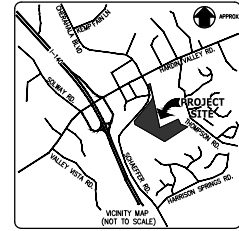


# RETREAT AT HARDIN VALLEY

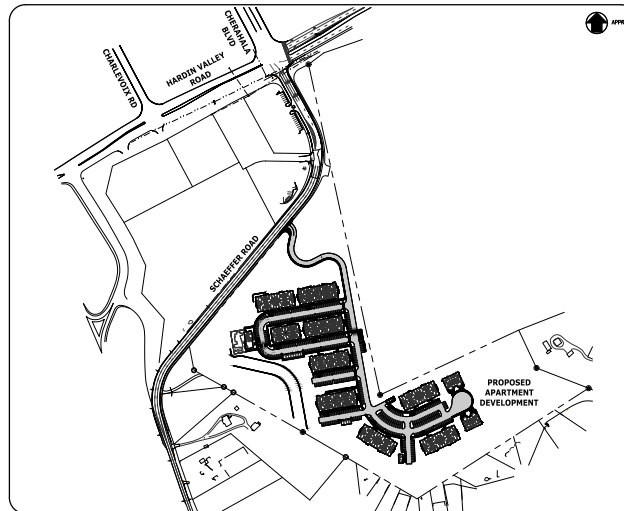
## 2122 SCHAEFFER ROAD

### KNOXVILLE, TENNESSEE



#### DRAWING INDEX

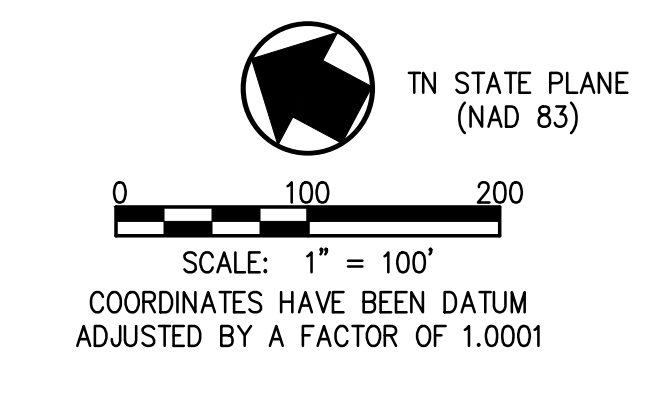
- 1 COVER SHEET
- 2 OVERALL SITE PLAN AND TTCDA INTENSITY CALCULATIONS
- 3 OVERALL SITE LAYOUT AND TRUCK TURN PLAN
- 4 HARDIN VALLEY ROAD IMPROVEMENTS
- 5 ENLARGED SITE LAYOUT PLAN
- 6 ENLARGED SITE LAYOUT PLAN
- 7 ENLARGED SITE LAYOUT PLAN
- 8 ENLARGED SITE LAYOUT PLAN
- 9 ENLARGED SITE LAYOUT PLAN
- 10 DRIVEWAY PROFILES
- 11 DRIVEWAY PROFILES
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- 13 ENLARGED SITE GRADING AND DRAINAGE PLAN
- 14 ENLARGED SITE GRADING AND DRAINAGE PLAN
- 15 ENLARGED SITE GRADING AND DRAINAGE PLAN
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- L1.00 LANDSCAPE INDEX PLAN
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- L1.03 LANDSCAPE PLAN
- 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		10/23/2021
REVISIONS		DATE
CLIENT	<b>TRIMCOR</b> <b>APARTMENT CONSTRUCTION &amp; MANAGEMENT</b> P.O. BOX 318 PHENIX CITY, AL 36868	
PROJECT	<b>RETREAT AT HARDIN VALLEY</b> 2122 SCHAEFFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
<b>COVER SHEET</b>		
CSI PROJECT NO.	01681-0000	
DRAWING DATE	JULY 25, 2021	
PREP	304	PC
DRAWN	304	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>		
<b>1</b>		

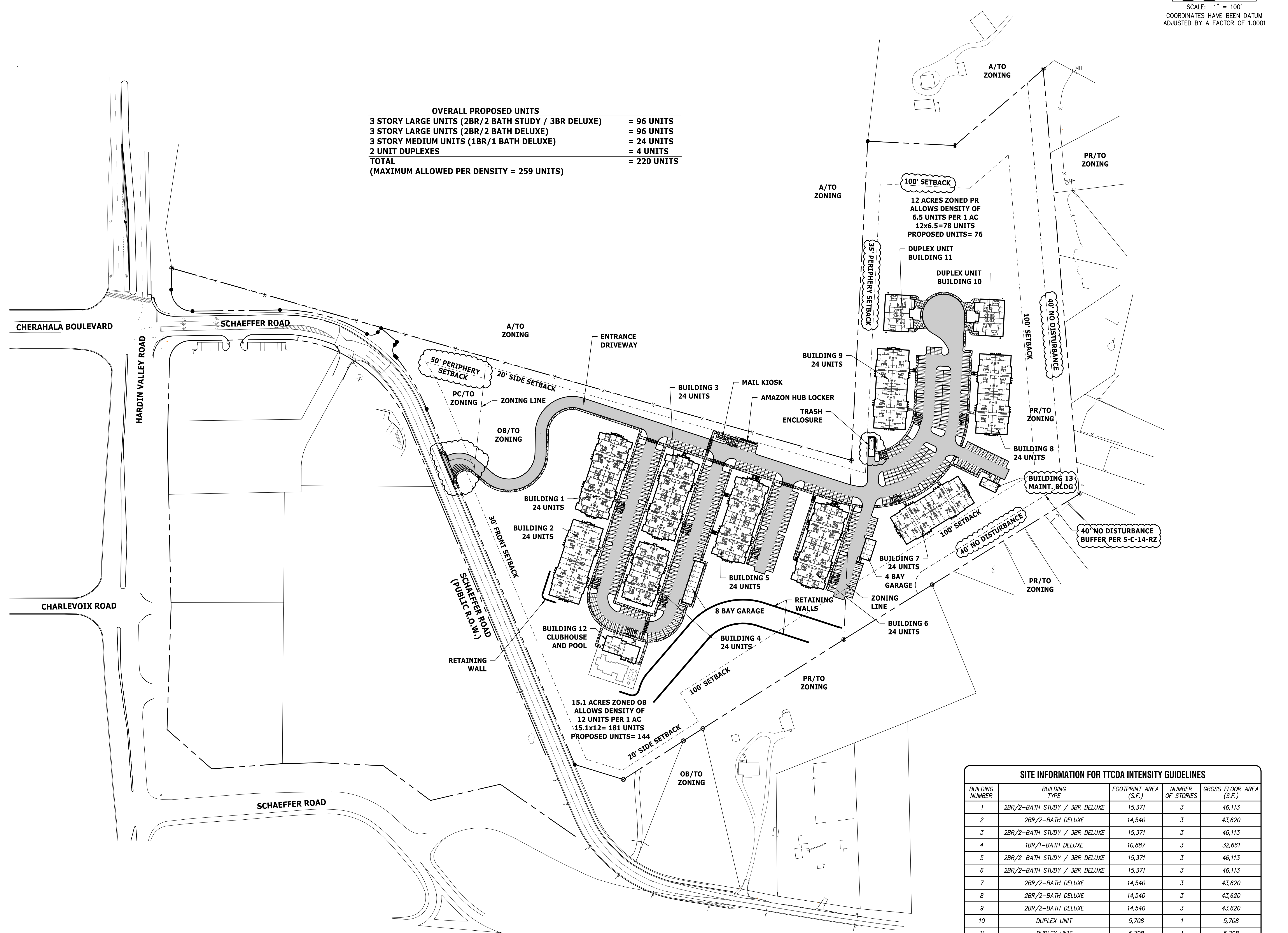
REVISED 11/1/2023



**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
<b>TOTAL</b>	<b>= 220 UNITS</b>

(MAXIMUM ALLOWED PER DENSITY = 259 UNITS)



- 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. 10A. 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. PERIMETER 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

**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%

REVISIONS

REVISIONS	DATE
REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2023
REVISED PER KNOX PLANNING REVIEW COMMENTS	11/01/2023

**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

**OVERALL SITE PLAN AND TTCDA INTENSITY CALCULATIONS**

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

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

**2**



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

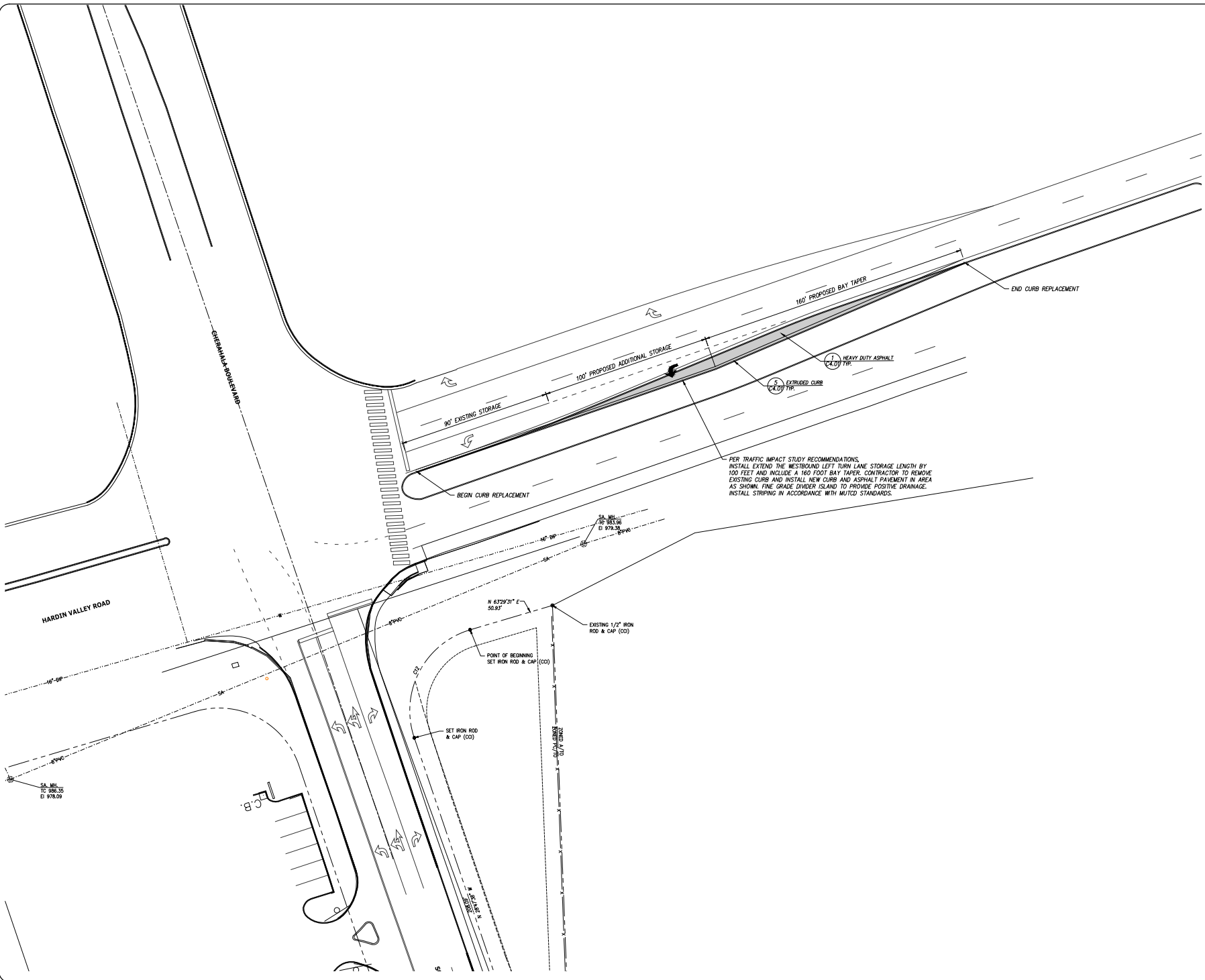
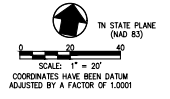
**SPECIAL NOTE:**  
 1. ADA COMPLIANT ROUTE AS SHOWN ON THIS PLAN REPRESENTS THE DESIGNED ACCESSIBLE ROUTE. CONTRACTOR IS TO CONSTRUCT ALL SHADED AREAS IN COMPLIANCE WITH CURRENT ADA REGULATIONS. CONTRACTOR TO COORDINATE ANY DISCREPANCIES ENCOUNTERED IN THE FIELD WITH ENGINEER PRIOR TO CONSTRUCTION OF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

**LEGEND**

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	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:	<b>TRIMCOR</b> APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCK CITY, AL 36868
PROJECT:	<b>RETREAT AT HARDIN VALLEY</b> 232 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE
<b>OVERALL SITE LAYOUT AND TRUCK TURN PLAN</b>	
CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JKH
DESIGNED BY	JKH
CHECKED BY	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>	
<b>3</b>	

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

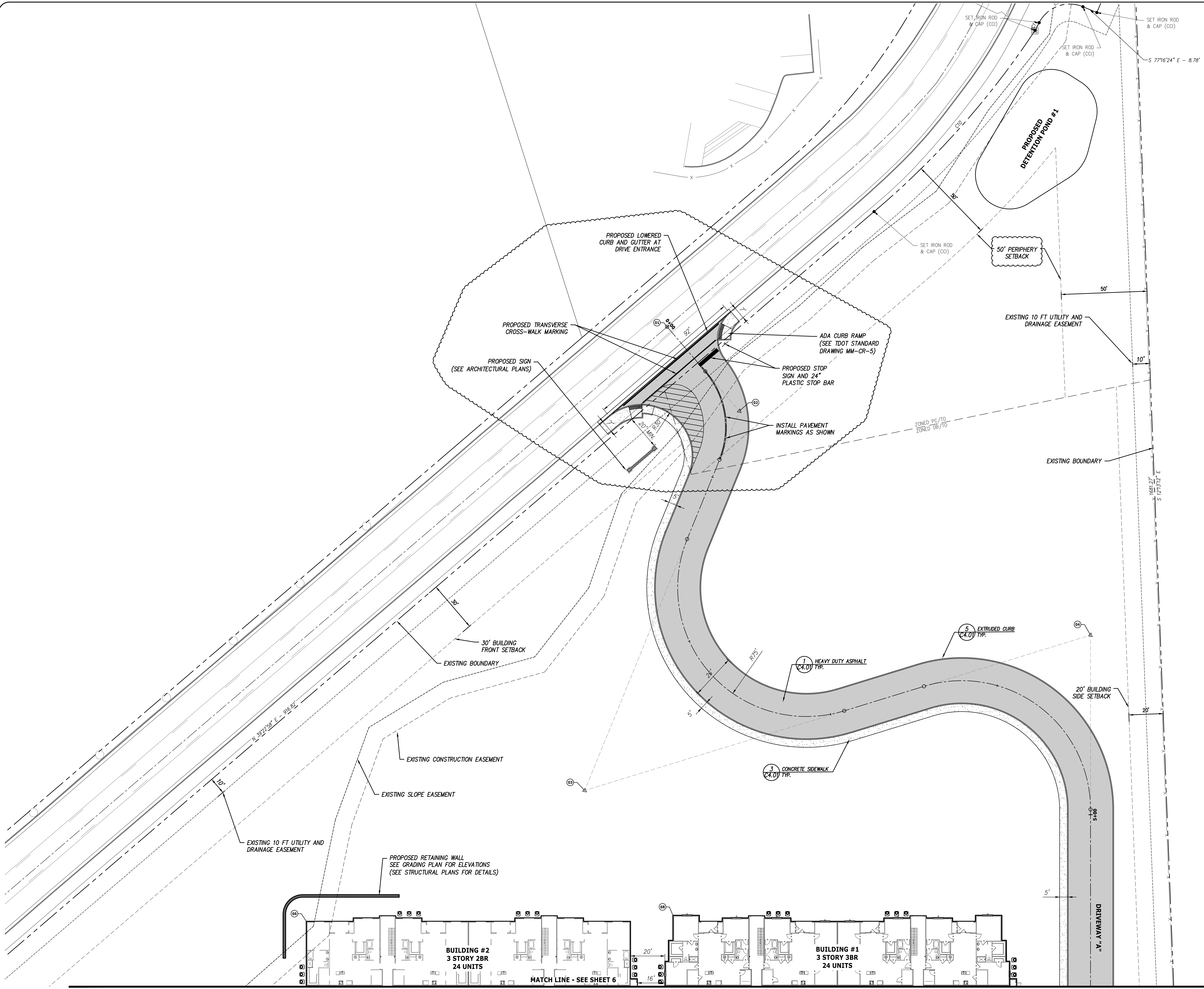
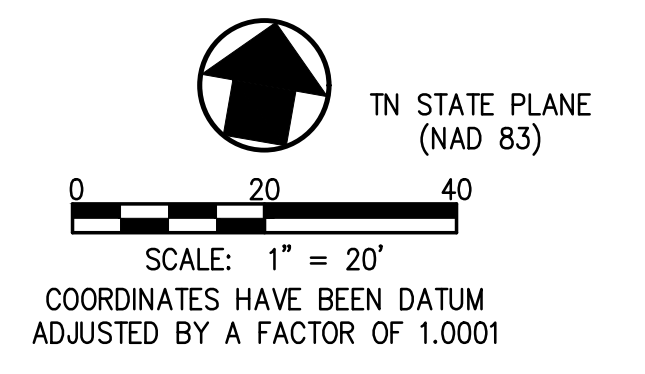


**LEGEND**

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	EXIST. R.O.W./BOUNDARY
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	ACCESSIBLE CURB RAMP

REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2021
PREPARED BY	DATE
CLIENT: <b>TRIMCOR APARTMENT CONSTRUCTION &amp; MANAGEMENT</b> P.O. BOX 318 PRINCETON, AL 36868	
PROJECT: <b>RETREAT AT HARDIN VALLEY</b> 2322 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
<b>HARDIN VALLEY ROAD IMPROVEMENTS</b>	
CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	384 PC
DRAWN BY	384 FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>	
<b>4</b>	

**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
	BUILDING SETBACK LINE
	ZONING LINE
	ACCESSIBLE ROUTE
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	NUMBER OF PARKING SPACES
	COORDINATE POINT
	ACCESSIBLE PARKING
	ACCESSIBLE CURB RAMP

REVISIONS	DATE
▲ REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2023
▲ REVISED PER KNOX PLANNING REVIEW COMMENTS	11/01/2023

**CANNON & CANNON INC**  
CONSULTING ENGINEERS - FIELD SURVEYORS  
TEL: 865.670.8555 | 8550 KINGSTON PIKE  
KNOXVILLE, TN 37919  
WWW.CANNON-CANNON.COM

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

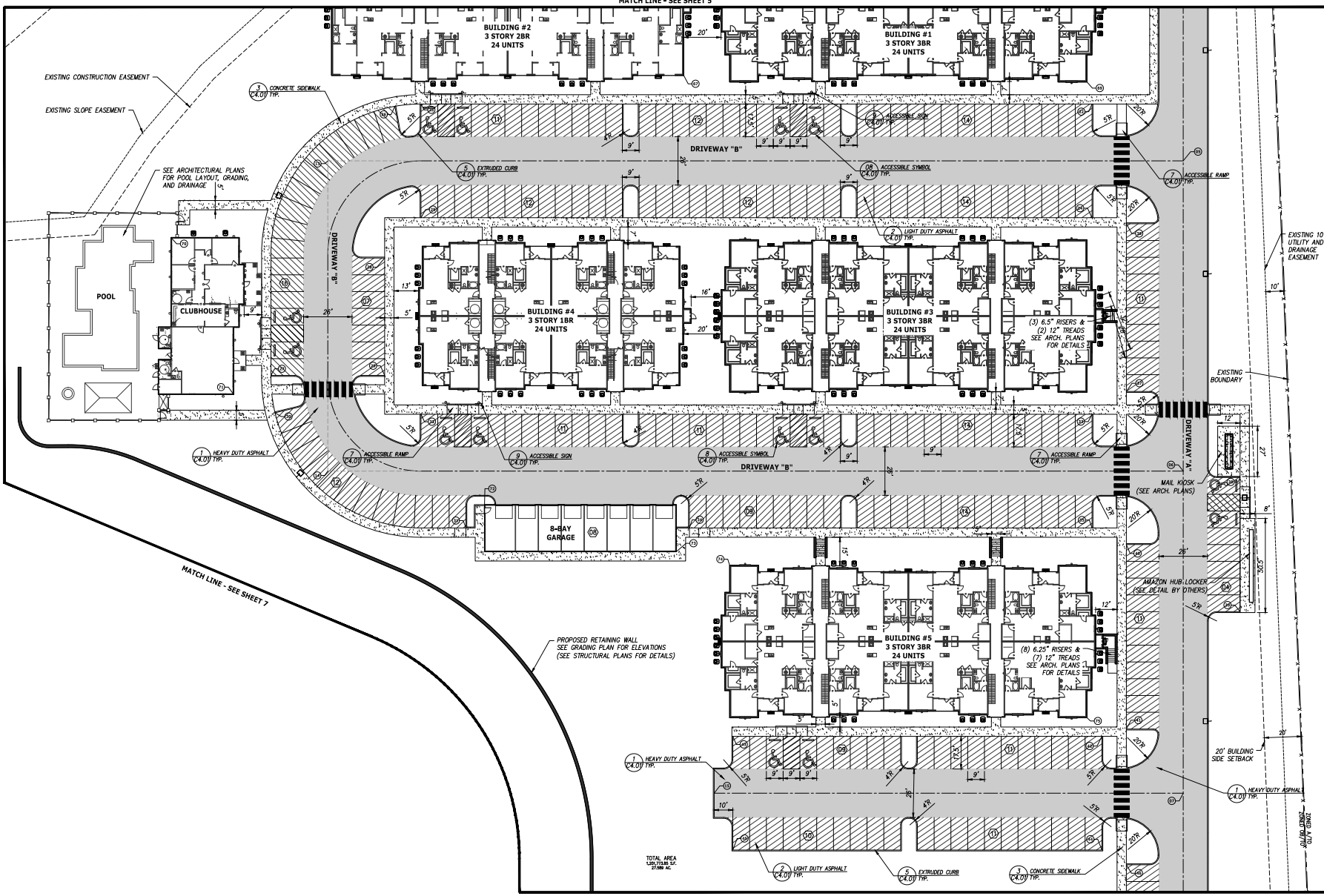
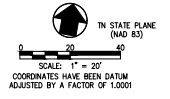
**ENLARGED SITE LAYOUT PLAN**

CCI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PM	JRH
DRAWN	JRH
PC	FR
<b>5</b>	

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

MATCH LINE - SEE SHEET 5

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



MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 7

**LEGEND**

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	EXIST. R.O.W./BOUNDARY
	BUILDING SETBACK LINE
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	NUMBER OF PARKING SPACES
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	ACCESSIBLE CURB RAMP

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE



CLIENT: **TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT**  
P.O. BOX 318  
PRINCETON, AL 36868

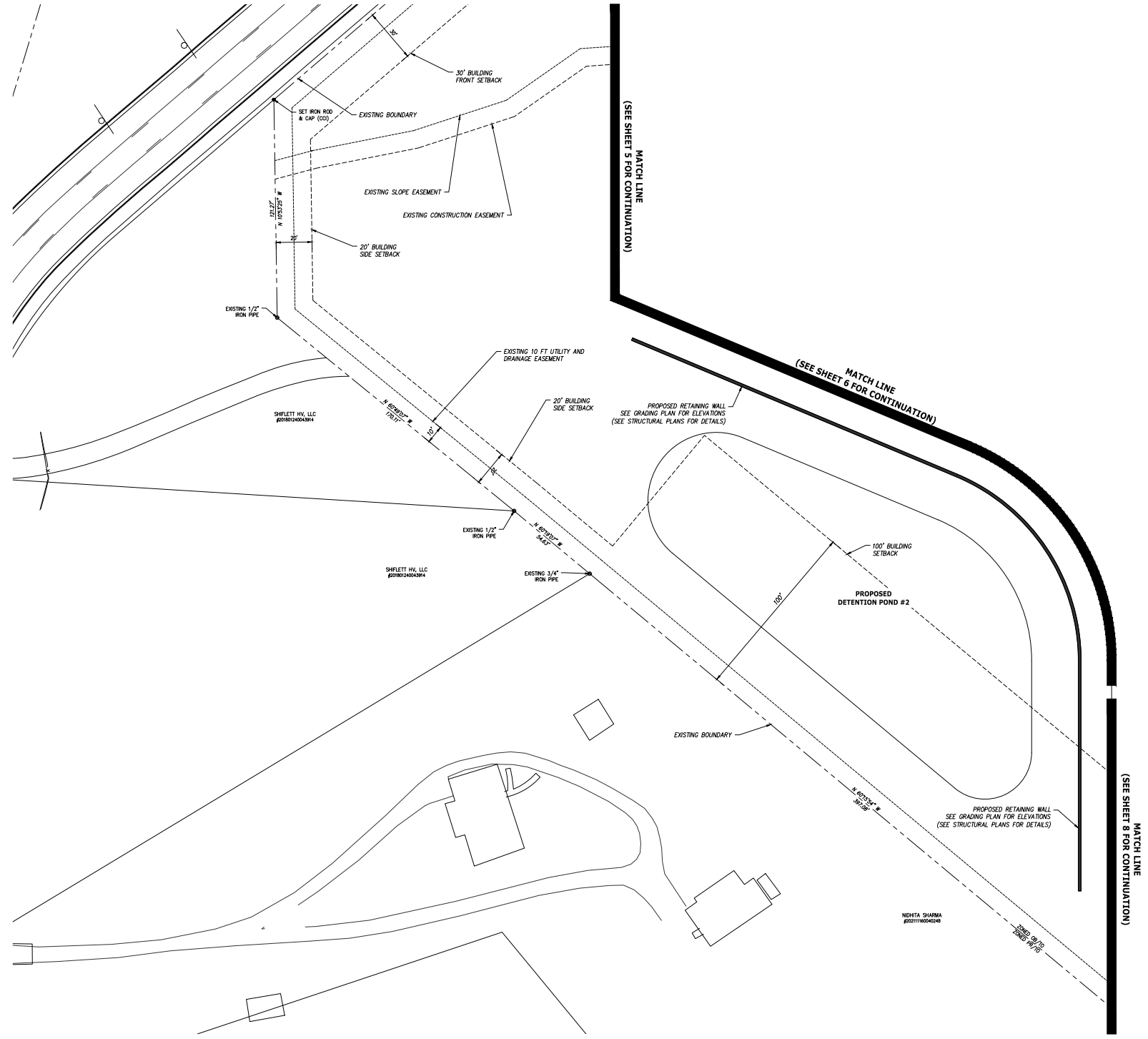
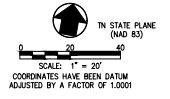
PROJECT: **RETREAT AT HARDIN VALLEY**  
232 SCHAEFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

ENLARGED SITE LAYOUT PLAN

CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JKH/PC
DRAWN BY	JKH/FR

11-E-23-DP  
11-A-23-108

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

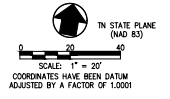


LEGEND	
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
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REVISED PER KNOX PLANNING REVIEW COMMENTS	10/23/2021
REVISIONS	DATE
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCETON CITY, AL 36868
PROJECT:	RETREAT AT HARDIN VALLEY 2322 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE
<b>ENLARGED SITE LAYOUT PLAN</b>	
CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	SRH PC
DRAWN BY	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>	
<b>7</b>	

MATCH LINE  
(SEE SHEET 6 FOR CONTINUATION)

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



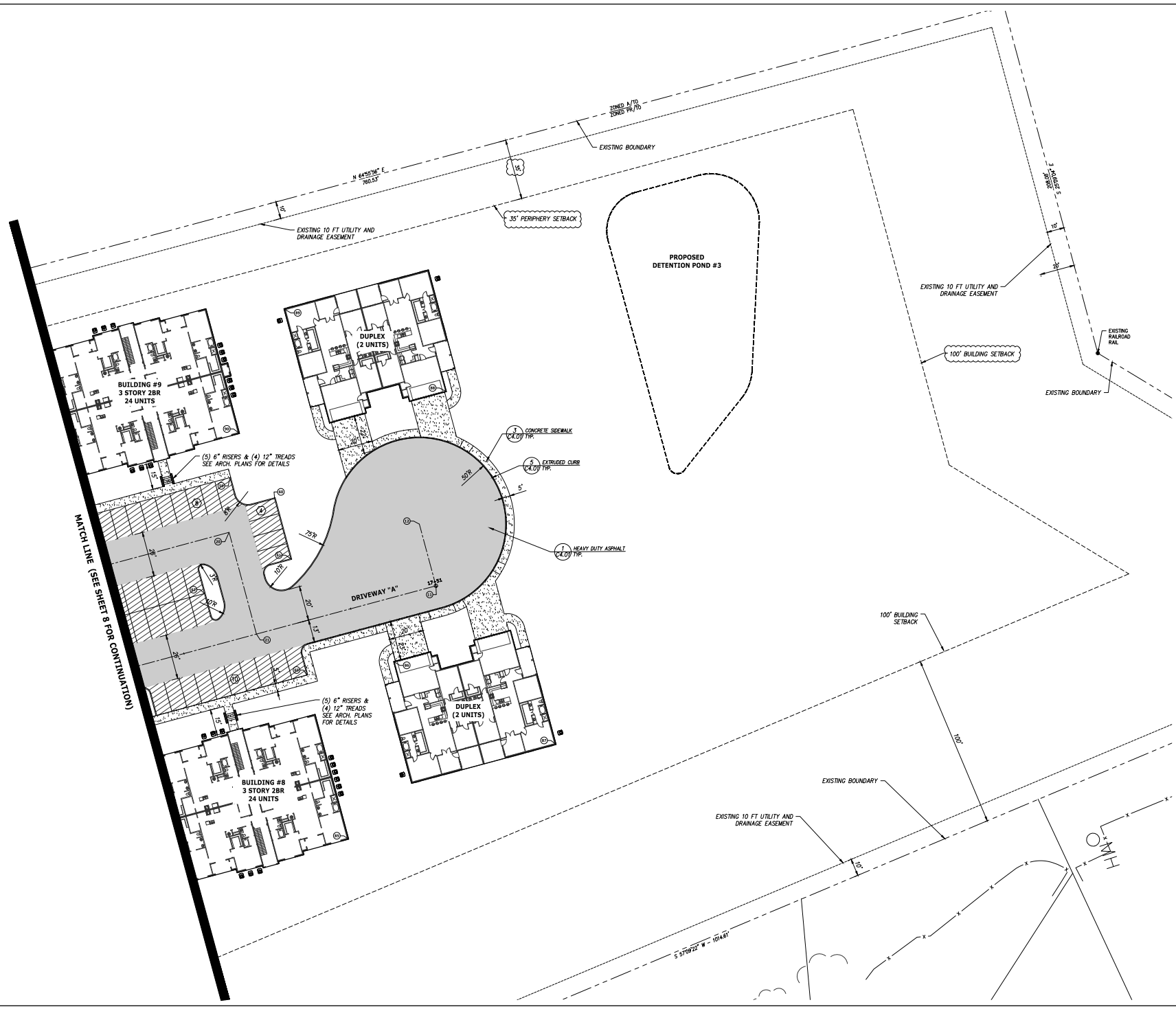
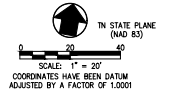
**LEGEND**

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
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REVISIONS		DATE
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCETON CITY, AL 36868	
PROJECT:	RETREAT AT HARDIN VALLEY 2322 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
<b>ENLARGED SITE LAYOUT PLAN</b>		
CSI PROJECT NO.	01681-0000	
DRAWING DATE	JULY 25, 2021	
PREPARED BY	JKH	PC
DRAWN BY	JKH	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>		
<b>8</b>		



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



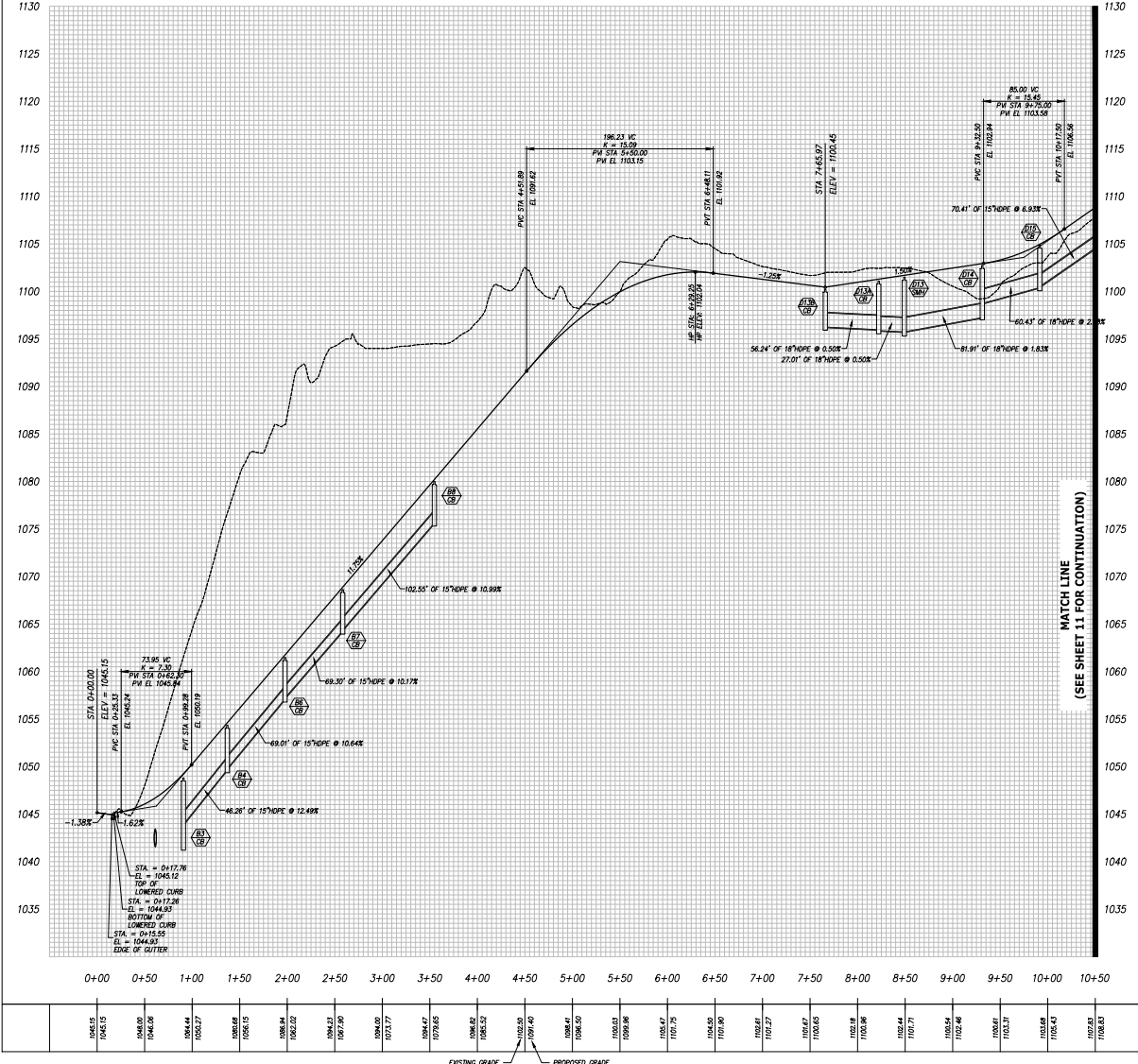
**LEGEND**

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
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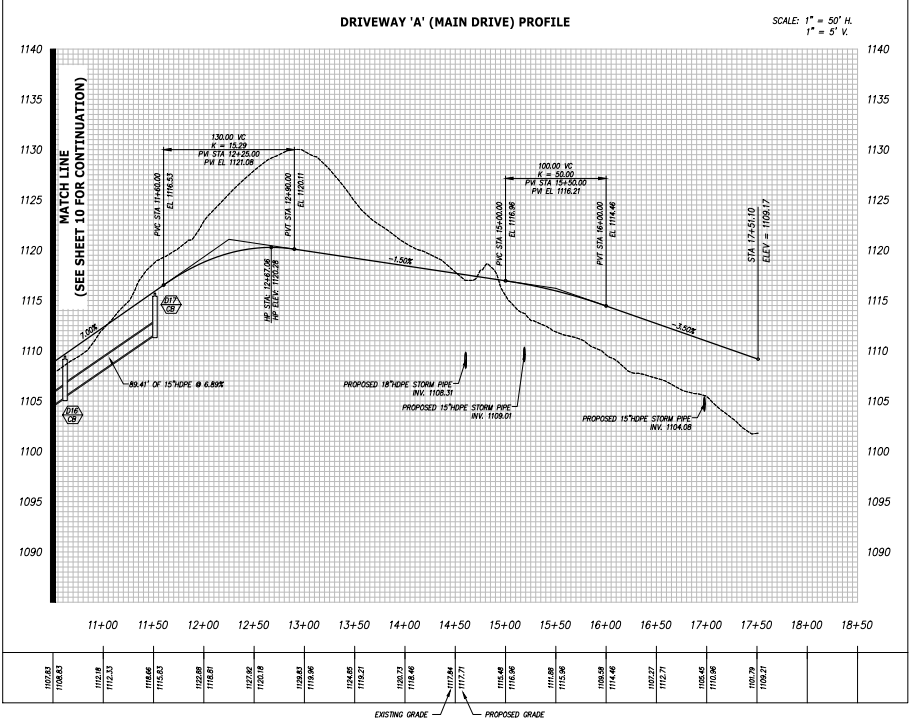
REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
CLIENT:	TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT P.O. BOX 318 PRINCETON, AL 36868	
PROJECT:	RETREAT AT HARDIN VALLEY 232 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
<b>ENLARGED SITE LAYOUT PLAN</b>		
CSI PROJECT NO.	01681-0000	
DRAWING DATE	JULY 25, 2021	
PREPARED BY	JKH	PC
DRAWN BY	JKH	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>		
<b>9</b>		

DRIVEWAY 'A' (MAIN DRIVE) PROFILE

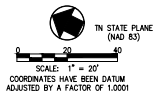
SCALE: 1" = 50' H.  
1" = 5' V.



REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
CLIENT: <b>TRIMCOR APARTMENT CONSTRUCTION &amp; MANAGEMENT</b> P.O. BOX 318 PRINCETON CITY, TN 38668		
PROJECT: <b>RETREAT AT HARDIN VALLEY</b> 2322 SCHAEFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE		
<b>DRIVEWAY PROFILES</b>		
CSI PROJECT NO.	01681-0000	
DRAWING DATE	JULY 25, 2021	
PREPARED BY	SKH	PC
DRAWN BY	SKH	FR
<b>11-E-23-DP</b> <b>11-A-23-108</b>		
<b>10</b>		



REVISED PER KNOX PLANNING REVIEW COMMENTS		10/23/2021
REVISIONS		DATE
CLIENT:	<b>TRIMCOR</b> <b>APARTMENT CONSTRUCTION &amp; MANAGEMENT</b> P.O. BOX 318 PRINCETON, TN, 38658	
PROJECT:	<b>RETREAT AT HARDIN VALLEY</b> 2322 SCHAEFFER ROAD DISTRICT 6, KNOX COUNTY, TENNESSEE	
<b>DRIVEWAY PROFILES</b>		
CSI PROJECT NO.	01681-0000	
DRAWING DATE	JULY 25, 2021	
PREPARED BY	SKH	PC
DRAWN BY	SKH	FR
<b>11-E-23-DP</b> <b>11-A-23-T08</b>		
<b>11</b>		



- NOTES:**
1. THE TOPOGRAPHIC AND PLANNING DATA SHOWN WAS PROVIDED BY TUCK ADRIAN, INC. DATED APRIL 10TH, 2022. THE BOUNDARY WAS PROVIDED BY CANNON AND CANNON, INC. DATED MARCH 24TH, 2012.
  2. THE DISTURBED AREA IS APPROXIMATELY 18.0 ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 27.16 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 GROBBER WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GROBBER OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
  6. ALL TREE STAMPS, BOLLERS, 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.
  8. PROOF ROLL AREAS TO RECEIVE FILL.
  9. A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
  10. ALL NEWLY GRADED EARTHWORK AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SOODED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
  12. TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:  

SEEDING RATES	GRASS SEED	PERCENTAGES
1/1 TO 2/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUNNED OATS	34%
2/1 TO 3/1	SUNNED OATSMIX	70%
	STAR WHEAT	10%
	BUCKLE WHEAT	20%
	ITALIAN RYE	33%
  13. PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:  

SEEDING RATES	GRASS SEED	PERCENTAGES
2/1 TO 3/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
3/1 TO 4/1	KENTUCKY 31 FESCUE	10%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	10%
	OSMA MILET	10%
	BERMUDAGRASS (MULLED)	70%
4/1 TO 5/1	MINIAL LESPEDEZA	10%
	KENTUCKY 31 FESCUE	70%
	WHITE CLOVER	20%
5/1 TO 6/1	KENTUCKY 31 FESCUE	70%
	BROWN VETCH	25%
	ENGLISH RYE	5%
  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 RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
  17. ALL NEW EXCAVATION SHALL BE 3 FT OR GREATER AND TO 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 COVERED 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.
  20. 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**

---84---	EXISTING CONTOUR
---80---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
1/24/07	EXIST. STORM
---	EXIST. SEWER
---	EXIST. WATER
---	EXIST. FENCE
⊕	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE

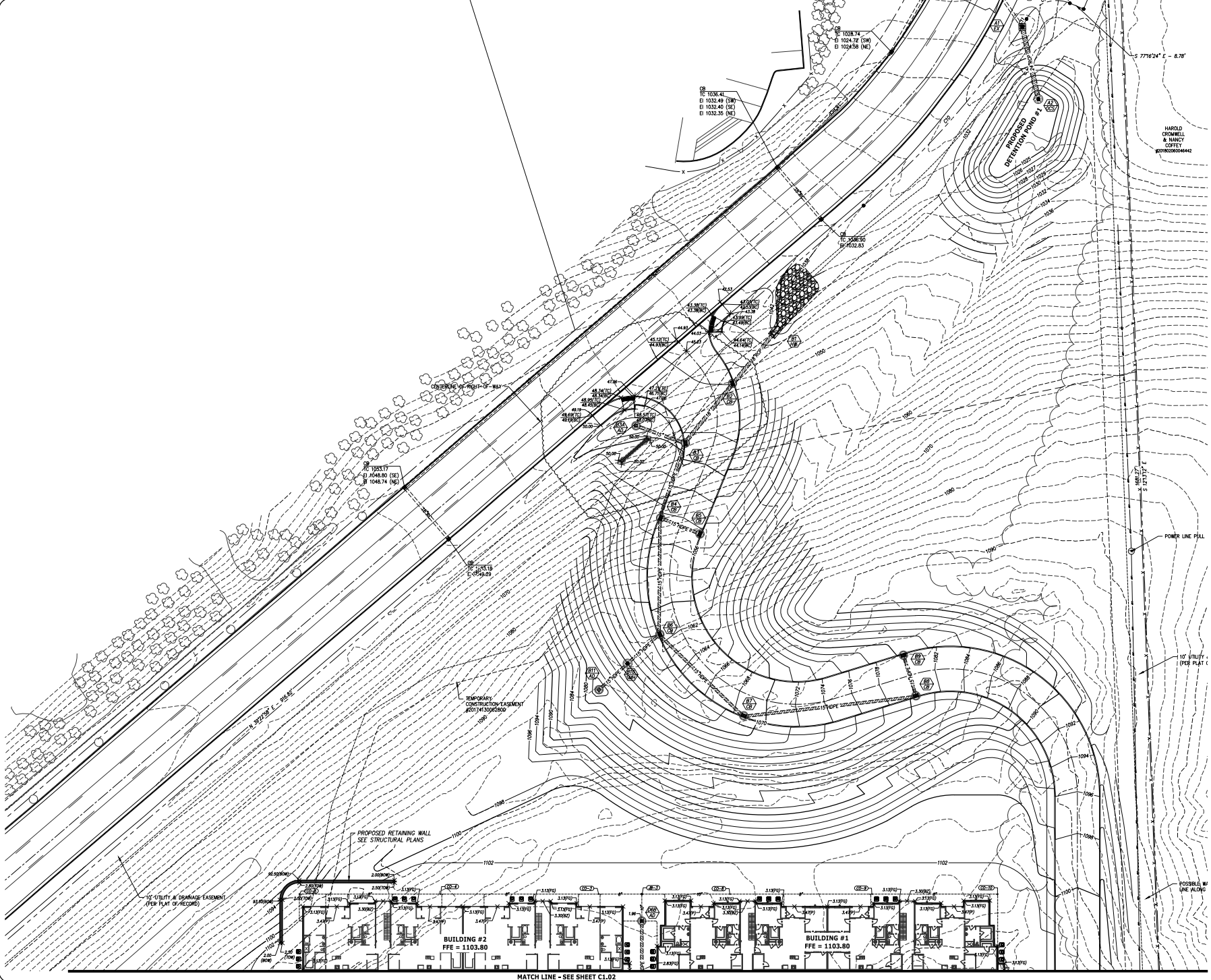
CLIENT: **TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT**  
P.O. BOX 318  
PINEK CITY, TN 38668

PROJECT: **RETREAT AT HARDIN VALLEY**  
232 SCHAEFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

**OVERALL SITE GRADING PLAN**

DESIGN PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JEH
CHECKED BY	PC
DRAWN BY	JEH
DATE	08/01/23

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



OB  
 TC 1036.42  
 E 1032.49 (SW)  
 E 1032.40 (SE)  
 E 1032.35 (NE)

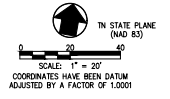
TC 1025.1  
 E 1048.80 (SE)  
 E 1048.74 (NE)

TC 1036.50  
 E 1032.63

S 77°12'24" E = 8.78'

HAROLD  
 DONMILL  
 & NANCY  
 COFFEY  
 #20160300046442

**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.)
1	10' UTILITY (PER PLAT #)
---S---	EXIST. STORM
---SA---	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 36868

**PROJECT:** RETREAT AT HARDIN VALLEY  
 2322 SCHIFFER ROAD  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

**ENLARGED SITE GRADING AND DRAINAGE PLAN**

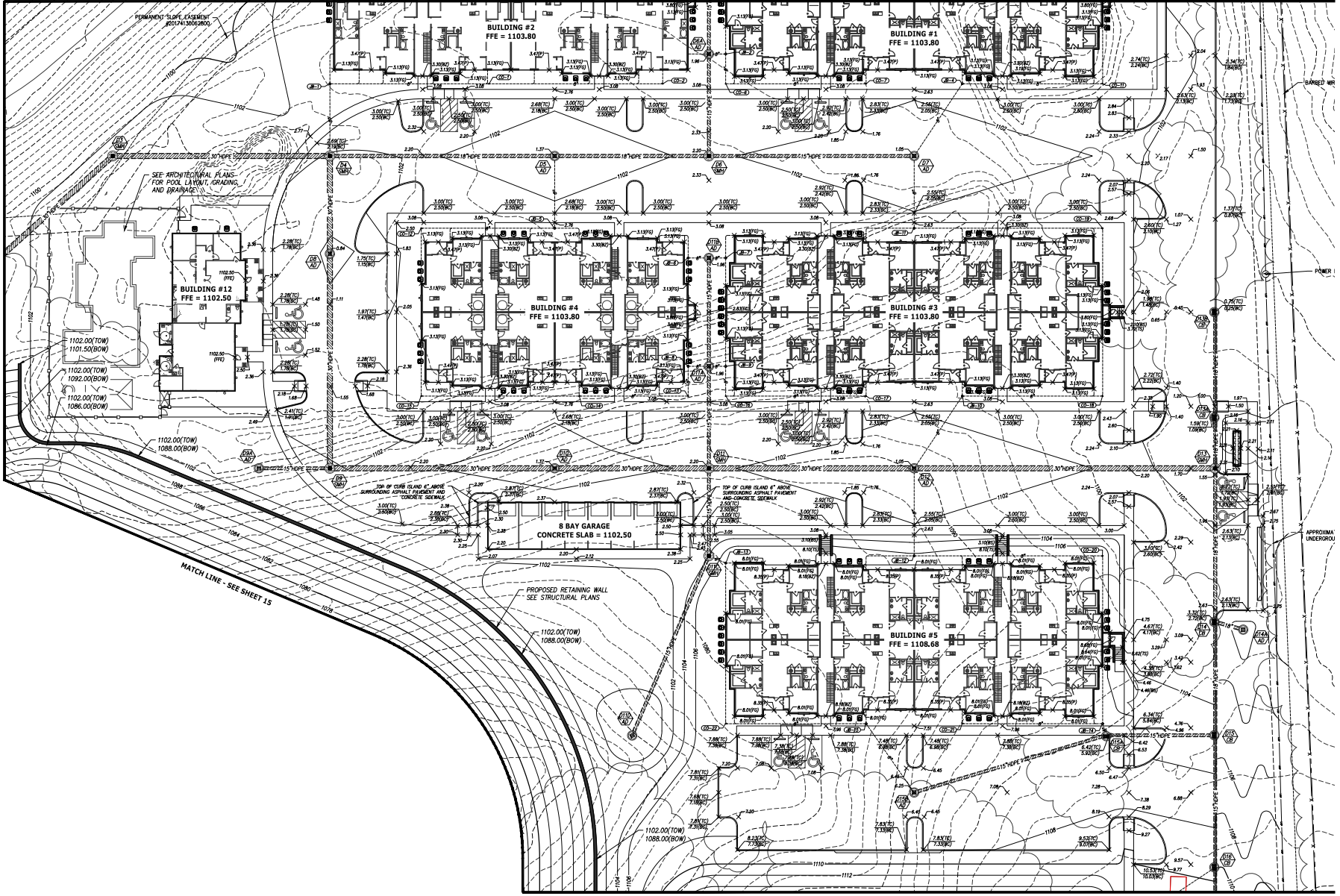
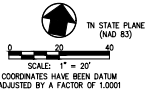
DESIGN PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JEK
CHECKED BY	PC
DRAWN BY	FR

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

MATCH LINE - SEE SHEET C1.02

MATCH LINE - SEE SHEET 13

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



MATCH LINE - SEE SHEET 16

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
97.50	PROPOSED SPOT ELEVATION
+	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

**CANNON**

CLIENT: **TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT**  
P.O. BOX 318  
PRINCETON, TN 38688

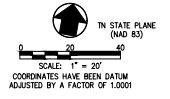
PROJECT: **RETREAT AT HARDIN VALLEY**  
2122 SCHAEFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

ENLARGED SITE GRADING AND DRAINAGE PLAN

CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JRH/PC
DRAWN BY	JRH/FF

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

**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**

---84---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
+	
1 C4.07	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
---S-1---	EXIST. STORM
---SA---	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  
 PRINCETON, AL 36868

**PROJECT:** RETREAT AT HARDIN VALLEY  
 2322 SHIFFER ROAD  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

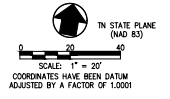
**ENLARGED SITE GRADING AND DRAINAGE PLAN**

CSI PROJECT NO. 01681-0000  
 DRAWING DATE: JULY 25, 2023

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

MATCH LINE  
(SEE SHEET 14 FOR CONTINUATION)

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

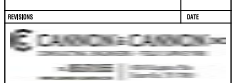


SPECIAL NOTE:  
1. FINAL DRAINAGE DESIGN AND CALCULATIONS FOR DETENTION AND WATER QUALITY TO BE INCLUDED AS PART OF SUBMITTAL TO KNOX COUNTY FOR PERMITTING.

LEGEND

---84---	EXISTING CONTOUR
---80---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
+	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
⊕	EXIST. STORM
---SA---	EXIST. SEWER
---	EXIST. WATER
⊕	EXIST. FENCE
⊕	EXIST. POWER POLE

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021



CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT  
P.O. BOX 318  
PRINCETON, AL 36868

PROJECT: RETREAT AT HARDIN VALLEY  
2322 SCHIFFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

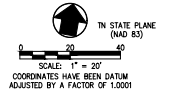
ENLARGED SITE GRADING AND DRAINAGE PLAN

PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JEH
DESIGNED BY	PC
DRAWN BY	FR

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



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.)
14.07	
14.07	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 318  
PRINCETON, TN 38688

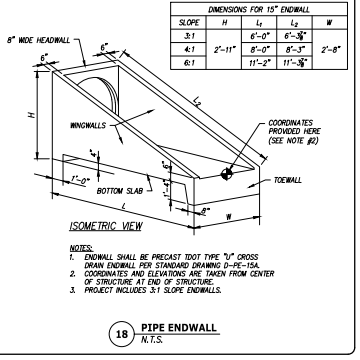
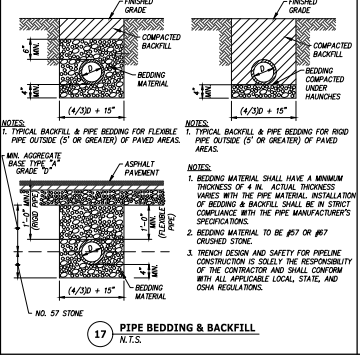
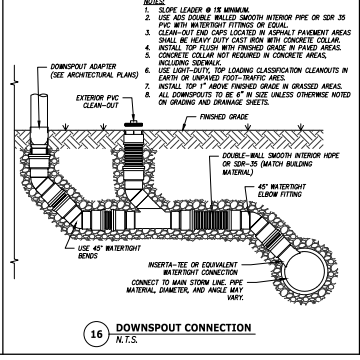
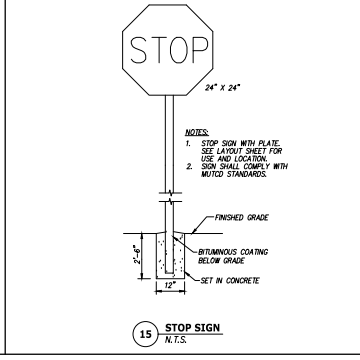
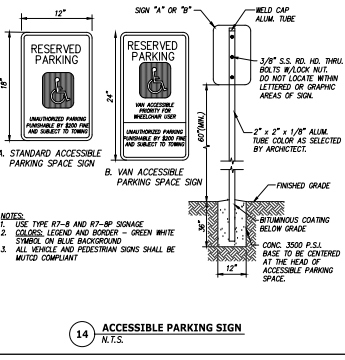
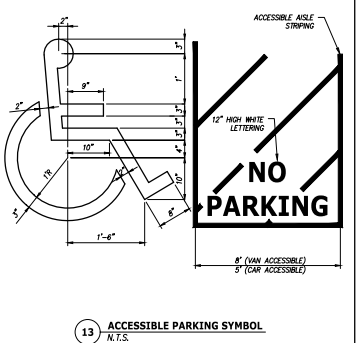
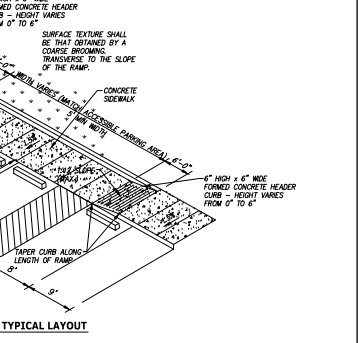
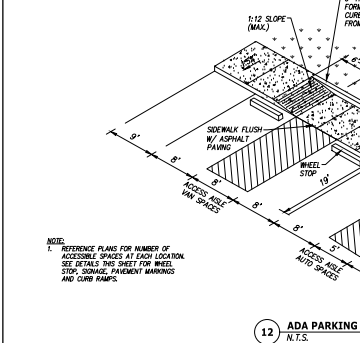
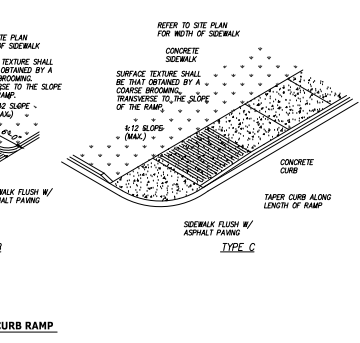
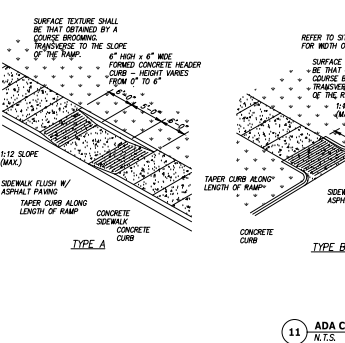
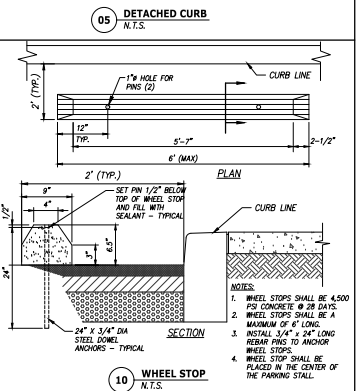
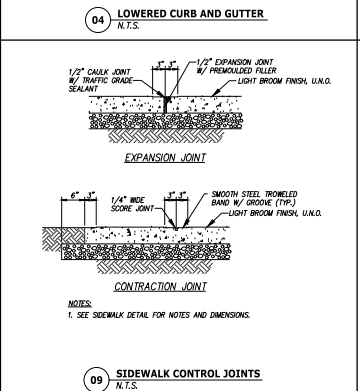
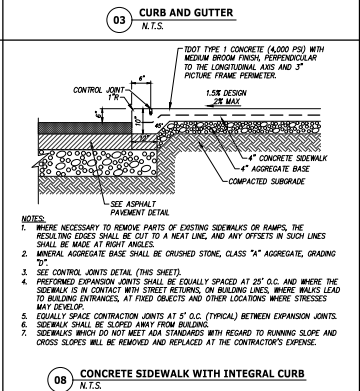
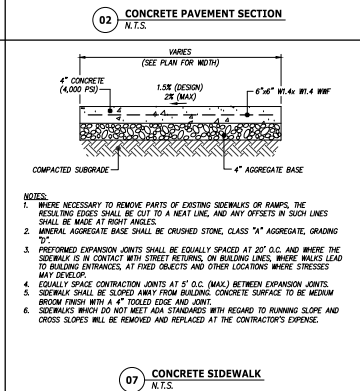
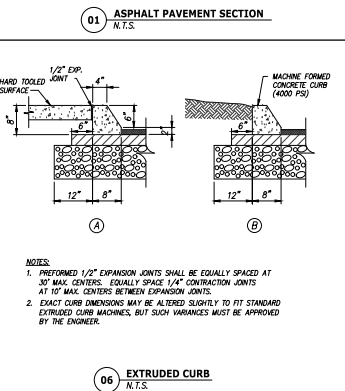
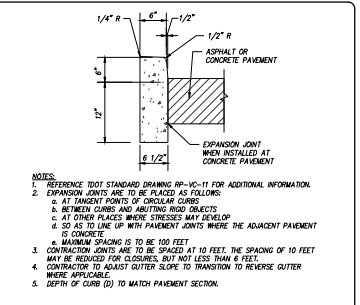
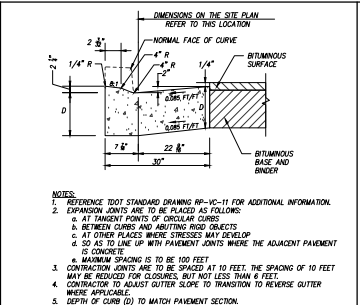
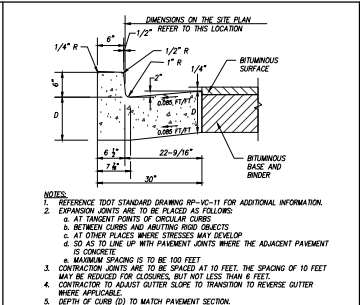
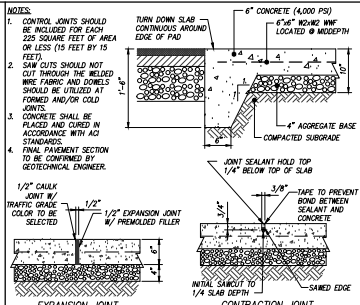
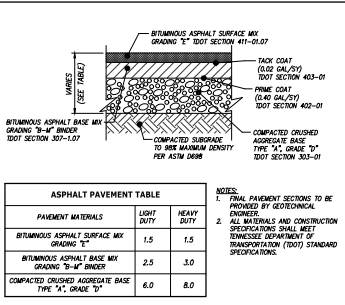
PROJECT: **RETREAT AT HARDIN VALLEY**  
2322 SCHAEFER ROAD  
DISTRICT 6, KNOX COUNTY, TENNESSEE

**ENLARGED SITE GRADING AND DRAINAGE PLAN**

PROJECT NO. 01681-0000  
DRAWING DATE: JULY 25, 2023

PREP	2024	PC
DRAWN	2024	FR

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



REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE

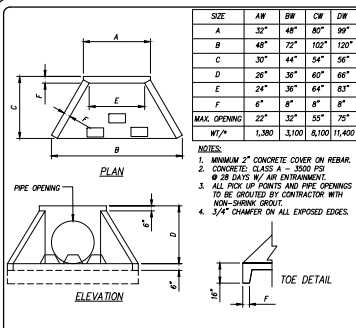
CLIENT: TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT  
 2122 SCHIFFER ROAD, DISTRICT 6, KNOX COUNTY, TENNESSEE

PROJECT: RETREAT AT HARDIN VALLEY

SITE DETAILS

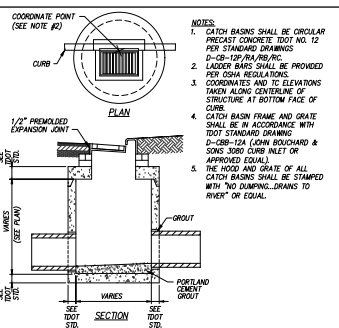
NO.	DESCRIPTION
1	ENDWALL SHALL BE PRECAST DOT TYPE "D" CROSS DRAIN ENDWALL PER STANDARD DRAWING D-PE-15A.
2	COORDINATES AND ELEVATIONS ARE GIVEN FROM CENTER OF STRUCTURE AT END OF STRUCTURE.
3	PROJECT INCLUDES 3% SLOPE ENDWALLS.

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

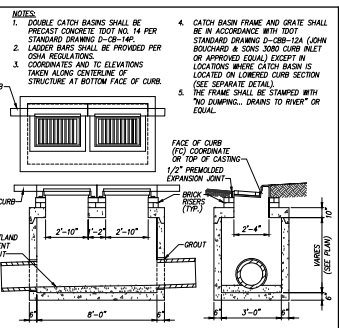


- NOTES:
- MINIMUM 2" CONCRETE COVER ON REBAR.
  - CONCRETE CLASS # = 3000 PSI @ 28 DAYS W/ AIR ENTRAINMENT.
  - ALL ROCK UP POINTS AND PIPE OPENINGS TO BE GROUTED BY CONTRACTOR WITH NON-SHRINK GROUT.
  - 3/4" CHAMFER ON ALL EXPOSED EDGES.

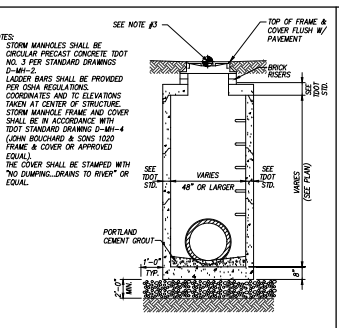
19 PRECAST HEADWALL WITH DISSIPATERS  
N.T.S.



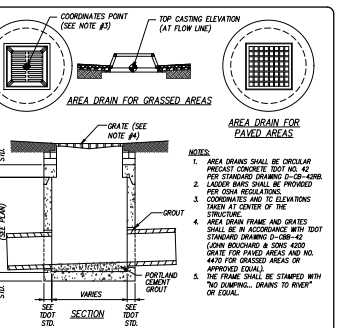
20 SINGLE CATCH BASIN  
N.T.S.



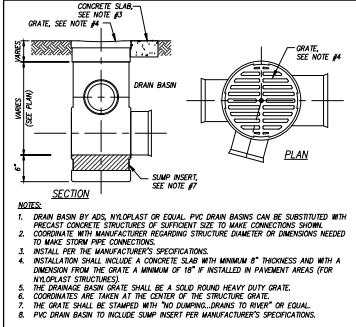
21 DOUBLE CATCH BASIN  
N.T.S.



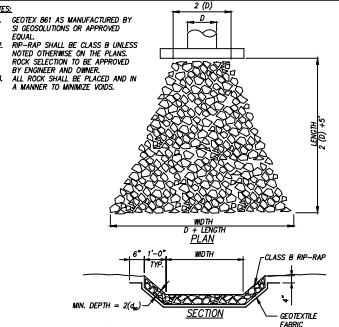
22 STORM SEWER MANHOLE  
N.T.S.



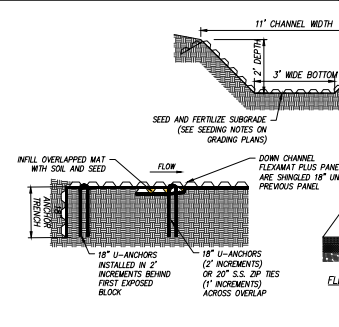
23 SINGLE AREA DRAIN  
N.T.S.



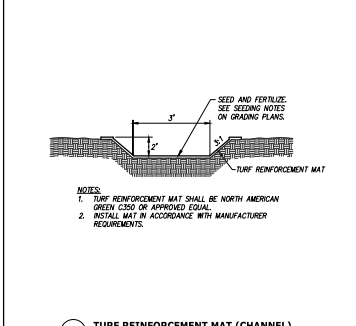
24 DRAIN BASIN/JUNCTION BOX  
N.T.S.



25 RIP-RAP APRON  
N.T.S.



26 FLEXAMAT PLUS CHANNEL ARMOR  
N.T.S.



27 TURF REINFORCEMENT MAT (CHANNEL)  
N.T.S.

REVISED PER KNOX PLANNING REVIEW COMMENTS 10/23/2021

REVISIONS	DATE

**CARRISON-CARRISON**

CLIENT: **TRIMCOR APARTMENT CONSTRUCTION & MANAGEMENT**  
P.O. BOX 318  
PINDER CITY, AL 36668

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

**SITE DETAILS**

CSI PROJECT NO.	01681-0000
DRAWING DATE	JULY 25, 2023
PREPARED BY	JKH PC
DRAWN BY	JKH

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

**19**