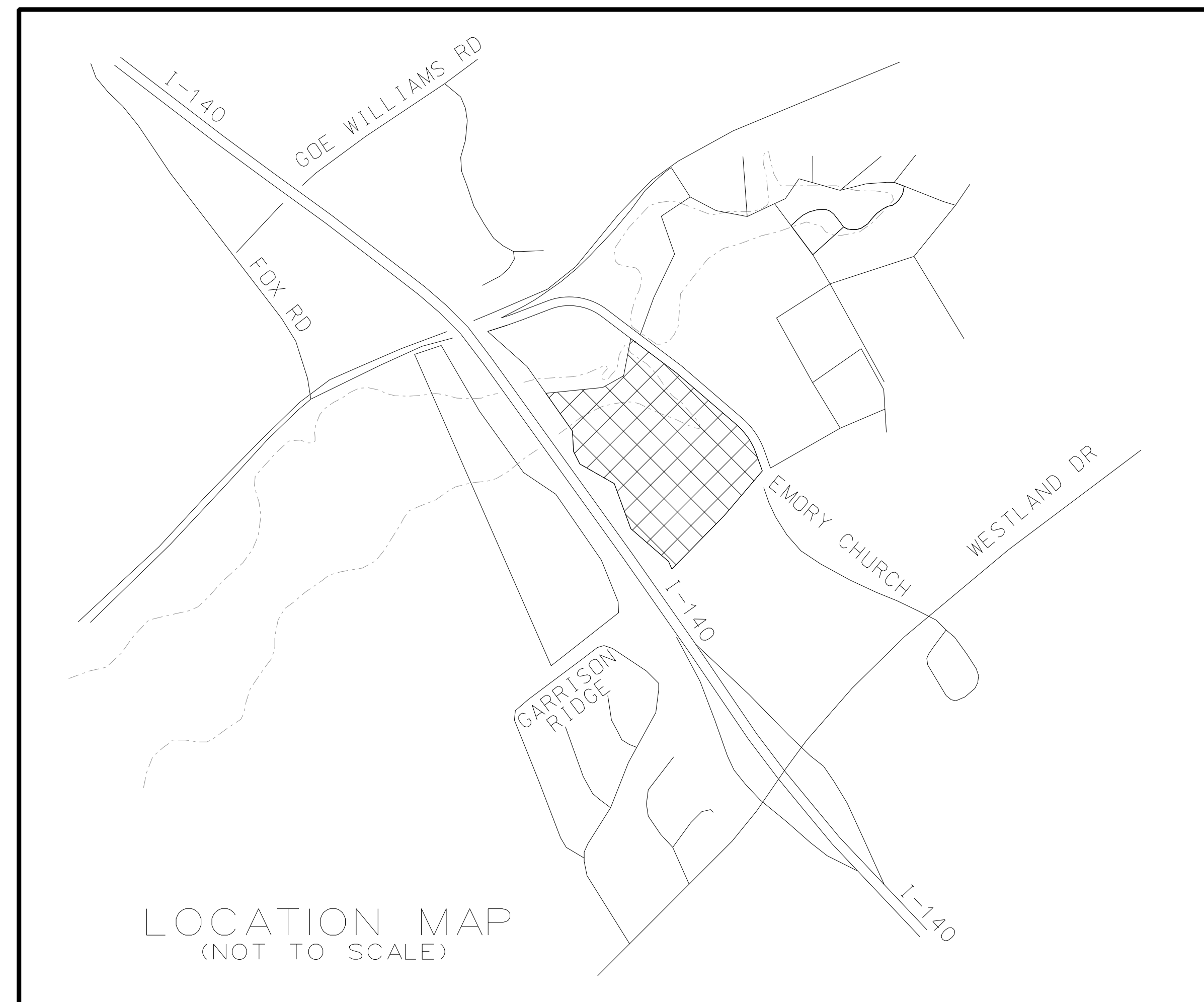


CONCEPT PLAN FOR WESTLAND COVE PHASE 2 12-B-20-UR

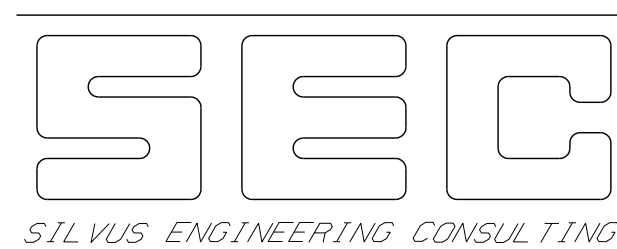


CONTENTS	
SCALE	TITLE
--	C0.0 COVER
50	C1.1 BOUNDARY AND TOPO
50	C3.1 LAYOUT
30	C3.2 SIGHT DISTANCE
50	C4.1 GRADING OVERVIEW
50	C7.1 LANDSCAPING
50	C7.2 ENTRY SIGN
--	C9.1 ROADWAY PROFILES
--	A201 ARCHITECTURAL ELEVATION
--	A202 ARCHITECTURAL FLOORPLAN

**CLEAR
WATER
PARTNERS**

PO BOX 23038
KNOXVILLE, TN 37933
865.414.0524

PREPARED BY:



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

LOCATION MAP
(NOT TO SCALE)

PARCEL IDS: 144-02016 144-02009 DIST: 6 AREA: 24.19 ACRES
EMORY CHURCH ROAD, KNOXVILLE, TN 37922
GOVERNED BY KNOX COUNTY TENNESSEE
(NOT WITHIN LIMITS OF CITY OF KNOXVILLE OR TOWN OF FARRAGUT)

PRINTED: 11-23-2020

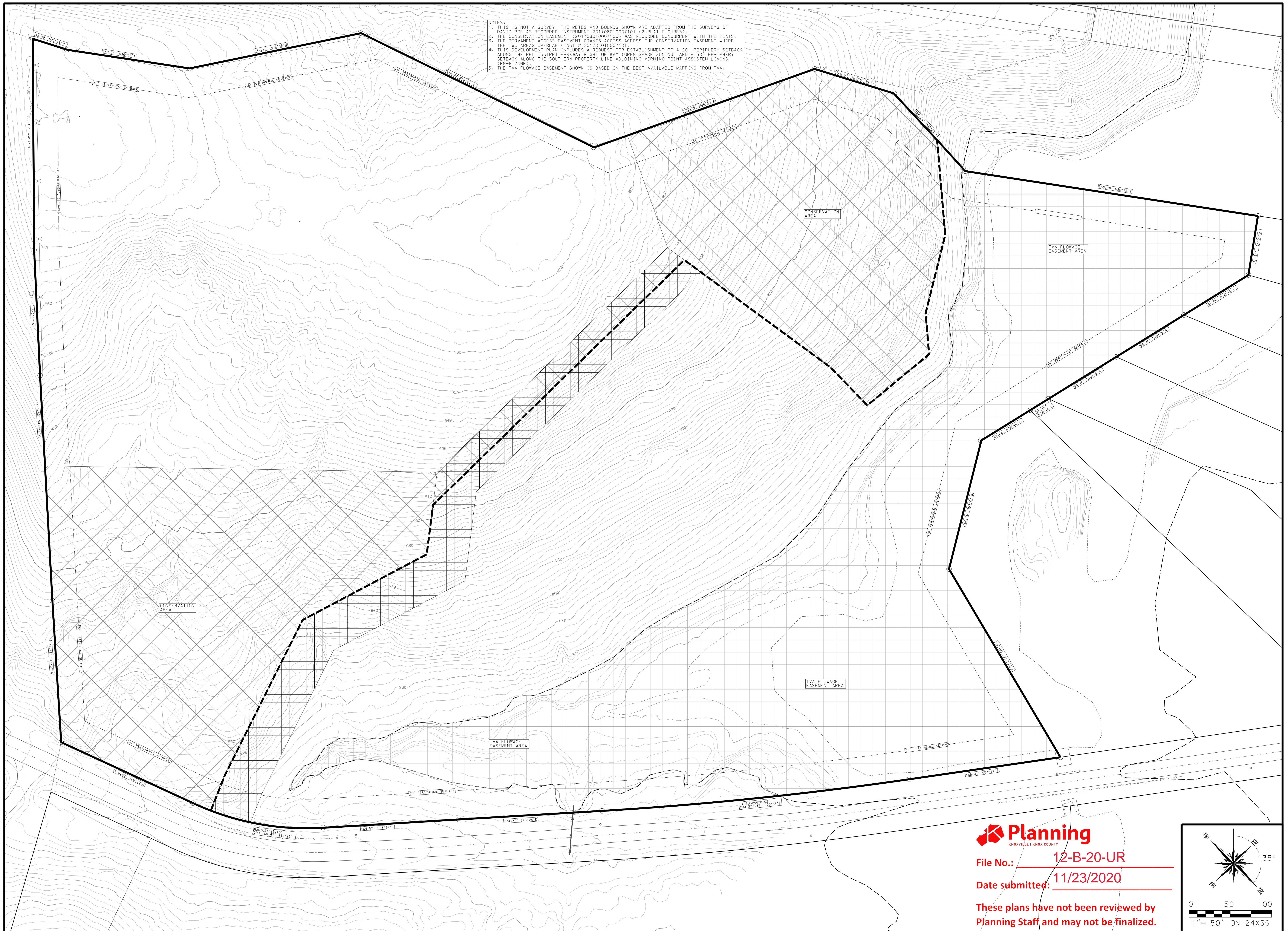
THESE PLANS SUPERSEDE ALL
VERSIONS DATED PRIOR TO 11-23-2020



File No.: 12-B-20-UR

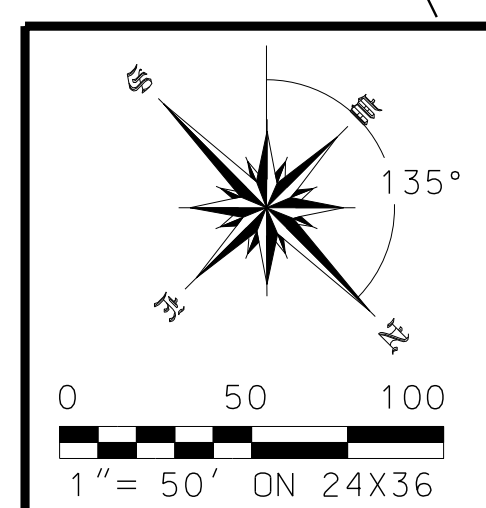
Date submitted: 11/23/2020

These plans have not been reviewed by
Planning Staff and may not be finalized.



NOTES:
 1. THIS IS NOT A SURVEY. THE METES AND BOUNDS SHOWN ARE ADAPTED FROM THE SURVEYS OF DAVID POE AS RECORDED INSTRUMENT 201708010007101 (2 PLAT FIGURES).
 2. THE CONSERVATION EASEMENT (201708010007100) WAS RECORDED CONCURRENT WITH THE PLATS.
 3. THE PERMANENT ACCESS EASEMENT GRANTS ACCESS ACROSS THE CONSERVATION EASEMENT WHERE THE TWO AREAS OVERLAP (INST # 201708010007101).
 4. THIS DEVELOPMENT PLAN INCLUDES A REQUEST FOR ESTABLISHMENT OF A 20' PERIPHERY SETBACK ALONG THE MISSISSIPPI PARKWAY RIGHT OF WAY (OPEN SPACE ZONING) AND A 30' PERIPHERY SETBACK ALONG THE SOUTHERN PROPERTY LINE ADJOINING MORNING POINT ASSISTEN LIVING (R-9 ZONE).
 5. THE TVA FLOWAGE EASEMENT SHOWN IS BASED ON THE BEST AVAILABLE MAPPING FROM TVA.

Planning
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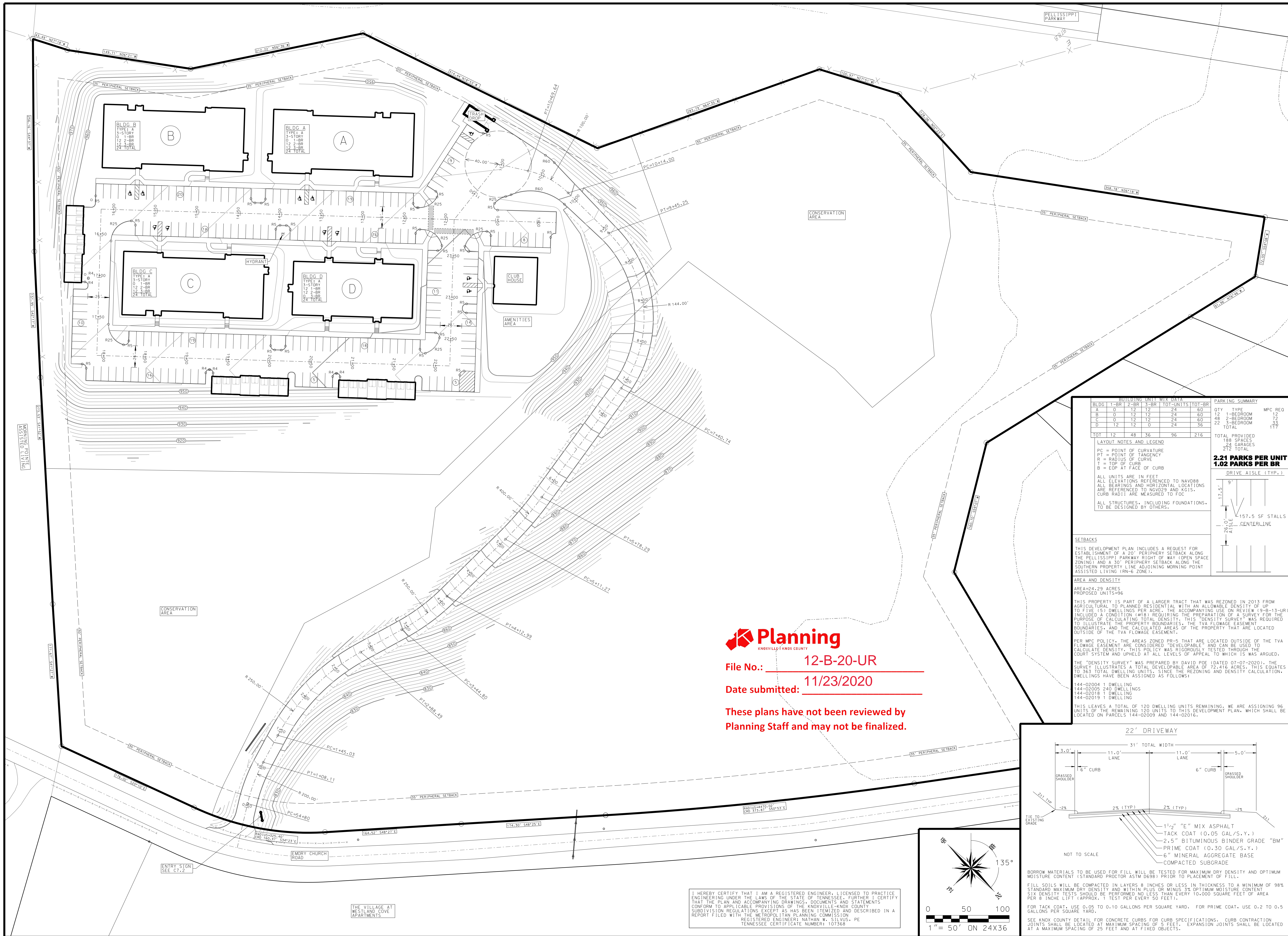


PROJECT:		WESTLAND COVE PHASE 2	
OWNER:		CLEAR WATER PARTNERS PO BOX 23038 KNOXVILLE, TN 37933 865.414.0524	
ENGINEER:		 SILVUS ENGINEERING CONSULTING NATHAN SILVUS, P.E. 1815 NANTASKET ROAD KNOXVILLE, TN 37922 865.414.0524	
DATE:		11-23-2020	
SHEET:		C1.1	
BOUNDARY AND TOPO			
NO.	REVISIONS:	BY	DATE

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THIS DRAWING IS PART OF A COMPREHENSIVE DESIGN AND SHOULD BE USED IN CONJUNCTION WITH THE WRITTEN TEXT
 COPYRIGHT 2020, SILVUS ENGINEERING CONSULTING

EMORY CHURCH ROAD, KNOXVILLE, TN 37922
 PARCEL IDS: 144-02016 144-02009 DIST: 6 AREA: 74.19 ACRES



BUILDING UNIT MIX DATA				PARKING SUMMARY		
BLDG	1-BR	2-BR	3-BR	TOT UNITS	TOT BR	
A	0	12	12	24	60	12 1-BEDROOM
B	0	12	12	24	60	48 2-BEDROOM
C	0	12	12	24	60	22 3-BEDROOM
D	12	12	0	24	36	TOTAL
TOT	12	48	36	96	216	TOTAL PROVIDED
						188 SPACES
						28 GARAGES
						212 TOTAL

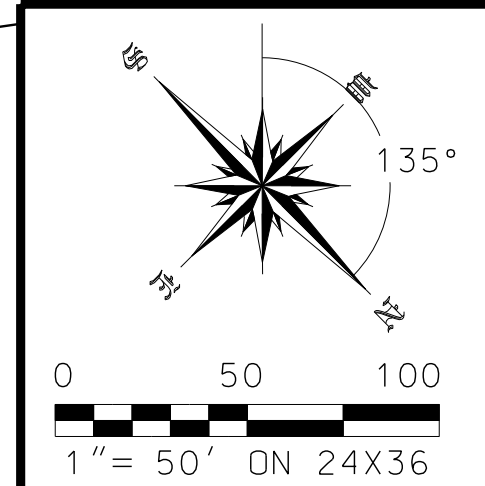
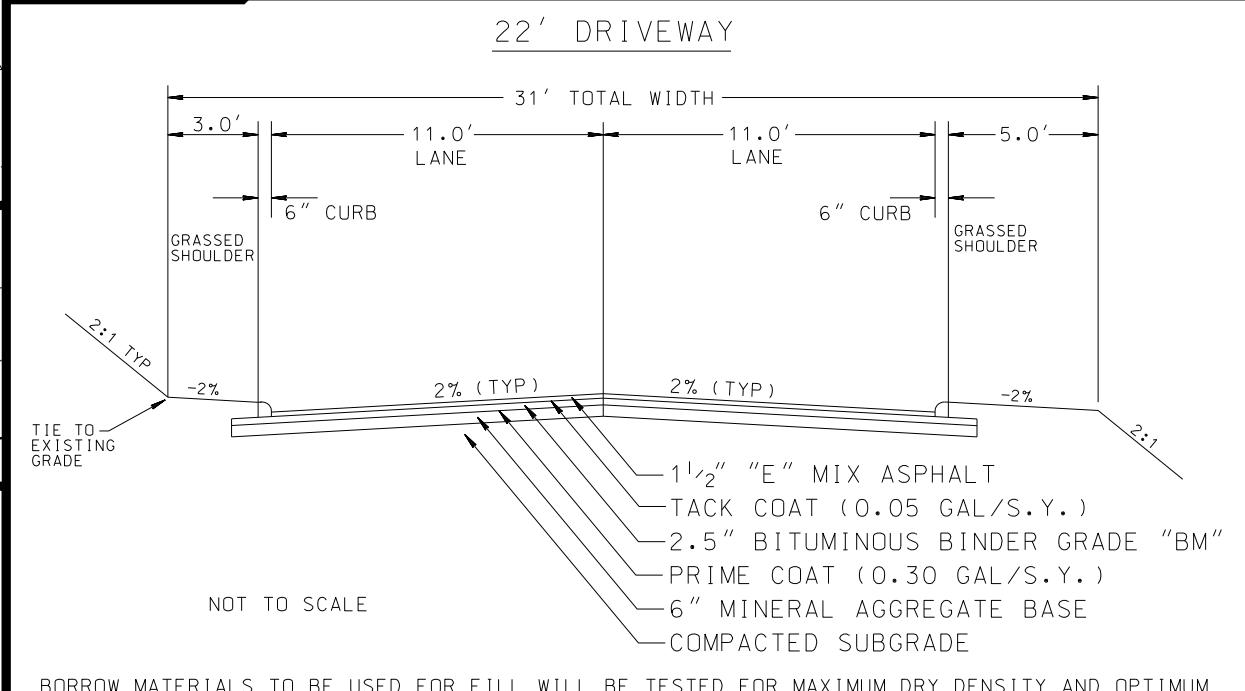
2.21 PARKS PER UNIT		
DRIVE AISLE (TYP.)	DRIVE AISLE (TYP.)	DRIVE AISLE (TYP.)
17.5'	9'	157.5 SF STALLS
76.0'	157.5 SF STALLS	76.0' AISLE CENTERLINE



File No.: 12-B-20-UR

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I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. FURTHER, I CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION. REGISTERED ENGINEER: NATHAN W. SILVUS, PE. TENNESSEE CERTIFICATE NUMBER: 107368

NO.	REVISIONS:	BY	DATE

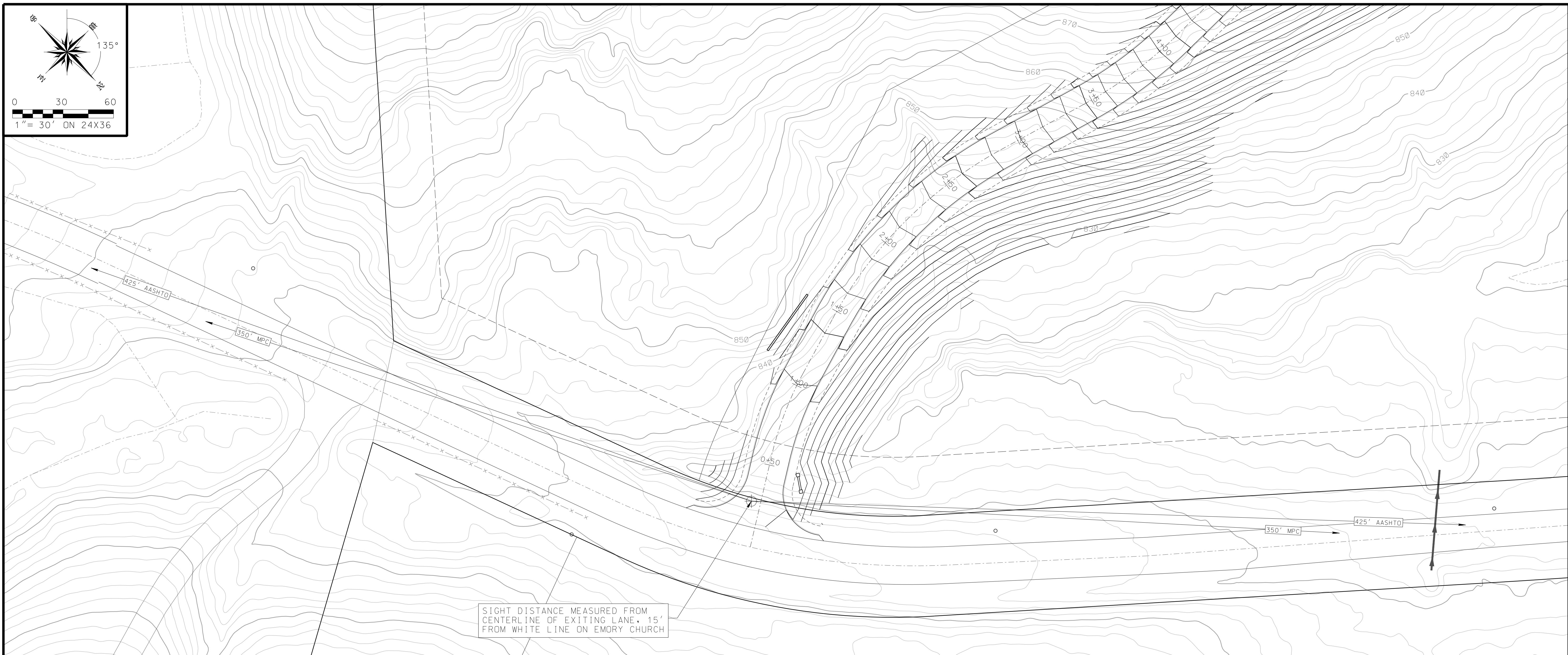
WESTLAND COVE PHASE 2
 EMORY CHURCH ROAD, KNOXVILLE, TN 37922
 PARCEL IDS: 144-02016, 144-02009, DIST: 6, AREA: 24.19 ACRES

CLEAR WATER PARTNERS
 PO BOX 23038
 KNOXVILLE, TN 37933
 865-414-0524

SEC
 SILVUS ENGINEERING CONSULTING
 NATHAN SILVUS, P.E.
 1815 NANTASKET ROAD
 KNOXVILLE, TN 37922
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C3.1
 LAYOUT



SIGHT DISTANCE MEASURED FROM CENTERLINE OF EXITING LANE, 15' FROM WHITE LINE ON EMORY CHURCH

DISTANCES SHOWN INCLUDE
 1. 350' MPC REQUIREMENT BASED ON POSTED SPEED LIMIT
 2. 425' AASHTO REQUIREMENT BASED ON SPOT SPEED STUDY WITH 85TH PERCENTILE SPEED OF 49 MPH.



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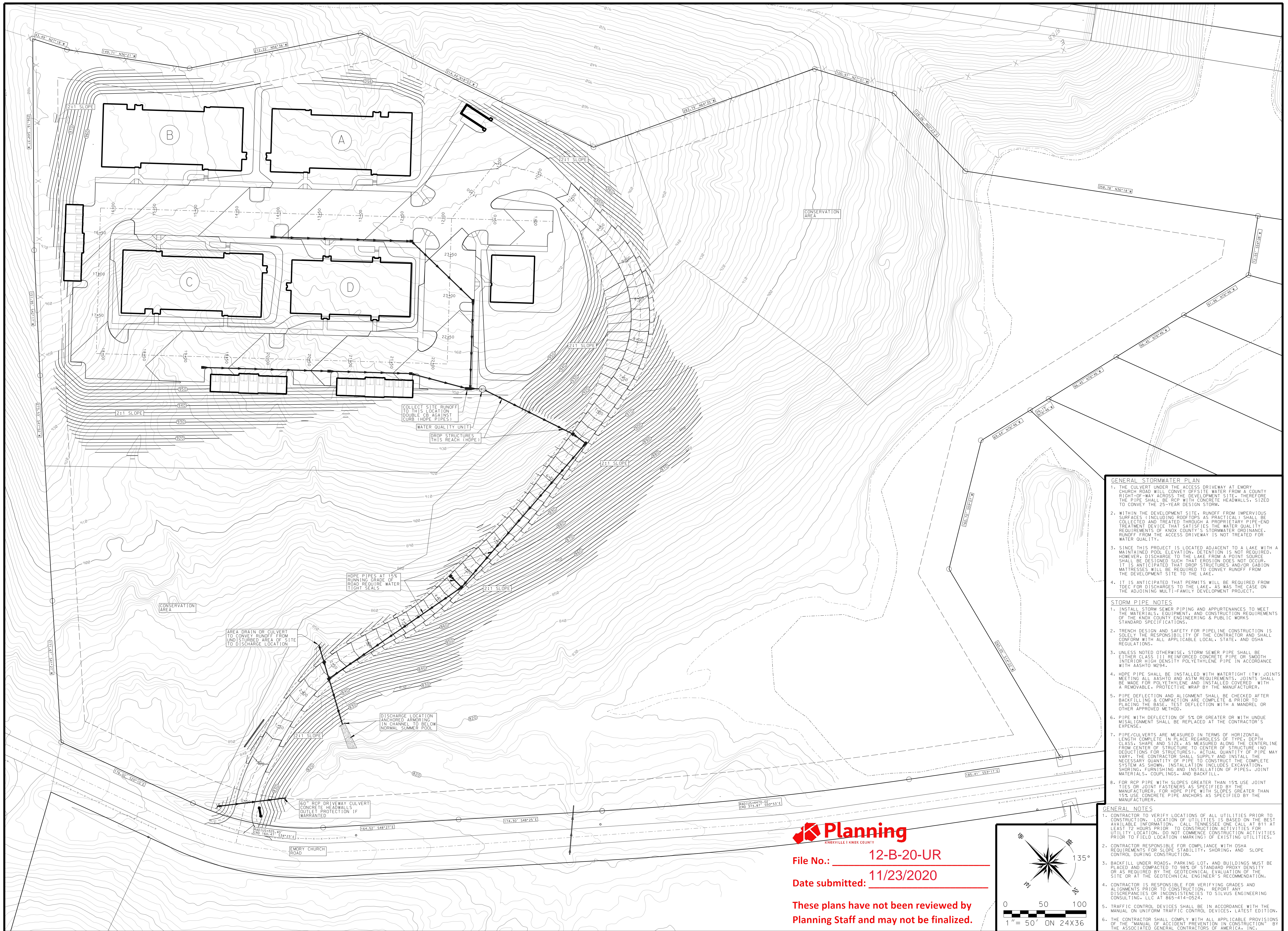
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DATE: 11-23-2020

SHEET: **C3.2**
 SIGHT DISTANCE

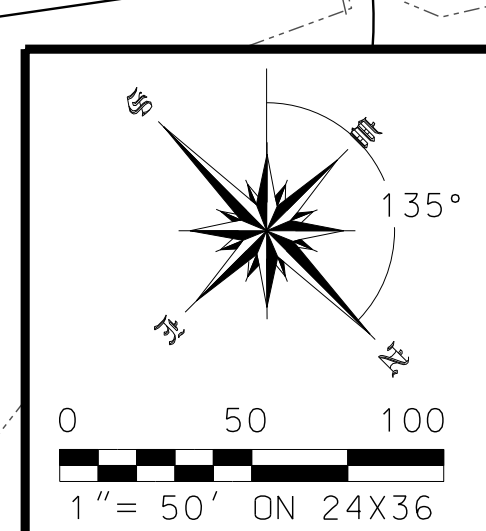


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KNOXVILLE | KNOX COUNTY

File No.: 12-B-20-UR

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GENERAL STORMWATER PLAN

- THE CULVERT UNDER THE ACCESS DRIVEWAY AT EMORY CHURCH ROAD WILL CONVEY OFF-SITE WATER FROM A COUNTY RIGHT-OF-WAY ACROSS THE DEVELOPMENT SITE, THEREFORE THE PIPE SHALL BE RCP WITH CONCRETE HEADWALLS, SIZED TO CONVEY THE 25-YEAR DESIGN STORM.
- WITHIN THE DEVELOPMENT SITE, RUNOFF FROM IMPERVIOUS SURFACES (INCLUDING ROOFTOPS AS PRACTICAL) SHALL BE COLLECTED AND TREATED THROUGH A PROPRIETARY PIPE-END TREATMENT DEVICE THAT SATISFIES THE WATER QUALITY REQUIREMENTS OF KNOX COUNTY'S STORMWATER ORDINANCE. RUNOFF FROM THE ACCESS DRIVEWAY IS NOT TREATED FOR WATER QUALITY.
- SINCE THIS PROJECT IS LOCATED ADJACENT TO A LAKE WITH A MAINTAINED POOL ELEVATION, DETENTION IS NOT REQUIRED; HOWEVER, DISCHARGE TO THE LAKE FROM A POINT SOURCE SHALL BE DESIGNED SUCH THAT EROSION DOES NOT OCCUR. IT IS ANTICIPATED THAT DROP STRUCTURES AND/OR GABION MATRESSES WILL BE REQUIRED TO CONVEY RUNOFF FROM THE DEVELOPMENT SITE TO THE LAKE.
- IT IS ANTICIPATED THAT PERMITS WILL BE REQUIRED FROM TDEC FOR DISCHARGES TO THE LAKE, AS WAS THE CASE ON THE ADJOINING MULTI-FAMILY DEVELOPMENT PROJECT.

STORM PIPE NOTES

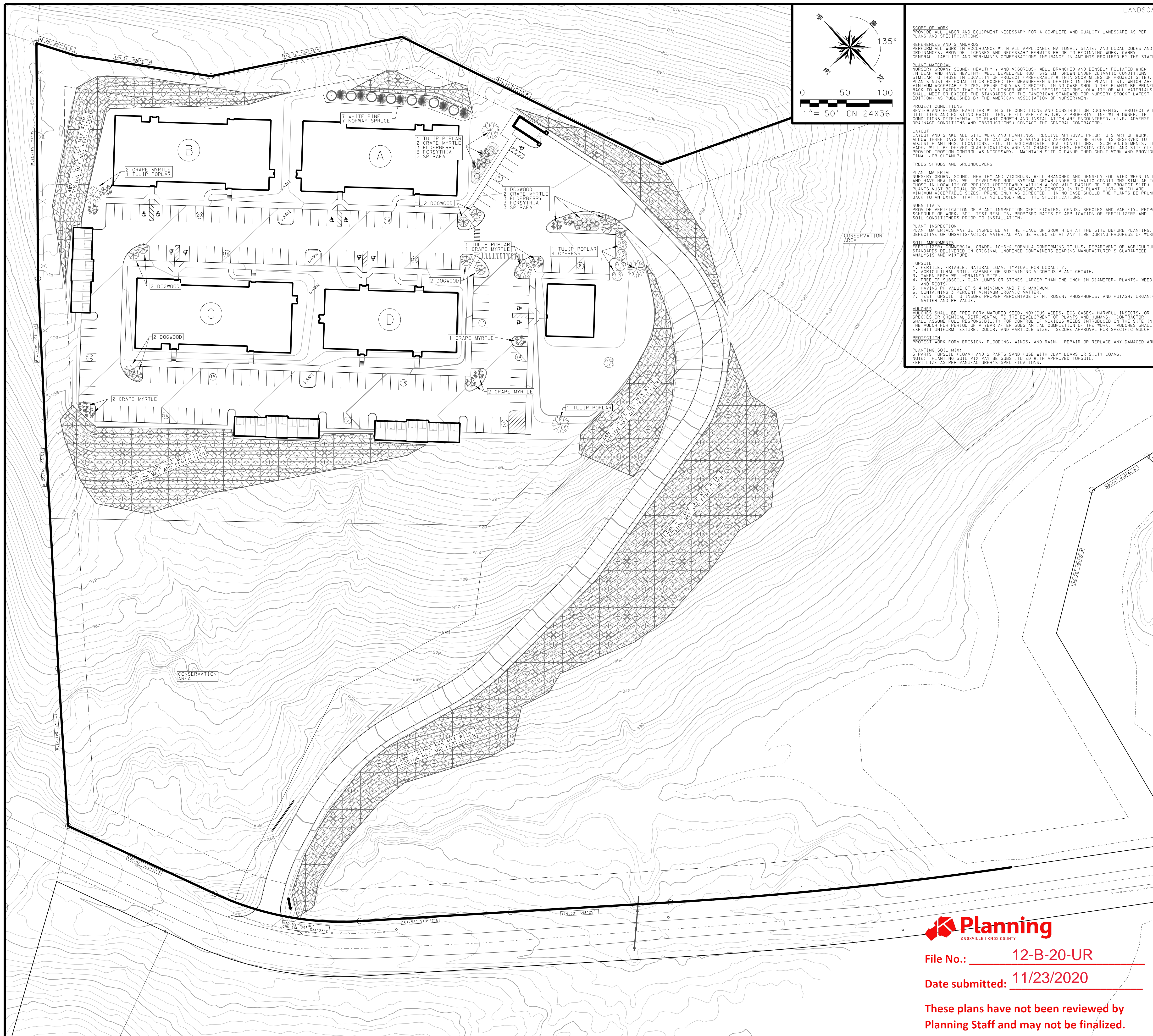
- INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.
- TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
- UNLESS NOTED OTHERWISE, STORM SEWER PIPE SHALL BE EITHER CLASS III REINFORCED CONCRETE PIPE OR SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH AASHTO M294.
- HOPE PIPE SHALL BE INSTALLED WITH WATERTIGHT (TW) JOINTS MEETING ALL AASHTO AND ASTM REQUIREMENTS; JOINTS SHALL BE MADE FOR POLYETHYLENE AND INSTALLED COVERED WITH A REMOVABLE, PROTECTIVE WRAP BY THE MANUFACTURER.
- PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.
- PIPE WITH DEFLECTION OF 5% OR GREATER OR WITH UNDEQ M/SALONMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PIPE/CULVERTS ARE MEASURED IN TERMS OF HORIZONTAL LENGTH COMPLETE IN PLACE REGARDLESS OF PIPE DEPTH, CLASS, SHAPE AND SIZE, AS MEASURED ALONG THE CENTERLINE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE (NO DEDUCTIONS FOR STRUCTURES). ACTUAL QUANTITY OF PIPE MAY VARY. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE NECESSARY QUANTITY OF PIPE TO CONSTRUCT THE COMPLETE SYSTEM AS SHOWN. INSTALLATION INCLUDES EXCAVATION, SHORING, FURNISHING AND INSTALLATION OF PIPES, JOINT MATERIALS, COUPLINGS, AND BACKFILL.
- FOR RCP PIPE WITH SLOPES GREATER THAN 15% USE JOINT TIES OR JOINT FASTENERS AS SPECIFIED BY THE MANUFACTURER. FOR HOPE PIPE WITH SLOPES GREATER THAN 15% USE CONCRETE PIPE ANCHORS AS SPECIFIED BY THE MANUFACTURER.

GENERAL NOTES

- 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 UTILITY LOCATION. DO NOT COMMENCE CONSTRUCTION ACTIVITIES PRIOR TO FIELD LOCATION/MARKING OF EXISTING UTILITIES.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACKFILL UNDER ROADS, PARKING LOT, AND BUILDINGS MUST BE PLACED AND COMPACTED TO 98% OF STANDARD PROXY DENSITY OR AS REQUIRED BY THE GEOTECHNICAL EVALUATION OF THE SITE OR AT THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SILVUS ENGINEERING CONSULTING, LLC AT 865-414-0524.
- 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 BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

NO.	REVISIONS:	BY	DATE
<p>WESTLAND COVE PHASE 2</p> <p>EMORY CHURCH ROAD, KNOXVILLE, TN 37922 PARCEL IDS: 144-02016, 144-02009, DIST: 6, AREA: 24.19 ACRES</p>			
<p>CLEAR WATER PARTNERS</p> <p>PO BOX 23038 KNOXVILLE, TN 37933 865-414-0524</p>			
<p>SEC</p> <p>SILVUS ENGINEERING CONSULTING</p> <p>NATHAN SILVUS, P.E. 1815 NANTASKET ROAD KNOXVILLE, TN 37922 865-414-0524</p>			
<p>DATE: 11-23-2020</p>			
<p>SHEET: C4.1</p> <p>GRADING</p>			

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LANDSCAPING NOTES

SCOPE OF WORK
 PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCES AND STANDARDS
 PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES. PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK. EARLY GENERAL LIABILITY AND WORKMAN'S COMPENSATIONS INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

PLANT MATERIAL
 ALL PLANT MATERIAL SHALL BE SOUND, HEALTHY, AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM, GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN 200 MILES OF PROJECT SITE). PLANTS MUST BE EQUAL TO OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. PRUNE ONLY AS DIRECTED. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

PROJECT CONDITIONS
 REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY PLANS, PROPERTY LINE WITH OWNER. IF CONDITIONS DETRIMENTAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE GENERAL CONTRACTOR.

LAYOUT
 LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS. RECEIVE APPROVAL PRIOR TO START OF WORK. ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL. THE RIGHT IS RESERVED TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE, WILL BE DENIED, CLARIFICATIONS AND NOT CHANGE ORDERS. EROSION CONTROL AND SITE CLEANUP PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES, SHRUBS AND GROUNDCOVERS
 PLANT MATERIAL
 ALL PLANT MATERIAL SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM, GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN 200 MILES OF PROJECT SITE). PLANTS MUST BE EQUAL TO OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. PRUNE ONLY AS DIRECTED. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

SUBMITTALS
 PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONERS PRIOR TO INSTALLATION.

PLANT INSPECTION
 PLANT MATERIALS MAY BE INSPECTED AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROCESS OF WORK.

SOIL AMENDMENTS
 FERTILIZERS: COMMERCIAL GRADE, 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURE STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND MIXTURE.

TOPSOIL
 1. FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY.
 2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
 3. TAKEN FROM WELL-DRAINED SITE.
 4. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN ONE INCH IN DIAMETER, PLANTS, WEEDS, AND ROOTS.
 5. HAVING PH VALUE OF 6.4 MINIMUM AND 7.0 MAXIMUM.
 6. CONTAINING 3 PERCENT MINIMUM ORGANIC MATTER.
 7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH; ORGANIC MATTER AND PH VALUE.

MULCHES
 MULCHERS SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSURE FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF A YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL EXHIBIT UNIFORM TEXTURE, COLOR, AND PARTICLE SIZE. SECURE APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
 PROTECT WORK FROM EROSION, FLOODING, WINDS, AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING SOIL MIX
 2 PARTS TOPSOIL AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)
 NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.
 FERTILIZE AS PER MANUFACTURER'S SPECIFICATIONS.

PREPARED PLANTING BED AREAS (ANNUALS AND GROUNDCOVERS):
 1. TILL SOIL TO A DEPTH OF 12"
 2. ADD MINIMUM OF 4" TOPSOIL AND 1" PEAT.
 3. EVENLY TILL TO DEPTH OF 12"
 4. RAKE TO LEVEL GRADE THEN ADD 2" PINE BARK MULCH PRIOR TO PLANTING.

PLANTING
 REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS. PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS. REMOVE GROUNDCOVER TO BE PLANTED IN SOIL NOT MULCH TOP DRESSING.

MAINTENANCE
 MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.
 SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS.

INSPECTION AND COMPLETION
 UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTING SHOWING SIGN OF HEALTHY GROWTH AND SATISFACTORY CONDITION FOR LAYERS WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION PUNCH LIST ITEMS EXCLUSIVELY OF SEASON REPLACEMENT PLANTING HAVE BEEN CORRECTED TO SATISFACTION.

GUARANTEE AND REPLACEMENT
 GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DISEASES, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

SOIL
 CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT. REPORT ANY PROBLEMS TO GENERAL CONTRACTOR PRIOR TO BEGINNING PLANT INSTALLATION.

LAWNS AND GRASSES
 QUANTITY ASSURANCE
 PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

PROJECT CONDITIONS
 PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE. WORKING WITHIN SEASONAL LIMITATIONS.

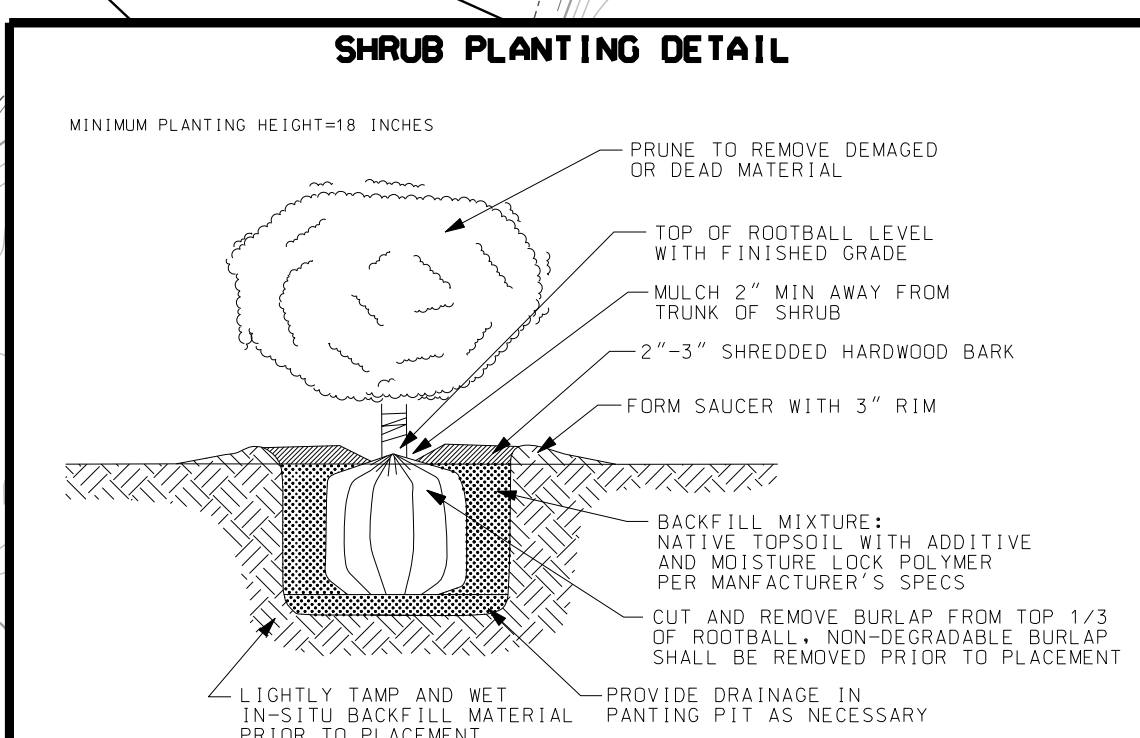
FERTILIZER AND LIME
 FERTILIZER WITH NUTRITIONAL FERTILIZER, PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION. LIME TO BE NATURAL BODILIC LIMESTONE CONTAINING NOT LESS THAN 85% CARBONATES. MINIMUM OF 30% MAGNESIUM CARBONATES.

SEED
 SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

SEED SOIL PREPARATION
 1. TILL TO A DEPTH OF NOT LESS THAN 6".
 2. ELIMINATE ROCKS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
 3. TILL SOIL TO A DEPTH OF 12" TO 18" WITH 1/2" FINE TEXTURE. FREE OF FINE DEBRIS.
 4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEIOUS MATERIAL.
 5. APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS.
 6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.
 7. APPLY SEED AT RATE REQUIRED BY ANALYSIS.
 8. MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL.

SEEDING AND MULCHING
 BROADCAST SEED AS SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS. EVENLY, BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. RAKE SEED LIGHTLY INTO TOP SOIL. COVER WITH 1/2" OF FINE TEXTURE. FREE OF FINE DEBRIS. ROLL WITH ROLLER NOT EXCEEDING 12 LBS. IMMEDIATELY FOLLOWING ROLLING, APPLY MULCH SPREAD UNIFORM TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1/2" DEEP. LOOSE CLEAR OF TREES AND SHRUBS. ON SEEDING SLOPES, WHERE GRADE IS 2:1 OR GREATER, COVER WITH EROSION FABRIC.

LAWN MAINTENANCE
 MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION. IF SEEDING IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE. LAWNS TO BE ESTABLISHED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRAVING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

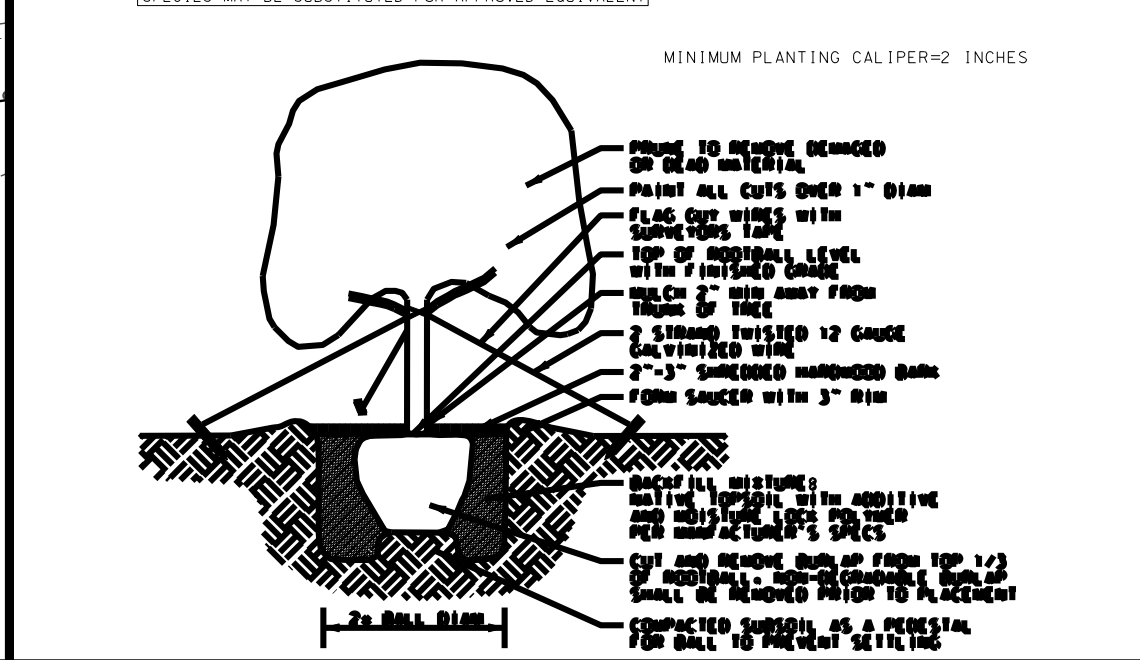


SHEET	SYMBOL	SHRUB LIST	COMMON NAME	BOTANICAL NAME	SPECIFICATION	QTY.
1	○	AMERICAN ELDERBERRY SHRUB	SAMBUCUS CANADENSIS	18" MINIMUM HEIGHT REMOVE DEAD MATERIAL MULCH BED AFTER PLANTING	6	
1	○	LYNWOOD GOLD FORSYTHIA	FORSYTHIA x INTERMEDIA	18" MINIMUM HEIGHT REMOVE DEAD MATERIAL MULCH BED AFTER PLANTING	6	
1	○	SPIRAEA LITTLE PRINCESS	SPIRAEA JAPONICA	18" MINIMUM HEIGHT REMOVE DEAD MATERIAL MULCH BED AFTER PLANTING	5	

(SPECIES MAY BE SUBSTITUTED FOR APPROVED EQUIVALENT)

SHEET	SYMBOL	TREE LIST	COMMON NAME	BOTANICAL NAME	MATURE HT	SPECIFICATION	QTY.
1	●	EASTERN WHITE PINE	PINUS STROBUS	UP TO 150'	MIN 2" CALIBER STAKE IF NEEDED, REMOVE DEAD BRANCHES MIN 8" HEIGHT AT PLANTING	7	
1	●	TULIP POPLAR	LIRIODENDRON TULIPFERA	60' TO 90'	MIN 2" CALIBER STAKE IF NEEDED, REMOVE DEAD BRANCHES MIN 8" HEIGHT AT PLANTING	5	
1	●	FLOWERING DOGWOOD	CORNUS FLORIDA	15' TO 20'	MIN 2" CALIBER STAKE IF NEEDED, REMOVE DEAD BRANCHES MIN 8" HEIGHT AT PLANTING	12	
1	●	CRAPE MYRTLE	LAGERSTROEMIA FAURIEI	20' TO 25'	MIN 2" CALIBER STAKE IF NEEDED, REMOVE DEAD BRANCHES MIN 8" HEIGHT AT PLANTING	12	
1	●	BLUE PYRAMID CYPRESS	CUPRESSUS ARIZONICA	15' TO 20'	MIN 2" CALIBER STAKE IF NEEDED, REMOVE DEAD BRANCHES MIN 8" HEIGHT AT PLANTING	4	
1	●	BLUE SPRUCE	PICEA PUNGENS	UP TO 100'	MIN 2" CALIBER STAKE IF NEEDED, REMOVE DEAD BRANCHES MIN 8" HEIGHT AT PLANTING	7	

(SPECIES MAY BE SUBSTITUTED FOR APPROVED EQUIVALENT)



Planning
 KNOXVILLE | KNOX COUNTY

File No.: **12-B-20-UR**

Date submitted: **11/23/2020**

These plans have not been reviewed by Planning Staff and may not be finalized.

PROJECT: **WESTLAND COVE PHASE 2**

OWNER: **CLEAR WATER PARTNERS**
 PO BOX 23038
 KNOXVILLE, TN 37933
 865.414.0524

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

DATE: **11-23-2020**

SHEET: **C7.1**
 LANDSCAPING

EMORY CHURCH ROAD, KNOXVILLE, TN 37922
 PARCEL IDS: 144-02016, 144-02009, DIST: 6, AREA: 24.19 ACRES

REVISIONS:

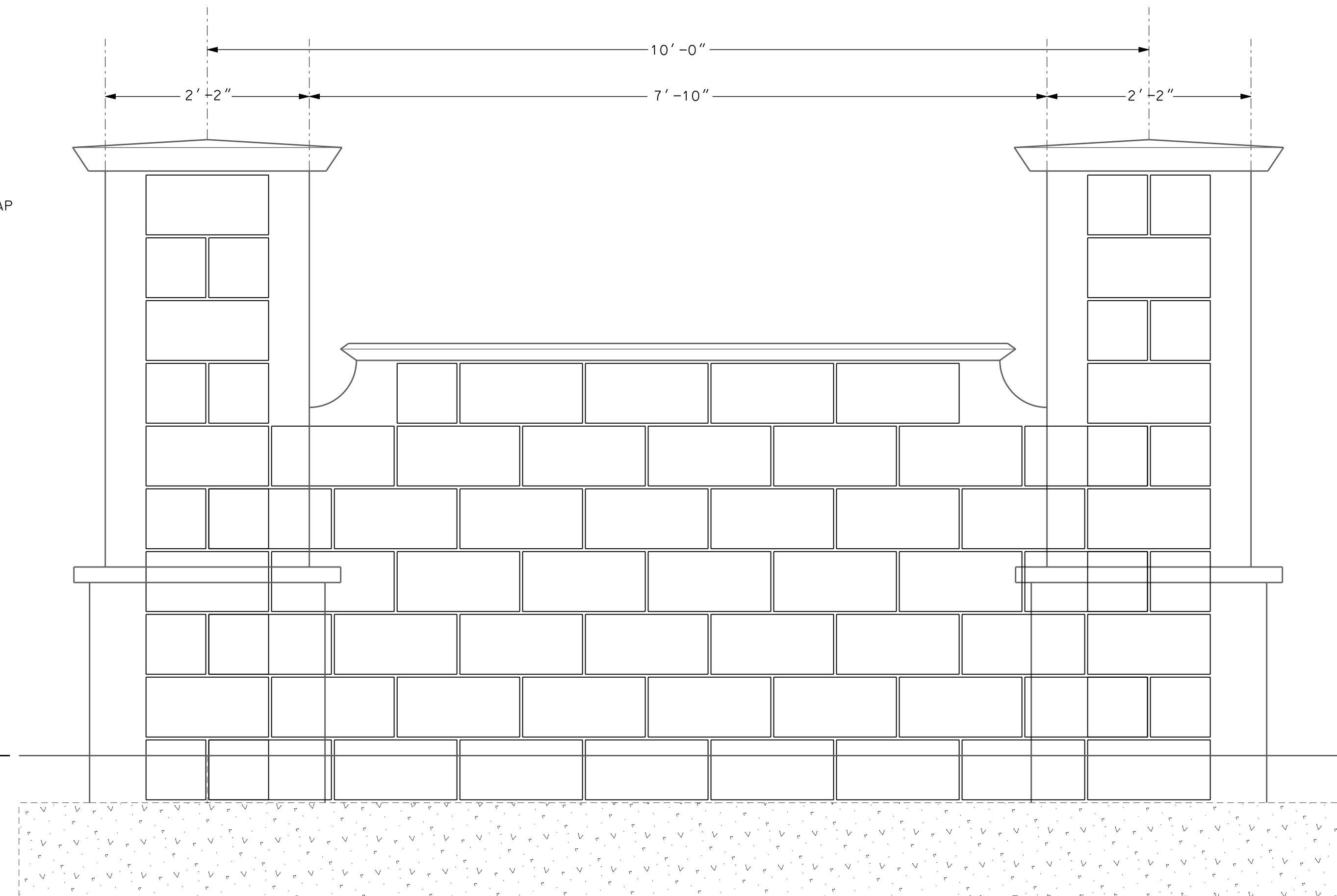
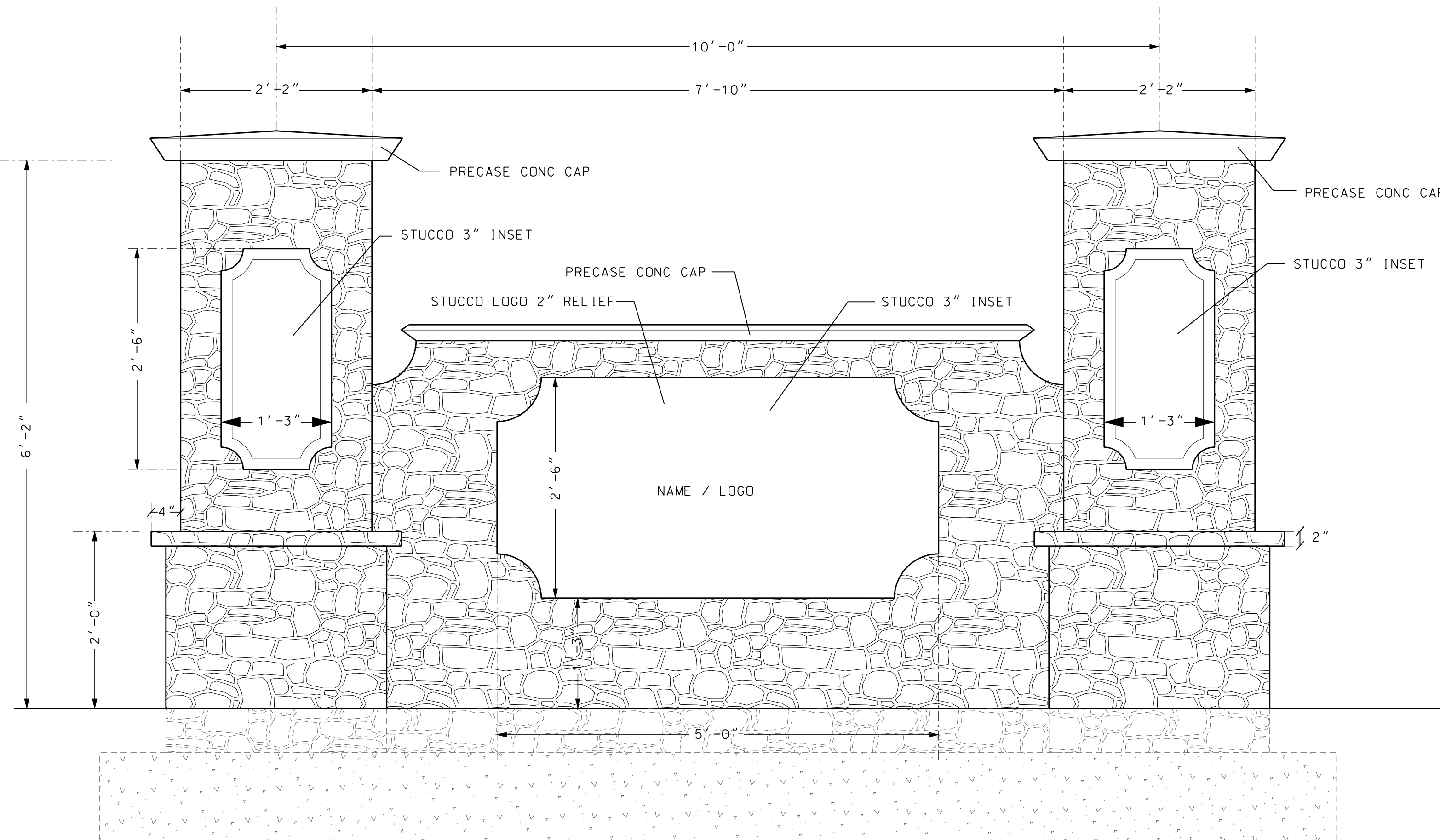
NO.	DATE	BY

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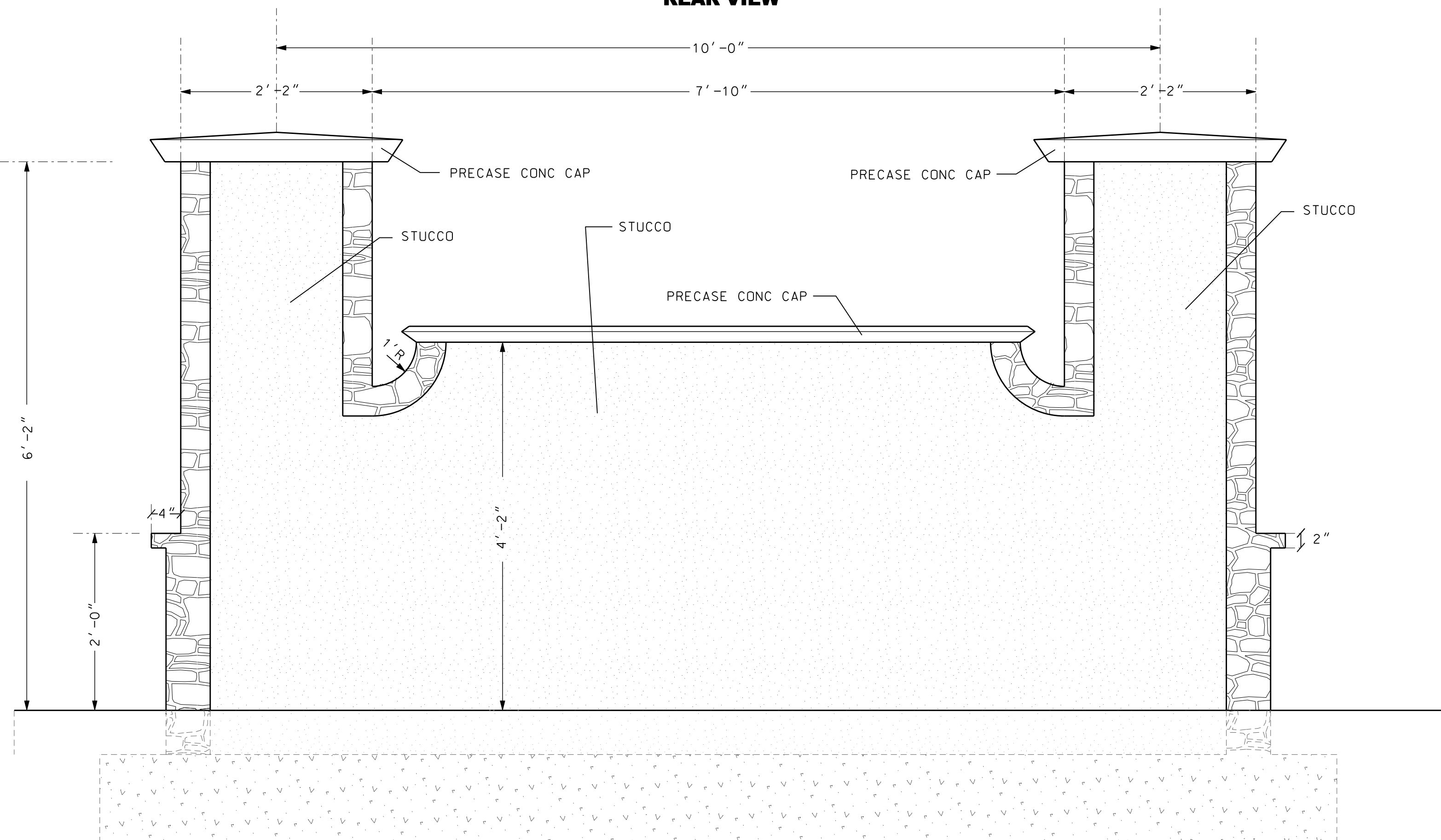
MPC USE ON REVIEW
 12-B-20-UR

FRONT VIEW

BLOCK PATTERN



REAR VIEW



File No.: 12-B-20-UR
 Date submitted: 11/23/2020

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1" = 1.0'

**WESTLAND COVE
 PHASE 2**

EMORY CHURCH ROAD, KNOXVILLE, TN 37922
 PARCEL IDS: 144-02016 144-02009 DIST: 6 AREA: 24.19 ACRES

CLEAR WATER PARTNERS
 PO BOX 23038
 KNOXVILLE, TN 37933
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SEC
 SILVUS ENGINEERING CONSULTING
 NATHAN SILVUS, P.E.
 1815 NANTASKET ROAD
 KNOXVILLE, TN 37922
 865.414.0524

MPG USE ON REVIEW
 12-B-20-UR

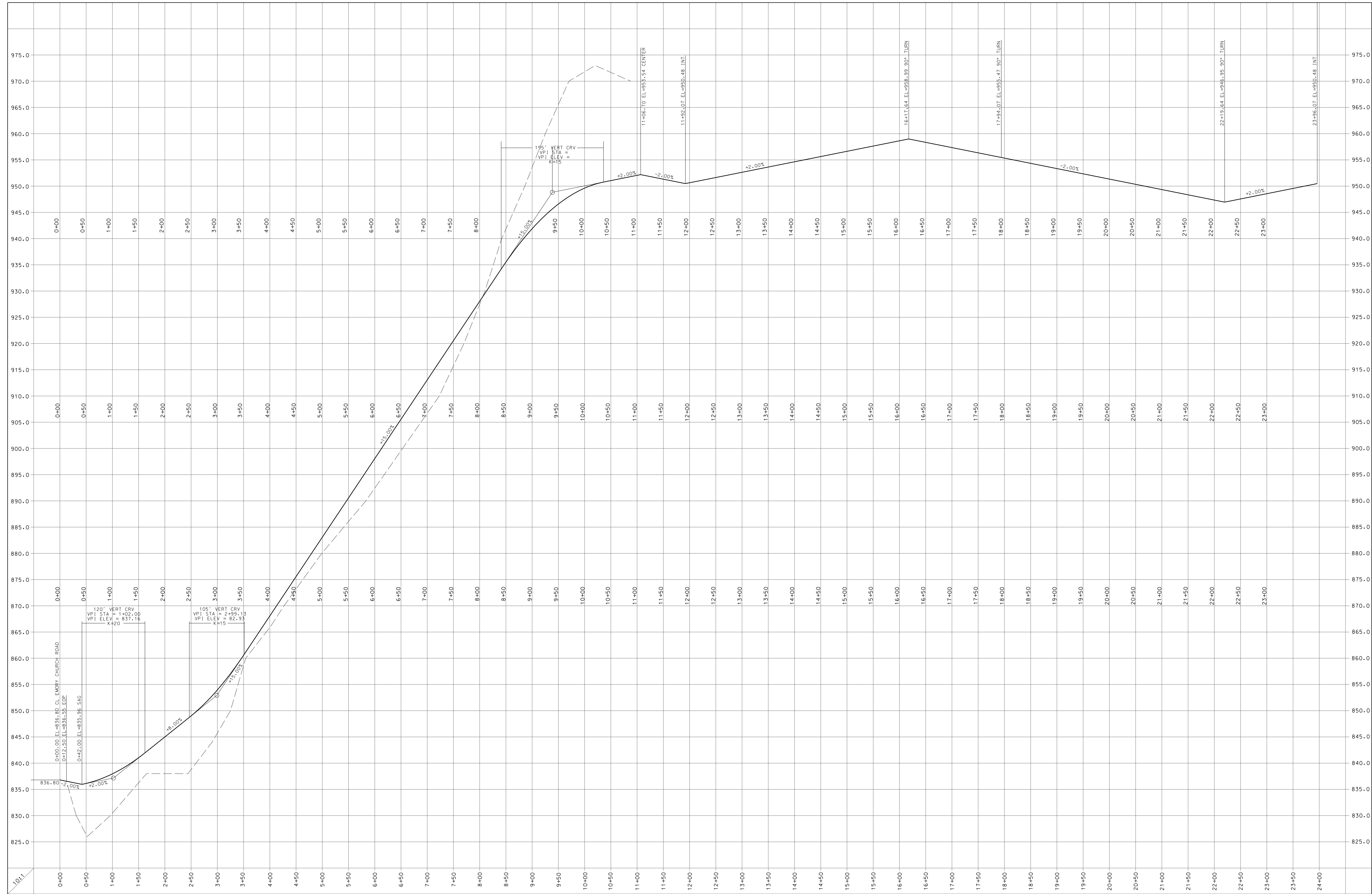
DATE: 11-23-2020

SHEET: **C7.2**

ENTRY SIGN

NO.	REVISIONS:	BY	DATE

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File No.: 12-B-20-UR

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WESTLAND COVE PHASE 2

EMORY CHURCH ROAD, KNOXVILLE, TN 37922
PARCEL IDS: 144-02016, 144-02009, DIST: 6, AREA: 24.19 ACRES

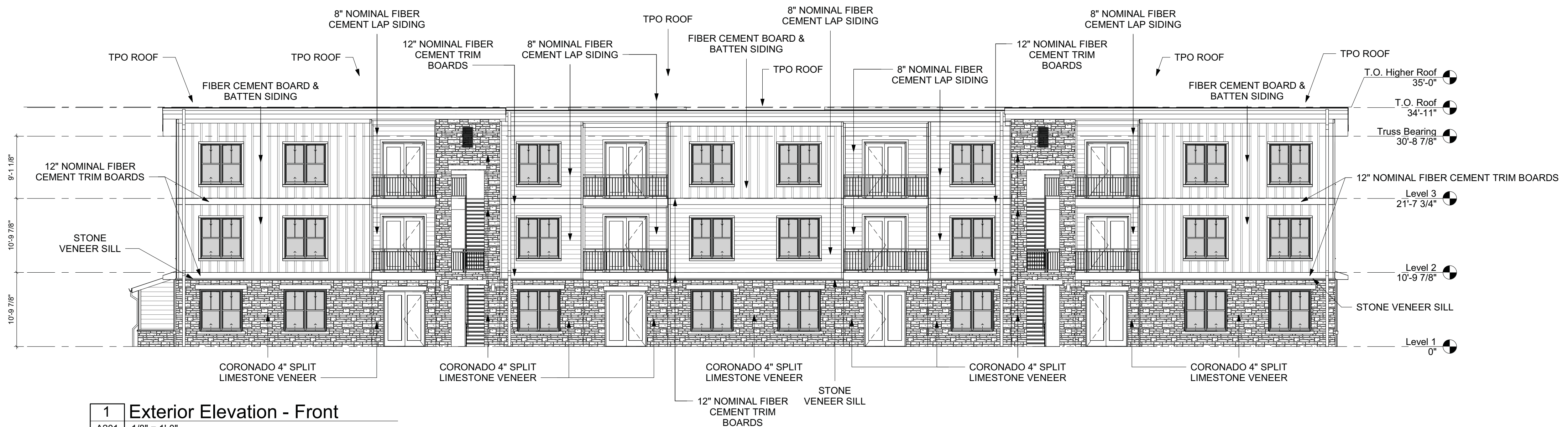
CLEAR WATER PARTNERS
PO BOX 23038
KNOXVILLE, TN 37933
865-414-0524

ENGINEER:
SECO
SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865-414-0524

MPG USE ON REVIEW
12-B-20-UR

DATE: 11-23-2020

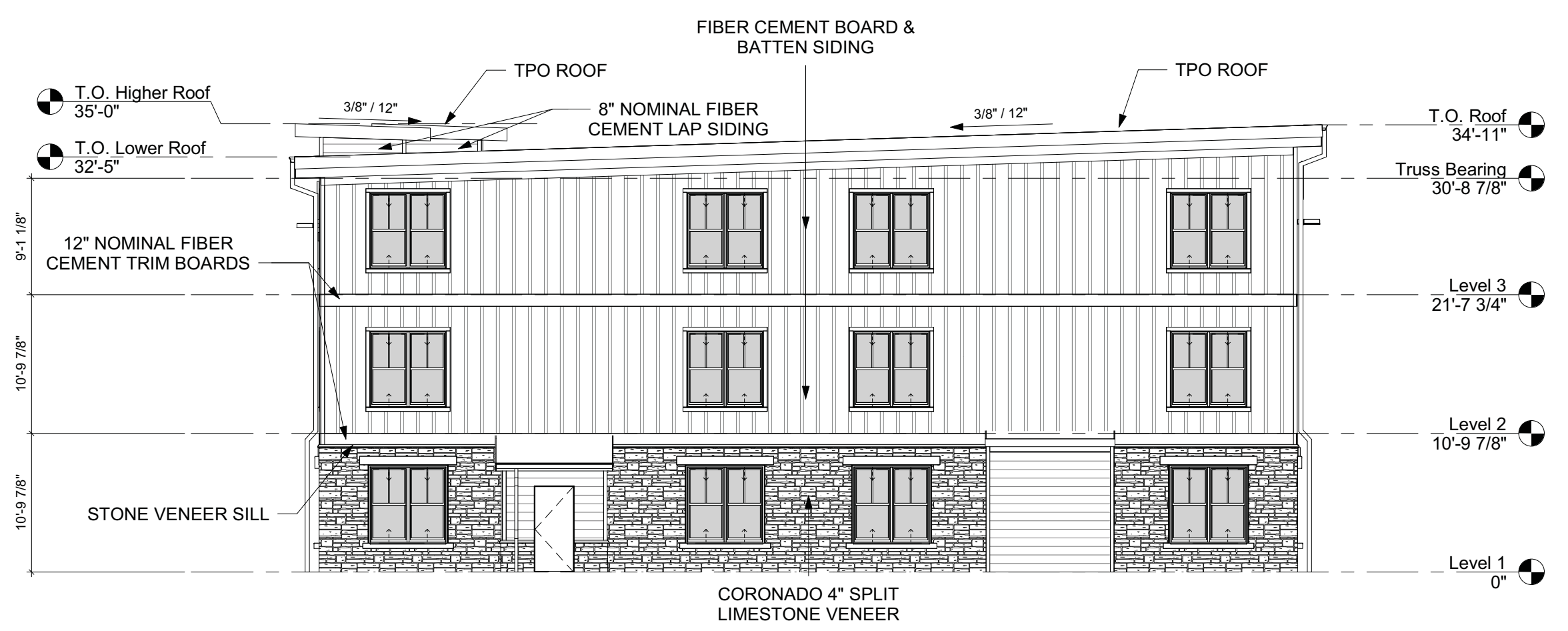
SHEET:
C9.1
PROFILES



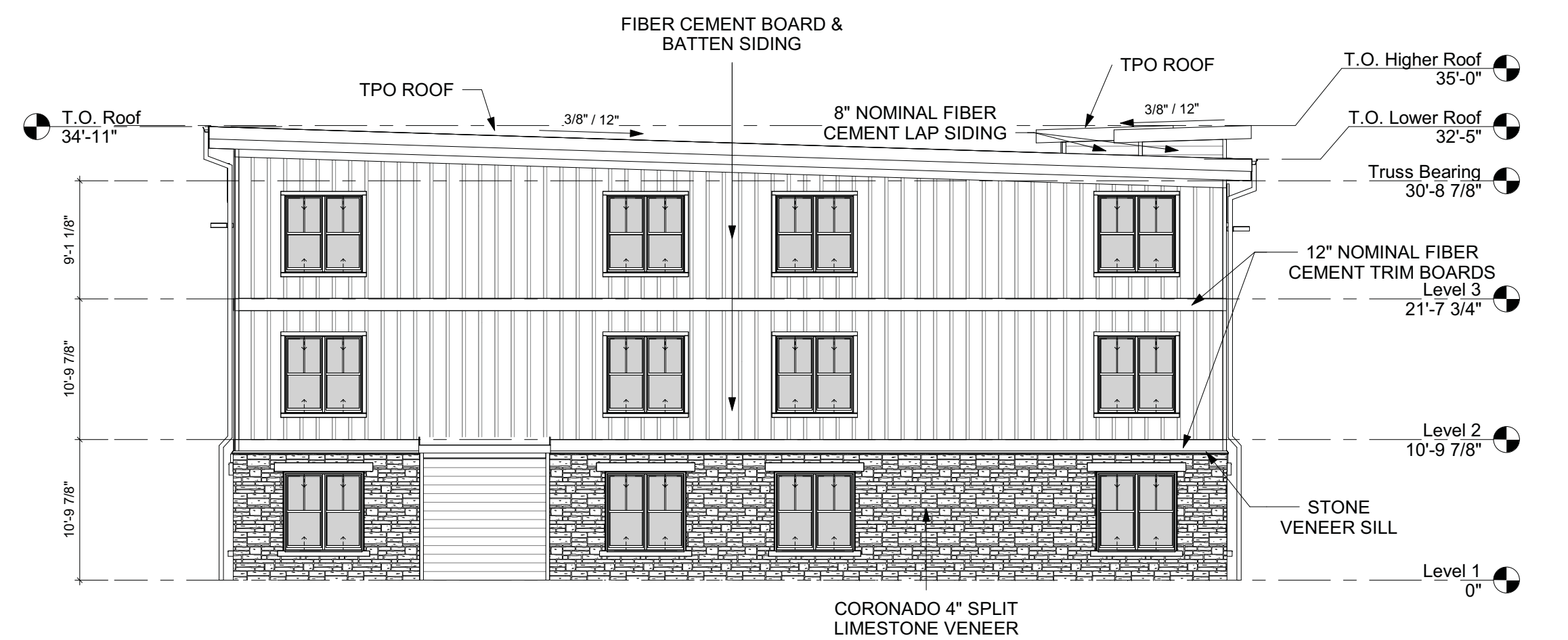
1 Exterior Elevation - Front
A201 1/8" = 1'-0"



2 Exterior Elevation - Back
A201 1/8" = 1'-0"



3 Exterior Elevation - Left
A201 1/8" = 1'-0"



4 Exterior Elevation - Right
A201 1/8" = 1'-0"

Planning
KNOXVILLE | KNOX COUNTY

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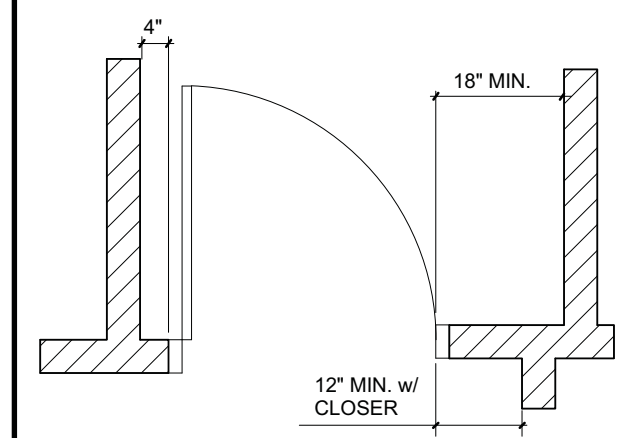
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ARCHITECT

STUDIO ALLC

2330 frankfort ave
louisville, ky 40206
p: (502) 589-8007
f: (502) 589-8004
www.studioallc.com

NOTE:
DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF DWS TO FACE OF GWS):



NOTE:
1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD FRAMING TO FACE OF STUD.
2. FRAMING, WINDOW & EXTERIOR DOOR LOCATIONS ARE SHOWN FOR REFERENCE ONLY. FOR EXACT WINDOW & DOOR LOCATIONS PLEASE REFER TO FLOOR DIMENSION PLANS.

KEY PLAN



Revisions		
No.	Description	Date

Seal

Client

Dominion Group

5107 Homburg Pike, Knoxville, TN 37919

Project Name

Emory Church Rd

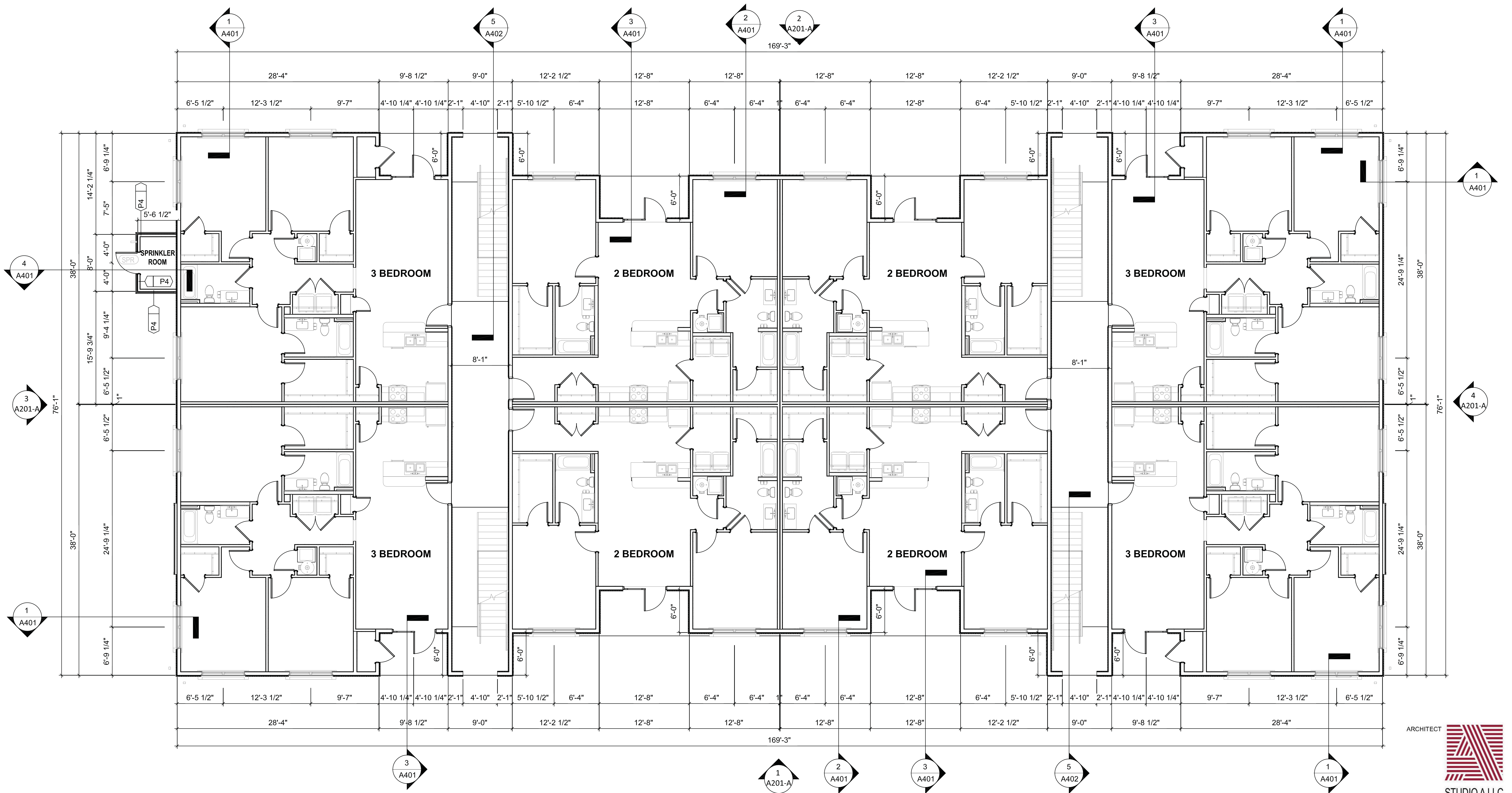
Enter address here
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - BLDG TYPE A

Project number: 20-DO-03
Date: 10/23/20

A201

Scale: 1/8" = 1'-0"



File No.: 12-B-20-UR

Date submitted: 11/23/2020

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STUDIO A LLC

2330 frankfort ave
louisville, ky 40206
p: (502) 589-8007
f: (502) 589-8004
www.studioaarch.com

**A202
FLOORPLAN**