

- VICINITY MAP**
NOT TO SCALE
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACKFILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTOR OF AMERICA, INC.
 - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

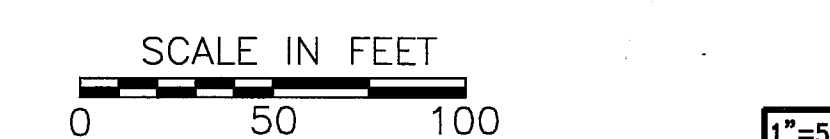
- PROPERTY NOTES:**
- TOTAL AREA = 9.72± ACRES
 - CLT 145 PARCEL 01
 - EXISTING ZONING: PR (3.8 DU/ACRE)
 - PROPOSED NUMBER OF LOTS: 37
 - 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 - 15' PERIPHERAL SETBACK REQUESTED WHERE SHOWN.

- VARIANCES REQUESTED:**
- HORIZONTAL CURVE VARIANCE FROM 250' TO 125' AT STA 1+67 ROAD B.
 - VERTICAL CURVE TANGENT FROM 50' TO 11.67' AT STA 0+88 ROAD A.
 - HORIZONTAL CURVE FROM 250' TO 200' ON ROAD A STA 0+38.

- SETBACKS:**
- FRONT: 20 FT.
SIDE: 5 FT.
REAR: 15 FT. UNLESS CONTROLLED BY 35' PERIPHERAL

- UTILITIES:**
- WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOX CITY UTILITIES BOARD
SOLID WASTE: PRIVATE HAULER
GAS: KUB
TELEPHONE: AT&T

- LEGEND:**
- PROPOSED DRAINAGE LINE
PROPOSED CATCH BASIN



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.

D. C. Campbell 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

SHIET ONE

CONCEPT PLAN
8509 NUBBIN RIDGE ROAD
KNOX COUNTY, TENNESSEE

Prepared For:
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