

- 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 AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 37.47 ACRES SUBDIVIDED INTO 87 SINGLE FAMILY ATTACHED LOTS.
 - THIS PROPERTY IS ZONED PR.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LENOR CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 - BOUNDARY SURVEY BY OTHERS.
 - A 400' SIGHT DISTANCE IS REQUIRED AT THE INTERSECTION OF ROAD "A" AND YARNELL ROAD.
 - TWO VARIANCES REQUESTED. ONE FOR MINIMUM ALLOWABLE HORIZONTAL RADIUS OF CURVATURE FROM 250 FEET TO 230 FEET AT STATION 23+00 AND ONE FOR THE MINIMUM ALLOWABLE BROKEN BACK TANGENT LENGTH FROM 150 FEET TO 72 FEET AT STATION 16+00.
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - MINIMUM FLOOR ELEVATION FOR NOTED LOTS IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ON OR ADJACENT TO THAT LOT.
 - MINIMUM FLOOR ELEVATION FOR NOTED LOTS IS ONE FOOT ABOVE THE CURB OF THE STREET ADJACENT TO EACH LOT.
 - FINAL POND DESIGN MAY BE LARGER THAN THE PONDS SHOWN ON THIS DRAWING, WHICH MAY RESULT IN FEWER LOTS.
 - VEHICULAR ACCESS FOR LOTS 1 AND 87 IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - ROADWAY GRADES AT THE INTERSECTIONS OF ALL ROADS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND ARE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.
 - REVISED CONCEPT PLAN. REDESIGNED ROAD A TO CONNECT TWO CUL-DE-SACS PER TDEC REQUEST. REMOVED ISLANDS WITHIN ROAD TO DECREASE ROW.
 - DEVELOPMENT ON LOT 67 MAY REQUIRE A REVISED FLOOD STUDY, MITIGATION FOR FILLING IN A NO FILL ZONE AND ADDITIONAL TDEC PERMITS.
 - MINIMUM FLOOR ELEVATION FOR ALL LOTS IS ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

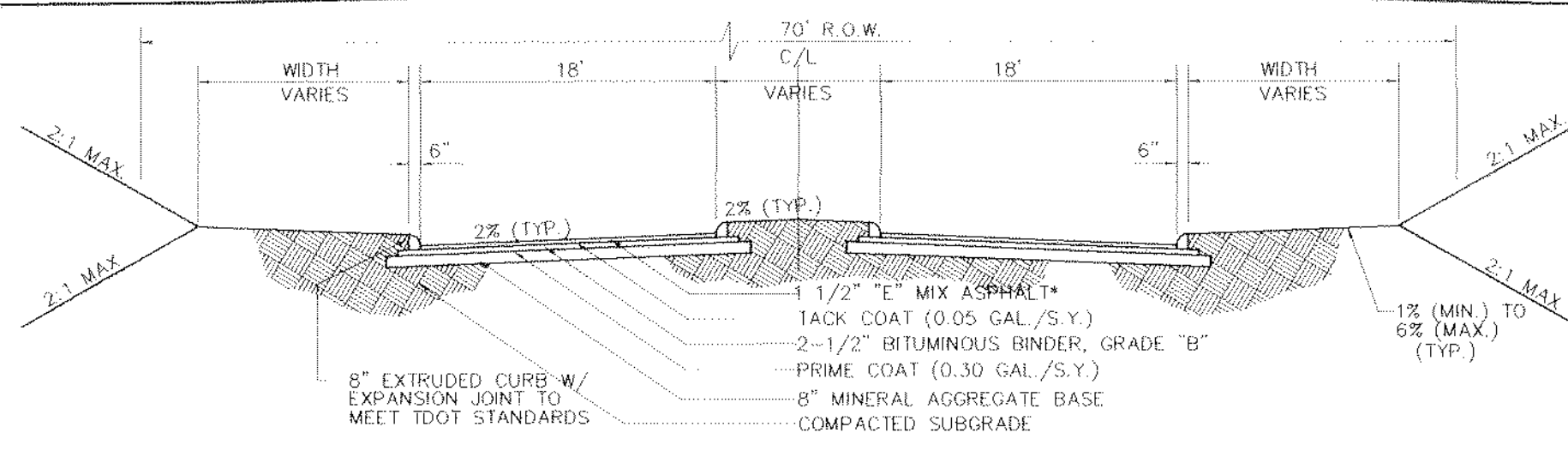
ENGINEER:
JORDAN JONES & GOULDING
9725 COGDILL ROAD
KNOXVILLE, TN 37932
PHONE: (865) 966-1000

OWNER/DEVELOPER:
WISTERIA PARK, LLC
FRED M. LEONARD JR.
12415 EVANS ROAD
KNOXVILLE, TN 37934
PHONE: (865) 539-1931

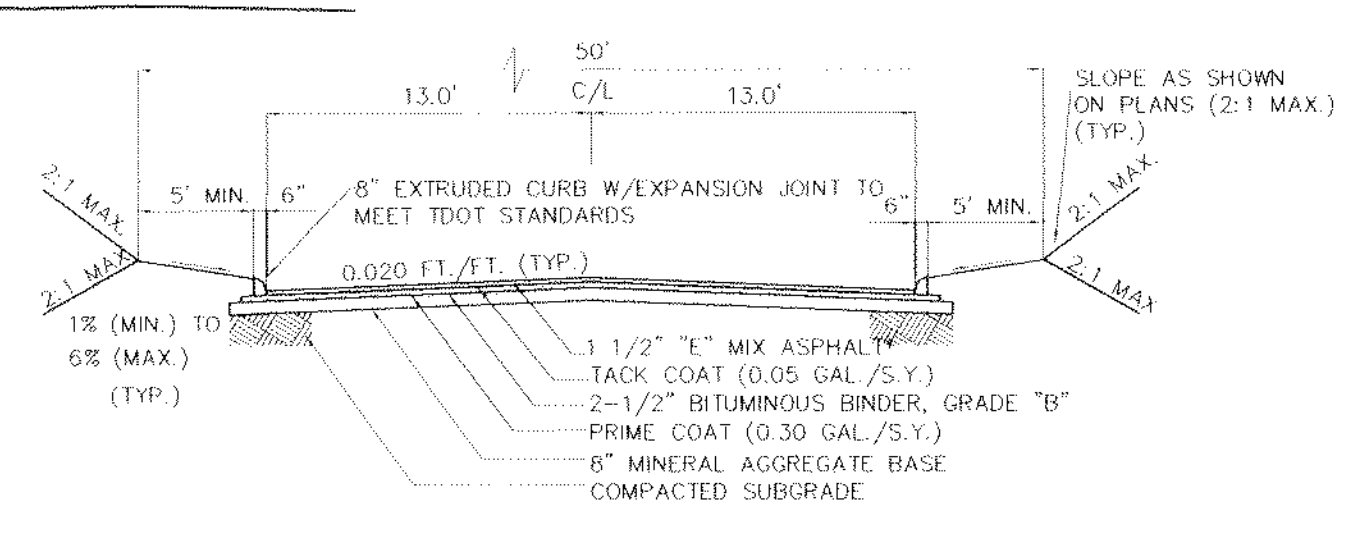
CERTIFICATE OF CONCEPT PLAN

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

ENGINEER
TENNESSEE CERTIFICATE NO. _____



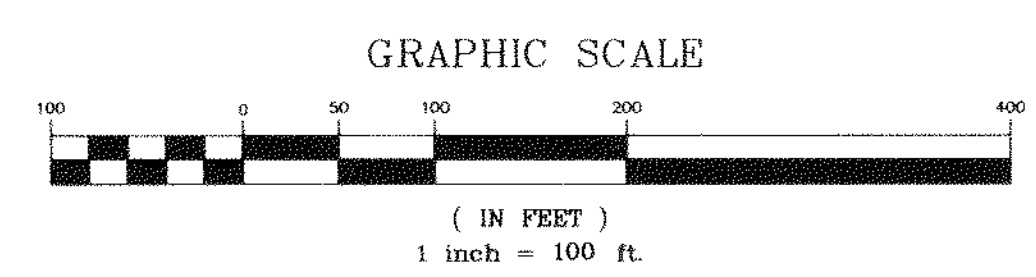
TYPICAL ROAD SECTION
THRU 70' ROAD
"PUBLIC ROAD"





TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

CONCEPT
PLAN
12-SI-05-C

REVISED
11-28-05



			 JORDAN JONES & GOULDING	WISTERIA PARK, LLC CLT MAP 117, PARCEL 84 DISTRICT 6, KNOX COUNTY, TN		WISTERIA PARK SUBDIVISION				
CONCEPT & DEVELOPMENT PLAN — REVISED										
A NO.	11-28-05 DATE	REVISED ROAD A & REMOVED MEDIANS TO DECREASE ROW DESCRIPTION OF REVISION				DESIGNED: JEH	CHECKED:	DATE: NOVEMBER 2005	1 OF 2	A
						DRAWN: JEH	JOB NO. 06269.001	SCALE: AS SHOWN	SHEET	REV

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE