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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:	85.81 AC.
TOTAL PROPOSED UNITS	343 UNITS
TOTAL PR ZONE DENSITY:	4.0 UNITS/AC.
TOTAL PROPERTY AREA:	155.71 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 ZONING
- (35) 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

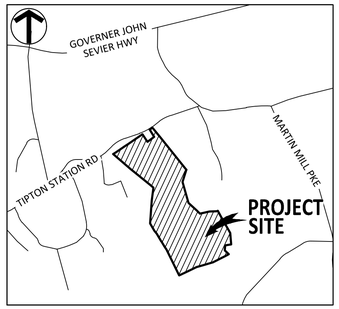
ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. FURTHERMORE, 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.

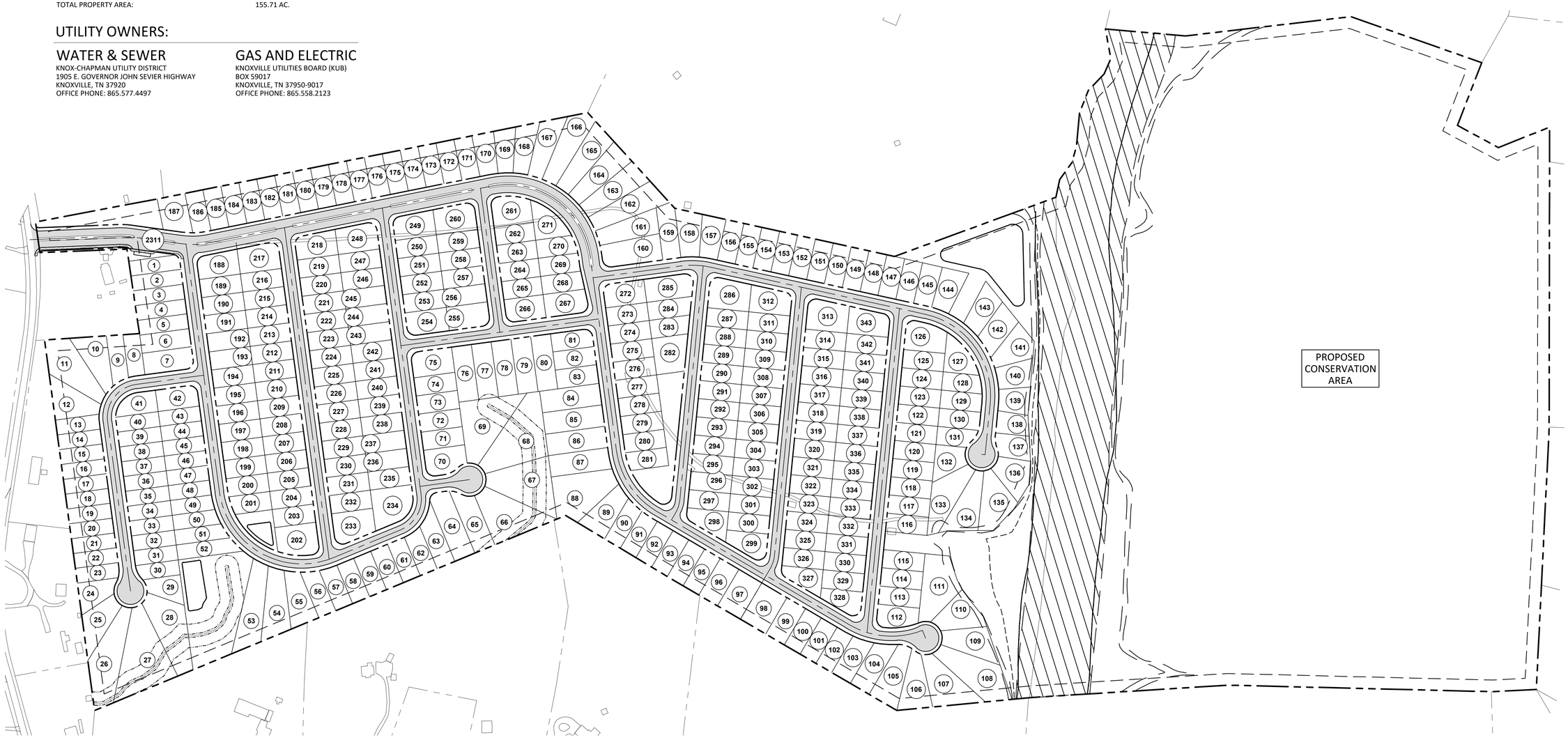
AARON M. GRAY — 0108410 — STATE OF TENNESSEE — 10/21/24

REGISTERED ENGINEER: AARRON M. GRAY

TENNESSEE CERTIFICATE NO.: 0108410



LOCATION MAP
(NOT TO SCALE)



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NO.	DATE	REVISION	BY
A	8/19/24	ISSUE FOR CONCEPT PLAN REVIEW	

CONCEPT PLAN FOR TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920

OVERALL SITE PLAN
PLANNING FILE NUMBER: (10-SB-24-C / 10-C-24-DP)

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO:	787.001
DATE:	10/16/2024

C0.00

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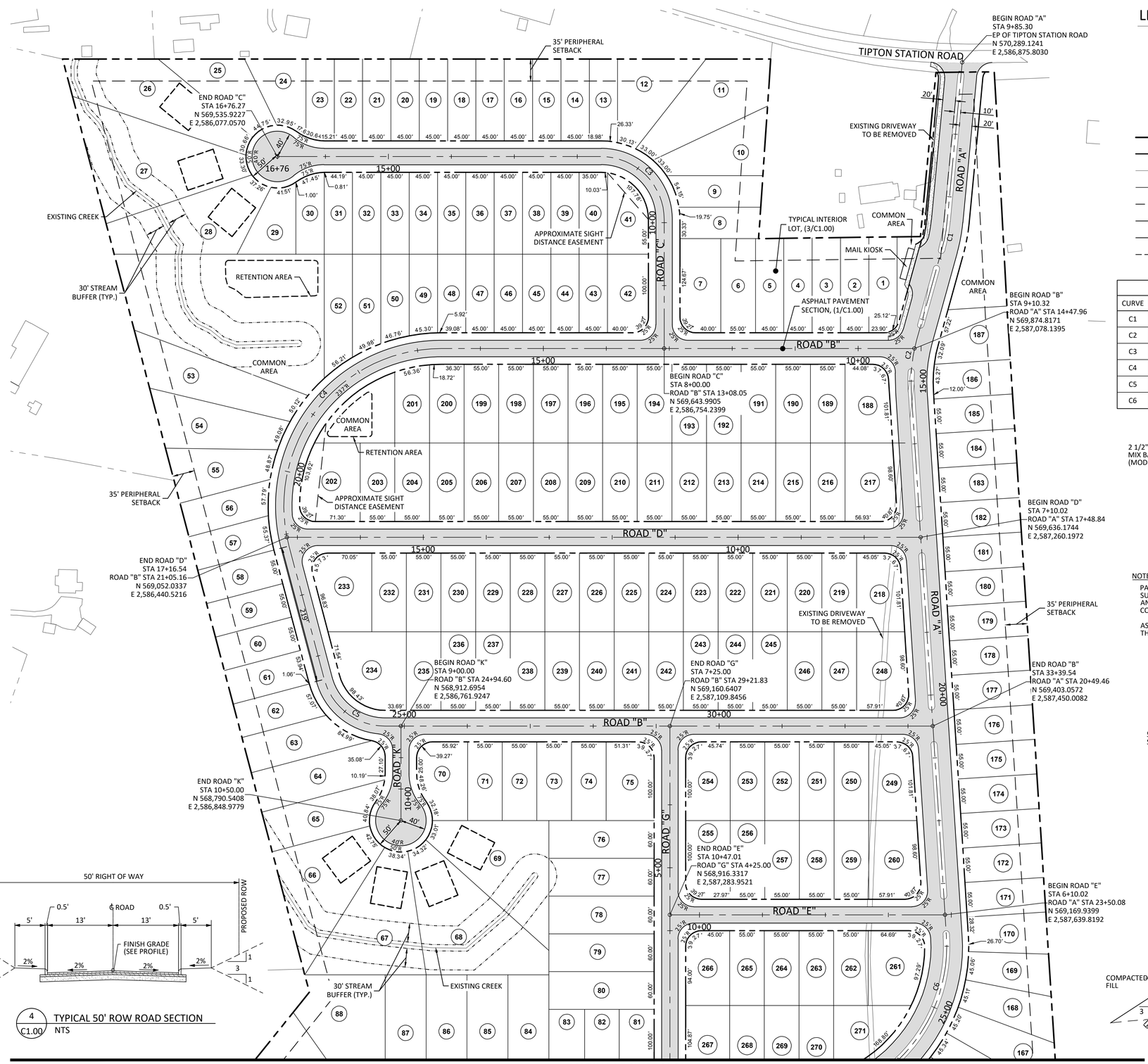
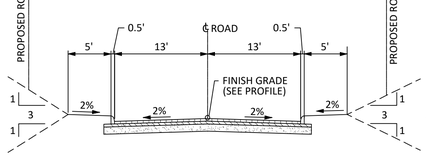




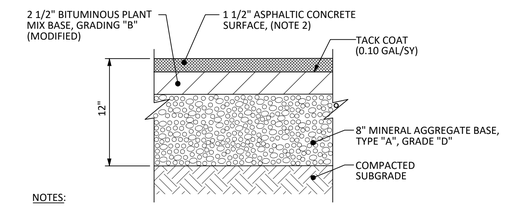
4 C1.00 TYPICAL 50' ROW ROAD SECTION
NTS

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- FLOOD ZONING
- (35) 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	570,050.6408	2,587,013.8182	10°05'42"	250.00	22.08	44.05
C2	STREET A	569,848.6522	2,587,087.1915	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	568,936.8226	2,587,829.6302	93°40'41"	250.00	266.59	408.75

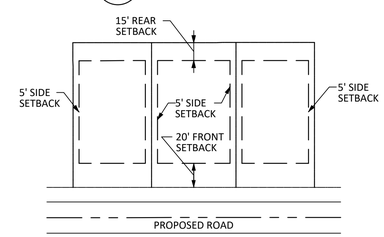


NOTES:

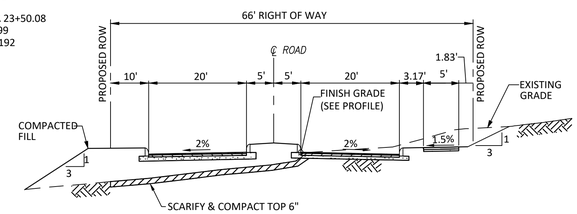
PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

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 C1.00 ASPHALT PAVEMENT SECTION
NTS



2 C1.00 TYPICAL INTERIOR LOT
NTS



3 C1.00 TYPICAL BOULEVARD SECTION
NTS

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2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920

CONCEPT LAYOUT AND PAVING PLAN
PLANNING FILE NUMBER: (10-SB-24-C / 10-C-24-DP)

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 787.001
DATE: 10/16/2024

C1.00

SUBMITTAL TYPE

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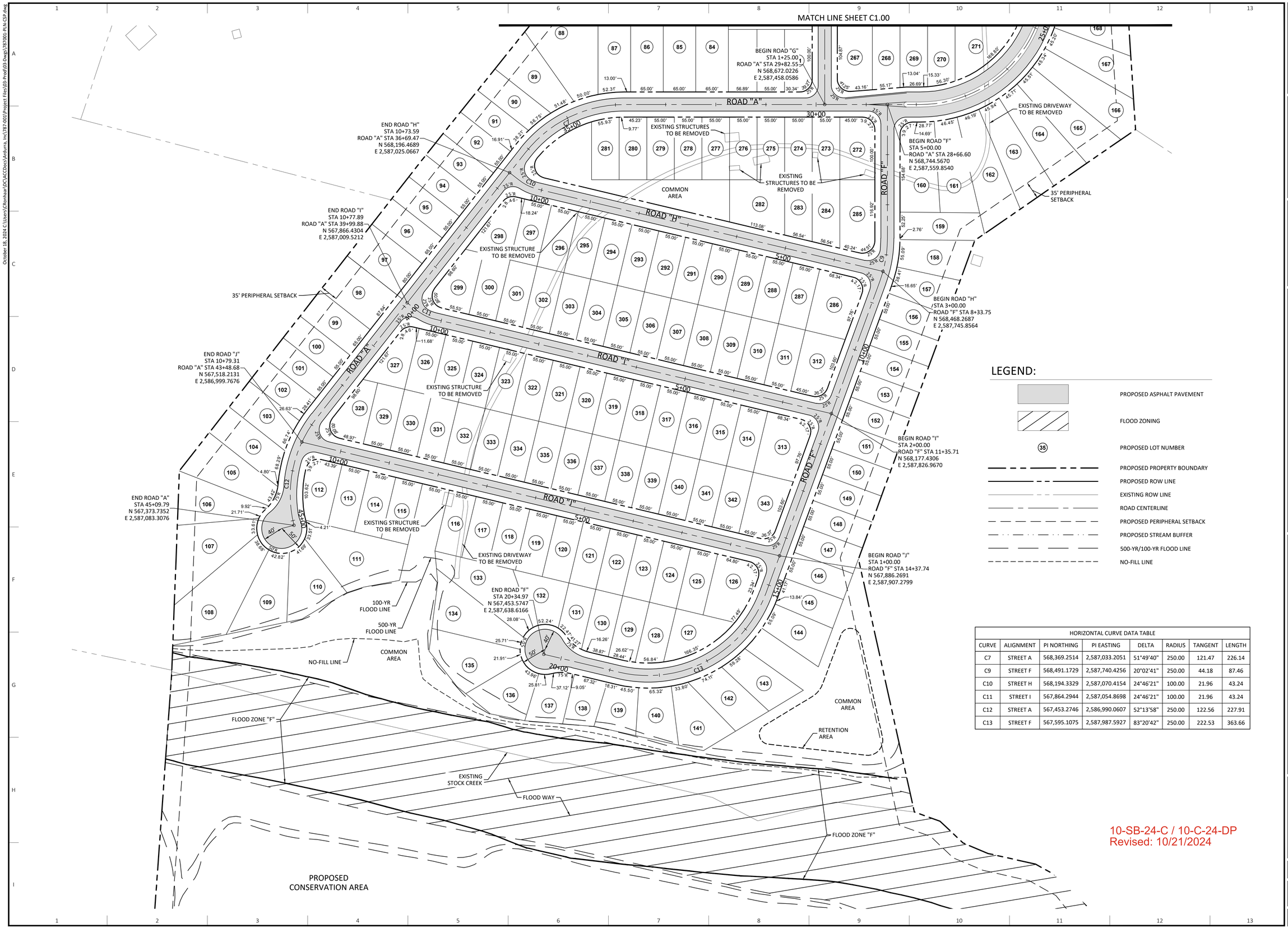

HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C7	STREET A	568,369.2514	2,587,033.2051	51°49'40"	250.00	121.47	226.14
C9	STREET F	568,491.1729	2,587,740.4256	20°02'41"	250.00	44.18	87.46
C10	STREET H	568,194.3329	2,587,070.4154	24°46'21"	100.00	21.96	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 PAVING PLAN
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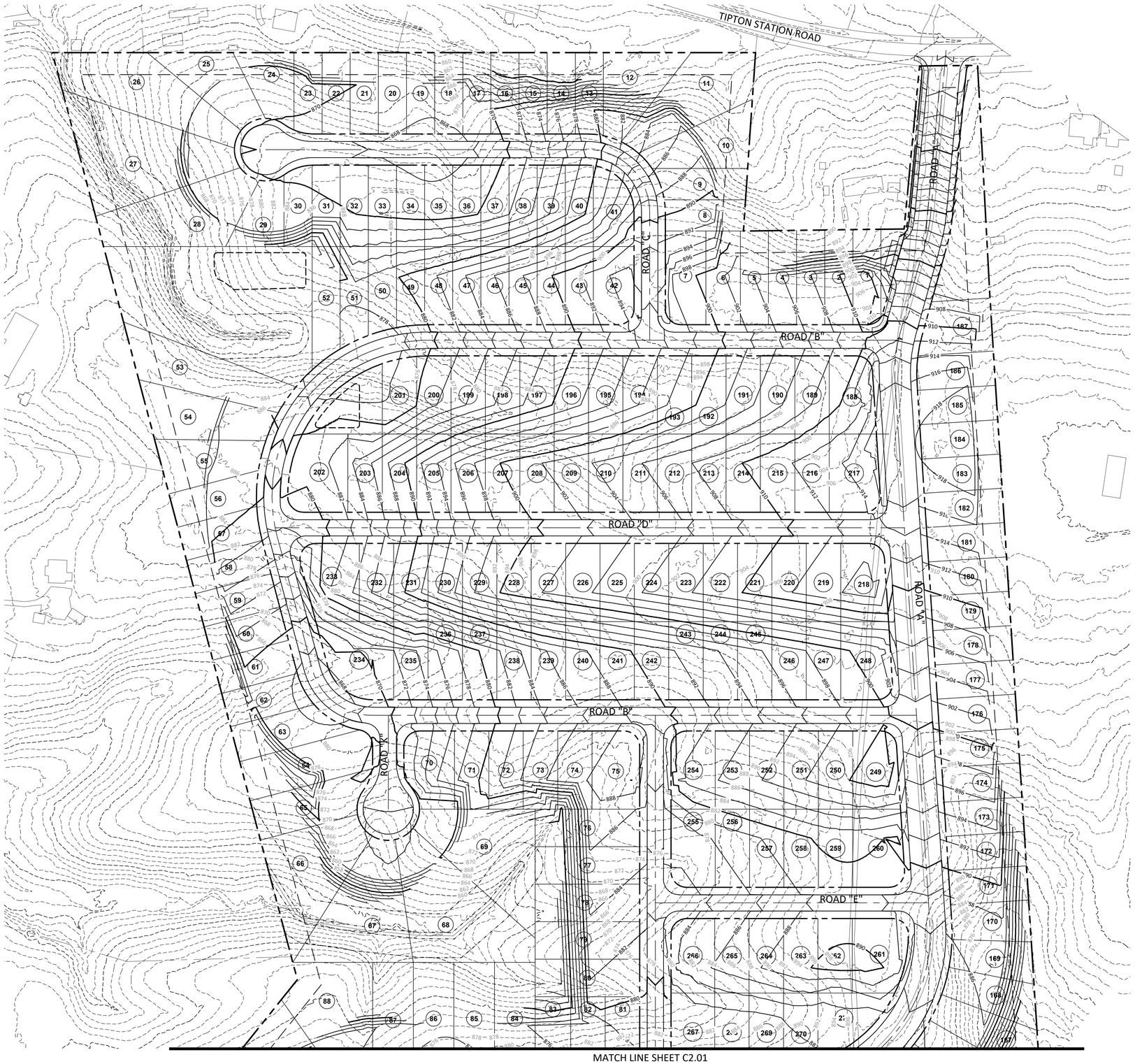

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Revised: 10/21/2024

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
- 1090 EXISTING CONTOUR ELEVATION
- 1070 PROPOSED CONTOUR ELEVATION
- PROPOSED ASPHALT PAVEMENT
- HILLSIDE PROTECTION AREA TOTAL AREA ± 30.32 AC. APPROXIMATE DISTURBED AREA ± 19.50 AC.

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CONCEPT PLAN FOR TIPTON STATION SUBDIVISION
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CONCEPT GRADING PLAN
PLANNING FILE NUMBER: (10-SB-24-C / 10-C-24-DP)

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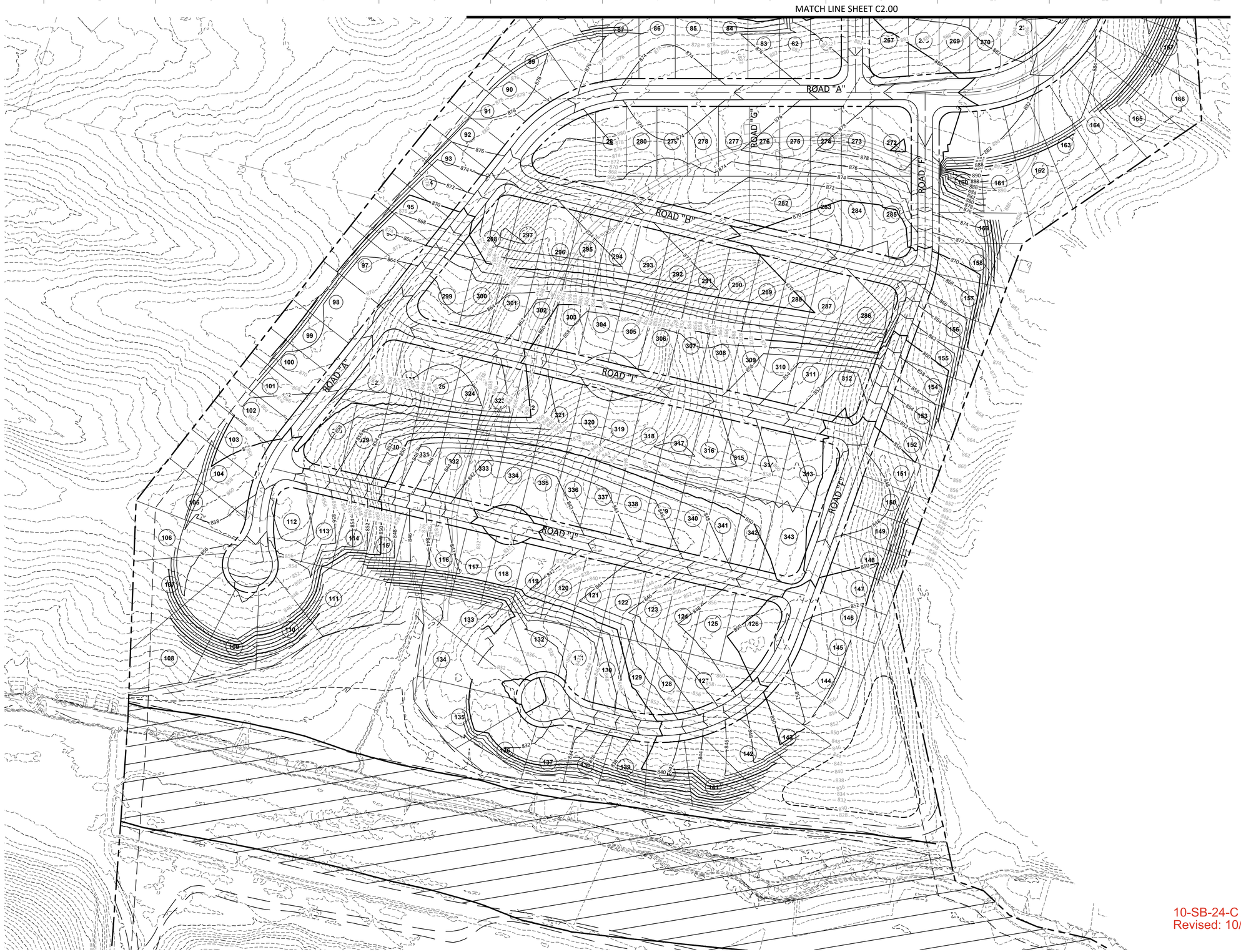

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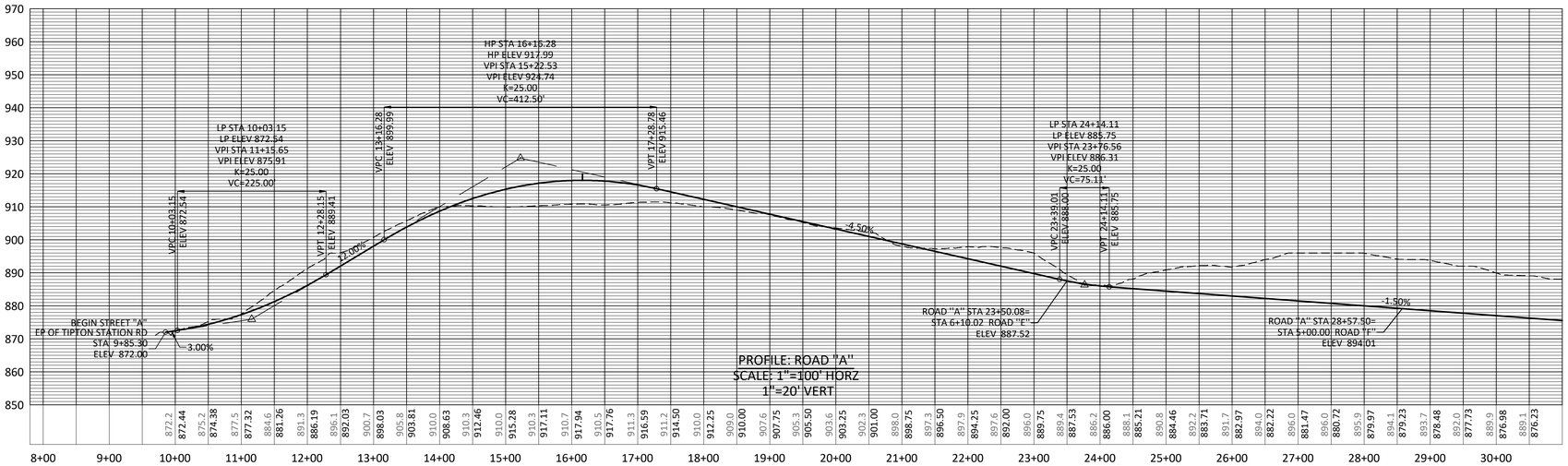

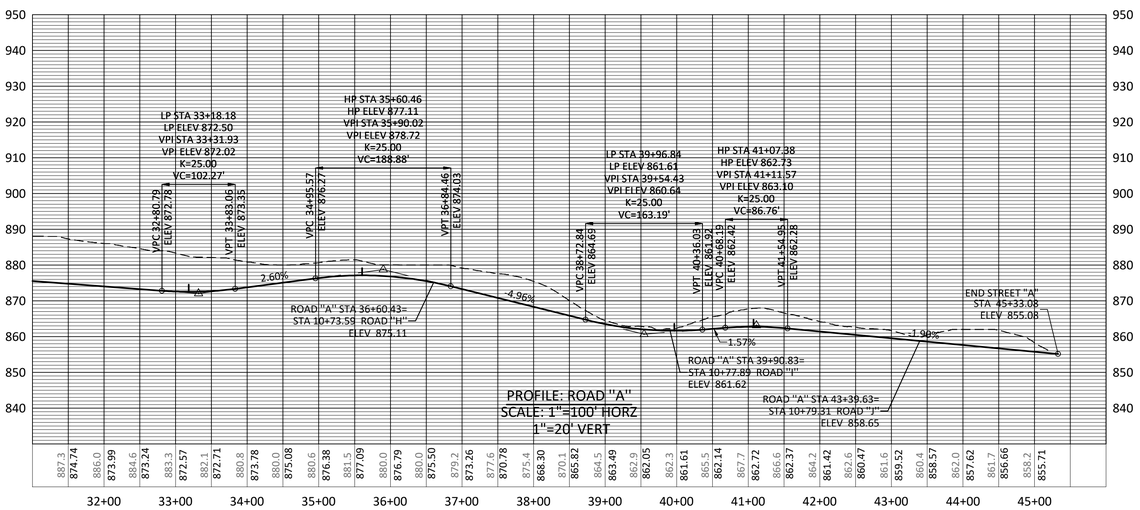

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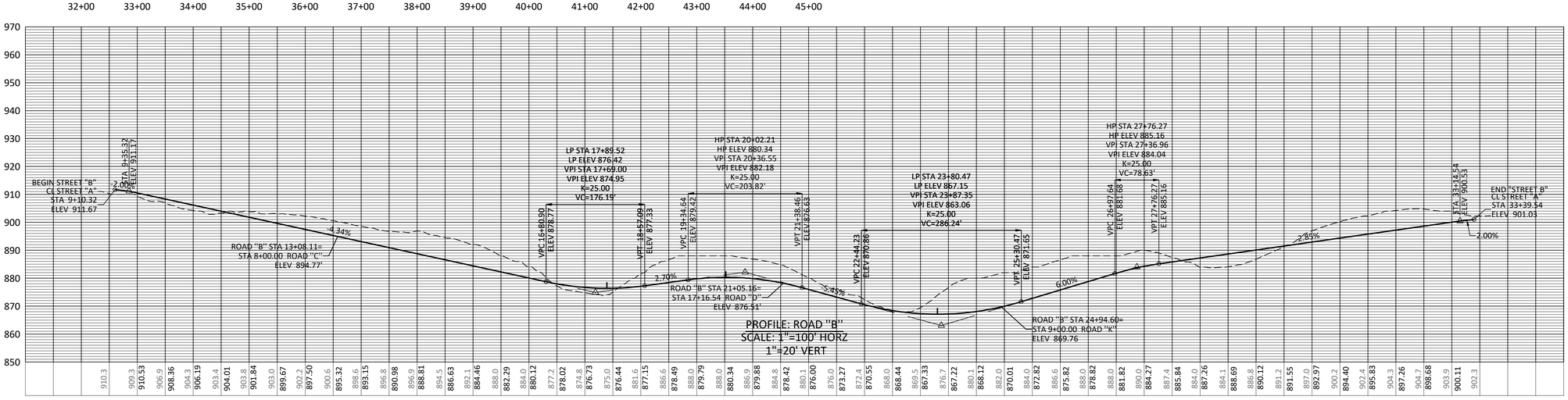

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CONCEPT ROAD PROFILES
PLANNING FILE NUMBER: (10-SB-24-C / 10-C-24-DP)

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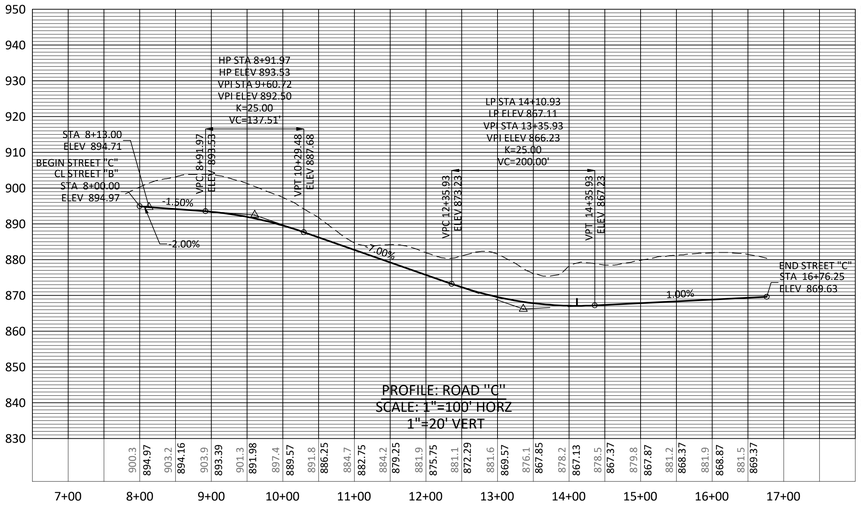

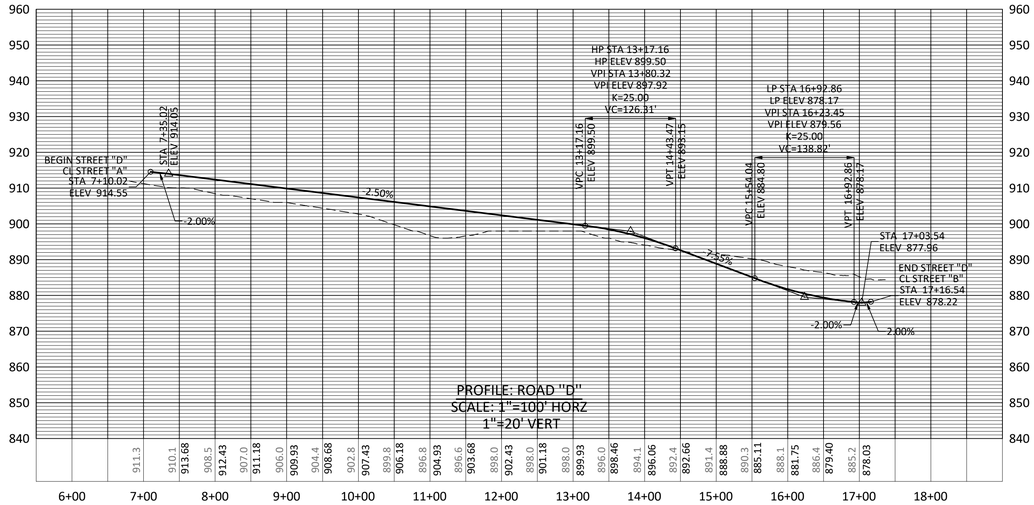

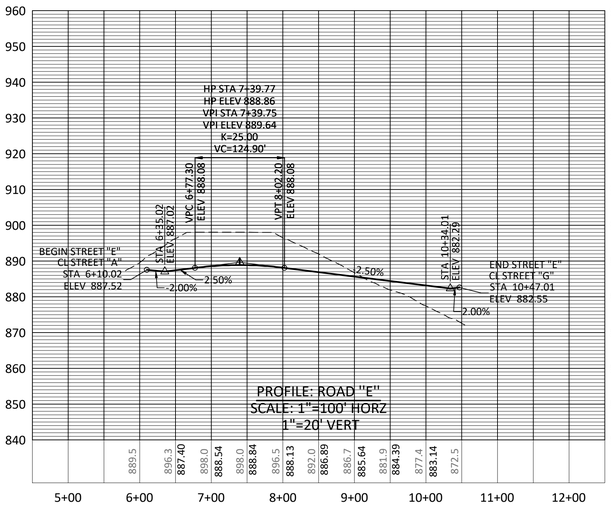

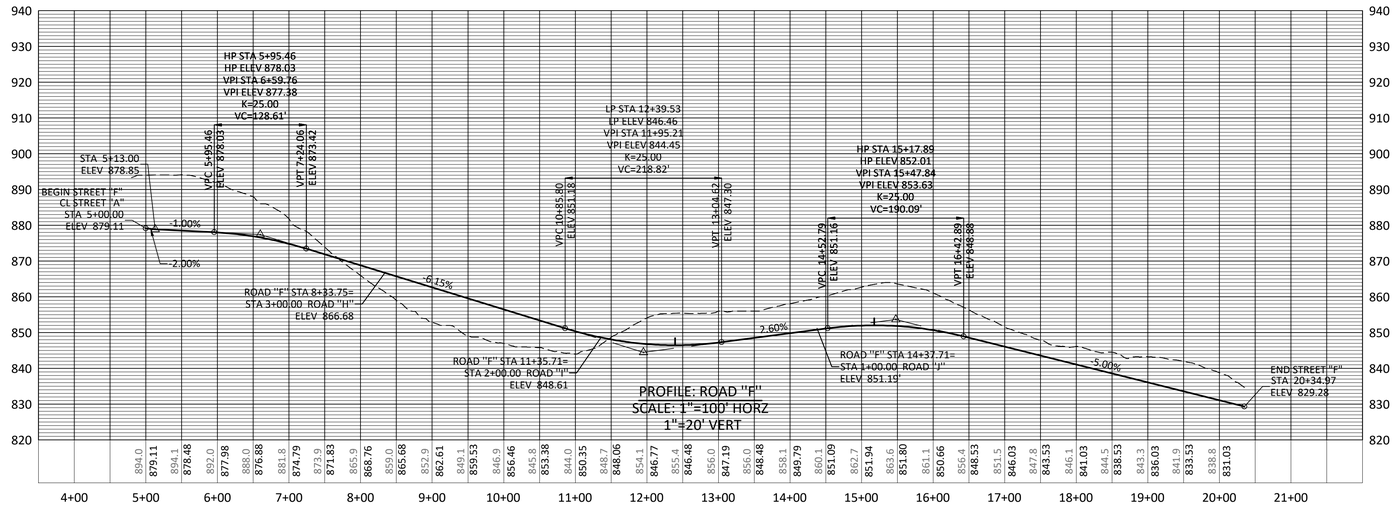

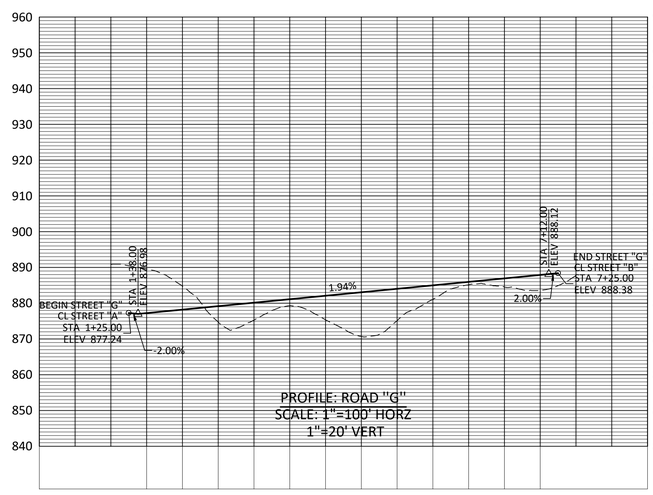

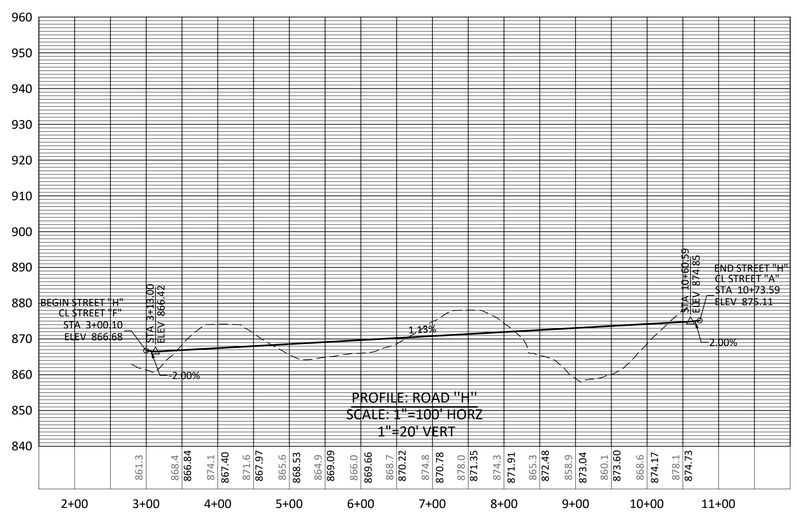

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CONCEPT ROAD PROFILES
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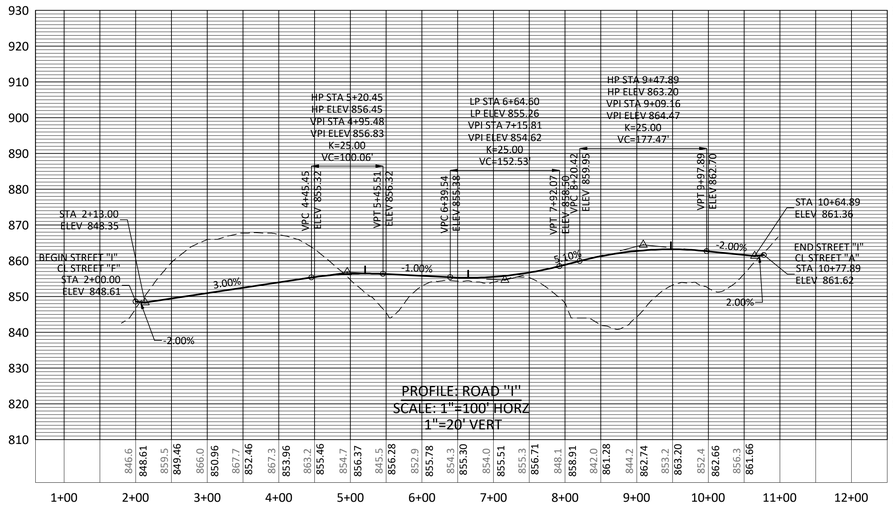

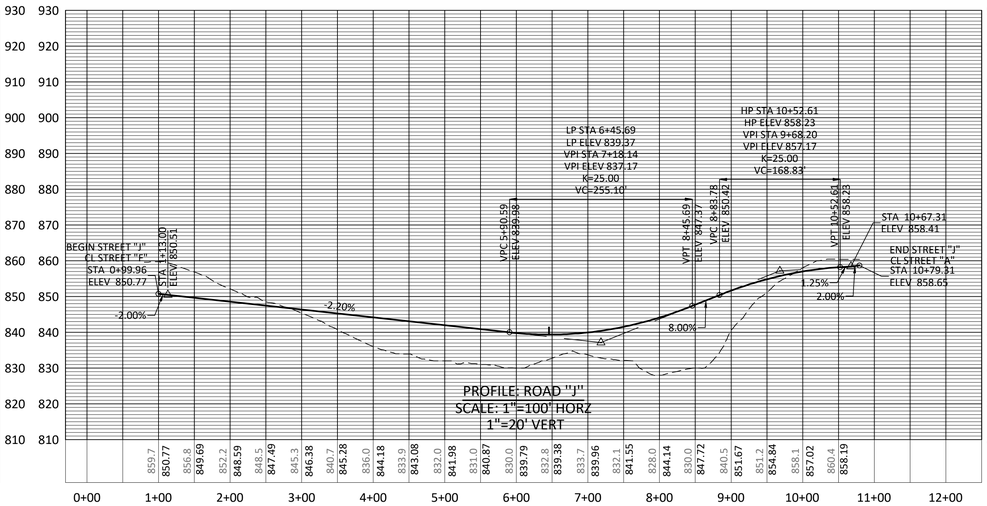

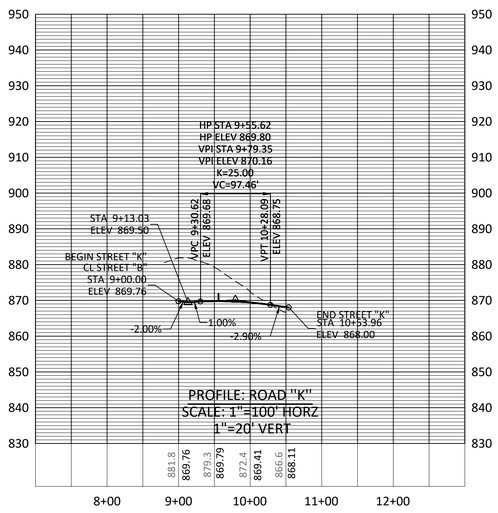

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CONCEPT ROAD PROFILES
PLANNING FILE NUMBER: (10-SB-24-C / 10-C-24-DP)

PRELIMINARY NOT FOR CONSTRUCTION

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