TECHNOLOGY CORRIDOR DEVELOPMENT

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number: 6-B-20-TOB

Applicant:	**BALL HOMES, LLC**
Request:	**BUILDING PERMIT**
Meeting Date:	**6/8/2020**
Address:	0 Solway Rd.
Map/Parcel Number:	103 086 AND 09601
Location:	Northeast side of Solway Road, southwest side of Pellissippi Parkway, and at the eastern end of Sam Lee Road.
Existing Zoning:	OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Proposed Zoning:	No change
Existing Land Use:	Vacant land
Proposed Land Use:	Apartment complex
Appx. Size of Tract:	40.86 acres
Accessibility:	Solway Road transitions from a major collector to a minor collector in front of this property. It has a pavement width of 21 feet and a right-of-way width that varies from 50 to 55 feet.
Surrounding Zoning and Land Uses:	North: BP (Business Park) and TO (Technology Overlay) - Office South: BP (Business Park) and TO (Technology Overlay) - Office East: BP (Business Park) and TO (Technology Overlay) - Pellissippi Parkway West: A (Agricultural), BP (Business Park), OB (Office, Medical, and Related Services), and TO (Technology Overlay) - Business, vacant land and multifamily residential

Comments:

1) The applicant is requesting approval of the first phase of a multi-family development on a 41.03 acre tract that is located on the northeast side of Solway Road, southwest side of Pellissippi Parkway, and at the eastern end of Sam Lee Road. The first phase of the development will include 23 townhouse units and 168 apartment units for a total of 191 dwelling units.

2) The property was rezoned to OB (Office, Medical, and Related Services) / TO (Technology Overlay) in two separate applications with approvals by Knox County Commission on March 25, 2019 and June 24, 2019. The OB zoning district allows multi-dwelling development as a permitted use with a density less than 12 du/ac.

3) The second phase of the development which will be located on the southern portion of the property is proposed with an additional 196 apartment units for a total of 387 dwelling units at an overall density of 9.43 du/ac. The second phase will require a separate TTCDA application and review by the Board.

4) Due to site constraints there is only one access proposed for the apartment complex off of Solway Road. The entrance will be a boulevard design driveway up to the internal driveway that will provide access to the second phase of the apartments.

5) The development will include 23 townhouse units that will be located in the northeast corner of the site along the Pellissippi Parkway right-of-way. The apartment complex for the first phase of the development will include 168 dwelling units located within five three/four story buildings that are located in the central portion of the site. There will be a total of 42 one bedroom units, 84 two bedroom units and 42 three bedroom units within the five buildings.

6) The proposed parking for the development falls within the minimum and maximum number of spaces allowed by the Design Guidelines. The parking includes surface parking lots and 43

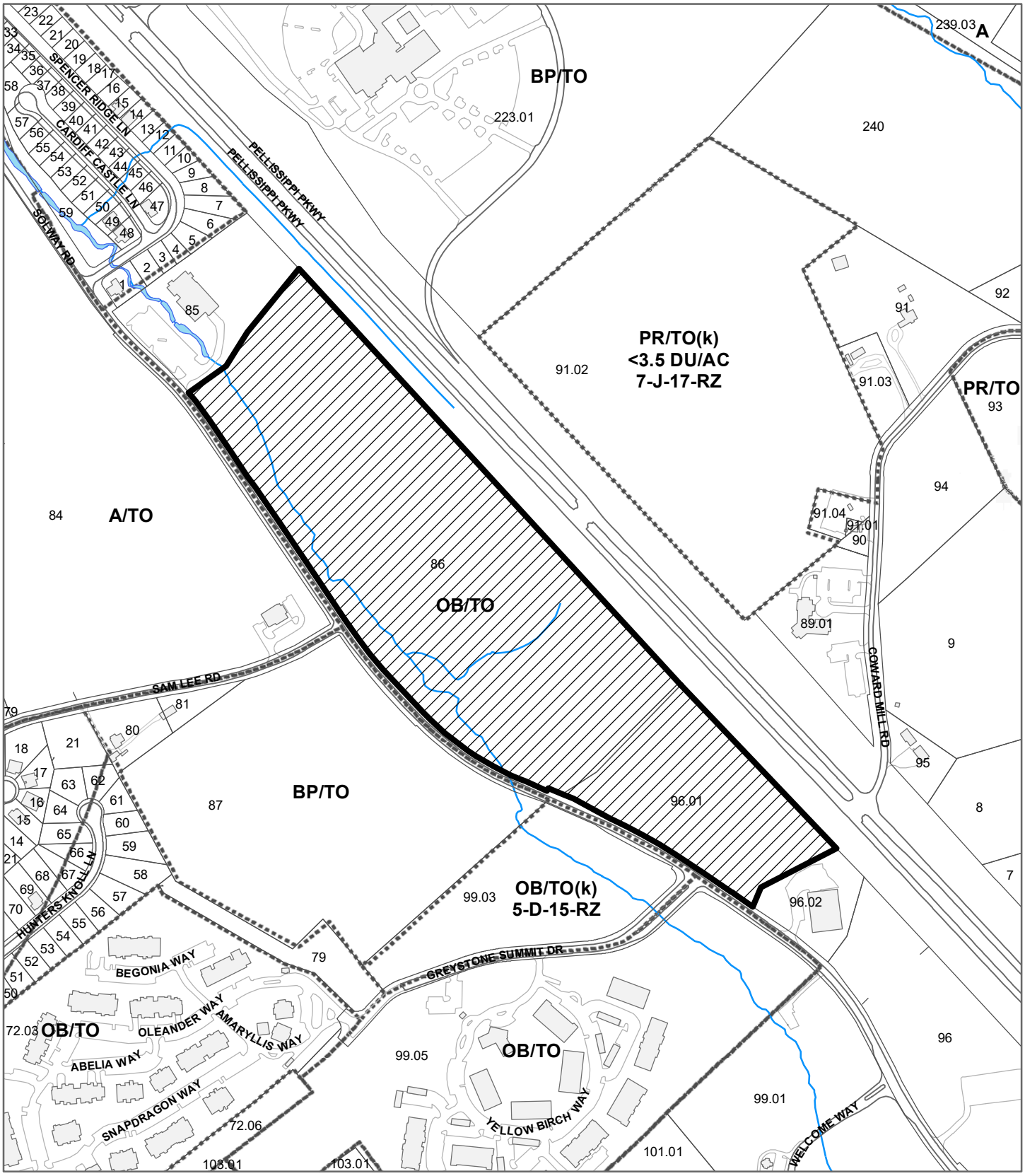
parking garage spaces.
7) An amenity area including a clubhouse and pool area is located on the south side of the five apartment buildings. A 20' wide greenway easement is being provided along the Solway Road frontage.
8) A waiver is being requested to exempt this development from the Hillside and Ridgetop Development standards as identified in the Design Guidelines (Section 1.12) The applicant will be providing a letter that outlines the reasons why they feel the standards should not be applied to this site.
9) The Tennessee Department of Transportation (TDOT) has proposed a bridge crossing of Pellissippi Parkway that would connect Coward Mill Road to Solway Road at the southern end of the property. The road alignment as provided by TDOT is very preliminary at this time and the exact boundaries are subject to change. Prior to the submission of the second phase of the development it is recommended that the applicant meet with TDOT to determine the limits of the right-of-way that may be needed for this project.

Design Guideline Conformity:	NA
Waivers and Variances Requested:	1) Allow the proposed development without applying the Hillside and Ridgetop Development standards as identified in the Design Guidelines (Section 1.12)

Staff Recommendation:

POSTPONE the application to the July 6, 2020 meeting as requested by the applicant.

Staff is recommending that before voting on the request for postponement, the TTCDA Board and the applicant utilize this time to review the development proposal and identify any questions or concerns.



6-B-20-TOB
CERTIFICATE OF APPROPRIATENESS

Petitioner: Ball Homes, LLC

Purpose of Request: Building Permit - New Construction

Map No: 103
Jurisdiction: County

0 500
Feet

N

Original Print Date: 5/29/2020 Revised:

*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Gmail by Google

Dori Caron <dori.caron@knoxplanning.org>

Fwd: TTCDA File 6-B-20-TOB

Tom Brechko <tom.brechko@knoxplanning.org> Fri, May 29, 2020 at 1:01 PM
To: Laura Edmonds <laura.edmonds@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>

---------- Forwarded message ---------
From: **Ryan Hickey** <rhickey@ballhomes.com>
Date: Fri, May 29, 2020 at 8:56 AM
Subject: TTCDA File 6-B-20-TOB
To: Tom Brechko <tom.brechko@knoxplanning.org>

Tom,

We would like to request postponement of TTCDA File 6-B-20-TOB until the July 6th meeting.

Let me know if you need anything else filed for this postponement.

Thanks,

Ryan Hickey

Ball Homes
1914 Pinnacle Pointe Way
Knoxville, TN 37922
Office - 865-862-4774
Fax - 865-862-4775
rhickey@ballhomes.com

http://www.ballhomes.com
http://www.facebook.com/ballhomes
http://www.twitter.com/ballhomes

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Thomas Brechko, AICP
Principal Planner
865-215-3794

Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

UNIT MIX						
PHASE	BLDG. NO.	BLDG. TYPE	UNIT TYPES			
			1 BR UNITS	2 BR UNITS	3 BR UNITS	TOTAL UNITS
1	1	3/4 STY	0	14	14	28
	2	3/4 STY	14	28	0	42
	3	3/4 STY	0	14	14	28
	4	3/4 STY	0	14	14	28
	5	3/4 STY	28	14	0	42
	TOWNHOMES	TOWNHOMES	0	23	0	23
PHASE 1 TOTALS			42	107	42	191
2	6	3/4 STY	14	28	0	42
	7	3/4 STY	28	14	0	42
	8	3/4 STY	14	28	0	42
	9	3/4 STY	14	28	0	42
	10	3/4 STY	0	14	14	28
TOTALS			112	219	56	387

DEVELOPMENT AREA & DENSITY

PROPOSED DEVELOPMENT

TOTAL AREA	41.03 AC.
PROPOSED DENSITY (UNITS/AREA)	9.4 UNITS/AC.

RESIDENTIAL DEVELOPMENT INTENSITY

GROUND AREA COVERAGE (GAC)

REQUIREMENT: GAC < 25%	
LA = AREA COVERED BY A BUILDING	3.63 AC.
GA = GROSS AREA OF LOT	41.03 AC.
GAC = LA/GA	8.85 %

FLOOR AREA RATIO (FAR)

REQUIREMENT: FAR < 30%	
GAF = GROSS FLOOR AREA OF BUILDING	11.57 AC.
GA = GROSS AREA OF LOT	41.03 AC.
FAR = GAF/GA	28.20 %

IMPERVIOUS AREA RATIO (IAR)

REQUIREMENT: IAR < 70%	
IA = GROSS IMPERVIOUS AREA	13.08 AC.
GA = GROSS AREA OF LOT	41.03 AC.
IAR = IA/GA	31.88 %

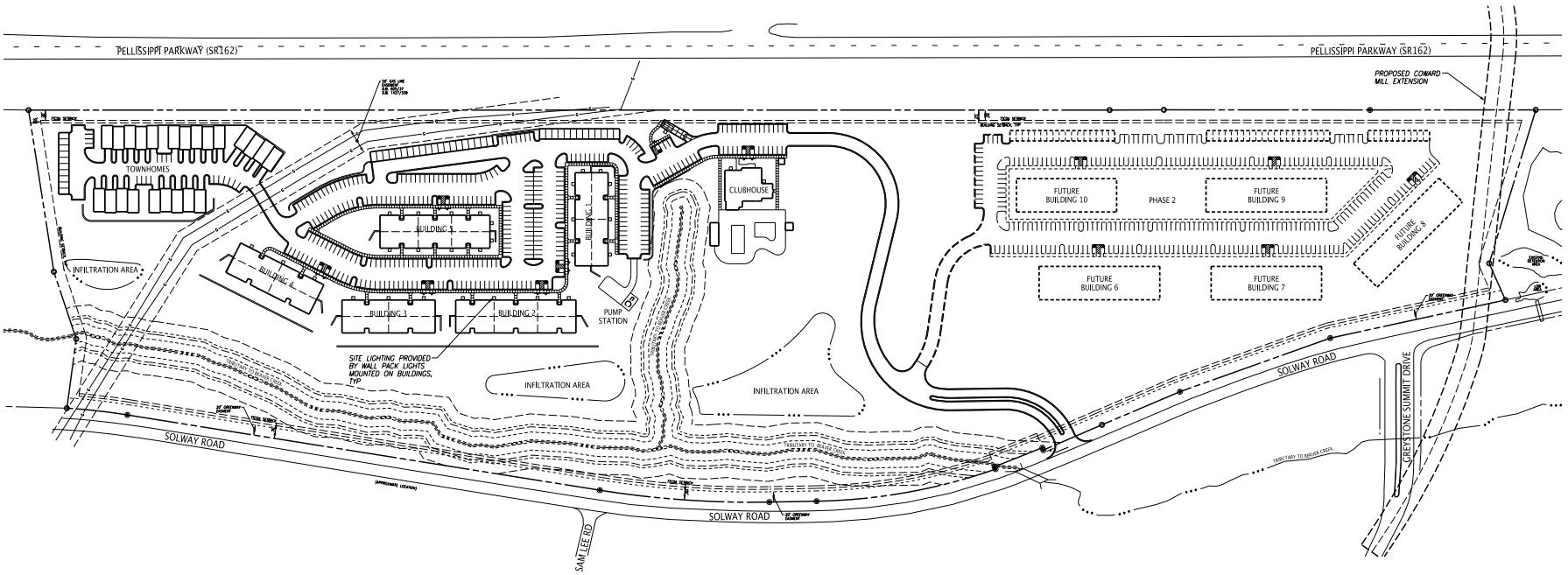
INSTRUMENT NORTH

0 100 200

SCALE: 1" = 100'

NOTES:

1. TTCDA FILE NUMBER 6-B-20-TOB



6-B-20-TOB
Revised: 5/29/2020

FULGHUM MACINDOE & ASSOCIATES, INC.
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OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY NOT FOR CONSTRUCTION

SOLWAY ROAD APARTMENTS
SOLWAY ROAD
KNOXVILLE, TENNESSEE 37931

BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

TTCDA SITE PLAN

No.	Revision/Issue	Date
1	ISSUED FOR REVIEW	05/29/20

PROJ. MGR. WCF | DESIGNED BY CHG | DRAWN BY HNJ

Project 592.004
Date 04/01/20
Scale 1"=100'
Sheet C1A

File Name: J:\592\592.004\DWGS\592004c001A.dgn
Plot Date: 5/29/2020

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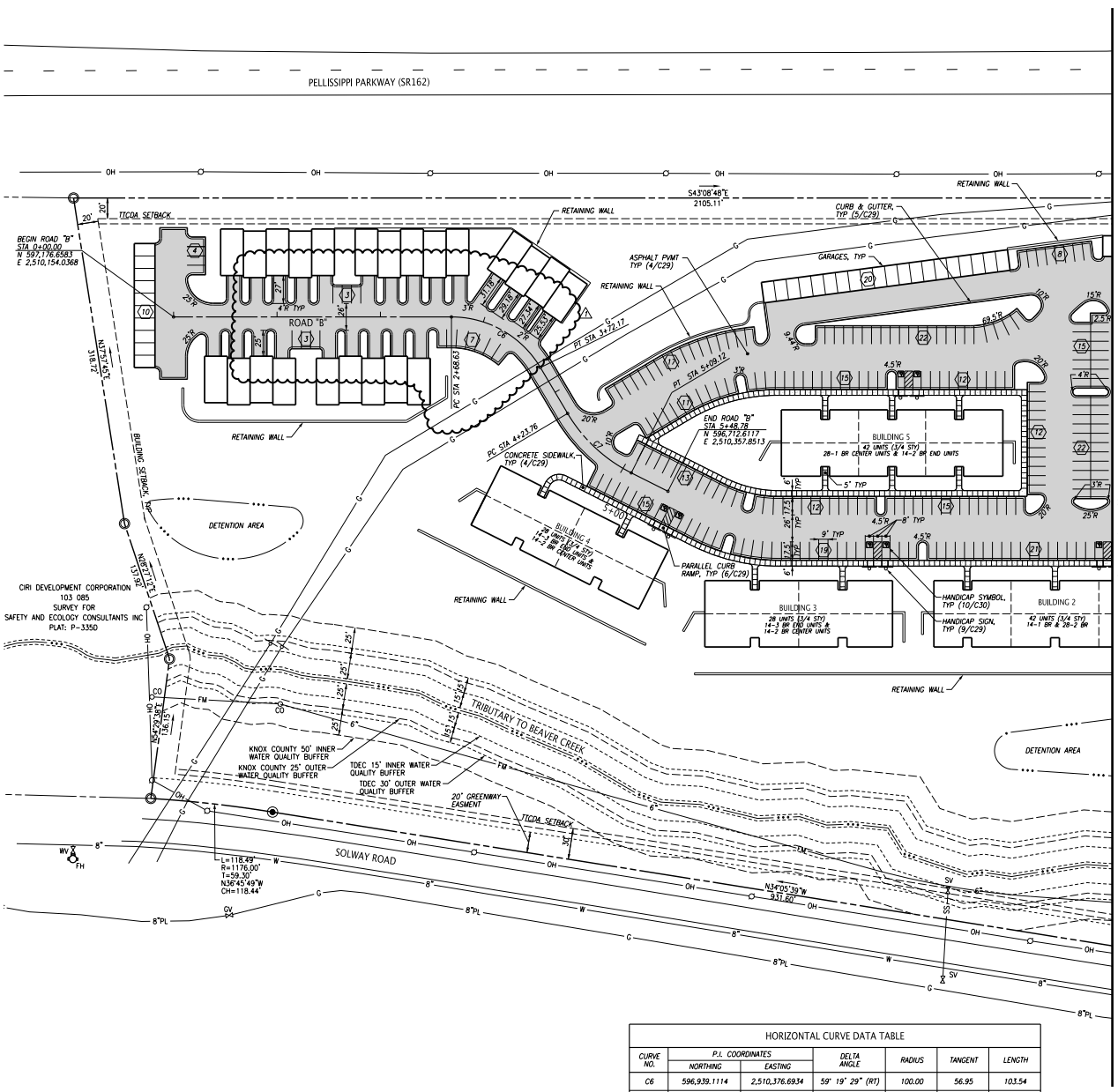

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C6	596,939.1114	2,510,376.6934	59° 19' 29" (RT)	100.00	56.95	103.54
C7	596,792.7372	2,510,334.2290	32° 36' 15" (LT)	150.00	85.36	43.87

NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC. DATED MAY 29, 2019.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. PROPERTY CONCERNED REFLECTS PARCEL 103 086 & 103 09601 AS SHOWN IN KNOX COUNTY CLT MAP 103. ZONING FOR THE PROPERTY IS OR/TO OFFICE, MEDICAL AND RELATED SERVICES ZONE & TECHNOLOGY PARK OVERLAY DISTRICT.
   TOTAL AREA = ±40.86 AC.
   TOTAL DISTURBED AREA = ±28.36 AC.
   OWNER: BALL HOMES, LLC
   3609 WALDON DR
   LEXINGTON, KY 40517
7. BUILDING SETBACKS ARE 25-FT. IN FRONT, 15-FT. ON SIDE AND 20-FT. REAR. TTCDA SETBACKS ARE 30-FT. IN FRONT, 20-FT. ON SIDE AND 20-FT. ON REAR.
8. RETAINING WALLS TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT. REFER TO VENDOR'S PLANS FOR RETAINING WALL AND RAILING DETAILS. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT EQUAL OR EXCEED 30 INCHES.
9. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.
10. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

PARKING SUMMARY

REQUIRED PARKING (168 UNITS)

20 UNITS @ 1.5 SP/UNIT =	30
22 1-BR UNITS @ 1 SP/UNIT =	22
126 2/3-BR UNITS @ 1.5 SP/UNIT=	189
TOTAL REQUIRED PARKING =	241 SPACES
MAXIMUM ALLOWABLE PARKING =	422 SPACES

TOTAL PARKING PROVIDED

STANDARD SPACES (9'x18')	301
GARAGES	33
HANDICAP (VAN) SPACES	11
TOTAL	345 SPACES

UNIT MIX

PHASE	BLDG. NO.	UNIT TYPES			
		1 BR UNITS	2 BR UNITS	3 BR UNITS	TOTAL UNITS
1	1	0	14	14	28
	2	14	28	0	42
	3	0	14	14	28
	4	0	14	14	28
	5	28	14	0	42
	TOWNHOMES	0	23	0	23
	TOTALS*	42	107	42	191

6-B-20-TOB
Revised: 5/29/2020

LEGEND:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED BUILDING SETBACK
- (9) NUMBER OF PARKING SPACES
- (1/C2) DETAIL REF. (DETAIL NO./SHT. NO.)
- TYP TYPICAL
- KNOX COUNTY STREAM BUFFER
- TDEC STREAM BUFFER

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5/27/20

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LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

LAYOUT AND PAVING PLAN

No.	Revision/Issue	Date
1	REVISED TO ADD TOWNHOME PARKING	05/29/20
2	ISSUED FOR CONSTRUCTION	04/01/20

PROJ. MGR. MCF | DESIGNED BY CHG | DRAWN BY HNJ

Project 592.004
Date 04/01/20
Scale 1"=50'
Sheet C2

File Name: J:\592\592.004\LDMCS\592004-002.dgn
Plot Date: 5/29/2020

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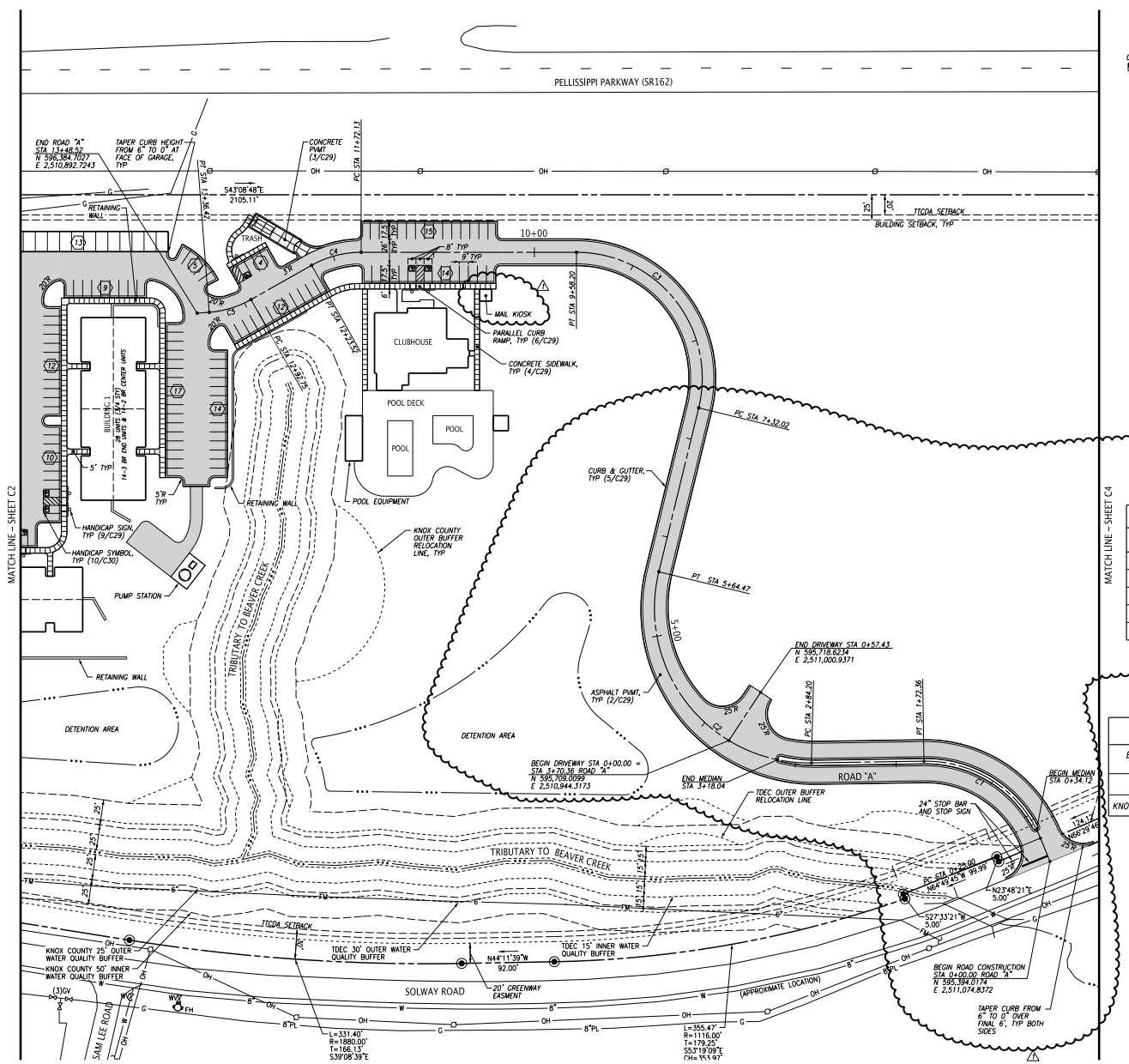

NOTES:

1. SEE SHEET C2 FOR GENERAL NOTES

INSTRUMENT NORTH

0 50 100

SCALE: 1" = 50'

HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.I. COORDINATES NORTHING	P.I. COORDINATES EASTING	DELTA ANGLE	RADIUS	TANGENT	LENGTH
C1	595,493.0792	2,511,120.2419	68°38'33" (LT)	123.00	83.97	147.36
C2	595,776.6669	2,510,846.2106	104°32'34" (RT)	153.61	198.54	198.54
C3	596,035.0585	2,511,303.3757	103°40'17" (LT)	125.00	159.05	226.18
C4	596,326.3603	2,511,030.3338	29°26'44" (LT)	100.00	26.28	51.39
C5	596,361.5709	2,510,918.0291	25°01'25" (RT)	100.00	22.19	43.67

OUTER BUFFER RELOCATION TABLE

BUFFER TYPE	REQUIRED (SF)	ENCROACHED INTO (SF)	PROVIDED BY RELOCATION (SF)	TOTAL PROVIDED (SF)	CHECK
TDEC	140,922	793	874	140,995	141,003>140,922 OK
KNOX COUNTY	234,478	15,260	15,537	234,755	234,755>234,478 OK

LEGEND:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED BUILDING SETBACK
- 9 — NUMBER OF PARKING SPACES
- (1/C2) — DETAIL REF. (DETAIL NO./SHT. NO.)
- TYP — TYPICAL
- KNOX COUNTY STREAM BUFFER
- TDEC STREAM BUFFER
- BUFFER RELOCATION

6-B-20-TOB

Revised: 5/29/2020

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CHRISTOPHER A. CAMPBELL — 115 — REGISTERED ENGINEER — STATE OF TENNESSEE — 5/27/20

SOLWAY ROAD APARTMENTS
SOLWAY ROAD
KNOXVILLE, TENNESSEE 37931

BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

LAYOUT AND PAVING PLAN

No.	Revision/Issue	Date	DRAWN BY	CHK'D	DESIGNED BY	PROJ. MGR.
1	REVISED ENTRANCE DRIVE	05/29/20	HNJ			
2	ISSUED FOR CONSTRUCTION	04/01/20				

Project 592.004
Date 04/01/20
Scale 1"=50'
Sheet C3

File Name: J:\592\592.004\LDMC\LSA2004-003.dgn
Plot Date: 5/29/2020

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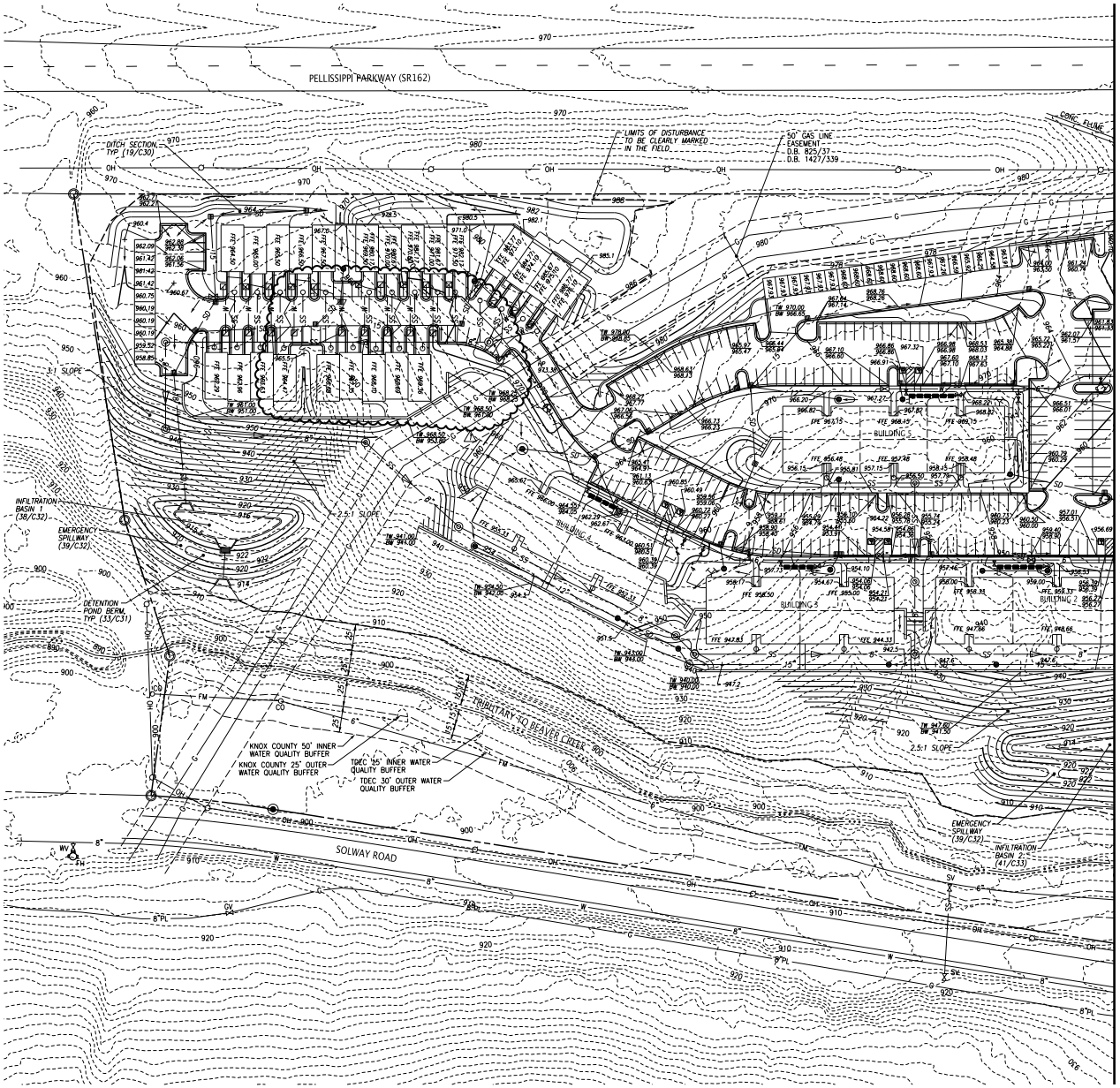

INSTRUMENT NORTH

0 50 100

SCALE: 1" = 50'

GRADING NOTES:

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KGIS MAPS.
2. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2-FT. INTERVALS.
3. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
4. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
5. ALL TREES STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW SUBGRADE.
6. STRIP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARLY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
7. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK USING A CRISS-CROSS PATTERN (4 PASSES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
8. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL. TDOT NO. 57, OR TDOT NO. 67 STONE.
9. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
10. FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
11. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT, EXPANSIVE SOILS AND SOILS CLASSIFIED PT, OH, AND OL. LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
12. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS, UNLESS NOTED OTHERWISE, COMPACT EACH LAYER TO AT LEAST 98% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
13. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
14. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
15. NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
16. PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
17. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS. ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
18. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1', UNPAVED AREAS 0.1', SIDEWALKS 0.10', PAVEMENTS 0.04', AND BUILDINGS 0.04'.
19. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
20. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

ENBRIDGE GAS UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ENBRIDGE GAS PIPELINE INTEGRITY GROUP PRIOR TO BEGINNING CONSTRUCTION WITHIN ENBRIDGE'S GAS UTILITY RIGHT-OF-WAY. EXISTING GAS UTILITY SHALL BE FIELD LOCATED, POTHOLED, AND CLEARLY MARKED IN THE FIELD. CONTACT: JOE HERBERT 865.539.3293 JOE.HERBERT@ENBRIDGE.COM

LEGEND:

1020	PROPOSED CONTOUR
1022	EXISTING CONTOUR
	PROPERTY LINE
+ 19.46	PROPOSED SPOT ELEVATION
	SLOPE ARROW
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
22.18 / 21.68	TOP CURB/TOP PVMT.
TYP	TYPICAL

6-B-20-TOB
Revised: 5/29/2020

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CHRISTOPHER G. HOLT — 128 — REGISTERED — 5/27/20 — PROFESSIONAL ENGINEER — STATE OF TENNESSEE

SOLWAY ROAD APARTMENTS
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GRADING PLAN

No.	Revision/Issue	Date	DESIGNED BY	DRAWN BY	PROJ. MGR.
1	REVISED TOWNHOME GRADING	05/29/20	CHG	HNJ	WCF
2	ISSUED FOR CONSTRUCTION	04/01/20			

Project 592.004
Date 04/01/20
Scale 1"=50'
Sheet C5

File Name: J:\592\592.004\LDWG\L592004c005.dgn
Plot Date: 5/29/2020

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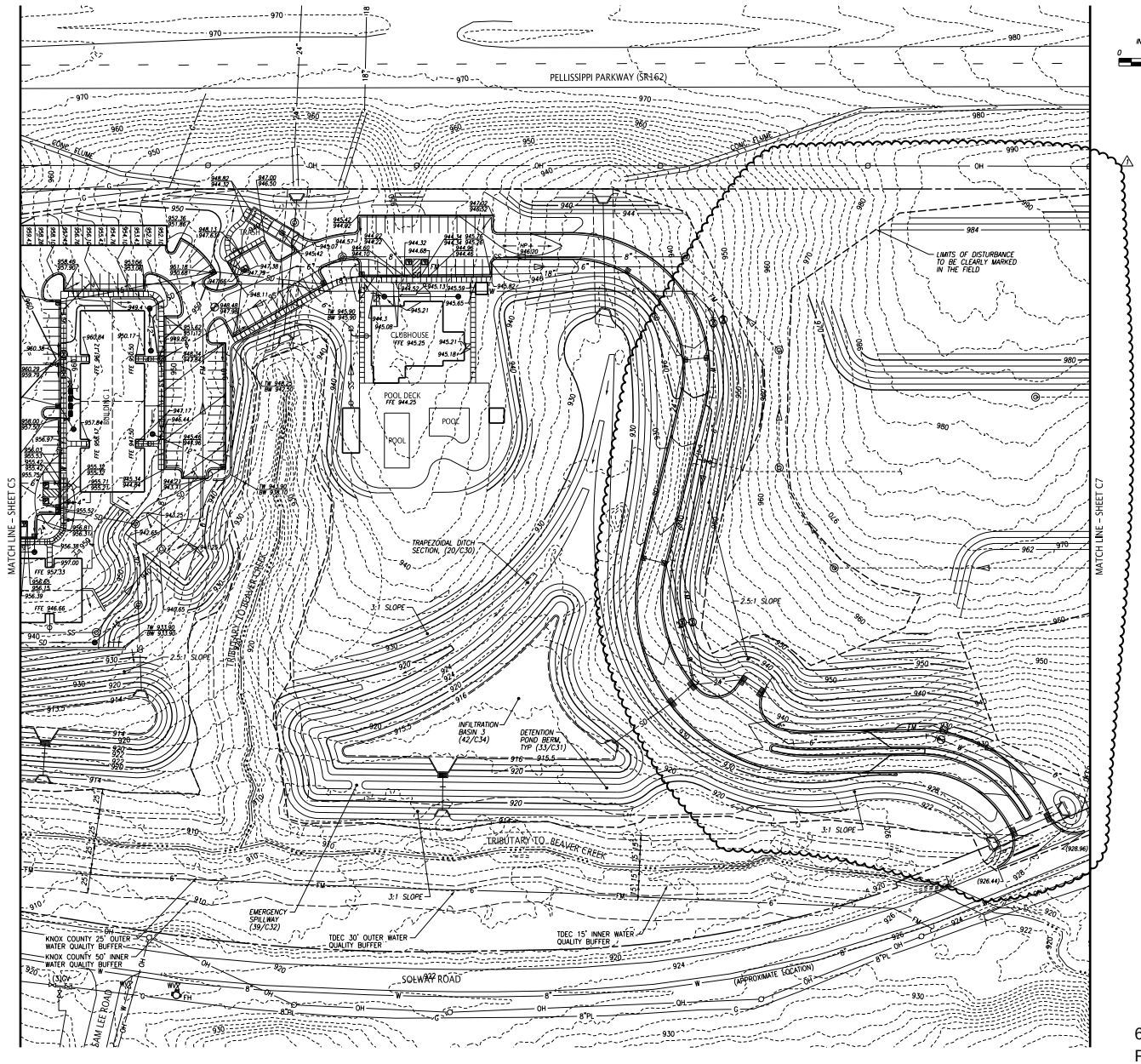


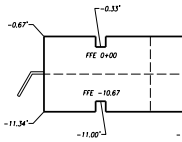
INSTRUMENT NORTH

0 50 100

SCALE: 1" = 50'

GRADING NOTES:

1. SEE SHEET C5 FOR GRADING NOTES.



1 / C6 TYPICAL BUILDING ELEVATIONS
N.T.S.

LEGEND:

1020	PROPOSED CONTOUR
1022	EXISTING CONTOUR
	PROPERTY LINE
+ 19.46	PROPOSED SPOT ELEVATION
	SLOPE ARROW
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
22.18 / 21.68	TOP CURB/TOP PVMT.
TYP	TYPICAL

6-B-20-TOB
Revised: 5/29/2020

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CHRISTOPHER A. GRAY 115.001822 REGISTERED ENGINEER STATE OF TENNESSEE 5/27/20

SOLWAY ROAD APARTMENTS
SOLWAY ROAD
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BALL HOMES, LLC
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LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

GRADING PLAN

No.	Revision/Issue	Date	DRAWN BY	DESIGNED BY	PROJ. MGR.
1	REV-ENTRANCE DRIVE AND PHASE 2 GRADING	05/29/20	HNJ	CHG	WCF
0	ISSUED FOR CONSTRUCTION	04/01/20			

Project 592.004
Date 04/01/20
Scale 1"=50'
Sheet C6

File Name: J:\592\592.004\LDWG\L5X004x056.dgn
Plot Date: 5/29/2020

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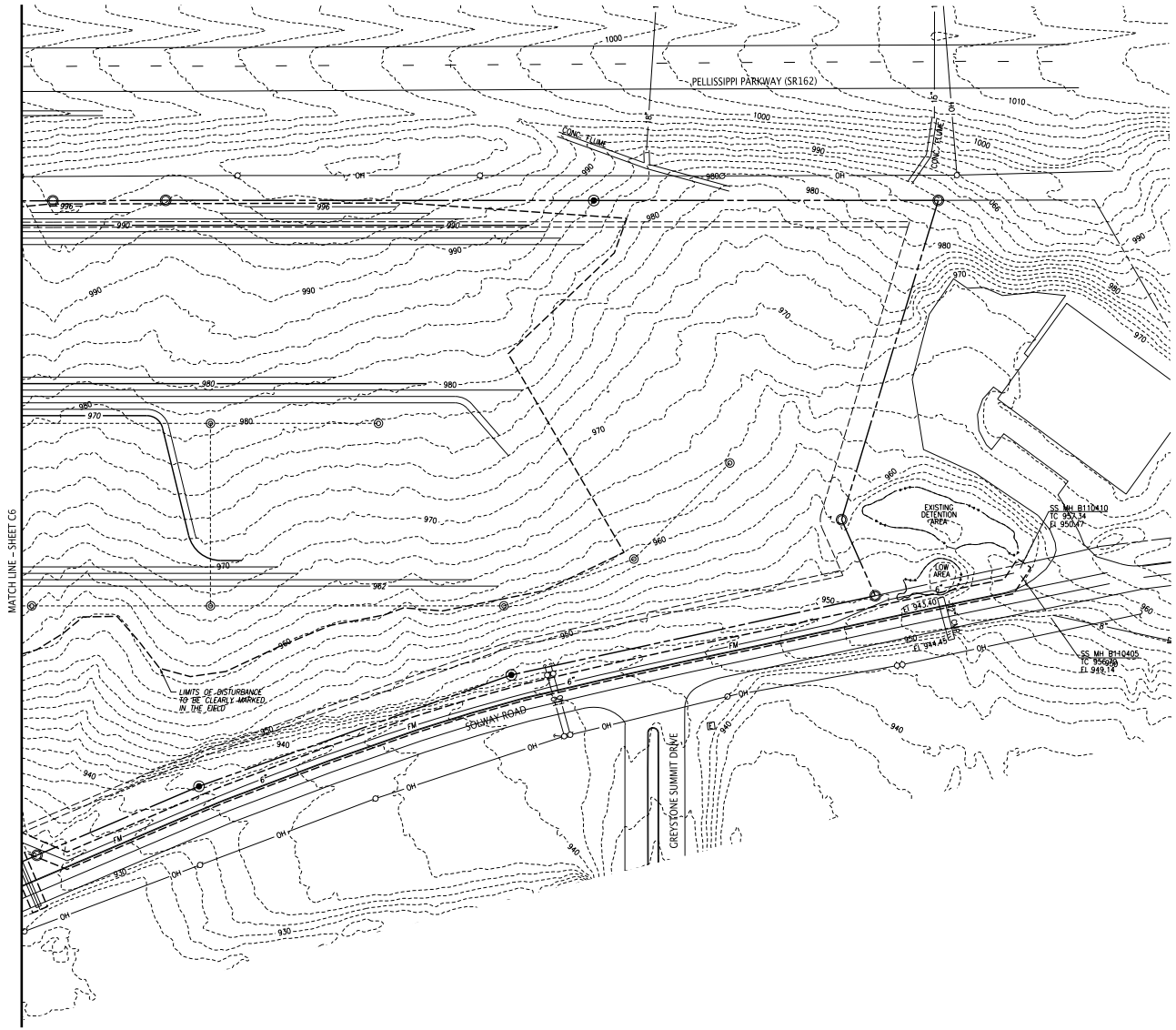

GRADING NOTES:

1. SEE SHEET C5 FOR GRADING NOTES.

6-B-20-TOB
Revised: 5/29/2020

LEGEND:

1020	PROPOSED CONTOUR
1022	EXISTING CONTOUR
	PROPERTY LINE
+ 19.46	PROPOSED SPOT ELEVATION
	SLOPE ARROW
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP	TYPICAL

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5/27/20

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GRADING PLAN

No.	Revision/Issue	Date
1	ISSUED FOR CONSTRUCTION	05/29/20

PROJ. MGR. WCF | DESIGNED BY CHG | DRAWN BY HNJ

Project 592.004
Date 04/01/20
Scale 1"=50'
Sheet C7

File Name: J:\592\592.004\LDWG\L5920046007.dgn
Plot Date: 5/29/2020

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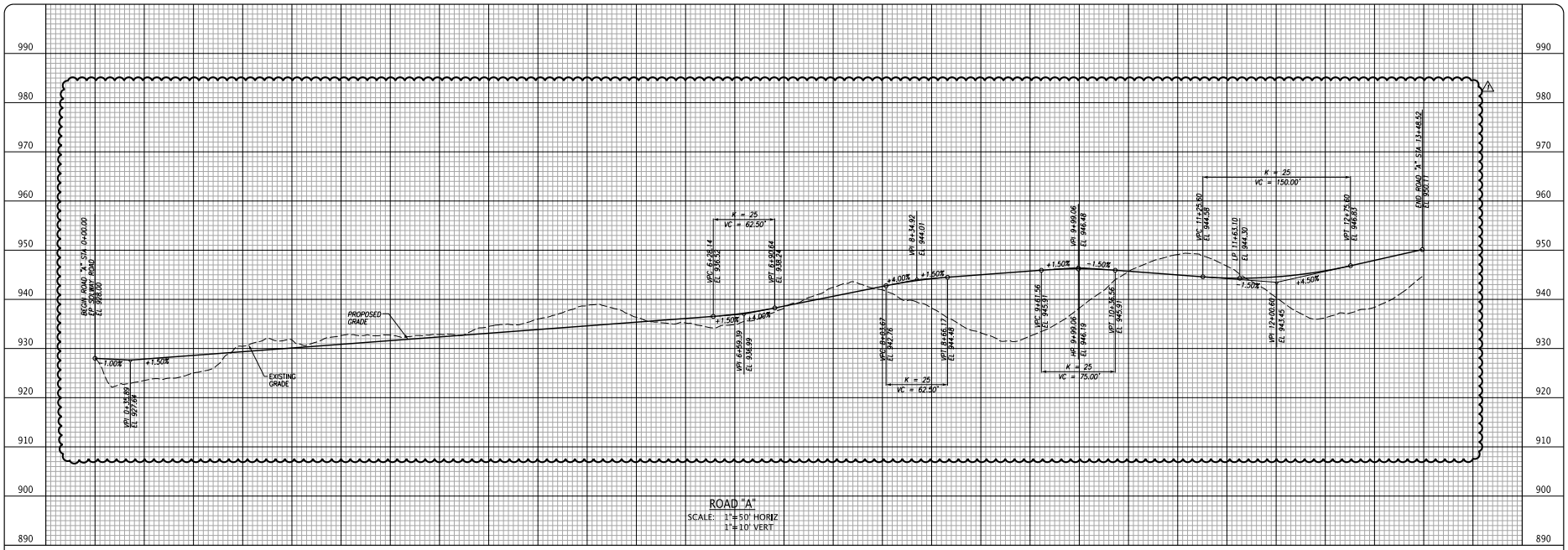
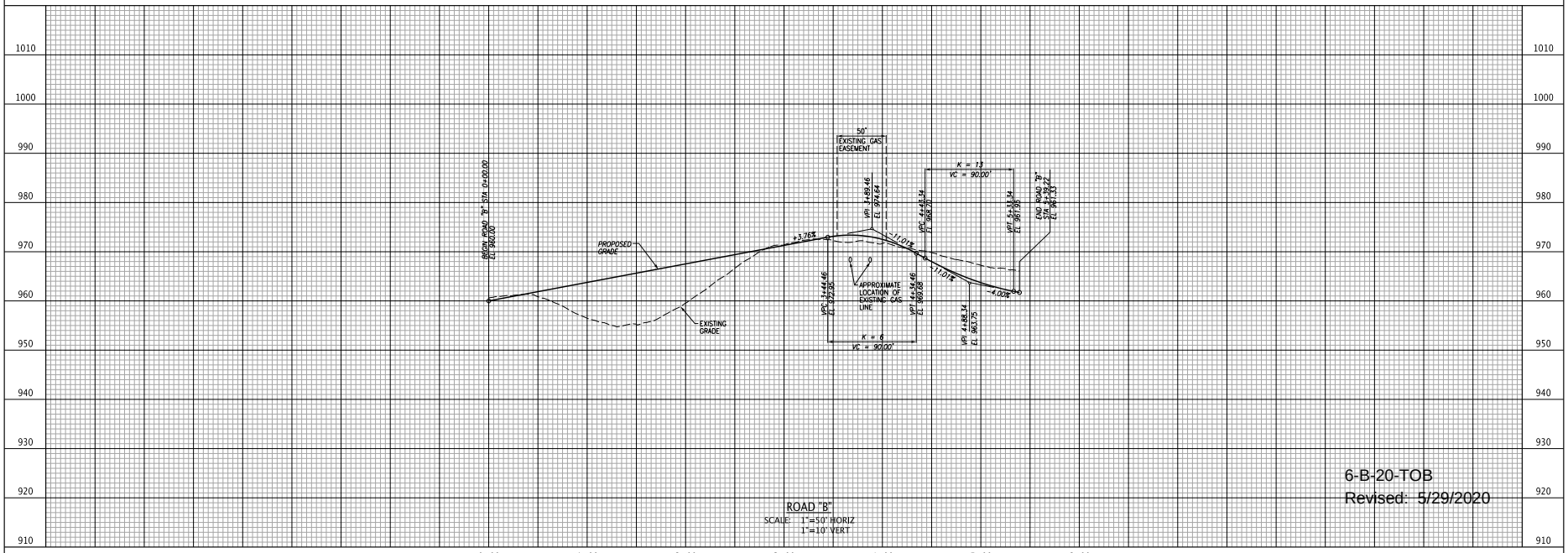


ROAD "A"
SCALE: 1"=50' HORIZ
1"=10' VERT



ROAD "B"
SCALE: 1"=50' HORIZ
1"=10' VERT

6-B-20-TOB
Revised: 5/29/2020

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WILLIAM C. FULGHUM
5/27/20
STATE OF TENNESSEE

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ROAD PROFILES

No.	Revision/Issue	Date
1	REVISED ENTRANCE ROAD PROFILE	05/29/20
2	ISSUED FOR CONSTRUCTION	04/01/20

PROJ. MGR. WCF | DESIGNED BY CHG | DRAWN BY HNJ

Project 592.004
Date 04/01/20
Scale AS NOTED
Sheet C28

File Name: J:\592\592.004\DWGS\592004c028.dgn
Plot Date: 5/29/2020

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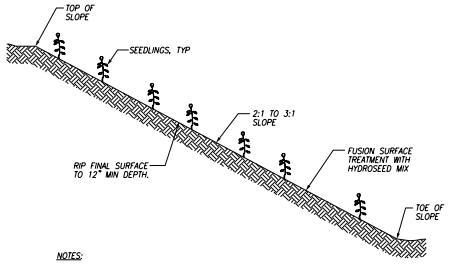
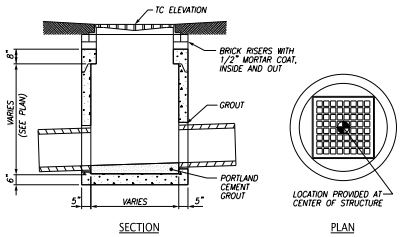


NOTES:

1. SEEDLINGS SHALL BE A MIX OF NORTHERN RED OAK, TULIP POPLAR, RED MAPLE, AND REDBUD. INSTALL ON 12' X 12' GRID OR 300 PER ACRE. PLANTING DATES RANGE FROM DECEMBER TO MID-APRIL.
2. HYDROSEED SLOPE WITH ERNST NC MOUNTAINS UPL MEADOW MIX (ERNMX 303). APPLY 20 LBS/AC. ADD FERTILIZER TO THE HYDROSEED MIX. USE 19-19-19 AND APPLIED AT A RATE OF 400 LBS/AC.
3. APPLY FUSION SURFACE TREATMENT (JEN-HILL CONSTRUCTION MATERIALS) AT A RATE OF 4,500 LBS/AC ALONG WITH THE HYDROSEED MIX. OBTAIN A SOIL SAMPLE TO CONFIRM THE APPLICATION RATE. INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS.
4. PROTECT FINISHED SLOPE FROM BEING DISTURBED.

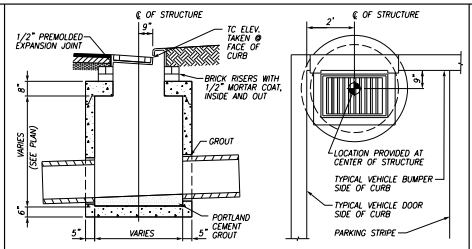
25 / C31 REFORESTATION NTS



NOTES:

1. AREA DRAINS SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C478 OR C913 (LATEST REVISION). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE. THE OPENING IN THE STRUCTURE TOP SHALL NOT BE LESS THAN THE GRATE DIMENSIONS.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. LOCATION AND TC ELEVATIONS GIVEN AT CENTER OF THE STRUCTURE.
4. FRAME AND GRATE SHALL BE EJ USA INCORPORATED MODEL NO. V-5630 OR EQUAL. THE GRATE SHALL BE STAMPED WITH "DUMP NO WASTE... DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
5. SHIM THE FRAME TO MATCH THE CROSS SLOPE AND GUTTER LINE SLOPES OF THE PAVEMENT.

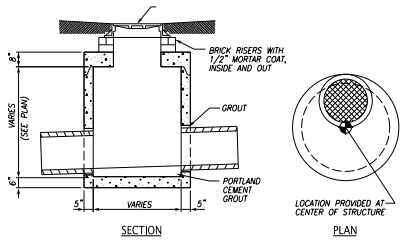
26 / C31 AREA DRAIN NTS



NOTES:

1. CATCH BASINS SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C478 OR C913 (LATEST REVISION). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE. THE OPENING IN THE STRUCTURE TOP SHALL NOT BE LESS THAN THE GRATE DIMENSIONS.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. CATCH BASIN FRAME AND GRATE SHALL BE EJ USA INC. NO. 7510, TYPE M3, T1 BACK OR EQUAL. THE GRATE AND CURB BACKS SHALL BE STAMPED WITH "DUMP NO WASTE... DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
4. SHIM THE FRAME TO MATCH THE CROSS SLOPE AND GUTTER LINE SLOPES OF THE PAVEMENT.

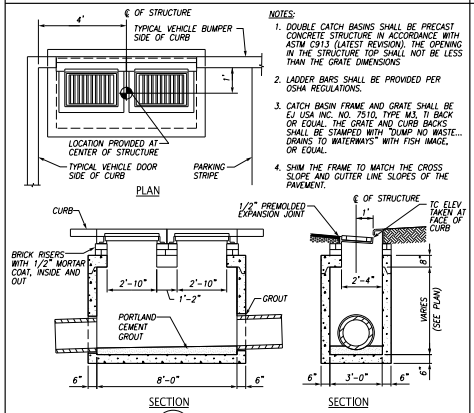
27 / C31 SINGLE CATCH BASIN NTS



NOTES:

1. MANHOLES SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C478 OR C913 (LATEST REVISION). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE. THE OPENING IN THE STRUCTURE TOP SHALL NOT BE LESS THAN THE GRATE DIMENSIONS.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. LOCATION AND TC ELEVATIONS GIVEN AT CENTER OF THE STRUCTURE.
4. TYPE A SOLID COVER OR EQUAL. THE COVER SHALL BE STAMPED WITH "STORM SEWER" AND "DUMP NO WASTE....DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
5. ADJUST ALL SIDES OF THE FRAME AND COVER TO MATCH PAVEMENT CROSS SLOPE AND LONGITUDINAL SLOPE OR FLUSH WITH FINISHED GRADE.

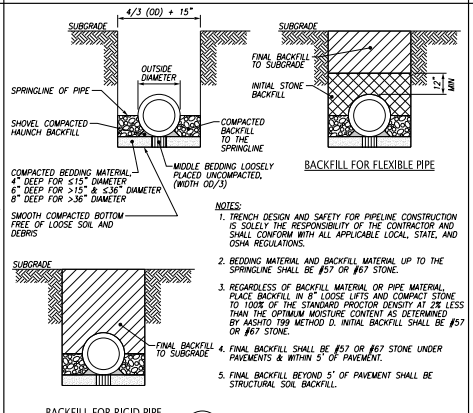
28 / C31 STORM DRAIN MANHOLE NTS



NOTES:

1. DOUBLE CATCH BASINS SHALL BE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C913 (LATEST REVISION). THE OPENING IN THE STRUCTURE TOP SHALL NOT BE LESS THAN THE GRATE DIMENSIONS
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. CATCH BASIN FRAME AND GRATE SHALL BE EJ USA INC. NO. 7510, TYPE M3, TI BACK OR EQUAL. THE GRATE AND CURB BACKS SHALL BE STAMPED WITH "DUMP NO WASTE... DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
4. SHIM THE FRAME TO MATCH THE CROSS SLOPE AND GUTTER LINE SLOPES OF THE PAVEMENT.

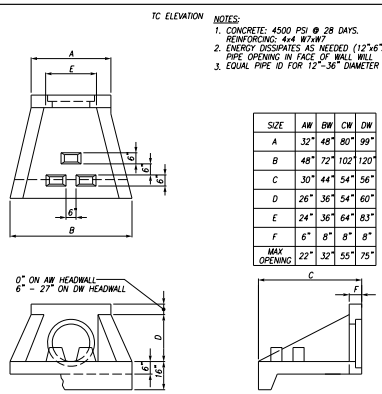
29 / C31 DOUBLE CATCH BASIN NTS



NOTES:

1. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
2. BEDDING MATERIAL AND BACKFILL MATERIAL UP TO THE SPRINGLINE SHALL BE #57 OR #67 STONE.
3. REGARDLESS OF BACKFILL MATERIAL OR PIPE MATERIAL, PLACE BACKFILL IN 8" LOOSE LIFTS AND COMPACT STONE TO 100% OF THE STANDARD PROCTOR DENSITY AT 2% LESS THAN THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99 METHOD D. INITIAL BACKFILL SHALL BE #57 OR #67 STONE.
4. FINAL BACKFILL SHALL BE #57 OR #67 STONE UNDER PAVEMENTS & WITHIN 5' OF PAVEMENT.
5. FINAL BACKFILL BEYOND 5' OF PAVEMENT SHALL BE STRUCTURAL SOIL BACKFILL.

30 / C31 STORM PIPE TRENCH NTS

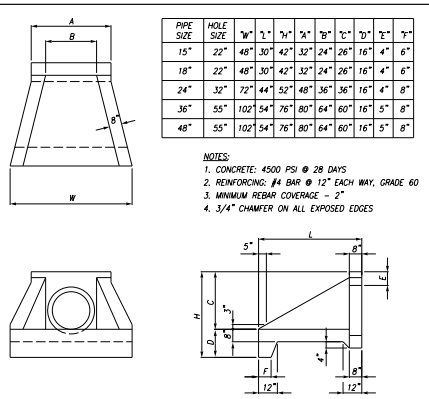


NOTES:

1. CONCRETE: 4500 PSI @ 28 DAYS. REINFORCING: 4x4 W7xW7
2. ENERGY DISSIPATES AS NEEDED (12"x6"x12") PIPE OPENING IN FACE OF WALL WALL
3. EQUAL PIPE ID FOR 12"-36" DIAMETER PIPE

SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX OPENING	22"	32"	55"	75"

31 / C31 PRECAST CONCRETE HEADWALL W/DISSIPATORS NTS

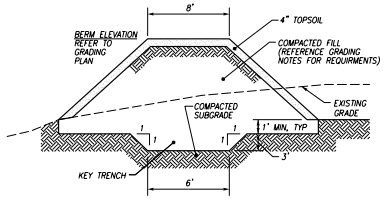


PIPE SIZE	HOLE SIZE	"W"	"L"	"H"	"A"	"B"	"C"	"D"	"E"	"F"
15"	22"	48"	30"	42"	32"	24"	26"	16"	4"	6"
18"	22"	48"	30"	42"	32"	24"	26"	16"	4"	6"
24"	32"	72"	44"	52"	48"	36"	36"	16"	4"	8"
36"	55"	102"	54"	76"	80"	64"	60"	16"	5"	8"
48"	55"	102"	54"	76"	80"	64"	60"	16"	5"	8"

NOTES:

1. CONCRETE: 4500 PSI @ 28 DAYS
2. REINFORCING: #4 BAR @ 12" EACH WAY, GRADE 60
3. MINIMUM REBAR COVERAGE - 2"
4. 3/4" CHAMFER ON ALL EXPOSED EDGES

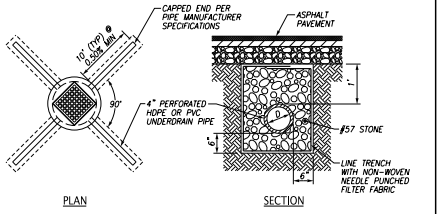
32 / C31 PRECAST CONCRETE HEADWALL NTS



NOTES:

1. CONSTRUCT/INSTALL ANTI-SEEP COLLARS (REFER TO DETAIL) ON ALL PIPES THAT GO THROUGH THE BERM.
2. NO TRENCH EXCAVATION THROUGH BERM.

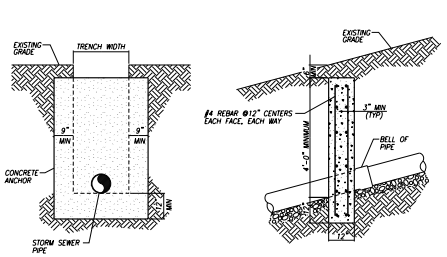
33 / C31 DETENTION POND BERM NTS



NOTES:

1. BLEEDER DRAINS ARE REQUIRED FOR ALL NEW STORM STRUCTURES LOCATED IN PAVED AREAS.
2. FOR CONNECTIONS TO CATCH BASINS, BLEEDER DRAINS ARE NOT REQUIRED TO EXTEND INTO GRASSED AREAS BEHIND THE CURB.
3. FOR CONNECTIONS TO AREA DRAINS, BLEEDER DRAINS ARE REQUIRED FOR ALL FOUR DIRECTIONS.
4. LENGTH OF BLEEDER DRAIN MAY BE REDUCED IN THE DOWNHILL DIRECTION IN ORDER TO MAINTAIN MIN. COVER.
5. INSTALL PRIOR TO PLACING BASE STONE FOR THE ASPHALT PAVEMENT.

34 / C31 BLEEDER DRAINS NTS



NOTES:

1. INSTALL ANCHORS AT 36' CENTER TO CENTER ON GRADES BETWEEN 18% AND 25%.
2. INSTALL ANCHORS AT 24' CENTER TO CENTER ON GRADES BETWEEN 25% AND 35%.
3. INSTALL ANCHORS AT 16' CENTER TO CENTER ON GRADES BETWEEN 35% AND OVER.

35 / C31 CONCRETE ANCHOR DETAIL NTS

6-B-20-TOB
Revised: 5/29/2020

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TELEPHONE NO.: 859.268.1191

DETAILS

No.	Revision/Issue	Date	DRAWN BY	DESIGNED BY	PROJ. MGR.
1	ISSUED FOR CONSTRUCTION	04/01/20	HNJ	CHG	WCF

Project 592.004
Date 04/01/20
Scale NTS
Sheet C31

File Name: J:\592\592.004\LDMC\592004c031.dgn
Plot Date: 4/1/2020

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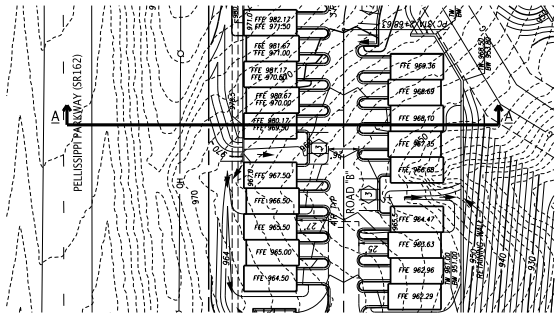
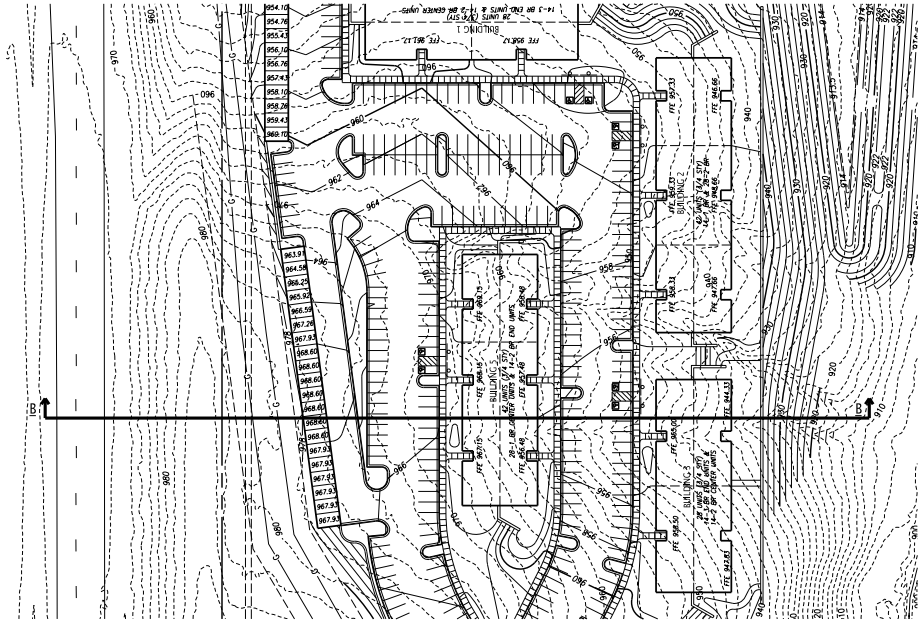
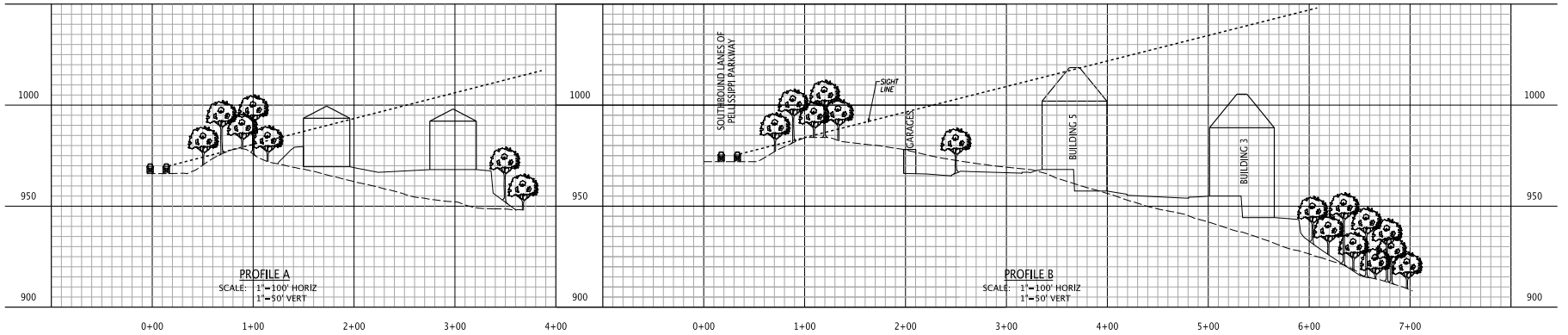




INSTRUMENT NORTH

0 50 100

SCALE: 1" = 50'



6-B-20-TOB
Revised: 5/29/2020

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PRELIMINARY NOT FOR CONSTRUCTION

SOLWAY ROAD APARTMENTS
SOLWAY ROAD
KNOXVILLE, TENNESSEE 37931

BALL HOMES, LLC
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CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

SIGHT LINE PROFILE

No.	Revision/Issue	Date
1	ISSUED FOR REVIEW	05/29/20

PROJ. MGR. WCF | DESIGNED BY CHG | DRAWN BY HNJ

Project 592.004
Date 04/01/20
Scale 1"=50'
Sheet

File Name: J:\592\592.004\(DWGS)\Temp\Solway CrossSection.dgn
Plot Date: 5/29/2020

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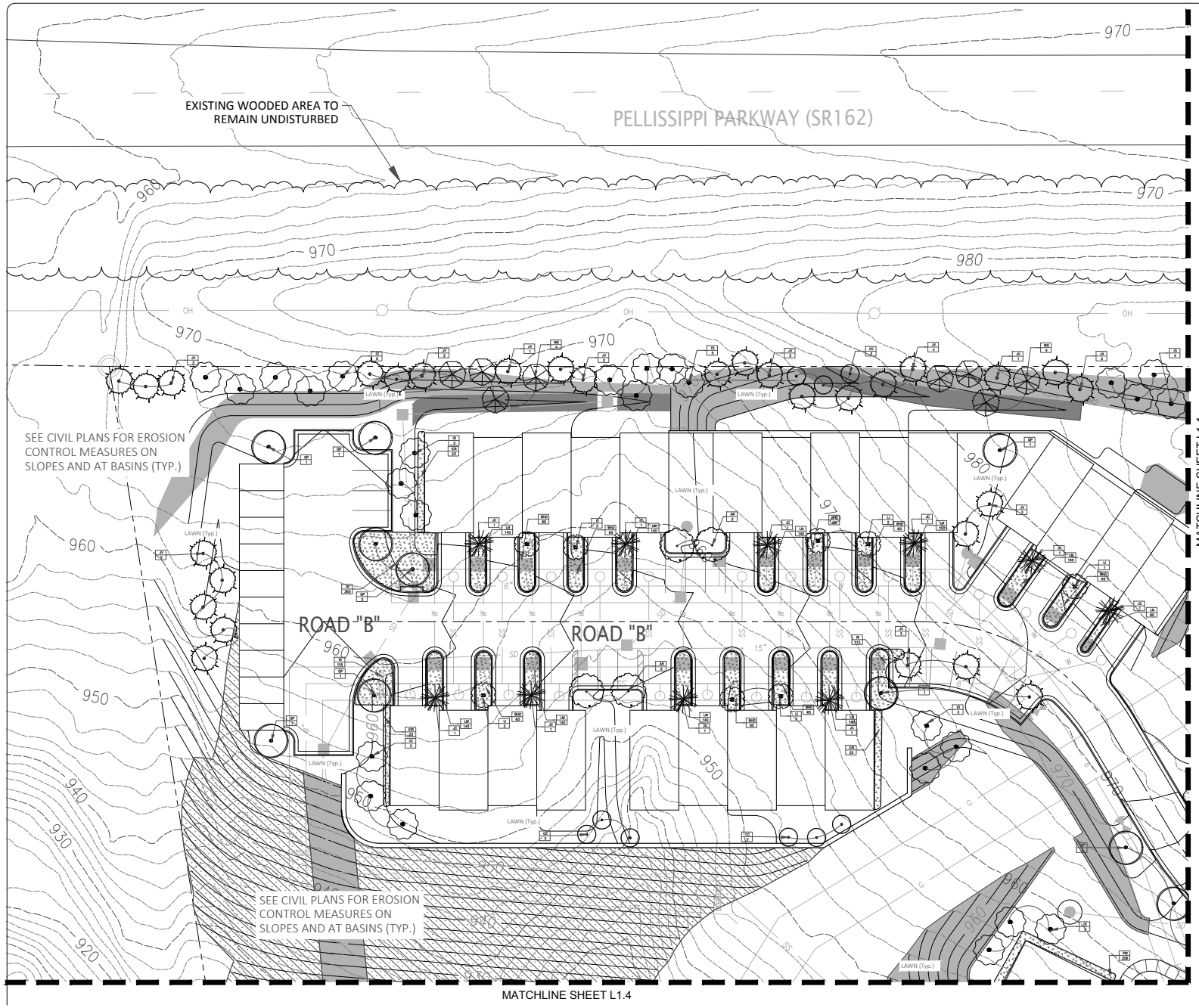

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

CANOPY / SHADE TREES:

- QP - Quercus phellos / Willow Oak
- AR - Acer rubrum / Red Maple
- Quercus lyrata / Overcup Oak
- UP - Ulmus parvifolia / Chinese Elm

MEDIUM TREES:

- IO - Ilex opaca / American Holly
- MG - Magnolia grandiflora / Southern Magnolia
- JV - Juniperus virginiana / Eastern Red Cedar

ORNAMENTAL (SMALL) TREES:

- CC - Cercis canadensis / Eastern Red Bud
- LI - Lagerstroemia indica / Crepe Myrtle "Natchez" (white)
- JC - Juniper c. hetzi columnaris / Juniper "Hetzi" Columnar

6-B-20-TOB
Revised: 5/29/2020

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TELEPHONE NO.: 859.268.1191

IBI PLACEMAKING

No.	Revision/Issue	Date
	TTCDA SUBMITTAL	05/04/20
	TTCDA SUBMITTAL	05/29/20

PROJ. MGR. WCF
DESIGNED BY CHG
DRAWN BY HNJ

Project 592.004
Date 05/29/20
Scale 1" = 20'-0"

Sheet LANDSCAPE PLAN
L1.0

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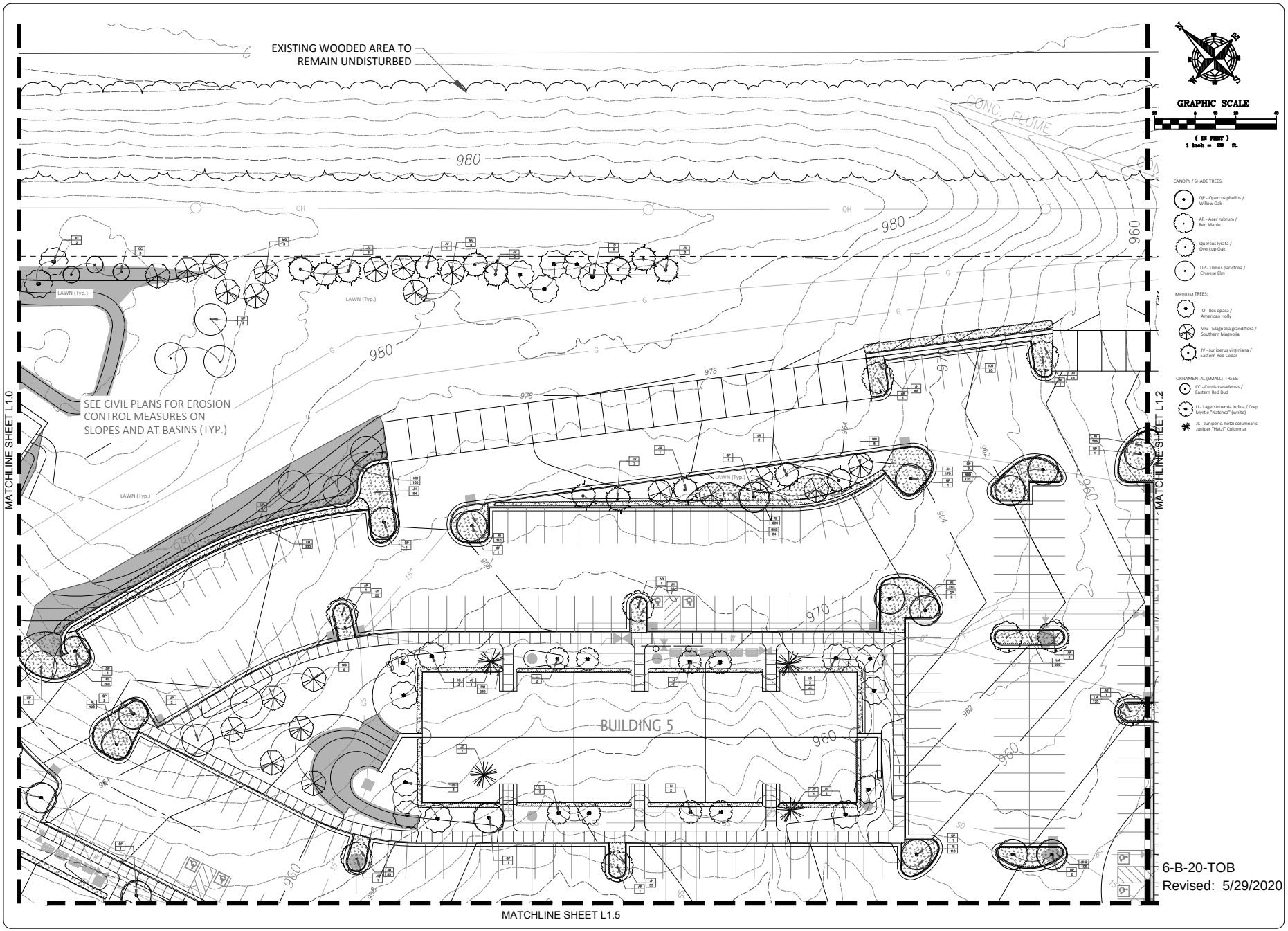

6-B-20-TOB
Revised: 5/29/2020

FULGHUM MACINDOE ASSOCIATES INC.
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SOLWAY ROAD APARTMENTS
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LEXINGTON, KY 40517
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	TTCDA SUBMITTAL	05/04/20

PROJ. MGR. WCF | DESIGNED BY CHG | DRAWN BY HNJ

Project 592.004
Date 05/29/20
Scale 1" = 20'-0"
Sheet LANDSCAPE PLAN
L1.1

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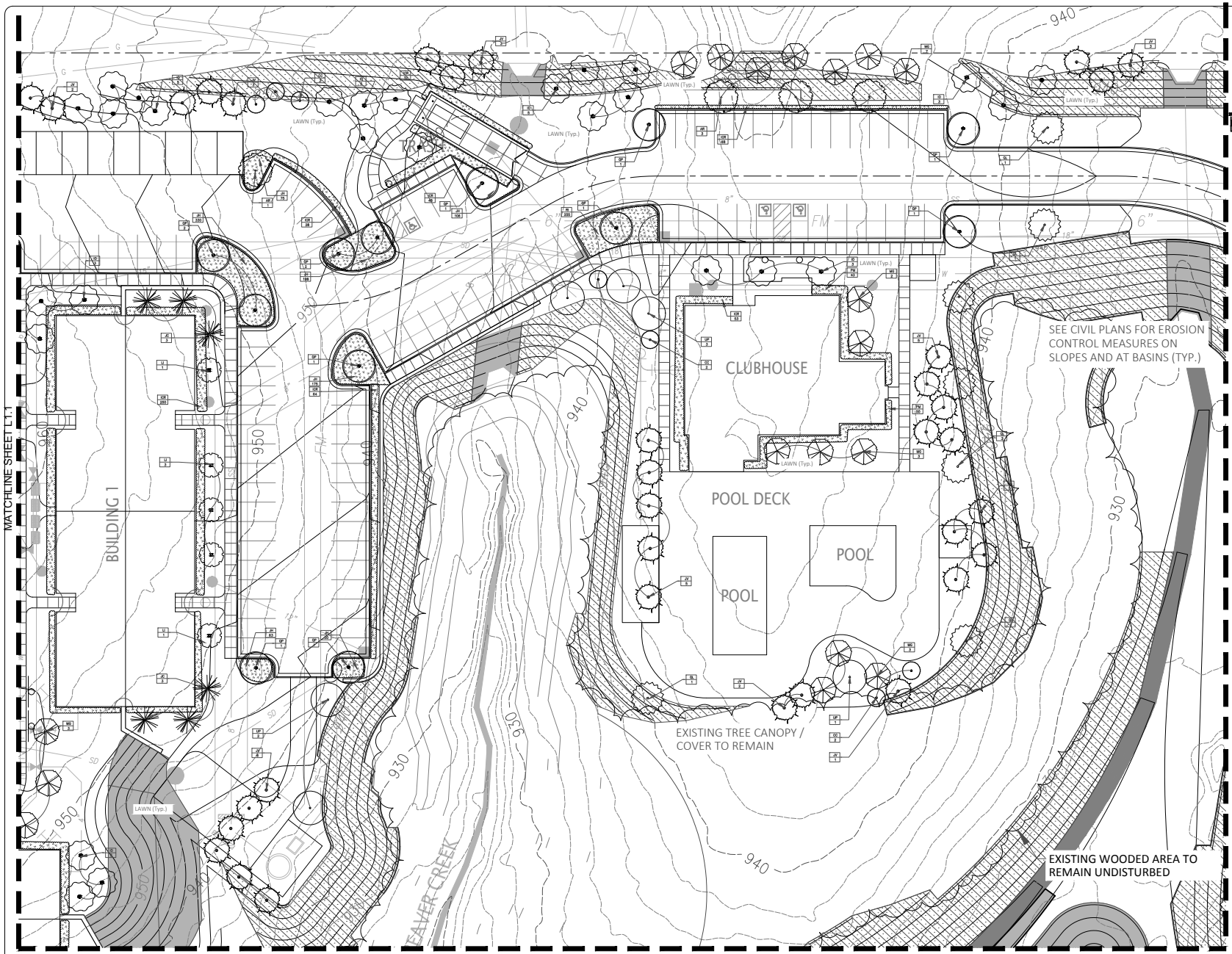

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CANOPY / SHADE TREES:

- QP - Quercus phellos / Willow Oak
- AR - Acer rubrum / Red Maple
- Quercus lyrata / Overcup Oak
- UP - Ulmus parvifolia / Chinese Elm

MEDIUM TREES:

- IO - Ilex opaca / American Holly
- MG - Magnolia grandiflora / Southern Magnolia
- JV - Juniperus virginiana / Eastern Red Cedar

ORNAMENTAL (SMALL) TREES:

- CC - Cercis canadensis / Eastern Red Bud
- LI - Lagerstroemia indica / Crepe Myrtle "Natchez" (white)
- JC - Juniper c. hetzi columnaris / Juniper "Hetzi" Columnar

6-B-20-TOB
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Project 592.004
Date 05/29/20
Scale 1" = 20'-0"
Sheet LANDSCAPE PLAN
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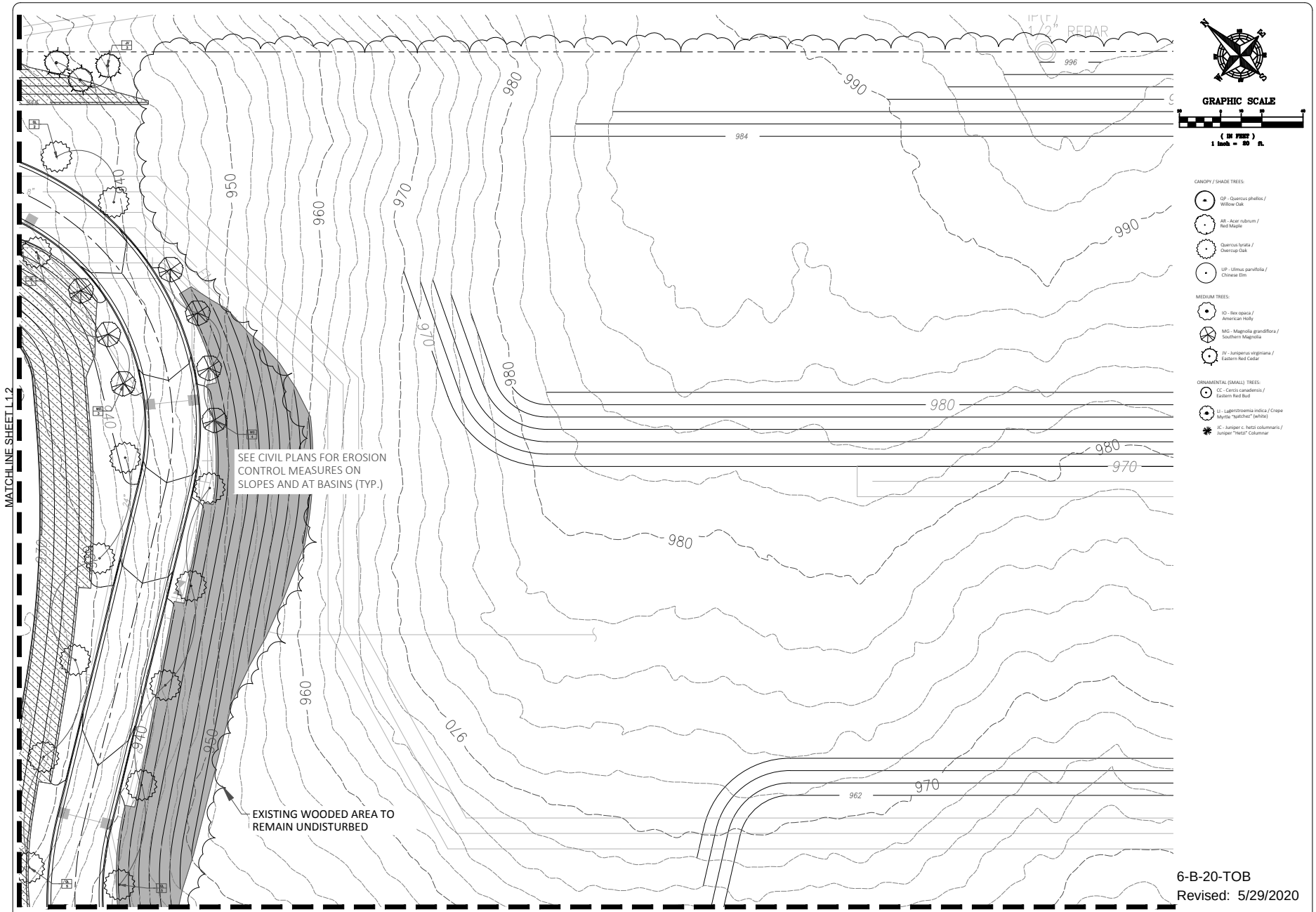

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	TTCDA SUBMITTAL	05/04/20

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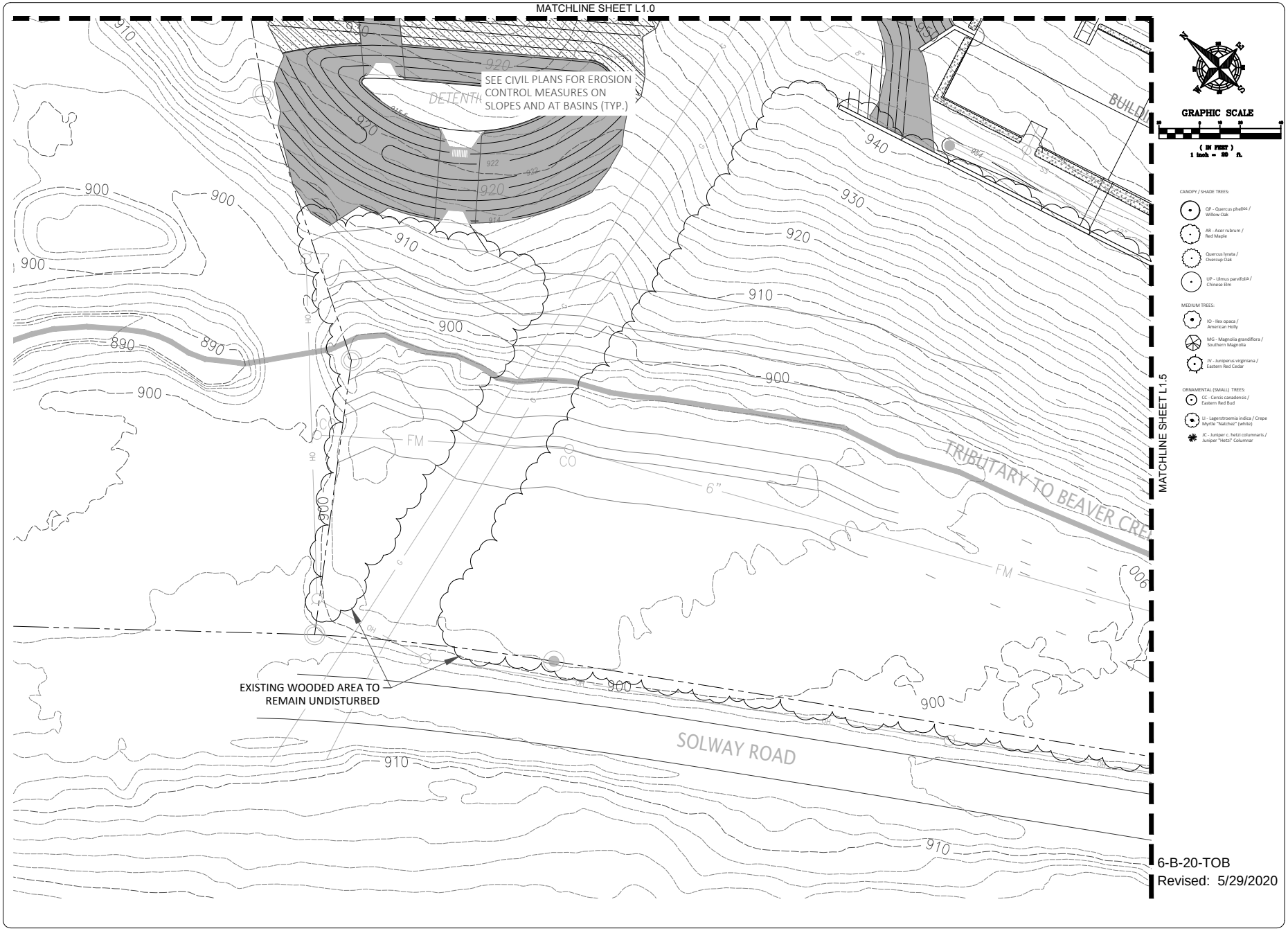
DESIGNED BY CHG
DRAWN BY HNJ

Project 592.004
Date 05/29/20
Scale 1" = 20'-0"
Sheet LANDSCAPE PLAN
L1.3



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	TTCDA SUBMITTAL	05/04/20

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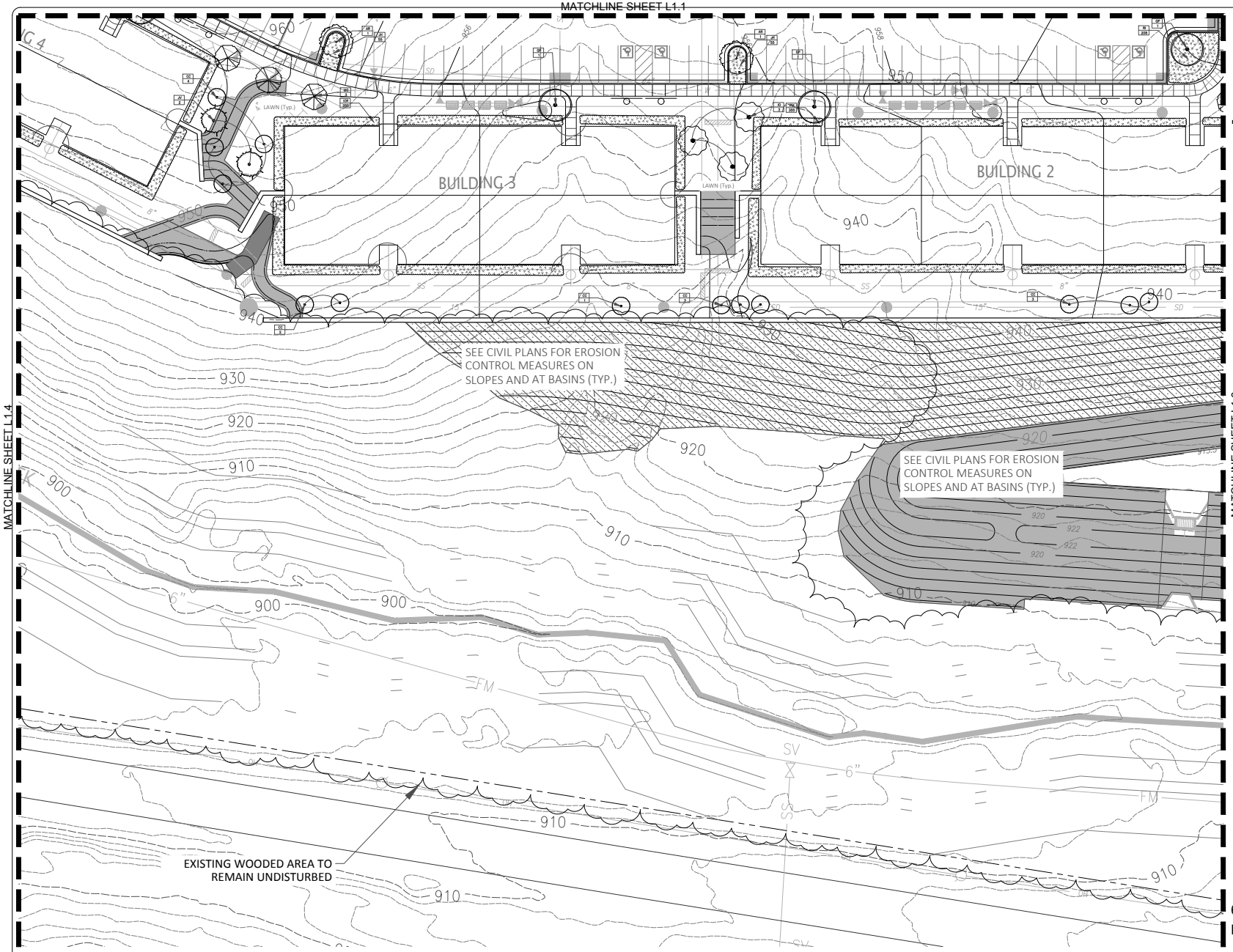
Project 592.004
Date 05/29/20
Scale 1" = 20'-0"
Sheet LANDSCAPE PLAN
L1.4



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PLACEMAKING

No.	Revision/Issue	Date	DRAWN BY	DESIGNED BY	PROJ. MGR.
	TTCDA SUBMITTAL	05/29/20	HNJ	CHG	WCF
	TTCDA SUBMITTAL	05/04/20			

Project	592.004
Date	05/29/20
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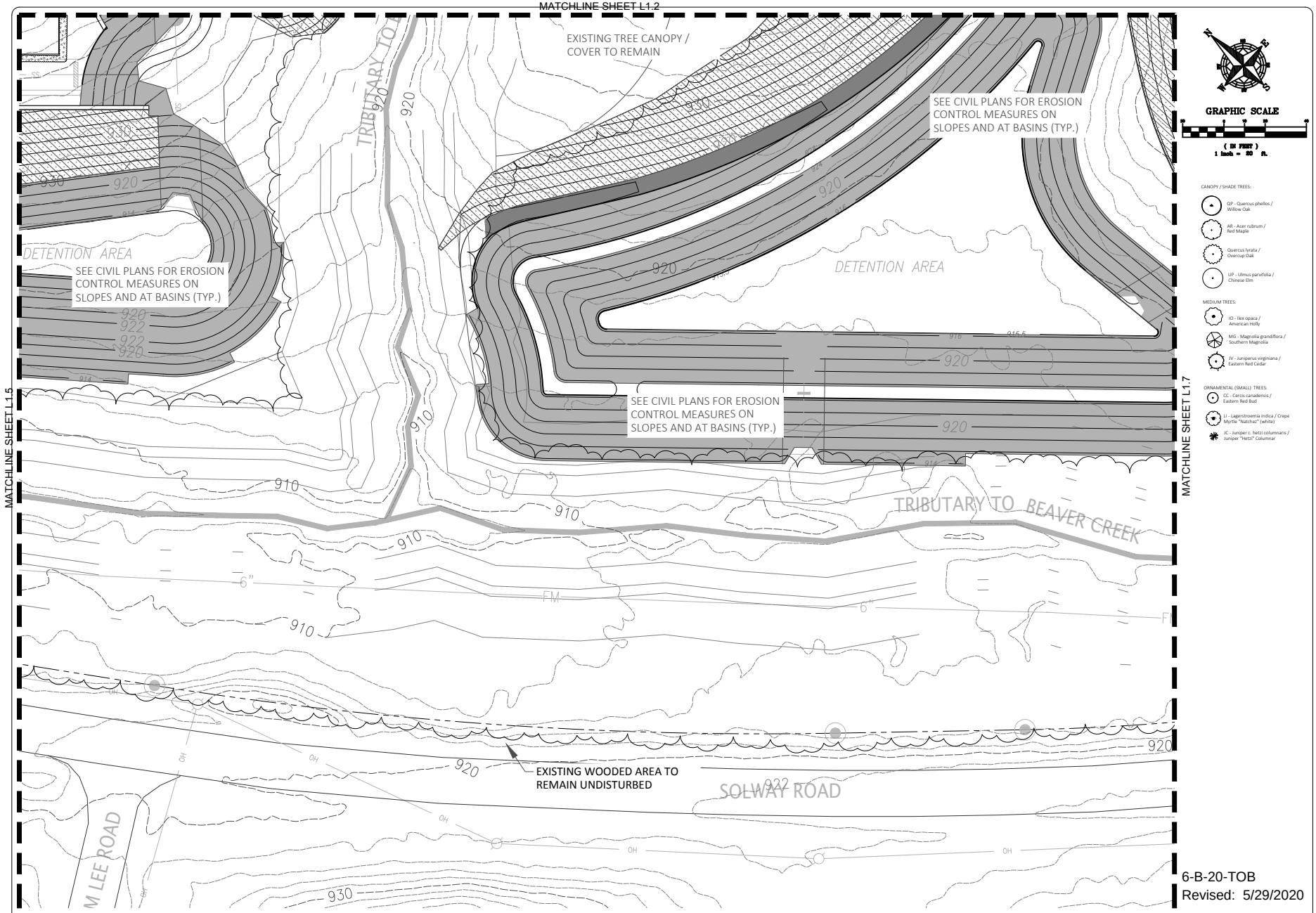
Sheet	LANDSCAPE PLAN
	L1.5



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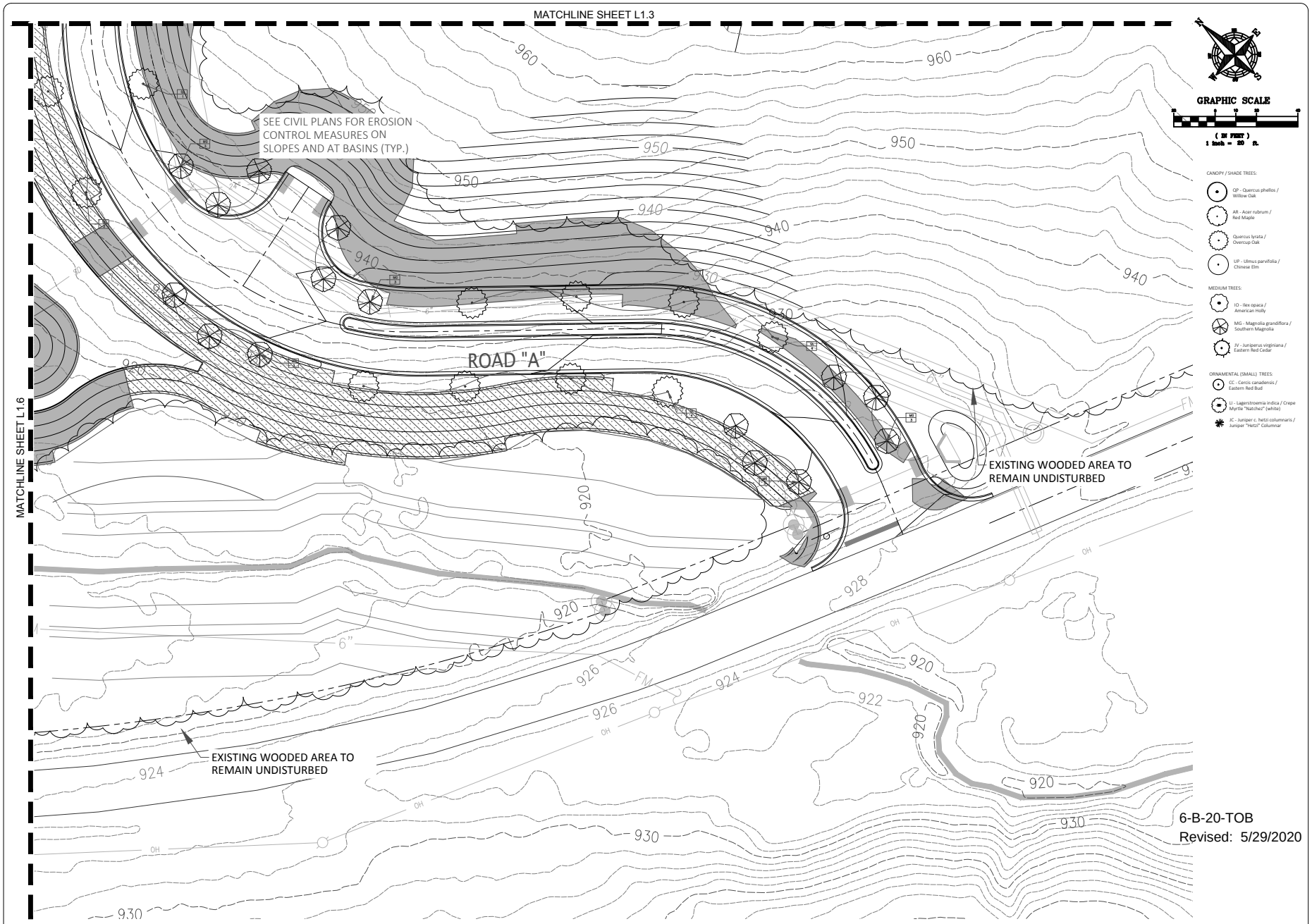
No.	Revision/Issue	Date
	TDOA SUBMITTAL	05/29/20
	TDOA SUBMITTAL	05/04/20

DRAWN BY: HNJ
CHKD
DESIGNED BY: WCF
FIELD WORK

Project: 592.004
Date: 05/29/20
Scale: 1" = 20'-0"
Sheet: LANDSCAPE PLAN
L1.6



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2	TTCDA SUBMITTAL	05/04/20

PROJ. MGR. WCF | DESIGNED BY CHG | DRAWN BY HNJ

Project 592.004
Sheet LANDSCAPE PLAN
Date 05/29/20
Scale 1" = 20'-0"
L1.7

SOLWAY APARTMENTS
PLANT MATERIALS LIST Hardiness Zone 7A

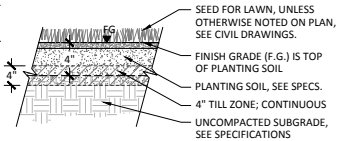
TTCDA Design Guideline Notes

1. Landscaping species as per the TTCDA Design Guidelines, Appendix B and/or as appropriate for use in planting zone 7A and determined by the U.S. Department of Agriculture Plant Hardiness Zone Map.
2. Reference to plant species being native to south central United States as indicated by the TTCDA Design Guidelines.
3. Compliance for planting underneath or adjacent to overhead electrical wires as determined by the TTCDA Design Guidelines.
4. Percentage of evergreen trees- 248 of 408 total trees (55%).
5. Total Number of Parking Spaces- 345. Canopy Trees Required- 35. Canopy Trees Provided- 108.

Key	Scientific Name	Common Name	Native	Size specifications	Spacing	Qty	SUBT
	LARGE TREES	greater than 50 ft. at maturity					
QP	Quercus phellos	Willow Oak	Yes	12' high min., 2" caliper	per plan	43	
AR	Acer rubrum	Red Maple	Yes	12' high min., 2" caliper	per plan	19	
QL	Quercus lyrata	Overcup Oak	No	12' high min., 2" caliper	per plan	31	
UP	Ulmus parvifolia	Chinese Elm	No	12' high min., 2" caliper	per plan	15	108
	MEDIUM TREES	30' to 50' at maturity					
MG	Magnolia grandiflora	Southern Magnolia	Yes	10' high, 1-1/5" caliper	per plan	72	
IO	Ilex opaca	American Holly	Yes	10' high, 1-1/5" caliper	per plan	74	
JV	Juniperus virginiana	Eastern Red Cedar	Yes	8' high, 1-1/4" caliper, full to base	per plan	82	228
	SMALL TREES	less than 30 ft. at maturity					
CC	Cercis candensis	Eastern Red Bud	Yes	10' high, 1-1/5" caliper	per plan	32	
JC	Juniperus c. hetzi columnaris	Juniper "Hetzi" Columnar	No	8' high, full to base	per plan	20	
LI	Lagerstroemia indica x L. fauriei "Sioux	Sioux Crape Myrtle	No	10' high, 1-1/5" caliper	per plan	20	72
	SHRUBS						
ICR	Ilex comuda "Rotunda"	Rotunda Holly	N/A	18" high, full to base	24" OC	1,057	
PM	Podocarpus macrophyllus "Maki"	Podocarpus "Maki"	N/A	30" high x 18" spread, full to base	24" OC	929	
RI	Raphiolepis indica "Eleanor Tabor"	Raphiolepis "Eleanor Tabor	N/A	12" - 15" high, full	18" OC	2,330	
BHD	Buxus spp.	Boxwood "Harland Dwarf"	N/A	12" - 15" high, full	18" OC	774	5,090
	GROUNDCOVERS						
JH	Juniperus wiltoni	Juniper "Bar Harbor"	N/A	10" - 12" high, full	18" OC	1927	
LM	Liriope muscari "Big Blue"	Liriope "Big Blue"	N/A	10" high, full	12" OC	1720	3647

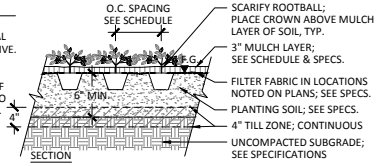
NOTE: ALL AREAS INDICATED FOR LAWN SHALL BE INSTALLED WITH FESCUE SOD

NOTES:
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
- SOAK ALL LAWN TWICE IN FIRST 24-HOURS AFTER INSTALL.
- TILL ZONE; INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.



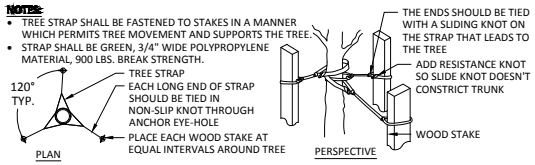
6 LAWN/SEED PLANTING
N.T.S.

NOTE:
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
- SEE PLANT SCHEDULE FOR O.C. SPACING.
- TILL ZONE; INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE.
- FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.



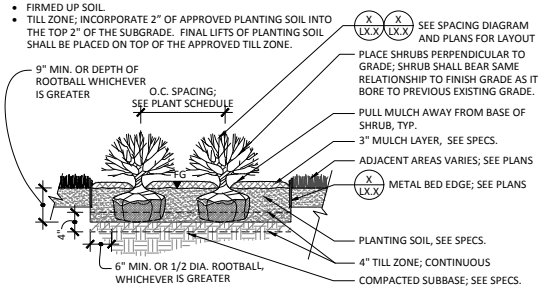
7 GROUNDCOVER / PERENNIAL PLANTING
N.T.S.

NOTE:
- TREE STRAP SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.
- STRAP SHALL BE GREEN, 3/4" WIDE POLYPROPYLENE MATERIAL, 900 LBS. BREAK STRENGTH.



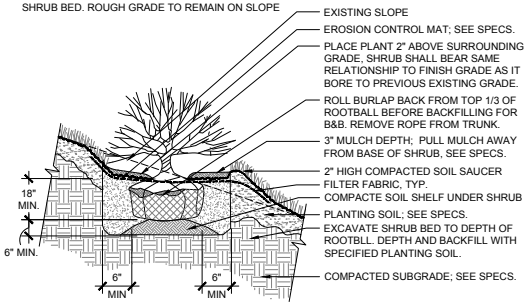
3 TREE STRAPPING
N.T.S.

NOTE:
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
- ALL SHRUBS SHALL BE FLOODED TWICE DURING FIRST 24-HOURS AFTER PLANTING.
- PLANTING SOIL SHALL BE CONTINUOUS WITHIN EACH SHRUB BED. ROUGH GRADE TO REMAIN ON SLOPE.
- FIRMED UP SOIL.
- TILL ZONE; INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.



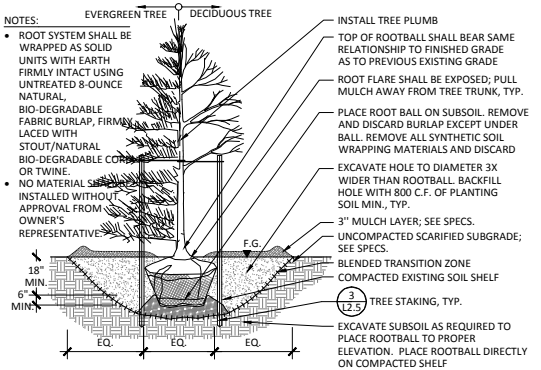
4 SHRUB PLANTING
N.T.S.

NOTES:
- ALL SHRUBS SHALL BE FLOODED TWICE DURING FIRST 24-HOURS AFTER PLANTING
- EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR STEEPER
- RAKE OR HARROW SOIL SURFACE ALONG THE SLOPE TO CREATE A ROUGH GROOVED SURFACE
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE
- PLANTING SOIL TO BE CONTINUOUS WITHIN SHRUB BED. ROUGH GRADE TO REMAIN ON SLOPE



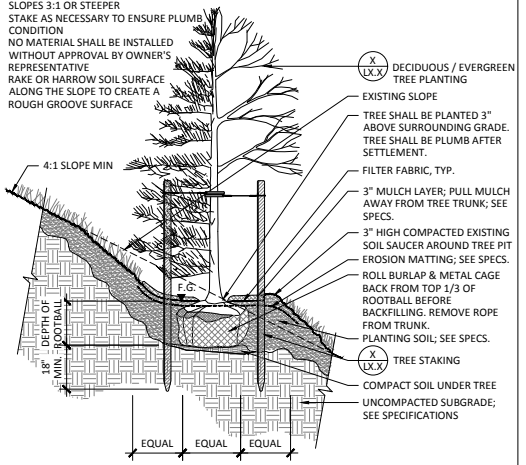
5 SHRUBS ON SLOPE
N.T.S.

NOTES:
- ROOT SYSTEM SHALL BE WRAPPED AS SOLID UNITS WITH EARTH FIRMLY INTACT USING UNTREATED 8-OUNCE NATURAL, BIO-DEGRADABLE FABRIC BURLAP, FIRMLY LACED WITH STOUT/NATURAL BIO-DEGRADABLE CORD OR TWINE.
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.



1 TREE PLANTING
N.T.S.

NOTES:
- ALL TREES SHALL BE FLOODED TWICE DURING FIRST 24-HOURS AFTER PLANTING
- EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR STEEPER
- STAKE AS NECESSARY TO ENSURE PLUMB CONDITION
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL BY OWNER'S REPRESENTATIVE.
- RAKE OR HARROW SOIL SURFACE ALONG THE SLOPE TO CREATE A ROUGH GROOVE SURFACE



2 TREE PLANTING ON SLOPE
N.T.S.

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WCF	CHG	HJV		TTCDA SUBMITTAL	05/04/20

Project: 592.004
Date: 5/29/20
Scale:
Sheet: LANDSCAPE PLAN
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1 BUILDINGS 1, 3, AND 4 - FRONT ELEVATION
1/8" = 1'-0"

2 BUILDINGS 1, 3, AND 4 - REAR ELEVATION
1/8" = 1'-0"

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ARCHITECTS

THE SOLWAY APARTMENTS
KNOXVILLE, TENNESSEE
FOR
RML CONSTRUCTION
LEXINGTON, KENTUCKY

BUILDINGS 1, 3, AND 4 - ELEVATIONS

JOB NO.	2003
DATE	Jan., 2020
DRAWN	RTP
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No.	Description	Date

2

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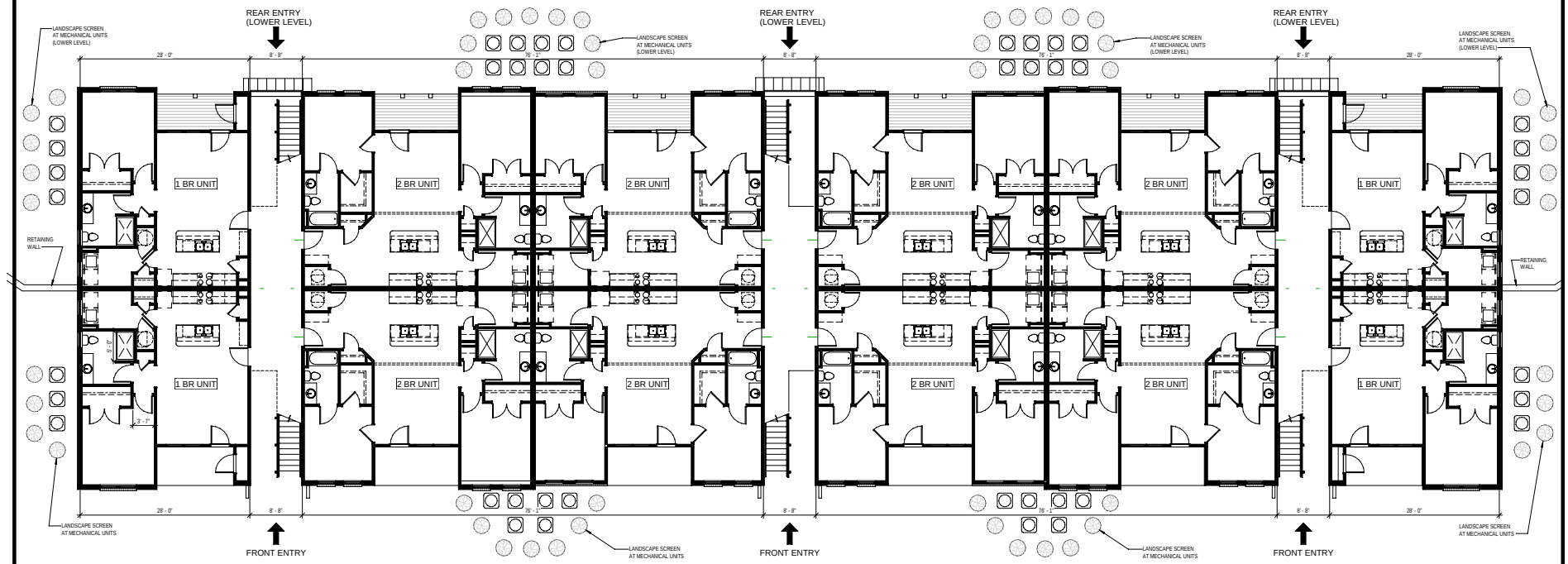

1 BUILDING 2 - FIRST FLOOR PLAN
1/8" = 1'-0"

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BUILDING 2 - FLOOR PLAN

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3

2003
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1 BUILDING 2 - FRONT ELEVATION
1/8" = 1'-0"

2 BUILDING 2 - REAR ELEVATION
1/8" = 1'-0"

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BUILDING 2 - ELEVATIONS

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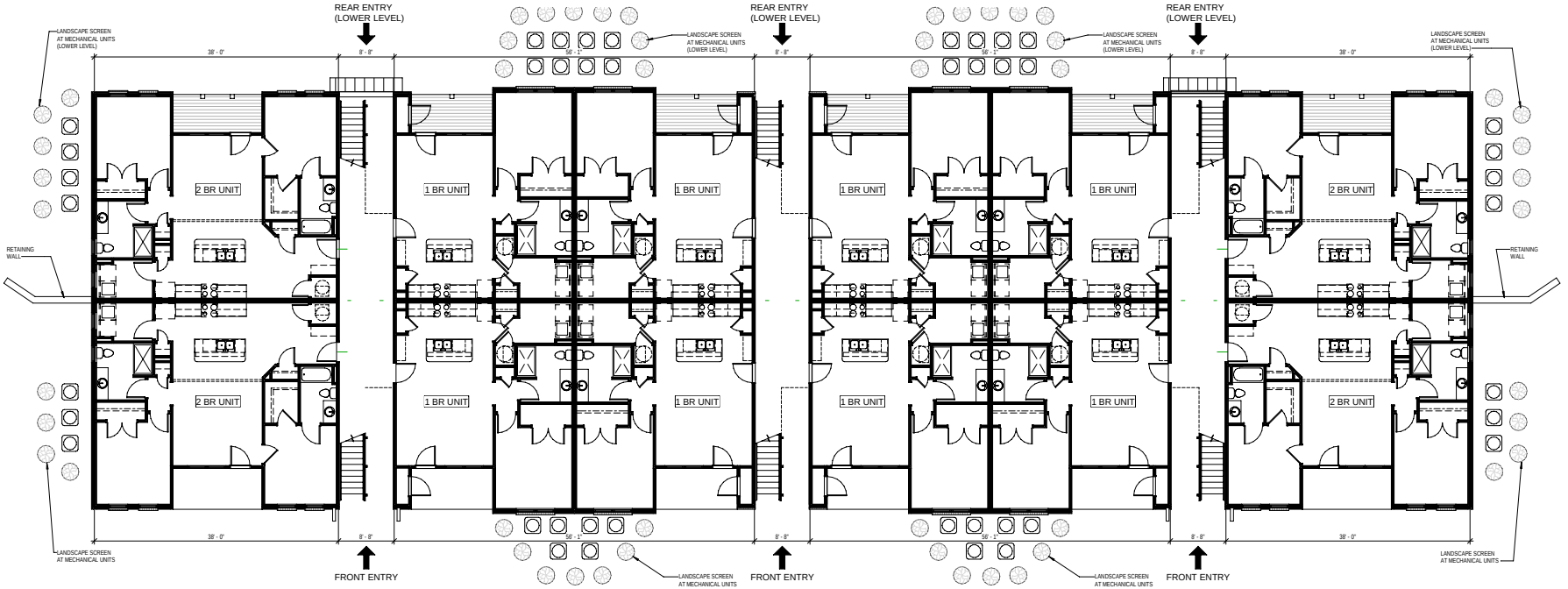

1 BUILDING - FIRST FLOOR
1/8" = 1'-0"

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BUILDING 5 FLOOR PLAN

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5

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1 BUILDING 5 - FRONT ELEVATION
1/8" = 1'-0"

2 BUILDING 5 - REAR ELEVATION
1/8" = 1'-0"

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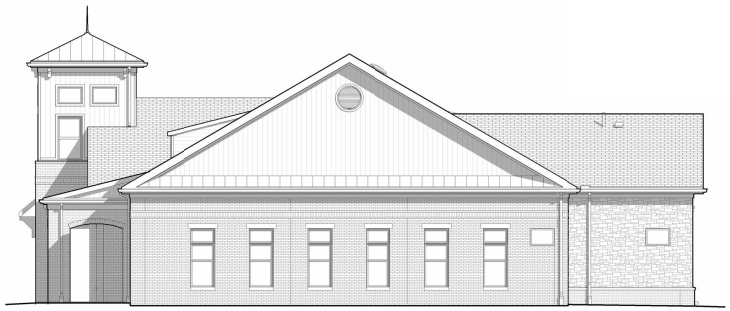
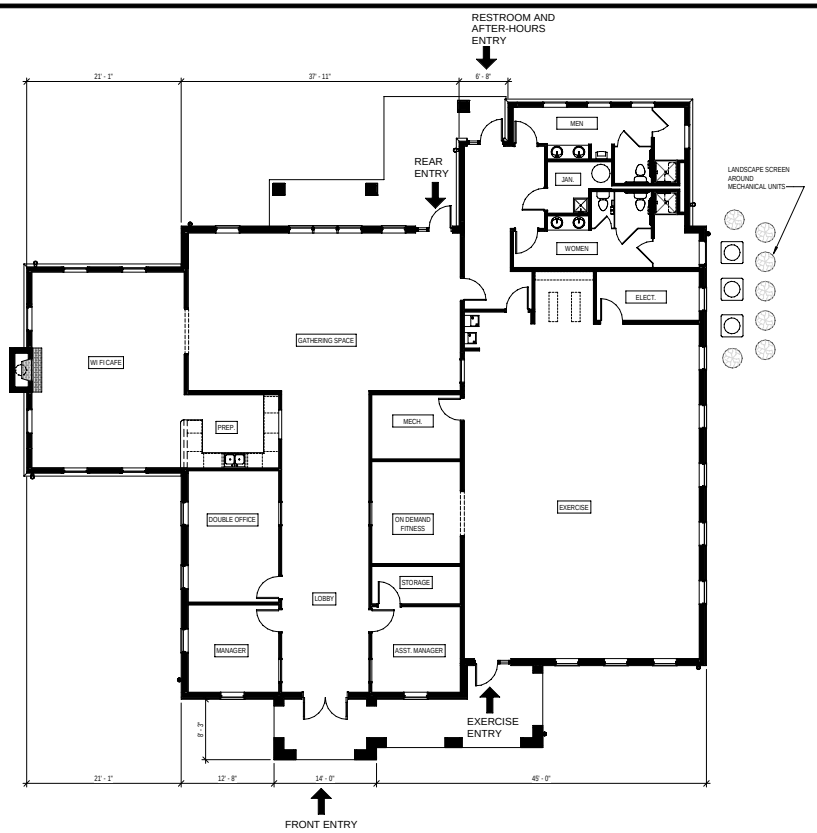
3 CLUBHOUSE LEFT SIDE ELEVATION
1/8" = 1'-0"

4 CLUBHOUSE REAR ELEVATION
1/8" = 1'-0"



5 CLUBHOUSE RIGHT SIDE ELEVATON
1/8" = 1'-0"



1 CLUBHOUSE FLOOR PLAN
1/8" = 1'-0"

2 CLUBHOUSE FRONT ELEVATION
1/8" = 1'-0"

SHERMAN CARTER BARNHART ARCHITECTS

THE SOLWAY APARTMENTS
KNOXVILLE, TENNESSEE
FOR
RML CONSTRUCTION
LEXINGTON, KENTUCKY

CLUBHOUSE

JOB NO.	2003
DATE	Jan., 2020
DRAWN	RTP
CHECKED	----

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ARCHITECTS, PLLC

REVISIONS

No.	Description	Date

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