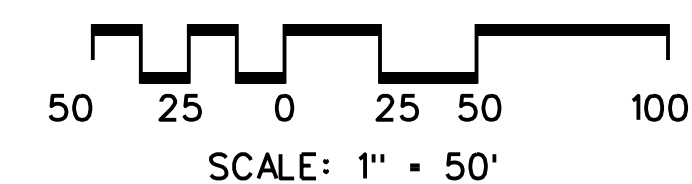


SITE DATA TABLE

ZONING: PR 1-5 UNITS/ACRE
 AREA: 14.748 AC (11.9488 AC W/O FUTURE BALL CAMP ROW)
 USE: SINGLE FAMILY ATTACHED ZERO LOT LINE SUBDIVISION PLANNED UNIT DEVELOPMENT
 PROPOSED DENSITY: 72 UNITS/LOTS (38 IN UNIT 2) 4.88 UNITS/ACRE
 UNIT TYPE: 26 - 3 BEDROOM (1864 SF) 46 - 3 BEDROOM (2058 SF) UNIT SIZE MAY VARY
 PARKING REQUIRED: 1.5 SPACES/UNIT OR 111 SPACES
 PARKING PROVIDED: 146 GARAGE PLUS 73 DRIVEWAY= 219 SPACES
 PAVEMENT AREA: 90000 SF
 GREENSPACE AREA: 9.2 ACRES
 SETBACKS: FRONT: 15' SIDE: 0' REAR: 15' (35' PERIPHERY)
 UTILITIES: WATER & SEWER - WEST KNOX UTILITY DISTRICT
 ELECTRIC - LENOIR CITY UTILITY BOARD
 GAS - K.U.B.
 TELEPHONE - BELLSOUTH

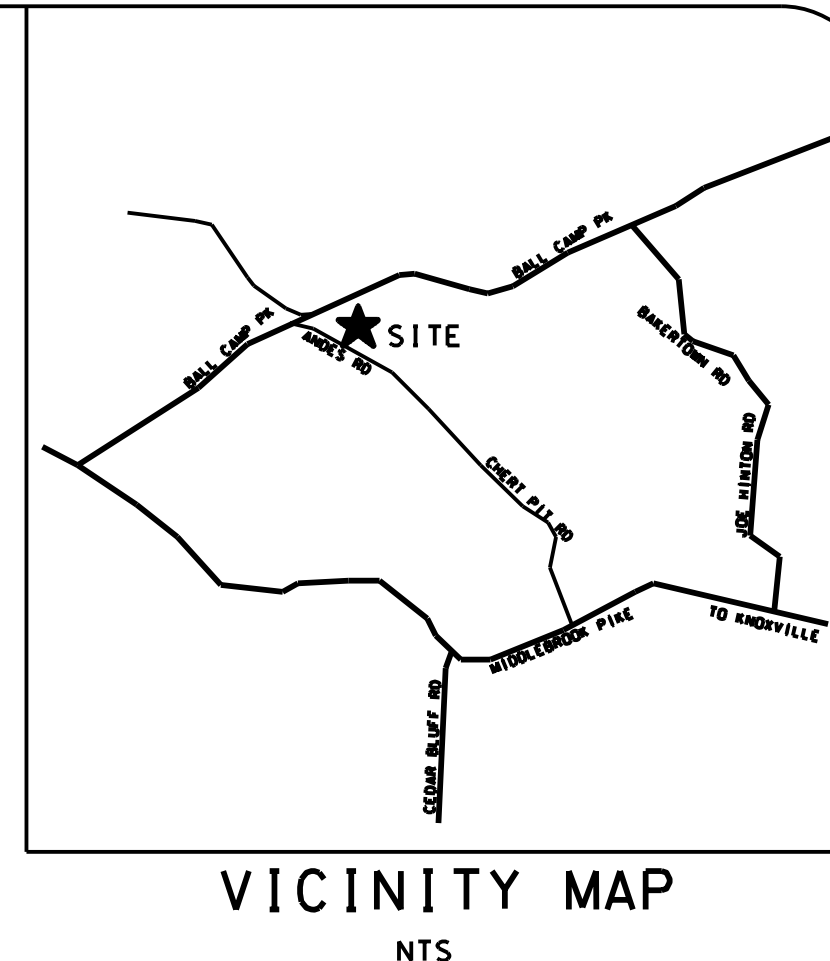
ZONING: RA

- REQUESTED VARIANCES:
1. REDUCE MINIMUM VERTICAL CURVE LENGTH TO 352'.
 2. REDUCE MINIMUM HORIZONTAL CURVE LENGTH TO 125'.
 3. REDUCE MINIMUM HORIZONTAL CURVE LENGTH TO 100'.
 4. REDUCE MINIMUM LOT FRONTAGE TO 24.67' AS SHOWN.



ZONING: PR

PRIMOS LAND COMPANY L
 INST NO 20130513-0074



GENERAL NOTES:

BOUNDARY SURVEY BY W. SCOTT WILLIAMS AND ASSOC. SAID PARCEL 124 BEING LOTS 28, 29, & 30 OF FIFTH SUBDIVISION OF W.D. JONES IN MAP BOOK 14, PG 121. TOPOGRAPHY TAKEN FROM KGIS AERIAL TOPO.

FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.

WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY DISTRICT. UTILITIES FOR LOCATION ONLY. SEE WATER AND SEWER PLANS FOR DETAIL.

THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.

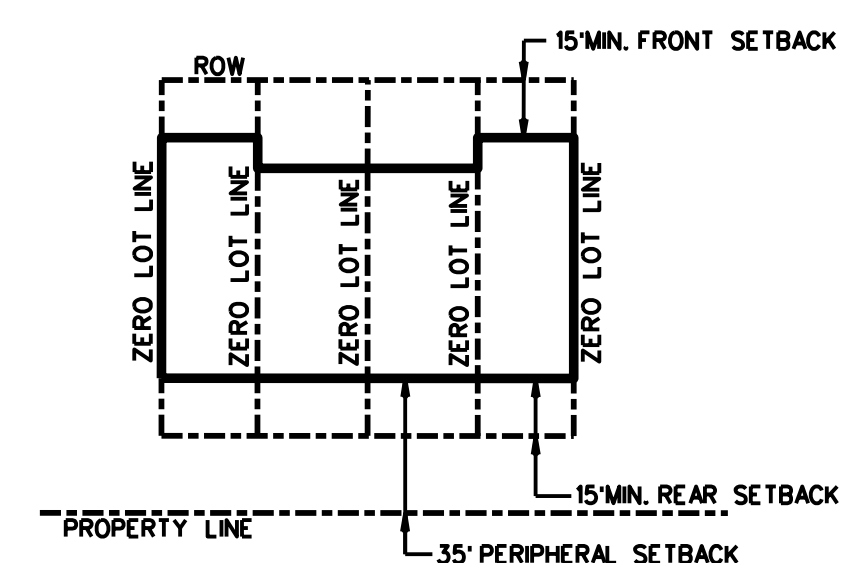
ALL ROADS TO BE PRIVATELY OWNED AND MAINTAINED.

ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.

ALL LOTS TO HAVE 2 CAR GARAGE.

LEGEND

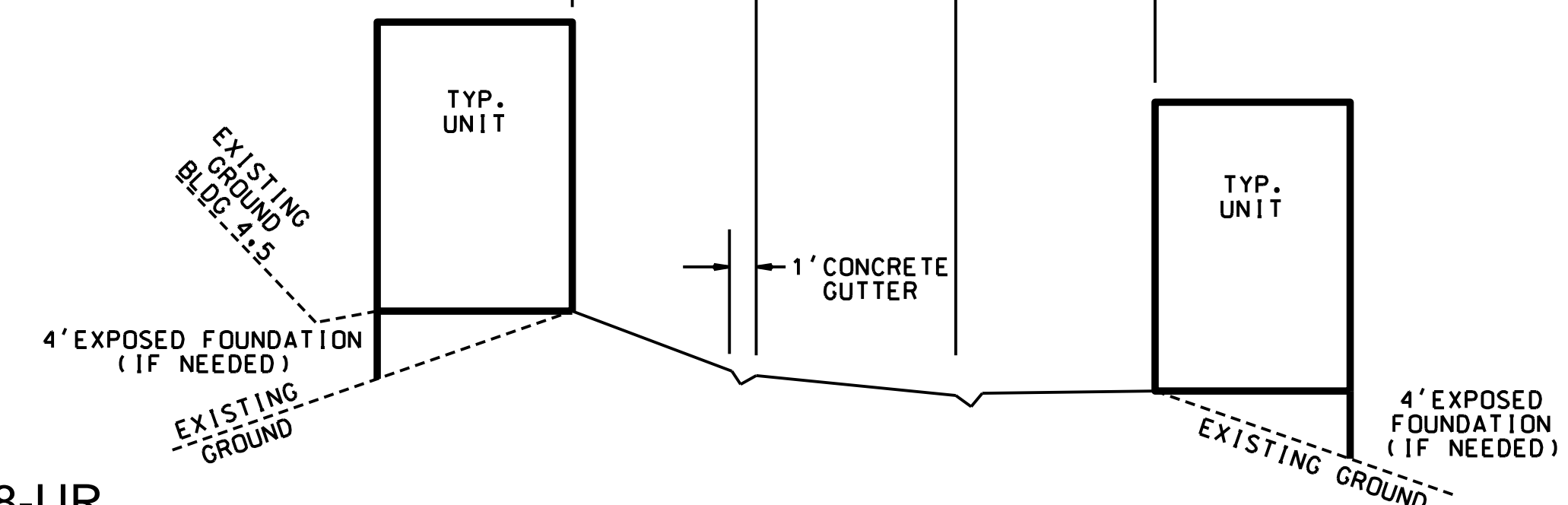
- (B) PROPOSED LOT NO.
- ✕ PROPOSED VALVE
- ⊠ PROPOSED METER
- ◆ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED 3-WAY TEE
- SA — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- ⊙ PROPOSED SANITARY SEWER MANHOLE



TYPICAL LOT LAYOUT

WIDNER, ETAL.
 INST NO 20090716-0004567

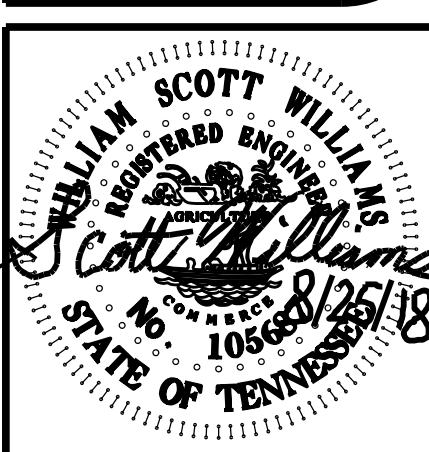
ZONING: A



TYPICAL CROSS SECTION

| NO. | DATE | DESCRIPTION |
|-----|---------|--------------|
| 1 | 8/24/10 | MPC COMMENTS |
| 2 | 1/24/14 | OWNER COMM. |
| 3 | 2/24/14 | MPC COMM. |
| 4 | 6/25/18 | RESSE |
| 5 | 8/25/18 | MPC COMM. |

SITE CONCEPT PLAN
 TIPPIT VILLAGE
 UNIT 3
 ANDES ROAD
 KNOX COUNTY, TENNESSEE
 DISTRICT 6 MAP 91PD PARCEL 142
 MPC FILE NO. 9-SG-18-C/9-I-18-UR



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CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING

OWNER/DEVELOPER:
 SITES TO SEE
 ORIGINAL ISSUE:
 JULY 26, 2010
 SHEET NO.
 C1.1
 JOB NO. 1072(2)

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 THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

Scott Williams

SURVEYOR

TENNESSEE CERTIFICATE NO. 1914

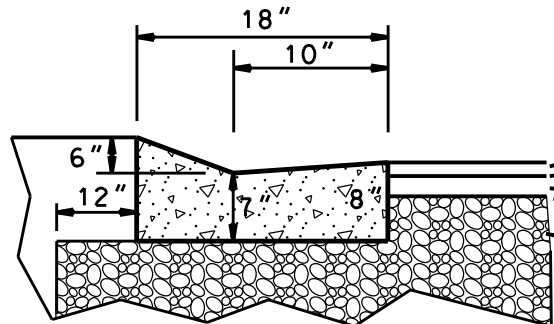
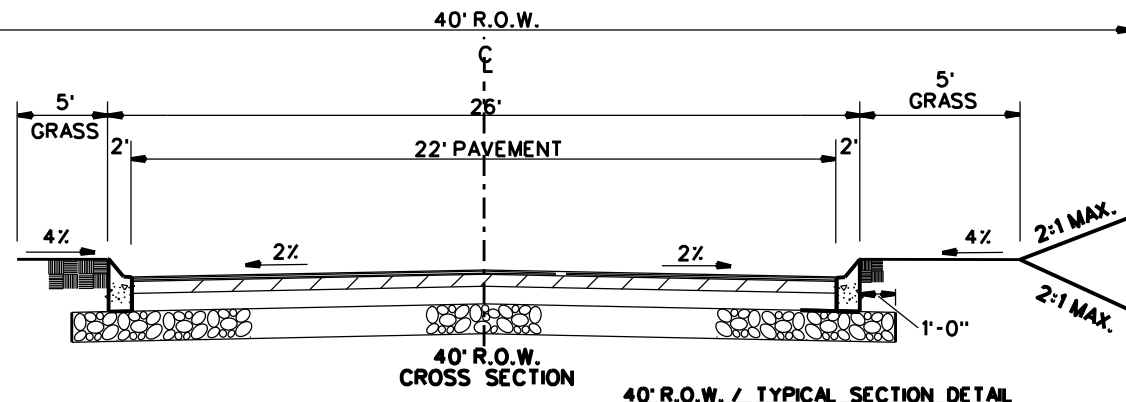
CHIPS CROSSING
 ZONING: PR

- * SEE C1.3 FOR GRADING AND DRAINAGE PLAN *
- * SEE PP01 FOR ROAD PROFILES *
- * SEE C2.1 FOR DETAILS *

9-SG-18-C / 9-I-18-UR
 Revised: 8/29/2018

PRIVATE RESIDENTIAL STREET (40' R.O.W.)

N.T.S.

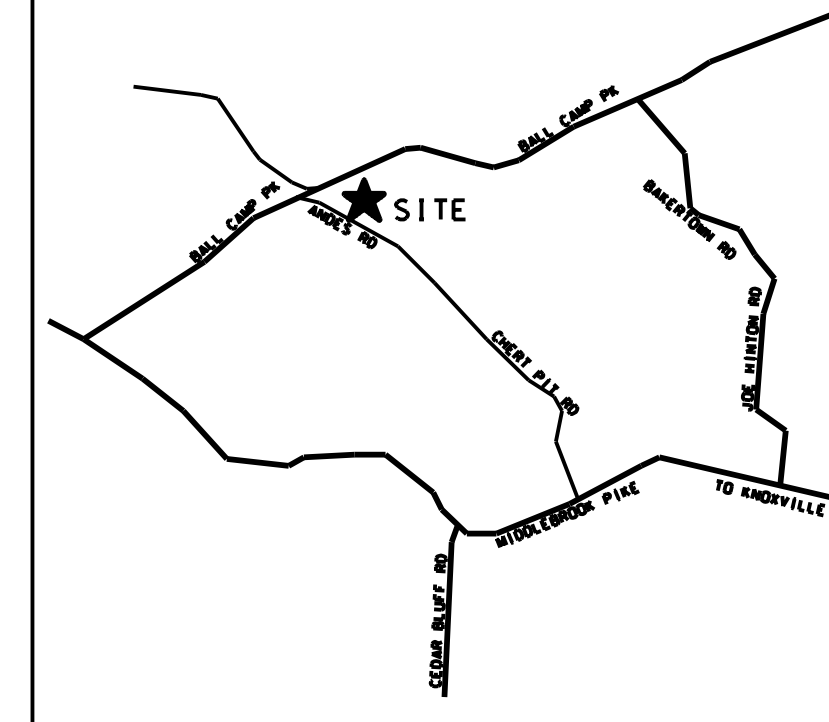


- 1 1/2" ASPHALTIC CONCRETE SURFACE (41E) - "D" MIX IF GRADE > 10%
- 2 TACK COAT (SS-1)
- 3 2 1/2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- 4 PRIME COAT (RS-2)
- 5 8" STONE (GRADING D PUG MILL MIX)

MOUNTABLE CONCRETE CURB AND GUTTER

ZONING: RA

- * SEE SWPPP FOR SEDIMENT CONTROL *
- * AND EROSION PREVENTION PLAN *
- * SEE PP01 FOR ROAD PROFILES *
- * SEE C2.1 FOR DETAILS *



VICINITY MAP
NTS

PRIMOS LAND COMPANY L
INST NO 20130513-0074

ZONING: A

LEGEND

- BUILDING NUMBER
- FINISHED FLOOR ELEVATION
- PROPOSED DITCH (2'DEEP V-TYPE OR AS SHOWN) OR ASPHALT SWALE (MIN 12")
- PROPOSED SINGLE CATCH BASIN (SCB)
- PROPOSED FINISHED GRADE CONTOUR
- EXISTING CONTOUR
- CONCRETE HEAD WALL (HW)
- PROPOSED SPOT ELEVATION
- RIPRAP APRON (MIN 6" DIA STONE)

9-SG-18-C / 9-I-18-UR
Revised: 8/29/2018

ZONING: A

31

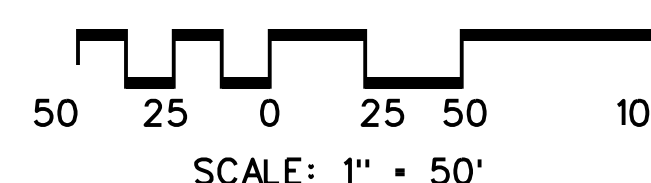
WIDNER, ETAL.
INST NO
20090716-0004567

STORM SEWER SCHEDULE

- 1 SCB TOP 1028.6 INV 1025.0
68 LF 18" C/P @ 14.0%
- 2 EX-SCB TOP 1019.5 INV 1015.5
96 LF 18" C/P @ 9.06%
- 3 EX-CB TOP 1011.4 INV 1006.8
- 4 SCB TOP 1020.1 INV 1017.1
20 LF 15" C/P @ 8.0%
- 5 SCB TOP 1019.5 INV 1015.5
- 6 SCB TOP 1030.0 INV 1027.0
22 LF 15" C/P @ 9.09%
- 7 SCB TOP 1028.6 INV 1025.0
- 8 HW INV 1019.0
16 LF 18" HOPE @ 6.25%
- 9 STJB TOP 1022.0 INV 1018.0
69 LF 18" HOPE @ 1.44%
- 10 STJB TOP 1021.0 INV 1017.0
10 LF 18" HOPE @ 10.0%
- 11 EX-SCB NEW INF (IN) 1016.0
INV 1015.5

GRADING NOTES (SEE C1.1 FOR GENERAL NOTES):

- SUBGRADE FOR BUILDINGS SHALL BE 8 INCHES BELOW FINISHED GRADE. SUBGRADE FOR PAVED AND FILL AREAS SHALL BE 1.0 FOOT BELOW FINISHED GRADE AND COMPACTED TO 98% STANDARD PROCTOR. FILL SHALL BE ROCK OR SUITABLE SOIL ONLY. PLACED IN LIFTS OF 1' OR LESS FOR SOIL AND 2' OR LESS FOR ROCK. A GEOTECHNICAL ENGINEER SHOULD BE USED FOR COMPACTION TESTING AT ALL BUILDING PAD AREAS.
- ALL SLOPES TO BE 3'H:1'V UNLESS OTHERWISE NOTED.
- FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. PLAN SUBJECT TO CHANGE PER COMMENTS BY REVIEW AGENCIES.
- BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
- FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
- ALL SOIL TESTING TO BE SUBMITTED TO KNOX COUNTY PRIOR TO PLACEMENT OF ROCK SUBSURFACE.
- THE CONTRACTOR SHALL NOTIFY ENGINEER OF VARIANCES FROM EXISTING CONDITIONS PLAN PRIOR TO DISTURBANCES.
- ALL GRADED AREAS INCLUDING SLOPES ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
- ALL GRADING AND DRAINAGE ORDINANCES OF KNOX CO. SHALL BE FOLLOWED.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6". THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER. EXCESS TOPSOIL AND DIRT SHALL BE HAULED OFF.



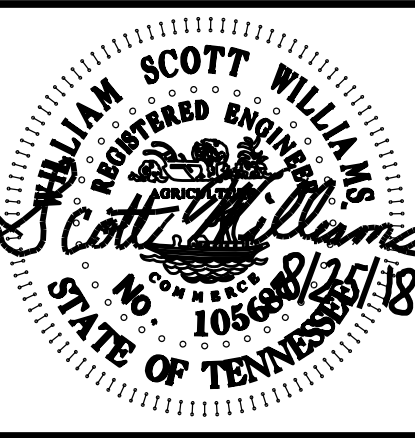
SCALE: 1" = 50'

CHIPS CROSSING
ZONING: PR

SITE GRADING &
DRAINAGE PLAN

TIPPIT VILLAGE
UNIT 3

ANDES ROAD
KNOX COUNTY, TENNESSEE
DISTRICT 6 MAP 91PD PARCEL 142
MPC FILE NO. 9-SG-18-C/9-I-18-UR



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CIVIL ENGINEERING
LAND SURVEYING

Scott Williams
and Associates

OWNER/DEVELOPER:
SITES TO SEE

ORIGINAL ISSUE:
JUNE 21, 2003

SHEET NO.

C1.3

JOB NO. 107212)