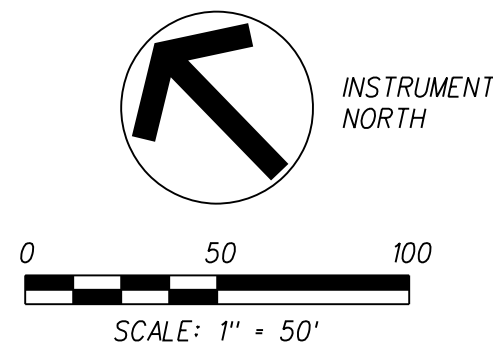
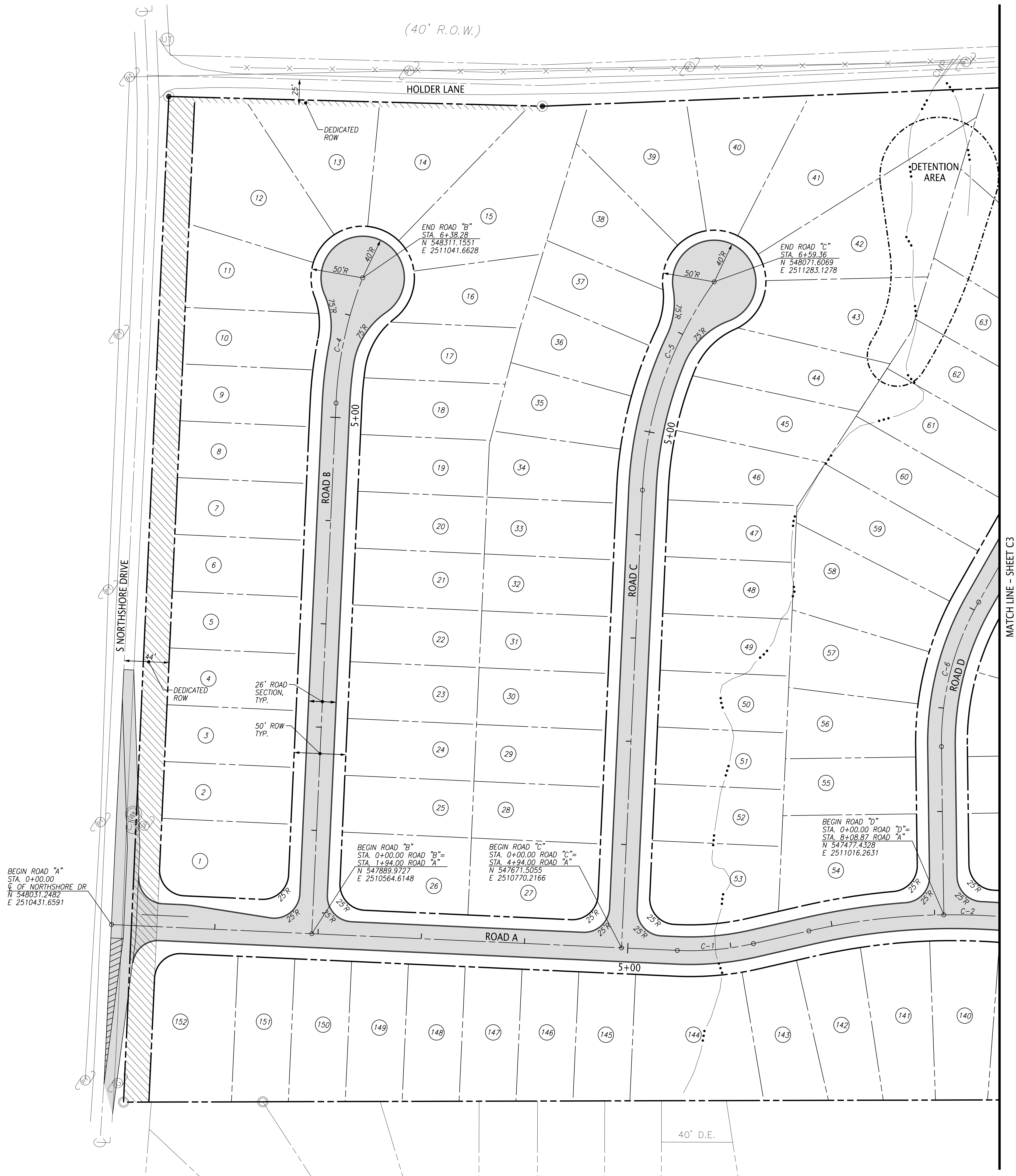


File Name: \\J301.120.0071\DWG\120007-002.dgn
Plot Date: 12/23/2014



NOTES:
1. REFERENCE C1 FOR NOTES AND LEGEND

**FULGHUM
MACINDOE
& ASSOCIATES, INC.**

10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
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PRELIMINARY
NOT FOR
CONSTRUCTION

SHADY GLEN
12616 SOUTH NORTSHORE DRIVE
KNOXVILLE, TENNESSEE 37922

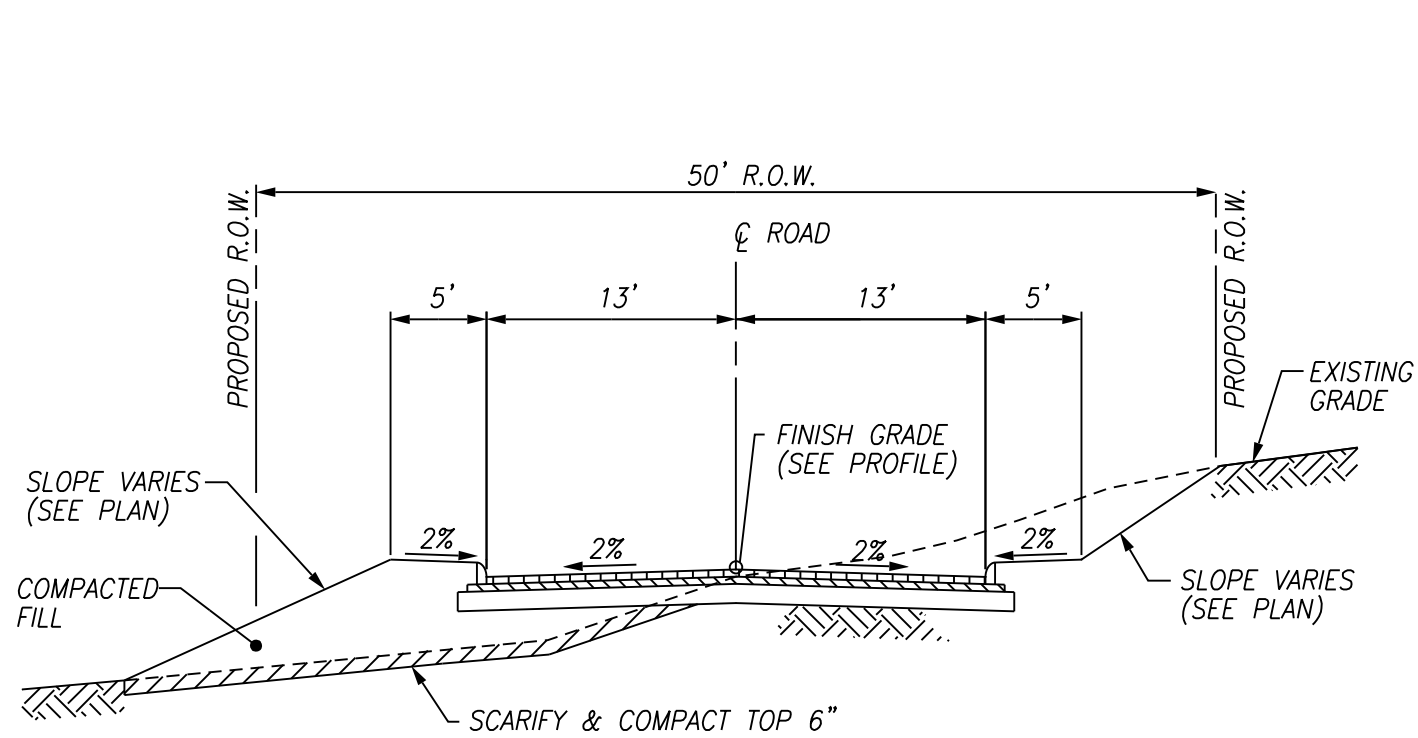
S & E PROPERTIES
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: ERIC MOSELEY
TELEPHONE NO.: 865.539.1112

CONCEPT PLAN

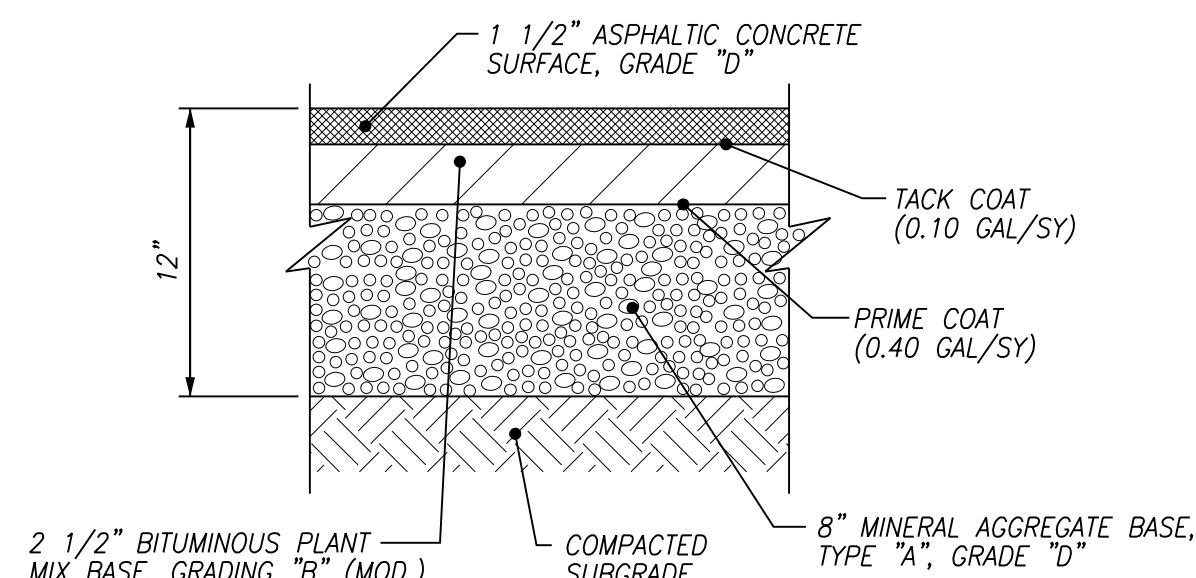
12-SA-14-C
12-D-14-UR
Revised: 12/23/2014

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	547,605.0174	2,510,832.7892	15° 28' 18" (LT)	275.00	37.36	74.26
C-2	547,499.6614	2,511,006.3013	20° 05' 18" (RT)	625.00	110.70	219.13
C-4	548,285.2588	2,510,984.4657	19° 00' 35" (RT)	375.00	62.79	124.42
C-5	548,051.7633	2,511,174.5681	32° 47' 50" (RT)	375.00	110.36	214.66
C-6	547,650.2215	2,511,179.3285	30° 26' 22" (RT)	275.00	74.82	146.10

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
			12/23/14
USE ON REVIEW SITE PLAN			Revision/Issue
			No.
Project		Sheet	C2
Date		10/27/14	
Scale		1"=50'	

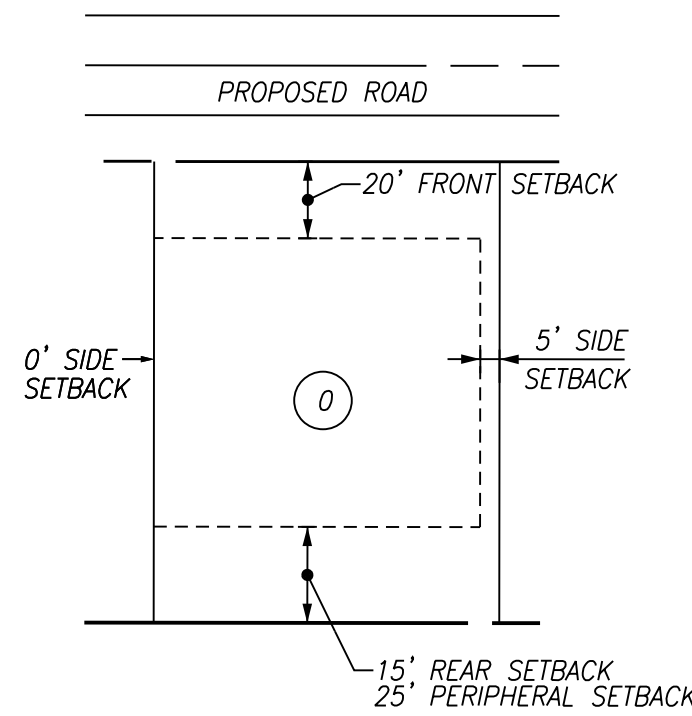


1 TYPICAL 26' ROAD SECTION
C1 N.T.S.

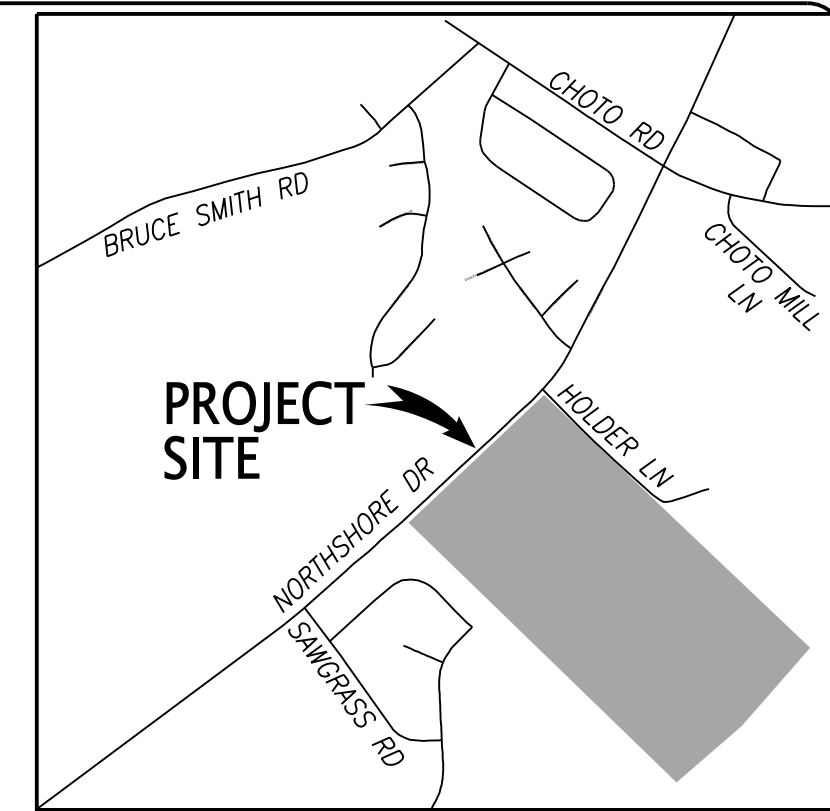
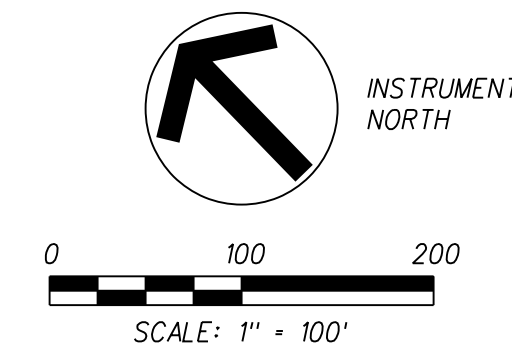
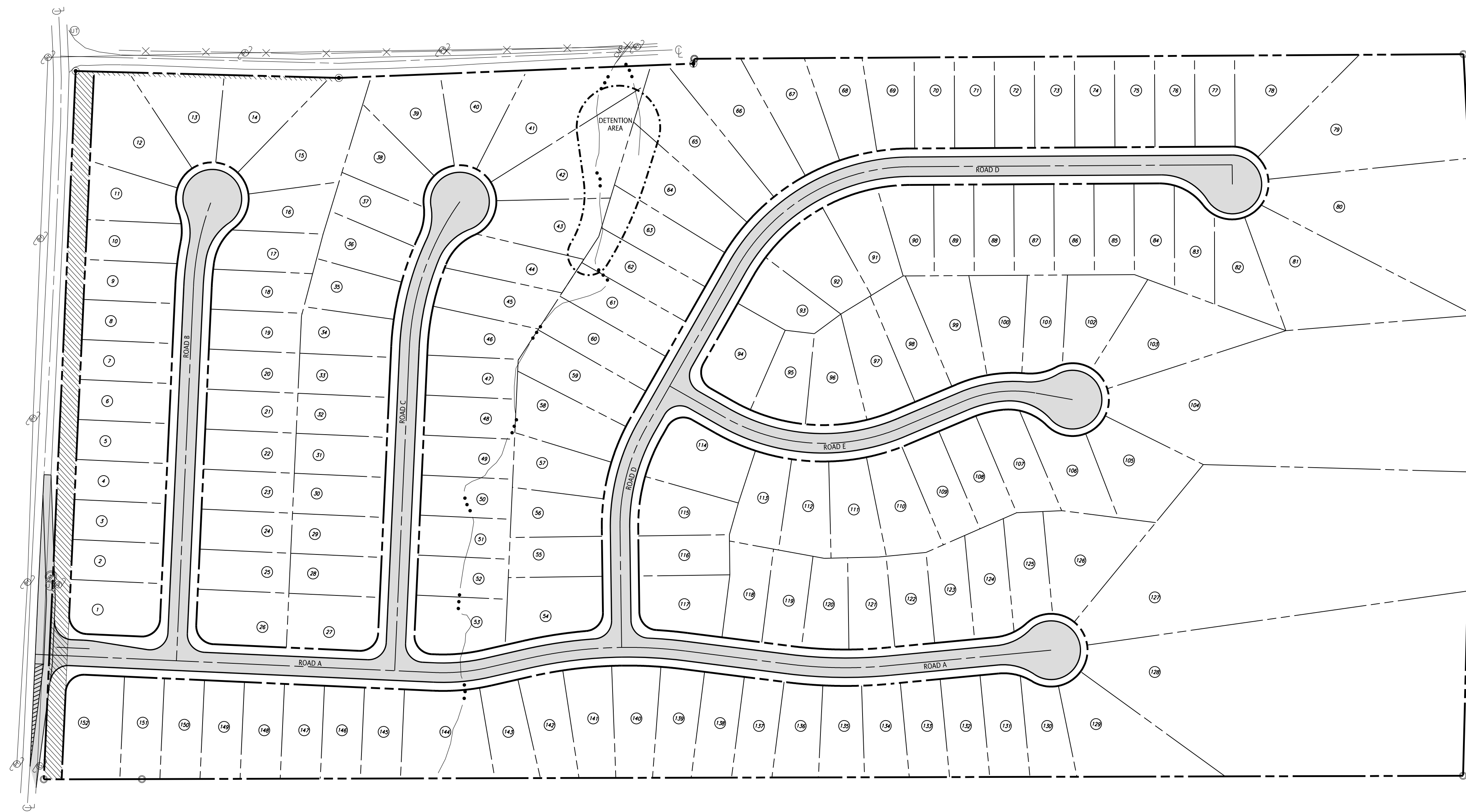


NOTES:
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

2 ASPHALT PAVEMENT SECTION
C1 N.T.S.



3 TYPICAL INTERIOR LOT
C1 N.T.S.



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2'-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD88.
2. PROPERTY CONCERNED REFLECTS PARCEL 169013 AS SHOWN IN KNOX COUNTY CLT MAP 169. ZONING CHANGE REQUEST FOR THE PROPERTY IS PR; PLANNED RESIDENTIAL ZONE. TOTAL AREA = 45.58± AC.

OWNER: S&E PROPERTIES, LLC
405 MONTEBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
PHONE NUMBER: 865.539.1112
3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON ONE SIDE, 0'-FT. ON OPPOSITE SIDE AND 15'-FT. REAR, AND 25 FT AT THE PERIPHERY.
4. TOTAL NUMBER OF PROPOSED LOTS ARE 152 ON 45.58± AC.
5. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
6. PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.

VARIANCE AND ZONING REQUEST:

1. REZONE PROPERTY FROM AGRICULTURAL ZONE TO PLANNED RESIDENTIAL ZONE.
2. BUILDING SIDE SETBACKS ON LOTS GREATER THAN 10% FROM 10' TO 5'.

12-SA-14-C
12-D-14-UR
Revised 12/23/2014

LEGEND:

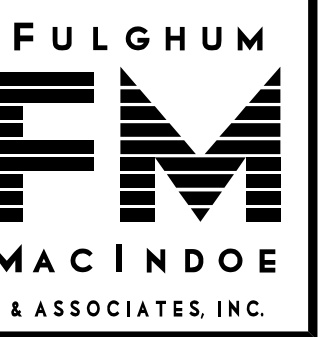
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE
	EXISTING CONTOUR LINE (KGIS)
	PROPERTY SETBACKS
	PROPOSED STORM DRAINAGE
	PROPOSED CATCH BASIN
	PROPOSED STORM MANHOLE
	PROPOSED HEADWALL

I HEREBY CERTIFY THAT I AM A ENGINEER, LICENSED TO DO 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 ACCORDANCE WITH THE METROPOLITAN PLANING COMMISSION.

ENGINEER
TENNESSEE CERTIFICATE NO. 08910

UTILITY OWNERS:

WATER & SEWER	ELECTRIC	GAS	TELEPHONE
FIRST UTILITY DISTRICT (FUD) 122 DURWOOD ROAD KNOXVILLE, TN 37922 CONTACT: MR. TROY WEDEKIND OFFICE PHONE: 865.966.9741	LENOIR CITY UTILITY BOARD (LCUB) P.O. BOX 449 LENOIR CITY, TN 37771 CONTACT: MR. JAY HINES OFFICE PHONE: 865.986.6591	KNOXVILLE UTILITIES BOARD (KUB) P.O. BOX 59017 KNOXVILLE, TN 37950-9017 CONTACT: MR. CHRIS MCCORMICK OFFICE PHONE: 865.558.2123	AT&T 9733 PARKSIDE DRIVE KNOXVILLE, TN 37922 CONTACT: MS. WICKIE DAILEY OFFICE PHONE: 865.539.8571



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TELEPHONE NO.: 865.539.1112

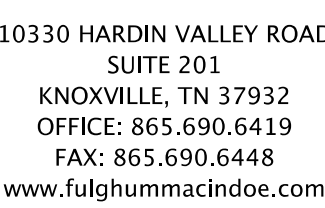
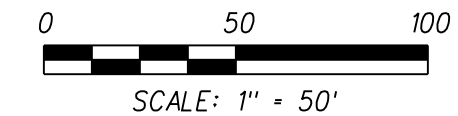
CONCEPT PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
			12/23/14
			Revision/Issue
			No.
Project	330.005	Sheet	C1
Date	10/27/14		
Scale	1"=100'		



MATCH LINE - SHEET C2

1. REFERENCE C1 FOR NOTES AND LEGEND




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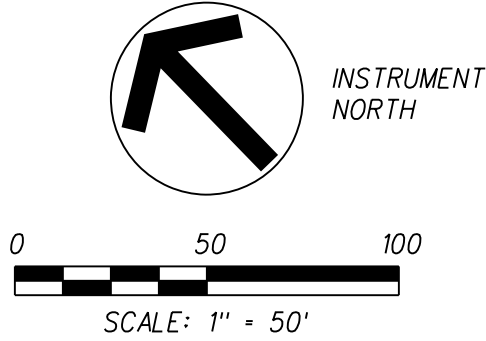
S & E PROPERTIES
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: ERIC MOSELEY
TELEPHONE NO.: 865.539.1112

CONCEPT PLAN

Project	Sheet	 USE ON REVIEW SITE PLAN 12/23/14
330.005		
Date		
10/27/14		
Scale		
1"=50'		

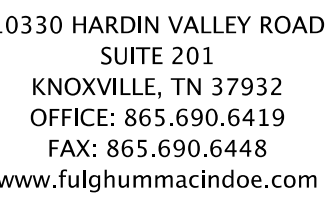
HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-2	547,499.6614	2,511,006.3013	20° 05' 18" (RT)	625.00	110.70	219.13
C-3	547,247.1723	2,511,208.1915	12° 41' 16" (LT)	625.00	69.49	138.40
C-7	547,785.7699	2,511,645.3181	59° 59' 48" (RT)	275.00	158.76	287.96
C-8	547,476.0496	2,511,375.5865	52° 34' 00" (LT)	275.00	135.81	252.30
C-9	547,374.3744	2,511,637.5227	33° 03' 44" (RT)	175.00	51.94	100.98

12-SA-14-C
12-D-14-UR
Revised: 12/23/2014



- UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2-FT. INTERVALS.
2. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
4. ALL TREES STUMPS, Boulders, and OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT BELOW SUBGRADE.
5. STRIP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
6. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK USING A CRISS-CROSS PATTERN (4 PASSES MIN). AREAS FALLING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
7. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FORTHWITH AND BACKFILLED WITH A FIRM ENGINEERED FILL, TOOT NO. 57, OR TOOT NO. 67 STONE.
8. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
9. FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
10. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SORT, EXPANSIVE SOILS AND SOILS CLASSIFIED PT. OH, AND CL. AND OL. ALL OF WHICH ARE UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
11. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS. COMPACT EACH LAYER TO AT LEAST 98% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
12. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
13. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
14. NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
15. PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
16. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DETENTION POND DESIGN PARAMETERS, ONCE GRADING IS COMPLETE AND PRIOR TO FINAL SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
17. SLOPE BOTTOM OF POND @ 2.0% (MIN.).
18. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1', UNPAVED AREAS 0.1', SIDEWALKS 0.10', PAVEMENTS 0.04', AND BUILDINGS 0.04'.
19. SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
20. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

File Name: J:\330\330.007\DWGS\330007c004.dgn
Plot Date: 12/23/2014



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SHADY GLEN
12616 SOUTH NORTHSORE DRIVE
KNOXVILLE, TENNESSEE 37922

S & E PROPERTIES
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: ERIC MOSELEY
TELEPHONE NO.: 865.539.1112

GRADING PLAN

Project	330.005	Sheet	<div style="font-size: 48pt; font-weight: bold; text-align: center;">C4</div>
Date	10/27/14		
Scale	1"=50'		