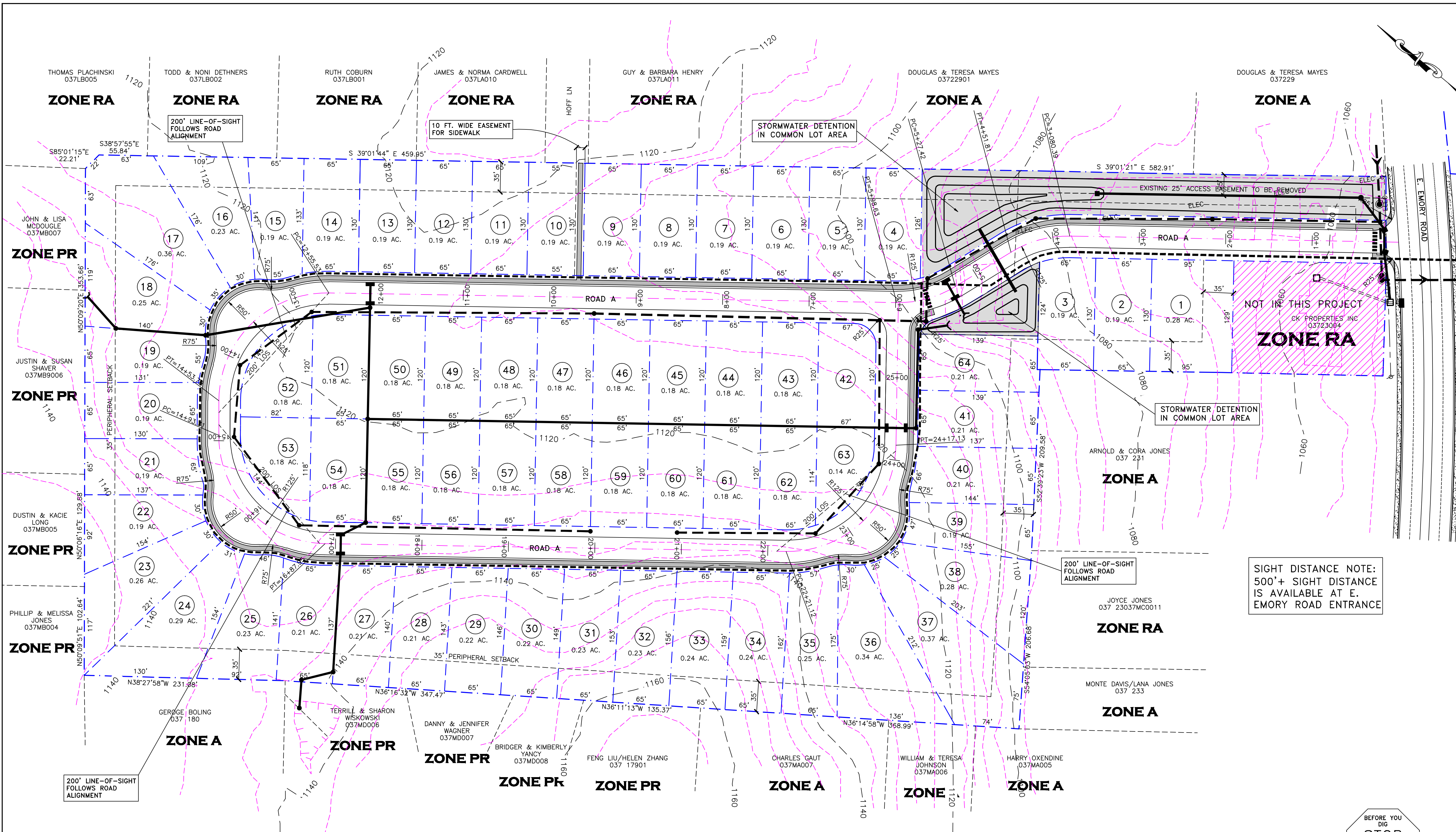




VICINITY MAP
NOT TO SCALE

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 ONE-CALL AT 1-800-351-1111 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 THE CAMPBELL COMPANY 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. AREA = 17.7+ ACRES.
2. NUMBER OF LOTS PROPOSED: 64
3. CLT 037 PARCELS 230, 230.01, 230.02, 230.03
4. EXISTING ZONING: A AND RA (PR PENDING)
5. SETBACKS
FRONT: 20 FT.
SIDE: 5 FT.
PERIPHERAL: 35 FT.
6. ACCESS TO INTERNAL STREETS ONLY.
7. 10' DRAINAGE AND UTILITY EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES. 5' EACH SIDE OF INTERIOR LOT LINES EXCEPT UNDER BUILDINGS.

VARIANCES REQUESTED:

1. VERTICAL CURVE VARIANCE ON ROAD A FROM K=25 TO K=20 AT STA 0+30.00.
2. HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 3+08.39.
3. HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 5+27.42.
4. HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 12+55.53.
5. HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 14+93.71.
6. HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 22+21.12.
7. BROKEN BACK TANGENT VARIANCE ON ROAD A FROM 50' TO 40.01' BETWEEN STA 14+53.70 AND STA 14+93.71.

LEGEND:

- PROPOSED DRAINAGE LINE
- CATCH BASIN
- HEADWALL
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- UTILITIES
SEWER: HALLSDALE-POWELL UTILITY DISTRICT
WATER: HALLSDALE-POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T
WASTE DISPOSAL: PRIVATE HAULER

1"=60'

24 OCT 2017

SHEET ONE

CONCEPT PLAN

2129 EMORY ROAD
KNOX COUNTY, TENNESSEE

Prepared For:

Steve Bethel
226 Castle Down Lane
Knoxville, Tennessee 37934
(865) 384-8124

Planning Agency:

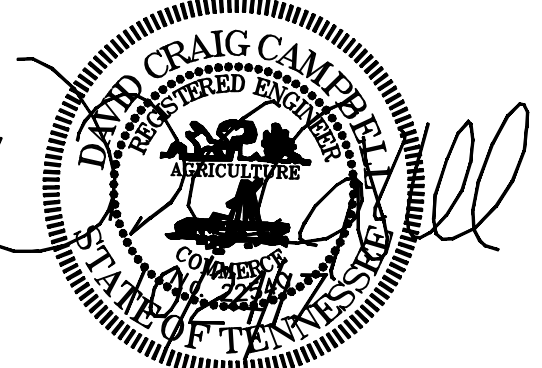
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED

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



SCALE IN FEET
0 60 120
NOTE: CONTOUR INTERVAL=4'

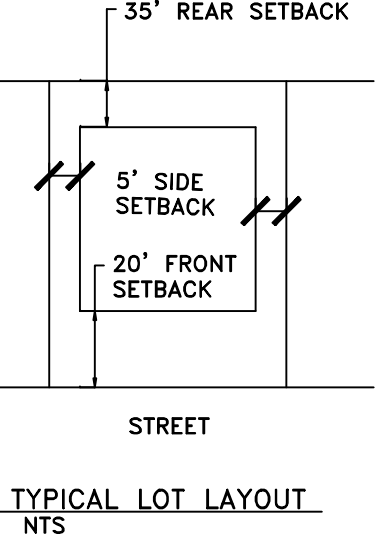


11-SA-17-C / 11-C-17-UR
Revised: 10/25/2017

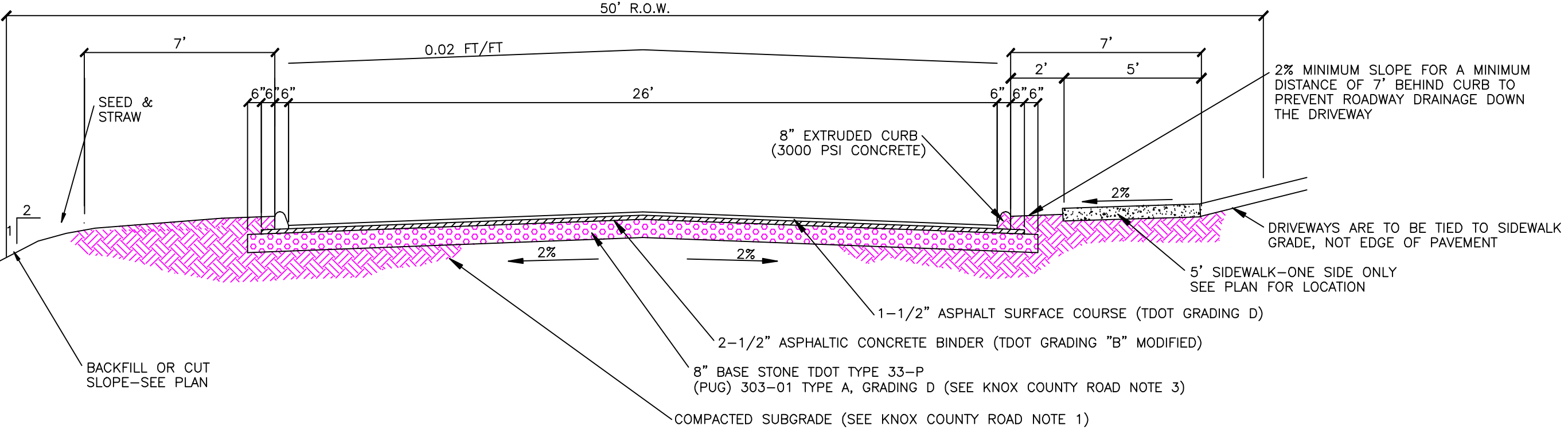
CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS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

David Craig Campbell PE 22540

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



TYPICAL LOT LAYOUT
NTS



TYPICAL KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE

FOR KNOX COUNTY USE ONLY