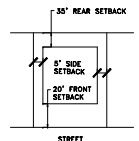


- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTRACTOR RESPONSIBLE FOR UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO THE CAMPBELL COMPANY AT 755-3076.
 - 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.
 - REMOVAL OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

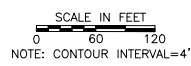
- PROPERTY NOTES:**
- AREA = 17.78 ACRES
 - NUMBER OF LOTS PROPOSED: 64
 - CLT 037 PARCELS 230, 230.01, 230.02, 230.03
 - EXISTING ZONING A AND RA (PR PENDING)
 - SETBACK: FRONT: 20 FT. SIDE: 5 FT. PERIMETER: 35 FT.
 - ACCESS TO INTERNAL STREETS ONLY.
 - 10' DRAINAGE AND UTILITY EASEMENT WIDE PERIMETER AND ROAD FRONTAGE LOT LINES. 5' EACH SIDE OF INTERIOR LOT LINES EXCEPT UNDER BUILDINGS.

- VARIANCES REQUESTED:**
- VERTICAL CURVE VARIANCE ON ROAD A FROM K+25 TO K+20 AT STA 0+30.00.
 - HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 3+08.38.
 - HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 3+27.62.
 - HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 12+55.53.
 - HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 14+53.71.
 - HORIZONTAL CURVE VARIANCE ON ROAD A FROM 250' TO 125' BEGINNING AT STA 22+21.12.
 - BROKEN BACK TANGENT VARIANCE ON ROAD A FROM 90' TO ADJUT BETWEEN STA 14+53.70 AND STA 14+53.71.
 - REVERSE CURVE TANGENT FROM 150' TO 75.61' AT STA +451.81.

- LEGEND:**
- PROPOSED DRAINAGE LINE
 - CATCH BASIN
 - HEADWALL
 - PROPOSED SEWER MAIN
 - PROPOSED WATER MAIN
- UTILITIES:**
- WATER: HALLSDALE-POWELL UTILITY DISTRICT
 - ELECTRIC: HALLSDALE-POWELL UTILITY DISTRICT
 - AT&T: KNOXVILLE UTILITIES BOARD
 - WASTE DISPOSAL: PRIVATE HAULER



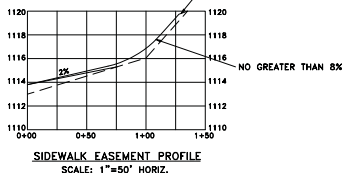
TYPICAL LOT LAYOUT



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 works to avoid excessively wide cuts in unstable material.

OSHA RULES SHALL BE ADHERED TO.

SIGHT DISTANCE NOTE: 500'+ SIGHT DISTANCE IS AVAILABLE AT E. EMORY ROAD ENTRANCE

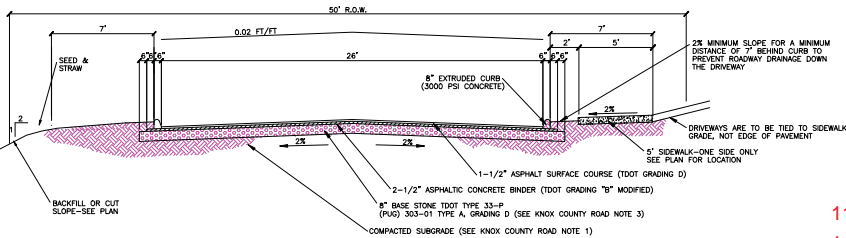


SIDEWALK EASEMENT PROFILE
SCALE: 1"=50' HORIZ. 1"=5' VERT.

11-SA-17-C
11-C-17-UR
Revised: 11/3/2017

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.

David Campbell PE 22540



TYPICAL KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE

CONCEPT PLAN

2129 EMORY ROAD
KNOX COUNTY, TENNESSEE

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