



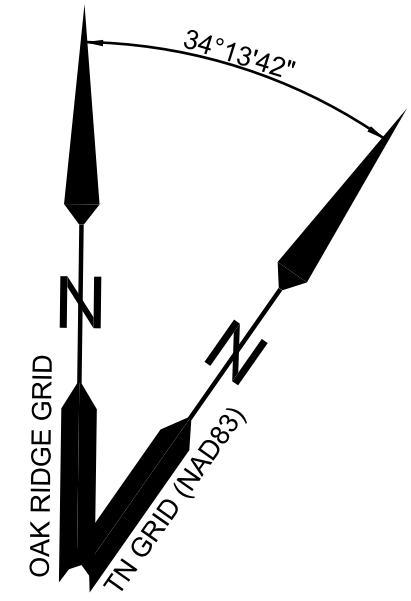
LOCATION MAP
N.T.S.

LAND USE AND DENSITY SUMMARY

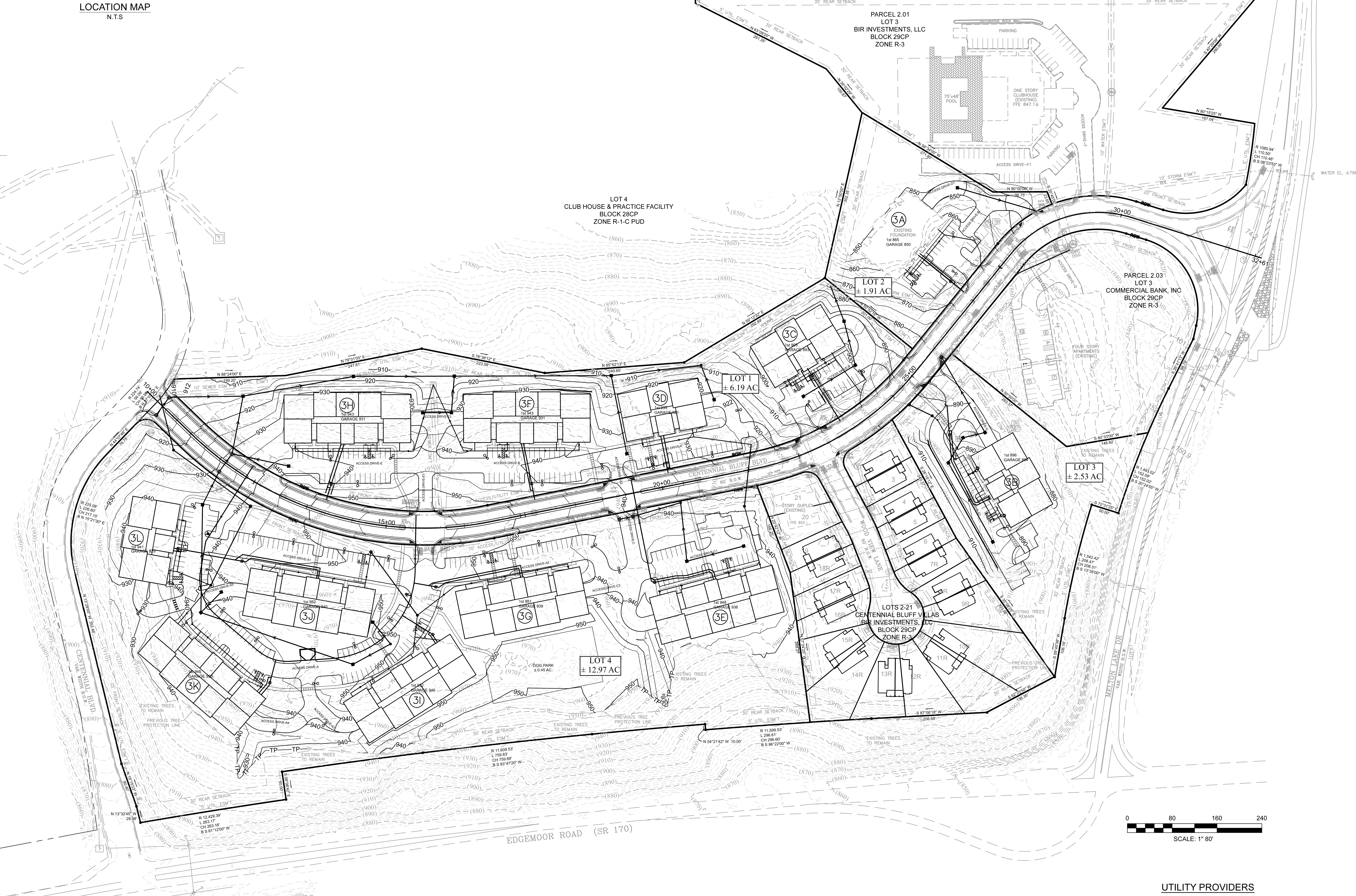
LAND USE	PHASE	INCLUDES	DWELLING UNITS (DU)	ACREAGE (AC)	DU DENSITY (DU/AC)	ESTIMATED POPULATION (CAPITA)	ESTIMATED POPULATION DENSITY (CAPITA/AC)	EXISTING ZONE
COMMUNITY FACILITY	1	PARCEL 2.01	N/A	± (6.05)	N/A	N/A	N/A	R-3
MULTIPLE-FAMILY DWELLING	1	PARCEL 2.03	32	± 2.63	12.17	99	38	R-3
DUPLEXES	2	CENTENNIAL BLUFF VILLAS	20	± 3.30	6.07	62	19	R-3
MULTIPLE-FAMILY DWELLING	3	LOTS 1-4 (3A-3L)	324	± 23.60	13.73	1004	43	R-3
DOG PARK	3	IN LOT 4	N/A	± (0.45)	N/A	N/A	N/A	R-3
TOTALS			376	± 29.52	12.74	1166	39.48	

BUILDINGS SUMMARY

BUILDINGS (SQFT/BLDG)	AREA (#BLDG)	MINIMUM PARKING (#BLDG)	MINIMUM ADA SPACES (#BLDG)	PARKING PROVIDED (#)	ADA SPACES PROVIDED (#)
3E-3K ± 19,975	32	64	4	225	28
3A-3D, 3L ± 12,675	20	40	4	103	20
TOTALS				328	48



NOTE: BOUNDARY DATA PROVIDED BY OTHERS. DIRECTIONAL BEARING USED ON THIS MAP ARE BASED ON THE OAK RIDGE ADMINISTRATIVE COORDINATE SYSTEM AND DO NOT REFER TO EITHER TRUE OR MAGNETIC NORTH.



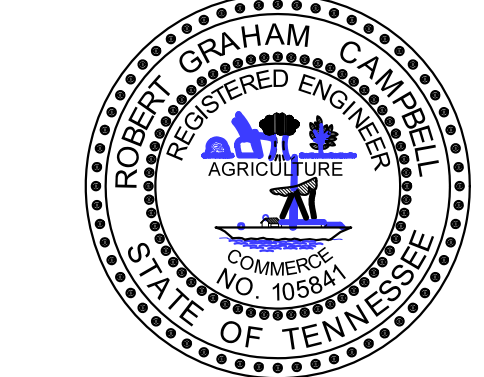
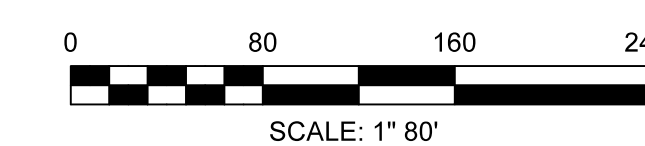
LEGEND

- EXISTING LIGHT POLE
- EXISTING ELECTRIC BOX
- EXISTING TRANSFORMER
- EXISTING ELECTRIC STUB
- EXISTING TELEPHONE RISER
- EXISTING AT&T MANHOLE
- EXISTING AT&T BOX
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING AREA DRAIN
- EXISTING CATCH BASIN
- EXISTING JUNCTION BOX
- EXISTING SANITARY CLEAN-OUT
- EXISTING SANITARY MANHOLE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING GAS LINE
- EXISTING EASEMENT
- PROP. LIGHT POLE
- PROP. STORM DRAIN & CATCH BASIN
- PROP. STORM DRAIN & AREA DRAIN
- PROP. FIRE HYDRANT
- PROP. WATER LINE & VALVE
- PROP. WATER METER
- PROP. SANITARY SEWER LINE & MANHOLE
- PROP. SANITARY SEWER LATERAL & CLEAN-OUT
- 1000 - PROPOSED MAJOR CONTOUR
- 1000 - PROPOSED MINOR CONTOUR

NOTES:

- ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN 37938
(865) 947-5969
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4883
- DEVELOPER: JIMMY BIR SINGH
BIR INVESTMENTS
2225 SYCAMOR DRIVE
KNOXVILLE, TN 37921
(540) 980-7530
- DISTRICT: 2, ANDERSON COUNTY
- ZONING: R-3, PUD (LOTS 1-4, CENTENNIAL BLUFF VILLAS, PARCEL 2.01, AND PARCEL 2.03)
MINIMUM LOT SIZE: 4,000 SQUARE FEET
- SETBACKS: R-3, PUD (LOTS 1-4, PARCEL 2.01, AND PARCEL 2.03)
FRONT - 25' MIN.
SIDE - 10' MIN + 10' PER BUILDING FLOOR OVER 2 STORIES, 50' MAX.
REAR - 30' MIN.
- R-3, PUD (CENTENNIAL BLUFF VILLAS)
FRONT - 20' MIN.
SIDE - 0' (ONE SIDE ONLY)
SIDE - 10' (OTHER SIDE)
REAR - 15' MIN. INTERIOR
REAR - 30' MIN. EXTERIOR (EDGEMOOR RW)

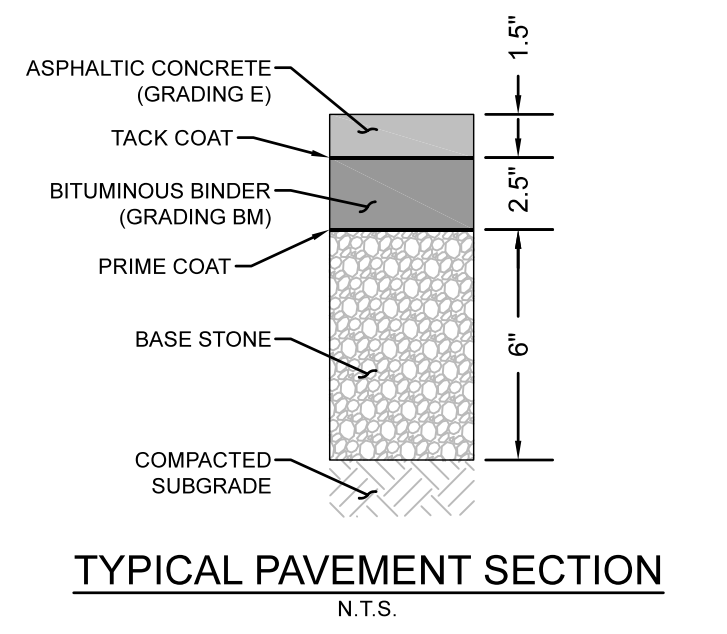
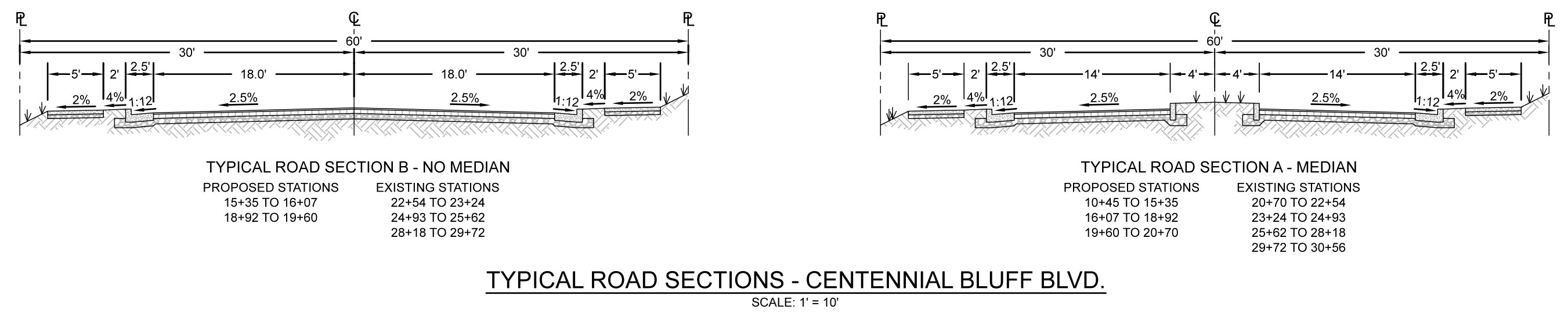
- AN EASEMENT OF 5 FEET INSIDE ALL LOT LINES IS RESERVED FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF OAK RIDGE. ALL EASEMENTS ARE IN FAVOR OF THE CITY OF OAK RIDGE UNLESS NOTED OTHERWISE.
- ANY PARTY TO RELOCATE EXISTING ELECTRICAL FACILITIES SHALL BE PAID BY THE REQUESTING PARTY. THE PARTY WILL ALSO BE RESPONSIBLE FOR SURVEYING AND RECORDING ANY EASEMENTS REQUIRED FOR RELOCATED FACILITIES.
- LANDSCAPING, IMPROVEMENTS, AND CONSTRUCTION WITHIN UTILITY EASEMENTS ARE PERFORMED AT THE RISK OF THE OWNER. REASONABLE CARE WILL BE TAKEN BY UTILITIES TO PRESERVE IMPROVEMENTS AND LANDSCAPING WITHIN SUBJECT EASEMENTS. THE CITY OF OAK RIDGE WILL NOT BE RESPONSIBLE FOR PLACING OR REPAIRING IMPROVEMENTS WITHIN AFFECTED EASEMENTS THAT MAY BE DAMAGED WHILE PERFORMING WORK WITHIN THE EASEMENT.
- NO CONSTRUCTION OF BUILDINGS OR SIGNS OR INSTALLATION OF LANDSCAPING SHALL TAKE PLACE WITHIN EASEMENTS OR SETBACKS WITHOUT THE CITY OF OAK RIDGE'S WRITTEN APPROVAL. LANDSCAPING MUST BE APPROVED IN WRITING BY CURED AND PUBLIC WORKS VIA AN EASEMENT ENCROACHMENT FORM. PLACEMENT SHALL BE COORDINATED WITH THE CITY.
- SIDEWALKS TO BE ON BOTH SIDES OF THE STREET AS SHOWN FOR CENTENNIAL BLUFF BOULEVARD IN THE TYPICAL SECTIONS.
- ALL COMMON AREAS TO BE MANAGED BY EXISTING HOMEOWNERS ASSOCIATION.
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP NUMBER: 47093C0245G, EFFECTIVE DATE: MAY 4, 2009
- THE EXISTING TOPOGRAPHIC, BOUNDARY AND EASEMENT DATA SHOWN ON THIS MASTER PLAN IS DERIVED FROM DRAWINGS SUPPLIED BY LYNCH SURVEYS, LLC.



UTILITY PROVIDERS

- WATER: MR. ROGER FLYNN, P.E.
CITY OF OAK RIDGE
100 WOODBURY LANE
OAK RIDGE, TN 37830
(865) 425-1816
- SEWER: MR. ROGER FLYNN, P.E.
CITY OF OAK RIDGE
100 WOODBURY LANE
OAK RIDGE, TN 37830
(865) 425-1816
- ELECTRIC: MR. ZACHARY STORY
CITY OF OAK RIDGE
100 WOODBURY LANE
OAK RIDGE, TN 37830
(865) 425-1816
- GAS: MR. JEFF PATTERSON
OAK RIDGE UTILITY DISTRICT
101 BUS TERMINAL ROAD
OAK RIDGE, TN 37830
(865) 483-1377
- TELEPHONE: MR. JIM STANBAUGH
BELL SOUTH
1161 OAK RIDGE TURNPIKE
OAK RIDGE, TN 37830
(865) 539-8508
- CABLE TV: MR. NICK PAVLIS
COMCAST
5720 ASHVILLE HIGHWAY
KNOXVILLE, TN 37924
(865) 862-5102

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN THE U.S. DEPARTMENT OF ENERGY AREA NOT INCLUDED PART OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 475441 0245 WHICH BEARS AN EFFECTIVE DATE OF MAY 04, 2009. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. LOT 3, BLOCK 29CP DISCHARGES TO CLINCH RIVER APPROXIMATELY AT RIVER MILE 48.3. USING THE FLOOD STUDY FOR THE CLINCH RIVER, THE 100 YR FLOOD ELEVATION WAS DETERMINED TO BE 797.4 AND THE 500 YR FLOOD ELEVATION WAS 797.9 AT RIVER MILE 48.3.



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

CENTENNIAL BLUFF AT CENTENNIAL VILLAGE
LOT 3, BLOCK 29CP
OAK RIDGE, TENNESSEE

PUD MASTER PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	BCK	1"=80'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 1 SHEETS
JWG	11/13/2024	23279_GR	