

CONCEPT PLAN FOR



Hardin Valley Pointe



LOCATION MAP
(NOT TO SCALE)

PARCEL IDs: 118-00104 AND 117-03613 APPROX 25.0 ACRES
DISTRICT: 6 APPROX 25.0 ACRES TOTAL

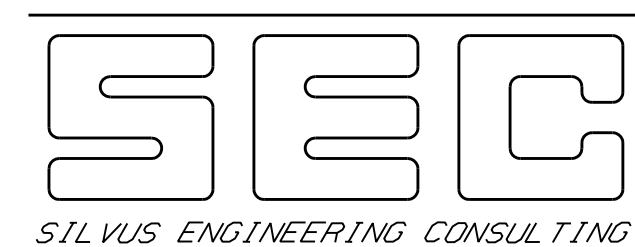
PRINTED: 9-25-2017

THESE PLANS SUPERSEDE ALL
VERSIONS DATED PRIOR TO 09-25-2017



OWNER: CLEAR WATER PARTNERS, LLC
C/O JOHN HUBER
PO BOX 23038
KNOXVILLE, TN 37933
865.567.8100

PREPARED BY:



1815 NANTASKET ROAD
KNOXVILLE, TN 37922
NATHAN SILVUS, P.E.
(865) 414-0524

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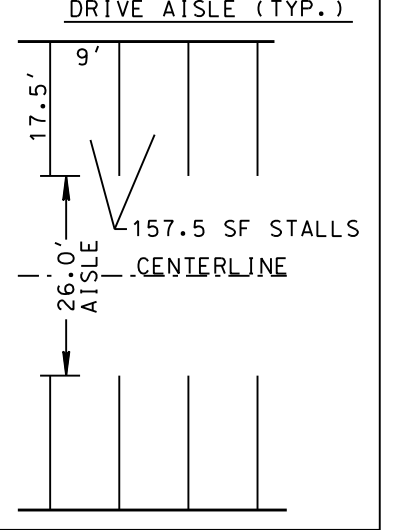
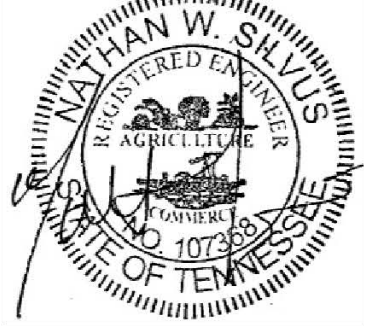
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11-A-17-UR

Revised: 10/23/2017



I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO APPLICABLE PROVISIONS OF THE TENNESSEE AND COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE RELEVANT PLANNING COMMISSION. REGISTERED ENGINEER: NATHAN W. SILVUS, P.E. TENNESSEE CERTIFICATE NUMBER: 107368



PARKING SUMMARY

MPZ ZONING REQUIREMENT	QTY	TYPE
79	1-BEDROOM	79
173	2-BEDROOM	260
56	3-BEDROOM	84
TOTAL REQUIRED 423		

PARKING PROVIDED

566 SPACES
48 GARAGES
TOTAL: 615 VEHICLES
RATIO: 2.06 VEH/UNIT

ADD'L OFFICE PARKING: 20
ADD'L MAIL PARKING: 8

TOT PARKING INCLUDING OFFICE AND MAIL = 642

TTODA MAX PARKING ALLOWED: 1.75X423=740

TOTAL ADA: 28 (INCLUDED IN PREVIOUS TOTALS)

AREA AND DENSITY

AREA=24.976 ACRES
PROPOSED UNITS=298
PROPOSED DENSITY=11.93 DU/AC

SIDEWALKS AND PARKING

1. ALL SIDEWALKS TO BE CONSTRUCTED TO KNOX COUNTY STANDARDS

2. ALL PARKING STALLS SHOWN ARE 157.5 SF (9' WIDE X 17.5' DEEP)

LAYOUT NOTES AND LEGEND

PC = POINT OF CURVATURE (BEGINNING OF CURVE)
PT = POINT OF TANGENCY (END OF CURVE)
R = RADIUS OF CURVE
BDC=BACK OF CURB
TOC=TOP OF CURB
FOC=FACE OF CURB

ALL UNITS ARE IN FEET
ALL ELEVATIONS REFERENCED TO NAVD88
ALL BEARINGS AND HORIZONTAL LOCATIONS ARE REFERENCED TO NCV29 AND KGIS.
CURB RADII ARE MEASURED TO FOC

ALL STRUCTURES, INCLUDING FOUNDATIONS, TO BE DESIGNED BY OTHERS.

BUILDING UNIT MIX AND AREA DATA									
BLDG	1-BR	2-BR	3-BR	TOTAL UNITS	BLDG AREA	FLOOR AREA	BLDG STORIES	BLDG HEIGHT	
A	0	14	14	28	13027	45595	3-4	52.5'	
B	14	14	0	28	10286	36001	3-4	52.5'	
C	0	14	14	28	13027	45595	3-4	52.5'	
D	6	22	0	28	10849	37972	3-4	52.5'	
E	0	14	14	28	13027	45595	3-4	52.5'	
F	7	0	14	21	5131	17959	3-4	52.5'	
G	6	22	0	28	10849	37972	3-4	52.5'	
H	6	6	0	12	5131	15393	3-3	47.0'	
I	0	14	14	28	13027	45595	3-4	52.5'	
J	14	14	0	28	10286	36001	3-4	52.5'	
K	6	22	0	28	10849	37972	3-4	52.5'	
L	10	10	0	20	10286	25715	2-3	42.5'	
TOT	69	173	56	298					
CH					7820	7820	1	31.0'	
G1					2005	2005	1	24.0'	
G2					2005	2005	1	24.0'	
G3					2005	2005	1	24.0'	
G4					2005	2005	1	24.0'	
G5					2005	2005	1	24.0'	
G6					2005	2005	1	24.0'	
TOTAL					145569	447155			

TTODA SPATIAL GUIDELINES			
METRIC	TTODA MAX	PROPOSED	
DAC	25.0%	15.5%	
FAR	50.0%	42.0%	
TAR	70.0%	39.5%	
*WALVER REQUESTED			

NO.

REVISIONS:

DATE

BY

DATE

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PROJECT:

OWNER:

CLEAR WATER PARTNERS, LLC

PO BOX 23038, KNOXVILLE, TN 37933
865.567.8100

ENGINEER:

SILVUS ENGINEERING CONSULTING

NATHAN W. SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0594

DRAFT

NOT FOR CONSTRUCTION

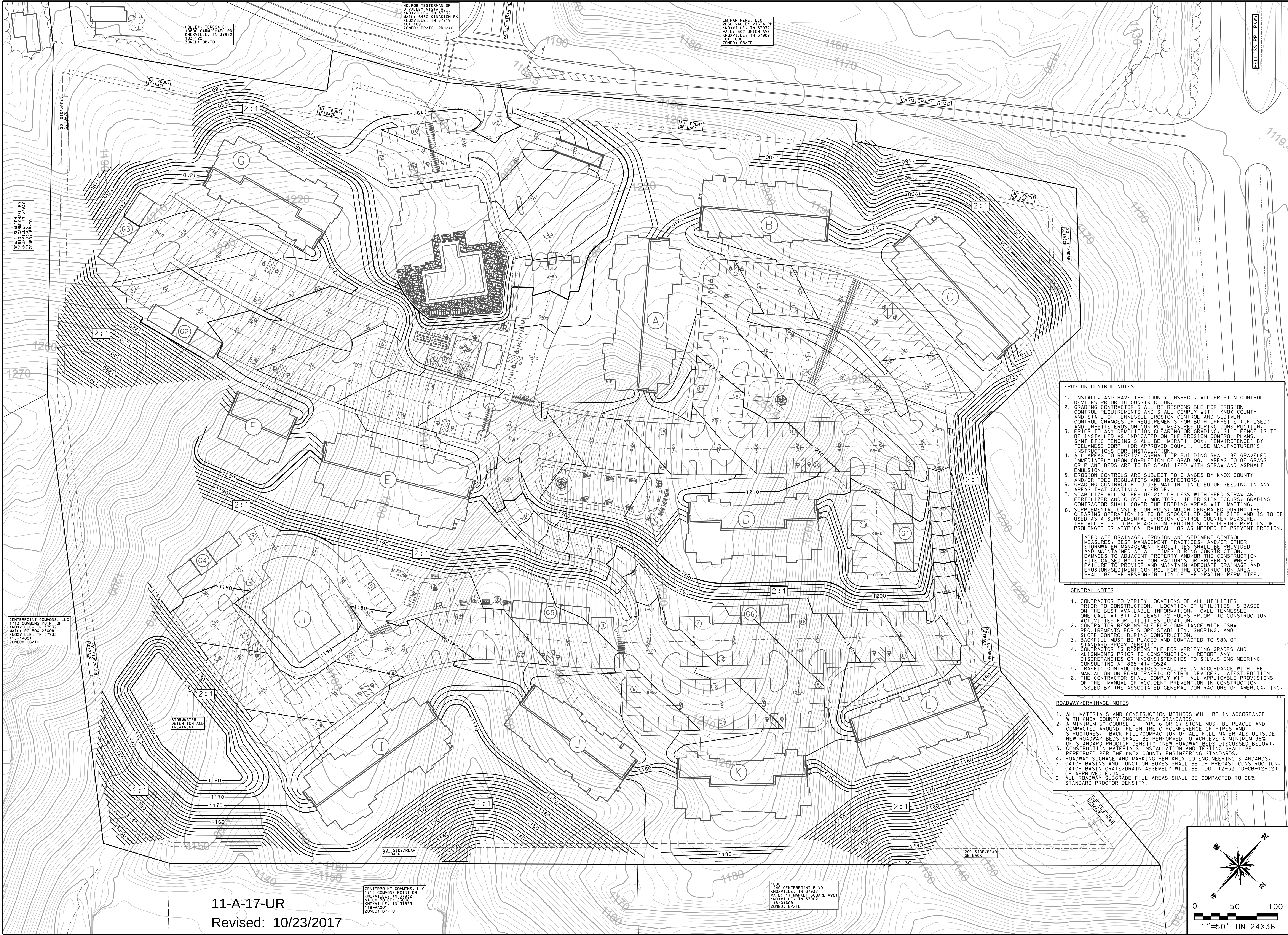
DATE:

09-25-2017

SHEET:

C3.1

LAYOUT



- EROSION CONTROL NOTES**
1. INSTALL, AND HAVE THE COUNTY INSPECT, ALL EROSION CONTROL DEVICES PRIOR TO CONSTRUCTION.
 2. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL REQUIREMENTS AND SHALL COMPLY WITH KNOX COUNTY AND STATE OF TENNESSEE EROSION CONTROL AND SEDIMENT CONTROL CHANGES OR REQUIREMENTS FOR BOTH OFF-SITE (IF USED) AND ON-SITE EROSION CONTROL MEASURES DURING CONSTRUCTION.
 3. PRIOR TO ANY DEMOLITION, CLEARING OR GRADING, SILT FENCE IS TO BE INSTALLED AS INDICATED ON THE EROSION CONTROL PLANS. SYNTHETIC FENCING SHALL BE "MIRAFIT 100X," "ENVIROFENCE" BY "CELANESE CORP." OR APPROVED EQUAL. USE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 4. ALL AREAS TO RECEIVE ASPHALT OR BUILDING SHALL BE GRAVELED IMMEDIATELY UPON COMPLETION OF GRADING. AREAS TO BE GRASS OR PLANT BEDS ARE TO BE STABILIZED WITH STRAW AND ASPHALT EMULSION.
 5. EROSION CONTROLS ARE SUBJECT TO CHANGES BY KNOX COUNTY AND/OR TDEC REGULATORS AND INSPECTORS.
 6. GRADING CONTRACTOR TO USE MATTING IN LIEU OF SEEDING IN ANY AREAS THAT CONTINUALLY ERODE.
 7. STABILIZE ALL SLOPES OF 2:1 OR LESS WITH SEED STRAW AND FERTILIZER AND CLOSELY MONITOR. IF EROSION OCCURS, GRADING CONTRACTOR SHALL COVER THE ERODING AREAS WITH MATTING.
 8. SUPPLEMENTAL ONSITE CONTROLS: MULCH GENERATED DURING THE CLEARING OPERATION IS TO BE STOCKPILED ON THE SITE AND IS TO BE USED AS A SUPPLEMENTAL EROSION CONTROL MEASURE. THE MULCH IS TO BE PLACED ON ERODING SOILS DURING PERIODS OF PROLONGED OR ATYPICAL RAINFALL OR AS NEEDED TO PREVENT EROSION.

ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.

- GENERAL NOTES**
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 3. BACKFILL MUST BE PLACED AND COMPACTED TO 98% OF STANDARD PROCTOR DENSITY.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SILVUS ENGINEERING CONSULTING AT 865-414-0524.
 5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

- ROADWAY/DRAINAGE NOTES**
1. ALL MATERIALS AND CONSTRUCTION METHODS WILL BE IN ACCORDANCE WITH KNOX COUNTY ENGINEERING STANDARDS.
 2. A MINIMUM 6" COURSE OF TYPE 6 OR 67 STONE MUST BE PLACED AND COMPACTED AROUND THE ENTIRE CIRCUMFERENCE OF PIPES AND STRUCTURES. BACK FILL/COMPACTION OF ALL FILL MATERIALS OUTSIDE NEW ROADWAY BEDS SHALL BE PERFORMED TO ACHIEVE A MINIMUM 98% OF STANDARD PROCTOR DENSITY (NEW ROADWAY BEDS DISCUSSED BELOW).
 3. CONSTRUCTION MATERIALS INSTALLATION AND TESTING SHALL BE PERFORMED PER THE KNOX COUNTY ENGINEERING STANDARDS.
 4. ROADWAY SIGNAGE AND MARKING PER KNOX COUNTY ENGINEERING STANDARDS.
 5. CATCH BASINS AND JUNCTION BOXES SHALL BE OF PRECAST CONSTRUCTION. CATCH BASIN GRATE/DRAIN ASSEMBLY WILL BE TDOT 12-32 (D-CB-12-32) OR APPROVED EQUAL.
 6. ALL ROADWAY SUBGRADE FILL AREAS SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.

NO.	REVISIONS:	BY	DATE

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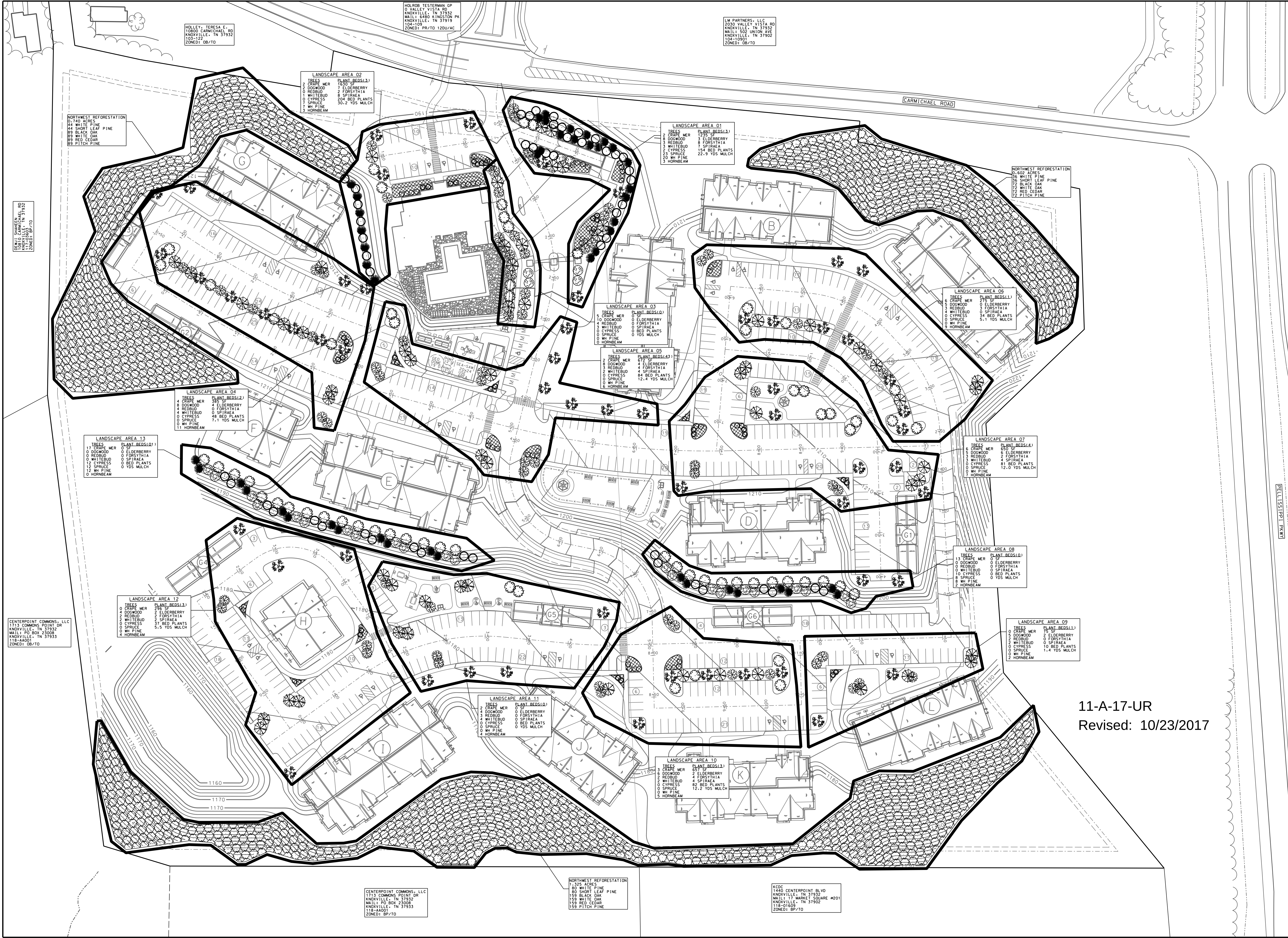
PROJECT: Hardin Valley Pointe
PARCEL IDS: 118-00104 AND 117-03613 APPROX 25.0 ACRES
DISTRICT: 6 APPROX 25.0 ACRES TOTAL

OWNER: CLEAR WATER PARTNERS, LLC
PO BOX 23038, KNOXVILLE, TN 37933
865.567.8100

ENGINEER: SEC
SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0524

DRAFT NOT FOR CONSTRUCTION

DATE: 09-25-2017
SHEET: C4.1
GRADING



11-A-17-UR
Revised: 10/23/2017

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1815 NANTASKET ROAD
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ENGINEER: **SEC**
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NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0594

DRAFT
NOT FOR CONSTRUCTION

DATE: 09-25-2017
SHEET: **C8.1**
LANDSCAPING



1 CLUBHOUSE - FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 TYPICAL RESIDENTIAL BUILDING FRONT ELEVATION
SCALE: 3/16" = 1'-0"

11-A-17-UR
Revised: 10/23/2017

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	BY		

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OWNER:



**CLEAR WATER
PARTNERS, LLC**

PO BOX 23038,
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865.567.8100

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NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0594

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DATE: 09-25-2017

SHEET:

C10.1

RENDERING

A technical drawing of a rectangular frame. The frame is defined by a double-line border. Inside the frame, there is a central square. The square is divided into four triangles by two diagonal lines that intersect at its center. The intersection point is labeled with a dimension of 0.12". The square is also divided into four smaller squares by a horizontal and a vertical line passing through its center. The entire drawing is enclosed in a rectangular border.

This diagram illustrates the layout of a roll-off container and a compactor. A large rectangular area is labeled "ROLL OFF CAN". To its right is a smaller rectangular area labeled "COMPACTOR". Above the roll-off can, a line indicates a "DROP IN CHUTE" leading into the container. The entire setup is situated next to a "WALL" and a "WALL CAP". A vertical dimension line on the right side of the diagram indicates a "42' WALL HT." (42 feet wall height). The ground surface is depicted with a cross-hatched pattern.

1" = 2'

11-A-17-UR
Revised: 10/23/2017

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Revised: 10/23/2017

Architectural floor plan of the second floor of the University of Alabama at Birmingham (UAB) building. The plan shows a symmetrical layout with a central corridor and two main wings. The left wing contains several classrooms and a large lecture hall. The right wing contains a large lecture hall and several classrooms. The plan includes room numbers, door swings, and furniture placement. A legend at the bottom right identifies 'ARS-1' and 'ALUM-1'.

$$1'' = 10'$$

THREE STORY WITH
REAR TERRACE LEVEL

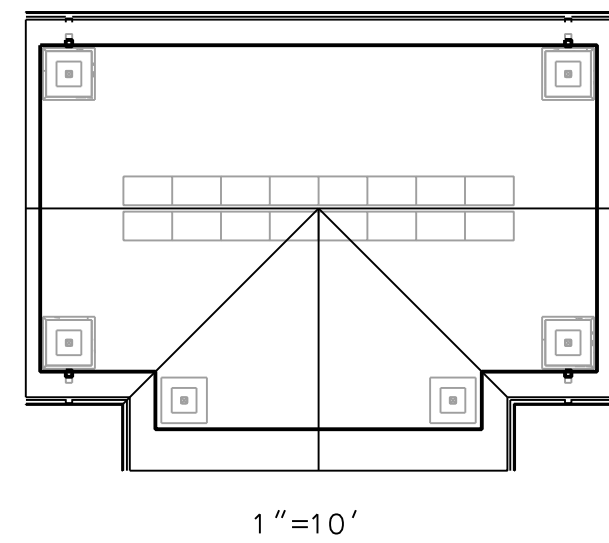
1"=10'

$$1'' = 10'$$

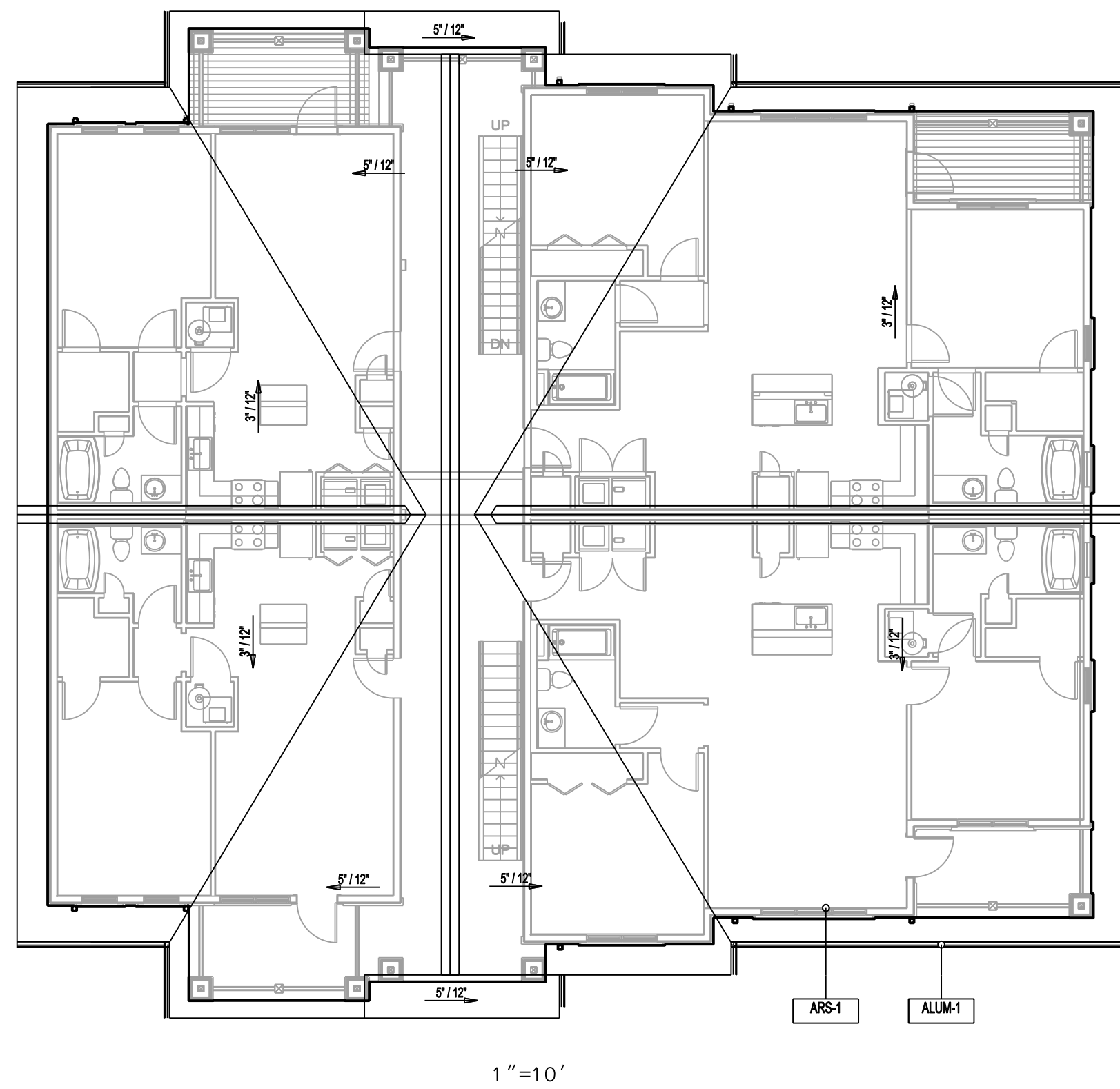
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PROJECT:  Hardin Valley Pointe PARCEL IDS: 118-00104 AND 117-03613 APPROX. 25.0 ACRES DISTRICT: 6 APPROX 23.0 ACRES TOTAL	DRAWN BY:  CLEAR WATER PARTNERS, LLC PO BOX 23038, KNOXVILLE, TN 37933 865.567.8100
	ENGINEER:  SEC <i>SILVUS ENGINEERING CONSULTING</i> NATHAN SILVUS, P.E. 1815 NANTASKET ROAD KNOXVILLE, TN 37922 865.414.0524
	DRAFT NOT FOR CONSTRUCTION
	DATE: 09-25-2017
	SHEET: C10.2 FLOORPLANS

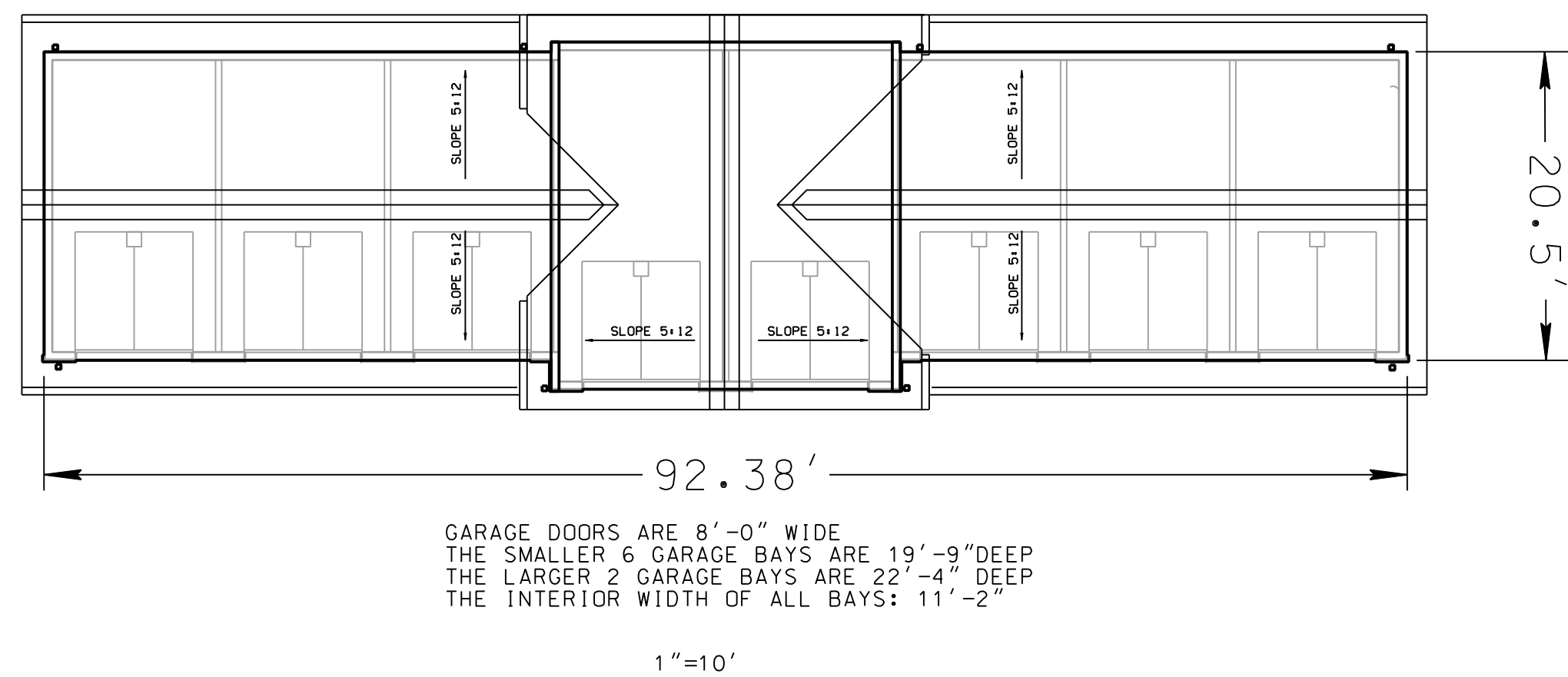
MAIL PAVILION
540 SF
SINGLE STORY



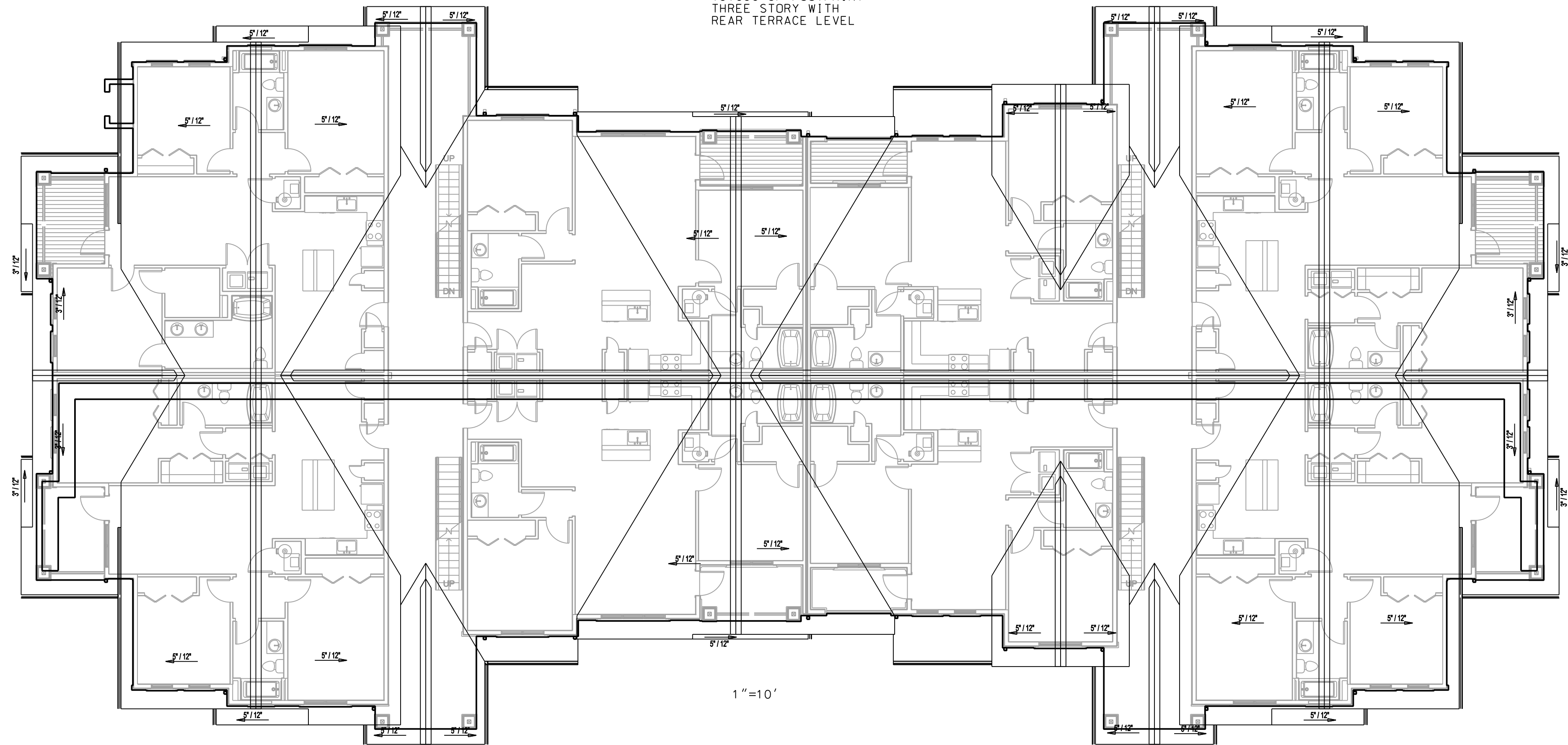
BUILDING TYPE 4
BUILDINGS F AND H
5,130 SF FOOTPRINT
THREE STORY WITH
REAR TERRACE LEVEL



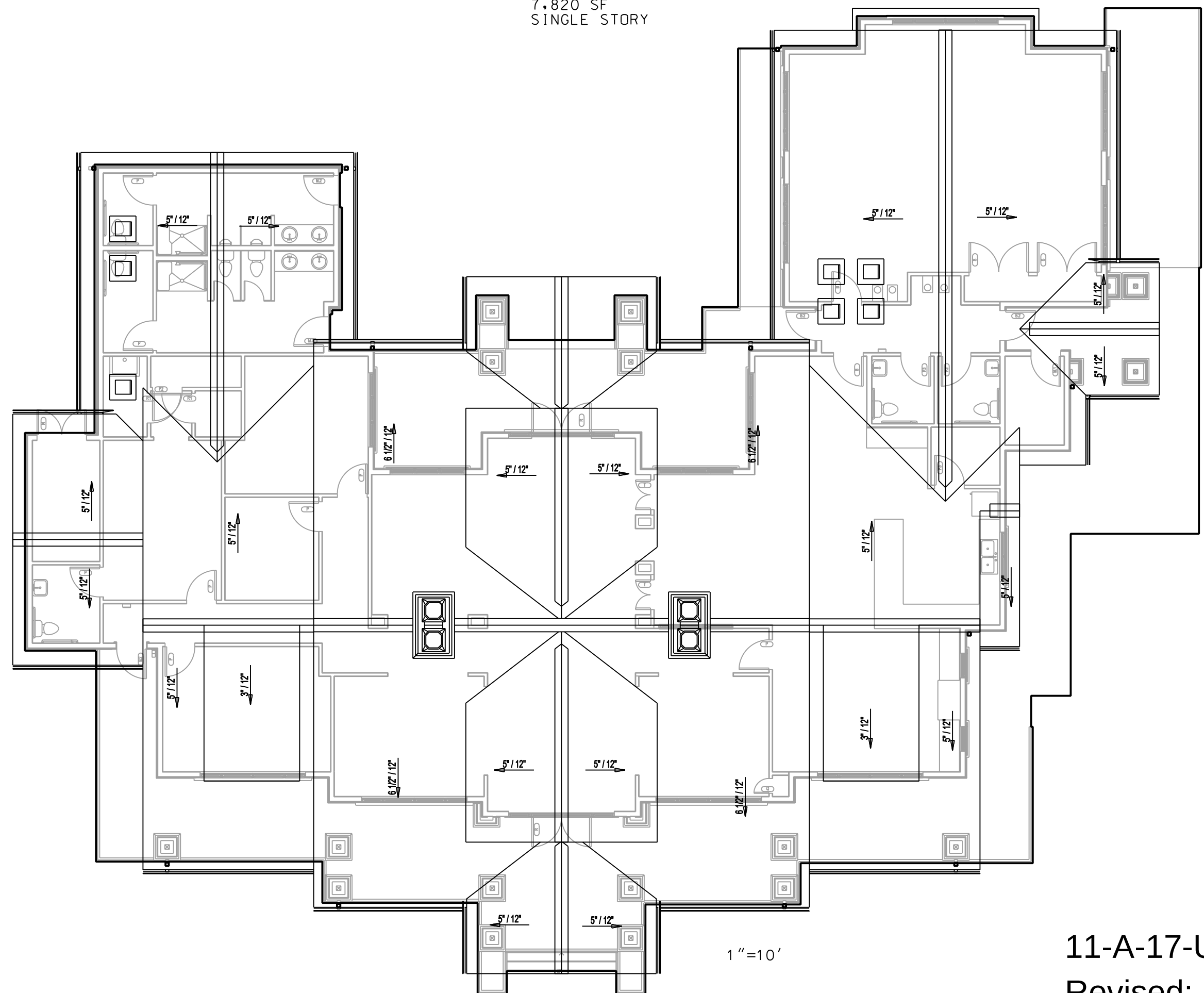
8-BAY GARAGE
1,995 SF
SINGLE STORY



BUILDING TYPE 3
BUILDINGS A C E AND I
13,030 SF FOOTPRINT
THREE STORY WITH
REAR TERRACE LEVEL



CLUBHOUSE
7,820 SF
SINGLE STORY



11-A-17-UR
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OWNER:

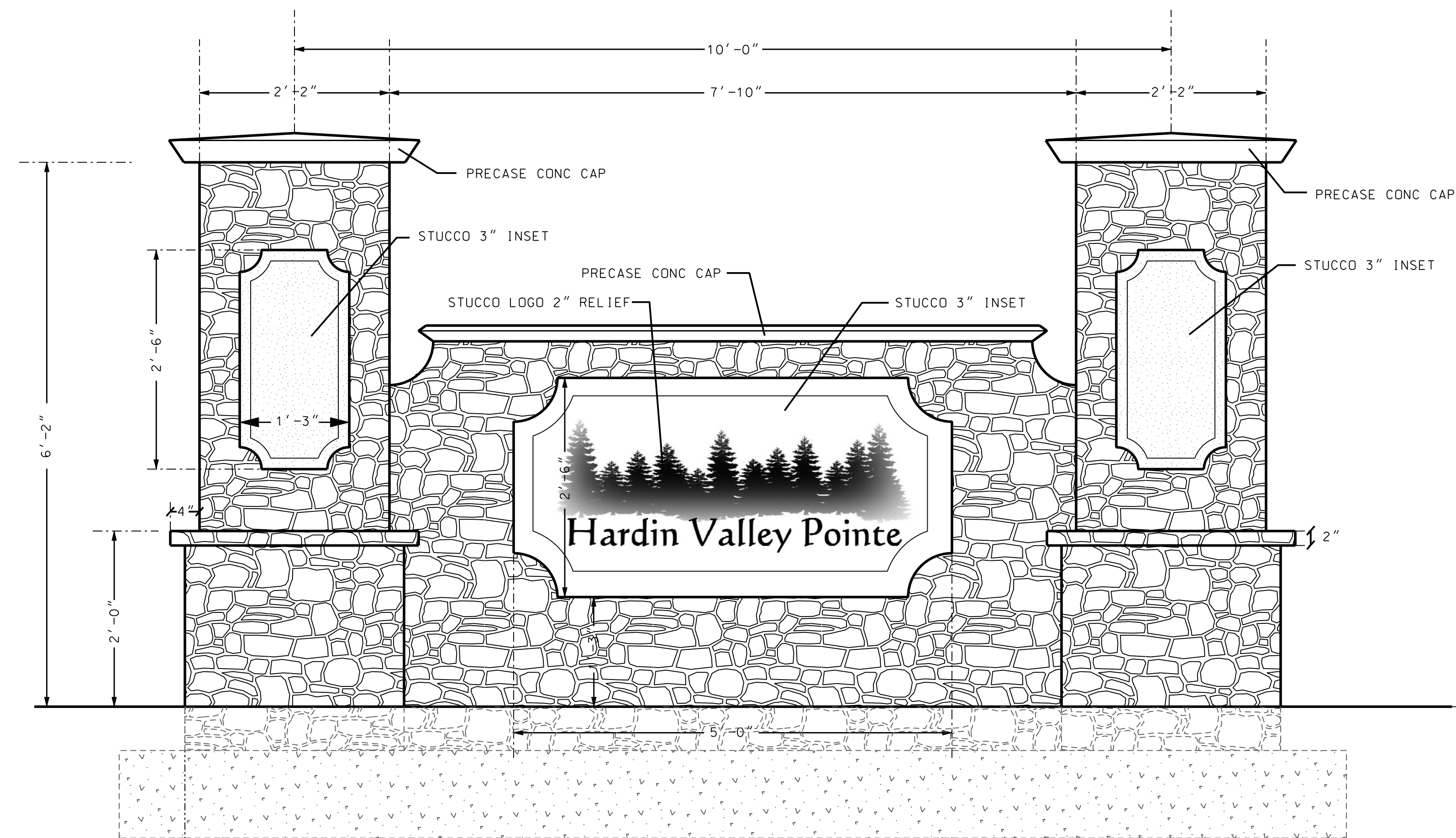
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865.567.8100

ENGINEER:

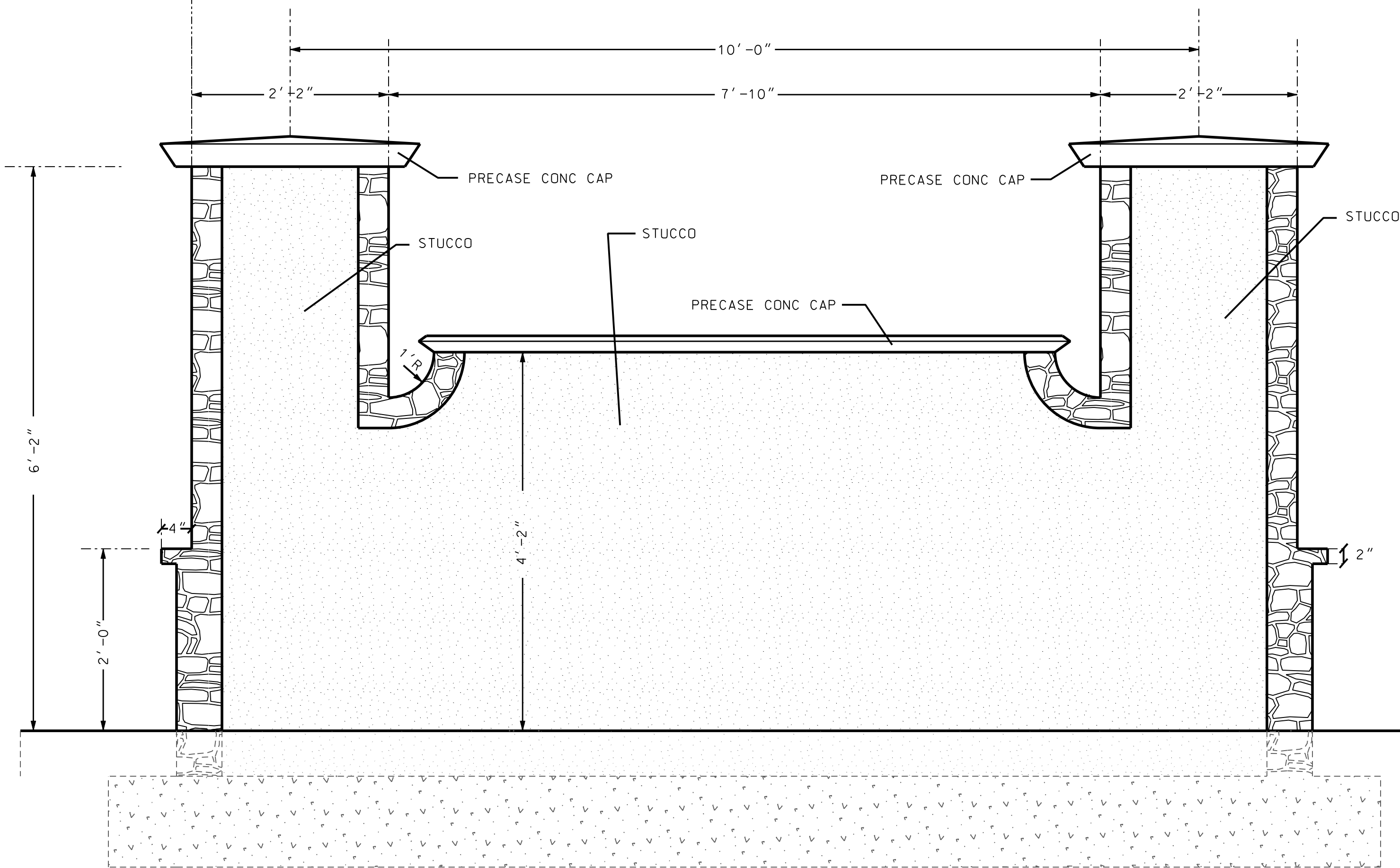
SEE
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NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0594

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DATE: 09-25-2017
SHEET: **C10.3**
FLOORPLANS



FRONT SIDE

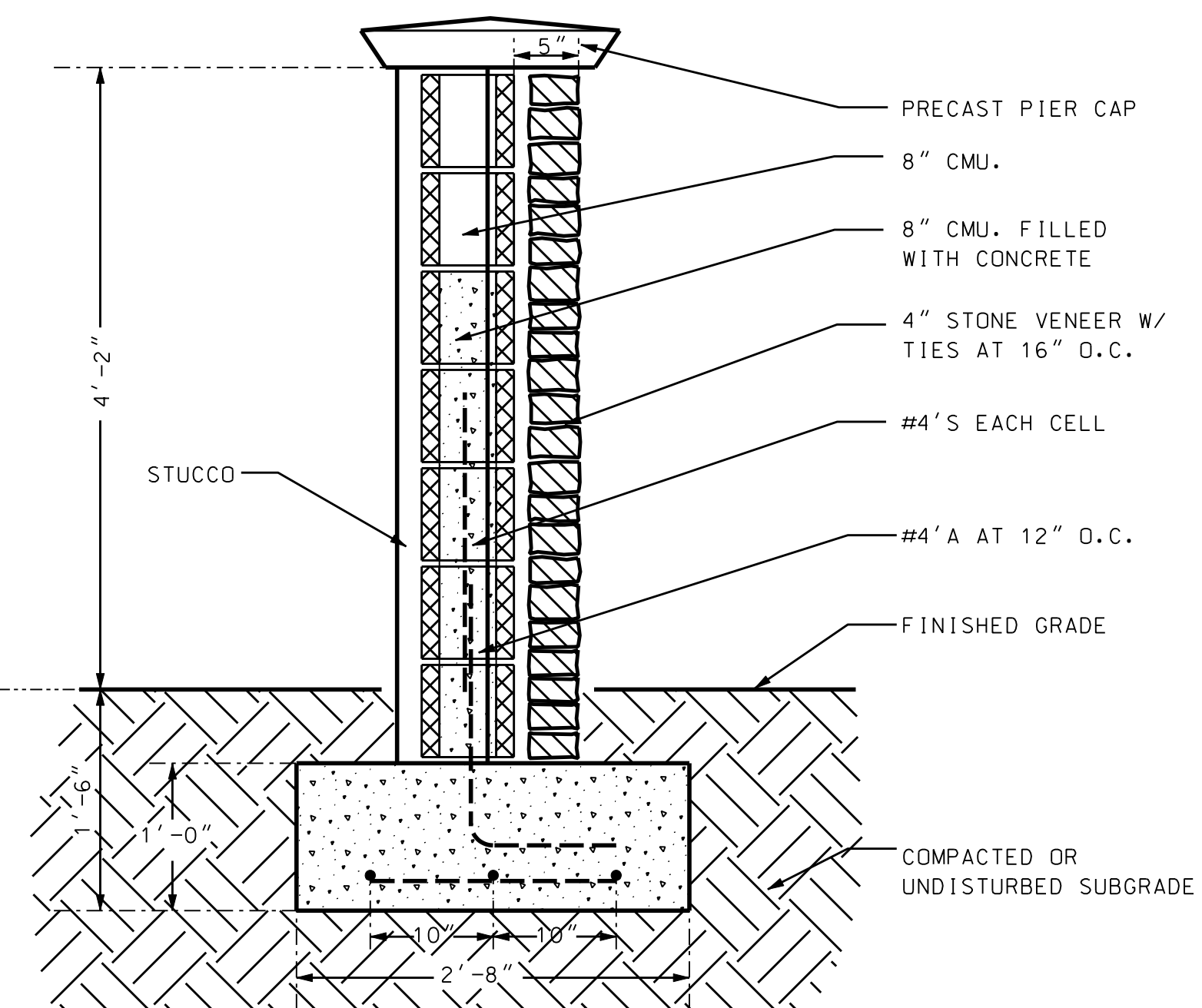


BACK SIDE

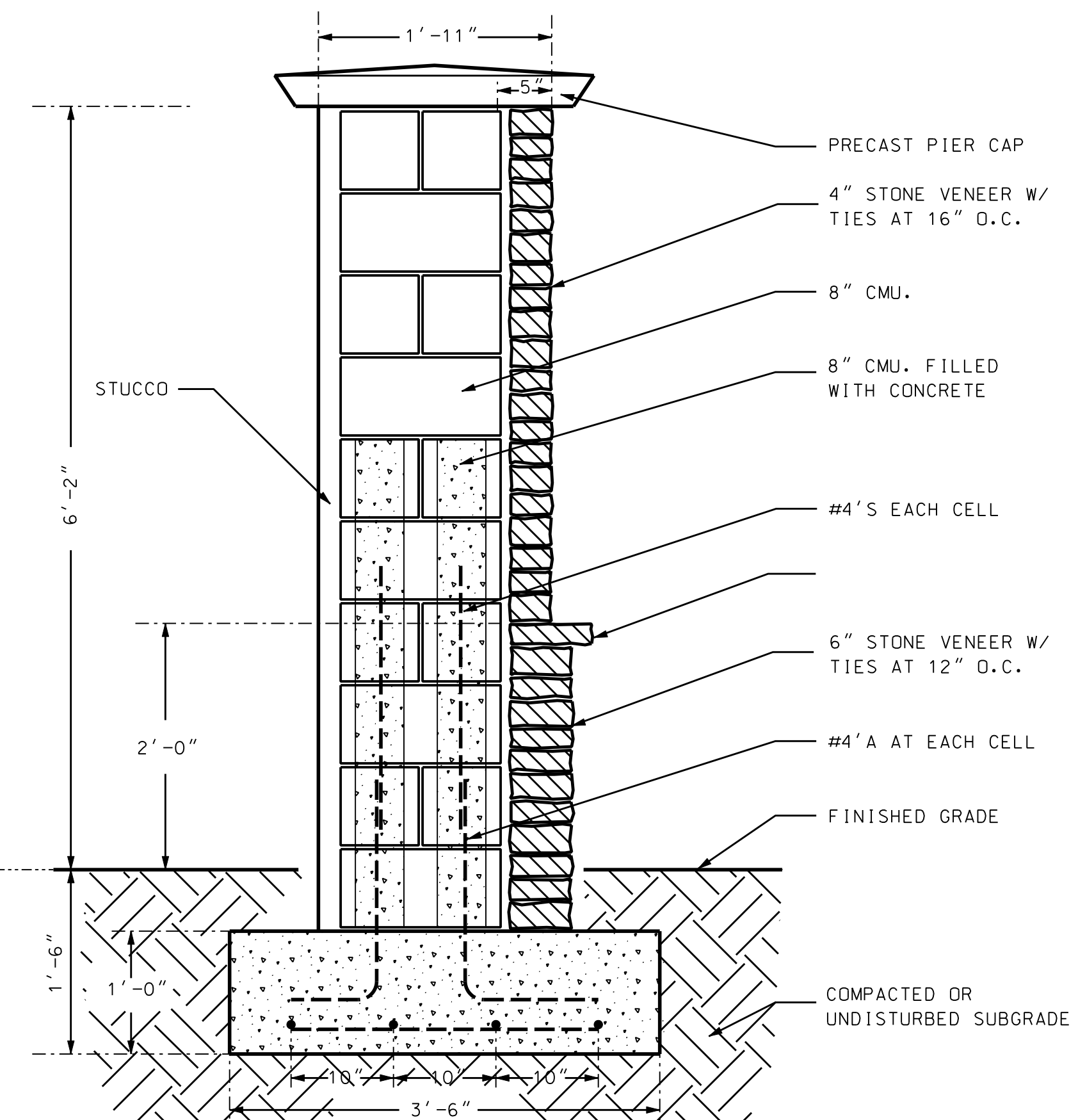
ENTRANCE SIGN

1"=1'

PROJECTED SIGN AREA: 63.7 SQ. FT.
SIGN AREA FOR MESSAGE AREA: 12.8 SQ. FT.
MAX ALLOWED IN TTGDA: 100.00 SQ. FT.
SIGN IS ILLUMINATED WITH UP LIGHTING
SIGN IS LIMITED TO 3 COLORS



WALL SECTION



COLUMN SECTION

11-A-17-UR
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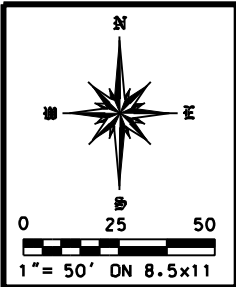
SEC
SILVUS ENGINEERING CONSULTING
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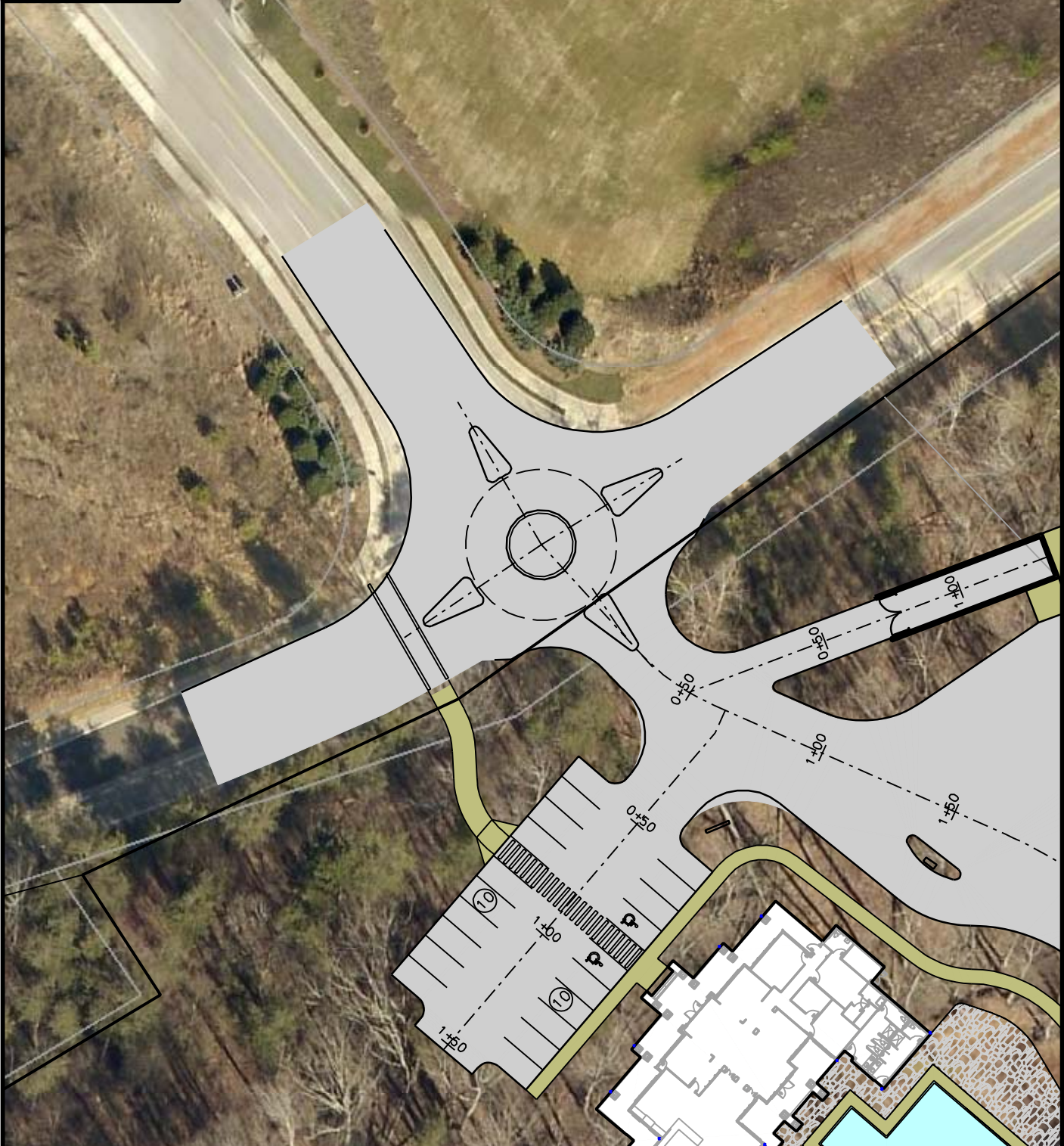
DATE: 09-25-2017

SHEET:

C10.4
ENTRY SIGN



11-A-17-UR



PREPARED BY:

SEC
SILVUS ENGINEERING CONSULTING

NATHAN SILVUS, P. E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0524

PROJECT:

CONCEPTUAL MINI-ROUNDBOAT
HARDIN VALLEY POINTE

INTERSECTION OF CARMICHAEL ROAD AND VALLEY VISTA ROAD
AT THE PROPOSED ENTRANCE TO HARDIN VALLEY POINTE

PREPARED FOR:

CLEAR WATER PARTNERS
213 FOX ROAD, KNOXVILLE, TN 37922

PANEL: