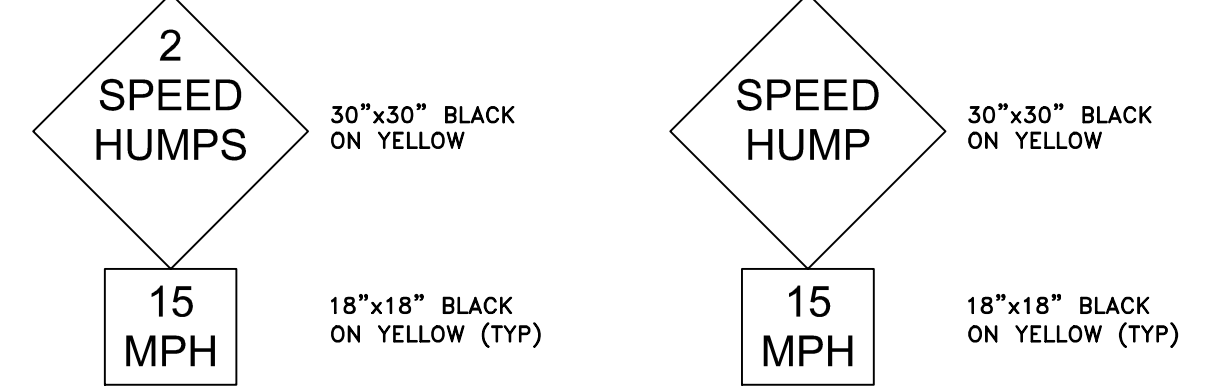


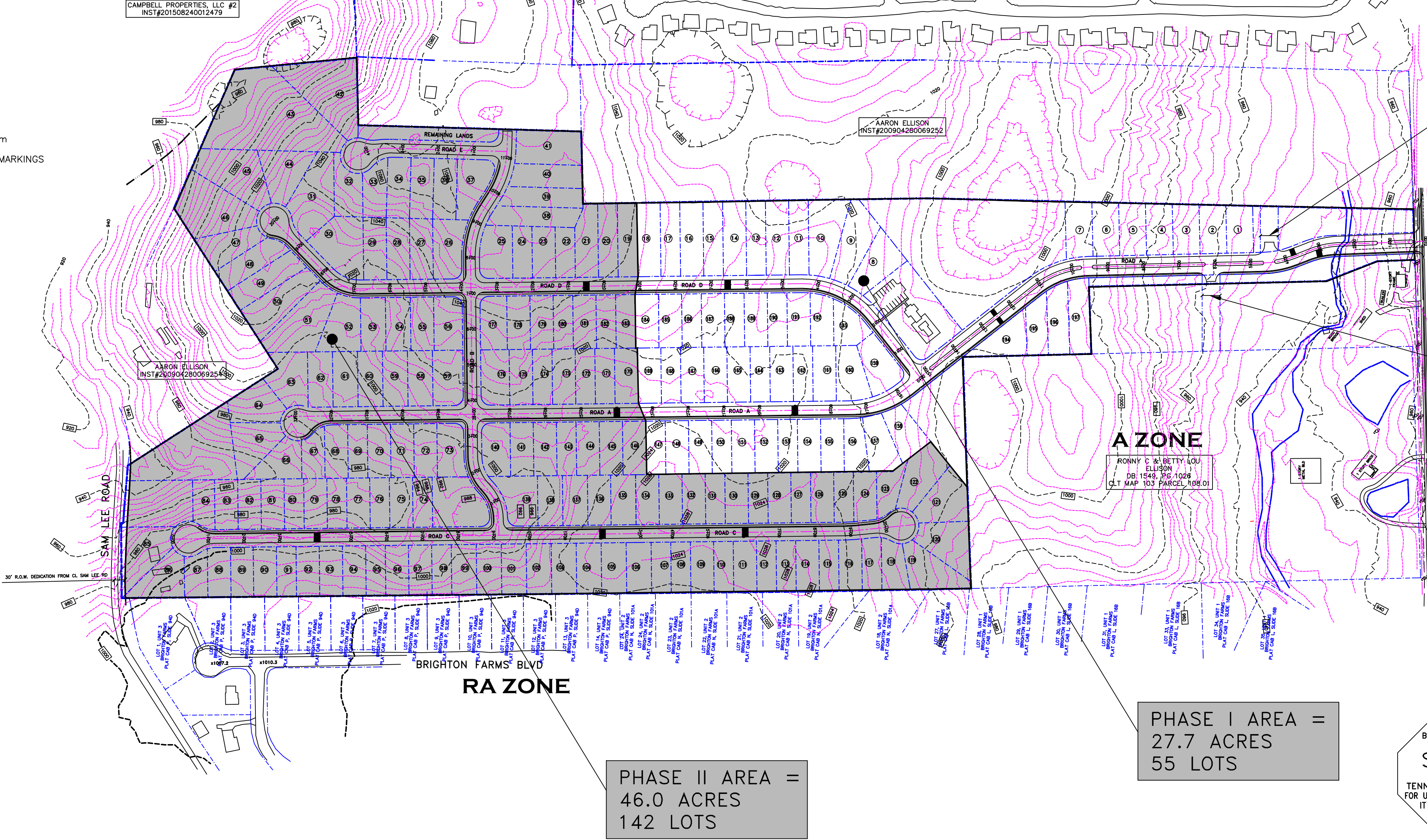
SPEED HUMP DESIGN, MARKINGS AND INSTALLATION SHALL COMPLY WITH ALL STANDARDS SET FORTH BY KNOX COUNTY AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (SEE DETAILS ABOVE). ALL SIGN MATERIALS AND INSTALLATION SHALL COMPLY WITH ALL STANDARDS SET FORTH BY KNOX COUNTY AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".



SPEED HUMP SIGN LOCATIONS

ROAD	STATION	COMMENT
ROAD A	4+00	FACING NORTHBOUND TRAFFIC
SIGN A	13+00	FACING SOUTHBOUND TRAFFIC
SIGN A	18+50	FACING NORTHBOUND TRAFFIC
SIGN A	24+50	FACING SOUTHBOUND TRAFFIC
ROAD C		
SIGN B	4+00	FACING SOUTHBOUND TRAFFIC
SIGN B	5+00	FACING NORTHBOUND TRAFFIC
SIGN A	11+50	FACING SOUTHBOUND TRAFFIC
SIGN A	16+50	FACING NORTHBOUND TRAFFIC
ROAD D		
SIGN A	6+00	FACING NORTHBOUND TRAFFIC
SIGN A	11+00	FACING SOUTHBOUND TRAFFIC

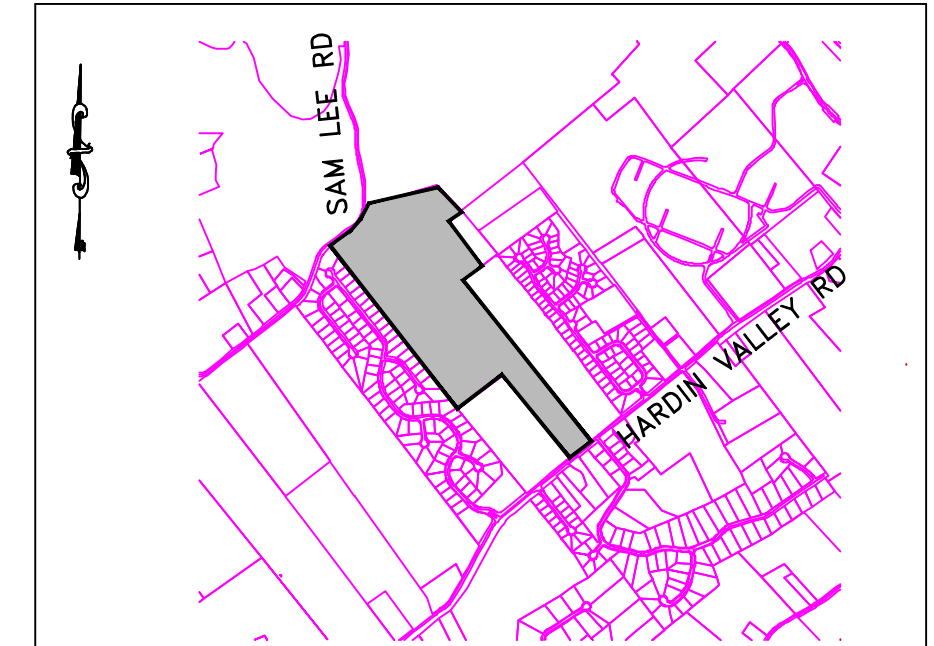
OB/TO ZONE



PHASE II AREA = 46.0 ACRES
142 LOTS

PHASE I AREA = 27.7 ACRES
55 LOTS

TOTAL LOTS 197
VERSUS 227 TOTAL
DENSITY APPROVED



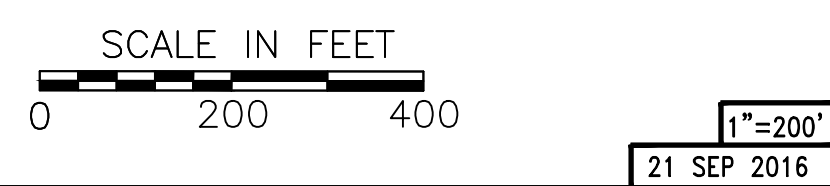
VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:**
- 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.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - 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.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - 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.
 - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 39.9 ACRES
 - CLT 103 PARCELS: 10803 AND PARTS OF PARCELS 10805, 10806, 10807
 - ZONING: PR 4.0 DU/ACRE
 - PREVIOUS MPC FILE NO. 4-SA-16-C & 4-D-15-UR
 - PROPOSED NUMBER OF LOTS: 197
 - 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.
 - 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% AND ACCOMMODATE SIDEWALK AT NO MORE THAN 2% CROSS SLOPE.

- LEGEND:**
- PROPOSED TRAFFIC HUMP LOCATION
- UTILITIES:**
- WATER: WEST KNOX UTILITY DISTRICT
 - SEWER: WEST KNOX UTILITY DISTRICT
 - ELECTRIC: LENOX CITY UTILITIES BOARD
 - SOLID WASTE: PRIVATE HAULER
 - TELEPHONE: AT&T

- VARIANCES REQUESTED:**
- ROAD B STA 0+47 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.
 - ROAD B STA 1+46 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.
 - ROAD B STA 1+38 REDUCTION OF TANGENT FROM 50' TO 8.87'.
 - ROAD B STA 9+43 REDUCTION OF TANGENT FROM 50' TO 43.46'.
 - ROAD D STA 16+90 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.



21 SEP 2016

SHEET ONE

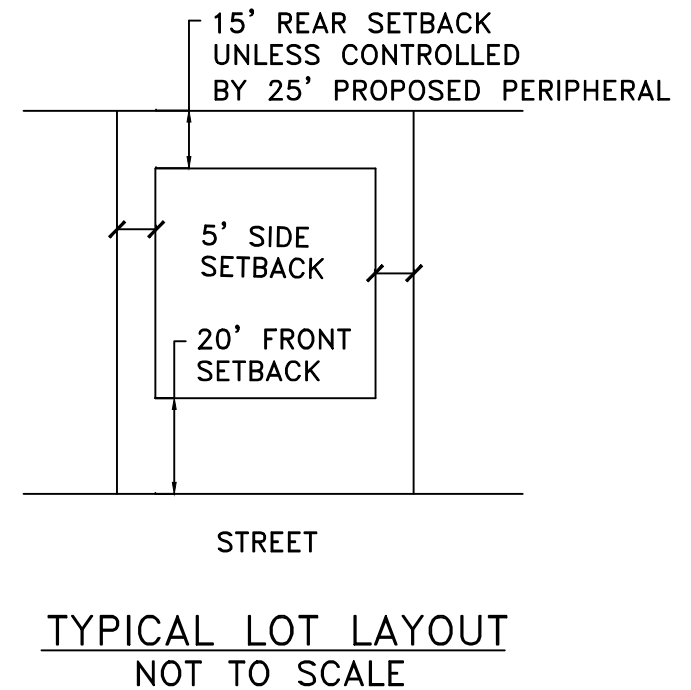
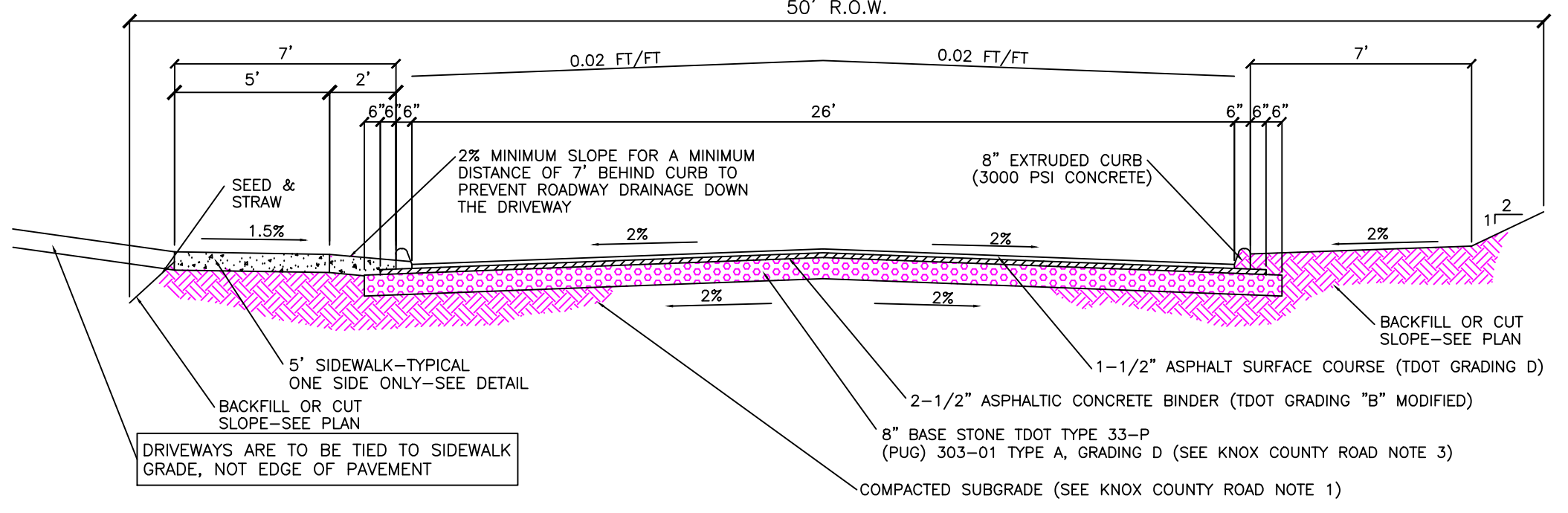
**PHASE ONE/PHASE TWO
SITE PLAN (MPC 10-SD-16-C)
LAUREL RIDGE - PHASE II
KNOX COUNTY, TENNESSEE**

Prepared For:

Ball Homes, LLC
3609 Walden Drive
Lexington, Kentucky 40517
(859) 514-3486

Municipality:

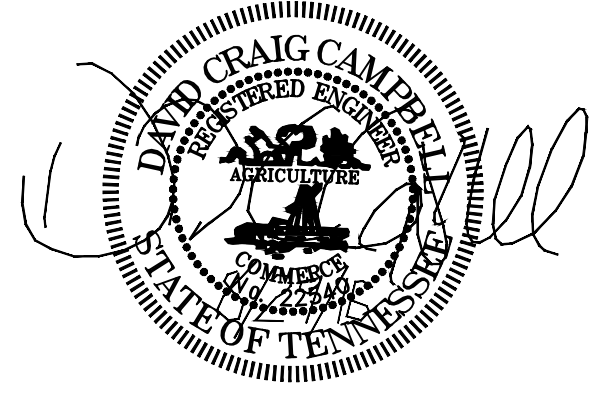
Knox County Department of Engineering and Public Works
205 W. Baxter Avenue
Knoxville, Tennessee 37917
(865) 215-5800



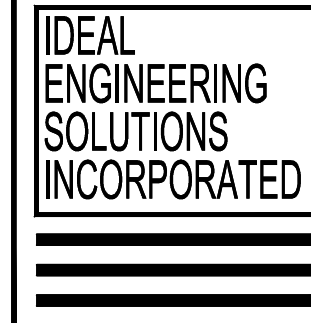
CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS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

D. J. Campbell PE 22540

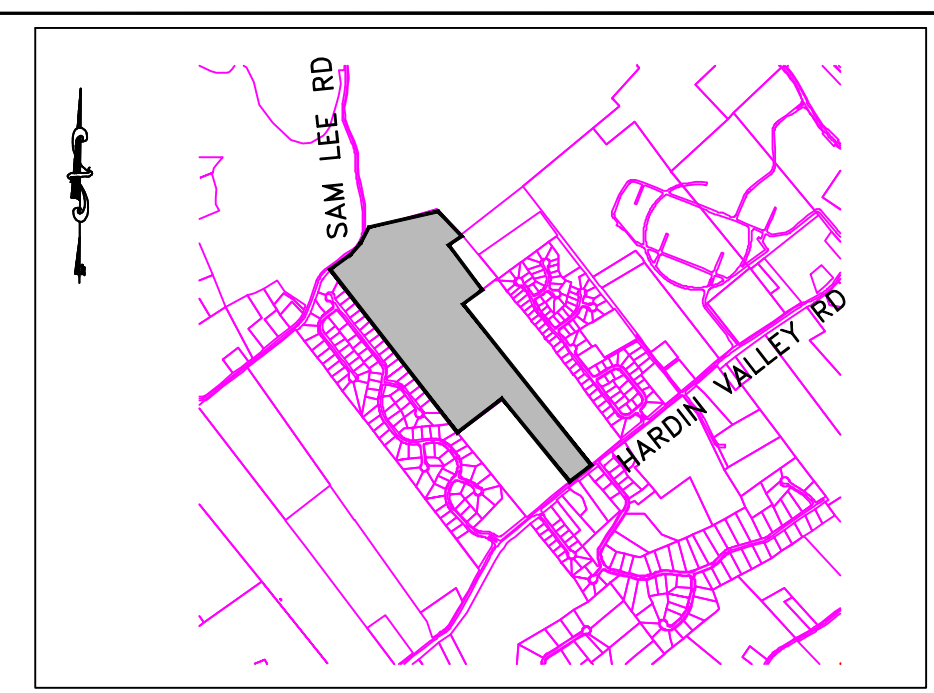
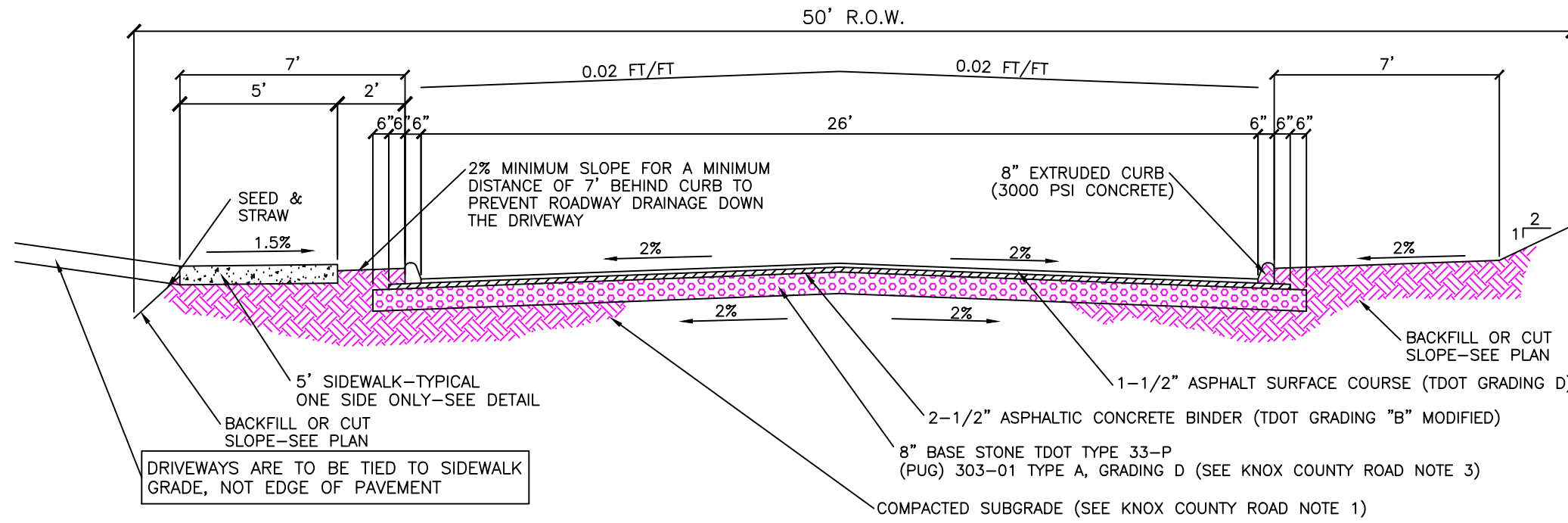
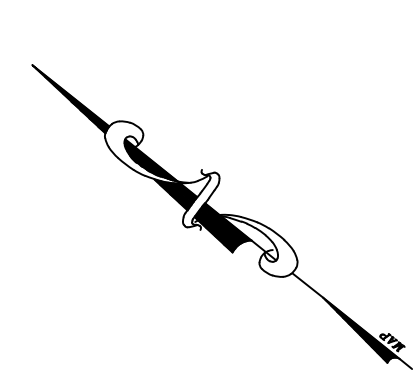
10-SD-16-C
Revised: 9/28/2016



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



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



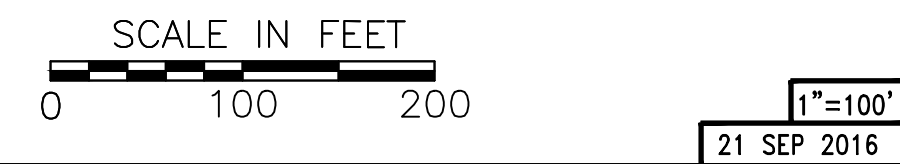
- VICINITY MAP**
NOT TO SCALE
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - 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.
 - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 39.9 ACRES
 - CLT 103 PARCELS: 10803 AND PARTS OF PARCELS 10805, 10806, 10807
 - ZONING: PR 4.0 DU/ACRE
 - PREVIOUS MPC FILE NO. 4-SA-16-C & 4-D-15-UR
 - PROPOSED NUMBER OF LOTS: 142
 - 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.
 - 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% AND ACCOMMODATE SIDEWALK AT NO MORE THAN 2% CROSS SLOPE.

- LEGEND:**
- PROPOSED DRAINAGE LINE
 - PROPOSED CATCH BASIN
 - PROPOSED JUNCTION BOX
- UTILITIES:**
- WATER: WEST KNOX UTILITY DISTRICT
 - SEWER: WEST KNOX UTILITY DISTRICT
 - ELECTRIC: LENOX CITY UTILITIES BOARD
 - SOLID WASTE: PRIVATE HAULER
 - TELEPHONE: AT&T
- VARIANCES REQUESTED:**
- ROAD B STA 0+47 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.
 - ROAD B STA 1+46 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.
 - ROAD B STA 1+38 REDUCTION OF TANGENT FROM 50' TO 8.87'.
 - ROAD B STA 9+41 REDUCTION OF TANGENT FROM 50' TO 43.46'.
 - ROAD D STA 16+90 REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 125'.

PHASE ONE

10-SD-16-C
Revised: 9/28/2016



SHEET TWO CONCEPT PLAN

LAUREL RIDGE - PHASE TWO KNOX COUNTY, TENNESSEE

Prepared For:

Ball Homes, LLC
3609 Walden Drive
Lexington, Kentucky 40517
(859) 514-3486

Planning Agency:

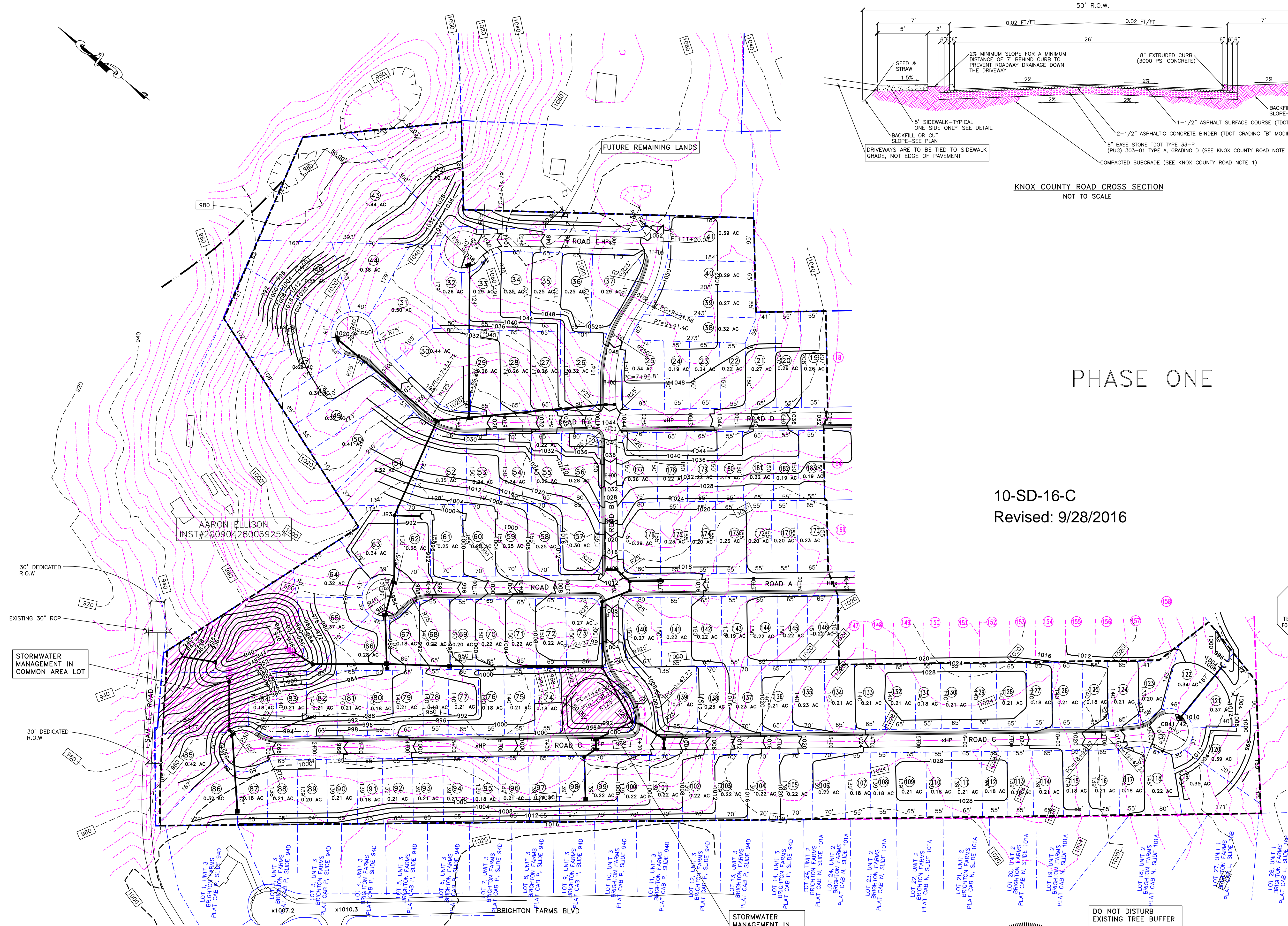
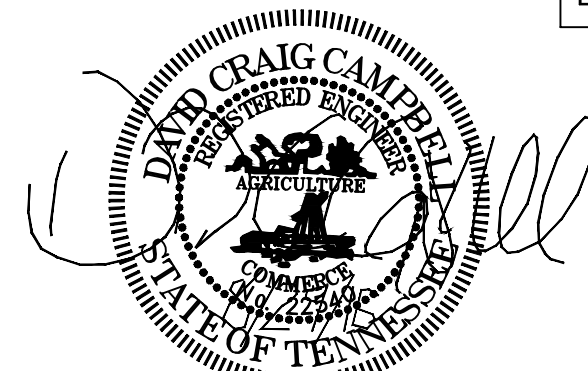
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED

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

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



AARON ELLISON
INST#200904280069254