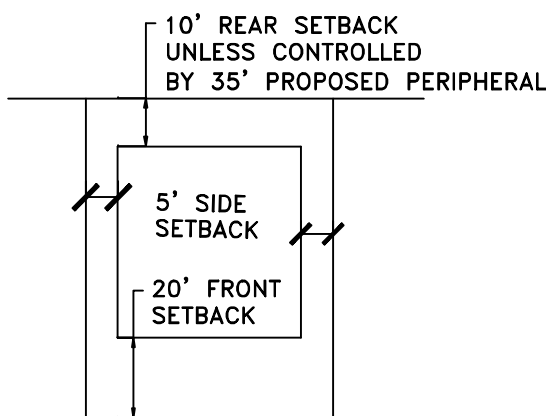
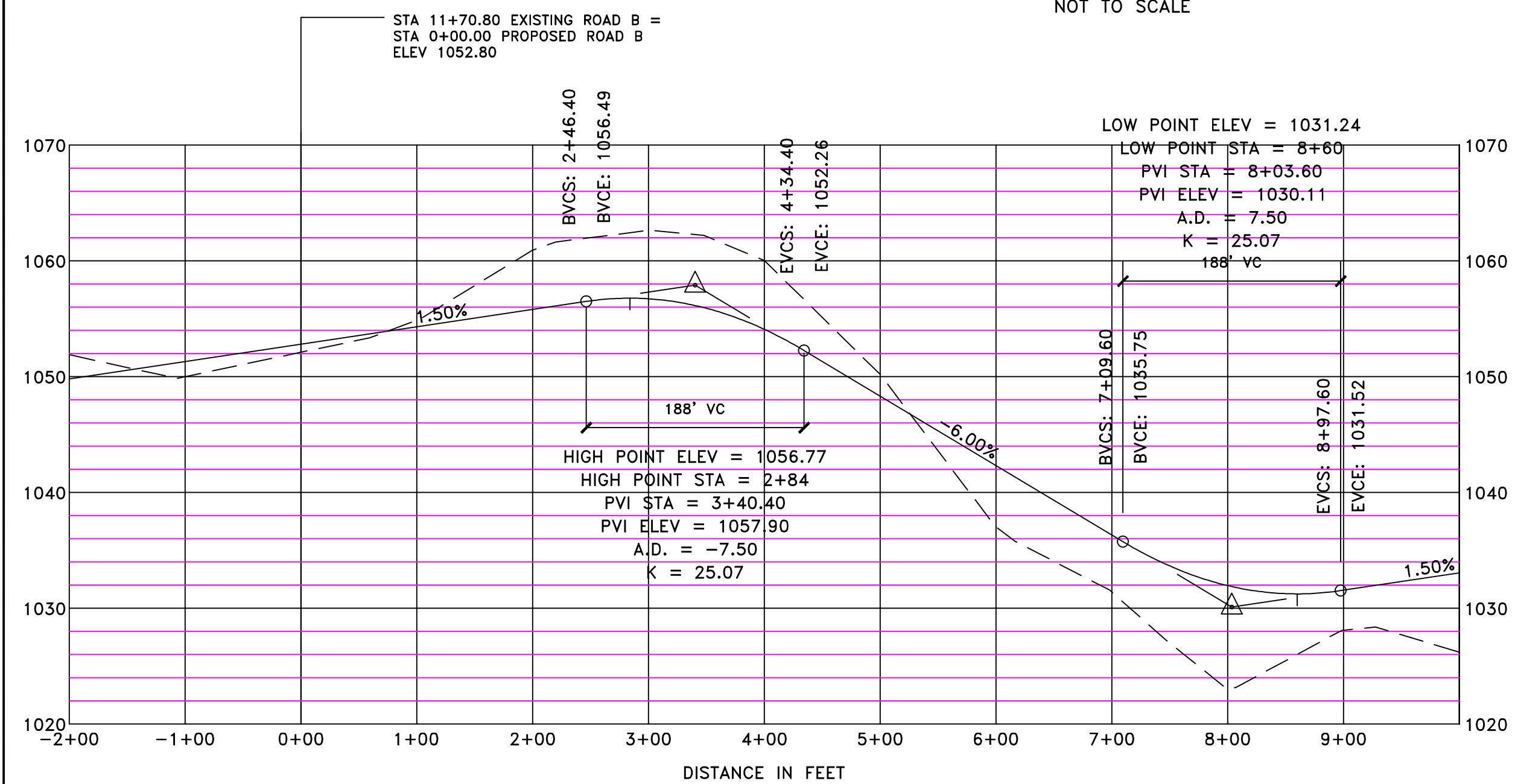


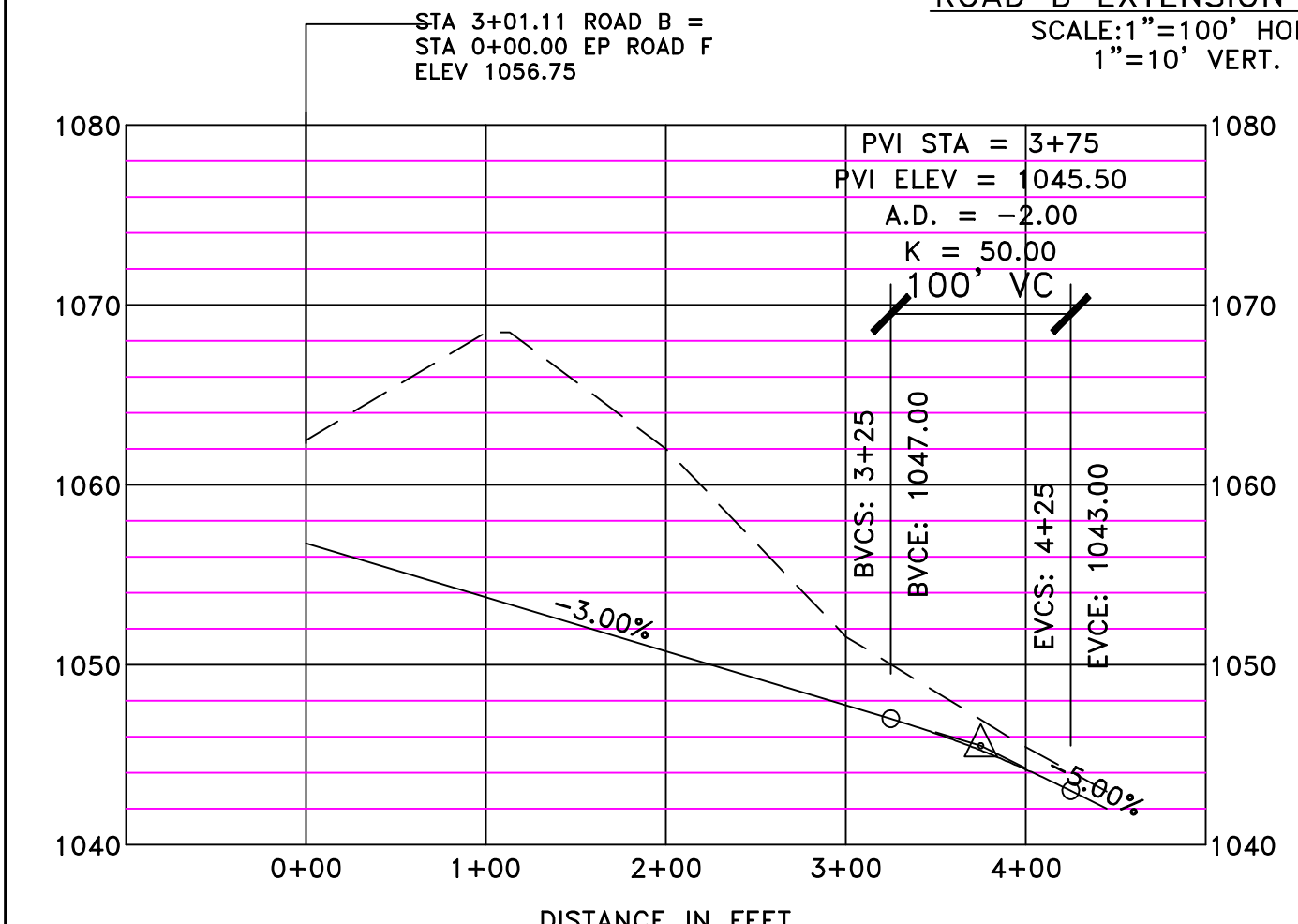
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction; to protect life, property, or work; to avoid excessively wide cuts in unstable material.
OSHA RULES SHALL BE ABIDED BY



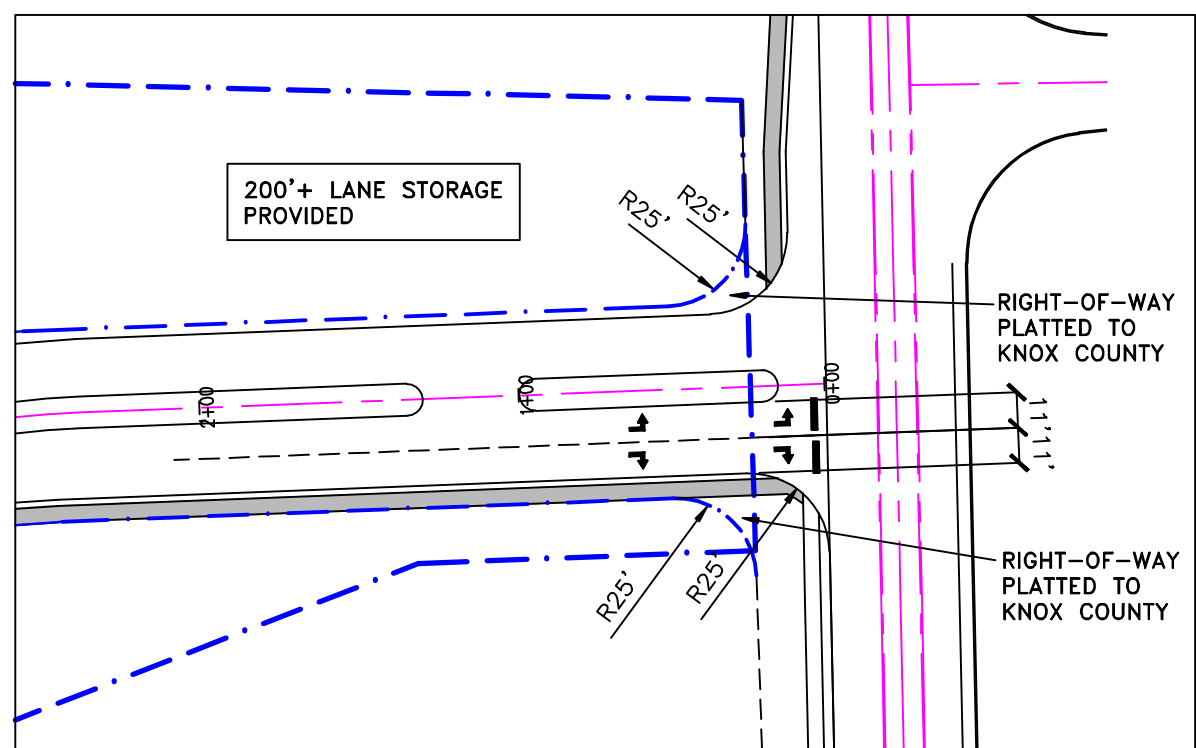
TYPICAL LOT LAYOUT
 NOT TO SCALE



ROAD B EXTENSION PROFILE
 SCALE: 1"=100' HORIZ.
 1"=10' VERT.

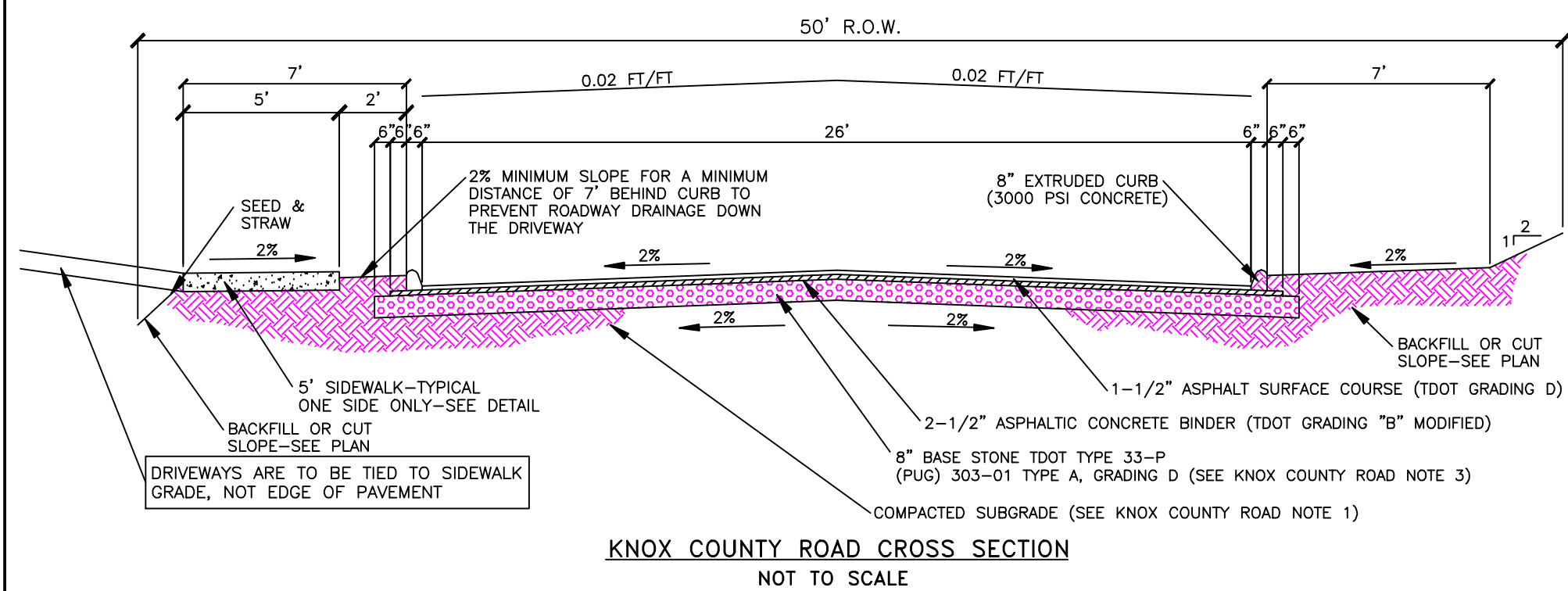


ROAD F PROFILE
 SCALE: 1"=100' HORIZ.
 1"=10' VERT.

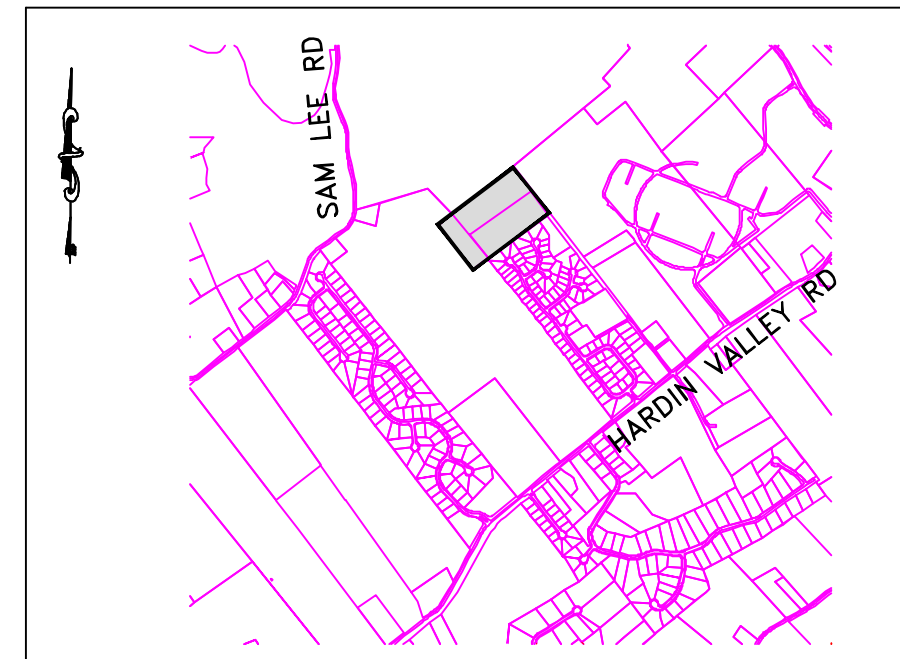
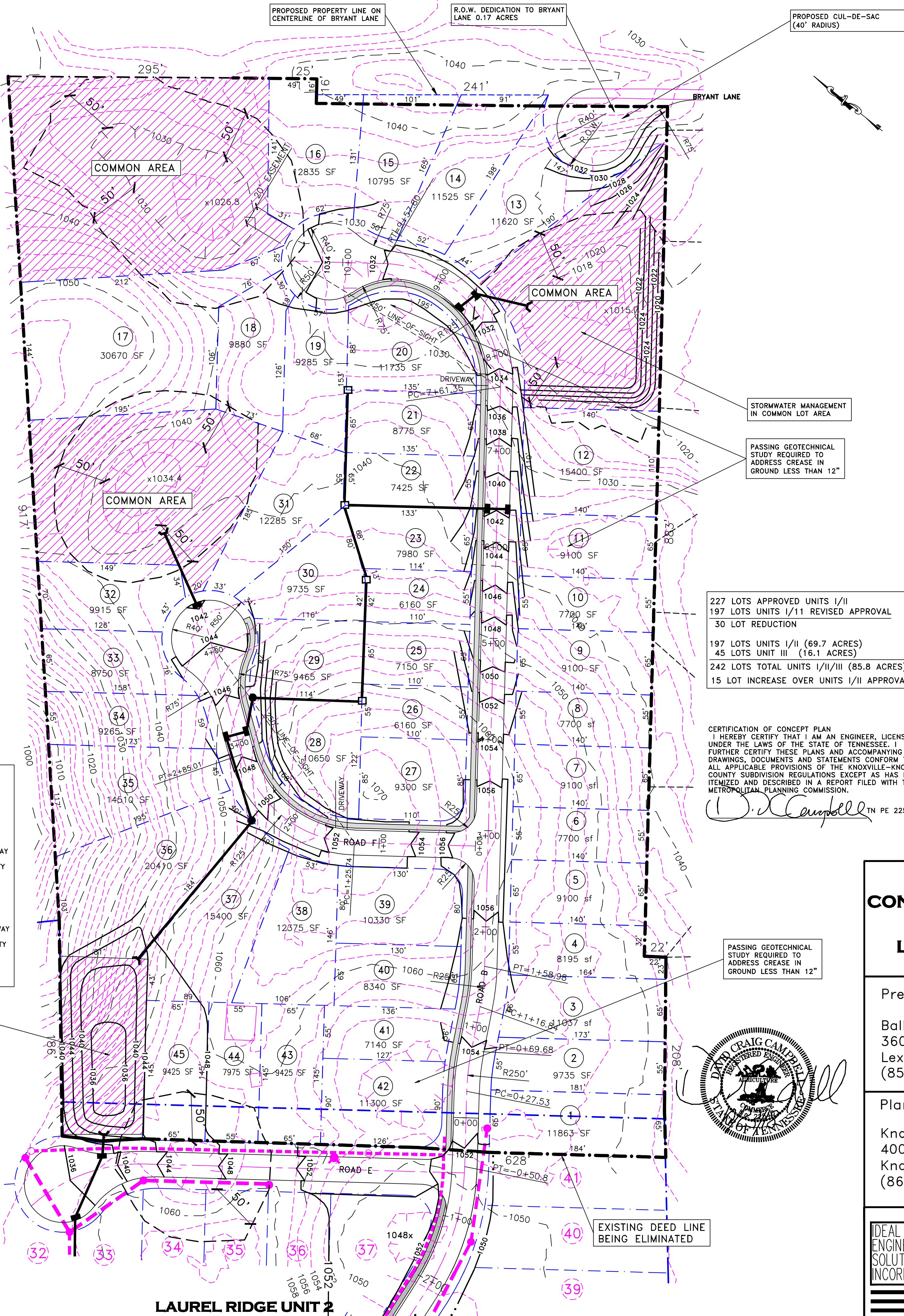


LAUREL RIDGE ENTRANCE DETAIL
 SCALE: 1"=60'

9-SF-18-C / 9-H-18-UR
 Revised: 10/26/2018



KNOX COUNTY ROAD CROSS SECTION
 NOT TO SCALE



VICINITY MAP
 NOT TO SCALE

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

- TOTAL AREA = 16.1 ACRES
- CLT 103 PARCEL 108
- ZONING: PR 3.06 DU/ACRE
- PROPOSED NUMBER OF LOTS: 45
- 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR LOT LINES ADJOINING PUBLIC AND PRIVATE ROW'S, 5' EACH SIDE OF ALL OTHER EXTERIOR AND INTERIOR LOT LINES.
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY. NO VEHICULAR ACCESS TO BRYANT LANE.
- ALL DRIVEWAY GRADES MUST BE LESS THAN 15% AND ACCOMMODATE SIDEWALK AT NO MORE THAN 2% GROSS SLOPE.

REQUESTED VARIANCES:

- HORIZONTAL CURVE VARIANCE ON ROAD B 250' TO 125' AT STA 0+27
- HORIZONTAL CURVE VARIANCE ON ROAD B 250' TO 125' AT STA 1+17
- HORIZONTAL CURVE VARIANCE ON ROAD B 250' TO 125' AT STA 7+61
- HORIZONTAL CURVE VARIANCE ON ROAD F 250' TO 125' AT STA 7+61
- REVERSE CURVE TANGENT VARIANCE ON ROAD B 50' TO 47.17' AT STA 0+69.68

LEGEND:

- PROPOSED DRAINAGE LINE
 - PROPOSED CATCH BASIN
 - PROPOSED JUNCTION BOX
 - PROPOSED COMMON AREA
- SETBACKS:**
- FRONT: 20 FT.
 SIDE: 5 FT.
 REAR: 10 FT. (35' PERIPHERAL)
- UTILITIES:**
- WATER: WEST KNOX UTILITY DISTRICT
 SEWER: WEST KNOX UTILITY DISTRICT
 ELECTRIC: LENOIR CITY UTILITIES BOARD
 SOLID WASTE: PRIVATE HAULER
 TELEPHONE: AT&T

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS 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.

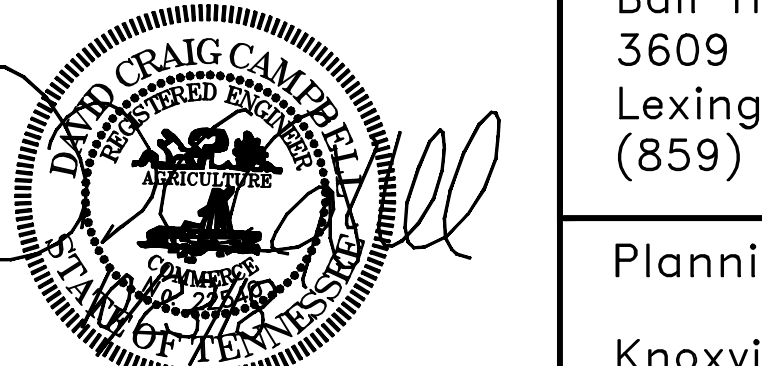
D. Campbell TN PE 22540

SCALE IN FEET
 0 60 120
 1"=60'

227 LOTS APPROVED UNITS I/II
197 LOTS UNITS I/II 11 REVISED APPROVAL
30 LOT REDUCTION
197 LOTS UNITS I/II (69.7 ACRES)
45 LOTS UNIT III (16.1 ACRES)
242 LOTS TOTAL UNITS I/II/III (85.8 ACRES)
15 LOT INCREASE OVER UNITS I/II APPROVAL

PASSING GEOTECHNICAL STUDY REQUIRED TO ADDRESS CREASE IN GROUND LESS THAN 12"

PASSING GEOTECHNICAL STUDY REQUIRED TO ADDRESS CREASE IN GROUND LESS THAN 12"



EXISTING DEED LINE BEING ELIMINATED

SHEET ONE
CONCEPT / USE ON REVIEW PLAN
MPC CASE 9-SF-18-C / 9-H-18-UR

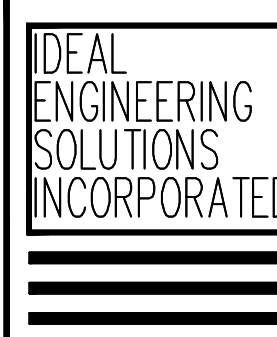
LAUREL RIDGE - UNIT THREE
KNOX COUNTY, TENNESSEE

Prepared For:

Ball Homes, LLC
 3609 Walden Drive
 Lexington, Kentucky 40517
 (859) 514-3486

Planning Agency:

Knoxville-Knox County MPC
 400 Main Street, Suite 403
 Knoxville, Tennessee 37902
 (865) 215-2500



Ideal Engineering Solutions, Inc.
 325 Wooded Lane
 Knoxville, Tennessee 37922
 (865) 755-3575