



TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

REPORT OF STAFF RECOMMENDATION

Meeting Date: 6/10/2019  
File Number: 6-A-19-TOG  
Applicant: WALLACE B. MCCLURE  
Request: BUILDING PERMIT

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Address: 0 Dutchtown Rd  
Map/Parcel Number: 118 171  
Location: North and south side of Dutchtown Road, east side of Pellissippi Parkway.  
Existing Zoning: BP (Business and Technology) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay)  
Proposed Zoning: NA  
Existing Land Use: Vacant land  
Proposed Land Use: Site grading  
Appx. Size of Tract: 25.12 acres  
Accessibility: Access is via Dutchtown Road, a minor arterial street with a five lane street section within a right-of-way of approximately 175'.  
Surrounding Zoning and Land Uses:  
North: PR (Planned Residential) / TO (Technology Overlay) - Residences  
South: C-6 (General Commercial Park) / TO-1 (Technology Overlay) - Vacant land and office park  
East: BP (Business and Technology) / TO (Technology Overlay) - Vacant land  
West: BP (Business and Technology) / TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay) - Pellissippi Parkway / Dutchtown Road Interchange

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Comments: 1) The applicant is requesting approval of a rough grading plan for property that is located on the north and south side of Dutchtown Road, just east of the Pellissippi Parkway / Dutchtown Road Interchange.  
2) The proposal includes the excavation of an area of approximately 1.36 acres out of a 21.27 acre site on the north side of Dutchtown Road. The soil removed from this site will be placed as fill in an area of approximately 0.81 acres on a 3.85 acre site that is located on the south side of Dutchtown Road. The applicant has not proposed any development plans for either site and is only creating level sites for future development.  
3) The site on the south side of Dutchtown Road is currently zoned A (Agricultural) / TO (Technology Overlay) and for the majority of approved uses would not require any further review by the Board. Any rezoning of the property would require approval by the Board. Access to this site would be restricted due to the location of the Dutchtown Road and Sherrill Boulevard / Pellissippi Parkway off/on ramp intersection to the west. The property on the north side of Dutchtown Road is zoned BP (Business and Technology) / TO (Technology Overlay)  
4) Staff is recommending that the areas outside the "Area of Disturbance" as identified on the proposed grading plan for the sites on the north and south side of Dutchtown Road remain undisturbed in order to preserve the existing natural vegetation in those areas. The undisturbed areas shall be clearly marked in the field before any grading is allowed. The graded areas shall be stabilized meeting all requirements of the Knox County Department of Engineering and Public Works.

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**Design Guideline  
Conformity:** With the recommended conditions, the request complies with the TTCDA Design Guidelines.

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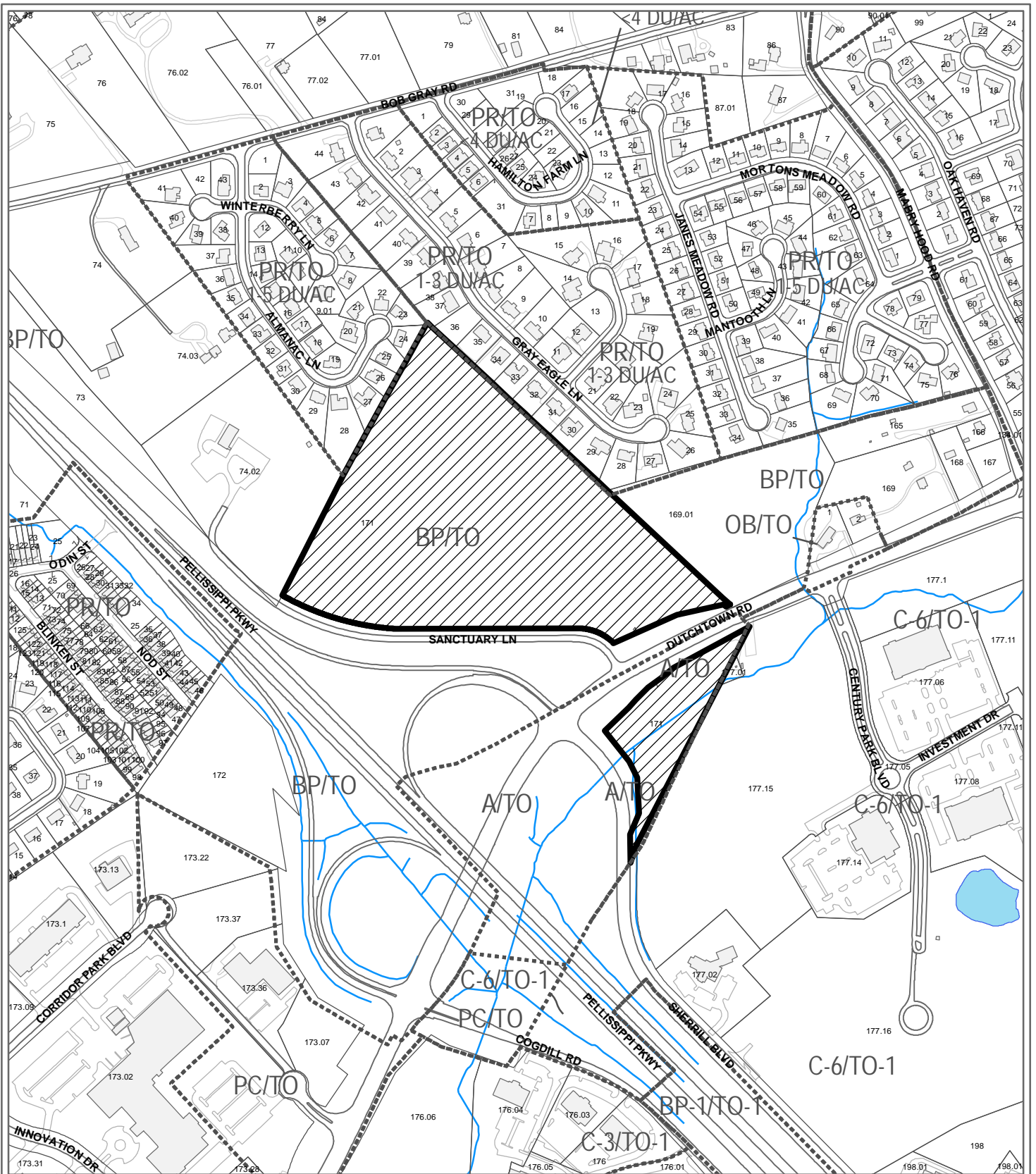
**Waivers and  
Variances  
Requested:** Not applicable at this time.

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**Staff Recommendation:**

Based on the application and plans as submitted, staff recommends APPROVAL of a Certificate of Appropriateness for a Grading Permit, subject to the following 3 conditions:

- 1) The area outside the "Area of Disturbance" as identified on the proposed grading plan for the sites on the north and south side of Dutchtown Road shall remain undisturbed in order to preserve the existing natural vegetation in those areas. The undisturbed areas shall be clearly marked in the field before any grading is allowed.
- 2) Stabilizing the graded site meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
- 3) Obtaining approval from the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation, if applicable, for the construction access to the sites.



**6-A-19-TOG  
CERTIFICATE OF APPROPRIATENESS**

Petitioner: McClure, Wallace B.



Purpose of Request: Building Permit - Grading Plan

Map No: 118

Jurisdiction: County

Original Print Date: 5/21/2019  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



DESIGN PLAN  
FOR

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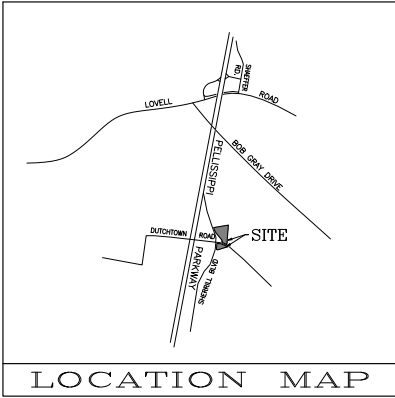
MCCLURE PROPERTY  
on  
DUTCHTOWN RD

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TAX MAP 118 PARCEL 171  
DISTRICT 6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE & GRADING PLAN
4A,B	EROSION & SEDIMENT CONTROL



OWNER/DEVELOPER:  
WALLACE MCCLURE, JR., TRUSTEE  
114 DURWOOD RD.  
KNOXVILLE, TN 37922  
PHONE: (865) 693-3000

6-A-19-TOG

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4324 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

MAY 13, 2019



SHEET 1 OF 4 SHEETS

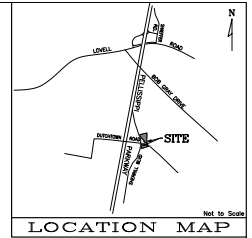
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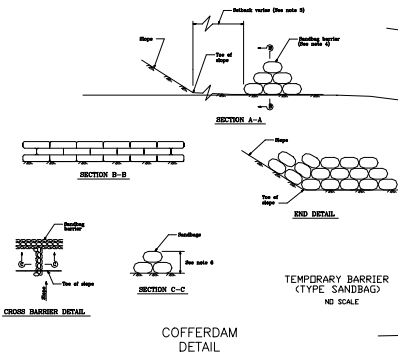
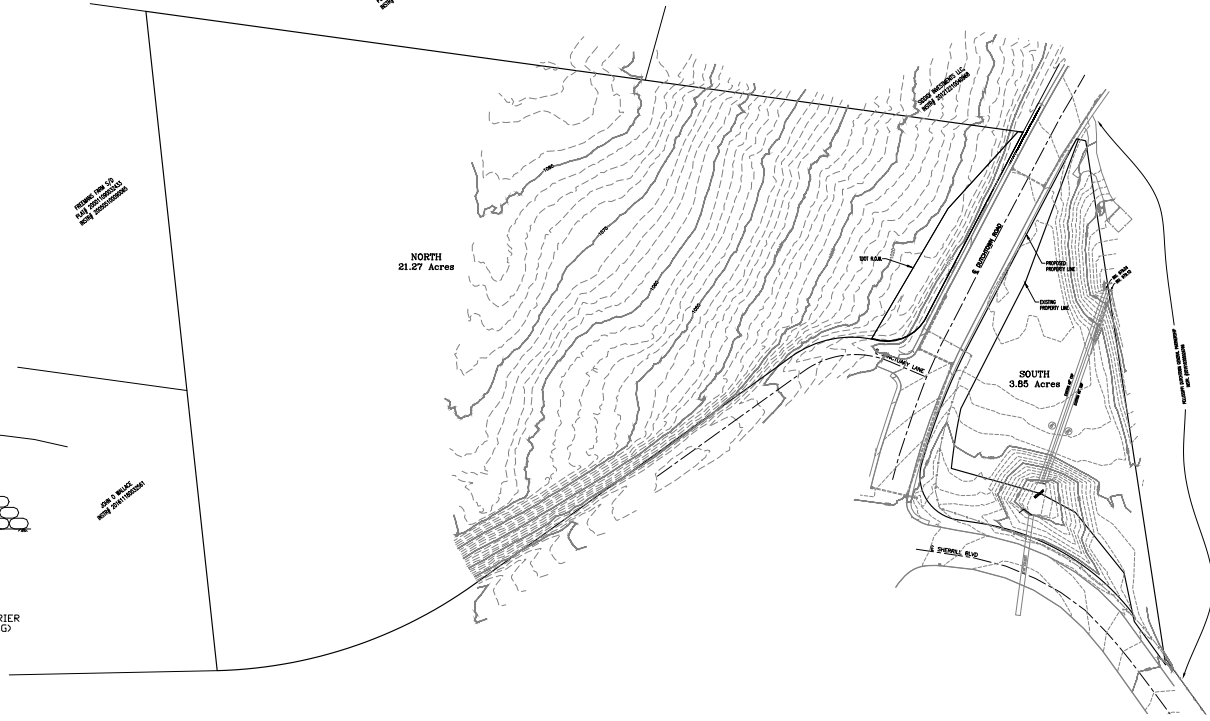
**NOTE:**  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

**NOTE:**  
**CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.**  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ABIDED BY.

**NOTE:**  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION, CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



- GENERAL NOTES:**
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF ALL UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATING.
  2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING AND SLOPE CONTROL DURING CONSTRUCTION.
  3. BACKFILL MUST BE PLACED AND COMPACTED TO 90% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
  4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO BATSON, HIMES, NORVELL & POE, L.L.P. AS ACCORDANCE WITH MANUAL, 10th EDITION.
  5. TRAFFIC CONTROL DEVICES SHALL BE ACCORDANCE WITH MANUAL, 10th EDITION.
  6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS ON THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF MICHIGAN, INC.
  7. NORTH PROPERTY CONTAINS 21.27 ACRES. SOUTH PROPERTY CONTAINS 3.85 ACRES.
  8. THIS PROPERTY IS ZONED R970.



Flowing Pipe Schedule and Capacity Chart

PIPE NO.	UPSTREAM	DOWNSTREAM	LENGTH	SLOPE	SIZE	PIPE MATERIAL	MANHOLE	VELOCITY	PERCENTAGE
EP1	10+00	10+50	50	0.01	18"	CONCRETE	10+25	1.5	100%
EP2	10+50	10+100	50	0.01	18"	CONCRETE	10+75	1.5	100%

6-A-19-TOG



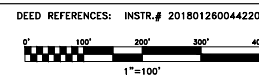
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email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SEW							
CHECKED	DBH							

SCALE  
HORIZONTAL: 1" = 100'  
VERTICAL: 2" INTERVAL  
VERTICAL DATUM: NAVD83  
DATE: 5/13/19



**EXISTING CONDITIONS FOR**  
**MCCURE PROPERTY ON**  
**DUTCHTOWN RD**  
TAX MAP 118 PARCEL 171  
DISTRICT 6, KNOX COUNTY, TENNESSEE

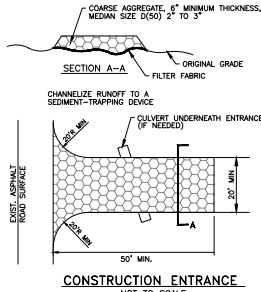
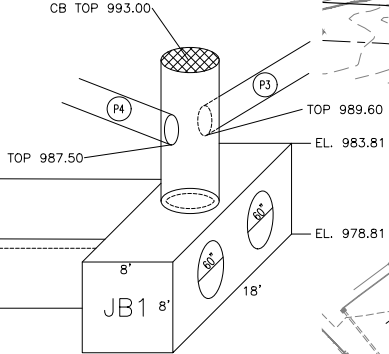
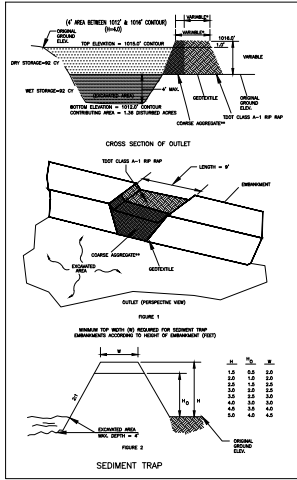
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SHEET 2 OF 4 SHEET(S)  
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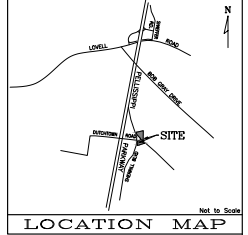
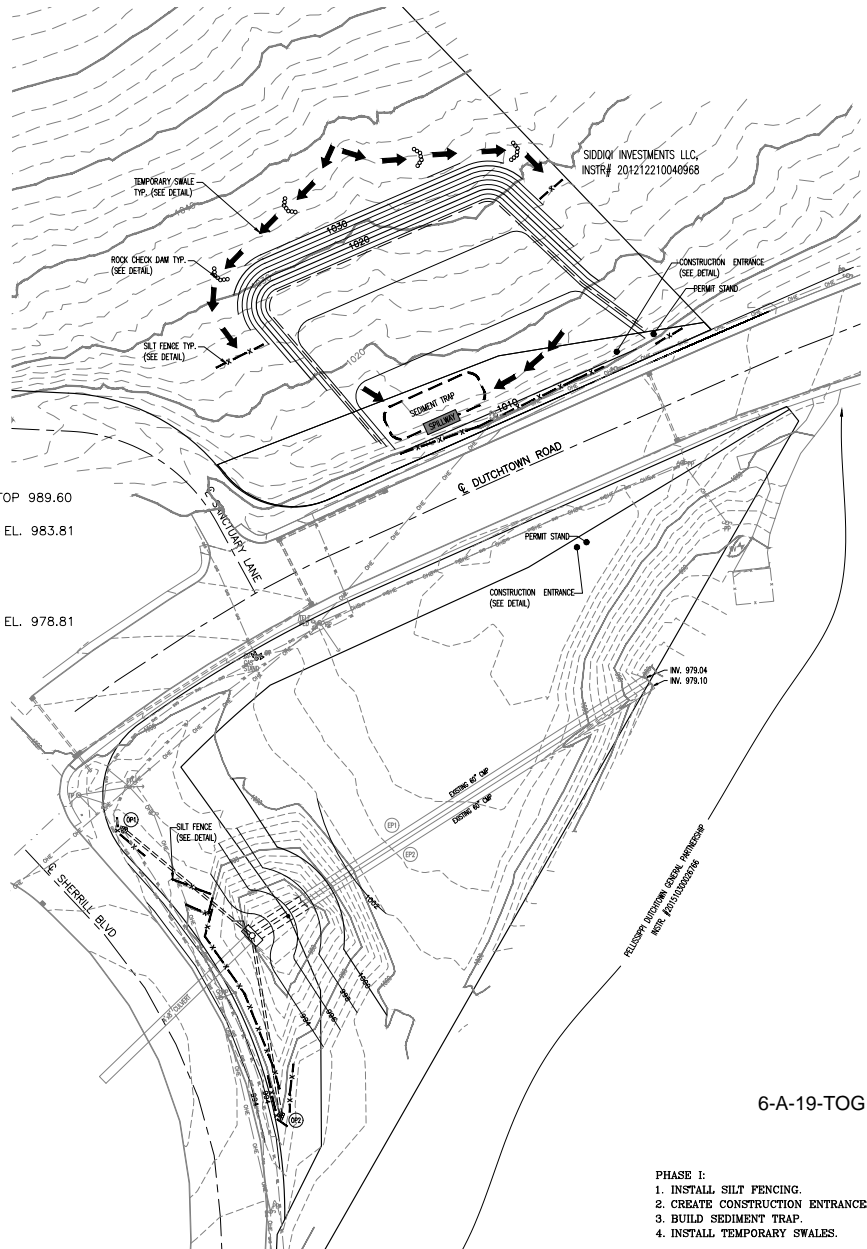
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1-800-351-1111  
RECORD AND SAVE YOUR  
CONFIRMATION NUMBER.

NOTE:  
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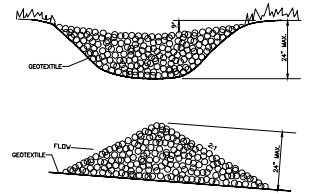
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SET FORTH IN AGC MANUAL OF  
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EXCESSIVELY WIDE CUTS IN  
UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ABIDED BY.



\*THE SIDEWALK IN THE AREA OF THE CONSTRUCTION ENTRANCE WILL BE REPAIRED/REPLACED AS NEEDED\*



- STANDARD NOTES:
- THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
  - 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 CONTRACTOR'S OR PROPERTY OWNER'S 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.
  - QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE CONDUCTED BY QUALIFIED PERSONNEL. PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTAL TO 10 OR MORE ACRES, OR TIME OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CDP SEC 3.1.2 FOR ASSESSMENT LANGUAGE)
  - FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJACENT LAND OWNER.
  - SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENT POND, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
  - LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
  - PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
  - TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>5%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
  - SOIL INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
  - NO BORROW OR WASTE SITES SHALL BE REQUIRED FOR THIS PHASE.
  - THE "AREA OF DISTURBANCE" FOR THIS SITE IS 2.14 ACRES.



6-A-19-TOG

- PHASE I:
- INSTALL SILT FENCING.
  - CREATE CONSTRUCTION ENTRANCES.
  - BUILD SEDIMENT TRAP.
  - INSTALL TEMPORARY SWALES.



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ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

 <b>BATSON, HIMES, NORVELL &amp; POB</b> ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6473 email@bhn-p.com	DESIGNED	DBH									SCALE HORIZONTAL: 1" = 50' VERTICAL: 2" INTERVAL VERTICAL DATUM: NAVD88 DATE: 5/13/19	DEED REFERENCES: INSTR.# 201801260044220 	<b>EROSION &amp; SEDIMENT CONTROL PLAN FOR</b> <b>MCCLURE PROPERTY ON</b> <b>DUTCHTOWN RD</b> TAX MAP 118 PARCEL 171 DISTRICT 6, KNOX COUNTY, TENNESSEE	22986-E&SC SHEET 4A OF 4 SHEET(S) Q:\22986\22986-COMBINED.DWG
	DRAWN	SEW												
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.					



**Temporary Cover Seeding Mixtures**

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	24 in Ryegrass	75
	Common Lodopoda	25
May 1 to July 15	Summer Grazing	75
	24 in Ryegrass	25
July 15 to January 1	24 in Ryegrass	75
	Common Lodopoda	25

Table 1

Source: TDDOT Standard Specifications

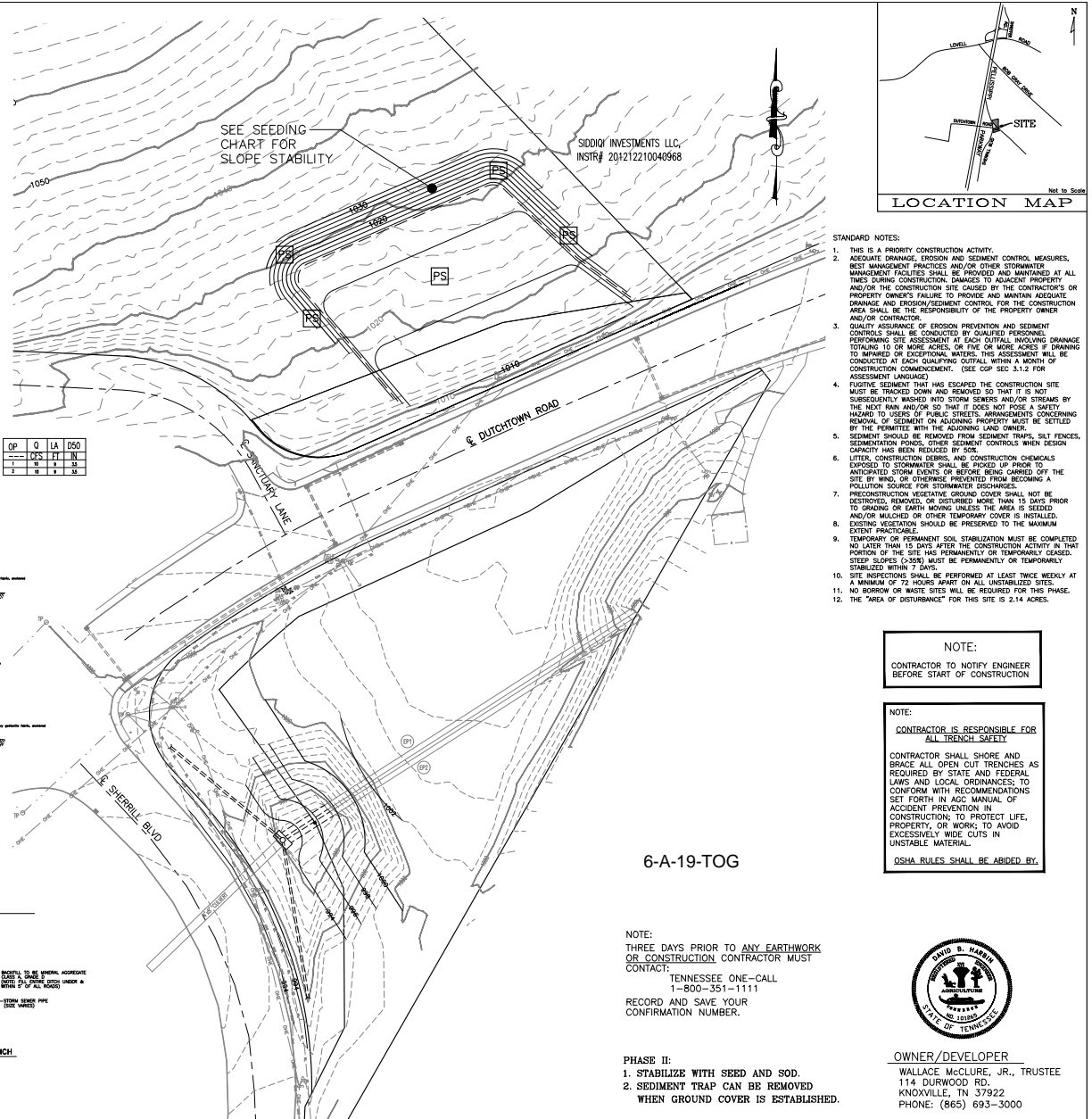
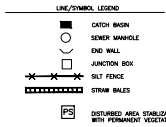
**Permanent Cover Seeding Mixtures**

Seeding Depths	Grass Seed	Percentages
February 1 to July 1	Hardhead 3" Ryegrass	85%
	Native Perennial	15%
July 1 to August 1	Hardhead 3" Ryegrass	75%
	Native Perennial	25%
August 1 to August 15	Hardhead 3" Ryegrass	75%
	Native Perennial	25%
August 15 to August 31	Hardhead 3" Ryegrass	75%
	Native Perennial	25%
September 1 to September 15	Hardhead 3" Ryegrass	75%
	Native Perennial	25%
September 15 to September 31	Hardhead 3" Ryegrass	75%
	Native Perennial	25%

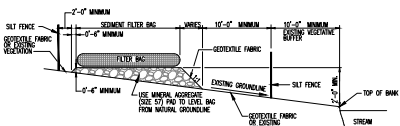
Source: TDDOT Standard Specifications

ALL SLOPES GREATER THAN 2:1 WILL BE MATTED USING EXCEL S-2 EOB OR APPROVED EQUAL.

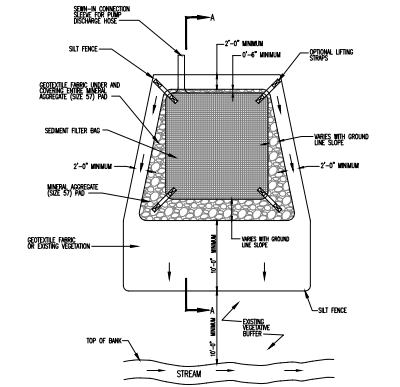
"Final Stabilization" means that all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a uniform density of at least 70 percent of the (preferably) native vegetative cover for the area has been established on all upland areas and areas not covered by permanent structures, and all slopes and channels have been permanently stabilized against erosion.



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  - LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
  - PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDING AND/OR MULCHED OR OTHER TEMPORARY MEASURES ARE INSTALLED. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
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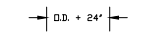
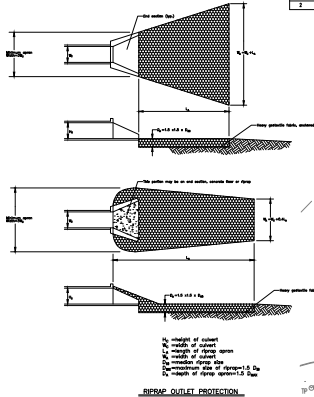
**SECTION A-A**



**PLAN VIEW**

**FILTER BAG DETAIL**

NOT TO SCALE



DEPTH OF BEDDING MATERIAL BELOW PIPE

D	H/min
27" AND SMALLER	4"
30" - 40"	5"
42" - 48"	6"
60" AND LARGER	8"

NOTE: BEDDING SHALL BE GENERAL AGGREGATE (SEE 6.01) WITH A MINIMUM OF 10% (BY WEIGHT) SAND AND A MINIMUM OF 10% (BY WEIGHT) GRAVEL.

STORM SEWER PIPE (SIZE Varies)

**TYPICAL STORM SEWER TRENCH**

(MUST MEET TDDOT STANDARDS)

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- PHASE II:**
1. STABILIZE WITH SEED AND SOD.
  2. SEDIMENT TRAP CAN BE REMOVED WHEN GROUND COVER IS ESTABLISHED.

**OWNER/DEVELOPER**

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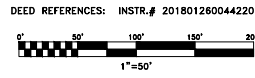
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DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SEW							
CHECKED	DBH							

SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 2" INTERVAL  
VERTICAL DATUM: NAVD83  
DATE  
5/13/19



**EROSION & SEDIMENT CONTROL PLAN FOR**  
**MCCLURE PROPERTY ON**  
**DUTCHTOWN RD**  
TAX MAP 118 PARCEL 171  
DISTRICT 6, KNOX COUNTY, TENNESSEE

22986-E&SC  
SHEET 48 OF 4 SHEET(S)  
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