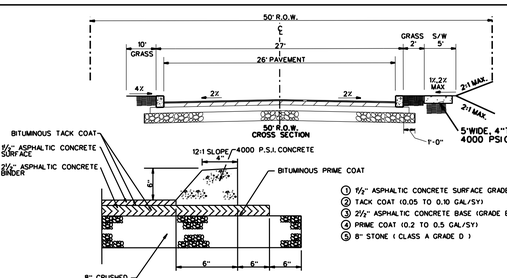
SITE DATA

ZONING: PR (PENDING)
TOTAL LOTS SHOWN: 113 LOTS (30 @ 65'WIDE, 70 @ 55'WIDE, 12 @ 40'WIDE, PLUS LOT 113)
AREA: 32.69 ACRES
DENSITY: 113 / 32.69 = 3.46 LOTS/ACRE
OPEN SPACE: 4.03 ACRES
OSR: 4.03/32.49 = 12.4%
TOTAL ROAD LENGTH: 4409 LF (INCL. 50 LF BEYOND CENTER OF CULDESACS)
PARKING:
2 GARAGE SPACES PER LOT

VICINITY MAP
N.T.S.



ALL ROADS
RESIDENTIAL LOCAL STREET (50' R.O.W.)
N.T.S.

TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION
N.T.S.

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGUALTIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

Scott Williams

TENNESSEE CERTIFICATE NO. 1914 SURVEYOR

NOTES:

1. THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING ROAD AND LOT GRADES, DETENTION FACILITIES, ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.
2. THIS PROPERTY IS ZONED A IN KNOX COUNTY. REQUESTED ZONE IS PR.
3. REQUESTED SETBACKS ARE FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 35'.
4. APPROXIMATE TOTAL AREA: 30.69 ACRES (EXCLUDES 2 AC LOT AND REMNANT LAND).

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA SANITARY SEWER
- W WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- BUILDING SETBACK
- SIGN
- (90) LOT NUMBER - 65+'WIDE AT SETBACK
- 90 LOT NUMBER - 55'WIDE AT SETBACK
- [90] LOT NUMBER - 40'WIDE AT SETBACK

REVISIONS

NO.	DATE	DESCRIPTION
1	12/25/17	MPC COMMENTS

CONCEPT PLAN

FRETZ ROAD S/D

(MPC FILE 1-SD-18-C / 1-G-18-UR)
905 FRETZ ROAD
KNOXVILLE, TENNESSEE
CLT MAP 130 P/O PARCEL 070

NOT FOR CONSTRUCTION

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER No. 105681 STATE OF TENNESSEE 12/25/17

W. Scott Williams & Associates
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, Tennessee 37921
PHONE: (865) 692-9809
FAX: (865) 692-9809
E-MAIL: wscottwill@comcast.net

CLIENT:
TERRY PATTON/
WALT DICKSON

ORIGINAL ISSUE:
NOV. 15, 2017

SHEET NO.
CC1

JOB NO. 1793

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TOTAL ROAD LENGTH: 4409 LF (INCL. 50 LF BEYOND CENTER OF CULDESACS)
PARKING:
2 GARAGE SPACES PER LOT

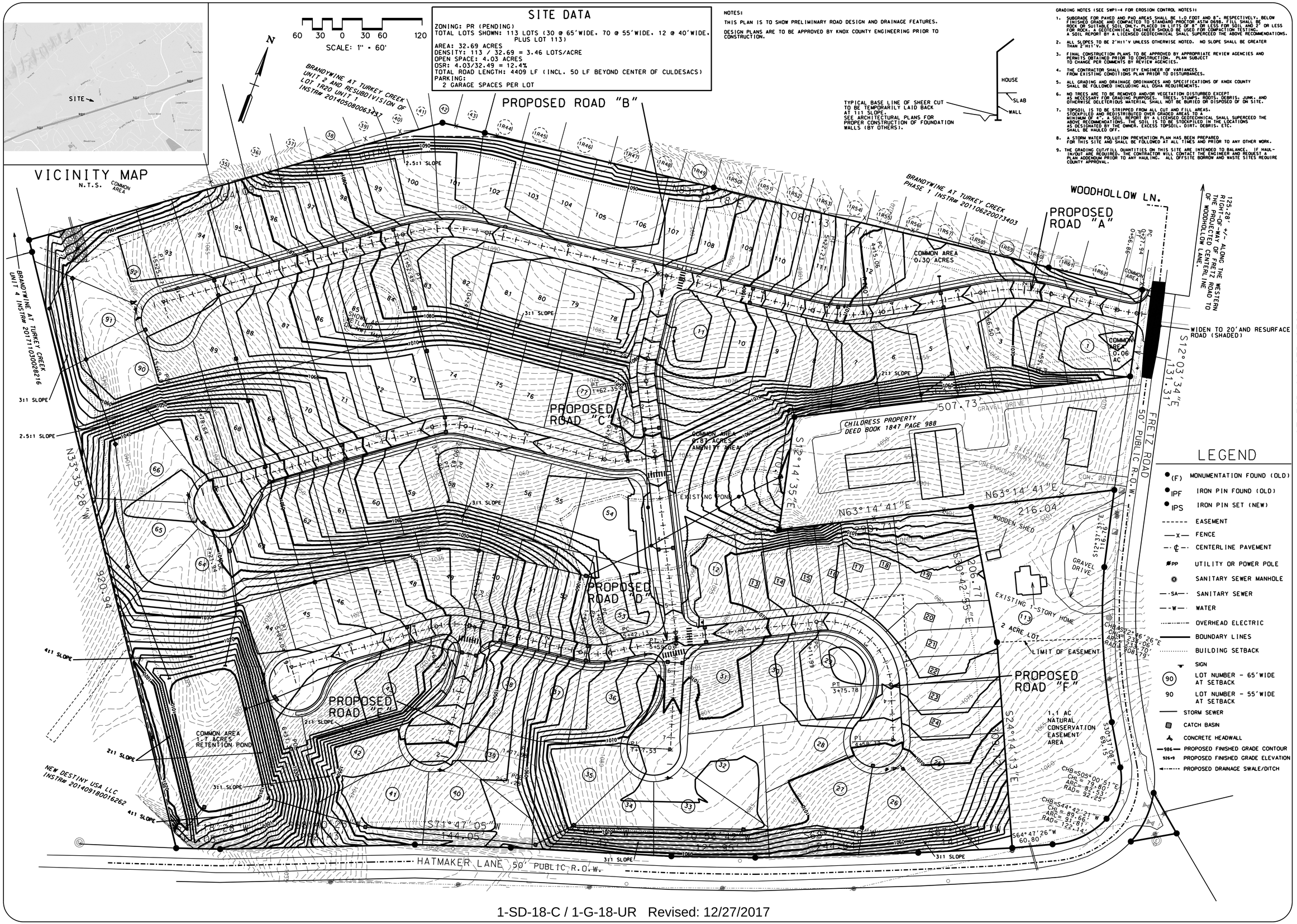
NOTES:

THIS PLAN IS TO SHOW PRELIMINARY ROAD DESIGN AND DRAINAGE FEATURES.

DESIGN PLANS ARE TO BE APPROVED BY KNOX COUNTY ENGINEERING PRIOR TO CONSTRUCTION.

GRADING NOTES (SEE SWP1-4 FOR EROSION CONTROL NOTES):

1. SUBGRADE FOR PAVED AND PAD AREAS SHALL BE 1.0 FOOT AND 8". RESPECTIVELY. BELOW FINISHED GRADE AND COMPACTED TO STANDARD PROCTOR ASTM D698. FILL SHALL BE ROCK OR SUITABLE SOIL ONLY. PLACED IN LIFTS OF 8" OR LESS FOR SOIL AND 2' OR LESS FOR ROCK. A GEOTECHNICAL ENGINEER SHOULD BE USED FOR COMPACTION TESTING. A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEED THE ABOVE RECOMMENDATIONS.
2. ALL SLOPES TO BE 2'H:1'V UNLESS OTHERWISE NOTED. NO SLOPE SHALL BE GREATER THAN 2'H:1'V.
3. FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. PLAN SUBJECT TO CHANGE PER COMMENTS BY REVIEW AGENCIES.
4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF VARIANCES FROM EXISTING CONDITIONS PLAN PRIOR TO DISTURBANCES.
5. ALL GRADING AND DRAINAGE ORDINANCES AND SPECIFICATIONS OF KNOX COUNTY SHALL BE FOLLOWED INCLUDING ALL OSHA REQUIREMENTS.
6. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. TREES, STUMPS, ROOTS, DEBRIS, JUNK, AND OTHERWISE DELETERIOUS MATERIAL SHALL NOT BE BURIED OR DISPOSED OF ON SITE.
7. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 4". A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEED THE ABOVE RECOMMENDATIONS. THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER. EXCESS TOPSOIL, DIRT, DEBRIS, ETC. SHALL BE HAULED OFF.
8. A STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS SITE AND SHALL BE FOLLOWED AT ALL TIMES AND PRIOR TO ANY OTHER WORK.
9. THE GRADING CUT/FILL QUANTITIES ON THIS SITE ARE INTENDED TO BALANCE. IF HAUL-IN/OUT ARE REQUIRED, THE CONTRACTOR WILL CONTACT THE ENGINEER AND REQUEST A PLAN ADDENDUM PRIOR TO ANY HAULING. ALL OFFSITE BORROW AND WASTE SITES REQUIRE COUNTY APPROVAL.



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PRELIMINARY GRADING & DRAINAGE PLAN

FRETZ ROAD S/D

(MPC FILE 1-SD-18-C / 1-G-18-UR)
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KNOXVILLE, TENNESSEE
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