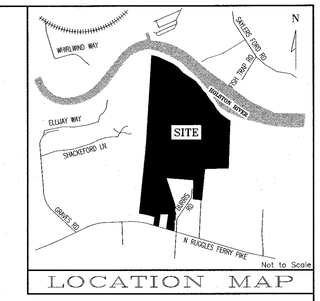
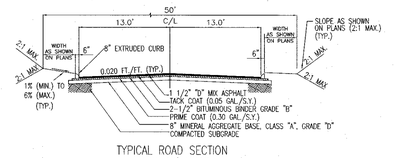


LOCATION MAP

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 201.06 ACRES SUBDIVIDED INTO 475 SINGLE FAMILY DETACHED LOTS WITH 11 COMMON AREA LOTS CONSISTING OF 11.497 ACRES.
5. THIS PROPERTY IS ZONED RA & AGRICULTURE.
6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
7. UTILITIES:
   WATER: KNOXVILLE UTILITIES BOARD
   SEWER: KNOXVILLE UTILITIES BOARD
   ELECTRIC: KNOXVILLE UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: BELLSOUTH
8. BOUNDARY SURVEY BY OTHERS.
9. VARIANCES REQUIRING KNOXVILLE/KNOX COUNTY PLANNING APPROVAL:
   a) VERTICAL CURVE LENGTH FROM 123' TO 75' (K VALUE FROM 25.0 TO 15.3), STA. 4+75, ROAD "A".
   b) VERTICAL CURVE LENGTH FROM 225' TO 135' (K VALUE FROM 25.0 TO 15.0), STA. 10+75, ROAD "I".
   c) VERTICAL CURVE LENGTH FROM 58.5' TO 45' (K VALUE FROM 25.0 TO 19.2), STA. 12+00, ROAD "I".
   d) VERTICAL CURVE LENGTH FROM 75' TO 50' (K VALUE FROM 25.0 TO 16.7), STA. 14+00, ROAD "K".
10. ALTERNATE DESIGN STANDARDS REQUIRING KNOXVILLE/ KNOX COUNTY PLANNING APPROVAL.
   a) HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA. 16+10, ROAD "A".
   b) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 0+75, ROAD "C".
   c) HORIZONTAL CURVE RADIUS FROM 250' TO 240', STA. 13+00, ROAD "C".
   d) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 0+85, ROAD "G".
   e) HORIZONTAL CURVE RADIUS FROM 250' TO 145', STA. 9+25, ROAD "G".
   f) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 6+00, ROAD "I".
   g) HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA. 16+50, ROAD "K".
   h) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 14+50, ROAD "M".
11. ALTERNATE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL:
   a) ROADWAY GRADES AT AN INTERSECTION BETWEEN 1.0% & 3.0%.
   b) CORNER PROPERTY LINE RADIUS REDUCTION FROM 25' TO 0' ON THE EAST SIDE OF ROAD "A" AT ITS INTERSECTION WITH N. RUGGLES FERRY PIKE.
12. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
13. BUILDING SETBACKS PER THE RA ZONE ARE AS FOLLOWS:
   FRONT.....35'
   SIDE.....8' (1 STORY)
   .....12' (2 STORY)
   REAR.....25'
14. VEHICULAR ACCESS TO ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
15. SIGN TO READ "STREET TO PROVIDE ACCESS TO ADJACENT LANDS".
16. SIGHT DISTANCE EASEMENT ESTABLISHED ACROSS LOT 310 RESTRICTS THE PLACEMENT OF ANY STRUCTURES AND LANDSCAPING WITHIN THE INDICATED AREA THAT COULD IMPAIR THE VISION OF VEHICULAR TRAFFIC.
17. RIGHT-OF-WAY CLOSURES TO A PORTION OF BLAKE LANE AND BURRIS LANE WILL BE REQUIRED. CLOSURES WILL BE APPROVED BY KNOX COUNTY COMMISSION.



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

DAVID B. HARBIN
REGISTERED ENGINEER
NO. 101265
STATE OF TENNESSEE
6/25/21

Innsbruck Farms

OWNER/DEVELOPER
RC RUGGLES, LLC
C/O BLANE CRISTMAN
10710 MURDOCK DRIVE
KNOXVILLE, TN 37932
PHONE: (865) 603-1509

3-SB-21-C

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN EEG
CHECKED DBH

NO.	DATE	REVISION	APPR.
2	6-25-21	INCREASED COMMON AREAS, ADDED CLUB HOUSE & LAKE ACCESS	
1	2-19-21	KKCP COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2' INTERVAL

DATE
01/18/21

DEED REFERENCES: DEED BK: 635, PG. 155
DEED BK: 1198, PG. 459
DEED BK: 1427, PG. 177
INSTR# 201209120016 78
INSTR# 202012180049818

0' 100' 200' 300' 400'
1"=100'

SITE PLAN FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-SP1

SHEET 2 OF 11 SHEET(S)

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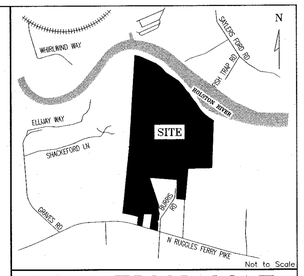

LOCATION MAP

DAVID B. HARBIN
REGISTERED
LANDSCAPE ARCHITECT
NO. 101285
STATE OF TENNESSEE
6/25/21

Innsbruck Farms

OWNER/DEVELOPER
RC RUGGLES, LLC
C/O BLANE CRISTMAN
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3-SB-21-C

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1	2-19-21	KKCP COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2' INTERVAL

DATE
01/18/21

DEED REFERENCES: DEED BK: 635, PG. 155
DEED BK: 1198, PG. 459
DEED BK: 1427, PG. 177
INSTR# 201209120001678
INSTR# 202012180049818

0' 100' 200' 300' 400'
1"=100'

SITE PLAN FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-SP2

SHEET 3 OF 11 SHEET(S)

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HOLSTON RIVER

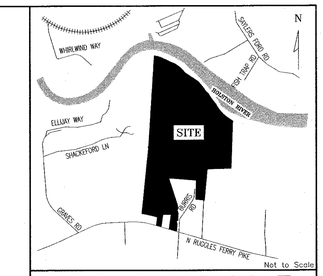
ROAD "A"
ROAD "B"
ROAD "C"
ROAD "D"
ROAD "E"
ROAD "F"
ROAD "G"
ROAD "H"
ROAD "I"
ROAD "J"
ROAD "K"
ROAD "L"
ROAD "M"
ROAD "N"
ROAD "O"
ROAD "P"

COMMON AREA
26,674 SF
PARK AREA
CA11

COMMON AREA
PUBLIC ACCESS TO RIVER
1.856 ACRES
CA4

FLOODWAY
100 YEAR FLOOD FRINGE
500 YEAR FLOOD FRINGE
50' NON-DISTURBANCE BUFFER

KEVIN R & ELIZABETH W TROYER
2185/295
TRACT W PLUMER S/D CABINET N SLIDE 3620



LOCATION MAP

DAVID B. HARBIN
REGISTERED ENGINEER
AND
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
NO. 101265
STATE OF TENNESSEE
6/25/21

Innsbruck Farms

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3-SB-21-C

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DRAWN EEG
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1	2-19-21	KKCP COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2' INTERVAL

DATE
01/18/21

DEED REFERENCES: DEED BK: 635, PG. 155
DEED BK: 1198, PG. 459
DEED BK: 1427, PG. 177
INSTR# 20120912001678
INSTR# 20201218049818

0' 100' 200' 300' 400'
1"=100'

SITE PLAN FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-SP3

SHEET 4 OF 11 SHEET(S)

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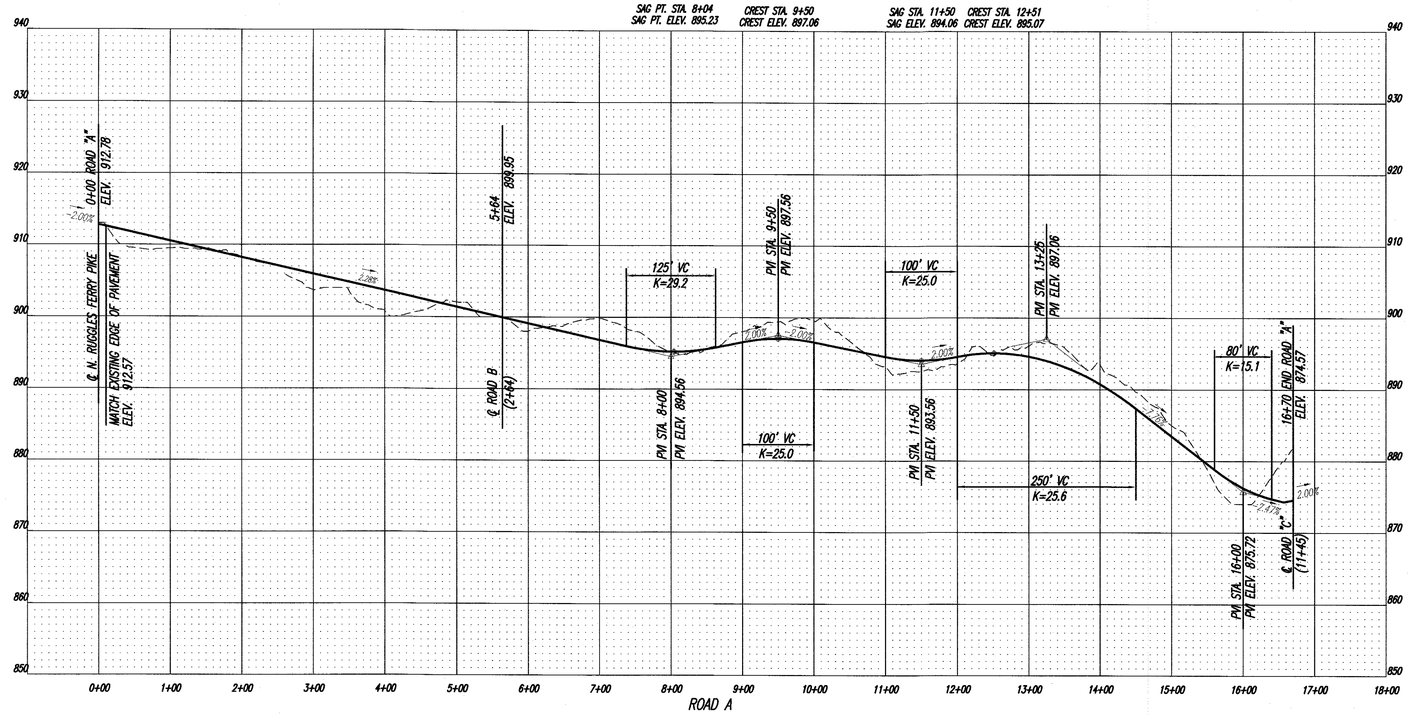

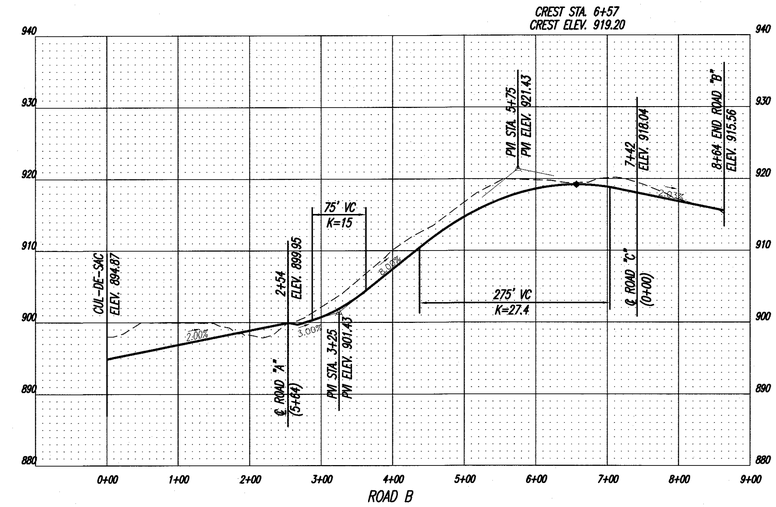

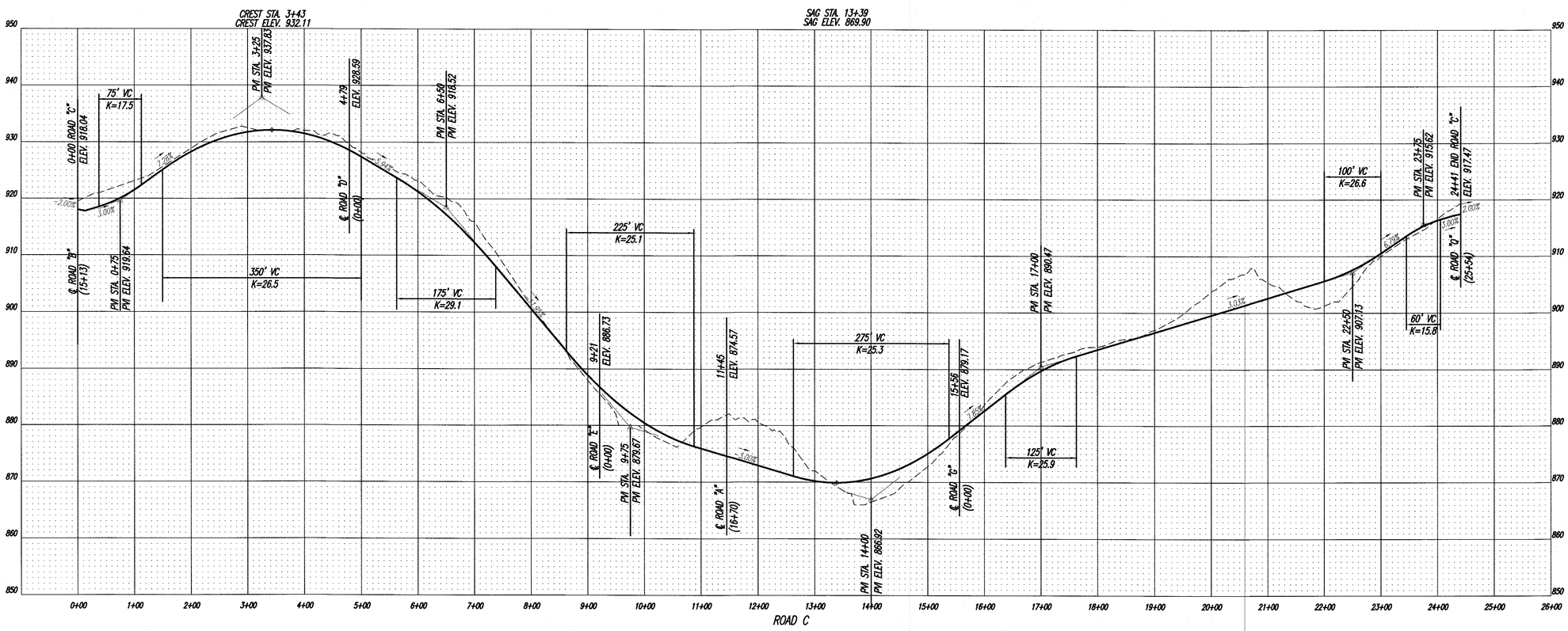

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 101265
STATE OF TENNESSEE
6/25/21

Innsbruck Farms

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DESIGNED DBH
DRAWN EEG
CHECKED DBH

NO.	DATE	REVISION	APPR.
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1	2-19-21	KKCP COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2' INTERVAL

DATE
01/18/21

ROAD PROFILE FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-RP1

SHEET 5
OF
11 SHEET(S)

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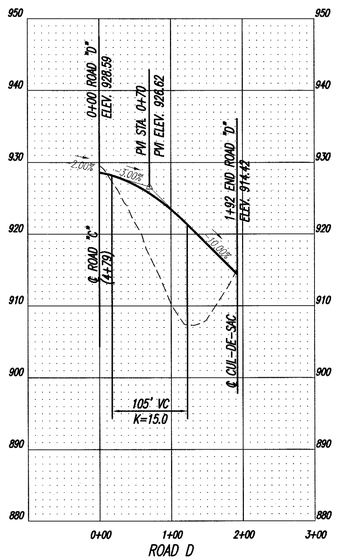
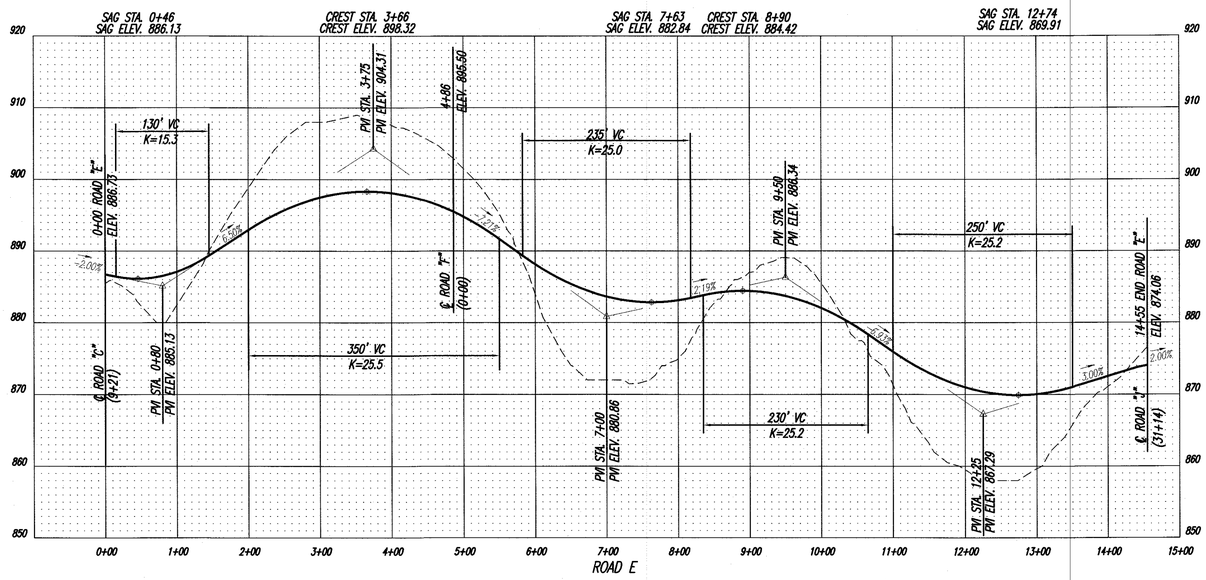
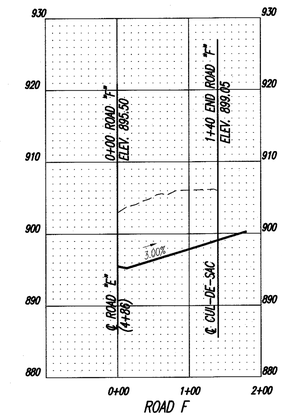


ROAD D



ROAD E



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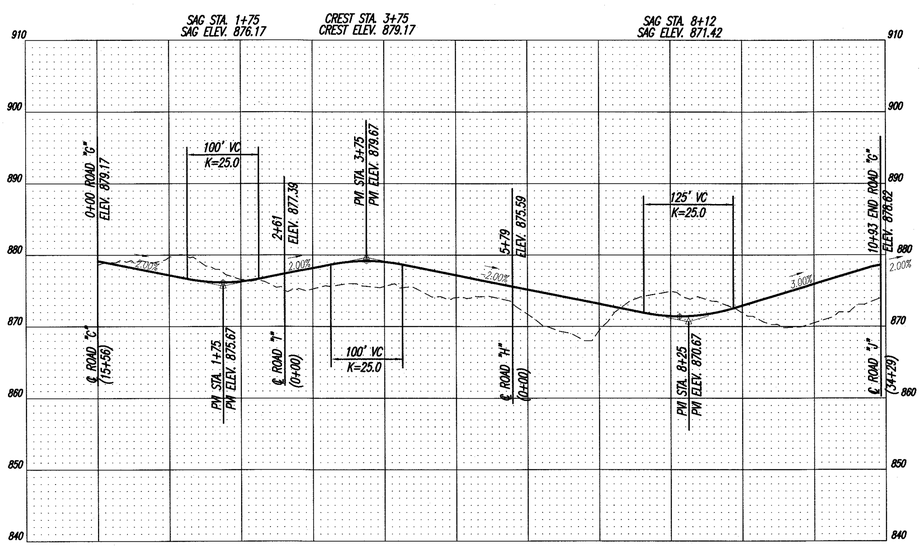
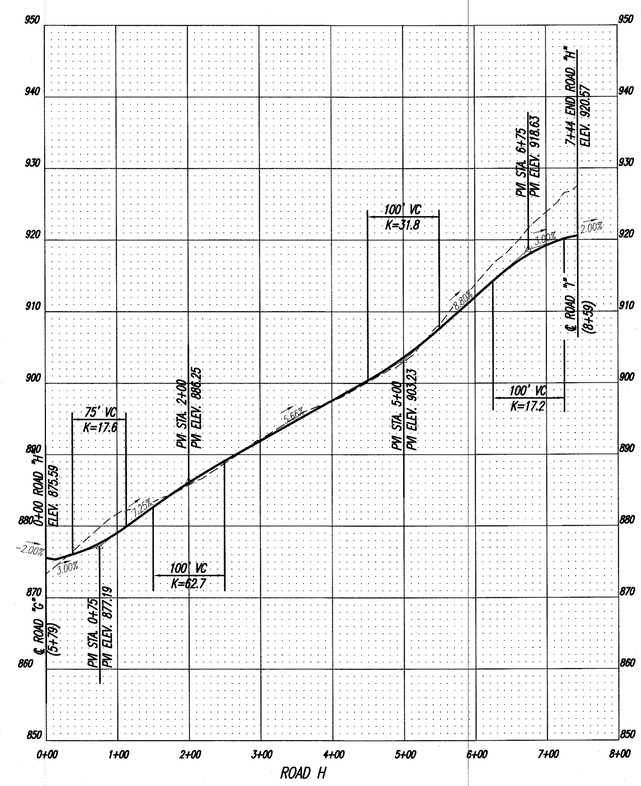


ROAD G



ROAD H

Innsbruck Farms

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DESIGNED DBH
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1	2-19-21	KKCP COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2' INTERVAL

DATE
01/18/21

ROAD PROFILE FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-RP2

SHEET 6
OF
11 SHEET(S)

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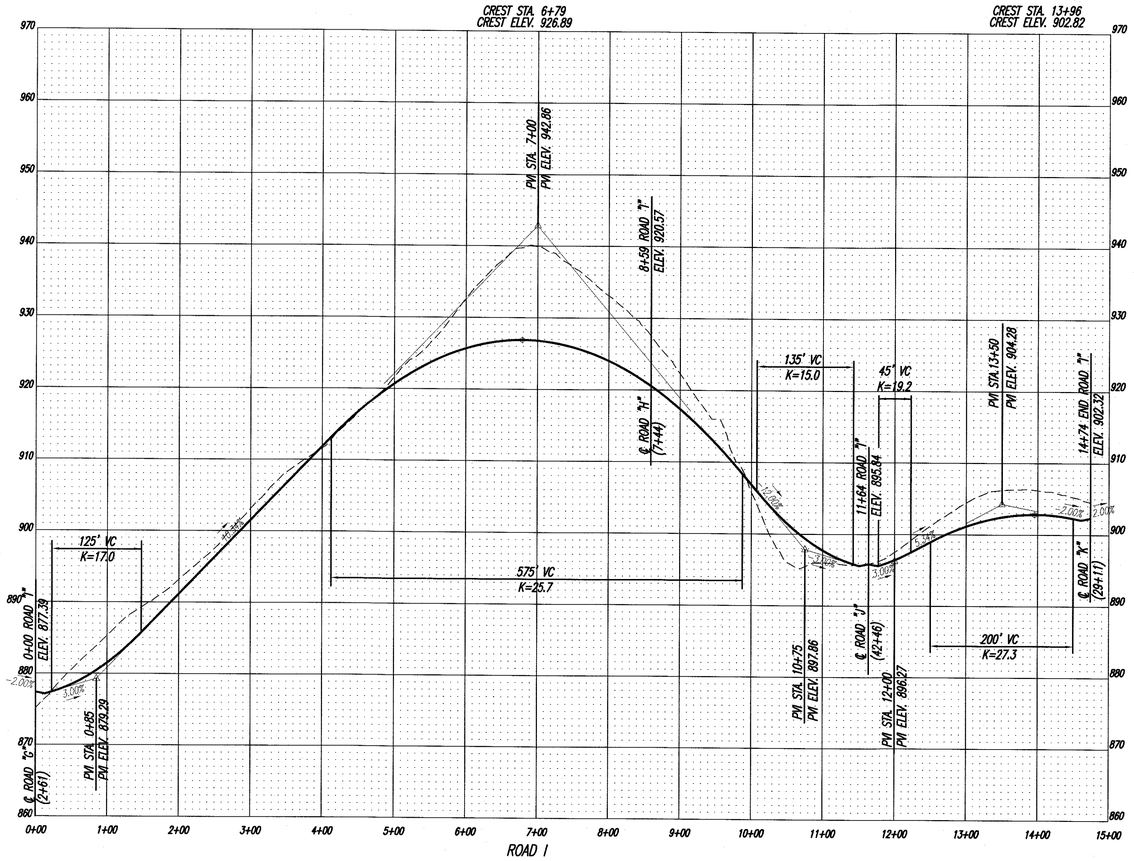

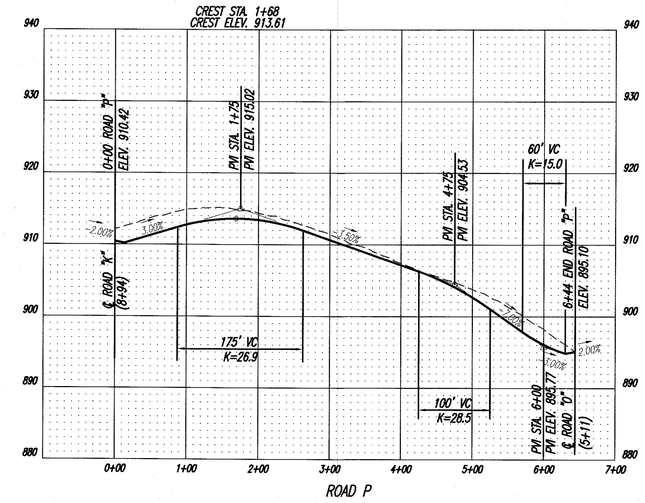

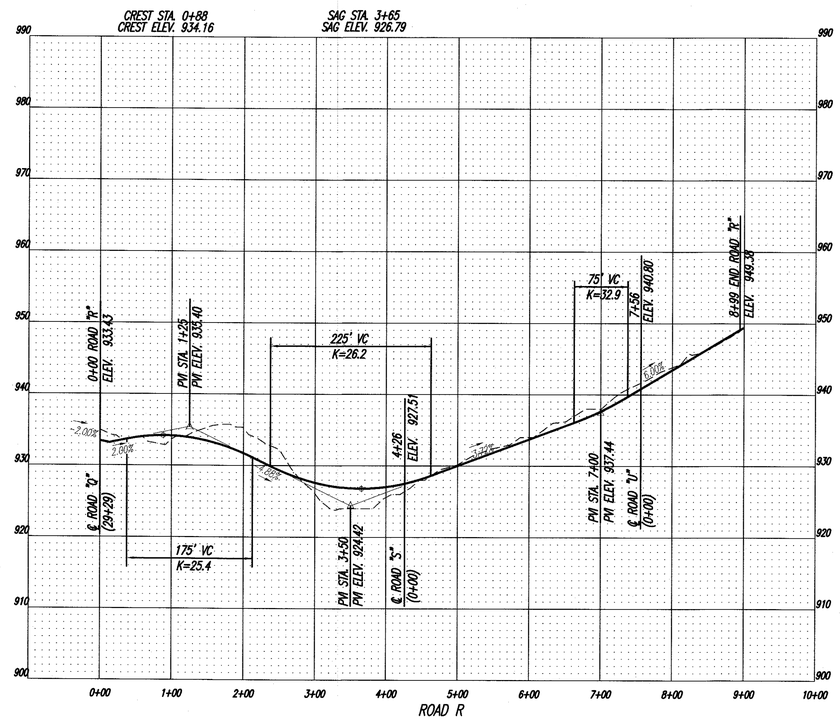

Innsbruck Farms

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
NO. 101265
STATE OF TENNESSEE
6/25/21

OWNER/DEVELOPER
RC RUGGLES, LLC
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NO.	DATE	REVISION	APPR.

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VERTICAL: 2' INTERVAL

DATE
01/18/21

ROAD PROFILE FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-RP3

SHEET 7 OF 11 SHEET(S)

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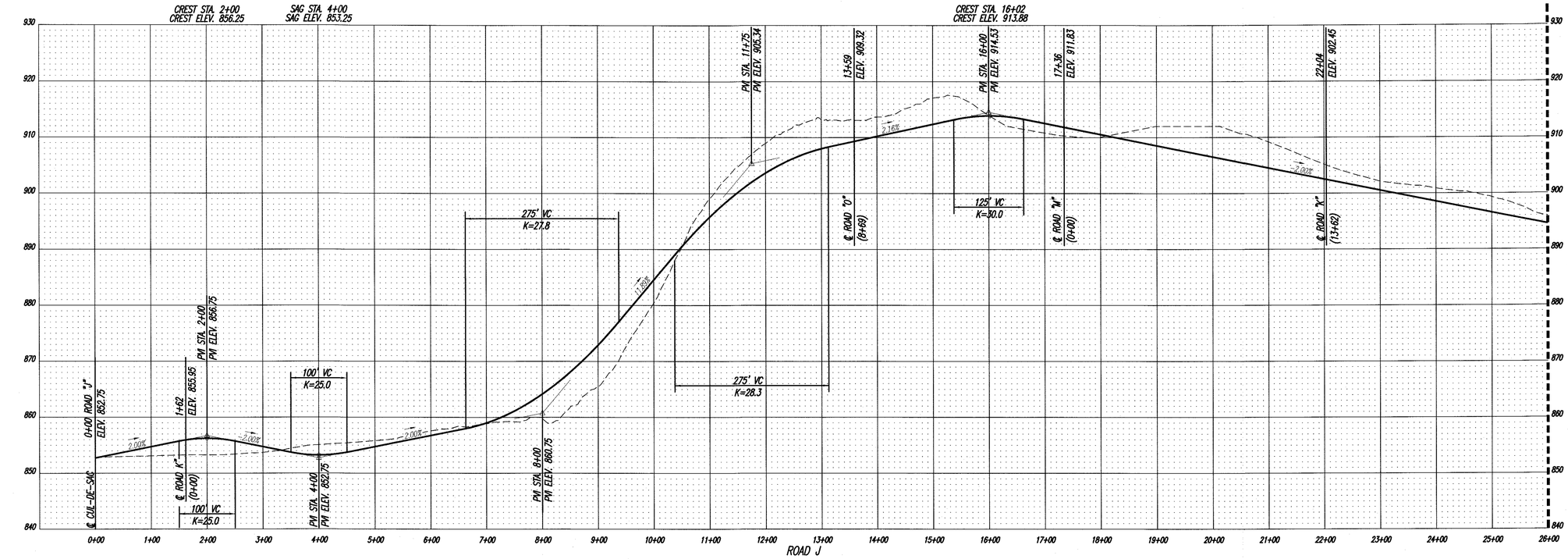

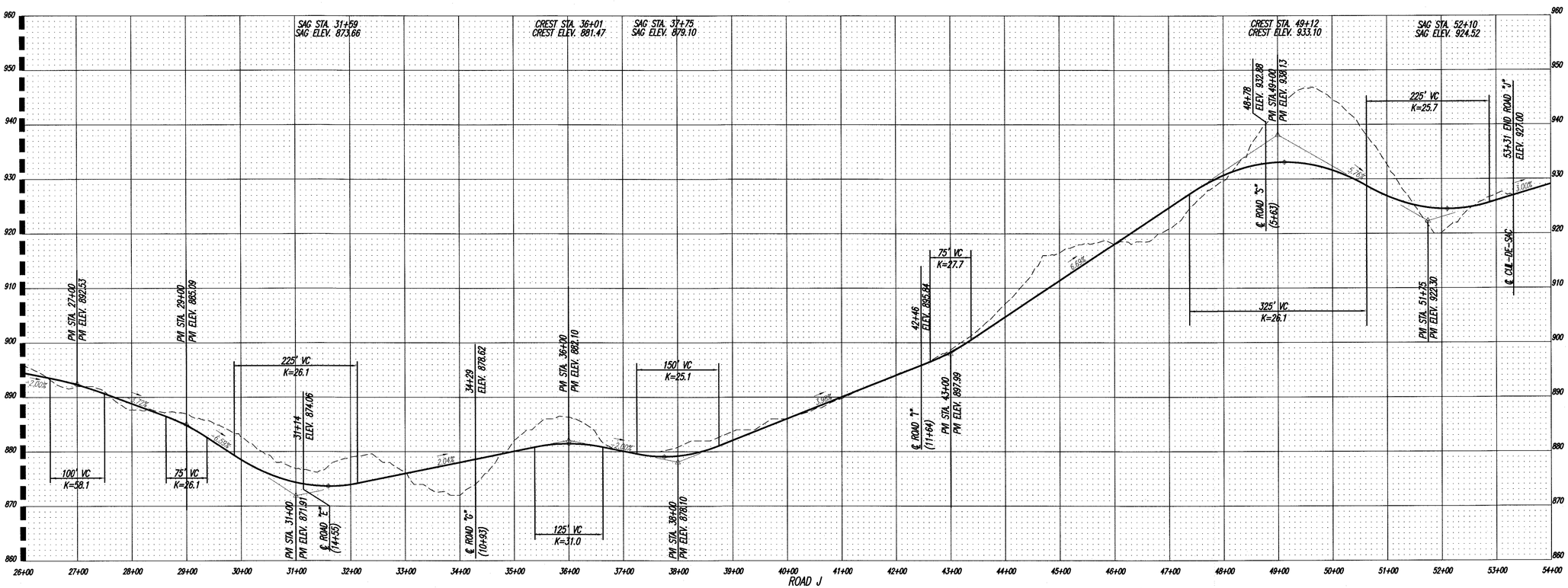

Innsbruck Farms

DAVID B. HARB
REGISTERED ENGINEER
NO. 101785
STATE OF TENNESSEE
2/25/21

OWNER/DEVELOPER
RC RUGGLES, LLC
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NO.	DATE	REVISION	APPR.

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VERTICAL: 2' INTERVAL

DATE
01/18/21

ROAD PROFILE FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-RP4

SHEET 8 OF 11 SHEET(S)

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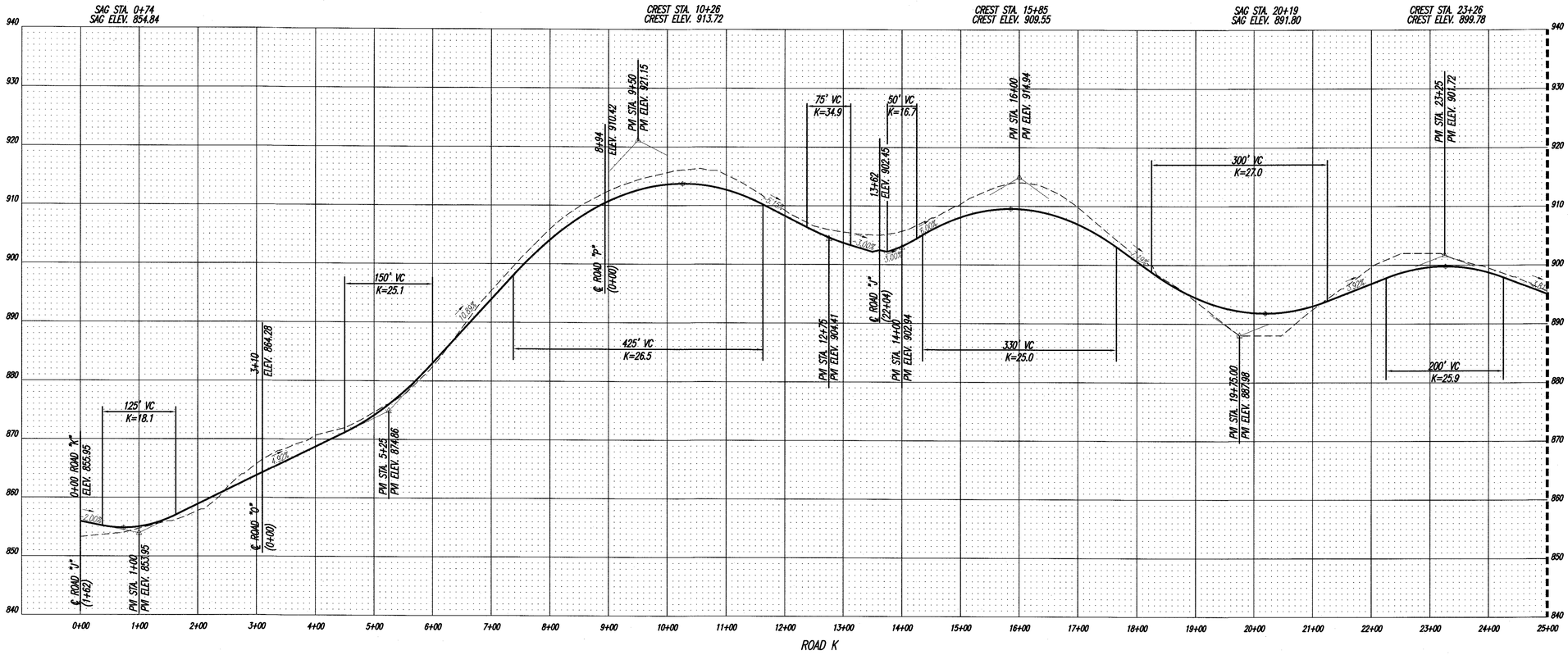

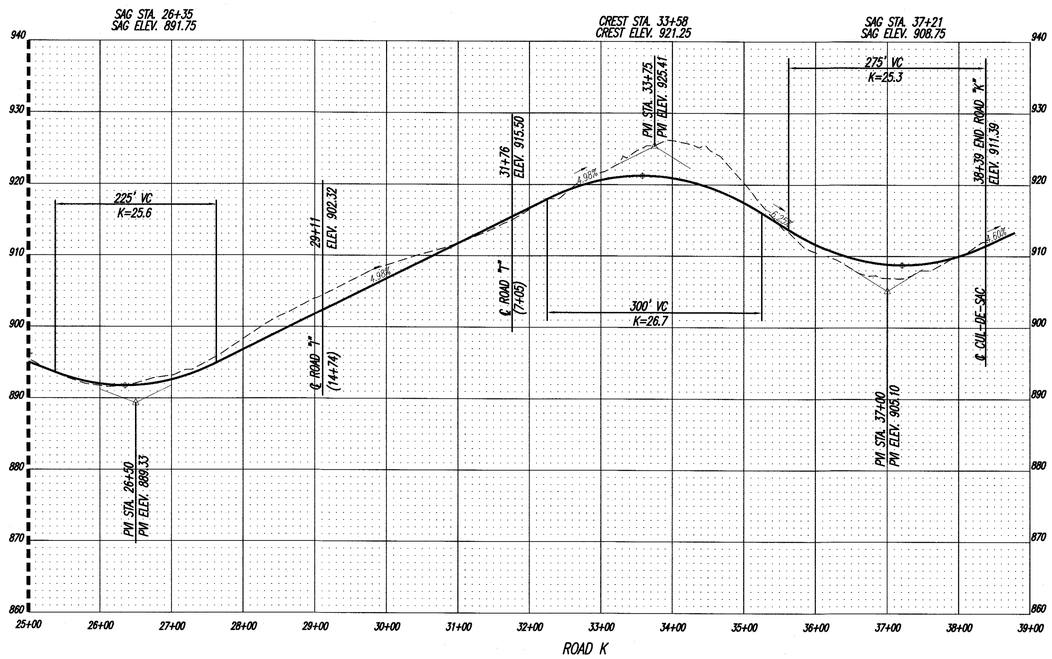

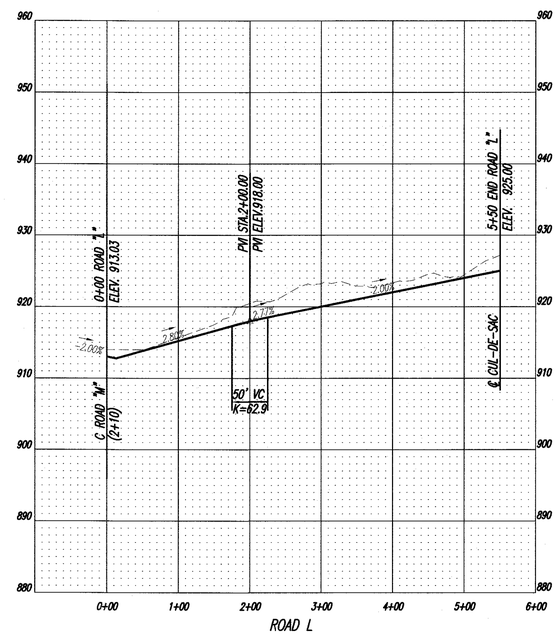

Innsbruck Farms

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COMMERCE
NO. 101265
STATE OF TENNESSEE
6/25/21

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1	2-19-21	KKCP COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2' INTERVAL

DATE
01/18/21

ROAD PROFILE FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-RP5

SHEET 9 OF 11 SHEET(S)

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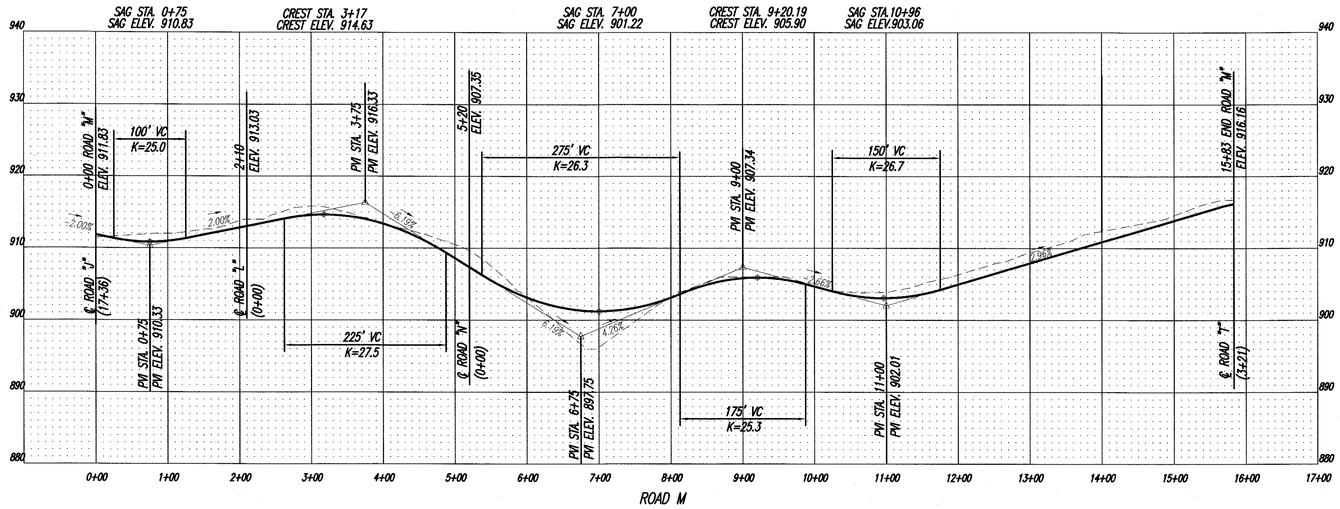

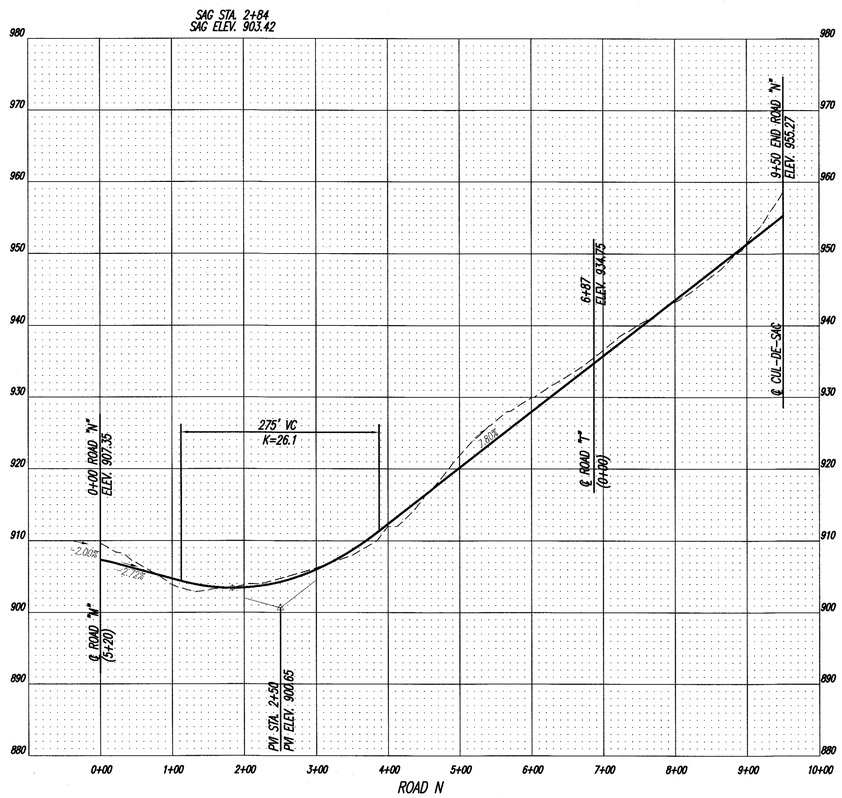

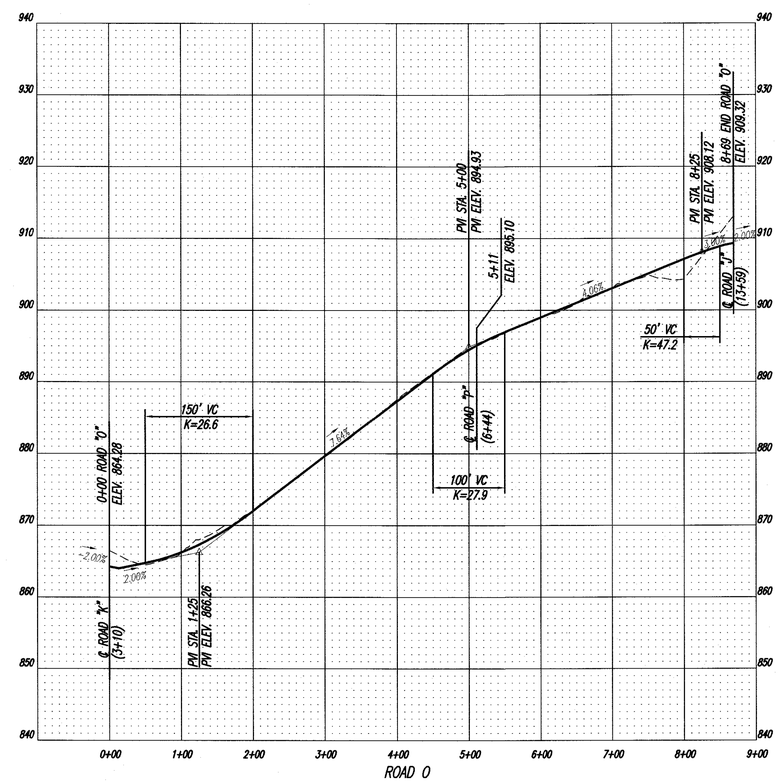

Innsbruck Farms

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
NO. 101269
STATE OF TENNESSEE
01/25/21

OWNER/DEVELOPER
RC RUGGLES, LLC
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10710 MURDOCK DRIVE
KNOXVILLE, TN 37932
PHONE: (865) 603-1509

BATSON, HIMES, NORVELL & POE
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4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN EEG
CHECKED DBH

NO.	DATE	REVISION	APPR.
2	6-25-21	INCREASED COMMON AREAS. ADDED CLUB HOUSE & LAKE ACCESS	
1	2-19-21	KKCP COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2' INTERVAL

DATE
01/18/21

ROAD PROFILE FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-RP6

SHEET 10
OF
11 SHEET(S)

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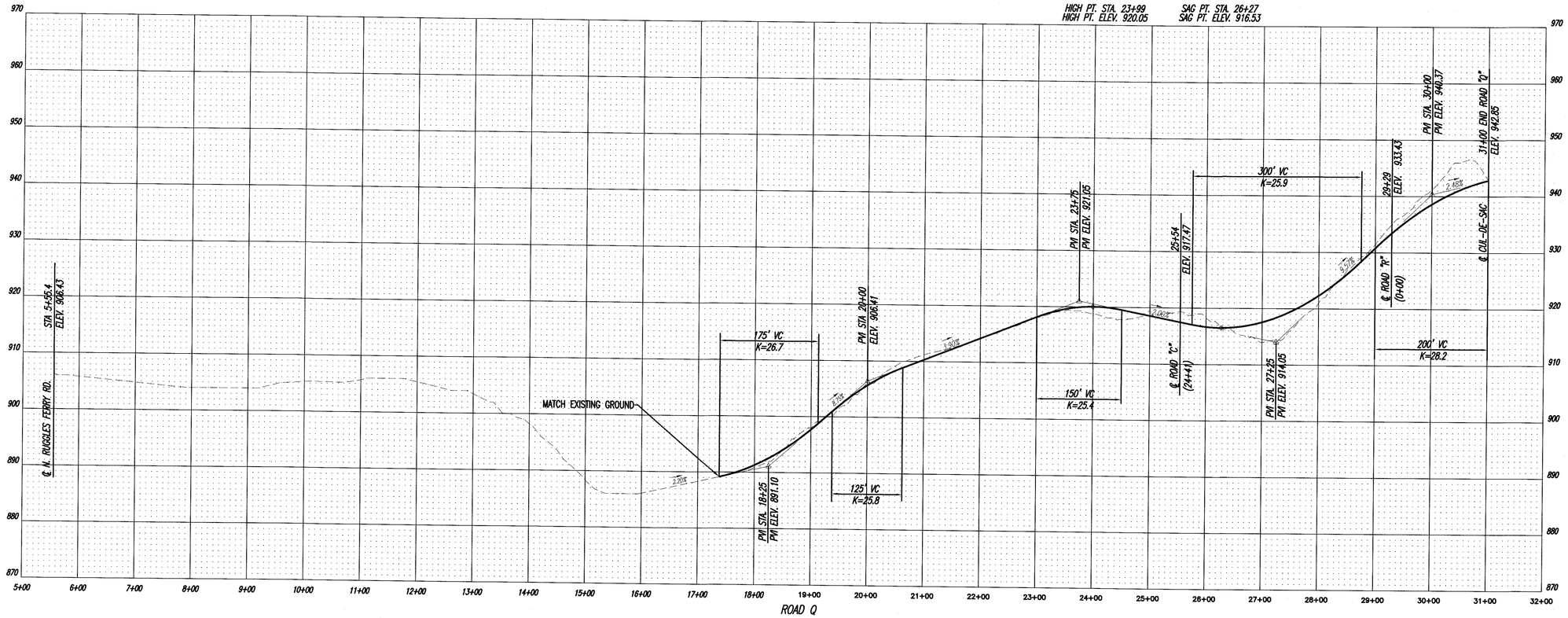

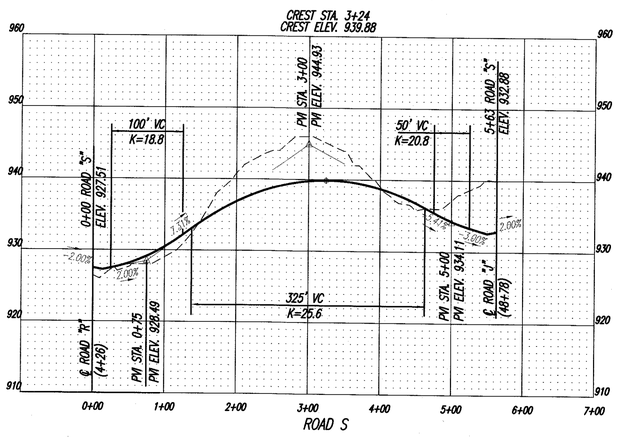

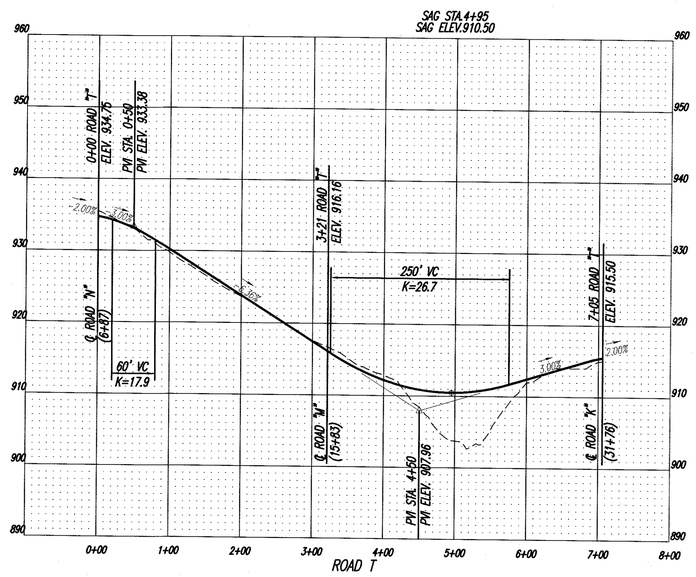

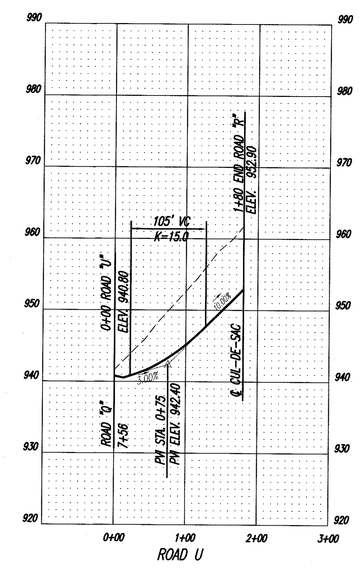

Innsbruck Farms

DAVID B. HARBIN
REGISTERED ENGINEER
No. 101265
STATE OF TENNESSEE
6/23/21

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DATE
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ROAD PROFILE FOR
INNSBRUCK FARMS
TAX MAP 52, PARCELS 26.01, 26, 27 & 34
TAX MAP 52NB, PARCEL 1
DISTRICT 8, KNOX COUNTY, TENNESSEE

25300-RP7

SHEET 11
OF
11 SHEET(S)

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