

STERLING
ENGINEERING, INC.

LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

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LOTS 1-9
KNOX COUNTY, TN

HARBOR CREST

GLEN GLAFENHEIM

REVISIONS	DATE	BY



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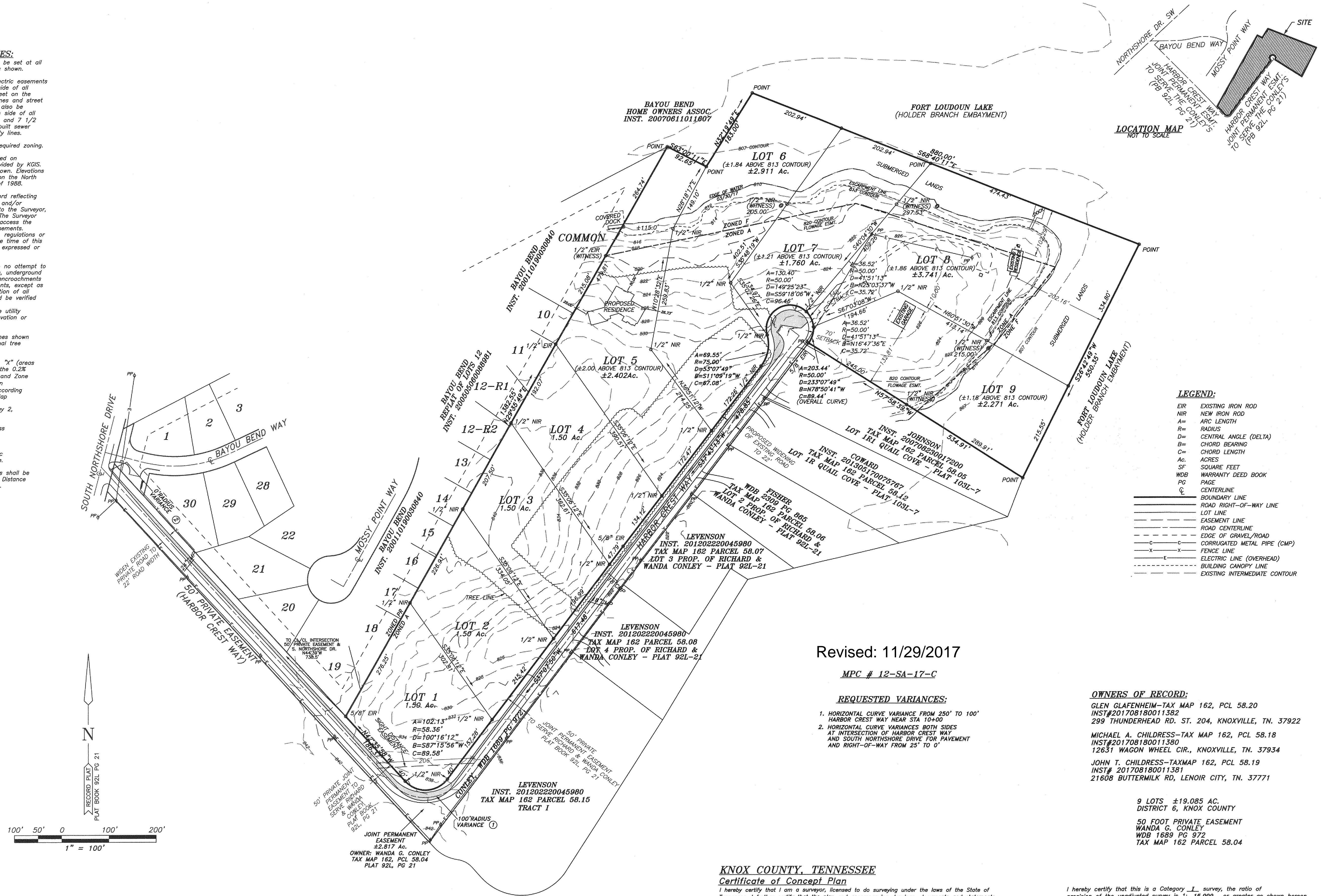
SHEET

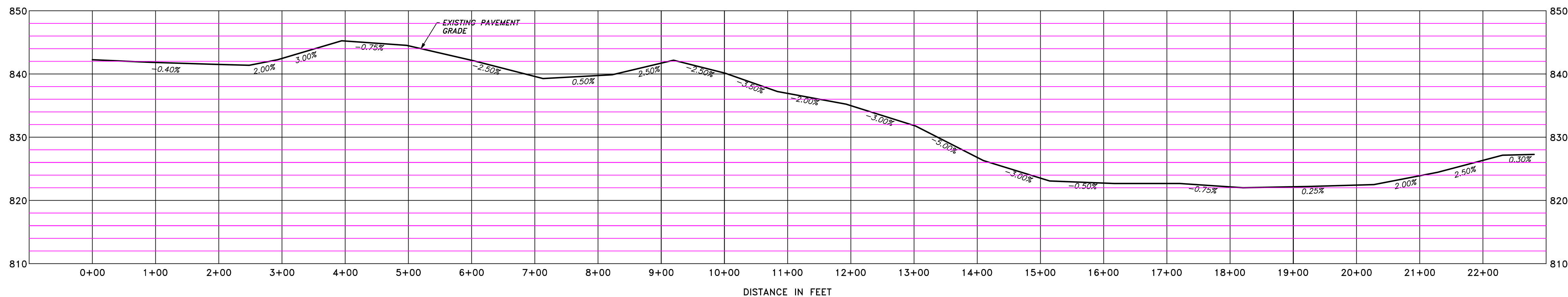
PS

DESIGNED: **CMR**
DRAWN: **CMR**
CHECKED: **CMR**
DATE: **11/27/17**
SCALE: **1" = 100'**
DRAWING: **6309-PS**
PROJECT NO: **SEI#6309**

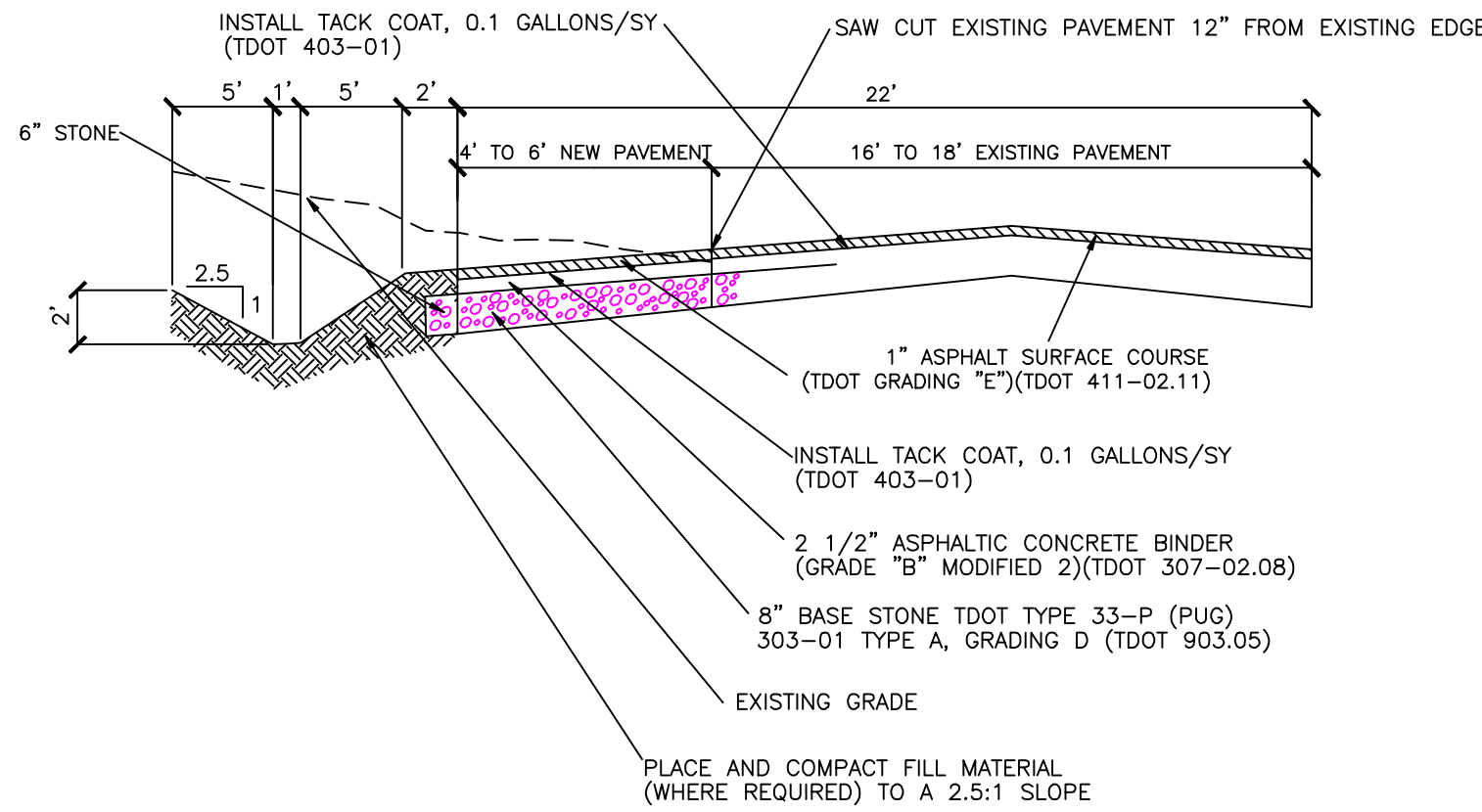
SURVEYOR'S NOTES:

1. 1/2" new iron rods will be set at all internal lot corners, unless shown.
2. Drainage, utility and electric easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines and water utility lines.
3. Building setbacks per required zoning.
4. Topographic Survey based on photogrammetric data provided by KGIS. 2 foot Contour interval shown. Elevations shown hereon are based on the North American Vertical Datum of 1988.
5. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
6. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
7. Tree symbols and/or lines shown hereon do not reflect actual tree canopies.
8. Located in Flood Zones "X" (areas determined to be outside the 0.2% annual chance floodplain) and Zone "AE" (base flood elevation determined to be 816'), according to Flood Insurance Rate Map 4703300360F, Community Number 475433, dated May 2, 2007.
9. This property has access to the following utilities: Electric, Water and the lots will have to have septic field lines. No public sewer is currently available.
10. No vertical obstructions shall be permitted within the Sight Distance Easement shown on Lot 1.

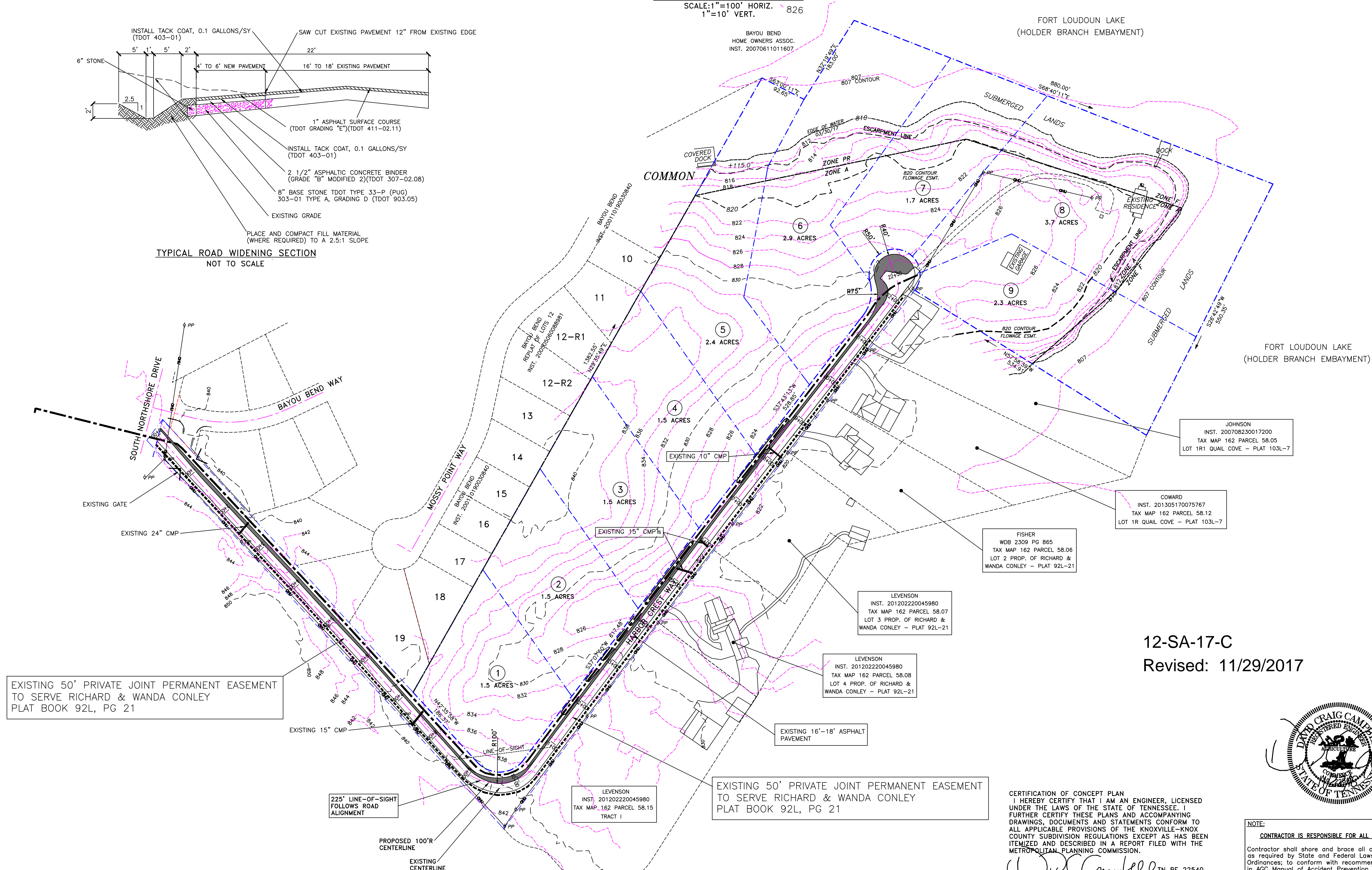




HARBOR CREST WAY PROFILE
SCALE: 1"=100' HORIZ.
1"=10' VERT.



TYPICAL ROAD WIDENING SECTION
NOT TO SCALE



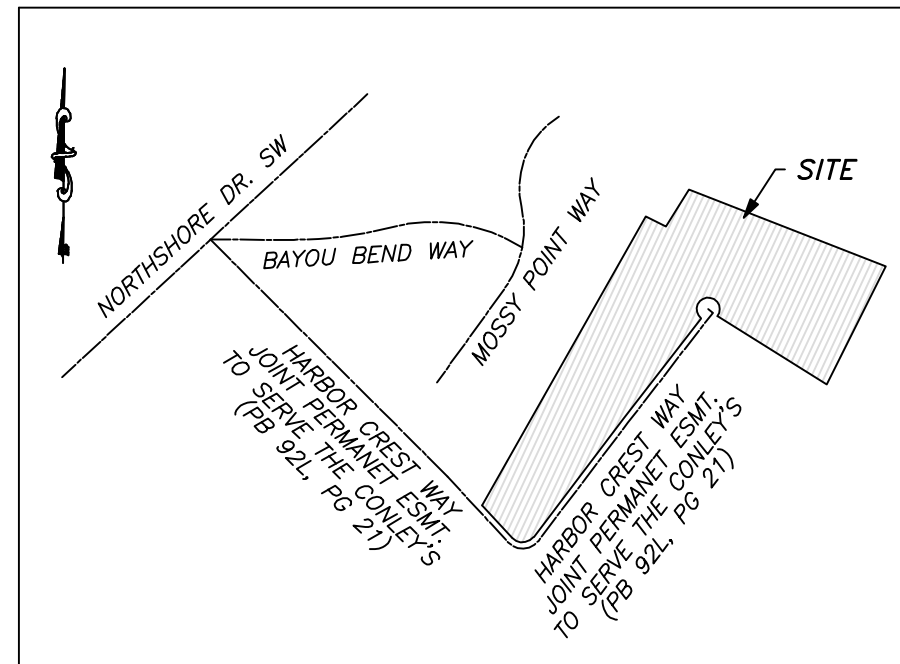
12-SA-17-C
Revised: 11/29/2017



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 Campbell TN PE 22540

NOTE:
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



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- 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.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

- TOTAL AREA = 19.28± ACRES
- TAX MAP 162 PARCEL 58.04
- EXISTING ZONING: PR & A
- PROPOSED NUMBER OF LOTS: 9
- 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
- TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS
- ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.
- AS-BUILT WATER AND SEWER MAINS SHALL BE SHOWN IN A 15' DEDICATED EASEMENT.

SETBACKS:

- FRONT: 20 FT.
SIDE: 5 FT.
REAR: 35 FT.

UTILITIES:

- WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOIR CITY UTILITIES BOARD
SOLID WASTE: PRIVATE HAULER
TELEPHONE: TDS TELECOM

VARIANCES REQUESTED:

- HORIZONTAL CURVE VARIANCE FROM 250' TO 100' HARBOR CREST WAY NEAR STA 10+00.
- HORIZONTAL CURVE VARIANCES BOTH SIDES AT INTERSECTION OF HARBOR CREST WAY AND SOUTH NORTHSORE DRIVE FOR PAVEMENT AND RIGHT-OF-WAY FROM 25' TO 0'.

LEGEND:

- NEW ASPHALT
SEWER FORCE MAIN
WATER MAIN
DRAINAGE
OVERHEAD ELECTRIC

SCALE IN FEET
0 100 200

1"=100'

29 NOV 2017

SHEET ONE

CONCEPT PLAN

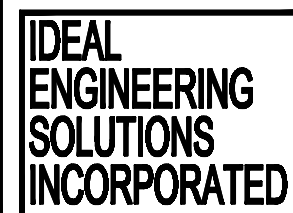
HARBOR CREST KNOX COUNTY, TENNESSEE

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