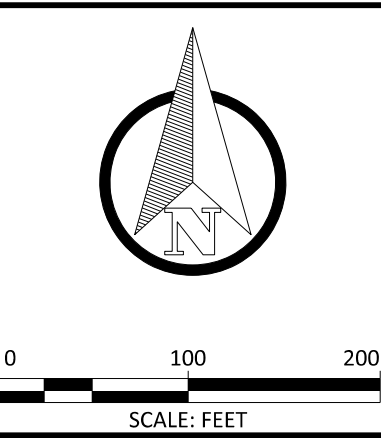
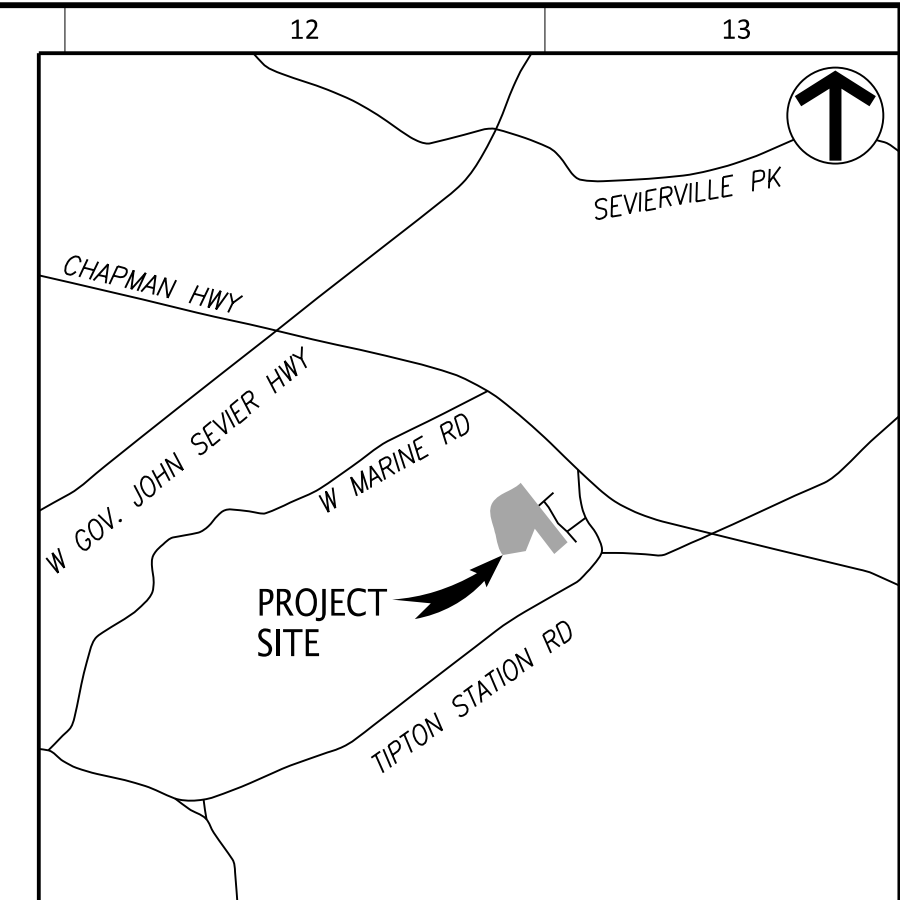


ENGINEERING CERTIFICATION:

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 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.

REGISTERED ENGINEER CHRISTOPHER H. GOLLIER, P.E.
 TENNESSEE CERTIFICATE NO. 119773



ARDURRA
 COLLABORATE. INNOVATE. CREATE.
 2160 Lakeside Centre Way, Suite 201
 Knoxville, TN 37922
 Phone: (865) 690-6419
 www.Ardurra.com

PARAGON DEVELOPMENT LP
 105 CENTER PARK DR
 KNOXVILLE, TN 37922
 Mr. Oded Shainin
 816.719.9989
 oshainin@gmail.com

GENERAL NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM CANTRELL ENGINEERING & SURVEYING, PLLC DATED DECEMBER 12, 2019 & AVAILABLE KGIS MAPS.
- PROPERTY CONCERNED REFLECTS PARCEL 137EA016-022 & 137.331 AS SHOWN IN KNOX COUNTY CLT MAP 137. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL UP TO 4 DU/AC TOTAL AREA = 20.66± AC.
 OWNER: PARAGON DEVELOPMENT, LP
 105 CENTER PARK DR
 KNOXVILLE, TN 37922
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PRIVATE ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.

PROPOSED DENSITY

TOTAL PROPERTY AREA	24.95 AC
NUMBER OF PROPOSED ATTACHED DWELLING UNITS	91
NUMBER OF EXISTING SINGLE FAMILY UNITS	6
PROPOSED DENSITY IS 97 DU/24.95 AC =	3.89 DU/AC

VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCTION OF VERTICAL CURVE K VALUE FROM 25 TO 20, SWEETWATER WAY @ VPI STA 7+09.58
- REDUCTION OF A TANGENT FOR BROKEN BACK CURVE FROM 150' TO 85', SWEETWATER WAY AT STA 5+61.66
- APPROVAL OF A SQUARE CUL-DE-SAC IN PLACE OF TRADITIONAL CUL-DE-SAC FOR SWEETWATER WAY AND CRYSTAL CLEAR WAY
- REDUCTION OF CUL-DE-SAC TRANSITION RADII FROM 75' TO 25'

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCTION OF HORIZONTAL CURVE RADIUS ON SWEETWATER WAY FROM 250 FEET TO 200 FEET AT STA 6+47.49
- REDUCTION OF LOT FRONTAGE FROM 25' TO 20' FOR LOTS 2-5, 8-10, 13-14, 17-18, 21-24, 27-28, 31-32, 35-36, 39-42, 45-48, 51-52, 55-56, 59-61, 64-66, 69-72, 75-76, 79-82, 85-86, AND 89-90

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

- REDUCTION OF RIGHT-OF-WAY WIDTH FROM 50' TO 40'.

UTILITY OWNERS:

WATER & SEWER
 KNOX CHAPMAN UTILITY DISTRICT
 CONTACT: RYAN BLAKE, P.E.
 W.K. DICKSON
 2035 LAKESIDE CENTRE WAY, #180
 KNOXVILLE, TN 37922
 PHONE: 865.270.3310

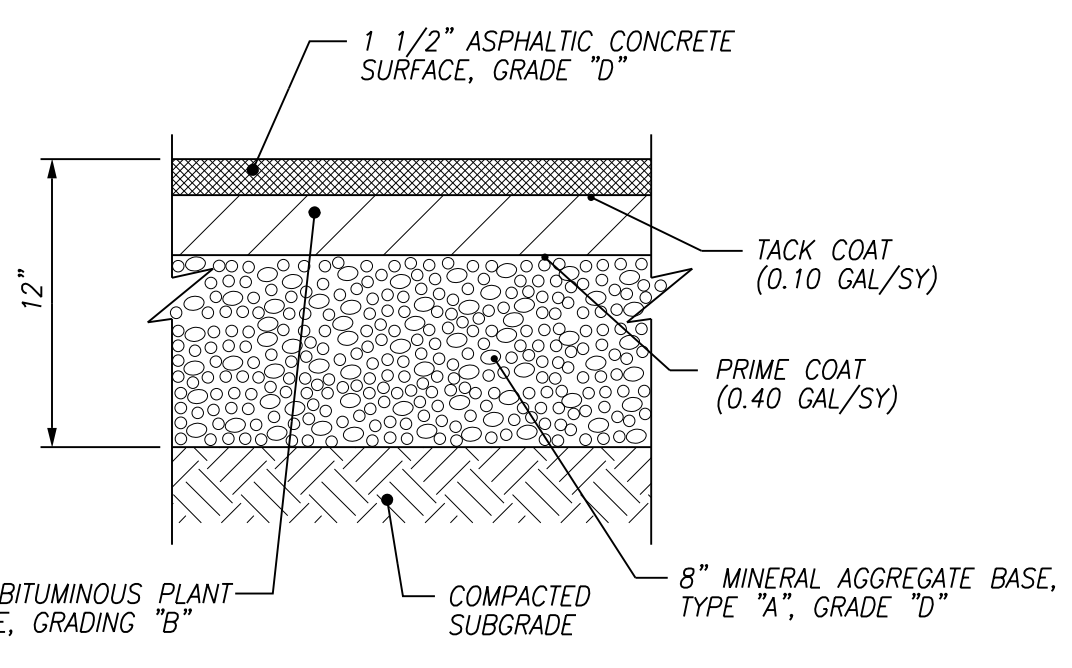
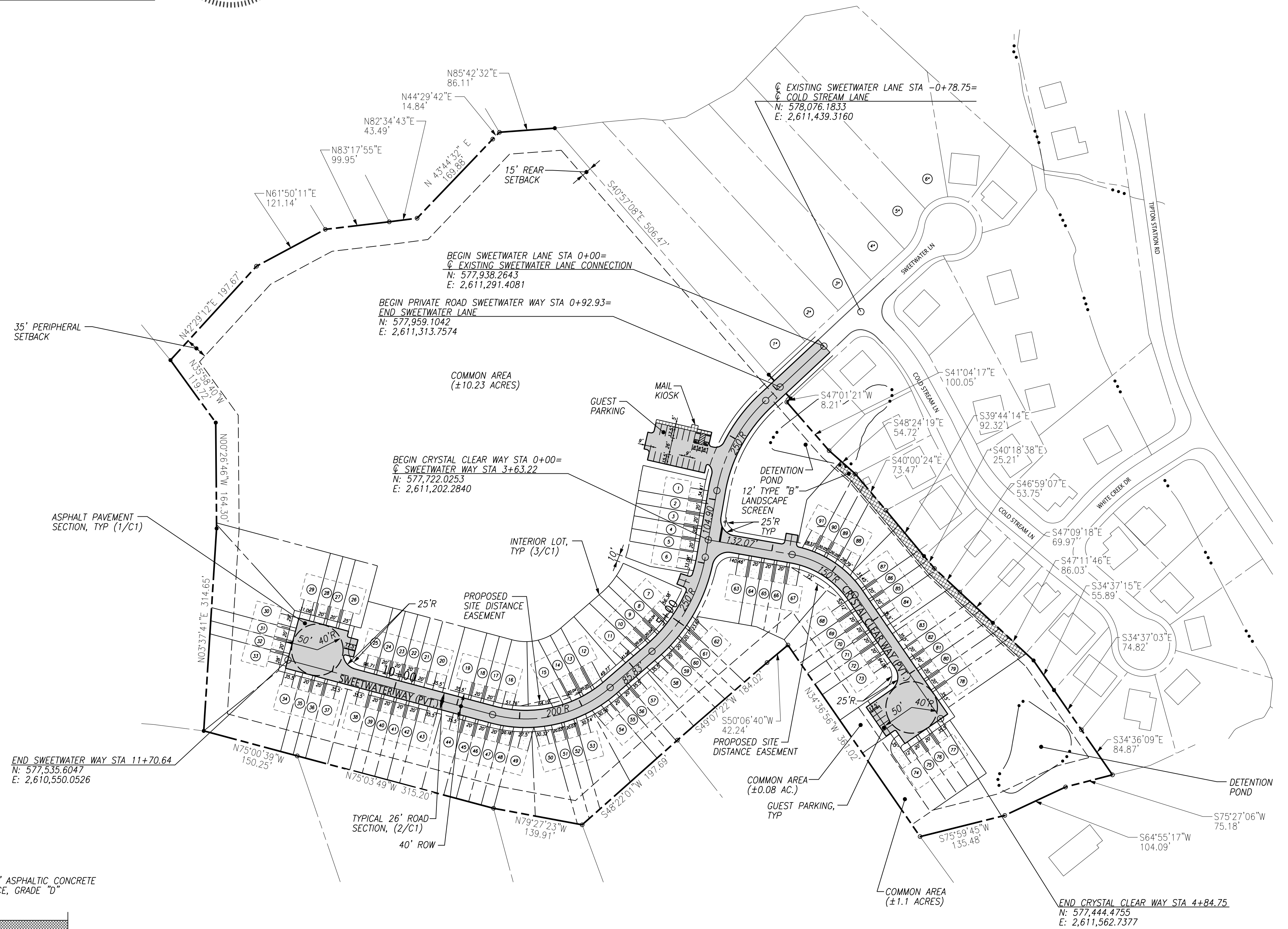
ELECTRIC & GAS
 KNOXVILLE UTILITIES BOARD (KUB)
 4505 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37921
 CONTACT: TIM BRANSON
 OFFICE PHONE: 865.558.2552

TELEPHONE
 AT&T-BELLSOUTH TELECOMMUNICATIONS, LLC
 9733 PARKSIDE DRIVE
 KNOXVILLE, TN 37922
 CONTACT: ROBERT KNIGHT
 OFFICE PHONE: 865.456.5736

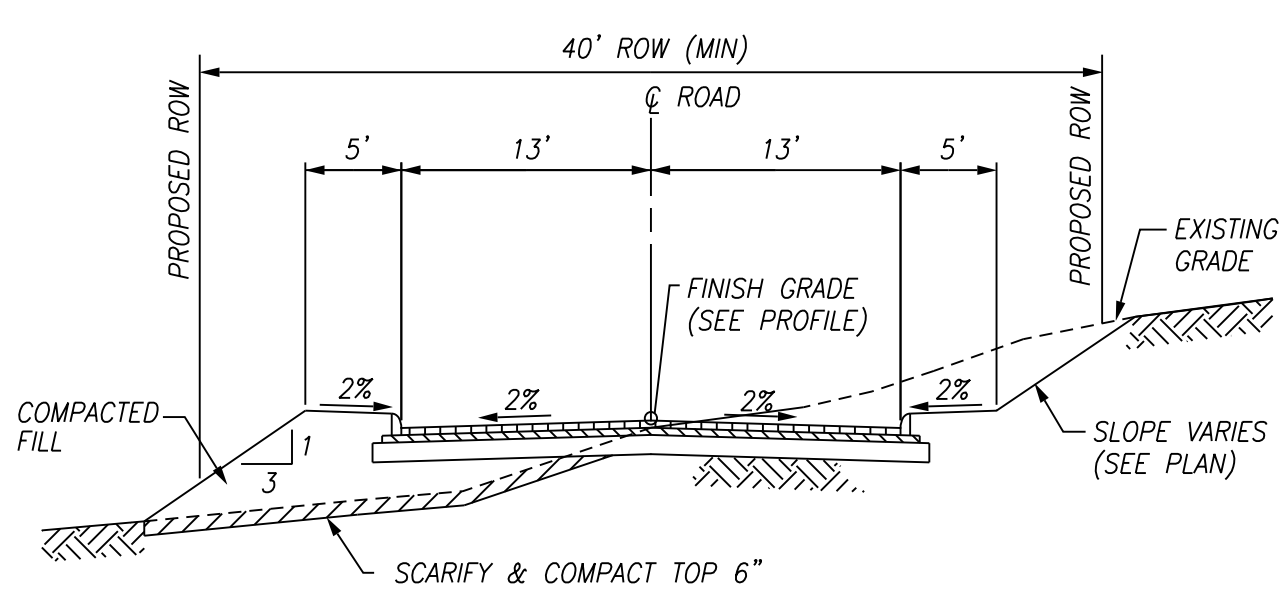
LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- EXISTING LOT NUMBER (SINGLE FAMILY)
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE

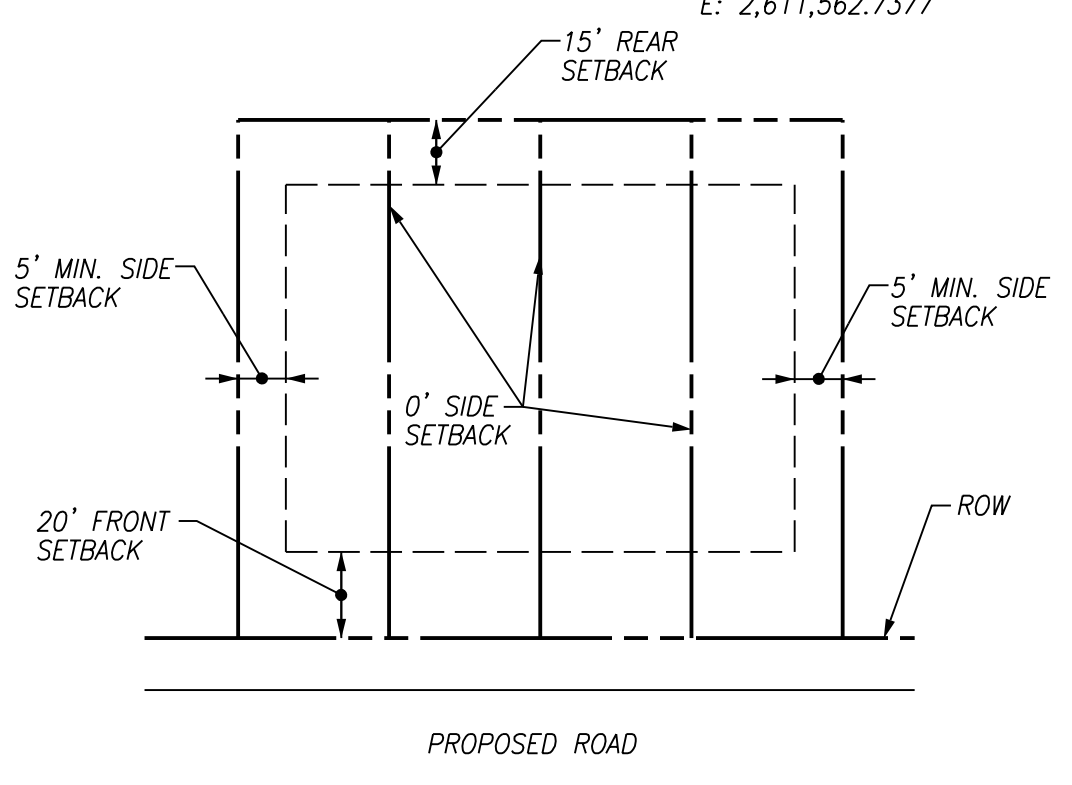
2-SC-24-C / 2-C-24-DP
 Revised: 2/2/2024



NOTES:
 1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.



2 TYPICAL 26' ROAD SECTION
 N.T.S.



3 TYPICAL INTERIOR LOT
 N.T.S.

1 ASPHALT PAVEMENT SECTION
 N.T.S.

SOUTH CREEK SUBDIVISION UNIT 2
204 SWEETWATER LANE
KNOXVILLE, TENNESSEE 37920
CONCEPT PLAN
MPC FILE NUMBERS: 2-SC-24-C / 2-C-24-DP

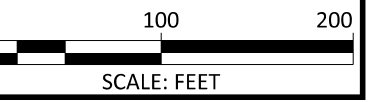
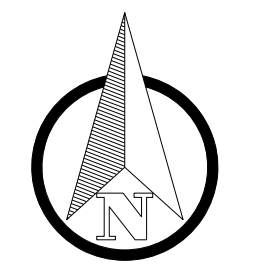
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 669.001
 DATE: 12/27/2023

C1
 CONCEPT PLAN
 12/27/23

HILLSIDE PROTECTION

HILLSIDE PROTECTION AREA: 15.72 AC
 DISTURBED HILLSIDE PROTECTION AREA: 7.27 AC
 % DISTURBED HILLSIDE PROTECTION AREA: 46.25%



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 oshainin@gmail.com

NO.	DATE	REVISION	BY
B	01/22/24	REVISED PER MPC COMMENTS	

SOUTH CREEK SUBDIVISION UNIT 2
 204 SWEETWATER LANE
 KNOXVILLE, TENNESSEE 37920
CONCEPT GRADING PLAN
 MPC FILE NUMBERS: 2-SC-24-C / 2-C-24-DP

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NO: 669.001
 DATE: 12/27/2023

C2

CONCEPT PLAN
 12/27/23

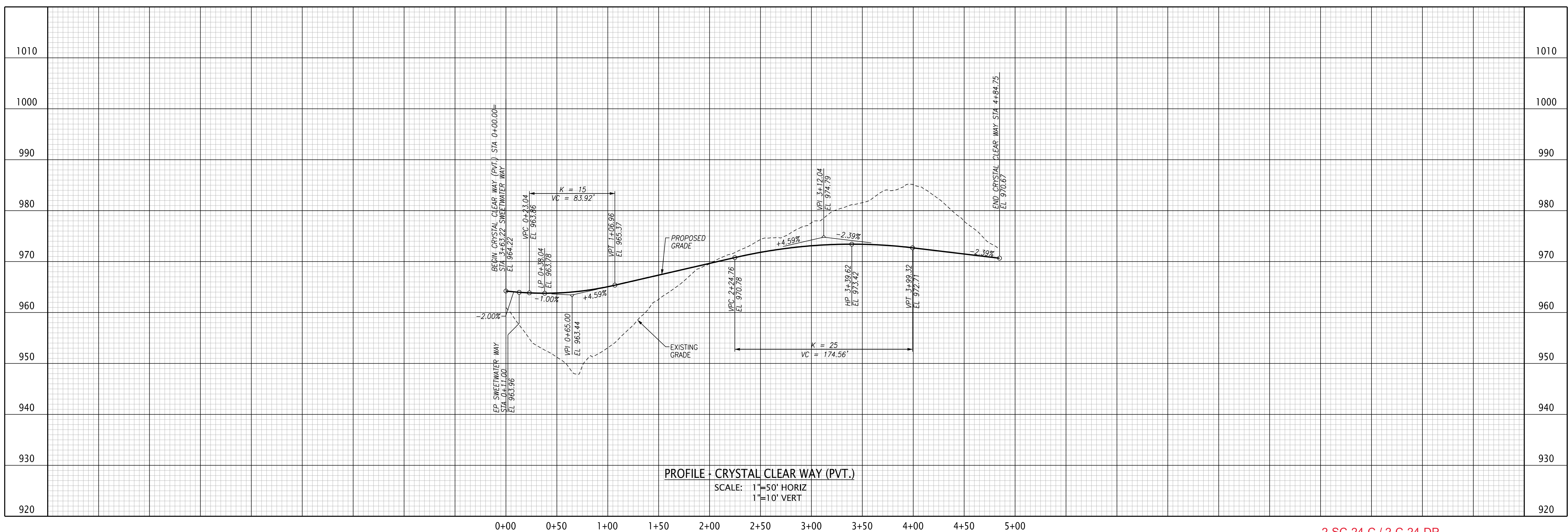
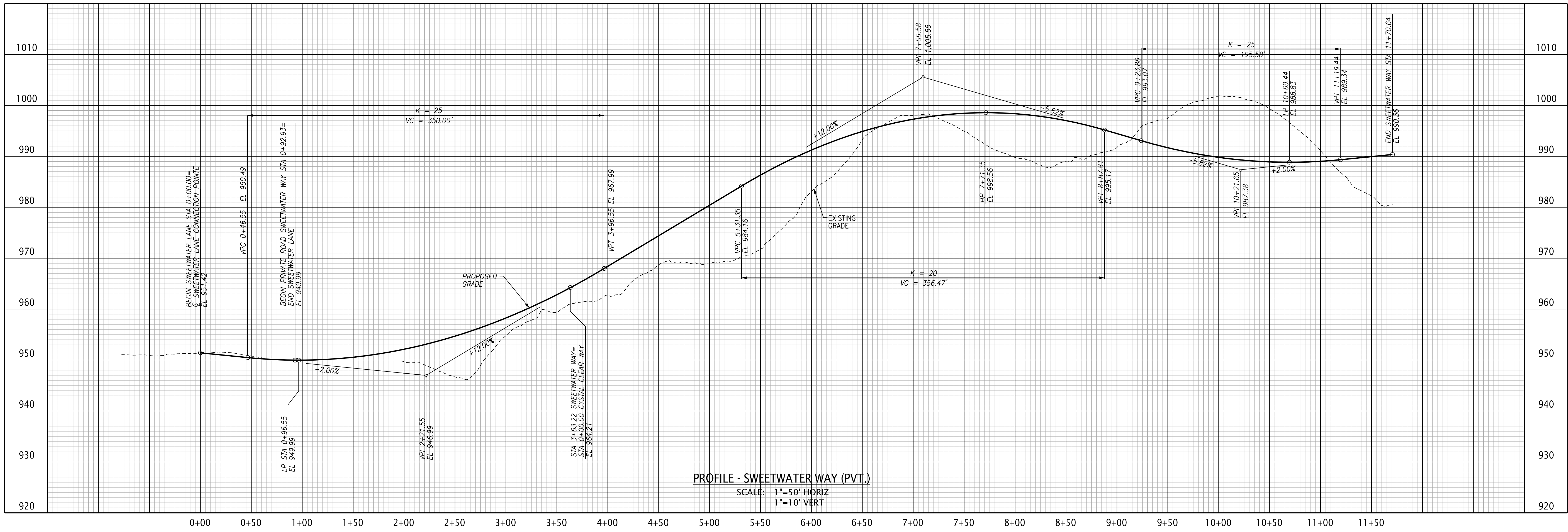


2-SC-24-C / 2-C-24-DP
 Revised: 2/2/2024

LEGEND:

- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- HILLSIDE PROTECTION BOUNDARY

File Name: \\1669\669\001\DWG\Revised Layout\669001.dgn
 Plot Date: 1/22/2024



2-SC-24-C / 2-C-24-DP
 Revised: 2/2/2024



PARAGON DEVELOPMENT LP
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 oshainin@gmail.com

NO.	DATE	REVISION	BY
B	01/22/24	REVISED PER MPC COMMENTS	PRA

SOUTH CREEK SUBDIVISION UNIT 2
 204 SWEETWATER LANE
 KNOXVILLE, TENNESSEE 37920
 CONCEPT ROAD PROFILES
 MPC FILE NUMBERS: 2-SC-24-C / 2-C-24-DP

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NO: 669.001
 DATE: 12/27/2023

C3

CONCEPT PLAN
 12/27/23