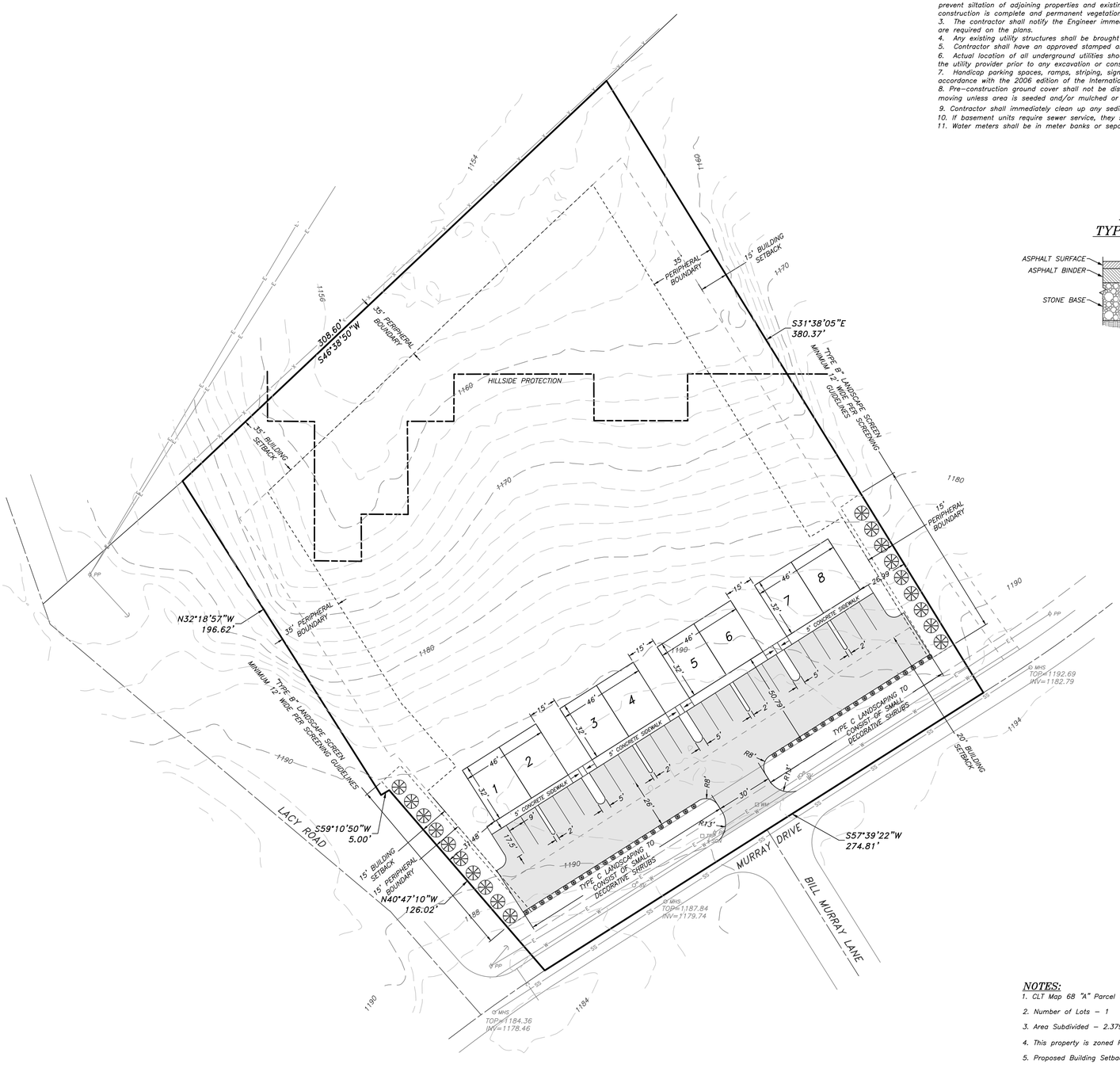
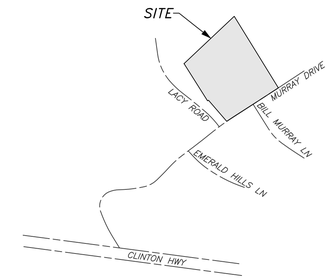


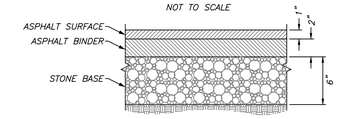

## GENERAL SITE NOTES:

1. Electric service requirements to be determined by architect and coordinated with Knoxville Utilities Board.
2. The contractor shall install erosion control measures such as silt fencing and straw bale barriers as needed to prevent siltation of adjoining properties and existing drainage ways. Such devices shall be maintained until construction is complete and permanent vegetation is established.
3. The contractor shall notify the Engineer immediately if discrepancies or omissions are found or if clarifications are required on the plans.
4. Any existing utility structures shall be brought into conformance with finish grade.
5. Contractor shall have an approved stamped and signed copy of the site plans on site to work from.
6. Actual location of all underground utilities should be verified through Tennessee 1 call (1-800-351-1111) or the utility provider prior to any excavation or construction.
7. Handicap parking spaces, ramps, striping, signage and any other accessibility feature shall be constructed in accordance with the 2006 edition of the International Building Code and ANSI-A117.1 2003 edition.
8. Pre-construction ground cover shall not be disturbed more than 20 calendar days prior to grading or earth moving unless area is seeded and/or mulched or other temporary cover is installed.
9. Contractor shall immediately clean up any sediment deposited on streets.
10. If basement units require sewer service, they shall be pumped to service lines.
11. Water meters shall be in meter banks or separate meters. To be coordinated with Hallsdale-Powell.




## LOCATION MAP
NOT TO SCALE

## DETAIL "A"
## TYPICAL PAVEMENT
NOT TO SCALE




## LEGEND:

| | |
|---|---|
| EIR | EXISTING IRON ROD |
| NIR | NEW IRON ROD |
| A= | ARC LENGTH |
| R= | RADIUS |
| D= | CENTRAL ANGLE (DELTA) |
| B= | CHORD BEARING |
| C= | CHORD LENGTH |
| Ac. | ACRES |
| SF | SQUARE FEET |
| WDB | WARRANTY DEED BOOK |
| PG | PAGE |
| CB | CATCH BASIN |
| | CENTERLINE |
| EV | ELECTRIC VAULT |
| | GATE VALVE |
| | POLE GUY ANCHOR |
| | SEWER LATERAL |
| MH | MANHOLE (EXISTING) |
| LP | LIGHT POLE (LP) |
| PP | POWER POLE (PP) |
| | SIGN (POST) |
| WV | WATER VALVE |
| | BOUNDARY LINE |
| | ROAD RIGHT-OF-WAY LINE |
| | EASEMENT LINE |
| | ROAD CENTERLINE |
| | EDGE OF ROAD |
| | CONCRETE CURB |
| | PARKING/LANE STRIPES |
| | ROAD STRIPE YELLOW SOLID |
| scP | SMOOTH-WALL PLASTIC PIPE (SCP) |
| C | CORRUGATED METAL PIPE (CMP) |
| R | REINFORCED CONCRETE PIPE (RCP) |
| X | FENCE LINE |
| E | ELECTRIC LINE (OVERHEAD) |
| uE | ELECTRIC LINE (EXISTING U/G) |
| TVA | TVA POWER LINE |
| W | WATER LINE (EXISTING) |
| dL | WATER SERVICE LINE |
| SS | SEWER LINE (EXISTING) |
| DSI | SEWER SERVICE LINE |
| S | SWALE LINE |
| d | DITCH LINE |
| | EXISTING INTERMEDIATE CONTOUR |
| 900 | EXISTING INDEX CONTOUR |

## PROVIDED PARKING:
TOTAL PROVIDED: 24 SPACES (3 PER DU)

## AREA BREAKDOWN:
TOTAL AREA: 2.379 Ac.
PERVIOUS AREA: 1.989 Ac. (86,641 sf)
IMPERVIOUS AREA: 0.390 Ac. (16,988 SF)
IMPERVIOUS AREA COVERAGE: 16.39%
PERVIOUS AREA COVERAGE: 83.61%
TOTAL UNITS = 8 UNITS
DENSITY = 3.36 DU/Ac.

## HILLSIDE PROTECTION AREA:
DISTURBED AREA WITHIN: 0.95 AC.

## UTILITY PROVIDERS:

WATER:
HALLSDALE-POWELL
3745 CUNNINGHAM RD
KNOXVILLE, TN 37918
865-922-7547

SEWER, ELECTRIC & GAS:
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PK
KNOXVILLE, TN 37921
865-524-2911

## NOTES:

1. CLT Map 68 "A" Parcel 10
2. Number of Lots - 1
3. Area Subdivided - 2.379 Acres
4. This property is zoned PR<5 DU/AC
5. Proposed Building Setbacks:

   Front: 20'
   Rear: 35'
   Side: 15'

6. This proposed development is to be served by public utilities.

## OWNER/DEVELOPER:

HODGE CONSTRUCTION, LLC
c/o RON HODGE
P.O. BOX 1064
KNOXVILLE, TN 37901
865-755-3287

## PROPERTY DATA:

ADDRESS: 837 MURRAY DRIVE
ZONING: PR<5 DU/AC
PARCEL ID: 068JA010
ACREAGE: 2.379 ACRES

N
Magnetic

30' 15' 0 30' 60'
1" = 30'


SINCE 1979
STERLING
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CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING
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MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com


KNOX COUNTY, TN

# SITE LAYOUT PLAN FOR
# MURRAY RIDGE TOWNHOMES
HODGE CONSTRUCTION

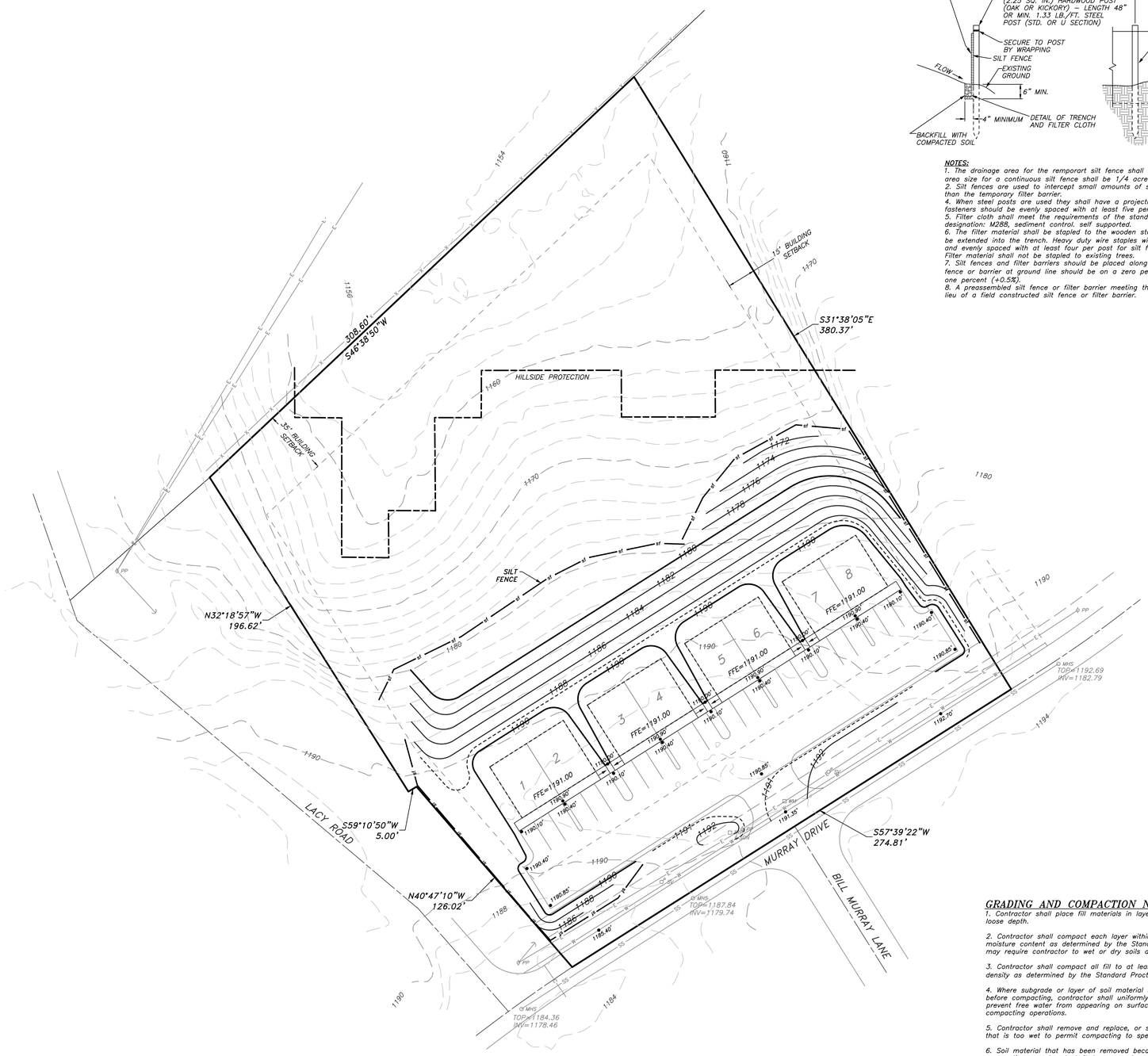
| DATE | BY | REVISIONS |
|---|---|---|
| 9/10/25 | SDJ | Revise per Staff Comments |

S. DERICK JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 106451
STATE OF TENNESSEE
9/10/25

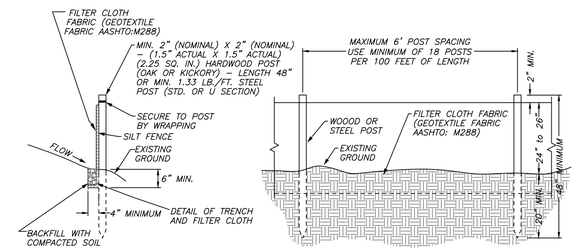


SHEET
CP.1

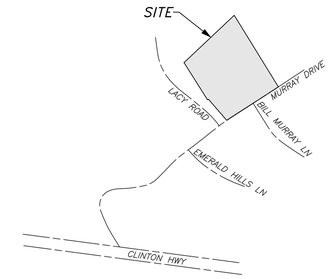
| | |
|---|---|
| DESIGNED: | SDJ |
| DRAWN: | SDJ |
| CHECKED: | |
| DATE: | 7/31/25 |
| SCALE: | 1" = 30' |
| DRAWING: | 7495-CP1 |
| PROJECT NO: | SEI#7495 |




## DETAIL "A"
## TYPICAL SILT FENCE DETAIL
NOT TO SCALE




**NOTES:**
1. The drainage area for the remporart silt fence shall be 2 acres or less, or the maximum drainage area size for a continuous silt fence shall be 1/4 acre per 100 feet of fence length.
2. Silt fences are used to intercept small amounts of sediment, reduce velocity, and have a longer life than the temporary filter barrier.
4. When steel posts are used they shall have a projection for fastening wire to them. The wire fasteners should be evenly spaced with at least five per post.
5. Filter cloth shall meet the requirements of the standard specification for geotextiles AASHTO designation: M288, sediment control. self supported.
6. The filter material shall be stapled to the wooden stakes; A minimum 10 inches of the fabric shall be extended into the trench. Heavy duty wire staples with 1/2 inch leg and 1 inch width shall be used and evenly spaced with at least four per post for silt fences and three per post for filter barriers. Filter material shall not be stapled to existing trees.
7. Silt fences and filter barriers should be placed along or near the ground contour. The bottom of fence or barrier at ground line should be on a zero percent (0%) grade, plus or minus five tenths of one percent (+0.5%).
8. A preassembled silt fence or filter barrier meeting the requirements of the drawing is acceptable in lieu of a field constructed silt fence or filter barrier.




## LOCATION MAP
NOT TO SCALE

**LEGEND:**

| | |
|---|---|
| EIR | EXISTING IRON ROD |
| NIR | NEW IRON ROD |
| A= | ARC LENGTH |
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| PG | PAGE |
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| ℄ | CENTERLINE |
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| | GATE VALVE |
| | POLE GUY ANCHOR |
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| MH | MANHOLE (EXISTING) |
| LP | LIGHT POLE (LP) |
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| | SIGN (POST) |
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| C | CORRUGATED METAL PIPE (CMP) |
| R | REINFORCED CONCRETE PIPE (RCP) |
| PVC | PVC ROOF DRAIN COLLECTOR |
| X | FENCE LINE |
| E | ELECTRIC LINE (OVERHEAD) |
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| | EXISTING INTERMEDIATE CONTOUR |
| 900 | EXISTING INDEX CONTOUR |
| | DESIGN INTERMEDIATE CONTOUR |
| 900 | DESIGN INDEX CONTOUR |

**GRADING AND COMPACTION NOTES:**

1. Contractor shall place fill materials in layers not more than 8 inches in loose depth.

2. Contractor shall compact each layer within ±3 percent of optimum moisture content as determined by the Standard Proctor Test. This procedure may require contractor to wet or dry soils as needed.

3. Contractor shall compact all fill to at least 98 percent maximum dry density as determined by the Standard Proctor Method (ASTM D698).

4. Where subgrade or layer of soil material must be moisture-conditioned before compacting, contractor shall uniformly apply water to surface to prevent free water from appearing on surface during or subsequent to compacting operations.

5. Contractor shall remove and replace, or scarify and air dry soil material that is too wet to permit compacting to specified density.

6. Soil material that has been removed because it is too wet to permit compacting may be stockpiled or spread and allowed to dry. Contractor may assist drying by discing, harrowing, or pulverizing until moisture content is reduced to optimum value as determined by moisture-density relation tests.

7. All cut slopes shown hereon greater than 3:1 shall be treated with grass matting in order to quickly re-establish vegetation. The mat type may be selected by the Contractor; however, selected materials shall be suitable for intended use on the site.

**HILLSIDE PROTECTION AREA:**
DISTURBED AREA WITHIN: 0.95 AC.

**TOTAL DISTURBED AREA: 0.95 AC.**

**OWNER/DEVELOPER:**
HODGE CONSTRUCTION, LLC
c/o RON HODGE
P.O. BOX 1064
KNOXVILLE, TN 37901
865-755-3287

**PROPERTY DATA:**
ADDRESS: 837 MURRAY DRIVE
ZONING: PR<5 DU/AC
PARCEL ID: 068JA010
ACREAGE: 2.379 ACRES

N
Magnetic

30' 15' 0 30' 60'
1" = 30'


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www.sterling.us.com


KNOX COUNTY, TN

GRADING PLAN FOR
# MURRAY RIDGE TOWNHOMES
HODGE CONSTRUCTION

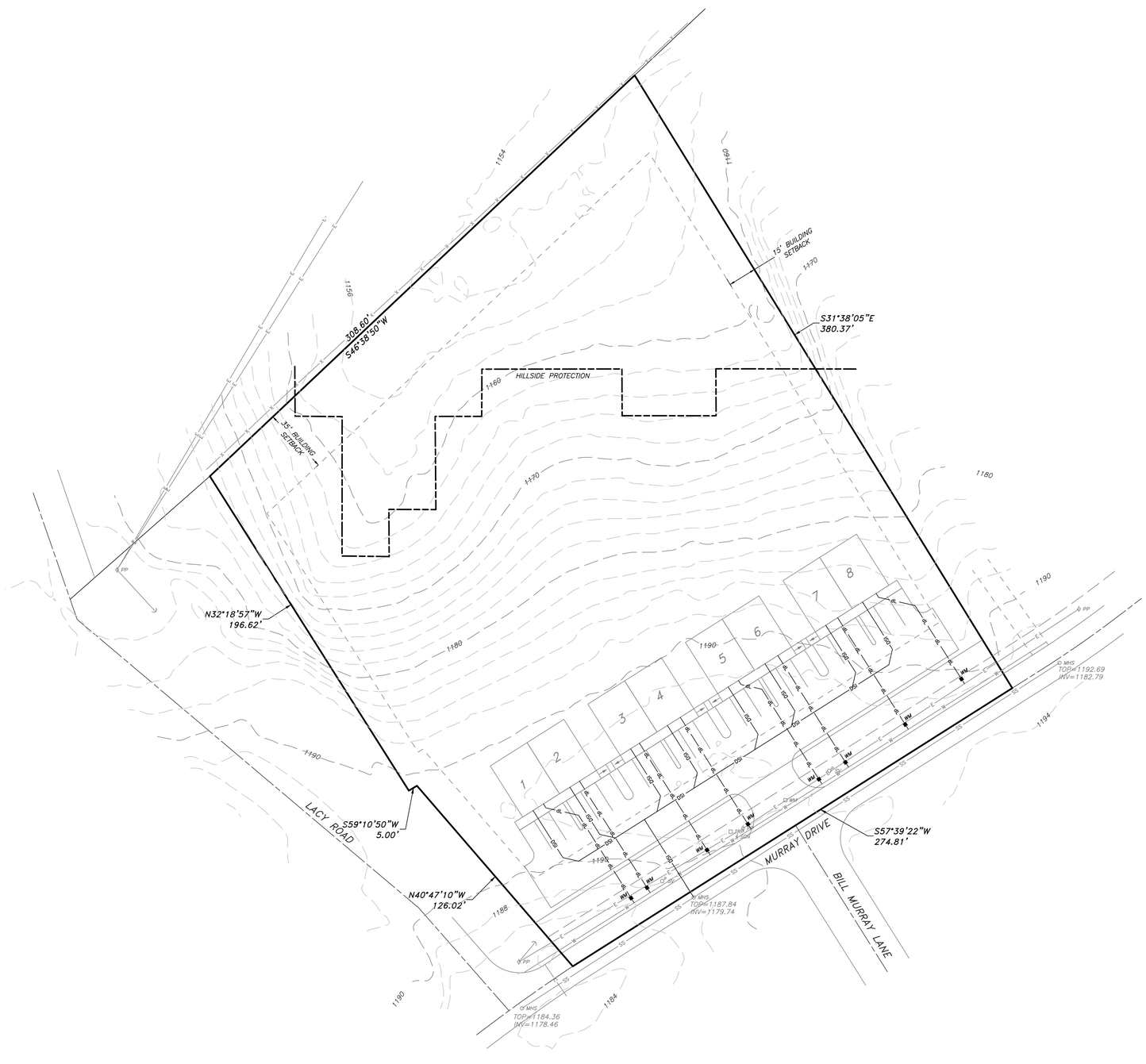
| DATE | BY | REVISIONS |
|---|---|---|
| 9/10/25 | SDJ | Revise per Staff Comments |

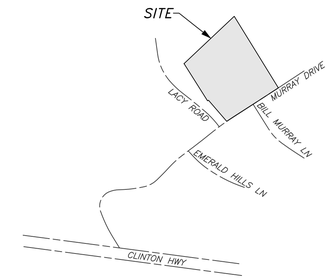
PATRICK JAMES DUNCAN
REGISTERED ENGINEER
AGRICULTURE
9-10-25
COMMERCE
No. 106431
STATE OF TENNESSEE



SHEET
CP.2

| | |
|---|---|
| DESIGNED: | SDJ |
| DRAWN: | SDJ |
| CHECKED: | |
| DATE: | 7/31/25 |
| SCALE: | 1" = 30' |
| DRAWING: | 7495-CP2 |
| PROJECT NO: | SEI#7495 |




**LOCATION MAP**
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KNOX COUNTY, TN

UTILITY PLAN FOR
# MURRAY RIDGE TOWNHOMES
HODGE CONSTRUCTION

REVISIONS

| DATE | BY | |
|---|---|---|
| 9/10/25 | SDJ | Revise per Staff Comments |

S. DERICK JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 106451
STATE OF TENNESSEE
9-10-25



SHEET
CP.3

| | |
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| PROJECT NO: | SEI#7495 |