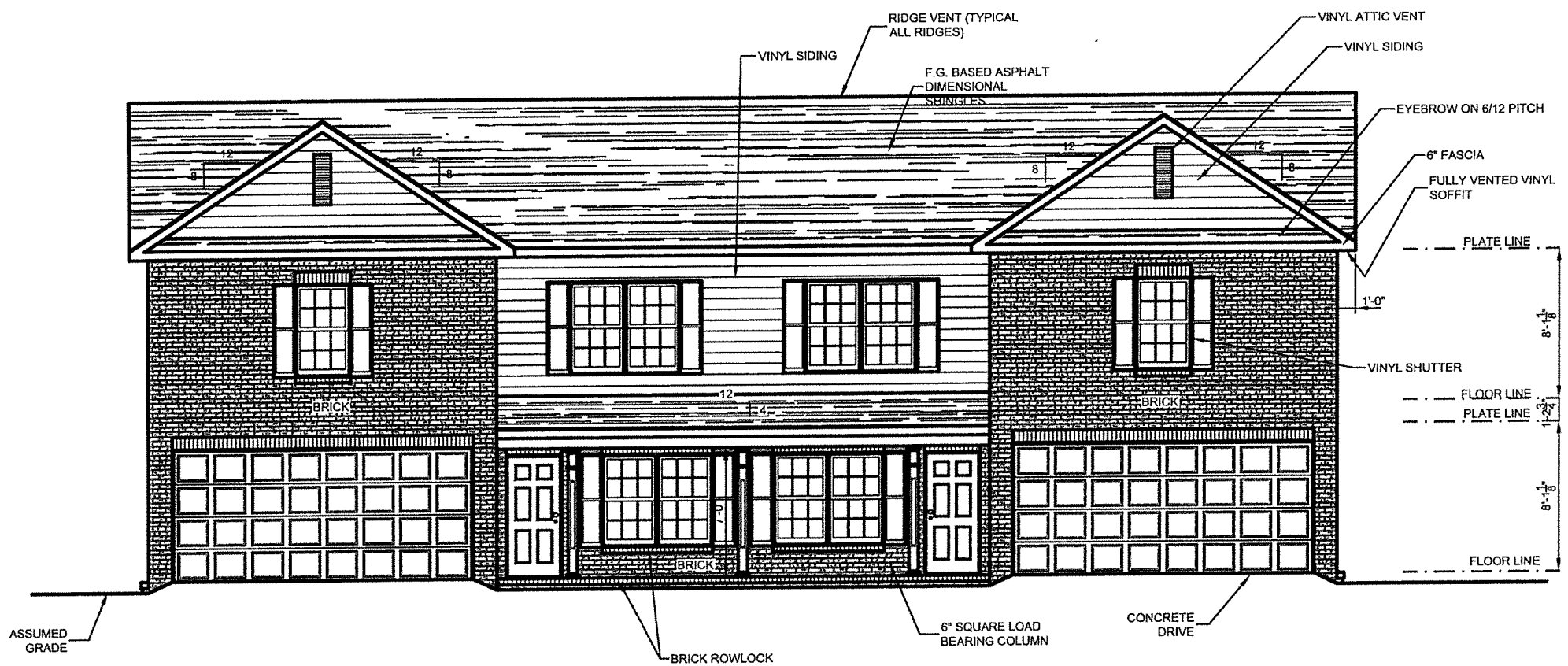


2017 Oakhurst Villas



Tan Windows

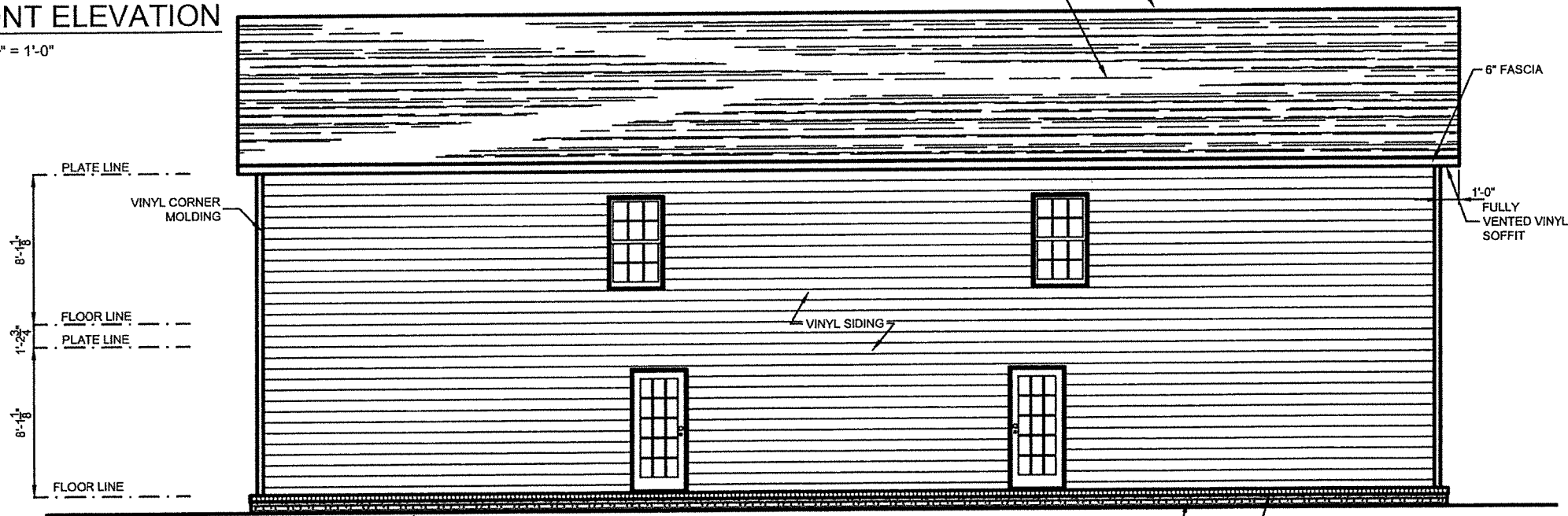


File No.: 11-C-20-UR

Date submitted: 10/26/2020

These plans have not been reviewed by Planning Staff and may not be finalized.

FRONT ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$



NOTE:
DECK / PATIO NOT
SHOWN FOR CLARITY

REAR ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

REVISED - FOR CONSTRUCTION

EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS DRAWING TO ENSURE NUMERIC AND GRAPHIC ACCURACY. THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR ANY ERRORS. THE DESIGNER WILL NOT BE LIABLE AFTER CONSTRUCTION BEGINS.

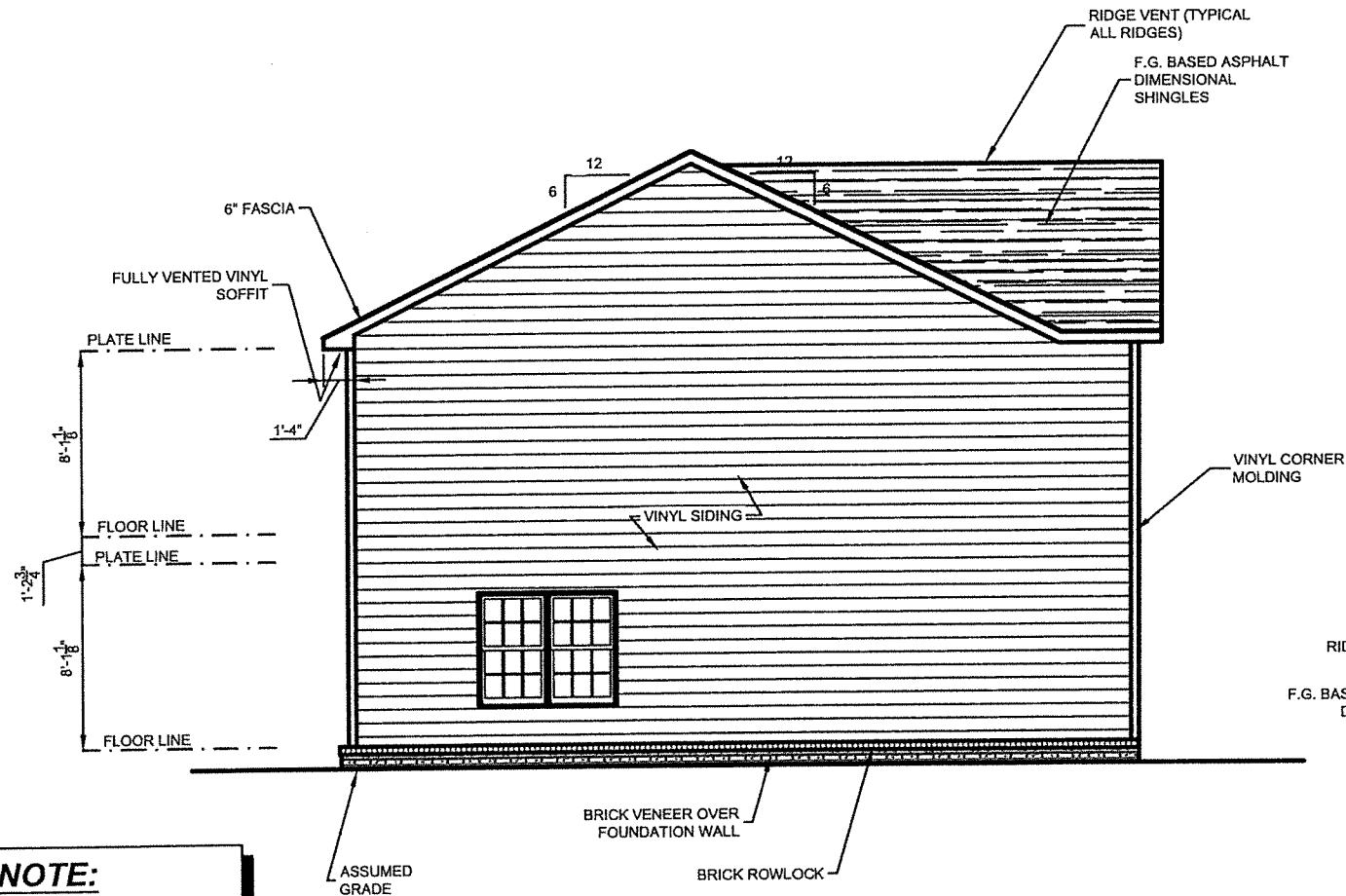
4905 BALL ROAD
KNOXVILLE, TN
37931
PHONE: (865) 694-8582

HERITAGE GROUP
DESIGN & CONSTRUCTION SERVICES
1164 VANDERBILT ROAD
KNOXVILLE, TENNESSEE 37932
PHONE: (865) 338-4181

REV. NO.	REVISION / ISSUE
1	GENERAL REVISION 3/27/17
2	ADDED BREAKFAST AREA 5/5/17
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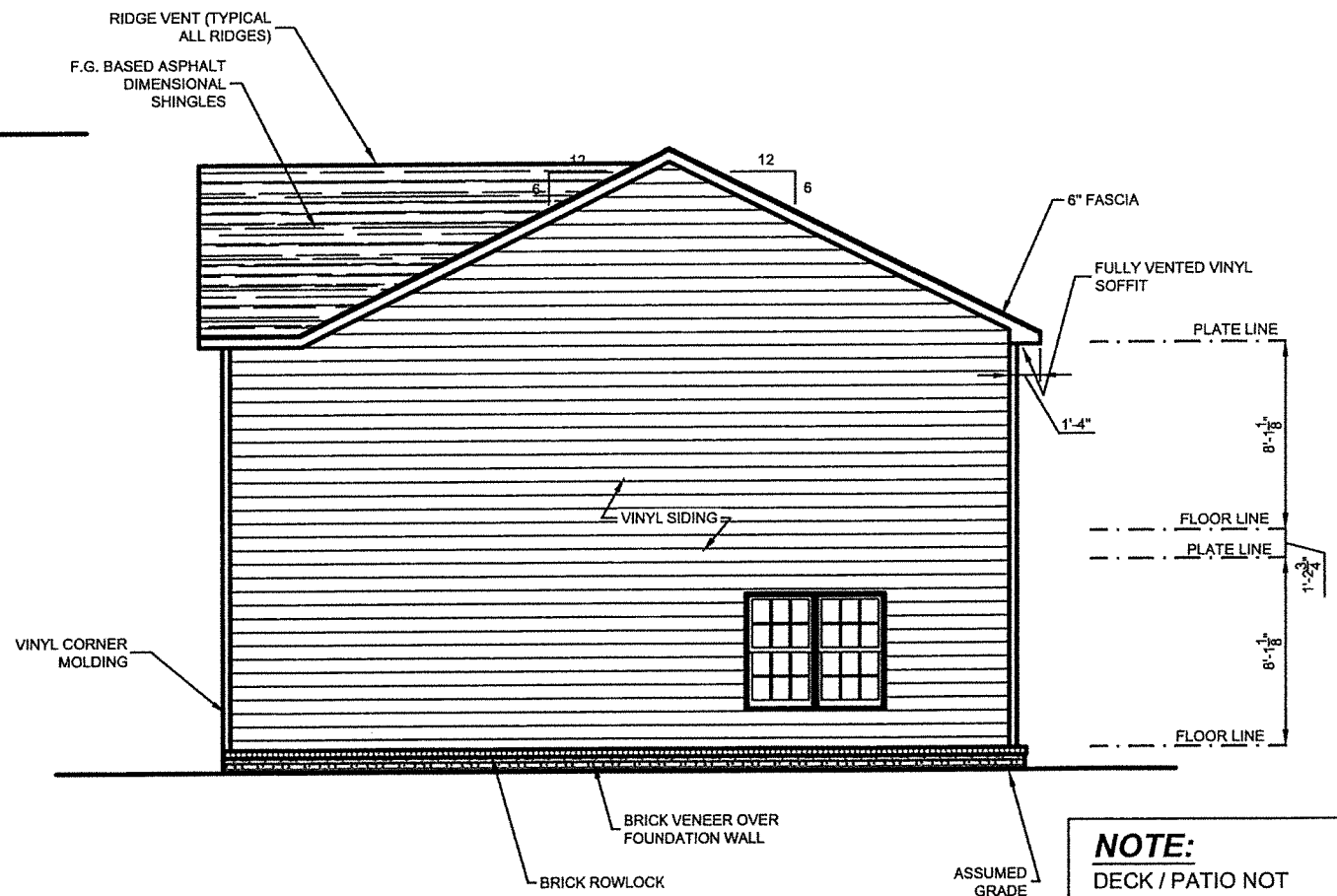
SHEET NO.:
A2.0

REVISED - FOR CONSTRUCTION



NOTE:
DECK / PATIO NOT
SHOWN FOR CLARITY

LEFT ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$



NOTE:
DECK / PATIO NOT
SHOWN FOR CLARITY

RIGHT ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$



File No.: 11-C-20-UR
Date submitted: 10/26/2020

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Planning Staff and may not be finalized.

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4909 BALL ROAD
KNOXVILLE, TN.
37931
PHONE: (865)894-8582

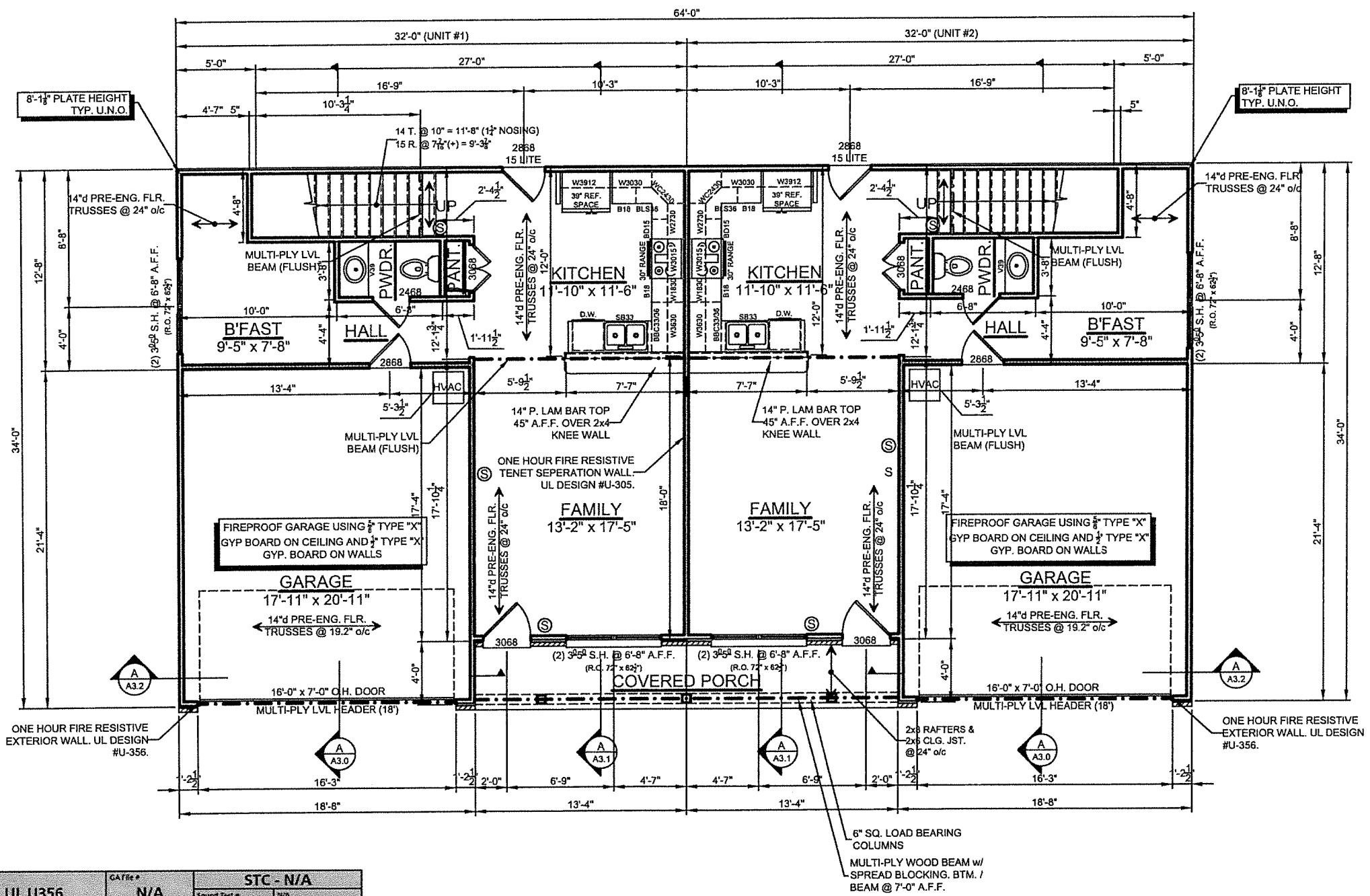
HERITAGE GROUP
DESIGN & CONSTRUCTION SERVICES
11624 VANDER LEE ROAD
KNOXVILLE, TENNESSEE 37932
PHONE: (865)238-4181

REV. NO.	REVISION / ISSUE
1	GENERAL REVISION 3/27/17
2	ADDED BREAKFAST AREA 5/5/17
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DRAWN BY:
D. HACKWORTH
DATE:
JULY 28, 2016
SCALE:
 $\frac{1}{8}" = 1'-0"$ U.N.
DUPLEX

SHEET NO.:
A2.1

REVISED - FOR CONSTRUCTION



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

1 Hour FIRE	Design #	UL U356	GA File #	N/A	STC - N/A

1 Hour FIRE	Design #	UL U305	GA File #	WP 3605	STC - 35



File No.: 11-C-20-UR

Date submitted: 10/26/2020

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- FIELD NOTES:
- ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
 - ALL PLATE HEIGHTS, WINDOW HEIGHTS, AND CEILING HEIGHTS SHOWN ON THIS SHEET ARE REFERENCED FROM THE FIRST FLOOR SUB-FLOOR.
 - DIMENSIONS ARE FROM FACE OF SHEATHING AT EXTERIOR WALLS TO CENTERLINE OR FACE OF INTERIOR WALLS.

SQUARE FOOTAGE	
UNIT 1 FIRST FLOOR	526 SQ. FT.
UNIT 1 SECOND FLOOR	1030 SQ. FT.
UNIT 1 GARAGE	504 SQ. FT.
UNIT 1 TOTAL HEATED	1556 SQ. FT.
UNIT 2 FIRST FLOOR	526 SQ. FT.
UNIT 2 SECOND FLOOR	1030 SQ. FT.
UNIT 2 GARAGE	504 SQ. FT.
UNIT 2 TOTAL HEATED	1556 SQ. FT.
TOTAL HEATED	3112 SQ. FT.

EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS DRAWING TO ENSURE NUMERIC AND GRAPHIC ACCURACY. THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR ANY ERRORS. NO LIABILITY FOR ANY ERRORS AFTER CONSTRUCTION BEGINS.

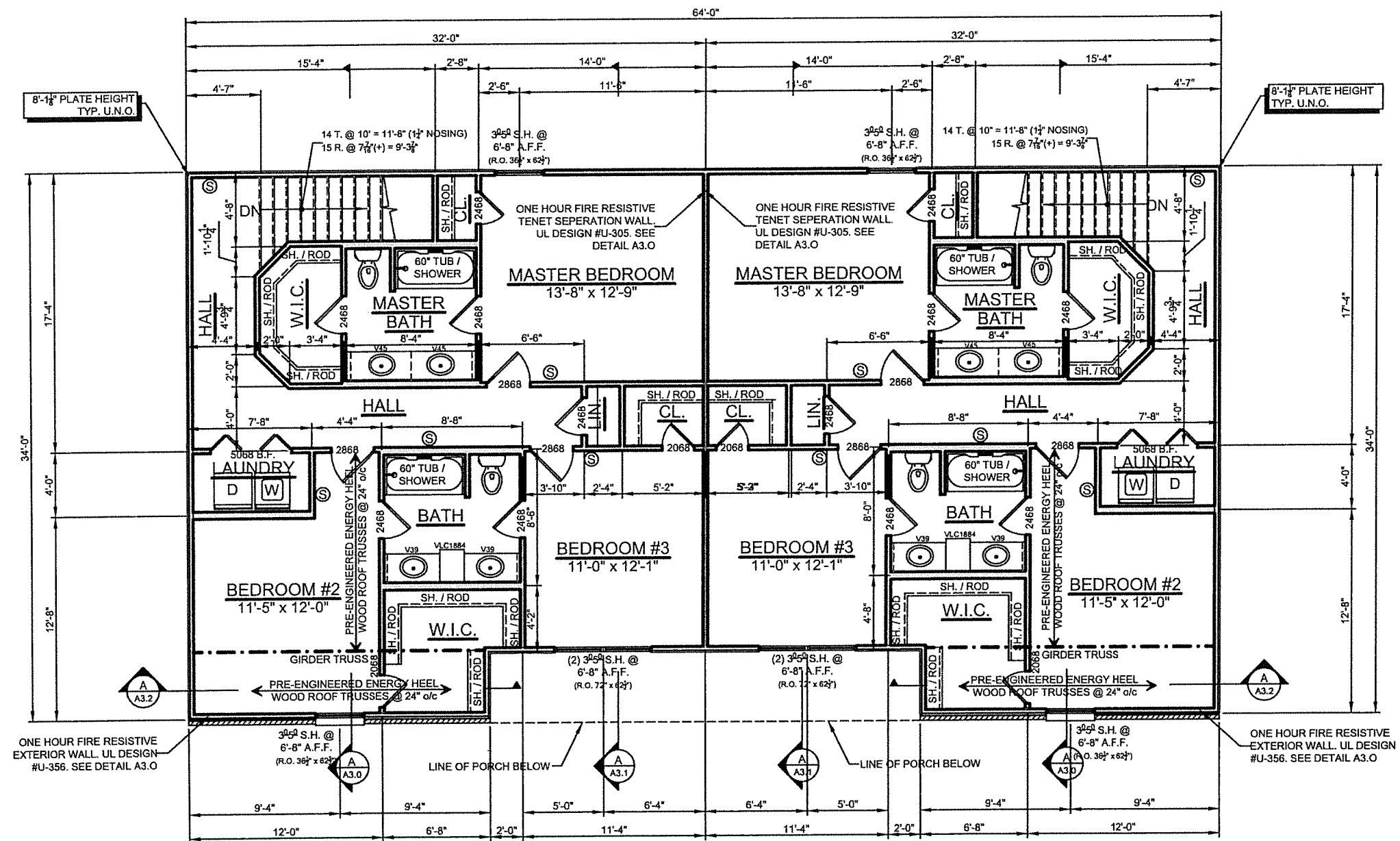
4909 BALL ROAD
KNOXVILLE, TN.
37931
PHONE:
(865)694-8582

HERITAGE GROUP
DESIGN & CONSTRUCTION SERVICES
1154 YARNELL ROAD
KNOXVILLE, TENNESSEE 37932
PHONE: (865)258-6181

REV. NO.	REVISION / ISSUE
1	GENERAL REVISION 3/27/17
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SHEET NO.:

A1.1



File No.: 11-C-20-UR

Date submitted: 10/26/2020

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SECOND FLOOR PLAN

SCALE $\frac{1}{8}" = 1'-0"$

FIELD NOTES:

1. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
2. ALL PLATE HEIGHTS, WINDOW HEIGHTS, AND CEILING HEIGHTS SHOWN ON THIS SHEET ARE REFERENCED FROM THE FIRST FLOOR SUB-FLOOR.
3. DIMENSIONS ARE FROM FACE OF SHEATHING AT EXTERIOR WALLS TO CENTERLINE OR FACE OF INTERIOR WALLS.

Ⓢ = SMOKE
DETECTOR

EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS DRAWING TO ENSURE ACCURACY. THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR ANY ERRORS. THE DESIGNER WILL NOT BE LIABLE AFTER CONSTRUCTION BEGINS.

4909 BALL ROAD
KNOXVILLE, TN
37931
PHONE:
(865)694-8582

HERITAGE GROUP
DESIGN & CONSTRUCTION SERVICES
11564 YANKEE ROAD
KNOXVILLE, TENNESSEE 37932
PHONE: (865)258-4181

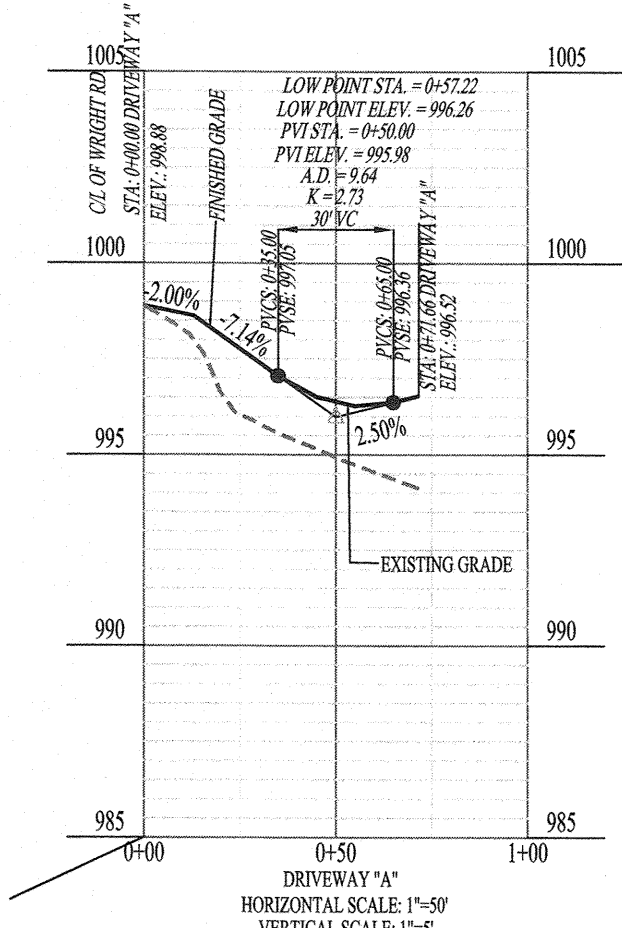
REV. NO.	REVISION / ISSUE
1	GENERAL REVISION 3/27/17
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SHEET NO:

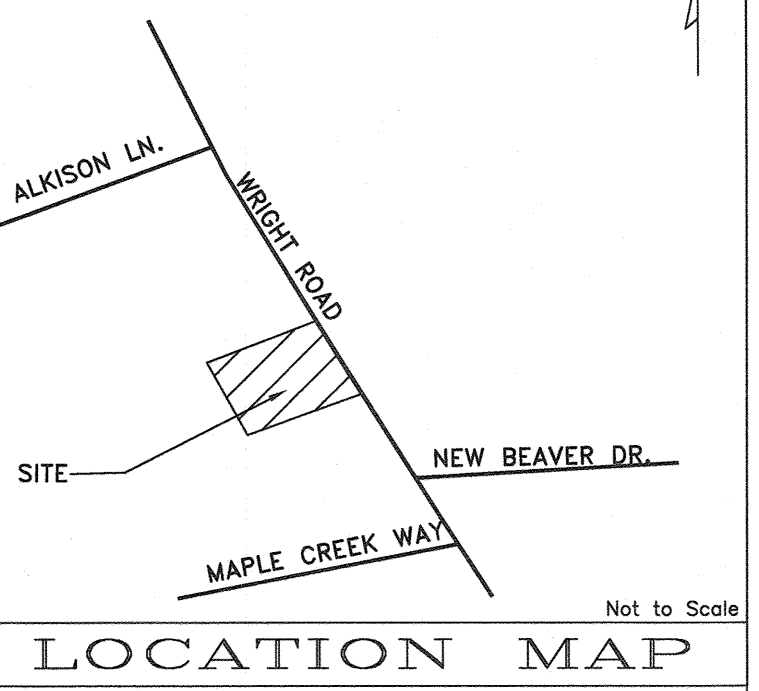
A1.2

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.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



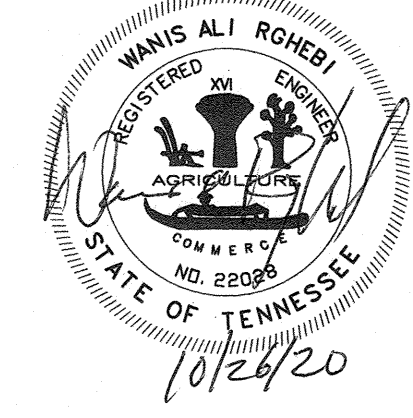
- LEGEND
- IPF - IRON PIN FOUND
 - OPS - IRON PIN SET
 - EMH - SANITARY SEWER MH
 - SEWER LINE
 - WATER LINE
 - GAS LINE
 - SEWER SERVICE BOX
 - WATER METER (3/4 METER TYP.)



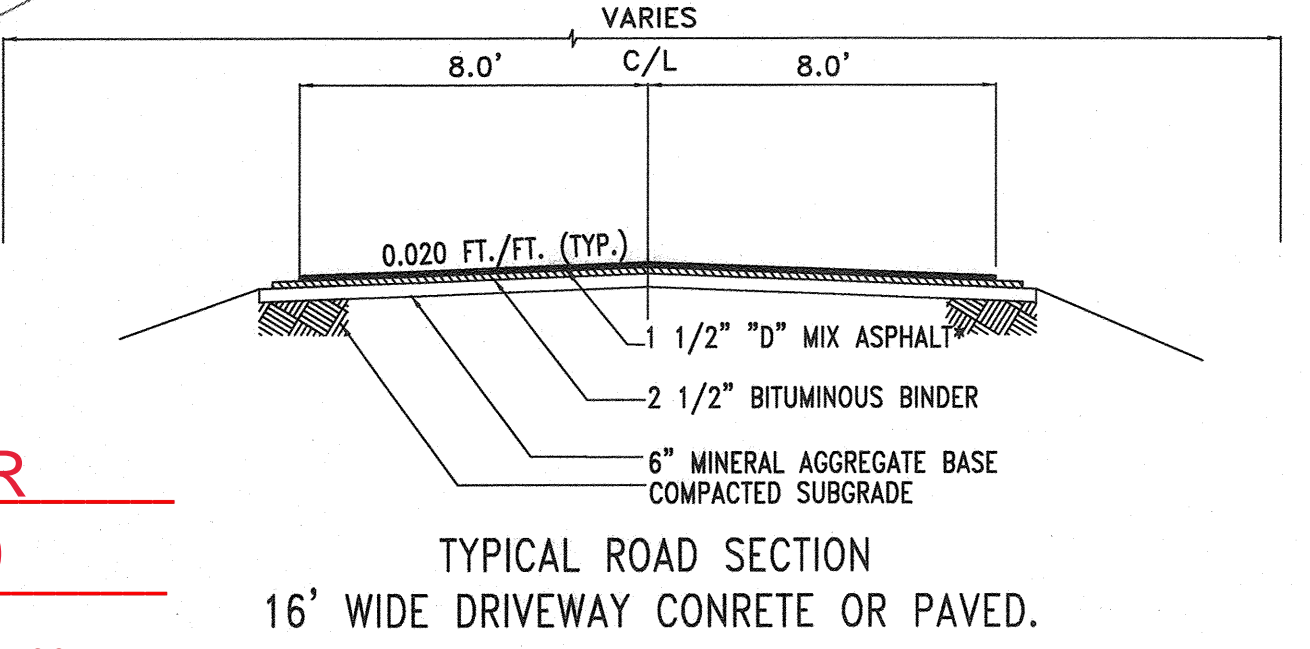
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.:

- NOTES:
- ALL DIMENSIONS AND AREA ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 0.445+ ACRES AND IS SUBDIVIDED INTO ONE SINGLE FAMILY LOT.
 - RA ZONING.
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...35'
SIDES...25'
REAR...25' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACKS)
 - BOUNDARY IS BASED ON A FIELD SURVEY BY OTHERS.
 - ONE 16' WIDE CONCRETE DRIVE WILL BE ACCESSED INTO WRIGHT ROAD (4" CONCRETE 3000 PSI AND 4" 57 STONE).
 - TOTAL IMPROVEMENTS IS APPROXIMATELY 4,146 SQUARE FEET.
 - THERE WILL BE TWO 6-ONE GRINDER PUMPS AND A PROPOSED 2" HDPE LOW PRESSURE SEWER TO TIE TO AN EXISTING MAN HOLE ON THE NORTHERN SIDE OF THE PROPERTY.
 - THERE IS A RETAINING WALL, 4' HIGH AND 70' LONG.
 - INSTALL A NEW FIRE HYDRANT IN THE FRONT OF THE LOT AS SHOWN.
 - INSTALL 18" HDPE CULVERT UNDER THE PROPOSED DRIVEWAYS.
 - EACH UNIT IN THE DUPLEX WILL HAVE TWO CAR GARAGE.

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.
[Signature]
ENGINEER
TENNESSEE CERTIFICATE NO. 22028



SITE ADDRESS:
7009 WRIGHT ROAD
KNOXVILLE, TENNESSEE 37931
OWNER/DEVELOPER:
BRIAN DAVIS
318 HAWTHORNE OAKS WAY
POWELL, TN 37849
PHONE: (865) 740-2473
FAX: (865) 693-9699
EMAIL: BRIANWDAVIS33@GMAIL.COM



ARLIE ROSS WILLIFORD
INST. 201306110081757
PLAT: 201305300078317



File No.: **11-C-20-UR**
Date submitted: **10/26/2020**

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SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghel@sengconsultants.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 10'
CONTOUR INTERVAL: 2'
DATE
08-28-2020

DEED REFERENCES:
DEED INST.# :201703210057568
PLAT INST.#: 201510300027110
SCALE IN FEET
10 0 10 20

LOT 4R1
CONCEPT PLAN FOR BRIAN DAVIS
ON WRIGHT ROAD
CLT MAP 078JB, PARCEL 36.02
DISTRICT 6, KNOX COUNTY, TENNESSEE

BD-08-28-20-CP
SHEET 1 OF 1 SHEETS

File No.: 11-C-20-UR

Date submitted: 10/26/2020

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Planning Staff and may not be finalized.



Proposed finished look of retaining wall