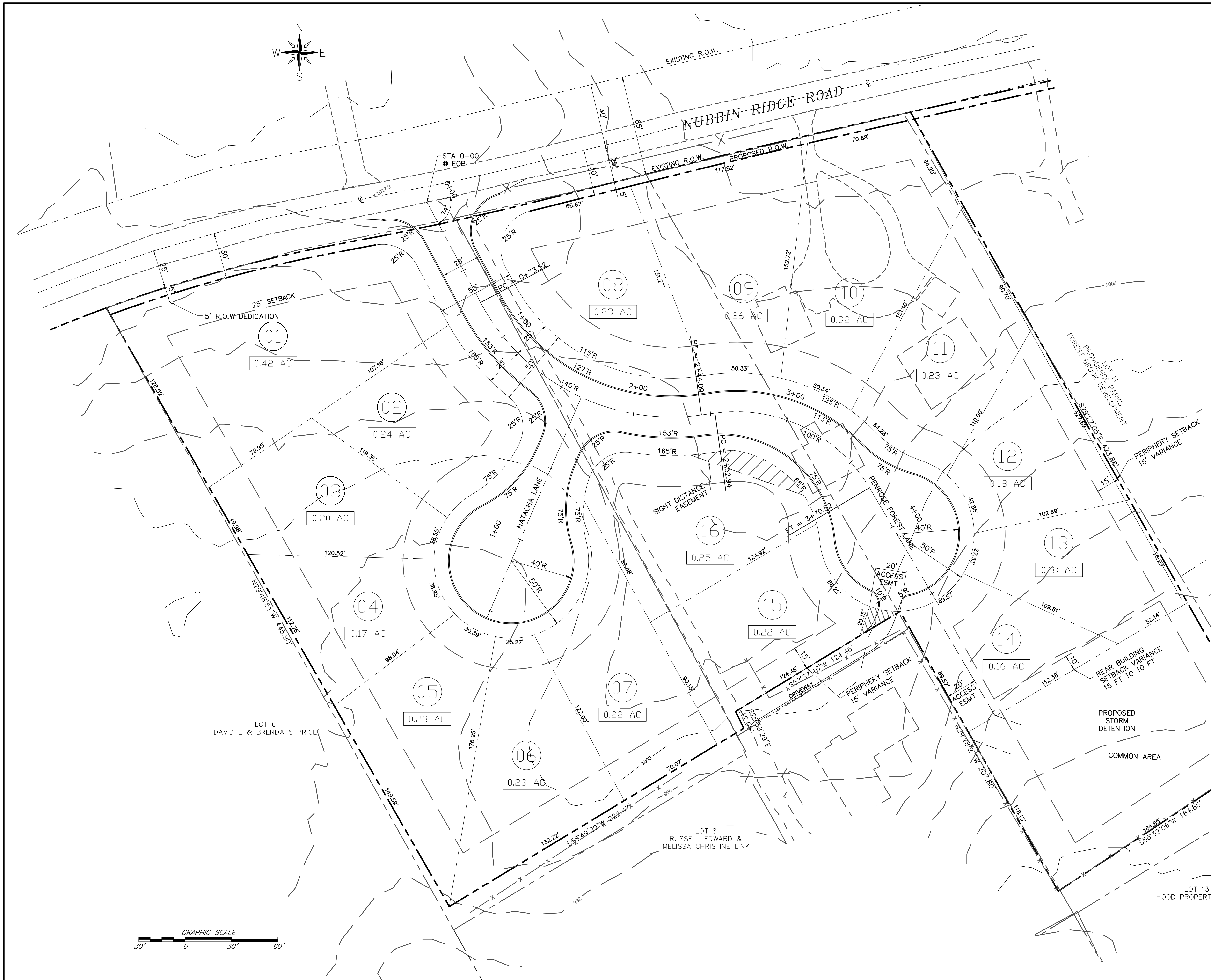




LOCATION MAP

- SITE INFORMATION:**
SITE CONSISTS OF 3 PARCELS
1. ADDRESS: 8000 NUBBIN RIDGE ROAD
CLT MAP: 133
PARCEL: 10
PARCEL ID: 133FB010
DISTRICT: W6
2. ADDRESS: 8004 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 9
PARCEL ID: 113FB009
DISTRICT: W6
3. ADDRESS: 8008 NUBBIN RIDGE ROAD
CLT MAP: 113
PARCEL: 7
PARCEL ID: 113FB007
DISTRICT: W6
- SUBDIVISION SUMMARY:**
1. TRACT SIZE = 5.2 ACRES
2. NUMBER OF LOTS PROPOSED = 16
3. PROPOSED ROADS ARE TO BE PUBLIC ROADS
4. 50' RIGHT-OF-WAY
5. 26' WIDE PAVEMENT W/EXTRUDED CURBS
- PROPOSED BUILDING SETBACKS**
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
PERIPHERY: 25 FEET WEST, 15 FEET EAST, 25 FEET SOUTH
EXCEPT 15 FEET FOR LOT 15
- REQUIRED IMPROVEMENTS:**
1. APPROXIMATELY 600 LF OF PAVED ROADWAY
2. 1 STORMWATER DETENTION BASINS
3. INSTALLATION OF A WATERLINE EXTENSION
4. INSTALLATION OF A SANITARY SEWER EXTENSION (LOW PRESSURE SEWER)
5. PROVIDE ELECTRIC SERVICE
6. PROVIDE TELEPHONE SERVICE
- RESTRICTIONS:**
1. LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY
- VARIANCES:** (SEE PLAN & PROFILE SHEET)
1. REDUCE TANGENT LENGTH BETWEEN A REVERSE CURVE FROM 50' FT TO 8.85 FT
2. REDUCE K FACTOR AT ENTRANCE FROM 25 TO 16 (ALREADY APPROVED)
3. REDUCE PERIPHERY SET BACK ON EAST SIDE OF THE SITE FROM 25 FT TO 15 FT (ALREADY APPROVED)
4. REDUCE PERIPHERY SETBACK FOR LOT 15 TO 15' FT TO 10 FT
5. REDUCE REAR BUILDING SETBACK ON LOT 14 FROM 15 FT TO 10 FT
PR 1-5 DU/AC
- ZONING:**
PR 1-5 DU/AC
- EASEMENT:** 20' ACCESS EASEMENT TO LINK PARCEL FROM PENROSE FOREST CUL-DE-SAC

JOSEPH FEROWICH P.E.
CIVIL ENGINEER
1136 N SHOREWOOD LN
CARVILLE, TN 37714
EMAIL: JFEROWICH@JECOMCAST.NET

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (678) 249-8599



PENROSE FOREST
8000 Nubbin Ridge Road
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

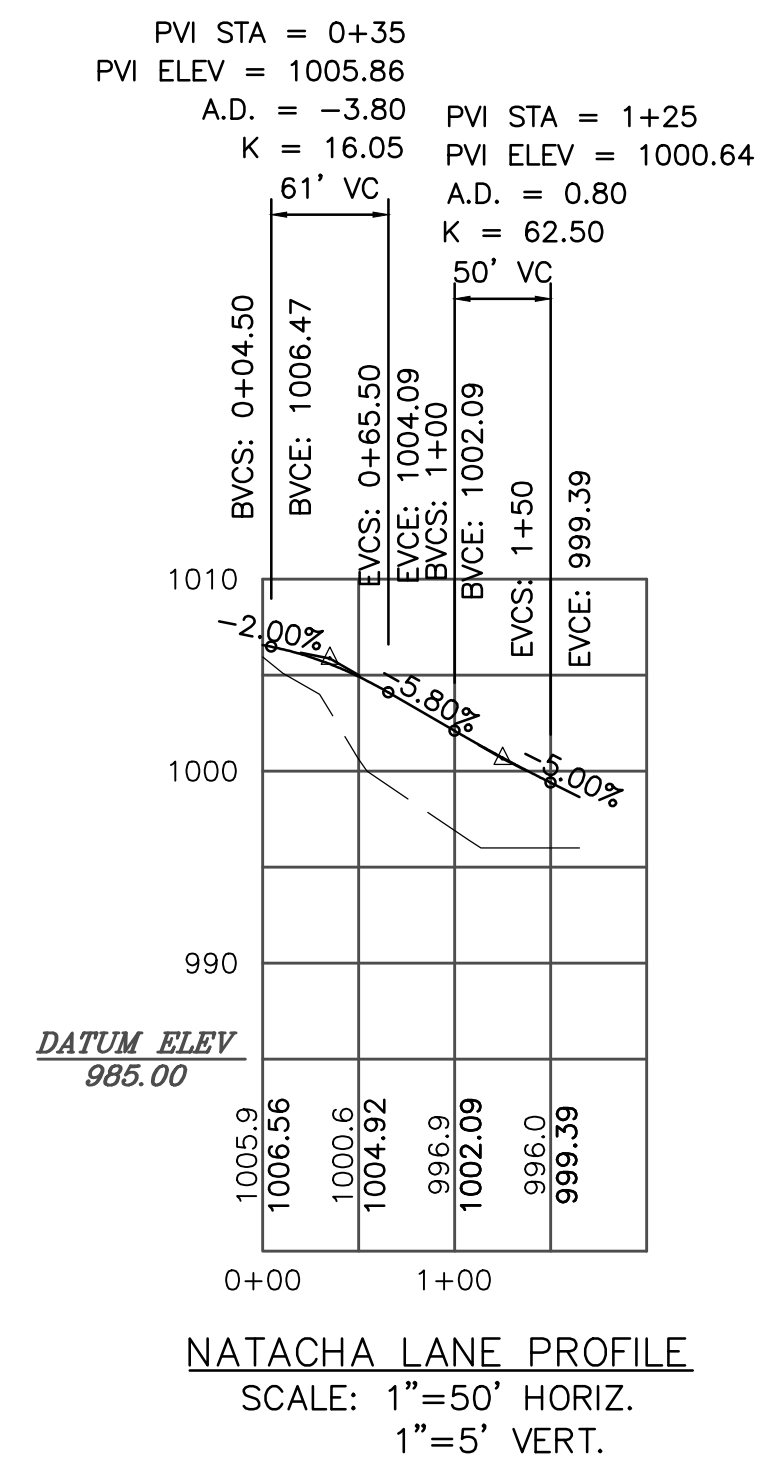
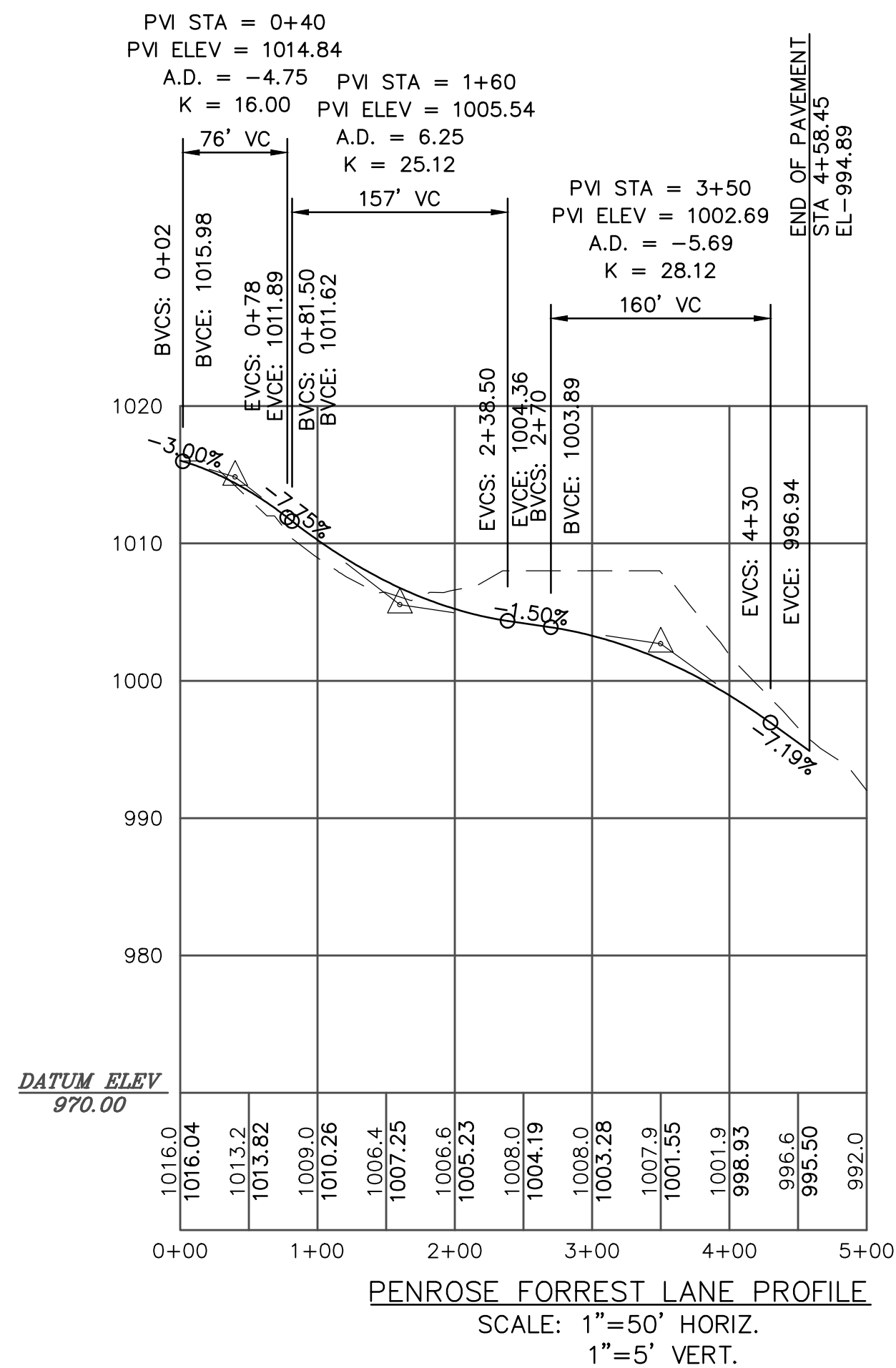
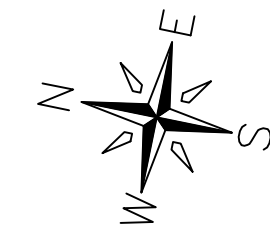
PROJ. NO.	• 17-01
FILE NO.	• 17-01-C1.1
ISSUE DATE	• 10/16/17

Concept Plan
SHEET NO:
C-1.1

Utility Providers			
WATER & SEWER	GAS	ELECTRIC	TELEPHONE
FIRST UTILITY DISTRICT OF KNOX COUNTY 122 DURWOOD ROAD KNOXVILLE, TN 37922 CONTACT: TROY WEDKIND PHONE: (865) 966-9741	KNOXVILLE UTILITY BOARD P.O. BOX 95017 KNOXVILLE, TN 37950-95017 CONTACT: TIM BRANSON PHONE: (865) 524-2911	KNOXVILLE UTILITY BOARD P.O. BOX 95017 KNOXVILLE, TN 37950-95017 CONTACT: SHANON SIMMS PHONE: (865) 524-2911	AT&T 9733 PARKSIDE DR. KNOXVILLE, TN 37922 CONTACT: SHANON SIMMS PHONE: (865) 539-8583

12-SB-17-C / 12-A-17-UR
Revised: 11/28/2017

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 that plans 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.
Registered Engineer *Joseph Ferowich*
Tennessee Certification No. 019881



12-SB-17-C / 12-A-17-UR
Revised: 11/28/2017

JOSEPH FEROWICH P.E.
CIVIL ENGINEER
1136 N SHOREWOOD LN
CARVILLE, TN 37714
EMAIL: JFEROWICH@JEECOMCAST.NET

Developer:
Dave Wilkinson
9041 Executive Park Dr, Suite 250
Knoxville, TN 37923
Phone: (678) 249-8599



CONCEPT PLAN FOR
PENROSE FOREST
8000 Hubbins Ridge Road
Knox County, Tennessee
DEVELOPER
DAVE WILKINSON

11-27-17
ADDED DRIVEWAY
EASEMENT
10-10-17
REVISED PER UPDATED
BOUNDARY

PROJ. NO. • 17-01
FILE NO. • 17-01-C4.2
ISSUE DATE • 09/27/17

Road Plan
&
Profile

SHEET NO:
C-4.2