



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACKFILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALTIMETERS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 607-9681.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATE GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

1. TOTAL AREA = 10.99± ACRES
2. NO. OF LOTS = 42
3. CLT 090 PARCEL 162
4. EXISTING ZONING: PR (4 U/AC)
5. ACCESS TO INTERNAL STREETS ONLY
6. 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
7. BUILDING SETBACKS:  
FRONT - 20'  
SIDE - 5'  
REAR - 15' (UNLESS CONTROLLED BY 35' PERIPHERAL)

LEGEND:

- PROPOSED DRAINAGE LINE
- CATCH BASIN
- HEADWALL
- EXISTING OVERHEAD ELECTRIC



0 50 100  
1"=50'

23 NOV 2009

CONCEPT PLAN  
SHEET ONE

ASHLEY MEADOWS  
Knox County, Tennessee

Prepared For:

Saddlebrook LLC  
10627 Dearbrook Drive  
Knoxville, Tennessee 37922  
(865) 675-7646

Municipality:

Knox County Department of Engineering  
and Public Works  
205 W. Baxter Avenue  
Knoxville, Tennessee 37917  
(865) 215-5800

IDEAL  
ENGINEERING  
SOLUTIONS  
INCORPORATED

Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 607-9681

