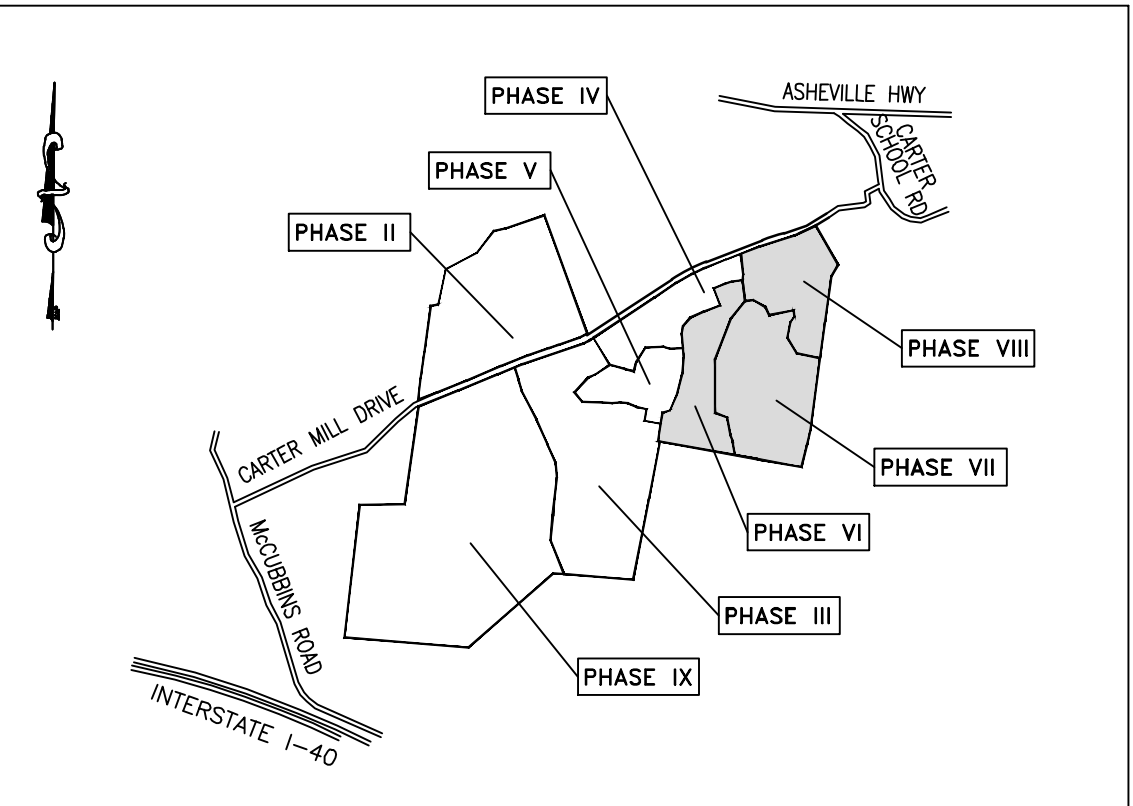


PHASE	AREA
PHASE II	33.09 ACRES
PHASE III	38.50 ACRES
PHASE IV	11.39 ACRES
PHASE V	8.63 ACRES
PHASE VI	13.23 ACRES
PHASE VII	23.68 ACRES
PHASE VIII	14.20 ACRES
PHASE IX	75.60 ACRES
TOTAL AREA 218.32 ACRES	
218.32 * 2.5 = 545 MAXIMUM LOTS	

LOT DENSITY--PHASES II - VIII		
	AREA	# LOTS
PHASE II	33.09 ACRES	51 LOTS
PHASE III	38.50 ACRES	101 LOTS
PHASE IV	11.39 ACRES	41 LOTS
PHASE V	8.63 ACRES	33 LOTS
PHASE VI	13.23 ACRES	40 LOTS
PHASE VII	23.68 ACRES	48 LOTS
PHASE VIII	14.20 ACRES	39 LOTS
TOTAL 142.72 ACRES 353 LOTS		
PHASE II-VIII DENSITY: 2.47 DU/ACRE		

- GENERAL NOTES:
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 2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
 5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

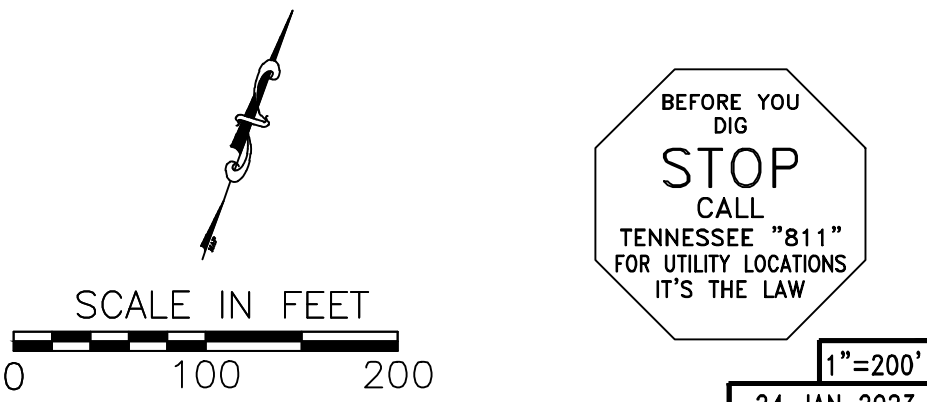


VICINITY MAP
NOT TO SCALE

- PROPERTY NOTES:
1. TOTAL AREA = 51.1 ACRES (PHASES VI-VIII). 13.23 ACRES PHASE VI, 23.68 ACRES PHASE VII, AND 14.2 ACRES PHASE VIII.
 2. CLT AND PARCEL: 074, PARCEL 001 (PARTIAL) AND PARCEL 002
 3. EXISTING ZONING: PR
 4. PROPOSED NUMBER OF LOTS: 128 TOTAL 39 PHASE VI, 49 PHASE VII, AND 39 PHASE VIII.
 5. 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
 6. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 7. TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS
 8. ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.
- SETBACKS:
- FRONT: 20 FT.
SIDE: 5 FT.
REAR: 35 FT.
- UTILITIES:
- WATER: KNOX UTILITIES BOARD
SEWER: KNOX UTILITIES BOARD
ELECTRIC: KNOX UTILITIES BOARD
SOLID WASTE: PRIVATE HAULER
TELEPHONE: AT&T

- VARIANCES REQUESTED:
1. ROAD J STA 0+38 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=12.93.
 2. CARTER RIDGE DRIVE STA 1+38 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=19.81.
 3. ROAD I STA 1+62 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=20.
 4. ROAD H STA 4+49 REDUCTION OF REVERSE CURVE TANGENT VARIANCE FROM 50' TO 44'.
 5. ROAD H STA 6+83 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=18.99.

- ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL
1. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON MADISON OAKS RD AT CARTER MILL DR.
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 4. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD I AT CARTER RIDGE DR.
 5. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD J AT MADISON OAKS RD.
 6. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD C AT MADISON OAKS RD.



1"=200'

24 JAN 2023

SHEET TWO

MASTER PLAN
FILE: I-SH-23-C / 1-G-23-DP
CARTER RIDGE - PHASES II - IX
KNOX COUNTY, TENNESSEE

Prepared For:

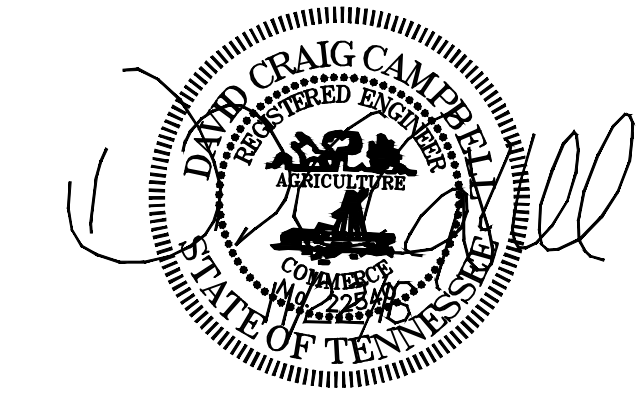
Oakland, LLC
2724 Hawk Haven Lane
2Knoxville, Tennessee 37931
(865) 719-4342

Planning Agency:

Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

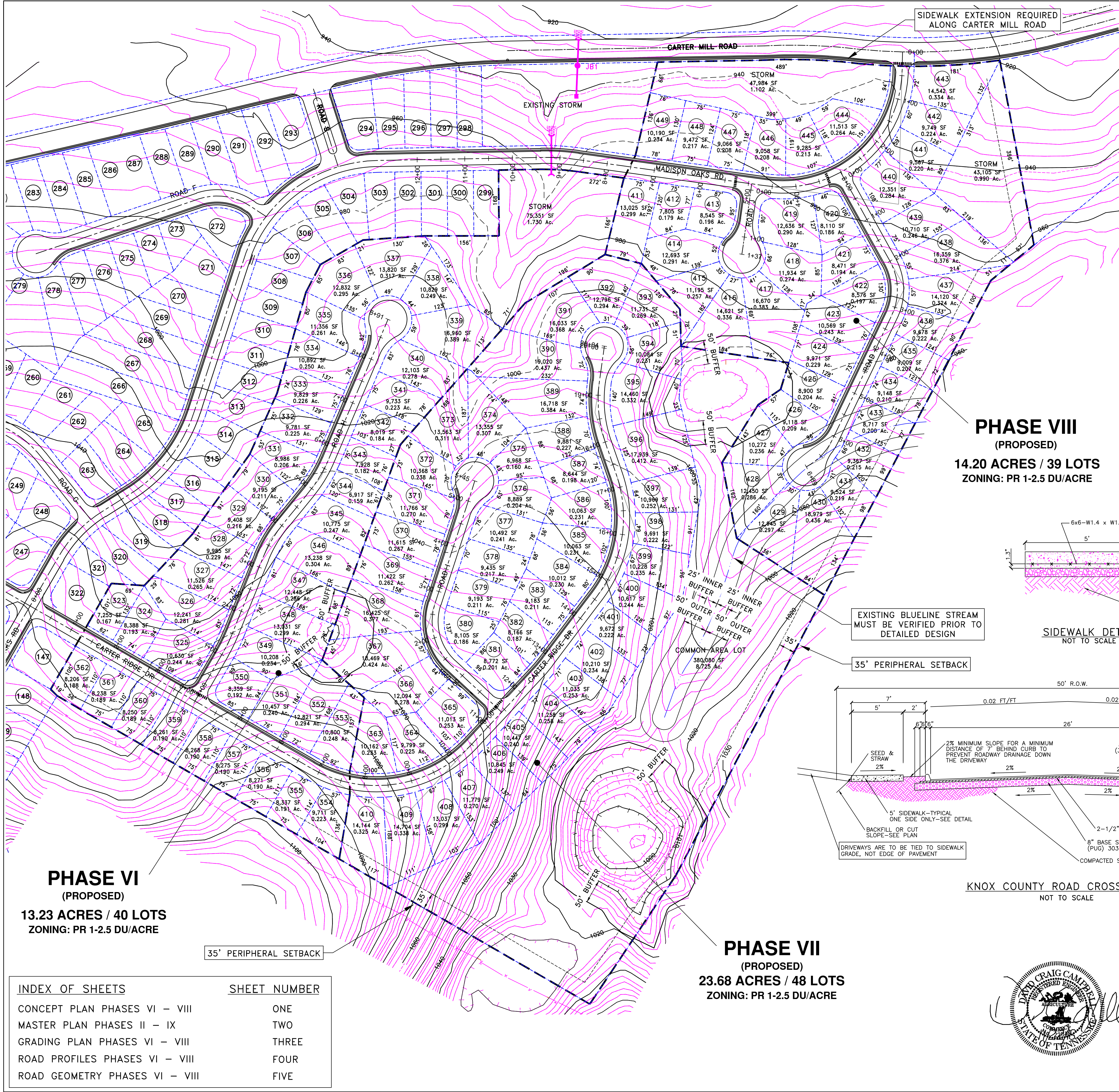
IDEAL
ENGINEERING
SOLUTIONS
INCORPORATED

Ideal Engineering Solutions, Inc.
P.O. Box 1018
Alcoa, Tennessee 37701
(865) 755-3575

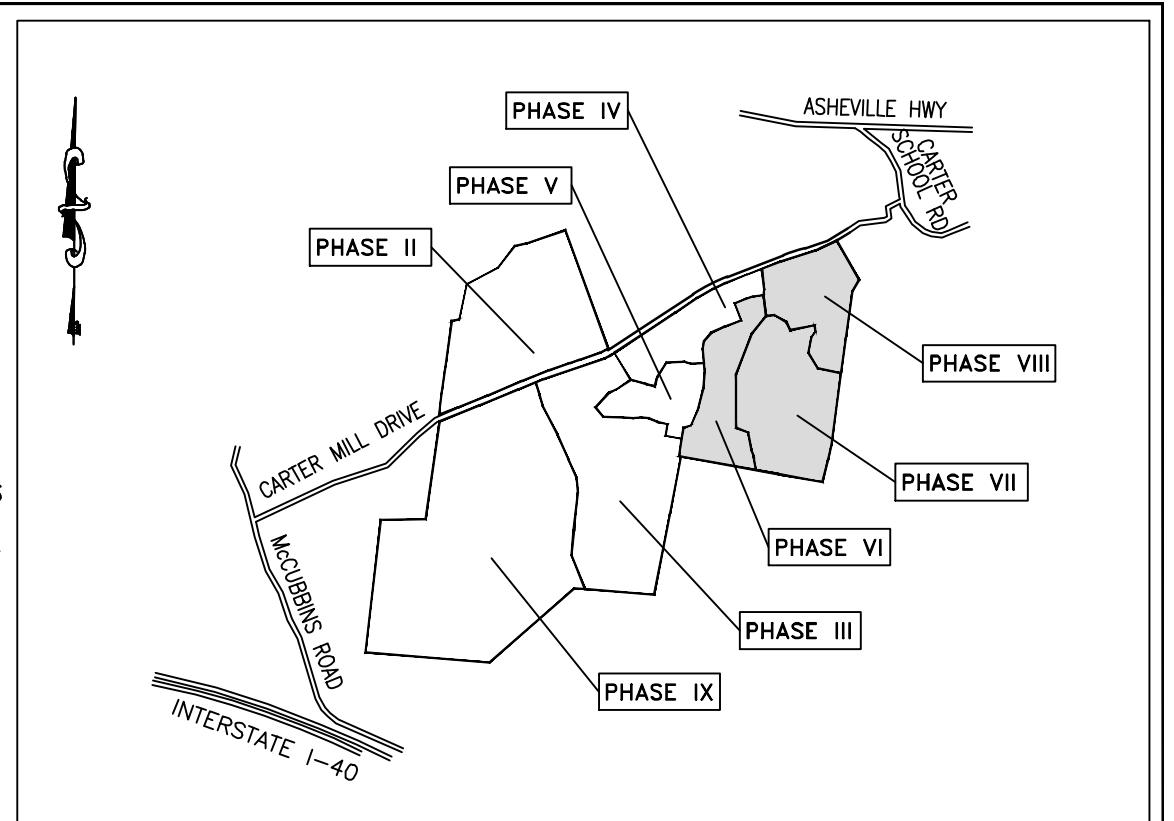


1-SH-23-C / 1-G-23-DP
Revised: 1/31/2023

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



- GENERAL NOTES:**
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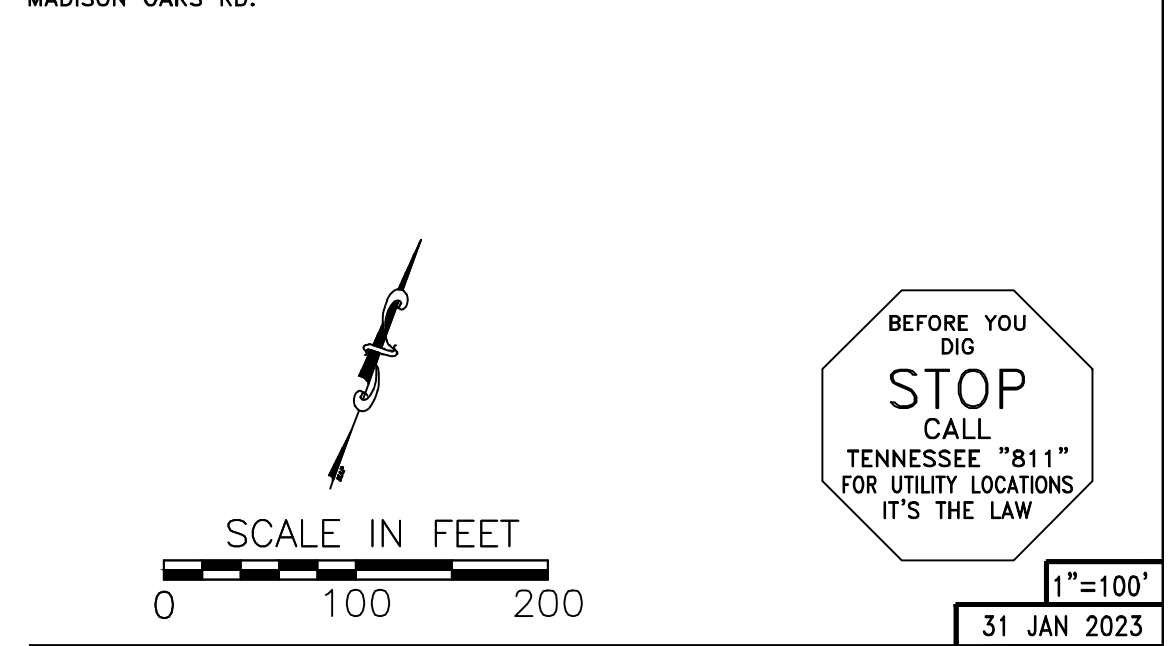
VICINITY MAP
NOT TO SCALE

- PROPERTY NOTES:**
1. TOTAL AREA = 50.0 ACRES (PHASES VI-VIII).
 - 13.23 ACRES PHASE VI, 23.68 ACRES PHASE VII, AND 14.2 ACRES PHASE VIII.
 - CLT AND PARCEL: 074, PARCEL 001 (PARTIAL) AND PARCEL 002
 - EXISTING ZONING: PR
 - PROPOSED NUMBER OF LOTS: 127 TOTAL
40 PHASE VI, 49 PHASE VII, AND 39 PHASE VIII.
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 - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 - ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.

- SETBACKS:**
- | | |
|--------|--------|
| FRONT: | 20 FT. |
| SIDE: | 5 FT. |
| REAR: | 35 FT. |
- UTILITIES:**
- | | |
|--------------|----------------------|
| WATER: | KNOX UTILITIES BOARD |
| SEWER: | KNOX UTILITIES BOARD |
| ELECTRIC: | KNOX UTILITIES BOARD |
| SOLID WASTE: | PRIVATE HAULER |
| TELEPHONE: | AT&T |

- VARIANCES REQUESTED:**
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 6. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.5% ON ROAD C AT MADISON OAKS RD.



SHEET ONE

CONCEPT PLAN
FILE: I-SH-23-C / 1-G-23-DP
CARTER RIDGE - PHASES VI - VIII
KNOX COUNTY, TENNESSEE

Prepared For:

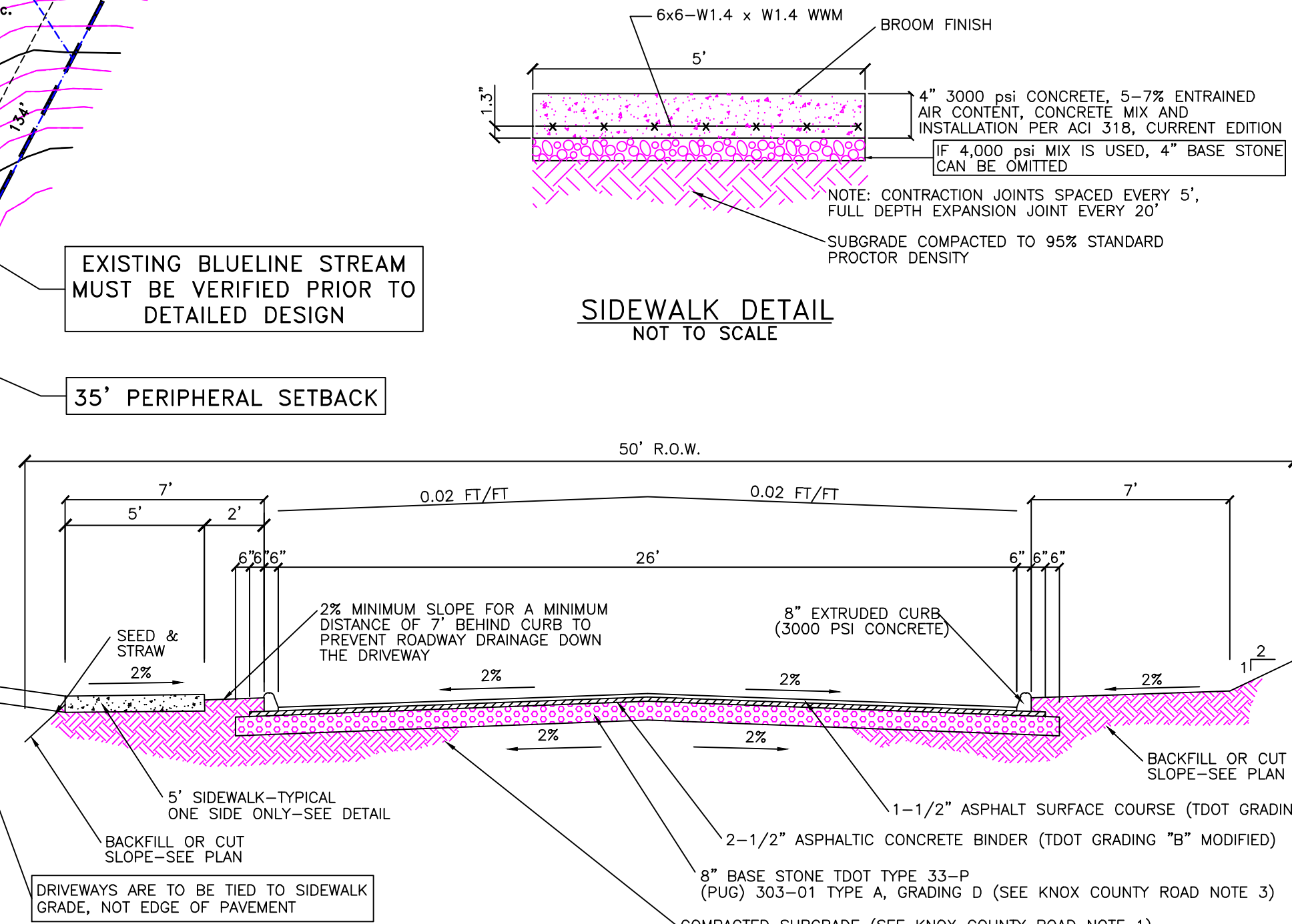
Oakland, LLC
2724 Hawk Haven Lane
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(865) 719-4342

Planning Agency:

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IDEAL ENGINEERING SOLUTIONS INCORPORATED

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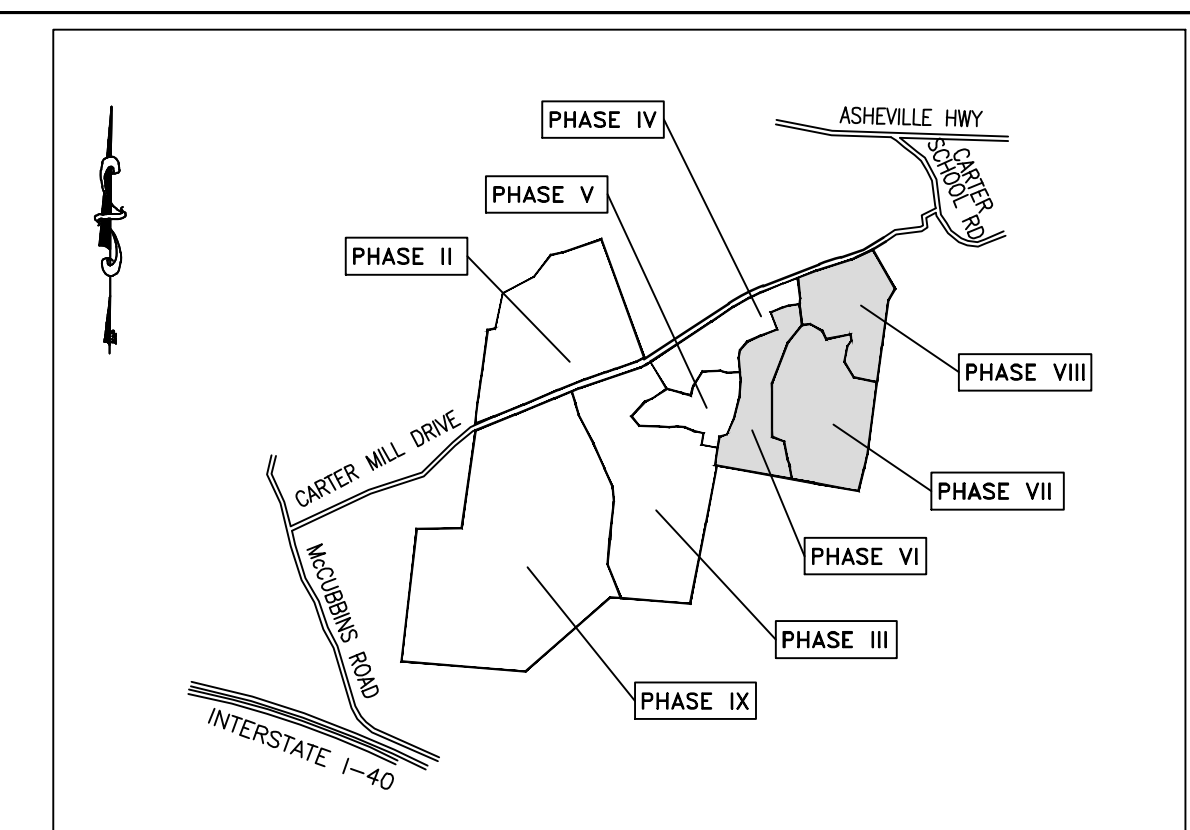
KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE

1-SH-23-C / 1-G-23-DP
Revised: 1/31/2023

STATE OF TENNESSEE

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OSHA RULES SHALL BE ABIDED BY

INDEX OF SHEETS	SHEET NUMBER
CONCEPT PLAN PHASES VI - VIII	ONE
MASTER PLAN PHASES II - IX	TWO
GRADING PLAN PHASES VI - VIII	THREE
ROAD PROFILES PHASES VI - VIII	FOUR
ROAD GEOMETRY PHASES VI - VIII	FIVE



NOT TO SCALE

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6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL, IF THEY ARE DIFFERENT FROM THE SPECIFICATIONS ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
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PROPERTY NOTES

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SETBACKS:

SETBACKS:
FRONT: 20 FT.
SIDE: 5 FT.
REAR: 35 FT.

UTILITIES:

WATER: KNOX UTILITIES BOARD
SEWER: KNOX UTILITIES BOARD
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1"-80'

24 JAN 2023

ROAD GEOMETRY
FILE: I-SH-23-C/1-G-23-DP
CARTER RIDGE - PHASES VI - VIII
KNOX COUNTY, TENNESSEE

Prepared For:

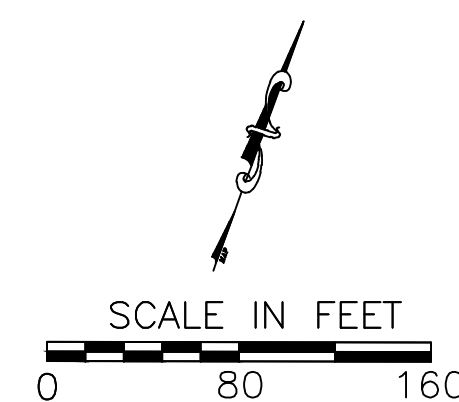
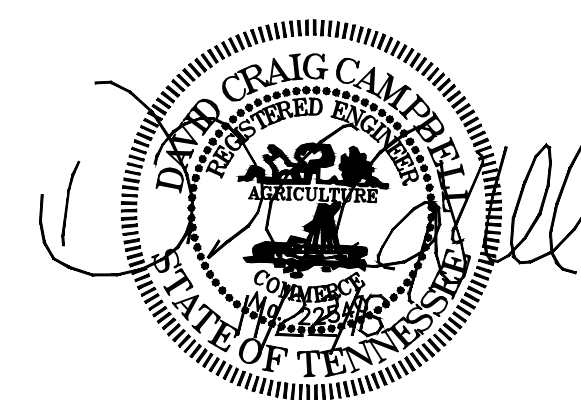
Oakland, LLC
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Ideal Engineering Solutions, Inc.
 P.O. Box 1018
 Alcoa, Tennessee 37701
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1-SH-23-C / 1-G-23-DP
Revised: 1/31/2023



NOTE

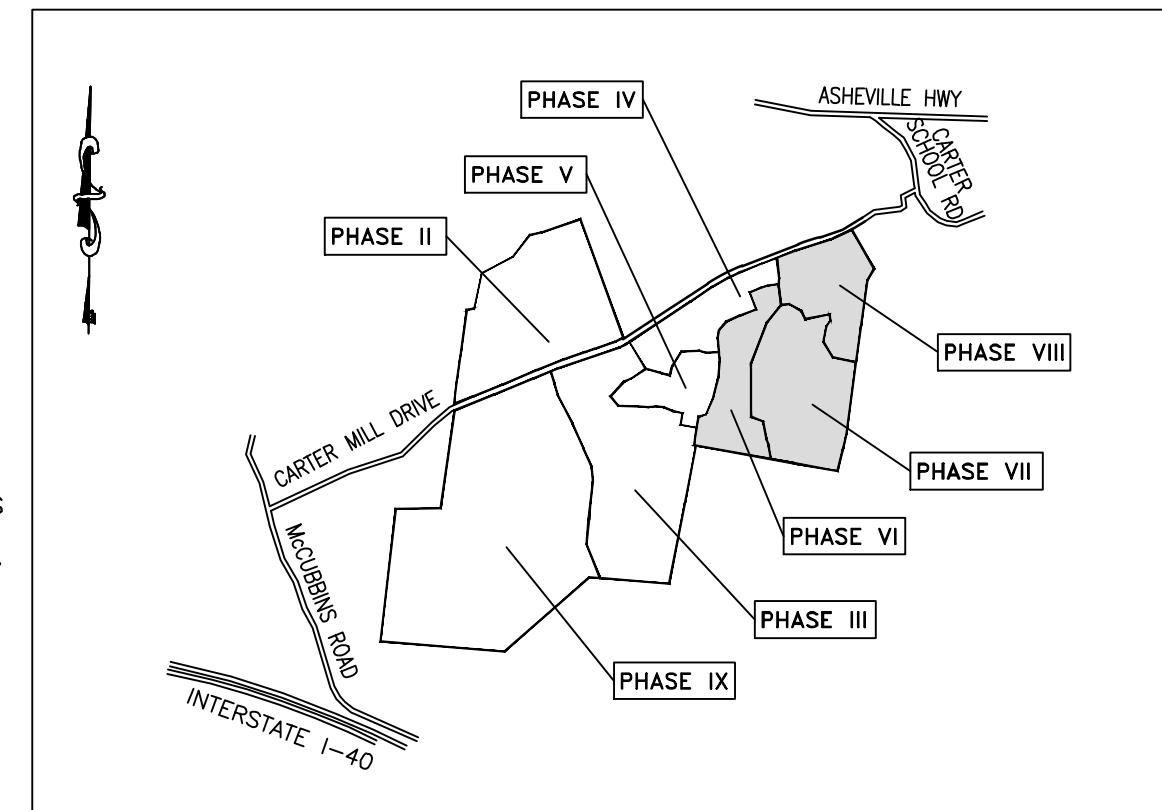
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VICINITY MAP

NOT TO SCALE

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SETBACKS:

- | | |
|--------|--------|
| FRONT: | 20 FT. |
| SIDE: | 5 FT. |
| REAR: | 35 FT. |

UTILITIES:

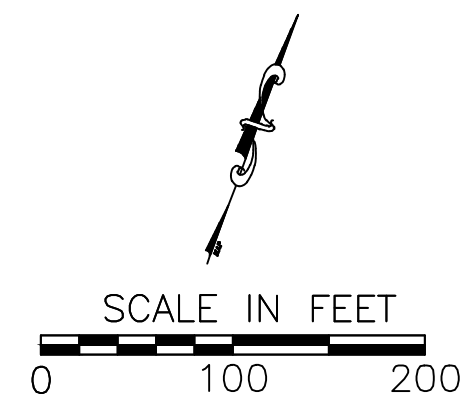
- | | |
|--------------|----------------------|
| WATER: | KNOX UTILITIES BOARD |
| SEWER: | KNOX UTILITIES BOARD |
| ELECTRIC: | KNOX UTILITIES BOARD |
| SOLID WASTE: | PRIVATE HAULER |
| TELEPHONE: | AT&T |

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1"=100'
24 JAN 2023

SHEET THREE

GRADING PLAN

FILE: I-SH-23-C / 1-G-23-DP
CARTER RIDGE - PHASES VI - VIII
KNOX COUNTY, TENNESSEE

Prepared For:

Oakland, LLC
2724 Hawk Haven Lane
2Knoxville, Tennessee 37931
(865) 719-4342

Planning Agency:

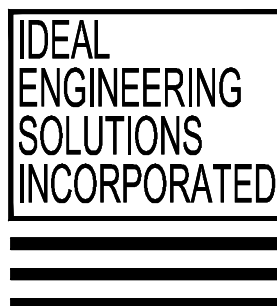
Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

1-SH-23-C / 1-G-23-DP
Revised: 1/31/2023

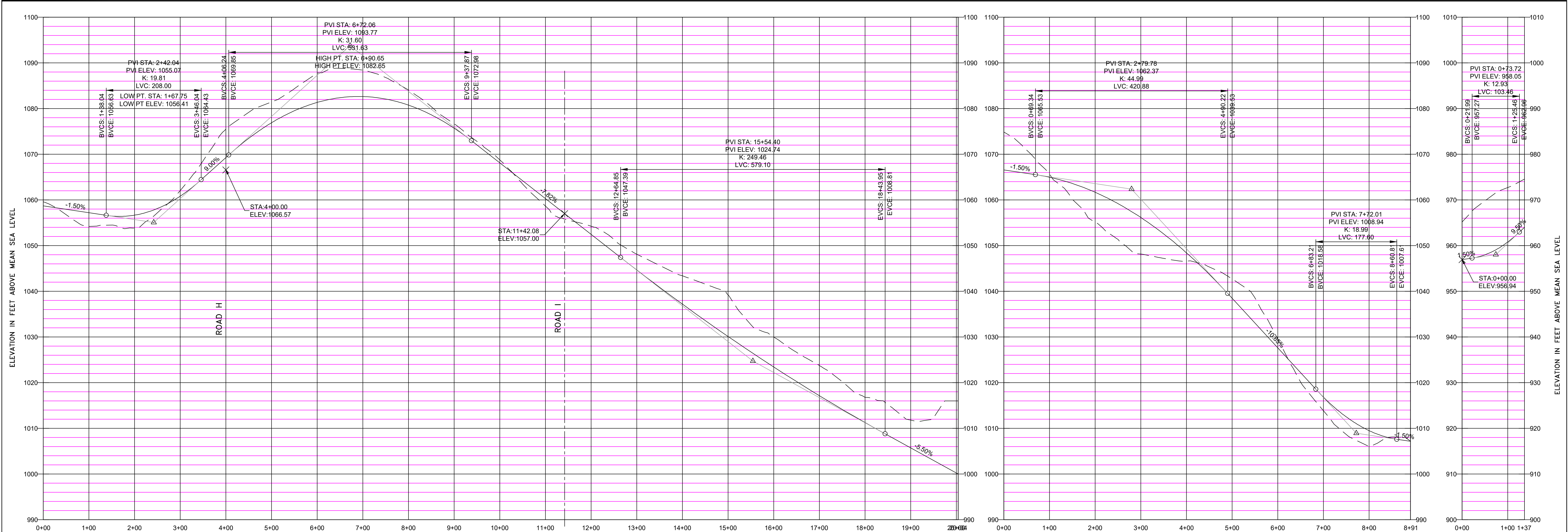


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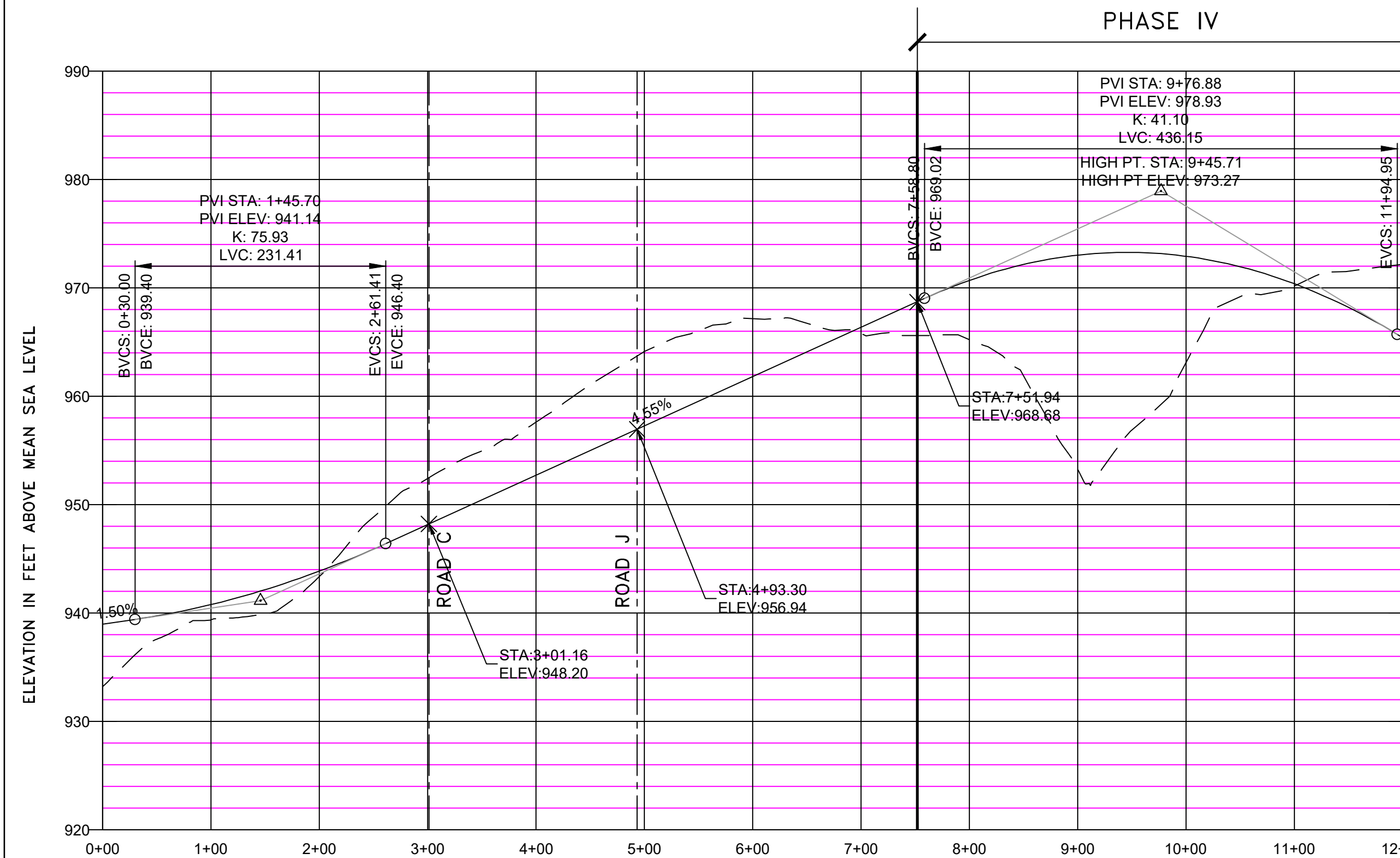


Ideal Engineering Solutions, Inc.
P.O. Box 1018
Alcoa, Tennessee 37701
(865) 755-3575

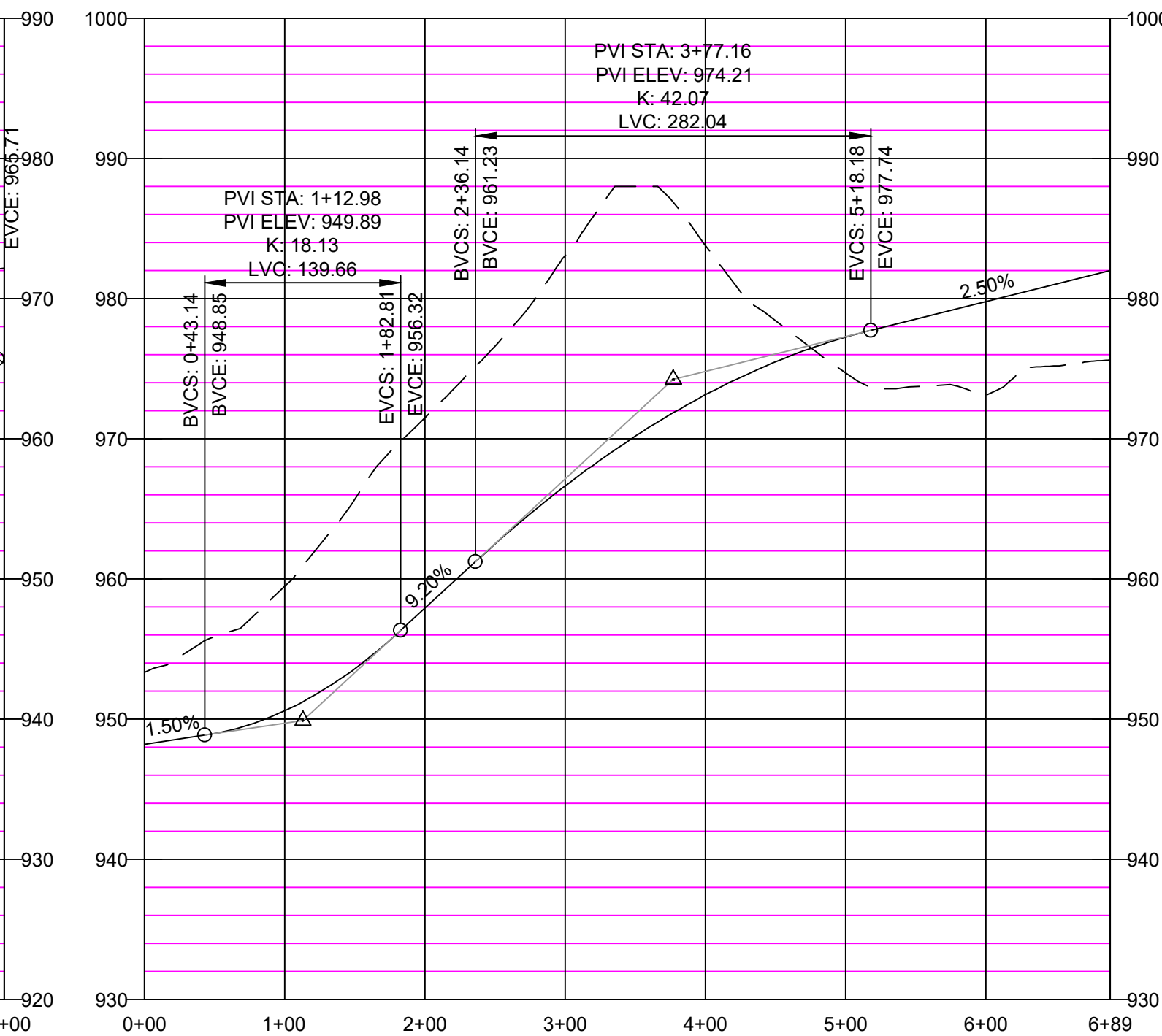


CARTER RIDGE DR
SCALE: 1"=100' HORIZ.
1"=10' VERT.

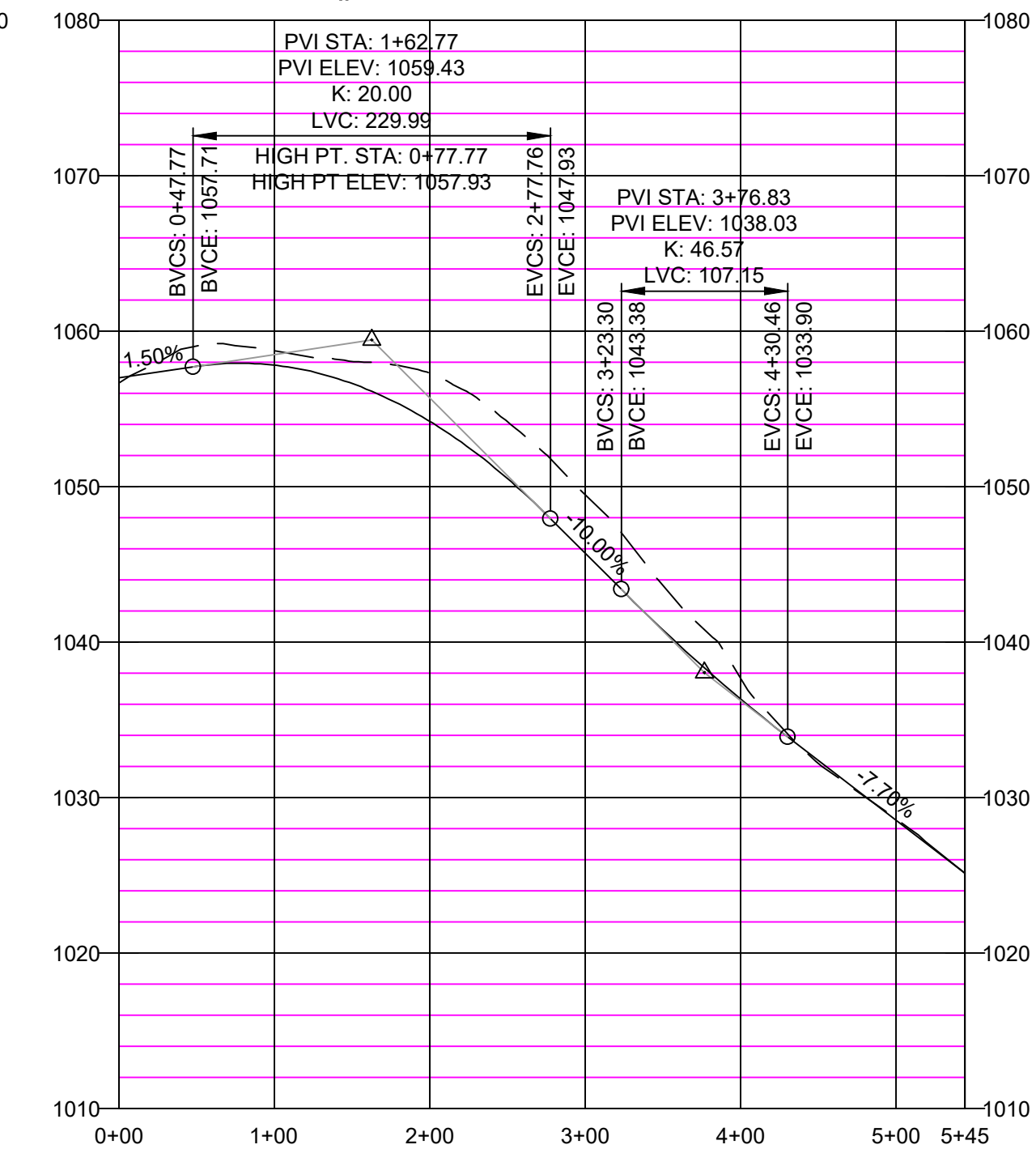
ROAD H
SCALE: 1"=100' HORIZ.
1"=10' VERT.



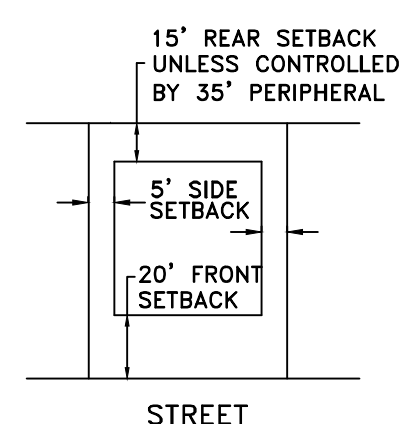
MADISON OAKS RD
SCALE: 1"=100' HORIZ.
1"=10' VERT.



ROAD C
SCALE: 1"=100' HORIZ.
1"=10' VERT.



ROAD I
SCALE: 1"=100' HORIZ.
1"=10' VERT.



ROAD J
SCALE: 1"=100' HORIZ.
1"=10' VERT.



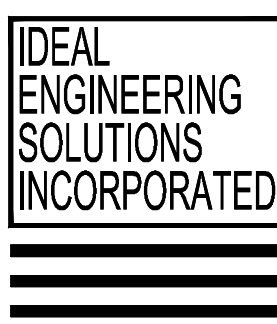
1"=100'
24 JAN 2023

TYPICAL LOT LAYOUT
NOT TO SCALE

ROAD PROFILES
FILE: I-SH-23-C / 1-G-23-DP
CARTER RIDGE - PHASES VI - VIII
KNOX COUNTY, TENNESSEE

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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

1-SH-23-C / 1-G-23-DP
Revised: 1/31/2023