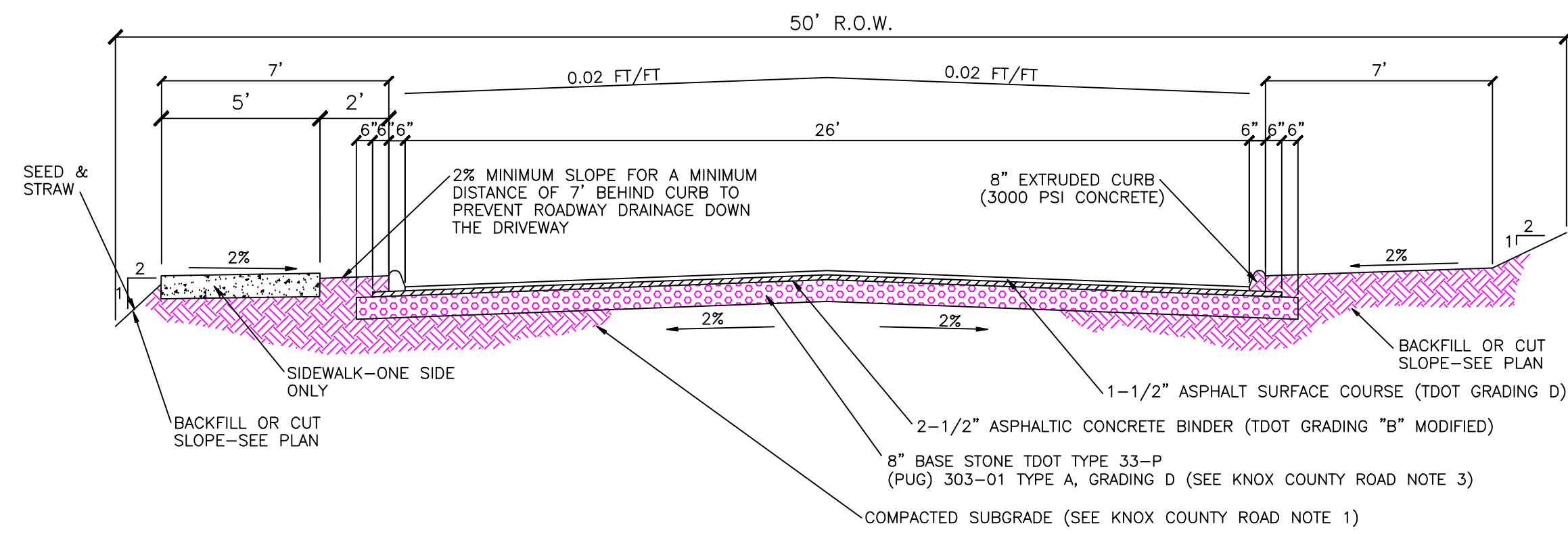
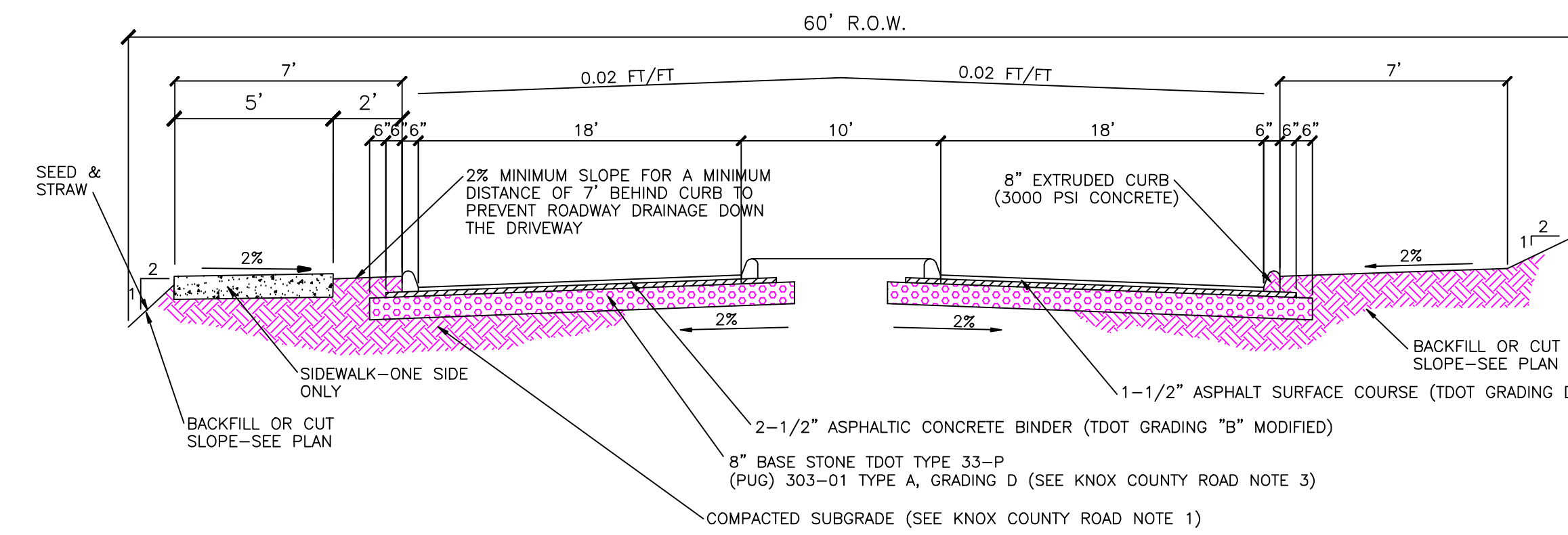
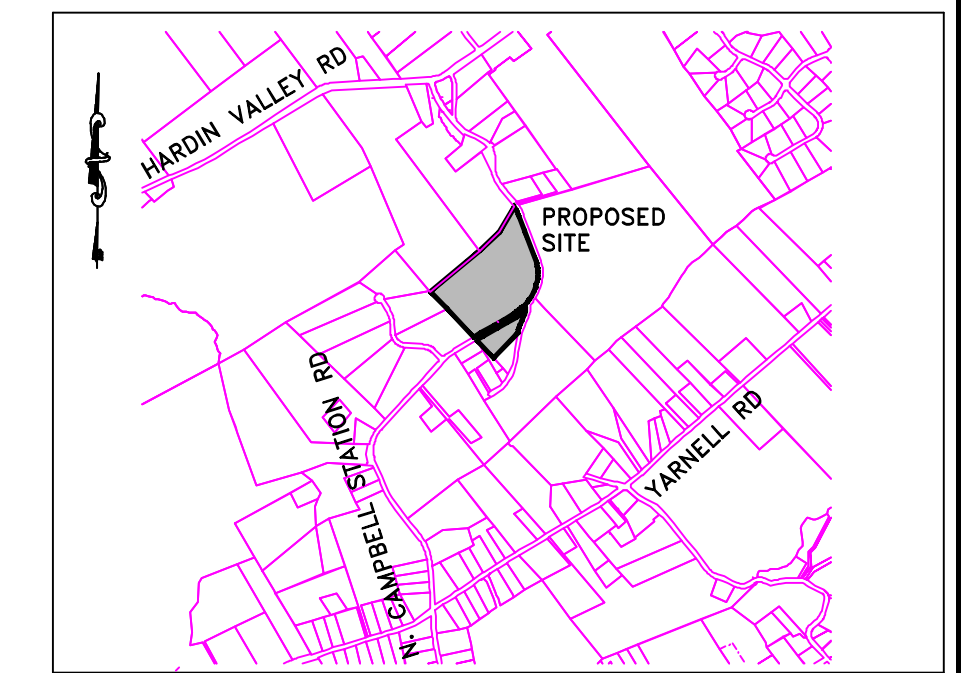




TYPICAL KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE



TYPICAL BOULEVARD ROAD CROSS SECTION
NOT TO SCALE



VICINITY MAP

GENERAL NOTES:

- 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.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS 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 CONTRACTORS OF AMERICA, INC.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

- TOTAL AREA = 20.0± ACRES
- CLT AND PARCEL: 117 021
- EXISTING ZONING: A (PR 3.0 DU/ACRE REQUESTED)
- PROPOSED NUMBER OF LOTS: 50
- 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.

SETBACKS:

- FRONT: 20 FT.
SIDE: 5 FT.
REAR: 35 FT.

UTILITIES:

- WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOX CITY UTILITY BOARD
SOLID WASTE: PRIVATE HAULER
TELEPHONE: AT&T

VARIANCES REQUESTED:

- ROAD A STA 3+00 REDUCTION OF VERTICAL CURVE FROM 25 TO 20.
- ROAD A STA 1+00 REDUCTION OF VERTICAL CURVE FROM 25 TO 16.
- ROAD C STA 0+30 REDUCTION OF VERTICAL CURVE FROM 25 TO 20.
- ROAD C STA 1+95 REDUCTION OF VERTICAL CURVE FROM 25 TO 20.

6-SC-16-C / 6-J-16-UR

Revised: 7/25/2016



SCALE IN FEET
0 60 120
1"=60'

24 JUL 2016
SHEET ONE

CONCEPT PLAN

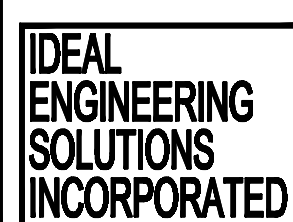
HIGHLANDS AT HARDIN VALLEY
KNOX COUNTY, TENNESSEE

Prepared For:

Ashwood Properties, LLC
11020 Kingston Pike, Suite 250
Farragut, Tennessee 37934
(865) 406-2034

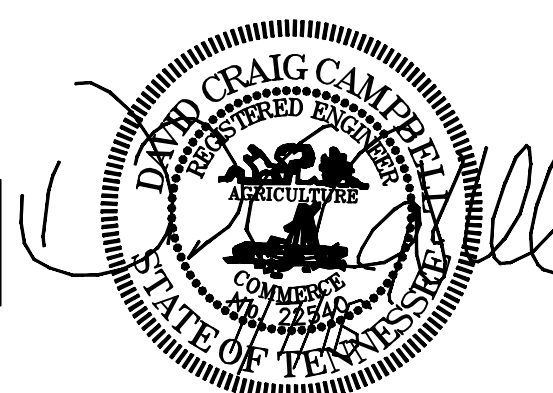
Planning Agency:

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



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

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



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.

David Craig Campbell TN PE 22540

LIMITS OF GRADING

35' R.O.W. DEDICATION FROM CENTERLINE OF N. CAMPBELL STATION RD

CAMPBELL STATION ROAD
POSTED SPEED LIMIT 30 MPH

LINE-OF-SIGHT B
360' SITE DISTANCE EXISTING

LINE-OF-SIGHT A
500'± SITE DISTANCE EXISTING

TYPICAL LOT LAYOUT
NOT TO SCALE

