

PLEASE NOTE:
ALL PROPOSED LOTS TO BE ACCESSED BY
PROPOSED INTERNAL ROADS EXCEPT
WHERE SPECIFIED ON PLAN.

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: _____
Tennessee License No. _____

Ownership
The certification of ownership and general dedication shall be as follows: Certificate of Ownership and General Dedication. I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am, we are the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat. Owner(s) Permet Name: _____ Signature(s): _____ Date: _____ Date: _____

Revised: 6/11/2018

DEVELOPER: GRASSY CREEK GENERAL PARTNERSHIP
MANAGING MEMBER: MR. STEVE MADDOX
101 DALTON PLACE WAY
KNOXVILLE, TN 37912
TELEPHONE: 865-522-9910
FAX: 865-971-1975
PARCEL NUMBER: 079-049.02, 033.01, 033.02
A TOTAL OF 16 LOTS OUT OF 29.78 ACRES
MPC CASE #: 6-SC-18-C / 4-J-18-UR

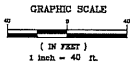
NUMBER	REVISION	DATE:

WELROC ENTERPRISES LLC
Consulting • Development • Engineering
376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

MASTER PLAN FOR
GRASSY CREEK
KNOX COUNTY, TENNESSEE

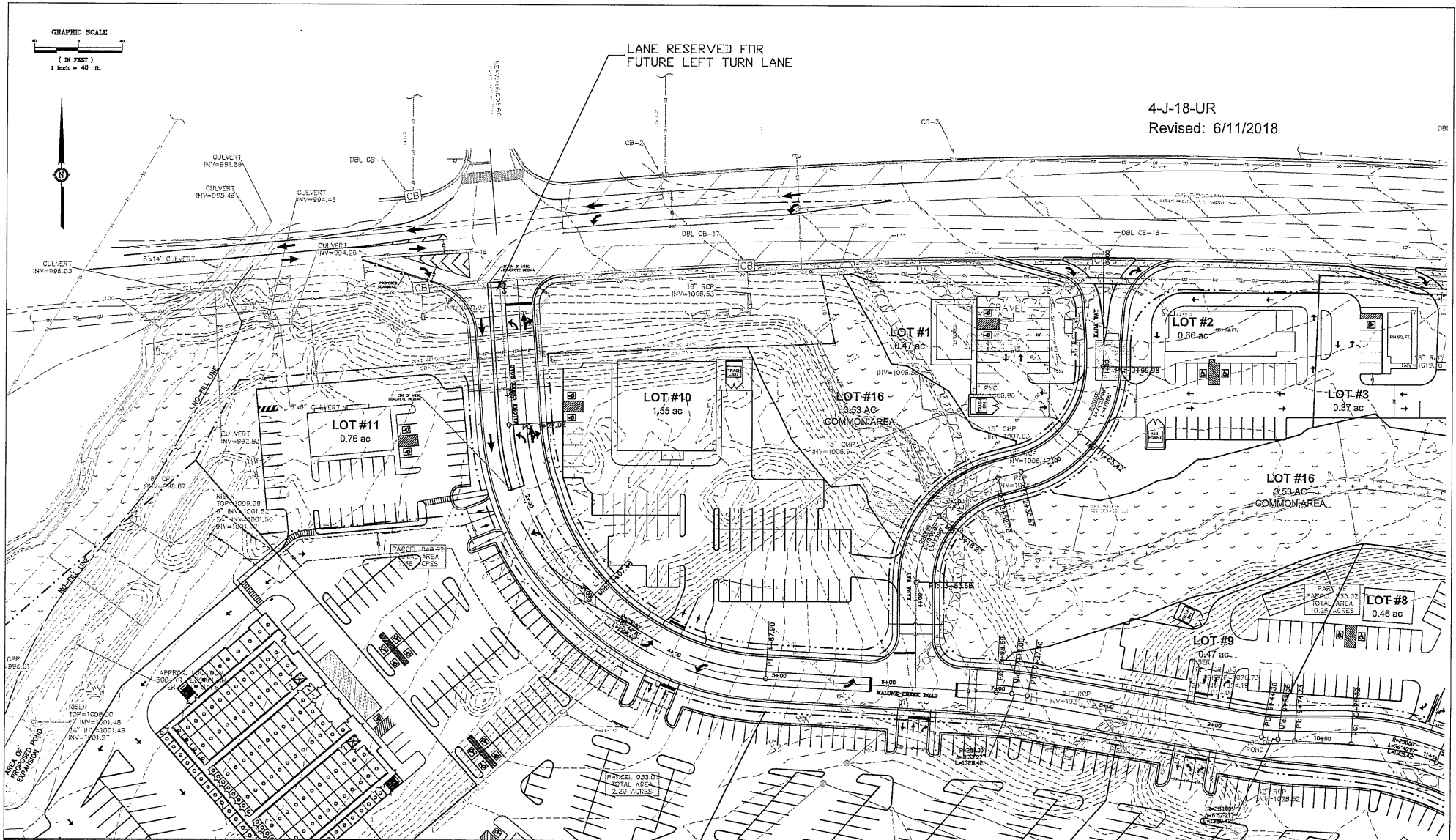


SCALE: 1"=80'
DATE: JUNE 11, 2018
DRAWN BY: _____
CHECKED BY: _____
SHEET NO. 1 OF 5



LANE RESERVED FOR FUTURE LEFT TURN LANE

4-J-18-UR
Revised: 6/11/2018



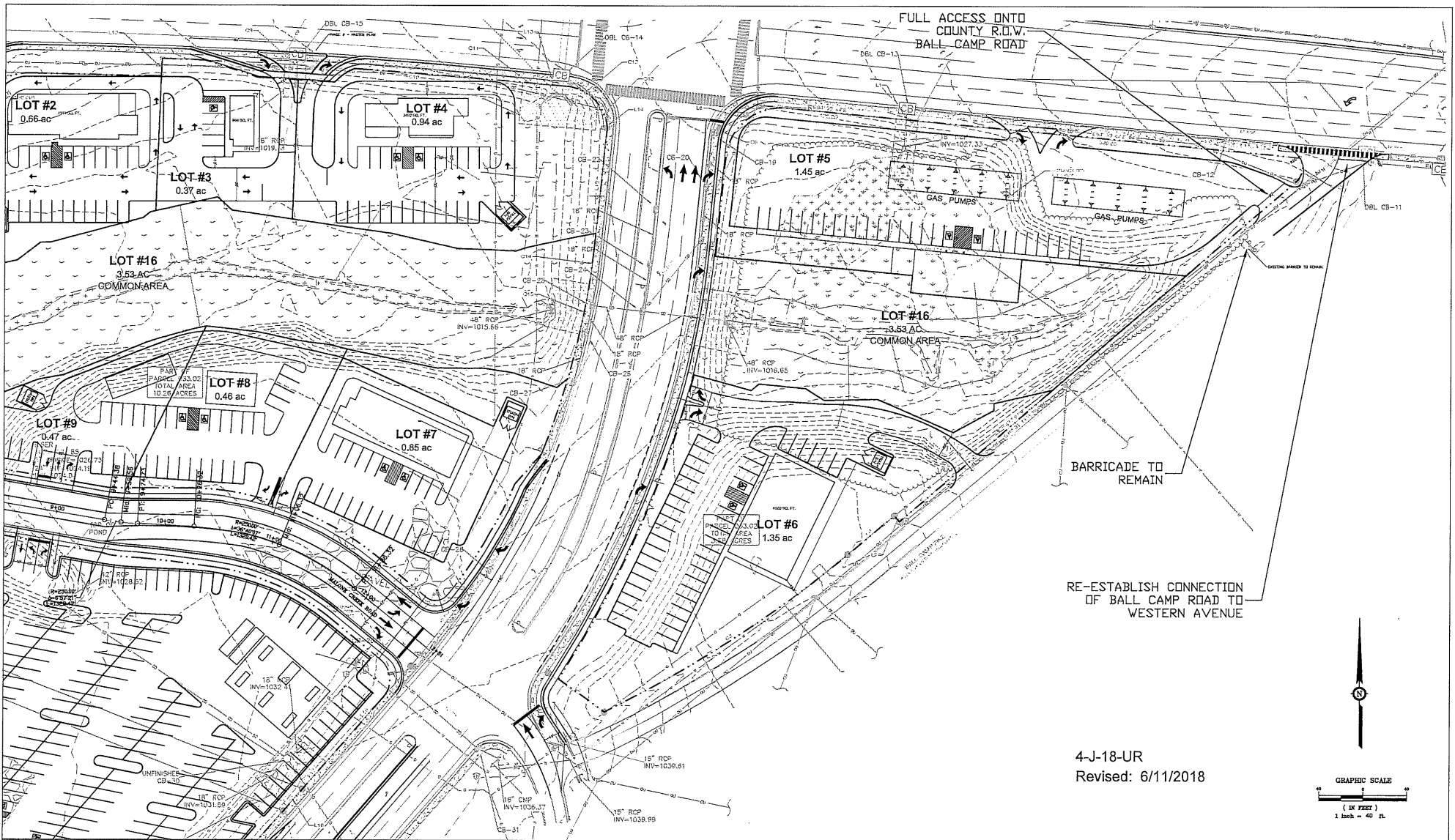
NUMBER	REVISION	DATE:

WELROC ENTERPRISES LLC
Consulting · Development · Engineering
376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

MASTER PLAN FOR
GRASSY CREEK
KNOX COUNTY, TENNESSEE



SCALE: 1"=40'
DATE: JUNE 11, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 3 OF 5



4-J-18-UR
 Revised: 6/11/2018



NUMBER	REVISION	DATE:

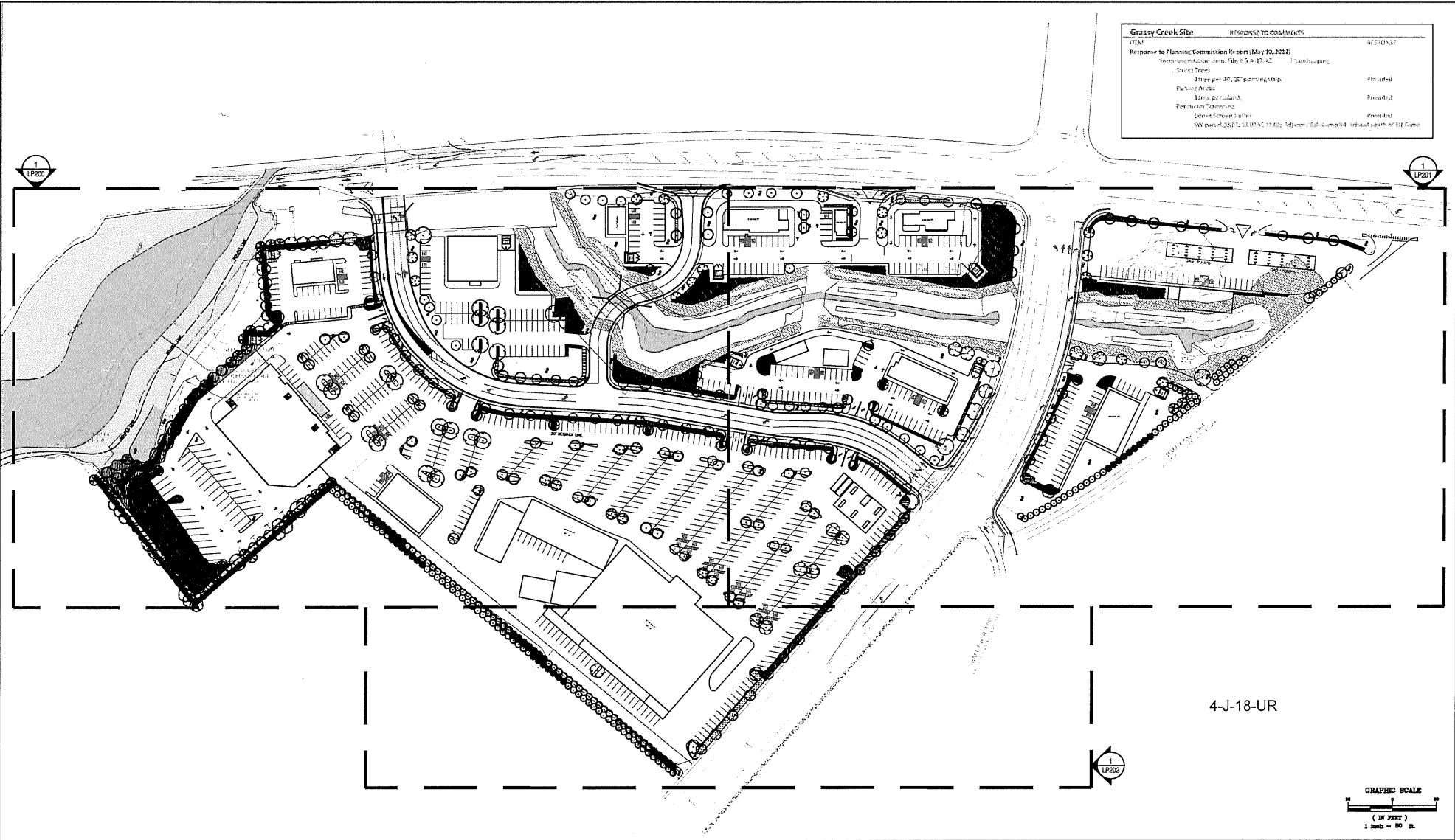
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MASTER PLAN FOR
GRASSY CREEK
 KNOX COUNTY, TENNESSEE

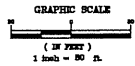


SCALE: 1"=40'
DATE: JUNE 11, 2018
DESIGNED BY:
CHECKED BY:
SHEET NO. 4 OF 5

Grassy Creek Site		RESPONSE TO COMMENTS	RESPONDER
PL10			
Response to Planning Commission Report (May 10, 2017)			
Supplemental to Plat File 95-9-17-02		J. Lamberson	
Street Trees			
1 tree per 40' of planimetry	Provided		
Parking Areas			
1 tree per island	Provided		
Pedestrian Signage			
General Signage (all)	Provided		
60' max of 35' D.L. 3340' x 11' 60' Adjacent to 60' Comp. 18' offset south of 118' Curve			



4-J-18-UR

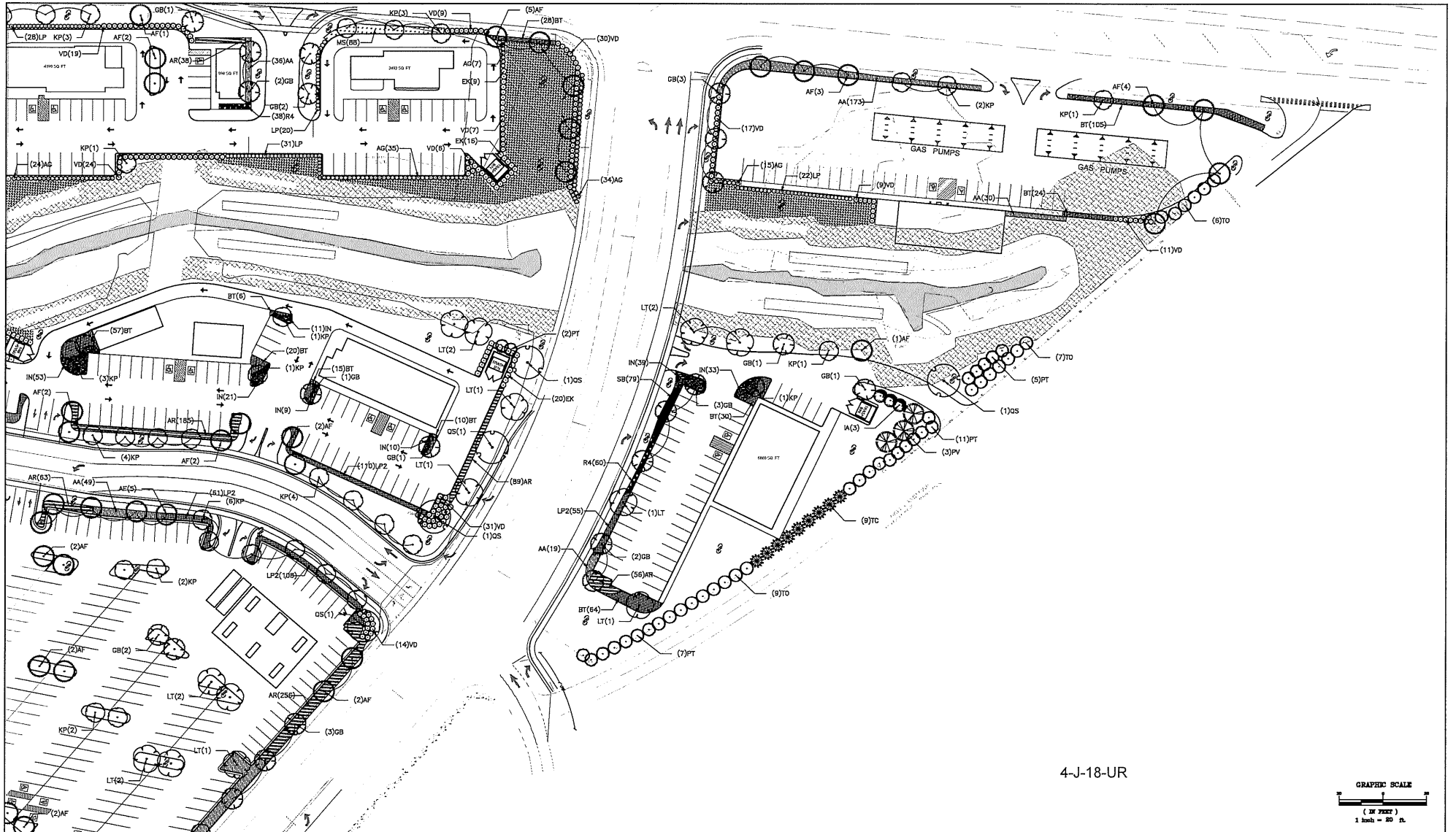


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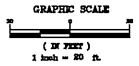
WELROC ENTERPRISES LLC
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 376 LOCHMERE DRIVE
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GRASSY CREEK
 LP100

SCALE: 1"=60'
DATE: JUNE 12, 2018
DRAWN BY:
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SHEET NO. 1 OF 5



4-J-18-UR

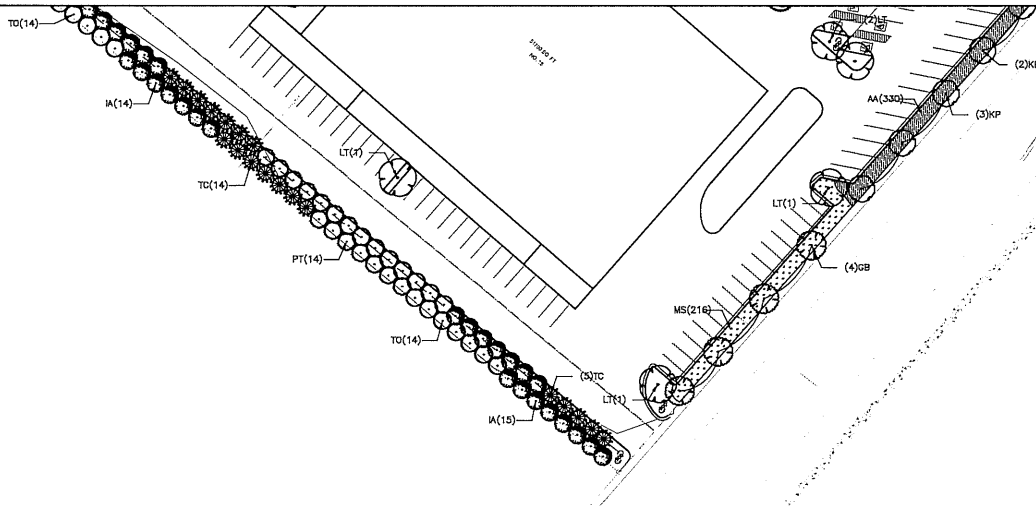


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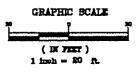
WELROC ENTERPRISES LLC
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 376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK
 LP201

SCALE: 1"=20'
DATE: JUNE 12, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 3 OF 5



4-J-18-UR

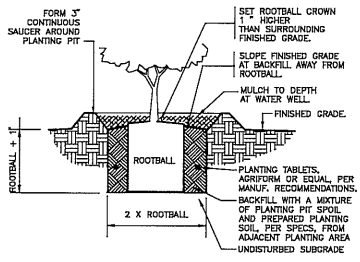


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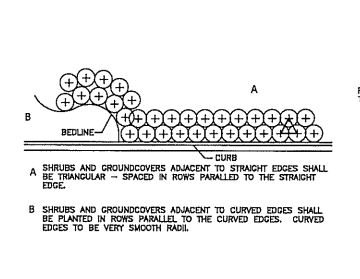
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 MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK
 LP202

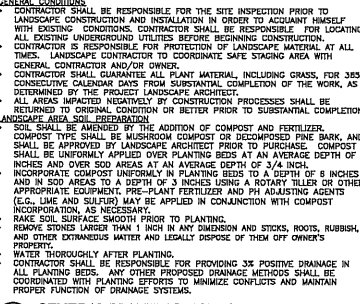
SCALE: 1"=20'
DATE: JUNE 12, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 4 OF 5



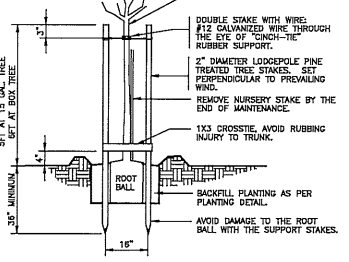
3 SHRUB PLANTING
1" = 1'-0"



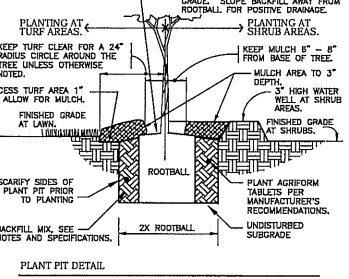
4 TREE PLANTING DOUBLE STAKE
1" = 12"



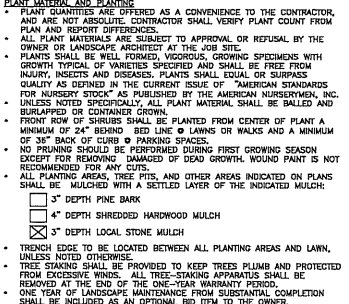
5 GROUNDCOVER PLANTING
3\"/>



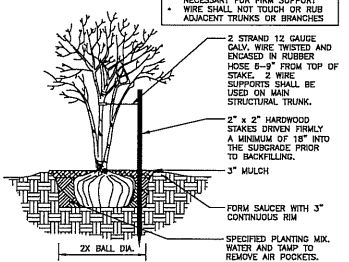
6 TRENCH EDGE
3\"/>



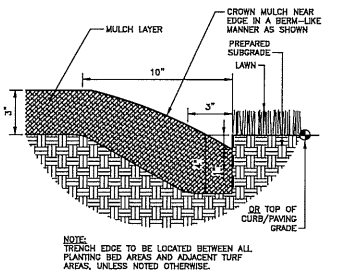
7 MULTI-TRUNK TREE STAKING
1/2\"/>



8 SHRUBS ADJACENT TO STRAIGHT EDGES



9 SHRUBS ADJACENT TO CURVED EDGES



10 GENERAL PLANTING NOTES
1\"/>

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HT.	REMARKS
	AF	73	Acer x freemanii / Freeman Maple	30 gal. or B&B	1.5\"/>		
	BR	14	Betula nigra / River Birch	30 gal. or B&B	1.5\"/>		
	GB	41	Ginkgo biloba / Ginkgo (Males Only)	30 gal. or B&B	1.5\"/>		
	IA	46	Ilex opaca / American Holly	30 gal. or B&B	6'	Males Only	
	KP	49	Koeleria paniculata / Golden Rain Tree	30 gal. or B&B	1.5\"/>		
	LS	10	Liquidambar styraciflua / Sweet Gum	30 gal. or B&B	1.5\"/>		
	LT	27	Liriodendron tulipifera / Tulip Poplar	30 gal. or B&B	1.5\"/>		
	MG	13	Magnolia grandiflora / Southern Magnolia	30 gal. or B&B	6'		
	NS	16	Nyssa sylvatica / Black Gum	30 gal. or B&B	1.5\"/>		
	PT	53	Pinus thunbergii / Japanese Black Pine	30 gal. or B&B	6'		
	PV	43	Pinus virginiana / Virginia Pine	30 gal. or B&B	6'		
	QS	34	Quercus shumardii / Shumard Red Oak	30 gal. or B&B	1.5\"/>		
	TO	49	Thuja occidentalis / American Arborvitae	30 gal. or B&B	6'		
	TC	42	Tsuga canadensis / Canadian Hemlock	30 gal.	6'		
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HT.	SPACING	REMARKS
	AG	292	Abelia x grandiflora / Glossy Abelia	3 gal.	48\"/>		
	EK	174	Euonymus alatus / Burning Bush	3 gal.	60\"/>		
	LP	238	Loropetalum chinense 'PP' PP25471 / Purple Daydream Loropetalum	3 gal.	42\"/>		
	VD	317	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	3 gal.	60\"/>		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HT.	SPACING	REMARKS
	AR	1,080	Abelia x 'Rose Creek' / Rose Creek Abelia	3 gal.	30\"/>		
	AA	745	Azalea Encore 'Autumn Moonlight' TM / Encore Azalea	3 gal.	36\"/>		
	BT	418	Berberis thunbergii / Barberry	3 gal.	36\"/>		
	IN	285	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal.	36\"/>		
	LP2	1,031	Loropetalum chinense 'PP' PP25471 / Purple Daydream Loropetalum	3 gal.	30\"/>		
	MS	413	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3 gal.	36\"/>		
	RA	310	Rosa x 'Coral Drift' / Coral Drift Rose	3 gal.	24\"/>		
	SB	79	Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem	3 gal.	24\"/>		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	REMARKS	
	JH	393	Juniperus horizontalis / Creeping Juniper	3 gal.	30\"/>		
SOO/SEED	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	REMARKS	
	NS	58,718 sf	Native Seed Mix / Select Native Seed	seed			
	PP		Poa pratensis / Kentucky Bluegrass	seed			

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WELROC ENTERPRISES LLC
Consulting · Development · Engineering
376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK

SCALE:
DATE: JUNE 5, 2018
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SHEET NO. 5 OF 5