



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

March 16, 2023

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 – February 16, 2023**
- 3. Discussion and public hearing on a request for a variance from the Subdivision Regulations from the requirement to construct a pedestrian facility along the frontage of a collector street associated with a final plat of resubdivision of Lot 2R of the final plat of resubdivision of Lots 1 and 2 of the Ben A. and Patricia Boring Estate Property and the Alga B. Sapps Boring Property, Parcel 074.01, Tax Map 142, 152 Boring Road, 2 Lots, 4.73 Acres, Zoned R-1 (Benchmark Associates, Applicant)**
- 4. Discussion and public hearing on a request for approval of a final plat of resubdivision for Lots 23, 24, 204, and 205 in Phase 2 of the Brookmere Subdivision, 4 Lots, 2.53 Acres, Zoned R-1/OSR (Lynch Surveys, LLC., Applicant)**
- 5. Discussion and public hearing on a request for approval of a final plat of resubdivision to modify the drainage easement on Lots 97-113 in Phase 3 of the Brookmere Subdivision, 17 Lots, Zoned R-1/OSR (Lynch Surveys, LLC., Applicant)**
- 6. Discussion and public hearing on a site plan for the Gordon Farragut Medical Office building east of Kiddie Cottage and west of the Chesney Dentist Office, Parcel 1.14, Tax Map 143H, Group A, 1.69 Acres, Zoned C-1 (Randolph Architecture, Applicant)**
- 7. Discussion and public hearing on a land disturbance and grading plan for the West Mill Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, north of the intersection of Kingston Pike and Old Stage Road, 14.5 Acres, Zoned C-1, R-1, and R-2 (BHN-P, Applicant)**
- 8. Discussion on proposed façade modification concepts to the soil nail wall associated with Phase I of the Kingston Pike Village, 13120 Royal Palm Way, southwest intersection of S. Watt Road and Kingston Pike, Zoned PCD (SITE Inc., Applicant)**
- 9. Approval of utilities**
- 10. Citizen forum**

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG**

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



Public Comment Protocol

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

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

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

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



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 16, 2023

MEMBERS PRESENT

Rita Holladay, Chairman
Scott Russ, Secretary
Ed St. Clair, Vice Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Ron Pinchok
Jon Greene
Shannon Preston
Noah Myers
Hayley Sims, Youth Representative

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

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

2. Approval of minutes – January 19, 2023

Staff recommended approval of the minutes as submitted.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Greene and was approved unanimously, with Mayor Williams and Commissioner St. Clair abstaining due to being absent.

3. Discussion and public hearing on a driveway access revision and related variance from the distance between driveways requirement, as provided for in the Driveways and Other Access Ways Ordinance, associated with a site plan for the Concord Road Substation on a portion of Parcel 03701, Tax Map 153, 3.66 Acres, 1053 Concord Road, Zoned A (LCUB, Applicant)

Staff reviewed this item and noted that separate action will be needed on the variance for the access and on the revised site plan. In terms of the variance from the distance between driveways requirement, as provided for in the Driveways and Other Access Ways Ordinance, staff recommended approval since the access would only serve the substation and would have very limited traffic generation. The proposed access is also along a section of Concord Road where there is a raised median. This effectively results in the access being a right in right out.

A motion was made by Vice Mayor Povlin to approve the variance based on the justification noted by staff. Motion was seconded by Commissioner Myers and was approved unanimously.

In terms of the site plan, staff recommended approval subject to the following conditions:

1. Please address on the site plan set if there will be any outdoor site lighting for this project. If so, all lighting must comply with the Town's Outdoor Site Lighting provisions in Chapter 4 of the Zoning Ordinance.
2. A revised landscape plan is needed for the site related modifications. The replacement tree counts will change and will need to be reflected on the revised landscape plan.
3. Access and work within the TDOT right of way will require a permit from TDOT. This will also cover coordination associated with the existing walking trail along Concord Road.
4. Please submit an Operation and Maintenance Plan for the proposed bioretention area. A template is provided at townoffarragut.org/stormwater (Click "For Developers and Builders", then scroll to bottom).
5. Please coordinate with the Town Engineer on whether an erosion control letter of credit will be needed.

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

4. Discussion and public hearing 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)

Staff reviewed this item and noted that the applicant is proposing a large lot subdivision with a rural character and has requested variances from the Subdivision Regulations that have been reviewed with the Planning Commission at previous meetings. Staff noted that separate action will be needed on each requested variance and on the concept plan itself.

Variances:

The first variance was to have no detention basin given the proximity of the property to the lake, scale of the proposed subdivision, and size of the proposed lots.

A motion was made by Vice Mayor Povlin to approve the variance for the reasons noted. Motion was seconded by Commissioner Myers and was approved unanimously.

The second variance was to permit a street pavement width reduction from 26 feet to 20 feet with shoulders and grassed swales rather than curbing and storm sewers given the size of the lots, number of lots, topography, and enhanced water quality benefits. Staff noted that the request for the street to be private and gated was not supported so the concept plan is now showing a public street that will not be gated.

A motion was made by Commissioner Pinchok to approve the variance for the reasons noted. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

The third variance was to allow the cul-de-sac to exceed 500 feet given the number of lots, topography, and desire to design the street along contours to the greatest extent possible.

A motion was made by Commissioner St. Clair to approve the variance for the reasons noted. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

The fourth variance was the omission of the 10% open space requirement given the number of lots, size of lots, and rural (open space) character of the development.

A motion was made by Commissioner Pinchok to approve the variance for the reasons noted. Motion was seconded by Commissioner Myers and was approved unanimously.

The fifth variance was to permit Lots 3-6, 8-9, and 11-13 to exceed the lot width to depth ratio given topography, the size and number of lots, and the desire to avoid extending the street into the steeper portions of the property.

A motion was made by Commissioner St. Clair to approve the variance for the reasons noted. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

The sixth variance was to not require road or pedestrian improvements along Virtue Road or Evans Road given the number of lots proposed and limited vehicular and pedestrian traffic generated by the development. Staff noted that the original request to have no pedestrian facilities for the development was not supported so the concept plan is now showing a 5-foot sidewalk along one side of the public street that will be constructed for this subdivision. This sidewalk will terminate at Evans Road.

A motion was made by Commissioner St. Clair to approve the variance for the reasons noted. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

Concept Plan

Staff reviewed the concept plan and recommended approval subject to the following conditions and with the understanding that this is a concept plan only and some minor modifications may occur when the more detailed preliminary plat is submitted:

1. Please include a numbered note that, other than the requested variances, all other requirements of the Subdivision Regulations shall be met.
2. Please clearly label the property lines and the centerline of Virtue Road and Evans Road. The minimum required right of way throughout these frontages is 30 feet from the centerline of both Virtue Road and Evans Road. This must be shown as compliant on the concept plan.

Steve Williams spoke as the applicant and noted that the final concept plan will have the sidewalk on the west side of the subdivision's street due to topography. The image shown at the meeting had the sidewalk on the east side and had apparently not been corrected with the latest revision. This correction was added as a third approval condition.

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

- 5. Discussion and public hearing on a site plan to remove selected retaining walls, regrade the common area, relocate the trash compactor and accessible parking on the west side**

of Building 2, and add a fenced dog park area for Phase I of the Kingston Pike Village, 13120 Royal Palm Way Update (SITE Inc., Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

1. Some of the modified grading shows finished slopes up to 2.5:1 in steepness. Please make sure these are addressed on the erosion control plan sheets.
2. Please provide design plans for the new or modified retaining wall sections.
3. Please provide design plans for the guardrail proposed along the retaining wall.

Annette Hommel spoke on behalf of the applicant and answered questions regarding the proposed changes and shared parking with the commercial portion of the project to the north.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner Greene and was approved unanimously.

6. Discussion and public hearing on a zoning map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office (O-1), General Single-Family Residential (R-2), and Rural Single-Family Residential (R-1) to Community Service (S-1), 10 acres (Joe Conver – Farragut IL – AL Investors, LLC)

Staff provided an overview of this item and noted some considerations that were originally mentioned at the workshop session at the December Planning Commission meeting. Staff indicated that Resolution PC-23-05 recommends approval of Ordinance 23-03 which would rezone the affected property as requested by the applicant.

A long discussion ensued. The applicant and several citizens spoke. Planning Commissioners then individually discussed their positions on this request. A motion was made by Commissioner Myers to approve Resolution PC-23-05. Motion was seconded by Commissioner Greene. Staff then conducted a roll call vote with Commissioners Myers, Greene, Holladay, Russ, St. Clair, and Pinchok in support of the motion. Mayor Williams, Vice Mayor Povlin, and Commissioner Preston voted in opposition. Staff noted that the recommendation would now move to the Board of Mayor and Aldermen for their consideration.

7. Discussion and public hearing on a future land use map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office/Light Industrial and Medium Density Residential to Civic/Institutional (Joe Conver – Farragut IL – AL Investors, LLC)

Staff noted that this item was related to Agenda Item 6 and, through Resolution PC-23-03, would change the Future Land Use Map to Civic/Institutional so that the designation would be consistent with the S-1 Zoning District recommended in Agenda Item 6. Unlike amendments to the Zoning Map, amendments to the Future Land Use Map outside the Mixed-Use Town Center are solely handled by the Planning Commission.

Consequently, Vice Mayor Povlin noted that if the FLUM were changed to be consistent with the Zoning Map amendment in Agenda Item 6, but the Board of Mayor and Aldermen did not support the Planning Commission's recommendation through Resolution PC-23-05, this item would be sent back to the Planning Commission for reconsideration. There would be no point

in amending the FLUM if the Zoning Map were not amended accordingly. Some discussion ensued and a motion was made by Commissioner Myers to approve Resolution PC-23-03 with the condition that if the rezoning in Ordinance 23-03 did not pass at the Board of Mayor and Alderman, the FLUM amendment would need to be brought back to the Planning Commission for reconsideration. Motion was seconded by Commissioner St. Clair. Staff then conducted a roll call vote with Commissioners Myers, Greene, Holladay, Russ, St. Clair, Preston, and Pinchok in support of the motion. Mayor Williams and Vice Mayor Povlin voted in opposition.

8. Discussion and public hearing on a resolution to approve amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update, December 2012, to update future land use map designations so they correspond to the developed density of existing properties (Town of Farragut, Applicant)

Staff reviewed this item and noted that Resolution PC-23-02 is clerical in nature and would update a number of Future Land Use Map designations so they correspond to the developed density of existing properties. Staff indicated that the first sentence in amendment Item h) in Resolution PC-23-02 be removed since the area referenced will not be a school and thus should retain its current FLUM designation as Open Space and Open Space Cluster Residential. With this amendment, staff recommended approval of Resolution PC-23-02.

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

9. Approval of a fiber installation project involving directional bore installation in the Hanover Court Subdivision for Charter Communication (Global Communication, Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.
2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching.

Lisa Hall spoke as a resident of the Hanover Court Subdivision and a short discussion ensued. A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Russ and was approved unanimously.

10. Approval of a fiber installation project involving directional bore installation in the Split Rail Subdivision for Charter Communication (Global Communication, Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.
2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching.

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

11. Approval of utilities

None.

12. Citizen forum

Michael Wilson spoke under citizen forum.

The meeting adjourned at 9:50 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for a variance from the Subdivision Regulations from the requirement to construct a pedestrian facility along the frontage of a collector street (Boring Road) associated with a final plat of resubdivision of Lot 2R of the final plat of resubdivision of Lots 1 and 2 of the Ben A. and Patricia Boring Estate Property and the Alga B. Sapps Boring Property, Parcel 074.01, Tax Map 142, 152 Boring Road, 2 Lots, 4.73 Acres, Zoned R-1 (Benchmark Associates, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves an amendment to a final plat of resubdivision of the Ben A. and Patricia Ann Boring Estate property that was approved by the Planning Commission on October 15, 2020. The resubdivision plat that was approved in 2020 divided a 7.57-acre tract into two lots. One tract roughly five acres and the other roughly two and one-half acres. The plat was taken to the Planning Commission because the applicant had requested a variance from the requirement in the Subdivision Regulations to construct a pedestrian facility along the Boring Road frontage. Boring Road is a collector street and a pedestrian facility is required along the frontage of such streets as part of the subdivision approval process. The variance was approved given the small scale of the subdivision in proportion to the amount of pedestrian facility length that would be required. The lots fronted on Boring Road for over 600 linear feet. The variance was specific to the resubdivision at that time, and it was noted in the Commission's approval that if these properties were subdivided further the requirement for a pedestrian facility would be revisited by the Planning Commission.

DISCUSSION: The roughly five-acre tract that was created in the plat approved in 2020 is now being resubdivided into two lots and the owner is requesting a variance (a delay at this time) from the requirement to construct a pedestrian facility along the Boring Road frontage of these two lots. Specifically, the owner is proposing to plat a 20 foot wide pedestrian facility easement abutting the Boring Road right of way and prepare a covenant to be sent to and approved by the Town Attorney that would require owners of the lots being created through this plat to pay for the construction of pedestrian facilities across their frontages when it would be associated with a larger project that would extend a pedestrian facility to either the north or south of their properties along Boring Road.

Currently, there are no pedestrian facilities along the east side of Boring Road from Kingston Pike to Boring Lane and only a walking trail section that was constructed to parallel Boring Road as part of the County Way Subdivision along a portion of Boring Road west of Boring Lane. The request at this time is very similar to the request associated with two houselots on the north side of Boring Road where a plat with a 20 foot wide pedestrian facility easement and covenant arrangement was approved by the Planning Commission at the December 15, 2022 meeting.

RECOMMENDATION: The proposed resubdivision plat is included in the packet. If the Planning Commission approves the amendment with the platted pedestrian facility easement and covenant, staff would recommend that the covenant be reviewed and approved by the Town Attorney as a condition of

the Planning Commission's action at this time. An additional question that would need to be clearly outlined in the covenant is what will compel a future property owner of either lot to pay for the construction of a pedestrian facility across their lot frontage. Staff would recommend that any action taken must ensure that the Town will not be responsible for paying for the construction of pedestrian facilities across the frontages of the two lots involved in this resubdivision. Should either of these lots be further resubdivided the pedestrian facility requirement will need to be re-evaluated.

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CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced as Instrument #202211220030872, 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.

Kevin D. Bailey
Owner Printed Name Signature Date
Connie D. Bailey
Owner Printed Name Signature Date

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

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 specifications 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, as shown hereon and that said survey was prepared in compliance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of Practice.

Registered Land Surveyor

Tennessee License No. Date:

CERTIFICATION OF WATER AVAILABILITY

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

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PRIVATE SUBSURFACE SEWAGE DISPOSAL

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Local Authority Date

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 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

Tennessee 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.

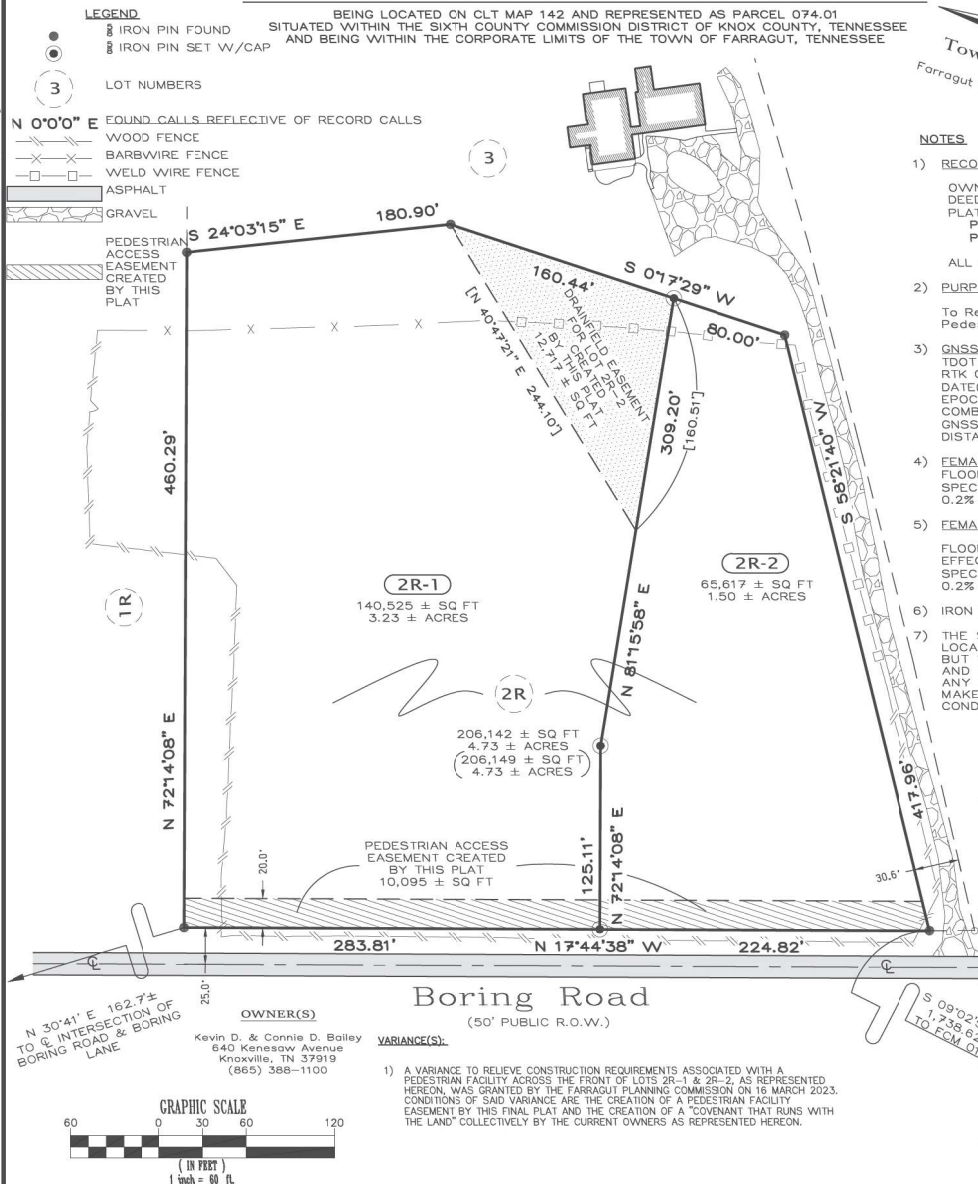
Knox County Addressing Division Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan 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.

Date Secretary, Planning Commission

Final Plat of Resubdivision of Lot 2R of the Final Plat of Resubdivision of Lots 1 & 2 of the Ben A. & Patricia Ann Boring Estate Property & the Alga B. Sapps Boring Property



BENCHMARK ASSOCIATES, INC.

Land Planners Land Surveyors

Final Plat of Resubdivision of Lot 2R of the
Final Plat of Resubdivision of Lots 1 & 2 of the Ben A. & Patricia
Ann Boring Estate Property & the Alga B. Sapps Boring Property

Boring Road Knoxville,
TN 37934

FINAL PLAT

DATE: 7 Mar 2023
SCALE: 1"=60'
DRAWN BY: EIP
FILENAME: 22307-C3D
BM PROJECT NO.: 22-307

1 of 1

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

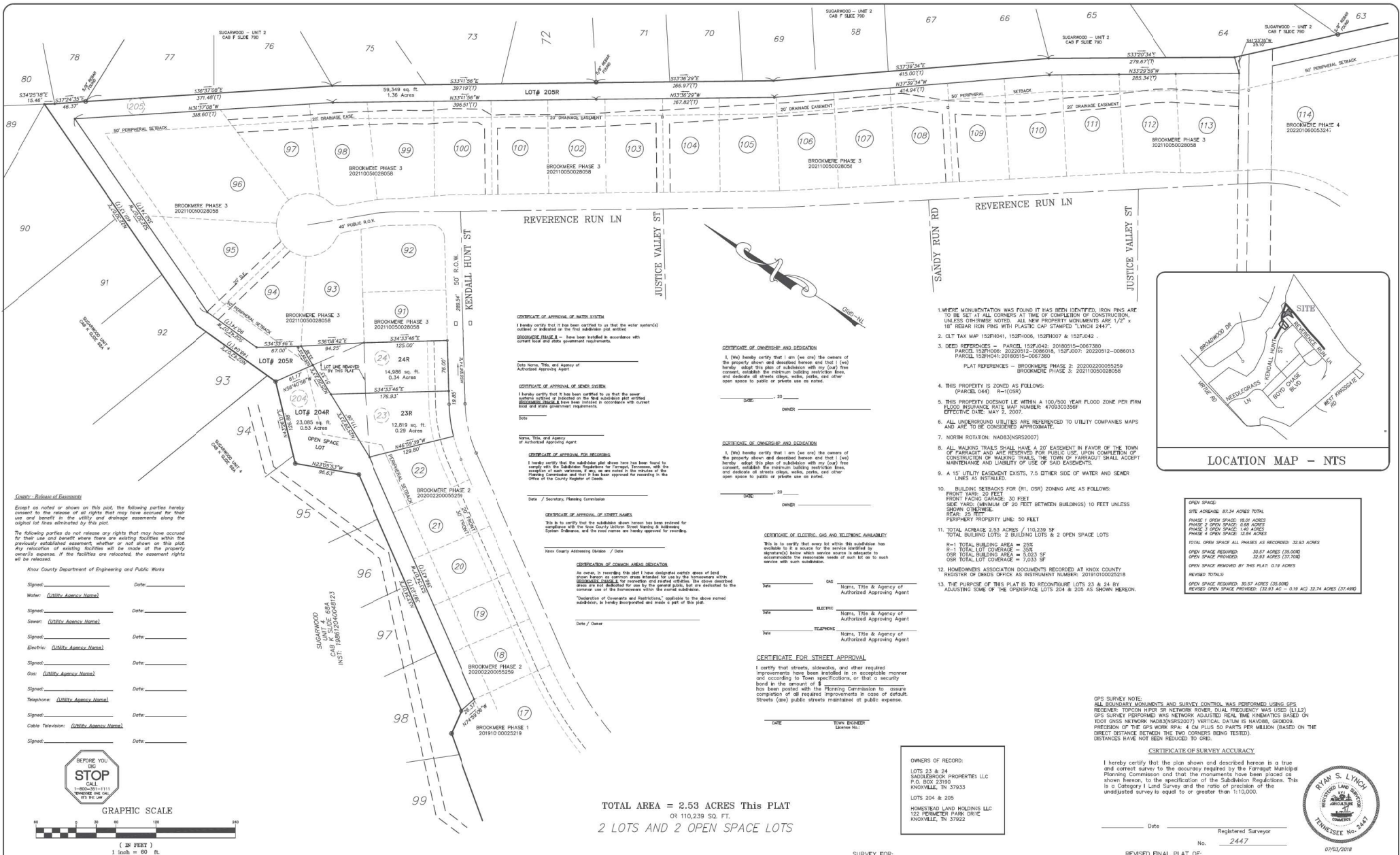
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for approval of a final plat of resubdivision for Lots 23, 24, 204, and 205 in Phase 2 of the Brookmere Subdivision, 4 Lots, 2.53 Acres, Zoned R-1/OSR (Lynch Surveys, LLC., Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a resubdivision affecting four lots in the Brookmere Subdivision. Lots 23 and 24 are platted houselots with existing homes. The requested resubdivision would expand these lots by incorporating portions of Lots 204 and 205 which are platted open space lots in Phases 2 and 3 of the Brookmere Subdivision.

DISCUSSION: The Brookmere Subdivision is zoned R-1/OSR and is required to have at least 35% open space throughout the entire development. Currently, the subdivision has 37.70% open space. Should this resubdivision plat be approved, the new open space amount would be 37.49%. The area proposed to be included in Lots 23 and 24 is not tree covered and logically makes sense to be included in these houselots. Since open space lots would be affected by this resubdivision, staff will recommend that if the plat is approved, the covenants and restrictions be updated as necessary to account for this modification to the open space areas that are to be owned and maintained by the homeowner's association.

RECOMMENDATION: The revised resubdivision plat is included in the packet. Staff will make a recommendation at the meeting.



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 02/24/2023 TOF COMMENTS
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 60'	4
DATE: 01/16/2023	5
	6

HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

SURVEY FOR:

REVISED FINAL PLAT OF:

BROOKMERE PHASE 2
Lots 23, 24 & 204 and
BROOKMERE PHASE 3 - Lot 205
Knoxville, Tennessee 37934
District FW, Knox County, Tennessee

SHEET NO:
1 of 1
PROJECT NO.
4040-23

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that I am (we and) the owners of the property shown and described herein and that I (we) hereby certify that this plan of subdivision with my (our) true correct, establish the minimum building restriction lines and establish the minimum utility restriction lines and other open space to public or private use as noted.

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that I am (we and) the owners of the property shown and described herein and that I (we) hereby certify that this plan of subdivision with my (our) true correct, establish the minimum building restriction lines and establish the minimum utility restriction lines and other open space to public or private use as noted.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that I am (we and) the owners of the property shown and described herein and that I (we) hereby certify that this plan of subdivision with my (our) true correct, establish the minimum building restriction lines and establish the minimum utility restriction lines and other open space to public or private use as noted.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we and) the owners of the property shown and described herein and that I (we) hereby certify that this plan of subdivision with my (our) true correct, establish the minimum building restriction lines and establish the minimum utility restriction lines and other open space to public or private use as noted.

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has been provided with electric, gas and telephone service as shown on this plan. The service is provided by the following utility companies: _____

CERTIFICATE OF COMMON AREAS DEDICATION

I hereby certify that I am (we and) the owners of the property shown and described herein and that I (we) hereby certify that this plan of subdivision with my (our) true correct, establish the minimum building restriction lines and establish the minimum utility restriction lines and other open space to public or private use as noted.

CERTIFICATE FOR STREET APPROVAL

I hereby certify that I am (we and) the owners of the property shown and described herein and that I (we) hereby certify that this plan of subdivision with my (our) true correct, establish the minimum building restriction lines and establish the minimum utility restriction lines and other open space to public or private use as noted.

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Tennessee Surveying and Mapping Act and that the monuments have been placed as shown herein, 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.

OWNERS OF RECORD:

LOTS 23 & 24
SAGOLBERG PROPERTIES LLC
P.O. BOX 23190
KNOXVILLE, TN 37933

LOTS 204 & 205

HOMESTEAD LAND HOLDINGS LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

DATE

02/24/2023

TITLE

2447

REGISTERED SURVEYOR

07/01/2018

REVISIONS

1 02/24/2023 TOF COMMENTS

DATE

01/16/2023

BY

M.STRANGE

DATE

02/24/2023

BY

R. LYNCH

DATE

01/16/2023

BY

R.S.L.

DATE

01/16/2023

BY

R.S.L.

DATE

01/16/2023

BY

R.S.L.

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R.S.L.

DATE

01/16/2023

BY

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01/16/2023

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for approval of a final plat of resubdivision to modify the drainage easement on Lots 97-113 in Phase 3 of the Brookmere Subdivision, 17 Lots, Zoned R-1/OSR (Lynch Surveys, LLC., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to amend a 20 foot wide drainage easement that was platted along the rear portion of Lots 97-113 in Phase 3 of the Brookmere Subdivision. Specifically, the request is to reduce the width of the drainage easement from 20 feet to 10 feet. Most of these lots have homes and the drainage channels were established for each lot prior to final building approvals.

DISCUSSION: The drainage easement affected by this resubdivision plat was questioned by staff when the final plat was submitted because it was not along the rear property line like most easements. Instead, the easement encroached into the houselots by as much as 44 feet on Lot 110. The issue noted by staff was that no structures are permitted within platted easements and homeowners would be limited on what they could potentially do in sizable portions of the back yards.

As building construction has proceeded and the drainageway has been established, the need for an easement of 20 feet has been questioned by some homeowners. The project engineer has reviewed this in more detail and is recommending that the easement be reduced from 20 feet to 10 feet since it does not include drainage structures and the water flow appears to be within a smaller area than originally designed. The project engineer has been working with the Town Engineer on this easement issue and the Town Engineer is comfortable with the requested reduction in easement width. These areas are to be maintained by the homeowners and the Town has no maintenance responsibilities within the platted easement area.

RECOMMENDATION: The revised resubdivision plat is included in the packet. Staff will make a recommendation at the meeting.

TOTAL AREA = 4.92 ACRES

OR 214,491 SQ. FT.

17 LOTS

Notes: Release of Easements

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 in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works

Signed: _____ Date: _____
Water: (SUG) _____
Signed: _____ Date: _____
Sewer: (SUG) _____
Signed: _____ Date: _____
Electric: (SUG) _____
Signed: _____ Date: _____
Gas: (SUG) _____
Signed: _____ Date: _____
Telephone: (ATA) _____
Signed: _____ Date: _____
Cable Television: (COMCAST) _____
Signed: _____ 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 this final subdivision plat entitled: **BROOKMERE PHASE 3**, have been installed in accordance with current local and state government requirements.

Date: _____

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:

BROOKMERE PHASE 3 - have been installed in accordance with current local and state government requirements.

Date: _____ Name, Title, and Agency of Authorized Approving Agent

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.

DATE: _____ TOWN ENGINEER License No.: _____

THIS PLAT REVISED THE REAR DRAINAGE EASEMENT OF LOTS 97-113 ONLY. NO LOT LINES HAVE BEEN CHANGED AS PART OF THIS PLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

1. (We) hereby certify that I am (we are) the owner(s) and/or Declarant of the property shown and described hereon 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, paths, and other open space to public or private use as noted.

DATE: _____ 20____
OWNER (DECLARANT)

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 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) below which service source is adequate to accommodate the reasonable needs of each lot as to such service with such subdivision.

DATE: _____ GAS Name, Title & Agency of Authorized Approving Agent

DATE: _____ ELECTRIC Name, Title & Agency of Authorized Approving Agent

DATE: _____ TELEPHONE Name, Title & Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Forepart, "Innocent," with the exception of such violations, 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.

DATE: _____ / Secretary, Planning Commission

1. WHERE MONUMENTATION WAS FOUND IT HAS BEEN IDENTIFIED. IRON PINS ARE TO BE SET AT ALL CORNERS AT THE TIME OF COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 16" REBAR IRON PINS WITH PLASTIC CAP STAMPED "KNOX 2447".

2. CLOT TAX MAP 1507 GROUP 1.

3. PLAT REFERENCE - BROOKMERE PHASE 3 20211005-0028058

4. THIS PROPERTY IS ZONED AS FOLLOWS: (PARCEL 044) R-(05R)

5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47000300000

6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

7. NORTH ROTATION: NAD83(2011)

8. THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE A 15-FOOT-DEEP EASEMENT, OR GREATER, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORDING AND INSTRUMENT REGISTRATION ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL GAS, WATER AND SEWER LINES LOCATED FOR INSTRUMENT REGISTRATION WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR NOTED STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS, OR WHERE NOT LOCATED INDICALLY THERE, ARE SHOWN SEPARATELY ON THIS PLAT.

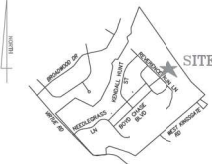
9. BUILDING SETBACKS FOR (R1, OSR) ZONING ARE AS FOLLOWS: FRONT YARD: 25 FEET; SIDE YARD: (MINIMUM OF 20 FEET BETWEEN BUILDINGS) 10 FEET; UNLESS SHOWN OTHERWISE; REAR: 25 FEET; FOREMOST PROPERTY LINE: 50 FEET

10. TOTAL ACRES OF PHASE 3: 15.67 ACRES / 682,969 SF
TOTAL BUILDING LOTS: 41
OSR TOTAL BUILDING AREA = 5,023 SF
OSR TOTAL LOT COVERAGE = 7,033 SF

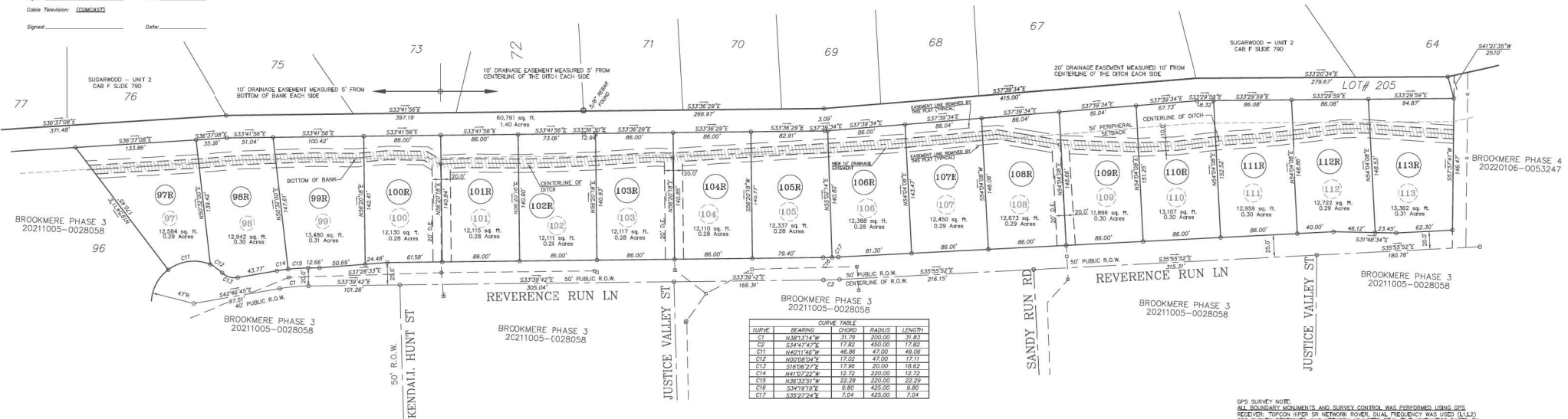
11. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED AT KNOX COUNTY REGISTER OF DEEDS OFFICE AS INSTRUMENT NUMBER: 20190000000

12. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. LOTS ARE SPOKE OF CHANGES. THE SURVEYOR CANNOT BE HELD RESPONSIBLE FOR THE LOCATION OF UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

13. THE PURPOSE OF THIS PLAT IS TO REDUCE THE 20' DRAINAGE EASEMENT IN THE REAR OF LOT 97 THRU 113 TO A 10' DRAINAGE EASEMENT AS SHOWN HEREON ONLY. NO LOT LINES HAVE BEEN AFFECTED BY THIS CHANGE.



LOCATION MAP NO SCALE



CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N38°13'14"W	31.79	200.00	31.83
C2	S34°47'42"E	17.82	450.00	17.82
C3	N60°11'46"W	46.86	47.00	49.06
C12	N02°08'04"E	17.02	47.00	17.11
C13	S16°08'27"E	17.96	20.00	18.62
C14	N41°07'22"W	12.72	220.00	12.72
C15	N36°13'51"W	22.28	220.00	22.29
C16	S34°19'19"E	9.80	425.00	9.80
C17	S35°22'24"E	7.04	425.00	7.04

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON
TODOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOD09.
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.

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON
TODOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOD09.
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.

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 Farquhar 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.

DATE: _____ Registered Surveyor No. 2447



SURVEY FOR:

REVISED FINAL PLAT OF:

HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

BROOKMERE PHASE 3
Lots 97 Thru 113
Knoxville, Tennessee 37934
District FW, Knox County, Tennessee

SHEET NO:
1 of 1
PROJECT NO.
4040-12

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: MSTRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 50'	4
DATE: 02/27/2023	5
	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 Gordon Farragut Medical Office building east of Kiddie Cottage and west of the Chesney Dentist Office, Parcel 1.14, Tax Map 143H, Group A, 1.69 Acres, Zoned C-1 (Randolph Architecture, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for a medical office building to be constructed in the area between the Kiddie Cottage day care facility and Chesney Dentistry office building off Loudon Road. The area is behind the retail building which includes Jet's Pizza, the Shrimp Dock, and the UPS Store, among others.

DISCUSSION: As proposed, the building just over 9,000 square feet with a brick exterior. Though zoned General Commercial (C-1), the property has limited visibility and is a good candidate for the use being proposed.

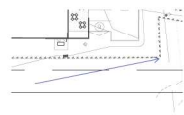
RECOMMENDATION: Included in the packet is a copy of the revised site plan along with a summary of initial staff comments. Staff will make a recommendation at the meeting based on whether the initial staff comments have been satisfactorily addressed.

Gordon Farragut Medical Office Building Initial Staff Comments on Site Plan.pdf Markup Summary

Arrow (3)



Subject: Arrow
Page Label: 5
Author: Dsmith
Date: 2/15/2023 4:26:03 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: 11
Author: Lori Saal
Date: 2/21/2023 12:23:34 PM
Status:
Color: ■
Layer:
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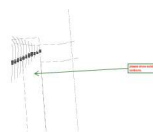
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Author: mshipley
Date: 2/21/2023 4:12:37 PM
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Callout (17)



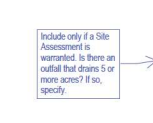
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Page Label: 5
Author: Dsmith
Date: 2/15/2023 12:08:02 PM
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Layer:
Space:

Use minimum 18" RCP.



Subject: Callout
Page Label: 5
Author: Dsmith
Date: 2/15/2023 2:59:39 PM
Status:
Color: ■
Layer:
Space:

please show existing contours.



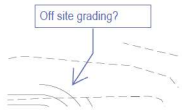
Subject: Callout
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 11:55:33 AM
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Include only if a Site Assessment is warranted. Is there an outfall that drains 5 or more acres? If so, specify.



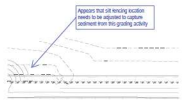
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Page Label: 14
Author: Lori Saal
Date: 2/21/2023 12:06:49 PM
Status:
Color: ■
Layer:
Space:

Town



Subject: Callout
Page Label: 11
Author: Lori Saal
Date: 2/21/2023 12:20:38 PM
Status:
Color: ■
Layer:
Space:

Off site grading?



Subject: Callout
Page Label: 11
Author: Lori Saal
Date: 2/21/2023 12:21:59 PM
Status:
Color: ■
Layer:
Space:

Appears that silt fencing location needs to be adjusted to capture sediment from this grading activity



Subject: Callout
Page Label: 11
Author: Lori Saal
Date: 2/21/2023 12:23:25 PM
Status:
Color: ■
Layer:
Space:

Please avoid 90° bends in silt fencing.



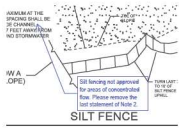
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Author: Lori Saal
Date: 2/21/2023 12:24:54 PM
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Space:

Off-site grading?



Subject: Callout
Page Label: 11
Author: Lori Saal
Date: 2/21/2023 12:25:38 PM
Status:
Color: ■
Layer:
Space:

Adjust silt fencing to capture sediment from this grading activity



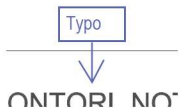
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Page Label: 13
Author: Lori Saal
Date: 2/21/2023 12:36:28 PM
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Silt fencing not approved for areas of concentrated flow. Please remove the last statement of Note 2.



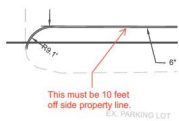
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Author: Lori Saal
Date: 2/21/2023 12:38:39 PM
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Space:

These notes do not apply to the construction entrance. Remove.



Subject: Callout
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 12:46:22 PM
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Layer:
Space:

Typo



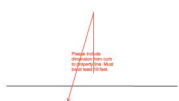
Subject: Callout
Page Label: 4
Author: mshipley
Date: 2/21/2023 4:06:29 PM
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This must be 10 feet off side property line.



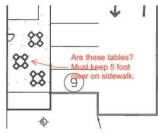
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Date: 2/21/2023 4:07:58 PM
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Landscaped island is required per ADS to break parking into small pods.



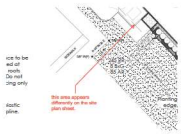
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Page Label: 4
Author: mshipley
Date: 2/21/2023 4:08:58 PM
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Please include dimension from curb to property line. Must be at least 10 feet.



Subject: Callout
Page Label: 4
Author: mshipley
Date: 2/21/2023 4:11:28 PM
Status:
Color: ■
Layer:
Space:

Are these tables? Must keep 5 foot clear on sidewalk.



Subject: Callout
Page Label: 14
Author: bhose
Date: 2/22/2023 12:53:41 PM
Status:
Color: ■
Layer:
Space:

this area appears differently on the site plan sheet.

Cloud (1)



Subject: Cloud
Page Label: 11
Author: Dsmith
Date: 2/15/2023 4:16:46 PM
Status:
Color: ■
Layer:
Space:

Cloud+ (9)



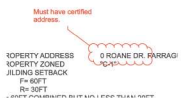
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Page Label: 1
Author: mshipley
Date: 2/21/2023 3:58:17 PM
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Color: ■
Layer:
Space:

Must provide a certified address.



Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 2/21/2023 3:59:22 PM
Status:
Color: ■
Layer:
Space:

Must obtain a certified address.

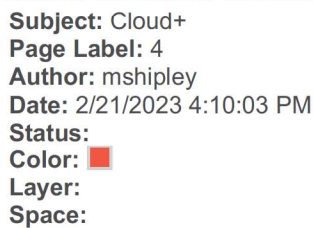


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Author: mshipley
Date: 2/21/2023 4:01:33 PM
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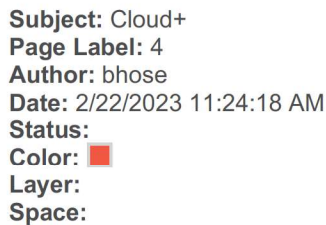
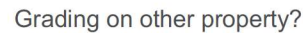
Must have certified address.



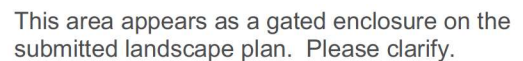
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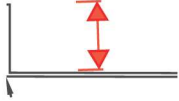
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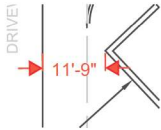


Dimension (1)



Subject: Dimension
Page Label: 4
Author: mshipley
Date: 2/21/2023 4:11:56 PM
Status:
Color: ■
Layer:
Space:

Length Measurement (1)



Subject: Length Measurement
Page Label: 4
Author: bhose
Date: 2/22/2023 11:21:34 AM
Status:
Color: ■
Layer:
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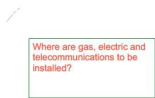
11'-9"

Text Box (24)



Subject: Text Box
Page Label: 5
Author: Dsmith
Date: 2/15/2023 2:59:05 PM
Status:
Color: ■
Layer:
Space:

Does this property drain to the large detention basin to the west (behind shopping center)? Please confirm that basin is sized to accommodate this development, and show how water quality considerations are to be addressed.



Subject: Text Box
Page Label: 8
Author: Dsmith
Date: 2/15/2023 4:13:10 PM
Status:
Color: ■
Layer:
Space:

Where are gas, electric and telecommunications to be installed?

TOTAL DISTURBED AREA



Subject: Text Box
Page Label: 11
Author: Dsmith
Date: 2/15/2023 4:14:17 PM
Status:
Color: ■
Layer:
Space:

Please provide copy of NOC.



Subject: Text Box
Page Label: 11
Author: Dsmith
Date: 2/15/2023 4:15:45 PM
Status:
Color: ■
Layer:
Space:

Please provide irrevocable letter of credit for erosion control for \$10,000.

What is area of impervious surface?
Drainage Fee is based upon \$0.03
per square foot of impervious surface.

Subject: Text Box
Page Label: 11
Author: Dsmith
Date: 2/15/2023 4:23:53 PM
Status:
Color: 
Layer:
Space:

What is area of impervious surface? Drainage Fee is based upon \$0.03 per square foot of impervious surface.

Existing storm inlets and pipes?

Subject: Text Box
Page Label: 5
Author: Lori Saal
Date: 2/21/2023 1:02:23 PM
Status:
Color: 
Layer:
Space:

Existing storm inlets and pipes?

EXISTING PAVEMENT
SILT FENCE
CONSTRUCTION ENTRANCE
Inlet protection needs to be added to legend

Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 1:03:47 PM
Status:
Color: 
Layer:
Space:

Inlet protection needs to be added to legend

Will permeable pavers be used to meet low impact development requirements?

Subject: Text Box
Page Label: 11
Author: Lori Saal
Date: 2/21/2023 12:08:09 PM
Status:
Color: 
Layer:
Space:

Will permeable pavers be used to meet low impact development requirements?

Will a concrete washout be utilized? If so, identify location and details. If not, specify alternative disposal method.

Subject: Text Box
Page Label: 11
Author: Lori Saal
Date: 2/21/2023 12:31:36 PM
Status:
Color: 
Layer:
Space:

Will a concrete washout be utilized? If so, identify location and details. If not, specify alternative disposal method.

When performing storm water management measures, it is important to ensure that the area is properly maintained and that the measures are properly installed and maintained. If the measures are not properly installed or maintained, they may not be effective in reducing storm water runoff. Please add that EPSC measures must be repaired, replaced or modified within 7 days of identifying the deficiency/need.

Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 12:45:54 PM
Status:
Color: 
Layer:
Space:

Please add that EPSC measures must be repaired, replaced or modified within 7 days of identifying the deficiency/need

Please reference that all EPSC measures must meet the guidelines in the most recent version of the TN Erosion & Sediment Control Handbook.

Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 12:50:16 PM
Status:
Color: 
Layer:
Space:

Please reference that all EPSC measures must meet the guidelines in the most recent version of the TN Erosion & Sediment Control Handbook

the project and all other data pertaining to the project and its implementation, including all the information and data that is required to be submitted to the TDEC.

Please add note stating the on site record keeping requirements as stated in the CGP.

SEQUENCE OF CONSTRUCTION
A. INITIAL CONSTRUCTION ACTIVITIES WHEN

Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 12:51:40 PM
Status:
Color: 
Layer:
Space:

Please add note stating the on site record keeping requirements as stated in the CGP.

How will the Limit of Disturbance be identified in the field?

Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 12:53:21 PM
Status:
Color: 
Layer:
Space:

How will the Limit of Disturbance be identified in the field?

Please provide SWPPP narrative and drainage calculations.

Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 12:53:23 PM
Status:
Color: 
Layer:
Space:

Please provide SWPPP narrative and drainage calculations.

Please show the existing conditions for this phase rather than the finished conditions.

Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 12:53:34 PM
Status:
Color: 
Layer:
Space:

Please show the existing conditions for this phase rather than the finished conditions.

Please show the Limit of Disturbance

Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 2/21/2023 12:53:40 PM
Status:
Color: 
Layer:
Space:

Please show the Limit of Disturbance

Subject: Text Box
Page Label: 5
Author: Lori Saal
Date: 2/21/2023 12:54:34 PM
Status:
Color: 
Layer:
Space:

How will low impact development requirement be met?

10 foot

Subject: Text Box
Page Label: 4
Author: mshipley
Date: 2/21/2023 4:13:07 PM
Status:
Color: 
Layer:
Space:

10 foot

FUD must approved site plan.

Subject: Text Box
Page Label: 8
Author: mshipley
Date: 2/21/2023 4:17:11 PM
Status:
Color: 
Layer:
Space:

FUD must approved site plan.

How are LID requirements being met?

Subject: Text Box
Page Label: 11
Author: mshipley
Date: 2/21/2023 4:18:25 PM
Status:
Color: 
Layer:
Space:

How are LID requirements being met?

The tree plan does not identify larger trees along east property line. This area will change on the revised site plan since the dumpster will have to be relocated to at least 10 feet from the side property line.

Subject: Text Box
Page Label: 14
Author: mshipley
Date: 2/21/2023 4:21:19 PM
Status:
Color: 
Layer:
Space:

The tree plan does not identify larger trees along east property line. This area will change on the revised site plan since the dumpster will have to be relocated to at least 10 feet from the side property line.

Please provide the information required for a tree preservation/removal plan for the Tree Protection Ordinance.

Seed all areas with exposed

Subject: Text Box
Page Label: 14
Author: mshipley
Date: 2/21/2023 4:55:45 PM
Status:
Color: 
Layer:
Space:

Please provide the information required for a tree preservation/removal plan for the Tree Protection Ordinance.



Please include a diagram of S1, S2, and S3 showing overall pole heights, the differences between each, and that the light fixtures are horizontal in orientation.

Subject: Text Box
Page Label: 25
Author: mshipley
Date: 2/23/2023 11:11:17 AM
Status:
Color: 
Layer:
Space:

Please include a diagram of S1, S2, and S3 showing overall pole heights, the differences between each, and that the light fixtures are horizontal in orientation.

Please provide % of brick for each elevation, exclusive of windows and doors. It looks like the building is all brick but just needed to note this on the plan sheets.

Subject: Text Box
Page Label: 20
Author: mshipley
Date: 2/23/2023 11:19:01 AM
Status:
Color: 
Layer:
Space:

Please provide % of brick for each elevation, exclusive of windows and doors. It looks like the building is all brick but just needed to note this on the plan sheets.

GORDON FARRAGUT MEDICAL OFFICE

133 LOUDOUN RD
FARRAGUT, TN 37934

RANDOLPH ARCHITECTURE



PLANNING
COMMISSION
SUBMISSION

2022_18

PROJECT INFORMATION

PROJECT NAME:
SOUTHEASTERN FERTILITY CLINIC

PROJECT AND PROPERTY OWNER:
DR. JOHN GORDON
1128 KINGSTON PIKE
KNOXVILLE, TN 37934
PH: 865-770-088

PROJECT LOCATION:
133 LOUDOUN RD.
FARRAGUT, TN 37934

PARCEL NUMBER:
1439A0014

JURISDICTION:
TOWN OF FARRAGUT
MR. KARL A. SMERZKO, CBO, ECO
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934
PHONE: (865) 675-2084
FAX: (865) 671-7852

APPLICABLE CODES:
INTERNATIONAL RESIDENTIAL CODE 2018
INTERNATIONAL BUILDING CODE 2018
INTERNATIONAL EXISTING BUILDING CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
INTERNATIONAL PLUMBING CODE 2018
INTERNATIONAL FIRE CODE 2018
INTERNATIONAL FUEL GAS CODE 2018
INTERNATIONAL PROPERTY MAINTENANCE CODE 2018
INTERNATIONAL ENERGY CONSERVATION CODE 2018
INTERNATIONAL SWIMMING POOL AND SPA CODE 2018
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC
A117-12017 ANSI AMERICAN NATIONAL STANDARD
NFPA 101 LIFE SAFETY CODE 2018
NFPA70 NATIONAL ELECTRIC CODE 2017

ZONE: C-1

PROJECT CONTACT PERSON:

MARK RANDOLPH
RANDOLPH ARCHITECTURE
550 W. MAIN STREET, SUITE 725
KNOXVILLE, TN 37902
PHONE: 865-357-3750
FAX: 865-357-3746

CONSTRUCTION TYPE: TYPE II-B

OCCUPANCY TYPE: GROUP B - BUSINESS

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING
ELEMENTS (HOURS)
FROM TABLE 601, IBC 2018 FOR TYPE II-B

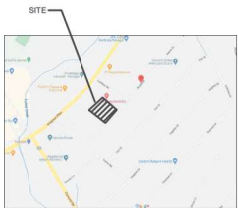
STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NON BEARING WALLS/PARTITIONS	
EXTERIOR	0
INTERIOR	0

FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS
BASED ON FIRE SEPARATION DISTANCE
FROM TABLE 602, IBC 2018 FOR TYPE II-B

FIRE SEPARATION DISTANCE-X	OCCUPANCY GROUP B
X < 5 FT	1
5 FT < X < 10 FT	1
10 FT < X < 30 FT	1
X > 30 FT	0

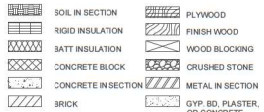
VICINITY MAP



GRAPHIC SYMBOLS



MATERIALS LEGEND



CONSULTANTS

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	M.T.L.	METAL
ALT.	ALTERNATE	M.F.G.	MANUFACTURING
ALUM.	ALUMINUM	M.F.C.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
A.C.T.	ACoustICAL TILE	MISC.	MISCELLANEOUS
ASH	ASPHALT	N.I.C.	NOT IN CONTRACT
B.F.	BOTTOM FACE	N.T.S.	NOT TO SCALE
B.SMT.	BASEMENT	NO.#	NUMBER
B.M.	BENCHMARK	O.C.	ON CENTER
B.L.D.G.	BUILDING	O.D.	OUTSIDE DIAMETER
B.L.K.	BLOCK	P.	PLATE
B.R.G.	BEARING	PLAS.	PLASTIC
C.B.	CATCH BASIN	PLAS. LAM.	PLASTIC LAMINATE
C.J.	CONTROL JOINT	PLYWD.	PLYWOOD
CH.B.	CHALK BOARD	P.T.D.	PAINTED
C.L.C.	CLOSE	RAD.	RADIUS
C.L.C.S.	CLOSE	R.O.	ROOF DRAIN
C.L.R.	CLEAR	R.N.F.	REINFORCING
C.O.L.	COLUMN	R.Q.D.	REQUIRED
C.O.R.	COMPOSITION	R.S.	RISER
C.O.R.C.	CONCRETE	R.M.	ROOM
C.O.R.S.T.	CONSTRUCTION	R.O.T.	ROUGH OPENING
C.M.A.	CONCRETE MASONRY UNIT	R.T.	RUBBER TILE
C.T.	CERAMIC TILE	SCHED.	SCHEDULE
D.T.L.	DETAIL	S.C.W.O.	SOLID CORE WOOD DOOR
DIA.	DIAMETER	SECT.	SECTION
DN.	DOWN	SHT.	SHEET
DWG.	DRAWING	SM.	SIMILAR
D.F.	DRAINING FOUNTAIN	SPCS.	SPECIFICATIONS
D.S.	DOWNSPOUT	SQ.FT.	SQUARE FEET
E.A.	EACH	STD.	STANDARD
E.F.	EACH FACE	STL.	STEEL
ELEC.	ELECTRICAL	STOR.	STORAGE
E.W.A.	ELECTRIC WATER COOLER	S.D.	STORM DRAIN
ELEV.	ELEVATION	SUSP.	SUSPENDED
EXIST.	EXISTING	SQ.	SQUARE
EXT.	EXTERIOR	T.B.	TACK BOARD
E.J.	EXPANSION JOINT	THOLD.	THRESHOLD
F.E.	FIRE EXTINGUISHER	T.L.T.	TOILET
F.F.	FLOOR	T.D.	TREADS
F.D.	FLOOR DRAIN	T.F.	TOP FACE
FT.	FOOT	TYP.	TYPICAL
FTG.	FOOTING	U.	URNAL
G.A.	GALVANIZED IRON	V.I.F.	VERIFY IN FIELD
G.A.	GAUGE	V.S.	VENT STACK
GYP.SLM.	GYP.SUM	VOL.	VOLUME
H.B.	HORSE BIB	V.A.	VINYL TILE
H.C.W.D.	HOLLOW CORE WOOD	VERT.	VERTICAL
HGT.	HEIGHT	W.C.S.T.	WATER CLOSET
H.W.A.R.E.	HARDWARE	W.C.	WATER CLOSET
I.D.	INSIDE DIAMETER	W.H.	WATER HEATER
IN.	INCH	W.P.F.	WATERPROOFING
INV.	INVERT	W.F.	WIDE FLANGE
JAN.	JANITOR	W.D.W.	WOOD
JST.	JOIST	W.D.	WOOD
LAV.	LAVATORY	W.W.F.	WELDED WIRE FABRIC
LB.	POUND	W.W.M.	WELDED WIRE MESH
M.H.	MANHOLE	ANGLE	ANGLE
MAX.	MAXIMUM	C.	CHANNEL
MECH.	MECHANICAL	O.	ROUND

LIST OF DRAWINGS

CVR	COVER SHEET	REVISION #
CIVIL		
	COVER	
	BOUNDARY/EXISTING CONDITIONS	
	PROPOSED SITE LAYOUT	
	GRADING AND DRAINAGE PLAN	
	SITE AND DRAINAGE DETAILS	
	SITE AND DRAINAGE DETAILS	
	UTILITY PLAN	
	UTILITY DETAILS	
	SWPPP STAGE ONE	
	SWPPP STAGE TWO	
	SWPPP STAGE THREE	
	SWPPP DETAILS	
	TREE PRESERVATION PLAN	
LANDSCAPING		
	LANDSCAPE/TREE PRESERVATION PLAN	
	LANDSCAPE DETAILS	
	LANDSCAPE NOTES & PLANT SCHEDULE	
	IRRIGATION ZONE PLAN	
	IRRIGATION DETAILS & NOTES	
ARCHITECTURAL		
	FLOOR PLAN	
	EXTERIOR ELEVATIONS	
	3D IMAGES	
	3D IMAGES	
	3D IMAGES	
	3D IMAGES	
	EXTERIOR FINISH PLAN	
ELECTRICAL		
	SITE PLAN - ELECTRICAL	
	SITE PLAN - ILLUMINATION	

GORDON FARRAGUT MEDICAL OFFICE
133 LOUDOUN RD
FARRAGUT, TN 37934

Issue Date 03-06-2023

Drawn Checked
COM/HGB RMR

Revisions

CVR
coversheet

SITE PLAN

MEDICAL OFFICE BUILDING

FARRAGUT POINTE INC

TOWN OF FARRAGUT, TENNESSEE

SHEET INDEX

	COVER
C0.1	BOUNDARY / EXISTING CONDITIONS
C1.1	PROPOSED SITE LAYOUT
C2.1	GRADING AND DRAINAGE PLAN
C3.1	SITE AND DRAINAGE DETAILS
C3.2	SITE AND DRAINAGE DETAILS
C4.1	UTILITY PLAN
C4.2	UTILITY DETAILS
C5.1	SWPPP STAGE 1
C5.2	SWPPP STAGE 2
C5.3	SWPPP STAGE 3
C5.4	SWPPP DETAILS
C6.1	TREE PRESERVATION PLAN



LOCATION MAP
N.T.S.



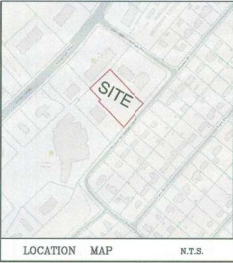
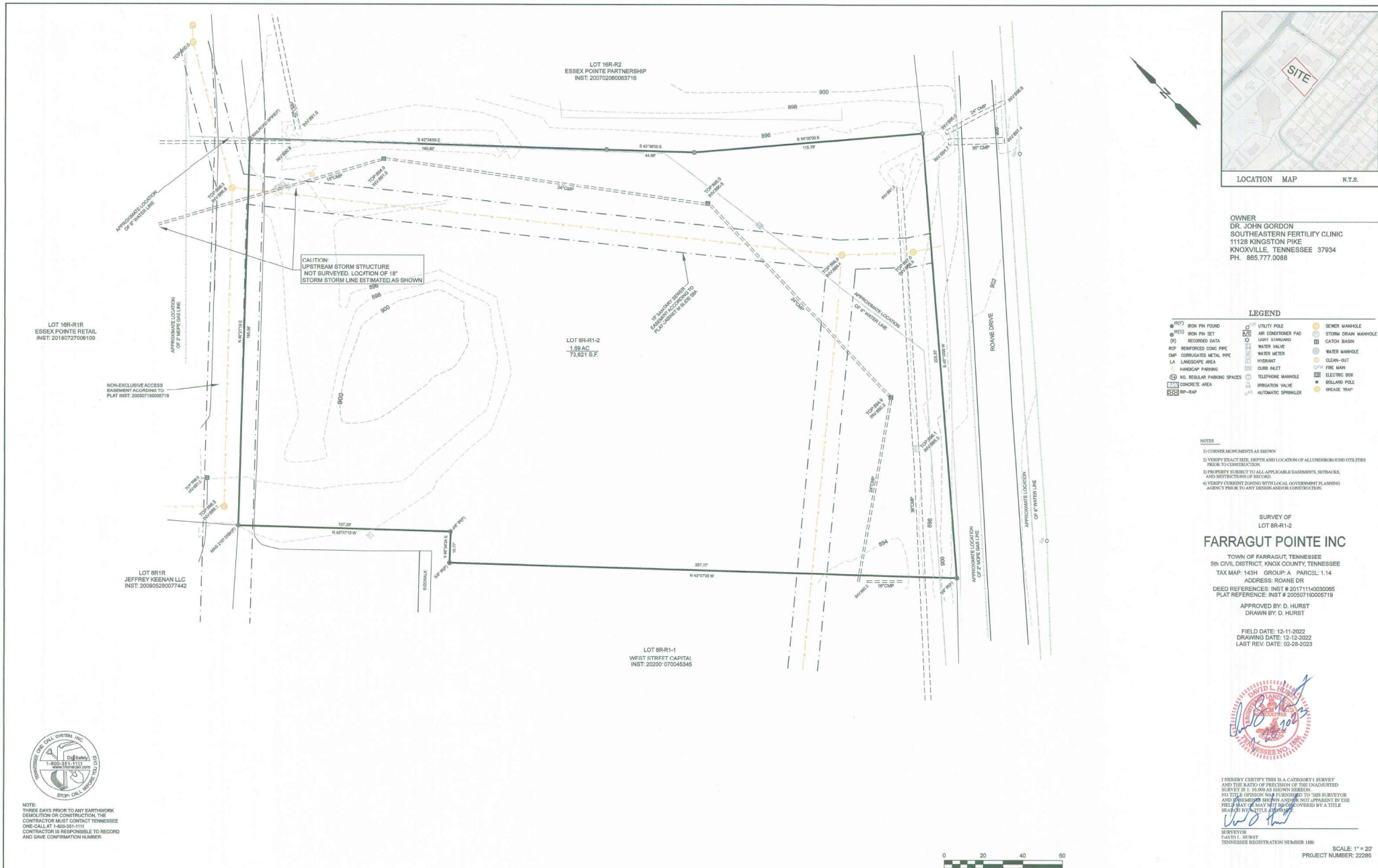
ROBERT G. CAMPBELL & ASSOCIATES , L.P.
CONSULTING ENGINEERS
KNOXVILLE , TENNESSEE

PROPERTY ADDRESS 133 LOUDOUN RD FARRAGUT, TN. 37934
PROPERTY ZONED C-1
BUILDING SETBACK
FRONT 60 FT
SIDE 60 FT COMBINED BU NO LESS THAN 20 FT
NO BUILD SIDES 10' LANDSCAPE BUFFER
REAR BUFFER 35 FT (ROANE DRIVE)
CLT. 143 H - GROUP A
PARCEL NO. 1.14
AREA OF PARCEL 1.69 AC
AREA OF DISTURBANCE 1.21 AC
IMPERVIOUS PAVEMENT 0.41 AC
PERVIOUS PAVEMENT 0.16 AC
OWNER
DR. JOHN GORDON
SOUTHEASTERN FERTILITY CLINIC
11128 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH. 865.777.0088

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN. 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683



03/06/2023
JOB NO. 22286



OWNER
DR. JOHN GORDON
SOUTHEASTERN FERTILITY CLINIC
11128 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH. 865.777.0088

LEGEND	
(REF) IRON PIN FOUND	UTILITY POLE
(RES) IRON PIN SET	AIR CONDITIONER PAD
(R) RECORDED DATA	WATER VALVE
RCP REINFORCED CONC. PIPE	WATER METER
CMP CORRUGATED METAL PIPE	HYDRANT
LA LANDSCAPE AREA	CURB SALT
HANDICAP PARKING	TELEPHONE MANHOLE
HS. REGULAR PARKING SPACES	IRRIGATION VALVE
CONCRETE AREA	AUTOMATIC SPRINKLER
RP-60P	
SEWER MANHOLE	
STORM DRAIN MANHOLE	
CATCH BASIN	
WATER MANHOLE	
CLEAR-CUT	
FIRE MAN	
ELECTRIC BOX	
ROLL-UP POLE	
WRECK TRAP	

- NOTES
1. CORNER MONUMENTS AS SHOWN
 2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
 3. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, EASEMENTS, AND RESTRICTIONS OF RECORD
 4. VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION

SURVEY OF
LOT 16R-R1-2
FARRAGUT POINTE INC
TOWN OF FARRAGUT, TENNESSEE
5th CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
TAX MAP: 143H GROUP-A PARCEL: 1.14
ADDRESS: ROANE DR
DEED REFERENCES: INST # 20171140030055
PLAT REFERENCE: INST # 200507120005719
APPROVED BY: D. HURST
DRAWN BY: D. HURST
FIELD DATE: 12-11-2022
DRAWING DATE: 12-12-2022
LAST REV DATE: 02-28-2023



I HEREBY CERTIFY THIS IS A CATEGORY SURVEY AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. NO TITLE OR OPINION WAS FURNISHED TO THIS SURVEYOR AND NO WARRANTY IS MADE BY THE SURVEYOR. THIS PLAN MAY BE MAY NOT BE APPROVED BY A TITLE SEARCHER. (SEE TITLE SEARCHER'S REPORT)

DAVID H. HURST
TENN. REG. NO. 10023

REVISION
PLAT 1: 10023
TENNESSEE REGISTRATION NUMBER 188
PROJECT NUMBER: 22286

					ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	FARRAGUT POINTE INC TOWN OF FARRAGUT, TENNESSEE	BOUNDARY SURVEY	DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=20'	SHEET C0.1
NO.	DATE	DESCRIPTION	BY					CHKD.	DRAWN BY RWM	DATE 02/28/2023	
REVISIONS											

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

FARRAGUT POINTE INC
TOWN OF FARRAGUT, TENNESSEE

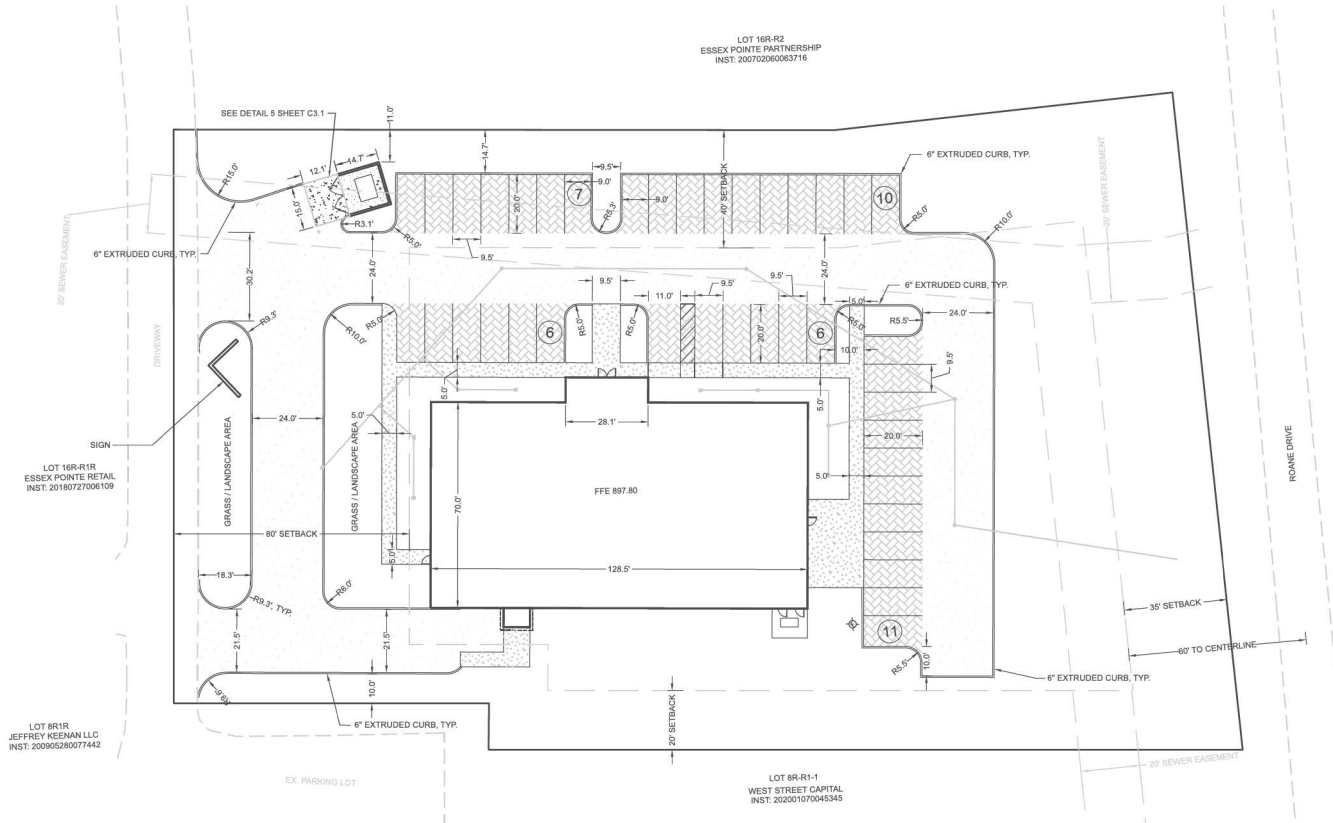
BOUNDARY
SURVEY



LEGEND

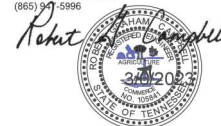
LIGHT DUTY PAVING	
CONCRETE PAVING	
SIDEWALK	
PERVIOUS PAVERS	
EXISTING PAVEMENT	
SETBACK & SEWER EASEMENT	

PARKING SPACES PROVIDED - 40
ADA PARKING SPACES PROVIDED - 1
ADA VAN PARKING SPACES PROVIDED - 1
TOTAL IMPERVIOUS AREA: 17,663 SQFT
TOTAL PERVIOUS AREA: 7,811 SQFT



DEVELOPER: DR. JOHN GORDON
SOUTHEASTERN FERTILITY CLINIC
11128 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-0088

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996



NO.	DATE	DESCRIPTION	BY	CHKD.

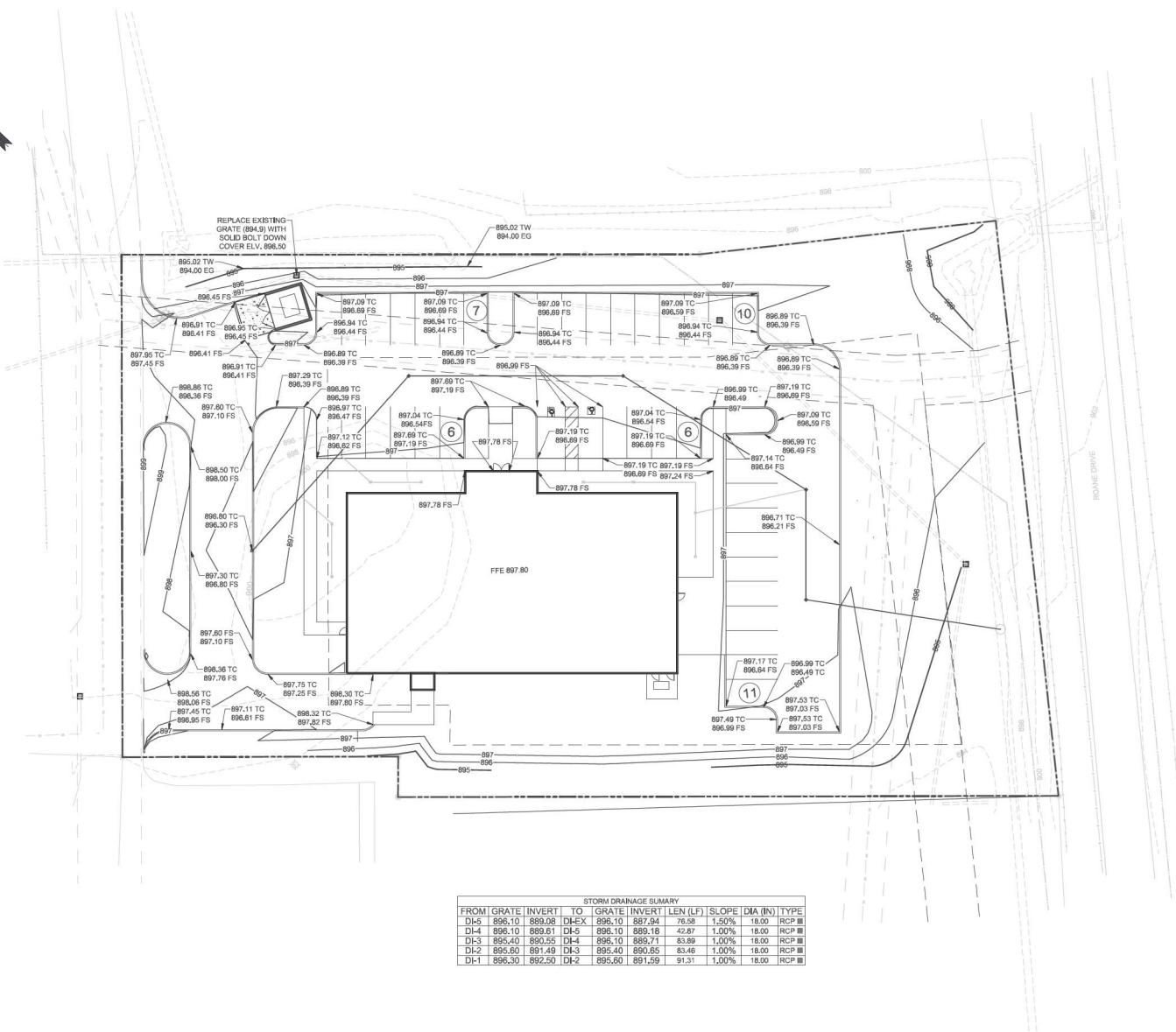


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

MEDICAL OFFICE BUILDING
TOWN OF FARRAGUT

SITE LAYOUT AND
PAVING PLAN

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. C1.1
DRAWN BY CLD	DATE 03/06/2023	JOB NO. 22286	OF 4 SHEETS



OWNER
THOMAS & AMANDA KITTS REVOCABLE LIVING TRUST
219 DOLPHIN COVE CT
BONITA SPRINGS, FL 34134

- NOTES
- 1) CORNER MONUMENTS AS SHOWN
 - 2) VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
 - 3) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, EASEMENTS, EASEMENTS, AND EASEMENTS OF RECORD
 - 4) VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION



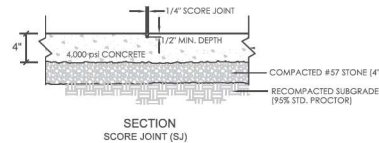
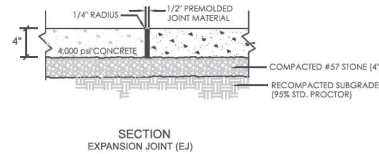
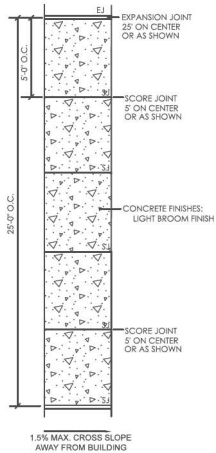
NOTES
THREE DAYS PRIOR TO ANY EARTHWORK DEMOLITION OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-361-1111. CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.

- LEGEND
- EXISTING IRON PIN
 - LIGHT POLE
 - SIGN
 - WATER VALVE
 - POWER/TELEPHONE
 - GUY WIRE
 - WATER METER
 - WATER VALVE (EX)
 - CATCH BASIN
 - HEADWALL
 - WATER VALVE (PROP)
 - EXISTING MH
 - EXISTING SANITARY LINE
 - MAJOR CONTOUR (EX)
 - MINOR CONTOUR (EX)
 - LOT SETBACKS
 - PROPERTY BOUNDARY
 - EXISTING ROAD CENTER LINE
 - PROPOSED ROAD CENTER LINE

STORM DRAINAGE SUMMARY									
FROM	GRATE	INVERT	TO	GRATE	INVERT	LEN (LF)	SLOPE	DIA (IN)	TYPE
DI-5	896.10	889.08	DI-E	895.10	887.94	76.58	1.25%	18.00	RCP III
DI-4	896.10	889.61	DI-5	896.10	889.18	42.87	1.00%	18.00	RCP III
DI-3	895.40	890.55	DI-4	896.10	889.71	83.89	1.00%	18.00	RCP III
DI-2	895.60	891.49	DI-3	895.40	890.65	83.46	1.00%	18.00	RCP III
DI-1	895.30	892.50	DI-2	895.60	891.59	91.31	1.00%	18.00	RCP III



ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE			FARRAGUT POINTE INC TOWN OF FARRAGUT, TENNESSEE		GRADING AND DRAINAGE PLAN		DESIGNED BY	CHECKED BY	SCALE	SHEET
							RG&A	RG&A	1"=20'	NO. (C2.1)
NO.	DATE	DESCRIPTION	BY	CHKD.	DRAWN BY	DATE	JOB NO.	222896	OF	SHEETS

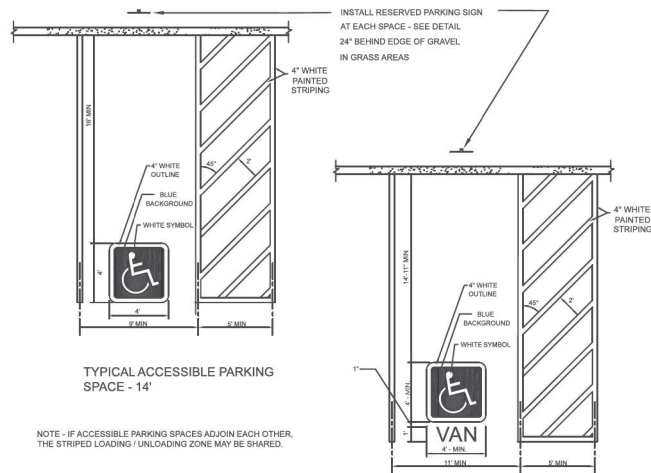


NOTE:
INSTALL EXPANSION JOINT ANYWHERE CONCRETE ABUTS
STRUCTURES, SIGNS, OR CONCRETE CURB.
INSTALL SCORE JOINTS EVERY 5'-0\"/>

1

SIDEWALK DETAIL

SCALE: NOT TO SCALE



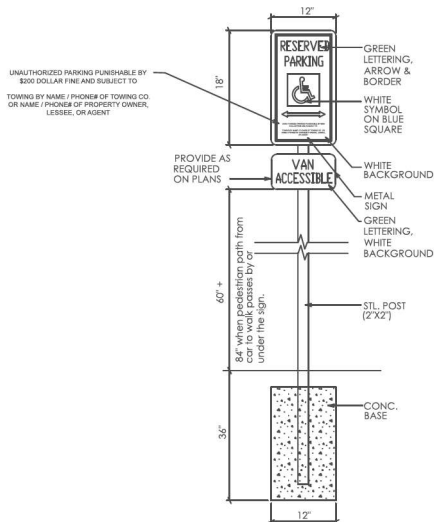
NOTE - IF ACCESSIBLE PARKING SPACES ADJOIN EACH OTHER,
THE STRIPED LOADING / UNLOADING ZONE MAY BE SHARED.

TYPICAL VAN ACCESSIBLE
PARKING SPACE - 16\'

4

ADA RESERVED PAKING SPACE

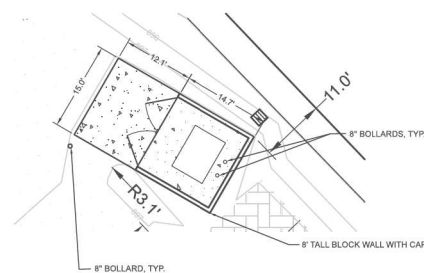
SCALE: NOT TO SCALE



2

ADA RESERVED PARKING SIGN DETAIL

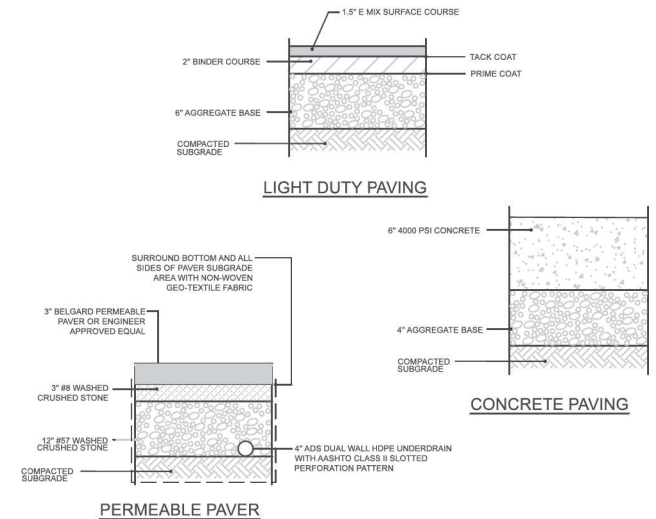
SCALE: NOT TO SCALE



5

DUMPSTER PAD LAYOUT

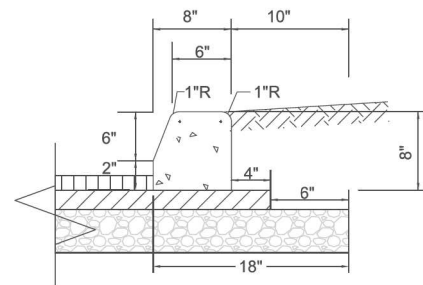
SCALE: 1\"/>



3

PAVING SECTIONS

SCALE: NOT TO SCALE



6

6\"/>

SCALE: NOT TO SCALE

DEVELOPER: DR. JOHN GORDON
SOUTHEASTERN FERTILITY CLINIC
11128 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-0088
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996



NO.	DATE	DESCRIPTION	BY	CHKD.



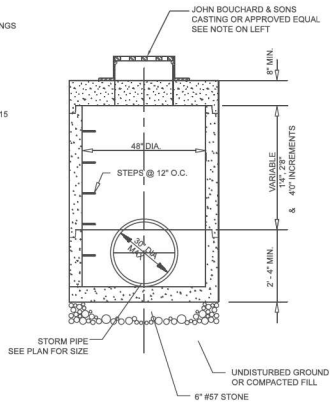
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

FARRAGUT MEDICAL OFFICE BUILDING
TOWN OF FARRAGUT

SITE AND DRAINAGE
DETAILS

DESIGNED BY	CHECKED BY	SCALE	SHEET NO. (C3.1) OF SHEETS
RGC&A	RGC	1"=50'	
DRAWN BY	DATE	JOB NO.	
CLD	03/06/2023	22286	

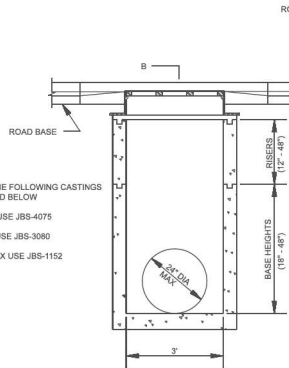
NOTE: USE THE FOLLOWING CASTINGS AS DESCRIBED BELOW
 AREA DRAIN USE JBS-4075
 CURB INLET USE JBS-3080
 JUNCTION BOX USE JBS-1152
 MANHOLE AREA DRAIN USE JBS-4315



STORM MANHOLE

SCALE: NOT TO SCALE

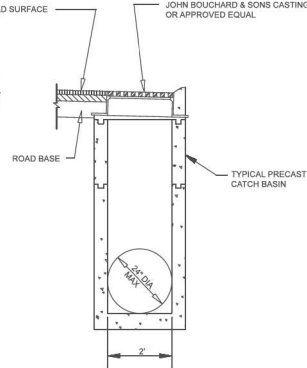
NOTE: USE THE FOLLOWING CASTINGS AS DESCRIBED BELOW
 AREA DRAIN USE JBS-4075
 CURB INLET USE JBS-3080
 JUNCTION BOX USE JBS-1152



SECTION A

AREA DRAIN

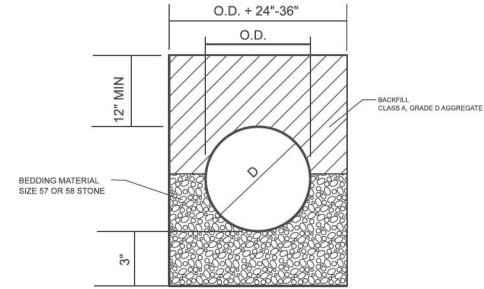
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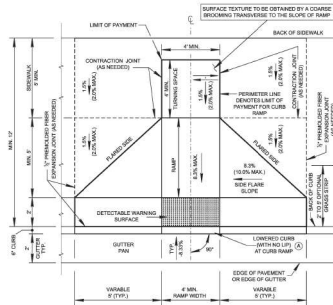
SECTION B

PIPE BEDDING DETAIL

SCALE: NOT TO SCALE

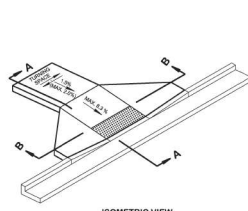


DEVELOPER: DR. JOHN GORDON
 SOUTHEASTERN FERTILITY CLINIC
 11125 KINGSTON PIKE
 KNOXVILLE, TN 37934
 (865) 777-0088
 ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 7523 TAGGART LANE
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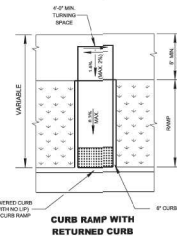


PERPENDICULAR CURB RAMP

PLAN VIEW



ISOMETRIC VIEW



CURB RAMP WITH

RETURNED CURB

GENERAL NOTES

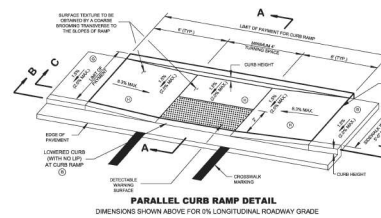
- PERPENDICULAR CURB RAMP TO BE USED WHEN TOTAL SIDEWALK OR SIDEWALK CROSSING STOP WIDTH IS 12' OR GREATER. SEE STD. DIMS. MAN-4075 FOR PERPENDICULAR CURB RAMP IN CURVE, AND SEE STD. DIMS. MAN-4075 FOR PERPENDICULAR CURB RAMP PLACED OUTSIDE CURVE. PERPENDICULAR CURB RAMP MANUFACTURER SHOWN FOR 8\"/>
- CURB SHALL BE FLUSH ACROSS ENTIRE WIDTH OF CURB RAMP. DETECTABLE WARNING SURFACES SHALL EXTEND 7' IN THE DIRECTION OF TRAVEL. 4\"/>
- DESIGN: CONSTRUCTION MODIFICATIONS MAY BE REQUIRED FOR CURB RAMP TO BE INSTALLED ALONG A ROADWAY WITH LONGITUDINAL GRADES EXCEEDING 1% INLENGTH DUE TO THE LONGITUDINAL ROADWAY GRADE. THE DESIGNER SHALL BE NOTIFIED FOR ASSESSMENT IF THE CURB RAMP SIDE FLARE EXCEEDS 10' IN LENGTH DUE TO THE LONGITUDINAL GRADE.
- PAYMENT: ALL COSTS OF INSTALLING CURB RAMP, INCLUDING DETECTABLE WARNING SURFACES IN NEWLY CONSTRUCTED SIDEWALK AREAS, SHALL BE PAID BY ITEM NO. 702-03, CONCRETE CURB RAMP, PER SQUARE FOOT. PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP, INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACES. RETENTION: ALL COSTS OF INSTALLING CURB RAMP, INCLUDING DETECTABLE WARNING SURFACES IN EXISTING SIDEWALK AREAS, REMOVAL OF THE EXISTING SIDEWALK, AND EQUIPMENT OF GUTTER PAN FLUSH, SHALL BE PAID BY ITEM NO. 701-01, CONCRETE CURB RAMP, PER SQUARE FOOT. PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF CURB RAMP, INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACES. COST OF CURB AND GUTTER TO BE INCLUDED IN THE PRICE OF ITEM NO. 702-03, CONCRETE CURB RAMP, PER C.Y. ON ITEM NO. 702-03, CONCRETE COMBINED CURB & GUTTER, PER C.Y.
- WHERE NEW CURB RAMP CONDITIONS DO NOT MEET EXISTING SIDEWALK, THE DESIGNER SHALL ADD ADDITIONAL QUANTITY FOR 10' FEET OF SIDEWALK MODIFICATION TO 16' TO THE EXISTING GRADE.
- SIGNALIZED INTERSECTIONS WITH SIDEWALK SHALL HAVE PEDESTRIAN SIGNAL HEADS AND PUSHBUTTONS. ALL ACCESSIBLE PEDESTRIAN SIGNAL PUSHBUTTONS SHALL BE ALIGNED WITH THE DIRECTION OF THE RAMP. SEE TOST TRAFFIC DESIGN MANUAL FOR DETAILS.
- FOR ADDITIONAL SIDEWALK DETAILS AND IF SIDEWALKS ARE REMOVED DURING INSTALLATION OF THE CURB RAMP, PROVIDE A 12' X 12' CRACKING BEHIND THE CURB. SEE STD. DIMS. MAN-4075.
- IF GRASS STRIP IS INSTALLED, THE SIDE FLARE MAY BE OMITTED AND RETURNED CURB OPTION MAY BE USED.
- DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
- SURFACE TEXTURE TO BE OBTAINED BY A COARSE BROOKING TRANSVERSE TO THE SLOPE OF CURB RAMP.
- SEE STD. DIMS. MAN-4075 FOR SIDEWALK MARKING DETAILS.



PERPENDICULAR CURB RAMP

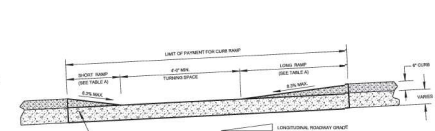
PERPENDICULAR CURB RAMP

SCALE: NOT TO SCALE



PARALLEL CURB RAMP DETAIL

DIMENSIONS SHOWN ABOVE FOR 0% LONGITUDINAL ROADWAY GRADE



ALTERNATE SECTION B-B

PARALLEL CURB RAMP DETAIL SHOWN WITH LONGITUDINAL ROADWAY GRADE

NOTE: MODIFICATIONS MAY BE REQUIRED FOR LONGITUDINAL ROADWAY GRADES EXCEEDING 1% INLENGTH DUE TO THE LONGITUDINAL ROADWAY GRADE. THE DESIGNER SHALL BE NOTIFIED FOR ASSESSMENT IF THE CURB RAMP SIDE FLARE EXCEEDS 10' IN LENGTH DUE TO THE LONGITUDINAL ROADWAY GRADE.

TABLE A

LONGITUDINAL ROADWAY GRADE	LONG RAMP	SHORT RAMP	PAY AREA S.F.
5%	10'-0"	2'-0"	174
4%	11'-0"	2'-0"	186
3%	12'-0"	2'-0"	198
2%	13'-0"	2'-0"	210
1%	14'-0"	2'-0"	222

(BASED ON 8\"/>

GENERAL NOTES

- PARALLEL CURB RAMP MAY BE USED WHEN SIDEWALK WIDTH IS LESS THAN 12' AND CURB RAMP IS LOCATED TANGENT TO LONGITUDINAL SECTION OF ROADWAY. FOR PARALLEL CURB RAMP, SEE STD. DIMS. MAN-4075.
- CURB SHALL BE FLUSH ACROSS ENTIRE WIDTH OF CURB RAMP. DETECTABLE WARNING SURFACES SHALL EXTEND 7' IN THE DIRECTION OF TRAVEL. 4\"/>
- DESIGN: CONSTRUCTION MODIFICATIONS MAY BE REQUIRED FOR CURB RAMP TO BE INSTALLED ALONG A ROADWAY WITH LONGITUDINAL GRADES EXCEEDING 1% INLENGTH DUE TO THE LONGITUDINAL ROADWAY GRADE. THE DESIGNER SHALL BE NOTIFIED FOR ASSESSMENT IF THE CURB RAMP SIDE FLARE EXCEEDS 10' IN LENGTH DUE TO THE LONGITUDINAL ROADWAY GRADE.
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- WHERE NEW CURB RAMP CONDITIONS DO NOT MEET EXISTING SIDEWALK, THE DESIGNER SHALL ADD ADDITIONAL QUANTITY FOR 10' FEET OF SIDEWALK MODIFICATION TO 16' TO THE EXISTING GRADE.
- SIGNALIZED INTERSECTIONS WITH SIDEWALK SHALL HAVE PEDESTRIAN SIGNAL HEADS AND PUSHBUTTONS. ALL ACCESSIBLE PEDESTRIAN SIGNAL PUSHBUTTONS SHALL BE ALIGNED WITH THE DIRECTION OF THE RAMP. SEE TOST TRAFFIC DESIGN MANUAL FOR DETAILS.
- FOR ADDITIONAL SIDEWALK DETAILS AND IF SIDEWALKS ARE REMOVED DURING INSTALLATION OF THE CURB RAMP, PROVIDE A 12' X 12' CRACKING BEHIND THE CURB. SEE STD. DIMS. MAN-4075.
- IF GRASS STRIP IS INSTALLED, THE SIDE FLARE MAY BE OMITTED AND RETURNED CURB OPTION MAY BE USED.
- DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
- SURFACE TEXTURE TO BE OBTAINED BY A COARSE BROOKING TRANSVERSE TO THE SLOPE OF CURB RAMP.
- SEE STD. DIMS. MAN-4075 FOR SIDEWALK MARKING DETAILS.



PARALLEL CURB RAMP

PARALLEL CURB RAMP

SCALE: NOT TO SCALE

LEGEND

- PROPOSED POST INDICATOR VALVE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE



FIRST UTILITY DISTRICT NOTES

- ALL APPLICABLE OSHA RULES SHALL APPLY.
- FIRST UTILITY DISTRICT MUST INSPECT CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY FIRST UTILITY DISTRICT INSPECTION OFFICE AT LEAST FIVE (5) DAYS PRIOR TO CONSTRUCTION AT (865) 966-8741.
- FIRST UTILITY DISTRICT TO MAKE ALL WATER AND SEWER TAPS. OWNER TO PAY TAP FEE AND COORDINATE WITH F.U.D.
- SEWER LAYOUT MUST BE STAKED BY FIRST UTILITY DISTRICT ENGINEERING PRIOR TO CONSTRUCTION.
- ROADS SHALL BE GRADED TO FINAL SUBGRADE INCLUDING FINAL SIDE SLOPING AND ROAD CENTERLINES MUST BE STAKED FOR FIRST UTILITY DISTRICT.
- HUB ELEVATIONS ARE NOT FINAL TOP OF MANHOLES. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE MANHOLE TO MATCH THE PROPOSED FINISH GRADE.

WATER NOTES

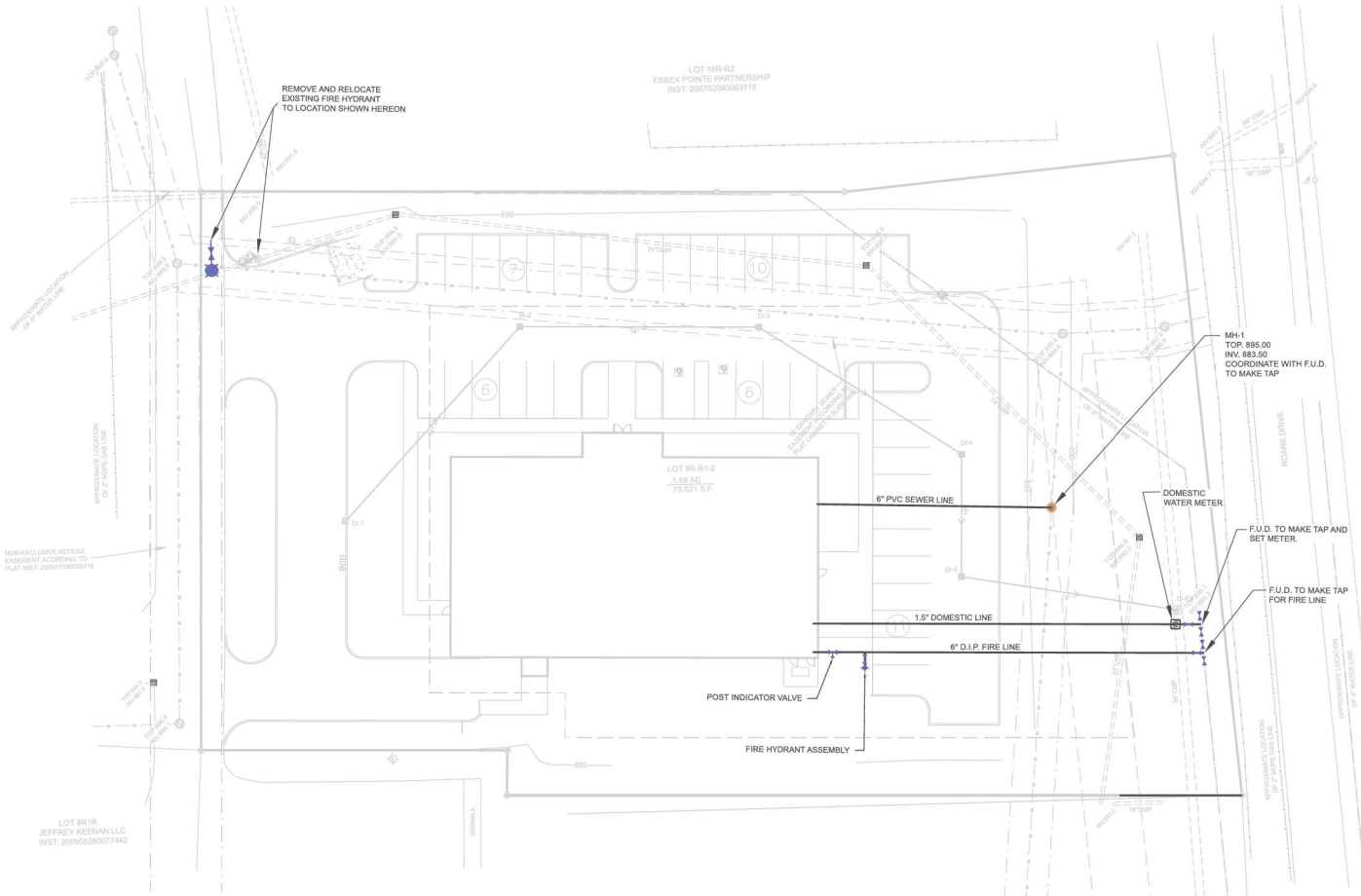
- ALL WATERLINES SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED FIRST UTILITY DISTRICT SPECIFICATIONS.
- ALL WATERLINES SHALL BE ULTRA-BLUE ASTM F1483 P.V.C. WITH SIZE AS INDICATED.
- EXISTING WATERLINE PRESSURE FURNISHED BY OFFICIALS AT FIRST UTILITY DISTRICT.
- CUSTOMERS WITH WATER PRESSURE ABOVE 100 PSI SHALL INSTALL PRESSURE REDUCING VALVES.
- CONTRACTOR MUST HAVE A VALID CONTRACTOR UTILITY LICENSE FOR INSTALLATION OF UNDERGROUND PIPING.
- ALL WATER VALVES SHALL BE PLACED OUTSIDE THE ROADWAY SURFACE.
- LONG-SIDE WATER SERVICES SHALL BE INSTALLED BEFORE PAVING.

SEWER NOTES

- ALL SANITARY SEWER LINES SHALL BE 8" DIA., 3034 P.V.C. EXCLUDING LATERALS, UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED FIRST UTILITY DISTRICT SPECIFICATIONS.
- CONTRACTOR MUST HAVE A VALID CONTRACTOR UTILITY LICENSE FOR INSTALLATION OF UNDERGROUND PIPING.
- CHECK DAMS SHALL BE CONSTRUCTED AT 500 FOOT INTERVALS ALONG SEWER LINE.

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 THE ASDC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION. TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111.
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

FARRAGUT POINTE INC
TOWN OF FARRAGUT, TENNESSEE

WATER AND SEWER
PLAN VIEW

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=20'	SHEET NO. C4.1
DRAWN BY RWM	DATE 03/06/2023	JOB NO. 22286	OF 4 SHEETS



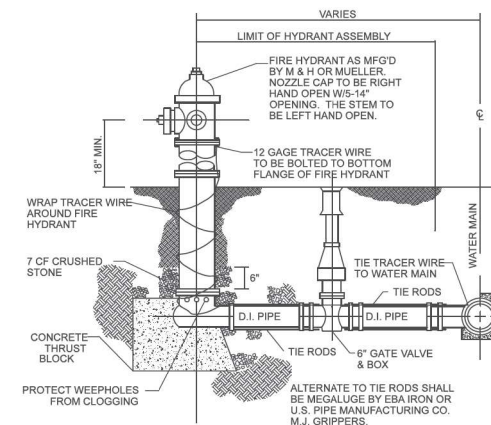
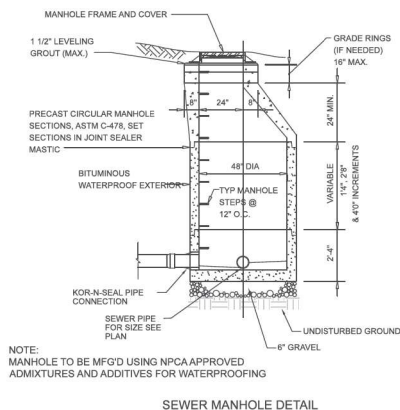


Diagram illustrating the underground installation of all water pipe, showing the pipe, bedding material, haunching, and excavation lines.

Labels and Dimensions:

- SELECT ON-SITE BACKFILL MATERIAL TO BE INSTALLED IN 6" LAYERS AND COMPACTED TO 95% MAX. DENSITY.
- LINE OF EXCAVATION (CONTRACTOR OPTION)
- FINAL BACKFILL
- PIPE SPRING LINE
- PIPE
- 6" (Bedding layer thickness)
- 9" MIN. (Bedding layer width)
- BEDDING MATERIAL
- OUTSIDE OF PIPE BELL
- OUTSIDE OF PIPE BARREL
- FLOW LINE
- HAND TAMPED
- LINE OF ACTUAL EXCAVATION

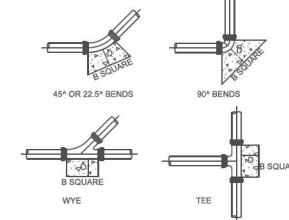
UNDERGROUND INSTALLATION OF ALL WATER PIPE



PIPE IN.	THRUST BLOCKS											
	30" BENDS			45° BENDS			22.5° BENDS			WYES & TEES		
	REMARKS EVENLY SPACED EACH WAY	B	D	REMARKS EVENLY SPACED EACH WAY	B	D	REMARKS EVENLY SPACED EACH WAY	B	D	REMARKS EVENLY SPACED EACH WAY	B	D
2	11.0/1.0			11.0/1.0			11.0/1.0			11.0/1.0		
3	11.0/1.0			11.0/1.0			11.0/1.0			11.0/1.0		
4	11.0/1.0			11.0/1.0			11.0/1.0			11.0/1.0		
6	14.1/1.0			11.0/1.0			11.0/1.0			11.0/1.0		
8	41.1/1.0			11.0/1.0			11.0/1.0			11.0/1.0		
10	23.9/1.0			11.0/1.0			11.0/1.0			11.0/1.0		
12	27.1/1.0			11.0/1.0			11.0/1.0			11.0/1.0		
14	32.1/1.0	4.8/5		11.0/1.0	3.9/5		11.0/1.0	4.8/5		11.0/1.0	4.8/5	
16	38.1/1.0	5.8/5		11.0/1.0	3.9/5	11.0/1.0	2.9/5	4.8/5		11.0/1.0	4.8/5	
18	41.1/1.0	5.8/5		11.0/1.0	3.9/5	11.0/1.0	2.9/5	4.8/5		11.0/1.0	4.8/5	
20	43.1/1.0	5.8/5	5.2/4.0	11.0/1.0	3.9/5	11.0/1.0	2.9/5	4.8/5	5.2/4.0	11.0/1.0	4.8/5	5.2/4.0
24	55.1/1.2	6.9/5	4.0/1.0	11.0/1.0	3.9/5	11.0/1.0	2.9/5	4.8/5	5.2/4.0	11.0/1.0	4.8/5	5.2/4.0
30	59.1/1.3	6.9/5	5.0/1.3	11.0/1.0	3.9/5	11.0/1.0	2.9/5	4.8/5	5.2/4.0	11.0/1.0	4.8/5	5.2/4.0
36	82.1/1.7	6.9/5	8.0/1.3	7.5/5	4.3/1.4	5.4/5	9.0/1.4	5.4/5	9.0/1.4	7.5/5	4.3/1.4	5.4/5

NOTES:

- 1: THRUST BLOCK TO BE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI CONCRETE AT 28 DAYS.
- 2: ALL THRUST BLOCKING SHALL BEAR AGAINST UNDISTURBED SOIL.
- 3: AT THRUST BLOCKS USE ALL THREAD RODS WITH TWO RODS ON EACH SIDE OF PIPE.



THRUST BLOCKS

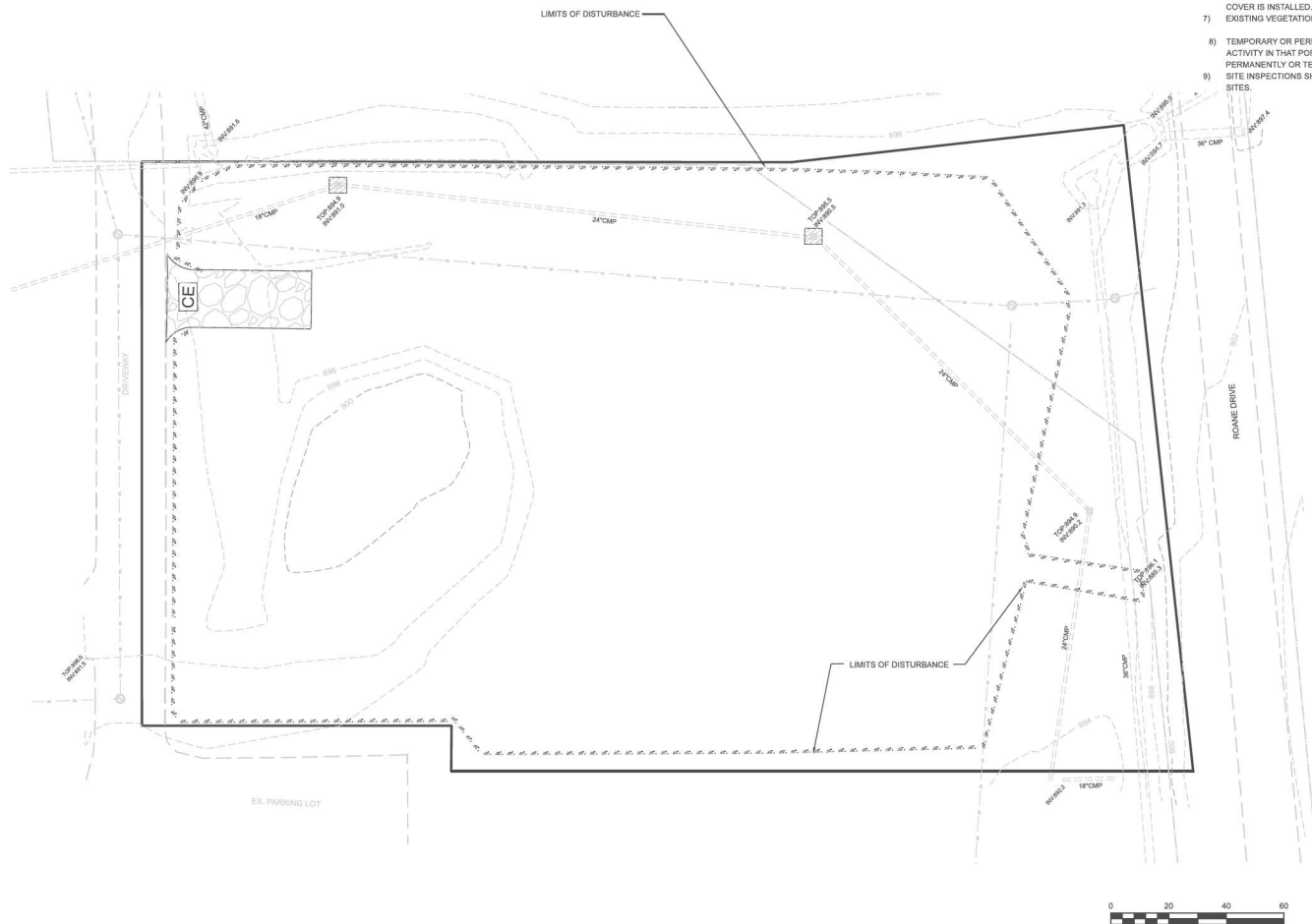
Robert A. Campbell

[illegible]



LEGEND

PROPERTY LINE	—————
EXISTING PAVEMENT	-----
SILT FENCE	
CONSTRUCTION ENTRANCE	CE
INLET PROTECTION	□



EROSION CONTROL NOTES:

- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP MUST MEET THE GUIDELINES AND BE INSTALLED AS RECOMMENDED IN THE MOST RECENT TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDED.
- 3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
- 4) IN ACCORDANCE WITH THE TNOCP, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 72 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
- 5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.
- 6) 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.
- 7) EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
- 8) TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>35%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
- 9) SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.

SEQUENCE OF CONSTRUCTION

1. INSTALL CONSTRUCTION ENTRANCES WHERE ACTIVE CONSTRUCTION IS TO BEGIN.
2. STAKE LIMITS OF DISTURBANCE.
3. INSTALL INITIAL SILT FENCE ACCORDING TO PLANS.
4. INSTALL INITIAL INLET PROTECTION FOR EXISTING STORM DRAINS.

NOTE:

TOTAL AREA: 1.69 acres
TOTAL DISTURBED AREA = +/- 1.21 acres
TOTAL IMPERVIOUS AREA: 17,663 SQFT
TOTAL PERVIOUS AREA: 7,811 SQFT

DEVELOPER: DR. JOHN GORDON
SOUTHEASTERN FERTILITY CLINIC
11128 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-0068

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

MEDICAL OFFICE BUILDING
TOWN OF FARRAGUT

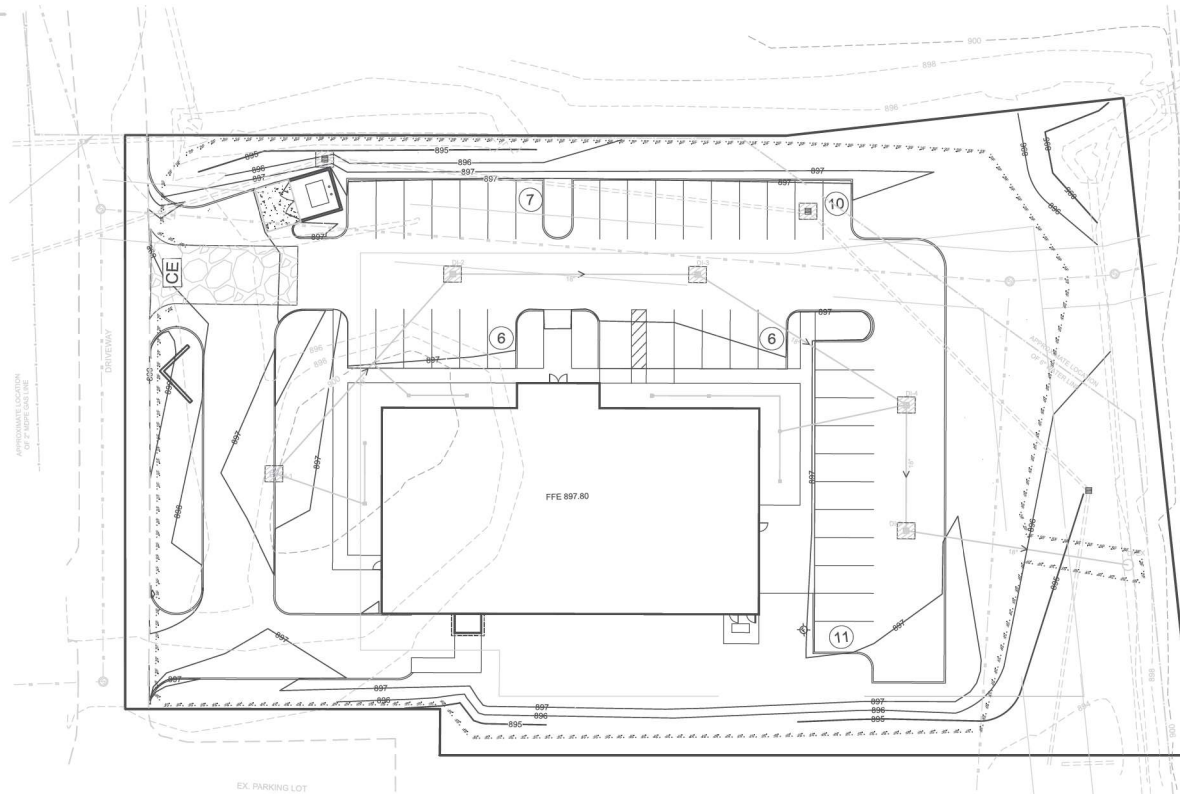
SWPPP STAGE 1

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. C5.1
DRAWN BY CLD	DATE 03/06/2023	JOB NO. 22286	OF 4 SHEETS



LEGEND

PROPERTY LINE	---
EXISTING PAVEMENT	----
SILT FENCE	---
CONSTRUCTION ENTRANCE	CE
INLET PROTECTION	□



EROSION CONTROL NOTES:

- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP MUST MEET THE GUIDELINES AND BE INSTALLED AS RECOMMENDED IN THE MOST RECENT TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDED.
- 3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
- 4) IN ACCORDANCE WITH THE TNCGP, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 72 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
- 5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.
- 6) 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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SEQUENCE OF CONSTRUCTION

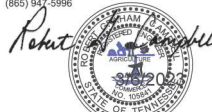
1. REMOVE AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND LOWER SIDE OF STOCKPILE. TEMPORARY STABILIZE STOCKPILE WITH SEED AND STRAW.
2. GRADE PARKING LOT AND BUILDING PAD AND INSTALL OTHER EROSION CONTROL BMPs AS SHOWN AND AS NEEDED. STEEP SLOPES (3:1 AND GREATER) ARE TO BE STABILIZED WITHIN 7 DAYS OF ACHIEVING FINAL GRADE.
3. MAINTAIN ALL EROSION CONTROLS DURING CONSTRUCTION. REMOVED ACCUMULATED SEDIMENT BEFORE CAPACITY IS REDUCED BY 50 % OR MORE.
4. INSTALL ALL STORM DRAIN INFRASTRUCTURE AND PROTECT INLETS WITH PROPER INLET PROTECTION AS SHOWN.
5. INSTALL STORM DRAIN AND CONNECT TO EXISTING SYSTEM.
6. INSTALL SITE UTILITIES.

NOTE:

TOTAL AREA: 1.99 acres
TOTAL DISTURBED AREA = +/- 1.21 acres
TOTAL IMPERVIOUS AREA: 17,663 SQFT
TOTAL PERVIOUS AREA: 7,811 SQFT

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NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

MEDICAL OFFICE BUILDING
TOWN OF FARRAGUT

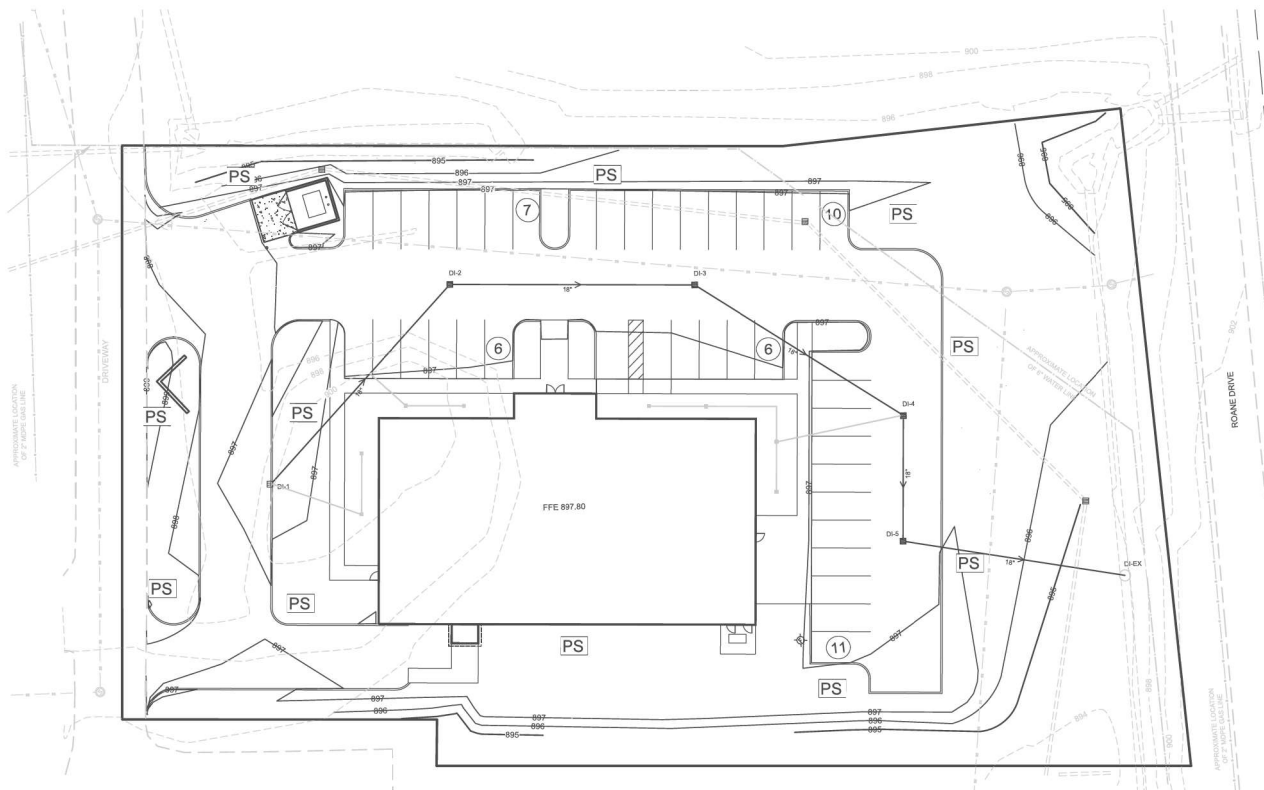
SWPPP STAGE 2

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50'	NO. C5.2
DRAWN BY	DATE	JOB NO.	OF SHEETS
CLD	03/06/2023	22286	



LEGEND

PROPERTY LINE
EXISTING PAVEMENT
PERMANENT SEEDING [PS]



EROSION CONTROL NOTES:

- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP MUST MEET THE GUIDELINES AND BE INSTALLED AS RECOMMENDED IN THE MOST RECENT TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
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SEQUENCE OF CONSTRUCTION

1. FINAL GRADE ROADWAYS AND BUILDING PAD AND INSTALL PAVEMENT.
2. PERMANENTLY STABILIZE ALL STEEP SLOPES WITH SEEDING AND EROSION CONTROL MATTING AS SHOWN. PERMANENTLY STABILIZE OTHER AREAS WITH SEED AND STRAW AS SHOWN.
3. CONSTRUCT BUILDINGS, SIDEWALKS, AND LANDSCAPING. PROVIDE PERMANENT STABILIZATION TO ALL DISTURBED AREAS.
4. MAINTAIN ALL EROSION CONTROL MEASURES DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT BEFORE CAPACITY IS REDUCED BY 50% OR MORE.
5. SUBMIT NOT TO TDEC WHEN ALL CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE ACHIEVED GREATER THAN 70% UNIFORM DENSITY STABILIZATION.

NOTE:

TOTAL AREA: 1.99 acres
TOTAL DISTURBED AREA = +/- 1.21 acres
TOTAL IMPERVIOUS AREA: 17,663 SQFT
TOTAL PERVIOUS AREA: 7,811 SQFT

DEVELOPER: DR. JOHN GORDON
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ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
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NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		

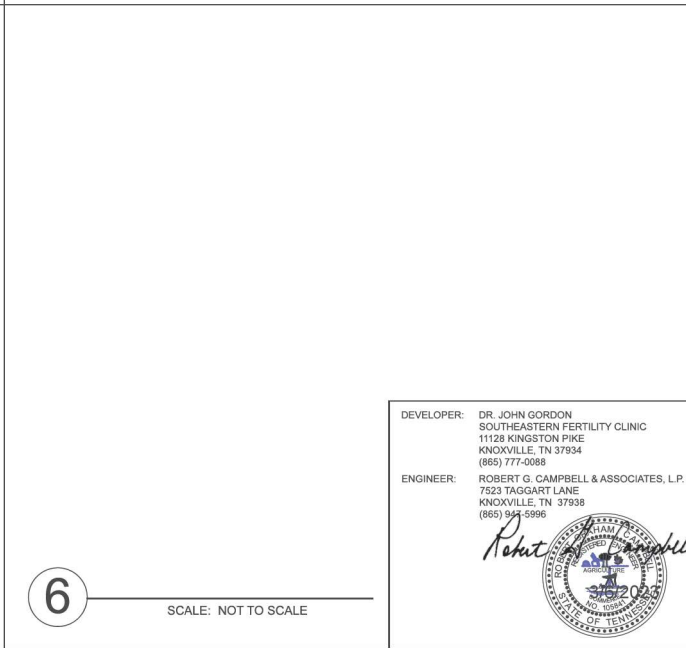
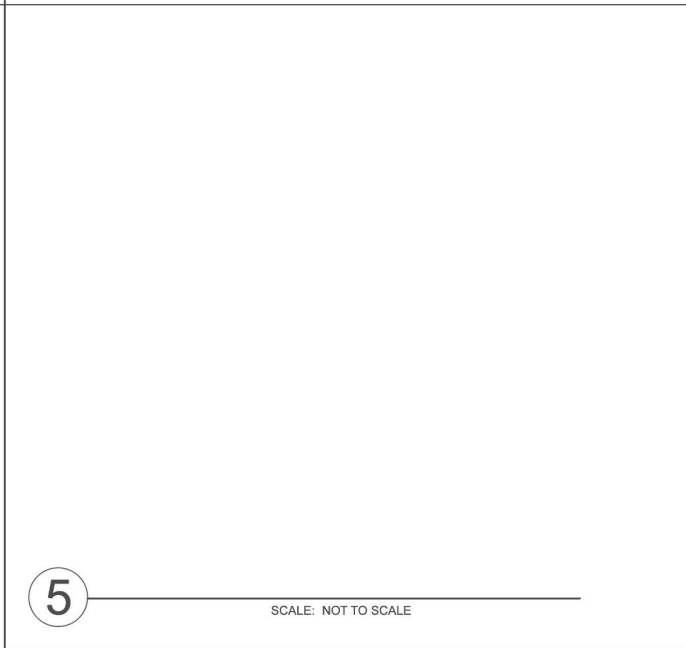
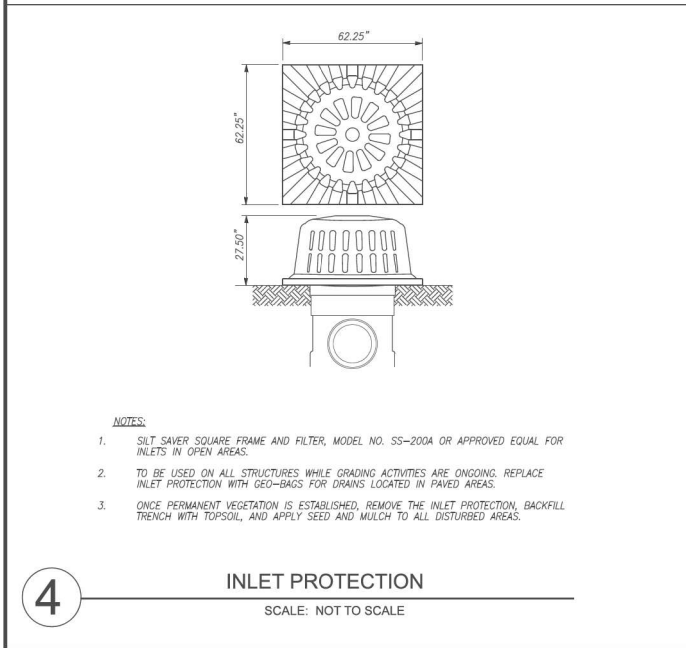
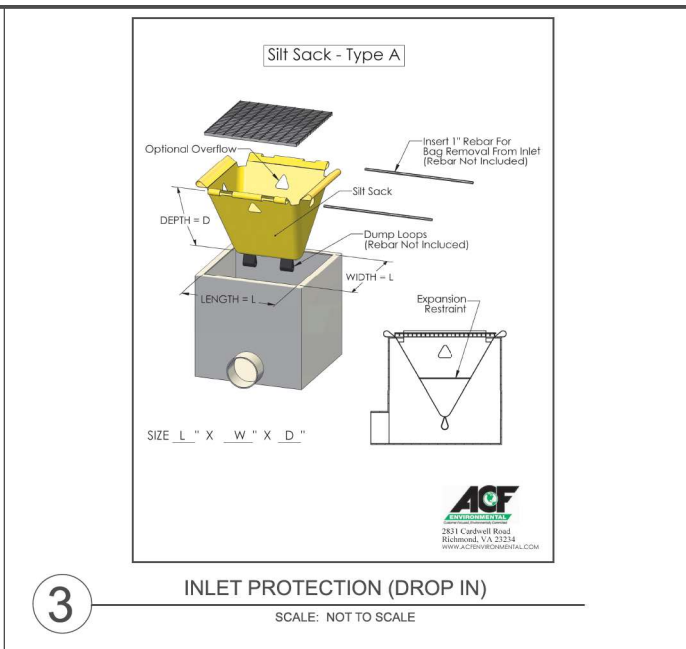
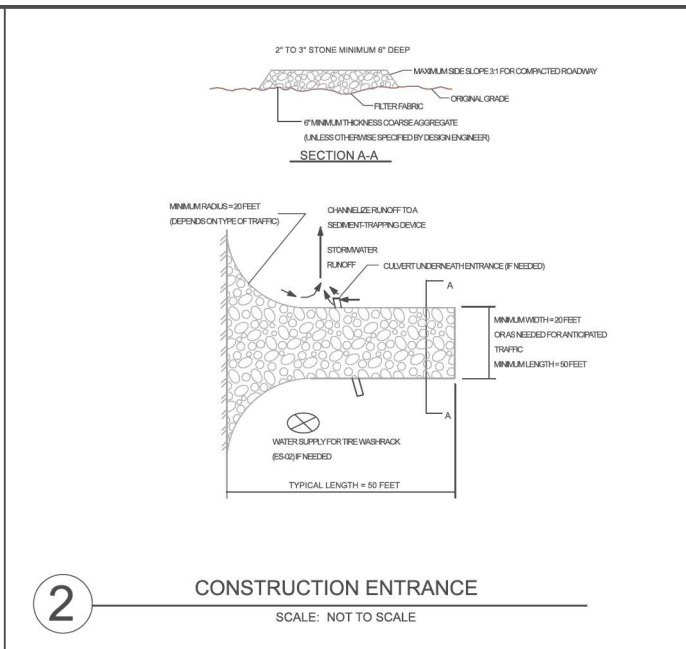
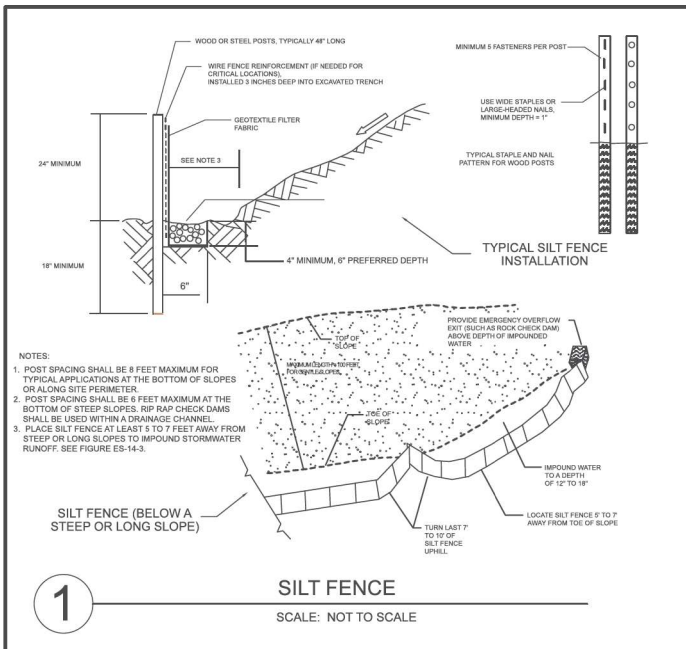


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

MEDICAL OFFICE BUILDING
TOWN OF FARRAGUT

SWPPP STAGE 3

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50'	NO. C5.3
DRAWN BY	DATE	JOB NO.	OF SHEETS
CLD	03/06/2023	22286	



ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				FARRAGUT MEDICAL OFFICE BUILDING TOWN OF FARRAGUT				SWPPP DETAILS				DESIGNED BY RGC&A CHECKED BY RGD DRAWN BY CLD 11-50 DATE 03/06/2023 JOB NO. 22286 SCALE 1"=50' SHEET NO. (C5.4)			
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Know what's below.
Call before you dig.

NOTES:

1. Seed any left over, disturbed areas following construction with TURF SEED.
2. The landscape plan is consistent with the remaining plan sheets associated with this project

APPROXIMATE LOCATION
OF 8" WATER LINE

APPROXIMATE LOCATION
OF 8" WATER LINE

APPROXIMATE LOCATION
OF 8" WATER LINE

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OF 8" WATER LINE

APPROXIMATE LOCATION
OF 8" WATER LINE

APPROXIMATE LOCATION
OF 8" WATER LINE

City of Farragut Landscape Requirements

1. Planting Requirement: One (1) shade tree shall be planted for every two thousand five hundred (2,500) square feet of proposed improvements factoring into the total lot coverage. At least twenty-five (25) percent of the total required number of shade trees shall be planted in the front yards.
Total built area: 42,084 SF
Calculation: $42,084 / 2,500 = 17$ trees required total on site
Trees Provided: 17 Shade Trees
Front Yard Trees Calculation: $17 \text{ trees} \times 0.25 = 4.25$ trees required in front yard
Trees Provided in Front Yard: 5 (1 QB and 4 LT)
2. Planting Requirement: A landscaped area between all buildings and abutting parking lots and vehicular access ways is required. The minimum landscaped area shall be determined by multiplying two and one-half (2½) feet by the building's length facing a parking lot or vehicular access way.
North Side Building length: 70 LF
Calculation: $70 \text{ LF} \times 2.5 \text{ LF} = 175 \text{ SF}$ of landscaping required
Provided: 1,055 SF
East Side Building length: 145.25 LF
Calculation: $145.25 \text{ LF} \times 2.5 \text{ LF} = 364 \text{ SF}$ of landscaping required
Provided: 360 SF
South Side Building length: 70 LF
Calculation: $70 \text{ LF} \times 2.5 \text{ LF} = 175 \text{ SF}$ of landscaping required
Provided: 405 SF
3. There shall be a buffer strip a minimum of 35 feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural. Buffer strips which are required to be a minimum of 35 feet in width shall be planted based on the following number of plant units per one hundred (100) linear feet of buffer strip.
Total buffer length: 221.00 LF
USE EXISTING VEGETATION FOR BUFFER.
4. A landscaped area around the base of all ground-mounted signs is required. The minimum landscaped area shall be determined by multiplying the longest length of the sign face by five feet. A minimum of four shrubs shall be required where the sign face is less than 30 square feet and a minimum of six shrubs shall be required where the sign face is greater than 30 square feet.
Calculation: $14.92 \text{ LF} \times 5 \text{ feet} = 75 \text{ SF}$ of landscaping required
Provided: 117 SF

NOTE: A tree survey had not been conducted at the time this plan was generated.

Tree protection fence:
see detail this sheet, typ.
Existing tree-line to be preserved:
(approximated from aerial imagery), typ.
35' wide Buffer Strip:
221.00 LF
Mature stand of mixed hardwoods:
species noted from online street-view:
Sycamore, Black Locust, Sugar Hackberry

Plant Key

Key	Botanical Name	Common Name
SHADE TREES		
LT*	Liquidambar styraciflua "Hopedell"	Hopblossom Sweet Gum
LT*	Liquidambar styraciflua	Flame Tree
NS*	Nyssa sylvatica "Green Gable"	Black Gum
QB*	Quercus bicolor	Swamp White Oak
Q*	Quercus laevis	Overcup Oak
Q*	Quercus shumardii	Shumard Oak
EVERGREEN TREES		
EA	Ilex x attenuata "Foster"	Foster Holly
TO	Thuja occidentalis "Drapac's Spire"	Drapac's Spire Arborvitae
SHRUBS		
BAG	Buxus x "Green Velvet"	Green Velvet Boxwood
FG	Fothergilla gardenii	Dwarf Fothergilla
FG	Hydrangea quercifolia "Sike's Dwarf"	Dwarf Oakleaf Hydrangea
IG	Ilex glabra "Shamrock"	Indeberry Holly
IVS	Itea virginica "Spitch"	Little Henry Sweetpire
WM1	Ilex x meserveae "Meadow"	China Boy Holly
WM2	Ilex x meserveae "Masag"	China Girl Holly
PO	Physocarpus opulifolius "Seward"	Summer Wine Ninebark
RA	Rhus glabra "Crisp Leaf"	Sumac
PERENNIALS / GROUNDCOVERS		
AR	Aster ageratoides "Cottin's Giant"	Cottin's Giant Bugleweed
AT	Arctostaphylos uva-ursi	Butterfly Weed
HC	Hypericum calycinum	Creeching St. John's Wort
PM	Pycnanthemum muticum	Crested Mountain Mint
SP	Symphoricarpos oblongifolius "Raydon's Favorite"	Raydon's Favorite Aster
TURF		
SOD	Festuca spp.	Fescue Grass
MULCH / SOIL AMENDMENTS / RIVER ROCK		
Comp	Compost	
DR	Double Shredded Hardwood Mulch	
RR	River Rock	

* Represents trees required for the lot coverage requirement.

1 See Sheet L201 for full Plant Schedule.

0 20 40 60



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Carmel, IN 46032
(317) 844-1111
www.shippeylandscape.com

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Gordon Farragut Medical Office
0 Roane Dr., Farragut, IN 47934

Drawn By: Date:

FRB: 02/13/2023

Revision: Date:

2 Tree Protection Detail

Scale: NTS

Tree Protection Legend

- Tree Protection Fence
- Existing tree-line to be preserved (as determined from aerial imagery)

1 Landscape/Tree Preservation Plan

Scale: 1" = 20'-0"

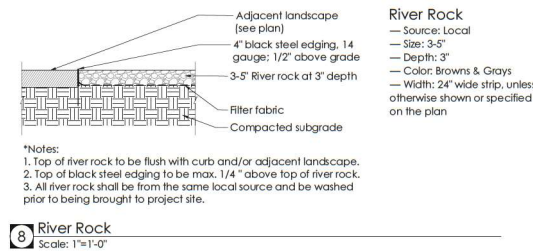
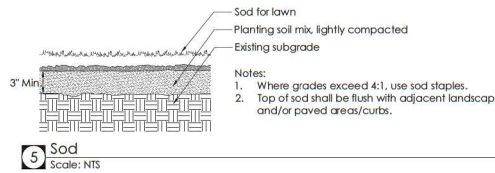
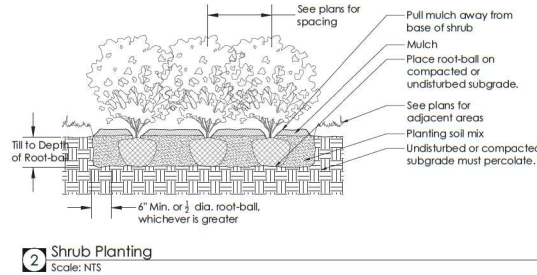
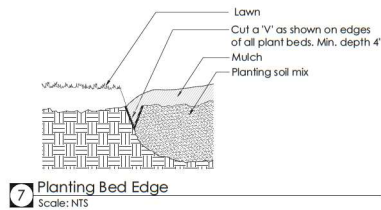
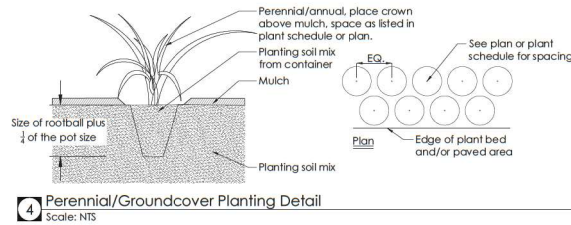
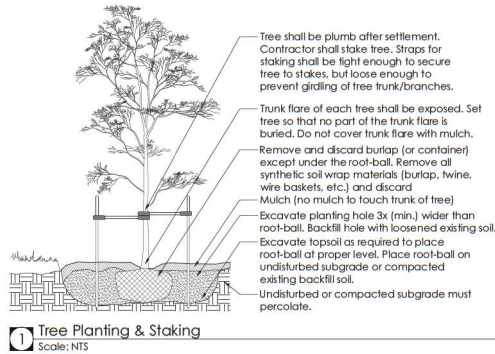
Landscape/Tree
Preservation
Plan

Sheet Number

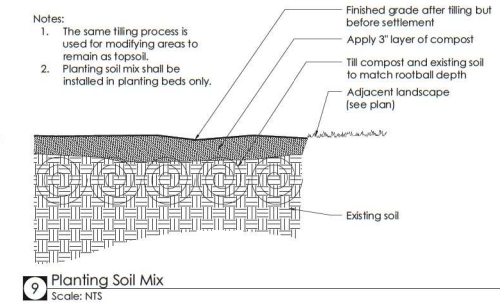
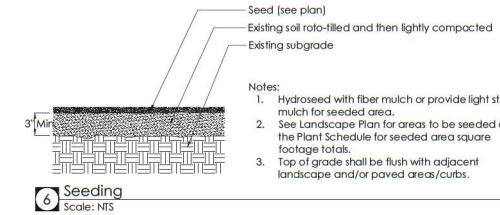
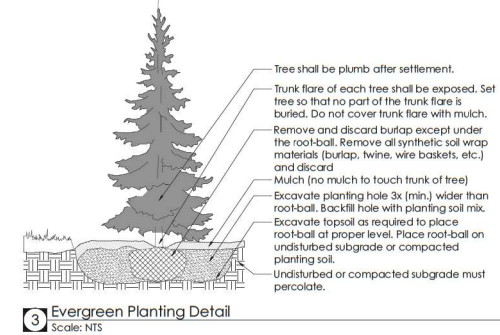
L100



Know what's below.
Call before you dig.



River Rock
— Source: Local
— Size: 3-5"
— Depth: 3"
— Color: Browns & Grays
— Width: 24" wide strip, unless otherwise shown or specified on the plan



SHIPPEY
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architecture

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0 Boone Dr. | Farragut, TN 37934

Drawn By: _____ Date: _____

FRS: 02/13/2023

Revision: _____ Date: _____

Sheet Name

Landscaping Details

Sheet Number

L200



Know what's below.
Call before you dig.

Seeding Notes

- Field verify areas to receive seed and modify order quantity as necessary.
- Site Preparation: Eradicate exotic invasive plant material by having a licensed spray technician apply an approved herbicide. Good pre-seeding weed control may require repeated spraying at least two weeks apart.
- See Civil Engineer's plans for grading. Finer grading and shaping may be necessary to achieve a smoother, more regular surface for receiving seed.
- The Contractor/Owner shall ensure that all grades will permit safe and efficient use of equipment during seedbed preparation, seeding, strawing, and maintenance of vegetation.
- Loosely grade the topsoil in order to create a non-compacted growth medium prior to spreading the seed. **Re-tiling of areas to receive seed is required prior to sowing seed.**
- Evenly spread a thin layer straw mulch to all seeded areas after sowing seed or use hydrosed fiber mulch.
- For areas with slope greater than 3:1, final tracking should be perpendicular to the slope to help reduce erosion, keep seeds in place, and to retain consistent soil moisture for seed germination. Concentrations of water flows that could cause soil erosion should be diverted to a safe outlet. Divisions and other treatment practices must conform to the appropriate standards and specifications of the Tennessee Erosion and Sediment Control (TDEC) Handbook.
- The Contractor/Owner shall comply with TDEC erosion control requirements throughout the establishment of the seeded areas.
- Maintenance: The Contractor/Owner shall observe the growth of the seeded species and eliminate invasive exotic vegetation until final acceptance.
- Protect and care for seeded areas, including watering when needed, until final acceptance. This includes repaired areas and any areas receiving supplemental applications of seed.
- Seed all areas as shown on the plans.
- Protect and care for seeded areas, including watering when needed, until final acceptance. This includes repaired areas as well as any area receiving supplemental applications of seed.
- Seed any left over, disturbed areas following construction with turf seed. See table below for turf seed blend.

Turf Seed Blend Table		
Botanical Name	Common Name	Percentage in Mix
<i>Festuca arundinacea</i>	Tall Fescue	70%
<i>Festuca rubra</i>	Creeping Red Fescue	15%
<i>Poa pratensis</i>	Kentucky Bluegrass	15%

Soil Test Notes

- Using a shovel, dig a v-shaped hole to a depth of 6 inches; then cut a thin slice of soil from one side of the hole. Place the slice of soil into a plastic bucket (do not use a metal bucket as this can skew test results). Mix the slices together and fill a plastic sample bag with three (3) cups of soil. The sample bags can be ziploc bags that clearly labeled with the project name and sample number.
- A well-mixed composite from 10 to 20 random locations from the areas to receive plants shall be sub-sampled to make the three (3) cup sample for each bag.
- Mark the landscape plan to show sample locations.
- Send the soil samples to either a private lab or the local extension service.
- The results of the soil test shall be sent to the Landscape Architect for evaluation.

Soil Percolation Test Notes

- Dig hole 18-24" deep and a minimum of 6" wide.
- Fill hole with water to the top and let it drain for several hours. Ideally, let the hole pre-wet over night and perform the test the following day.
- Refill hole to within a couple of inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and again at 1 hour. If possible, measure the drop in water level the next day.
- Determine drop in water level per hour. If water level in the hole drops more than 1 inch per hour, it is well drained and suitable for planting.

Planting Notes

- The Contractor/Owner shall verify existing conditions in the field and report any discrepancies to the Landscape Architect prior to starting work.
- No planting shall occur until soil test sample results have been received and the soil has been amended per the soil test results. See this sheet for soil testing instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly graded for positive drainage. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines set for nursery stock published by the American Association of Nurserymen. Additionally, all new plant material for the project shall be of the highest specimen quality.
- Do not assume that trunk flares will be exposed at the nursery. Contractor/Owner to expose trunk flares to check for girdling. Pull mulch away from the base of all plants.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant schedule.
- The Contractor/Owner shall locate and verify all existing underground and aboveground utility lines prior to soil preparation or planting. Any discrepancies shall be reported to the Landscape Architect. Call Tennessee 811 to schedule a utility locate.
- Till all beds with planting soil mix to a minimum depth that matches the depth of the plant root-balls.
- All plant beds and trees shall receive a minimum of three inches (3") of double-shredded, hardwood mulch. See Seeding Notes on this sheet for mulching of seeded areas.
- All trees in lawn areas shall have a minimum 6" diameter mulch ring to surround the base of the trunk unless noted otherwise on the plan.
- Do not pile mulch against the trunk of any tree. Leave a gap for the trunk flare. **Avoid mulch volcanoes.**
- Thoroughly water all plants during the first 24 hours after planting. Wet the soil to a depth of 18-24" when water starts to run off; stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent form, height, branching, habit, leaf color, fruit and environmental culture. **All proposed substitutions must be approved by the Landscape Architect.**
- The Contractor's base bid shall include all materials, labor, permits, equipment, tools, insurance, etc., to perform the work as described in the contract documents.
- The Contractor shall complete work within schedule established by the Owner or Owner's representative.
- The Contractor shall provide a **one (1) year warranty for all plant material** starting after the date of substantial completion.
- Contractor/Owner to provide interim maintenance (watering, pruning, fertilizing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until end of warranty.
- Application of pesticides must be approved by the Landscape Architect or Owner prior to use. All pesticide applications shall be carried out by a licensed spray technician.
- Planting plans are not layout plans. Plants may need to be shifted in the field to accommodate existing conditions. Coordinate with the Landscape Architect before making any changes to the planting plan.
- Mulch, compost, and turf quantities are approximate. The Contractor/Owner shall verify the amounts needed before purchasing and installing.

Plant Schedule¹

Key	Qty.	Botanical Name	Common Name	Size	Notes
SHADE TREES					
LSH*	5	<i>Liquidambar styraciflua</i> 'Happell'	Hopkidate Sweet Gum	2" Cal.	Fruitless variety; full-to-ground; well-branched
LI*	4	<i>Liriodendron tulipifera</i>	Tulip Poplar	2" Cal.	Full-to-ground; well-branched
NS*	2	<i>Nyssa sylvatica</i> 'Green Gable'	Black Gum	2" Cal.	Full-to-ground; well-branched; alt. cultivar: 'Wildfire'
QB*	1	<i>Quercus bicolor</i>	Swamp White Oak	2" Cal.	Full-to-ground; well-branched
QL*	4	<i>Quercus lyrata</i>	Overcup Oak	2" Cal.	Full-to-ground; well-branched
QS*	1	<i>Quercus shumardii</i>	Shumard Oak	2" Cal.	Full-to-ground; well-branched
EVERGREEN TREES					
IXA	1	<i>Ilex x attenuata</i> 'Fosteri'	Foster Holly	Min. 6' Hgt.	Full-to-ground; well-branched
TO	2	<i>Thuja occidentalis</i> 'Dedrooth's Spire'	Dedrooth's Spire Arborvitae	Min. 6' Hgt.	Full-to-ground; well-branched; alt. cultivar: 'Nigra'
SHRUBS					
BxG	41	<i>Buxus x</i> 'Green Velvet'	Green Velvet Boxwood	3 Gal.	
FG	40	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	3 Gal.	Straight species—not a cultivar; dwarf variety
HQ	22	<i>Hydrangea quercifolia</i> 'Ske's Dwarf'	Dwarf Oakleaf Hydrangea	3 Gal.	Dwarf variety; alt. cultivar: 'Pee Wee'
IG	44	<i>Ilex glabra</i> 'Shamrock'	Shamrock Holly	3 Gal.	Dwarf variety
IVS	20	<i>Itea virginica</i> 'Sprite'	Little Henry Sweetspire	3 Gal.	Dwarf variety
IXM1	3	<i>Ilex x meserveae</i> 'Mesdob'	China Boy Holly	3 Gal.	Male variety
IXM2	7	<i>Ilex x meserveae</i> 'Mesog'	China Girl Holly	3 Gal.	Female variety
PO	12	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	3 Gal.	Alt. cultivar: 'Copperfina'
RA	20	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	3 Gal.	Dwarf variety
PERENNIALS / GROUNDCOVERS					
AR	120	<i>Ajuga reptans</i> 'Catlin's Giant'	Catlin's Giant Bugleweed	4" Pot	18" o.c. spacing
AT	15	<i>Asclepias tuberosa</i>	Butterfly Weed	1 Gal.	18" o.c. spacing
HC	34	<i>Hypericum calycinum</i>	Creeping St. John's Wort	4" Pot	24" o.c. spacing
PM	34	<i>Pycnanthemum multicum</i>	Clustered Mountain Mint	4" Pot	24" o.c. spacing
SO	17	<i>Symphoricarpos oblongifolius</i> 'Raydon's Favorite'	Raydon's Favorite Aster	1 Gal.	30" o.c. spacing
TURF¹¹					
	13,130		TURF SEED	SF	See Sheet L201 for more information on seeding
SOD	4,085	<i>Festuca</i> spp.	Fescue Grass	SF	Sodded turf grass
MULCH / SOIL AMENDMENTS / RIVER ROCK¹¹¹					
	35	Compost		Cu. Yd.	Approx. 3" depth; install compost for planted beds only
	38	Double-Shredded Hardwood Mulch		Cu. Yd.	Approx. 3" depth
RR	782	River Rock		SF	Approx. 3" depth; see detail Sheet L200

* Represents trees required for the lot coverage requirement.

¹ All proposed substitutions must be approved by the Landscape Architect.

¹¹ Contractor/Owner shall verify turf quantity needed.

¹¹¹ Contractor/Owner shall verify compost, mulch, and river rock quantities needed.

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Landscape
Notes & Plant
Schedule

Sheet Number

L201



Know what's below.
Call before you dig.

- Water Meter [A.K.A. "garden meter"]:**
1. The Contractor shall install a separate water meter for irrigation system operation.
 2. The Contractor shall coordinate as necessary with the local utility provider for water meter installation.
 3. The Contractor shall also ensure that the new water meter is sized per the irrigation manufacturer's specifications.
 4. The new water meter shall conform to local code requirements.
 5. The location shown here for the water meter is approximate; field verify with the Owner.

LOT 16R-R1R
ESSEX POINTE RETAIL
INST: 20180727006108
[FAR: C-1]

All hatched areas shall receive irrigation as shown on the plan and legend on this sheet. The irrigation contractor is responsible for all head, valve, and pipe locations. The contractor is also responsible for the necessary calculations for proper irrigation system performance. The contractor shall field locate piping along curbs and landscaped areas. Do not conflict with plantings or other utilities.

LOT 8R-R1
JEFFREY KESMAN LLC
INST: 20090528007442
[FAR: C-1]

The Contractor shall hand water all plants & turf (seed and sod) that are not on permanent irrigation until establishment, typ.

Hunter or Rainbird wireless rain sensor. Contractor to select rain sensor. Ensure that rain sensor location receives unobstructed rainfall but no water from irrigation. Verify location with owner.

- Hunter or Rainbird controller:**
1. The Contractor shall select a controller that is compatible with the entire irrigation system.
 2. The Contractor shall coordinate with the electrical contractor as necessary to achieve a safe and properly functioning irrigation system.
 3. The Contractor shall also provide an electrical connection to supply the controller and for the entire irrigation system.
 4. Verify location with owner

LOT 8R-R1-1
WEST STREET CAPITAL
INST: 202001070045345
[Zoning: C-1]

The Contractor shall hand water all plants & turf (seed and sod) that are not on permanent irrigation until establishment, typ.

The Contractor shall provide 20-gallon watering bags for all trees planted outside of the months of December, January, and February, typ.

Point of Connection; see detail this sheet

Install backflow preventer cage in this area; field adjust location as necessary; see Sheet L400 for detail

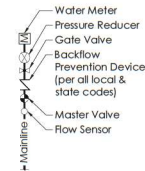
The Contractor shall hand water all plants & turf (seed and sod) that are not on permanent irrigation until establishment, typ.

Irrigation Zone Plan Notes

1. See Sheet L400 for irrigation details and notes.
2. This plan is diagrammatic and due to the nature of construction field modifications may be necessary to implement plan.
3. For compatibility purposes, the irrigation controller and rain sensor are to match the manufacturer used for the entire irrigation system.
4. The Contractor shall coordinate all irrigation equipment with the Owner.
5. Sleeve locations are approximate and should be adjusted in the field as necessary.
6. Min. 4" ø schedule 40 HDPE sleeves shall be required under paved areas and walls to provide accessibility to all locations to receive irrigation.
7. Contractor shall verify quantity of sleeves needed to achieve irrigation system coverage as shown on the plan.
8. The Contractor shall be responsible for locating and replacing any improperly installed sleeving.
9. Stub up sleeve pipes uniformly of a minimum twelve (12) inches above the ground surface. Cap with fluorescent orange paint for easy identification.

Point of Connection Diagram

Scale: NTS

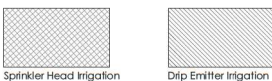


The Contractor shall hand water all plants & turf (seed and sod) that are not on permanent irrigation until establishment, typ.

LOT 16R-R2
ESSEX POINTE PARTNERSHIP
INST: 20070200063716
[FAR: C-1]

Existing tree-line to be preserved; (approximated from aerial imagery), typ.

Irrigation Zone Plan Legend



Min. 4" ø Schedule 40 HDPE sleeve

Sprinkler Head/Drip Emmitter Boundary

Totals*

- | | |
|------------------------------|----|
| 1. Schedule 40 HDPE Sleeves: | 11 |
| 2. Garden Meter: | 1 |
| 3. Rain Sensor: | 1 |
| 4. Irrigation Controller: | 1 |
| 5. Tree-Watering Bags**: | 17 |

* The contractor shall verify all material quantities needed.
** The Contractor shall provide 20-gallon watering bags for all trees planted outside of the months of December, January, and February.

Irrigation Zone Plan

Scale: 1" = 20'-0"

0 20 40 60



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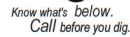
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1. All materials locations shown on the plan are approximate. Field adjust as necessary.
2. All irrigation system sprinkler heads, drip emitters, and hoses shall be by Rain Bird or Hunter.
3. Any proposed product substitution must be submitted to the Landscape Architect for approval. No substitutions shall be permitted without the Landscape Architect's approval.
4. The contractor shall verify all dimensions, material quantities and utility locations before beginning work.
5. The contractor shall notify the Landscape Architect if there are any discrepancies in the plans before beginning or continuing work.
6. The contractor shall make no substitutions, omissions or additions to this plan without the approval of the Landscape Architect.
7. Irrigation systems connected to potable water supply shall have a backflow prevention device installed.
8. Irrigation heads shall be adjusted in the field as necessary for total coverage with minimal over-spray.
9. The contractor shall ensure that no water from the irrigation system sprays onto any paved surface or structure/building.
10. All sleeving is the responsibility of the contractor. The required wees for the irrigation valves and irrigation lines shall be placed in separate sleeves.
11. The contractor's point of connection for the irrigation system shall begin after the water (garden) meter.
12. The contractor shall review all winterization procedures with the Owner or Owner's representative.
13. A plant material in holding areas shall be manually watered until each area is planted.
14. All plants (including seed and sod) that are not to receive permanent irrigation shall be hand watered until plants are established.
15. The irrigation system shall be designed and the required materials shall be selected so that the water flow in all the pipes does not exceed 75% of the maximum safe capacity through the mainline.
16. If water pressure is not sufficient to operate the irrigation system, a pump system to be designed by the irrigation contractor shall be installed. The pump installation shall be coordinated with the electrical contractor on the project. A tamper-proof enclosure shall be installed for the pump.
17. For newly planted tree, apply 2-3 gallons of water per inch of the diameter at breast height of each tree immediately after planting.
18. Irrigation heads are to be mounted a minimum of 8" (8) feet from the back of curb in the radius area.
19. Spray heads are acceptable in lawn areas only.

2 Sprinkler Head
Scale: NTS

5 Backflow Preventer Cage
Scale: NTS

3 Drip Emitter
Scale: NTS



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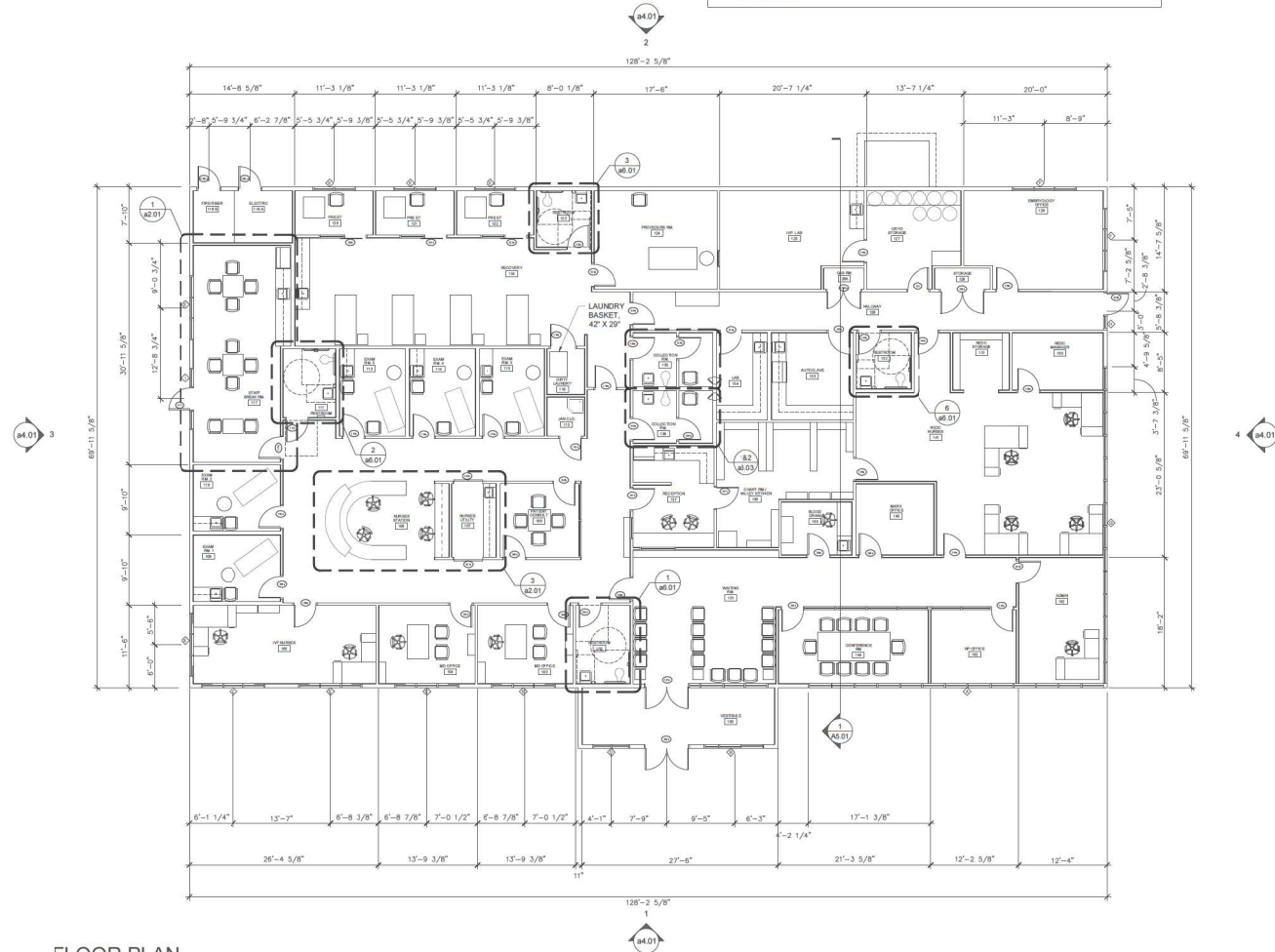
L400

WALL LEGEND

- A** — NEW INTERIOR WALL - NONRATED - 5/8" GYP. BD. ON EACH SIDE OF 20 GA. 3-5/8" METAL STUDS AT 16" O.C.
- B** — NEW INTERIOR WALL - NONRATED - 5/8" GYP. BD. ON EACH SIDE OF 20 GA. 6" METAL STUDS AT 16" O.C.
- C** — NEW EXTERIOR WALL - NONRATED - 5/8" GYP. BD. ON INTERIOR SIDE OF 6" METAL STUDS, AT 16" O.C. BRICK VENEER ON EXTERIOR SIDE.

GENERAL NOTES - FLOOR PLAN

1. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO PROCEEDING WITH WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
2. ALL DIMENSIONS ARE FACE OF STUDS, UNLESS OTHERWISE NOTED.
3. WORK TO COMPLY WITH ALL GOVERNING AUTHORITIES HAVING JURISDICTION.
4. PROVIDE SOLID WOOD BLOCKING AS REQUIRED FOR ALL WALL MOUNTED ITEMS SUCH AS BUT NOT LIMITED TO: COUNTERTOPS, SHELVING, RESTROOM ACCESSORIES, HANDRAILS, FIRE EXTINGUISHERS, ETC.
5. CONTRACTOR TO VERIFY WITH OWNER FOR MILLWORK FINISHES AND INSTALLATION PRIOR TO BUILD OUT.
6. CONTRACTOR TO VERIFY WITH OWNER ALL FLOOR FINISHES PRIOR TO CONSTRUCTION.
7. DOORS AND DOOR HARDWARE TO MATCH EXISTING TYPE AND MATERIALS.
8. NEW EGRESS SIGNAGE AND/OR LIGHTING AS REQUIRED.
9. ADJUST EXISTING EMERGENCY LIGHTING AND FIRE SAFETY EQUIPMENT TO RETAIN FUNCTIONALITY AS REQUIRED. NEW EMERGENCY LIGHTING AND FIRE SAFETY EQUIPMENT AS REQUIRED.
10. TURNISH FIRE EXTINGUISHER AS REQUIRED AND VERIFY LOCATION WITH FIRE MARSHALL PRIOR TO INSTALLATION.



FLOOR PLAN

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



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Revisions

a1.01
floor plan



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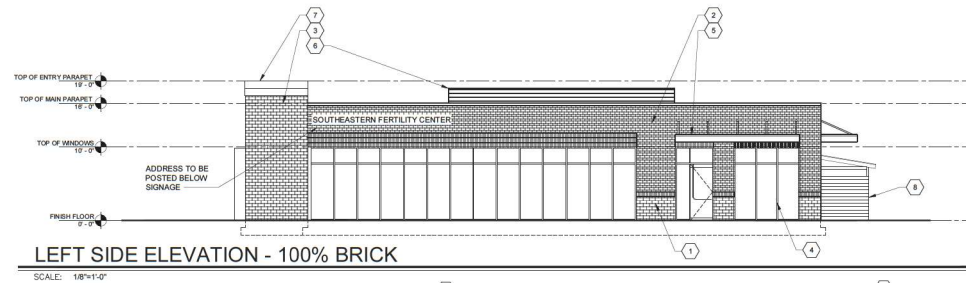
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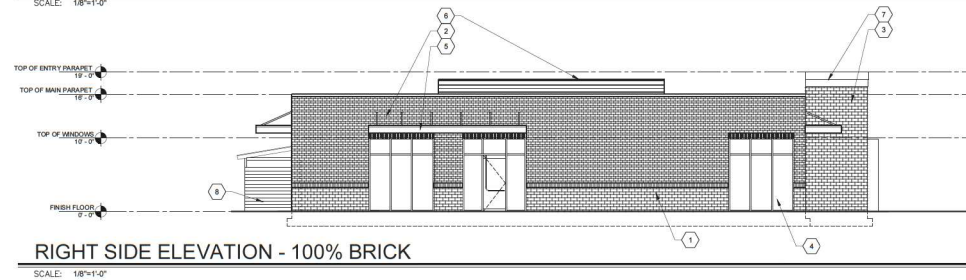
a4.01
elevations



LEFT SIDE ELEVATION - 100% BRICK

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

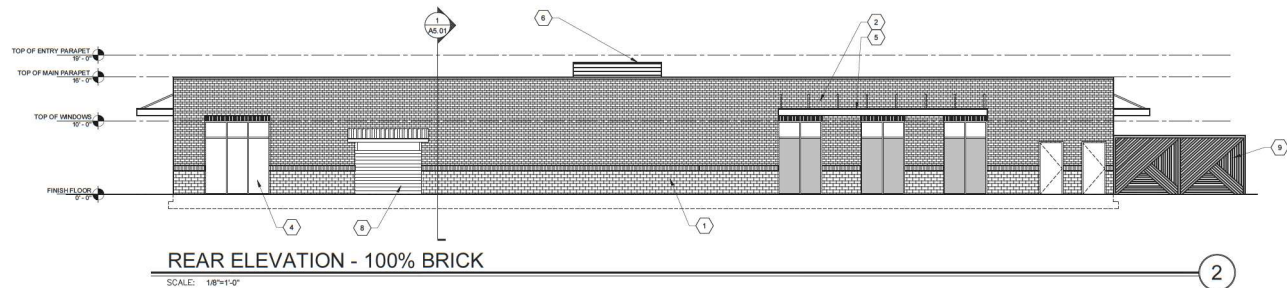
4



RIGHT SIDE ELEVATION - 100% BRICK

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

3



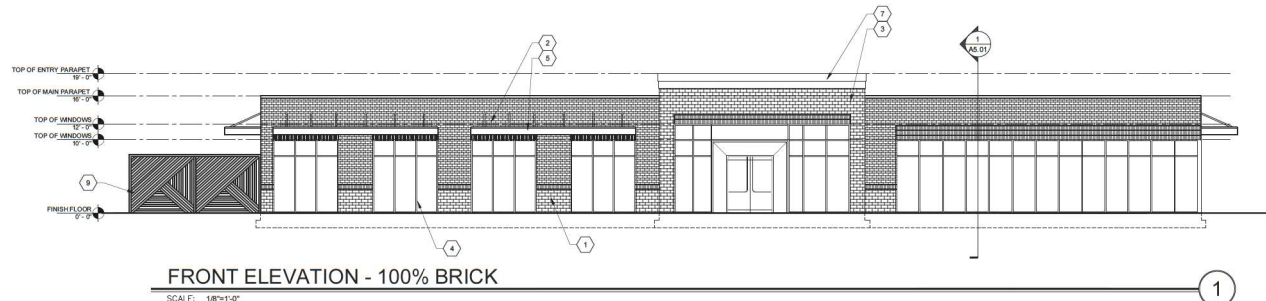
REAR ELEVATION - 100% BRICK

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

2

KEY NOTES

1. BRICK "A" GENERAL SHALE - DANBURY
2. BRICK "B" GENERAL SHALE - ALPINE SELECT
3. BRICK "C" GENERAL SHALE - CAPERS ISLAND
4. DARK BRONZE ALUM. STOREFRONT
5. DARK BRONZE CANOPY AND FASCIA
6. EQUIPMENT SCREEN
7. DARK BRONZE CORING
8. TANK SCREEN
9. EMPLOYEE PATIO SCREEN



FRONT ELEVATION - 100% BRICK

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

1




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a4.02
3d renderings

3D RENDERINGS

SCALE: NTS



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a4.03

3d renderings



3D RENDERING

SCALE: NTS



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a4.04

3d renderings

3D RENDERING

SCALE: NTS



EQUIPMENT SCREEN IMAGE

SCALE: NTS

7



SITE LIGHTING

SCALE: NTS

5



DARK BRONZE DOWN LIGHT ABOVE FRONT DOOR

SCALE: NTS

4

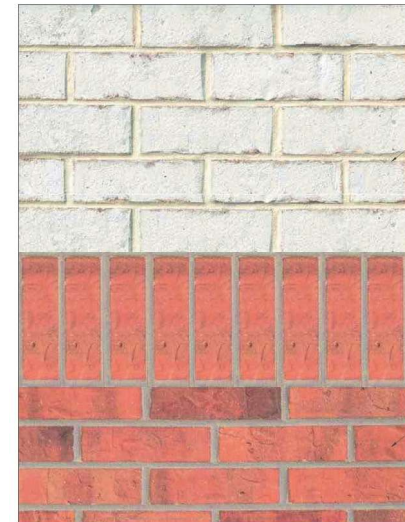


FRONT ENTRANCE BRICK COLOR

SCALE: NTS

GENERAL SHALE -
CAPERS ISLAND
BRICK

2022_18



MAIN BRICK COLORS

SCALE: NTS

GENERAL SHALE -
ALPINE SELECT
BRICK

GENERAL SHALE -
DANEURY BRICK

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Revisions

f2.01
exterior finishes

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DARK BRONZE CANOPY AND FASCIA

SCALE: NTS

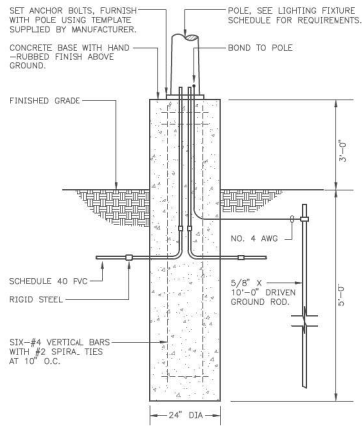
6



DARK BRONZE ALUM STOREFRONT

SCALE: NTS

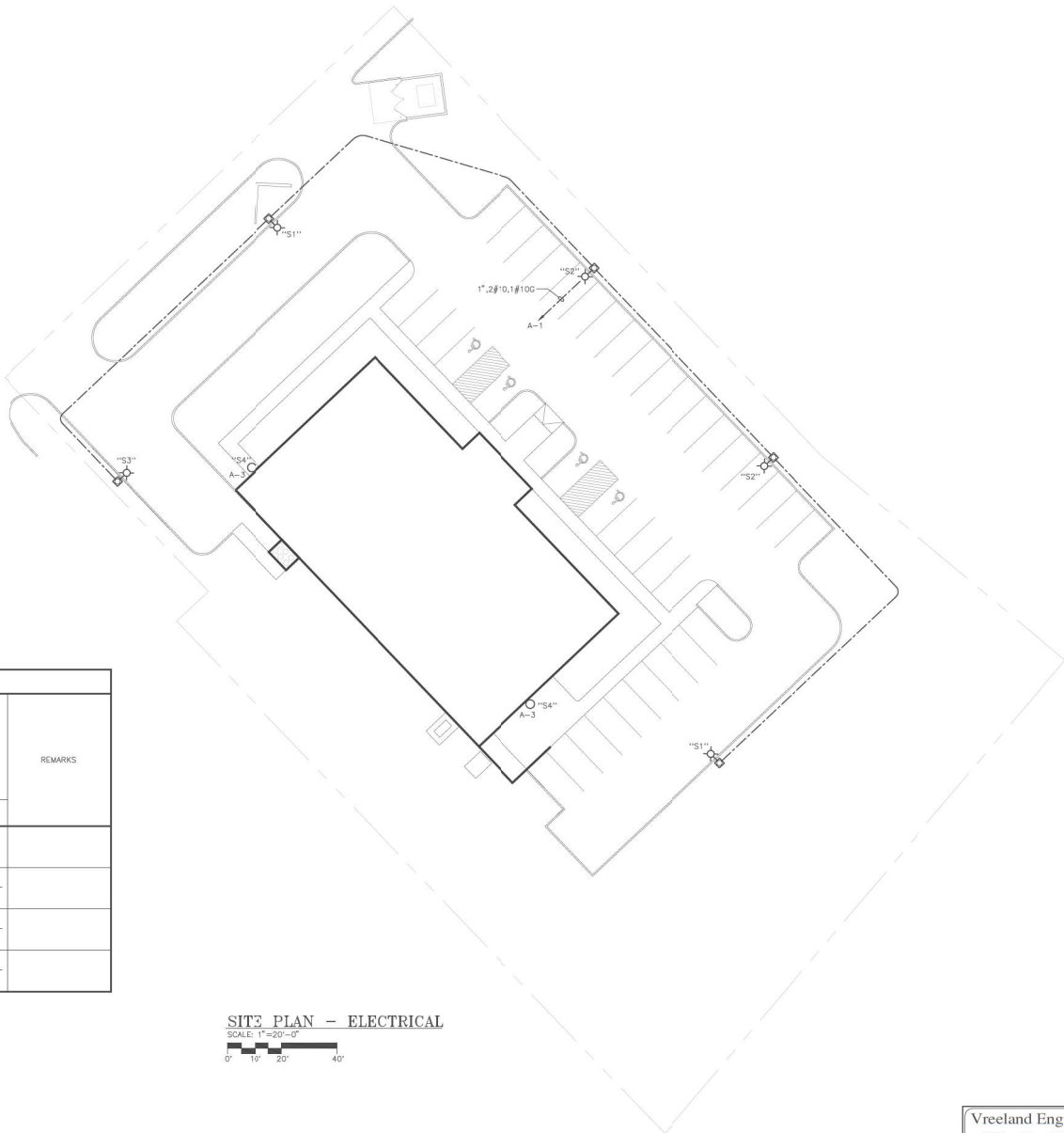
3



POLE BASE DETAIL
NO SCALE

SITE LIGHTING FIXTURE SCHEDULE												
DESCRIPTION	ILLUMINATION			POLE DESCRIPTION: MATERIAL, SHAPE, HEIGHT ABOVE FINISHED GRADE			DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			REMARKS	
	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE									
				ALUMINUM	STEEL	ROUND						
								SQUARE				
								COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.		
105	105	14000	4000	*	*		+28"	LED AREA LIGHT, TYPE IV DISTRIBUTION, HOUSE SIDE SHIELD	GARCO	SRS-CB-4-11-25	ECF-S-32L-1A-NW-G2-4	
105	105	11000	4000	*	*		+28"	LED AREA LIGHT, TYPE IV DISTRIBUTION, HOUSE SIDE SHIELD	GARCO	SRS-CB-4-11-25	ECF-S-32L-1A-NW-G2-4-HIS	
105	105	9,700	4000	*	*		+28"	LED AREA LIGHT, BACK LIGHT CONTROL	GARCO	SRS-CB-4-11-25	ECF-S-32L-1A-NW-G2-4-BLC	
36	36	2,800	4000					LED WALL PACK	WILLIAMS		WVW-L30-740-TT-BLK-SOGL-UNV	

SITE PLAN - ELECTRICAL
SCALE: 1"=20'-0"



**randolph
architecture**

550 w main street
suite 725
knoxville, tn 37902
v: 865.357.3750
f: 865.357.3746



2022_18

GORDON FARRAGUT MEDICAL OFFICE
O ROANE DR.
FARRAGUT, TN 37934

Issue Date 02-2-2023

Drawn VEI
Checked VEI

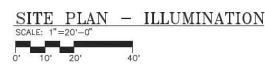
Revisions



se1.1

Site Plan - Electrical

Farquhar MOB - Site Plan - Illumination.dwg
M.R.M. 02/13/23 9:26 AM AL23055(AL)



GORDON FARRAGUT MEDICAL OFFICE
O ROANE DR.
FARRAGUT, TN 37934

se1.2
Site Plan - Illumination

TYPE S4 CUT SHEET

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a land disturbance and grading plan for the West Mill Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, north of the intersection of Kingston Pike and Old Stage Road, 14.5 Acres, Zoned C-1, R-1, and R-2 (BHN-P, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves the property to the west and north of the Dollar General and which has access to both Kingston Pike and Champions Point. The property is 14.5 acres with 5.76 acres zoned General Commercial (C-1) and 8.74 acres zoned mostly General Single Family Residential (R-2) with a small area of Rural Single-Family Residential (R-1) to the far west. The residential portion of the property was included a few months ago in a preliminary plat for the Westerly Subdivision with a proposed access onto Champions Point in the Fox Den Subdivision. At the October 20, 2022 Planning Commission meeting, this preliminary plat was denied based on the proposed access and the fact that the property could access Kingston Pike through the commercial zoned portion to a signalized condition.

DISCUSSION: The applicant has been working on revising their subdivision layout and will be presenting a new preliminary plat at a future meeting with the only access being from Kingston Pike at the traffic signal at the Old Stage Road intersection. Since this revision will require significantly more grading and involve the commercial portion of the property, the applicant's owner is requesting at this time approval for a grading plan for the entire property. The construction access is proposed in the area across from the eastern access for the Little Turkey Creek Commons development. A construction access across from Old Stage Road would be unsafe until this location is signalized, and the Town Engineer asked that the construction entrance be in the location shown. Having a grading plan approved before a preliminary plat or site plan is not uncommon and has happened most recently for the property where Topgolf has been constructed.

RECOMMENDATION: The revised grading plan and the comment response from the applicant to initial staff comments are included in the packet. Staff will make a recommendation at the meeting based on whether the initial staff comments have been satisfactorily addressed.

West Mill Subdivision Grading Permit Set Initial Staff Comments.pdf Markup Summary

Arrow (2)



Subject: Arrow
Page Label: 7
Author: Dsmith
Date: 2/20/2023 3:10:00 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: 2
Author: mshipley
Date: 2/22/2023 2:04:35 PM
Status:
Color: ■
Layer:
Space:

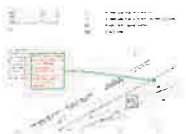
Callout (3)



Subject: Callout
Page Label: 5
Author: Dsmith
Date: 2/20/2023 2:41:57 PM
Status:
Color: ■
Layer:
Space:

Is this sufficient length for construction entrance?

The construction entrance has been revised to show the 50' length.



Subject: Callout
Page Label: 7
Author: Dsmith
Date: 2/20/2023 3:09:47 PM
Status:
Color: ■
Layer:
Space:

What volume of flow is coming to this point? Will the downstream pinchpoint (Lot 3) allow room for this much flow? Will check dams be required?

The volume of flow coming to this pinch point is approximately 84 cfs. Grading has been revised and stormwater infrastructure added to convey the water around the site without affecting any neighboring properties. Calculations attached.



Subject: Callout
Page Label: 2
Author: mshipley
Date: 2/22/2023 2:04:06 PM
Status:
Color: ■
Layer:
Space:

On KGIS topo there is a sizable area shown within a closed contour. This is assumed to be a sinkhole unless proven otherwise and must be completely avoided.

GEO Services conducted an analysis of this area and determined that the area is a wet weather conveyance. Pictures and report have been submitted with this revision.

Cloud+ (4)



Subject: Cloud+
Page Label: 11
Author: mshipley
Date: 2/22/2023 1:12:22 PM
Status:
Color: ■
Layer:
Space:

Please provide a tree replacement letter of credit for \$40,000



Subject: Cloud+
Page Label: 11
Author: mshipley
Date: 2/22/2023 1:14:54 PM
Status:
Color: ■
Layer:
Space:

Any part of the 35 foot buffer that is wooded cannot be graded.

Grading shown at the western end of the property is in the location of the existing building footprints and does not affect the wooded areas of the buffer.



Subject: Cloud+
Page Label: 4
Author: mshipley
Date: 2/22/2023 2:19:06 PM
Status:
Color: ■
Layer:
Space:

If wooded, no grading in buffer.

Grading shown at the western end of the property is in the location of the existing building footprints and does not affect the wooded areas of the buffer.



Subject: Cloud+
Page Label: 5
Author: mshipley
Date: 2/22/2023 2:20:14 PM
Status:
Color: ■
Layer:
Space:

Must not be wooded.

Note has been modified to state no grading in any wooded areas of the buffer.

Text Box (8)

Please submit irrevocable letter of credit for erosion control for \$122,000.

NO:

Subject: Text Box
Page Label: 5
Author: Dsmith
Date: 2/20/2023 2:44:34 PM
Status:
Color: ■
Layer:
Space:

Please submit irrevocable letter of credit for erosion control for \$122,000.



Subject: Text Box
Page Label: 7
Author: Dsmith
Date: 2/20/2023 2:54:09 PM
Status:
Color: ■
Layer:
Space:

Please note that additional silt fence and other temporary controls may be necessary at locations other than where shown as the grading progresses.

Note 18 has been added to the ESCP sheets.

A Site Assessment must be conducted by a qualified professional to ensure correct installation of the sediment pond. See CGP for details.

Subject: Text Box
Page Label: 5
Author: Lori Saal
Date: 2/20/2023 4:13:19 PM
Status:
Color: 
Layer:
Space:

A Site Assessment must be conducted by a qualified professional to ensure correct installation of the sediment pond. See CGP for details.

comment noted.

Please revise the Stormwater O+M plan to ensure it reflects recent changes to the site plan.

Subject: Text Box
Page Label: 3
Author: Lori Saal
Date: 2/20/2023 4:17:55 PM
Status:
Color: 
Layer:
Space:

Please revise the Stormwater O+M plan to ensure it reflects recent changes to the site plan.

The stormwater o+m has been revised.

Please provide copy of NOC.

Subject: Text Box
Page Label: 7
Author: Dsmith
Date: 2/20/2023 4:27:43 PM
Status:
Color: 
Layer:
Space:

Please provide copy of NOC.

Copy of NOC submitted with the revisions. The site is permitted, and revised E&SC sheets have been sent to TDEC showing the updated BMPs.

Please add note stating that EPSC measures must be repaired, replaced or modified within 7 days of identifying the deficiency/need.

Subject: Text Box
Page Label: 5
Author: Lori Saal
Date: 2/21/2023 9:48:23 AM
Status:
Color: 
Layer:
Space:

Please add note stating that EPSC measures must be repaired, replaced or modified within 7 days of identifying the deficiency/need.

Note 16 has been added to the ESCP sheets.

Please add note specifying the required on site record keeping as stated in the CGP.

Subject: Text Box
Page Label: 5
Author: Lori Saal
Date: 2/21/2023 9:50:52 AM
Status:
Color: 
Layer:
Space:

Please add note specifying the required on site record keeping as stated in the CGP.

Note 17 has been added to the ESCP sheets.

Given the number of replacement trees, some of these may have to be provided off site on public properties.

Subject: Text Box
Page Label: 11
Author: mshiple
Date: 2/22/2023 2:35:11 PM
Status:
Color: 
Layer:
Space:

Given the number of replacement trees, some of these may have to be provided off site on public properties.

Comment noted. Replacement trees to be addressed on the landscape plan for the future preliminary plat submittal.

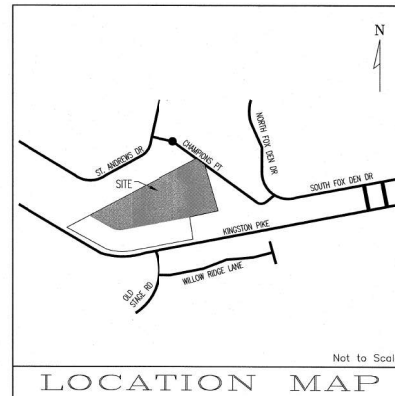
GRADING PLAN
FOR

WEST MILL 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	GRADING & DRAINAGE
5-7	EROSION & SEDIMENT CONTROL PLAN
8	TRAFFIC CONTROL PLAN
9-10	DETAIL SHEET
T-1	TREE PROTECTION PLAN



OWNER/DEVELOPER

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

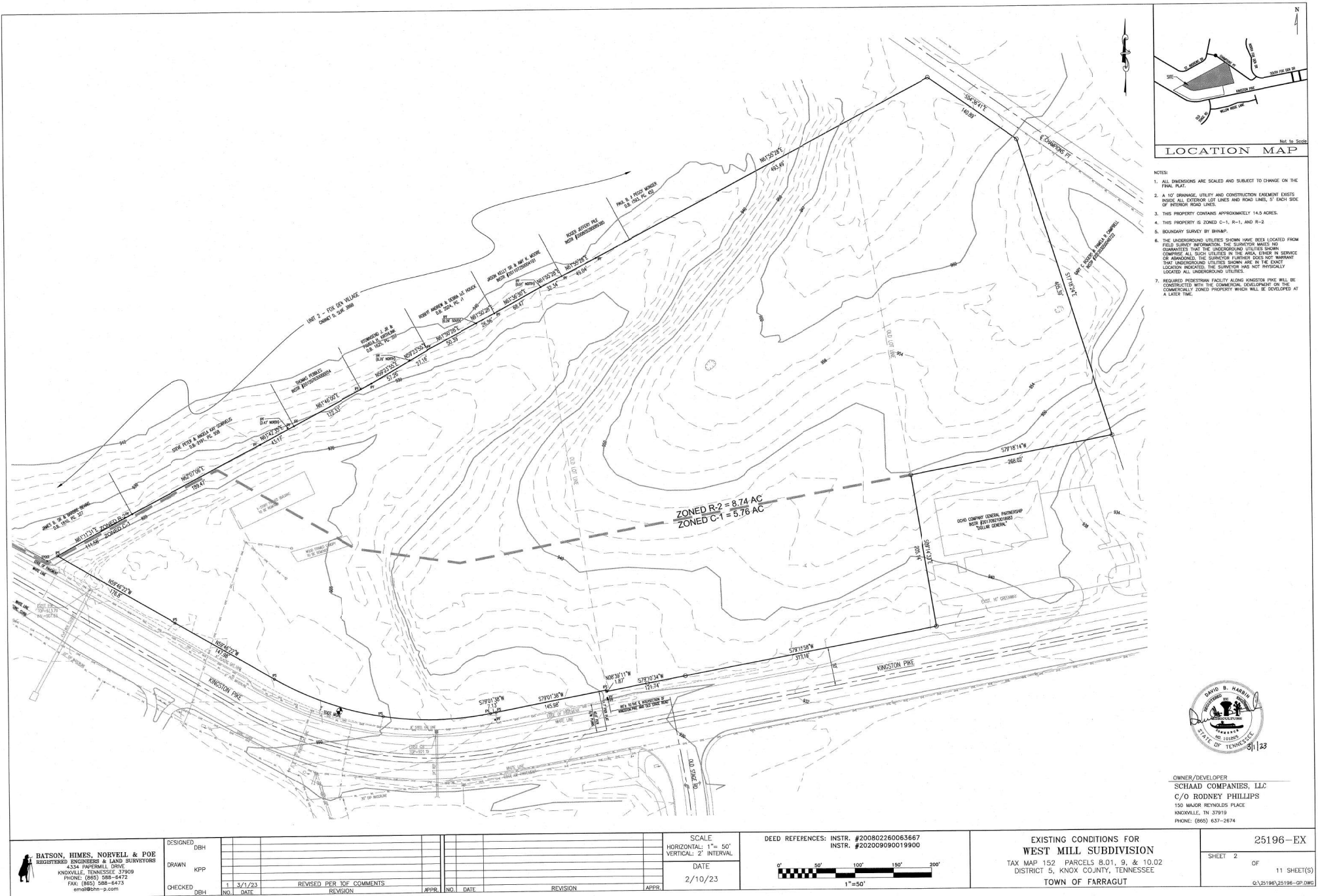
 **RATSON, HMES, NORVELL & POE**
REGISTERED ENGINEERS & LAND SURVEYORS
4331 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (606) 588-6472
FAX: (606) 588-6473
C/O DAVID HARBIN
HARBIN@RHN-P.COM

FEBRUARY 10, 2023
REVISED: MARCH 1, 2023



SHEET 1 OF 11 SHEETS
25196-TS

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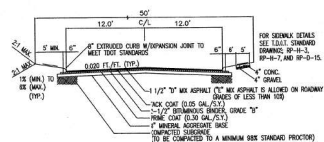


NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

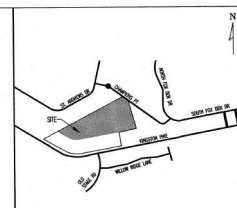
NOTE: CONTRACTOR IS RESPONSIBLE FOR

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 ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"



LOCATION MAP

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 14.5 ACRES.
 3. THIS PROPERTY IS ZONED C-1, R-1, AND R-2.
 4. BOUNDARY SURVEY BY BHNAP.
 5. 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. OTHER THAN IN SERVICE OF THE PROJECT, 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.
 6. REQUIRED PEDESTRIAN FACILITY ALONG KINGSDOM PIKE WILL BE CONSTRUCTED WITH THE COMMERCIAL DEVELOPMENT ON THE COMMERCIALLY ZONED PROPERTY WHICH WILL BE DEVELOPED AT A LATER DATE.



OWNER/DEVELOPER
SCHAAD COMPANIES, LLC
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KNOXVILLE, TN 37919
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25196-SP

SHEET 3 OF 11 SHEET(S)

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PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

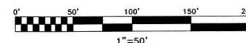
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SCALE

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

DATE _____

2/10/23



FUTURE SITE LAYOUT FOR
WEST MILL SUBDIVISION

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

RECORD AND SAVE YOUR CONFIRMATION
NUMBER

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

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.

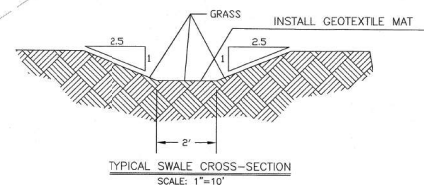
OSHA RULES SHALL BE ABIDED BY.

PIPE NO. #	UPSTREAM		DOWNSTREAM		LENGTH (FT)	SLOPE (FT/FT)	SIZE (IN.)	PIPE MATERIAL	WARNING N	VELOCITY FPS	CAPACITY PROVIDED (CFS)
	T.O.G. EL.	INV. EL.	T.O.G. EL.	INV. EL.							
P1	HW	330.50	HW	326.00	208.00	0.0216	36	RCP	0.013	13.92	96.37
P2	POND	317.50	HW	316.50	88.00	0.0114	18	RCP	0.013	5.36	11.23

Pipes are sized to carry the 100-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.



1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. THIS PROPERTY CONTAINS APPROXIMATELY 14.3 ACRES.
3. THIS PROPERTY IS ZONED C-1, R-1, AND R-2.
4. BOUNDARY SURVEY BY EBN&P.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A SURVEY INFORMATION PROVIDED BY THE SURVEYOR. I DO NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT BEEN ADVISED THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
6. REQUIRED PEDESTRIAN FACILITY ALONG KINGSTON FRY WILL BE CONSTRUCTED WITH THE COMMERCIAL DEVELOPMENT ON THE COMMERCIAL ZONED PROPERTY WHICH WILL BE DEVELOPED AT



OWNER/DEVELOPER
SCHAAD COMPANIES, LLC
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150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
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25196-GP

SHEET 4 OF 11 SHEET(S)

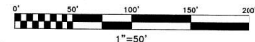
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email@bhn-p.com

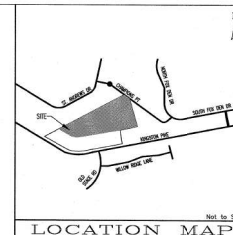
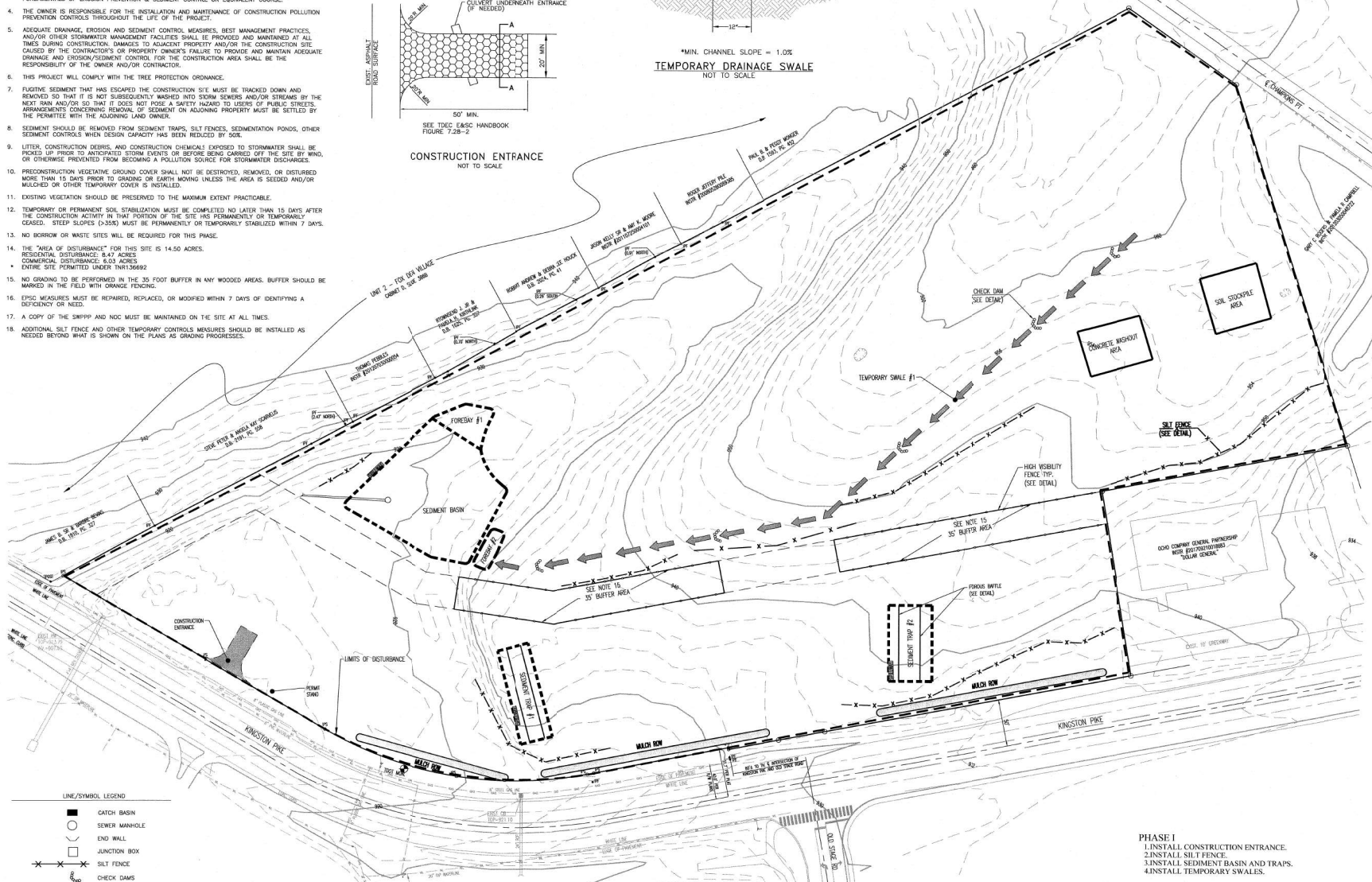
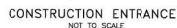
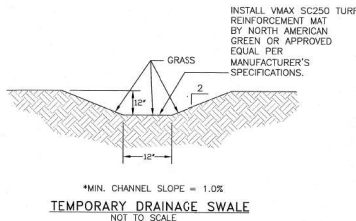
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SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL
DATE
2/10/23



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

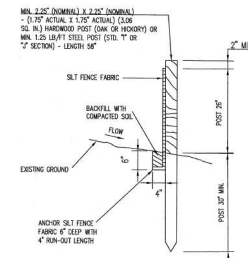
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NOTE:
THREE DAYS PRIOR TO ANY EARTH-WORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

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 DEEP CUTS IN UNSTABLE MATERIAL..
OSHA RULES SHALL BE ABIDED BY.



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



OWNER/DEVELOPER
SCHAAD COMPANIES, LLC
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ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

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

EROSION & SEDIMENT CONTROL PLAN PHASE 1
FOR
WEST MILL SUBDIVISION
TAX MAP 152 PARCELS 8.31, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-E&SC

5 OF 11 SHEET(S)
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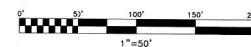


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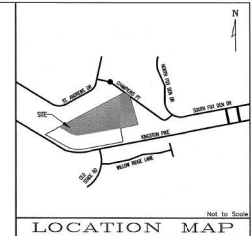
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

DATE
2/10/23



EROSION & SEDIMENT CONTROL PLAN PHASE 1
FOR
WEST MILL SUBDIVISION
TAX MAP 152 PARCELS 8.31, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

1. ALL FILL MATERIAL WILL BE PLACED AT THE BASE OF ALL FILL SLOPES DURING LOT GRADING.
2. APPLY TEMPORARY SEDIMENT WITHIN 14 DAYS OF DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED. TEMPORARY SEDIMENTATION MEASURES MUST BE INSTALLED AND MAINTAINED SUCH THAT ANY TEMPORARY SEDIMENTING MEASURES WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEDIMENT 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 OR GREATER. CENTER OF THE DISTURBED AREA MUST BE INSPECTED 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 PRACTICES/ 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 MUST 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 HIDE A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
8. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION POND, OTHER SEDIMENT CONTROLS WHEN CARRYING CAPACITY HAS BEEN REDUCED BY 50%.
9. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHARGES EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE LEAVING THE OFF SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGE.
10. PRECONSTRUCTION VEGETATE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDS AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
11. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
12. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY AT THAT PORTION OF THE SITE HAS COMPLETED. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 15 DAYS. SOIL MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
13. NO BURNOR OR WASTE SITE SITES WILL BE REQUIRED FOR THIS PHASE.
14. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 14.50 ACRES.
RESIDENTIAL DISTURBANCE: 4.47 ACRES
COMMERCIAL DISTURBANCE: 6.03 ACRES
ENTIRE SITE PERMITTED UNDER 176136692.
15. NO GRADING TO BE PERFORMED IN THE 25 FOOT BUFFER IN A NY WOODS AREAS. BUFFER SHOULD BE MAINTAINED IN THE FIELD WITH GRASSING FENCING.
16. EROSION MEASURES MUST BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF IDENTIFYING A DEFICIENCY OR ERROR.
17. A COPY OF THE SWPPP AND NCC MUST BE MAINTAINED ON THE SITE AT ALL TIMES.
18. ADDITIONAL SILT FENCES AND OTHER TEMPORARY CONTROLS MEASURES SHOULD BE INSTALLED AS NEEDED AND WHAT IS SHOWN ON THE PLANS AS GRADING PROGRESSES.



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

	CATCH BASIN
	SEWER MANHOLE
	END WALL
	JUNCTION BOX
	SILT FENCE
	CHECK DAMS

PHASE II
1. CUT IN ROADS AND INSTALL ADDITIONAL SILT FENCE.



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

25196-E&SC2	
SHEET 6	OF 11 SHEET(S)
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ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

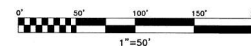
EROSION & SEDIMENT CONTROL PLAN PHASE 2
FOR
WEST MILL SUBDIVISION
TAX MAP 152 PARCELS E.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT



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	1	3/1/33	REVISED PER TOF COMMENTS						
DBH	NO	REVISION		ADDED	NO	DATE			REVISION

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL
DATE
2/10/23



ROCK CHECK DAMS
NO SCALE

RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

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 FILL SEDIMENT TRAPS AND CONVERT SEDIMENT BASIN INTO DETENTION POND.

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.

LOCATION MAP

STORMWATER POLLUTION PREVENTION NOTES

1. SILT FENCES WILL BE PLACED AT THE END OF ALL FILL SLOPES DURING LOADING.
2. APPLY TEMPORARY SEEDING WITHIN 14 DAYS TO DISTURBED AREAS. A SITE SPECIFIC CONSTRUCTION ACTIVITIES MAP MUST BE TEMPORARILY OR PERMANENTLY LEASED. APPLY TEMPORARY SEEDING TO STOCKPILE AREAS. SEEDING MUST BE APPLIED WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL EXPOSED SOIL SURFACES ARE STABILIZED. SEEDING MUST BE APPLIED TO ALL AREAS. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS. SEEDING MUST BE APPLIED TO ALL EXPOSED SOIL SURFACES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND MONITORING OF ALL EROSION CONTROL MEASURES. CONTROL OF EROSION CONTROL MEASURES WILL BE PERFORMED ON A DAILY BASIS. EROSION CONTROL MEASURES MUST BE MAINTAINED WITHIN 24 HOURS AFTER A STORM EVENT OF 0.3 INCHES OR GREATER. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES WITHIN 48 HOURS OF JUNE 17, 2007. ALL INSPECTORS MUST BE NOTIFIED OF THE EROSION CONTROL MEASURES MAINTENANCE SCHEDULE. IN FUNDAMENTALS OF EROSION PREVENTION & SEDIMENT CONTROL, 2ND EDITION, 2004, CHAPTER 10, SECTION 10.1.1.
4. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION POLLUTION PREVENTION MEASURES THROUGHOUT CONSTRUCTION.
5. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES; BEST MANAGEMENT PRACTICES, AND/OR OTHER EROSION CONTROL MEASUREMENTS MUST BE INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTIES OR AREAS MUST BE PREVENTED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO MAINTAIN EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA. THE OWNER IS RESPONSIBLE FOR THE OWNER AND/OR CONTRACTOR.
6. THIS PROJECT WILL COMPLY WITH THE THREE PROTECTION ORDINANCES.
7. FLOTTING SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT ALLOWED TO BE WASHED INTO THE ADJACENT WATERSHED. THE NEXT RAIN AND/OR SOIL THAT IT DOES NOT POSE A SIGNIFICANT RISK TO EROSION OR SEDIMENTATION. EROSION CONTROL MEASURES MUST BE SET BY THE PERMITTEE WITH THE SLOPING LAND.
8. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT TRAPS, AND SEDIMENTATION BASINS. SEDIMENTATION BASINS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
9. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS MUST BE STORED OR REMOVED TO PREVENT LITTER FROM BEING ANTIPOATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE CONSTRUCTION SITE OR OTHER AREAS. LITTER MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR STORMWATER DISCHARGES.
10. PRECONSTRUCTION VEGETATION GRADING COVER SHALL NOT BE REMOVED. REMOVED OR COVERED. REMOVED OR COVERED PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS COVERED BY EROSION MULCH OR OTHER TEMPORARY COVER IS INSTALLED.
11. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
12. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITIES ARE COMPLETED. TEMPORARY STABILIZATION MUST BE TEMPORARILY CEADED. STEEP SLOPES (>50%) MUST BE PERMANENTLY OR TEMPORARILY CEADED.
13. NO BORROW OR WASTE SITES TO BE REQUIRED FOR THIS PHASE.
14. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 14.50 ACRES. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 14.50 ACRES. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 14.50 ACRES. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 14.50 ACRES.
15. THE SITE IS LOCATED IN THE 35' FOOT BUFFER IN ANY WOODED AREAS. BUFFER SHOULD BE MARKED IN THE FIELD AND MAINTAINED.
16. EPSC MEASURES MUST BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF IDENTIFYING A DEFICIENCY OR NEED.
17. A COPY OF THE SWPPP AND NOC MUST BE MAINTAINED ON THE SITE.
18. ADDITIONAL SILT FENCE AND OTHER TEMPORARY CONSTRUCTION MEASURES SHOULD BE INSTALLED AS NEEDED BEYOND WHAT IS REQUIRED ON PLANS.



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

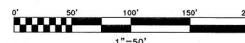
VEGITATIVE PRACTICES

BF	BUFFER ZONE
MUL	DISTURBED AREA STABILIZATION WITH MULCH
PG	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
SO	DISTURBED AREA STABILIZATION WITH SOO
TS	DISTURBED AREA STABILIZATION WITH TEMPORARY VEGETATION
MA	EROSION CONTROL BLANKET/MATTING
PAM	POLYACRYLAMIDE

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

SCALE
HORIZONTAL: 1" = 50'

DATE
2/10/23



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

25196-E&SC3

SHEET 7 OF 11 SHEET(S)

Q:\25195\25196-CP.DWG



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

[illegible]

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on proposed façade modification concepts to the soil nail wall associated with Phase I of the Kingston Pike Village, 13120 Royal Palm Way, southwest intersection of S. Watt Road and Kingston Pike, Zoned PCD (SITE Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and involves a request for consideration of different options to cover the soil nail wall that has been constructed in association with the Kingston Pike Village, Phase I Planned Commercial Development (PCD) project at S. Watt Road and Kingston Pike. When the soil nail wall was conditionally approved by the Planning Commission, the appearance of the soil nail wall was the topic of much discussion. As reviewed in the staffs' report to the Planning Commission for the April 16, 2020 meeting which is included in the packet, the applicant originally asked for a façade with smooth face concrete and vines that would grow over and cover the wall.

Staff noted that they could not support this option or a subsequent proposed option for a concrete masonry unit wall and that the PCD Zoning District provides for a higher visual expectation in comparison to what would be allowed in standard commercial zoning districts. Staff presented a site plan amendment at the April 16, 2020 meeting with the applicant's revised proposal to cover the soil nail wall with a mostly brick veneer segmented with stone veneer (not cultured stone) pilasters. An image of this wall is included in the packet for this agenda item. Staff recommendations and the action taken by the Planning Commission are also included in the packet. The Commission approved the brick/stone veneer subject to staff approval of the structural engineer designed wall with the veneer proposed and how those would be tied together and the fence at the top of the wall being revised to be more aesthetically pleasing. It was noted in the Planning Commission action, that should staff have concerns about the resubmittal related to these items, this would be brought back to the Planning Commission.

After the April 16, 2020 Planning Commission meeting, the structural engineer designed wall showing the requested tiebacks was submitted and approved. The applicable sheets are included in the packet. When the contractor built the soil nail wall, however, they failed to follow the design plan presented to staff. There was to be no more than a five-inch gap between the face of the soil nail wall and the center of the veneer to ensure a proper tieback. The wall that has been constructed has gaps that would be up to 18 inches from the soil nail wall and the inside of the veneer and thus the original veneer design cannot be completed. This has resulted in a stop work order on the wall portion of the project. It has also been conveyed to the building contractor that has been working on the multi-family buildings that the wall veneer modification will have to be prepared and approved through the Town, including an approval from the Planning Commission, before any buildings can be occupied. In the interim, the engineer for the soil nail wall contractor has certified that the soil nail wall is safe and functioning in a manner consistent with the approved design. This was something required by the Town to ensure that those working near the wall were safe.

Given the need to modify the veneer approach to accommodate the wall as constructed, the property owner is requesting feedback on what type of veneer approach would be acceptable to the Planning Commission. Once this feedback is given, the owner will have their structural engineer complete a design for approval by the Planning Commission after review by the Town Engineer and potentially a consultant given the height of the wall. From this approved design, the veneer will be applied before any Certificates of Occupancy can be issued.

As included in the packet, the concepts proposed by the applicant are a façade like what was originally approved, a partial brick and partial green wall approach with evergreen vines covering the upper portion (roughly half) of the wall, and a partial brick and partial vinyl/composite material that would divide the wall roughly in half. These options will be reviewed by the applicant in more detail at the meeting. Staff will recommend a veneer approach that is safe and is most consistent with the original veneer (brick and stone) that was approved by the Planning Commission. The contractor should have notified the Town prior to constructing the wall if there were issues with the design in relation to the veneer used to cover the wall. Staff is concerned that vines may not provide a consistent screen of the soil nail wall face and would be subject to more variability than other options.

The property owner is also asking that the Planning Commission provide feedback on whether they are okay with omitting the steps that were shown on the approved site plan for access up the wall to the property to the south that fronts along Old Stage Road. This was apparently something that the property owner had requested initially but has now changed their mind. This was discussed at the staff/developer meeting on February 28 and the applicant was asked to reach out to the property owner to the south to see if this was still a desired connection. The location of the steps on the originally approved site plan is included in the packet.

Should the recommended veneer design be ready for consideration at the April Planning Commission meeting, staff will also include as an agenda item, a review of the original development plan for the Kingston Pike Village PCD project. As each of the two PCD projects in the Town move forward, an annual review will be conducted to determine if the approved development plan is still applicable or if any modifications may need to be requested. As provided for in the PCD Zoning District, major changes to the development plan will require a review and approval from both the Planning Commission and the Board of Mayor and Aldermen.



MEETING DATE: April 16, 2020

AGENDA ITEM #5

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan amendment related to the appearance of proposed retaining walls for Phase II of the PCD development at 115 S. Watt Road, 18.65 Acres, Zoned PCD (Watt Road Investments, LLC, Applicant)

INTRODUCTION AND BACKGROUND: At last month's Planning Commission meeting, staff asked the Commission to consider two site related items associated with the multi-family development component of the Planned Commercial Development (PCD) project along S. Watt Road. One of the items was the appearance of proposed soil nail walls to be constructed along a portion of the periphery of the development where it abuts property that is zoned as residential.

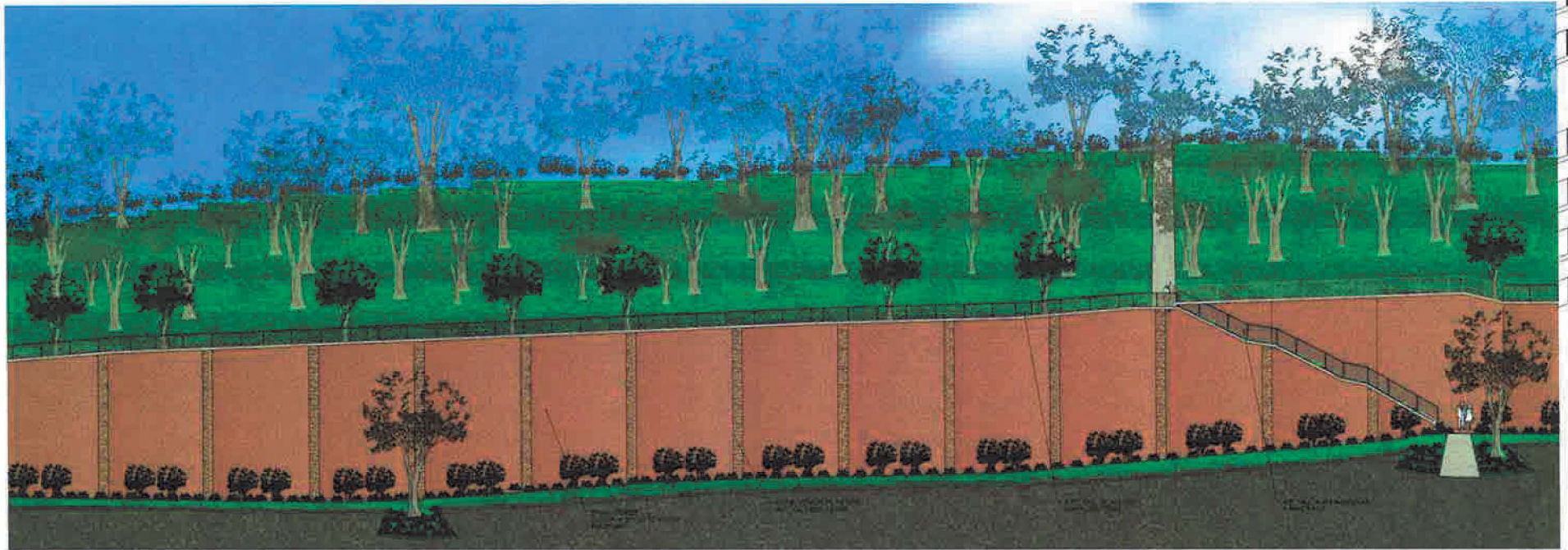
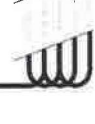
DISCUSSION: Due to how the property is being proposed for development, in order to avoid disturbing wooded portions of the required transition area between the proposed development and properties zoned residential, the applicant has selected a soil nail retaining wall. Though this type of wall may lessen the amount of disturbance, it can have a very industrial appearance without the proper veneer treatment.

The applicant had originally proposed smooth face concrete and vines to cover the wall. Staff noted that they could not support this and that the PCD Zoning District provides for a higher visual expectation in comparison to what would be allowed in standard commercial zoning districts. Staff noted that this was particularly the case in this project since the PCD District has ultimately provided for a residential density that was in excess of that permitted in the multi-family zoning districts in the Town. During the meeting, the applicant presented a revised concrete masonry unit proposal.

This option also did not meet the standards expected in a PCD project. The Planning Commission voted to postpone action on the appearance of the retaining wall until the applicant could present a revision to the Commission. For guidance purposes, Commissioners noted that the soil nail walls would be required to have a real brick or stone veneer like what was being completed on the retaining wall along N. Campbell Station Road just north of the entrance to Farragut High School.

RECOMMENDATION: Included in your packet is the applicant's latest rendering of how they are proposing to cover the soil nail wall that is proposed around a portion of the project's periphery. This latest rendering shows most of the wall as having a brick veneer. The brick sections will be segmented by stone veneer (not cultured stone) pilasters. A four-foot black vinyl chain link fence is proposed along the top of the wall for liability purposes. Staff will make a recommendation at the meeting.

Veneer of Soil Nail Wall
Approved by the Planning Commission
April 16, 2020



PARTIAL ELEVATION OF SOIL NAIL RETAINING WALL



THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF PDA ARCHITECTURE AND ARE NOT TO BE REPRODUCED IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF PDA ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS TO BE RETURNED IMMEDIATELY UPON COMPLETION OF THE PROJECT.

Kingston Fiko Village
Post Road



- 7) The town does not currently have an approved stormwater controls maintenance agreement. If the development team has an agreement they intend to use, please provide to town staff.
- 8) Reference to a gravel trail should be changed to paved trail where it has been paved, and
- 9) Completion of any remaining field items on the engineering punchlist.

After some discussion, a motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 8-0 by roll call vote.



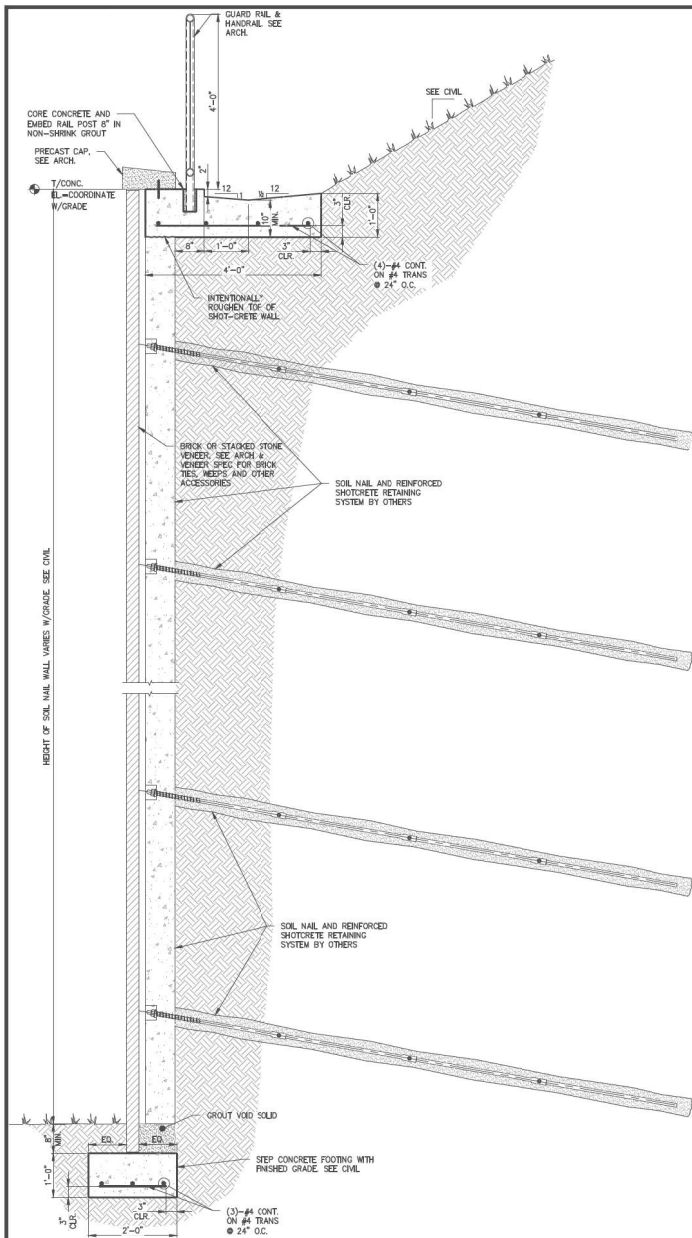
5. **Discussion and public hearing on a site plan amendment related to the appearance of proposed retaining walls for Phase II of the PCD development at 115 S. Watt Road, 18.65 Acres, Zoned PCD (Watt Road Investments, LLC, Applicant)**
Staff reviewed this item and recommended the following:

- 1) That a cross section detail of the wall with the veneer materials be included in the final site plan review set. This cross section will need to show the exact materials and their dimensions and how the materials will be constructed and anchored to the retaining wall, and
- 2) Please use a different type of fence than a chain link. Perhaps a shadowbox style fence in an earth tone made from materials that require minimum long-term maintenance.

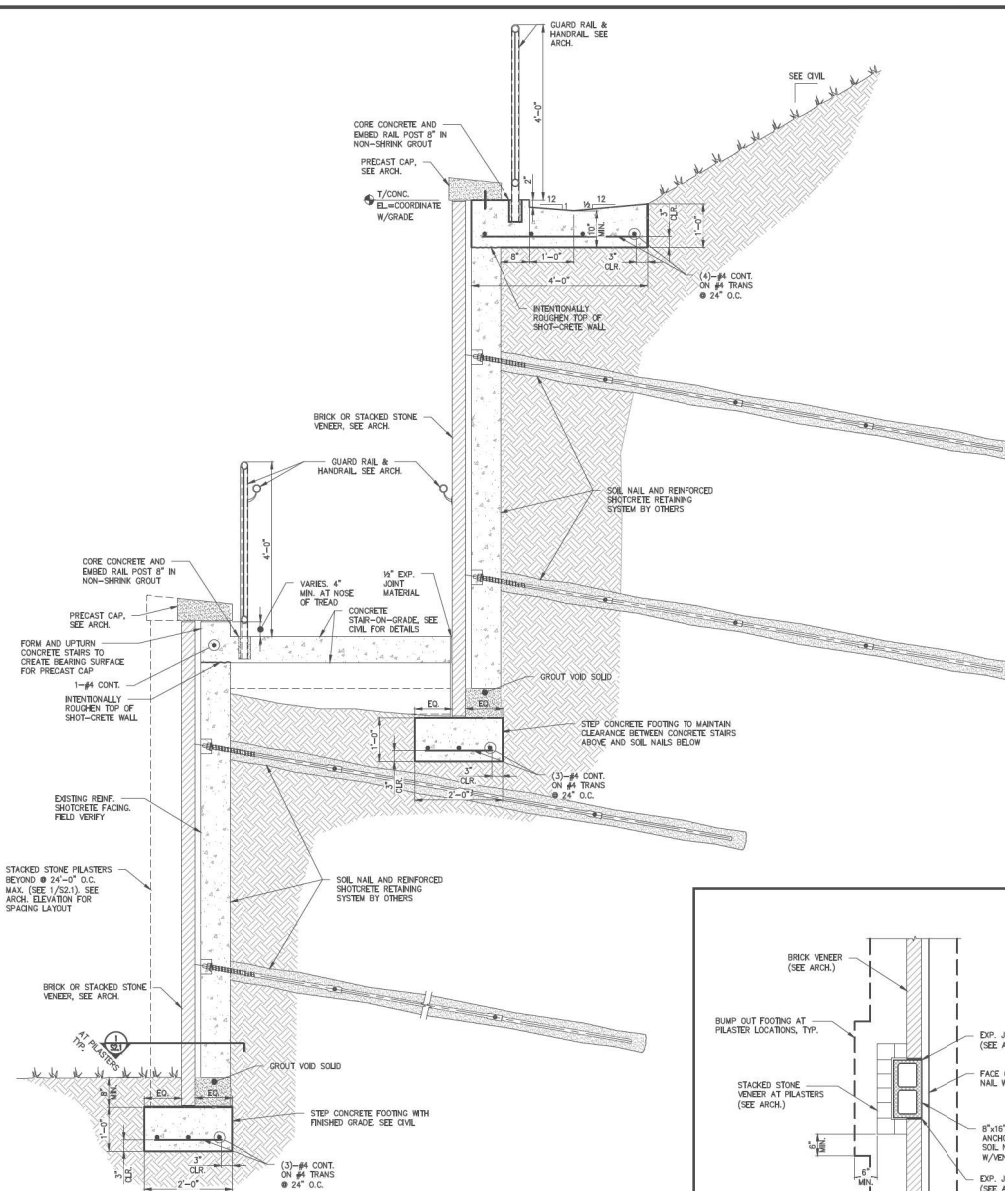
In order to move into discussion, a motion was made by Mayor Williams and seconded by Commissioner Kile to follow staffs' recommendation. A long discussion then ensued. Mark Bialik was in the meeting to answer questions. Commissioners brought up concerns associated with how the wall would be engineered, how the wall would be drained, the specifics of the veneer materials in relation to the engineering, and the style of fence to be used across the top of the wall. Mark Bialik asked if the concept being presented which showed a brick veneer with stone (not cultured) pilasters could be approved so that the owner could arrange for the detailed engineering analysis to be completed. Mr. Bialik indicated that they would modify the fence so that it would more aesthetically pleasing and not be a chain link style. The engineered wall and the revised fencing would be resubmitted for staff review and, if there were any concerns from the staff, these would need to go back to the Planning Commission for approval.

Commissioner Povlin moved to amend the original motion and approve the concept subject to the staff approval of the engineered designed wall with the veneer proposed and the fence being revised to be more aesthetically pleasing. Should staff have concerns about the resubmittal, this would be brought back to the Planning Commission. Motion was seconded by Commissioner St. Clair and motion passed 8-0.

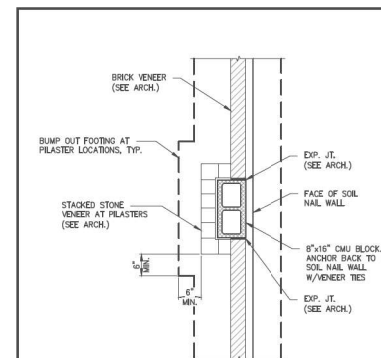
6. **Discussion on a conceptual review of exterior building elevations and a typical street profile for the redevelopment of the old Kroger property, 11238 Kingston Pike (SITE Incorporated, Applicant)**
For discussion purposes only.



3



2



1



Kingston Pike Village
115 S. Watt Road

Farragut, TN. 37934

Drawn By:	D.W.	
Checked By:	J.H.	
Date:	05.22.2020	
File Name: 20.04.045 STRUCTURAL		
Revisions:		
No.	Date	Description
Sheet Name:		
SECTIONS AND DETAILS		
Sheet Number:		

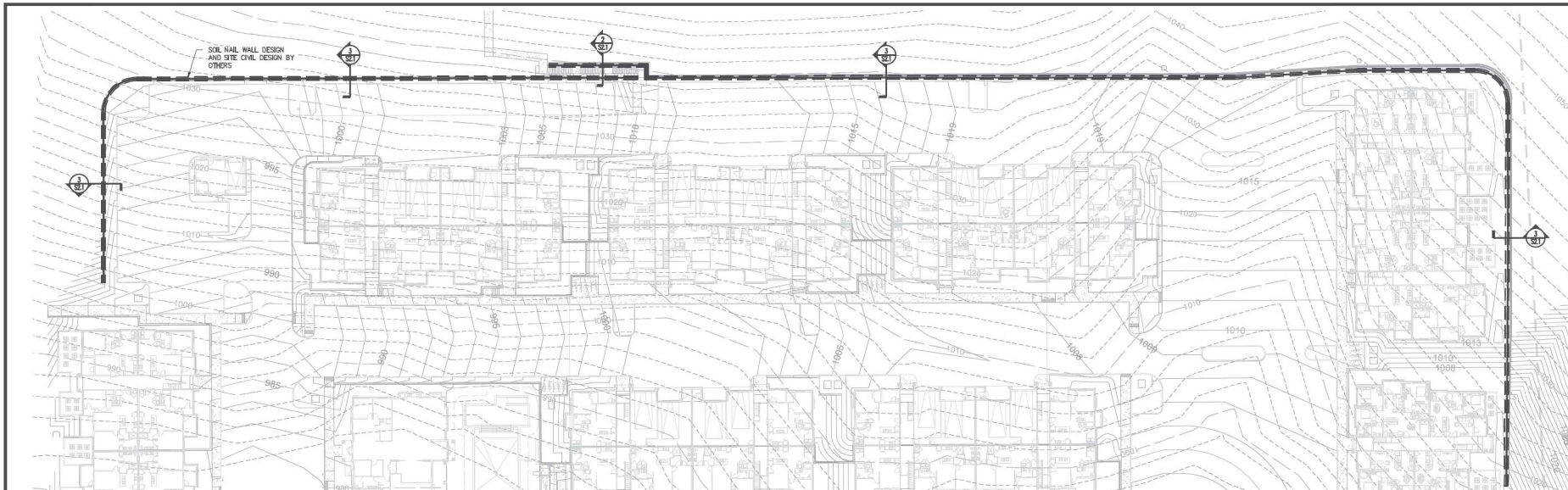
PLANNING RESUBMISSION
NOT FOR CONSTRUCTION

SHEET 106 of 107

[illegible]

3 STONE VENEER PILASTER @ SOIL-NAIL WALL
SCALE: 1"=10'





BRICK/STONE VENEER FOUNDATION PLAN AT SOIL NAIL WALL
SCALE 1" = 30'-0"

STRUCTURAL GENERAL NOTES

1.0 DESIGN AND CODE INFORMATION

- 1.1 THIS PROJECT IS GOVERNED BY THE 2018 INTERNATIONAL BUILDING CODE. ALL DESIGN, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REFERENCED CODE(S). UNLESS SPECIFIED OTHERWISE, ALL EDITIONS OF CODES AND STANDARDS SHALL BE AS SET FORTH IN THE ABOVE GOVERNING CODE.
- 1.2 THE SCOPE OF ONE'S SERVICES FOR THIS PROJECT ARE LIMITED TO THE DESIGN AND DETAILING OF THE FOUNDATIONS TO SUPPORT THE BRICK AND STONE VENEER TO BE INSTALLED ON A NEW SOIL NAIL WALL DESIGNED BY OTHERS. ALSO INCLUDED ARE DETAILS FOR THE SOIL NAIL WALL AND CONCRETE SHALL BE ALONG THE TOP OF THE RETAINING STRUCTURE.
- 1.3 DESIGN LOADS FOR HANDRAILS SHALL BE AS FOLLOWS:
 - A. 200 LB CONCENTRATED LOAD APPLIED AT ANY POINT AND IN ANY DIRECTION.
 - B. 200 LB APPLIED IN ANY DIRECTION.
 - C. THESE LOADS ARE NOT TO BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESSES IN EACH OF THE RESPECTIVE MEMBER COMPONENTS.
- 1.4 DESIGN LOADS FOR GUARDRAILS SHALL BE AS FOLLOWS:
 - A. 200 LB CONCENTRATED LOAD APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL.
 - B. 200 PLF APPLIED HORIZONTALLY AND A SIMULTANEOUS LOAD OF 100 PLF APPLIED VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL.
 - C. 200 LB CONCENTRATED HORIZONTAL LOAD APPLIED ON A ONE FOOT SQUARE AREA AT ANY POINT IN THE SYSTEM.

2.0 ADDITIONAL CONTRACTOR RESPONSIBILITIES AND DEFINITIONS

- 2.1 SHOP DRAWINGS SHALL NOT BE REVIEWED FOR APPROVAL UNLESS CHECKED BY THE FABRICATOR AND APPROVED BY THE CONTRACTOR. THE COPYING OR REPRODUCTION OF CONTRACT DOCUMENTS FOR THE PREPARATION OF SHOP DRAWINGS WILL NOT BE PERMITTED OR ACCEPTED. SUBMIT SHOP DRAWINGS IN A DIGITAL Adobe "PDF" FILE FORMAT THAT ALLOWS THE ENGINEER REVIEW COMMENTS TO BE ADDED. EACH SHOP DRAWING SUBMITTAL SHALL INCLUDE ALL SHEETS AS WELL AS THE CONTRACTOR APPROVAL WITH A SINGLE FILE ARRANGED IN THE PROPER ORDER. ONLY THE REVIEWED DIGITAL FILE WILL BE RETURNED.
- 2.2 THE CONTRACTOR SHALL PROVIDE 7 WORKING DAYS IN HIS SCHEDULE FOR THE ENGINEER'S REVIEW OF EACH SUBMITTAL. THE 7 WORKING DAYS COMMENCE UPON THE ENGINEER'S RECEIPT OF A PROPERLY COMPLETED SUBMITTAL IN HIS/HER OFFICE.
- 2.3 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CERTIFY THAT HE HAS NOT MADE A CHANGE TO SPECIFIED MATERIALS ON SUBMITTALS.
- 2.4 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, BOTH HORIZONTAL AND VERTICAL DIMENSIONS AND COORDINATION OF ARCHITECTURAL AND STRUCTURAL DRAWINGS. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR IMMEDIATE REVIEW AND CORRECTION. SEE THE ARCHITECTURAL DRAWINGS.
- 2.5 DIMENSIONS SHOWN INDICATE SPACES FOR WHICH MEMBERS ARE STRUCTURALLY ADEQUATE. THE CONTRACTOR SHALL CORRESPONDENCE AND CONFIRM ALL DIMENSIONS.
- 2.6 THE DESIGN, ANALYSIS AND SAFETY OF STRUCTURAL BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 2.7 THE DETAILS SHOWN ON THE STRUCTURAL DRAWINGS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED. THE DETAILS.
- 2.8 INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING AND ADVISE THE ARCHITECT OF ALL INTERFERENCES.

3.0 FOUNDATION

- 3.1 THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT BY: GED Services, LLC.
REPORT NUMBER: 21-1057
DATE: MAY 25, 2018
CONTRACTOR SHALL UTILIZE THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT TO ACHIEVE THE FOLLOWING DESIGN PARAMETERS. A GEOTECHNICAL ENGINEER (SPECIAL INSPECTOR) SHALL BE EMPLOYED TO VERIFY AND INSPECT THE FOLLOWING DESIGN PARAMETERS:
ASSURED SMALL FOUNDATION DESIGN PARAMETERS ARE AS FOLLOWS. SHOULD ACTUAL CONDITIONS BE DETERMINED TO DEVIATE FROM THE VALUES SPECIFIED, THE TESTING LABORATORY AND THE CONTRACTOR SHALL BOTH NOTIFY ARCHITECT/ENGINEER BEFORE CONSTRUCTION OF THE SMALL FOUNDATION SYSTEM.
ASSURED ALLOWABLE BEARING PRESSURES:
CONTINUOUS FOOTINGS: 1500 PSF
FOOTINGS ARE DESIGNED TO BEAR ON FIRM UNDISTURBED EARTH OR APPROVED CONTROLLED FILL. NO FOOTING SHALL BEAR DIRECTLY ON ROCK. WHERE UNACCEPTABLE BEARING MATERIAL OCCURS, EXCAVATE AND REPLACE WITH FILL MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER.
DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FIST DEPTH OF 18 INCHES BELOW FINISHED GRADE. ALL EXTERIOR AND PERIMETER FOUNDATIONS SHALL BE PLACED THE SAME DEPTH BELOW FINISHED GRADE.
3.2 PROVIDE A DRAIN SYSTEM FOR FOUNDATION AND RETAINING WALLS.
FOUNDATION CONCRETE SHALL BE PLACED THE SAME DAY THE EXCAVATION IS MADE WHEN FEASIBLE. WHERE FOUNDATION EXCAVATIONS MUST REMAIN OPEN OR EXPOSED, SPECIAL CARE SHOULD BE TAKEN TO PROTECT THE EXPOSED SOILS FROM BEING DISTURBED, SATURATED, OR BLOWN OUT PRIOR TO THE PLACEMENT OF SELECT FILL OR CONCRETE WITH A MAX WAD OF LEAN (2,000 PSI) CONCRETE OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.

4.0 REINFORCEMENT

- 4.1 REINFORCING BARS SHALL CONFORM TO ASTM A615 OR A706, GRADE 60. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A106.
- 4.2 DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL, 318-11, THE 2011 MANUAL OF STANDARD PRACTICE AND ACI 318.
- 4.3 REINFORCING SHALL NOT BE HEATED OR WELDED.
- 4.4 REINFORCING PLACEMENT SHALL BE APPROVED BY THE ARCHITECT OR THEIR AUTHORIZED REPRESENTATIVE BEFORE CONCRETE IS PLACED.
- 4.5 PROVIDE THE FOLLOWING CONCRETE COVER FOR REINFORCEMENT (EXPOSED MEMBERS ARE MEMBERS EXPOSED TO WEATHER OR EARTH IN SERVICE):

	NOT EXPOSED	CAST AGAINST EARTH
FOOTINGS	4"	4"
- 4.6 BARS DESIGNATED CONTINUOUS OR BARS REQUIRED TO BE SPLICED FOR PLACEMENT SHALL BE LAPPED AS FOLLOWS (UNLESS NOTED OTHERWISE):

CONCRETE REINFORCEMENT	CLASS "B" TENSION LAP
PROVIDE CORNER BARS AT ALL CONTINUOUS FOOTING INTERSECTIONS. BARS SHALL BE THE SAME SIZE AND SPACING AS BARS CONTAINING REINFORCEMENT IN EACH DIRECTION.	
BOARDS WHERE SHOWN ON BARS SHALL BE ACI STANDARD 90° OR 180° HOODS AS GRAPHICALLY INDICATED UNLESS NOTED OR DIMENSIONED OTHERWISE.	

5.0 CONCRETE

- 5.1 ALL CONCRETE WORKMANSHIP AND MATERIALS SHALL CONFORM TO ACI 318 AND ALL LOCAL LAWS AND ORDINANCES.
- 5.2 THE CONCRETE MIX REQUIREMENTS TABLE SHOWN BELOW SHALL APPLY TO ALL CONCRETE MIX DESIGNS USED ON THIS PROJECT. MAX DESIGN SUBMITTALS SHALL BE IDENTIFIED FOR INTENDED STRUCTURAL USE.
- 5.3 PLASTER SHALL NOT EXCEED 25% OF THE TOTAL WEIGHT OF CEMENT PLUS FLUASH.
- 5.4 GROUT USED FOR GUARDRAIL POST EMBEDMENTS SHALL BE CEMENT BASED, NON-SHRINKING, NON-METALLIC GROUT. THE GROUT SHALL EXHIBIT NO SHRINKAGE IN ACCORDANCE WITH ASTM C937 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C110.
- 5.5 PROVIDE DETAILING AIR AS SPECIFIED UNDER THE DURABILITY REQUIREMENTS OF ACI 318.
- 5.6 ALL CONCRETE SHALL BE VIBRATED.
- 5.7 ALL CONCRETE SHALL BE CURED.

USE OR TYPE OF STRUCTURAL ELEMENT	MIN. COMP. STRENGTH (PSI)	TOTAL AIR CONTENT (%)	MAXIMUM W/C RATIO	(SLUMP (INCHES))	REMARKS
FOUNDATIONS					
BRICK SUPPORT FOOTINGS	3000	NOT REQ.	0.60	5	
CONCRETE SHELL AT TOP OF WALLS	4000	4-6	0.44	4	
SITE CONCRETE: SEE CIVIL FOR ADDITIONAL SITE CONCRETE REQUIREMENTS					
NOTES: 1. MIN. COMP. STRENGTH SHALL BE DETERMINED BY TESTING AT 28 DAYS IN ACCORDANCE WITH ASTM C39.					
- 5.8 LABORATORY SHALL TEST THE NUMBER OF CYCLES SPECIFIED BELOW FOR EACH 100 CUBIC YARDS OR FRACTION THEREOF:

TEST	2 AT 7 DAYS FOR INFORMATION	2 AT 28 DAYS FOR ACCEPTANCE
1	2 AT 7 DAYS FOR INFORMATION	2 AT 28 DAYS FOR ACCEPTANCE
2	2 AT 28 DAYS FOR INFORMATION	2 AT 28 DAYS FOR ACCEPTANCE
3	2 AT 56 DAYS (HEAD IN RESERVE) TO BE TESTED ONLY IF 28 DAY TEST RESULTS ARE DEFICIENT. PROVIDE 3 HOLD OUTLINES IF 448 CYCLES ARE USED.	
- 5.9 LABORATORY SHALL TEST THE NUMBER OF CYCLES SPECIFIED BELOW FOR EACH 100 CUBIC YARDS OR FRACTION THEREOF:

TEST	2 AT 7 DAYS FOR INFORMATION	2 AT 28 DAYS FOR ACCEPTANCE
1	2 AT 7 DAYS FOR INFORMATION <td>2 AT 28 DAYS FOR ACCEPTANCE</td>	2 AT 28 DAYS FOR ACCEPTANCE
2	2 AT 28 DAYS FOR INFORMATION <td>2 AT 28 DAYS FOR ACCEPTANCE</td>	2 AT 28 DAYS FOR ACCEPTANCE
3	2 AT 56 DAYS (HEAD IN RESERVE) TO BE TESTED ONLY IF 28 DAY TEST RESULTS ARE DEFICIENT. PROVIDE 3 HOLD OUTLINES IF 448 CYCLES ARE USED.	

CONCRETE MIX REQUIREMENTS					
USE OR TYPE OF STRUCTURAL ELEMENT	MIN. COMP. STRENGTH (PSI)	TOTAL AIR CONTENT (%)	MAXIMUM W/C RATIO	(SLUMP (INCHES))	REMARKS
FOUNDATIONS					
BRICK SUPPORT FOOTINGS	3000	NOT REQ.	0.60	5	
CONCRETE SHELL AT TOP OF WALLS	4000	4-6	0.44	4	
SITE CONCRETE: SEE CIVIL FOR ADDITIONAL SITE CONCRETE REQUIREMENTS					
NOTES: 1. MIN. COMP. STRENGTH SHALL BE DETERMINED BY TESTING AT 28 DAYS IN ACCORDANCE WITH ASTM C39.					

6.0 HANDRAILS AND GUARDRAILS

- 6.1 HANDRAIL AND GUARDRAIL SHOP DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE PROJECT STATE. HANDRAILS SHALL BE DESIGNED IN ACCORDANCE WITH THE REFERENCED CODE.
- 6.2 HANDRAILS AND GUARDRAIL HORIZONTAL MEMBERS SHALL BE OF 1-1/2 INCH DIAMETER STEEL PIPE. GUARDRAIL POSTS SHALL BE 1-1/2 INCH DIAMETER.

7.0 MASONRY

- 7.1 ALL MASONRY CONSTRUCTION SHALL COMPLY WITH ACI 530, "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES".
- 7.2 MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY AT 28 DAYS SHALL BE 1" TO 1,500 PSI. ALL LOAD-BEARING BLOCK MASONRY SHALL HAVE A MINIMUM NET AREA UNIT STRENGTH OF 1,500 PSI AT 28 DAYS.
- 7.3 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 OR ASTM C91 AND BE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140.
- 7.4 JOINT THICKNESS SHALL NOT EXCEED 5/8 INCH.
- 7.5 GROUT USED FOR FILLING CELLS AND BOND BEARS SHALL COMPLY WITH ASTM C476 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS DETERMINED IN ACCORDANCE WITH ASTM C140. THE SLUMP SHALL BE BETWEEN 8 INCHES AND 11 INCHES. TEST GROUT STRENGTH IN ACCORDANCE WITH ASTM C140.
- 7.6 WHERE THE MINIMUM DIAMETER OF ANY CONTINUOUS VERTICAL CELL IS 3 INCHES OR LESS, USE FINE GROUT, OTHERWISE USE COARSE (PEA GRAVEL) GROUT.
- 7.7 MORTAR SHALL CONFORM TO THE FOLLOWING TYPES AS DEFINED IN THE BUILDING CODE:

EXTERIOR BLOCK WALLS AND BEARING WALLS:	TYPE M OR S MORTAR
BRICK OR WALLS OF BRICK VENEER: <th>TYPE N</th>	TYPE N
- 7.8 MORTAR SHALL BE PROPORTIONED TO MEET THE REQUIREMENTS OF ASTM C270.
- 7.9 MORTAR SHALL BE TESTED IN THE FIELD IN ACCORDANCE WITH ASTM C778, APPENDIX A-4 MORTAR AGGREGATE RATIO TEST.
- 7.10 PROVIDE CONTROL JOINTS AT LOCATIONS APPROVED BY THE ARCHITECT IN ALL MASONRY WALLS AT A MAXIMUM SPACING OF 25 FEET.
- 7.11 SEE SPECIFICATION FOR BRICK TIE REQUIREMENTS AND OTHER ACCESSORIES RELATED TO THE BRICK AND STONE VENEER CONSTRUCTION.
- 7.12 ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. FACE SHELLS AND CROSS WEBS FORMING SUCH CELLS TO BE FILLED SHALL BE FULL-WEBS IN MORTAR TO PREVENT LEAKAGE OF THE GROUT. ALL HEAD (OR END) JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR PLUS DISCREPANCY IN FROM THE FACE OF THE WALL OR UNIT NOT LESS THAN THE THICKNESS OF THE LONGITUDINAL FACE SHELLS. BOND SHALL BE PROVIDED BY LAYING UNITS IN SUCCESSIVE VERTICAL COURSES OR BY EQUIVALENT MEANS AND JOINTS.
- 7.13 ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. ALL GROUT SHALL BE CONSOLIDATED AT TIME OF POURING BY VIBRATING AND THEN RECONSOLIDATED AGAIN BY MECHANICAL VIBRATION AFTER SETTLEMENT HAS OCCURRED, BUT BEFORE PLASTICITY IS LOST.

8.0 SPECIAL INSPECTIONS PER 2012 IBC:

- 8.1 THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1709. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING INSPECTION.
- 8.2 THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN SECTION 110 OF THE BUILDING CODE, AND ALL QUALITY CONTROL TESTING SPECIFIED IN THE RESPECTIVE SPECIFICATION SECTIONS IN THE PROJECT MANUAL.
- 8.3 REPORTS:
 - A. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT THE WORK INSPECTED WAS DONE IN CONFORMANCE WITH APPROVED CONSTRUCTION DOCUMENTS.
 - B. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK.
 - C. REPORTS OF ALL INSPECTIONS, TESTS PERFORMED, DISCREPANCY NOTICES AND CORRECTIVE ACTIONS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL ON A WEEKLY BASIS. SUCH REPORTS SHALL ALSO BE SUBMITTED TO THE BUILDING OFFICIAL IF REQUESTED.
 - D. A FINAL REPORT OF INSPECTIONS ACCORDING ALL REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF THE WORK.
- 8.4 THE INSPECTION AND TESTING AGENT(S) SHALL BE ENGAGED BY THE OWNER'S REPRESENTATIVE OR THE SPECIAL INSPECTOR, AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR. WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED PRIOR TO COMMENCING WORK. THE QUALIFICATIONS OF THE SPECIAL INSPECTOR(S) AND/OR TESTING AGENCIES SHALL BE SUBJECT TO THE APPROVAL OF BUILDING OFFICIAL AND/OR THE DESIGN PROFESSIONAL.
- 8.5 INSPECTIONS REQUIRED:

SCHEDULE OF SPECIAL INSPECTION SERVICES PER 2012 IBC

MATERIAL / ACTIVITY	SERVICE	REMARKS	CONTINUOUS	PERIODIC
1709.3 CONCRETE CONSTRUCTION				
INSPECTION OF REINFORCING STEEL INSTALLATION	SHOP AND FIELD INSPECTION		X	
VERIFY USE OF APPROVED DESIGN MIX	SHOP AND FIELD INSPECTION		X	
PERFORM CONCRETE SAMPLING, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE TEMPERATURE OF CONCRETE	SHOP AND FIELD INSPECTION		X	
INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	SHOP AND FIELD INSPECTION		X	
INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	SHOP AND FIELD INSPECTION		X	
CONCRETE STRENGTH TESTING AND VERIFICATION OF COMPLIANCE WITH CONSTRUCTION DOCUMENTS	SHOP TESTING AND REVIEW OF CONSTRUCTION DOCUMENTS		X	
1709.6 SOILS				
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	FIELD INSPECTION		X	
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	FIELD INSPECTION		X	
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	FIELD INSPECTION		X	
VERIFY USE OF PROPER MATERIALS, IDENTITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	FIELD INSPECTION		X	
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	FIELD INSPECTION		X	
VERIFY PROXIMITY OF COMPACTED FILL COMPLIES WITH APPROVED SOILS REPORT	REVIEW FIELD TESTING		X	
1709.11.5 ARCHITECTURAL COMPOUNDE SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE				
INSPECTION DURING THE ERECTION AND FASTENING OF EXTERIOR CLADDING AND JOINTS	FIELD INSPECTION		X	

NOTES: 1. N/A - DENOTES NOT APPLICABLE

Carpenter
Wright
Engineers

A division of Bennett & Pugh
111 Madison Lane, Suite 200
P.O. Box 4000
CWE # 25242451



Kingston Pike Village
115 S. Watt Road

Farragut, TN. 37934

Drawn By: DJW
Checked By: JPF
Date: 05/22/2020
File Name: 2020.045 STRUCTURAL

Revisions:

No.	Date	Description

Sheet Name:
FOUNDATION PLAN
AND
GENERAL NOTES

Sheet Number:

S1.1













March 6, 2023

Mark Shipley
Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

RE: Kingston Pike Village – Phase I - Soil Nail Wall Revisions

Dear Mr. Shipley,

In addition to the soil nail wall façade modifications, we would also like to request the omission of the stairs and associated sidewalks from soil nail wall #4A. We have attached the GBS Engineering Site Plan to our resubmittal that indicates the sidewalks and stairs to be omitted.

It is our understanding that neither the developer nor the adjacent property owner (where the sidewalk at the top of the stairs terminates) want the pedestrian connection.

Sincerely,

A handwritten signature in blue ink, appearing to read "Annette Hommel", with a stylized flourish at the end.

Annette Hommel, PE

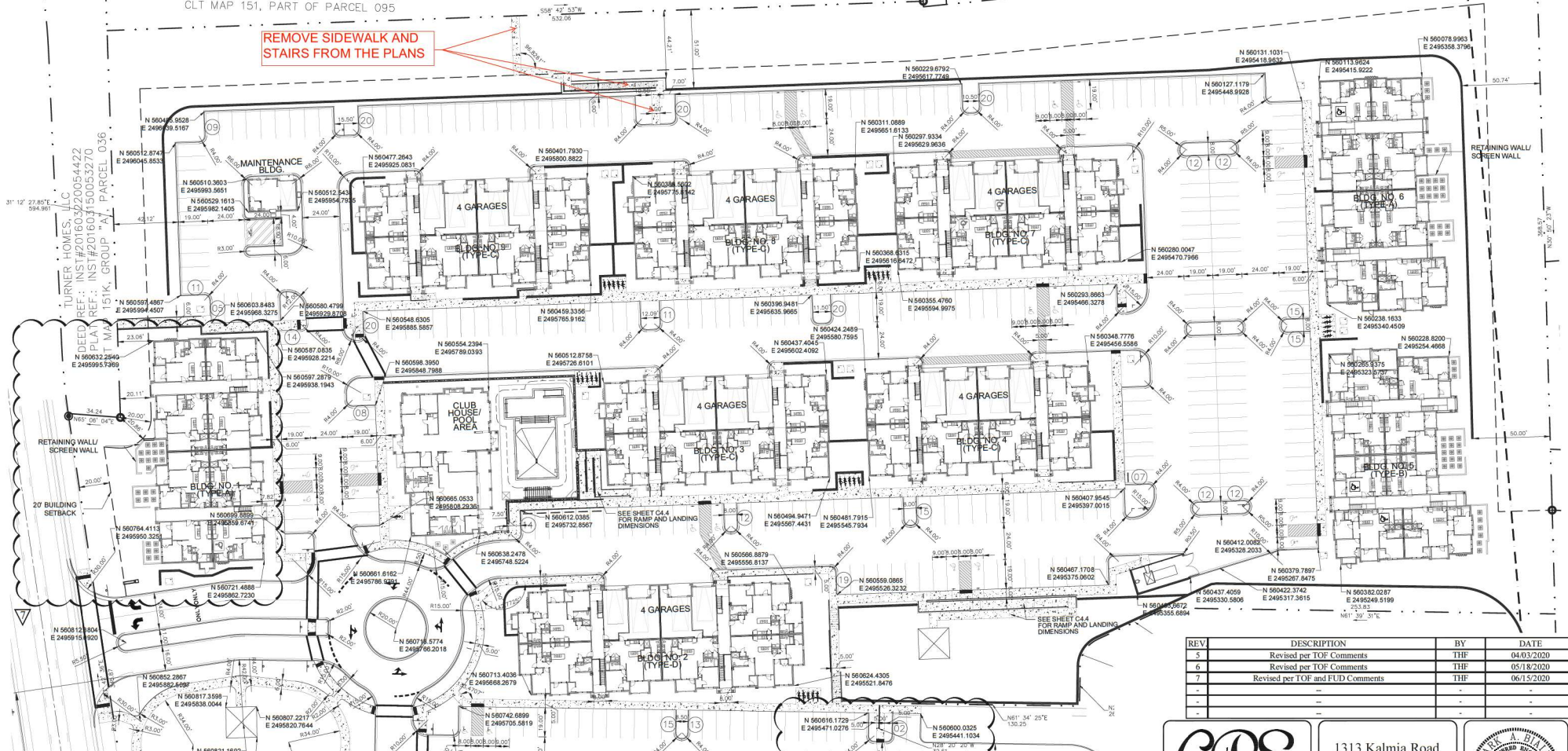
REMAINING LANDS OF
EAST TENNESSEE FAMILY HOMES, LLC
DEED REF.: INST#201309090017139
PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095

DANIEL VALLELIAN, et al
DEED REF.: INST#201307100002535
PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095.01

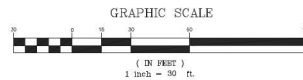
RONALD WOODY, et al
DEED REF.: INST#201211300035157
PLAT REF.: PLAT BOOK 9, PAGE 51
CLT MAP 151, PARCEL 098.01

PLAT REF.: PLAT BOOK 9, PAGE 51
CLT MAP 151, PARCEL 098

REMOVE SIDEWALK AND
STAIRS FROM THE PLANS



SITE LAYOUT PLAN
Scale: 1" = 30'-0"



NOTES:
• SEE DRAWINGS C3.1 AND C3.2 FOR BLOWUPS OF DIMENSIONS.

SEE COVER SHEET FOR LEGEND.



SHEET 40 OF 107

REV.	DESCRIPTION	BY	DATE
5	Revised per TOF Comments	THF	04/03/2020
6	Revised per TOF Comments	THF	05/18/2020
7	Revised per TOF and FUD Comments	THF	06/15/2020

GBS
engineering

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



REV.	DESCRIPTION	BY	DATE
A	Revised per Town of Farragut Comments	THF	06/08/2018
B	Revised per Town of Farragut Comments	THF	07/09/2018
1	Revised per HUD Comments	MAB	09/14/2018
3	Revised per HUD Comments	THF	03/20/2019
4	Revised per TOF Comments	MAB	01/03/2020

TITLE:	SITE LAYOUT PLAN	DRAWN BY:	THF	SHEET NO:
LOCATION:	115 S WATT RD FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel Nos. 07803, 079, 080, 081	CHECKED BY:	MAB	
Owner:	WATT ROAD INVESTMENTS, LLC	FILE NAME:	2140 - C3.0	
		JOB NUMBER:	2140	
		ISSUE DATE:	05/18/2018	

C3.1