

THIS IS A PRIORITY CONSTRUCTION ACTIVITY  
ALL EROSION CONTROL COUNTERMEASURES ARE TO BE INSPECTED  
PRIOR TO AN ANTICIPATED RAINFALL EVENT; IMMEDIATELY FOLLOWING  
A RAINFALL EVENT; AND AT LEAST TWICE WEEKLY, 72 HOURS APART.

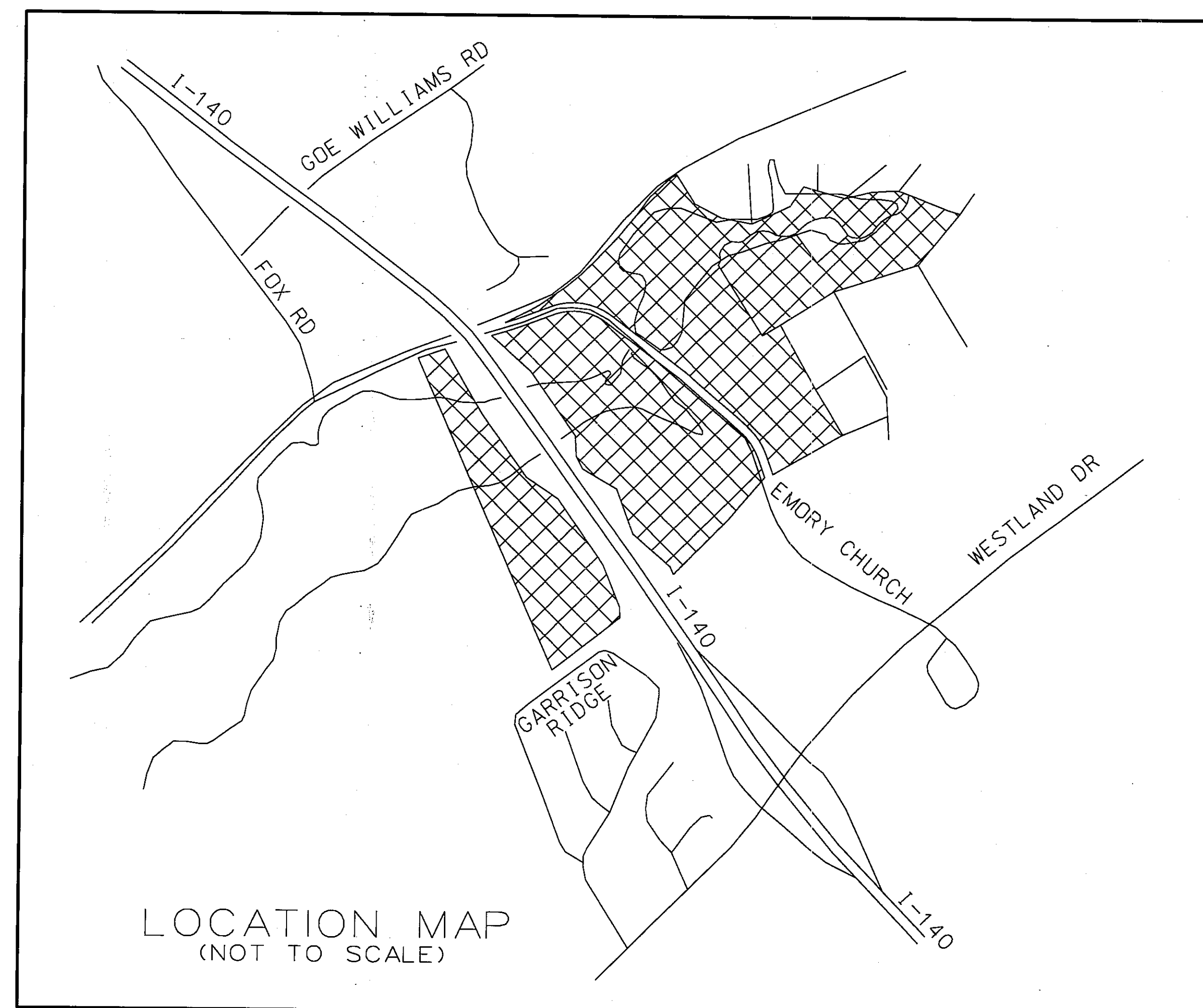
CONSTRUCTION PLANS FOR



# Westland Cove

APARTMENTS AND BOAT LIVERY

DRAFT  
NOT FOR CONSTRUCTION



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OWNER: CLEAR WATER PARTNERS, LLC  
JOHN HUBER  
NATHAN SILVUS  
213 FOX ROAD  
KNOXVILLE, TN 37922  
865.414.0524  
865.567.8100

PREPARED BY:

**SEC**  
SILVUS ENGINEERING CONSULTING

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

EMORY CHURCH ROAD, KNOXVILLE, TN 37922

PREPARED: 10-30-2013

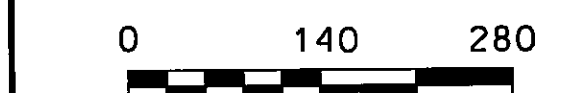
THESE PLANS SUPERSEDE ALL  
VERSIONS DATED PRIOR TO 10-30-2013

EAST AND WEST APARTMENTS

9-B-13-21R  
10/31/13

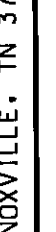


A map showing the project location. The map features a grid of lots, a creek, and several roads. The roads are labeled: I-140, Old Mill Lane Rd, Westland Dr, and Mill Church. The creek is labeled: Creek. The project location is indicated by a shaded area within the grid of lots.




NOT TO ENGINEERING SCALE

NO.	REVISIONS:	BY	DATE
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PROJECT:  **Westland Cove**  
Q. AND 909 EMORY CHURCH ROAD, KNOXVILLE, TN 37922  
DISTRICT: 6 PARCEL ID: 144-018 & 144-020 APPROX 90 A

**WATER:**



**CLEAR WATER PARTNERS**  
13 FOX ROAD  
KNOXVILLE, TN 37922  
615.966.1600

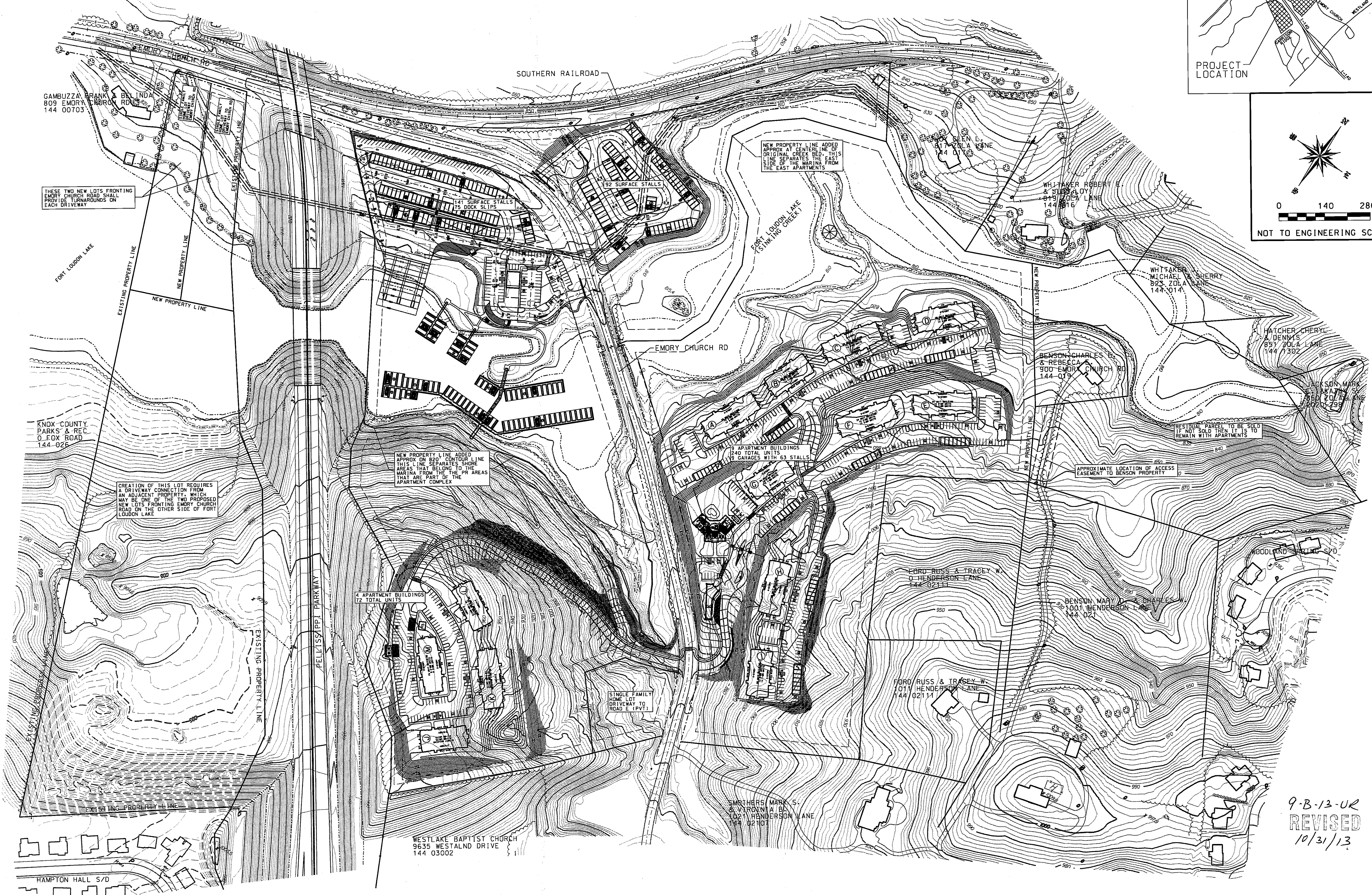
**SOUTHERN**  
*Signature*  
REAL ESTATE

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

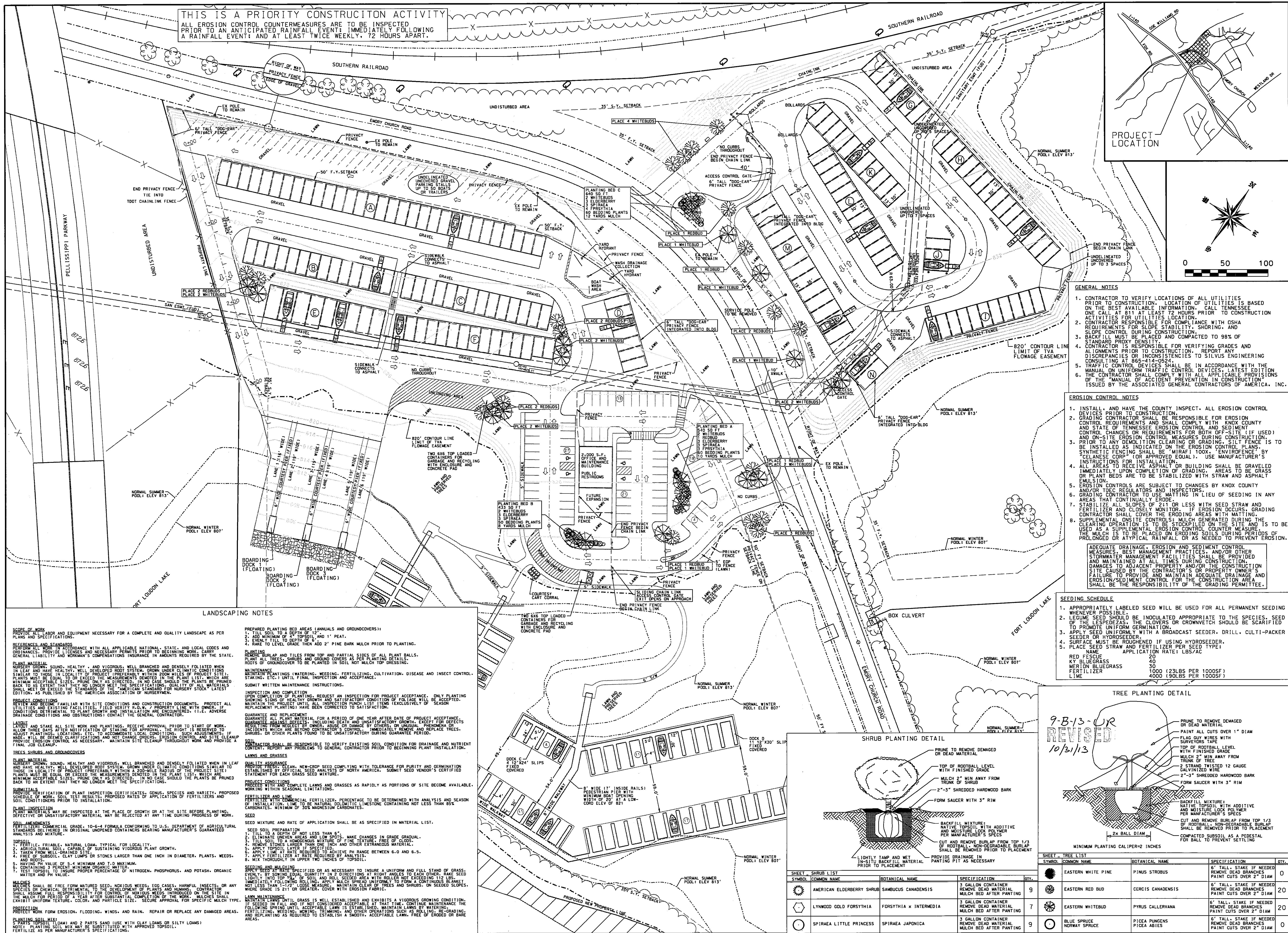
**DRAFT**  
**NOT FOR CONSTRUCTION**

DATE: 10-30-2013

C1.1  
PROJECT OVERVIEW







DATE: 9-3-2013

BY: [Signature]

NO.:

REVISIONS:

PREPARED FOR: CLEAR WATER PARTNERSHIP  
213 FOX ROAD, KNOXVILLE, TN 37922

PROJECT: Westland Cove

OWNER: [Signature]

ENGINEER: SEC  
SILVUS ENGINEERING CONSULTING  
NATHAN SILVUS, P.E.  
1815 NANTASKET ROAD  
KNOXVILLE, TN 37922  
865.414.8834

DATE: 9-3-2013

SHEET: C8.2

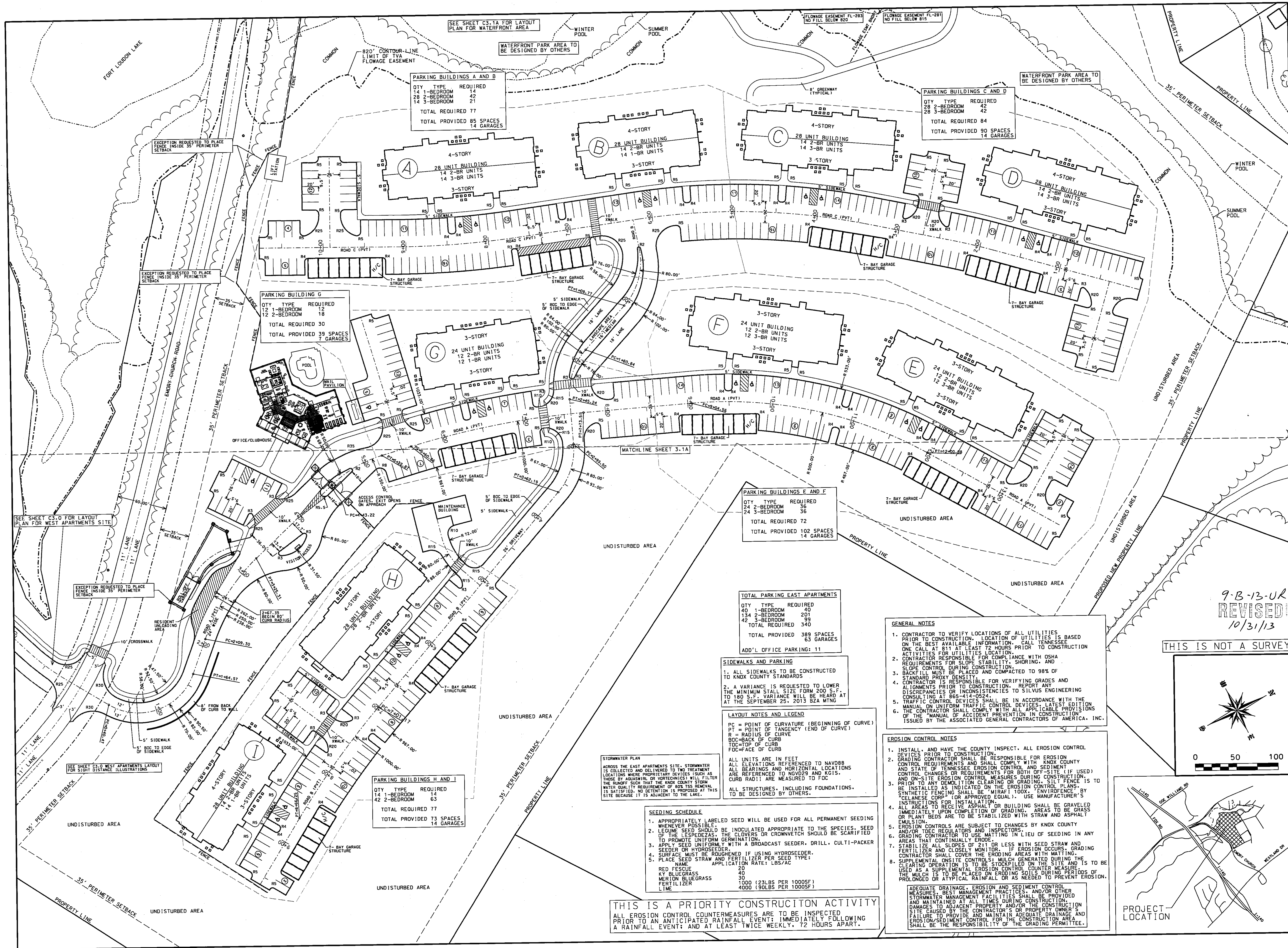
LANDSCAPING

NORTH BOAT YARD









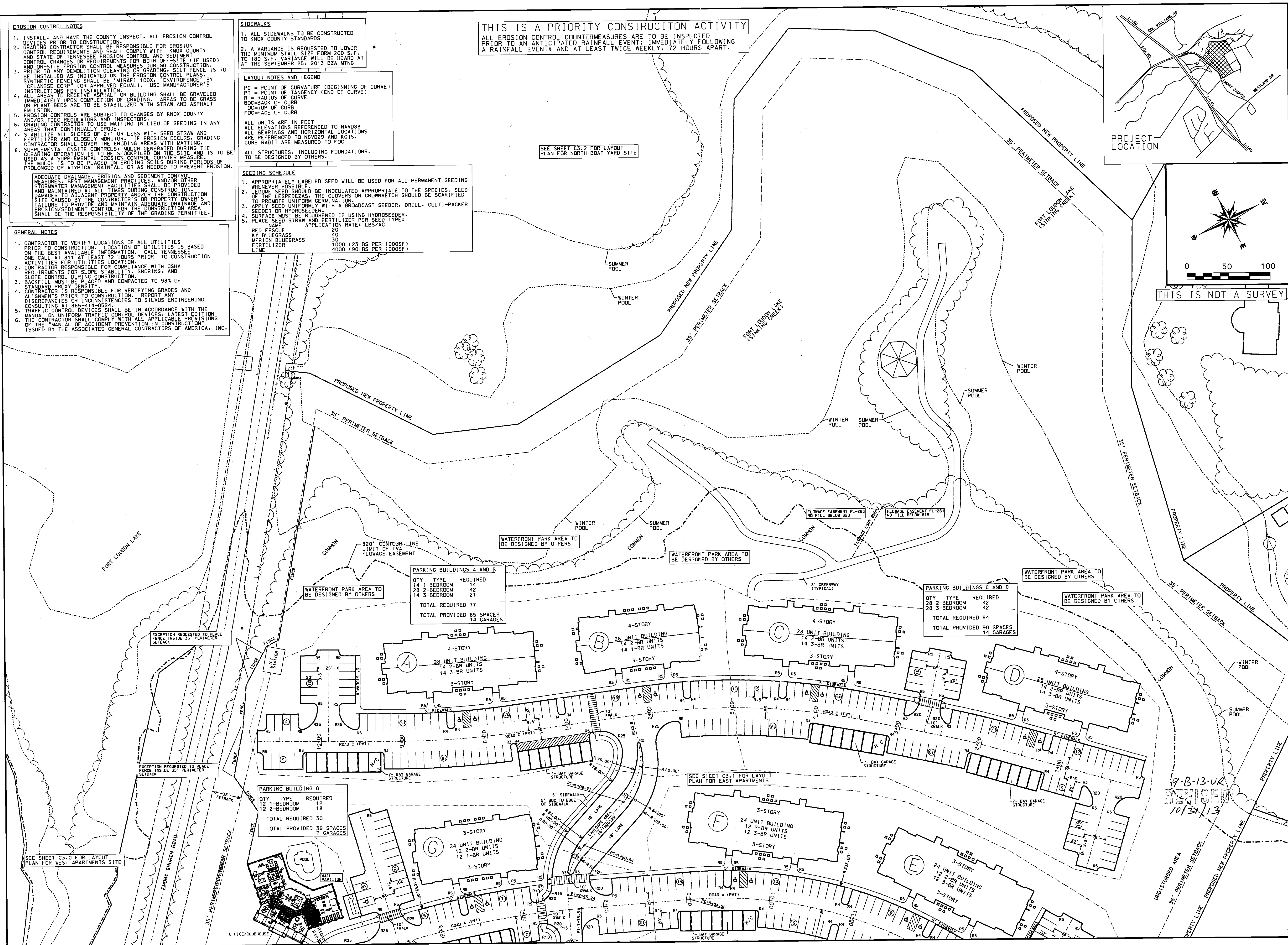
DATE:   
 BY:   
 NO.:   
 REVISIONS:   
 PREPARED FOR: CLEAR WATER PARTNERSHIP   
 213 FOX ROAD, KNOXVILLE, TN 37922   
 PROJECT:   
 0 AND 908 EUDY CHURCH ROAD, KNOXVILLE, TN 37922   
 DISTRICT: 6 PARCEL ID: 144-018 & 144-020 APPROX 90 ACRES   
 OWNER:   
 ENGINEER:   
 9-B-13-UR   
 10/31/13   
 THIS IS NOT A SURVEY   
 0 50 100   
 PROJECT LOCATION   
 DRAFT NOT FOR CONSTRUCTION   
 DATE: 10-30-2013   
 SHEET: C3.1   
 LAYOUT   
 EAST APARTMENTS

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**Westland Cove**   
 213 FOX ROAD, KNOXVILLE, TN 37922   
 0 AND 908 EUDY CHURCH ROAD, KNOXVILLE, TN 37922   
 DISTRICT: 6 PARCEL ID: 144-018 & 144-020 APPROX 90 ACRES

**SOUTHERN Signature**   
 REAL ESTATE   
 ENGINEER:   
 **SEC**   
 SILVUS ENGINEERING CONSULTING   
 NATHAN SILVUS, P.E.   
 1815 NANTASKET ROAD   
 KNOXVILLE, TN 37922   
 865.414.0534





**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 REQUIREMENTS AND SHALL COMPLY WITH (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" ENVIRONMENTAL 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 ON-SITE CONTROLS: MULCH GENERATED DURING THE CLEARING OPERATION IS TO BE STOCKPILED ON THE SITE AND IS TO BE USED AS A SUPPLEMENTAL EROSION CONTROL COUNTER 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 LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE CALL AT 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 PROXY 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.

**SIDEWALKS**

1. ALL SIDEWALKS TO BE CONSTRUCTED TO KNOX COUNTY STANDARDS.
2. A VARIANCE IS REQUESTED TO LOWER THE MINIMUM STANDARD SIDEWALK WIDTH FROM 200 S.F. TO 180 S.F. VARIANCE WILL BE HEARD AT AT THE SEPTEMBER 25, 2013 BZA MTNG.

**LAYOUT NOTES AND LEGEND**

PC = POINT OF CURVATURE (BEGINNING OF CURVE)  
PT = POINT OF TANGENCY (END OF CURVE)  
R = RADIUS OF CURVE  
BOC = 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 NAD83 AND KGIS.  
CURB RADIUS ARE MEASURED TO FOC

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

**SEEDING SCHEDULE**

1. APPROPRIATELY LABELED SEED WILL BE USED FOR ALL PERMANENT SEEDING WHENEVER POSSIBLE.
2. LEGUME SEED SHOULD BE INOCULATED APPROPRIATE TO THE SPECIES. SEED OF THE LESPEDEZAS, THE CLOVERS OR CROWN VETCH SHOULD BE SCARIFIED TO PROMOTE UNIFORM GERMINATION.
3. APPLY SEED UNIFORMLY WITH A BROADCAST SEEDER, DRILL, CULTI-PACKER SEEDER OR HYDROSEEDER.
4. SURFACE MUST BE ROUGHENED IF USING HYDROSEEDER.
5. PLACE SEED STRAW AND FERTILIZER PER SEED TYPE:

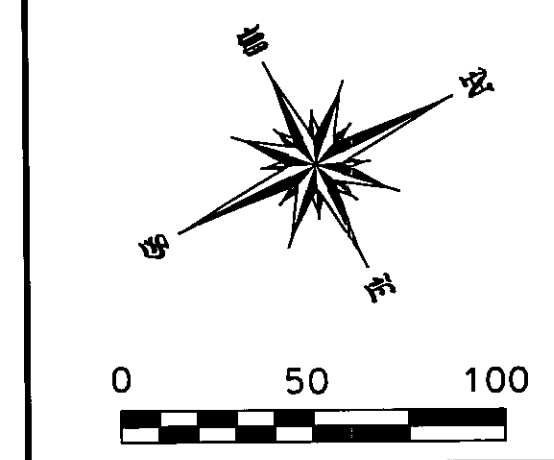
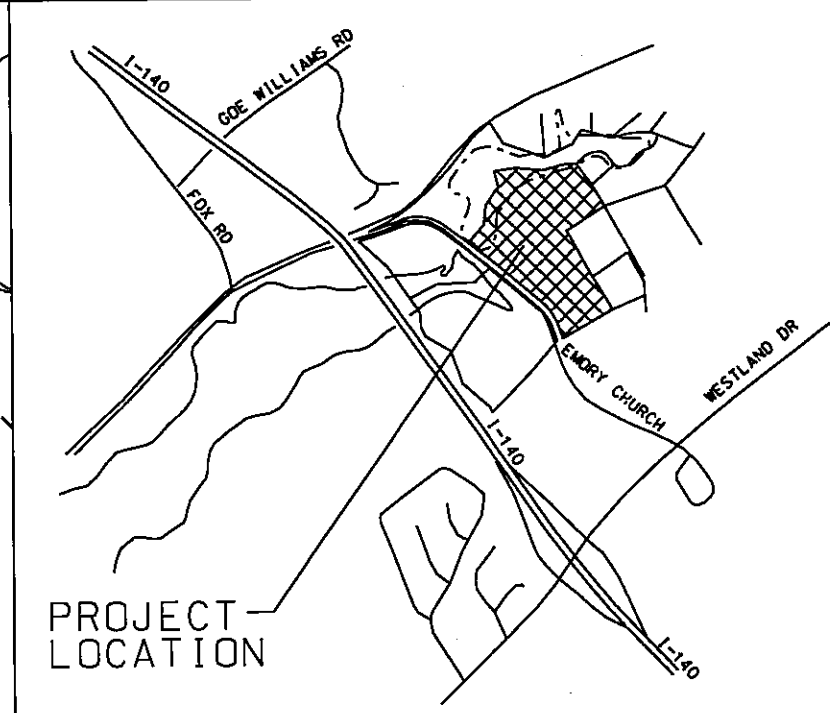
NAME	APPLICATION RATE: LBS/AC
RED FESCUE	40
KY BLUEGRASS	30
MERION BLUEGRASS	1000 (23LBS PER 1000SF)
LIME	4000 (90LBS PER 1000SF)

**THIS IS A PRIORITY CONSTRUCTION ACTIVITY**

ALL EROSION CONTROL COUNTERMEASURES ARE TO BE INSPECTED PRIOR TO AN ANTICIPATED RAINFALL EVENT, IMMEDIATELY FOLLOWING A RAINFALL EVENT, AND AT LEAST TWICE WEEKLY, 72 HOURS APART.

SEE SHEET C3.2 FOR LAYOUT PLAN FOR NORTH BOAT YARD SITE

SEE SHEET C3.1 FOR LAYOUT PLAN FOR EAST APARTMENTS



THIS IS NOT A SURVEY

NO.	REVISIONS:	BY	DATE

PREPARED FOR: CLEAR WATER PARTNERSHIP  
213 FOX ROAD, KNOXVILLE, TN 37922

PROJECT: **Westland Cove**  
0 AND 909 ENDRY CHURCH ROAD, KNOXVILLE, TN 37922  
DISTRICT: 6 PARCEL D1: 144-018 & 144-020 APPROX 90 ACRES

OWNER:

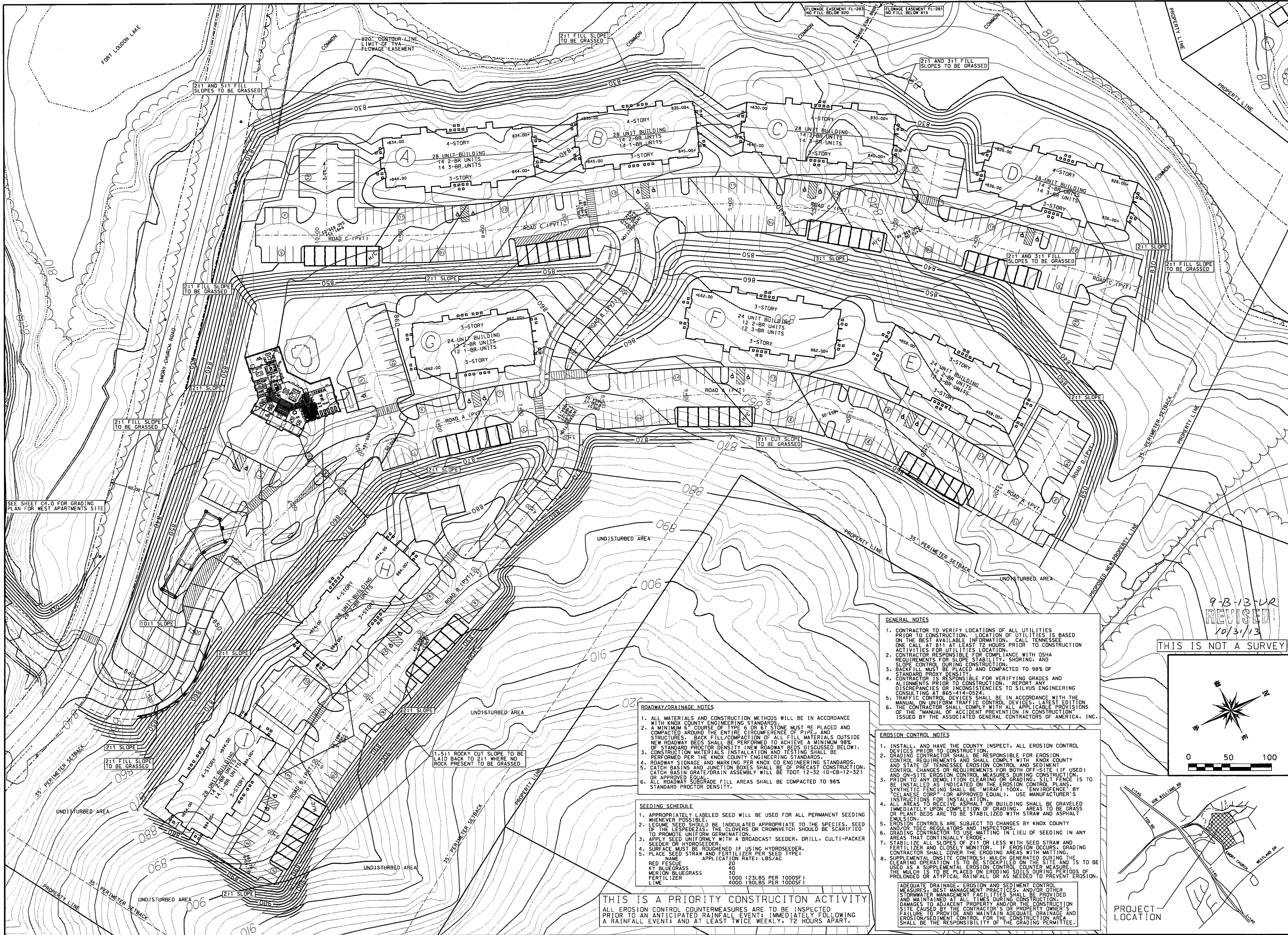
ENGINEER: **SEC**  
SILVUS ENGINEERING CONSULTING  
NATHAN SILVUS, P.E.  
1815 NANTASKET ROAD  
KNOXVILLE, TN 37922  
865.414.0524

**DRAFT**  
NOT FOR CONSTRUCTION

DATE: 10-30-2013

SHEET: **C3.1A**  
LAYOUT  
EAST APARTMENTS  
WATER FRONT





- 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 ONE CALL AT 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
  2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILIZATION, 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 866-414-0524.
  5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. 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.

- 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 MEASURES 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 AS INDICATED ON THE EROSION CONTROL PLANS.
  3. PRIOR TO ANY DEMOLITION, CLEARING OR GRADING, SILT FENCE IS TO BE INSTALLED. SUPPLEMENTAL EROSION CONTROL MEASURES SHALL BE SYNTHETIC FENCING SHALL BE "MIRAFIT 100X," "ENVIROFENCE" BY "CELANESE CORP." (OR APPROVED EQUAL), USE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  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 ON-SITE CONTROLS: MULCH GENERATED DURING THE GRADING OPERATION IS TO BE STOCKPILED ON SITE AND IS TO BE USED FOR SUPPLEMENTAL EROSION CONTROL MEASURES. THE MULCH IS TO BE PLACED ON ERODING SOILS DURING PERIODS OF PROLONGED OR ATYPICAL RAINFALL OR AS NEEDED TO PREVENT EROSION.

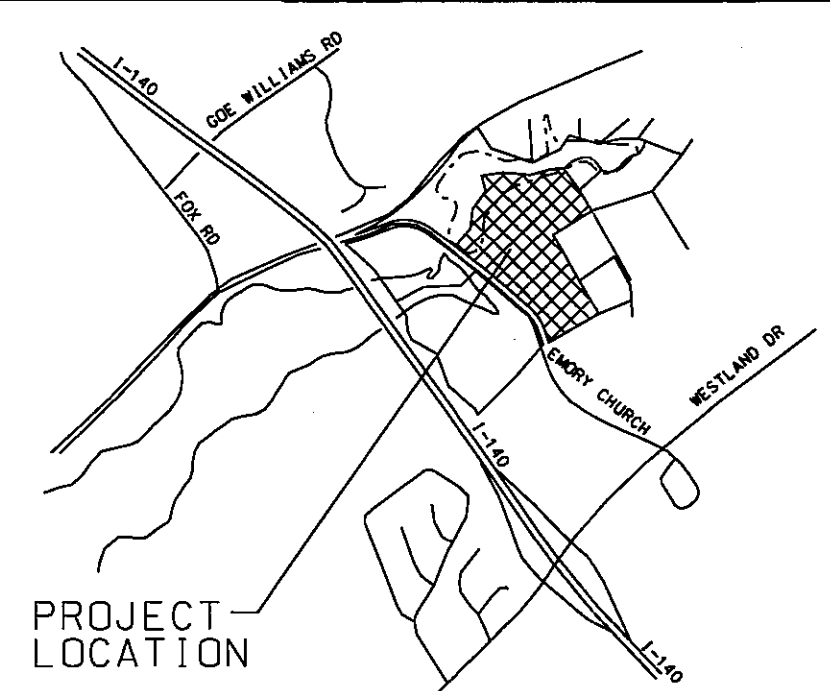
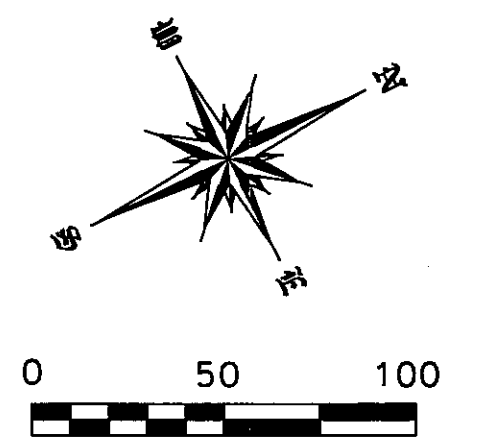
- ROADWAY/DRAINAGE NOTES**
1. ALL MATERIALS AND CONSTRUCTION METHODS WILL BE IN ACCORDANCE WITH KNOX COUNTY ENGINEERING STANDARDS.
  2. A MINIMUM 6" COURSE OF TYPE S OR 6" STONE MUST BE PLACED AND COMPACTED AROUND THE ENTIRE CIRCUMFERENCE OF PIPE- AND STRUCTURES. BACKFILL/COMPACTION OF ALL FILL MATERIALS OUTSIDE NEW ROADWAY BEDS SHALL BE PERFORMED TO ACHIEVE A MINIMUM 98% OF STANDARD PROCTOR DENSITY (NEW ROADWAY BEDS DISCUSSED BELOW).
  3. EROSION CONTROL MATERIALS INSTALLATION AND TESTING SHALL BE PERFORMED PER THE KNOX COUNTY ENGINEERING STANDARDS.
  4. ROADWAY SIGNAGE AND MARKING PER KNOX CO ENGINEERING STANDARDS.
  5. CATCH BASINS AND JUNCTION BOXES SHALL BE OF PRECAST CONSTRUCTION. CATCH BASIN SUBGRADE/RAIN 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.

- SEEDING SCHEDULE**
1. APPROPRIATELY LABELED SEED WILL BE USED FOR ALL PERMANENT SEEDING WHENEVER POSSIBLE.
  2. LEGUME SEED SHOULD BE INOCULATED APPROPRIATE TO THE SPECIES. SEED OF THE LEGUMES, THE CLOVERS OR CROWNVECH SHOULD BE SCARIFIED TO PROMOTE UNIFORM GERMINATION.
  3. APPLY SEED UNIFORMLY WITH A BROADCAST SEEDER, DRILL, CULTI-PACKER SEEDER OR HYDROSEEDER.
  4. SURFACE MUST BE ROUGHENED IF USING HYDROSEEDER.
  5. PLACE SEED STRAW AND FERTILIZER PER SEED TYPE:
- | NAME             | APPLICATION RATE: LBS/AC |
|------------------|--------------------------|
| RED FESCUE       | 20                       |
| RYE BLUEGRASS    | 40                       |
| MERION BLUEGRASS | 30                       |
| FERTILIZER       | 1000 (23LBS PER 1000SF)  |
| LIME             | 4000 (90LBS PER 1000SF)  |

**THIS IS A PRIORITY CONSTRUCTION ACTIVITY**  
ALL EROSION CONTROL COUNTERMEASURES ARE TO BE INSPECTED PRIOR TO AN ANTICIPATED RAINFALL EVENT IMMEDIATELY FOLLOWING A RAINFALL EVENT; AND AT LEAST TWICE WEEKLY, 72 HOURS APART.

9-13-13-VR  
REVISED  
10/3/13

THIS IS NOT A SURVEY



NO.	REVISIONS:	BY	DATE

PREPARED FOR: CLEAR WATER PARTNERSHIP  
213 FOX ROAD, KNOXVILLE, TN 37922

PROJECT: Westland Cove  
0 AND 908 EMBURY CHURCH ROAD, KNOXVILLE, TN 37922  
DISTRICT: 6 PARCEL ID: 144-018 & 144-020 APPROX 90 ACRES

CLEAR WATER PARTNERS  
213 FOX ROAD  
KNOXVILLE, TN 37922  
866.966.1600

SOUTHERN  
Signature  
REAL ESTATE

ENGINEER:  
**SEC**  
SILVUS ENGINEERING CONSULTING  
NATHAN SILVUS, P.E.  
1815 NANTASKET ROAD  
KNOXVILLE, TN 37922  
866.414.0524

**DRAFT**  
NOT FOR CONSTRUCTION

DATE: 10-30-2013

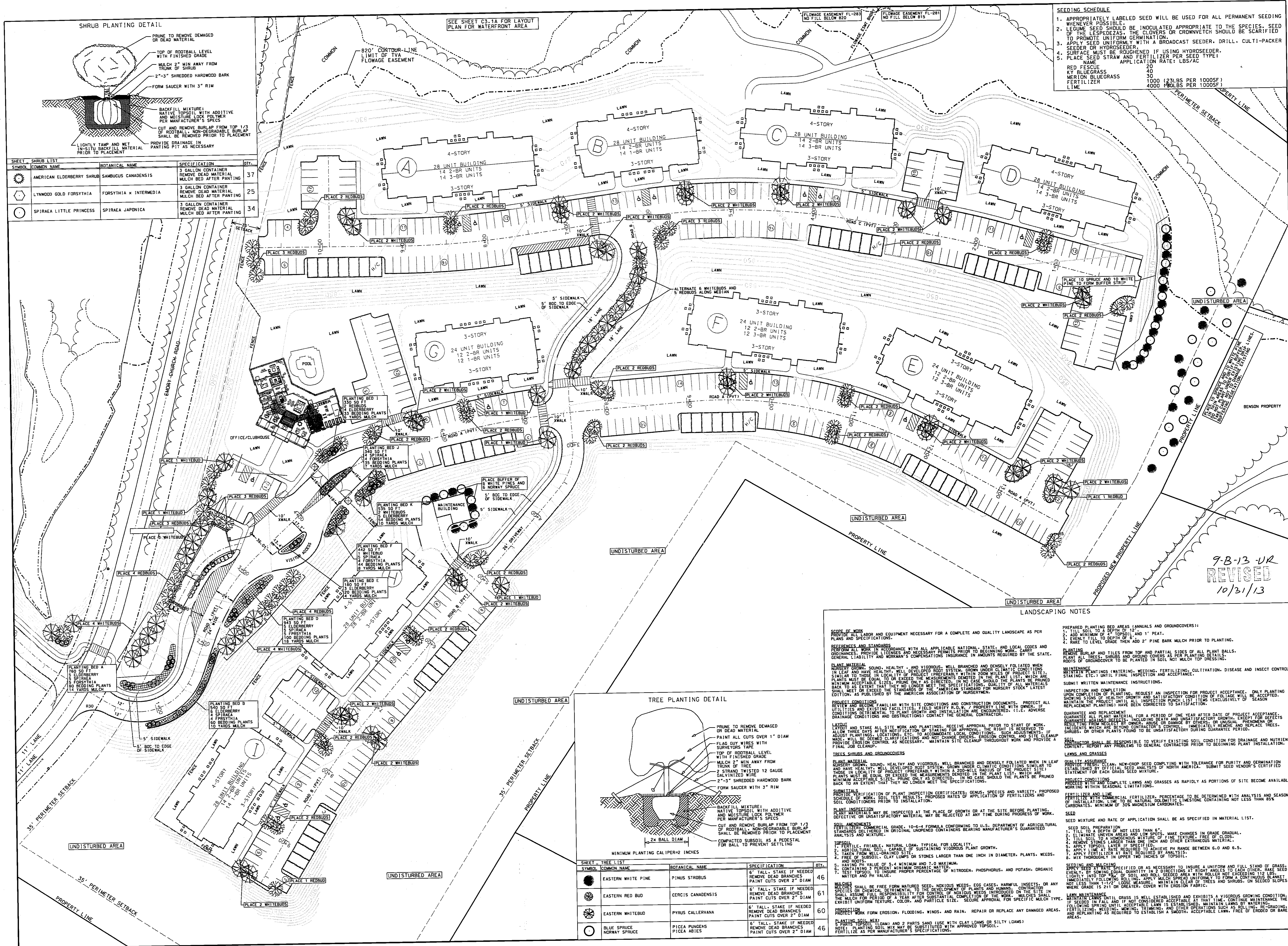
SHEET: C4.1  
GRADING  
EAST APARTMENTS

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SEEDING SCHEDULE		
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3. APPLY SEED UNIFORM WITH A BROADCAST SEEDER, DRILL, CULTI-PACKER SEEDER OR HYDROSEEDER.		
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5. PLACE SEED STRAW AND FERTILIZER PER SEED TYPE:		
NAME	APPLICATION RATE: LBS/AC	
RED FESCUE	40	
KY BLUEGRASS	40	
MERION BLUEGRASS	30	(23 LBS PER 1000SF)
FERTILIZER	4000	(90 LBS PER 1000SF)
LIME	4000	(90 LBS PER 1000SF)

SHRUB LIST			
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.
●	AMERICAN ELDERBERRY SHRUB	SAMBUCUS CANADENSIS	37
○	LYNWOOD GOLD FORSYTHIA	FORSYTHIA x INTERMEDIA	25
○	SPIRAEA LITTLE PRINCESS	SPIRAEA JAPONICA	34

TREE LIST			
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.
●	EASTERN WHITE PINE	Pinus strobus	46
●	EASTERN RED BUD	Cercis canadensis	61
●	EASTERN WHITEBUD	Pyrus calleryana	60
○	BLUE SPRUCE	Picea pungens	46
○	NORWAY SPRUCE	Picea abies	

DATE: 10-30-2013

BY: [Signature]

REVISIONS:

NO.:

PREPARED FOR: CLEAR WATER PARTNERSHIP  
215 FOX ROAD, KNOXVILLE, TN 37922

PROJECT: Westland Cove  
0 AND 909 EMBURY CHURCH ROAD, KNOXVILLE, TN 37922  
DISTRICT: 6 PARCEL ID: 144-018 & 144-020 APPROX 50 ACRES

OWNER: [Signature]

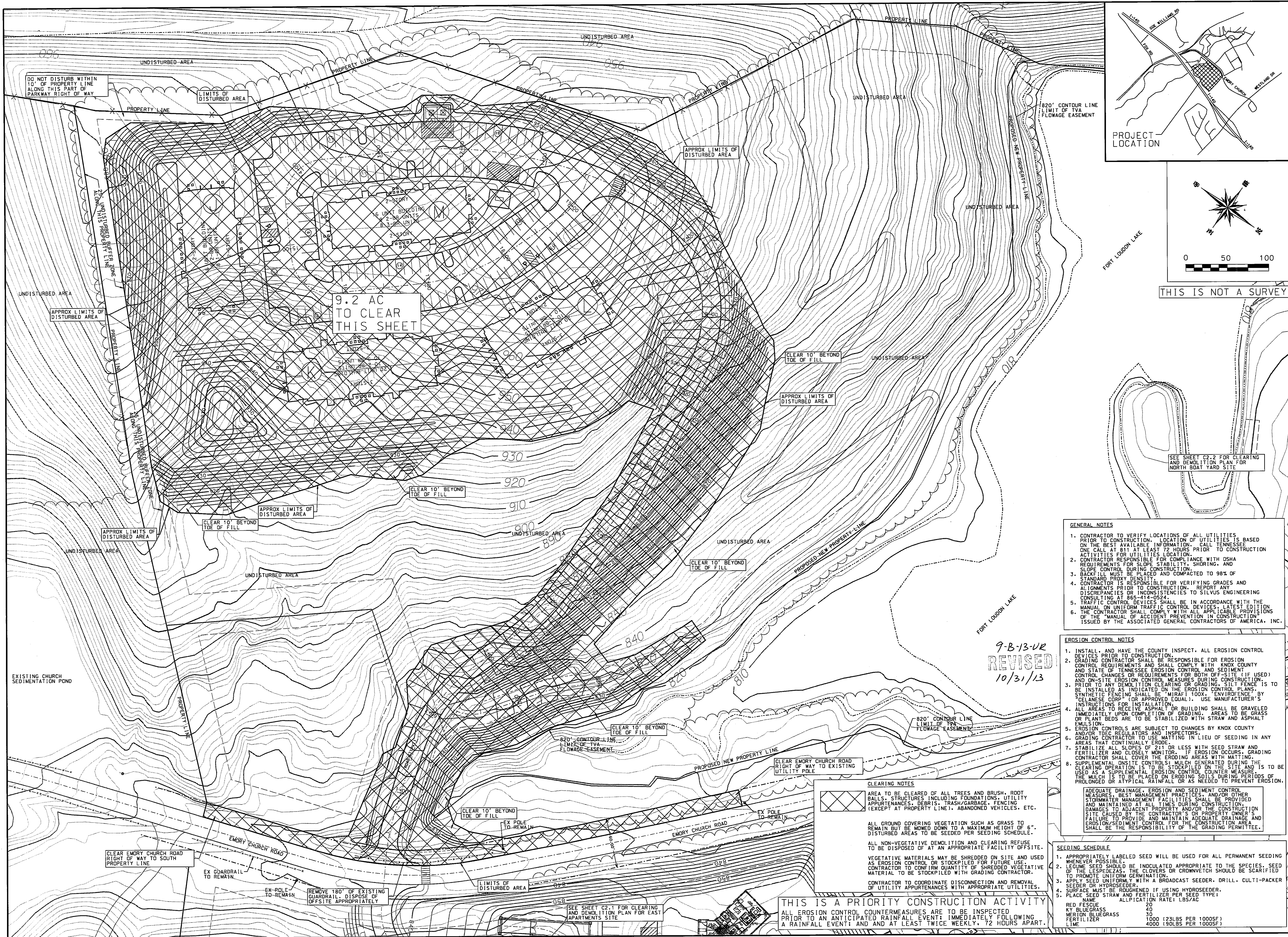
ENGINEER: [Signature]

SEC  
SILVUS ENGINEERING CONSULTING  
NATHAN SILVUS, P.E.  
1815 NANTASKET ROAD  
KNOXVILLE, TN 37922  
866.414.0834

DRAFT  
NOT FOR CONSTRUCTION

C8.1  
LANDSCAPING  
EAST APARTMENTS





- GENERAL NOTES**
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE CALL AT 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 PROXY 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.
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  3. PRIOR TO ANY DEMOLITION OR GRADING, A SLOPE FENCE IS TO BE INSTALLED AS INDICATED ON THE EROSION CONTROL PLANS. SYNTHETIC FENCING SHALL BE "MIRAF" 100K, "ENVIRONMENTAL" (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 EMISSION.
  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 SEEDER OR HYDROSEEDER. CONTROL WHEN GENERATED DURING THE CLEARING OPERATION IS TO BE STOCKPILED ON THE SITE AND IS TO BE USED AS A SUPPLEMENTAL EROSION CONTROL MEASURE.
  8. THE MULCH TO BE USED ON ERODING SOILS DURING PERIODS OF PROLONGED OR ATYPICAL RAINFALL OR AS NEEDED TO PREVENT EROSION.
- SEEDING SCHEDULE**
1. APPROPRIATELY LABELED SEED WILL BE USED FOR ALL PERMANENT SEEDING WHENEVER POSSIBLE.
  2. LEGUME SEED SHOULD BE INOCULATED APPROPRIATE TO THE SPECIES. SEED OF THE LESPEDEZAS, OR CLOVERS OR CROWNVECH SHOULD BE SCARIFIED TO PROMOTE UNIFORM GERMINATION.
  3. APPLY SEED UNIFORMLY WITH A BROADCAST SEEDER, DRILL, CULTI-PACKER.
  4. SURFACE MUST BE ROUGHENED IF USING HYDROSEEDER.
  5. PLACE SEED STRAW AND FERTILIZER PER SEED TYPE:
- ADDITIONAL NOTES:**
- ADAPTION RATE: LBS/AC
  - RED FESCUE 20
  - KY BLUEGRASS 20
  - MERION BLUEGRASS 30
  - FERTILIZER 1000 (23LBS PER 1000SF)
  - TIME 4000 (90LBS PER 1000SF)

**CLEARING NOTES**

AREA TO BE CLEARED OF ALL TREES AND BRUSH, ROOT BALLS, STRUCTURES INCLUDING FOUNDATIONS, UTILITY APPURTENANCES, DEBRIS, TRASH/GARBAGE, FENCING (EXCEPT AT PROPERTY LINE), ABANDONED VEHICLES, ETC.

ALL GROUND COVERING VEGETATION SUCH AS GRASS TO REMAIN BUT BE MOVED DOWN TO A MAXIMUM HEIGHT OF 6". DISTURBED AREAS TO BE SEEDED PER SEEDING SCHEDULE.

ALL NON-VEGETATIVE DEMOLITION AND CLEARING REFUSE TO BE DISPOSED OF AT AN APPROPRIATE FACILITY OFFSITE.

VEGETATIVE MATERIALS MAY BE SHREDDED ON SITE AND USED AS EROSION CONTROL OR STOCKPILED FOR FUTURE USE. CONTRACTOR TO CONFIRM QUANTITY OF SHREDDED VEGETATIVE MATERIAL TO BE STOCKPILED WITH GRADING CONTRACTOR.

CONTRACTOR TO COORDINATE DISCONNECTION AND REMOVAL OF UTILITY APPURTENANCES WITH APPROPRIATE UTILITIES.

**THIS IS A PRIORITY CONSTRUCTION ACTIVITY**

ALL EROSION CONTROL COUNTERMEASURES ARE TO BE INSPECTED PRIOR TO AN ANTICIPATED RAINFALL EVENT; IMMEDIATELY FOLLOWING A RAINFALL EVENT; AND AT LEAST TWICE WEEKLY, 72 HOURS APART.

NO.	REVISIONS:	BY	DATE

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PREPARED FOR: CLEAR WATER PARTNERSHIP  
213 FOX ROAD, KNOXVILLE, TN 37922

PROJECT: Westland Cove  
0 AND 909 EMORY CHURCH ROAD, KNOXVILLE, TN 37922  
DISTRICT: 6 PARCEL ID: 144-018 & 144-020 APPROX 90 ACRES

CLEAR WATER PARTNERS  
213 FOX ROAD  
KNOXVILLE, TN 37922  
865.966.1600

SOUTHERN  
Signature  
REAL ESTATE

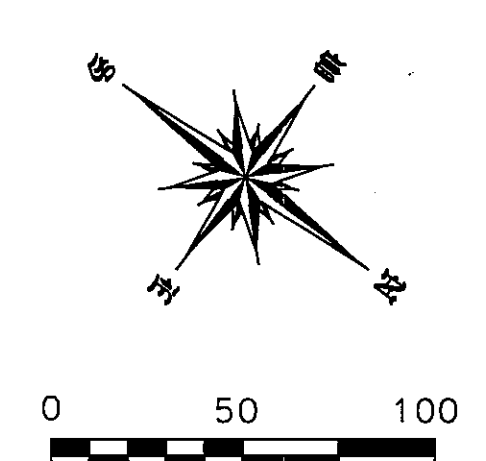
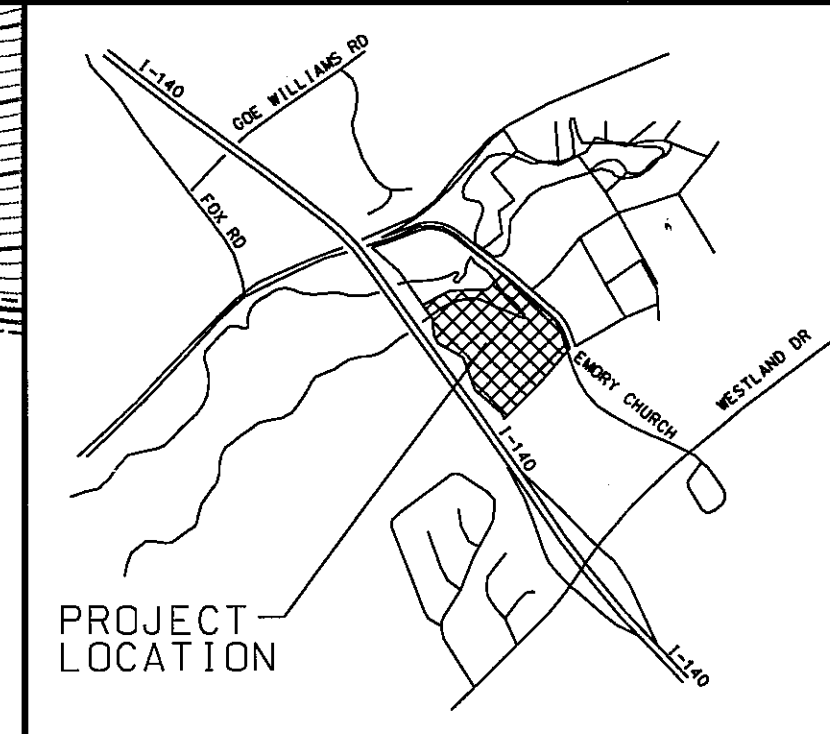
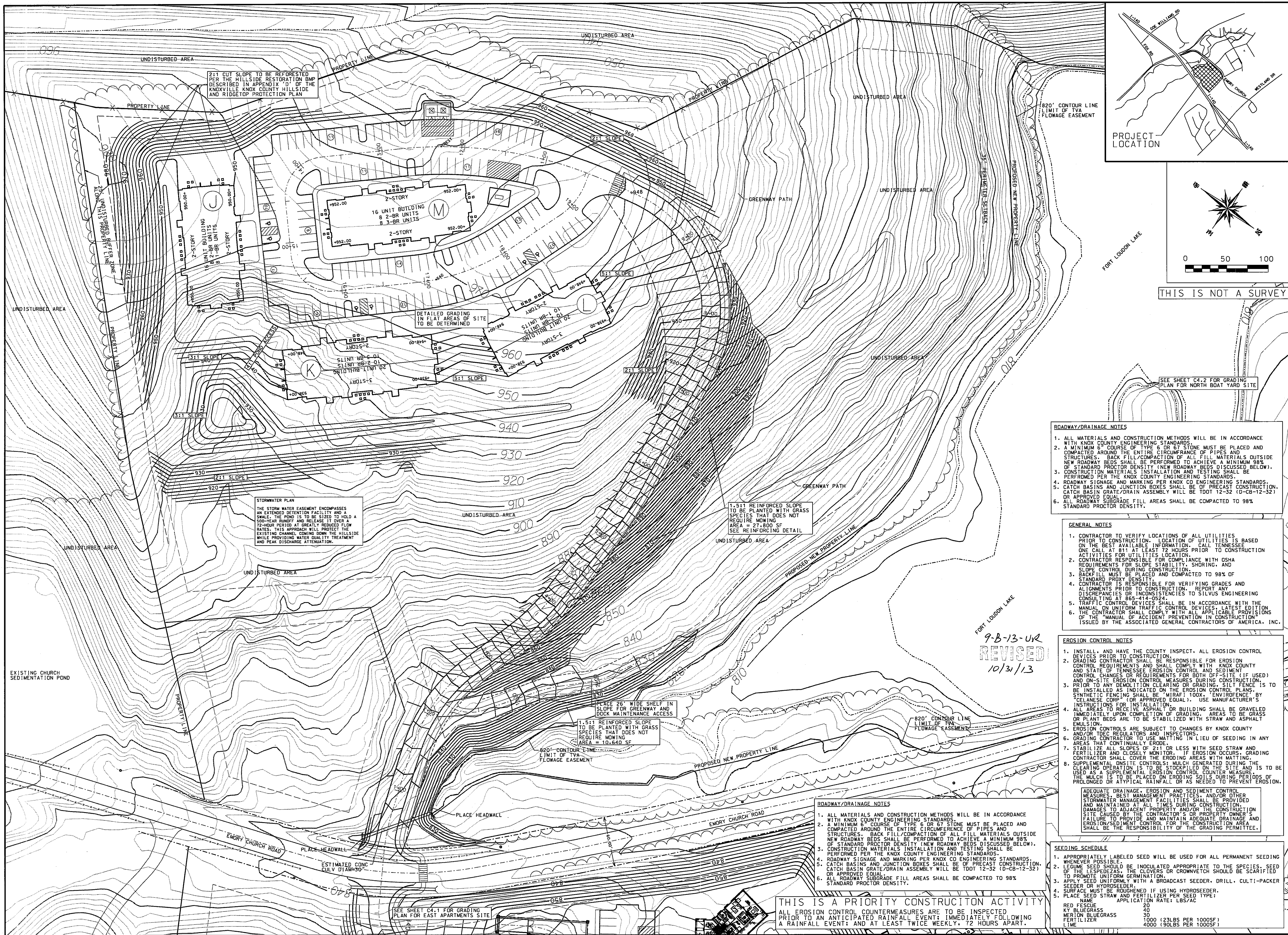
ENGINEER:  
SILVUS ENGINEERING CONSULTING  
NATHAN SILVUS, P.E.  
1815 NANTASKET ROAD  
KNOXVILLE, TN 37922  
865.414.0524

DRAFT  
NOT FOR CONSTRUCTION

DATE: 10-30-2013

SHEET: C2.0  
CLEARING AND DEMOLITION  
WEST APARTMENTS





- ROADWAY/DRAINAGE NOTES**
1. ALL MATERIALS AND CONSTRUCTION METHODS WILL BE IN ACCORDANCE WITH KNOX COUNTY ENGINEERING STANDARDS.
  2. A MINIMUM 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 CO ENGINEERING STANDARDS.
  5. CATCH BASINS AND JUNCTION BOXES SHALL BE OF PRECAST CONSTRUCTION. CATCH BASIN GRATE/RAIN 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.

- 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 ONE CALL AT 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 EROSION 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. 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.

- 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 CLEARING OR GRADING, SILT FENCE IS TO BE INSTALLED AS INDICATED ON THE EROSION CONTROL PLANS. SYNTHETIC FENCING SHALL BE "MIRAF" 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 MULCH.
  5. EROSION CONTROLS ARE SUBJECT TO CHANGES BY KNOX COUNTY AND/OR TDEC REGULATORS AND INSPECTORS.
  6. GRADING CONTRACTOR TO MONITOR EROSION IN LIEU OF SEEDING IN ANY AREAS THAT CONTINUALLY ERODE.
  7. STABILIZE ALL SLOPES OF 2:1 OR LESS WITH SEED STRAW AND MULCH. CONTRACTOR TO MONITOR EROSION OCCURRING. GRADING CONTRACTOR SHALL COVER THE ERODING AREAS WITH MATTING.
  8. SUPPLEMENTAL ON-SITE CONTROLS: MULCH GENERATED DURING THE CLEARING AND GRADING SHALL BE USED TO STABILIZE SOILS AND IS TO BE USED AS A SUPPLEMENTAL EROSION CONTROL COUNTER MEASURE. TO PROVIDE EROSION CONTROL ON SLOPES DURING PERIODS OF PROLONGED OR ATYPICAL RAINFALL OR AS NEEDED TO PREVENT EROSION.

- SEEDING SCHEDULE**
1. APPROPRIATELY LABELED SEED WILL BE USED FOR ALL PERMANENT SEEDING.
  2. LEGUME SEED SHOULD BE INOCULATED APPROPRIATE TO THE SPECIES. SEED OF THE "LESPEDYZAS", RED CLOVERS OR CROWNVEITCH SHOULD BE SCARIFIED TO PROMOTE UNIFORM GERMINATION.
  3. APPLY SEED UNIFORMLY WITH A BROADCAST SEEDER, DRILL, CULTI-PACKER, SEEDER OR HYDROSEEDER.
  4. SURFACE MUST BE ROUGHENED IF USING HYDROSEEDER.
  5. PLACE SEED STRAW AND FERTILIZER PER SEED TYPE:
- | SEED TYPE       | APPLICATION RATE: LBS/AC |
|-----------------|--------------------------|
| RED FESCUE      | 20                       |
| KY BLUEGRASS    | 40                       |
| MELON BLUEGRASS | 40                       |
| FERTILIZER      | 1000 (23LBS PER 1000SF)  |
| TIME            | 4000 (90LBS PER 1000SF)  |

**THIS IS A PRIORITY CONSTRUCTION ACTIVITY**  
ALL EROSION CONTROL COUNTERMEASURES ARE TO BE INSPECTED PRIOR TO AN ANTICIPATED RAINFALL EVENT, IMMEDIATELY FOLLOWING A RAINFALL EVENT, AND AT LEAST TWICE WEEKLY, 72 HOURS APART.

NO.	REVISIONS:	BY	DATE

PREPARED FOR: CLEAR WATER PARTNERSHIP  
213 FOX ROAD, KNOXVILLE, TN 37922

PROJECT: **Westland Cove**  
0 AND 505 EMORY CHURCH ROAD, KNOXVILLE, TN 37922  
DISTRICT: 6 PARCEL ID: 144-018 & 144-020 APPROX. 90 ACRES

OWNER: CLEAR WATER PARTNERS  
213 FOX ROAD  
KNOXVILLE, TN 37922  
865.966.1600

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

DATE: 10-30-2013

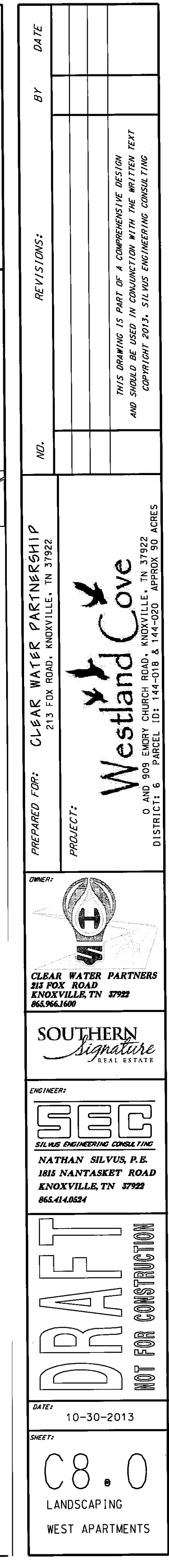
SHEET: **C4.0**  
GRADING  
WEST APARTMENTS

**DRAFT**  
NOT FOR CONSTRUCTION





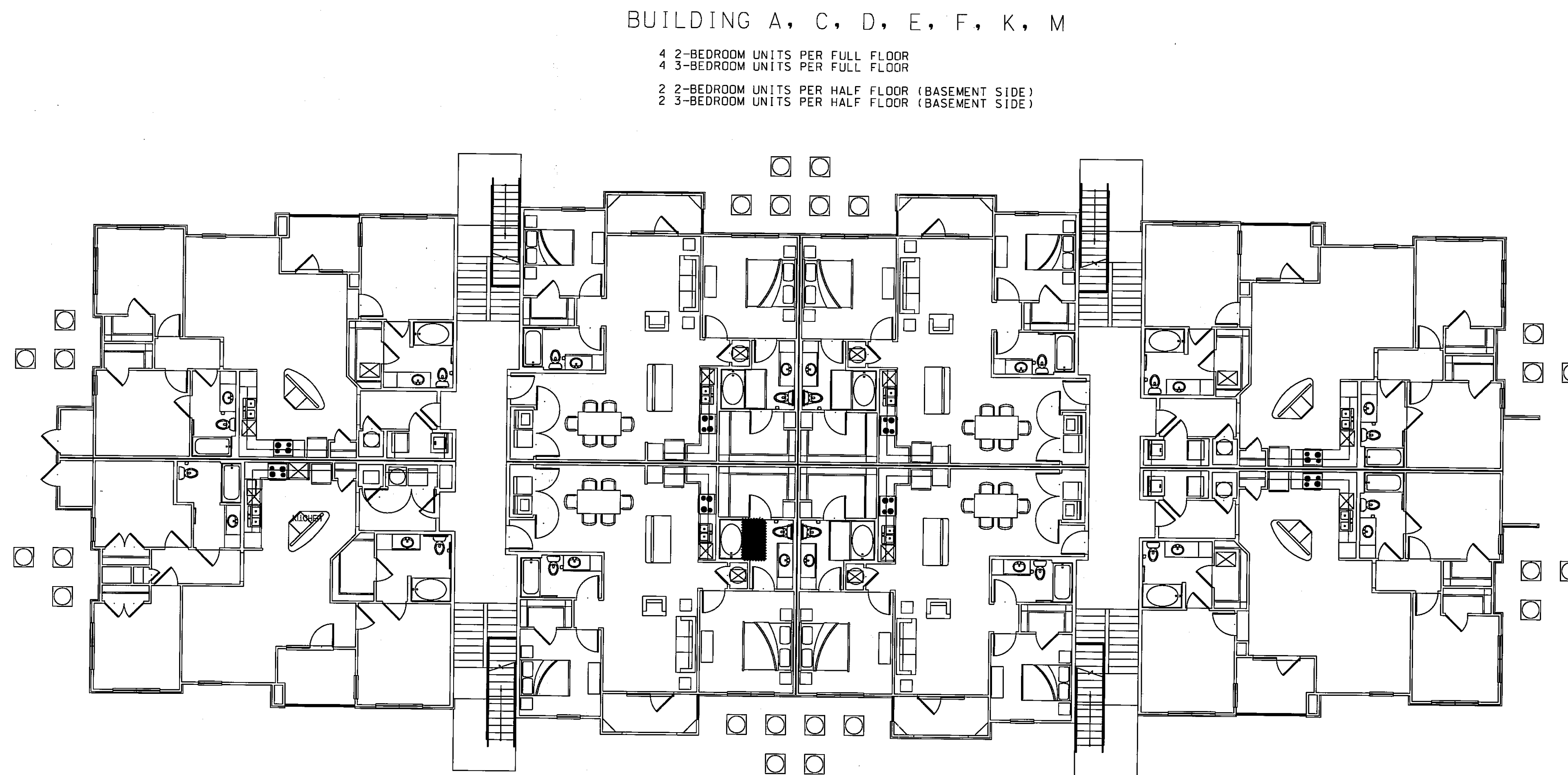








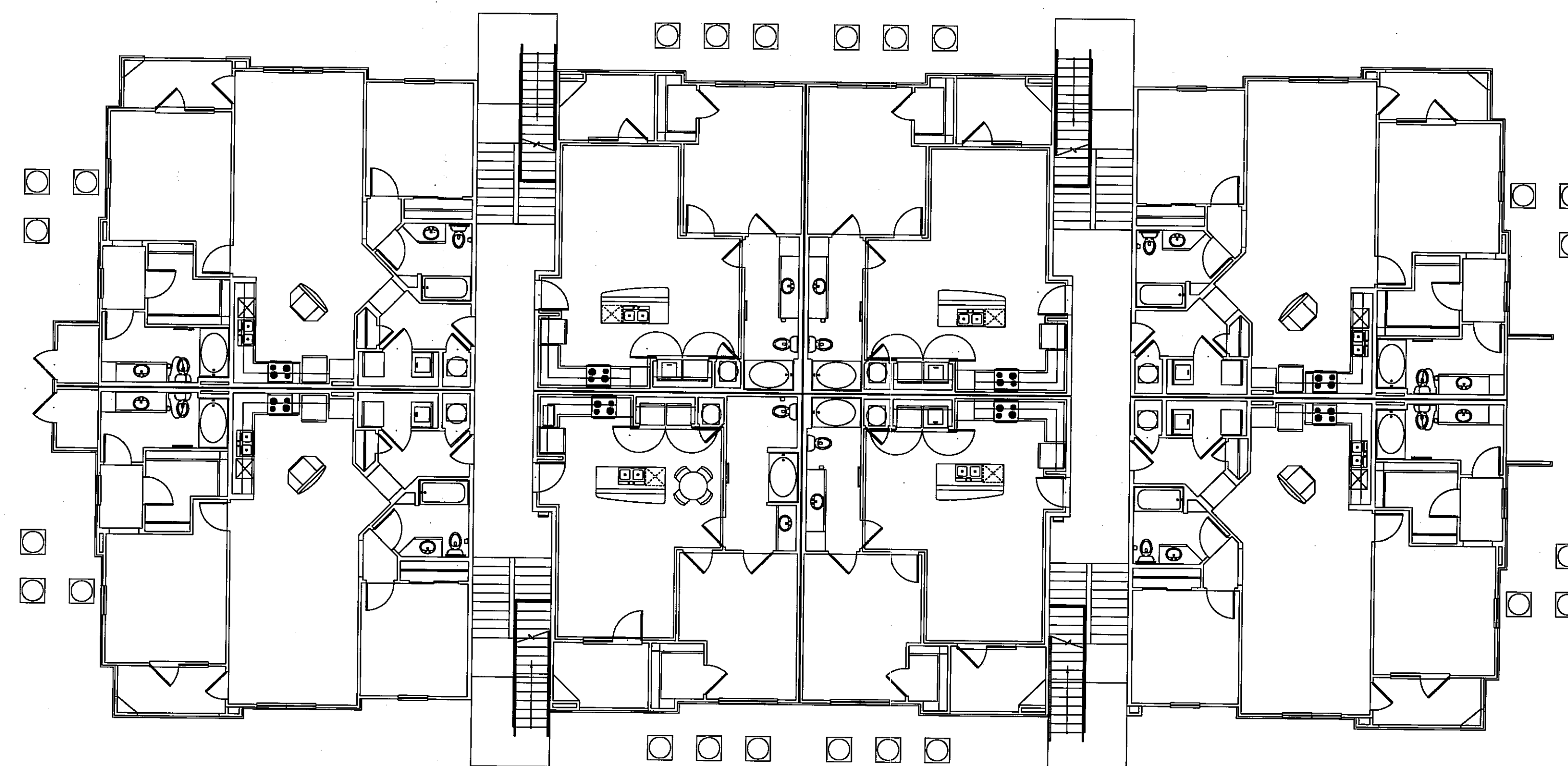




BUILDING A, C, D, E, F, K, M

- 4 2-BEDROOM UNITS PER FULL FLOOR
- 4 3-BEDROOM UNITS PER FULL FLOOR
- 2 2-BEDROOM UNITS PER HALF FLOOR (BASEMENT SIDE)
- 2 3-BEDROOM UNITS PER HALF FLOOR (BASEMENT SIDE)

0 10 20  
1 INCH = 10'



BUILDINGS B, G, I, J, L

- 4 1-BEDROOM UNITS PER FULL FLOOR
- 4 2-BEDROOM UNITS PER FULL FLOOR
- 2 1-BEDROOM UNITS PER HALF FLOOR (BASEMENT SIDE)
- 2 2-BEDROOM UNITS PER HALF FLOOR (BASEMENT SIDE)

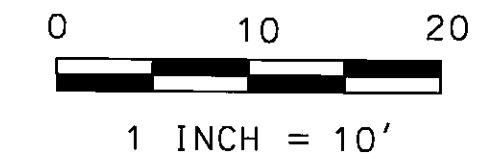
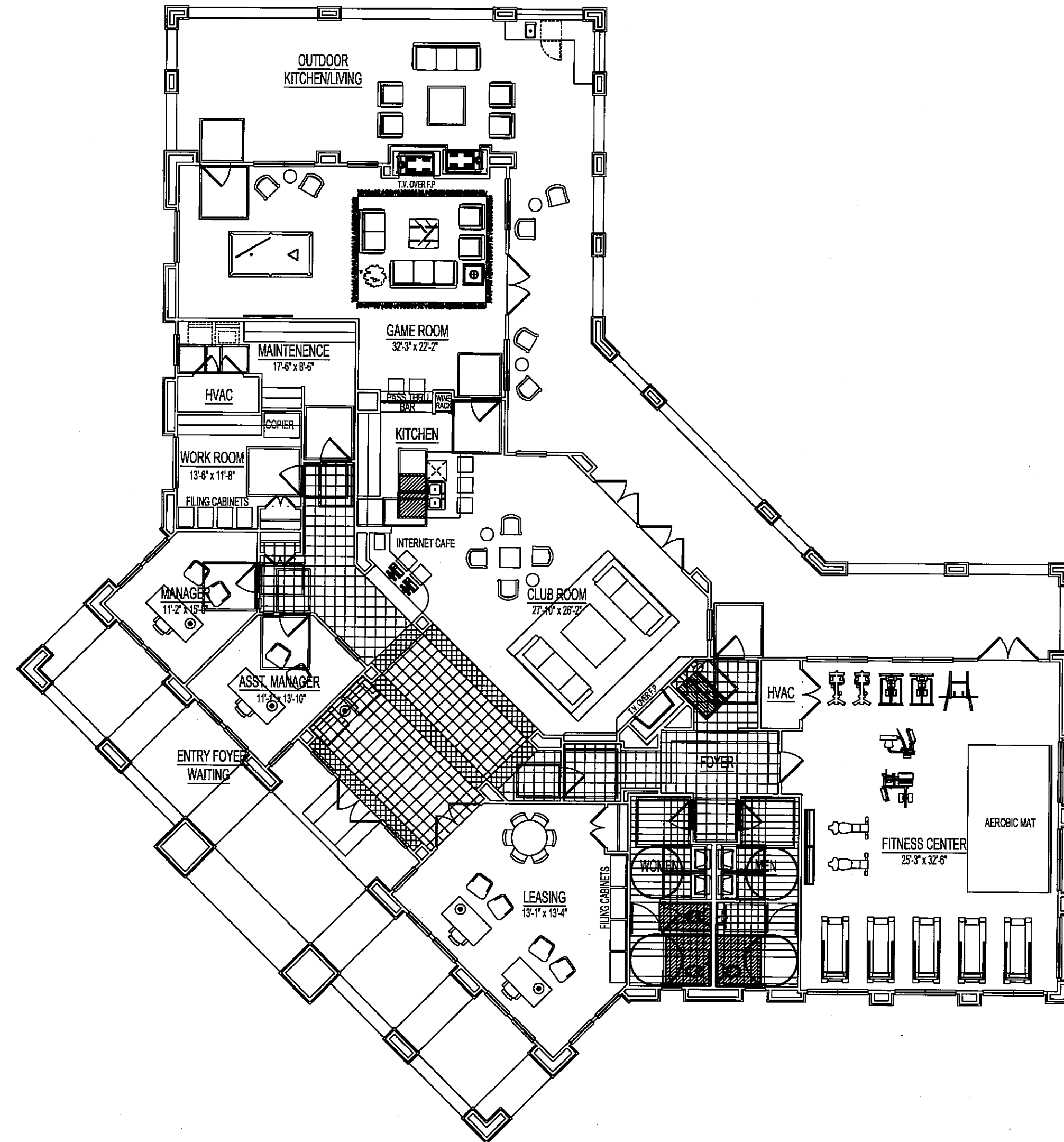
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REVISED  
10/31/13

NOTE: ALL ARCHITECTURAL PLANS AND BUILDING FLOOR PLANS ARE SUBJECT TO REVISION PRIOR TO FINAL PERMITTING AND CONSTRUCTION.

NO.	BY	DATE
REVISIONS:		
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PREPARED FOR: CLEAR WATER PARTNERSHIP 213 FOX ROAD, KNOXVILLE, TN 37922 PROJECT: Westland Cove 0 AND 505 EMBURY CHURCH ROAD, KNOXVILLE, TN 37922 DISTRICT: 6 PARCEL ID: 144-018 & 144-020 APPROX. 30 ACRES		
OWNER: CLEAR WATER PARTNERS 213 FOX ROAD KNOXVILLE, TN 37922 865.966.1600		
SOUTHERN <i>Signature</i> REAL ESTATE		
ENGINEER: <b>SEC</b> SILVUS ENGINEERING CONSULTING NATHAN SILVUS, P.E. 1815 NANTASKET ROAD KNOXVILLE, TN 37922 865.414.0524		
<b>DRAFT</b> NOT FOR CONSTRUCTION		
DATE: 10-30-2013 SHEET: C9.1 APARTMENT BUILDING FLOOR PLANS 1 OF 2		

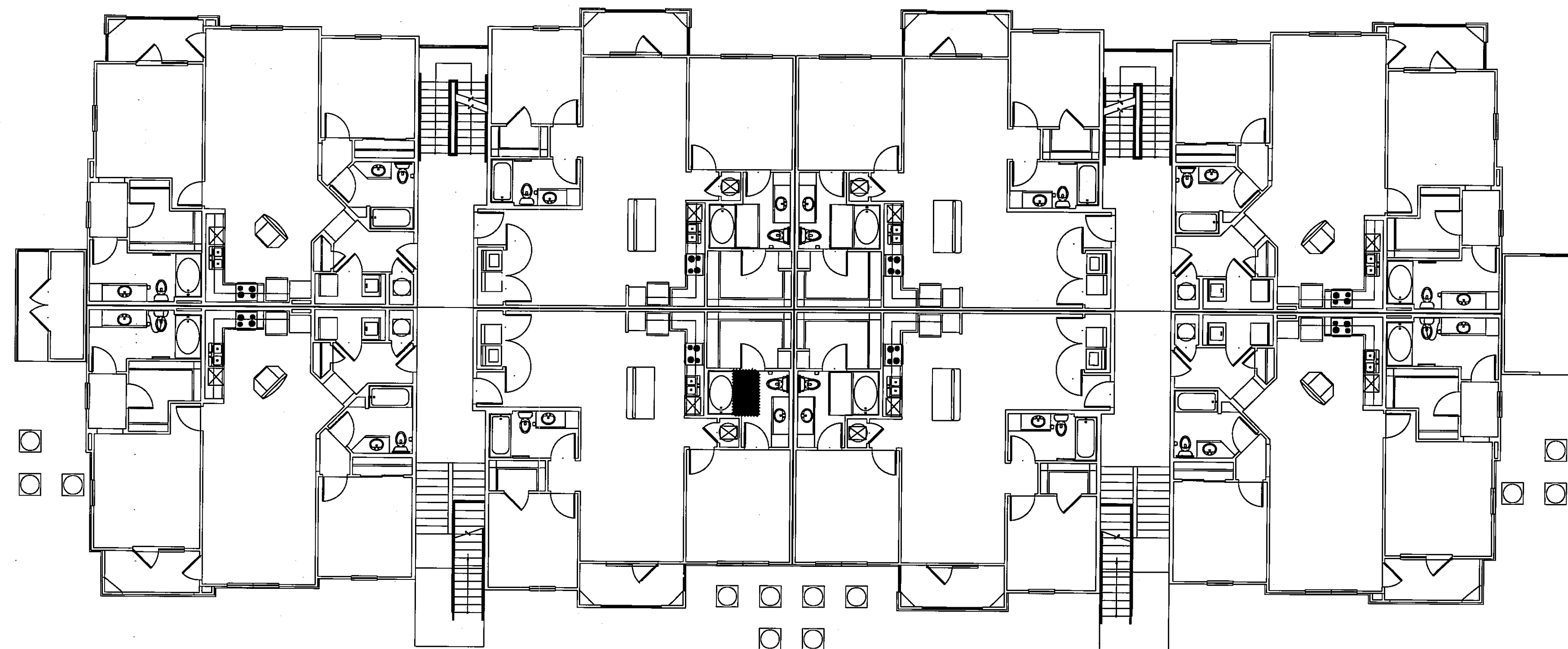


CLUBHOUSE/OFFICE



BUILDINGS H

8 2-BEDROOM UNITS PER FULL FLOOR  
4 2-BEDROOM UNITS PER HALF FLOOR (BASEMENT SIDE)

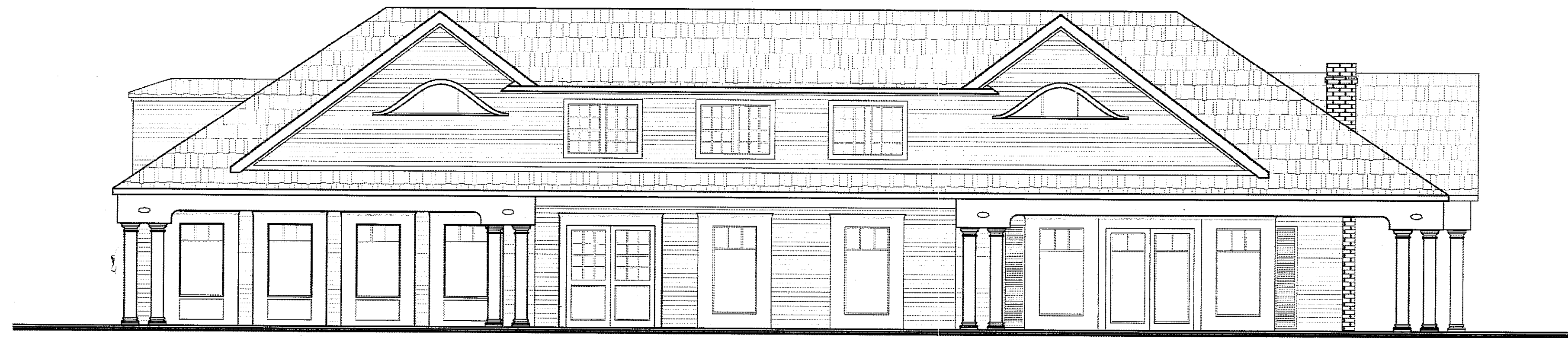


9-B-13-UR  
10/31/13

NOTE: ALL ARCHITECTURAL PLANS AND BUILDING FLOOR PLANS ARE SUBJECT TO REVISION PRIOR TO FINAL PERMITTING AND CONSTRUCTION.

DATE	BY	REVISIONS	<p>THIS DRAWING IS PART OF A COMPREHENSIVE DESIGN AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT COPYRIGHT 2013. SILVUS ENGINEERING CONSULTING</p>
<p>PREPARED FOR: CLEAR WATER PARTNERSHIP 213 FOX ROAD, KNOXVILLE, TN 37922</p>			<p>PROJECT:</p> <p><b>Westland Cove</b></p> <p>0 AND 308 EMORY CHURCH ROAD, KNOXVILLE, TN 37922 DISTRICT: 6 PARCEL ID: 144-018 &amp; 144-020 APPROX 90 ACRES</p>
<p>OWNER:</p> <p><b>Westland Cove</b></p>			
<p>ENGINEER:</p> <p><b>SEC</b> SILVUS ENGINEERING CONSULTING NATHAN SILVUS, P.E. 1815 NANTASKET ROAD KNOXVILLE, TN 37922 865.414.0534</p>			<p>DATE:</p> <p>10-30-2013</p>
<p>SHEET:</p> <p><b>C9.2</b></p> <p>APARTMENT BUILDING FLOOR PLANS 2 OF 2</p>			





TYPICAL ELEVATION - CLUBHOUSE BUILDING

SCALE: 3/16" = 1'-0"

1



TYPICAL ELEVATION - RESIDENTIAL BUILDING

SCALE: 3/16" = 1'-0"

2

NOTE: ALL ARCHITECTURAL PLANS AND BUILDING FLOOR PLANS ARE SUBJECT TO REVISION PRIOR TO FINAL PERMITTING AND CONSTRUCTION.

NO.	REVISIONS:	BY	DATE
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PREPARED FOR: CLEAR WATER PARTNERSHIP  
213 FOX ROAD, KNOXVILLE, TN 37922

PROJECT: Westland Cove  
0 AND 900 ELMORY CHURCH ROAD, KNOXVILLE, TN 37922  
DISTRICT: 6 PARCEL ID: 144-018 & 144-023 APPROX 30 ACRES

OWNER: CLEAR WATER PARTNERS  
213 FOX ROAD  
KNOXVILLE, TN 37922  
865.966.1600

ENGINEER: SOUTHERN Signature REAL ESTATE

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

DRAFT NOT FOR CONSTRUCTION

DATE: 10-30-2013

SHEET: C9.3  
APARTMENT BUILDING ELEVATIONS

9-B-13-VR  
REVISED  
10/31/13