

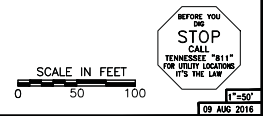
- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
  - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH 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.
  - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON LINEAR TRAFFIC CONTROL, LATEST EDITION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCOUNT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
  - DEMOLITION OF EXISTING STRUCTURES AND MAINTENANCE OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH THE CITY OF KNOXVILLE.

THE POSTED SPEED LIMIT FOR BROOME ROAD IS 30 MPH

SIGHT DISTANCE IS VERIFIED TO BE 300+ FEET IN EACH DIRECTION ON BROOME ROAD

- PROPERTY NOTES:**
- TOTAL AREA = 11.87± ACRES
  - MAP CDT 120 PARCELS 02
  - EXISTING ZONING: R-1E
  - NUMBER OF LOTS: 31
  - 10' DRIVEWAY AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
  - ALL LOT TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.

- SETBACKS:**
- FRONT: 25 FT.  
 SIDE: SINGLE STORY HOME 8 FT., TWO STORY HOME 12 FT., 25 FT.  
 REAR: 25 FT.
- UTILITIES:**
- WATER: KNOXVILLE UTILITIES BOARD  
 SEWER: KNOXVILLE UTILITIES BOARD  
 ELECTRIC: KNOXVILLE UTILITIES BOARD  
 NATURAL GAS: KNOXVILLE UTILITIES BOARD  
 SOLID WASTE: PRIVATE HAULER  
 TELEPHONE: AT&T
- LEGEND:**
- PROPOSED DRAINAGE LINE  
 ■ PROPOSED CATCH BASIN
- VARIANCES REQUESTED:**
- NONE



**SHEET ONE**

**CONCEPT PLAN 5-SE-16-C**

**BENTLEY FIELDS**  
 KNOXVILLE, TENNESSEE

Prepared For:

AKP Properties, LLC  
 2099 Thunderhead Road, Suite 200  
 Knoxville, Tennessee 37922  
 (865) 389-7361

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

**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 IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*W.D. Campbell* PE 22540

5-SE-16-C  
 Revised: 8/9/2016



**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 ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessary side cuts in unstable material.

OSHA RULES SHALL BE ADOPTED BY