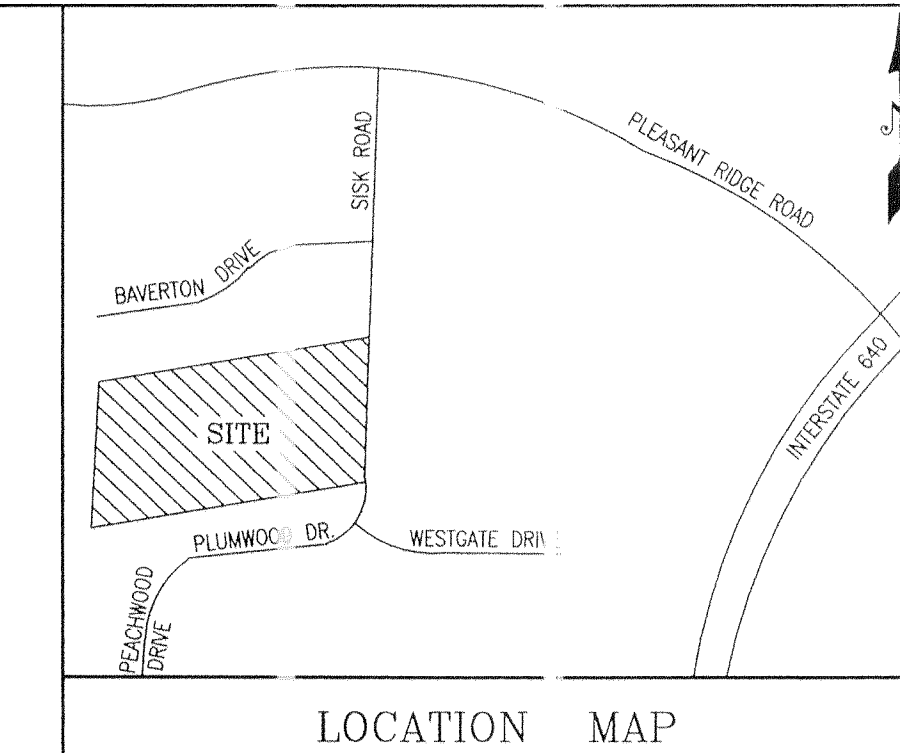
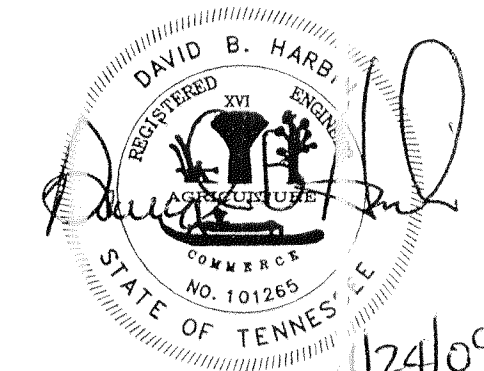


TYPICAL LOT LAYOUT
NTS

- NOTES
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER S-15-12-3.
 - THIS PROPERTY CONTAINS APPROXIMATELY 9.32 ACRES SUBDIVIDED INTO 30 SINGLE FAMILY DETACHED LOTS AND COMMON AREAS.
 - THIS PROPERTY IS ZONED RP-1.
 - ALL ROAD PROFILES ARE BASED OFF BHN&P SURVEY. CONTROLS ARE BASED ON BHN&P FIELD SURVEY AND KNOXVILLE/KNOX COUNTY GIS.
 - UTILITIES:
WATER: KNOXVILLE UTILITY BOARD
SEWER: KNOXVILLE UTILITY BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
 - MINIMUM FLOOR ELEVATION FOR LOTS 1-5 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN OR ADJACENT TO THOSE LOTS.
 - ROAD GRADES BETWEEN 1% AND 3% AT INTERSECTIONS HAVE BEEN REVIEWED AND ARE APPROVED BY THE CITY OF KNOXVILLE DEPT OF ENGINEERING.
 - VARIANCES REQUIRED:
A. VERTICAL CURVE LENGTH FROM 299' TO 210', STA. 3+100.86, FLORET WAY (K VALUE FROM 25 TO 17.6).
HARDSHIP/JUSTIFICATION: ROADWAY PREVIOUSLY BUILT AS A CONDOMINIUM DRIVEWAY. ASHTO SUPPORTS REDUCED VERTICAL CURVE LENGTHS IN SAG CURVES ON THE CONDITION THAT STREETLIGHTS ARE PROVIDED. (PAGE 276-2004 ASHTO GREEN BOOK)
B. VERTICAL CURVE LENGTH FROM 509.5' TO 330', STA. 8+63.38, FLORET WAY (K VALUE FROM 25 TO 15.7).
HARDSHIP/JUSTIFICATION: ROADWAY PREVIOUSLY BUILT AS A CONDOMINIUM DRIVEWAY. ASHTO SUPPORTS REDUCED VERTICAL CURVE LENGTHS IN SAG CURVES ON THE CONDITION THAT STREETLIGHTS ARE PROVIDED. (PAGE 276-2004 ASHTO GREEN BOOK)
C. VERTICAL CURVE LENGTH FROM 270.75' TO 220', STA. 2+24.56, SEPAL WAY (K VALUE FROM 25 TO 20.3).
HARDSHIP/JUSTIFICATION: ROADWAY PREVIOUSLY BUILT AS A CONDOMINIUM DRIVEWAY. ASHTO SUPPORTS REDUCED VERTICAL CURVE LENGTHS IN SAG CURVES ON THE CONDITION THAT STREETLIGHTS ARE PROVIDED. (PAGE 276-2004 ASHTO GREEN BOOK)
D. VERTICAL CURVE LENGTH FROM 156.25' TO 95', STA. 0+51.00, FLORET WAY (K VALUE FROM 25 TO 15.1).
HARDSHIP/JUSTIFICATION: ROADWAY PREVIOUSLY BUILT AS A CONDOMINIUM DRIVEWAY. ASHTO SUPPORTS REDUCED VERTICAL CURVE LENGTHS IN SAG CURVES ON THE CONDITION THAT STREETLIGHTS ARE PROVIDED. (PAGE 276-2004 ASHTO GREEN BOOK)
E. INTERSECTION GRADE FROM 3% TO 4.08%, STA. 3+91.63 TO STA. 4+47.84, SEPAL WAY.
HARDSHIP/JUSTIFICATION: ROADWAY PREVIOUSLY BUILT AS A CONDOMINIUM DRIVEWAY. ASHTO RECOMMENDS THE MAXIMUM GRADE ON THE APPROACH LEG SHOULD NOT EXCEED 5% (PAGE 400-2-304 ASHTO GREEN BOOK)
F. INTERSECTION SPACING ON FLORET WAY BETWEEN SISK RD. AND SEPAL WAY FROM 125' TO 77'.
HARDSHIP/JUSTIFICATION: ROADWAY PREVIOUSLY BUILT AS A CONDOMINIUM DRIVEWAY. CURRENT ALIGNMENT WILL ALLOW TWO CARS TO QUEUE BEFORE BLOCKING THROUGH TRAFFIC ON SEPAL WAY. OUR PLAN HAS REDUCED THE NUMBER OF UNITS ON THIS DEVELOPMENT FROM 45 TO 30. A TOPIC HAZARD WILL NOT BE CREATED BY THIS ALIGNMENT.
G. REDUCE ROADWAY WIDTH FROM 26' TO 22'.
HARDSHIP/JUSTIFICATION: ROADWAY PREVIOUSLY BUILT AS A CONDOMINIUM DRIVEWAY. REDUCED ROADWAY WIDTH IS ALLOWED ON JOINT PERMANENT EASEMENTS IF ON-STREET PARKING IS PROVIDED.
H. TO ALLOW A TURNAROUND AT THE END OF FLORET WAY AS CONSTRUCTED.
HARDSHIP/JUSTIFICATION: ROADWAY PREVIOUSLY BUILT AS A CONDOMINIUM DRIVEWAY. CURRENT CONFIGURATION ALLOWS A NEGOTIABLE TURNING RADIUS FOR ALL VEHICLES WITH WHEELBASE OF 28.5' OR LESS.
I. HORIZONTAL CURVE RADIUS FROM 100' TO 90' AT STA. 4+75, SEPAL WAY.
HARDSHIP/JUSTIFICATION: ROADWAY PREVIOUSLY BUILT AS A CONDOMINIUM DRIVEWAY. 200' OF SIGHT DISTANCE IS MAINTAINED FOR EASTBOUND TRAFFIC AND WESTBOUND TRAFFIC APPROXIMATING A STOP CONDITION.
11. THE PURPOSE OF THIS CONCEPT PLAN IS TO CONVERT THE PREVIOUSLY APPROVED CONDOMINIUM DEVELOPMENT INTO A PLANNED UNIT DEVELOPMENT.



12-SA-09-C/12-E-09-UR
REVISED
11/24/09



OWNER:
CLAYTON BANK AND TRUST
c/o WALLACE McCLURE
114 DURWOOD RD.
KNOXVILLE, TENNESSEE 37922
PHONE: (865) 693-3000



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

REV.	DATE	CREATED DETACHED LOTS	REVISION DESCRIPTION
1	11/24/09		
2	11/24/09		
3	11/24/09		
4	11/24/09		
5	11/24/09		
6	11/24/09		
7	11/24/09		
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28	11/24/09		
29	11/24/09		
30	11/24/09		

CONCEPT & DEVELOPMENT PLAN FOR
EASTERDAY ESTATES

CLT MAP 80-N-A, PARCEL 11
CITY BLOCK 43920

43rd WARD, CITY OF KNOXVILLE, TN
DISTRICT 8, KNOX COUNTY, TN

SHEET 1 OF 2 SHEET(S)

24494-C