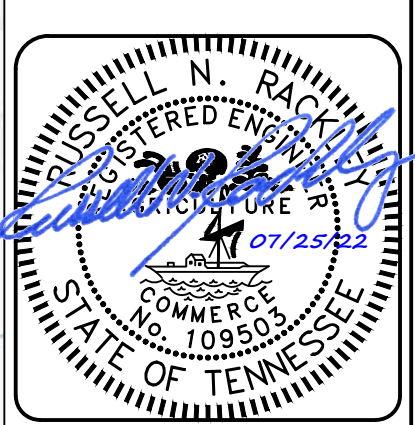
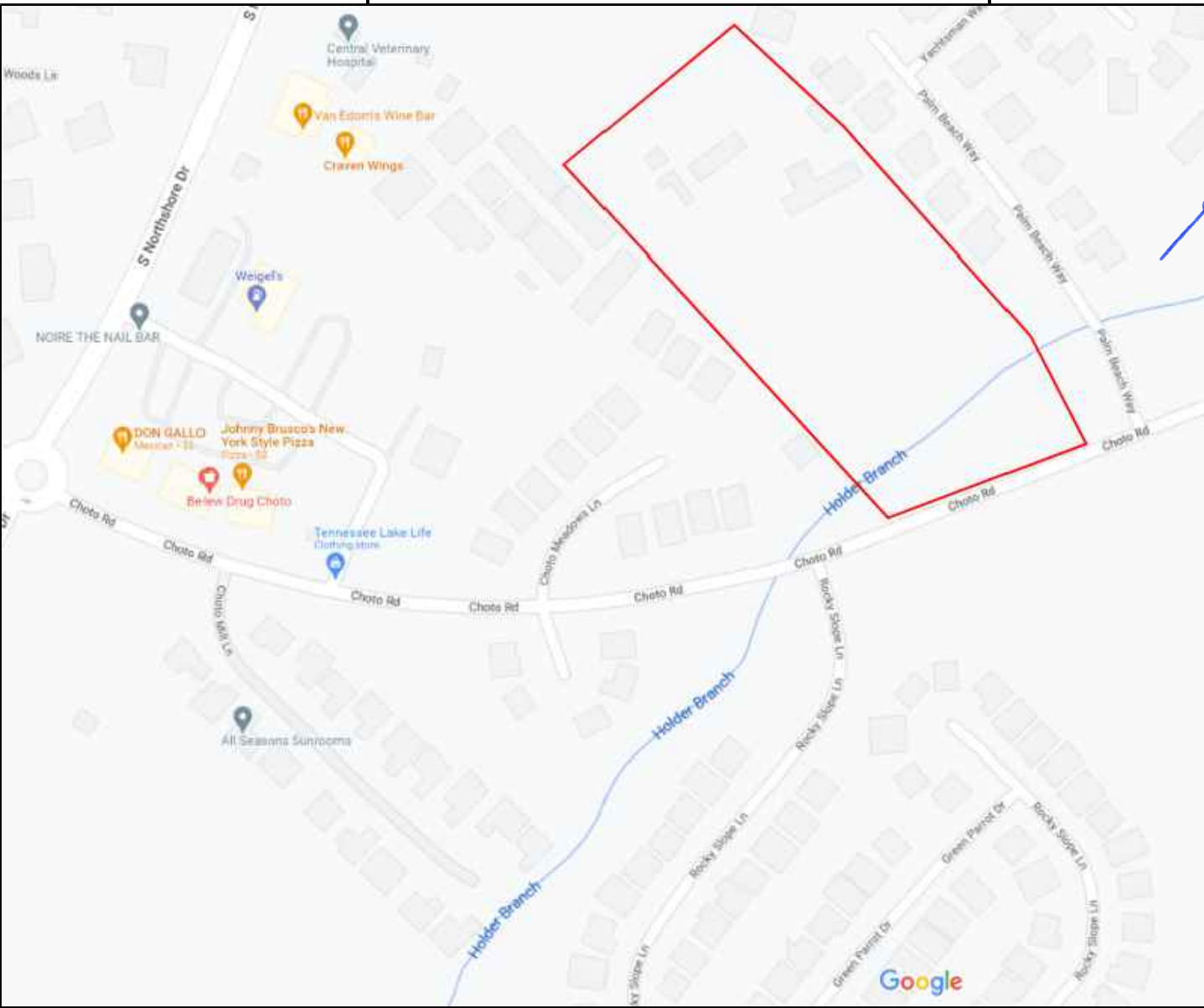


- NOTES:
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
  - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
  - ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
  - ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
  - ALL ROADS TO BE IN 50' PUBLIC OR PRIVATE RIGHT OF WAY.
  - CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
  - DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
  - ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.

VARIANCE REQUESTS:

REDUCE INTERSECTION SPACING ON MINOR COLLECTOR FROM 300 FT TO 186 FT



Revisions		
No.	Description	Date
1	REVISED PER COUNTY REVIEW COMMENTS	07/25/22

Designed By:	RNR
Checked By:	RNR
Date:	06/24/22
File Name:	Choto Concept Layout.dwg

DEVELOPER:  
HOMESTEAD LAND HOLDINGS, LLC  
122 PERIMETER PARK DR  
KNOXVILLE, TN 37922

CONCEPT OF FARRIS PROPERTY SUBDIVISION  
KNOX COUNTY, TN  
CONCEPT PLAN

8-SF-22-C/8-G-22-DP

Sheet  
**C100**  
SHEET 1 OF 3

LEGEND

---	PROPERTY LINE
---	EXISTING MJR CONTOUR
---	EXISTING MNR CONTOUR
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING DITCH LINE
---	EXISTING GAS LINE
---	PROPOSED LOT LINE
---	BUILDING SET BACK LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED ROAD CURB

SIGNATURE SELF STORAGE

WILCO LLC

CHOTO MEADOWS

LAKE COVE

PALM BEACHWAY

FUD

THE WOODS AT CHOTO

CHOTO RD

JOSEPH L SWIFT, JR

PROPERTY DATA:  
1736 CHOTO RD  
PARCEL 162 06201  
AREA: 7.18 ACRES +/-  
ZONE: PR 5 DU/AC  
TOTAL LOTS: 18  
DENSITY: 2.5 DU/AC  
COMMON AREA: 1.6 AC (22%)  
SETBACKS:  
FRONT= 20 FT  
SIDE= 5 FT; REAR= 15 FT  
PERIPHERAL= 25 FT (LOTS 13-18 ONLY)  
UTILITIES:  
LCUB (ELECTRIC)  
FUD (WATER AND SEWER)



CERTIFICATION OF CONCEPT PLAN

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 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.

REGISTERED ENGINEER: *Russell N. Rackley*

TENNESSEE CERTIFICATE NO.: 109503

8-SF-22-C  
Revised: 7/25/2022









GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.

2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIE AND DETENTION FACILITIES ARE CONSTRUCTED.

3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING. ALL SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.

4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE. LENGTH OF RIP RAP AREA SHALL BE SIX TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF RIP RAP AREA SHALL BE 3 TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO TIMES THE DIAMETER AT DOWNSTREAM END.

5. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTIONED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTIONED TO A MINIMUM DRY DENSITY CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.

7. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.

8. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.

9. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.

10. STRIP TOPSOIL TO A MINIMUM DEPTH OF 18-INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.

11. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULL LOADED TANDEM AXLE DUMP TRUCK USING A CRESS-CROSS PATTERN (4 PASSES MIN.). AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ENGINEER.

12. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE.

13. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 INCHES AND LARGER THAN 4 INCHES IN THE TOP 6 INCHES OF EMBANKMENT.

14. FILL MATERIAL SHALL BE PLACED IN LOOSE. HORIZONTAL LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 96% MAXIMUM DRY DENSITY. COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.

15. A MINIMUM 6 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.

16. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE DRAINING DURING THE CONSTRUCTION OF ROADWAY AND BUILDING AREAS. WATER SHALL NOT BE ALLOWED TO POND ON SUBGRADE AREAS.

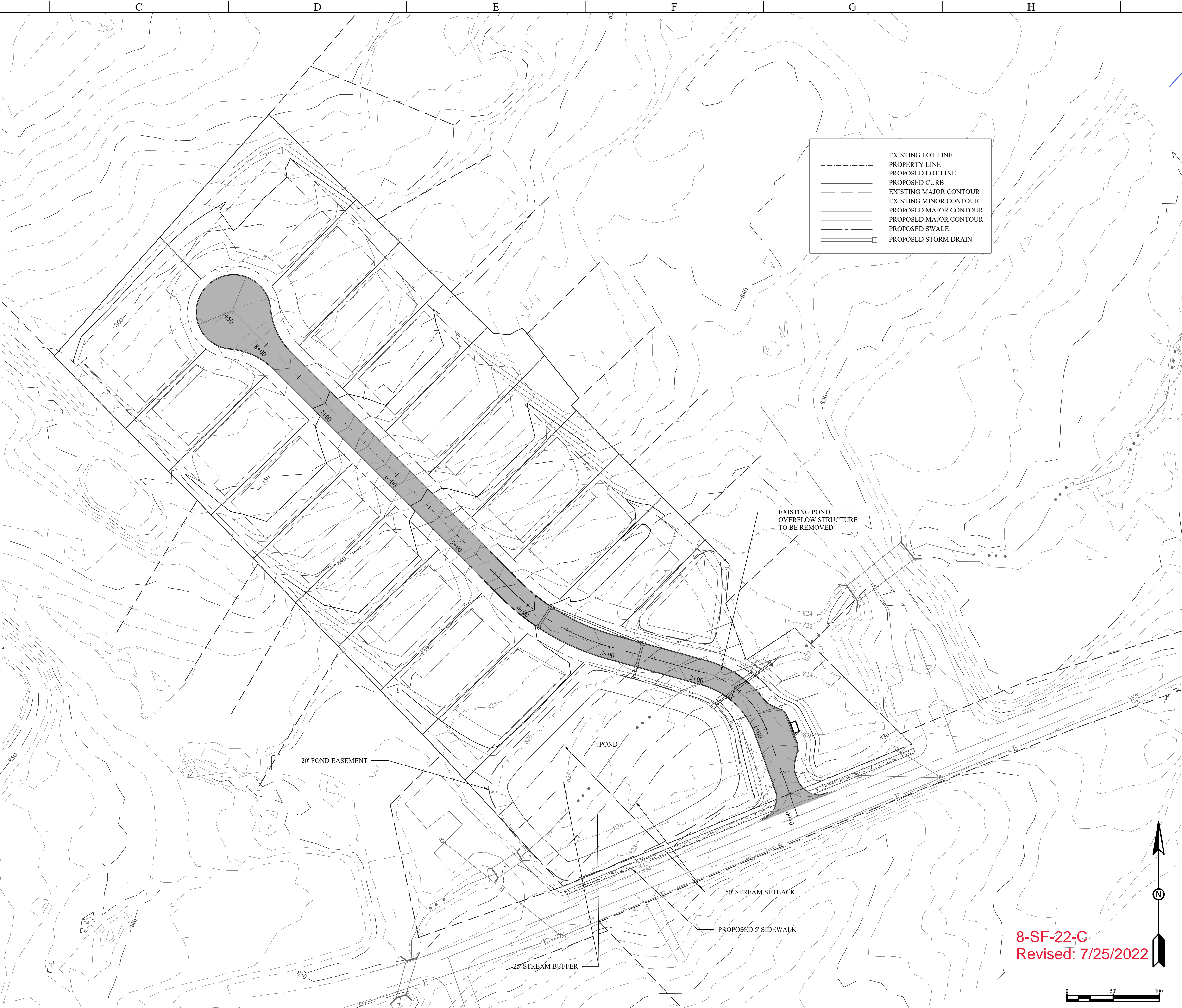
17. DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.

18. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS AND ARE ON NAVD88.

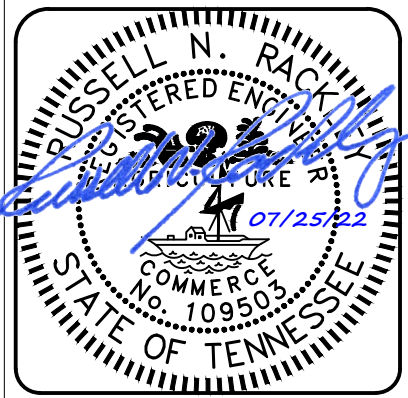
19. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGIS AND IS ON TNGS COORDINATES. FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.

20. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC.

21. NOTE REQUIRED BY KNOX COUNTY:  
"ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR."



---	EXISTING LOT LINE
- - -	PROPERTY LINE
---	PROPOSED LOT LINE
---	PROPOSED CURB
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED SWALE
---	PROPOSED STORM DRAIN



Symbol	No.	Description	Date	Approval
1	1	REVISED PER COUNTY REVIEW COMMENTS	07/25/22	RNR

Designed By:	RNR
Checked By:	RNR
Date:	06/24/22
File Name:	8-SF-22-C/8-G-22-DP

DEVELOPER:  
HOMESTEAD LAND HOLDINGS, LLC  
122 PERIMETER PARK DR  
KNOXVILLE, TN 37922

CONCEPT OF FARRIS PROPERTY SUBDIVISION  
KNOX COUNTY, TN  
GRADING AND DRAINAGE

Sheet  
**C102**  
SHEET 3 OF 3



Know what's below.  
Call before you dig.

8-SF-22-C  
Revised: 7/25/2022

