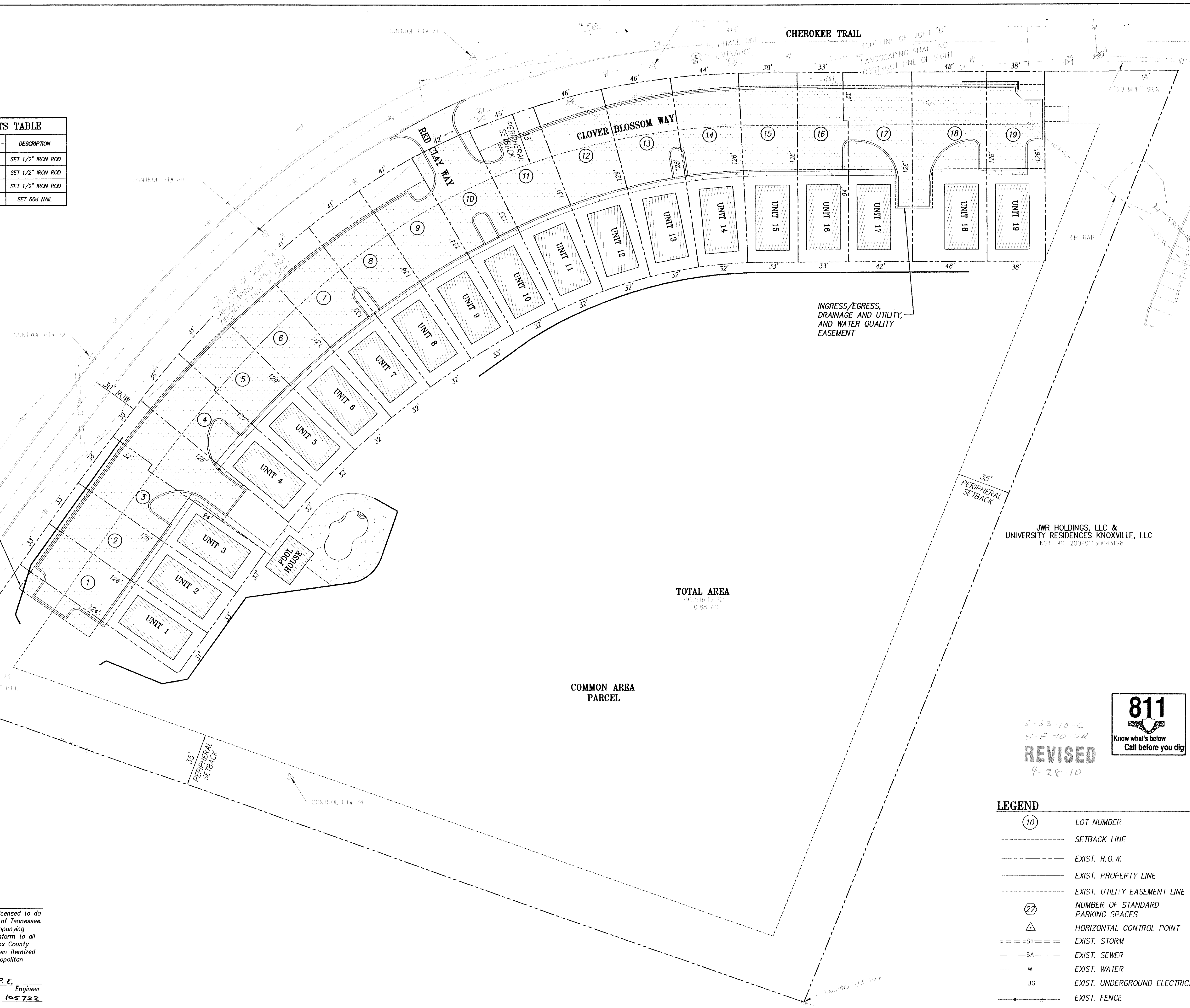




SCALE: 1" = 30'

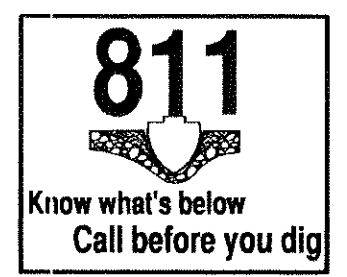
POINT NO.	COORDINATES		DESCRIPTION
	NORTHING	EASTING	
17	589760.95	2580447.95	SET 1/2" IRON ROD
72	589854.19	2580045.15	SET 1/2" IRON ROD
73	589779.28	2579841.92	SET 1/2" IRON ROD
80	589842.21	2580183.87	SET 60# NAIL



TOTAL AREA
99,916.17 SQ. FT.
6.88 AC.

COMMON AREA
PARCEL

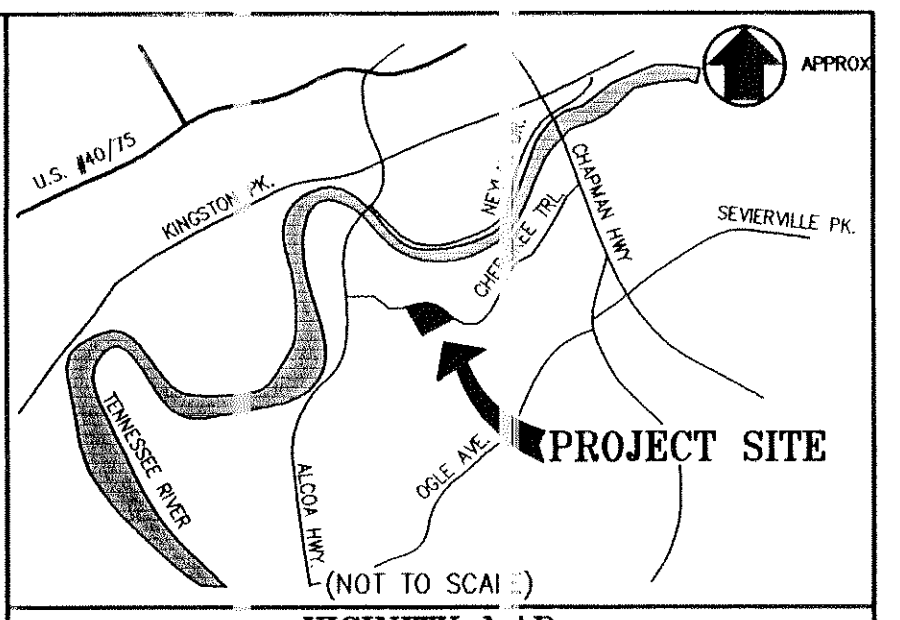
JWR HOLDINGS, LLC &
UNIVERSITY RESIDENCES KNOXVILLE, LLC
1851 N.W. 200991130143195



5-SB-10-C
5-E-10-UR
REVISED
4-28-10

LEGEND

- (10) LOT NUMBER
- SETBACK LINE
- - - EXIST. R.O.W.
- EXIST. PROPERTY LINE
- - - EXIST. UTILITY EASEMENT LINE
- (22) NUMBER OF STANDARD PARKING SPACES
- △ HORIZONTAL CONTROL POINT
- === S1 === EXIST. STORM
- SA --- EXIST. SEWER
- W --- EXIST. WATER
- UG --- EXIST. UNDERGROUND ELECTRICAL
- F --- EXIST. FENCE
- EXIST. POWER POLE



- GENERAL NOTES:**
- KNOXVILLE CL MAP NO. 10B, PARCEL 6.00, DISTRICT 9.
 - ZONING IS "P-1" PLANNED RESIDENTIAL, 6DU/AC.
 - AREA OF PROPERTY = 6.30± ACRES.
 - SETBACKS: PERIPHERY = 35 FEET
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 5 FEET
 - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS SLOPE STABILIZATION IS APPROVED BY A GEOTECHNICAL ENGINEER.
 - PROPERTY OWNER:
ORCHARD AT KNOXVILLE INC.
P.O. BOX 13.2
WATKINSVILLE GA 30677
 - EXISTING CONTOURS, BOUNDARY AND OTHER TOPOGRAPHIC INFORMATION DATED SEPT. 1, 2001 PERFORMED BY CANNON AND CANNON INC. AND SUPPLEMENTED BY KGIS.
 - UNDERGROUND UTILITY DETENTION TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
 - SITE LIGHTING WILL BE PROVIDED AS PART OF FINAL DESIGN.
 - REQUIRED SIGHT DISTANCE OF 400 FT. WILL BE CERTIFIED ONCE GRADING OPERATIONS ARE COMPLETE.

- LANDSCAPING:**
- ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-3-2, "LANDSCAPING," KNOX COUNTY MINIMUM SUBDIVISION REQUIREMENTS.

- EROSION CONTROL:**
- EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC AND KNOX COUNTY DEPARTMENT OF ENGINEERING REQUIREMENTS.
 - AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

- UTILITY SERVICES:**
- UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:
 WATER - KNOXVILLE UTILITIES BOARD
 SEWER - KNOXVILLE UTILITIES BOARD
 ELECTRIC - KNOXVILLE UTILITIES BOARD
 GAS - KNOXVILLE UTILITIES BOARD

MULTI-FAMILY RESIDENTIAL USE

ALLOWABLE:	PR	6 UNITS/AC. (6.88 AC.) =	41 UNITS
PROPOSED USE:	PR	=	19 UNITS
19 UNITS/6.88 ACRES = 2.76 UNITS/ACRE DENSITY			

PARKING SUMMARY:

REQUIRED:	19 UNITS (2 SPACES/UNIT)	=	38 PARK SPACES
PROVIDED:	TOTAL SPACES PROVIDED	=	82 SPACES
(19 UNITS)(4 BEDROOMS/UNIT) = 76 BEDROOMS			
82 PARKING SPACES PROVIDED FOR 76 TOTAL BEDROOMS			

REVISIONS	DESCRIPTION	DATE

Cannon & Cannon, Inc.
 Consulting Engineers • Field Surveyors
 8550 Kingston Pike
 Knoxville, Tennessee 37919
 Telephone: (865) 670-5555 • Fax: (865) 670-8866
 www.cannon-cannon.com

CLIENT: CHASSER-KENNEDY COMMUNITIES
 P.O. BOX 1372
 WATKINSVILLE, GA 30677
 (706) 769-6911

PROJECT: THE ORCHARD AT KNOXVILLE
 PHASE TWO
 KNOXVILLE, TENNESSEE

CONCEPT/USE ON REVIEW
 OVERALL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION	CCI PROJECT NO. 00835-0001
DATE: APRIL 27, 2010	P.I.C. MC G.C.
DRAWN: JH	

CP1.01
 SHEET 1 OF 3

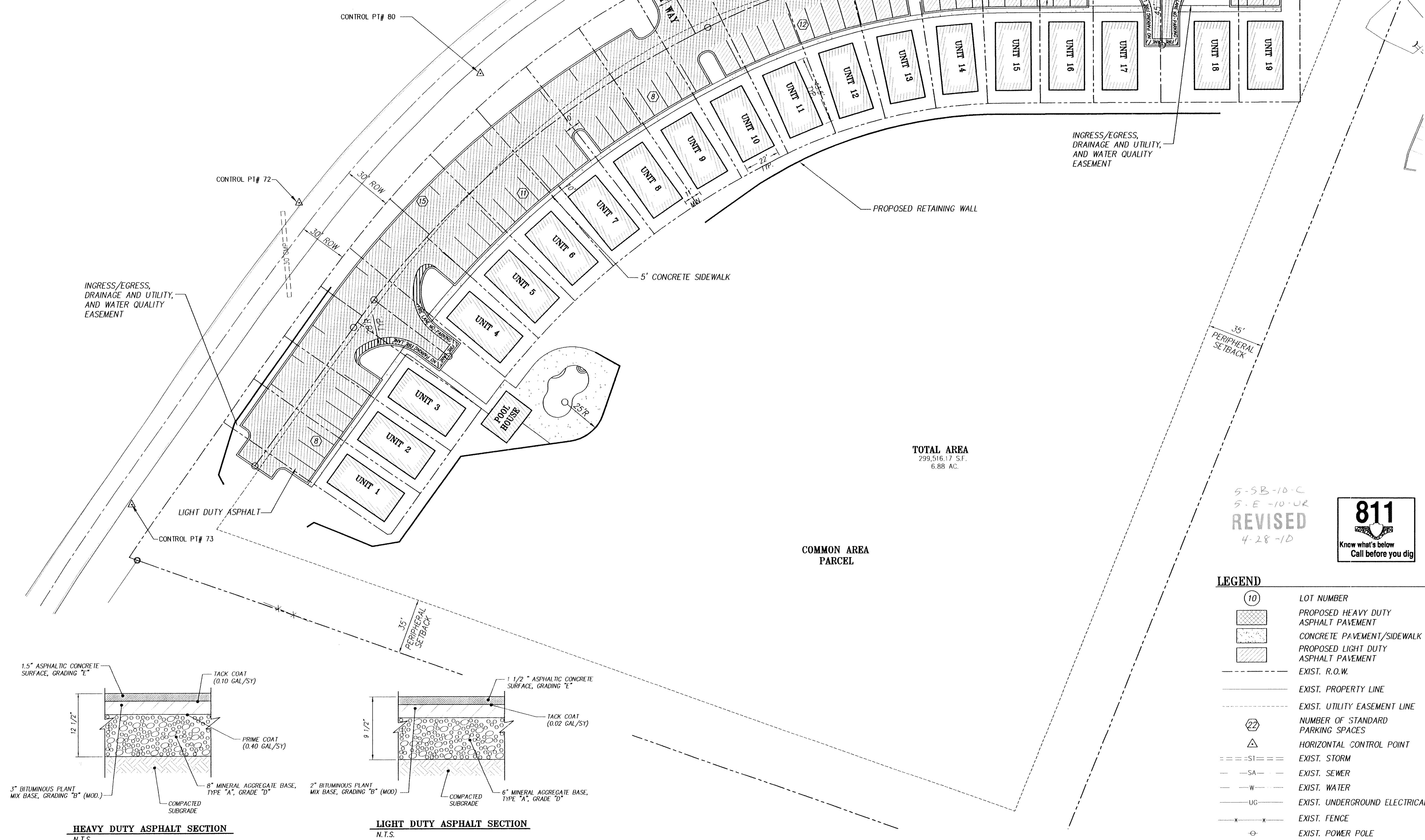
CERTIFICATION OF CONCEPT PLAN
 I hereby certify that I am an engineer, licensed to do engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with Metropolitan Planning Commission.

Jeff Burkett, P.E.
 Engineer
 Tennessee Certificate No. 105722



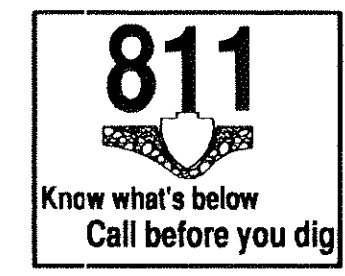
SCALE: 1" = 30'

HORIZONTAL CONTROL POINTS TABLE			
POINT NO.	COORDINATES		DESCRIPTION
	NORTHING	EASTING	
17	589760.95	2580447.95	SET 1/2" IRON ROD
72	589854.19	2580045.15	SET 1/2" IRON ROD
73	589779.28	2579841.92	SET 1/2" IRON ROD
80	589842.21	2580183.87	SET 60d NAIL



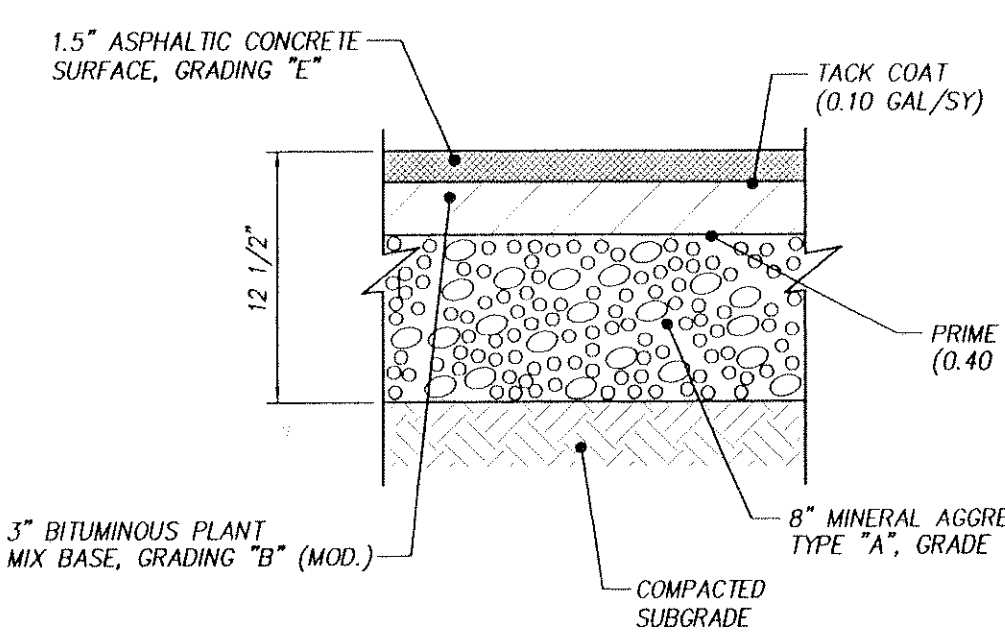
TOTAL AREA
299,516.17 S.F.
6.88 AC.

5-5B-10-C
5-E-10-UR
REVISED
4-28-10

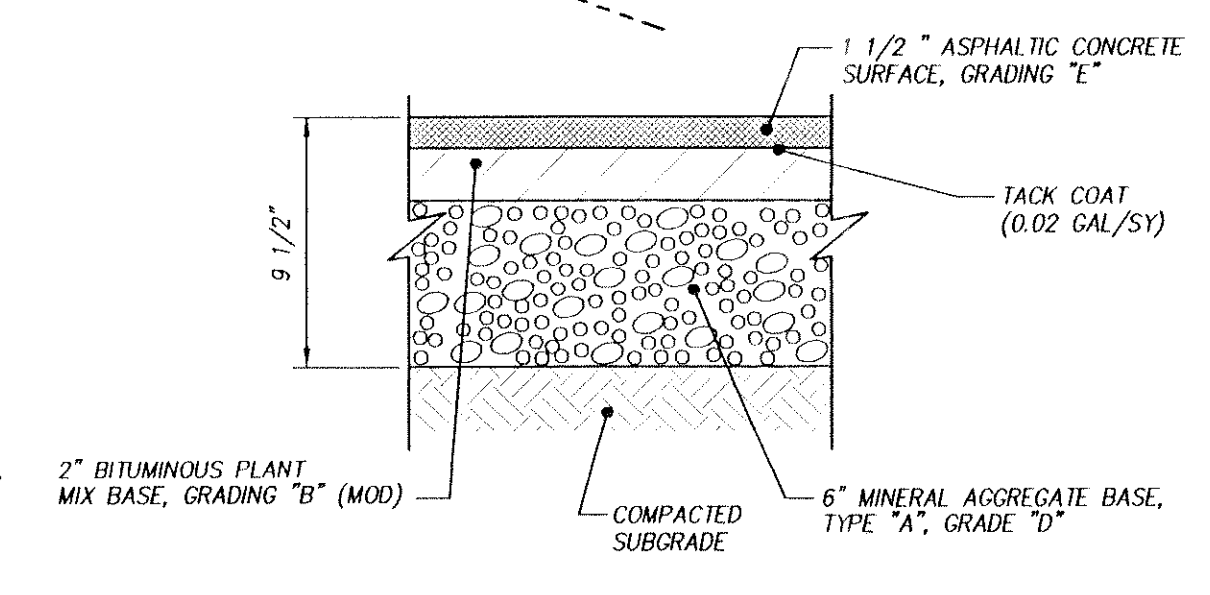


LEGEND

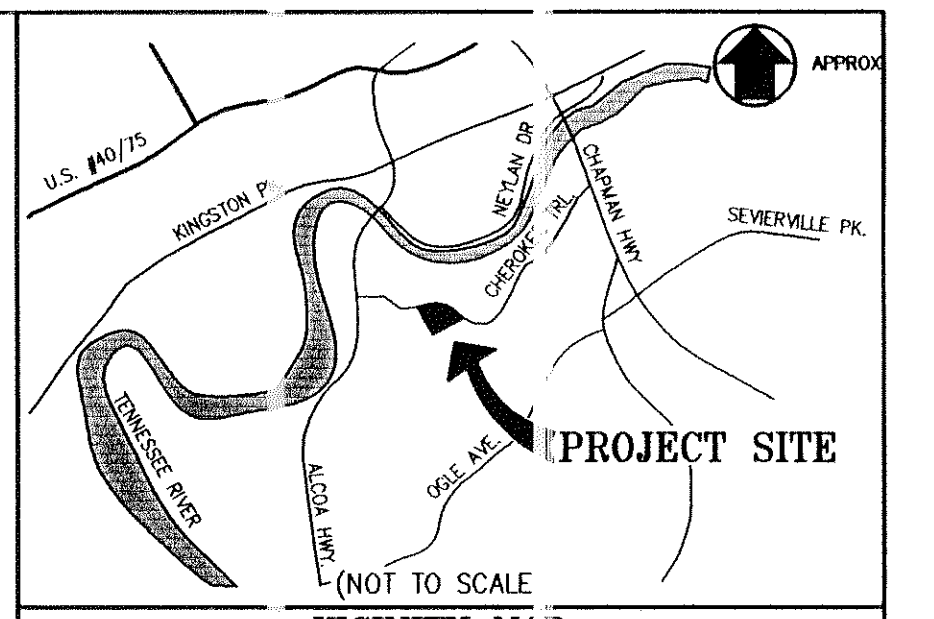
- (10) LOT NUMBER
- [Hatched Box] PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- [Dotted Box] CONCRETE PAVEMENT/SIDEWALK
- [Diagonal Lines] PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- - - - - EXIST. R.O.W.
- - - - - EXIST. PROPERTY LINE
- - - - - EXIST. UTILITY EASEMENT LINE
- (22) NUMBER OF STANDARD PARKING SPACES
- △ HORIZONTAL CONTROL POINT
- S--- EXIST. STORM
- SA--- EXIST. SEWER
- W--- EXIST. WATER
- UG--- EXIST. UNDERGROUND ELECTRICAL
- X--- EXIST. FENCE
- ⊕ EXIST. POWER POLE



HEAVY DUTY ASPHALT SECTION
N.T.S.



LIGHT DUTY ASPHALT SECTION
N.T.S.



- GENERAL NOTES:**
- KNOXVILLE CLT MAP NO. 108, PARCEL 6.00, DISTRICT 9,
 - ZONING IS "PR" = PLANNED RESIDENTIAL, 6DU/AC
 - AREA OF PROPERTY = 6.30± ACRES
 - SETBACKS: 1' PERIPHERY = 35 FEET
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 5 FEET
 - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H/V) UNLESS SLOPE STABILIZATION IS APPROVED BY A GEOTECHNICAL ENGINEER.
 - PROPERTY OWNER: ORCHARD AT KNOXVILLE INC. P.O. BOX 1372 WATKINSVILLE, GA 30677

- LANDSCAPING:**
- EXISTING CONTOURS, BOUNDARY AND OTHER TOPOGRAPHIC INFORMATION DATED SEPT. 1, 2009 PERFORMED BY CANNON AND CANNON INC. AND SUPPLEMENTED BY KGIS.
 - UNDERGROUND RETENTION TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
 - SITE LIGHTING WILL BE PROVIDED AS PART OF FINAL DESIGN.
 - REQUIRED SIGN DISTANCE OF 400 FT. WILL BE CERTIFIED ONCE GRADING OPERATIONS ARE COMPLETE.

- EROSION CONTROL:**
- EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC AND KNOX COUNTY DEPARTMENT OF ENGINEERING REQUIREMENTS.
 - AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

- UTILITY SERVICES:**
- UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:
 WATER - KNOXVILLE UTILITIES BOARD
 SEWER - KNOXVILLE UTILITIES BOARD
 ELECTRIC - KNOXVILLE UTILITIES BOARD
 GAS - KNOXVILLE UTILITIES BOARD

MULTI-FAMILY RESIDENTIAL USE

ALLOWABLE:	PR 6 UNIT/AC. (6.88 AC.) =	41 UNITS
PROPOSED USE:		19 UNITS
	19 UNITS/6.88 ACRES =	2.76 UNITS/ACRE DENSITY

PARKING SUMMARY:

REQUIRED:	19 UNITS (2 SPACES/UNIT) =	38 PARK SPACES
PROVIDED:	TOTAL SPACES PROVIDED =	82 SPACES
	(19 UNITS)(4 BEDROOMS/UNIT) =	76 BEDROOMS
	82 PARKING SPACES PROVIDED FOR 76 TOTAL BEDROOMS	

REVISIONS	DESCRIPTION	DATE

Cannon & Cannon, Inc.
 Consulting Engineers & Field Surveyors
 8550 KILPATRICK PLACE
 KNOXVILLE, TENNESSEE 37919
 Telephone: (865) 670-8555 • Fax: (865) 670-8866
 www.cannonandcannon.com

CLIENT: **CHES-SEER-KENNEDY COMMUNITIES**
 P.O. BOX 1372
 WATKINSVILLE, GA 30677
 (706) 769-7191

PROJECT: **THE ORCHARD AT KNOXVILLE
 PHASE TWO
 KNOXVILLE, TENNESSEE**

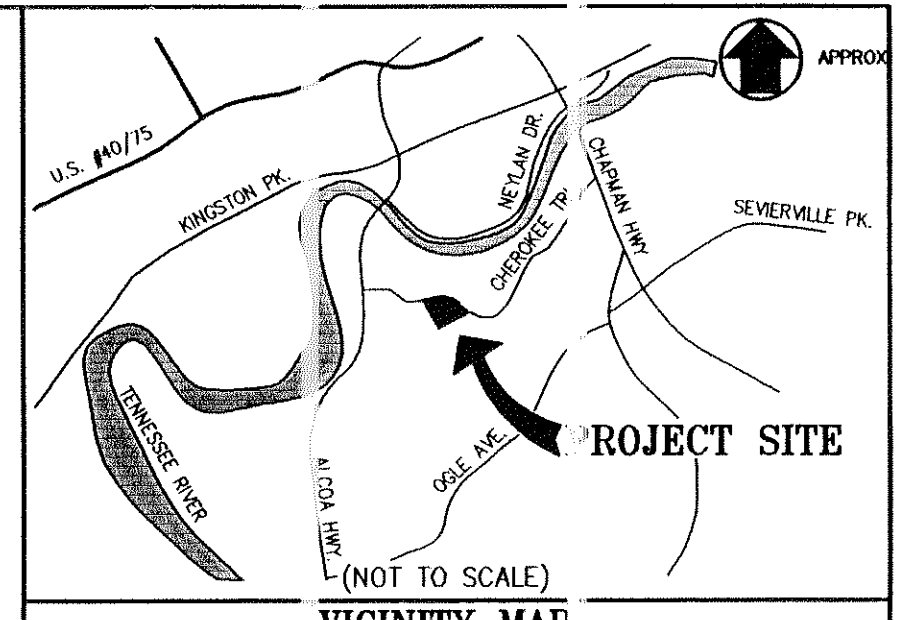
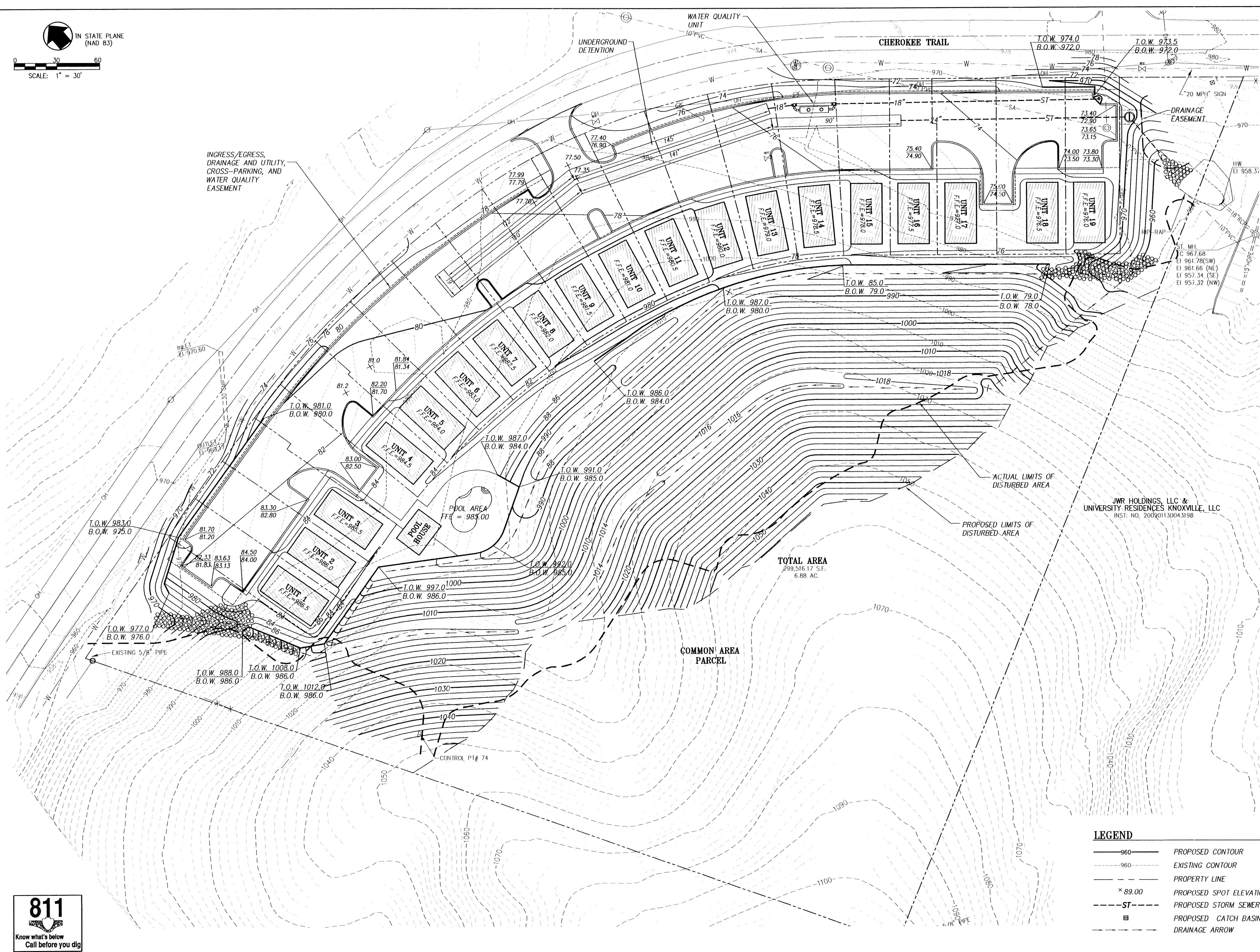
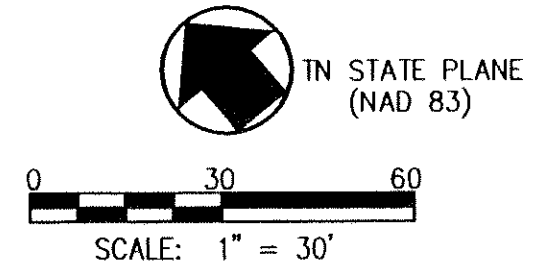
**CONCEPT/USE ONLY REVIEW
 SITE PLAN**

CCJ PROJECT NO. 00835-0001

DATE	APRIL 27, 2010
P.I.C.	W
Q.C.	
DRAWN	JR

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

CP1.02
 SHEET 2 OF 3



- GENERAL NOTES:**
1. KNOXVILLE CLT M P NO. 108, PARCE 6.00, DISTRICT 9,
 2. ZONING IS "PR" = PLANNED RESIDENTIAL, L. 6DU/AC
 3. AREA OF PROPERTY = 6.30± ACRES
 4. SETBACKS: PERIPHERY = 35 FEET
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 5 FEET
 5. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS SLOPE STABILIZATION IS APPROVED BY A GEOTECHNICAL ENGINEER.
 6. PROPERTY OWNER:
ORCHARD AT KNOXVILLE INC.
P.O. BOX 1372
WATKINSVILLE, GA. 30677
 7. EXISTING CONTOURS, BOUNDARY AND OTHER TOPOGRAPHIC INFORMATION DATED SEPT. 1, 2009 PERFORMED BY CANNON AND CANNON INC. AND SUPPLEMENTED BY KGIS.
 8. UNDERGROUND DETENTION TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
 9. SITE LIGHTING SHALL BE PROVIDED AS PART OF FINAL DESIGN.
 10. REQUIRED SIGHT DISTANCE OF 400 FEET WILL BE CERTIFIED ONCE GRADING OPERATIONS ARE COMPLETE.

- LANDSCAPING:**
1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40, "LANDSCAPING," KNOX COUNTY MINIMUM SUBMISSION REQUIREMENTS.

- EROSION CONTROL:**
1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC AND KNOX COUNTY DEPARTMENT OF ENGINEERING REQUIREMENTS.
 2. AS A MINIMUM, A POST FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

- UTILITY SERVICES:**
- UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:
- WATER - KNOXVILLE UTILITIES BOARD
 - SEWER - KNOXVILLE UTILITIES BOARD
 - ELECTRIC - KNOXVILLE UTILITIES BOARD
 - GAS - KNOXVILLE UTILITIES BOARD

JWR HOLDINGS, LLC &
UNIVERSITY RESIDENCES KNOXVILLE, LLC
INST. NO. 200901130043198

5-38-10-C
5-E-10-UK
REVISED
4-28-10

Cannon & Cannon, Inc.
Consulting Engineers • Field Surveyors
8550 Kings Pike
Knoxville, Tennessee 37919
Telephone: (865) 670-8555 • Fax: (865) 670-8866
www.cannon-c.com

CLIENT: **CHESSER-KENNEDY COMMUNITIES**
P.O. BOX 1372
WATKINSVILLE, GA 30677
(706) 769-7861

PROJECT: **THE ORCHARD AT KNOXVILLE
PHASE TWO
KNOXVILLE, TENNESSEE**

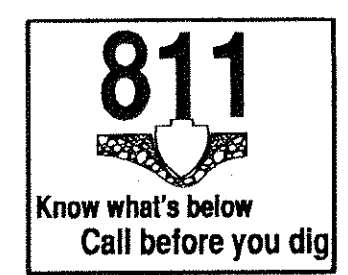
**CONCEPT/USE OF REVIEW
GRADING PLAN**

CCI PROJECT NO. 00835-0001
DATE: APRIL 27, 2010
P.L.C.: WHC
DRAWN: JRH

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CP1.03
SHEET 3 OF 3

- LEGEND**
- 960— PROPOSED CONTOUR
 - - -960- - - EXISTING CONTOUR
 - - - - - PROPERTY LINE
 - x 89.00 PROPOSED SPOT ELEVATION
 - - -ST- - - PROPOSED STORM SEWER
 - PROPOSED CATCH BASIN
 - - - - - DRAINAGE ARROW



NOTES

PLANT LIST

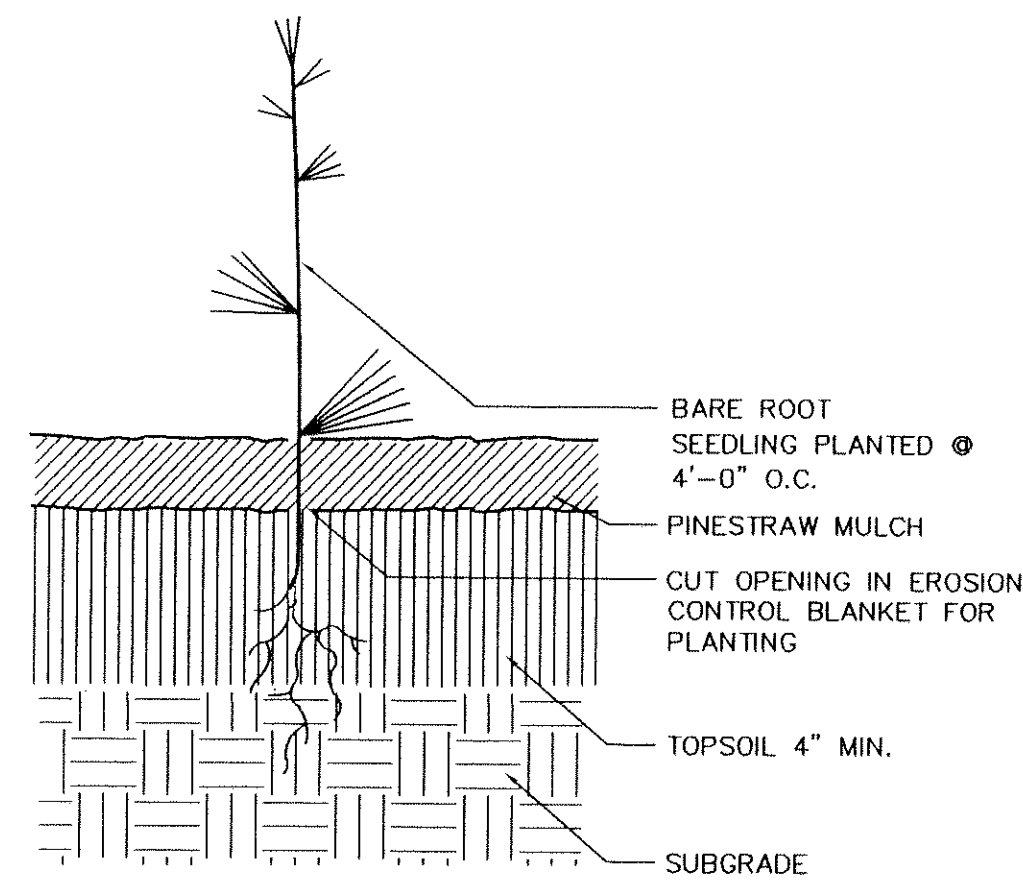
COMMON NAME	SCIENTIFIC NAME	SPECIFICATION
TREES		
Reforested Area		
25% Tulip Poplar	<i>Liriodendron tulipifera</i>	PLANTED RANDOMLY @48" O.C.
25% Red Maple	<i>Acer rubrum</i>	BARE ROOT SEEDLINGS
25% Pin Oak	<i>Quercus palustris</i>	BARE ROOT SEEDLINGS
25% Virginia Pine	<i>Pinus virginiana</i>	BARE ROOT SEEDLINGS

benefield · richters

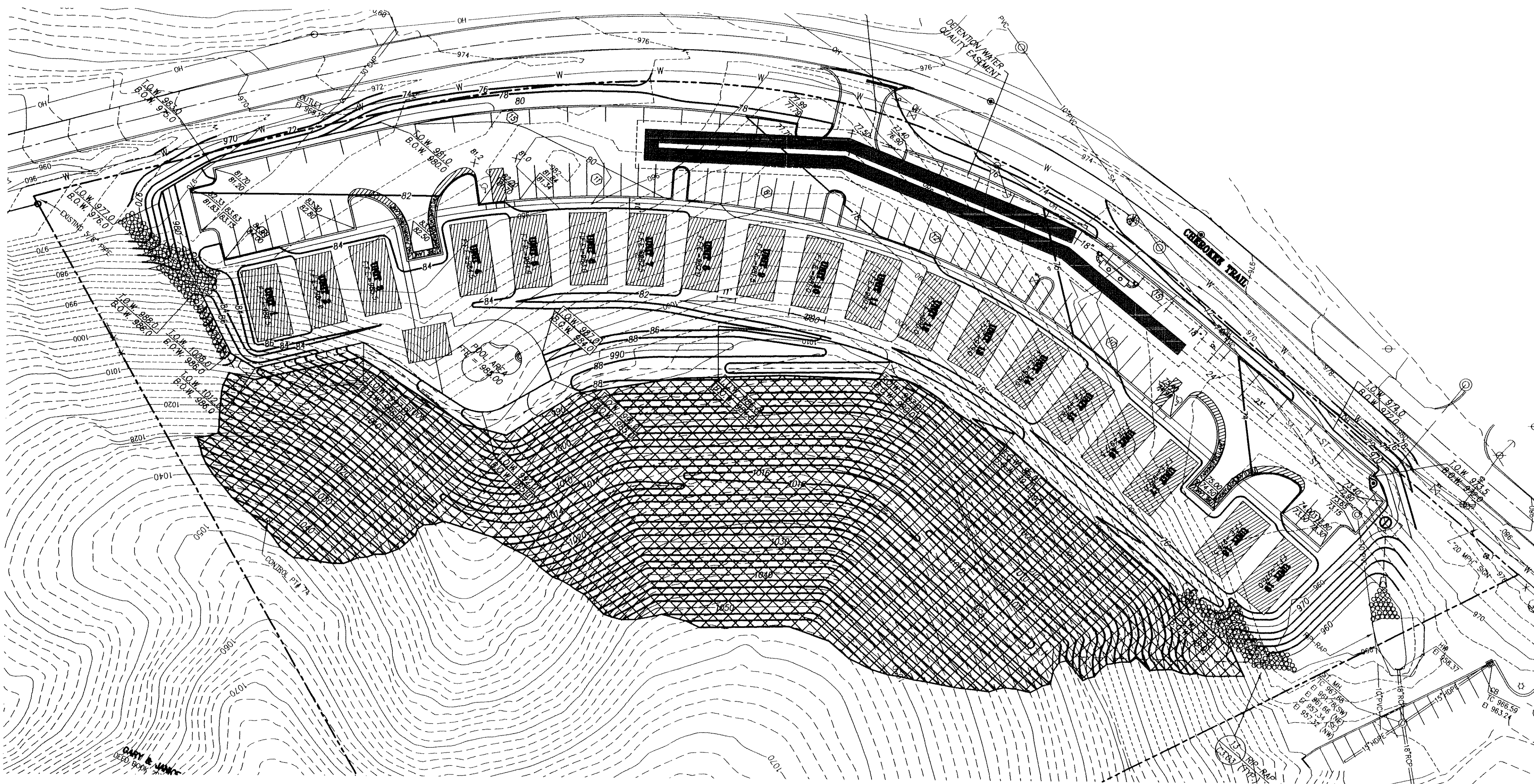
planning ■
 architecture ■
 landscape architecture ■
 516 union ave ■
 Knoxville, TN 37902 ■
 (865) 637-7009 ■
 fax: (865) 525-4778 ■

NOTES

- LANDSCAPE NOTES:
- EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR "AS IS."
 - UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK. THERE ARE NO KNOWN UTILITY/TREE CONFLICTS.
 - EXCAVATE SOIL (4" DEPTH) AND REMOVE ALL PLANT MATERIAL IN DESIGNATED PLANTING AREAS. IMPORT (4" DEPTH) STERILE TOP SOIL AND MIX WITH AN EQUAL PART ORGANIC HUMUS.
 - ASSURE THAT ALL BEDS DRAIN AWAY FROM ALL STRUCTURES.
 - PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 - ADD PRE-EMERGENT HERBICIDE UNDERNEATH MULCH IN LANDSCAPE BEDS.
 - TOP DRESS BEDS WITH 3" (INCHES) MULCH. PROVIDE 3" (INCHES) DEEP LAYER.
 - PLANT GROUND COVERS THROUGH MULCH.
 - REMOVE ALL STRINGS AND OTHER TIES FROM PLANT MATERIAL.
 - REMOVE UPPER 1/3 OF BURLAP FROM ALL PLANT ROOT BALLS.
 - DO NOT PIERCE TREE ROOT BALL WITH SUPPORT STAKES.
 - ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
 - THERE ARE NO KNOWN CONFLICTS BETWEEN EXISTING OR PROPOSED UTILITIES AND THE PROPOSED PLANTINGS.
 - WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.



D6 SEEDLING PLANTING DETAIL FOR REFORESTED AREAS
 L2.1 SCALE: N.T.S.



LANDSCAPE PLAN
 SCALE: 1"=40'



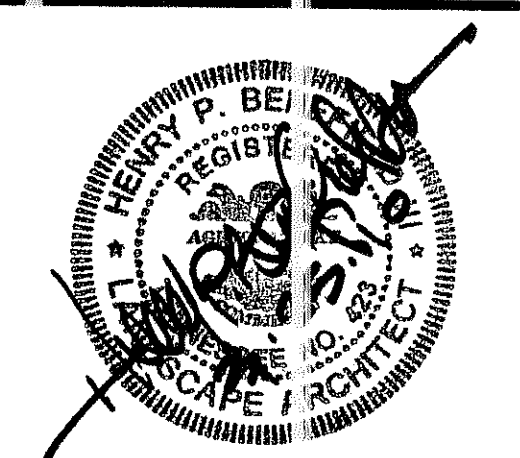
REFOREST HATCHED AREA WITH TREE SAPLINGS AS INDICATED ON PLANT LIST.
 70,133 SQUARE FEET TOTAL.

REVISIONS
 1-28-10
 REVISED

THE ORCHARD - PHASE II
 KNOXVILLE, TENNESSEE

LANDSCAPE PLAN

Issue	drawn by	checked by	date
original			2010.03.25



sheet

L1.1