

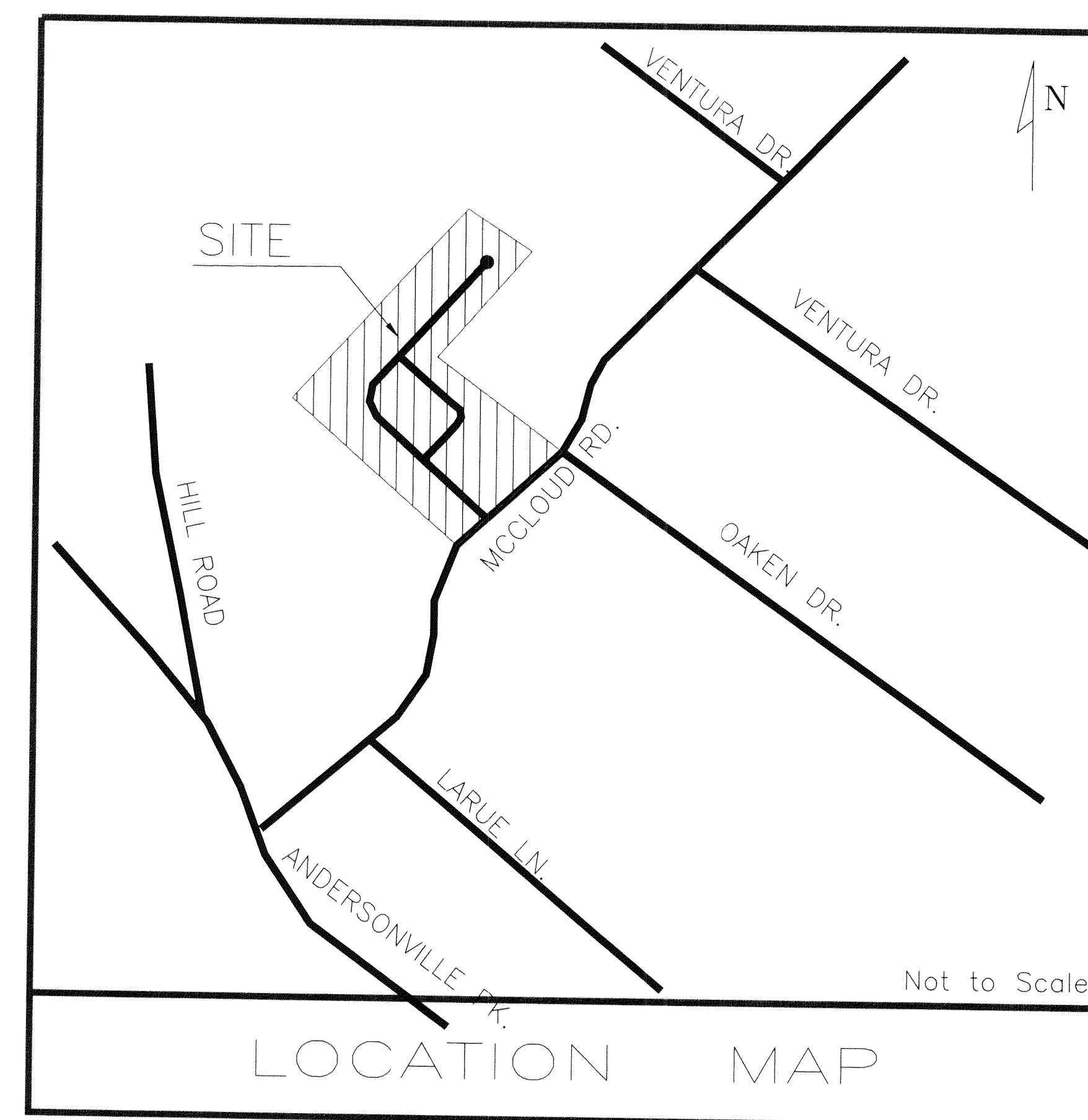
CONCEPT & DEVELOPMENT PLAN
FOR

MC CLOUD ROAD SUBDIVISION

CLT MAP 28, PARCELS 210.01, 211 & 212
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

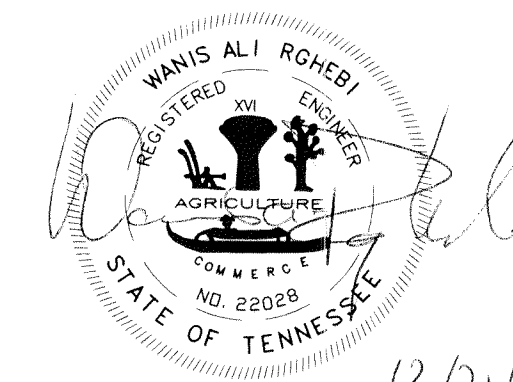
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN
4	GRADING & DRAINAGE PLAN
5	STORMWATER POLLUTION PREVENTION PLAN
6	DETAIL SHEET
7	WATER PLAN
8	SEWER PLAN



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
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DEVELOPER:

SOUTHLAND GROUP, INC.
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
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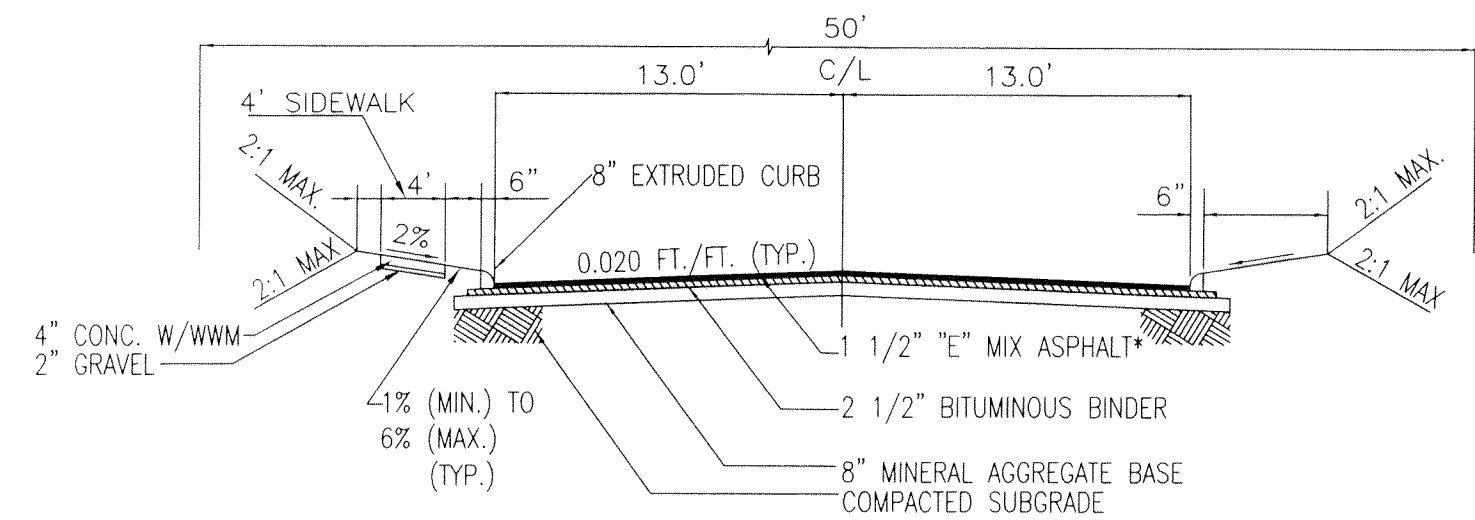
12/21/09

REVISED
12-23-09

NOVEMBER 10, 2009

1-B-10-UR
1-SB-10-C

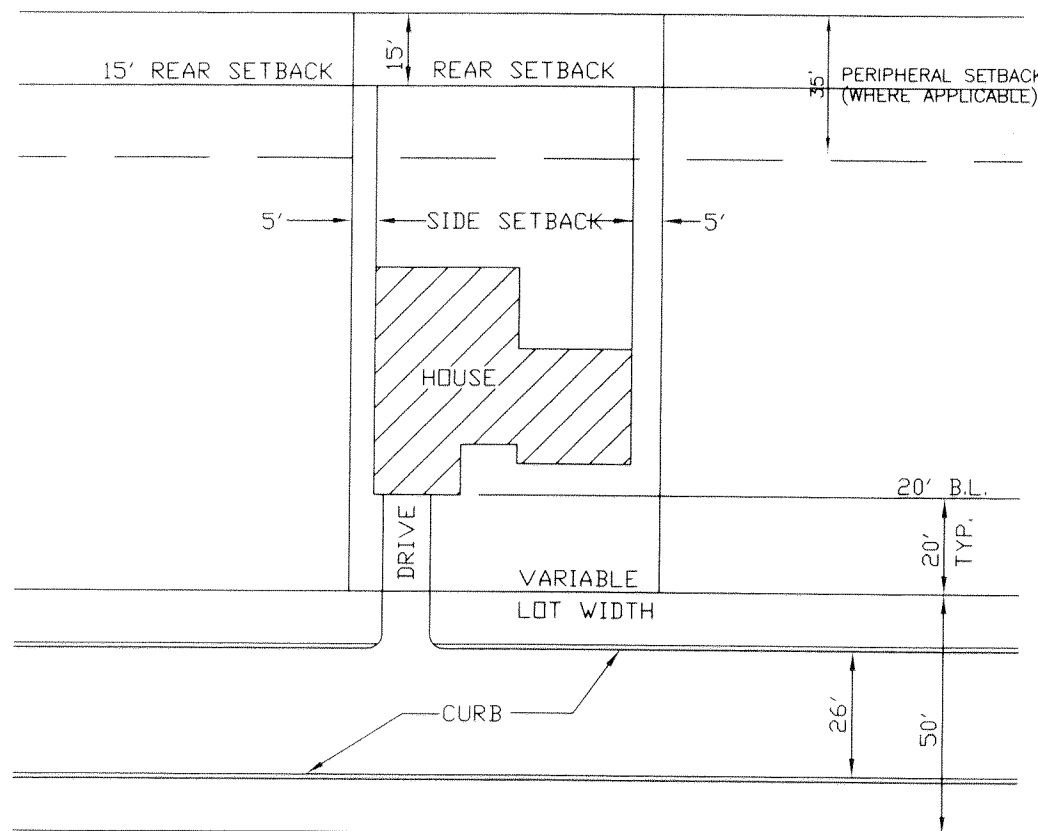
SHEET 1 OF 8 SHEETS
MCC--11-11-TS



TYPICAL ROAD SECTION
THRU 50' ROAD

"PUBLIC ROAD"

* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER



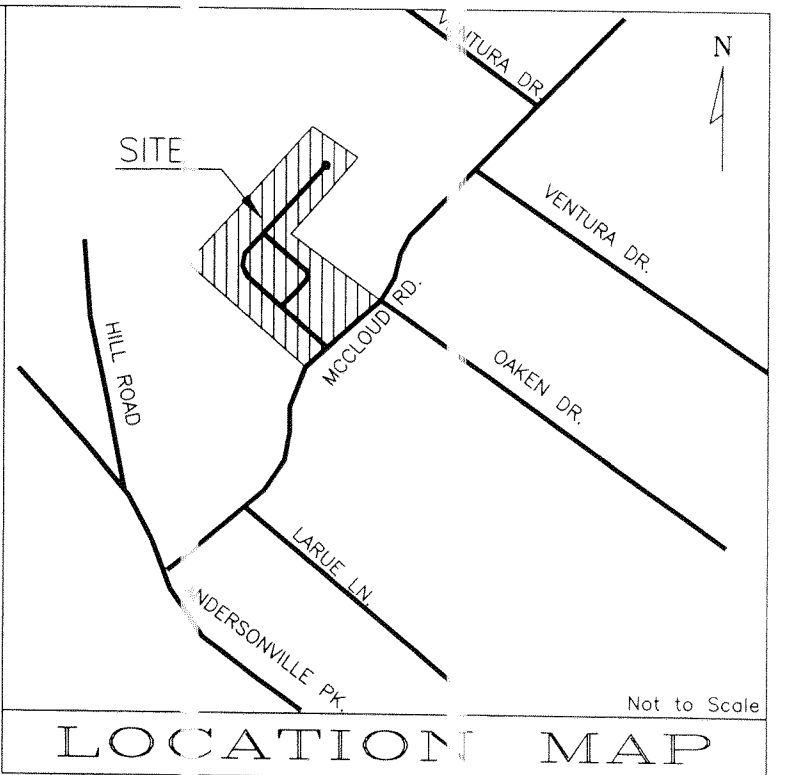
TYPICAL LOT LAYOUT

1" = 40'

1-B-10-UR
1-SB-10-C

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY,
OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ON -CALL
800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER: 093420567
FROM DEC. 11 TO DEC. 26

- NOTES:
- ALL DIMENSIONS AND AREA ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL P.L.T.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT LIES INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER A, INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 19.50 ACRES AND IS SUBDIVIDED INTO 52 LOTS.
 - ZONED PR (3 DU/AC).
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KDE AND ROAD PROFILES ARE BASED ON FIELD SURVEY.
 - UTILITIES:
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: TDS
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 20'
SIDES: 5'
 - REAR: 15' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACK)
 - ROAD PROFILE IS BASED ON FIELD TOPO.
 - BOUNDARY IS BASED ON A BOUNDARY SURVEY BY BHM.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY EXCEPT LOT TWO SHALL HAVE VEHICULAR ACCESS TO MCCLOUD ROAD.
 - VARIANCE REQUESTED:
a) HORIZONTAL CURVE RADIUS FROM 250' TO 220' STA 3+51, ROAD "A".
b) HORIZONTAL CURVE RADIUS FROM 250' TO 100' STA 9+89, ROAD "A".
c) BROKEN BACK TANGENT ON ROAD "A" FROM 15' TO 51'.
d) REDUCE BUILDING SETBACK FROM 20' TO 15' FOR LOT 40.
 - KNOX COUNTY ENGINEERING DEPARTMENT APPROVED THE FOLLOWINGS:
a) INTERSECTION GRADE ON ROAD "A", AT STA 0+13 FROM 1% TO 1.8%.
b) INTERSECTION GRADE ON ROAD "B", AT STA 0+13 FROM 1% TO 3.0%.
c) INTERSECTION GRADE ON ROAD "B", AT STA 7+73 FROM 1% TO 3.0%.
d) IF ANY FOUNDATION IS DESIRED WITHIN 50' OF THE TOP OF THE HATCHED LINE OF ANY DEPOSITION, GEOTECHNICAL INVESTIGATION MUST BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SOIL AND AN ENGINEERED FOOTING DESIGN. THE GEOTECHNICAL REPORT WILL BE SUBMITTED TO KNOX COUNTY ENGINEERING AND PUBLIC WORKS. A GEOTECHNICAL REPORT IS REQUIRED FOR LOTS 2, 5, 5-7, 37-38 & 40-41 PRIOR FINAL PLAT APPROVAL.
 - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.
 - SITE DISTANCE IS MORE THAN 300 FEET IN BOTH DIRECTIONS FROM THE INTERSECTION OF THE PROPOSED ROAD AND MCCLOUD ROAD.
 - LOT 1 IS NOT INCLUDED AND HAS BEEN RECORDED IN B.T. #200910080025668.

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE
UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT
THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN
PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

ENGINEER
TENNESSEE CERTIFICATE NO. 22028

OWNER/DEVELOPER:

SOUTHLAND GROUP, INC.
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 694-9699



SITE ADDRESS:

209 McCLOUD ROAD
KNOXVILLE, TENNESSEE 37938

CONCEPT PLAN
MCCLOUD ROAD SUBDIVISION
CLT MAP 28 PARCELS 210.01, 211 & 212
DISTRICT 6, KNOX COUNTY, TENNESSEE

MCC-11-11-C
SHEET 2 OF 8 SHEET(S)

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: wrh@seco.com WWW.4secoconsultants.com	DESIGNED	WAR	APPROVED	12-23-09 REVISED PER MPC COMMENTS	NO. DATE	REVISION	APPR.
	DRAWN	WAR	ENGINEER				
	CHECKED	WAR					

SCALE
HORIZONTAL: 1" = 80'
EX. CONTOUR INTERVAL = 4'
DATE
11-10-09

DEED REFERENCES: INST. # 20070518009436
: INST. # 20070518009438

80 0 80 160
SCALE IN FEET