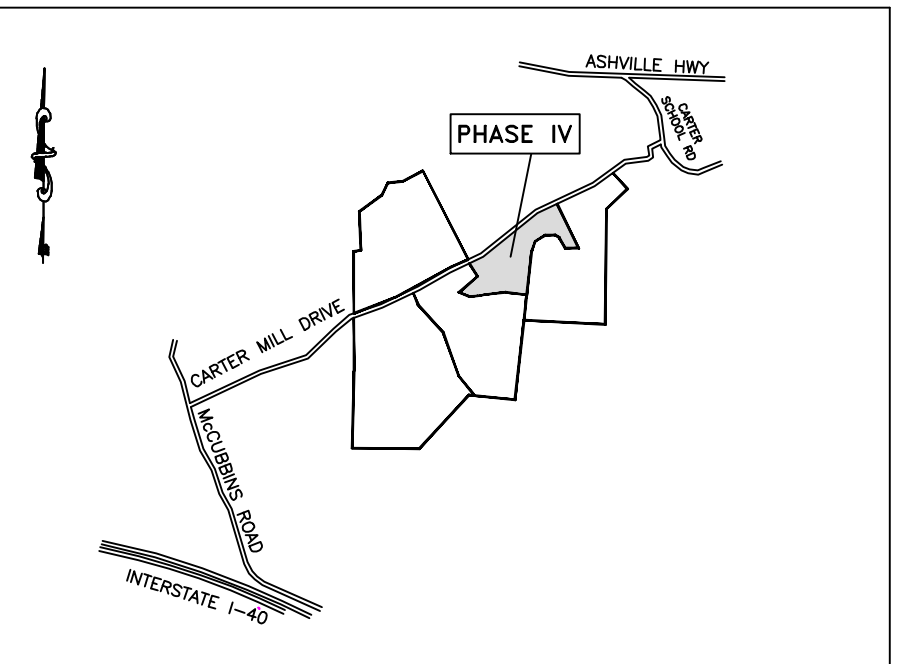
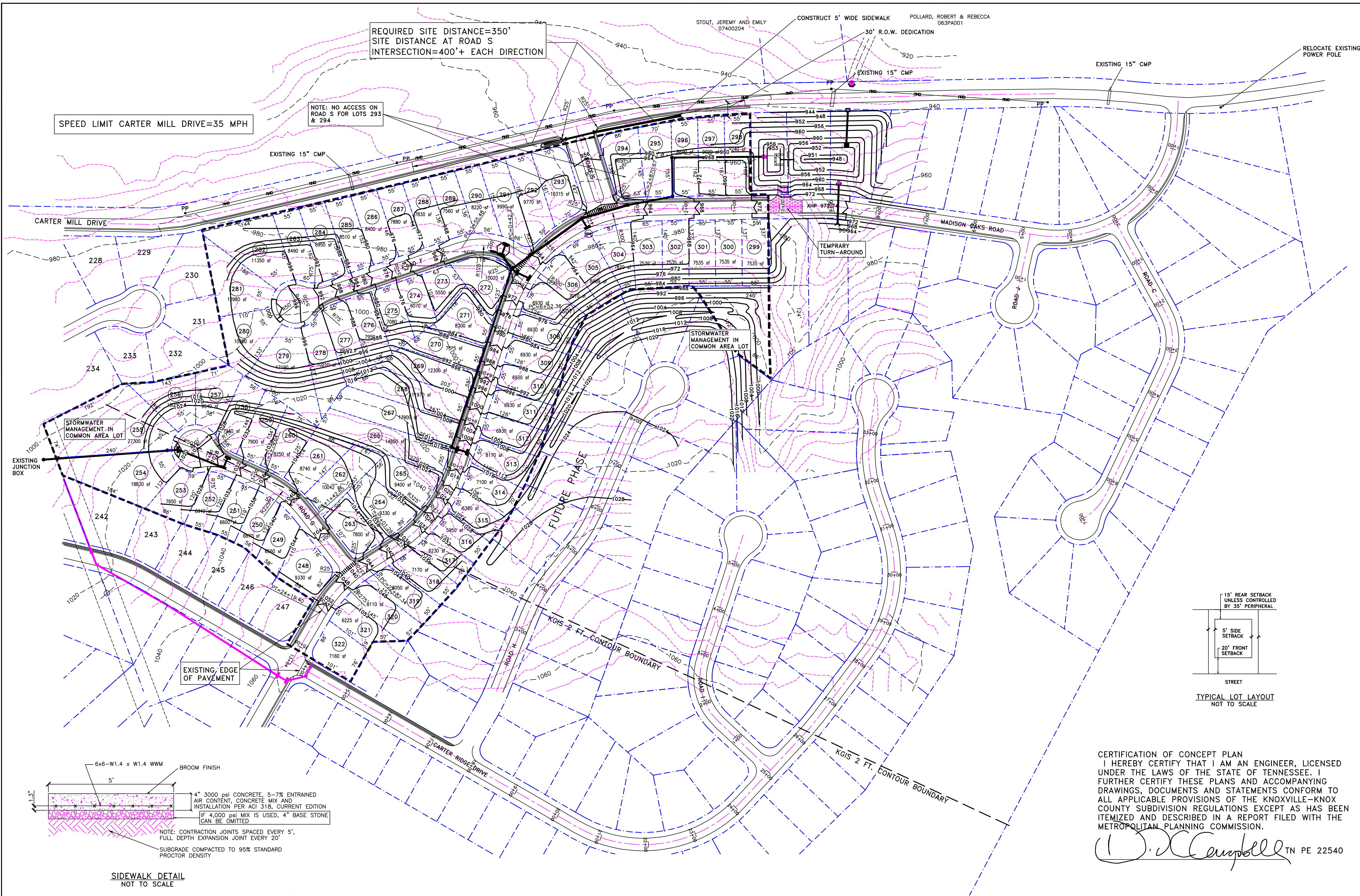




VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 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.

- PROPERTY NOTES:
1. TOTAL AREA = 19.04± ACRES (PHASE IV)
 2. CLT AND PARCEL: 074, PARCEL 001 (PARTIAL) AND PARCEL 002
 3. EXISTING ZONING: PR
 4. PROPOSED NUMBER OF LOTS: 75
 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 S STA 1+14 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=16.
 2. MADISON OAKS ROAD STA 1+15 REDUCTION OF VERTICAL CURVE FROM K=25 TO K=19.7.

10-SA-19-C
Revised: 9/24/2019

SCALE IN FEET
0 100 200

1"=50'
23 SEP 2019

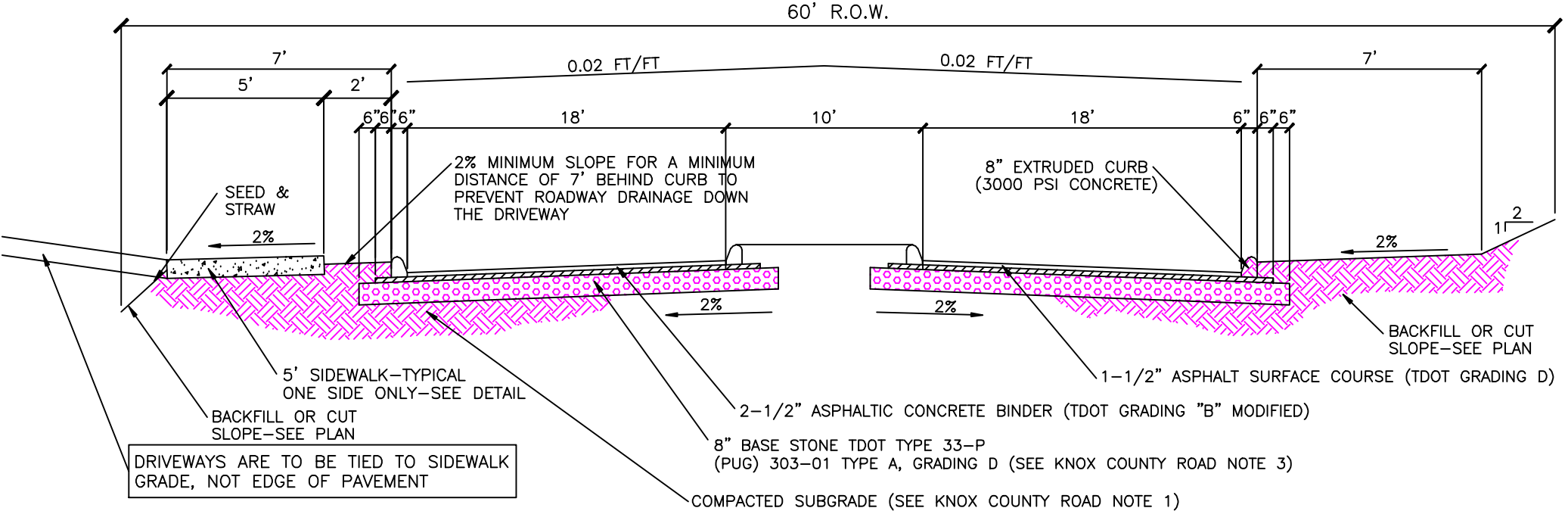
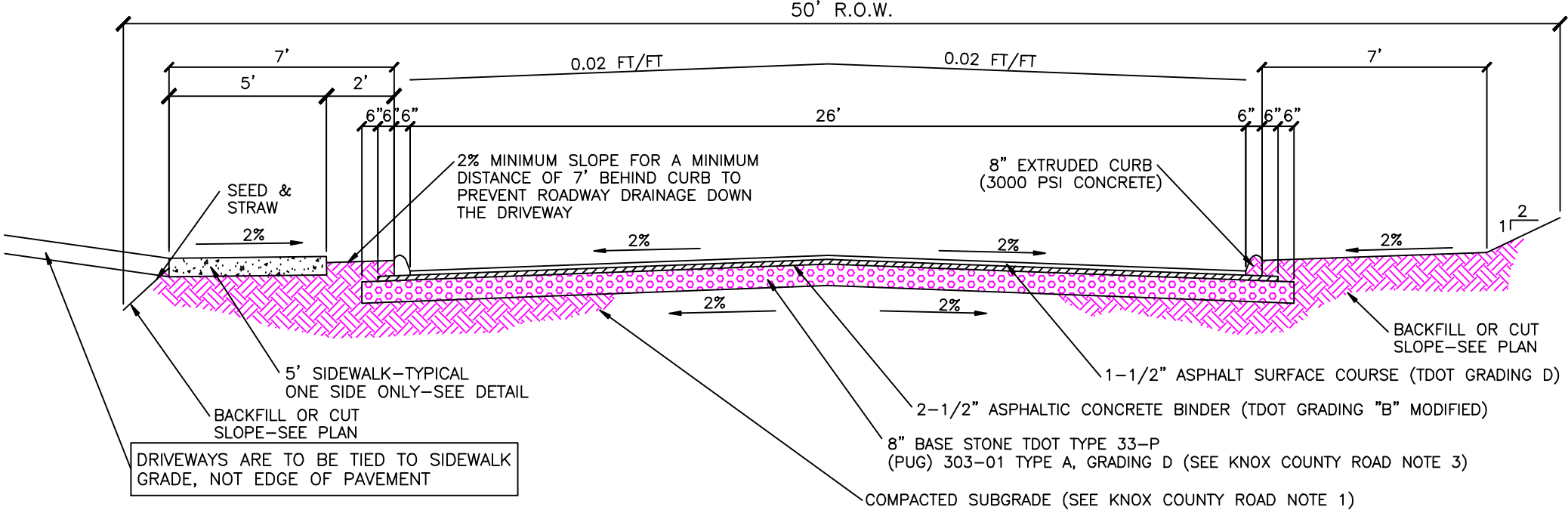
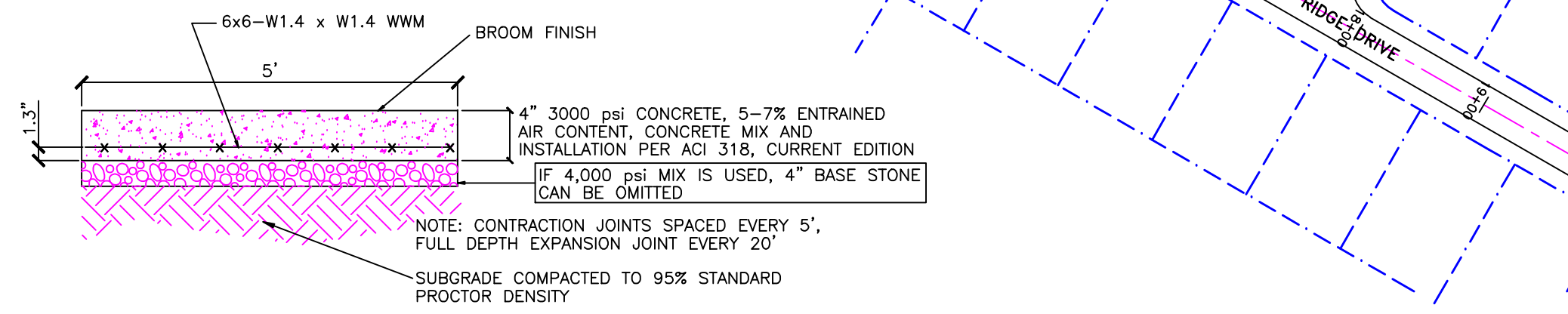
BEFORE YOU DIG
STOP
CALL
TENNESSEE "811"
FOR UTILITY LOCATIONS
IT'S THE LAW

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS 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.

D. Campbell TN PE 22540



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



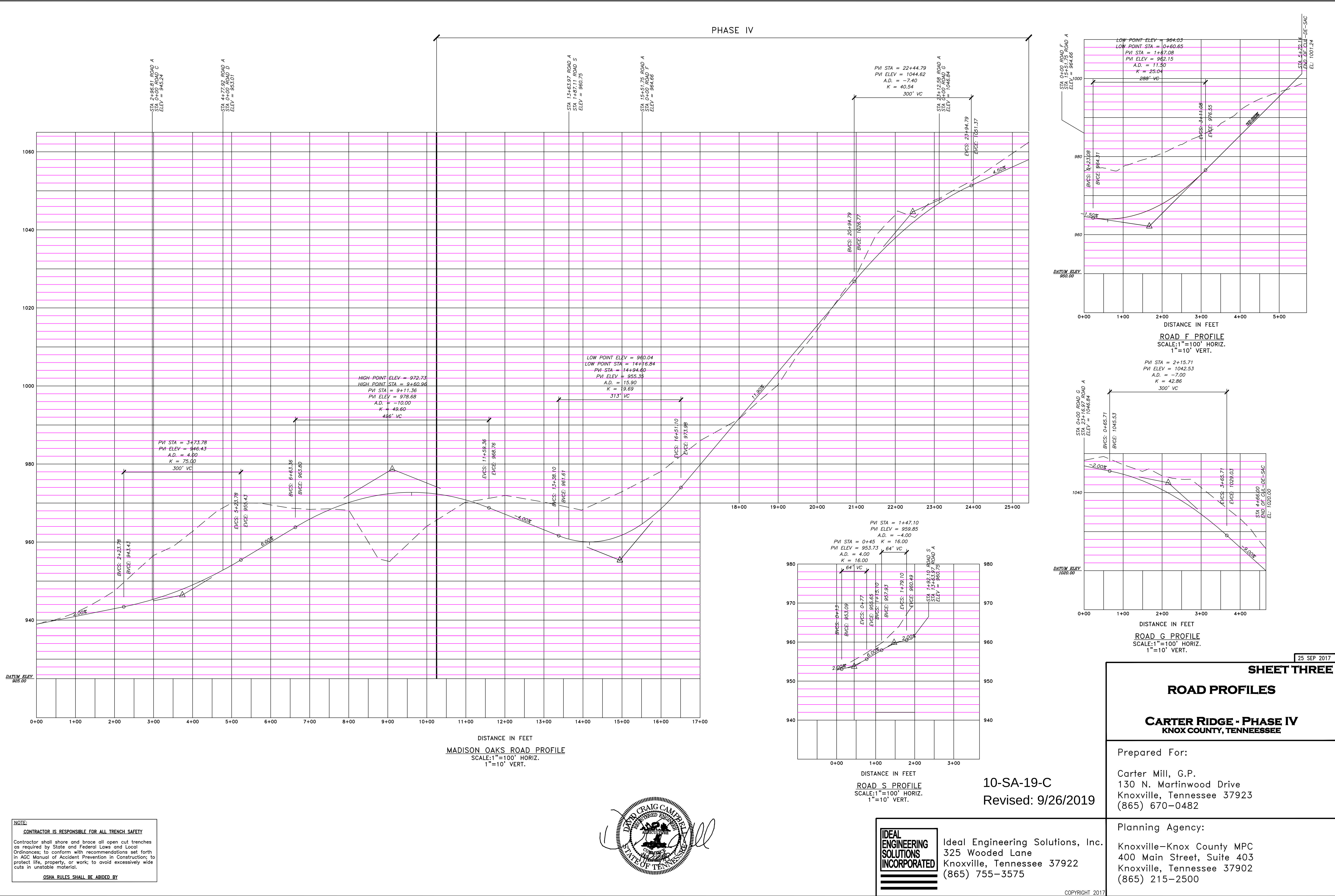
CONCEPT PLAN
CARTER RIDGE - PHASE IV
FILE NUMBER 10-SA-19-C
KNOX COUNTY, TENNESSEE

Prepared For:
Carter Mill, GP
12148 Warrior Trail
Knoxville, Tennessee 37922
(865) 389-5135

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

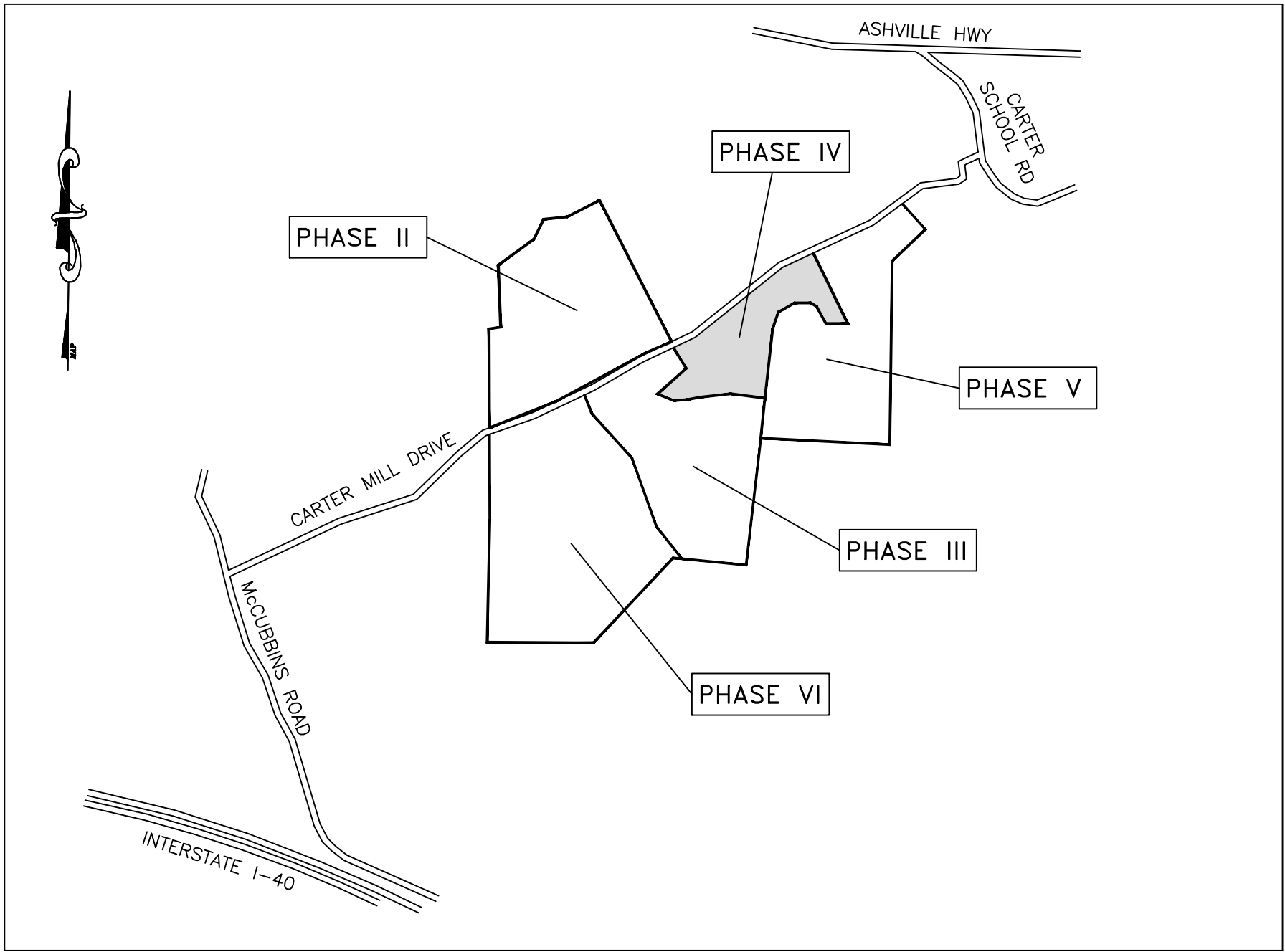
IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

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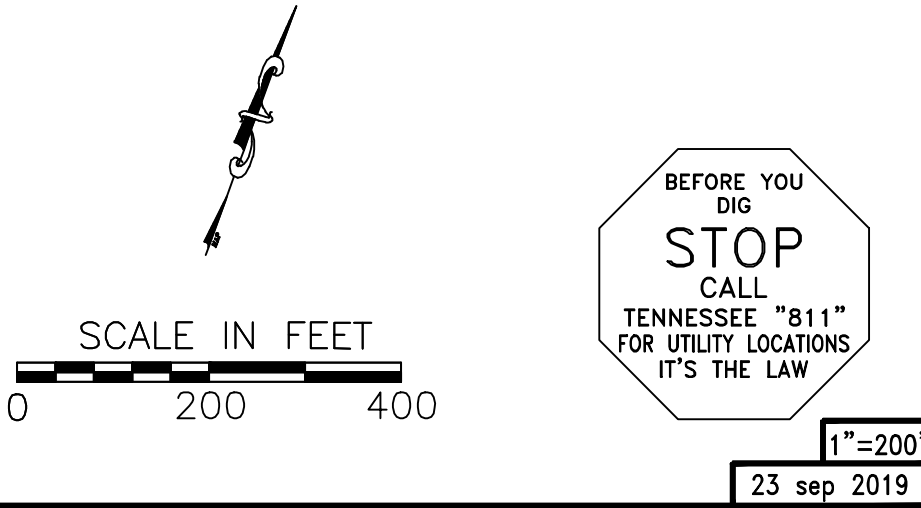


PHASE	AREA
PHASE II	33.09 ACRES
PHASE III	38.50 ACRES
PHASE IV	19.04 ACRES
PHASE V	52.00 ACRES
PHASE VI	75.60 ACRES
TOTAL AREA	218.32 ACRES
218.32/2.5 = 546 MAXIMUM LOTS	

LOT DENSITY—PHASES II, III AND IV		
	AREA	# LOTS
PHASE II	33.09 ACRES	51 LOTS
PHASE III	38.50 ACRES	101 LOTS
PHASE IV	19.04 ACRES	74 LOTS
TOTAL	90.63 ACRES	226 LOTS
PHASE II–IV DENSITY: 2.49 DU/ACRE		



VICINITY MAP



SHEET TWO

MASTER PLAN

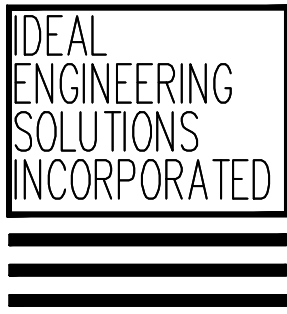
CARTER RIDGE - PHASES III THRU VI
KNOX COUNTY, TENNESSEE

Prepared For:

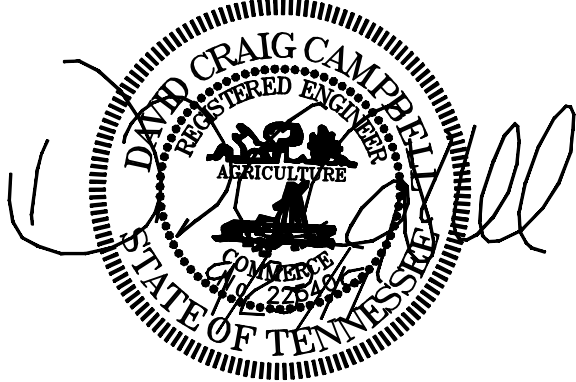
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10-SA-19-C