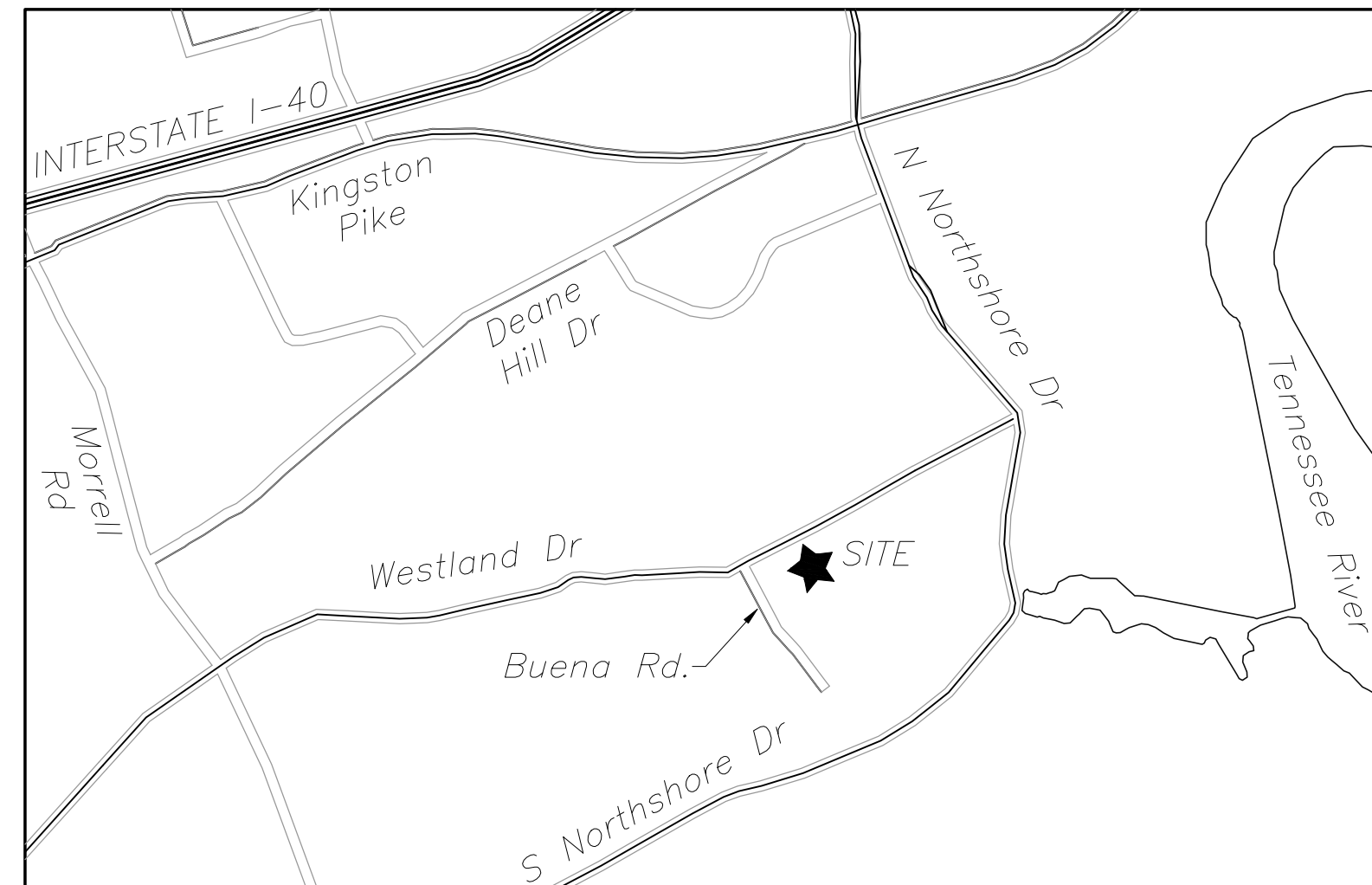


SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1708014


6702 WESTLAND DRIVE

SITE ADDRESS: 6702 WESTLAND DR, KNOXVILLE, TENNESSEE 37919
CITY BLOCK #51510, PARCEL ID #121PB024



LOCATION MAP
N.T.S

OWNER/DEVELOPER:
HARRIGAN CONSTRUCTION COMPANY, LLC
P.O. BOX 10872
KNOXVILLE, TN 37919
TEL. (865) 558-5507

 ENGINEER:
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY ROAD, SUITE 201
FARRAGUT, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

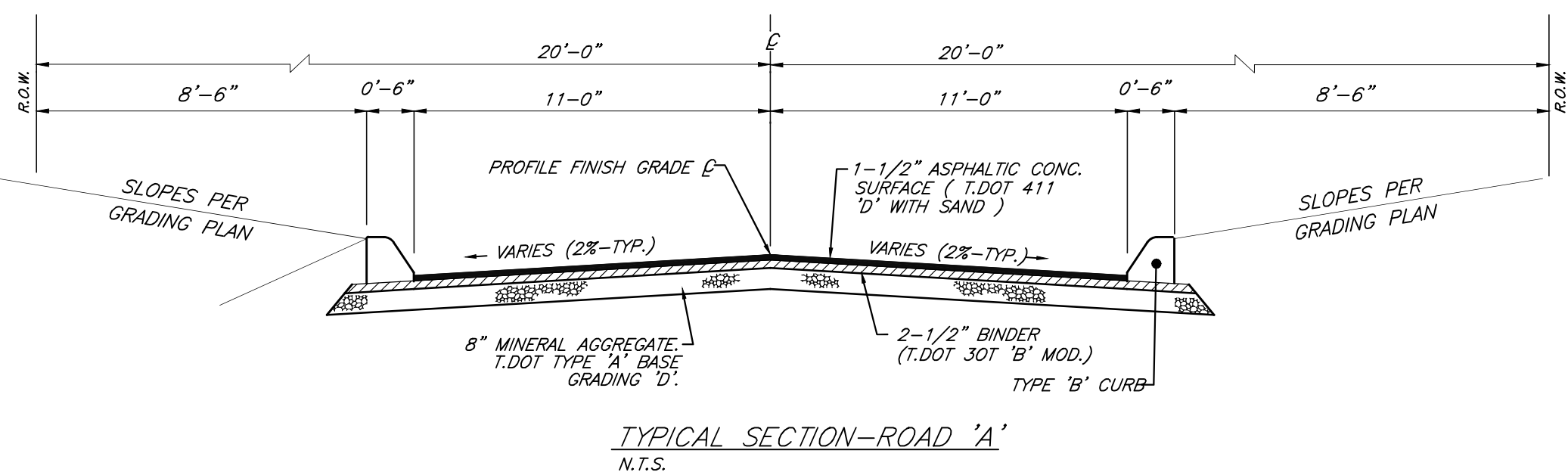
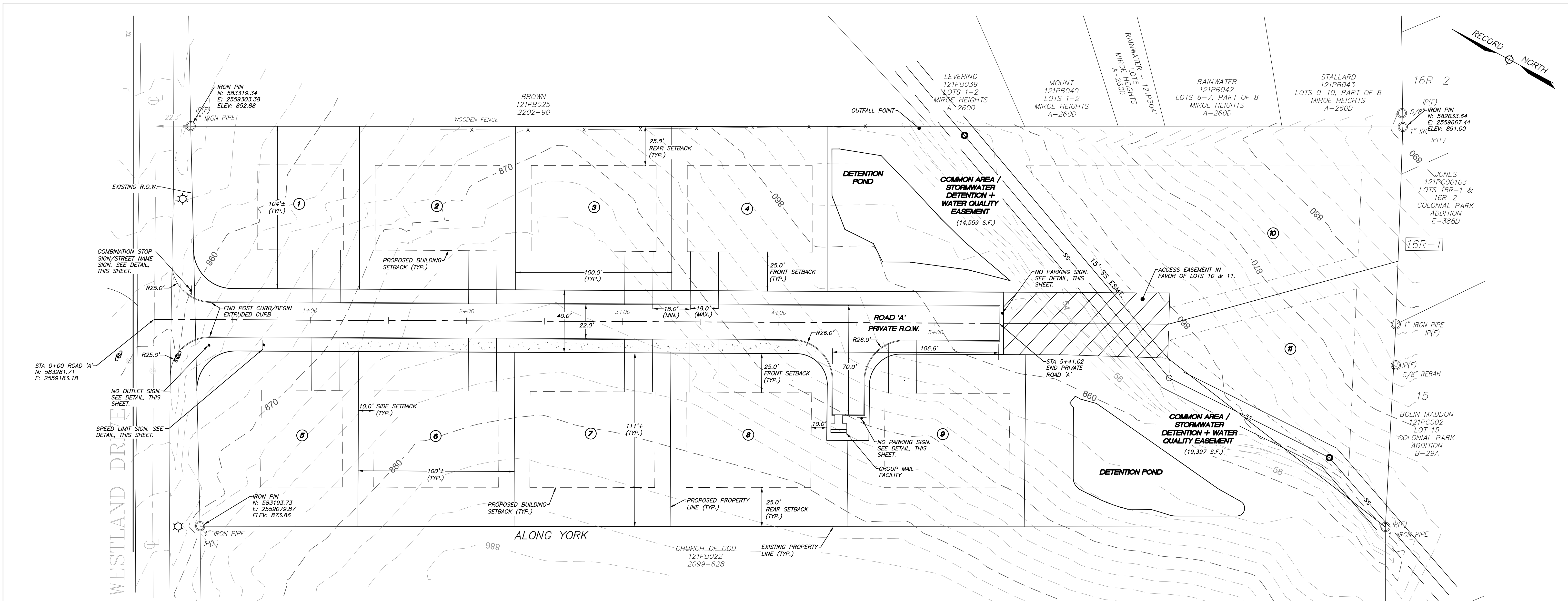
ELECTRIC	- AS DIRECTED BY KUB
GAS	- AS DIRECTED BY KUB
WATER	- AS DIRECTED BY KUB
CABLE TV	- AS DIRECTED BY COMCAST
TELEPHONE	- AS DIRECTED BY AT&T
SITE DEVELOPMENT	- AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

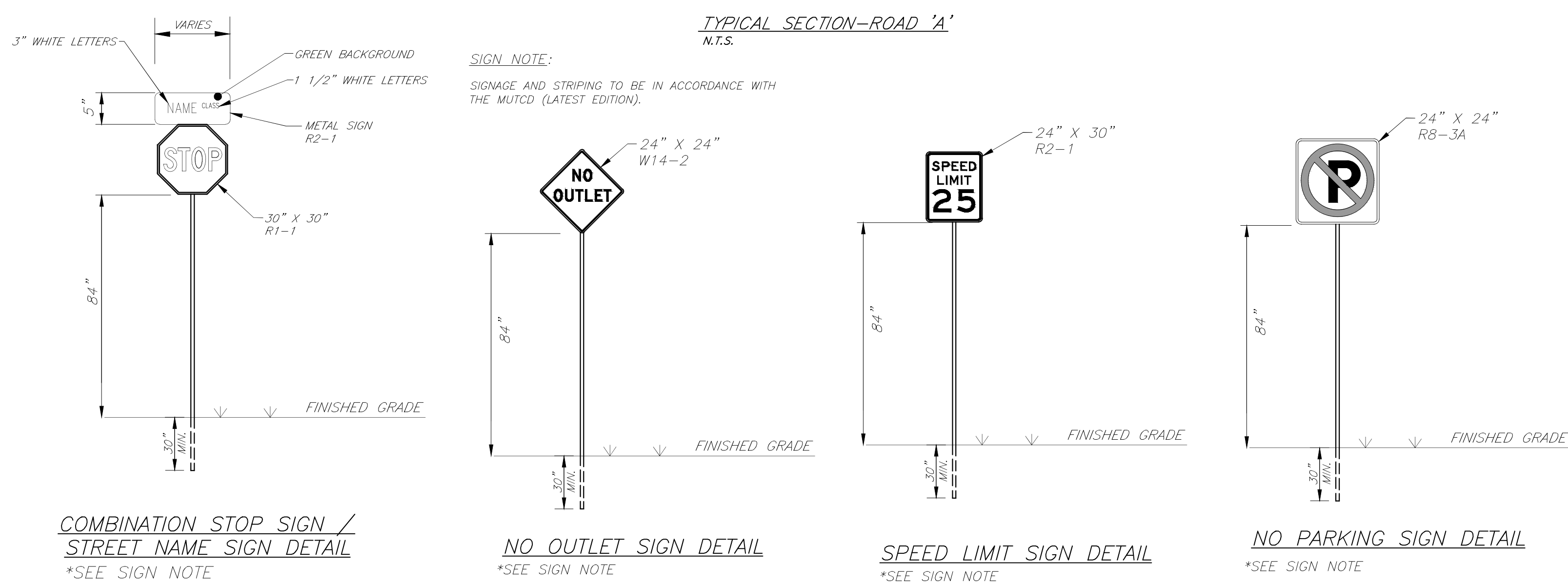
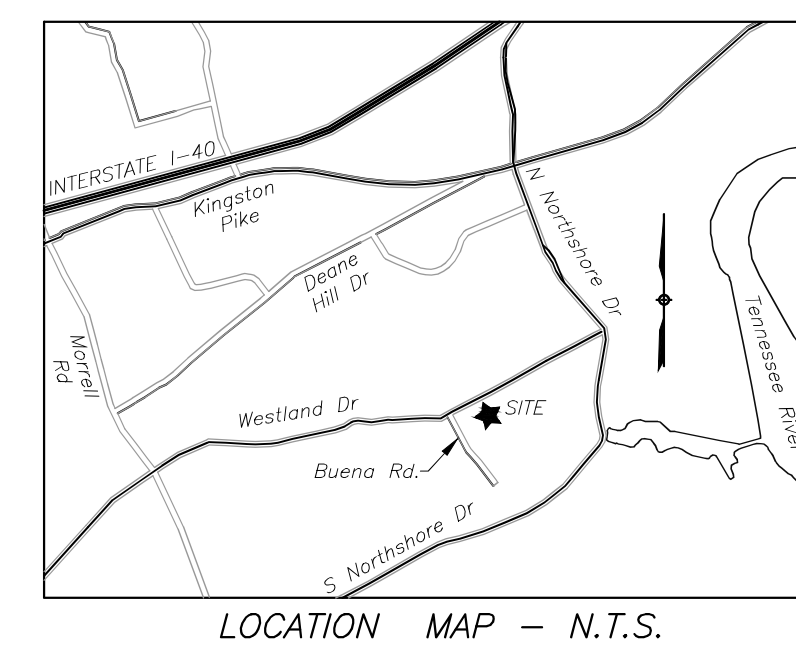
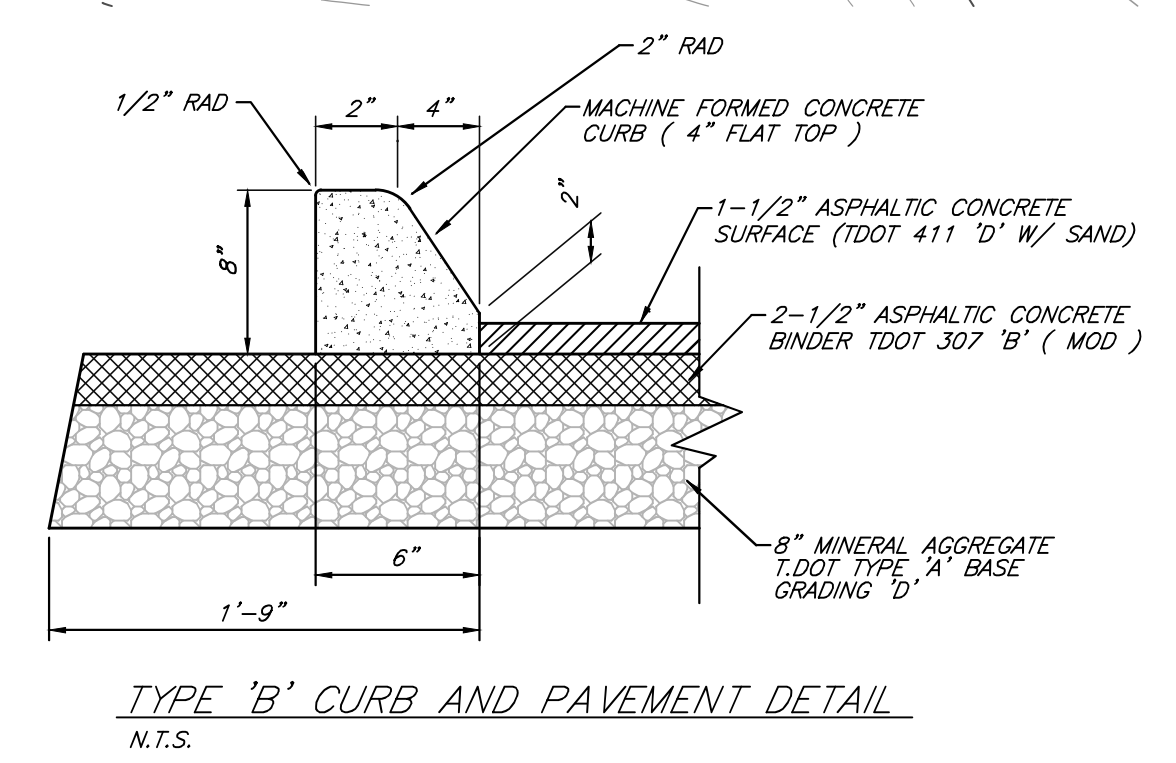
<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
SITE PLAN	C-1
ROAD 'A' PROFILE	C-2

6-SD-23-C
4/24/2023

ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - SEE DETAILS ON THIS SHEET FOR STREET AND CURB INFORMATION. DRIVEWAYS TO BE A MINIMUM OF 20' IN LENGTH.
 - SETBACKS ARE PER CITY OF KNOXVILLE RN-1 AND ARE AS FOLLOWS:
 FRONT - 25 FEET
 SIDE - 8 FEET (SUM SHALL NOT BE LESS THAN 20 FEET)
 REAR - 25 FEET
 - ALL UNITS TO HAVE INTERNAL STREET ACCESS ONLY.
 - ALL UNITS TO HAVE 2-CAR GARAGES.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION PER LYNCH SURVEYS LLC, DATED FEBRUARY 28, 2018.
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP #47093C0267G, EFFECTIVE DATE: AUGUST 5, 2013.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE TURNAROUND SHALL BE SIGNED WITH "NO PARKING" TO DISSUADE THE RESIDENT AT THE DRIVEWAY FROM FUNCTIONALLY USING THE TURNAROUND AS AN EXTENDED DRIVEWAY.



LOT COVERAGE SUMMARY

Category	Area (S.F.)	Area (Acres)
TOTAL AREA	196,953 S.F.	4.52-ACRES
AREA W/IN PRIVATE R.O.W.	22,651 S.F.	0.52-ACRES
EXISTING IMPERVIOUS AREA	5,038 S.F.	
SIDEWALK ALONG PRIVATE R.O.W.	2,220 S.F.	
POST-DEVELOPED IMPERVIOUS AREA	65,265 S.F.**	

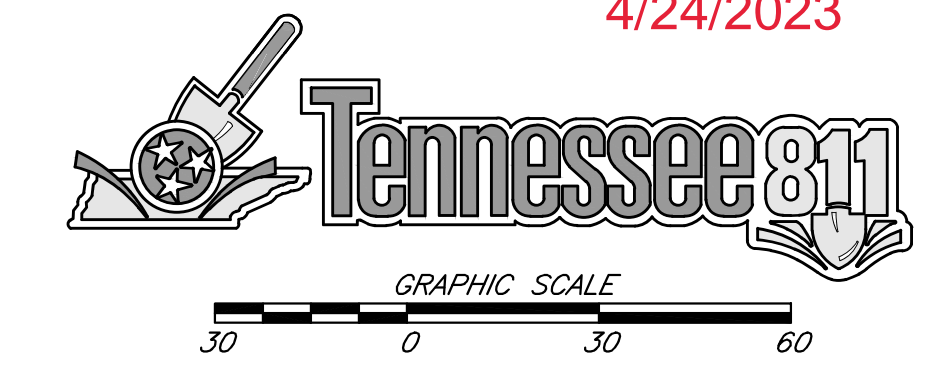
**POST-DEVELOPED IMPERVIOUS AREA WAS CALCULATED WITH THE ASSUMPTION OF 40% COVERAGE FOR EACH INDIVIDUAL LOT, WHICH IS THE MAXIMUM LOT COVERAGE PER LOT.

Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108694
 Date: 4/21/2023

6-SD-23-C
4/24/2023



SHEET C-1

SITE PLAN
6702 WESTLAND DRIVE
 SITE ADDRESS: 6702 WESTLAND DR., KNOXVILLE, TN 37919

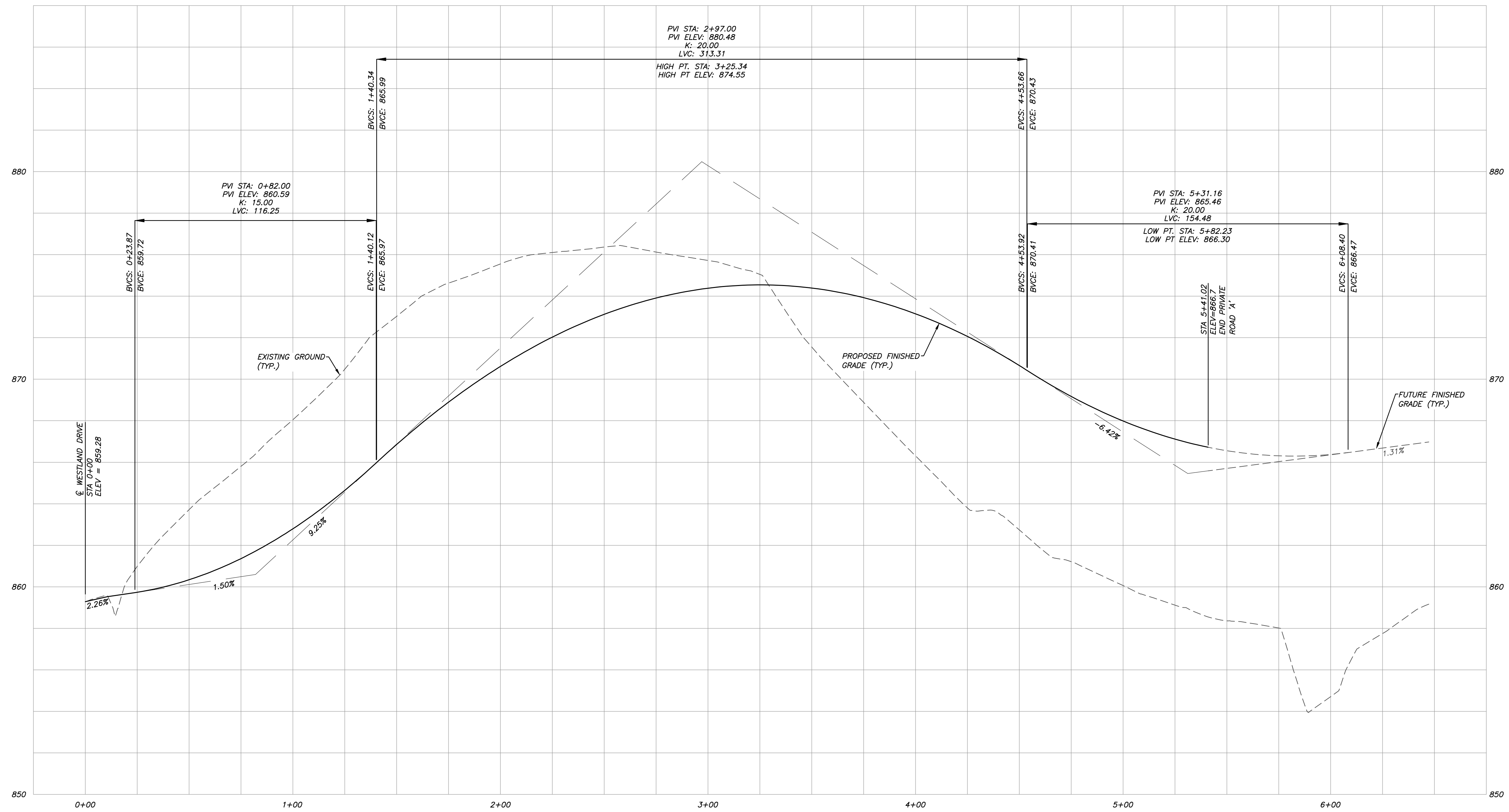
CITY OF KNOXVILLE KNOX CO.
 WARD NO. 51 TENNESSEE
 PARCEL ID #121PB024 CITY BLOCK NO. 51510
 SCALE: 1"=30' APRIL 21, 2023

OWNER: HARRIGAN CONSTRUCTION COMPANY, LLC
 P.O. BOX 10872
 KNOXVILLE, TENNESSEE 37919
 (865) 588-5507

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 FARRAGUT, TENNESSEE 37932
 (865) 966-1924

DWN: BDS CHK: CAS DWG. NO. 1708014

REVISION	DATE	DESCRIPTION	BY



PROFILE VIEW ROAD 'A':
 1"=30' (HORIZ.)
 1"=3' (VERT.)


6-SD-23-C
 4/24/2023

SHEET C-2

ROAD 'A' PROFILE
6702 WESTLAND DRIVE
 SITE ADDRESS: 6702 WESTLAND DR., KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO.
 WARD NO. 51 TENNESSEE
 PARCEL ID #121PB024 CITY BLOCK NO. 51510
 SCALE: AS NOTED AUGUST 19, 2021

OWNER: HARRIGAN CONSTRUCTION COMPANY, LLC
 P.O. BOX 10872
 KNOXVILLE, TENNESSEE 37919
 (865) 588-5507

 URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 FARRAGUT, TENNESSEE 37932
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY

DWN: BDS CHK: CAS DWG. NO. 1708014