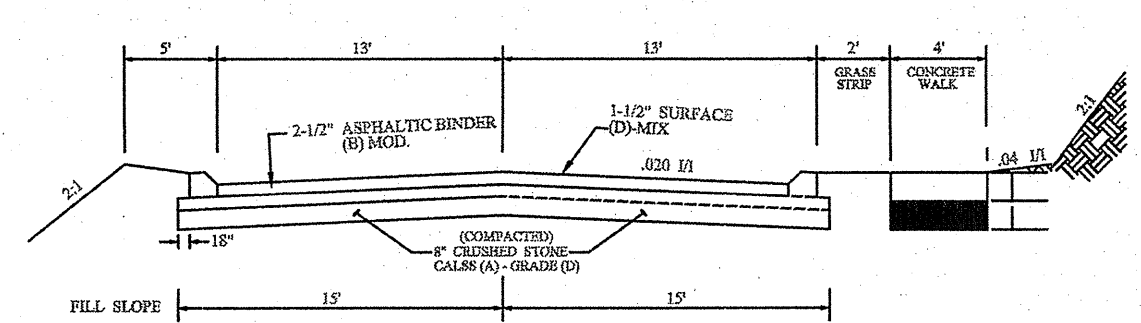
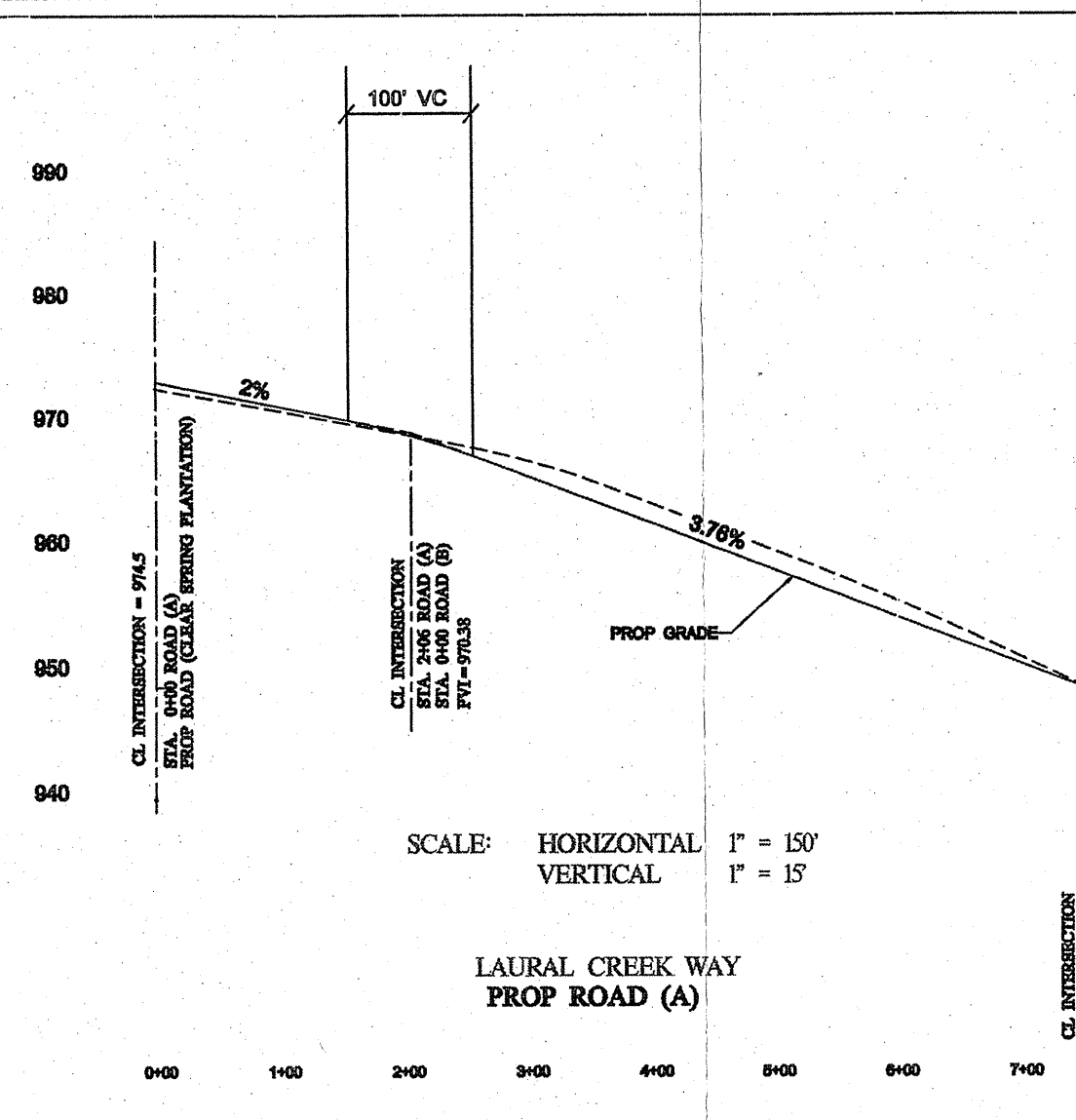
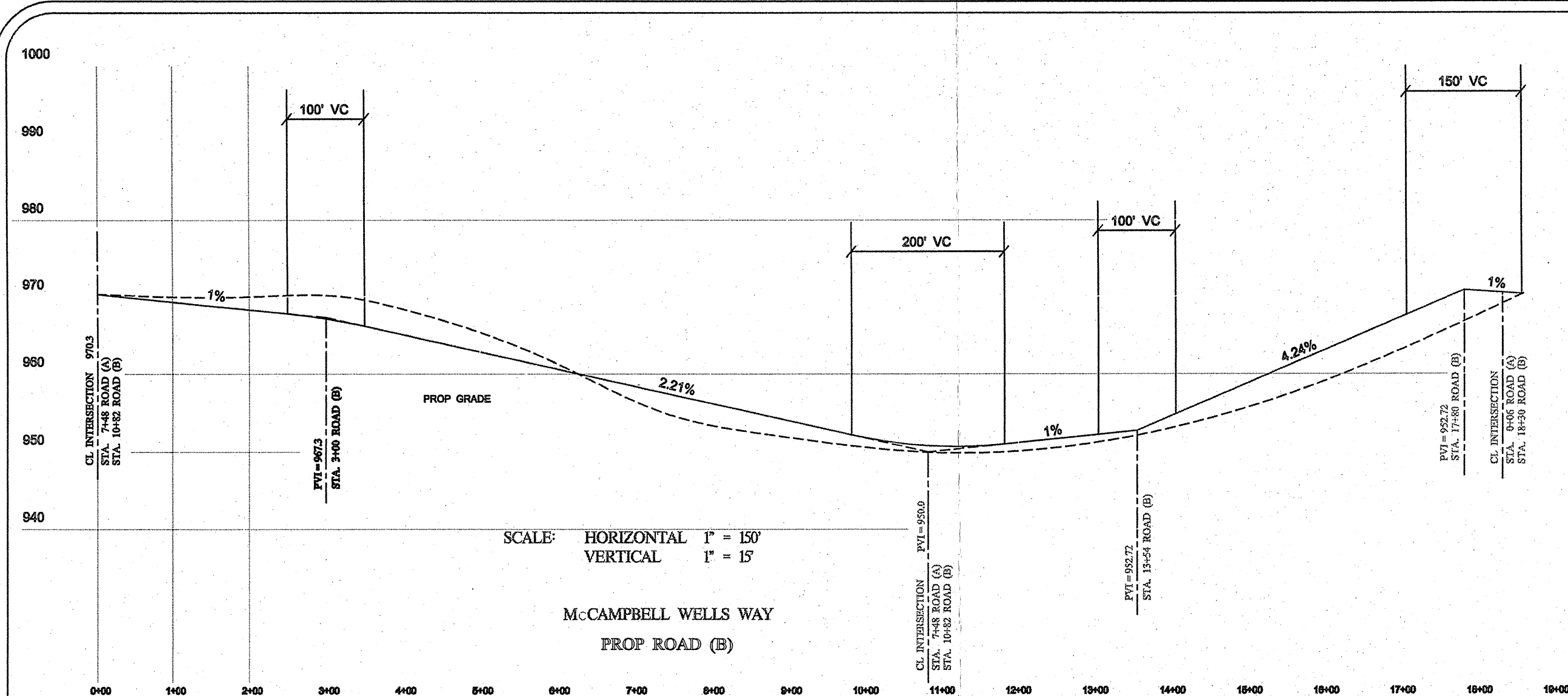
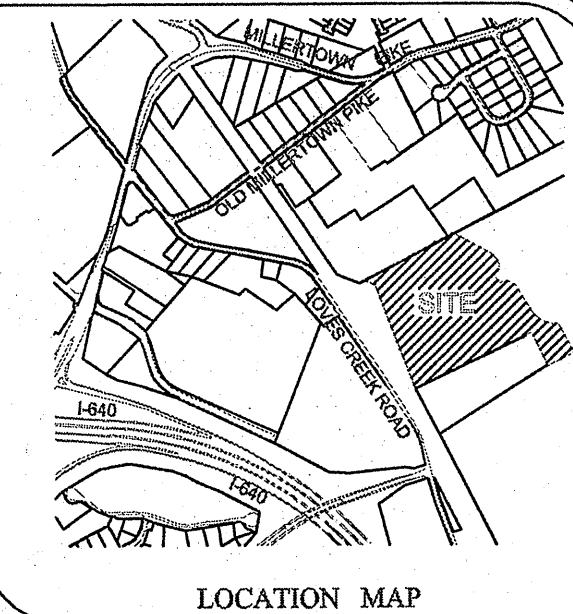




Curve Table			
Curve #	Cord	Radius	Cord Bearing
C2	57.25'	115.40'	N46°15'05"W
C1	109.76'	185.04'	S43°21'38"E
C4	49.36'	67.60'	S80°06'14"W
C6	49.73'	65.18'	N54°09'28"W
C5	9.82'	272.94'	N78°57'44"W
C7	184.99'	172.03'	S64°16'11"E
C3	83.33'	59.11'	N12°56'10"E

Line Table		
Line #	Length	Direction
L3	65.96'	S29°55'07"E
L4	4.13'	N58°40'39"E
L2	5.38'	N57°45'43"E
L1	16.11'	N31°53'24"W

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE		CULVERT					
	TOP	INVERT	TOP	INVERT	LENGTH	SLOPE	MATERIAL	
CB2	957.93	953.43	CB1	957.88	953.18	23'	2.00%	18" RCP
CB8	957.88	953.18	ENDWALL 1	946.00	100'	7.18%	18" RCP	
CB9	957.82	959.80	JB7	953.58	959.80	23'	2.00%	18" RCP
CB5	955.35	955.28	CB3	956.10	951.10	278'	2.94%	18" RCP
JB3	956.10	951.10	CB6	953.80	949.80	48'	2.71%	18" RCP
CB6	953.80	949.80	CB5	953.80	949.40	23'	1.74%	18" RCP
CB5	953.80	949.40	CB4	951.55	947.15	45'	5.0%	18" RCP
CB4	951.55	947.15	CB3	951.46	946.36	23'	3.43%	18" RCP
CB3	951.46	946.36	ENDWALL 2	941.00	51'	10.51%	18" RCP	
JB1	953.11	947.61	CB3	951.46	946.36	110'	1.14%	18" RCP
CB9	953.45	949.85	JB1	953.11	947.61	87'	1.54%	18" RCP
CB10	953.33	948.23	CB9	953.45	948.95	24'	1.87%	18" RCP
JB2	957.77	950.07	CB9	953.45	948.95	124'	1.87%	18" RCP
CB11	955.39	951.29	JB2	957.77	950.07	128'	5.08%	18" RCP
CB12	955.43	951.55	CB11	955.39	951.29	23'	1.13%	18" RCP
CB13	972.56	967.54	CB11	955.39	951.29	362'	4.49%	18" RCP
CB14	972.64	968.22	CB13	972.66	967.54	23'	2.86%	18" RCP

ZONED: RP-1

FRONT YARD: 25'
SIDE YARD: 5'
REAR YARD: 15'
PERIPHERAL: 25'

LEGEND

-		JB - JUNCTION BOX
-		ENDWALL
-		CB - CATCH BASIN
-		SEWER MANHOLE
-		WATER TEE
-		GATE VALVE
-		FIRE HYDRANT

SANITARY SEWER ESM.T.
DRAINAGE EASEMENT
WATER LINE EASEMENT
LOT LINE & RW LINE
OUTSIDE BOUNDARY LINE

OWNER
TRANS-SOUTH PROPERTIES
5818 HOLSTON HILLS ROAD
KNOXVILLE, TN 37914
865-567-0071

11-SB-15-C
12-10-15

UNIT 1 - PHASE 3	SHEET 1
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CLEAR SPRING PLANTATION

DISTRICT 8 * KNOX COUNTY * TENNESSEE
WARD 32 * CITY OF KNOXVILLE * CITY BLOCK 32546

DRAWN BY: JSS	APPROVED BY: JSS	DATE: 30-11-2015	LATEST REVISION	SCALE: 1" = 60'	DRAWING NUMBER 010
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TRUE MERIDIAN LAND SURVEYING PH: 865 675-0175
619 GLEN WILLOW DRIVE
KNOXVILLE, TENNESSEE 37934

TRUSTEES OF SPRING PLACE PRE-
DEED BOOK N-2, PAGE 56
DEED BOOK L-3, PAGE 285
DEED BOOK 170, PAGE 94
DEED BOOK 682, PAGE 402
DEED BOOK 923, PAGE 57

SITE UTILITIES

SANITARY SEWER K.U.B.
WATER : K.U.B.
ELECTRIC : K.U.B.
GAS : K.U.B.
TELEPHONE : BELLSOUTH
CABLE : COMCAST

***OWNER(S) RESPONSIBILITY NOTE**

- THE PROPERTY OWNER(S) IS(ARE) RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.

- COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES INSTR. NO. 200801090052206

SITE NOTED

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 8' EACH SIDE ALL EXTERIOR LOT LINES.
- DEED REFERENCE: INSTR. NO. 200509160024937
- PLAT REFERENCE: INSTR. NO. 200606220107908
- PROPERTY SHOWN ON CLT 60H, GROUP E, PART OF PARCEL 104
- PROPERTY ZONED: RP-1 (1-3 DU/AC)
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL LOTS: 50
- TOTAL AREA: EXISTING LOT 104 HAS 15.24± ACRES
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- SIDEWALKS TO BE PROVIDED ONE SIDE OF ALL STREETS LONGER THAN 500' IN ADJACENCE WITH KNOX COUNTY SPECIFICATIONS.
- ALL SIDEWALK INTERSECTIONS TO HAVE (ADA) HANDICAP RAMPS.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSIONS' FILES 2-SA-04-C, 2-F-04-UR AND 11-H-05-UR.
- THE DESIGN PLAN FOR THIS PROJECT WAS APPROVED BY KNOX COUNTY ENGINEERING
- THE GRADING PERMIT FOR THIS PROJECT WAS ISSUED NOV. 21, 2005.
- VERTICAL DATUM: (NGVD29)