

JOINT PERMANENT EASEMENT NOTES
PLAT INST #200605190097451

- (J1) JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE
- (J2) JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.
- (J3) GRADE OF THE JOINT PERMANENT EASEMENT IS TRAVERSABLE WITH A MAXIMUM GRADE OF 12% OR LESS.
- (J4) THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD MEETS THE MINIMUM SUBDIVISION REGULATIONS.

LANDSCAPING NOTES

- (L1) ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40, "LANDSCAPING" OF THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
- (L2) REFERENCING SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL OF A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.
- (L3) THERE WILL BE A STRICT LANDSCAPING CONDITIONS AT INTERSECTIONS, MEDIAN CROSSINGS AND ROUNDABOUTS RELATIVE TO VISIBILITY.

EROSION CONTROL NOTES

- (E1) EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TDEC AND THE CITY OF KNOXVILLE - DEPARTMENT OF ENGINEERING REQUIREMENTS.
- (E2) AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

UTILITY INFORMATION

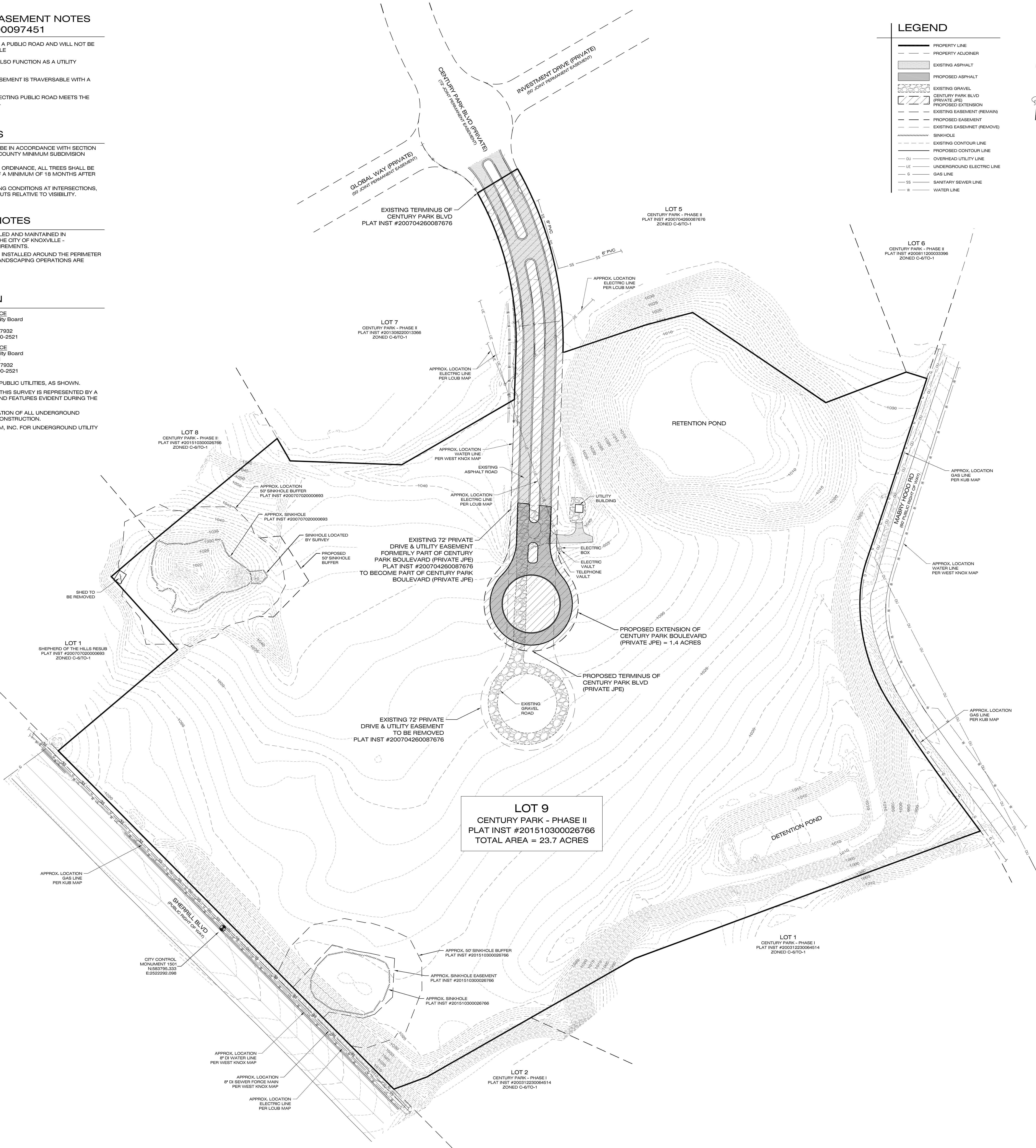
ELECTRIC SERVICE
Lenoir City Utility Board
200 Depot Street
Lenoir City, TN 37771
Phone: 844-687-5282

GAS SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911

WATER SERVICE
West Knox Utility Board
2328 Lovell Rd
Knoxville, TN 37932
Phone: 865-690-2521

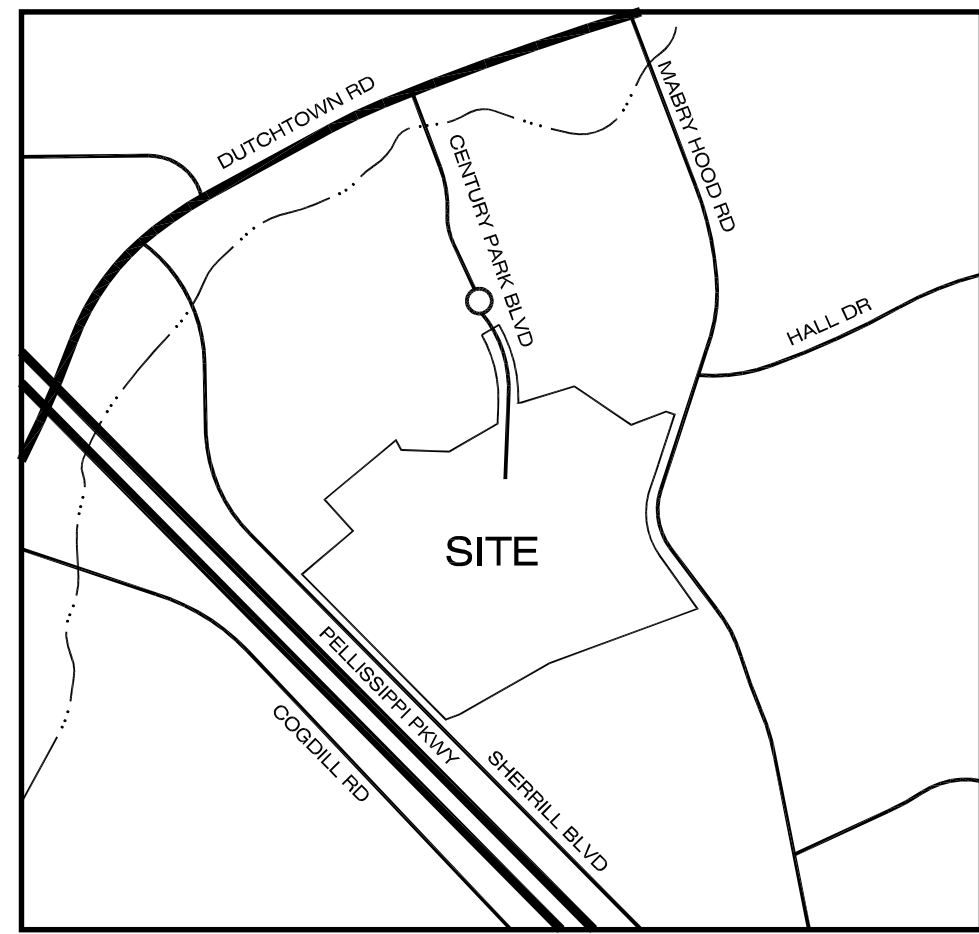
SEWER SERVICE
West Knox Utility Board
2328 Lovell Rd
Knoxville, TN 37932
Phone: 865-690-2521

- (U1) PROPERTY HAS ACCESS TO EXISTING PUBLIC UTILITIES, AS SHOWN.
- (U2) UTILITY INFORMATION AS SHOWN ON THIS SURVEY IS REPRESENTED BY A COMBINATION OF AVAILABLE MAPS AND FEATURES EVIDENT DURING THE FIELD SURVEY ONLY.
- (U3) VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DESIGN AND/OR CONSTRUCTION.
- (U4) NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. FOR UNDERGROUND UTILITY LOCATION BEFORE YOU DIG.

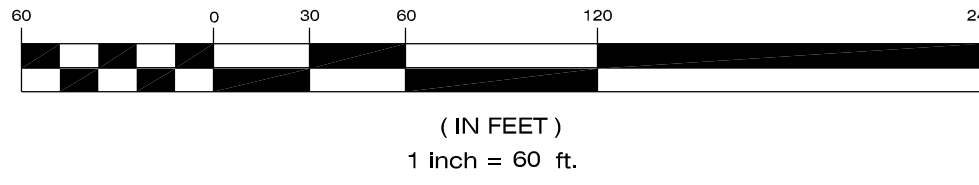


LEGEND

- PROPERTY LINE
- - - PROPERTY ADJOINER
[Hatched Box] EXISTING ASPHALT
[Solid Grey Box] PROPOSED ASPHALT
[Dotted Box] EXISTING GRAVEL
[Hatched Box] CENTURY PARK BLVD (PRIVATE JPE)
[Dotted Box] PROPOSED EXTENSION
- - - EXISTING EASEMENT (REMAIN)
- - - EXISTING EASEMENT
- - - EXISTING EASEMENT (REMOVE)
[Dashed Circle] SINKHOLE
- - - EXISTING CONTOUR LINE
- - - PROPOSED CONTOUR LINE
— OU — OVERHEAD UTILITY LINE
— UE — UNDERGROUND UTILITY LINE
— G — GAS LINE
— SS — SANITARY SEWER LINE
— W — WATER LINE



GRAPHIC SCALE



ZONING INFORMATION

- (Z1) PROPERTY IS ZONED C-6/TO-1 (GENERAL COMMERCIAL & TECHNOLOGY PARK DISTRICTS)
- (Z2) BUILDING SETBACKS:
C-6
FRONT: 25 FEET
SIDE: 20 FEET
REAR: 0 FEET

TTODA
FRONT - 1 STORY: 20 FEET
FRONT - 2 STORY: 25 FEET
FRONT - 3 STORY: 30 FEET

CPORC
MINIMUM SPACE BETWEEN PERIPHERAL PARKING AND R.O.W.: 15 FEET
MINIMUM SPACE BETWEEN PERIPHERAL PARKING AND ADJACENT PROPERTY LINE: 10 FEET
- (Z3) VERIFY FULL ZONING REGULATIONS BY CONTACTING:

KNOXVILLE METROPOLITAN PLANNING COMMISSION
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500

GENERAL NOTES

- (G1) TOTAL LOTS = 1; TOTAL AREA = 23.7 ACRES
- (G2) PROPOSED LOT SHALL HAVE ACCESS FROM INTERNAL PROPOSED ROADWAY ONLY.
- (G3) PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPERTY STABILIZATION IS PROPOSED.
- (G4) INTERIOR ROADWAY SECTION TO BE CONCRETE CURB & GUTTER.
- (G5) ALL SINKHOLES SHOWN IN AREAS WHERE PROPOSED CONSTRUCTION WILL OCCUR SHALL REQUIRE GEOTECHNICAL STUDIES AND RECOMMENDATIONS PRIOR TO CONSTRUCTION.
- (G6) TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY MICHAEL BRADY INC., DATED AUGUST 25, 2017. CONTOURS SHOWN ARE AT 1' INTERVALS.
- (G7) HORIZONTAL COORDINATES ARE BASED ON TN STATE GRID (NAD83-2011); HORIZONTAL DATUM BASED ON NAVD88.

DEVELOPMENT PERSONNEL

OWNER INFORMATION: FELLISSIPPI DUTCOTOWN GENERAL PARTNERSHIP
NICHOLAS G. CAZANA
1225 E WEISGARBER RD, #160
KNOXVILLE, TN 37909
(865) 584-3857 PHONE
(865) 584-4317 FAX
jfrtiz@clprop.com

DEVELOPER: TVA CREDIT UNION
REBECCA E. LAWSON
PO BOX 15094
KNOXVILLE, TN 37901
(865) 544-5463 PHONE
(865) 544-5427 FAX
blawson@tvacreditunion.com

ENGINEER: MICHAEL BRADY INC.
DAVID MATLOCK
299 N WEISGARBER RD
KNOXVILLE, TN 37919
(865) 584-0999 PHONE
(865) 584-5213 FAX
davidm@mbiarch.com

11-SB-17-C

ENGINEER'S CERTIFICATION

CERTIFICATE OF CONCEPT PLAN

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 KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

DATE

LOT 9
CENTURY PARK - PHASE II
10209 SHERRILL BLVD
KNOXVILLE, TENNESSEE

CONCEPT PLAN OF:

Knox County, Tn
City of Knoxville, Tn
City Ward: 47
City Block: 46366

Tax Parcel Id:
Map 118 Parcel 177.16

Deed Ref(s):
Inst #200702090064756

Plat Ref(s):
Inst. #201510300026766

Crew Chief: Z. Beason
Drawn By: M. Blankenship
Appvd. By: J. Patteson

Field date: 8-25-17
Drawing date: 9-14-17
Last Revision: _____

Scale: 1" = 60'

Job No. 170609

Sheet: 1 OF 2

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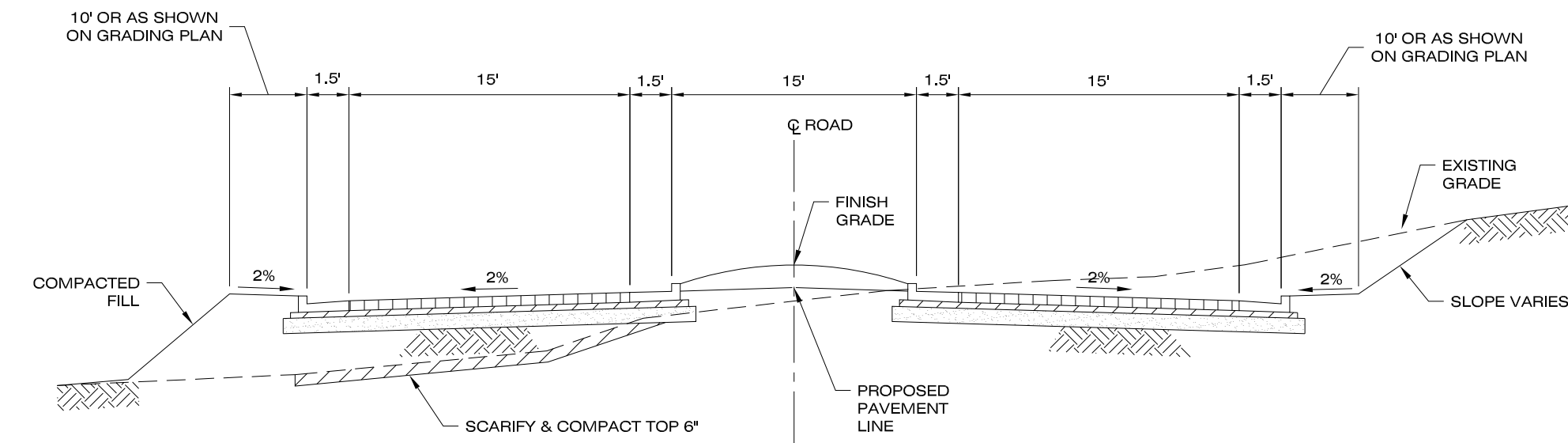
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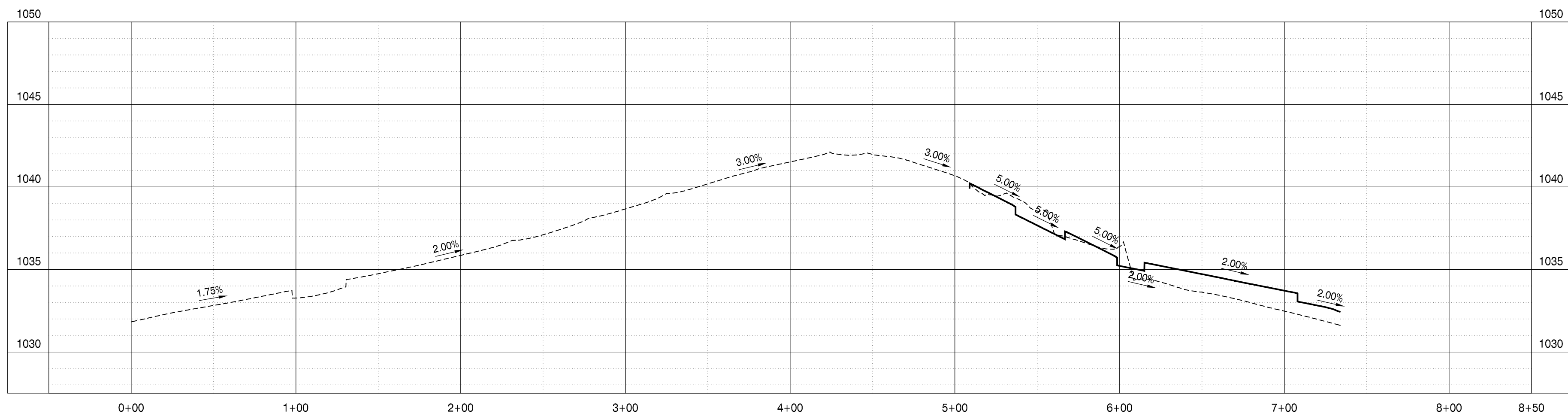
1. THE TYPICAL ASPHALT SECTION SHALL CONSIST OF 8" BASE STONE (CLASS "A", GRADE "D", 3" BINDER (GRADE "B-M2"), 1.5" SURFACE COURSE (GRADE "D").
2. PROFILE REPRESENTS THE PROJECTED CROSS-SLOP TO THE CENTERLINE OF THE ROAD.



CENTURY PARK BLVD TYPICAL SECTION
NOT TO SCALE

CENTURY PARK BOULEVARD
(PRIVATE JPE)
PLAN VIEW SCALE: 1" = 50'

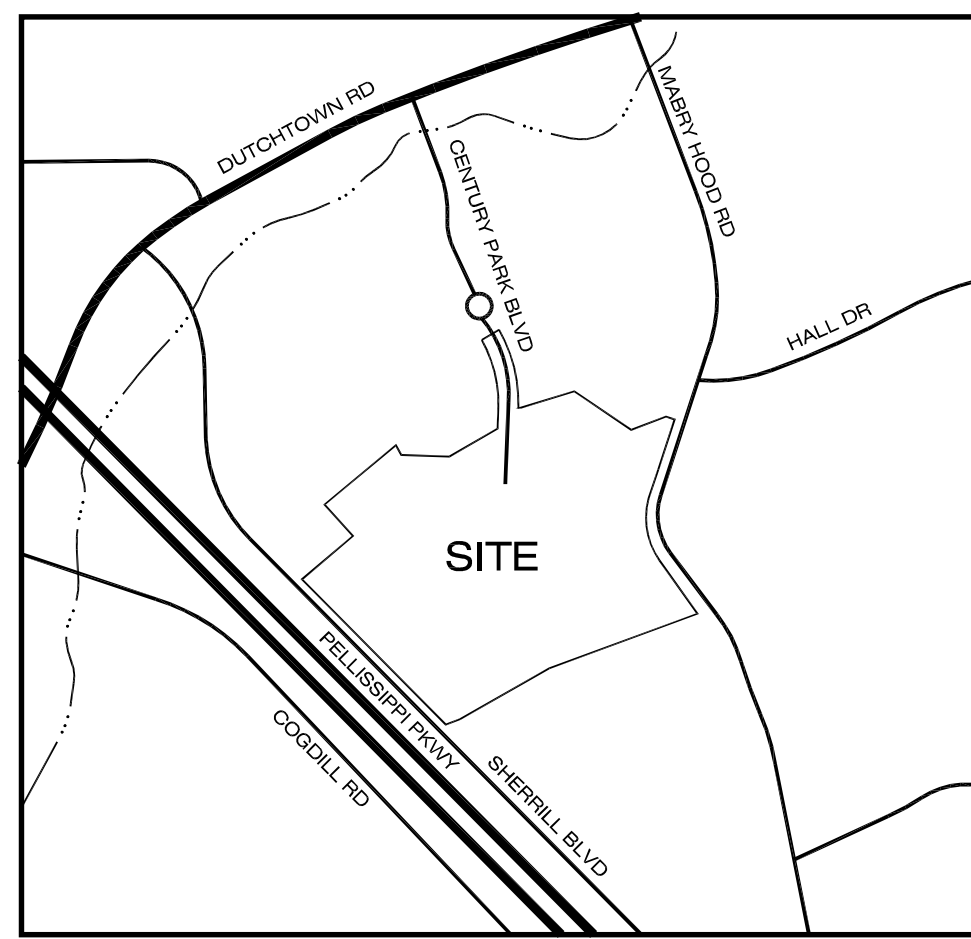
CENTURY PARK BOULEVARD
(PRIVATE JPE)
CENTERLINE PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE 1" = 5'



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EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING GRAVEL
CENTURY PARK BLVD (PRIVATE JPE)
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SINKHOLE
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
OU OVERHEAD UTILITY LINE
UE UNDERGROUND ELECTRIC LINE
G GAS LINE
SS SANITARY SEWER LINE
W WATER LINE

TN STATE GRID (NAD83 2011)



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City Block: 46366

Tax Parcel Id:
Map 118 Parcel 177.16

Deed Ref(s):
Inst #200702090064756

Plat Ref(s):
Inst. #201510300026766

Crew Chief: Z. Beason
Drawn By: M. Blankenship
Appvd. By: J. Patteson

Field date: 8-25-17
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Scale: AS SHOWN

Job No. 170609

Sheet: 2 OF 2



Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

MBI

299 N. WEISGARBER RD.
KNOXVILLE, TENNESSEE
37919
PHONE: 865 584 0999
FAX: 865 584 5213
www.michaelbradyinc.com
architecture.engineering.interior.surveying

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