Municipal Planning Commission Meeting
Thursday, May 21, 2026 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

I) Call to Order

II) Approval of Agenda

III) Approval of Minutes

A) Approval of minutes for the April 16, 2026 meeting.

IV) Action Items

A) Request for approval of design plans for the Red Mill Dam parking lot, access trail, and trail head

B) Discussion and public hearing on a revision to the final plat for the Stonemeade Subdivision, Parcels 070 and 072, Tax Map 142 off Boring Road, 33 Lots, Zoned R-3 (Lynch Surveys, LLC, Applicant)

C) Discussion and public hearing on an amendment to a portion of the concept plan associated with the northwest portion of the Bridgemore Subdivision for what would be Phases 3B and 4, Zoned R-1/OSR (Placemakers No. 2 Partnership, Applicant)

D) Discussion and public hearing on a preliminary plat for the Bridgemore Subdivision, Phases 3B and 4, Parcel 025.03, Tax Map 152, 70.28 Acres, 102 Lots, Zoned R-1/OSR (Ardurra Group, Inc., Applicant)

E) Discussion and public hearing on Resolution PC-26-06, a resolution for Planning Commission recommendation on Ordinance 26-10, an ordinance to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3. - Specific District Regulations, to replace Section V. - Rural Single-Family Acre Residential District (R-1-S-A), with the Rural Large-Lot Estate District (RLE)

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

V) Discussion Items

A) Discussion on a request to amend the Farragut Zoning Map for a portion of the property located at 817 Virtue Road from S-1 (Community Service) and Agricultural (A) to R-1 (Rural Single-Family Residential), 8.55 Acres (Benchmark Associates, Inc., Applicant)

VI) Approval of Utilities

VII) Citizens Forum

The Farragut Municipal Planning Commission welcomes and invites Farragut residents to participate in public meetings.

Public Participation Guidelines for Farragut Municipal Planning Commission meetings

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to a staff member. This time is set aside specifically for comments on items that are not on the Planning Commission's agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

The Commission also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) minutes per individual. Time for public comment may be amended at the discretion of the Chairman; provided that when additional time is allowed, speakers with differing points of view are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The three (3) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

1. A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.

2. A violation of this section is a Class A misdemeanor.

Town of Farragut, Tennessee
Municipal Planning Commission Meeting

Farragut Town Hall
11408 Municipal Center Drive

Thursday, April 16, 2026 at 6:00 PM

MINUTES

I) Call to Order

Chairman Pinchok called the meeting to order at 6:00 PM. Roll call for attendance: Mayor Williams, Commissioner Devlin, Commissioner Greene, Commissioner Myers, Commissioner Povlin, Commissioner Preston, Chairman Pinchok, Vice-Mayor Meyer, and Commissioner Wright; in addition to staff and members of the press.

II) Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Mayor Williams, seconded by Vice-Mayor Meyer; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin, Vice-Mayor Meyer and Commissioner Wright; voting nay, None; motion Passed.

III) Approval of Minutes

A) Approval of minutes from the March 19, 2026 meeting

Motion was made to approve the minutes from the March 19, 2026 meeting as presented. Moved by Mayor Williams, seconded by Commissioner Myers; voting yes, Commissioner Greene, Commissioner Devlin, Commissioner Myers, Mayor Williams, Chairman Pinchok, Commissioner Povlin, Vice-Mayor Meyer, Commissioner Wright, and Commissioner Preston; voting nay, None; motion Passed.

IV) Action Items

A) Request for approval of design plans for a traffic signal at the intersection of Jamestowne Boulevard and N. Campbell Station Road

Town Engineer, Darryl Smith, reviewed this item and recommended approval of the design plans.

Motion was made to follow the staff's recommendation. Moved by Mayor Williams, seconded by Vice-Mayor Meyer; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin, Vice-Mayor Meyer, and Commissioner Wright; voting nay, None; motion Passed.

B) Discussion and public hearing on a final plat for Phase 2, Unit 1 of the Grove at Boyd Station Subdivision, 16.15 Acres, 15 Lots, Zoned OSMR (Lynch Surveys, LLC., Applicant)

Staff, Mark Shipley, reviewed this item and recommended approval subject to the following conditions:

1. Providing a 2-year maintenance letter of credit for the roadway, pedestrian facilities, and stormwater detention in an amount of $52,000.
2. Providing a completion letter of credit for pedestrian facilities in an amount of $90,000.
3. Providing a completion letter of credit for landscaping in an amount of $22,000.
4. Providing a copy of the covenants for the Town Attorney's review.
5. Obtaining all required signatures.
6. Completing site-related punchlist items.
7. Please modify Note #13. There is no walking trail on Lot OS-8.

Russ Rackley spoke on behalf of the applicant.

Motion was made to follow the staff's recommendation. Moved by Commissioner Myers, seconded by Mayor Williams; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin, Vice-Mayor Meyer, and Commissioner Wright; voting nay, None; motion Passed.

C) Discussion and public hearing on a final plat for the Stonemeade Subdivision, Parcels 070 and 072, Tax Map 142 off Boring Road, 39 Lots, Zoned R-3 (Lynch Surveys, LLC, Applicant)

Staff, Mark Shipley, reviewed this item and recommended approval subject to the following conditions:

1. Including a plat note related to the HOA maintaining the alternative street name signs per the covenants to be approved by the Town Attorney.
2. Please label all sections of the buffer strip and include a plat note that the buffer strip shall be planted in the Fall of 2026 to meet Town of Farragut buffer strip requirements.
3. Completing site-related punchlist items.
4. Please submit a maintenance letter of credit for roadway, pedestrian facilities, drainage, and detention basin for $60,000.
5. Assuming sidewalk is to be completed as homes are constructed, please submit a completion letter of credit for $138,000. Add $80,000 if asphalt surface is to be part of completion letter of credit.
6. Please submit a landscape completion letter of credit for $35,000 for buffer, detention basin, and streetscape trees.
7. Obtaining all required signatures.

Russ Rackley and Brian Mohney spoke on behalf of the applicant.

Motion was made to follow the staff's recommendation. Moved by Mayor Williams, seconded by Commissioner Greene; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin, Vice-Mayor Meyer, and Commissioner Wright; voting nay, None; motion Passed.

D) Discussion and public hearing on a site plan for a covered canopy and enclosure along a portion of the Ingles storefront at 11847 Kingston Pike, Zoned C-1 (Robertson Loia Roof, P.C., Applicant)

Staff, Mark Shipley, reviewed this item and recommended approval of the site plan subject to it being noted that any additional signage would require a separate review and approval. It was also clarified that the final site plan set will have the accessible route on the south end of the covered canopy.

Preston Kendall spoke on behalf of the applicant.

Motion was made to follow the staff's recommendation. Moved by Mayor Williams, seconded by Commissioner Myers; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin, Vice-Mayor Meyer and Commissioner Wright; voting nay, None; motion Passed.

E) Discussion and public hearing on Resolution PC-26-04, a resolution to amend the Future Land Use Map for 11830 Kingston Pike from Very Low Density Residential to Office/Light Industrial (Marzolf Investment, Applicant)

Staff, Mark Shipley, reviewed this item. Troy Stavros, Jim Guinn, Joe LaCroix, and Jeffrey Marzolf spoke.

Motion was made by Commissioner Greene to approve Resolution PC-26-04, motion was seconded by Commissioner Preston; voting yes, None; voting nay, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Chairman Pinchok, Commissioner Devlin; Vice-Mayor Meyer and Commissioner Myers recused themselves from voting due to a conflict of interest; motion Failed.

F) Discussion and public hearing on Resolution PC-26-05, a resolution for Planning Commission recommendation on Ordinance 26-08, an ordinance to amend the Farragut Zoning Map for 11830 Kingston Pike from General Single-Family Residential (R-2) to Office (O-1) (Marzolf Investment, Applicant)

Staff, Mark Shipley, reviewed this item and noted that Resolution PC-26-05 recommends approval of Ordinance 26-08 to rezone the property at 11830 Kingston Pike from R-2 to O-1.

Motion was made by Commissioner Devlin to approve Resolution PC-26-05, motion was seconded by Commissioner Greene; voting yes, None; voting nay, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Wright, Chairman Pinchok, Commissioner Devlin; Vice-Mayor Meyer and Commissioner Myers recused themselves from voting due to a conflict of interest; motion Failed.

V) Discussion Items

A) Discussion on a request to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3. - Specific District Regulations, to replace Section V. - Rural Single-Family Acre Residential District (R-1-S-A), with the Rural Large-Lot Estate District (RLE)

For discussion purposes only.

B) Approval of FY2027-FY2032 Capital Investment Plan

Town Administrator, David Smoak, presented the FY2027-FY2032 Capital Investment Plan and asked the Planning Commission for their recommendation to the Board of Mayor and Aldermen.

Greg Wiberly and Joe LaCroix spoke regarding this item.

A motion was made by Commissioner Myers to recommend approval of the FY2027-FY2032 Capital Investment Plan to the Board of Mayor and Aldermen. The motion was seconded by Vice-Mayor Meyer; voting yes, Mayor Williams, Commissioner Greene, Commissioner Povlin, Commissioner Preston, Commissioner Myers, Chairman Pinchok, Commissioner Devlin, Vice-Mayor Meyer and Commissioner Wright; voting nay, None; motion Passed.

VII) Citizens Forum

Jimmy JJ Jones spoke to the Commission on his desire to restore the Knox County Sheriff Office in Farragut.

The meeting adjourned at 7:50 PM.

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Municipal Planning Commission Secretary

Agenda Number: IV.A. **Meeting Date: May 21, 2026**

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Ronald Oestreich, Parks & Recreation Director

Subject: Request for approval of design plans for the Red Mill Dam parking lot, access trail, and trail head

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Introduction & Background: The Red Mill Dam is located in the parcel of land at the corner of Concord and Turkey Creek and was acquired by the Town of Farragut. In an effort to showcase this beautiful piece of property, the town has been researching different possible options for access to the dam area.

Discussion & Recommendations: This project consists of a 10-stall parking lot and pathway leading to a trail head and sitting area adjacent to the Red Mill Dam spillway itself. Staff advertised an RFQ in December and selected LDA Engineering to conduct the engineering, design, and bid selection process for the Red Mill Dam project. Access to the paved parking area will be through the driveway owned by FUD. We have shared the plans and are in the approval process to utilize that driveway from FUD for our access.

Recommended By: Ronald Oestreich, Parks & Recreation Director

Proposed Motion: Approve the design plans for the Red Mill Dam parking lot, access trail, and trail head.

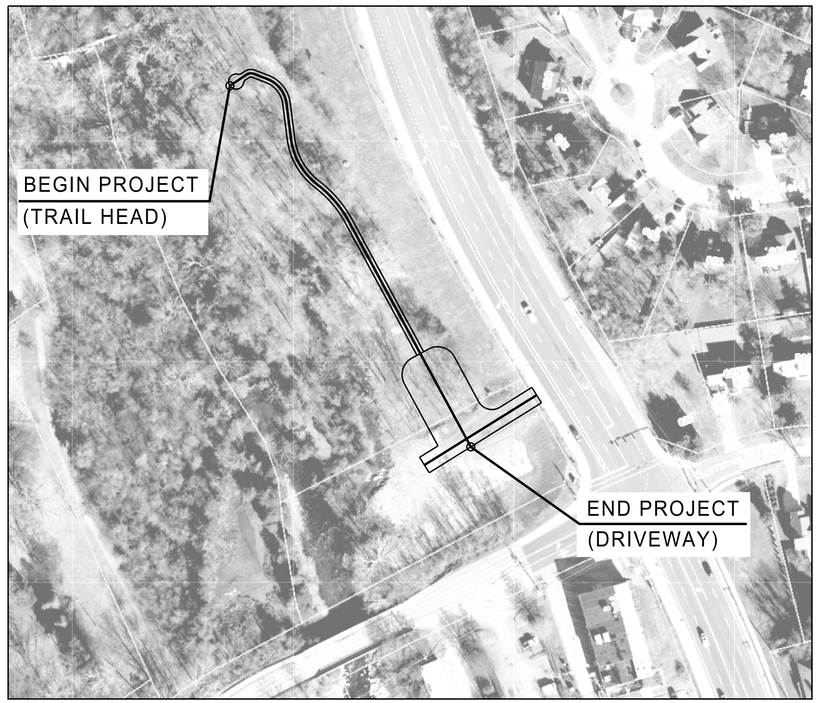
TOWN OF FARRAGUT
KNOX COUNTY, TENNESSEE

RED MILL DAM PARKING LOT AND TRAIL HEAD

GRADING, DRAINAGE, BASE, AND PAVING

INDEX OF SHEETS

1	TITLE SHEET
2	TYPICAL SECTIONS
3	(NOT USED)
4	PLAN AND PROFILE
4A	GRADING AND EPSC PLAN, SIGNING AND PAVEMENT MARKING PLAN
XS1 - XS4	CROSS SECTIONS



SCALE: 1" = 100'

BOARD OF MAYOR AND ALDERMEN

AT-LARGE (MAYOR)	RON WILLIAMS
WARD 1 (VICE MAYOR)	SCOTT MEYER
WARD 1	ALEXANDER CAIN
WARD 2	DREW BURNETTE
WARD 2	JOE LACROIX

SPECIAL NOTES

PROPOSALS MAY BE REJECTED BY OWNER IF ANY OF THE UNIT PRICES CONTAINED THEREIN ARE OBVIOUSLY UNBALANCED, EITHER EXCESSIVE OR BELOW THE REASONABLE COST ANALYSIS VALUE.

THIS PROJECT TO BE CONSTRUCTED UNDER THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION DATED JANUARY 1, 2021 AND ADDITIONAL SPECIFICATIONS AND SPECIAL PROVISIONS CONTAINED IN THE PLANS AND IN THE PROPOSAL CONTRACT.

APRIL 2026

LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

RED MILL DAM PARKING LOT AND TRAIL HEAD
FARRAGUT, TENNESSEE

R.O.W. PLANS

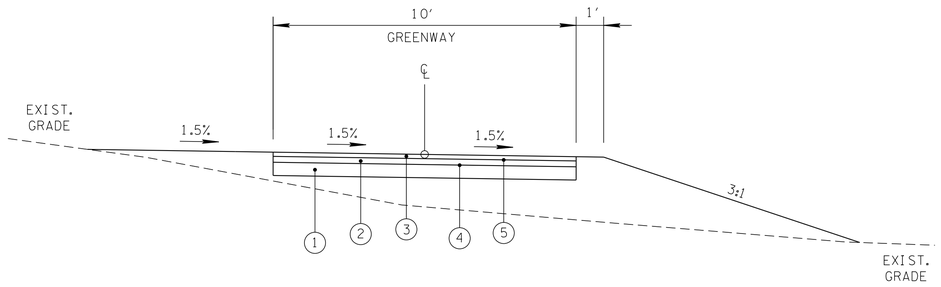
PROJECT NUMBER: FAR601

DATE: APR 2026	SCALE:
DRAWN BY: JCE	DESIGNED BY: JCE

SHEET TITLE:

TITLE SHEET

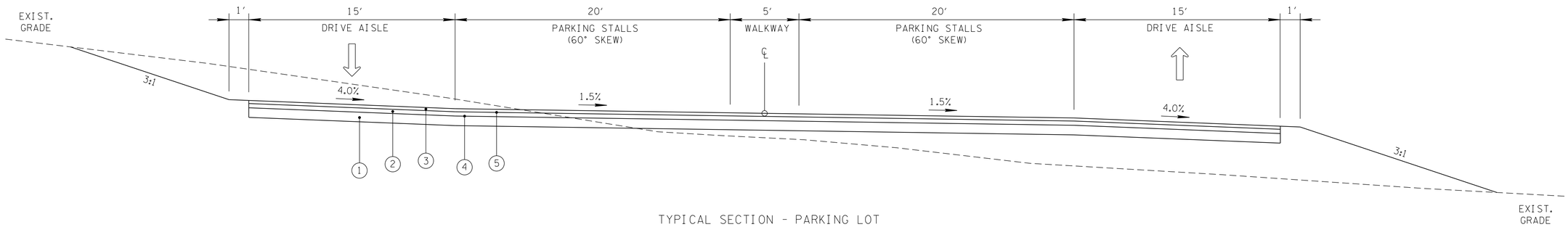
SHEET 1



TYPICAL SECTION - GREENWAY

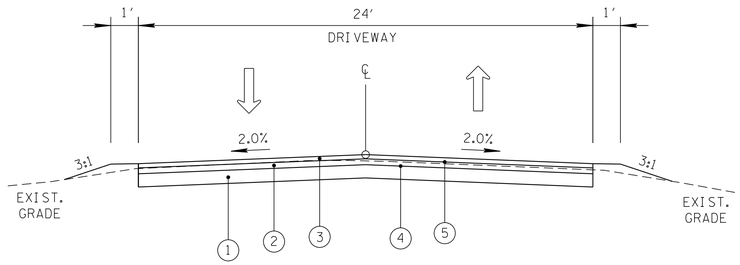
STA. 10+20.00 TO STA. 15+00.00

NOTE: GREENWAY IS 6" CONCRETE AND 4" AGGREGATE BASE FROM STA. 10+20.00 TO STA. 10+41.18 (TRAIL HEAD).



TYPICAL SECTION - PARKING LOT

STA. 15+00.00 TO STA. 16+16.00



TYPICAL SECTION - DRIVEWAY

STA. 5+25.45 TO STA. 7+00.00

NOTE: DRIVEWAY IS UNPAVED GRAVEL FROM STA. 6+72.15 TO STA. 7+00.00.

PROPOSED PAVEMENT SCHEDULE

1	MINERAL AGGREGATE @ 6" THICK	
	303-01	MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"
2	BITUMINOUS PLANT MIX BASE (HOT MIX) PG64-22 GRADING "B-M2" @ 2.00" THICK (APPROX. 226 LB/SY)	
	307-01.08	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING "B-M2"
3	ASPHALTIC CONCRETE SURFACE (HOT MIX) PG64-22 GRADING "E" SHOULDER @ 1.50" THICK (APPROX. 159 LB/SY)	
	411-01.07	ACS MIX (PG64-22) GRADING "E" SHOULDER
4	PRIME COAT	
	402-01	BITUMINOUS MATERIAL FOR PRIME COAT (PC) AT 0.30-0.35 GAL./S.Y.
5	TACK COAT	
	403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC) AT 0.05-0.10 GAL./S.Y. SEE 403.05 FOR DETERMINING APPLICATION RATE IN THE FIELD.

LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

RED MILL DAM
PARKING LOT AND TRAIL HEAD
FARRAGUT, TENNESSEE

R.O.W. PLANS

PROJECT NUMBER: FAR601

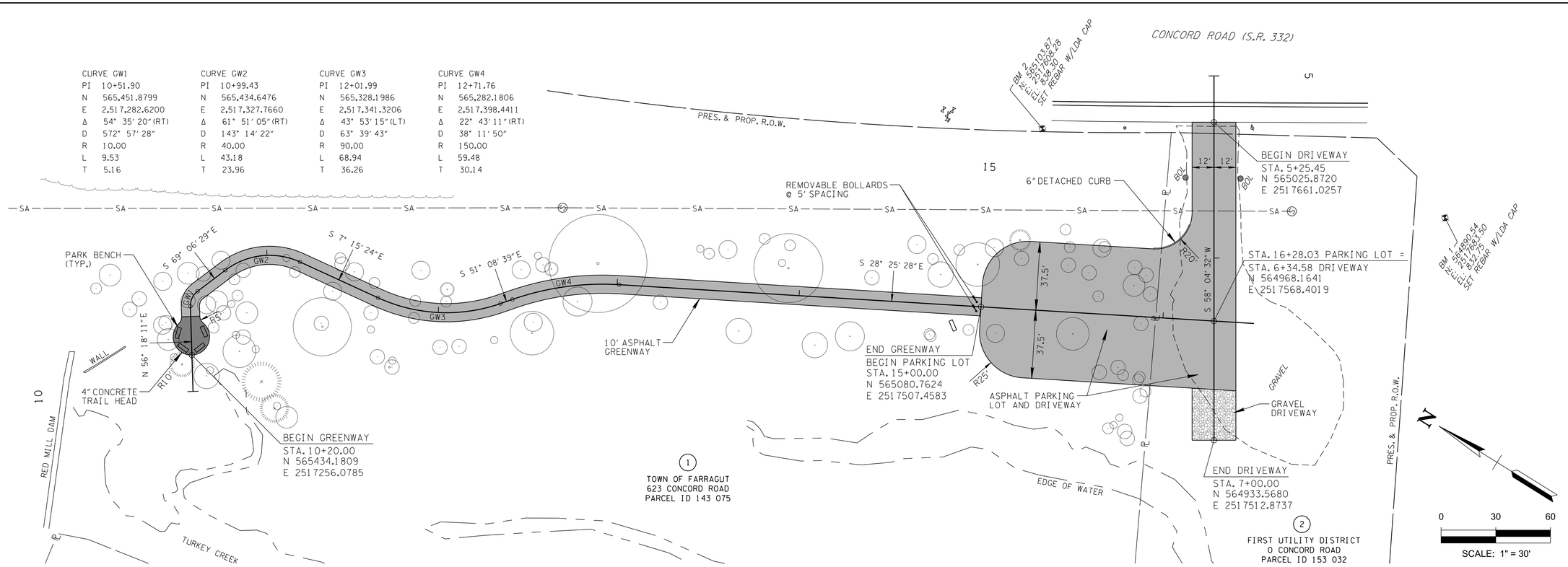
DATE: APR 2026	SCALE:
DRAWN BY: JCE	DESIGNED BY: JCE

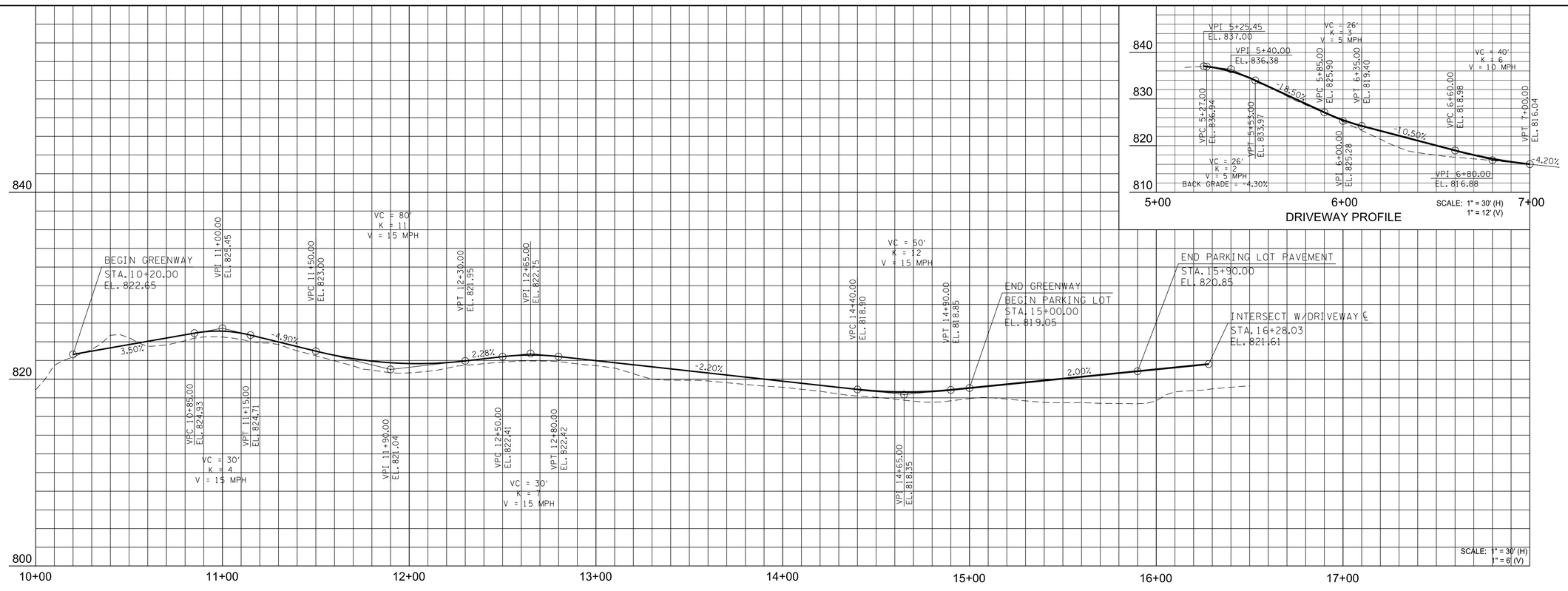
SHEET TITLE:

TYPICAL SECTIONS

SHEET 2

CURVE GW1		CURVE GW2		CURVE GW3		CURVE GW4	
PI	10+51.90	PI	10+99.43	PI	12+01.99	PI	12+71.76
N	565,451.8799	N	565,434.6476	N	565,328.1986	N	565,282.1806
E	2,517,282.6200	E	2,517,327.7660	E	2,517,341.3206	E	2,517,398.4411
Δ	54° 35′ 20″(RT)	Δ	61° 51′ 05″(RT)	Δ	43° 53′ 15″(LT)	Δ	22° 43′ 11″(RT)
D	572° 57′ 28″	D	143° 14′ 22″	D	63° 39′ 43″	D	38° 11′ 50″
R	10.00	R	40.00	R	90.00	R	150.00
L	9.53	L	43.18	L	68.94	L	59.48
T	5.16	T	23.96	T	36.26	T	30.14





LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

RED MILL DAM
PARKING LOT AND TRAIL HEAD
FARRAGUT, TENNESSEE

R.O.W. PLANS

PROJECT NUMBER: FAR601

DATE: APR 2026	SCALE:
DRAWN BY: JCE	DESIGNED BY: JCE

SHEET TITLE:

PLAN AND PROFILE

SHEET 4

TOTAL DISTURBED AREA = 26,000 SF = 0.597 AC

EROSION PREVENTION AND SEDIMENT CONTROL LEGEND		
SYMBOL	ITEM	STD. DWG.
* SFB * SFB	SILT FENCE WITH WIRE BACKING	EC-STR-3C
XX"	XX INCH FILTER SOCK (CHECK DAM)	EC-STR-8
TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25

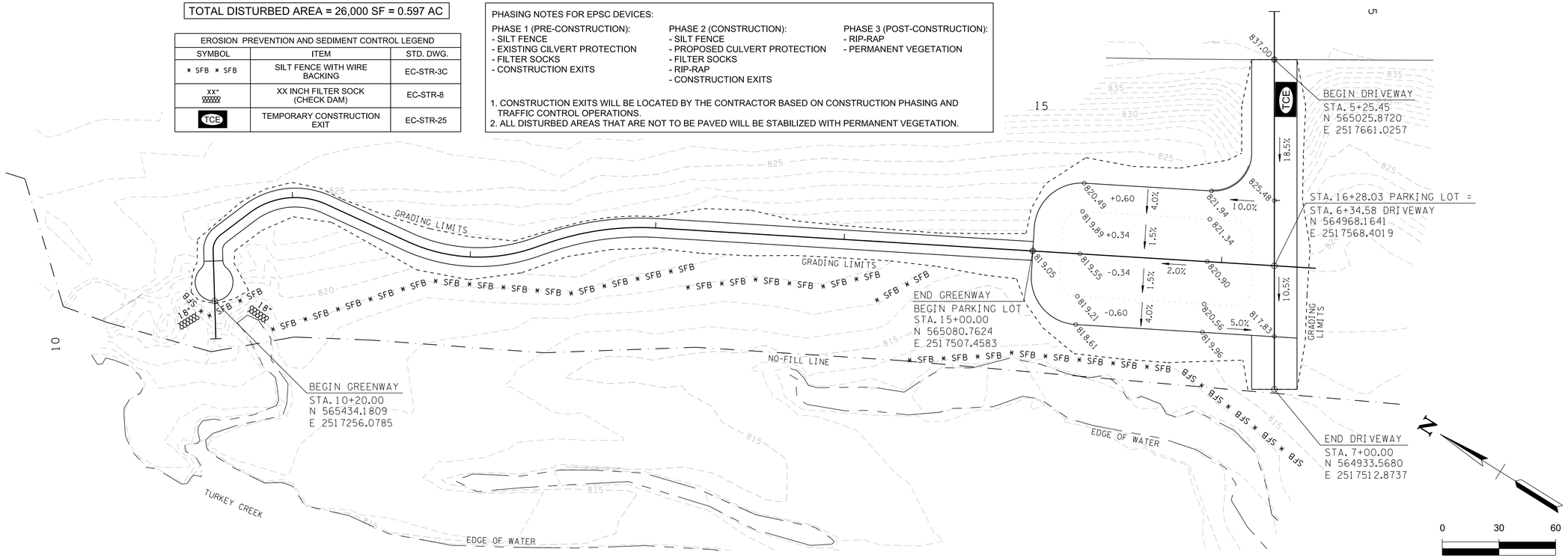
PHASING NOTES FOR EPSC DEVICES:

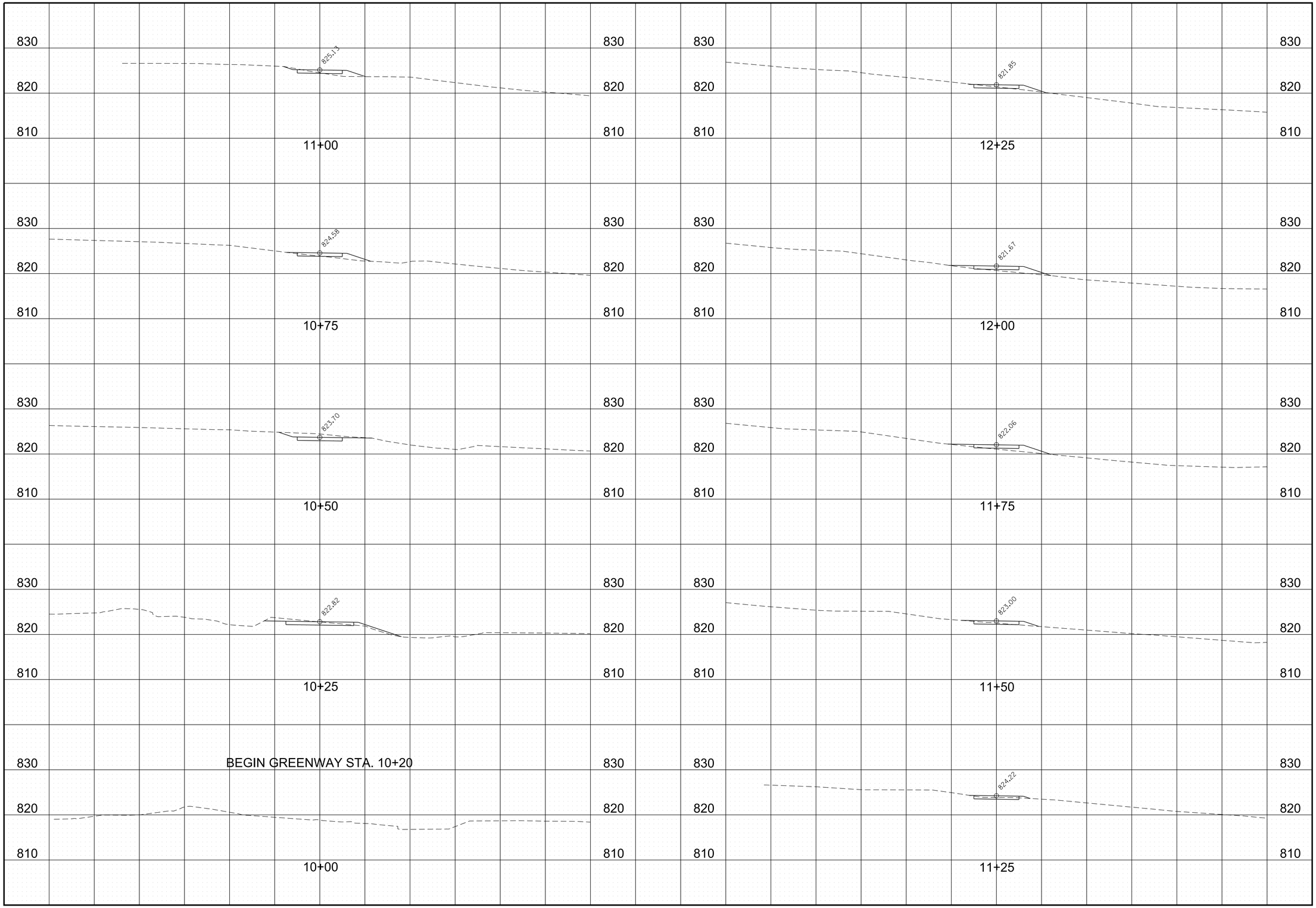
PHASE 1 (PRE-CONSTRUCTION):
- SILT FENCE
- EXISTING CILVERT PROTECTION
- FILTER SOCKS
- CONSTRUCTION EXITS

PHASE 2 (CONSTRUCTION):
- SILT FENCE
- PROPOSED CULVERT PROTECTION
- FILTER SOCKS
- RIP-RAP
- CONSTRUCTION EXITS

PHASE 3 (POST-CONSTRUCTION):
- RIP-RAP
- PERMANENT VEGETATION

1. CONSTRUCTION EXITS WILL BE LOCATED BY THE CONTRACTOR BASED ON CONSTRUCTION PHASING AND TRAFFIC CONTROL OPERATIONS.
2. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED WILL BE STABILIZED WITH PERMANENT VEGETATION.


GRADING LIMITS
* SFB * SFB * SFB *



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

RED MILL DAM
PARKING LOT AND TRAIL HEAD
FARRAGUT, TENNESSEE

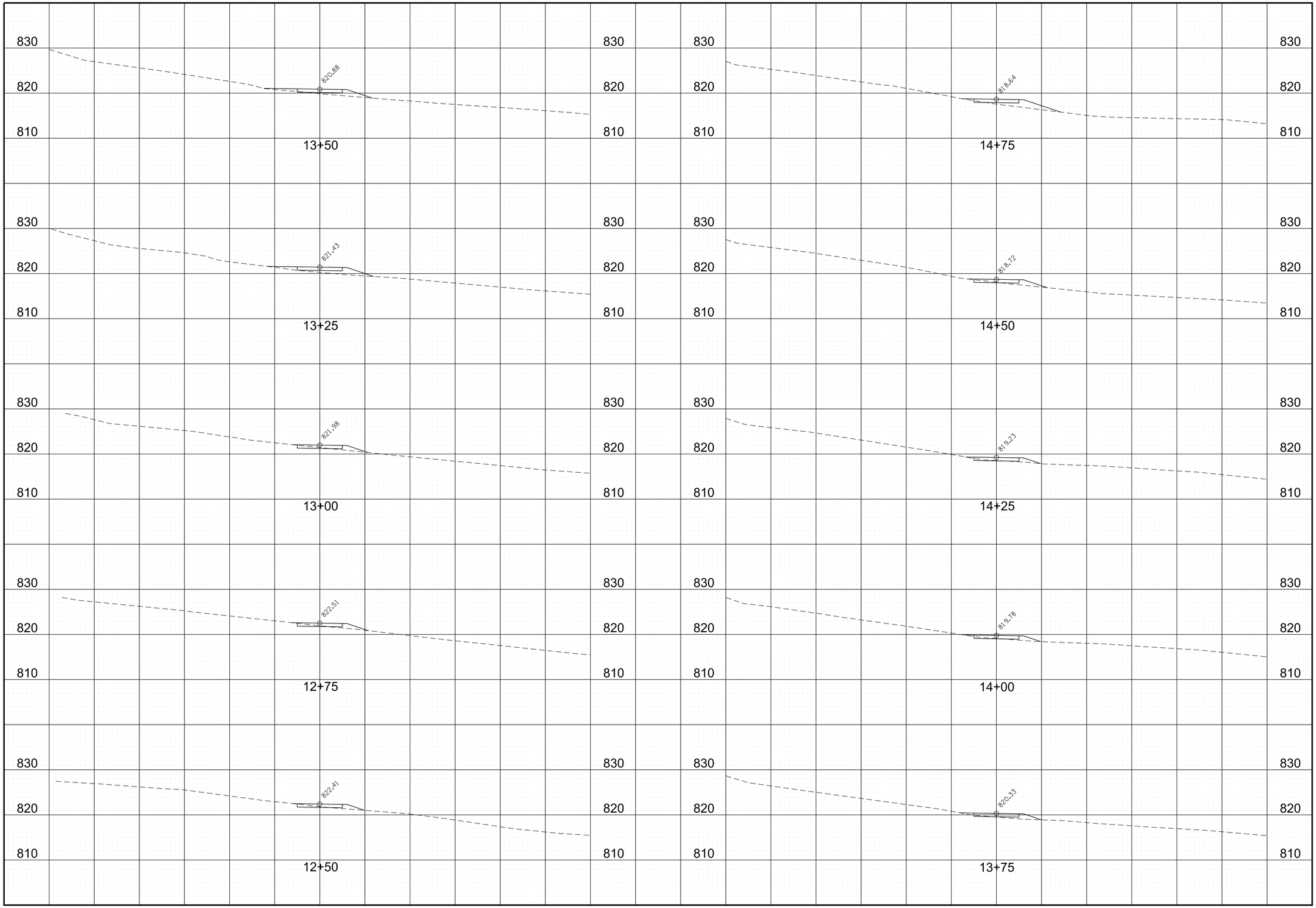
R.O.W. PLANS

PROJECT NUMBER: FAR601	
DATE: APR 2026	SCALE: 1" = 10'
DRAWN BY: JCE	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS STA. 10+00 TO STA. 12+25

SHEET XS1



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

RED MILL DAM
PARKING LOT AND TRAIL HEAD
FARRAGUT, TENNESSEE

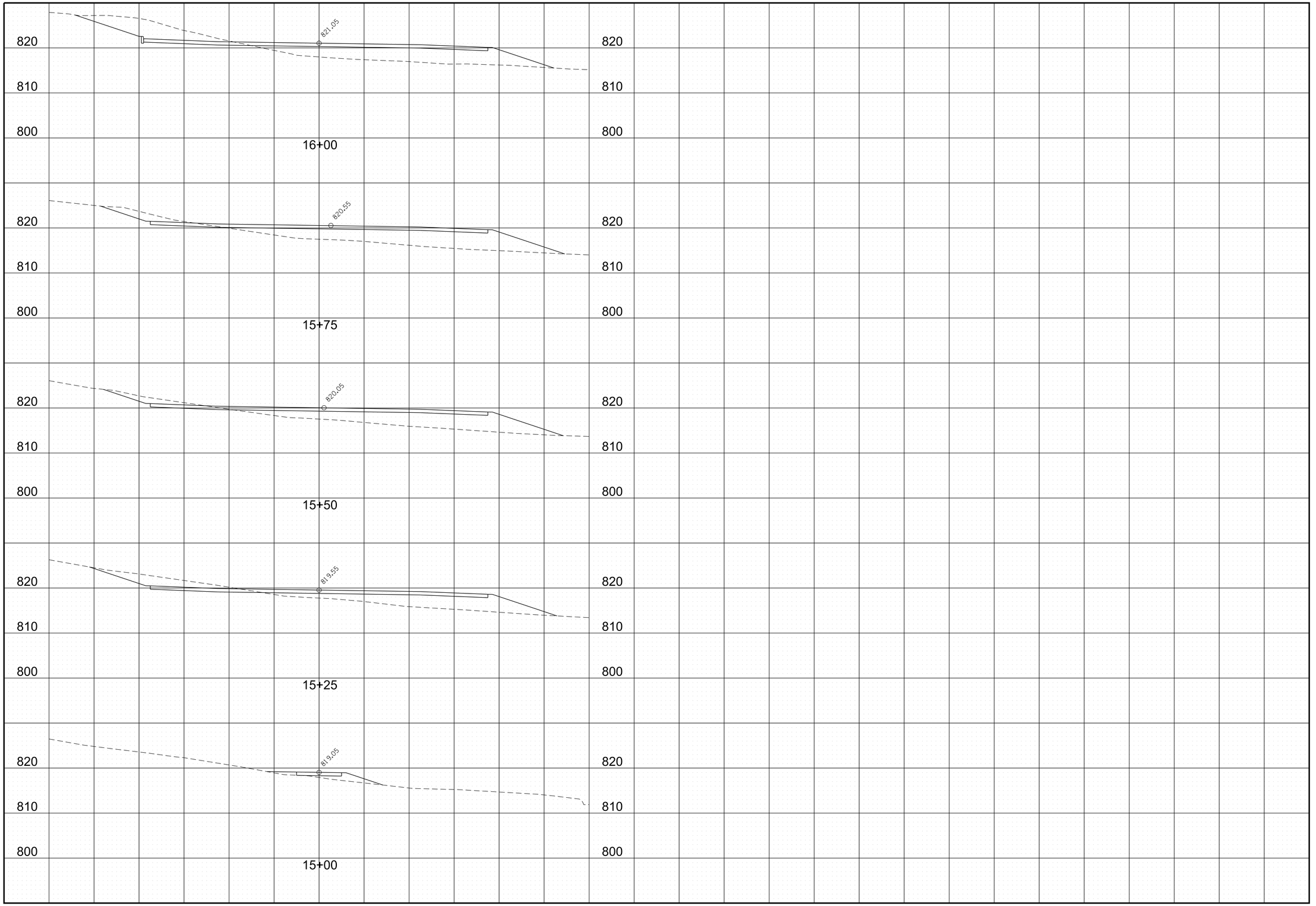
R.O.W. PLANS

PROJECT NUMBER: FAR601	
DATE: APR 2026	SCALE: 1" = 10'
DRAWN BY: JCE	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS STA. 12+50 TO STA. 14+75

SHEET XS2



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

RED MILL DAM
PARKING LOT AND TRAIL HEAD
FARRAGUT, TENNESSEE

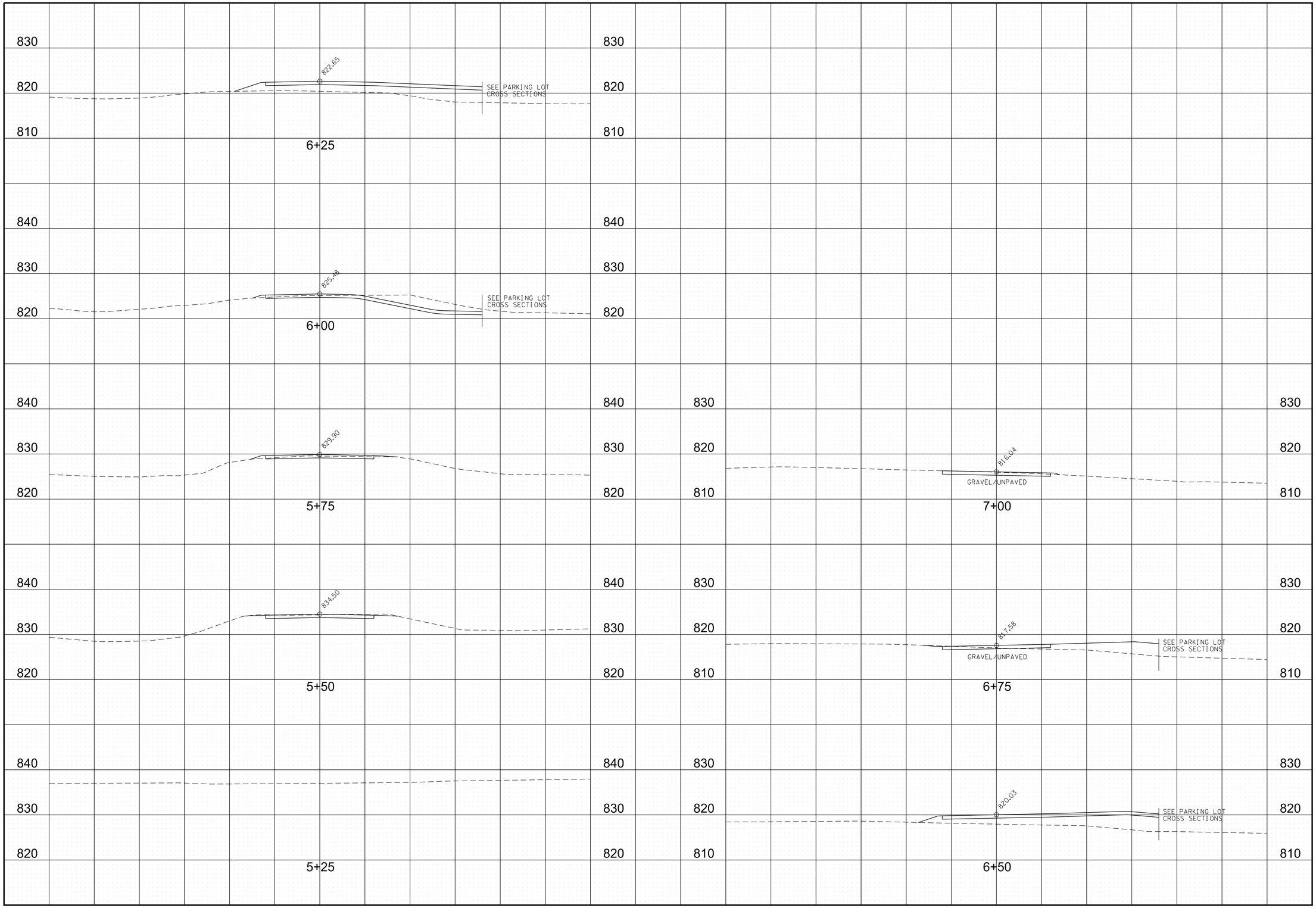
R.O.W. PLANS

PROJECT NUMBER: FAR601	
DATE: APR 2026	SCALE: 1" = 10'
DRAWN BY: JCE	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS STA. 15+00 TO STA. 16+00

SHEET XS3



LDA ENGINEERING

REV	DATE	REVISION DESCRIPTION

RED MILL DAM
PARKING LOT AND TRAIL HEAD
FARRAGUT, TENNESSEE

R.O.W. PLANS

PROJECT NUMBER: FAR601

DATE: APR 2026	SCALE: 1" = 10'
DRAWN BY: JCE	DESIGNED BY: JCE

SHEET TITLE:

CROSS SECTIONS DRIVEWAY STA. 5+25 TO STA. 7+00

SHEET XS4

Agenda Number: IV.B. **Meeting Date: May 21, 2026**

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on a revision to the final plat for the Stonemeade Subdivision, Parcels 070 and 072, Tax Map 142 off Boring Road, 33 Lots, Zoned R-3 (Lynch Surveys, LLC, Applicant)

Introduction & Background: At last month's Planning Commission meeting, the final plat for the Stonemeade Subdivision to the west of Baldwin Park was conditionally approved.

Discussion & Recommendations: Resulting from lot coverage issues with some of the envisioned house plans, the developer approached the Town staff about enlarging some of the lots to address the coverage issue. The amended plat is included in the packet. The enlarged lots result in a loss of two house lots and a reduction in open space from 66,964 square feet to 55,727 square feet. In the R-3 Zoning District, the minimum open space requirement is 10% of the entire tract, excluding the areas required for buffer strips and stormwater detention.

The amended plat satisfies the 10% open space requirement. The minimum required open space is 55,582 square feet and, as noted above, the proposed open space is 55,727 square feet. The staff recommends approval of the amended plat subject to the following conditions:

1. Lot 36 has been reduced and now part of Lots 17-20 extend beyond the retaining wall. The covenants will need to specifically address how these areas will be maintained. This may need to be shaded and noted as an area to be maintained by the HOA or the easement should be extended to include this portion of the house lots as HOA maintained areas.
2. Please include a plat note related to the HOA maintaining

the alternative street name signs per the covenants to be approved by the Town Attorney. The covenants have not yet been submitted for the Town Attorney's approval and the covenants must be approved and recorded prior to the plat being signed.
3. Please include a plat note that the buffer strip shall be planted in the Fall of 2026 to meet Town of Farragut buffer strip requirements.
4. The street surface course must either be satisfactorily completed or a letter of credit provided for $80,000 to cover completion.
5. Obtaining all required signatures.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve the amended plat subject to the following conditions:

1. Lot 36 has been reduced and now part of Lots 17-20 extend beyond the retaining wall. The covenants will need to specifically address how these areas will be maintained. This may need to be shaded and noted as an area to be maintained by the HOA or the easement should be extended to include this portion of the house lots as HOA maintained areas.
2. Please include a plat note related to the HOA maintaining the alternative street name signs per the covenants to be approved by the Town Attorney. The covenants have not yet been submitted for the Town Attorney's approval and the covenants must be approved and recorded prior to the plat being signed.
3. Please include a plat note that the buffer strip shall be planted in the Fall of 2026 to meet Town of Farragut buffer strip requirements.
4. The street surface course must either be satisfactorily completed or a letter of credit provided for $80,000 to cover completion.
5. Obtaining all required signatures.

TOTAL AREA
12.76 ACRES
INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS: 38
BUILDING LOTS: 30
OPEN SPACE LOTS: 8
LOTS 31-38 ARE OPEN SPACE AND COMMON AREAS

NAD83 (NSRS2007)

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK. NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

LINE LEGEND	
x x x	EXISTING FENCE
	WALKING TRAIL EASE.
	SANITARY SEWER EASE.
	DRAINAGE EASE.
	RETAINING WALL EASE.
	PERIPHERAL SETBACK
	DETENTION BASIN / WATER QUALITY EASEMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

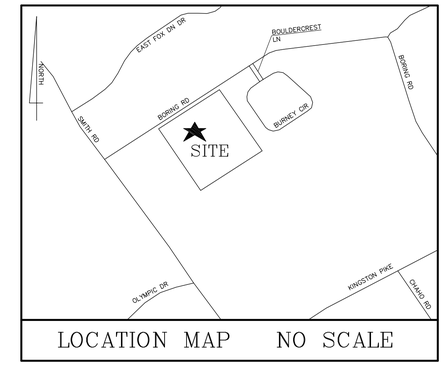
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument Number: 202410020018466, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

_____
Owner

_____
Date

UTILITY PROVIDERS:

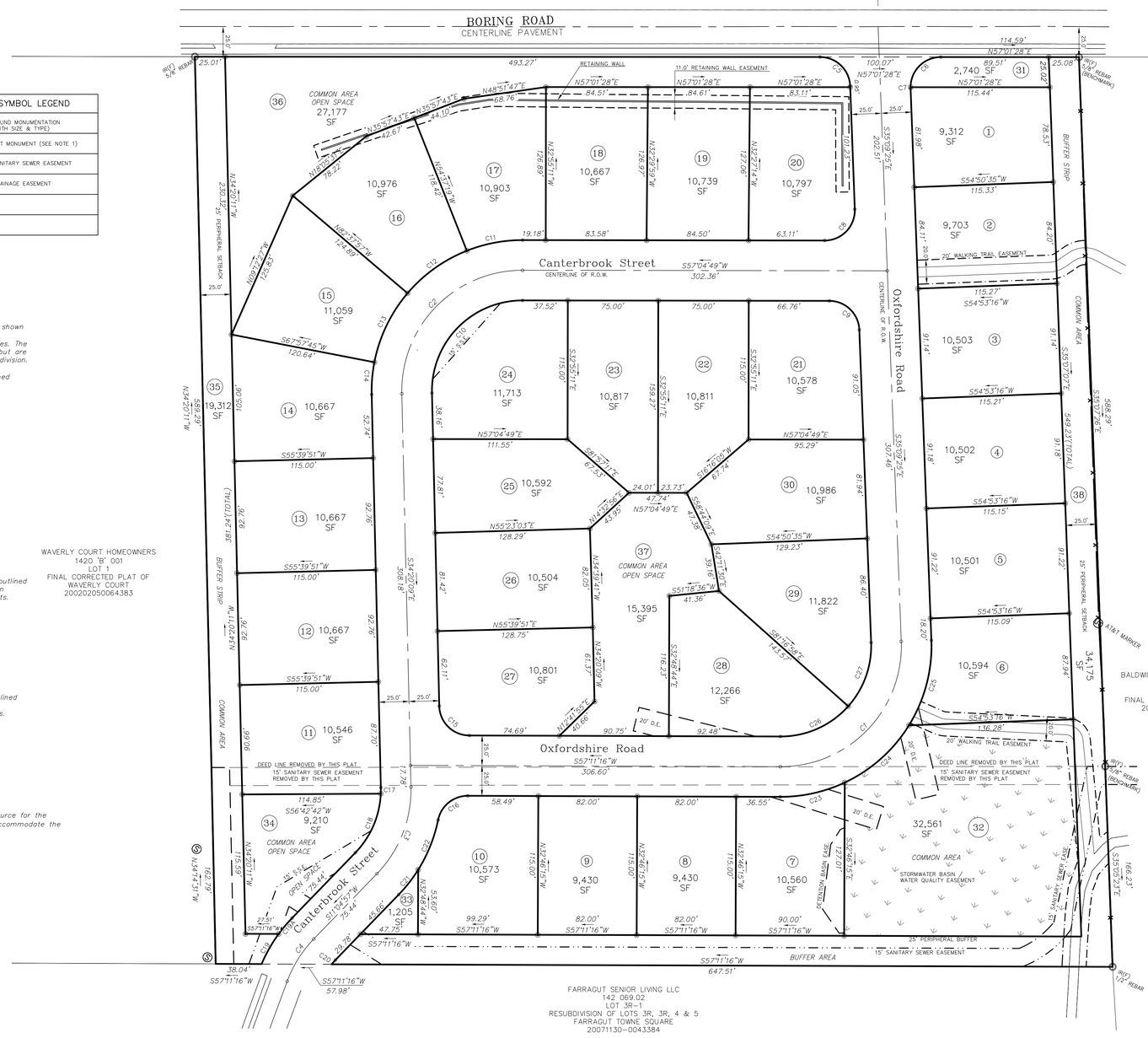
ELECTRIC: LCUB (LENOIR CITY UTILITY BOARD)
(865) 687-5282
WATER: FUD (FARRAGUT UTILITY DISTRICT)
(865) 966-9711
SEWER: FUD (FARRAGUT UTILITY DISTRICT)
(865) 966-9711
GAS: KUB (KNOXVILLE UTILITIES BOARD)
(865) 524-2911
CABLE/INTERNET: TDS TELECOM
(866) 571-6662
CHARTER COMMUNICATIONS
(865) 406-7063



LOCATION MAP NO SCALE

ROAD CENTERLINE CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N11°09'55"E	144.29	100.00	161.17
C2	S11°22'20"W	143.16	100.00	159.55
C3	N11°37'36"W	77.21	100.00	79.27
C4	S00°50'38"E	41.33	100.00	41.63

SYMBOL LEGEND	
○	FOUND MONUMENTATION (WITH SIZE & TYPE)
◉	SET MONUMENT (SEE NOTE 1)
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT



1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
2. CLT TAX MAP 142 PARCELS 072 & 070.
3. DEED REFERENCES – PARCEL 070: 20241002-0018466
PARCEL 072: 20241002-0018466
4. THIS PROPERTY IS ZONED R-3
MINIMUM SETBACKS:
FRONT: 20' SIDE: 10' REAR: 25' (EXCEPT ALONG BUFFER THEN IS 20')
PERIPHERAL: 25'
BUILDING COVERAGE MAX IS 30% TOTAL COVERAGE MAX IS 40%
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0277G EFFECTIVE DATE: AUGUST 5, 2013.
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NSRS2007)
8. 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE R.O.W.S (INCLUDING JOINT PERMANENT EASEMENTS). 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES, EXCEPT ON LINE WITH O SETBACKS
9. REMOVED.
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
11. THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE A 15-FOOT-WIDE EASEMENT, ON CENTER, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD PER INSTRUMENT #200908100011396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR NOTED STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS, OR WHERE NOT LOCATED WHOLLY WITHIN, ARE SHOWN SEPARATELY ON THIS PLAT.
12. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
13. LOTS 31, 33, 34, 36 AND 37 ARE TO BE OPEN SPACE LOTS FOR A TOTAL OF 55,727 SQ.FT. OF OPEN SPACE AREA, BEING 10% OF THE TOTAL AREA.
14. THE PURPOSE OF THIS PLAT IS TO CREATE 30 BUILDING LOTS, 8 OPEN SPACE LOTS, AND DEDICATE RIGHT OF WAY AND EASEMENTS AS SHOWN.

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C5	N79°03'58"W	34.68	25.00	38.32
C6	S12°01'28"W	35.36	25.00	39.27
C7	S34°03'58"E	0.95	25.00	0.95
C8	N10°57'42"E	36.04	25.00	40.25
C9	N79°02'18"W	34.66	25.00	38.29
C10	S11°22'20"W	107.37	75.00	119.66
C11	S46°13'45"W	47.06	125.00	47.35
C12	S21°22'22"W	60.50	125.00	61.11
C13	S07°20'06"E	63.45	125.00	64.15
C14	S28°11'12"E	26.78	125.00	26.83
C15	S78°34'27"E	34.88	25.00	38.61
C16	S17°52'19"W	31.68	25.00	34.31
C17	N32°24'11"W	5.06	75.00	5.06
C18	N09°41'37"W	53.21	75.00	54.39
C19	S03°24'39"E	28.70	125.00	28.76
C19A	S07°07'53"W	17.23	125.00	17.24
C20	S09°15'38"W	4.77	75.00	4.77
C21	N05°03'46"E	26.22	125.00	26.27
C22	N11°12'02"W	44.46	125.00	44.69
C23	N44°31'41"E	54.79	125.00	55.24
C24	N15°18'21"E	71.27	125.00	72.27
C25	N18°12'25"W	72.88	125.00	73.96
C26	N32°57'09"E	61.57	75.00	63.45
C27	N1°31'31"W	56.04	75.00	57.43

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown herean as common areas intended for use by the homeowners within _____ (Name of Subdivision) for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

_____
Owner

_____
Date

CERTIFICATION OF BONDING FOR REQUIRED IMPROVEMENTS

I certify that a security bond in the amount of $_____ has been posted with the Planning Commission to assure the completion of streets, sidewalks, utilities, and other required improvements.

_____
Town Engineer
License No.: _____

_____
Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements.

_____
Name, Title, and Agency of Authorized Approving Agent

_____
Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements.

_____
Name, Title, and Agency of Authorized Approving Agent

_____
Date

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

_____ _____
Date *GAS —Name, Title, and Agency of Authorized Approving Agent*

_____ _____
Date *ELECTRIC —Name, Title, and Agency of Authorized Approving Agent*

_____ _____
Date *TELEPHONE —Name, Title, and Agency of Authorized Approving Agent*

WAVERLY COURT HOMEOWNERS
1420 'B' 001
LOT 1
FINAL CORRECTED PLAT OF
WAVERLY COURT
200202050064383

FARRAGUT SENIOR LIVING LLC
142 069.02
LOT 3R-1
RESUBDIVISION OF LOTS 3R, 3R, 4 & 5
FARRAGUT TOWNE SQUARE
20071130-0043384

BALDWIN PARK HOMEOWNERS
142J 'N' 039
LOT 40
FINAL PLAT BALDWIN PARK
200707120003597

BEFORE YOU DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

_____
Town Engineer
License No.: _____

_____
Date

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

_____
Knox County Addressing Division

_____
Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

_____
Secretary, Planning Commission

_____
Date

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2447

_____
Registered Surveyor

No.: 2447

_____
Date

SURVEY FOR:
HOMESTEAD LAND HOLDINGS, LLC
122 Perimeter Park Drive
Knoxville, Tennessee 37922
Phone 865-966-8700

FINAL PLAT OF:
Stonemeade Subdivision
Boring Road
Tax ID: 142 070 & 072
District FW, Knox County, Tennessee

REVISIONS	
1	01/29/52026 road names
2	04/01/2026 FUD COMMENTS
3	05/06/2026 REVISE LOT LAYOUT PER CLIENT
4	REVISED PER FARRAGUT 05082026
5	REVISED PER FARRAGUT 05/11/2026
6	

DRAWN BY:	M.STRANGE
CHECKED BY:	R. LYNCH
APPROVED BY:	R.S.L.
SCALE:	1"=50'
DATE:	01/12/2026

PROJECT NO. 4980
SHEET NO. 1 of 1

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

Agenda Number: IV.C. **Meeting Date: May 21, 2026**

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on an amendment to a portion of the concept plan associated with the northwest portion of the Bridgemore Subdivision for what would be Phases 3B and 4, Zoned R-1/OSR (Placemakers No. 2 Partnership, Applicant)

Introduction & Background:

This agenda item involves a request to amend the adopted concept plan for the Bridgemore Subdivision on the west side of McFee Road. The original concept plan was approved in 2004. The plan included a variety of house lots and street arrangements that would create different house styles in different portions of the development. One particularly unique portion of the plan was in the northwest portion of the subdivision where a grouping of smaller lots with some alley access and gridded streets were shown. A copy of the existing concept plan is included in the packet.

As the development has proceeded and expanded to this northwest portion of the subdivision, the owner is now asking that this original concept plan layout be revisited. This request was originally made as a workshop discussion item at the June 17, 2021 Planning Commission meeting. The main reason for the amendment was that, after looking at this in more detail, the topography did not lend itself to this layout without significant grading and retaining walls. At that time, the Planning Commission was in support of the amendment to the concept plan, which is shown as Phase 4 in the proposed concept plan that is also included in the packet.

Discussion & Recommendations:

Due to other issues that came up with the more detailed preliminary plat, formal action on the concept plan was not taken, and the concept plan was never amended. One aspect of the proposed concept plan that was also discussed at the June 17, 2021

meeting, is that one of the new streets (Road G) would be roughly 866 feet in length and thus exceed the maximum length of 500 feet that is allowed for cul-de-sacs. Consequently, the applicant has requested a variance from this requirement due to topography. The lot layout afforded by the cul-de-sac would also help better protect the desirable natural features inherent to the property.

In addition to taking action on the requested amendment to the concept plan, the Planning Commission will also need to take action on the variance associated with the length of Road G. The staff recommends approval of both the amended concept plan layout for the northwest portion of the subdivision and the variance for the length of Road G due to topography and a layout that would work better with the land and that would create roughly five more acres of open space. Separate action will be needed on each of these.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve separately the amendment to the concept plan for the northwest portion of the subdivision and the variance associated with the length of Road G. due to topography and a layout that would work better with the land and that would create roughly five more acres of open space.

EXISTING CONCEPT PLAN



Concept Plan Approved by Planning Commission

Date 1/18/18

UTILITY OWNERS:

WATER & SEWER
FIRST UTILITY DISTRICT OF KNOX COUNTY (FUD)
122 DURWOOD ROAD
KNOXVILLE, TN. 37922
CONTACT: MR TROY WEDEKIND
OFFICE PHONE: (865) 966-9741

ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: (865) 988-0707

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN. 37950-9017
CONTACT: MR. DANIEL KEMBEL
OFFICE PHONE: (865) 558-2290

TELEPHONE
TDS TELECOM (TDS)
9737 COGDILL ROAD
KNOXVILLE, TN. 37932
CONTACT: MR RALPH SCATES
OFFICE PHONE: (865) 966-4700

CABLE T.V.
CHARTER COMMUNICATIONS (CHARTER)
1774 HENRY G LANE STREET
MARYVILLE, TN 37801
CONTACT: ED BATES
OFFICE PHONE: (865) 984-1400 EXT. 501

GENERAL NOTES:

1. THE TOPOGRAPHIC DATA WAS REFERENCED FROM KGIS INFORMATION. THE BOUNDARY DATA WAS TAKEN FROM BENCHMARK & ASSOCIATES, INC. DATED JULY 2004.
2. THE TOTAL NUMBER OF LOTS PROPOSED ARE 374, WHICH INCLUDE 355 SALEABLE LOTS AND 19 LOTS THAT ARE OPEN SPACE.
   PHASE 1 LOT NUMBERS ARE 1–121
   PHASE 2 LOT NUMBERS ARE 122–128, 137, 146–166, 201–209
   PHASE 3 LOT NUMBERS ARE 188–200, 210–225
   PHASE 4 LOT NUMBERS ARE 129–136, 138–145, 167–187, 226–356
3. THE TOTAL AREA IS 282.97 ACRES, WHICH INCLUDES 99.30 ACRES (35.1%) OF OPEN SPACE.
   PHASE 1 AREA IS 132.36 AC., WHICH INCLUDES 48.27 AC. (36.47%) OF OPEN SPACE WITHIN THIS PHASE.
   PHASE 2 AREA IS 24.82 AC., WHICH INCLUDES 3.86 AC. (15.55%) OF OPEN SPACE WITHIN THIS PHASE.
   PHASE 3 AREA IS 20.81 AC., WHICH INCLUDES 7.28 AC. (35.00%) OF OPEN SPACE WITHIN THIS PHASE.
   PHASE 4 AREA IS 104.98 AC., WHICH INCLUDES 39.89 AC. (37.69%) OF OPEN SPACE WITHIN THIS PHASE.
4. OPEN SPACE LOT NUMBERS:
   WEST SIDE LOT NUMBERS 2–356 (19 TOTAL LOTS 1, 437–454)
   PHASE 1 RESIDENTIAL LOT NUMBERS 2–121
   PHASE 1 OPEN SPACE LOT NUMBERS 1, 437–440, 447, 449–451
   PHASE 2 RES. LOT 122–128, 137, 146–166, 201–209
   PHASE 2 OPEN SPACE LOT NUMBERS 438, 441
   PHASE 3 RESIDENTIAL LOT NUMBERS 188–200, 210–225
   PHASE 3 OPEN SPACE LOT NUMBERS 437, 438, 442, 443, 444
   PHASE 4 RESIDENTIAL LOT NUMBERS 129–136, 138–145, 167–187, 226–356
   PHASE 4 OPEN SPACE LOT NUMBERS 437, 445–446, 452–454
5. THE PROPOSED R.O.W. ALONG 2-WAY SUBDIVISION ROADS IS 50' AND 1-WAY 40'. THE PROPOSED ALLEN KIRBY R.O.W. IS 60'.
6. THE PROPERTY IS ZONED R-1, OSR.
7. UTILITIES ARE READILY AVAILABLE TO SERVE THE SITE.
8. ALL ROADS GRANTED A VARIANCE FROM THE REQUIRED 26' WIDTH SHOULD BE DESIGNATED AS "FIRE APPARATUS ACCESS ROADS". REFER TO ROAD DESIGN TABLE ON SHEET C-DS-1 FOR A LIST OF THESE ROADS.
9. PARCEL INFORMATION:

MAP 152, PARCEL 25		MAP 152, PARCEL 26	
OWNER:	McFEE, INC.	OWNER:	TOM & MARY McFEE
OWNER ADRESS:	513 McFEE RD. KNOXVILLE, TN. 37922	OWNER ADRESS:	208 BEAVER TR. KINGSTON, TN. 37763
OWNER TELEPHONE:	(865) 966-5948	OWNER TELEPHONE:	(865) 376-5407
LOT ACREAGE:	304.3 AC.	LOT ACREAGE:	15.3 AC.
PROPERTY ADDRESS:	509, 515, & 625 McFEE RD.	PROPERTY ADDRESS:	600 McFEE RD.
PROPERTY ZONING:	R2 (FARRAGUT)	PROPERTY ZONING:	R2 (FARRAGUT)
MAP 152, PARCEL 25.01		**MAP 161, PARCEL 2**	
OWNER:	FRED & ELLEN McFEE (LIFE ESTATE)	OWNER:	IRENE KAPLON
OWNER ADRESS:	513 McFEE RD. KNOXVILLE, TN. 37922	OWNER ADRESS:	13107 ALLEN KIRBY RD. KNOXVILLE, TN. 37922
OWNER TELEPHONE:	(865) 966-5948	OWNER TELEPHONE:	(865) 966-5921
LOT ACREAGE:	1.1 AC.	LOT ACREAGE:	11.7 AC.
PROPERTY ADDRESS:	513 McFEE RD.	PROPERTY ADDRESS:	13107 ALLEN KIRBY RD.
PROPERTY ZONING:	R2 (FARRAGUT)	PROPERTY ZONING:	R2 (FARRAGUT)

10. IN THE EVENT THAT TWO LOTS ARE COMBINED INTO ONE LOT, WHEREBY THE COMBINED ALLOWABLE LOT COVERAGE OF THE TWO LOTS EXCEEDS 13,850 SQUARE FEET AND THE COMBINED BUILDING COVERAGE OF THE TWO LOTS EXCEEDS 10,000 SQUARE FEET, THE RESULTING ALLOWABLE LOT COVERAGE OF THE COMBINED LOTS WILL BECOME 13,850 SQUARE FEET AND THE RESULTING BUILDING COVERAGE OF THE COMBINED LOTS WILL BECOME 10,000 SQUARE FEET. SHOULD THE COMBINED ALLOWABLE LOT COVERAGE BE LESS THAN 13,850 SQUARE FEET AND THE COMBINED BUILDING COVERAGE BE LESS THAN 10,000 SQUARE FEET, THE ALLOWABLE LOT COVERAGE FOR THE COMBINED LOTS WILL BE THE SUM OF THE TWO ALLOWABLE LOT COVERAGE AREAS AND THE ALLOWABLE BUILDING COVERAGE WILL BE THE SUM OF THE TWO BUILDING COVERAGE AREAS FOR THE TWO LOTS PRIOR TO COMBINING OF SAID LOTS. THIS PRACTICE WILL BE MADE AVAILABLE TO ALL LOTS PREVIOUSLY COMBINED WITHIN THE DEVELOPMENT PRIOR TO THE APPROVAL OF THIS PLAN.

ACREAGE TOTALS:

TOTAL ACREAGE	282.97 ACRE
TOTAL OPEN SPACE ACREAGE	99.30

© 2016 FULGHUM MACINDOE & ASSOCIATES, INC THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT

File Name: J:\250\250.001\DWGS\250001-C-GN-2.dgn
Plot Date: 12/13/2017

FULGHUM MACINDOE & ASSOCIATES, INC.
10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

CERTIFICATE OF AUTHORIZATION No. 6160 — STATE OF TENNESSEE — 12/12/17

CONCEPT PLAN - PHASE 3
BRIDGEMORE SUBDIVISION
WATERSLEA LANE
KNOXVILLE, TENNESSEE 37922

PLACEMAKERS NO. 2 PARTNERSHIP
11800 KINGSTON PIKE
KNOXVILLE, TN 37934
CONTACT: MS. SUSIE LASH
TELEPHONE NO.: 865.777.9191

OVERALL SITE PLAN & OWNER INFORMATION

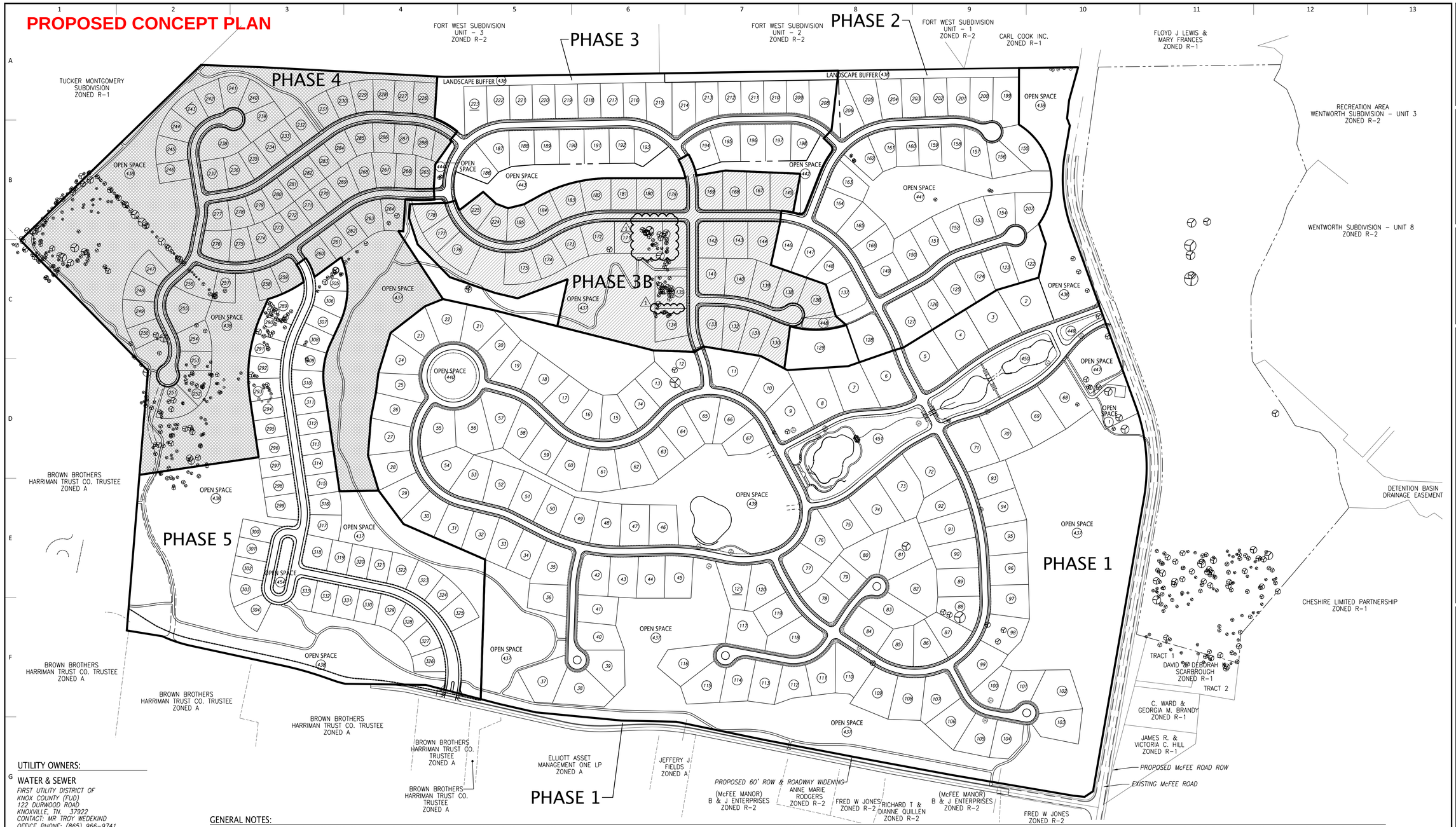
No.	Revision/Issue	Date	DRAWN BY
1	REVISED NOTES	12/12/17	RLP
2	REVISED FOR PHASE 3	11/29/17	
3	REVISED FOR PHASE 3	08/04/17	
4	REVISED FOR PHASE 2 UNIT 1	10/13/09	
5	REV. PHASE 2 PER FARRAGUT COMMENTS	6/30/06	

PROJ. MGR.: WCF — DESIGNED BY: WCF

Project 250.001
Date 10/14/04
Scale 1"=200'
Sheet C-GN-2

RECEIVED
DEC 14 2017
Town of Farragut

PROPOSED CONCEPT PLAN



UTILITY OWNERS:

WATER & SEWER
FIRST UTILITY DISTRICT OF KNOX COUNTY (FUD)
122 DURWOOD ROAD
KNOXVILLE, TN. 37922
CONTACT: MR TROY WEDEKIND
OFFICE PHONE: (865) 966-9741

ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. MITCH LEDBETTER
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OFFICE PHONE: (865) 558-2290

TELEPHONE
TDS TELECOM (TDS)
9737 COGDILL ROAD
KNOXVILLE, TN. 37932
CONTACT: MR RALPH SCATES
OFFICE PHONE: (865) 966-4700

CABLE T.V.
CHARTER COMMUNICATIONS (CHARTER)
1774 HENRY G LANE STREET
MARYVILLE, TN 37801
CONTACT: ED BATES
OFFICE PHONE: (865) 984-1400 EXT. 501

GENERAL NOTES:

1. *THE TOPOGRAPHIC DATA WAS REFERENCED FROM KGIS INFORMATION. THE BOUNDARY DATA WAS TAKEN FROM BENCHMARK & ASSOCIATES, INC. DATED JULY 2004.*
2. *THE TOTAL NUMBER OF LOTS PROPOSED IS 346, WHICH INCLUDES 332 SALEABLE LOTS AND 14 LOTS THAT ARE OPEN SPACE.*
   PHASE 1 LOT NUMBERS ARE 1–121
   PHASE 2 LOT NUMBERS ARE 122–129, 137, 146–166, 199–207
   PHASE 3 LOT NUMBERS ARE 186–198, 208–223
   PHASE 3B LOT NUMBERS ARE 130–136, 138–145, 167–169, 171–185, 224–225
   PHASE 4 LOT NUMBERS ARE 226–288
   PHASE 5 LOT NUMBERS ARE 289–333
3. *THE TOTAL AREA IS 282.97 ACRES, WHICH INCLUDES 104.06 ACRES (36.77%) OF OPEN SPACE.*
   PHASE 1 AREA IS 132.36 AC., WHICH INCLUDES 48.27 AC. (36.47%) OF OPEN SPACE WITHIN THIS PHASE.
   PHASE 2 AREA IS 24.82 AC., WHICH INCLUDES 3.86 AC. (15.55%) OF OPEN SPACE WITHIN THIS PHASE.
   PHASE 3 AREA IS 20.81 AC., WHICH INCLUDES 7.28 AC. (35.00%) OF OPEN SPACE WITHIN THIS PHASE.
   PHASE 3B AREA IS 23.50 AC., WHICH INCLUDES 5.63 AC. (23.96%) OF OPEN SPACE WITHIN THIS PHASE.
   PHASE 4 AREA IS 46.78 AC., WHICH INCLUDES 22.17 AC. (47.39%) OF OPEN SPACE WITHIN THIS PHASE.
   PHASE 5 AREA IS 34.38 AC., WHICH INCLUDES 16.85 AC. (49.01%) OF OPEN SPACE WITHIN THIS PHASE.
4. *OPEN SPACE LOT NUMBERS:*
   WEST SIDE LOT NUMBERS 1–333 (14 TOTAL LOTS 437–444, 447–451, 454)
   PHASE 1 RESIDENTIAL LOT NUMBERS 1–121
   PHASE 1 OPEN SPACE LOT NUMBERS 437–440, 447, 449–451
   PHASE 2 RES. LOT 122–129, 137, 146–166, 199–207
   PHASE 2 OPEN SPACE LOT NUMBERS 438, 441
   PHASE 3 RESIDENTIAL LOT NUMBERS 186–198, 208–223
   PHASE 3 OPEN SPACE LOT NUMBERS 437–438, 442–444
   PHASE 3B RESIDENTIAL LOT NUMBERS 130–136, 138–145, 167–169, 171–185, 224–225
   PHASE 3B OPEN SPACE LOT NUMBERS 437, 448
   PHASE 4 RESIDENTIAL LOT NUMBERS 226–288
   PHASE 4 OPEN SPACE LOT NUMBERS 437–438
   PHASE 5 RESIDENTIAL LOT NUMBERS 289–333
   PHASE 5 OPEN SPACE LOT NUMBERS 437–438, 454
5. *THE PROPOSED R.O.W. ALONG 2-WAY SUBDIVISION ROADS IS 50' AND 1-WAY 40'. THE PROPOSED ALLEN KIRBY R.O.W. IS 60'.*
6. *THE PROPERTY IS ZONED R-1, OSR.*
7. *UTILITIES ARE READILY AVAILABLE TO SERVE THE SITE.*
8. *ALL ROADS GRANTED A VARIANCE FROM THE REQUIRED 26' WIDTH SHOULD BE DESIGNATED AS "FIRE APPARATUS ACCESS ROADS". REFER TO ROAD DESIGN TABLE ON SHEET C-DS-1 FOR A LIST OF THESE ROADS.*
9. *PARCEL INFORMATION:*

MAP 152, PARCEL 25
OWNER: McFEE, INC.
OWNER ADRESS: 513 McFEE RD. KNOXVILLE, TN. 37922
OWNER TELEPHONE: (865) 966-5948
LOT ACREAGE: 304.3 AC.
PROPERTY ADDRESS: 509, 515, & 625 McFEE RD.
PROPERTY ZONING: R2 (FARRAGUT)

MAP 152, PARCEL 25.01
OWNER: FRED & ELLEN McFEE (LIFE ESTATE)
OWNER ADRESS: 513 McFEE RD. KNOXVILLE, TN. 37922
OWNER TELEPHONE: (865) 966-5948
LOT ACREAGE: 1.1 AC.
PROPERTY ADDRESS: 513 McFEE RD.
PROPERTY ZONING: R2 (FARRAGUT)

MAP 152, PARCEL 26
OWNER: TOM & MARY McFEE
OWNER ADRESS: 208 BEAVER TR. KINGSTON, TN. 37763
OWNER TELEPHONE: (865) 376-5407
LOT ACREAGE: 15.3 AC.
PROPERTY ADDRESS: 600 McFEE RD.
PROPERTY ZONING: R2 (FARRAGUT)

MAP 161, PARCEL 2
OWNER: IRENE KAPLON
OWNER ADRESS: 13107 ALLEN KIRBY RD. KNOXVILLE, TN. 37922
OWNER TELEPHONE: (865) 966-5921
LOT ACREAGE: 11.7 AC.
PROPERTY ADDRESS: 13107 ALLEN KIRBY RD.
PROPERTY ZONING: R2 (FARRAGUT)

10. *IN THE EVENT THAT TWO LOTS ARE COMBINED INTO ONE LOT, WHEREBY THE COMBINED ALLOWABLE LOT COVERAGE OF THE TWO LOTS EXCEEDS 13,850 SQUARE FEET AND THE COMBINED BUILDING COVERAGE OF THE TWO LOTS EXCEEDS 10,000 SQUARE FEET, THE RESULTING ALLOWABLE LOT COVERAGE OF THE COMBINED LOTS WILL BECOME 13,850 SQUARE FEET AND THE RESULTING BUILDING COVERAGE OF THE COMBINED LOTS WILL BECOME 10,000 SQUARE FEET. SHOULD THE COMBINED ALLOWABLE LOT COVERAGE BE LESS THAN 13,850 SQUARE FEET AND THE COMBINED BUILDING COVERAGE BE LESS THAN 10,000 SQUARE FEET, THE ALLOWABLE LOT COVERAGE FOR THE COMBINED LOTS WILL BE THE SUM OF THE TWO ALLOWABLE LOT COVERAGE AREAS AND THE ALLOWABLE BUILDING COVERAGE WILL BE THE SUM OF THE TWO BUILDING COVERAGE AREAS FOR THE TWO LOTS PRIOR TO COMBINING OF SAID LOTS. THIS PRACTICE WILL BE MADE AVAILABLE TO ALL LOTS PREVIOUSLY COMBINED WITHIN THE DEVELOPMENT PRIOR TO THE APPROVAL OF THIS PLAN.*

ACREAGE TOTALS:

TOTAL ACREAGE	*282.97 ACRES*
TOTAL OPEN SPACE ACREAGE	*104.06 ACRES*

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PLACEMAKERS NO. 2 PARTNERSHIP
11800 KINGSTON PIKE
KNOXVILLE, TN 37934
SUSIE LASH
865.777.9191

NO.	DATE	REVISION	BY
1	05/11/26	REVISED PER TOWN OF FARRAGUT COMMENTS	JCM

JOSEPH C. MCLEAN MCCALL — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 5/11/26

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

CONCEPT PLAN

JOB NO: 250.009
DATE: 04/20/2026

C-GN-2

CONCEPT PLAN

Agenda Number: IV.D. **Meeting Date: May 21, 2026**

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on a preliminary plat for the Bridgemore Subdivision, Phases 3B and 4, Parcel 025.03, Tax Map 152, 70.28 Acres, 102 Lots, Zoned R-1/OSR (Ardurra Group, Inc., Applicant)

Introduction & Background: This agenda item involves a request for approval of Phases 3B and 4 in the Bridgemore Subdivision and that is reflected on the concept plan amendment discussed under the previous agenda item. These two phases in Bridgemore were reviewed by the Planning Commission on October 21, 2021, and December 15, 2022. The applicant requested postponement due to a disagreement on the requirement to provide a letter of credit to ensure that the public street connector road and improvements to Allen Kirby Road would be completed. Consequently, like the concept plan, no action was taken on the preliminary plat.

Discussion & Recommendations: During the previous reviews with the Planning Commission, the two main items that were discussed involved the sinkholes in this portion of the subdivision and the completion of a public street connection to Allen Kirby Road and improvements to Allen Kirby Road consistent with the concept plan approved for the Bridgemore Subdivision and associated with the rezoning to R-1/OSR.

Those same items are relevant at this time. In terms of the sinkholes, the only area where activity is proposed within the sinkhole lip elevation is related to stormwater discharge that TDEC has issued permits for and the completion of a shared use path, both within the sinkhole on the westernmost portion of the subdivision. One of the approval conditions noted below is for the applicant to provide documentation to demonstrate compliance with the applicable provisions of Section 107-68 of the Sinkhole Ordinance.

In terms of completion of required public street improvements and, as noted in previous reviews with the Planning Commission, the concept plan approved for Bridgemore in 2004 included a secondary access to Allen Kirby Road. The Fire Marshal has thus relied on this concept to not require the houses to be sprinklered. The proposed Phases 3B and 4 would add 102 house lots to the Bridgemore Subdivision and be situated within the far western portion of the development, making it more remote from the only access at this time at McFee Road. There would also only be roughly 40–45 house lots left after Phases 3B and 4 are platted and this may not be enough to justify finishing the public streets shown as Phase 5 on the amended concept plan and the required improvements to Allen Kirby Road.

Consequently, one of the approval conditions both then and now is that either the public street that ultimately connects Bridgemore to Allen Kirby Road (shown in Phase 5 on the amended concept plan) and the improvements to Allen Kirby Road be designed, presented to the Planning Commission for approval, and completed at this time or a letter of credit in an amount provided by the Town Engineer is provided to ensure that the public street connector road to Allen Kirby Road and improvements to Allen Kirby Road will occur in accordance with the Subdivision Regulations. If this letter of credit option is acceptable to the Planning Commission, the staff will recommend that it be tied to a timeline that is part of the letter of credit language and approved by the Town Attorney to ensure that the public street connector road to Allen Kirby Road and improvements to Allen Kirby Road will be completed within three years of the issuance of a grading permit for Phases 3B and 4.

The staff has reviewed the preliminary plat and recommends that the following conditions be addressed in order for the plat to be approved:

1. Either the public street that ultimately connects Bridgemore to Allen Kirby Road (shown in Phase 5 on the amended concept plan) and the improvements to Allen Kirby Road be designed, presented to the Planning Commission for approval, and completed at this time or a letter of credit in an amount provided by the Town Engineer is provided to ensure that the public street connector road to Allen Kirby Road and improvements to Allen Kirby Road will occur in accordance with the Subdivision Regulations. If this letter of credit option is acceptable to the Planning Commission, the staff will recommend that it be tied to a timeline that is part of the letter of credit language and approved by the

Town Attorney to ensure that the public street connector road to Allen Kirby Road and improvements to Allen Kirby Road will be completed within three years of the issuance of a grading permit for Phases 3B and 4.

2. The drainage permit fee is $3,960 and will be required prior to issuance of a grading permit.

3. Please provide an irrevocable letter of credit in an amount of $434,000 for erosion control and site stabilization.
4. Please submit the Notice of Coverage from TDEC.
5. Please specify a wire-backed silt fence around all sinkhole lip elevations. The fencing must be just outside the sinkhole lip elevation.
6. On Lots 246 and 247, the apparent building footprints/envelopes are within the 50-foot sinkhole setback shown on Sheet C8. Before final platting of these lots, the subdivider shall provide documentation that they can be built on without any variances in accordance with the applicable provisions of the Sinkhole Ordinance, Section 107.68, Part 6.
7. Please provide a detail for the 20-foot wide temporary fire apparatus access road that will eventually transition to a shared use path.
8. On Sheet C22, please move the storm sewer and headwall further away from the sinkhole lip elevation.
9. Tree removal or any disturbance within the sinkhole lip elevation is not permitted, unless documentation is provided to demonstrate compliance with the applicable provisions of Section 107-68 of the Sinkhole Ordinance. The shared use path that is to be extended through the sinkhole on the westernmost portion of the subdivision is an example of where the Planning Commission may permit the limited filling of a sinkhole area to facilitate the construction of a critical walkway extension to further the Town's adopted connectivity goals.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: That the following conditions be addressed in order for the plat to be approved:

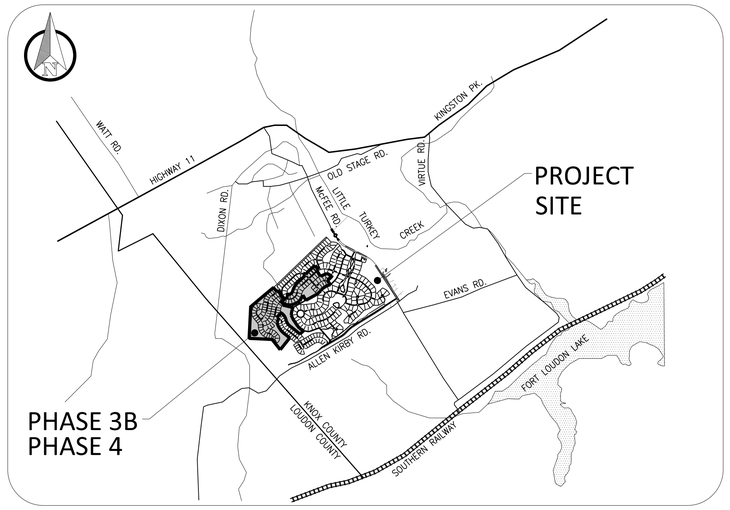
1. Either the public street that ultimately connects Bridgemore to Allen Kirby Road (shown in Phase 5 on the amended concept plan) and the improvements to Allen Kirby Road be designed, presented to the Planning Commission for approval, and completed at this time or a letter of credit in an amount provided by the Town Engineer is provided to ensure that the public street connector road to Allen Kirby Road and improvements to Allen Kirby Road will occur in accordance with the Subdivision Regulations. If this letter of credit option is acceptable to the Planning Commission, the staff will recommend that it be tied to a timeline that is part of the letter of credit language and approved by the Town Attorney to ensure that the public street connector road to Allen

Kirby Road and improvements to Allen Kirby Road will be completed within three years of the issuance of a grading permit for Phases 3B and 4.

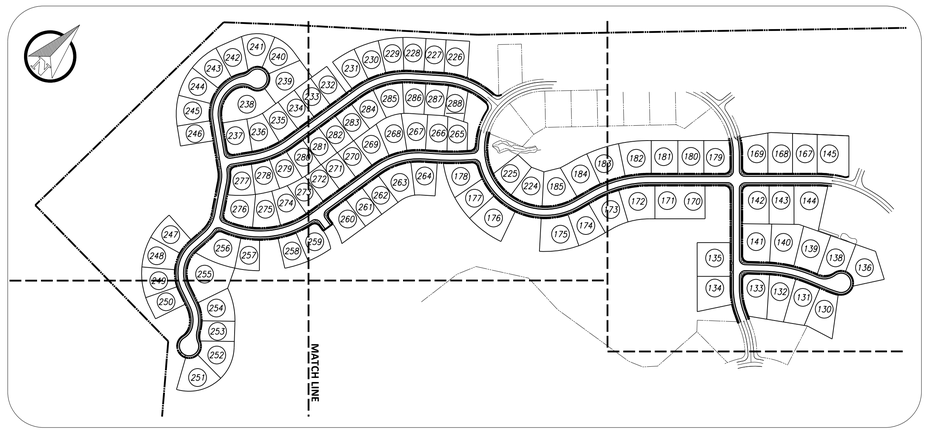
2. The drainage permit fee is $3,960 and will be required prior to issuance of a grading permit.
3. Please provide an irrevocable letter of credit in an amount of $434,000 for erosion control and site stabilization.
4. Please submit the Notice of Coverage from TDEC.
5. Please specify a wire-backed silt fence around all sinkhole lip elevations. The fencing must be just outside the sinkhole lip elevation.
6. On Lots 246 and 247, the apparent building footprints/envelopes are within the 50-foot sinkhole setback shown on Sheet C8. Before final platting of these lots, the subdivider shall provide documentation that they can be built on without any variances in accordance with the applicable provisions of the Sinkhole Ordinance, Section 107.68, Part 6.
7. Please provide a detail for the 20-foot wide temporary fire apparatus access road that will eventually transition to a shared use path.
8. On Sheet C22, please move the storm sewer and headwall further away from the sinkhole lip elevation.
9. Tree removal or any disturbance within the sinkhole lip elevation is not permitted, unless documentation is provided to demonstrate compliance with the applicable provisions of Section 107-68 of the Sinkhole Ordinance. The shared use path that is to be extended through the sinkhole on the westernmost portion of the subdivision is an example of where the Planning Commission may permit the limited filling of a sinkhole area to facilitate the construction of a critical walkway extension to further the Town's adopted connectivity goals.

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
PRELIMINARY PLAT

BARNSLEY ROAD
TOWN OF FARRAGUT, TN



LOCATION MAP
NTS



KEY MAP
NTS

DRAWING INDEX

SHEET NO	REV NO	ISSUE DATE	TITLE
C1	1	05/11/26	COVER SHEET AND INDEX
C1A	0	05/11/26	OVERALL PLAN
C2	1	05/11/26	LAYOUT AND PAVING PLAN
C3	0	04/20/26	LAYOUT AND PAVING PLAN
C4	1	05/11/26	LAYOUT AND PAVING PLAN
C5	0	04/20/26	LAYOUT AND PAVING PLAN
C6	1	05/11/26	GRADING PLAN
C7	1	05/11/26	GRADING PLAN
C8	1	05/11/26	GRADING PLAN
C9	1	05/11/26	GRADING PLAN
C10	0	04/20/26	EPSC PLAN - STAGE 1
C11	0	04/20/26	EPSC PLAN - STAGE 1
C12	0	04/20/26	EPSC PLAN - STAGE 1
C13	1	05/11/26	EPSC PLAN - STAGE 1
C14	1	05/11/26	EPSC PLAN - STAGE 2
C15	1	05/11/26	EPSC PLAN - STAGE 2
C16	1	05/11/26	EPSC PLAN - STAGE 2
C17	1	05/11/26	EPSC PLAN - STAGE 2
C18	1	05/11/26	EPSC PLAN - STAGE 3
C19	1	05/11/26	EPSC PLAN - STAGE 3
C20	1	05/11/26	EPSC PLAN - STAGE 3
C21	1	05/11/26	EPSC PLAN - STAGE 3
C22	1	05/11/26	STORM DRAINAGE PLAN
C23	1	05/11/26	STORM DRAINAGE PLAN
C24	1	05/11/26	STORM DRAINAGE PLAN
C25	1	05/11/26	STORM DRAINAGE PLAN
C26	1	05/11/26	WATER PLAN
C27	1	05/11/26	WATER PLAN
C28	1	05/11/26	WATER PLAN
C29	1	05/11/26	WATER PLAN
C30	0	04/20/26	WATER LINE PARTIAL PROFILES
C31	0	04/20/26	WATER LINE PARTIAL PROFILES
C32	1	05/11/26	SANITARY SEWER PLAN
C33	1	05/11/26	SANITARY SEWER PLAN
C34	1	05/11/26	SANITARY SEWER PLAN
C35	1	05/11/26	SANITARY SEWER PLAN
C36	0	04/20/26	SANITARY SEWER PROFILES
C37	0	04/20/26	SANITARY SEWER PROFILES
C38	0	04/20/26	SANITARY SEWER PROFILES
C39	0	04/20/26	ROAD PROFILES
C40	0	04/20/26	ROAD PROFILES
C41	0	04/20/26	ROAD PROFILES
C42	1	05/11/26	DETAILS
C43	0	04/20/26	DETAILS
C44	0	04/20/26	DETAILS
C45	0	04/20/26	DETAILS
C46	0	05/11/26	CONDUIT PLAN
C47	0	05/11/26	CONDUIT PLAN
C48	0	05/11/26	CONDUIT PLAN
C49	0	05/11/26	CONDUIT PLAN
L0	0	05/11/26	KEY PLAN
L1	0	05/11/26	TREE PRESERVATION AND REMOVAL PLAN
L2	0	05/11/26	TREE PRESERVATION AND REMOVAL PLAN
L3	0	05/11/26	TREE PRESERVATION AND REMOVAL PLAN
L4	0	05/11/26	TREE PRESERVATION AND REMOVAL PLAN
L5	0	05/11/26	PLANTING PLAN
L6	0	05/11/26	PLANTING PLAN
L7	0	05/11/26	PLANTING PLAN
L8	0	05/11/26	PLANTING PLAN
L9	0	05/11/26	PLANTING DETAILS
LP1	0	05/11/26	LIGHTING PLAN
LP2	0	05/11/26	LIGHTING PLAN
LP3	0	05/11/26	LIGHTING PLAN
LP4	0	05/11/26	LIGHTING PLAN AND DETAILS

FOR:

PLACEMAKERS NO. 2 PARTNERSHIP

11800 KINGSTON PIKE
KNOXVILLE, TN 37934

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NO.	DATE	REVISION	BY
1	05/11/26	REVISED PER TOWN OF FARRAGUT COMMENTS	ANO

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

COVER SHEET AND INDEX

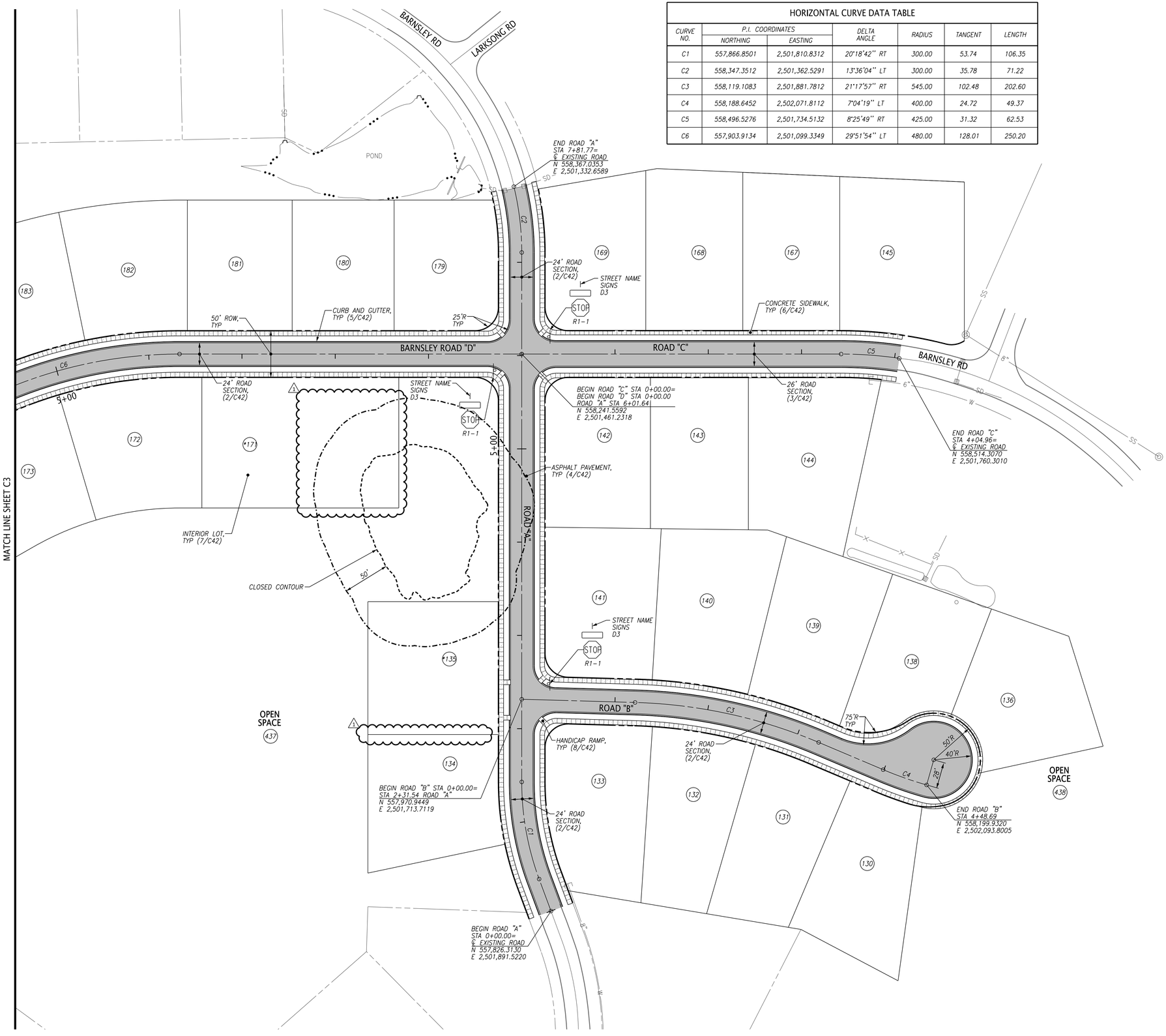
JOSEPH PETER MCCALL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 139572
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C1

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C1	557,866.8501	2,501,810.8312	20°18'42" RT	300.00	53.74	106.35
C2	558,347.3512	2,501,362.5291	13°36'04" LT	300.00	35.78	71.22
C3	558,119.1083	2,501,881.7812	21°17'57" RT	545.00	102.48	202.60
C4	558,188.6452	2,502,071.8112	7°04'19" LT	400.00	24.72	49.37
C5	558,496.5276	2,501,734.5132	8°25'49" RT	425.00	31.32	62.53
C6	557,903.9134	2,501,099.3349	29°51'54" LT	480.00	128.01	250.20

GENERAL NOTES:

1. THE TOPOGRAPHIC INFORMATION IS BASED ON KGIS DATA. BOUNDARY INFORMATION IS PROVIDED BY BENCHMARK & ASSOCIATES, INC. DATED JULY 2004 AND BRIDGEMORE PHASE II, UNIT 1 PLAT DATED MAY 12, 2014.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE PROPERTY LINE, FACE OF CURB, OR EDGE OF PAVEMENT.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE TOWN OF FARRAGUT STANDARD SPECIFICATIONS.
4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE TOWN OF FARRAGUT STANDARD SPECIFICATIONS.
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. PROPERTY CONCERNED REFLECTS PARCEL 152 02503 AS SHOWN IN KNOX COUNTY CLT MAP 152. ZONING FOR THE PROPERTY IS OSR, OPEN SPACE RESIDENTIAL OVERLAY TOTAL AREA = 70.28± AC. LOTS = 99, OPEN SPACE = 29.50± AC (42.0%). TOTAL DISTURBED AREA = 55.6± AC.

   OWNER: PLACEMAKERS NO 2 PARTNERSHIP, LLC
   11800 KINGSTON PIKE
   KNOXVILLE, TN 37934
7. BUILDING SETBACKS ARE 20-FT. IN FRONT, 30-FT. AT GARAGE OPENING, 10-FT. ON SIDE, AND 25-FT. IN REAR.
8. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
9. A FAVORABLE GEOTECHNICAL REPORT SHALL BE REQUIRED FOR LOTS LOCATED WITHIN A CLOSED CONTOUR, OR WITHIN 50 FEET OF A CLOSED CONTOUR.

APPROVED VARIANCES:

1. VARIANCES LISTED BELOW WERE APPROVED BY THE TOWN OF FARRAGUT FOR DESIGN SPEED AND EDGE OF PAVEMENT TO EDGE OF PAVEMENT. REF SHEET C-DS-1 DATED 4/21/2006 FOR MCFEE FARM SUBDIVISION PHASE 1 PRELIMINARY PLAT.
2. APPROVED VARIANCE FOR ROAD "A" (FORMERLY ROAD "K") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26-FT TO 24-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
3. APPROVED VARIANCE FOR ROAD "B" (FORMERLY ROAD "H") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26-FT TO 24-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
4. APPROVED VARIANCE FOR ROAD "D" (FORMERLY ROAD "K") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26-FT TO 24-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
5. APPROVED VARIANCE FOR ROAD "E" (FORMERLY ROAD "M") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26-FT TO 24-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
6. APPROVED VARIANCE FOR ROAD "F" (REF ROADS "V, W, Y, AND X") FROM 35 MPH TO 25 MPH DESIGN SPEED AND 26-FT TO 22-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
7. APPROVED VARIANCE FOR ROAD "G" (REF ROADS "V, W, Y, AND X") FROM 35 MPH TO 25 MPH DESIGN SPEED AND 26-FT TO 22-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
8. APPROVED VARIANCE FOR ROAD "H" (FORMERLY ROAD "L") FROM 35 MPH TO 30 MPH DESIGN SPEED AND 26-FT TO 24-FT EDGE OF PAVEMENT TO EDGE OF PAVEMENT.

VARIANCE REQUESTS:

1. INCREASE MAXIMUM LENGTH OF CUL-DE-SAC ROAD FROM 500-FT TO 866.33-FT (ROAD "C").

PHASES 3B & 4 - ACREAGE/LOT SUMMARY

THE TOTAL AREA IS 70.28 ACRES, WHICH INCLUDES:
PHASE 3B AREA IS 23.50 AC., WHICH INCLUDES
5.43 AC. (23.11%) OF OPEN SPACE WITHIN THIS PHASE.
PHASE 4 AREA IS 46.78 AC., WHICH INCLUDES
20.17 AC. (43.12%) OF OPEN SPACE WITHIN THIS PHASE.

OPEN SPACE LOT NUMBERS:
PHASE 3B RESIDENTIAL LOT NUMBERS 130-136, 138-144, 166-169, 171-184, 223-226
PHASE 3B OPEN SPACE LOT NUMBERS 437, 448
PHASE 4 RESIDENTIAL LOT NUMBERS 227-297
PHASE 4 OPEN SPACE LOT NUMBERS 437, 438

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- (1) PROPOSED LOT NUMBER
- EXISTING TREE LINE
- PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- ROAD CENTER LINE
- PROPERTY SETBACK
- (1/C2) DETAIL REF. (DETAIL NO./SHT. NO.)
- TYP. TYPICAL

0 50 100
SCALE: FEET

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KNOXVILLE, TN 37934
SUSIE LASH
865.777.9191

NO.	DATE	REVISION	BY
1	05/11/26	REVISED PER TOWN OF FARRAGUT COMMENTS	JCM

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

LAYOUT AND PAVING PLAN

JOSEPH CRAIG MCCALL — REGISTERED ENGINEER — AGRICULTURE — ENVIRONMENT — COMMERCE — No. 128432 — STATE OF TENNESSEE — 5/11/26

JOB NO: 250.009
DATE: 04/20/2026

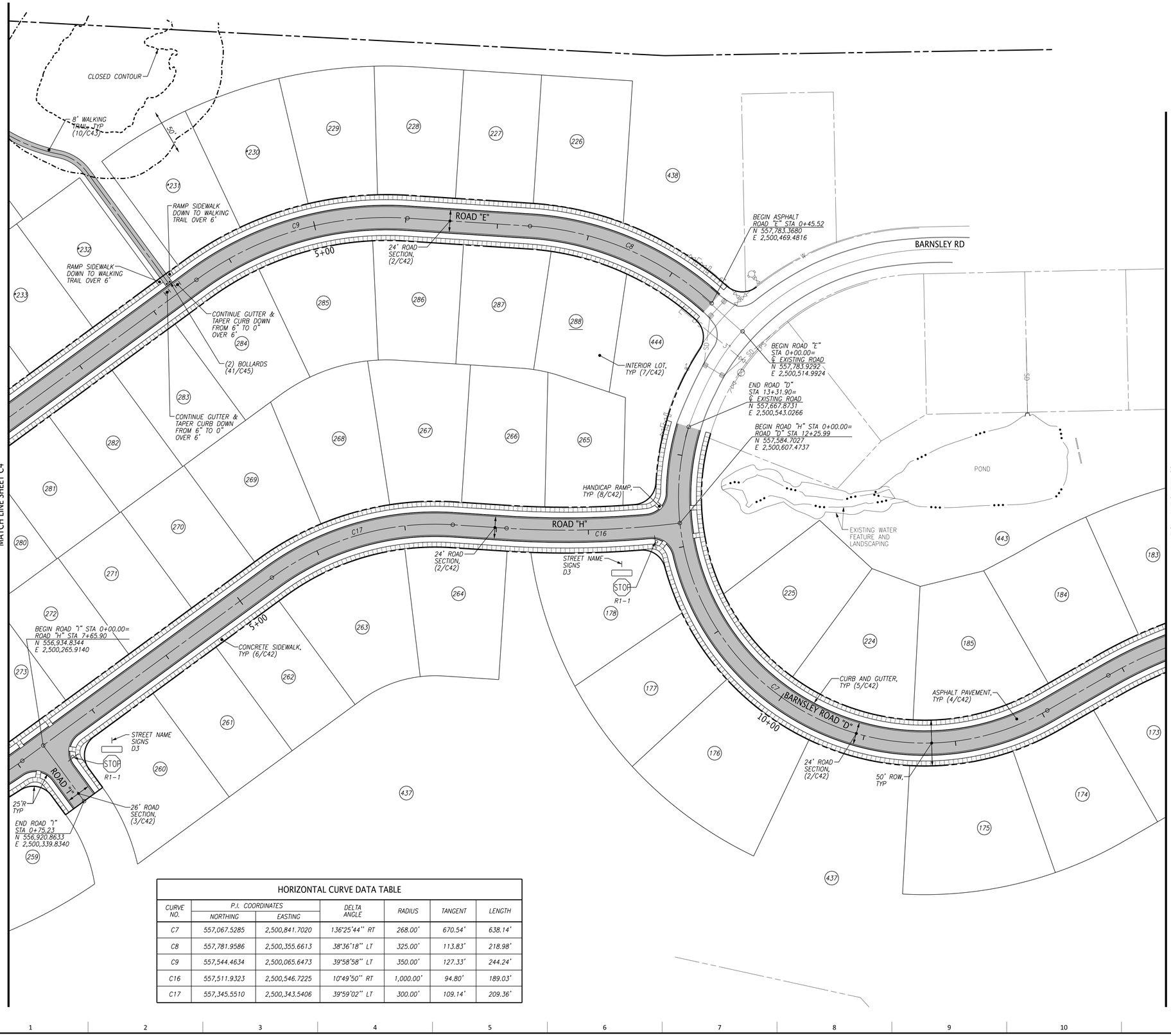
C2

PRELIMINARY PLAT

File Name: ${FILE$
Plot Date: ${DATE$

GENERAL NOTES:

1. REFER TO SHEET C2 FOR NOTES AND LEGEND.



HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C7	557,067.5285	2,500,841.7020	136°25'44" RT	268.00'	670.54'	638.14'
C8	557,781.9586	2,500,355.6613	38°36'18" LT	325.00'	113.83'	218.98'
C9	557,544.4634	2,500,065.6473	39°58'58" LT	350.00'	127.33'	244.24'
C16	557,511.9323	2,500,546.7225	10°49'50" RT	1,000.00'	94.80'	189.03'
C17	557,345.5510	2,500,343.5406	39°59'02" LT	300.00'	109.14'	209.36'

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PHASE 3B & 4
FARRAGUT, TN

LAYOUT AND PAVING PLAN

JOSEPH CRITTENDEN MCCALL
REGISTERED
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C3

PRELIMINARY PLAT

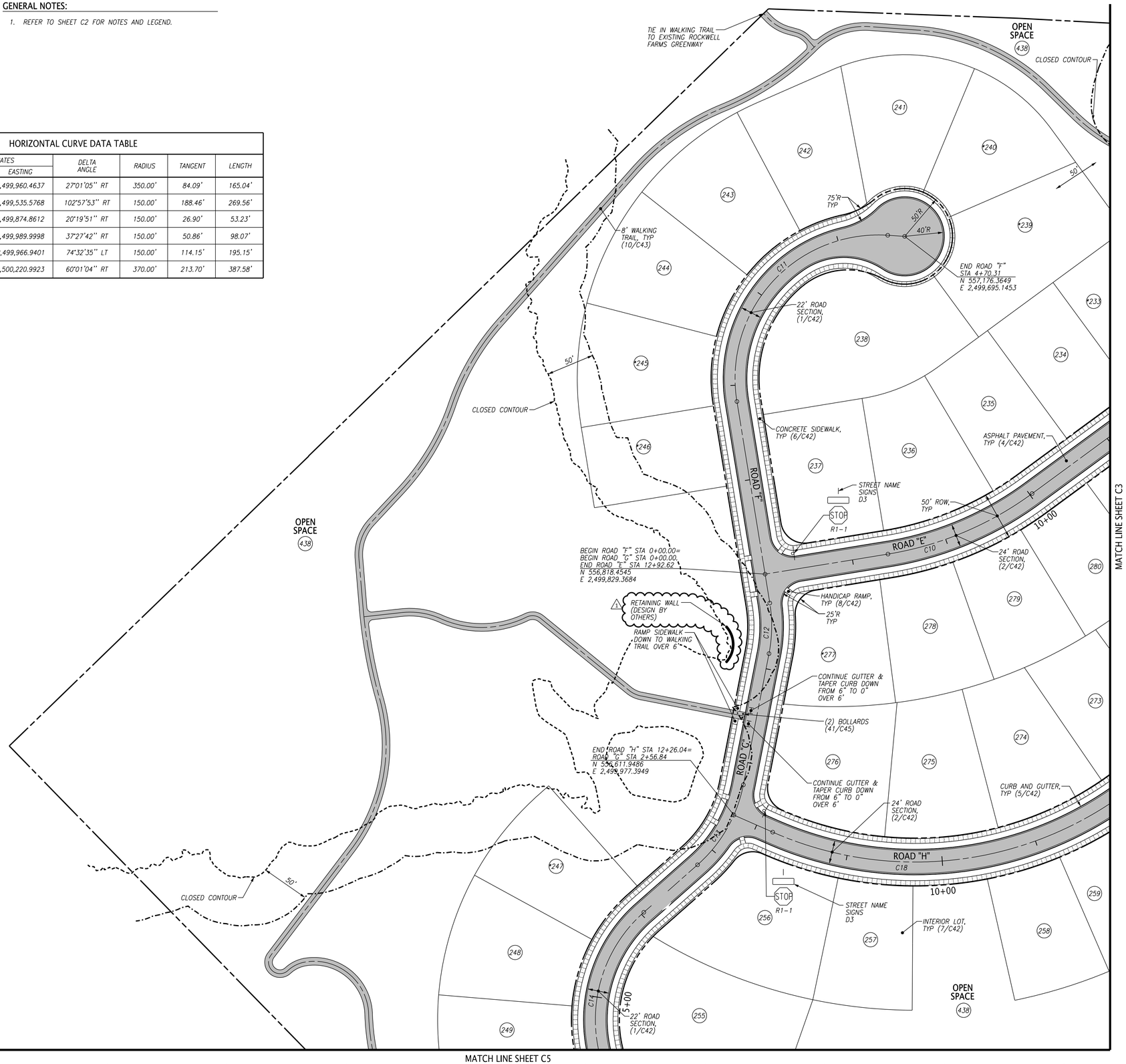
File Name: $FILE$
Plot Date: $DATE$

GENERAL NOTES:

1. REFER TO SHEET C2 FOR NOTES AND LEGEND.

HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C10	556,987.9449	2,499,960.4637	27°01'05" RT	350.00'	84.09'	165.04'
C11	557,045.6927	2,499,535.5768	102°57'53" RT	150.00'	188.46'	269.56'
C12	556,783.2673	2,499,874.8612	20°19'51" RT	150.00'	26.90'	53.23'
C13	556,598.6376	2,499,989.9998	37°27'42" RT	150.00'	50.86'	98.07'
C14	556,359.7342	2,499,966.9401	74°32'35" LT	150.00'	114.15'	195.15'
C18	556,697.1573	2,500,220.9923	60°01'04" RT	370.00'	213.70'	387.58'



0 50 100
SCALE: FEET

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1	05/11/26	REVISED PER TOWN OF FARRAGUT COMMENTS	JCM

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

LAYOUT AND PAVING PLAN

JOSEPH CARTER MCCALEB
REGISTERED ENGINEER
NUMBER 130157
STATE OF TENNESSEE
5/11/26

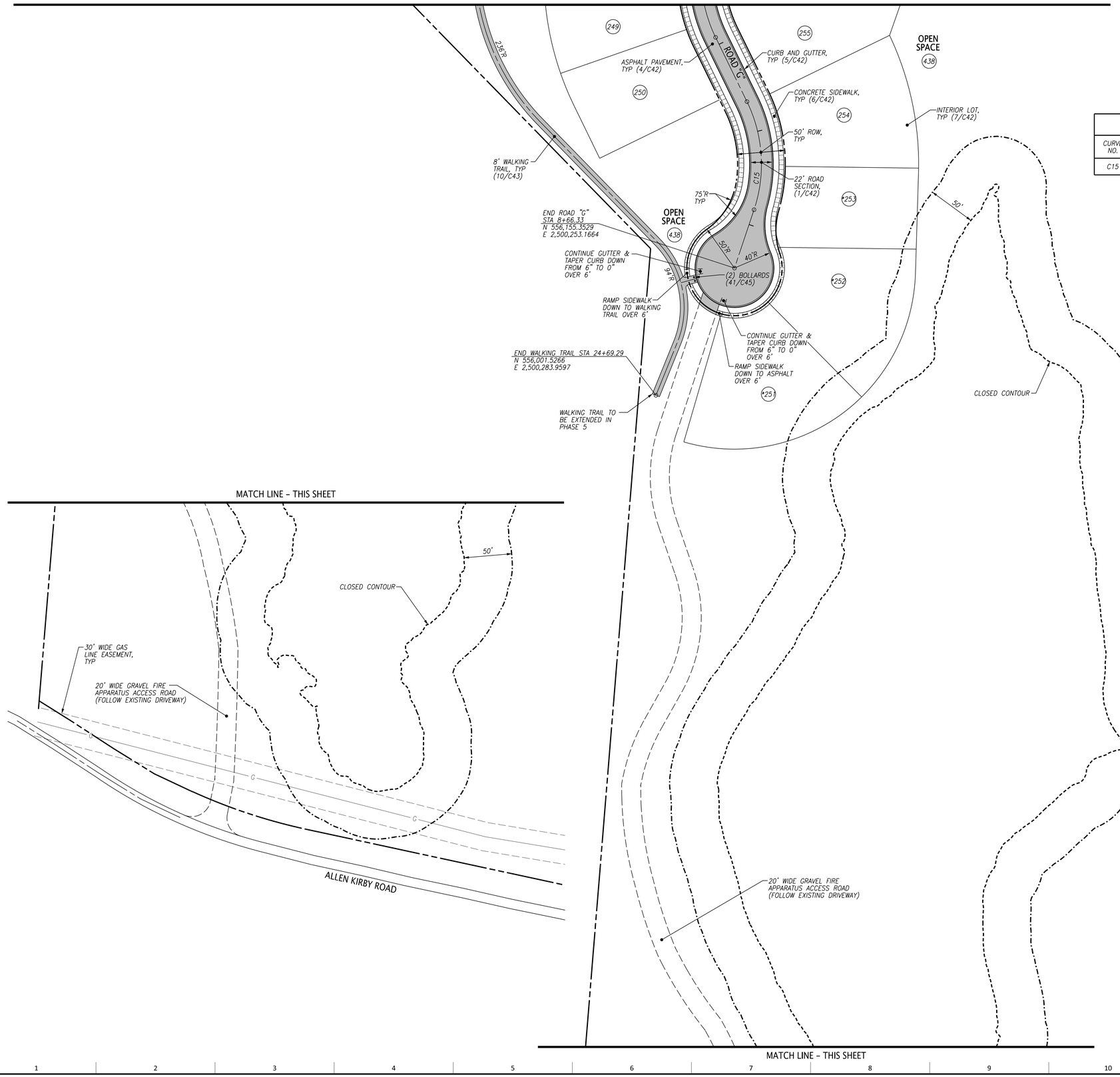
JOB NO: 250.009
DATE: 04/20/2026

C4

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

MATCH LINE SHEET C4



MATCH LINE – THIS SHEET

MATCH LINE – THIS SHEET

GENERAL NOTES:

1. REFER TO SHEET C2 FOR NOTES AND LEGEND.

HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C15	556,270.0540	2,500,200.9273	44°32'36" RT	150.00'	61.43'	116.61'

0 50 100
SCALE: FEET

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BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

LAYOUT AND PAVING PLAN

JOSEPH CRITTENDEN MCCALL
REGISTERED
AGRICULTURAL
ENGINEER
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C5

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



GRADING NOTES:

1. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2-FT. INTERVALS.
2. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
4. ALL TREES STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW SUBGRADE.
5. STRIP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
6. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK USING A CRISS-CROSS PATTERN (4 PASSES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
7. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL. TDOT NO. 57, OR TDOT NO. 67 STONE.
8. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
9. FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
10. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT, EXPANSIVE SOILS AND SOILS CLASSIFIED PT, OH, AND OL. LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
11. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS. UNLESS NOTED OTHERWISE, COMPACT EACH LAYER TO AT LEAST 98% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
12. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
13. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
14. PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
15. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS. ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
16. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1', UNPAVED AREAS 0.1', SIDEWALKS 0.10', PAVEMENTS 0.04', AND BUILDINGS 0.04'.
17. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
18. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

LEGEND:

1020	PROPOSED CONTOUR
1022	EXISTING CONTOUR
	PROPERTY LINE
	EXISTING TREE LINE
944.1	PROPOSED SPOT ELEVATION
(1/C2)	DETAIL REFERENCE (DETAIL NO./SHT. NO.)
TYP.	TYPICAL

0 50 100
SCALE: FEET

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BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

GRADING PLAN

JOSEPH C. MCCALL
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
COMMERCE
No. 128432
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

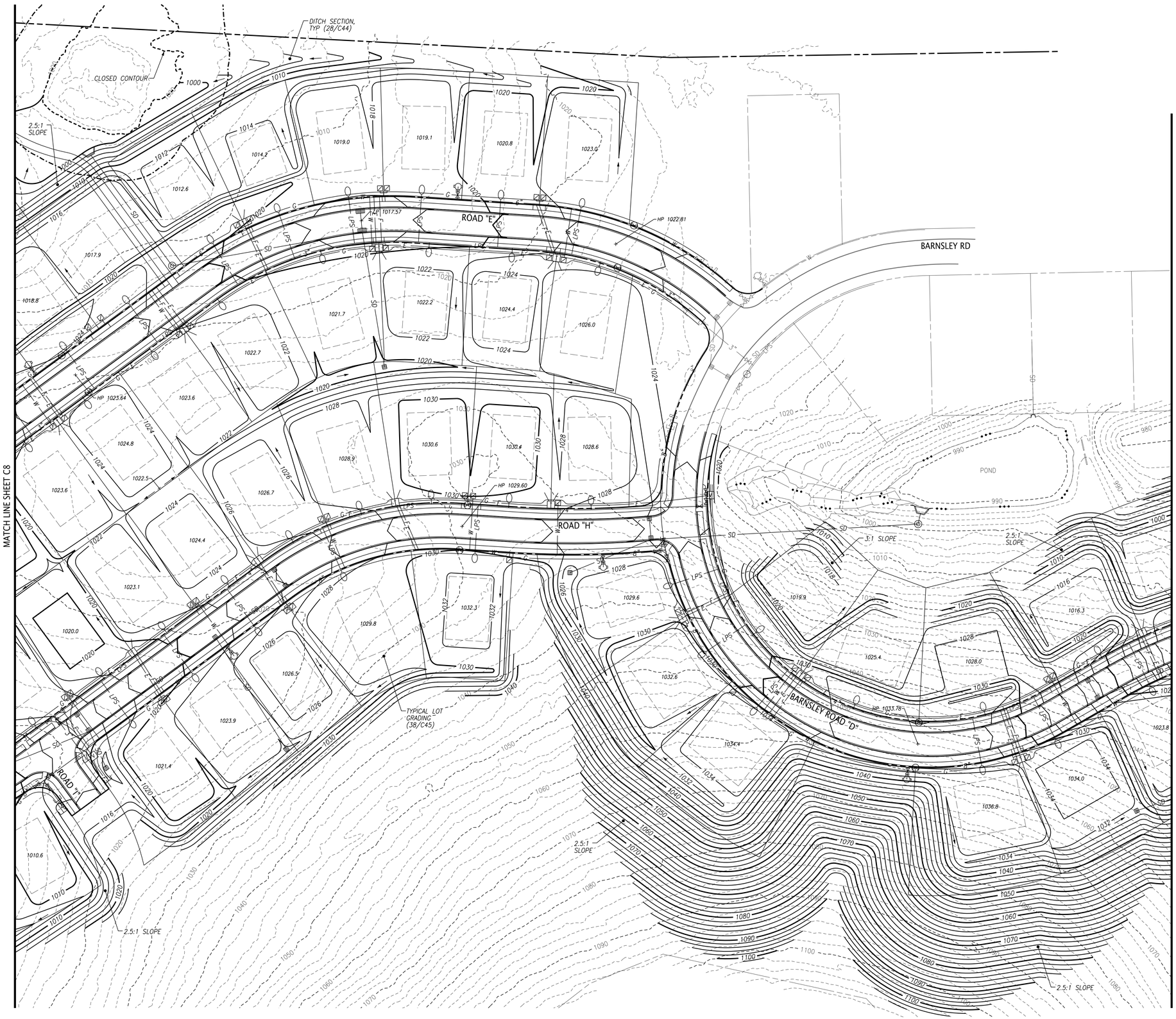
C6

PRELIMINARY PLAT

File Name: ${FILE}
Plot Date: ${DATE}

GENERAL NOTES:

1. REFER TO SHEET C6 FOR GRADING NOTES AND LEGEND.



0 50 100
SCALE: FEET

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1	05/11/26	REVISED TO SHOW BACKGROUND CHANGES	ANO

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GRADING PLAN

JOSEPH CARTER MCCALL
STATE OF TENNESSEE
REGISTERED ENGINEER
130847
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

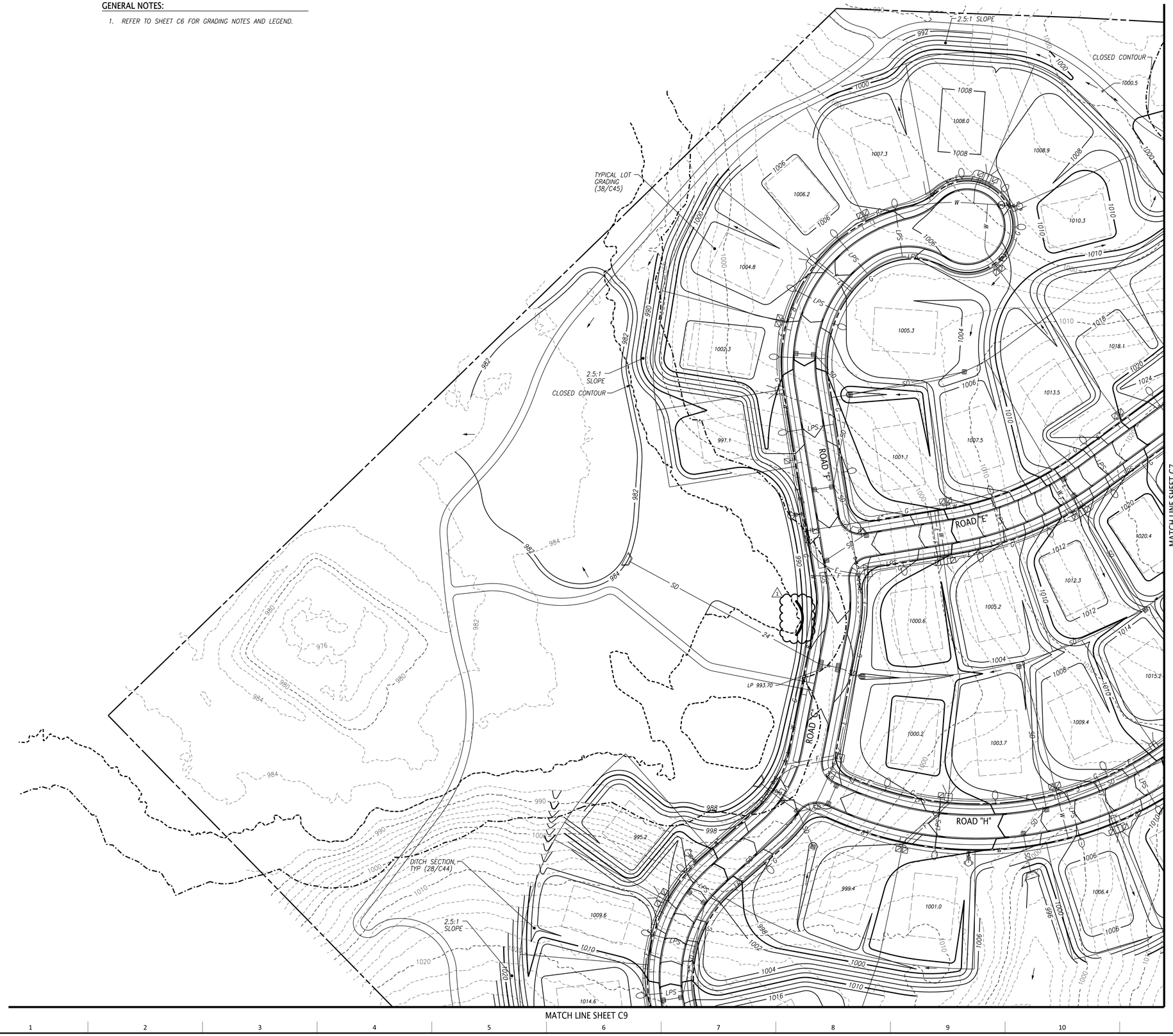
C7

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

GENERAL NOTES:

1. REFER TO SHEET C6 FOR GRADING NOTES AND LEGEND.



0 50 100
SCALE: FEET

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PHASE 3B & 4
FARRAGUT, TN

GRADING PLAN

JOSEPH CARTER MCCALL
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
STATE OF TENNESSEE
5/11/26

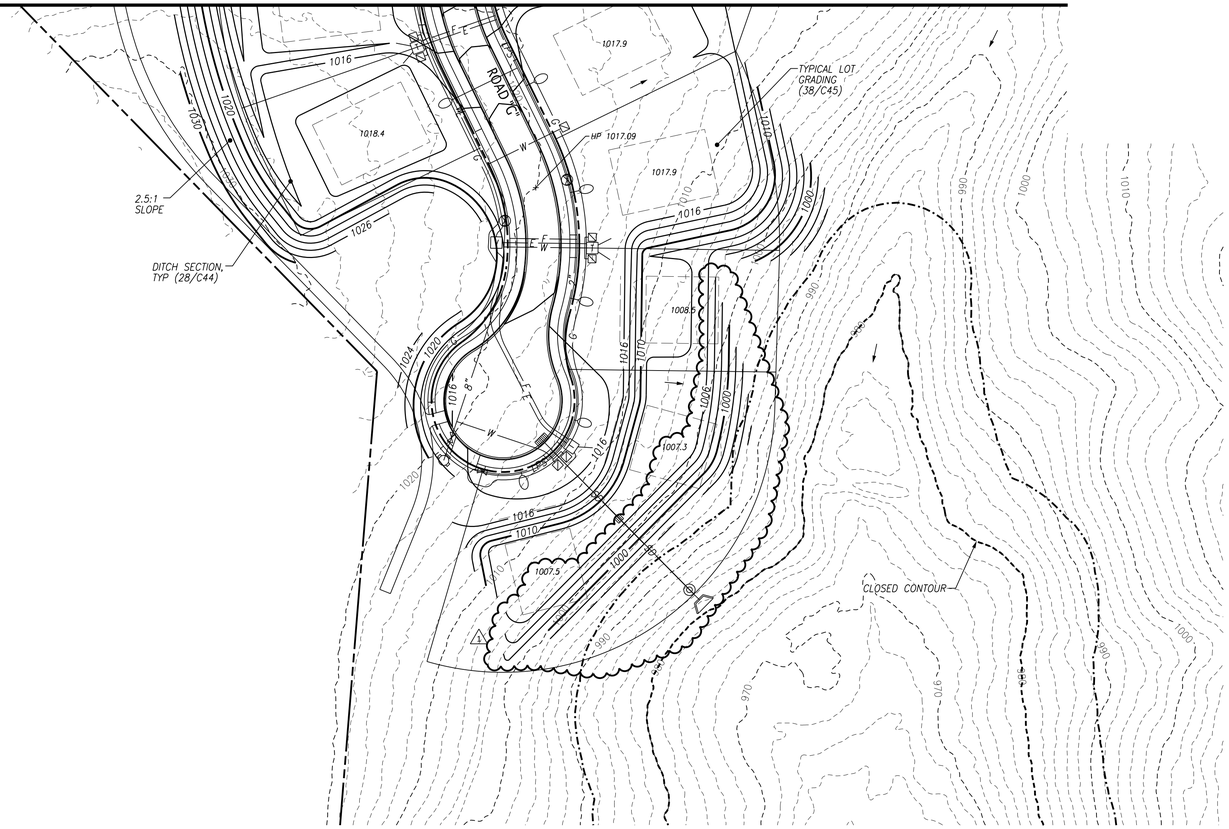
JOB NO: 250.009
DATE: 04/20/2026

C8

PRELIMINARY PLAT

File Name: ${FILE}
Plot Date: ${DATE}

MATCH LINE SHEET C8



GENERAL NOTES:

1. REFER TO SHEET C6 FOR GRADING NOTES AND LEGEND.

0 50 100
SCALE: FEET

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1	05/11/26	REVISED PER TOWN OF FARRAGUT COMMENTS	JCM

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PHASE 3B & 4
FARRAGUT, TN

GRADING PLAN

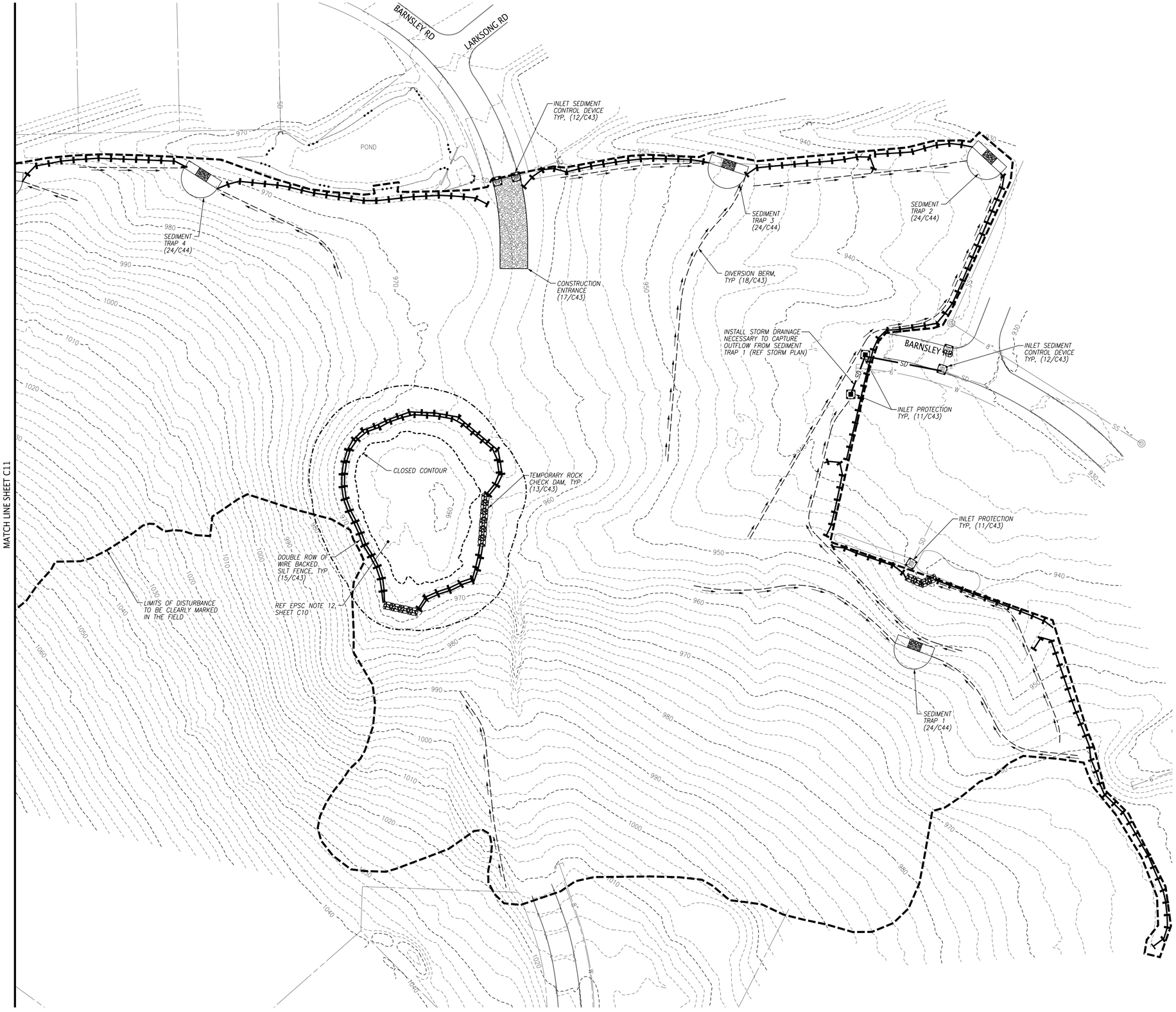
JOSEPH PETER MCCALL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 128913
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C9

PRELIMINARY PLAT

File Name: ${FILE}
Plot Date: ${DATE}



EROSION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TDEC'S EROSION AND SEDIMENT CONTROL HANDBOOK AND TDEC'S CONSTRUCTION ACTIVITY PERMIT REQUIREMENTS. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
2. INSTALL TEMPORARY SEDIMENT TRAP(S) WHERE SHOWN OR AS OTHERWISE APPROPRIATE. CONSTRUCT AND MAINTAIN IN ACCORDANCE WITH THE REQUIREMENTS OF TDEC'S EROSION & SEDIMENT CONTROL HANDBOOK. MUDDY WATER COLLECTED IN SEDIMENT TRAP(S) SHALL BE HELD UNTIL IT IS AT LEAST AS CLEAR AS UPSTREAM WATER BEFORE IT IS DISCHARGED TO SURFACE WATERS. DISCHARGE THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION & SEDIMENTATION.
3. INSTALL TEMPORARY DIVERSION BERMS OR DIVERSION CHANNELS AS NECESSARY TO DIVERT STORM WATER FROM RUNNING ONTO THE DISTURBED AREAS AND TO DIVERT RUNOFF FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT TRAP(S).
4. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
5. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.
6. UNLESS NOTED OTHERWISE PERMANENT SEEDING SHALL BE DROUGHT TOLERANT, HYBRID KENTUCKY 31 (JAGUAR, LANCER, REBEL II, FALCON II, ETC.). SEED AT A RATE OF 6-8 LBS./1000 S.F. USE A SLOW RELEASE STARTER FERTILIZER WITH 1 LBS./1000 S.F. NITROGEN. IF GRADING IS PERFORMED DURING THE WINTER MONTHS, SEED MIXTURE SHALL BE SUPPLEMENTED WITH A WINTER RYE OR OTHER APPROPRIATE MIXTURE TO ASSURE STABILIZATION DURING THE WINTER SEASON.
7. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
8. EXCAVATE STORMWATER SEDIMENT PONDS AS FIRST ITEM OF CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SITE CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
10. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE, EROSION PREVENTION AND SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. FOR SLOPES TO BE PROTECTED BUT NOT REFORESTED (POND BERMS, SLOPES BETWEEN BUILDINGS, ETC), APPLY HYDROSEED USING THE SEED MIX SPECIFIED IN EPSC NOTE 6 (SHEET C10). APPLY FUSION SURFACE TREATMENT (JEN-HILL CONSTRUCTION MATERIALS AT A RATE OF 4,500 LBS/AC ALONG WITH THE HYDROSEED MIX. OBTAIN A SOIL SAMPLE TO CONFIRM THE APPLICATION RATE. INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS.
12. WORK TO BE PERFORMED WITHIN THE LIMITS OF THE CLOSED DEPRESSION SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. ANY PERMITS REQUIRED BY TDEC OR OTHER AUTHORITIES SHALL BE OBTAINED BEFORE ANY WORK IS PERFORMED WITHIN THE LIMITS OF THE CLOSED DEPRESSIONS.

EPSC - STAGE 1 SEQUENCING NOTES:

1. BEGIN STAGE 1 EROSION & SEDIMENT CONTROL BY INSTALLING A STABILIZED CONSTRUCTION ENTRANCE. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
2. INSTALL PERIMETER SILT FENCE AS SHOWN ON THIS PLAN.
3. STAGE 1 EROSION AND SEDIMENT CONTROL (EPSC) MEASURES SHALL BE IN PLACE BEFORE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING OR FILLING OCCURS, EXCEPT AS SUCH WORK MAY BE NECESSARY TO INSTALL EPSC MEASURES.
4. CONSTRUCT SEDIMENT PONDS & TRAPS AS SHOWN ON THIS PLAN.
5. CONSTRUCT DIVERSION DITCHES AS NEEDED TO ROUTE STORM WATER TO THE SEDIMENT PONDS & TRAPS.
6. THIS WILL END STAGE 1.

LEGEND:

1022	PROPOSED CONTOUR
1022	EXISTING CONTOUR
	PROPOSED DIVERSION BERM
	PROPOSED SILT FENCE
	PROPERTY LINE
	TEMPORARY INLET PROTECTION
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP.	TYPICAL

0 50 100
SCALE: FEET

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PHASE 3B & 4
FARRAGUT, TN

EPSC PLAN - STAGE 1

JOSEPH CORTEZ MCCALL
REGISTERED ENGINEER
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C10

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES, STAGE 1 SEQUENCING NOTES, AND LEGEND.

CLOSED CONTOUR

REF EPSC NOTE 12, SHEET C10

SILT FENCE, TYP (15/C43)

INSTALL J-HOOKS AS NEEDED TO PREVENT WATER FROM CHANNELING ALONG THE SLOPE

DIVERSION BERM, TYP (18/C43)

SEDIMENT TRAP 7 (24/C44)

DOUBLE ROW OF WIRE BACKED SILT FENCE, TYP (15/C43)

SEDIMENT TRAP 8 (24/C44)

CONSTRUCTION ENTRANCE (17/C43)

BARNSLEY RD

INLET SEDIMENT CONTROL DEVICE TYP, (12/C43)

EROSION CONTROL WATTLE, (21/C43)

SEDIMENT TRAP 5 (24/C44)

POND

STONE FILTER RING TYP. (23/C44)

SLOPE DRAIN, TYP (22/C44)

SEDIMENT TRAP 6 (24/C44)

LIMITS OF DISTURBANCE TO BE CLEARLY MARKED IN THE FIELD

MATCH LINE SHEET C12

MATCH LINE SHEET C10

0 50 100
SCALE: FEET

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NO.	DATE	REVISION	BY

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FARRAGUT, TN

EPSC PLAN - STAGE 1

JOSEPH CARTER MCCALL
REGISTERED
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

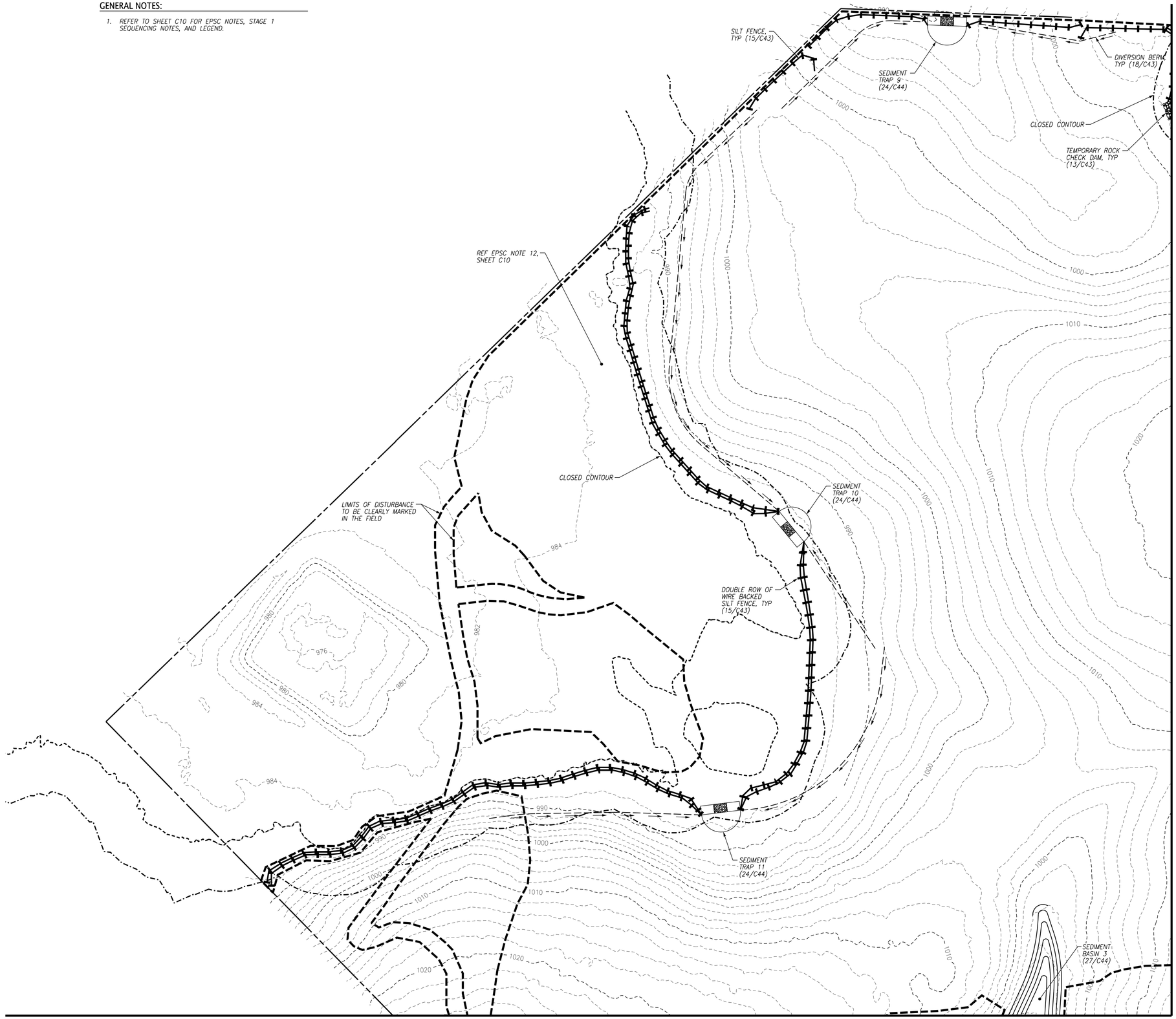
C11

PRELIMINARY PLAT

File Name: ${FILE}$
Plot Date: ${DATE}$

GENERAL NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES, STAGE 1 SEQUENCING NOTES, AND LEGEND.



0 50 100
SCALE: FEET

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FARRAGUT, TN

EPSC PLAN - STAGE 1

JOSEPH CARTER MCCALL
REGISTERED
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
4/20/26

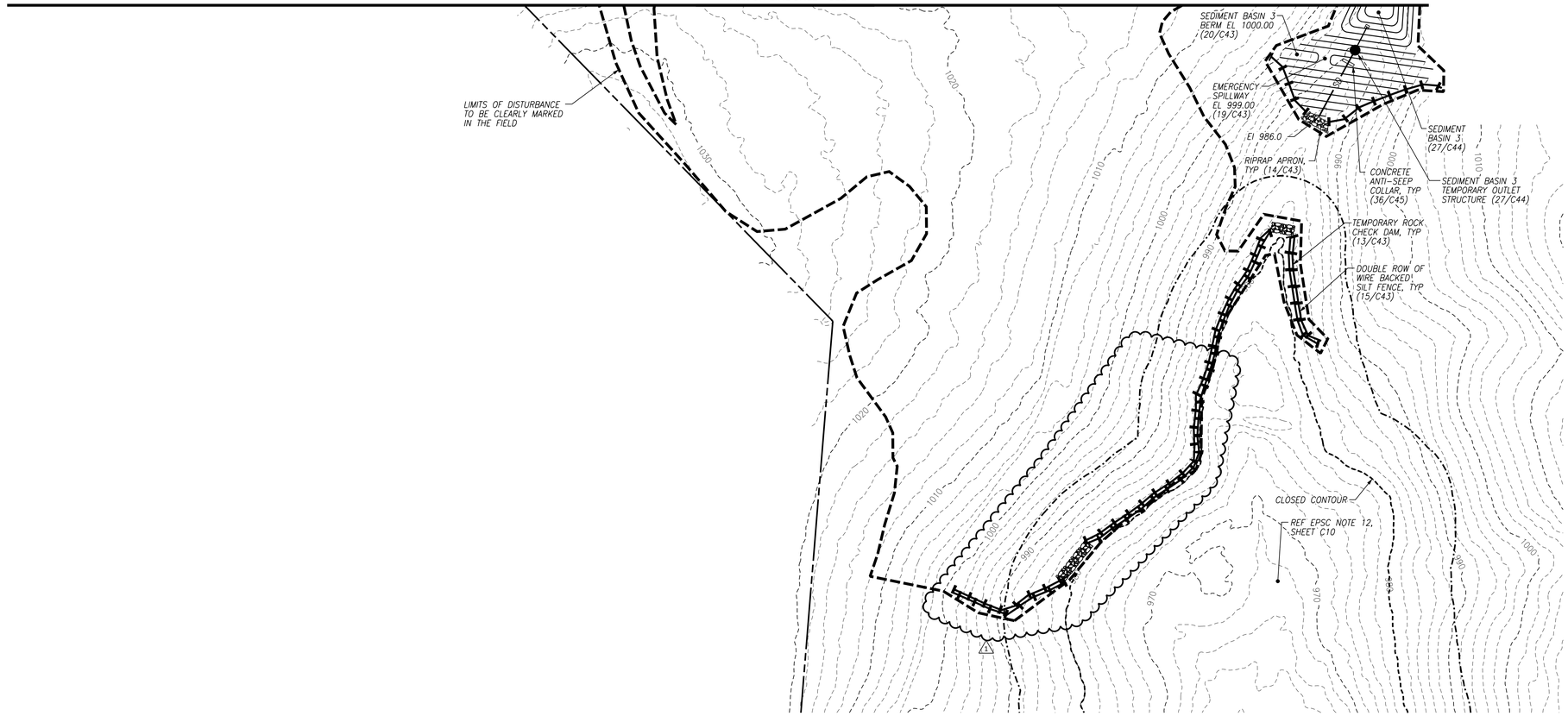
JOB NO: 250.009
DATE: 04/20/2026

C12

PRELIMINARY PLAT

File Name: ${FILE}$
Plot Date: ${DATE}$

MATCH LINE SHEET C12



GENERAL NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES, STAGE 1 SEQUENCING NOTES, AND LEGEND.

0 50 100
SCALE: FEET

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BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

EPSC PLAN - STAGE 1

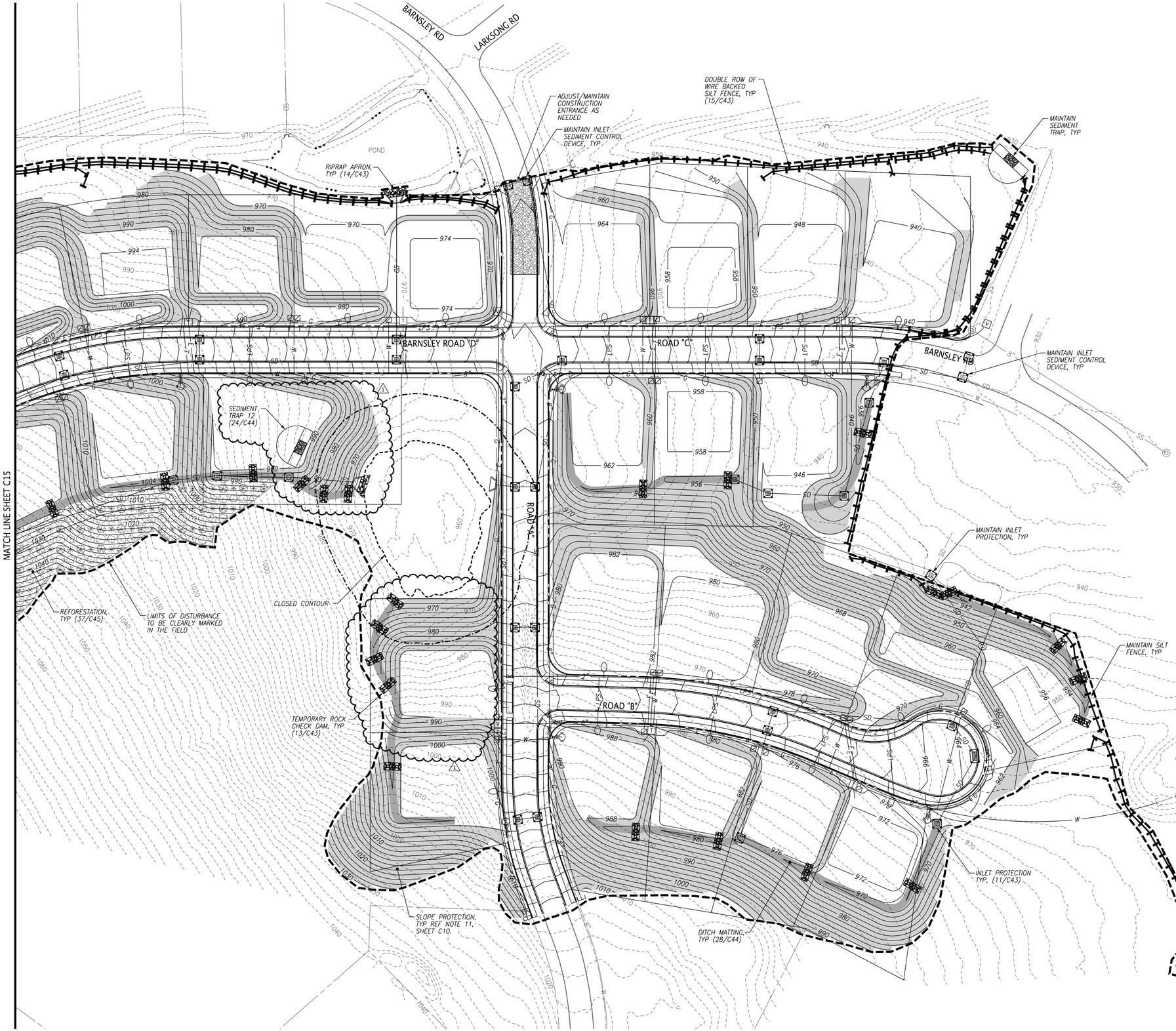
JOSEPH PETER MCCALL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 139813
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C13

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



EPSC NOTES:

1. *REFER TO SHEET C10 FOR EPSC NOTES.*

EPSC – STAGE 2 SEQUENCING NOTES:

1. *MAINTAIN STAGE 1 CONSTRUCTION ENTRANCE/EXIT & OTHER EPSC DEVICES.*
2. *INSTALL, ADJUST, AND MAINTAIN STAGE 2 EROSION & SEDIMENT CONTROLS AS SHOWN ON THIS PLAN INCLUDING INSTALLATION OF OTHER BMP'S NEEDED TO MEET TDEC'S PERFORMANCE REQUIREMENTS. THESE BMP'S MAY INCLUDE SEDIMENT TRAPS, DIVERSION BERMS, SLOPE DRAINS, ETC.*
3. *CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF DISTURBANCE.*
4. *BEGIN MASS GRADING, STORMWATER SYSTEM, & UTILITY CONSTRUCTION.*
5. *INSTALL INLET PROTECTION, SLOPE DRAINS, & SLOPE PROTECTION AS DESCRIBED ON THIS PLAN.*
6. *ONCE SUBGRADES ARE ACHIEVED APPLY TOPSOIL, SEEDING, MULCH, OR OTHER PROTECTION TO THE DISTURBED AREAS AS SHOWN ON THIS PLAN.*
7. *DO NOT DISTURB MORE THAN 50 ACRES AT ANY TIME WITHOUT STABILIZING PREVIOUSLY DISTURBED AREAS.*

LEGEND:

- PROPOSED DITCH PROTECTION
- PROPOSED SLOPE PROTECTION
- PROPOSED REFORESTATION
- PROPOSED PROPERTY LINE
- PROPOSED SILT FENCE
- LIMITS OF DISTURBANCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- TEMPORARY STONE FILTER RING

0 50 100
SCALE: FEET

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EPSC PLAN - STAGE 2

JOSEPH PETER McCALL — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 139137 — STATE OF TENNESSEE — 5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C14

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.
2. REFER TO SHEET C14 FOR STAGE 2 SEQUENCING NOTES AND LEGEND.

CLOSED CONTOUR
SEDIMENT BASIN 1 TEMPORARY OUTLET STRUCTURE, (25/C44)
RIPRAP APRON, TYP (14/C43)
EL 1000.0
CONCRETE ANTI-SEEP COLLAR, TYP (36/C45)
SEDIMENT BASIN 1 BERM EL 1005.00 (20/C43)
STUB STORM PIPE OUT INTO SEDIMENT BASIN, EL 1001.90
EMERGENCY SPILLWAY EL 1004.00 (19/C43)
SEDIMENT BASIN 1 (25/C44)
MAINTAIN SEDIMENT TRAP, TYP
MAINTAIN SILT FENCE, TYP
MAINTAIN DIVERSION BERM, TYP
ADJUST/MAINTAIN CONSTRUCTION ENTRANCE AS NEEDED
ROAD "E"
BARNSLEY RD
MAINTAIN INLET SEDIMENT CONTROL DEVICE, TYP
POND
RIPRAP APRON, TYP (14/C43)
ROAD "H"
INLET PROTECTION TYP, (11/C43)
SEDIMENT TRAP 13 (24/C44)
BARNSLEY ROAD "D"
SLOPE PROTECTION, TYP REF NOTE 11, SHEET C10.
DITCH MATTING, TYP (28/C44)
ROAD "I"
LIMITS OF DISTURBANCE TO BE CLEARLY MARKED IN THE FIELD
EROSION CONTROL WATTLE, (21/C43)
TEMPORARY ROCK CHECK DAM, TYP. (13/C43)
REFORESTATION, TYP (37/C45)

MATCH LINE SHEET C16
MATCH LINE SHEET C14

0 50 100
SCALE: FEET

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EPSC PLAN - STAGE 2

JOSEPH CARTER MCCALL
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

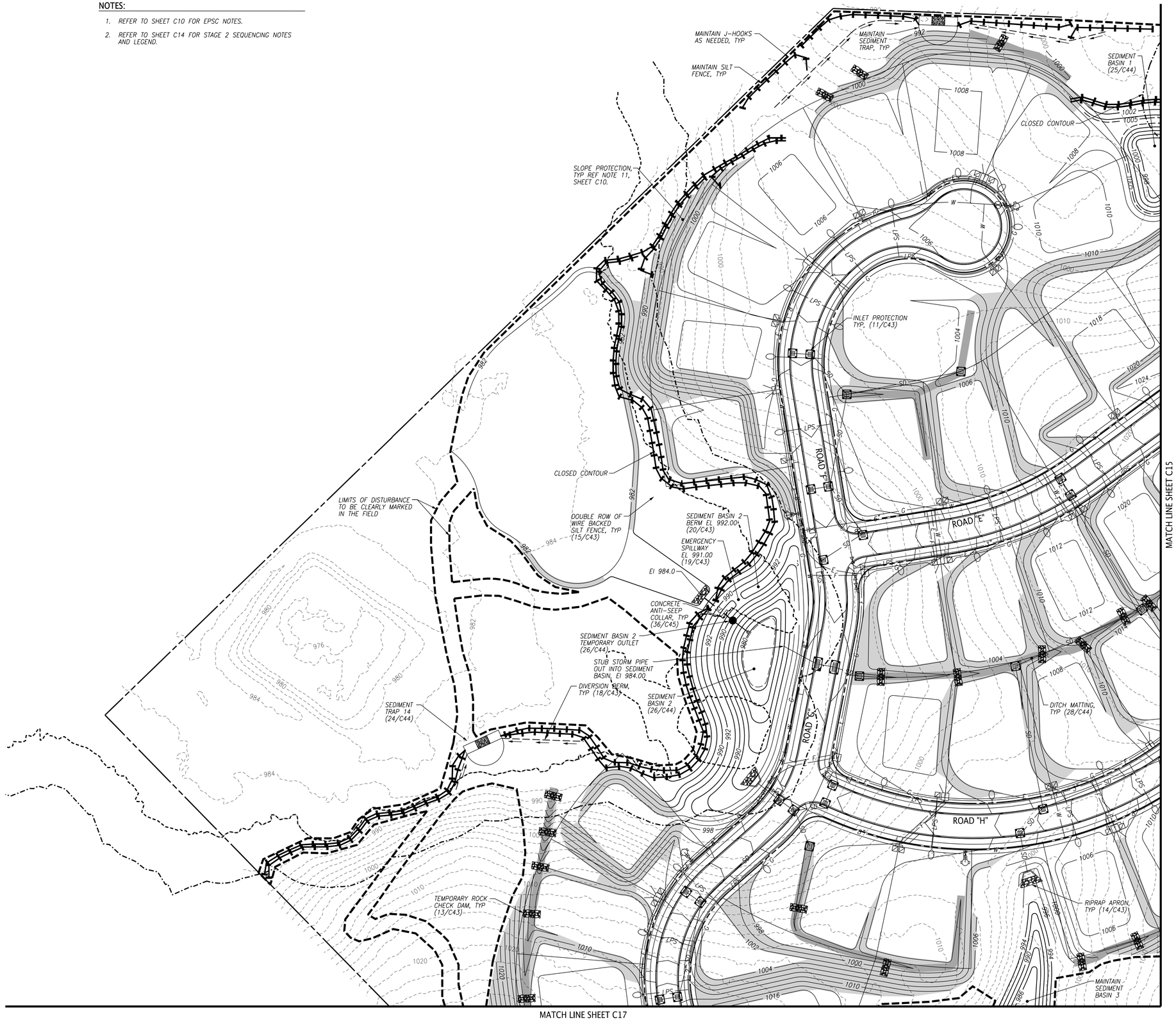
C15

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.
2. REFER TO SHEET C14 FOR STAGE 2 SEQUENCING NOTES AND LEGEND.



0 50 100
SCALE: FEET

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PHASE 3B & 4
FARRAGUT, TN

EPSC PLAN - STAGE 2

JOSEPH CARTER MCCALL
REGISTERED
LICENSED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
5/11/26

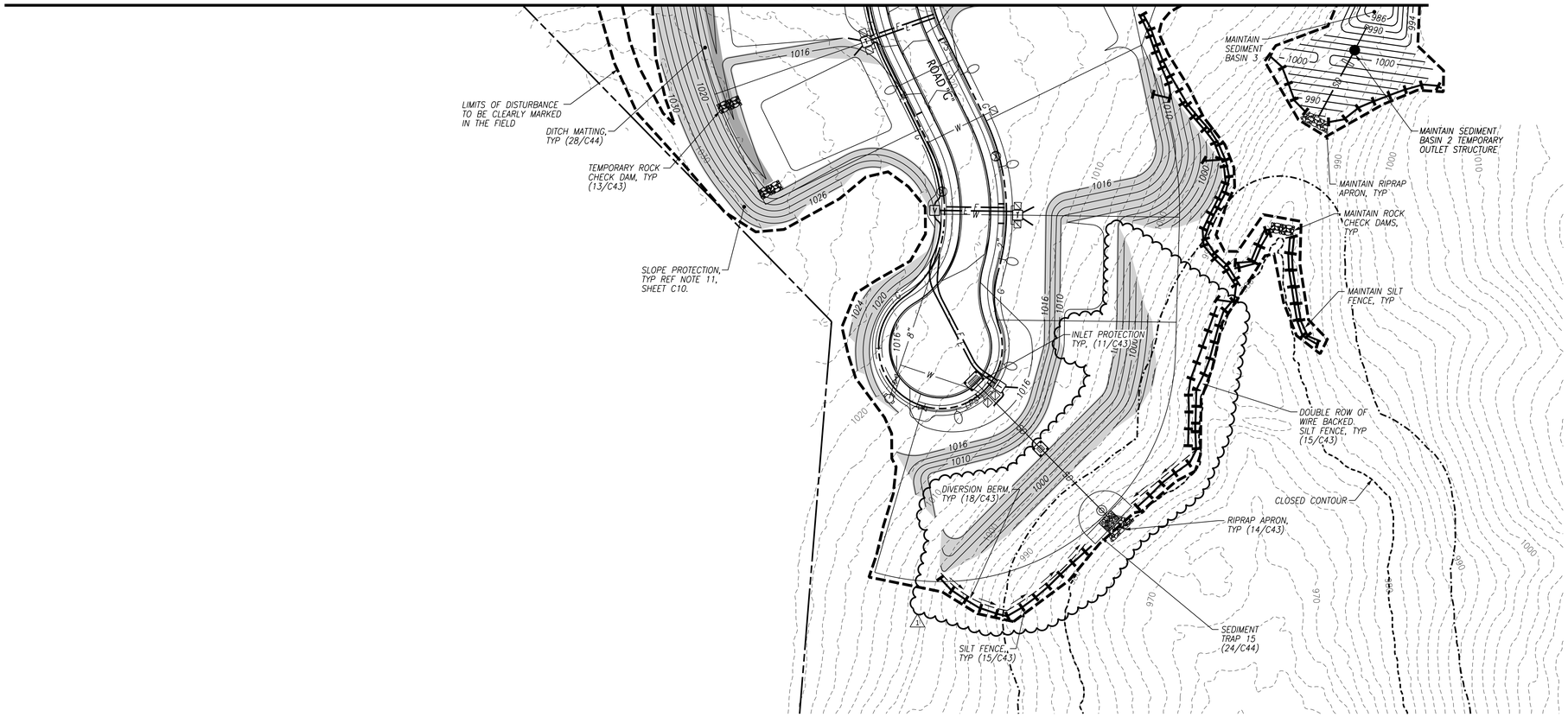
JOB NO:	250.009
DATE:	04/20/2026

C16

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

MATCH LINE SHEET C16



NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.
2. REFER TO SHEET C14 FOR STAGE 2 SEQUENCING NOTES AND LEGEND.

0 50 100
SCALE: FEET

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BRIDGEMORE SUBDIVISION
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FARRAGUT, TN

EPSC PLAN - STAGE 2

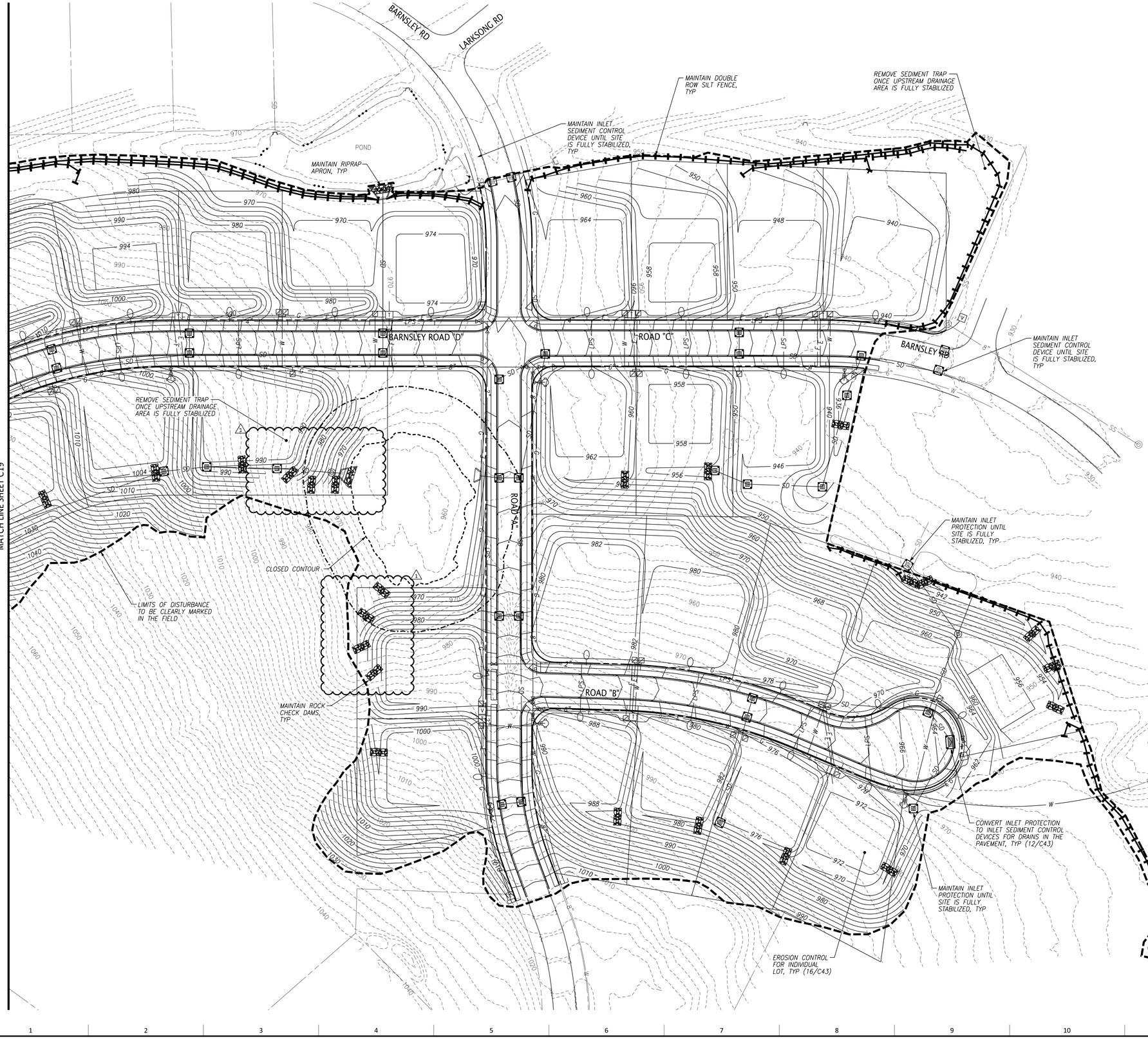
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REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 139813
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C17

PRELIMINARY PLAT

File Name: ${FILE}
Plot Date: ${DATE}



EPSC NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.

EPSC – STAGE 3 SEQUENCING NOTES:

1. STAGE 3 BEGINS AFTER THE PAVEMENT (BINDER COURSE, MIN.) IS INSTALLED. AT THIS STAGE THE HOUSE PADS SHOULD BE READY TO TURN OVER TO THE HOME BUILDER;
2. THE HOME BUILDER & OTHER SUB-CONTRACTORS SHALL SUBMIT A NOI TO TDEC PRIOR TO BEGINNING WORK. INDIVIDUAL LOT EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL (16/C43);
3. THROUGHOUT STAGE 3, ADJUST, MAINTAIN, & REPLACE SILT FENCE, ROCK CHECK DAMS, & INLET PROTECTION AS NECESSARY TO MEET TDEC AND THE TOWN OF FARRAGUT'S PERFORMANCE STANDARDS;
4. INSTALL ADDITIONAL EROSION PROTECTION & SEDIMENT CONTROL DEVICES TO PREVENT EROSION AT THE PAVEMENT AND SOIL INTERFACE AND TO PREVENT SEDIMENT RUNOFF ONTO THE NEW PAVEMENT;
5. BEGIN HOUSE CONSTRUCTION & INSTALL REMAINING SITE UTILITIES;
6. AS SOON AS PRACTICAL, RE-SPREAD TOPSOIL AND APPLY SEEDING & MATTING OR MULCH TO DISTURBED AREAS;
7. REMOVE AND DISPOSE OF REMAINING EROSION & SEDIMENT CONTROL DEVICES ONCE THE SITE IS FULLY STABILIZED
8. ONCE THE SITE IS FULLY STABILIZED AND SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED (INCLUDING HOME CONSTRUCTION) CLEAN OUT ANY ACCUMULATED SEDIMENT FROM THE SEDIMENT PONDS AND SEDIMENT TRAPS. PERFORM THE NECESSARY GRADING, RE-SPREADING OF TOPSOIL AND SEEDING TO BRING THESE AREAS TO THE PROPOSED FINISHED GRADE AS SHOWN ON THE GRADING PLANS.
9. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) AFTER THE COMPLETE INSTALLATION AND SUCCESSFUL ESTABLISHMENT OF THE FINAL STABILIZATION ACTIVITIES HAVE OCCURRED AT THE SITE.
10. DO NOT DISTURB MORE THAN 50 ACRES AT ANY TIME WITHOUT STABILIZING PREVIOUSLY DISTURBED AREAS.

LEGEND:

- PROPOSED PROPERTY LINE
- 1020 PROPOSED CONTOUR
- 1022 EXISTING CONTOUR
- PROPOSED SILT FENCE
- LIMITS OF DISTURBANCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- TEMPORARY STONE FILTER RING

0 50 100
SCALE: FEET

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EPSC PLAN - STAGE 3

JOSEPH PETER MCCALL
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
COMMERCE
No. 139172
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C18

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.
2. REFER TO SHEET C18 FOR STAGE 3 SEQUENCING NOTES AND LEGEND.

CLOSED CONTOUR

REMOVE SEDIMENT TRAP ONCE UPSTREAM DRAINAGE AREA IS FULLY STABILIZED

SLOPE PROTECTION, TYP REF NOTE 11, SHEET C10.

RIPRAP APRON, TYP (14/C43)

DOUBLE ROW OF WIRE BACKED SILT FENCE, TYP (15/C43)

REMOVE SEDIMENT BASIN ONCE UPSTREAM DRAINAGE AREA IS FULLY STABILIZED

ROAD "E"

ROAD "H"

ROAD "I"

BARNSLEY RD

BARNSLEY ROAD "D"

MAINTAIN INLET SEDIMENT CONTROL DEVICE UNTIL SITE IS FULLY STABILIZED, TYP

MAINTAIN INLET PROTECTION UNTIL SITE IS FULLY STABILIZED, TYP

CONVERT INLET PROTECTION TO INLET SEDIMENT CONTROL DEVICES FOR DRAINS IN THE PAVEMENT, TYP (12/C43)

EROSION CONTROL FOR INDIVIDUAL LOT, TYP (16/C43)

LIMITS OF DISTURBANCE TO BE CLEARLY MARKED IN THE FIELD

MAINTAIN ROCK CHECK DAMS, TYP

MAINTAIN RIPRAP APRON, TYP

POND

MAINTAIN DOUBLE ROW OF WIRE BACKED SILT FENCE, TYP

MATCH LINE SHEET C20

MATCH LINE SHEET C18

0 50 100
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EPSC PLAN - STAGE 3

JOSEPH CARTER MCCALL
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

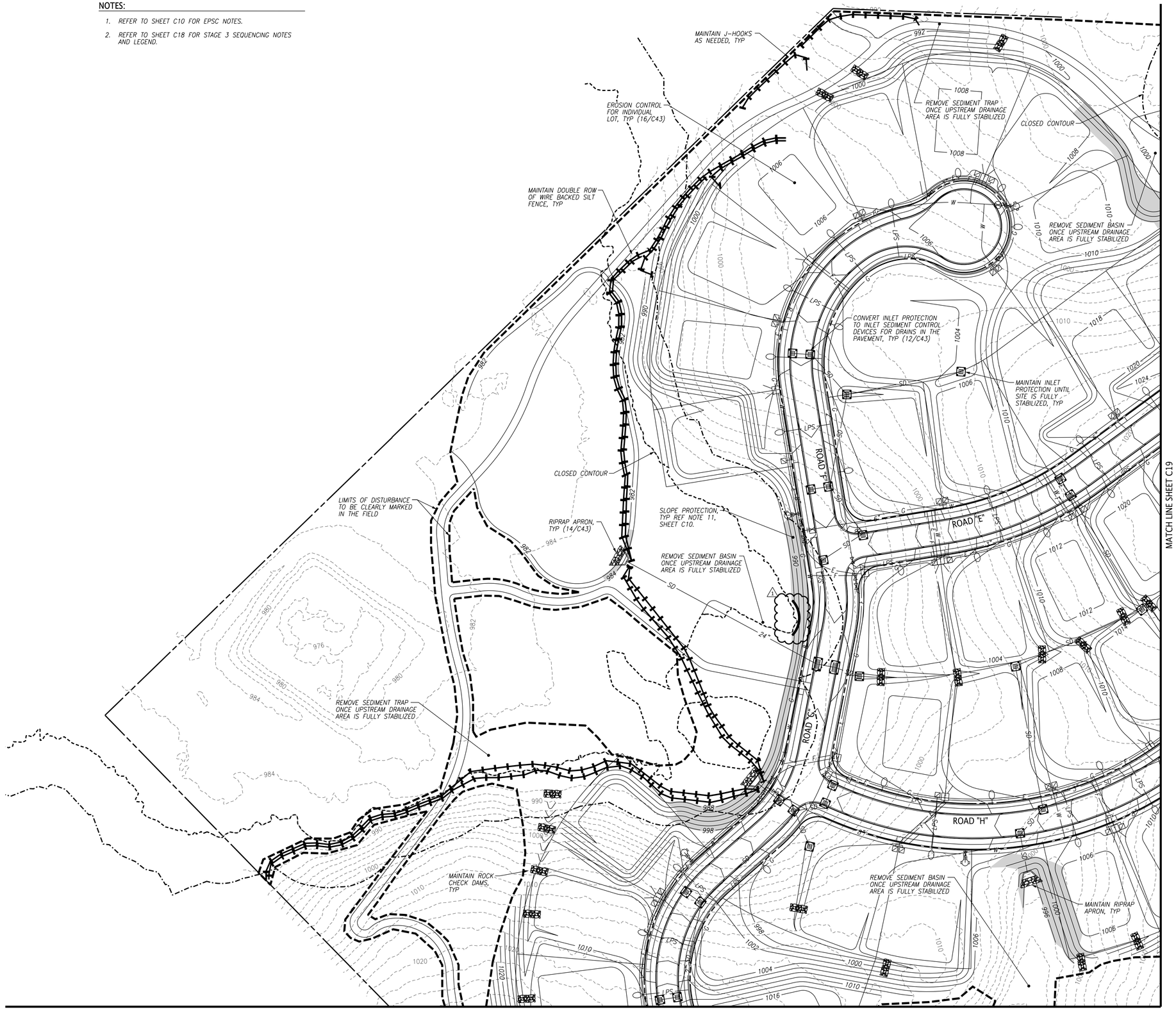
C19

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.
2. REFER TO SHEET C18 FOR STAGE 3 SEQUENCING NOTES AND LEGEND.



0 50 100
SCALE: FEET

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EPSC PLAN - STAGE 3

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STATE OF TENNESSEE
5/11/26

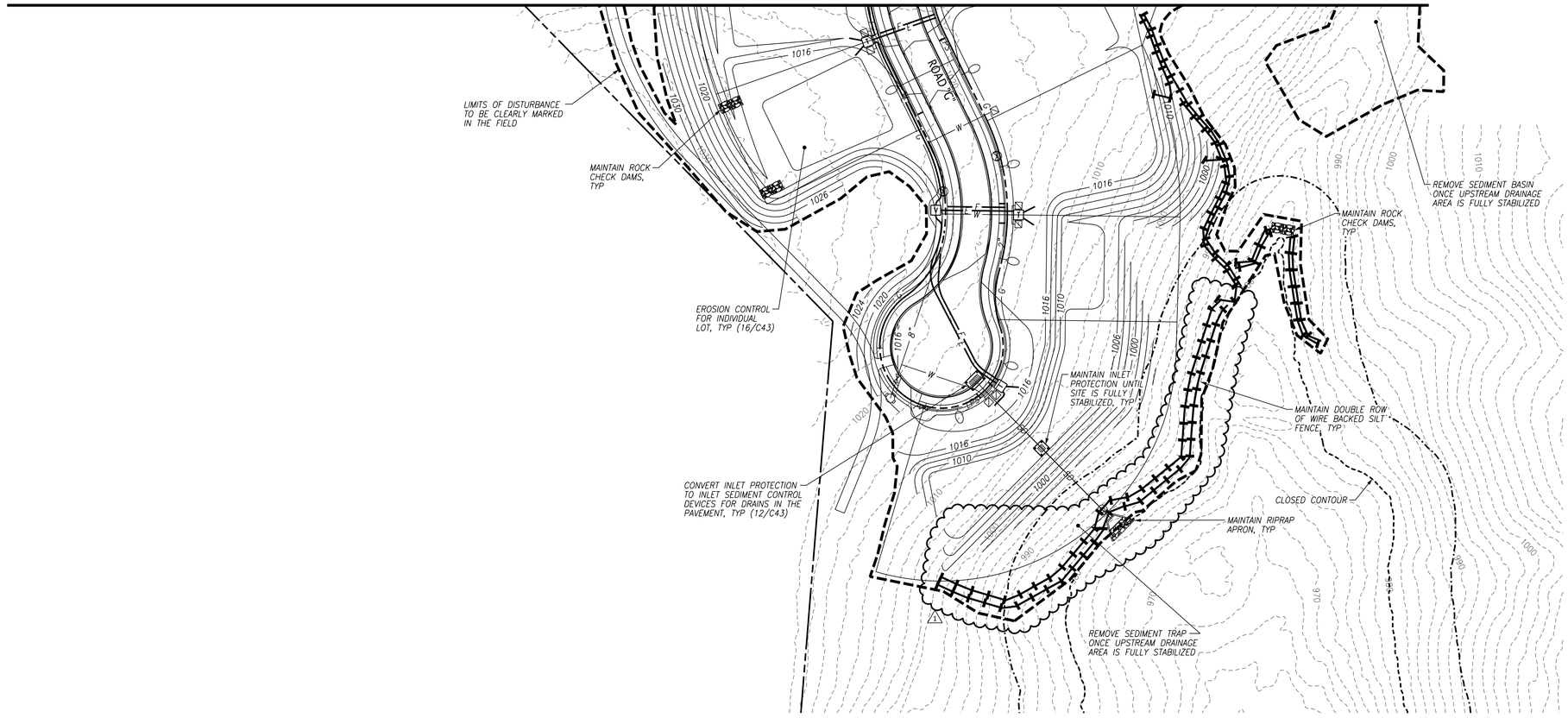
JOB NO: 250.009
DATE: 04/20/2026

C20

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

MATCH LINE SHEET C20



NOTES:

1. REFER TO SHEET C10 FOR EPSC NOTES.
2. REFER TO SHEET C18 FOR STAGE 3 SEQUENCING NOTES AND LEGEND.

0 50 100
SCALE: FEET

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BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

EPSC PLAN - STAGE 3

JOSEPH PETER MCCALL — REGISTERED ENGINEER — AGRICULTURE — ENVIRONMENT — COMMERCE — No. 139813 — STATE OF TENNESSEE — 5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C21

PRELIMINARY PLAT

File Name: ${FILE}
Plot Date: ${DATE}

STORM PIPE NOTES:

1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE TOWN OF FARRAGUT ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.
2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
3. STORM SEWER PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP). RCP SHALL BE INSTALLED IN ACCORDANCE WITH AASHTO M170 (ASTM C76) AND TOWN OF FARRAGUT REQUIREMENTS.
4. PIPE ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING AND COMPACTION ARE COMPLETE AND PRIOR TO PLACING THE BASE.
5. PIPE WITH UNDUE MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. PIPE/CULVERTS ARE MEASURED IN TERMS OF HORIZONTAL LENGTH COMPLETE IN PLACE REGARDLESS OF TYPE, DEPTH, CLASS, SHAPE AND SIZE, AS MEASURED ALONG THE CENTERLINE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE (NO DEDUCTIONS FOR STRUCTURES). ACTUAL QUANTITY OF PIPE MAY VARY. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE NECESSARY QUANTITY OF PIPE TO CONSTRUCT THE COMPLETE SYSTEM AS SHOWN. INSTALLATION INCLUDES EXCAVATION, SHORING, FURNISHING AND INSTALLATION OF PIPES, JOINT MATERIALS, COUPLINGS, AND BACKFILL.
7. FOR RCP PIPE WITH SLOPES GREATER THAN 15% USE JOINT TIES OR JOINT FASTENERS AS SPECIFIED BY THE MANUFACTURER.
8. PRIOR TO INSTALLING NEW PIPING, CONTRACTOR SHALL LOCATE EXISTING UTILITIES/STRUCTURES WHERE NEW PIPES CROSS BY POT-HOLING. AFTER EXPOSING EXISTING UTILITY/STRUCTURE, CONTRACTOR SHALL OBTAIN HORIZONTAL AND VERTICAL LOCATIONS BY FIELD SURVEY, AND RESOLVE ANY CONFLICTS BETWEEN UNDERGROUND UTILITIES/STRUCTURES AND NEW PIPING UNDER THE DIRECTION OF THE OWNER PRIOR TO INSTALLING NEW PIPING.

LEGEND:

———	PROPERTY LINE
——— SD ———	PROPOSED STORM LINE
■	PROPOSED CATCH BASIN/AREA DRAIN
▬	PROPOSED DOUBLE CATCH BASIN
●	PROPOSED MANHOLE
⏢	PROPOSED HEADWALL
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP	TYPICAL

0 50 100
SCALE: FEET

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BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

STORM DRAINAGE PLAN

JOSEPH CARTER MCCALL
REGISTERED ENGINEER
STATE OF TENNESSEE
5/11/26

JOB NO:	250.009
DATE:	04/20/2026

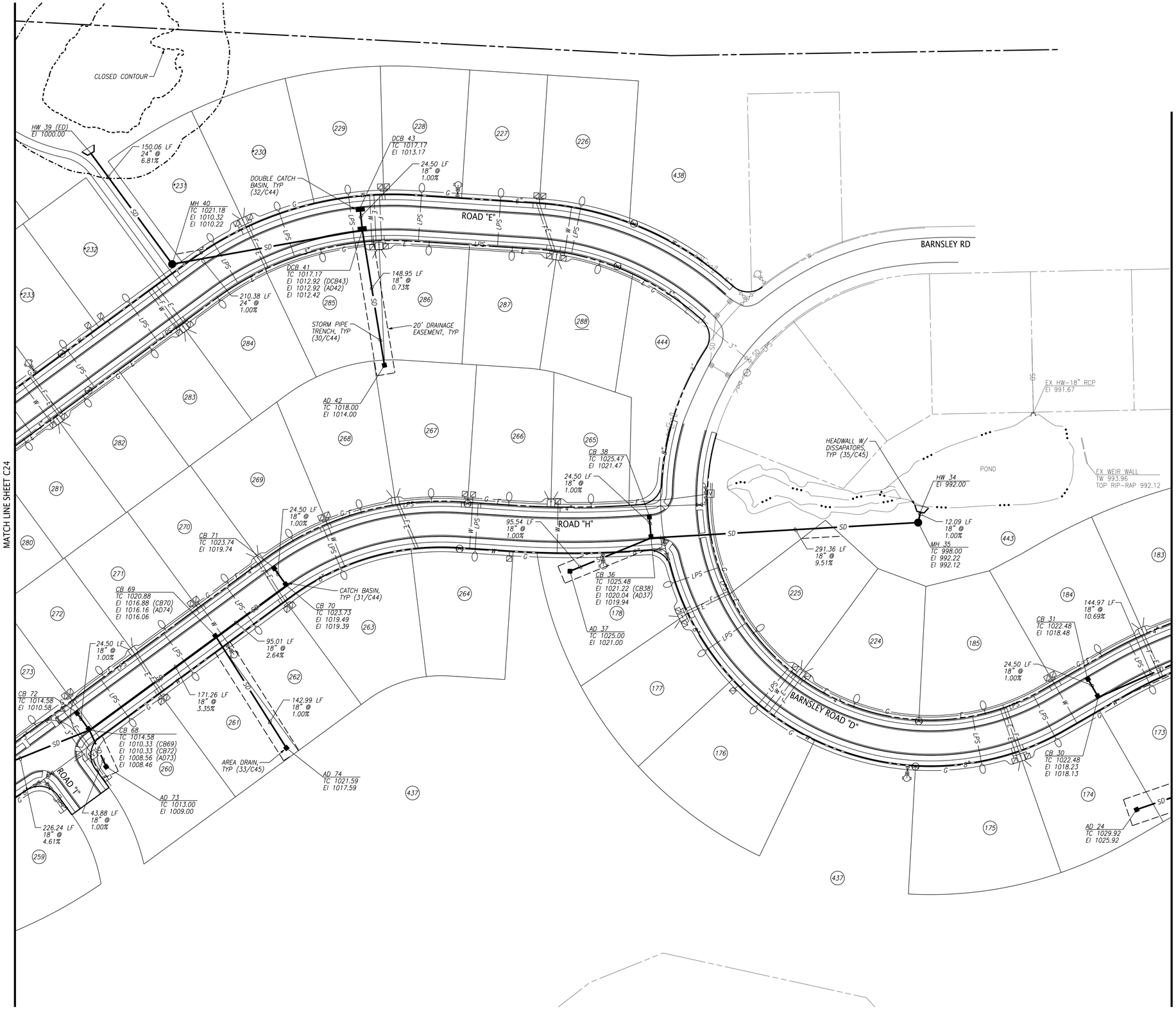
C22

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO SHEET C22 FOR STORM PIPE NOTES AND LEGEND.



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STORM DRAINAGE PLAN

JOSEPH CARTER MCCALL
REGISTERED
ENGINEER
STATE OF TENNESSEE
5/11/26

JOB NO:	250.009
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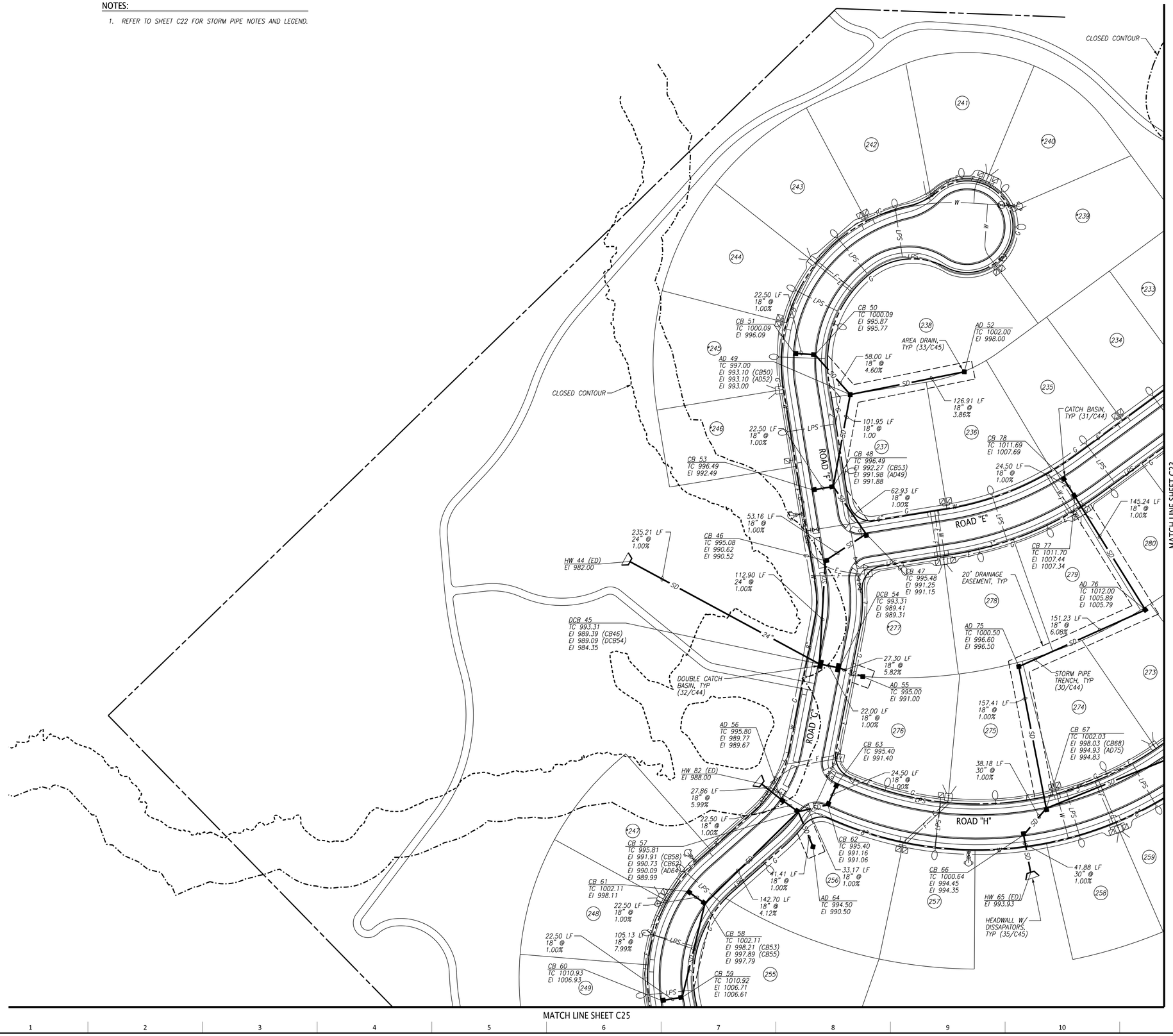
C23

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO SHEET C22 FOR STORM PIPE NOTES AND LEGEND.



0 50 100
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STORM DRAINAGE PLAN

JOSEPH PETER MCALL
REGISTERED ENGINEER
AGRICULTURE
OMMERCE
STATE OF TENNESSEE
5/11/26

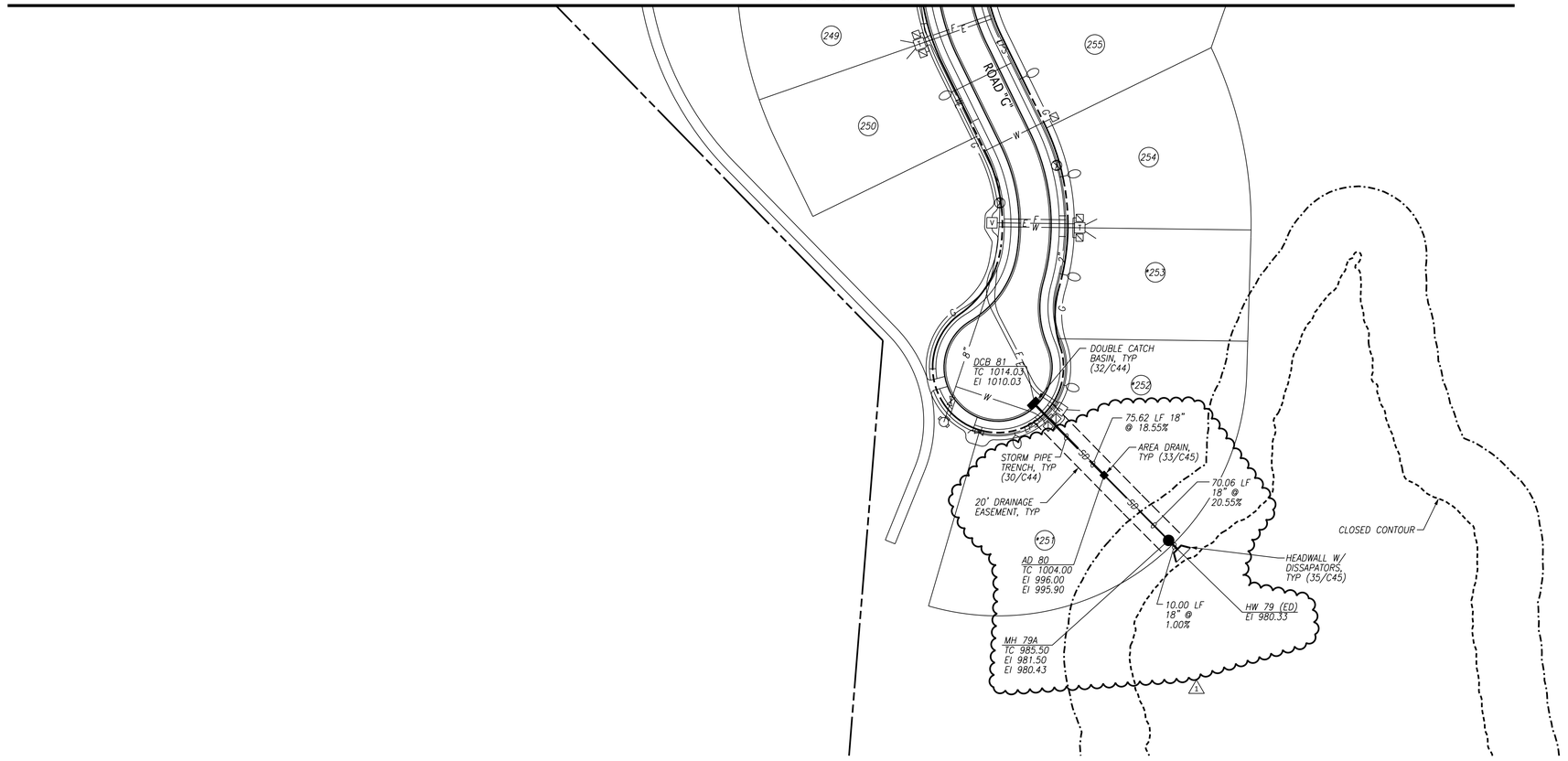
JOB NO: 250.009
DATE: 04/20/2026

C24

PRELIMINARY PLAT

File Name: $File$
Plot Date: $Date$

MATCH LINE SHEET C24



NOTES:

1. REFER TO SHEET C22 FOR STORM PIPE NOTES AND LEGEND.

0 50 100
SCALE: FEET

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PHASE 3B & 4
FARRAGUT, TN

STORM DRAINAGE PLAN

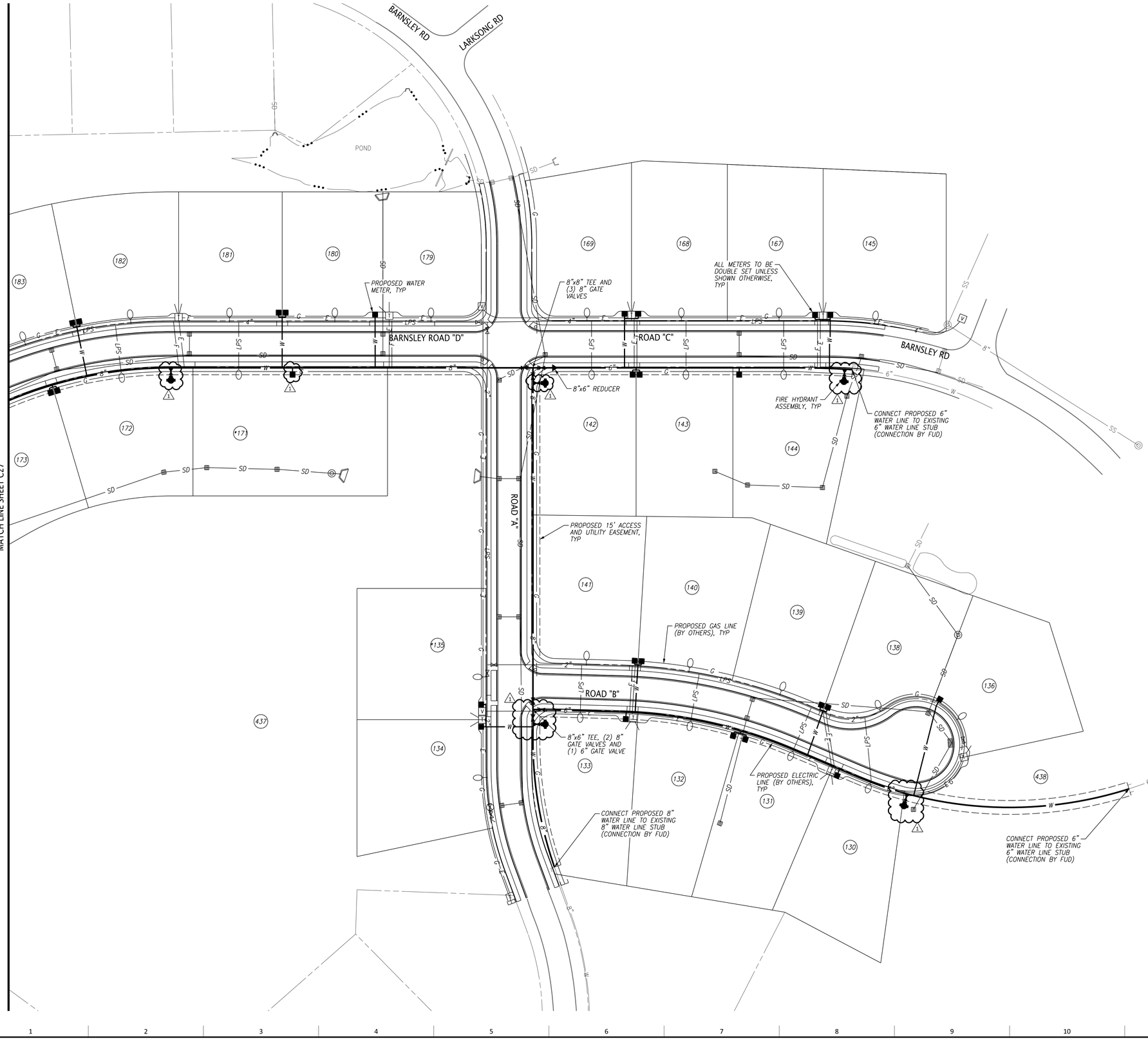
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AGRICULTURE
COMMERCE
No. 139813
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C25

PRELIMINARY PLAT

File Name: ${FILE}
Plot Date: ${DATE}



WATER NOTES:

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY POTHOLING AND BY CONTACTING THE UTILITY COMPANIES INVOLVED.
2. PROVIDE NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
3. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
4. UTILITIES CAN BE LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM, AT 1-800-351-1111.
5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
6. THE STONE BEDDING AND BACK FILL SHALL BE DONE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS, BUT MUST COMPLY WITH FUD'S SPECIFICATIONS.
7. UTILITIES SHALL BE INSTALLED AFTER GRADING IS COMPLETED AND APPROVED AND BEFORE ANY PAVEMENT IS INSTALLED.
8. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH FUD'S STANDARD WATER SYSTEM SPECIFICATIONS.
9. ALL WATER LINES 4 INCHES OR LARGER SHALL BE CLASS 350 DIP. ALL LINES 3 INCHES OR SMALLER SHALL BE TYPE K COPPER.
10. FUD REQUIRES 24 INCHES OF HORIZONTAL SEPARATION AND 12 INCHES OF VERTICAL SEPARATION FROM OTHER UTILITIES IF THEY ARE INSTALLED ALONGSIDE THE WATER MAINS. IF CONFLICTS ARISE DURING CONSTRUCTION WITH INADEQUATE SEPARATION FROM THE WATER, CONSULT WITH FUD INSPECTOR AS TO THE NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO MODIFY THE MATERIAL OR CONSTRUCTION REQUIREMENTS IF ADEQUATE SEPARATION IS NOT AVAILABLE.
11. TO THE GREATEST EXTENT POSSIBLE, DO NOT LOCATE WATER METERS SERVICES AT THE SAME PROPERTY CORNERS AS ELECTRICAL TRANSFORMERS OR CATV/TELEPHONE PEDESTALS. IF CONFLICTS ARISE, CONSULT WITH FUD INSPECTOR AS TO NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO REQUIRE FIELD CHANGES IF SUCH CONFLICTS ARISE.
12. NO BUILDINGS, BUILDING FOOTERS, OR OTHER PERMANENT STRUCTURES ARE TO BE CONSTRUCTED WITHIN THE 15 FOOT WATER UTILITY EASEMENTS (7.5 FT. EA. SIDE OF INSTALLED LINE).
13. CONTRACTOR SHALL TAKE SPECIAL CARE TO BED, BACKFILL, AND COMPACT PIPE CROSSINGS WHERE A WATER MAIN CROSSES WITH STORM SEWERS. CROSSING SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE 6-INCH ENVELOPE SUCH THAT STORM SEWER DOES NOT BEAR DIRECTLY ON WATER MAINS.
14. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES SHALL BE 10 FEET. IF 10 FEET OF SEPARATION IS NOT AVAILABLE, THE SEWER SHALL BE INSTALLED UNDERNEATH THE WATER LINE WITH A MINIMUM OF 18 INCHES OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES. IF CONFLICTS ARISE, CONSULT WITH FUD INSPECTOR BEFORE PROCEEDING FURTHER.
15. ALL WATER LINES SHALL HAVE A MINIMUM OF 36 INCHES COVER.
16. FIRE AND DOMESTIC LINES MUST BE BACKFLOW PROTECTED PER FUD POLICY (DOUBLE CHECK DETECTOR ASSEMBLY REQUIRED FOR FIRE LINES). COORDINATE WITH FUD.
17. WATER SERVICES SHOWN ON THESE DRAWINGS ARE FOR GENERAL LOCATION ONLY. CONTRACTOR TO REFERENCE PLUMBING PLANS AND COORDINATE WITH THE UTILITY OWNER TO DETERMINE THE ACTUAL FIELD LOCATION OF WATER METERS AND WATER SERVICE LINES.

(NOTES CONT'D ON SHEET C27)

UTILITY OWNERS:

WATER & SEWER
FIRST UTILITY DISTRICT OF
KNOX COUNTY (FUD)
122 DURWOOD ROAD
KNOXVILLE, TENNESSEE 37922
CONTACT: MR. TROY WEDEKIND
OFFICE PHONE: (865) 966-9741

ELECTRIC
LENOIR CITY UTILITIES BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TENNESSEE 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: (865) 988-0707

GAS
KNOXVILLE UTILITIES BOARD (KUB)
4505 MIDDLEBROOK PIKE
P.O. BOX 59017
KNOXVILLE, TENNESSEE 37950-9017
CONTACT: MR. DANIEL KEMBEL
OFFICE PHONE: (865) 558-2290

TELEPHONE
TDS TELECOM (TDS)
9737 COGDILL ROAD
KNOXVILLE, TENNESSEE 37932
CONTACT: MR. RALPH SCATES
OFFICE PHONE: (865) 966-4700

CABLE T.V.
CHARTER COMMUNICATIONS (CHARTER)
1774 HENRY G LANE STREET
MARYVILLE, TN 37801
CONTACT: MR. ED BATES
OFFICE PHONE: (865) 984-1400 EXT. 501

LEGEND:

	PROPERTY LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED AIR RELEASE VALVE
TYP	TYPICAL

SCALE: FEET (0, 50, 100)

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865.777.9191

NO.	DATE	REVISION	BY
1	05/11/26	REVISED PER TOWN OF FARRAGUT COMMENTS	JCM

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

WATER PLAN

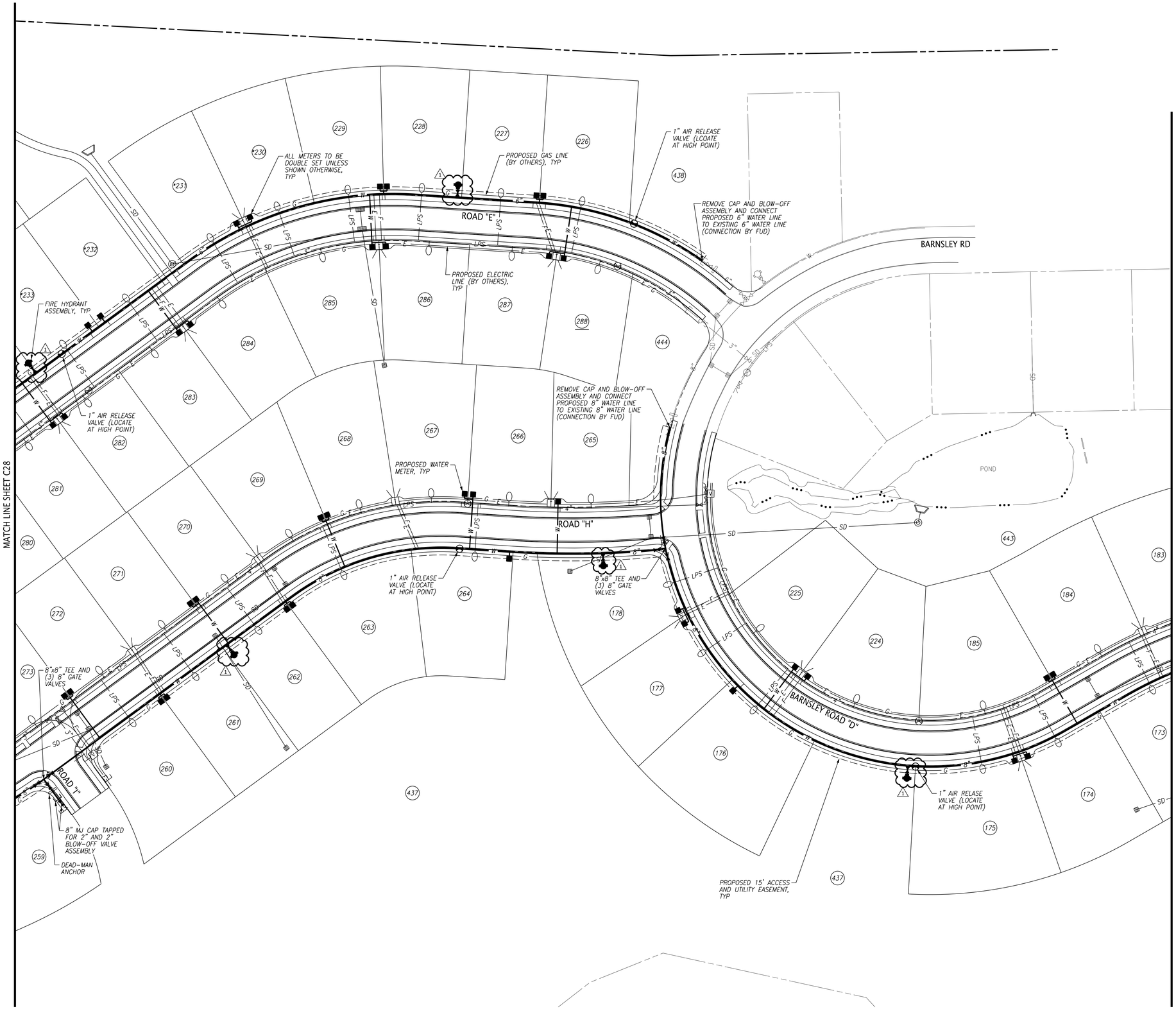
JOSEPH CARTER MCCALL — REGISTERED ENGINEER — STATE OF TENNESSEE — 5/11/26

JOB NO:	250.009
DATE:	04/20/2026

C26

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



WATER NOTES (CONT):

18. ALL WATER MAIN, INCLUDING DIP, SHALL BE INSTALLED WITH NO. 12 SOLID COPPER INSULATED WIRE THROUGHOUT THE ENTIRE SYSTEM, INCLUDING SERVICE LATERALS TO THE METER BOX. WIRE SHALL BE INSTALLED WITH (DIRECTLY BENEATH OR BESIDE OF) THE WATER MAIN. KEEP WIRE AS CONTINUOUS AS POSSIBLE. WHERE CONNECTIONS ARE NEEDED, STRIP WIRE BACK APPROX. 1 INCH AND CONNECT WITH SPLIT-BOLT CONNECTORS. WRAP CONNECTION WELL ON EACH SIDE OF CONNECTION WITH ELECTRICAL TAPE. WHEN INSTALLATION IS COMPLETE, THE ENTIRE SYSTEM MUST BE TESTED FOR CONTINUITY IN THE PRESENCE OF A FUD INSPECTOR. FUD WILL REQUIRE RE-EXCAVATION AND IMPROVEMENT TO AREAS THAT DO NOT TRACE WELL AND/OR AND SHOW LOW OR POOR CONTINUITY.
19. PROVIDE CONCRETE THRUST BLOCKING AND MEGALUG MECHANICAL JOINT RESTRAINT AT ALL CHANGES IN DIRECTION REQUIRING BENDS, TEES, PLUGS, AND FIRE HYDRANTS. FIELD-LOK GASKETS MUST BE INSTALLED FOR AT LEAST 2 PIPE JOINTS ON EACH SIDE OF FITTINGS. ALL VALVES SHALL BE INSTALLED WITH MEGALUG MECHANICAL JOINT RESTRAINTS. WRAP ALL FITTINGS, BOLTS, FLANGES, ETC. IN 6 MIL PLASTIC PRIOR TO PLACING CONCRETE. HYDRANT TEES MAY BE USED FOR HYDRANTS.
20. BLOW-OFFS ON ENDS OF MAINS FROM THE END OF THE MAIN BACK THROUGH THE FIRST TWO FULL LENGTH JOINTS OF PIPE SHALL BE INSTALLED FULLY RESTRAINED USING RESTRAINING GASKETS "FAST GRIP", "FIELD LOK 350" OR EQUAL MECHANICAL RESTRAINT AS APPROVED BY FUD INSPECTOR.
21. AIR RELEASE VALVES, ARI D-040C SHALL BE INSTALLED AT ALL THE HIGH POINTS IN THE WATER MAINS IN ACCORDANCE WITH THE PLANS OR AS REQUIRED BY FUD INSPECTOR.
22. UNLESS OTHERWISE NOTED, CORPORATION STOPS FOR INDIVIDUAL SERVICE LATERALS SHALL MATCH LINE SIZE AND FOR MULTIPLE SERVICES SHALL BE 1 INCH.
23. METER YOKES AND BOXES ARE TO BE SUPPLIED BY FUD AND SET BY THE CONTRACTOR.
24. LONGSIDE METER BOXES AND SEWER CLEANOUTS SHALL BE SET IMMEDIATELY BEHIND THE CURB OR SIDEWALK, SHORT SIDE METER BOXES AND CLEANOUTS SHALL BE SET AT 3 TO 5 FEET (NO MORE THAN 7.5 FEET MAX.) FROM MAIN LINE. COORDINATE ALL LOCATIONS WITH FUD INSPECTOR.
25. ALL VALVES TO BE INSTALLED OUTSIDE OF PAVED AREAS UNLESS OTHERWISE APPROVED BY FUD INSPECTOR PRIOR TO INSTALLATION.
26. INSTALL MAINS AND SERVICE LATERALS ACROSS STREETS BEFORE PAVING STREETS. LONGSIDE WATER SERVICES SHALL BE ENCASED IN 25 MIL POLYETHYLENE SLEEVES.
27. INSTALL FITTINGS AS REQUIRED TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UNDERGROUND CONFLICTS AND OBSTRUCTIONS.
28. INSTALL WATER LINES AT A POSITIVE GRADE BETWEEN DESIGNATED HIGH AND LOW POINTS TO PREVENT TRAPPING OF AIR.
29. ALL FIRE HYDRANTS SHALL BE ROTATED TO FACE CLOSEST POINT OF PAVED ACCESS.
30. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING EXISTING WATER AND GAS VALVE BOXES TO MATCH FINISH GRADE. CONTRACTOR SHALL MAINTAIN ALL VALVE BOXES FOR THE DURATION OF THE PROJECT. COORDINATE WITH FUD AND KUB PRIOR TO MAKING ADJUSTMENTS.
31. PROPOSED FIRE HYDRANTS SHALL PROVIDE ADEQUATE FLOW AND PRESSURE TO DELIVER A MINIMUM OF 1,000 GPM AT 20 PSI. HYDRANT ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF FARRAGUT, FUD AND OTHER NATIONALLY RECOGNIZED STANDARDS.
32. BLOW-OFF VALVE ASSEMBLY PIPING AND CAP SHALL BE DIRECTED TO PAVEMENT.

0 50 100
SCALE: FEET

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865.777.9191

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BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

WATER PLAN

JOSEPH CARTER MCCALL
REGISTERED ENGINEER
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

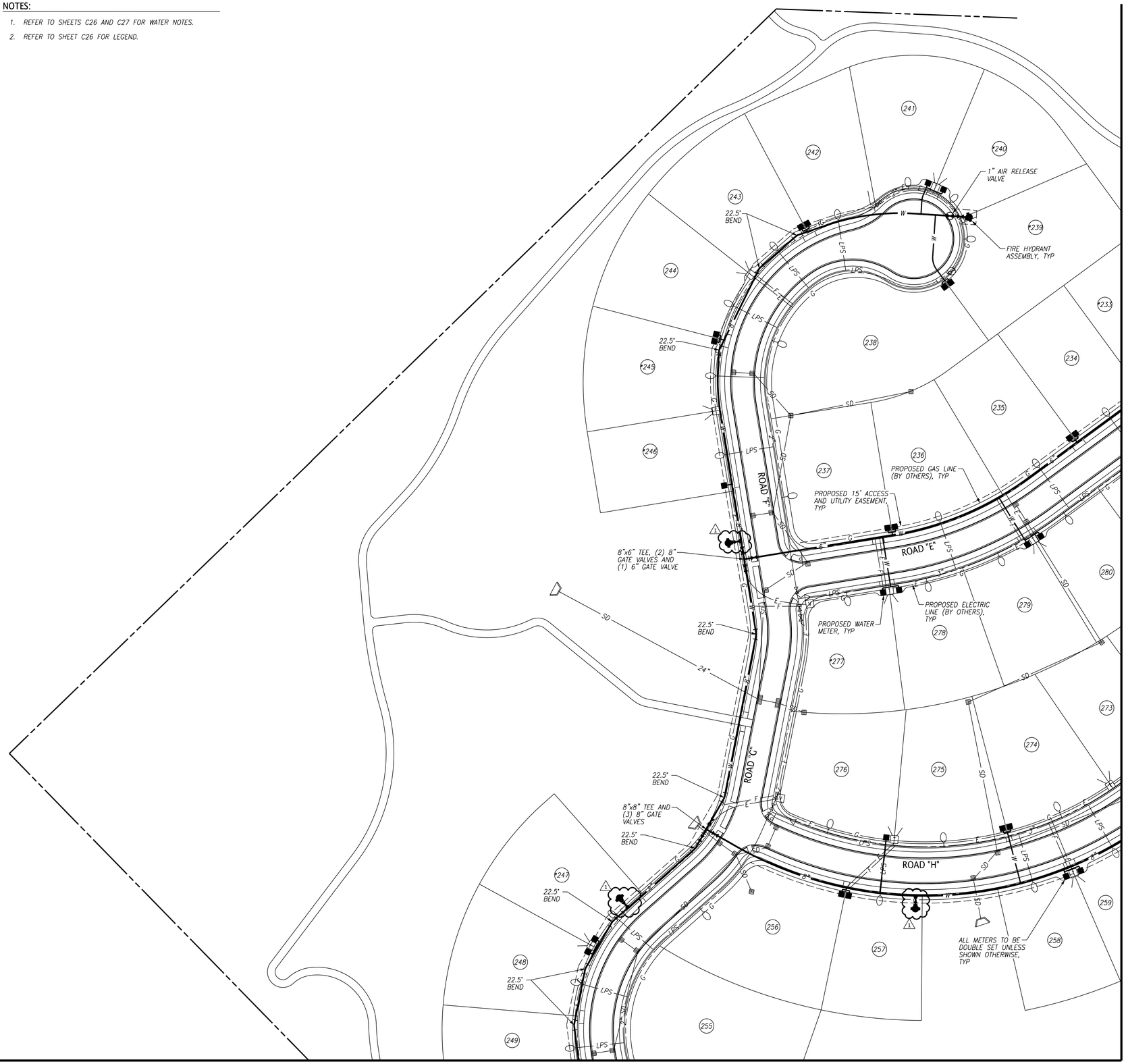
C27

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO SHEETS C26 AND C27 FOR WATER NOTES.
2. REFER TO SHEET C26 FOR LEGEND.



File Name: ${FILE}$
Plot Date: ${DATE}$

0 50 100
SCALE: FEET

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1	05/11/26	REVISED PER TOWN OF FARRAGUT COMMENTS	JCM

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

WATER PLAN

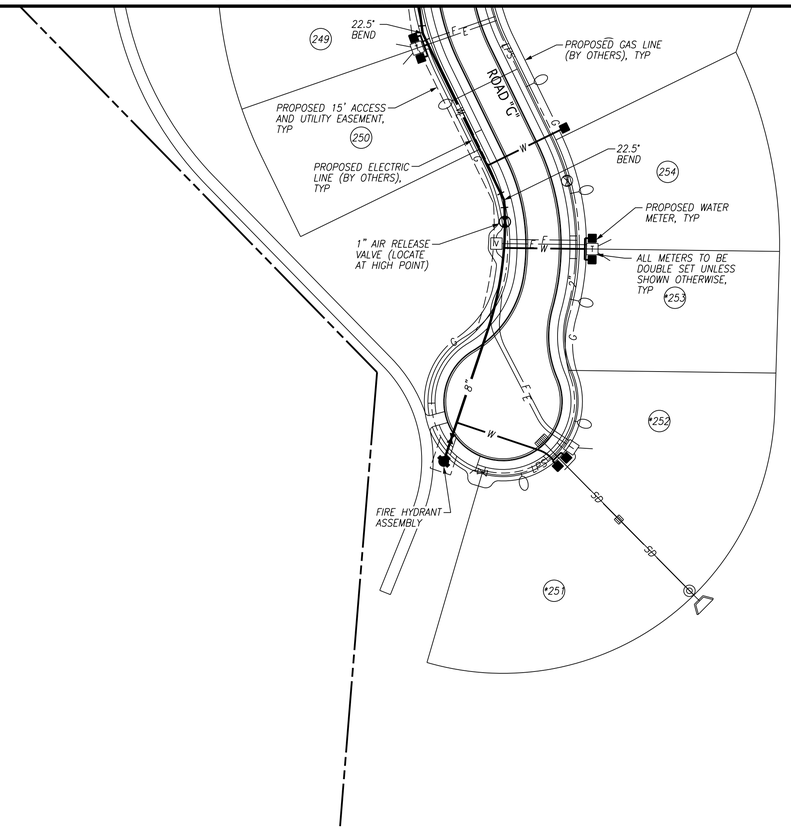
JOSEPH CARTER MCCALL
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C28

PRELIMINARY PLAT

MATCH LINE SHEET C28



NOTES:

1. REFER TO SHEETS C26 AND C27 FOR WATER NOTES.
2. REFER TO SHEET C26 FOR LEGEND.

0 50 100
SCALE: FEET

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1	05/11/26	REVISED TO SHOW BACKGROUND CHANGES	ANO

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PHASE 3B & 4
FARRAGUT, TN

WATER PLAN

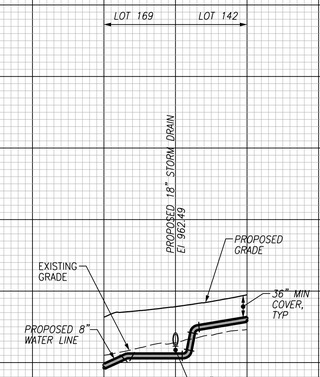
JOSEPH PETER MCCALL
REGISTERED ENGINEER
AGRICULTURE
ARCHITECTURE
COMMERCE
No. 139813
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C29

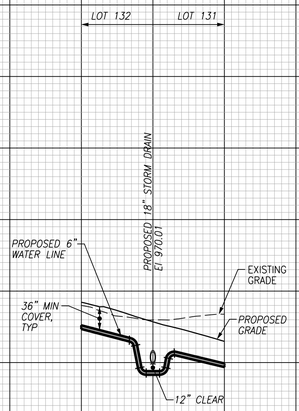
PRELIMINARY PLAT

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Plot Date: ${DATE}



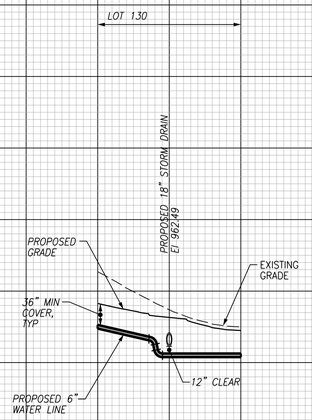
STORM CROSSING AT LOTS 142-169

SCALE: 1"=50' HORIZ.
1"=10' VERT.



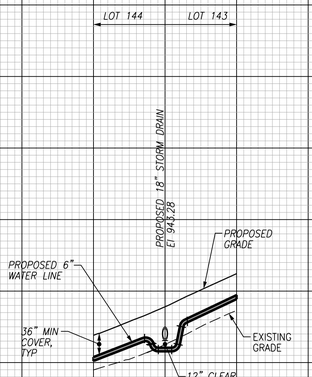
STORM CROSSING AT LOTS 131-132

SCALE: 1"=50' HORIZ.
1"=10' VERT.



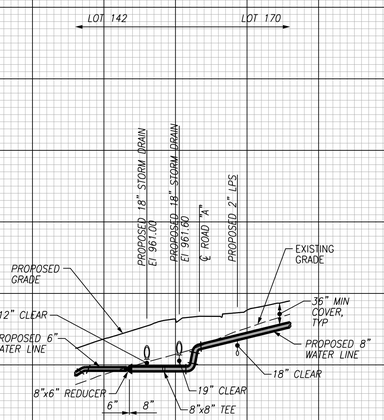
STORM CROSSING AT LOT 130

SCALE: 1"=50' HORIZ.
1"=10' VERT.



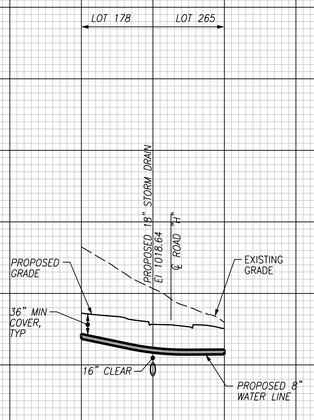
STORM CROSSING AT LOTS 143-144

SCALE: 1"=50' HORIZ.
1"=10' VERT.



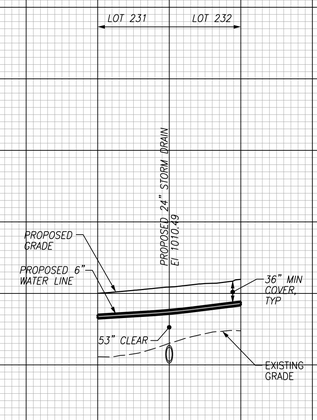
STORM CROSSING AT LOTS 142-170

SCALE: 1"=50' HORIZ.
1"=10' VERT.



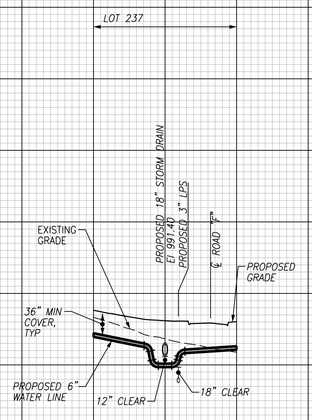
STORM CROSSING AT LOTS 178-265

SCALE: 1"=50' HORIZ.
1"=10' VERT.



STORM CROSSING AT LOTS 231-232

SCALE: 1"=50' HORIZ.
1"=10' VERT.



STORM CROSSING AT LOT 237

SCALE: 1"=50' HORIZ.
1"=10' VERT.

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WATER LINE PARTIAL PROFILES

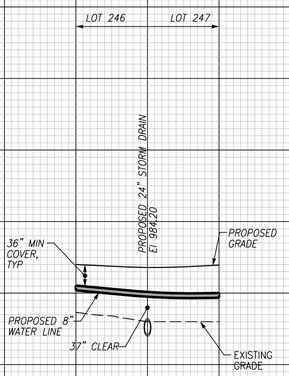
JOSEPH CHESTER McCALL
REGISTERED ENGINEER
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C30

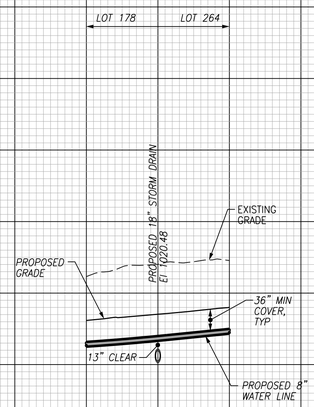
PRELIMINARY PLAT

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Plot Date: $DATE$



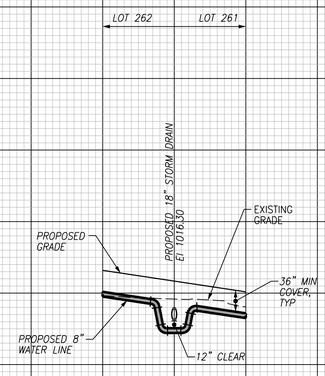
STORM CROSSING AT LOTS 246-247 (NORTH)

SCALE: 1"=50' HORIZ.
1"=10' VERT.



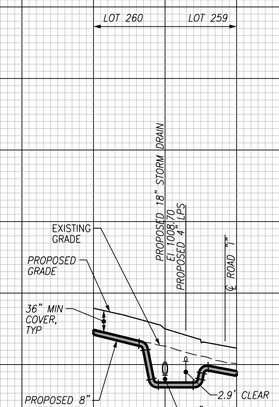
STORM CROSSING AT LOTS 178-264

SCALE: 1"=50' HORIZ.
1"=10' VERT.



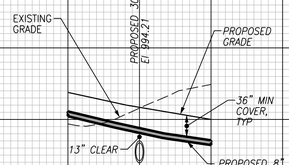
STORM CROSSING AT LOTS 261-262

SCALE: 1"=50' HORIZ.
1"=10' VERT.



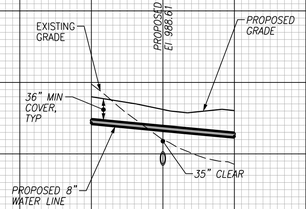
STORM CROSSING AT LOTS 259-260

SCALE: 1"=50' HORIZ.
1"=10' VERT.



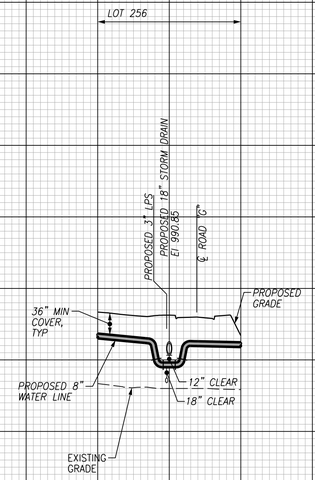
STORM CROSSING AT LOTS 257-258

SCALE: 1"=50' HORIZ.
1"=10' VERT.



STORM CROSSING AT LOTS 246-247 (SOUTH)

SCALE: 1"=50' HORIZ.
1"=10' VERT.



STORM CROSSING AT LOT 256

SCALE: 1"=50' HORIZ.
1"=10' VERT.

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WATER LINE PARTIAL PROFILES

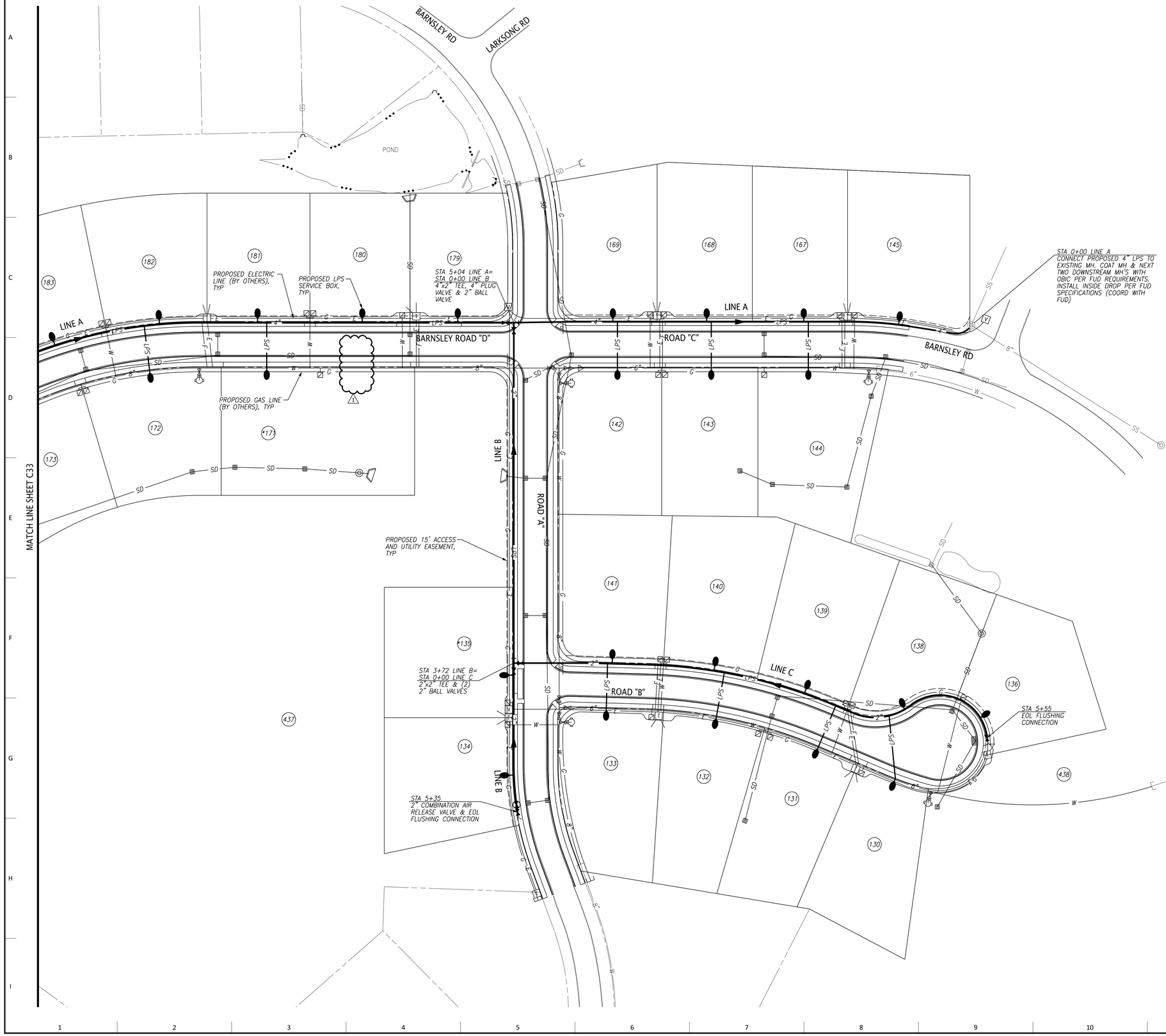
JOSEPH CHRISTIAN MCCALL — LICENSED PROFESSIONAL ENGINEER — 128361 — STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C31

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



SANITARY SEWER NOTES:

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY POTHOLING AND BY CONTACTING THE UTILITY COMPANIES INVOLVED.
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5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
6. THE STONE BEDDING AND BACKFILL SHALL BE DONE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS, BUT MUST COMPLY WITH FUD'S SPECIFICATIONS.
7. UTILITIES SHALL BE INSTALLED AFTER GRADING IS COMPLETED AND APPROVED AND BEFORE ANY PAVEMENT IS INSTALLED.
8. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH FUD'S STANDARD SEWER SYSTEM SPECIFICATIONS.
9. FUD REQUIRES 24 INCHES OF HORIZONTAL SEPARATION AND 12 INCHES OF VERTICAL SEPARATION FROM OTHER UTILITIES IF THEY ARE INSTALLED ALONGSIDE THE SEWER MAINS. IF CONFLICTS ARISE DURING CONSTRUCTION WITH INADEQUATE SEPARATION FROM THE SEWER, CONSULT WITH FUD INSPECTOR AS TO THE NECESSARY FIELD CHANGES. FUD RESERVES THE RIGHT TO MODIFY THE MATERIAL OR CONSTRUCTION REQUIREMENTS IF ADEQUATE SEPARATION IS NOT AVAILABLE.
10. NO BUILDINGS, BUILDING FOOTERS, OR OTHER PERMANENT STRUCTURES ARE TO BE CONSTRUCTED WITHIN THE 15 FOOT SEWER UTILITY EASEMENTS (7.5 FEET EACH SIDE OF INSTALLED LINE) OR THE 20 FOOT SEWER UTILITY EASEMENTS (10 FEET EACH SIDE OF INSTALLED LINE).
11. CONTRACTOR SHALL TAKE SPECIAL CARE TO BED, BACKFILL, AND COMPACT PIPE CROSSINGS WHERE A SANITARY SEWER MAIN CROSSES WITH STORM SEWERS. CROSSING SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE 6-INCH ENVELOPE SUCH THAT STORM SEWER DOES NOT BEAR DIRECTLY ON SANITARY SEWER MAINS.
12. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES SHALL BE 10 FEET. IF 10 FEET OF SEPARATION IS NOT AVAILABLE, THE SEWER SHALL BE INSTALLED UNDERNEATH THE WATER LINE WITH A MINIMUM OF 18 INCHES OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES. IF CONFLICTS ARISE, CONSULT WITH FUD INSPECTOR BEFORE PROCEEDING FURTHER.
13. ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 36 INCHES COVER, UNDER ROADWAYS AND CROSSINGS, SEWER SHALL HAVE A MINIMUM OF 48 INCHES COVER.
14. PIPE IS MEASURED IN TERMS OF HORIZONTAL LENGTH COMPLETE IN PLACE, REGARDLESS OF TYPE, DEPTH, CLASS, SHAPE, AND SIZE AS MEASURED ALONG THE CENTERLINE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE (NO DEDUCTIONS FOR STRUCTURES). ACTUAL QUANTITY OF PIPE MAY VARY. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE NECESSARY QUANTITY OF PIPE TO CONSTRUCT THE COMPLETE SYSTEM AS SHOWN. INSTALLATION INCLUDES EXCAVATION,SHORING, FURNISHING, AND INSTALLATION OF PIPES, JOINT MATERIALS, COUPLINGS, AND BACKFILL.
15. INSTALL FITTINGS ALONG THE PROPOSED FORCE MAIN AND SANITARY SEWER SERVICE LINES AS REQUIRED TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UNDERGROUND CONFLICTS AND OBSTRUCTIONS.
16. INSTALL SERVICE LATERALS ACROSS STREETS BEFORE PAVING STREETS.

UTILITY OWNERS:

WATER & SEWER

FIRST UTILITY DISTRICT OF
KNOX COUNTY (FUD)
122 DURWOOD ROAD
KNOXVILLE, TENNESSEE 37922
CONTACT: MR. TROY WEDEKIND
OFFICE PHONE: (865) 966-9741

ELECTRIC

LENOIR CITY UTILITIES BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TENNESSEE 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: (865) 988-0707

GAS

KNOXVILLE UTILITIES BOARD (KUB)
4505 MIDDLEBROOK PIKE
P.O. BOX 59017
KNOXVILLE, TENNESSEE 37950-9017
CONTACT: MR. DANIEL KEMBEL
OFFICE PHONE: (865) 558-2290

TELEPHONE

TDS TELECOM (TDS)
9737 COGDILL ROAD
KNOXVILLE, TENNESSEE 37932
CONTACT: MR. RALPH SCATES
OFFICE PHONE: (865) 966-4700

CABLE T.V.

CHARTER COMMUNICATIONS (CHARTER)
1774 HENRY G LANE STREET
MARYVILLE, TN 37801
CONTACT: MR. ED BATES
OFFICE PHONE: (865) 984-1400 EXT. 501

LEGEND:

———	PROPERTY LINE
—LPS—	PROPOSED SANITARY SEWER LINE
—SS—	EXISTING SANITARY SEWER LINE
◎	EXISTING SANITARY SEWER MANHOLE
●	PROPOSED LOW PRESSURE SEWER SERVICE BOX
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP.	TYPICAL

0 50 100
SCALE: FEET

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SUSIE LASH
865.777.9191

NO.	DATE	REVISION	BY
1	05/11/26	REVISED PER TOWN OF FARRAGUT COMMENTS	JCM

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

SANITARY SEWER PLAN

JOSEPH CARTER MCCALL
REGISTERED ENGINEER
AGRICULTURE
No. 129915
STATE OF TENNESSEE
5/11/26

JOB NO:	250.009
DATE:	04/20/2026

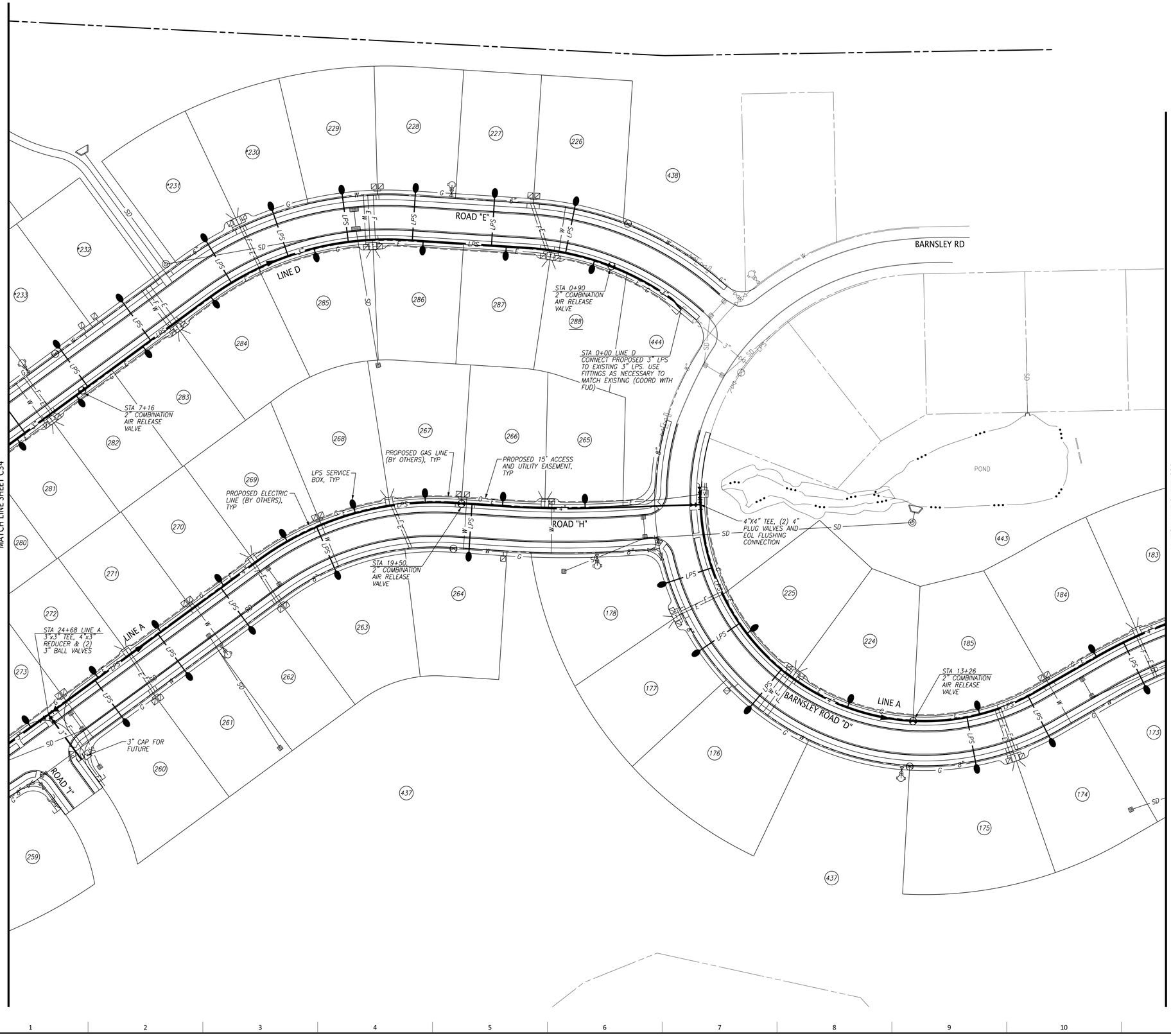
C32

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO C32 FOR SANITARY SEWER NOTES AND LEGEND.



0 50 100
SCALE: FEET

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1	05/11/26	REVISED TO SHOW BACKGROUND CHANGES	ANO

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

SANITARY SEWER PLAN

JOSEPH ARTHUR McCALL
REGISTERED ENGINEER
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C33

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO C32 FOR SANITARY SEWER NOTES AND LEGEND



0 50 100
SCALE: FEET

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NO.	DATE	REVISION	BY
1	05/11/26	REVISED TO SHOW BACKGROUND CHANGES	ANO

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PHASE 3B & 4
FARRAGUT, TN

SANITARY SEWER PLAN

JOSEPH CARTER MCCALL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
INFRASTRUCTURE
STATE OF TENNESSEE
5/11/26

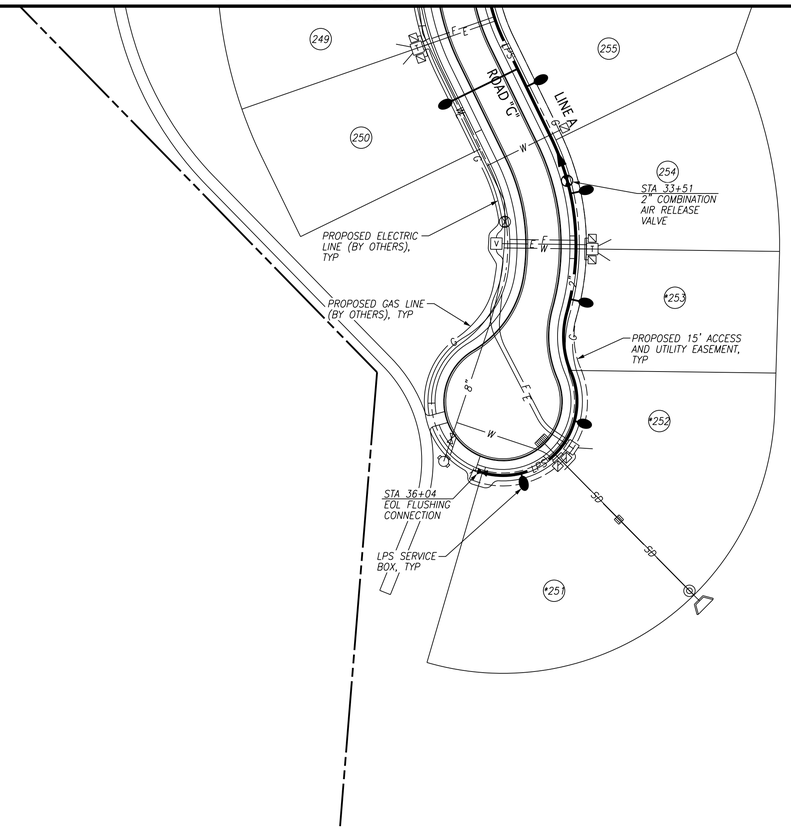
JOB NO: 250.009
DATE: 04/20/2026

C34

PRELIMINARY PLAT

File Name: $File.0.$
Plot Date: $Date.$

MATCH LINE SHEET C34



NOTES:

1. REFER TO C32 FOR SANITARY SEWER NOTES AND LEGEND.

0 50 100
SCALE: FEET

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BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

SANITARY SEWER PLAN

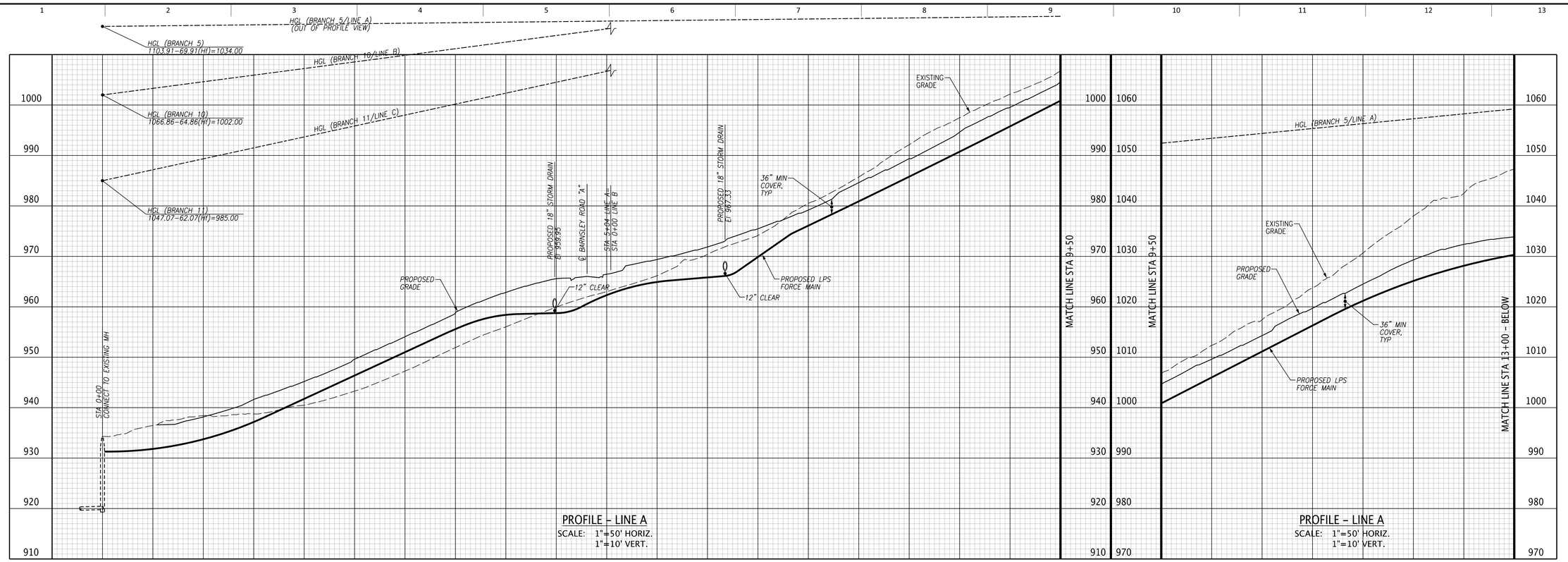
JOSEPH PETER MCCALL
REGISTERED ENGINEER
AGRICULTURE
ARCHITECTURE
COMMERCE
No. 139813
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C35

PRELIMINARY PLAT

File Name: ${FILE}
Plot Date: ${DATE}



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PHASE 3B & 4
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SANITARY SEWER PROFILES

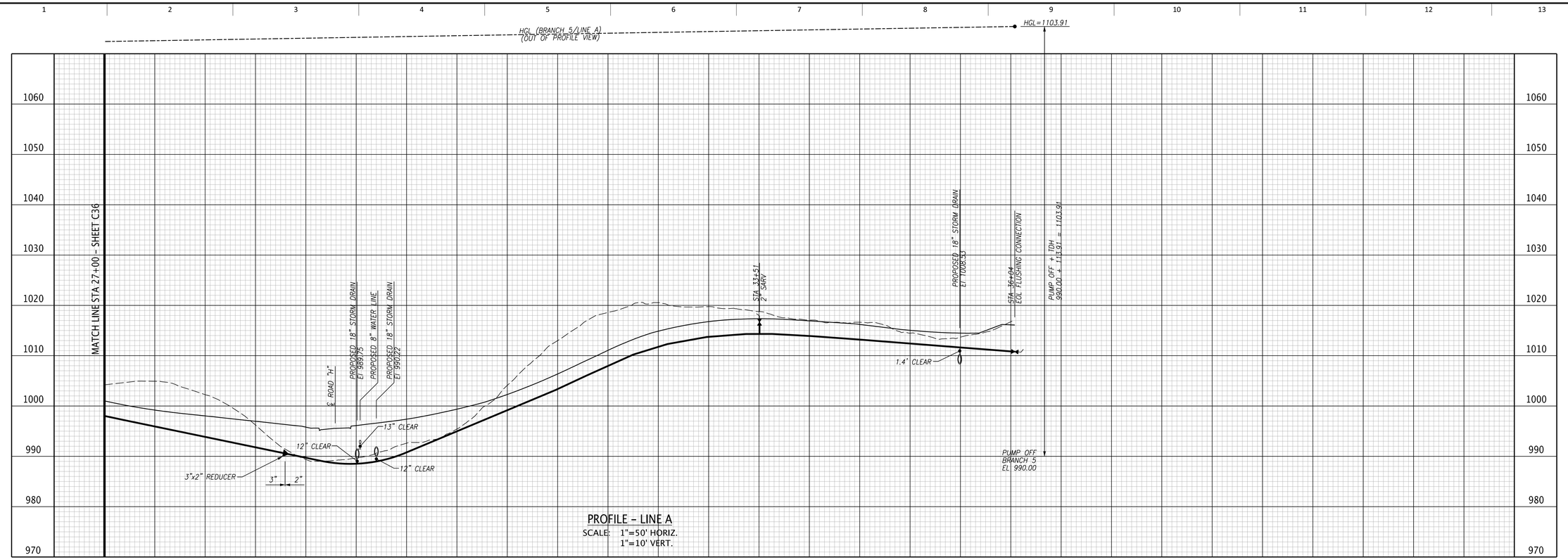
JOSEPH CARTER MCCALL
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCIAL
INSTITUTIONAL
RESIDENTIAL
STATE OF TENNESSEE
4/20/26

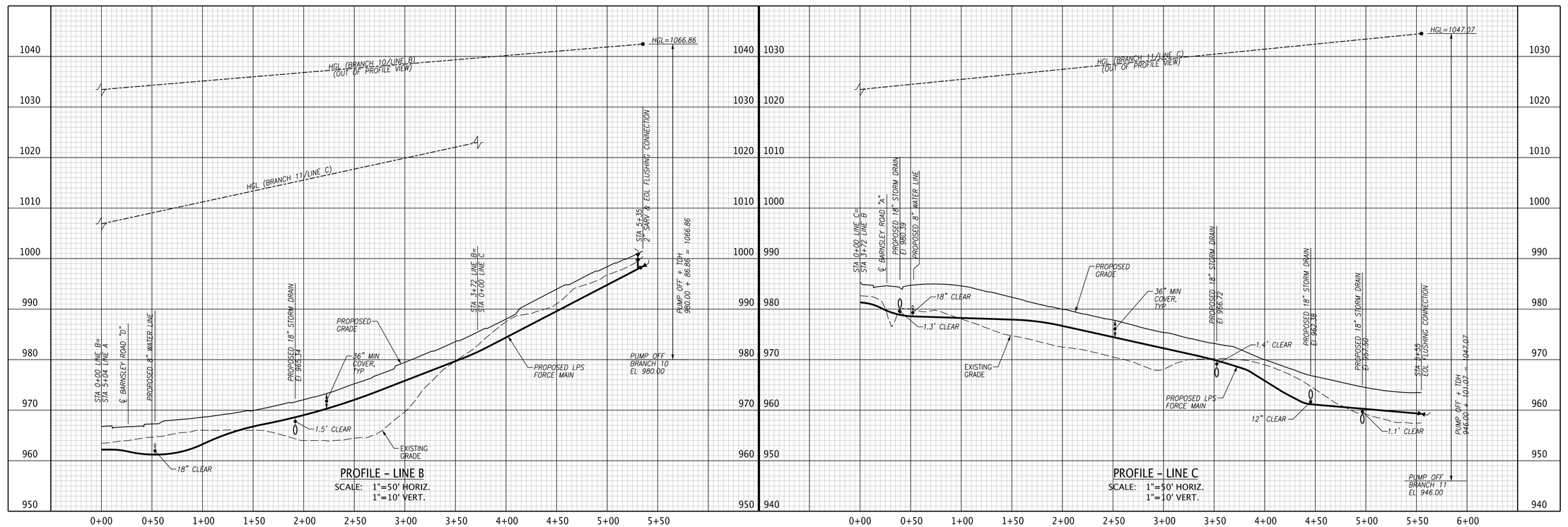
JOB NO: 250.009
DATE: 04/20/2026

C36

PRELIMINARY PLAT

File Name: ${FILE}$
Plot Date: ${DATE}$





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865.777.9191

NO.	DATE	REVISION	BY

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PHASE 3B & 4
FARRAGUT, TN

SANITARY SEWER PROFILES

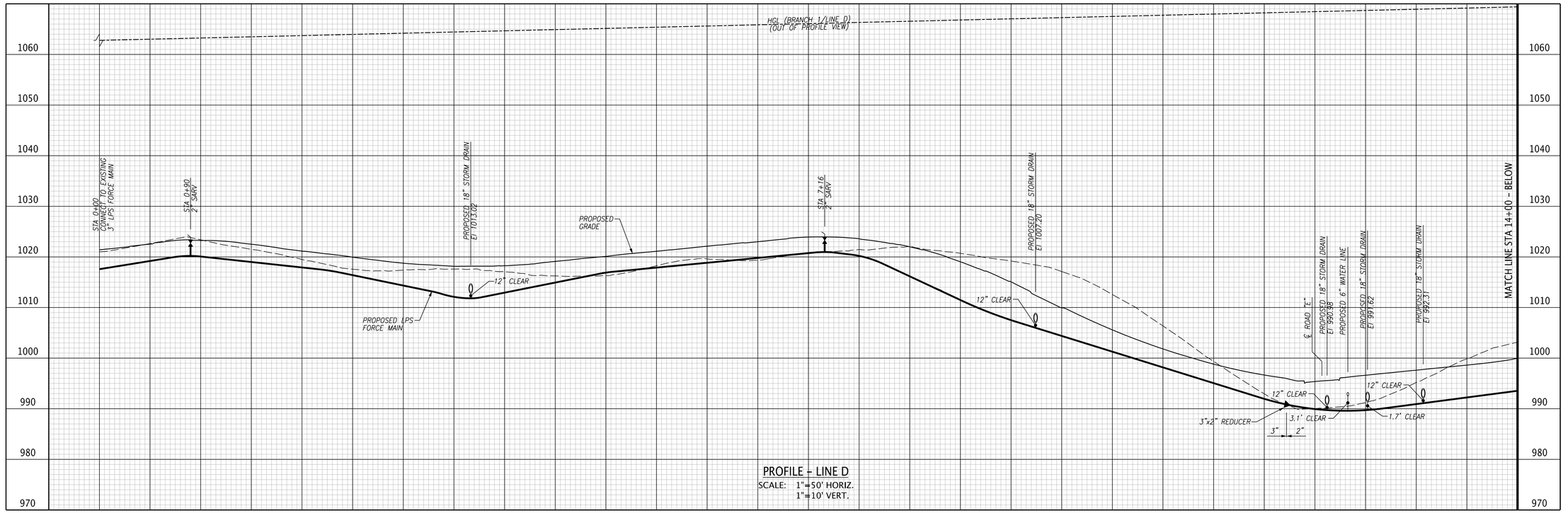
JOSEPH CARTER MCCALL
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
ENVIRONMENTAL
GENERAL
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C37

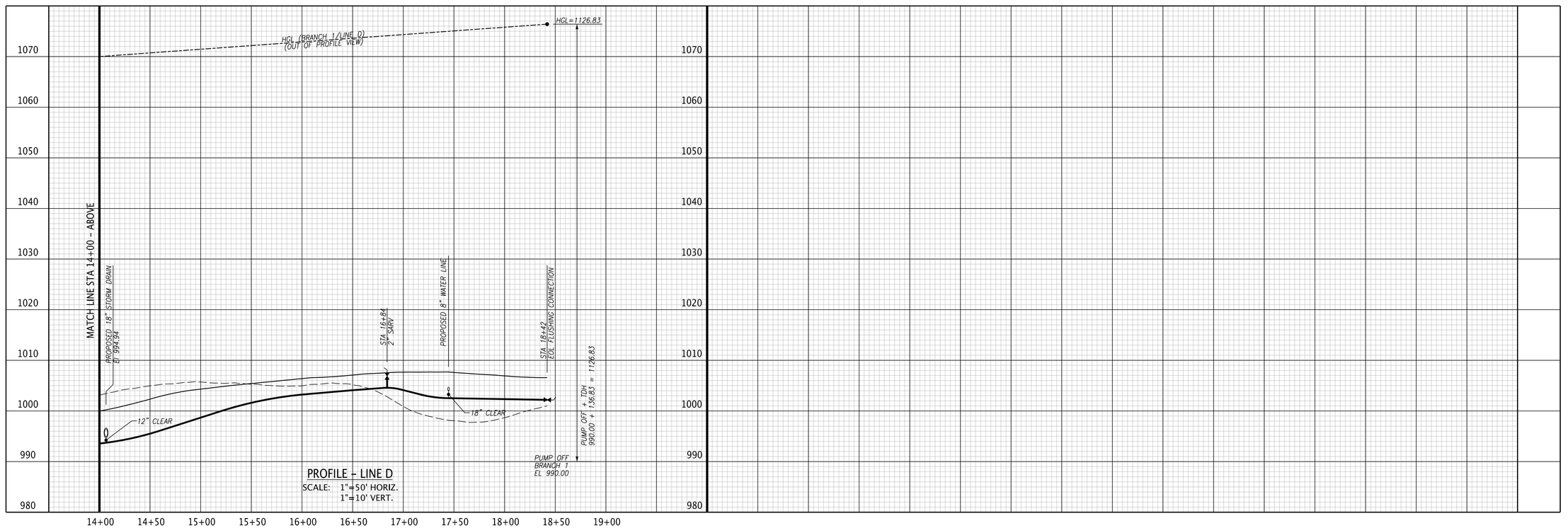
PRELIMINARY PLAT

File Name: ${FILE}$
Plot Date: ${DATE}$



PROFILE - LINE D

SCALE: 1"=50' HORIZ.
1"=10' VERT.



PROFILE - LINE D

SCALE: 1"=50' HORIZ.
1"=10' VERT.

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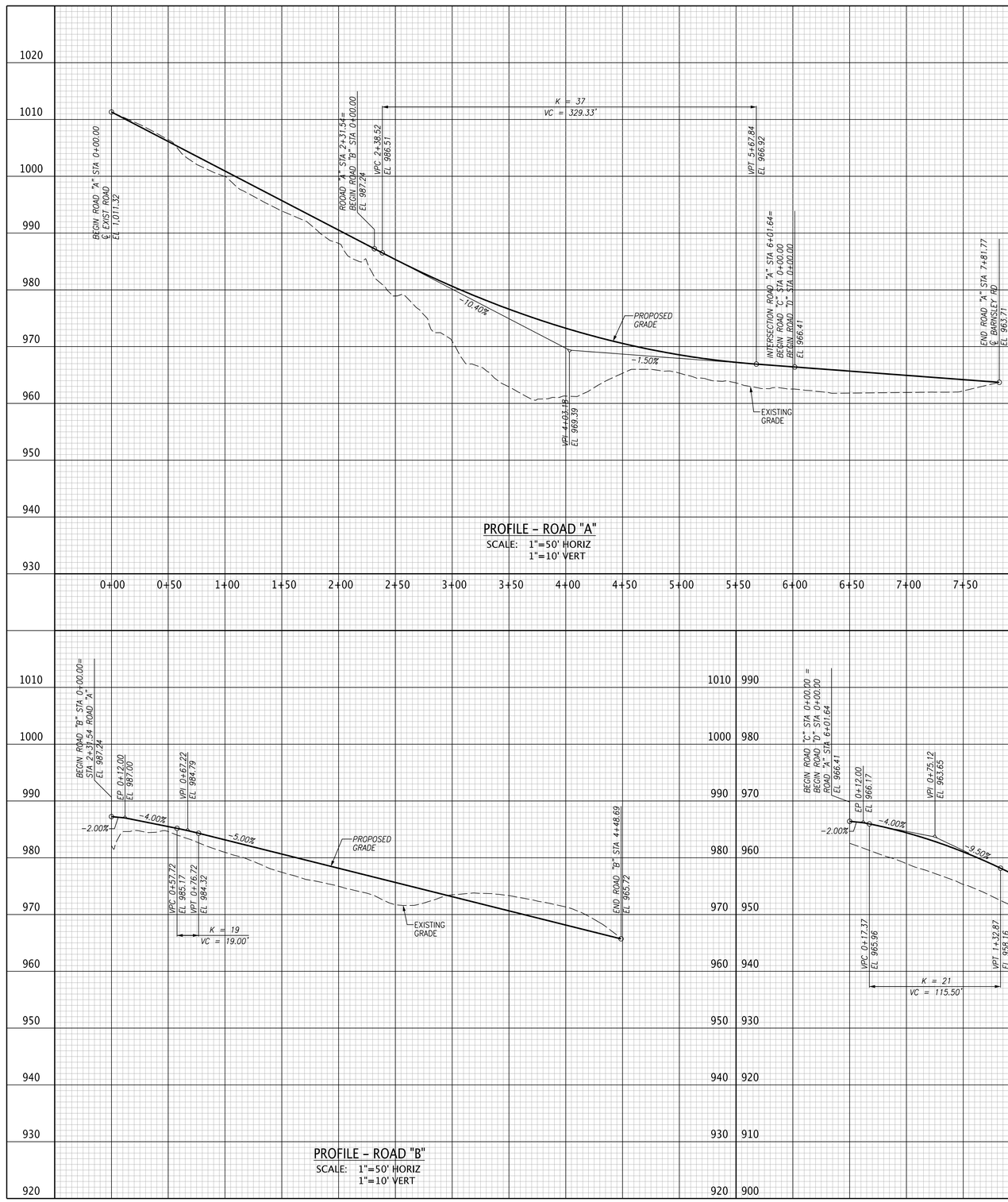
JOSEPH CARTER MCCALL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118284
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C38

PRELIMINARY PLAT

File Name: ${FILE}$
Plot Date: ${DATE}$



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NO.	DATE	REVISION	BY

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FARRAGUT, TN

ROAD PROFILES

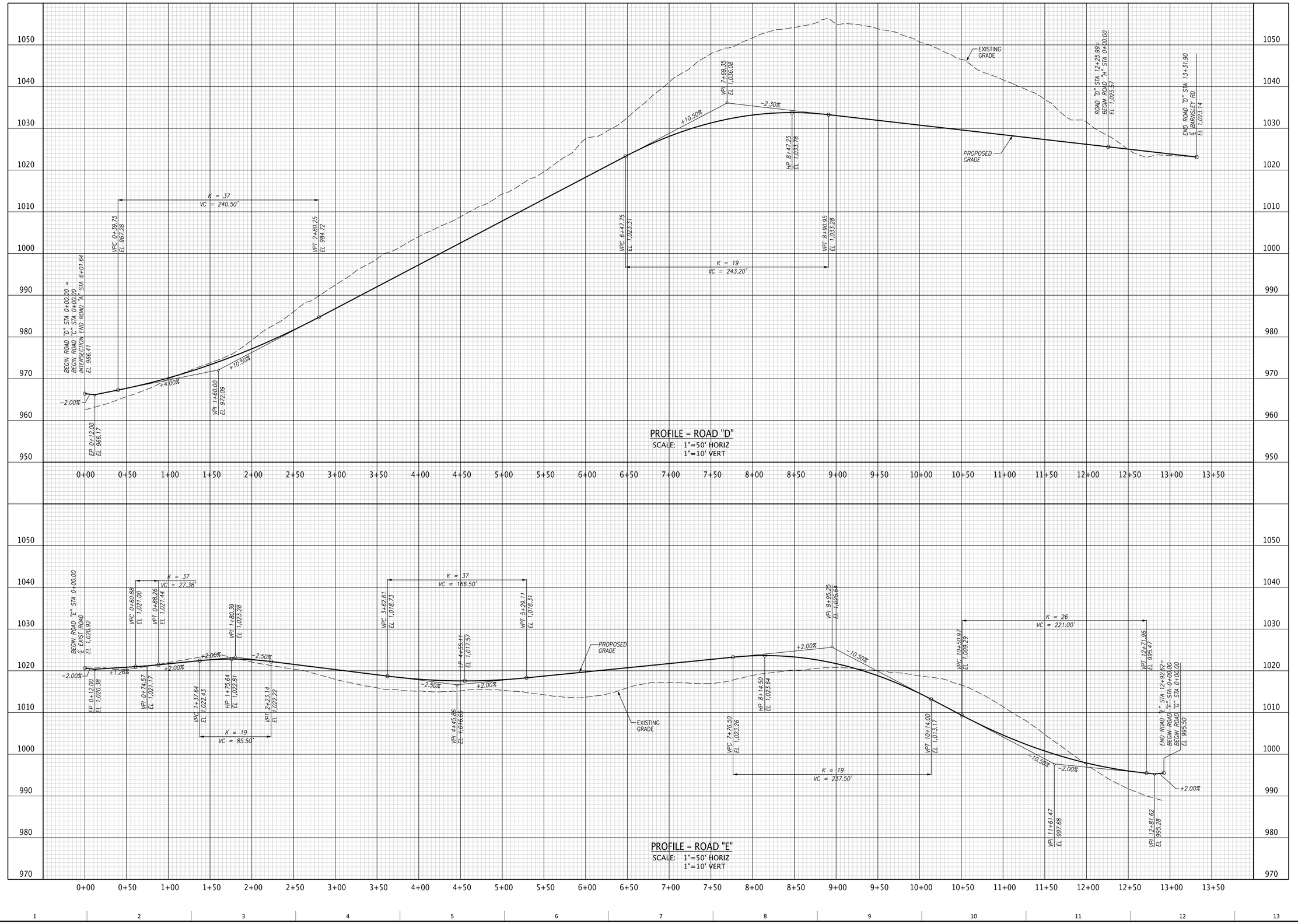
JOSEPH CARTER MCCALL
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
4/20/26

JOB NO:	250.009
DATE:	04/20/2026

C39

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



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FARRAGUT, TN

ROAD PROFILES

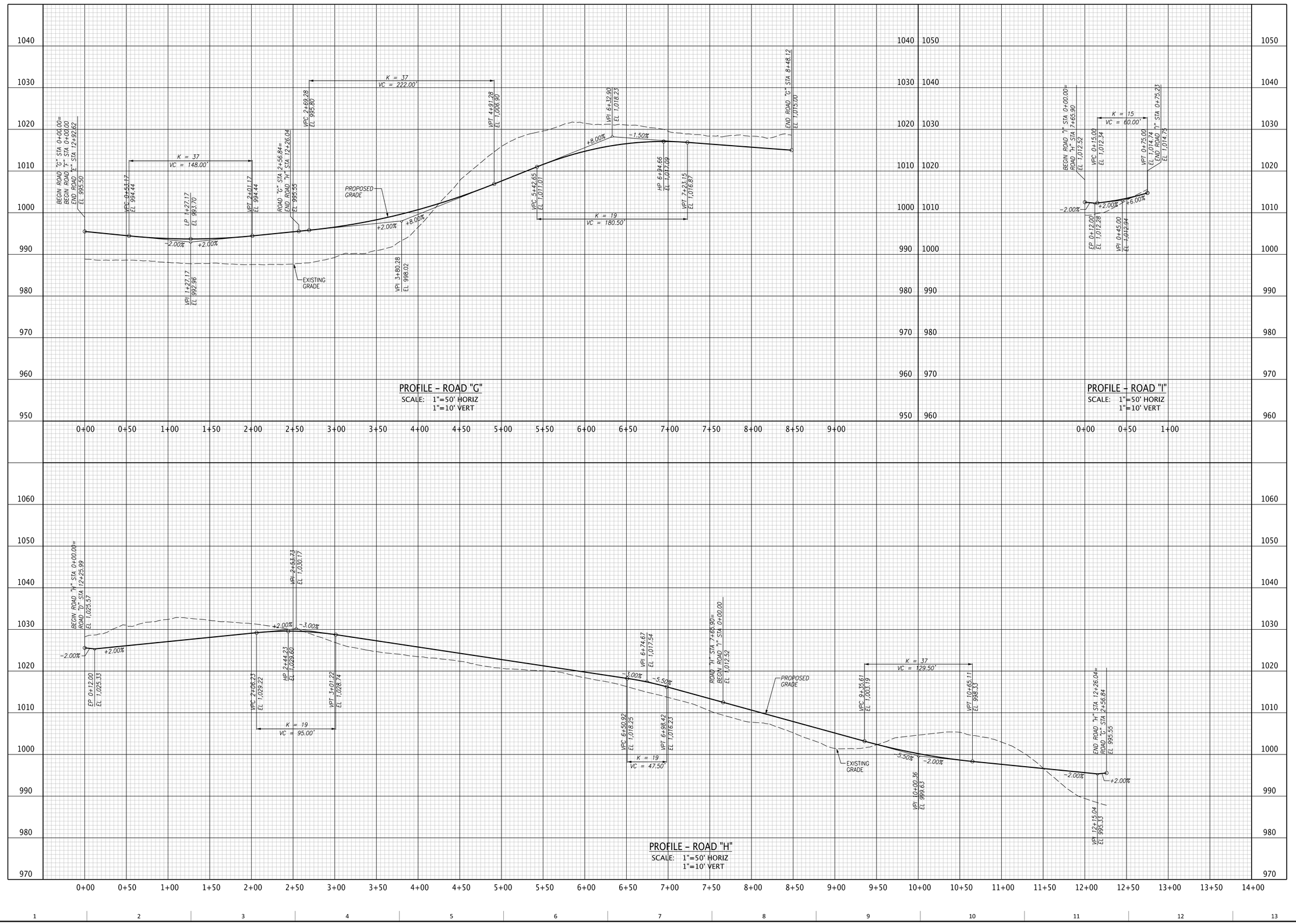
JOSEPH CARTER MCCALL
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C40

PRELIMINARY PLAT

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ROAD PROFILES

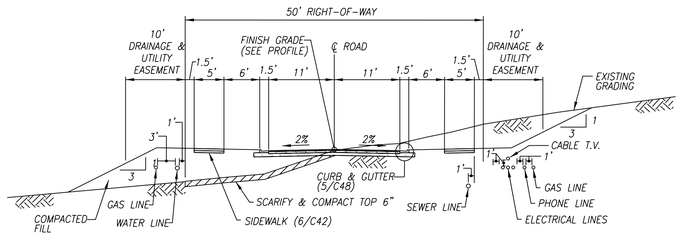
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REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C41

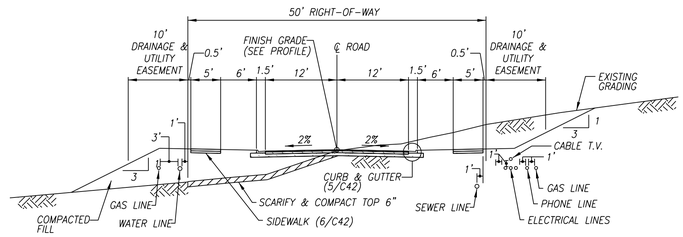
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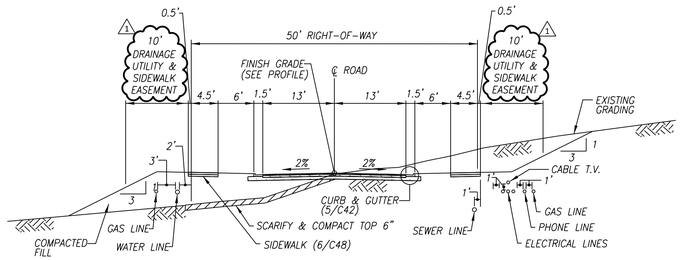
NOTE:
1. SIDEWALK LOCATION MAY VARY FROM LEFT SIDE, RIGHT SIDE, OR BOTH SIDES OF THE ROAD SEE PLANS.
2. UTILITY LOCATIONS MAY VARY. REFERENCE UTILITY PLANS FOR LOCATIONS

1 / C42 TYPICAL 22' ROAD SECTION (25 MPH DESIGN SPEED)
NTS



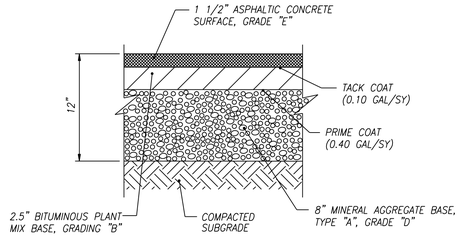
NOTE:
1. SIDEWALK LOCATION MAY VARY FROM LEFT SIDE, RIGHT SIDE, OR BOTH SIDES OF THE ROAD SEE PLANS.
2. UTILITY LOCATIONS MAY VARY. REFERENCE UTILITY PLANS FOR LOCATIONS

2 / C42 TYPICAL 24' ROAD SECTION (30 MPH DESIGN SPEED)
NTS

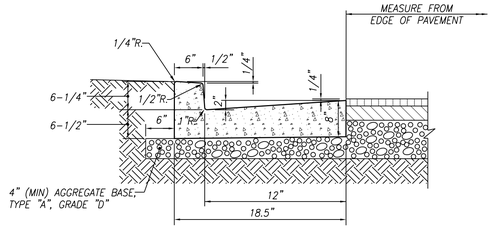


NOTE:
1. SIDEWALK LOCATION MAY VARY FROM LEFT SIDE, RIGHT SIDE, OR BOTH SIDES OF THE ROAD SEE PLANS.
2. UTILITY LOCATIONS MAY VARY. REFERENCE UTILITY PLANS FOR LOCATIONS

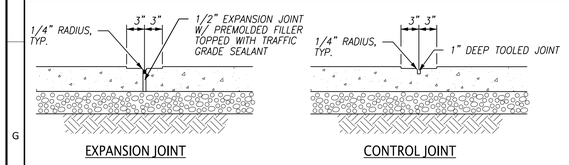
3 / C42 TYPICAL 26' ROAD SECTION (35 MPH DESIGN SPEED)
NTS



4 / C42 ASPHALT PAVEMENT SECTION
NTS

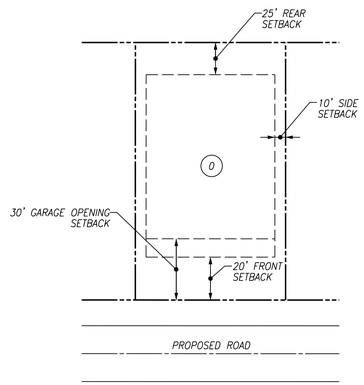


5 / C42 TYPICAL CURB & GUTTER
NTS

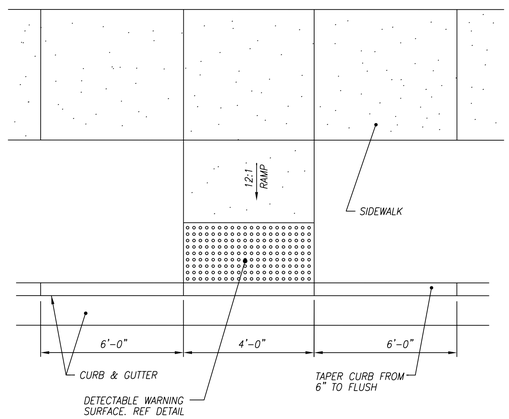


NOTES:
1. PREFORMED EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' O.C. AND WHERE THE SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES, AND AT OTHER FIXED OBJECTS. EXPANSION JOINT AT BUILDINGS AND RETAINING WALLS SHALL BE INCREASED TO 1" WIDTH.
2. EQUALLY SPACE CONTRACTION JOINTS AT 5' O.C (MAX.) BETWEEN EXPANSION JOINTS.
3. PROTECT AND CURE CONCRETE WITH AN APPROVED CURING COMPOUND (KURE-N-SEAL BY SONNEBORN OR EQUAL). APPLY ACCORDING TO THE MANUFACTURER'S SPECIFICATION.

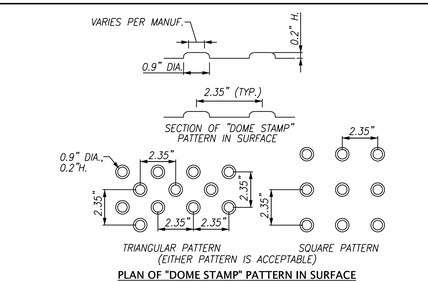
6 / C42 CONCRETE SIDEWALK
NTS



7 / C42 TYPICAL INTERIOR LOT
NTS



8 / C42 HANDICAP RAMP
NTS



NOTES:
1. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
2. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
3. DETECTABLE WARNING AREA SHALL BE COLORED YELLOW IN ALL LOCATIONS.
4. SURFACE APPLIED SYSTEMS SHALL HAVE BEVELED EDGES TO ELIMATE TRIP HAZARDS.
5. ARMOR-TILE OR ADA SOLUTIONS TACTILE WARNING CAST-IN-PLACE SYSTEMS OR AN EQUIVALENT SHALL BE USED.

9 / C42 DETECTABLE WARNING SURFACE
NTS

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KNOXVILLE, TN 37934
SUSIE LASH
865.777.9191

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BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

DETAILS

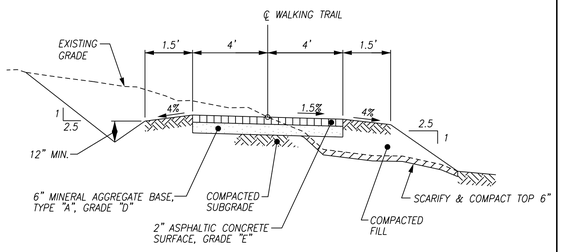
JOSEPH C. MCCALL
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
No. 128432
STATE OF TENNESSEE
5/11/26

JOB NO: 250.009
DATE: 04/20/2026

C42

PRELIMINARY PLAT

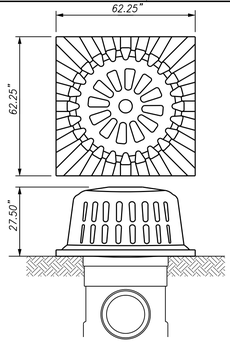
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Plot Date: ${DATE}



NOTES:

1. INSTALL CULVERTS AT CROSS DRAINS.
2. COORD. ALIGNMENT OF WALKING TRAILS IN THE FIELD WITH THE TOWN OF FARRAGUT.

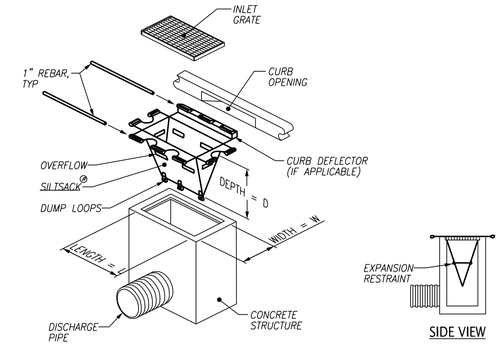
10 / C43 TYPICAL WALKING TRAIL
NTS



NOTES:

1. SILT SAVER SQUARE FRAME AND FILTER, MODEL NO. SS-200A OR APPROVED EQUAL FOR INLETS IN OPEN AREAS.
2. TO BE USED ON ALL STRUCTURES WHILE GRADING ACTIVITIES ARE ONGOING. REPLACE INLET PROTECTION WITH AN INTERNAL SYSTEM ONCE DRAINS ARE LOCATED IN PAVED AREAS.
3. ONCE PERMANENT VEGETATION IS ESTABLISHED, REMOVE THE INLET PROTECTION, BACKFILL TRENCH WITH TOPSOIL, AND APPLY SEED AND MULCH TO ALL DISTURBED AREAS.

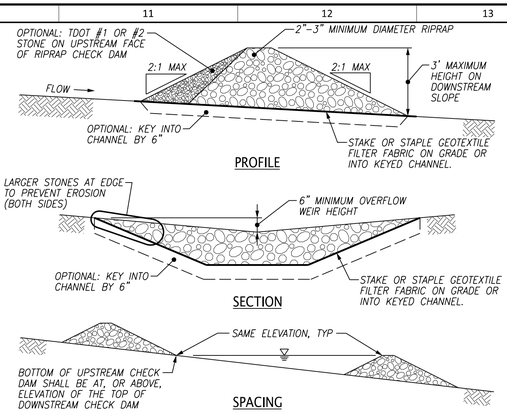
11 / C43 INLET PROTECTION
NTS



NOTES:

1. THE INLET SEDIMENT CONTROL DEVICE SHALL BE SILTSACK® OR EQUIVALENT, FOR USE ON STORM STRUCTURES LOCATED IN PAVED AREAS WHERE THERE IS A POTENTIAL FOR RECEIVING SEDIMENT LADEN RUNOFF.
2. REMOVE ONCE PERMANENT VEGETATION IS ESTABLISHED.

12 / C43 INLET SEDIMENT CONTROL DEVICE
NTS



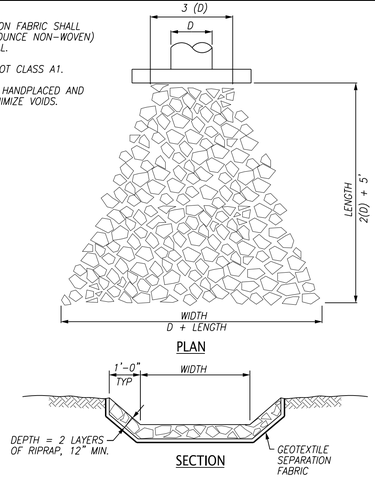
NOTES:

1. GEOTEXTILE SEPARATION FABRIC SHALL BE GEOTEX 801 (8 OUNCE NON-WOVEN) BY PROPEX OR EQUAL.
2. CONSTRUCT, MAINTAIN, AND REMOVE IN ACCORDANCE WITH THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.

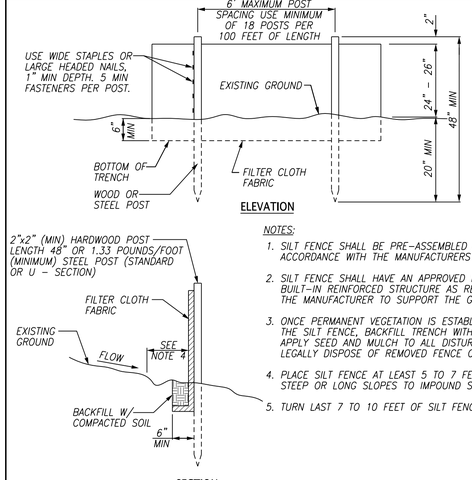
13 / C43 TEMPORARY ROCK CHECK DAM
NTS

NOTES:

1. GEOTEXTILE SEPARATION FABRIC SHALL BE GEOTEX 861 (8 OUNCE NON-WOVEN) BY PROPEX OR EQUAL.
2. RIPRAP SHALL BE TDOT CLASS A1.
3. ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.



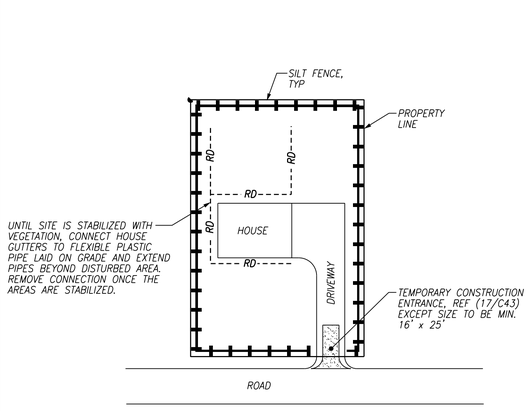
14 / C43 RIPRAP APRON
NTS



NOTES:

1. SILT FENCE SHALL BE PRE-ASSEMBLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
2. SILT FENCE SHALL HAVE AN APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE GEOTEXTILE FABRIC.
3. ONCE PERMANENT VEGETATION IS ESTABLISHED, REMOVE THE SILT FENCE, BACKFILL TRENCH WITH TOPSOIL, AND APPLY SEED AND MULCH TO ALL DISTURBED AREAS. LEGALLY DISPOSE OF REMOVED FENCE OFF-SITE.
4. PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG SLOPES TO IMPOUND STORMWATER RUNOFF.
5. TURN LAST 7 TO 10 FEET OF SILT FENCE UPHILL.

15 / C43 SILT FENCE
NTS

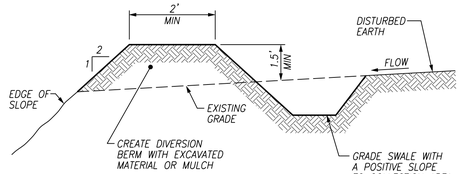


16 / C43 EROSION CONTROL FOR HOME CONSTRUCTION
NTS

NOTES:

1. THE PURPOSE OF THE STABILIZED CONSTRUCTION ENTRANCE IS TO AID THE CONTRACTOR IN ELIMINATING TRACKING OF MUD ONTO PUBLIC STREETS. THE DETAIL DOES NOT LIMIT THIS RESPONSIBILITY. OTHER METHODS OF SEDIMENT REMOVAL SHALL BE IMPLEMENTED IF THIS DOES NOT ADEQUATELY REMOVE THE MUD.
2. CONSTRUCT THE PAD WITH A 6" (MIN) THICKNESS OF 2" TO 3" CRUSHED STONE. UNDERLAY STONE WITH PROPEX 315ST WOVEN GEOTEXTILE OR EQUAL. FABRIC TO MEET OR EXCEED AASHTO M288, CLASS 1 STANDARDS.
3. ADD CRUSHED STONE TO THE PAD AS NECESSARY TO MAINTAIN THE PROPER FUNCTIONING OF THE PAD.
4. LOCATION TO BE COORDINATED WITH THE OWNER.
5. WIDTH SHALL BE 20 FEET FOR ONE-WAY TRAFFIC AND 30 FEET FOR TWO-WAY.
6. REMOVE GRAVEL MATERIAL AND FILTER FABRIC AT COMPLETION OF CONSTRUCTION, OR AS PAVED SURFACES ARE FINISHED.

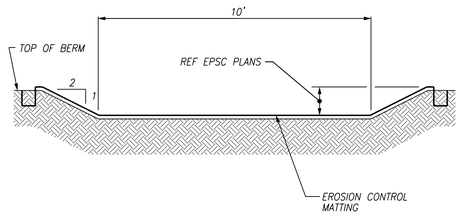
17 / C43 CONSTRUCTION ENTRANCE
NTS



NOTES:

1. PROVIDE SLOPE DRAIN AS NECESSARY TO CONVEY RUNOFF TO A STABILIZED OUTLET.
2. PIPE DIAMETER SHALL CONFORM TO TDEC REQUIREMENTS.

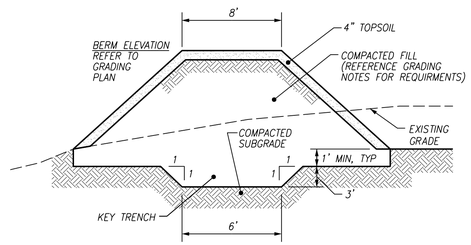
18 / C43 DIVERSION BERM
NTS



NOTES:

1. EROSION CONTROL MAT SHALL BE PYRAMAT BY SYNTHETIC INDUSTRIES OR EQUAL AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
2. EXTEND MATTING 10' BEYOND TOE OF SLOPE ON THE DOWNHILL SIDE AND 10' BEYOND THE TOP OF SPILLWAY ON THE POND SIDE.

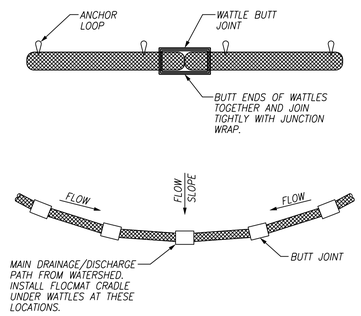
19 / C43 EMERGENCY SPILLWAY
NTS



NOTES:

1. CONSTRUCT/INSTALL ANTI-SEEP COLLARS (REFER TO DETAIL) ON ALL PIPES THAT GO THROUGH THE BERM.
2. NO TRENCH EXCAVATION THROUGH BERM.

20 / C43 SEDIMENT POND BERM
NTS



NOTES:

1. INSTALL EROSION WATTLES PARALLEL TO SLOPE.
2. EROSION CONTROL WATTLES SHALL BE EROSION EELS (TM) OR EQUAL.

21 / C43 EROSION CONTROL WATTLES
NTS

0 50 100
SCALE: FEET

ARDURRA
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2160 Lakeside Centre Way, Suite 201
Knoxville, TN 37922
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11800 KINGSTON PIKE
KNOXVILLE, TN 37934
SUSIE LASH
865.777.9191

NO.	DATE	REVISION	BY

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

DETAILS

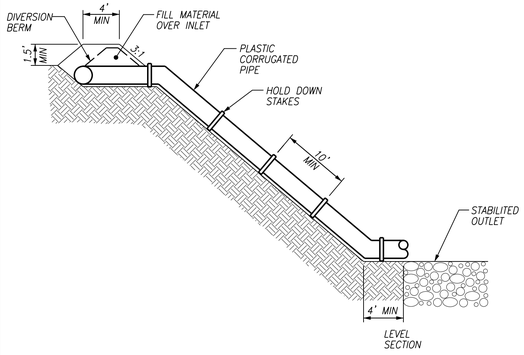
JOSEPH CARTER MCALL
REGISTERED ENGINEER
NUMBER 129127
STATE OF TENNESSEE
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C43

PRELIMINARY PLAT

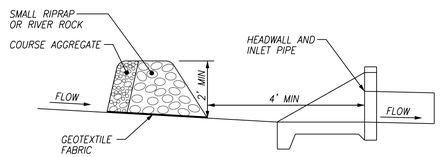
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NOTES:

1. CONSTRUCT, MAINTAIN, AND REMOVE IN ACCORDANCE WITH THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.

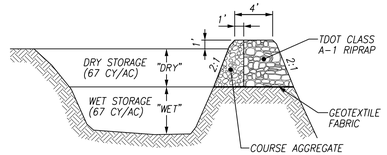
22 / C44 SLOPE DRAIN
NTS



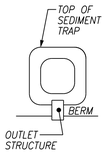
NOTES:

1. THE SMALL RIPRAP STONE SHALL BE TDOT CLASS A-1 (CLEAN FROM FINES) WITH STONE SIZES FROM 2" TO 15".
2. THE COURSE AGGREGATE SHALL BE TDOT #57 (CLEAN FROM FINES).
3. CONSTRUCT, MAINTAIN, AND REMOVE IN ACCORDANCE WITH THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.

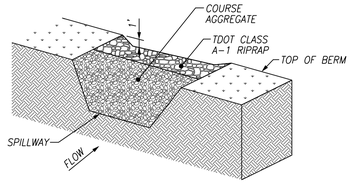
23 / C44 STONE FILTER RING
NTS



SIDE VIEW SECTION



TYPCIAL PLAN VIEW

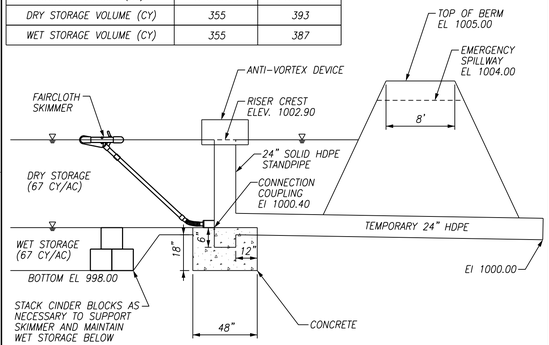


OUTLET STRUCTURE

TRAP NO.	DRAINAGE AREA (AC)	REQ'D WET VOLUME (CY)	REQ'D DRY VOLUME (CY)	PROVIDED WET VOLUME (CY)	PROVIDED DRY VOLUME (CY)	TOP DIM. (FT)	DRY DEPTH (FT)	WET DEPTH (FT)
1	3.48	233	233	259	270	82'x41'	3.0	2.5
2	4.60	308	308	339	400	100'x50'	2.5	2.5
3	2.33	156	156	177	191	70'x35'	3.0	2.5
4	2.64	177	177	177	191	70'x35'	3.0	2.5
5	3.47	232	232	259	270	82'x41'	3.0	2.5
6	2.61	175	175	177	191	70'x35'	3.0	2.5
7	3.66	245	245	259	270	82'x41'	3.0	2.5
8	1.60	107	107	143	143	60'x30'	3.5	2.5
9	4.64	311	311	339	400	100'x50'	2.5	2.5
10	3.71	249	249	259	270	82'x41'	3.0	2.5
11	4.89	328	328	339	400	100'x50'	2.5	2.5
12	4.05	271	271	290	299	86'x43'	3.0	2.5
13	2.38	159	159	177	191	70'x35'	3.0	2.5
14	1.86	125	125	143	143	60'x30'	3.5	2.5
15	4.29	287	287	290	299	86'x43'	3.0	2.5

24 / C44 TEMPORARY SEDIMENT TRAP AND OUTLET
NTS

STORAGE VOLUME (CY)	REQUIRED	PROVIDED
DRY STORAGE VOLUME (CY)	355	393
WET STORAGE VOLUME (CY)	355	387

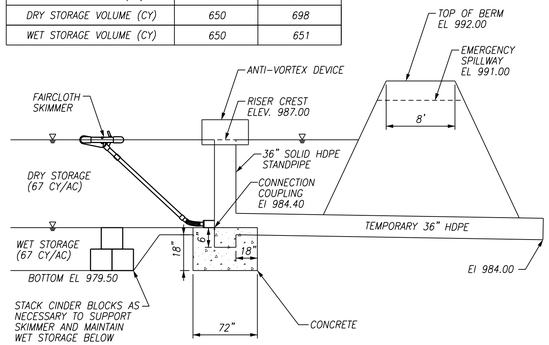


NOTES:

1. DRAINAGE AREA: 5.3 AC
2. INSTALL & MAINTAIN FLOATING SKIMMER PER THE MANUFACTURER'S RECOMMENDATIONS.
3. INSTALL 2.5" FAIRCLOTH SKIMMER WITH A 1.9" DIA. ORIFICE IN THE PLUG. USE 1.5" DIA. ARM.

25 / C44 TEMPORARY OUTLET STRUCTURE - SEDIMENT POND 1
NTS

STORAGE VOLUME (CY)	REQUIRED	PROVIDED
DRY STORAGE VOLUME (CY)	650	698
WET STORAGE VOLUME (CY)	650	651

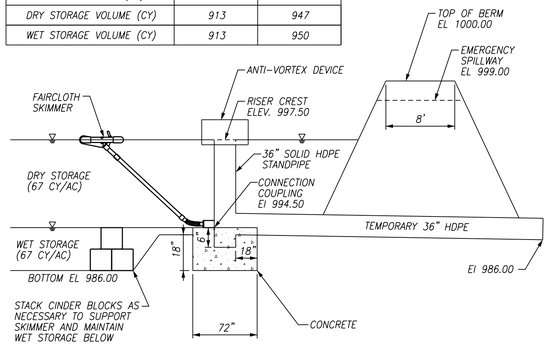


NOTES:

1. DRAINAGE AREA: 9.7 AC
2. INSTALL & MAINTAIN FLOATING SKIMMER PER THE MANUFACTURER'S RECOMMENDATIONS.
3. INSTALL 2.5" FAIRCLOTH SKIMMER WITH A 2.4" DIA. ORIFICE IN THE PLUG. USE 1.5" DIA. ARM.

26 / C44 TEMPORARY OUTLET STRUCTURE - SEDIMENT POND 2
NTS

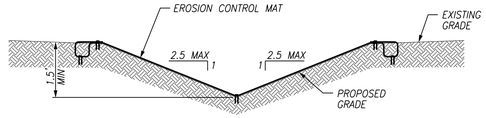
STORAGE VOLUME (CY)	REQUIRED	PROVIDED
DRY STORAGE VOLUME (CY)	913	947
WET STORAGE VOLUME (CY)	913	950



NOTES:

1. DRAINAGE AREA: 13.6 AC
2. INSTALL & MAINTAIN FLOATING SKIMMER PER THE MANUFACTURER'S RECOMMENDATIONS.
3. INSTALL 3" FAIRCLOTH SKIMMER WITH A 2.8" DIA. ORIFICE IN THE PLUG. USE 2" DIA. ARM.

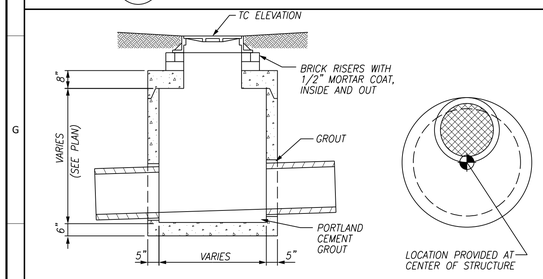
27 / C44 TEMPORARY OUTLET STRUCTURE - SEDIMENT POND 3
NTS



NOTES:

1. EROSION CONTROL MAT SHALL BE WESTERN EXCELSIOR EXCEL PP5-12 OR EQUAL AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

28 / C44 TYPICAL DITCH SECTION
NTS



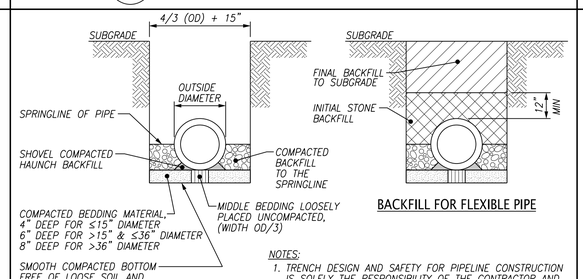
SECTION

PLAN

NOTES:

1. MANHOLES SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C478 OR C913 (LATEST REVISION). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE. THE OPENING IN THE STRUCTURE TOP SHALL NOT BE LESS THAN THE GRATE DIMENSIONS.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. LOCATION AND TC ELEVATIONS GIVEN AT CENTER OF THE STRUCTURE.
4. TYPE A SOLID COVER OR EQUAL. THE COVER SHALL BE STAMPED WITH "STORM SEWER" AND "DUMP NO WASTE....DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
5. ADJUST ALL SIDES OF THE FRAME AND COVER TO MATCH PAVEMENT CROSS SLOPE AND LONGITUDINAL SLOPE OR FLUSH WITH FINISHED GRADE.

29 / C44 STORM DRAIN MANHOLE
NTS

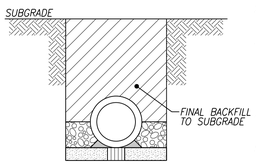


BACKFILL FOR RIGID PIPE

BACKFILL FOR FLEXIBLE PIPE

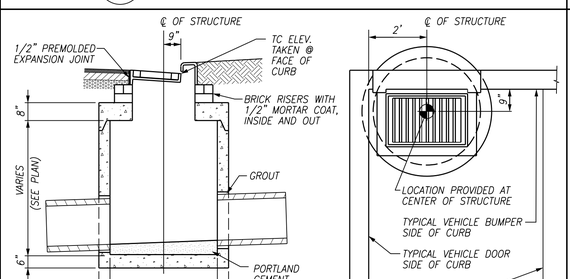
NOTES:

1. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE STATE, LOCAL, AND OSHA REGULATIONS.
2. BEDDING MATERIAL AND BACKFILL MATERIAL UP TO THE SPRINGLINE SHALL BE #57 OR #67 STONE.
3. REGARDLESS OF BACKFILL MATERIAL OR PIPE MATERIAL, PLACE BACKFILL IN 8" LOOSE LIFTS AND COMPACT STONE TO 100% OF THE STANDARD PROCTOR DENSITY AT 2% LESS THAN THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99 METHOD D. INITIAL BACKFILL SHALL BE #57 OR #67 STONE.
4. FINAL BACKFILL SHALL BE #57 OR #67 STONE UNDER PAVEMENTS & WITHIN 5' OF PAVEMENT.
5. FINAL BACKFILL BEYOND 5' OF PAVEMENT SHALL BE STRUCTURAL SOIL BACKFILL.



BACKFILL FOR RIGID PIPE

30 / C44 PIPE BEDDING AND BACKFILL
NTS



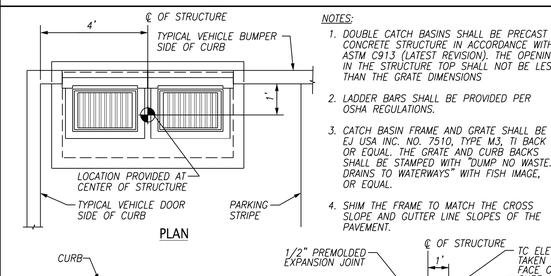
SECTION

PLAN

NOTES:

1. CATCH BASINS SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C478 OR C913 (LATEST REVISION). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE. THE OPENING IN THE STRUCTURE TOP SHALL NOT BE LESS THAN THE GRATE DIMENSIONS.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. CATCH BASIN FRAME AND GRATE SHALL BE EJ USA INC. NO. 7510, TYPE M3, T1 BACK OR EQUAL. THE GRATE AND CURB BACKS SHALL BE STAMPED WITH "DUMP NO WASTE... DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
4. SHIM THE FRAME TO MATCH THE CROSS SLOPE AND GUTTER LINE SLOPES OF THE PAVEMENT.

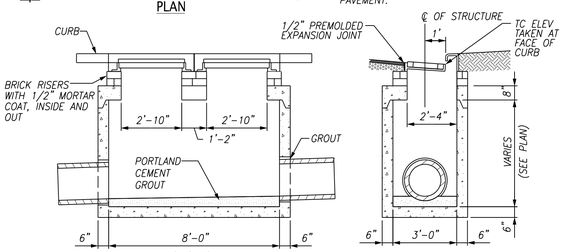
31 / C44 SINGLE CATCH BASIN
NTS



PLAN

NOTES:

1. DOUBLE CATCH BASINS SHALL BE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C913 (LATEST REVISION). THE OPENING IN THE STRUCTURE TOP SHALL NOT BE LESS THAN THE GRATE DIMENSIONS
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. CATCH BASIN FRAME AND GRATE SHALL BE EJ USA INC. NO. 7510, TYPE M3, T1 BACK OR EQUAL. THE GRATE AND CURB BACKS SHALL BE STAMPED WITH "DUMP NO WASTE... DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
4. SHIM THE FRAME TO MATCH THE CROSS SLOPE AND GUTTER LINE SLOPES OF THE PAVEMENT.



SECTION

SECTION

32 / C44 DOUBLE CATCH BASIN
NTS

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KNOXVILLE, TN 37934
SUSIE LASH
865.777.9191

NO.	DATE	REVISION	BY

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

DETAILS

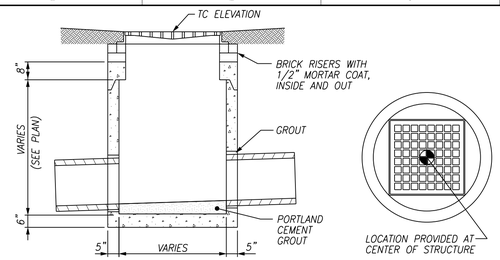
JOSEPH CARTER MCCALL
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C44

PRELIMINARY PLAT

File Name: $FILE$
Print Date: $DATE$

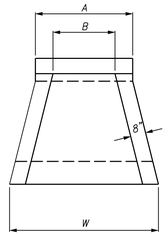


SECTION PLAN

NOTES:

1. AREA DRAINS SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE STRUCTURE IN ACCORDANCE WITH ASTM C478 OR C913 (LATEST REVISION). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE. THE OPENING IN THE STRUCTURE TOP SHALL NOT BE LESS THAN THE GRATE DIMENSIONS.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. LOCATION AND TC ELEVATIONS GIVEN AT CENTER OF THE STRUCTURE.
4. FRAME AND GRATE SHALL BE EJ USA INCORPORATED MODEL NO. V-5630 OR EQUAL. GRATE IN PEDESTRIAN TRAFFIC AREAS SHALL BE EJ USA INCORPORATED MODEL NO. V-5630-80 ADA STYLE OR EQUAL. THE GRATE SHALL BE STAMPED WITH "DUMP NO WASTE...DRAINS TO WATERWAYS" WITH FISH IMAGE, OR EQUAL.
5. SHIM THE FRAME TO MATCH THE CROSS SLOPE AND GUTTER LINE SLOPES OF THE PAVEMENT.

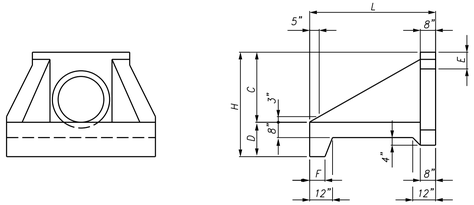
33 / C45 AREA DRAIN
NTS



PIPE SIZE	HOLE SIZE	"W"	"L"	"H"	"A"	"B"	"C"	"D"	"E"	"F"
15"	22"	48"	30"	42"	32"	24"	26"	16"	4"	6"
18"	22"	48"	30"	42"	32"	24"	26"	16"	4"	6"
24"	32"	72"	44"	52"	48"	36"	36"	16"	4"	8"
36"	55"	102"	54"	76"	80"	64"	60"	16"	5"	8"
48"	55"	102"	54"	76"	80"	64"	60"	16"	5"	8"

NOTES:

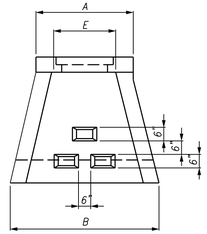
1. CONCRETE: 4500 PSI @ 28 DAYS
2. REINFORCING: #4 BAR @ 12" EACH WAY, GRADE 60
3. MINIMUM REBAR COVERAGE – 2"
4. 3/4" CHAMFER ON ALL EXPOSED EDGES

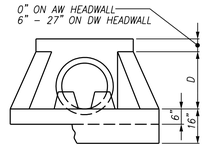


34 / C45 PRECAST CONCRETE HEADWALL
NTS

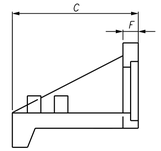
NOTES:

1. CONCRETE: 4500 PSI @ 28 DAYS. REINFORCING: 4x4 W7xW7
2. ENERGY DISSIPATES AS NEEDED (12"x6"x12") PIPE OPENING IN FACE OF WALL WILL
3. EQUAL PIPE ID FOR 12"–36" DIAMETER PIPE

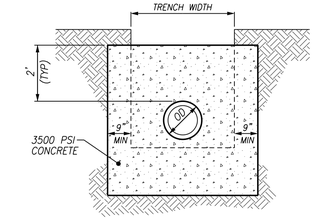




SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX OPENING	22"	32"	55"	75"



35 / C45 PRECAST CONCRETE HEADWALL W/DISSIPATORS
NTS

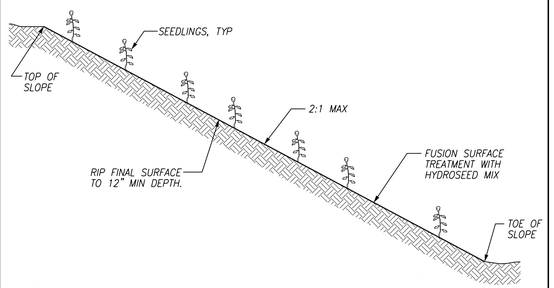


FRONT SIDE

NOTES:

1. MAXIMUM SPACING SHALL BE 14 TIMES THE COLLAR HEIGHT (H) OR 25 FEET WHICHEVER IS LESS. MINIMUM SPACING IS 10 FEET.
2. PROVIDE A COLLAR AT THE HALF-WAY POINT IN THE BERM.
3. PROVIDE A MINIMUM OF ONE COLLAR FOR BERMS LESS THAN 8 FEET HIGH AND AT LEAST TWO COLLARS FOR BERMS EQUAL TO OR GREATER THAN 8 FEET.

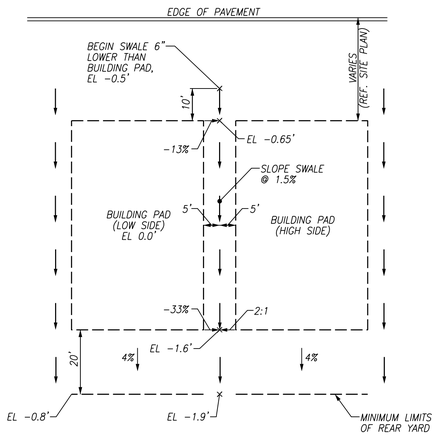
36 / C45 CONCRETE ANTI-SEEP COLLAR
NTS



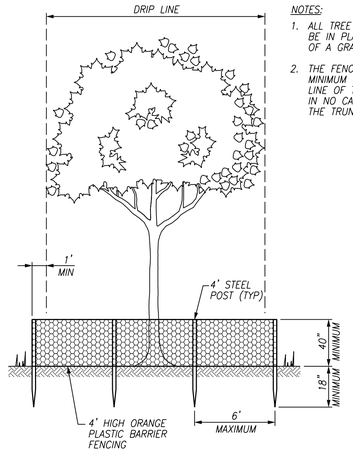
NOTES:

1. SEEDLINGS SHALL BE A MIX OF AT LEAST 6 OF THE FOLLOWING SPECIES: AMERICAN PLUM, BLACKGUM, NORTHERN RED OAK, TULIP POPLAR, RED MAPLE, REDBUD, SCARLET OAK, SWEETGUM, SYCAMORE AND WHITE OAK. INSTALL ON 12' X 12' GRID OR 300 PER ACRE. PLANTING DATES RANGE FROM DECEMBER TO MID-APRIL.
2. HYDROSEED SLOPE WITH ERNST NC MOUNTAINS UPL MEADOW MIX (ERNMX 303). APPLY 20 LBS/AC. ADD FERTILIZER TO THE HYDROSEED MIX. USE 19-19-19 AND APPLIED AT A RATE OF 400 LBS/AC. ADD ANNUAL COVER CROP TO THE HYDROSEED MIX AS FOLLOWS: OATS (JANUARY TO FEBRUARY) APPLIED AT 30 LBS/AC; BROWNTOP MILLET (MARCH TO AUGUST) APPLIED AT 10 LBS/AC; WINTER RYE GRAIN (SEPTEMBER TO DECEMBER) APPLIED AT 30 LBS/AC.
3. APPLY FUSION SURFACE TREATMENT (JEN-HILL CONSTRUCTION MATERIALS) AT A RATE OF 4,500 LBS/AC ALONG WITH THE HYDROSEED MIX. OBTAIN A SOIL SAMPLE TO CONFIRM THE APPLICATION RATE. INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS.
4. PROTECT FINISHED SLOPE FROM BEING DISTURBED.

37 / C45 REFORESTATION
NTS



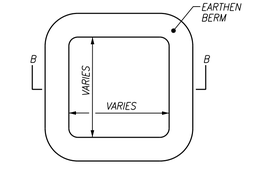
38 / C45 TYPICAL LOT PLAN
NTS



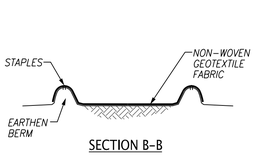
NOTES:

1. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
2. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.

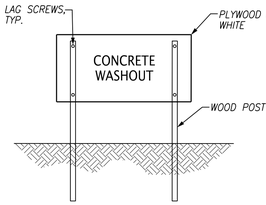
39 / C45 TREE PROTECTION
NTS



PLAN VIEW



SECTION B-B

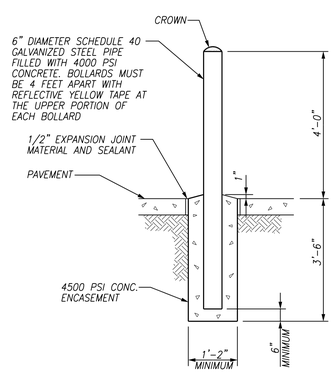


SIGNAGE

NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSATLLED WITHIN 5-FT. OF THE WASHOUT FACILITY.
3. GEOTEXTILE FABRIC SHALL BE GEOTEX 861 (8 OZ. NON-WOVEN) BY PROPEX OR EQUAL.

40 / C45 CONCRETE WASHOUT AREA
NTS



41 / C45 BOLLARD
NTS

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BRIDGEMORE SUBDIVISION
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FARRAGUT, TN

DETAILS

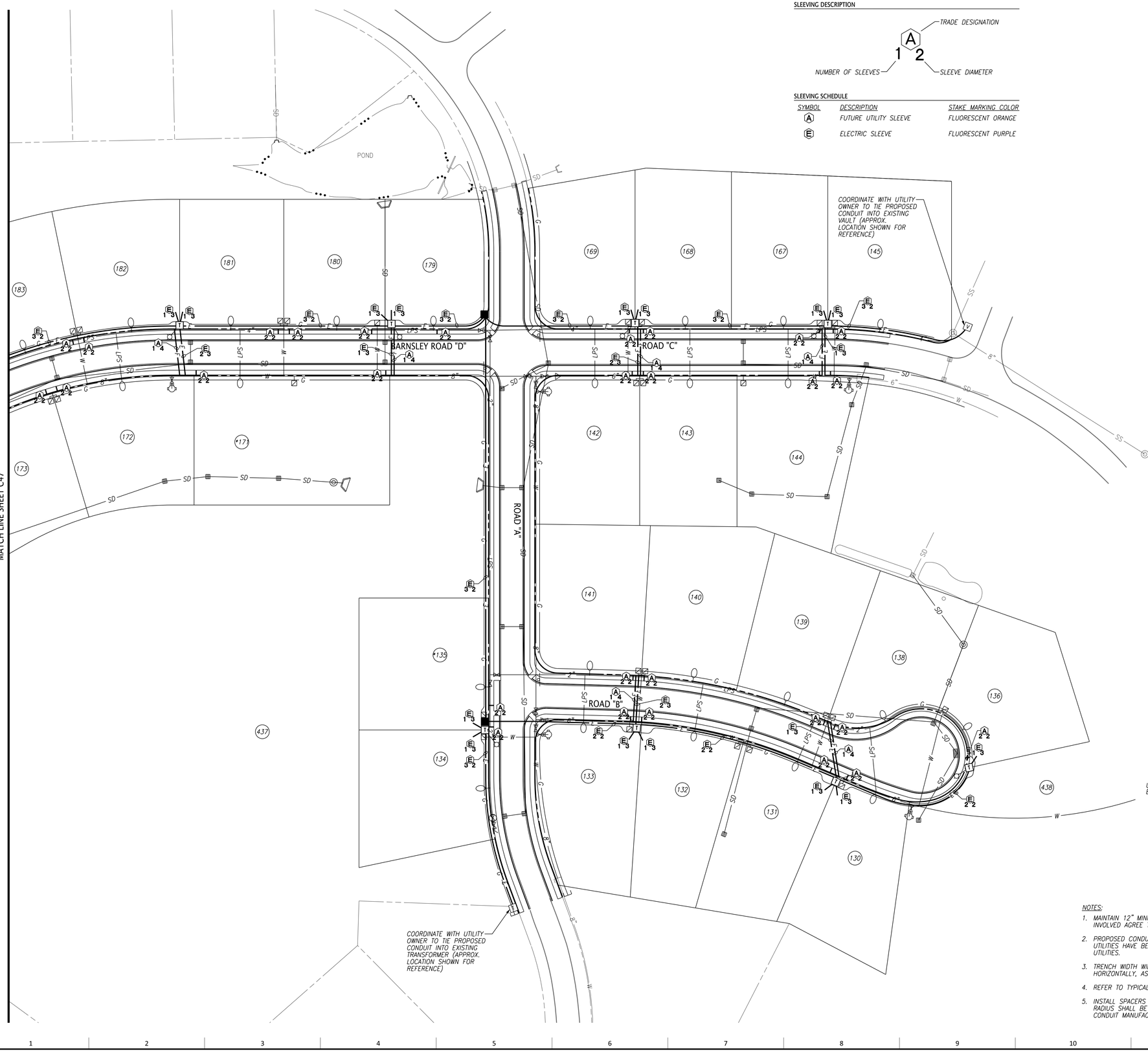
JOSEPH CARTER MCCALL — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE & ENVIRONMENT — STATE OF TENNESSEE — 4/20/26

JOB NO: 250.009
DATE: 04/20/2026

C45

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



SLEEVING DESCRIPTION

SLEEVING SCHEDULE

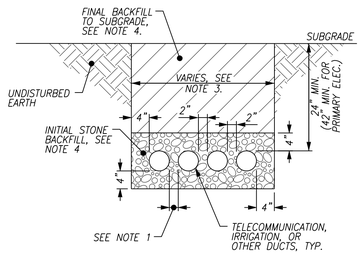
SYMBOL	DESCRIPTION	STAKE MARKING COLOR
A	FUTURE UTILITY SLEEVE	FLUORESCENT ORANGE
E	ELECTRIC SLEEVE	FLUORESCENT PURPLE

CONDUIT NOTES:

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY POTHOLING AND BY CONTACTING THE UTILITY COMPANIES INVOLVED.
2. PROVIDE NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
3. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
4. UTILITIES CAN BE LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM, AT 1-800-351-1111.
5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
6. UTILITIES SHALL BE INSTALLED AFTER GRADING IS COMPLETED AND APPROVED AND BEFORE ANY PAVEMENT IS INSTALLED.
7. CONTRACTOR SHALL OBTAIN THE LATEST COPY OF STANDARD DRAWINGS AND SPECIFICATIONS FROM LENOIR CITY UTILITIES BOARD (LCUB) PRIOR TO PLACING MATERIAL ORDER OR BEGINNING ELECTRICAL WORK.
8. SLEEVES SHALL BE USED ONLY FOR THE TRADE DESIGNATED ON PLANS. SUBCONTRACTORS WHO USE SLEEVES MARKED OTHER TRADES SHALL BE RESPONSIBLE FOR JACKING AND BORING ADDITIONAL SLEEVES FOR THE TRADE DESIGNATED.
9. ADJUSTMENTS TO THE LOCATIONS OF THE SLEEVES MAY BE MADE TO AVOID UTILITIES OR OTHER OBSTACLES.
10. LCUB REQUIRES 12 INCHES OF SEPARATION FROM OTHER UTILITIES. IF CONFLICTS ARISE DURING CONSTRUCTION, CONSULT WITH LCUB INSPECTOR AS TO THE NECESSARY FIELD CHANGES. LCUB RESERVES THE RIGHT TO MODIFY THE MATERIAL OR CONSTRUCTION REQUIREMENTS IF ADEQUATE SEPARATION IS NOT AVAILABLE.
11. ALL SLEEVES SHALL BE SCHEDULE 40 PVC EXCEPT WHERE OTHERWISE NOTED.
12. CONDUITS WERE NOT SIZED TO A SPECIFIC WIRE SIZE BY ENGINEER OF RECORD. CONDUIT SIZE WAS GIVEN TO ENGINEER AND DESIGNED AS SUCH.
13. REFERENCE SHEET C22 FOR STORM NOTES.
14. REFERENCE SHEET C26 FOR WATER NOTES.
15. REFERENCE SHEET C32 FOR SANITARY SEWER NOTES.
16. REFERENCE SHEET C26 FOR UTILITY OWNER INFORMATION.
17. REFERENCE SHEET LP1 FOR LIGHTING NOTES.

LEGEND:

- E — PROPOSED ELECTRIC SLEEVE
- F — PROPOSED FUTURE USE SLEEVE
- T — PROPOSED TRANSFORMER PAD
- ■ — PROPOSED ELECTRIC VAULT



NOTES:

1. MAINTAIN 12" MINIMUM SPACING BETWEEN POWER DUCTS AND OTHER DUCTS EXCEPT WHERE ALL PARTIES INVOLVED AGREE THAT SPACING MAY BE REDUCED.
2. PROPOSED CONDUIT THAT CROSSES OVER OTHER UTILITIES SHALL BE INSTALLED AFTER THE DEEPER UTILITIES HAVE BEEN INSTALLED. MAINTAIN 12" MINIMUM SEPARATION BETWEEN CONDUIT AND OTHER UTILITIES.
3. TRENCH WIDTH WILL VARY DEPENDING ON NUMBER AND SIZE OF REQUIRED DUCTS. INSTALL ALL DUCTS HORIZONTALLY, AS SHOWN, UNLESS PLANS SPECIFY OTHERWISE.
4. REFER TO TYPICAL TRENCH DETAIL (30/C44) FOR BACKFILL REQUIREMENTS.
5. INSTALL SPACERS AS REQUIRED TO MAINTAIN DUCT SEPARATION IN CONDUIT BENDS. CONDUIT BEND RADIUS SHALL BE GREATER THAN OR EQUAL TO THE MINIMUM BEND RADIUS AS SPECIFIED BY THE CONDUIT MANUFACTURER.

0 50 100
SCALE: FEET

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NO.	DATE	REVISION	BY

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

CONDUIT PLAN

DERICK WILLIAMS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 134698 — STATE OF TENNESSEE
Derick Williams 05/11/2026

JOB NO:	250.009
DATE:	05/11/2026

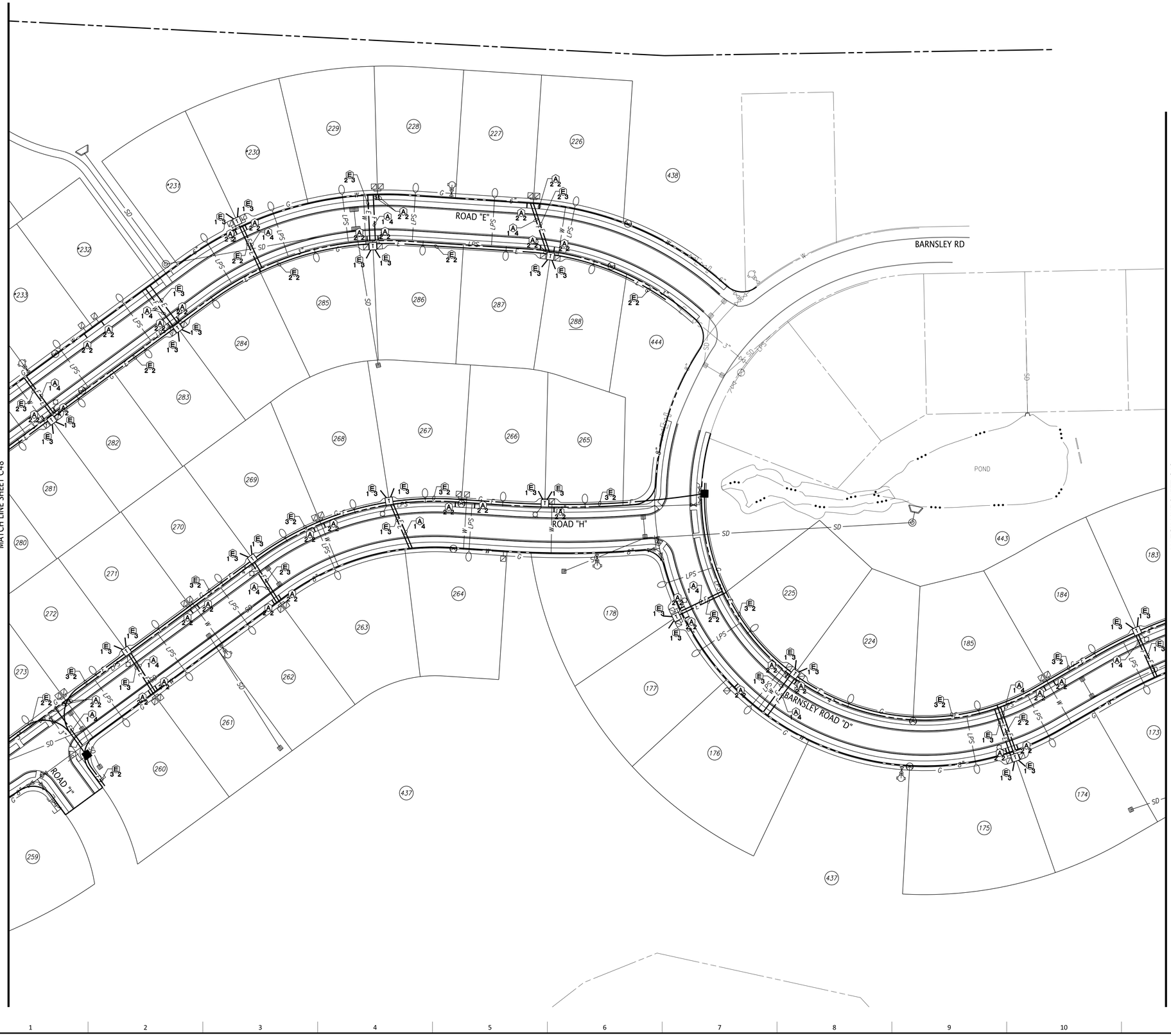
C46

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO C46 FOR CONDUIT NOTES AND LEGEND.



0 50 100
SCALE: FEET

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BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

CONDUIT PLAN

DERICK WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 134694
STATE OF TENNESSEE
Derick Williams
05/11/2026

JOB NO: 250.009
DATE: 05/11/2026

C47

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO C46 FOR CONDUIT NOTES AND LEGEND.



0 50 100
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BRIDGEMORE SUBDIVISION
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FARRAGUT, TN

CONDUIT PLAN

DERICK WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
Derick Williams
COMMERCE
05/11/2026
No. 124099
STATE OF TENNESSEE

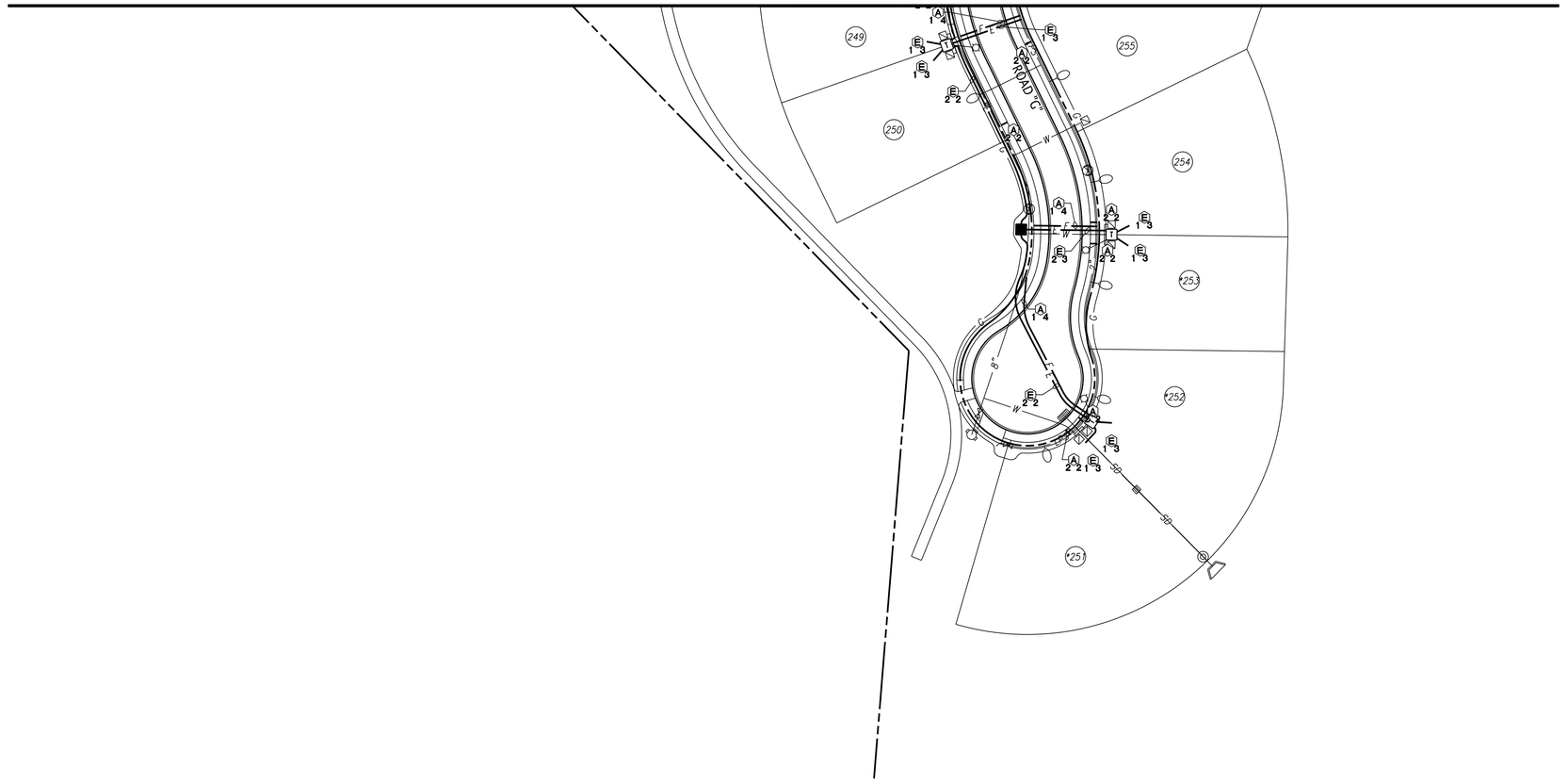
JOB NO:	250.009
DATE:	05/11/2026

C48

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

MATCH LINE SHEET C48



NOTES:

1. REFER TO C46 FOR CONDUIT NOTES AND LEGEND.

0 50 100
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CONDUIT PLAN

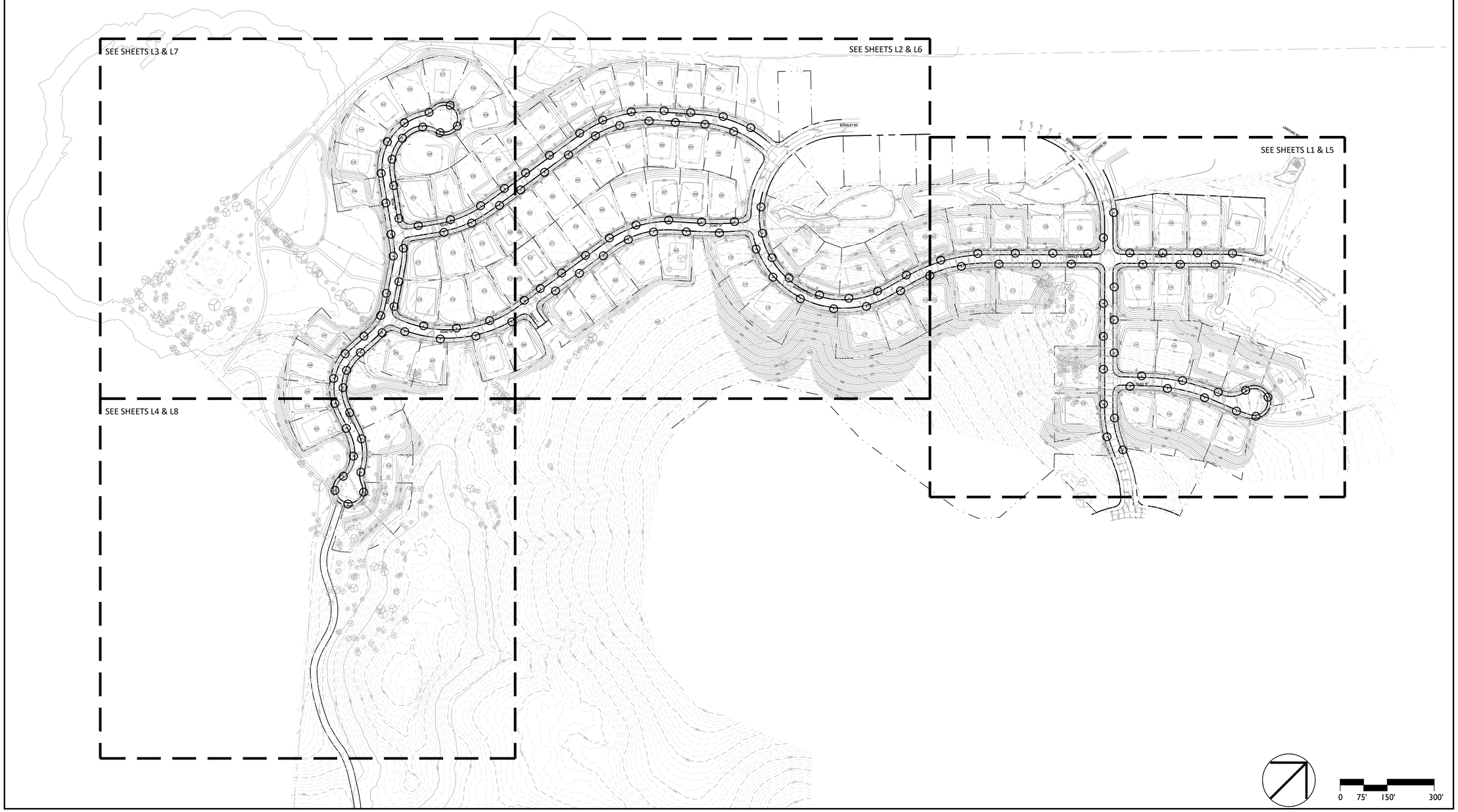
DERICK WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124998
STATE OF TENNESSEE
Derick Williams
05/11/2026

JOB NO: 250.009
DATE: 05/11/2026

C49

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



0 ?? ??
SCALE: FEET

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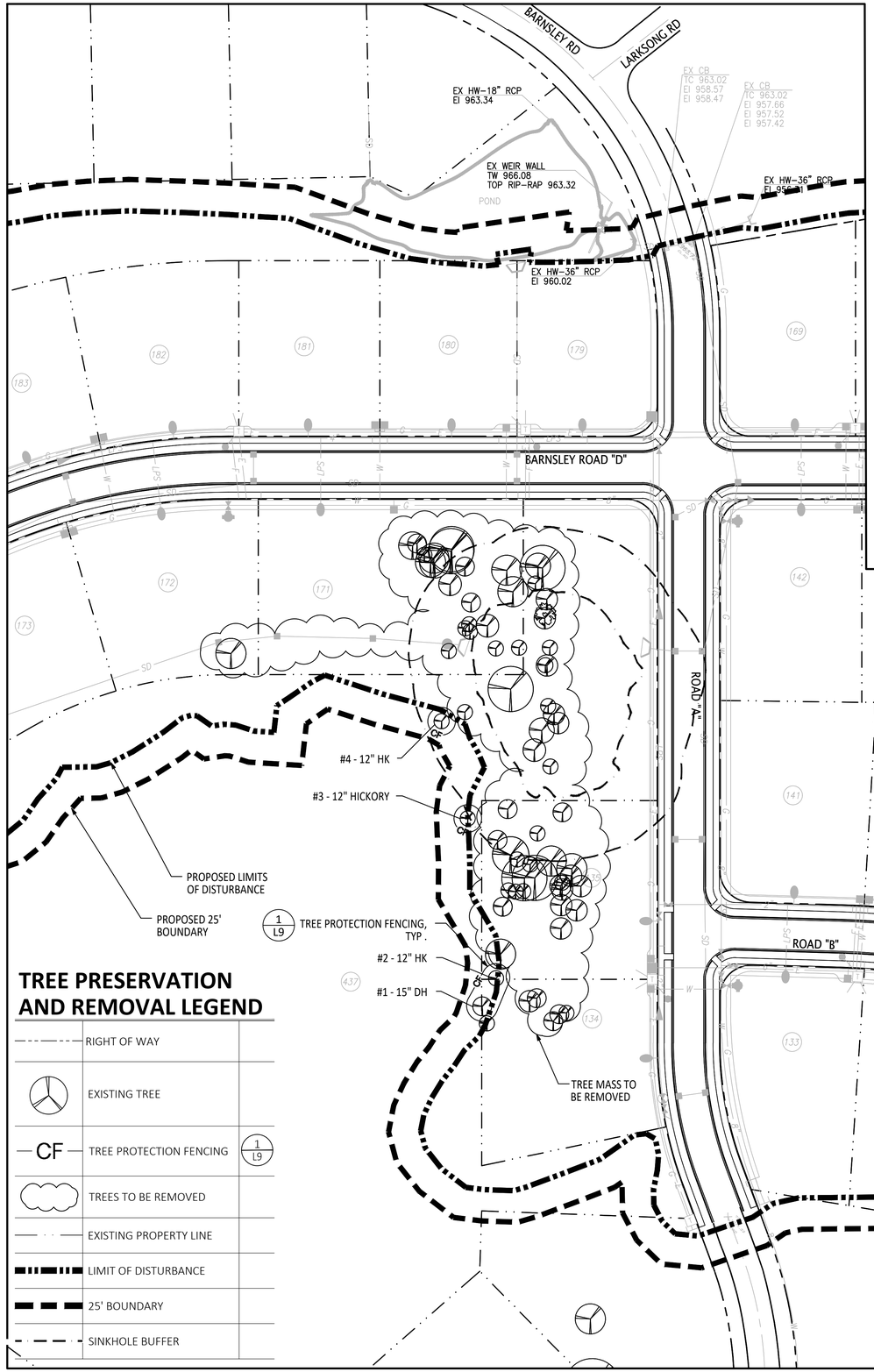
KEY PLAN

JOB NO: 250.009
DATE: 05/11/2026

L0

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



TREE PRESERVATION AND REMOVAL LEGEND

RIGHT OF WAY	
EXISTING TREE	
CF TREE PROTECTION FENCING	1/L9
TREES TO BE REMOVED	
EXISTING PROPERTY LINE	
LIMIT OF DISTURBANCE	
25' BOUNDARY	
SINKHOLE BUFFER	

TREE REPLACEMENT PROVISION- SEC. 113-64 OF TOWN OF FARRAGUT CODE OF ORDINANCES

SIZE OF TREE PROPOSED FOR REMOVAL	NUMBER OF NEW TREES REQUIRED
10"-15" DBH	TWO
16"-20" DBH	THREE FOR A HARDWOOD TREE REMOVED; 1 ½ FOR AN EVERGREEN TREE REMOVED
> 20" DBH	FOUR FOR A HARDWOOD TREE REMOVED; TWO FOR AN EVERGREEN TREE REMOVED

TREE CREDIT PROVISION- SEC. 113-65 OF TOWN OF FARRAGUT CODE OF ORDINANCES

SIZE OF EXISTING TREE TO BE SAVED	CREDITED NUMBER OF NEW TREES
10"-15" DBH	FOUR FOR A HARDWOOD TREE SAVED; TWO FOR AN EVERGREEN TREE SAVED
16"-20" DBH	SIX FOR A HARDWOOD TREE SAVED; THREE FOR AN EVERGREEN TREE SAVED.
> 20" DBH	EIGHT FOR A HARDWOOD TREE SAVED; FOUR FOR AN EVERGREEN TREE SAVED.

EXISTING TREE REMOVAL

SIZE OF TREE PROPOSED TO BE REMOVED	QUANTITY TO BE REMOVED	NUMBER OF NEW TREES REQUIRED
10"-15" DBH	75	150
16"-20" DBH	36	104
> 20" DBH	33	132
TOTAL		**386**

EXISTING TREE CREDITS

SIZE OF HARDWOOD TO BE SAVED	QUANTITY TO BE SAVED	SAVED TREE CREDIT
10"-15" DBH	54	216
16"-20" DBH	11	66
> 20" DBH	9	72
TOTAL		**354**

MINIMUM 32 TREES REQUIRED AFTER CREDITS

TREE ABBREVIATIONS

DH	DECIDUOUS HOLLY
DECID	UNKNOWN DECIDUOUS
YP	YELLOW POPLAR
BC	BLACK CHERRY
CO	CHESTNUT OAK
CE	CEDAR ELM
SW	SOURWOOD
HK	HACKBERRY
PER	PERSIMMON
BW	BLACK WALNUT
AB	AMERICAN BEECH

TREE NO.	TREE SPECIES	DBH	TO BE SAVED	HAZARD / DISEASED
#1	DH	15"	YES	NO
#2	HK	12"	YES	NO
#3	HICKORY	12"	YES	NO
#4	HK	12"	YES	NO

0 25' 50' 100' 150'

SCALE: FEET

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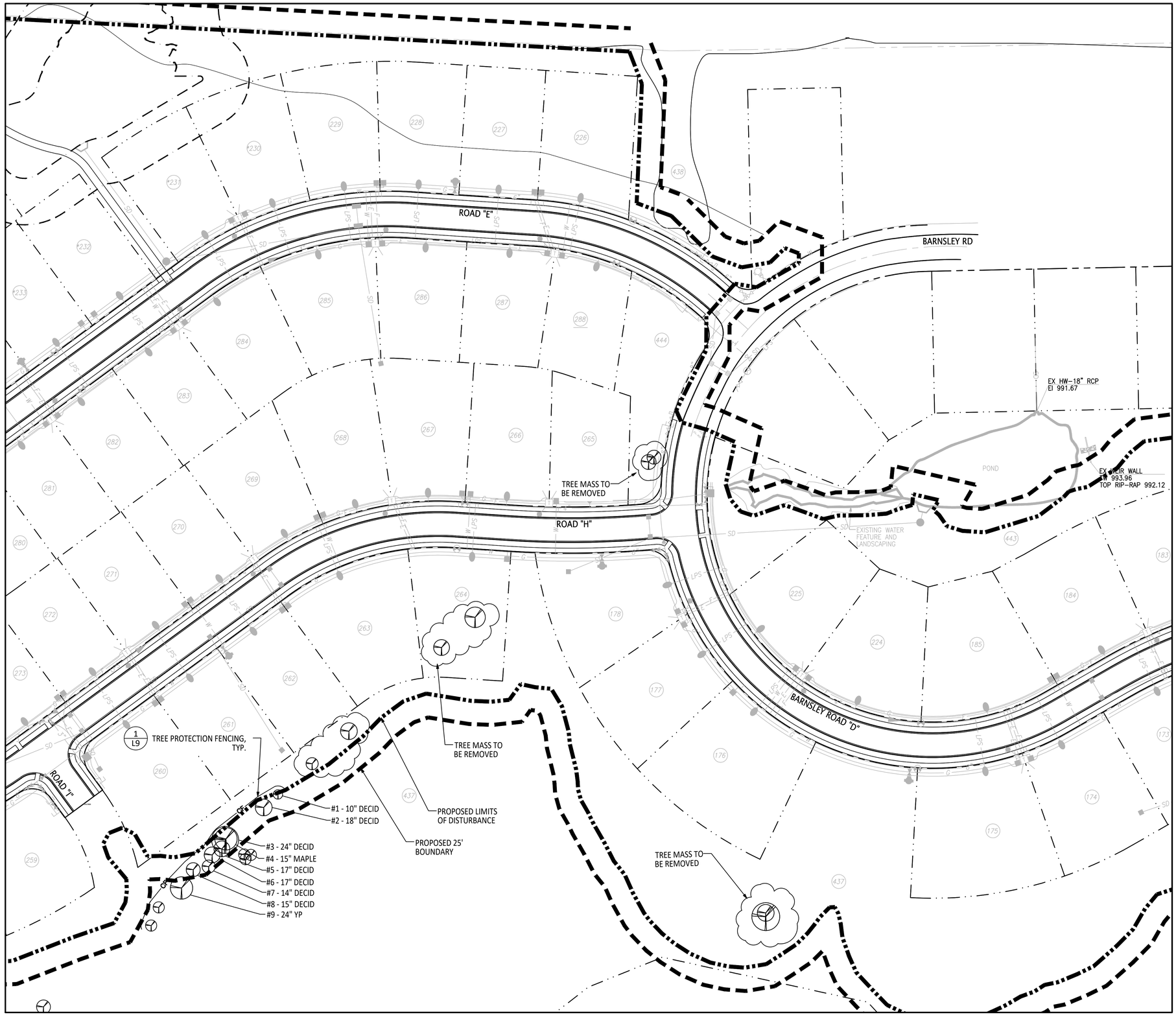
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TREE PRESERVATION AND REMOVAL PLAN

JOB NO: 250.009
DATE: 05/11/2026

L1

PRELIMINARY PLAT



SEE SHEET L1 FOR TREE PRESERVATION AND REMOVAL NOTES

TREE ABBREVIATIONS

DH	DECIDUOUS HOLLY
DECID	UNKNOWN DECIDUOUS
YP	YELLOW POPLAR
BC	BLACK CHERRY
CO	CHESTNUT OAK
CE	CEDAR ELM
SW	SOURWOOD
HK	HACKBERRY
PER	PERSIMMON
BW	BLACK WALNUT
AB	AMERICAN BEECH

TREE NO.	TREE SPECIES	DBH	TO BE SAVED	HAZARD / DISEASED
#1	DECID	10"	YES	NO
#2	DECID	18"	YES	NO
#3	DECID	24"	YES	NO
#4	MAPLE	15"	YES	NO
#5	DECID	17"	YES	NO
#6	DECID	17"	YES	NO
#7	DECID	17"	YES	NO
#8	DECID	14"	YES	NO
#9	YP	24"	YES	NO

TREE PRESERVATION AND REMOVAL LEGEND

	RIGHT OF WAY	
	EXISTING TREE	
CF	TREE PROTECTION FENCING	1 / L9
	TREES TO BE REMOVED	
	EXISTING PROPERTY LINE	
	LIMIT OF DISTURBANCE	
	25' BOUNDARY	
	SINKHOLE BUFFER	

0 25' 50' 100' 150'

SCALE: FEET

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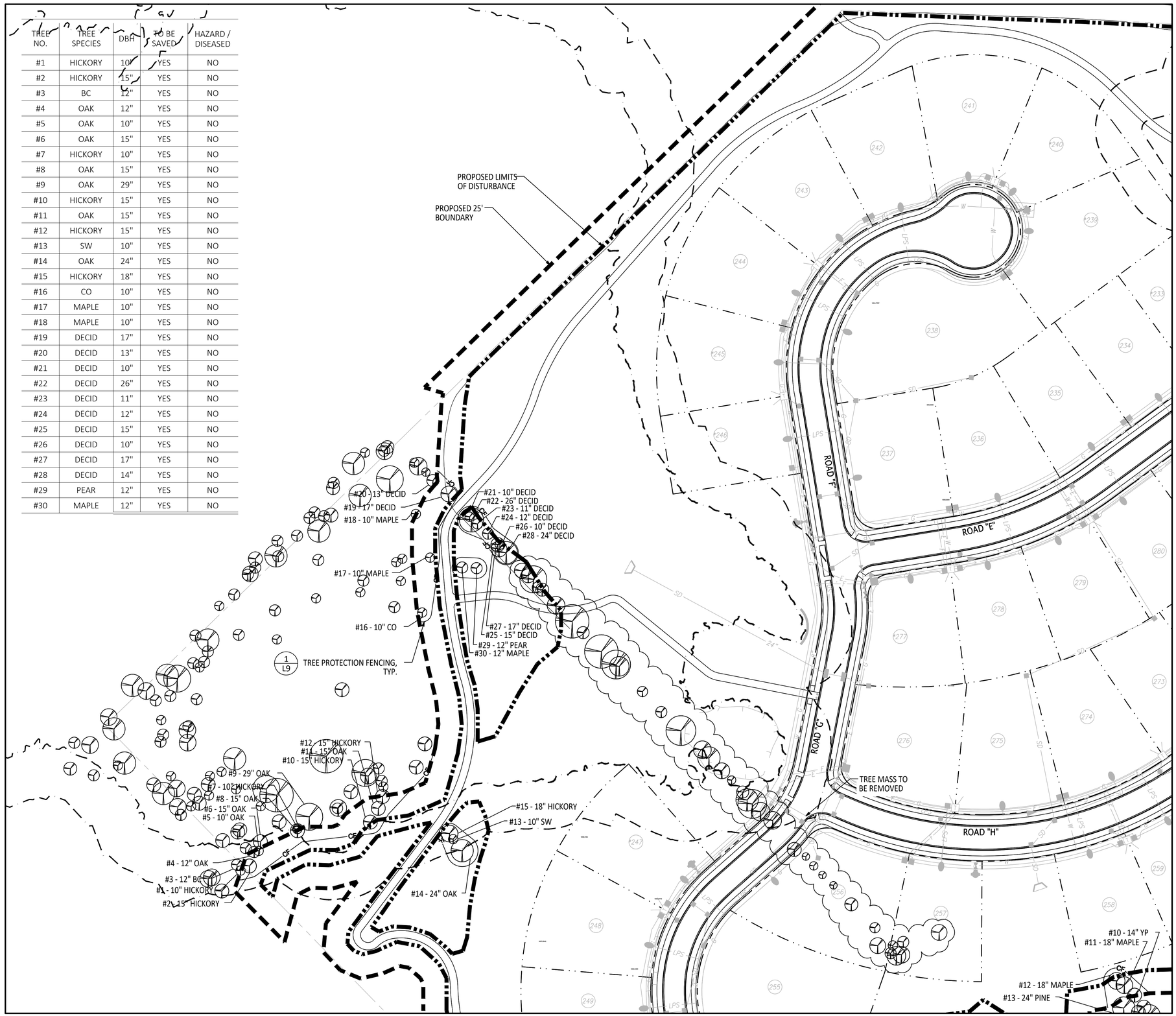
TREE PRESERVATION AND REMOVAL PLAN

JOB NO: 250.009
DATE: 05/11/2026

L2

PRELIMINARY PLAT

TREE NO.	TREE SPECIES	DBH	TO BE SAVED	HAZARD / DISEASED
#1	HICKORY	10"	YES	NO
#2	HICKORY	15"	YES	NO
#3	BC	12"	YES	NO
#4	OAK	12"	YES	NO
#5	OAK	10"	YES	NO
#6	OAK	15"	YES	NO
#7	HICKORY	10"	YES	NO
#8	OAK	15"	YES	NO
#9	OAK	29"	YES	NO
#10	HICKORY	15"	YES	NO
#11	OAK	15"	YES	NO
#12	HICKORY	15"	YES	NO
#13	SW	10"	YES	NO
#14	OAK	24"	YES	NO
#15	HICKORY	18"	YES	NO
#16	CO	10"	YES	NO
#17	MAPLE	10"	YES	NO
#18	MAPLE	10"	YES	NO
#19	DECID	17"	YES	NO
#20	DECID	13"	YES	NO
#21	DECID	10"	YES	NO
#22	DECID	26"	YES	NO
#23	DECID	11"	YES	NO
#24	DECID	12"	YES	NO
#25	DECID	15"	YES	NO
#26	DECID	10"	YES	NO
#27	DECID	17"	YES	NO
#28	DECID	14"	YES	NO
#29	PEAR	12"	YES	NO
#30	MAPLE	12"	YES	NO



SEE SHEET L1 FOR TREE PRESERVATION AND REMOVAL NOTES

TREE ABBREVIATIONS

DH	DECIDUOUS HOLLY
DECID	UNKNOWN DECIDUOUS
YP	YELLOW POPLAR
BC	BLACK CHERRY
CO	CHESTNUT OAK
CE	CEDAR ELM
SW	SOURWOOD
HK	HACKBERRY
PER	PERSIMMON
BW	BLACK WALNUT
AB	AMERICAN BEECH

TREE PRESERVATION AND REMOVAL LEGEND

	RIGHT OF WAY	
	EXISTING TREE	
CF	TREE PROTECTION FENCING	1 / L9
	TREES TO BE REMOVED	
	EXISTING PROPERTY LINE	
	LIMIT OF DISTURBANCE	
	25' BOUNDARY	
	SINKHOLE BUFFER	

0 25' 50' 100' 150'

SCALE: FEET

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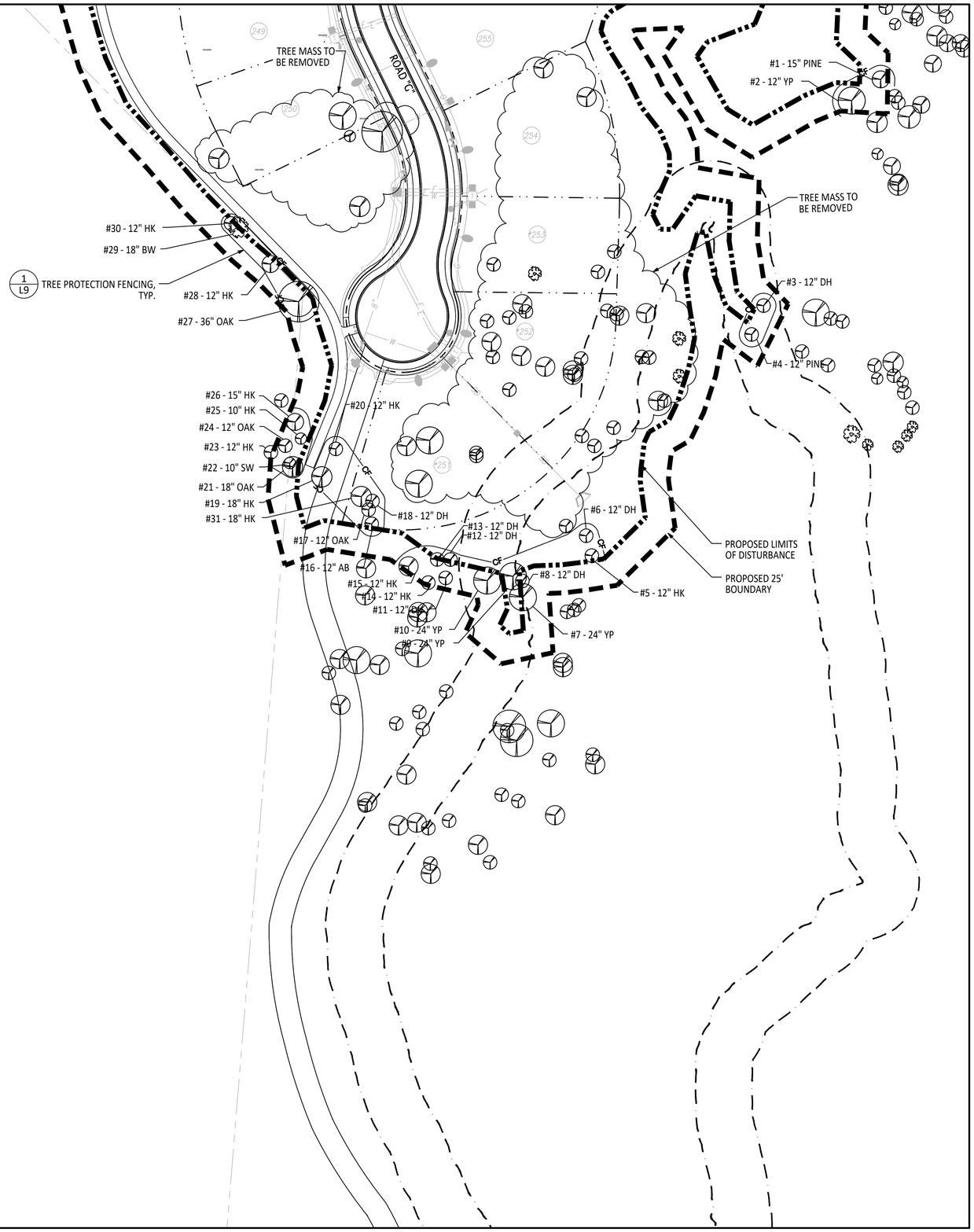
TREE PRESERVATION AND REMOVAL PLAN

JOB NO: 250.009
DATE: 05/11/2026

L3

PRELIMINARY PLAT

TREE NO.	TREE SPECIES	DBH	TO BE SAVED	HAZARD / DISEASED
#1	PINE	15"	YES	NO
#2	YP	12"	YES	NO
#3	DH	12"	YES	NO
#4	PINE	12"	YES	NO
#5	K	12"	YES	NO
#6	DH	12"	YES	NO
#7	YP	24"	YES	NO
#8	DH	12"	YES	NO
#9	YP	29"	YES	NO
#10	YP	24"	YES	NO
#11	DH	12"	YES	NO
#12	DH	12"	YES	NO
#13	DH	12"	YES	NO
#14	HK	12"	YES	NO
#15	HK	12"	YES	NO
#16	AB	12"	YES	NO
#17	OAK	12"	YES	NO
#18	DH	12"	YES	NO
#19	HK	18"	YES	NO
#20	HK	12"	YES	NO
#21	OAK	18"	YES	NO
#22	SW	10"	YES	NO
#23	HK	12"	YES	NO
#24	OAK	12"	YES	NO
#25	HK	10"	YES	NO
#26	HK	15"	YES	NO
#27	OAK	36"	YES	NO
#28	HK	12"	YES	NO
#29	BW	18"	YES	NO
#30	HK	12"	YES	NO
#31	HK	18"	YES	NO



SEE SHEET L1 FOR TREE PRESERVATION AND REMOVAL NOTES

TREE ABBREVIATIONS

DH	DECIDUOUS HOLLY
DECID	UNKNOWN DECIDUOUS
YP	YELLOW POPLAR
BC	BLACK CHERRY
CO	CHESTNUT OAK
CE	CEDAR ELM
SW	SOURWOOD
HK	HACKBERRY
PER	PERSIMMON
BW	BLACK WALNUT
AB	AMERICAN BEECH

TREE PRESERVATION AND REMOVAL LEGEND

	RIGHT OF WAY
	EXISTING TREE
CF	TREE PROTECTION FENCING (1/L9)
	TREES TO BE REMOVED
	EXISTING PROPERTY LINE
	LIMIT OF DISTURBANCE
	25' BOUNDARY
	SINKHOLE BUFFER

0 25' 50' 100' 150'

SCALE: FEET

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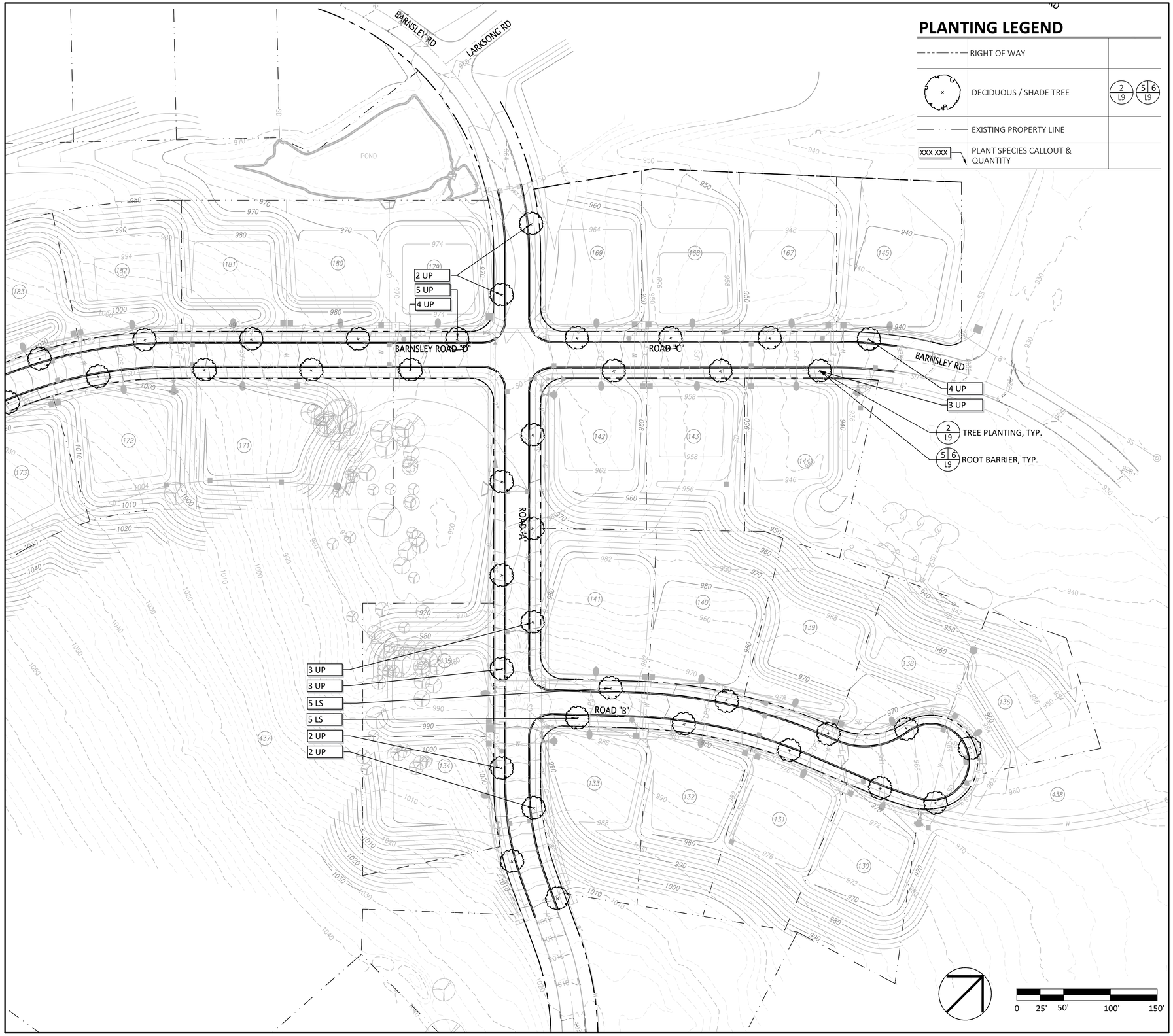
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TREE PRESERVATION AND REMOVAL PLAN

JOB NO: 250.009
DATE: 05/11/2026

L4

PRELIMINARY PLAT



PLANTING LEGEND

RIGHT OF WAY	
DECIDUOUS / SHADE TREE	2 L9 ; 5 6 L9
EXISTING PROPERTY LINE	
XXX XXX PLANT SPECIES CALLOUT & QUANTITY	

PLANTING NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
2. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED WITHIN THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z-60.1).
3. ALL NEW PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED UNLESS OTHERWISE NOTED ON PLANT SCHEDULE.
4. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
5. QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE TO BE PROVIDED. THE CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR PROVIDING THE PLANT QUANTITIES LISTED IN THE PLAN SCHEDULE. THESE QUANTITIES REPRESENT A MINIMUM OF PLANTS REQUIRED TO MEET CODE REQUIREMENTS ON SITE.
6. ALL NEW TREES SHALL BE TAGGED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO PREVIOUS GRADE. SEE TREE PLANTING DETAIL.
8. STAKE LOCATION OF ALL PROPOSED TREES, PLANTS, & PLANT BED EDGES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
9. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED, PRUNED AND FERTILIZED PER THE SPECIFICATIONS.
10. ALL LAWN AREAS DISTURBED BY CONSTRUCTION OPERATIONS INSIDE AND OUTSIDE THE LIMIT OF WORK SHALL RECEIVE FOUR INCHES (4") TOPSOIL AND SEED AS SPECIFIED
11. ALL TREE QUANTITIES SHALL REMAIN CONSISTENT THROUGHOUT THE INSTALLATION PROCESS. IF A TREE LOCATION CONFLICTS WITH ADDITIONAL DESIGN ELEMENTS THAT TREE MAY BE RELOCATED. NO PROPOSED TREES SHALL BE REMOVED FROM THE SITE SO AS TO ADEQUATELY MEET CODE REQUIREMENTS.
12. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
13. PLANTS MAY NEED TO BE SHIFTED IN THE FIELD BASED ON EXISTING CONDITIONS. COORDINATE WITH THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO ANY CHANGES.
14. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, AND BRANCHING HABIT ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
15. CONTRACTOR TO COMPLETE WORK WITHIN SCHEDULE ESTABLISHED BY OWNER.
16. CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL MATERIALS FROM DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE INTERIM MAINTENANCE (WATERING, PRUNING, FERTILIZING, GUYING, MOWING, TRIMMING, ADEQUATE DRAINAGE OF PONDING AREAS, EDGING, WEEDING, MULCHING, AND GENERAL LANDSCAPE CLEAN-UP) UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE OWNER'S REPRESENTATIVE. APPLICATION OF INSECTICIDES/HERBICIDES MUST BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO USE ON SITE.
17. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION REGARDING;
    - EROSION AND SEDIMENT CONTROL.
    - LOCATIONS OF EXISTING AND PROPOSED STRUCTURES, PAVING, DRIVEWAYS, CUT AND FILL AREAS, AND RETENTION AREAS.
    - LIMITS OF CONSTRUCTION.
    - LOCATIONS OF EXISTING AND PROPOSED UTILITIES OR EASEMENTS.
18. ALL AREAS TO BE SEEDED SHALL RECEIVE SOIL PREPARATION AS SPECIFIED PRIOR TO SEEDING, UNLESS OTHERWISE NOTED ON PLAN.
19. PREPARE ALL PLANTING STRIPS WITH PLANTING SOIL TO A MINIMUM DEPTH MATCHING THE DEPTH OF ROOT BALLS. PLANTING SOIL SHALL BE CONTINUOUS THROUGHOUT ENTIRE PLANTING STRIP.
20. ALL TREE PROTECTION FENCING SHALL BE TDOT HIGH VISIBILITY CONSTRUCTION FENCE (707.0811). REFER TO TDOT STANDARD DRAWING S-F-1.
21. STREET TREES TO BE PLANTED IN THE LANDSCAPE STRIP EQUIDISTANT FROM BACK OF CURB AND SIDEWALK.
22. ALL TREE SPACING IS ROUGHLY 100'-0". IDENTIFY UTILITIES AND ADDITIONAL DESIGN ELEMENTS PRIOR TO PLANTING TO AVOID CONFLICTS.

0 ?? ??
SCALE: FEET

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PLANTING PLAN

JOB NO: 250.009
DATE: 05/11/2026

L5

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

SEE SHEET L5 FOR PLANTING NOTES

PLANTING LEGEND

	RIGHT OF WAY	
	DECIDUOUS / SHADE TREE	2/L9, 5 6/L9
	EXISTING PROPERTY LINE	
XXX XXX	PLANT SPECIES CALLOUT & QUANTITY	

2/L9 TREE PLANTING, TYP.

5 6/L9 ROOT BARRIER, TYP.

9 QN

9 QN

1 UP

9 QP

7 QP

7 UP

7 UP

ROAD "E"

ROAD "H"

ROAD "I"

BARNSLEY RD

BARNSLEY ROAD "B"

POND

EXISTING WATER FEATURE AND LANDSCAPING

0 25' 50' 100' 150'

SCALE: FEET

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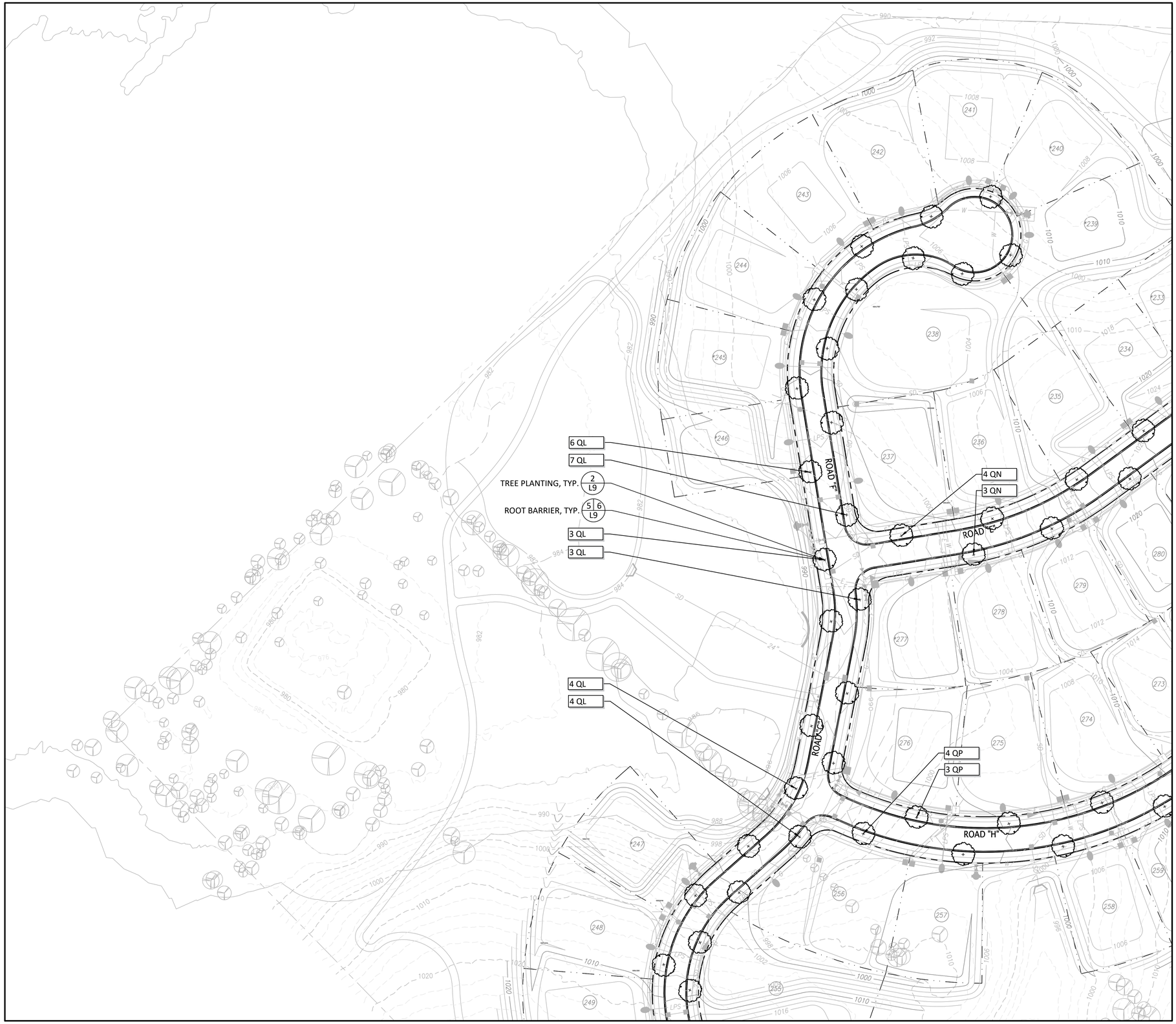
PLANTING PLAN

JOB NO: 250.009
DATE: 05/11/2026

L6

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



SEE SHEET L5 FOR PLANTING NOTES

PLANTING LEGEND

	RIGHT OF WAY	
	DECIDUOUS / SHADE TREE	2 L9 / 5 6 L9
	EXISTING PROPERTY LINE	
XXX XXX	PLANT SPECIES CALLOUT & QUANTITY	

0 25' 50' 100' 150'

SCALE: FEET

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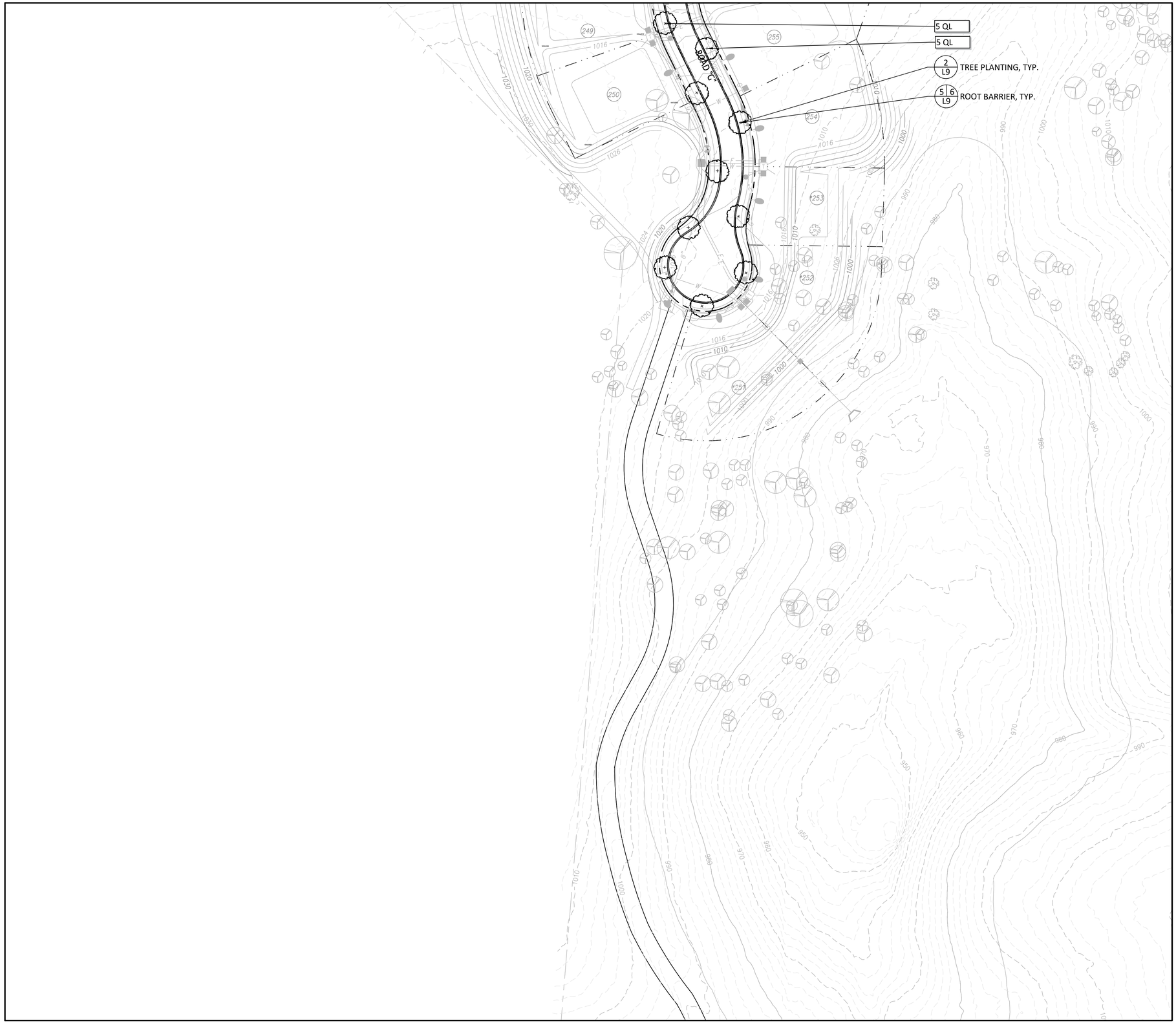
PLANTING PLAN

JOB NO: 250.009
DATE: 05/11/2026

L7

PRELIMINARY PLAT

File Name: ${FILE}$
Plot Date: ${DATE}$



SEE SHEET L5 FOR PLANTING NOTES

PLANTING LEGEND

	RIGHT OF WAY	
	DECIDUOUS / SHADE TREE	2 L9 / 5 6 L9
	EXISTING PROPERTY LINE	
XXX XXX	PLANT SPECIES CALLOUT & QUANTITY	

0 ?? ??
SCALE: FEET

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PLANTING PLAN

JOB NO: 250.009
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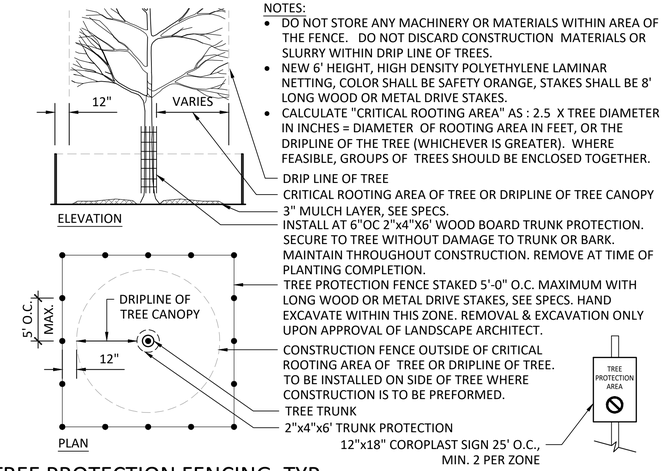
L8

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

PLANT SCHEDULE

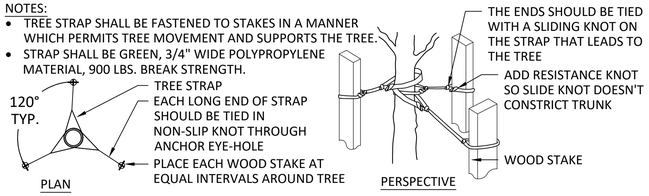
QTY	ZONE	ABBREV.	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	SPACING	NOTES
DECIDUOUS SHADE TREES							
10		LS	*Liquidambar styraciflua* 'Rotundiloba'	Sweet Gum	2" CAL.	SEE PLANTING PLAN	B&B; STRONG CENTRAL LEADER
37		QL	*Quercus lyrata* 'Highbeam'	Highbeam Overcup Oak	2" CAL.		
25		QN	*Quercus nuttalli* 'Highpoint'	Highpoint Nuttall Oak	2" CAL.		
23		QP	*Quercus phellos* 'Kingpin'	Kingpin Willow Oak	2" CAL.		
43		UP	*Ulums parvifolia* 'Emer II'	Chinese Allee Elm	2" CAL.		
138		**TOTAL**					



NOTES:
- DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN AREA OF THE FENCE. DO NOT DISCARD CONSTRUCTION MATERIALS OR SLURRY WITHIN DRIP LINE OF TREES.
- NEW 6' HEIGHT, HIGH DENSITY POLYETHYLENE LAMINAR NETTING, COLOR SHALL BE SAFETY ORANGE, STAKES SHALL BE 8' LONG WOOD OR METAL DRIVE STAKES.
- CALCULATE "CRITICAL ROOTING AREA" AS : 2.5 X TREE DIAMETER IN INCHES = DIAMETER OF ROOTING AREA IN FEET, OR THE DRIPLINE OF THE TREE (WHICHEVER IS GREATER). WHERE FEASIBLE, GROUPS OF TREES SHOULD BE ENCLOSED TOGETHER.

1 TREE PROTECTION FENCING, TYP.
N.T.S.

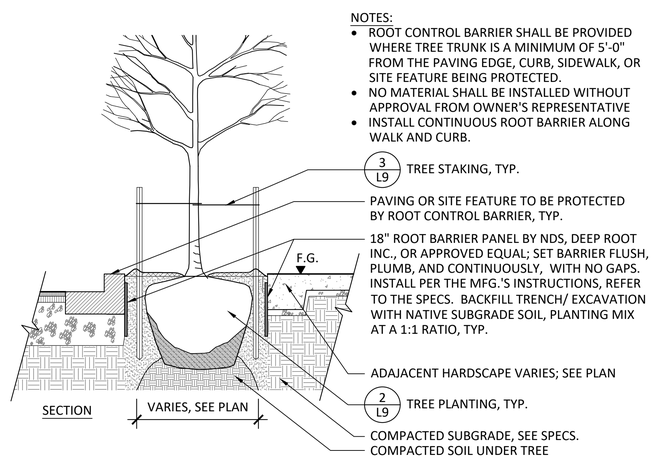
NOTES:
- TREE STRAP SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.
- STRAP SHALL BE GREEN, 3/4" WIDE POLYPROPYLENE MATERIAL, 900 LBS. BREAK STRENGTH.



4 TREE STRAPPING, TYP.
N.T.S.

TOTAL ESTIMATED ROOT BARRIER: 2,760 LF

5 ROOT BARRIER - PLAN
N.T.S.

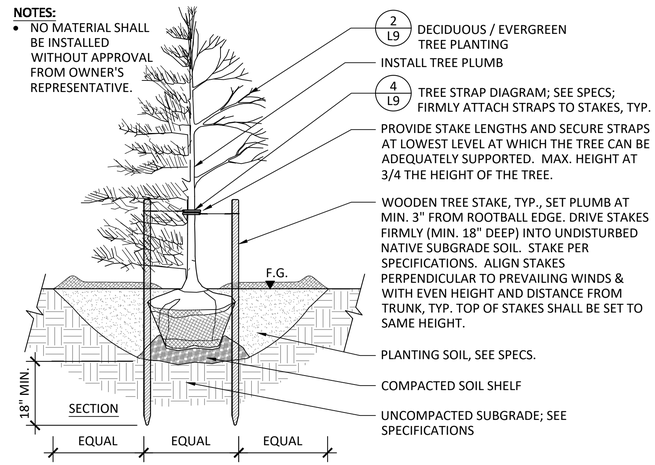


6 ROOT BARRIER - SECTION
N.T.S.

NOTES:
1. THE ROOT SYSTEM SHALL BE WRAPPED AS SOLID UNITS WITH EARTH FIRMLY INTACT USING UNTREATED 8 oz. NATURAL BIO-DEGRADABLE FABRIC BURLAP AND CORD / TWINE; FIRMLY LACED WITH STOUT.
2. NO MATERIAL SHALL BE INSTALLED WITHOUT EXPLICIT APPROVAL FROM THE OWNER'S REP. OR L.A.

2 TREE PLANTING, TYP.
N.T.S.

NOTES:
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.



3 TREE STAKING, TYP.
N.T.S.

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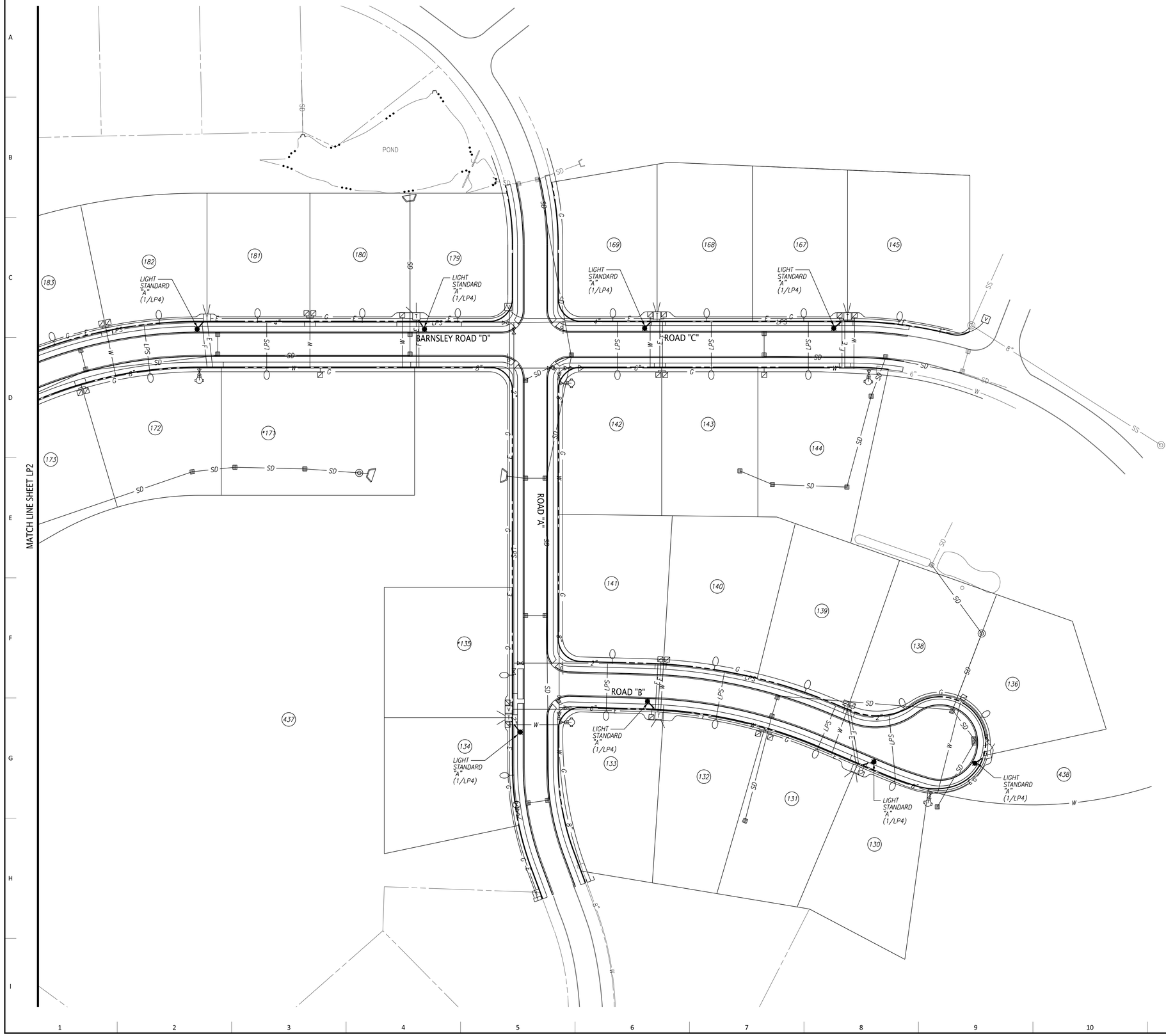
PLANTING DETAILS

JOB NO:	250.009
DATE:	05/11/2026

L9

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$



LIGHTING NOTES:

1. CONTRACTOR TO ENSURE VOLTAGE DROP ON WIRES DOES NOT EXCEED 5% OF THE TOTAL VOLTAGE RATING.
2. WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES. WHERE A CONFLICT EXISTS BETWEEN APPLICABLE CODES, CONTACT THE AUTHORITY HAVING JURISDICTION FOR CLARIFICATION.
3. ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS & FEES RELATIVE TO THE INSTALLATION OF HIS OR HER WORK.
4. CONTRACTOR SHALL FURNISH AND INSTALL SPECIFIED EQUIPMENT OR APPROVED EQUAL. ADDITIONAL EQUIPMENT SUCH AS JUNCTION BOXES, HANGERS, OR FITTINGS MAY BE REQUIRED FOR A COMPLETE AND WORKING ELECTRICAL SYSTEM, WHETHER OR NOT SUCH EQUIPMENT IS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE MATERIAL, LABOR, AND EQUIPMENT REQUIRED FOR A COMPLETE AND WORKING INSTALLATION.
5. LOCATE JUNCTION BOXES, TRANSFORMERS, VAULTS, ETC. OUTSIDE OF PAVED AREAS EXCEPT WHERE OTHERWISE NOTED.
6. SECONDARY ELECTRICAL EQUIPMENT AND CONNECTIONS SHALL BE UNDERWRITER'S LABORATORY (UL) LISTED AND LABELED.
7. ELECTRICAL CONDUCTORS SHALL BE TYPE THWN-2 OR APPROVED EQUAL EXCEPT WHERE OTHERWISE NOTED.
8. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC EXCEPT WHERE OTHERWISE NOTED. EXPOSED CONDUIT, SUCH AS RISERS, SHALL BE SCH 80 PVC OR RGS THAT EXTENDS A MINIMUM OF 18 INCHES BELOW GRADE.
9. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY POTHOLING AND BY CONTACTING THE UTILITY COMPANIES INVOLVED.
10. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
11. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
12. UTILITIES CAN BE LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM, AT 1-800-351-1111.
13. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
14. UTILITIES SHALL BE INSTALLED AFTER GRADING IS COMPLETED AND APPROVED AND BEFORE ANY PAVEMENT IS INSTALLED.
15. ADEQUATE DRAINAGE, EROSION, AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S FAILURE TO MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. REFERENCE SHEET C22 FOR STORM NOTES.
17. REFERENCE SHEET C26 FOR WATER NOTES.
18. REFERENCE SHEET C32 FOR SANITARY SEWER NOTES.
19. REFERENCE SHEET C26 FOR UTILITY OWNER INFORMATION.
20. REFERENCE SHEET C46 FOR CONDUIT NOTES.

LEGEND:

- PROPOSED LIGHT POLE
- PROPOSED LIGHT CONDUIT

0 50 100
SCALE: FEET

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11800 KINGSTON PIKE
KNOXVILLE, TN 37934
SUSIE LASH
865.777.9191

NO.	DATE	REVISION	BY

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

LIGHTING PLAN

DERICK WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
Derick Williams
05/11/2026
No. 134698
STATE OF TENNESSEE

JOB NO: 250.009
DATE: 05/11/2026

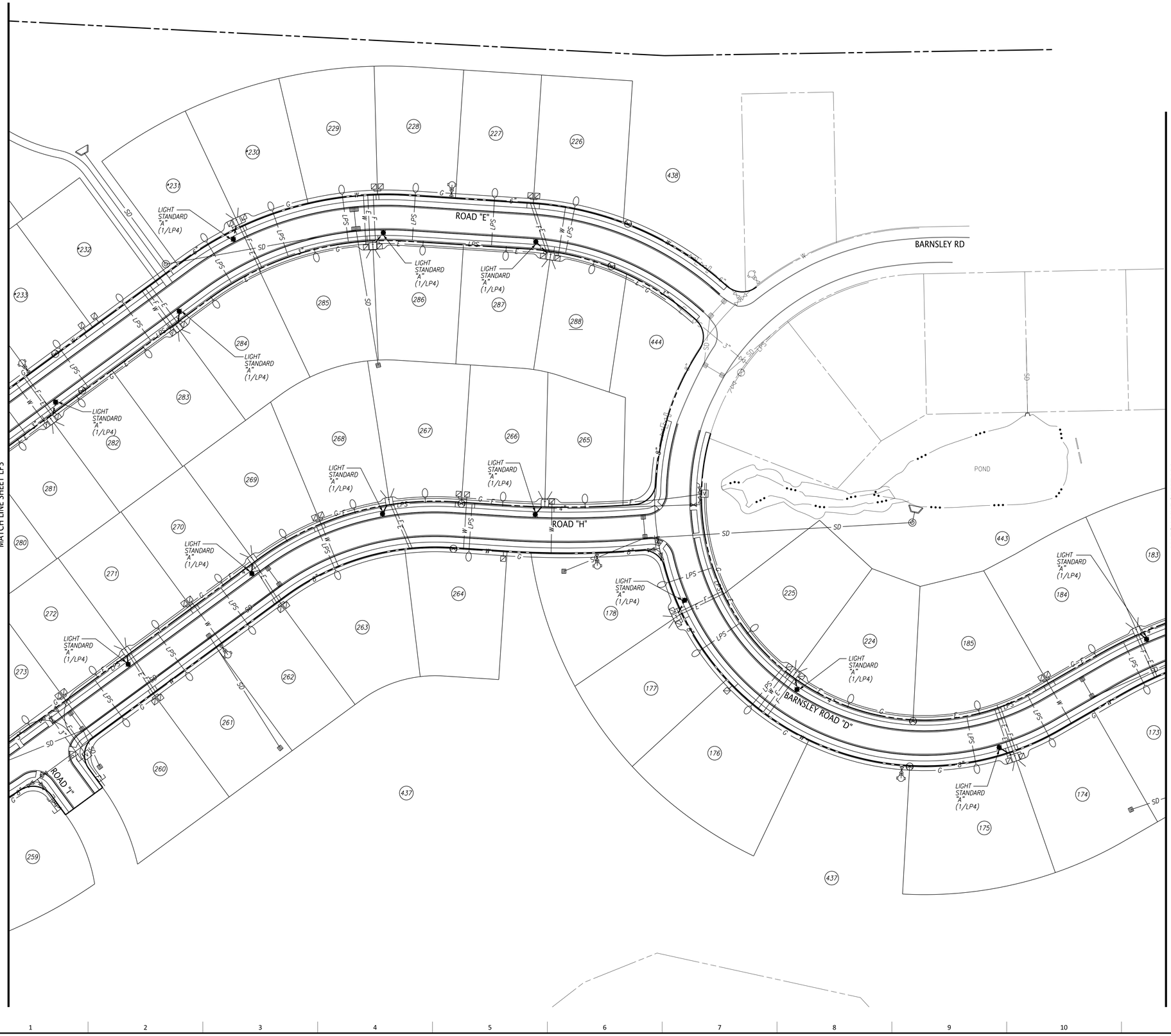
LP1

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO LP1 FOR LIGHTING NOTES AND LEGEND.



0 50 100
SCALE: FEET

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SUSIE LASH
865.777.9191

NO.	DATE	REVISION	BY

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

LIGHTING PLAN

DERICK WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 134698
STATE OF TENNESSEE
Derick Williams 05/11/2026

JOB NO: 250.009
DATE: 05/11/2026

LP2

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

NOTES:

1. REFER TO LP1 FOR LIGHTING NOTES AND LEGEND.



0 50 100
SCALE: FEET

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KNOXVILLE, TN 37934
SUSIE LASH
865.777.9191

NO.	DATE	REVISION	BY

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

LIGHTING PLAN

DERICK WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
Derick Williams
05/11/2026
NO. 124099
STATE OF TENNESSEE

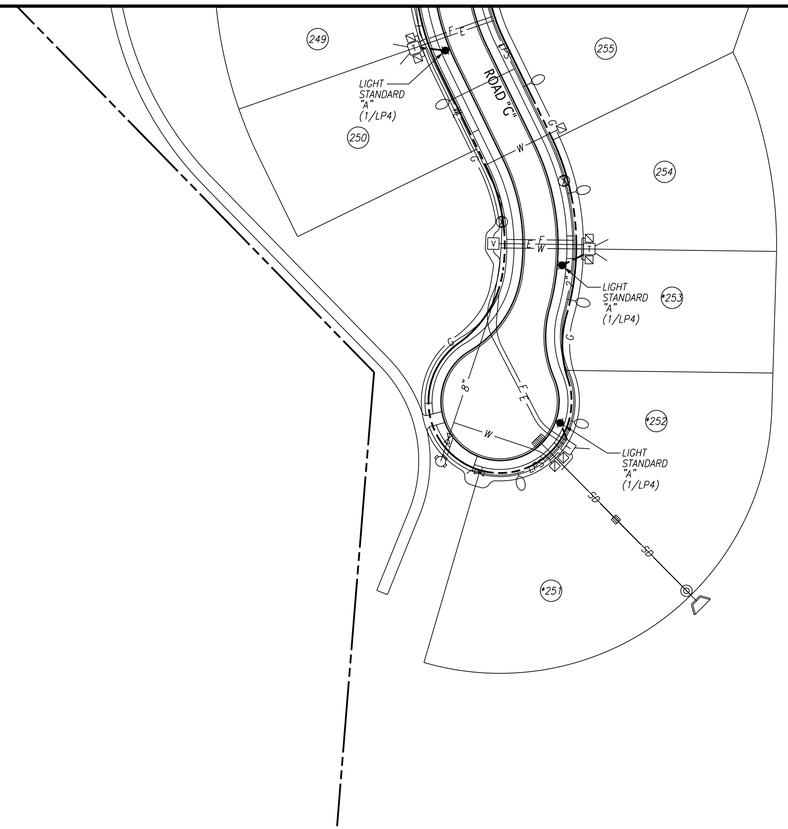
JOB NO: 250.009
DATE: 05/11/2026

LP3

PRELIMINARY PLAT

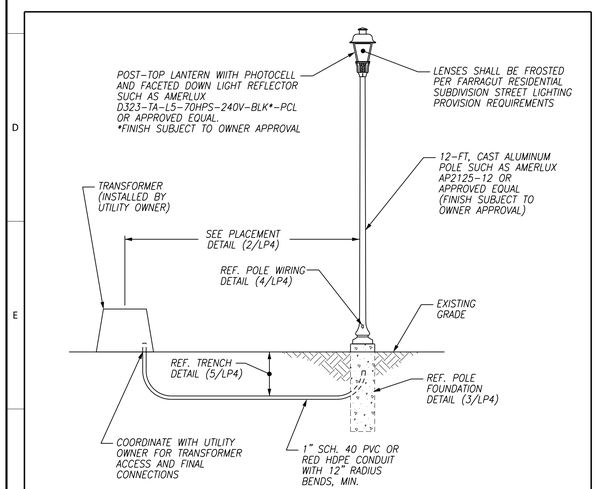
File Name: $FILE$
Plot Date: $DATE$

MATCH LINE SHEET LP3

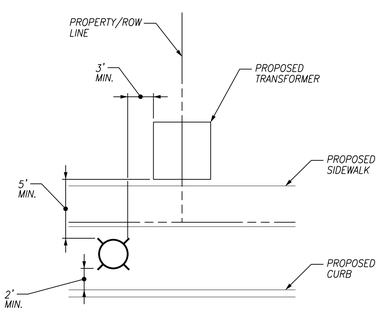


NOTES:

1. REFER TO LP1 FOR LIGHTING NOTES AND LEGEND.



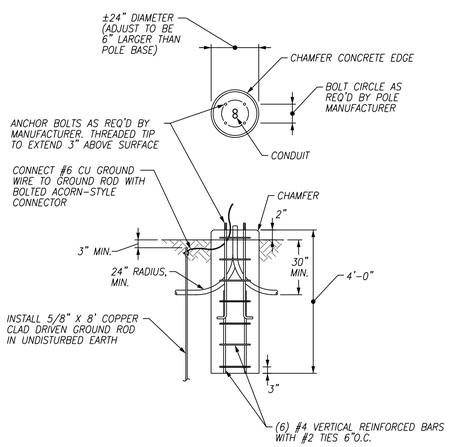
1 / LP4 LIGHT STANDARD "A" DETAIL
NTS



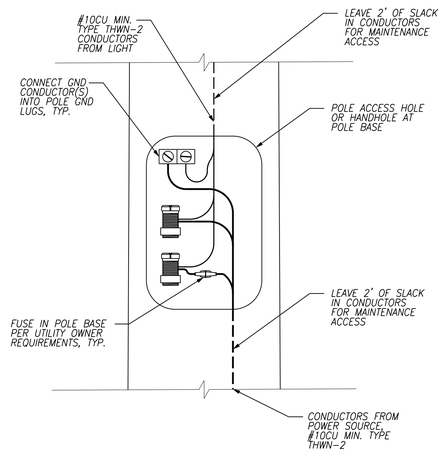
NOTES:

1. FINAL LOCATION OF LIGHT SUBJECT TO APPROVAL BY LIGHT AND UTILITY OWNERS. CONTRACTOR TO STAKE PROPOSED LIGHT AND COORDINATE APPROVAL WITH APPROPRIATE REPRESENTATIVES PRIOR TO INSTALLATION.

2 / LP4 LIGHT STANDARD PLACEMENT DETAIL
NTS



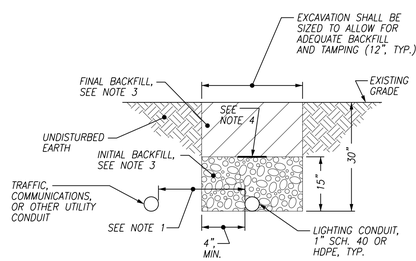
3 / LP4 POLE FOUNDATION DETAIL
NTS



4 / LP4 POLE WIRING DETAIL
N.T.S.

NOTES:

1. MAINTAIN 12" MINIMUM SPACING BETWEEN LIGHTING CONDUIT AND OTHER DUCTS EXCEPT WHERE ALL PARTIES INVOLVED AGREE THAT SPACING MAY BE REDUCED.
2. INITIAL BACKFILL SHALL BE CLEAN, WELL-TAMPED EARTH OR GRAVEL FREE OF ANY HARD MATERIALS LARGER THAN 3/4" OR OTHER MATERIALS THAT COULD DAMAGE CONDUIT. FINAL BACKFILL TO SUBGRADE SHALL BE CLEAN, WELL-TAMPED EARTH OR GRAVEL FREE OF HARD MATERIALS LARGER THAN 3".
3. INSTALL 4" WIDE, RED, UNDERGROUND WARNING TAPE ABOVE CONDUIT.
4. REFER TO TDOT STANDARD DRAWING T-L-4 FOR CONDUIT BURIED IN ROCK.



5 / LP4 TYPICAL LIGHTING TRENCH
NTS

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SUSIE LASH
865.777.9191

NO.	DATE	BY

REVISION

BRIDGEMORE SUBDIVISION
PHASE 3B & 4
FARRAGUT, TN

LIGHTING PLAN

DERICK WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
POWER & ENERGY
No. 124998
Derick Williams
05/11/2026
STATE OF TENNESSEE

JOB NO: 250.009
DATE: 05/11/2026

LP4

PRELIMINARY PLAT

File Name: $FILE$
Plot Date: $DATE$

Agenda Number: IV.E. **Meeting Date: May 21, 2026**

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion and public hearing on Resolution PC-26-06, a resolution for Planning Commission recommendation on Ordinance 26-10, an ordinance to amend the Farragut Code of Ordinances, Appendix A - Zoning, Chapter 3. - Specific District Regulations, to replace Section V. - Rural Single-Family Acre Residential District (R-1-S-A), with the Rural Large-Lot Estate District (RLE)

Introduction & Background: This item was discussed at the April Planning Commission meeting. The staff noted that the proposed Rural Large-Lot Estate District (RLE) would replace the existing Rural Single-Family Acre Residential District (R-1-S-A). There are no properties in the Town currently zoned R-1-S-A, and it is a district that has outdated provisions and has not been used for many years.

Discussion & Recommendations: When this item was discussed at the April meeting, some comments were made about the RLE District promoting the preservation of natural areas. The staff added some language in Section F. *Development regulations*., to Ordinance 26-10 to help in this regard. Along with Ordinance 26-10, included in the packet is a copy of Resolution PC-26-06, which supports Ordinance 26-10. The staff recommends approval of Resolution PC-26-06.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: To approve Resolution PC-26-06.

RESOLUTION PC-26-06

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION FOR PLANNING COMMISSION RECOMMENDATION ON ORDINANCE 26-10, AN ORDINANCE TO AMEND THE FARRAGUT CODE OF ORDINANCES, APPENDIX A - ZONING, CHAPTER 3. - SPECIFIC DISTRICT REGULATIONS, TO REPLACE SECTION V. - RURAL SINGLE-FAMILY ACRE RESIDENTIAL DISTRICT (R-1-S-A), WITH THE RURAL LARGE-LOT ESTATE DISTRICT (RLE)

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on May 21, 2026;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 26-10.

ADOPTED this 21st day of May 2026.

_____
Ron Pinchok, Chairman

_____
Shannon Preston, Secretary

ORDINANCE: **Ordinance 26-10**
PREPARED BY: **Shipley**
REQUESTED BY: **Staff**
CERTIFIED BY FMPC: **May 21, 2026**
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE FARRAGUT CODE OF ORDINANCES, APPENDIX A - ZONING, CHAPTER 3. - SPECIFIC DISTRICT REGULATIONS, TO REPLACE SECTION V. - RURAL SINGLE-FAMILY ACRE RESIDENTIAL DISTRICT (R-1-S-A), WITH THE RURAL LARGE-LOT ESTATE DISTRICT (RLE)

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Code of Ordinances, Appendix A. – Zoning, Chapter 3. – Specific District Regulations, to replace Section V. – Rural Single-Family Acre Residential District (R-1-S-A), with the Rural Large-Lot Estate District (RLE);

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Code of Ordinances, Appendix A. – Zoning, Chapter 3. – Specific District Regulations, Section V. – Rural Single-Family Acre Residential District (R-1-S-A), is hereby replaced with the Rural Large-Lot Estate District (RLE) as follows:

SECTION 1.

Sec. V. Rural Large-Lot Estate District (RLE).

A. *General description.* The RLE District is established to help provide for the following:
   1. A very low-density residential development option that retains rural character.
   2. Protection of agricultural lands and natural resources.
   3. Reductions in public infrastructure and public services in comparison to more dense residential developments.

B. *Permitted uses and structures.*
   1. Detached single-family dwellings.
   2. Agricultural uses.
   3. Agricultural accessory uses and structures.
   4. Residential accessory uses and structures.

5. Customary Home Occupations, as regulated in Chapter 4.
6. Signs as regulated in the Farragut Code of Ordinances.
7. Utility uses.

C. *Area regulations.*

1. *Front Yard.* All structures, excluding fences, landscape structures, walls, entrance pillars, and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 35 feet.

   Landscape structures, walls, and entrance pillars shall be set back from the nearest point of any right-of-way a minimum of 10 feet. Fences may extend to the property lines provided no visibility obstructions are created where such fence is within a front yard. Drainage and utility easements must also be accessible and not affected by fence placement or type. Utility structures that serve more than one lot shall be within the right of way or the standard utility easement along property lines.

2. *Side yard.*
   a. All principal buildings used as a residence shall be set back a total on two sides of at least 50 feet, but not less than 20 feet on any one side;
   b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
   c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 10 feet.

3. *Rear yard.*
   a. All principal buildings used as a residence shall be setback a minimum of 25 feet;
   b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
   c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 10 feet.

4. *Lot width.*
   a. Each lot shall front on a public street for a minimum of 75 feet.

5. *Maximum lot coverage.*
   a. Total building coverage: 15 percent per lot.
   b. Total lot coverage: 25 percent per lot.

6. *Size regulations.* No non-agricultural accessory building shall exceed 30 percent of the footprint of the principal building that is used as a residence or 600 square feet in size, whichever is greater.
7. *Lot size.* The minimum lot size shall be two acres.

D. *Height regulations.*

1. No principal building shall exceed 2½ stories, or 35 feet in height.
2. Non-agricultural accessory structures shall not exceed 15 feet in height.
3. Agricultural structures are exempt from the height regulations.

E. *Off-street parking.* As regulated in Chapter 4.

F. *Development regulations*.

Due to the large lot acreage and lower development density associated with this district, the Planning Commission may waive or reduce certain development related requirements without the need for separate variances as part of their review of a concept plan and/or preliminary plat. Those development-related requirements where this may apply are listed below and would be considered only where a proposed layout takes into consideration the natural characteristics of the property and demonstrates substantial commitment to preserving rural character and natural areas, such as forested portions of a development.

1. *Open space*. The 10% open space requirement may be waived given the open space nature of this district.
2. *Street width*. The street width may be reduced from the local street standards given the lack of on-street parking and lot sizes. The minimum street width, however, must still comply with any Fire Code-related requirements applying to access.
3. *Street drainage*. Open ditch drainage may be permitted in lieu of curb and gutter if supported by the Town Engineer.
4. *Stormwater detention*. Depending on the property and the scale and/or arrangement of lots withing the development, stormwater detention may be waived or reduced if supported by the Town Engineer.
5. *Pedestrian facilities along spine streets*. Any development in the RLE District must include a plan for shared use paths with a focus on providing connections to abutting properties rather than such facilities being installed along the streets internal to the development. The requirement for a sidewalk along one side of the main spine street may be waived in lieu of connections provided through shared use paths. This would help lessen the amount of hardscape within the right of way and contribute to a more rural character while still promoting connectivity

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

_____
Ron Williams, Mayor

_____
Hailey Russell, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2026, with approval recommended.

_____
Ron Pinchok, Chairman

_____
Shannon Preston, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Agenda Number: V.A. **Meeting Date:** May 21, 2026

REPORT TO THE MUNICIPAL PLANNING COMMISSION

Prepared By: Mark Shipley, Community Development Director

Subject: Discussion on a request to amend the Farragut Zoning Map for a portion of the property located at 817 Virtue Road from S-1 (Community Service) and Agricultural (A) to R-1 (Rural Single-Family Residential), 8.55 Acres (Benchmark Associates, Inc., Applicant)

Introduction & Background: This agenda item is for discussion purposes only and involves a request to rezone portions of the property at 817 Virtue Road to support a re-subdivision of the property into three lots. The property is bisected by Virtue Road and is impacted by the Virtue Road improvement project. Staff has met jointly with the applicant and the Town's design engineers for the Virtue Road improvement project so that any future re-subdivision (if the property is rezoned) will be coordinated with the road improvement project.

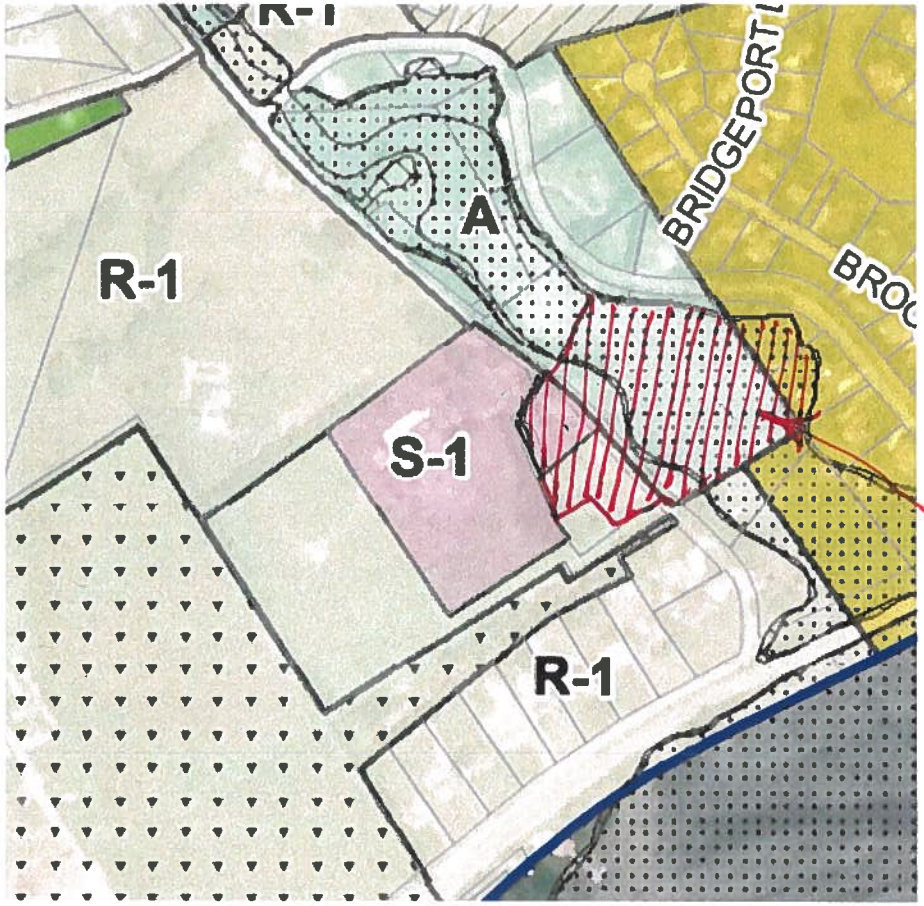
For information purposes only, the envisioned re-subdivision plat is included in the packet.

Discussion & Recommendations: The property is currently in three different zoning districts, as shown on the rezoning exhibit included in the packet. The northern portion is zoned S-1 (Community Service), the portion of the property on the east side of Virtue Road is zoned Agricultural (A), and the remainder of the property is zoned Rural Single-Family Residential (R-1).

The applicant is requesting to rezone the property so that it is all zoned R-1. The Future Land Use Map (FLUM) shows this property as Open Space Cluster Residential. The requested rezoning is consistent with the FLUM since the density in R-1 is the same as the Open Space Cluster Residential land use.

Recommended By: Mark Shipley, Community Development Director

Proposed Motion: For discussion purposes only.


R-1
A
R-1
S-1
R-1
BRIDGEPORT
BROO
REZONE TO R-1

Final Plat of Subdivision of the James J., Jr. & Deborah Ann Mathis Property

BEING LOCATED ON CONTROL MAP 162 PARCEL 054
SITUATED WITHIN THE SECOND WARD OF THE CITY OF FARRAGUT
WITHIN THE FIFTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE

Certificate of Ownership and General Dedication
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument Number 202005050073167, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

James J. Mathis Jr. Date

Deborah Ann Mathis Date

Certification of Category and Accuracy of Survey
I hereby certify that this is an accurate on the ground survey, made under my supervision; that this survey has been made using the latest recorded deed and any other information furnished by the title attorney; that there are no encroachments or projections other than those shown; that the survey is correct to the best of my knowledge and belief; & that this is a category __1__ survey, with a ratio of precision exceeding 1:10,000, and that said survey was prepared in compliance with current edition of the rules of Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.

Tennessee Registered Land Surveyor No. 1501 Date

Certificate of Electric, Gas, and Telephone Availability
This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within each subdivision.

Gas - KUB Date

Electric - LCUB Date

Telephone - **AT&T** Date

Certificate of Approval of Street Names
This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division Date

Certificate of Water and Sewer Availability
I hereby certify that every lot within this resubdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Signature, FUD Date

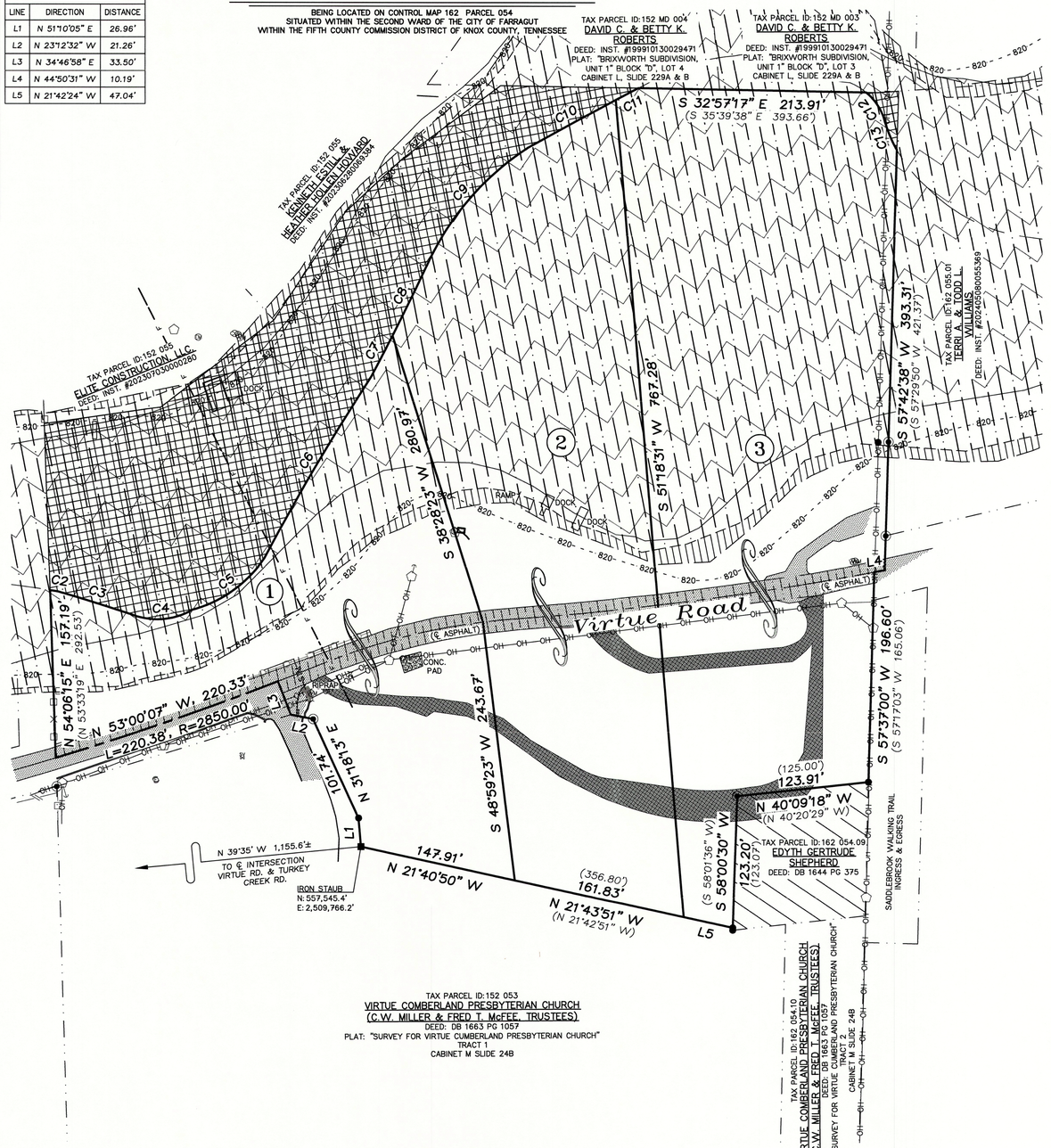
Certificate of Approval for Recording
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Secretary, Planning Commission Date

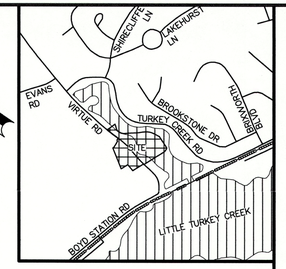
PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C2	970.33'	7.61'	S 24°30'19" E	7.61'
C3	1850.83'	70.33'	S 16°39'25" E	70.32'
C4	65.59'	60.76'	S 37°47'57" E	58.61'
C5	117.16'	84.74'	S 69°20'35" E	82.91'
C6	2290.32'	198.44'	N 86°33'30" E	198.38'
C7	2092.41'	42.77'	N 83°40'10" E	42.77'
C8	2092.41'	73.34'	N 82°04'47" E	73.34'
C9	256.91'	146.67'	S 83°15'38" E	144.69'
C10	3869.79'	94.50'	S 62°28'29" E	94.50'
C11	3869.79'	23.77'	S 61°35'57" E	23.77'
C12	55.21'	29.03'	S 21°13'17" W	28.70'
C13	131.41'	32.72'	S 34°01'29" W	32.64'

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 51°10'05" E	26.96'
L2	N 23°12'32" W	21.26'
L3	N 34°46'58" E	33.50'
L4	N 44°50'31" W	10.19'
L5	N 21°42'24" W	47.04'

AREA BEFORE:		AREA AFTER:	
PARCEL 054	372,313 ± SQ. FT. 8.547 ± ACRES	LOT 1	92,547 ± SQ. FT. 2.125 ± ACRES
		LOT 2	125,992 ± SQ. FT. 2.892 ± ACRES
		LOT 3	153,774 ± SQ. FT. 3.530 ± ACRES
TOTAL	372,313 ± SQ. FT. 8.547 ± ACRES	TOTAL	372,313 ± SQ. FT. 8.547 ± ACRES



Tennessee Coordinate System of 1983



NOTES

1) RECORD INFORMATION AS FOLLOWS:
OWNER: **JAMES J., Jr. & DEBORAH ANN MATHIS**
MAP: **162** INSERT: **N/A** GROUP: **N/A** PARCEL: **054.00**
DEED: **INSTRUMENT NO. 202005050073167**

ALL OF THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

2) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE CURRENT PARCEL INTO 3 LOTS, CONSISTING OF 8.547 ± ACRES.

3) NORTH NOTE :
TENNESSEE COORDINATE SYSTEM OF 1983
HORIZONTAL DATUM: NAD 83(2011) EPOCH: 2010
VERTICAL DATUM: NAVD88 GEOID: 2003

GNSS INFORMATION:
TDOT REFERENCE STATION: TN1A (E: 2,511,086.97' N: 592,902.24')
RTK GNSS EQUIPMENT: **LEICA GS??**/CARLSON BRX7
DATE(S) OF OBSERVATION: 22 NOVEMBER 2021, 14 FEBRUARY 2022, 30 SEPTEMBER 2025, 7 OCTOBER 2025, 20 FEBRUARY 2026
COMBINED SCALE FACTOR AT SITE: **0.99985002**
GNSS POSITIONAL QUALITY: H(0.11') V(0.20')
DISTANCES SHOWN HEREON: GROUND

4) FEMA FIRM INFORMATION:
FLOOD MAP NO. 47093C0356F (EFFECTIVE DATE: 2 MAY 2007)
- SPECIAL FLOOD HAZARD AREAS: ZONE X (OTHER AREAS) – OUTSIDE THE 0.2% ANNUAL, ZONE AE (REGULATORY FLOODWAY)

5) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811.

6) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.

7) SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.

8) SUBJECT PROPERTY IS ZONED R-1 "RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT" AND IS SUBJECT TO CURRENT ZONING REGULATIONS. SETBACKS AT TIME OF RECORDING BEING AS FOLLOWS:

FRONT: 35'
SIDE: 40' TOTAL, 15' ON 1 SIDE
REAR: 25'

9) A 5' UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT IS PROVIDED ON EACH SIDE OF INTERIOR LOT LINES. A 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT IS PROVIDED ON THE INSIDE OF ROAD RIGHTS OF WAYS AND LOT LINES ALONG THE PERIPHERY OF THE SUBDIVISION.

10) WHEN THE SURVEYOR COMPARES THE DESCRIPTIONS FOR THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES TO THE FIELD LOCATED PROPERTY CORNER MONUMENTATION, THERE IS A SUBSTANTIAL GAP BETWEEN THE SUBJECT PROPERTY AND THE ELITE CONSTRUCTION, LLC., KENNETH ESTILL & HEATHER HOLLEN HOWARD, TERRI A. & TODD L. WILLIAMS AND DAVID C. & BETTY K. ROBERTS PROPERTIES RESPECTIVELY. THIS IS SHOWN HEREON. ELITE CONSTRUCTION, LLC., KENNETH ESTILL & HEATHER HOLLEN HOWARD, TERRI A. & TODD L. WILLIAMS AND DAVID C. & BETTY K. ROBERTS WERE SENT A LETTER BY THIS SURVEYOR EXPLAINING THIS ON _____ 2026.

LEGEND

- IRON PIN FOUND
- IRON STAUB
- IRON PIN W/CAP
- (1) LOT NUMBERS
- (N 0°0'0" E) RECORD CALLS
- N 0°0'0" E PROPERTY CALLS
- WATER METER
- SEWER VALVE
- ELECTRIC MANHOLE
- LIGHT POLE
- POWER POLE & GUY WIRE
- F LIMITS OF FIS CROSS SECTION "A"
- OH OVERHEAD POWER LINE
- BARB WIRE FENCE LINE
- WOOD FENCE LINE
- WELD WIRE FENCE LINE
- GUARDRAIL
- 0.2% ANNUAL CHANCE FLOOD HAZARD LINE
- 1% ANNUAL CHANCE FLOOD HAZARD LINE
- PRESCRIPTIVE EASEMENT CREATED BY ROAD MAINTENANCE
- PROPERTY GAP
- INGRESS/EGRESS ACCESS EASEMENT (DEED BOOK 1644 PAGE 375)
- ASPHALT SURFACE
- DIRT DRIVEWAY
- LAKE LIMITS PER GIS

BENCHMARK ASSOCIATES, INC.
10308 Hardin Valley Road
Knoxville, Tennessee 37932
benchmark@bma-ls.com
Phone (865) 692-4090
Facsimile (865) 692-4091
Land Surveyors
Land Planners
Member: Tennessee Association of Professional Surveyors

Final Plat of Subdivision of the James J., Jr. & Deborah Ann Mathis Property
Site Address: Virtue Road Knoxville, Tennessee 37934

DATE: 4/1/26
SCALE: 1"=60'
DRAWN BY: MER
FILE NAME: 21272-RESUB
BM PROJECT NO.: 21-272

RESUBDIVISION PLAT

SHEET 1 of 1

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