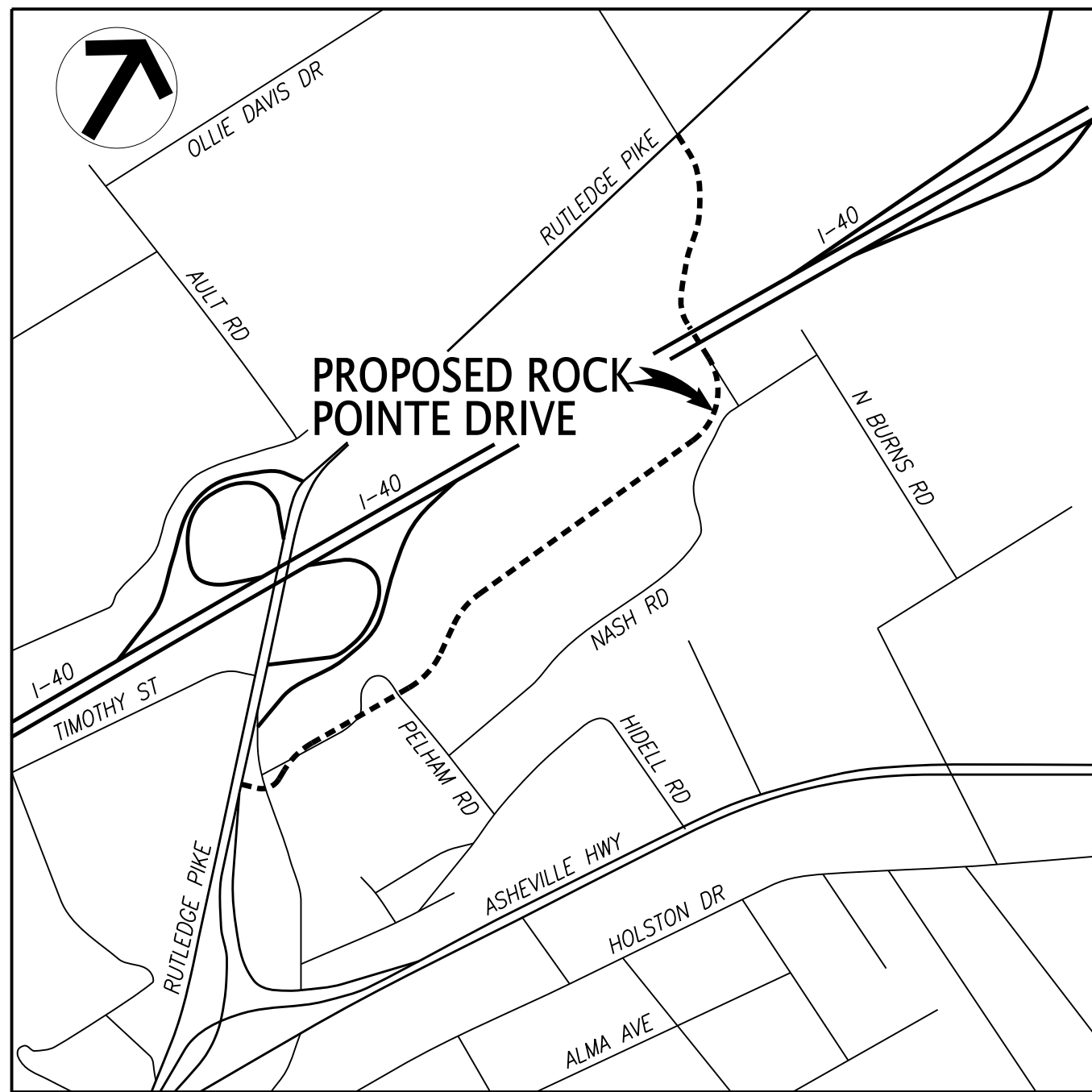
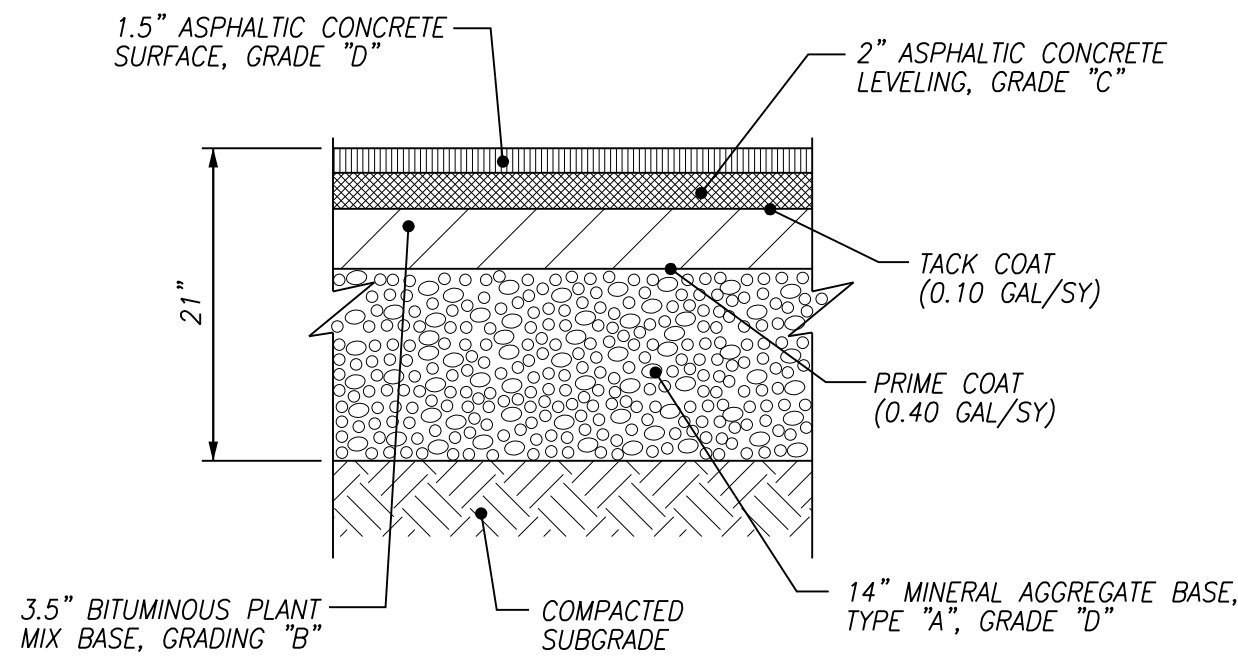


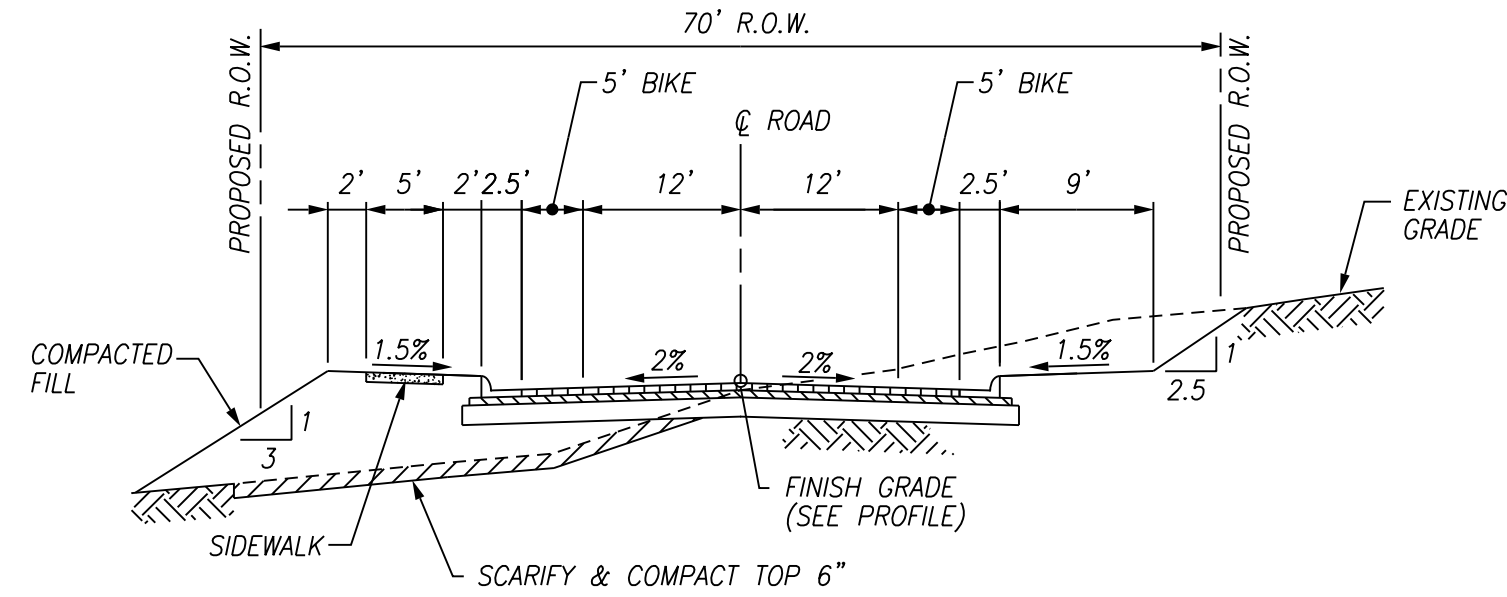


LOCATION MAP
(NOT TO SCALE)



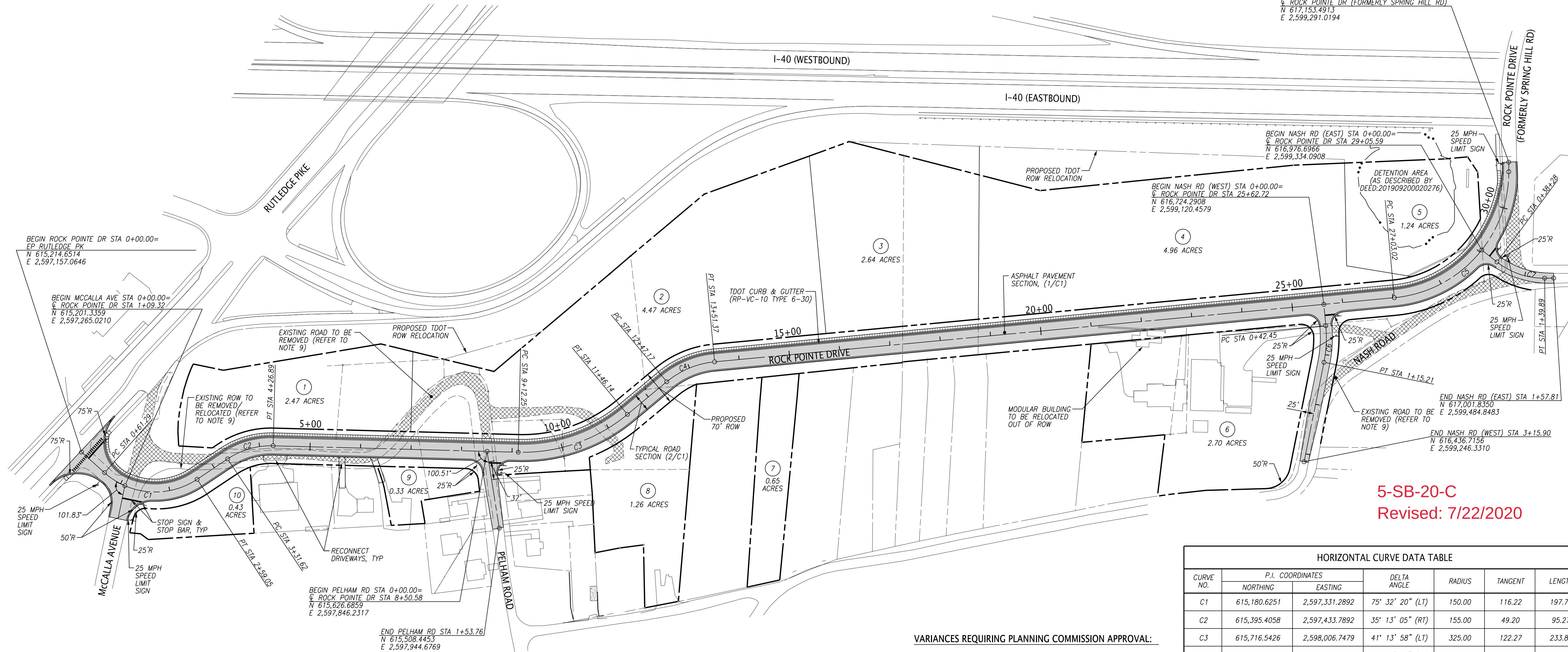
NOTES:
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

1 ASPHALT PAVEMENT SECTION
C1 NTS



2 TYPICAL ROAD SECTION
C1 NTS

- NOTES:
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM SMOKEY MOUNTAIN LAND SURVEYING, INC. DATED 03/29/11 & AVAILABLE KGIS MAPS.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT.
 - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - PROPERTY CONCERNED REFLECTS PARCELS 070ME001, 070ME002, 070ME003, 071A001, 071A0101, 071A011, 071A013, 071A0201, 071A0203, 071A020-071A028 AS SHOWN IN KNOX COUNTY CLT MAP 105. ZONING FOR THE PROPERTIES IS C-G-2, RN-1 & I-G. CITY BLOCK NO. 13122, 31030 & 31060., WARD NO. 31. TOTAL AREA = 19.1± AC. TOTAL DISTURBED AREA = 3.36± AC.
 - OWNER: ROCK POINTE DEVELOPMENT, LLC. 900 S CAY STREET, SUITE 1900 KNOXVILLE, TN 37902
 - PROPOSED IMPROVEMENTS INCLUDE 22' WIDE ROAD WITH CURB & GUTTER, SIDEWALK AND TWO, 5' WIDE BIKE LANES.
 - PLANNING COMMISSION NUMBER: 5-SB-20-C.
 - REMOVED ROADS/RIGHT OF WAYS ARE SUBJECT TO REVIEW BY THE PLANNING COMMISSION AND APPROVAL BY THE CITY OF KNOXVILLE FOR STREET CLOSURES.



5-SB-20-C
Revised: 7/22/2020

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C1	615,180.6251	2,597,331.2892	75° 32' 20" (LT)	150.00	116.22	197.76
C2	615,395.4058	2,597,433.7892	35° 13' 05" (RT)	155.00	49.20	95.27
C3	615,716.5426	2,598,006.7479	41° 13' 58" (LT)	325.00	122.27	233.89
C4	615,977.6743	2,598,009.2038	34° 20' 00" (RT)	173.90	53.72	104.21
C5	616,941.5369	2,599,417.6164	84° 40' 46" (LT)	250.00	227.80	369.48
C6	616,660.4454	2,599,167.1338	16° 40' 35" (RT)	250.00	36.64	72.76
C7	616,964.9543	2,599,424.4530	38° 48' 52" (LT)	150.00	52.84	101.62

VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCTION OF TANGENT BETWEEN CURVE C1 & C2 FROM 100' TO 70'.
- REDUCE ALLOWED SPACING BETWEEN MCCALLA AVE & RUTLEDGE PIKE TO 100'.
- REDUCE DISTANCE FROM EDGE OF PAVEMENT OF ROCK POINTE DRIVE TO PELHAM ROAD DRIVEWAY FROM 50' TO 37'.



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
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FAX: 865.690.6448
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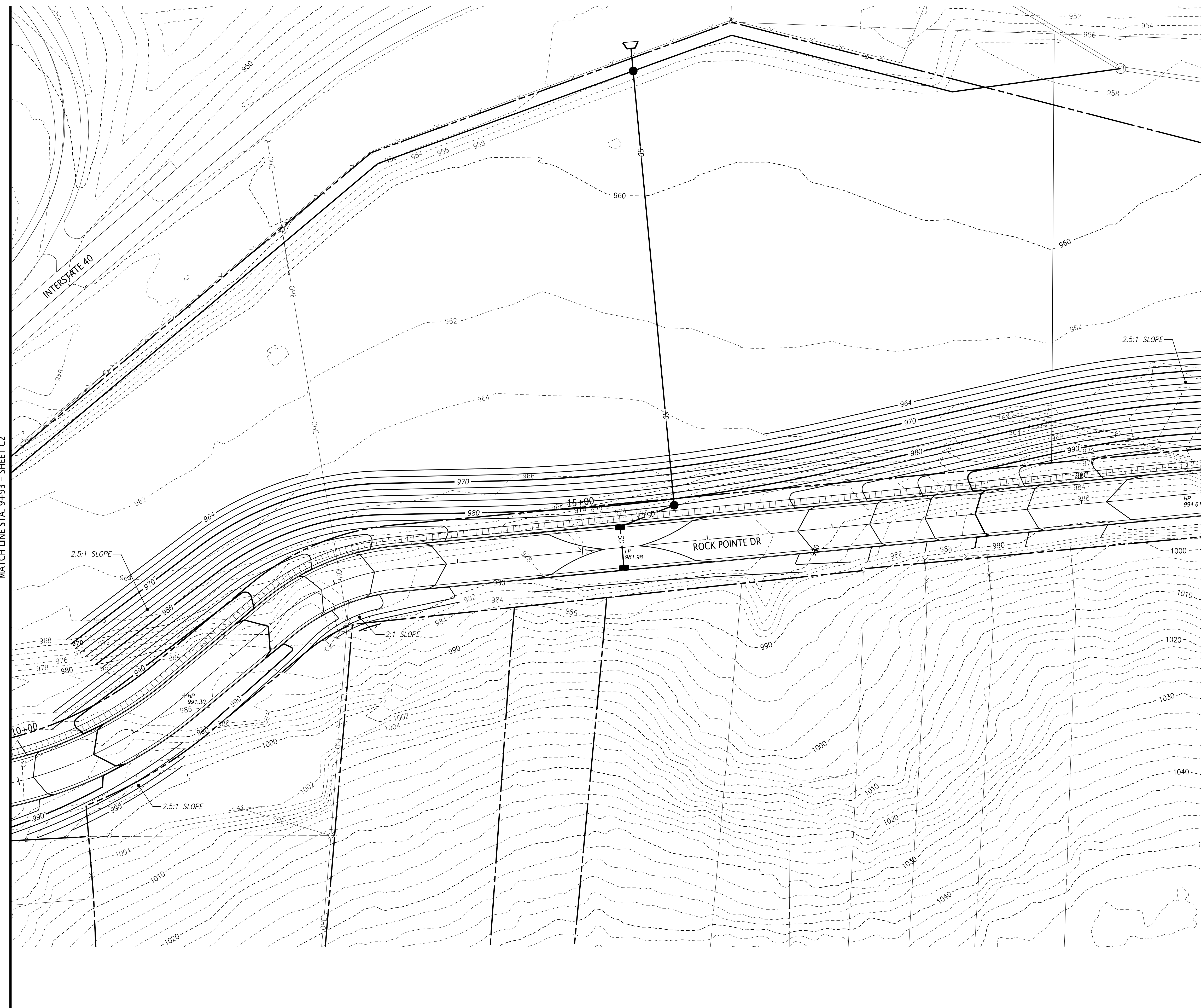
ROCK POINTE CROSSING
MCCALLA AVE
KNOXVILLE, TENNESSEE 37914

ROCK POINTE DEVELOPMENT, LLC
900 SOUTH CAY STREET, SUITE 1900
KNOXVILLE, TN 37902
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.3232
EMAIL: CHRISB@SHORESOUTH.COM

CONCEPT PLAN

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
	WCF	HNU	07/15/20
			06/24/20
			05/26/20
			03/19/20
Project	398.007	Sheet	
Date	03/19/20		
Scale	1"=100'		

C1



LEGEND:

	PROPERTY LINE
 1012 	EXISTING CONTOUR
 1012 	PROPOSED CONTOUR
 1007.9 ⁺ 	PROPOSED SPOT SHOT
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP.	DETAIL



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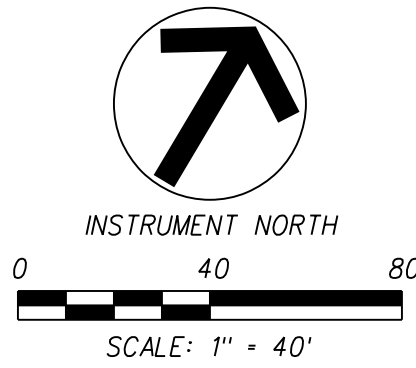
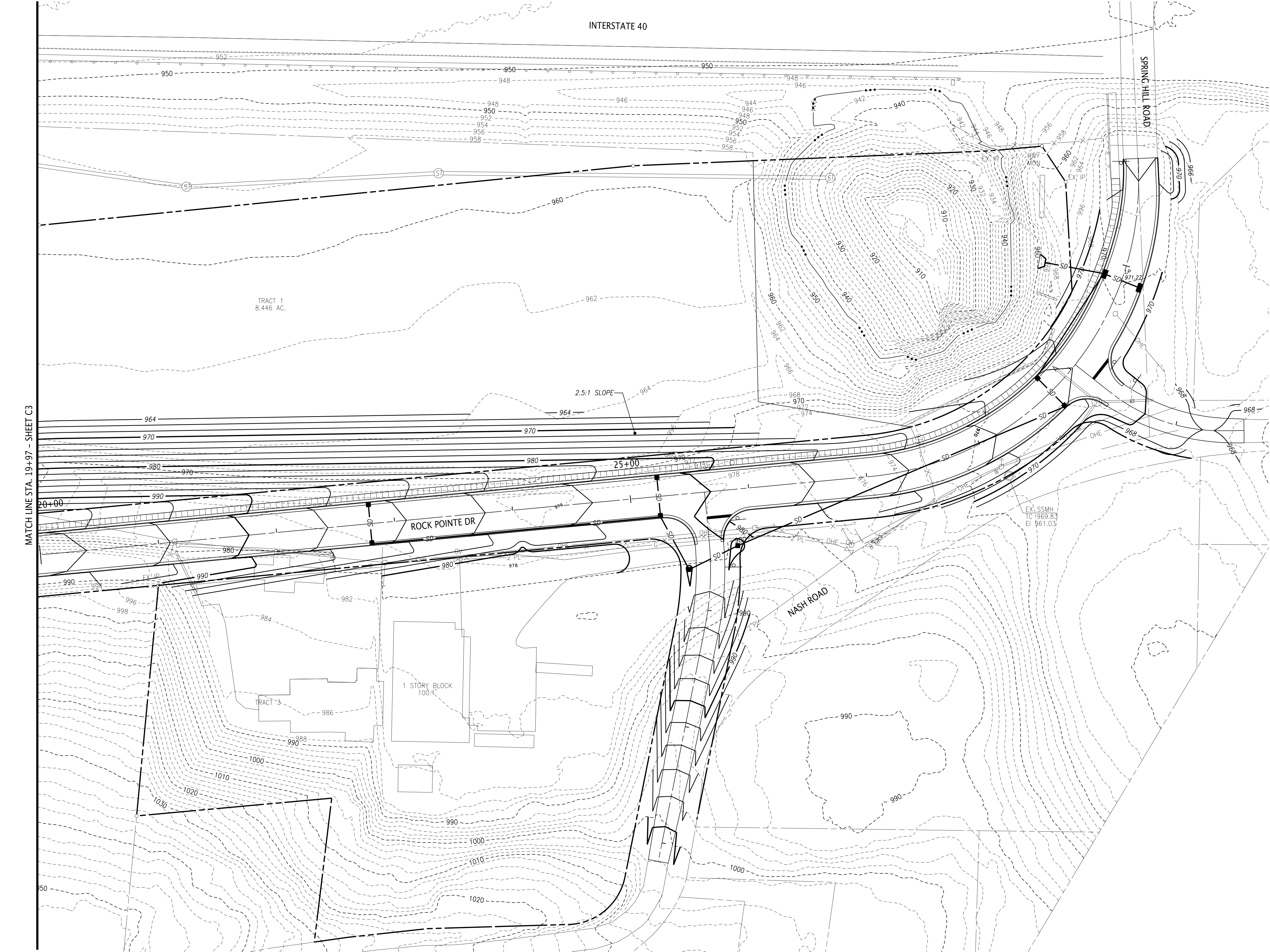
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KNOXVILLE, TENNESSEE 37914

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900 SOUTH GAY STREET, SUITE 1900
KNOXVILLE, TN 37902
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.3232
EMAIL: CHRISB@SHORESOUTH.COM

CONCEPTUAL GRADING

Project	398.007			Sheet	C3	
Date	03/19/20					
Scale	1"=40'					
PROJ. MGR.	WCF	DESIGNED BY	CMG	DRAWN BY		HNU
		REVISED PER MPC COMMENTS			07/15/20	
		REVISED PER MPC COMMENTS			06/24/20	
		REVISED PER MPC COMMENTS			05/26/20	
		ISSUED FOR CONCEPT PLAN			03/19/20	

File Name: \\398\\398.007\\DWG\\398007-004.dgn
Plot Date: 7/15/2020



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SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
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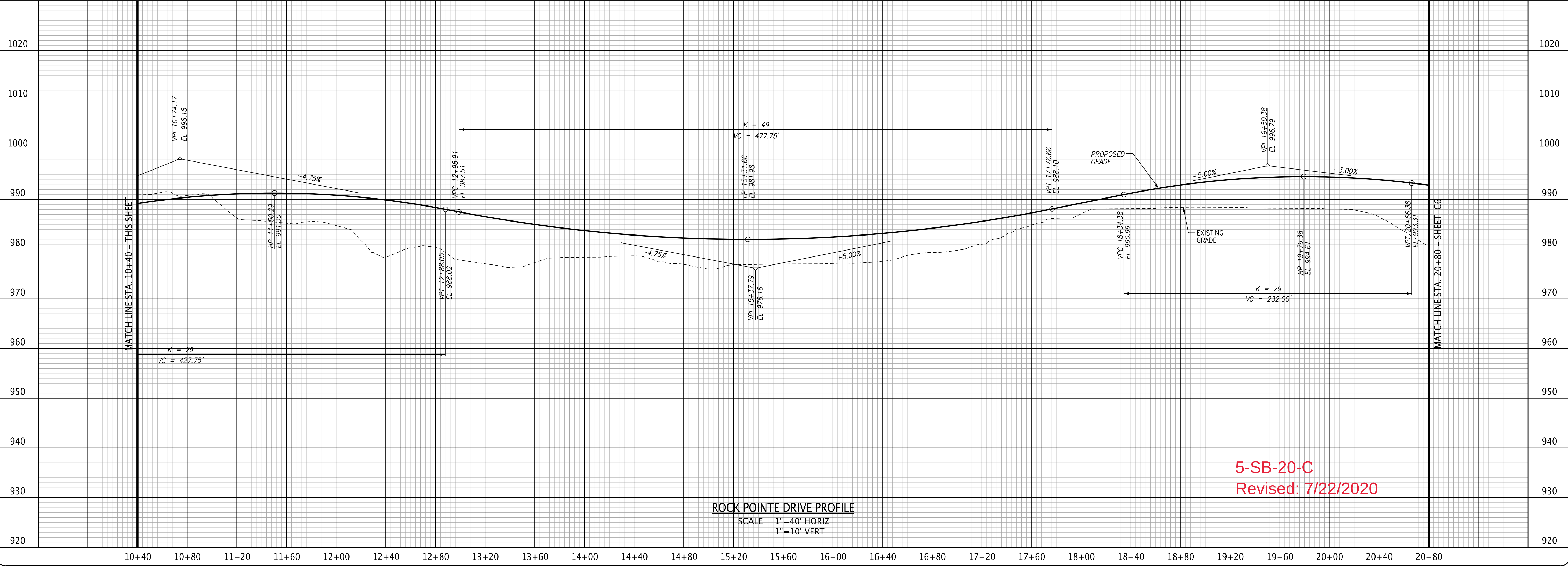
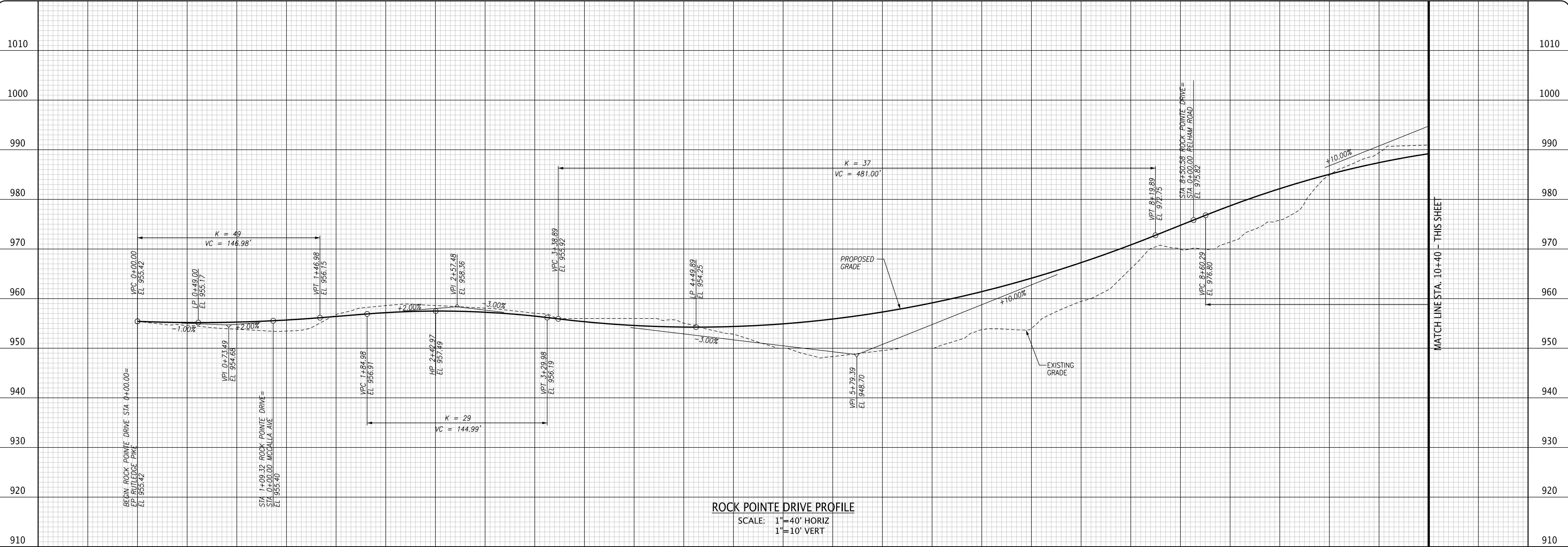
CONCEPTUAL GRADING

5-SB-20-C
Revised: 7/22/2020

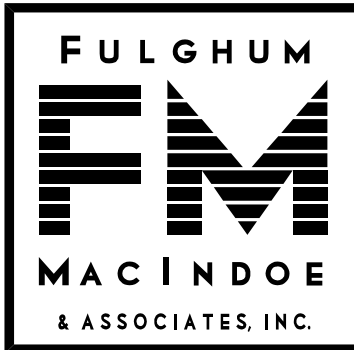
LEGEND:			
	PROPERTY LINE		
	EXISTING CONTOUR		
	PROPOSED CONTOUR		
	PROPOSED SPOT SHOT		
	DETAIL REF. (DETAIL NO./SHT. NO.)		
	TYPICAL		

PROJ. MGR.	DESIGNED BY	CHG	DRAWN BY	DATE
			HNU	
	REVISED PER MPC COMMENTS			07/15/20
	REVISED PER MPC COMMENTS			06/24/20
	REVISED PER MPC COMMENTS			05/26/20
	ISSUED FOR CONCEPT PLAN			03/19/20
No.	Revision/Issue			Date
Project	398.007			Sheet
Date	03/19/20			C4
Scale	1"=40'			

File Name: \\F\398\398.007\DWG\398007-005.dgn
Plot Date: 7/15/2020



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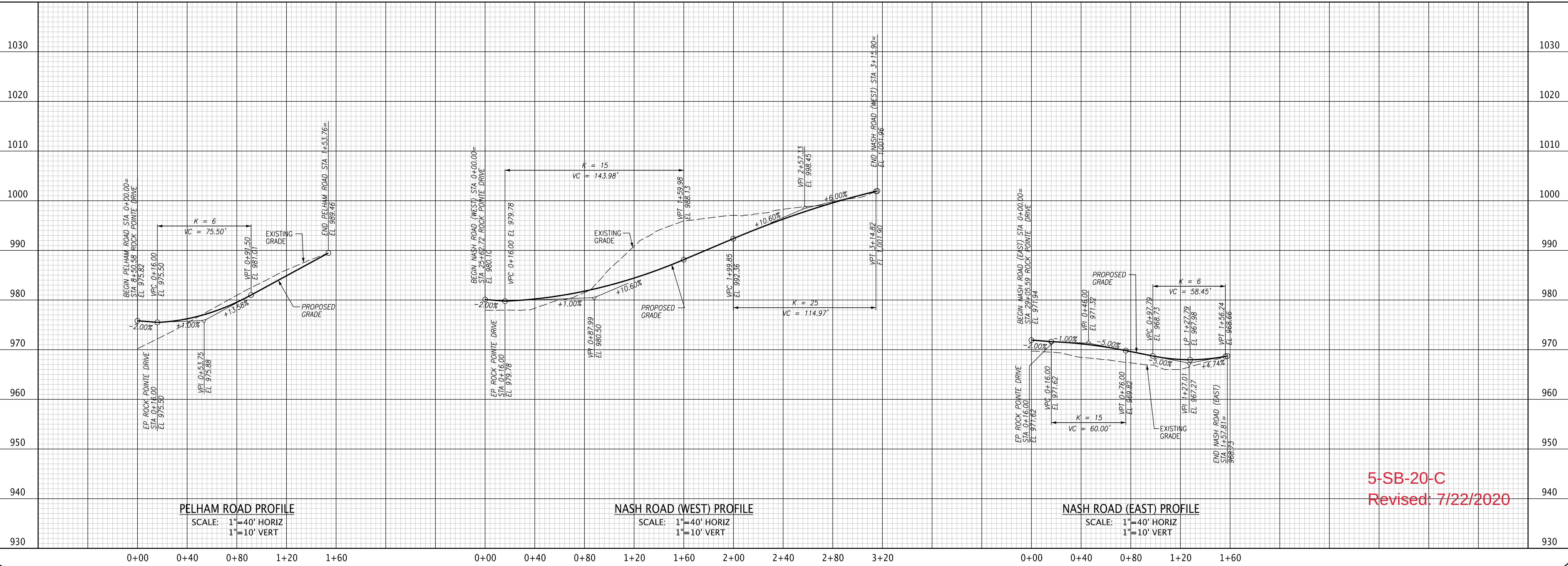
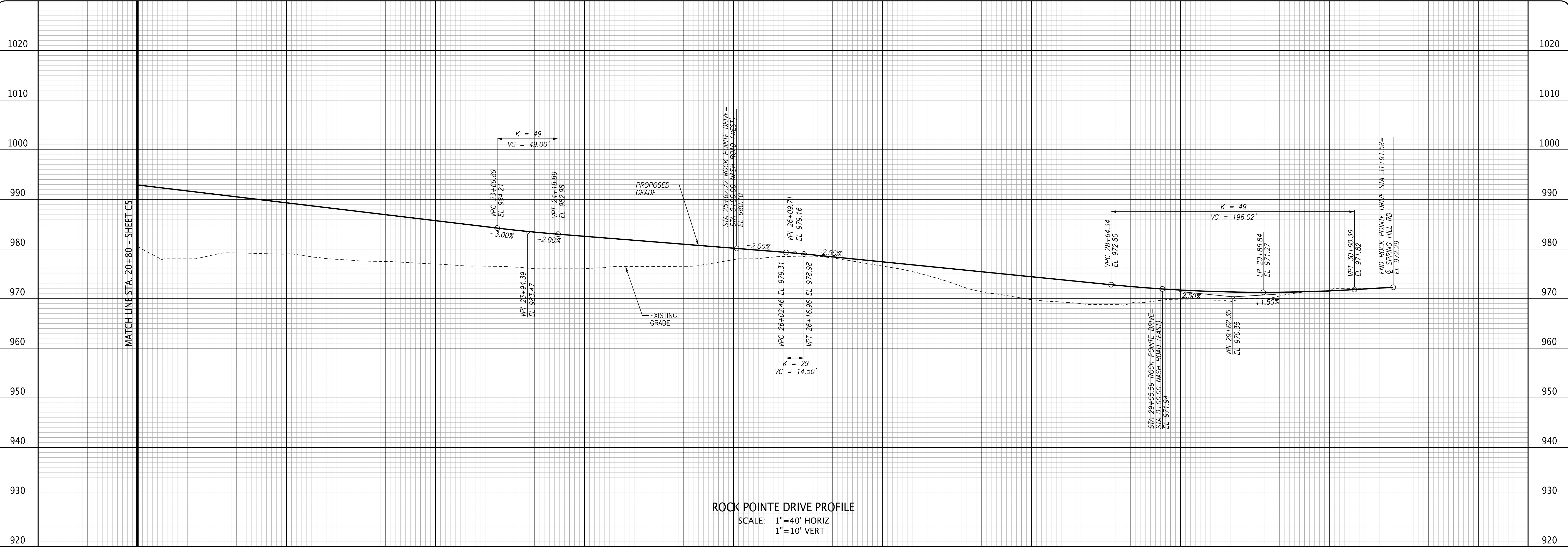
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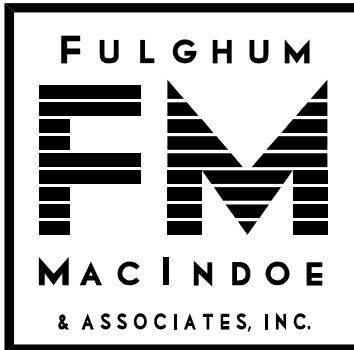
ROAD PROFILES

Project	398.007	Sheet	C5		
Date	03/19/20				
Scale	AS SHOWN				
PROJ. MGR.	WCF	DESIGNED BY	CHK	DRAWN BY	HNU

File Name: \\1398\\1398.007\\DWG\\1398007-006.dgn
Plot Date: 7/15/2020



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ROAD PROFILES

Project	Date	Scale	AS SHOWN	Sheet					
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398.007	03/19/20							HNU	
C6									
				REVISED PER MPC COMMENTS					05/26/20
				ISSUED FOR CONCEPT PLAN					03/19/20
				Revision/Issue					Notes
No.									