

CONCEPT PLAN OF EVERETT WOODS PHASE 2C

CONCEPT PLAN / USE ON REVIEW PLAN

PREPARED FOR:
EVERETT LAND DEVELOPMENT, LLC

FILE NUMBER: 6-SC-22-C / 6-E-22-UR

SHEET INDEX

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LAND-USE TABLE			
LAND-USE	ACREAGE	UNITS	UNITS/ ACRE
SINGLE FAMILY	53.53	184	3.44
MULTI-FAMILY	14.26	224	15.71
ASSISTED LIVING	6	N/A	N/A
UNUSED	20.4	0	0
CURRENT ZONING	94.19	450	>5/AC
PROPOSED	82.51	408	4.94

THE CURRENT ACREAGE IS CALCULATED BY USING THE KGIS ACREAGE FOR THE PORTIONS OF THE PROPERTY WEST OF YARNELL ROAD AND SOUTH OF EVERETT ROAD, AND USING SURVEYED PROPERTY BOUNDARIES FOR THE REMAINDER OF THE PROPERTY (TOTAL ACREAGE = 94.19 AC)
THE PROPOSED ACREAGE IS CALCULATED BY TAKING THE CURRENT ACREAGE AND SUBTRACTING THE REQUIRED RIGHT-OF-WAY (6.68 ACRES) AND SUBTRACTING THE ASSISTED LIVING ACREAGE (6.00 ACRES), THUS LEAVING 82.51 ACRES. THE DENSITY IS 408 UNITS DIVIDED BY 82.51 ACRES OR 4.94 UNITS/ACRE.

OWNER/DEVELOPER

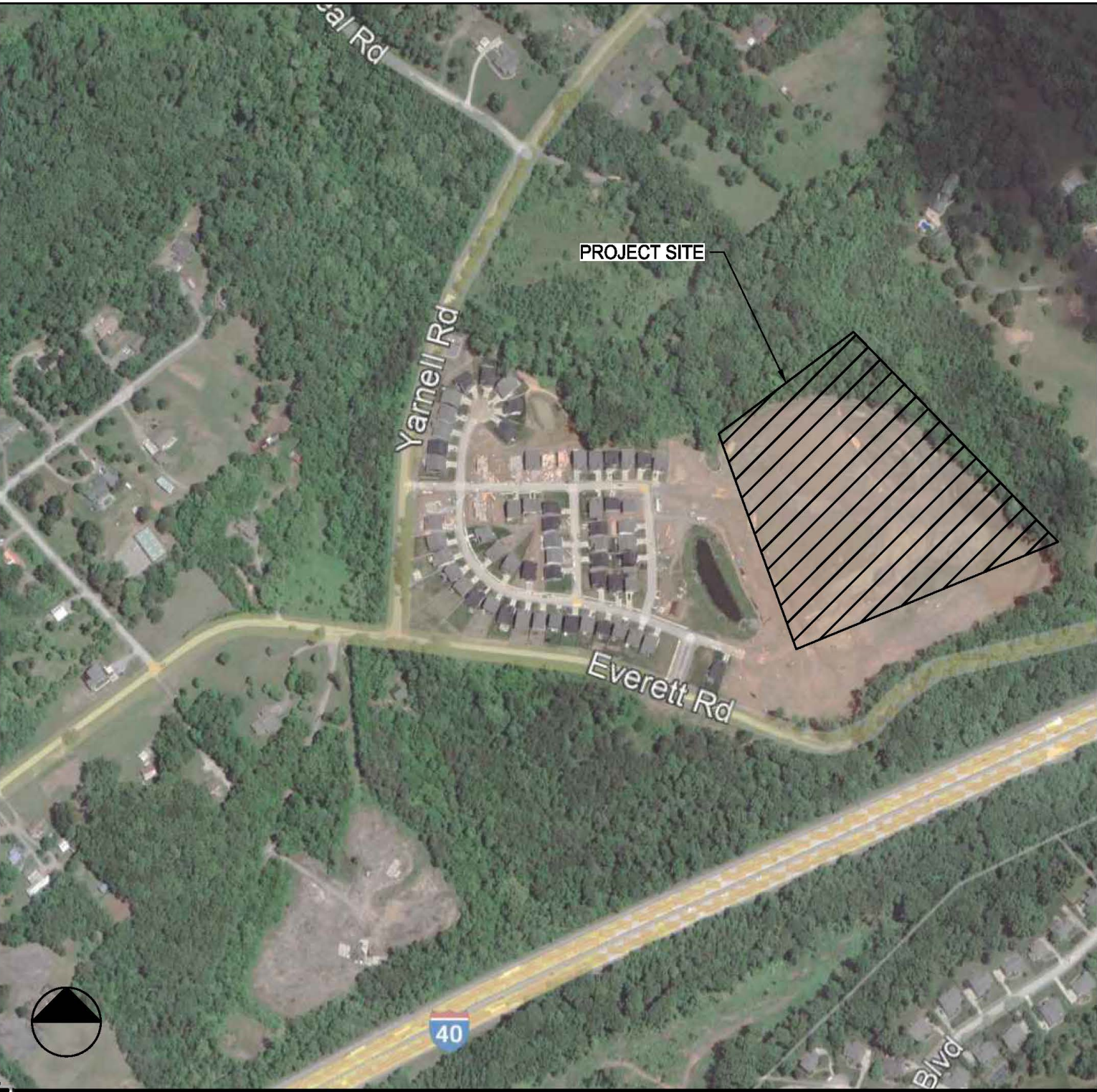
EVERETT LAND DEVELOPMENT, LLC
134 RUTLEDGE PIKE
BLAINE, TENNESSEE 37709
865-806-2284

DESIGNER

LOSE DESIGN
LANDSCAPE ARCHITECTURE/ARCHITECTURE/CIVIL
ENGINEERING/PLANNING

9724 KINGSTON PIKE, STE 1404
KNOXVILLE, TENNESSEE 37922
PHONE: 865-409-1424
CONTACT: CLAYTON BARRON

LOCATION MAP



DEVELOPMENT SUMMARY

SITE DATA:

ADDRESS: 12650 YARNELL ROAD

CITY: KNOXVILLE, TN
ZONING: PR
PARCEL ID: 141 05003

FIRM MAP: 47093C0238F, EFFECTIVE
DATE: MAY 2, 2007 AND
47093C0239F, EFFECTIVE
DATE: MAY 2, 2007

AREA TO BE SUBDIVIDED: 24.77 ACRES
LOT COUNT: 59 LOTS

SETBACKS:

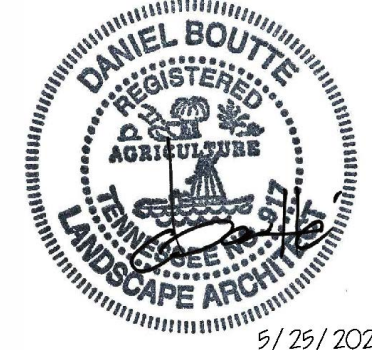
FRONT: 20'
REAR: 15'
SIDE: 5'
SIDE CORNER: 15'

6-SC-22-C_6-E-22-UR
5.25.2022

THIS PROPERTY CONTAINS AREA DESIGNATED AS A SPECIAL FLOOD AREA ZONE AE, AS SHOWN ON COMMUNITY MAPS / PANEL NUMBER 47093C0238F, EFFECTIVE DATE MAY 2, 2007 AND 47093C0239F, EFFECTIVE DATE MAY 2, 2007.

LOSE
DESIGN
SPACES FOR LIFE.

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EVERETT LAND DEVELOPMENT, LLC
KNOX COUNTY
TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE

COVER SHEET

PROJECT NO. 21124-1	DATE 05/25/2022
DRAWN BY CB	SCALE NTS
CHECKED BY MW	
SHEET NO.	

C0.00

LOSE
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2C	TN
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KNOX COUNTY

TN

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NO.	DATE	DESCRIPTION
1	1	1
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3	3	3
4	4	4
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6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

SHEET TITLE

ASSUMED EXISTING
CONDITIONS
6-SC-22-C / 6-E-22-UR

PROJECT NO. 21124-1	DATE 05/25/2022
DRAWN BY CB	SCALE 1" = 50'
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SHEET NO.	

C0.02

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

REGISTERED ENGINEER: CLAYTON BARRON
TENNESSEE LICENSE NO.: 124474
DATE: 05/25/2022

LAYOUT NOTES:

1. SEE SHEET "C0.01" FOR GENERAL NOTES.
2. SEE ARCHITECTURAL SHEETS FOR BUILDING.
3. LAY ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
4. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
6. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
7. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
9. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

VARIANCES REQUESTED:

1. HORIZONTAL CURVE VARIANCE FOR BELLE POND AVENUE FROM 250' TO 107' (STA 3+08.80 TO 4+77.00) WITH A DESIGN SPEED OF 20 MPH.
2. REDUCE MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150 FEET TO 143 FEET FROM STATION 1+65.80 TO 3+08.88

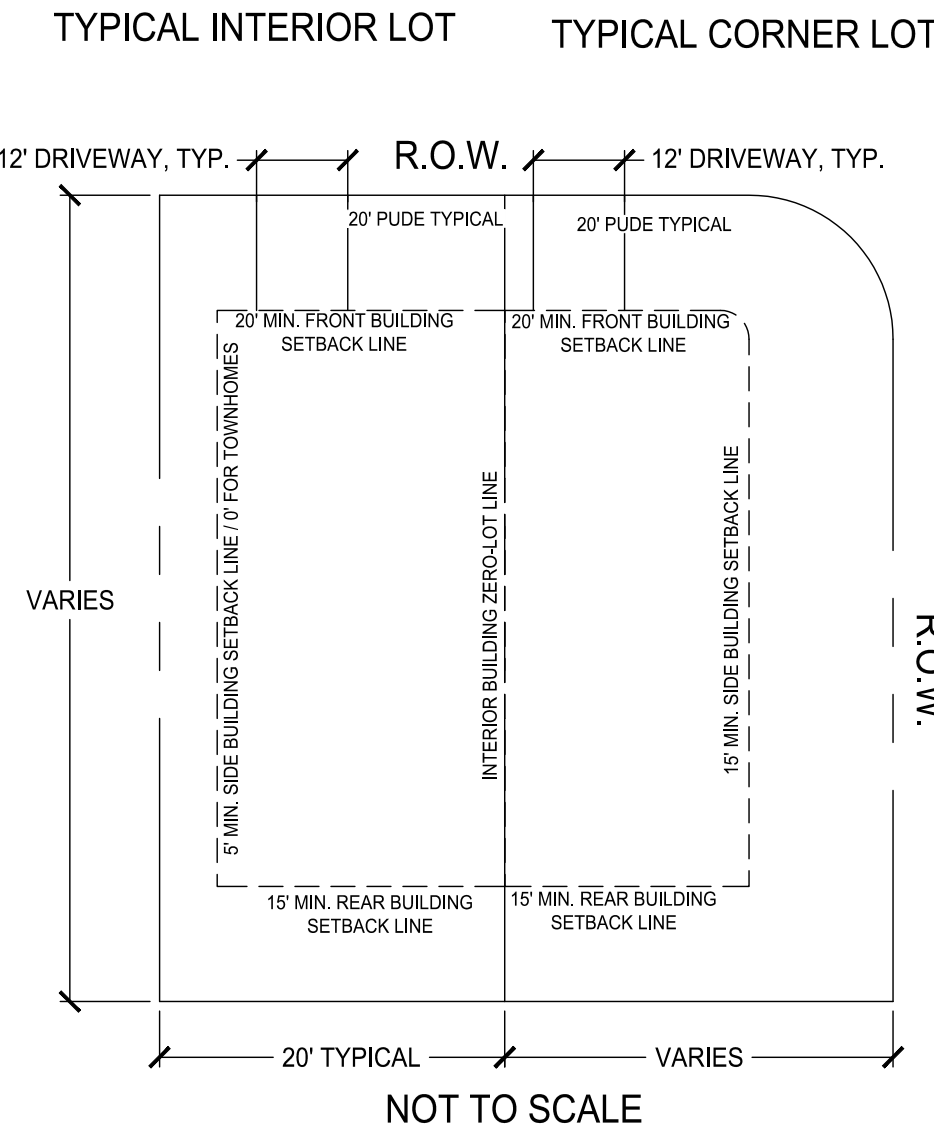
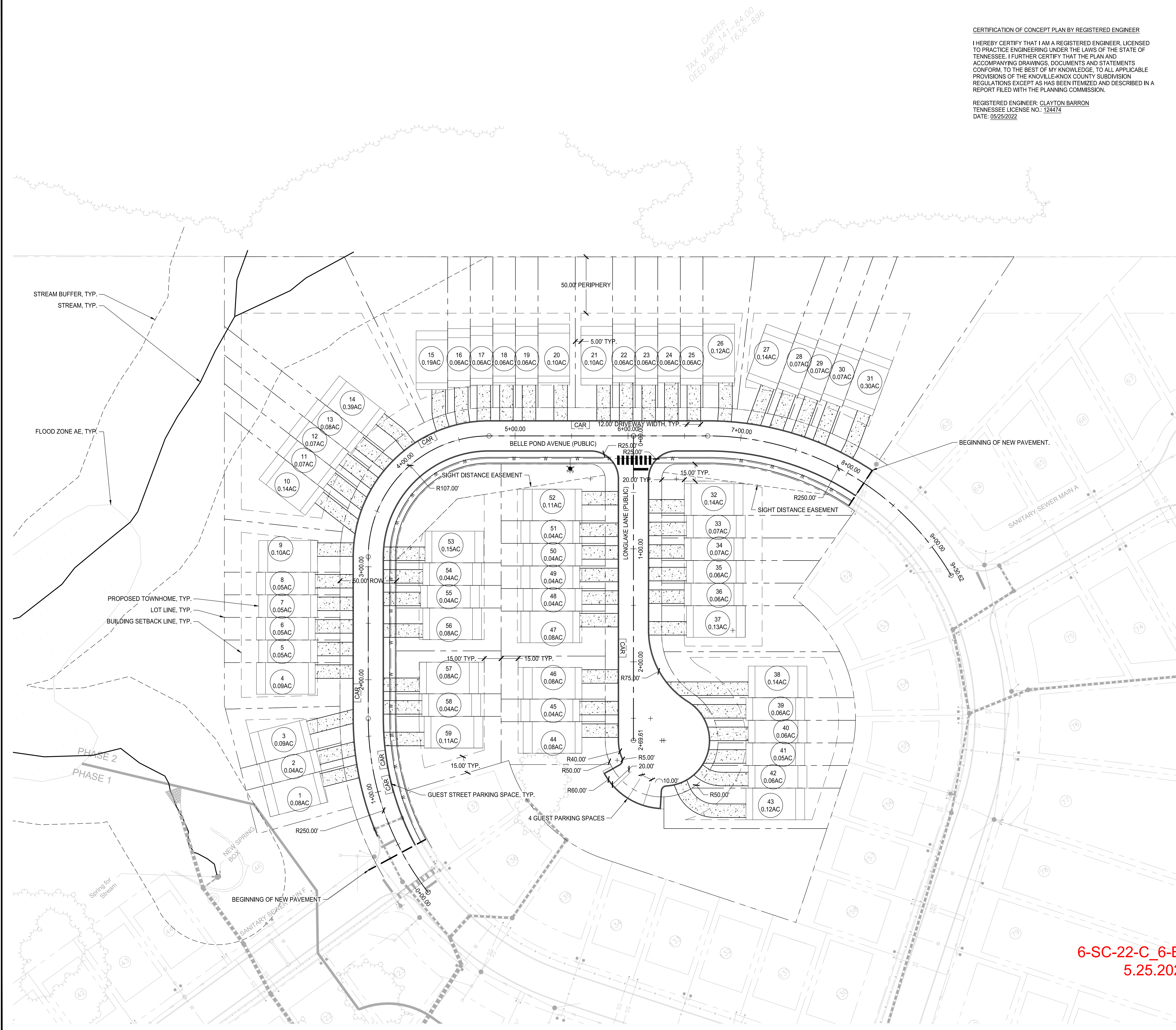


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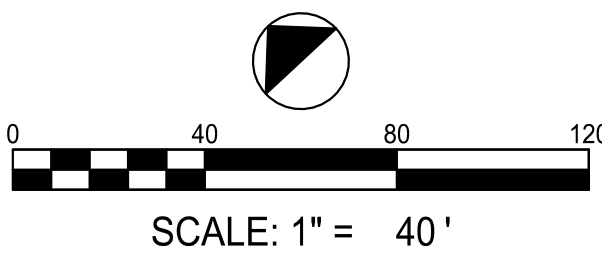
KNOX COUNTY
EVERETT LAND DEVELOPMENT, LLC

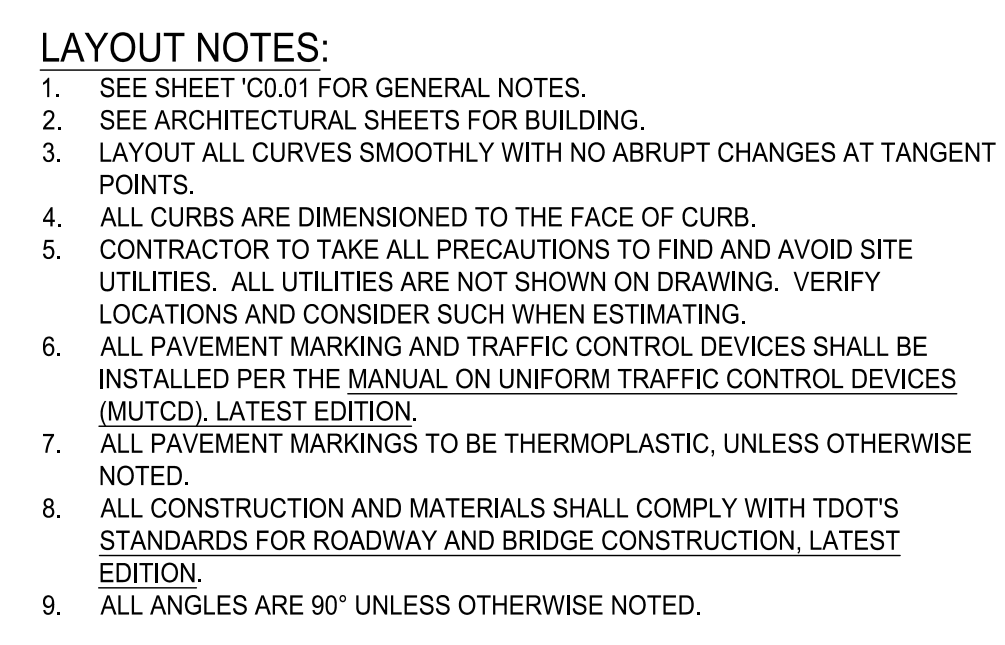
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6	11/11/11	6
7	11/11/11	7
8	11/11/11	8
9	11/11/11	9
10	11/11/11	10

SHEET TITLE	
SITE LAYOUT	
6-C22-C / 6-E22-UR	
PROJECT NO. 21124+1	DATE 05/25/2022
DRAWN BY CB	SCALE 1" = 40'
CHECKED BY MW	
SHEET NO.	
C1.00	



Know what's **below**.
Call before you dig.



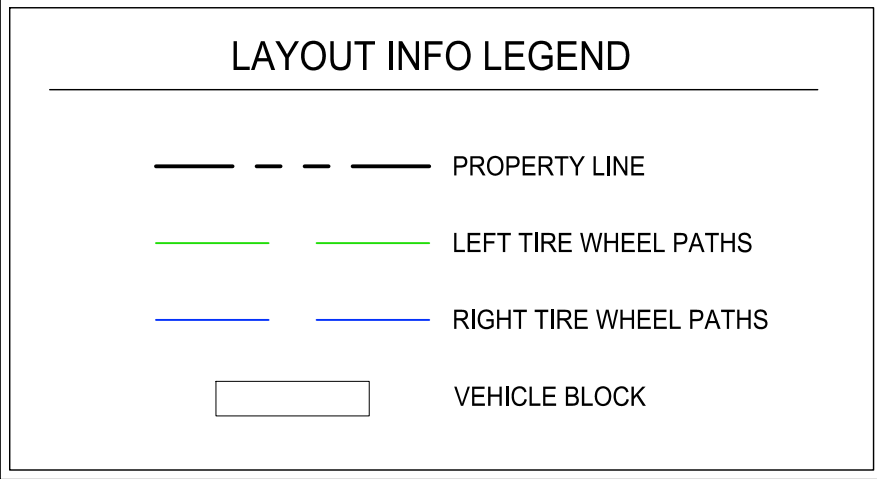


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SHEET TITLE	
SIGHT DISTANCE PLAN	
6-SC-22-C / 6-E-22-UR	
PROJECT NO. 21124-1	DATE 05/25/2022
DRAWN BY CB	SCALE XX = XXX
CHECKED BY MW	
SHEET NO.	

C1.01



WHEEL PATH, TYPE

C1.10

K:\2021\124 Everet Wood_DWG\DWG_124124_01_SiteGrading_6-SC-22-C_6-E-22-UR.dwg - 05/25/2022 09:28 AM



GRADING NOTES:

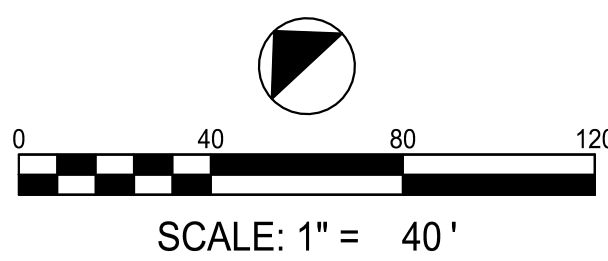
1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. ALL GRADE TRANSITIONS TO BE SMOOTH AND EVEN. NO ABRUPT TRANSITIONS WILL BE ACCEPTED.
3. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
4. DISTURBED AREAS LEFT IDLE FOR 5 DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE.
6. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. PROVIDE POSITIVE DRAINAGE THROUGHOUT SITE.
10. DRIVEWAYS FOR ALL LOTS CANNOT EXCEED 15% SLOPE.

LEGEND

- 1280— PROPOSED INDEX CONTOUR LINE
- 1278— PROPOSED INTERMEDIATE CONTOUR LINE
- (1280)— EXISTING FIELD RUN SURVEY INDEX CONTOUR LINE
- (1278)— EXISTING FIELD RUN SURVEY INTERMEDIATE CONTOUR LINE



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KNOX COUNTY

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NO.	DATE	DESCRIPTION

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SITE GRADING PLAN

6-SC-22-C / 6-E-22-UR

PROJECT NO. 21124-1	DATE 05/25/2022
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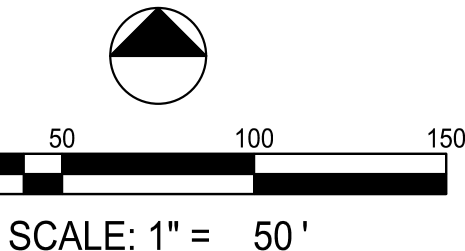
C2.00

KNOX COUNTY

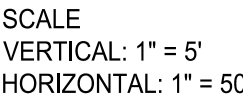
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	5	5
	6	6
	7	7
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	10	10

6-SC-22-C / 6-E-22-UR

C3.00



6-SC-22-C_6-E-22-UR
5.25.2022





Z

EVERETT LAND DEVELOPMENT, LLC

KNOX COUNTY

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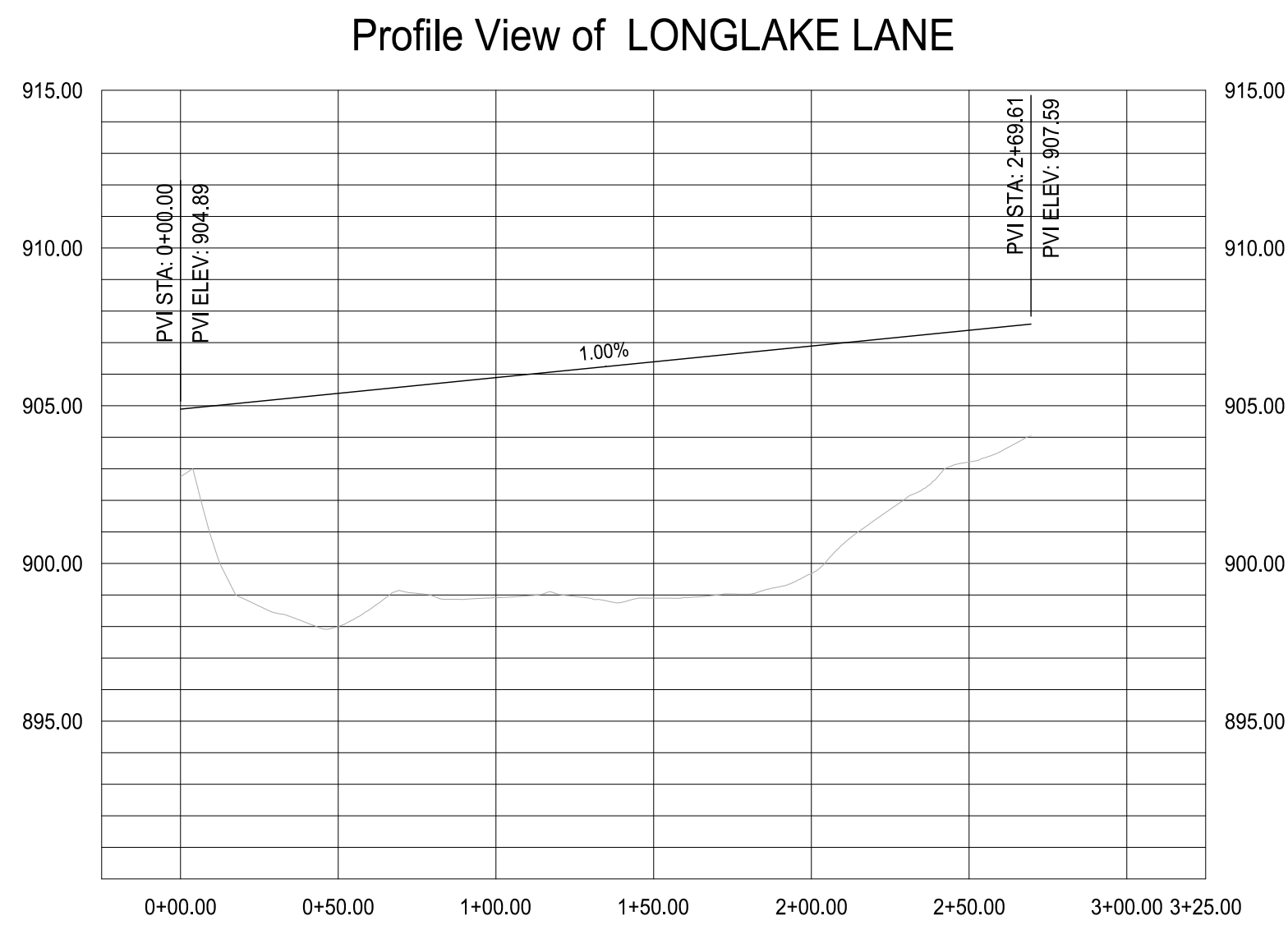
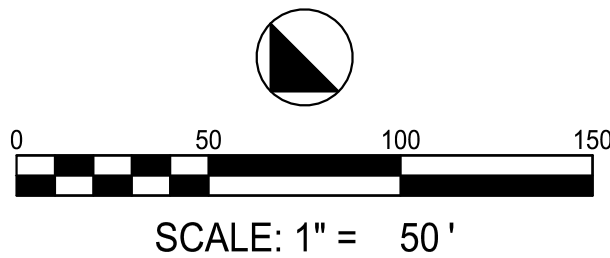
SHEET TITLE

LONGLAKE LANE PLAN AND PROFILE

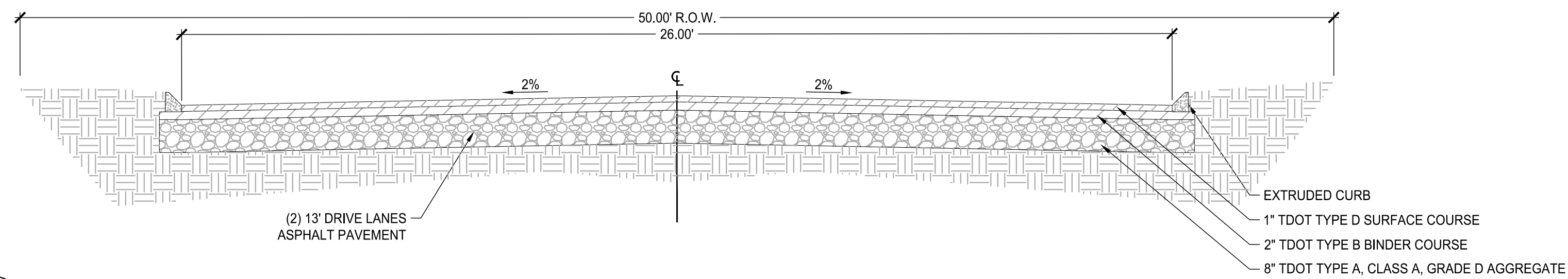
6-SC-22-C / 6-E-22-UR

PROJECT NO. 21124-1	DATE 05/25/2022
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C3.01



SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'



1 TYPICAL ROAD CROSS SECTION

SCALE: NTS

6-SC-22-C_6-E-22-UR
5.25.2022

PLANT SCHEDULE EVERETT

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
CER FOR	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	1.5" CAL.	8' HT. MIN.	
JUN VIR	27	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	1.5" CAL.	
MAG GRA	10	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	B & B	2" CAL.	
MAG VIR	13	MAGNOLIA VIRGINIANA	SWEET BAY	B & B	1.5" CAL.	
NYS SYL	11	NYSSA SYLVATICA	TUPELO GUM	2" CAL.	10' MIN HT.	
PIN STR	27	PINUS STROBUS	WHITE PINE	B & B	1.5" CAL.	
PLA OCC	3	PLATANUS OCCIDENTALIS	SYCAMORE	B & B	2" CAL.	
QUE PHE	2	QUERCUS PHELLOS	WILLOW OAK	B & B	2" CAL.	
TAX DIS	3	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	10' MIN HT.	
THU IBI	25	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	1.5" CAL.	8' HT. MIN.	

Tax MAP 141-84.00
DEED BOOK 1636-896

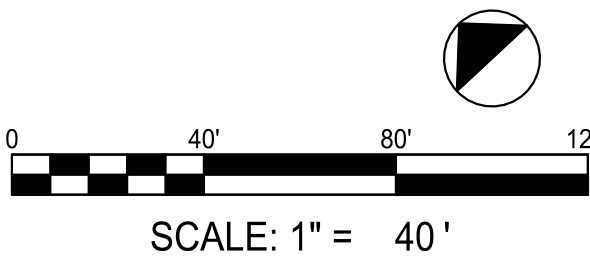


LANDSCAPE NOTES:

1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING SPRAYING "ROUND-UP" OR APPROVED SUBSTITUTE TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND DETAILS.
3. ALL OTHER DISTURBED AREAS ARE TO BE SEEDED OR SODDED AS PER THE PLANS. ADDITIONAL SEEDING OR SODDING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. SEE EROSION CONTROL SHEET FOR SEEDING.
4. PLANTING BEDS SHALL HAVE A THREE (3) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
6. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART ORIGINAL SOIL AND ONE (1) PART TOPSOIL, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. PLANT GROUND COVER AND ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
8. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST EDITION. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE STANDARDS.
9. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
10. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
11. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
13. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
14. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
15. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY- EIGHT (48) HOURS BEFORE BEGINNING WORK.
16. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDUE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
17. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
18. EVERGREEN TREES TO BE A MINIMUM OF 6" IN HEIGHT AT TIME OF PLANTING - DECIDUOUS TREES TO BE 2" DIA MIN AT TIME OF PLANTING. SEE PLANT LIST FOR LARGER MATERIAL REQUIRED.
19. MULTI-TRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. NO CLUMP MULTI-PLANT STOCK WILL BE ACCEPTED.
20. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE CENTRAL LEADER OF ANY TREE HAS BEEN CUT IN THE HISTORY OF THE PLANT'S GROWTH, THE MATERIAL SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE DECISION OF THE LANDSCAPE ARCHITECT WILL BE FINAL.

PLANT LEGEND:

SYMBOL	CODE	BOTANICAL / COMMON NAME
	CER FOR	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
	JUN VIR	JUNIPERUS VIRGINIANA EASTERN RED CEDAR
	MAG GRA	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA
	MAG VIR	MAGNOLIA VIRGINIANA SWEET BAY
	NYS SYL	NYSSA SYLVATICA TUPELO GUM
	PIN STR	PINUS STROBUS WHITE PINE
	PLA OCC	PLATANUS OCCIDENTALIS SYCAMORE
	QUE PHE	QUERCUS PHELLOS WILLOW OAK
	TAX DIS	TAXODIUM DISTICHUM BALD CYPRESS
	THU IBI	THUJA X 'GREEN GIANT' GREEN GIANT ARBORVITAE



LOSE
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SPACES FOR LIFE.

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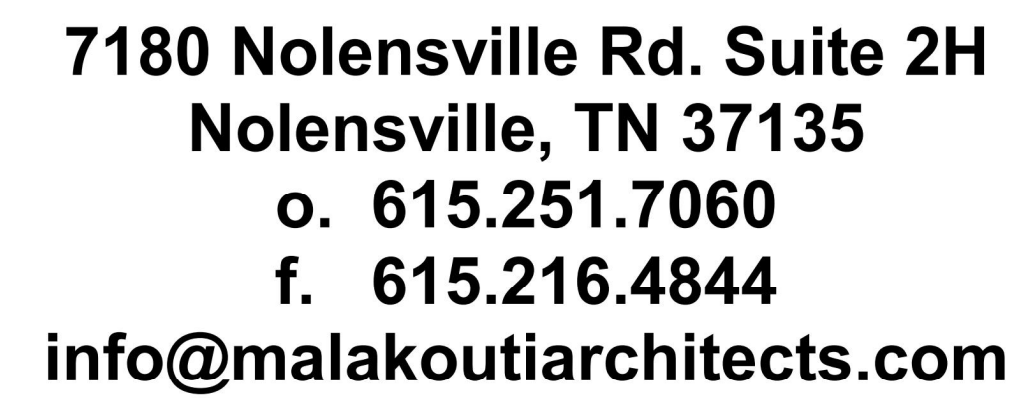
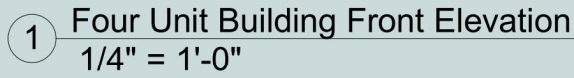


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L1.00	



C (2022)
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6-SC-22-C / 6-E-22-UR

6-SC-22-C_6-E-22-UR
5.25.2022

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