

GENERAL NOTES:

1. THE TOPOGRAPHIC AND BOUNDARY DATA WAS TAKEN FROM KGIS.
 2. PROPERTY CONCERNED REFLECTS PARCEL 148 049 AS SHOWN IN KNOX COUNTY CLT MAP 148. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 155.71 AC. APPROVED DENSITY: 4.00 UNITS/ACRE
- OWNER: SCHUBERT FAMILY LIMITED PARTNERSHIP
1601 THIRD CREEK RD
KNOXVILLE TN 37921
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT IN REAR. THE PERIPHERAL SETBACK IS 35-FT.
 4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 6. PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV

PROPOSED DENSITY:

TOTAL PR ZONE AREA: 155.71 AC.
TOTAL PROPOSED UNITS: 343 UNITS
TOTAL PROPOSED DENSITY: 2.20 UNITS/AC.

UTILITY OWNERS:





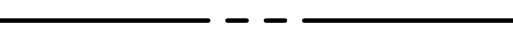

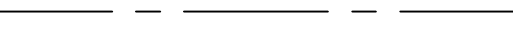
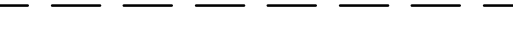



WATER & SEWER

KNOX-CHAPMAN UTILITY DISTRICT
1905 E. GOVERNOR JOHN SEVIER HIGHWAY
KNOXVILLE, TN 37920
OFFICE PHONE: 865.577.4497

GAS AND ELECTRIC

KNOXVILLE UTILITIES BOARD (KUB)
BOX 59017
KNOXVILLE, TN 37950-9017
OFFICE PHONE: 865.558.2123

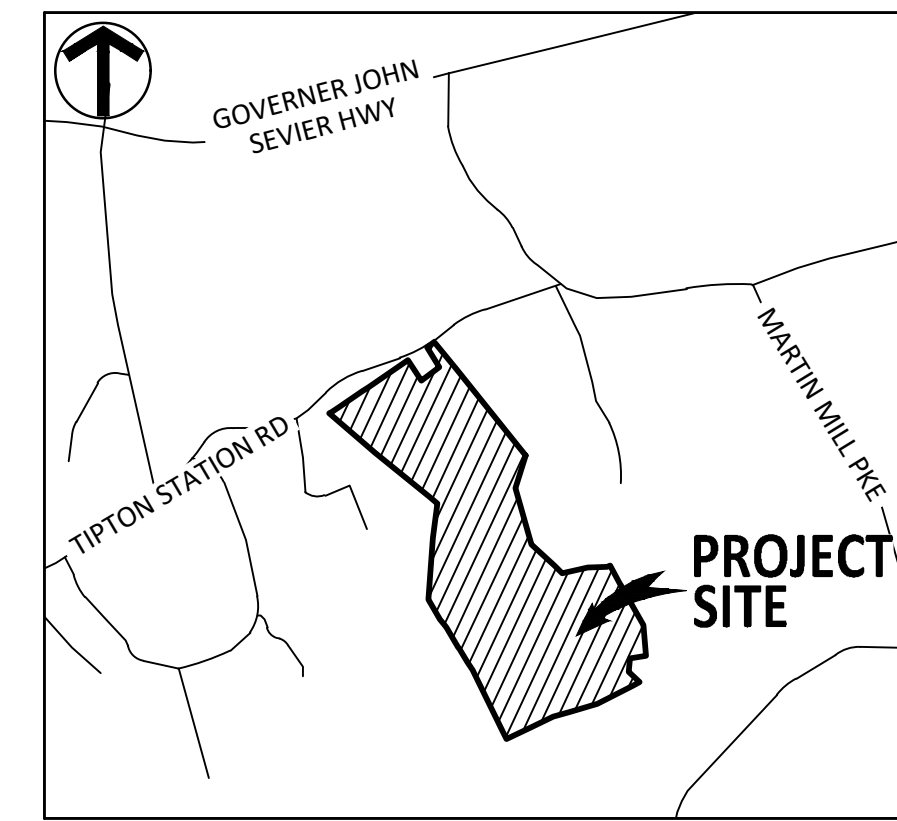
LEGEND:

-  PROPOSED ASPHALT PAVEMENT
-  FLOOD WAY AREA
-  PROPOSED LOT NUMBER
-  PROPOSED PROPERTY BOUNDARY
-  PROPOSED ROW LINE
-  EXISTING ROW LINE
-  ROAD CENTERLINE
-  PROPOSED PERIPHERAL SETBACK
-  PROPOSED STREAM BUFFER
-  500-YR/100-YR FLOOD LINE
-  NO-FILL LINE

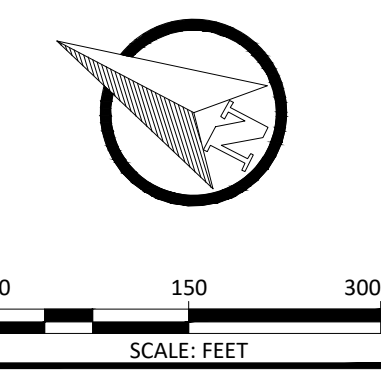
ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED BY THE BOARD OF REGISTERED PROFESSIONAL ENGINEERS UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION OF THE STATE OF TENNESSEE.

REGISTERED ENGINEER: AARRON M. GRAY
TENNESSEE CERTIFICATE NO.: 0108410



LOCATION MAP
(NOT TO SCALE)



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1431 CENTERPOINT
BLVD, STE 110,
KNOXVILLE, TN 37932

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865.722.9204

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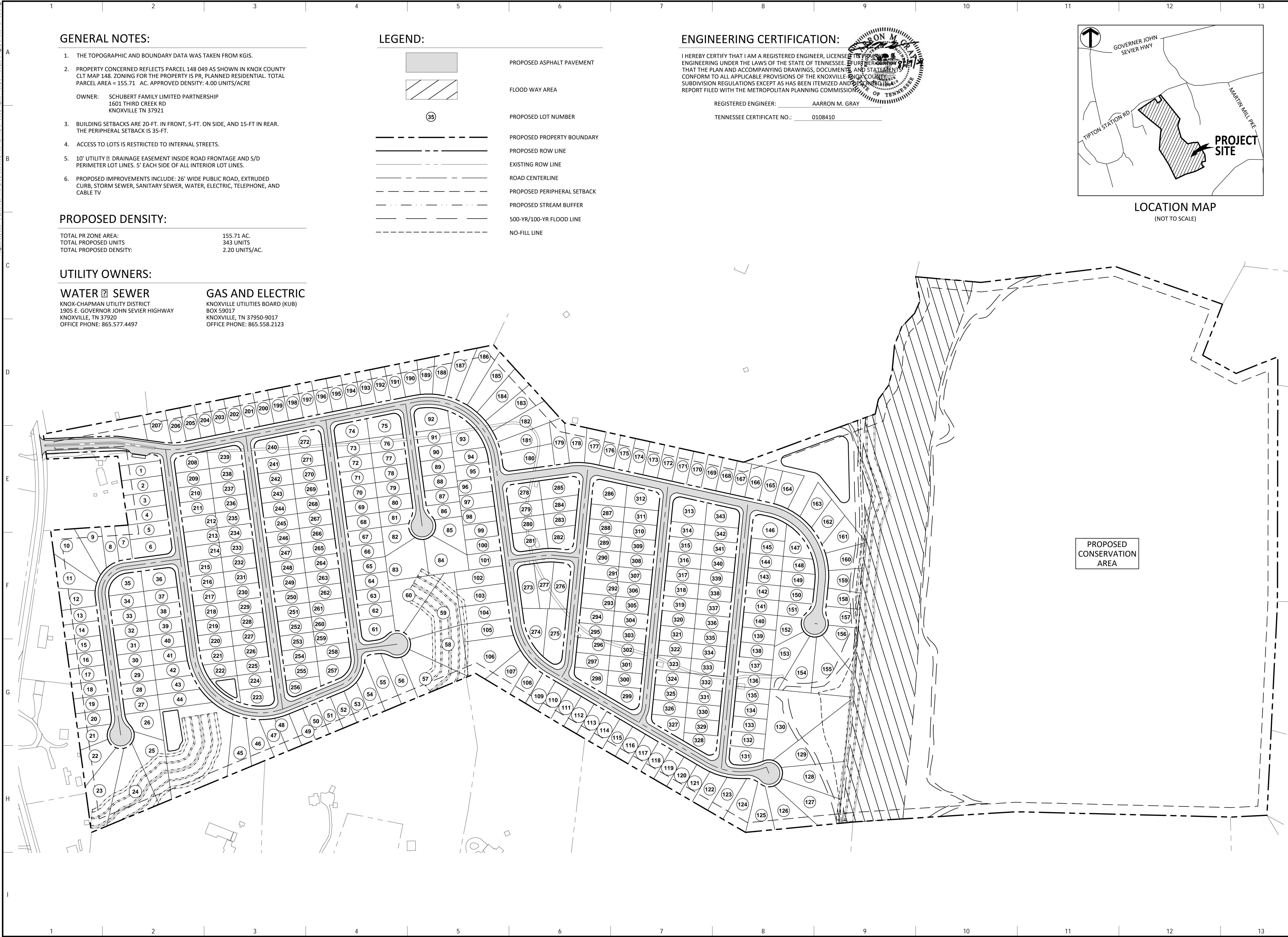
TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
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OVERALL SITE PLAN

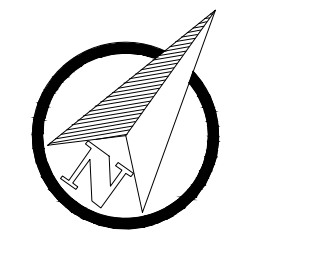
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CONCEPT LAYOUT AND PAVIN PLAN

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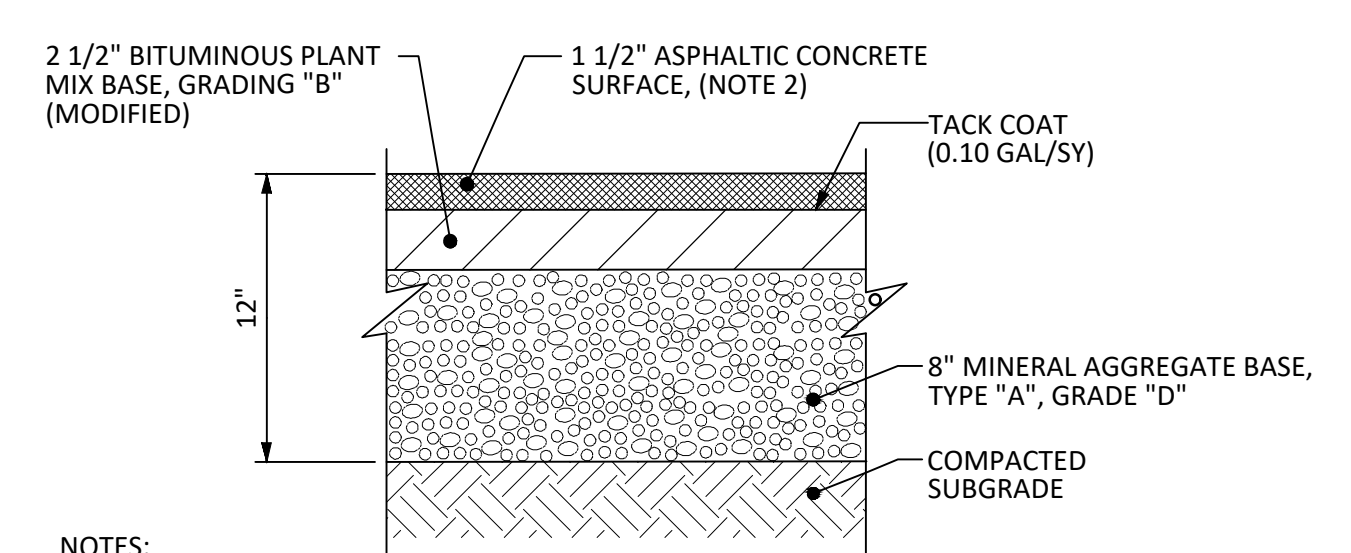
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LEGEND:

- PROPOSED ASPHALT PAVEMENT
- FLOOD WAY AREA
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY BOUNDARY
- PROPOSED ROW LINE
- EXISTING ROW LINE
- ROAD CENTERLINE
- PROPOSED PERIPHERAL SETBACK
- PROPOSED STREAM BUFFER
- 500-YR/100-YR FLOOD LINE
- NO-FILL LINE

HORIZONTAL CURVE DATA TABLE

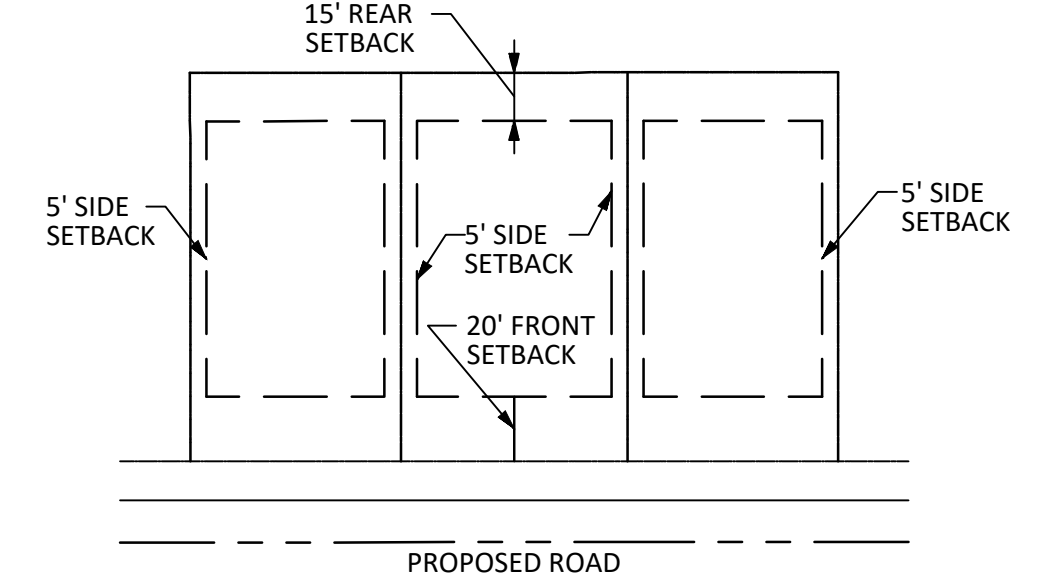
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	STREET A	570,054.8852	2,587,022.9158	10 05'42"	250.00	22.08	44.05
C2	STREET A	569,853.6553	2,587,096.0134	19 11'23"	250.00	42.26	83.73
C3	STREET C	569,892.3893	2,586,577.2568	90 01'04"	100.00	100.03	157.11
C4	STREET B	569,250.0825	2,586,201.5019	104 48'17"	250.00	324.66	457.30
C5	STREET B	568,853.4969	2,586,678.8565	75 11'43"	100.00	77.00	131.24
C6	STREET A	568,942.6381	2,587,837.7907	93 40'41"	250.00	266.59	408.75



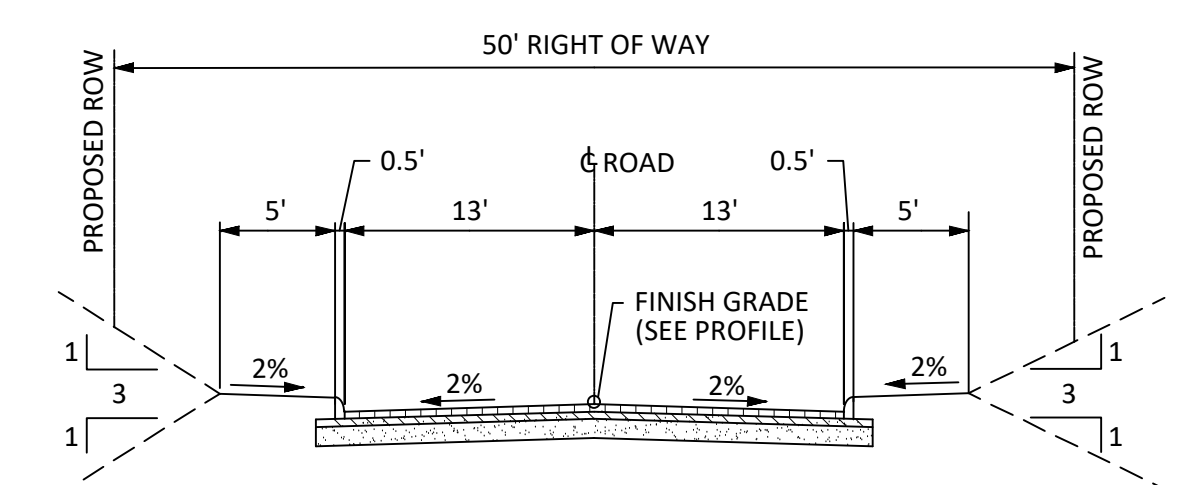
NOTES:
PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10% FOR SLOPES GREATER, USE GRADE "D" MIX.

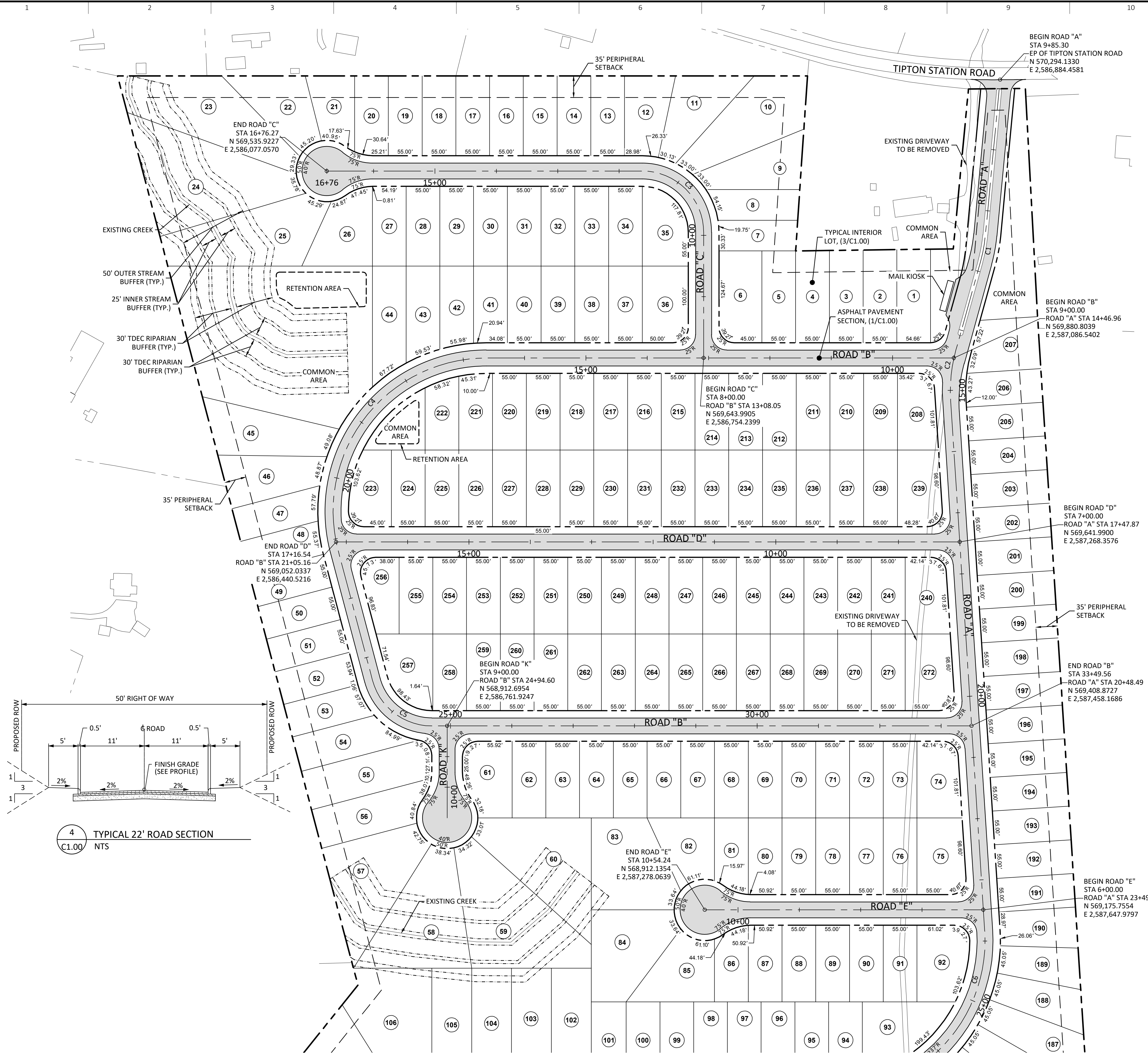
1 ASPHALT PAVEMENT SECTION
C1.00 NTS



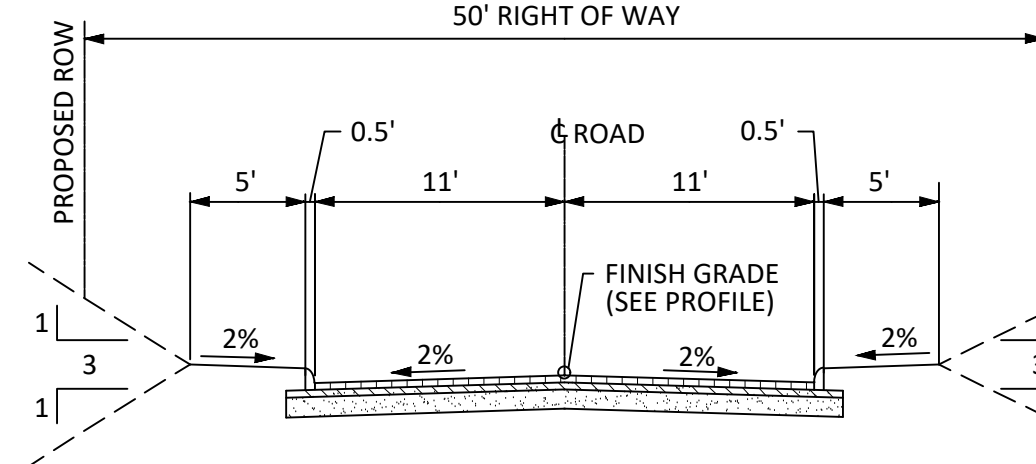
2 TYPICAL INTERIOR LOT
C1.00 NTS



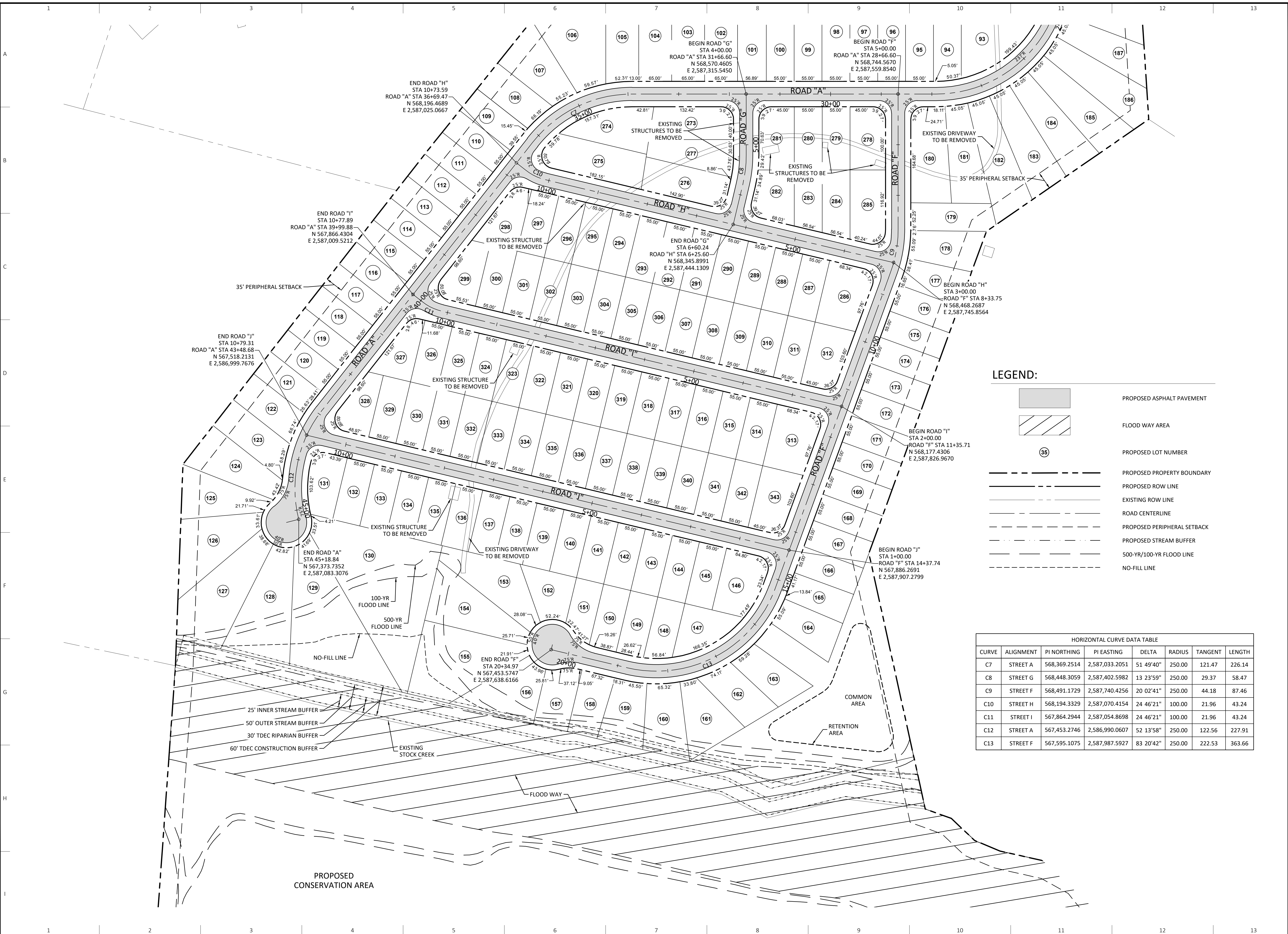
3 TYPICAL 50' ROW ROAD SECTION
C1.00 NTS



4 TYPICAL 22' ROAD SECTION
C1.00 NTS



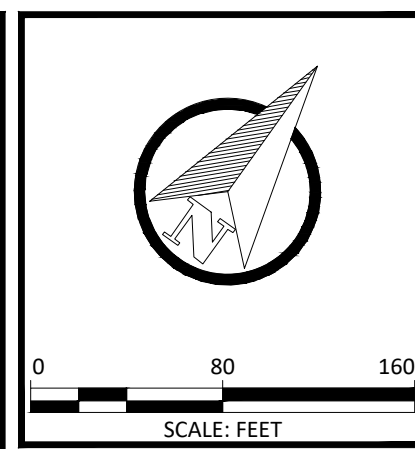
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LEGEND:

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- FLOOD WAY AREA
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY BOUNDARY
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HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C7	STREET A	568,369.2514	2,587,033.2051	51 49'40"	250.00	121.47	226.14
C8	STREET G	568,448.3059	2,587,402.5982	13 23'59"	250.00	29.37	58.47
C9	STREET F	568,491.1729	2,587,740.4256	20 02'41"	250.00	44.18	87.46
C10	STREET H	568,194.3329	2,587,070.4154	24 46'21"	100.00	21.96	43.24
C11	STREET I	567,864.2944	2,587,054.8698	24 46'21"	100.00	21.96	43.24
C12	STREET A	567,453.2746	2,586,990.0607	52 13'58"	250.00	122.56	227.91
C13	STREET F	567,595.1075	2,587,987.5927	83 20'42"	250.00	222.53	363.66



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CONCEPT LAYOUT AND PAVIN PLAN

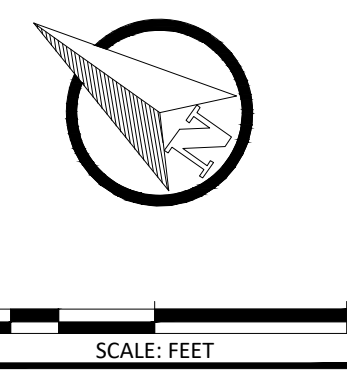
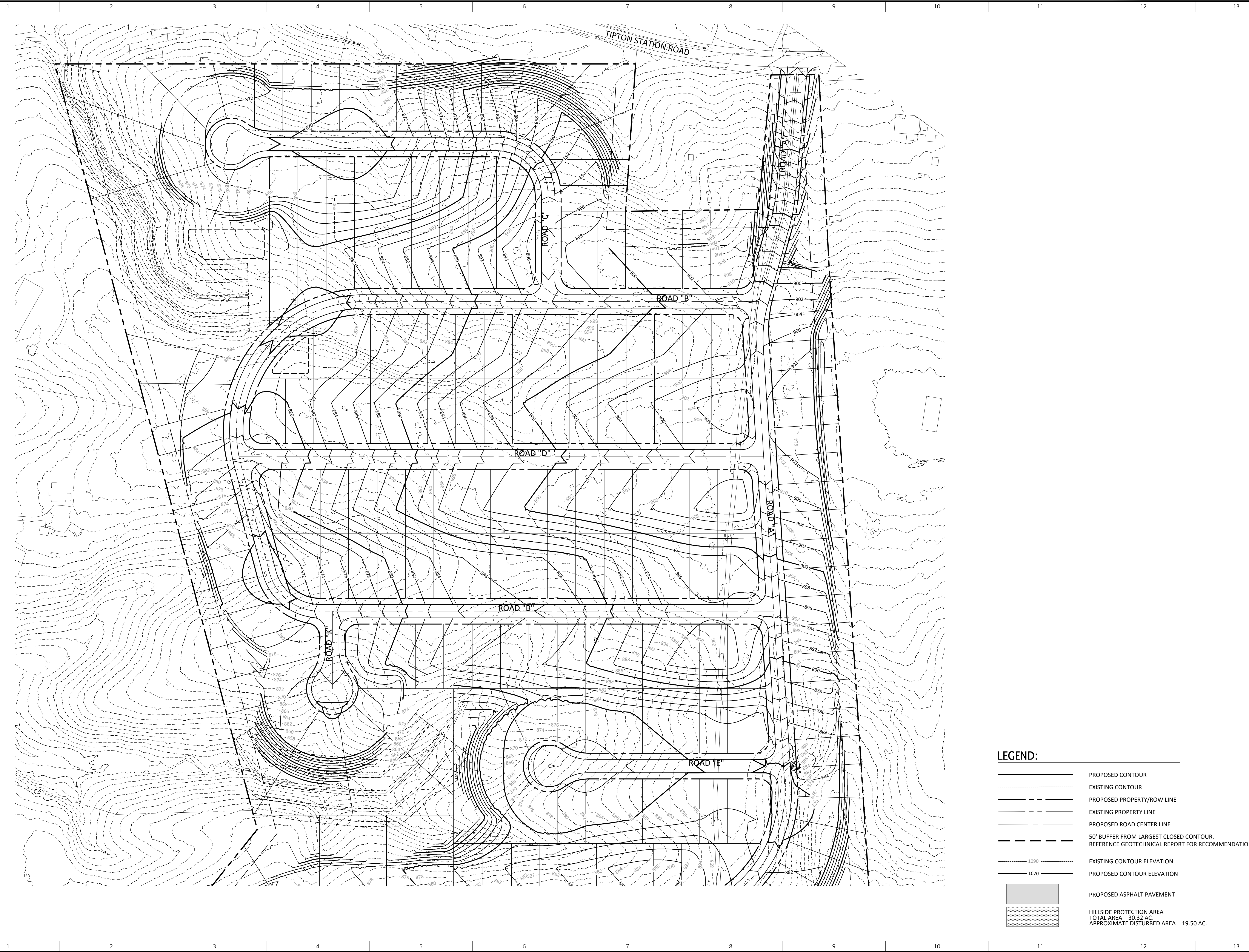
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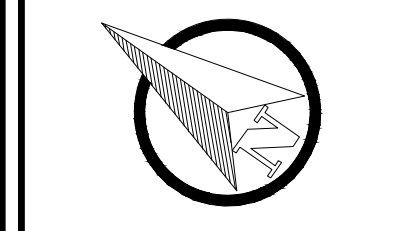
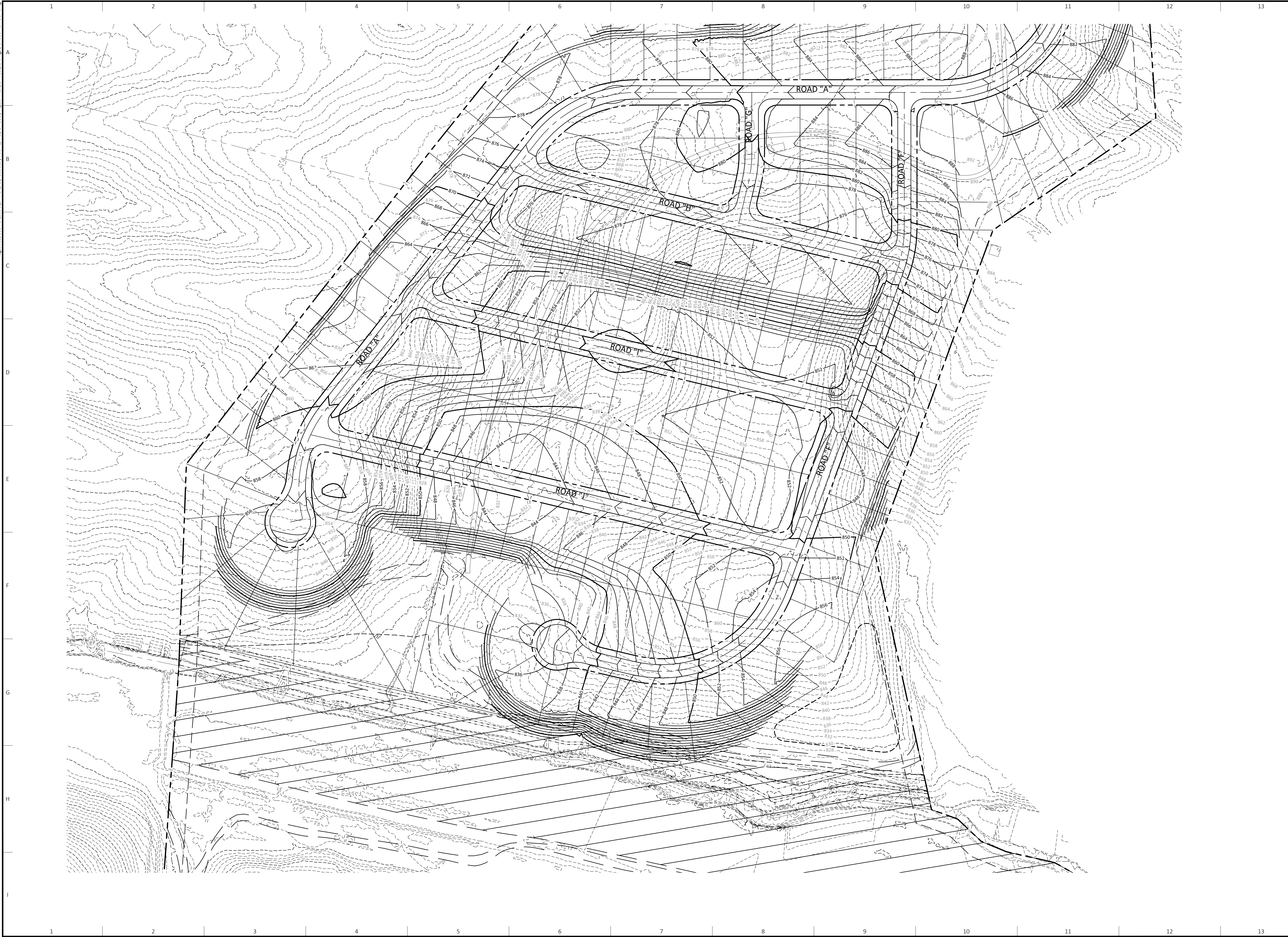
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- LEGEND:**
- PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED PROPERTY/ROW LINE
 - EXISTING PROPERTY LINE
 - PROPOSED ROAD CENTER LINE
 - 50' BUFFER FROM LARGEST CLOSED CONTOUR. REFERENCE GEOTECHNICAL REPORT FOR RECOMMENDATIONS
 - EXISTING CONTOUR ELEVATION
 - PROPOSED CONTOUR ELEVATION
 - PROPOSED ASPHALT PAVEMENT
 - HILLSIDE PROTECTION AREA
- TOTAL AREA = 30.32 AC.
 APPROXIMATE DISTURBED AREA = 19.50 AC.



SCALE: FEET

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CONCEPT RADIN PLAN

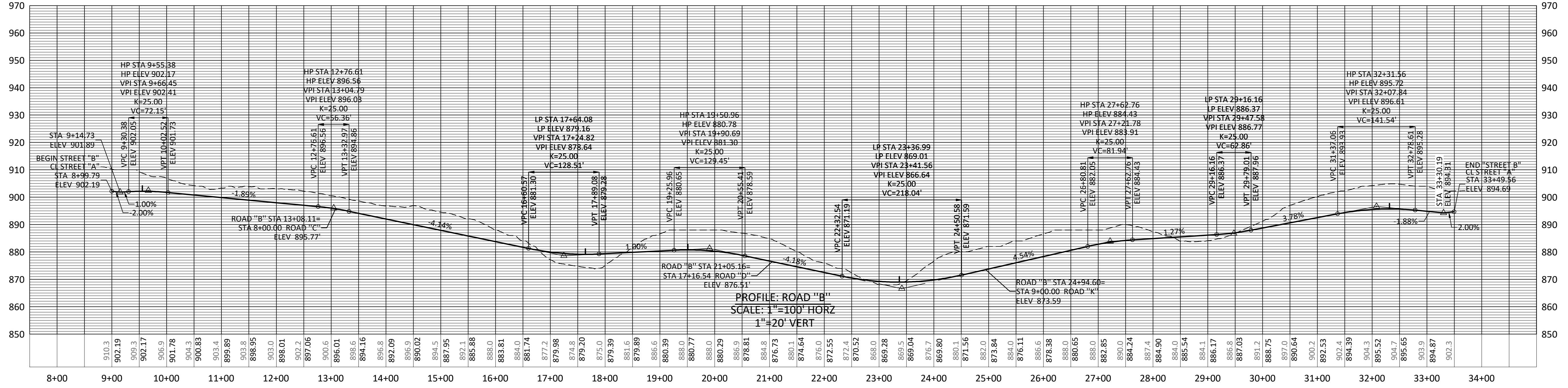
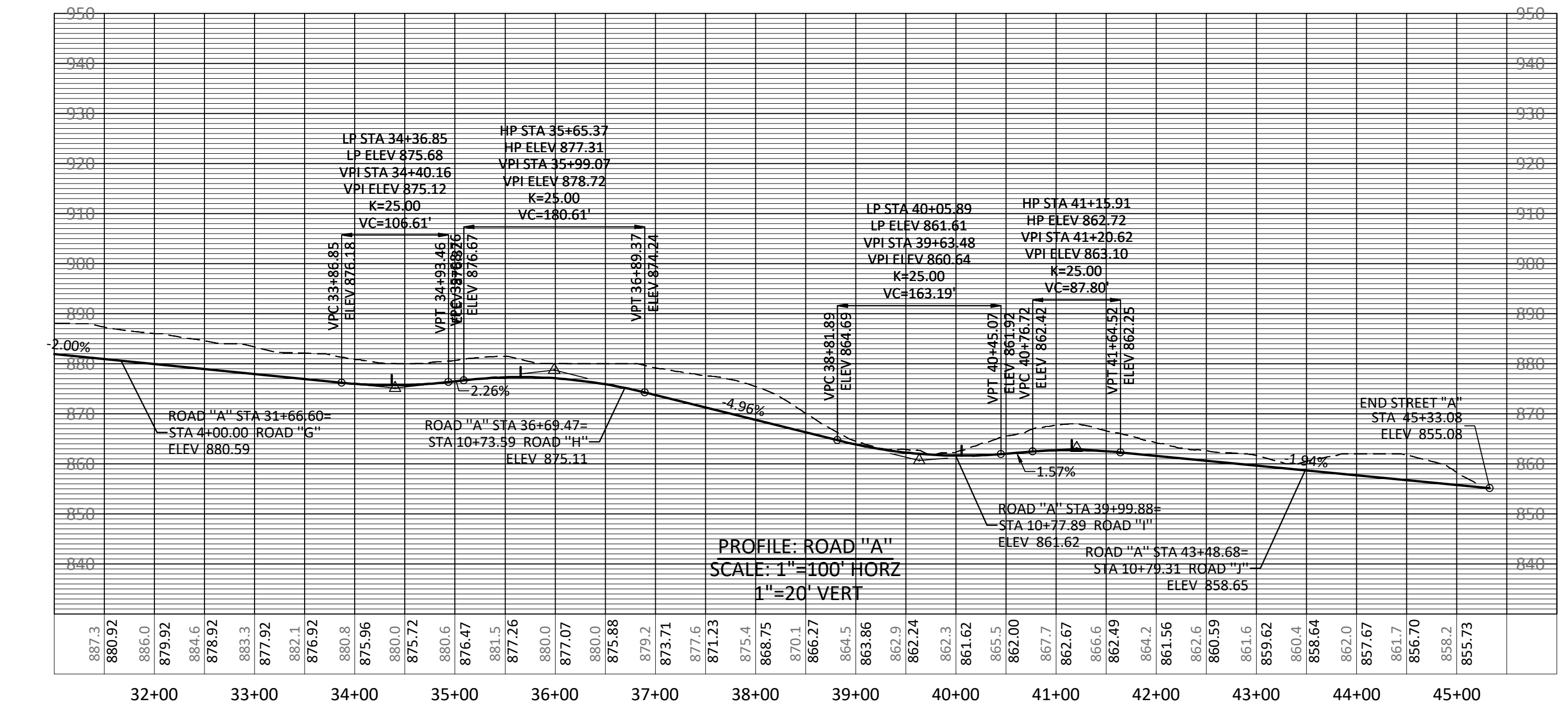
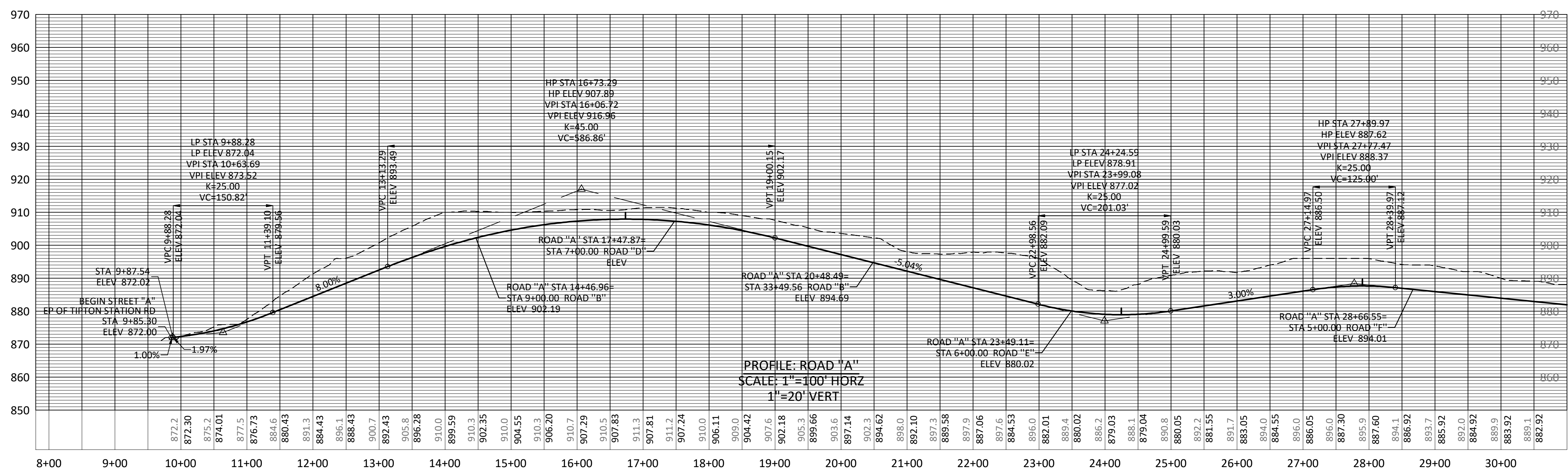
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CONCEPT ROAD PROFILES

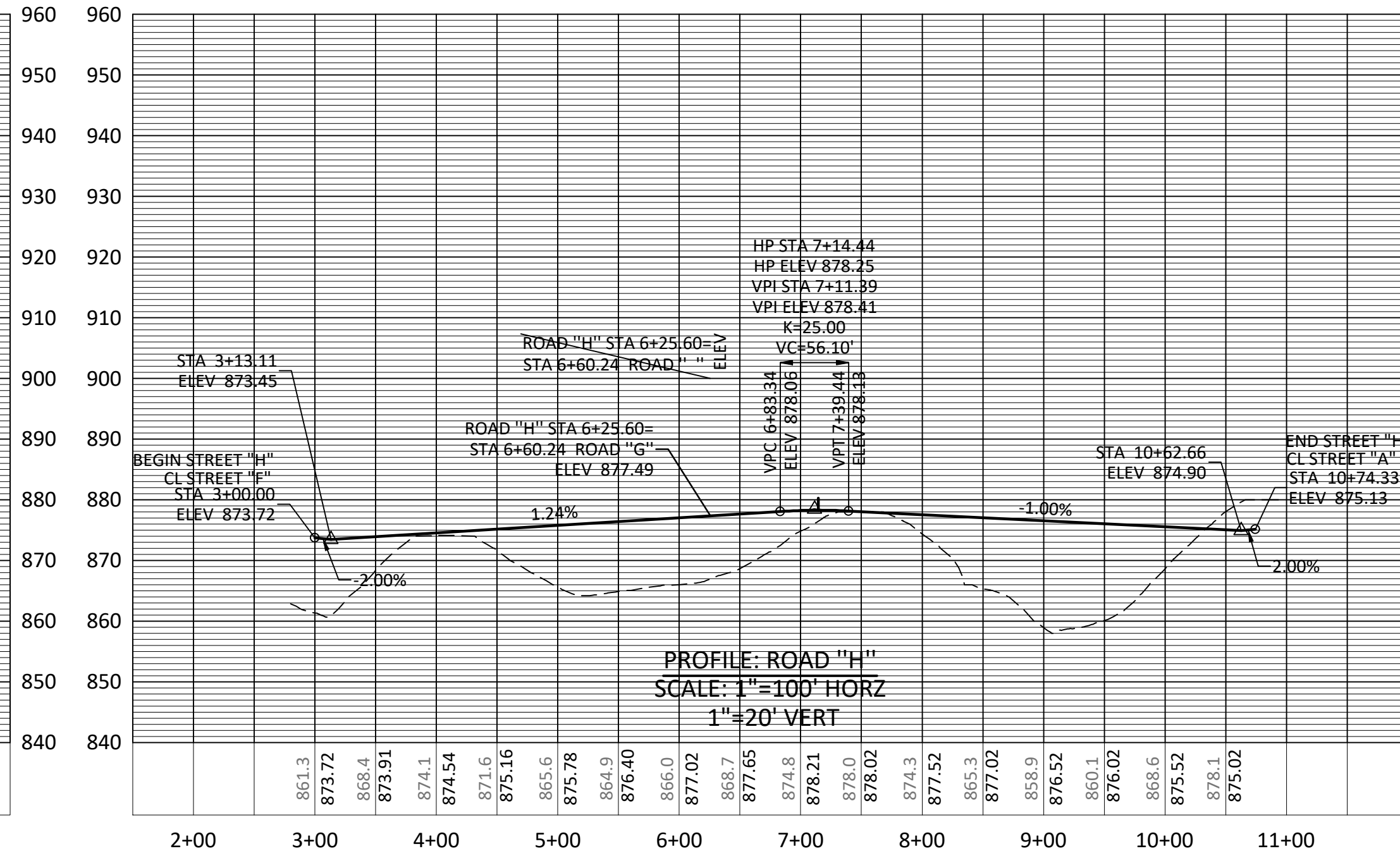
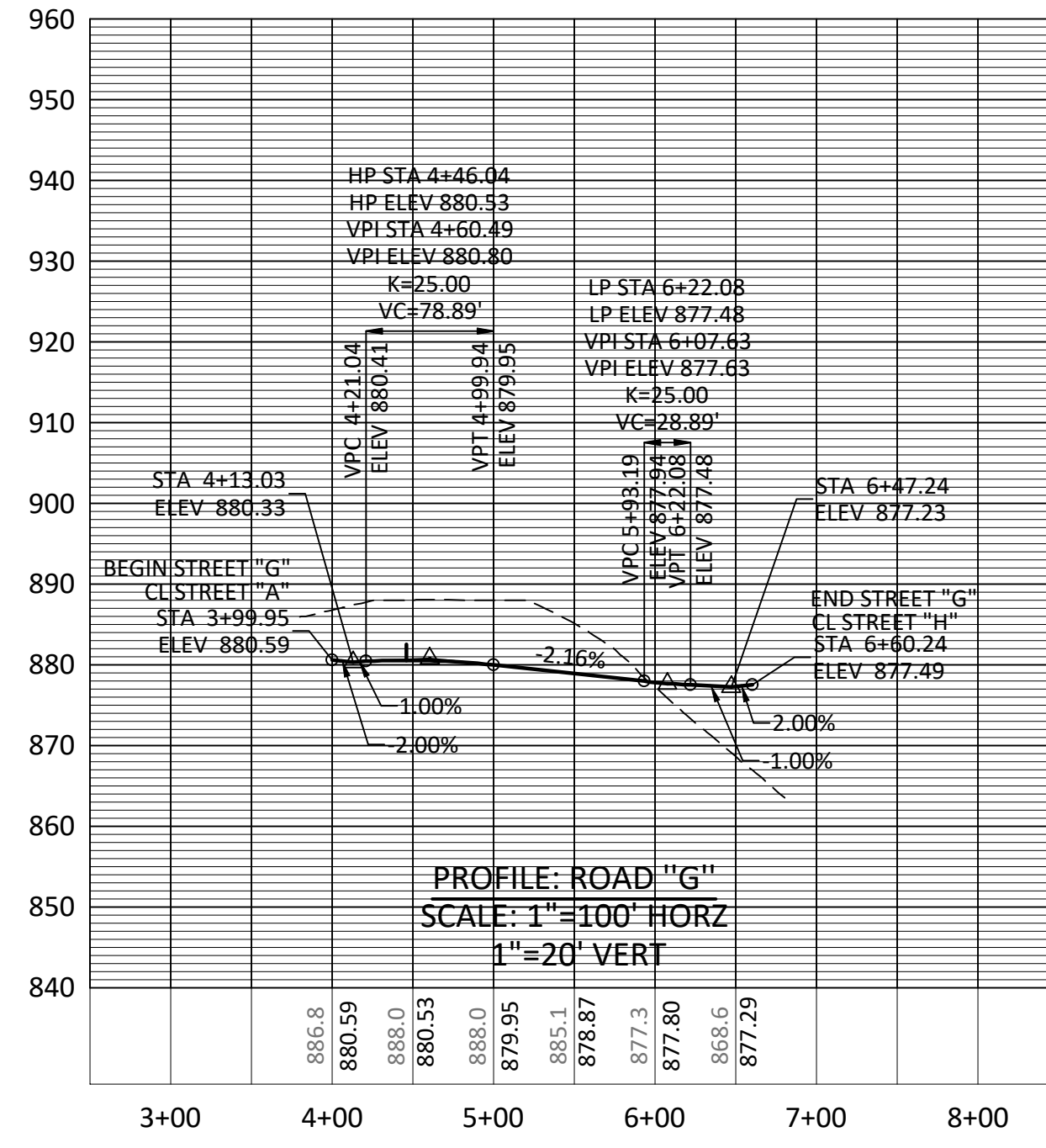
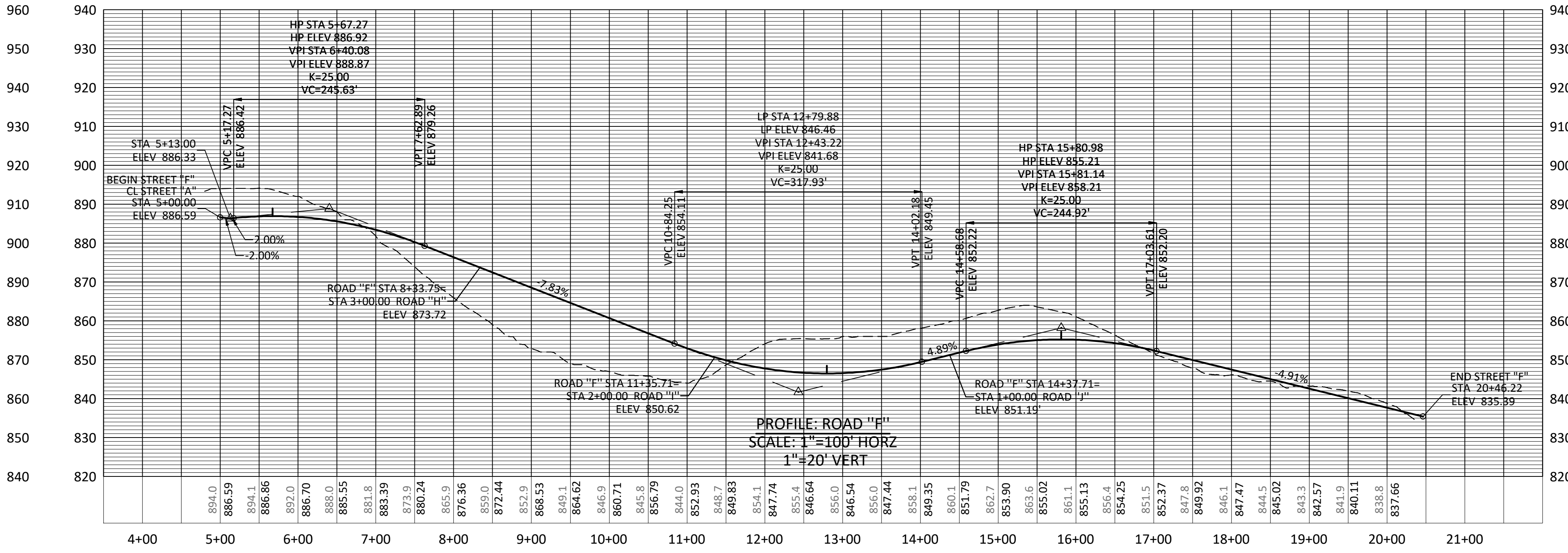
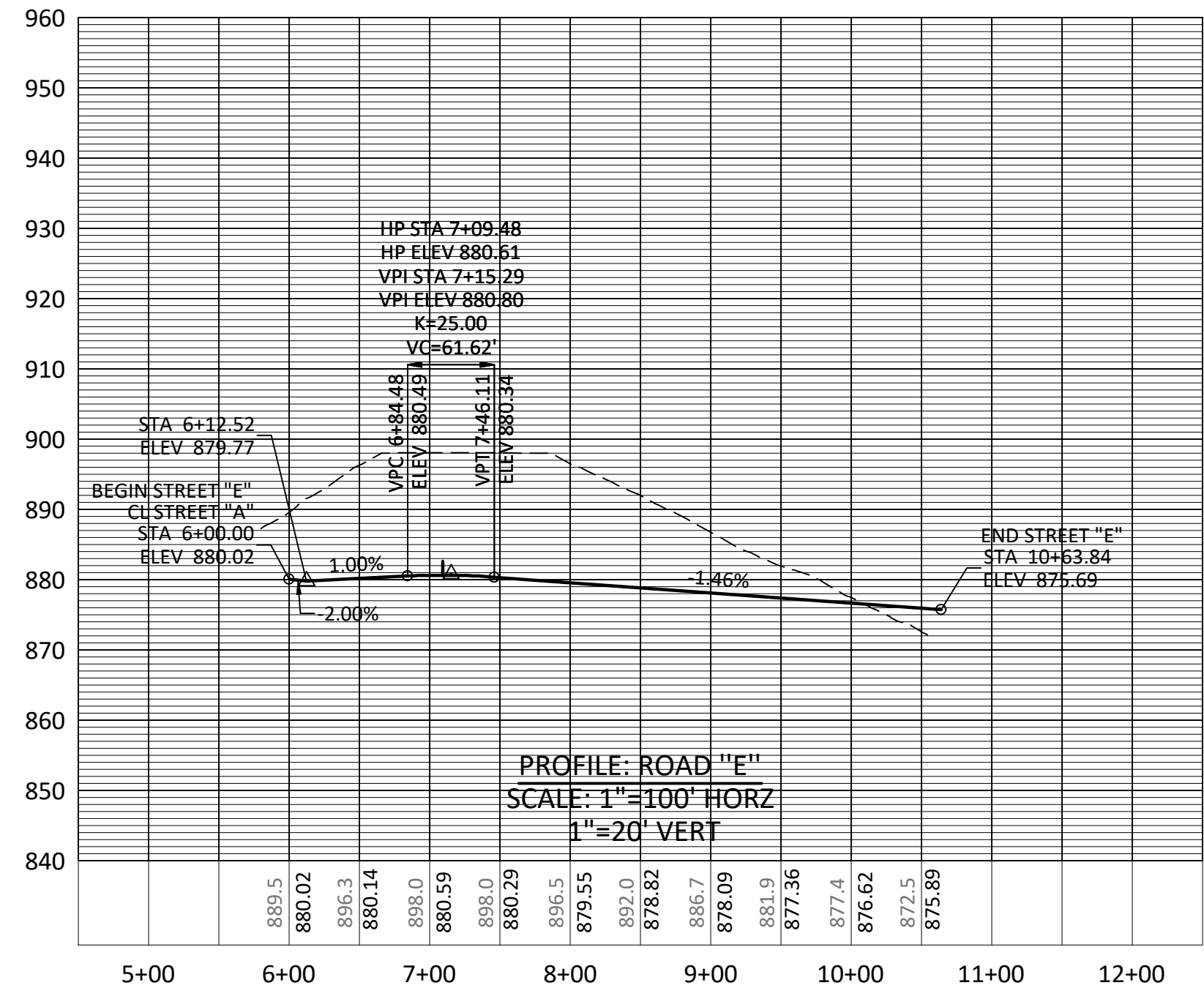
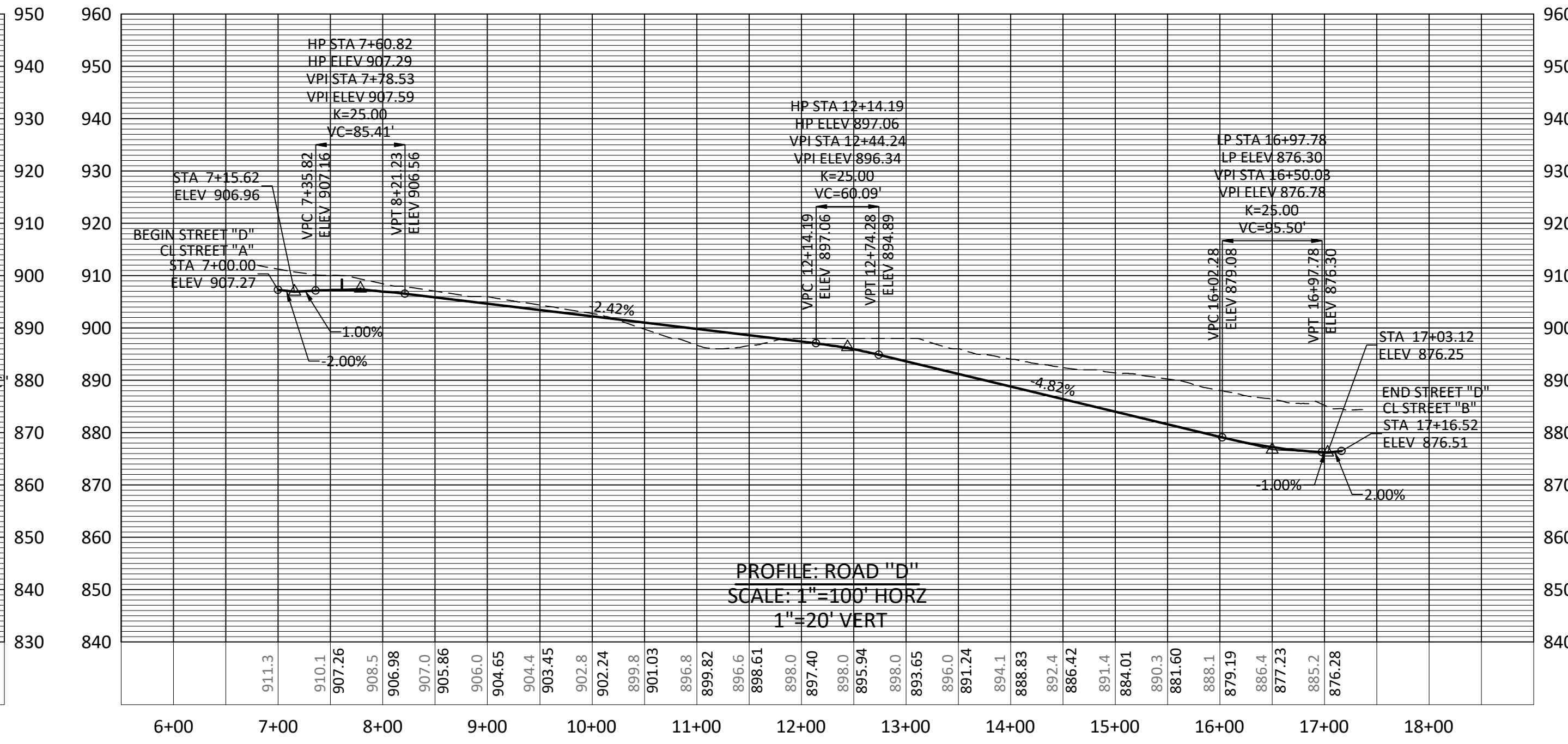
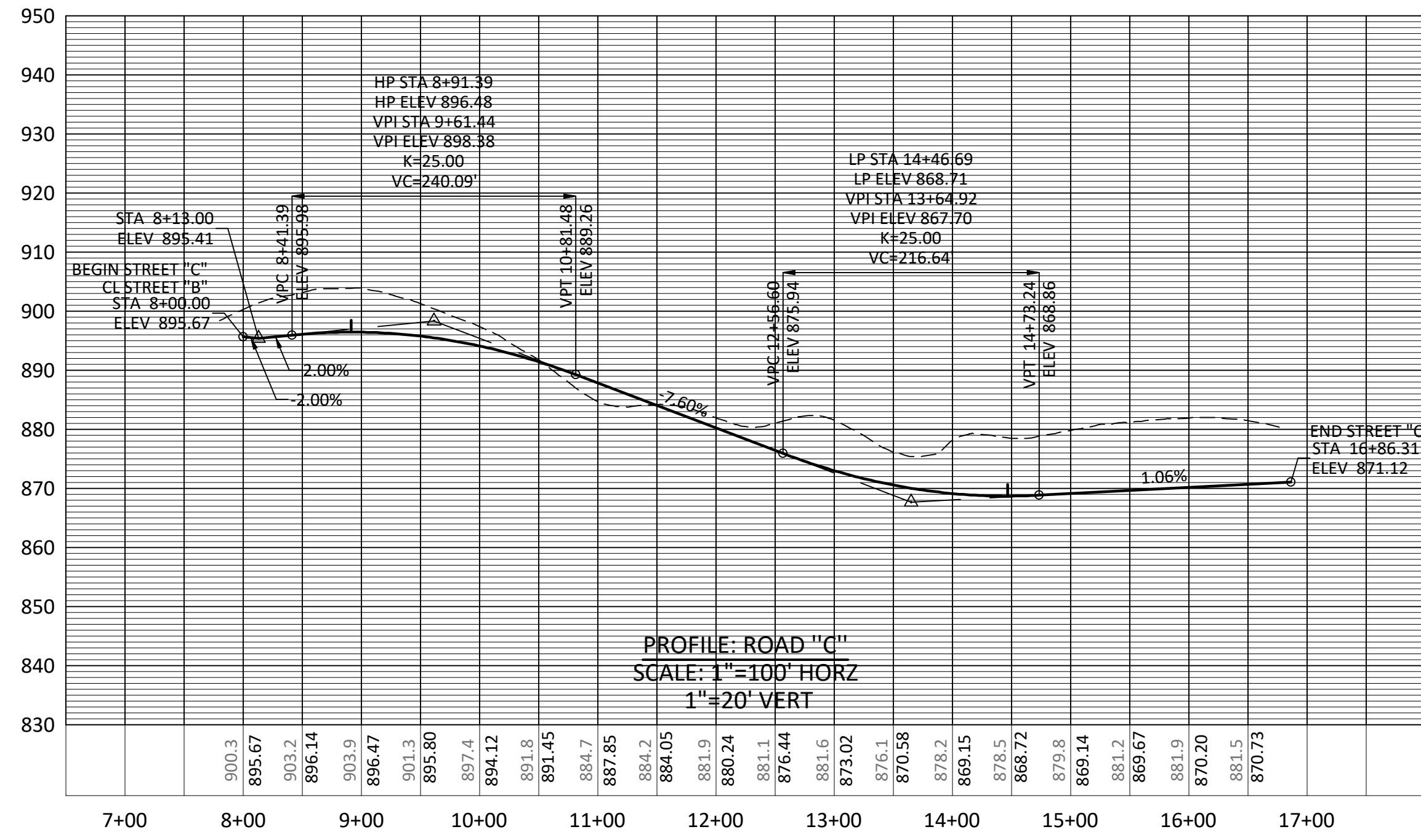
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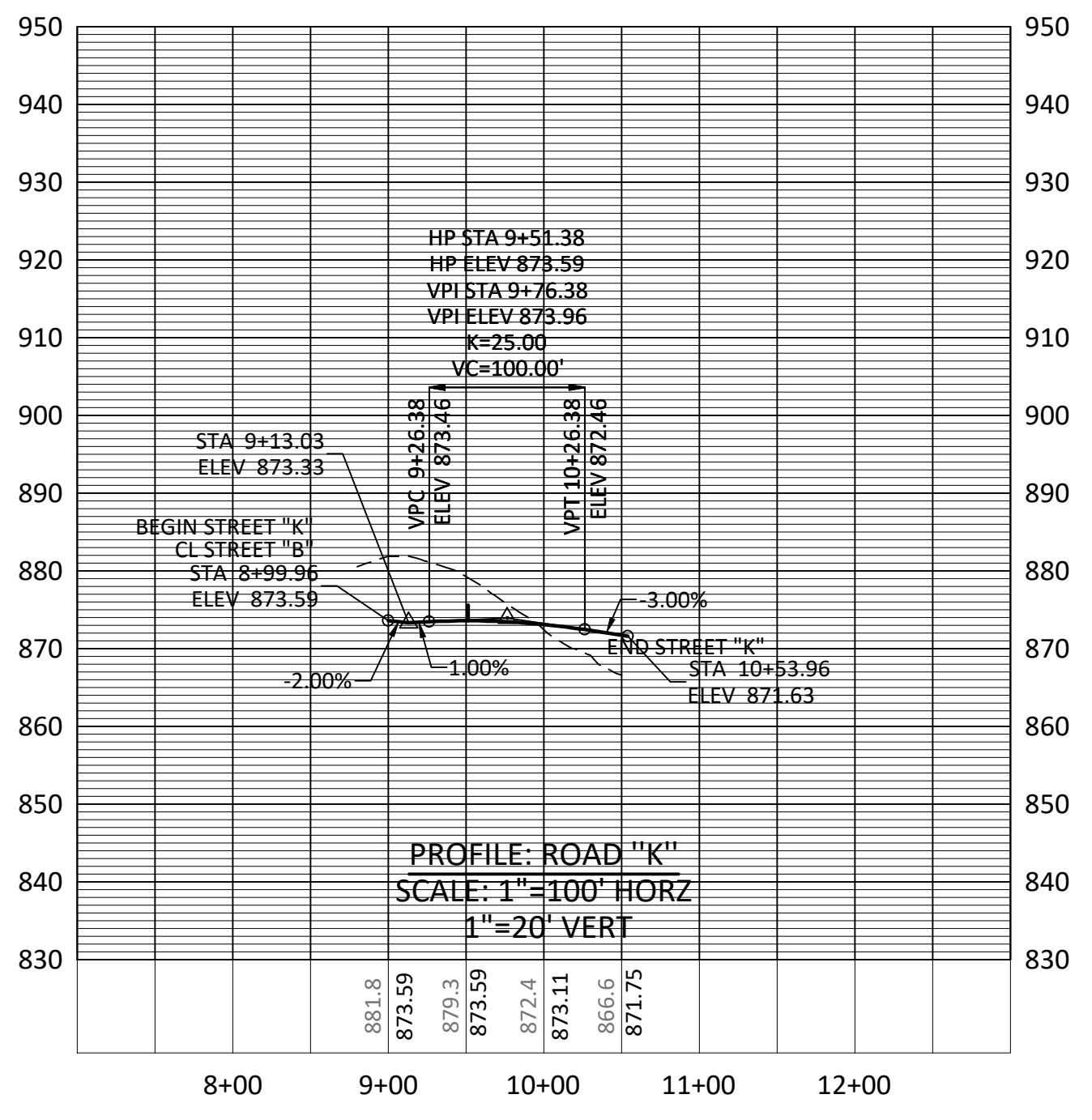
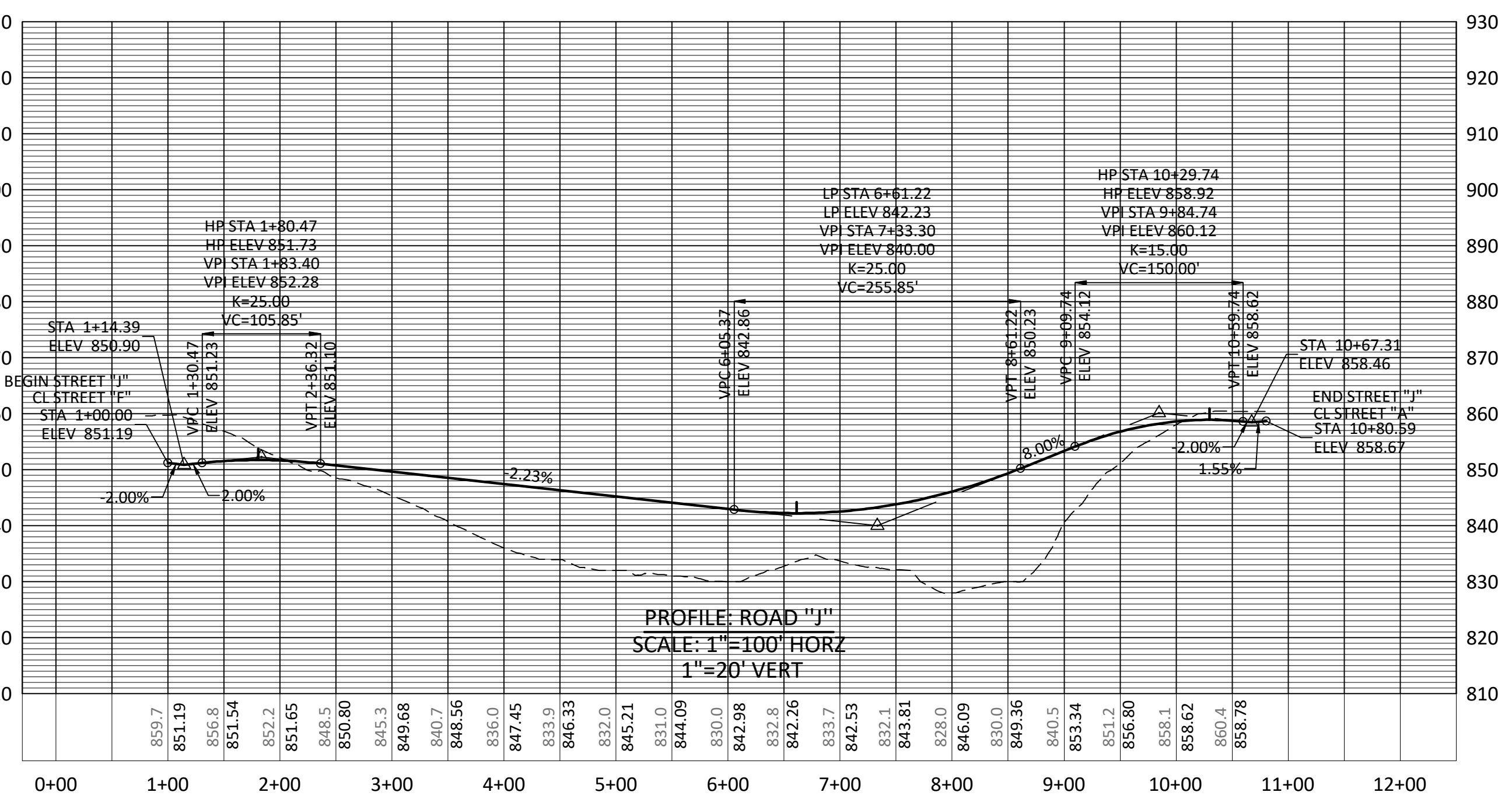
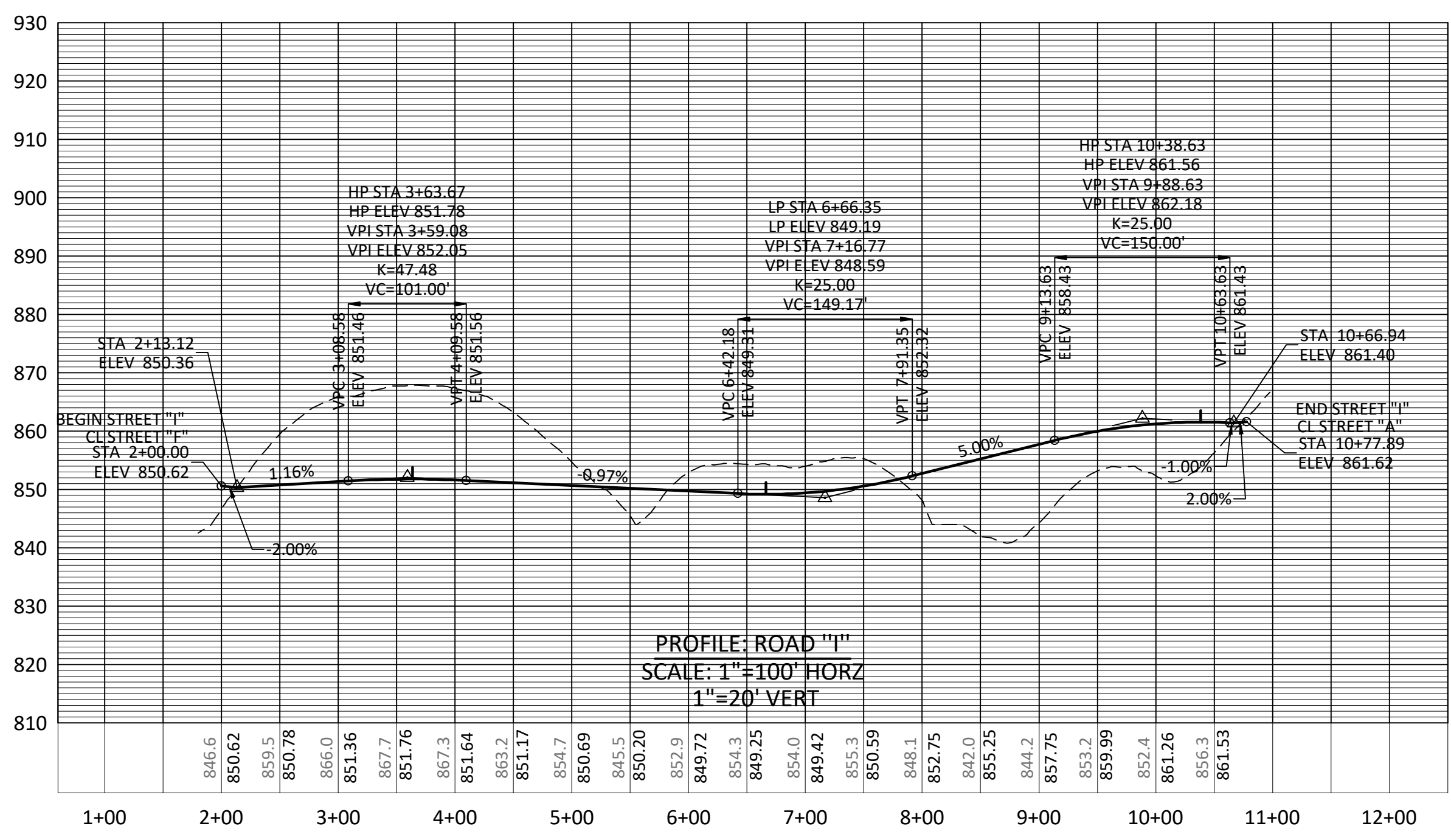
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