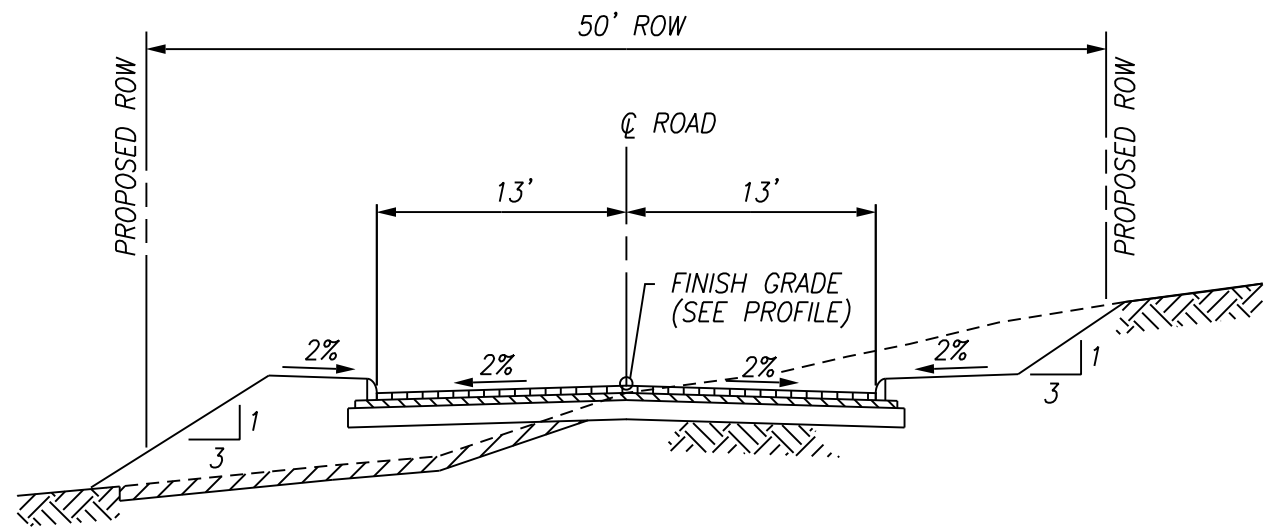


ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL:

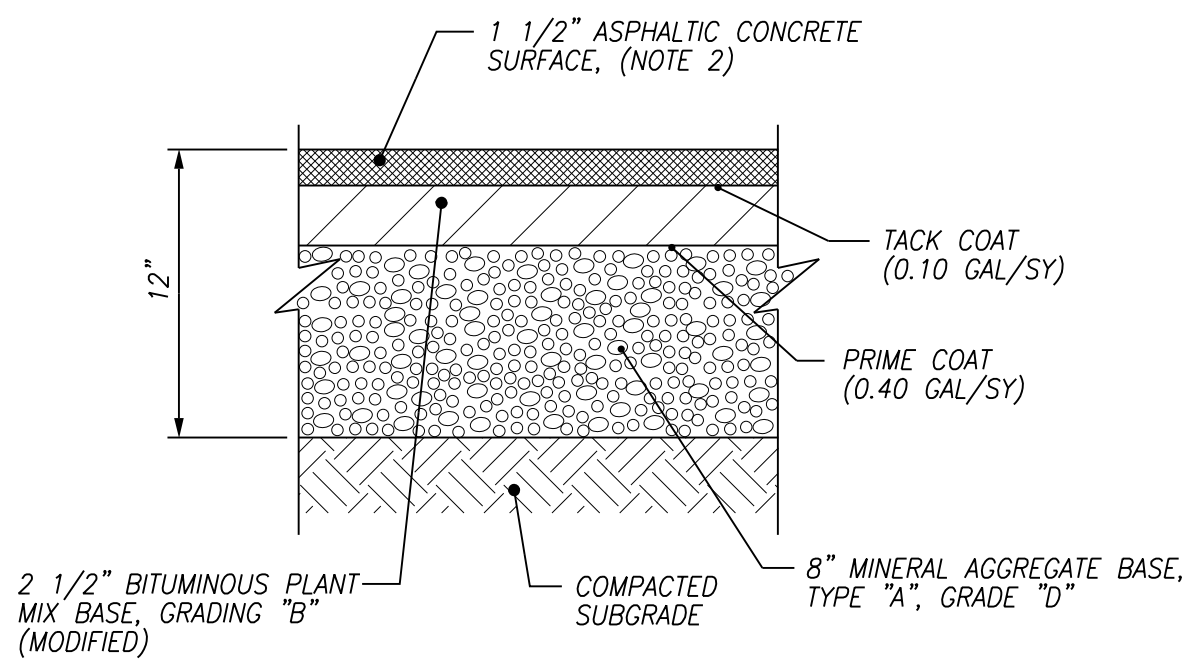
1. INCREASE MAXIMUM INTERSECTION APPROACH GRADE FROM 1% TO 1.5% FOR ROAD "B" AT ROAD "A"

VARIANCE REQUESTS:

1. REDUCE MINIMUM SPACING BETWEEN ROAD "A" AND DURHAM PARK LANE FROM 400-FT TO 309-FT



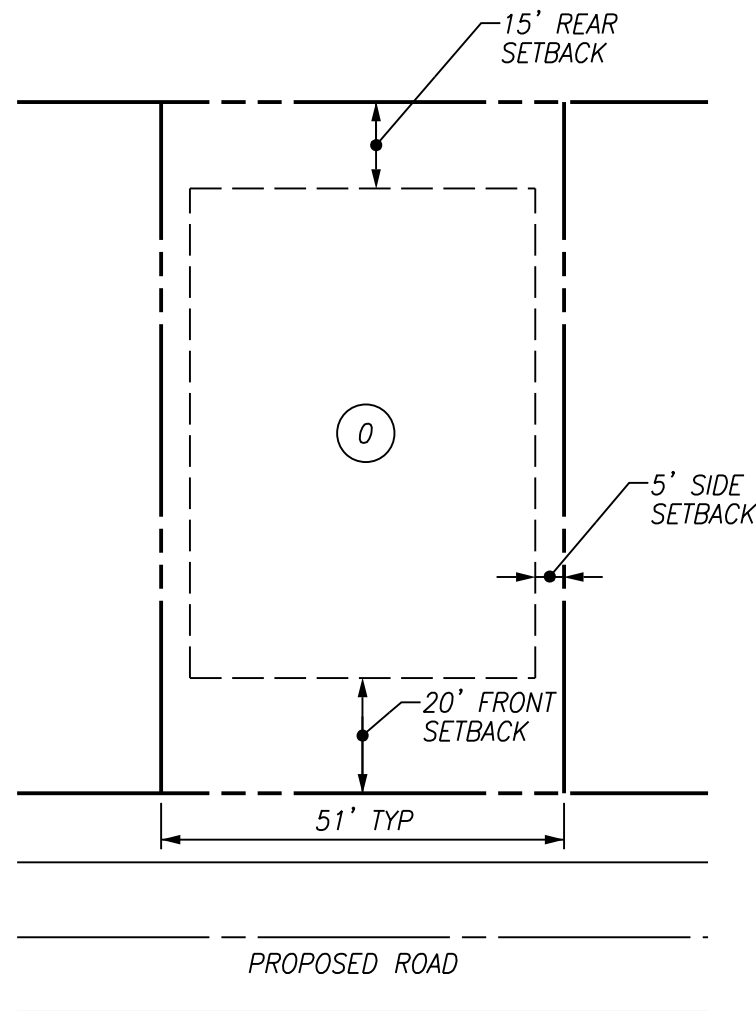
1 TYPICAL 24' ROAD SECTION
C1 NTS



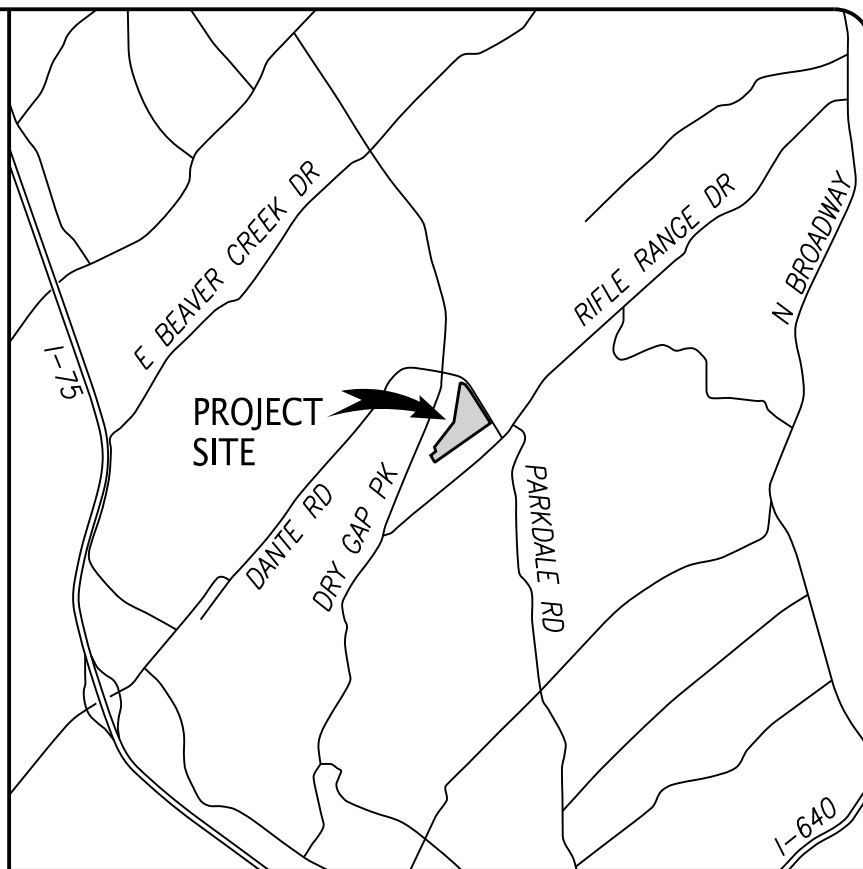
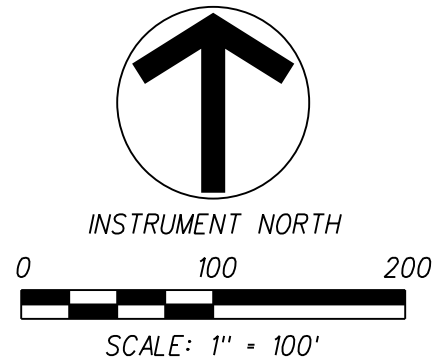
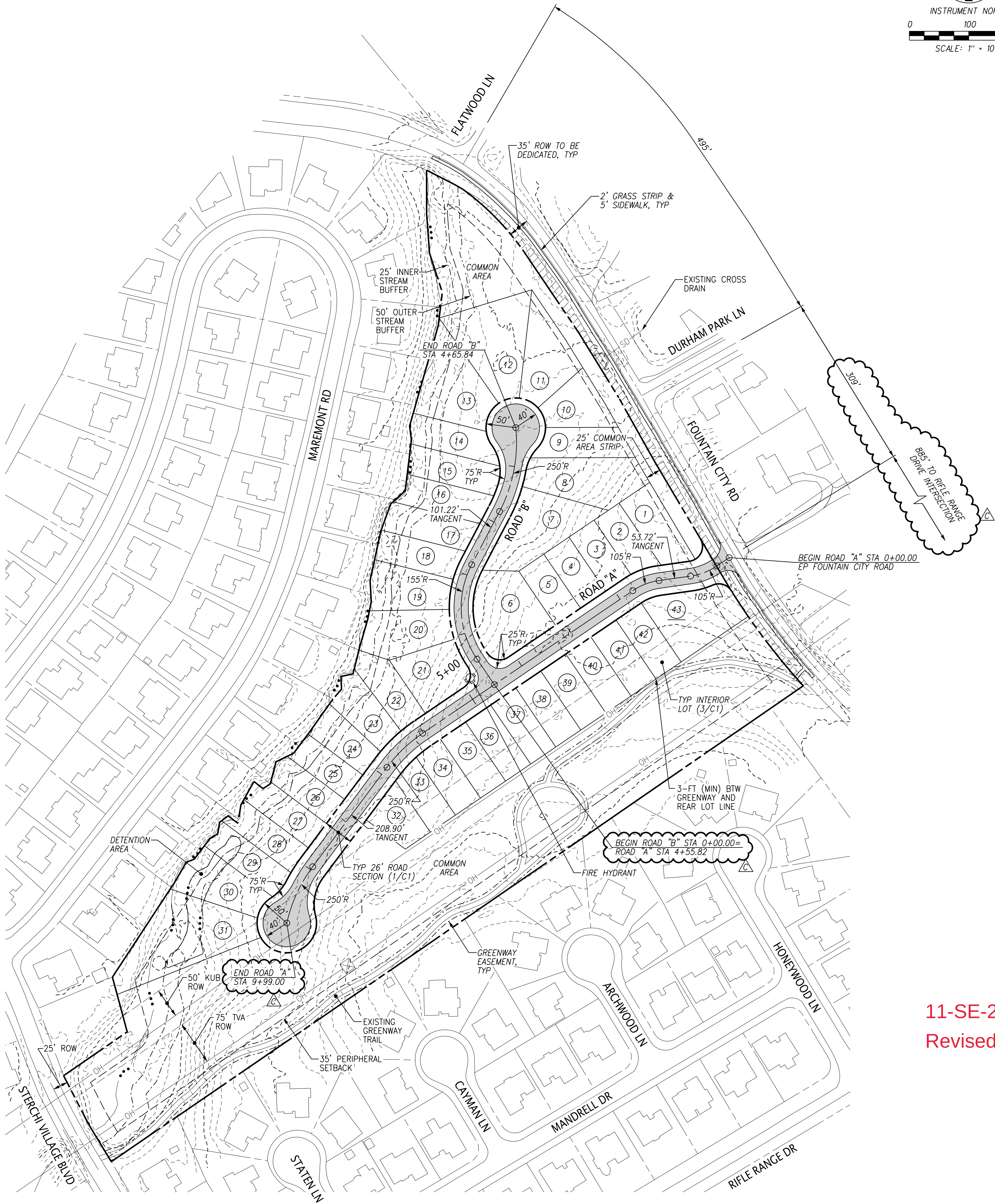
NOTES:

1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
2. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.

2 ASPHALT PAVEMENT SECTION
C1 NTS



3 TYPICAL INTERIOR LOT
C1 NTS



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2-FT. INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCEL 12515 AS SHOWN IN KNOX COUNTY CLT MAP 57. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 18.8± AC.
- OWNER: WIDE HORIZONS DEVELOPMENT COMPANY
1601 THIRD CREEK ROAD
KNOXVILLE, TN 37921
3. BUILDING SETBACKS ARE 20'-FT IN FRONT, 5'-FT ON SIDE AND 15'-FT IN REAR. PERIPHERAL SETBACK IS 35'-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
7. PROPOSED DENSITY IS 43 DU/18.8 AC. = 2.29 DU/AC.
8. PLANNING CASE NUMBER: 11-SE-20-C/11-J-20-UR.

UTILITY OWNERS:

WATER & SEWER

HALLSDALE-POWELL UTILITY DISTRICT (HPUD)
3745 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
CONTACT: MR. CODY HUMPHREY
OFFICE PHONE: 865.922.7547

ELECTRIC

KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

GAS

KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

TELEPHONE

AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MR. VAUGHN JONES
OFFICE PHONE: 865.539.8579

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING 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.

REGISTERED ENGINEER J. CARTER MCCALL, P.E.

TENNESSEE CERTIFICATE NO. 120322

11-SE-20-C / 11-J-20-UR
Revised: 10/30/2020

LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPERTY/ROW LINE
	ADJOINING PROPERTY LINE
	PROPOSED ROAD CENTER LINE
	BUILDING SETBACK
	EXISTING CONTOUR
	DETAIL REF (DETAIL NO/SHT NO)
	TYPICAL



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

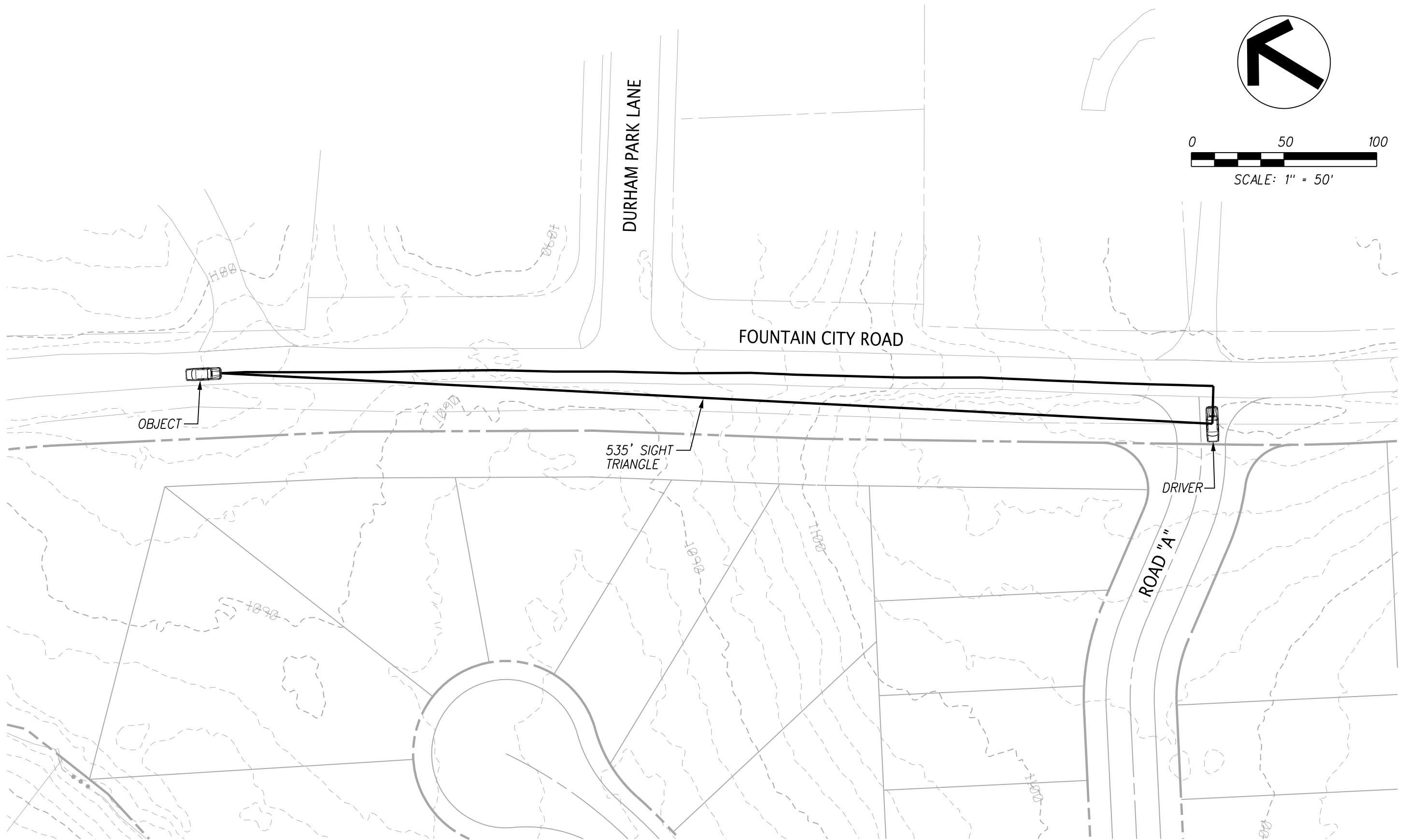
PRELIMINARY
NOT FOR
CONSTRUCTION

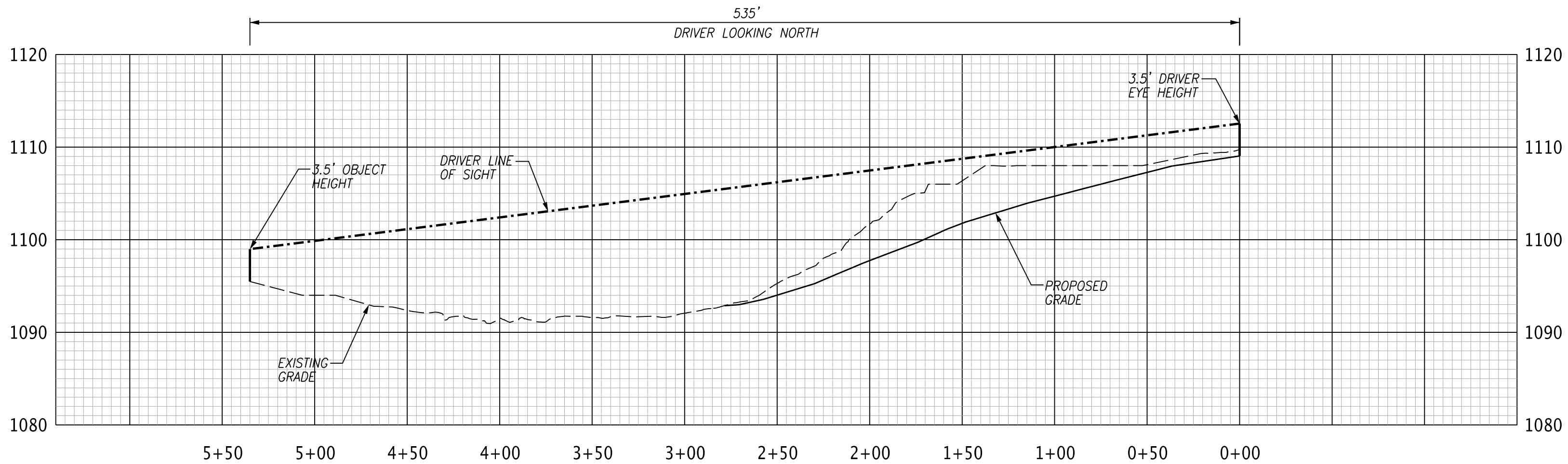
STERCHI VILLAGE SUBDIVISION
6585 FOUNTAIN CITY ROAD
KNOXVILLE, TENNESSEE 37918

MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
CONTACT: SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: swd444@gmail.com

CONCEPT PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
	JCM	JCM	10/30/20
			10/26/20
			09/28/20
Project	525.019	Sheet	C1
Date	09/28/20		
Scale	1"=100'		



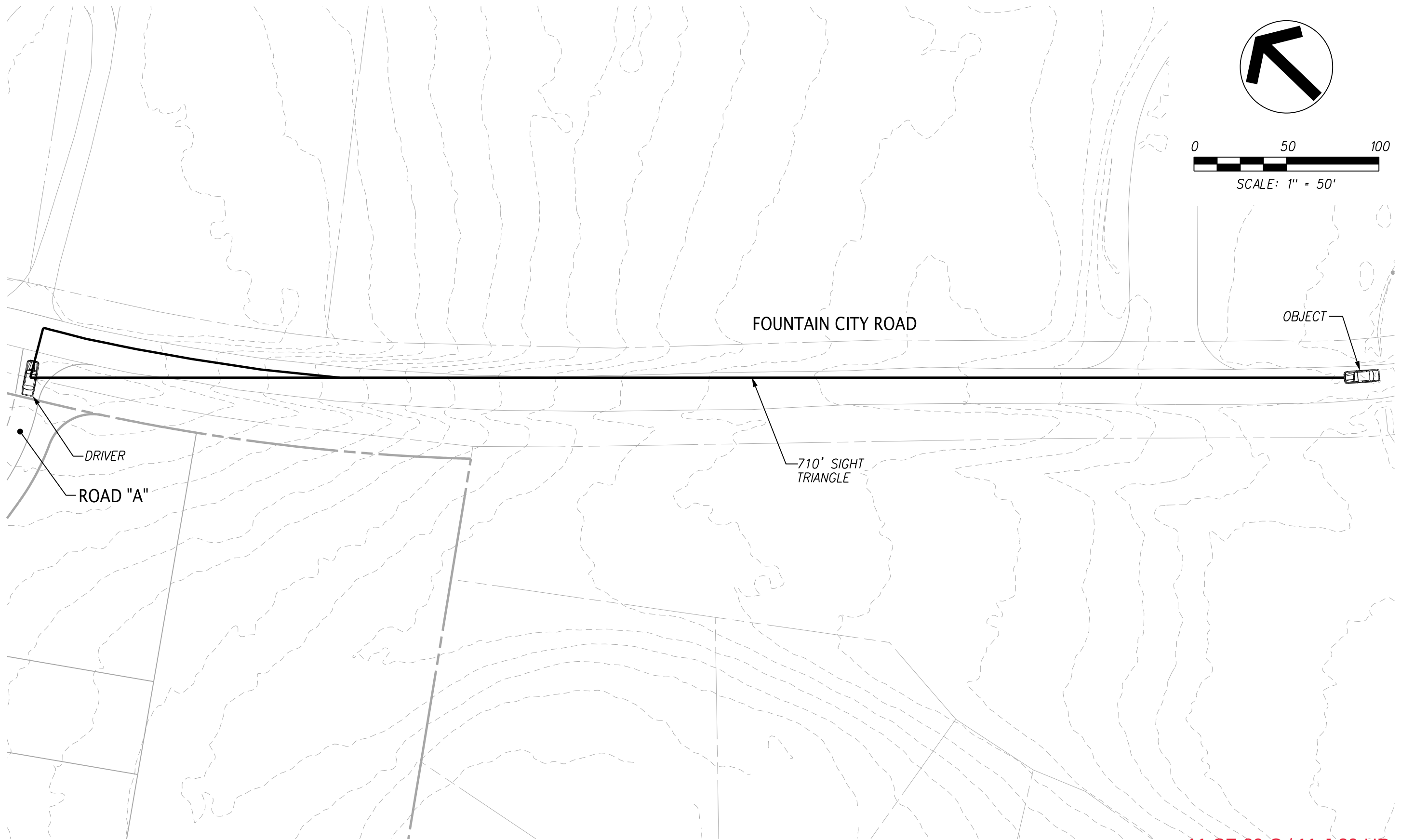


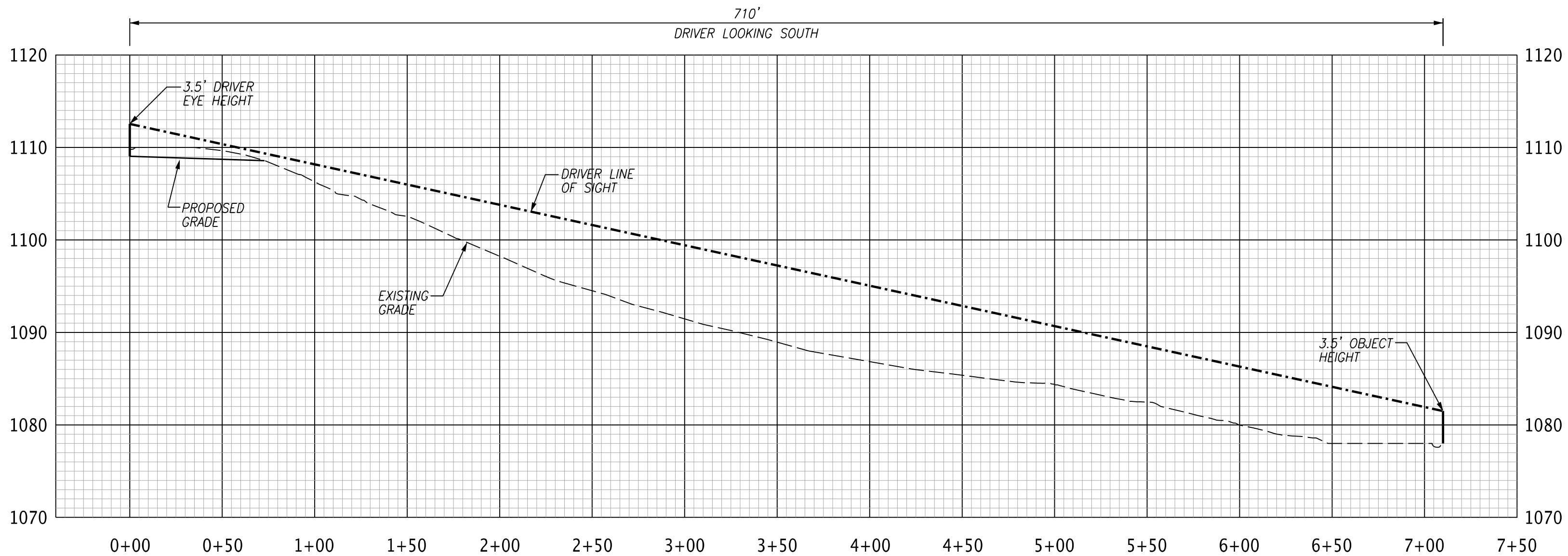
PROFILE – DRIVER LINE OF SIGHT LOOKING NORTH

SCALE: 1"=50' HORIZ
1"=10' VERT

11-SE-20-C / 11-J-20-UR

Revised: 10/30/2020





PROFILE – DRIVER LINE OF SIGHT LOOKING SOUTH

SCALE: 1"=50' HORIZ
1"=10' VERT

11-SE-20-C / 11-J-20-UR

Revised: 10/30/2020