

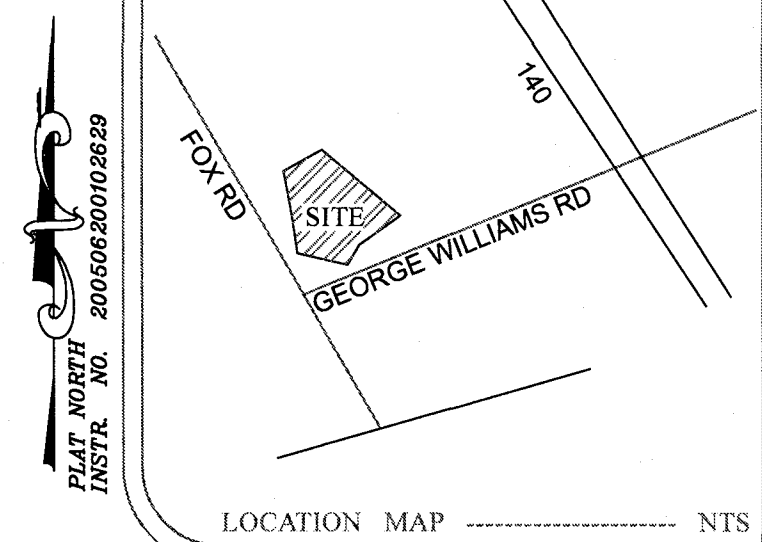
TYPICAL 2 LANE STREET

BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D998) 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).

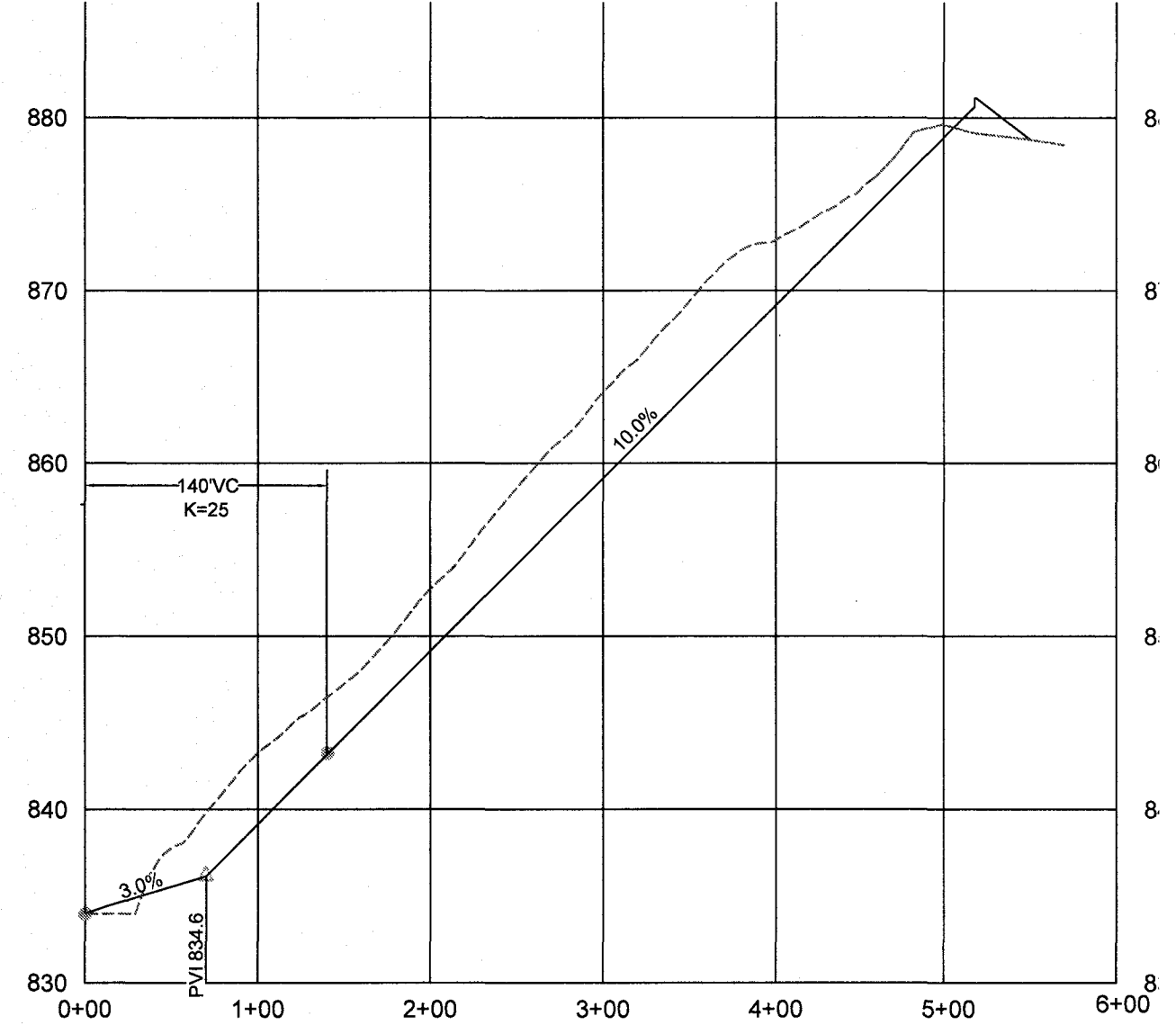
COMPACTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	123.00'	S 40° 30' 00\"	14.50'	14.57'
C6	25.61'	S 95° 47' 25\"	31.61'	34.06'
C7	123.00'	S 38° 58' 00\"	8.23'	8.23'
C8	40.00'	S 00° 28' 47\"	39.29'	37.66'
C9	25.00'	S 07° 11' 37\"	27.73'	29.40'
C10	40.00'	N 19° 07' 26\"	36.54'	37.94'
C11	40.00'	N 24° 28' 00\"	22.61'	22.92'

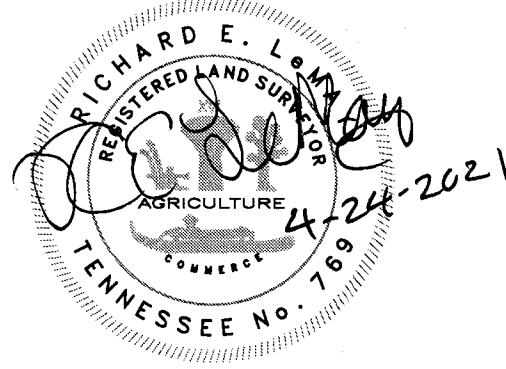


LEGEND

- - IRON ROD (OLD)
- - IRON ROD (NEW)
- JB - JUNCTION BOX
- CB - CATCH BASIN
- XXX- - EXISTING CONTOUR
- XXX - PROPOSED CONTOUR



STREET PROFILE  
GARDEN WAY  
SCALE: 1"=10' VERT  
1"=100' HORIZ



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.

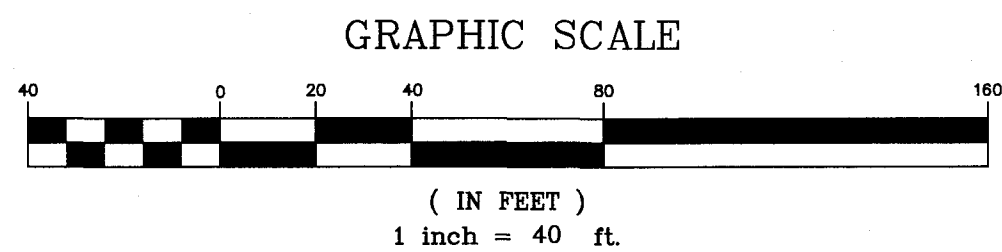
*Richard E. L. May*  
Surveyor  
Tenn. Reg. No. 769

VARIANCES REQUESTED:

- PRIVATE RIGHT OF WAY REDUCTION FROM 50' TO 40'.  
(ALTERNATE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL)
- INTERSECTION SPACING BETWEEN FOX ROAD AND GEORGE WILLIAMS ROAD FROM 300' TO 209'.  
(STEEP TOPOGRAPHY ALONG WEST SIDE OF FOX ROAD)
- PERIPHERAL SETBACK FROM 35' TO 25'.  
(THREE BOUNDARIES FRONT ALONG LARGE RIGHT OF WAYS)
- DOUBLE FRONTAGE LOT DEPTH REDUCTION:  
GEORGE WILLIAMS ROAD FROM 150' TO 88.8' (AVG).  
FOX ROAD FROM 150' TO 112.0' (AVG).  
PELLISSIPPI PARKWAY FROM 150' TO 97.3' (AVG).  
(THE THREE BOUNDARIES FRONT ALONG LARGE RIGHT OF WAYS)

SITE NOTE

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY. 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
- DEED REFERENCE: INSTR. NO. 201612160038416
- PROPERTY SHOWN ON CLT 144, PARCEL 6
- PROPERTY ZONED: PR < 3 du/ac.
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- ACCESS TO BE FROM INTERNAL STREET ONLY.
- BEARINGS SHOWN HEREON ARE AND ARE NOT RELATED TO U.S.G.S. DATUM.
- TOTAL LOTS: 12
- TOTAL AREA: 4.1+ ACRES
- This project is subject to sewer capacity fees from First Utility District for final plans submitted after 08/15/2021



LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS

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10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934

5-SD-21-C / 5-F-21-UR  
4/26/221

OWNER  
ROAD DEVELOPMENT LLC  
1333 FEATHER ROSE LN  
KNOXVILLE, TN 37923

FILE NUMBER:  
5-SD-21-C/5-F-21-UR

CONCEPT PLAN AND DEVELOPMENT PLAN SHEET 1 OF 1

FOX GARDEN

648 FOX ROAD \* DISTRICT 6  
KNOX COUNTY \* TENNESSEE \* 37922  
CLT MAP 144, PARCEL 6

DRAWN BY: RELjr APPROVED BY: REL DATE: 3-20-2021 REVISIONS: 4-24-2021 SCALE: 1" = 40' DRAWING NUMBER: 5752