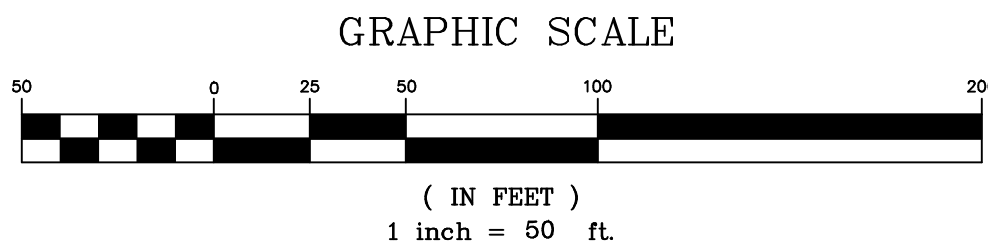


NOTE:

- ARCHITECTURE TO MATCH EXISTING.
- PROPOSED UNITS DO NOT HAVE GARAGES.
- ADDRESSES WERE ASSIGNED FOR 48 UNITS AT TIME OF ORIGINAL SUBMISSION.
- ALL STREET ASPHALT IS EXISTING.

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY & RIGHT OF WAY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: 20171017 0024220
- PLAT REFERENCE: 200410210033461
- PROPERTY ZONED: A (PR) <5 DU/AC
- PROPERTY SHOWN ON CLT 38 PARCEL 37
- TOTAL PROPOSED UNITS: 38 EXISTING (10) PROPOSED THIS APPLICATION
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
- A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.
- ACERAGE AT TIME OF ORIGINAL SUBMISSION (9.69 ACRES) ACERAGE AFTER ROW (0.23 AC) ( TAKING & FLOODWAY AREA (0.06 AC) =9.4 ACRES



8-G-20-UR  
Revised: 8/3/2020

OWNER / DEVELOPER  
TOWNHOMES AT BEAVERBROOK LLC  
PO BOX 71233  
KNOXVILLE, TN. 37938

USE ON REVIEW - PHASE 2

BEAVERBROOK TOWNHOMES

SCALE: 1"= 60'    APPROVED BY: REL    DRAWN BY: RELjr.

DATE: 12-29-2019    LAST REVISION DATE: 08-03-2020

RIPPLE CREEK WAY  
DISTRICT 6 \* KNOX COUNTY \* TENNESSEE

TAX MAP 038, PARCELS 37

DRAWING NO.:  
5833

LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS

10816 KINGSTON PIKE    PH: (865) 671-0183  
KNOXVILLE, TENNESSEE 37934    FAX: (865) 671-0213

Prior to grading, contractor shall strip site of all vegetation and topsoil in areas of grading operation. Areas of soft or unsuitable materials shall be removed at the direction of the soils engineer.

Silt fence shall be placed preceding all culvert inlets or other drains and ditches before the runoff exits the project or enters a swale and at other locations designated by the engineer.

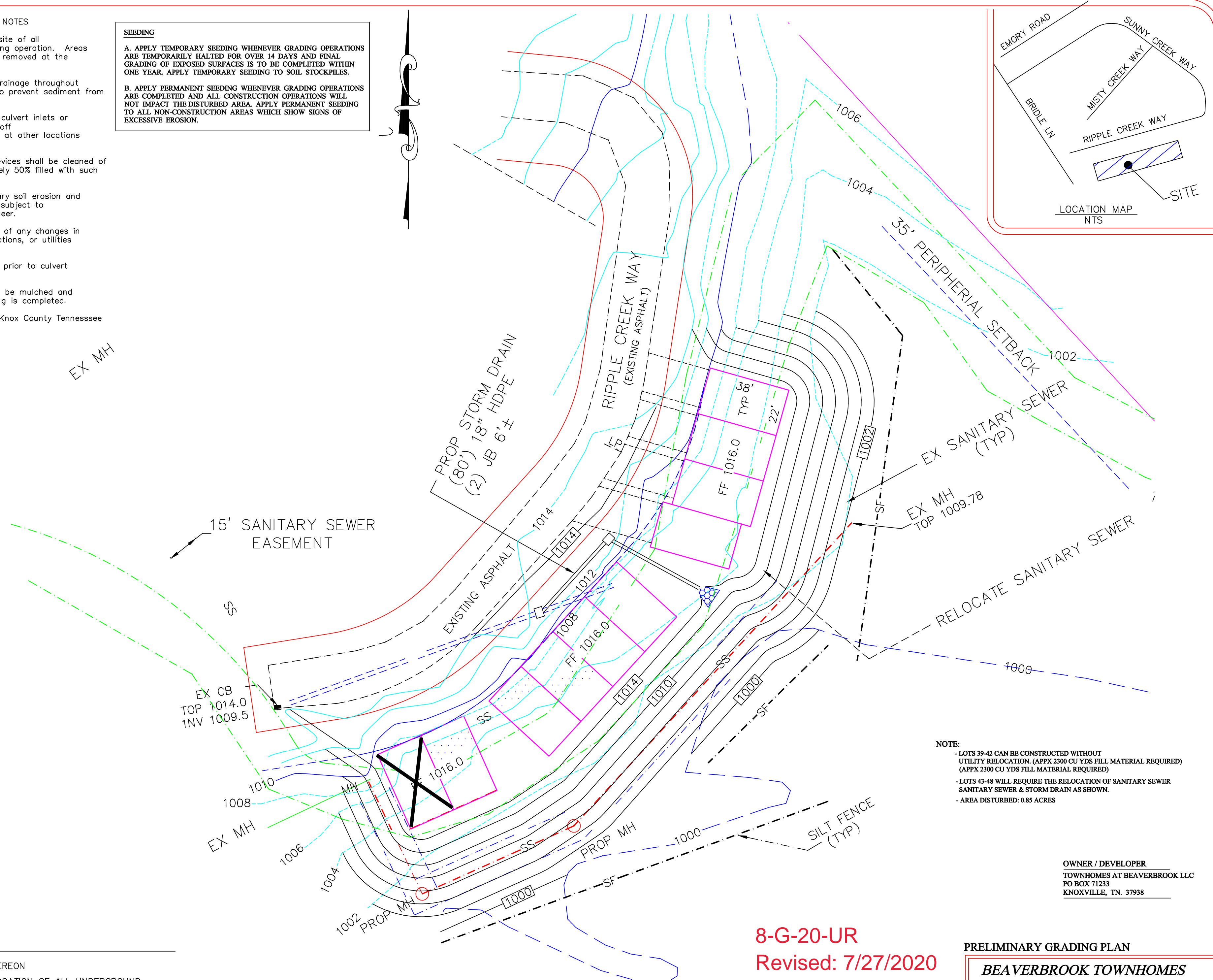
The contractor shall notify the engineer of any changes in existing topographic features, spot elevations, or utilities shown on survey.

All graded areas including slopes are to be mulched and seeded as soon as possible after grading is completed.

## SEEDING

A. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.

B. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.



1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY & RIGHT OF WAY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES.
4. DEED REFERENCE: 20171017 0024220
5. PLAT REFERENCE: 200410210033461
6. PROPERTY ZONED: A (PR) PENDING
7. PROPERTY SHOWN ON CLT 38 PARCEL 37

( IN FEET )

1 inch = 30 ft.

8-G-20-UR  
Revised: 7/27/2020

**LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS**

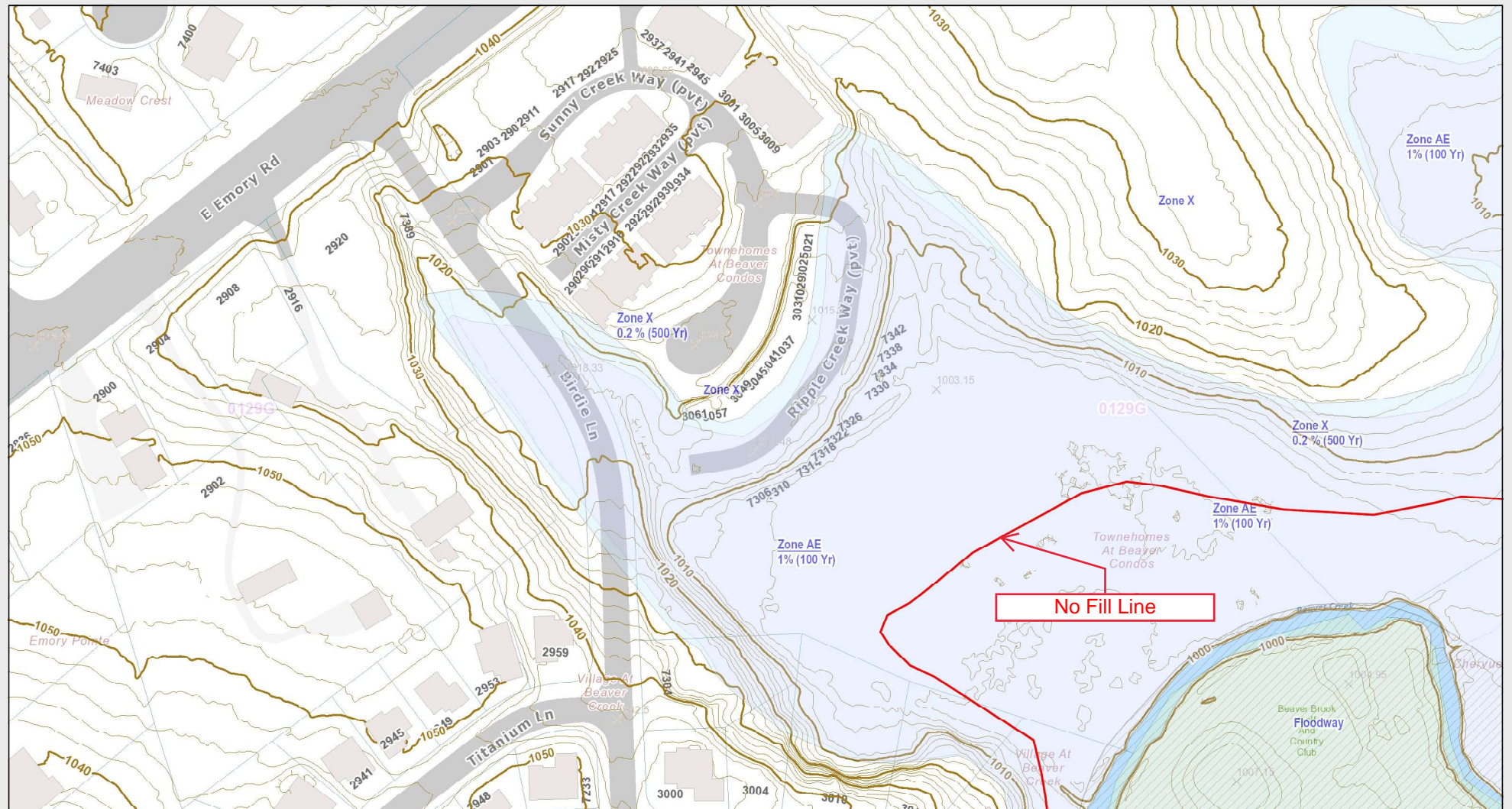
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**BEAVERBROOK TOWNHOMES**

SCALE: 1"= 30'	APPROVED BY: REL	DRAWN BY: RELjr.
DATE: 12-15-2019	LAST REVISION DATE:	
RIPPLE CREEK WAY DISTRICT 6 * KNOX COUNTY * TENNESSEE		
TAX MAP 038, PARCELS 37		DRAWING NO.: 5833

8-G-20-UR  
7/30/2020



Title  
Subtitle  
Notes

0 50 100 200  
Feet

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