

# GRADING & EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE A MINIMUM REQUIREMENT.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, MODIFYING AND ADDING EROSION CONTROL MEASURES DURING CONSTRUCTION TO KEEP SILT FROM EXITING THIS SITE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS RELATED TO SITE GRADING AND STORMWATER RUNOFF.

3. EROSION CONTROL SHALL BE MAINTAINED UNTIL LAWNS HAVE BEEN ESTABLISHED.

4. AFTER LAWNS HAVE BEEN ESTABLISHED, CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, I.E., SILT FENCE.

5. CONTRACTOR TO COORDINATE ALL NEW SITE GRADING WITH OWNER'S REP. ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO ENSURE PROPER COHESION WITH OVERALL SITE DRAINAGE PLAN.

6. ADJUST SWALES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE EXISTING BUILDING FOUNDATIONS.

7. SEED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.

APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 15 DAYS (7 DAYS FOR SLOPES GREATER THAN 35%) AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.

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8. SURROUND TOPSOIL STOCKPILE AREA WITH SILT FENCE. SEED AND MULCH STOCKPILE. ADJUST SWALES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TOPSOIL STOCKPILE.

9. CONTRACTOR TO FIELD VERIFY CRITICAL GRADES AT ENTRANCES PRIOR TO CONSTRUCTION.

10. VERIFY EXACT SIZE DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

11. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY; INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.

12. NO SLOPES SHALL BE STEEPER THAN 2(H):1(V).

13. SLOPES STEEPER THAN 3(H):1(V) SHALL HAVE RIP RAP OVER EROSION CONTROL FABRIC.

14. OUTFALLS AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.

15. VEGETATION, EROSION CONTROL MEASURES AND OTHER PROTECTIVE MEASURES ARE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS.

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## YEAR. APPLY TEM Remove berm for additional volume APPLY PERMANEN OPERATIONS ARE OPERATIONS WILL First Flush volume provide on bottom PERMANENT SEED WHICH SHOW SIGNS OF EXCESSIVE EROSION.

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![](_page_2_Figure_20.jpeg)

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THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY

![](_page_3_Figure_19.jpeg)

![](_page_4_Figure_0.jpeg)

975 total units at 0.02 parking spaces per unit = 19.5 parking spaces 8 parking space and 5 spaces at office provided 12 additional space required

## 1. ALL COORDINATES AND ELEVATIONS BASED ON KGIS DATA. 2. LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE SHOWN MAY NOT BE ALL THAT EXIST ON THE PROJECT SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES DURING WORK ON THE PROJECT. FOR UNDERGROUND UTILITY LOCATION CALL TENNESSEE ONE CALL AT 811. ALL COORDINATES AND DIMENSIONS TO EDGE OF PAVEMENT, FACE OF CURB OR FACE OF 4. THIS PLAN IS TO SHOW THE SITE LAYOUT FOR PAVING, CURB, SIDEWALK, BUILDINGS, ETC. 5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF KNOXVILLE REGULATIONS 6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FRO EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS. PAVEMENT MARKINGS SHALL BE 4" WIDE SOLID WHITE PAINTED STRIPES MEETING REQUIREMENTS AND INSTALLED ACCORDANCE WITH APPLICABLE DETAILS AND . PORTLAND CEMENT CONCRETE USED IN SITE WORK CONSTRUCTION TO BE MIXED AND PLACED IN ACCORDANCE WITH A.C.I. STANDARD 318 - LATEST EDITION. 9. THE MOST UP TO DATE A.D.A. REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES. 10. ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO ROMANS ENGINEERING 11. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PERFORMING ALL DEMOLITION AND UTILITY RELOCATION REQUIRED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE 12. SEE DETAILS FOR PROPOSED PAVEMENT SECTIONS UNLESS OTHERWISE SPECIFIED BY

IN THE PREPARATION OF THESE SITE DRAWINGS, ADS HAS RELIED SOLELY ON AN OWNER FURNISHED SURVEY AND AS SUCH ADS DOES NOT ASSUME RESPONSIBILITY FOR CORRECTNESS OF THAT INFORMATION.

ALL PROPERTY LINES SHALL BE MARKED FOR ROUGH LOCATION WITH COLORED

ALL PROPERTY CORNERS SHALL BE ROUGH PINNED WITH 2' HIGH METAL ROD OR EQUIVALENT AND FLAGGED WITH SURVEYOR TAPE AT COMPLETION OF ROUGH GRADING AND MAINTAINED THROUGHOUT COURSE OF WORK.

ROUGH LOCATION SHALL MEAN ACCURATE WITHIN 2' HORIZONTALLY. DO NOT ERR OUTSIDE PROPERTY LINE IN ANY CASE.

SITE DIMENSIONS SHOWN ON-SITE PLAN ARE NOMINAL DIMENSIONS ONLY INTENDED FOR USE IN DETERMINE APPROXIMATE SITE LOCATIONS. ALL SITE CONSTRUCTION LAYOUT SHALL BE VERIFIED PRIOR TO CONSTRUCTION. A SURVEYOR LICENSED IN THE STATE OF THE PROJECT LOCATION MUST BE USED IN LOCATING ALL SITE RELATED FEATURES BEFORE WORK IS BEGUN ON SITE CONSTRUCTION FOR A GIVEN TRADE. ADS SHALL BE NOTIFIED BY THE SURVEYOR UPON COMPLETION OF THIS WORK.

A "FOUNDATION LOCATION PLAN" MUST BE PREPARED BY THAT SURVEYOR AND SUBMITTED FOR ADS'S REVIEW AS SOON AS ALL FOUNDATION WORK IS UP TO

CONSULT ADS FOR ALL DIMENSIONS AND OTHER ITEMS LABELED "VERIFY" OF "FIELD VERIFY" PRIOR TO INSTALLATION OF THAT WORK OR ANY RELATED

![](_page_4_Figure_15.jpeg)

# Z PIK WASHINGTON

18

0

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Z

KNOXVILLE,

WASHINGTON PIKE

![](_page_4_Figure_17.jpeg)

![](_page_4_Picture_18.jpeg)

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING APPROVED Adam Kohntopp

09|13|19

controls must be used and maintained by the contractor during construction until final site stabilization has been achieved. Additional measures may be required by the Field Inspector. Refer to the City of Knoxville BMP Manual and the Tennessee Erosion and Sediment Control Handbook as needed for additional formation regarding controls and maintenance

![](_page_4_Picture_22.jpeg)

## $\langle x \rangle$ SITE KEYED NOTES

- $\langle 1 \rangle$  LIGHT ASPHALT, SEE DETAIL 1/CX.X
- $\langle 2 \rangle$  HEAVY DUTY ASPHALT, SEE DETAIL 2/CX.X

 $\langle 3 \rangle$  EXTRUDED CONCRETE CURB, SEE DETAIL 3/CX.X

- $\langle 4 \rangle$  4" WIDE PAINTED WHITE STRIPE
- $\langle 5 \rangle$  CHAIN LINK FENCE, MATCH EXISTING

(6) LAWN

(8)

 $\langle 7 \rangle$  LANDSCAPE BUFFER, SEE SHEET LS

# **GENERAL NOTES**

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THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.

CONTRACTOR IS TO COORDINATE THE SITE WALL PLANS WITH THE SITE/LAYOUT PLAN AND GRADING PLAN. VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE START OF CONSTRUCTION

COORDINATE ALL UTILITY MODIFICATIONS WITH LOCAL UTILITY BOARD.

LOCATE EXISTING WATER LINE AND SANITARY SEWER LINE BEFORE CONSTRUCTION.

PLAN RELOCATION OF EXISTING OVERHEAD UTILITIES AND WATER, SEWER LINES BEFORE EXCAVATION.

> EXISTING CONDITIONS AND PROPERTY LINES BY OTHERS

SURVEY: TERRY ROMANS, RLS, PE 1923 HOPEWELL ROAD KNOXVILLE TENNESSEE 37920 (865) 679-5736

Parcel ID 049 09208 CLT Map 49 Ward 33 City Block 33196 8.41 Ac Total Area

Disturbed Area xx Added Impervious xx

![](_page_5_Picture_20.jpeg)

313  $\odot$ ====== ANTER HELEN DE TOTALE & 810 OV

N.T.S.

![](_page_5_Picture_23.jpeg)

![](_page_5_Figure_24.jpeg)

![](_page_6_Figure_0.jpeg)

# Entire Property Size: 8.41 Acres

Requirement: 8 Trees per Acre with half Maturing at 50' in height, 8 x 3.56 Acres= 29 Trees

Total Number of Trees To Be Added: 70 35 specified to be 50' in Height at Maturity (50%) Existing Trees to Be Retained= N/A

![](_page_7_Figure_0.jpeg)

# LANDSCAPE INSTALLATION SPECIFICATIONS:

SUBSTITUTIONS: DO NOT MAKE SUSBSTITUTIONS. IF SPECIFIED MATERIAL IS NOT OBTAINABLE, CONTACT LANDSCAPE ARCHITECT TO DISCUSS EQUIVALENT SUBSTITUTIONS, OR REFER TO THE KNOX COUNTY TREE LIST.

PLANT QUALITY: PROVIDE TREES, SHRUBS, AND OTHER PLANTS OF QUANTITY SIZE, GENUS, SPECIES AND VARIETY LISTED. CONTRACTOR WILL BE EXPECTED TO PROVIDE PLANTS WHICH CAN BE CONSIDERED TO HAVE A QUALITY WHICH IS HIGHER THAN MINIMUM ACCEPTABLE.

- TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. SOIL SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER IT SHALL HAVE A PH RANGE OF 5.0 TO 7.0, AND CONTAIN NOT LESS THAN 5% ORGANIC MATTER. THE SOIL SHALL NOT BE CONTAMINATED WITH SUBSTANCES HARMFUL TO HUMANS OR THE GROWTH OF PLANTS.
- BACKFILL: BACKFILL SHALL CONSIST OF EXISTING SOIL FROM THE HOLE PLUS TOPSOIL PLUS APPROVED ORGANIC MATTER IN THE RATIO OF 3:2:1 RESPECTIVELY. SETTLE SUCH BACKFILL WITH WATER AFTER LAYERING THIS MATERIAL IN THE PLANTING PIT. REMOVE ALL NON-BIODEGRADEABLE BURLAP AND CUT ALL STRINGS SURROUNDING TRUNK. HOLES MAY BE HAND DUG OR EXCAVATED W/ APPROPRIATLY SIZED AUGER WHERE ACCESSIBLE.PANTING HOLES SHALL BE AMENDED AS NECESSARY.

	Plant List									
Symbol	Quantity	Common Name	Scientific Name	Size	Remarks					
Trees			1							
SB	8	Moonglow Sweetbay Magnolia	Magnolia virginiana 'Jim Wilson'	8Ft tall	B&B or 15 Gallon					
BE	6	Burkii Eastern Red Cedar	Juniperus virginiana 'Burkii'	8Ft tall	B&B					
SH	7	Satyr Hill American Holly	llex opaca 'Satyr Hill'	8Ft tall	B&B					
GG	12	Green Giant Arborvitae	Thuja occidentalis 'Green Giant'	8Ft tall	15 or 25 Gallon					
CR	9	Radicans Japanese Crytpomeria	Cryptomeria japonica 'Radicans'	8Ft tall	B&B					
SG	6	Sweetgum	Liquidambar styraciflua	2in Cal.	B&B, 8-10Ft tall					
SO	6	Shumard Oak	Quercus shumardii	2in Cal.	B&B, 8-10Ft tall					
WB	6	Wildfire Blackgum	Nyssa sylvatica 'Wildfire'	2in Cal.	B&B, 8-10Ft tall					
GM	5	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	2in Cal.	B&B, 8-10Ft tall					
GK	5	Ginkgo	Ginkgo biloba (Male )	2in Cal.	B&B, 8-10Ft tall					
Shrubs			•	•						
RC	29	Rose Creek Abelia (Evergreen)	Abelia x 'Rose Creek'	18-24in Spr.	3 Gallon					
ІН	35	Compacta Inkberry Holly (Evergreen)	llex glabra 'Compacta'	18-24in Spr.	3 Gallon					
СН	29	Carissa Holly (Evergreen)	llex cornuta 'Carissa'	18-24in Spr.	3 Gallon					
MA	38	Mount Airy Fothergilla	Fothergilla gardenii 'Mount Airy'	18-24in Spr.	3 Gallon					
BB	30	Button Bush	Cephalanthus occidentalis	18-24in Spr.	3 Gallon					
PV	40	Prague Viburnum (Evergreen)	Viburnum x pragense	18-24in Spr.	3 Gallon					
BC	26	Black Chokeberry	Aronia melanocarpa	18-24in Spr.	3 Gallon					
VS	37	Little Henry Virginia Sweetspire	Itea virginica 'Sprich'	18-24in Spr.	3 Gallon					
Seed Mix	Seed Mixes									
Labeled	~6,890SF	Turf Seed	Fescue Blend Appropriate for Region Applied at Recommended Rate							
Labeled	~5,105SF	Steep Slope Stabilization Native Mix	Roundstone Seed Mix 199	Follow Manufacture Specs						
Labeled	~17,374SF	Economy Southern Mixed Grass Meadow Mix	Roundstone Seed Mix 115	Follow Manufacture Specs						

![](_page_8_Picture_6.jpeg)

![](_page_8_Picture_8.jpeg)

**Deciduous Trees** Wildfire Blackgum Nyssa sylvatica 'Wildfire

![](_page_8_Picture_10.jpeg)

\*\*Always refer to plan for accurate quantities

Height: 30 to 50 feet, Spread: 20 to 30 feet

Shumard Oak Quercus shumardii

![](_page_8_Picture_13.jpeg)

Height: 40 to 60 feet, Spread: 30 to 40 feet

Sweet gum Liquidambar styraciflua

![](_page_8_Picture_16.jpeg)

Green Mountain Sugar Maple Acer saccharum 'Green Mountain'

![](_page_8_Picture_18.jpeg)

Height: 40 to 50 feet, Spread: 30 to 40 feet

### Autumn Gold Maidenhair Tree Ginkgo biloba 'Autumn Gold'`

![](_page_8_Picture_21.jpeg)

Height: 35 to 50 feet, Spread: 35 to 50 feet

Evergreen Trees Moonglow Sweetbay Magnolia

![](_page_8_Picture_24.jpeg)

Height: 12 to 20 feet, Spread: 12 to 20 feet Semi-Evergreen

![](_page_8_Picture_26.jpeg)

![](_page_8_Picture_27.jpeg)

![](_page_8_Picture_28.jpeg)

Green Giant Arborvitae

![](_page_8_Picture_29.jpeg)

![](_page_8_Picture_32.jpeg)

![](_page_8_Picture_35.jpeg)

![](_page_8_Picture_45.jpeg)

![](_page_8_Picture_46.jpeg)

![](_page_8_Picture_48.jpeg)

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![](_page_8_Picture_51.jpeg)

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![](_page_8_Picture_60.jpeg)

![](_page_8_Picture_63.jpeg)

![](_page_8_Picture_66.jpeg)

![](_page_8_Picture_69.jpeg)

![](_page_8_Picture_71.jpeg)

![](_page_9_Figure_0.jpeg)

2 End Elevation at Electrical Room scale: 1/4" = 1-0"

**Typical Elevation** 

8-C-23-SU 6/26/2023

![](_page_10_Figure_0.jpeg)

Released for Construction, Date: 4/15/2016, Time:

5:37

# **BUILDING 1 TWO FLOORS**

	0 5	10 15	20 2	5 30	35 40	45 50	55 60	) 65 7(	) 75 8	) 85 9	90 95 2	00 105	110 11	.5 120	125 130	135 140	145 15	) 155 160	0 165 170	) 175 180	185 190	) 195 2	00 205	210 21	.5 220 2	225 230	235 240	245 25	) 255 260	265 270	) 275 28(	) 285 290	295 300	305 310	315 320
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		BUILDIN	<u>G</u>			
-	<u>1-TOP</u>	<u>1-BOTTOM</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>TOTAL</u>
5 X5			6			6
5x10			6	16	20	42
10X10			23			23
10X20			23	46		69
10X25	30	30			48	108
10X30			5			5
10X40				7		7
10X50					7	7
					_	267

# Figure 1. Floor Plan & Unit Mix

 $\begin{bmatrix} 0.0 & 0.$ +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.0 +0.1 +0.2 +0.7 +2.5 +2.40.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.0 + 0.1 + 0.2 + 0.5 + 1.3 + 1.10.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.2 0.7 1.9 1.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.2 0.3 0.2 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.2 0.5 1.3 0.9 
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 .0.0
 .0.1
 .0.2
 .0.9
 .2.2
\_\_\_0.0 \_\_0.0 \_\_0.0 \_\_0.0 \_\_0.0 \_\_0.1 \_\_0.1 \_\_0.4 \_\_0.8 \_\_0.5 **0.0 0.0 0.0 0.0 0.0 0.1 0.1 0.2 0.1** 

![](_page_12_Figure_2.jpeg)

# FIGURE 2. SITE PLAN PHOTOMETRIC

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