

LOCATION MAP (NOT TO SCALE)

NOTES:

- 1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED NOVEMBER 10, 2004. THE TOPOGRAPHIC DATA WAS TAKEN FROM KGIS.
- 2. PROPERTY CONCERNED REFLECTS PARCEL 078 035 AS SHOWN IN KNOX COUNTY CLT MAP 078. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL DISTRICT. TOTAL $AREA = \pm 19.46 AC.$
- OWNER: MESANA INVESTMENTS, LLC P.O. BOX 11315 KNOXVILLE, TN 37939
- 3. BUILDING SETBACKS ARE 20-FT IN FRONT, 5-FT ON SIDE. AND 15-FT IN REAR. PERIPHERAL SETBACK IS 20-FT. (REDUCED PERIPHERAL SETBACK WAS APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-SC-19-C/9-J-19-UR).
- 4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 5. 10-FT UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5-FT EACH SIDE OF ALL INTERIÓR LOT LINES.
- 6. PROPOSED IMPROVEMENTS INCLUDE 22-FT WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV.
- 7. UNIT 1 = 70 LOTS (17.38 AC)UNIT 2 = 9 LOTS (2.08 AC)TOTAL = 79 LOTS (19.46 AC)

8. PROPOSED DENSITY IS 79 DU/19.46 AC = 4.06 DU/AC 9. PLANNING CASE NUMBER: 1-SA-23-C

APPROVED VARIANCES:

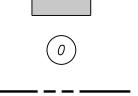
- 1. VARIANCES LISTED BELOW WERE APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-SC-19-C/9-J-19-UR.
- 2. CORNER RADIUS VARIANCES FOR THE RIGHT-OF-WAY AT THE INTERSECTION OF ROAD "A" AND CARPENTER ROAD FROM 25-FT TO 0-FT.
- 3. HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 16+23.13 AND STA 18+41.15, FROM 250-FT
- 4. HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 20+89.27 AND STA 23+60.37, FROM 250-FT
- HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 25+69.94 AND STA 28+28.41, FROM 250-FT

APPROVED ALTERNATIVE DESIGN STANDARDS:

- 1. ALTERNATIVE DESIGN STANDARDS LISTED BELOW WERE APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-SC-19-C/9-Ĵ-19-UR.
- RIGHT-OF-WAY WIDTH REDUCTION FOR ROAD "A" FROM 50-FT TO 48.67-FT FROM CARPENTER ROAD TO THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 (LOT 48 IS NOW LOT 44).
- STREET PAVEMENT REDUCTION FOR ROAD "A" FROM 26-FT TO 20-FT FROM CARPENTER ROAD TO THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 (LOT 48 IS NOW LOT 44).
- 4. STREET PAVEMENT REDUCTION FOR ROAD "A" FROM 26-FT TO 22-FT FROM THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 TO ITS TERMINUS AT STA 32+33.82 (LOT 48 IS NOW 44).
- 5. STREET PAVEMENT REDUCTION FOR ROAD "B" FROM 26-FT TO 22-FT.
- 6. INTERSECTION GRADE WAIVER FOR ROAD "A" BETWEEN STA 31+60.00 AND STA 32+33.82 FROM 1% UP TO 2%.

PROPOSED ALTERNATIVE DESIGN STANDARDS:

INTERSECTION GRADE WAIVER FOR ROAD "A" AT CARPENTER ROAD FROM 1% TO 2%.



(1/C1)

TYP

BUILDING SETBACK

PROPOSED ASPHALT PAVEMENT PROPOSED LOT NUMBER PROPERTY/ROW LINE PROPOSED ROAD CENTER LINE

DETAIL REF (DETAIL NO/SHT NO) TYPICAL

SETBACK SETBACK LEGEND:

- - - _ _ _ _) CLOSED CONTOUR — (APPROX) -STA 32+06.65 ROAD "A" STA 10+61.63 ROAD "A" 48.67' ROW (1/C1)ROAD "A" 5+00 DETENTION-AREA DISTANCE. **EASEMENT** DETENTION AREA 25+00

50' ROW

€ ROAD

TYPICAL 22' ROAD SECTION

NTS

FINISH GRADE

(SEE PROFILE)

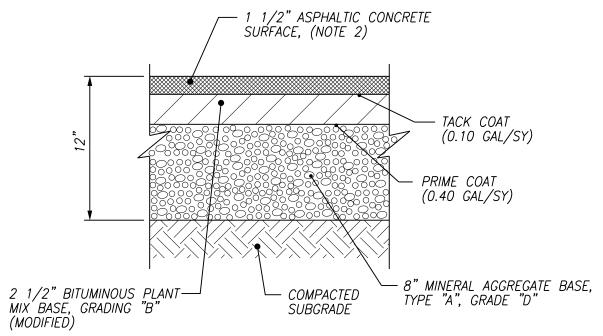
ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

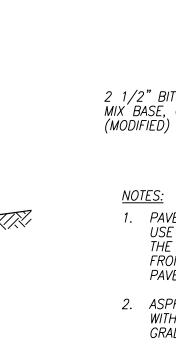
REGISTERED ENGINEER J. CARTER MCCALL, P.E.

TENNESSEE CERTIFICATE NO. 120322

1-SA-23-C Revised: 12/19/2022



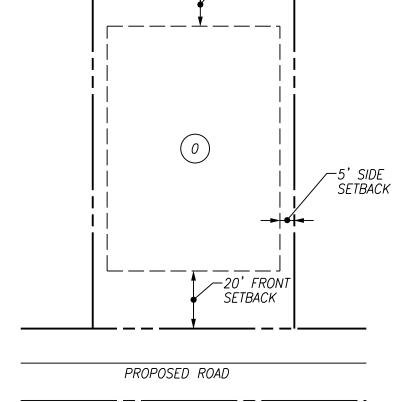
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT PAVEMENT SPECIFICATIONS.



THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL

C1.

ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX. ASPHALT PAVEMENT SECTION



TYPICAL INTERIOR LOT

Project 525.013 Date 11/15/22 Scale

Sheet 1"=100'

& ASSOCIATES, INC

10330 HARDIN VALLEY ROAD SUITE 201

KNOXVILLE, TN 37932

OFFICE: 865.690.6419

FAX: 865.690.6448

www.fulghummacindoe.com

PRELIMINARY NOT FOR CONSTRUCTION

SUBDIVISION SINTER ROAD NINESSEE 3793

DORCHESTER S 7509 CARPEN KNOXVILLE, TENI

NOU CON

UTILITY OWNERS:

WATER & SEWER

P.O. BOX 51370

P.O. BOX 59017

ELECTRIC

WEST KNOX UTILITY DISTRICT (WKUD)

KNOXVILLE, TN 37950-1370

OFFICE PHONE: 865.690.2521

KNOXVILLE, TN 37950-9017 CONTACT: MR. CHRIS McCORMICK

OFFICE PHONE: 865.558.2123

CONTACT: MR. WAYNE HASTINGS

KNOXVILLE UTILITIES BOARD (KUB)

2.5

ASPHALT PVMT-

SECTION, TYP (3/C1)

GAS

48.67' ROW (MIN)

€ ROAD

20' ROAD SECTION

FINISH GRADE

(SEE PROFILE)

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P.O. BOX 59017

TELEPHONE

9733 PARKSIDE DRIVE

KNOXVILLE, TN 37922

KNOXVILLE UTILITIES BOARD (KUB)

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OFFICE PHONE: 865.558.2123

CONTACT: MR. VAUGHN JONES OFFICE PHONE: 865.539.8579

KNOXVILLE, TN 37950-9017