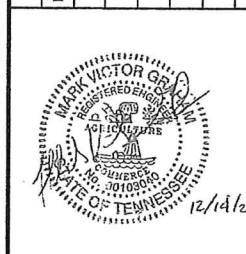


NO.	DESCRIPTION	DATE



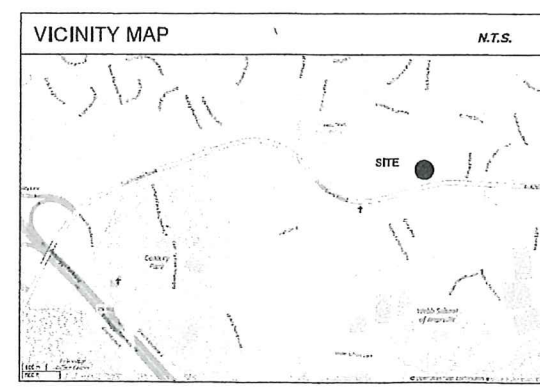
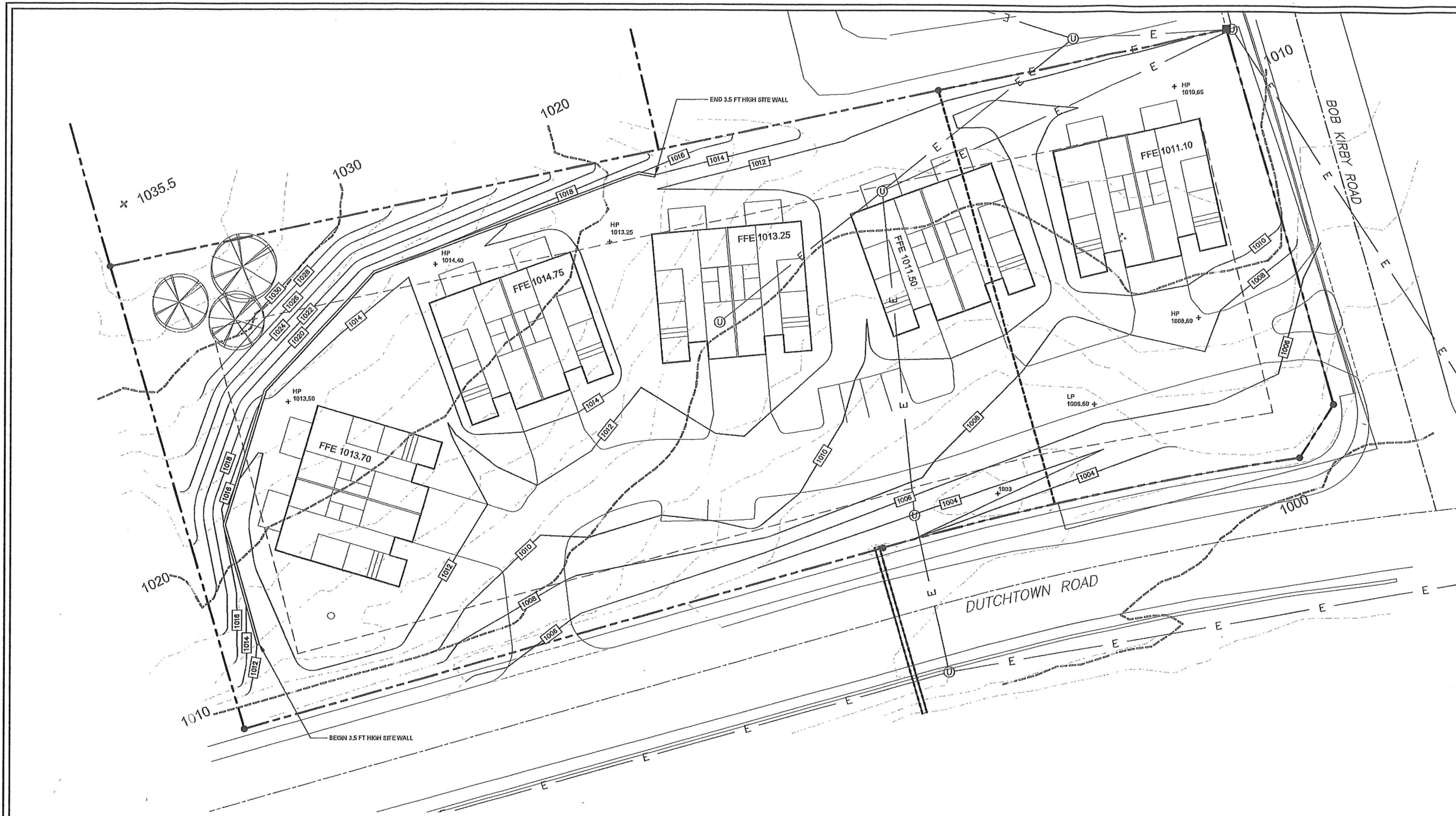
DUTCHTOWN DUPLEXES
DUTCHTOWN ROAD
KNOX COUNTY, TENNESSEE

PRELIMINARY GRADING AND DRAINAGE PLAN

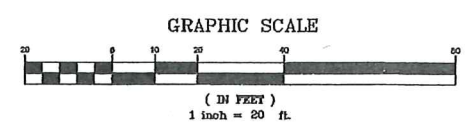
DATE: 12/14/21

C1.0
SHEET 1 OF 1

PROJ. NO. 21154



COMBINE	8805 DUTCHTOWN ROAD	801 BOB KIRBY ROAD
PARCEL ID	118 155	118 150
CLT #	118	118
ZONING	PR	PR
TOTAL SITE ACREAGE	1.61	0.55 +/-
TOTAL DISTURBED AREA		
TOTAL EXISTING IMPERVIOUS		5,100SF
TOTAL POST IMPERVIOUS		
IMPERVIOUS CHANGE		



PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

1
C1.0

MAGNETIC NORTH

SITE NORTH

2-A-22-WR



12/15/2021



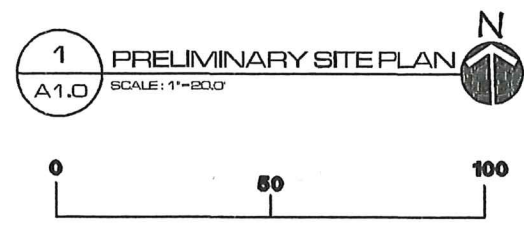
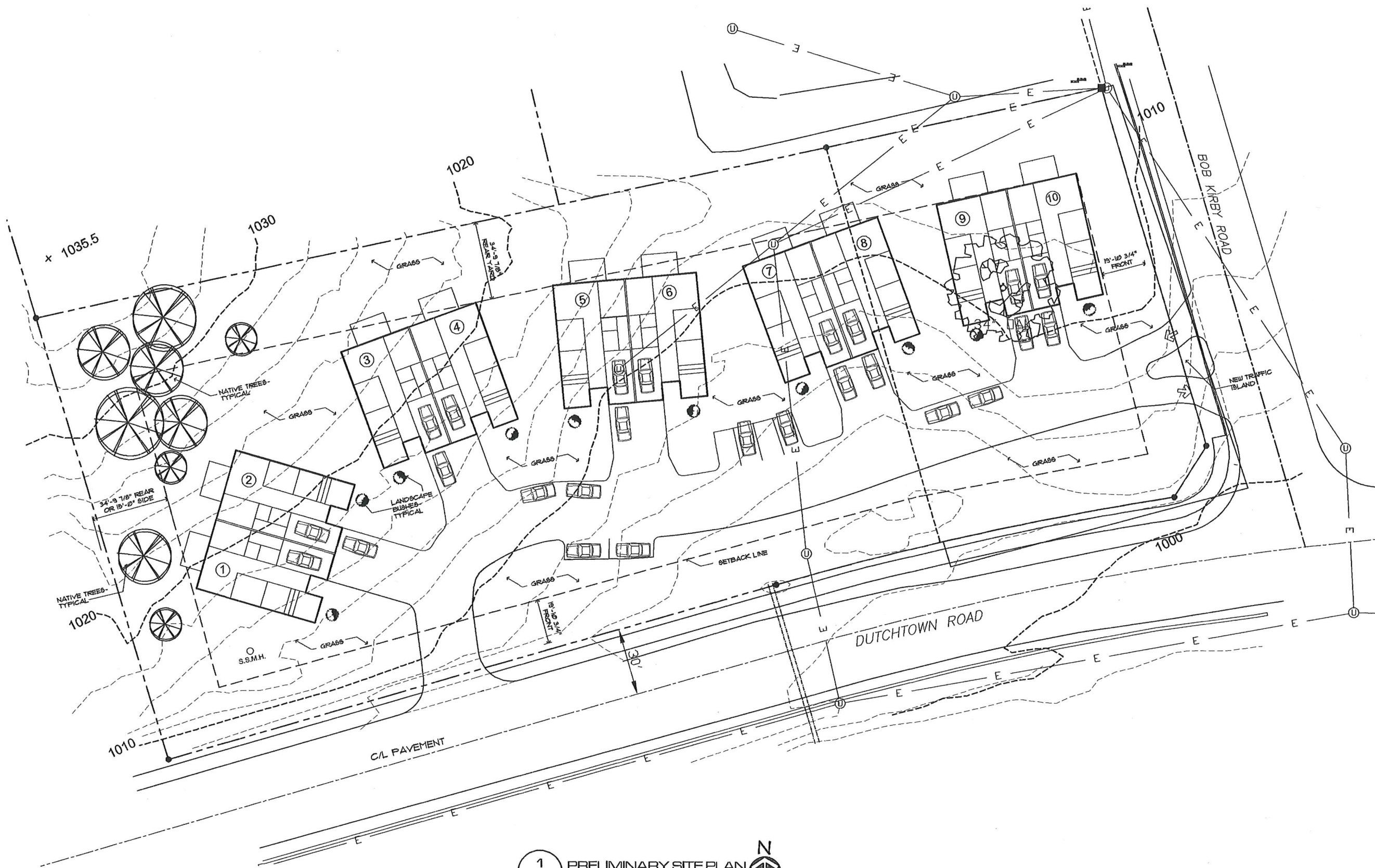
DUTCHTOWN DUPLEXES
 DUTCHTOWN ROAD
 KNOX COUNTY, TENNESSEE
 PRELIMINARY SITE PLAN

REVISIONS

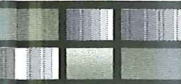
A1.1

NOV 4, 2021

C.N. 2020.13



2-A-22-UR
 12/15/2021



DUTCHTOWN DUPLEXES
DUTCHTOWN ROAD
KNOX COUNTY, TENNESSEE
PRELIMINARY ELEVATIONS

REVISIONS

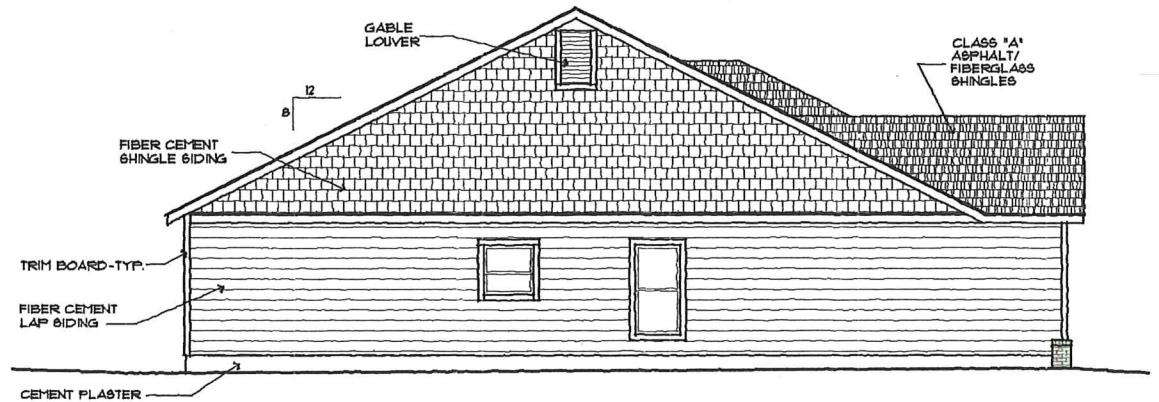
A2.1

AUG 30, 2021

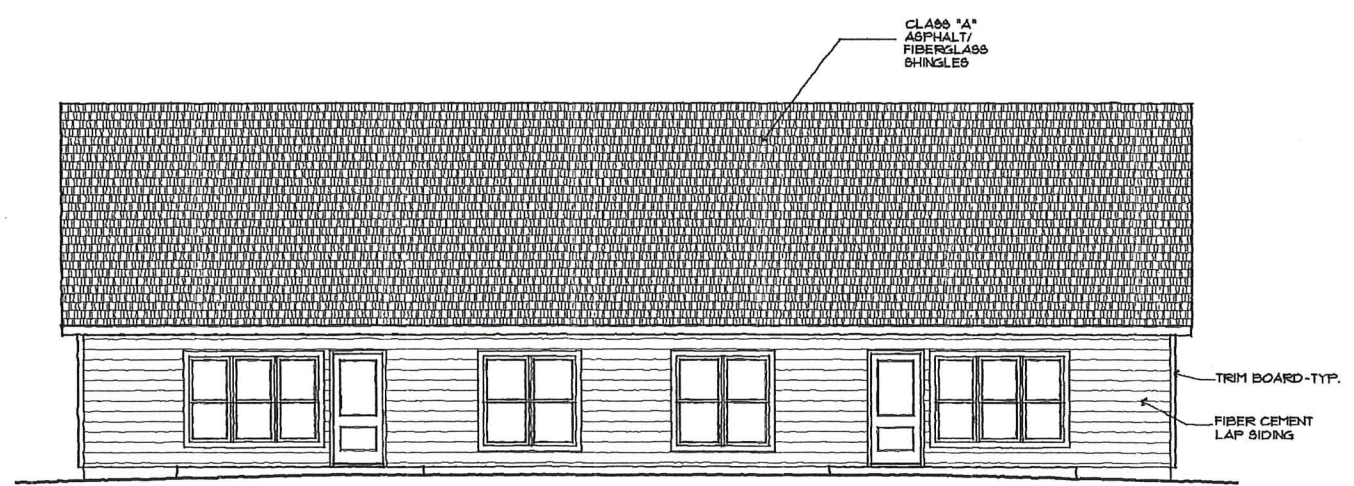
C.N. 2020.14



1 FRONT ELEVATION
A2.1 SCALE: 3/16" = 1'-0"

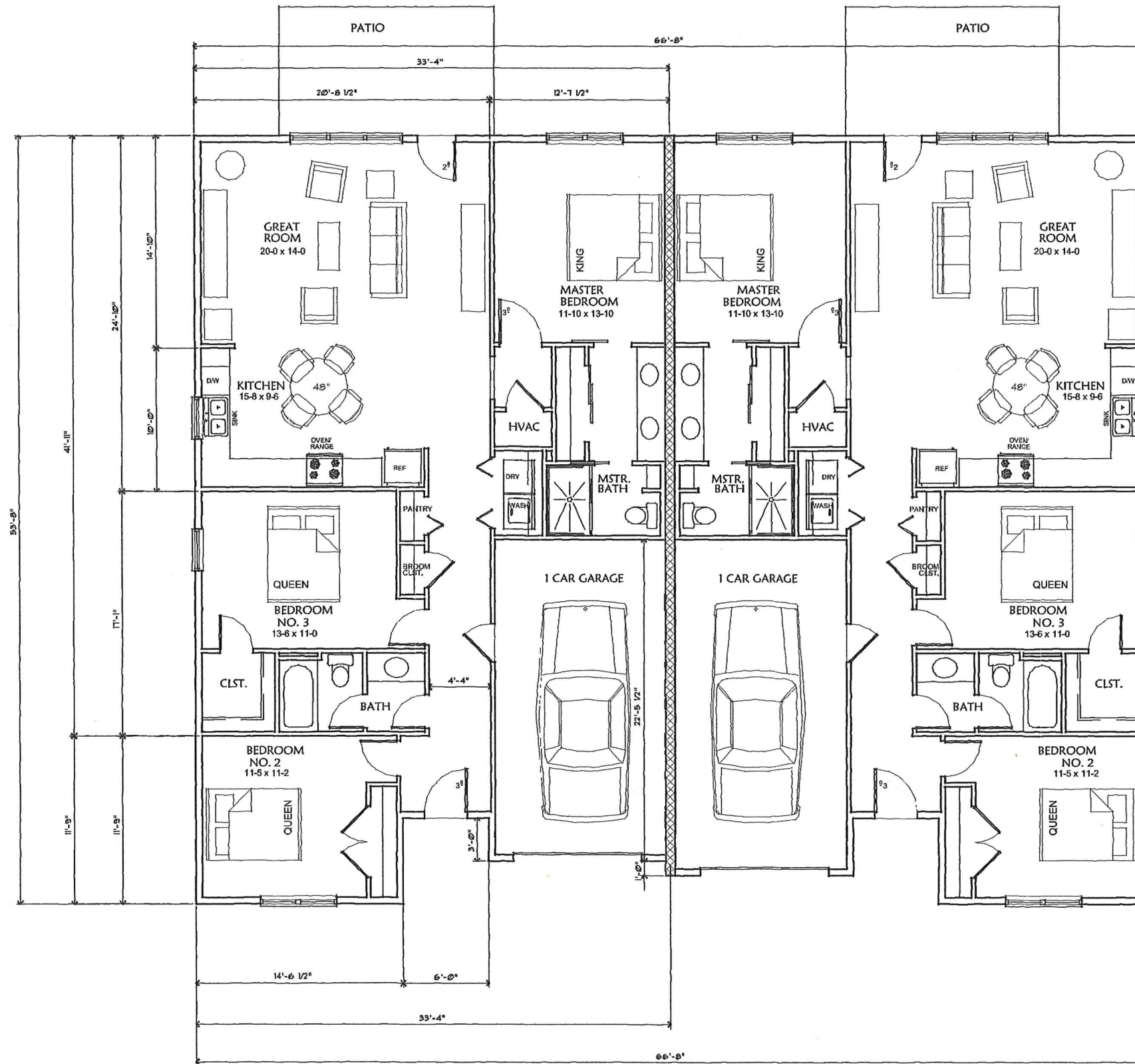


2 SIDE ELEVATION
A2.1 SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

2-A-22-UR
12/15/2021



1
A1.2
DUPLIX FLOOR PLAN
SCALE: 1/4" = 1'-0"

DWELLING UNIT: AUGUST 30, 2021
 CONDITIONED AREA: 1,427 S.F.
 GARAGE AREA: 287 S.F.

2-A-22-UR
 12/15/2021

CPA
 CHARLES PILGRIM
 ARCHITECT
 1605 Botsford Drive
 Knoxville, TN 37922
 cparchitect@comcast.net
 865-406-4881

DUTCHTOWN DUPLEXES
 DUTCHTOWN ROAD
 KNOX COUNTY, TENNESSEE
 PRELIMINARY FLOOR PLANS

REVISIONS

A1.2

AUG 30, 2021

C.N. 2020.13

Certificate of Ownership and General Dedication.
 (I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.
 Owner(s) Printed Name: GEORGES H & CYNTHIA L. BRANDAN

Signature(s): _____
 Date: _____

Certification of Final Plat — All Indicated Markers, Monuments and Benchmarks Set. I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the day of, 2021.
 Registered Land Surveyor _____

Tennessee License No. 967
 Date: _____

Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors — Standards of Practice.

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:1000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors — Standards of Practice.

Registered Land Surveyor _____
 Tennessee License No. 967
 Date: 10/21/2021

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____
 Date: _____

ZONING
 Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Zoning Shown on Official Map _____
 Date: _____
 By _____

TAXES AND ASSESSMENTS
 This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: Signed: _____
 Date: _____

Certification of Approval of Public Water System — Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____
 Authorized Signature for Utility _____
 Date _____

Planning Staff Certification of Approval for Recording — Final Plat
 This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____
 Date: _____

Owner Certification for Public Sewer and Water Service — Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: GEORGES H & CYNTHIA L. BRANDAN
 Signature(s): _____
 Date: _____

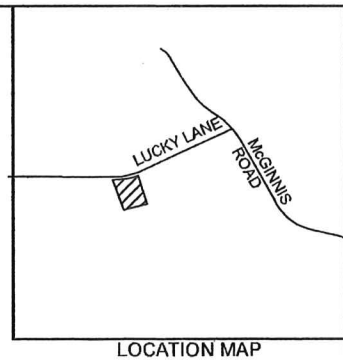
Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.
 _____ Engineering
 Director.

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.
 Knox County Health Department _____
 Date: _____

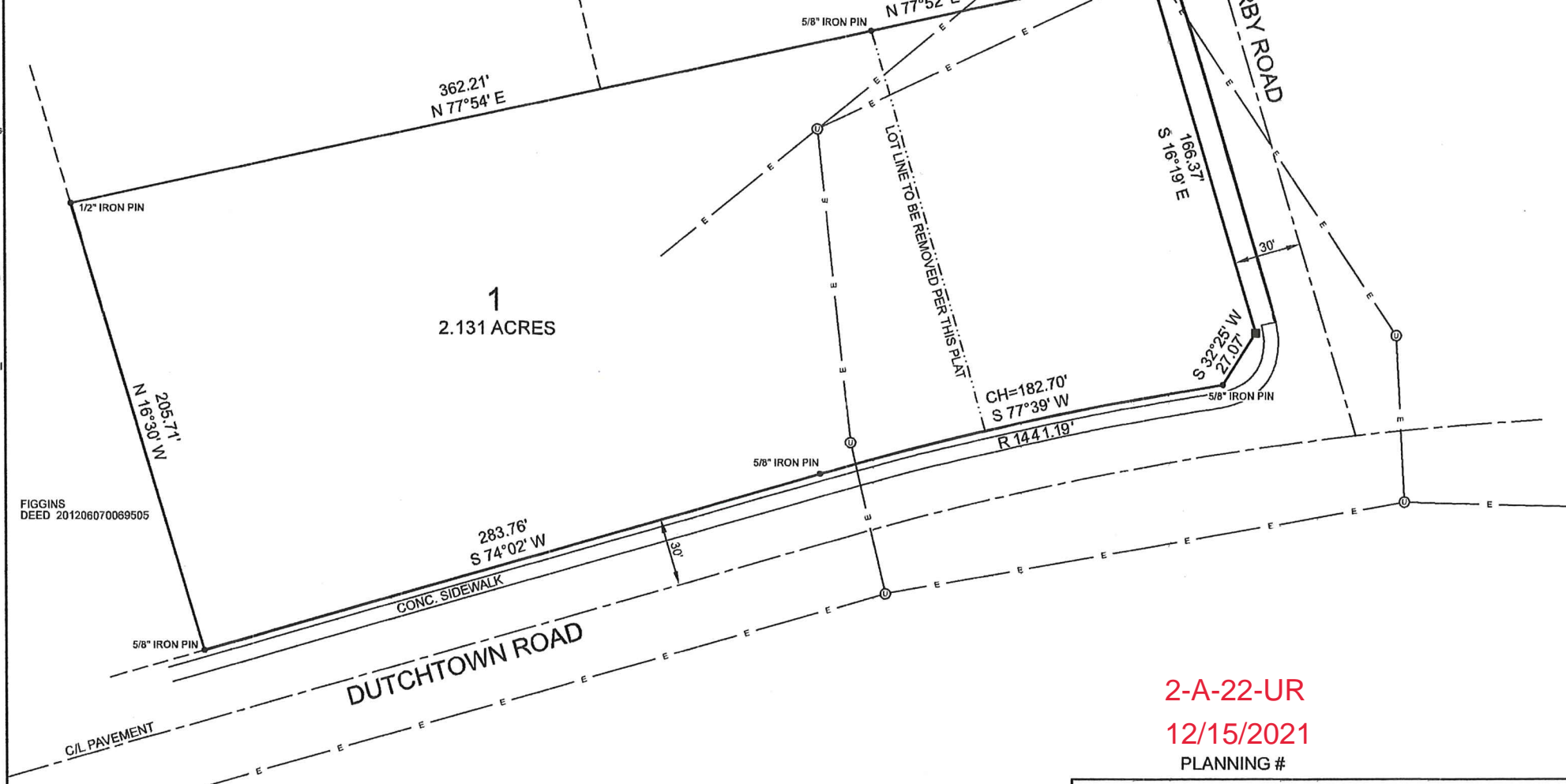
- LEGEND:**
- FOUND MONUMENT (SIZE AND TYPE NOTED)
 - 1/2" IRON PIN SET
 - ⊙ UTILITY POLE
- OVERHEAD UTILITY LINES
 _____ E _____ E _____

THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.
 1) GNSS RECEIVER: CARLETON S-T4 BASE/ROVER
 REFERENCED TO NAD83 STATE PLANE COORDINATES USING THE TDOT CORS NETWORK
 2) TOTAL STATION: TOPCON GPT-8205A
 3) VERTICAL DATUM: NAVD83 / GEOID2018



WBI RENTALS LLC
 DEED 201910310030228
 LOT 3 DUTCHTOWN OVERLOOK
 PLAT 202010290035441

WBI RENTALS LLC
 DEED 201910310030228
 LOT 2 DUTCHTOWN OVERLOOK
 PLAT 202010290035441

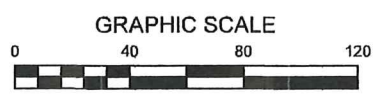


1. IRON PIN AT EACH CORNER.
2. 10' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
3. 1 LOT EQUALING 2.131 ACRES.
4. ZONED "PR"
5. SETBACKS: FRONT = _____
 SIDE = _____
 REAR = _____

FIGGINS
 DEED 201206070089505

2-A-22-UR
 12/15/2021
 PLANNING #

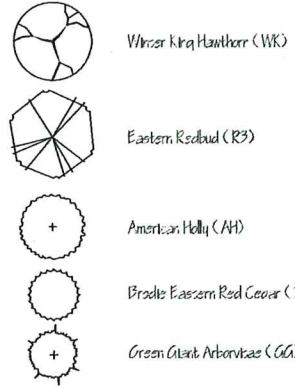
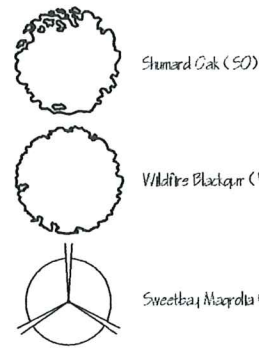
OWNERS:
 GEORGES H. & CYNTHIA L. BRANDAN
 1615 RISING VIEW LN
 KNOXVILLE, TN 37922
 865-671-1171



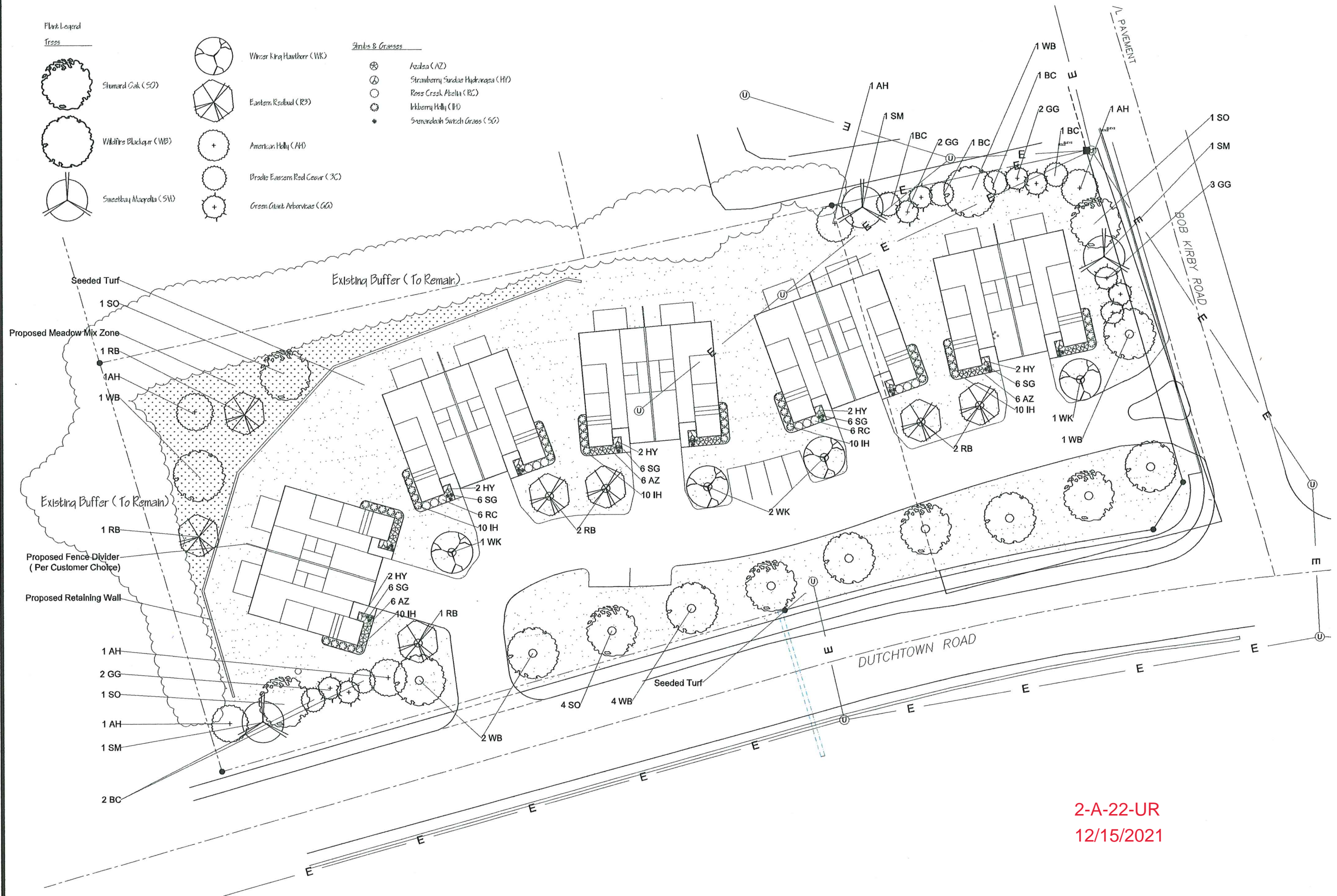
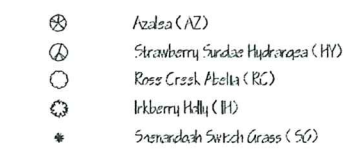
FINAL PLAT OF THE BRANDAN PROPERTY	
DISTRICT: 6	KNOX COUNTY
INSTR.: WD 201905160067370	
C.L.T. MAP: PARCELS 118 150.00 & 118 155.00	
SCALE: 1" = 40'	DATE: 10/21/2021
HINDS SURVEYING CO.	
3555 WINDY J FARMS DR. LOUISVILLE, TN 37777	
865-588-9799 TNSURVEY@GMAIL.COM	
WWW.HINDSSURVEYING.COM	
JOB NO. 2109008	

Plant Legend

Trees



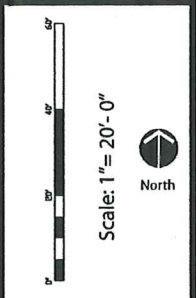
Shrubs & Grasses



Chandler Design & Planning, LLC
 1337 Willow Grove Drive
 Knoxville, TN 37932
 Phone #: (423)-416-1869

I have designed, specified, and the concepts expressed here and shall remain the property of the Landscape Architect. No part shall be copied or used in connection with any work or project of any other person for any purpose other than that for the specific project for which they have been prepared and designed without the written consent of the Landscape Architect.

Landscape Plan
December 13, 2021

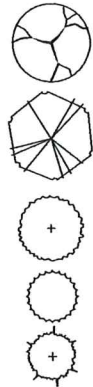
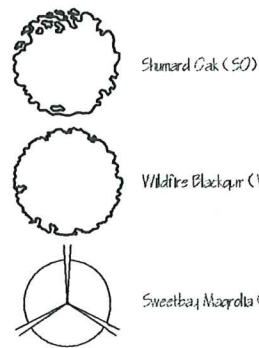


Dutchtown Duplexes
Dutchtown Road
Knox County, Tennessee

2-A-22-UR
12/15/2021

Plant Legend

Trees

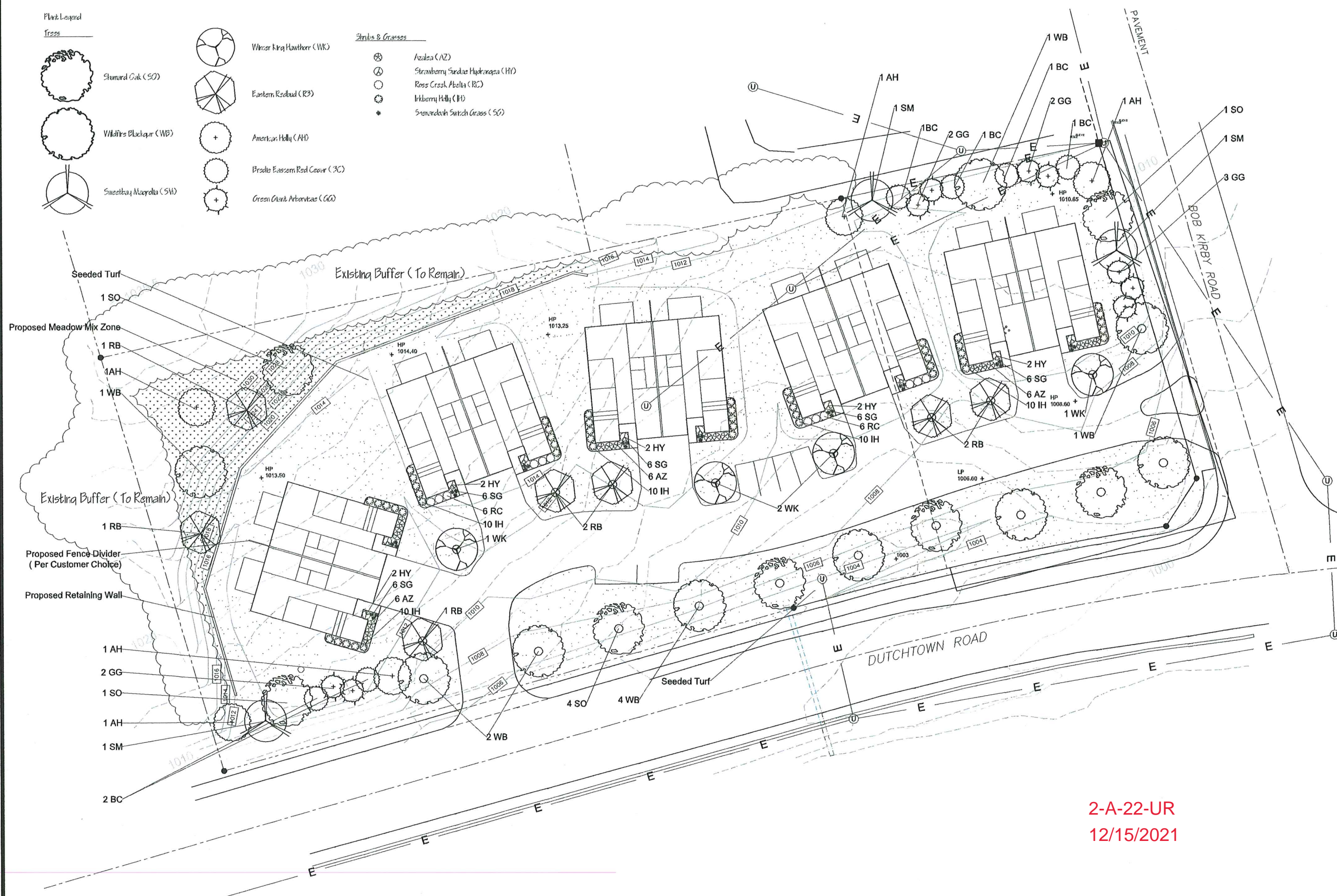


Winter King Hawthorn (WK)
 Eastern Redbud (R3)
 American Holly (AH)
 Brodiaea Eastern Red Cedar (RC)
 Green Oak Arborvitae (GA)

Shrubs & Grasses



Azalea (AZ)
 Strawberry Sundae Hydrangea (HY)
 Rose Creek Abelia (RC)
 Inkberry Holly (IH)
 Senecebiak Switch Grass (SG)



2-A-22-UR
 12/15/2021

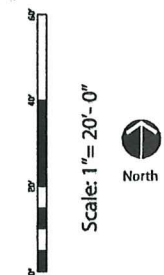


Chandler Design & Planning, LLC
 1337 Willow Grove Drive
 Knoxville, TN 37932
 Phone #: (423) 416-1869



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Landscape Plan
 December 13, 2021



Dutchtown Duplexes
 Dutchtown Road
 Knox County, Tennessee

LANDSCAPE INSTALLATION SPECIFICATIONS:

SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS. 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: 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-BIODEGRADABLE BURLAP AND CUT ALL STRINGS SURROUNDING TRUNK. HOLES MAY BE HAND DUG OR EXCAVATED W/ APPROPRIATELY SIZED AUGER WHERE ACCESSIBLE. PAINTING HOLES SHALL BE AMENDED AS NECESSARY.

BED PREPARATION: THE SOIL FOR PLANTING BEDS FOR SHRUBS, PERENNIALS, AND GROUNDCOVERS SHALL CONSIST OF A MINIMUM OF 4 INCHES OF TOPSOIL. BEDS SHALL BE EVENLY TILLED, RAKED TO A LEVEL GRADE AND THEN PLANTED PRIOR TO MULCHING.

CONDITIONS: THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ADVERSE SOIL DRAINAGE CONDITIONS OR OTHER SITUATIONS UNFAVORABLE FOR LANDSCAPE INSTALLATION.

TURF AREAS: AREAS DESIGNATED SEED ARE TO BE SEEDED WITH A FESCUE BLEND APPROPRIATE FOR THE REGION. ALL SEED AREAS SHALL BE HARLEY RAKED AND CLEAN OF ROCKS, CLUMPS, AND LARGE DEBRIS PRIOR TO PLANTING.

MEADOW: PROPOSED MEADOW ABOVE RETAINING WALL SHALL BE SEEDED USING ROUNDSTONE NATIVE SEED MIX 115- SOUTHERN MIXED GRASS MEADOW ECONOMY MIX AT THE RECOMMENDED RATE.

STAKING/GUYING: TREES ARE NOT TO BE STAKED OR GUYED. RATHER, SOIL SHALL BE ADEQUATELY FIRMED INTO PLACE AS THESE PLANTS ARE INSTALLED TO REMOVE AIR POCKETS AND TO KEEP PLANTS FROM SHIFTING.

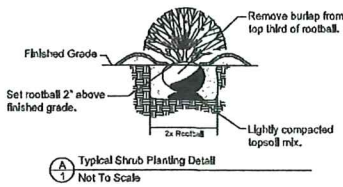
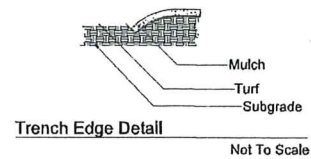
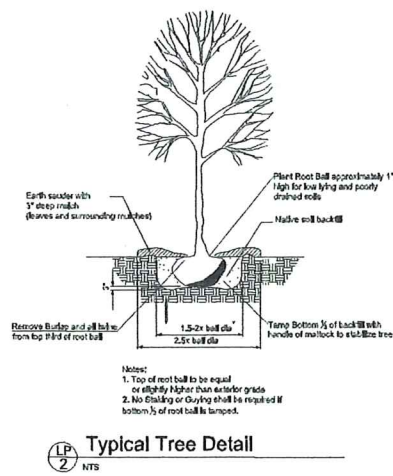
MULCH: MULCHES SHALL BE SHREDDED HARDWOOD BARK AT A DEPTH OF 3" OR PINE STRAW AT A DEPTH OF 4" UNLESS OTHERWISE SPECIFIED. MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICALS DETRIMENTAL TO HUMANS AND THE DEVELOPMENT OF PLANTS. ALL TREES LOCATED IN ISLANDS AND TURF AREAS SHALL BE INSTALLED WITH A 4' DIAMETER MULCH RING.

TREE MULCH RINGS: ALL TREES SURROUNDED BY TURF SHALL HAVE A 3-4' DIAMETER MULCH RING AS SHOWN ON THE PLAN

CLEAN-UP: DURING PLANTING, EXCESS AND WASTE SHALL BE PROMPTLY AND CONTINUOUSLY REMOVED. LAWN AREAS AND PAVED SURFACES KEPT CLEAR AND ALL REASONABLE PRECAUTIONS SHALL BE MADE TO AVOID DAMAGE TO EXISTING STRUCTURES, PLANTS AND GRASS. WALKS AND PAVED AREAS SHALL BE HOSED DOWN AND CLEANED TO APPEAR AS THEY HAD PRIOR TO BEGINNING OF WORK.

Plant List					
Symbol	Quantity	Common Name	Scientific Name	Size	Remarks
Trees					
WK	1	Winter King Hawthorn	<i>Crataegus viridis</i> 'Winter King'	1.5-2in Cal.	B&B, 8-10ft tall
RB	1	Eastern Redbud	<i>Cercis canadensis</i>	1.5-2in Cal.	B&B, 8-10ft tall
SO	7	Shumard Oak	<i>Quercus shumardii</i>	1.5-2in Cal.	B&B, 8-10ft tall
WB	9	Wildfire Blackgum	<i>Nyssa sylvatica</i> 'Wildfire'	1.5-2in Cal.	B&B, 8-10ft tall
BC	6	Brodie Eastern Red Cedar	<i>Juniperus virginiana</i> 'Brodie'	6-8ft tall	B&B
GG	9	Green Giant Arborvitae	<i>Thuja occidentalis</i> 'Green Giant'	6-8ft tall	B&B or 15 Gallon
AH	5	Satyr Hill American Holly	<i>Ilex opaca</i> 'Satyr Hill'	6-8ft tall	B&B or 15 Gallon
SM	3	Moonglow Sweetbay Magnolia	<i>Magnolia virginiana</i> 'Jim Wilson'	6-8ft tall	B&B or 15 Gallon
Shrubs					
RC	12	Rose Creek Abelia	<i>Abelia x 'Rose Creek'</i>	18-24in Spr.	3 Gallon
AZ	18	Autumn Cheer Encore Azalea	<i>Azalea x 'ConleP'</i>	18-24in Spr.	3 Gallon
IH	50	Gem Box Inkberry Holly	<i>Ilex verticillata</i> 'Jim Dandy'	18-24in Spr.	3 Gallon
HY	10	Strawberry Sundae Hydrangea	<i>Hydrangea paniculata</i> 'Rensun'	18-24in Spr.	3 Gallon
Perennials and Grasses					
SG	30	Shenandoah Switch Grass	<i>Panicum virgatum</i> 'Shenandoah'	1 Gallon	
Labeled	5338 SF	Meadow Above Retaining Wall	Roundstone Native Seed Company Southern Mixed Grass Meadow Economy Mix		
Labeled	39780 SF	Turf Areas	Fescue Blend Appropriate for Region Applied at Recommended Rate		
Labeled	1883 SF	Shredded Hardwood Mulch	Planting Beds and Tree Rings	~17 Yards	

**Always refer to plan for accurate quantities



2-A-22-UR
12/15/2021

Deciduous Trees

Wildfire Blackgum
Nyssa sylvatica 'Wildfire'



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

Shumard Oak
Quercus shumardii



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

Flowering/Deciduous Trees

Winter King Hawthorn
Crataegus viridis 'Winter King'



Height: 15-25 feet, Spread: 20-25 feet

Eastern Redbud
Cercis canadensis



Height: 15 to 20 feet, Spread: 15 to 20 feet

Evergreen Trees

Green Giant Arborvitae
Thuja occidentalis 'Green Giant'



Height: 25 to 30 feet, Spread: 10 to 12 feet

Brodie Eastern Red Cedar
Juniperus virginiana 'Brodie'



Height: 30 to 45 feet, Spread: 10 to 12 feet

Satyr Hill American Holly
Ilex opaca 'Satyr Hill'



Height: 30-40 feet, Spread: 15-25 feet

Moonglow Sweetbay Magnolia
Magnolia virginiana 'Jim Wilson'



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

Deciduous Flowering Shrubs

Strawberry Sundae Hydrangea
Hydrangea paniculata 'Rensun'



Height: 4 to 5 feet, Spread: 3 to 4 feet

Evergreen Flowering Shrubs

Rose Creek Abelia
Abelia x 'Rose Creek'



Height: 2 to 3 feet, Spread: 3 to 4 feet

Autumn Cheer Encore Azalea
Azalea x 'ConleP'



Height: 3 feet, Spread: 3 to 3.5 feet

Evergreen Shrubs
Gem Box Inkberry Holly
Ilex glabra 'Gem Box'



Height: 2 to 3 feet, Spread: 2 to 3 feet

Ornamental Grasses

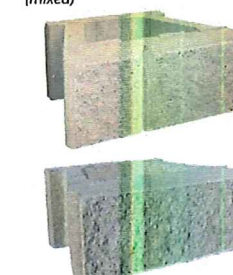
Shenandoah Switch Grass
Panicum virgatum 'Shenandoah'



Height: 4 feet, Spread: 2 to 3 feet

Retaining Wall Recommendations

EverLoc 810 Traditional & Full Wall Block (mixed)



Color: Sienna or Ash Gray

EverLoc Cap



Versalok Square Foot Wall



Versalok Square Foot Wall



Chandler Design & Planning, LLC
1337 Willow Grove Drive
Knoxville, TN 37932
Phone #: (423)-416-1869



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Landscape Specifications
December 13, 2021

Dutchtown Duplexes
Dutchtown Road
Knox County, Tennessee

Working Plant List

Dutchtown Duplexes

12/13/2021

2-A-22-UR
12/15/2021

Evergreen Trees

Green Giant Arborvitae
Thuja occidentalis 'Green Giant'



Height: 25 to 30 feet, Spread: 10 to 12 feet

Satyr Hill American Holly
Ilex opaca 'Satyr Hill'



Height: 30-40 feet, Spread: 15-25 feet

Brodie Eastern Red Cedar
Juniperus virginiana 'Brodie'



Height: 30 to 45 feet, Spread: 10 to 12 feet

Moonglow Sweetbay Magnolia
Magnolia virginiana 'Jim Wilson'



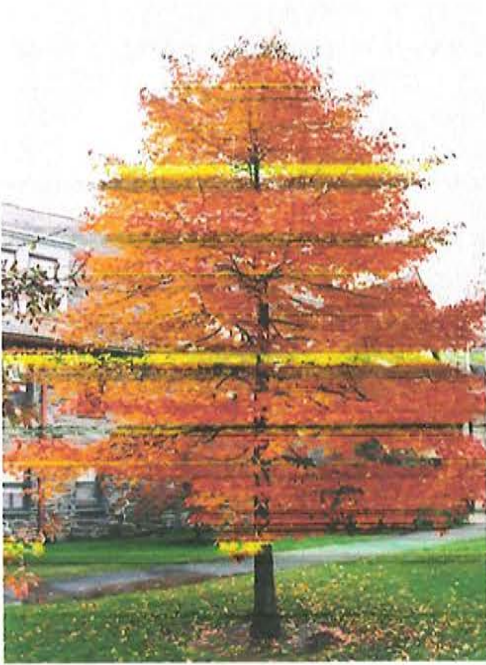
Height: 12 to 20 feet, Spread: 12 to 20 feet
Semi-Evergreen

2-A-22-UR
12/15/2021

Deciduous Trees

Wildfire Blackgum

Nyssa sylvatica 'Wildfire'



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

Shumard Oak

Quercus shumardii

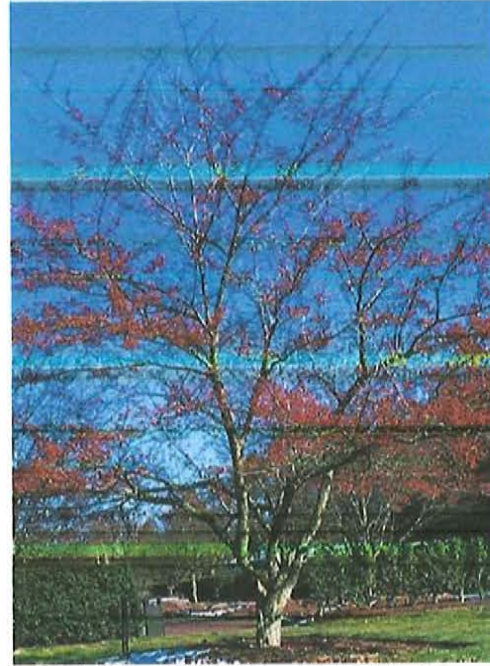


Height: 40 to 60 feet, Spread: 30 to 40 feet

Flowering/Deciduous Trees

Winter King Hawthorn

Crataegus viridis 'Winter King'



Height: 15-25 feet, Spread: 20-25 feet

Eastern Redbud

Cercis canadensis

2-A-22-UR

12/15/2021



Height: 15 to 20 feet, Spread: 15 to 20 feet

Deciduous Flowering Shrubs

Strawberry Sundae Hydrangea

Hydrangea paniculata 'Rensun'



Height: 4 to 5 feet, Spread: 3 to 4 feet

Autumn Cheer Encore Azalea

Azalea x 'Conlef'



Height: 3 feet, Spread: 3 to 3.5 feet

Evergreen Flowering Shrubs

Rose Creek Abelia

Abelia x 'Rose Creek'



Height: 2 to 3 feet, Spread: 3 to 4 feet

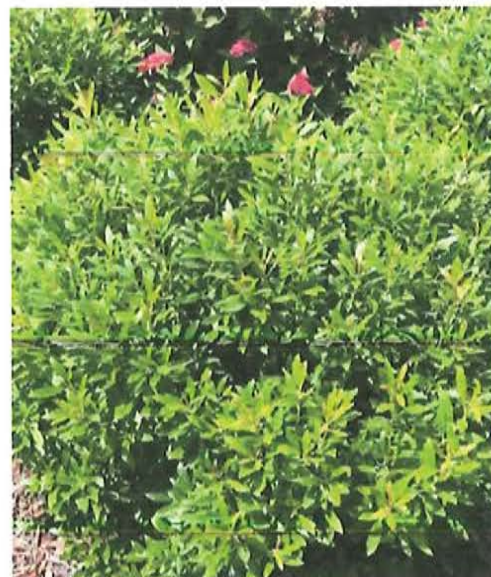
Evergreen Shrubs

Gem Box Inkberry Holly

Ilex glabra 'Gem Box'

2-A-22-UR

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Height: 2 to 3 feet, Spread: 2 to 3 feet

Ornamental Grasses

Shenandoah Switch Grass *Panicum virgatum 'Shenandoah'*



Height: 4 feet, Spread: 2 to 3 feet

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