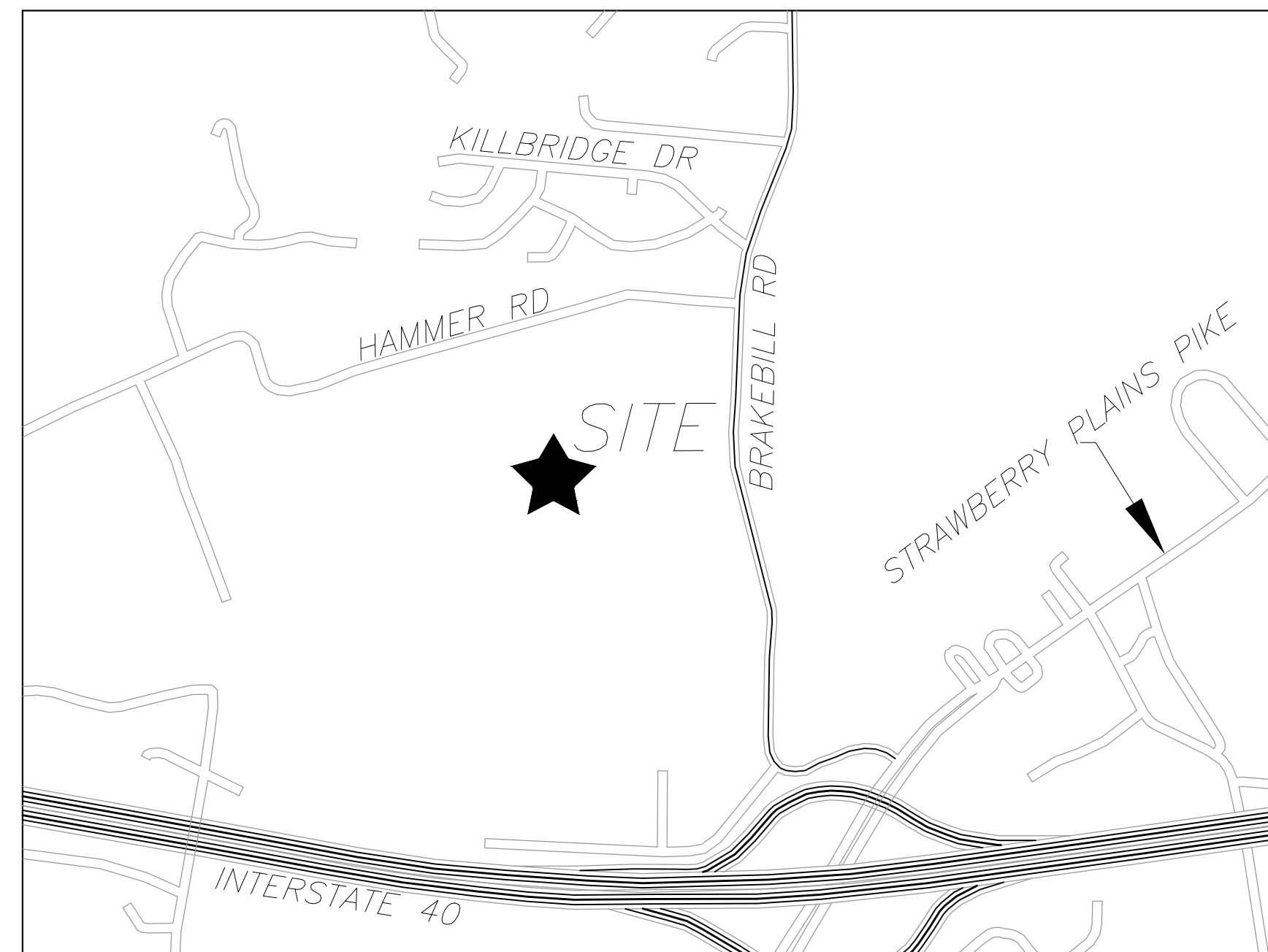


CONCEPT PLAN

U.E.I. PROJECT NO. 2003005

STRAWBERRY HILLS—PHASE 3B

SITE ADDRESS: 521 BRAKEBILL ROAD, KNOXVILLE, TENNESSEE 37924
CLT MAP 72, PARCEL 267



LOCATION MAP

DEVELOPER:
MAVERICK DEVELOPMENT GROUP, LLC
3200 NORTH HAWTHORNE STREET
CHATTANOOGA, TN 37406
(423) 668-6030



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

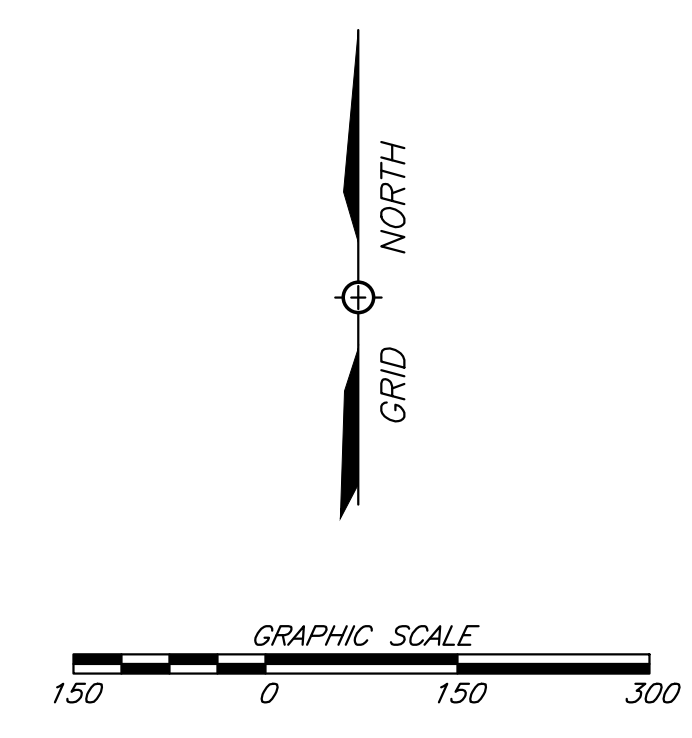
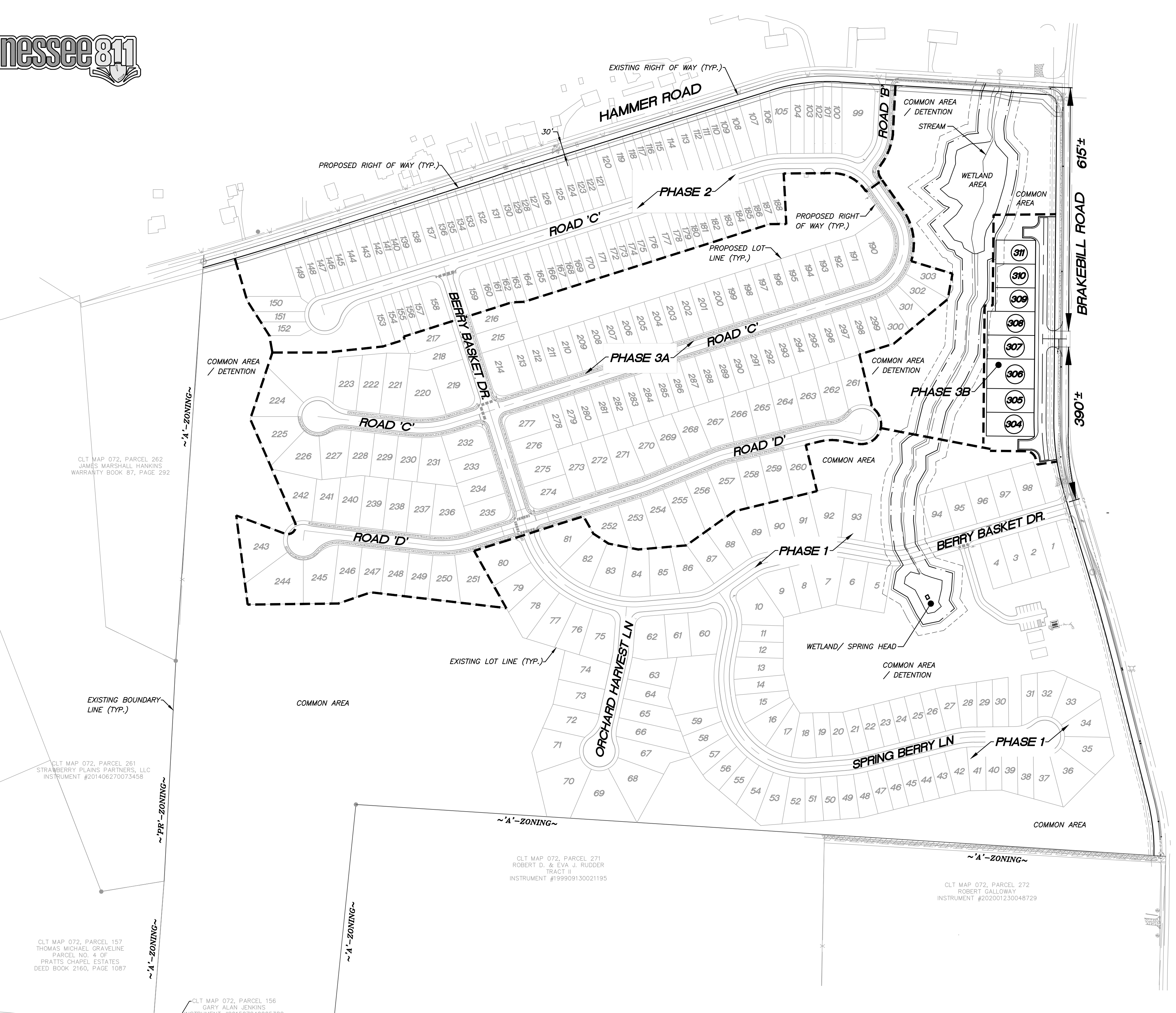
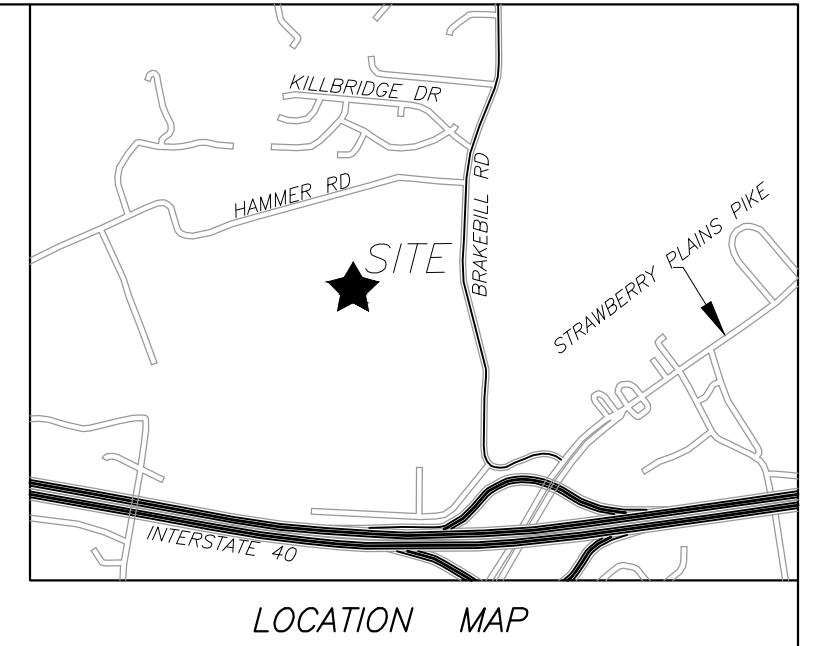
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
OVERALL SITE PLAN	C-1
CONCEPT PLAN	C-2
ROAD PROFILES	C-3
SITE INGRESS/EGRESS - AASHTO SU VEHICLE	C-4

Revised: 4/4/2024

MPC FILE# 4-SB-24-C / 4-B-24-DP

ISSUE NO.	DATE	DESCRIPTION
2	3/27/24	SUBMITTAL 2
1	2/26/24	SUBMITTAL 1

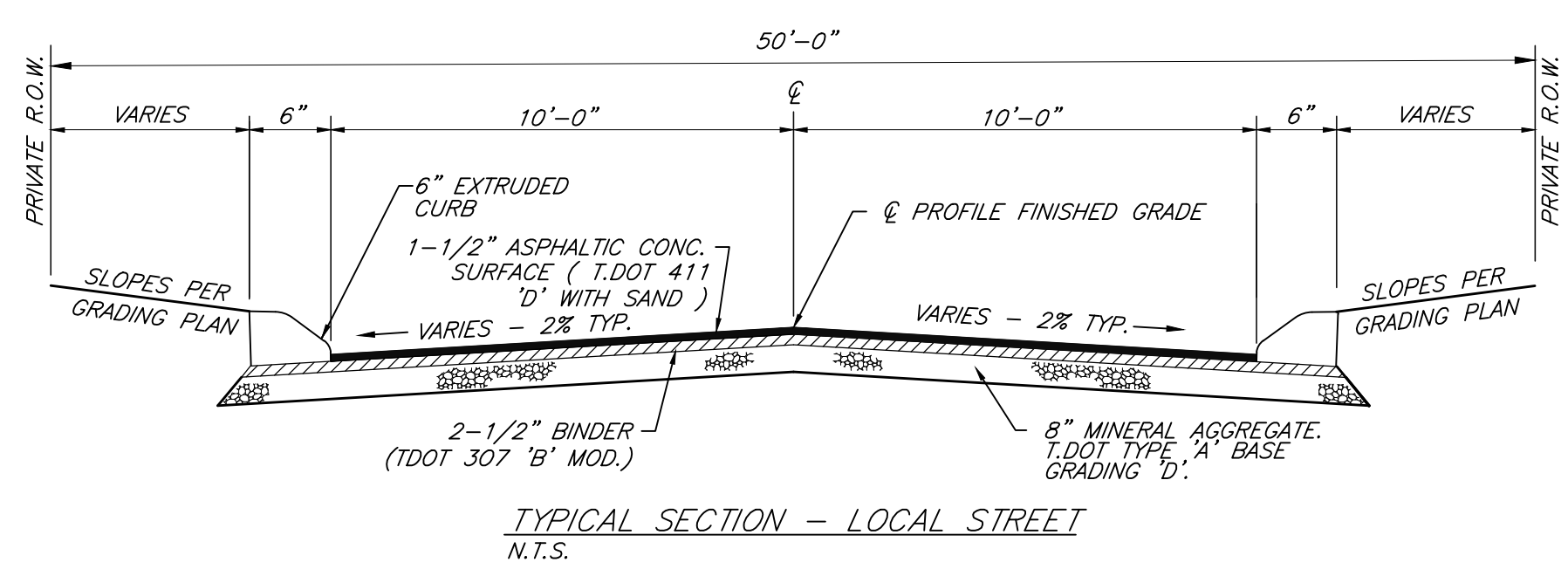
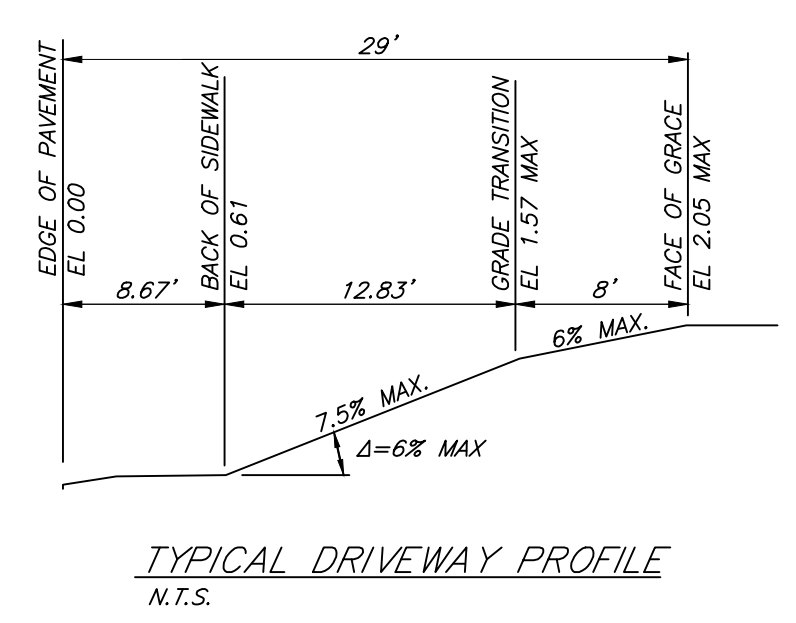


- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN. ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 100.6± ACRES.
 6. THE DEVELOPMENT PROPOSES 311-UNITS (3.09 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 36.8± ACRES (37%).
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
 10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. FOR CONDITIONS OF PLANNING APPROVAL, REFER TO MPC FILE #5-SB-23-C / 5-A-23-DP.

- REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:**
1. REDUCE THE REQUIRED RIGHT OF WAY WIDTH FROM 50' TO 40' (ROAD 'H').
 2. REDUCE THE REQUIRED PAVEMENT WIDTH FROM 26' TO 20' (ROADS 'G' AND 'H').
 3. INCREASE THE MAXIMUM LONGITUDINAL SLOPE FROM 1% TO 2% AT THE INTERSECTION OF ROADS 'G' AND 'H'.
 4. REDUCE THE CURB RADII FROM 25' TO 15' AT THE INTERSECTIONS OF ROADS 'G' AND 'H'.

MPC FILE# 4-SB-24-C / 4-B-24-DP

Revised: 4/4/2024



Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Shorp, P.E.*
 Christopher A. Shorp, P.E.
 Tennessee License No. 108984
 Date: 03/27/2024

REFERENCE:
 PARCEL 267
 DEED BOOK: 2311, PAGE: 995
 PARCEL 267.01
 DEED INST. 200005120031972

REVISION	DATE	DESCRIPTION	BY
1	3/27/24	GENERAL REVISIONS	BS

SHEET C-1

OVERALL SITE PLAN
STRAWBERRY HILLS
PHASE 3B

SITE ADDRESS: 521 BRAKEBILL ROAD (37924)

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030

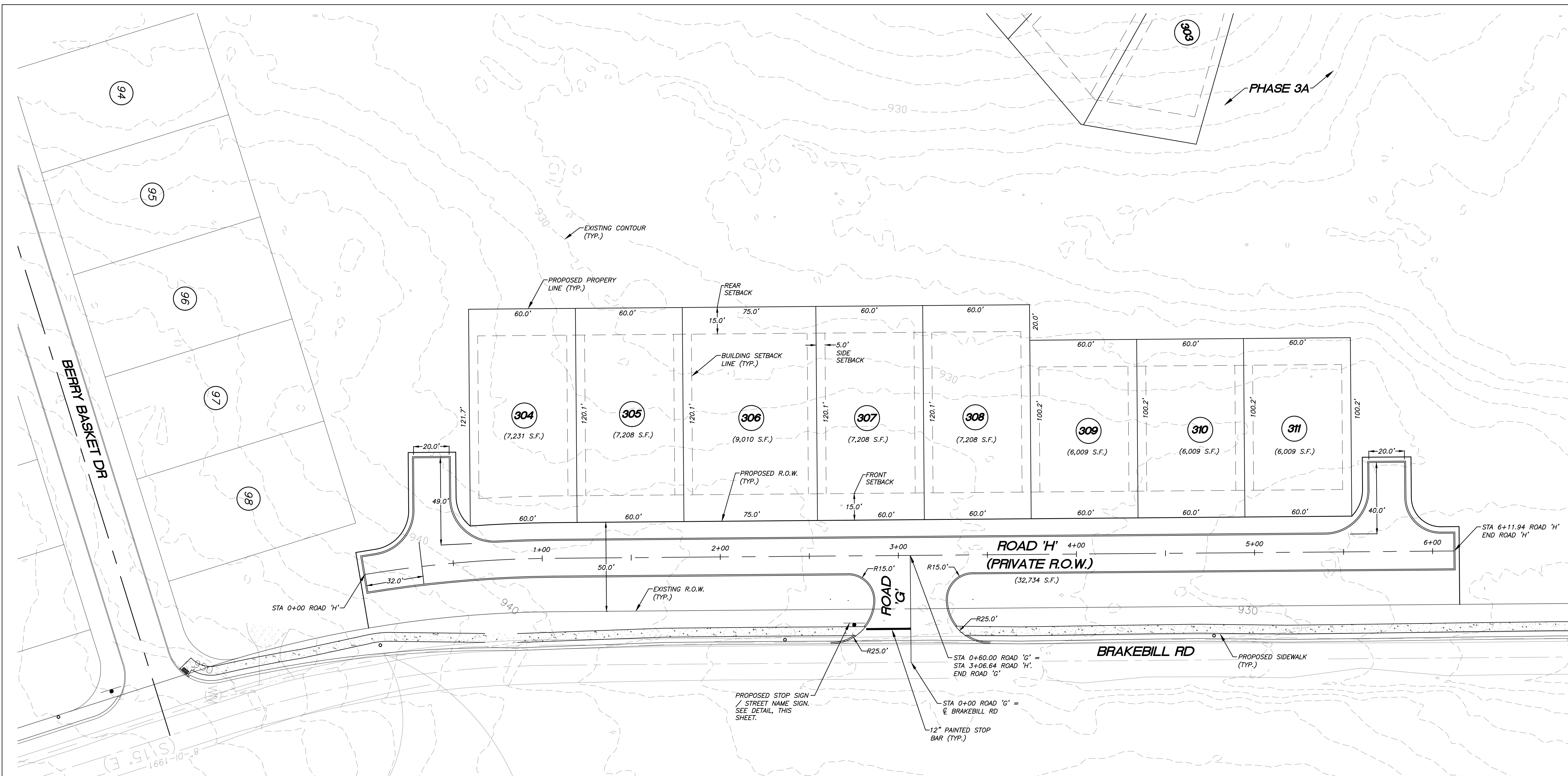
DIST. NO. SB KNOX CO., TN.
 CLT MAP 72 PARCEL 267
 SCALE: 1"=150' FEBRUARY 26, 2024

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924

DWN: BS CHK: CAS DWG. NO. 2003005

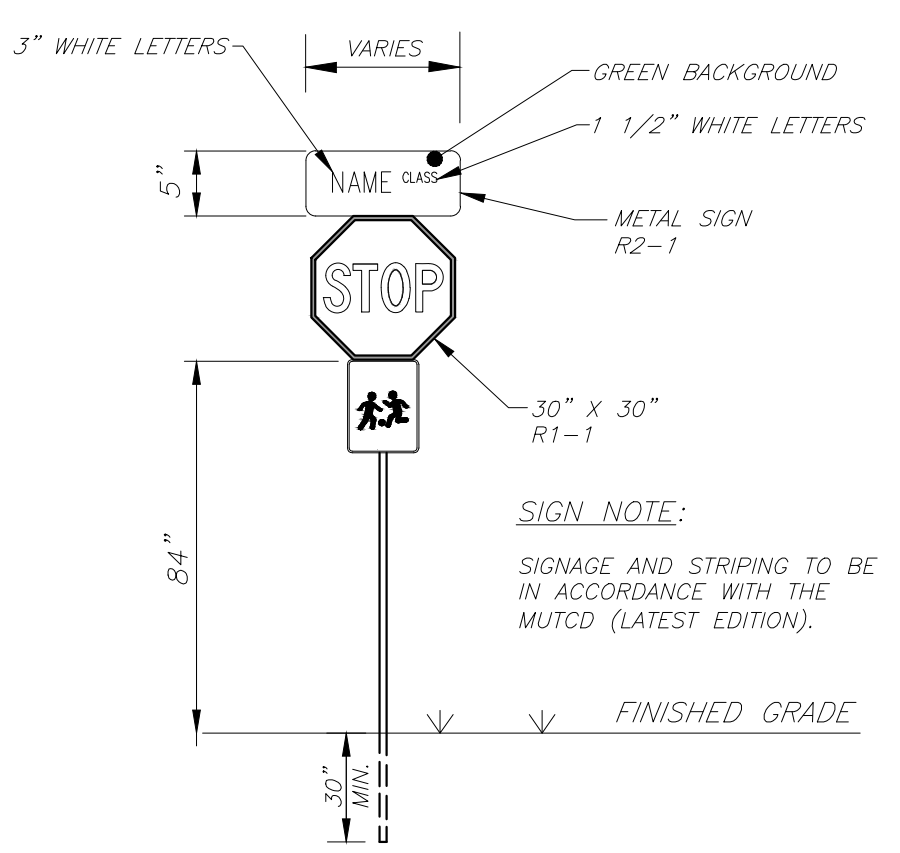


LOCATION MAP



SIGN NOTE:

SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

PHASE 3B AREA SUMMARY	
NUMBER OF LOTS	8
TOTAL AREA OF LOTS	55,894 S.F. (1.3-AC)
AREA OF PRIVATE R.O.W.	32,734 S.F. (0.75-AC)
TOTAL AREA OF PHASE 3B	88,628 S.F. (2.0-AC)

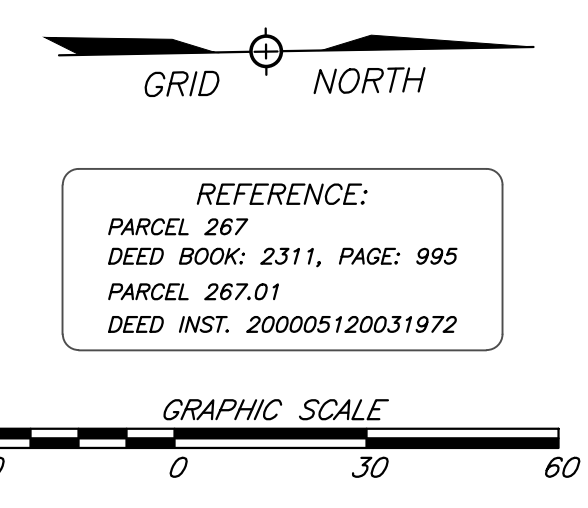
Revised: 4/4/2024

MPC FILE# 4-SB-24-C / 4-B-24-DP

SITE PLAN NOTES:

- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FROM: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: FIFTEEN (15) FEET
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 100.6± ACRES.
- THE DEVELOPMENT PROPOSES 311 UNITS (3.09 UNITS PER ACRE).
- PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 36.8± ACRES (37%).
- THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
- 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
- FOR CONDITIONS OF PLANNING APPROVAL, REFER TO MPC FILE #5-SB-23-C / 5-A-23-DP.

Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 03/27/2024



SHEET C-2

CONCEPT PLAN
**STRAWBERRY HILLS
 PHASE 3B**

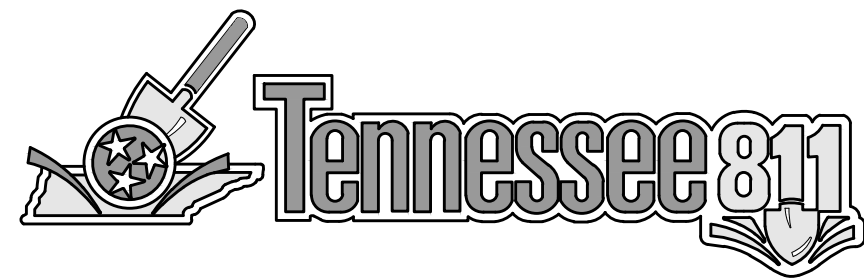
SITE ADDRESS: 521 BRAKEBILL ROAD (37924)

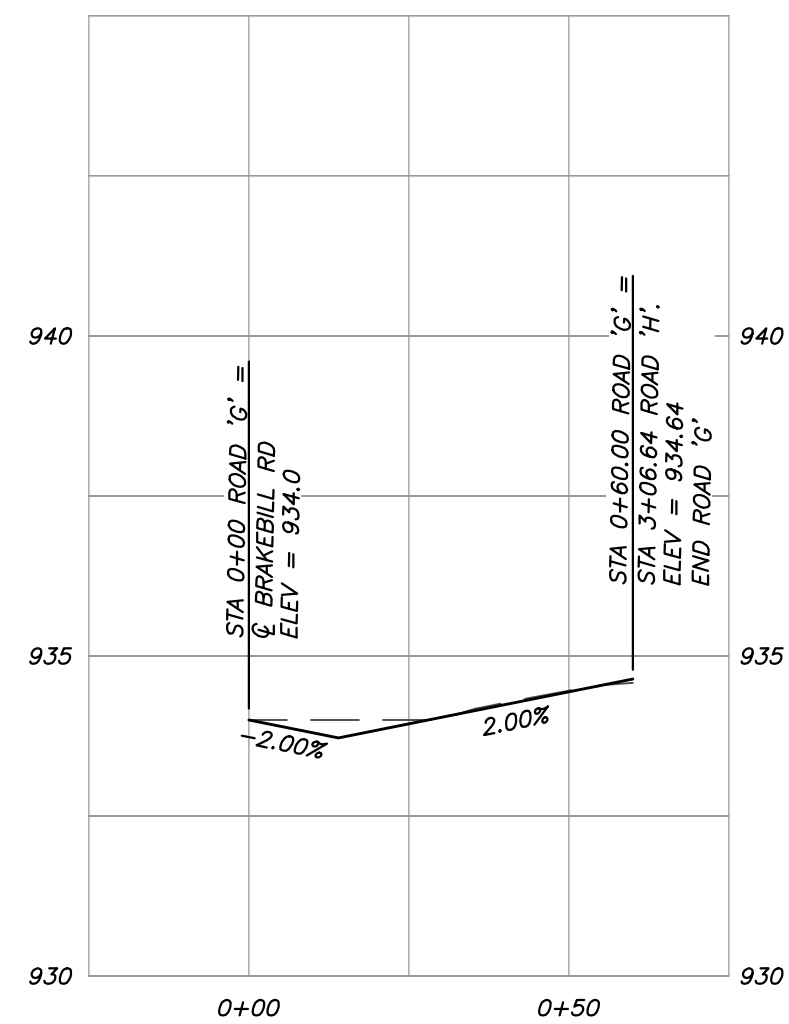
DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030

DIST. NO. 58 KNOX CO., TN.
 CLT MAP 72 PARCEL 267
 SCALE: 1"=30' FEBRUARY 26, 2024

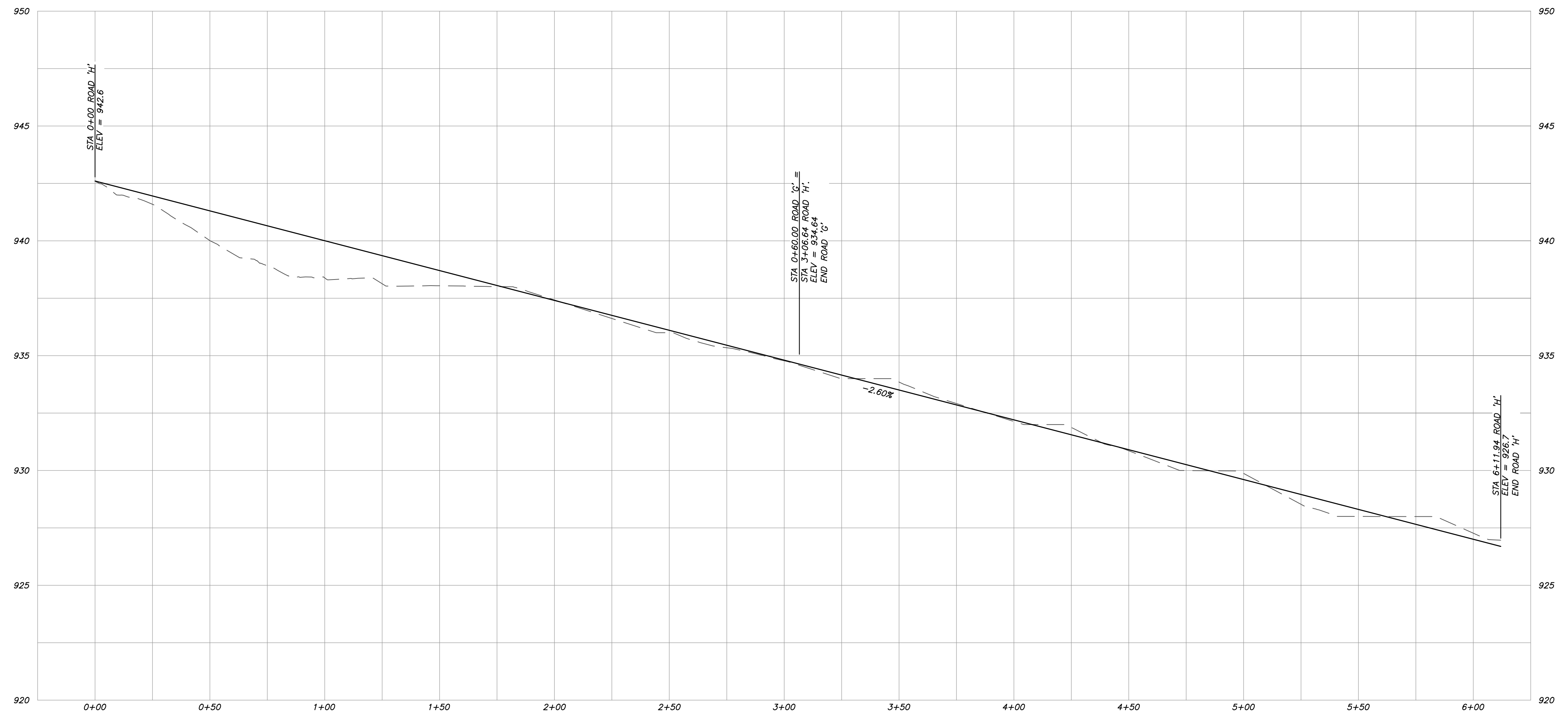
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY
1	3/27/24	GENERAL REVISIONS	BS





PROFILE VIEW: ROAD 'G'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)



PROFILE VIEW: ROAD 'H'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)

Revised: 4/4/2024

MPC FILE# 4-SB-24-C / 4-B-24-DP

Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer, *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 03/27/2024

REVISION	DATE	DESCRIPTION	BY
1	3/27/24	GENERAL REVISIONS	BS

SHEET C-3

ROAD PROFILES
STRAWBERRY HILLS
PHASE 3B

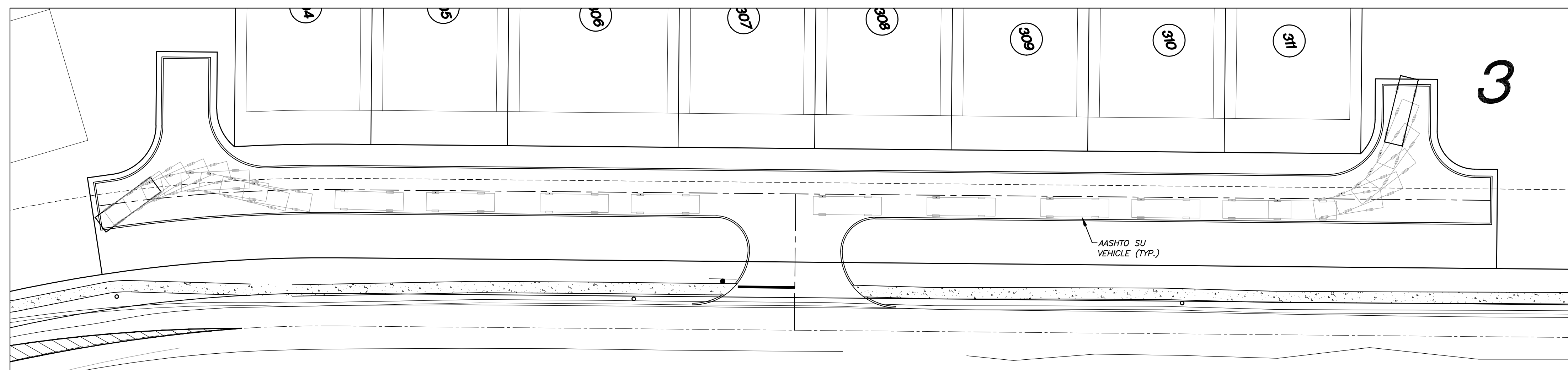
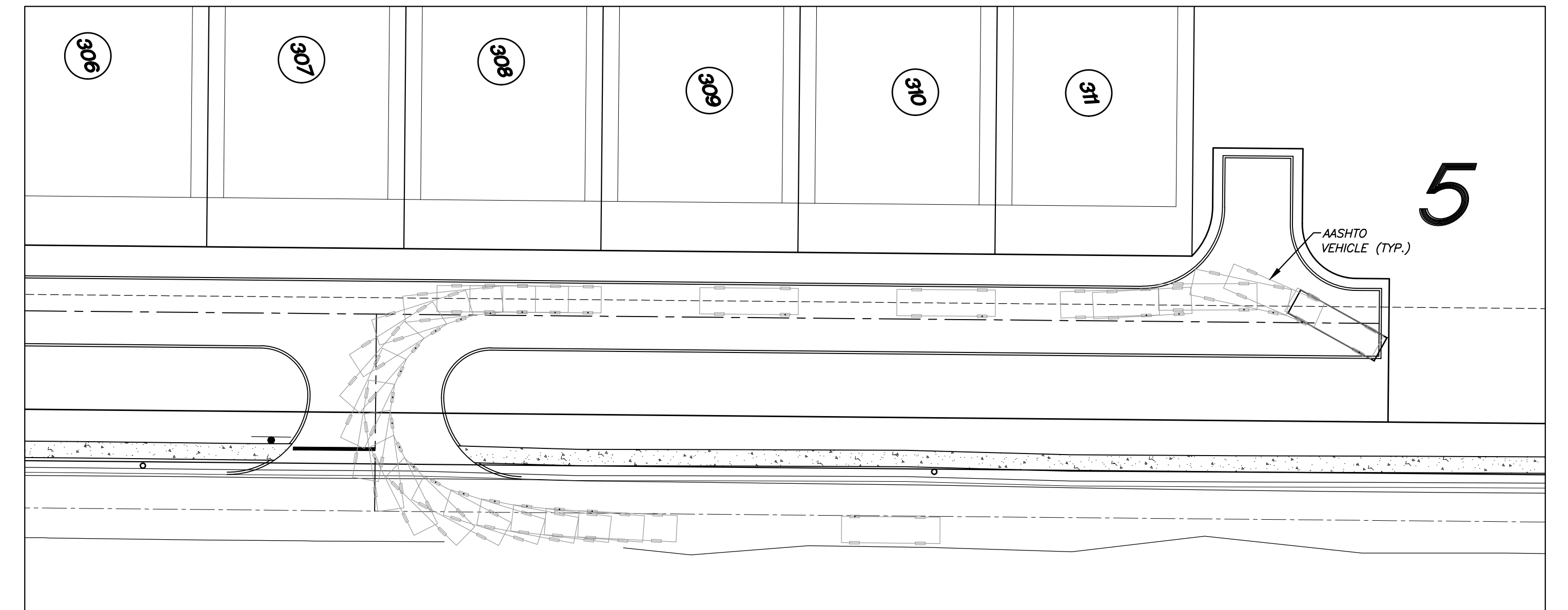
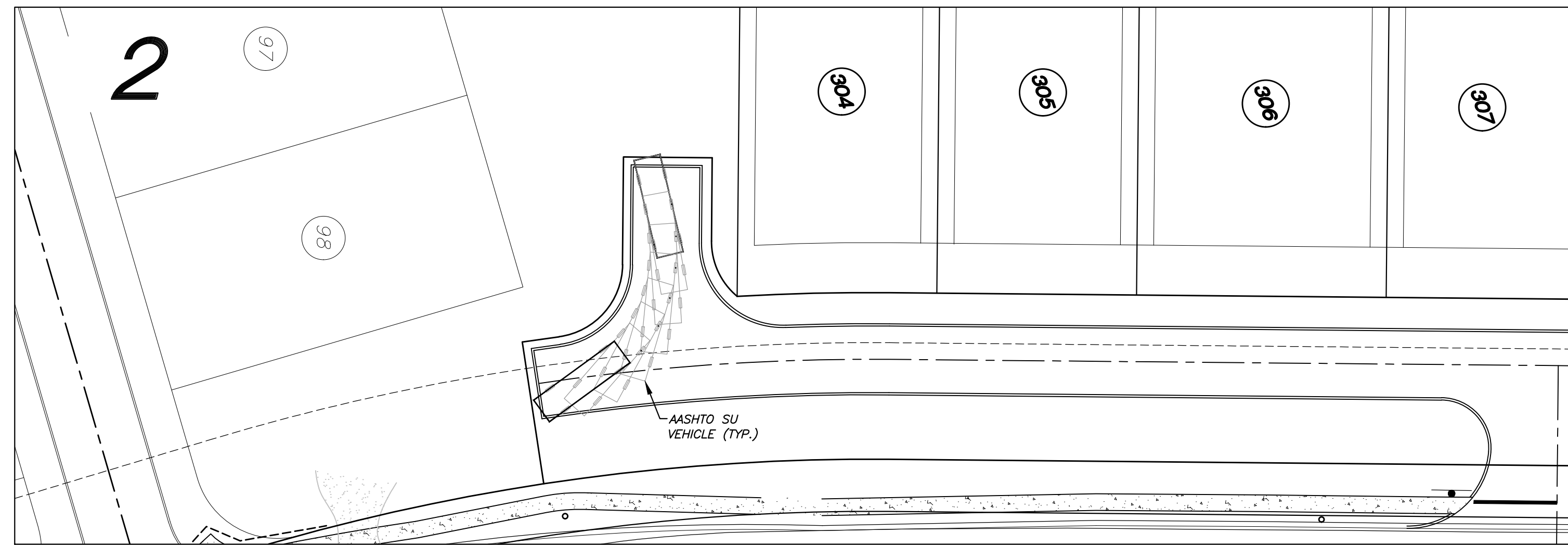
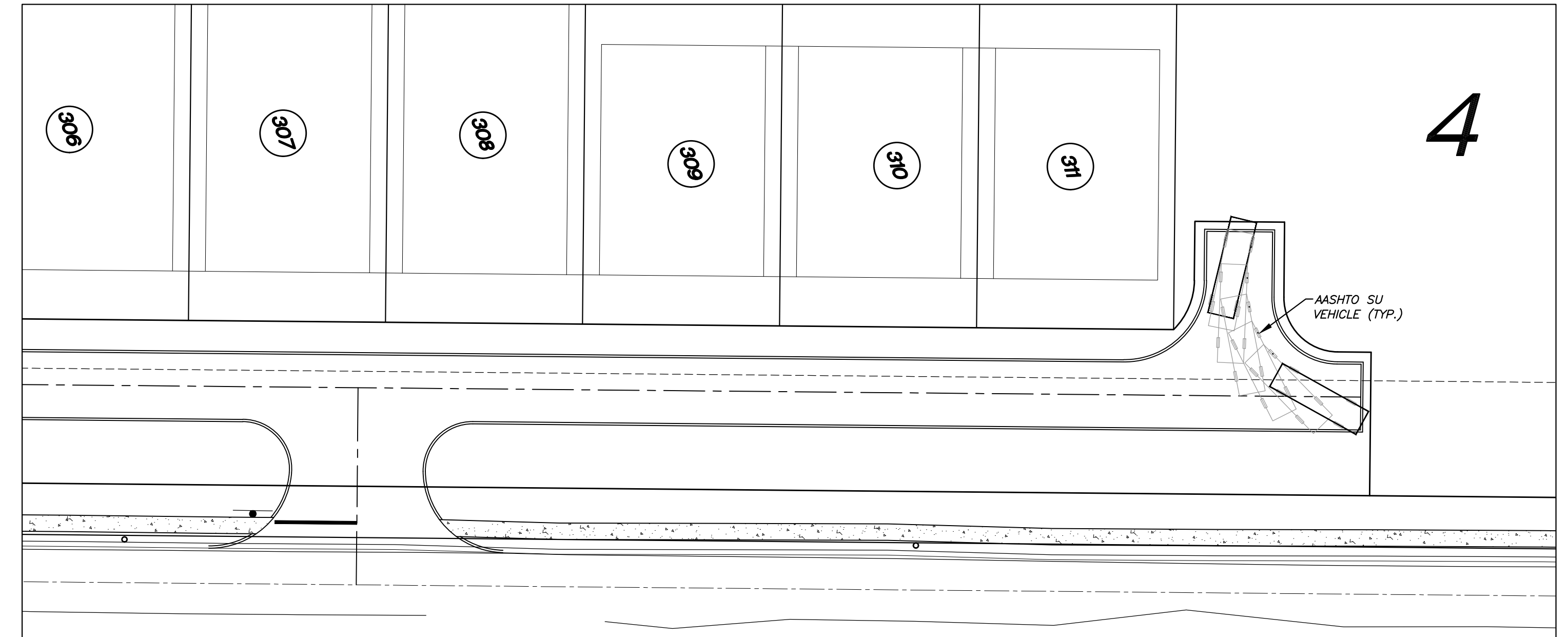
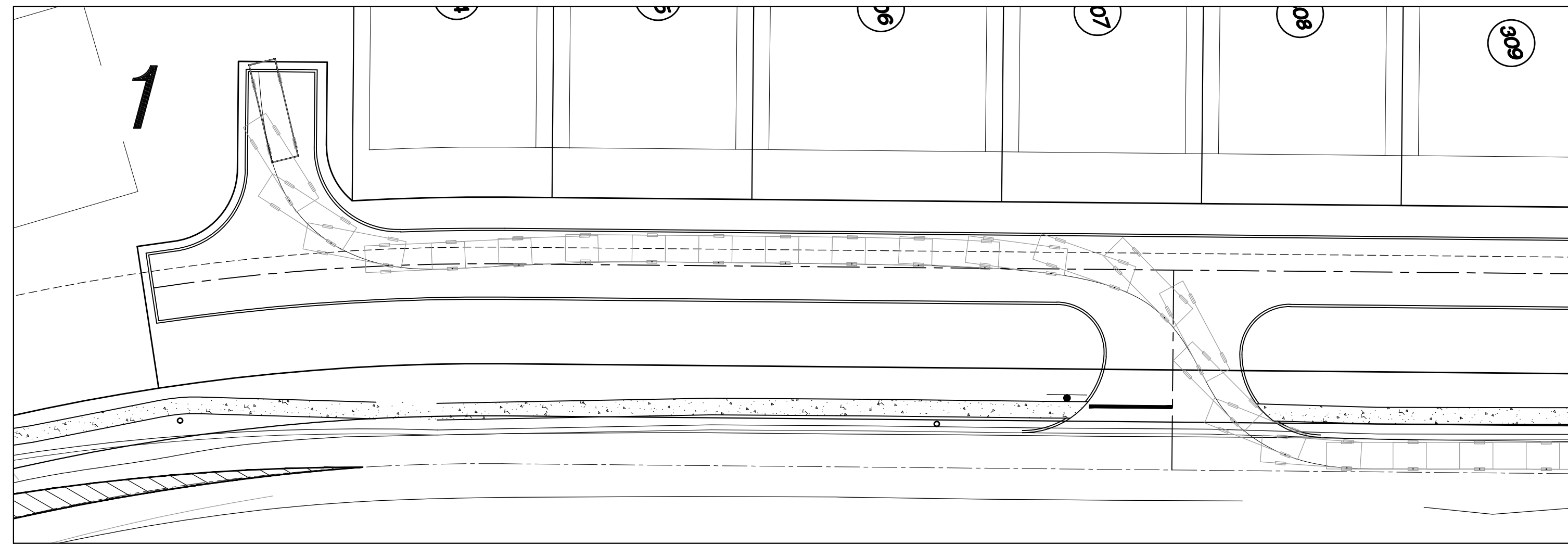
SITE ADDRESS: 521 BRAKEBILL ROAD (37924)

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030

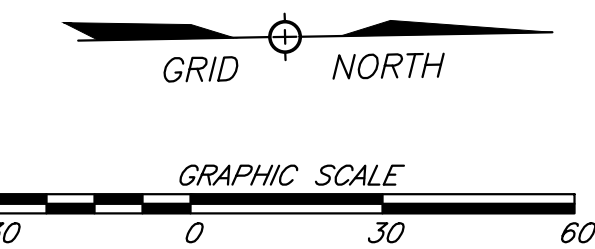
DIST. NO. SB KNOX CO., TN.
 CLT MAP 72 PARCEL 267
 SCALE: AS NOTED FEBRUARY 26, 2024

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924

DWN: BS CHK: CAS DWG. NO. 2003005



Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 03/27/2024



SITE INGRESS/EGRESS - AASHTO SU VEHICLE
STRAWBERRY HILLS
PHASE 3B
 SITE ADDRESS: 521 BRAKEBILL ROAD (37924)
 DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC
 3200 NORTH HAWTHORNE STREET
 CHATTANOOGA, TN 37406
 (423) 668-6030
 DIST. NO. S8 KNOX CO., TN.
 CLT MAP 72 PARCEL 267
 SCALE: 1"=30' MARCH 27, 2024

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924
 DWN: BS CHK: CAS DWG. NO. 2003005

Revised: 4/4/2024

MPC FILE# 4-SB-24-C / 4-B-24-DP

REVISION	DATE	DESCRIPTION	BY
1	3/27/24	ADDED SHEET	BS