GENERAL NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM KGIS
2. PROPERTY CONCERNED REFLECTS PARCELS 130 067 AND 0130 066 AS SHOWN IN KNOX COUNTY CLT MAP 130. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 12.72± AC.

   OWNER: S&E PROPERTIES, LLC
   405 MONTBROOK LANE
   KNOXVILLE, TN 37919
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT IN REAR. THE PERIPHERAL SETBACK IS 25-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS. , WITH THE EXCEPTION OF LOT 31 WHICH WILL HAVE DIRECT ACCESS TO FRETZ ROAD.
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, ELECTRIC, TELEPHONE, AND CABLE TV
7. ALL HOUSES FRONTING FRETZ ROAD MUST CONTAIN A TURNAROUND.

PROPOSED DENSITY:

TOTAL PR AREA:	12.72 AC.
TOTAL PROPOSED UNITS	46 UNITS
TOTAL PROPOSED DENSITY:	3.62 UNITS/AC.

UTILITY OWNERS:

WATER & SEWER
FIRST UTILITY DISTRICT
122 DURWOOD RD
KNOXVILLE, TN 37922
CONTACT: MR. EDWIN DEYTON
OFFICE PHONE: 865.966.9741

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

ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: 865.988.0707

TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DAILEY
OFFICE PHONE: 865.539.8571

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- (35) PROPOSED LOT NUMBER
- PROPOSED PROPERTY BOUNDARY
- PROPOSED ROW LINE
- EXISTING ROW LINE
- ROAD CENTERLINE
- OHW — EXISTING OVERHEAD POWER
- GAS — EXISTING NATURAL GAS
- WM — EXISTING WATER MAIN
- SAN — EXISTING SANITARY SEWER
- LANDSCAPE BUFFER (TYPE B #2)
  1676 LF NORTH PROPERTY LINE
  1205 LF SOUTH PROPERTY LINE

ENGINEERING CERTIFICATION:

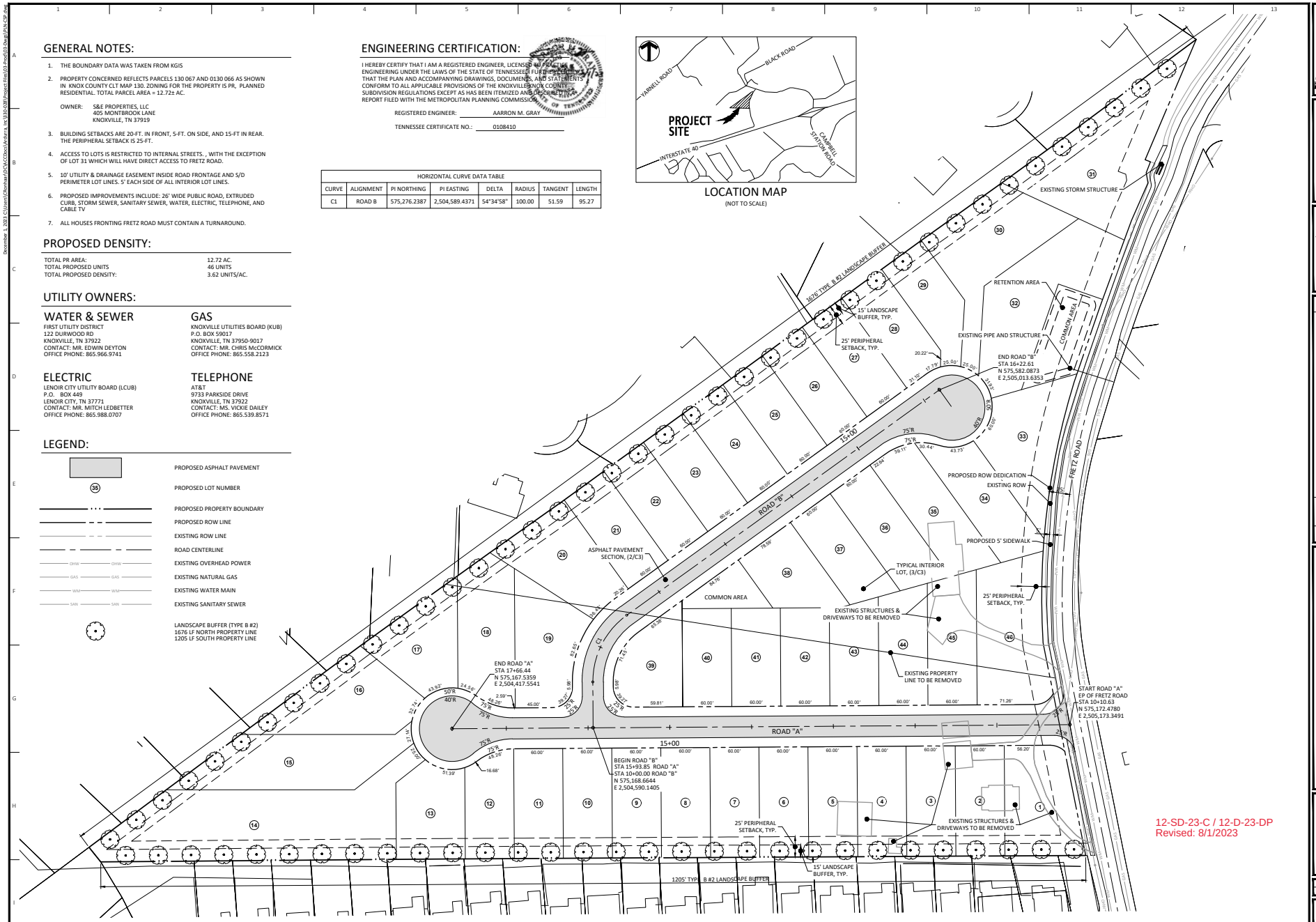
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE, FURTHER, I CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: AARRON M. GRAY

TENNESSEE CERTIFICATE NO.: 0108410

HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	ROAD B	575,276.2387	2,504,589.4371	54°34'58"	100.00	51.59	95.27

LOCATION MAP
(NOT TO SCALE)



12-SD-23-C / 12-D-23-DP
Revised: 8/1/2023

SCALE: FEET

ARDURRA
2160 Lakeside Centre Way, Suite 201
Knoxville, TN 37922
Phone: (865) 690-6419
www.Ardurra.com

S&E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919

CONTACT: MR. ERIC MOSELEY
EMAIL: ERICMOSELEY@BELLSOUTH.COM
TELEPHONE NO.: 865.539.1112

NO.	DATE	REVISION	BY
A	10/10/23	CONCEPT PLAN	CS
B	12/27/23	REVISIONS PER MPC COMMENTS	CS

CONCEPT PLAN OF FRETZ ROAD SUBDIVISION
1103 FRETZ RD ROAD (PARCEL 130 066 & 130 067)
KNOXVILLE, TN 37931

CONCEPT PLAN
PLANNING FILE NUMBERS: 12-SD-23-C/12-D-23-DP

JOB NO: 330.028
DATE: 12/1/23

C0.00

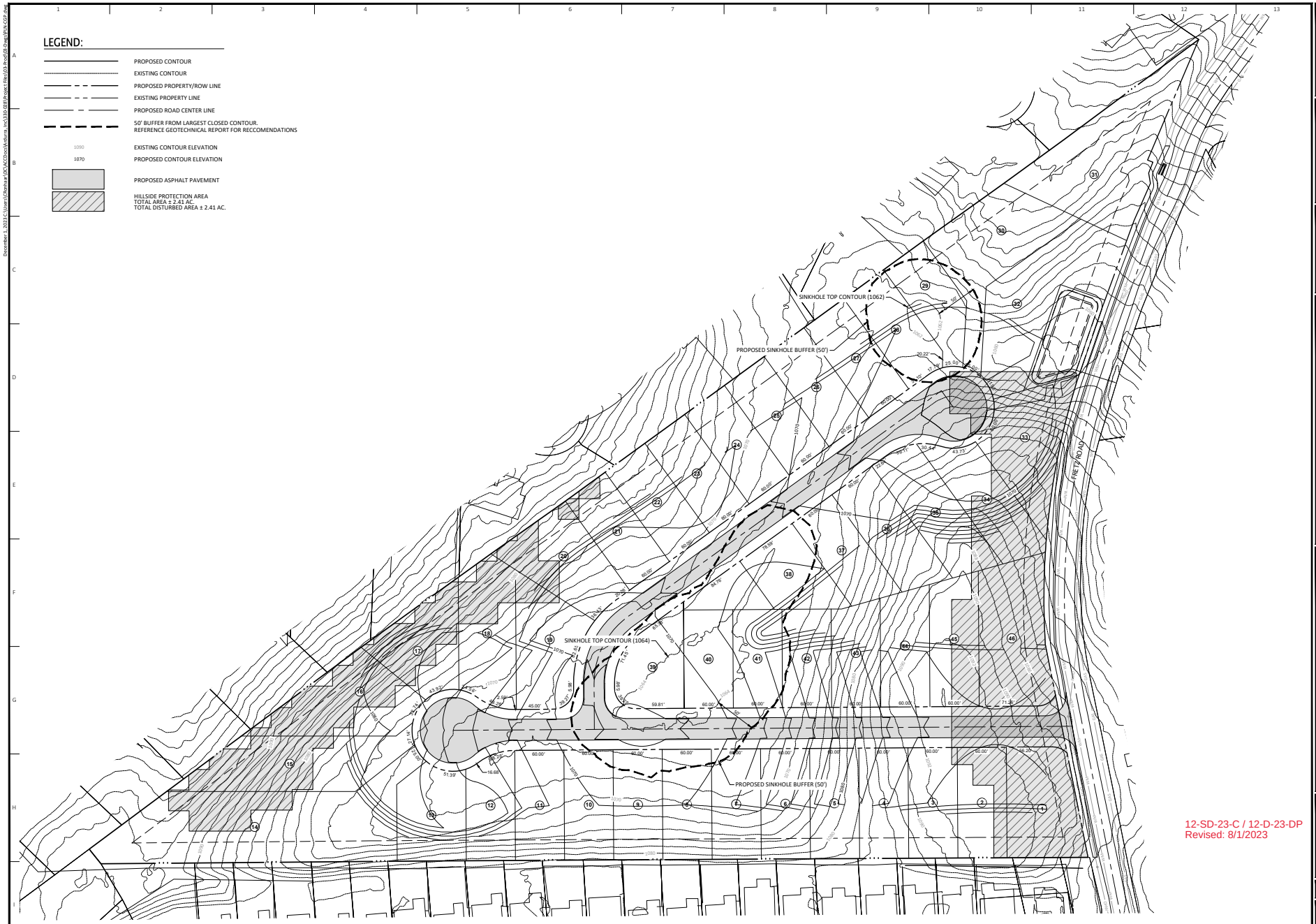
CONCEPT PLAN

December 1, 2023 C:\Users\CBoshart10\AC\Box\Ardurra, Inc\330.028\Project Files\03-Dwg\03-Civil\C0.00.dwg

December 1, 2023 C:\Users\Obasha.ar\OCS\ACCDocs\Ardurra, Inc\330.028\Project Files\03-Prod\08-Dwgs\08-N-CGP.dwg

LEGEND:

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- 50' BUFFER FROM LARGEST CLOSED CONTOUR. REFERENCE GEOTECHNICAL REPORT FOR RECCOMENDATIONS
- 1090 EXISTING CONTOUR ELEVATION
- 1070 PROPOSED CONTOUR ELEVATION
- PROPOSED ASPHALT PAVEMENT
- HILLSIDE PROTECTION AREA
  TOTAL AREA ± 2.41 AC.
  TOTAL DISTURBED AREA ± 2.41 AC.



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TELEPHONE NO.: 865.539.1112

NO.	DATE	REVISION	BY
A	10/30/23	CONCEPT PLAN	
B	12/7/23	REVISIONS PER MPC COMMENTS	CR

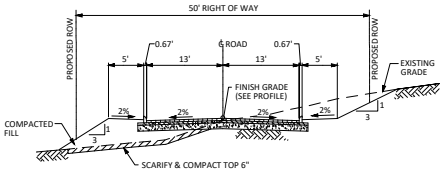
CONCEPT PLAN OF FRETZ ROAD SUBDIVISION
1103 FRETZ RD ROAD (PARCEL 130 066 & 130 067)
KNOXVILLE, TN 37931

CONCEPT GRADING PLAN
PLANNING FILE NUMBERS: 12-SD-23-C/12-D-23-DP

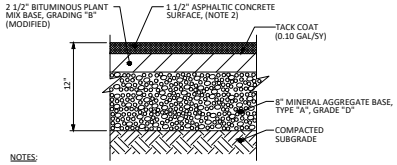
JOB NO: 330.028
DATE: 12/1/23

C1.00

CONCEPT PLAN



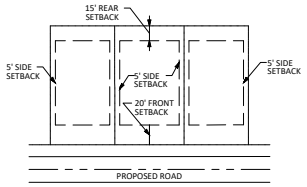
1 C2.00 TYPICAL 26' PUBLIC ROAD SECTION
NTS



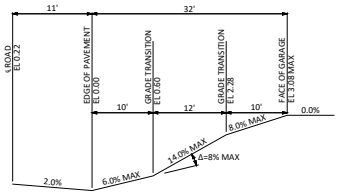
NOTES:

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.

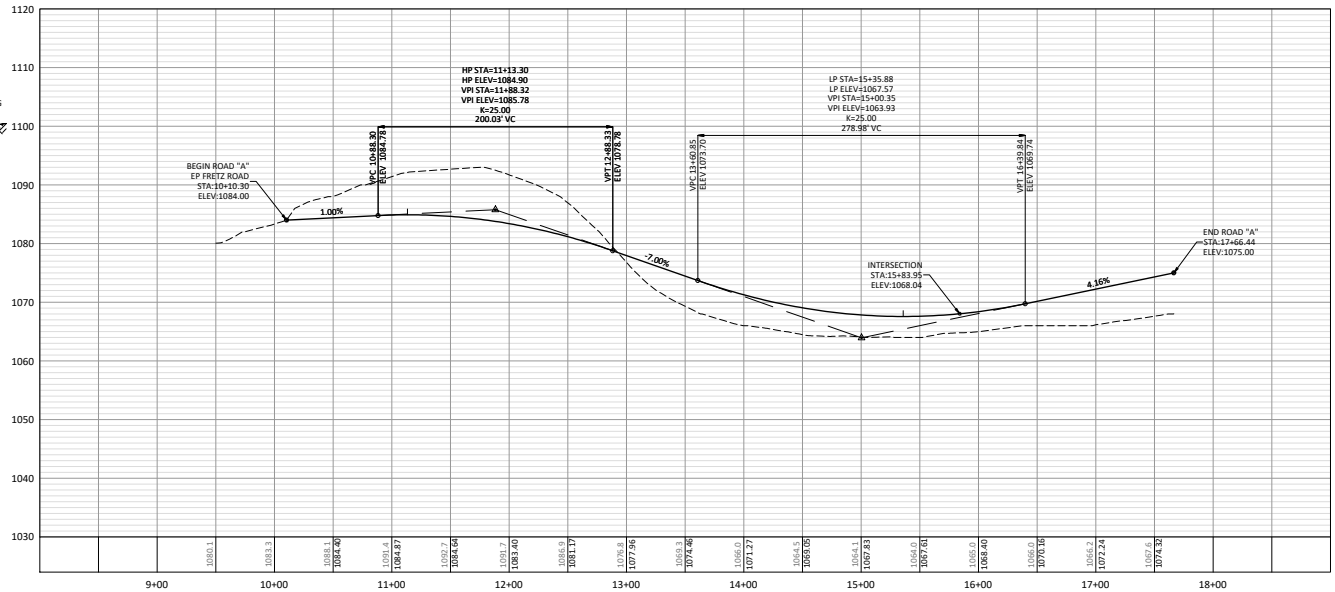
2 C2.00 ASPHALT PAVEMENT SECTION
NTS



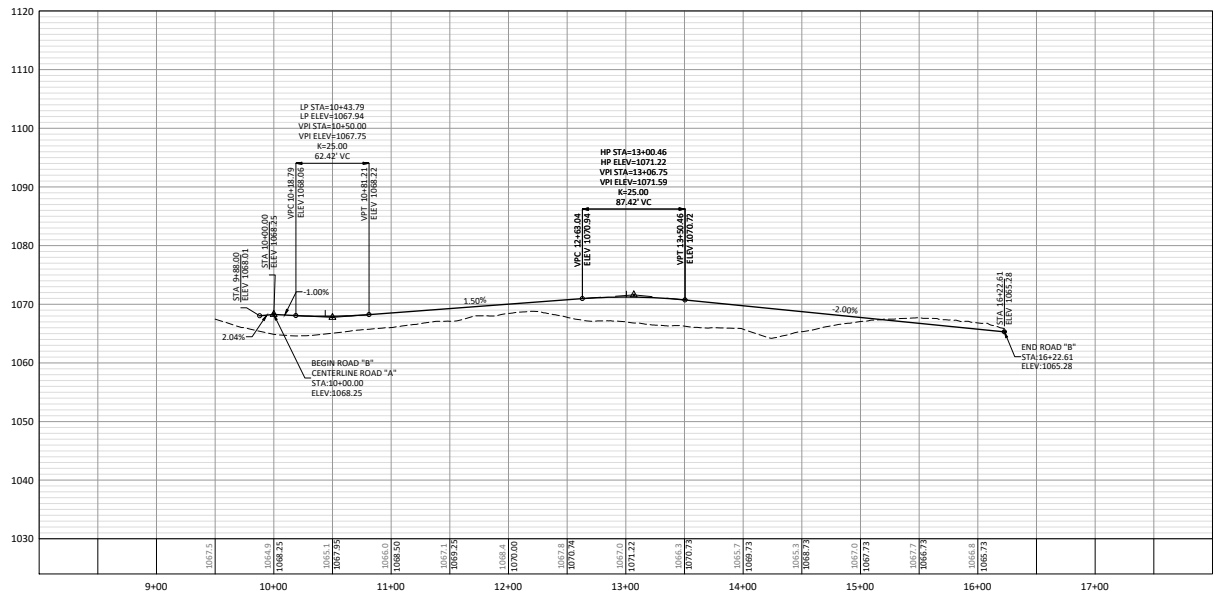
3 C2.00 TYPICAL INTERIOR LOT
NTS



4 C2.00 TYPICAL DRIVEWAY PROFILE
NTS



PROFILE: ROAD A
SCALE: 1"=50' HORZ
1"=10' VERT



PROFILE: ROAD B
SCALE: 1"=50' HORZ
1"=10' VERT

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CONCEPT ROAD PROFILES & DETAILS
PLANNING FILE NUMBERS: 12-SD-23-C/12-D-23-DP

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CONCEPT PLAN