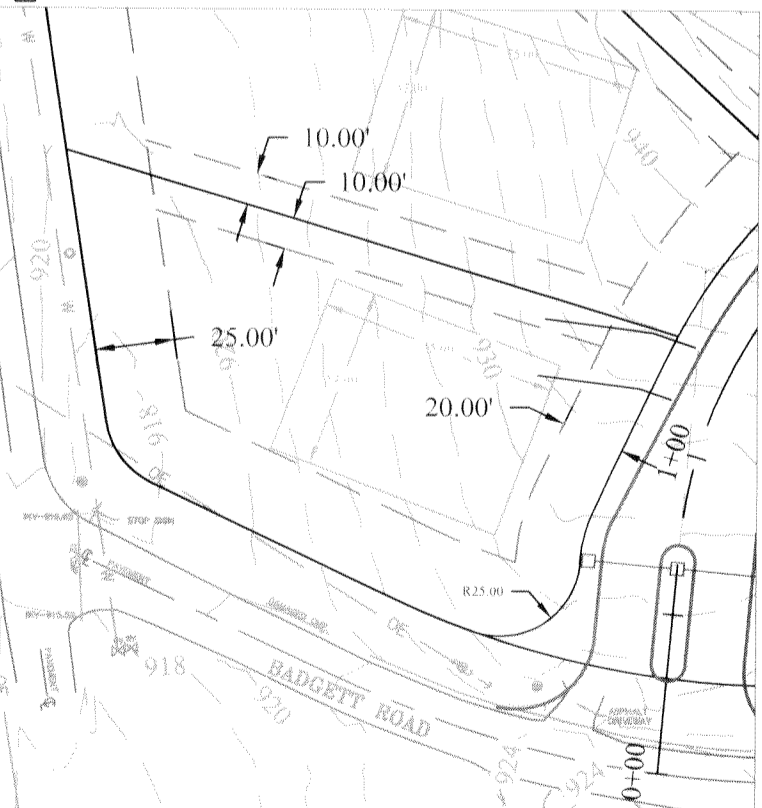


- NOTES:
1. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS, SUPPLEMENTED WITH FIELD TOPO ALONG RIGHT OF WAY. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 2. BOUNDARY SURVEY BY LYNCH SURVEYS, LLC.
 3. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
 4. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
 5. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
 6. ALL ROADS TO BE IN 40' JPE (PRIVATE RIGHT OF WAY).
 7. CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 8. A SIGHT DISTANCE EASEMENT WILL BE REQUIRED ON LOT 6 ON FINAL PLAT. SLOPE GRADING PLAN WILL BE REQUIRED TO ACHIEVE SIGHT DISTANCE.
 9. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT IN ADDITION TO A POND EASEMENT.
 10. ALL INTERSECTION GRADES UP TO 3% HAVE BEEN APPROVED BY KNOX COUNTY ENGINEERING.
 11. ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.
 12. GATED ACCESS MUST MEET IFC 503.6, 506.1.1, AND D103.5 FIG. B PER KNOX COUNTY FIRE PROTECTION BUREAU.

LEGEND	
	EXISTING MJR CONTOUR
	EXISTING MNR CONTOUR
	EXISTING WATER MAIN
	EXISTING STORM WATER
	PROPOSED LOT LINE
	BUILDING SET BACK LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED ROAD CURB
	PROPOSED STORM WATER
	PROPOSED EASEMENT



CERTIFICATION OF CONCEPT PLAN

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 ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER:
TENNESSEE CERTIFICATE NO.: 0109503

- VARIANCES:**
1. INTERSECTION SPACING FROM 300' TO 213' ON COLLECTOR STREET.
 2. K VALUE FROM 25 TO 15 AT INTERSECTION WITH COLLECTOR STREET.

PROPERTY DATA:
MAP 145 PARCEL 058
AREA: 3.96 ACRES +/-
ZONE: PR 1-3 DU/AC
TOTAL LOTS: 6
DENSITY: 1.52 DU/AC
SETBACKS:
FRONT= 20 FT;
SIDE= 10 FT; REAR= 25 FT
PERIPHERAL= 35 FT
UTILITIES:
FIRST UTILITY DISTRICT (WATER AND SEWER)
LCUB (ELECTRIC)
KUB (GAS)

OWNER:
KnoxFi Two, LLC
201 Sherlake Lane NW
Knoxville, TN 37922

DEVELOPER:
Saddlebrook Properties, LLC
PO Box 23190
Knoxville, TN 37933

CONCEPT OF THE COURTYARD
AT TOOLE'S BEND
KNOXVILLE, TN

Sheet
CP.01

DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

WWW.RACKLEYENGINEERING.COM 865-662-6660

Designed By: RNR
Checked By: RNR
Date: 8/25/14
File Name:
Project: 10-SA-14-C

Revisions

No.	Description	Date	By
1	REVISED PER MPC STAFF REVIEW COMMENTS	9/22/14	RNR
2	REVISED PERIPHERY SETBACK, ENTRANCE, PRIVATE ROAD PER OWNER	11/04/14	RNR

