

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 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 GRAPES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO THE CAMPBELL COMPANY 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 LOUDON COUNTY.

- PROPERTY NOTES:**
- TOTAL AREA = 42.24± ACRES
  - NO. OF LOTS = 143
  - CLT 02102003
  - EXISTING ZONING: PR (1-4)
  - SETBACKS  
FRONT: 20 FT.  
SIDE: 5 FT.  
REAR: 15 FT.  
PERIPHERAL: 35 FT.
  - ACCESS TO INTERNAL STREETS ONLY.
  - 10' DRAINAGE AND UTILITY EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES. 5' EACH SIDE OF INTERIOR LOT LINES EXCEPT UNDER BUILDINGS.

- VARIANCES REQUESTED:**
- REDUCE REVERSE CURVE TANGENT DISTANCE FROM 50' TO 36.58' ON ROAD G STA 9+00

- LEGEND:**
- PROPOSED DRAINAGE LINE
  - CATCH BASIN
  - HEADWALL

REVISED  
11-SA-13-C  
10/29/13

SCALE: 1"=100'

29 OCT 2013

**SHEET ONE**

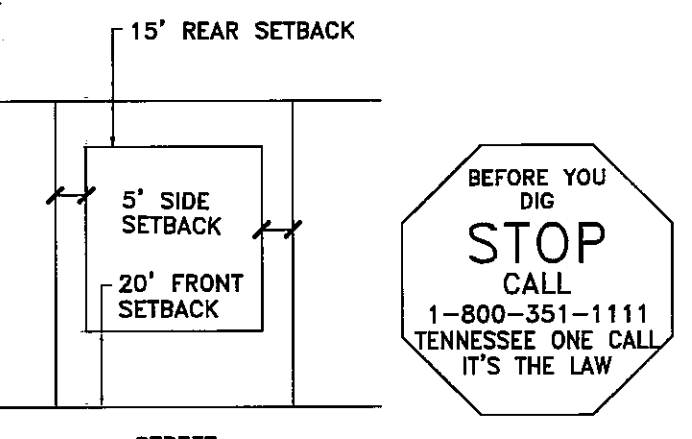
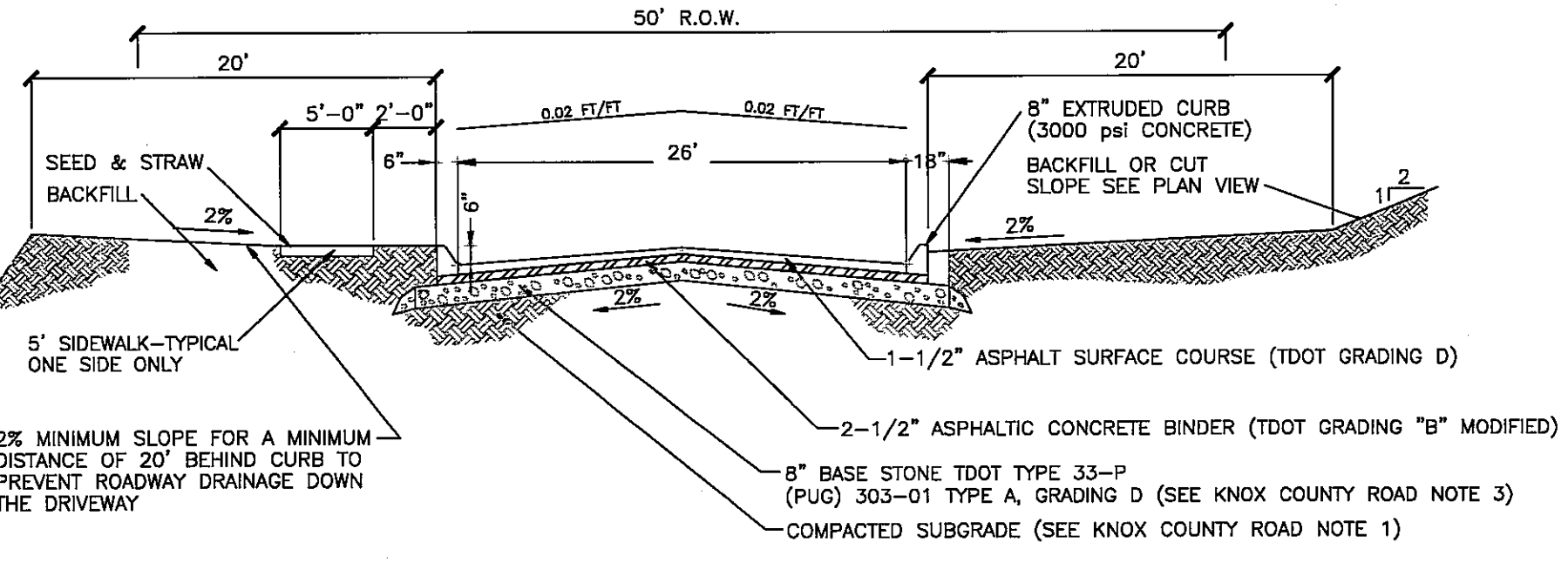
**CONCEPT PLAN UNIT 3**

**EDWARD'S PLACE  
KNOX COUNTY, TENNESSEE**

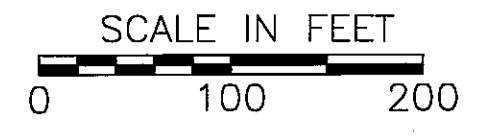
Prepared For:  
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9215 Middlebrook Pike, Suite 600  
Knoxville, Tennessee 37931  
(865) 691-7573

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

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



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.



**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