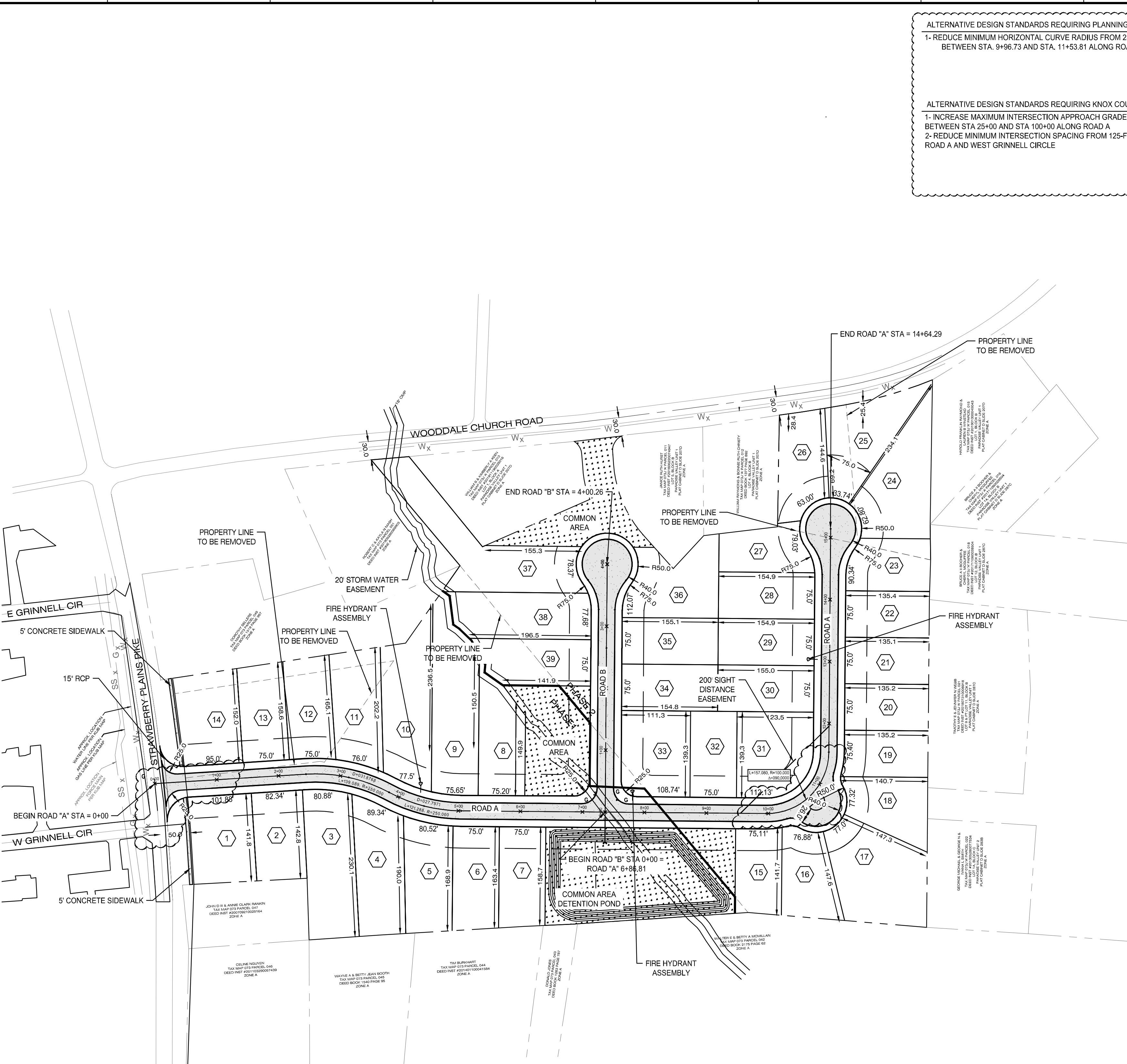
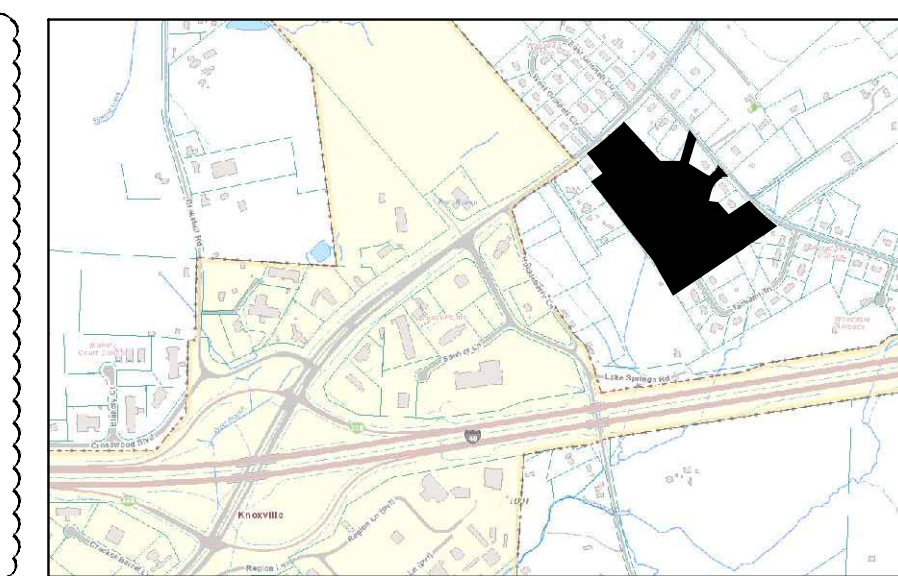




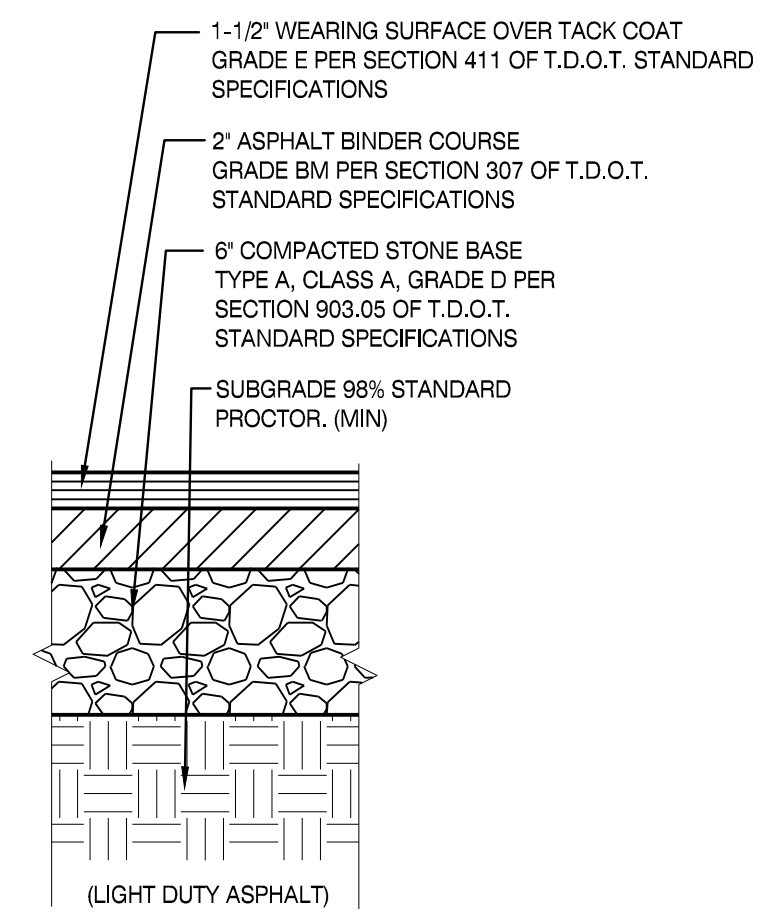
SITE LAYOUT PLAN
SCALE: 1"=100'-0"

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
1- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 100-FT
BETWEEN STA. 9+96.73 AND STA. 11+53.81 ALONG ROAD A

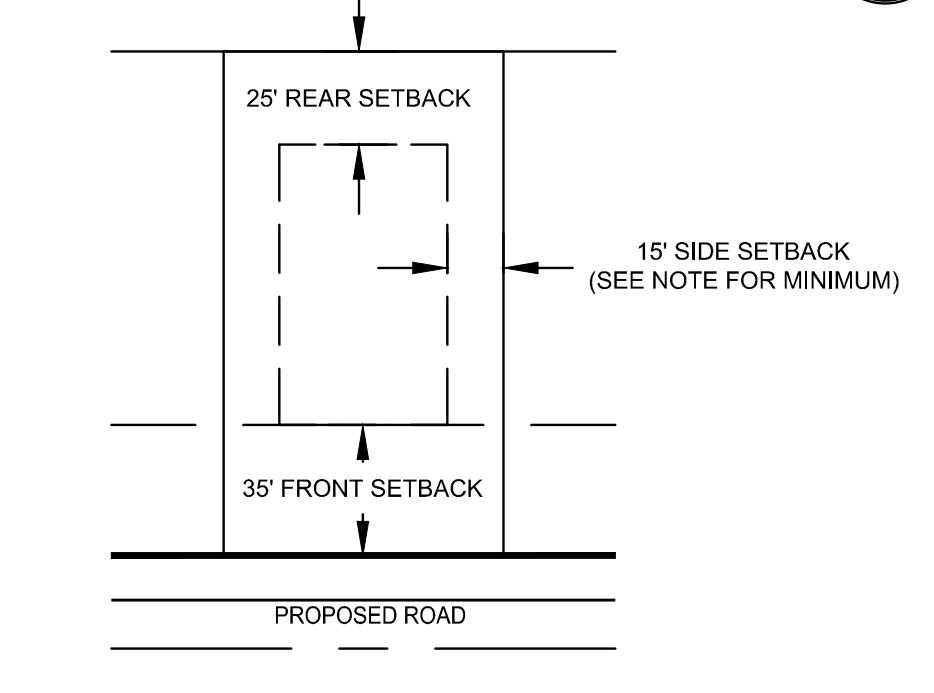
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL:
1- INCREASE MAXIMUM INTERSECTION APPROACH GRADE FROM 1% TO 2%
BETWEEN STA 25+00 AND STA 100+00 ALONG ROAD A
2- REDUCE MINIMUM INTERSECTION SPACING FROM 125-FT TO 70-FT BETWEEN
ROAD A AND WEST GRINNELL CIRCLE



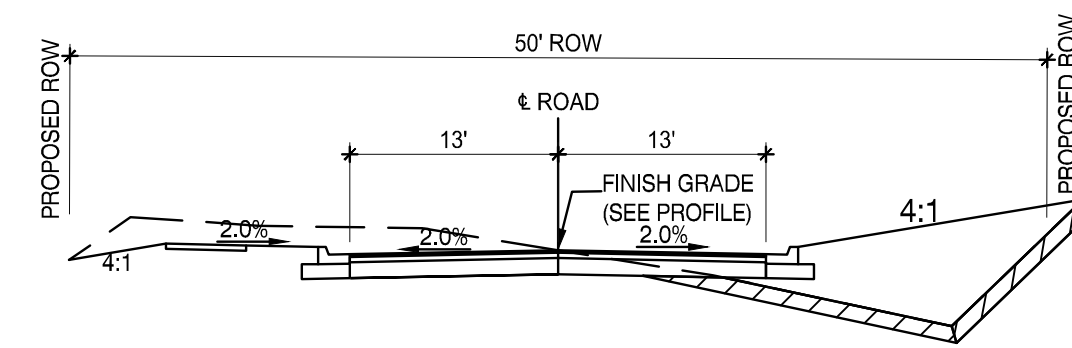
LOCATION MAP
SCALE: NTS



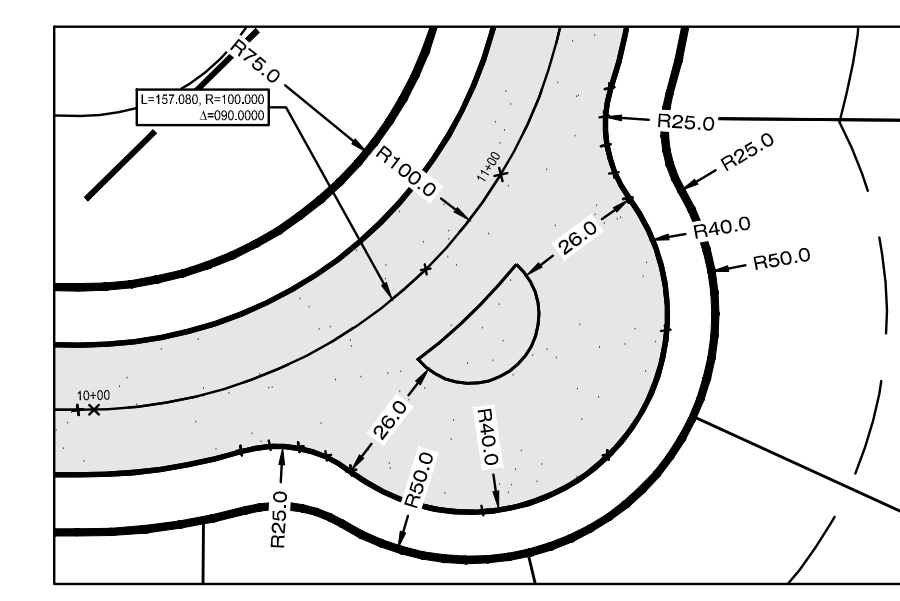
PAVEMENT SECTION 2



TYPICAL INTERIOR LOT 3



TYPICAL 26' ROAD SECTION 4



DETAILED EYEBROW 5

PROPERTY INFORMATION	
DEVELOPER	
NAME:	HOLSTON INVESTMENTS LLC
CONTACT:	LEVI ROWLETT
ADDRESS:	10204 LOMA DRIVE KNOXVILLE, TN 37922
PHONE:	(865) 696-1101
PROPERTY DATA	
ADDRESS:	7624 STRAWBERRY PLAINS PIKE KNOXVILLE, TN 37924
PARCEL ID:	073 048 073 04801 073 04802 073 04803 073 052 073 J A 013 073 J A 014
ZONE:	RA
VERTICAL DATUM:	NAVD 88
SETBACKS:	35' FRONT 25' REAR 8' SIDE (ONE STORY) 12' SIDE (MORE THAN ONE STORY)

UTILITY CONTACTS	
ELECTRIC SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	WATER SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911
GAS SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911	SEWER SERVICE Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 Phone: 865-524-2911
TELEPHONE SERVICE AT&T 9733 Parkside Drive Knoxville, TN 37922 Phone: 865-539-2956	CABLE SERVICE Xfinity 5720 Ashville Hwy Knoxville, TN 37924 Phone: 800-266-2278

- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PREPARED BY **MBI COMPANIES INC., 299 N. WEISGARBER ROAD, KNOXVILLE TN 37919. SURVEY PERFORMED 07/15/2020.**
 - COORDINATES ARE IN FEET AND REFERENCE TO **TENNESSEE STATE PLANE SYSTEM OF 1983.**
 - BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH.
 - THE VERTICAL DATUM IS BASED ON THE **NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).**
 - BUILDING SETBACKS ARE 35-FT IN FRONT, 15-FT ON SIDE AND 25-FT IN REAR.
 - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND SID PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
 - PROPOSED DENSITY IS .39 DU/16.78 AC = 2.32 DU/AC.

ENGINEERING CERTIFICATION:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAW 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.

REGISTERED ENGINEER: **CHRISTOPHER B. TRIKO**
TENNESSEE CERTIFICATION NO.: **109122**

PLANNING FILE NUMBER:
11-SB-20-C

11-SB-20-C
10/30/2020

811 Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

GRAPHIC SCALE
100 0 50 100 200 300
1 INCH = 100'

MBI

ENGINEER:

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

CONSULTANT

SEAL:

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT:

HUNTERS WOODS SUBDIVISION CONCEPT PLAN

PROJECT ADDRESS:

7624 STRAWBERRY PLAINS PIKE
KNOXVILLE, TN 37924
200401

PROJECT NO.: 109122

ACTIVE DESIGN PHASE

☒	FOR REVIEW ONLY
☐	FOR PERMITTING ONLY
☐	SCHEMATIC DESIGN
☐	DESIGN DEVELOPMENT
☐	CONSTRUCTION BIDDING
☐	CONSTRUCTION DOCUMENTS
☐	AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 10/26/2020

DESIGNED BY: A.M.A.

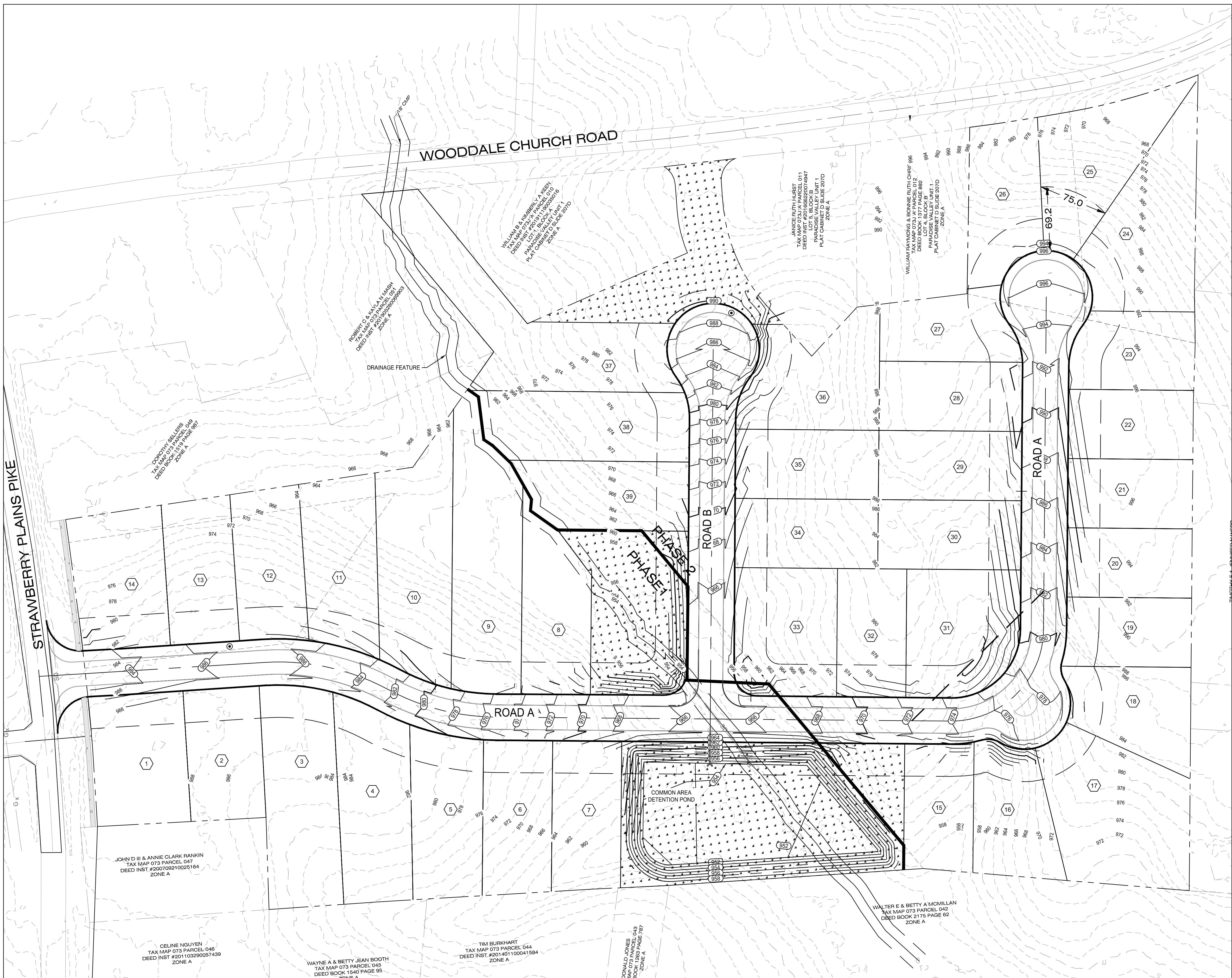
DRAWN BY: A.M.A.

REVIEWED BY: C.B.T.

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO.: **C300**



SITE GRADING PLAN

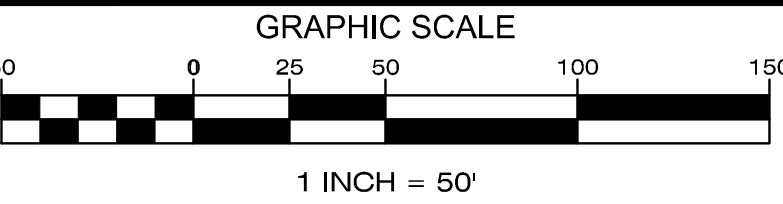
GENERAL SHEET NOTES

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGENDS

11-SB-20-C
10/30/2020



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MBI

ENGINEER:

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

CONSULTANT

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PROJECT INFORMATION

PROJECT:

HUNTERS WOODS
SUBDIVISION
CONCEPT PLAN

PROJECT ADDRESS:

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KNOXVILLE, TN 37924

PROJECT NO.: 200401

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KEY PLAN

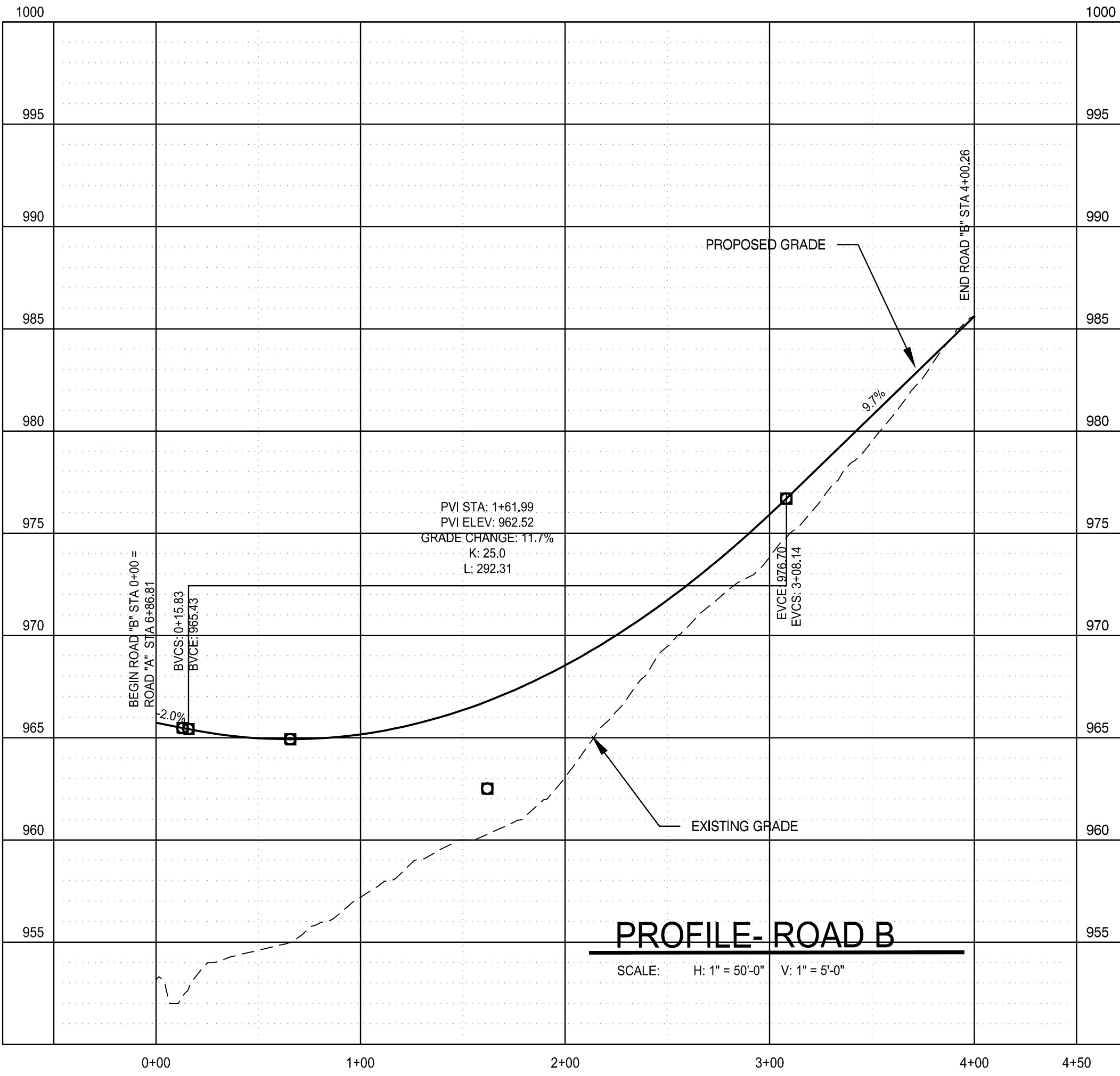
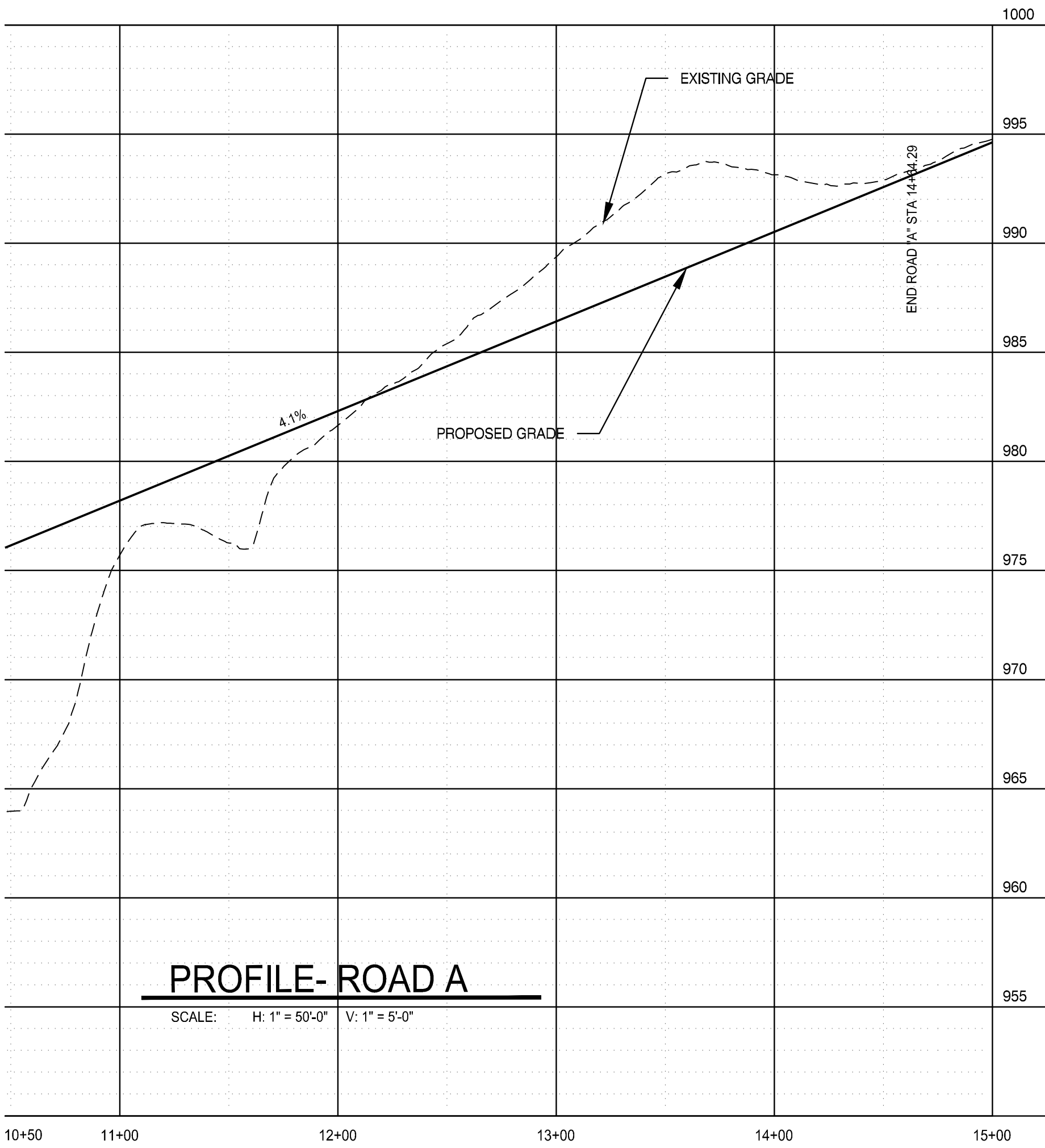
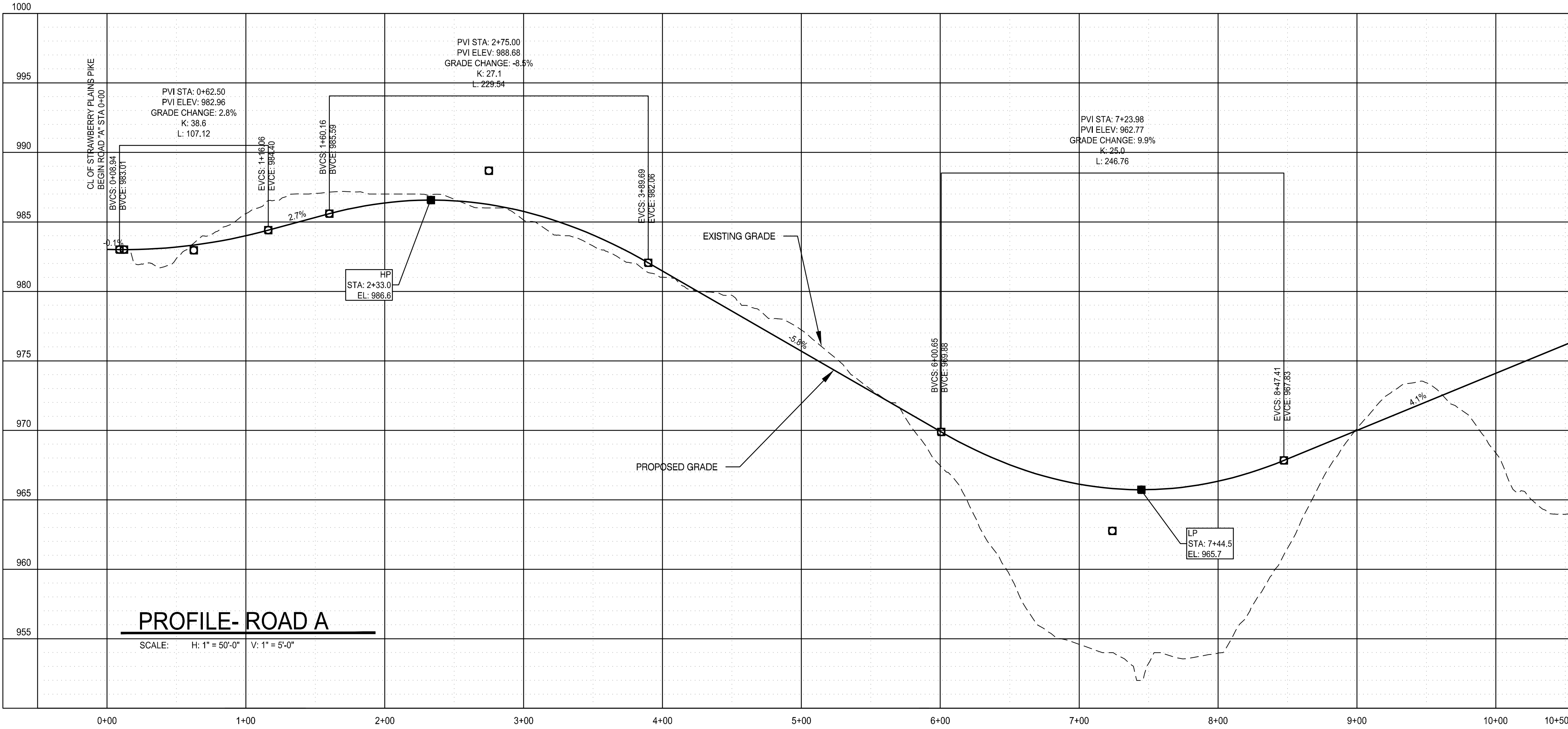
SHEET INFORMATION

SHEET ISSUED: 10/26/2020
DESIGNED BY: A.M.A.
DRAWN BY: A.M.A.
REVIEWED BY: C.B.T.
SHEET TITLE:

SITE GRADING PLAN

SHEET NO.:

C400



11-SB-20-C
10/30/2020

MBI

ENGINEER:

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

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CONCEPT PLAN

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☐ CONSTRUCTION DOCUMENTS
☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO. DATE DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 10/26/2020
DESIGNED BY: A.M.A.
DRAWN BY: A.M.A.
REVIEWED BY: C.B.T.
SHEET TITLE:

CIVIL PROFILES

SHEET NO.:

C700