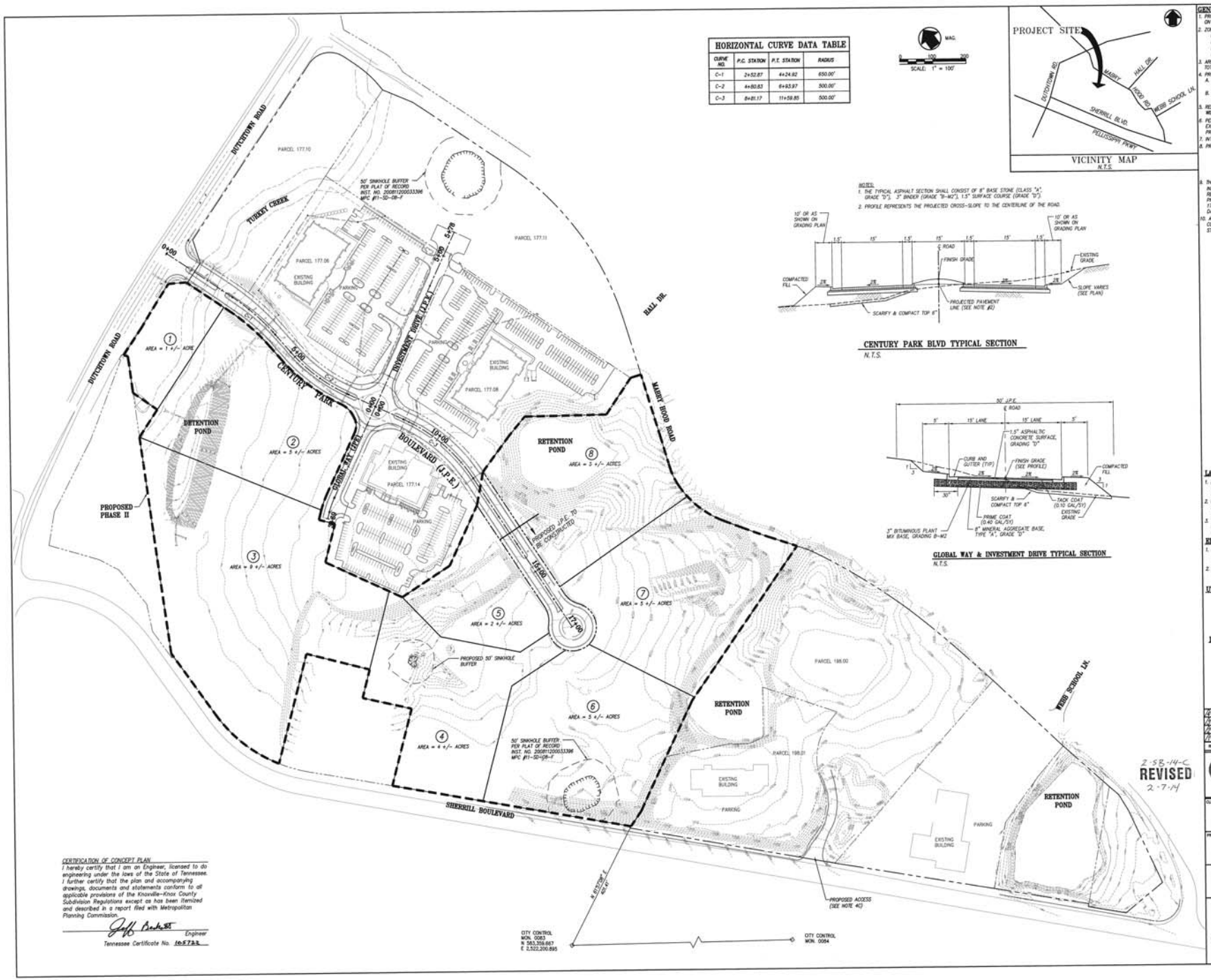

HORIZONTAL CURVE DATA TABLE			
CURVE NO.	P.C. STATION	P.T. STATION	RADIUS
C-1	2+52.87	4+24.92	650.00'
C-2	4+80.63	6+93.97	500.00'
C-3	8+81.17	11+59.85	500.00'

VICINITY MAP
N.T.S.

NOTES:
1. THE TYPICAL ASPHALT SECTION SHALL CONSIST OF 8" BASE STONE (CLASS "A", GRADE "D"), 3" BINDER (GRADE "B-M2"), 1.5" SURFACE COURSE (GRADE "D").
2. PROFILE REPRESENTS THE PROJECTED CROSS-SLOPE TO THE CENTERLINE OF THE ROAD.

CENTURY PARK BLVD TYPICAL SECTION
N.T.S.

GLOBAL WAY & INVESTMENT DRIVE TYPICAL SECTION
N.T.S.

GENERAL NOTES:

1. PROPERTY CONCERNED REFLECTS PARCEL 177.13 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 118.
2. ZONING FOR THE PROPERTY IS AS FOLLOWS: C-6/TO-1, "GENERAL COMMERCIAL PARK DISTRICT/TECHNOLOGY OVERLAY DISTRICT", AND BP-1/TO-1, "BUSINESS AND TECHNOLOGY PARK/TECHNOLOGY OVERLAY DISTRICT".
3. AREA OF PROPOSED BUSINESS PARK = 39.356 ACRES WITH TOTAL OF 9 LOTS PROPOSED. CITY BLOCK NUMBER IS 46366.
4. PROPOSED LOT ACCESS AS FOLLOWS:
   A. LOT 1 ACCESS WILL BE EVALUATED WITH C-6 ZONING REVIEW.
   B. ALL OTHER LOTS SHALL HAVE ACCESS FROM INTERNAL PROPOSED ROADWAYS ONLY.
5. RELOCATED MARRY HOOD ROAD SHOWN PER DUTCHTOWN ROAD WIDENING PROJECT BY KNOX COUNTY.
6. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED.
7. INTERIOR ROADWAY SECTION TO BE CONCRETE CURB & GUTTER.
8. PROPERTY OWNER:
   COMMERCIAL & INVESTMENT PROPERTIES CO.
   1225 WEISGARBER ROAD, SUITE SOUTH 390
   KNOXVILLE, TN 37909
   TEL. NO. (865) 584-3867
   FAX NO. (865) 584-4317
9. THE BOUNDARY DATA SHOWN PER PLAT RECORDED AS INSTRUCTMENT #200811200033396 IN THE KNOX COUNTY REGISTER OF DEEDS. THE TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED JANUARY 17, 2008, SUPPLEMENTED BY BENCHMARK ASSOC., INC., DATED SEPTEMBER 21, 2003.
10. ALL SINKHOLES SHOWN IN AREAS WHERE PROPOSED CONSTRUCTION WILL OCCUR SHALL REQUIRE GEOTECHNICAL STUDIES AND RECOMMENDATIONS PRIOR TO CONSTRUCTION.

LANDSCAPING:

1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-401, "LANDSCAPING," OF THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
2. REFERENCING SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.
3. THERE WILL BE STRICT LANDSCAPING CONDITIONS AT INTERSECTIONS, MEDIAN CROSSINGS AND ROUNDABOUTS RELATIVE TO VISIBILITY.

EROSION CONTROL:

1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC AND THE CITY OF KNOXVILLE – DEPARTMENT OF ENGINEERING REQUIREMENTS.
2. AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

UTILITY SERVICES:

UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:

WATER – WEST KNOX UTILITY DISTRICT
SEWER – WEST KNOX UTILITY DISTRICT
ELECTRIC – LENOIR CITY UTILITIES BOARD
GAS – LENOIR CITY UTILITIES BOARD
TELEPHONE – TDS TELECOM

LEGEND

BOUNDARY LINE
EXISTING CONTOUR
(9) PROPOSED LOT NUMBER

REVISIONS	DATE
2 REVISED PER MPC COMMENTS	02/07/14
1 REVISED PER MPC COMMENTS	01/29/14
1 RESSUED FOR MPC APPROVAL	01/06/14
1 REVISED PER MPC COMMENTS	5/03/04

Z-58-14-C
REVISED
2-7-14

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Telephone (865) 675-8555 • Fax: (865) 675-8666
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KNOXVILLE, TN 37909
TEL. NO. (865) 584-3867

PROJECT:
CENTURY PARK AT PELLISSIPPI, PHASE II
DUTCHTOWN ROAD
KNOXVILLE, TENNESSEE

CONCEPT PLAN

CCI PROJECT NO.	00344-0004
DATE	APRIL 15, 2004
P.I.C.	MHC
DRAWN	MBW

PRELIMINARY NOT FOR CONSTRUCTION

CP 1.00

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am an Engineer, licensed to do engineering 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 Metropolitan Planning Commission.

Jeff Burkett
Engineer
Tennessee Certificate No. 101722