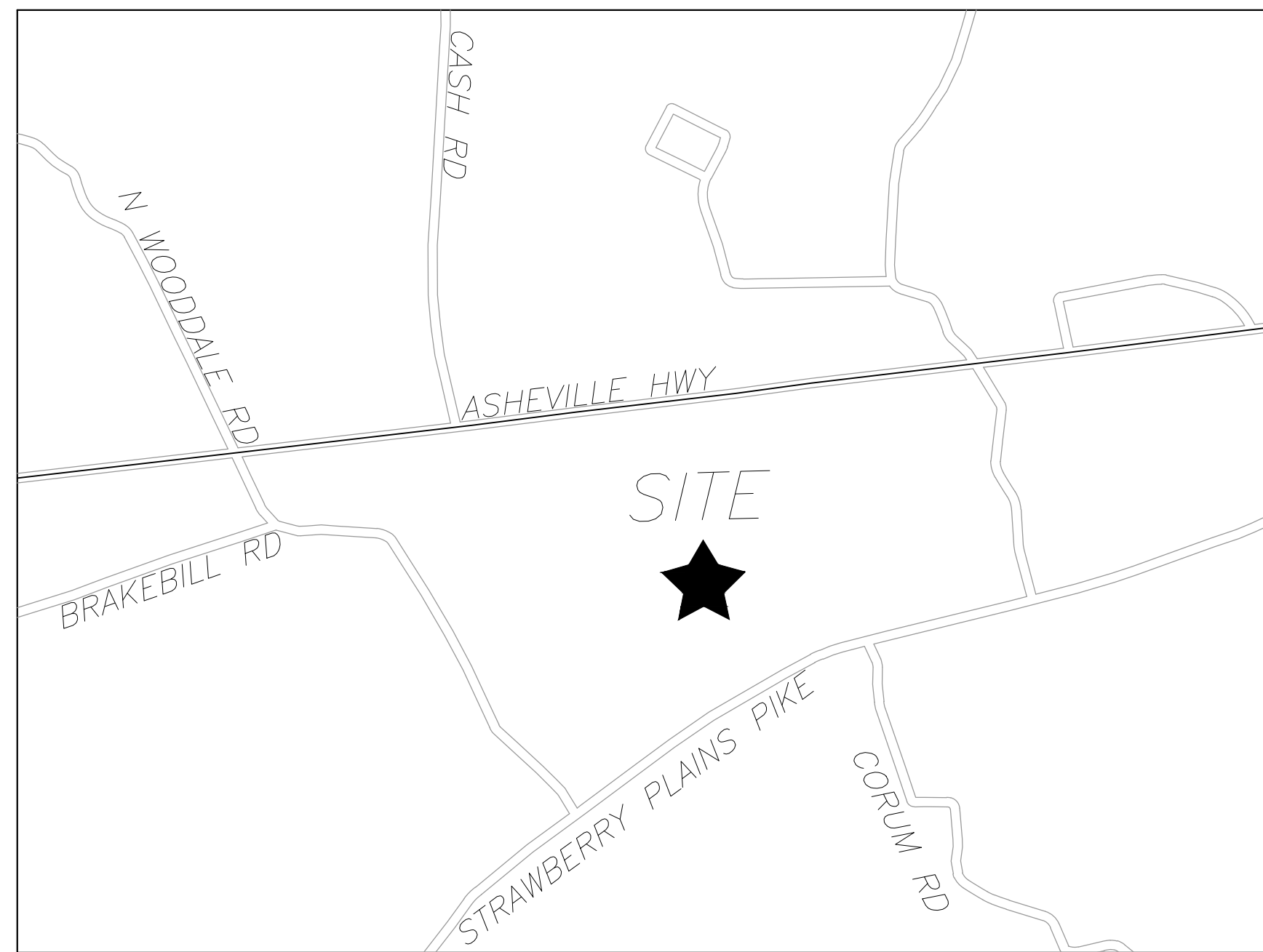


CONCEPT PLAN

U.E.I. PROJECT NO. 2408032

8014 ASHEVILLE HIGHWAY

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY, KNOXVILLE, TENNESSEE 37924
 CLT MAPS 62 & 73, PARCELS 165, 80.03, 80.08



LOCATION MAP – N.T.S.

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

SITE ENGINEER:
URBAN ENGINEERING, INC.
 CHRIS SHARP
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

SPECIFICATIONS
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- GAS – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- SEWER – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- TELEPHONE – AS DIRECTED BY AT&T
- CABLE – AS DIRECTED BY COMCAST
- SITE DEVELOPMENT – KNOX COUNTY STANDARDS AND SPECIFICATIONS

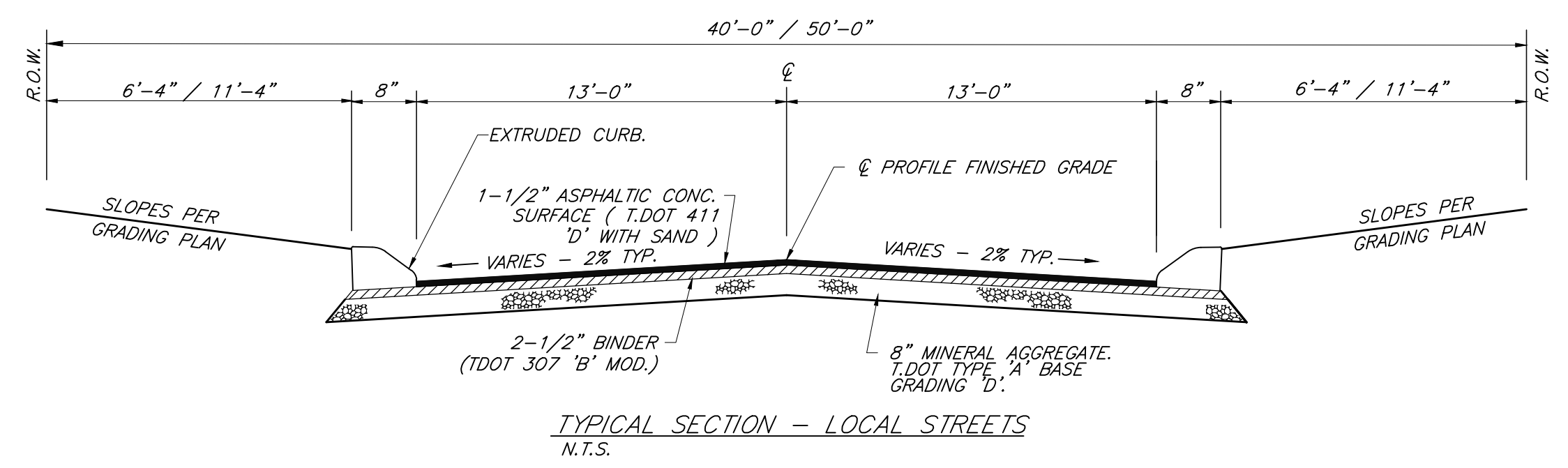
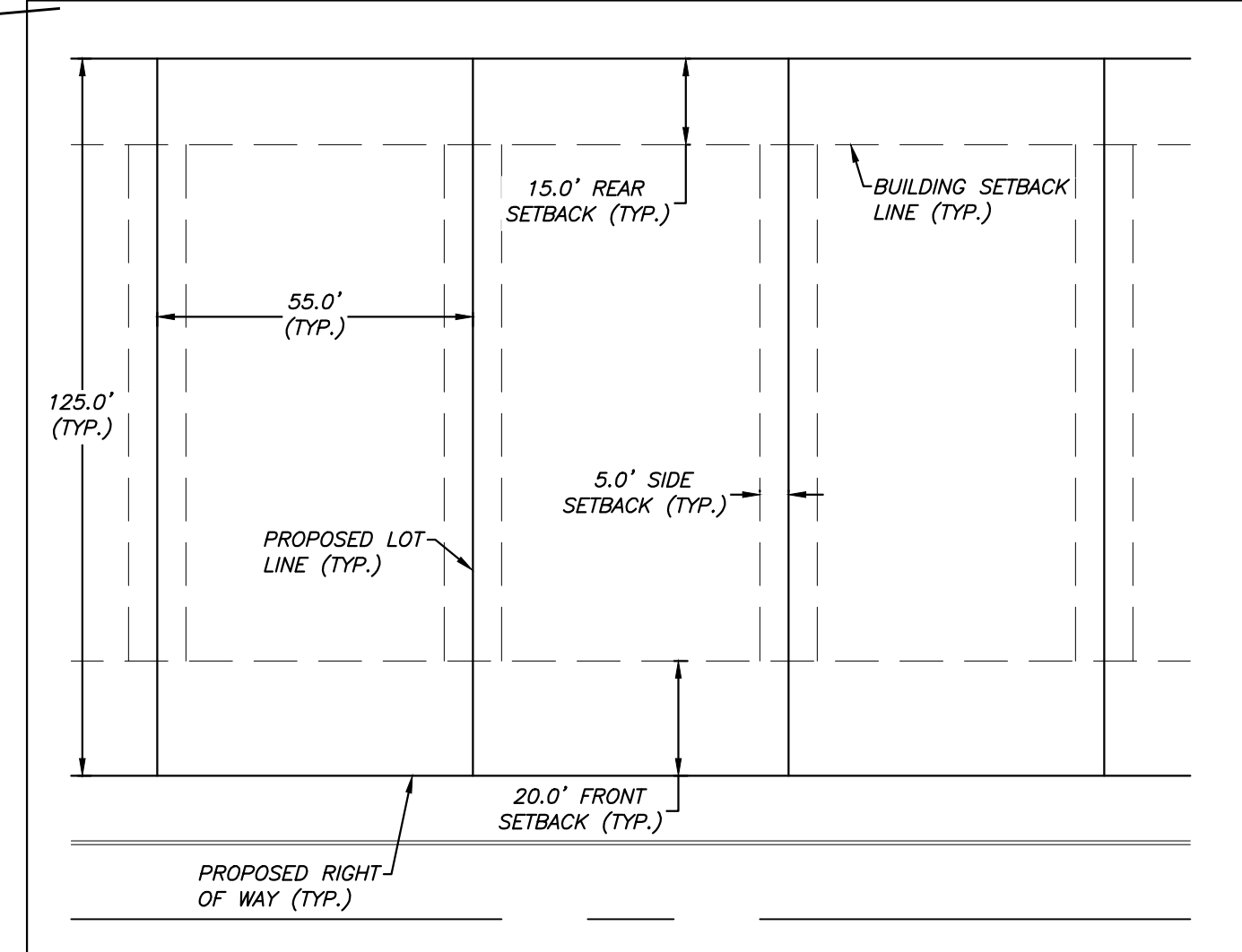
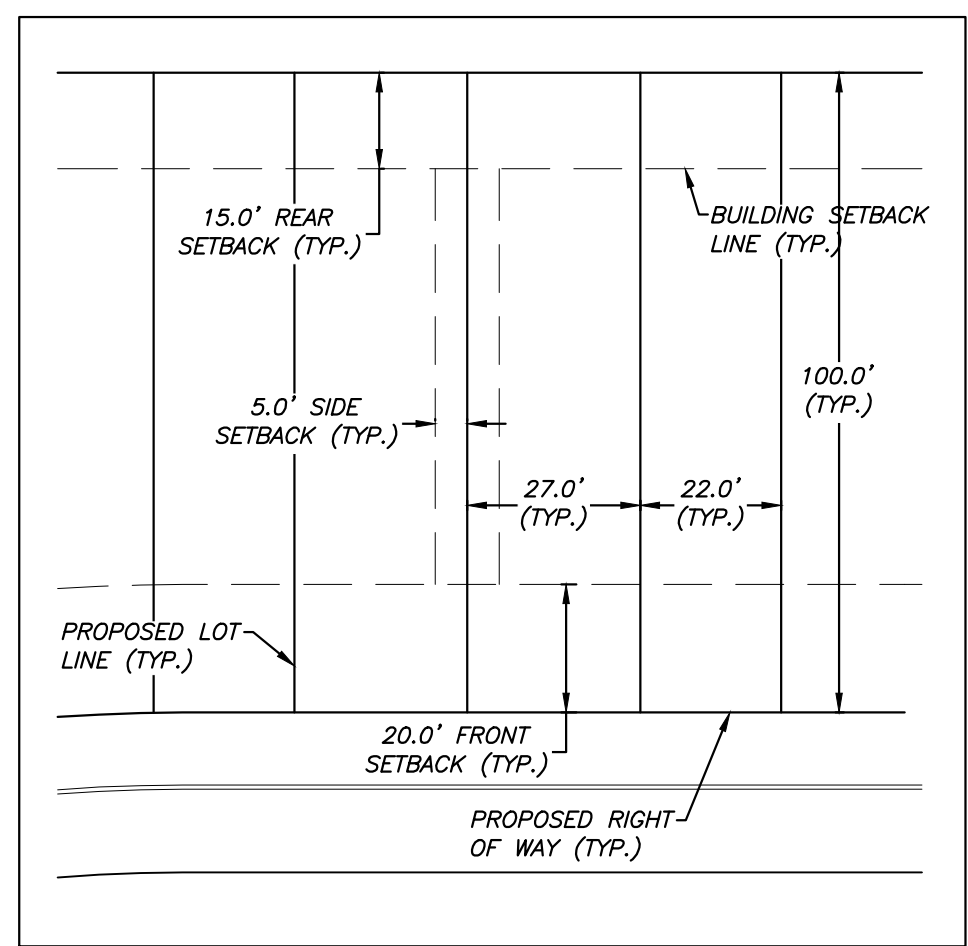
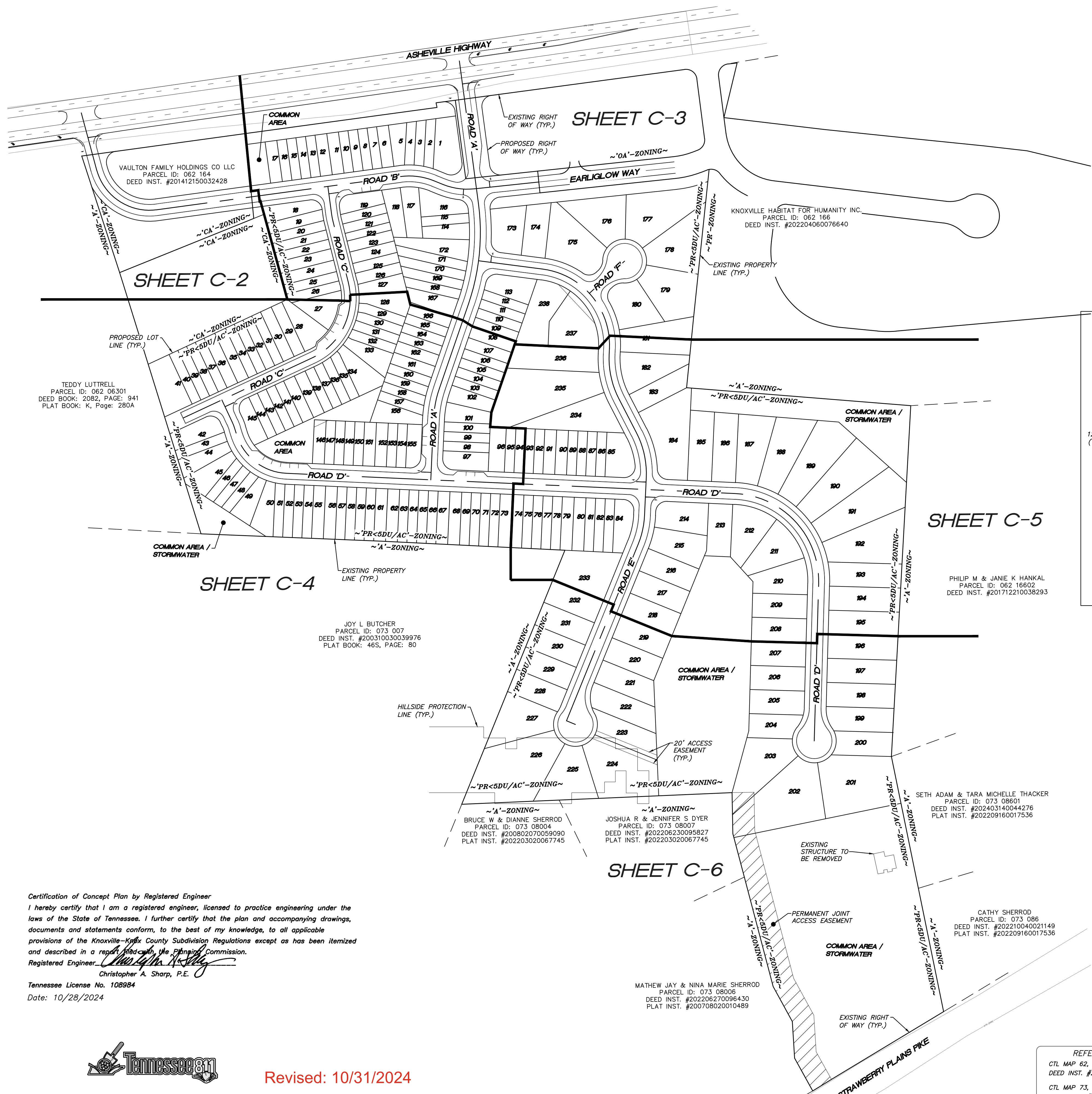
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
PRELIMINARY DRAINAGE PLAN	C-2 THRU C-6
ROAD PROFILES	C-7 THRU C-10

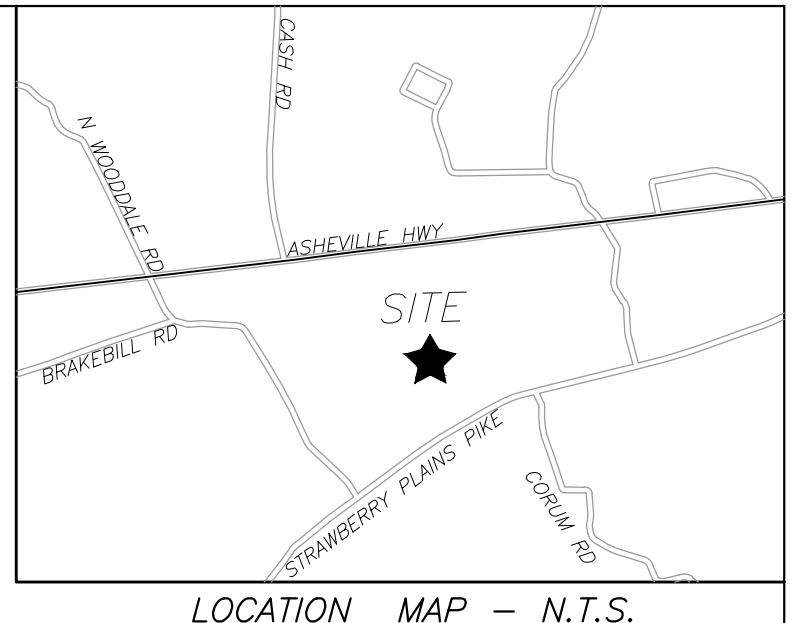
Revised: 10/31/2024

MPC FILE# 11-SG-24-C/11-J-24-DP

ISSUE NO.	DATE	DESCRIPTION
2	10/31/24	GENERAL REVISIONS
1	10/28/24	SUBMITTAL 2



- SITE PLAN NOTES:**
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PERIPHERY: THIRTY-FIVE (35) FEET
SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
REAR: FIFTEEN (15) FEET
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE TOTAL AREA (IN PR) IS 47.66 ACRES.
 - THE DEVELOPMENT PROPOSES 238 UNITS (4.99 UNITS PER ACRE).
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
 - THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.1 ACRES. THE TOTAL DISTURBED AREA IN HILLSIDE PROTECTION IS 0.75± ACRES.



Certification of Concept Plan by Registered Engineer
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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 10/28/2024

Revised: 10/31/2024

MPC FILE# 11-SG-24-C/11-J-24-DP

REFERENCE:

CTL MAP 62, PARCEL 165	DEED INST. #201411100026288
CTL MAP 73, PARCEL 80.03	DEED INST. #201912170041193
PLAT INST. #200708020010489	
CTL MAP 73, PARCEL 80.08	DEED INST. #201603010050379
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REVISION	DATE	DESCRIPTION	BY
2	10/31/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING / EPW COMMENTS	CAS

SHEET C-1 2 OF 11

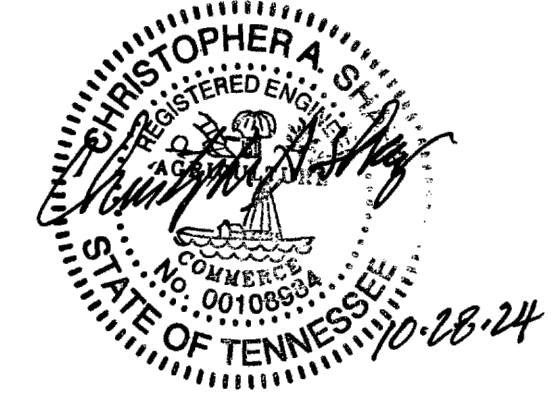
KEY SHEET / TYPICAL SECTION
8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
SCALE: 1"=120' AUGUST 9, 2024

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2408032





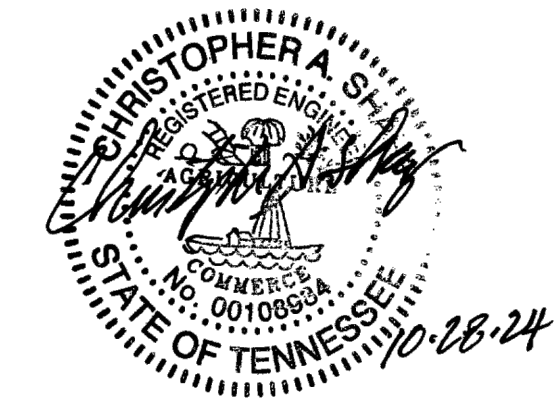
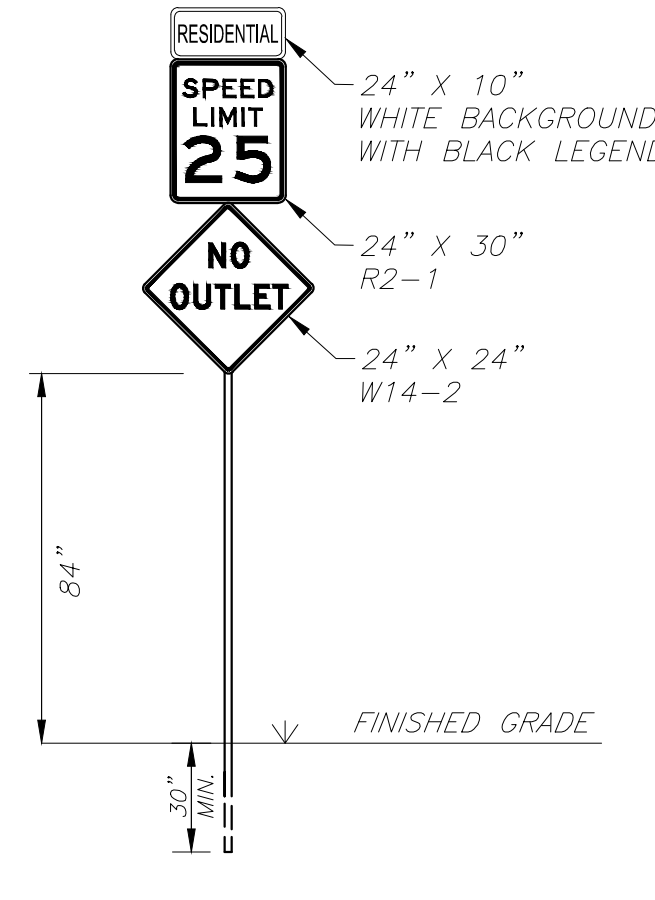
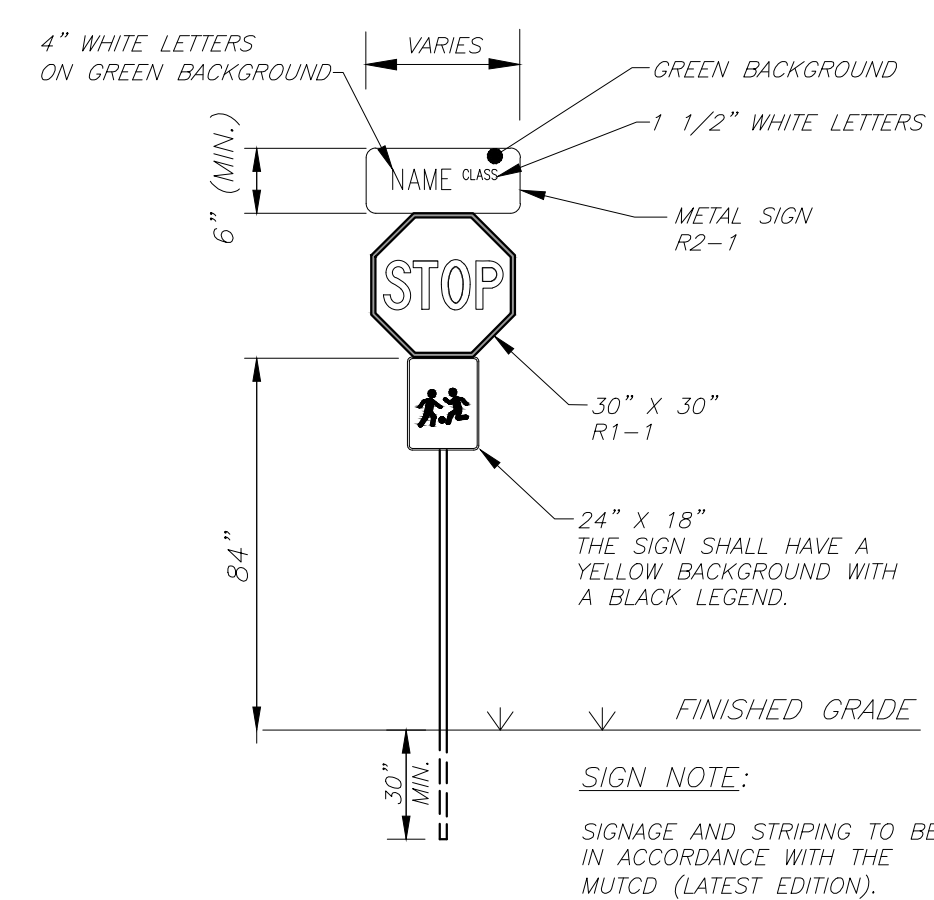
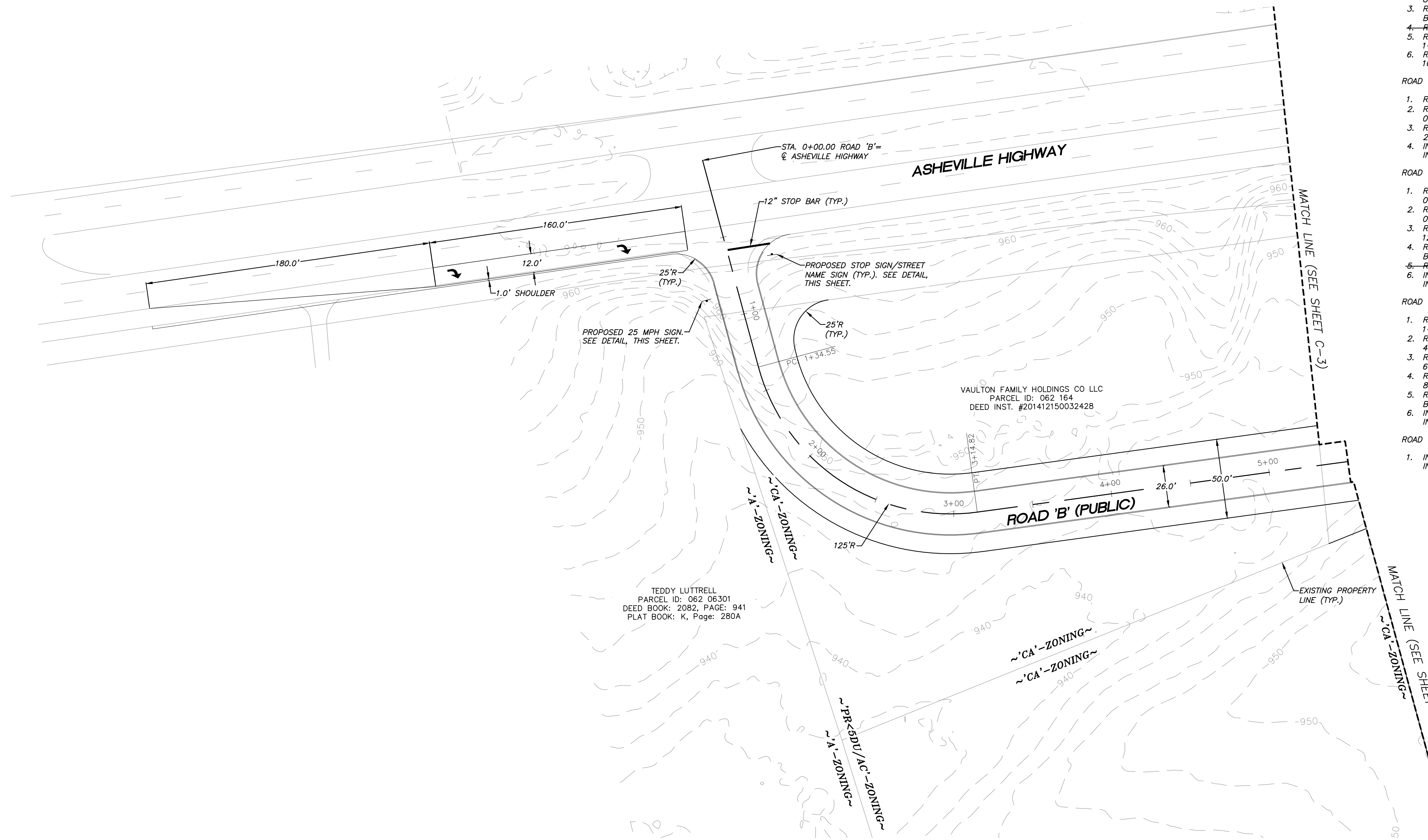
LOCATION MAP - N.T.S.

VARIANCE / ALTERNATIVE DESIGN STANDARDS:

- ROAD B:
1. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 1+34.55 & 3+14.82.
 2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 8+75.68 & 9+53.34.
 3. REDUCE THE DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 22.9' BETWEEN STATIONS 9+53.34 & 9+76.24.
 4. REDUCE THE RIGHT-OF-WAY WIDTH FROM 60' TO 40' (PUBLIC ROAD).
 5. REDUCE THE K VALUE FROM 25 TO 20 BETWEEN STATIONS 0+50.85 & 1+79.54.
 6. REDUCE THE K VALUE FROM 25 TO 20 BETWEEN STATIONS 9+46.10 & 10+41.40.
- ROAD C:
1. REDUCE THE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROAD).
 2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 0+64.36 & 0+80.99.
 3. REDUCE THE CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 2+23.89 & 4+31.09.
 4. INCREASE THE CENTERLINE GRADE FROM 1% TO 1.95% AT ROAD C INTERSECTION WITH ROAD B.
- ROAD D:
1. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 0+53.33 & 0+72.06.
 2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 125' BETWEEN STATIONS 0+86.85 & 2+39.83.
 3. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 12+64.81 & 15+75.54.
 4. REDUCE THE DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 14.79' BETWEEN STATIONS 0+72.06 & 0+86.85.
 5. REDUCE THE RIGHT-OF-WAY WIDTH FROM 60' TO 40' (PUBLIC ROAD).
 6. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD D INTERSECTION WITH ROAD C.
- ROAD E:
1. REDUCE THE CENTERLINE RADIUS FROM 250' TO 175' BETWEEN STATIONS 1+47.63 & 4+08.25.
 2. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 4+21.08 & 5+25.65.
 3. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 6+14.53 & 7+18.68.
 4. REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 8+05.20 & 8+73.31.
 5. REDUCE THE DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 12.83' BETWEEN STATIONS 4+08.25 & 4+21.08.
 6. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD E INTERSECTION WITH ROAD A.
- ROAD F:
1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ROAD F INTERSECTION WITH ROAD E.

SITE PLAN NOTES:

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Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 10/28/2024

Revised: 10/31/2024

MPC FILE# 11-SG-24-C/11-J-24-DP

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SITE PLAN
8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

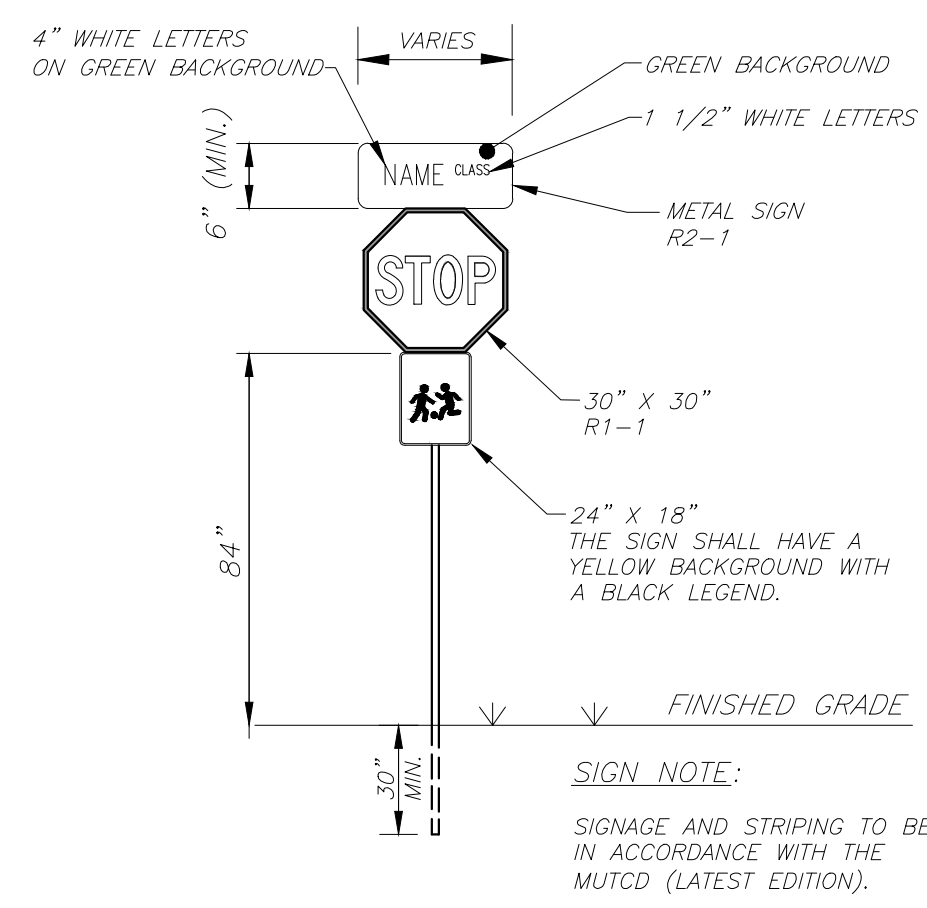
DIST. NO. 58 KNOX CO., TN.
CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
SCALE: 1"=40' AUGUST 9, 2024

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
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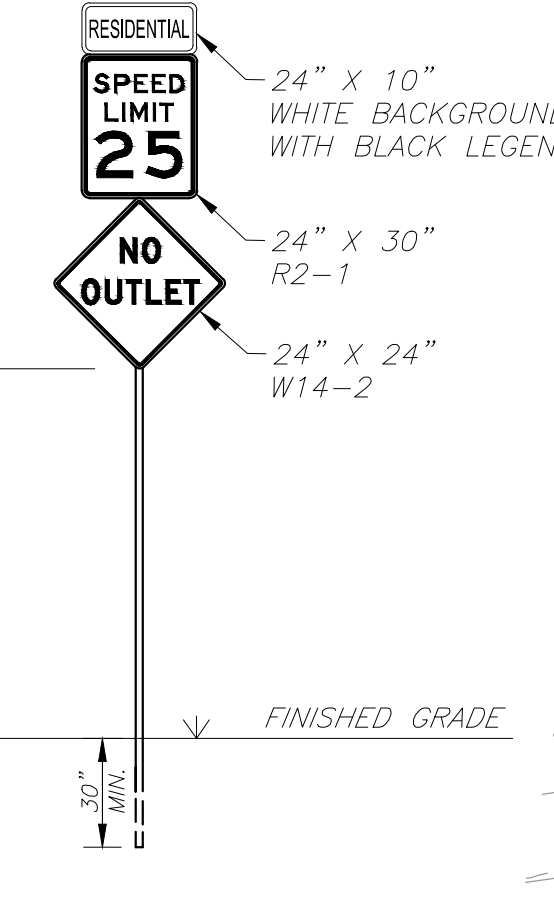
DWN: CLM	CHK: CAS	DWG. NO. 2408032
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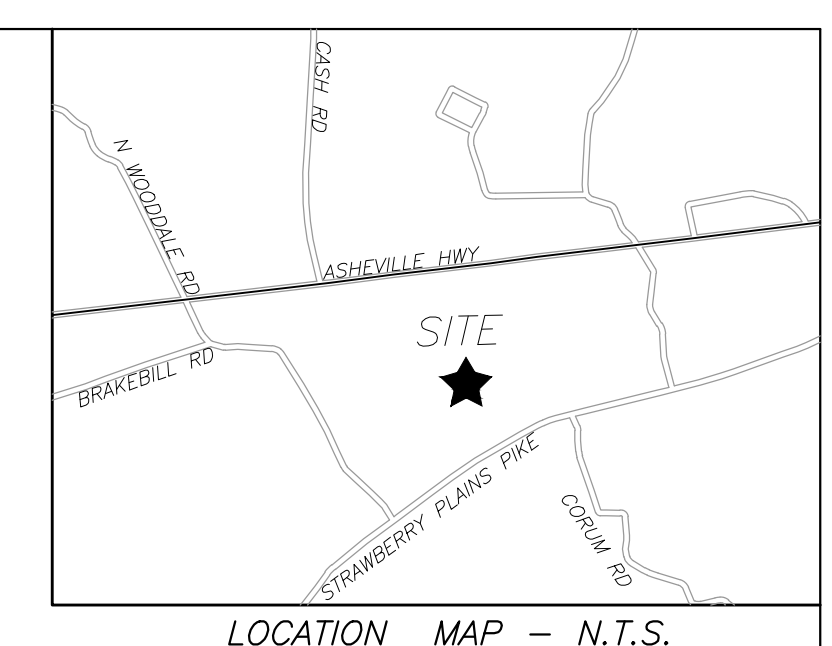
REVISION	DATE	DESCRIPTION	BY
2	10/31/24	PER PLANNING / EPW COMMENTS	CAS
1	10/28/24	PER PLANNING / EPW COMMENTS	CAS



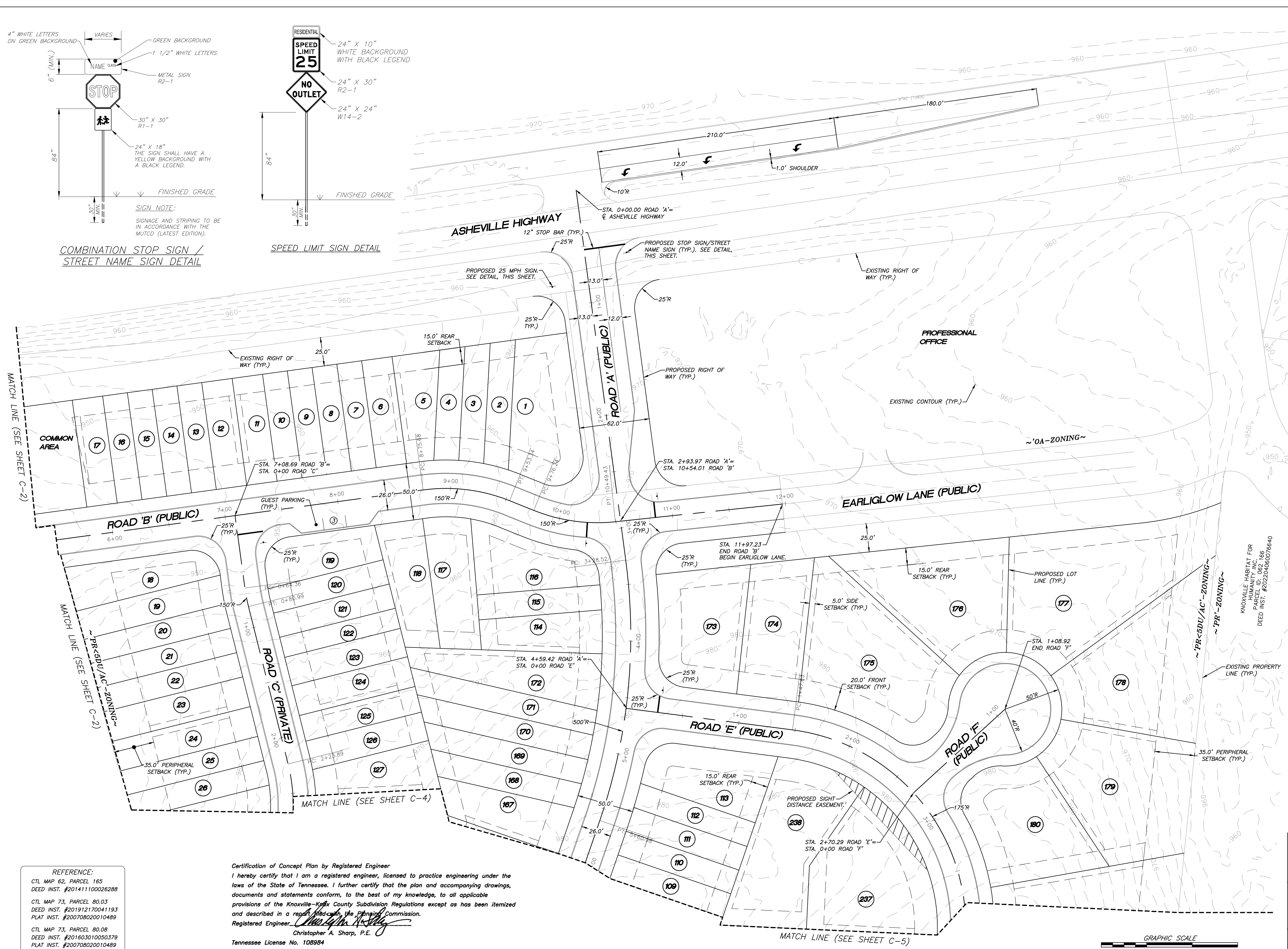
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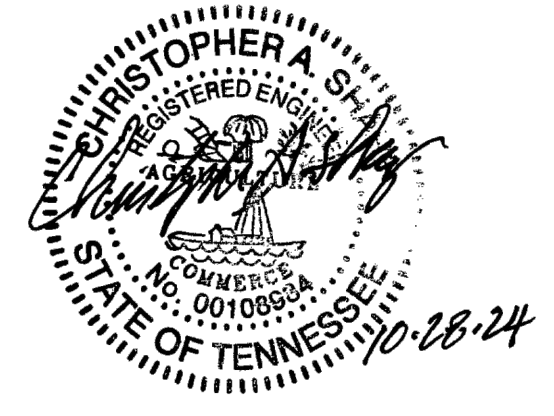
SPEED LIMIT SIGN DETAIL



LOCATION MAP - N.T.S.



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SHEET C-3 4 OF 11

REFERENCE:
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 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 10/28/2024

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Revised: 10/31/2024



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8014 ASHEVILLE HIGHWAY
 SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
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 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
 CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
 SCALE: 1"=40' AUGUST 9, 2024

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2408032





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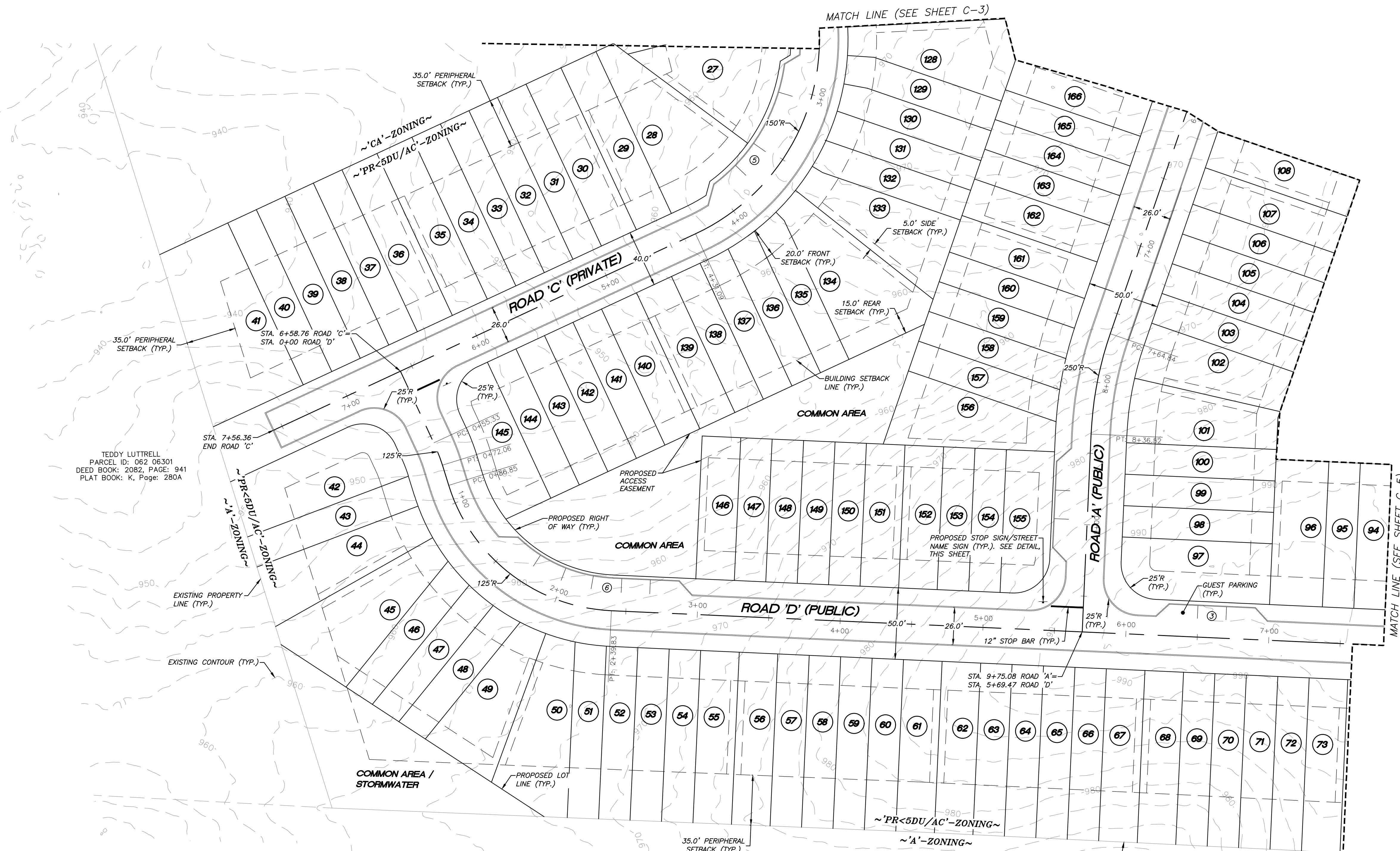
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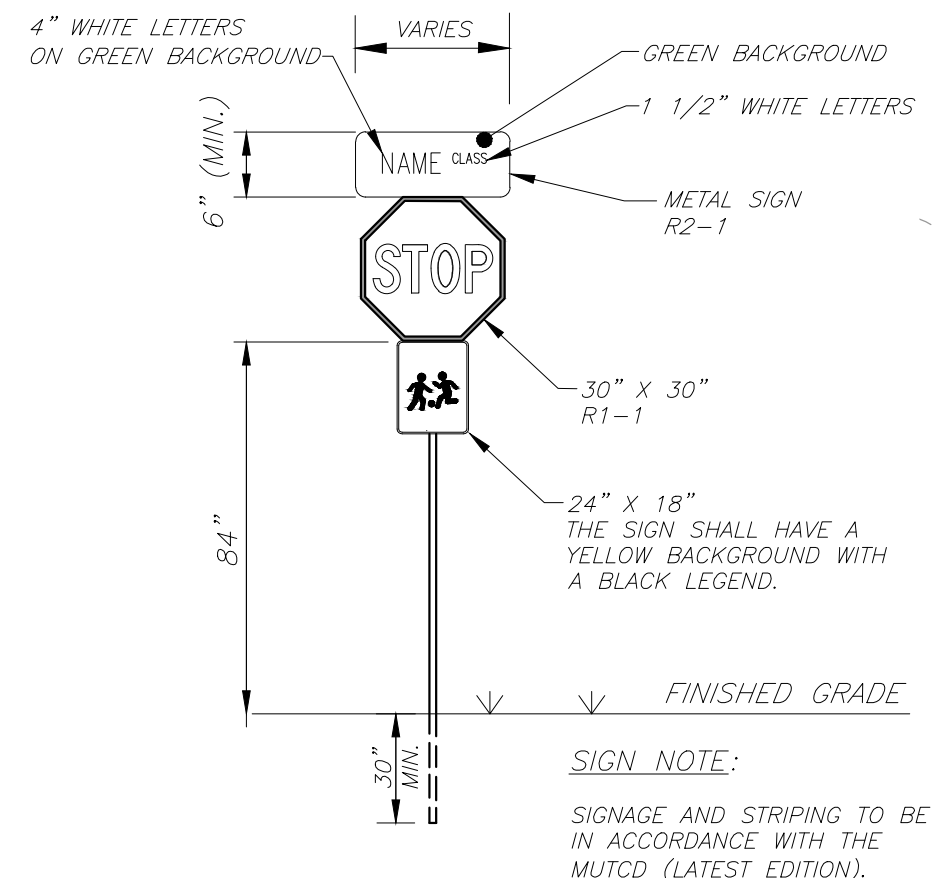
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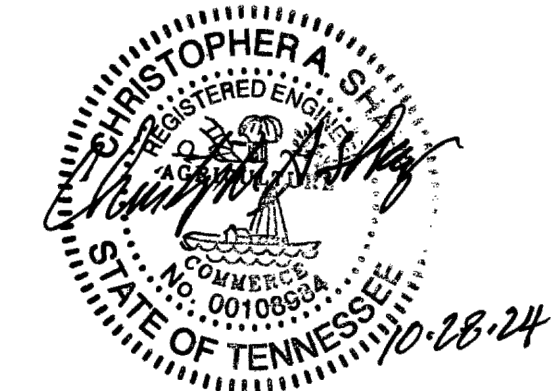


TEDDY LUTTRELL
PARCEL ID: 082 06301
DEED BOOK: 2082, PAGE: 941
PLAT BOOK: K, Page: 280A

JOY L BUTCHER
PARCEL ID: 073 007
DEED INST. #200310030039976
PLAT BOOK: 465, PAGE: 80



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Revised: 10/31/2024

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REVISION	DATE	DESCRIPTION	BY
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1	10/28/24	PER PLANNING / EPW COMMENTS	CAS

SHEET C-4 5 OF 11

SITE PLAN
8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

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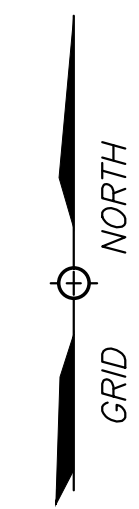
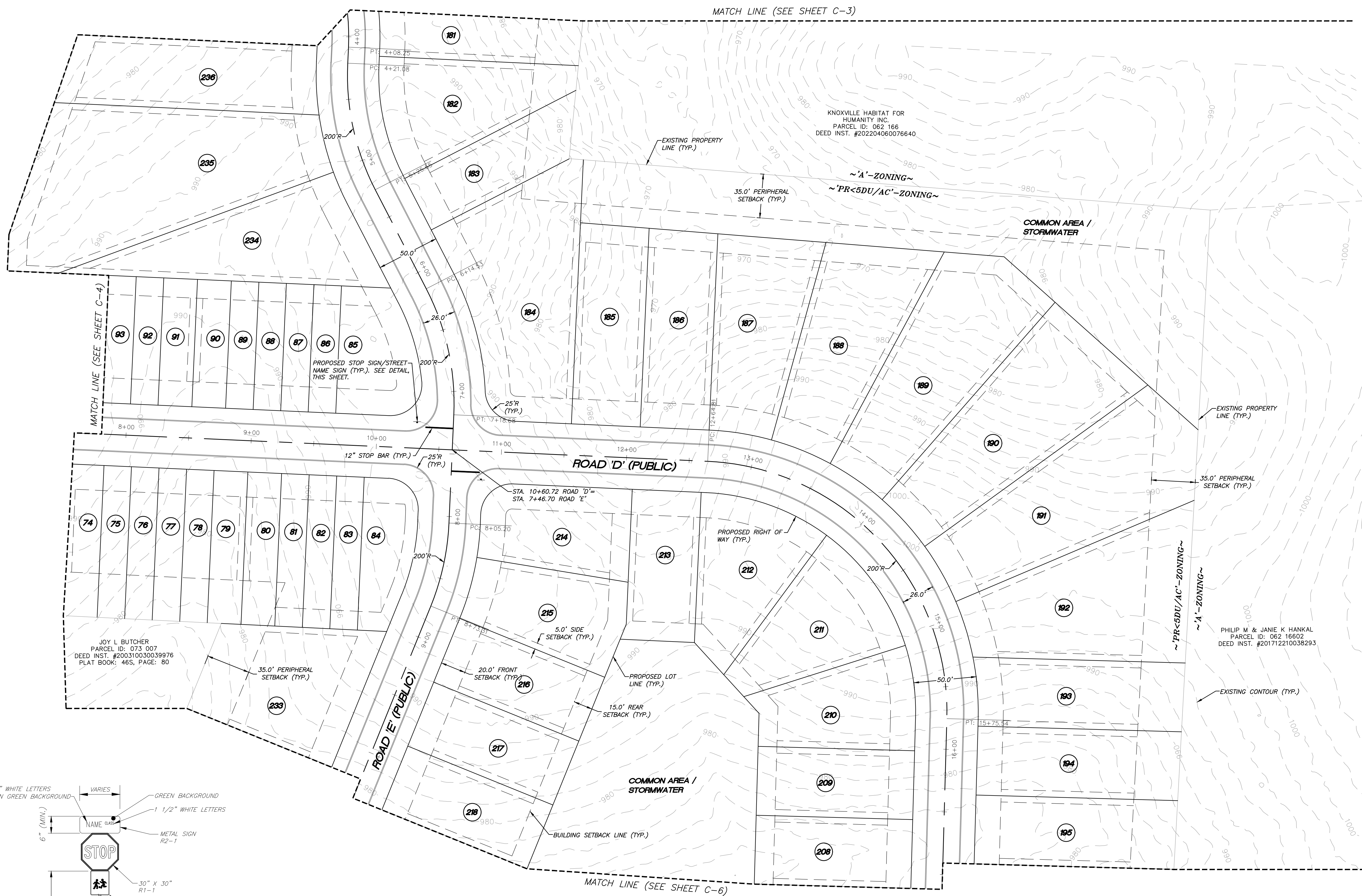




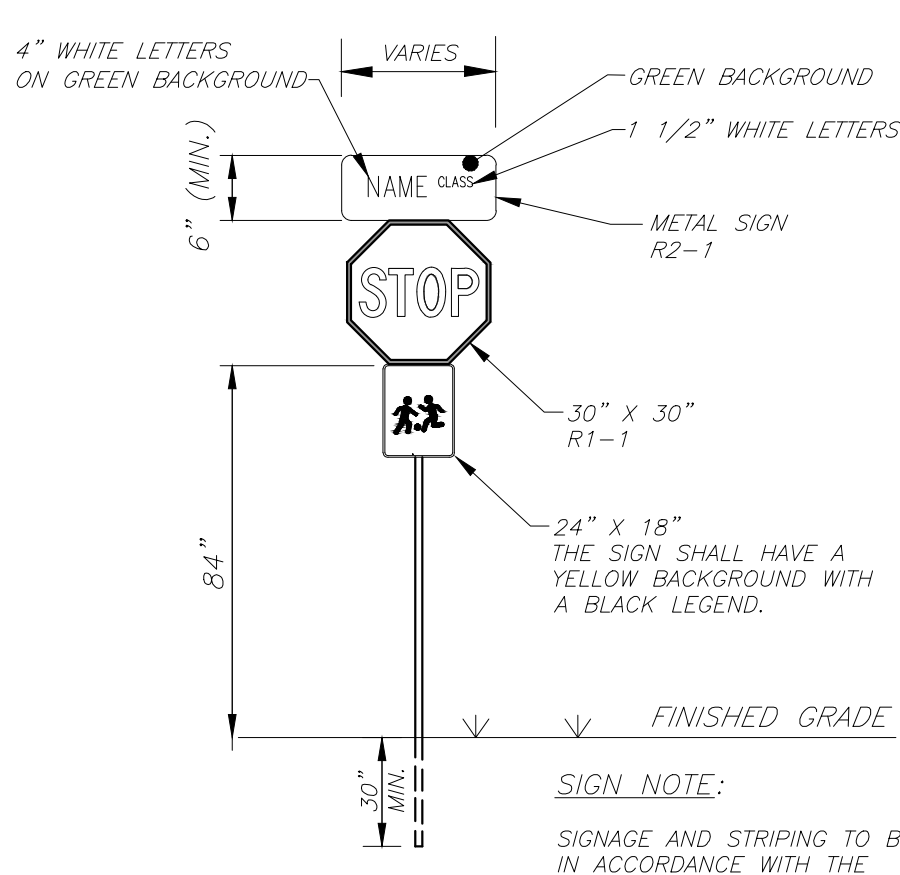
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 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL AREA (IN PR) IS 47.66 ACRES.
6. THE DEVELOPMENT PROPOSES 238 UNITS (4.99 UNITS PER ACRE).
7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
10. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.1 ACRES. THE TOTAL DISTURBED AREA IN HILLSIDE PROTECTION IS 0.75+ ACRES.



SHEET C-5 6 OF 11



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

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 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 10/28/2024



Revised: 10/31/2024

MPC FILE# 11-SG-24-C/11-J-24-DP

REFERENCE:
 CTL MAP 62, PARCEL 165
 DEED INST. #201411100026288
 CTL MAP 73, PARCEL 80.03
 DEED INST. #201912170041193
 PLAT INST. #200708020010489
 CTL MAP 73, PARCEL 80.08
 DEED INST. #201603010050379
 PLAT INST. #200708020010489



REVISION	DATE	DESCRIPTION	BY
2	10/31/24	GENERAL REVISIONS	CAS
1	10/28/24	PER PLANNING / EPW COMMENTS	CAS

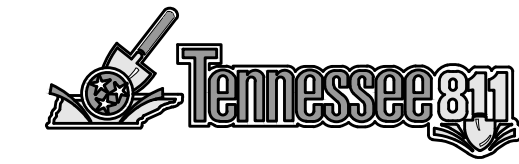
SITE PLAN
8014 ASHEVILLE HIGHWAY
 SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
 CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
 SCALE: 1"=40' AUGUST 9, 2024

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2408032

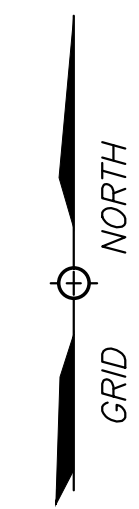
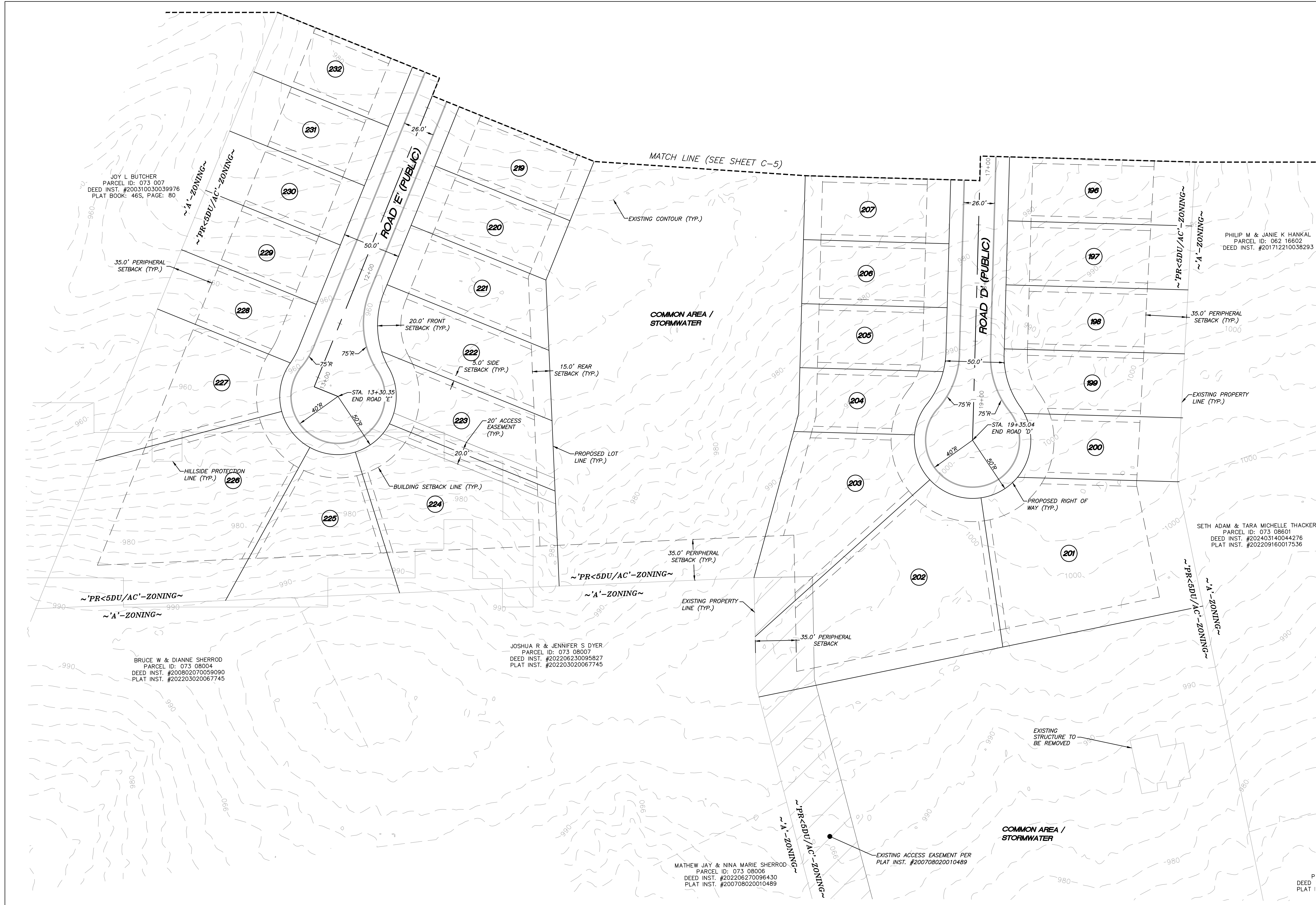




LOCATION MAP - N.T.S.

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR' (<5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
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SHEET C-6 7 OF 11

SITE PLAN
8014 ASHEVILLE HIGHWAY
 SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
 CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
 SCALE: 1"=40' AUGUST 9, 2024

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWN: CLM	CHK: CAS	DWG. NO. 2408032
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 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 10/28/2024

Revised: 10/31/2024

MPC FILE# 11-SG-24-C/11-J-24-DP

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 PLAT INST. #200708020010489
 CTL MAP 73, PARCEL 80.08
 DEED INST. #201603010050379
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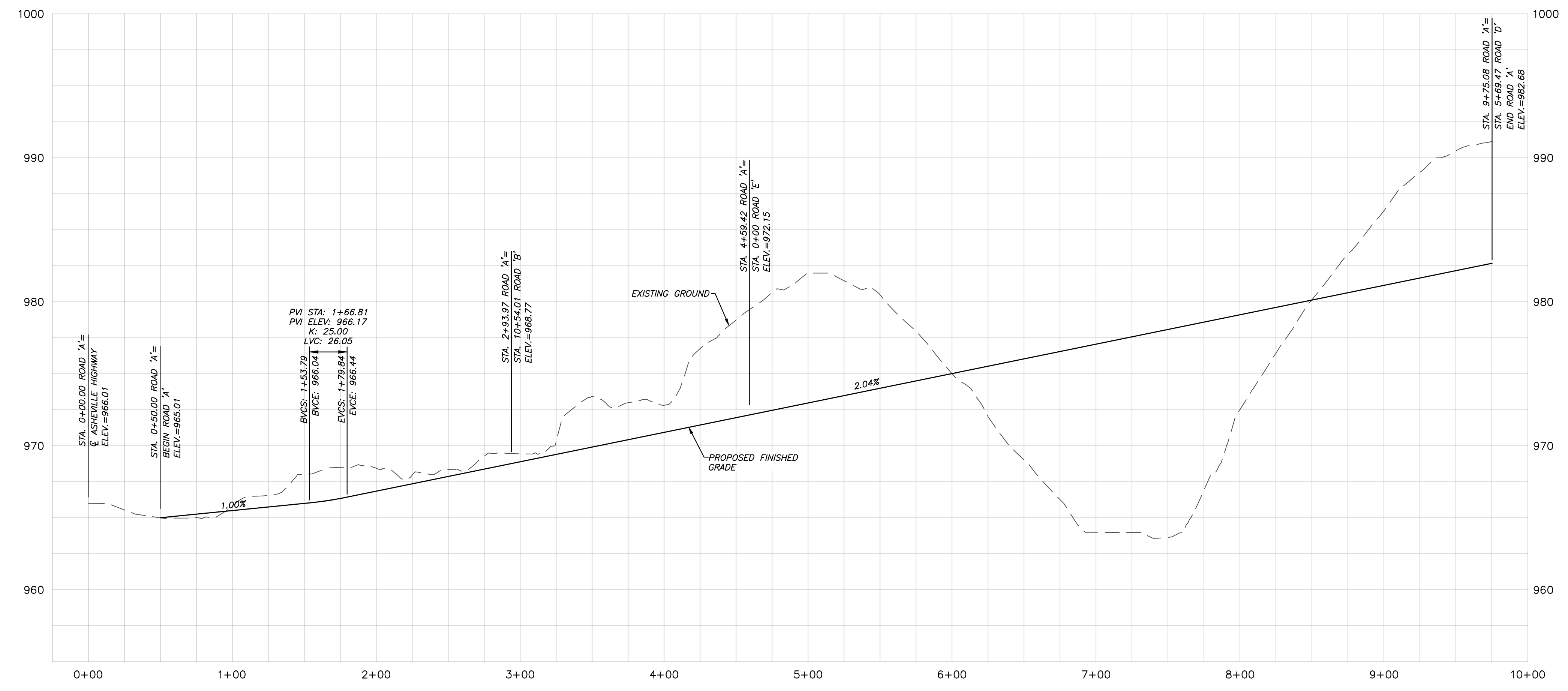
REVISION	DATE	DESCRIPTION	BY
1	10/28/24	PER PLANNING / EPW COMMENTS	CAS



1	10/28/24	PER PLANNING / EPW COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

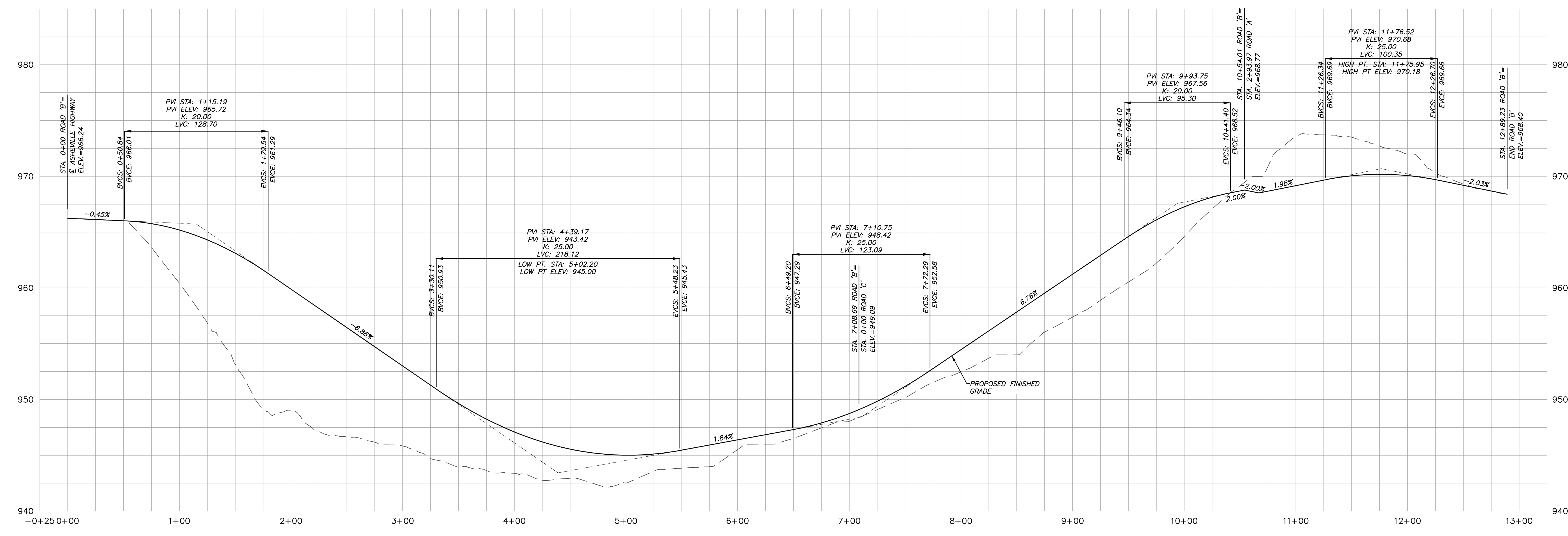
MPC FILE# 11-SG-24-C/11-J-24-DP

Revised: 10/31/2024



PROFILE-ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

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Registered Engineer, *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 10/28/2024



PROFILE-ROAD 'B'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



SHEET C-7 8 OF 11

ROAD PROFILES
8014 ASHEVILLE HIGHWAY
SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

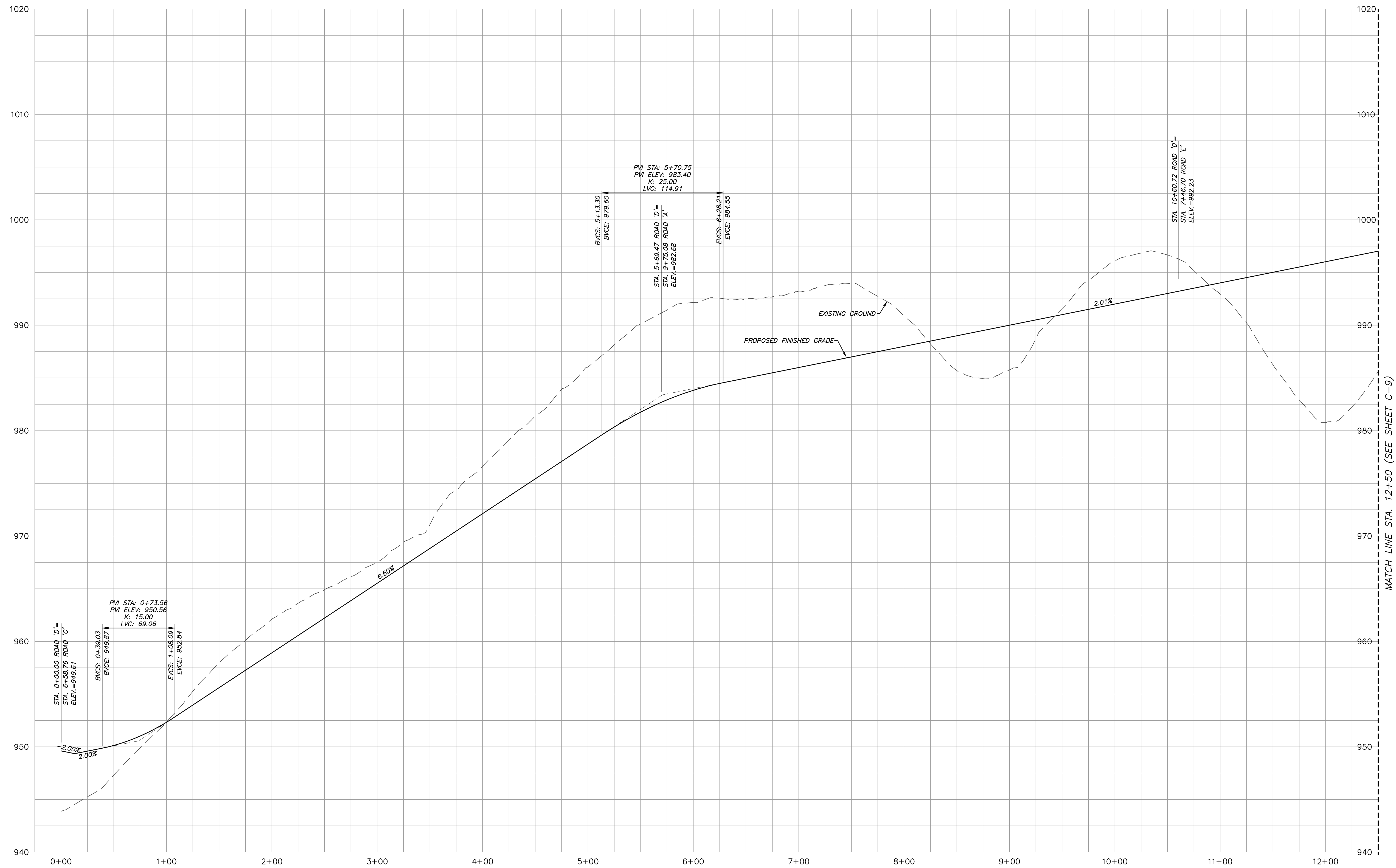
DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
CLT MAPS 62, 73 PARCELS 165, 80.03, 80.08
SCALE: AS NOTED AUGUST 9, 2024

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
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DWN: CLM CHK: CAS DWG. NO. 2408032



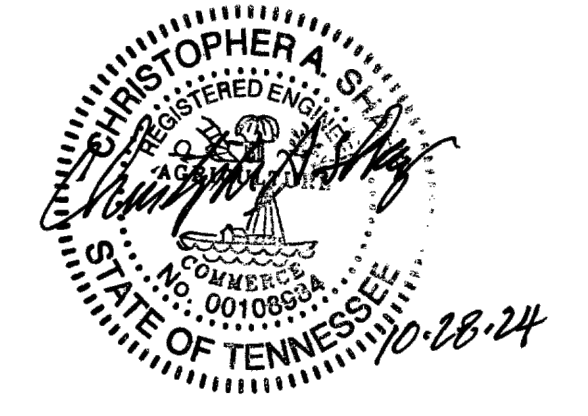


PROFILE-ROAD 'D'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)

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SHEET C-8 9 OF 11

ROAD PROFILES
8014 ASHEVILLE HIGHWAY
 SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
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 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

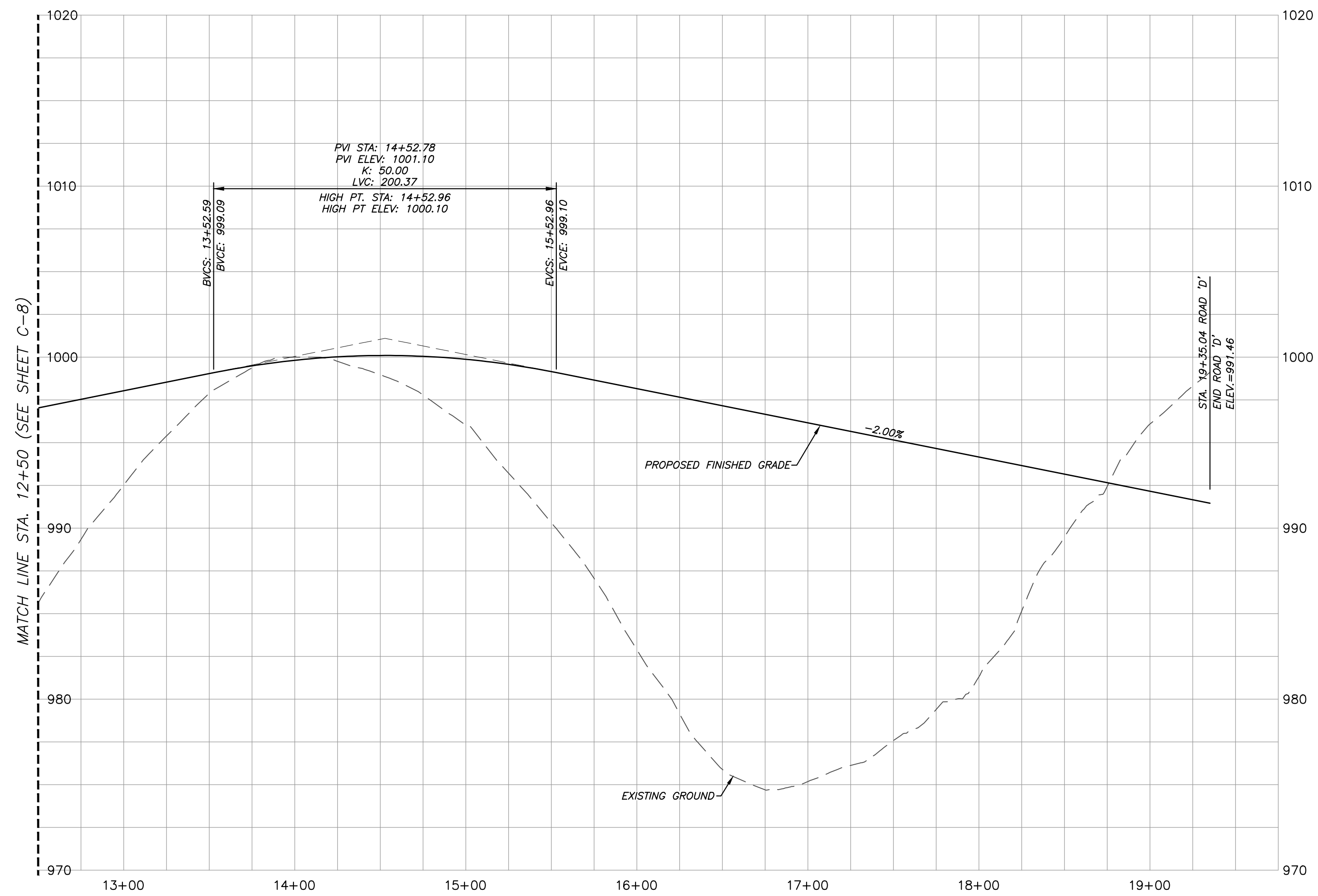
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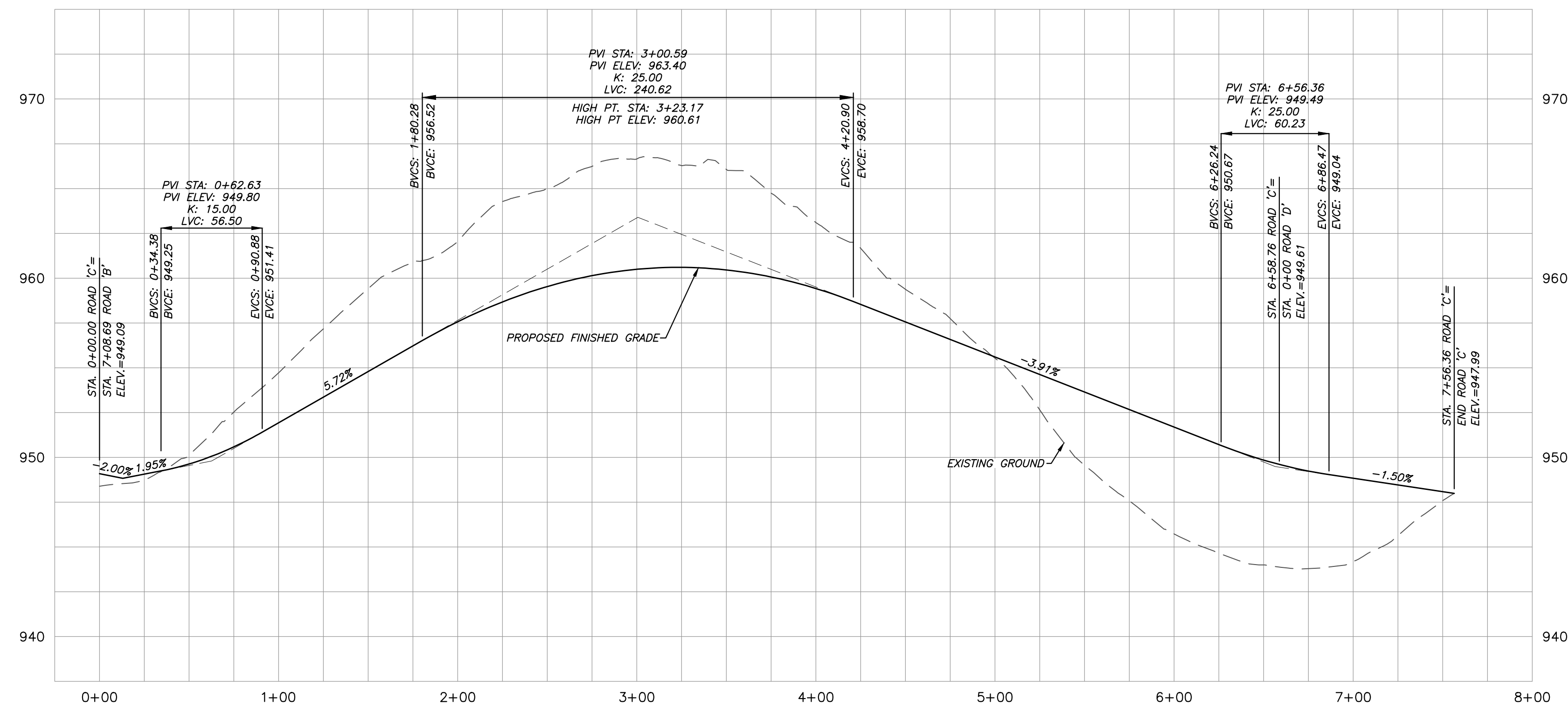
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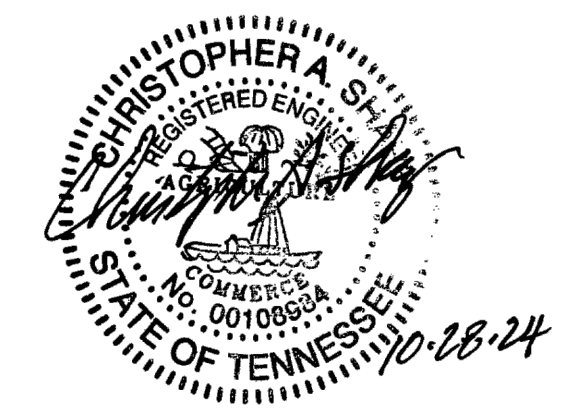
REVISION	DATE	DESCRIPTION	CAS
1	10/28/24	PER PLANNING / EPW COMMENTS	CAS



PROFILE--ROAD 'D'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



PROFILE--ROAD 'C'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



SHEET C-9 10 OF 11

ROAD PROFILES
8014 ASHEVILLE HIGHWAY

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
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 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. 58 KNOX CO., TN.
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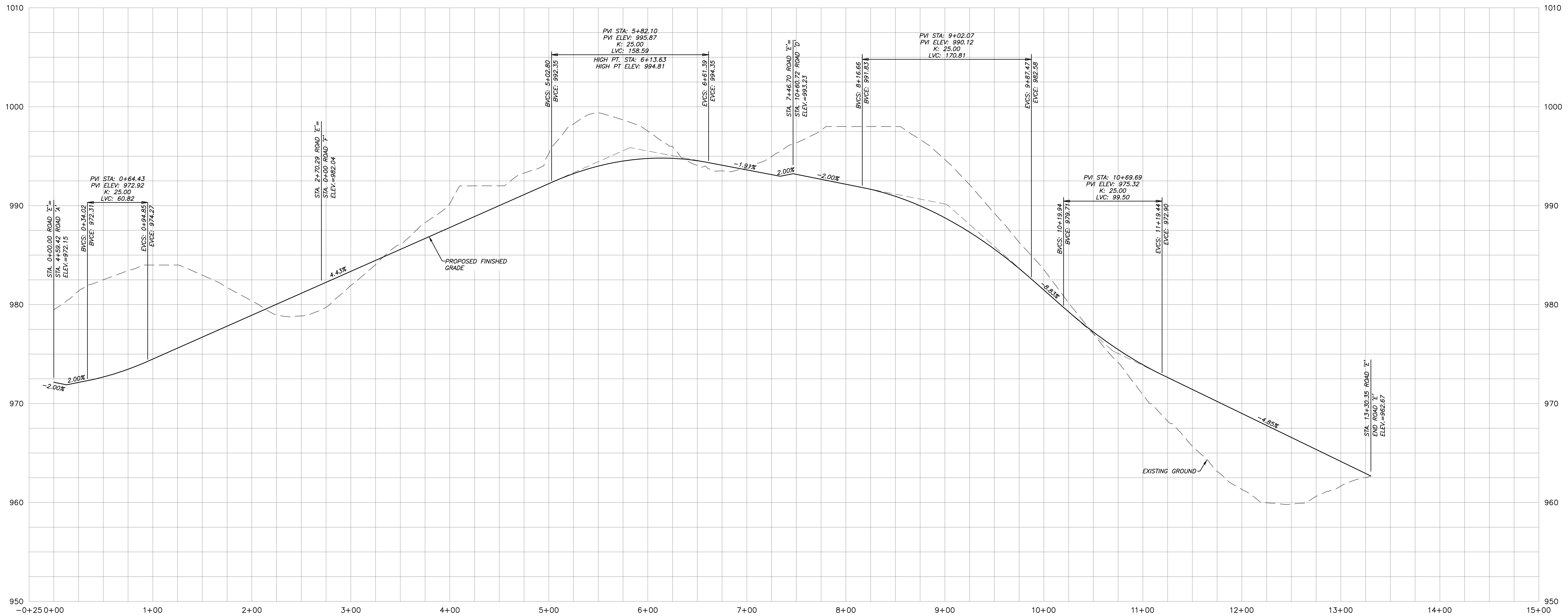
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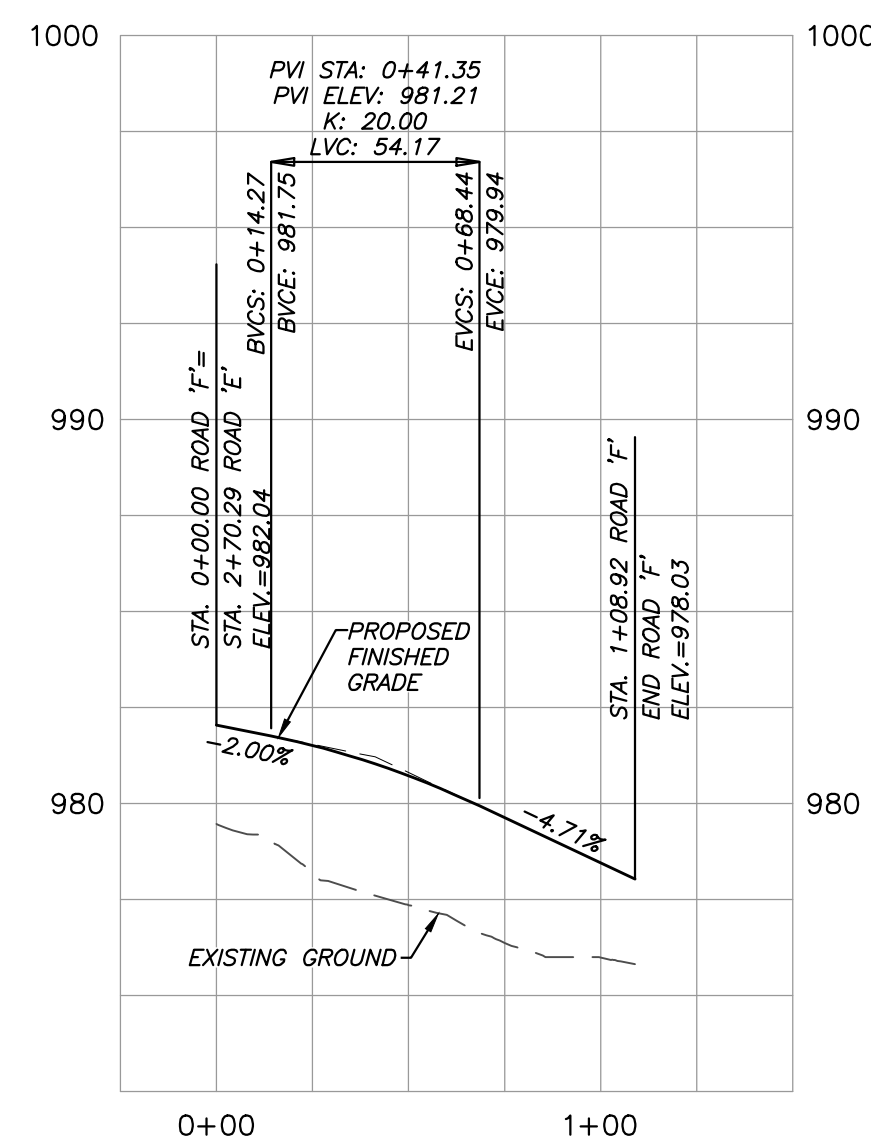
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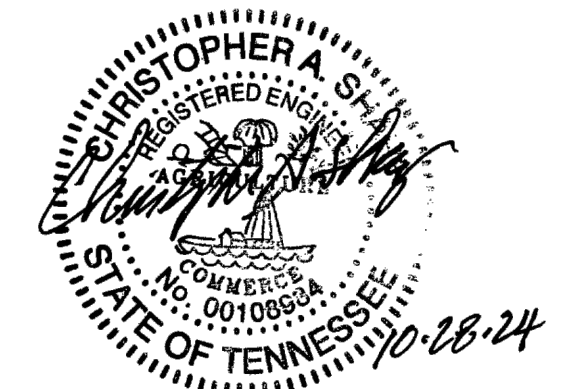




PROFILE-ROAD 'E'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



PROFILE-ROAD 'F'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



SHEET C-10 11 OF 11

ROAD PROFILES
8014 ASHEVILLE HIGHWAY

SITE ADDRESS: 8014 ASHEVILLE HIGHWAY (37924)

DEVELOPER:
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 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

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