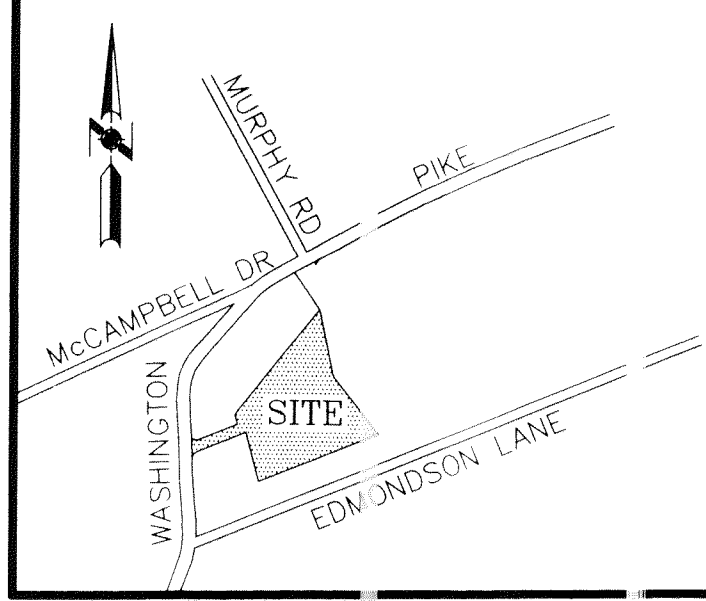


VARIANCES:

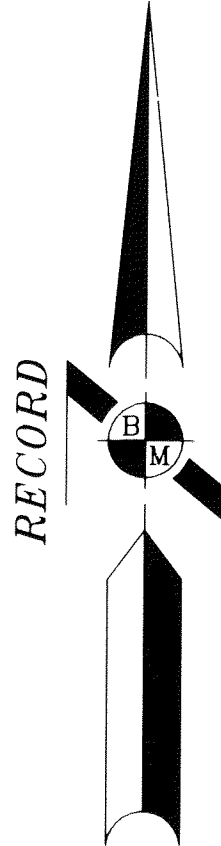
- 1) VARIANCE TO REDUCE FRONT SETBACK FROM 20' TO 3' FOR ALL UNITS IN PROPOSED WASHINGTON STATION WAS APPROVED BY KNOX COUNTY BOARD OF ZONING APPEALS ON 24 JUNE 2009.
- 2) VARIANCE TO REDUCE THE RADIUS FOR TRESTLE WAY RIGHT-OF-WAY AT THE INTERSECTION WITH WASHINGTON PIKE FROM 25' TO 11.8'.
- 3) VARIANCE TO REDUCE THE RADIUS FOR TRESTLE WAY RIGHT-OF-WAY AT THE CENTERLINE STATION 6+00 FROM 100' TO 50'.
- 4) VARIANCE TO REDUCE THE RADIUS FOR TRESTLE WAY AT THE CENTERLINE OF ASPHALT STATION 6+00 FROM 100' TO 50'.
- 5) VARIANCE TO REDUCE THE K-VALUE FOR TRESTLE WAY AT THE CENTERLINE STATION 1+12.64 FROM 25' TO 15'.
- 6) VARIANCE TO REDUCE THE K-VALUE FOR TRESTLE WAY AT THE CENTERLINE STATION 2+87.06 FROM 25' TO 15'.
- 7) VARIANCE TO REDUCE THE K-VALUE FOR TRESTLE WAY AT THE CENTERLINE STATION 8+32.12 FROM 25' TO 15'.
- 8) VARIANCE TO REDUCE THE K-VALUE FOR PULLMAN WAY AT THE CENTERLINE STATION 1+23.17 FROM 25' TO 20'.
- 9) VARIANCE TO REDUCE THE K-VALUE FOR PULLMAN WAY AT THE CENTERLINE STATION 2+51.17 FROM 25' TO 15'.
- 10) VARIANCE TO REDUCE THE BASE STONE REQUIREMENT FOR LOCAL STREETS FROM 8" TO 4.5".

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	11.97	S 34°44'45" W
L2	42.91	N 21°39'58" W
L3	50.59	N 34°44'31" E
L4	110.39	N 34°44'48" E
L5	13.55	S 34°44'45" W
L6	9.07	S 66°39'14" W
L7	13.74	N 58°29'55" W

BOUNDARY CURVE TABLE			
CURVE	RADIUS	CHORD DIRECTION	CHORD
C1	54.11	N 19°33'05" W	54.08
C2	25.00	S 89°27'43" E	22.10
C3	25.00	S 69°47'43" E	36.48
C4	120.00	S 65°29'19" W	8.92
C5	25.00	N 54°22'32" E	11.45
C6	25.00	N 15°31'19" E	21.61
C7	120.00	S 00°22'53" E	1.81
C8	120.00	S 37°04'03" E	36.89
C9	120.00	S 12°37'23" W	17.42
C10	220.00	S 19°34'48" W	21.45
C11	220.00	S 27°15'43" W	37.49
C12	220.00	S 33°26'52" W	9.97
C13	75.00	N 19°44'09" E	38.85
C14	75.00	N 02°35'07" E	5.60
C15	40.00	S 55°15'15" W	66.09
C16	75.00	S 51°53'47" W	44.23
C17	25.00	S 14°10'10" W	17.57
C18	25.00	S 25°51'19" E	16.65
C19	70.00	N 34°19'29" W	26.66
C20	70.00	N 09°05'36" W	34.47
C21	70.00	N 18°19'49" E	31.90
C22	70.00	N 44°40'32" E	31.91
C23	70.00	N 59°10'13" E	3.23
C24	170.00	N 66°39'54" E	36.57
C25	170.00	N 74°43'11" E	11.16
C26	170.00	N 80°50'03" E	25.10
C27	80.00	S 78°53'18" W	17.22
C28	80.00	S 68°02'01" W	13.04
C29	11.80	S 20°12'17" W	16.14
C30	25.00	S 26°52'03" E	14.43
C31	80.00	S 13°59'00" E	13.59
C32	80.00	S 05°13'22" E	13.57
C33	180.00	S 25°45'55" W	23.85
C34	25.00	S 84°43'16" W	56.19
C35	30.00	N 37°43'50" W	7.90
C36	30.00	N 15°09'50" E	42.67
C37	130.00	N 71°42'32" E	50.58
C38	130.00	N 83°59'49" E	4.86
C39	25.00	S 69°17'22" E	21.64



UNDERGROUND ELECTRICAL.....KNOXVILLE UTILITY BOARD
SANITARY SEWERS.....KNOXVILLE UTILITY BOARD
NATURAL GAS.....KNOXVILLE UTILITY BOARD
SANITARY WATER.....NORTHEAST KNOX UTILITY DISTRICT
UNDERGROUND TELEPHONE.....AT&T
STORM SEWERS.....KNOX COUNTY



NOTES:

1. PROPERTIES ARE SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS, CONDITIONS, PLANNING COMMISSION ORDINANCES, RIGHT-OF-WAYS, AND ALL EASEMENTS, IF ANY, AFFECTING SAME.
2. PROPERTIES BOUNDARIES SHOWN REPRESENT INSTRUMENTS OF RECORD FOUND IN INSTRUMENT #200610100337948, INSTRUMENT #200905040070597, AND INSTRUMENT #20070710044841, ALL OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
3. 15' SANITARY SEWER EASEMENTS ALONG ALL SANITARY SEWER LINES. LIMITS OF EASEMENTS TO LIE 7.5' EACH SIDE OF SEWER LINE AS INSTALLED.
4. 10' UTILITY AND DRAINAGE EASEMENTS OF 10 FEET INSIDE ALL BOUNDARY LINES AND RIGHT-OF-WAY LINES.
5. ALL ROADS WITHIN THE DEVELOPMENT ARE 40' JOIN PERMANENT EASEMENTS, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND SHALL BE BUILT PER KNOX COUNTY STANDARDS AND SPECIFICATIONS.
6. TOPOGRAPHIC INFORMATION FOR DETENTION BASINS PROVIDED BY BENCHMARK ASSOCIATES, INC. TOPOGRAPHIC INFORMATION FOR ALL OTHER AREAS WAS TAKEN FROM DESIGN PLANS PROVIDED BY FULGHUM, MACINDOE & ASSOCIATES.
7. THIS PROPERTY IS NOT IN A DESIGNATED FLOOD ZONE AS SHOWN ON 1:000 INSURANCE MAP FOR KNOX COUNTY, FEMA PANEL 475433 0085 B AND 475433 0090 B, LAST REVISED ON 16 MAY 1983.
8. ALL TELEPHONE, ELECTRICAL, AND CABLE SYSTEMS SHALL BE PLACED UNDERGROUND UNLESS THIS IS NOT ECONOMICALLY FEASIBLE IN THE JUDGMENT OF THE UTILITY COMPANY INVOLVED.
9. TRASH COLLECTION SHALL BE BY INDIVIDUAL CONTAINERS FURNISHED BY WASTE DISPOSAL SERVICE TO EACH HOME.
10. DEVELOPER SHALL PROVIDE IN THE COVENANTS AND RESTRICTIONS A CAUSE TO PROHIBIT THE STORAGE OF RECREATIONAL VEHICLES ON SITE.
11. COMMON AREAS AND INTERNAL ROADS SHALL BE MAINTAINED BY ESTABLISHMENT OF A HOME OWNERS ASSOCIATION WITH A BUDGET SUFFICIENT TO MAINTAIN AND REPLACE SUCH IMPROVEMENTS.
12. CONCRETE PATIOS FOR UNITS NOT TO EXTEND INTO SETBACK AREAS IN EXCESS OF 12 FEET.
13. SEE SHEET CP-3.0 FOR LANDSCAPE DESIGN.
14. EXISTING VEGETATION ALONG PROPERTY LINES TO REMAIN AND SERVE AS BUFFER ZONES, EXCEPT WHERE UTILITIES AND STORMWATER MEASURES ARE INSTALLED, OR WHERE GRADING REQUIRES THE REMOVAL OF SAID VEGETATION.
15. ALL UNITS TO HAVE ACCESS TO INTERNAL DRIVES ONLY.
16. CULVERTS TO BE SIZED TO CARRY A 100-YEAR STORM EVENT. ALL LOCAL AND STATE PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
17. RECORD NORTH REFERENCES PLAT OF RECORD REFERENCED AS INSTRUMENT # 200605160095897.
18. PRIOR TO ISSUANCE OF BUILDING PERMITS A PLAT MUST BE RECORDED, CREATING ONE LOT FOR THE CONDOMINIUM REGIME.
19. TYPICAL DRIVEWAYS TO BE A MINIMUM OF 12 FEET IN LENGTH, AND 10 FEET WIDE FOR ONE CAR GARAGES AND 16 FEET WIDE FOR TWO CAR GARAGES.
20. THE PAVEMENT WIDTH FOR ALL INTERNAL ROADS IS TO BE 22 FEET.
21. THE ACCESS EASEMENT FOR DETENTION BASIN #2 IS 20' WIDE, EXCEPT IN THE VICINITY OF THE BUILDING, AS SHOWN HEREON ON LOT 6, SAID EASEMENT DOES NOT EXTEND INTO SAID BUILDING.
22. PROPOSED ACCESS ROAD SHOWN HEREON TO BE INSTALLED UPON COMPLETION OF MURPHY ROAD EXTENSION AND AN EXISTING PAVED ROAD SHOWN HEREON TO BE REMOVED UPON COMPLETION OF PROJECT.
23. INFORMATION FOR MURPHY ROAD EXTENSION WAS TAKEN FROM DESIGN PLANS PREPARED BY BATSON, HIMES, NORVELL & POE, DATED 16 JULY 2008.

PROPERTIES INFORMATION

8th CIVIL DISTRICT OF KNOX COUNTY
CLT MAP 49L, GROUP "A" PARCEL 014.00
DEED INSTRUMENT #200611010037948
MAP INSTRUMENT #200605160095897

OWNER:
FAIRFAX DEVELOPMENT, INC
3390 DOZER LANE
KNOXVILLE, TN 37920

8th CIVIL DISTRICT OF KNOX COUNTY
CLT MAP 49L, GROUP "A" PARCEL 014.00 C
DEED INSTRUMENT #200905040070597
MAP INSTRUMENT #200605160095897

OWNER:
JAMES H. RIDINGS, UNMARRIED AND
SANDRA D. WOMBLE AND HUSBAND,
OLIN ROGER WOMBLE
5809 TRESTLE WAY
KNOXVILLE, TN 37918

Certification of Concept Plan

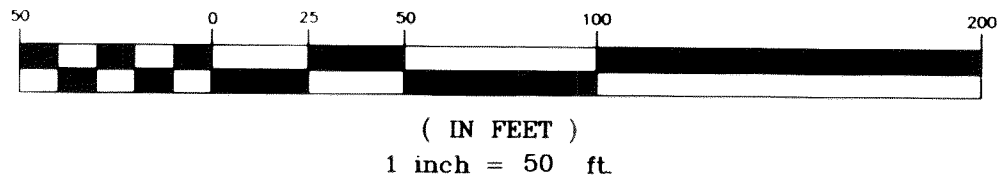
I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, reports, and statements conform to all applicable provisions of the Tennessee/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission.

Benjamin J. Moorman 29 JUNE 2009
Benchmark Associates, Inc. Benjamin J. Moorman R.L.S. No. 1501

LEGEND:

- PROPOSED DETENTION
- EXISTING BUILDINGS
- CENTERLINE OF RIGHT-OF-WAY
- CENTERLINE OF ASPHALT

GRAPHIC SCALE



SITE PLAN
FOR USE ON REVIEW
WASHINGTON
STATION
7.60 ± ACRES ZONED PRI-5 DU/AC
(37 UNITS 4.87 UNITS/ACRE)

DEVELOPED BY
FAIRFAX DEVELOPMENT, INC
3390 DOZER LANE
KNOXVILLE, TN 37920
(865) 579-4666

REVISED
7-29-09

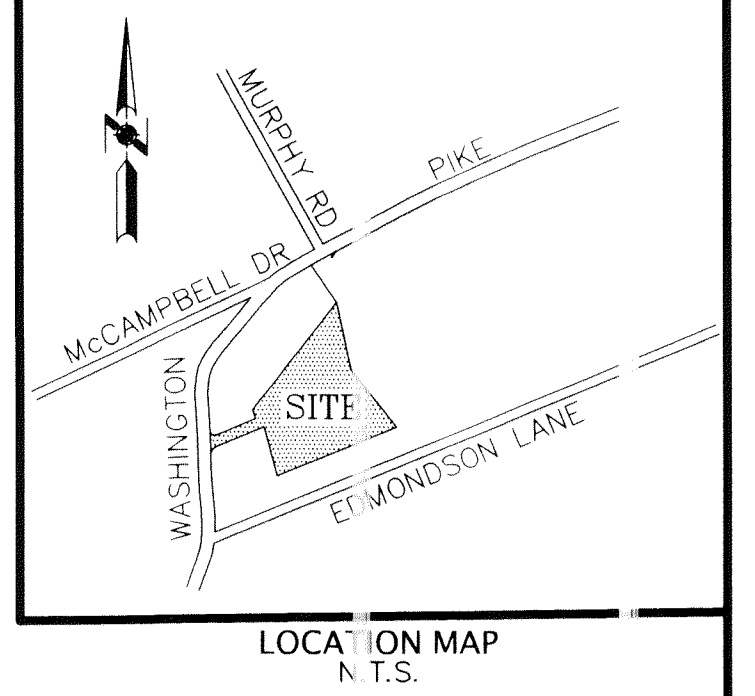
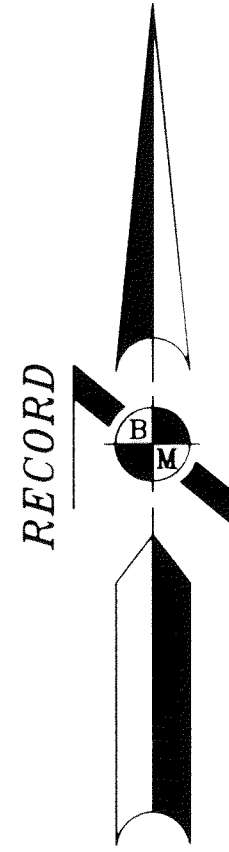
WASHINGTON STATION
5828 TRESTLE WAY
KNOXVILLE, TENNESSEE 37918
for
FAIRFAX DEVELOPMENT, INC

DATE: 29 JUNE 2009
SCALE: 1" = 50'
DRAWN BY: BVL
FILE NAME: 09080-53
BM PROJECT NO.: 09080

SITE PLAN FOR
USE ON REVIEW

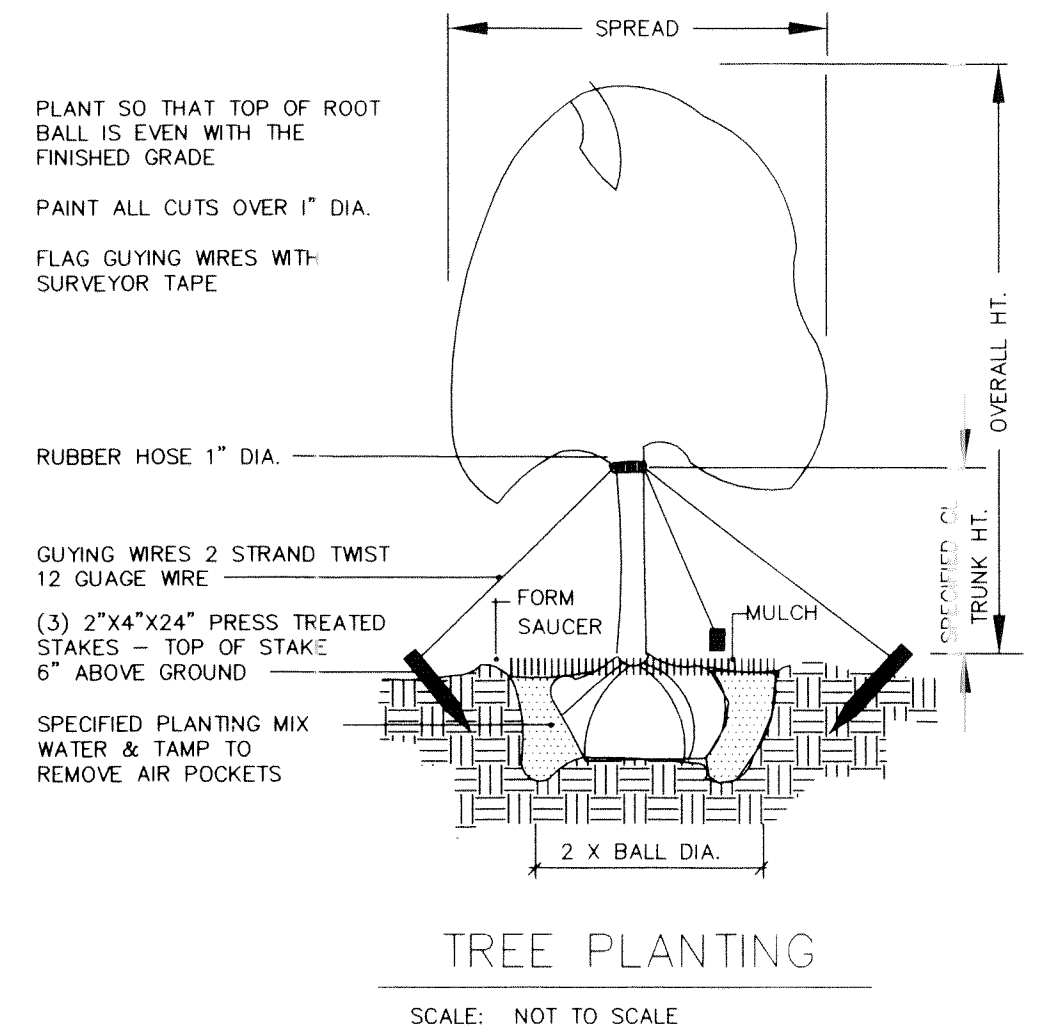
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BENCHMARK ASSOCIATES, INC.
Land Planners & Land Surveyors
10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-0090
Facsimile (865) 692-0091



NOTES:

- 1) PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY W/ THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE ASSOCIATION OF NURSERYMEN.
- 2) PROVIDE 3" DEEP LAYER OF NEWLY SHREDDED HARDWOOD BARK MULCH AT ALL PLANTER BEDS.
- 3) REMOVE ALL STRINGS AND TIES FROM TREES AND SHRUBS.
- 4) REMOVE UPPER 1/3 OF BURLAP FROM ALL PLANT BALLS, DO NOT PIERCE TREE BALLS WITH SUPPORT STAKES.
- 5) FERTILIZE ALL PLANTS WITH 16-16-16 FERTILIZER AT THE RATE OF: 3 LBS. PER TREE AND 3 LBS. PER 100 S.F. OF SHRUB BED.
- 6) SEE EROSION CONTROL PLAN FOR TEMPORARY AND PERMANENT SEEDING NOTES.
ALTERNATELY, DEVELOPER MAY INSTALL SOD WHICH IS CLEAN, STRONG ROOTED, UNIFORMLY SIZED STRIPS OF 2 YEAR OLD SOD, MACHINE STRIPPED NOT MORE THAN 72 HOURS PRIOR TO LAYING. LAY SOD STRIPS WITH TIGHT JOINTS, ROLL OR TAMP LIGHTLY, AND WATER THOROUGHLY.
- 7) ALL COMMON AREAS AND LOTS SHALL RECEIVE SEEDED TURF AND STRAW COVER EXCEPT UNDER BUILDINGS, ROADS, SIDEWALKS, PLANTING BEDS AND AREAS DESIGNATED TO BE SODDED.
- 8) DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.
- 9) UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING PLANTING WORK.
- 10) ACTUAL AS-BUILT SITE CONDITIONS MAY VARY FROM THIS PLAN. PLANT AND MATERIAL QUANTITIES AS SHOWN ON THE PLAN ARE FOR UNIFORM COMPARISON AND ESTIMATE PURPOSE ONLY. NOTIFY ARCHITECT OF ALL SITE CONDITIONS WHICH WILL AFFECT PLANT QUANTITIES REQUIRED AND/OR THEIR LOCATIONS.
- 11) SPECIFIED PLANTING MIX: THREE PARTS TOPSOIL, FERTILIZER (SEE NOTE ABOVE) AND ONE PART PEAT MOSS.
- 12) SHRUBS SELECTED FROM THE PLANTING SCHEDULE, LISTED HEREON, ARE TO BE PLACED AROUND BUILDINGS, WITHIN ISLANDS AND ALONG WALKWAYS BY THE LANDSCAPE SUBCONTRACTOR. SAID SUBCONTRACTOR IS REQUIRED TO SUBMIT PLANS AND PROPOSALS FOR THE DEVELOPERS REVIEW AND APPROVAL. SAID PLANS MUST BE PREPARED IN ACCORDANCE WITH THE CITY OF STATESVILLE'S SPECIFICATIONS FOR PLANTING AROUND BUILDINGS.
- 13) EXISTING VEGETATION ALONG PERIMETER BOUNDARIES IS TO REMAIN IN PLACE AND UNDISTURBED, EXCEPTING WHERE UTILITY CONSTRUCTION MUST TAKE PLACE.



TREE PLANTING

SCALE: NOT TO SCALE

PRELIMINARY LANDSCAPING PLAN FOR USE ON REVIEW

WASHINGTON STATION

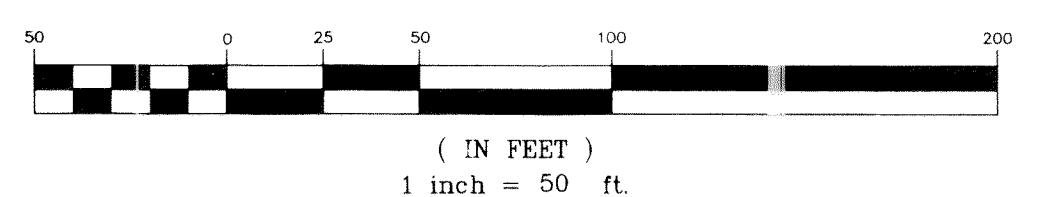
7.60 ± ACRES ZONED PR1- 5 DU/AC
(37 UNITS 4.87 UNITS/ACRE)

DEVELOPED BY
FAIRFAX DEVELOPMENT, INC

3390 DOZER LANE
KNOXVILLE, TN 37920
(865) 579-4666

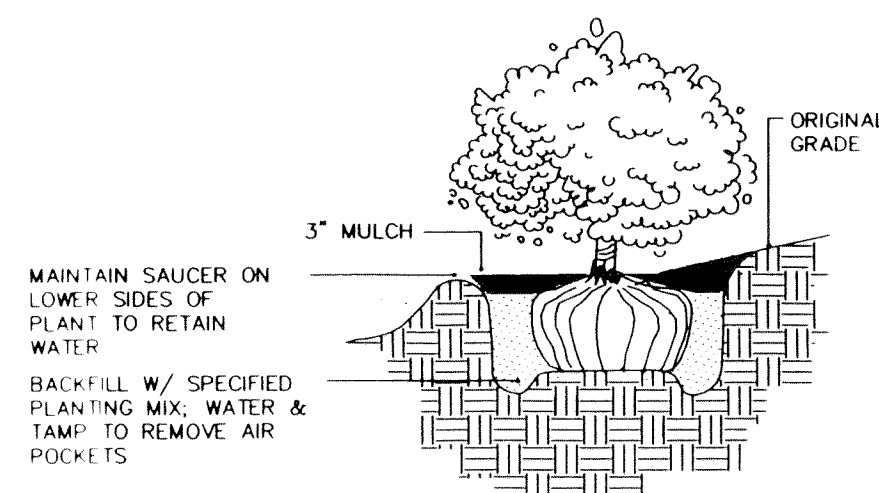
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GRAPHIC SCALE



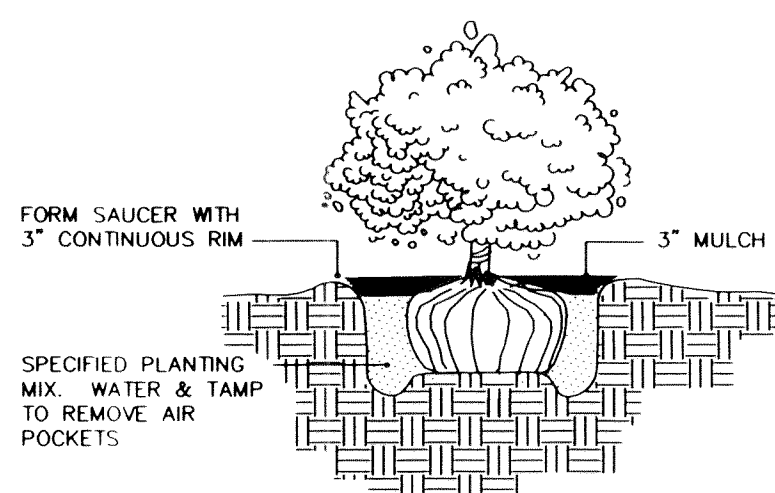
PLANTING SCHEDULE

MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	MIN. SIZE
TREES				
PO		PIN OAK	PALUSTRIS	8" HGT. 2-1/2" CAL
SM		SUGAR MAPLE	ACER SACCHARUM	8" HGT. 2-1/2" CAL
FD		FLOWERING DOGWOOD	CORNUS FLORIDA "WHITE CLOUD"	8" HGT. 2-1/2" CAL
WP		WHITE PINE	PINUS STROBUS	8" HGT. 2-1/2" CAL
SHRUBS				
PL		PLANTAIN LILY	HOSTA FORTUNEI "AUREOMARGINATA"	8" SPREAD
MJ		MINT JULEP JUNIPER	JUNIPERUS CHINENSIS "MINT"	15" SPREAD
PB		CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII ATROPURPUREA NANA "CRIMSON PYGMY"	18" HEIGHT
LT		LILYTURF	LIRIOPE MUSCARI	15" SPREAD
DN		DWARF NANDINA	NANDINA DOMESTICA "FIREPOWER"	15" SPREAD
HH		HELLERI HOLLY	ILEX CRENATA HELLERI HOLLY	15" SPREAD
TURF				
SOD		FALCON FESCUE	SEE NOTE NUMBER 6	



SHRUB PLANTING / SLOPES

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE

WASHINGTON STATION

5828 TRESTLE WAY
KNOXVILLE, TENNESSEE 37918

For
FAIRFAX DEVELOPMENT, INC



DATE: 29 JUNE 2009
SCALE: 1" = 50'
DRAWN BY: SVL
FILE NAME: 09080.SD
RM PROJECT NO: 09080

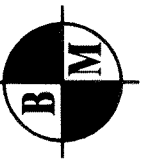
SITE PLAN FOR USE ON REVIEW

SHEET

CP-3.0

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BENCHMARK ASSOCIATES, INC.



Land Planners • Land Surveyors

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