OR LOAMY SAND. PLANTING SOIL SHOULD BE A MIXTURE OF SAND, SILT, AND CLAY PARTICLES AS REQUIRED TO MEET THE CLASSIFICATION. RANGES OF PARTICLE SIZE DISTRIBUTION AS DETERMINED BY PERCENT METHOD IN COMPLIANCE WITH ASTM 1-162.
2. PLANTING SOIL SHOULD BE SCREENED AND FREE OF STONES LARGER THAN A HALF-INCH (1/2") 12.7 mm) IN ANY DIMENSION, NO MORE THAN TEN PERCENT (10%) OF THE SOIL VOLUME SHOULD BE COMPOSED OF SOIL PEGS GREATER THAN ONE INCH (1")
3. CLOS, OR NATURAL CLUMPS OF SOILS, GREATER THAN THREE INCHES (3") IN ANY DIMENSION SHOULD BE ABSENT FROM THE PLANTING SOIL. SMALL CLOS, RANGING FROM ONE TO THREE INCHES (1-3") AND FEELS NATURAL. SOIL CLUMPS UNDER ONE INCH (1") IN ANY DIMENSION, MAY BE PRESENT BUT SHOULD NOT MAKE UP MORE THAN TEN PERCENT (10%) OF THE SOIL BY VOLUME.
4. THE pH OF THE PLANTING SOIL SHOULD HAVE A RANGE OF 5.5-7.5.
5. SOLUBLE SALTS SHOULD BE LESS THAN 2.0 millimoles (mmol) TYPICALLY AS MEASURED BY 1/2 SOIL:WATER RATIO BASIC SOIL SALINITY TESTING. SOILS (S) (EXCHANGEABLE SODIUM PERCENTAGE) (ESP) GREATER THAN 15 AND/OR SODIUM ADSORPTION RATIO (SAR) GREATER THAN 13) SHALL NOT BE ACCEPTABLE FOR USE REGARDLESS OF AMENDMENT.
6. ORGANIC CONTENT OF PLANTING SOIL SHOULD HAVE A RANGE OF THREE TO FIFTEEN PERCENT (3-15%) BY WEIGHT AS DETERMINED BY LOSS ON IGNITION (ASTM D2074). TO ADJUST ORGANIC CONTENT, PLANTING SOIL MAY BE AMENDED, PRIOR TO PLACING AND FINAL GRADING, WITH THE ADDITION OF ORGANIC COMPOST.
7. ALL AGGREGATE WITHIN THE STONE STORAGE BED SHALL BE CLEAN-WASHED, DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE ASTM D-1557 WASH TEST.
8. GEOTEXTILE SHALL CONSIST OF POLYPROPYLENE FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
GRAIN TENSILE STRENGTH (ASTM D4832) - OR - 120 LBS.
MULTIPLY TENSILE STRENGTH (ASTM D4832) - OR - 120 LBS.
FLOW RATE (ASTM D4832) - OR - 120 LBS.
UP RESISTANCE AFTER 500 HRS. (ASTM D4832) - OR - 70%
HEAT-SET OR HEAT CALENDARED FABRICS ARE NOT PERMITTED
9. SEE LANDSCAPE PLAN THIS SHEET FOR PLANTINGS WITHIN BIORETENTION BASIN



NO.	DATE	COMMENTS
1	03/15/2021	Revised per Town Comments

ORIGINAL ISSUE: 03/15/2021
SITE PROJECT #: 1994
FILE: 1994-Details
SHEET: 34 OF 44
C8.2





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EST. 1997

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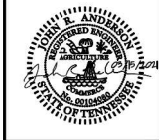
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Site Bridge Details

Farragut Town Center at Biddle Farms
 Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
 Civil District No. 6 of Knox County, Tennessee 37934
 Town of Farragut

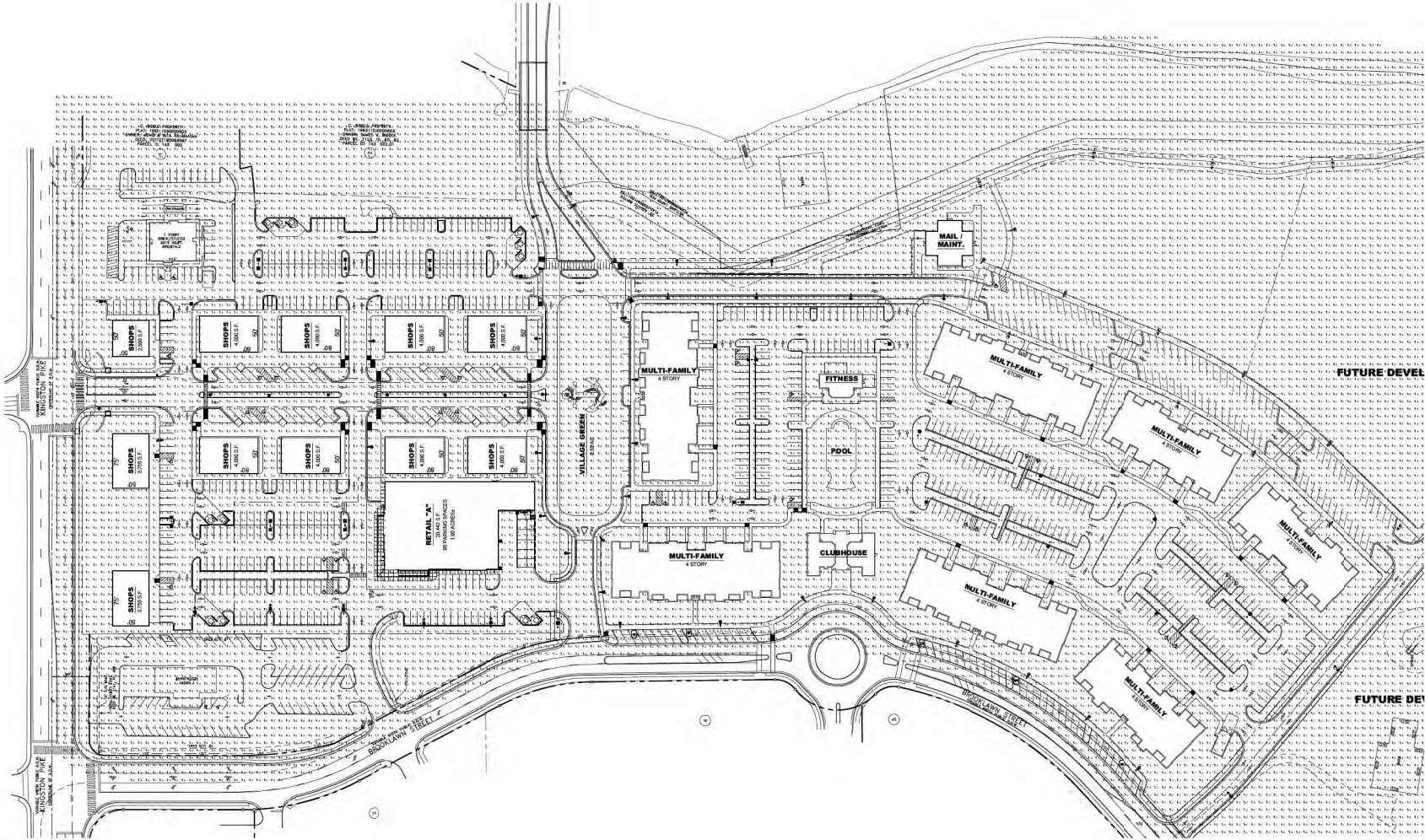
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ORIGINAL ISSUE: 03/15/2021
SITE PROJECT #: 1994
FILE: 1994-Details
SHEET: 39 OF: 44

C8.7

REVISIONS

REV #	DATE	BY:
1	2/19/21	J.P.



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Pt/SpLc	Pt/SpCtD	
MAIN ENTRANCE DRIVE	Fc	1.88	4.3	0.1	18.80	43.00	18	10	
RESIDENTIAL PARKING	Fc	1.85	5.2	0.1	18.50	52.00			
RETAIL PARKING	Fc	1.29	4.2	0.1	12.90	42.00			
SHOPS PARKING	Fc	2.40	4.7	0.4	6.00	31.75			
WALKING TRAIL	Fc	1.94	3.2	0.7	2.79	4.57			
	Fc	1.58	3.4	0.4	3.98	8.50			

Luminaire schedule						
WLS1524 PARAGON TOWER CENTER 8 NICOLE FARM PARAGON, TN PM HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LAF	Description	Lum. Watts
	8	A	22500	0.980	WLS-A-A-550-T-40K 28' MOUNTING HEIGHT	132
	10	B	22500	0.980	WLS-A-A-550-T-40K-SLW 28' MOUNTING HEIGHT	132
	8	C	22100	0.580	WLS-A-A-400-T-40K-SLW 28' MOUNTING HEIGHT	132
	6	D	22100	0.980	WLS-A-A-200-T-40K-SLW 28' MOUNTING HEIGHT	132
	11	E	16959	0.980	WLS-A-A-200-K-40K-SLW 28' MOUNTING HEIGHT	130
	3	G	4270	0.980	WLS-R-B-900-40K-41-400-SLM 14' MOUNTING HEIGHT	31
	8	X	13305	0.980	WLS-R-S-05-05-E-525-40K-SLM 20' POLE	101
	33	Y	7418	0.380	WLS-R-S-05-05-E-350-40K-SLM 20' POLE	66
	11	Z	9377	0.980	WLS-R-S-05-05-E-350-40K-SLM 20' POLE	90

Sheet 40 of 44

FARRAGUT TOWNE CENTER @
BIDDLE FARMS
FARRAGUT, TN

WLS LIGHTING
a WLS company

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS-13526 DATE -10/13/20 SCALE: 1"=50'

800-633-8711

PM:HOLLY

BY: J.P.

SHEET 1 OF 2

REVISIONS

REV #	DATE	BY:
1	2/19/21	J.P.



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PreSpclc	PostSpclc
MAIN ENTRANCE DRIVE	FC	1.88	4.3	0.1	18.80	43.00	10	10
RESIDENTIAL ENTRANCE	FC	1.85	5.2	0.1	18.50	52.00		
RESIDENTIAL PARKING	FC	1.29	4.2	0.1	12.90	42.00		
RETAIL PARKING	FC	2.40	4.7	0.4	6.00	31.75		
SHOP PARKING	FC	1.94	3.2	0.7	2.79	4.57		
WALKING TRAIL	FC	1.58	3.4	0.4	3.98	8.50		

Symbol	Qty	Label	Lum. Lumens	LUF	Description	Lum. Watts
	8	A	22900	0.980	WLS-A-S88-T-40R 28' MOUNTING HEIGHT	132
	10	B	22900	0.980	WLS-A-S88-T-40R-SLW 28' MOUNTING HEIGHT	132
	8	C	22100	0.980	WLS-A-48E-T-40R-SLW 28' MOUNTING HEIGHT	132
	6	D	22100	0.980	WLS-A-2M-T-40R-SLW 28' MOUNTING HEIGHT	132
	11	E	16959	0.980	WLS-A-2M-T-40R-SLW 28' MOUNTING HEIGHT	130
	3	G	4270	0.980	WLS-R-S-8M-48E-41-40R-SLW 14' MOUNTING HEIGHT	31
	8	X	13303	0.980	WLS-R-S-8M-48E-41-40R-SLW 20' POLE	101
	33	Y	7418	0.980	WLS-R-S-8M-48E-41-40R-SLW 20' POLE	66
	11	Z	9377	0.980	WLS-R-S-8M-48E-41-40R-SLW 20' POLE	90

FARRAGUT TOWNE CENTER @
BIDDLE FARMS
FARRAGUT, TN

WLS LIGHTING
a WLS company

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS-13526 DATE -10/13/20 SCALE: 1"=50'

800-633-8711

PM:HOLLY

BY: J.P.

SHEET 2 OF 2

A SERIES LED AREA

SPECIFICATIONS

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 2.5° increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided.
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available. Custom colors are available. Please contact your sales professional for details.
- Weight: B, K & Z - 26.5 lbs. (12kg); T & U - 28.5 lbs. (13kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- 10V Source Current: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply.
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <http://darksky.org/fsa/fsa-products/> for most current

WARRANTY

- The A series offers a limited 10 year warranty on the luminaire and the Colorfast DeltaGuard™ finish

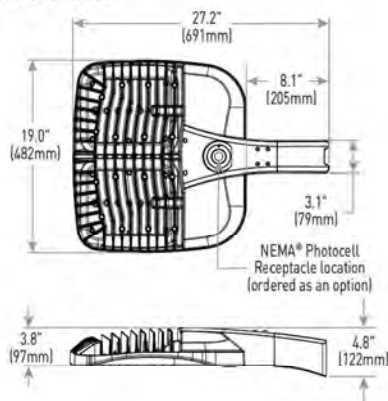
Wattage	Weight
B/K/Z	26.5 lbs. (12kg)
T/U	28.5 lbs. (13kg)

Powered by **CREE**

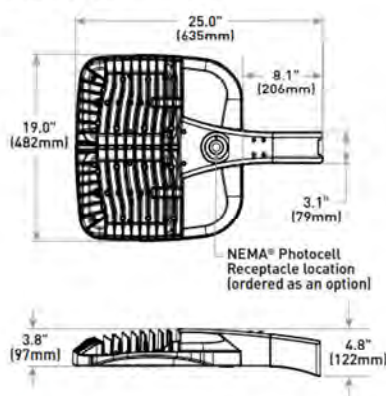


DIMENSIONS

86/130 Watts



166/215 Watts



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

Project Name: _____
Date: _____
Location: _____
Notes: _____

A SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	VERSION	MOUNTING	OPTIC	WATTAGE	COLOR TEMPERATURE	VOLTAGE	COLOR OPTIONS	OPTIONS
A	A	DM Direct Mount AA Adjustable Arm Mount	Asymmetric 2ME ¹ Type II Medium 3ME ¹ Type III Medium 4ME ¹ Type IV Medium Symmetric 5ME Type V Medium 5SH Type V Short	Z 53 Watts B 86 Watts K 130 Watts T 166 Watts U 202 Watts	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White CC ² Custom Color	BLS Backlight Shielding F Fuse ML Multi-Level PCR NEMA Photocell Receptacle Q9 Field Adjustable Output RL Rotate Optic Left RR Rotate Optic Right NO No Options
AF			WSN Wide Sign 15D 15" Flood 25D 25" Flood 40D 40" Flood 60D 60" Flood					

ORDER:

WLS-A	A	NM						
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Example: WLS-A-A-DM-4ME-Z-40K-UH-BZ-NO

FOOTNOTES:

- 1 Available with Backlight Shield when ordered with field-installed accessory (see table above)
- 2 Contact your sales professional for details

ELECTRICAL DATA

System Watts 120-480V	Total Current (A)					
	120V	208V	240V	277V	347V	480V
Z	0.46	0.26	0.22	0.19	N/A	N/A
B	0.73	0.43	0.37	0.32	0.25	0.19
K	1.09	0.65	0.56	0.49	0.38	0.28
T	1.41	0.83	0.72	0.62	0.49	0.35
U	1.72	0.96	0.84	0.72	0.60	0.43



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Specifications subject to change without notice.

A SERIES LED AREA

Type II Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	6,481	B2 U0 G1	6,896	B2 U0 G1	5,750	B1 U0 G1	7,031	B2 U0 G1
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G2	17,291	B3 U0 G3
T	20,688	B3 U0 G3	21,902	B3 U0 G3	18,600	B3 U0 G3	22,330	B3 U0 G3
U	27,800	B3 U0 G3	29,101	B3 U0 G3	22,300	B3 U0 G3	29,100	B3 U0 G3

Type II Medium Distribution w/BLS Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1
B	8,251	B2 U0 G2	8,779	B2 U0 G2	7,200	B1 U0 G1	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
T	15,897	B2 U0 G2	16,830	B3 U0 G2	14,250	B2 U0 G2	17,159	B3 U0 G2
U	21,400	B3 U0 G3	22,300	B3 U0 G3	17,100	B3 U0 G2	22,300	B3 U0 G3

Type III Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G2	7,031	B2 U0 G2
B	10,738	B3 U0 G3	11,424	B3 U0 G3	9,350	B2 U0 G2	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
T	20,688	B3 U0 G3	21,902	B3 U0 G3	18,600	B3 U0 G3	22,330	B3 U0 G3
U	27,8100	B3 U0 G4	29,100	B3 U0 G4	22,300	B3 U0 G3	29,100	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight - Uplight - Glare) rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



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A SERIES LED AREA

Type III Medium Distribution w/BLS Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	5,117	B1 U0 G1	5,444	B1 U0 G2	4,540	B1 U0 G1	5,551	B1 U0 G1
B	8,477	B1 U0 G2	9,019	B1 U0 G2	7,400	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	11,050	B2 U0 G2	13,650	B2 U0 G2
T	16,333	B2 U0 G2	17,291	B2 U0 G2	14,650	B2 U0 G2	17,629	B2 U0 G3
U	21,900	B3 U0 G3	23,000	B3 U0 G3	17,600	B2 U0 G3	23,000	B3 U0 G3

Type IV Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G1	7,031	B2 U0 G2
B	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
T	20,688	B3 U0 G3	21,902	B3 U0 G3	18,600	B3 U0 G3	22,330	B3 U0 G3
U	27,800	B4 U0 G3	29,100	B4 U0 G3	22,300	B3 U0 G3	29,100	B4 U0 G4

Type IV Medium Distribution w/BLS Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1
B	8,251	B1 U0 G2	8,779	B1 U0 G2	7,200	B1 U0 G2	8,950	B1 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
T	15,897	B2 U0 G3	16,830	B2 U0 G3	14,250	B2 U0 G3	17,159	B2 U0 G3
U	21,400	B3 U0 G3	22,300	B3 U0 G3	17,100	B2 U0 G3	22,300	B3 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight - Uplight - Glare) rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



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A SERIES LED AREA

Type V Medium Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	5,257	B3 U0 G3	6,086	B3 U0 G3	6,175	B3 U0 G3	6,192	B3 U0 G3
B	10,232	B4 U0 G3	10,867	B4 U0 G3	10,000	B4 U0 G3	11,056	B4 U0 G3
K	15,063	B4 U0 G4	15,999	B4 U0 G4	14,925	B4 U0 G4	16,277	B4 U0 G4
T	20,213	B5 U0 G5	21,469	B5 U0 G5	19,600	B5 U0 G5	21,842	B5 U0 G5
U	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

Type V Short Distribution								
System Watts	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11	Initial Delivered Lumens*	Bug Ratings ** Per TM-15-11
Z	5,552	B3 U0 G1	6,428	B3 U0 G2	6,525	B3 U0 G2	6,539	B3 U0 G2
B	10,806	B4 U0 G2	11,478	B4 U0 G2	10,575	B4 U0 G2	11,678	B4 U0 G2
K	15,909	B4 U0 G3	16,897	B4 U0 G3	15,800	B4 U0 G3	17,191	B4 U0 G3
T	21,349	B5 U0 G3	22,675	B5 U0 G3	20,500	B5 U0 G3	23,069	B5 U0 G3
U	28,100	B5 U0 G4	29,400	B5 U0 G4	24,500	B5 U0 G3	29,400	B5 U0 G4

Type 15° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

Type 25° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight - Uplight - Glare) rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



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A SERIES LED AREA

Type 40° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

Type 60° Flood Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

Wide Sign Distribution				
System Watts	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
Z	5,552	6,428	6,525	6,539
B	10,806	11,478	10,575	11,678
K	15,909	16,897	15,800	17,191
T	21,349	22,675	20,900	23,069
U	28,100	29,400	24,900	29,400

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight - Uplight - Glare) rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

WLS LIGHTING
SYSTEMS

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Project Name: _____

Date: _____

Location: _____

Notes: _____

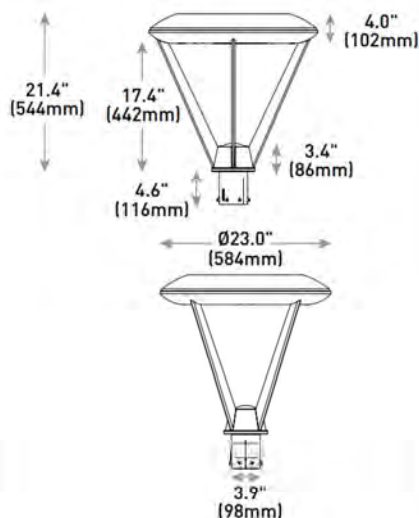
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Specifications subject to change without notice.

R SERIES LED AREA



DIMENSIONS



SPECIFICATIONS

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment, spun vented cover, and high performance aluminum heat sinks
- R3 spider mount hub slip-fits over a 2.375" (60mm) to 3" (76mm) O.D. steel or aluminum tenon or pole and secures with eight set screws
- R4 spider mount fits directly inside 4" (102mm) square pole and secures to pole with four set screws
- R5 spider mount fits directly inside of a 5" (127mm) round pole to provide a clean hardware-less outer appearance
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available. Custom colors are available. Please contact your sales professional for details.
- Weight: See Dimensions and Weight below

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- 10V Source Current: 40-80 LEDs: 0.15mA; 100-120 LEDs: 0.30mA
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P option
- Certified to ANSI C136.31-2001, 1.5G normal vibration standards when ordered with R3, R4 and R5 mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or 3MP optic.
- Meets Buy American requirements within ARRA

Wattage	Weight
46/70/93	33.8 lbs. (15.3kg)
66/101/134	35.2 lbs. (15.9kg)
90/133	37.0 lbs. (16.8kg)
110/171	40.7 lbs. (18.5kg)
130/202	42.4 lbs. (19.3kg)



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

Project Name: _____

Date: _____

Location: _____

Notes: _____

R SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PROD-UCT	WATTAGE	OPTIC	MOUNTING ¹	SERIES	VOLTAGE	COLOR OPTIONS	DRIVE CURRENT	OPTIONS
R	46 46 Watts 66 66 Watts 70 70 Watts 90 90 Watts 93 93 Watts 101 101 Watts 133 133 Watts 134 134 Watts	2M Type II Medium 2MB Type II Medium w/BLS 2MP Type II Medium w/Partial BLS 3M Type III Medium 3MB Type III Medium w/BLS 4MP Type IV Medium w/Partial BLS 5M Type V Medium 5S Type V Short 4M Type IV Medium 4MB Type IV Medium w/BLS	R3 Spider, Center Tenon, 2-3/8" to 3" OD R4 Spider, Center Direct, 4" Square R5 Spider, Center Direct, 5" Round	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White CC ² Custom Color	350 350mA 525 525mA 700 ² 700mA	DIMS 0-10V Dimming (525mA maximum) F ^{4,5} Fuse HL Hi/Low (175/350/525, dual circuit input) PC Photocell PCR NEMA Photocell Receptacle TL ⁶ Two-Level (175/525 w/ integrated sensor control) TL2 ⁶ Two-Level (0/350 w/ integrated sensor control) TL3 ⁶ Two-Level (0/525 w/ integrated sensor control) 40K 4000K NO No Options

ORDER:

WLS-R								
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Example: WLS-R-90-2M-R3-E-UL-BK-350-NO

FOOTNOTES:

- 1 Reference EPA data below
- 2 Available with 40- 60 LEDs
- 3 Contact your sales professional for details
- 4 When code dictates fusing use time delay fuse.
- 5 Not available when UH voltage is selected.
- 6 Available on fixtures with 20-60 LEDs.

Electrical Data

System Watts 120-480V	Total Current (A)																	
	350mA						525mA						700mA					
	120V	208V	240V	277V	347V	480V	120V	208V	240V	277V	347V	480V	120V	208V	240V	277V	347V	480V
46	0.36	0.23	0.21	0.20	0.15	0.12												
66	0.52	0.31	0.28	0.26	0.20	0.15												
70							0.58	0.34	0.31	0.28	0.21	0.16						
90	0.75	0.44	0.38	0.34	0.26	0.20												
93													0.78	0.46	0.40	0.36	0.27	0.20
101							0.84	0.49	0.43	0.38	0.30	0.22						
110	0.93	0.53	0.47	0.41	0.32	0.24												
130	1.10	0.63	0.55	0.48	0.38	0.28												
133							1.13	0.66	0.58	0.51	0.39	0.28						
134													1.14	0.65	0.57	0.50	0.39	0.29
171							1.43	0.83	0.74	0.66	0.50	0.38						
202							1.69	0.98	0.86	0.77	0.58	0.44						

LUMINAIRE EPA - Post Top Mount - R-R3/R4/R5		
Wattage	Single R3	Single R4/R5
46/70/93	1.81	1.67
66/101/134	1.81	1.67
90/133	1.81	1.67
110/171	1.81	1.67
130/202	1.81	1.67



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Date: _____
Location: _____
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WP SERIES LED SECURITY WALL PACK

SPECIFICATIONS

DESCRIPTION

A revolutionary way to generate high-quality white light, WLS TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- Weight: 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

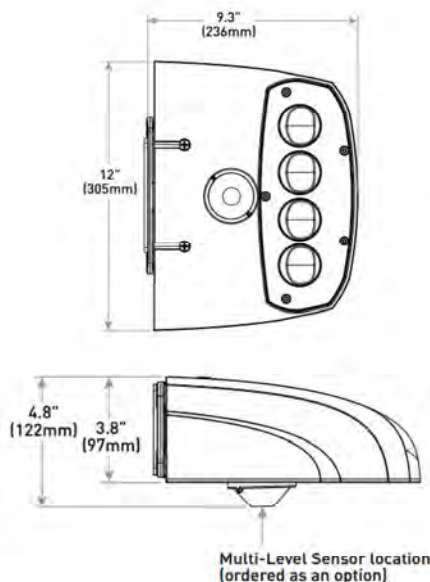
- Input Voltage: 120-277V or 347-480V, 50/60Hz
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- 10V Source Current: 0.15 mA
- Operating Temperature Range: -40°C - +50°C (-40°F - +122°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT
- "WARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov"



DIMENSIONS



Lumen Package	Weight
2L, 3L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)



Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

Project Name: _____

Date: _____

Location: _____

Notes: _____

WP SERIES

LED SECURITY WALL PACK

ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	VERSION	MOUNTING	OPTIC	LUMEN PACKAGE ¹	COLOR TEMPERATURE	VOLTAGE	COLOR OPTIONS	OPTIONS
WP	B	WM Wall	2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium	2L 2,490 lumens 4L 4,270 lumens 6L 6,100 lumens 8L 8,475 lumens	30K 3000K - 70 CRI 40K 4000K - 70 CRI 50K 5000K - 90 CRI 57K 5700K - 70 CRI	UL Universal 120-277V UH Universal 347-480V 34 347V ^{2,3}	BK Black BZ Bronze SV Silver WH White	ML Multi Level ⁴ PC Photocell PML Programmable Multi Level ⁴ NO No Options

ORDER:

Example: WLS-WP-B-WM-3ME-2L-40K-UH-BK-NO

FOOTNOTES:

- 1 Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
- 2 For use with PC option only
- 3 Consult factory for availability
- 4 Available with UL voltage only

Electrical Data									
Lumen Package	CCT/CRI	System Watts	Efficacy	Total Current (A)					
		120-480V		120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

WLS LIGHTING
SYSTEMS

1919 Windsor Place
Fort Worth, TX 76110
800.633.8711

www.wslighting.com

Project Name: _____

Date: _____

Location: _____

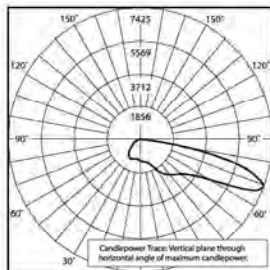
Notes: _____

29 REV. 07/20

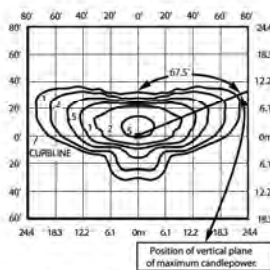
Specifications subject to change without notice.

XSPW SERIES LED SECURITY WALL PACK

2ME



CESTL Test Report #: PL12798-001A
WLS-WP-B-**-2ME-8L-40K-UL
Initial Delivered Lumens: 8,622



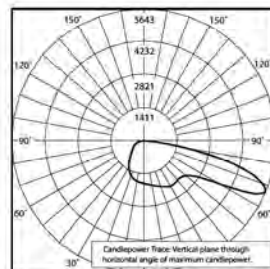
WLS-WP-B-**-2ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		57000K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

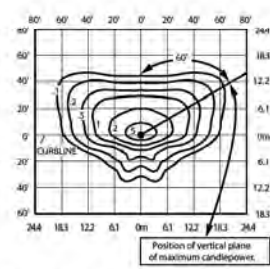
* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight - Uplight - Glare) Rating visit <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11bugratingsAddendum.pdf>

3ME



CESTL Test Report #: PL12366-007A
WLS-WP-B-**-3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



WLS-WP-B-**-3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		57000K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight - Uplight - Glare) Rating visit <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11bugratingsAddendum.pdf>

WLS LIGHTING SYSTEMS

1919 Windsor Place
Fort Worth, TX 76110
800.633.8711
www.wslighting.com

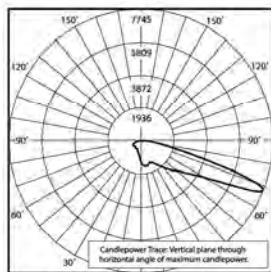
Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 07/20

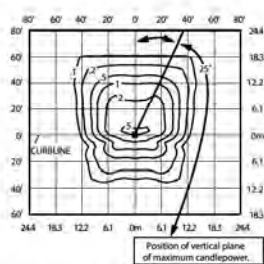
Specifications subject to change without notice.

WP SERIES LED SECURITY WALL PACK

4ME



RESTL Test Report #: PL14415-001A
WLS-WP-B-**-4ME-8L-40K-UL
Initial Delivered Lumens: 8,763



WLS-WP-B-**-4ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		57000K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B1 U0 G2	8,475	B1 U0 G2	6,925	B1 U0 G2	8,475	B1 U0 G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight - Uplight - Glare) Rating visit <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11bugratingsAddendum.pdf>

WLS LIGHTING SYSTEMS

1919 Windsor Place
Fort Worth, TX 76110
800.633.8711

www.wslighting.com

Project Name: _____

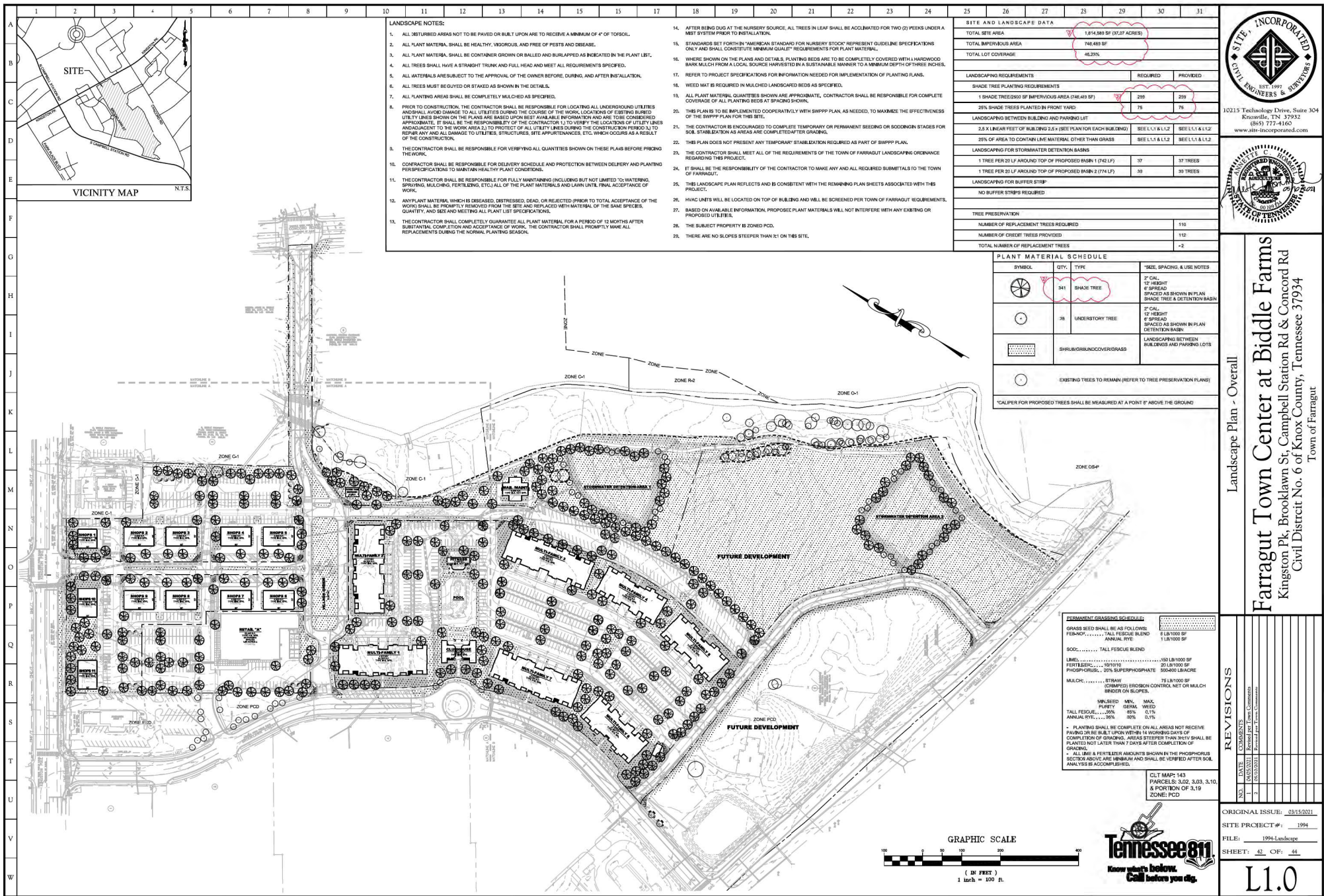
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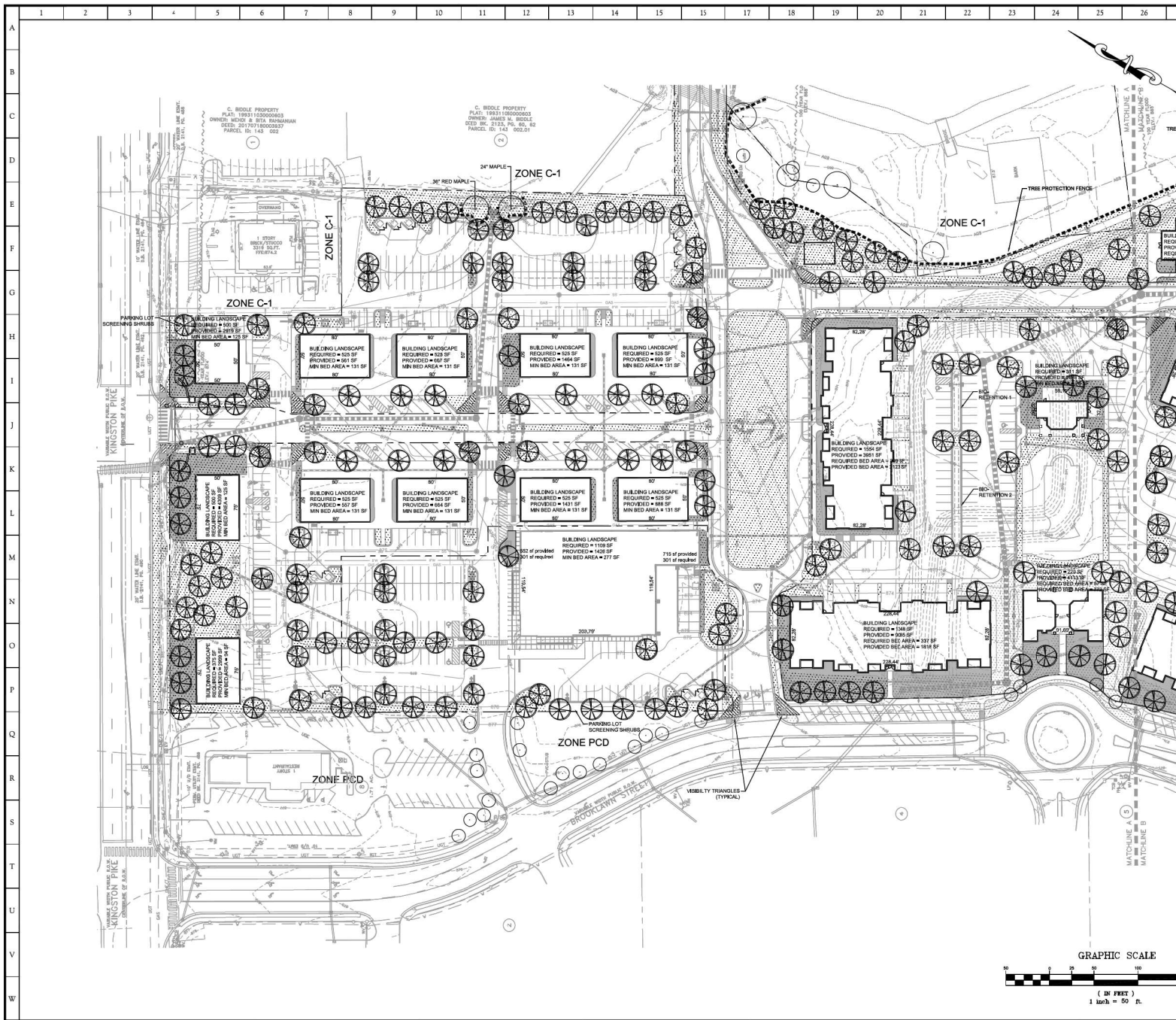
Location: _____

Notes: _____

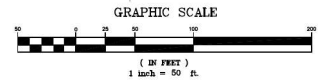
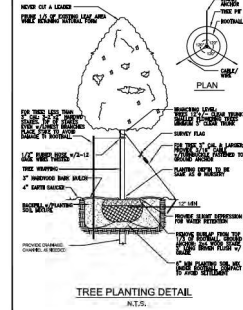
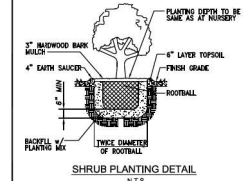
29 REV. 07/20

Specifications subject to change without notice.





PLANT LEGEND	
SYMBOL	TYPE
	SHADE TREE
	UNDERSTORY TREE
	LARGE SHRUB
	LANDSCAPE AREA BETWEEN BUILDING AND PARKING LOT/ACCESSWAYS 30% OF THIS AREA WILL BE LANDSCAPED WITH PLANT MATERIAL OTHER THAN GRASS
	GRASS
	EXISTING TREES TO REMAIN (REFER TO TREE PRESERVATION PLANS)



SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



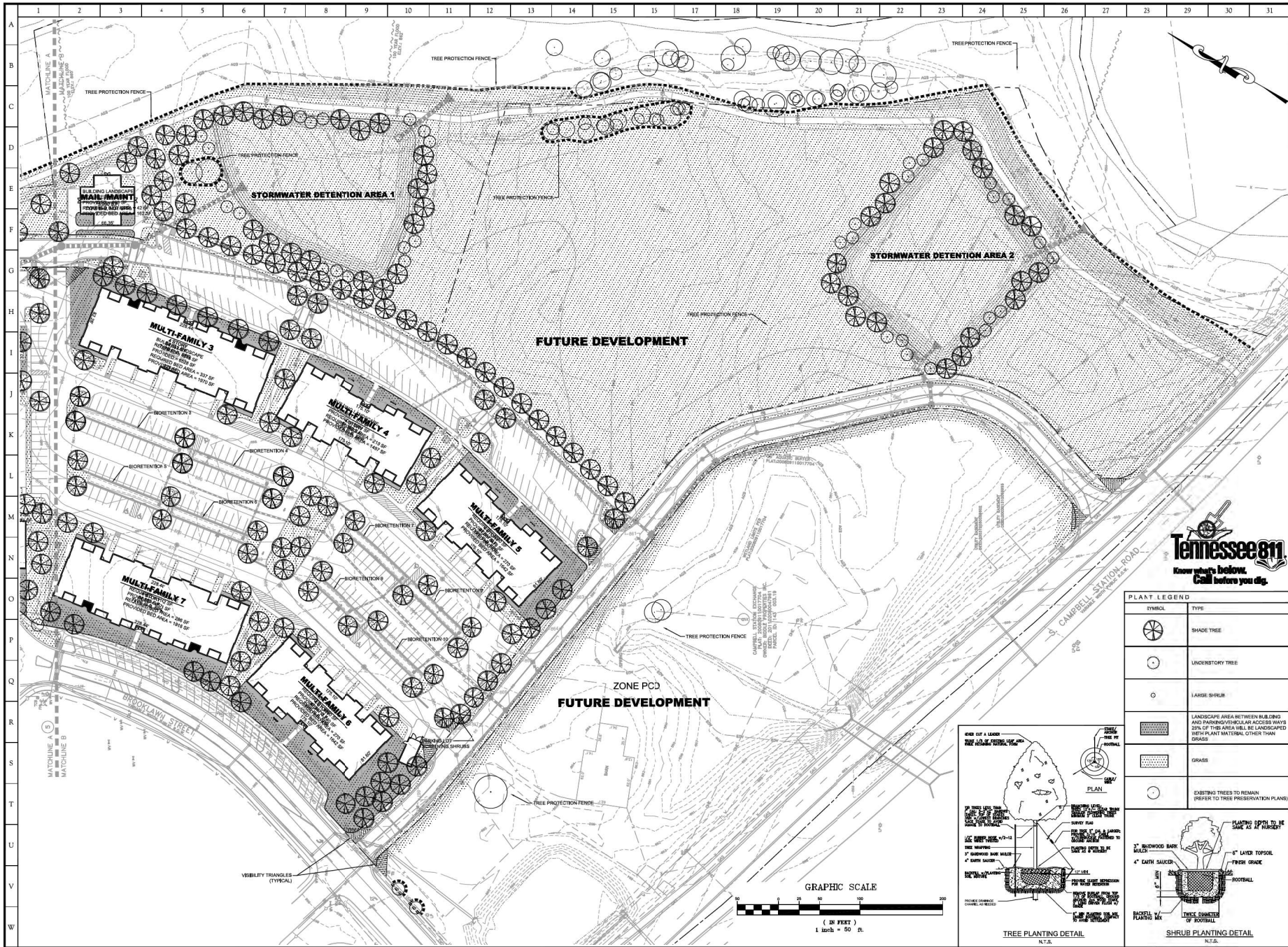
Landscape Plan - North

Farragut Town Center at Biddle Farms

Kingston Pk, Brookline St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

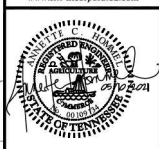
REVISIONS	
NO.	DATE COMMENTS
1	01/15/2021 Revised per Town Comments
2	01/15/2021 Revised per Town Comments

ORIGINAL ISSUE: 01/15/2021
SITE PROJECT #: 1994
FILE: 1994-Landscape
SHEET: 41 OF: 44
L1.1



SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS

10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



Landscape Plan - South

Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

REVISIONS

NO.	DATE	COMMENTS
1	01/15/2011	Original Issue
2	01/15/2011	Revised per Design Comments
3	01/15/2011	Revised per Design Comments

ORIGINAL ISSUE: 01/15/2011
SITE PROJECT #: 1994
FILE: 1994-Landscape
SHEET: 44 OF 44

L1.2

PLANT LEGEND

SYMBOL	TYPE
(Circle with crosshairs)	SHADE TREE
(Circle with dot)	UNDERSTORY TREE
(Circle with vertical lines)	LARGE SHRUB
(Hatched box)	LANDSCAPE AREA BETWEEN BUILDING AND PARKING/VEHICULAR ACCESS WAY (25% OF THIS AREA WILL BE LANDSCAPED WITH PLANT MATERIAL OTHER THAN GRASS)
(Dotted box)	GRASS
(Circle with crosshairs)	EXISTING TREES TO REMAIN (REFER TO TREE PRESERVATION PLANS)

TREE PLANTING DETAIL
N.T.S.

SHRUB PLANTING DETAIL
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

TREE PLANTING DETAIL
N.T.S.

SHRUB PLANTING DETAIL
N.T.S.





4 East Elevation
SCALE: 1/8" = 1'-0"



3 West Elevation
SCALE: 1/8" = 1'-0"



2 North Elevation
SCALE: 1/8" = 1'-0"



1 South Elevation
SCALE: 1/8" = 1'-0"

Issued:	Date:
A Owner Review Set	10/01/20
B Permit Set	02/15/21
C Bid Set	02/15/21
D	
E	

Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

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p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

DRAWN BY: ED
REVIEWED BY: GT

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ALDI Inc.
2280 ALDI Blvd
Mt. Juliet, TN 37122
(615) 485-8800

ALDI Inc. Store #:06
Farragut, TN
11238 Kingston Pike
Knoxville, TN 37922
Knox County
Project Name & Location:

Exterior Elevations
Drawing Name: Project No.
Date: 02/15/21 1913353
Type: V7.0DT
Drawn By: EKD A-201
Scale: As Noted Drawing No.



Bldg. Type A
Front (5,353 sq. ft. = % of masonry) = 77%
Rear (5,270 sq. ft.) = 75%
Side (3,273) = 65%

LEGEND:

- 01 ASPHALT ROOF SHINGLES
- 02 DECORATIVE LOUVER - 3'-0" X 12'-0"
- 03 VINYL SIDING 2" EXPOSURE
- 04 VINYL SIDING 4" EXPOSURE
- 05 5/8" X 1-1/2" VINYL TRIM (SEE DETAIL FOR WATERFALL & MOLD)
- 06 5/8" X 1-1/2" VINYL TRIM (SEE DETAIL FOR WATERFALL & MOLD)
- 07 5/8" X 1-1/2" VINYL TRIM
- 08 5/8" X 1-1/2" VINYL TRIM
- 09 5/8" X 1-1/2" VINYL TRIM
- 10 5/8" X 1-1/2" VINYL TRIM
- 11 5/8" X 1-1/2" VINYL TRIM
- 12 5/8" X 1-1/2" VINYL TRIM
- 13 5/8" X 1-1/2" VINYL TRIM
- 14 5/8" X 1-1/2" VINYL TRIM
- 15 5/8" X 1-1/2" VINYL TRIM
- 16 5/8" X 1-1/2" VINYL TRIM
- 17 5/8" X 1-1/2" VINYL TRIM
- 18 5/8" X 1-1/2" VINYL TRIM
- 19 5/8" X 1-1/2" VINYL TRIM
- 20 5/8" X 1-1/2" VINYL TRIM
- 21 5/8" X 1-1/2" VINYL TRIM
- 22 5/8" X 1-1/2" VINYL TRIM
- 23 5/8" X 1-1/2" VINYL TRIM
- 24 5/8" X 1-1/2" VINYL TRIM
- 25 5/8" X 1-1/2" VINYL TRIM
- 26 5/8" X 1-1/2" VINYL TRIM
- 27 5/8" X 1-1/2" VINYL TRIM
- 28 5/8" X 1-1/2" VINYL TRIM
- 29 5/8" X 1-1/2" VINYL TRIM
- 30 5/8" X 1-1/2" VINYL TRIM
- 31 5/8" X 1-1/2" VINYL TRIM
- 32 5/8" X 1-1/2" VINYL TRIM

PROJECT: FARRAGUT TOWN CENTER AT BIDDLE FARMS
ADDRESS: KINGSTON PARK, BROOKLYN, NEW YORK
CONCOURSE ROAD & CAMPBELL STATION ROAD

ISSUE HISTORY

No.	Date	Description
1	7/18/19	PROGRESS SET
2	10/20/19	PERMIT REVIEW SET

REVISION HISTORY

No.	Date	Description
1	01/10/20	CONSTRUCTION SET

FUGLEBERG KOCH
3555 Temple Trail, Winter Park, FL 32789 (407) 620-0395
www.fuglebergkoch.com 88009

FARRAGUT FLATS AT TOWN CENTER APARTMENTS
FARRAGUT, TN
EXTERIOR ELEVATIONS
BUILDING TYPE A

Sheet 1 of 6



C2 BUILDING TYPE B - REAR ELEVATION
332' = 1'-0"



F2 BUILDING TYPE B - FRONT ELEVATION
332' = 1'-0"



H1 BUILDING TYPE B - LEFT SIDE ELEVATION
332' = 1'-0"



H6 BUILDING TYPE B - RIGHT SIDE ELEVATION
332' = 1'-0"

Bldg. Type B
Front (4,502 sq. ft.) = 81%
Rear (4,572 sq. ft.) = 82%
Side (3,273) = 65%

LEGEND:

01. ASPHALT ROOF SHINGLES
02. DECORATIVE LOUVER - 3'-0" X 10'-0"
03. VINYL SIDING 2" EXPOSURE
04. VINYL SIDING 4" EXPOSURE
05. 84 X 11'-0" VINYL TRIM (SEE DETAIL FOR WHITE/GRA. JACO.)
06. 84 X 11'-0" VINYL TRIM (SEE DETAIL FOR WHITE/GRA. JACO.)
07. 84 X 11'-0" VINYL TRIM
08. 84 X 11'-0" VINYL TRIM
09. 84 X 11'-0" VINYL TRIM W/ WATER TABLE
10. BOARD AND BATTEN VERTICAL SIDING
11. SHAVE SHINGLES SIDING
12. CONDENSING UNIT - SEE MECHANICAL
13. VINYL TRIM - 5" DOUBLE CHANNEL LINEAL
14. 2x6 PT. FUSION ALUMINUM WRAPPED
15. 84 X 11'-0" VINYL CORNER TRIM
16. 6" PREFINISHED METAL RAIN GUTTER
17. DOWNSPOUT
18. FINISH CEMENT PANEL
19. METER CENTER - SEE MECH. FOR LOCATION
20. LIGHTED BUILDING NUMBER SIGN
21. BUILDING APARTMENT NUMBER SIGN
22. COLUM. 10" X 10"
23. EXHAUST VENTS
24. APARTMENT NUMBER SIGN
25. EXTERIOR WALL LIGHT - SEE ELECTRICAL
26. METAL DRAIN SYSTEM
27. LOUVER - 4'-0" X 4'-0"
28. STONE VENEER
29. STANDING SEAM METAL ROOF
30. 2'-0" X 4'-0" WINDOW SHUTTER
31. NOT USED
32. OFF RIDGE VENT

PROJECT: FARRAGUT TOWN CENTER AT BIDDLE FARMS
ADDRESS: KINGSTON PKWY, BROADWAY STREET, CONCORD ROAD & CAMPBELL STATION ROAD

ISSUE HISTORY

No.	Date	Description
1	7/10/19	PROGRESS SET
2	10/20/19	PERMIT REVIEW SET

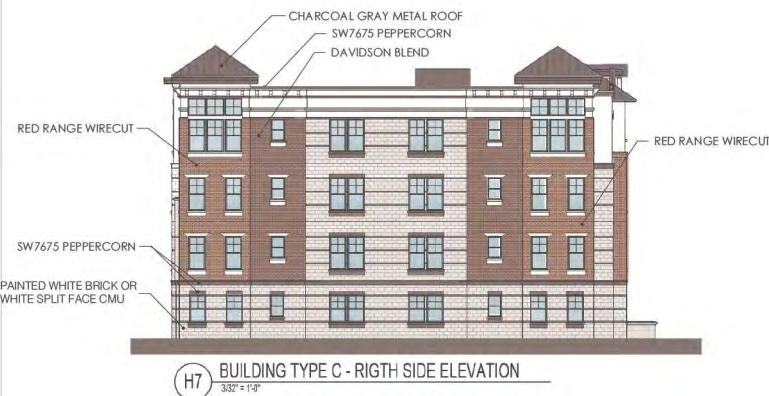
REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH
2555 Tangle Trail, Winter Park, FL 32789 (407) 639-0395
www.fuglebergkoch.com 88509

FARRAGUT FLATS AT TOWN CENTER APARTMENTS
FARRAGUT, TN
EXTERIOR ELEVATIONS
BUILDING TYPE B

Sheet 2 of 6



Bldg. Type C

Front (5,353 sq. ft.) = 76%
Rear (5,905 sq. ft.) = 83%
Side (3,273) = 85%

LEGEND:

01. ASPHALT ROOF SHINGLES
02. DECORATIVE LOUVER - 3'-0" x 12'-0"
03. VINYL SIDING 1" EXPOSURE
04. VINYL SIDING 1" EXPOSURE
05. 6A x 1'-10" VINYL TRIM (SEE DETAIL FOR MATERIAL, ANGLE)
06. 6A x 1'-10" VINYL TRIM (SEE DETAIL FOR MATERIAL, ANGLE)
07. 6A x 1'-10" VINYL TRIM
08. 6A x 1'-10" VINYL TRIM
09. 6A x 1'-10" VINYL TRIM
10. 6A x 1'-10" VINYL TRIM
11. SHINGLES SIDING
12. CONDENSING UNIT - SEE MECHANICAL
13. VINYL TRIM - 4" DOUBLE CHANNEL LINEAL
14. 2x6 P.T. FASCIA ALUMINUM WRAPPED
15. 6A x 1'-10" VINYL CORNER TRIM
16. 6" PREFINISHED METAL RAIN GUTTER
17. DOWNSPUT
18. FIBER CEMENT PANEL
19. METER CENTER - SEE MECH. FOR LOCATION
20. LEFT FOR BUILDING NUMBER SIGN
21. BUILDING APARTMENT NUMBER SIGN
22. COLUMN - 10" x 10"
23. EXHAUST VENTS
24. APARTMENT NUMBER SIGN
25. EXTERIOR WALL LIGHT - SEE ELECTRICAL
26. METAL RAILING SYSTEM
27. LOUVER - 4'-0" x 4'-0"
28. STONE VENEER
29. STANDING SEAM METAL ROOF
30. 2'-0" x 4'-0" WINDOW SHUTTER
31. ROOF GIRD
32. OFF RIDGE VENT

PROJECT: FARRAGUT TOWN CENTER AT BIDDLE FARMS
ADDRESS: KINGSTON PIKE, BROOKLYN STREET,
CONCORD ROAD & CAMPBELL STATION ROAD

ISSUE HISTORY

No.	Date	Description
1	7/10/19	PROGRESS SET
2	10/20/19	PERMIT REVIEW SET

REVISION HISTORY

No.	Date	Description

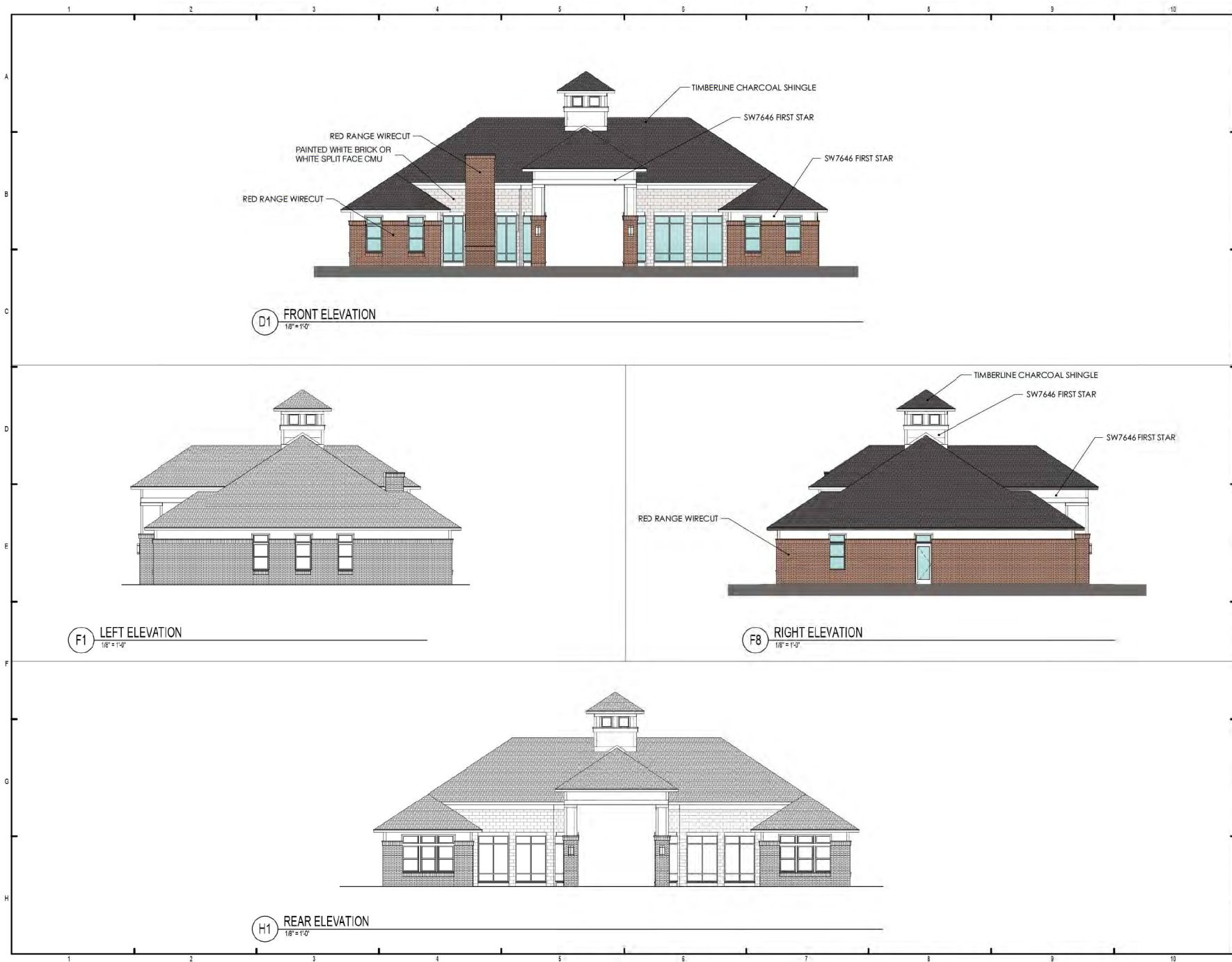
FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 620-0305
www.fkgk.com 88509

FARRAGUT FLATS
AT TOWN CENTER
APARTMENTS
FARRAGUT, TN

EXTERIOR ELEVATIONS
BUILDING TYPE C

Sheet 3 of 6

POSTED: 08/01/2019



Clubhouse
Front (805 sq. ft.) = 67%
Rear (605 sq. ft.) = 50%
Side (526 sq. ft.) = 43%

LEGEND:

01. ASPHALT ROOF SHINGLES
02. LOUVER
03. VINYL SIDING 3" EXPOSURE
04. VINYL SIDING 6" EXPOSURE
05. 6/8 x 3-1/2" VINYL TRIM
06. 3/4 x 5-1/2" VINYL TRIM
07. 3/4 x 7-1/8" VINYL TRIM
08. 5/4 x 5-1/2" VINYL TRIM INTEGRAL JACOBI
09. VINYL TRIM 5" DOUBLE CHANNEL LINEAL
10. BOARD AND BATTEN VERTICAL SIDING
11. FIBER CEMENT PANEL
12. CONDENSING UNIT - SEE MECHANICAL
13. FIBER CEMENT WATER TABLE
14. 2X6 P.T. FASCIA ALUMINUM WRAPPED
15. 6" VINYL CORNER TRIM
16. PRE-FINISHED METAL SOUP GUTTER
17. DOWNSPOUT
18. NOT USED
19. METER CENTER - SEE MECH. FOR LOCATION
20. MAIN SERVICE PANEL
21. BUILDING/APARTMENT NUMBER SIGN
22. COLUMN
23. EXHAUST VENTS
24. 8 X 8 WOOD TRIMMER
25. EXTERIOR WALL LIGHT - SEE ELECTRICAL
26. METAL RAILING SYSTEM
27. STONE VENEER
28. RIDGE VENT
29. STANDING SEAM METAL ROOF
30. 8 X 12 WOOD TRIMMER
31. PRECAST CONCRETE CAP
32. FAUX WINDOW
33. FAUX WINDOW - 8" DIAMETER WINDOW

PROJECT: FARRAGUT TOWN CENTER AT BIDDLE FARM
ADDRESS: KNOXTON PIKE, BROOKLAWN STREET,
CONCORD ROAD & CAMPBELL STATION ROAD

ISSUE HISTORY

No.	Date	Description
1	08/01/15	PERMIT REVIEW SET

REVISION HISTORY

No.	Date	Description

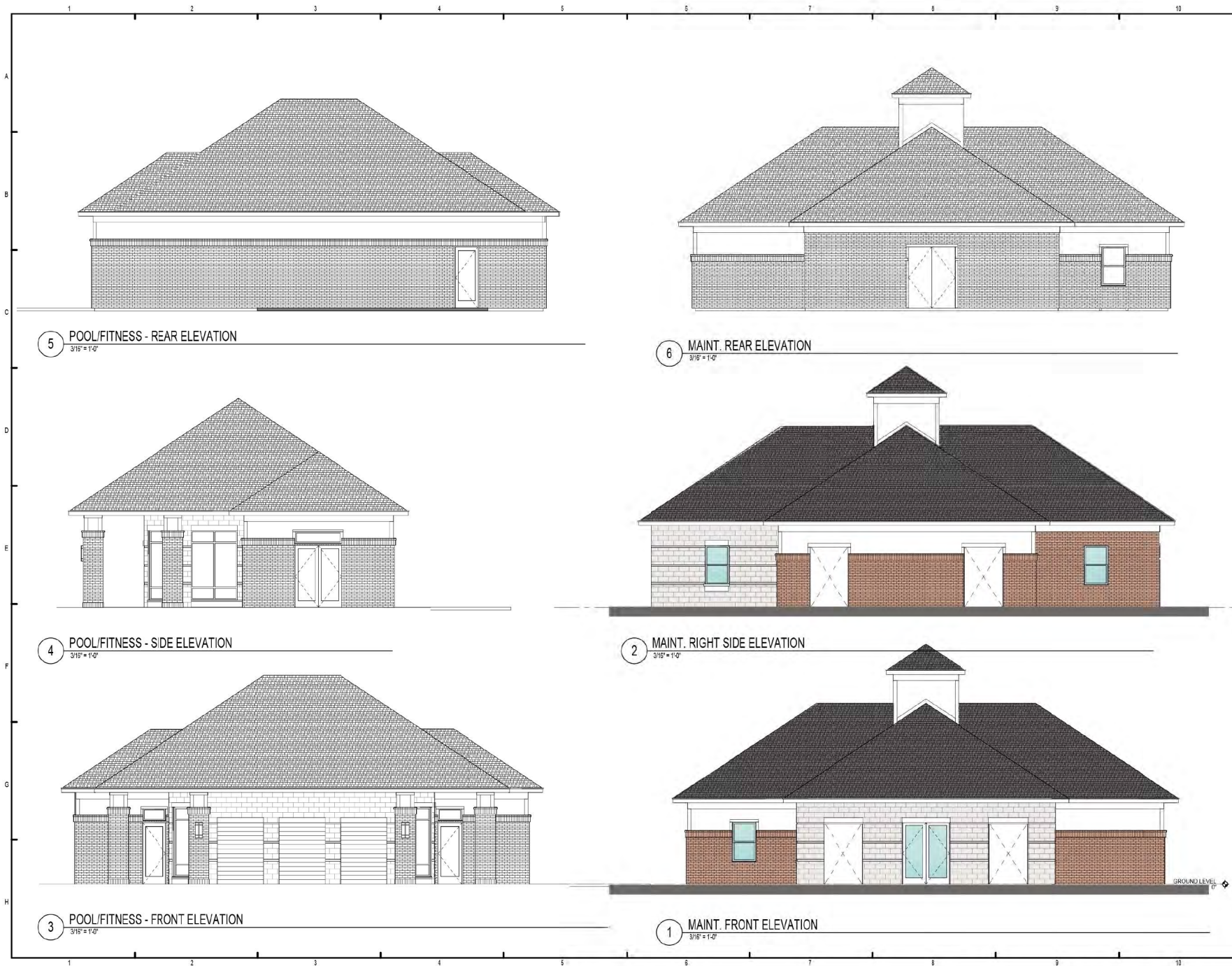
FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 628-0185
www.fuglebergkoch.com JED/05

CONTRACTOR:
MICHEL BONE
TENNISVILLE SQUARE #1001

FARRAGUT FLATS AT TOWN CENTER APTS
FARRAGUT, TN
CLUBHOUSE ELEVATIONS

Sheet 4 of 6

PLOTTED: 3/20/2015 2:52 PM



Pool
 Front (832 sq. ft.) = 68%
 Rear (527 sq. ft.) = 75%
 Side (340 sq. ft.) = 85%

LEGEND:

- 01. ASPHALT ROOF SHINGLES
- 02. LOUVER
- 03. VINYL SIDING 3" EXPOSURE
- 04. VINYL SIDING 6" EXPOSURE
- 05. 54 x 5-1/2" VINYL TRIM
- 06. 54 x 5-1/2" VINYL TRIM
- 07. 54 x 7-1/4" VINYL TRIM
- 08. 54 x 5-1/2" VINYL TRIM W/ INTEGRAL J-MOLD
- 09. VINYL TRIM - 5" DOUBLE CHANNEL LINEL
- 10. BOARD AND BATTEN VERTICAL SIDING
- 11. FIBER CEMENT PANEL
- 12. CONDENSING UNIT - SEE MECHANICAL
- 13. FIBER CEMENT WATER TABLE
- 14. 2X6 P. 1 FASCIA ALUMINUM WRAPPED
- 15. 6" VINYL CORNER TRIM
- 16. PRE-FINISHED METAL RAIN GUTTER
- 17. DOWNSPOUT
- 18. NOT USED
- 19. METER CENTER - SEE MECH. FOR LOCATION
- 20. MAIN SERVICE PANEL
- 21. BUILDING APARTMENT NUMBER SIGN
- 22. COLUMN
- 23. EXHAUST VENTS
- 24. 6 x 6 WOOD TIMBER
- 25. EXTERIOR WALL LIGHT - SEE ELECTRICAL
- 26. METAL RAILING SYSTEM
- 27. STONE VENEER
- 28. RIDGE VENT
- 29. STANDING SEAM METAL ROOF
- 30. 8 x 12 WOOD TIMBER
- 31. PRECAST CONCRETE CAP
- 32. FAUX WINDOW
- 33. FAUX WINDOW - 35" DIAMETER WINDOW

PROJECT: FARRAGUT TOWN CENTER AT BIDDLE FARMS
ADDRESS: KINGSTON PRE. BROOKLAWN STREET
 CONCORD, NC 28027

ISSUE HISTORY

No.	Date	Description
01	08/01/15	PERMIT REVIEW SET

REVISION HISTORY

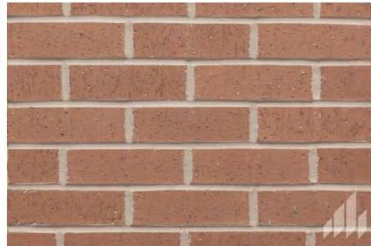
No.	Date	Description
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FUGLEBERG KOCH
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 www.fuglebergkoch.com JK0109

FARRAGUT FLATS AT TOWN CENTER APTS FARRAGUT, TN

ELEVATIONS

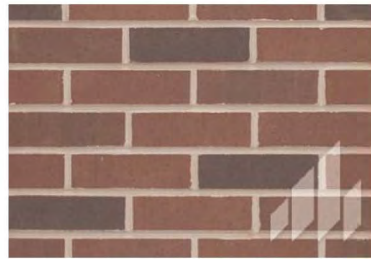
Sheet 5 of 6



RED RANGE WIRECUT 6042

Manufactured in our Spring City, TN Plant*

Clay brick is the superior building material for residential and commercial projects. Stronger and more sustainable than other building materials, its beauty and value is unmatched. Choose from classic red bricks to warm earth tones and unique patterns.



DAVIDSON BLEND

Manufactured in our Cleveland County-NC Plant*

The architectural product collection features exclusive sizes and textures and Integral Colors - colors fired throughout the brick body - that complement any commercial design.



WHITE PAINTED BRICK

Modular brick painted with Sherman Williams SW7646 First Star



SPLIT FACE CMU - GLACIER

York Building Products - 4"x8"x16" split face glacier block

Our split face masonry can be used as a load-bearing wall or as a veneer, and it blends well with other architectural block finishes.



Charcoal
Gray

METAL ROOFING



SW9083 DUSTED TRUFFLE



SW1015 SKYLINE STEEL



SW7646 FIRST STAR



SW7675 PEPPERCORN

PROPOSED MATERIALS

PROJECT: FARRAGUT TOWN CENTER AT TOWN CENTER
ADDRESS: 10000 FARRAGUT TOWN CENTER
CONCRETE ROAD CAMPBELL STATION ROAD

ISSUE HISTORY

No.	Date	Description
1	08/01/21	PRELIMINARY SET

REVISION HISTORY

No.	Date	Description



FUGLEBERG KOCH

3555 Temple Trail, Winter Park, FL 32789 (877) 638-6365
www.fuglebergkoch.com 10/2021

CONSTRUCTION

MICHAEL J. KOCH
10/2021-10/2021

FARRAGUT FLATS
AT TOWN CENTER
APTS
FARRAGUT, TN

Owner: EM, LLC
Designer: FFK
Permit: MS
Date: 10/16/2021
Project #: 0451

PROPOSED MATERIALS

Sheet 6 of 6

10/2021-10/2021







REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section IV., Open Space Mixed Residential (OSMR), to require a concept plan in association with a rezoning request to establish the distribution of attached vs. detached dwelling units (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This was discussed as a workshop item at the March Planning Commission meeting. At that time, staff provided an overview of the issue and noted that during discussions involving two properties recently requested for a rezoning to OSMR, concerns were expressed by both the Planning Commission and the Board of Mayor and Aldermen regarding the distribution of attached vs. detached dwelling units. A specific concern was that if a property is rezoned to OSMR, a development with entirely attached dwelling units could be proposed and result in a built form incompatible with its surroundings.

DISCUSSION: As explained during the workshop session, to help address this concern, staff proposed that a concept plan be submitted in association with a rezoning request to OSMR. A concept plan is currently required for developments in both the OSR and OSMR districts in the Subdivision Regulations, but this would be submitted after the property has been rezoned.

The main objective of the concept plan in this application would be to establish a distribution of attached vs. detached dwellings and where these two different residential forms would be envisioned on the property. Currently, the Zoning Ordinance requires a concept plan for rezoning requests to both the Planned Commercial Development (PCD) and the Town Center District (TCD) Zoning Districts. These districts, however, are generally more complicated than the OSMR and since concept plan requirements are already provided for in the Subdivision Regulations for the subdivision of property, basic components of a rezoning based concept plan may be more appropriately taken from the Subdivision Regulations.

The following questions were presented to the Planning Commission:

- 1) Should a concept plan be required for a rezoning request to OSMR; and
- 2) If so, what level of detail should be required to address the objective of the concept plan?

Commissioners strongly supported a concept plan for a rezoning to OSMR and recommended that the plan not be overly burdensome but provide enough detail from readily available information to determine that the envisioned layout shown on the concept plan is achievable. From this feedback, staff has included in the packet Ordinance 21-09 which provides for a concept plan and associated parameters as part of a rezoning to OSMR.

RECOMMENDATION: Due to the length of last month's meeting, the Planning Commission postponed action on this item. Staff now recommends approval of Resolution PC-21-07 which recommends approval of Ordinance 21-09.

RESOLUTION PC-21-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION IV., OPEN SPACE MIXED RESIDENTIAL (OSMR)

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on April 15, 2021;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 21-09.

ADOPTED this 15th day of April 2021.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	21-09
PREPARED BY:	Shipley/Hose
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	April 15, 2021
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION IV., OPEN SPACE MIXED RESIDENTIAL (OSMR)

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section IV., Open Space Mixed Residential (OSMR) of the Farragut Zoning Ordinance, Ordinance 86-16.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended by replacing Subsection B., "Application of the district" in its entirety as follows:

SECTION 1.

B *Application of the district.*

1. The OSMR overlay district may be applied over the Rural Residential District (R-1).
2. Any application for rezoning to OSMR shall include a Concept Layout Plan that clearly addresses the overall plan of development for the proposed rezoning area, including but not limited to; the location of all proposed permitted uses and structures, transportation networks, public and private open-space areas, and environmentally sensitive areas. The plan shall be prepared by a Tennessee licensed engineer or landscape architect, and/or a physical planner with comparable education, background, and experience. At a minimum, the concept plan shall be prepared at a scale of not less than 1" = 100', laid-out for printing on sheets of 24 inches by 36 inches, and shall include the following information:
 - a. A title block which specifically indicates that this plan is for rezoning application purposes and contains "conceptual information" which is "not intended for construction purposes."
 - b. Location map, property address(s), tax map and parcel number(s), graphic scale, approximate north arrow, map legend, and preparation and revision date information.

- c. The names, addresses, and contact information for the property owners, representatives, and professionals involved in the plan. The professional seal of the individual principally responsible for preparing the plan shall also be affixed.
- d. Property boundaries, acreage of the property in question, existing zoning, the approximate location of existing utilities expected to service the property and an indication of their availability and capacity to do so, and the locations and widths of any rights-of-way providing access to the property.
- e. Sufficient information on the existing development within 150 feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape.
- f. Site topography (KGIS), the general locations and acreage of tree covered areas, and the approximate location and extent of all other environmentally sensitive areas on the site including but not limited to springs, streams, and water courses, identified floodplains and flood hazard areas, wetlands, slopes in excess of fifteen (15) percent, surface depressions, sinkholes and caves, and known endangered species habitat.
- g. The general location of all proposed buildings and property lines, along with the proposed density of the overall development.
- h. The general location and acreage of all proposed open-space areas.
- i. The proposed location and approximate grade of streets, sidewalks, and shared-use paths (also referred to in the Subdivision Regulations as bike paths) and how these proposed transportation elements will be connected to both the existing transportation systems and adjacent properties. The location and distances between any existing intersecting roadways and driveways and those being proposed shall also be shown.
- j. A signed statement by the owner/applicant that they are aware of the Town's development requirements and standards and that they will be required to meet all applicable standards during development.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2021,
with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director

SUBJECT: Discussion on updates to the Major Road Plan and potential cross sections for local and major collector streets (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: The Major Road Plan is a legal document that is required as an element of the general plan provided for in the Tennessee Code Annotated. Periodically, communities should re-visit their adopted Major Road Plan to include new or modified streets and ensure that existing streets are classified properly based on how they function or will (should) function in the future. In April and May of 2017 staff presented some amendments to the Planning Commission for the Major Road Plan. Also presented were some hypothetical cross sections for local and major collector streets. Though an update of the Major Road Plan may not initially include desired cross sections for different collector streets, the goal is to create a digital Major Road Plan that is interactive. When someone goes to the map on the Town's web site, and they click on a street it will bring up the typical desired cross section for that segment of street. This will help clarify the expectations of the Town and visually demonstrate what the street may look like in the future. This would be of value to citizens, prospective citizens, developers, and real estate agents. Collector streets are the primary focus because they are more likely to be improved, are Town controlled streets, and carry or will carry a sufficient volume of traffic to generate a need for the development of a desired cross section that accommodates a variety of users. Arterial streets will also have desired cross sections but will frequently require coordination with TDOT.

DISCUSSION: This item was postponed at last month's Planning Commission meeting due to the length of the meeting. The item was discussed at both the March 30 and May 4 staff/developer meetings. During that time, staff reviewed the proposed changes to the Major Road Plan which included the following:

- 1) *Add Ivey Farms Road to the Major Road Plan and classify it as a Major Collector.* This is a new street that connects Kingston Pike to Union Road. At some point, a traffic signal will be warranted at the intersection of Kingston Pike and Ivey Farms Road. Ivey Farms Road will collect traffic from both Kingston Pike and Union Road as well as traffic created internally.
- 2) *Reclassify the connecting roads from Turkey Creek Road to Midhurst Drive from Local Streets to Local Collectors.* With the connection to Audubon Hills from Briarstone via Dunlin Lane, one can now access Kingsgate using a portion of Briarstone Lane, Dunlin Lane, Finch Road, and Harrow Road. Consequently, these Local Streets would now function as collectors since they will move people from local streets to other collector streets. Midhurst Drive is classified as a local collector street. This re-classification would have no impact on the existing affected streets and would simply classify the streets to a more appropriate designation.
- 3) *Add a missing section of Kingston Pike from the Town limit to Lovell Road as a Major Arterial.* This modification would correct an existing error on the Major Road Plan where this section of Kingston Pike is not currently classified. The proposed classification would be consistent with the remainder of Kingston Pike.

- 4) *Reclassify Jamestowne Boulevard from a Local Collector to a Major Collector.* This would reflect how the road will potentially function in the future should it be signalized at each end.
- 5) *Reclassify Boring Road from a Local Collector to a Major Collector.* This would be the same classification as other similar roads, e.g., Evans, Allen Kirby, and Dixon, that are not internal to developed subdivisions.
- 6) *Reclassify Grigsby Chapel Road and Smith Road from Kingston Pike to Fretz Road from Major Collector to Minor Arterial.* This route currently functions more as a minor arterial than a major collector since it collects traffic from collector streets (Boring Road and Smith Road west) and transports traffic from one major arterial (Kingston Pike) to another major arterial (N. Campbell Station Road). This classification would also be consistent with TDOT's classification of this street.
- 7) *Removing the west side of Campbell Lakes Drive as a future road.* Given the placement of dwelling units in Farragut Commons and Chapel Point and the presence of sizable jurisdictional wetlands and floodplain, this connection is very unlikely and should be removed.
- 8) *Removing the connector that is shown east of the N. Campbell Station Road interchange.* This connector is no longer necessary given the improvement of Snyder Road and Outlet Drive.

In terms of the development of cross sections and potential amendments to the Subdivision Regulations related to streets and people movement systems, the following questions were identified and discussed in general terms at the staff/developer meeting on March 30:

1. What problems or issues in the "people movement" system are we trying to address?
 - a. Safety?
 - b. Improved level of service?
 - c. Less automobile dependence?
 - d. Overall enhanced connectivity?
 - e. All of the above?
 - f. Others?
2. From this, what context appropriate solutions would provide the most "bang for the buck" and best address identified problems or issues?
3. Is this something that a subcommittee with members representing a variety of perspectives should focus on and report back to the Planning Commission with recommendations?

When the Planning Commission was asked to review and rank eight different hypothetical complete street cross sections for collector streets during the April 2017 meeting, the most desired cross section included a 12-foot multi-use path on one side with a 10-foot planting strip, two 12 (or possibly 11) foot travel lanes, a 6-foot planting strip on the other side of the street, and an 8-foot sidewalk or walking path. This cross section was selected as the unanimous choice for Allen Kirby Road, Dixon Road, Boring Road, and Union Road (west). This cross section also received the majority of votes for Boyd Station Road and Herron Road. In this month's packet, this cross section is titled "Collector (b) No Median."

A second cross section that received some votes is titled "Collector (h)" in the packet and includes a 12-foot multi-use path on one side with a 10-foot planting strip, a 12 (or possibly 11) foot travel lane, a 6-foot landscaped median, a 12 (or possibly 11) foot travel lane, a 2-foot protected barrier, and a 6-foot bike lane. "Collector (h)" was selected as the most desirable cross section for Smith Road (west), Evans Road, and Sonja Drive.

During the April 2017 Planning Commission meeting, Commissioners were asked to rank in importance seven different key elements of design (as these elements would relate to public rights of ways). Those

elements included bike lanes, decorative street lighting, lane widths, medians, pedestrian facilities, planting strips, and street trees. The top 3 elements that were identified were lane widths, pedestrian facilities, and street trees.

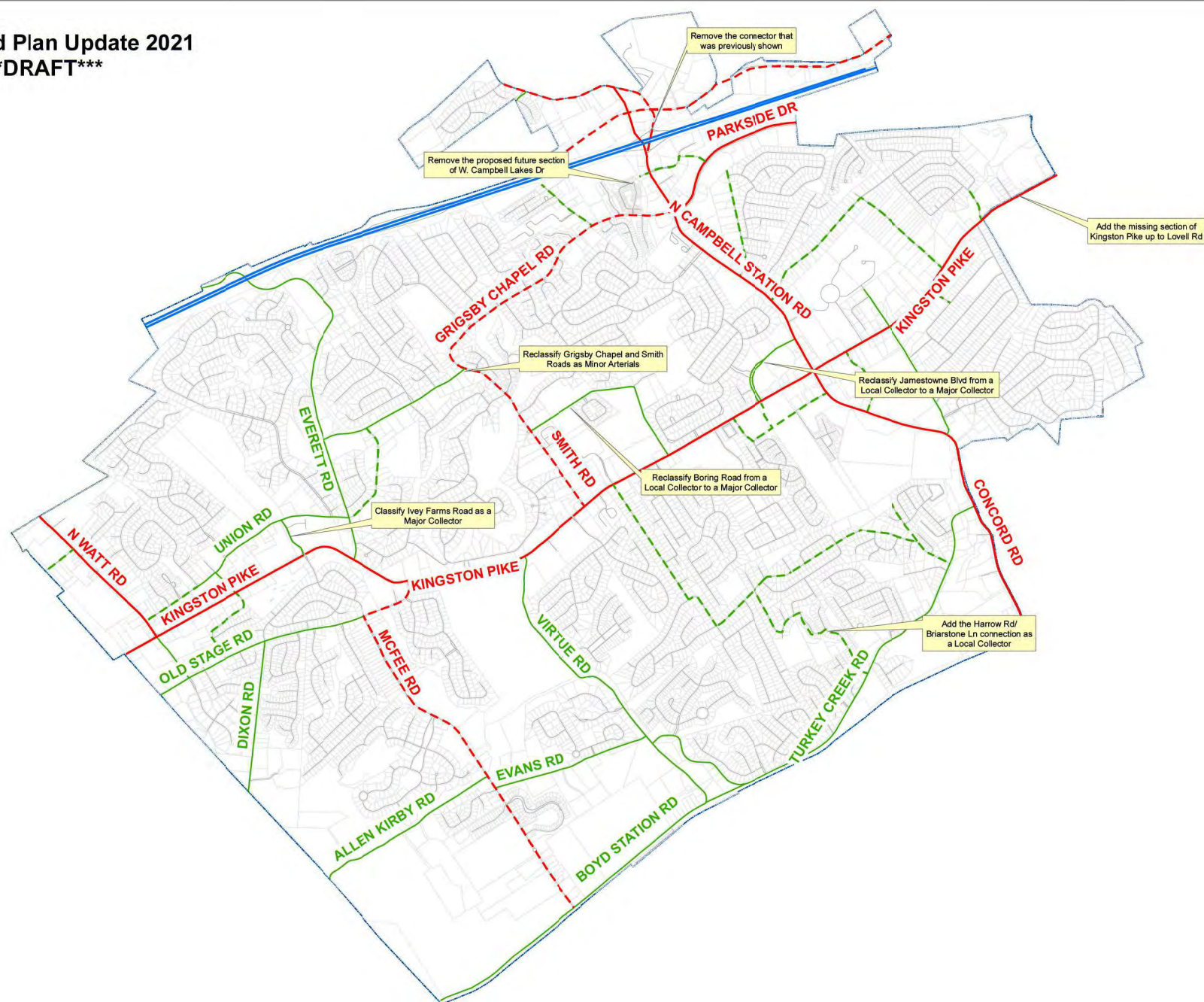
In response to this feedback, amendments were made to the Subdivision Regulations in 2018. These amendments were intended to address how to make pedestrian facilities more inviting by slowing traffic speed through design and streetscaping and considering the context when reviewing street widths and pedestrian systems. Another change was to require vehicular connectivity for new developments so that traffic could be dispersed over a larger street network which, in turn, would help to enhance the experience of other users of the people movement system.

The amendments approved in 2018 primarily affected new local streets. The cross sections for collector streets that are now being re-visited would help re-establish community values for these streets which would then be addressed, if needed, in updates to the Subdivision Regulations. In addition to the two cross sections that were most desired in 2017, staff has included some new cross sections in the packet for discussion purposes. There are two cross sections for local collector streets and two for major collector streets.

As noted during the two staff/developer meetings when this item was discussed, one change envisioned by staff is to increase the width of walking trails (multi-use paths) that parallel major collector streets from 8 to 10 feet. The 6-foot grass strip established in the 2018 amendments would remain (though a question may be whether this is wide enough) as a space to add street trees to break up the appearance of an overly wide area of asphalt. Some other discussion items include whether to use medians in desired cross sections and where these may be appropriate, whether bicycle lanes should be used and, if so, where, and should collector streets provide for a sidewalk on one side of the street and a multi-use path on the other or a multi-use path on both sides of the street?

Major Road Plan Update 2021

DRAFT

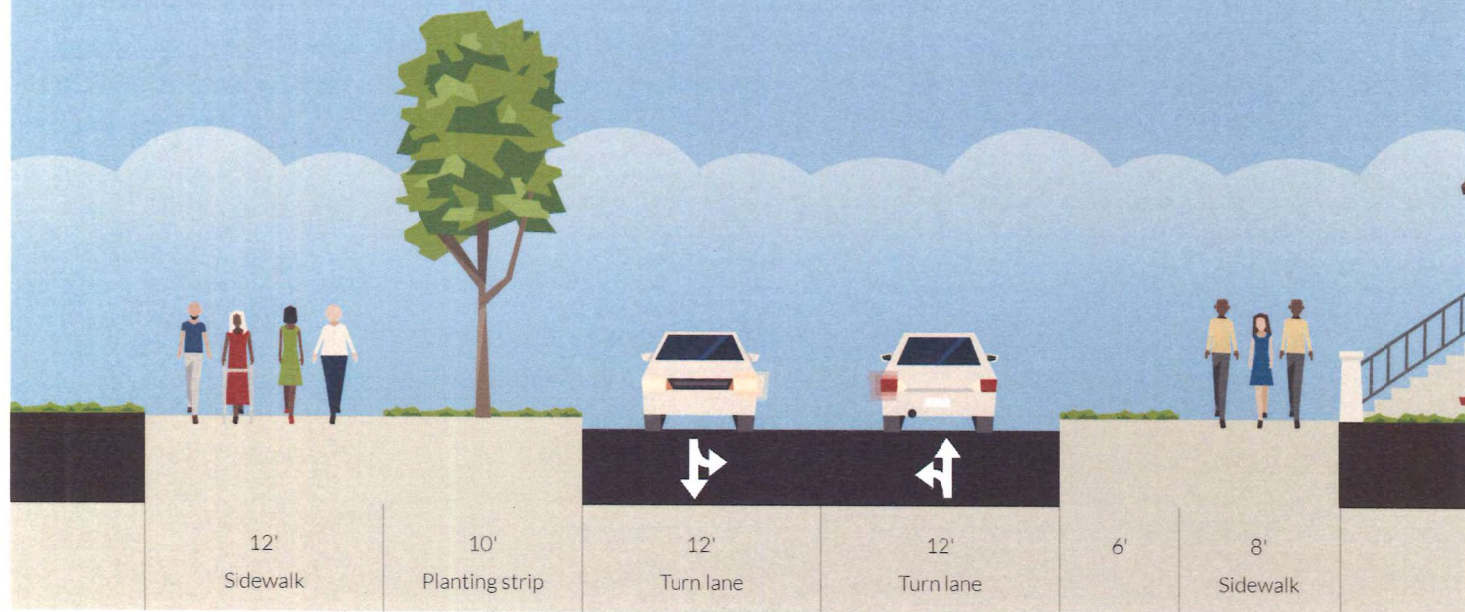


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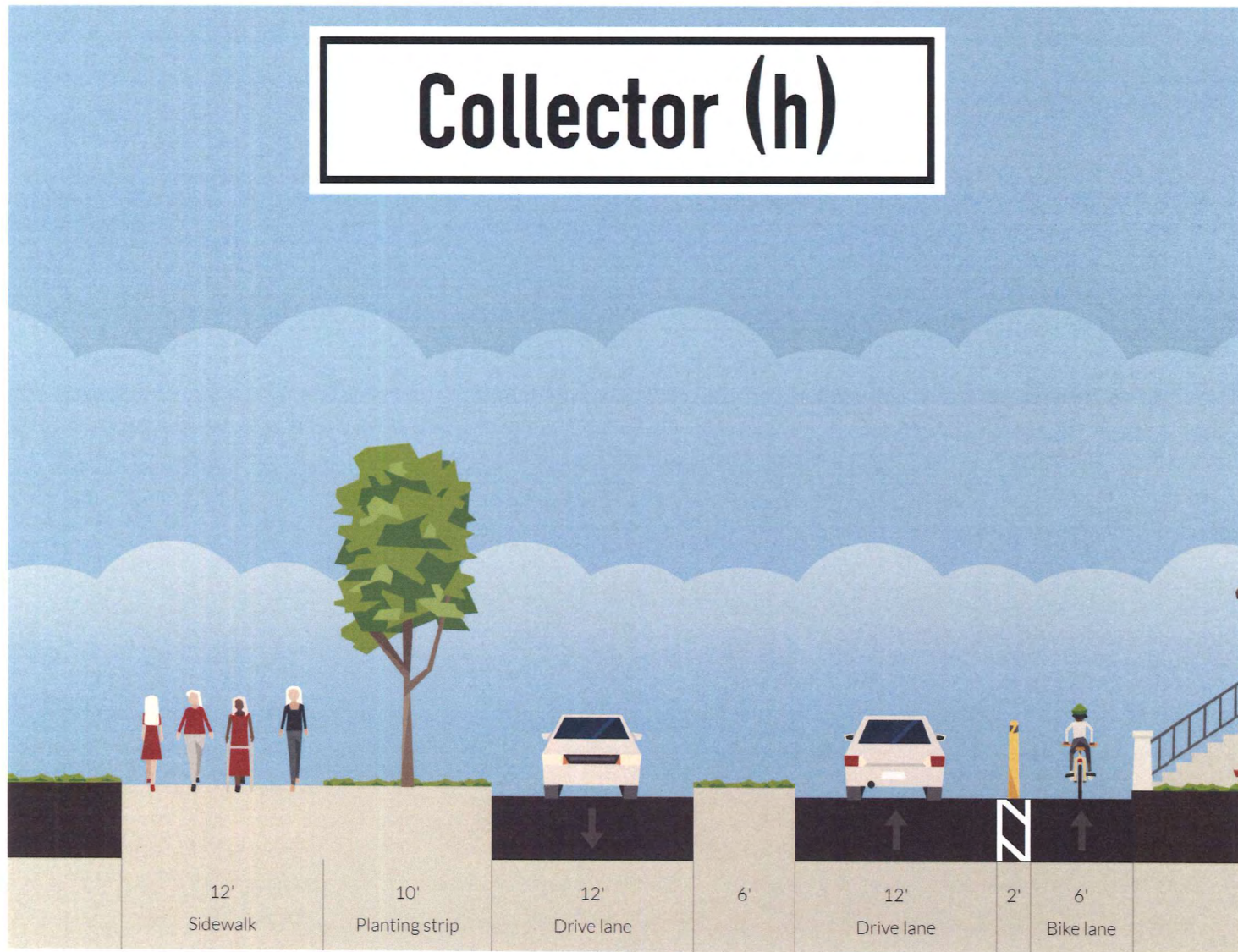
-  INTERSTATE
 MAJOR ARTERIAL
 MINOR ARTERIAL
 MAJOR COLLECTOR
 LOCAL COLLECTOR
 LOCAL STREET
 PARCEL OWNERS
 TOWN BOUNDARY


$$1 \text{ in} = 1,200 \text{ ft}$$

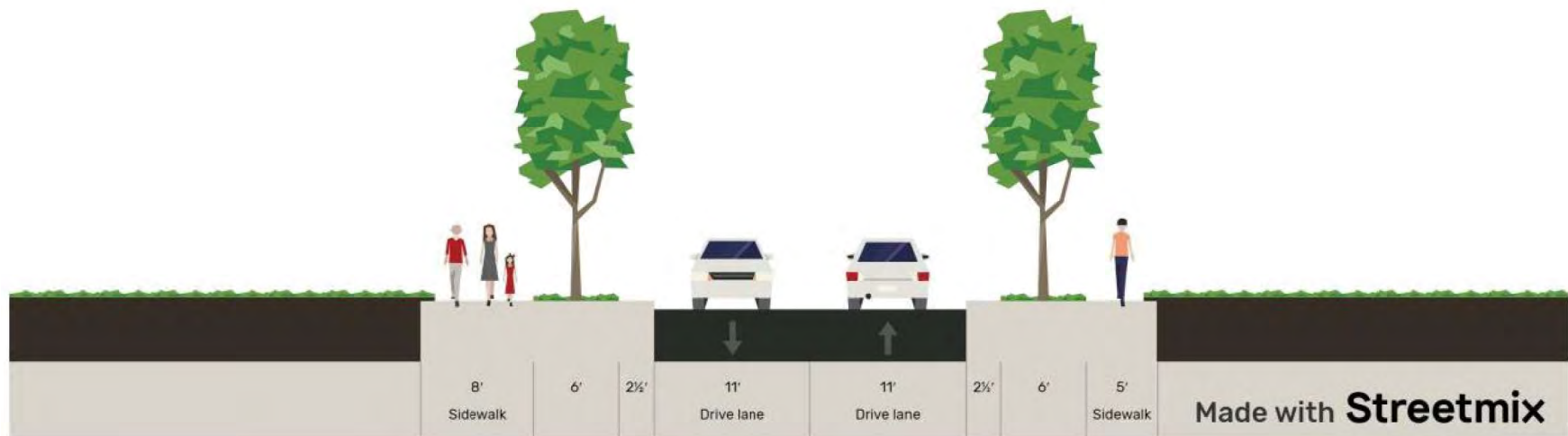
Collector (b) No Median



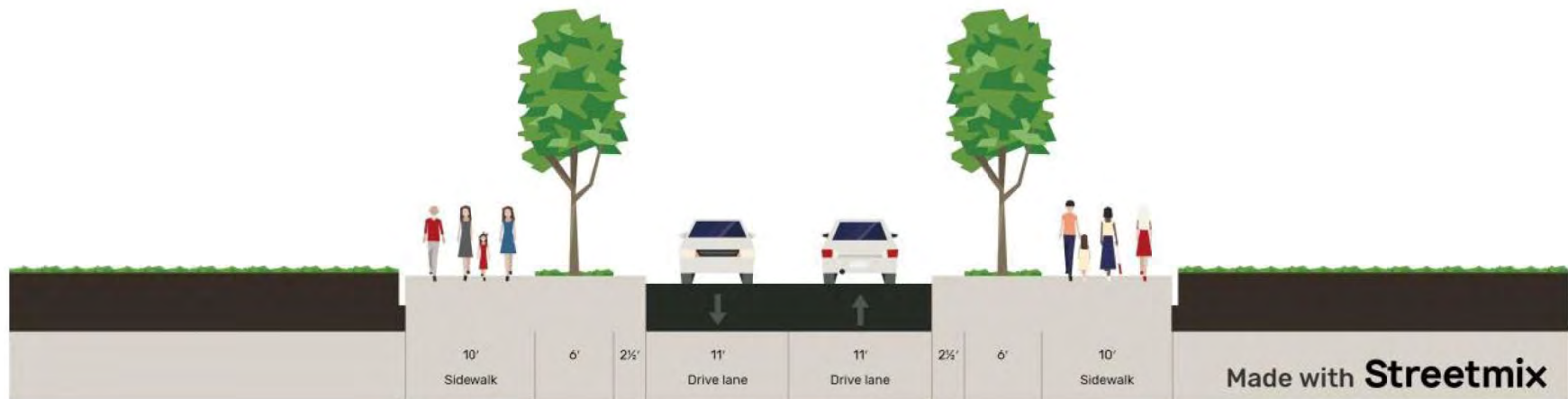
Collector (h)



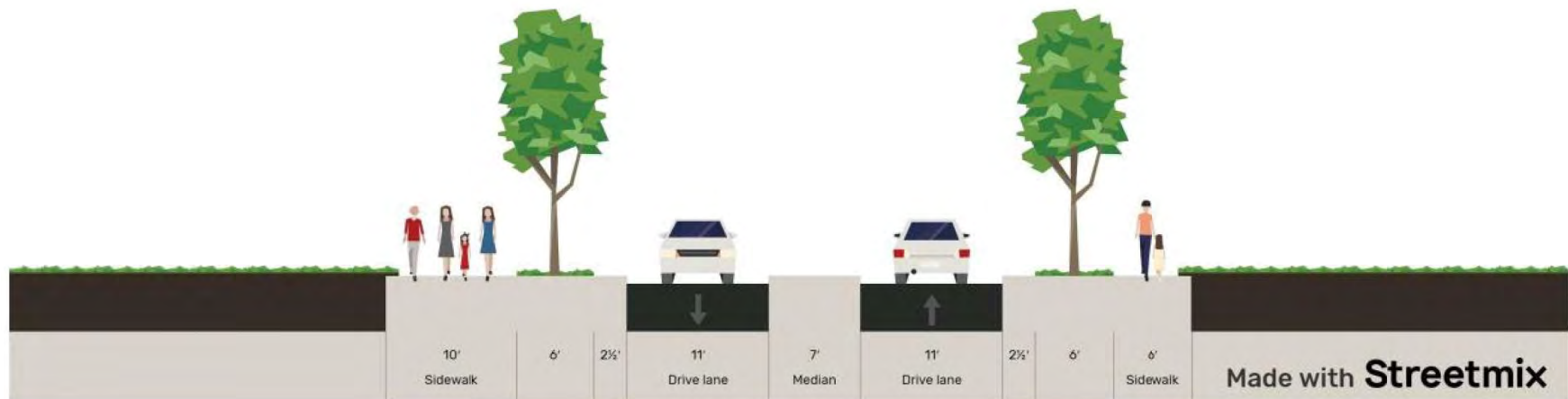
This cross section does not fit within a standard 50-foot ROW (+2 feet)







This cross section does not fit within a standard 60-foot ROW (+2 feet)



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amending the starting time for the Farragut Municipal Planning Commission meetings from 7:00 p.m. to 6:00 p.m.

INTRODUCTION AND BACKGROUND: This is an item that will be discussed at the May 13 Board of Mayor and Alderman meeting. Specifically, the Board will consider amending the “Time and place of regular meetings” provided for in Chapter 2, Article 2, Section 2-20 of the Farragut Municipal Code. The amendment would permit the Board of Mayor and Aldermen the flexibility of setting the time and place of their meetings.

DISCUSSION: Historically, both Board of Mayor and Aldermen and Planning Commission meetings have started at 7:00 p.m. The Planning Commission By-Laws state that the Commission “shall hold a monthly meeting at the Farragut Town Hall or at such other place or time as designated by the Farragut Municipal Planning Commission.” There is no mention of the start time.

On occasion, particularly for Planning Commission meetings, the meetings can last a few hours. A consideration at this time and in conjunction with the Board’s discussion, is whether the Planning Commission meetings should be moved to an earlier time.