FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

August 18, 2022

Farragut Town Hall - Board Room

7:00 p.m.

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 – July 21, 2022**

3. **Discussion and public hearing on approval of preliminary plans for the Little Turkey Creek Greenway Extension from the Brookmere Subdivision to the Sheffield Subdivision (Town of Farragut, Applicant)**

4. **Discussion and public hearing on approval of a final plat for the former Huntley Property off Union Road, Parcels 036, 03602, 03603, 03404, Tax Map 142, 25.74 Acres, 6 Lots, Zoned R-1 and R-2 (Ryan Lynch, Applicant)**

5. **Discussion and public hearing on approval of a preliminary plat for the Westerly Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, 8.74 Acres, 12 Lots, Zoned R-1 and R-2 (BHN-P, Applicant)**

6. **Discussion and public hearing on a site plan for the Concord Road Substation, a portion of Parcel 03701, Tax Map 153, 3.66 Acres, 1053 Concord Road, Zoned A (LCUB, Applicant)**

7. **Discussion and public hearing on a site plan for the Grove at Boyd Station Amenities Package, Parcel 050, Tax Map 162, 3.94 Acres, Zoned R-1/OSMR (Homestead Land Holdings, LLC., Applicant)**

8. **Discussion on a request to amend the Town's Outdoor Site Lighting provisions to provide for outdoor ballfield and court lighting only where it currently exists at Bob Leonard Park, McFee Park, and the Knox County School property (Farragut Neighborhood Preservation Partnership, Applicant)**

9. **Discussion on Future Land Use Map amendment considerations associated with the Kingston Pike/Smith Road/Boring Road Study Area**

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

10. Approval of utilities

11. Citizen forum

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.

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MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

July 21, 2022

MEMBERS PRESENT	**MEMBERS ABSENT**
Rita Holladay, Chairman	Noah Myers
Ed St. Clair, Vice-Chairman	Shannon Preston
Scott Russ, Secretary	
Ron Williams, Mayor (arrived at Agenda Item #5)	
Louise Povlin, Vice Mayor	
Jon Greene	
Michael Bellamy	
Hayley Sims, Youth Representative	

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Brannon Tupper, Assistant Town Engineer

1. **Election of officers**
   Staff introduced Hayley Sims as the new youth representative. Staff then noted that, related to this agenda item, the current officers were:

   Rita Holladay – Chairman
   Ed St. Clair – Vice Chairman
   Scott Russ – Secretary

   A motion was made by Vice Mayor Povlin to re-appoint the current officers. Motion was seconded by Commissioner Bellamy and was unanimously approved.

2. **Approval of agenda**
   Staff recommended approval of the agenda except for Item #13 being removed at the request of the applicant.

   A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Russ and was unanimously approved.

3. **Approval of minutes – June 16, 2022**
   A motion was made by Vice Mayor Povlin to approve the minutes as submitted. Motion was seconded by Commissioner St. Clair and was unanimously approved except for Commissioner Bellamy abstaining due to being absent at the June 16 meeting.

4. **Discussion and public hearing on proposed improvements to the Fretz Road and N. Campbell Station Road intersection (Knox County Engineering and Public Works, Applicant)**

Staff reviewed this item and recommended approval subject to coordinating work (e.g., erosion control and traffic control) with the Town's Engineering Department. Jim Snowden, Director of Knox County Engineering and Public Works, spoke on behalf of the project.
After a short discussion, a motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and was unanimously approved.

5. **Discussion and public hearing on a site utility plan involving a rebuild, upgrade, and partial relocation associated with the LCUB overhead transmission line along Turkey Creek Road from Virtue Road to a future substation along Concord Road (LCUB, Applicant)**
Staff reviewed this item and recommended approval subject to obtaining a right of way permit through the Town's Engineering Department and coordinating with the Town on how best to abandon the easements where the overhead utility line system is being removed. Staff noted that LCUB has requested feedback from the Planning Commission on the pole material and color. Staff reviewed the different options and mentioned that the brown weathered poles would match the existing poles along this section of the transmission line easement that are not being removed. Jeremy Walden spoke on behalf of LCUB and provided additional information on the project.

After a short discussion, a motion was made by Commissioner St. Clair to follow staffs' recommendation, including a preference for the brown weathered poles. Commissioner St. Clair also requested to add as an approval condition that LCUB notify all affected property owners/residents prior to survey crews initiating work related to the project. Motion was seconded by Commissioner Greene and was unanimously approved.

6. **Review a request for a recommendation of approval to the Board of Mayor and Aldermen for a variance of 163 feet from the distance between driveways and 96 feet from the distance between driveways and intersections requirements for collector streets, as provided for in the Driveways and Other Access Ways Ordinance, for a proposed boat launch ramp access onto the south side of Turkey Creek Road at 11409 Turkey Creek Road (William Schweitzer, Applicant)**
Staff reviewed this item and recommended approval of the proposed curb cut and associated variances due to favorable sight distance, limited use, and enhanced safety for the owner and their use of the lake front portion of their property. Staff noted that the Board of Mayor and Aldermen will also have to review the request and grant approval and the applicant will be required to obtain a right of way permit through the Town's Engineering Department prior to initiating any work related to this access.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and was unanimously approved.

7. **Discussion and public hearing on approval of a final plat for Phase 2 of the Meadows on McFee Subdivision, Parcels 019 and 014.04, Tax Map 162, 26.44 Acres, 48 Lots, Zoned R-1/OSR (Homestead Land Holdings, Applicant)**
Staff reviewed this and recommended approval subject to the following items being satisfactorily addressed:
    1. On Lot 119, please ensure that the final plat includes the greenway easements shown for future trail locations.
    2. Please complete any remaining field punchlist items.

3. Please finalize letters of credit for this phase.
4. Please obtain signatures.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was unanimously approved.

8. **Discussion and public hearing on approval of a final plat for Phase 1 of the Grove at Boyd Station Subdivision, Parcel 50, Tax Map 162, 6.87 Acres, 25 Lots, Zoned R-1/OSMR (Ryan Lynch, Applicant)**

Staff reviewed this and recommended approval subject to the following items being satisfactorily addressed:

1. Please remove extra Certificate of Approval of Sewer System certification.
2. Please show all drainage easements on the plat. For example, between Lots 20 and 21 and along the western portion of the phase there are drainage areas that may need to be platted in easements.
3. Please remove Note #'s 7-9 and 12.
4. Please complete any remaining field punchlist items.
5. Please provide letters of credit for this phase. Staff has provided dollar amounts and has noted what they would need to cover.
6. Please obtain signatures.

Commissioner St. Clair noted that the title block on the plat listed this as Unit 1, Phase 1 and questioned whether it should be approved as such. Thomas Krajewski spoke on behalf of the applicant and indicated that the Unit 1 reference was an internal phasing used by the developer. Staff asked how the covenants referred to different portions of this subdivision. Mr. Krajewski answered that it was just phases and not units. A motion was made by Vice Mayor Povlin to follow staffs' recommendation and also remove reference to Unit 1 on the plat. Motion was seconded by Mayor Williams and was unanimously approved.

9. **Discussion and public hearing on approval of an updated concept master plan for an amendment to the Town Center at Biddle Farms PCD to include 47 townhome units in an area identified on the original concept master plan as "future development." (Budd Cullom, Applicant)**

Staff reviewed this and recommended to the Board of Mayor and Aldermen approval of the change to the concept master plan to include townhome units subject to the following items being satisfactorily addressed:

1. Please include a title sheet with all sheets that are part of this submittal numbered in sequence.
2. Staff would note that this is a concept plan only and more detailed preliminary plat sheets will be needed when the townhome portion of the project is initiated. An example is the need for two additional fire hydrants in the townhome portion of the development. All buildings and mechanical equipment will also have to meet the Town's freeboard requirement based on the CLOMR that was recently finalized.
3. Please contact staff regarding Sheet CP-1. There are numerous clarification related updates needed on this sheet.

Budd Cullom spoke as the applicant. Commissioner Greene asked about traffic mitigation efforts in this portion of Town. Brannon Tupper, Assistant Town Engineer, reviewed projects specific to this area that would help with traffic mitigation. Vice Mayor Povlin then reviewed

some information related to traffic impact studies, including information specific to the Town Center at Biddle Farms.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved 6-1, with Commissioner Bellamy voting in opposition.

10. Discussion and public hearing on a final plat of Lot 2 of Biddle Farms Commercial and Part of Lot 9R1 of Campbell Station Exchange, 5.3 Acres, Zoned PCD (Budd Cullom, Applicant)

Staff reviewed this and recommended approval subject to the following items being satisfactorily addressed:

1. Staff would note that this is a plat based on the existing FIRM map and subsequent plats will need to reflect any flood map modifications based on the CLOMR.
2. Please get with the Town Engineer on any infrastructure related letters of credit needed for the area being platted at this time.
3. Please obtain signatures.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was unanimously approved.

11. Discussion on a request to amend the Town's Outdoor Site Lighting provisions to restrict ballfield lights to public facilities on public property (Farragut Neighborhood Preservation Partnership, Applicant)

For discussion purposes only.

12. Discussion on a concept plan for the Virtue View Farm Subdivision, Parcels 33.03 and 33.04, Tax Map 152 033.03 and 152 033.04, 44.09 Acres, 13 Lots, Zoned R-1 (Steve Williams, Applicant)

For discussion purposes only.

13. Discussion on a concept plan for a preliminary exterior design review for a Panera Bread Restaurant, Parcel 129, Tax Map 142, west of Campbell Station Inn, Zoned C-1 (R2R Studio, LLC, Applicant) POSTPONED AT THE REQUEST OF THE APPLICANT

14. Approval of utilities

None.

15. Citizen forum

None.

The meeting adjourned at 9:47 p.m.

_____

Scott Russ, Secretary

MEETING DATE: August 18, 2022 **AGENDA ITEM #3**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

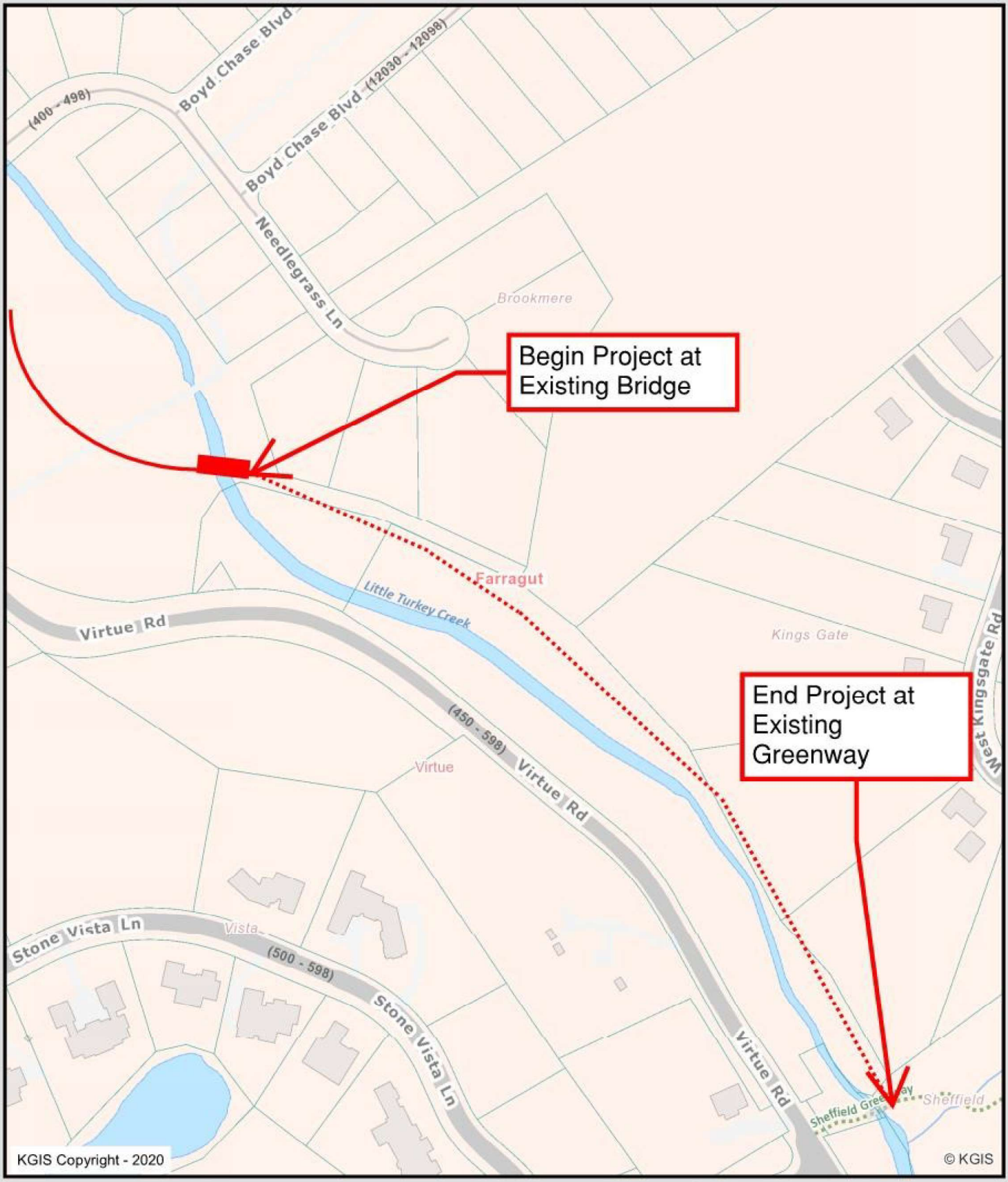
PREPARED BY: Darryl Smith, Town Engineer

SUBJECT: Discussion and public hearing on approval of preliminary plans for Little Turkey Creek Greenway Extension from the Brookmere Subdivision to the Sheffield Subdivision (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: The purpose of this item is discussion and approval of preliminary plans for the Little Turkey Creek Greenway Extension.

DISCUSSION: This project will provide a critical greenway connection for the Town's strategic goal of providing excellent parks, recreation, cultural amenities and programs. The intent is to extend the Little Turkey Creek Greenway from the existing southern terminus on open space in the Brookmere Subdivision to the existing greenway that extends from Sheffield Subdivision across Little Turkey Creek to Virtue Road (see map). This extension will connect Sheffield and Vista Subdivisions to Sugarwood Subdivision and Kingston Pike. The intended route will extend from Open Space property owned by Brookmere, across Farragut-owned public property and three private properties, ending at a proposed trailhead on Open Space property owned by Sheffield and Vista Subdivisions, adjacent to the existing greenway between Sheffield and Virtue Road. We have included with this memo a map, preliminary plans and a concept for the proposed trailhead. Staff has notified affected property owners of our intent to present these plans during the meeting.

RECOMMENDATION: Staff recommends approval of the preliminary plans as presented.



Little Turkey Creek Greenway

Brookmere to Sheffield

Knoxville - Knox County - KUB Geographic Information System

Printed: 3/17/2020 at 3:17:48 PM

0 100 200 400

ft

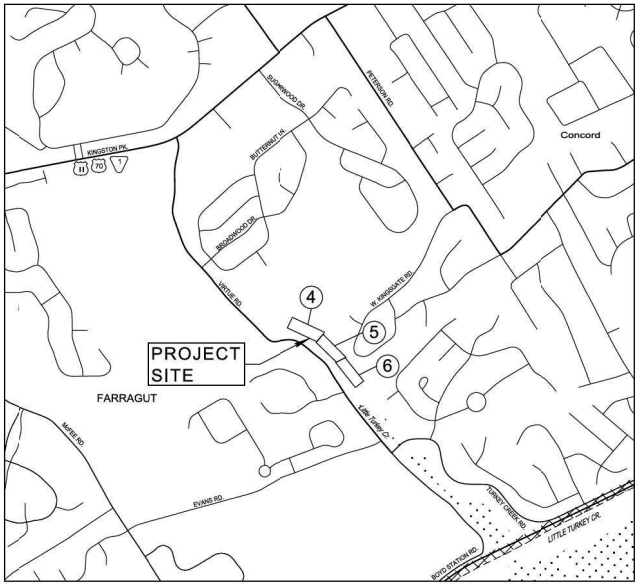
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

LITTLE TURKEY CREEK GREENWAY CONNECTION

SHEET INDEX

1	TITLE SHEET
2	ESTIMATED CONSTRUCTION QUANTITIES
2A	TYPICAL SECTIONS
2B	HORIZONTAL ALIGNMENT DATA
3	PROPERTY MAP
4 - 6	PLAN AND PROFILE
7	EROSION PREVENTION AND SEDIMENT CONTROL PLAN
8	TRAFFIC CONTROL PLAN (PEDESTRIAN)
X1 - X6	CROSS SECTIONS



SCALE: 1"=1000'

PROJECT LENGTH = 1,450 LF (0.275 MI)

AUGUST 2022

LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE:
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

TITLE SHEET

SHEET 1

ESTIMATED CONSTRUCTION QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	QUANTITY
105-01	CONSTRUCTION STAKES, LINES AND GRADES	L.S.	1
201-01	CLEARING AND GRUBBING	L.S.	1
202-03.01	REMOVAL OF ASPHALT PAVEMENT	S.Y.	35
203-01	ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED)	C.Y.	300
203-03	BORROW EXCAVATION (UNCLASSIFIED)	C.Y.	900
203-05	UNDERCUTTING	C.Y.	100
209-03.23	FILTER SOCK (24 INCH)	L.F.	50
209-08.02	TEMPORARY SILT FENCE (WITH BACKING)	L.F.	1450
209-40.33	CATCH BASIN PROTECTION (TYPE D)	EACH	2
303-01	MINERAL AGGREGATE, TYPE A BASE, GRADING D	TON	390
303-10.01	MINERAL AGGREGATE (SIZE 57)	TON	20
307-01.08	ASPHALT CONCRETE MIX (PG64-22) (3PMB-HM) GRADING B-M2	TON	157
411-01.07	ACS MIX (PG64-22) GRADING E SHOULDER	TON	103
604-07.01	RETAINING WALL (FILL WALL, 5' MAX EXPOSED FACE HEIGHT)	S.F.	2875
604-20.11	PAINTED METAL HANDRAIL	L.F.	655
607-02.02	15" CONCRETE PIPE CULVERT (CLASS III)	L.F.	58
607-05.02	24" CONCRETE PIPE CULVERT (CLASS III)	L.F.	50
611-38.01	CATCH BASINS, TYPE 38, 0' - 4' DEPTH	EACH	2
621-01.01	TEMPORARY STRUCTURE (CONSTRUCTION ACCESS BRIDGE)	L.S.	1
701-01.01	CONCRETE SIDEWALK (4")	S.F.	3720
701-01.30	PERMEABLE PAVERS	S.F.	1600
709-05.06	MACHINED RIP-RAP (CLASS A-1)	TON	50
717-01	MOBILIZATION	L.S.	1
801-02	SEEDING (WITHOUT MULCH)	S.Y.	2200
805-12.03	EROSION CONTROL BLANKET (TYPE III)	S.Y.	2200

NOTES:

209-08.02 NO ALTERNATES ALLOWED, MUST CONFORM TO TDOT STD. DWG. EC-STR-3C.

621-01.01 INCLUDES REMOVAL AND RESETTING OF EXISTING PEDESTRIAN BRIDGE.

LDA ENGINEERING

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LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201

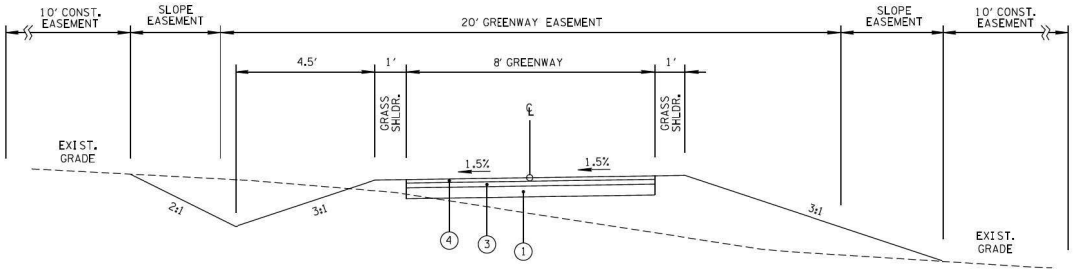
DATE: AUG 2022	SCALE:
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

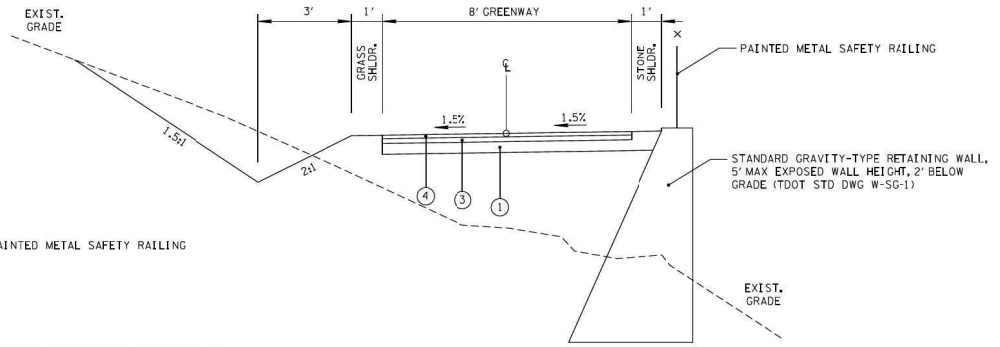
ESTIMATED CONSTRUCTION QUANTITIES

PROPOSED PAVEMENT SCHEDULE

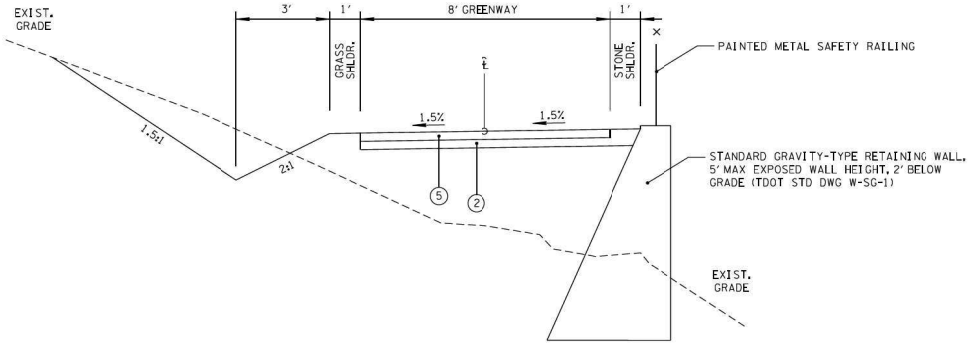
(1)	MINERAL AGGREGATE @ 6" THICK 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"
(2)	MINERAL AGGREGATE @ 4" THICK 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"
(3)	BITUMINOUS PLANT MIX BASE (HOT MIX) PG64-22 GRADING "B-M2" @ 1.75" THICK (APPROX. 113 LB./S.Y.) 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING "B-M2"
(4)	ASPHALT C CONCRETE SURFACE (HOT MIX) PG64-22 GRADING "E" SHOULDERS @ 1.25" THICK (APPROX. 103 LB./S.Y.) 411-01.07 ACS MIX (PG64-22) GRADING "E" SHOULDER
(5)	CONCRETE SIDEWALK 701-01.01 CONCRETE SIDEWALK (4")



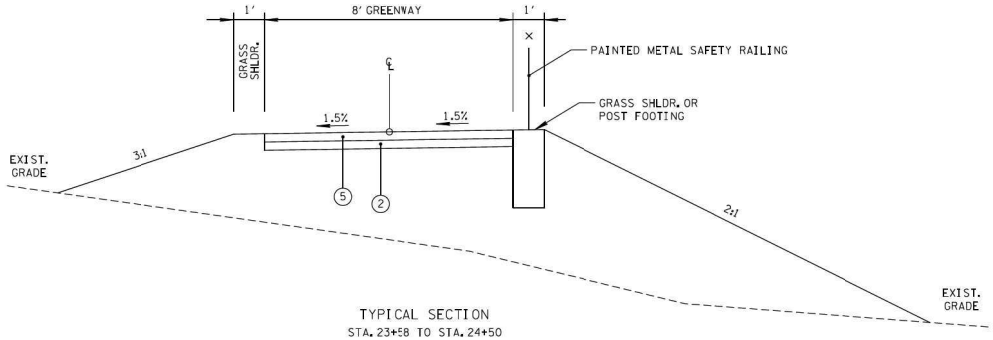
TYPICAL SECTION
STA. 10+00 TO STA. 17+80
NOTE: EASEMENTS ARE THE SAME FOR ALL SECTIONS.



TYPICAL SECTION
STA. 17+80 TO STA. 19+85



TYPICAL SECTION
STA. 19+85 TO STA. 23+58



TYPICAL SECTION
STA. 23+58 TO STA. 24+50

LDA ENGINEERING

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LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201	
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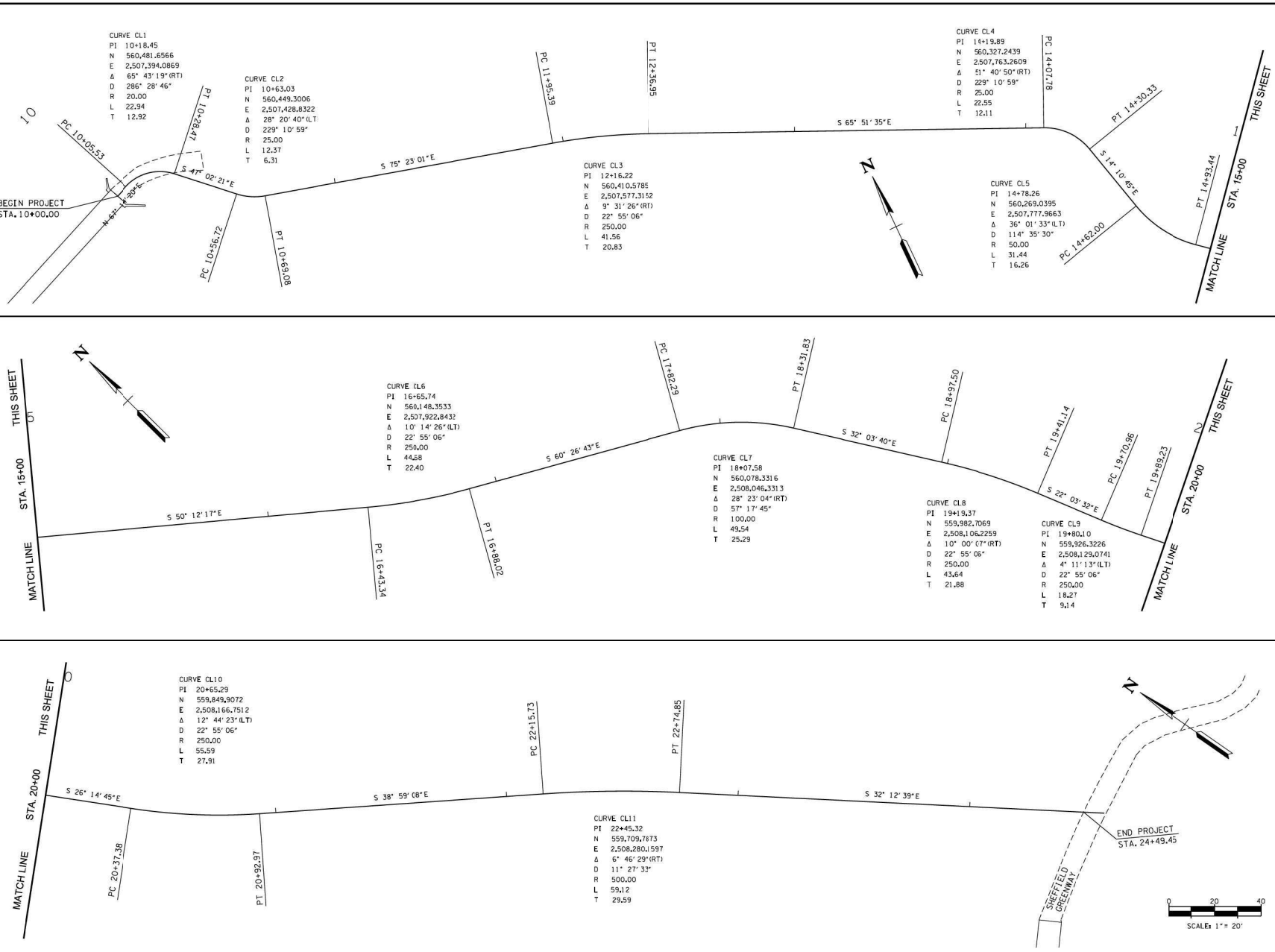
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

TYPICAL SECTIONS

SHEET 2A



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LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
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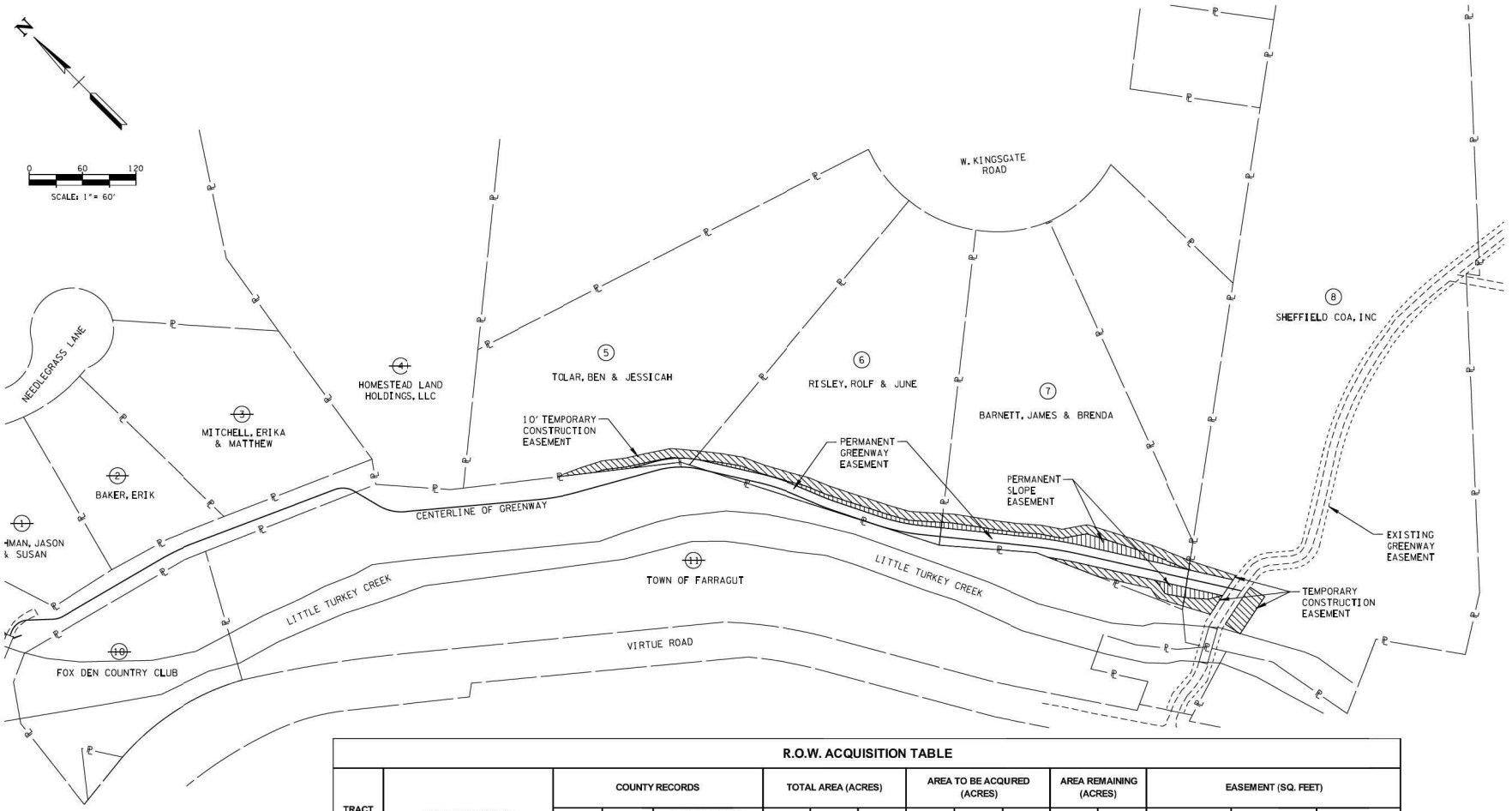
SHEET TITLE:

HORIZONTAL ALIGNMENT DATA

SHEET 2B



R.O.W. ACQUISITION TABLE

TRACT NO.	PROPERTY OWNERS	COUNTY RECORDS				TOTAL AREA (ACRES)			AREA TO BE ACQUIRED (ACRES)			AREA REMAINING (ACRES)		EASEMENT (SQ. FEET)		
		TAX MAP NO.	PARCEL NO.	DEED DOCUMENT REFERENCE		LEFT	RIGHT	TOTAL	LEFT	RIGHT	TOTAL	LEFT	RIGHT	PERMANENT GREENWAY	PERMANENT SLOPE	TEMPORARY CONSTRUCTION
				BOOK	PAGE											
~~1~~	~~BOTHMAN, JASON & SUSAN~~															
~~2~~	~~BAKER, ERIK~~															
~~3~~	~~MITCHELL, ERIKA & MATTHEW~~															
~~4~~	~~HOMESTEAD LAND HOLDINGS, LLC~~															
5	TOLAR, BEN & JESSICAH	152	3	20160818	11526									280	142	1406
6	RISLEY, ROLF & JUNE	152	4	20160816	14385									3667	987	2864
7	BARNETT, JAMES & BRENDA	152	5	1538	7									5445	2229	4205
8	SHEFFIELD COA, INC	152	11	20050922	27257									932	310	1930
~~9~~	~~BROOKMERE HOA, INC.~~															
~~10~~	~~FOX DEN COUNTRY CLUB~~															
~~11~~	~~TOWN OF FARRAGUT~~															

LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

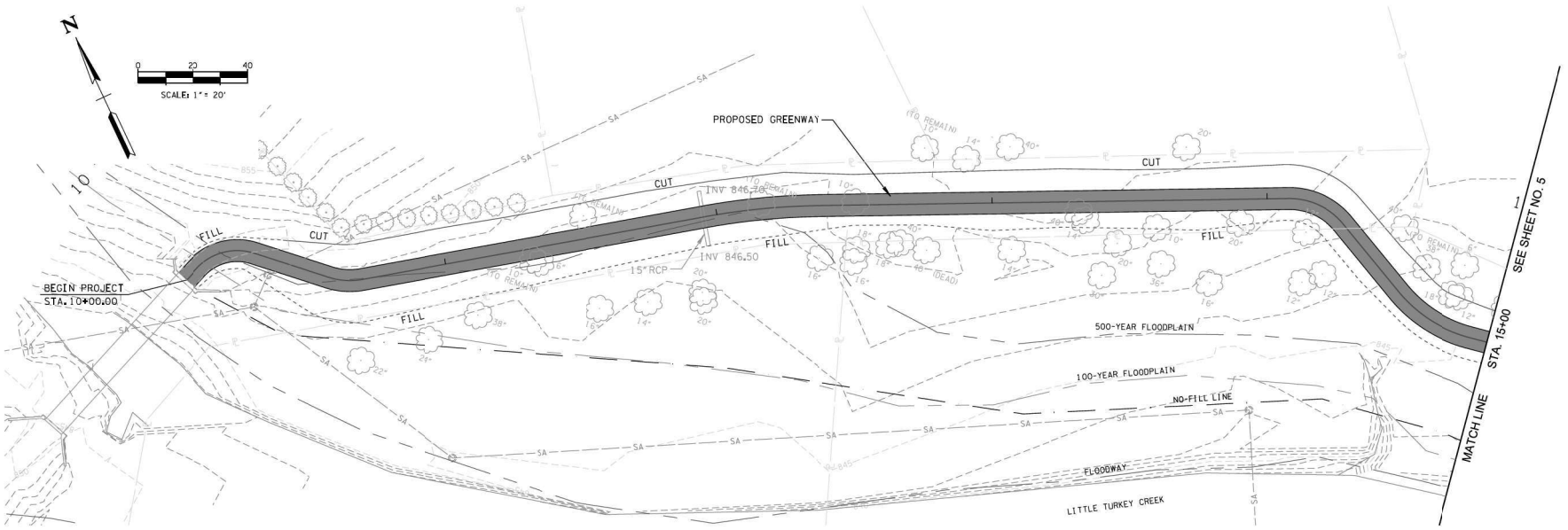
RIGHT-OF-WAY PLANS

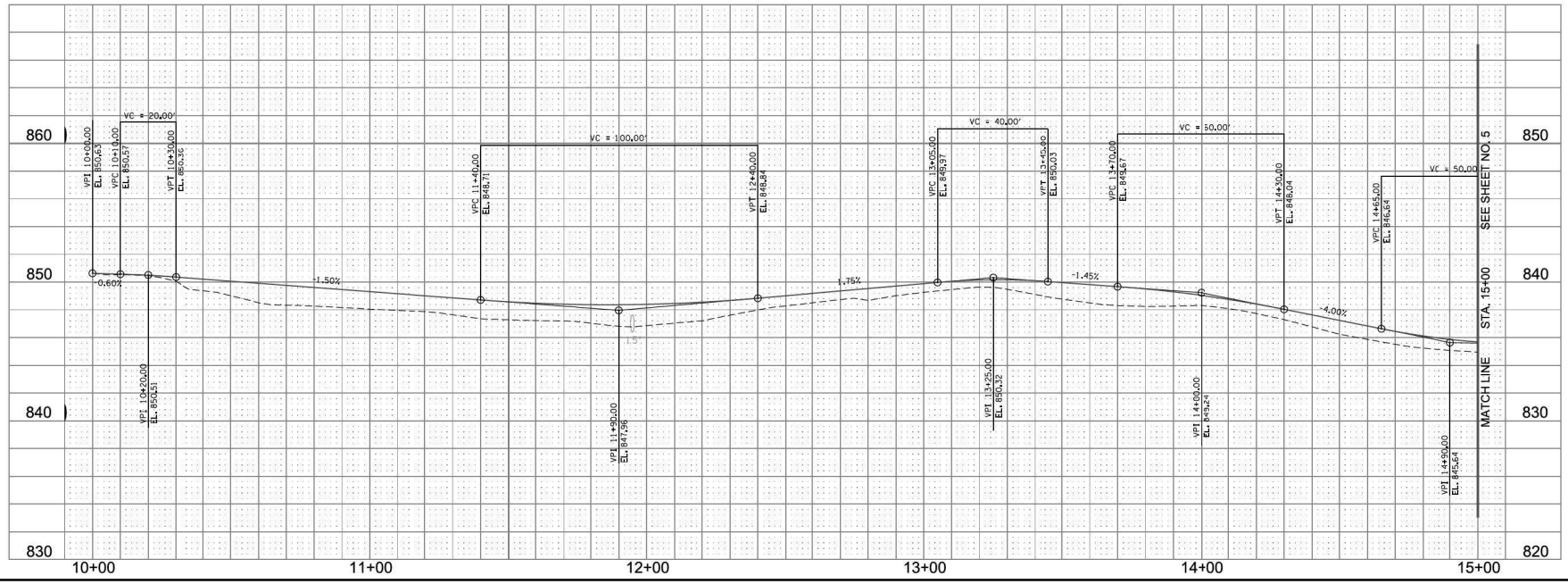
PROJECT NUMBER: FAR201
DATE: AUG 2022 | SCALE:
DRAWN BY: | DESIGNED BY: JCE

SHEET TITLE:

PROPERTY MAP

SHEET 3





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LITTLE TURKEY CREEK
GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

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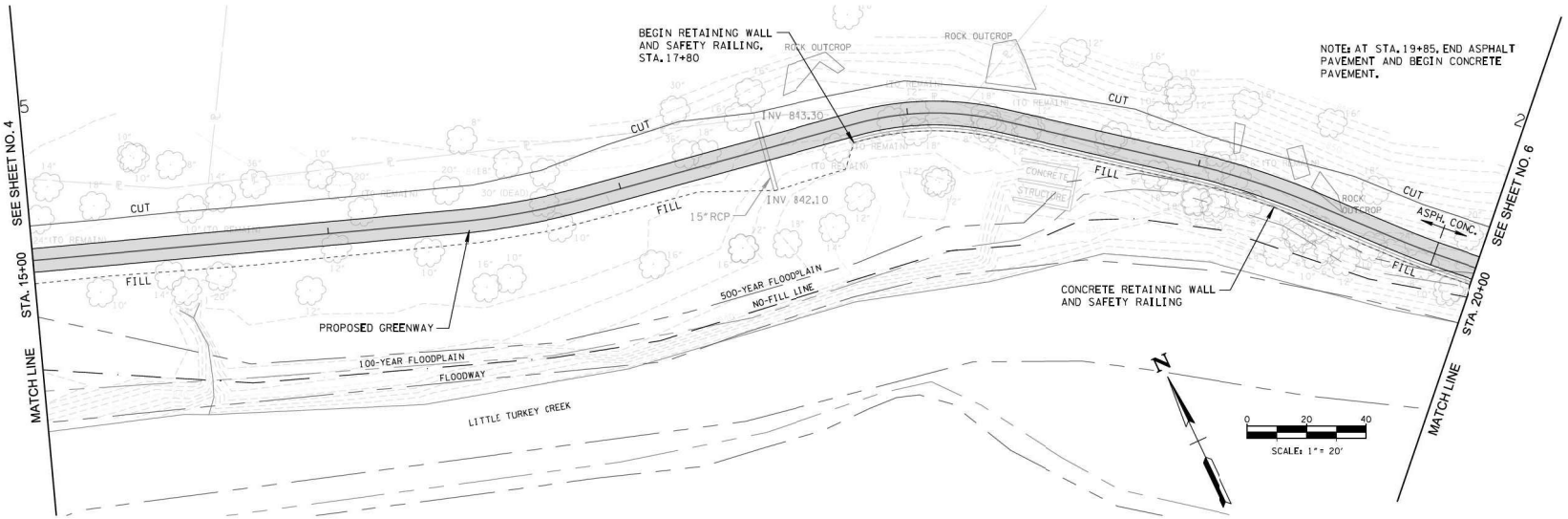
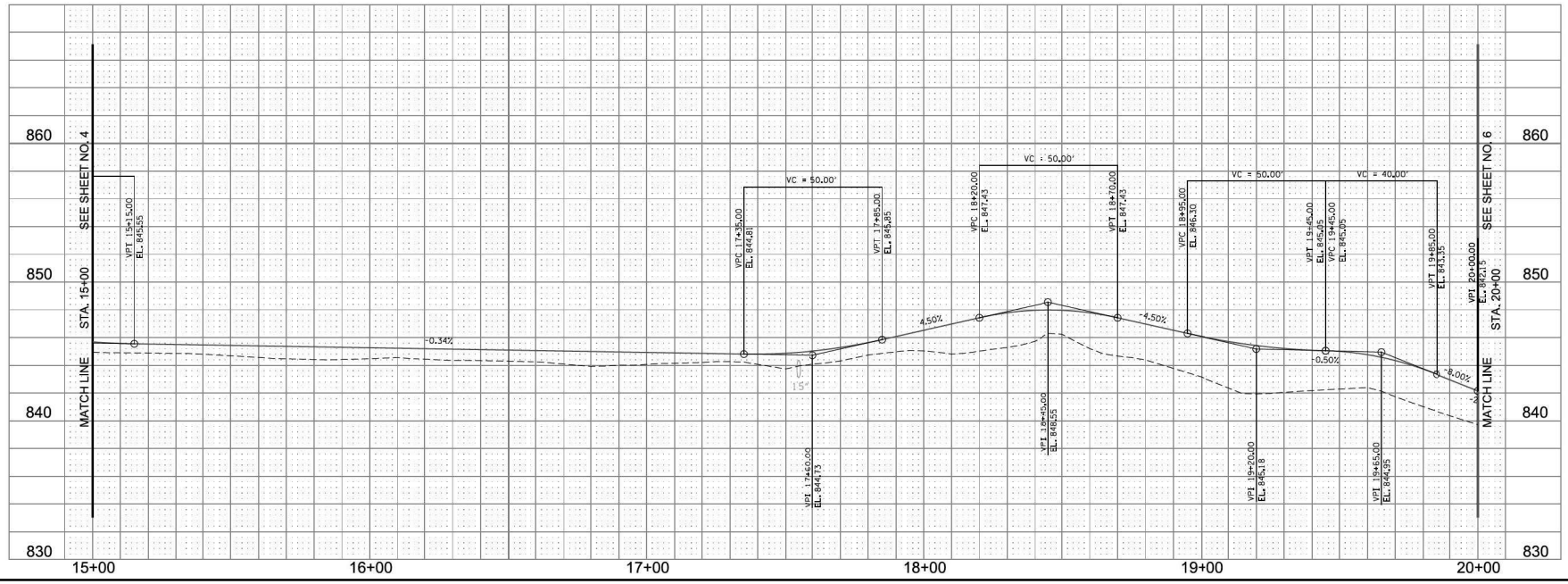
SHEET TITLE:

PLAN AND PROFILE

SHEET 4





LDA ENGINEERING

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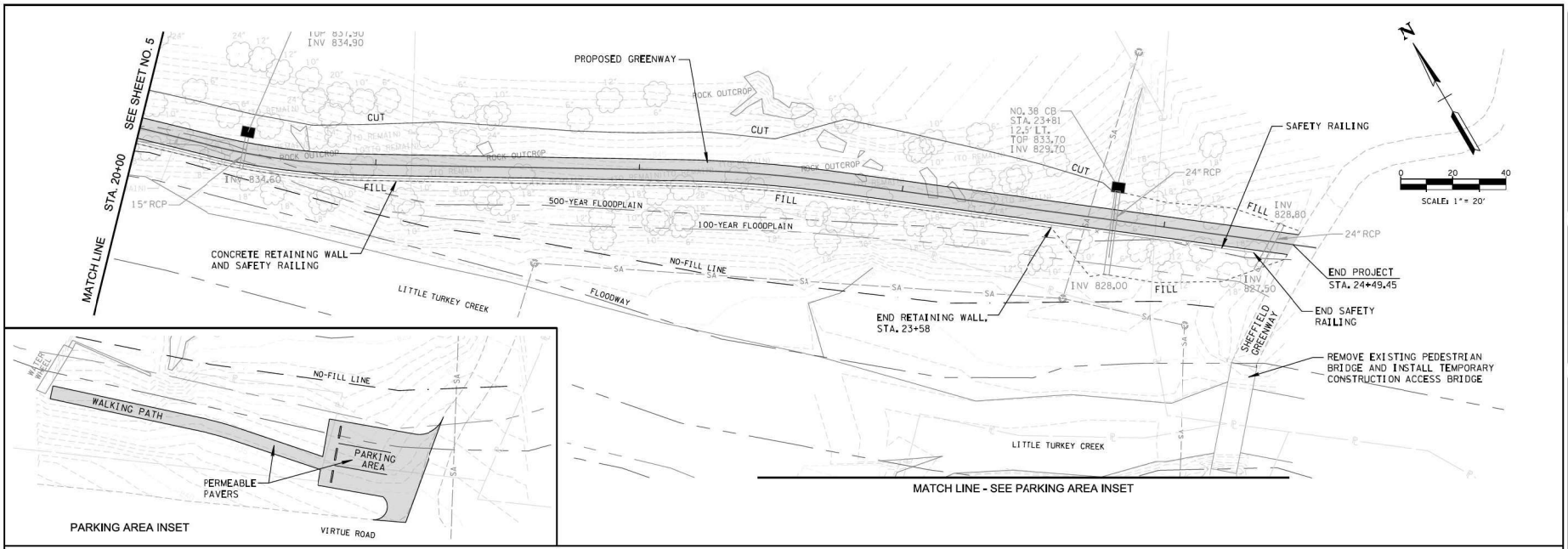
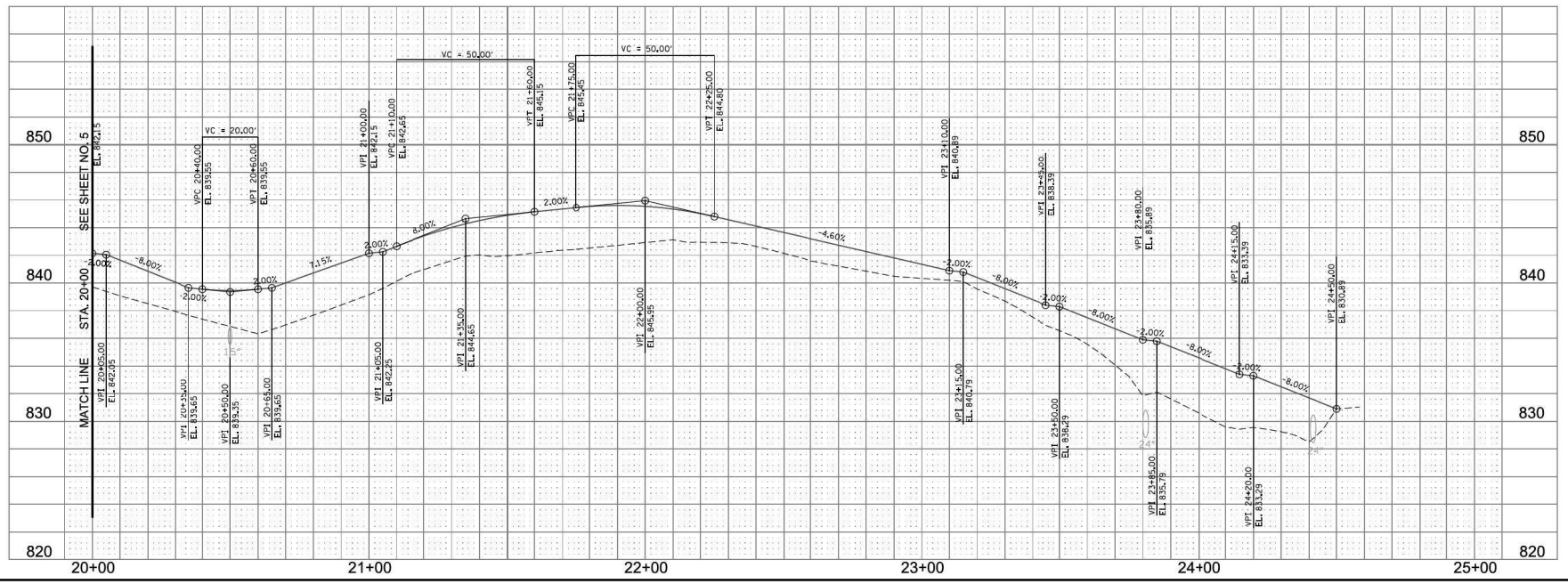
DATE: AUG 2022	SCALE:
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

PLAN AND PROFILE

SHEET 5





LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

RIGHT-OF-WAY PLANS

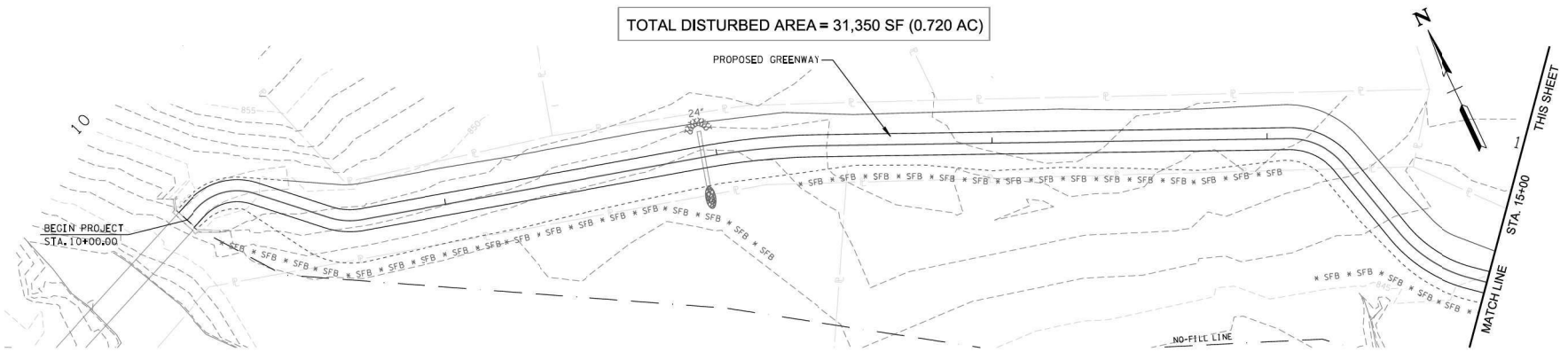
PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE:
DRAWN BY:	DESIGNED BY: JCE

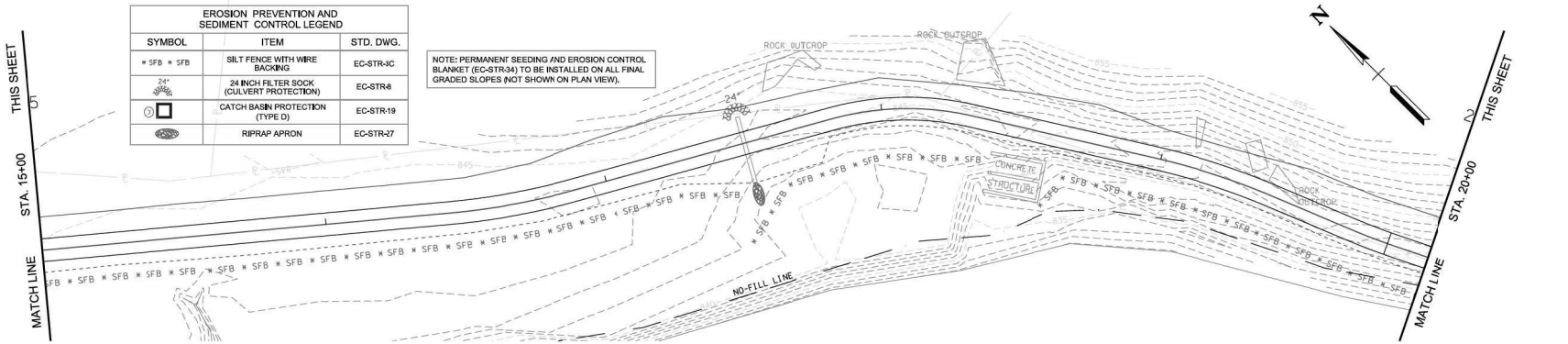
SHEET TITLE:

PLAN AND PROFILE

SHEET 6

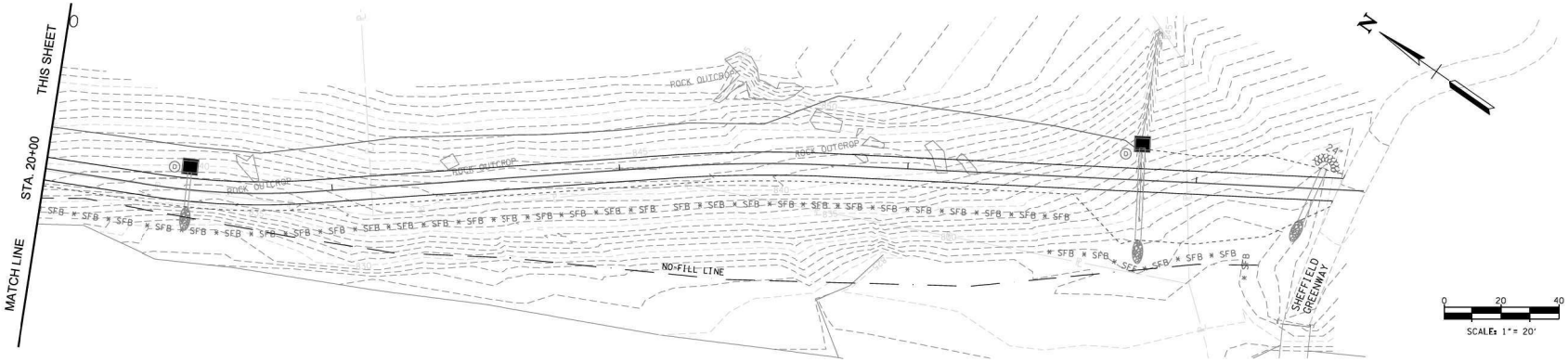
TOTAL DISTURBED AREA = 31,350 SF (0.720 AC)





EROSION PREVENTION AND SEDIMENT CONTROL LEGEND		
SYMBOL	ITEM	STD. DWG.
* SFB * SFB	SILT FENCE WITH WIRE BACKING	EC-STR-3C
24"	24 INCH FILTER SOCK (CULVERT PROTECTION)	EC-STR-8
D	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
	RIPRAP APRON	EC-STR-27

NOTE: PERMANENT SEEDING AND EROSION CONTROL BLANKET (EC-STR-34) TO BE INSTALLED ON ALL FINAL GRADED SLOPES (NOT SHOWN ON PLAN VIEW).



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

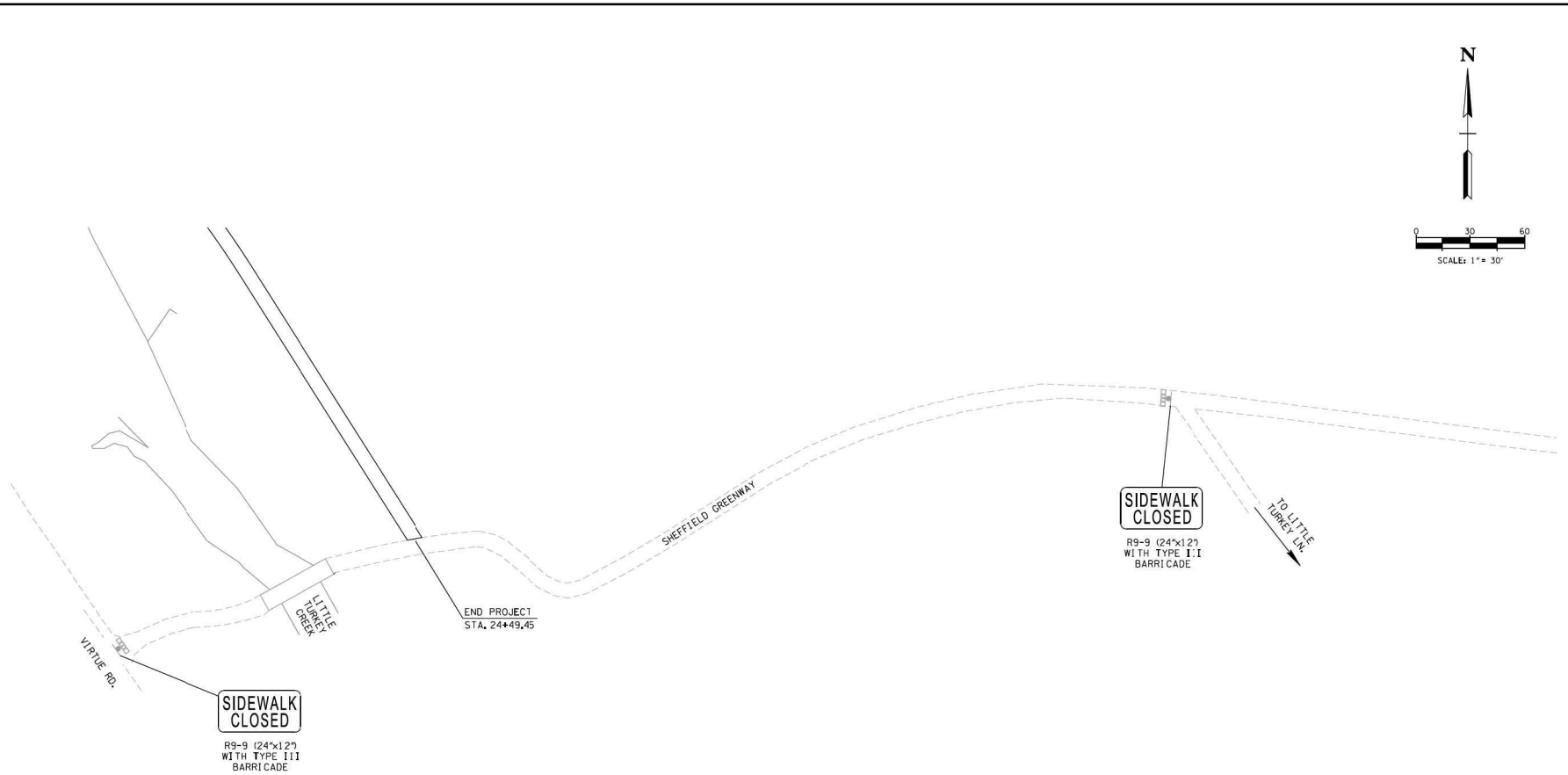
RIGHT-OF-WAY PLANS

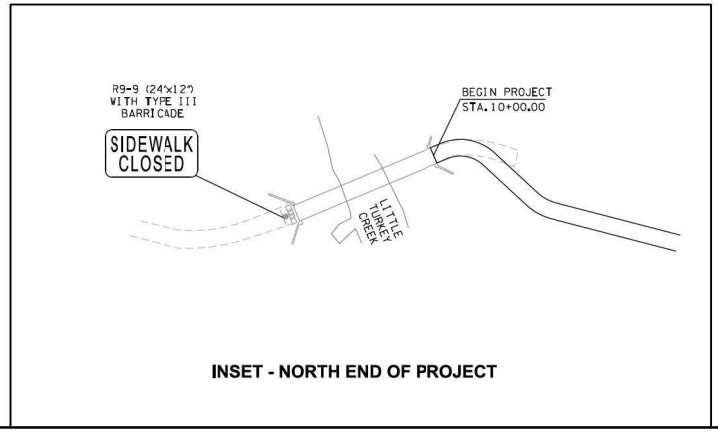
PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE:
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

EROSION PREVENTION & SEDIMENT CONTROL PLAN

SHEET 7





INSET - NORTH END OF PROJECT

LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

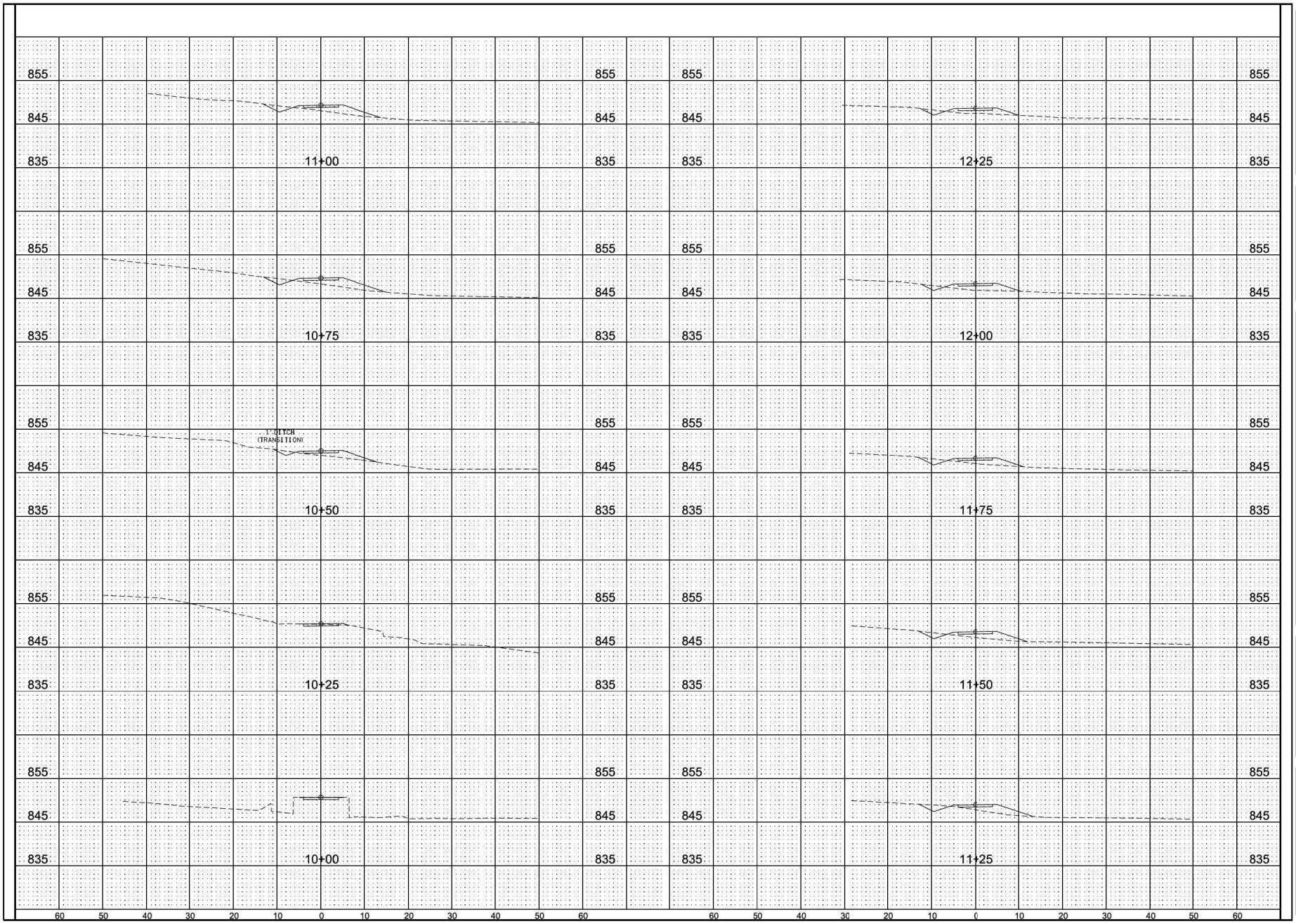
RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE:
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

TRAFFIC CONTROL PLAN (PEDESTRIAN)

SHEET 8



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK
GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

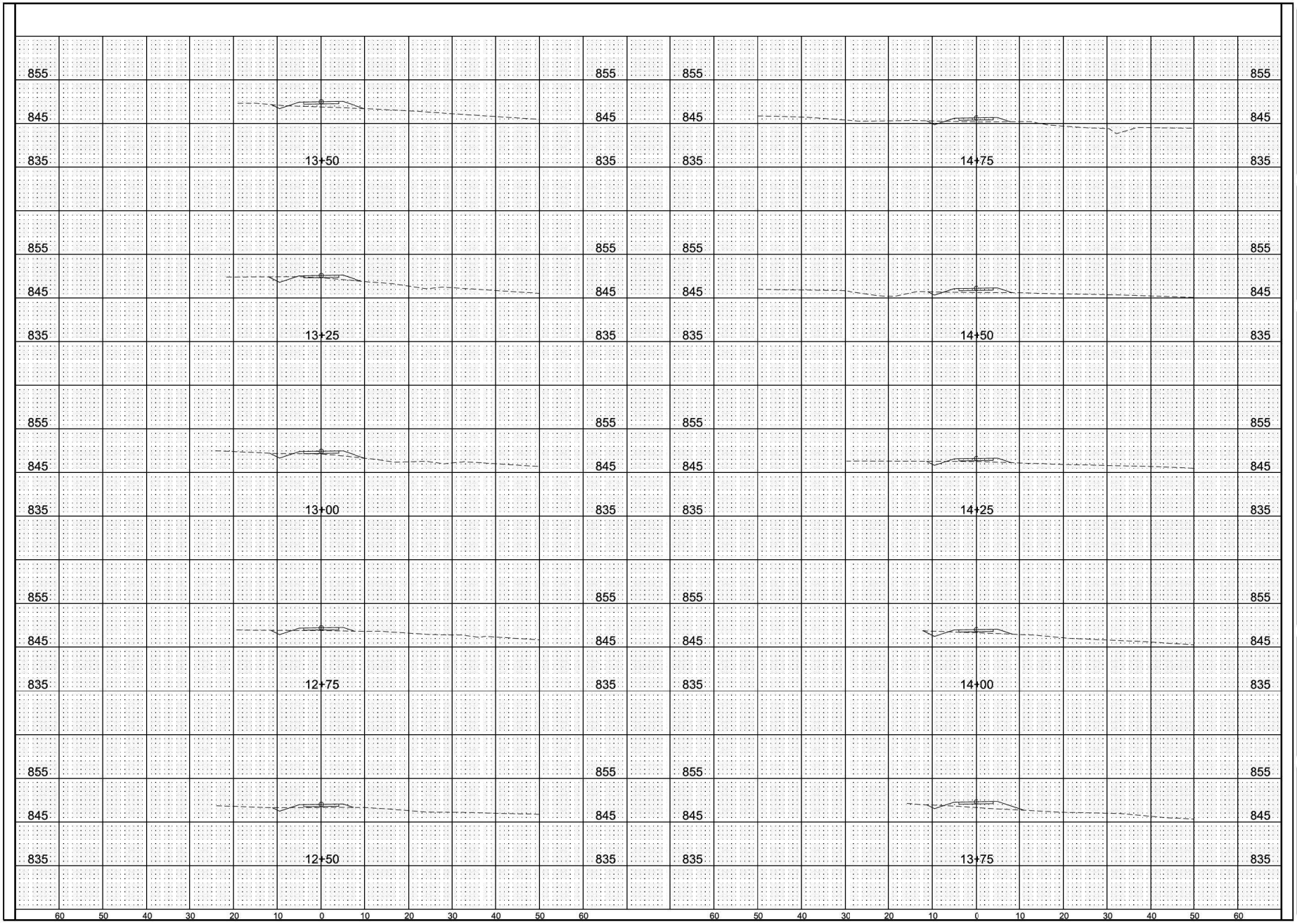
RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE: 1" = 10'
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS

SHEET X1



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

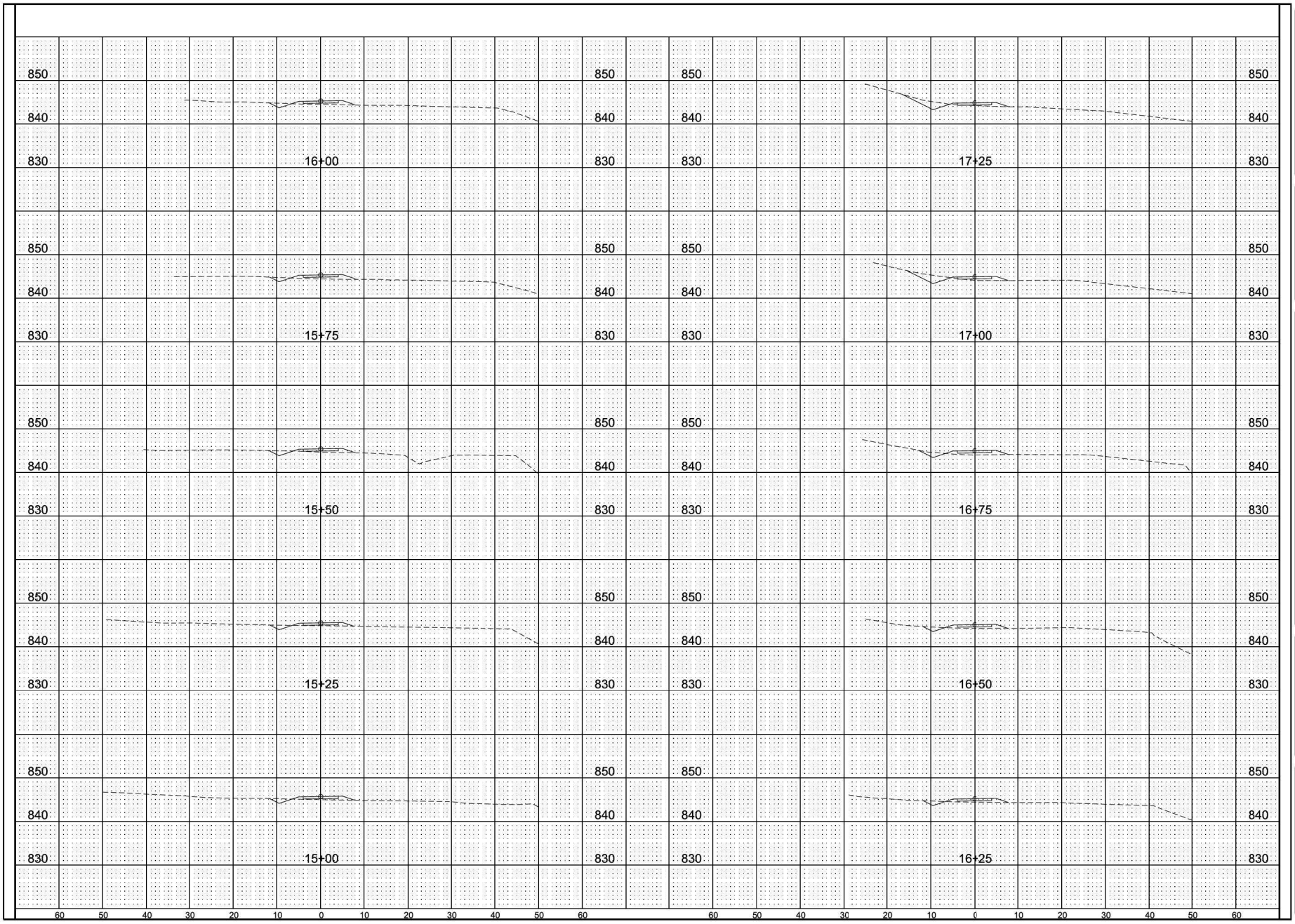
RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE: 1" = 10'
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS

SHEET X2



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK
GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

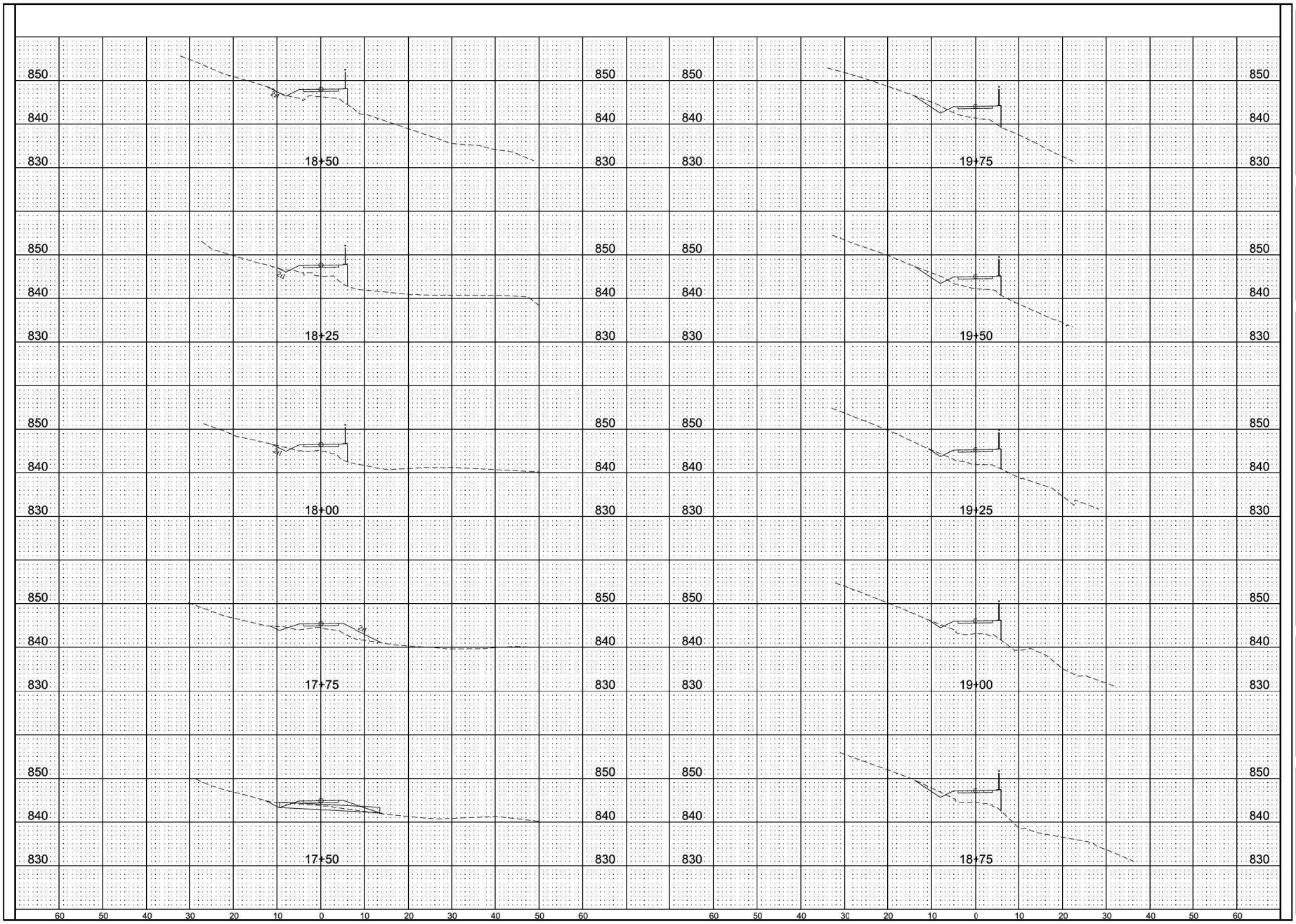
RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE: 1" = 10'
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS

SHEET X3



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

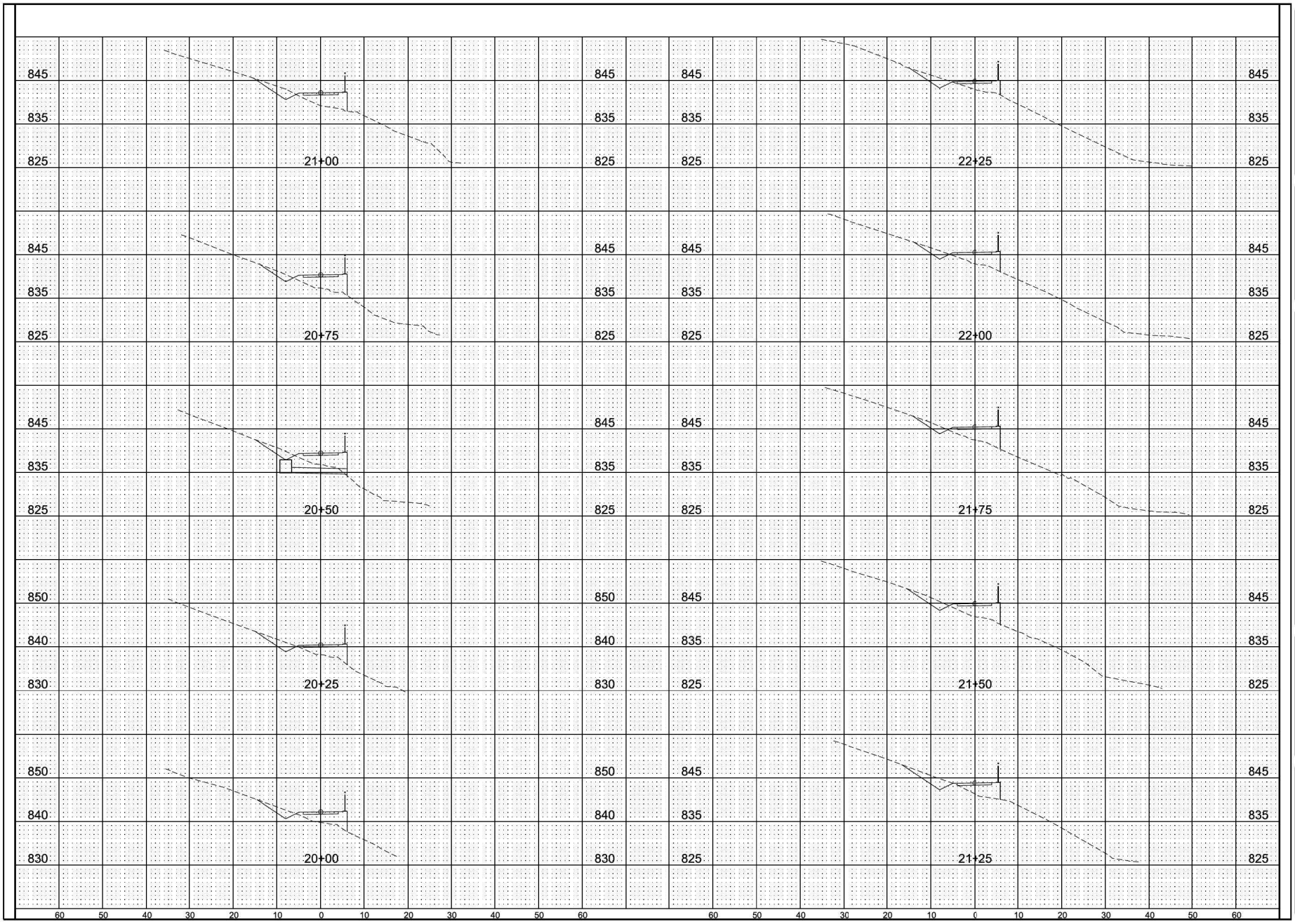
RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE: 1" = 10'
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS

SHEET X4



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

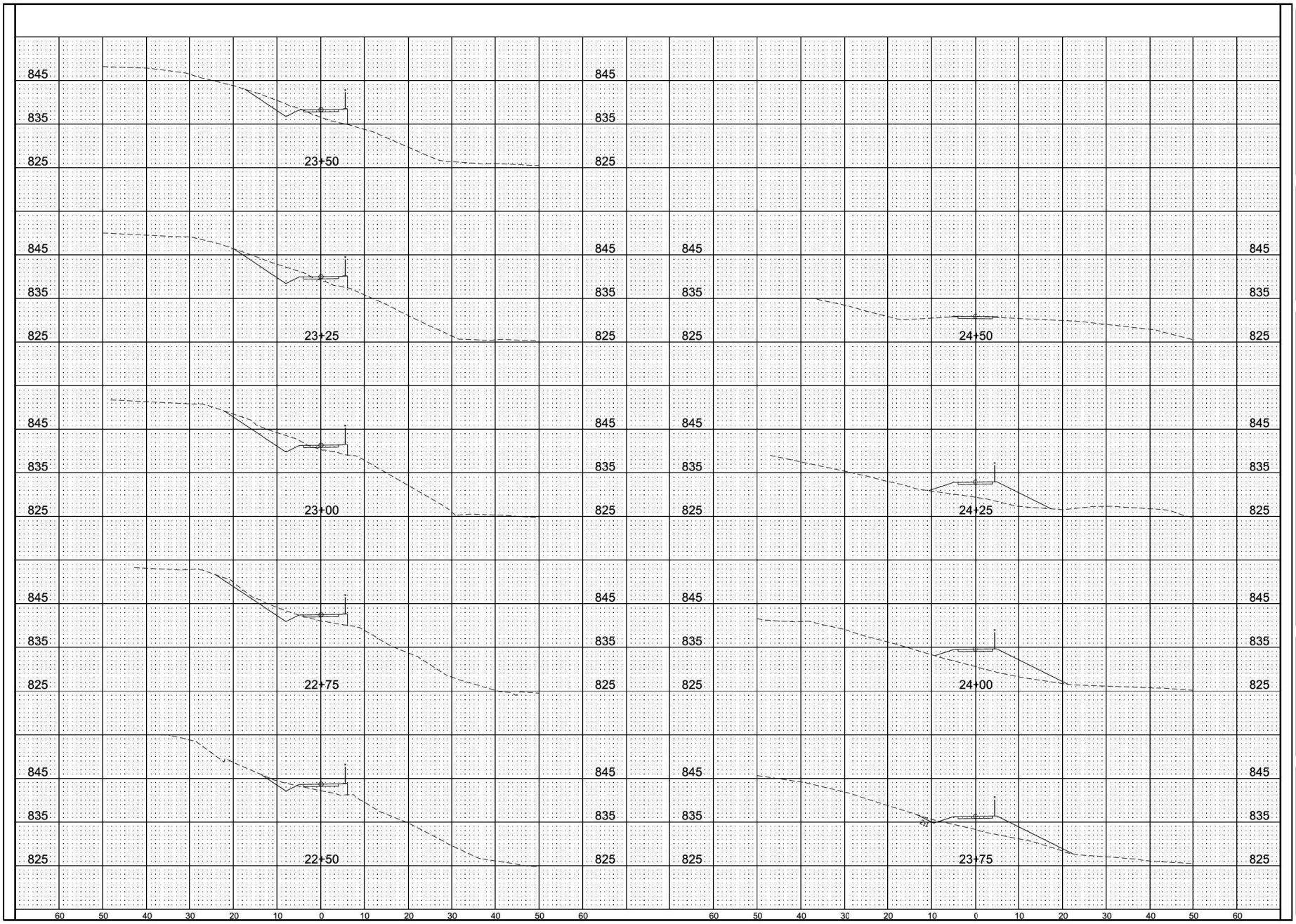
RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE: 1" = 10'
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS

SHEET X5



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

LITTLE TURKEY CREEK
GREENWAY CONNECTION
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

RIGHT-OF-WAY PLANS

PROJECT NUMBER: FAR201	
DATE: AUG 2022	SCALE: 1" = 10'
DRAWN BY:	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS

SHEET X6

MEETING DATE: August 18, 2022 **AGENDA ITEM #4**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a final plat for the Huntley Property Union Road, Parcels 036, 03602, 03603, 03404, Tax Map 142, 25.74 Acres, 6 Lots, Zoned R-1 and R-2 (Ryan Lynch, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a small estate lot subdivision off the east portion of Union Road. The developer desired to create a subdivision that retains a rural character and requested and was granted a number of variances from the Subdivision Regulations when this was presented as a preliminary plat at the July 15, 2021, Planning Commission meeting.

DISCUSSION: The developer has been working on completing the public improvements provided for on the preliminary plat and is now requesting approval of the final plat that will establish the public right of way, lot lines, and easements.

RECOMMENDATION: Included in the packet is the revised final plat and staff comments on the original plat. Staff will be conducting an inspection of the site and will provide a recommendation at the meeting based on whether the site is in good condition and the plat has addressed initial staff comments.

TOTAL AREA = 25.74 ACRES
OR 1,121,119 SQ. FT.
TOTAL LOTS = 6

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

TN-GRID NAD83 (NSRS 2007)

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) ______ Date ______

Signature (water) ______ Date ______

Signature (electricity) ______ Date ______

Signature (gas) ______ Date ______

Signature (telephone) ______ Date ______

Signature (cable) ______ Date ______

Signature (Town of Farragut) ______ Date ______

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $______ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Town Engineer
License No.: ______

Date

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division

Date

CERTIFICATE OF WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this resubdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Name, Title, and Agency of Authorized Approving Agent

Date

CERTIFICATION OF BONDING FOR REQUIRED IMPROVEMENTS

I certify that a security bond in the amount of $______ has been posted with the Planning Commission to assure the completion of streets, sidewalks, utilities, and other required improvements.

Town Engineer
License No.: ______

Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Secretary, Planning Commission

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled RESUBDIVISON OF LOTS 1–4 OF THE RESUBDIVISION OF LOT 1 SUBDIVISION OF THE PROPERTY OF W. RICHARD HUNTLEY & BETTY SUE HUNTLEYTOWN OF FARRAGUT, TENNESSEE, *have been installed in accordance with current local and state government requirements.*

Name, Title, and Agency
of Authorized Approving Agent

Date

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date ______ GAS —Name, Title, and Agency of Authorized Approving Agent

Date ______ ELECTRIC —Name, Title, and Agency of Authorized Approving Agent

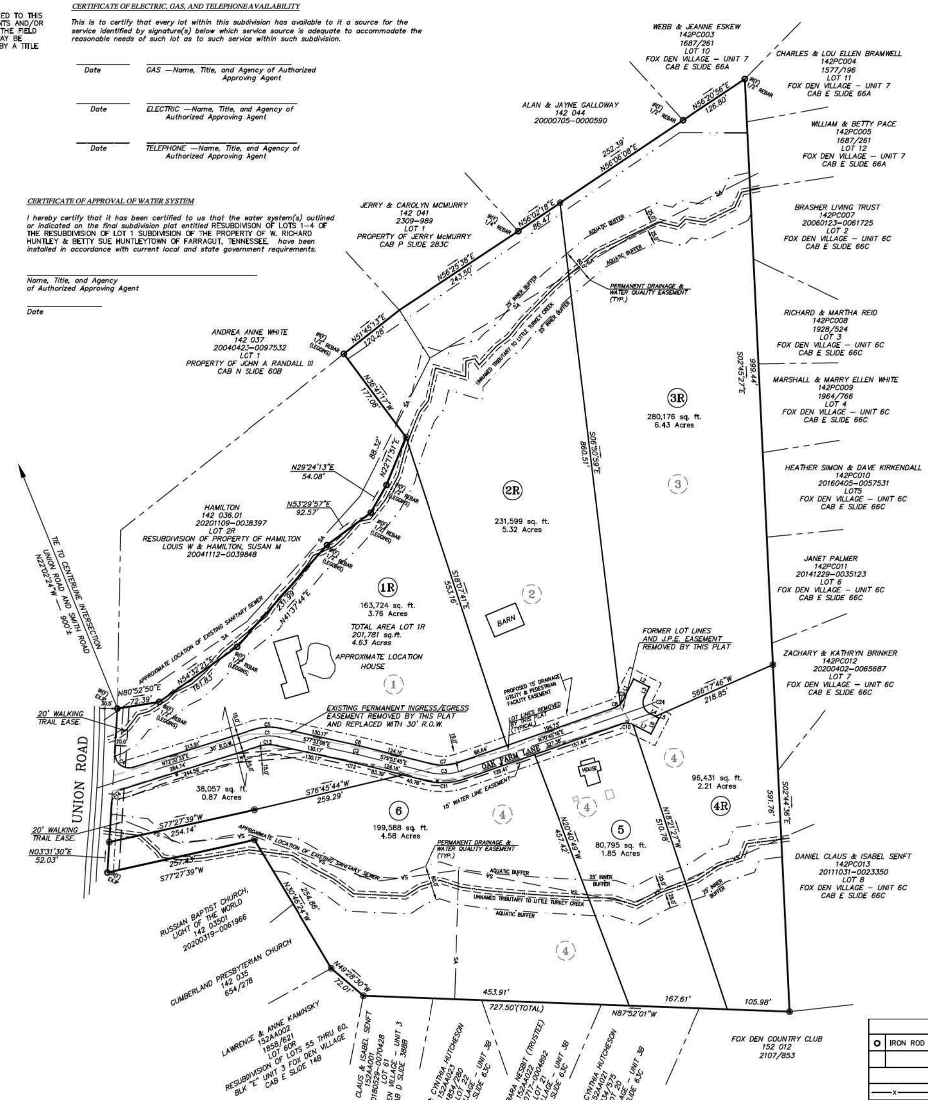
Date ______ TELEPHONE —Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled RESUBDIVISON OF LOTS 1–4 OF THE RESUBDIVISION OF LOT 1 SUBDIVISION OF THE PROPERTY OF W. RICHARD HUNTLEY & BETTY SUE HUNTLEYTOWN OF FARRAGUT, TENNESSEE, *have been installed in accordance with current local and state government requirements.*

Name, Title, and Agency
of Authorized Approving Agent

Date



CERTIFICATE OF OWNERSHIP AND DEDICATION PARCEL 142 036

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument No. 20210202–0062677, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Owner

Date

PROPERTY OWNER:
KIMBERLY A. QUIGLEY & KEVIN R. ORURT
12422 UNION ROAD
KNOXVILLE, TENNESSEE 37934

CERTIFICATE OF OWNERSHIP AND DEDICATION PARCEL 142 036.02

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument No. 20210301–0069852, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Owner

Date

PROPERTY OWNER:
HOLLY & JASON ZACHARY
11329 GATES MILL DR
KNOXVILLE, TENNESSEE 37934

CERTIFICATE OF OWNERSHIP AND DEDICATION PARCEL 142 036.03

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument No. 20150930–0020682, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Owner

Date

PROPERTY OWNER:
RAYMOND R JR & NATALIE KEENEY
12422 UNION ROAD
KNOXVILLE, TENNESSEE 37934

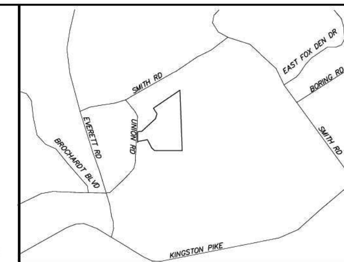
CERTIFICATE OF OWNERSHIP AND DEDICATION PARCEL 142 036.04

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument No. 20210205–0063785, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Owner

Date

PROPERTY OWNER:
PAMELA & RICHARD ZACHARY
548 COLONIAL RIDGE LANE
KNOXVILLE, TENNESSEE 37934



LOCATION MAP NO SCALE

NOTES:

1. 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 STAMPED "LYNCH 2447".
2. CLT TAX MAP 142 PARCEL 036, 036.02, 036.03, 036.04.
3. DEED REFERENCES 036–20210202–0062677, 036.02–20210301–0069852 036.03–20150930–0020682 036.04–20210205–0063785

   PLAT REFERENCE – RESUBDIVISION OF PROPERTY OF W. RICHARD HUNTLEY & BETTY SUE HUNTLEY – LOT 1 *20210122–0059452*
4. ZONING: LOTS 1–3 ARE ZONED R–1 (RURAL SINGLE FAMILY RESIDENTIAL) LOTS 4–6 ARE ZONED R–2 (GENERAL SINGLE FAMILY RESIDENTIAL)
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0239F EFFECTIVE DATE: MAY 02,2007.
6. NORTH ROTATION: NAD83(NSRS2007)
7. SETBACKS PER FARRAGUT ZONING:
   R–1
   FRONT: 35' SIDE: NOT LESS THAN 15' ON ONE SIDE, TOTAL AT LEAST 40'
   REAR: 25' PRINCIPAL, 35' AGRICULTURAL, NON–AGRICULTURAL ACESSORY: 5'

   R–2
   FRONT: 50' SIDE & REAR: 50' (ACCESSORY BUILDINGS 30')
8. THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE A 15–FOOT–WIDE EASEMENT, ON CENTER, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #200908100011396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS–OF–WAY AND/OR NOTED STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS, OR WHERE NOT LOCATED WHOLLY WITHIN, ARE SHOWN SEPARATELY ON THIS PLAT.
9. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
10. 25' AQUATIC BUFFER TO ACT AS PERMANENT DRAINAGE AND WATER QUALITY EASEMENT. THERE SHALL BE NO CLEARNING, GRADING, CONSTRUCTION OR DISTURBANCE WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN.
11. 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE R.O.W.S (INCLUDING JOINT PERMANENT EASEMENTS). 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES.

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S87°29'43"W	38.70	75.00	39.15
C2	N76°43'26"W	7.23	250.00	7.23
C3	N87°25'46"E	57.39	100.00	58.21
C4	S51°57'58"E	41.20	25.00	48.43
C5	S87°29'43"W	46.44	90.00	46.98
C6	N76°43'26"W	7.66	265.00	7.66
C7	N87°25'46"E	48.78	85.00	49.48
C8	N57°01'21"E	11.87	25.00	11.98
C9	N35°03'20"E	7.16	25.00	7.19
C10	N86°12'45"W	19.56	25.00	20.10
C11	N87°25'46"E	66.00	115.00	66.94
C12	N76°43'26"W	6.79	235.00	6.79
C13	S87°29'43"W	30.96	60.00	31.32
C14	S38°02'02"W	28.33	25.00	30.11
C24	S18°10'46"E	29.70	21.00	32.99

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°49'14"E	41.28
L2	S63°10'46"E	30.00
L3	S26°49'14"W	19.00
L4	S63°10'46"E	10.82
L5	S63°10'46"E	6.64
L6	S26°49'14"W	30.00
L7	N63°10'46"W	34.13

SYMBOL LEGEND			
○	IRON ROD (SIZE&TYPE)	◉	IRON ROD SET
LINE LEGEND			
——x——x——x——			FENCE
—— —— SA ——			SEWER LINE

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 TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09.
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.

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

RYAN S. LYNCH
Registered Surveyor
No.: 2447

Date

RYAN S. LYNCH — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — COMMERCE — TENNESSEE No. 2447

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: M.STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 100'	4
DATE: 07/18/2022	5
	6

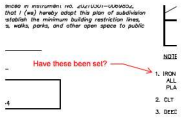
SURVEY FOR:
RAY KEENEY
12422 UNION ROAD
KNOXVILLE, TN 37934

FINAL PLAT OF:
Oak Farm Subdivision
TOWN OF FARRAGUT, TENNESSEE

PROJECT NO.
3967–4

Keeney Union Road Final Plat Initial Staff Comments.pdf Markup Summary

Callout (3)



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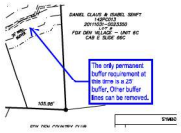

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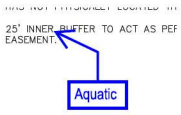
Color:
Layer:
Space:

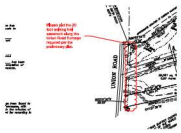
The only permanent buffer requirement at this time is a 25' buffer. Other buffer lines can be removed.



Subject: Callout
Page Label: 1
Author: Lori Saal
Date: 7/25/2022 11:22:18 AM
Status:
Color:
Layer:
Space:

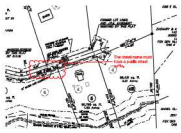
Aquatic

Cloud+ (4)



Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 7/21/2022 5:23:03 PM
Status:
Color:
Layer:
Space:

Please plat the 20 foot walking trail easement along the Union Road frontage required per the preliminary plat.



Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 7/21/2022 5:24:18 PM
Status:
Color:
Layer:
Space:

The street name must have a public street suffix.

Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 7/21/2022 5:56:14 PM
Status:
Color:
Layer:
Space:

Lots 1-3 are zoned R-1 and lots 4-6 are zoned R-2.

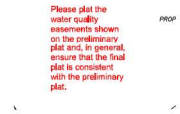
Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 7/21/2022 5:57:07 PM
Status:
Color:
Layer:
Space:

Please provide the correct setbacks for R-1 and R-2.

Line (1)

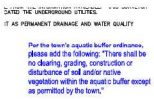
Subject: Line
Page Label: 1
Author: Lori Saal
Date: 7/25/2022 11:22:05 AM
Status:
Color:
Layer:
Space:

Text Box (5)



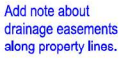
Subject: Text Box
Page Label: 1
Author: mshipley
Date: 7/21/2022 5:52:12 PM
Status:
Color:
Layer:
Space:

Please plat the water quality easements shown on the preliminary plat and, in general, ensure that the final plat is consistent with the preliminary plat.



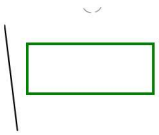
Subject: Text Box
Page Label: 1
Author: Lori Saal
Date: 7/25/2022 11:41:26 AM
Status:
Color:
Layer:
Space:

Per the town's aquatic buffer ordinance, please add the following: "There shall be no clearing, grading, construction or disturbance of soil and/or native vegetation within the aquatic buffer except as permitted by the town."



Subject: Text Box
Page Label: 1
Author: Lori Saal
Date: 7/25/2022 11:45:49 AM
Status:
Color:
Layer:
Space:

Add note about drainage easements along property lines.



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Page Label: 1
Author: Dsmith
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Layer:
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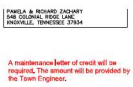


Subject: Text Box
Page Label: 1
Author: mshipley
Date: 7/27/2022 2:58:23 PM
Status:
Color:
Layer:
Space:

A maintenance letter of credit will be required. The amount will be provided by the Town Engineer.

DATE: August 18, 2022 **AGENDA ITEM #5**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a preliminary plat for the Westerly Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, 8.74 Acres, 12 Lots, Zoned R-1 and R-2 (BHN-P, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was postponed at the June Planning Commission meeting due to concerns over the proposed access location on Champions Point. Specifically, the access did not meet the 200 feet of sight distance recommended for the posted speed limit. The applicant was asked to consider other options to address this concern. Background information related to this subdivision is included in the June packet.

DISCUSSION: Since no action was taken at the meeting in June, the applicant's variances from the Subdivision Regulations will need to be addressed prior to acting on the preliminary plat. The requested variances include the following:

1. Reduction in street width from 26 to 24 feet due to the small size of the subdivision and to enhance tree preservation.
2. The length of the cul-de-sac from 500 to 902 feet.
3. The requirement for more than one access into and out of the property due to the size of the subdivision and the potential second access being through a commercial zoned area.

These variances were discussed when the preliminary concept plan was reviewed in August of 2021. The Planning Commission was receptive given the size of the subdivision and surrounding context. Though the trip generation would be small, the main concern has been the access point at Champions Drive. During previous discussions, the applicant has been asked to work with the property owner to the south to try to purchase some or all of the property so that the access could be placed further south. This would enhance sight distance and result in the access not being directly in front of the home on the opposite side of Champions Point. The applicant noted at both the May 31 staff/developer meeting and the June 16 Planning Commission meeting that they have tried to address this request but have not been able to agree on a purchase price with the property owner.

As mentioned at the June 16 meeting, the traffic impact study submitted by the applicant recommended a stop sign with a 24-inch white stop bar at the entrance approach at Champions Point. Also recommended was a 25-mph speed limit sign near the beginning of the street leading into the Westerly Subdivision along with an advanced warning sign to be installed on Champions Point for southbound motorists approaching the proposed entrance to the Westerly Subdivision. This advanced warning sign would include a side road intersection sign and an advisory speed plaque of 15-mph and would need to be installed at least 100 feet north of the entrance to the Westerly Subdivision.

RECOMMENDATION: To address the concerns over the Champions Point access, the applicant went back out into the field and surveyed multiple areas along the property line to see where the entrance could be located to obtain the best sight distance. Based on their review, the applicant is now proposing to move the subdivision entrance farther south (25 feet off the property corner) and raise the road 0.5 feet in order to obtain a sight distance of 200.63 feet. This is a gain of approximately 34 feet. The applicant is comfortable that this improved sight distance and the signage proposed in the traffic impact study should alleviate concerns related to access onto Champions Point.

The Town Engineer has reviewed these modifications and recommendations and is in agreement with what is proposed by the applicant and in the traffic impact study given the size of the subdivision and the relatively low traffic counts on Champions Point. Included in the packet is the revised preliminary plat with the access modifications noted above. Staff will make a recommendation based on whether the 13 subject to's listed in the June staff recommendations have been satisfactorily addressed.

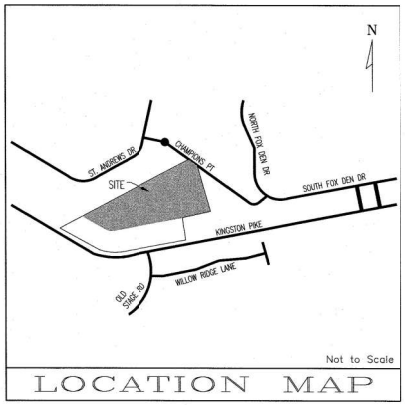
PRELIMINARY PLAT
FOR

WESTERLY SUBDIVISION

TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	ROAD PROFILES
5	GRADING & DRAINAGE
6-8	EROSION & SEDIMENT CONTROL PLAN
9-10	DETAIL SHEET
11,12	WATER PLANS
13,14	SEWER PLANS
15	LCUB ELECTRIC PLAN
16	KUB GAS PLAN
T-1	TREE PROTECTION PLAN



LOCATION MAP

OWNER/DEVELOPER

SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674
RPHILLIPS@SCHAADCOMPANIES.COM

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
C/O DAVID HARBIN
HARBIN@BHN-P.COM

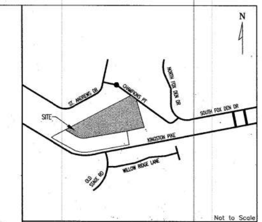
DAVID B. HARBIN
REGISTERED ENGINEER
No. 101865
STATE OF TENNESSEE
7/15/2022

JUNE 2, 2022
REVISED: JULY 15, 2022

SHEET 1 OF 16 SHEETS

25196-TS

Q:\25196\25196-PP-ROAD REALGN.DWG



LOCATION MAP

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE AN EASEMENT, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTR. #200908100011396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR ARE WITHIN THE STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS PROVIDED FOR IN THE TOWN OF FARRAGUT SUBDIVISION REGULATIONS. WHERE SUCH LINES ARE NOT LOCATED WHOLLY WITHIN EITHER, SUCH LINES ARE SHOWN SEPARATELY ON THIS PLAT.
4. THIS PROPERTY CONTAINS APPROXIMATELY 14.5 ACRES.
5. THIS PROPERTY IS ZONED C-1, R-1, AND R-2.
6. UTILITIES:
   WATER: FIRST UTILITY DISTRICT
   SEWER: FIRST UTILITY DISTRICT
   ELECTRIC: LENOIR CITY UTILITY BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: BELLSOUTH
7. BOUNDARY SURVEY BY BHN&P.
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
9. REQUIRED PEDESTRIAN FACILITY ALONG KINGSTON PIKE WILL BE CONSTRUCTED WITH THE COMMERCIAL DEVELOPMENT ON THE COMMERCIALLY ZONED PROPERTY WHICH WILL BE DEVELOPED AT A LATER TIME.

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
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DESIGNED DBH
DRAWN KPP
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL

DATE
6/2/22

DEED REFERENCES: INSTR. #200802260063667
INSTR. #202009090019900

0' 50' 100' 150' 200'
1"=50'

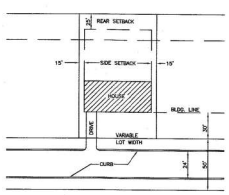
EXISTING CONDITIONS FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-EX
SHEET 2 OF 16 SHEET(S)
Q:\25196\25196-PP-ROAD REALIGN.DWG

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

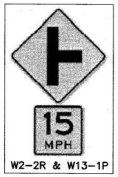
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY; OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

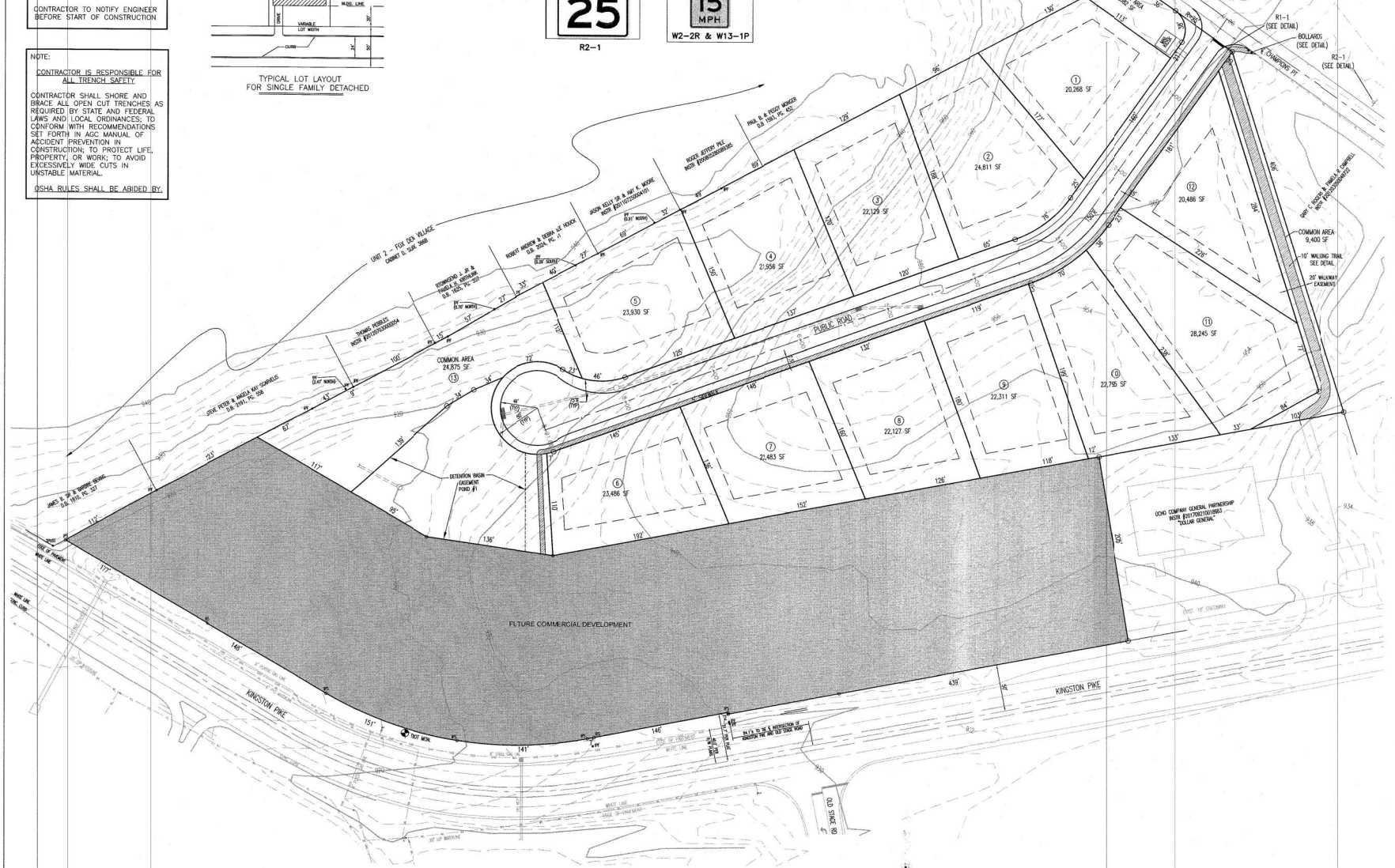


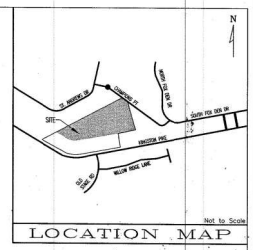
TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED

R2-1



W2-2R & W13-1P





Not to Scale
LOCATION MAP

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4. THIS PROPERTY CONTAINS APPROXIMATELY 14.5 ACRES SUBDIVIDED INTO 12 SINGLE FAMILY DETACHED LOTS AND COMMERCIAL DEVELOPMENT.
5. THIS PROPERTY IS ZONED C-1, R-1, AND R-2.
6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
7. UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOIR CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
8. BOUNDARY SURVEY BY BHN&P.
9. VARIANCES REQUESTED:
a. LENGTH OF CUL-DE-SAC FROM 500 FEET TO 902 FEET.
b. REDUCTION IN PAVEMENT WIDTH FROM 26' TO 24'
c. ONE ACCESS POINT TO THE SUBDIVISION.
10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
13. BUILDING SETBACK LINES WILL BE AS FOLLOWS FOR R-2 ZONING:
FRONT.....30'
SIDE.....30' TOTAL, NOT LESS THAN 10' ANY ONE SIDE
REAR.....25'
TOTAL BUILDING AREA: 30%
TOTAL LOT COVERAGE: 40%
14. PUBLIC COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. THE REQUIRED PEDESTRIAN FACILITY ALONG KINGSTON PIKE WILL BE CONSTRUCTED WITH THE COMMERCIAL DEVELOPMENT PORTION OF THIS SITE. THIS WILL BE CONSTRUCTED AT A LATER TIME.

PUBLIC COMMON AREA REGULATIONS
10% OF THE GROSS AREA OF SUBDIVISION
TOTAL RESIDENTIAL AREA: 8.74 AC
TOTAL COMMON AREA REQUIRED: 38,071 SF
TOTAL COMMON AREA PROVIDED: 38,657 SF

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DESIGNED DBH
DRAWN KPP
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

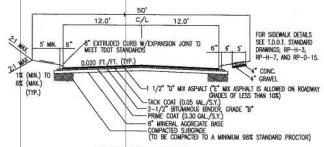
NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL
DATE
6/2/22

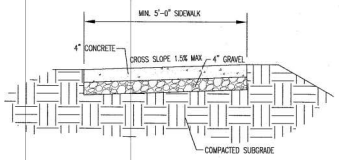
0' 50' 100' 150' 200'
1"=50'

SITE PLAN FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

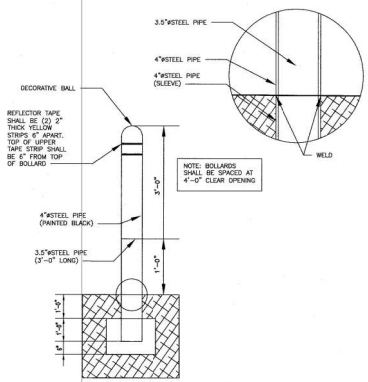
25196-SP
SHEET 3 OF 16 SHEET(S)
Q:\25196\25196-PP-ROAD REALIGN.DWG



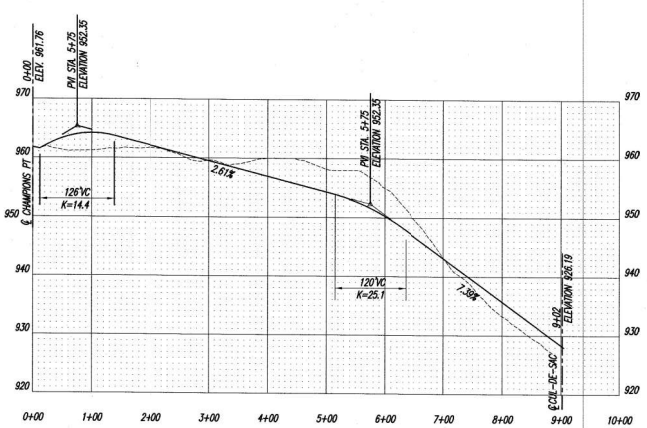
TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"



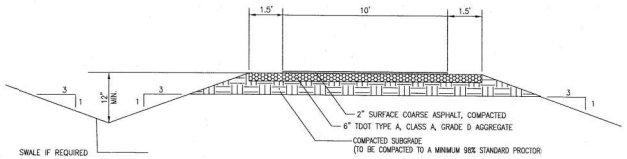
SIDEWALK DETAIL



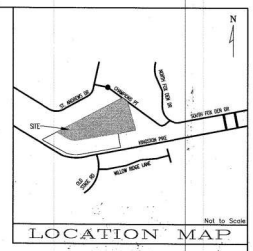
BOLLARD AT GREENWAY TRAIL
N.T.S.



PUBLIC ROAD



TYPICAL GREENWAY TRAIL SECTION
N.T.S.



Not to Scale

LOCATION MAP

7/15/2022

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SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2' INTERVAL

DATE
6/2/22

ROAD PROFILE FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-RP

SHEET 4 OF 16 SHEET(S)

Q:\25196\25196-PP-ROAD REALIGN.DWG

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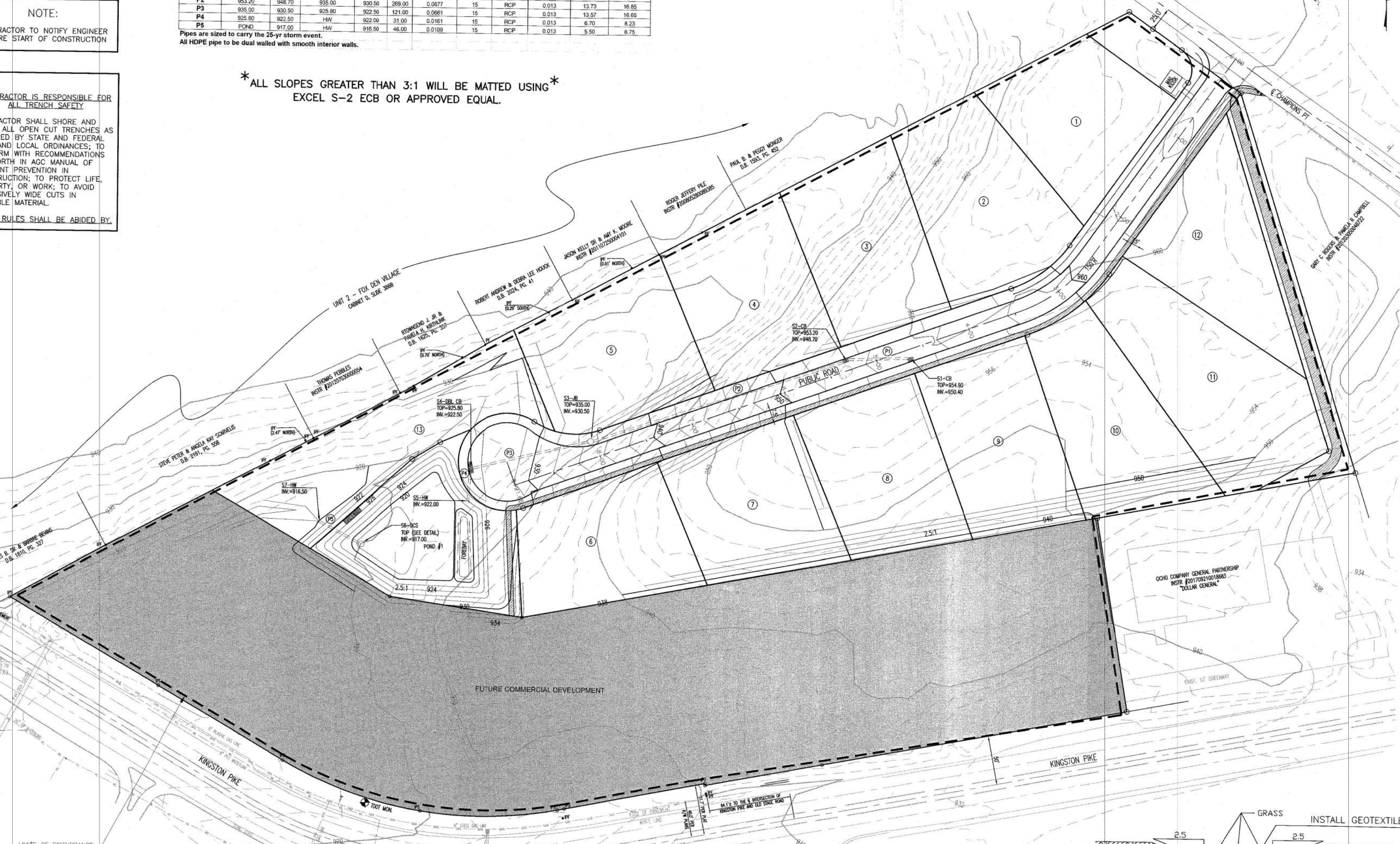
OSHA RULES SHALL BE ABIDED BY.

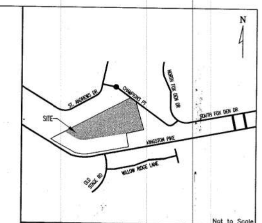
Pipe Schedule and Capacity Chart - Post Development

PIPE NO. #	UPSTREAM T.O.G. EL.	INV EL.	DOWNSTREAM T.O.G. EL.	INV. EL.	LENGTH (FT)	SLOPE (FT/FT)	SIZE (IN.)	PIPE MATERIAL	MANNING N	VELOCITY FPS	PIPE CAPACITY PROVIDED (CFS)
P1	954.90	950.40	953.20	948.70	65.00	0.0262	15	RCP	0.013	8.54	10.47
P2	953.20	948.70	935.00	930.50	269.00	0.0677	15	RCP	0.013	13.73	16.85
P3	935.00	930.50	925.80	922.50	121.00	0.0661	15	RCP	0.013	13.57	16.65
P4	925.80	922.50	HW	922.00	31.00	0.0161	15	RCP	0.013	6.70	8.23
P5	POND	917.00	HW	916.50	46.00	0.0109	15	RCP	0.013	5.50	6.75

Pipes are sized to carry the 25-yr storm event.
All HDPE pipe to be dual walled with smooth interior walls.

ALL SLOPES GREATER THAN 3:1 WILL BE MATTED USING EXCEL S-2 ECB OR APPROVED EQUAL.

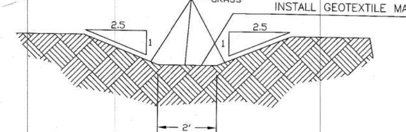




LOCATION MAP

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE AN EASEMENT, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTR. #200908100011396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR ARE WITHIN THE STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS PROVIDED FOR IN THE TOWN OF FARRAGUT SUBDIVISION REGULATIONS. WHERE SUCH LINES ARE NOT LOCATED WHOLLY WITHIN EITHER, SUCH LINES ARE SHOWN SEPARATELY ON THIS PLAT.
4. THIS PROPERTY CONTAINS APPROXIMATELY 14.5 ACRES SUBDIVIDED INTO 12 SINGLE FAMILY DETACHED LOTS AND COMMERCIAL DEVELOPMENT.
5. THIS PROPERTY IS ZONED C-1, R-1, AND R-2.
6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
7. UTILITIES:
   WATER: FIRST UTILITY DISTRICT
   SEWER: FIRST UTILITY DISTRICT
   ELECTRIC: LENOIR CITY UTILITY BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: BELLSOUTH
8. BOUNDARY SURVEY BY BHN&P.
9. VARIANCES REQUESTED:
   a. LENGTH OF CUL-DE-SAC FROM 500 FEET TO 902 FEET.
   b. REDUCTION IN PAVEMENT WIDTH FROM 26' TO 24'
   c. ONE ACCESS POINT TO THE SUBDIVISION.
10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
13. BUILDING SETBACK LINES WILL BE AS FOLLOWS FOR R-2 ZONING:
   FRONT......30'
   SIDE.........30' TOTAL, NOT LESS THAN 10' ANY ONE SIDE
   REAR.........25'
   TOTAL BUILDING AREA: 30%
   TOTAL LOT COVERAGE: 40%
14. PUBLIC COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. THE REQUIRED PEDESTRIAN FACILITY ALONG KINGSTON PIKE WILL BE CONSTRUCTED WITH THE COMMERCIAL DEVELOPMENT PORTION OF THIS SITE. THIS WILL BE CONSTRUCTED AT A LATER TIME.



TYPICAL SWALE CROSS-SECTION
SCALE: 1"=10'

DAVID B. HARBIN
REGISTERED ENGINEER
STATE OF TENNESSEE
NO. 101265
7/15/2022

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN KPP
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL

DATE
6/2/22

0' 50' 100' 150' 200'
1"=50'

GRADING & DRAINAGE PLAN FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-GP

SHEET 5 OF 16 SHEET(S)

Q:\25196\25196-PP-ROAD REALIGN.DWG

STORMWATER POLLUTION PREVENTION NOTES:

1. SILT FENCES WILL BE PLACED AT THE BASE OF ALL FILL SLOPES DURING LOT GRADING.
2. APPLY TEMPORARY SEEDING WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF ALL EROSION CONTROL MEASURES. INSPECTION OF EROSION CONTROL MEASURES WILL BE PERFORMED ON A BI-WEEKLY BASIS, BEFORE ANTICIPATED STORM EVENTS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES. INSPECTION CERTIFICATIONS WILL BE KEPT ON RECORD BY THE CONTRACTOR. AS OF JUNE 17, 2007, ALL INSPECTORS MUST HAVE COMPLETED THE WATER RESOURCES RESEARCH CENTER COURSE IN FUNDAMENTALS OF EROSION PREVENTION & SEDIMENT CONTROL OR EQUIVALENT COURSE.
4. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
5. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.
6. THIS PROJECT WILL COMPLY WITH THE TREE PROTECTION ORDINANCE.
7. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
8. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
9. 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 FOR STORMWATER DISCHARGES.
10. 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.
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13. NO BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
14. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 14.50 ACRES.
    RESIDENTIAL DISTURBANCE: 8.47 ACRES
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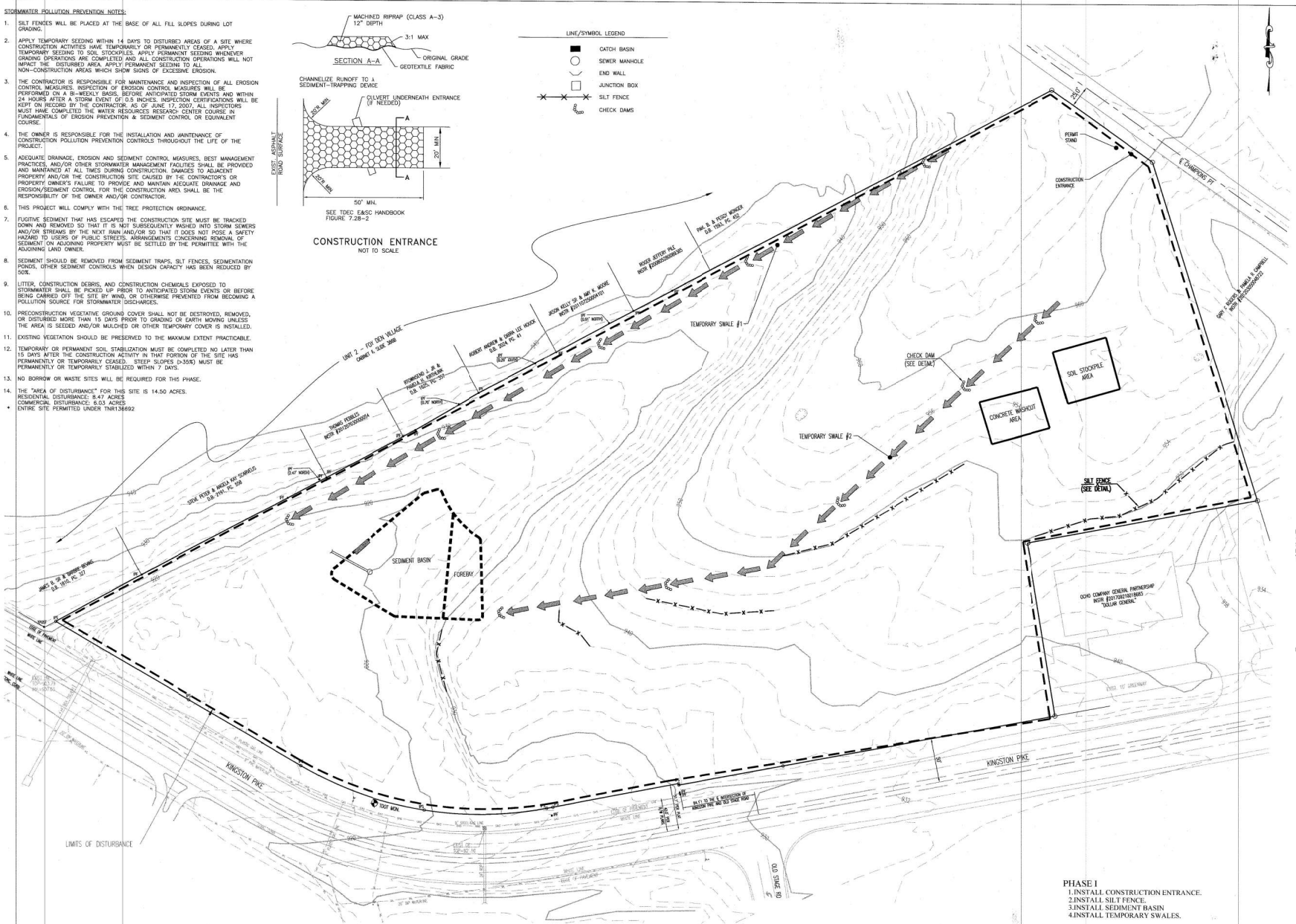
    * ENTIRE SITE PERMITTED UNDER TNR136692

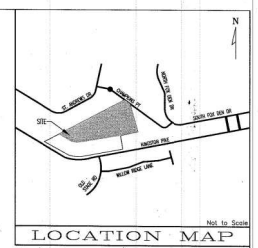
SEE TDEC E&SC HANDBOOK FIGURE 7.28-2

CONSTRUCTION ENTRANCE
NOT TO SCALE

LINE/SYMBOL LEGEND
- CATCH BASIN
- SEWER MANHOLE
- END WALL
- JUNCTION BOX
- SILT FENCE
- CHECK DAMS



ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.



Not to Scale

LOCATION MAP

NOTE:
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RECORD AND SAVE YOUR CONFIRMATION NUMBER.

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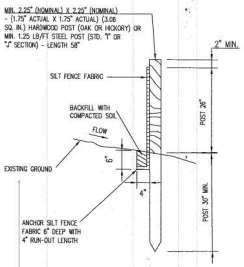

SILT FENCE
NOT TO SCALE
SEE TDEC E&SC HANDBOOK FIGURE 7.34-2

PHASE I
1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE.
3. INSTALL SEDIMENT BASIN
4. INSTALL TEMPORARY SWALES.

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

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DESIGNED DBH
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6/2/22

0' 50' 100' 150' 200'
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EROSION & SEDIMENT CONTROL PLAN PHASE 1
FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-E&SC

SHEET 6 OF 16 SHEET(S)

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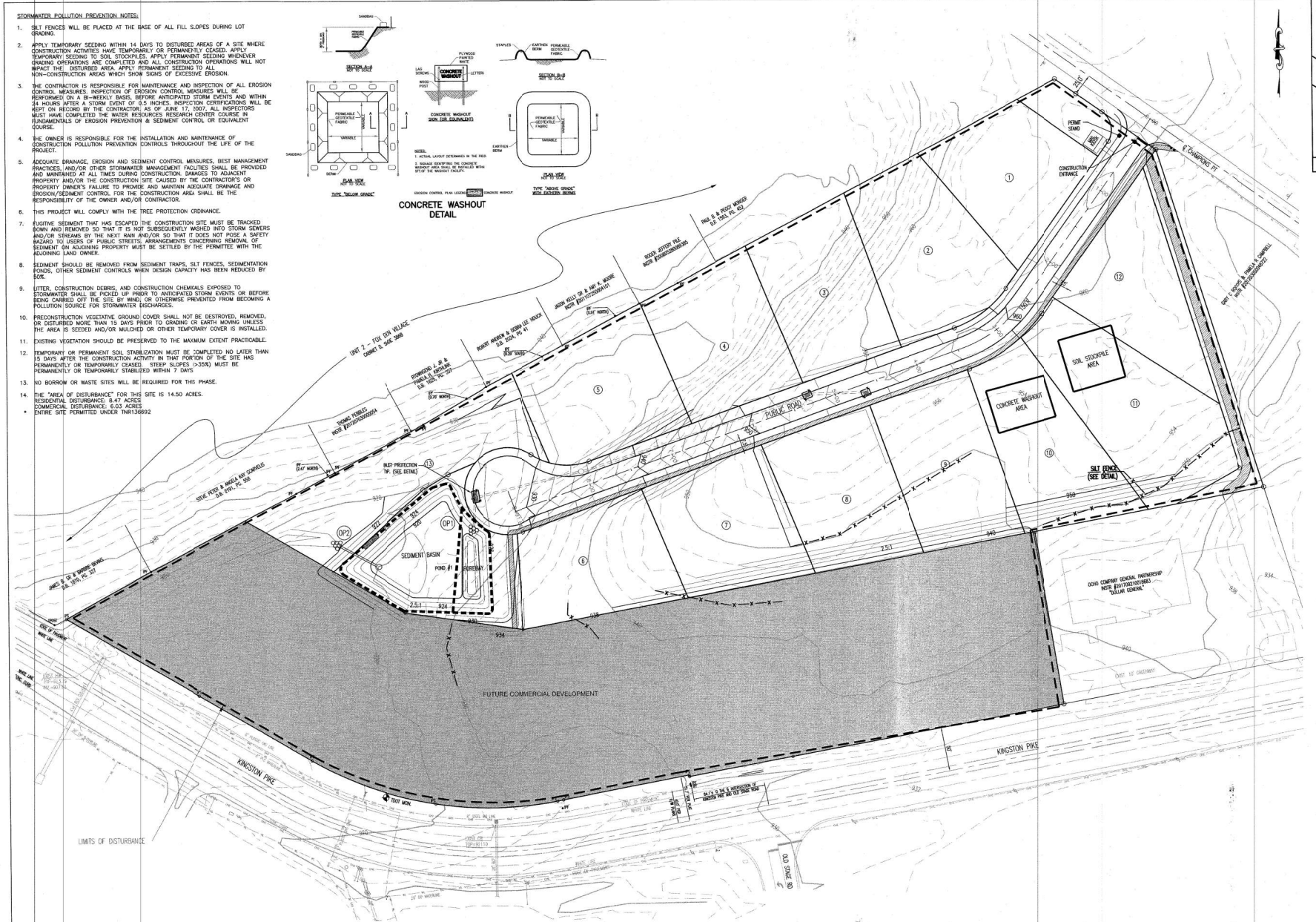
CONCRETE WASHOUT DETAIL



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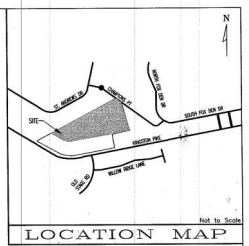

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LINE/SYMBOL LEGEND
- CATCH BASIN
- SEWER MAIHOLE
- END WALL
- JUNCTION BOX
- SILT FENCE
- CHECK DAMS

PHASE II
1. CUT IN ROADS AND INSTALL ADDITIONAL SILT FENCE.
2. INSTALL STORM WATER INFRASTRUCTURE
3. INSTALL INLET PROTECTION.

DAVID B. HABBIN REGISTERED LANDSCAPE ARCHITECT NO. 101265 STATE OF TENNESSEE 7/15/2022

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

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EROSION & SEDIMENT CONTROL PLAN PHASE 2
FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-E&SC2

SHEET 7 OF 16 SHEET(S)

Q:\25196\25196-PP-ROAD REALIGN.DWG

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13. NO BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
14. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 14.50 ACRES.

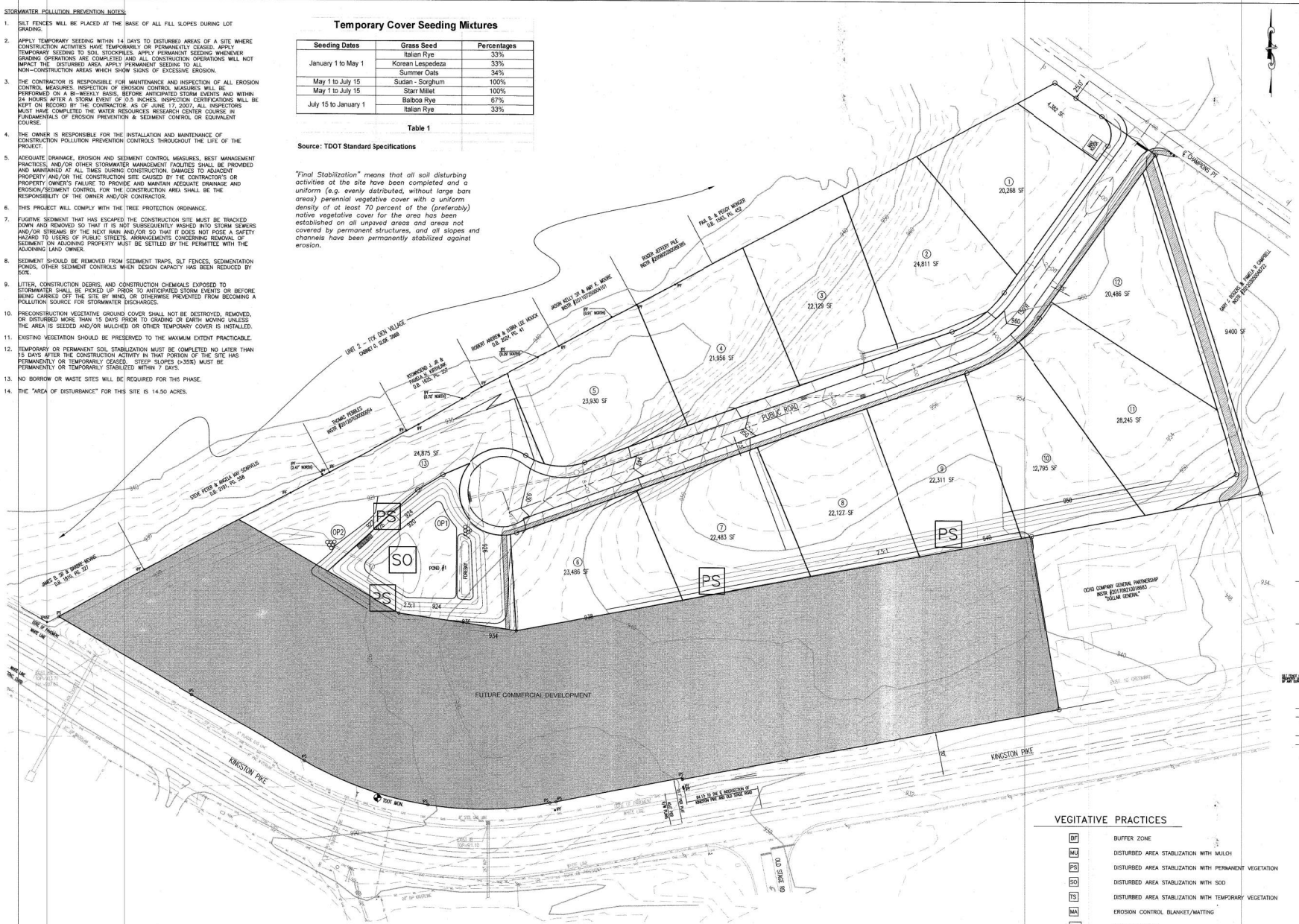
Temporary Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

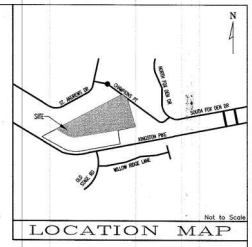
Table 1

Source: TDOT Standard Specifications

"Final Stabilization" means that all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a uniform density of at least 70 percent of the (preferably) native vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, and all slopes and channels have been permanently stabilized against erosion.



ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.



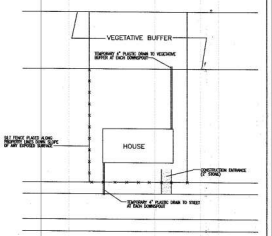
LOCATION MAP

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

PHASE III
1. STABILIZE SITE WITH SOD AND SEED.
2. ONCE GRASS IS ESTABLISHED CONVERT SEDIMENT BASIN INTO DETENTION POND.



TYPICAL STORMWATER POLLUTION PREVENTION PLAN FOR INDIVIDUAL LOTS
NO SCALE

VEGITATIVE PRACTICES

BF	BUFFER ZONE
ML	DISTURBED AREA STABLIZATION WITH MULCH
PS	DISTURBED AREA STABLIZATION WITH PERMANENT VEGETATION
SO	DISTURBED AREA STABLIZATION WITH SOD
TS	DISTURBED AREA STABLIZATION WITH TEMPORARY VEGETATION
MA	EROSION CONTROL BLANKET/MATTING
PAM	POLYACRYLAMIDE

DAVID B. HARBIN — REGISTERED ENGINEER — STATE OF TENNESSEE — 9/15/2022

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN KPP
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL

DATE
6/2/22

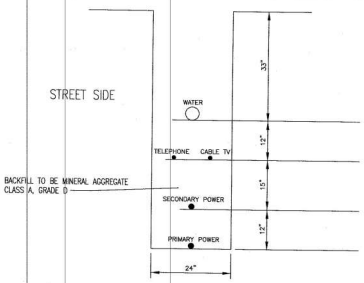
0' 50' 100' 150' 200'
1"=50'

EROSION & SEDIMENT CONTROL PLAN PHASE 3
FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

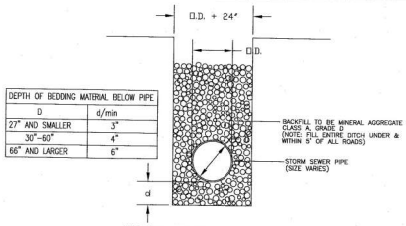
25196-E&SC3

SHEET 8 OF 16 SHEET(S)

Q:\25196\25196-PP-ROAD REALIGN.DWG

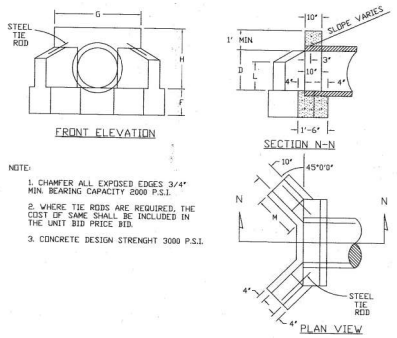


TYPICAL UTILITY TRENCH



DEPTH OF BEDDING MATERIAL BELOW PIPE	
D	d/min
27" AND SMALLER	3"
30"-60"	4"
66" AND LARGER	6"

TYPICAL STORM SEWER TRENCH
(MUST MEET TDOT STANDARDS)

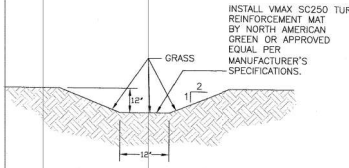


NOTE:

1. CHAMFER ALL EXPOSED EDGES 3/4" MIN. BEARING CAPACITY 2000 P.S.I.
2. WHERE TIE RODS ARE REQUIRED, THE COST OF SAME SHALL BE INCLUDED IN THE UNIT BID PRICE BID.
3. CONCRETE DESIGN STRENGHT 3000 P.S.I.

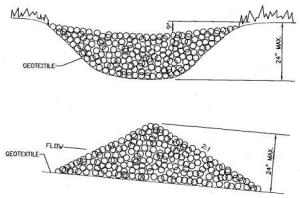
DIMENSIONS							QUANTITIES IN ONE ENDWALL			
OPENING		WALL				FOOTING	CONCRETE 3,000 P.S.I.			STEEL
D	AREA SQ.FT.	H	G	L	M	F	TOTAL CU. YARDS			TIE RODS
							CONC.PIPE	C.M.PIPE	C.I.PIPE	
15"	1.2	2'-3"	3'-7"	1'-0"	1'-3"	1'-3"	0.58	0.61	0.61	NONE
18"	1.8	2'-6"	3'-10"	1'-2"	1'-7"	1'-3"	0.76	0.79	0.79	NONE
30"	4.9	3'-6"	4'-10"	1'-9"	2'-5"	1'-6"	1.34	1.42	1.41	2-3/4"+x2'-0"

CONCRETE HEADWALL DETAIL
WITH 45° WINGS FOR PIPE CULVERTS

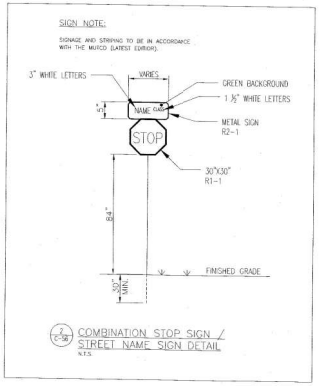


*MIN. CHANNEL SLOPE = 1.0%

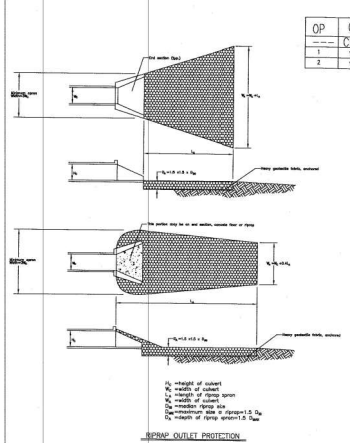
TEMPORARY DRAINAGE SWALE
NOT TO SCALE



ROCK CHECK DAMS
NO SCALE

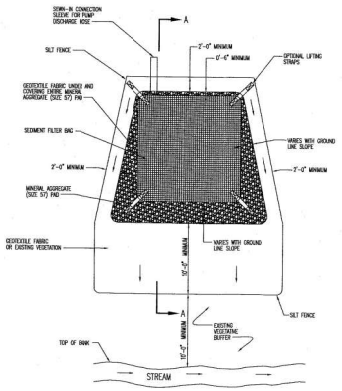


COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
N.T.S.

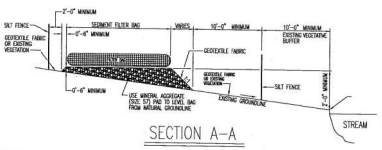


OP	Q	LA	D50
---	CFS	FT.	IN
1	13	12	5
2	13	9	3.5

RIPRAP OUTLET PROTECTION

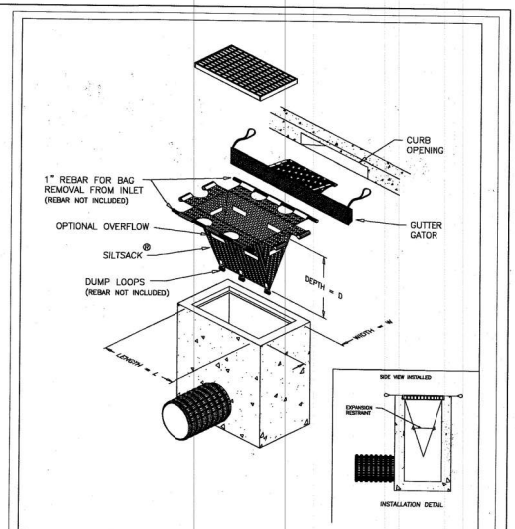


PLAN VIEW



SECTION A-A

FILTER BAG DETAIL

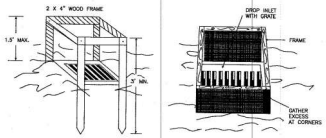


DETAIL OF INLET SEDIMENT CONTROL DEVICE
WITH GUTTER GATOR

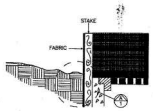
ACF Environmental
Your Complete Source for Geosynthetic Solutions

ACF Environmental, Inc.
2831 Cardwell Rd.
Richmond, Virginia 23234
(800) 448-3636

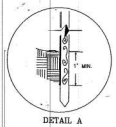
INLET PROTECTION AFTER PAVING



PERSPECTIVE VIEWS



ELEVATION OF STAKE AND FABRIC ORIENTATION



DETAIL A

BEFORE PAVING
TEMPORARY INLET PROTECTION
NO TO SCALE

DAVID B. HARRIS
REGISTERED
No. 101895
STATE OF TENNESSEE
7/15/2022

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

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DESIGNED DBH
DRAWN KPP
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NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

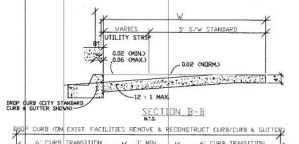
DATE 6/2/22

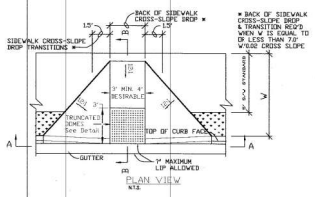
DETAIL SHEET FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-DT

SHEET 9 OF 16 SHEET(S)

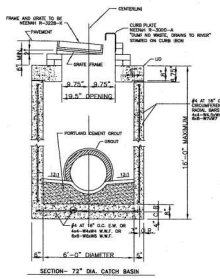
Q:\25196\25196-PP-ROAD REALIGN.DWG

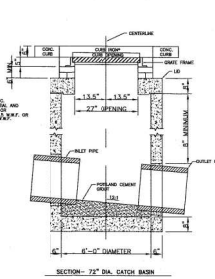




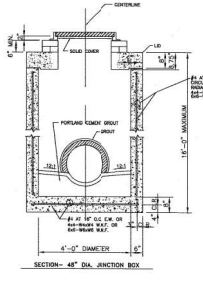
TYPICAL HANDICAP RAMP DETAIL
(MUST MEET TDOT STANDARDS)

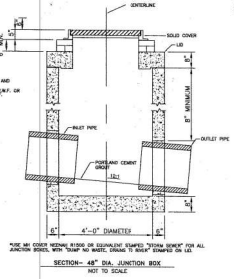
DOUBLE CATCH BASIN DETAIL
SEE PIPE SCHEDULE FOR INVERT



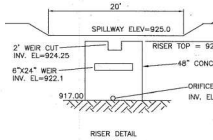


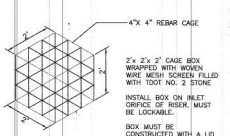
SEE PIPE SCHEDULE FOR INVERTS

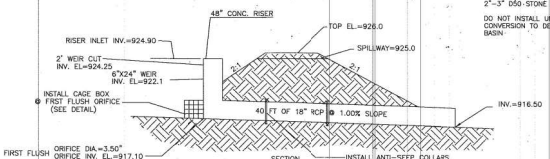




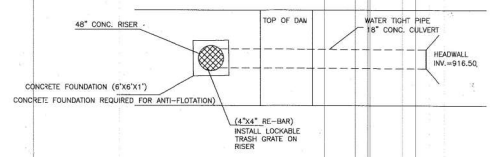
NOTE: WEIR TO BE BLOCKED AND WATER TIGHT DURING OPERATION AS A SEDIMENT BASIN. POND CANNOT BE CONVERTED TO DETENTON BASIN UNTIL SITE DISTURBANCE IS COMPLETED AND THE SITE HAS BEEN STABILIZED.





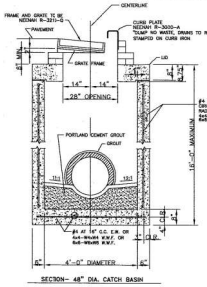


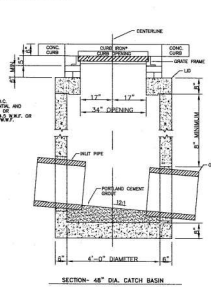
PROVIDE 1.89 ACRE-FEET BELOW ELEV. 925.0
BERMS TO BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR

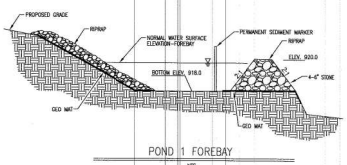


POND #1

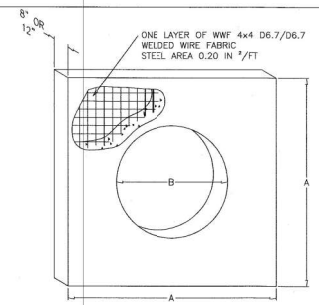
SEE PIPE SCHEDULE FOR INVERTS





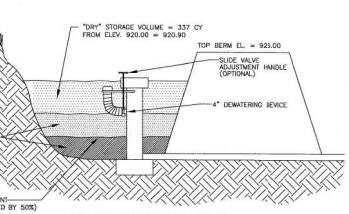


POND 1 FOREBAY
N.T.S.



PIPE SIZE	A	B
12" RCP	5'-6"	18"
15" RCP	5'-10"	21"
18" RCP	6'-0"	25"
21" RCP	6'-4"	28"
24" RCP	6'-6"	32"
27" RCP	7'-0"	35"
30" RCP	7'-2"	39"
36" RCP	8'-0"	47"
42" RCP	8'-6"	54"

SPECIFICATIONS
CLASS AA CONCRETE 4000 P.S.I. @ 28 DAYS
REINFORCEMENT- A.S.T.M A615 GRADE 60, MIN. 1 1/2" COVER

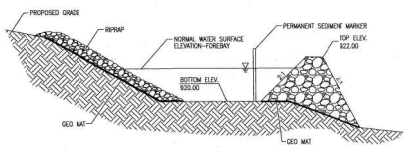


BASED ON A CONTRIBUTING AREA = 5.03 AC
BOTTOM ELEVATION = 917.00

SEDIMENT BASIN

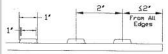
POND 1

Description of Elevation	Elev. (Ft.)	Area (S.F.)	Volume (C.F.)	accumulated Volume (C.F.)	(AC.-FT.)
Bottom	917.0	100	0	0	0.00
	918.0	2,990	1,545	545	0.04
	920.0	9,032	12,022	3,567	0.31
	922.0	11,264	20,296	23,863	0.78
	924.0	13,562	24,826	48,689	1.35
Top of bank	926.0	16,038	29,600	78,289	2.03

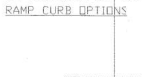


FOREBAY SECTION - SEDIMENT BASIN
NTS

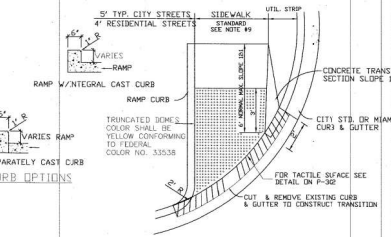
*THE TRUNCATED DOME DESIGN SHALL NOT BE USED AT DRIVEWAY CROSSINGS *



COLOR SHALL BE YELLOW CONFORMING TO FEDERAL COLOR NO. 33538
TRUNCATED DOME DETAIL
N.T.S.



RAMP CURB OPTIONS



* DETECTABLE WARNINGS IN CURB RAMPS/CROSSWALKS SHALL COMPLY WITH ALL ADA REQUIREMENTS INCLUDING 4.7.7 / 4.29 AND TDOT INDEX NO. 604

PLAN VIEW
N.T.S.

DAVID B. HAMLIN
REGISTERED LANDSCAPE ARCHITECT
No. 101695
STATE OF TENNESSEE
9/15/2022

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

Continental Concrete Products, Inc.
1 South Grosstown Rd.
Pottstown, PA. 19464
Phone: (610) 327-3700
Fax: (610) 327-9488

ANTI-SEEP COLLAR

SIGNATURE OF APPROVAL	DATE	RRP DWG	STRUCTURE
	12/13/02	ANTISEEP	

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN KPP
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

NO.	DATE	REVISION	APPR.

DATE 6/2/22

DETAIL SHEET FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-DT2
SHEET 10 OF 16 SHEET(S)
Q:\25196\25196-PP-ROAD REALIGN.DWG

NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:

ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE FIRST UTILITY DISTRICT.

NOTE

CONTRACTOR TO MAINTAIN MINIMUM OF 10' SEPARATION WITH UNDISTURBED EARTH BETWEEN THE LOW-PRESSURE SEWER SYSTEM AND THE WATER LINE. IF 10' HORIZONTAL SEPERATION CANNOT BE ACHIEVED, THEN THE SEWER MAIN WILL BE 3' BELOW THE WATER MAIN.

NOTE

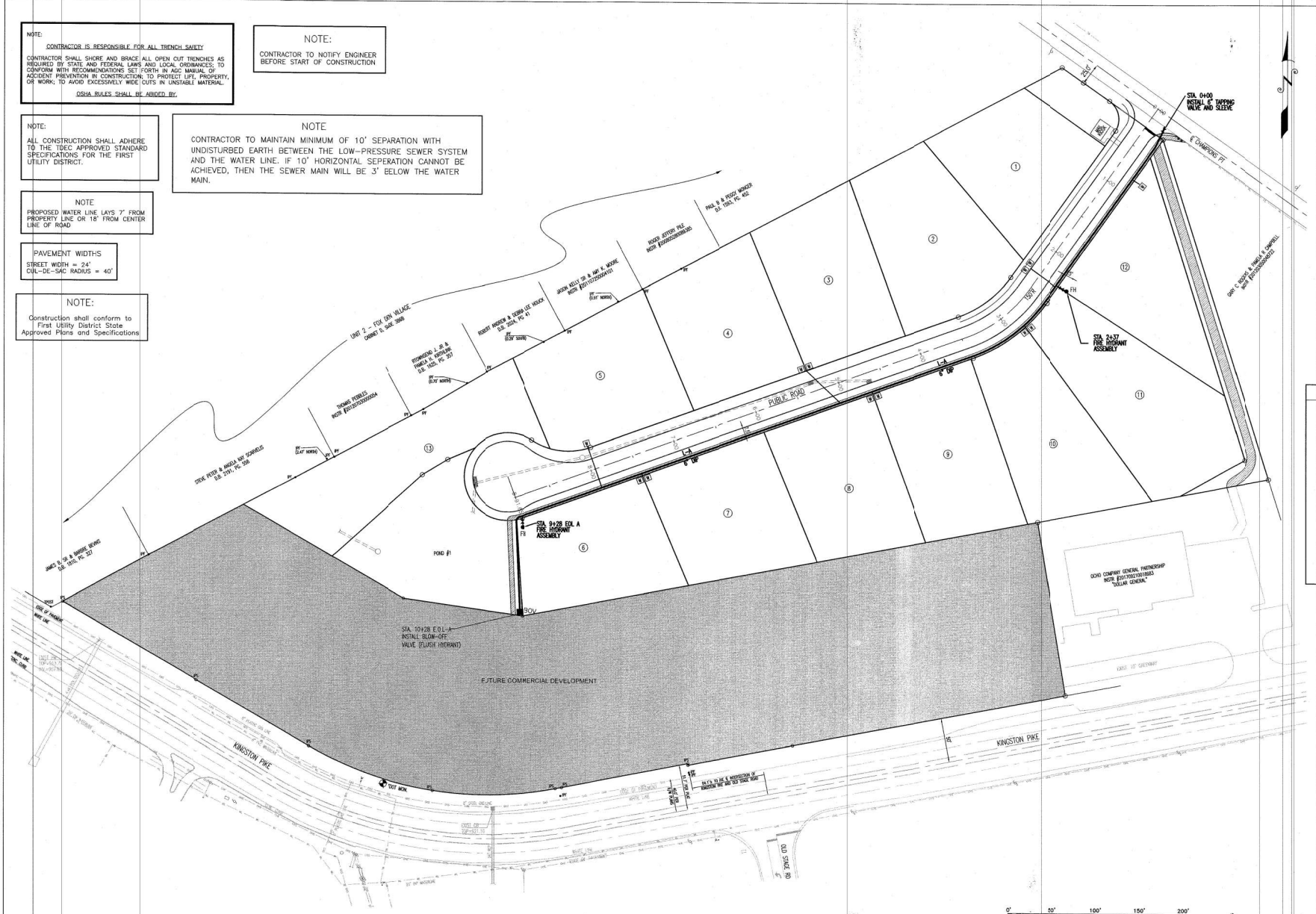
PROPOSED WATER LINE LAYS 7' FROM PROPERTY LINE OR 18' FROM CENTER LINE OF ROAD

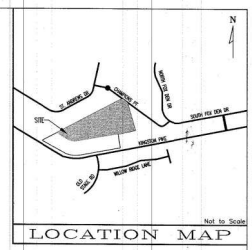
PAVEMENT WIDTHS

STREET WIDTH = 24'
CUL-DE-SAC RADIUS = 40'

NOTE:

Construction shall conform to First Utility District State Approved Plans and Specifications





Not to Scale

LOCATION MAP

NOTE

ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE FIRST UTILITY DISTRICT. THE FOLLOWING DRAWINGS WILL GIVE SPECIFIC DETAILS FOR INSTALLATION:

WATER METER:	STD-W-01
BLOCKING:	STD-W-02
FIRE HYDRANT:	STD-W-04
BLOW-OFF VALVE:	STD-W-05/06

AIR RELEASE VALVES AT ALL HIGH POINTS AS DIRECTED BY FUD.

METER BOX & METER SETS TO BE INSTALLED BY DEVELOPER.

ALL UTILITIES MUST BE INSTALLED WITH ADEQUATE COVER SO FUTURE DRIVEWAYS DO NOT DISTURB THE LINES.

LEGEND

- WATER METER
- WATER MAIN
- CATCH BASIN
- PROPERTY LINE
- REDUCER
- FIRE HYDRANT
- VALVE FOR FIRE HYDRANT
- GATE VALVE
- BOV — 2" BLOW-OFF VALVE
- ARV — AIR RELEASE VALVE

NOTE

FIRE HYDRANTS WILL PROVIDE A MINIMUM OF 1000 GPM AT 20 PSI AND BE INSTALLED IN ACCORDANCE WITH FIRST UTILITY DISTRICT AND TOWN OF FARRAGUT STANDARDS.

DAVID B. HARBIN — REGISTERED ENGINEER — TENNESSEE — NO. 101295 — STATE OF TENNESSEE
5/5/2022

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN KPP
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL

DATE
6/2/22

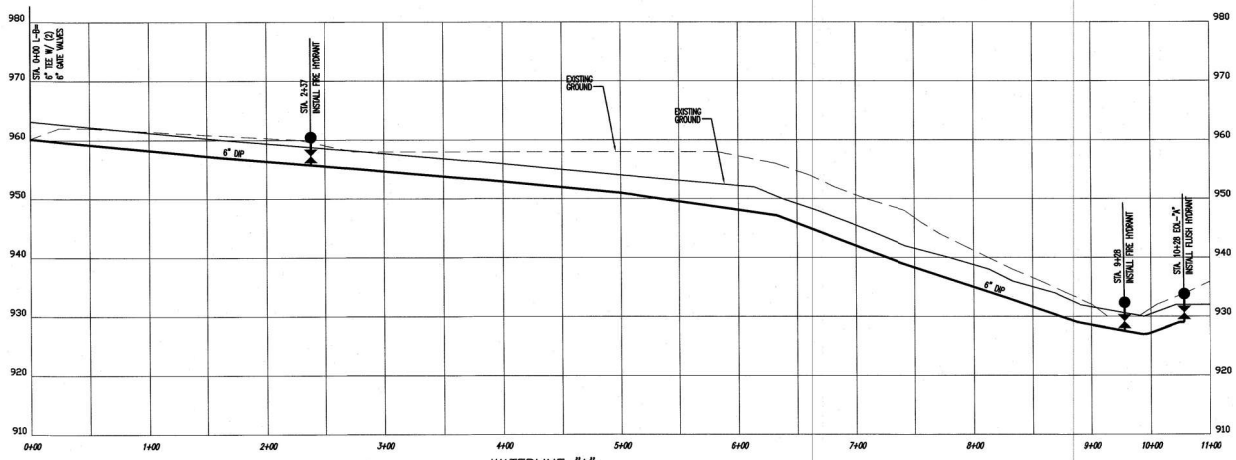
FIRST UTILITY DISTRICT

WATER PLAN FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-WP

SHEET 11 OF 16 SHEET(S)

O:\25196\25196-PP-ROAD REALIGN.DWG



WATERLINE "A"

SCALE; 1"=50' HORIZ.
1"=10' VERT.

OWNER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE TN 37919
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DAVID B. HARBIN
REGISTERED
LICENSED
ENGINEER
NO. 101265
STATE OF TENNESSEE
5/5/2022

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DRAWN DBH
KPP
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

DATE 6/2/22

FIRST UTILITY DISTRICT

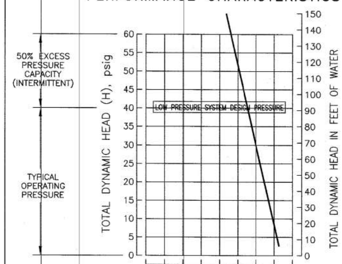
WATER PROFILES FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-WP

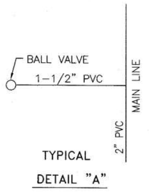
SHEET 12 OF 16 SHEET(S)

Q:\25196\25196-P2-ROAD REALIGN.DWG

GRINDER PUMP PERFORMANCE CHARACTERISTICS



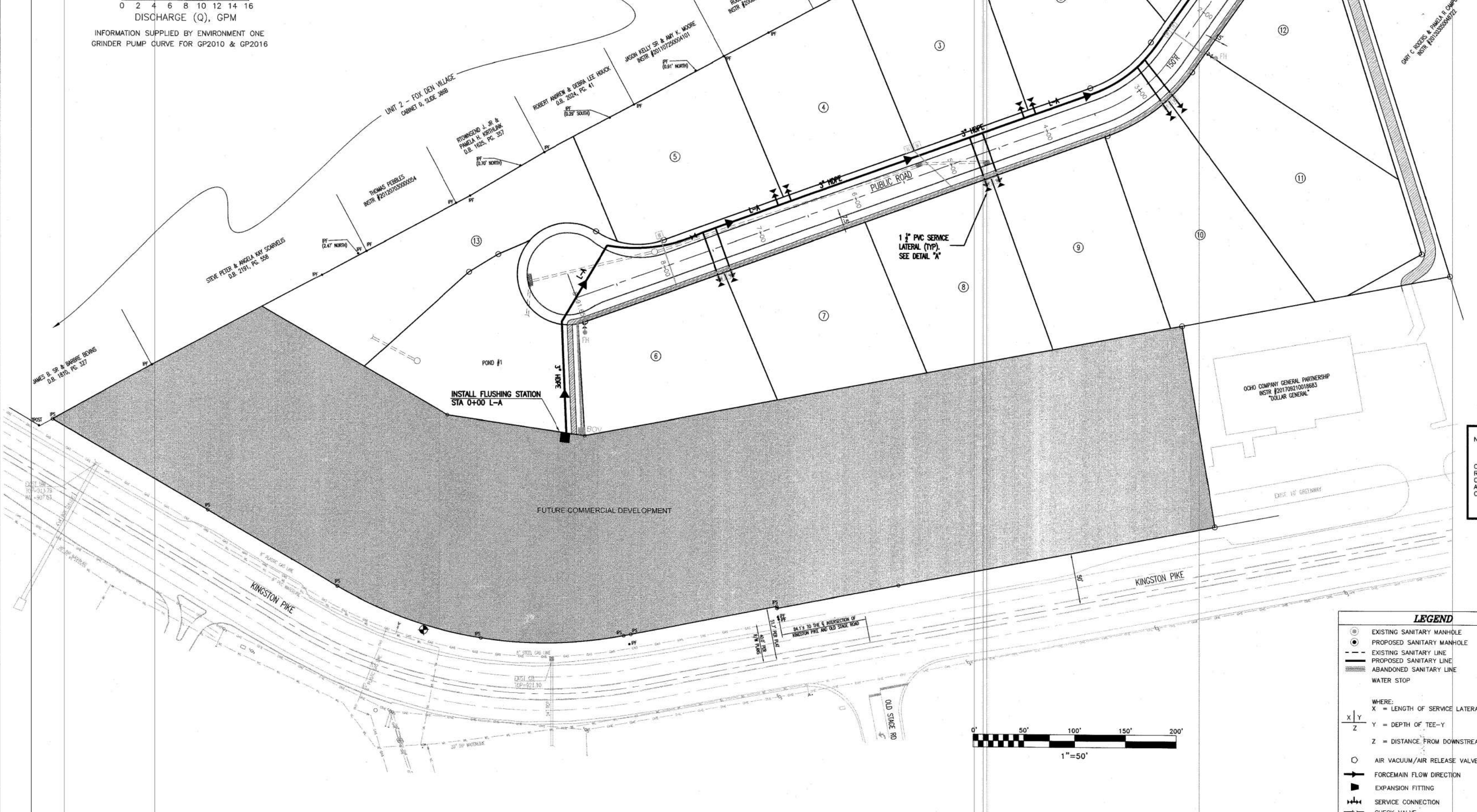
INFORMATION SUPPLIED BY ENVIRONMENT ONE GRINDER PUMP CURVE FOR GP2010 & GP2016

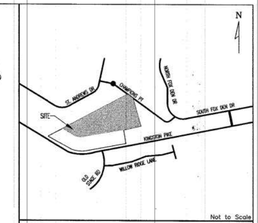


TYPICAL DETAIL "A"

NOTES:

1. PIPE MATERIAL SHALL BE PVC SDR 21.
2. ALL PIPE LATERALS FOR TWO LOTS TO BE 1-1/2" PVC, SDR 21. (SEE DETAIL "A")
3. USE E-ONE GRINDER PUMP GP2010 ONLY.
4. INSTALL INLINE FLUSHING CONNECTION EVERY 1200 FEET.
5. PIPE SHALL BE BURIED @ 30" MIN. DEPTH.
6. LATERAL FOR SINGLE LOT SHALL BE 1 1/4" PVC, SDR 21.
7. PROVIDE FLUSHING CONNECTION AT THE END OF EACH LINE.
8. CONTRACTORS MUST COMPLY WITH FIRST UTILITY SPECIFICATIONS.
9. LONG SIDE SEWER SERVICES SHOULD ORIGINATE IN MANHOLES TO THE EXTENT POSSIBLE. CONSULT WITH FUD INSPECTOR.





LOCATION MAP

NOTE
ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE FIRST UTILITY DISTRICT. THE FOLLOWING DRAWINGS WILL GIVE SPECIFIC DETAILS FOR INSTALLATION:

LEGEND
- LOW PRESSURE SEWER SYSTEM MAIN
- FLOW INDICATOR
- CHECK VALVE
- FLUSHING CONNECTION

NOTE:
ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE FIRST UTILITY DISTRICT.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
COORDINATE CONNECTION TO TO EXISTING MANHOLE WITH FUD

NOTE:
ALL UTILITIES SHALL BE INSTALLED WITH CONSIDERATION OF PROPER COVER OVER UTILITY LINES WHEN CROSSING FUTURE DRIVEWAYS IN CUT.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

LEGEND
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- ABANDONED SANITARY LINE
- WATER STOP
- WHERE: X = LENGTH OF SERVICE LATERAL; Y = DEPTH OF TEE-Y; Z = DISTANCE FROM DOWNSTREAM MANHOLE
- AIR VACUUM/AIR RELEASE VALVE
- FORCEMAIN FLOW DIRECTION
- EXPANSION FITTING
- SERVICE CONNECTION
- CHECK VALVE

DAVID B. HARBIN — REGISTERED ENGINEER — STATE OF TENNESSEE — NO. 101265 — 7/15/2022

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
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DESIGNED	DBH
DRAWN	KPP
CHECKED	DBH

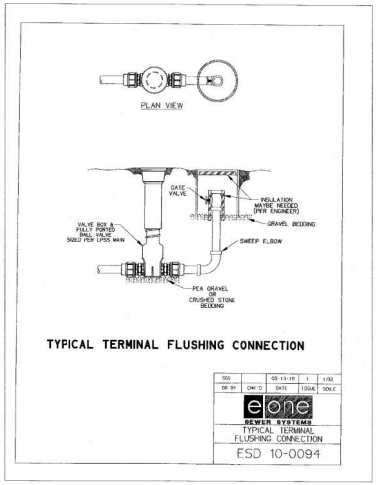
NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

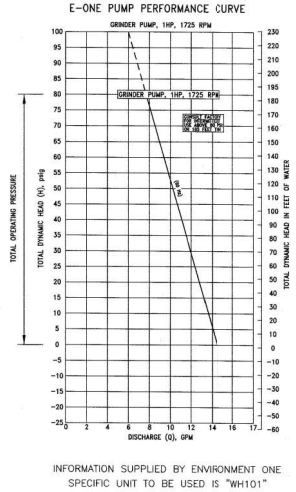
SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL
DATE
6/2/22

FIRST UTILITY DISTRICT

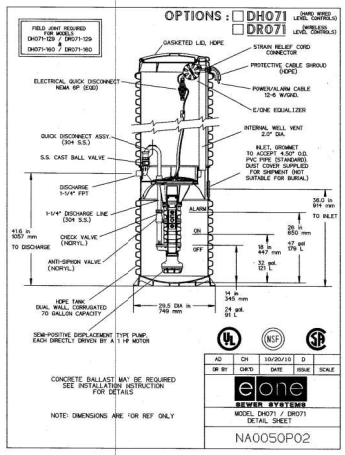
SEWER PLAN FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

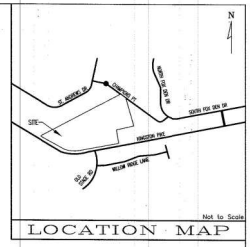
25196-WWL
SHEET 13 OF 16 SHEET(S)
Q:\25196\25196-PP-ROAD REALIGN.DWG

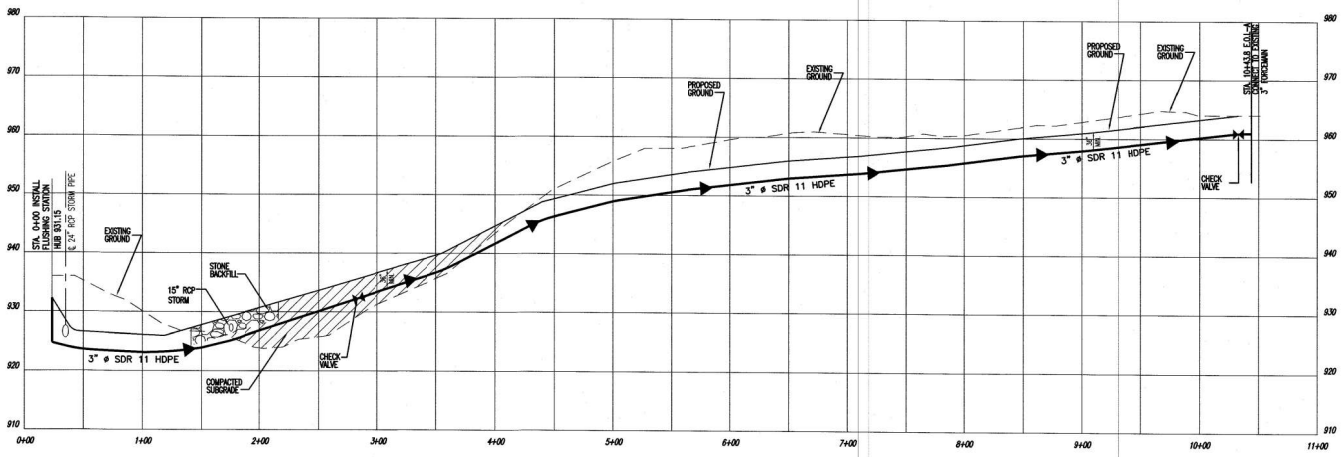




INFORMATION SUPPLIED BY ENVIRONMENT ONE
SPECIFIC UNIT TO BE USED IS "WH101"







SEWER FORCEMAIN L-A

SCALE; 1"=50' HORIZ.
1"=10' VERT.

DAVID B. HARRIS
REGISTERED ENGINEER
No. 101260
STATE OF TENNESSEE
9/15/2022

OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
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DESIGNED DBH
DRAWN KPP
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	7/15/22	REVISED ENTRANCE	

DATE 6/2/22

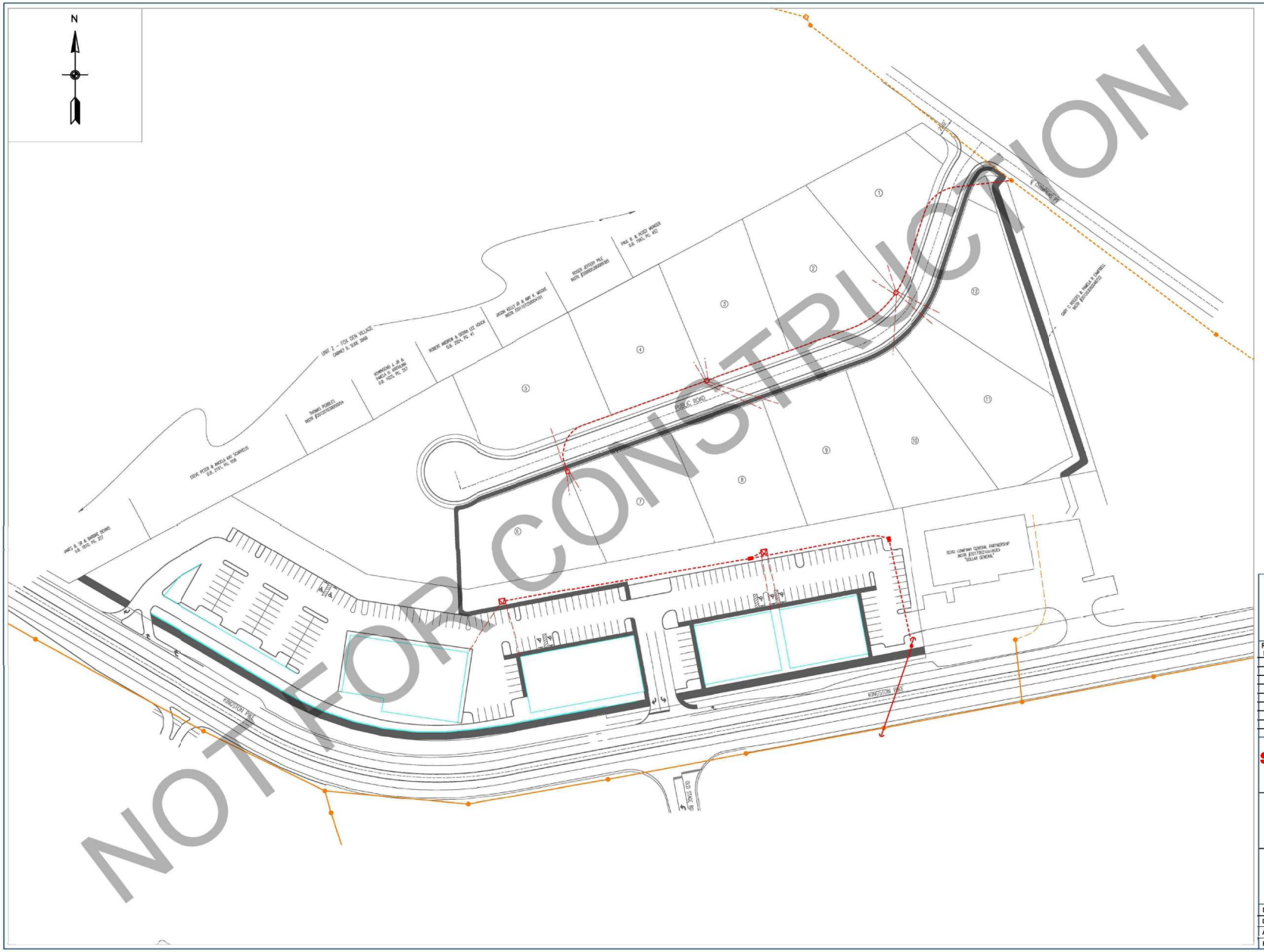
FIRST UTILITY DISTRICT

SEWER PROFILE FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-WWL

SHEET 14 OF 16 SHEET(S)

Q:\25196\25196-PP-ROAD REALIGN.DWG



NOT FOR CONSTRUCTION

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

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

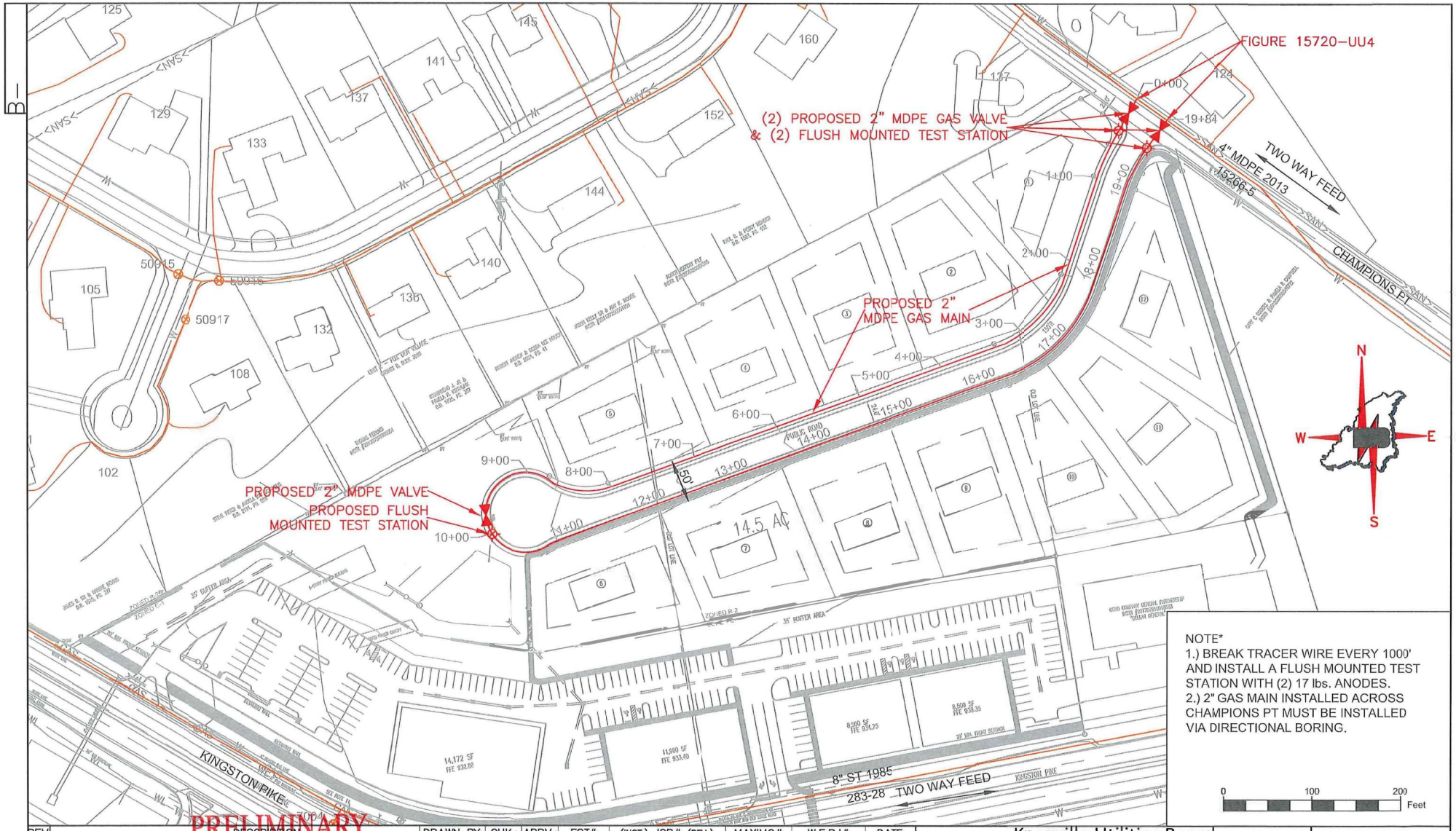
REV. NO.	DATE	REV. BY.	DESCRIPTION
1	2/10/2022	AM	CONCEPT PLAN

SHAAD PROPERTIES, LLC DEVELOPEMENT

12501 KINGSTON PIKE

PRELIMINARY UNDERGROUND ELECTRIC DESIGN

Designed By:	A. MCDANIEL	Date:	2/10/2022
Drawn By:	A. MCDANIEL	Scale:	1"=60'
Approved By:		Job Order #:	N/A
Page Number:	Page 15 OF 16		



NOTE*
1.) BREAK TRACER WIRE EVERY 1000' AND INSTALL A FLUSH MOUNTED TEST STATION WITH (2) 17 lbs. ANODES.
2.) 2" GAS MAIN INSTALLED ACROSS CHAMPIONS PT MUST BE INSTALLED VIA DIRECTIONAL BORING.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

REV.	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	(INST.) JOB#: (REM.)	MAXIMO#:	W.F.P.I#:	DATE:
5									
4									
3									
2									
1									
0	FIRST ISSUE OF DRAWING	AMB	TK	TL		J0019118			2/21/22

Knoxville Utilities Board
ENGINEERING
12501 KINGSTON PIKE S/D
2,000 L.F. OF 2" MDPE
PLAN VIEW
SCALE: 1" = 100' GRID/CLT:

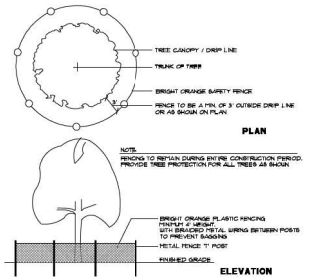
KUB
SHEET 16 OF 16
B—

LEGEND

- TREE LOCATION AND IDENTIFICATION NUMBER
- LIMITS OF DISTURBANCE BOUNDARY
- TREE PROTECTION FENCING
- TREE COVER AREA AND DESCRIPTION

NOTES

1. SPECIFIC PROTECTED TREE LOCATIONS SHOWN ON PLAN WERE SUPPLIED BY BATSON, HIMES, NORVELL, AND POE, KNOXVILLE, TN. TREE INVENTORY ON THIS SHEET INCLUDES SPECIFIC POINT NUMBER IDENTIFICATION SUPPLIED BY SURVEYOR, FOR REFERENCE.
2. ALL PROTECTED TREES AND TREE COVERED AREAS ARE SHOWN ON PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
3. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON SITE, AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE, ON THIS PROPERTY.
4. TEMPORARY CONSTRUCTION ACTIVITIES, SUCH AS EQUIPMENT STORAGE, WORKER PARKING, AND/OR, IF APPLICABLE, BURN HOLES, SHALL BE CONFINED COMPLETELY WITHIN THE AREA OF DISTURBANCE IN THE GENERAL LOCATION SHOWN ON PLAN. ANY MODIFICATIONS SHALL BE COORDINATED THROUGH AND, AT A MINIMUM, APPROVED BY THE TOWN STAFF.
5. IF BURN HOLES ARE TO BE USED, CONTACT THE TOWN OF FARRAGUT FIRE MARSHALL TO OBTAIN PROPER PERMITS.
6. PROTECTED TREES, AS NOTED IN THE TREE INVENTORY, SHALL HAVE TREE PROTECTION FENCING WHICH SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PROTECTION FENCING DETAIL UNLESS OTHERWISE SHOWN ON PLAN. THE LOCATION OF TREE PROTECTIVE FENCING WHICH HAS BEEN APPROVED BY THE TOWN OF FARRAGUT, AS REFLECTED ON THE APPROVED PLANS, MUST NOT BE REMOVED OR ALTERED IN ANY WAY. ANY SUCH ALTERATION OF PROTECTIVE FENCING WILL RESULT IN AN IMMEDIATE STOP WORK ORDER FOR THE ENTIRE PROJECT.
7. IN ADDITION TO TREE PROTECTION FENCING REQUIRED FOR SPECIFICALLY PROTECTED TREES, THE PROPOSED LIMITS OF DISTURBANCE WHICH ABUT ANY WOODED AREAS OR ENVIRONMENTALLY SENSITIVE AREAS SHALL BE STAKED AND BARRICADED WITH TREE PROTECTION FENCING, UNLESS AN EQUIVALENT MATERIAL IS APPROVED BY THE TOWN STAFF. THESE MEASURES SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
8. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE TOWN STAFF AND/OR THE PROFESSIONAL RESPONSIBLE FOR PREPARING THE TREE PRESERVATION/REMOVAL PLAN ASSOCIATED WITH THIS PROJECT SHALL FIELD CHECK AND APPROVE THE PLACEMENT OF TREE PROTECTION FENCING, AS PROVIDED FOR ON THE APPROVED PLANS.
9. TO ENSURE THE SURVIVAL OF TREES 1 AND 6 ALONG WITH ANY OTHERS WHICH DRIPLINES SUBSTANTIALLY ENCROACH WITHIN THE PROPOSED LIMITS OF DISTURBANCE, A WRITTEN ASSESSMENT AND AN ON SITE MEETING WITH A LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST MAY BE NEEDED.



TREE PROTECTION FENCING

SCALE: NOT TO SCALE

TREE INVENTORY

TREE NUMBER	SPECIES	DBH	TO BE REMOVED	HAZARDOUS	SURVEYOR TREE ID # (SEE NOTE NO. 1)
1.	OAK	30"	YES	NO	944
2.	HARDWOOD	30"	YES	NO	947
3.	OAK	36"	YES	NO	948
4.	HARDWOOD	26"	YES	NO	713
5.	HARDWOOD	30"	YES	NO	931
6.	HARDWOOD	26"	YES	NO	930
7.	OAK	30"	YES	NO	929
8.	HARDWOOD	24"	YES	NO	928
9.	HARDWOOD	30"	YES	NO	932
10.	HARDWOOD	30"	YES	NO	920
11.	HARDWOOD	28"	YES	NO	702
12.	HARDWOOD	24"	YES	NO	703
13.	HACKBERRY	30"	YES	NO	952
14.	OAK	36"	NO	NO	954
15.	HARDWOOD	30"	NO	NO	953
16.	OAK	26"	YES	NO	690
17.	OAK	48"	YES	NO	691
18.	OAK	34"	YES	NO	692
19.	OAK	24"	NO	NO	861
20.	MAPLE	27"	YES	NO	862
21.	OAK	48"	YES	NO	863
22.	OAK	42"	YES	NO	864
23.	MAPLE	24"	YES	NO	866
24.	MAPLE	24"	NO	NO	866
25.	OAK	27"	NO	NO	867
26.	HARDWOOD	24"	YES	NO	693
27.	HARDWOOD	24"	YES	NO	860
28.	OAK	28"	YES	NO	685
29.	OAK	24"	YES	NO	676
30.	OAK	28"	YES	NO	677
31.	OAK	27"	YES	NO	675
32.	OAK	34"	YES	NO	674
33.	OAK	24"	YES	NO	683
34.	OAK	24"	NO	NO	682
35.	OAK	24"	NO	NO	681
36.	OAK	30"	NO	NO	680
37.	HARDWOOD	28"	YES	NO	724
38.	HARDWOOD	38"	YES	NO	727
39.	POPLAR	24"	YES	NO	872
40.	POPLAR	30"	NO	NO	869
41.	POPLAR	24"	NO	NO	870
42.	OAK	37"	NO	NO	871
43.	POPLAR	10"	NO	NO	873
44.	HARDWOOD	24"	YES	NO	888
45.	POPLAR	36"	YES	NO	884
46.	OAK	24"	NO	NO	889
47.	OAK	38"	YES	NO	892
48.	HARDWOOD	24"	NO	NO	894
49.	HARDWOOD	48"	NO	NO	910
50.	OAK	48"	NO	NO	942
51.	OAK	42"	NO	NO	943
52.	DOGWOOD	7"	YES	NO	883
53.	DOGWOOD	5"	YES	NO	886
54.	DOGWOOD	6"	NO	NO	891
55.	DOGWOOD	6"	YES	NO	891

NOTE: TREES 10, 43, 46, 48, 49, & 54 ARE OFF PROJECT PROPERTY - NO CREDIT GIVEN.

TREE REPLACEMENT SCHEDULE

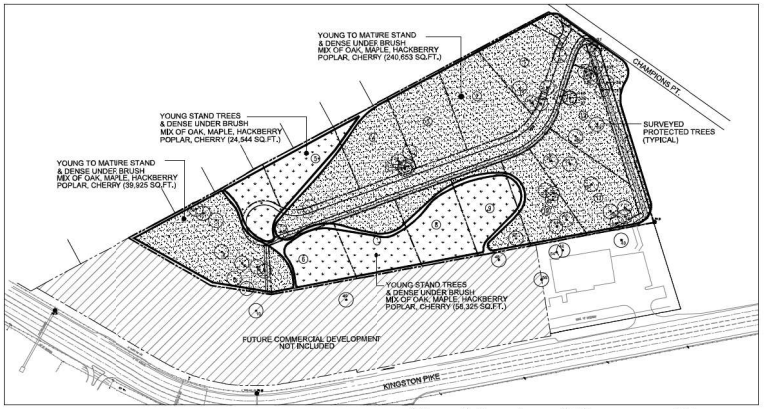
SIZE OF SPECIMEN TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
2 24" DBH	33	132
SIZE OF DOGWOOD TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
19 CALIPER INCHES	NA	2
		TOTAL 134

TREE CREDIT PROVISION

SIZE OF SPECIMEN TREE TO BE SAVED	NUMBER IN CATEGORY	NEW TREE CREDIT
2 24" DBH	13	104
		TOTAL 104

TREE REPLACEMENT/CREDIT SUMMARY

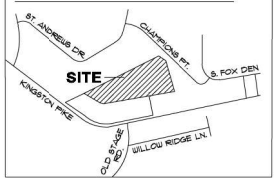
REQUIRED REPLACEMENT TREES	134
CREDIT FOR SAVED TREES	104
NEW TREES REQUIRED	30



Tree Massing / Coverage Diagram

NOT TO SCALE

LOCATION MAP



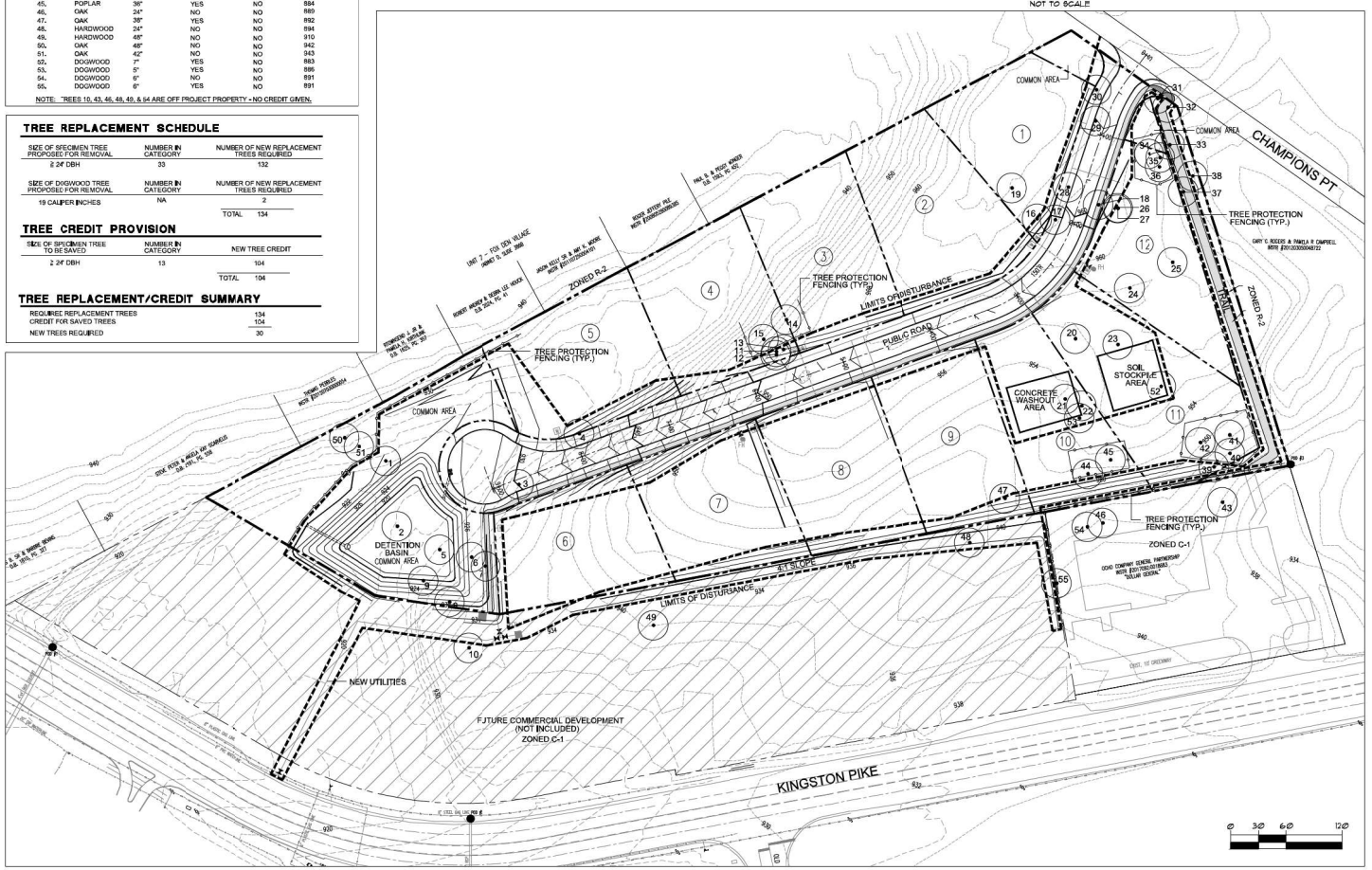
SITE DATA

OWNER / DEVELOPER:
SCHAAD PROPERTIES, LLC.
BB MAJOR REYNOLDS PLACE
KNOXVILLE, TN. 37919
PHONE: (865) 637-2614

ZONE: R-2

TAX MAP 152 PARCELS 8.01, 9, & 10.01

TOTAL AREA: 8.14 ACRES



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE ... LAND PLANNING
295 N. WEISGARBER RD. SUITE 201 KNOXVILLE, TN. 37919
(865) 588-1931

WESTERLY SUBDIVISION

Knoxville, Tennessee

Tree Preservation / Removal Plan

JOB NO.	22205
DRAWN:	MAV/RJM
DATE:	MAY 10, 2022
REVISIONS:	JUNE 6, 2022

T-1

PLANTING SPECIFICATIONS

SCOPE OF WORK
PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCES AND STANDARDS
PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ORDINANCES.

PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK.
CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATIONS INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PROJECT CONDITIONS
REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY ROW / PROPERTY LINE WITH OWNER.
IF CONDITIONS DETRIMENTAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (IE. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT
LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS.
CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK.
ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL.
THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE, WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS.
ANY CHANGES TO THE LANDSCAPE PLAN MUST BE APPROVED BY THE TOWN OF FARRAGUT.

EROSION CONTROL AND SITE CLEANUP
PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHRUBS AND GROUNDCOVERS

PLANT MATERIAL
NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM.
GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE)
PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT, IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

SUBMITTALS
PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONERS PRIOR TO INSTALLATION.

PLANT INSPECTION
THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS
FERTILIZER, COMMERCIAL GRADE, 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURAL STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND MIXTURE.

TOPSOIL
1. FRIABLE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY.
2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
3. TAKEN FROM WELL-DRAINED SITE.
4. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN ONE INCH IN DIAMETER, PLANTS, WEEDS, AND ROOTS.
5. HAVING PH VALUE OF 5.6 MINIMUM AND 7.5 MAXIMUM.
6. CONTAINING 3 PERCENT MINIMUM ORGANIC MATTER.
7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH, ORGANIC MATTER AND PH VALUE

MULCHES
MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, SOD CARDS, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND LAWNS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ON YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL EXHIBIT UNIFORM TEXTURE COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING SOIL MIX:
3 PARTS TOPSOIL (LOAM) AND 1 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)
NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.
FERTILIZE AS PER MANUFACTURER'S SPECIFICATIONS.

PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS)
1. TILL SOIL TO A DEPTH OF 3 INCHES.
2. ADD MINIMUM OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.
3. EVENLY TILL TO DEPTH OF 6 INCHES.
4. RAKE TO LEVEL GRADE THEN ADD 2 INCHES PINE BARK MULCH PRIOR TO PLANTING.

PLANTING
REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS.
PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS.
ROOTS OF GROUNDCOVER TO BE PLANTED IN SOIL NOT MULCH TOP DRESSING.

MAINTENANCE
MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.

SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO LANDSCAPE ARCHITECT.

INSPECTION AND ACCEPTANCE
UPON COMPLETION OF PLANTING REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTING SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF FOLIAGE WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION PUNCH LIST ITEMS (EXCLUSIVE OF SEASON REPLACEMENT PLANTING) HAVE BEEN CORRECTED TO THE SATISFACTORY OF THE LANDSCAPE ARCHITECT.

GUARANTEE AND REPLACEMENT
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD

SOIL
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT. REPORT ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.
UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 12 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

LAWNS AND GRASSES

QUALITY ASSURANCE
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

PROJECT CONDITIONS
PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS.

FERTILIZER AND LIME
FERTILIZER WITH COMMERCIAL FERTILIZER, PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND REASON OF INSTALLATION.
LIME TO BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% CARBONATES. MINIMUM OF 30 % MAGNESIUM CARBONATES.

SEED
SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

SEED SOIL PREPARATION
1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.
2. ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
3. TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF CLODS.
4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEOUS MATERIAL.
5. APPLY TOPSOIL LAYER 8" SPECIFIED.
6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.
7. APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS
8. MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL

SEEDING AND MULCHING
APPLY SEED AT RATE SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS. EVENLY, BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL, AND ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 LBS.
IMMEDIATELY FOLLOWING ROLLING, APPLY MULCH SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1-1/2 INCH LOOSE MEASURE. MAINTAIN CLEAR OF TREES AND SHRUBS.
ON SEEDED SLOPES WHERE GRADE IS 3:1 OR GREATER, COVER WITH EROSION FABRIC.

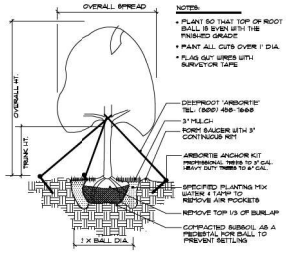
LAWN MAINTENANCE
MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.
IF SEEDED IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE, LAWN, FREE OF ERODED OR BARE AREAS.

LANDSCAPE REQUIREMENTS

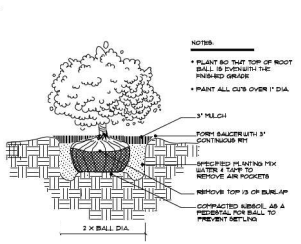
ITEM	REQUIRED	PROPOSED
REQUIRED TREES FOR 500 L.F. OF DETENTION BASIN	25 TREES	28 TREES
REQUIRED TREES FOR TREE REPLACEMENT	340 TREES	416 TREES

LANDSCAPE NOTES

1. SEED AS SHOWN ALL AREAS DISTURBED BY GRADING (TYP.) W/ KENTUCKY 31 FESCUE. SOD GRASS SEED UNIFORMLY IN TWO DIRECTIONS & PROTECT W/ STRAW TO A LOOSE DEPTH OF 1-1/2 MINIMUM.
2. PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO LANDSCAPE INSTALLATION, CONTRACTOR FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
3. SELECTION AND PLACEMENT OF PLANT MATERIALS WILL NOT CREATE VISIBILITY PROBLEMS FOR INGRESS / EGRESS OF SITE. COORDINATE PLACEMENT W/ TOWN STAFF.
4. STORM WATER DETENTION IS REQUIRED FOR THIS SITE. REQUIRED TO HAVE LANDSCAPE AS PER ORDINANCE.
5. BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
6. PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
7. PLANT MATERIAL, MULCH AND OTHER RELATED PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.



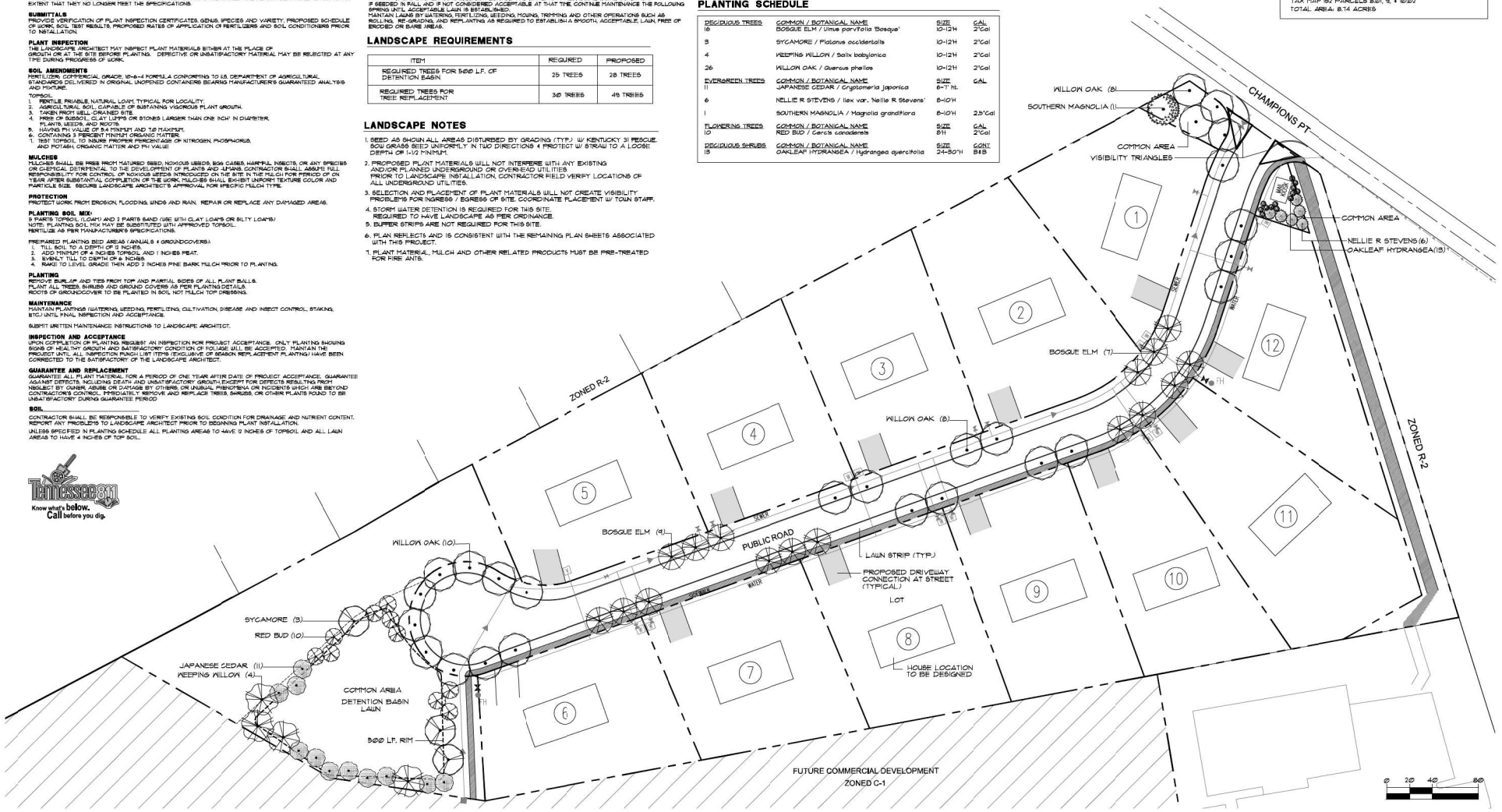
TREE PLANTING - GUY WIRES
SCALE: NOT TO SCALE



SHRUB PLANTING
SCALE: NOT TO SCALE

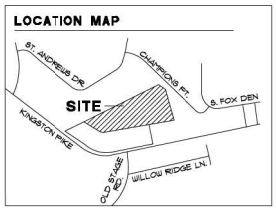
PLANTING SCHEDULE

DECIDUOUS TREES	COMMON / BOTANICAL NAME	SIZE	CAL
16	BOSQUE ELM / Ulmus parvifolia 'Bosque'	10-12'H	2"Cal
3	SYCAMORE / Platanus occidentalis	10-12'H	2"Cal
4	WEEPING WILLOW / Salix babylonica	10-12'H	2"Cal
26	WILLOW OAK / Quercus phellos	10-12'H	2"Cal
EVERGREEN TREES	**COMMON / BOTANICAL NAME**	**SIZE**	**CAL**
11	JAPANESE CEDAR / Cryptomeria japonica	6-7' Ht.	
6	NELLIE R STEVENS / Ilex var. 'Nellie R Stevens'	8-10'H	
1	SOUTHERN MAGNOLIA / Magnolia grandiflora	8-10'H	2.5"Cal
FLOWERING TREES	**COMMON / BOTANICAL NAME**	**SIZE**	**CAL**
10	RED BUD / Cercis canadensis	B+1	2"Cal
DECIDUOUS SHRUBS	**COMMON / BOTANICAL NAME**	**SIZE**	**CONT**
15	OAKLEAF HYDRANGEA / Hydrangea quercifolia	24-30"H	B+B



Tennessee811
Know what's below. Call before you dig.

LOCATION MAP



SITE DATA

OWNER / DEVELOPER:
SCHAAD PROPERTIES, LLC.
9611 MAJOR REYNOLDS PLACE
KNOXVILLE, TN. 37919
PHONE: (865) 637-2674
ZONE: R-2
TAX MAP 152 PARCELS 8.01, 9, & 10.02
TOTAL AREA: 8.74 ACRES

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE - LAND PLANNING
299 N. WEISGARBER RD. SUITE 101 KNOXVILLE, TN. 37919
(865) 588-1931

Landscape Plan - Detention Basin & Common Areas

WESTERLY SUBDIVISION
Knoxville, Tennessee

JOB NO.	22202BA
DRAWN:	MAV/RJM
DATE:	JUNE 6, 2022
REVISIONS:	NONE

L-1

MEETING DATE: August 18, 2022 **AGENDA ITEM #6**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for the Concord Road Substation, a portion of Parcel 03701, Tax Map 153, 1053 Concord Road, 3.66 Acres, Zoned A (LCUB, Applicant)

INTRODUCTION AND BACKGROUND: At last month's Planning Commission meeting, an item on the agenda involved proposed upgrades to the Lenoir City Utilities Board (LCUB) overhead transmission line along Turkey Creek Road from Virtue Road to the substation that is being proposed at this time. The substation is situated on the First Utility District (FUD) wastewater treatment facility site. LCUB will be leasing a portion of this property and is proposing to access the shared access easement that extends along the north side of the FUD property. In addition to providing access for FUD, this easement also provides a secondary access to the Avenir Memory Care facility and access to a macro telecommunications tower to the west of Avenir.

DISCUSSION: The area that is being leased by LCUB is 3.66 acres and is currently a dense stand of intermediate sized pine trees. The work associated with the substation would result in the removal of approximately 2.7 acres of tree cover. The remaining portion of the lease area to the south would not be disturbed at this time. Initial staff comments involved mostly whether some of the pine tree cover abutting Concord Road could be preserved to help buffer the substation from Concord Road. Due to grading needed for the project and a concern that this may de-stabilize trees that may be retained along Concord Road, the applicant is requesting to replant the affected frontage with new plant material that fit better with the project and eventually provide a more diverse looking buffer along Concord Road. A landscape plan will be submitted soon for the Visual Resources Review Board consideration.

A second discussion comment from staff was regarding the appearance of the substation (since this is a gateway area for the Town) and size and materials that may be used for a screen wall along the visible frontages of the substation. Staff has suggested that something like the brick screen wall and landscaping at the LCUB substation off Westland Drive (9461 Westland Drive) across from Mourfield Road should be explored, particularly along Concord Road and the access easement leading into the substation. The west elevation that would face the wastewater treatment facility could likely be screened with a lesser quality material. On the south end of the substation, tree cover would remain for now, but this may be expanded into at some point in the future and would have to be considered from that perspective in terms of what may be used on this elevation.

RECOMMENDATION: Included in the packet is the revised site plan and staff comments on the initial site plan. Staff will make a recommendation at the meeting based on whether the comments have been satisfactorily addressed.

LCUB Concord Road Substation Site Plan Initial Staff Comments.pdf Markup Summary

Callout (3)

Subject: Callout
Page Label: [4] 3 GRADING PLAN
Author: Lori Saal
Date: 7/25/2022 10:25:44 AM
Status:
Color:
Layer:
Space:

Please submit Operation and Maintenance Plan for proposed bioretention area. A template is provided at townoffarragut.org/stormwater
(Click "For Developers and Builders", then scroll to bottom.)

Subject: Callout
Page Label: [7] 6 E&S DETAILS
Author: Lori Saal
Date: 7/25/2022 9:51:04 AM
Status:
Color:
Layer:
Space:

Ok as long as temporary measures are replaced/installed at the end of each day

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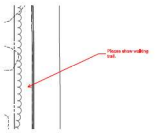
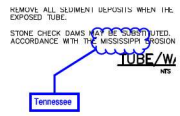


Subject: Callout
Page Label: [2] 1 EXISTING CONDITIONS
Author: mshipley
Date: 7/27/2022 9:09:21 AM
Status:
Color:
Layer:
Space:

Please show walking trail.

Cloud+ (2)



Subject: Cloud+
Page Label: [7] 6 E&S DETAILS
Author: Lori Saal
Date: 7/25/2022 9:46:21 AM
Status:
Color:
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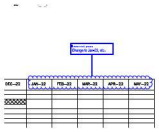
Tennessee



Subject: Cloud+
Page Label: [7] 6 E&S DETAILS
Author: Lori Saal
Date: 7/25/2022 9:51:53 AM
Status:
Color:
Layer:
Space:

Incorrect year.
Change to Jan-23, etc.

Text Box (9)

Subject: Text Box
Page Label: [5] 4 E&S INITIAL PHASE
Author: Lori Saal
Date: 7/25/2022 10:04:10 AM
Status:
Color:
Layer:
Space:

How will the limits of disturbance be marked in the field?

Subject: Text Box
Page Label: [5] 4 E&S INITIAL PHASE
Author: Lori Saal
Date: 7/25/2022 9:37:04 AM
Status:
Color:
Layer:
Space:

Adjust silt fencing placement to be on contour using j-hooks if necessary. Current placement of some silt fencing is likely to lead to undesirable erosion along the fence line.

Subject: Text Box
Page Label: [1] 0 COVER
Author: mshipley
Date: 7/26/2022 1:58:00 PM
Status:
Color:
Layer:
Space:

Please provide a tree preservation/removal plan in accordance with the Tree Protection Ordinance.

Subject: Text Box
Page Label: [3] 2 SITE PLAN
Author: mshipley
Date: 7/26/2022 2:16:32 PM
Status:
Color:
Layer:
Space:

Please show the walking trail along Concord Road.

Subject: Text Box
Page Label: [11] 10 LANDSCAPE PLAN
Author: mshipley
Date: 7/26/2022 2:31:39 PM
Status:
Color:
Layer:
Space:

This is not a landscape plan. Please explore ways to save some trees along Concord Road to help buffer around the site.

Subject: Text Box
Page Label: [11] 10 LANDSCAPE PLAN
Author: mshipley
Date: 7/26/2022 2:33:23 PM
Status:
Color:
Layer:
Space:

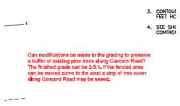
Please provide details on wall material, color, height, etc.

Subject: Text Box
Page Label: [11] 10 LANDSCAPE PLAN
Author: mshipley
Date: 7/26/2022 2:35:34 PM
Status:
Color:
Layer:
Space:

In discussion, staff mentioned to try to emulate the wall that was constructed around the substation along Westland Drive near Emory Church Road. Please provide details of the wall appearance for the Planning Commission. If a buffer of pine trees can be saved along Concord Road this will help buffer the project from view as well.

Subject: Text Box
Page Label: [11] 10 LANDSCAPE PLAN
Author: Dsmith
Date: 7/27/2022 2:42:16 PM
Status:
Color:
Layer:
Space:

Please provide Erosion Control LOC for $18,000. Contact Mark Shipley for verbiage.



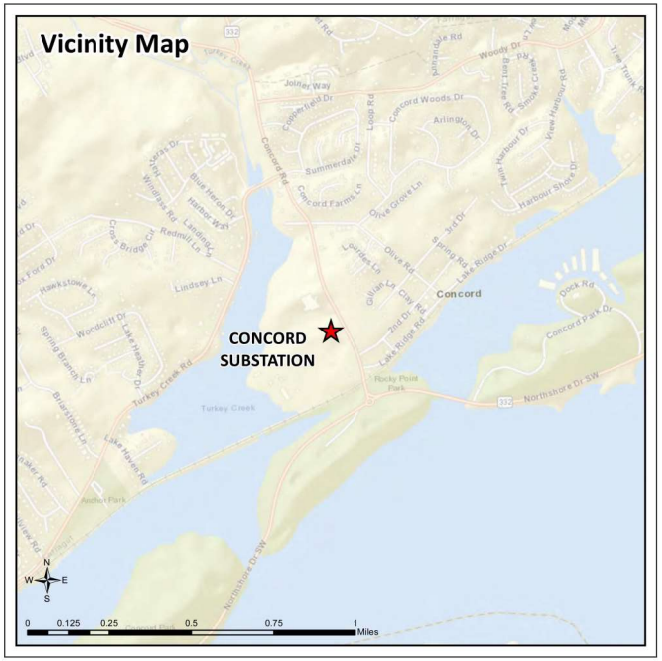
Subject: Text Box
Page Label: [4] 3 GRADING PLAN
Author: mshipley
Date: 7/27/2022 9:16:07 AM
Status:
Color:
Layer:
Space:

Can modifications be made to the grading to preserve a buffer of existing pine trees along Concord Road? The finished grade can be 2.5:1. if the fenced area can be moved some to the west a strip of tree cover along Concord Road may be saved.

LENOIR CITY UTILITIES BOARD

CONCORD ROAD SUBSTATION

SITE LOCATION: FARRAGUT, TENNESSEE



VICINITY MAP

NTS

SHEET INDEX:

TNLCUBCR800	COVER SHEET
TNLCUBCR801	EXISTING CONDITIONS PLAN
TNLCUBCR802	SITE PLAN
TNLCUBCR803	GRADING PLAN
TNLCUBCR804	EROSION PREVENTION & SEDIMENT CONTROL PLAN INITIAL PHASE
TNLCUBCR805	EROSION PREVENTION & SEDIMENT CONTROL PLAN FINAL PHASE
TNLCUBCR806	EROSION PREVENTION & SEDIMENT CONTROL PLAN DETAILS
TNLCUBCR807	EROSION PREVENTION & SEDIMENT CONTROL PLAN DETAILS
TNLCUBCR808	EROSION PREVENTION & SEDIMENT CONTROL PLAN DETAILS & SITE RUNOFF CALCULATIONS
TNLCUBCR809	CONSTRUCTION NOTES & DETAILS
TNLCUBCR810	LANDSCAPE PLAN
TNLCUBCR811	FENCE PLAN
TNLCUBCR812	FENCE DETAILS

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TENNESSEE LAW REQUIRES CONTRACTORS TO CONTACT TENNESSEE 811 AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING EXCAVATION ACTIVITIES. CALL 811. WWW.TENN811.COM

OWNER

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(865) 988-0727

DESIGN ENGINEER

ZACHARY WAHL
PATTERSON & DEWAR ENGINEERS
850 CENTER WAY
NORCROSS, GA 30071
(770) 453-1410

24-HOUR CONTACT:

JEREMY WALDEN
LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
MOBILE: (865) 206-3880
JWALDEN@LCUB.COM

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

NO.	DATE	REVISION	BY

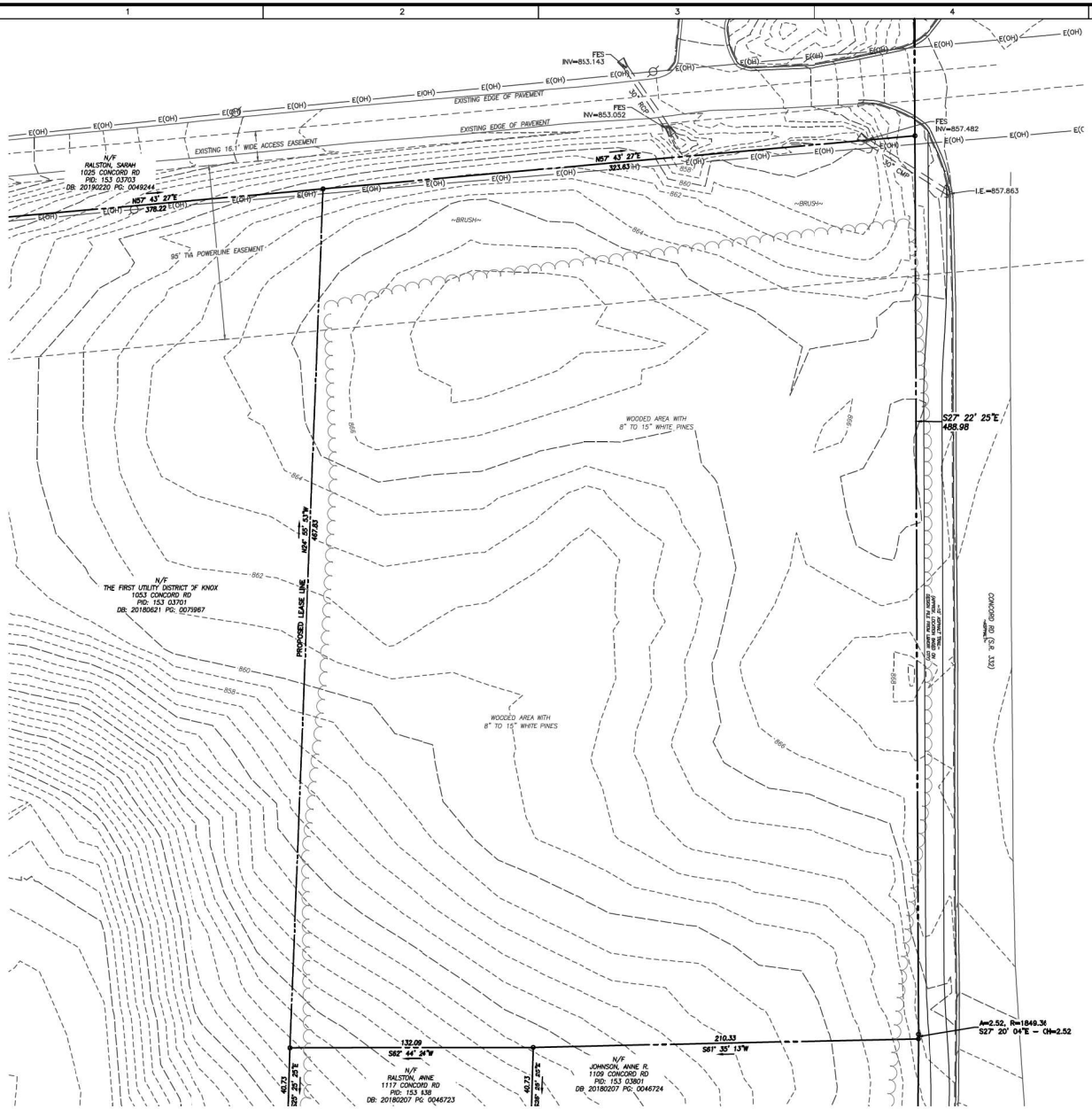
Designed By: G. STOVALL | Drawn By: G. STOVALL | Checked By: Z. WAHL

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

COVER SHEET

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE NTS
DRAWING NO. TNLCUBCR800
REV. 0



NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION AND ELEVATIONS OF CONTROL POINTS SHOWN ON THIS DRAWING ARE BASED ON TOPOGRAPHIC SURVEY PERFORMED BY PATTERSON AND DEWAR ENGINEERS, INC., ON JULY 11, 2022.
2. THIS PROPERTY CONTAINS NO SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP – KNOX COUNTY, TENNESSEE – PANEL NO. 47093C0357G, DATED AUGUST 5, 2013.
3. DRAWING UTILIZES NAD83 TENNESSEE STATE PLANE COORDINATES IN U.S. FEET.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
E(OH)	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF CONCRETE
860	EXISTING MAJOR CONTOUR
862	EXISTING MINOR CONTOUR
E(OH)	EXISTING OVERHEAD ELECTRICAL LINE
T(OH)	EXISTING OVERHEAD TELEPHONE LINE
	EXISTING EDGE OF GRAVEL
	PROPOSED EDGE OF GRAVEL
	EXISTING CULVERT
X	PROPOSED FENCE
	EXISTING CHAIN LINK FENCE
X	EXISTING WOODEN FENCE
W	EXISTING WATER LINE
	EXISTING TREE LINE
	EXISTING HEADWALL
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	CONTROL POINT
IPF	IRON PIN FOUND
IPS	IRON PIN SET
HW	HEADWALL
RB	REBAR
TP	TELEPHONE POLE
PP	POWER POLE
EW	END WALL
I.E.	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE
PPE	PROJECTING PIPE END
CMP	CORRUGATED METAL PIPE

VICINITY MAP
NTS

OWNER

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(865) 988-0727

24-HOUR CONTACT:

JEREMY WALDEN
LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
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JWALDEN@LCUB.COM

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TENNESSEE LAW REQUIRES CONTRACTORS TO CONTACT TENNESSEE 811 AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING EXCAVATION ACTIVITIES. CALL 811. WWW.TENN811.COM

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

No.	DATE	REVISION	BY

Designed By: G. STOVALL | Drawn By: G. STOVALL | Checked By: Z. WHITE

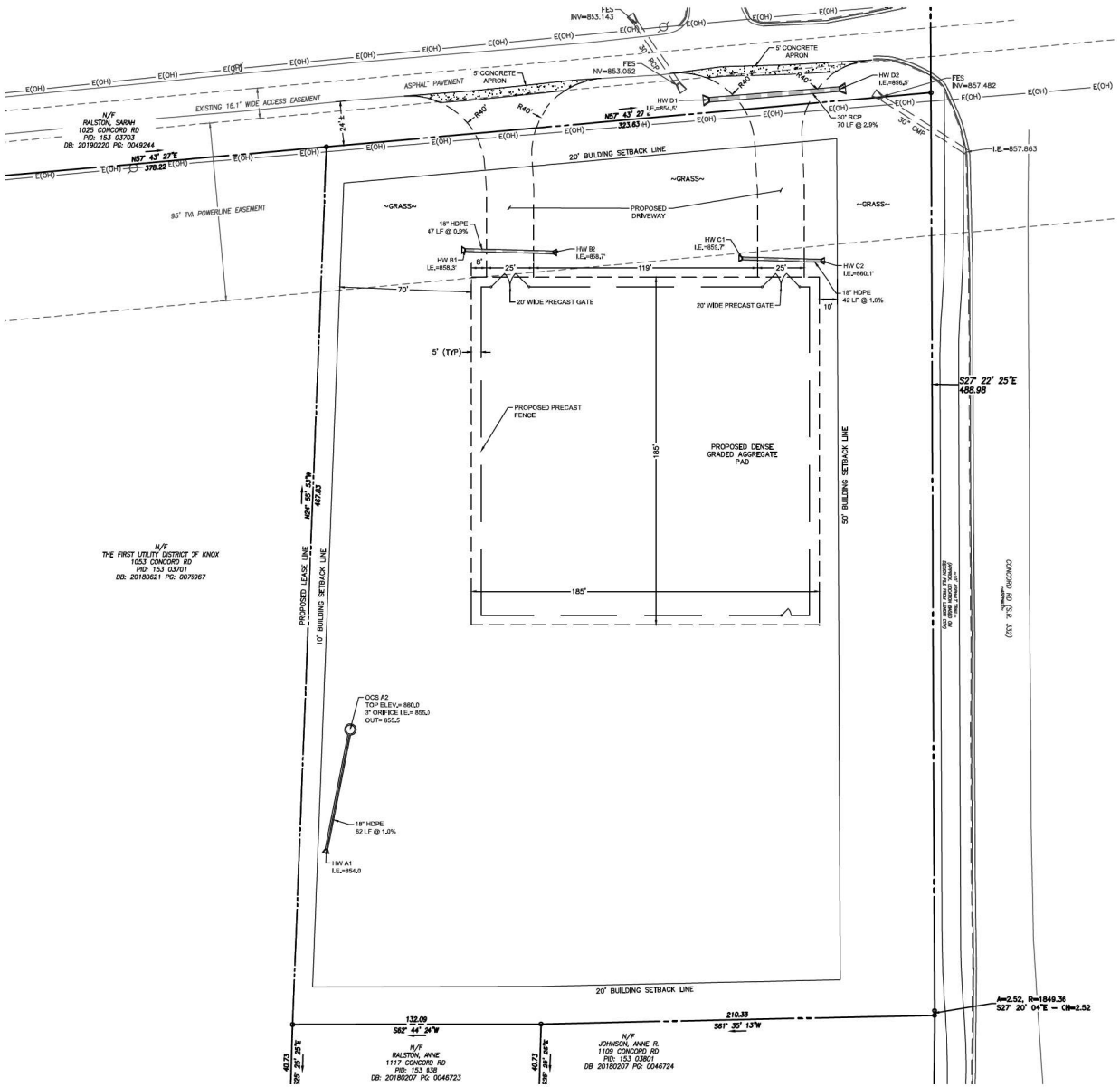
LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

EXISTING CONDITIONS

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE 1" = 30'
DRAWING NO. TNLCUBCR801
REV. 1

Drawing File: U:\TN\TN LENOIR CITY\LUBS\7264 CONCORD RD\CAD\CIVIL\TNLCUBCR801.DWG
Plotted by: TSTEWART
Plot Date: Mon, 8 Aug 2022
Time: 10:48:16 am
Xrefs: TNLCUBCR801-BASE.dwg, TNLCUBCR801-GRADING.dwg
Images:



NOTES

1. PER TENNESSEE LAW THE CONTRACTOR SHALL CONTACT THE TENNESSEE ONE-CALL SYSTEM (TENNESSEE 811) THREE DAYS PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND ENSURING THEY WILL NOT BE DAMAGED.
3. SEE DRAWINGS TNLCUBCR811 & TNLCUBCR812 FOR FENCE PLAN AND DETAILS.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS FOR RELOCATION OF EXISTING UTILITY POLES AND/OR TEMPORARY GUYING OR SUPPORT OF IMPACTED UTILITY POLES DURING CONSTRUCTION.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE (BASED ON TOPOGRAPHIC SURVEY FROM PATTERSON & DEWAR ENGINEERS). THE CONTRACTOR SHALL VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO BEGINNING WORK

TENNESSEE GRID NORTH

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF CONCRETE
E(OH)	EXISTING OVERHEAD ELECTRICAL LINE
T(OH) T(OH)	EXISTING OVERHEAD TELEPHONE LINE
	EXISTING EDGE OF GRAVEL
	PROPOSED EDGE OF GRAVEL
	EXISTING CULVERT
	PROPOSED CULVERT
	PROPOSED PRECAST WALL
	EXISTING CHAIN LINK FENCE
X X	EXISTING WOODEN FENCE
W	EXISTING WATER LINE
	PROPOSED HW
	EXISTING FES
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	BENCHMARK
IPF	IRON PIN FOUND
IPS	IRON PIN SET
HW	HEADWALL
RB	REBAR
TP	TELEPHONE POLE
PP	POWER POLE
EW	END WALL
I.E.	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE
PPE	PROJECTING PIPE END
CMP	CORRUGATED METAL PIPE

OWNER

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LENOIR CITY, TN 37771
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24-HOUR CONTACT:

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

No.	DATE	REVISION	BY

Designed By: G. STOVALL
Drawn By: G. STOVALL
Checked By: Z. WHITE

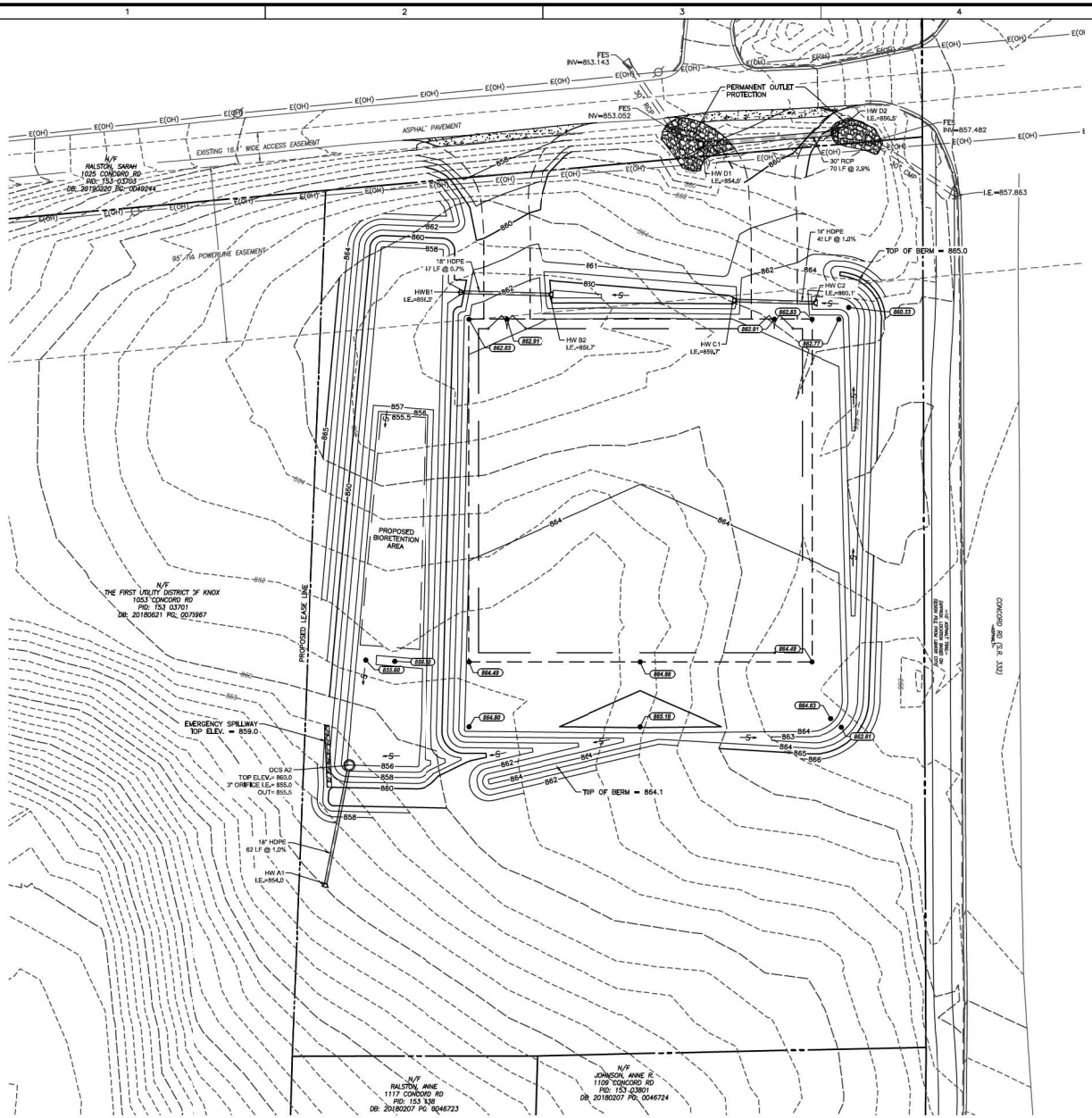
LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

SITE PLAN

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE 1" = 30'
DRAWING NO. TNLCUBCR802
REV. 0

Drawing File: U:\TNLCUBCR\2064 CONCORD ROAD\CAD\TNLCUBCR802.DWG
Modified by: TURNBAUGH
Date: Mon, 8 Aug 2022
Time: 10:48:25 am
Plotted by: TURNBAUGH



NOTES

1. **FINISHED GRADE ELEVATIONS SHOWN REPRESENT THE PROPOSED SUBGRADE ELEVATION (WHERE STONE IS PROPOSED, IT IS THE BOTTOM OF THE STONE).**
2. SEE SHEET TN09WT807 FOR PERMANENT ROCK FILTER DAM DETAIL.
3. CONTOURS ARE AT 2 FOOT INTERVALS. MAXIMUM SIDE SLOPES ARE 3 FEET HORIZONTAL TO ONE FOOT VERTICAL UNLESS OTHERWISE NOTED.
4. SEE SHEETS TNLCUBCR806–TNLCUBCR807 FOR EROSION AND SEDIMENT CONTROLS.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF CONCRETE
- 860 EXISTING MAJOR CONTOUR
- 862 EXISTING MINOR CONTOUR
- 860 PROPOSED MAJOR CONTOUR
- 862 PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- E(OH) EXISTING OVERHEAD ELECTRICAL LINE
- T(OH) EXISTING OVERHEAD TELEPHONE LINE
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING CULVERT
- PROPOSED CULVERT
- PROPOSED PRECAST WALL
- EXISTING CHAIN LINK FENCE
- X X EXISTING WOODEN FENCE
- W EXISTING WATER LINE
- PROPOSED HW
- EXISTING FES
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- BENCHMARK
- 865.00 PROPOSED SPOT ELEVATION
- IPF IRON PIN FOUND
- HW HEADWALL
- EW ENDWALL
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- CMP CORRUGATED METAL PIPE
- I.E. INVERT ELEVATION
- PP POWER POLE

SEE SHEETS TNLCUBCR808–TNLCUBCR809 FOR GENERAL NOTES AND DETAILS.

DISTURBED AREA = 2.6 AC ±
INCLUDES CONSTRUCTION STAGING AREA AND CONCRETE WASHOUT

OWNER

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

NO.	DATE	REVISION	BY

Designed By: G. STOVALL | Drawn By: G. STOVALL | Checked By: Z. WHITE

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

GRADING & DRAINAGE PLAN

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE 1" = 30'
DRAWING NO. TNLCUBCR803
REV. 0

Drawing File: U:\TN\TN LENOIR CITY\LUBS\7264 CONCORD RD\CAD\CIVIL\TNLCUBCR803.DWG
Modified by: TSTEWART
Date: Mon, 8 Aug 2022
Time: 10:48:33 am
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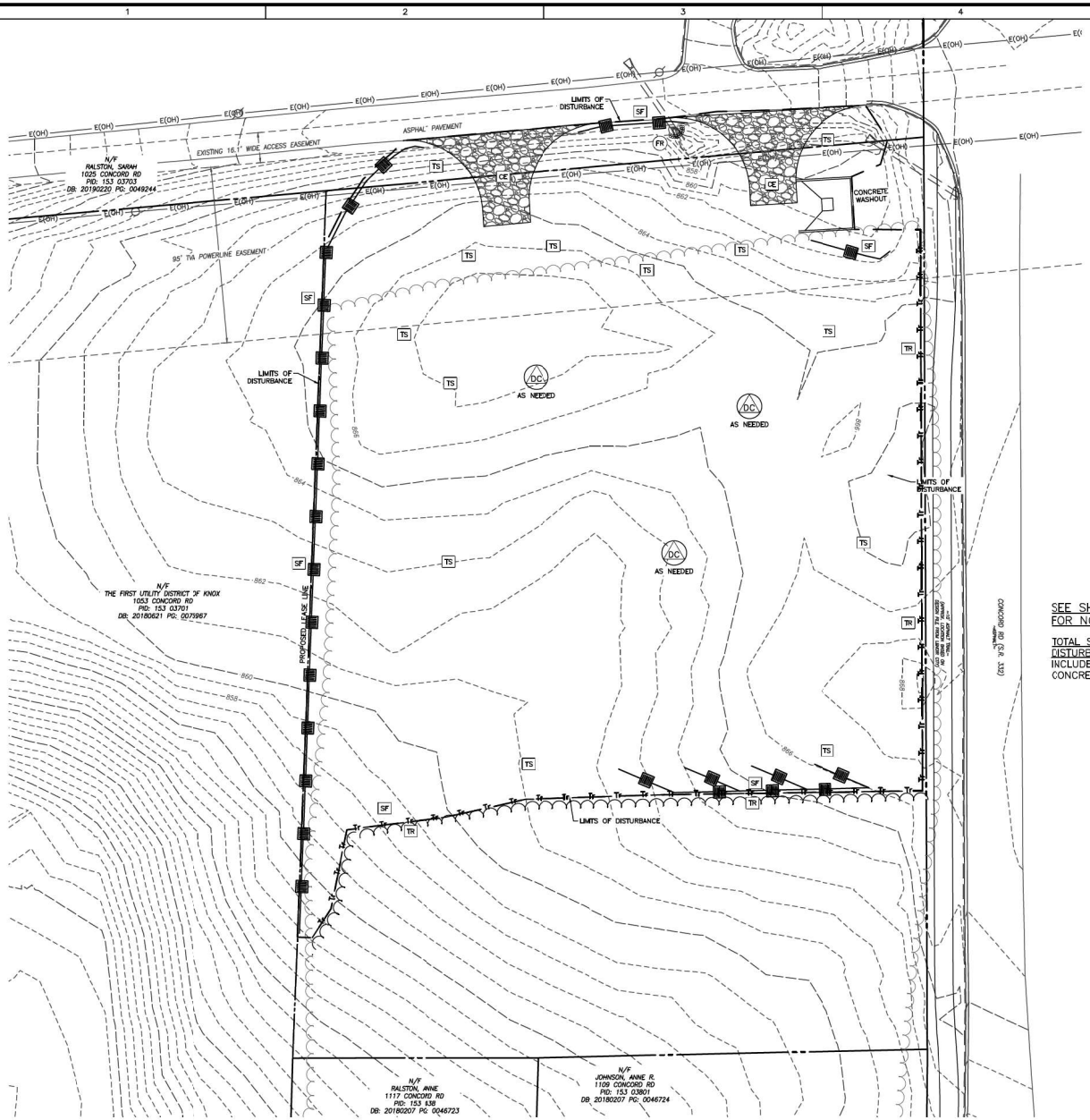

SEE SHEETS TNLCUBCR806-TNLCUBCR808 FOR NOTES AND DETAILS.

TOTAL SITE AREA = 3.66 AC
DISTURBED AREA = 2.6 AC ±
INCLUDES CONSTRUCTION STAGING AREAS AND CONCRETE WASHOUT

NOTES

1. CONSTRUCTION EXIT, PERIMETER SILT FENCE, AND ROCK FILTER DAMS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH AND MAINTAIN EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED DURING CONSTRUCTION. THE LOCATION OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN A FUNCTIONING SYSTEM AT ALL TIMES. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL AND CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TDEC "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK".
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
4. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES MUST BE INSPECTED DAILY.
5. ALL DISTURBED AREAS WITHOUT ROCK OR PAVEMENT SHALL BE GRASSED AT THE COMPLETION OF THE PROJECT.
6. THE ESCAPE OF SEDIMENT FROM THE SITE MUST BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
8. SURFACE ROUGHENING – SLOPES MUST BE ROUGHENED WITH HORIZONTAL GROOVES RUNNING ACROSS THE SLOPE, STAIR STEPPING, OR TRACKING WITH CONSTRUCTION EQUIPMENT.
9. NO TEMPORARY SEEDING SHALL BE APPLIED TO PROPOSED PAD AREA AT ANY STAGE OF CONSTRUCTION.

TENNESSEE GRID NORTH

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF CONCRETE
- 860 EXISTING MAJOR CONTOUR
- 862 EXISTING MINOR CONTOUR
- LIMITS OF DISTURBANCE
- E(OH) EXISTING OVERHEAD ELECTRICAL LINE
- T(OH) T(OH) EXISTING OVERHEAD TELEPHONE LINE
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING CULVERT
- EXISTING CHAIN LINK FENCE
- X X EXISTING WOODEN FENCE
- W EXISTING WATER LINE
- SF SILT FENCE
- EXIST. EXISTING
- PROP. PROPOSED
- INV. EL. INVERT ELEVATION
- Ø EXISTING UTILITY POLE
- GUY WIRE ANCHOR
- DC DUST CONTROL
- FR FILTER RING
- WATTLE
- CE CONSTRUCTION EXIT
- TS TEMPORARY SEEDING
- RD TEMPORARY ROCK DAM

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TENNESSEE LAW REQUIRES CONTRACTORS TO CONTACT TENNESSEE 811 AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING EXCAVATION ACTIVITIES. CALL 811. WWW.TENN811.COM

OWNER

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(865) 988-0727

24-HOUR CONTACT:

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LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
MOBILE: (865) 206-3880
JWALDEN@LCUB.COM

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

No.	DATE	REVISION	BY

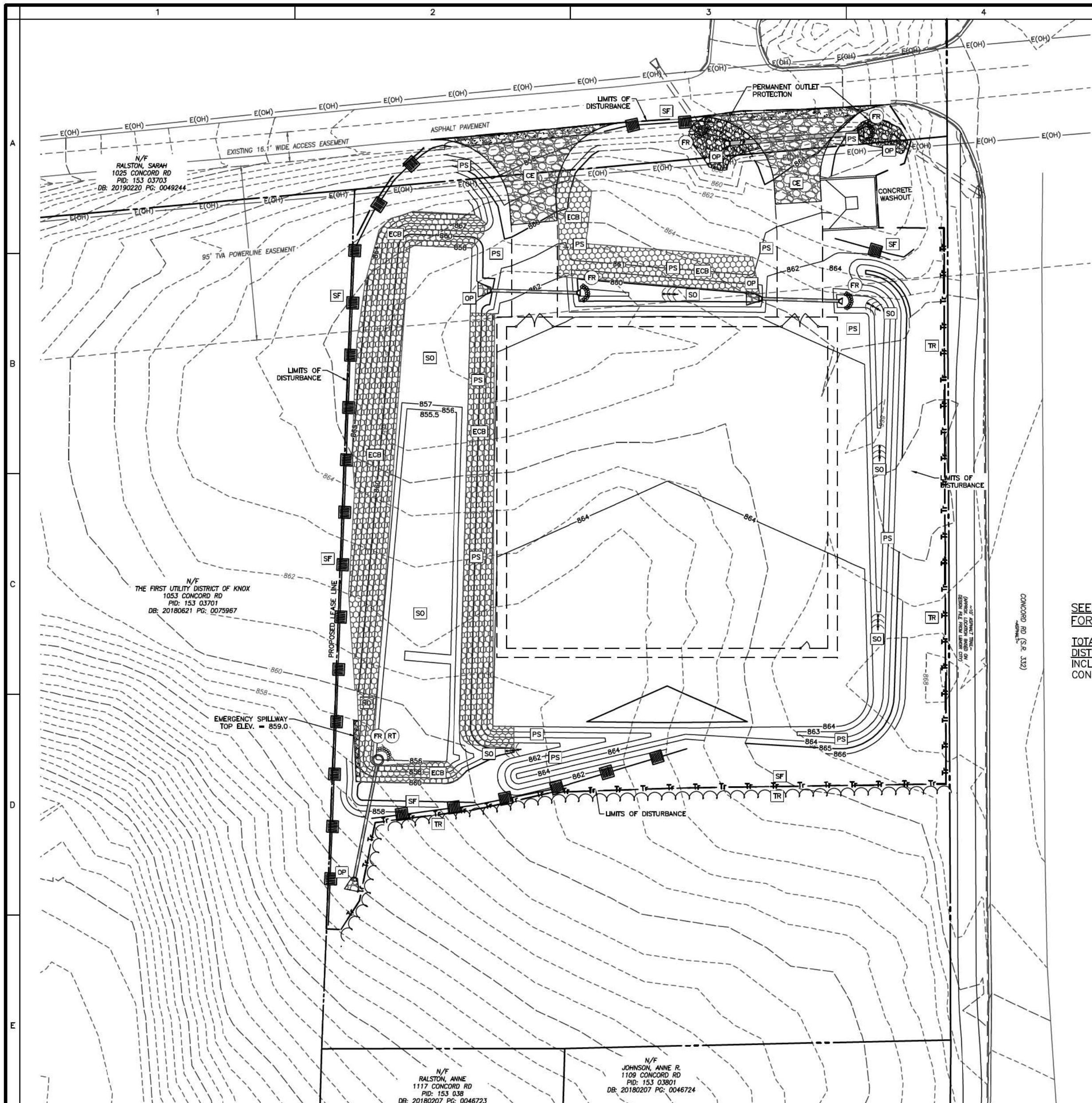
Designed By: G. STOVALL | Drawn By: G. STOVALL | Checked By: Z. WAHL

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE
EROSION PREVENTION & SEDIMENT CONTROL PLAN
INITIAL PHASE

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE 1" = 30'
DRAWING NO. TNLCUBCR804
REV. 0

Drawing File: U:\TNLCUBCR804.dwg | Modified by: TUTBURY | Date: Mon, 8 Aug 2022 - Time: 11:25:53 am | Plotted by: TUTBURY | Date: Mon, 8 Aug 2022 - Time: 11:25:53 am | Images:



SEE SHEETS TNLCUBCR806–TNLCUBCR808 FOR NOTES AND DETAILS.

TOTAL SITE AREA = 3.66 AC
DISTURBED AREA = 2.6 AC ±
INCLUDES CONSTRUCTION STAGING AREAS AND CONCRETE WASHOUT

NOTES

1. **FINISHED GRADE REPRESENTS THE PROPOSED TOP OF SOIL / BOTTOM OF GRAVEL WITHIN THE SUBSTATION PAD AND DRIVEWAYS.**
2. CONSTRUCTION EXIT, PERIMETER SILT FENCE, AND ROCK FILTER DAMS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH AND MAINTAIN EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED DURING CONSTRUCTION. THE LOCATION OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN A FUNCTIONING SYSTEM AT ALL TIMES. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL AND CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TDEC "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK".
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
5. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES MUST BE INSPECTED DAILY.
6. ALL DISTURBED AREAS WITHOUT ROCK OR PAVEMENT SHALL BE GRASSED AT THE COMPLETION OF THE PROJECT.
7. THE ESCAPE OF SEDIMENT FROM THE SITE MUST BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
8. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
9. SURFACE ROUGHENING – SLOPES MUST BE ROUGHENED WITH HORIZONTAL GROOVES RUNNING ACROSS THE SLOPE, STAIR STEPPING, OR TRACKING WITH CONSTRUCTION EQUIPMENT.
10. THE LIMITS OF DISTURBANCE IS THE EXTENTS OF CLEARING, GRUBBING & GRADING.

LEGEND

Symbol	Description
	ADJACENT PROPERTY LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	APPROX. CENTERLINE
	EXISTING EDGE OF PAVEMENT
T(OH) T(OH)	EXISTING OVERHEAD TELEPHONE LINE
W	EXISTING WATER LINE
	PROPOSED EDGE OF CONCRETE
	EXISTING EDGE OF BUILDING
	EXISTING STORM DRAIN PIPE
860	EXISTING MAJOR CONTOUR
862	EXISTING MINOR CONTOUR
860	PROPOSED MAJOR CONTOUR
862	PROPOSED MINOR CONTOUR
E(OH)	EXISTING OVERHEAD ELECTRICAL LINE
	LIMITS OF DISTURBANCE
SF	SILT FENCE
EXIST.	EXISTING
PROP.	PROPOSED
INV. EL.	INVERT ELEVATION
Ø	EXISTING UTILITY POLE
∋	GUY WIRE ANCHOR
DC	DUST CONTROL
PS	PERMANENT SEEDING
FR	FILTER RING
RT	RETROFIT
	WATTLE
CE	CONSTRUCTION EXIT
RD PERMANENT	PERMANENT ROCK DAM
ECB	EROSION CONTROL BLANKET

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GRAPHIC SCALE
30 0 15 30 60 120
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1 inch = 30 ft.

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Designed By: G. STOVALL
Drawn By: G. STOVALL
Checked By: Z. WAHL

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

EROSION PREVENTION & SEDIMENT CONTROL PLAN
FINAL PHASE

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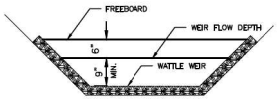
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE 1" = 30'
DRAWING NO. TNLCUBCR805
REV. 0

Drawing File: U:\TN\TN LENOIR CITY\SUBS\7264 CONCORD RD\CAD\CIVIL\TNLCUBCR805.DWG
Plotted by: TSTEWART Date: Mon, 8 Aug 2022 Time: 11:26:05 am
Xrefs: : .\TNLCUBCR–EXIST.dwg ; .\TNLCUBCR–GRADE.dwg ; .\TNLCUBCR–SITE.dwg ; .\TNLCUBCR–EPSC.dwg
Images:

WIND EROSION AND DUST CONTROL MAY BE NECESSARY IF WIND IS TRANSPORTING SOIL WITHIN OR OFF-SITE. WIND EROSION CONTROL FUNCTIONS TO STABILIZE THE SOIL SURFACE REDUCING THE POTENTIAL FOR WIND EROSION. WIND EROSION CONTROL CONSISTS OF APPLYING WATER AND/OR OTHER DUST PALLIATIVES AS NECESSARY TO PREVENT OR ALLEVIATE EROSION BY THE FORCES OF WIND. COVERING OF SMALL STOCKPILES OR AREAS IS AN ALTERNATIVE TO APPLYING WATER OR OTHER DUST PALLIATIVES. ANY PALLIATIVES TO BE USED MUST BE APPROVED BY THE SWPPP PREPARER AND THE RESPECTIVE ISSUING AUTHORITY PRIOR TO USE. IF NEEDED, A SOIL TACKIFIER CAN BE APPLIED TO CONTROL WIND EROSION. EVERY DISTURBED AREA SHOULD BE INSPECTED FOR OBVIOUS SIGNS OF WIND EROSION AND BMP'S IMPLEMENTED, IF NEEDED. AREAS WITH WIND EROSION CONTROLS IN PLACE SHOULD BE INSPECTED FOR STRUCTURAL INTEGRITY AND COVERAGE, AND REPAIRED OR REPLACED AS APPROPRIATE.

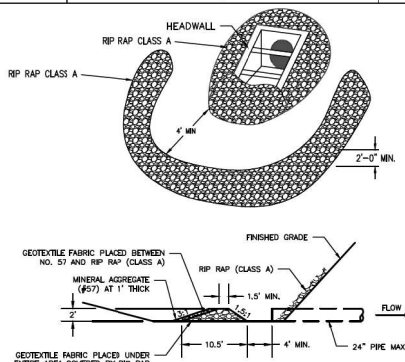
DC DUST CONTROL
NTS



NOTES:

1. TUBES/WATTLES WILL BE 12" DIAMETER (MIN.).
2. INSTALL TUBES/WATTLES BY LAYING THEM FLAT ON THE GROUND. INSTALL STAKES AT SPACINGS PER THE MANUFACTURER'S RECOMMENDATION. STAKES SHOULD BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TUBES/WATTLES. INSTALL TUBES SO NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE TUBE.
3. INSPECT TUBES/WATTLES AFTER INSTALLATION FOR GAPS UNDER THE TUBES AND FOR GAPS BETWEEN THE JOINTS OF ADJACENT ENDS OF TUBES. ENSURE STAKES ARE ON THE DOWNSTREAM SIDE.
4. REMOVE ALL SEDIMENT DEPOSITS WHEN THE SEDIMENT REACHES 1/3 THE HEIGHT OF THE EXPOSED TUBE.
5. STONE CHECK DAMS MAY BE SUBSTITUTED. STONE CHECK DAMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL MANUAL.

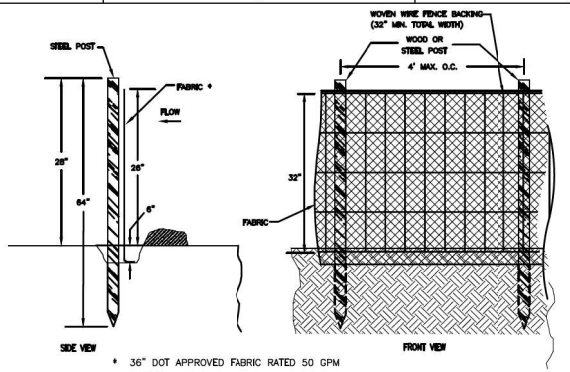
TUBE/WATTLE
NTS



NOTES:

1. SURROUND ALL SIDES OF STRUCTURE RECEIVING RUNOFF FROM DISTURBED AREAS. PLACE FILTER RING A MINIMUM OF 4 FEET FROM STRUCTURE RECEIVING RUNOFF. CONSTRUCT RING SO THAT IT DOES NOT CAUSE FLOODING OR DAMAGE TO ADJACENT AREAS.
2. CONSTRUCT FILTER RING WITH CLASS A (CLEAN FROM FINES) RIP RAP WITH STONE SIZES FROM 2 TO 15 INCHES. FOR ADDED SEDIMENT FILTERING CAPABILITIES, THE UPSTREAM SIDE OF THE RIP RAP CAN BE FACED WITH SMALLER COARSE AGGREGATE, SUCH AS #57 STONE (CLEAN OF FINES) WITH A MINIMUM STONE SIZE OF 3/4 INCH.
3. USE A GEOTEXTILE AS A SEPARATOR BETWEEN THE GRADED STONE AND SOIL BASE AND ABUTMENTS. GEOTEXTILES SHOULD BE SET INTO THE SUBGRADE SOILS. THE GEOTEXTILE SHOULD BE PLACED IMMEDIATELY ADJACENT TO THE SUBGRADE WITHOUT ANY VOIDS AND EXTEND TO BENEATH THE INLET TO PREVENT SCOUR WITHIN THE FILTER RING.
4. INSTALL CLASS 1 RIP RAP IN SEMI-CIRCLE OR RING AROUND THE INLET. THE STONE SHOULD BE BUILT UP HIGHER ON EACH END WHERE IT TIES INTO THE EMBANKMENT. THE MINIMUM CREST WIDTH OF THE RIP RAP SHOULD BE 1.5 FEET, WITH A MINIMUM BOTTOM WIDTH OF 1' FEET. THE MINIMUM HEIGHT SHOULD BE 2 FEET.
5. A 1 FOOT THICK LAYER OF NO. 57 STONE SHOULD BE PLACED ON THE OUTSIDE SLOPE OF THE RIP RAP. THE SEDIMENT STORAGE AREA SHOULD BE EXCAVATED AROUND THE OUTSIDE OF THE FILTER RING 12 INCHES BELOW NATURAL GRADE.
6. WHEN THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, FILL DEPRESSION AND ESTABLISH FINAL GRADE ELEVATIONS, COMPACT THE AREA PROPERLY, AND STABILIZE WITH GROUND COVER.
7. THE FILTER RING MUST BE KEPT CLEAR OF TRASH AND DEBRIS. SEDIMENT SHOULD BE REMOVED WHEN THE LEVEL REACHES ONE HALF THE HEIGHT OF THE FILTER RING. REMOVE FILTER RING WHEN FINAL STABILIZATION IS REACHED.

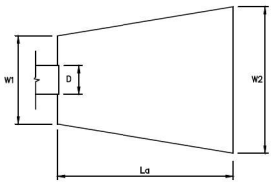
FILTER RING (Fr)
NTS



* 36" DOT APPROVED FABRIC RATED 50 GPM

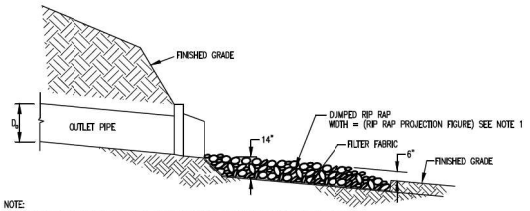
NOTES:
1) DIG 6" DEEP TRENCH.
2) PLACE SILT FENCE WITH POST 36" DEEP IN GROUND.
3) BACKFILL AND TAMP LOOSE SOIL.

SILT FENCE WIRE BACKED SEDIMENT BARRIER (SF)
NTS



CONSTRUCTION SPECIFICATIONS

ALL OPEN SWALES MUST BE GRASSED, AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. THE PLACEMENT OF RIPRAP AT THE DOWNSTREAM HEADWALLS SHALL BE PLACED IMMEDIATELY UPON INSTALLATION OF PIPES AND DRAINAGE DITCHES.



NOTE:
1. MINIMUM STONE SIZE 50 LBS, 6 INCH DIAMETER. MAXIMUM STONE SIZE IS 9 INCHES.

OUTLET PROTECTION (OP)
NTS

ACTIVITY SCHEDULE

ACTIVITY	SEP-22	OCT-22	NOV-22	DEC-22	JAN-23	FEB-23	MAR-23	APR-23	MAY-23
INITIAL PERIMETER CONTROL PHASE									
INSTALLATION OF CONSTRUCTION EXIT AND PERIMETER CONTROLS									
MAINTENANCE OF EROSION & SEDIMENT CONTROLS									
CLEARING AND GRUBBING									
TEMPORARY VEGETATION									
INTERMEDIATE GRADING AND DRAINAGE PHASE									
SITE GRADING									
REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO FACILITATE SITE GRADING									
INSTALL OIL SPILL CONTAINMENT MEASURES									
POUR FOUNDATIONS									
INSTALL ELECTRICAL EQUIPMENT									
FINAL GRAVELING									
FINAL STABILIZATION PHASE									
PERMANENT STABILIZATION/GRASSING									
REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, AS NECESSARY									

OWNER

LENOIR CITY UTILITIES BOARD
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LENOIR CITY, TN 37771
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24-HOUR CONTACT:

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☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

No.	DATE	REVISION	BY
		Designed By: G. STOVALL	
		Drawn By: G. STOVALL	
		Checked By: Z. WAL	

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

EROSION PREVENTION & SEDIMENT CONTROL PLAN DETAILS

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE NTS
DRAWING NO. TNLCUBCR806 REV. 0

Drawing File: U:\TNLCUBCR806 LENOIR CITY\SUBSTATION\CONCORD ROAD\CAD\TNLCUBCR806.DWG
Modified by: TURNBOW
Date: Mon, 8 Aug 2022 Time: 10:45:57 am
Plotted by: Jennifer Morgan

VEGETATED STABILIZATION:

TS

TEMPORARY SEEDING (VEGETATION)
PROTECTIVE COVER MUST BE ESTABLISHED ON ALL DISTURBED AREAS WITHIN 14 DAYS AFTER A PHASE OF GRADING IS COMPLETED. APPLY TEMPORARY VEGETATION WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. AREAS LEFT DISTURBED FOR ONE YEAR MUST BE RE-SEEDED ANNUALLY OR PLANTED WITH PERENNIAL VEGETATION.

PS

PERMANENT SEEDING (VEGETATION)
ESTABLISH PERMANENT VEGETATION BY SEEDING. REFER TO THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK FOR PROPER SEED AND METHODS BASED ON SITE LOCATION AND TIME OF THE YEAR.

SOD MAY BE USED INSTEAD.

SO

SOD
DITCH BOTTOM AND SIDES SHALL BE SODDED AS SOON AS CONSTRUCTION ACTIVITIES PERMIT. LAY SOD IN A STAGGERED PATTERN WITH TIGHT JOINTS AND IN STRAIGHT LINES. DO NOT OVERLAP JOINTS. ON SLOPES, SOD SHALL BE ANCHORED WITH PINS OR OTHER METHODS.

HYDROSEEDING MAY BE SUBSTITUTED FOR SOD

RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED.

TUBES/WATTLES SHALL BE INSTALLED UNTIL SOD CAN BE PLACED ON DITCH BOTTOM AND SLOPES OR PERMANENT VEGETATION IS ESTABLISHED.

ESTABLISH VEGETATION ON ALL BARE AREAS RESULTING FROM CONSTRUCTION OPERATIONS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETE, AS FOLLOWS:

TEMPORARY/INTERMEDIATE AREAS EXPOSED LONGER THAN 14 DAYS:
SEED AND MULCH WITHIN 14 DAYS OF REACHING TEMPORARY GRADE.

SEEDING PREPARATION: FINAL GRADE ACCORDING TO PLANS. REMOVE LARGER ROCKS AND OTHER OBJECTS THAT WILL INTERFERE WITH VEGETATION ESTABLISHMENT.

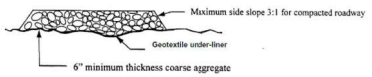
FERTILIZER: APPLY AGRICULTURAL LIME AND FERTILIZER PER THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK" MANUAL

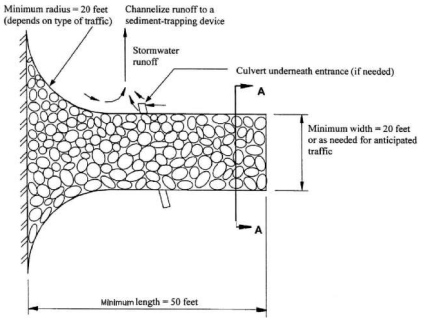
SEEDING: APPLY SEED OR SOD PER THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK" MANUAL.

PERMANENTLY EXPOSED AREAS, FINAL GRADES:
SEEDING PREPARATION: USE TOPSOIL FOR THE FINAL 3" OF SOIL FOR AREAS TO BE GRASSED. ADD STRAW TO STABILIZE UNTIL GRASS HAS TAKEN ROOT.

NOTE:

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK" MANUAL.





CONSTRUCTION EXIT PAD CE
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OWNER

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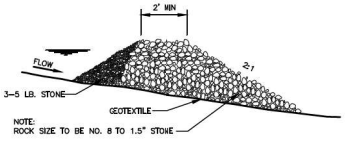
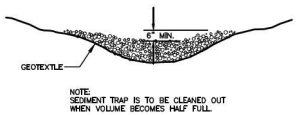
Region III	>2500 ft elevation; steep slopes	Mar 20 – Apr 30	Aug 15 – Aug 30 Mar 1 – Mar 20 Apr 20 – June 15	15 Browntop millet* (nurse crop) 5 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot) 4 Maryland senna
	<2500 ft elevation; steep slopes	Aug 15 – Sept 1 **Mar 1 – Apr 1**	Sept 1 – Sept 15 Apr 1 – June 10	

Region III *cont'd*	>2500 ft elev.; Shallow soils	Mar 20 – Apr 20	Aug 15 – Aug 30 Mar 5 – Mar 20 April 20 – June 15	15 Browntop millet* (nurse crop) 4 purpletop 10 little bluestem 10 broomsedge 2 partridge pea 2 black-eyed susan 0.5 monarda (bergamot)
	<2500 ft elev.; Shallow soils	Aug 15 – Sept 1 **Mar 1 – Apr 1**	Sept 1 – Sept 15 Apr 1 – June 10	
	>2500 ft. elev.; Moderate slopes	Mar 20 – Apr 20	Aug 15 – Aug 30 Mar 5 – Mar 20 Apr 20 – June 15	15 Browntop millet* (nurse crop) 4 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot) 4 Maryland senna
	<2500 ft. elev.; Moderate slopes	Aug 15 – Sept 1 **Mar 1 – Apr 1**	Sept 1 – Sept 15 Apr 1 – June 10	
	>2500 ft elev.; High maintenance	**Mar 20 – Apr 20**	Aug 15 – Aug 30 Mar 5 – Mar 20 Apr 20 – June 15	15 Browntop millet* (nurse crop) 45 Red fescue* 45 hard fescue* 25 chewing fescue*
	<2500 ft elev.; High maintenance	Aug 15 – Sept 1 **Mar 1 – Apr 1**	Sept 1 – Sept 15 Apr 1 – June 10	

In Table 7.9-1, the bold dates are the preferred dates for seeding. Also, high maintenance areas include lawns and other grassed areas that will be maintained for aesthetics.

Region III	>2500 ft elevation; steep slopes	July 25 - Aug 15 **Mar 20 – Apr 20**	July 15 – July 25 Aug 15 – Aug 30 Mar 1- Mar 20 Apr 20 – May 15	100 KY 31 fescue** 20 Kobe lespedeza** 10 Korean lespedeza** 5 Redtop
	<2500 ft elevation; steep slopes	Aug 15 – Sept 1 **Mar 1 – Apr 1**	July 25 – Aug 15 Sept 1 – Sept 15 Apr 1 – May 10	
	>2500 ft elev.; Shallow soils	July 25 - Aug 15 **Mar 20 – Apr 20**	July 15 – July 25 Aug 15 – Aug 30 Mar 5 – Mar 20 Apr 20 – May 15	40 KY 31 Fescue** 10 Korean lespedeza** 10 Redtop 10 Crown vetch**
	<2500 ft elev.; Shallow soils	Aug 15 – Sept 1 **Mar 1 – Apr 1**	July 25 – Aug 15 Sept 1 – Sept 15 Apr 1 – May 10	
	>2500 ft. elev.; Moderate slopes	July 25- Aug 15 **Mar 20 – Apr 20**	July 15 – July 25 Aug 15 – Aug 30 Mar 5 – Mar 20 Apr 20 – May 15	60 KY 31 fescue** 15 Korean lespedeza** 15 Kobe lespedeza**
	<2500 ft elev.; Moderate slopes	Aug 15 – Sept 1 **Mar 1 – Apr 1**	July 25 – Aug 15 Sept 1 – Sept 15 Apr 1 – May 10	
	>2500 ft elev.; High maintenance	July 25 - Aug 15 **Mar 20 – Apr 20**	July 15 – July 25 Aug 15 – Aug 30 Mar 5 – Mar 20 Apr 20 – May 15	200 KY 31 fescue**
	<2500 ft elev.; High maintenance	Aug 15 – Sept 1 **Mar 1 – Apr 1**	July 25 – Aug 15 Sept 1 – Sept 15 Apr 1 – May 10	





CONSTRUCTION SPECIFICATIONS

MECHANICAL OR HAND PLACEMENT WILL BE REQUIRED TO ENSURE THAT THE ROCK DAM EXTENDS COMPLETELY ACROSS THE DITCH AND SECURELY TIES INTO BOTH SLOPE BANKS. THE CENTER OF THE DAM MUST BE NO LESS THAN SIX INCHES LOWER THAN THE LOWEST SIDE, TO SERVE AS A TYPE OF WEIR.

PERMANENT ROCK FILTER DAM RD
NTS

Species	**Rate (lb/acre)**
Rye	120

Seeding dates
East .....Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1- May 1
Middle ..... Jan. 1 - May 1
West ..... Dec. 1 - Apr. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Figure 7.8-1 Temporary Seeding Recommendation for Late Winter and Early Spring

Species	**Rate (lb/acre)**
Oats	60
Brown top millet	30

Seeding dates
East ..... May 15 - Aug. 15
Middle ..... May 1 - Aug. 15
West ..... Apr. 15 - Aug. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Figure 7.8-2 Temporary Seeding Recommendation for Summer

Species	**Rate (lb/acre)**
Oats	30
Winter wheat	30

Seeding dates
East ..... Aug 15 – Dec 15
Middle ..... Aug. 15 – Dec 30
West ..... Aug. 15 – Dec 30

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage. If necessary to extend temporary cover beyond June 15, overseed with 50 lb/ac crimson clover in late February or early March.

Figure 7.8-3 Temporary Seeding Recommendations for Fall

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No.	DATE	REVISION	BY

Designed By: G. STOVALL | Drawn By: G. STOVALL | Checked By: Z. WHITE

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE
EROSION PREVENTION & SEDIMENT CONTROL PLAN
DETAILS

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE NTS
DRAWING NO. TNLCUBCR807 REV. 0

Drawing File: U:\TN\TN LENOIR CITY\LS0572\704 CONCORD ROAD\CAD\ORALT\ALL\D0807.DWG
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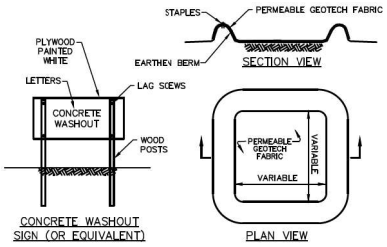
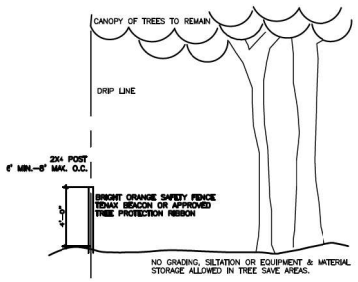


CONCRETE WASHOUT DETAIL

"ABOVE GRADE" TYPE WITH EARTHEN BERMS

NTS



TREE PROTECTION FENCE TS

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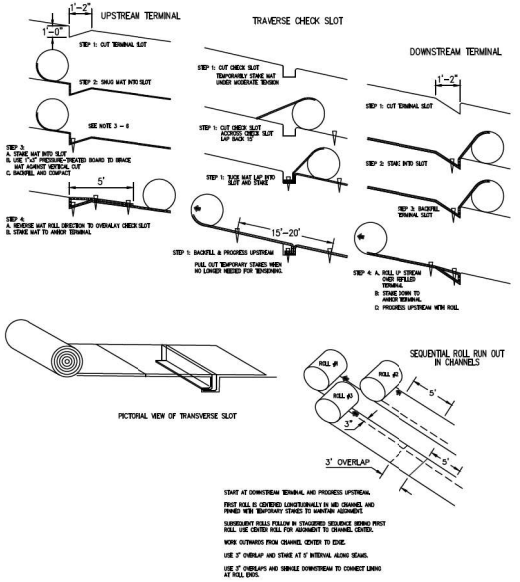

EROSION CONTROL BLANKET REC

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SITE RUNOFF CALCULATIONS

STORM EVENT	STUDY POINT 1 PRE-DEVELOPMENT FLOW (CFS)	STUDY POINT 1 POST-DEVELOPMENT FLOW (CFS)
2-YR	1.4	1.3
5-YR	1.7	1.6
10-YR	2.0	1.8
25-YR	2.3	2.0
50-YR	2.6	2.3
100-YR	2.9	2.5

* THE STORMWATER ANALYSIS POINT IS LOCATED DOWNSTREAM OF THE DETENTION POND OUTLET WHERE THE MAJORITY OF SITE RUNOFF COLLECTS AT THE WASTEWATER MANAGEMENT PLANT OWNED BY THE FIRST UTILITY DISTRICT OF KNOX.

OWNER

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LENOIR CITY, TN 37771
(865) 988-0727

24-HOUR CONTACT:

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No.	DATE	REVISION	BY

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LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

EROSION PREVENTION & SEDIMENT CONTROL PLAN
DETAILS & RUNOFF CALCULATIONS

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
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Engineers - Surveyors - Construction Management

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DRAWING NO. TNLCUBCR808
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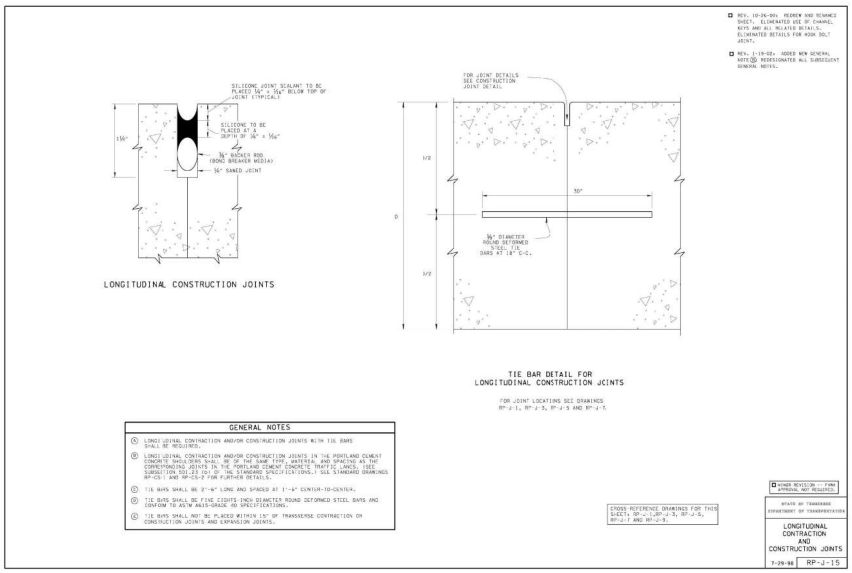
Modified by: TSTEWART
Date: Mon, 8 Aug 2022
Time: 10:50:07 am
Plotted by: tstewart

GENERAL NOTES:

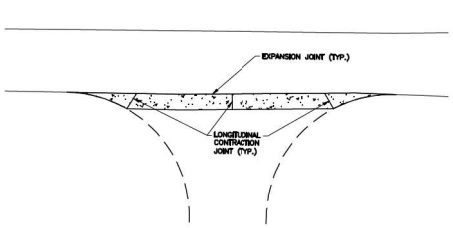
1. CONTRACTOR SHALL FIELD VERIFY ALL GRADES, DIMENSIONS, AND UTILITY LOCATIONS PRIOR TO STARTING ANY WORK. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. GRADES SHOWN ON THE GRADING PLAN ARE FINISHED SUBGRADE ELEVATIONS (BOTTOM OF STONE FOR DRIVEWAY AND SUBSTATION PAD). THE DRIVEWAY MUST BE SURFACED IN ACCORDANCE WITH DRIVEWAY SECTIONS ON THIS SHEET AT THE TIME THE SITE IS GRADED. THE SUBSTATION MUST BE SURFACED BASED ON SUBSTATION/DITCH SECTION AND WILL BE COMPLETED ONCE FOUNDATIONS ARE IN PLACE. ALL SURFACING MUST BE IN ACCORDANCE WITH THE SPECIFICATIONS.
3. PRIOR TO ANY GRADING, THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION MATTER SUCH AS TREES, BRUSH, GRASS, DECAYED ORGANIC MATERIAL, RUBBISH, AND ANY OTHER UNSUITABLE MATERIAL WITHIN THE SITE OR UNDER PROPOSED FILL. AFTER CLEARING AND GRUBBING THE SITE, ALL TOPSOIL SHALL BE STRIPPED FROM THE CONSTRUCTION AREA. THE STRIPPED TOPSOIL MUST BE REMOVED FROM THE SITE OR TO AN AREA APPROVED BY THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
4. AFTER STRIPPING TOPSOIL, THE SITE SHALL BE PROOF-ROLLED WITH A HEAVILY LOADED TANDEM AXLE TRUCK. IF ANY WEAK OR UNSUITABLE SOIL AREAS ARE LOCATED DURING THE PROOF-ROLLING OPERATION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY. THE OWNER SHALL BE NOTIFIED WHEN THE PROOF-ROLLING OPERATION IS TO BE ACCOMPLISHED. THE OWNER MAY OBSERVE THE PROOF-ROLLING OPERATION TO DETERMINE IF ADEQUATE SOIL BEARING IS PROVIDED. ANY EXCAVATED UNSUITABLE MATERIAL SHALL NOT BE USED AS STRUCTURAL FILL MATERIAL AND SHALL BE REMOVED FROM THE SITE OR TO AN AREA APPROVED BY THE OWNER. TOPSOIL MAY NOT BE USED FOR FILL MATERIAL FOR SUBSTATION PAD, DRIVEWAYS, OR STORAGE YARD. SOME TOPSOIL MAY BE USED IN NON-STRUCTURAL SLOPES (VEGETATED AREAS). THE REMAINDER SHALL BE HAULED OFF-SITE.
5. ALL AREAS SHALL BE BROUGHT TO THE FINISHED SUBGRADE ELEVATIONS SHOWN ON THE GRADING PLAN WITH STRUCTURAL BACKFILL MATERIAL. FILL MATERIAL SHALL BE PLACED IN THIN LAYERS (NOT EXCEEDING 6 INCHES LOOSE) AND COMPACTED TO A MINIMUM OF 98 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY WITHIN THE SUBSTATION PAD AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY ELSEWHERE, AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D698). THE MOISTURE CONTENT OF THE FILL MATERIALS DURING THE FILL OPERATION SHALL BE BETWEEN MINUS ONE PERCENT TO PLUS TWO PERCENT OF THE FILL MATERIAL'S OPTIMUM MOISTURE CONTENT (ASTM D1557). THE OWNER MAY HAVE FIELD DENSITY AND MOISTURE TESTS PERFORMED DURING FILLING OPERATIONS TO ENSURE THAT ADEQUATE COMPACTION IS BEING OBTAINED.
6. SOME OF THE ON-SITE EXCAVATED EARTH MATERIAL MAY BE SUITABLE TO CONSTRUCT FILLS, EMBANKMENTS AND BACKFILLS FOR SUBSTATION PAD, DRIVEWAYS, AND ADJACENT SLOPES. CONSULT THE SITE GEOTECHNICAL ENGINEER IF APPROVED BY OWNER TO EVALUATE EXCAVATED EARTH MATERIAL THAT MAY BE USED. SURPLUS EARTH SHALL BE REMOVED TO A DESIGNATED "SPOILS AREA" THAT IS APPROVED BY THE OWNER. MATERIALS WHICH CANNOT BE PERMANENTLY STORED IN THE "SPOILS AREA" SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
7. FINAL GRADING INSIDE THE SUBSTATION PAD SHALL HAVE A CONSTANT SLOPE BETWEEN SPOT ELEVATIONS TO ALLOW FOR SURFACE WATER RUNOFF.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TDEC "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK".
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING TOP SOIL AND REPLACING WITH TRUCKED-IN STRUCTURAL FILL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL EARTHWORK QUANTITIES. **NO ADDITIONAL EARTHWORK WILL BE PAID BEYOND WHAT IS SHOWN ON THE APPROVED BID. CHANGES WILL ONLY BE APPROVED BY THE OWNER FOR UNFORESEEN SITE CONDITIONS OR BY OWNER'S REQUEST. CHANGES SHALL BE APPROVED BY THE OWNER IN WRITING BEFORE PROCEEDING. ANY ADDITIONAL WORK PERFORMED WITHOUT APPROVAL IS DONE SO AT CONTRACTOR'S OWN RISK.**
10. NO FUEL OR OIL SHALL BE STORED ON SITE WITHOUT PROPER CONTAINMENT. ALL PETROLEUM USE, STORAGE, AND HANDLING AREAS SHALL BE INSPECTED AT THE END OF EACH WORKING DAY FOR SPILLS OR LEAKS.
11. ANY SPILLED OIL, GAS, ETC., RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOILS SHALL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.
12. NO OILS OR GAS SHALL BE DUMPED ON-SITE.
13. IF DEWATERING OPERATIONS ARE REQUIRED, PUMPED GROUND WATER SHALL BE ROUTED THROUGH SILT CONTROL FACILITY TO FILTER WATER PRIOR TO DISCHARGE.
14. PROJECT SITE SHALL BE KEPT CLEAR OF ALL TRASH AND DEBRIS. COLLECTED TRASH AND DEBRIS SHALL BE HAULED OFF THE SITE.
15. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SANITARY FACILITIES ON THE SITE. SANITARY WASTE MAY BE DISPOSED ONLY IN LOCATIONS HAVING A STATE PERMIT.
16. A MATERIALS LIST SHOULD BE COMPILED FOR ITEMS THAT WILL BE STORED OUTSIDE ON THE SITE DURING CONSTRUCTION.
17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL SOLID WASTE FROM THE SITE IN ACCORDANCE WITH STATE LAW. DUMPSTER OR OTHER COLLECTION FACILITIES MUST BE PROVIDED AS NEEDED. SOLID WASTE MAY NOT BE BURIED ON THE SITE, AND NO ON-SITE BURY PIT IS ALLOWED.
18. NOTIFY THE OWNER IMMEDIATELY IF ANY SINK HOLES ARE DISCOVERED ON-SITE.
19. NOTIFY THE OWNER IMMEDIATELY IF WEAK SOILS ARE ENCOUNTERED IN EXCAVATION.



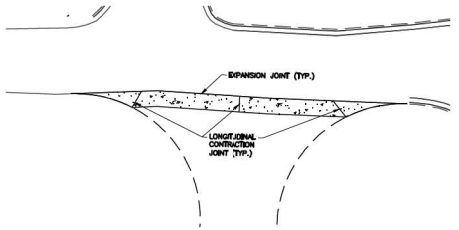
LONGITUDINAL CONSTRUCTION JOINTS

TIE BAR DETAIL FOR LONGITUDINAL CONSTRUCTION JOINTS

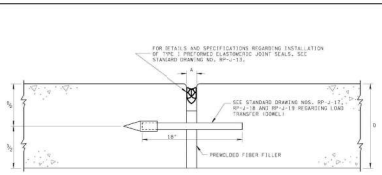
FOR JOINT LOCATIONS SEE DRAWINGS RP-J-1, RP-J-2, RP-J-3 AND RP-J-7.



WESTERN DRIVEWAY APRON
NTS

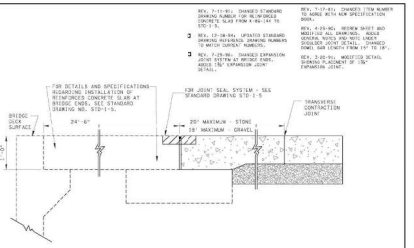


EASTERN DRIVEWAY APRON
NTS

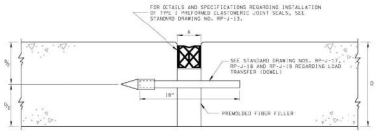


¾" TRANSVERSE AND LONGITUDINAL EXPANSION JOINTS WITH LOAD TRANSFER DOWELS WILL BE REQUIRED ONLY AT STREET INTERSECTIONS AS INDICATED ON STANDARD DRAWING NO. RP-J-13, AND AS SHOWN ELSEWHERE ON THE PLANS.

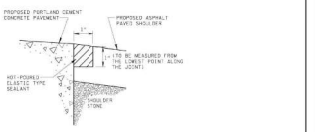
PREMOLDED ¾" EXPANSION JOINT WITH LOAD TRANSFERS



SKETCH SHOWING EXPANSION JOINT AT BRIDGE END



PREMOLDED 1¾" EXPANSION JOINT WITH LOAD TRANSFERS



SHOULDER JOINT DETAIL

GENERAL NOTES

A SEE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS FOR ADDITIONAL REQUIREMENTS FOR PAVEMENT JOINTS AND SEALANTS.

B SEE STANDARD DRAWING NOS. RP-J-1, RP-J-5, AND RP-J-7 FOR 1¾" EXPANSION JOINT LOCATIONS.

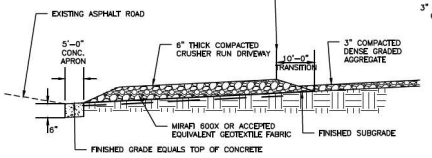
C SEE STANDARD DRAWING NO. RP-J-13 FOR DETAILS REGARDING ¾" AND 1¾" ELASTIC JOINT SEALS.

D SEE STANDARD DRAWING NOS. RP-J-17, RP-J-18 AND RP-J-19 REGARDING PLACEMENT OF LOAD TRANSFER DOWELS IN EXPANSION JOINTS.

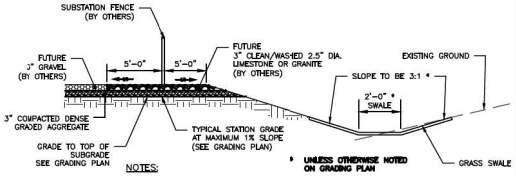
SEALANT SHALL BE USED AS SHOWN ON THIS DETAIL BETWEEN PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT (INCLUDING OFF RAMPS) AND PROPOSED ASPHALT PAVED SHOULDERS; ALSO BETWEEN PROPOSED ASPHALT PAVEMENT (INCLUDING AND PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT (INCLUDING SHOULDERS). APPLICABLE TO ALL NEW CONSTRUCTION PROJECTS UNLESS OTHERWISE SPECIFIED IN THE PLANS.

CROSS-REFERENCE DRAWINGS FOR THIS SHEET: RP-J-1, RP-J-2, RP-J-3, RP-J-4, RP-J-5, RP-J-7, RP-J-17, RP-J-18 RP-J-19 AND STD-1-5.

MINOR REVISION — FINAL APPROVAL NOT REQUIRED
STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
¾" AND 1¾" EXPANSION AND EDGE PAVEMENT JOINTS
RP-J-11



DRIVEWAY TRANSITION DETAIL
NTS



NOTES:

1. DELETED.
2. DITCHES TO BE HYDROSEEDED AS SOON AS CONSTRUCTION ACTIVITIES PERMIT.
3. THE SIDE SLOPES SHALL BE SODDED OR SHALL HAVE EROSION MATTING WITHIN ONE VERTICAL FOOT OF DITCH BOTTOM.

SUBSTATION PAD/DITCH SECTION
NTS

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

No.	DATE	REVISION	BY

Designed By: G. STOVALL | Drawn By: G. STOVALL | Checked By: Z. WAHL

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

GENERAL NOTES & CONSTRUCTION DETAILS

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE NTS
DRAWING NO. TNLCUBCR809
REV. 0

Drawing File: U:\TCN\TN LENOIR CITY\CUBS\7264 CONCORD RD\CAD\DWG\TNLCUBCR809.DWG
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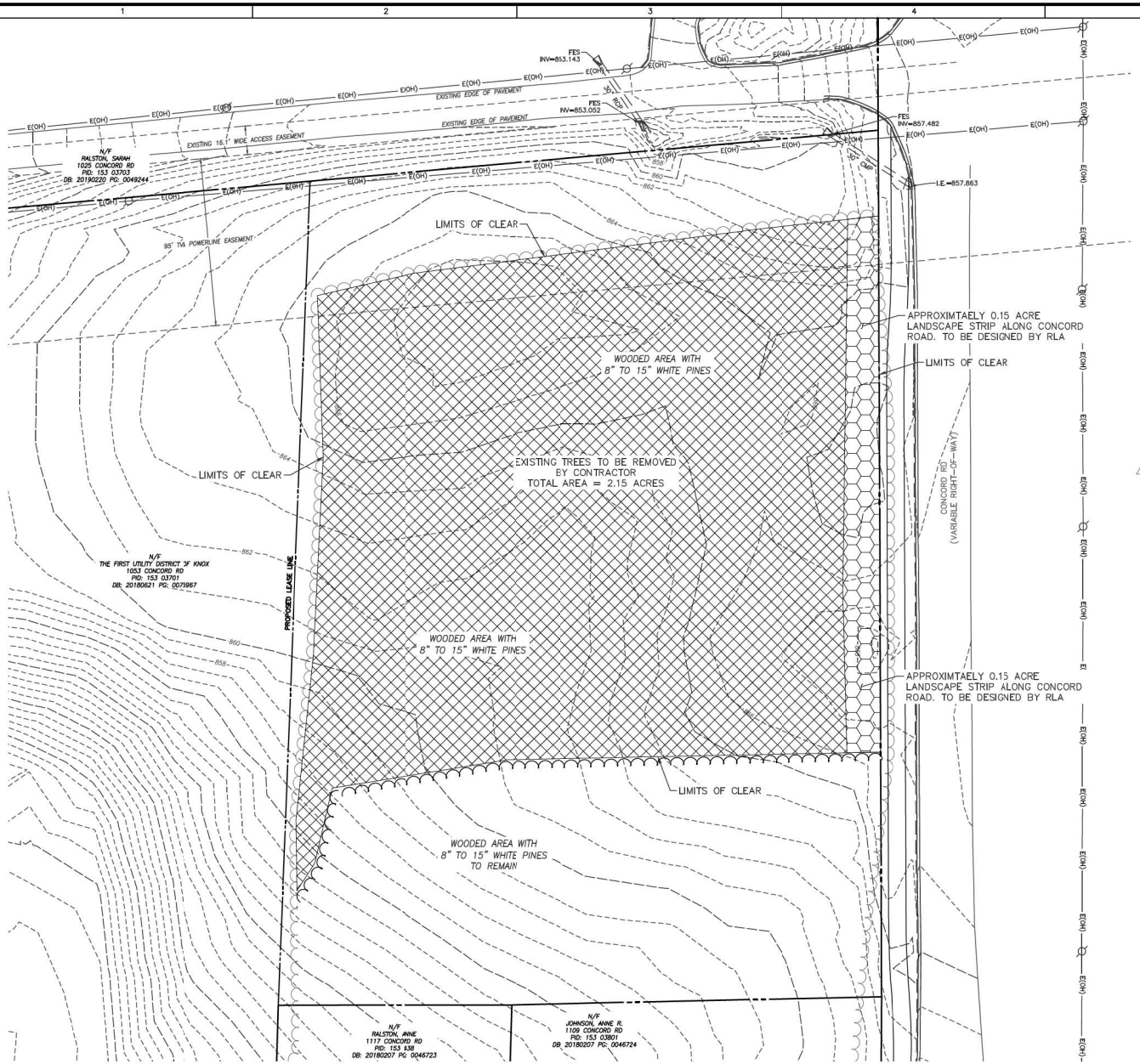
Plotted by: TCRIBBART Date: Wed, 17 Aug 2022 Time: 10:50:17 am
Images: I:\Documents\Vault\RP-J-01.jpg ; I:\Documents\Vault\RP-J-015.jpg



NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION AND ELEVATIONS OF CONTROL POINTS SHOWN ON THIS DRAWING ARE BASED ON TOPOGRAPHIC SURVEY PERFORMED BY PATTERSON AND DEWAR ENGINEERS, INC., ON JULY 11, 2022.
2. TREES WITHIN THE PROPOSED LIMITS OF CLEARING AREA WERE SURVEYED IN THE FIELD BY PATTERSON & DEWAR ENGINEERS, INC. ON JULY 11, 2022. FIELD OBSERVATION AND MEASUREMENTS IDENTIFIED THE PREDOMINANT TREE SPECIES AS WHITE PINE VARYING IN SIZE FROM 8" TO 15". NO TREES GREATER THAN 24" AT DIAMETER BREAST HEIGHT WERE FOUND DURING THE SURVEY.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF CONCRETE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING CULVERT
- EXISTING CHAIN LINK FENCE
- EXISTING WOODEN FENCE
- EXISTING WATER LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DEMO AREA
- LANDSCAPED STRIP
- EXISTING HEADWALL
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- CONTROL POINT

IPF	IRON PIN FOUND
IPS	IRON PIN SET
HW	HEADWALL
RB	REBAR
TP	TELEPHONE POLE
PP	POWER POLE
EW	END WALL
I.E.	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE
PIPE	PROJECTING PIPE END
CMP	CORRUGATED METAL PIPE

OWNER

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(865) 988-0727

24-HOUR CONTACT:

JEREMY WALDEN
LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
MOBILE: (865) 206-3880
JWALDEN@LCUB.COM

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

TENNESSEE LAW REQUIRES CONTRACTORS TO CONTACT TENNESSEE 811 AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING EXCAVATION ACTIVITIES. CALL 811. WWW.TENN811.COM

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

No.	DATE	REVISION	BY

Designed By: G. STOVALL | Drawn By: G. STOVALL | Checked By: Z. WHITE

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

LANDSCAPE PLAN

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE 1" = 30'
DRAWING NO. TNLCUBCR810
REV. 0

Drawing File: U:\JOBS\TN LENOIR CITY\JOBS\7064 CONCORD ROAD\CAD\TNLCUBCR810.DWG
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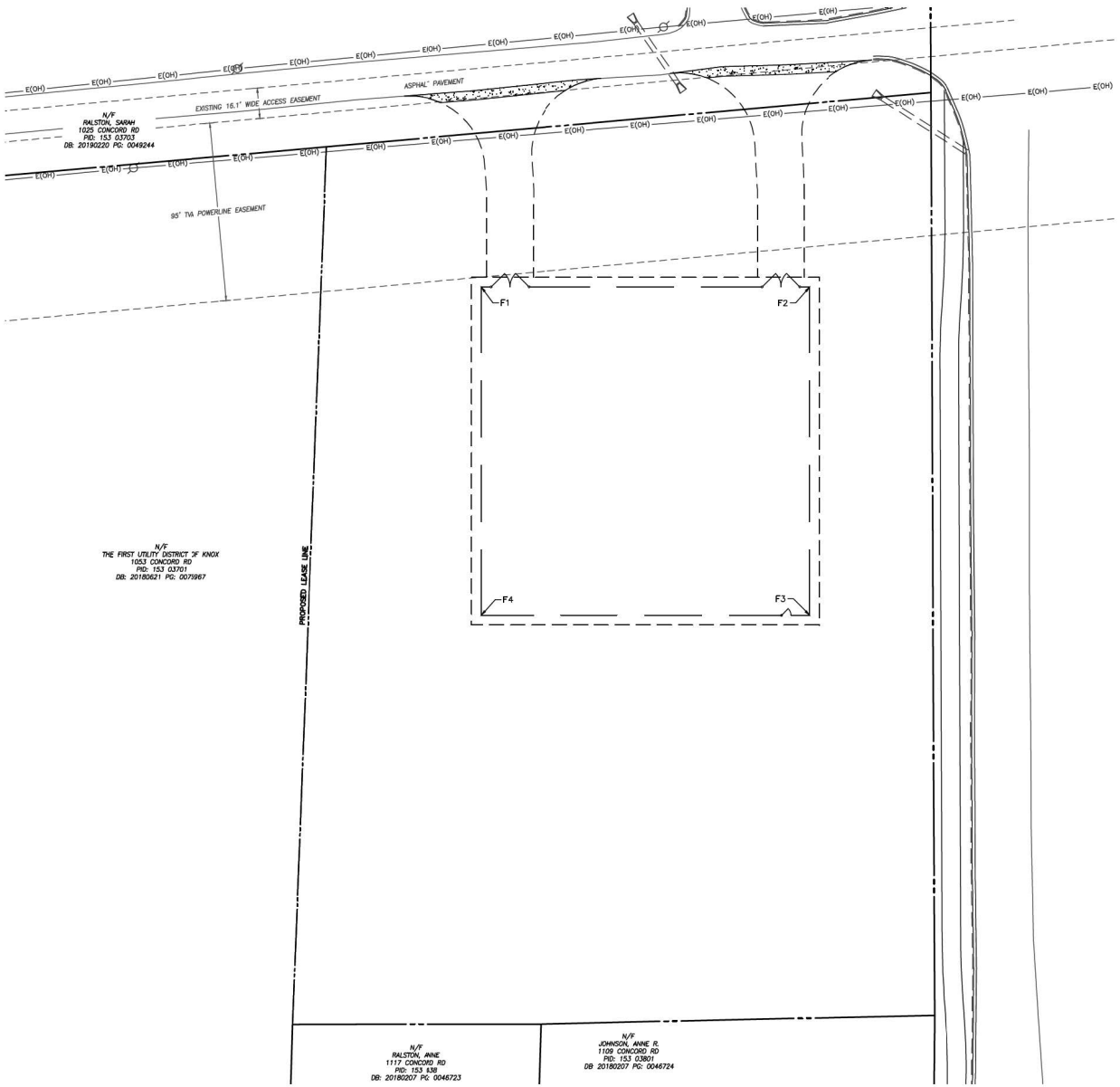

NOTES

1. WALL TO BE PRE-ENGINEERED PRE-CAST WALL WITH BRICK AESTHETICS.
2. WALL TO BE A MIN. HEIGHT OF 8'-0" ABOVE GRADE.
3. ALL GATES AND DOORS TO BE WROUGHT IRON.
4. SEE DRAWING TNLCUBCR812 FOR WALL AND GATE EXAMPLE.

LEGEND

TENNESSEE GRID NORTH

	PROPERTY LINE
	EASEMENT LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF CONCRETE
E(OH)	EXISTING OVERHEAD ELECTRICAL LINE
T(OH)	EXISTING OVERHEAD TELEPHONE LINE
	EXISTING EDGE OF GRAVEL
	PROPOSED EDGE OF GRAVEL
	EXISTING CULVERT
X	PROPOSED PRECAST FENCE
	EXISTING CHAIN LINK FENCE
X	EXISTING WOODEN FENCE
W	EXISTING WATER LINE
	EXISTING FES
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	BENCHMARK
IPF	IRON PIN FOUND
IPS	IRON PIN SET
HW	HEADWALL
RB	REBAR
TP	TELEPHONE POLE
PP	POWER POLE
EW	END WALL
I.E.	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE
PPE	PROJECTING PIPE END
CMP	CORRUGATED METAL PIPE

FENCE COORDINATES		
FENCE CORNER	NORTHING	EASTING
F1	562413.41	2518452.56
F2	562493.27	2518608.28
F3	562337.56	2518688.14
F4	562257.70	2518532.43

OWNER

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(865) 988-0727

24-HOUR CONTACT:

JEREMY WALDEN
LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
MOBILE: (865) 206-3880
JWALDEN@LCUB.COM

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

No.	DATE	REVISION	BY

Designed By: G. STOVALL
Drawn By: G. STOVALL
Checked By: Z. WHITE

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

WALL PLAN

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE 1" = 30'
DRAWING NO. TNLCUBCR811
REV. 0

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Modified by: TVEBAUER
Date: Wed, 6 July 2022
Time: 10:50:29 am
Image:

TYPICAL PRE-CAST WALL AT SUBSTATION
NTS

TYPICAL GATE AT SUBSTATION
NTS

ADDITIONAL FINISH OPTIONS
NTS

OWNER

LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
(865) 988-0727

24-HOUR CONTACT:

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811
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Call before you dig.

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☐ PRELIMINARY ☐ FOR BID ☐ FOR CONSTRUCTION ☐ FOR RECORD ☐ "AS BUILT" ☒ FOR REVIEW

No.	DATE	REVISION	BY

Designed By: G. STOVALL | Drawn By: G. STOVALL | Checked By: Z. WHITE

LENOIR CITY UTILITIES BOARD
CONCORD ROAD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

WALL DETAILS

patterson & dewar ENGINEERS
850 Center Way | Norcross, GA 30071
(770) 453-1410 | pdengineers.com
Engineers - Surveyors - Construction Management

DATE 07/15/2022
SCALE NTS
DRAWING NO. TNLCUBCR812
REV. 0

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Plotted by: TSTEWART Date: Mon, 8 Aug 2022 Time: 10:50:32 am
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MEETING DATE: August 18, 2022 **AGENDA ITEM #7**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for the Grove at Boyd Station Amenities Package, Parcel 050, Tax Map 162, 3.94 Acres, Zoned R-1/OSMR (Homestead Land Holdings, LLC., Applicant)

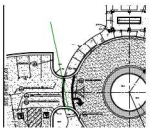
INTRODUCTION AND BACKGROUND: At last month's Planning Commission meeting, a final plat for the first phase of the Grove at Boyd Station Subdivision was approved. The applicant would like to move forward with initiating construction on the amenities area associated with this project. The amenities' location is several hundred feet southeast of Phase 1 and will be accessed from Iron Plow Drive.

DISCUSSION: Since the street section that provides access to the amenities area has not yet been platted, any permit issued for the amenities area would be acknowledged as the one permit allowed on the portion of the Grove that is not included in the Phase One final plat. Prior to the issuance of any Certificate of Occupancy or Certificate of Completion, the street must be completed and platted. Prior to the issuance of a building permit, a compacted gravel or binder surface must be in place and compliant for emergency service providers. The applicant is aware of this.

RECOMMENDATION: Included in the packet is the revised site plan and staff comments on the initial site plan. Staff will make a recommendation at the meeting based on whether the comments have been satisfactorily addressed.

Grove at Boyd Station Amenities Package Site Plan Initial Staff Comments.pdf Markup Summary

Arrow (2)



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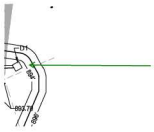

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Page Label: [8] 8 OF 20 C2.00 - GRADING AND DRAINAGE PLAN
Author: Dsmith
Date: 7/27/2022 11:05:02 AM
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Layer:
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Callout (7)

Subject: Callout
Page Label: [1] 1 OF 20 C0.00 - COVER SHEET
Author: mshipley
Date: 7/26/2022 1:26:46 PM
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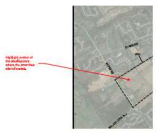
Color:
Layer:
Space:

R-1/OSMR



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Page Label: [1] 1 OF 20 C0.00 - COVER SHEET
Author: mshipley
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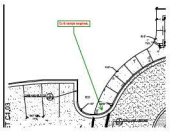
Color:
Layer:
Space:

Highlight portion of the development where the amenities site is located.



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Page Label: [5] 5 OF 20 C1.01 - ENLARGED LAYOUT PLAN
Author: Dsmith
Date: 7/26/2022 10:25:53 AM
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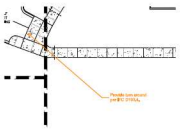
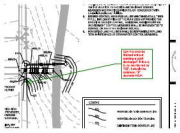
Color:
Layer:
Space:

Curb ramps required.



Subject: Callout
Page Label: [4] 4 OF 20 C1.00 - SITE LAYOUT PLAN
Author: Dan Johnson
Date: 7/26/2022 4:03:42 PM
Status:
Color:
Layer:
Space:

Provide turn around per IFC D103.4.



Subject: Callout
Page Label: [8] 8 OF 20 C2.00 - GRADING AND DRAINAGE PLAN
Author: Dsmith
Date: 7/27/2022 11:04:57 AM
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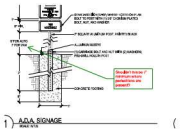
Color:
Layer:
Space:

Can this area be drained without creating a point discharge? If this is to be maintained by TOF, it should be minimum 18" diameter RCP.



Subject: Callout
Page Label: [11] 11 OF 20 C4.00 - SITE DETAILS
Author: Dsmith
Date: 7/27/2022 11:07:16 AM
Status:
Color:
Layer:
Space:

Shouldn't this be 7' minimum where pedestrians are present?

Subject: Callout
Page Label: [11] 11 OF 20 C4.00 - SITE DETAILS
Author: Dsmith
Date: 7/27/2022 11:12:18 AM
Status:
Color:
Layer:
Space:

Where is this used?

Cloud+ (1)

Subject: Cloud+
Page Label: [1] 1 OF 20 C0.00 - COVER SHEET
Author: mshipley
Date: 7/26/2022 1:27:30 PM
Status:
Color:
Layer:
Space:

Will need an assigned address approved by MPC Addressing.

Line (2)

Subject: Line
Page Label: [1] 1 OF 20 C0.00 - COVER SHEET
Author: Dsmith
Date: 7/26/2022 10:05:55 AM
Status:
Color:
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Subject: Line
Page Label: [1] 1 OF 20 C0.00 - COVER SHEET
Author: Dsmith
Date: 7/26/2022 10:06:07 AM
Status:
Color:
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Text Box (4)

Subject: Text Box
Page Label: [2] 2 OF 20 C0.01 - GENERAL NOTES
Author: Lori Saal
Date: 7/25/2022 10:52:03 AM
Status:
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Layer:
Space:

???

Subject: Text Box
Page Label: [1] 1 OF 20 C0.00 - COVER SHEET
Author: mshipley
Date: 7/26/2022 1:26:10 PM
Status:
Color:
Layer:
Space:

No public street platted access exists for this location. This would be issued as the one permit allowed for the entire development and the Certificate of Occupancy for the amenities improvements would not be issued until the street that provides access is complete and platted.

Subject: Text Box
Page Label: [17] 17 OF 20 L1.00 - OVERALL LANDSCAPE PLAN
Author: mshipley
Date: 7/26/2022 1:53:14 PM
Status:
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The landscape plan must be reviewed and approved by the VRRB.

Subject: Text Box
Page Label: [1] 1 OF 20 C0.00 - COVER SHEET
Author: Dan Johnson
Date: 7/26/2022 4:16:13 PM
Status:
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Layer:
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Provide required fire flow calculations and available fire hydrant layout.

CONSTRUCTION DOCUMENTS

THE GROVE AT BOYD STATION

AMENITIES PACKAGE

PREPARED FOR:
HOMESTEAD LAND HOLDINGS, LLC

SHEET INDEX

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OWNER/DEVELOPER

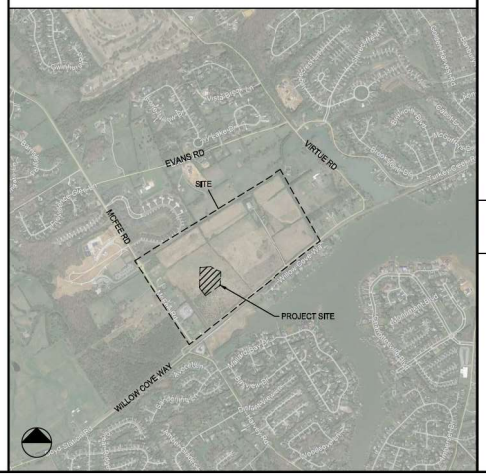
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK ROAD
KNOXVILLE, TN 37922
(865) 966-8700

DESIGNER

LOSE DESIGN
LANDSCAPE ARCHITECTURE/ARCHITECTURE/CIVIL ENGINEERING/PLANNING

9724 KINGSTON PIKE, SUITE 1404
KNOXVILLE, TENNESSEE 37922
PHONE: 615-242-0040
CONTACT: MARC BOND

LOCATION MAP



CONSULTANTS

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LEBANON, TN 37087
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NASHVILLE, TN 37220
(615) 386-9396
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SITE DATA

SITE ADDRESS:	12611 BOYD STATION ROAD FARRAGUT, TN 37934
COUNTY:	KNOX COUNTY
TAX MAP / PARCEL ID:	162 050
ZONING:	R-1/OSMR
SITE ACREAGE:	3.94 ACRES

LOSE DESIGN
SPACES FOR LIFE.

THE DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THE DRAWING WITHOUT THEIR WRITTEN PERMISSION IS PROHIBITED AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

DANIEL BOUTTE
REGISTERED LANDSCAPE ARCHITECT
07/11/2022

MATTHEW HENRY TRAMMEL
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
No. 118735
STATE OF TENNESSEE

THE GROVE AT BOYD STATION
AMENITIES PACKAGE
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT
TN

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
1	6/8/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE
C0.00 - COVER SHEET

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY DB	

SHEET NO.
1 OF 22

GENERAL NOTES

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, DIMENSIONS, LEVELS, PLAN ELEVATIONS, INVERTS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME. REMEDIAL WORK RESULTING FROM LACK OF VERIFICATION WILL BE AT CONTRACTOR'S SOLE EXPENSE.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS/HER WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION/PROJECT MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
4. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
5. THE SITE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
6. UPON RECEIPT OF POINT COORDINATE DATA, THE CONTRACTOR SHALL RUN AN INDEPENDENT VERTICAL CONTROL TRAVERSE TO CHECK BENCHMARKS AND A HORIZONTAL CONTROL TRAVERSE THROUGH GIVEN POINTS TO CONFIRM GEOMETRIC DATA AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.
7. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE/SHE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, PUBLIC STRUCTURES, ETC.
10. THE CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE WORK IS ENTIRELY AT THE CONTRACTOR'S RISK UNTIL SITE IS ACCEPTED, AND THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR PROTECTION OF THE PROJECT AND PUBLIC SAFETY. THE CONTRACTOR WILL INDEMNIFY THE OWNER AND LOSE & ASSOCIATES, INC. FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
11. ALL DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON SITE SURVEY PROVIDED BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS OR OTHER DEVICES SOLELY AT THE DETERMINATION OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY THE CONTRACTOR, SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF THEIR EMPLOYEES.
14. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL, ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY BID UPON.
15. ALL WORK WITHIN THE RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND SPECIFICATIONS.
16. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
17. THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL EXPLORATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY TO PERMIT VERIFICATION OF THE CONDITIONS AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLAN AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING AS REQUIRED ABOVE, OF SUCH DIFFERING CONDITIONS.
18. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE LAND OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
19. ALL SURPLUS EXCAVATION SHALL BE PLACED ON-SITE IN A LOCATION DESIGNATED BY OWNER.
20. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
21. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
22. THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
23. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL CLEAN THE PAVED AREAS PRIOR TO REMOVAL OF TEMPORARY SEDIMENT CONTROLS, AS DIRECTED BY THE CITY AND/OR CONSTRUCTION/PROJECT MANAGER. IF POWER WASHING IS USED, NO SEDIMENT LADEN WATER SHALL BE WASHED INTO THE STORM SYSTEM. ALL SEDIMENT LADEN MATERIAL ON PAVEMENT OR WITHIN THE STORM SYSTEM SHALL BE COLLECTED AND REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE.
24. CONTRACTOR SHALL AT ALL TIMES ENSURE THAT SWPPP MEASURES PROTECTING EXISTING DRAINAGE FACILITIES BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY PHASE OF THE SITE CONSTRUCTION OR LAND ALTERATION.
25. THE CONTRACTOR SHALL COORDINATE ALL ROAD CLOSURES, EXCAVATIONS, ETC. WITH LOCAL JURISDICTIONS. ALL TEMPORARY LANE CLOSURES, EXCAVATIONS, BORINGS, TRAFFIC CONTROL, ETC. SHALL BE DONE IN COMPLIANCE WITH LOCAL REQUIREMENTS.
26. THE CONTRACTOR SHALL PERFORM ALL QUANTITY TAKEOFFS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT. LOSE AND ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY NOR LIABILITY FOR QUANTITY TAKEOFFS PERFORMED FOR THIS PROJECT.

ADA REQUIREMENTS

1. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES; ARCHITECTURAL BARRIERS ACT (ABA) ACCESSIBILITY GUIDELINES
2. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY THE LOCAL ADA COMPLIANCE OFFICE.
3. AT ALL INTERSECTION OF TRAILS, SIDEWALKS, PLAZAS, AND OTHER INSTANCES WHERE 90 DEGREE TURNS CAN TAKE PLACE, THE MAX. SLOPE IN ALL DIRECTIONS IS 2 PERCENT.

CLEARING & GRUBBING

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
2. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
3. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST TREES TO REMAIN.
5. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. WITHIN CLEARING LIMITS AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
6. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK.
7. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING OPERATIONS.
8. CONTRACTOR TO STAKE TRAIL CENTERLINES (WHEN APPROPRIATE) & LIMITS OF CLEARING FOR REVIEW BY LOSE & ASSOCIATES, INC. PRIOR TO BEGINNING CLEARING OPERATIONS; TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR

DEMOLITION

1. DEMOLITION INCLUDES THE FOLLOWING WITHIN THE PROPERTY LINES:
   - 1.1. TRANSFER BENCHMARK CONTROL TO NEW LOCATIONS OUTSIDE THE DISTURBED AREA PRIOR TO COMMENCING DEMOLITION OPERATIONS (WHEN APPLICABLE).
   - 1.2. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
   - 1.3. DEMOLITION AND REMOVAL OF SITE IMPROVEMENTS.
   - 1.4. DISCONNECTING, CAPPING OR SEALING, AND ABANDONING/REMOVING SITE UTILITIES IN PLACE (WHICHEVER IS APPLICABLE).
2. ALL DEMOLISHED MATERIALS (EXCLUDING FOREIGN ITEMS AS LISTED IN 'GENERAL') BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED BY THE OWNER'S REP. DISPOSE OF OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
3. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, ETC., THAT ARE REMOVED SHALL BE REMOVED TO FULL DEPTH. ALL PAVEMENT, SIDEWALK, AND CURB SHALL BE SAW CUT IN ORDER TO OBTAIN NEAT LINES AND SMOOTH TRANSITIONS TO NEW SURFACES.
4. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERES WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE OWNERS REPRESENTATIVE AT NO ADDITIONAL COST.
5. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE WILL BE REPAIRED TO LOCAL STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
7. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR DEMOLITION PURPOSES AND ONLY WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
8. OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE.
9. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
10. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
11. REMOVE: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN.
12. REMOVE, REINSTALL, AND RELOCATE: REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.
13. EXISTING TO REMAIN: PROTECT ITEMS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING THROUGHOUT CONSTRUCTION. WHEN PERMITTED BY THE ENGINEER, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION THROUGHOUT CONSTRUCTION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
14. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
15. CONTRACTOR SHALL SCHEDULE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION/PROJECT MANAGER INCLUDING THE FOLLOWING:
   - 15.1. DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, INCLUSIVE OF STARTING AND ENDING DATES FOR EACH ACTIVITY.
   - 15.2. DATES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES.
   - 15.3. IDENTIFY AND ACCURATELY LOCATE UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL CONDITIONS.
16. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE THROUGHOUT CONSTRUCTION OPERATIONS.
   - 16.1. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY ENGINEER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES.
17. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING THE SITE.
   - 17.1. ARRANGE TO SHUT OFF AND CAP UTILITIES WITH UTILITY COMPANIES AND FOLLOW THEIR RESPECTIVE UTILITY KILL AND CAP POLICIES.
   - 17.2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY CONTRACTOR. LOSE & ASSOCIATES, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES INDICATED ON THE CONSTRUCTION DOCUMENTS. VERIFY LOCATION OF EXISTING UTILITIES AND EXERCISE EVERY PRECAUTION WHEN WORKING ON OR NEAR THESE AREAS TO AVOID DAMAGE TO THESE EXISTING FACILITIES. UTILITY LINES MAY BE ENCOUNTERED IN EXCAVATION THAT WERE NOT KNOWN OR SHOWN TO EXIST, SO CAUTION SHALL BE TAKEN IN ALL EXCAVATIONS. ACTIVE OR INACTIVE UTILITIES ENCOUNTERED BY THE CONTRACTOR SHALL BE HANDLED IN ACCORDANCE WITH THE REQUIREMENTS OR THE UTILITY COMPANIES.
18. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
   - 18.1. ERECT TEMPORARY PROTECTION, BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
   - 18.2. PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN.
19. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
20. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
21. CLEAN ADJACENT BUILDINGS AND IMPROVEMENT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
22. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTORS COST.
23. GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
24. BURNING: DO NOT BURN DEMOLISHED MATERIALS.
25. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
   - 25.1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
   - 25.2. PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.

EXISTING UTILITIES

1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LOSE & ASSOCIATES, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL 811 TO HAVE EXISTING UTILITIES MARKED.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
3. LOSE & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS.

DEVELOPMENT

1. NOTIFY OWNER AND LOSE & ASSOCIATES, INC. AT 50, 95, AND 100 PERCENT COMPLETION OF EVERY PHASE OF CONSTRUCTION
2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. ALL CONSTRUCTION TO COMPLY WITH LOCAL/COUNTY ZONING AND CODES STANDARDS AND STATE OF TENNESSEE STORMWATER REGULATIONS.

GRADING

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNERS REPRESENTATIVE AND OUTSIDE AREAS PRONE TO FLOODING. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS, COVERED WITH TOPSOIL, AND VEGETATED PER DRAWINGS.
3. FILL AREAS SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RECOMPACTION OF THESE SOILS TO 98 PERCENT MAXIMUM DRY DENSITY (AS PER ASTM D698 STANDARD PROCTOR) WILL BE ALLOWED, UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RECOMPACTED TO 98 PERCENT MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
5. CONFIRMATION OF ALL COMPACTION REQUIREMENTS SHALL BE CONFIRMED BY A QUALIFIED SOILS ENGINEER. SEE SPECIFICATION FOR SOIL COMPACTION RATES.
6. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES.
7. ALL AREAS WILL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.
9. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 14 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
10. ALL GRADING OPERATIONS SHALL BE COMPLETED IN COMPLIANCE OF CITY, COUNTY, AND STATE LAND DISTURBANCE PERMITS AS REQUIRED.

LAYOUT

1. ALL LAYOUT MEASUREMENTS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. COORDINATE POINTS SHOWN ARE TAKEN FROM BASE INFORMATION PROVIDED BY OTHERS. CONTRACTOR SHALL CROSS CHECK BETWEEN COORDINATE LAYOUT AND PLAN DIMENSIONS PRIOR TO COMMENCING WORK.
3. LOSE AND ASSOCIATES, INC., ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL BASE INFORMATION AS NECESSARY AND TO ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK
4. ALL WORK SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL DAMAGED AND/OR DISTURBED MONUMENTS, STAKES, ETC.
6. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL USE DIMENSION, COORDINATES, AND OTHER INFORMATION PROVIDED ON LAYOUT PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING REQUIRED ON THE PROJECT. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN EXISTING FACILITIES AND PROPOSED FACILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL NOTIFY LOSE & ASSOCIATES, INC. WITHIN 24 HOURS OF ANY LAYOUT DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL ADDITIONAL COSTS, INCLUDING BUT NOT LIMITED TO REMEDIAL CONSTRUCTION, ADDITIONAL SITE VISITS, OR ENGINEERING SERVICES AND FEES, ETC., INCURRED DUE TO THE FAILURE TO FOLLOW THIS PROCEDURE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE ADEQUATE LAYOUT INFORMATION TO DEMONSTRATE, TO THE MAXIMUM EXTENT PRACTICAL, THAT NO CONFLICTS BETWEEN VARIOUS TRADES EXIST.
10. DRAINAGE STRUCTURES ARE SHOWN TO INDICATE CASTING TYPE AND LOCATION. CONTRACTOR SHALL STAKE PROPOSED PAVING, STRUCTURES, CURBS, ETC. TO ENSURE DRAINAGE STRUCTURES ARE PLACED TO AVOID CONFLICTS. DRAINAGE STRUCTURES ARE NOT DRAWN TO SCALE.

TREE PROTECTION / REMOVAL

1. EXISTING TREES ON-SITE TO BE REMOVED HAVE BEEN MARKED ON THE SITE PLANS WITH AN "X". ONLY THOSE MARKED TREES SHALL BE REMOVED. CONTRACTOR SHALL PROCEED WITH THE FOLLOWING FOR TREES TO BE REMOVED ONLY:
   - 1.1. REMOVE THE TOP OF ALL TREES INCLUDING BRANCHES AND TRUNK IN AN ORGANIZED AND SAFE MATTER BEING CAREFUL NOT TO DAMAGE ANY TREES TO REMAIN OR OTHER SITE FEATURES.
   - 1.2. ALL STUMPS OF TREES BEING REMOVED SHALL BE COMPLETELY EXCAVATED AND REMOVED. ALL EXCAVATED HOLES, FROM REMOVAL OF TREE ROOTS, REMAINING ON-SITE SHALL BE REMEDIATED WITH ENGINEERED FILL AND COMPACTED TO MEET SPECIFICATIONS.
   - 1.3. ALL TREE WASTE, INCLUDING LIMBS, BRANCHES, TRUNKS, ROOTS OR OTHER, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF IN A LEGAL MANNER.
2. ALL TREES THAT HAVE NOT BEEN MARKED ON THESE PLANS WITH AN "X" SHALL BE PROTECTED ON SITE DURING CONSTRUCTION FROM ANY AND ALL DAMAGE. CONTRACTOR SHALL PROCEED WITH THE FOLLOW FOR TREES TO BE PROTECTED ONLY:
   - 2.1. ALL PROTECTED TREES THAT ARE LOCATED NEAR OR WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED BY TREE PROTECTION FENCING PER DETAILS.
   - 2.2. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PROTECTED TREES THAT ARE DAMAGED DURING CONSTRUCTION.
   - 2.3. IF PROTECTED TREES ARE LOCATED WITHIN THE LIMITS OF CONSTRUCTION, THEY MUST BE PROTECTED DURING SITE CONSTRUCTION.
   - 2.4. IF GRADING, EXCAVATION OR PAVING IS SHOWN TO OCCUR NEAR THE PROTECTED TREE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING WITH A LOCAL TREE SURGEON FOR RECOMMENDATIONS ON TREE PROTECTION.
   - 2.5. IF DISCREPANCIES OCCUR AND IT IS ANTICIPATED THAT THE PROTECTED TREES WILL BE DAMAGED DUE TO PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICT.
   - 2.6. THE CONTRACTOR SHALL ALSO SUBMIT RECOMMENDATIONS TO THE DESIGNER FROM THE TREE SURGEON FOR PROTECTION MEASURES.
   - 2.7. CONTRACTOR SHALL BE RESPONSIBLE FOR IN-FIELD COORDINATION WITH THE DESIGNER TO RESOLVE ANY CONFLICTS THAT MAY ARISE DUE TO PROTECTED TREES.
   - 2.8. IF THE CONTRACTOR LOCATES TREES IN THE FIELD THAT ARE NOT SHOWN ON THESE PLANS OR THAT ARE MISLOCATED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER FOR REVIEW OF THE TREE AND ITS LOCATION.
   - 2.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUB-CONSULTANTS AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE THE PROTECTION OF THE TREES TO REMAIN.
   - 2.10. IN THE EVENT OF UTILITY LINE ADJUSTMENTS, ADDITIONS OR RELOCATIONS, THE CONTRACTOR SHALL WORK WITH THE UTILITY PROVIDER AND INSTALLER TO ROUTE THE UTILITY LINES OUTSIDE OF THE TREE PROTECTION ZONE. IF THIS IS NOT POSSIBLE, RECOMMENDATIONS MUST BE OBTAINED FROM A LOCAL TREE SURGEON FOR REMEDIATION OPTIONS.
   - 2.11. CONTRACTOR MUST SUBMIT ALL REPORTS OR RECOMMENDATIONS FOR TREE PRUNING OR ALTERING TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO RENDERING SERVICES.

ABBREVIATIONS

ASPH	- ASPHALT	NIC	- NOT IN CONTRACT
@	- AT	NO	- NUMBER
BOC	- BOTTOM OF CURB	O.C.	- ON CENTER
BFP	- BACKFLOW PREVENTER	OD	- OUTSIDE DIAMETER
BS	- BOTTOM OF STEP	PD	- PERFORATED DRAIN
BW	- BOTTOM OF WALL	PL	- PROPERTY LINE
CL	- CENTERLINE	POB	- POINT OF BEGINNING
CJ	- CONTROL JOINT	PP	- POWER POLE
CO	- COMPANY	R	- RADIUS
CONT	- CONTINUOUS	ROW	- RIGHT OF WAY
CY	- CUBIC YARD	SERV	- SERVICE
DIA	- DIAMETER	SCH	- SCHEDULE
DR	- DRIVE	SF	- SQUARE FEET
EJ	- EXPANSION JOINT	S.F.	- SILT FENCE
ELEC	- ELECTRIC	SQ	- SQUARE
ELEV	- ELEVATION	SY	- SQARE YARD
FH	- FIRE HYDRANT	SIG	- SIGNAL
EX	- EXISTING	SPEC	- SPECIFICATION(S)
FT	- FEET	STA	- STATION
FL	- FLOW LINE	ST	- STREET
GALV	- GALVANIZED	T	- TELEPHONE
HP	- HIGH POINT	TC	- TOP OF CASTING
HT	- HEIGHT	TOC	- TOP OF CURB
HW	- HEADWALL	TF	- TOP OF FOOTING
HYD	- HYDRANT	TP	- TOP OF PAVEMENT
ID	- INSIDE DIAMETER	TS	- TOP OF STEP
JUNC	- JUNCTION	TW	- TOP OF WALL
LOC	- LIMITS OF CLEARANCE	TYP.	- TYPICAL
L.O.D.	- LIMITS OF DISTURBANCE	VERT	- VERTICAL
LF	- LINEAR FEET	W	- WATER
MAX	- MAXIMUM	WS	- WATER SERVICE
MIN	- MINIMUM	WV	- WATER VALVE
MH	- MANHOLE	WWF	- WELDED WIRE FABRIC
MPH	- MILES PER HOUR		

BVCS - BEGINNING OF VERTICAL CURVE STATION
BVCE - BEGINNING OF VERTICAL CURVE ELEVATION
EVCS - ENDING OF VERTICAL CURVE STATION
EVCE - ENDING OF VERTICAL CURVE ELEVATION
PVI - POINT OF VERTICAL INTERSECTION

NOTE: THESE ABBREVIATIONS ARE GENERAL; INDIVIDUAL SHEETS MAY INCLUDE OTHERS.

"C" SHEETS LEGEND

— OE —— OE ——	OVERHEAD ELECTRIC
— UE —— UE ——	UNDERGROUND ELECTRIC
— G —— G ——	GAS
— W —— W ——	WATER
— SW —— SW ——	STORM SEWER
— SS —— SS ——	SANITARY SEWER
(symbol)	BENCHMARK
(symbol)	FIRE HYDRANT

811
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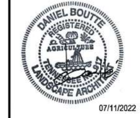

07/11/2022

TN

THE GROVE AT BOYD STATION
AMENITIES PACKAGE
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
1	8/8/2022	FARRAGUT PLANNING COMMENTS
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SHEET TITLE
C0.01 - GENERAL NOTES

PROJECT NO. 21076	DATE 08/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY DB	

SHEET NO.
2 OF 22

K:\2021\21076_The Grove_Farragut TN\CAD\01_SHEETS\21076_C000_SITE_COVER_SERIES.dwg - Printed on 2022-08-08 at 1:15:18 PM

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THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

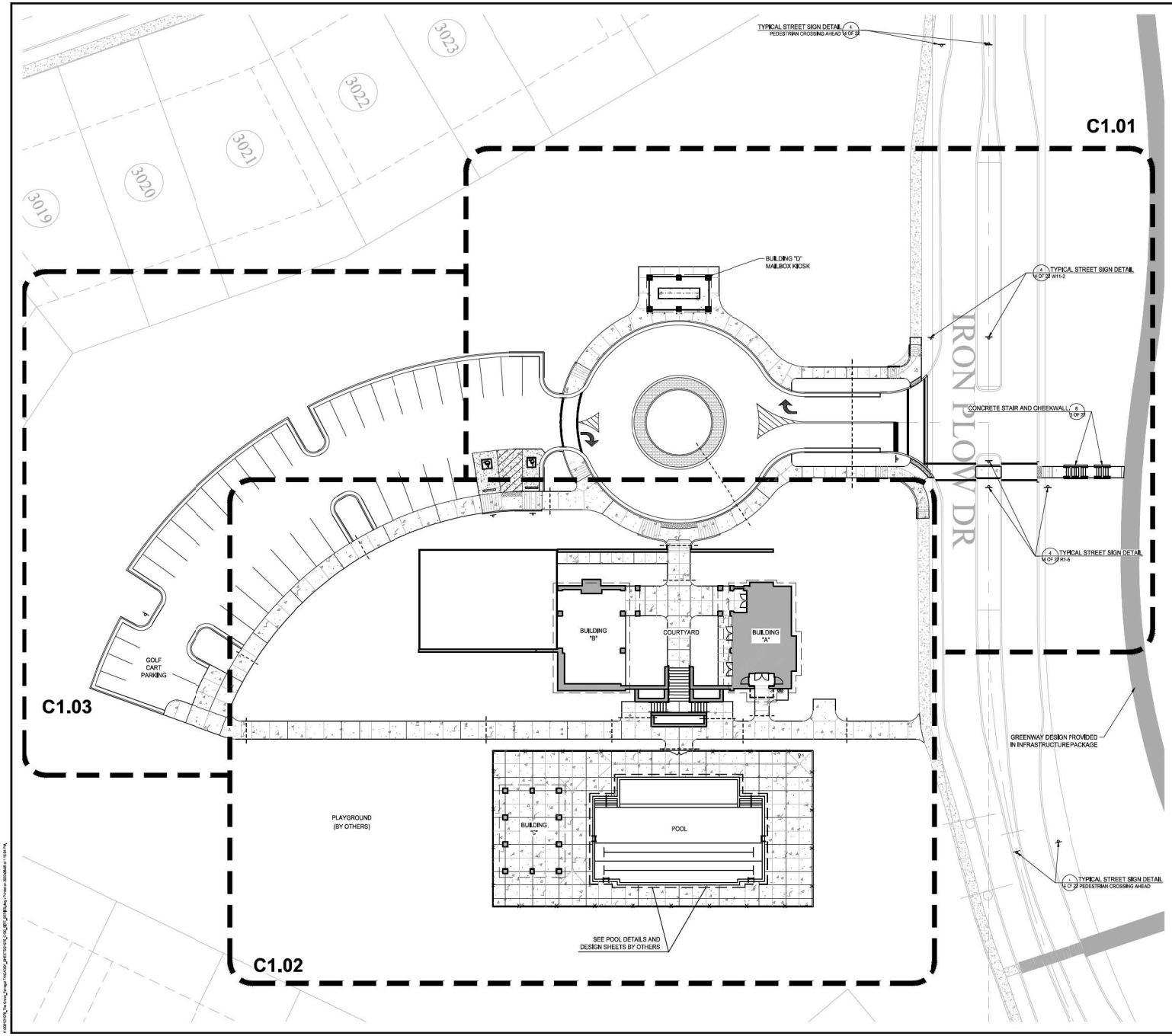
SHEET TITLE

C0.02 - ASSUMED EXISTING CONDITIONS

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY —	SCALE 1" = 40'
CHECKED BY	

SHEET NO.

3 OF 22



LAYOUT NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES.
2. SEE ARCHITECTURAL PACKAGE FOR BUILDING.
3. INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURB, UTILITY GRATES AND LIDS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE.
4. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
5. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
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9. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TENNESSEE STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
10. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

SYMBOLS LEGEND:

- 1/2" EXPANSION JOINT, TYP.
- CONTROL JOINT, TYP.
- LIGHTY DUTY CONCRETE PAVEMENT, TYP (UNLESS NOTED WITH HATCH)
- (3)-4" SCHEDULE 40 CONDUIT SLEEVES

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

0 20 40 60

SCALE: 1" = 20'

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DANIEL BOUTE REGISTERED LANDSCAPE ARCHITECT

07/11/2022

THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

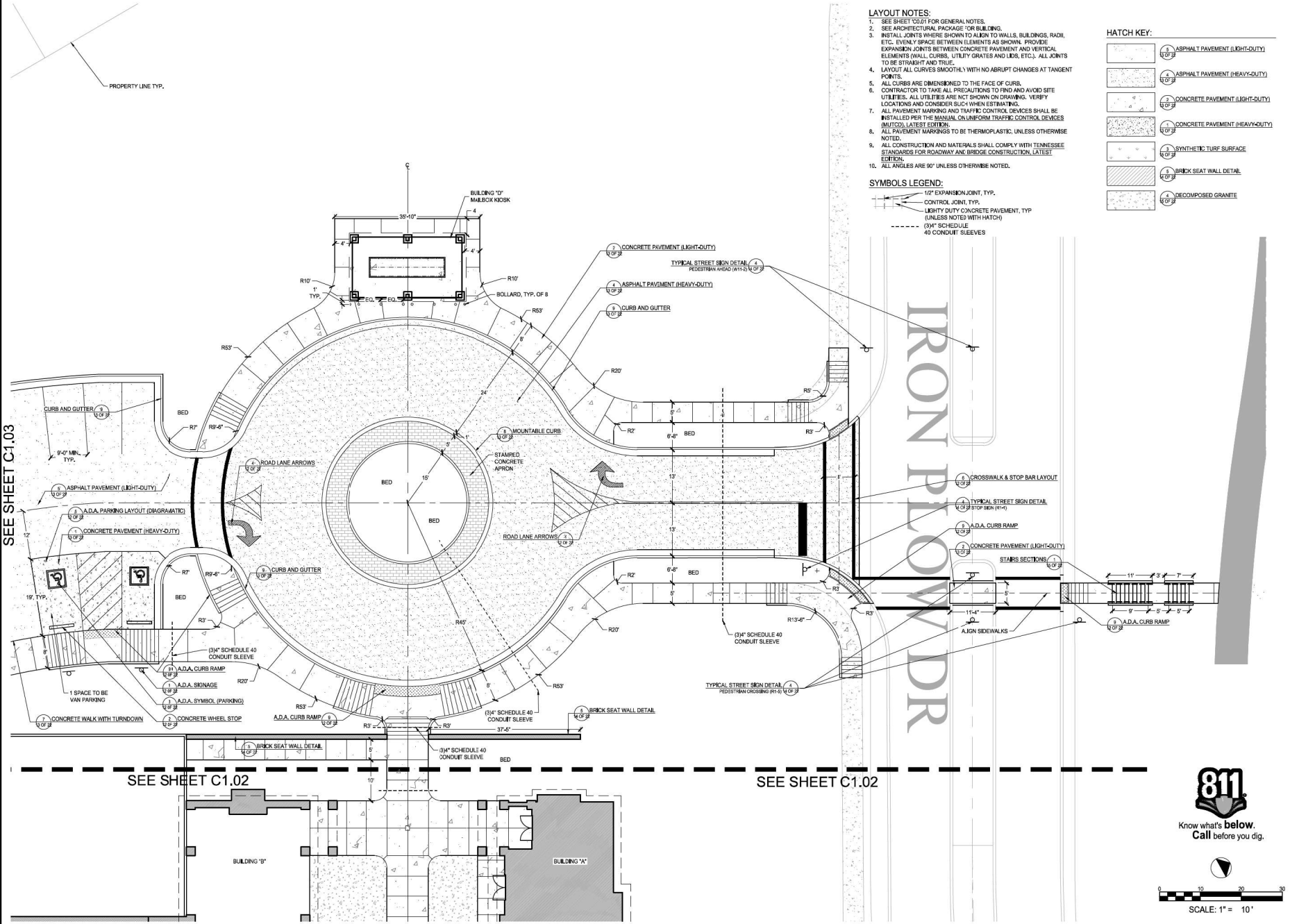
SHEET TITLE

C1.00 - SITE LAYOUT PLAN

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE 1" = 20'
CHECKED BY MB	

SHEET NO.

4 OF 22



LAYOUT NOTES:

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SYMBOLS LEGEND:

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- CONTROL JOINT, TYP.
- LIGHTY DUTY CONCRETE PAVEMENT, TYP (UNLESS NOTED WITH HATCH)
- (3)4" SCHEDULE 40 CONDUIT SLEEVES

HATCH KEY:

- ASPHALT PAVEMENT (LIGHT-DUTY)
- ASPHALT PAVEMENT (HEAVY-DUTY)
- CONCRETE PAVEMENT (LIGHT-DUTY)
- CONCRETE PAVEMENT (HEAVY-DUTY)
- SYNTHETIC TURF SURFACE
- BRICK SEAT WALL DETAIL
- DECOMPOSED GRANITE

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

SCALE: 1" = 10'

LOSE DESIGN
SPACES FOR LIFE.

DANIEL BOUTE REGISTERED LANDSCAPE ARCHITECT
07/11/2022

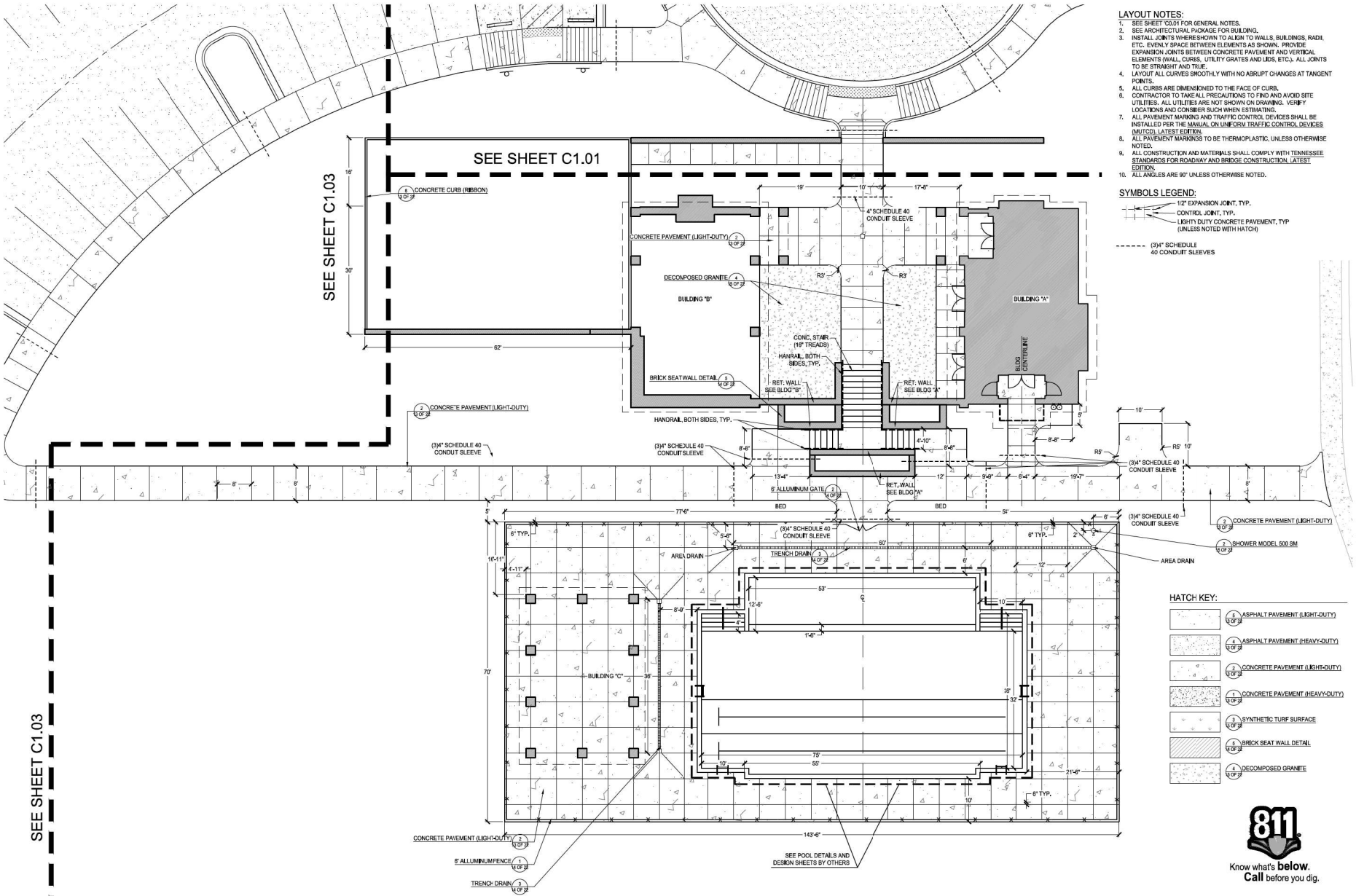
THE GROVE AT BOYD STATION
AMENITIES PACKAGE
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE
C1.01 - ENLARGED LAYOUT PLAN

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE 1" = 10'
CHECKED BY MB	

SHEET NO.
5 OF 22



LAYOUT NOTES:

1. SEE SHEET C3.01 FOR GENERAL NOTES.
2. SEE ARCHITECTURAL PACKAGE FOR BUILDING.
3. INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURBS, UTILITY GRATES AND LIDS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE.
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- (3)4" SCHEDULE 40 CONDUIT SLEEVES

HATCH KEY:

- ASPHALT PAVEMENT (LIGHT-DUTY)
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- CONCRETE PAVEMENT (HEAVY-DUTY)
- SYNTHETIC TURF SURFACE
- BRICK SEAT WALL DETAIL
- DECOMPOSED GRANITE

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SCALE: 1" = 10'

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DANIEL BOUTTE REGISTERED LANDSCAPE ARCHITECT

07/11/2022

THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE

C1.02 - ENLARGED LAYOUT PLAN

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE 1" = 20'
CHECKED BY MB	

SHEET NO.

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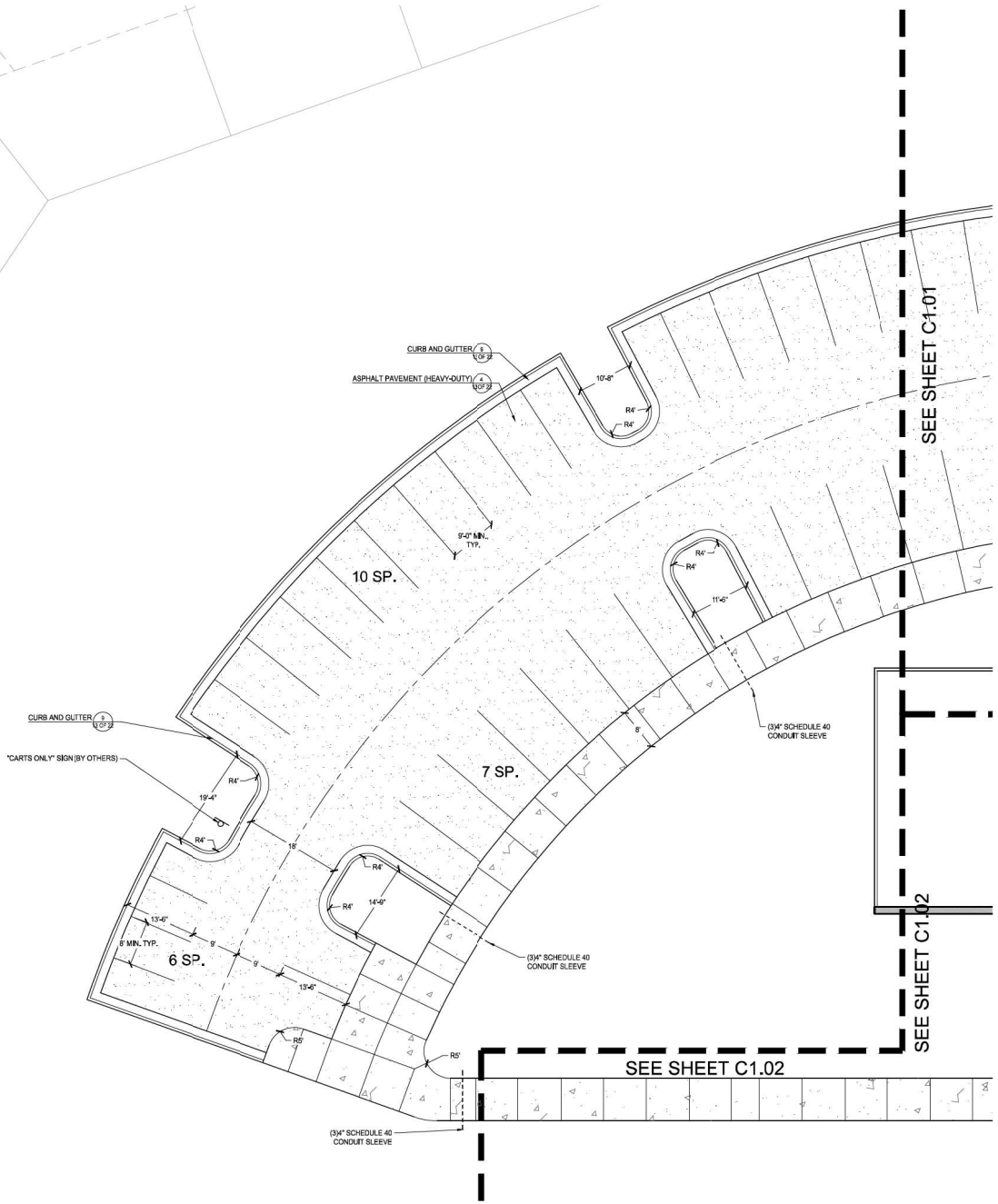

LAYOUT NOTES:

1. SEE SHEET C0.01 FOR GENERAL NOTES.
2. SEE ARCHITECTURAL PACKAGE FOR BUILDING.
3. INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURBS, UTILITY GRATES AND LIDS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE.
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10. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

SYMBOLS LEGEND:

- 1/2" EXPANSION JOINT, TYP.
- CONTROL JOINT, TYP.
- LIGHTY DUTY CONCRETE PAVEMENT, TYP (UNLESS NOTED WITH HATCH)
- (3)4" SCHEDULE 40 CONDUIT SLEEVES

HATCH KEY:

- 6 SHT 22 ASPHALT PAVEMENT (LIGHT-DUTY)
- 4 SHT 22 ASPHALT PAVEMENT (HEAVY-DUTY)
- 2 SHT 22 CONCRETE PAVEMENT (LIGHT-DUTY)
- 1 SHT 22 CONCRETE PAVEMENT (HEAVY-DUTY)
- 3 SHT 22 SYNTHETIC TURF SURFACE
- 5 SHT 22 BRICK SEAT WALL DETAIL
- 7 SHT 22 DECOMPOSED GRANITE

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0 10 20 30

SCALE: 1" = 10'

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DANIEL BOUTTE REGISTERED LANDSCAPE ARCHITECT

07/11/2022

TN

THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE

C1.03 - ENLARGED LAYOUT PLAN

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE 1" = 10'
CHECKED BY MB	

SHEET NO.

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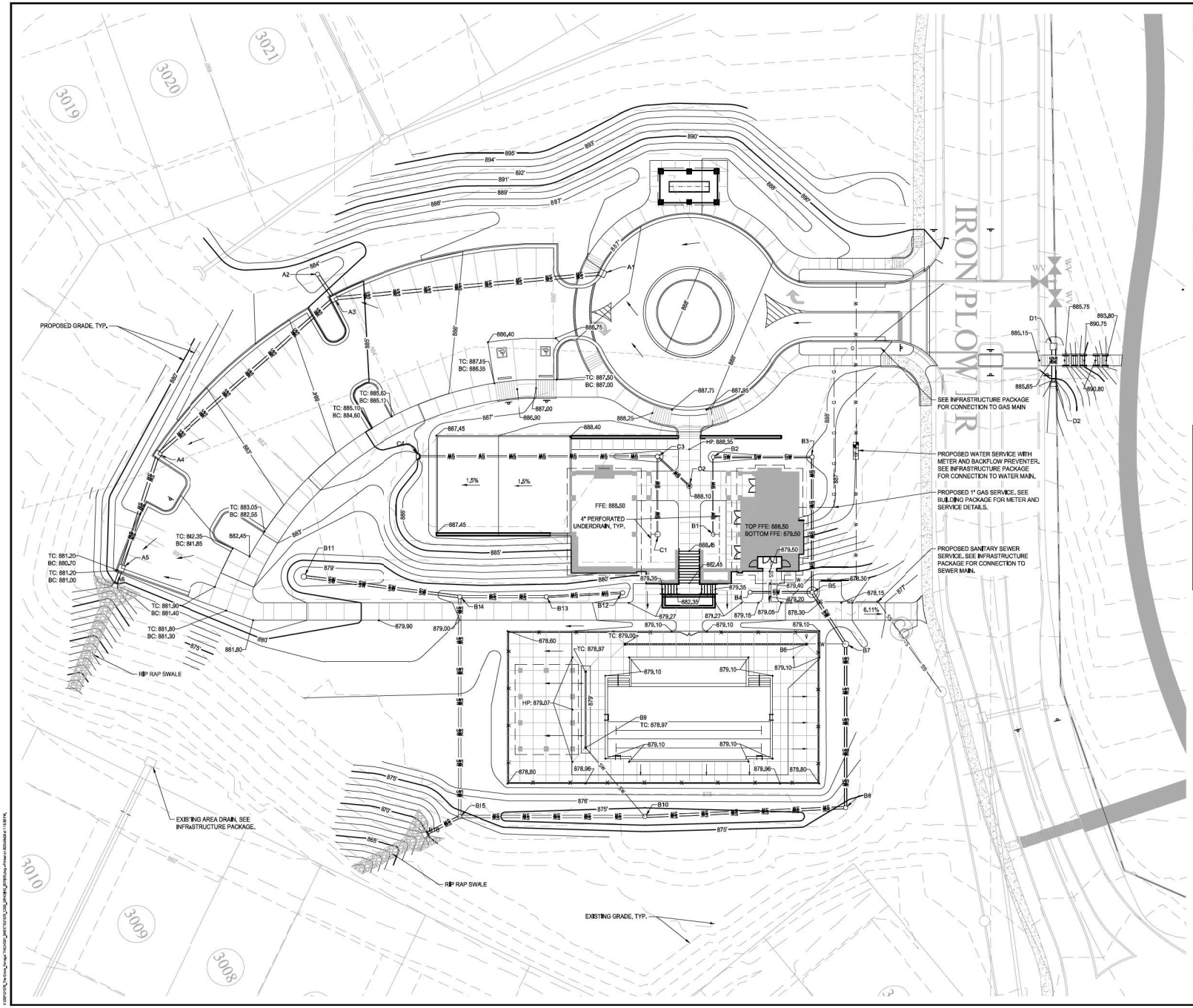

GRADING NOTES:

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DEWATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
4. A TOWN OF FARRAGUT LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
5. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE.
6. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. HOMESTEAD LAND HOLDINGS SHALL BE RESPONSIBLE FOR LONG TERM MAINTENANCE OF STORMWATER CONTROL MEASURES.

LEGEND

- PROPOSED INTERIM CONTOUR LINE
- PROPOSED INDEX CONTOUR LINE
- EXISTING INTERIM CONTOUR LINE
- EXISTING INDEX CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE GRADIENT DRAINAGE FLOW ARROW

ALL SLOPES TO BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED

SCALE: 1" = 20'

LOSE DESIGN
SPACES FOR LIFE.

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WITNESS HENRY SHANE LOSE
REGISTERED LANDSCAPE ARCHITECT
LIC. 118733
STATE OF TENNESSEE
TN

THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	8/8/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE

C2.00 - GRADING AND DRAINAGE PLAN

PROJECT NO. 21076	DATE 08/08/2022
DRAWN BY CB	SCALE 1" = 20'
CHECKED BY MS	

SHEET NO.

8 OF 22

US Structure	DS Structure	US Invert	DS Invert	LENGTH (FT.)	SLOPE (%)	DIAMETER (INCHES)	TYPE PIPE	STRUCTURE TYPE	T.C. ELEV.	CASTING TYPE	NOTES / DETAILS
A1								SINGLE CURB INLET	886.76	JBS 4075	PER DETAIL 1/C2.92
A1	A3	883.25	879.80	124.12	2.78%	15	HDPE				
A2								24" INLINE DRAIN	883.50	24" D.I. GRATE	PER DETAIL 2/C2.92
A2	A3	880.00	879.80	13.37	1.50%	15	HDPE				
A3								SINGLE CURB INLET	884.70	JBS 4075	PER DETAIL 1/C2.92
A3	A4	879.70	878.60	108.07	1.02%	15	HDPE				
A4								SINGLE CURB INLET	882.44	JBS 4075	PER DETAIL 1/C2.92
A4	A5	878.50	877.50	54.81	1.82%	15	HDPE				
A5								SINGLE CURB INLET	880.60	JBS 4075	PER DETAIL 1/C2.92
A5	A6	877.40	877.00	7.00	5.71%	15	HDPE				
A6								HEADWALL			
B1								12" ADS DRAIN BASIN	888.30	12" D.I. GRATE	PER DETAIL 2/C2.92
B1	B2	886.25	885.60	35.56	1.83%	6	HDPE				
B2								12" ADS DRAIN BASIN	887.80	12" D.I. GRATE	PER DETAIL 2/C2.92
B2	B3	885.40	884.90	45.54	1.10%	8	HDPE				
B3								12" ADS DRAIN BASIN	887.80	12" D.I. GRATE	PER DETAIL 2/C2.92
B3	B5	882.50	875.40	62.13	11.43%	8	HDPE				
B4								8" INLINE DRAIN	878.90	8" D.I. GRATE	PER DETAIL 2/C2.92
B4	B5	876.70	875.40	28.51	4.56%	8	HDPE				
B5								15" ADS DRAIN BASIN	877.90	15" D.I. GRATE	PER DETAIL 4/C2.92
B5	B7	875.00	874.70	28.35	1.06%	12	HDPE				
B6								ACO K100 CATCH BASIN	879.00	ACO K1-901	
B6	B7	876.50	875.10	18.00	7.78%	6	HDPE				
B7								18" ADS DRAIN BASIN	877.50	18" D.I. GRATE	PER DETAIL 4/C2.92
B7	B8	874.60	871.15	75.00	4.60%	12	HDPE				
B8								18" ADS DRAIN BASIN	874.50	18" D.I. GRATE	PER DETAIL 2/C2.92
B8	B10	871.05	870.10	92.42	1.03%	12	HDPE				
B9								ACO K100 CATCH BASIN	878.62	ACO K1-901	
B9	B10	874.00	870.50	41.65	8.40%	6	HDPE				
B10								24" ADS DRAIN BASIN	874.10	24" D.I. GRATE	PER DETAIL 2/C2.92
B10	B15	870.00	869.10	85.17	1.06%	12	HDPE				
B11								12" INLINE DRAIN	878.50	12" D.I. GRATE	PER DETAIL 2/C2.92
B11	B14	875.00	874.10	72.07	1.25%	12	HDPE				
B12								8" INLINE DRAIN	878.50	8" D.I. GRATE	PER DETAIL 2/C2.92
B12	B13	876.10	875.70	34.94	1.14%	8	HDPE				
B13								15" ADS DRAIN BASIN	878.50	15" D.I. GRATE	PER DETAIL 4/C2.92
B13	B14	875.35	874.10	40.10	3.12%	12	HDPE				
B14								15" ADS DRAIN BASIN	878.50	15" D.I. GRATE	PER DETAIL 4/C2.92
B14	B15	874.00	869.10	100.93	4.85%	12	HDPE				
B15								24" ADS DRAIN BASIN	874.00	24" D.I. GRATE	PER DETAIL 2/C2.92
B15	B16	869.00	868.50	16.33	3.06%	12	HDPE				
B16								HEADWALL			
C1								12" ADS DRAIN BASIN	888.35	12" D.I. GRATE	PER DETAIL 2/C2.92
C1	C3	886.30	885.60	35.82	1.95%	6	HDPE				
C2								6" INLINE DRAIN	888.10	10 X 10 ZURN 415S	PER DETAIL 2/C2.92
C2	C3	886.10	885.60	19.79	2.53%	6	HDPE				
C3								18" ADS DRAIN BASIN	887.80	18" D.I. GRATE	PER DETAIL 4/C2.92
C3	C4	885.40	884.30	109.11	1.01%	8	HDPE				
C4								HEADWALL			
D1								DRCP INLET	885.00	24" D.I. GRATE	PER DETAIL 1/C2.93
D1	D2	881.65	881.45	15.92	1.26%	18	RCP				
D2								HEADWALL			

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THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE

C2.50 - PIPE CHART

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY CB	SCALE NTS
CHECKED BY MS	

SHEET NO.

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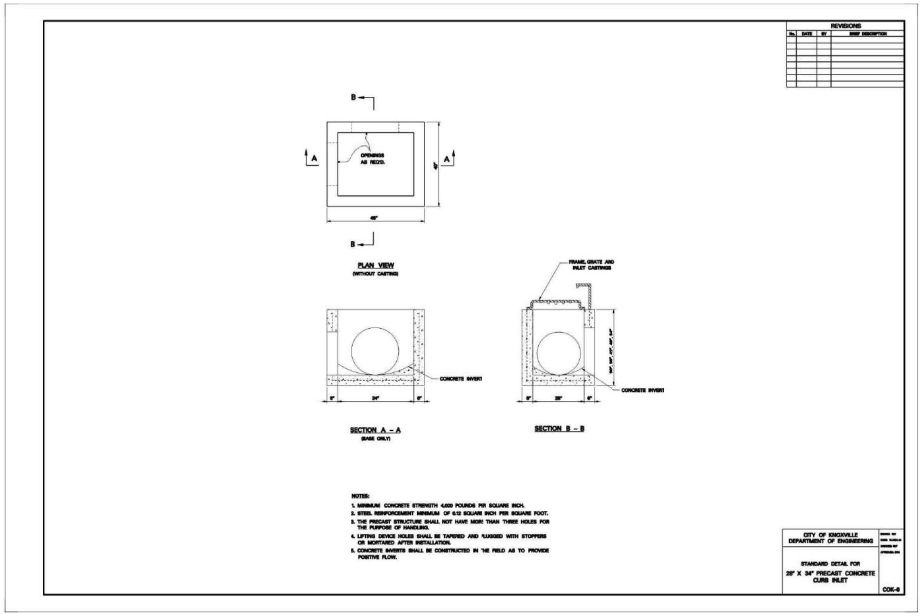
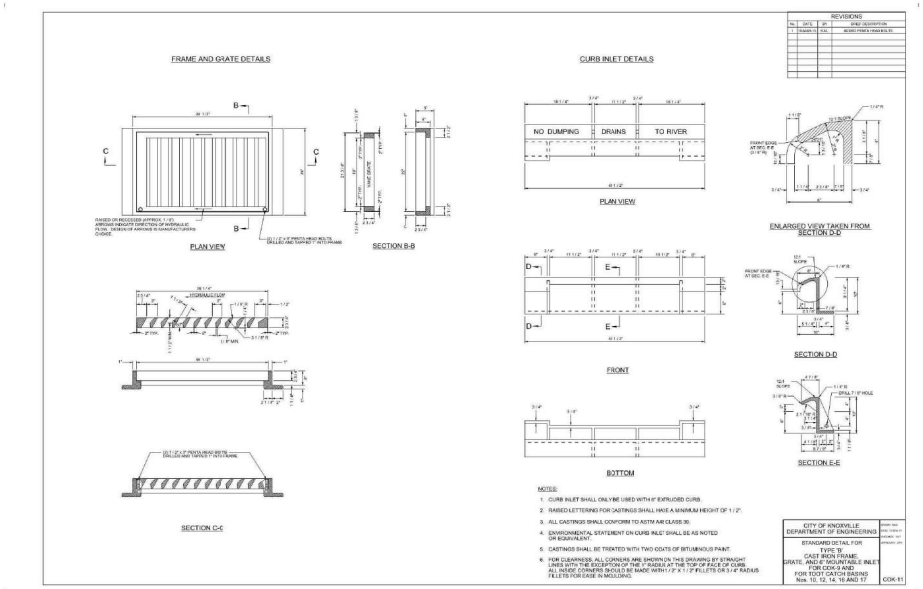
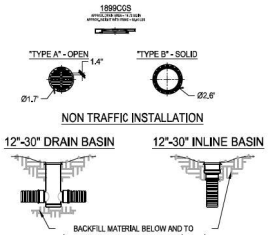


1 CURB INLET
SCALE: NTS

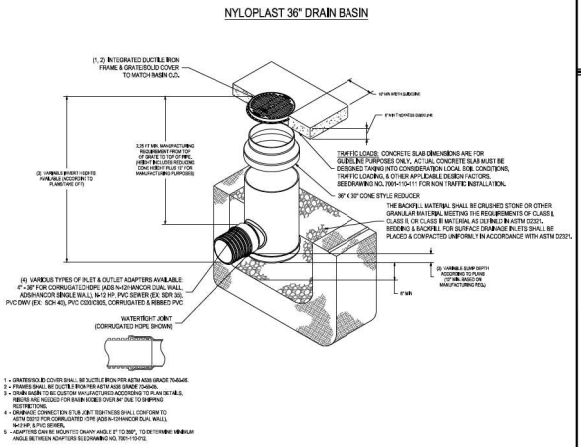


3 FRAME AND GRATE
SCALE: NTS



NOTES:
1. GRATE MEETS H-20 LOAD RATING QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-229
2. REFER TO PIPE CHART FOR SIZE AND TYPE OF GRATE AND STRUCTURE, DETAIL SHOWN FOR GENERAL REFERENCE ONLY

2 DRAIN BASIN
SCALE: NTS



1 - GRATE/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NESTED FOR BASIN BODIES OVER 84" DUE TO SHIPPING RESTRICTIONS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12®/ADVANCOR DUAL WALL), N-12 HP, & PVC SEWERS.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

4 36 INCH DRAIN BASIN
SCALE: NTS

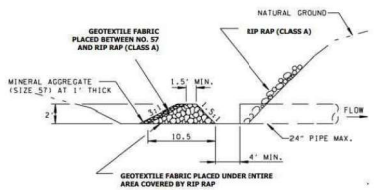


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

5 FILTER RING
SCALE: NTS

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THE GROVE AT BOYD STATION
AMENITIES PACKAGE
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	6/8/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE
C2.92 - EPSC & DRAINAGE DETAILS

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY CS	SCALE NTS
CHECKED BY MS	

SHEET NO.
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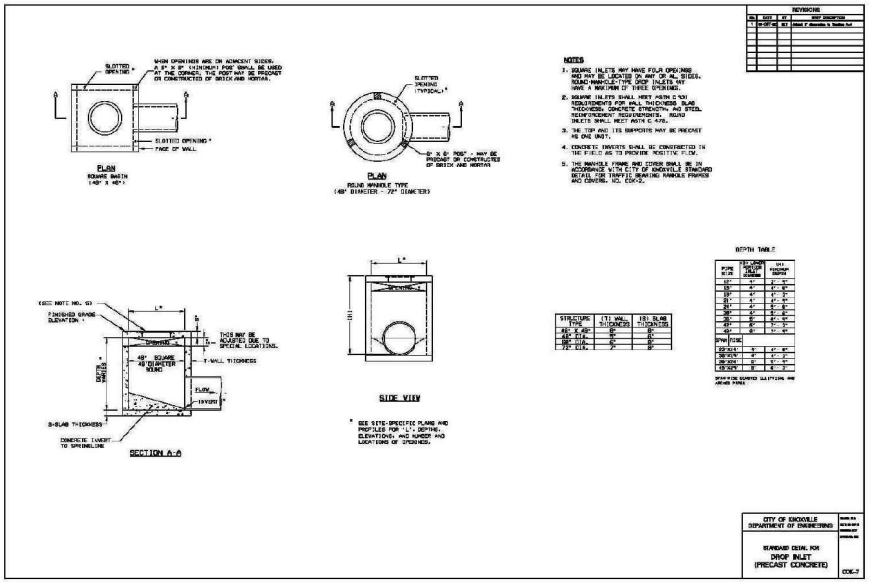

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HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	6/8/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE

C2.93 - EPSC & DRAINAGE DETAILS

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY DB	

SHEET NO.

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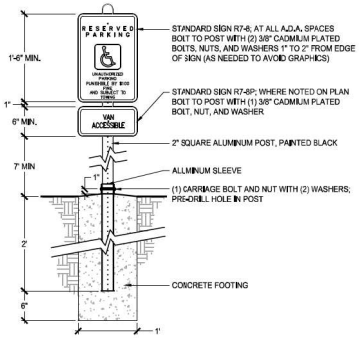
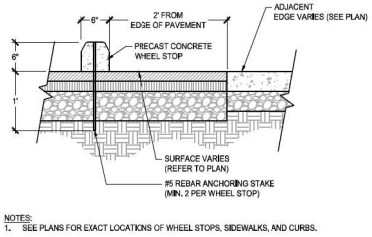
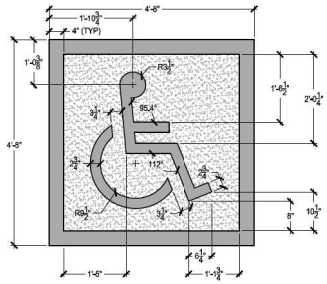


1 A.D.A. SIGNAGE
SCALE: N.T.S.



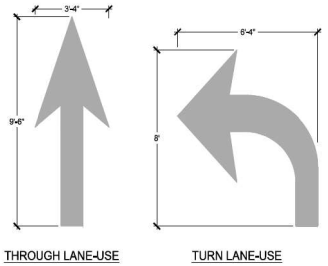
NOTES:
1. SEE PLANS FOR EXACT LOCATIONS OF WHEEL STOPS, SIDEWALKS, AND CURBS.

2 CONCRETE WHEEL STOP
SCALE: N.T.S.



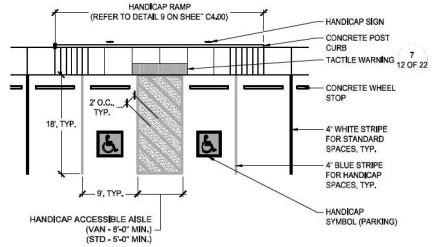
NOTES:
1. STRIPE COLOR TO BE WHITE.
2. FILL COLOR TO BE BLUE.

3 A.D.A. SYMBOL (PARKING)
SCALE: N.T.S.



NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, [2004 EDITION / 2012 SUPPLEMENT].

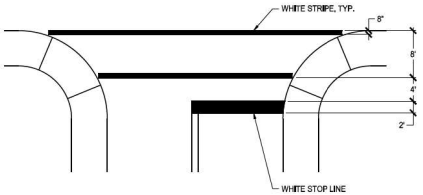
4 ROAD LANE ARROWS
SCALE: N.T.S.



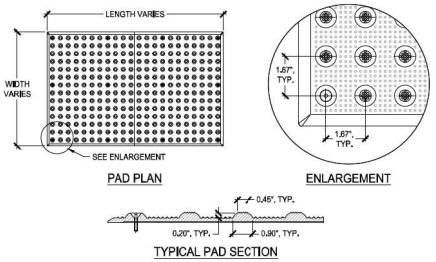
NOTES:
1. DETAIL IS DIAGRAMMATIC. CONSTRACTOR SHALL REFER TO PLANS FOR EXACT PARKING LAYOUT.
2. RUNNING AND CROSS SLOPES FOR HANDICAP PARKING NOT TO EXCEED 2%.
3. HANDICAP ACCESSIBLE AISLE AREA STRIPES TO BE BLUE AND ROTATED 45° FROM HANDICAP SPACE STRIPING.
4. HANDICAP ACCESSIBLE AISLE AREA FILL COLOR TO BE WHITE.

5 A.D.A. PARKING LAYOUT (DIAGRAMATIC)
SCALE: N.T.S.

NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC PER [TDOT] STANDARDS UNLESS OTHERWISE NOTED.
2. ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, [2004 EDITION / 2012 SUPPLEMENT].
3. ALIGN CROSSWALK WITH HANDICAP RAMPS.
4. WIDTH OF CROSSWALK SHALL BE 6' (MIN.) OR AS SPECIFIED ON PLANS.
5. REFER TO PLANS FOR TOTAL NUMBER OF STRIPES.
6. ALL NON- INTERSECTION PEDESTRIAN CROSSINGS SHALL HAVE WARNING SIGNS INSTALLED AND MAINTAIN ADEQUATE VISIBILITY PROVIDED BY PARKING PROHIBITIONS.
7. CROSSWALK STRIPING SHALL BE 8" IN WIDTH.



6 CROSSWALK & STOP BAR LAYOUT
SCALE: N.T.S.

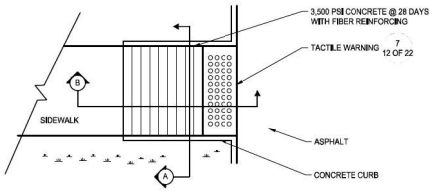


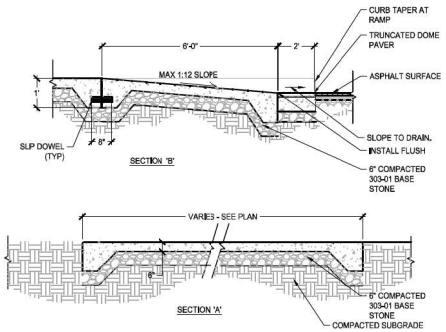
NOTES:
1. DRAWING FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO PROVIDE PRODUCT DETAILS, PATTERNS, AND COLOR SAMPLES FOR OWNER APPROVAL PRIOR TO INSTALLATION.
2. DOMED SURFACE SHALL BE ADA COMPLIANT.
3. DOME GRID SHALL ALIGN IN THE PREDOMINANT DIRECTION OF TRAVEL.
4. COLOR SHALL BE YELLOW (70% CONTRAST).
5. [PRODUCT SHALL BE APPROVED ON TDOT QUALIFIED PRODUCT LIST].

7 TACTILE WARNING
SCALE: N.T.S.

8 NOT USED
SCALE: N.T.S.

NOTES:
1. CURB RAMPS WILL BE FLUSH WITH THE GUTTER OR EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRAVERSE TO THE SLOPE OF THE RAMP.
3. 6" CURB AT PROJECTED BACK OF WALK ELEVATIONS.
4. ELEVATION TRANSITION RAMP, 1:12 MAX SLOPE, 2% MAX X-SLOPE, 3' MIN WIDTH, FOUR ¾" X 8" DOWELS, 3/8" GROOVES, 6" O.C., TRANSVERSE BROOMED FINISH.
5. BEGIN ELEVATION TRANSITION RAMP AT PROJECTION OF CROSS WALKS.
6. 1-1/2" IN 2' MAX SLOPE
7. 6" MIN THICKNESS AT CURB RAMP AND LANDING.
8. THE COLOR OF THE DETECTABLE WARNING STRIP SHALL BE "SAFETY YELLOW".





9 A.D.A. CURB RAMP
SCALE: N.T.S.

K:\2021\2021076_The Grove_Zoning\1 TN\2021076_GRD_SITE_SUPPLEMENTAL.dwg, 7/7/2022 8:58:47 PM, kbeasley

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DANIEL BOUTTE
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT

07/11/2022

THE GROVE AT BOYD STATION
AMENITIES PACKAGE
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT
TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE
C4.00 - SITE DETAILS

PROJECT NO. 21076	DATE 06/08/2022
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CHECKED BY MB	

SHEET NO.
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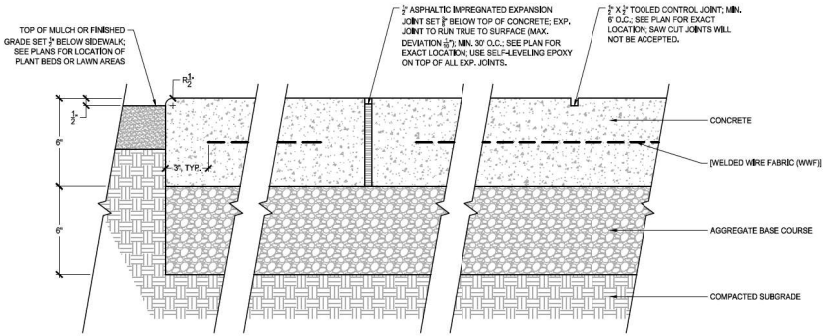
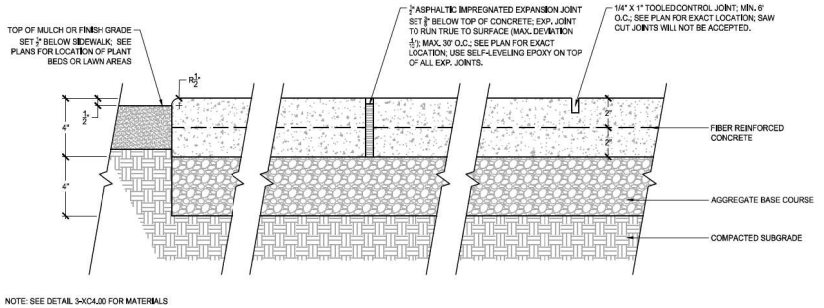


1 CONCRETE PAVEMENT (HEAVY-DUTY)

SCALE: N.T.S.



NOTE: SEE DETAIL 3-XC4.00 FOR MATERIALS

2 CONCRETE PAVEMENT (LIGHT-DUTY)

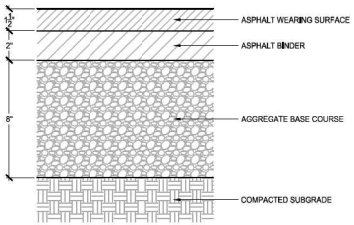
SCALE: N.T.S.

HARDSCAPE MATERIALS TABLE	
ITEM	SPECIFICATION
CONCRETE	TDOT CLASS A
ASPHALT WEARING SURFACE	TDOT 411E
ASPHALT BINDER	TDOT 307BM
DBST WEARING SURFACE	TDOT TYPE A, #8 AGGREGATE (16-28 LBS/SY); EMULSIFIED ASPHA,T CRS-2P (0,20-0,35 GAL/SY)
DBST BINDER	TDOT TYPE A, #7 AGGREGATE (24-40 LBS/SY); EMULSIFIED ASPHA,T CRS-2P (0,30-0,38 GAL/SY)
TACK COAT	PER TDOT RECOMMENDATION AND SPECIFICATION
PRIME COAT	PER TDOT RECOMMENDATION AND SPECIFICATION
SURFACE STONE	TDOT TYPE A, #10 AGGREGATE
AGGREGATE BASE COURSE	TDOT TYPE A, GRADING 'D' (OR AS NOTED)
SHOT ROCK	—
WOVEN GEOTEXTILE FABRIC	—
COMPACTED SUBGRADE	95% PROCTOR

NOTES:
1. CONTRACTOR SHALL INSTALL ALL HARDSCAPE MATERIALS PER [TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2015 EDITION].

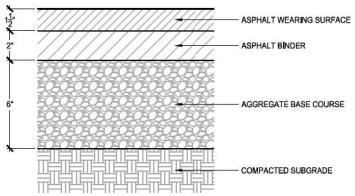
3 HARDSCAPE MATERIALS TABLE

SCALE: N.T.S.



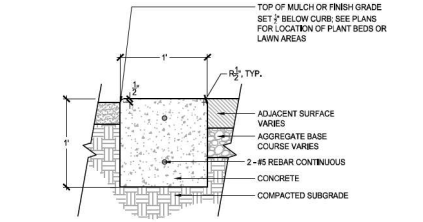
4 ASPHALT PAVEMENT (HEAVY-DUTY)

SCALE: N.T.S.



5 ASPHALT PAVEMENT (LIGHT-DUTY)

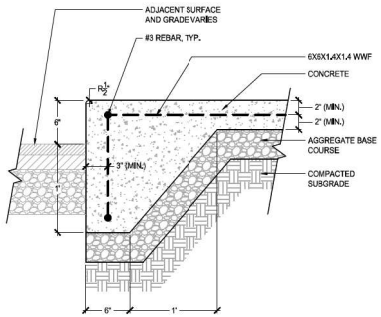
SCALE: N.T.S.



NOTES:
1. PROVIDE EXPANSION JOINTS 30' O.C. (MAX.), AT ENDS AND MIDPOINTS OF RADIUS RETURNS, AND AT ANY POINT THAT NEW CURB ABUTS EXISTING OR PROPOSED CONCRETE.
2. PROVIDE CONSTRACTION JOINTS 10' O.C.
3. NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN RADII.

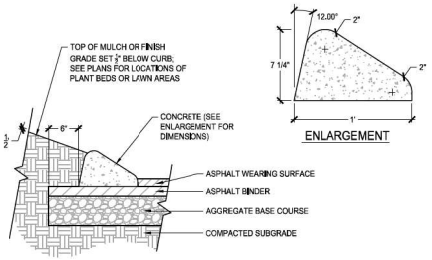
6 CONCRETE CURB (RIBBON)

SCALE: N.T.S.



7 CONCRETE WALK WITH TURNDOWN

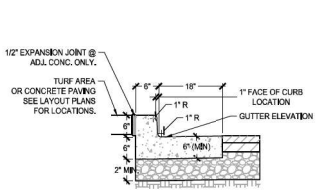
SCALE: N.T.S.



NOTES:
1. PROVIDE EXPANSION JOIN'S 30' O.C. (MAX.), AT ENDS AND MIDPOINTS OF RADIUS RETURNS, AND AT ANY POINT THAT NEW CURB ABUTS EXISTING OR PROPOSED CONCRETE.
2. PROVIDE CONSTRACTION JOINTS 10' O.C.
3. NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN RADII.
4. [WHERE EXTRUDED CURB EXISTS AS A PLANTER CURB, REFER TO [LANDSCAPE PLANS][SPECS] FOR BED SOIL AMENDMENTS ADJACENT TO BACK OF CURB.]

8 MOUNTABLE CURB

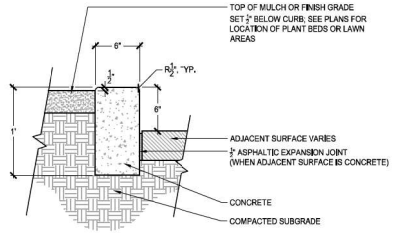
SCALE: N.T.S.



NOTES:
1. CONTRACTION JOINTS, 1/2" WIDE, FULL DEPTH, AT MAXIMUM OF 30' LONGITUDINAL INTERVALS, AT ALL ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.
2. TOOLED CURB CONTROL JOINTS: 1/4" WIDE, 1" DEEP, 5' O.C.
3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAY TEST. (SEE HARDSCAPE MATERIALS TABLE ON THIS SHEET)
4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.

9 CURB AND GUTTER

SCALE: N.T.S.



NOTES:
1. PROVIDE EXPANSION JOINTS 30' O.C. (MAX.), AT ENDS AND MIDPOINTS OF RADIUS RETURNS, AND AT ANY POINT THAT NEW CURB ABUTS EXISTING OR PROPOSED CONCRETE.
2. PROVIDE CONSTRACTION JOINTS 10' O.C.
3. NO STRAIGHT SEGMENTS SHALL BE CONSTRUCTED IN RADII.
4. WHERE POST CURB EXISTS AS A PLANTER CURB, REFER TO SPECS FOR BED SOIL AMENDMENTS ADJACENT TO BACK OF CURB.

10 CONCRETE CURB (POST)

SCALE: N.T.S.

LOSE DESIGN
SPACES FOR LIFE.

THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

DANIEL BOUTTE
REGISTERED
LANDSCAPE ARCHITECT
07/11/2022

THE GROVE AT BOYD STATION
AMENITIES PACKAGE
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	8/8/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE
C4.01 - SITE DETAILS

PROJECT NO. 21076	DATE 08/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY MB	

SHEET NO.
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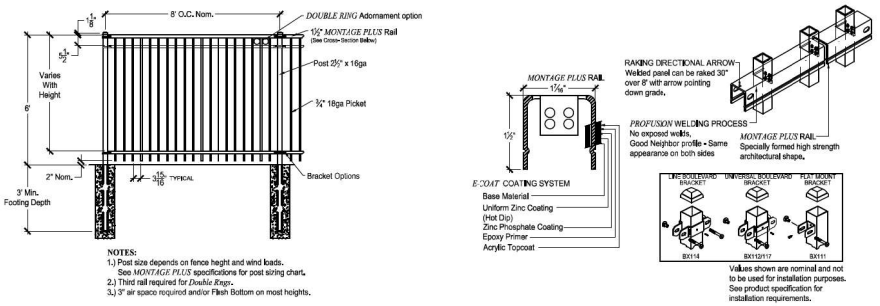
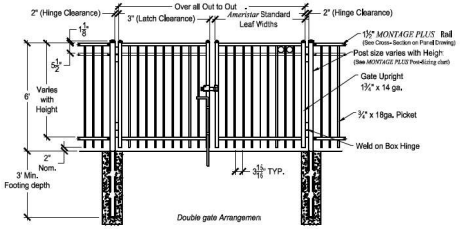


NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) 3" air space required and/or Flush Bottom on most heights.

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1 6' ALLUMINUM FENCE
SCALE: N.T.S.



Double gate Arrangement

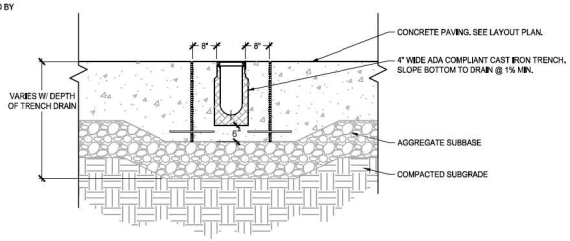
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

2 6' ALLUMINUM GATE
SCALE: N.T.S.

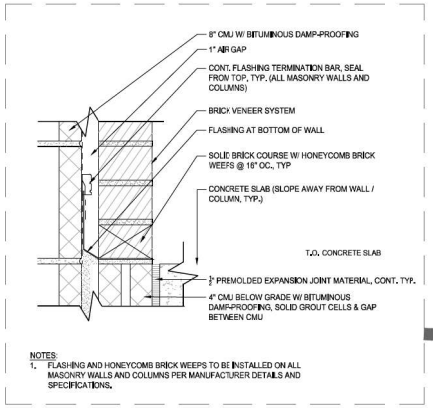
NOTE:
MODEL: ACO K100 TRENCH DRAIN AND SERIES 900 CATCH BASINS, AS MANUFACTURED BY ACO, INC. OR APPROVED EQUAL.
MATERIALS
ADA COMPLIANT TRENCH GRATE.
TRENCH: K100 AND SERIES 900 CATCH BASIN.

THE TRENCH DRAIN SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. TRENCH DRAINS TO BE PROVIDED BY ACO DRAIN OR EQUAL.

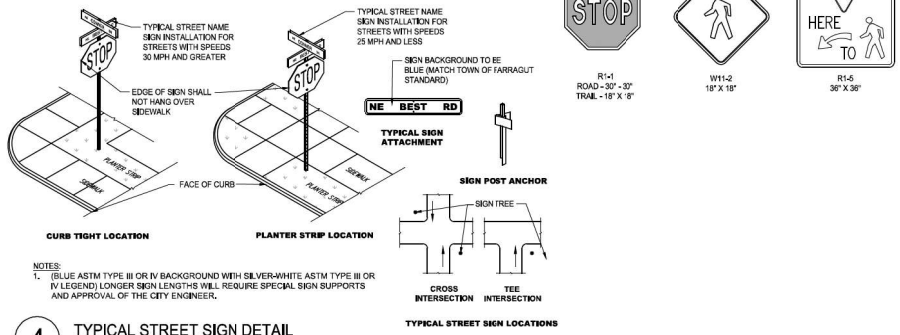
PHONE # 1-800-543-4764. INSTALL ALL COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.



3 TRENCH DRAIN
SCALE: N.T.S.

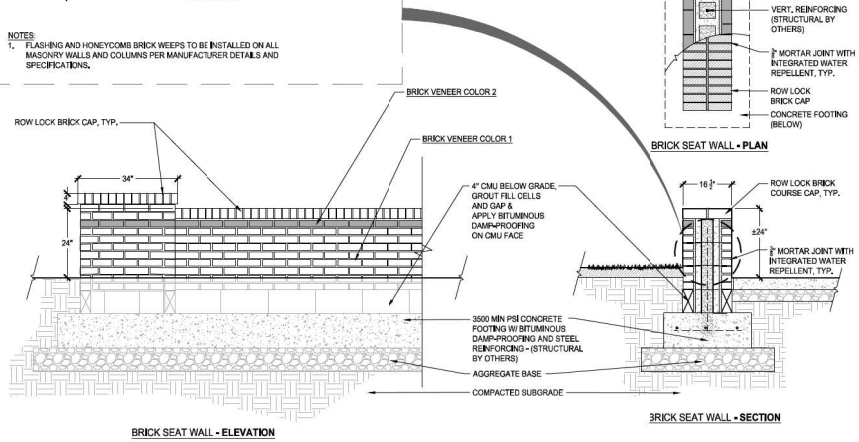


NOTES:
1. FLASHING AND HONEYCOMB BRICK WEEPS TO BE INSTALLED ON ALL MASONRY WALLS AND COLUMNS PER MANUFACTURER DETAILS AND SPECIFICATIONS.



NOTES:
1. (BLUE ASTM TYPE III OR IV BACKGROUND WITH SILVER-WHITE ASTM TYPE III OR IV LEGEND) LONGER SIGN LENGTHS WILL REQUIRE SPECIAL SIGN SUPPORTS AND APPROVAL OF THE CITY ENGINEER.

4 TYPICAL STREET SIGN DETAIL
SCALE: N.T.S.



5 BRICK SEAT WALL DETAIL
SCALE: N.T.S.

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DANIEL BOUTTE REGISTERED LANDSCAPE ARCHITECT
07/11/2022

THE GROVE AT BOYD STATION
AMENITIES PACKAGE
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE
C4.02 - SITE DETAILS

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY MB	

SHEET NO.
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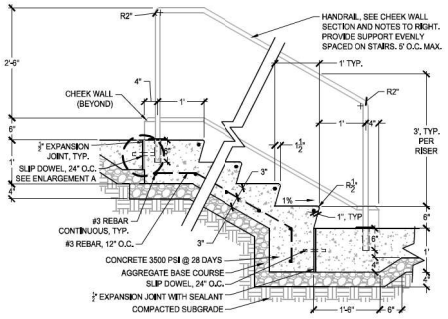
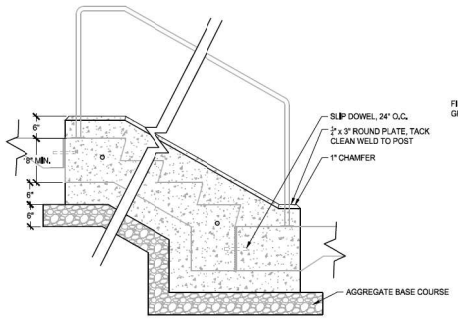
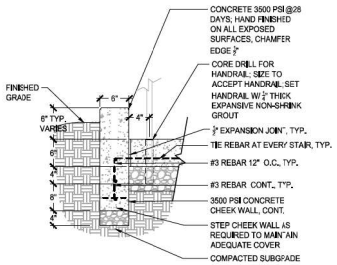


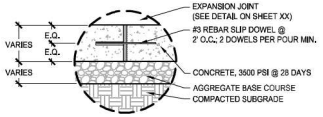
STAIR SECTION



CHEEKWALL SECTION



CHEEK WALL SECTION



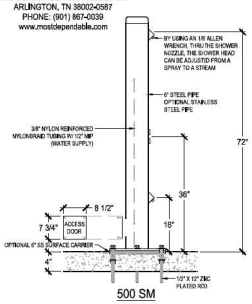
ENLARGEMENT A:
SLIP DOWEL

NOTES:
1. RISER COUNT WILL VARY. REFER TO LAYOUT AND GRADING PLANS FOR QUANTITY.
2. ALL REBAR TO BE 3" CLEAR, MINIMUM, FROM EDGE OF CONCRETE UNLESS OTHERWISE NOTED.
3. ALL CONCRETE TO BE 3500 PSI AT 28 DAYS.
4. PROVIDE LIGHT SANDBLAST FINISH ON ALL EXPOSED VERTICAL SURFACES.
5. PROVIDE HEAVY BROOM FINISH ON ALL TREADS.

HANDRAIL NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS TO INCLUDE ALL REINFORCEMENT.
2. ALL HANDRAILS TO BE 2" O.D. (STAINLESS STEEL, ALUMINUM) PIPE. POWDER COATED BLACK.
3. GRIND ALL WELDS SMOOTH WITH NO BARBS.
4. TOP HANDRAIL EXTENSION AT STAIRS: HANDRAIL TO EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE.
5. BOTTOM HANDRAIL EXTENSION AT STAIRS: HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE.
6. HEIGHT: HANDRAIL GRIPPING SURFACE SHALL BE A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES FROM THE WALKING SURFACE.
7. ALL HANDRAILS MUST MEET THE REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN OR THE LATEST EDITION.

1 STAIRS SECTIONS
SCALE: N.T.S.

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com

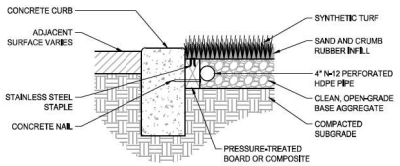


500 SM

NOTES:
1. SELECT COLOR OPTION BLACK
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED ON SURFACE MOUNT INSTALLATIONS.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-10.1.

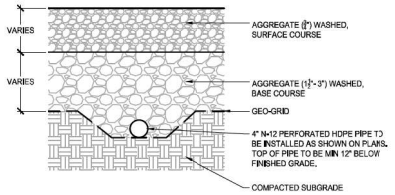
2 SHOWER MODEL 500 SM
SCALE: N.T.S. SHOWN W/ OPTIONAL 6" SS SURFACE CARRIER FOR SURFACE MOUNT (SM)

NOTES:
1. DRAWING PROVIDED AS BASIS OF DESIGN FOR BID PURPOSES ONLY. CONTRACTOR SHALL INSTALL SYSTEM PER MANUFACTURER'S SPECIFICATIONS.



3 SYNTHETIC TURF SURFACE
SCALE: N.T.S.

NOTES:
1. CRUSHED AGGREGATE TO BE WASHED, FREE OF SOIL AND DEBRIS.
2. CENTER LINE OF ALL DRIVEWAYS TO BE 6" HIGHER THEN EDGE ELEVATION TO PROVIDE POSITIVE DRAINAGE.



4 DECOMPOSED GRANITE
SCALE: N.T.S.

LOSE DESIGN
SPACES FOR LIFE.

THE DRAWING AND THE DESIGN SHOWN, THE PROPERTY OF THE ARCHITECT, REPRODUCTION, COPYING OR USE OF THE DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

DANIEL BOONE ASSOCIATES, INC. LANDSCAPE ARCHITECTS
07/11/2022

TN

THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTALS / REVISIONS

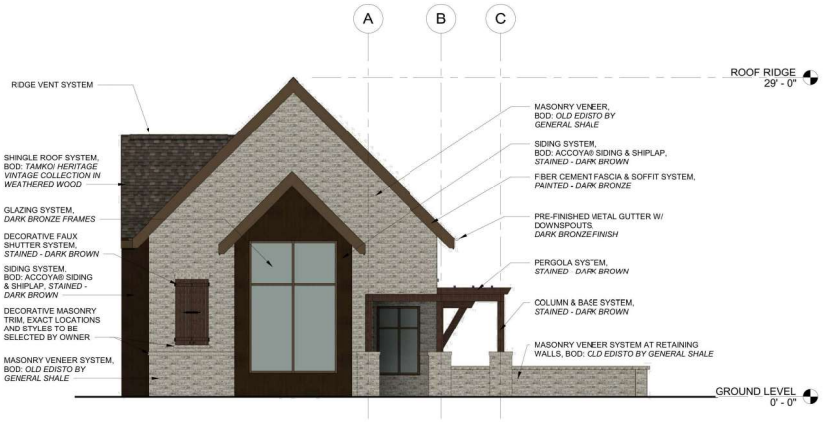
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE

C4.03 - SITE DETAILS

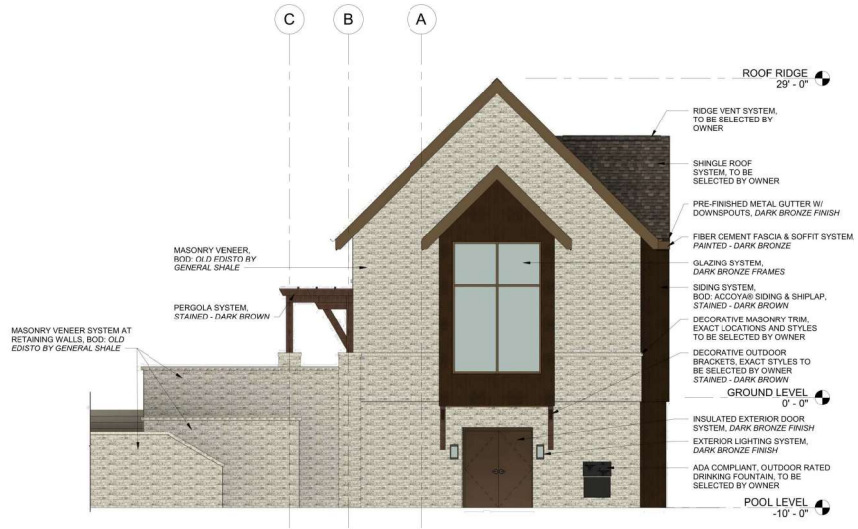
PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY MB	

SHEET NO.
15 OF 22

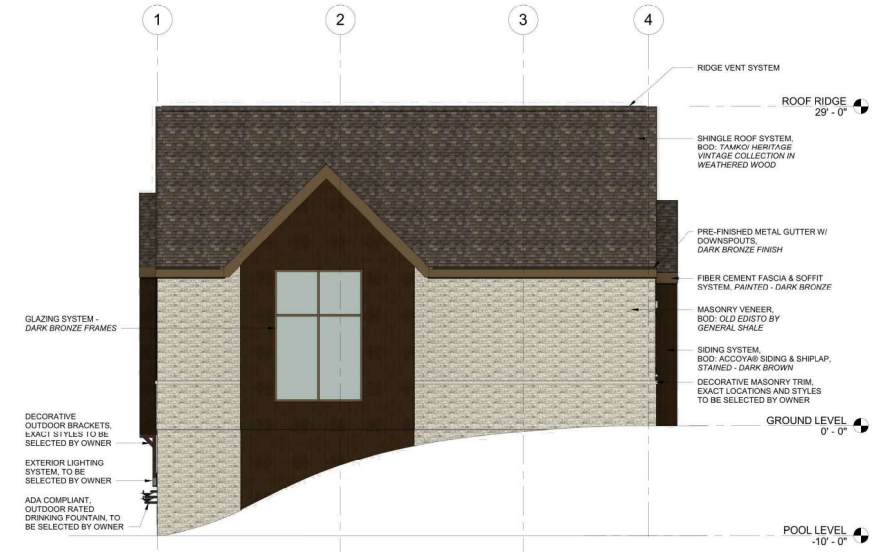


1 A3.01A BLDG A NORTH ELEVATION
3/16" = 1'-0"

2 A3.01A BUILDING A WEST ELEVATION
3/16" = 1'-0"



3 A3.01A BLDG A SOUTH ELEVATION
3/16" = 1'-0"



4 A3.01A BUILDING A EAST ELEVATION
3/16" = 1'-0"

LOSE DESIGN
SPACES FOR LIFE.

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THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE

C4.04 - BUILDING A ELEVATIONS

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY MB	

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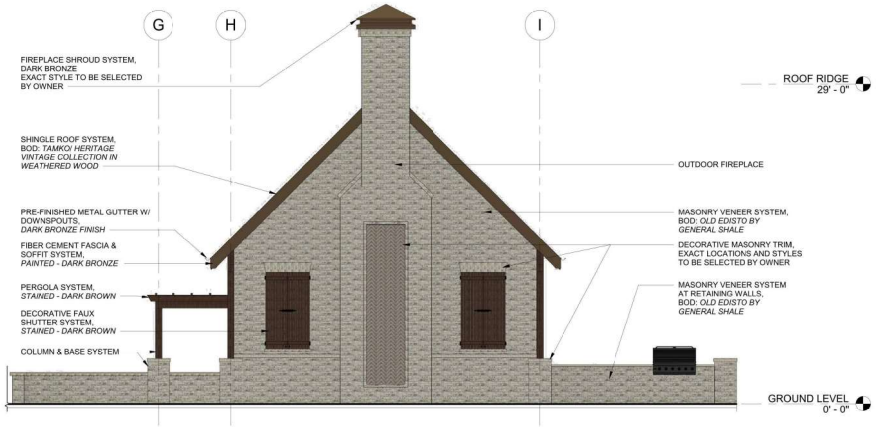
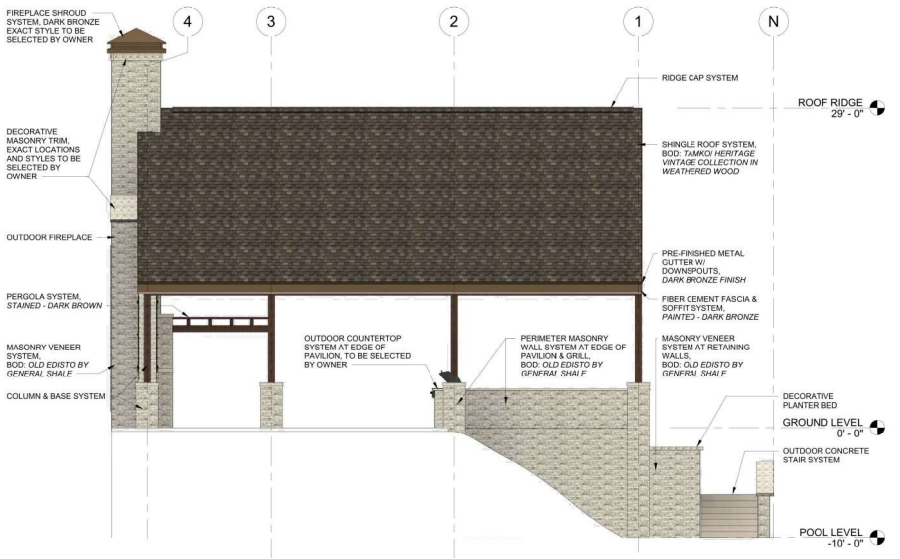
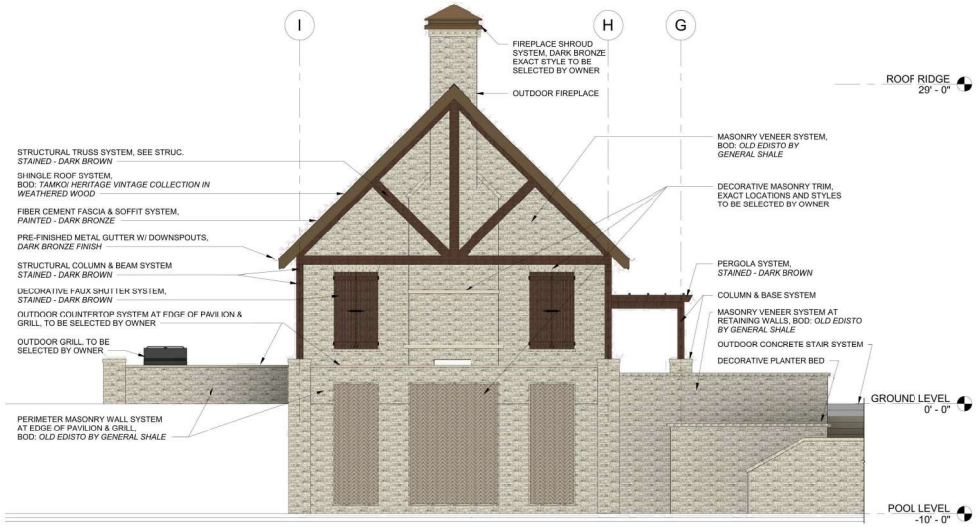


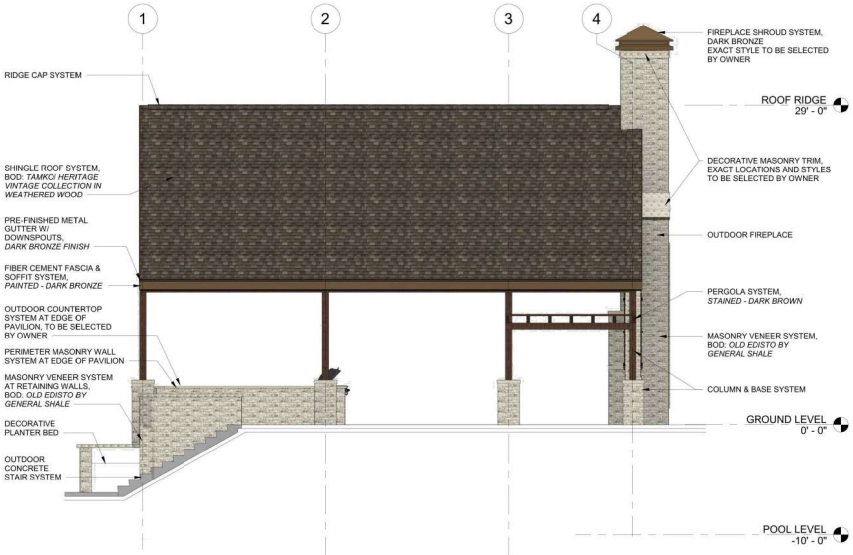
1 A3.11B BUILDING B NORTH ELEVATION
3/16" = 1'-0"



2 A3.11B BUILDING B EAST ELEVATION
3/16" = 1'-0"



3 A3.11B BUILDING B SOUTH ELEVATION
3/16" = 1'-0"



4 A3.11B BUILDING B WEST ELEVATION
3/16" = 1'-0"

LOSE DESIGN
SPACES FOR LIFE.

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THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT TN

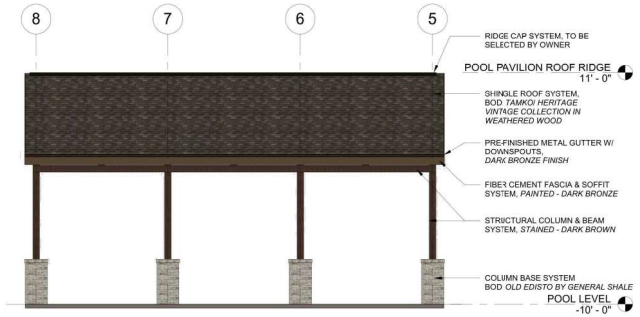
SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

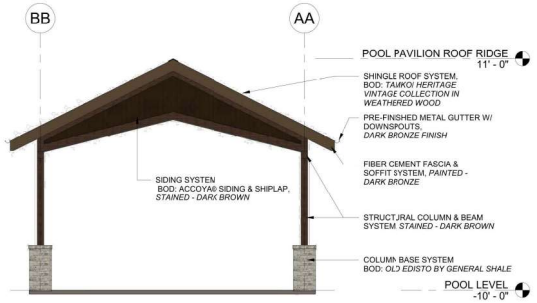
SHEET TITLE
C4.05 - BUILDING B ELEVATIONS

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY MB	

SHEET NO.
17 OF 22



1 A3.21C BUILDING C EAST & WEST ELEVATIONS
3/16" = 1'-0"



2 A3.21C BUILDING C NORTH & SOUTH ELEVATIONS
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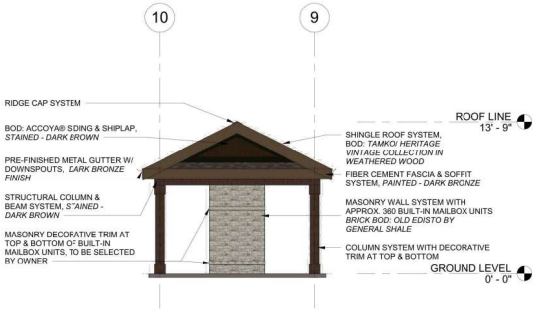
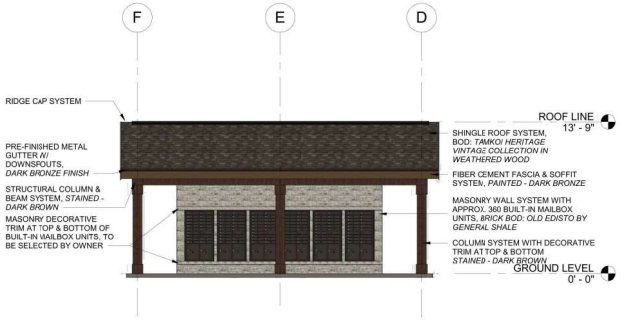


3 A3.21C BUILDING D - EAST & WEST ELEVATIONS
3/16" = 1'-0"



4 A3.21C BUILDING D NORTH & SOUTH ELEVATION
3/16" = 1'-0"

LOSE DESIGN
SPACES FOR LIFE.

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THE GROVE AT BOYD STATION
AMENITIES PACKAGE
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT
TN

SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE
C4.06 - BUILDING C AND D ELEVATIONS

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY DB	

SHEET NO.
18 OF 22

PLANT SCHEDULE AMMENITIES

TREES	CODE	BOTANICAL / COMMON NAME
	ACE RBR	ACER RUBRUM RED MAPLE
	ACE RB2	ACER RUBRUM (SPECIMEN) RED MAPLE
	CER FOR	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
	CRA VIR	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	CRY JAP	CRYPTOMERIA JAPONICA JAPANESE CEDAR
	MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA
	QUE PHE	QUERCUS PHELLOS WILLOW OAK
	ULM ASR	ULMUS PARVIFOLIA 'BOSQUE' CHINESE ELM
	ZEL SER	ZELKOVA SERRATA SAWLEAF ZELKOVA

SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABE GRA	ABELIA X GRANDIFLORA GLOSSY ABELIA
	ABE KAL	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA
	AUB CHI	AUCUBA CHINENSIS AUCUBA
	FES ELI	FESTUCA CINEREA 'ELIJAH'S BLUE' ELIJAH'S BLUE FESCUE
	HYD QUE	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA
	ILE SKY	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY
	ILE VOM	ILEX VOMITORIA DWARF YAUPON HOLLY
	LOR ZCL	LOROPETALUM CHINENSE 'JAZZ HANDS' CHINESE FRINGE FLOWER
	PAN HE2	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	PRU OTT	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL
	TAX NAN	TAXUS CUSPIDATA 'NANA' DWARF JAPANESE YEW
	VIB DEN	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	COT CRE	COTONEASTER ADPRESSUS CREEPING COTONEASTER
	HEM MID	HEMEROCALLIS MIDDENDORFFII DAYLILY
	JUN CJ2	JUNIPERUS CONFERTA SHORE JUNIPER
	PAN HEA	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	RHU GRO	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	TUR SOD	TURF SOD DROUGHT TOLERANT FESCUE BLEND

(3)-4" SCHEDULE 40 CONDUIT SLEEVES

0 50 100 150

SCALE: 1" = 50'

LOSE DESIGN
SPACES FOR LIFE.

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DANIEL BOUTTE REGISTERED LANDSCAPE ARCHITECT
07/11/2022

THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

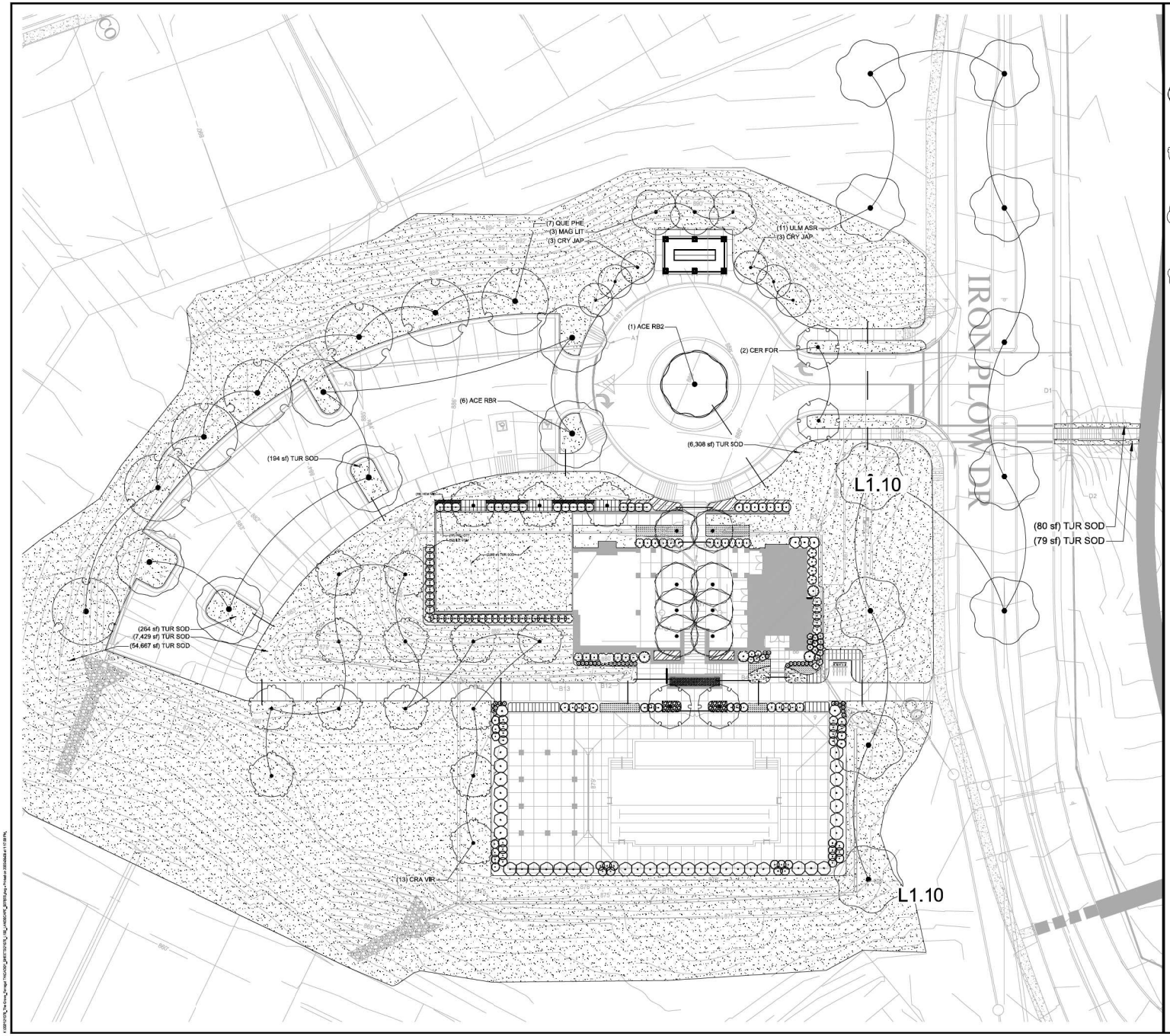
SHEET TITLE

L1.00 - OVERALL LANDSCAPE PLAN

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY DB	

SHEET NO.

19 OF 22



PLANT SCHEDULE AMMENITIES

TREES	CODE	BOTANICAL / COMMON NAME
	ACE RBR	ACER RUBRUM RED MAPLE
	ACE RB2	ACER RUBRUM (SPECIMEN) RED MAPLE
	CER FOR	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
	CRA VIR	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	CRY JAP	CRYPTOMERIA JAPONICA JAPANESE CEDAR
	MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA
	QUE PHE	QUERCUS PHELLOS WILLOW OAK
	ULM ASR	ULMUS PARVIFOLIA 'BOSQUE' CHINESE ELM
	ZEL SER	ZELKOVA SERRATA SAWLEAF ZELKOVA

SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABE GRA	ABELIA X GRANDIFLORA GLOSSY ABELIA
	ABE KAL	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA
	AUB CHI	AUCUBA CHINENSIS AUCUBA
	FES ELI	FESTUCA CINEREA 'ELIJAH'S BLUE' ELIJAH'S BLUE FESCUE
	HYD QUE	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA
	ILE SKY	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY
	ILE VOM	ILEX VOMITORIA DWARF YAUPON HOLLY
	LOR ZCL	LOROPETALUM CHINENSE 'JAZZ HANDS' CHINESE FRINGE FLOWER
	PAN HE2	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	PRU OTT	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL
	TAX NAN	TAXUS CUSPIDATA 'NANA' DWARF JAPANESE YEW
	VIB DEN	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	COT CRE	COTONEASTER ADPRESSUS CREEPING COTONEASTER
	HEM MID	HEMEROCALLIS MIDDENDORFFII DAYLILY
	JUN CJ2	JUNIPERUS CONFERTA SHORE JUNIPER
	PAN HEA	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	RHU GRO	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	TUR SOD	TURF SOD DROUGHT TOLERANT FESCUE BLEND

(3)-4" SCHEDULE 40 CONDUIT SLEEVES

0 20 40 60

SCALE: 1" = 20'

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DANIEL BOUTTE
REGISTERED LANDSCAPE ARCHITECT
07/11/2022

THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

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SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	8/8/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE

L1.01 - ENLARGED LANDSCAPE PLAN

PROJECT NO. 21076	DATE 08/08/2022
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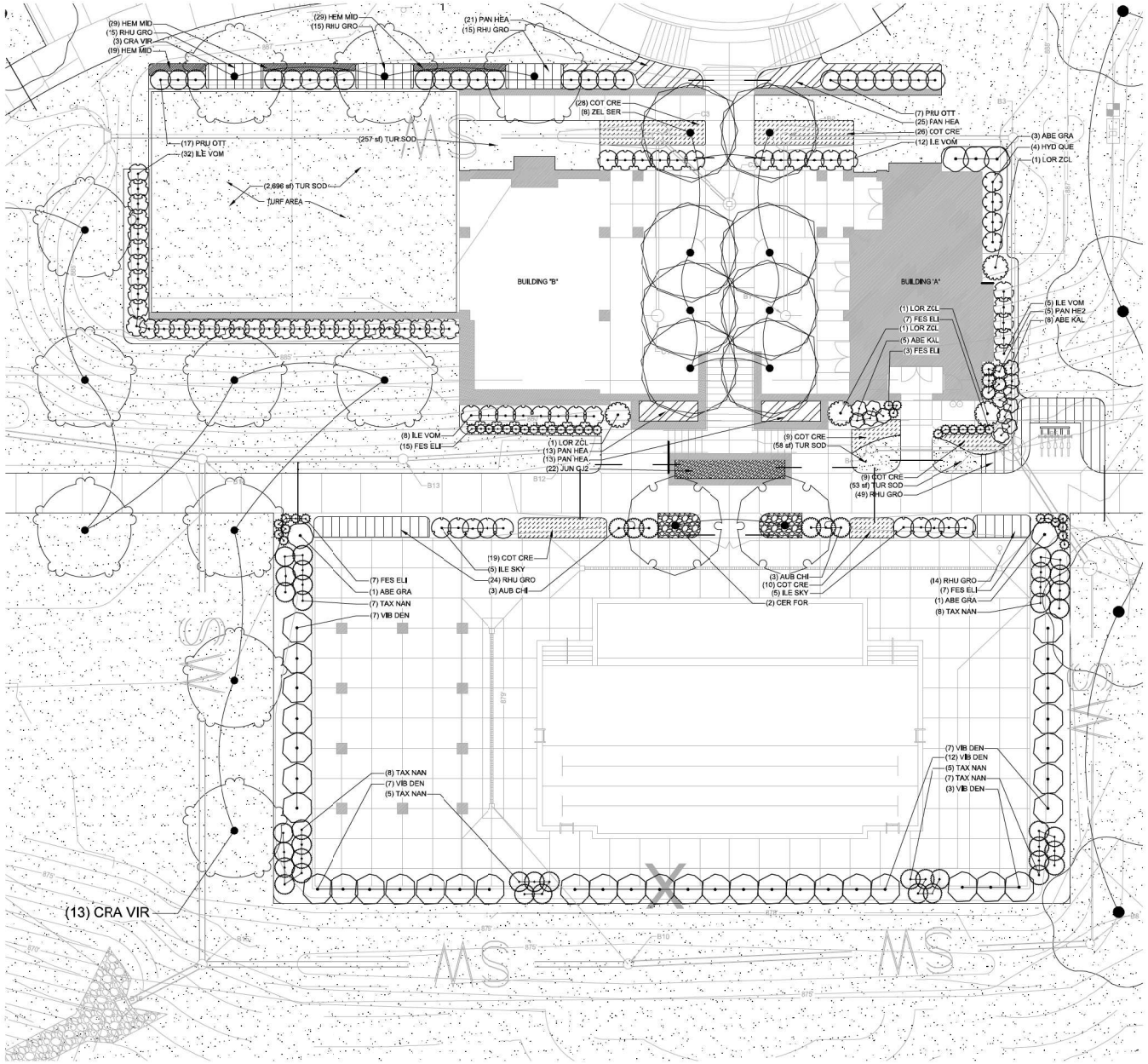
20 OF 22



PLANT SCHEDULE AMMENITIES

TREES	CODE	BOTANICAL / COMMON NAME
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	QUE PHE	QUERCUS PHELLOS WILLOW OAK
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	ABE KAL	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA
	AUB CHI	AUCUBA CHINENSIS AUCUBA
	FES ELI	FESTUCA CINEREA 'ELIJAH'S BLUE' ELIJAH'S BLUE FESCUE
	HYD QUE	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA
	ILE SKY	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY
	ILE VOM	ILEX VOMITORIA DWARF YAUPON HOLLY
	LOR ZCL	LOROPETALUM CHINENSE 'JAZZ HANDS' CHINESE FRINGE FLOWER
	PAN HE2	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	PRU OTT	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL
	TAX NAN	TAXUS CUSPIDATA 'NANA' DWARF JAPANESE YEW
	VIB DEN	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	COT CRE	COTONEASTER ADPRESSUS CREEPING COTONEASTER
	HEM MID	HEMEROCALLIS MIDDENDORFFII DAYLILY
	JUN CJ2	JUNIPERUS CONFERTA SHORE JUNIPER
	PAN HEA	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	RHU GRO	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	TUR SOD	TURF SOD DROUGHT TOLERANT FESCUE BLEND

(3)-4" SCHEDULE 40 CONDUIT SLEEVES

0 10 20 30

SCALE: 1" = 10'

LOSE DESIGN
SPACES FOR LIFE.

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DANIEL BOUTTE REGISTERED LANDSCAPE ARCHITECT
07/11/2022

THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE

L1.02 - ENLARGED LANDSCAPE PLAN

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY DB	

SHEET NO.

21 OF 22

GENERAL NOTES:

1. UNDERGROUND UTILITIES:
   - 1.1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL TENNESSEE ONE CALL SYSTEM–1-800-351-1111.
   - 1.2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATION FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

LANDSCAPE NOTES:

1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING SPRAYING "ROUND-UP" OR APPROVED SUBSTITUTE TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND DETAILS.
3. ALL OTHER UNSTURBED AREAS ARE TO BE SEEDED OR SODDED AS PER THE PLANS. ADDITIONAL SEEDING OR SODDING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. SEE EROSION CONTROL SHEET FOR SEEDING.
4. PLANTING BEDS SHALL HAVE A THREE (3) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
6. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART ORIGINAL SOIL AND ONE (1) PART TOPSOIL, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED IN WRITING BY OWNER OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. PLANT GROUNDCOVER & ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION.
8. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER, LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
9. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60. 1-2004) OR LATEST EDITION. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE STANDARDS.
10. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
11. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
12. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
13. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
14. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
15. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK.
17. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDUE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
18. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
19. EVERGREEN TREES TO BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING - DECIDUOUS TREES TO BE 2" DBH MIN AT TIME OF PLANTING, SEE PLANT LIST FOR LARGER MATERIAL REQUIRED.
20. MULTI-TRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. NO CLUMP MULTI-PLANT STOCK WILL BE ACCEPTED.
21. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE CENTRAL LEADER OF ANY TREE HAS BEEN CUT IN THE HISTORY OF THE PLANT'S GROWTH, THE MATERIAL SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE DECISION OF THE LANDSCAPE ARCHITECT WILL BE FINAL.

PLANT STOCK NOTES:

1. ALL CANOPY TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12'.
2. ALL PEDESTRIAN ACCESS WAYS MUST HAVE AT LEAST 7' OF CLEARANCE.
3. ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 8'.
4. ALL CANOPY AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER TRUNK. NO MULTI-TRUNK UNLESS SPECIFIED.
5. THE SOUTH SIDE OF ALL TREES SHALL BE MARKED BEFORE TRANSPLANT FOR DIRECTIONAL PLACEMENT AT THE TIME OF PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTIONAL PLACEMENT.
6. ALL TREES SHALL BE MATCHED SPECIMENS WITH A FULL CANOPY AND A UNIFORM BRANCHING HABIT.
7. EVERGREEN TREES SHALL BE FULL TO GROUND WITH A HEAVY CANOPY AND STRONG CENTRAL LEADER.
8. ALL SHRUBS SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT TIME OF PLANTING.
9. ALL SHRUBS SHALL HAVE A MINIMUM #3 CONTAINER AT TIME OF PLANTING. PLANT SELECTION MUST BE CHOSEN BY PLANT SIZE, NOT CONTAINER SIZE.
10. ALL SHRUBS, EXCEPT AS NOTED*, SHALL BE PLANTED AND MAINTAINED IN THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT. NO "GUMDROP" PRUNING IS ALLOWED.
11. MULCH "VOLCANOES" ARE UNACCEPTABLE. MULCH MUST BE INSTALLED PER DETAILS.
12. INSTALL ALL PLANTS IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS INCLUDED WITHIN THE CONSTRUCTION PACKAGE.
13. ALL PLANTS MUST BE SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE SPECIFICATIONS.
14. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES. CONTACT LANDSCAPE ARCHITECT WHERE DISCREPANCIES OCCUR FOR FIELD ADJUSTMENT.

PLANT SCHEDULE AMENITIES

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HIGHT
	ACE RBR	6	ACER RUBRUM RED MAPLE	2" CALIPER	
	ACE RB2	1	ACER RUBRUM (SPECIMEN) RED MAPLE	4" CAL	
	CER FOR	4	CERCIS CANADENSIS "FOREST PANSY" FOREST PANSY EASTERN REDBUD	2" CALIPER	
	CRA VIR	16	CRATAEGUS VIRIDIS "WINTER KING" WINTER KING HAWTHORN	3" CALIPER	
	CRY JAP	6	CRYPTOMERIA JAPONICA JAPANESE CEDAR	2" CALIPER	
	MAG LIT	3	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	2" CALIPER	
	QUE PHE	7	QUERCUS PHELLOS WILLOW OAK	3" CALIPER	
	ULM ASR	11	ULMUS PARVIFOLIA 'BOSQUE' CHINESE ELM	2" CALIPER	
	ZEL SER	8	ZELKOVA SERRATA SAWLEAF ZELKOVA	3" CALIPER	

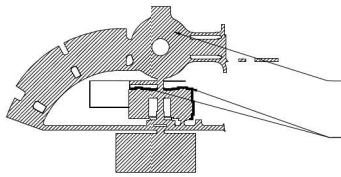
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	ABE GRA	5	ABELIA X GRANDIFLORA GLOSSY ABELIA	T.B.D.	24" MIN
	ABE KAL	13	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA	T.B.D.	12"–18"
	AUB CHI	6	AUCUBA CHINENSIS AUCUBA	T.B.D.	18"–24"
	FES ELI	39	FESTUCA CINEREA 'ELIJAH'S BLUE' ELIJAH'S BLUE FESCUE	T.B.D.	12" MIN
	HYD QUE	4	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	T.B.D.	36" MIN
	ILE SKY	10	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY	7 GAL	48" MIN.
	ILE VOM	57	ILEX VOMITORIA DWARF YAUPON HOLLY	T.B.D.	18" MIN.
	LOR ZCL	4	LOROPETALUM CHINENSE 'JAZZ HANDS' CHINESE FRINGE FLOWER	T.B.D.	18" MIN.
	PAN HE2	5	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	T.B.D.	12"–18"
	PRU OTT	24	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	T.B.D.	24" MIN
	TAX NAN	40	TAXUS CUSPIDATA 'NANA' DWARF JAPANESE YEW	T.B.D.	18" MIN.
	VIB DEN	36	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	T.B.D.	48" MIN.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	COT CRE	101	CCTONEASTER ADPRESSUS CREEPING COTONEASTER	3 GAL	24" O.C.
	HEM MID	77	HEMEROCALLIS MIDDENDORFFII DAYLILY	1 GAL	12" O.C.
	JUN CJ2	22	JUNIPERUS CONFERTA SHORE JUNIPER	3 GAL	24" O.C.
	PAN HEA	72	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	3 GAL	24" O.C.
	RHU GRO	132	RHUS AROMATICA 'GRO–LOW' GRO–LOW FRAGRANT SUMAC	3 GAL	24" O.C.
	TUR SOD	72,880 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND	SOD	

1 PLANT SCHEDULE
SCALE: NTS

LANDSCAPE AREA REQUIREMENTS TABLE

#	AREA DESIGNATION	ORDINANCE	TAKEOFF	AMOUNT REQUIRED	AMOUNT PROVIDED	# OF FRONTAGE TREES REQUIRED (25% OF ALL REQUIRED TREES)	# OF FRONTAGE TREES PROVIDED
1	SHADE TREES	1:2500 SF OF IMPERVIOUS (25% FRONTAGE)	44,867 SF	18	65	5	8
2	LANDSCAPE BETWEEN BUILDING AND PARKING LOTS	LINEAR FEET OF BUILDING FACING PARKING AND ROAD X 2,5	165 LF OF BUILDING x 2,5 = 417,5 SF REQUIRED	25% (103,25 SF)	36,6% (151 SF)		
3	LANDSCAPE WITHIN PARKING LOTS	N/A	N/A				
4	LANDSCAPE OF STORM WATER BASINS	1 TREE : 40 LINEAR FT AROUND TOP OF BASIN	N/A				
5	LANDSCAPE OF REQUIRED BUFFER STRIPS	4 CANOPY TREES, 4 UNDERSTORY TREES, & 4 LARGE SHRUBS PER 100 LINEAR FT OF BUFFER STRIP, 25' WIDTH MIN.	N/A				
6	LANDSCAPE OF GROUND-MOUNTED SIGNS	SIGN FACE <20 SF = 4 SHRUBS SIGN FACE >20 SF = 6 SHRUBS	NA				



1 SHADE TREES

TOTAL IMPERVIOUS SPACE : 44,867 SF

2 AREA BETWEEN BUILDING/PARKING

165 LF OF BUILDING X 2,5 = 417.5 SF

3 LANDSCAPE AREA SUMMARY
SCALE: NTS

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DANIEL BOUTTE
REGISTERED
LANDSCAPE ARCHITECT
07/11/2022

THE GROVE AT BOYD STATION
SITE AMENITIES PACKAGE
HOMESTEAD LAND HOLDINGS, LLC
TOWN OF FARRAGUT TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	5/9/2022	FARRAGUT PLANNING COMMENTS

SHEET TITLE
L1.10 - LANDSCAPE NOTES & SCHEDULES

PROJECT NO. 21076	DATE 06/08/2022
DRAWN BY KB	SCALE NTS
CHECKED BY DB	

SHEET NO.
22 OF 22

MEETING DATE: August 18, 2022 **AGENDA ITEM #8**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the Town's Outdoor Site Lighting provisions to provide for outdoor ballfield and court lighting only where it currently exists at Bob Leonard Park, McFee Park, and the Knox County School property (Farragut Neighborhood Preservation Partnership, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month, and the applicant reviewed their objectives to protect existing neighborhoods from incompatible development, including not permitting new ballfield lighting in areas where it had not previously existed. The applicant's requested amendment to the Zoning Ordinance provisions associated with outdoor site lighting would restrict ballfield lighting to where it currently exists at Bob Leonard Park, McFee Park, and the Knox County School property (which are exempt from the Town's regulations in this regard).

DISCUSSION: To address the applicant's request, staff is proposing, as included in the packet, the addition of exemptions in the Intent section of the Outdoor Site Lighting provisions in Chapter 4 of the Zoning Ordinance. Since the locations referenced have ballfield and/or court lighting, this modification would add clarity to an existing condition. As noted in last month's packet, ballfield lighting has been in place at Bob Leonard Park since 1989 and at McFee Park since 2009. The county schools have also had ballfield lighting for many years.

Along with the proposed language in the Intent section, staff has proposed to add a definition to Chapter 2 of the Zoning Ordinance to define "public outdoor recreational field and court lighting," as it would be applied in the Town's zoning provisions. Staff is requesting feedback on these draft ordinance amendments before presenting an ordinance for formal recommendation to the Board of Mayor and Aldermen.

Appendix A. Zoning. Chapter 4., Section XIII. - Outdoor site lighting.

A. Intent

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting, but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings, ~~and~~ street lighting (unless governed by the Subdivision Regulations), and lighting associated with public outdoor recreational field and court lighting at Bob Leonard Park, McFee Park, and Knox County Schools. In no case, however, shall any light shine or glare to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

Appendix A. Zoning. Chapter 2. Definitions.

Public outdoor recreational field and court lighting – Field and court lighting at Bob Leonard Park, McFee Park, and Knox County Schools used to illuminate public playing surfaces that would not be sufficiently illuminated for safety purposes using pole mounted lights, as regulated in this ordinance.

MEETING DATE: August 18, 2022 **AGENDA ITEM #9**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on Future Land Use Map amendment considerations associated with the Kingston Pike/Smith Road/Boring Road Study Area

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INTRODUCTION AND BACKGROUND: This item is for discussion purposes and involves a review of possible Future Land Use Map (FLUM) updates to the Kingston Pike/Smith Road/Boring Road study area that was the focus of three different public workshops.

Like other priority areas that have been addressed in recent years, the community was engaged to determine whether the vision mapped in the Comprehensive Land Use Plan (CLUP) that was updated in 2012 is current or in need of possible modifications resulting from changing conditions and preferences. The three workshops specific to this current study area were well attended and the feedback from these workshops was reviewed with the CLUP Steering Committee on May 23.

DISCUSSION: Unlike other study areas updated in recent years, the Kingston Pike/Smith Road/Boring Road study area was more diverse in terms of the mixture of land uses and was divided into four different sections to acknowledge this diversity. Since this study area is in the central portion of Town with some nearby residential and the old Ingles building was in poor condition, the FLUM included in the 2012 CLUP update, anticipated that the old Ingles building could be demolished and with the surrounding residential areas may be a good location for a mixed-use neighborhood. Consequently, some sizable areas along Kingston Pike were shown as the Mixed-Use Neighborhood land use. To help support this mixed-use neighborhood, some abutting areas were shown as the Medium Density Residential land use. This would help provide for a sufficient density of residential within a convenient walking distance to support the mixed-use neighborhood. This would also help address a key strategy identified in the CLUP update to provide for increased housing choice.

Since that time, the old Ingles was renovated and not demolished. Also occurring in other parts of the Town were approvals for higher density residential projects, including the recently completed Overlook at Campbell Station multi-family residential development, the Planned Commercial Development (PCD) off S. Watt Road with a multi-family residential component, and the Town Center at Biddle Farms PCD project with a multi-family residential component. There have also been some attached single-family units approved in other portions of Town to help provide additional housing choice. Some of the tracts that front on Boring Road have also been purchased recently for estate lots, which is in keeping with much of the area along Boring Road.

These conditions indicate that the FLUM, as it has been reviewed in other portions of Town, may have some land use classifications that need to be updated or corrected to account for changing circumstances, the surrounding built environment, or how the land is being used. Based on the predominant community feedback received at the three workshop sessions, included in the packet is a draft map with some

discussion considerations concerning the FLUM for the study area in question. Also included is the existing FLUM for the study area. Some of the main discussion items include the following:

1. Show the area occupied by NHC as Civic/Institutional rather than Mixed Use Neighborhood and Medium Density Residential. This would reflect how the land is being used – **see Area A on map**
2. Show the area Zoned R-4 west of Enterprise Rent-a-Car as Low Density Residential (3-6 Units/Acre) rather than Medium Density Residential (6-8 Units/Acre) consistent with the density permitted in R-4 which is a maximum of 6 Units/Acre. – **see Area B on map**
3. Update Enterprise Rent-a-Car and Weigel's to reflect their Commercial land use and show the area between those two and the area to their north as Mixed-Use Neighborhood as a transitional land use to lower density residential further north. – **see Area C on map**
4. Show Ingles and old Ingles as a Commercial land use designation rather than Mixed Use Neighborhood. This would reflect how the land is being used – **see Area D on map**
5. Show existing Buffer Zoned land along a portion of Boring Road and north of Ingles as Open Space rather than Medium Density Residential. This would make the FLUM consistent with the zoning – **see Area E on map**
6. Show a portion of the area north of the Buffer Zoned land north of Ingles as Very Low Density Residential (2-4 Units/Acre) rather than Medium Density Residential. This would be a higher density than how the property is currently zoned (R-1) but would be a land use density more compatible with the nearby Baldwin Park and Waverly Court Subdivisions – **see Area F on map**
7. Show the area between Baldwin Park and Waverly Court, along with the Baldwin Park neighborhood/development, as Very Low Density Residential rather than Medium Density Residential. - This would be a higher density than how the property is currently zoned (R-1 and R-2) but would be a land use density more compatible with Baldwin Park and Waverly Court – **see Area G on map**
8. Show the area north of Boring Road as Rural Residential (> 1 acre lots) rather than Low Density Residential. This would reflect either how the land is being used and/or recent property re-divisions – **see Area H on map**
9. Show the area east of Baldwin Park to the intersection with Boring Lane and along Boring Road as Rural Residential rather than Medium Density Residential. This would reflect the increasingly rural character of this portion of the study area and that was acknowledged in much of the citizen comments received – **see Area I on map**
10. Show the area along Boring Lane and to the east as Rural Residential rather than Low Density Residential. This would reflect the increasingly rural character of this portion of the study area and that was acknowledged in much of the citizen comments received – **see Area J on map**

These updates are for discussion purposes only. No action will be taken.

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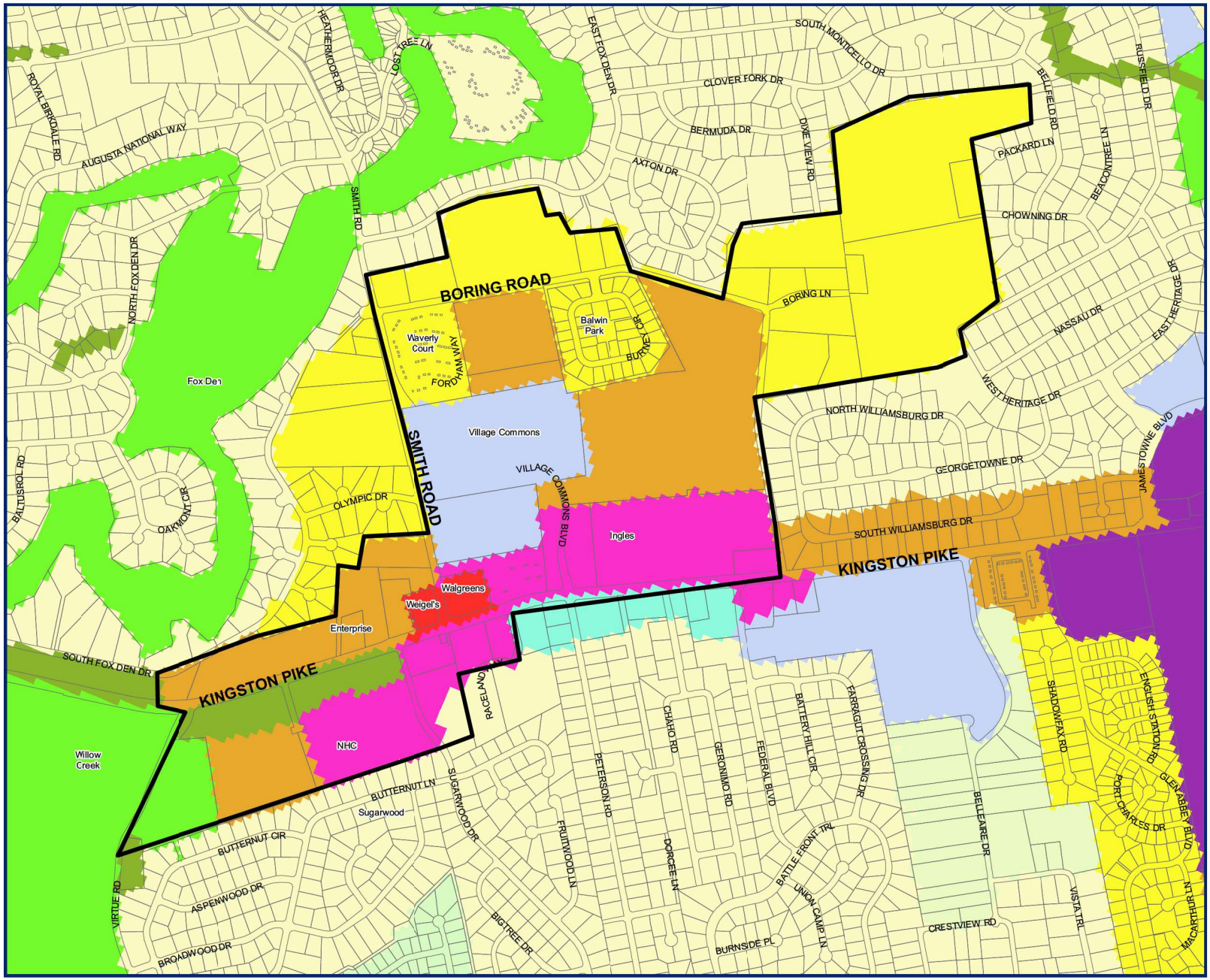
Existing Future Land Use Map Kingston Pike/ Smith Road/Boring Road Study Area

Parcel Boundary

Future Land Use

- Civic/Insitutional
- Office/Light industrial
- Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-8 DUs / Acre)
- Mixed Use Neighborhood (Up to 8 DUs / Acre)
- Mixed Use Town Center (8-15 DUs / Acre)



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1 inch = 730 feet

Map Prepared: August 2022

Document Path: G:\Farragut\Map Documents\2022\Village Commons Maps\ExistingLU_VillageCommons.mxd

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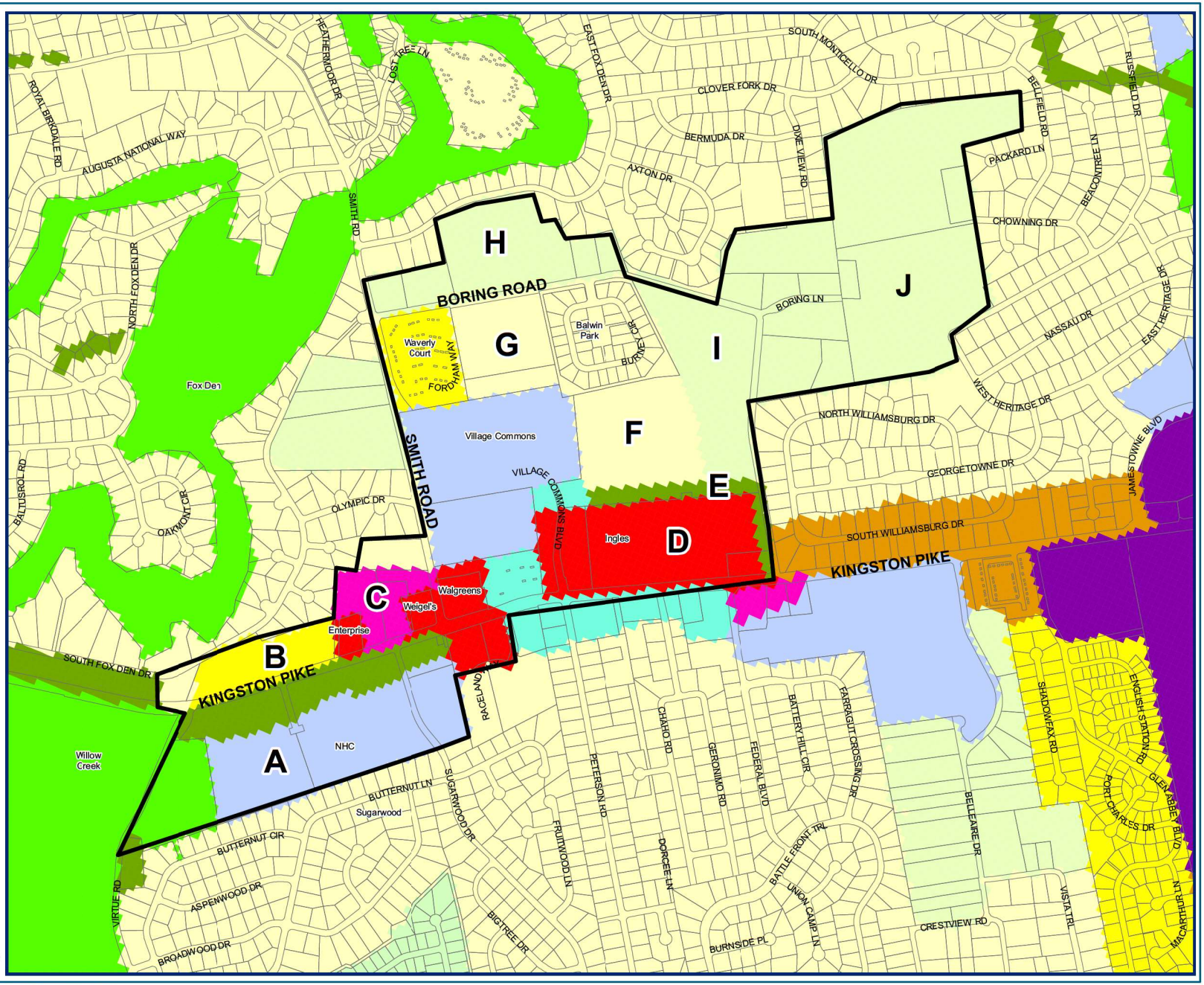
Future Land Use Map Considerations Kingston Pike/ Smith Road/Boring Road Study Area

- Civic/Insitutional
- Office/Light industrial
- Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-8 DUs / Acre)
- Mixed Use Neighborhood (Up to 8 DUs / Acre)
- Mixed Use Town Center (8-15 DUs / Acre)
- Parcel Boundary



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