

## SITE DATA

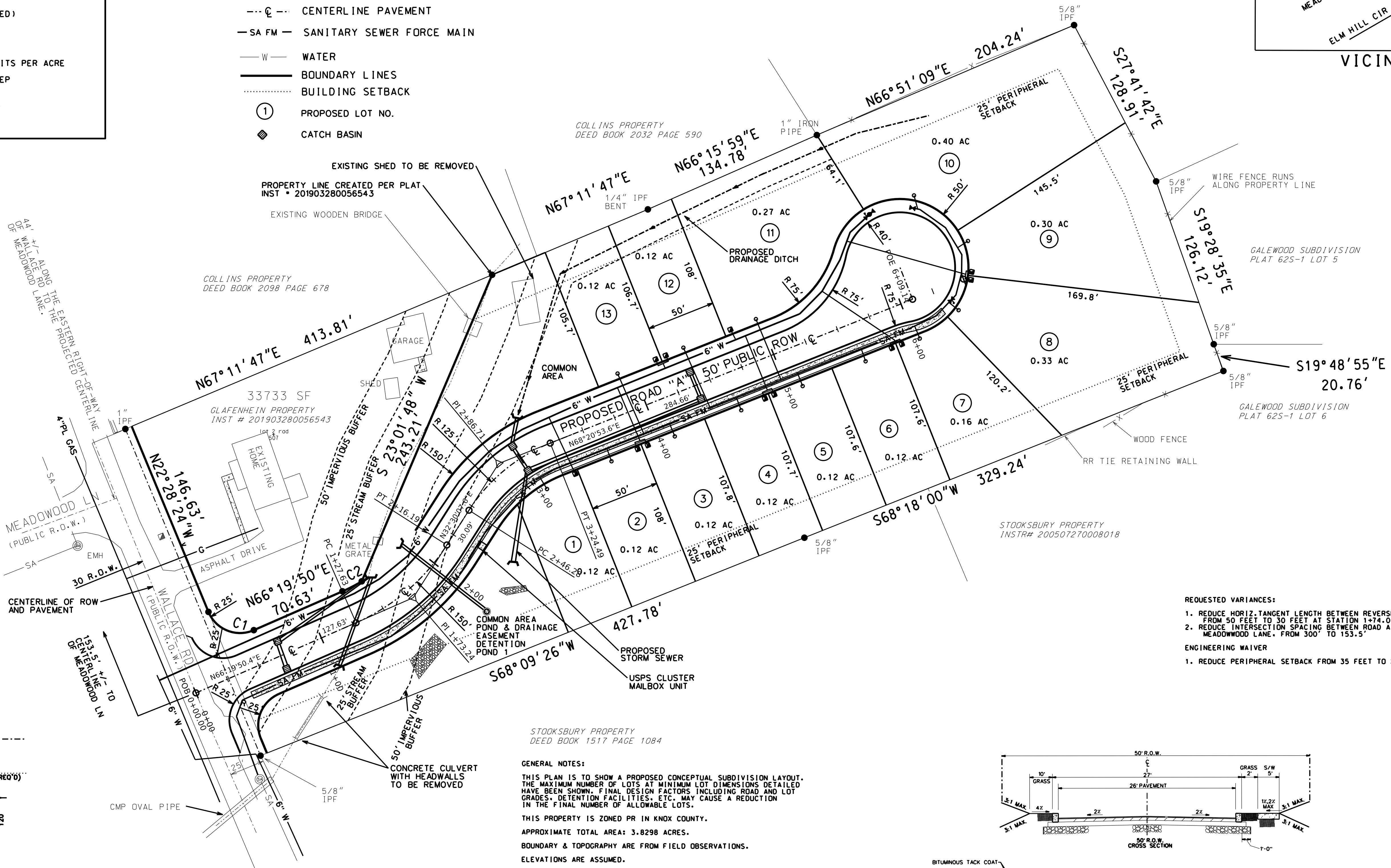
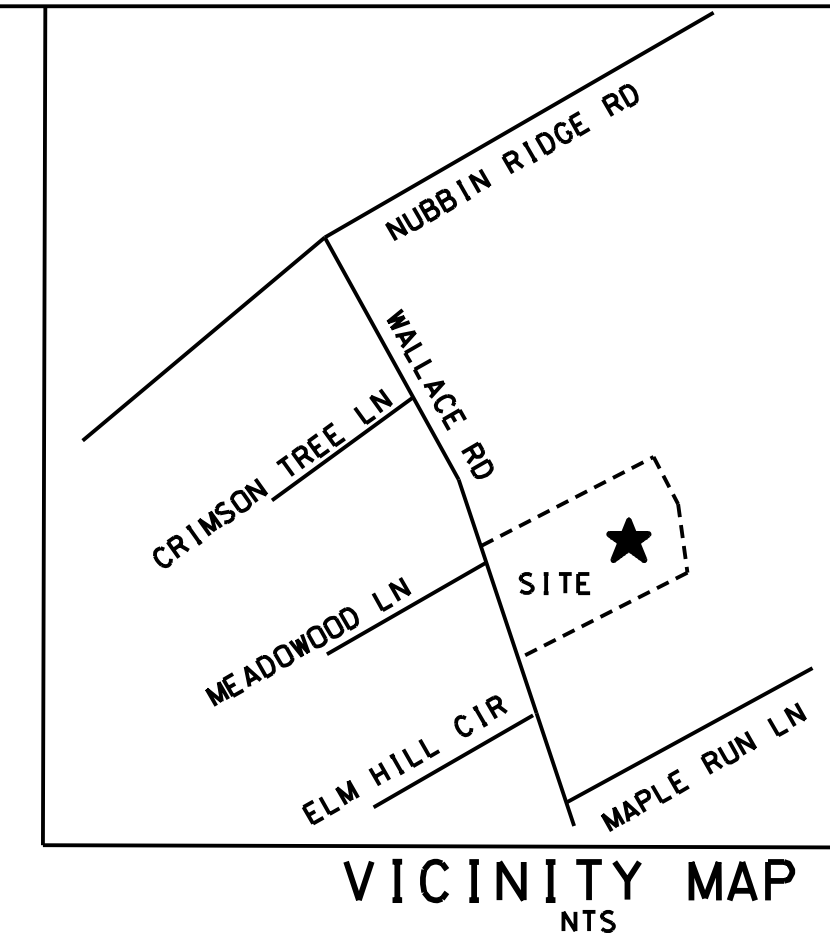
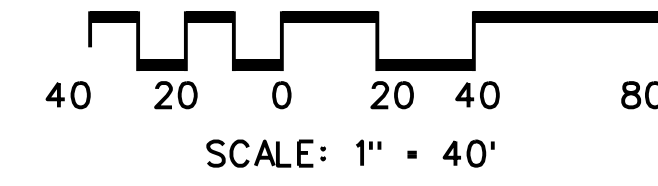
EXISTING:  
ZONING: PR PER KNOX  
COUNTY ZONING MAP  
DENSITY: 4.0 UNITS PER ACRE  
SETBACKS (PR):  
FRONT - 20'  
SIDE - 5'  
REAR - 15'  
PERIPHERAL - 25' (REQUESTED)  
PROPOSED:  
AREA: 3.8298 ACRES +/-  
DENSITY: 13 LOTS AT 3.39 UNITS PER ACRE  
LOT SIZE: 50' WIDE x 105' DEEP  
OPEN SPACE: 0.57 AC  
OSR = 0.57 / 3.8298 = 15.8%  
PARKING:  
2 GARAGE SPACES PER LOT

## LEGEND

- IRON PIN FOUND (OLD)
- EASEMENT
- X — FENCE
- C --- CENTERLINE PAVEMENT
- SA FM — SANITARY SEWER FORCE MAIN
- W — WATER
- BOUNDARY LINES
- ..... BUILDING SETBACK
- ① PROPOSED LOT NO.
- ◆ CATCH BASIN

## CURVE TABLE

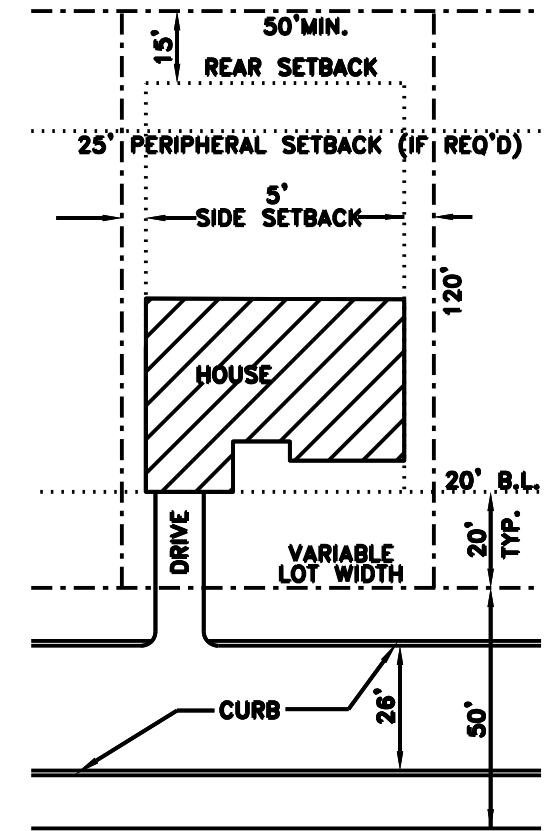
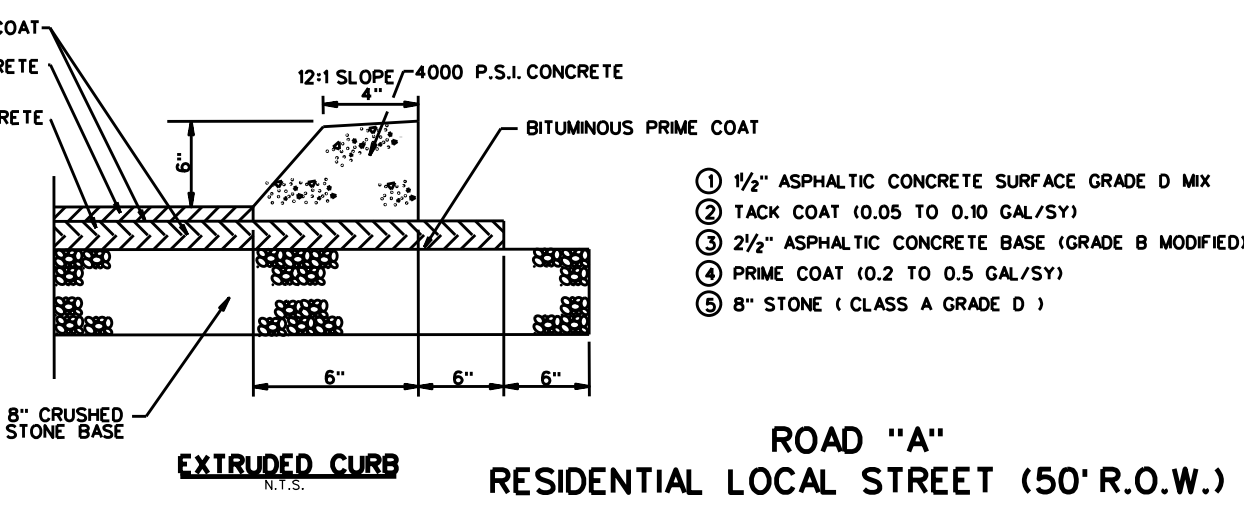
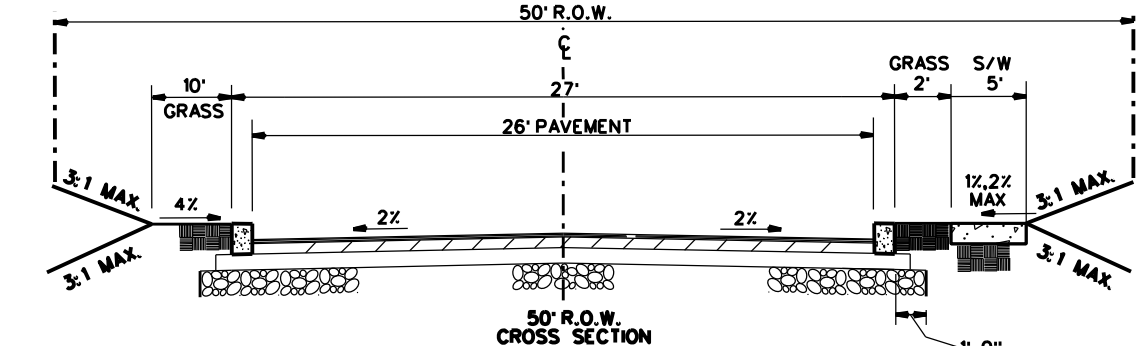
NO.	RADIUS	ARC	CHORD BEARING & DISTANCE
C1	25.00'	39.79'	S68°04'17"E 35.72'
C2	125.00'	15.90'	N62°41'16"E 15.88'



- REQUESTED VARIANCES:
- REDUCE HORIZ. TANGENT LENGTH BETWEEN REVERSE CURVES FROM 50 FEET TO 30 FEET AT STATION 1+74.01 ROAD A.
  - REDUCE INTERSECTION SPACING BETWEEN ROAD A AND MEADOWOOD LANE, FROM 300' TO 153.5'
- ENGINEERING WAIVER
- REDUCE PERIPHERAL SETBACK FROM 35 FEET TO 25 FEET.

STOCKSBURY PROPERTY  
DEED BOOK 1517 PAGE 1084

GENERAL NOTES:  
THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS, INCLUDING ROAD AND LOT GRADES, DETENTION FACILITIES, ETC., MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.  
THIS PROPERTY IS ZONED PR IN KNOX COUNTY.  
APPROXIMATE TOTAL AREA: 3.8298 ACRES.  
BOUNDARY & TOPOGRAPHY ARE FROM FIELD OBSERVATIONS.  
ELEVATIONS ARE ASSUMED.  
FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.  
PROPERTY IS MOSTLY GRASS WITH SOME STEEPER WOODED AREAS TO THE EAST SIDE.  
FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.  
WATER AND SEWERAGE CONNECTIONS PROVIDED BY FIRST UTILITY DISTRICT. UTILITIES SHOWN FOR LOCATION ONLY.  
THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.  
ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.  
ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.  
ALL LOTS TO HAVE 2 CAR GARAGE.  
SIGHT DISTANCE ALONG THE PROPOSED ENTRANCE AND WALLACE RD IS 600 FEET TO THE NORTH AND 500 FEET TO THE SOUTH.

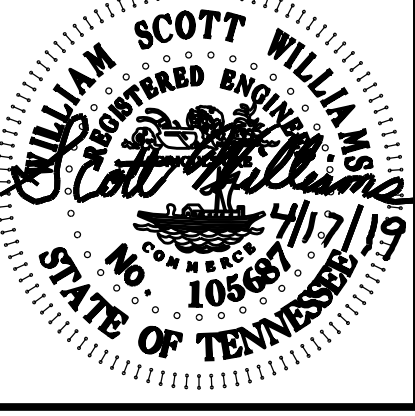


TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION  
N.T.S.

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING 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.  
*Scott Williams*  
SURVEYOR  
TENNESSEE CERTIFICATE NO. 1914

NO.	DATE	DESCRIPTION
1	4/17/19	MPC COMM

CONCEPT PLAN  
WALLACE ROAD S/D  
0 WALLACE ROAD EASE  
KNOX COUNTY PLAT 625-1 LOT 5  
CLT MAP 133K F. PARCEL 030  
6TH CIVIL DISTRICT  
MPC FILE # 5-SC-19-C-5-E-19-UR



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Knoxville, TN 37921  
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P: 865-692-5889  
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CLIENT:  
GLEN GLAFENHEIN  
1112 WALLACE RD  
KNOXVILLE, TN 37919  
OFFICE 865-363-4321

ORIGINAL ISSUE:  
MAR. 20, 2019

SHEET NO.  
CC1

JOB NO. 1893

## STORM STRUCTURE SCHEDULE

- 1 HEADWALL
- 2 POND STRUCTURE
- 3 SINGLE CURB INLET
- 4 SINGLE CURB INLET
- 5 SINGLE CURB INLET
- 6 SINGLE CURB INLET
- 7 SINGLE CURB INLET
- 8 SINGLE CURB INLET
- 9 SINGLE CURB INLET
- 10 HEADWALL

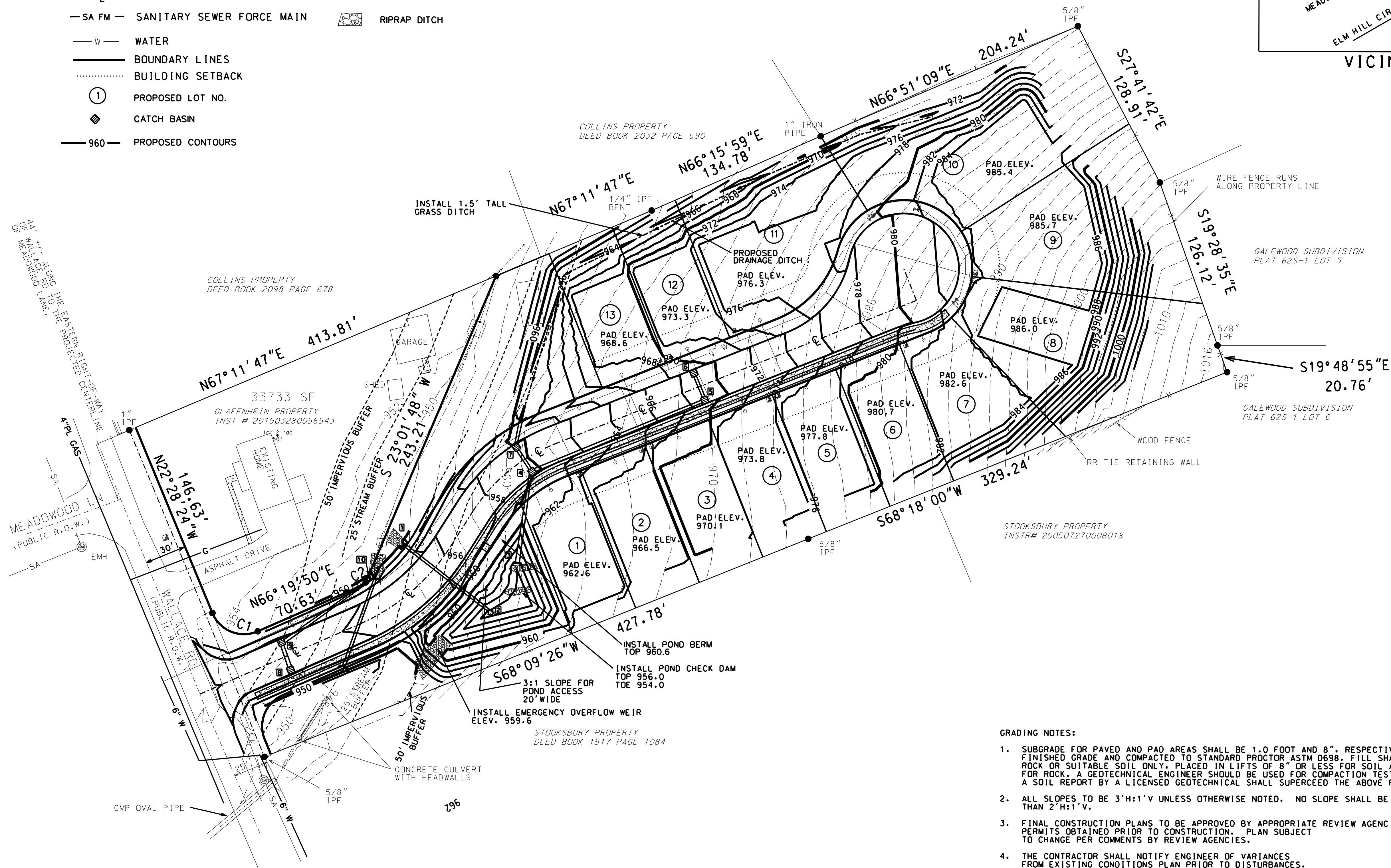
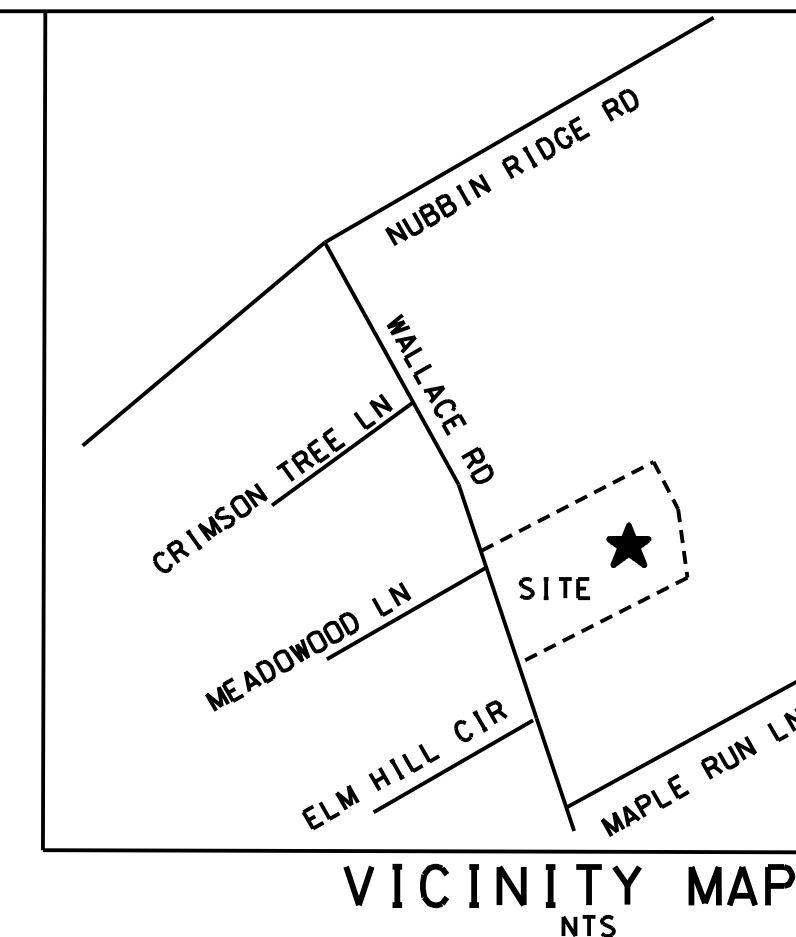
## LEGEND

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- EASEMENT
- X— FENCE
- C— CENTERLINE PAVEMENT
- SA FM— SANITARY SEWER FORCE MAIN
- W— WATER
- BOUNDARY LINES
- ..... BUILDING SETBACK
- ① PROPOSED LOT NO.
- ◆ CATCH BASIN
- 960— PROPOSED CONTOURS
- STORM SEWER
- ☐ CATCH BASIN
- ▲ CONCRETE HEADWALL
- ☐ STORM STRUCTURE NO.
- ▨ RIPRAP DITCH

## CURVE TABLE

NO.	RADIUS	ARC	CHORD BEARING & DISTANCE
C1	25.00'	39.79'	S68°04'17"E 35.72'
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40 20 0 20 40 80  
SCALE: 1" = 40'



## GENERAL NOTES:

BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).

A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEDE THE ABOVE RECOMMENDATIONS.

PRIOR TO DIGGING, CALL TENNESSEE ONE CALL TO LOCATE UTILITIES 3 OR MORE DAYS IN ADVANCE.

## GRADING NOTES:

- SUBGRADE FOR PAVED AND PAD AREAS SHALL BE 1.0 FOOT AND 8", RESPECTIVELY, BELOW FINISHED GRADE AND COMPACTED TO STANDARD PROCTOR ASTM D698. FILL SHALL BE ROCK OR SUITABLE SOIL ONLY, PLACED IN LIFTS OF 8" OR LESS FOR SOIL AND 2' OR LESS FOR ROCK. A GEOTECHNICAL ENGINEER SHOULD BE USED FOR COMPACTION TESTING. A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEDE THE ABOVE RECOMMENDATIONS.
- ALL SLOPES TO BE 3'H:1'V UNLESS OTHERWISE NOTED. NO SLOPE SHALL BE GREATER THAN 2'H:1'V.
- FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. PLAN SUBJECT TO CHANGE PER COMMENTS BY REVIEW AGENCIES.
- THE CONTRACTOR SHALL NOTIFY ENGINEER OF VARIANCES FROM EXISTING CONDITIONS PLAN PRIOR TO DISTURBANCES.
- ALL GRADING AND DRAINAGE ORDINANCES AND SPECIFICATIONS OF KNOX COUNTY SHALL BE FOLLOWED INCLUDING ALL OSHA REQUIREMENTS.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. TREES, STUMPS, ROOTS, DEBRIS, JUNK, AND OTHERWISE DELETERIOUS MATERIAL SHALL NOT BE BURIED OR DISPOSED OF ON SITE.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 4". A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEDE THE ABOVE RECOMMENDATIONS. THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER. EXCESS TOPSOIL, DIRT, DEBRIS, ETC. SHALL BE HAULED OFF.
- A STORM WATER POLLUTION PREVENTION PLAN SHALL BE PREPARED FOR THIS SITE AND SHALL BE FOLLOWED AT ALL TIMES AND PRIOR TO ANY OTHER WORK.
- THE GRADING CUT/FILL QUANTITIES ON THIS SITE ARE INTENDED TO BALANCE. IF HAUL-IN/OUT ARE REQUIRED, THE CONTRACTOR WILL CONTACT THE ENGINEER AND REQUEST A PLAN ADDENDUM PRIOR TO ANY HAULING. ALL OFFSITE BORROW AND WASTE SITES REQUIRE COUNTY APPROVAL.

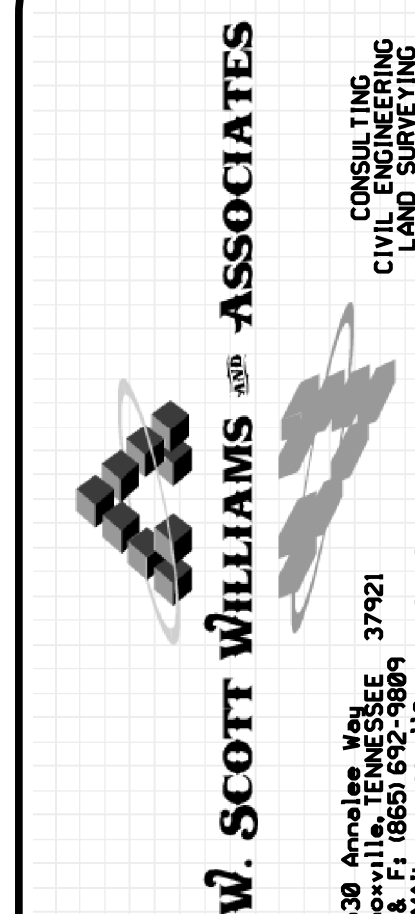
NO.	DATE	DESCRIPTION
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PRELIMINARY  
GRADING AND DRAINAGE

WALLACE ROAD S/D

O. WALLACE RD  
KNOX COUNTY, TENNESSEE  
CLT MAP 133K F PARCEL 030  
6TH CIVIL DISTRICT

FOR REVIEW



CLIENT:

GLEN GLAFENHEIN

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Office 865-363-4321

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