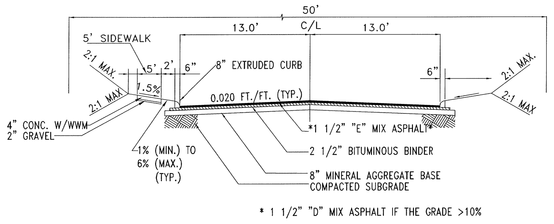



* 1 1/2" "D" MIX ASPHALT IF THE GRADE >10%

TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

**NOTE:**

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

CENTERLINE CURVE TABLE:

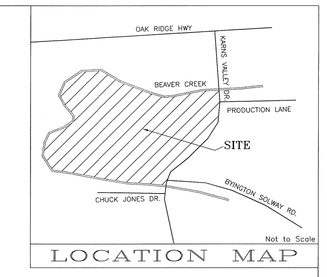
| C | CHORD BEARING | CHORD | ARC | RADIUS | TANGENT |
|---|---|---|---|---|---|
| C1 | N60°14'4"W | 35.0' | 35.0' | 500.0' | 17.5' |
| C2 | N80°35'0"W | 157.29' | 160.91' | 250.00' | 82.85' |
| C3 | N73°39'9"W | 170.72' | 176.38' | 200.00' | 94.39' |
| C4 | N63°04'4"E | 312.85' | 359.23' | 200.00' | 251.84' |
| C5 | N08°52'8"W | 357.96' | 383.47' | 300.00' | 222.96' |
| C6 | N35°45'5"W | 84.49' | 84.90' | 250.00' | 42.86' |
| C7 | N35°16'4"W | 79.5' | 79.9' | 250.00' | 40.3' |
| C8 | N67°47'4"W | 96.6' | 96.7' | 500.00' | 48.5' |
| C9 | N56°26'0"W | 116.9' | 118.6' | 200.00' | 61.1' |
| C10 | S48°10'4"W | 43.4' | 43.4' | 500.00' | 21.7' |
| C11 | N26°19'4"W | 41.6' | 41.9' | 106.00' | 21.3' |
| C12 | N69°19'0"W | 105.0' | 108.4' | 125.00' | 57.9' |
| C13 | N34°09'E | 32' | 32' | 250'.03 | 16' |
| C14 | S46°08'4"W | 31.51' | 31.55' | 200.00' | 15.81' |

**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.




LOCATION MAP

NOTE:

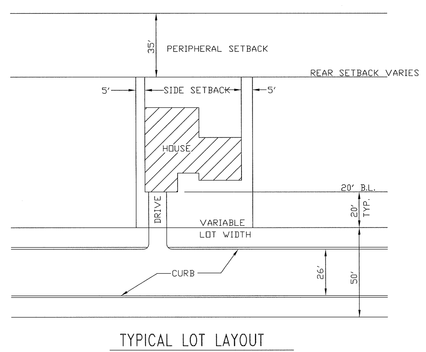
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:

TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTES:

1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#306).
2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ALONG INSIDE OTHER EXTERIOR PROPERTY LINES., PLUS OTHER EASEMENTS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY CONTAINS APPROXIMATELY 62.26 ACRES AND IS SUBDIVIDED INTO 191 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAY AND COMMON AREA.
5. PIN ZONING IS OU/AC) PENDING.
6. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON KGIS.
7. UTILITIES:
   WATER: WEST KNOX UTILITY DISTRICT
   SEWER: WEST KNOX UTILITY DISTRICT
   ELECTRIC: LENOIR CITY UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: AT&T
8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
   FRONT..25'
   SIDES....5'
   REAR....15' (PERIPHERAL SETBACK 35', SEE NOTE 10)
10. VARIANCE REQUESTED:
    b) REDUCTION IN HORIZONTAL CURVE FROM 250' TO 200' AT STA. 13+30 TO STA. 15+06 ROAD "A"
    c) REDUCTION IN HORIZONTAL CURVE FROM 250' TO 200' AT STA. 16+85 TO STA. 20+45 ROAD "A"
    d) REDUCTION IN HORIZONTAL CURVE FROM 250' TO 200' AT STA. 8+41 TO STA. 9+60, ROAD "C"
    e) REDUCTION IN VERTICAL CURVE FROM 337.75' (K=25.00) TO 33(3(K=14.81), ROAD "C".
11. REQUEST MPC COMMISSIONERS TO APPROVE THE FOLLOWINGS:
    a) REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 25' ALONG LOTS 1 AND LOT 145.
    b) REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 20' ALONG LOTS 10-15. AND LOT 135.
    c) REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 15' ALONG LOTS 134.
12. REQUEST THE KNOX COUNTY ENGINEERING DEPARMENT TO APPROVE THE FOLLOWINGS:
    a) INTERSECTION GRADE ON ROAD "B", AT STA 0+14.15 TO 0+23.28 FROM 1% TO 3.03%.
    b) INTERSECTION GRADE ON ROAD "C", AT STA 0+27.5 TO 0+65 FROM 1% TO 3.03%.
    c) INTERSECTION GRADE ON ROAD "D", AT STA 0+15 TO 0+40.19 FROM 1% TO 3.03%.
    d) INTERSECTION GRADE ON ROAD "D", AT STA 8+00 TO 8+82.50 FROM 1% TO 3.03%.
    e) INTERSECTION GRADE ON ROAD "F", AT STA 4+50 TO 5+20.00 FROM 3% TO 9.87% (BECAUSE OF EXISTING PAVEMENT AND THE EXISTING 15" D.I. CAS LINE RUNS ALONG OLD GARRISON ROAD.
13. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
14. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
15. EXISTING HOUSE TO BE REMOVED.
16. FIRE HYDRANT LOCATIONS WILL BE SET IN THE WATER PLAN.
17. ALL SIDE WALKS MUST MEET ADA REQUIREMENTS INCLUDING AT THE INTERSECTION OF TWO ROADS.
18. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
19. LOTS 6-34, 60-64 AND 120-123 SHALL HAVE A MFF ONE FOOT ABOVE THE 500 YEAR FLOOD.
20. BOUNDARY AND ROAD PROFILES ARE BASED ON KGIS TOPO.
21. THERE ARE TWO SIDE PARKING SPACES ALONG ROAD "B" FOR THE CEMETERY.
22. BANK ALONG KARNS VALLEY DRIVE WILL BE CUT TO GIVE A MINIMUM SIGHT DISTANCE OF 400 FEET AT ROAD "A" ENTRANCE.
23. THERE IS A 30' GREEN ACCESS EASEMENT ALONG THE BANK OF BEAVER CREEK TO KNOX COUNTY PARKS AND RECREATION FOR FUTURE DEVELOPMENT OF BEAVER CREEK GREENWAY. THE OWNER/DEVELPOR WITH THE KNOX COUNTY PARKS AND RECREATION DEPARTMENT WILL WORK TOGETHER TO HAVE AN EASY ACCESS TO THE PUBLIC RIGHT-OF-WAYS.




TYPICAL LOT LAYOUT

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. 122028

Revised: 12/20/2018

01-SC-19-C
01-F-19-UR

NOC:

SITE ADDRESS:
9717 GARRISON ROAD
KNOXVILLE, TENNESSEE 37931

OWNER:
PRIMOAS LAND COMPANY, LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
PHONE (865) 693-9699
EMAIL: josh@rhsco.com

1"=60'

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

| DESIGNED | WAR |
|---|---|
| DRAWN | WAR |
| CHECKED | WAR |

APPROVED
ENGINEER

| NO. | DATE | REVISION | APPR. |
|---|---|---|---|

SCALE
HORIZONTAL SCALE:1"=60'
CONTOUR INTERVAL: 2'

DATE
10-11-2018

DEED REFERENCES:

60 0 60 120
SCALE IN FEET

CONCEPT PLAN FOR
GARRISON HEIGHTS SUBDIVISION
ON KARNS VALLEY DRIVE
CLT MAP 090 PART OF PARCEL 091
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-10-11-18-CP

SHEET 1 OF 2 SHEET(S)