

- VICINITY MAP**
NOT TO SCALE
- GENERAL NOTES:**
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
 5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH THE CITY OF KNOXVILLE.

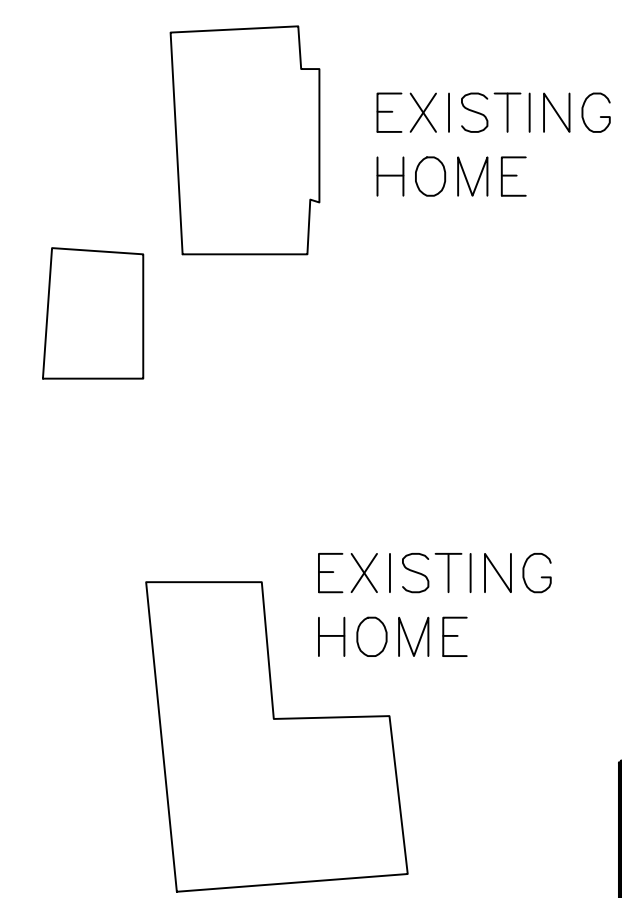
- PROPERTY NOTES:**
1. TOTAL AREA = 11.67± ACRES
 2. MAP CLT 120 PARCEL 02
 3. EXISTING ZONING: R-1E
 4. NUMBER OF LOTS: 31
 5. 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR LOT ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE
 6. ALL LOT TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.

- SETBACKS:**
- FRONT: 25 FT.
SIDE: SINGLE STORY HOME 8 FT., TWO STORY HOME 12 FT.
REAR: 25 FT.
- UTILITIES:**
- WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
NATURAL GAS: KNOXVILLE UTILITIES BOARD
SOLID WASTE: PRIVATE HAULER
TELEPHONE: AT&T

- LEGEND:**
- PROPOSED DRAINAGE LINE
 - PROPOSED CATCH BASIN
- VARIANCES REQUESTED:**
- NONE

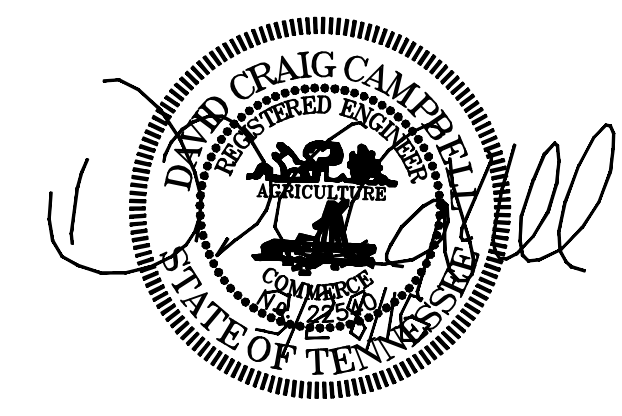
THE POSTED SPEED LIMIT FOR BROOME ROAD IS 30 MPH

SIGHT DISTANCE IS VERIFIED TO BE 300+ FEET IN EACH DIRECTION ON BROOME ROAD



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS 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.

[Signature] TN PE 22540



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction; to protect life, property, or work; to avoid excessively wide cuts in unstable material.
OSHA RULES SHALL BE ABIDED BY

SHEET ONE

CONCEPT PLAN 5-3E-16-C

BENTLEY FIELDS
KNOXVILLE, TENNESSEE

Prepared For:

AKP Properties, LLC
2099 Thunderhead Road, Suite 200
Knoxville, Tennessee 37922
(865) 389-7361

Planning Agency:

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED

Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

COPYRIGHT 2016