

FIVE POINTS PHASE 2 INFRASTRUCTURE IMPROVEMENTS FIVE POINTS, KNOXVILLE, TN

Prepared For:
**PREPARED FOR
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION**

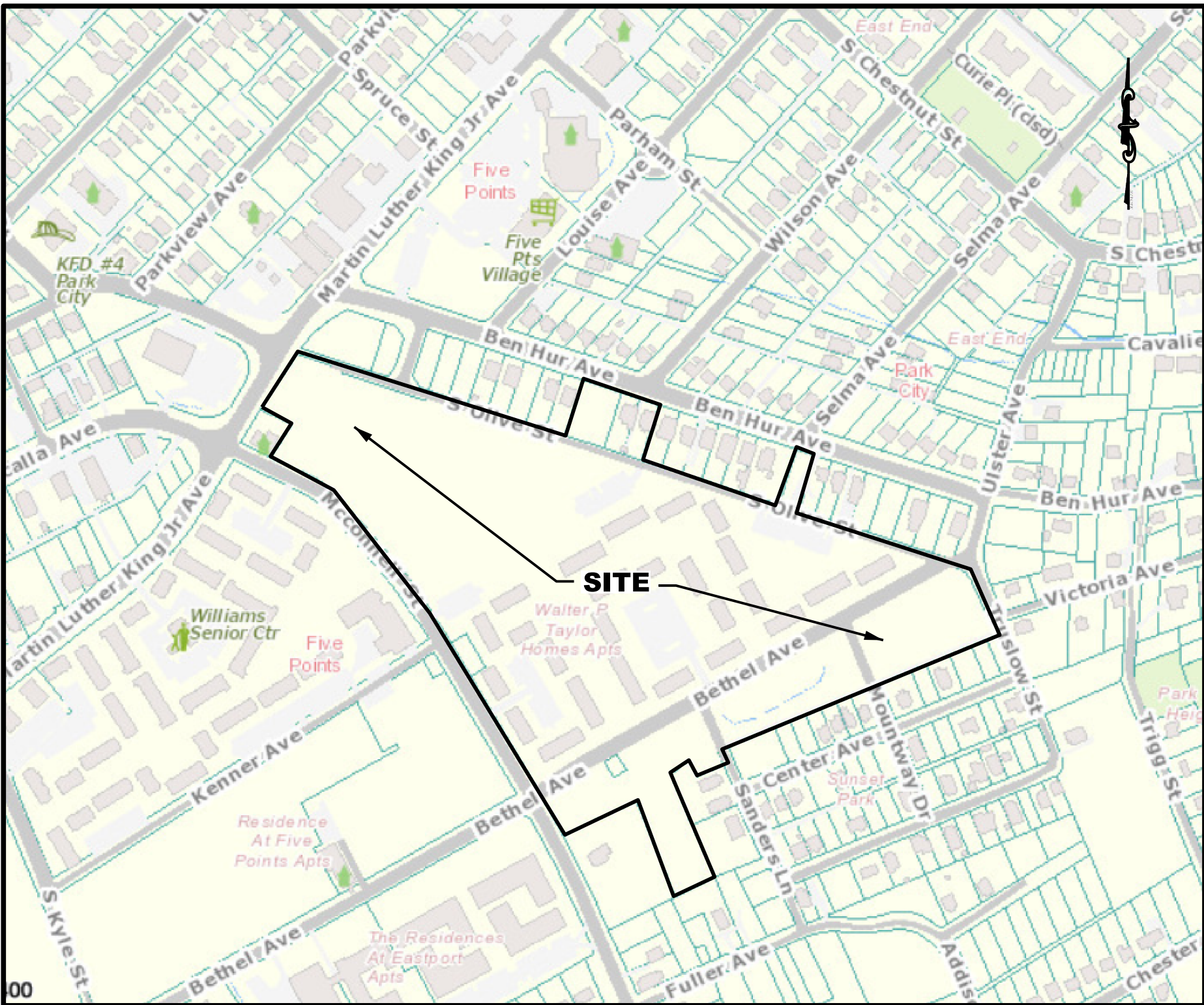
PROPERTY INFORMATION

TOTAL ACREAGE: ± 14.52 ACRES
PROPERTY ZONE: R-2 AND R-1 RESIDENTIAL
TYPE OF DEVELOPMENT: RESIDENTIAL
**PARCEL ID'S: 082OK001, 095CA028, 082OK013, 082OK014,
082OK015**
CITY BLOCK # 51011
**PROPERTY ADDRESS: S OLIVE ST., BETHEL AVENUE,
MCCONNELL ST. AND BEN HUR AVE.
KNOXVILLE, TN**

PERSON IDENTIFICATION

OWNER / DEVELOPER
**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION**
901 N. BROADWAY
KNOXVILLE TN 37917
865-403-1117

ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS
CONTACT GUY WANTIEZ
308 CATES STREET
MARYVILLE, TN 37801
865-977-9997
GWANTIEZ@CECINC.COM



Site Location Map
NTS

Sheet No.	Title
SURVEY	COVER
CP200	SURVEY
CP201	CONCEPT SITE LAYOUT PLAN & PROFILES
CP202	CONCEPT SITE LAYOUT
CP202	CONCEPT SITE LAYOUT
CP300	CONCEPT SITE GRADING & DRAINAGE PLAN
CP500	CONCEPT SITE UTILITY PLAN
CP800	CONCEPT DETAILS

LIST OF REQUIRED AND PROPOSED IMPROVEMENTS

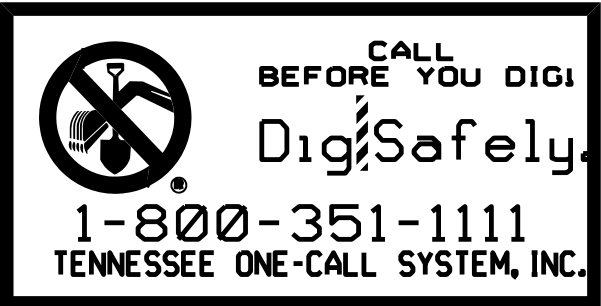
PROPOSED IMPROVEMENTS
KENNER AVENUE
PAVEMENT
CURB AND GUTTER
SIDEWALK ON BOTH SIDES OF STREET
STORM DRAINAGE
SANITARY SEWER
STREET LIGHTING

S OLIVE STREET
PAVEMENT
CURB AND GUTTER
SIDEWALK ON ONE SIDE OF STREET
STORM DRAINAGE
STREET LIGHTING

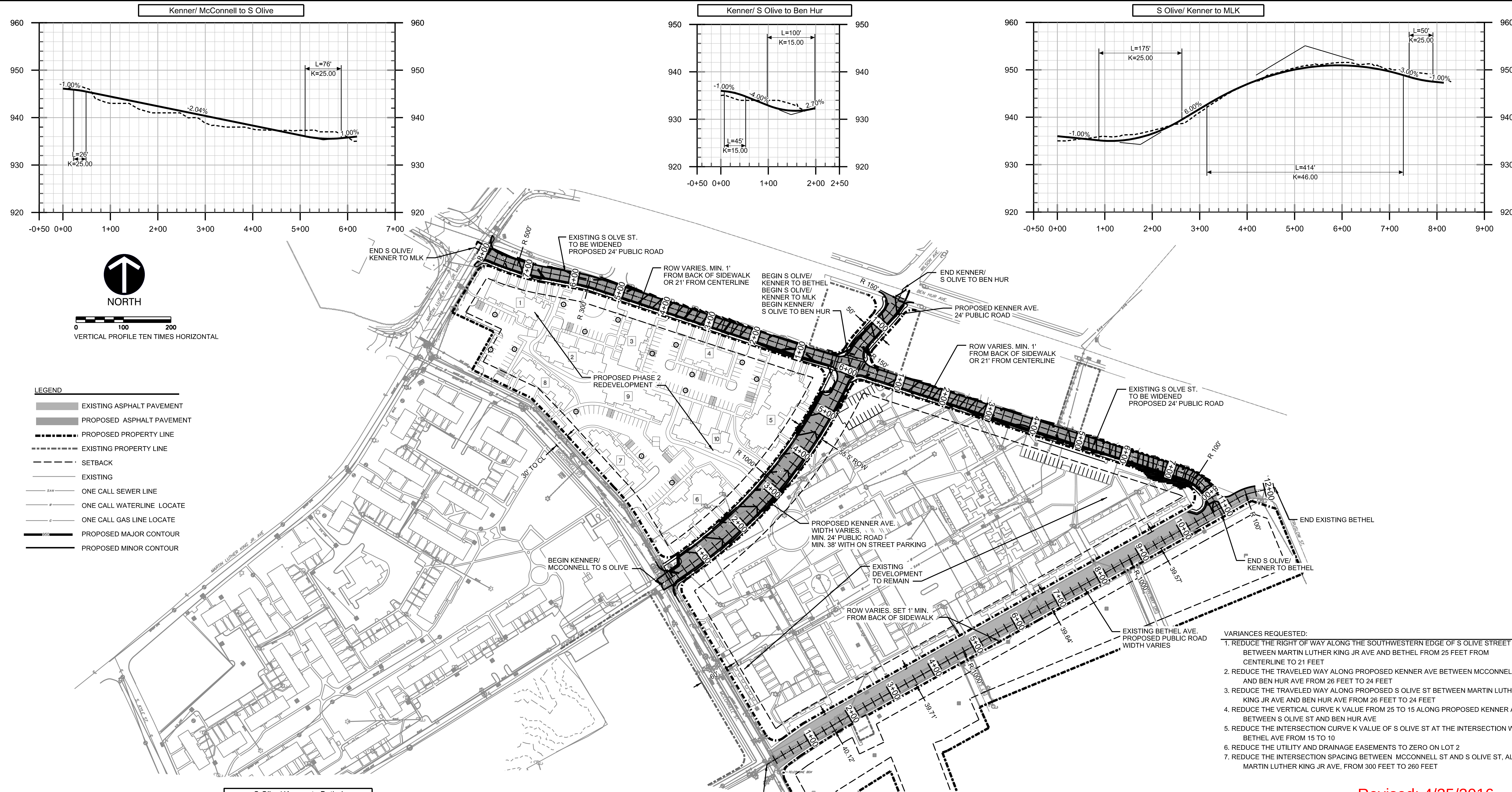
EXISTING
BETHEL AVENUE
PAVEMENT
CURB AND GUTTER
SIDEWALK ON ONE BOTH SIDES OF STREET
STORM DRAINAGE

**WATER AND SEWER SERVICES ARE PROVIDED
BY KUB AND ARE AVAILABLE TO ALL LOTS**

Revised: 4/25/2016
5-SD-16-C



151-2221-000\DWg



- VARIANCES REQUESTED:
1. REDUCE THE RIGHT OF WAY ALONG THE SOUTHWESTERN EDGE OF S OLIVE STREET BETWEEN MARTIN LUTHER KING JR AVE AND BETHEL FROM 25 FEET FROM CENTERLINE TO 21 FEET
 2. REDUCE THE TRAVELED WAY ALONG PROPOSED KENNER AVE BETWEEN MCCONNELL ST AND BEN HUR AVE FROM 26 FEET TO 24 FEET
 3. REDUCE THE TRAVELED WAY ALONG PROPOSED S OLIVE ST BETWEEN MARTIN LUTHER KING JR AVE AND BEN HUR AVE FROM 26 FEET TO 24 FEET
 4. REDUCE THE VERTICAL CURVE K VALUE FROM 25 TO 15 ALONG PROPOSED KENNER AVE BETWEEN S OLIVE ST AND BEN HUR AVE
 5. REDUCE THE INTERSECTION CURVE K VALUE OF S OLIVE ST AT THE INTERSECTION WITH BETHEL AVE FROM 15 TO 10
 6. REDUCE THE UTILITY AND DRAINAGE EASEMENTS TO ZERO ON LOT 2
 7. REDUCE THE INTERSECTION SPACING BETWEEN MCCONNELL ST AND S OLIVE ST, ALONG MARTIN LUTHER KING JR AVE, FROM 300 FEET TO 260 FEET

Revised: 4/25/2016

5-SD-16-C

REVISION RECORD	
NO.	DATE

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Civil & Environmental Consultants, Inc.
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(865) 977-9997
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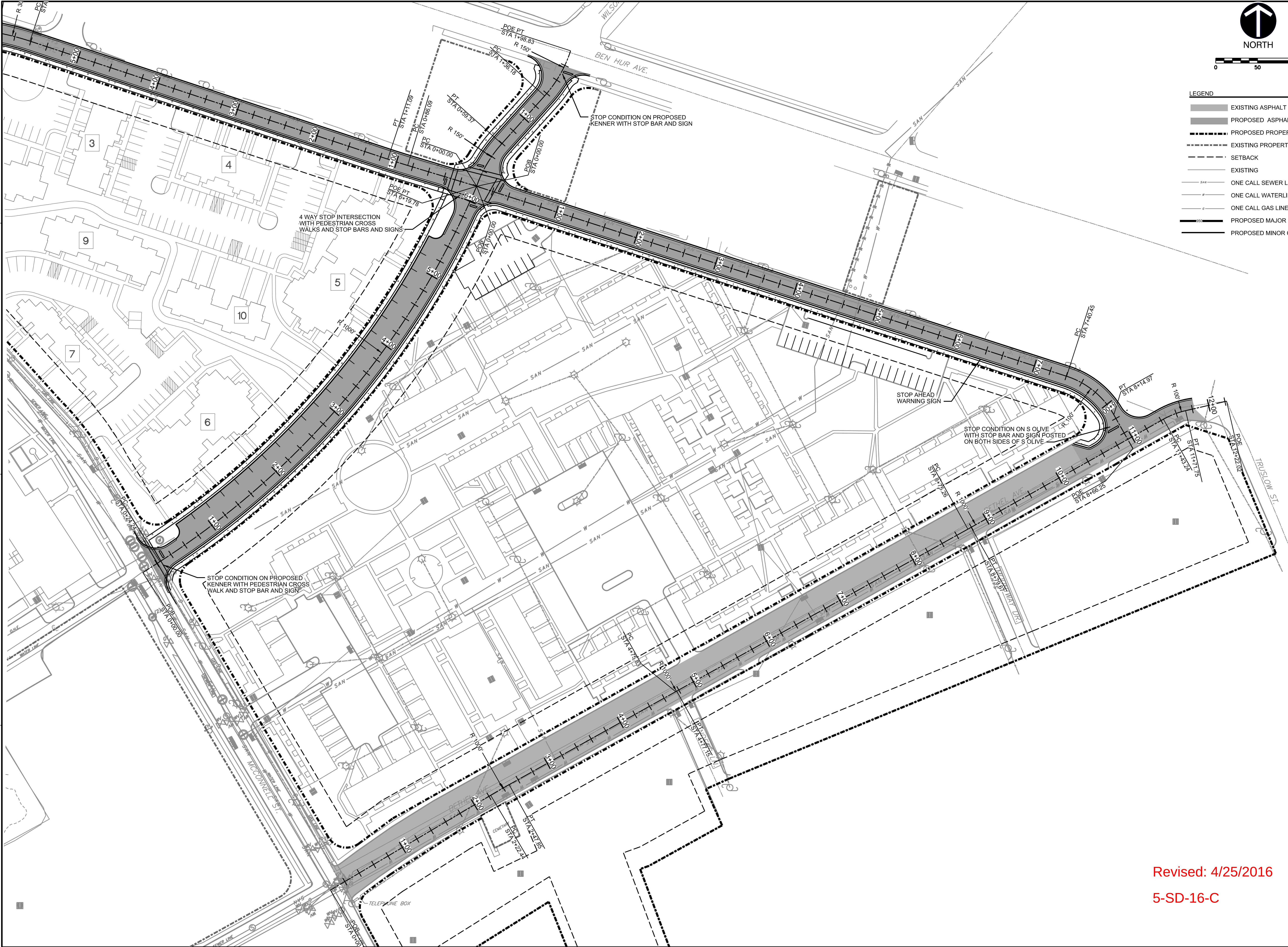
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FIVE POINTS, KNOXVILLE, TN
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CONCEPT SITE LAYOUT PLAN & PROFILES	
DATE: APRIL 20, 2016	DRAWN BY: GMMV
DWG SCALE: AS SHOWN	CHECKED BY: GP
PROJECT NO: 140-828	APPROVED BY: GMMV

DRAWING NO.: **CP200**

DRAWING NO.:
CP201

151-2221-0000\DWg



- LEGEND
- EXISTING ASPHALT PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - SETBACK
 - EXISTING
 - ONE CALL SEWER LINE
 - ONE CALL WATERLINE LOCATE
 - ONE CALL GAS LINE LOCATE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR

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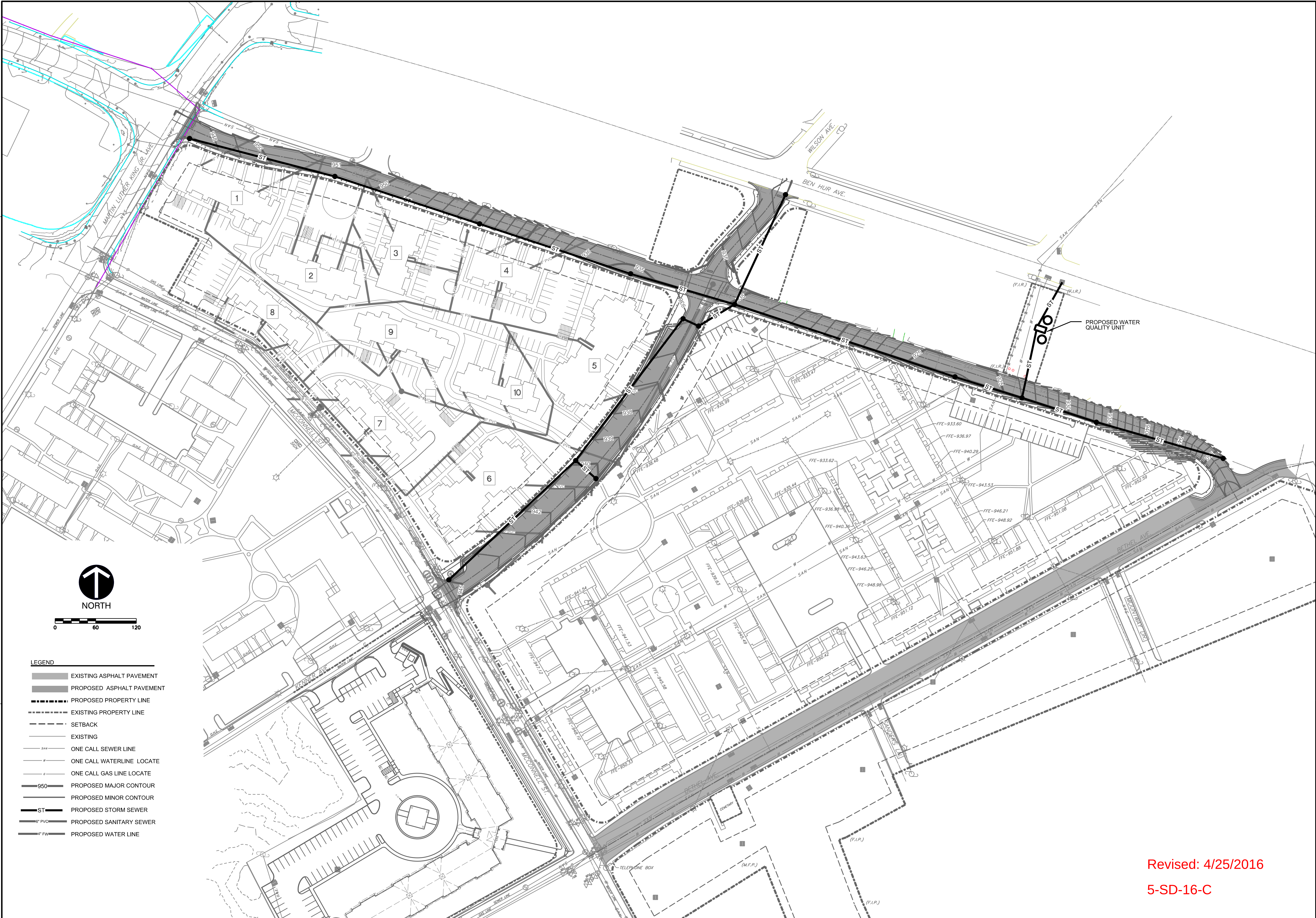
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CONCEPT SITE LAYOUT PLAN

DRAWING NO.:
CP202

DATE:	APRIL 20, 2016	DRAWN BY:	GMW
DWG SCALE:	AS SHOWN	CHECKED BY:	GP
PROJECT NO.:	140-828	APPROVED BY:	GMW

151-2221-000V.dwg



0 60 120

- LEGEND
- EXISTING ASPHALT PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED PROPERTY LINE
 - EXISTING PROPERTY LINE
 - SETBACK
 - EXISTING
 - ONE CALL SEWER LINE
 - ONE CALL WATERLINE LOCATE
 - ONE CALL GAS LINE LOCATE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE

Revised: 4/25/2016
5-SD-16-C

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CONCEPT SITE DRAINAGE PLAN

DATE:	APRIL 20, 2016	DRAWN BY:	GMW
DWG SCALE:	AS SHOWN	CHECKED BY:	GP
PROJECT NO.:	140-828	APPROVED BY:	GMW

DRAWING NO.: **CP300**



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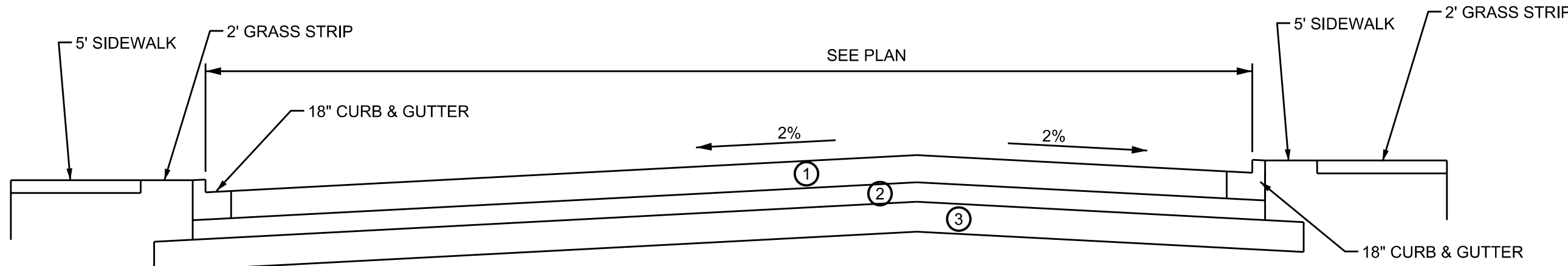
CONCEPT SITE UTILITY PLAN

DRAWING NO.: **CP500**

DATE: APRIL 20, 2016
DWG SCALE: AS SHOWN
PROJECT NO: 140-828
APPROVED BY: [Signature]

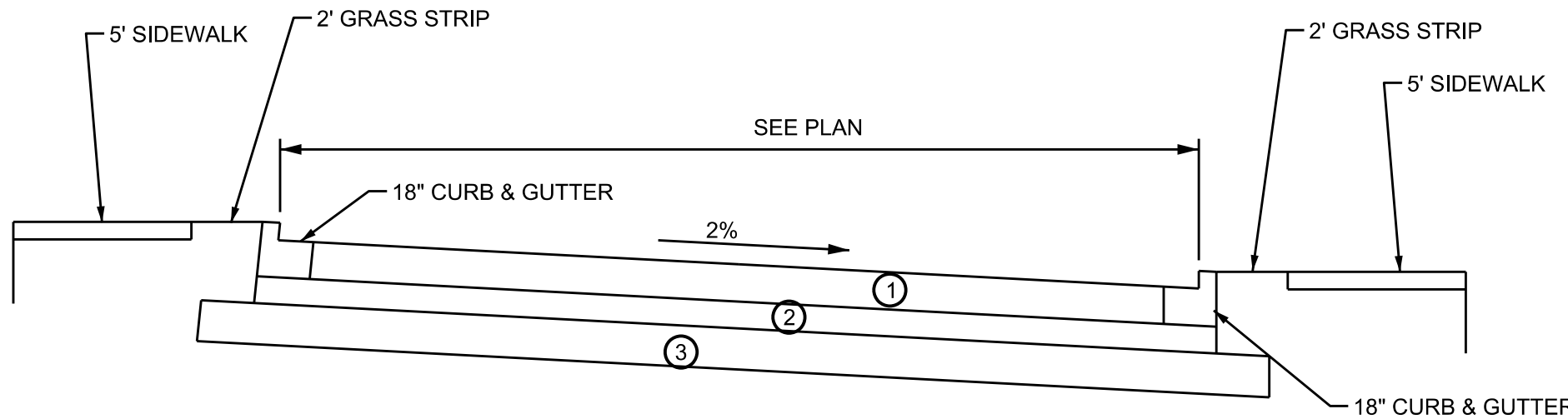
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CHECKED BY: [Signature]
GP: [Signature]
GWW: [Signature]

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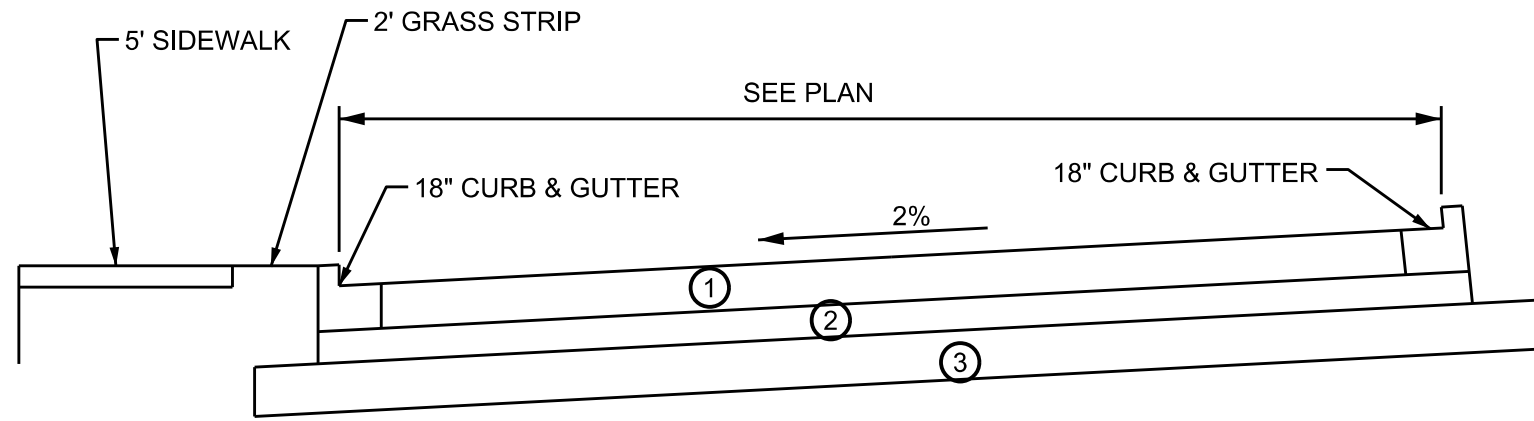
LOCAL STREET PAVEMENT SCHEDULE
1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
3. 8 INCH MINERAL AGGREGATE BASE TYPE A. GRADING D.

KENNER/ MCCONNELL TO S OLIVE
LOCAL STREET SECTION
N.T.S.



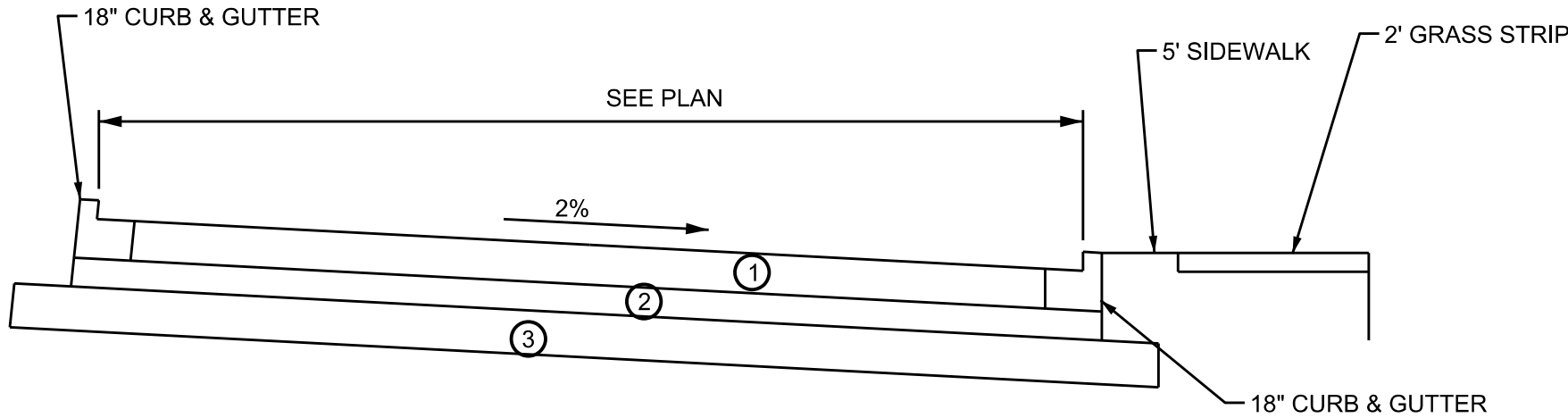
LOCAL STREET PAVEMENT SCHEDULE
1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
3. 8 INCH MINERAL AGGREGATE BASE TYPE A. GRADING D.

KENNER/ S OLIVE TO BEN HUR
LOCAL STREET SECTION
N.T.S.



LOCAL STREET PAVEMENT SCHEDULE
1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
3. 8 INCH MINERAL AGGREGATE BASE TYPE A. GRADING D.

S OLIVE/ KENNER TO MLK
LOCAL STREET SECTION
N.T.S.



LOCAL STREET PAVEMENT SCHEDULE
1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
3. 8 INCH MINERAL AGGREGATE BASE TYPE A. GRADING D.

S OLIVE/ KENNER TO BETHEL
LOCAL STREET SECTION
N.T.S.

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5-SD-16-C

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE _____

CONCEPT DETAILS

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REVISION RECORD

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DRAWING NO.:

CP800

DATE:	APRIL 20, 2016	DRAWN BY:	GMW
DWG SCALE:	AS SHOWN	CHECKED BY:	GP
PROJECT NO.:	140-828	APPROVED BY:	GMW