

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 7-K-17-UR

**AGENDA ITEM #:** 75

**AGENDA DATE:** 7/13/2017

▶ **APPLICANT:** RIDGEDALE TOWNHOMES II, LLC

OWNER(S): Raj Sood

TAX ID NUMBER: 92 02401, 02402 & 02403

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 2704 Cow Pond Way

▶ **LOCATION:** North, east and west side of the intersection of Wood-Smith Rd. and Barnard Rd.

▶ **APPX. SIZE OF TRACT:** 10.08 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Wood Smith Rd. a minor collector street with an 18' pavement width within a 60' right-of-way and Barnard Rd. a local street with a 16' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Multi-dwelling development

8.73 du/ac

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) at a density of up to 9.75 du/ac by Knox County Commission on April 27, 2009.

SURROUNDING LAND USE AND ZONING: North: Apartments - PR (Planned Residential)

South: Residences - R-1 (Low Density Residential)

East: Residences - A (Agricultural) & A-1 (General Agricultural)

West: Residences - R-1 (Low Density Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of low and medium density residential development.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the development plan for up to 88 townhouse style apartment units and reduction of the peripheral setback to 15' between the development tracts and the apartment development to the north, subject to 8 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Widening of Barnard Rd. to a width of 20', from the intersection with Wood Smith Rd. to the intersection

with Sood Rd., meeting the requirements of the Knox County Department of Engineering and Public Works. Grading work will also be required to improve sight distance at the intersection and through the curve in Barnard Rd. Detailed plans and schedule for this street improvement project shall be submitted to the Knox County Department of Engineering and Public Works for review and approval during the design review process for stormwater management and grading permit review.

4. Other than the approved stormwater lines crossing the public streets, move all other proposed stormwater lines out of the public right-of-way.
5. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for this project, or approved phase of the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along Wood Smith Rd. and Barnard Rd..
6. All structures will have to be set back at least 50' from the top of the sinkhole (closed contour area) identified on the development plan in the northeast tract. Building construction within the 50' buffer may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of a building permit application for the northeast tract. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole and stream located on the property.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to develop this 10.08 acre property with 88 townhouse style apartments at a density of 8.73 du/ac. The property is divided into three tracts by the intersection of Wood Smith Rd. and Barnard Rd. The northeast tract will include 22 apartment units and will have access off of Wood Smith Rd. The southeast tract which is the flattest portion of the property, includes 48 apartment units and will have access from Wood Smith Rd. directly across from the entrance for the northeast tract. The southwest tract includes 18 units and will have access from Barnard Rd. directly across from Sood Rd.

The applicant had previously obtained approval on April 8, 2010 for 92 townhouse style apartments at a density of 9.13 du/ac. The approved site plan was revised to address some site grading issues and is back before the Planning Commission for approval. The major changes were to the northeast tract with the elimination of 4 units. The applicant is providing a swimming pool as a recreational amenity for the development.

The applicant is being required to widen Barnard Rd. to a width of 20' from the intersection with Wood Smith Rd. to the intersection with Sood Rd. Grading work will also be required to improve sight distance at the intersection and through the curve in Barnard Rd. The layout of the proposed apartment development will allow for any future realignment of the intersection of Wood Smith Rd. and Barnard Rd.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. Public water and sewer utilities are available to serve the site.
2. The proposed widening of Barnard Rd. and improvements in sight distance will improve traffic safety in this area.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed apartment development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed since it

adjoins an apartment development to the north. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the majority of the units have access directly to a collector street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential uses for the site. At a proposed density of 8.73 du/ac, the development complies with the Sector Plan and the approved PR zoning at a density of up to 9.75 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 851 (average daily vehicle trips)

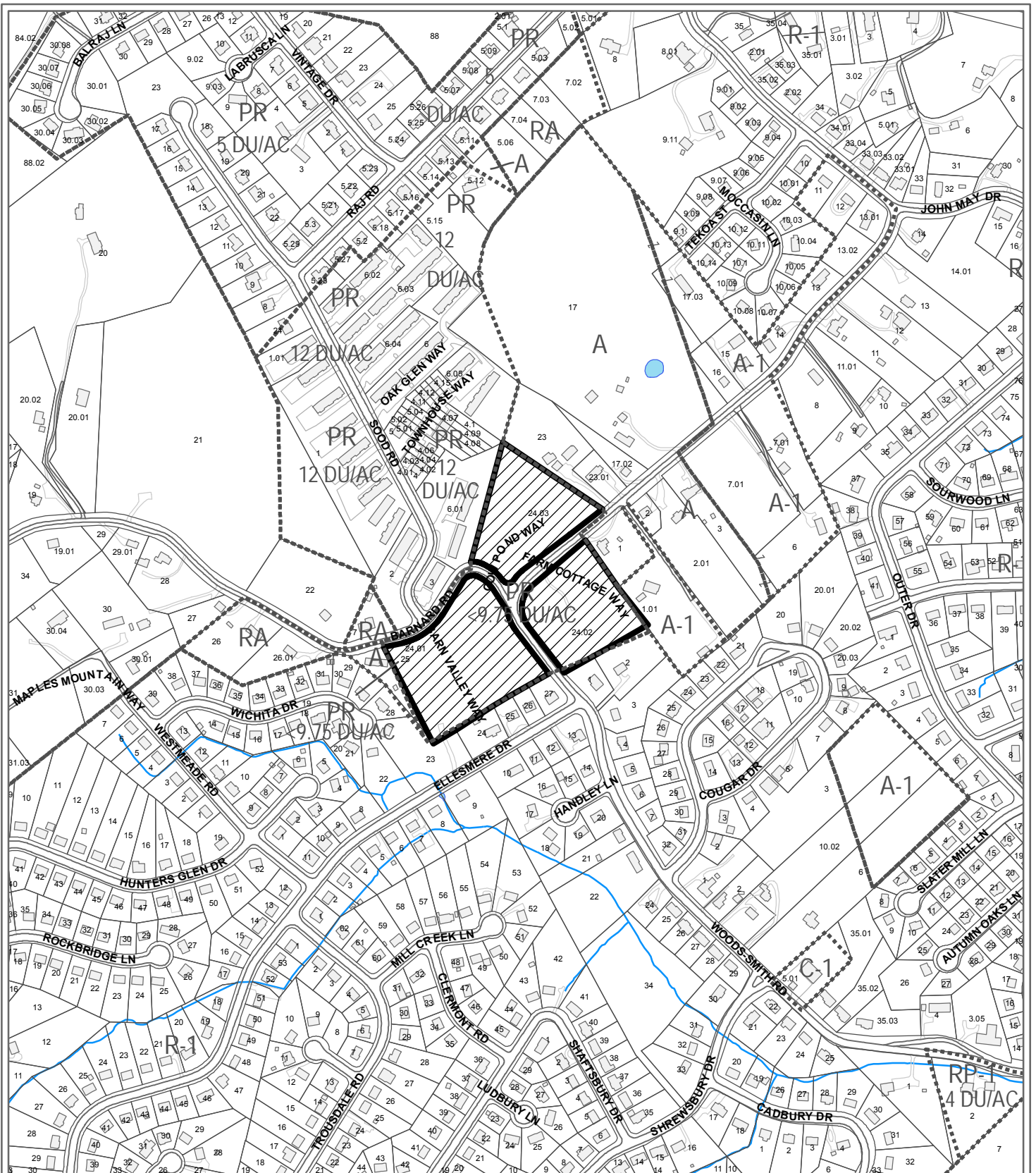
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**7-K-17-UR  
USE ON REVIEW**

Petitioner: Ridgedale Townhomes II, LLC



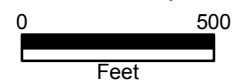
Multi-dwelling development in PR (Planned Residential)

Map No: 92

Jurisdiction: County

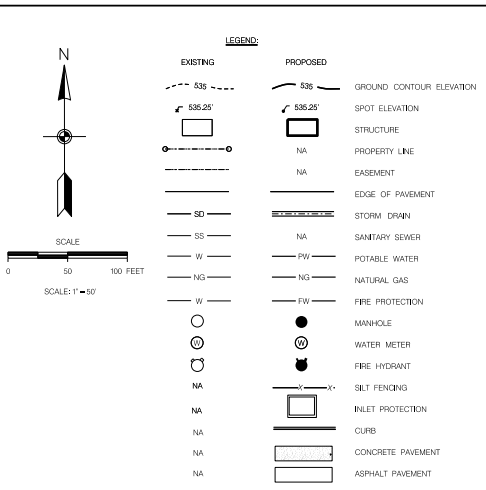
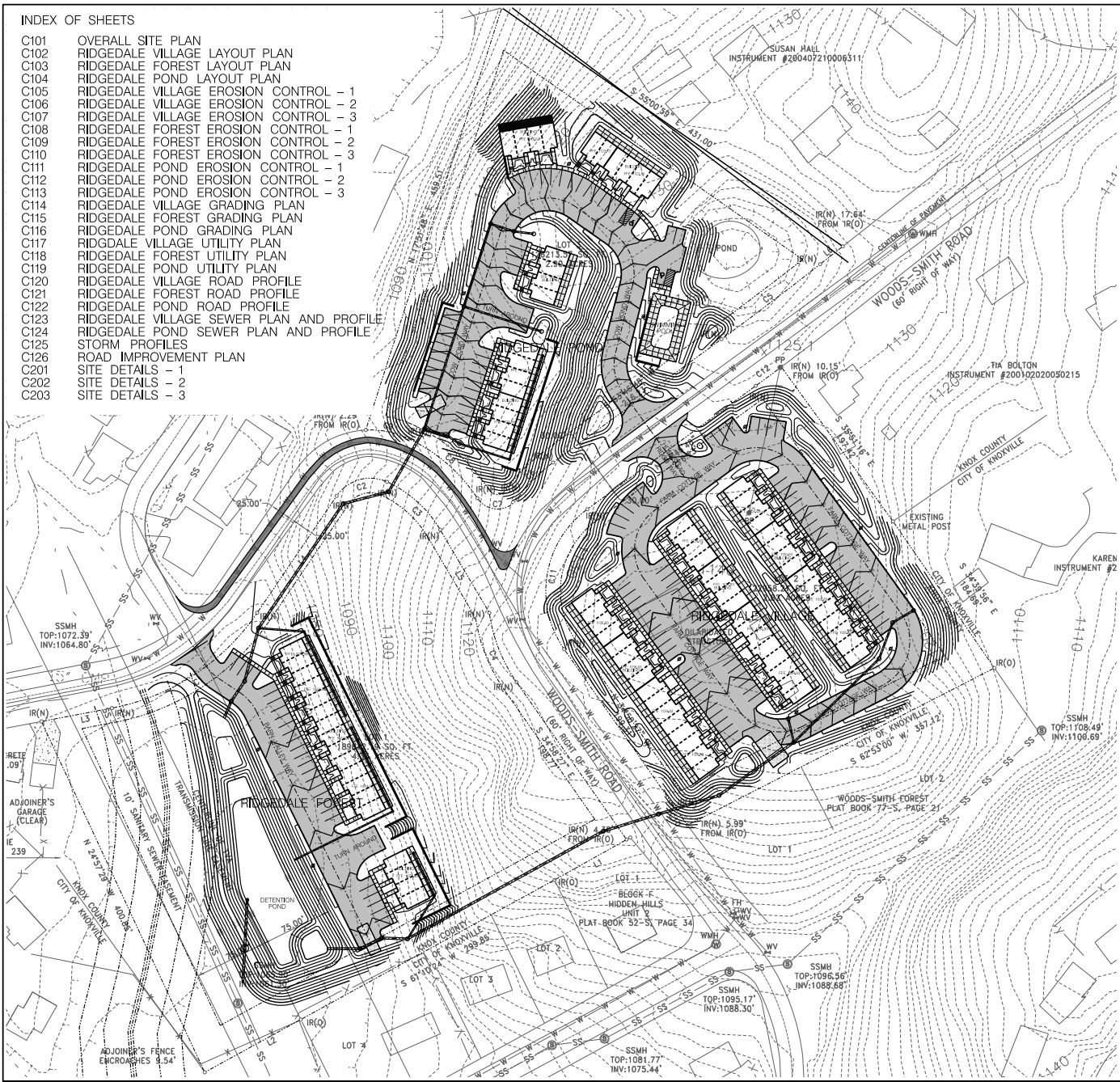
Original Print Date: 6/15/2017  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:



INDEX OF SHEETS

- C101 OVERALL SITE PLAN
- C102 RIDGEDALE VILLAGE LAYOUT PLAN
- C103 RIDGEDALE FOREST LAYOUT PLAN
- C104 RIDGEDALE POND LAYOUT PLAN
- C105 RIDGEDALE VILLAGE EROSION CONTROL - 1
- C106 RIDGEDALE VILLAGE EROSION CONTROL - 2
- C107 RIDGEDALE VILLAGE EROSION CONTROL - 3
- C108 RIDGEDALE FOREST EROSION CONTROL
- C109 RIDGEDALE FOREST EROSION CONTROL - 1
- C110 RIDGEDALE FOREST EROSION CONTROL - 2
- C111 RIDGEDALE POND EROSION CONTROL - 1
- C112 RIDGEDALE POND EROSION CONTROL - 2
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- C114 RIDGEDALE VILLAGE GRADING PLAN
- C115 RIDGEDALE FOREST GRADING PLAN
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- C117 RIDGEDALE VILLAGE UTILITY PLAN
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- C121 RIDGEDALE FOREST ROAD PROFILE
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- C123 RIDGEDALE VILLAGE SEWER PLAN AND PROFILE
- C124 RIDGEDALE POND SEWER PLAN AND PROFILE
- C125 STORM PROFILES
- C126 ROAD IMPROVEMENT PLAN
- C201 SITE DETAILS - 1
- C202 SITE DETAILS - 2
- C203 SITE DETAILS - 3



OVERALL SITE NOTES

1. USE: MULTIFAMILY RESIDENTIAL ZONING; PR PARCELS 092 0204, 092 02402, 092 02403
2. TOTAL SITE: 10.08 AC; TOTAL DIST AREA: 7.0 AC; NEW IMPERVIOUS: 3.45 AC
3. DEED REFERENCE: 20000705-0000819
4. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0206F.
5. SITE BENCHMARKS: CONTACT SURVEYOR FOR SITE BENCHMARK, DATUM, NAVD 86.
6. SITE BOUNDARY INFORMATION IS FROM A SURVEY BY BOTH SURVEYS DATED 04/07. TOPOGRAPHIC INFORMATION IS FROM AGE CONTOURS PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
7. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
8. SETBACKS: FRONT: 15' REAR: 15' SIDE: 15' PERIMETERS: 35' (NON PR) 15' (PR)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	255.00'	184.74'	180.02'	N 56 44'07" E	45 02'27"	97.44'
C2	42.00'	83.90'	54.31'	N 74 03'00" E	80 03'55"	35.46'
C3	123.73'	75.27'	74.11'	S 48 02'37" E	34 51'14"	38.84'
C4	165.00'	77.97'	77.25'	S 01 26'10" E	07 04'30"	50.73'
C5	308.41'	138.42'	129.41'	S 52 46'53" W	01 59'40"	64.22'
C6	165.00'	53.07'	52.84'	S 44 35'17" W	16 26'48"	26.77'
C7	25.00'	46.54'	41.27'	N 89 01'36" W	11 14'36"	38.54'
C8	173.73'	97.13'	95.67'	N 49 25'10" W	32 01'56"	49.27'
C9	92.00'	44.01'	43.39'	N 79 19'27" W	27 54'27"	22.43'
C10	108.24'	23.41'	23.41'	N 35 30'30" W	01 14'04"	11.70'
C11	155.00'	155.65'	146.87'	N 08 04'11" E	88 46'15"	162.74'
C12	374.41'	33.10'	33.10'	N 53 31'36" E	0 30'23"	16.50'

LINE	BEARING	DISTANCE
L1	S 60 42'29" W	85.99'
L2	S 61 14'01" W	113.52'
L3	N 79 19'27" E	74.27'
L4	N 34 12'53" E	146.30'
L5	S 30 34'30" E	300.07'
L6	S 01 40'50" W	29.80'

7-K-17-UR

OWNER: RIDGEDALE TOWNHOMES II LLC  
2728 SOOD ROAD SUITE 14  
KNOXVILLE TN 37921  
PH: 865-894-1425

DEVELOPER: STRUCTURE TECHNOLOGY INC.  
2728 SOOD ROAD  
KNOXVILLE TN 37921  
CONTACT: RAJ SOOD  
PHONE: 865-894-1425

ENGINEER: WILL ROBINSON & ASSOCIATES  
131 BREANWOOD DR  
OAK RIDGE TN 37830  
PHONE: 865-894-1200  
EMAIL: WROBINSON@WILLROBINSON.NET  
CONTACT: WILL ROBINSON

CONTRACTOR: STRUCTURE TECHNOLOGY INC.  
2728 SOOD ROAD  
KNOXVILLE TN 37921  
CONTACT: RAJ SOOD  
PHONE: 865-894-1425

UNPARKING SUMMARY

NOTE: ALL UNITS ARE 1 BEDROOM TOWNHOMES

SECTION	UNITS	PARKING REQUIRED:	PARKING PROVIDED:
RIDGEDALE VILLAGE	48	(20X35) = (28X1) = 58	58
RIDGEDALE FOREST	16	(18X15) = 27	27
RIDGEDALE POND	22	(20X35) = (24) = 32	41



**WILL ROBINSON & ASSOCIATES**

131 Breanwood Dr.  
Oak Ridge, TN 37830  
(615) 384-1200



A New Condominium Development for:

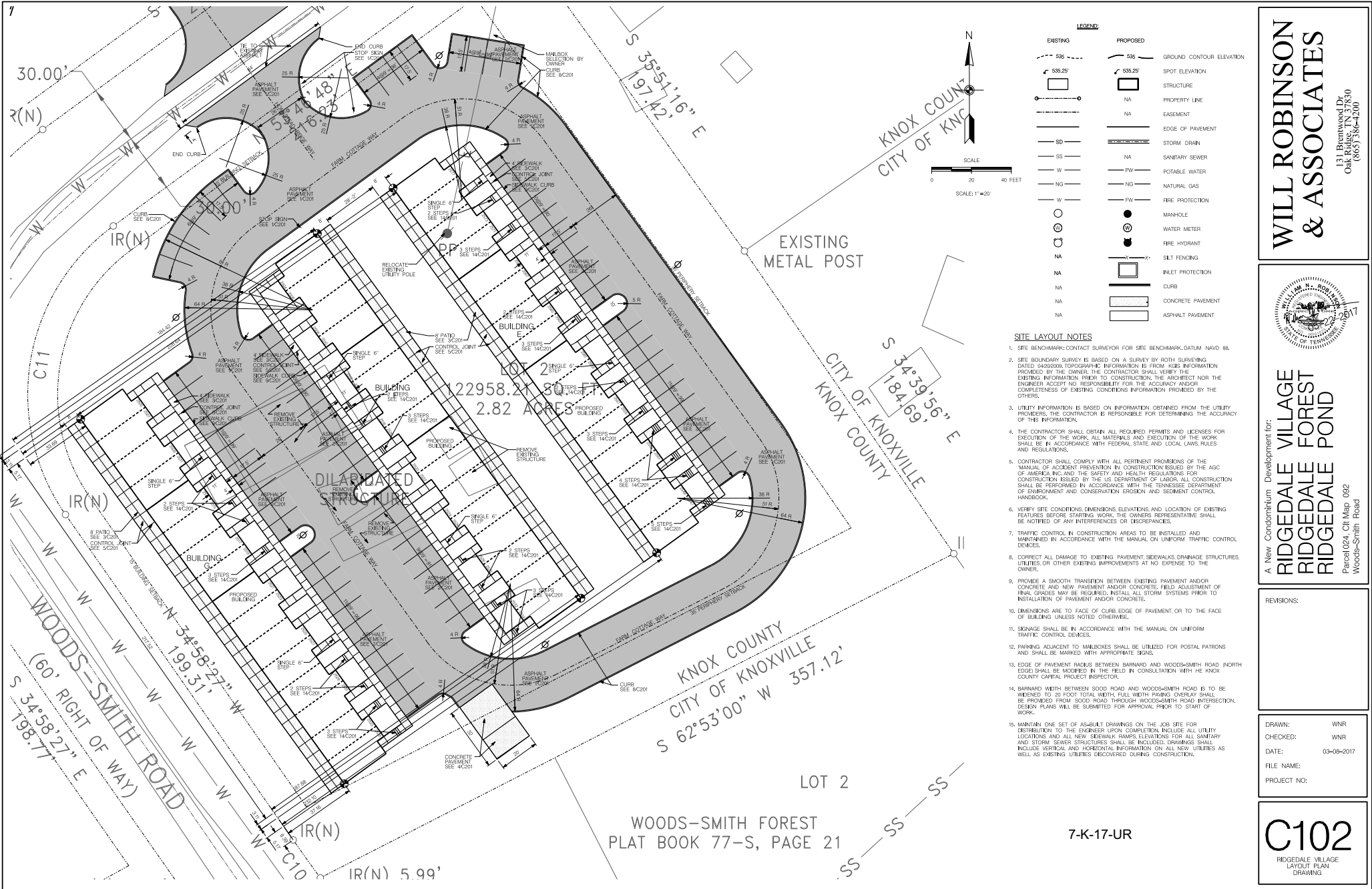
**RIDGEDALE VILLAGE  
RIDGEDALE FOREST  
RIDGEDALE POND**

Parcel 0204, CH Map 092  
Woods-Smith Road

REVISIONS:

DRAWN: WWR  
CHECKED: WWR  
DATE: 03-08-2017  
FILE NAME:  
PROJECT NO:

**C101**  
OVERALL DEVELOPMENT PLAN  
DRAWING



**LEGEND**

EXISTING	PROPOSED	GROUND CONTOUR ELEVATION
535	535	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	NA	PROPERTY LINE
[Symbol]	NA	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	NA	SANITARY SEWER
[Symbol]	[Symbol]	POTABLE WATER
[Symbol]	[Symbol]	NATURAL GAS
[Symbol]	[Symbol]	FIRE PROTECTION
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	SILT FENCING
[Symbol]	[Symbol]	INLET PROTECTION
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	ASPHALT PAVEMENT

- SITE LAYOUT NOTES**
1. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAD83 88.
  2. SITE BOUNDARY SURVEY IS BASED ON A SURVEY BY ROTH SURVEYING DATED 04/20/09. TOPOGRAPHIC INFORMATION IS FROM KGS INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
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  5. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AOC OF AMERICA INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
  6. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
  7. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
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  9. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINISH GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
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  14. BARNARD WIDTH BETWEEN SOOD ROAD AND WOODS-SMITH ROAD IS TO BE MAINTAINED TO 20 FOOT TOTAL WIDTH. FULL WIDTH PARKING OVERLAY SHALL BE PROVIDED FROM SOOD ROAD THROUGH WOODS-SMITH ROAD INTERSECTION. DESIGN PLANS WILL BE SUBMITTED FOR APPROVAL PRIOR TO START OF WORK.
  15. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES. SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

**WILL ROBINSON & ASSOCIATES**

131 Breunwood Dr.  
Oak Ridge, TN 37830  
(615) 384-1200



A New Condominium Development for:

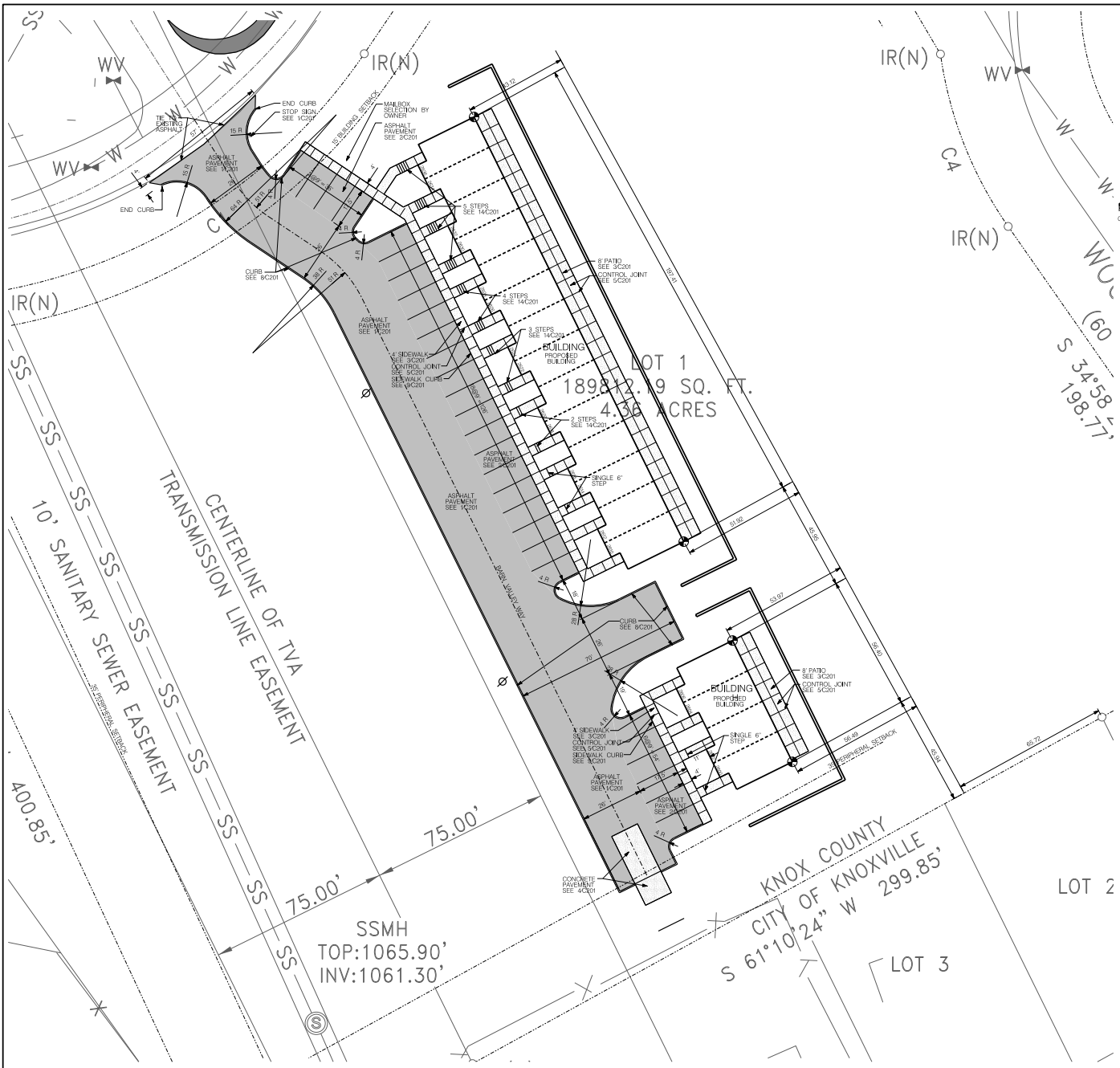
**RIDGEDALE VILLAGE  
RIDGEDALE FOREST  
RIDGEDALE POND**

Parcel 024, CH Map 092  
Woods-Smith Road

REVISIONS:

DRAWN: WWR  
CHECKED: WNR  
DATE: 03-08-2017  
FILE NAME:  
PROJECT NO:

**C102**  
RIDGEDALE VILLAGE  
LAYOUT PLAN  
DRAWING



**LEGEND:**

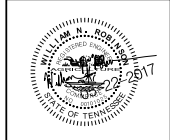
EXISTING	PROPOSED	GROUND CONTOUR ELEVATION
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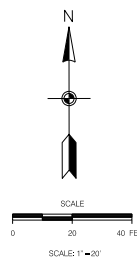
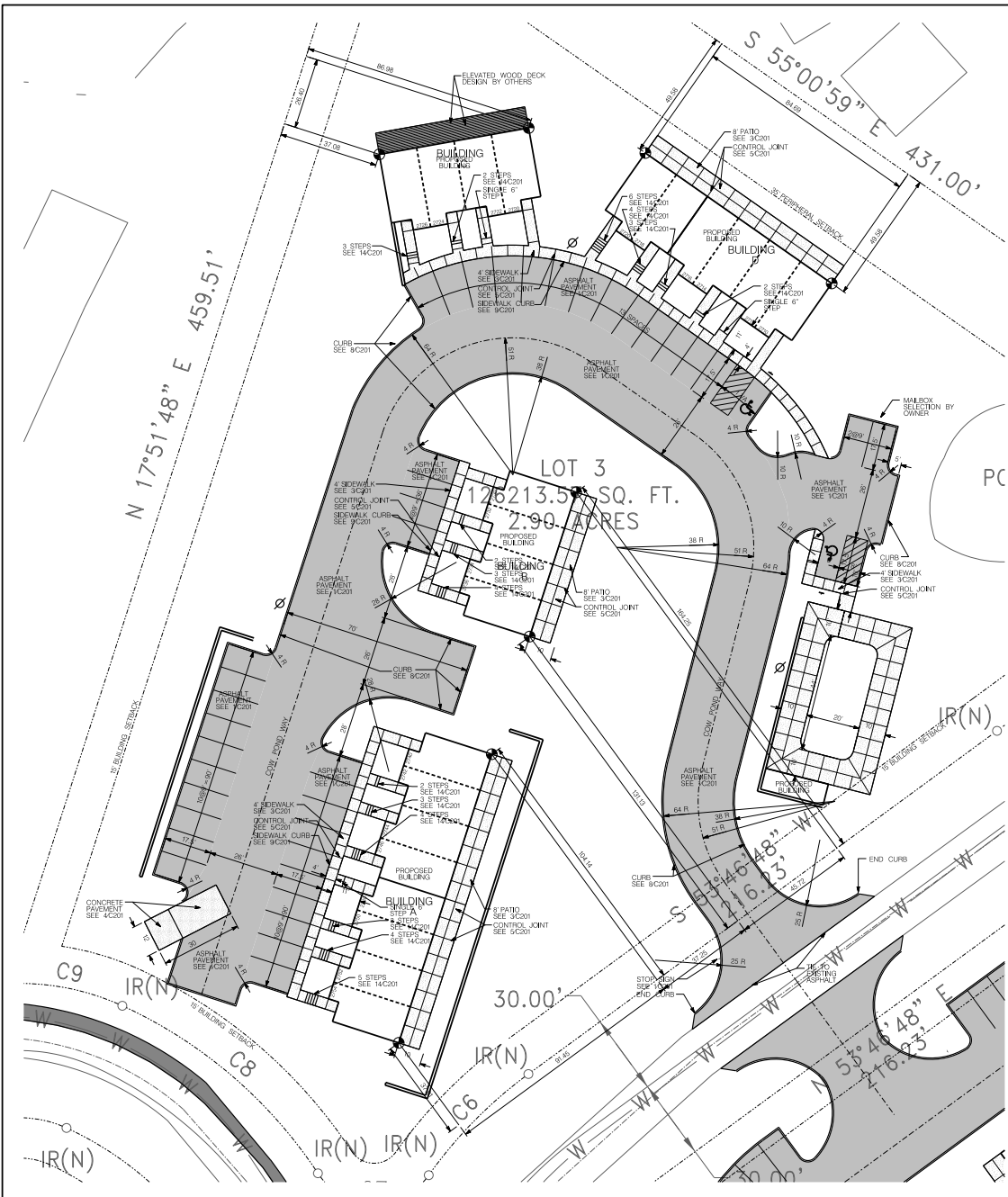
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RIDGEDALE FOREST  
RIDGEDALE POND**

Parcel 024, CH Map 092  
Woods-Smith Road

REVISIONS:

DRAWN: WWR  
CHECKED: WNR  
DATE: 03-08-2017  
FILE NAME:  
PROJECT NO:

**C103**  
RIDGEDALE FOREST  
LAYOUT PLAN  
DRAWING



LEGEND		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		FIRE PROTECTION
		MANHOLE
		WATER METER
		FIRE HYDRANT
		SEIT FENCING
		INLET PROTECTION
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		ASPHALT PAVEMENT

**SITE LAYOUT NOTES**

1. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK, DATUM NAVD 88.
2. SITE BOUNDARY SURVEY IS BASED ON A SURVEY BY BOTH SURVEYING DATED 04/20/2009. TOPOGRAPHIC INFORMATION IS FROM KGIS INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
5. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
6. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
7. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
9. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
10. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
11. SEWERAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. PARKING ADJACENT TO MAILBOXES SHALL BE UTILIZED FOR POSTAL PATRONS AND SHALL BE MARKED WITH APPROPRIATE SIGNS.
13. EDGE OF PAVEMENT RADIIUS BETWEEN BARNARD AND WOODS-SMITH ROAD (NORTH EDGE) SHALL BE MARKED IN THE FIELD IN CONSULTATION WITH THE KING COUNTY CAPITAL PROJECT INSPECTOR.
14. BARNARD WIDTH BETWEEN SOOD ROAD AND WOODS-SMITH ROAD IS TO BE WIDENED TO 20 FOOT TOTAL WIDTH. FULL WIDTH PARKING OVERLAY SHALL BE PROVIDED FROM SOOD ROAD THROUGH WOODS-SMITH ROAD INTERSECTION. DESIGN PLANS WILL BE SUBMITTED FOR APPROVAL PRIOR TO START OF WORK.
15. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES. THESE DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

**WILL ROBINSON & ASSOCIATES**  
 131 Brentwood Dr  
 Oak Ridge, TN 37830  
 (615) 286-4210



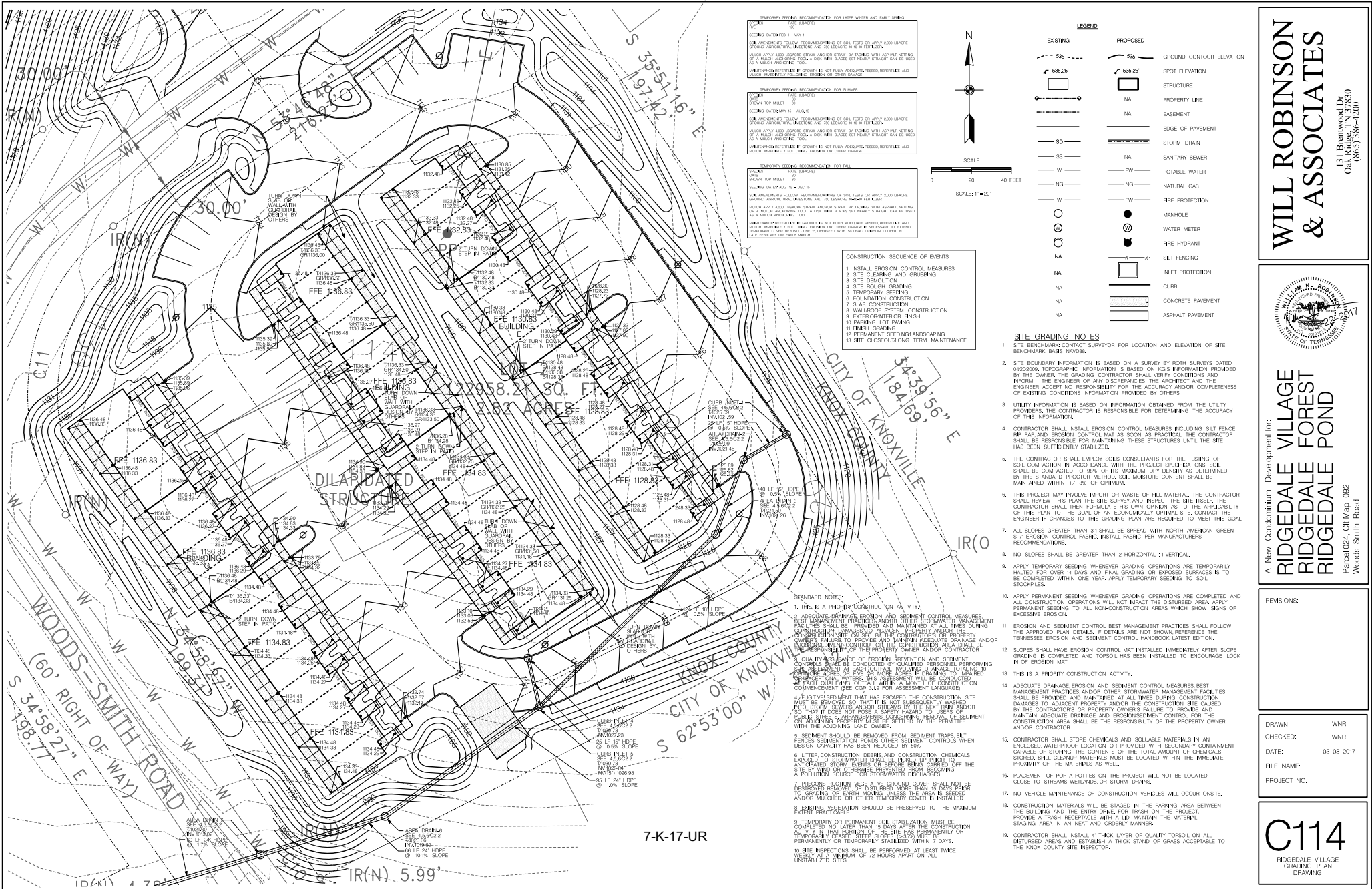
A New Condominium Development for:  
**RIDGEDALE VILLAGE  
 RIDGEDALE FOREST  
 RIDGEDALE POND**  
 Parcel 024, CH Map 092  
 Woods-Smith Road

REVISONS:

DRAWN: WNR  
 CHECKED: WNR  
 DATE: 03-08-2017  
 FILE NAME:  
 PROJECT NO:

**C104**  
 RIDGEDALE POND  
 LAYOUT PLAN  
 DRAWING





**TEMPORARY SEEDING RECOMMENDATION FOR LAWN GRASS AND EARLY PERIOD:**  
 DATE: 14 MAY 11  
 SEEDING DATE: 14 MAY 11  
 1. MAINTAINMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS ON SPOT EROSION GRADING (SPRING APPLICATIONS, BASTIONS AND TO BE MAINTAINED THROUGHOUT YEAR).  
 2. MAINTAINMENTS 400 LEAGUE STREET AND/OR STREET BY THROUGHS WITH ASPHALT SETTING, OR A MAJOR ARBORING TOOL A LAY WITH BASTIONS THROUGHOUT YEAR CAN BE USED AS A MAJOR ARBORING TOOL.  
 3. UNDESIRABLE WEEDS IF GROWN BY NOT FULLY AGRO-CHEMICALS, RESISTIBLE AND MAJOR MAINTAINMENTS FOLLOWING PERIOD OF OTHER GRASSING.

**TEMPORARY SEEDING RECOMMENDATION FOR GRASS:**  
 DATE: 14 MAY 11  
 SEEDING DATE: 14 MAY 11  
 1. MAINTAINMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS ON SPOT EROSION GRADING (SPRING APPLICATIONS, BASTIONS AND TO BE MAINTAINED THROUGHOUT YEAR).  
 2. MAINTAINMENTS 400 LEAGUE STREET AND/OR STREET BY THROUGHS WITH ASPHALT SETTING, OR A MAJOR ARBORING TOOL A LAY WITH BASTIONS THROUGHOUT YEAR CAN BE USED AS A MAJOR ARBORING TOOL.  
 3. UNDESIRABLE WEEDS IF GROWN BY NOT FULLY AGRO-CHEMICALS, RESISTIBLE AND MAJOR MAINTAINMENTS FOLLOWING PERIOD OF OTHER GRASSING.

**TEMPORARY SEEDING RECOMMENDATION FOR FULL:**  
 DATE: 14 MAY 11  
 SEEDING DATE: 14 MAY 11  
 1. MAINTAINMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS ON SPOT EROSION GRADING (SPRING APPLICATIONS, BASTIONS AND TO BE MAINTAINED THROUGHOUT YEAR).  
 2. MAINTAINMENTS 400 LEAGUE STREET AND/OR STREET BY THROUGHS WITH ASPHALT SETTING, OR A MAJOR ARBORING TOOL A LAY WITH BASTIONS THROUGHOUT YEAR CAN BE USED AS A MAJOR ARBORING TOOL.  
 3. UNDESIRABLE WEEDS IF GROWN BY NOT FULLY AGRO-CHEMICALS, RESISTIBLE AND MAJOR MAINTAINMENTS FOLLOWING PERIOD OF OTHER GRASSING.

**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	FIRE PROTECTION
---	---	MANHOLE
---	---	WATER METER
---	---	FIRE HYDRANT
---	---	SILT FENCING
---	---	INLET PROTECTION
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT

**CONSTRUCTION SEQUENCE OF EVENTS:**

1. INSTALL EROSION CONTROL MEASURES
2. SITE CLEARING AND GRUBBING
3. SITE DEMOLITION
4. SITE SOUGH GRADING
5. TEMPORARY SEEDING
6. FOUNDATION CONSTRUCTION
7. SLAB CONSTRUCTION
8. WALL/ROOF SYSTEM CONSTRUCTION
9. EXTERIOR/INTERIOR FINISH
10. PARKING LOT PAVING
11. PERMANENT SEEDING/LANDSCAPING
12. SITE CLOSEOUT/LONG TERM MAINTENANCE

- SITE GRADING NOTES**
1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NAVD83.
  2. SITE BOUNDARY INFORMATION IS BASED ON A SURVEY BY BOTH SURVEYS DATED 02/03/08. TOPOGRAPHIC INFORMATION IS BASED ON K08E INFORMATION PROVIDED BY THE OWNER. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
  3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
  4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, Silt Trap and EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
  5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
  6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN PLAN AS TO THE APPROPRIETY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
  7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC, INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
  8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL: 1 VERTICAL.
  9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRASSING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
  10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
  11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
  12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TORSION MAT HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
  13. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
  14. 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 CONTRACTORS OR PROPERTY OWNERS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
  15. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STOPPING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
  16. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
  17. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
  18. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND THE ENTRY DRIVE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID, MARKER, THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
  19. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TORSION ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE KNOX COUNTY SITE INSPECTOR.

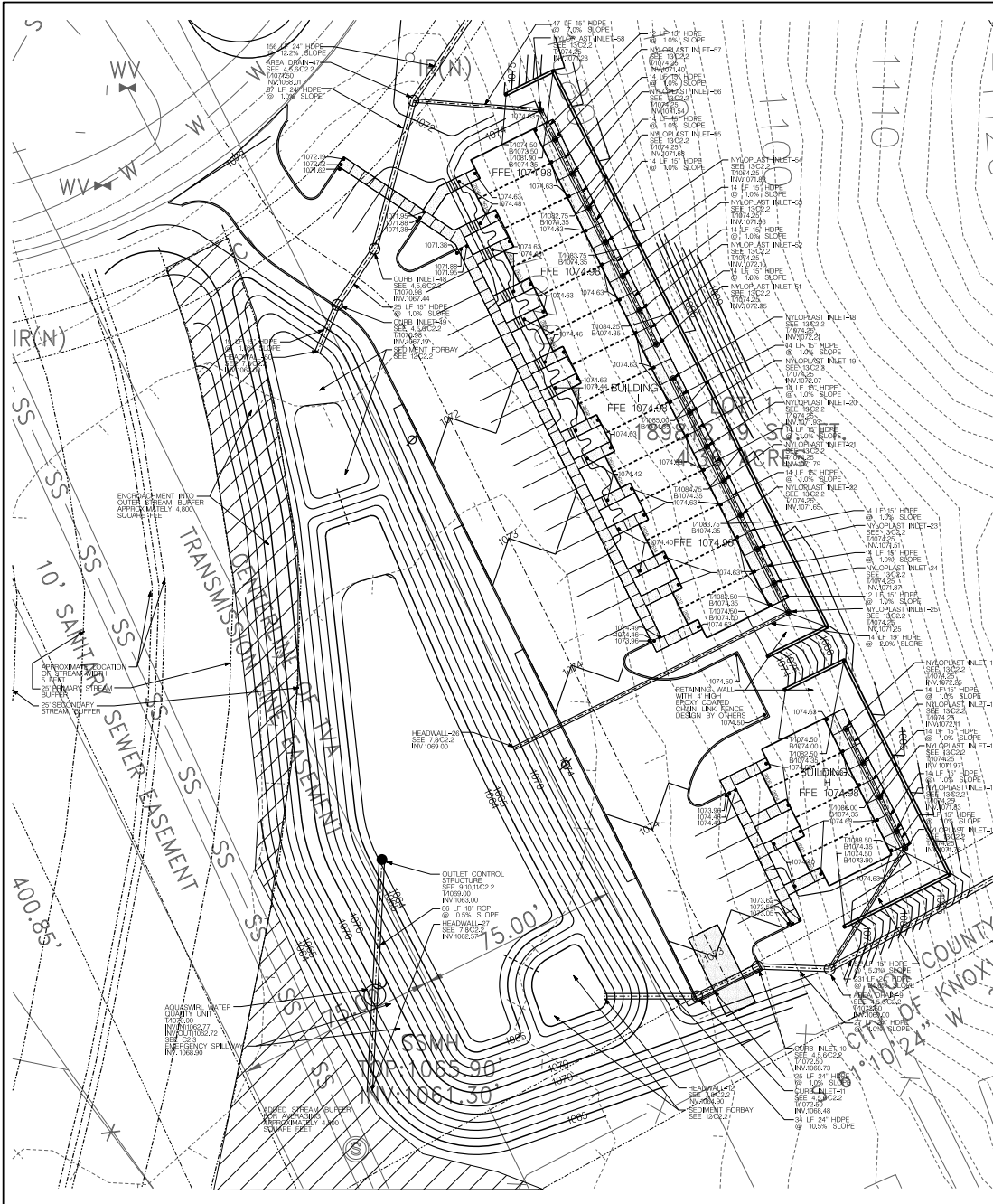
**WILL ROBINSON & ASSOCIATES**  
 131 Brentwood Dr.  
 Oak Ridge, TN 37830  
 (615) 384-1200

**RIDGEDALE VILLAGE FOREST RIDGEDALE POND**  
 Development for:  
 A New Condominium  
 Parcel 024, CH Map 092  
 Woods-Smith Road

REVISIONS:

DRAWN: WWR  
 CHECKED: WNR  
 DATE: 03-08-2017  
 FILE NAME:  
 PROJECT NO:

**C114**  
 RIDGEDALE VILLAGE  
 GRADING PLAN  
 DRAWING



**TEMPORARY SEEDING RECOMMENDATIONS FOR LATER UNITS AND EARLY STAGE**

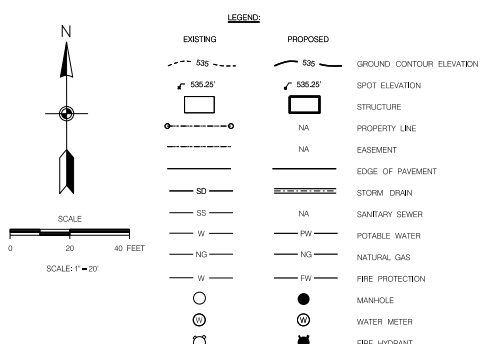
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**TEMPORARY SEEDING RECOMMENDATIONS FOR DRIVE**

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**TEMPORARY SEEDING RECOMMENDATIONS FOR WALL**

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**CONSTRUCTION SEQUENCE OF EVENTS:**

1. INSTALL EROSION CONTROL MEASURES
2. SITE CLEANING AND GRUBBING
3. SITE DEMOLITION
4. SITE ROUGH GRADING
5. TEMPORARY SEEDING
6. FOUNDATION CONSTRUCTION
7. SUB CONSTRUCTION
8. WALL/ROOF SYSTEM CONSTRUCTION
9. EXTERIOR FINISH
10. PARKING LOT PAVING
11. PERMANENT SEEDING/LANDSCAPING
12. SITE CLOSURE/ONGOING TERM MAINTENANCE

**STANDARD NOTES:**

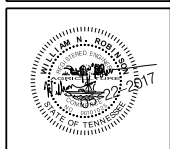
1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND OTHER STORMWATER MANAGEMENT DRAINAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND/OR SEDIMENTATION CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. FOR MORE ACCURACY OF THE ON-MORE ACCURACY OF THE PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PUBLIC STRAITS ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT WITH THE ADJOINING LAND OWNER.
4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED ONTO ADJACENT PROPERTY AND/OR LAIN BY THE NEXT RAIN AND/OR PUBLIC STREETS ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT WITH THE ADJOINING LAND OWNER.
5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. LITTER CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS ENTERING TO STREAMS AND/OR LAKEWAYS SHALL BE PROHIBITED. THE SITE BY HAND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STREAMWATER DISCHARGE.
7. RECONSTRUCTION VEGETATIVE COVER SHALL NOT BE DESTROYED, REMOVED OR DETRIEVED MORE THAN 30 DAYS PRIOR TO GRADING OR FORTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 10 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 12 HOURS APART ON ALL UNSTABILIZED SITES.

**SITE GRADING NOTES**

1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASES NAVD83.
2. SITE BOUNDARY INFORMATION IS BASED ON A SURVEY BY ROTH SURVEYS DATED 04/20/2008. TOPOGRAPHIC INFORMATION IS BASED ON KGS INFORMATION PROVIDED BY THE OWNER. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, Silt Trap AND EROSION CONTROL MATS AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. PROCTURE CONTROL SHALL BE MAINTAINED WITHIN 4-3% OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE BEFORE THE CONTRACTOR SHALL THEN FORMULATE THE OWN OPTION AS TO THE FEASIBILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 SLOPE CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDINGS TO SOIL STODDLES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOOK IN OF EROSION MAT.
13. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
14. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DRAINAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
15. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
16. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
17. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
18. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND THE ENTRY DRIVE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID, MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
19. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DETRIEVED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE KNOX COUNTY SITE INSPECTOR.

**WILL ROBINSON & ASSOCIATES**

131 Brentwood Dr.  
Oak Ridge, TN 37830  
(615) 384-1200



A New Condominium Development for:

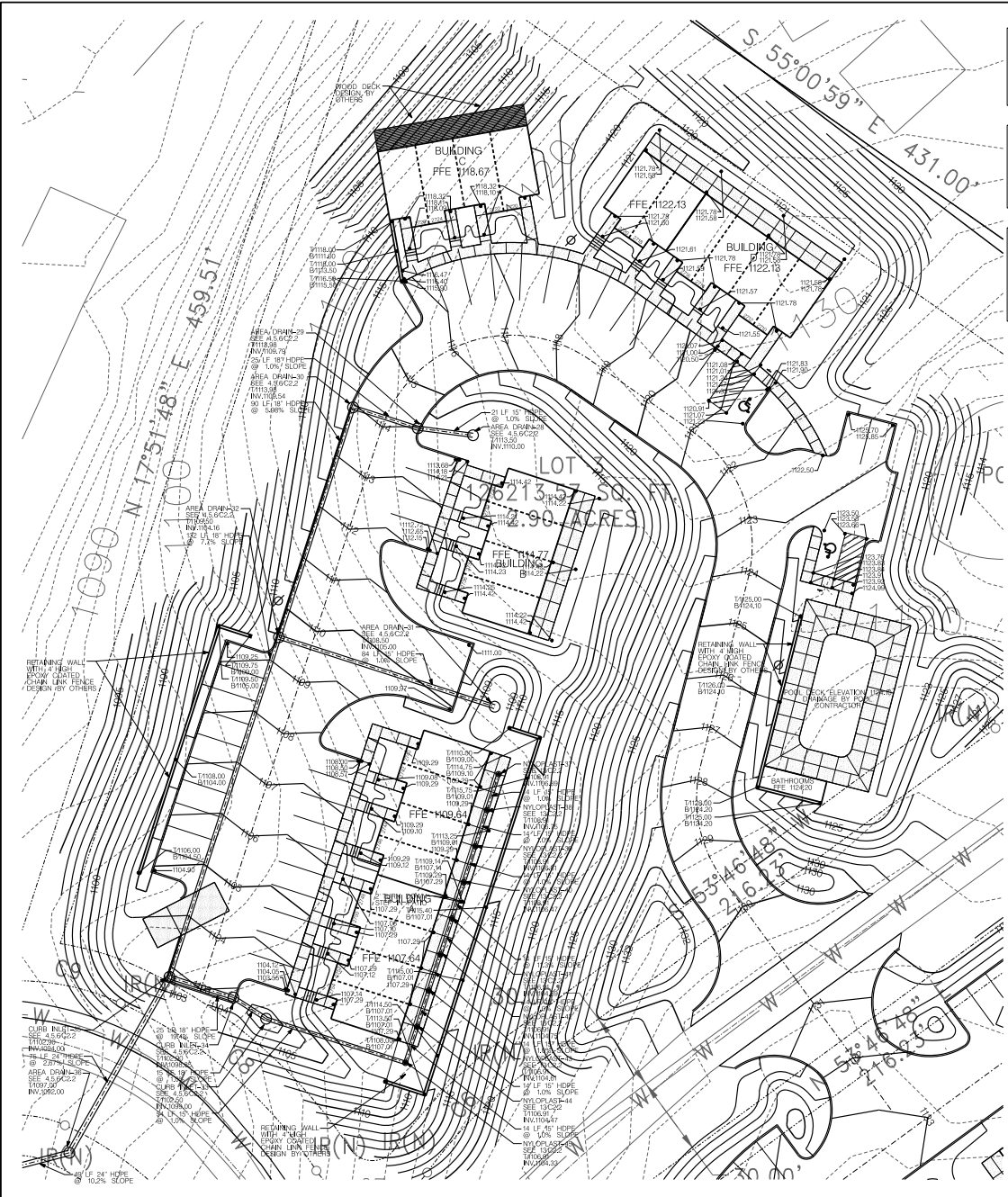
**RIDGEDALE VILLAGE  
RIDGEDALE FOREST  
RIDGEDALE POND**

Parcel 024, CH Map 092  
Woods-Smith Road

REVISIONS:

DRAWN: WWR  
CHECKED: WNR  
DATE: 03-08-2017  
FILE NAME:  
PROJECT NO:

**C115**  
RIDGEDALE FOREST  
GRADING PLAN  
DRAWING



**TEMPORARY SEEDING RECOMMENDATION FOR LOTS 1-4 AND 5 ONLY.**

DATE: 11/15/17  
 SITE LOCATION: 7-K-17-UR  
 SPECIAL DATUM PER 14 MAY 11

**TEMPORARY SEEDING RECOMMENDATION FOR LOTS 6-10 AND 11-15 ONLY.**

DATE: 11/15/17  
 SITE LOCATION: 7-K-17-UR  
 SPECIAL DATUM PER 14 MAY 11

**TEMPORARY SEEDING RECOMMENDATION FOR LOTS 16-20 ONLY.**

DATE: 11/15/17  
 SITE LOCATION: 7-K-17-UR  
 SPECIAL DATUM PER 14 MAY 11

**TEMPORARY SEEDING RECOMMENDATION FOR LOTS 21-25 ONLY.**

DATE: 11/15/17  
 SITE LOCATION: 7-K-17-UR  
 SPECIAL DATUM PER 14 MAY 11

**LEGEND:**

		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		FIRE PROTECTION
		MANHOLE
		WATER METER
		FIRE HYDRANT
		SILT FENCING
		INLET PROTECTION
		CURB
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT

**SCALE:** 1" = 20'

**SCALE:** 1" = 20'

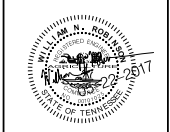
- CONSTRUCTION SEQUENCE OF EVENTS:**
1. INSTALL EROSION CONTROL MEASURES
  2. SITE CLEANING AND GRUBBING
  3. SITE DEMOLITION
  4. SITE ROUGH GRADING
  5. TEMPORARY SEEDING
  6. FOUNDATION CONSTRUCTION
  7. SLAB CONSTRUCTION
  8. WALL/ROOF SYSTEM CONSTRUCTION
  9. EXTERIOR/INTERIOR FINISH
  10. PARKING LOT PAVING
  11. FINISH GRADING
  12. PERMANENT SEEDING/LANDSCAPING
  13. SITE CLOSING/TERRACE MAINTENANCE

- STANDARD NOTES:**
1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
  2. ADEQUATE DRAINAGE EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT PRACTICES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND/OR EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
  3. QUALITY ASSURANCE FOR EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OPTION. INSPECTION DRAWING TO PROVIDE OR MORE ACRES OR TWO OR MORE ACRES OF DRAINAGE TO IMPAIRED OR DEGRADED WATERSHEDS SHALL BE CONDUCTED AT EACH OPTION. INSPECTION DRAWING TO PROVIDE OR MORE ACRES OF DRAINAGE TO IMPAIRED OR DEGRADED WATERSHEDS SHALL BE CONDUCTED AT EACH OPTION. INSPECTION DRAWING TO PROVIDE OR MORE ACRES OF DRAINAGE TO IMPAIRED OR DEGRADED WATERSHEDS SHALL BE CONDUCTED AT EACH OPTION. INSPECTION DRAWING TO PROVIDE OR MORE ACRES OF DRAINAGE TO IMPAIRED OR DEGRADED WATERSHEDS SHALL BE CONDUCTED AT EACH OPTION.
  4. FLOTTING SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED FROM THE SITE SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF FLOTTING SEDIMENT FROM THE CONSTRUCTION SITE SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF FLOTTING SEDIMENT FROM THE CONSTRUCTION SITE SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF FLOTTING SEDIMENT FROM THE CONSTRUCTION SITE SOON AS PRACTICAL.
  5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT PENS, SEDIMENTATION CHAMBERS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
  6. LITTER CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ADJUTERED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
  7. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR UNLIMBED MORE THAN 30 DAYS PRIOR TO ADJUTERED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
  8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
  9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED AND MAINTAINED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
  10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 12 HOURS APART ON ALL UNSTABILIZED SITES.

- SITE GRADING NOTES:**
1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASE MAINTENANCE.
  2. SITE BOUNDARY INFORMATION IS BASED ON A SURVEY BY BOTH SURVEYS DATED 04/20/2009. TOPOGRAPHIC INFORMATION IS BASED ON KGS INFORMATION PROVIDED BY THE OWNER. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND PROGRAM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
  3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
  4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, SILT TRAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
  5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
  6. THE PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIALS. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE PRIOR TO THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
  7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-77 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
  8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL:1 VERTICAL.
  9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
  10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
  11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
  12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
  13. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
  14. 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 CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND/OR EROSION AND SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
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  16. PLACEMENT OF PORTA-POTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
  17. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
  18. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND THE ENTRY DRIVE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID, MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
  19. CONTRACTOR SHALL INSTALL AT LEAST A THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE KNOX COUNTY SITE INSPECTOR.

7-K-17-UR

**WILL ROBINSON & ASSOCIATES**  
 131 Brentwood Dr.  
 Oak Ridge, TN 37830  
 (865) 584-4200



A New Condominium Development for:  
**RIDGEDALE VILLAGE**  
**RIDGEDALE FOREST**  
**RIDGEDALE POND**  
 Parcel 024, CH Map 092  
 Woods-Smith Road

REVIEWS:

DRAWN: WNR  
 CHECKED: WNR  
 DATE: 03-08-2017  
 FILE NAME:  
 PROJECT NO:

**C116**  
 RIDGEDALE POND  
 GRADING PLAN  
 DRAWING



REVISIONS:

DRAWN: WWR  
CHECKED: WNR  
DATE: 03-08-2017  
FILE NAME:  
PROJECT NO:

**C126**  
WOODS-SMITH ROAD  
WIDENING PLAN  
DRAWING

SCALE  
0 20 40 FEET  
SCALE: 1"=20'

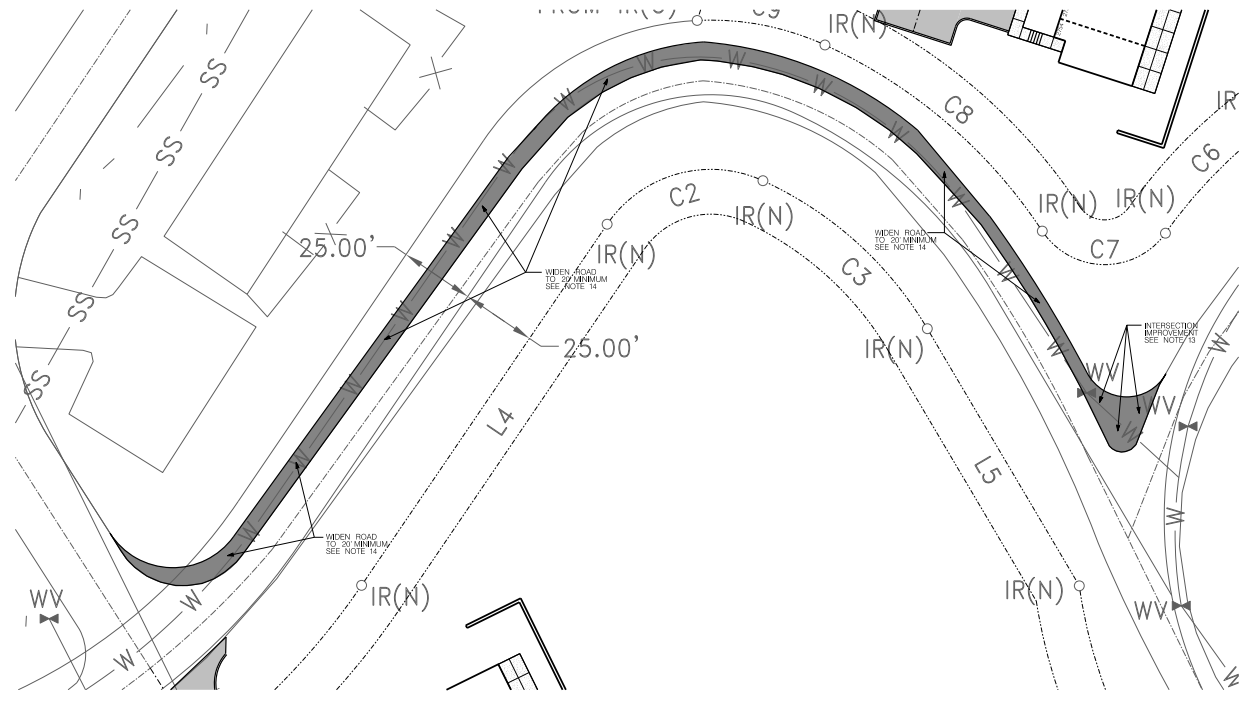
**LEGEND**

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		FIRE PROTECTION
		MANHOLE
		WATER METER
		FIRE HYDRANT
		SILT FENCING
		INLET PROTECTION
		CURB
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT

**SITE LAYOUT NOTES**

1. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK, DATUM NAVD 88.
2. SITE BOUNDARY SURVEY IS BASED ON A SURVEY BY ROTH SURVEYING DATED 10/20/09. TOPOGRAPHIC INFORMATION IS FROM KGS INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
5. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION BY CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
6. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTICED OF ANY INTERFERENCES OR DISCREPANCIES.
7. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
9. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
10. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
11. SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. PARKING ADJACENT TO MAILBOXES SHALL BE UTILIZED FOR POSTAL PATRONS AND SHALL BE MARKED WITH APPROPRIATE SIGNS.
13. EDGE OF PAVEMENT RADII BETWEEN BARNARD AND WOODS-SMITH ROAD (NORTH EDGE) SHALL BE MONITORED IN THE FIELD IN CONSULTATION WITH THE KNOX COUNTY CAPITAL PROJECT INSPECTOR.
14. BARNARD WIDTH BETWEEN 5000 ROAD AND WOODS-SMITH ROAD IS TO BE WIDENED TO 20 FOOT TOTAL WIDTH. FULL WIDTH PAVING OVERLAY SHALL BE PROVIDED FROM 5000 ROAD THROUGH WOODS-SMITH ROAD INTERSECTION. DESIGN PLANS WILL BE SUBMITTED FOR APPROVAL PRIOR TO START OF WORK.
15. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW STRUCTURE RISES ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

7-K-17-UR



May 30, 2017






Tree Planting Plan for:  
**Ridgedale Village, Forest and Pond**  
 Woods-Smith Road  
 Knoxville, Tennessee

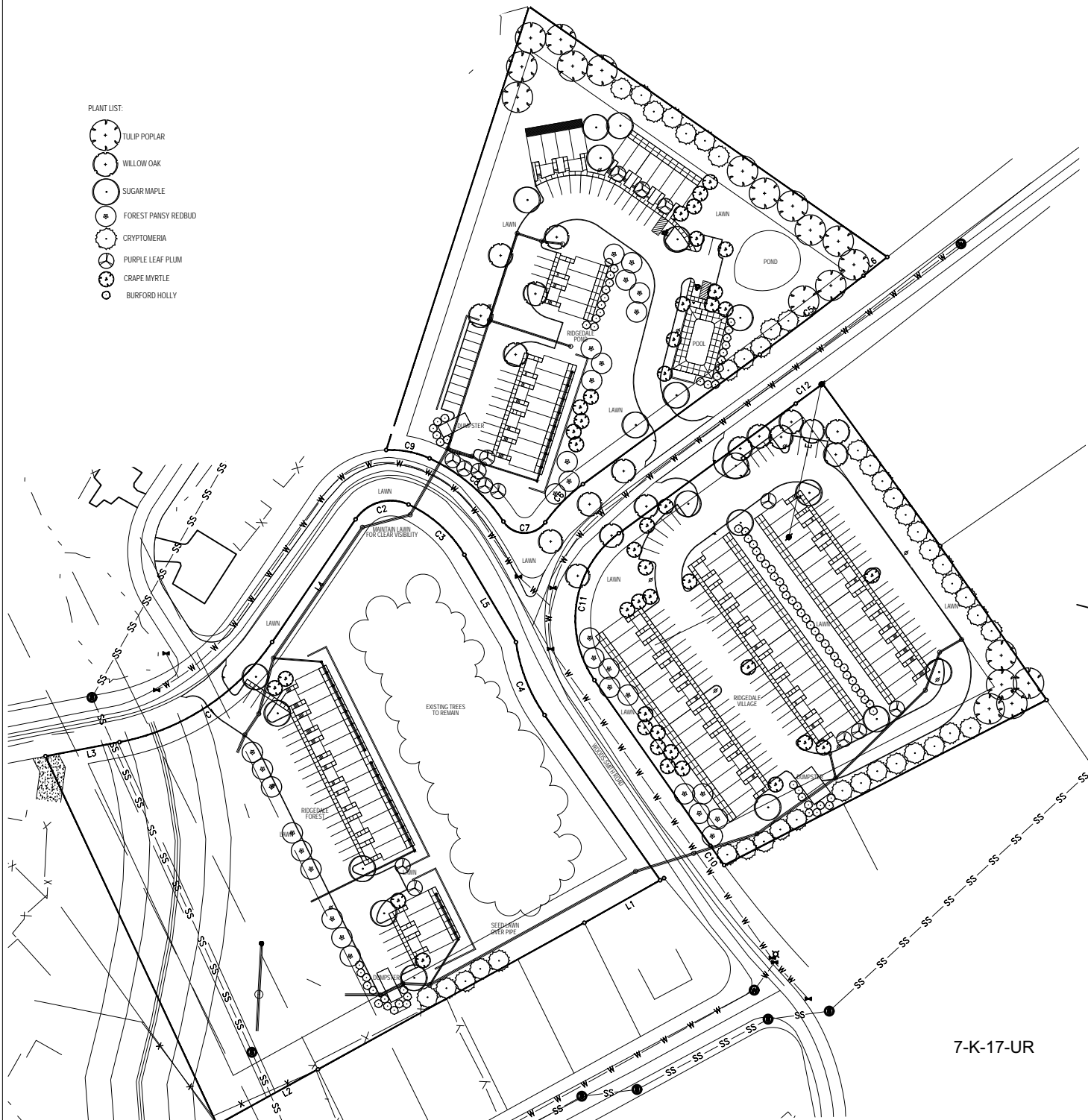
Tree Planting Plan for:

Woods-Smith Road

USE ON REVIEW

PLANT LIST:

-  TULIP POPLAR
-  WILLOW OAK
-  SUGAR MAPLE
-  FOREST PANSY REDBUD
-  CRYPTOMERIA
-  PURPLE LEAF PLUM
-  CRAPE MYRTLE
-  BURFORD HOLLY



7-K-17-UR

Use on Review  Development Plan

Name of Applicant: Ridgedale Townhomes II, LLC

Date Filed: 05/30/2017

Meeting Date: 7/13/17

Application Accepted by: [Signature]

Fee Amount: \_\_\_\_\_ File Number: Development Plan

Fee Amount: 1200.<sup>00</sup> File Number: Use on Review



7-K-17-UR

**PROPERTY INFORMATION**

Address: \_\_\_\_\_

General Location: S/S BARLAND RD  
N/S, E/S Wood Sun. HL RD

Tract Size: 10.08 Acres No. of Units: 88

Zoning District: Planned Residential

Existing Land Use: Vacant

Planning Sector: NW County

Sector Plan Proposed Land Use Classification: MDR

Growth Policy Plan Designation: Urban Growth

Census Tract: \_\_\_\_\_

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): 092-02401, 092-02402, 092-02403

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 3 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: \_\_\_\_\_

Company: Ridgedale Townhomes II, LLC

Address: 2728 Sood Road, Suite 14

City: Knoxville State: TN Zip: 37921

Telephone: O. 865.690.1425

Fax: 865.690.6114

E-mail: sood@structuretechnologyinc.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Raj Sood

Company: Structure Technology, Inc.

Address: 2728 Sood Road, Suite 14

City: Knoxville State: TN Zip: 37921

Telephone: O. 865.690.1425

Fax: 865.690.6114

E-mail: sood@structuretechnologyinc.com

**APPROVAL REQUESTED**

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)  
88 Townhomes to be built per the International Residential Code

Other (Be Specific)

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Raj Sood

Company: Structure Technology, Inc.

Address: 2728 Sood Road, Suite 14

City: Knoxville State: TN Zip: 37921


Telephone: O. 865.690.1425

E-mail: sood@structuretechnologyinc.com

**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

**Please Sign in Black Ink:**

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Ridgedale Townhomes II, LLC		2728 Sood Road, Suite 14	Knoxville, TN	37921	X	