

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. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
  4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES 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 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. CLT 089 PARCEL 146
  2. TOTAL AREA=9.77 ACRES
  3. ZONING: FR
  4. NO. OF LOTS PROPOSED=38
  5. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
  6. 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES
  7. TOPOGRAPHY TAKEN FROM KGIS/SURVEY
  8. TRAFFIC CALMING TO BE INSTALLED PER DIRECTION OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

SETBACKS:

FRONT: 20 FT.  
SIDE: 5 FT.  
REAR: 15 FT. (25 FT. PERIPHERAL REQUESTED)

- VARIANCES REQUESTED:
1. HORIZONTAL CURVE VARIANCE AT STA 7+78 FROM 250' TO 100'
  2. HORIZONTAL CURVE VARIANCE AT STA 9+60 FROM 250' TO 100'
  3. ROAD GRADE VARIANCE STA 1+60-STA 5+60 FROM 12% TO 13%

Revision of previously approved 4-SC-15-C  
4-D-15-UR

SCALE: 1"=50'  
24 MAR 2015

SHEET ONE

CONCEPT PLAN

HARDIN VALLEY RIDGE  
KNOX COUNTY, TENNESSEE

Prepared For:

EJM Properties  
405 Montbrook Lane  
Knoxville, Tennessee 37919  
(865) 454-3727

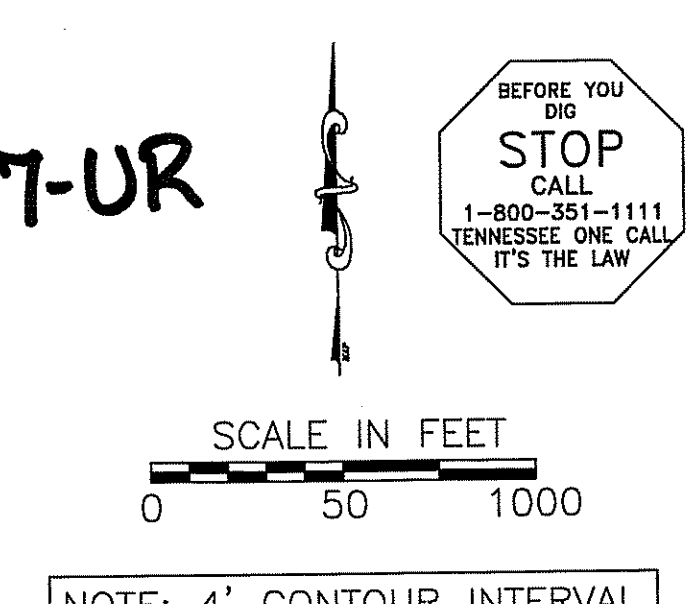
Planning Agency:

Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED

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

3-SC-17-C/3-J-17-UR  
1/26/17



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.

D. 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