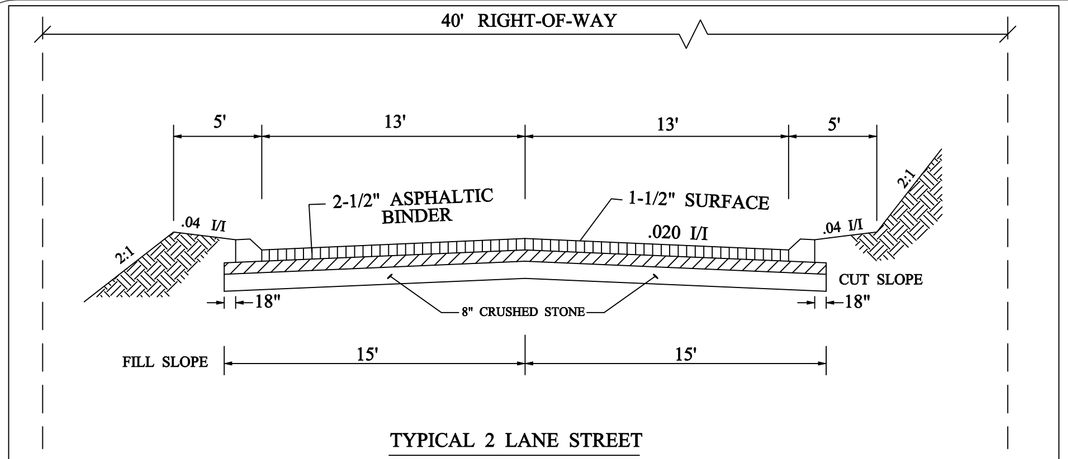
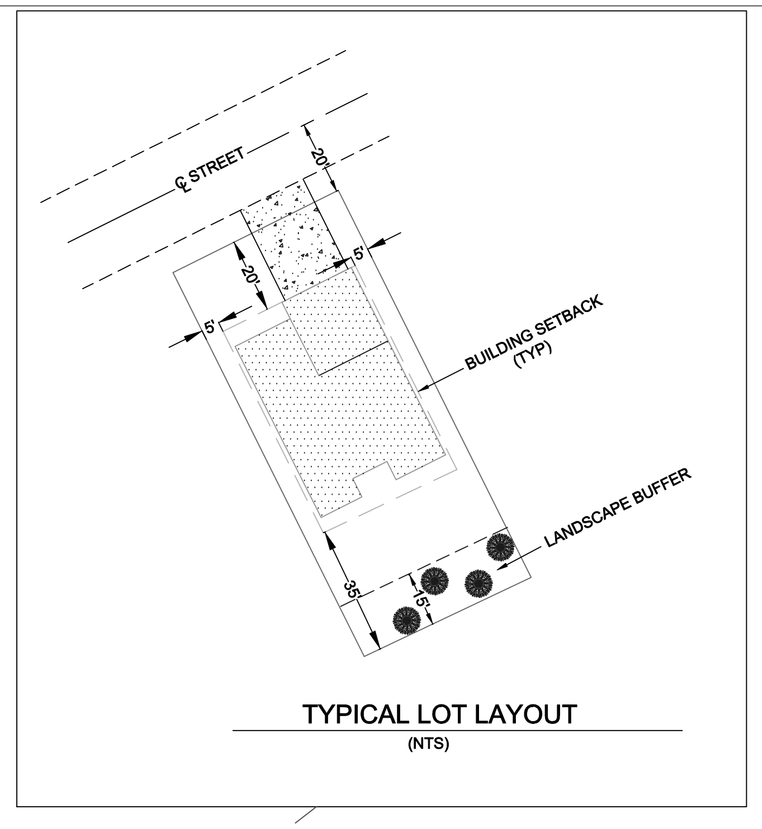


TYPICAL 2 LANE STREET

BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

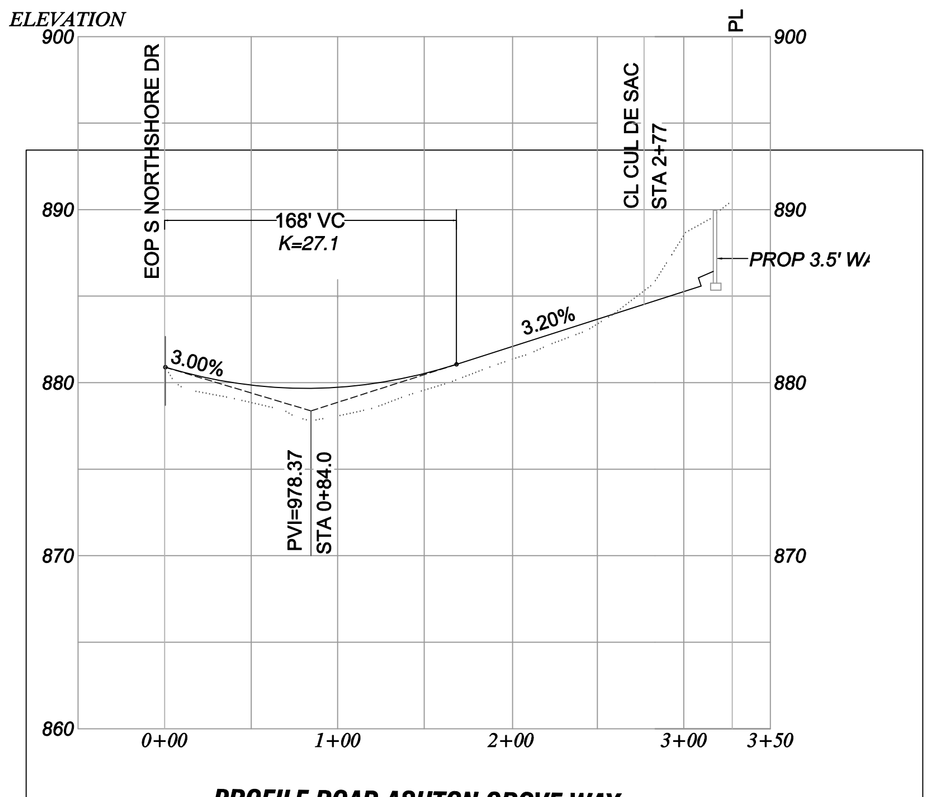
FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).

COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.



TYPICAL LOT LAYOUT

(NTS)



PROFILE ROAD ASHTON GROVE WAY

1"=100' HORIZ
1"=10" VERT

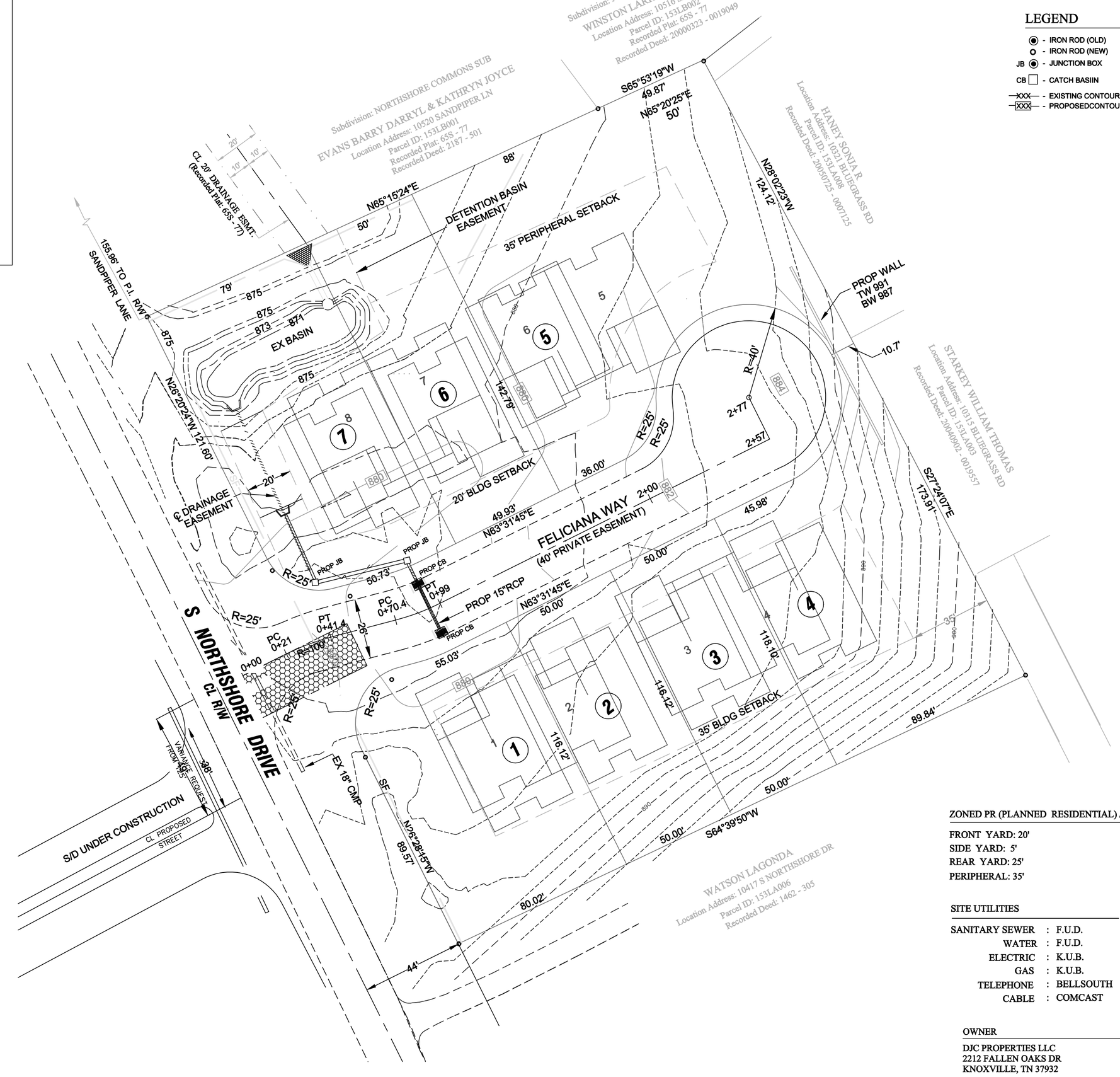
ZONED PR (PLANNED RESIDENTIAL) / SETBACKS

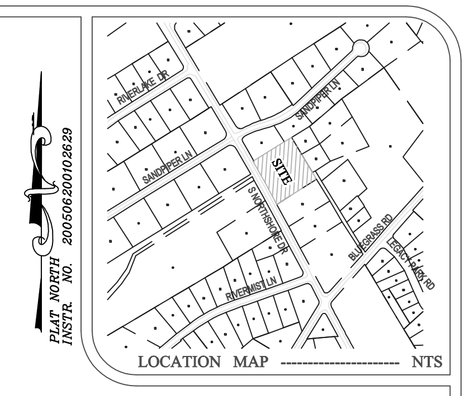
FRONT YARD: 20'
SIDE YARD: 5'
REAR YARD: 25'
PERIPHERAL: 35'

TELEPHONE : BELLSOUTH
CABLE : COMCAST

SITE UTILITIES

SANITARY SEWER : F.U.D.
WATER : F.U.D.
ELECTRIC : K.U.B.
GAS : K.U.B.





LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- JB - JUNCTION BOX
- CB - CATCH BASIIN
- XXX - EXISTING CONTOUR
- XXX - PROPOSEDCONTOUR

ZONED PR (PLANNED RESIDENTIAL) / SETBACKS

FRONT YARD: 20'
SIDE YARD: 5'
REAR YARD: 25'
PERIPHERAL: 35'

SITE UTILITIES

SANITARY SEWER : F.U.D.
WATER : F.U.D.
ELECTRIC : K.U.B.
GAS : K.U.B.
TELEPHONE : BELLSOUTH
CABLE : COMCAST

OWNER

DJC PROPERTIES LLC
2212 FALLEN OAKS DR
KNOXVILLE, TN 37932

865-705-9303

10-SF-18-C
Revised: 9/25/2018

SITE NOTE

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
- DEED REFERENCE: INSTR. NO. 2010828-0013096
- PROPERTY SHOWN ON CLT 153L, GROUP A, PARCEL 7
- PROPERTY ZONED: PR (PLANNED RESIDENTIAL)
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE AND ARE NOT RELATED TO U.S.G.S. DATUM.
- TOTAL LOTS: 7
- TOTAL AREA: 1.87± ACRES

RICHARD E. LeMAY
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 769

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a surveyor, licensed to do surveying 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.

Surveyor
Tenn. Reg. No. 769

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

REVISED CONCEPT PLAN — SHEET 1 OF 1

FELICIANA (FORMERLY ASHTON GROVE)

10419 S. NORTHSHORE DRIVE * DISTRICT 6
KNOX COUNTY * TENNESSEE * 37922

CLT MAP 153L, GROUP A, PARCEL 7

DRAWN BY:	APPROVED BY:	DATE:	REVISIONS	SCALE:	DRAWING NUMBER
RELjr	REL	09-11-2017	09-25-2018	1" = 30'	4658