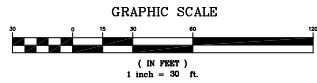


Driveway Profile
 Horizontal Scale: 1"=30'
 Vertical Scale: 1"=3'

9-K-17-UR
 Revised: 9/12/2017



SITE INCORPORATED
 CIVIL ENGINEERS & SURVEYORS
 10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 Phone: (865) 777-4160 Fax: (865) 777-4189



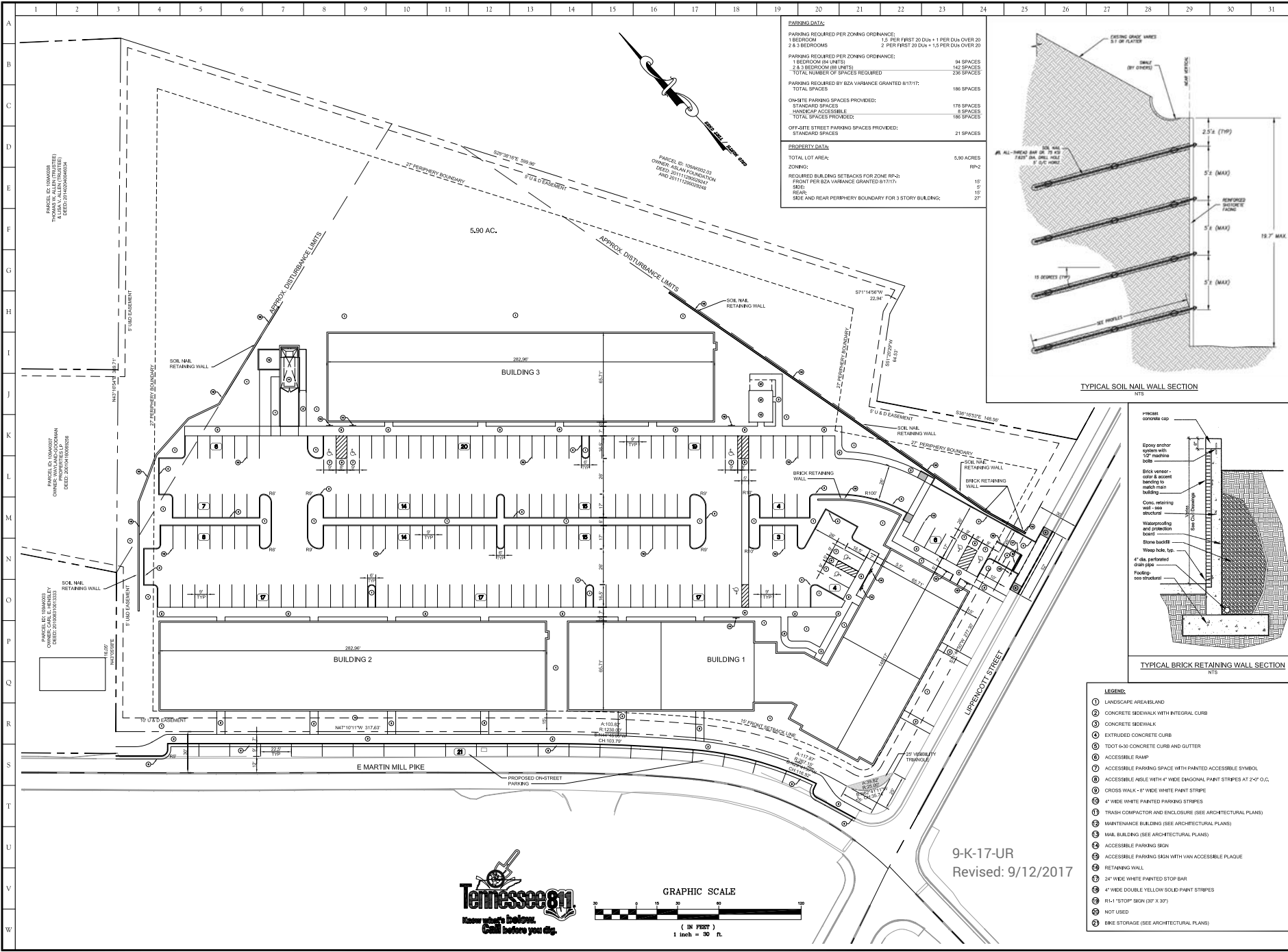
Use on Review Development Plan - Grading and Drainage Plan

Southside Flats
 2712 E Martin Mill Pike
 Knoxville, Tennessee 37920
 Parcel ID: 109AK00202 City Block: 25220

NO.	DATE	COMMENTS
1	08/20/17	Revised per MTC Comments
2	09/12/17	Revised per MTC Comments

C3.0

ZONA UNB-17 ACH DATE: 08/04/17
 CHECKED BY: DCR FILE: 1948 Grading



PARKING DATA:

PARKING REQUIRED PER ZONING ORDINANCE:
 1 BEDROOM 1.5 PER FIRST 20 DU + 1 PER DU OVER 20
 2 & 3 BEDROOMS 2 PER FIRST 20 DU + 1.5 PER DU OVER 20

PARKING REQUIRED PER ZONING ORDINANCE:
 1 BEDROOM (84 UNITS) 84 SPACES
 2 & 3 BEDROOM (88 UNITS) 144 SPACES
 TOTAL NUMBER OF SPACES REQUIRED 236 SPACES

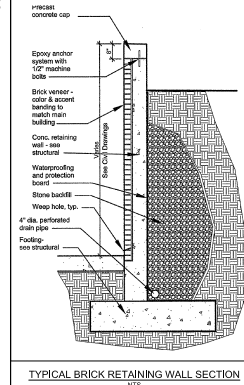
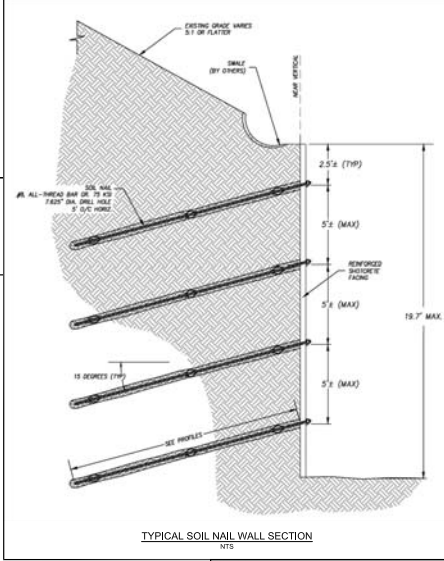
PARKING PROVIDED BY BZA VARIANCE GRANTED 8/17/17:
 TOTAL SPACES 186 SPACES

ON-SITE PARKING SPACES PROVIDED:
 STANDARD SPACES 178 SPACES
 HANDICAP ACCESSIBLE 8 SPACES
 TOTAL SPACES PROVIDED 186 SPACES

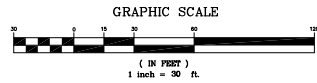
OFF-SITE STREET PARKING SPACES PROVIDED:
 STANDARD SPACES 21 SPACES

PROPERTY DATA:

TOTAL LOT AREA: 5.90 ACRES
 ZONING: RP-2
 REQUIRED BUILDING SETBACKS FOR ZONE RP-2:
 FRONT PER BZA VARIANCE GRANTED 8/17/17: 15'
 SIDE: 5'
 REAR: 5'
 SIDE AND REAR PERIPHERY BOUNDARY FOR 3 STORY BUILDING: 27'



- LEGEND:**
- LANDSCAPE AREAS/LAND
 - CONCRETE SIDEWALK WITH INTEGRAL CURB
 - CONCRETE SIDEWALK
 - EXTRUDED CONCRETE CURB
 - TOOT 6-30 CONCRETE CURB AND GUTTER
 - ACCESSIBLE RAMP
 - ACCESSIBLE PARKING SPACE WITH PAINTED ACCESSIBLE SYMBOL
 - ACCESSIBLE ASBLE WITH 4" WIDE DIAGONAL PAINT STRIPES AT 24" O.C.
 - CROSS WALK - 8" WIDE WHITE PAINT STRIPE
 - 4" WIDE WHITE PAINTED PARKING STRIPES
 - TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS)
 - MAINTENANCE BUILDING (SEE ARCHITECTURAL PLANS)
 - MAL BUILDING (SEE ARCHITECTURAL PLANS)
 - ACCESSIBLE PARKING SIGN
 - ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE
 - RETAINING WALL
 - 24" WIDE WHITE PAINTED STOP BAR
 - 4" WIDE DOUBLE YELLOW SOLID PAINT STRIPES
 - R1-1 "STOP" SIGN (30" X 30")
 - NOT USED
 - BKE STORAGE (SEE ARCHITECTURAL PLANS)



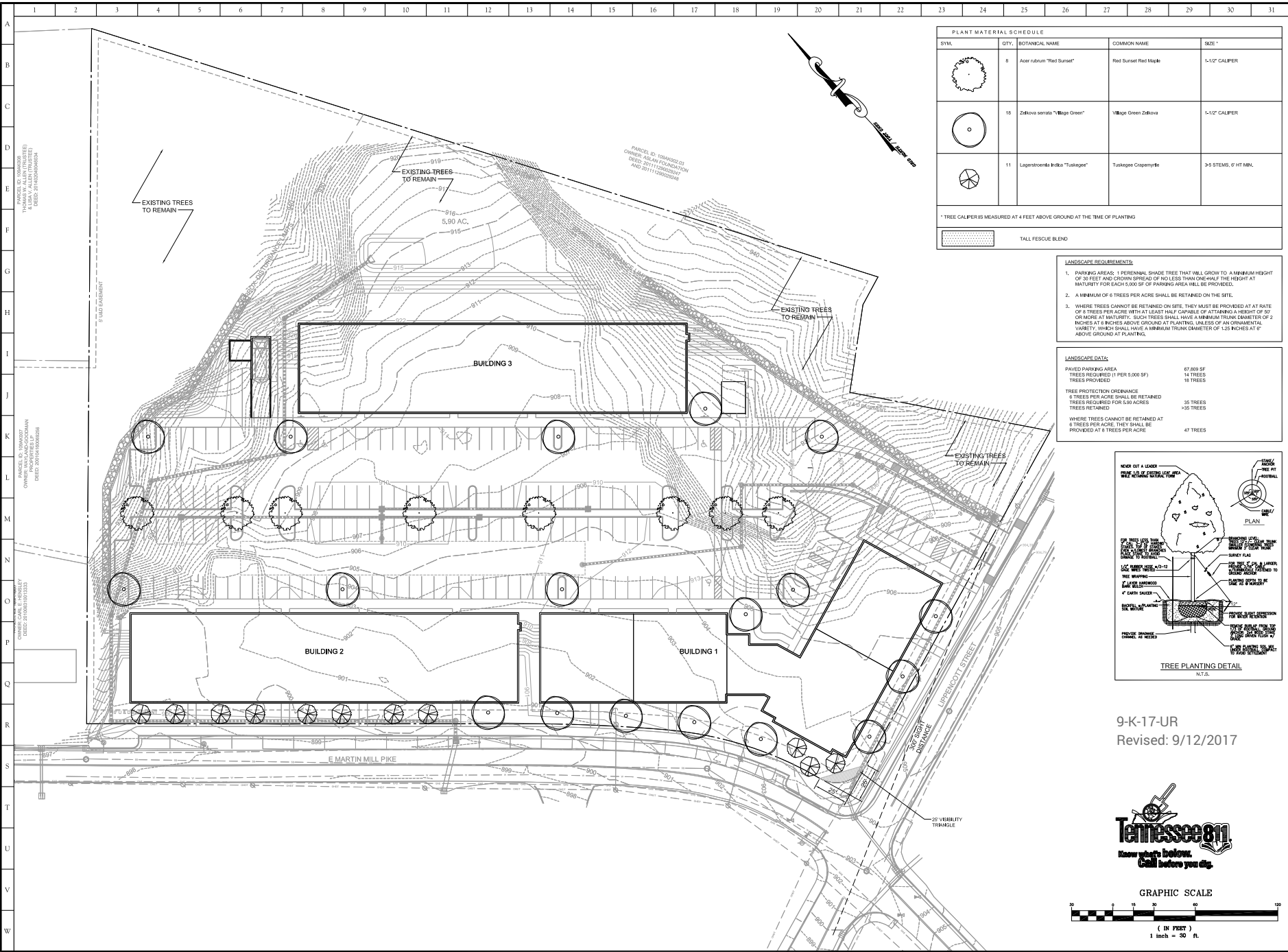
Civil Engineers & Surveyors
 10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 Phone: (865) 777-4160 Fax: (865) 777-4189

AN ASSOCIATE OF THE
STATE OF TENNESSEE

Site Layout Plan
Southside Flats
 2712 E Martin Mill Pike
 Knoxville, Tennessee 37920
 Parcel ID: 109AK00202 City Block: 25220

DRAWN BY: AGH	DATE: 08/17/17	CHECKED BY: DOR	FILE: 1948 Site Plan
REVISIONS			
NO.	DATE	COMMENTS	
1	8/15/17	Revised per MFC Comments	
2	8/21/17	Revised per MFC Comments	

C4.0



PLANT MATERIAL SCHEDULE				
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE"
	8	Acer rubrum "Red Sunset"	Red Sunset Red Maple	1-1/2" CALIPER
	10	Zilhoa serrata "Village Green"	Village Green Zilhoa	1-1/2" CALIPER
	11	Lagerstroemia indica "Tuskegee"	Tuskegee Crapemyrtle	>5 STEMS, 6" HT MIN.

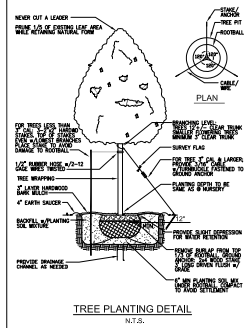
* TREE CALIPERS MEASURED AT 4 FEET ABOVE GROUND AT THE TIME OF PLANTING

TALL FESCUE BLEND

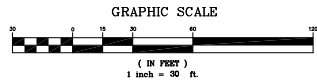
- LANDSCAPE REQUIREMENTS**
- PARKING AREAS: 1 PERENNIAL SHADE TREE THAT WILL GROW TO A MINIMUM HEIGHT OF 30 FEET AND CROWN SPREAD OF NO LESS THAN ONE-HALF THE HEIGHT AT MATURITY FOR EACH 5,000 SF OF PARKING AREA WILL BE PROVIDED.
 - A MINIMUM OF 6 TREES PER ACRE SHALL BE RETAINED ON THE SITE.
 - WHERE TREES CANNOT BE RETAINED ON SITE, THEY MUST BE PROVIDED AT A RATE OF 6 TREES PER ACRE WITH AT LEAST HALF CAPABLE OF ATTAINING A HEIGHT OF 30' OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2 INCHES AT 6 INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF 1.25 INCHES AT 6" ABOVE GROUND AT PLANTING.

LANDSCAPE DATA:

PAVED PARKING AREA	87,809 SF
TREES REQUIRED (1 PER 5,000 SF)	14 TREES
TREES PROVIDED	18 TREES
TREE PROTECTION ORDINANCE	6 TREES PER ACRE SHALL BE RETAINED
TREES REQUIRED FOR 5.00 ACRES	30 TREES
TREES RETAINED	35 TREES
WHERE TREES CANNOT BE RETAINED AT	3 TREES PER ACRE, THEY SHALL BE
PROVIDED AT	6 TREES PER ACRE
	47 TREES



9-K-17-UR
Revised: 9/12/2017



SITE INCORPORATED
Civil Engineers & Surveyors
Knoxville, TN 37932
10215 Technology Drive, Suite 304
Knoxville, TN 37932
Phone: (605) 777-4160
Fax: (605) 777-4189



Use on Review Development Plan - Landscape Plan

Southside Flats
2712 E Martin Mill Pike
Knoxville, Tennessee 37920
Parcel ID: 109AK00202 City Block: 25220

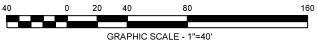
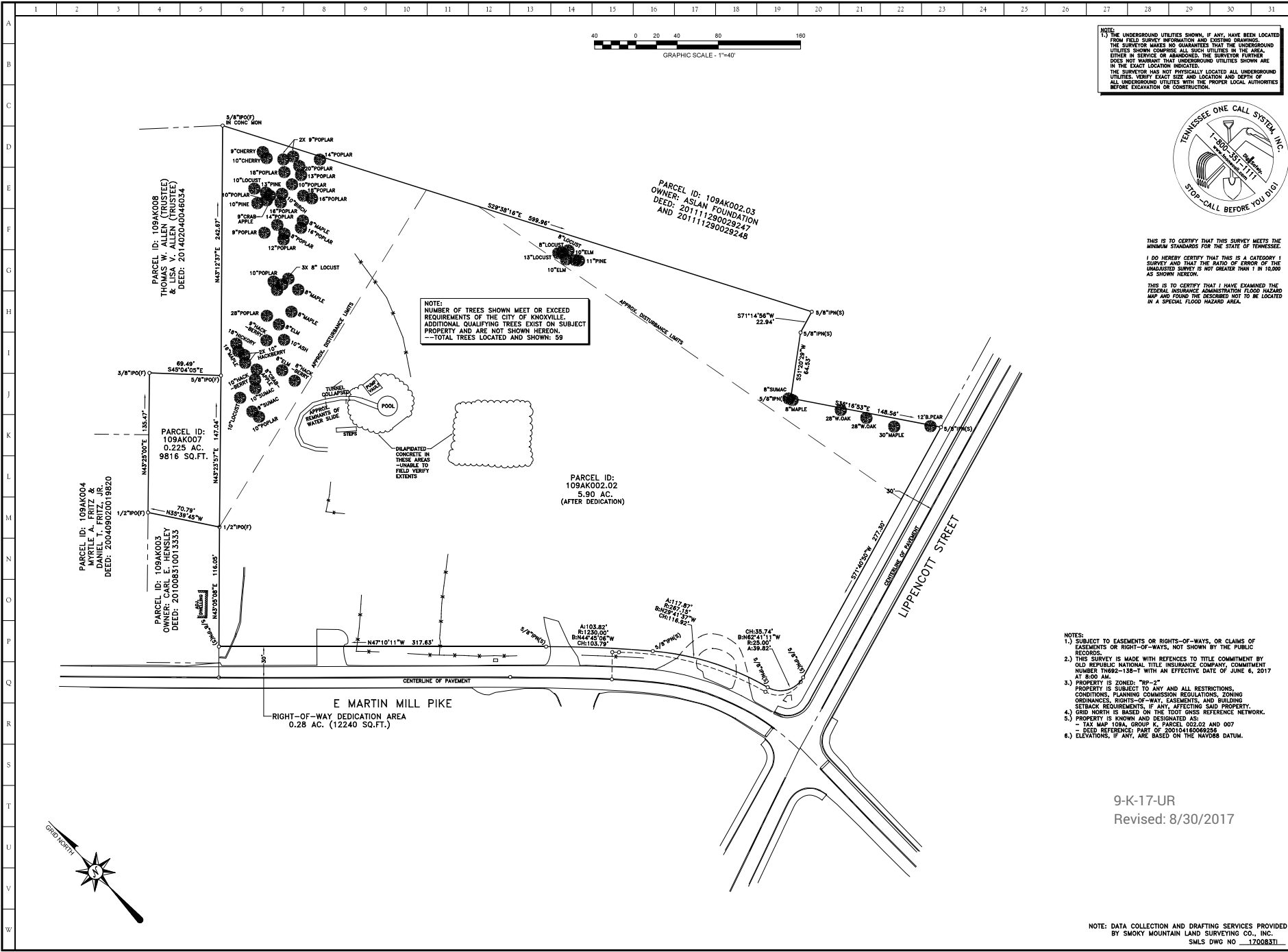
DATE: 09/04/17

CHECKED BY: DOR FILE FILE 1948 Landscape

REVISIONS

NO.	DATE	COMMENTS
1	08/20/17	Revised per MTC Comments
2	09/12/17	Revised per MTC Comments

C6.0



NOTE:
 1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN CONTRIBUTE ALL SUCH UTILITIES TO THE AREA. SUCH SERVICES OR APPROVED THE SPECIFIC UTILITIES ARE IN THE EXACT LOCATION INDICATED.
 2.) THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.
 I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.
 THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL AND STATE ADMINISTRATIVE FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SMOKEY MOUNTAIN LAND SURVEYING CO., INC.
 INCORPORATED
 Civil Engineers & Surveyors
 10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 Phone: (865) 777-4160 Fax: (865) 777-4169



Tree Inventory for
ECG Martin Mill LP
 E Martin Mill Pike & Lippencott Street
 Dist. 9 - Knox County -- 26th Ward, City of Knoxville, TN
 Owner: Wayland-Goodman Properties, LP

- NOTES:**
- SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - THIS SURVEY IS MADE WITH REFERENCES TO TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER THREE-158-T WITH AN EFFECTIVE DATE OF JUNE 6, 2017 AT 8:00 AM.
 - PROPERTY IS ZONED: "RP-2" PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - GRID NORTH IS BASED ON THE NAD 83 GNS REFERENCE NETWORK.
 - PROPERTY IS KNOWN AND DESIGNATED AS:
 - TAX MAP 109A, GROUP K, PARCEL 002.02 AND 007
 - DEED REFERENCE: PART OF 200104160009206
 - ELEVATIONS, IF ANY, ARE BASED ON THE NAVD83 DATUM.

9-K-17-UR
 Revised: 8/30/2017

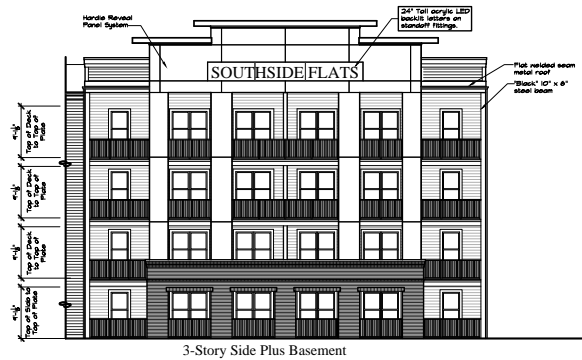
NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKEY MOUNTAIN LAND SURVEYING CO., INC. SMLS DWG NO 170083T1

NO.	DATE	COMMENTS

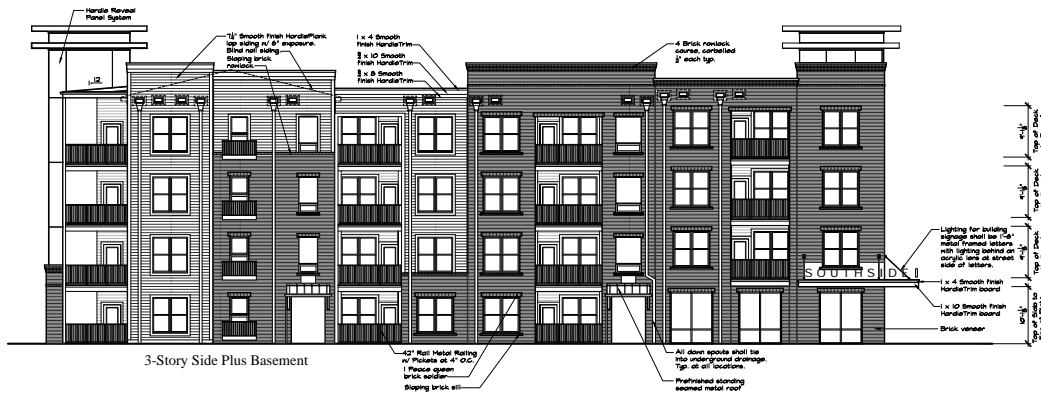
TREE



1 South Elevation (Building 1)
Scale: $\frac{3}{32}'' = 1'-0''$



2 Corner of E. Martin Mill Pike & Lippencott Prtl Elevation (Building 1)
Scale: $\frac{3}{32}'' = 1'-0''$



3 East Elevation (Building 1)
Scale: $\frac{3}{32}'' = 1'-0''$



4 West Elevation (Building 1)
Scale: $\frac{3}{32}'' = 1'-0''$

9-K-17-UR
Revised: 9/12/2017

Shapiro & Company
architects, inc.
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.685.9001
Fax: 901.685.9054
www.shapiroandco.com

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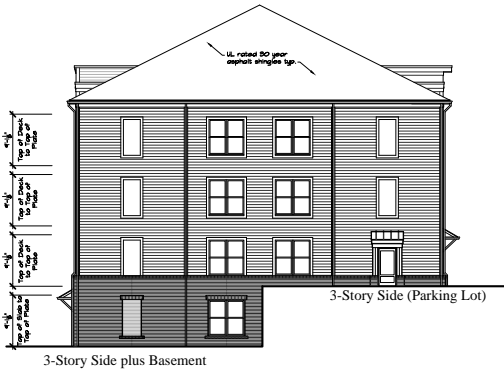
Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECC Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

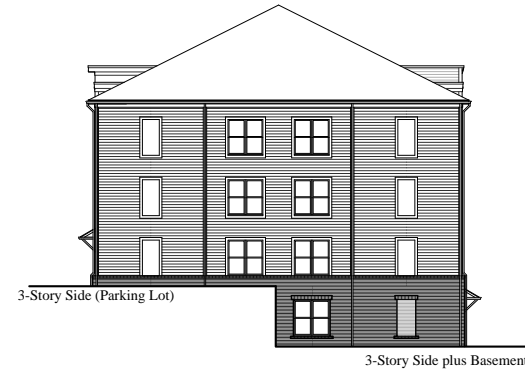
Revision 1 - 09.01.17
Revision 2 - 4.12.17

Project Number: 16048
Description: Use on Review Submittal
Date: 08.04.17

Sheet Number:
A-7



1 East Elevation (Building 2 & 3)
Scale: $\frac{3}{32}'' = 1'-0''$



2 West Elevation (Building 2 & 3)
Scale: $\frac{3}{32}'' = 1'-0''$



3 North Elevation (Building 2 & 3)
Scale: $\frac{3}{32}'' = 1'-0''$

9-K-17-UR
Revised: 9/12/2017

Southside Flats
2717 East Martin Mill Pike
Knoxville, Tennessee

ECG Martin Mill, LP
118 16th Avenue South
Nashville, TN 37203

Revision 2 - 4/12/17

Project Number: 16048	Description: Use on Review Submittal
Date: 08.04.17	

Sheet Number:
A-11