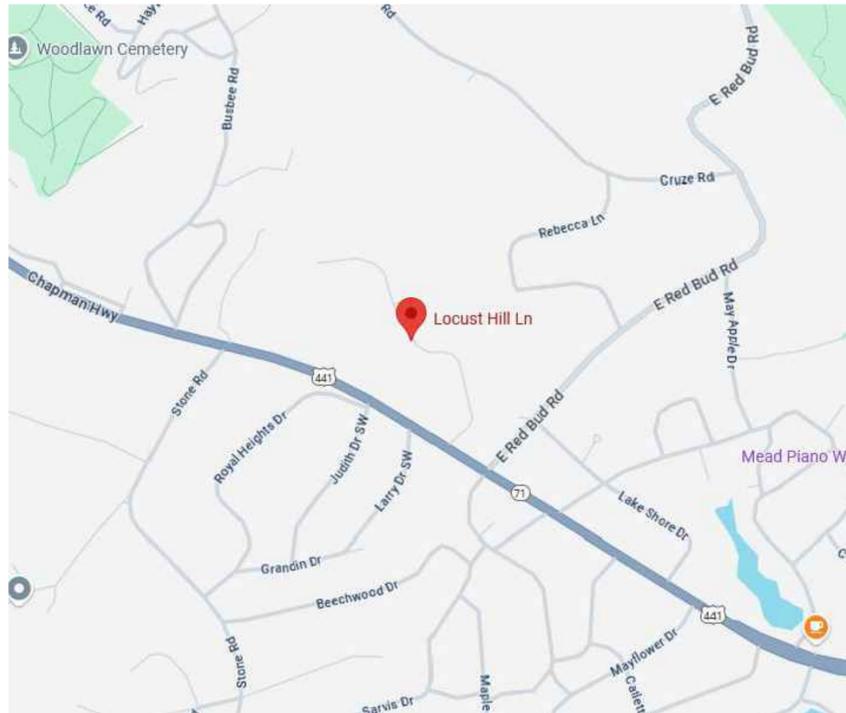


SUBDIVISION PLANS

LOCUST HILL LANE SUBDIVISION

SITE ADDRESS: 0 LOCUST HILL LANE,
KNOXVILLE TENNESSEE 38920
KNOX COUNTY PLANNING FILE:
7-SB-25-C

Revised: 6/24/2025



OWNER/DEVELOPER
OMAR YOUSIF



SITE ENGINEER:
ZAHEER AHMED
ONESOURCE CONSTRUCTION AND
ENGINEERING
(865) 660-4959

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

ELECTRICAL — AS DIRECTED BY KUB
GAS — AS DIRECTED BY KUB
WATER — AS DIRECTED BY KUB
CABLE TV — AS DIRECTED BY KUB
TELEPHONE — AS DIRECTED BY KUB
CITY OF KNOXVILLE — ALL APPLICABLE TOWN REGULATIONS
AND ORDINANCES

SHEET INDEX

TITLE	SHEET
COVER SHEET	1
OVERALL PLAN	2
GRADING AND DRAINAGE PLAN	3
UTILITIES PLAN	4
SOIL EROSION AND SEDIMENT CONTROL PLAN	5
DETAILS	6

BUILDING SUMMARY:

BUILDING AREA (9 LOTS@ 2375) 21,375
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: WOOD
OCCUPANCY TYPE: RESIDENTIAL
ONE-HOUR PROTECTED: NO
BUILDINGS SPRINKLED: NO

ISSUE NO.	DATE	DESCRIPTION

PROPOSED SIGHT TRIANGLE EASEMENT 50' IN BOTH DIRECTIONS TO 12' OFF EDGE OF PAVEMENT (TYPICAL AT ALL DRIVEWAYS)

PROPOSED RESIDENCE AND PROPOSED 12' CONCRETE DRIVEWAY (TYPICAL FOR 7 LOTS) SEE TYPICAL LOT DETAIL

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

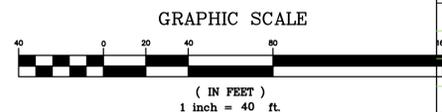
- ELECTRICAL - AS DIRECTED BY KUB
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- WATER - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY KUB
- TELEPHONE - AS DIRECTED BY KUB
- CITY OF KNOXVILLE - ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES



PROPOSED SITE TRIANGLE EASEMENT AND SIZE AS REFERENCED FROM CENTERLINE OF DRIVEWAY TO CENTERLINE OF ROAD (TYPICAL AT ALL LOTS) THE SIGHT DISTANCE EASEMENT SHALL MEET AASHTO REQUIREMENTS DURING THE DESIGN PLAN PHASE

LOT 7 SHALL HAVE ACCESS TO LOCUST HILL LANE ONLY

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	32.68'	165.00'	S38°36'50"E	32.62'
C2	75.84'	165.00'	S57°27'20"E	75.18'
C3	56.34'	165.00'	S80°24'23"E	56.07'
C4	80.15'	60.00'	S51°55'07"E	74.32'
C5	65.41'	60.00'	S14°48'53"W	62.22'



7-SB-25-C
Revised: 6/24/2025

CLIENT: OMAR YOUSIF
PROJECT LOCATION:
O LOCUST HILL LANE SUBDIVISION
KNOXVILLE, TN 37920
KNOXVILLE/KNOX COUNTY PLANNING FILE NO.
7-SB-25-C

OVERALL PLAN
O LOCUST HILL LANE



DRWN BY: MJF
DATE: 6/12/25
REVISIONS:

SHEET 2

PROPOSED RESIDENCE AND PROPOSED 12' CONCRETE DRIVEWAY (TYPICAL FOR 7 LOTS) SEE TYPICAL LOT DETAIL

(009.00) PEASE DB 1173, PG 9645

1 (008.00) JANET KEITH MAP A, SLIDE 393D

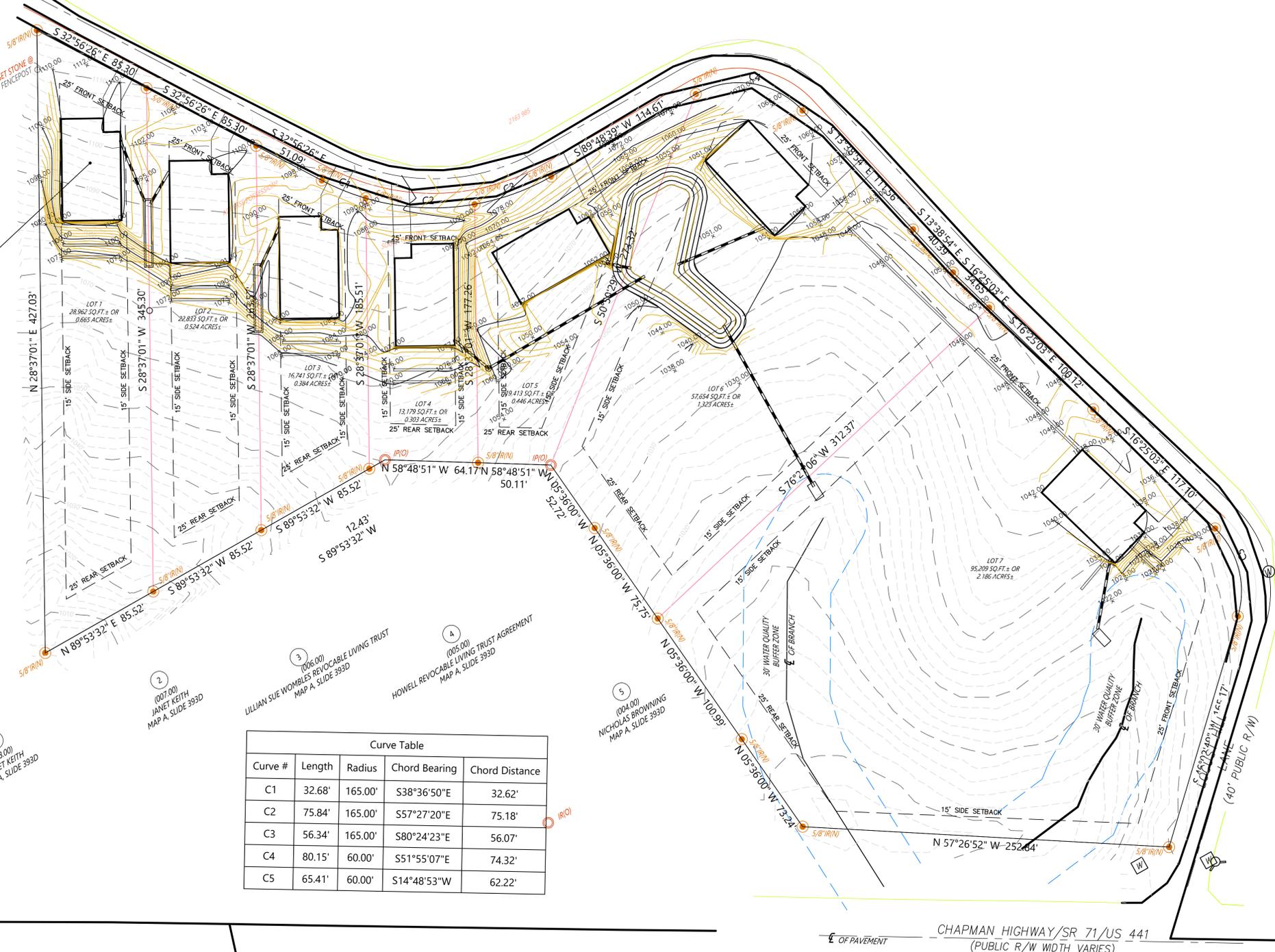
2 (007.00) JANET KEITH MAP A, SLIDE 393D

3 (006.00) LILLIAN SUE WOMBLE'S REVOCABLE LIVING TRUST MAP A, SLIDE 393D

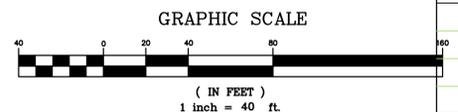
4 (005.00) HOWELL REVOCABLE LIVING TRUST AGREEMENT MAP A, SLIDE 393D

5 (004.00) NICHOLAS BROWNING MAP A, SLIDE 393D

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	32.68'	165.00'	S38°36'50"E	32.62'
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C4	80.15'	60.00'	S51°55'07"E	74.32'
C5	65.41'	60.00'	S14°48'53"W	62.22'



E OF PAVEMENT CHAPMAN HIGHWAY/SR 71/US 441 (PUBLIC R/W WIDTH VARIES)



7-SB-25-C Revised: 6/24/2025

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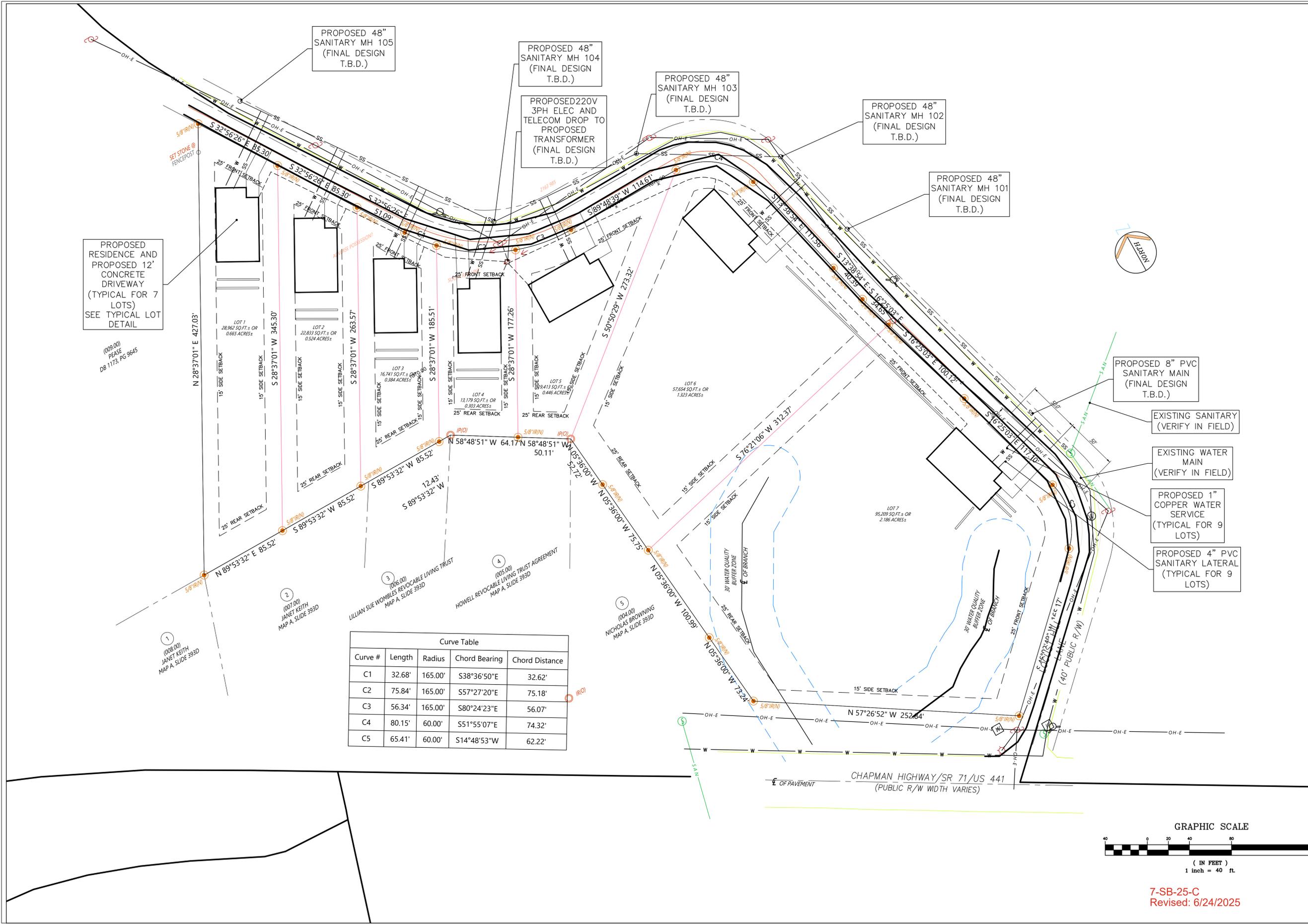
GRADING AND DRAINAGE PLAN

O LOCUST HILL LANE



DRWN BY: MJF
 DATE: 6/12/25
 REVISIONS:

SHEET 3



PROPOSED 48" SANITARY MH 105 (FINAL DESIGN T.B.D.)

PROPOSED 48" SANITARY MH 104 (FINAL DESIGN T.B.D.)

PROPOSED 48" SANITARY MH 103 (FINAL DESIGN T.B.D.)

PROPOSED 48" SANITARY MH 102 (FINAL DESIGN T.B.D.)

PROPOSED 48" SANITARY MH 101 (FINAL DESIGN T.B.D.)

PROPOSED RESIDENCE AND PROPOSED 12' CONCRETE DRIVEWAY (TYPICAL FOR 7 LOTS) SEE TYPICAL LOT DETAIL

PROPOSED 8" PVC SANITARY MAIN (FINAL DESIGN T.B.D.)

EXISTING SANITARY (VERIFY IN FIELD)

EXISTING WATER MAIN (VERIFY IN FIELD)

PROPOSED 1" COPPER WATER SERVICE (TYPICAL FOR 9 LOTS)

PROPOSED 4" PVC SANITARY LATERAL (TYPICAL FOR 9 LOTS)

Curve #	Length	Radius	Chord Bearing	Chord Distance
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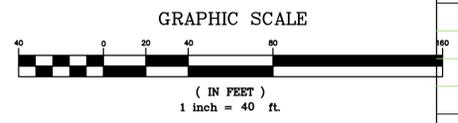
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 KNOXVILLE/KNOX COUNTY PLANNING FILE NO.
 7-SB-25-C

UTILITIES PLAN

O LOCUST HILL LANE



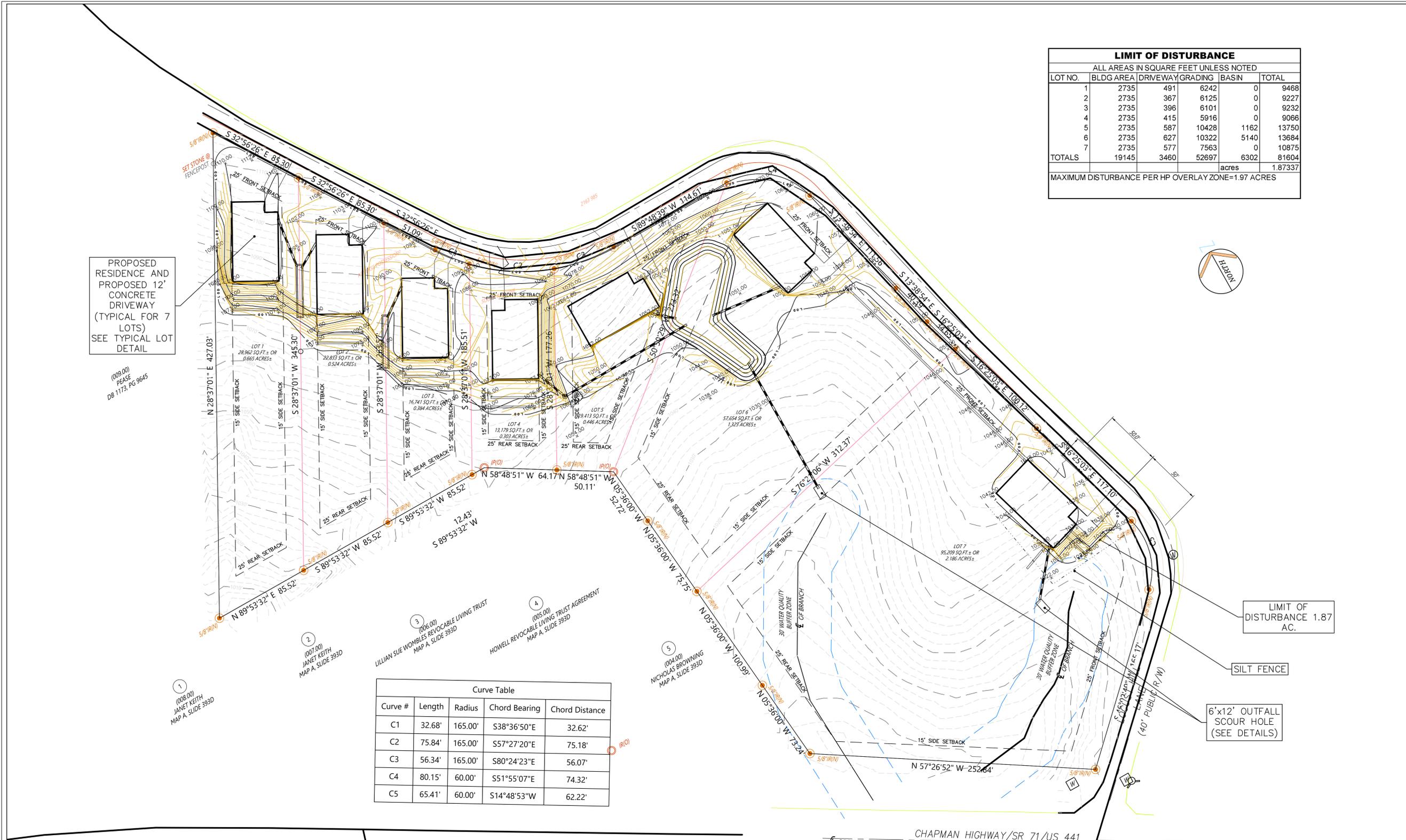
DRWN BY: MJF
 DATE: 6/12/25
 REVISIONS:



7-SB-25-C
 Revised: 6/24/2025

SHEET

4



PROPOSED RESIDENCE AND PROPOSED 12' CONCRETE DRIVEWAY (TYPICAL FOR 7 LOTS) SEE TYPICAL LOT DETAIL

(009.00) PEASE DB 1173, PG 9645

1 (008.00) JANET KEITH MAP A, SLIDE 393D

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C5	65.41'	60.00'	S14°48'53"W	62.22'

LIMIT OF DISTURBANCE					
ALL AREAS IN SQUARE FEET UNLESS NOTED					
LOT NO.	BLDG AREA	DRIVEWAY GRADING	BASIN	TOTAL	
1	2735	491	6242	0	9468
2	2735	367	6125	0	9227
3	2735	396	6101	0	9232
4	2735	415	5916	0	9066
5	2735	587	10428	1162	13750
6	2735	627	10322	5140	13684
7	2735	577	7563	0	10875
TOTALS	19145	3460	52697	6302	81604
				acres	1.87337
MAXIMUM DISTURBANCE PER HP OVERLAY ZONE=1.97 ACRES					

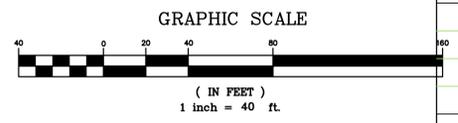


LIMIT OF DISTURBANCE 1.87 AC.

SILT FENCE

6'x12' OUTFALL SCOUR HOLE (SEE DETAILS)

CHAPMAN HIGHWAY/SR 71/US 441 (PUBLIC R/W WIDTH VARIES)



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SOIL EROSION PLAN
 O LOCUST HILL LANE



DRWN BY: MJF
 DATE: 6/12/25
 REVISIONS:

SHEET 5

