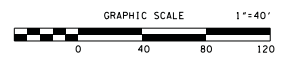


- NOTES:**
- EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG PLEASANT RIDGE ROAD.
 - EXISTING CONTOURS BASED ON K.G.I.S.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
 - LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE. REMOVE UNDERGROUND WITHIN THE DEMOLISHED TREELINES.
 - THIS IS A CONCEPT PLAN. PRIOR TO LAND DISTURBANCE, A SITE DEVELOPMENT PERMIT TO BE OBTAINED FROM THE CITY OF KNOXVILLE. ADDITIONAL ENGINEERING ANALYSIS AND OTHER DOCUMENTS WILL BE REQUIRED FOR ISSUANCE OF THE SITE PERMIT. ADDITIONAL STORMWATER EASEMENTS AND FACILITIES MAY BE REQUIRED.
 - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - ROADWAYS TO BE PRIVATE RIGHT OF WAY.
 - EASEMENTS TO BE PROVIDED FOR SWALES AND STORMWATER PIPES AS PART OF SITE DEVELOPMENT PLAN AND FINAL PLATTING.
 - SIGHT DISTANCE HAS BEEN EVALUATED BASED ON 3.04-5.5 OF THE MINIMUM SUBDIVISION REGULATIONS. SIGHT DISTANCE OF 250 FEET CAN BE MADE AVAILABLE AT DRIVEWAYS AND INTERSECTIONS WITH SIGHT DISTANCE EASEMENTS AS NEEDED. FURTHER EVALUATION WILL BE MADE DURING FINAL DESIGN. ADDITIONAL EASEMENTS MAY BE NEEDED. SIGNAGE SHALL BE PLACED BASED ON 25 MPH DESIGN SPEED.
 - LOCATIONS OF MAIL KIOSKS TO BE APPROVED BY THE U.S. POSTAL SERVICE. FINAL LOCATIONS TO BE SHOWN ON SITE DEVELOPMENT PLAN.
 - SIGHT DISTANCE OF 400 FEET IS AVAILABLE IN BOTH DIRECTIONS ALONG PLEASANT RIDGE ROAD AT THE PROPOSED SUBDIVISION ENTRANCE.
 - VARIANCE FOR TRANSITION LENGTH BETWEEN CURVES C2 AND C3 FROM 150' TO 84'.
 - MAXIMUM DRIVEWAY WIDTH TO BE 18 FEET.
- ENGINEER:**
 ROBERT G. CAMPBELL AND ASSOCIATES
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7556
- DEVELOPER:**
 RUTHERFORD DEVELOPMENT, INC
 A.J. CANIZALES
 7412 OLD MAYNARDVILLE PIKE
 KNOXVILLE, TN 37938
 PHONE: (865) 388-1996

**CLT MAP: 80M GROUP A
 PARCEL: 001
 DEED REFERENCE: 201706220078126
 TOTAL AREA: 6.82 ACRES
 NUMBER OF LOTS: 44
 PROPERTY ZONED: RP-1**

MPC FILE NUMBER: 9-SA-18-C / 9-B-18-UR

Revised: 9/10/2018



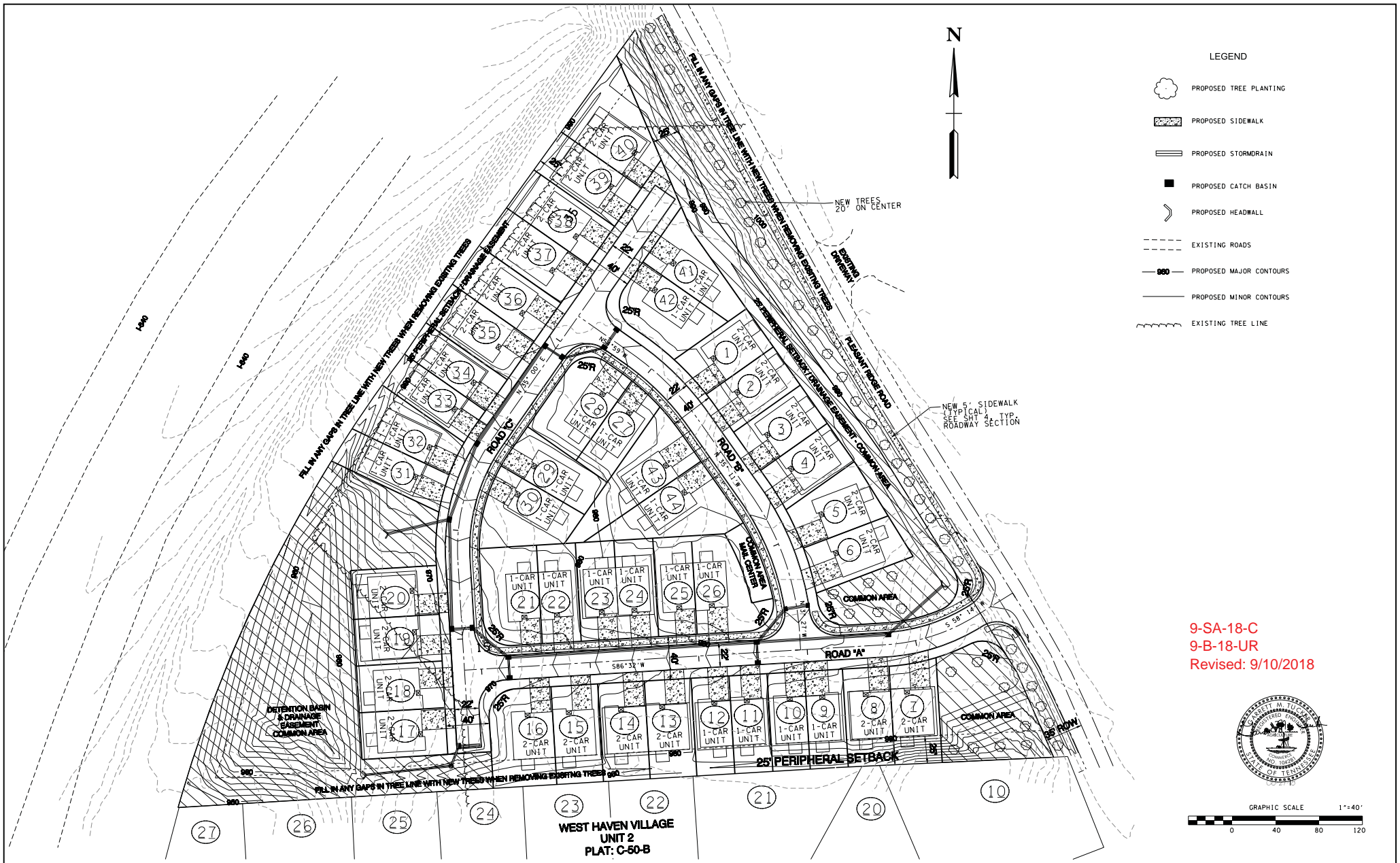
NO.	DATE	DESCRIPTION	BY	CHKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

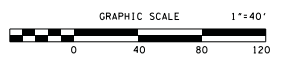
**PLEASANT RIDGE STABLES
 CONCEPT PLAN**

SITE LAYOUT

DESIGNED BY MAS	CHECKED BY RGC	SCALE 1" = 40'	SHEET TWO NO. 2
DRAWN BY MAS	DATE 08-27-18	FILE NO. 18053	OF FOUR SHEETS



9-SA-18-C
 9-B-18-UR
 Revised: 9/10/2018



NO.	DATE	DESCRIPTION	BY	KD.

RGC&A
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

PLEASANT RIDGE STABLES
 CONCEPT PLAN

GRADING, DRAINAGE, AND
LANDSCAPE PLAN

DESIGNED BY MAS	CHECKED BY RGC	SCALE 1" = 40'	SHEET THREE NO. 3
DRAWN BY MAS	DATE 08-27-18	FILE NO. 18053	OF FOUR SHEETS