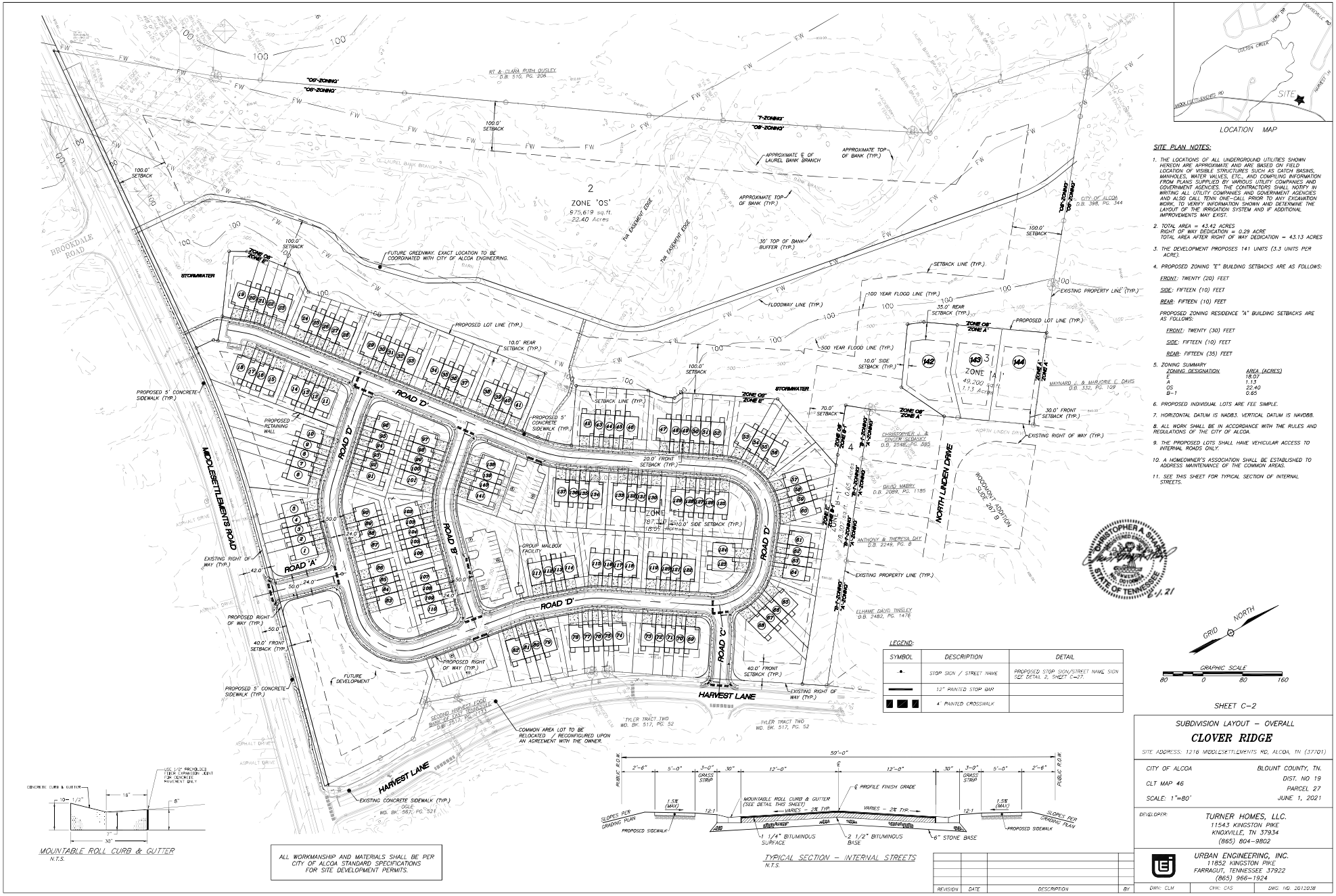

LOCATION MAP

SITE 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 COMPILING 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. TOTAL AREA = 43.42 ACRES
   RIGHT OF WAY DEDICATION = 0.29 ACRE
   TOTAL AREA AFTER RIGHT OF WAY DEDICATION = 43.13 ACRES
3. THE DEVELOPMENT PROPOSES 141 UNITS (3.3 UNITS PER ACRE).
4. PROPOSED ZONING "E" BUILDING SETBACKS ARE AS FOLLOWS:

   FRONT: TWENTY (20) FEET

   SIDE: FIFTEEN (10) FEET

   REAR: FIFTEEN (10) FEET

   PROPOSED ZONING RESIDENCE "A" BUILDING SETBACKS ARE AS FOLLOWS:

   FRONT: TWENTY (30) FEET

   SIDE: FIFTEEN (10) FEET

   REAR: FIFTEEN (35) FEET
5. ZONING SUMMARY

ZONING DESIGNATION	AREA (ACRES)
E	18.07
A	1.13
OS	22.40
B-1	0.65

6. PROPOSED INDIVIDUAL LOTS ARE FEE SIMPLE.
7. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD88.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF ALCOA.
9. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
10. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
11. SEE THIS SHEET FOR TYPICAL SECTION OF INTERNAL STREETS.

CHRISTOPHER A. SHAW — STATE OF TENNESSEE — 6/1/21

LEGEND:

SYMBOL	DESCRIPTION	DETAIL
	STOP SIGN / STREET NAME	PROPOSED STOP SIGN/STREET NAME SIGN SEE DETAIL 2, SHEET C-2?
	12" PAINTED STOP BAR	
	4' PAINTED CROSSWALK	

MOUNTABLE ROLL CURB & GUTTER
N.T.S.

TYPICAL SECTION - INTERNAL STREETS
N.T.S.

ALL WORKMANSHIP AND MATERIALS SHALL BE PER CITY OF ALCOA STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

SHEET C-2

SUBDIVISION LAYOUT - OVERALL

CLOVER RIDGE

SITE ADDRESS: 1216 MIDDLESETTLEMENTS RD, ALCOA, TN (37701)

CITY OF ALCOA	BLOUNT COUNTY, TN.
CLT MAP 46	DIST. NO 19
SCALE: 1"=80'	PARCEL 27
	JUNE 1, 2021

DEVELOPER: TURNER HOMES, LLC.
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 804-9802

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY

DWN: CLM | CHK: CAS | DWG. NO. 2012038