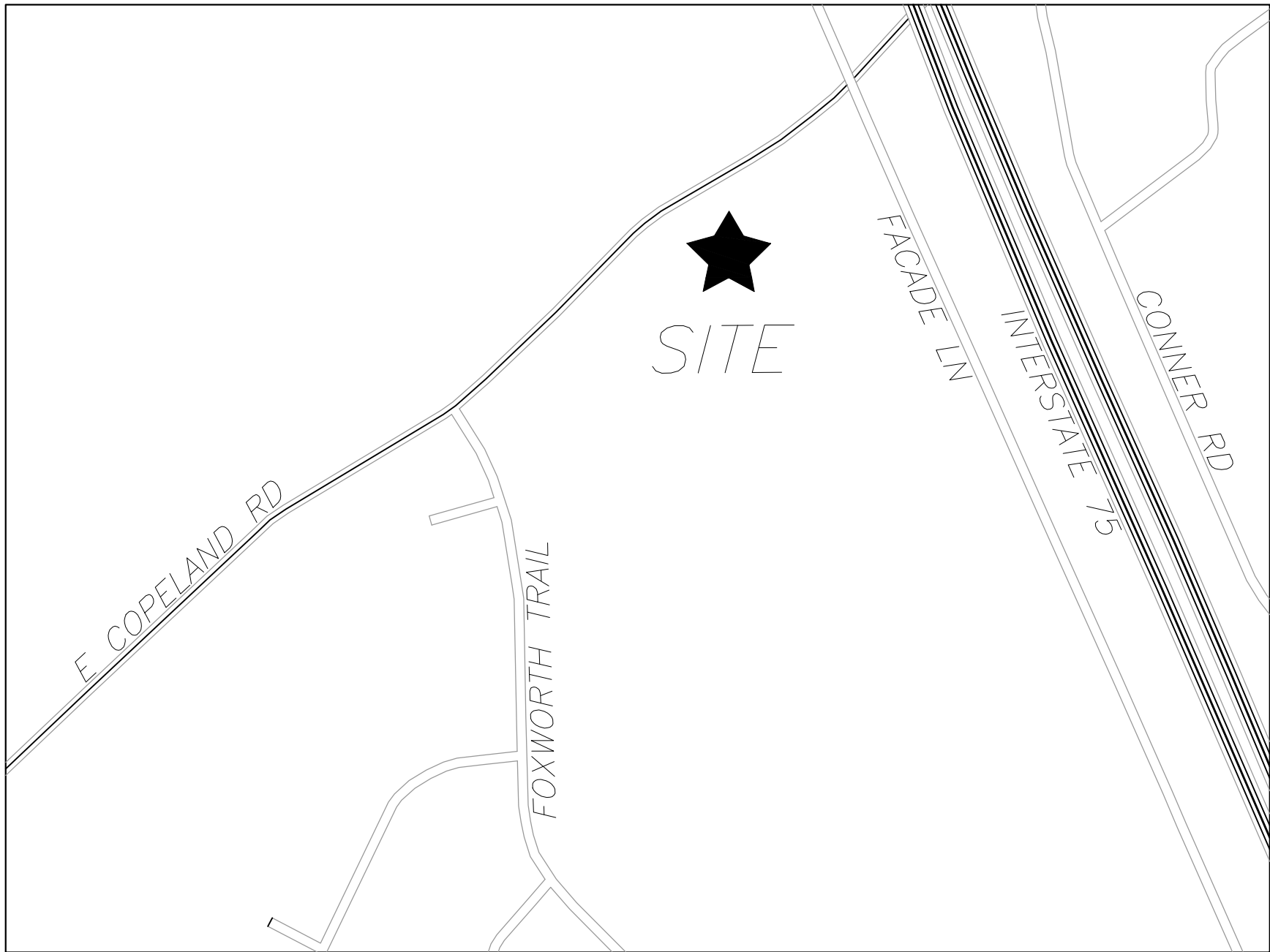


CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 2202003

EAST COPELAND DRIVE

SITE ADDRESS: 0 EAST COPELAND DRIVE, KNOXVILLE, TENNESSEE 37849
TAX MAP: 46, PARCEL: 188.00



LOCATION MAP

DEVELOPER:
PLAINS DEVELOPMENT, LLC
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY HALLSDALE-POWELL UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

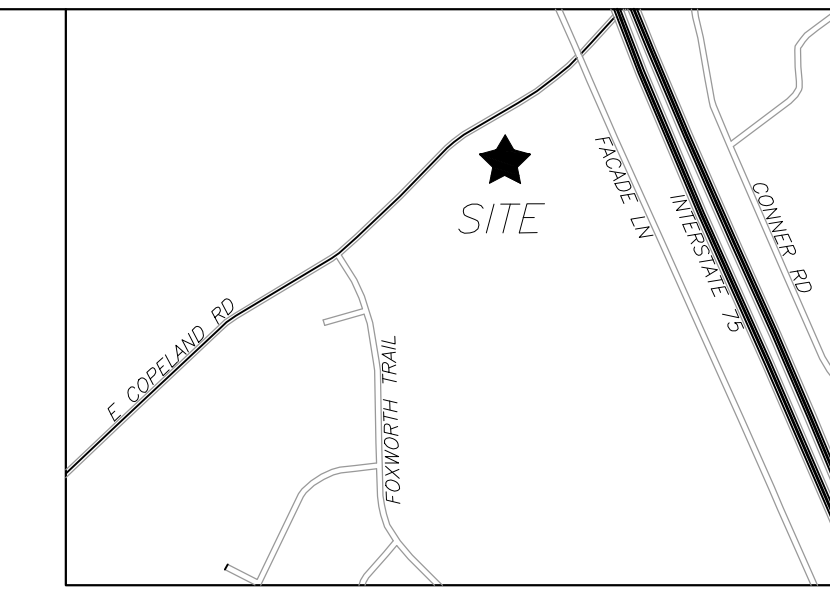
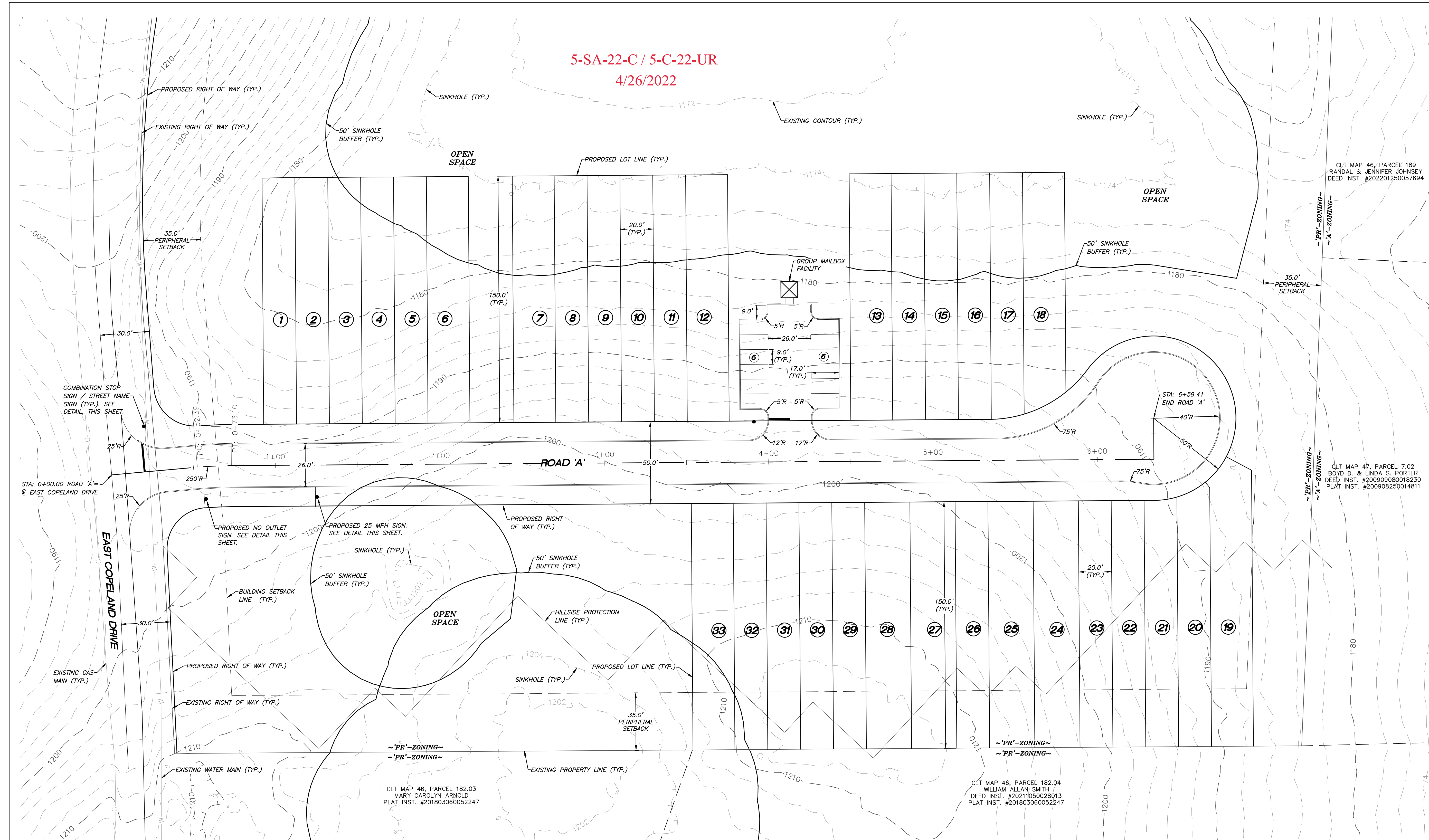
MPC FILE# 5-SA-22-C / 5-C-22-UR

SHEET INDEX

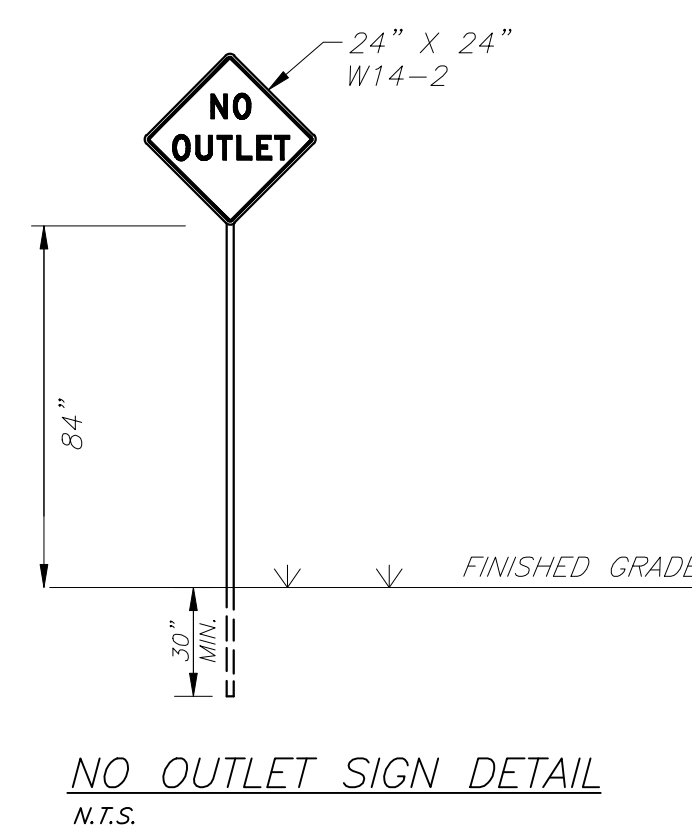
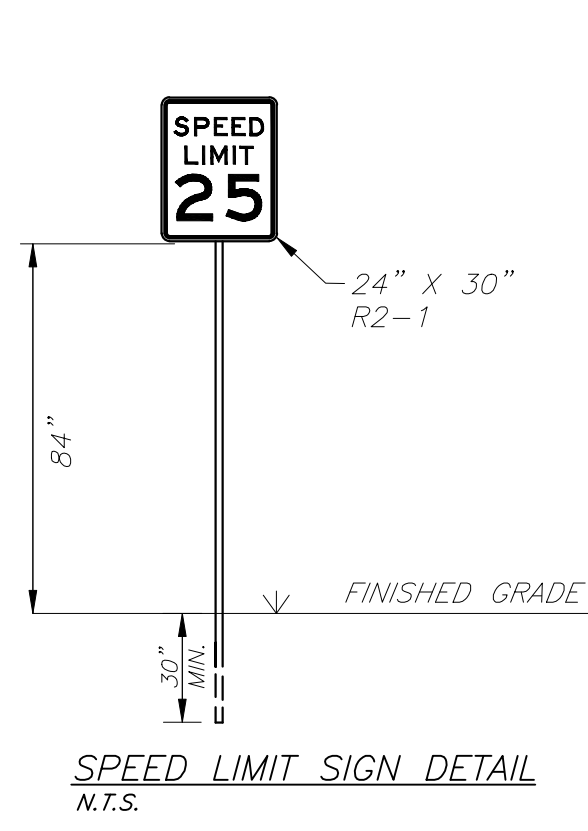
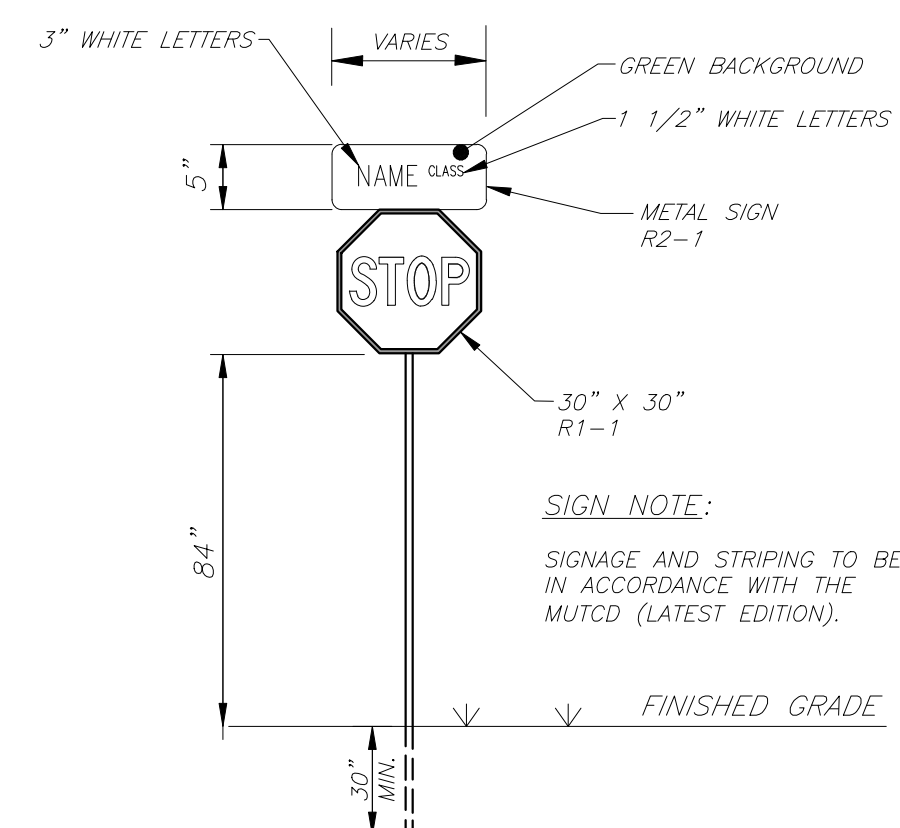
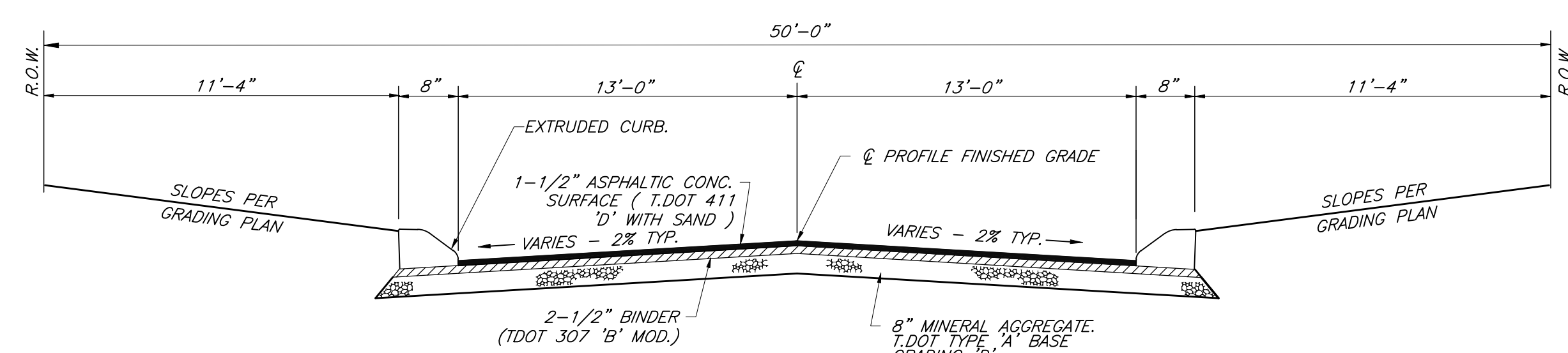
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TITLE SHEET	C-0
SITE PLAN / TYPICAL SECTION	C-1
PRELIMINARY GRADING PLAN	C-2
ROADWAY PROFILE	C-3
ARCHITECTURAL ELEVATIONS / TYPICAL LOT DETAIL	A-1

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4/26/2022

2	04/26/22	GENERAL REVISIONS
ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 11.00 ACRES.
RIGHT OF WAY DEDICATION IS .03 ACRE
TOTAL AREA AFTER RIGHT OF WAY DEDICATION IS 10.97 ACRES
 - THE DEVELOPMENT PROPOSES 33-UNITS (3.0 UNITS PER ACRE).
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 7.49± ACRES (69.7%)
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - PROPOSED PARKING SPACES = 12
 - THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.87 ACRE. THE TOTAL AREA OF DISTURBANCE WITHIN THE HILLSIDE PROTECTION AREA IS 0.24 ACRE.
 - VEGETATION SHALL BE REMOVED, AS NEEDED TO CREATE / MAINTAIN A MINIMUM OF 300' OF SIGHT DISTANCE FROM THE SUBDIVISION ENTRANCE.
- ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**
- REDUCE K VALUE FROM 25 TO 15 FOR THE ROAD A INTERSECTION APPROACH TO E. COPELAND DR.
 - REDUCE THE MINIMUM LOT WIDTH FROM 25FT TO 20FT.



SHEET C-1

SITE PLAN		
EAST COPELAND DRIVE		
SITE ADDRESS: 0 EAST COPELAND DRIVE (37849)		
DEVELOPER:	PLAINS DEVELOPMENT, LLC 3712 CUNNINGHAM ROAD KNOXVILLE, TN 37918 (865) 318-2629	
DIST. NO. E6	KNOX CO., TN.	
SCALE: 1"=30'	FEBRUARY 28, 2022	
TAX MAP: 46	PARCEL: 188.00	
	URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924	
DWN: CLM	CHK: CAS	DWG. NO. 2202003

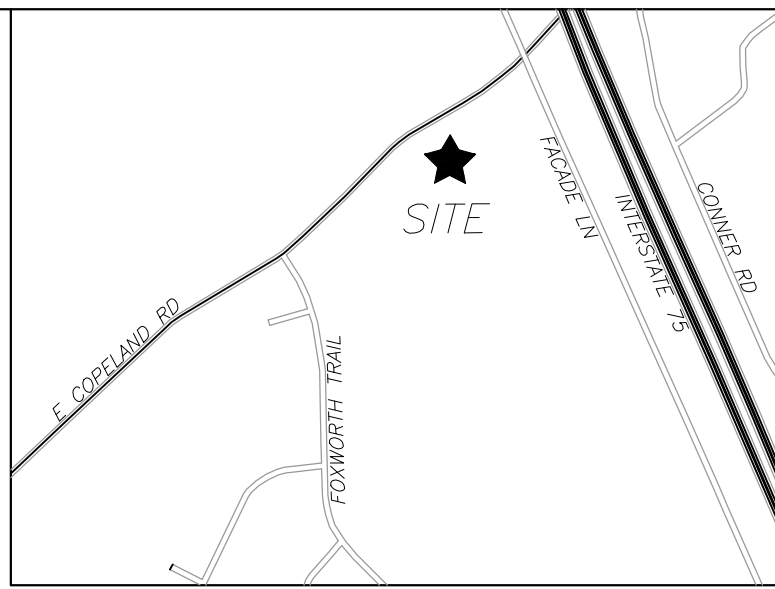
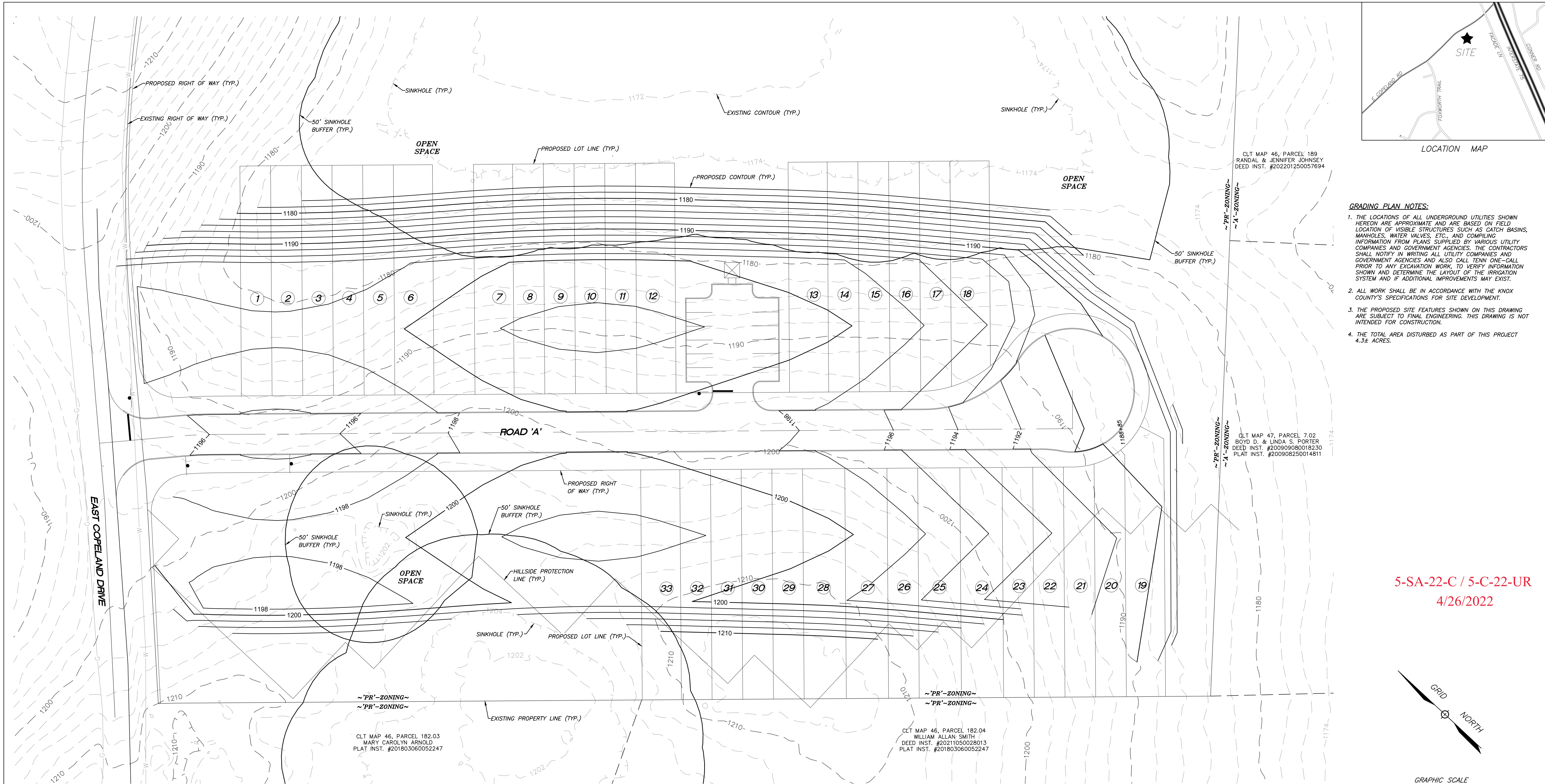
REVISION	DATE	DESCRIPTION	CLM
1	4/26/22	GENERAL REVISIONS	BY

REFERENCE:
DEED BOOK: 760, PAGE: 173



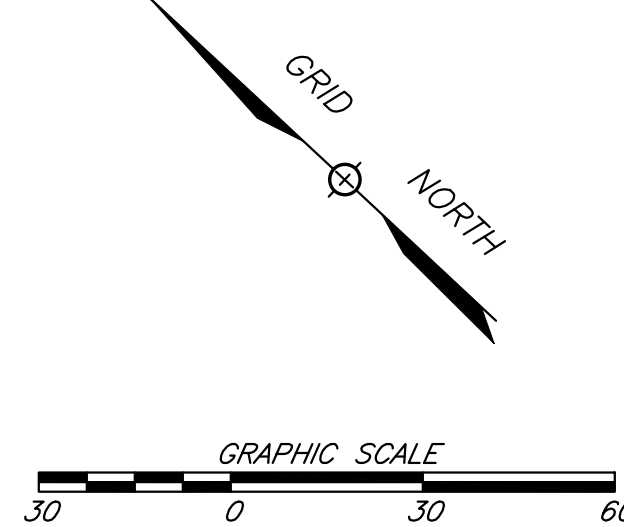
MPC FILE# 5-SA-22-C / 5-C-22-UR

COMBINATION STOP SIGN /
STREET NAME SIGN DETAIL
N.T.S.



- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT 4.3± ACRES.

5-SA-22-C / 5-C-22-UR
4/26/2022



SHEET C-2

PRELIMINARY GRADING PLAN
EAST COPELAND DRIVE
SITE ADDRESS: 0 EAST COPELAND DRIVE (37849)

DEVELOPER: **PLAINS DEVELOPMENT, LLC**
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

DIST. NO. E6 KNOX CO., TN.
SCALE: 1"=30' APRIL 26, 2022
TAX MAP: 46 PARCEL: 188.00

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

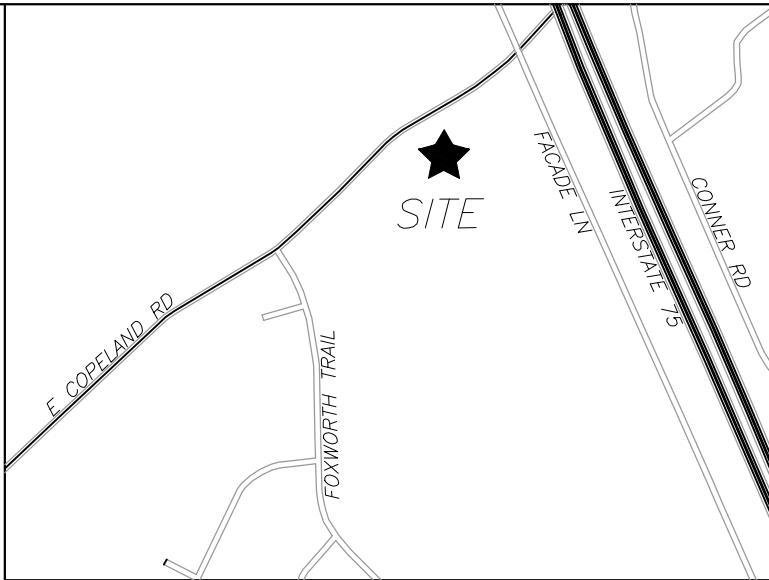
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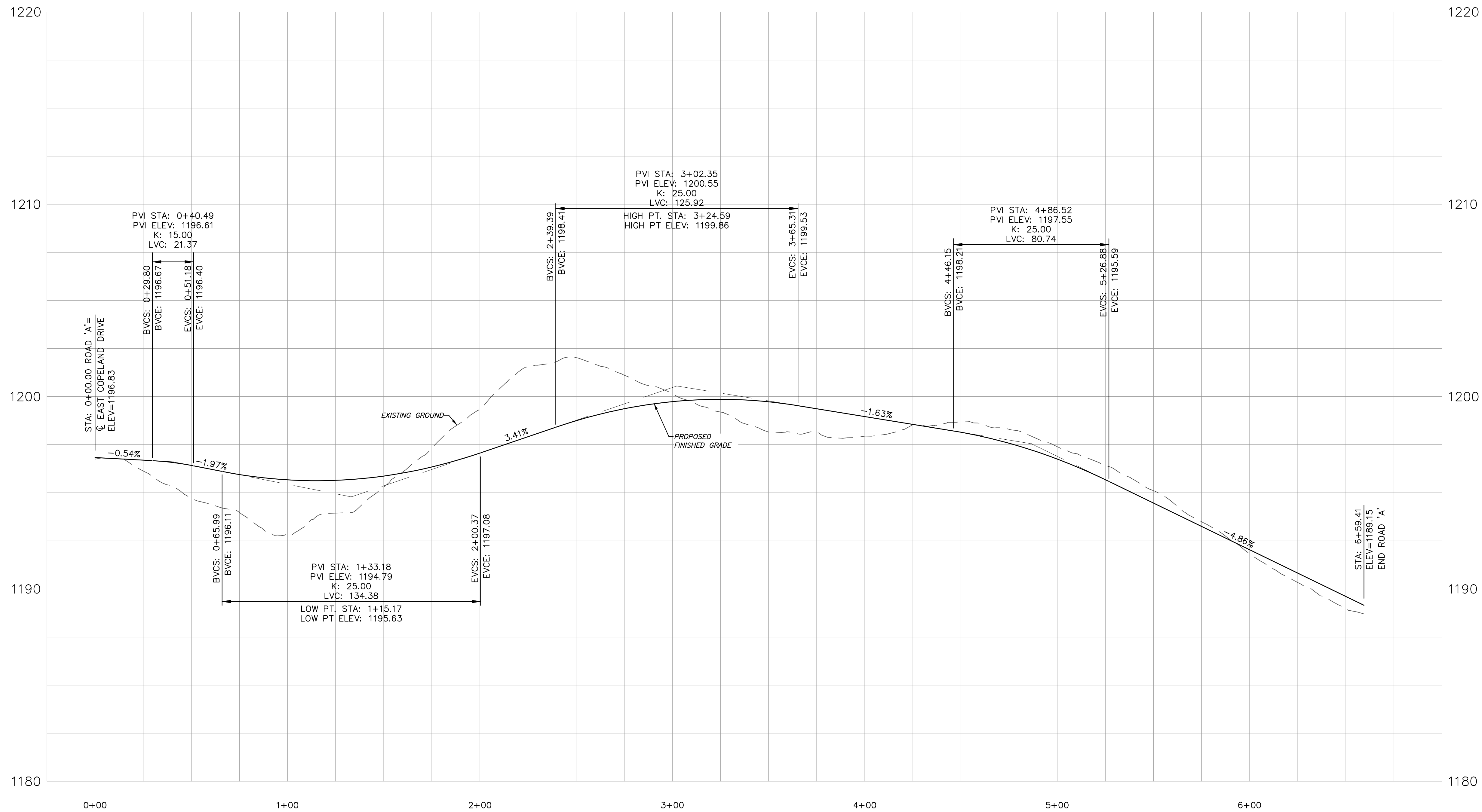
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DEED BOOK: 760, PAGE: 173

MPC FILE# 5-SA-22-C / 5-C-22-UR

1	4/26/22	ADDED SHEET	CLM
REVISION	DATE	DESCRIPTION	BY



LOCATION MAP



PROFILE-ROAD 'A'
1"=30' (HORIZONTAL)
1"=3' (VERTICAL)

5-SA-22-C / 5-C-22-UR
4/26/2022

SHEET C-3

ROAD PROFILE
EAST COPELAND DRIVE
SITE ADDRESS: 0 EAST COPELAND DRIVE (37849)

DEVELOPER: **PLAINS DEVELOPMENT, LLC**
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

DIST. NO. E6 KNOX CO., TN.
SCALE: 1"=30' FEBRUARY 28, 2022
TAX MAP: 46 PARCEL: 188.00



URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

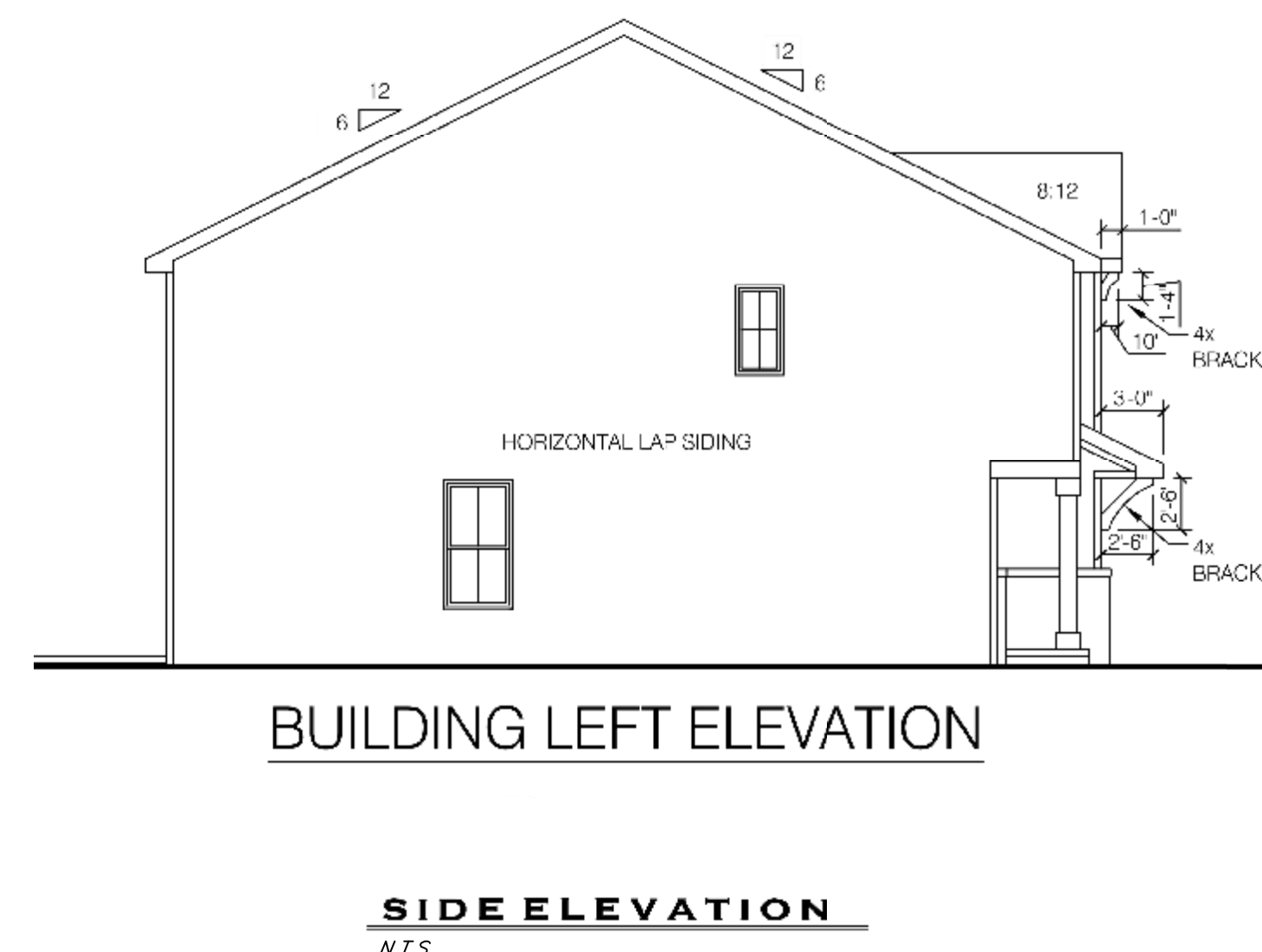
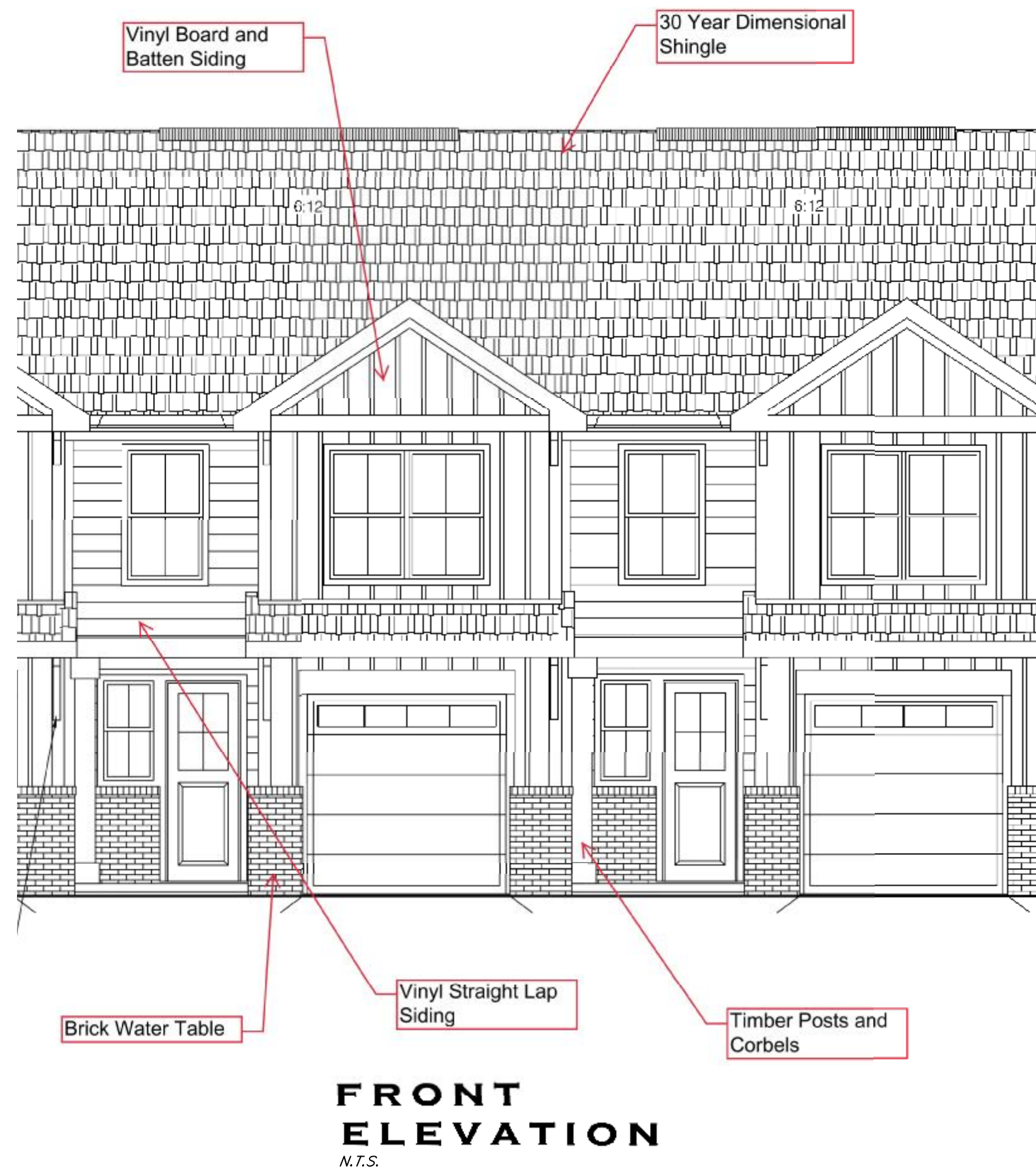
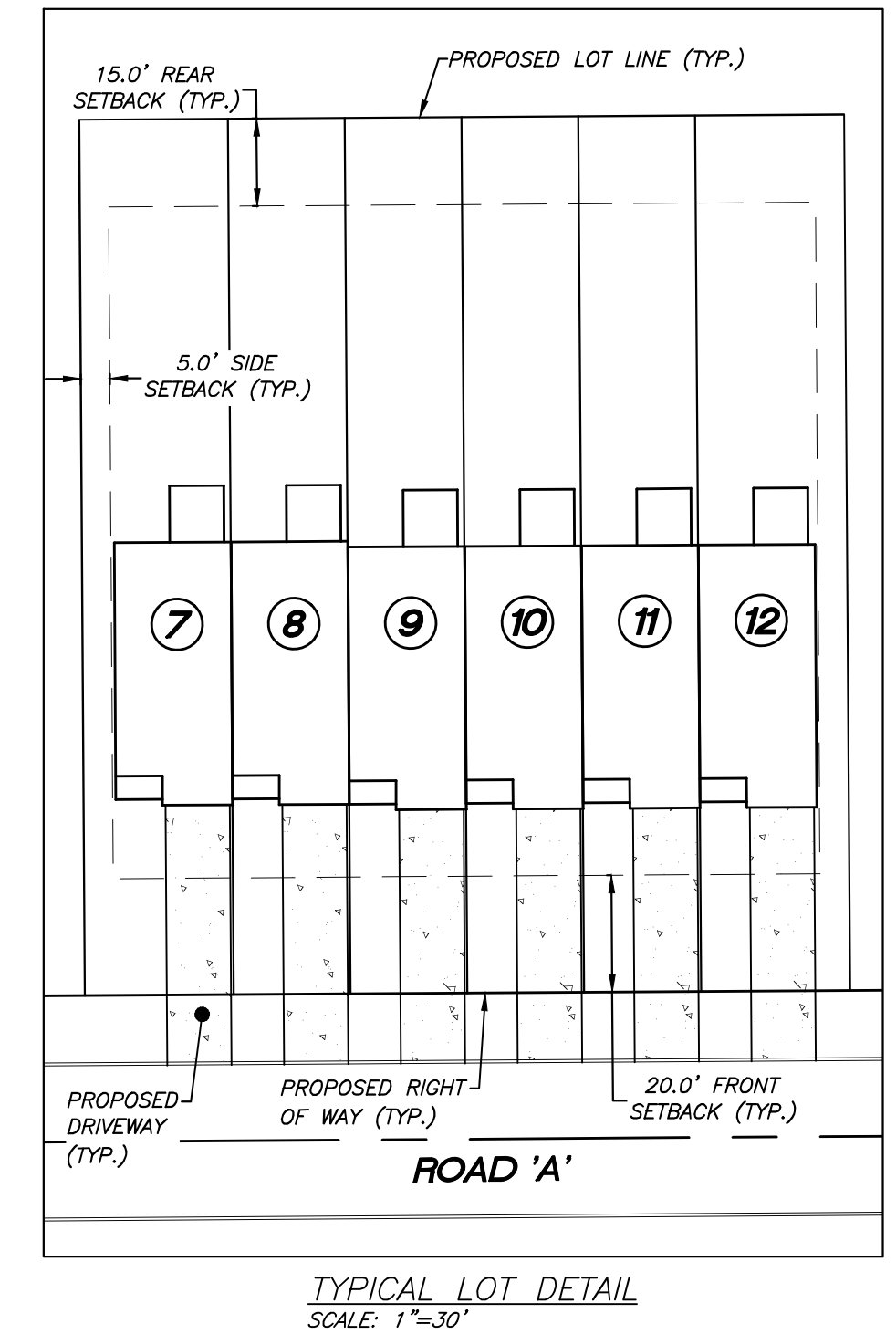
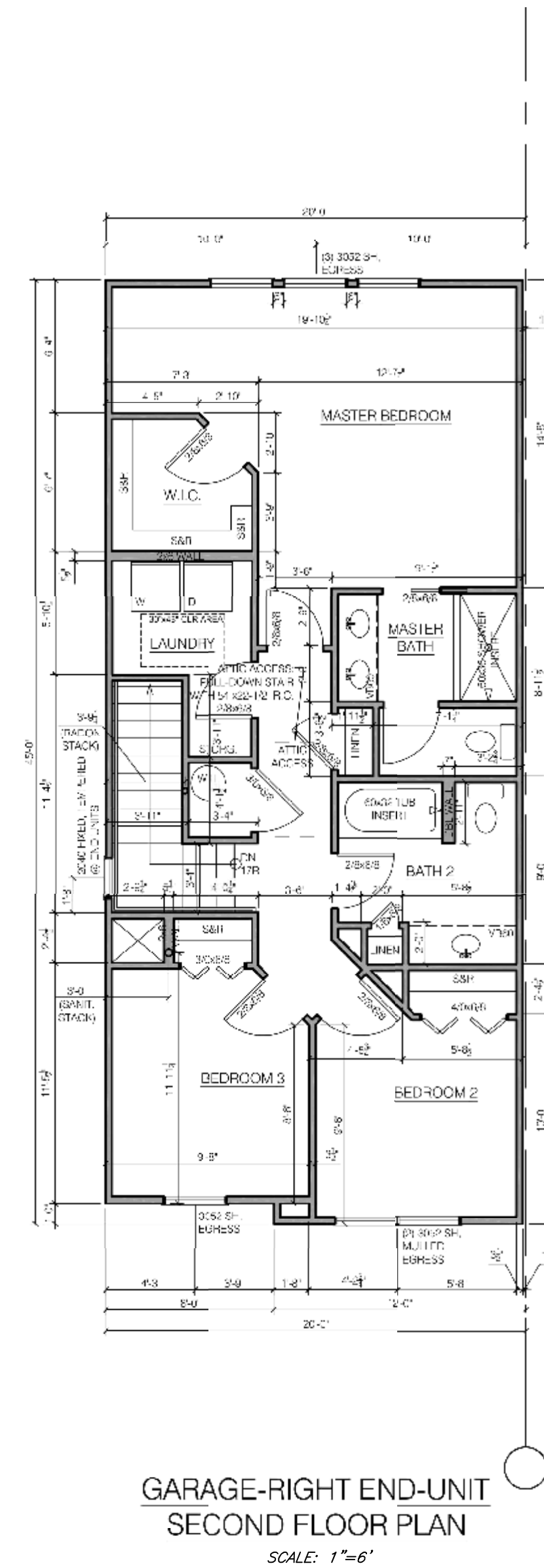
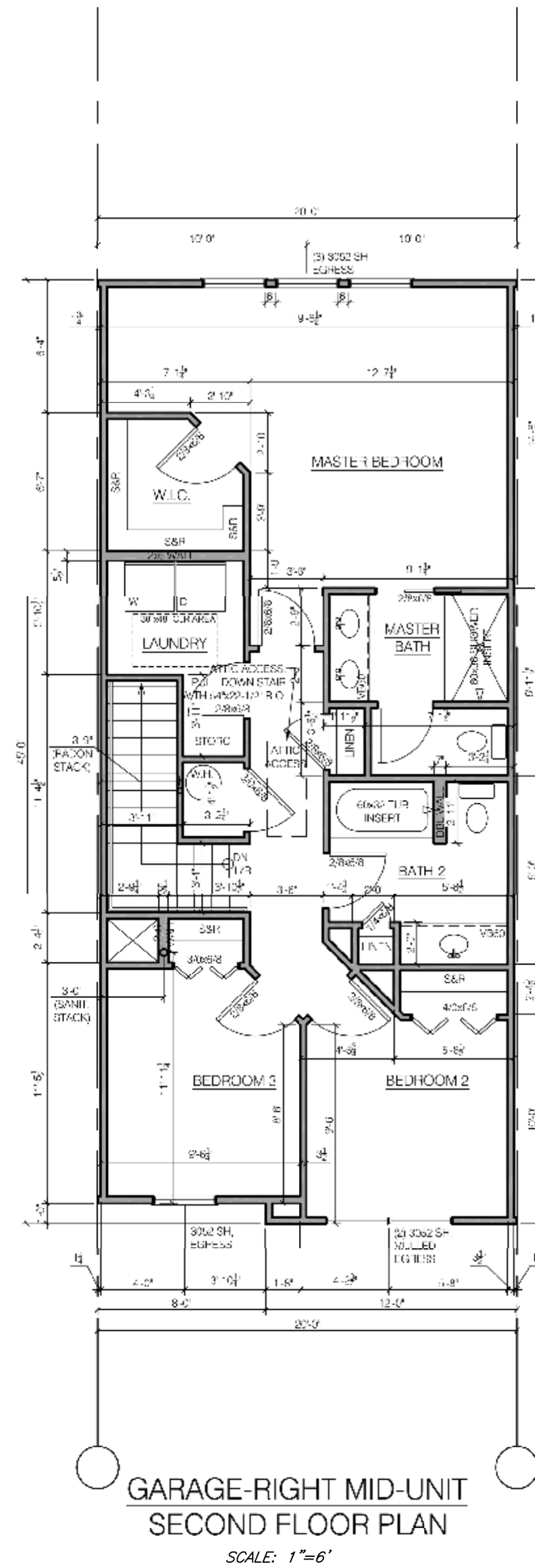
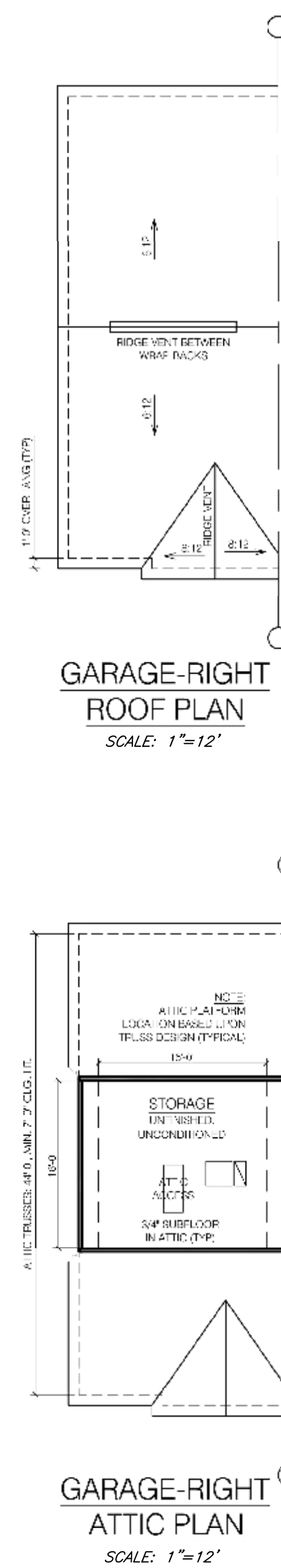
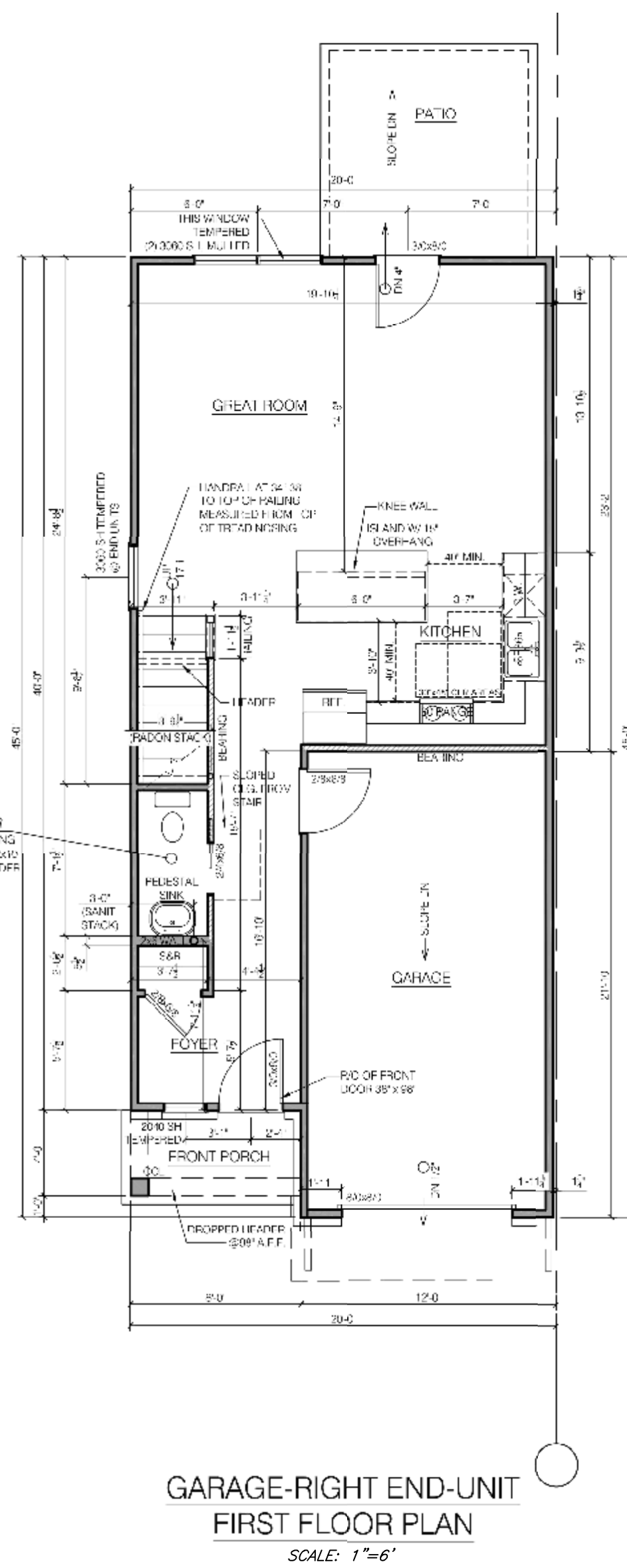
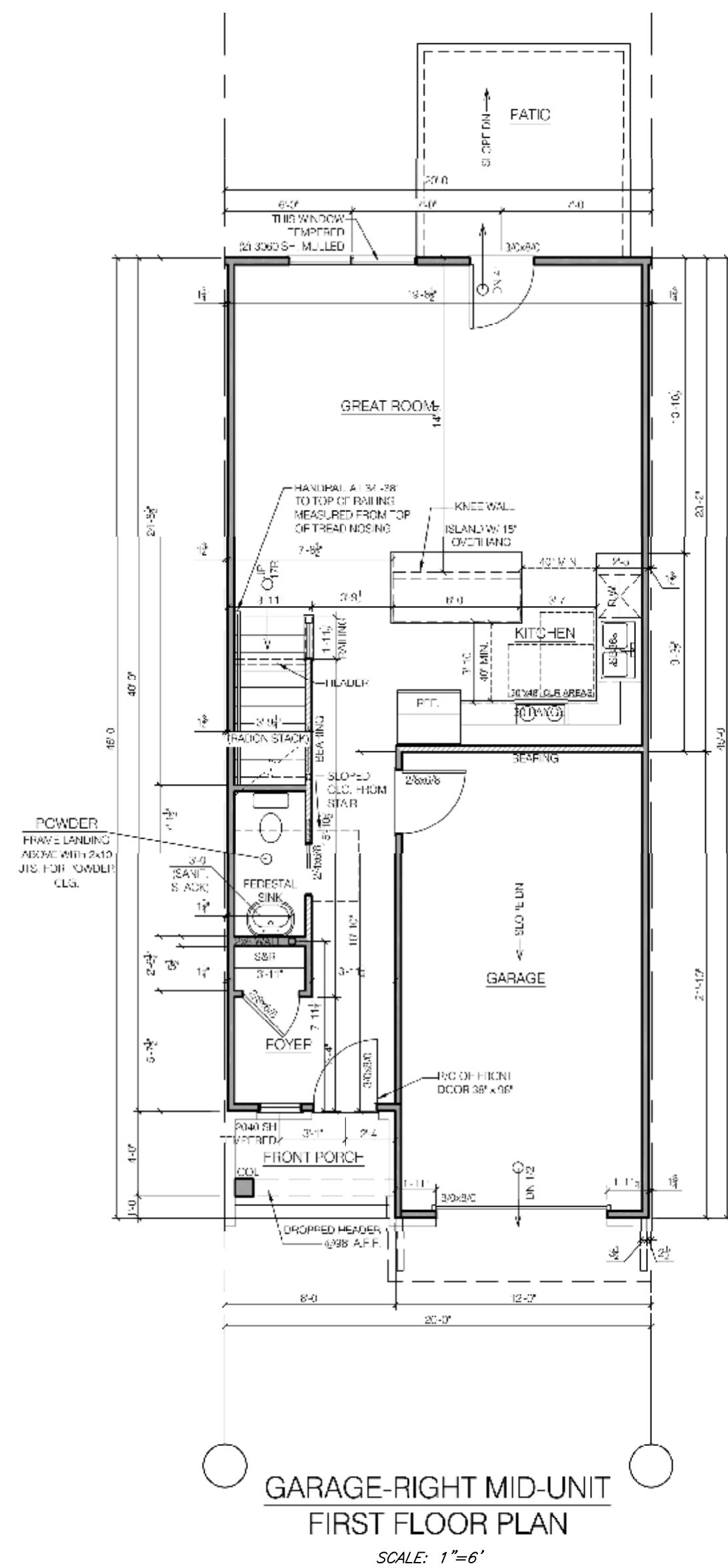
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REFERENCE:
DEED BOOK: 760, PAGE: 173

MPC FILE# 5-SA-22-C / 5-C-22-UR



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4/26/2022

SHEET A-1

ARCHITECTURAL ELEVATIONS
EAST COPELAND DRIVE

SITE ADDRESS: 0 EAST COPELAND DRIVE (37849)

DEVELOPER: PLAINS DEVELOPMENT, LLC
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

DIST. NO. E6 KNOX CO., TN.
SCALE: AS NOTED APRIL 26, 2022
TAX MAP: 46 PARCEL: 188.00

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2202003

MPC FILE# 5-SA-22-C / 5-C-22-UR

REVISION	DATE	ADDED SHEET DESCRIPTION	CLM BY
1	4/26/22		