

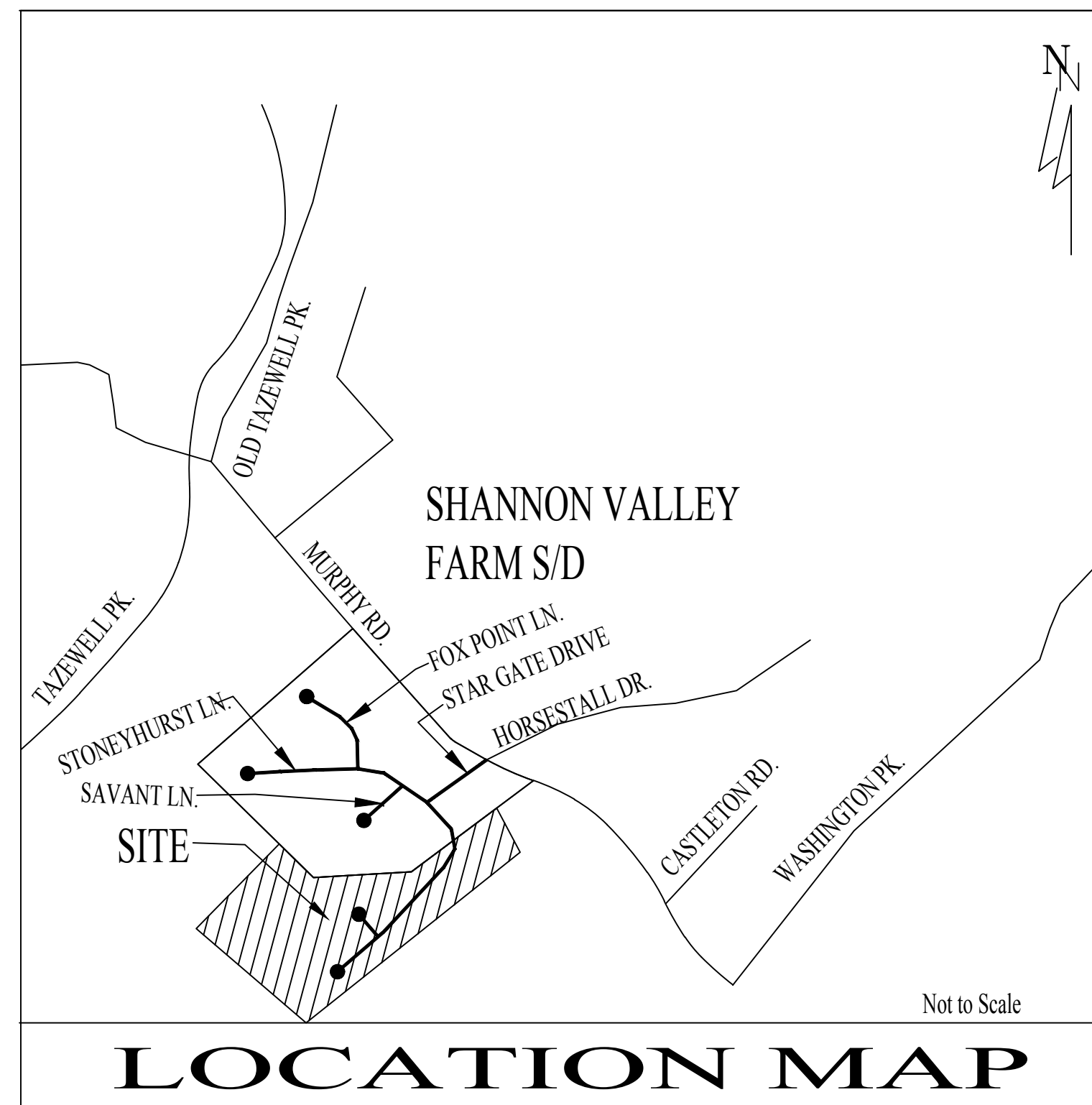
CONCEPT PLAN
FOR

**THE MEADOWS AT SHANNON VALLEY, PHASE II
STONEYHURST LANE**

CLT MAP 049, PARCEL 067
DISTRICT-8, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

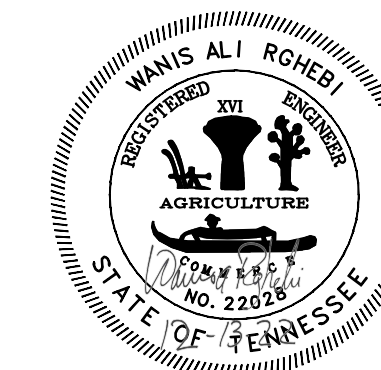
SHEET	NO.	DESCRIPTION
1		TITLE SHEET
2		CONCEPT PLAN
3		ROAD PROFILES PLAN



LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrqhebi@sengconsultants.com
www.southlandengineeringusa.com

SITE ADDRESS:
0 STONEYHURTS LANE
KNOXVILLE, TENNESSEE 37918



OWNER:
SOUTHLAND GROUP, INC.
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
EMAIL: JOSH@RHSCO.COM

THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.: 160926614
CONFIRMATION NUMBER.: 160985276

Revised: 12/14/2022

NOC: TNR136041

REV. 12-13-22
NOVEMBER 2022

1-SB-23-C
1-A-23-DP

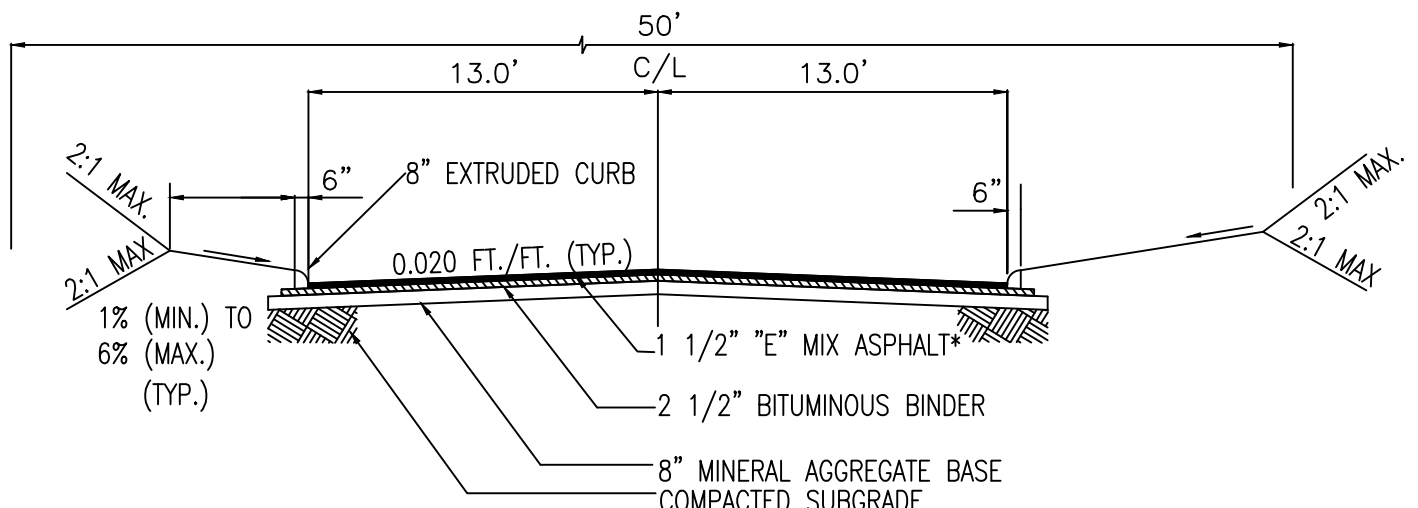
DEED REF.: INST. # 20020813-0018914

SHEET 1 OF 5 SHEETS

SGI-11-17-22-U2-TS

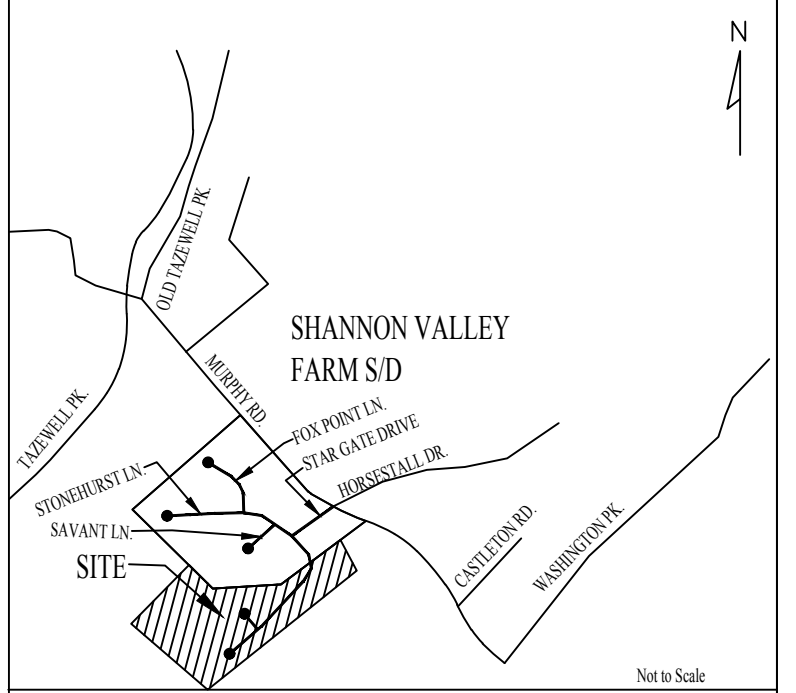
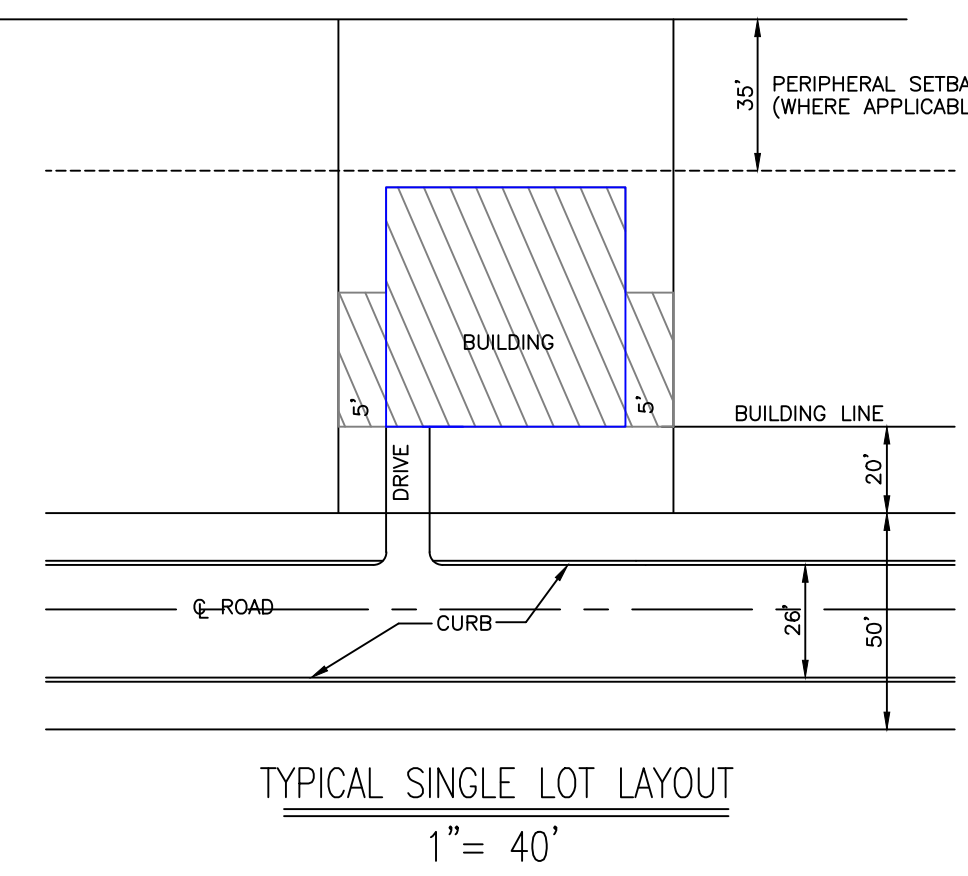
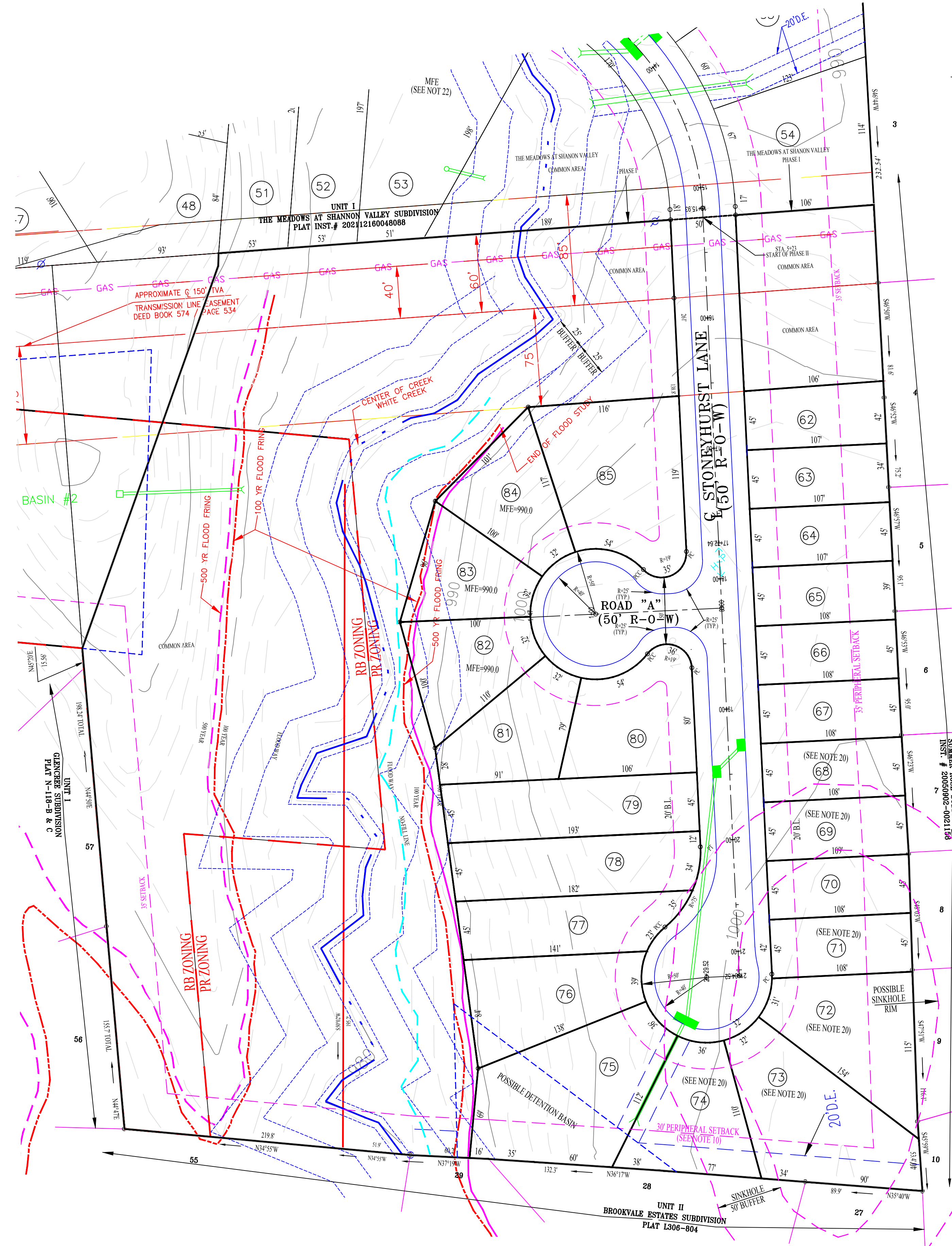
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK;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

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



TYPICAL ROAD SECTION THRU 50' ROAD
 "PUBLIC ROAD"
 * "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER

- NOTES:**
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY CONTAINS APPROXIMATELY 9.68± ACRES AND IS SUBDIVIDED INTO 24 SINGLE FAMILY LOTS, RIGHT-OF-WAY AND COMMON AREAS.
 - PR ZONING (5.68± AC > 5 DU/AC) AND RB (4.00± AC).
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON KGIS.
 - UTILITIES:
 WATER: NORTHEAST UTILITY DISTRICT
 SEWER: KNOXVILLE UTILITIES BOARD
 ELECTRIC: KNOXVILLE UTILITIES BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: AT & T
 - 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 SET BACK)
 - VARIANCE REQUESTED:
 a. REQUEST REDUCTION IN RADIUS FROM 25.0' TO 19.0' AT THE INTERSECTION OF STONEYHURST LANE AND ROAD "A" BECAUSE OF THE ROAD LENGTH.
 b. REQUEST THE REMOVAL FOR THE 75' RADIUS TRANSITION FOR ROAD "A" BECAUSE THERE IS NO TANGENT AND THE ROAD "A" LENGTH.
 - ALTERNATIVE DESIGN STANDARDS:
 a. REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 30' ON THE BACK OF LOTS 73-75.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE. STREAM DETERMINATION STUDY WILL DEFINE THE START OF THE STREAM. WHEN THE REPORT BECOMES AVAILABLE, IT WILL BE SUBMITTED TO TDEC AND THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - 100 YR. AND THE 500 YR. FLOOD FRINGS ARE SCALED FROM KNOX COUNTY FLOOD STUDY.
 - PROPOSED SANITARY SEWER WILL BE LOW PRESSURE SEWER.
 - THE 500 YEAR FLOOD ELEVATION IS 989.0, THE MIN. FLOOD ELEVATION FOR LOTS 82-84 MUST BE ONE FOOT ABOVE THE 500 YEAR ELEVATION (MFE = 990.0).
 - SINKHOLE FIELD STUDY WILL BE PERFORMED TO DETERMINE IF ITS SINKHOLE OR JUST A DEPRESSION. A GEO-TECHNICAL REPORT WILL BE SUBMITTED TO KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 20' WIDE PAVEMENT.



LOCATION MAP

NOTE:
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SUMMARY FOR PHASE I & II
 TOTAL AREA FOR BOTH PHASES = 30.38± ACRES
 TOTAL NUMBER OF LOTS = 85
 TOTAL AREA FOR PHASE I = 20.7± ACRES
 NUMBER OF LOTS FOR PHASE I = 61
 TOTAL AREA FOR PHASE II = 9.68± ACRES
 NUMBER OF LOTS FOR PHASE II = 24

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47093C0142F, Knox County Community Number 475433, effective date MAY 2, 2007.

Date: 12-13-22
 Signature: [Signature]



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: [Signature]
 TENNESSEE CERTIFICATE NUMBER 22028

Revised: 12/14/2022
 1-SB-23-C
 1-A-23-DP

NOC: TNR136041

SITE ADDRESS:
 0 STONEYHURSTS LANE
 KNOXVILLE, TENNESSEE 37918

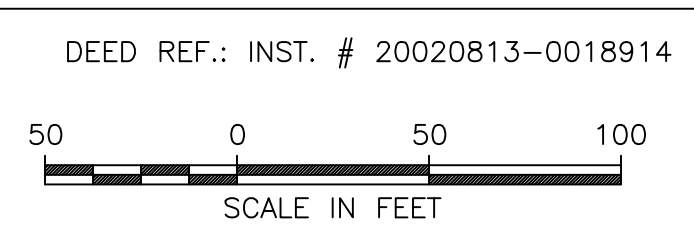
OWNER:
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 EMAIL: JOSH@RHSCO.COM

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 E-MAIL: wrghel@sengconsultants.com

DESIGNED	WAR	APPROVED	
		ENGINEER	
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
1	12-13-22	REVISED PER KNOX COUNTY COMMENTS	

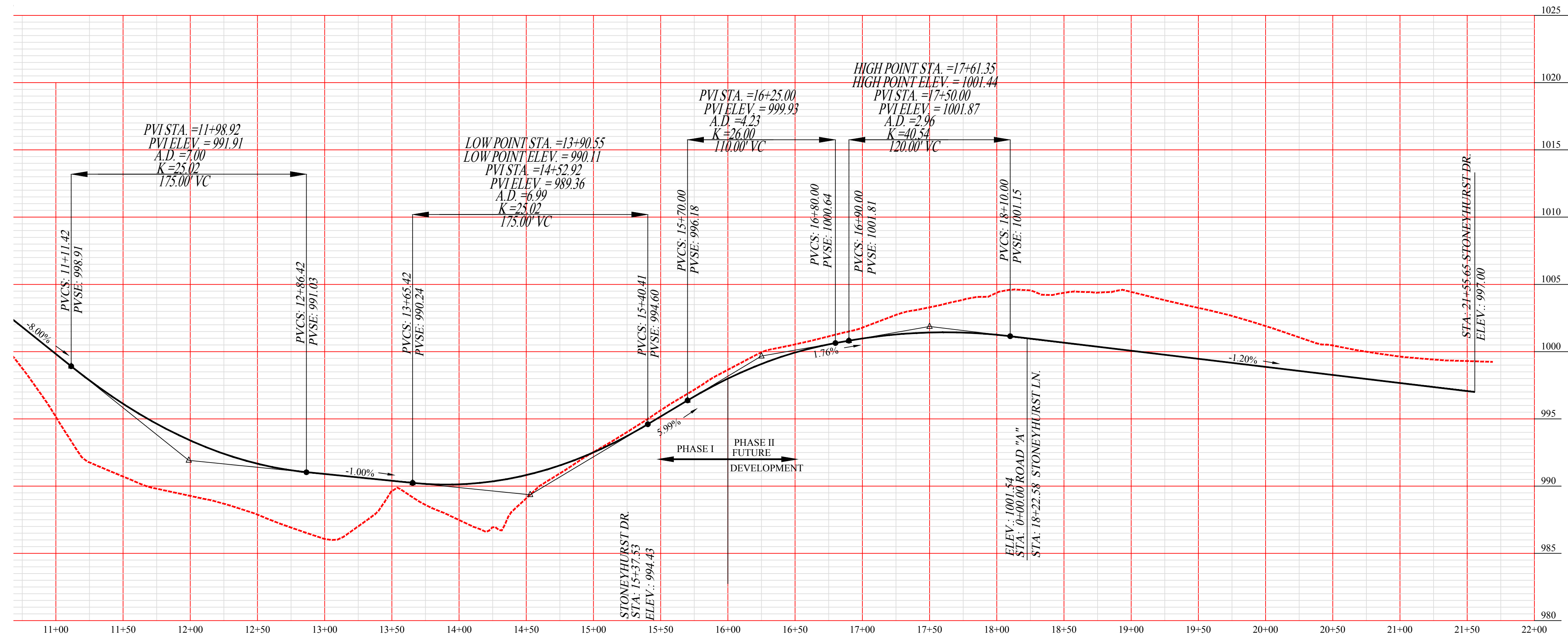
SCALE
 HORIZONTAL: 1" = 50'
 CONTOUR INTERVAL: 2'
 DATE
 11-17-2022



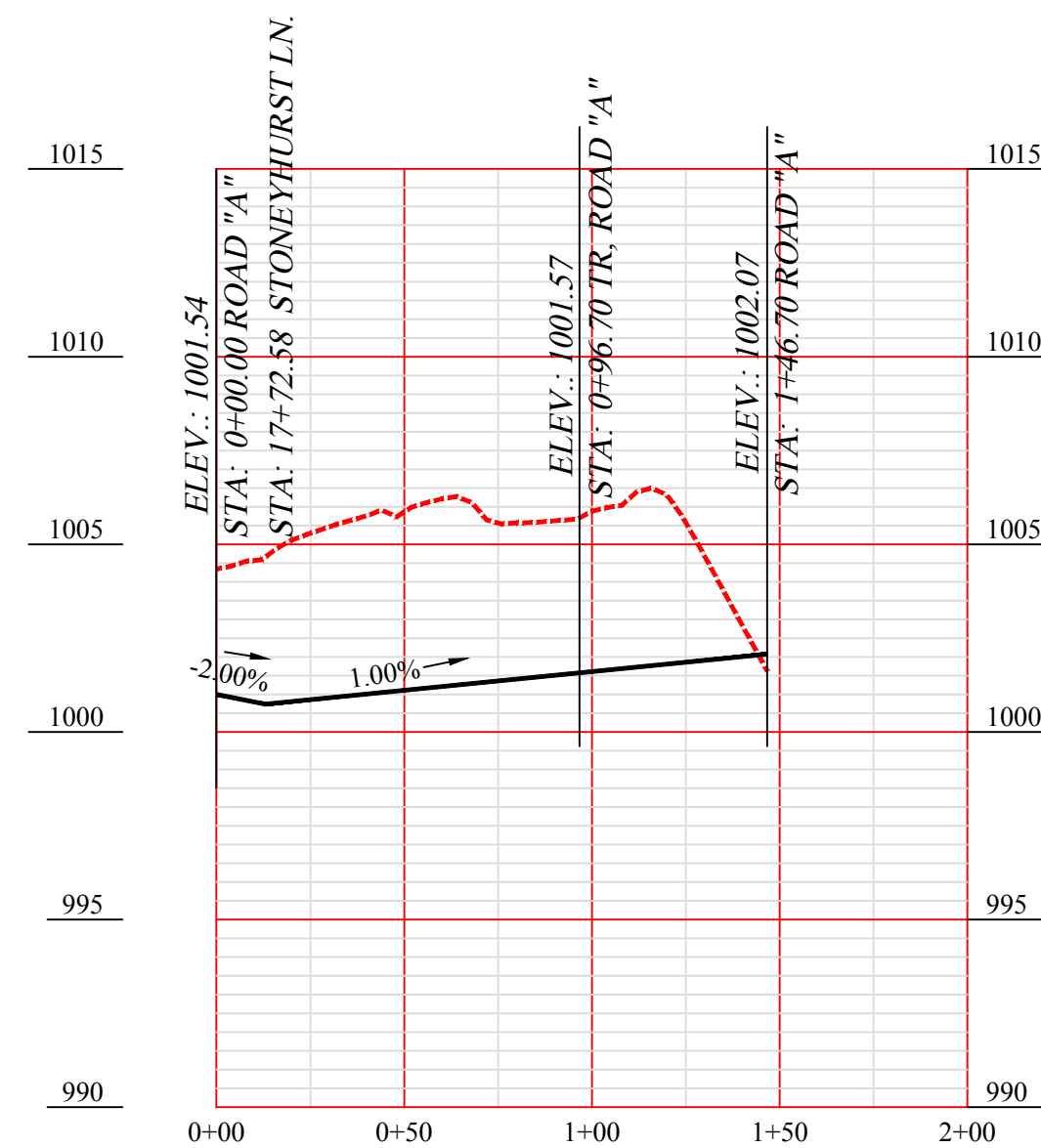
CONCEPT PLAN FOR
THE MEADOWS AT SHANNON VALLEY, PHASE II
ON STONEYHURSTS LANE
 CLT MAP 49, 067
 DISTRICT 8, KNOX COUNTY, TENNESSEE

SGI-11-17-22-U2-C
 SHEET 2 OF 3 SHEET(S)

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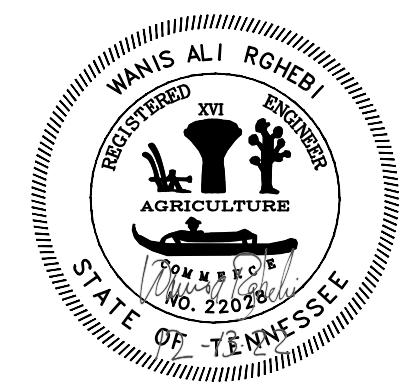
STONEYHURST DRIVE



ROAD "A"

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Revised: 12/14/2022

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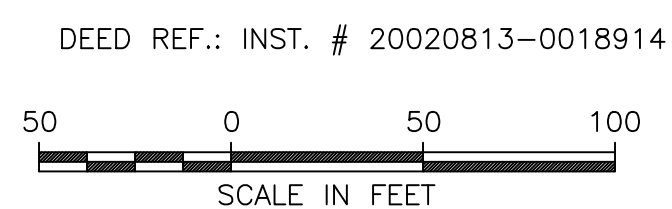
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DESIGNED	WAR	APPROVED	
		ENGINEER	
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
1	12-13-22	REVISED PER KNOX COUNTY COMMENTS	

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ROAD PROFILES PLAN FOR
 THE MEADOWS AT SHANNON VALLEY, PHASE II
 ON STONEYHURTS LANE
 CLT MAP 49, 067
 DISTRICT 8, KNOX COUNTY, TENNESSEE

SGI-11-17-22-P-II-RP
 SHEET 3 OF 3 SHEET(S)