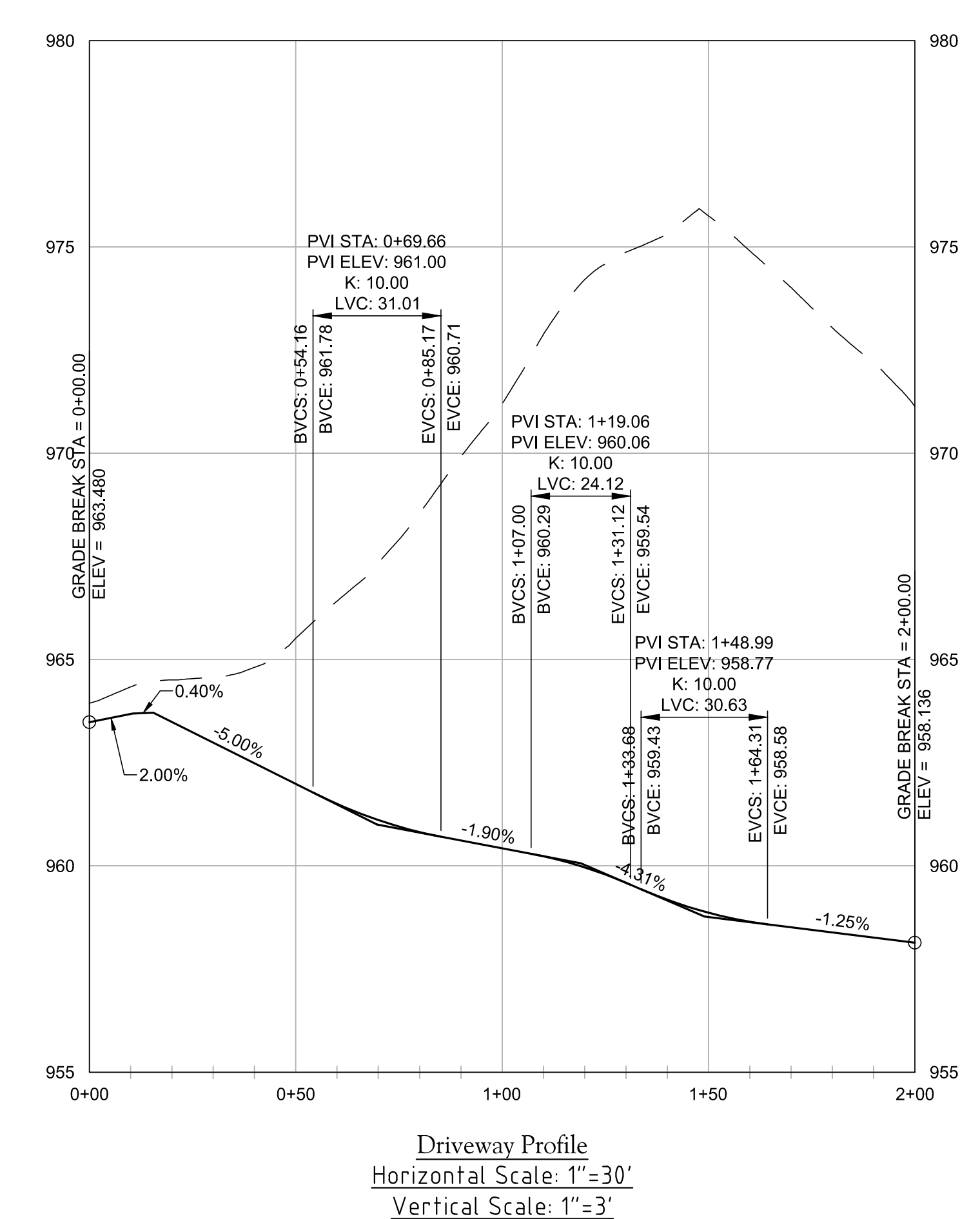
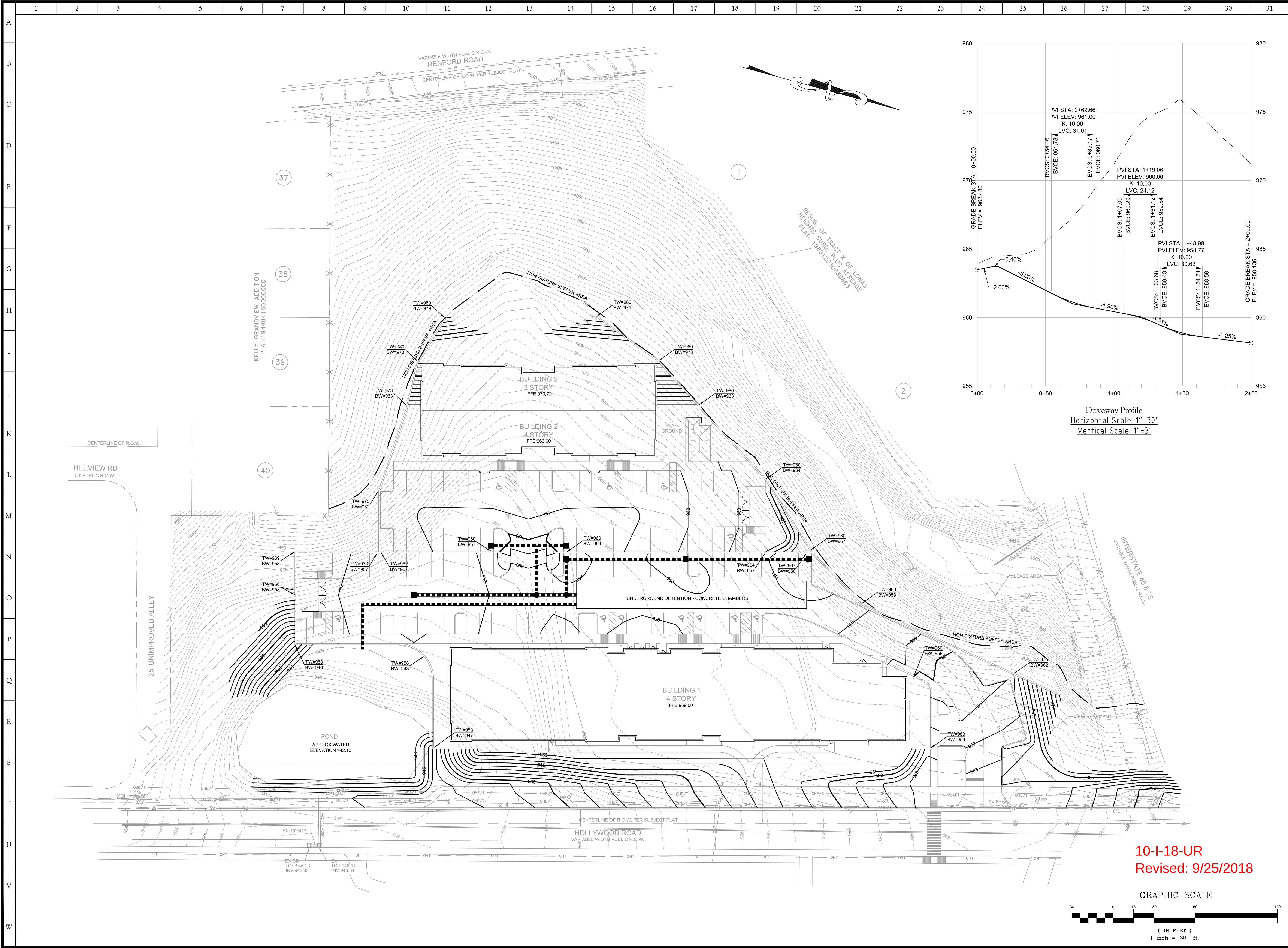




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ANNETTE C. ROMMEL
REGISTERED ENGINEER
AGRICULTURE
No. 0010924
STATE OF TENNESSEE
Expires 12/31/2024

Use on Review Development Plan - Grading and Drainage Plan

Flats at Pond Gap

817 Hollywood Road
Knoxville, Tennessee 37919
Owner: ECG Pond Gap, LP

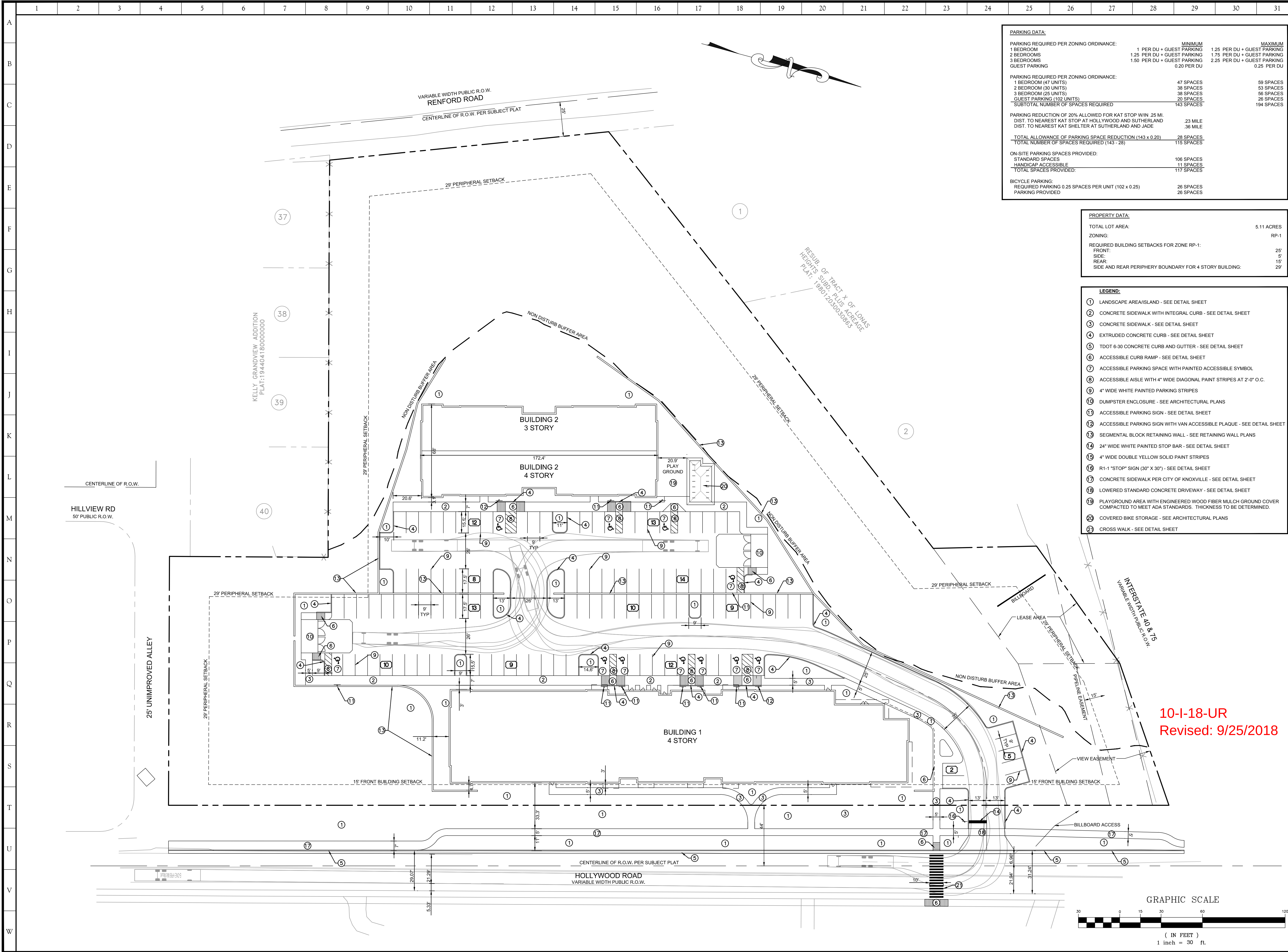
DRAWN BY: ACH DATE: 08/27/18
CHECKED BY: FILE: 1976 Grading

REVISIONS	
NO.	DATE
1	09/25/18

10-I-18-UR
Revised: 9/25/2018

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

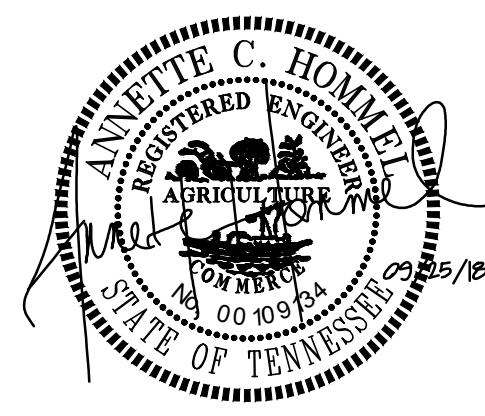
C3.0



PARKING DATA:			
PARKING REQUIRED PER ZONING ORDINANCE:			
1 BEDROOM	1 PER DU + GUEST PARKING	MINIMUM	MAXIMUM
2 BEDROOMS	1.25 PER DU + GUEST PARKING	1.25 PER DU + GUEST PARKING	1.25 PER DU + GUEST PARKING
3 BEDROOMS	1.50 PER DU + GUEST PARKING	1.75 PER DU + GUEST PARKING	2.25 PER DU + GUEST PARKING
GUEST PARKING		0.20 PER DU	0.25 PER DU
PARKING REQUIRED PER ZONING ORDINANCE:			
1 BEDROOM (47 UNITS)		47 SPACES	59 SPACES
2 BEDROOM (30 UNITS)		38 SPACES	53 SPACES
3 BEDROOM (25 UNITS)		38 SPACES	56 SPACES
GUEST PARKING (102 UNITS)		20 SPACES	26 SPACES
SUBTOTAL NUMBER OF SPACES REQUIRED		143 SPACES	194 SPACES
PARKING REDUCTION OF 20% ALLOWED FOR KAT STOP WIN. 25 MI. DIST. TO NEAREST KAT STOP AT HOLLYWOOD AND SUTHERLAND			
DIST. TO NEAREST KAT SHELTER AT SUTHERLAND AND JADE			
23 MILE			
36 MILE			
TOTAL ALLOWANCE OF PARKING SPACE REDUCTION (143 x 0.20)			
28 SPACES			
TOTAL NUMBER OF SPACES REQUIRED (143 - 28)			
115 SPACES			
ON-SITE PARKING SPACES PROVIDED:			
STANDARD SPACES			
106 SPACES			
HANDICAP ACCESSIBLE			
11 SPACES			
TOTAL SPACES PROVIDED:			
117 SPACES			
BICYCLE PARKING:			
REQUIRED PARKING 0.25 SPACES PER UNIT (102 x 0.25)			
26 SPACES			
PARKING PROVIDED			
26 SPACES			

PROPERTY DATA:	
TOTAL LOT AREA:	5.11 ACRES
ZONING:	RP-1
REQUIRED BUILDING SETBACKS FOR ZONE RP-1:	
FRONT:	25'
SIDE:	5'
REAR:	15'
SIDE AND REAR PERIPHERY BOUNDARY FOR 4 STORY BUILDING:	
29'	

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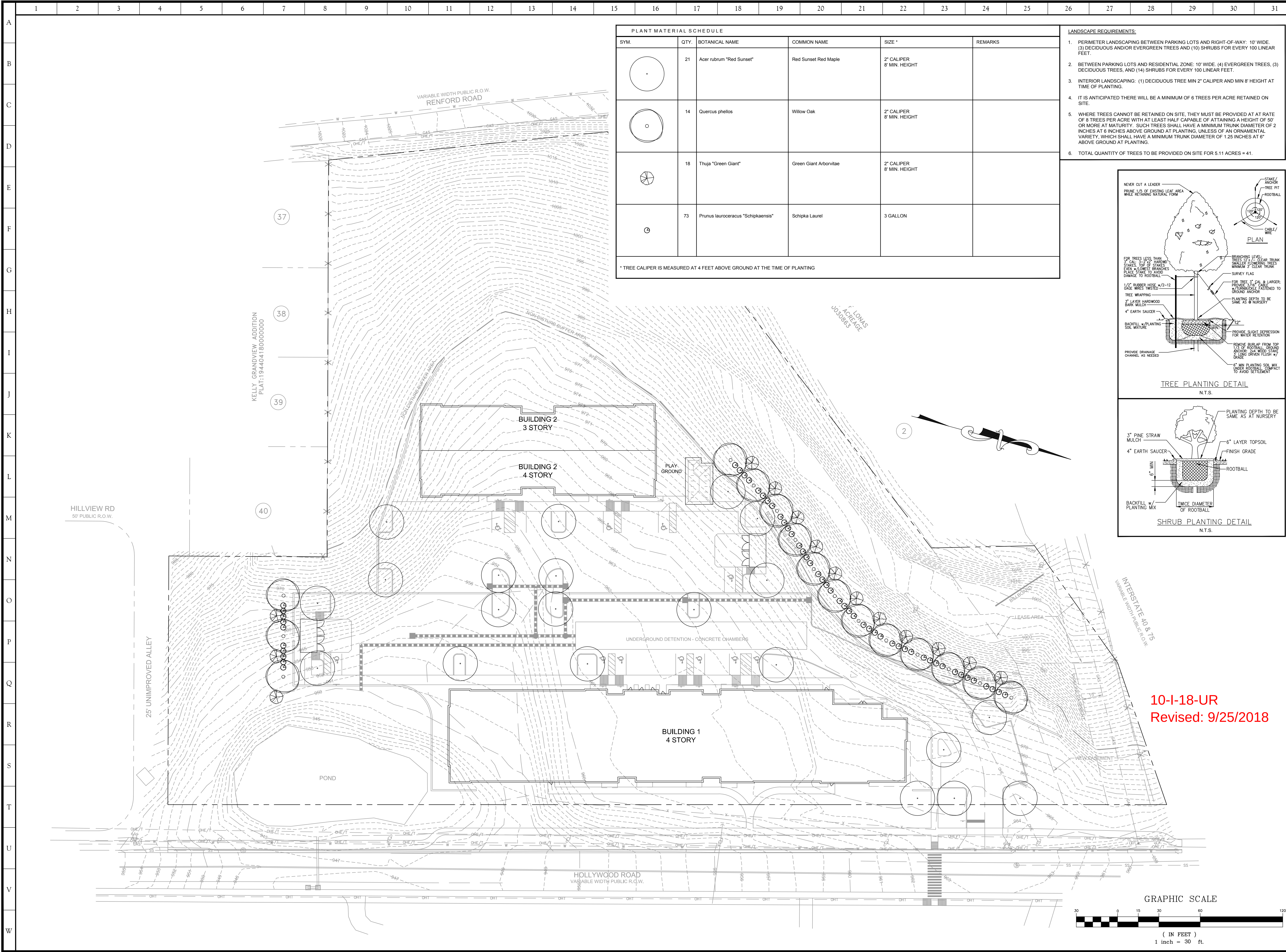
Use on Review Development Plan - Site Layout Plan

Flats at Pond Gap

817 Hollywood Road
Knoxville, Tennessee 37919
Owner: ECG Pond Gap, LP

DRAWN BY: ACH		DATE: 08/27/18
CHECKED BY:		FILE: 1976 Layout
REVISIONS		
NO.	DATE	COMMENTS
1	09/25/18	Per MRC Comments

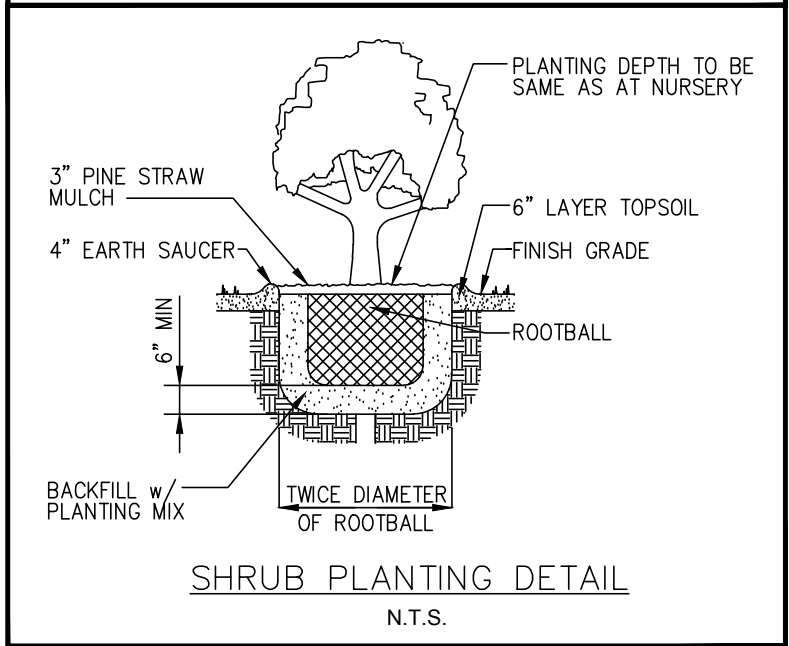
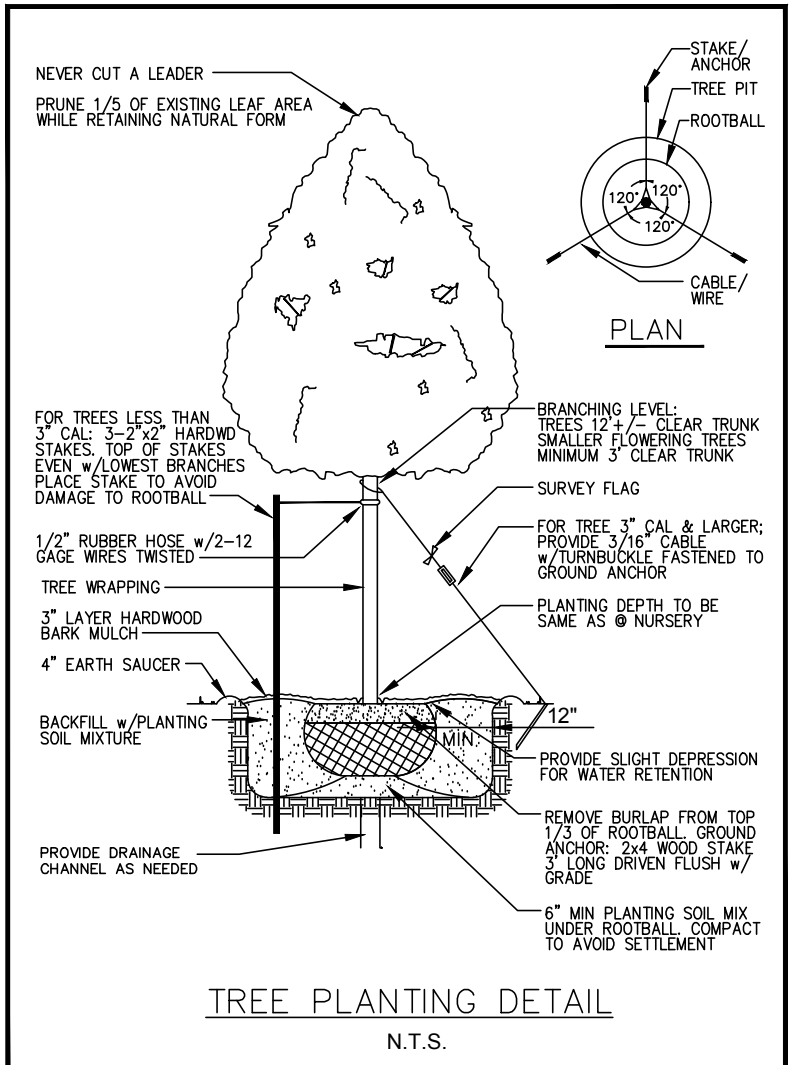
C4.0



PLANT MATERIAL SCHEDULE					
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE *	REMARKS
	21	Acer rubrum "Red Sunset"	Red Sunset Red Maple	2" CALIPER 8' MIN. HEIGHT	
	14	Quercus phellos	Willow Oak	2" CALIPER 8' MIN. HEIGHT	
	18	Thuja "Green Giant"	Green Giant Arborvitae	2" CALIPER 8' MIN. HEIGHT	
	73	Prunus laurocerasus "Schipkaensis"	Schipka Laurel	3 GALLON	

* TREE CALIPER IS MEASURED AT 4 FEET ABOVE GROUND AT THE TIME OF PLANTING

- LANDSCAPE REQUIREMENTS:
- PERIMETER LANDSCAPING BETWEEN PARKING LOTS AND RIGHT-OF-WAY: 10' WIDE (3) DECIDUOUS AND/OR EVERGREEN TREES AND (10) SHRUBS FOR EVERY 100 LINEAR FEET.
 - BETWEEN PARKING LOTS AND RESIDENTIAL ZONE: 10' WIDE. (4) EVERGREEN TREES, (3) DECIDUOUS TREES, AND (14) SHRUBS FOR EVERY 100 LINEAR FEET.
 - INTERIOR LANDSCAPING: (1) DECIDUOUS TREE MIN 2" CALIPER AND MIN 8' HEIGHT AT TIME OF PLANTING.
 - IT IS ANTICIPATED THERE WILL BE A MINIMUM OF 8 TREES PER ACRE RETAINED ON SITE.
 - WHERE TREES CANNOT BE RETAINED ON SITE, THEY MUST BE PROVIDED AT RATE OF 8 TREES PER ACRE WITH AT LEAST HALF CAPABLE OF ATTAINING A HEIGHT OF 50' OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2 INCHES AT 6 INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF 1.25 INCHES AT 6" ABOVE GROUND AT PLANTING.
 - TOTAL QUANTITY OF TREES TO BE PROVIDED ON SITE FOR 5.11 ACRES = 41.



10-I-18-UR
Revised: 9/25/2018

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Use on Review Development Plan - Landscape Plan

Flats at Pond Gap

817 Hollywood Road
Knoxville, Tennessee 37919
Owner: ECG Pond Gap, LP

DRAWN BY:	ACH	DATE:	08/27/18
CHECKED BY:		FILE:	1976 Landscape
REVISIONS			
NO.	DATE	COMMENTS	
1	09/25/18	Revised per MFC	

C6.0

5.11 Acre

Maximum 153 Units

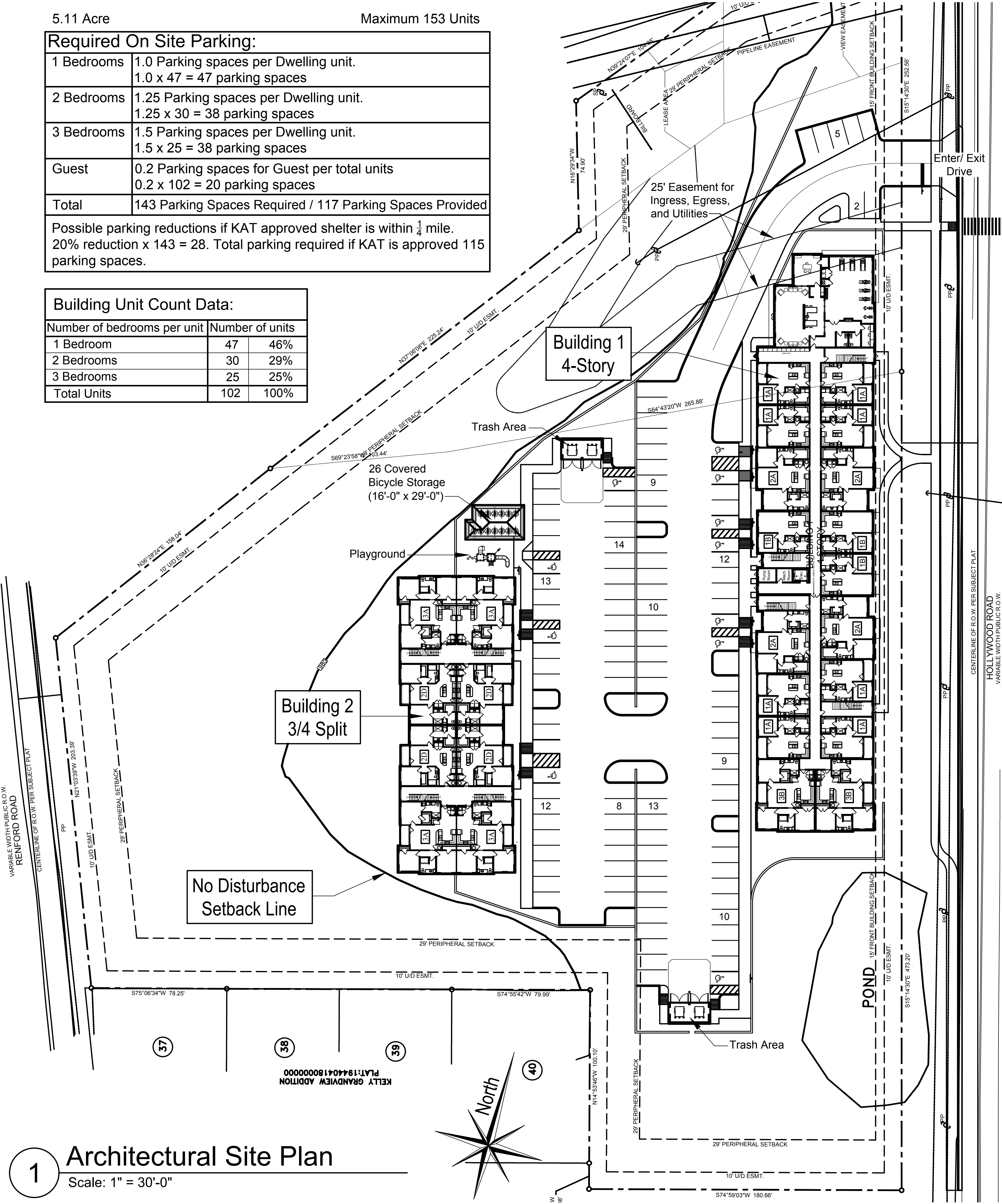
Required On Site Parking:

1 Bedrooms	1.0 Parking spaces per Dwelling unit. 1.0 x 47 = 47 parking spaces
2 Bedrooms	1.25 Parking spaces per Dwelling unit. 1.25 x 30 = 38 parking spaces
3 Bedrooms	1.5 Parking spaces per Dwelling unit. 1.5 x 25 = 38 parking spaces
Guest	0.2 Parking spaces for Guest per total units 0.2 x 102 = 20 parking spaces
Total	143 Parking Spaces Required / 117 Parking Spaces Provided

Possible parking reductions if KAT approved shelter is within $\frac{1}{4}$ mile.
20% reduction x 143 = 28. Total parking required if KAT is approved 115 parking spaces.

Building Unit Count Data:

Number of bedrooms per unit	Number of units	
1 Bedroom	47	46%
2 Bedrooms	30	29%
3 Bedrooms	25	25%
Total Units	102	100%



1

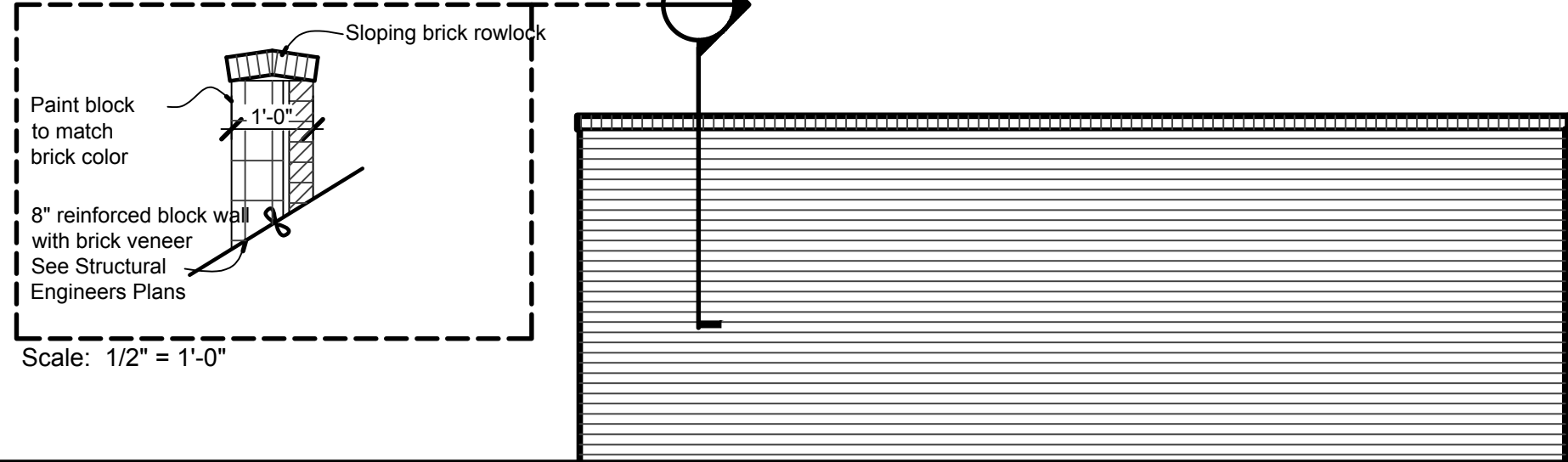
Architectural Site Plan

Scale: 1" = 30'-0"

2

Trash Enclosure - North Elevation

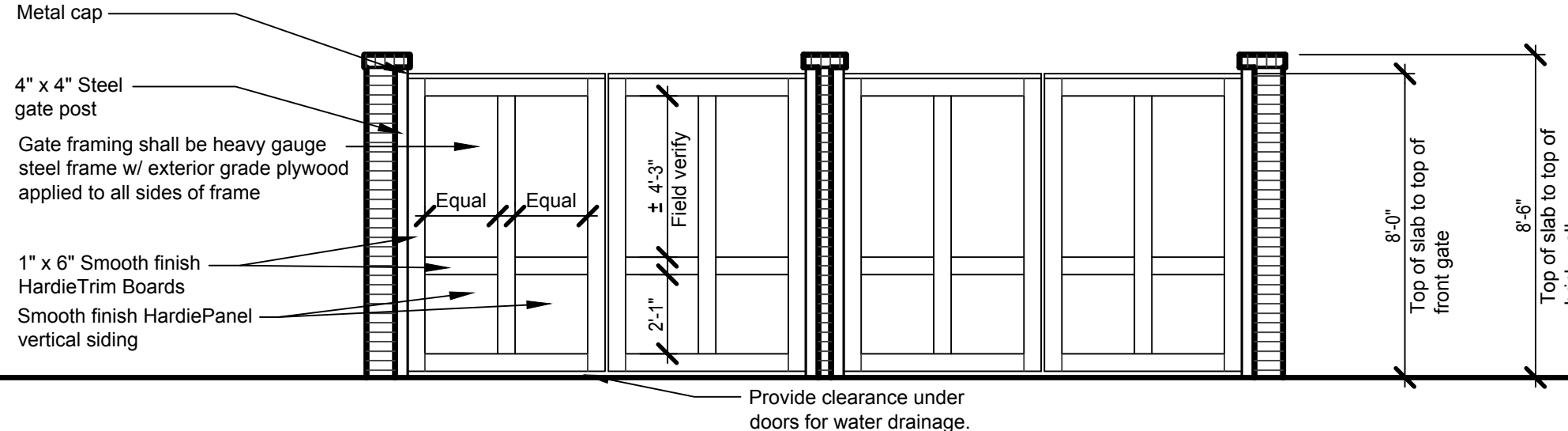
Scale: 1/4" = 1'-0"



3

Trash Enclosure - West Elevation

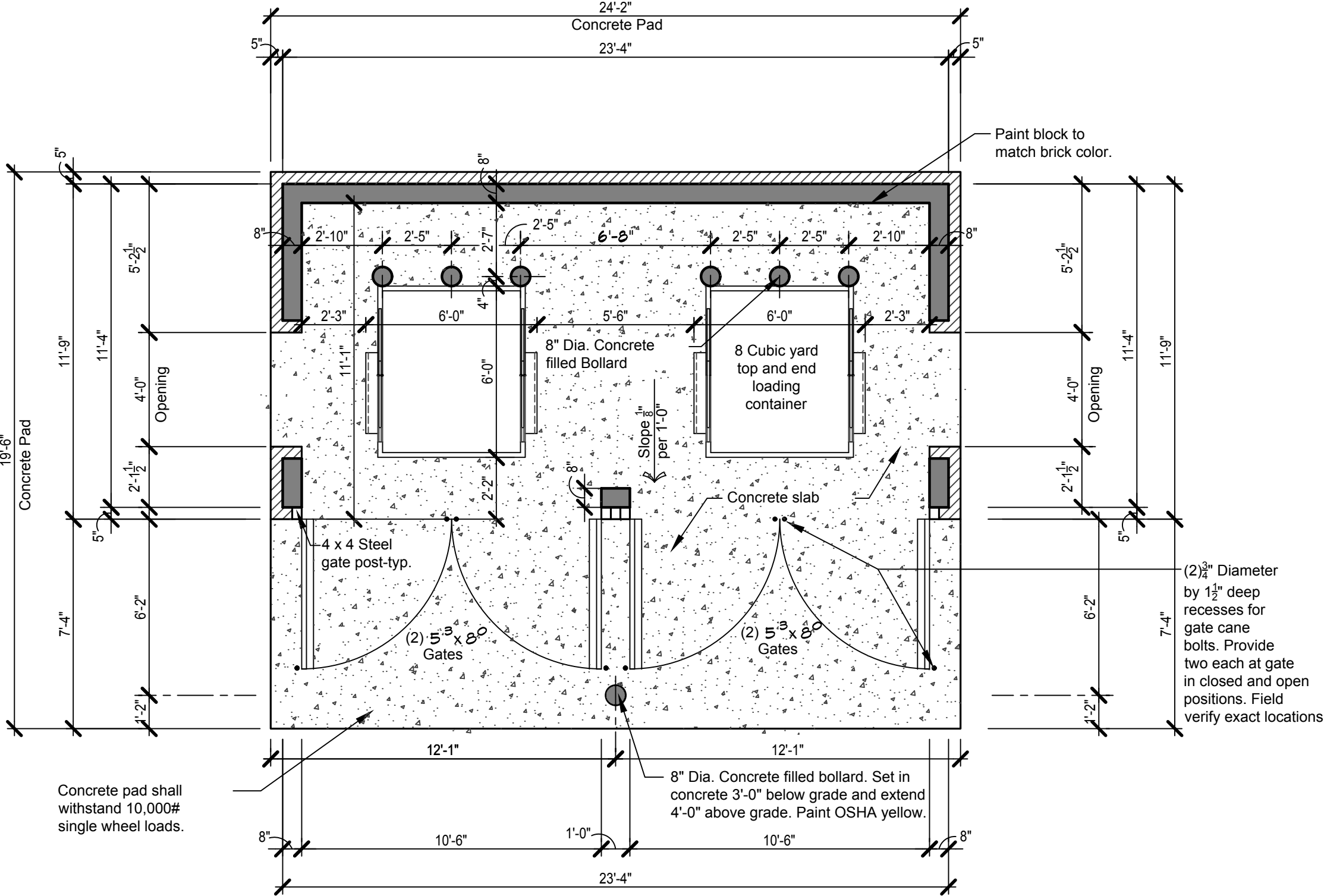
Scale: 1/4" = 1'-0"



4

Trash Enclosure - East Elevation

Scale: 1/4" = 1'-0"



5

Trash Enclosure Floor Plan

Scale: 1/4" = 1'-0"

Information is based on data received from Waste Management.
If a different company is used for trash collection, adjust information as required.

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Revised: 9/25/2018

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DEVELOPER NAME:

PROJECT NAME:

NO.	DESCRIPTION / REVISIONS:	DATE:
1	Use on Review	08/27/2018
2	Use on Review Resubmittal	09/25/2018

STAMP:

PROJECT NUMBER: 18003

DATE: 09/25/2018

SHEET TITLE:
Site Plan & Site Details

SHEET NUMBER:

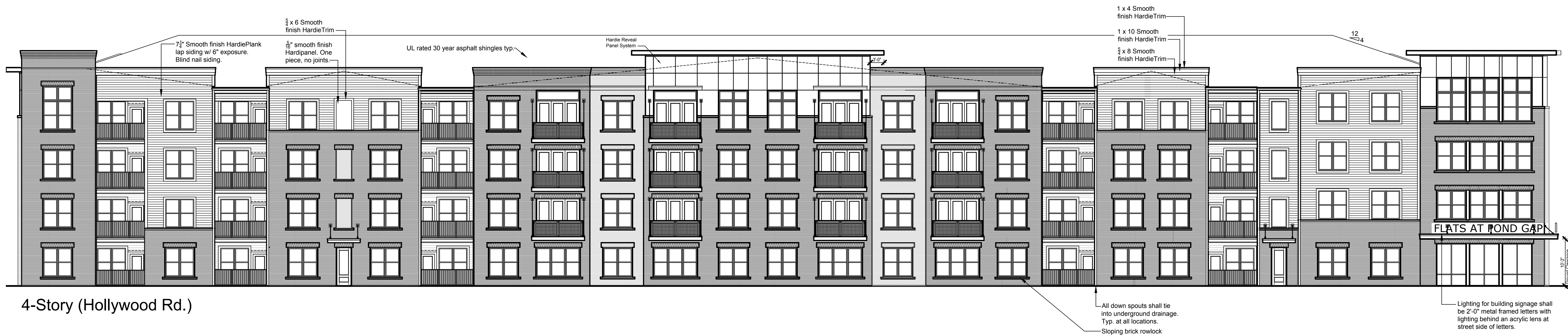
A-01

ECG POND GAP, LP
NASHVILLE, TENNESSEE

FLATS AT POND GAP
KNOXVILLE, TENNESSEE



1 North Elevation - Building 1
Scale: 3/32" = 1'-0"



2 East Elevation - Building 1 (Hollywood Rd.)
Scale: 3/32" = 1'-0"

10-I-18-UR
Revised: 9/25/2018

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ECG POND GAP, LP
NASHVILLE, TENNESSEE

FLATS AT POND GAP
KNOXVILLE, TENNESSEE

NO.	DESCRIPTION / REVISIONS	DATE
1	Use on Review	09/27/2018
2	Use on Review Resubmittal	09/25/2018

STAMP:

PROJECT NUMBER: 18003
DATE: 09/25/2018
SHEET TITLE:
Exterior Elevations
- Bldg. 1

SHEET NUMBER:
A-04



1 South Elevation - Building 1
Scale: 3/32" = 1'-0"



2 West Elevation - Building 1
Scale: 3/32" = 1'-0"

10-I-18-UR
Revised: 9/25/2018

NO.	DESCRIPTION / REVISIONS:	DATE:
1	Use on Review	09/27/2018
2	Use on Review Resubmittal	09/25/2018

STAMP:

PROJECT NUMBER: 18003
DATE: 09/25/2018

SHEET TITLE:
Exterior Elevations
- Bldg. 1

SHEET NUMBER:

A-05

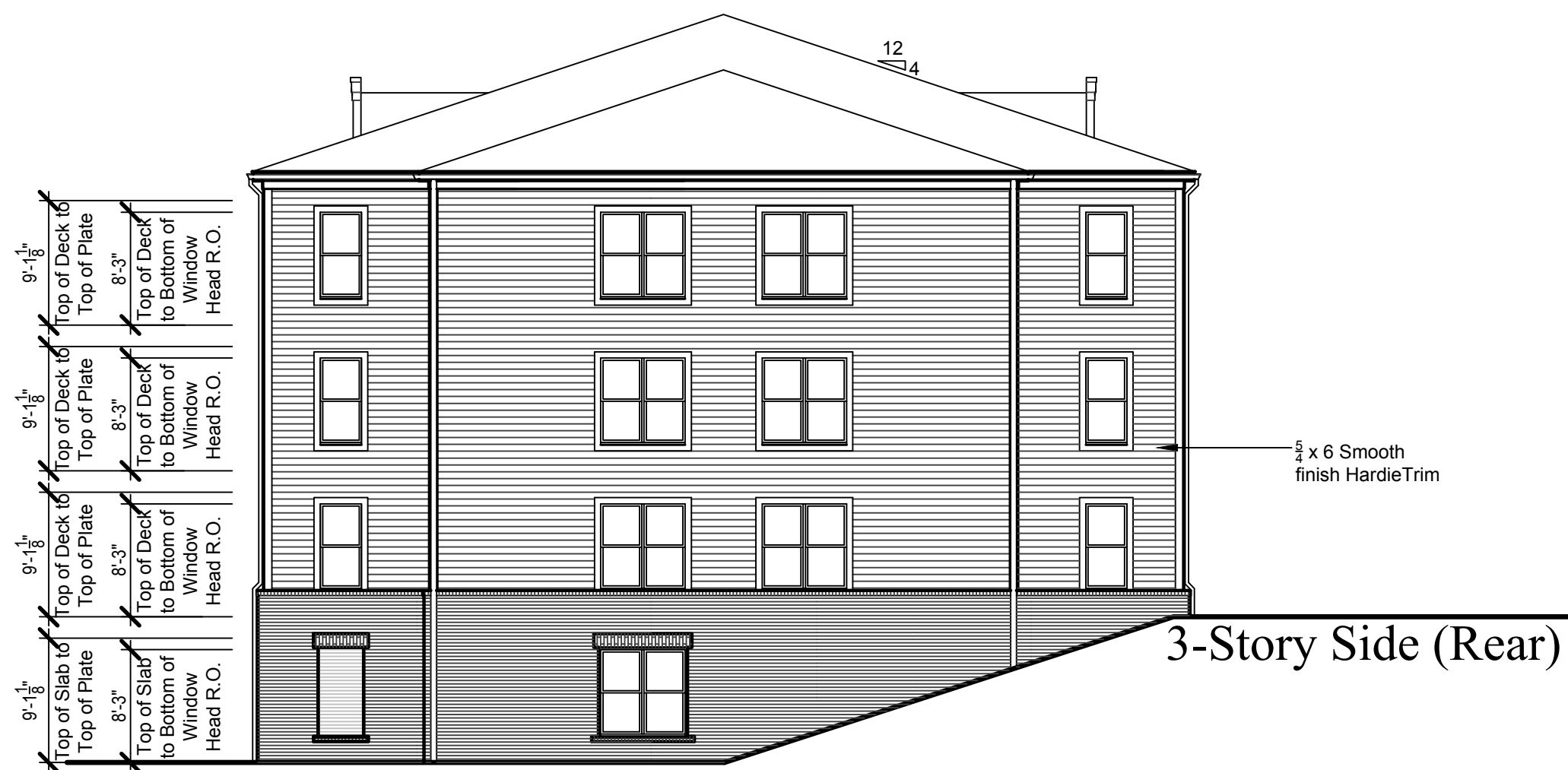


3-Story Side (Rear)

1

West Elevation - Building 2

Scale: 3/32" = 1'-0"



3-Story Side (Rear)

4-Story Side (Parking Lot)

2

North Elevation - Building 2

Scale: 3/32" = 1'-0"

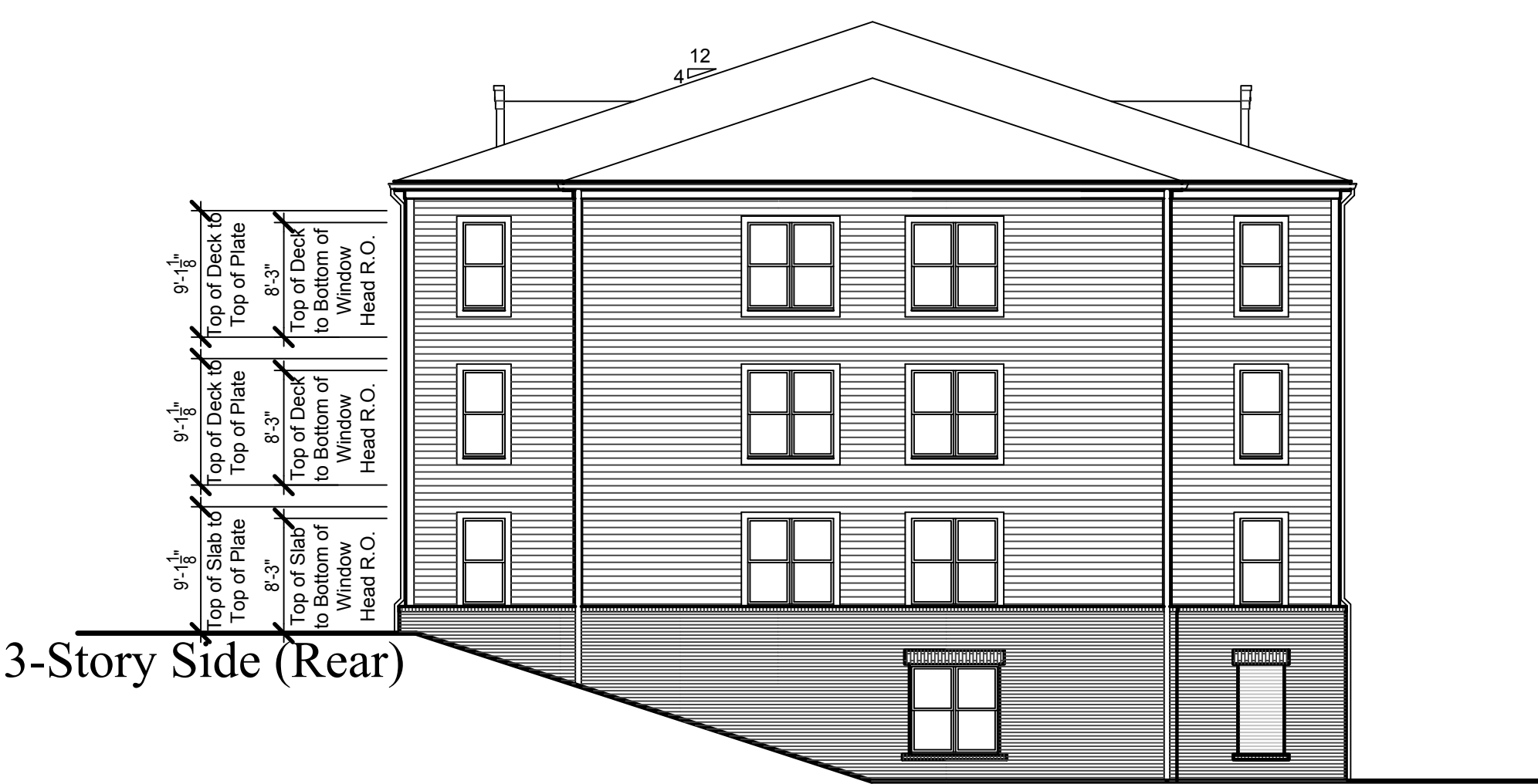


4-Story Side (Parking Lot)

3

East Elevation - Building 2

Scale: 3/32" = 1'-0"



3-Story Side (Rear)

4-Story Side (Parking Lot)

4

South Elevation - Building 2

Scale: 3/32" = 1'-0"

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DEVELOPER NAME:

PROJECT NAME:

FIG.	DESCRIPTION / REVISIONS:	DATE:
1	Use on Review	09/27/2018
2	Use on Review Resubmit	09/25/2018

STAMP:

PROJECT NUMBER: 18003
DATE: 09/25/2018

SHEET TITLE:
Exterior Elevations
- Bldg. 2

SHEET NUMBER:

A-08