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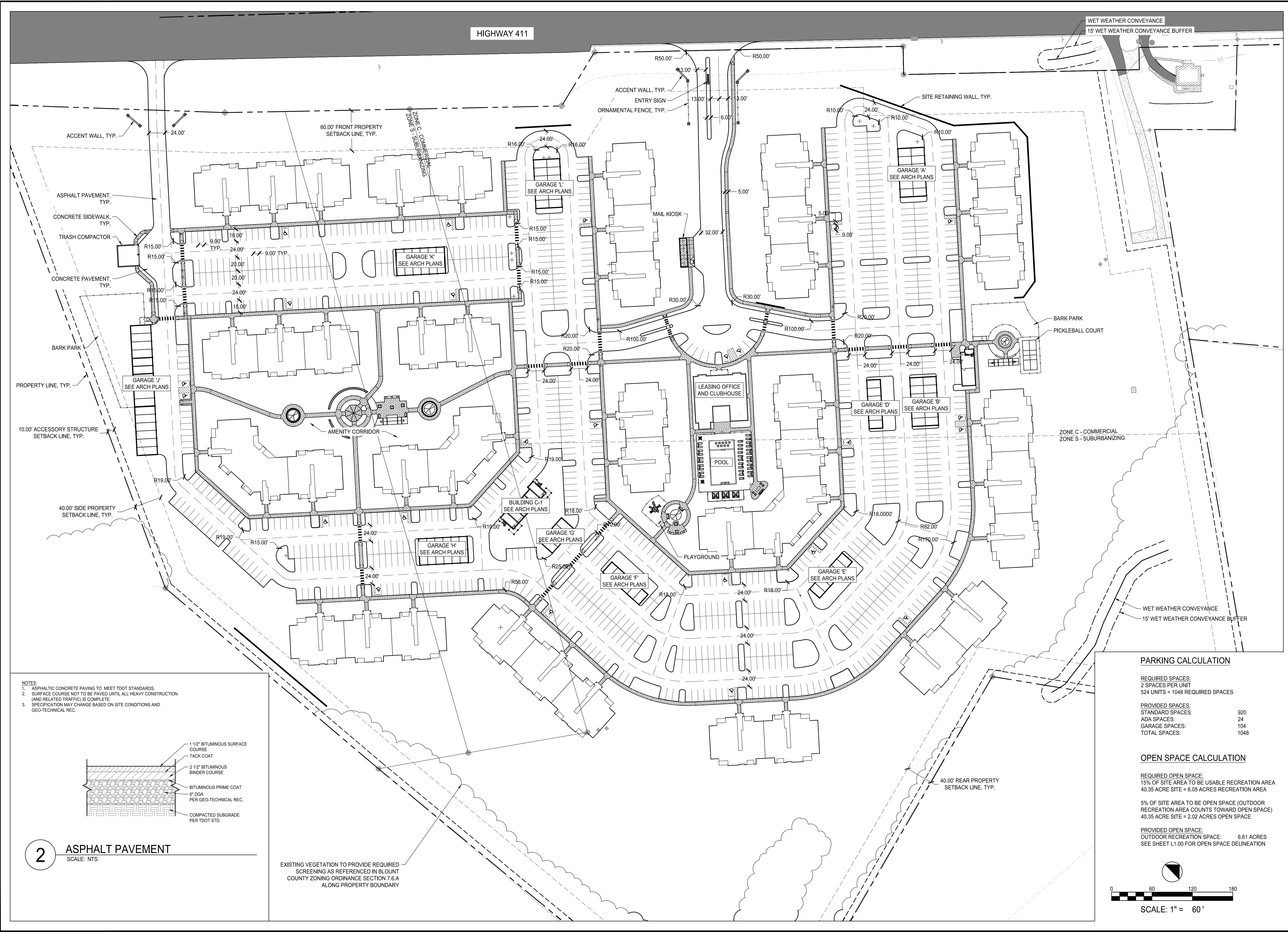
NOT FOR CONSTRUCTION

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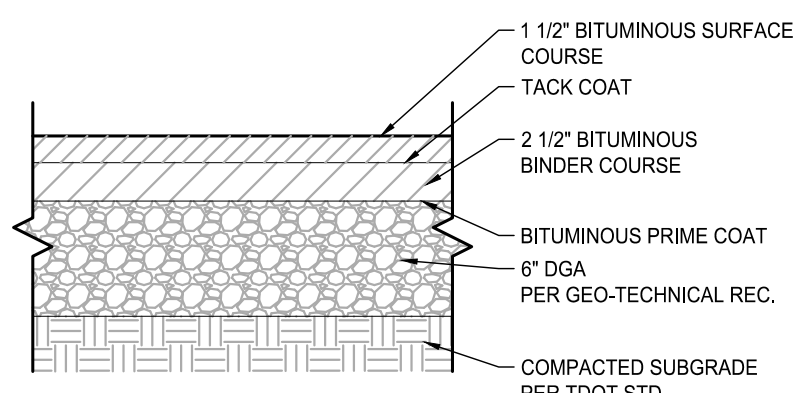
TN

HATHAWAY
BZA SET

GROSS RESIDENTIAL
BLOUNT COUNTY



- NOTES:**
1. ASPHALTIC CONCRETE PAVING TO MEET TDOT STANDARDS.
 2. SURFACE COURSE NOT TO BE PAVED UNTIL ALL HEAVY CONSTRUCTION (AND RELATED TRAFFIC) IS COMPLETE.
 3. SPECIFICATION MAY CHANGE BASED ON SITE CONDITIONS AND GEO-TECHNICAL REC.



2 ASPHALT PAVEMENT
SCALE: NTS

EXISTING VEGETATION TO PROVIDE REQUIRED SCREENING AS REFERENCED IN BLOUNT COUNTY ZONING ORDINANCE SECTION 7.6.A ALONG PROPERTY BOUNDARY

PARKING CALCULATION

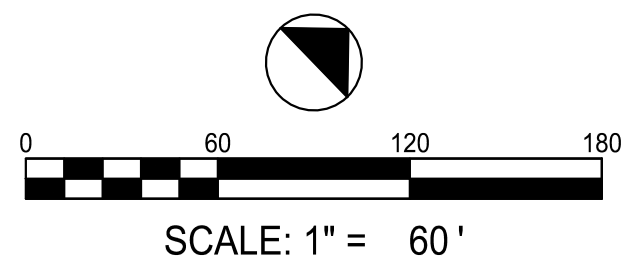
REQUIRED SPACES:	
2 SPACES PER UNIT	
524 UNITS = 1048 REQUIRED SPACES	
PROVIDED SPACES:	
STANDARD SPACES:	920
ADA SPACES:	24
GARAGE SPACES:	104
TOTAL SPACES:	1048

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE:
15% OF SITE AREA TO BE USABLE RECREATION AREA
40.35 ACRE SITE = 6.05 ACRES RECREATION AREA

5% OF SITE AREA TO BE OPEN SPACE (OUTDOOR RECREATION AREA COUNTS TOWARD OPEN SPACE)
40.35 ACRE SITE = 2.02 ACRES OPEN SPACE

PROVIDED OPEN SPACE:
OUTDOOR RECREATION SPACE: 6.61 ACRES
SEE SHEET L1.00 FOR OPEN SPACE DELINEATION



SUBMITTALS / REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE
**SITE LAYOUT SHEET
KEY**

PROJECT NO. 25174	DATE 05/08/2026
DRAWN BY AL	SCALE 1" = 60'
CHECKED BY CB	
SHEET NO.	

C1.00