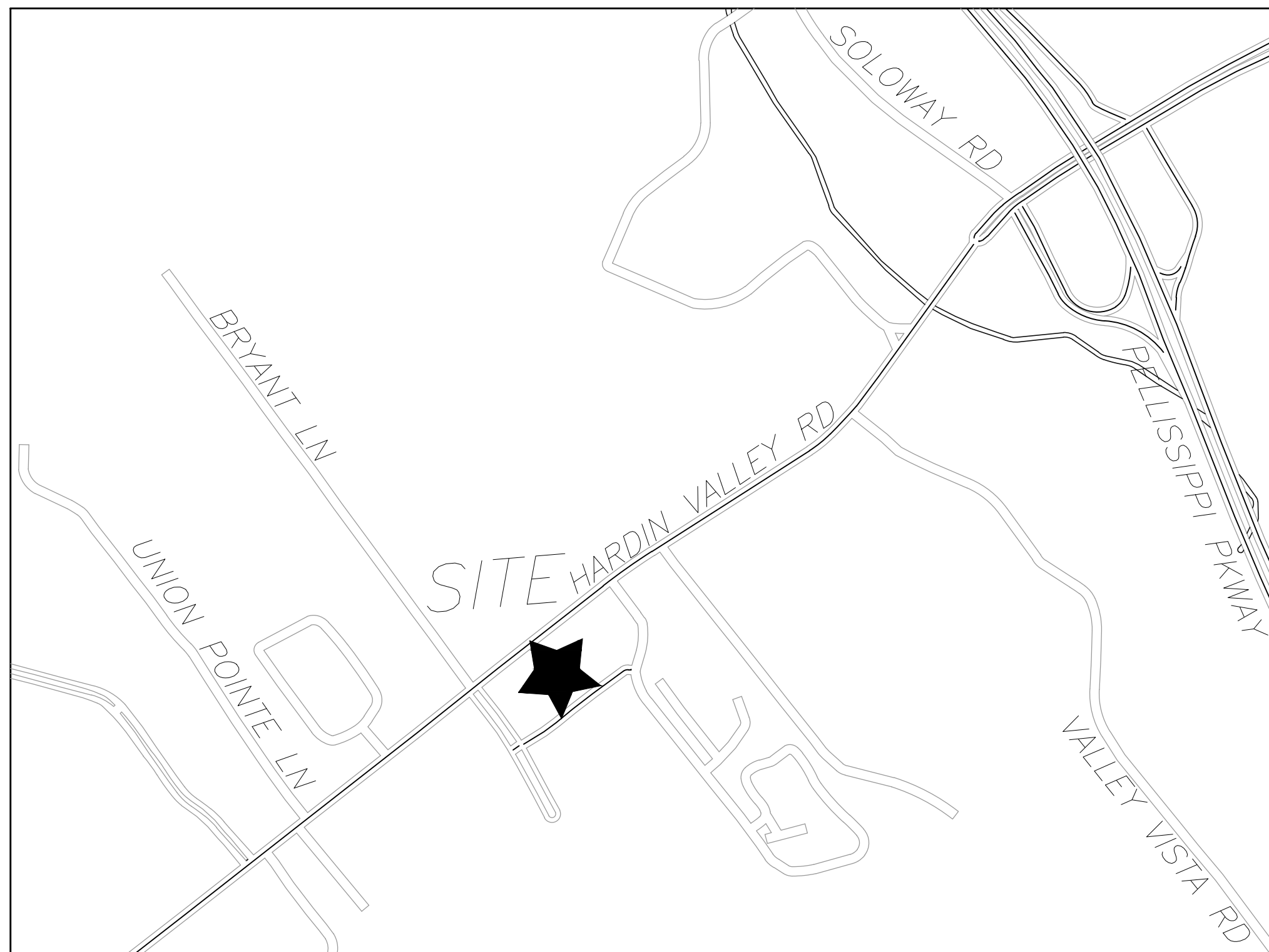


SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2412048

0 CORRIDOR PARK BOULEVARD

SITE ADDRESS: 0 CORRIDOR PARK BOULEVARD, KNOXVILLE, TENNESSEE 37932
CLT MAP 118, PARCELS 173.09, 173.12, 173.27



LOCATION MAP

OWNER / DEVELOPER:
GREEN RIVER HOLDINGS, LLC
405 MONTBROOK LN
KNOXVILLE, TN 37919
(865) 539-1112



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 201
FARRAGUT, TENNESSEE 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 LCUB
GAS	- AS DIRECTED BY KUB
WATER & SEWER	- AS DIRECTED BY FIRST UTILITY DISTRICT
TELEPHONE	- AS DIRECTED BY AT&T
CABLE	- AS DIRECTED BY COMCAST
SITE DEVELOPMENT	- KNOX COUNTY STANDARDS AND SPECIFICATIONS

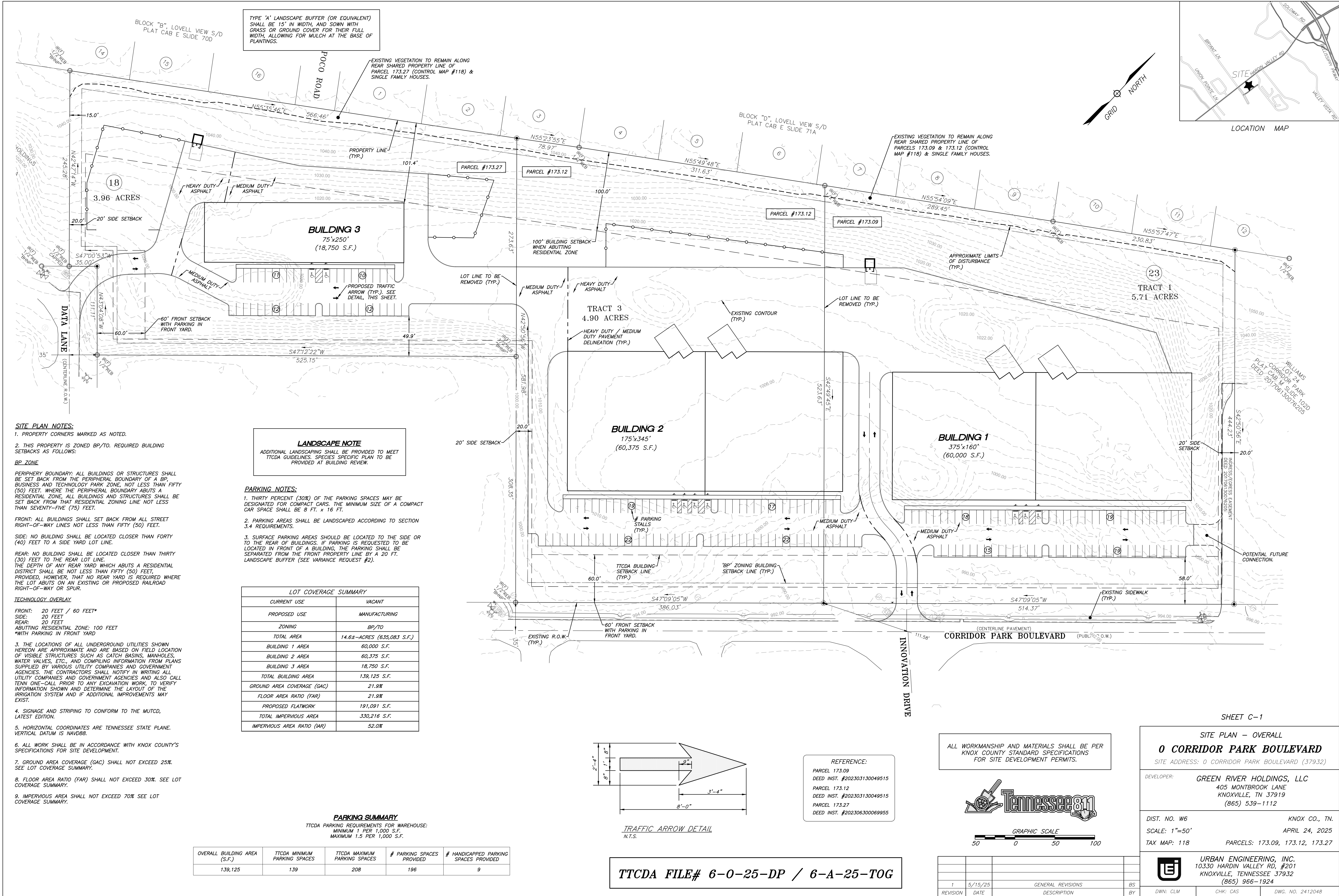
SHEET INDEX

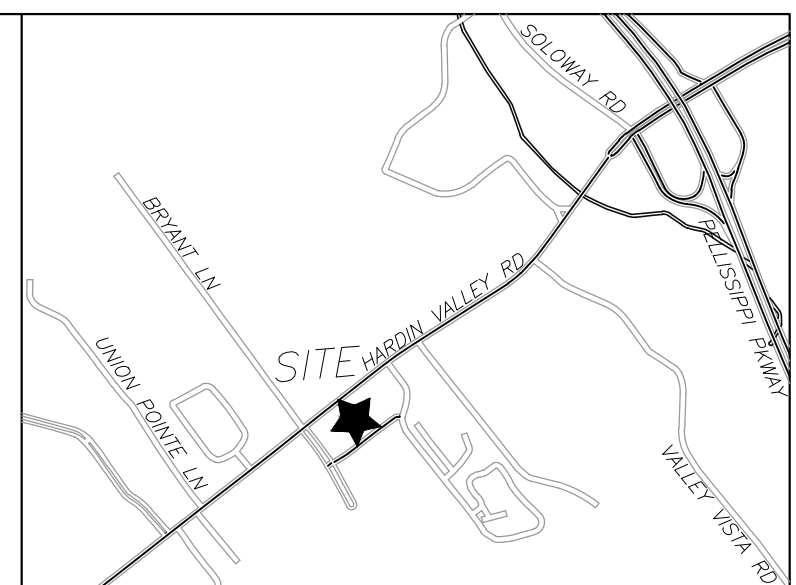
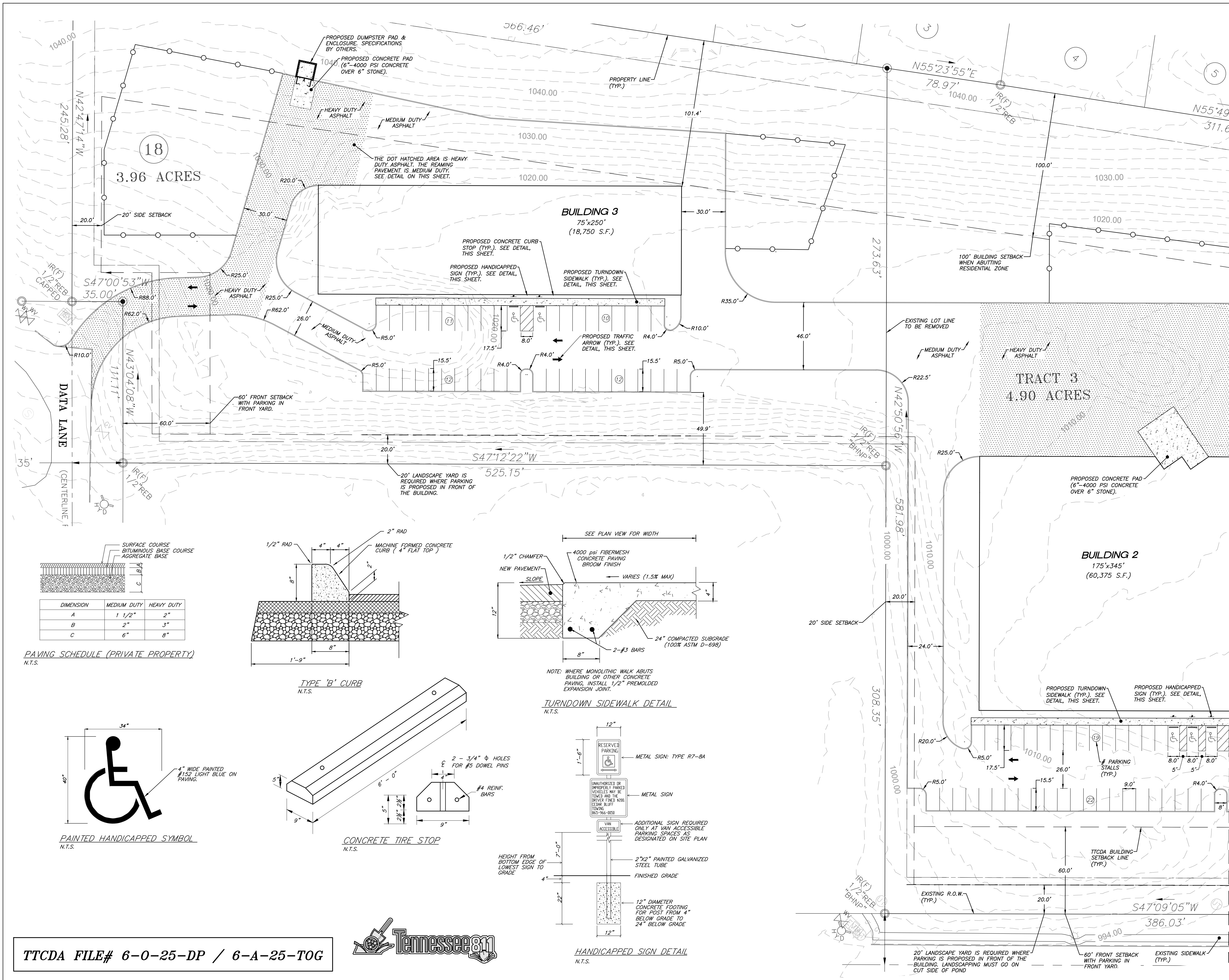
<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
OVERALL SITE PLAN	C-1
SITE PLAN	C-2 & C-3
PRELIMINARY GRADING PLAN	C-4
AASHTO WB-50 SITE INGRESS/EGRESS	C-5

TTCDA FILE# 6-0-25-DP / 6-A-25-TOG

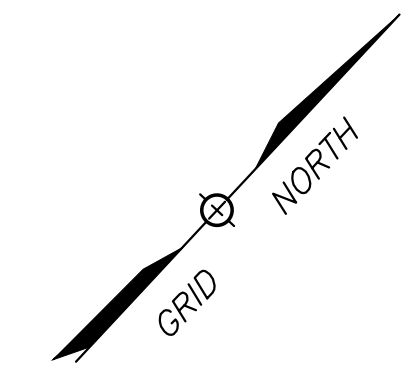
2	5/15/25	SUBMITTAL 2
1	4/24/25	SUBMITTAL 1
ISSUE NO.	DATE	DESCRIPTION

SHEET C-0 - 1 OF 6





GENERAL NOTE:
1. SEE SHEET C-1 FOR SITE PLAN NOTES, LOT COVERAGE SUMMARY, AND PARKING SUMMARY.



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REVISION	DATE	DESCRIPTION	BY
1	5/15/25	GENERAL REVISIONS	BS

REFERENCE:
PARCEL 173.09
DEED INST. #202303130049515
PARCEL 173.12
DEED INST. #202303130049515
PARCEL 173.27
DEED INST. #202306300069955



SHEET C-2

SITE PLAN
0 CORRIDOR PARK BOULEVARD

SITE ADDRESS: 0 CORRIDOR PARK BOULEVARD (37932)

DEVELOPER: GREEN RIVER HOLDINGS, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 539-1112

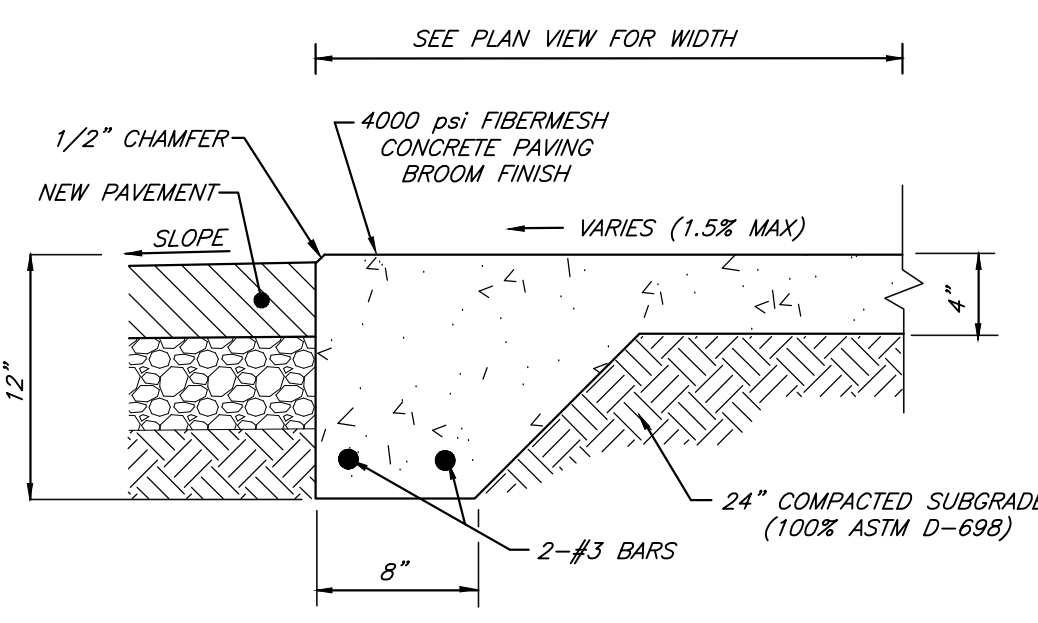
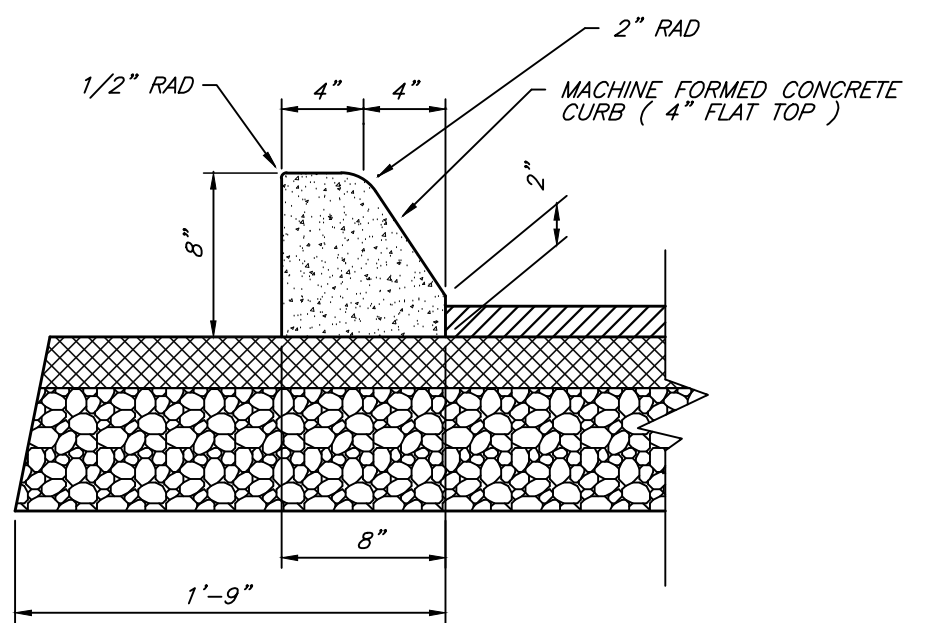
DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=30' APRIL 24, 2025
TAX MAP: 118 PARCELS: 173.09, 173.12, 173.27

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

DWN: BS CHK: CAS DWG. NO. 2412048

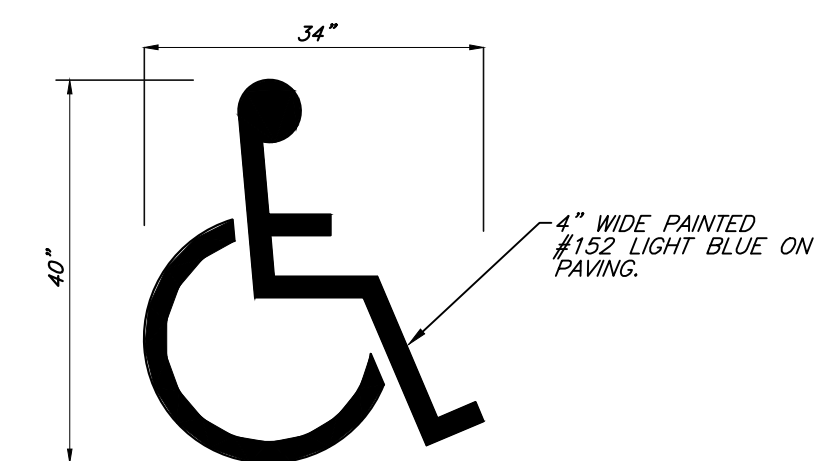
PAVING SCHEDULE (PRIVATE PROPERTY)
N.T.S.

DIMENSION	MEDIUM DUTY	HEAVY DUTY
A	1 1/2"	2"
B	2"	3"
C	6"	8"

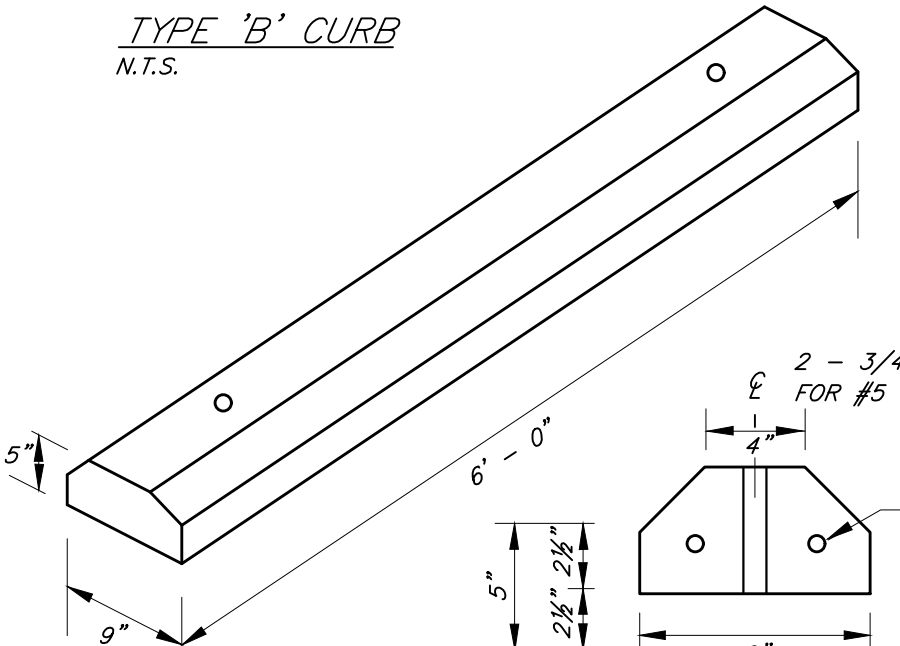


NOTE: WHERE MONOLITHIC WALK ABUTS BUILDING OR OTHER CONCRETE PAVING, INSTALL 1/2" PREMOLDED EXPANSION JOINT.

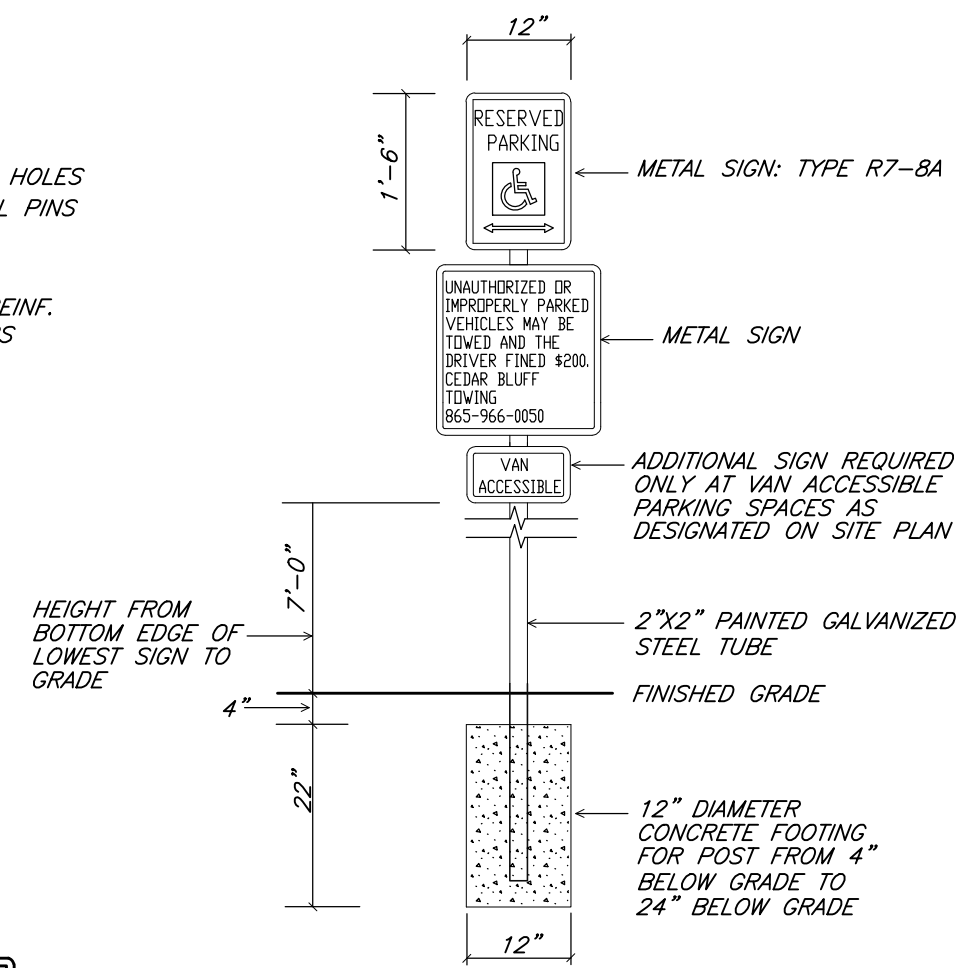
TURNDOWN SIDEWALK DETAIL
N.T.S.



PAINTED HANDICAPPED SYMBOL
N.T.S.



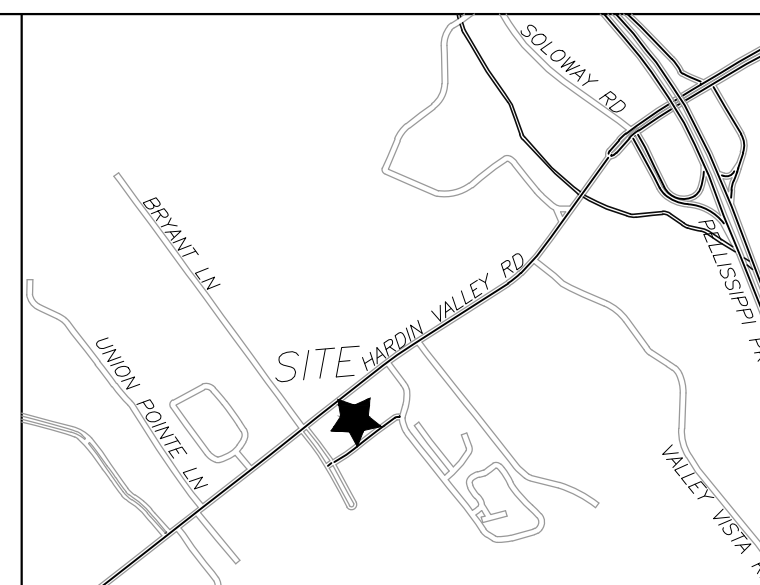
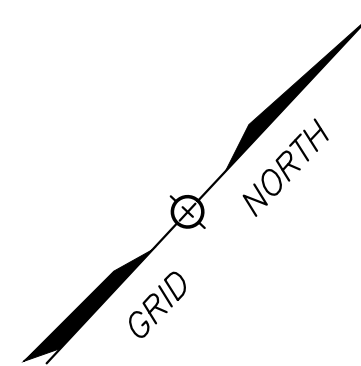
CONCRETE TIRE STOP
N.T.S.



HANDICAPPED SIGN DETAIL
N.T.S.

TTDA FILE# 6-0-25-DP / 6-A-25-TOG

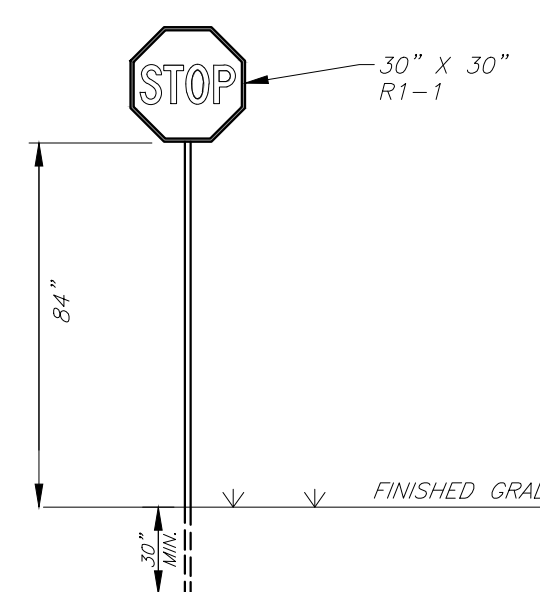




LOCATION MAP

GENERAL NOTE:

1. SEE SHEET C-1 FOR SITE PLAN NOTES, LOT COVERAGE SUMMARY, AND PARKING SUMMARY.



STOP SIGN DETAIL
N.T.S.

REFERENCE:

PARCEL 173.09
DEED INST. #202303130049515
PARCEL 173.12
DEED INST. #202303130049515
PARCEL 173.27
DEED INST. #202306300069955

ALL WORKMANSHIP AND MATERIALS SHALL BE PER
KNOX COUNTY STANDARD SPECIFICATIONS
FOR SITE DEVELOPMENT PERMITS.



SHEET C-3

SITE PLAN
0 CORRIDOR PARK BOULEVARD

SITE ADDRESS: 0 CORRIDOR PARK BOULEVARD (37932)

DEVELOPER: **GREEN RIVER HOLDINGS, LLC**
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 539-1112

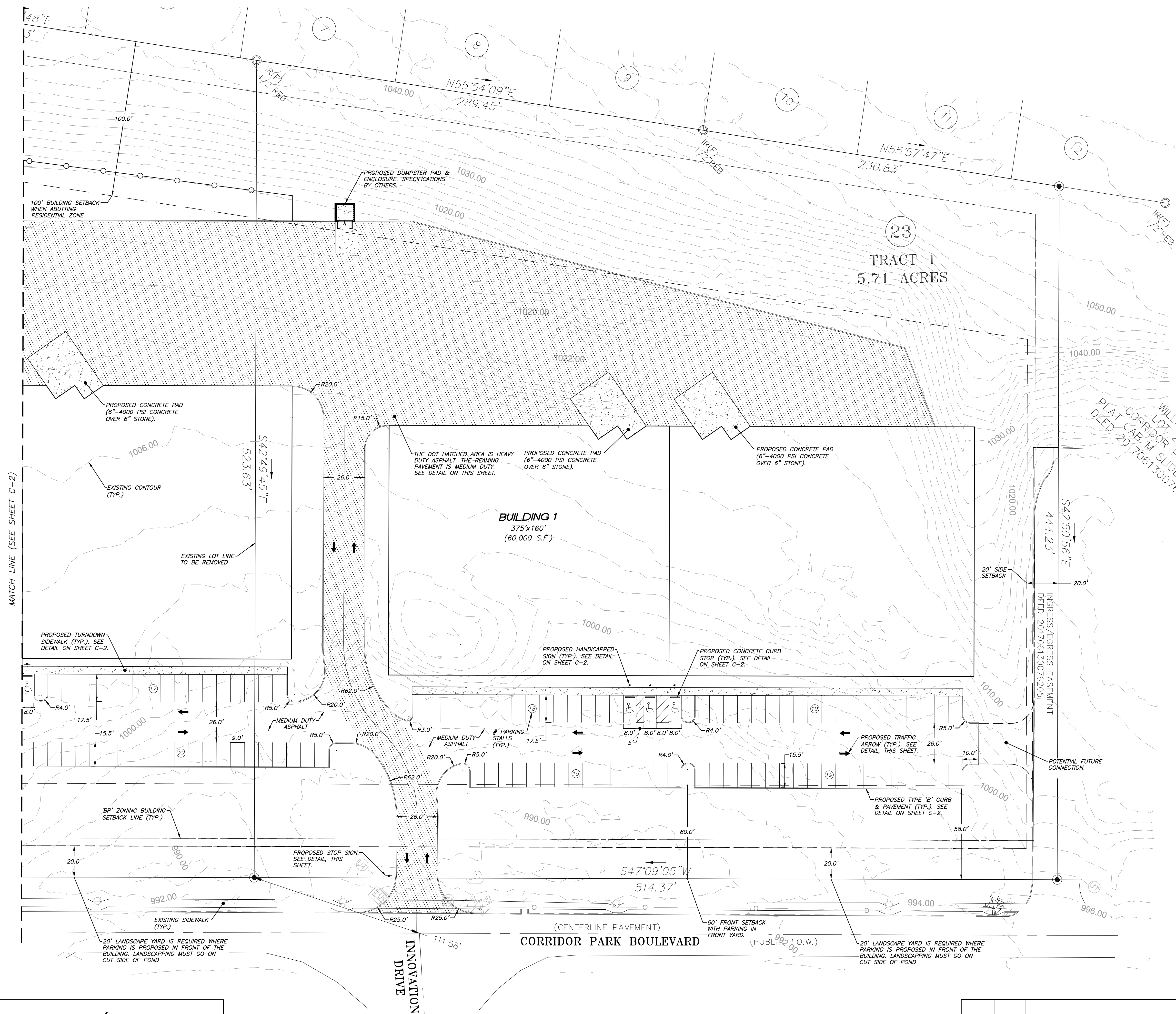
DIST. NO. W6 KNOX CO., TN.

SCALE: 1"=30' APRIL 24, 2025

TAX MAP: 118 PARCELS: 173.09, 173.12, 173.27

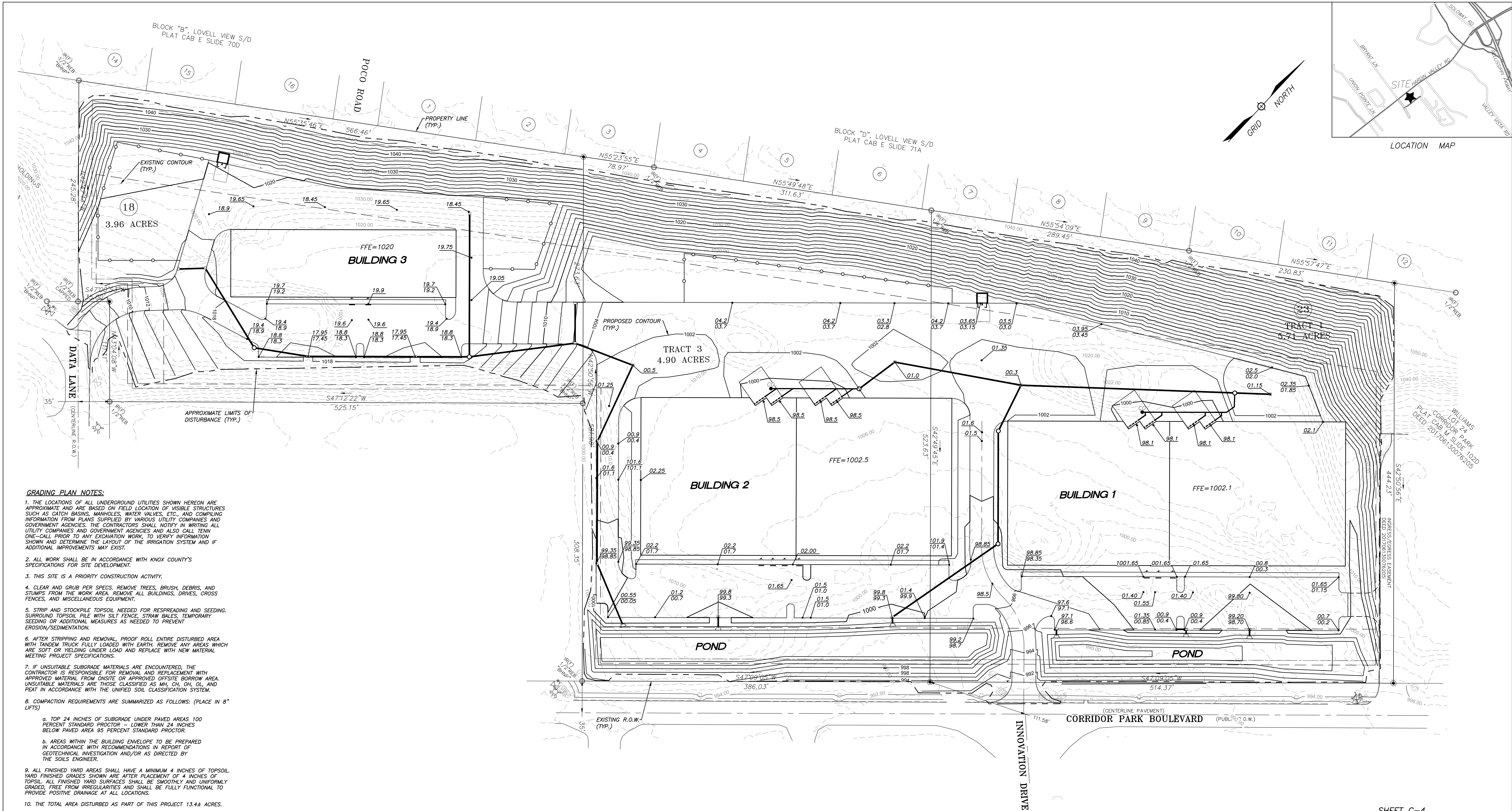
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS CHK: CAS DWG. NO. 241204B



TTCTDA FILE# 6-0-25-DP / 6-A-25-TOG

REVISION	DATE	DESCRIPTION	BY
1	5/15/25	GENERAL REVISIONS	BS



GRADING PLAN NOTES:

1. 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 COMPLYING 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.
2. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
4. CLEAR AND GRUB PER SPECS. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
5. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESPREADING AND SEEDING. SURROUND TOPSOIL PILE WITH SILT FENCE, STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
6. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEM TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
7. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM ONSITE OR APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
9. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT 13.4± ACRES.
11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSSED AREAS, PAVING WITHIN DRIVES AND FLATWORK.
12. IT IS THE RESPONSIBILITY OF THE OWNER TO ATTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
13. THE HORIZONTAL COORDINATES ARE NAD83. THE VERTICAL DATUM IS NAVD88.
14. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.

REFERENCE:
PARCEL 173.09
DEED INST. #202303130049515
PARCEL 173.12
DEED INST. #202303130049515
PARCEL 173.27
DEED INST. #202306300069955

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



REVISION	DATE	GENERAL REVISIONS DESCRIPTION	BS BY
1	5/15/25		

SHEET C-4

PRELIMINARY GRADING PLAN
0 CORRIDOR PARK BOULEVARD

SITE ADDRESS: 0 CORRIDOR PARK BOULEVARD (37932)

DEVELOPER: **GREEN RIVER HOLDINGS, LLC**
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 539-1112

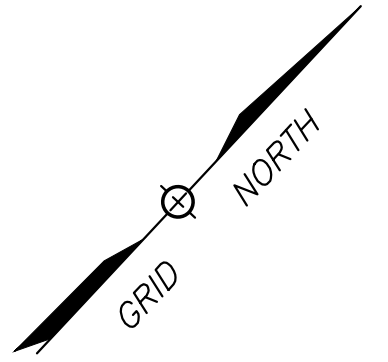
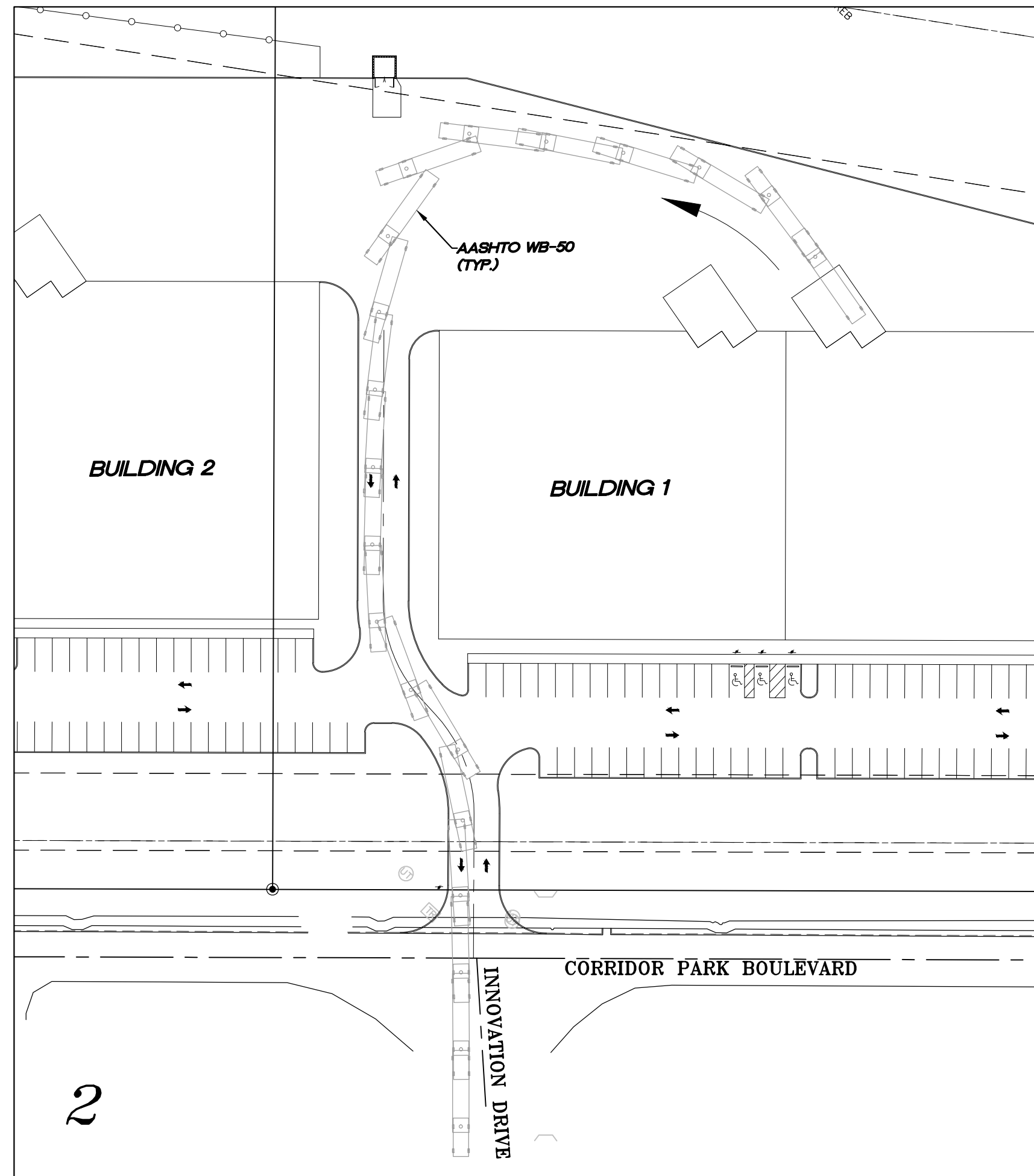
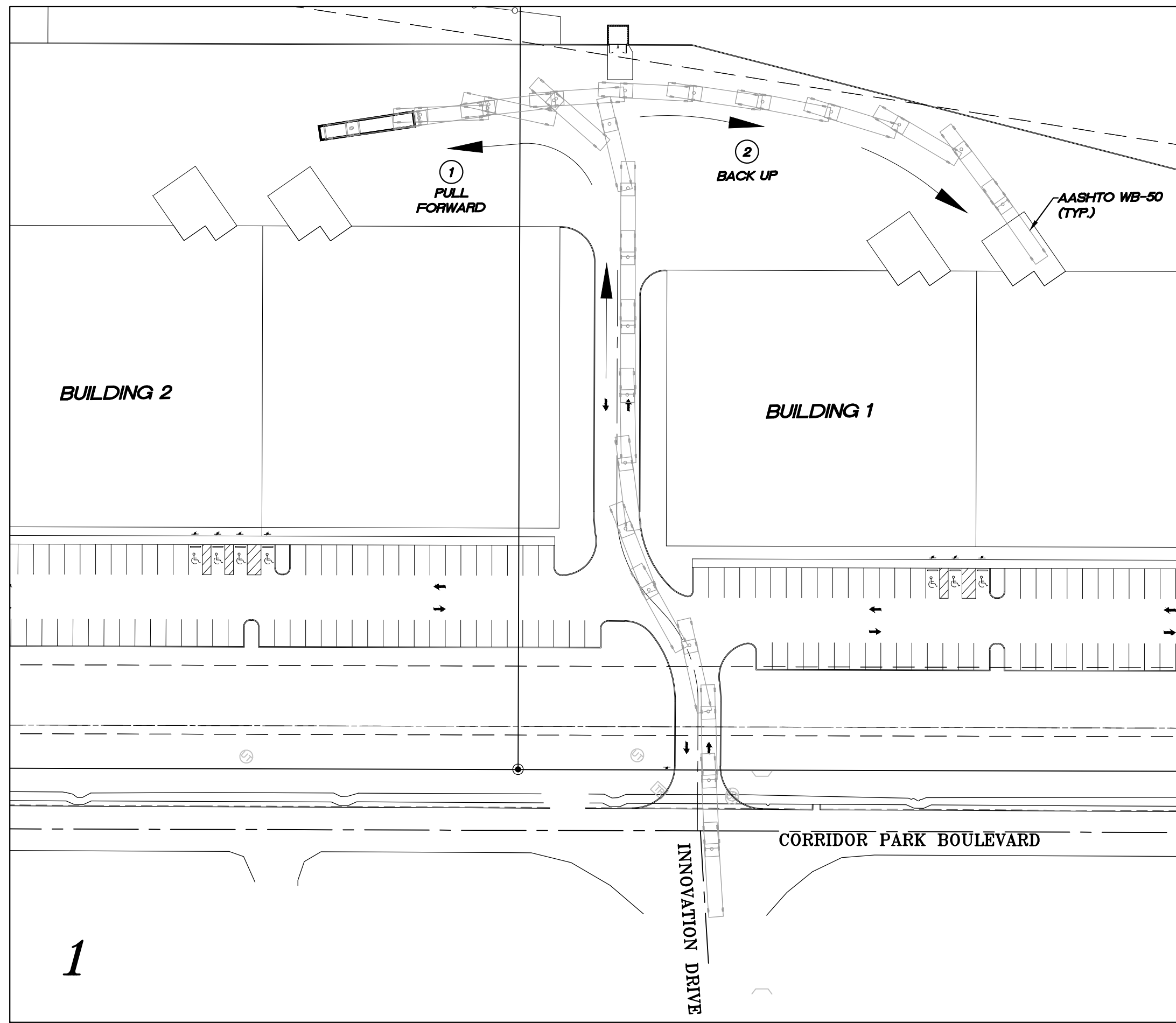
DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=50' APRIL 24, 2025
TAX MAP: 118 PARCELS: 173.09, 173.12, 173.27

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

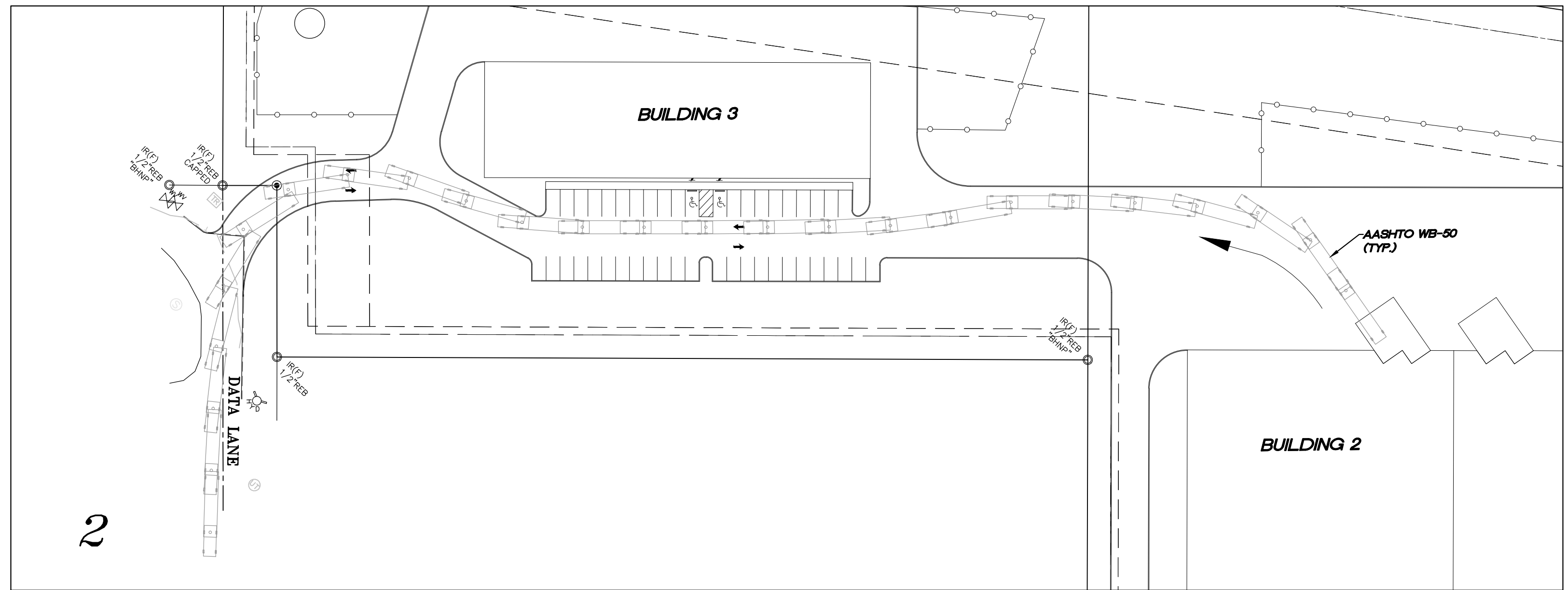
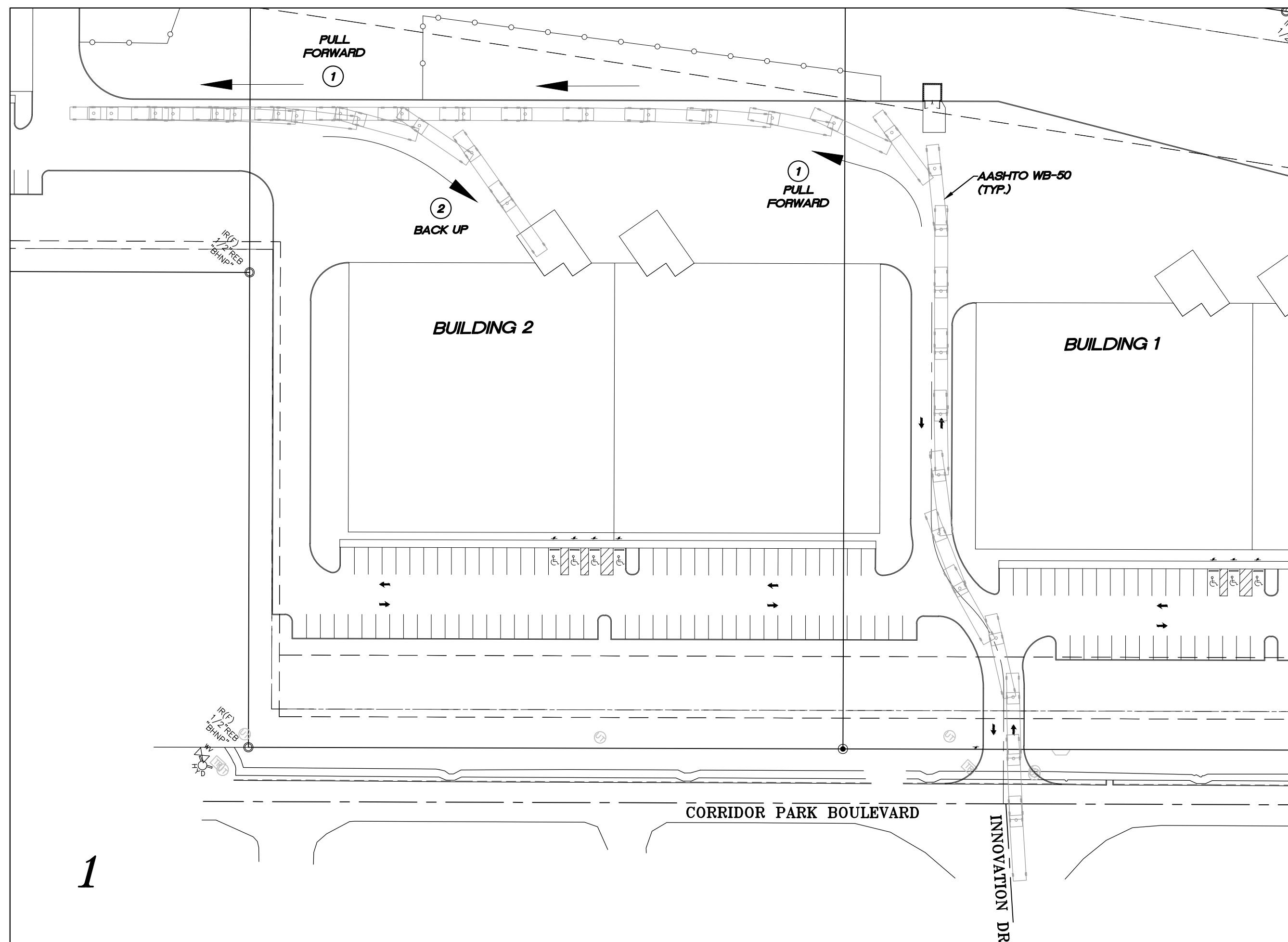
DWN: CLM CHK: CAS DWG. NO. 2412048

TTCDA FILE# 6-0-25-DP / 6-A-25-TOG





WB-50 SITE INGRESS/EGRESS: BUILDING 1
SCALE: 1"=60'



WB-50 SITE INGRESS/EGRESS: BUILDING 2
SCALE: 1"=60'

SHEET C-5

AASHTO WB-50 SITE INGRESS/EGRESS
0 CORRIDOR PARK BOULEVARD
SITE ADDRESS: 0 CORRIDOR PARK BOULEVARD (37932)

DEVELOPER: **GREEN RIVER HOLDINGS, LLC**
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 539-1112

DIST. NO. W6 KNOX CO., TN.
SCALE: 1"=60' APRIL 24, 2025
TAX MAP: 118 PARCELS: 173.09, 173.12, 173.27



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

DWN: CLM CHK: CAS DWG. NO. 2412048



REVISION	DATE	DESCRIPTION	BY
1	5/15/25	GENERAL REVISIONS	BS

TTCA FILE# 6-0-25-DP / 6-A-25-TOG