

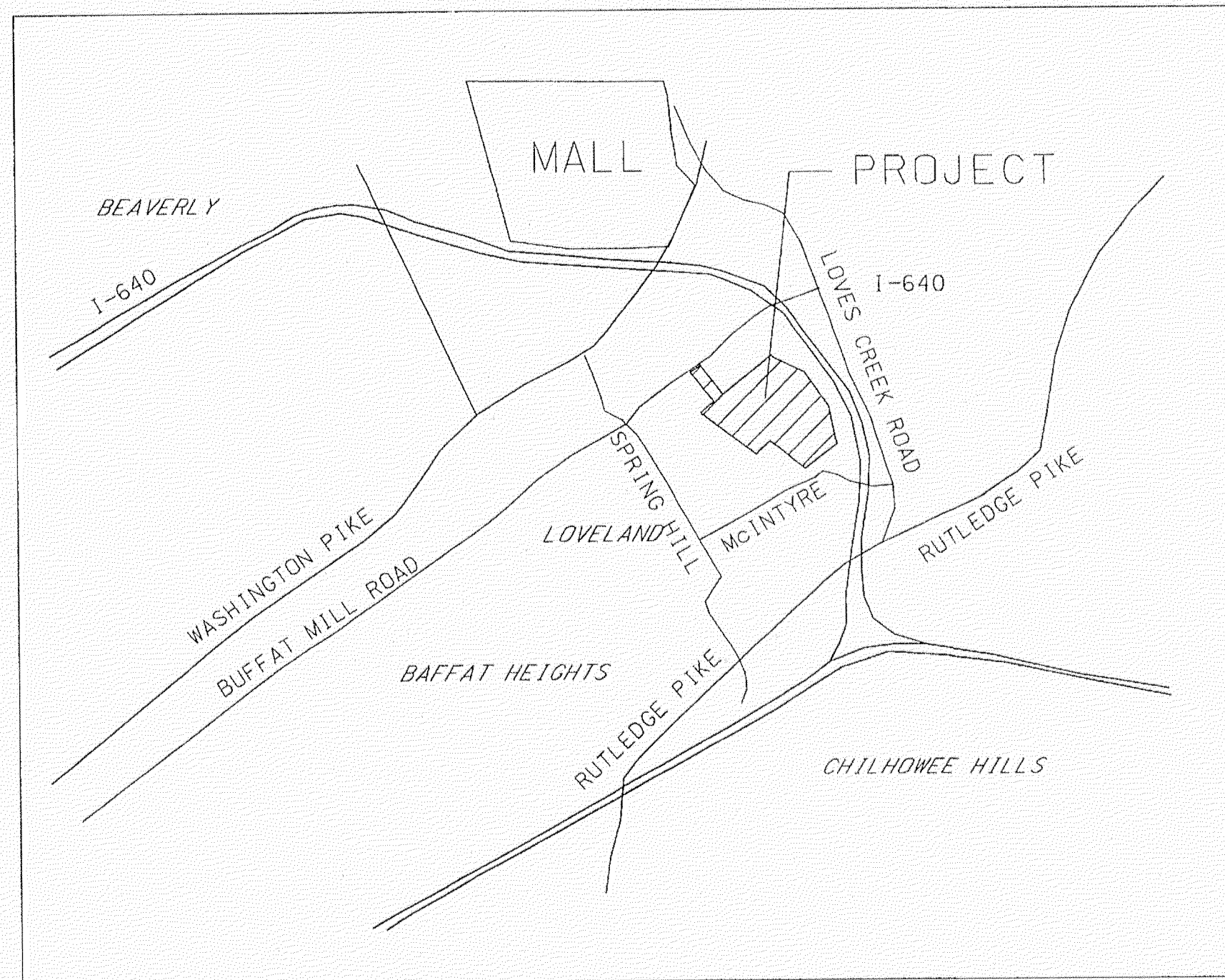
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CONCEPT PLAN

Buffat Mill Estates

BY:

SILVUS AND BRADY CONSULTING

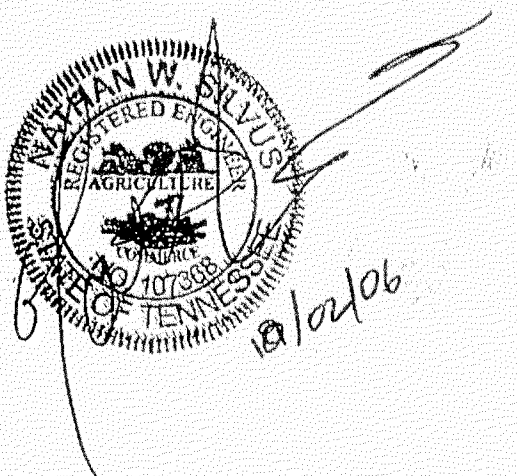


0 BUFFAT MILL ROAD, KNOXVILLE, TN 37914

THESE PLANS SUPERSCEDE ALL PLANS DATED PRIOR TO OCTOBER 2, 2006

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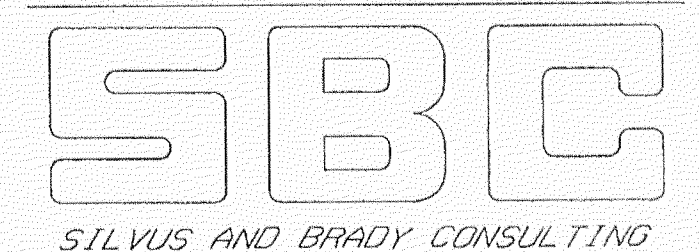
SCALE	TITLE
100	PROJECT OVERVIEW
100	PRELIMINARY PLAT
50	ROAD 'A' -1
50	ROAD 'A' -2
50	ROAD 'B'
50	ROAD 'C'
50	ROAD 'D'
50	ROAD 'E'
50	ROAD 'F'
50	ROAD 'G'



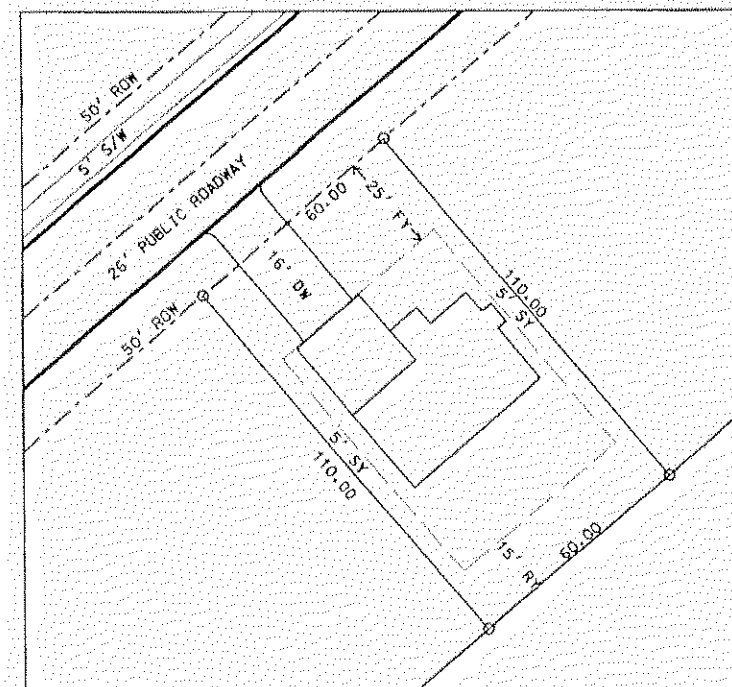
SUBMITTED OCTOBER 2, 2006

PREPARED BY:

10/27/06
 REVISED
 11-SF-06C
 11-K-06 UM

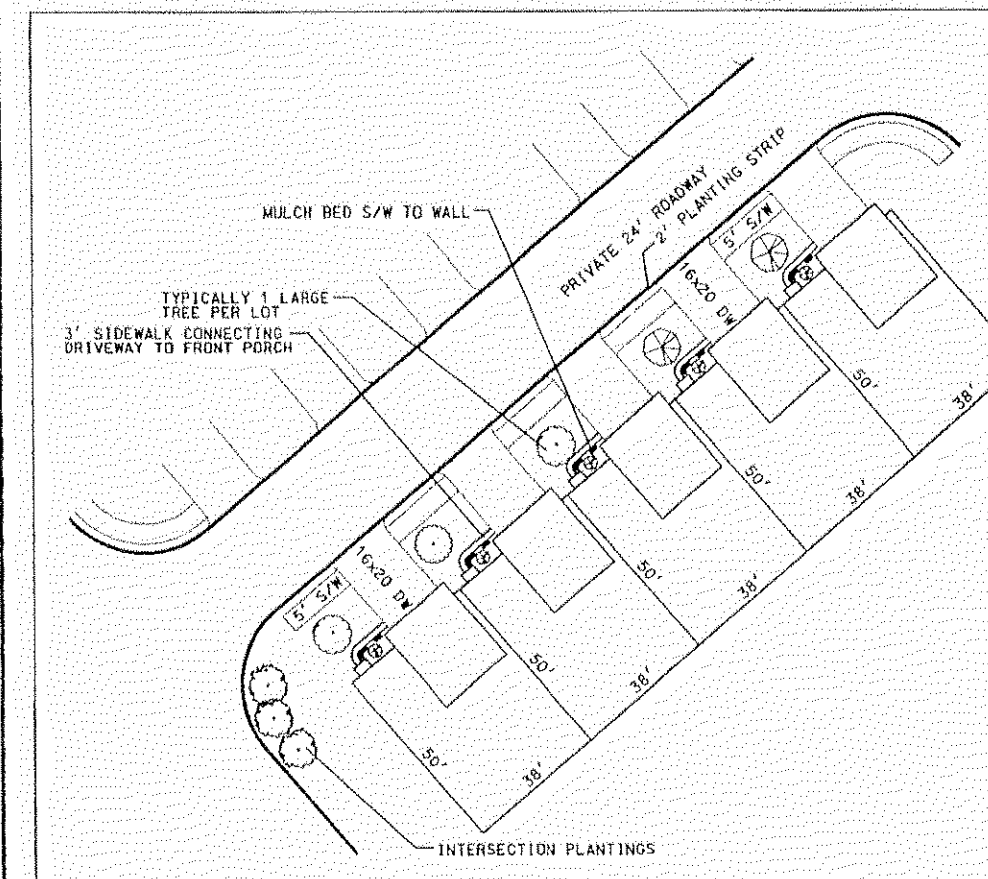


KNOXVILLE, TN 37922
 10065 WESTLAND DRIVE
 NATHAN SILVUS, P.E.
 (865) 414-0524
 JASON BRADY, P.E.
 (865) 599-2698



300' SITE DISTANCE AVAILABLE ON BUFFAT MILL ROAD

BUFFAT MILL ROAD R.O.W. 30' FROM CENTERLINE



THE TOTAL NUMBER OF DWELLINGS THAT ARE EGRESSED VIA BUFFAT MILL ROAD IS LIMITED TO 150. THE CONCEPT SHOWN HERE INCLUDES 153 LOTS CONNECTED TO BUFFAT MILL ROAD. THE DEVELOPER AND COMMUNITY GROUPS UNDERSTAND THAT 3 OF THE PROPOSED LOTS OR CONDOS WILL BE ELIMINATED.

ALL LOTS IN THE SUBDIVISION EXCEPT LOT 154 WILL HAVE ACCESS TO THE INTERNAL STREET SYSTEM ONLY.

THE DETENTION FACILITY WILL BE DESIGNED TO INCLUDE FIRST FLUSH TREATMENT. THE WATER TREATMENT POND IN THE CONDO COMMON AREA TREATS ROADWAY RUNOFF FROM UNDETAINED PARTS OF THE DEVELOPMENT. ALL ROOFTOP RUNOFF MUST BE DIRECTED TO SIDE YARDS. FOR A COMPLETE DESCRIPTION OF THE WATER QUALITY DESIGN, SEE THE BUFFAT MILL ESTATES DRAINAGE PLAN AND STORMWATER POLLUTION PREVENTION PLAN.

NOTES: THE LAYOUT PRESENTED HERE COMPLIES WITH THE REQUIREMENTS OF THE CITY OF KNOXVILLE ZONING ORDINANCE AND THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS WITH ONE VARIANCE. THE VARIANCE INVOLVES THE PROXIMITY OF THE SUBDIVISION ENTRY TO THE ENTRANCE OF THE NEIGHBORING CONDO DEVELOPMENT. THE REQUIRED SPACING IS 300'. THE PROPOSED SPACING IS 260'. A TRAFFIC ANALYSIS ADDRESSING THE IMPACTS OF THE DEVELOPMENT ON THE COMMUNITY AND THE IMPACTS OF THE VARIANCE HAS BEEN DEVELOPED BY WILBUR SMITH AND ASSOCIATES AND IS INCLUDED WITH THIS SUBMITTAL.

LOT NUMBER 154 FRONTS MCINTYRE AND IS NOT A PART OF THE PROPOSED SUBDIVISION.

THIS PROPERTY IS IN THE CITY OF KNOXVILLE AND IS ZONED RP-1 WITH AN ALLOWABLE DENSITY OF 5.99 DU/AC.

THE KNOXVILLE UTILITIES BOARD CURRENTLY PROVIDES WATER, SANITARY, GAS, AND ELECTRIC SERVICE. CAPACITY ANALYSIS FOR THESE UTILITIES IS AVAILABLE; CONTACT CHRIS MCCORMICK. THE DEVELOPER IS PARTICIPATING IN THE CAPACITY RESERVATION PROGRAM.

A COMPREHENSIVE SET OF COVENANTS, CODES AND RESTRICTIONS ARE BEING DEVELOPED FOR THE PROJECT. FUNDING FOR COMMON AREA MAINTENANCE WILL BE ESTABLISHED UNDER THE CCR'S. COMMON AREAS WILL LIKELY INCLUDE AN AMENITIES AREA, LANDSCAPED ENTRY AREA, AND TWO STORMWATER FACILITIES.

SETBACKS

- FRONT YARD = 25'
- BACK YARD = 15'
- SIDE YARD = 5'
- PERIPHERAL = 25'

IF ANY STRUCTURE IS TO BE ERECTED WITHIN 50' OF THE CLOSING CONTOUR OF EITHER OF THE CLOSED DEPRESSIONS IDENTIFIED ON THE GRADING PLAN, A GEOTECHNICAL REPORT MUST BE PREPARED AND SUBMITTED TO THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT.

THE CURRENT PHYSICAL CONDITION OF THE SITE IS A NON-UNIFORM COVER OF LIGHT, MEDIUM, AND HEAVY WOODS. THERE ARE NO PERMANENT OR HABITABLE STRUCTURES ON THE SITE.

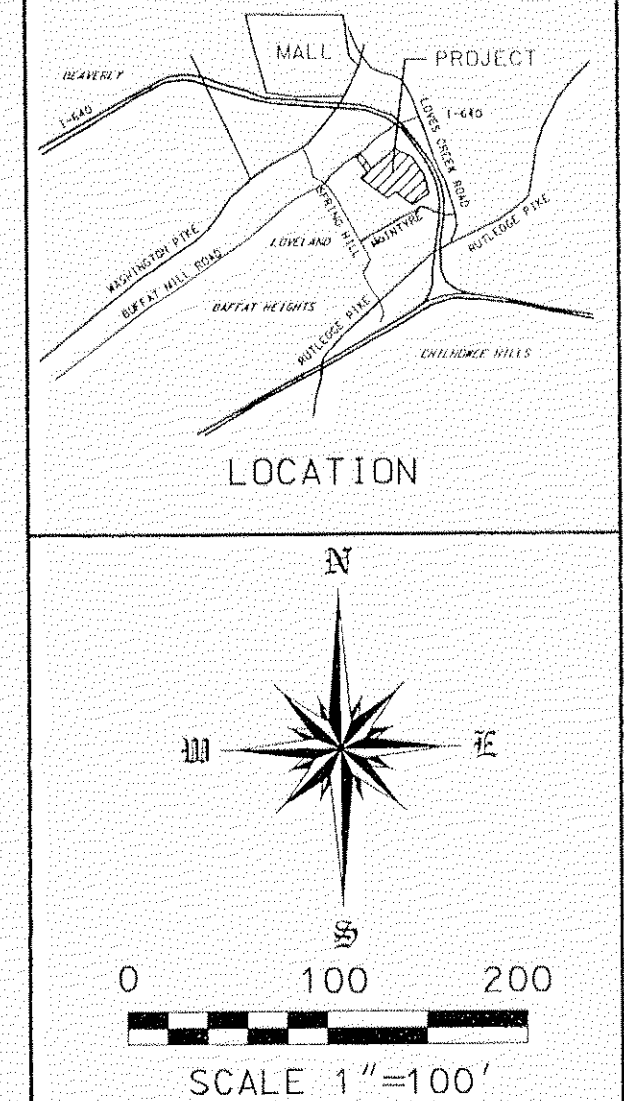
TOTAL LOTS: 154
TOTAL ACREAGE: 54.9 ACRES

ALL PROPOSED ROADS IN THE SINGLE FAMILY RESIDENTIAL SUBDIVISION ARE TO BE PUBLIC AND THE SUBDIVISION ENTRANCE OFF BUFFAT MILL ROAD WILL NOT BE GATED.

ALL ROADS IN THE CONDO DEVELOPMENT ARE PRIVATE.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING 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 DESCRIBED KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: NATHAN W SILVUS
TENNESSEE CERTIFICATE NUMBER: 107368



11-SF-06-C
11-K-06-OR

LOT 154 IS TO REMAIN UNDEVELOPED EXCEPT FOR UTILITIES AND CONSTRUCTION ENTRANCE TRAFFIC THAT MUST TRAVERSE THE PROPERTY. THIS LOT IS RESTRICTED TO 1 SINGLE FAMILY HOME. ANY DEVELOPMENT THAT INCLUDES MORE THAN ONE SINGLE FAMILY HOME MUST BE PRESENTED TO THE ALICE BELL-SPRING HILL AND BUFFAT TRACE HOME OWNERS ASSOCIATIONS.

DATE	
BY	
REVISONS:	
NO.	
PREPARED FOR:	SILVUS AND BRADY CONSULTING 141 N. MARTINWOOD ROAD, KNOXVILLE, TN 37923
	CONCEPT PLAN FOR: BUFFAT MILL ESTATES 4930 BUFFAT MILL ROAD, KNOXVILLE, TN 37914 CLT MAP: 060 PARCEL: PA025 DEED BOOK: 2037 PAGE 245
	CITY BLOCK: 32660 CITY BLOCK: 32550 CITY BLOCK: 32670 REF ELEV: NAVD 98
	DEVELOPER: SILVUS AND BRADY CONSULTING NATHAN W SILVUS JASON L BRADY 141 N. MARTINWOOD RD KNOXVILLE, TN 37923
	ENGINEER:
	NATHAN SILVUS, P.E. 141 N. MARTINWOOD RD KNOXVILLE, TN 37923 (669) 414-0324
DATE:	10/02/2006
SHEET:	PRELIMINARY PLAT