

- NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM ABBOTT LAND SURVEYING, LLC, DATED MARCH 16, 2018, CITY OF KNOXVILLE CONTROL, NAVD 88.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
  3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
  4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
  5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  6. PROPERTY CONCERNED REFLECTS PARCEL 095P021 AS SHOWN IN KNOX COUNTY CLT MAP 095P ZONING FOR THE PROPERTY IS SW-3, SOUTH WATERFRONT DISTRICT, CITY BLOCK NO. 26242, WARD NO. 26. TOTAL AREA = 2.424 AC. TOTAL DISTURBED AREA = 2.42 AC. OWNER: DOMINION DEVELOPMENT GROUP, LLC 5017 HOMBERG DRIVE KNOXVILLE, TN 37919
  7. BUILDING SETBACKS ARE 10-FT. MAX. IN FRONT, 25-FT. MAX. ON SIDE AND 3-FT. MIN. REAR.
  8. RETAINING WALLS TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A PERMIT. REFER TO VENDOR'S PLANS FOR RETAINING WALL AND RAILING DETAILS. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT EQUAL OR EXCEED 30 INCHES.
  9. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERLATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.
  10. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

**LEGEND:**

[Symbol]	HEAVY DUTY ASPHALT PAVEMENT
[Symbol]	LIGHT DUTY ASPHALT PAVEMENT
[Symbol]	ROW ASPHALT PAVEMENT
[Symbol]	ASPHALT OVERLAY
[Symbol]	CONCRETE PAVEMENT
[Symbol]	PERMEABLE PAVEMENT
[Symbol]	PROPOSED ROW DEDICATION
[Symbol]	ROW/PROPERTY LINE
[Symbol]	PROPOSED ROW
[Symbol]	SETBACK
[Symbol]	TYP.
[Symbol]	ADAM KOLNITZ (10)
[Symbol]	DETAIL REF. (DETAIL NO./SHT NO.)

**PARKING SUMMARY**

MAXIMUM VEHICLE PARKING	234 MAX.
118 UNITS (2 SPACES PER UNIT, MAX.) =	8 MAX.
2,369 SF COMMERCIAL (3 PER 1,000 SF) =	
TOTAL	242 SPACES

**PROPOSED VEHICLE PARKING**

STANDARD SPACES (9.5' X 17.5')	128
HANDICAP	5
TOTAL	133 SPACES

**REQUIRED BICYCLE PARKING**

133 SPACES (1 PER 10 VEHICLE SPACES)	14 SPACES
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**PROPOSED BICYCLE PARKING**

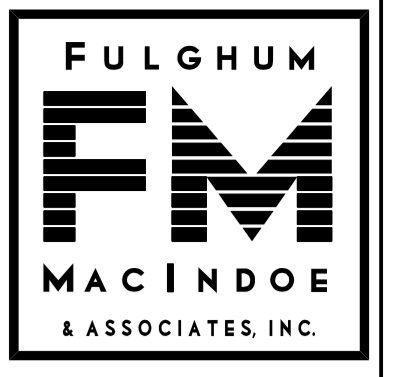
BICYCLE SPACES	14 SPACES
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**PARKING PAVEMENT**

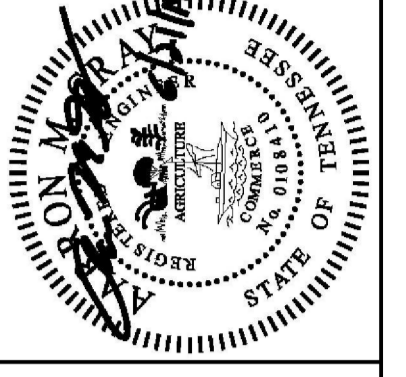
TOTAL PARKING AREA =	48,115 SF
COVERED PARKING AREA =	8,414 SF
PERVIOUS PARKING AREA =	25,876 SF
PERCENT PERVIOUS AREA =	65.2%

**IMPERVIOUS AREA SUMMARY**

EXISTING IMPERVIOUS AREA =	1.68 AC
PROPOSED IMPERVIOUS AREA (INCLUDING PAVERS) =	2.18 AC
PROPOSED PERVIOUS AREA (PERMEABLE PAVERS) =	0.59 AC



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**SITE LAYOUT PLAN**

PROJ. NO.	AMG	DESIGNED BY	AMG	DRAWN BY	ADC	Date
431008		AMG		AMG	ADC	06/21/19
						06/04/19
						07/08/19

REVISION/ISSUE

No.	Date	Revision/Issue
1	03/08/19	REVISED PER CITY OF KNOXVILLE COMMENTS
2	06/04/19	REVISED PER CITY OF KNOXVILLE COMMENTS
3	07/08/19	ISSUED FOR CONSTRUCTION

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
**APPROVED**  
Adam Kolnitsch  
07/24/19

Project Sheet  
Date 03/08/19  
Scale 1" = 20'

APPROVED  
CITY OF KNOXVILLE  
07/24/19

File Name: 431008\_01.dwg  
Plot Date: 07/24/19  
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