

USE ON REVIEW

U.E.I. PROJECT NO. 1907015

7100 DEANE HILL DRIVE

SITE ADDRESS: 7100 DEANE HILL DRIVE, KNOXVILLE, TENNESSEE 37919
WARD NO. 47, CITY BLOCK NO. 47630
CLT MAP 120, PARCEL 7



LOCATION MAP

DEVELOPER:
JOHN MOORE
6923 MAYNARDVILLE PIKE
KNOXVILLE, TENNESSEE 37918
(865) 862-4600

OWNER:
STEVE STORMER
7100 DEANE HILL DRIVE
KNOXVILLE, TENNESSEE 37919

 SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(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.
ELECTRICAL - 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
CITY OF KNOXVILLE - AS PER CITY OF KNOXVILLE
STANDARDS AND SPECIFICATIONS

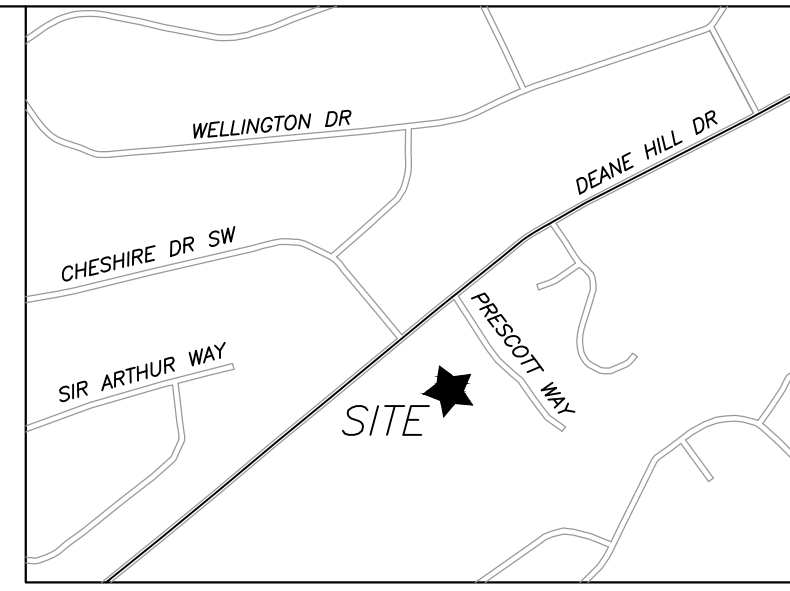
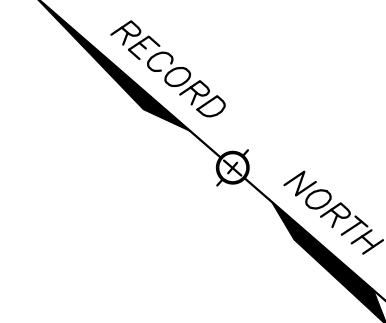
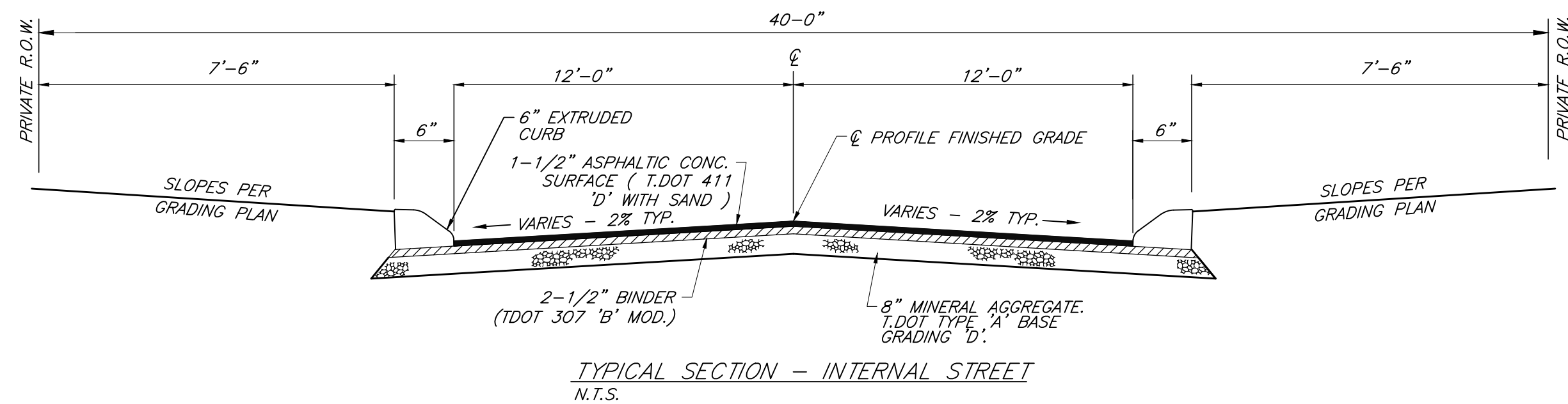
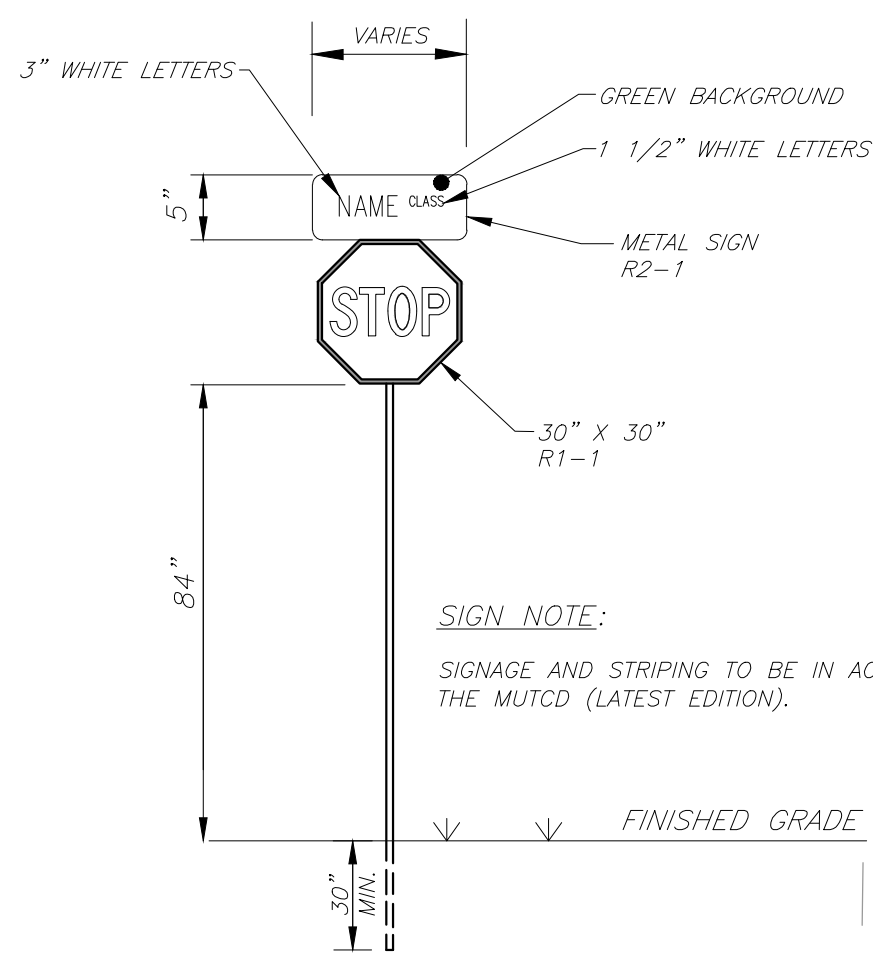
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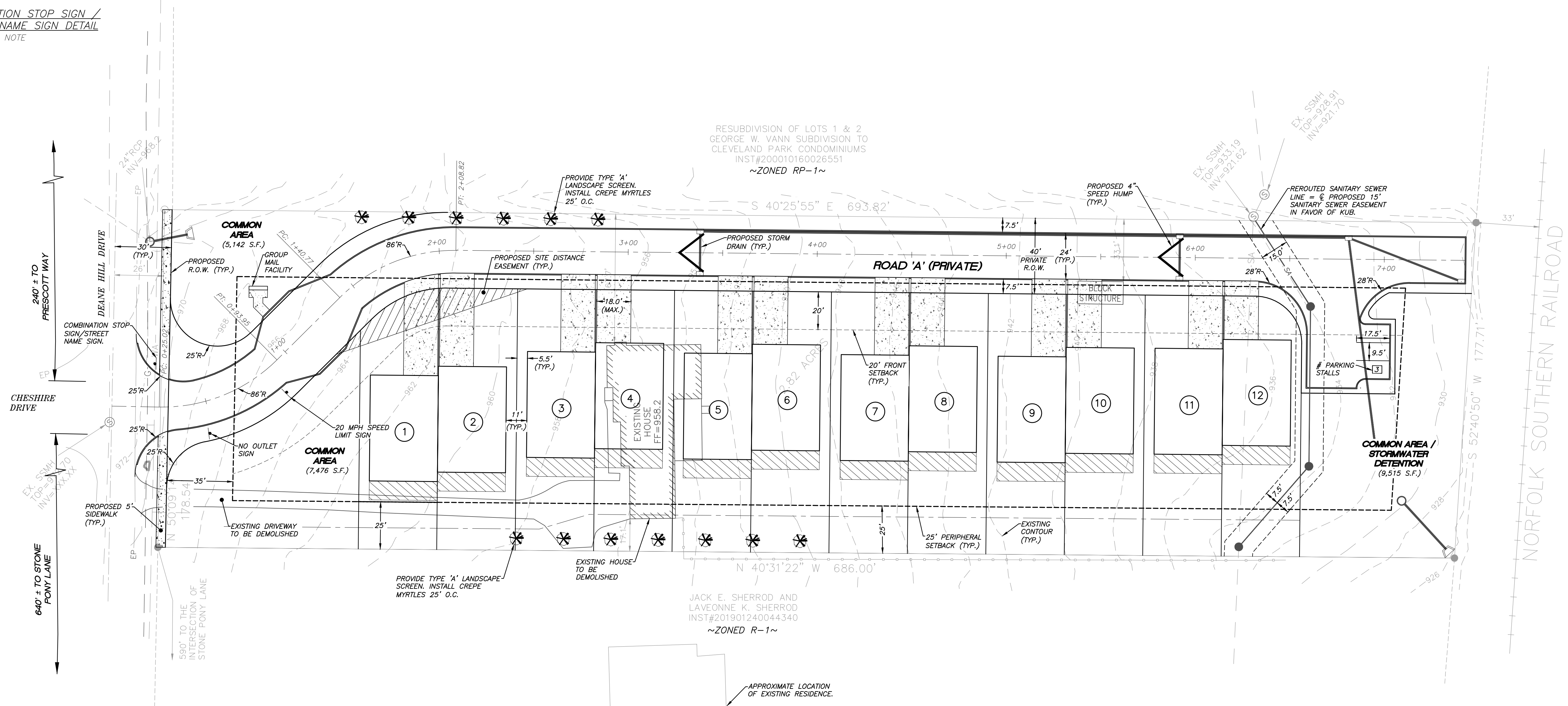
Revised: 8/26/2019

MPC FILE# 9-SA-19-C
MPC FILE# 9-E-19-UR

2	8/26/19	SUBMITAL 2
ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
1. 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.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. OPEN SPACE REQUIREMENT (15% OF TOTAL AREA):
TOTAL AREA AFTER R.O.W. DEDICATION = 122,079 S.F.
REQUIRED OPEN SPACE = 0.15 x 122,079 = 18,312 S.F.
PROPOSED OPEN SPACE = 22,133 S.F. (18.1%)
 5. THE PARCEL IS ZONED RP-1. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
PERIPHERY BOUNDARY: ALL BUILDINGS SHALL HAVE A MINIMUM SETBACK REQUIREMENT FROM THE PERIPHERY BOUNDARY OF NOT LESS THAN TWENTY-FIVE (25) FEET.
FRONT YARD: NOT LESS THAN TWENTY (20) FEET.
SIDE: FIVE (5) FEET, EXCEPT WHERE SIDE PROPERTY GOES THROUGH BUILDING, IN WHICH CASE SIDE SETBACK IS ZERO (0) FEET.
REAR: NOT LESS THAN FIFTEEN (15) FEET UNLESS CONTROLLED BY THE PERIPHERAL SETBACK.
 6. POPULATION DENSITY: 12 DWELLING UNITS / 2.80-AC = 4.3 UNITS / ACRE
 7. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
 8. ALL PROPOSED UNITS TO HAVE 2-CAR GARAGES.



Revised: 8/26/2019



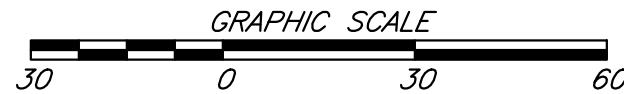
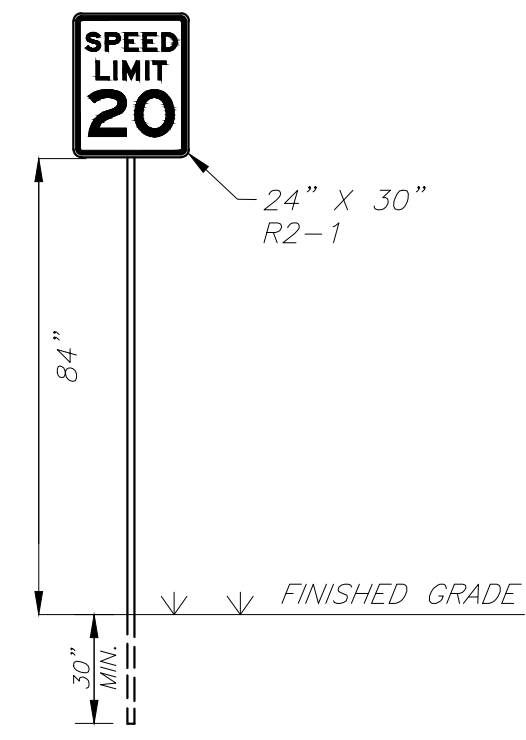
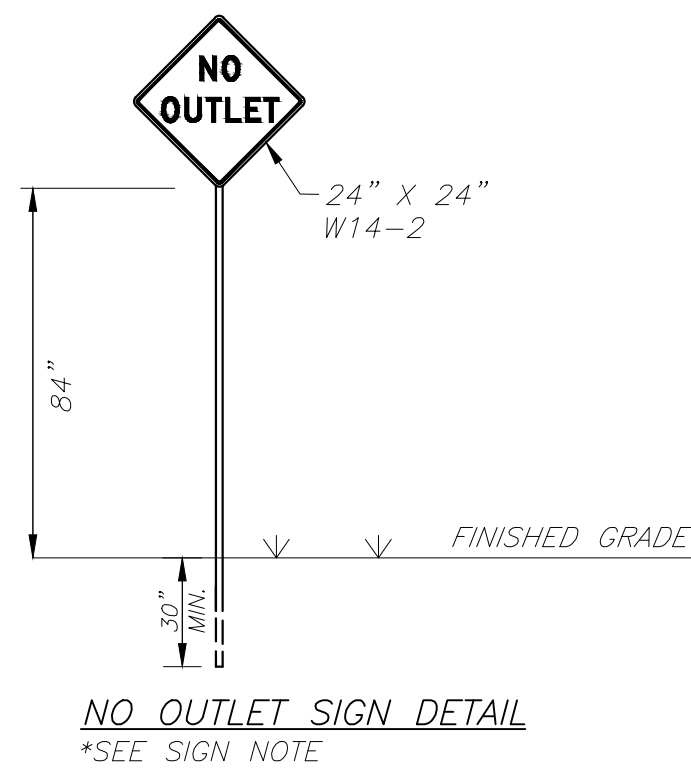
MPC FILE# 9-SA-19-C
MPC FILE# 9-E-19-UR

SHEET C-1 (SHEET 2 OF 4)

SITE PLAN		
7100 DEANE HILL DRIVE		
SITE ADDRESS: 7100 DEANE HILL DR., KNOXVILLE, TN 37919		
CITY OF KNOXVILLE	KNOX CO., TN.	
WARD NO. 47	CITY BLOCK NO. 47630	
CLT MAP 120	GROUP D	PARCEL 7
SCALE: AS NOTED	JULY 29, 2019	
DEVELOPER:		
JOHN MOORE 6923 MAYNARDVILLE PIKE KNOXVILLE, TN 37918 (865) 862-4600		
OWNER:		
STEVE STORMER 7100 DEANE HILL DRIVE KNOXVILLE, TN 37919		

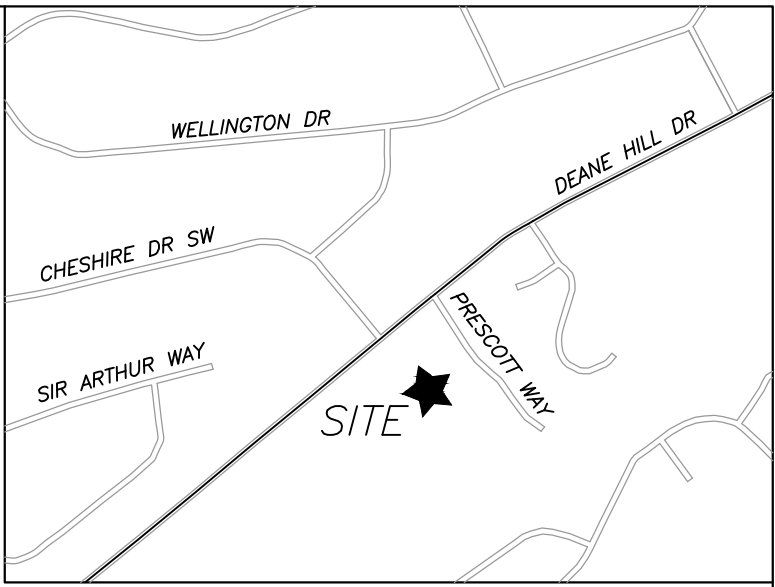
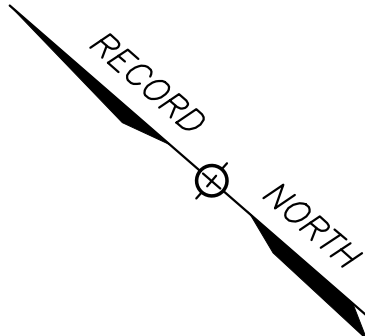


URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924



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1	8/22/19	REVISED PER M.P.C. COMMENTS	BS

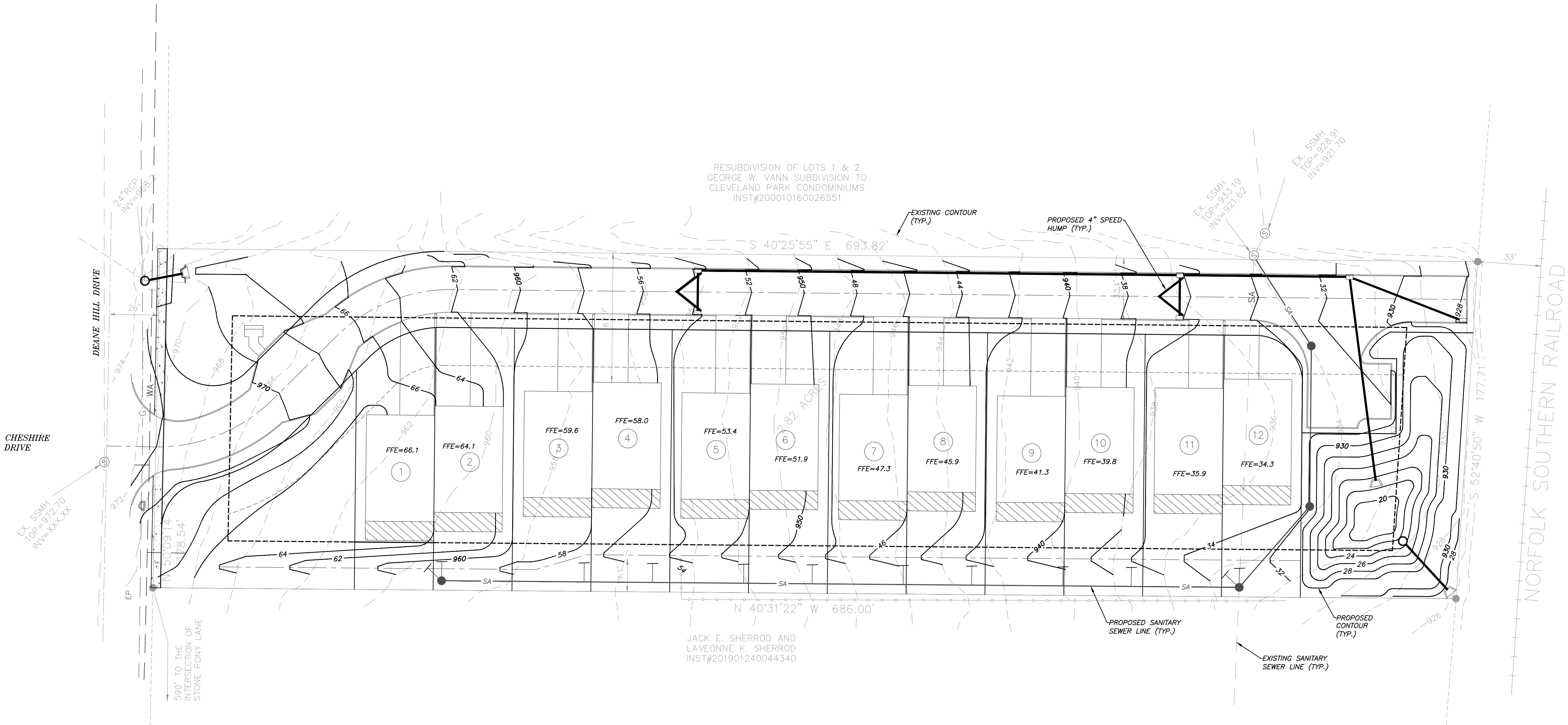
DWN: BS	CHK: CAS	DWG. NO. 1907015
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LOCATION MAP
N.T.S.

GRADING PLAN NOTES:

1. 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.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE SWPPP AND RELATED PERMITS ISSUED BY THE CITY OF KNOXVILLE.
4. CLEAR AND GRUB PER SPECS. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
5. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESPREADING AND SEEDING. SURROUND TOPSOIL PILE WITH SILT FENCE, STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
6. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEM TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
7. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM ONSITE OR APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
9. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (2.7± ACRES).
11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITHIN DRIVES AND FLATWORK.
12. A FINAL PLAT SHALL BE RECORDED TO CREATE TRAVERSIBLE ACCESS, STORM WATER DETENTION AND WATER QUALITY EASEMENTS, AS SHOWN.
13. IF REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
14. SLOPE POND BOTTOM AT 2% (MIN) TOWARD OUTLET STRUCTURE.
15. THE VERTICAL DATUM IS NAVD88.



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SHEET C-2 (SHEET 3 OF 4)

PRELIMINARY GRADING PLAN

7100 DEANE HILL DRIVE

SITE ADDRESS: 7100 DEANE HILL DR., KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO., TN.
WARD NO. 47 CITY BLOCK NO. 47630
CLT MAP 120 GROUP D PARCEL 7
SCALE: 1"=30' JULY 29, 2019

DEVELOPER:
JOHN MOORE
6923 MAYNARDVILLE PIKE
KNOXVILLE, TN 37918
(865) 862-4600

OWNER:
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7100 DEANE HILL DRIVE
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1	8/22/19	ADDED SHEET	BS

DWN: BS CHK: CAS DWG. NO. 1907015



PROFILE VIEW ROAD 'A':
1"=40' (HORIZ.)
1"=4' (VERT.)

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SHEET C-3 (SHEET 4 OF 4)

ROAD 'A' PROFILE		
7100 DEANE HILL DRIVE		
SITE ADDRESS: 7100 DEANE HILL DR., KNOXVILLE, TN 37919		
CITY OF KNOXVILLE	KNOX CO., TN.	
WARD NO. 47	CITY BLOCK NO. 47630	
CLT MAP 120	GROUP D	PARCEL 7
SCALE: AS NOTED	JULY 29, 2019	
DEVELOPER:		
JOHN MOORE 6923 MAYNARDVILLE PIKE KNOXVILLE, TN 37918 (865) 862-4600		
OWNER:		
STEVE STORMER 7100 DEANE HILL DRIVE KNOXVILLE, TN 37919		
		
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 (865) 966-1924		
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