

CONCEPT & DESIGN PLAN
FOR

TWISTER OF KNOXVILLE
GYMNASIUM FOR YOUTH ATHLETIC TRAINING
ON NEAL DRIVE

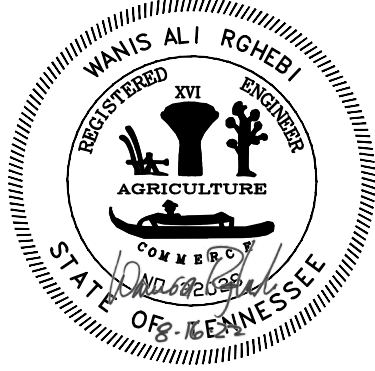
CLT MAP 038NB, PARCELS 008 & 010
DISTRICT-7, KNOX COUNTY, TENNESSEE

INDEX OF PLANS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	DRIVEWAY PROFILES PLAN



LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghabi@sengconsultants.com



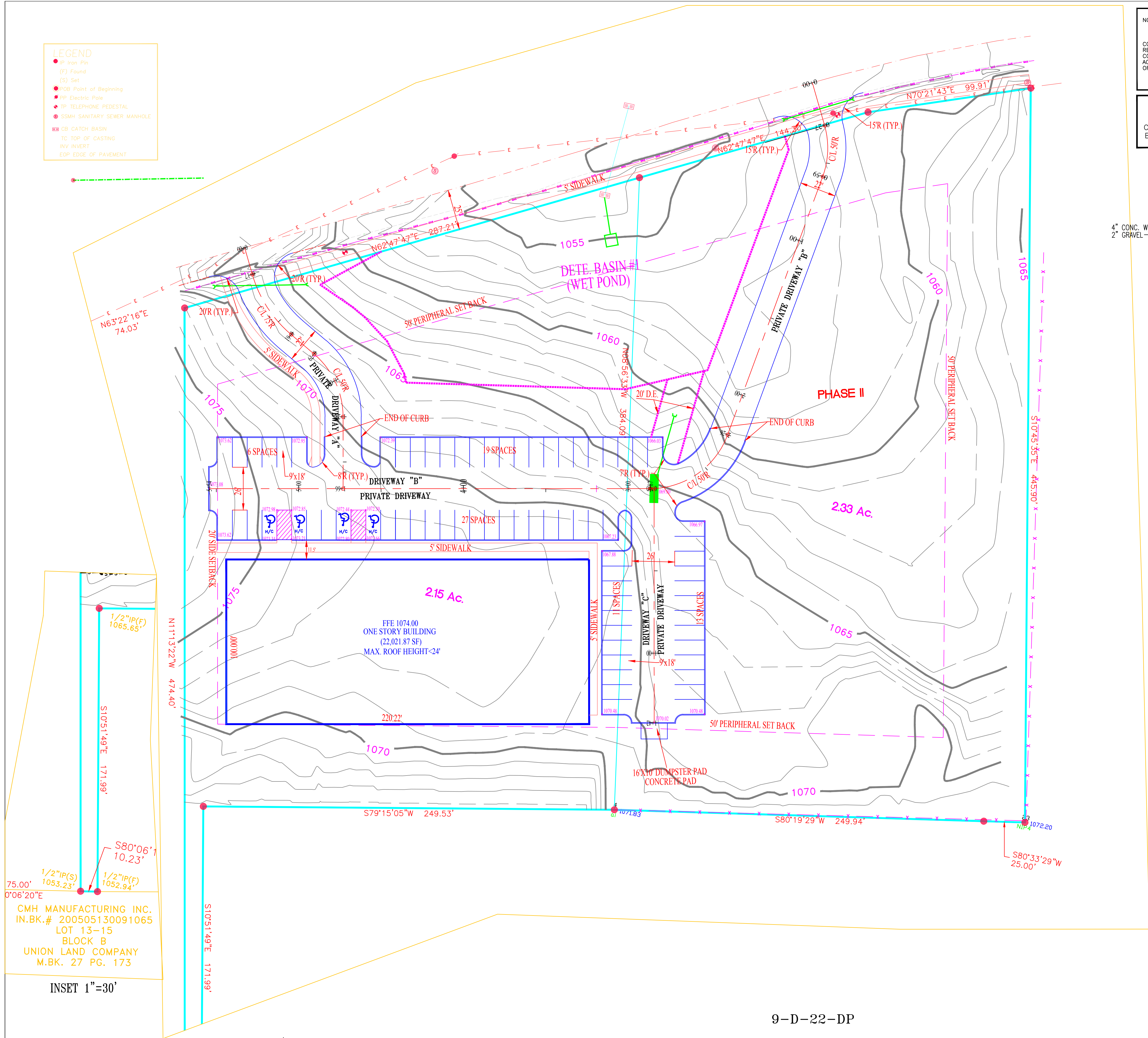
SITE ADDRESS:
3732 & 3720 NEAL DRIVE
KNOXVILLE, TENNESSEE 37918

OWNER/DEVELOPER:
KNOXVILLE TWISTERS CHEER & TUMBLING INC.
6930 GEMINI WAY
KNOXVILLE, TENNESSEE 37918-5328
PHONE (865) 202-9328
EMAIL: RCOURTNEY68@HOTMAIL.COM

REV. 8-15, 2022
JULY 25, 2022

9-D-22-DP

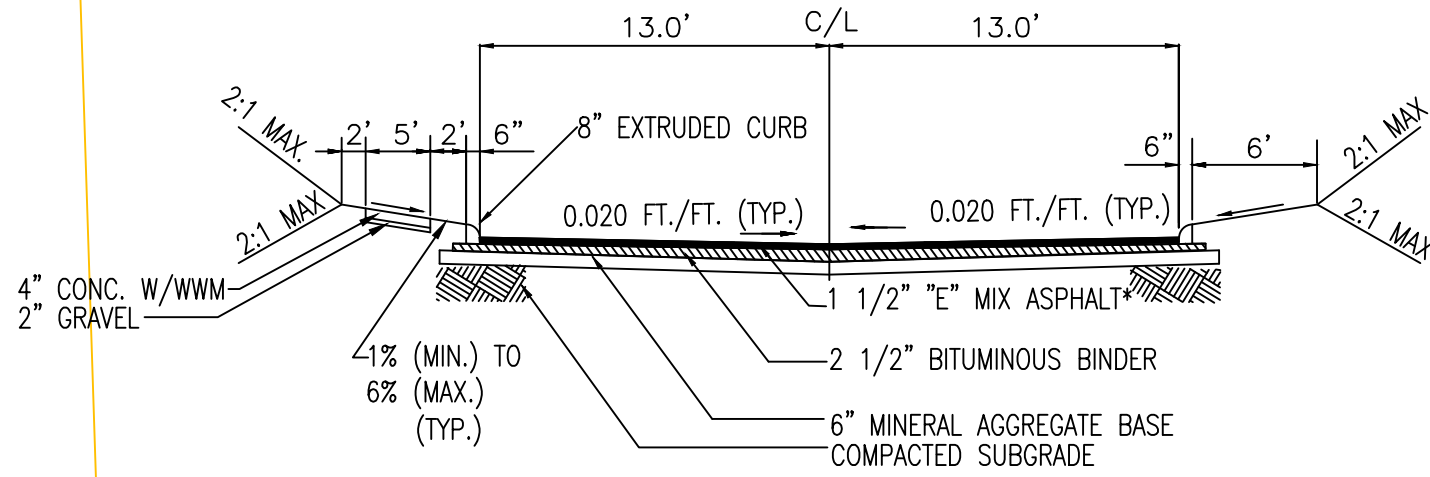
- LEGEND
- IP Iron Pin
 - (F) Found
 - (S) Set
 - PUB Point of Beginning
 - EP Electric Pole
 - TP TELEPHONE PEDESTAL
 - SSMH SANITARY SEWER MANHOLE
 - CB CATCH BASIN
 - TC TOP OF CASTING
 - INV INVERT
 - EOP EDGE OF PAVEMENT



DESIGNED	WAR	APPROVED ENGINEER	1	8-15-22	SECOND ENTRANCE ADDED	NO.	DATE	REVISION	APPR.	SCALE HORIZONTAL: 1"= 30' CONTOUR INTERVAL 1'	DEED REF. INST. #202205050084220 DEED REF. INST. #200005020029517 30 15 0 30 60	DATE 7-25-2022	CONTOUR INTERVAL: 1'
	WAR												
	WAR												

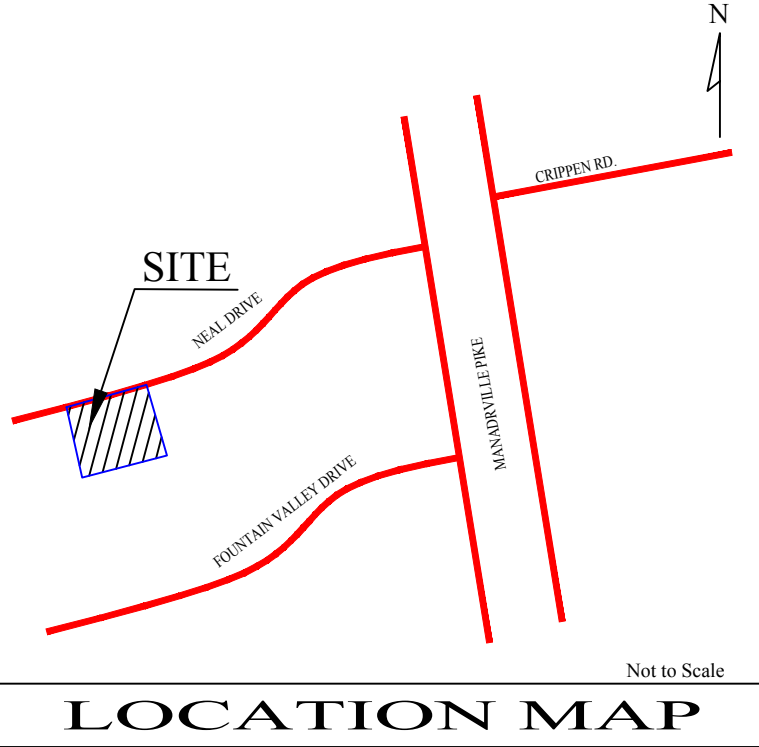
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

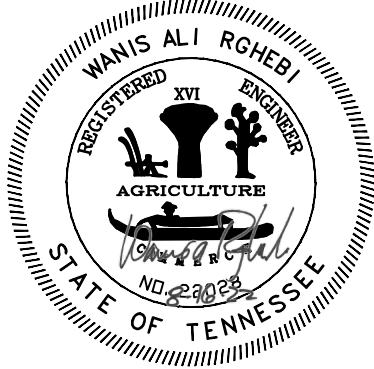


TYPICAL DRIVE WAY SECTION & PARKING PAVEMENT
22' WIDE DRIVEWAY
26' WIDE DRIVEWAY ALLEY FOR PARKING SPACES

- NOTES:
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - MINIMUM FINISHED FLOOR ELEVATION AS SHOWN.
 - ZONING IS PC (PARCEL 008) AND CA (PARCEL 010).
 - THESE TWO TRACTS CONTAIN APPROX. 2.15 ACRES FOR PARCEL 008 AND 2.33 ACRES. FOR PARCEL 010.
 - UTILITIES:
WATER: HDPU
SEWER: HDPU
ELECTRIC: KUB
GAS: KUB
TELEPHONE: TDS
 - 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.
 - CONTOURS PROVIDED BY OTHERS (FIELD TOPO).
 - BOUNDARY IS BASED ON FIELD SURVEY BY OTHERS.
 - BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL. FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
 - BENCH MARK ELEVATION IS SET BASED ON NAVD 88 DATUM.
 - THE LANDSCAPE SHALL COMPLY WITH THE KNOX COUNTY TREE PROTECTION ORDINANCE.
 - DRIVE NAME WILL BE ADDED FOR ADDRESSING DEPARTMENT PURPOSE.
 - THERE ARE 74 PARKING SPACES INCLUDING 4 HANDICAP SPACES.
 - PARCEL 010 INCLUDED HERE FOR JOINT DETENTION & DRAINAGE EASEMENT. SITE PLAN FOR 10 WILL BE SUBMITTED AS PHASE II IN THE FUTURE DEVELOPMENT.
 - TOTAL BOUNDARY FOR THE TWO TRACTS IS 4.48 ACRES.
 - THERE WILL BE SIGN DISPLAY ON THE BUILDING ONLY.
 - THE MAX. BUILDING HEIGHT IS LESS THAN 24 FEET HIGH.
 - FOR PHASE II, THE USE IN REVIEW WILL BE SUBMITTED AT A LATER TIME.
 - AT THE PEAK HOUR, THE MAXIMUM PATRONS WILL NOT EXCEED 100 PERSON.



NOTE CONF. #
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



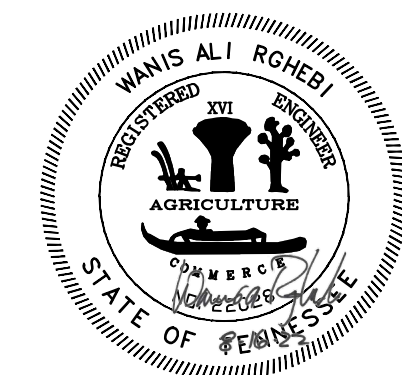
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PHONE (865) 202-9328
EMAIL: RCOURTNEY68@HOTMAIL.COM

JH-7-25-22-SP
SHEET 2 OF 4 SHEET(S)

OSHA RULES SHALL BE ABIDED BY

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



OWNER/DEVELOPER:
KNOXVILLE TWISTERS CHEER & TUMBLING INC.
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ROAD PROFILE FOR TWISTER OF KNOXVILLE
GYMNASIUM FOR YOUTH ATHLETIC TRAINING
ON NEAL DRIVE
CLT MAP 038NB, PARCELS 8 & 10
DISTRICT-7TH, KNOX COUNTY, TENNESSEE

JH-7-25-22-RP

SHEET 3 OF 4 SHEET(S)

	DESIGNED	WAR	APPROVED						SCALE HORIZONTAL: 1"= 50' VERTICAL SCALE: 1"=5'	DEED REF. INST. #202205050084220 DEED REF. INST. #200005020029517 		ROAD PROFILE FOR TWISTER OF KNOXVILLE GYMNASIUM FOR YOUTH ATHLETIC TRAINING ON NEAL DRIVE CLT MAP 038NB, PARCELS 8 & 10 DISTRICT-7TH, KNOX COUNTY, TENNESSEE	JH-7-25-22-RP
	DRAWN	WAR	ENGINEER								SHEET 3		OF
	CHECKED	WAR						DATE 7-25-2022					4 SHEET(S)
				1	8-15-22	SECOND ENTRANCE ADDED							
				NO.	DATE	REVISION	APPR						

