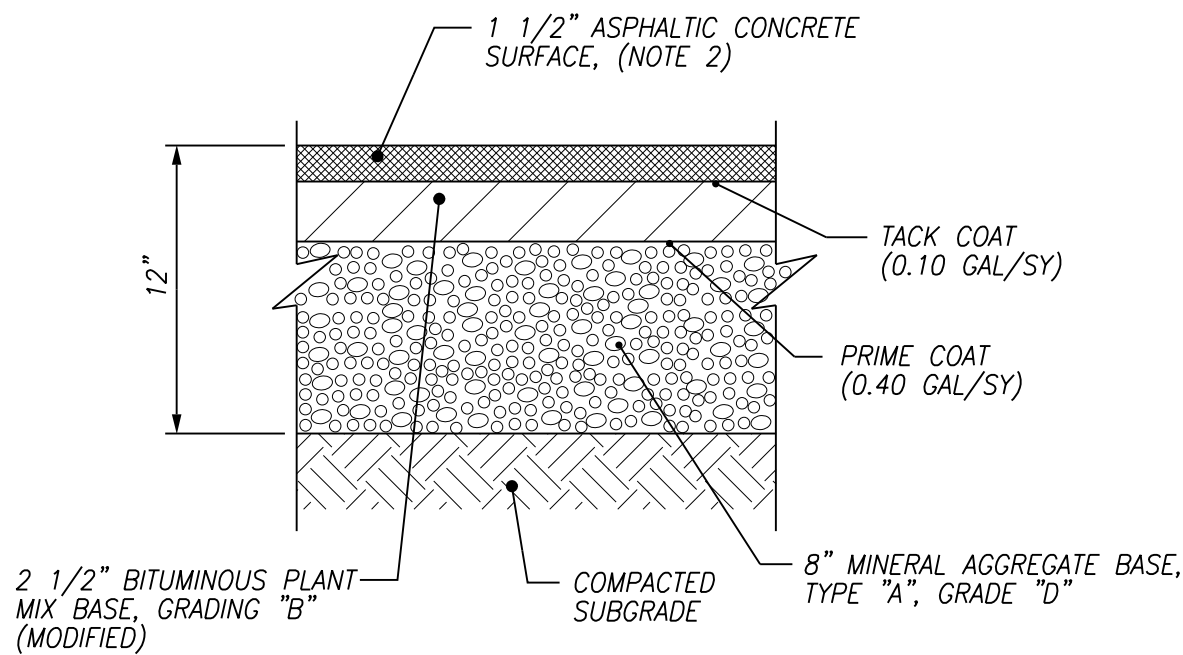


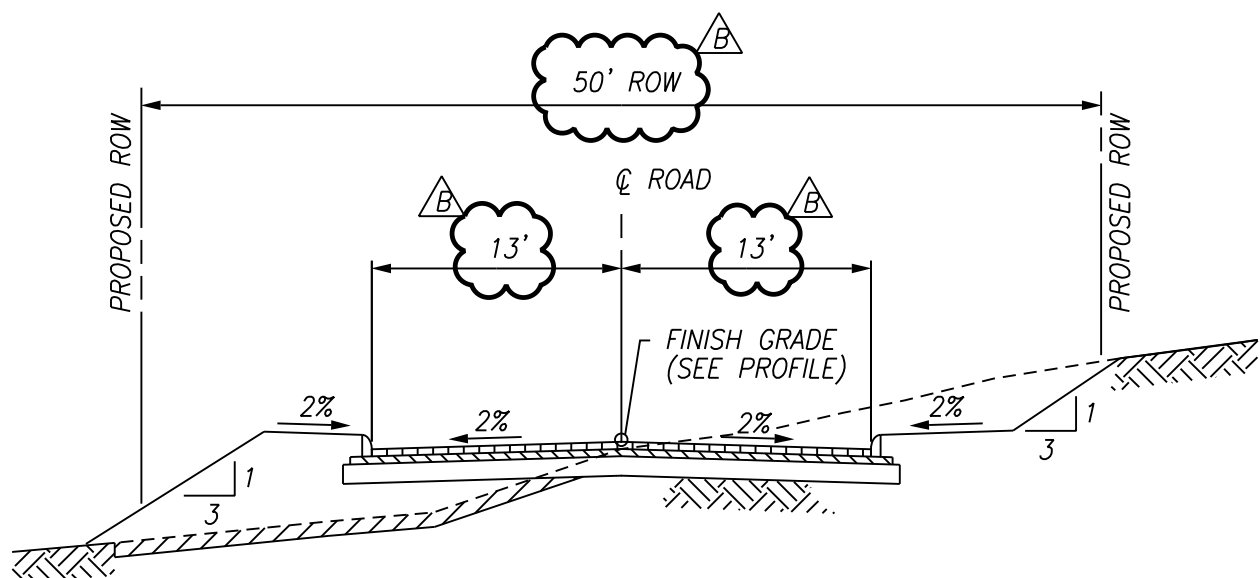
1 TYPICAL INTERIOR LOT
NTS



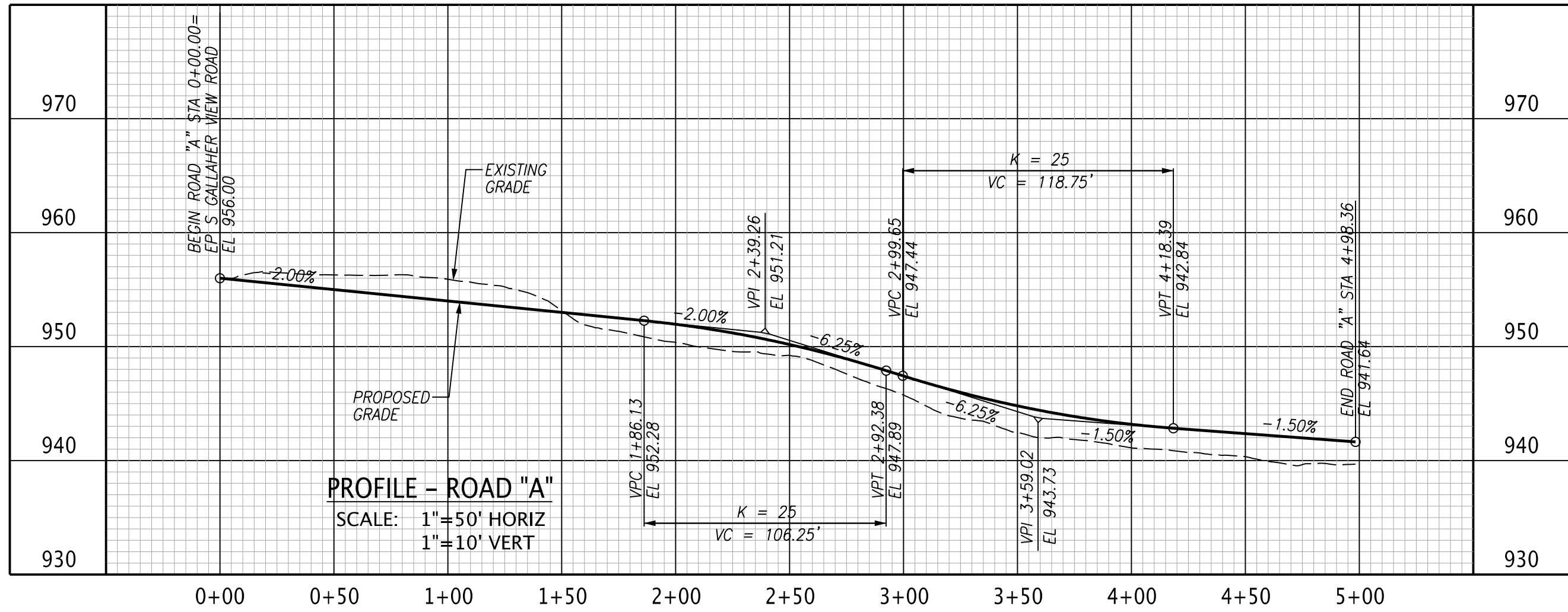
NOTES:

- 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.
- 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.

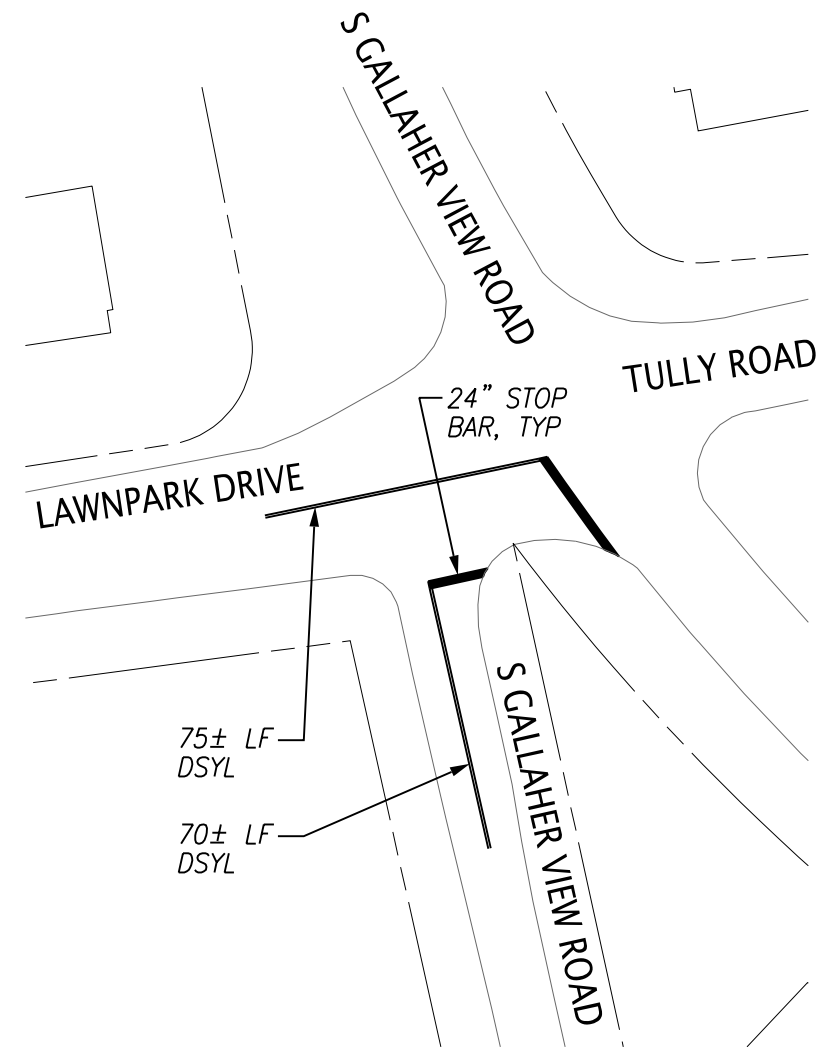
2 ASPHALT PAVEMENT SECTION
NTS



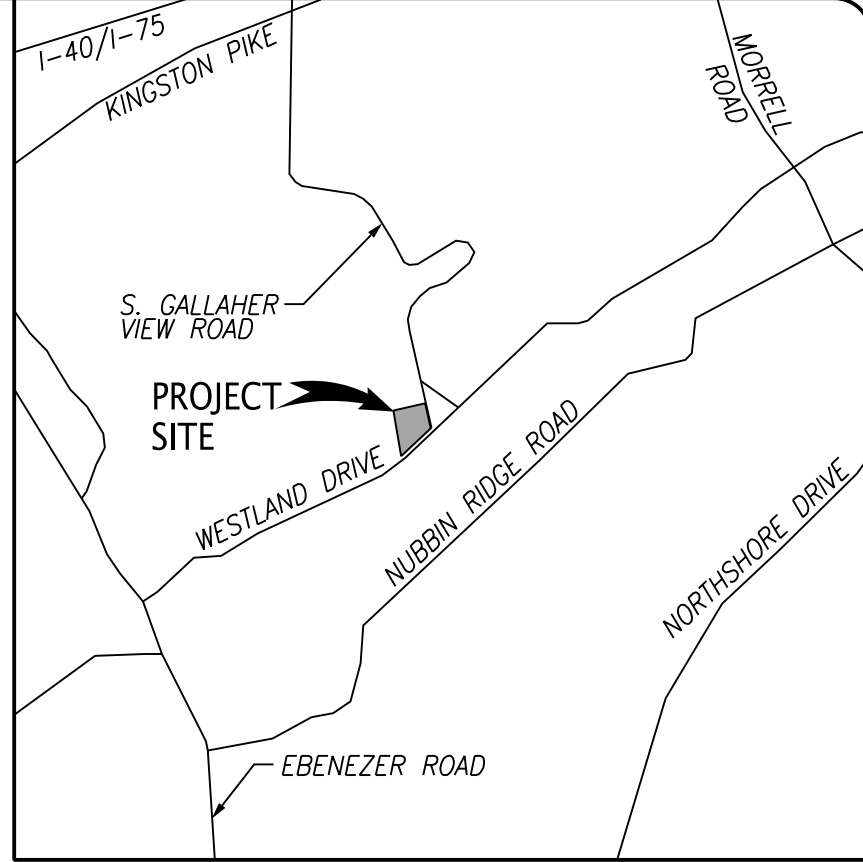
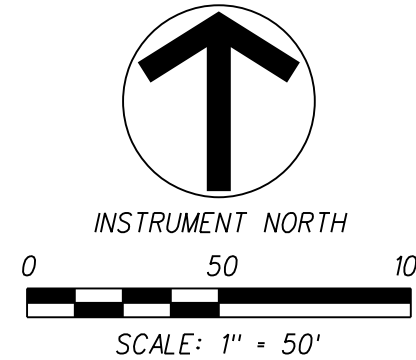
3 TYPICAL 22' ROAD SECTION
NTS



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



4 CONCEPT STRIPING DETAIL
NTS



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2-FT. INTERVALS.
- PROPERTY CONCERNED REFLECTS PARCELS 133.03101 & 133.03102 AS SHOWN IN KNOX COUNTY CLT MAP 133. ZONING FOR THE PROPERTY IS A, AGRICULTURAL ZONE. PROPOSED ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONE. TOTAL AREA = 6.17± AC.
- OWNER: JEFFERY & SANDRA SEXTON
861 S. GALLAHER VIEW ROAD
KNOXVILLE, TN 37919
- BUILDING SETBACKS ARE 20'-FT IN FRONT, 5'-FT ON SIDE AND 15'-FT IN REAR. PERIPHERAL SETBACK IS 35'-FT.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
- PROPOSED DENSITY IS 21 DU/6.17 AC. = 3.4 DU/AC.
- PLANNING COMMISSION FILE NUMBER: 4-SA-20-C/4-A-20-UR.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING:

- INCREASE MAXIMUM ROAD GRADE AT INTERSECTION FROM 1.00% TO 2.00% FOR ROAD "A" AT S. GALLAHER VIEW RD.

UTILITY OWNERS:

WATER & SEWER

FIRST UTILITY DISTRICT (FUD)
122 DURWOOD ROAD
KNOXVILLE, TN 37922
CONTACT: MR. TROY WEDEKIND
OFFICE PHONE: 865.777.2504

ELECTRIC

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

GAS

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

TELEPHONE

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

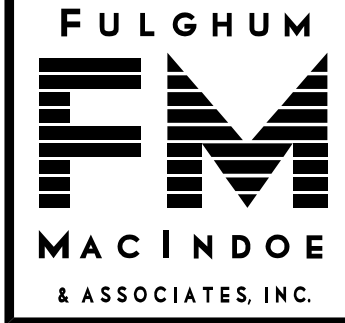
ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER 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 WILLIAM C. FULGHUM, JR., P.E.
TENNESSEE CERTIFICATE NO. 0100940

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- BUILDING SETBACK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN
- DSYL
- DOUBLE SOLID YELLOW LINE
- (1/C1)
- DETAIL REF (DETAIL NO/SHT NO)
- TYP
- TYPICAL



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

SOUTH GALLAHER
VIEW SUBDIVISION
861 SOUTH GALLAHER VIEW ROAD
KNOXVILLE, TENNESSEE 37919

MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939

CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: swd444@gmail.com

CONCEPT PLAN

PROJ. NO.	MR.	DESIGNED BY	WCF	DRAWN BY	JCM	REV PER PLANNING/ENGINEERING COMMENTS	03/20/20	ISSUED CONCEPT PLAN	02/19/20	Date
Project	525.017									
Date	02/19/20									
Scale	1"=50'									

C1