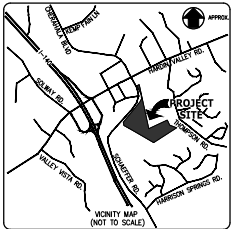


RETREAT AT HARDIN VALLEY

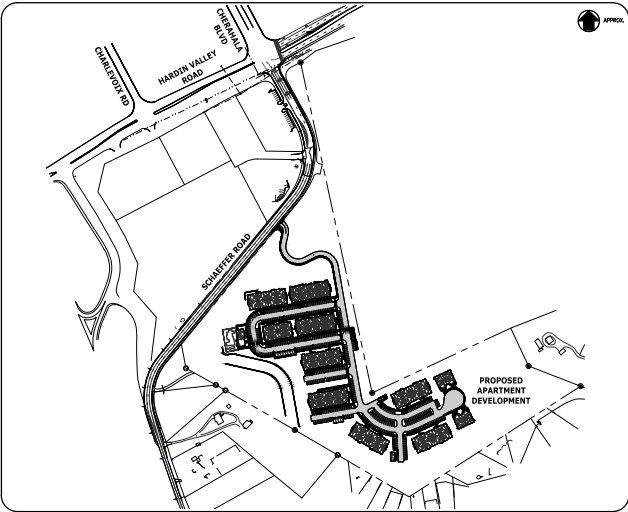
2122 SCHAEFFER ROAD

KNOXVILLE, TENNESSEE



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1	COVER SHEET
2	OVERALL SITE PLAN AND TTCDA INTENSITY CALCULATIONS
3	OVERALL SITE LAYOUT AND TRUCK TURN PLAN
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6	ENLARGED SITE LAYOUT PLAN
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13	ENLARGED SITE GRADING AND DRAINAGE PLAN
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16	ENLARGED SITE GRADING AND DRAINAGE PLAN
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L1.04	LANDSCAPE PLAN
L1.05	LANDSCAPE PLAN
L2.01	LANDSCAPE DETAILS



PROPERTY DATA	
PROPERTY OWNER	THE GRAND RESERVE COLUMBUS, LLC P.O. BOX 3290 PHENIX CITY, AL 36868
KNOXVILLE C.I.T. MAP NO.	104
PARCEL NUMBER	93
JURISDICTION	KNOX COUNTY
ZONING	PR/TO "PLANNED RESIDENTIAL/TECHNOLOGY OVERLAY" PC/TO "PLANNED COMMERCIAL/TECHNOLOGY OVERLAY" OE/TO "OFFICE, MEDICAL, AND RELATED SERVICE/TECHNOLOGY OVERLAY"
AREA	27.10 AC. TOTAL

REVISED PER KNOX PLANNING REVIEW COMMENTS		05/23/2023
REVISIONS	DATE	
CLIENT	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PHENIX CITY, AL 36868	
PROJECT	RETREAT AT HARDIN VALLEY 2122 SCHAEFFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
COVER SHEET		
CS PROJECT NO.	01681-0000	
DRAWING DATE	JULY 25, 2023	
PER	204	PC
DRAWN	204	PR
11-E-23-DP 11-A-23-T08		
1		

REVISED 11/1/2023

0 100 200
SCALE: 1" = 100'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.0001

- NOTES:**
1. THE TOPOGRAPHIC AND PLANIMETRIC DATA SHOWN WAS PROVIDED BY TUCK AERIAL, INC. DATED APRIL 12TH, 2022. THE BOUNDARY WAS PROVIDED BY CANNON AND CANNON, INC. DATED MARCH 24TH, 2012.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND KNOX COUNTY STANDARD SPECIFICATIONS. PROPERTY CONCERNED REFLECTS PARCEL 93 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 104. ZONING FOR THE PROPERTY IS OB/TO AND PR/TO "OFFICE, MEDICAL, AND RELATED SERVICES ZONE WITH TECHNOLOGY OVERLAY" AND "PLANNED RESIDENTIAL ZONE < 6.5 DU/AC WITH TECHNOLOGY OVERLAY".
 4. TOTAL AREA IS 27.15 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 20.3 ACRES.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY AND TTCDA ZONING ORDINANCES.
 7. OWNER: THE GRAND RESERVE COLUMBUS LLC
P.O. BOX 3290
PHENIX CITY, AL 36868
 8. DEVELOPER: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT
P.O. BOX 518
PHENIX CITY, AL 36868
CONTACT: DAN NIBBLETT
 9. PERMETER SLOPES SHALL BE LANDSCAPED PER TTCDA REQUIREMENTS. SLOPES ARE NOT TO EXCEED 2:1 (H:V).
 10. PROPOSED LANDSCAPE WILL COMPLY WITH KNOX COUNTY AND TTCDA REQUIREMENTS.

PARKING SUMMARY - TTCDA AND KNOX COUNTY REQUIREMENTS

REQUIRED SPACES FOR MULTI-FAMILY RESIDENTIAL:
1.5 SPACES PER DWELLING UNIT FOR THE FIRST 20 UNITS
PLUS 1 ADDITIONAL SPACE PER DWELLING UNIT FOR EACH ONE BEDROOM UNIT IN EXCESS OF 20 UNITS.
PLUS 1.5 SPACES PER DWELLING UNIT FOR EACH TWO (OR MORE) BEDROOM UNITS.

1 BEDROOM UNITS (24 PROPOSED)
1.5 SPACES PER UNIT FOR THE FIRST 20 = 1.5 x 20 = 30 SPACES
PLUS 1 PER UNIT IN EXCESS OF 20 = (24-20) x 1 = 4 SPACES

2 OR MORE BEDROOM UNITS (192 PROPOSED)
1.5 SPACES PER UNIT = 1.5 x 192 = 288 SPACES

TOTAL REQUIRED: 30 + 4 + 288 = 322 SPACES
MAXIMUM SPACES ALLOWED = 175% OF MINIMUM = 322 x 1.75 = 564 SPACES

TOTAL SPACES PROVIDED: 436 SPACES
(2.0 SPACES PER UNIT AVERAGE)

TOTAL STANDARD SPACES 401 SPACES
TOTAL GARAGE SPACES 12 SPACES
ACCESSIBLE SPACES* 23 SPACES

*REQUIRED (401-500) 7 STANDARD + 2 VAN = 9 TOTAL

- LEGEND**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - EXIST. R.O.W./BOUNDARY
 - BUILDING SETBACK LINE
 - ZONING LINE
 - DETAIL REFERENCE (DETAIL NO./SHEET NO.)
 - NUMBER OF PARKING SPACES
 - COORDINATE POINT
 - ACCESSIBLE PARKING
 - ACCESSIBLE CURB RAMP

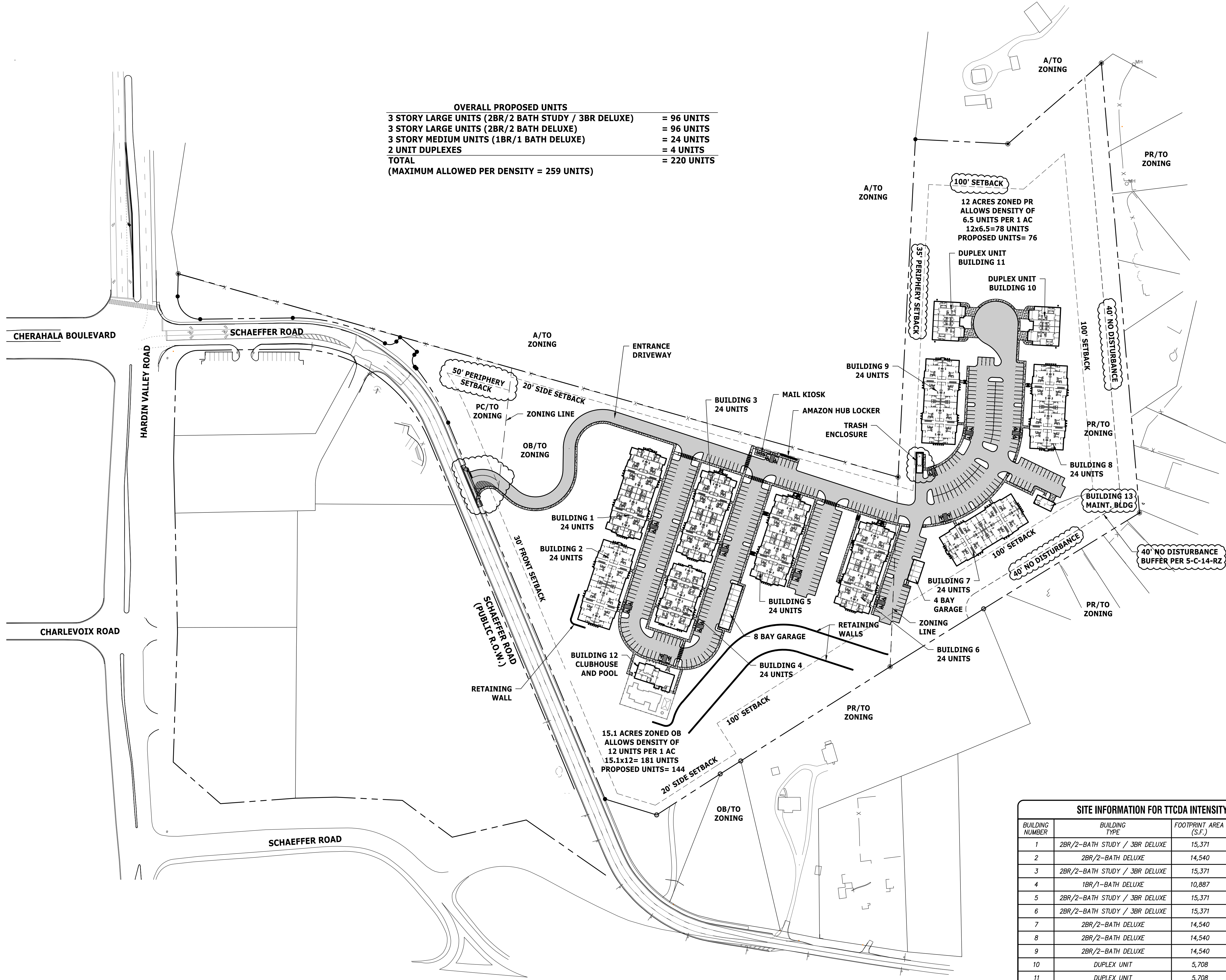
REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2023
REVISED PER KNOX PLANNING REVIEW COMMENTS	11/01/2023
REVISIONS	DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL: 865.670.8555 8550 Kingington Pike WWW.CANNON-CANNON.COM KNOXVILLE, TN 37919	
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 518 PHENIX CITY, AL 36868
PROJECT:	RETREAT AT HARDIN VALLEY 2122 SCHAEFFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE

OVERALL SITE PLAN AND TTCDA INTENSITY CALCULATIONS

CCI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PM	JRH
PC	PC
DRAWN	JRH
FR	FR

11-E-23-DP
11-A-23-TOB

2



OVERALL PROPOSED UNITS	
3 STORY LARGE UNITS (2BR/2 BATH STUDY / 3BR DELUXE)	= 96 UNITS
3 STORY LARGE UNITS (2BR/2 BATH DELUXE)	= 96 UNITS
3 STORY MEDIUM UNITS (1BR/1 BATH DELUXE)	= 24 UNITS
2 UNIT DUPLEXES	= 4 UNITS
TOTAL	= 220 UNITS
(MAXIMUM ALLOWED PER DENSITY = 259 UNITS)	

SITE INFORMATION FOR TTCDA INTENSITY GUIDELINES				
BUILDING NUMBER	BUILDING TYPE	FOOTPRINT AREA (S.F.)	NUMBER OF STORIES	GROSS FLOOR AREA (S.F.)
1	2BR/2-BATH STUDY / 3BR DELUXE	15,371	3	46,113
2	2BR/2-BATH DELUXE	14,540	3	43,620
3	2BR/2-BATH STUDY / 3BR DELUXE	15,371	3	46,113
4	1BR/1-BATH DELUXE	10,887	3	32,661
5	2BR/2-BATH STUDY / 3BR DELUXE	15,371	3	46,113
6	2BR/2-BATH STUDY / 3BR DELUXE	15,371	3	46,113
7	2BR/2-BATH DELUXE	14,540	3	43,620
8	2BR/2-BATH DELUXE	14,540	3	43,620
9	2BR/2-BATH DELUXE	14,540	3	43,620
10	DUPLEX UNIT	5,708	1	5,708
11	DUPLEX UNIT	5,708	1	5,708
12	CLUBHOUSE AND POOL	3,243	1	3,243
13	MAINTENANCE	894	1	894
14	8-BAY GARAGE	2,568	1	2,568
15	4-BAY GARAGE	1,240	1	1,240

TOTAL FOOTPRINT AREA = 148,892 S.F.
TOTAL FLOOR AREA = 410,954

TTCDA INTENSITY CALCULATIONS:
GROUND AREA COVERAGE (GAC):
GAC = BUILDING FOOTPRINT AREA/GROSS LOT AREA
148,892 S.F./1,180,476 S.F. (27.10 AC) = 0.127 OR 12.7%
GAC NOT TO EXCEED 25%
FLOOR AREA RATIO (FAR):
FAR = GROSS FLOOR AREA/GROSS LOT AREA
410,954 S.F./1,180,476 S.F. (27.10 AC) = 0.348 OR 34.8%
FAR NOT TO EXCEED 30% (WAIVER REQUESTED)
IMPERVIOUS AREA RATIO (IAR):
IAR=GROSS IMPERVIOUS AREA/GROSS LOT AREA
423,719 S.F./1,180,476 S.F. (27.10 AC) = 0.359 OR 35.9%
IAR NOT TO EXCEED 70%



NOTES:

1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.

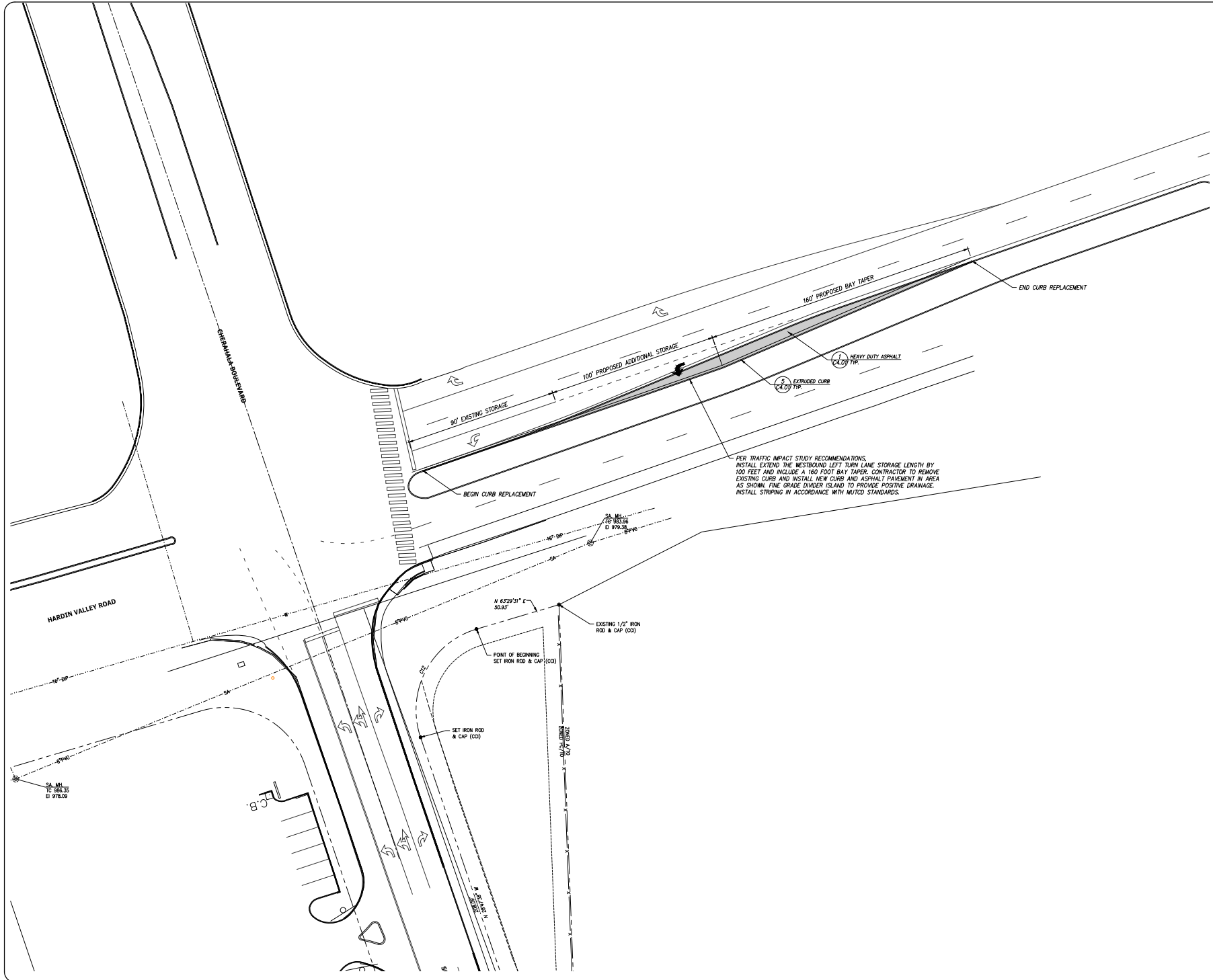
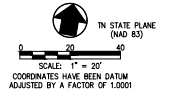
SPECIAL NOTE:

1. ADA COMPLIANT ROUTE AS SHOWN ON THIS PLAN REPRESENTS THE DESIGNED ACCESSIBLE ROUTE. CONTRACTOR IS TO CONSTRUCT ALL SHADED AREAS IN COMPLIANCE WITH CURRENT ADA REGULATIONS. CONTRACTOR TO COORDINATE ANY DISCREPANCIES ENCOUNTERED IN THE FIELD WITH ENGINEER PRIOR TO CONSTRUCTION OF ADA COMPLIANT ROUTE.

LEGEND	
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	EXIST. R.O.W./BOUNDARY
	BUILDING SETBACK LINE
	ZONING LINE
	ACCESSIBLE ROUTE
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	NUMBER OF PARKING SPACES
	COORDINATE POINT
	ACCESSIBLE PARKING
	ACCESSIBLE CURB RAMP

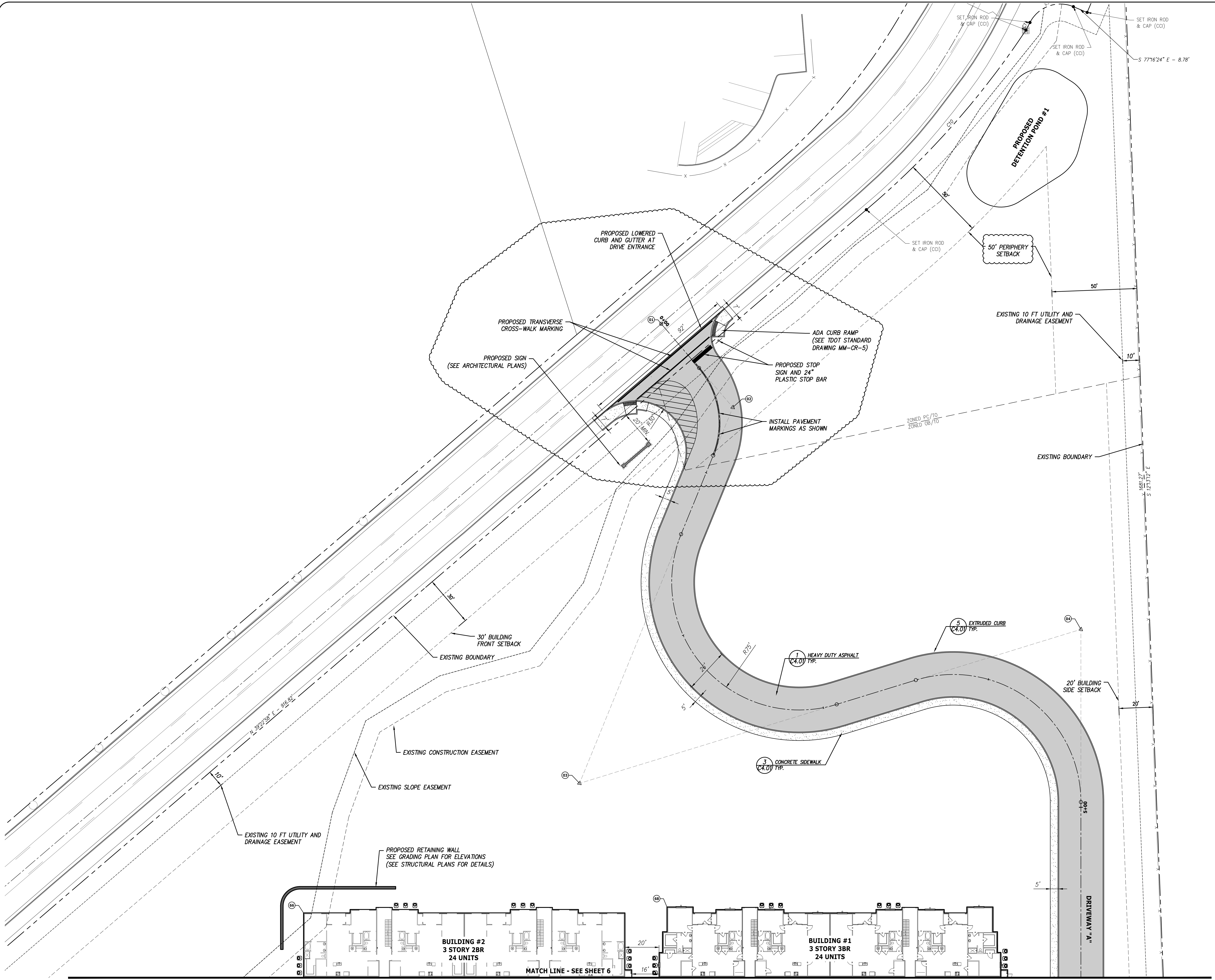
REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS	DATE	
CLIENT	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCE CITY, AL 36068	
PROJECT	RETREAT AT HARDIN VALLEY 2122 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
OVERALL SITE LAYOUT AND TRUCK TURN PLAN		
CSA PROJECT NO.	01686-0000	
DRAWING DATE	JULY 25, 2023	
DESIGNED BY	204	PC
DRAWN BY	204	FR
11-E-23-DP 11-A-23-T08		
3		

NOTES:
1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.

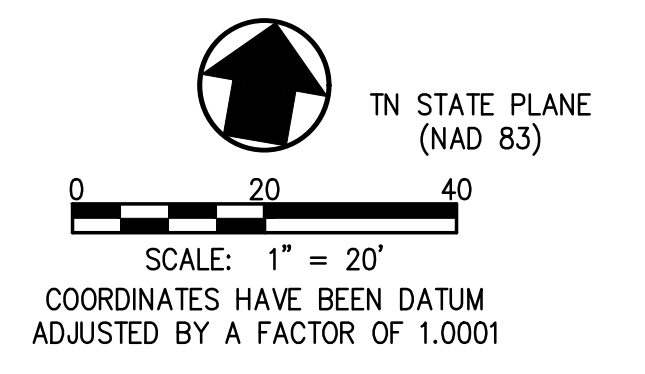


LEGEND	
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REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCE CITY, AL 36868	
PROJECT:	RETREAT AT HARDIN VALLEY 2122 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
HARDIN VALLEY ROAD IMPROVEMENTS		
C23 PROJECT NO. 01681-0000		
DRAWING DATE:	JULY 25, 2023	
PER	204	PC
DRAWN	204	FR
11-E-23-DP 11-A-23-T08		
4		



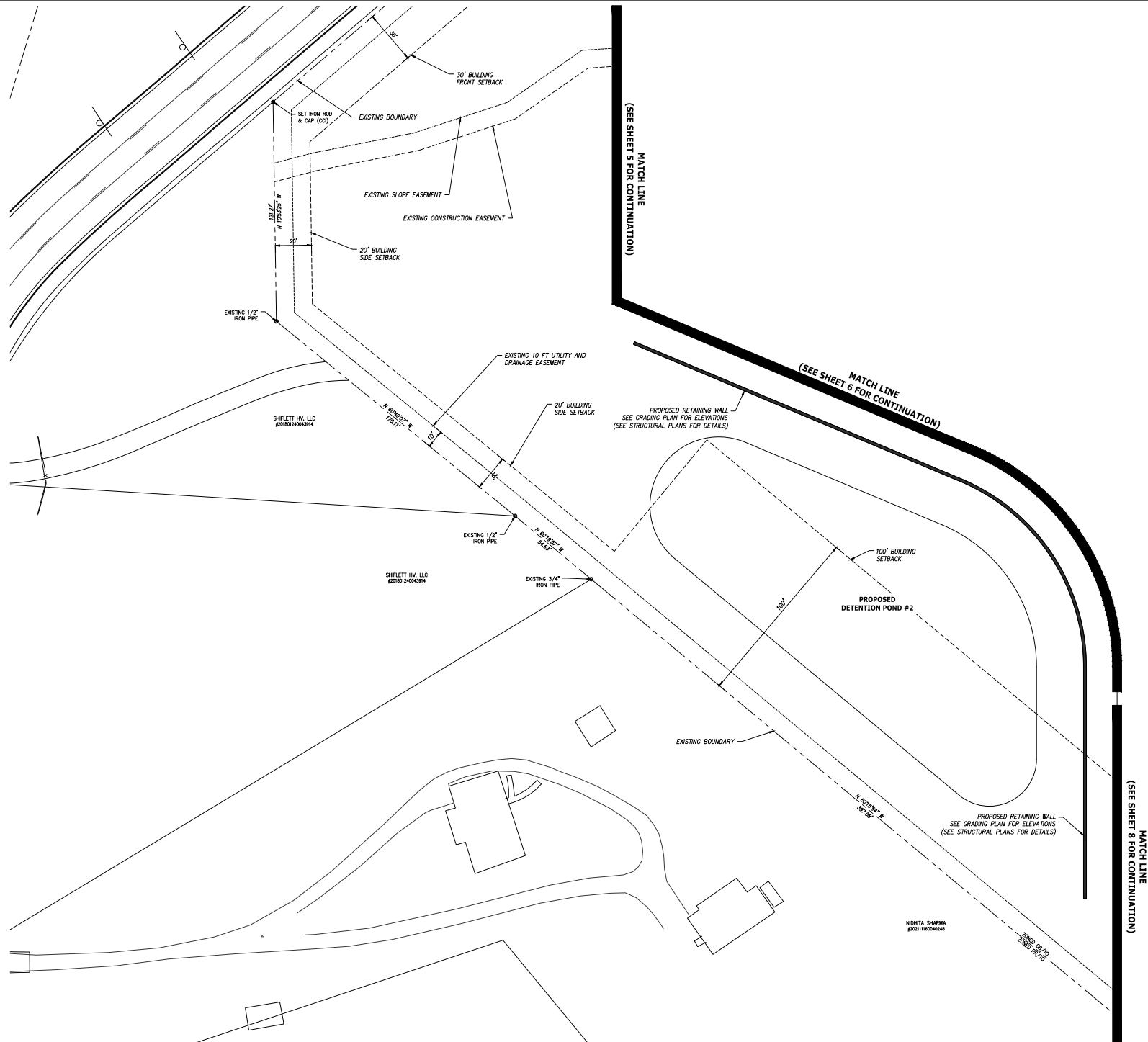
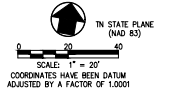
NOTES:
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LEGEND	
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REVISED PER KNOX PLANNING REVIEW COMMENTS	11/01/2023
REVISIONS	DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL: 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM KNOXVILLE, TN 37919	
CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 518 PHENIX CITY, AL 36868	
PROJECT: RETREAT AT HARDIN VALLEY 2122 SCHAEFFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
ENLARGED SITE LAYOUT PLAN	
CCI PROJECT NO. 01681-0000 DRAWING DATE JULY 25, 2023 PM JRH PC DRAWN JRH FR	
11-E-23-DP 11-A-23-TOB	
5	

NOTES:
1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.

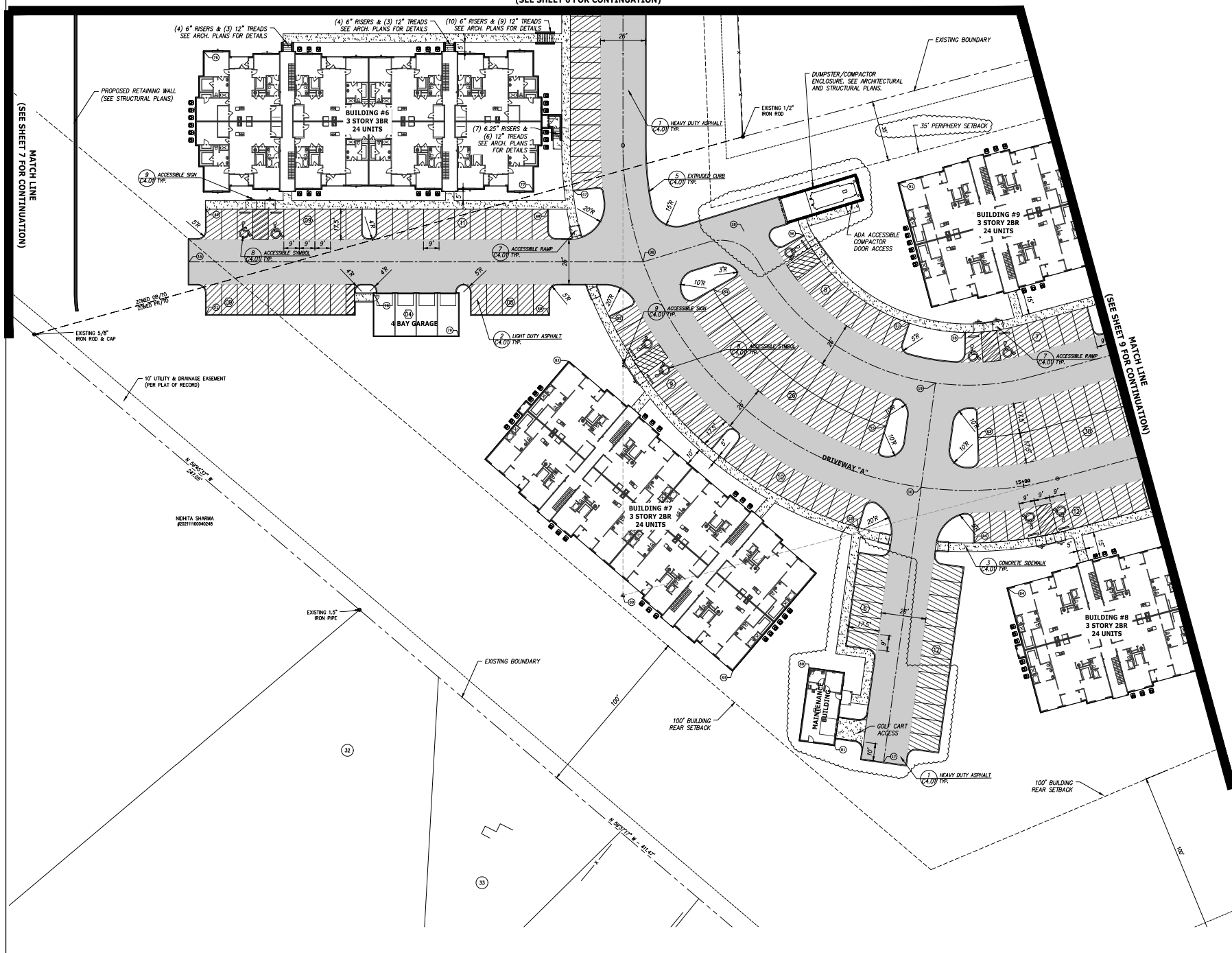


LEGEND	
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
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	ACCESSIBLE PARKING
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REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
		
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCE CITY, AL 36868	
PROJECT:	RETREAT AT HARDIN VALLEY 2122 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
ENLARGED SITE LAYOUT PLAN		
CSJ PROJECT NO.		01686-0000
DRAWING DATE		JULY 25, 2023
PER	204	PC
DRAWN	204	PR
11-E-23-DP 11-A-23-T08		
7		

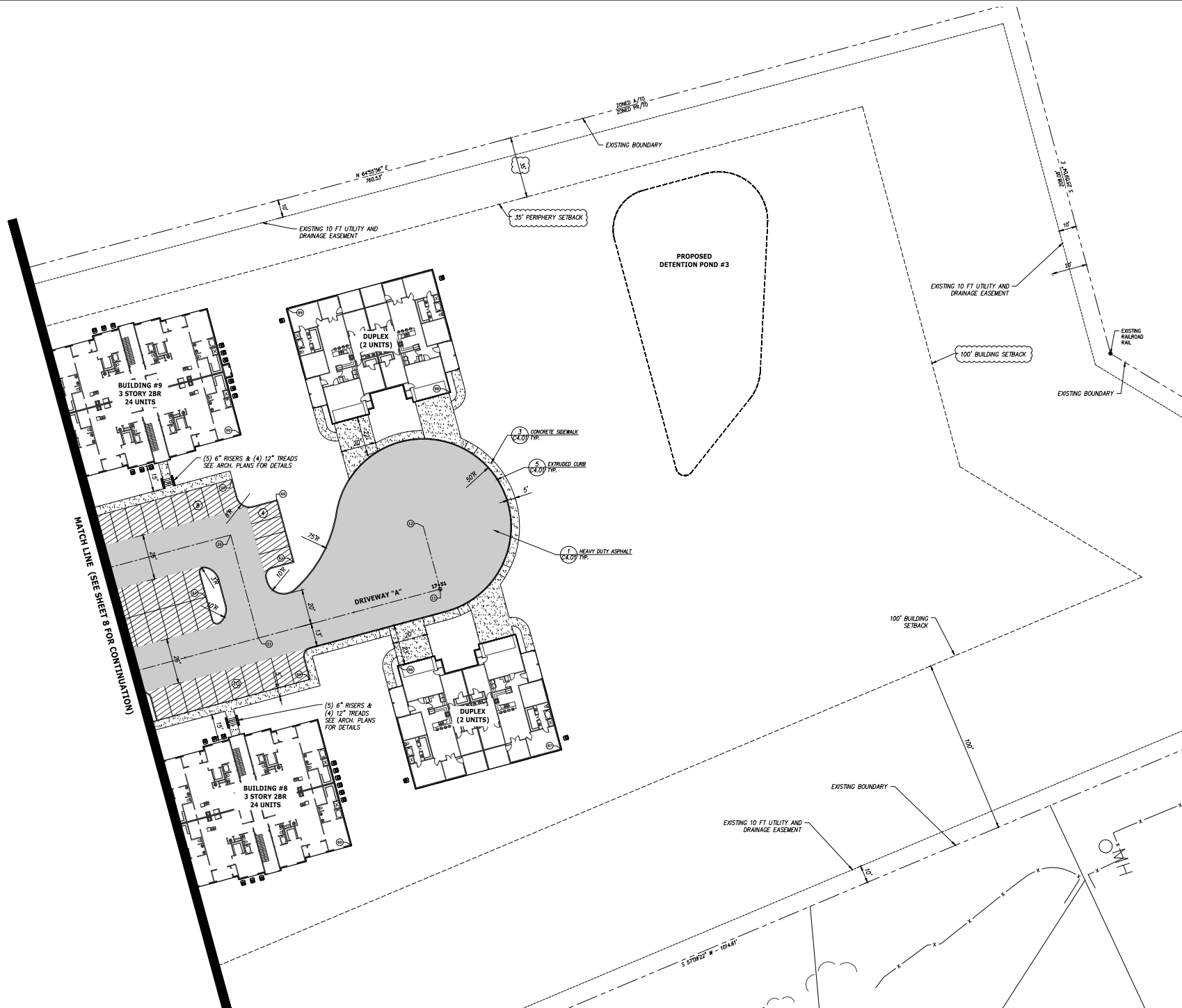
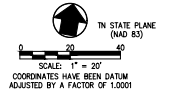
NOTES:

1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.



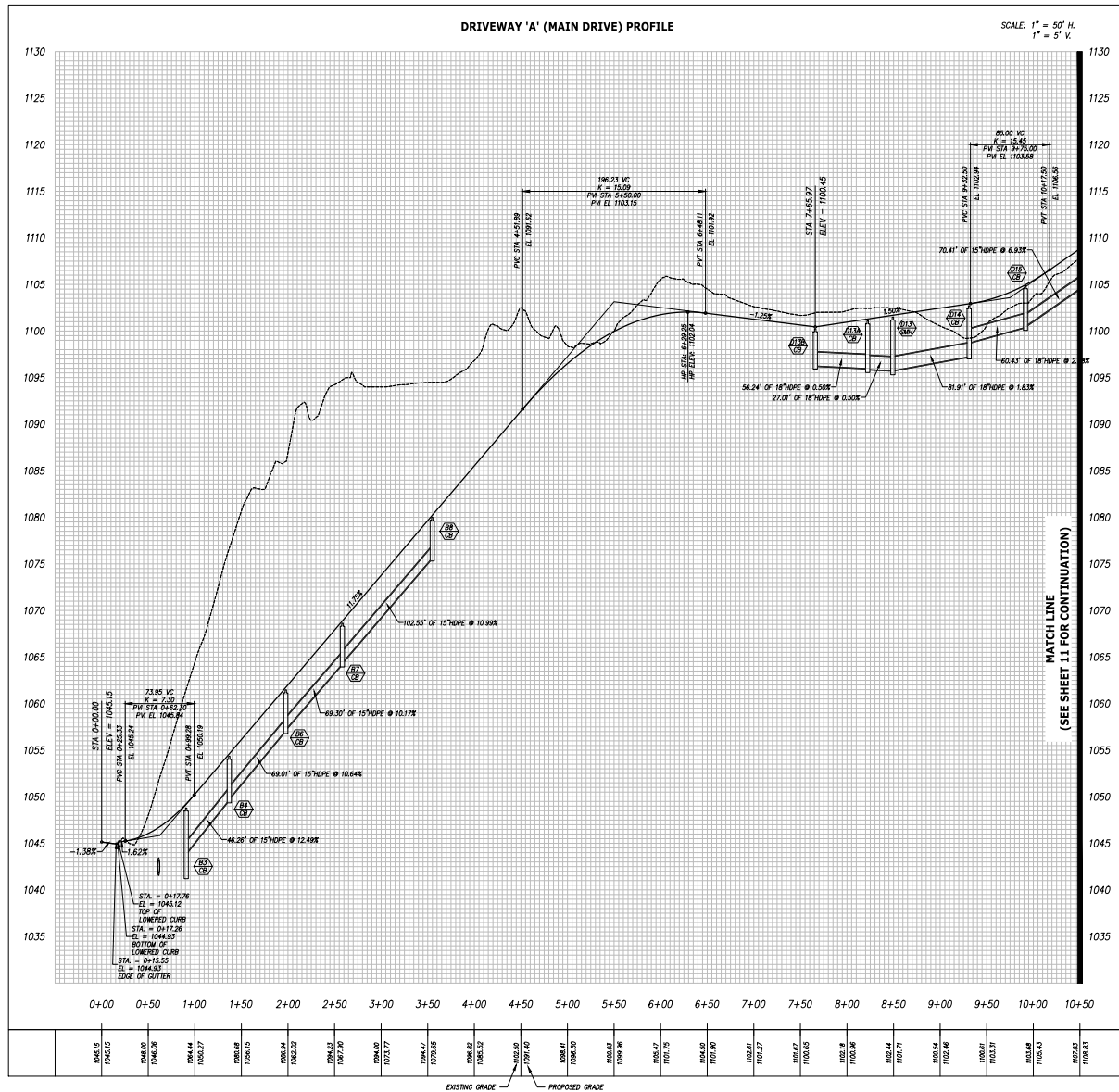
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| REVISED PER KNOX PLANNING REVIEW COMMENTS | | 10/23/2023 |
| | | |
| REVISIONS | DATE | |
|  | | |
| CLIENT: TRIMCOR
APARTMENT CONSTRUCTION & MANAGEMENT
P.O. BOX 518
PHOENIX CITY, AL 36868 | | |
| PROJECT: RETREAT AT HARDIN VALLEY
212 BOWATER ROAD
DISTRICT 6, KNOX COUNTY, TENNESSEE | | |
| ENLARGED SITE LAYOUT PLAN | | |
| CEE PROJECT NO. 116461-2000
DRAWING DATE 3/27/25, 2003
DRAWN 2001 BY FR | | |
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NOTES:
1. SEE SHEET 2 FOR APPLICABLE SITE LAYOUT NOTES.

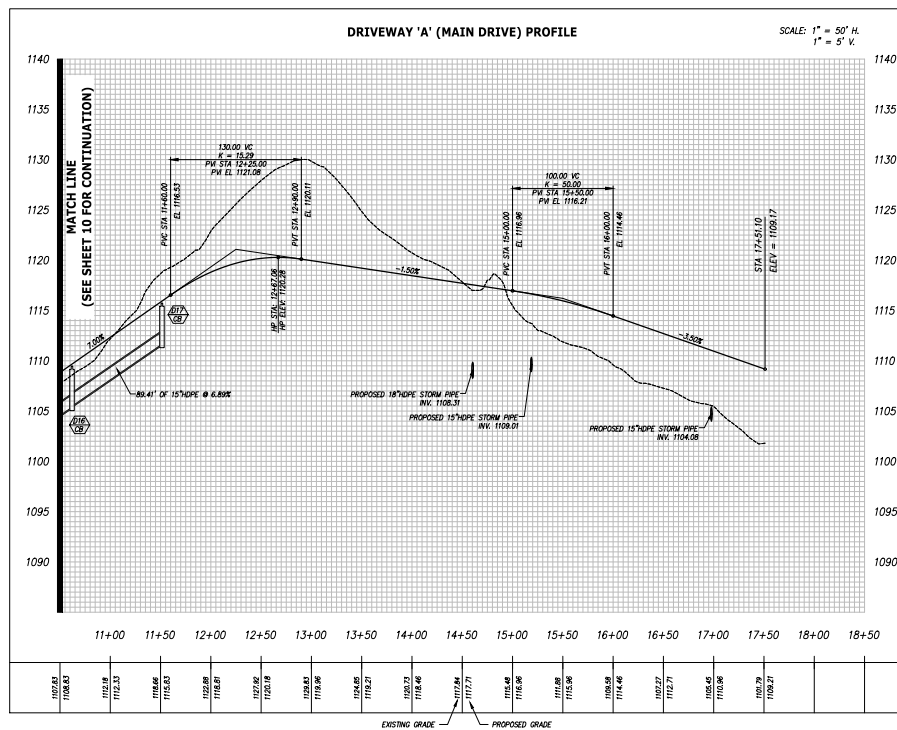


LEGEND	
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	EXIST. R.O.W./BOUNDARY
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REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS	DATE	
CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCE CITY, AL 36068		
PROJECT: RETREAT AT HARDIN VALLEY 2122 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE		
ENLARGED SITE LAYOUT PLAN		
CIP PROJECT NO. 01681-0000 DRAWING DATE: JULY 25, 2023		
11-E-23-DP 11-A-23-T08		
PREP	2024	PC
DRAWN	2024	FR
9		



REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRICHARD CITY, AL 36868		
PROJECT: RETREAT AT HARDIN VALLEY 2122 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE		
DRIVEWAY PROFILES		
CIP PROJECT NO. 01681-0000 DRAWING DATE: JULY 25, 2021		PER: 204 PC: 204
11-E-23-DP 11-A-23-T08		DRAWN: 204 PR: 204
10		



REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCETON, KY 40371		
PROJECT: RETREAT AT HARDIN VALLEY 2122 SCHAEFFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE		
DRIVEWAY PROFILES		
11-E-23-DP 11-A-23-10B		11



- NOTES:**
1. THE TOPOGRAPHIC AND PLANNING DATA SHOWN WAS PROVIDED BY TUCK AERIAL, INC. DATED APRIL 10TH, 2022. THE BOUNDARY WAS PROVIDED BY CANNON AND CANNON, INC. DATED MARCH 24TH, 2012.
 2. THE DISTURBED AREA IS APPROXIMATELY 18.00 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 27.00 ACRES.
 3. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
 4. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
 5. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
 6. ALL TREE STAMPS, BOLLARDS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FOOT BELOW SUBGRADE.
 7. STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE. THE AREAS TO BE SEED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 8. A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 9. ALL NEWLY GRADED EARTHWORK AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SOILED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
 12. TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 3/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUNN HEMP	33%
3/1 TO 7/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUNN HEMP	33%
7/1 TO 11/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUNN HEMP	33%
 13. PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 3/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUNN HEMP	33%
3/1 TO 7/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUNN HEMP	33%
7/1 TO 11/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUNN HEMP	33%
 14. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
 15. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
 16. NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 2:1 TO BE REINFORCED WITH EROSION CONTROL BLANKET.
 17. PERMANENT EROSION CONTROL SLOPES SHALL BE TRACKED WITH A DOZER TO FORM CLEAR MARKS PARALLEL TO THE CONTOUR.
 18. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
 19. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

SPECIAL NOTE:

1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

LEGEND

884	EXISTING CONTOUR
890	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
1/4" = 1' 0"	EXIST. STORM
1/4" = 1' 0"	EXIST. SEWER
1/4" = 1' 0"	EXIST. WATER
1/4" = 1' 0"	EXIST. FENCE
1/4" = 1' 0"	EXIST. POWER POLE

REVISIONS

NO.	REVISION	DATE
1	REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2021

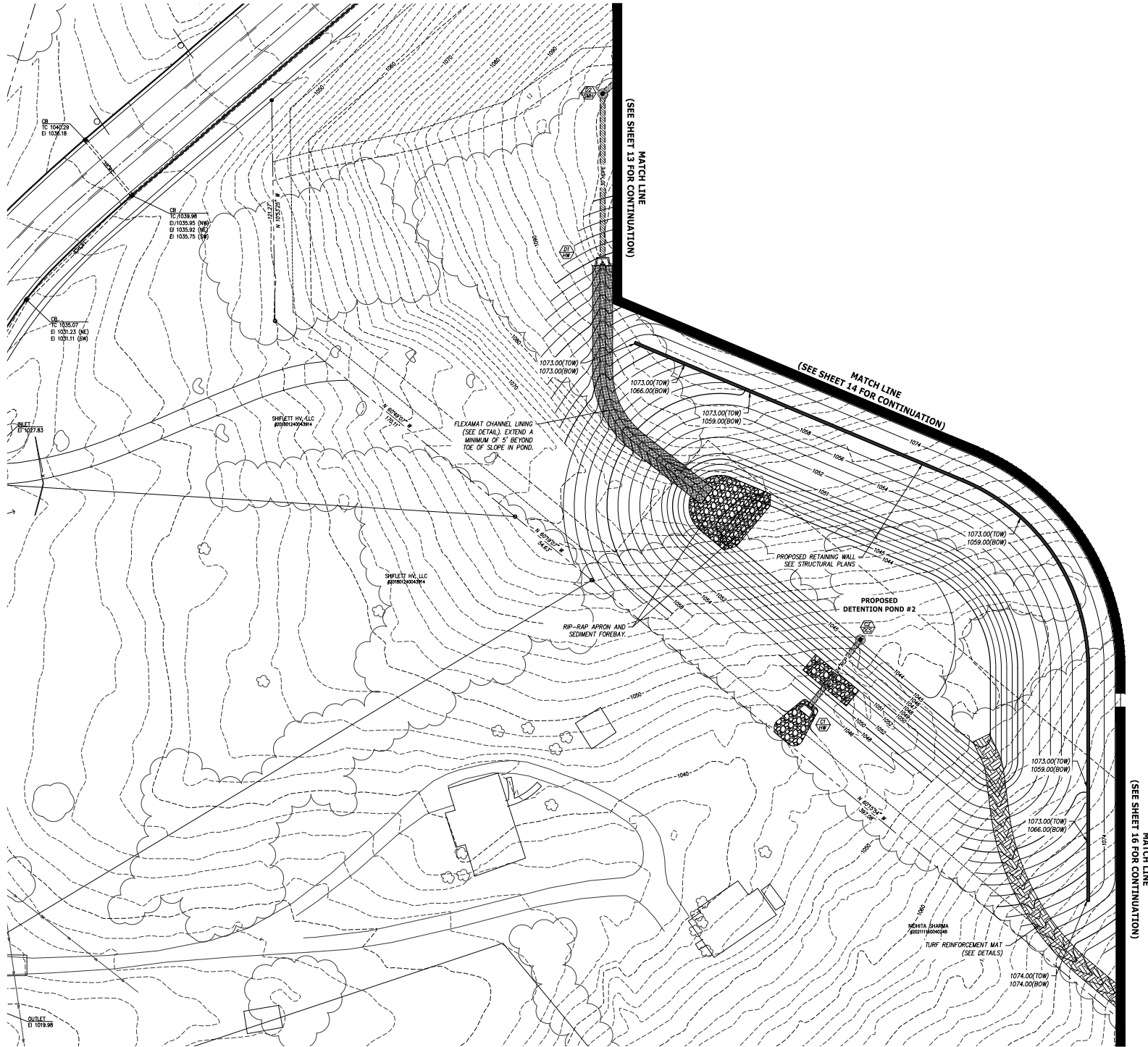
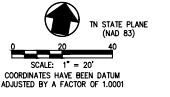
CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT
P.O. BOX 318
PRINCE CITY, AL 36068

PROJECT: RETREAT AT HARDIN VALLEY
212 SCHAFER ROAD
DISTRICT 6, KNOX COUNTY, TENNESSEE

OVERALL SITE GRADING PLAN

11-E-23-DP	11-A-23-T08
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NOTES:
1. SEE SHEET 12 FOR APPLICABLE SITE GRADING NOTES.



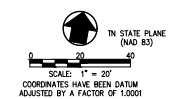
SPECIAL NOTE:
1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED INDEX CONTOUR
+	PROPOSED SPOT ELEVATION
1 C4.0V	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
---	EXIST. STORM
---	EXIST. SEWER
---	EXIST. WATER
---	EXIST. FENCE
+	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021				
REVISIONS	DATE					
CLIENT	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCE CITY, AL 36068					
PROJECT	RETREAT AT HARDIN VALLEY 2122 SCHAFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE					
ENLARGED SITE GRADING AND DRAINAGE PLAN						
C31 PROJECT NO. 21086-0000 DRAWING DATE: JULY 25, 2023						
<table border="1"> <tr> <td>11-E-23-DP</td> <td>11-A-23-T08</td> </tr> <tr> <td>PRELIMINARY</td> <td>FINAL</td> </tr> </table>			11-E-23-DP	11-A-23-T08	PRELIMINARY	FINAL
11-E-23-DP	11-A-23-T08					
PRELIMINARY	FINAL					
15						

MATCH LINE
(SEE SHEET 14 FOR CONTINUATION)

NOTES:
1. SEE SHEET 12 FOR APPLICABLE SITE GRADING NOTES.



SPECIAL NOTE:
1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

LEGEND

884	EXISTING CONTOUR
890	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
SA	EXIST. STORM
SA	EXIST. SEWER
SA	EXIST. WATER
SA	EXIST. FENCE
SA	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE



CLIENT: **TRIMCOR**
APARTMENT CONSTRUCTION & MANAGEMENT
P.O. BOX 518
PRINCE CITY, AL 36868

PROJECT: **RETREAT AT HARDIN VALLEY**
2122 SCHAFER ROAD
DISTRICT 6, KNOX COUNTY, TENNESSEE

ENLARGED SITE GRADING AND DRAINAGE PLAN

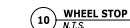
CSJ PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
DESIGNED BY	PC
DRAWN BY	FE

11-E-23-DP
11-A-23-T08


 TN STATE PLANE
(NAD 83)

 SCALE: 1" = 20'
 COORDINATES HAVE BEEN DATUM
 ADJUSTED BY A FACTOR OF 1.0001



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