

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 ONE-CALL AT 1-800-351-1111 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 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 CONTRACTOR OF AMERICA, INC. OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

- CLT 129 PARCEL 038
- TOTAL AREA=49.99± ACRES
- ZONING: A (PR 2.8 DU/ACRE PENDING)
- NO. OF LOTS PROPOSED=139
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
- LOTS 18, 20 AND 54 HAVE NO DRIVEWAY ACCESS TO ROAD A
- 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES
- TOPOGRAPHY TAKEN FROM KGIS/SURVEY

VARIANCE REQUESTED:

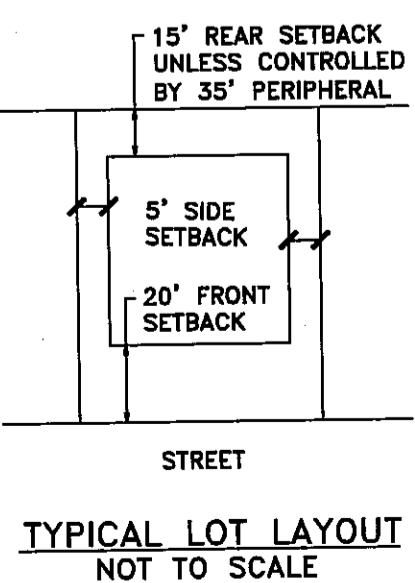
- FROM K=15 TO K=20 STA 0+00 ROAD A

SETBACKS:

- FRONT: 20 FT.  
SIDE: 5 FT.  
REAR: 15 FT. (35 FT. PERIPHERAL BY MPC)

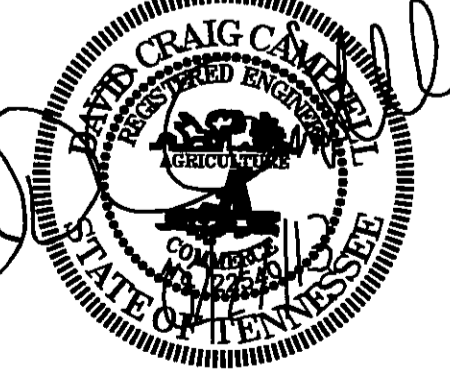
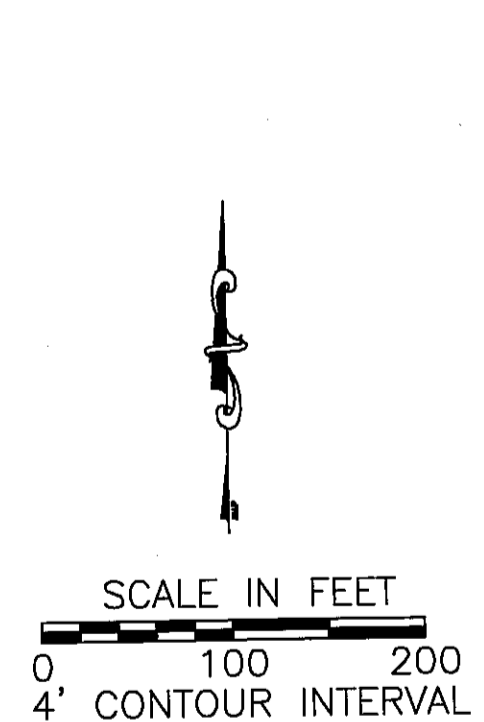
LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED JUNCTION BOX
- PROPOSED HEADWALL
- PROPOSED CATCH BASIN



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.

*[Signature]* TN PE 22540



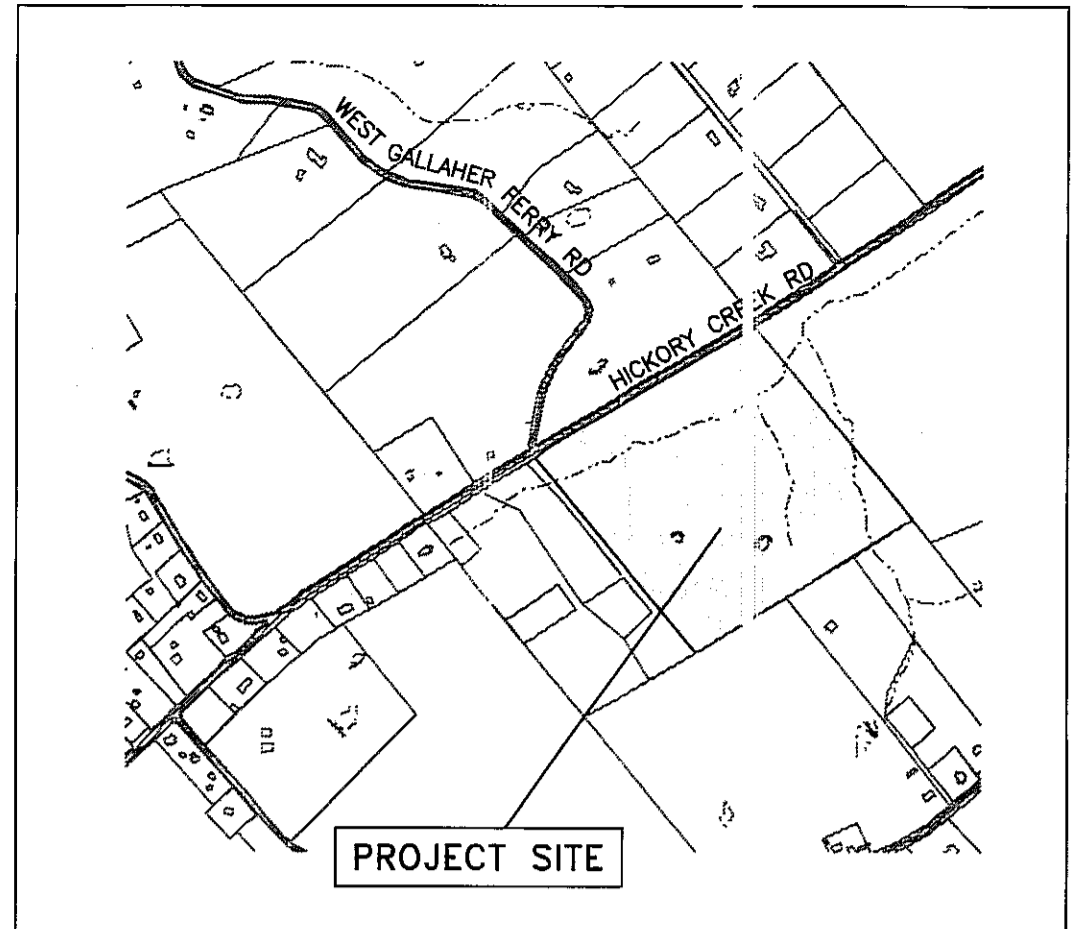
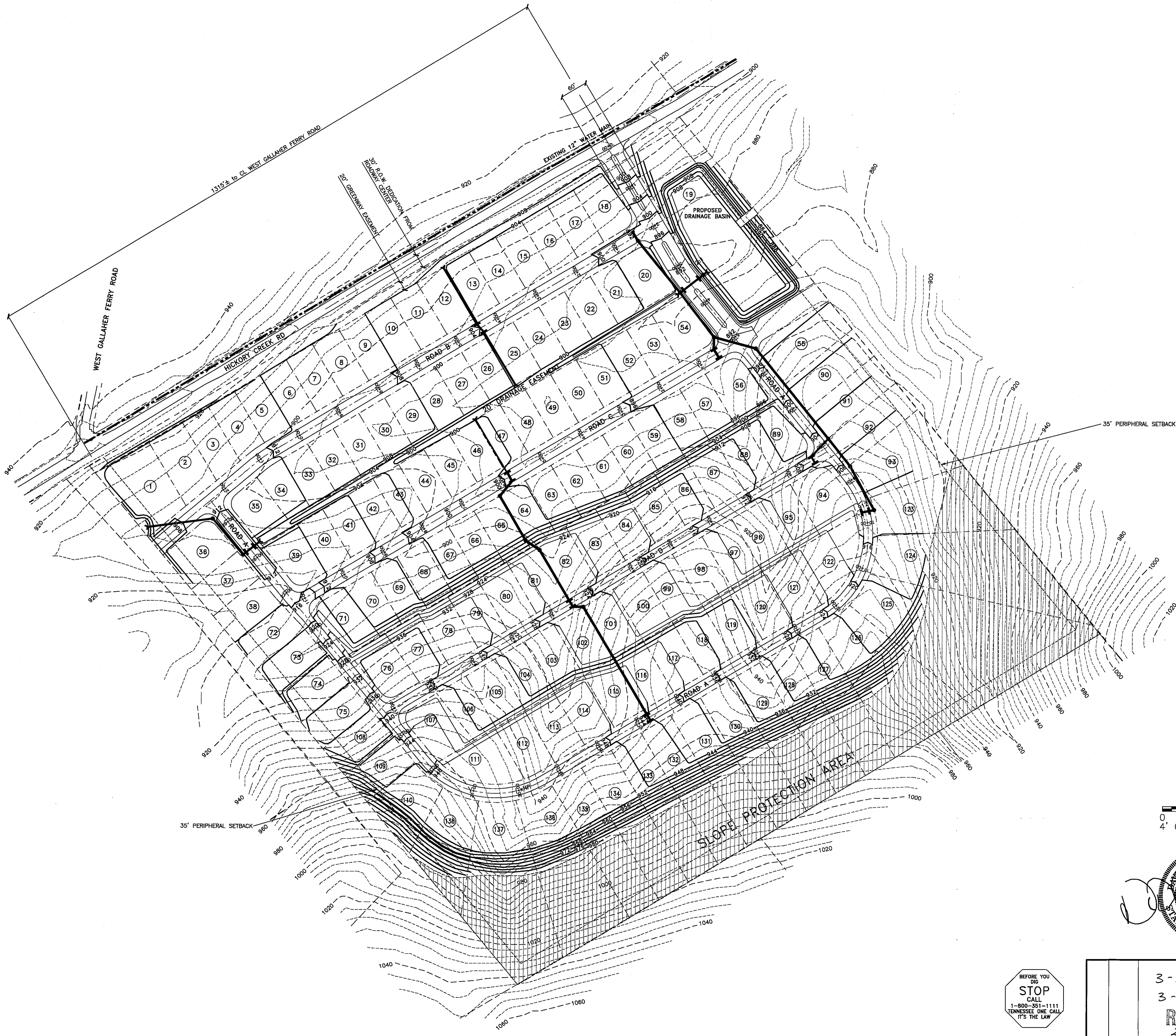
CONCEPT PLAN  
SHEET ONE  
  
HICKORY CREEK  
Knox County, Tennessee

Prepared For:  
  
Hardin Valley Partners, LLC  
10784 Hardin Valley Rd  
Knoxville, Tennessee 37930  
(865) 202-0136

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

REV	DATE	REVISIONS
		3-SB-13-C 3-E-13-UR REVISED 2-27-13

IDEAL ENGINEERING SOLUTIONS INCORPORATED  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575



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3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GR, DES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
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 ASSOCIATED GENERAL CONTRACTOR OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

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SETBACKS:

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SIDE: 5 FT.  
REAR: 15 FT. (35 FT. PERIPHERAL BY MPC)

LEGEND:

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- PROPOSED JUNCTION BOX
- PROPOSED HEADWALL
- PROPOSED CATCH BASIN

1"=100'  
27 FEB 2013

CONCEPT PLAN-GRADING  
SHEET ONE

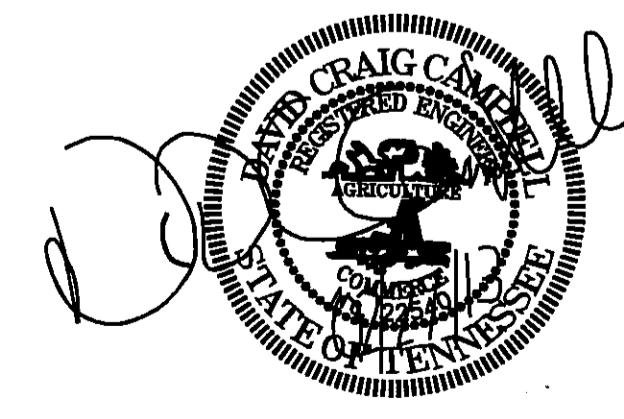
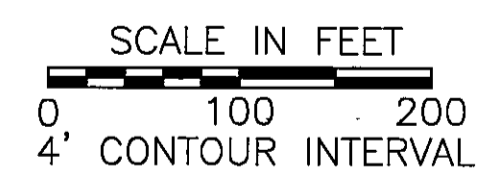
HICKORY CREEK  
Knox County, Tennessee

Prepared For:

Hardin Valley Partners, LLC  
10784 Hardin Valley Rd  
Knoxville, Tennessee 37930  
(865) 202-0136

Municipality:

Knox County Department of Engineering  
and Public Works  
205 W. Baxter Avenue  
Knoxville, Tennessee 37917  
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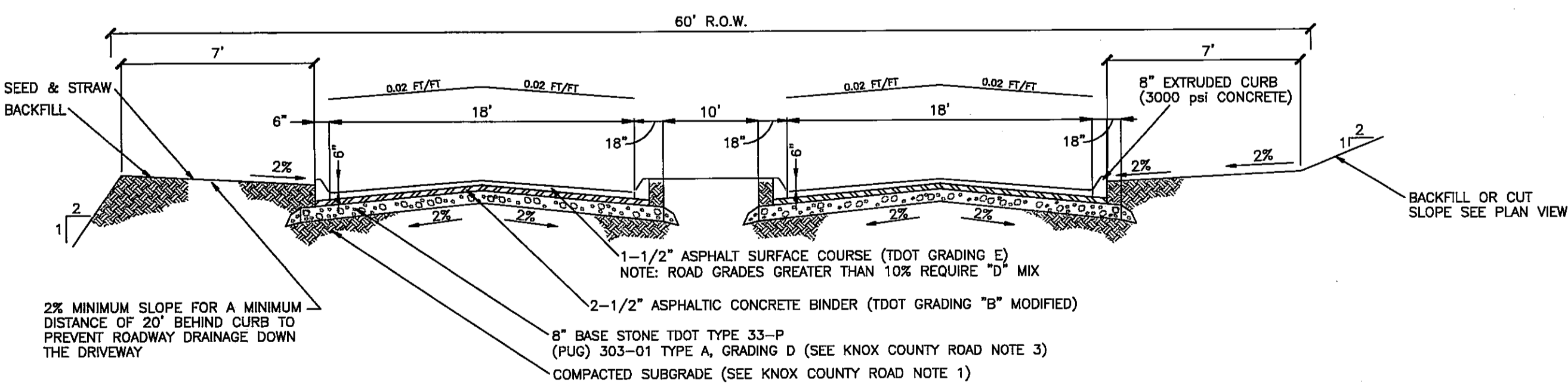
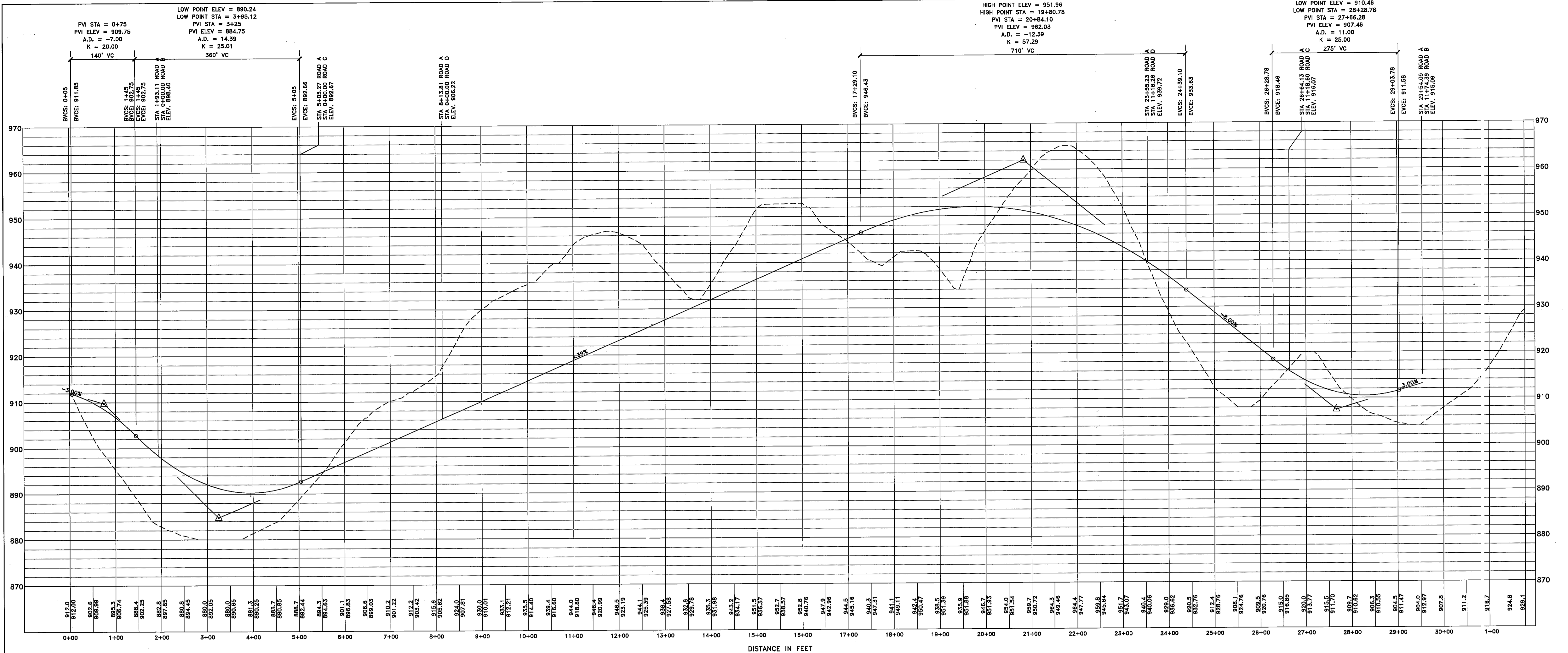


3-SB-13-C  
3-E-13-UK  
**REVISED**  
2-27-13

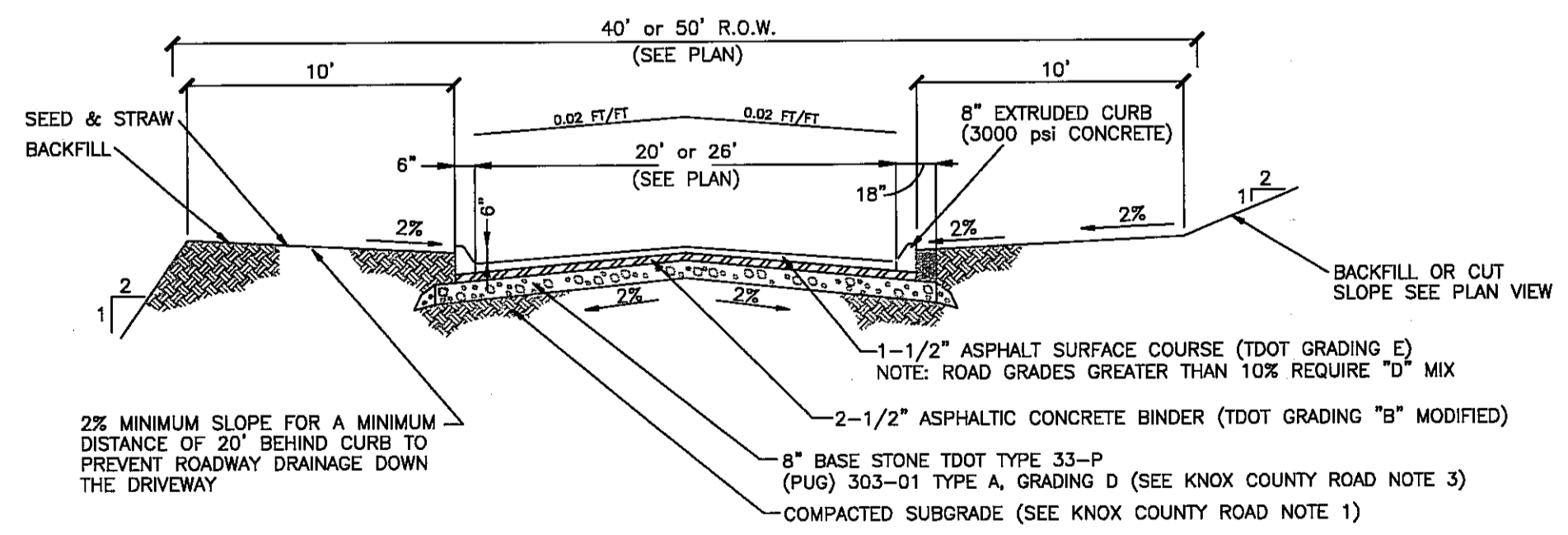


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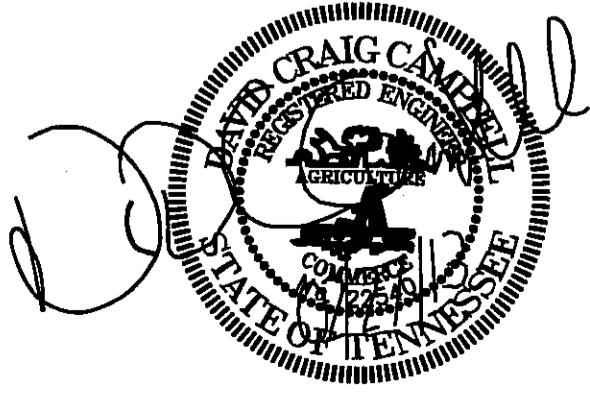


TYPICAL KNOX COUNTY ROAD CROSS SECTION  
NOT TO SCALE



TYPICAL KNOX COUNTY ROAD CROSS SECTION  
NOT TO SCALE

3-SB-13-C  
 3-E-13-UR  
 REVISED!  
 2-27-13



27 FEB 2013

ROAD PROFILES  
 SHEET TWO

HICKORY CREEK  
 Knox County, Tennessee

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