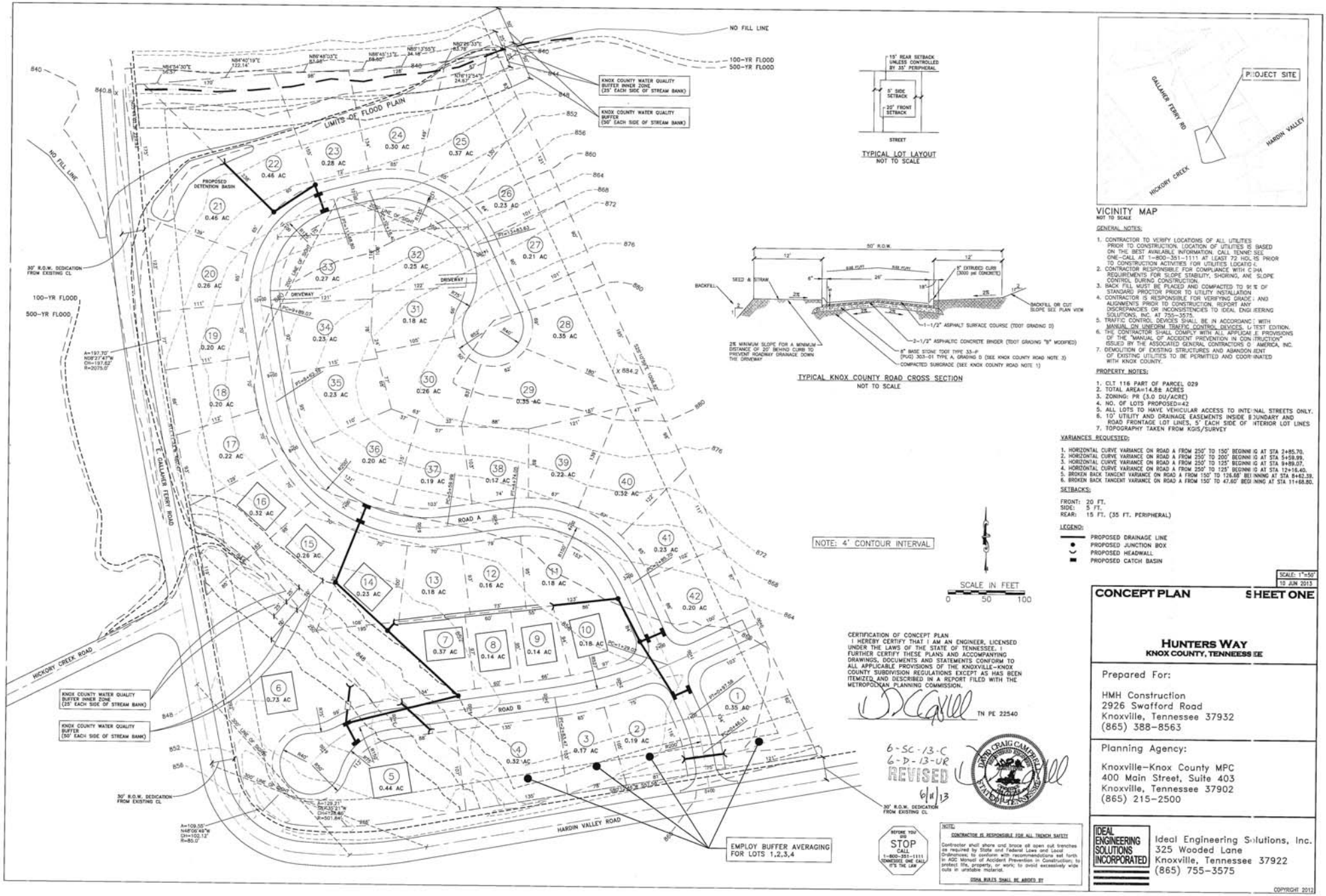





TYPICAL LOT LAYOUT
NOT TO SCALE




VICINITY MAP
NOT TO SCALE




TYPICAL KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADE AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. 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.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

1. CLT 116 PART OF PARCEL 029
2. TOTAL AREA=14.8± ACRES
3. ZONING: PR (3.0 DU/ACRE)
4. NO. OF LOTS PROPOSED=42
5. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
6. 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES
7. TOPOGRAPHY TAKEN FROM KGIS/SURVEY

VARIANCES REQUESTED:

1. HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 150' BEGINNING AT STA 2+85.70.
2. HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 200' BEGINNING AT STA 5+59.09.
3. HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 9+89.07.
4. HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 12+16.40.
5. BROKEN BACK TANGENT VARIANCE ON ROAD A FROM 150' TO 126.68' BEGINNING AT STA 8+62.39.
6. BROKEN BACK TANGENT VARIANCE ON ROAD A FROM 150' TO 47.60' BEGINNING AT STA 11+68.80.

SETBACKS:

FRONT: 20 FT.
SIDE: 5 FT.
REAR: 15 FT. (35 FT. PERIPHERAL)

LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED JUNCTION BOX
- PROPOSED HEADWALL
- PROPOSED CATCH BASIN

NOTE: 4' CONTOUR INTERVAL

SCALE IN FEET
0 50 100

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.

TN PE 22540

6-SC-13-C
6-D-13-UR
REVISED
6/11/13

DAVID CRAIG CAMPBELL — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

BEFORE YOU DIG STOP CALL 1-800-351-1111 TENNESSEE ONE CALL IT'S THE LAW

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 ADHERED BY

SCALE: 1"=50'
10 JUN 2013

**CONCEPT PLAN** — **SHEET ONE**

# HUNTERS WAY
**KNOX COUNTY, TENNESSEE**

Prepared For:

HMH Construction
2926 Swafford Road
Knoxville, Tennessee 37932
(865) 388-8563

Planning Agency:

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

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

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