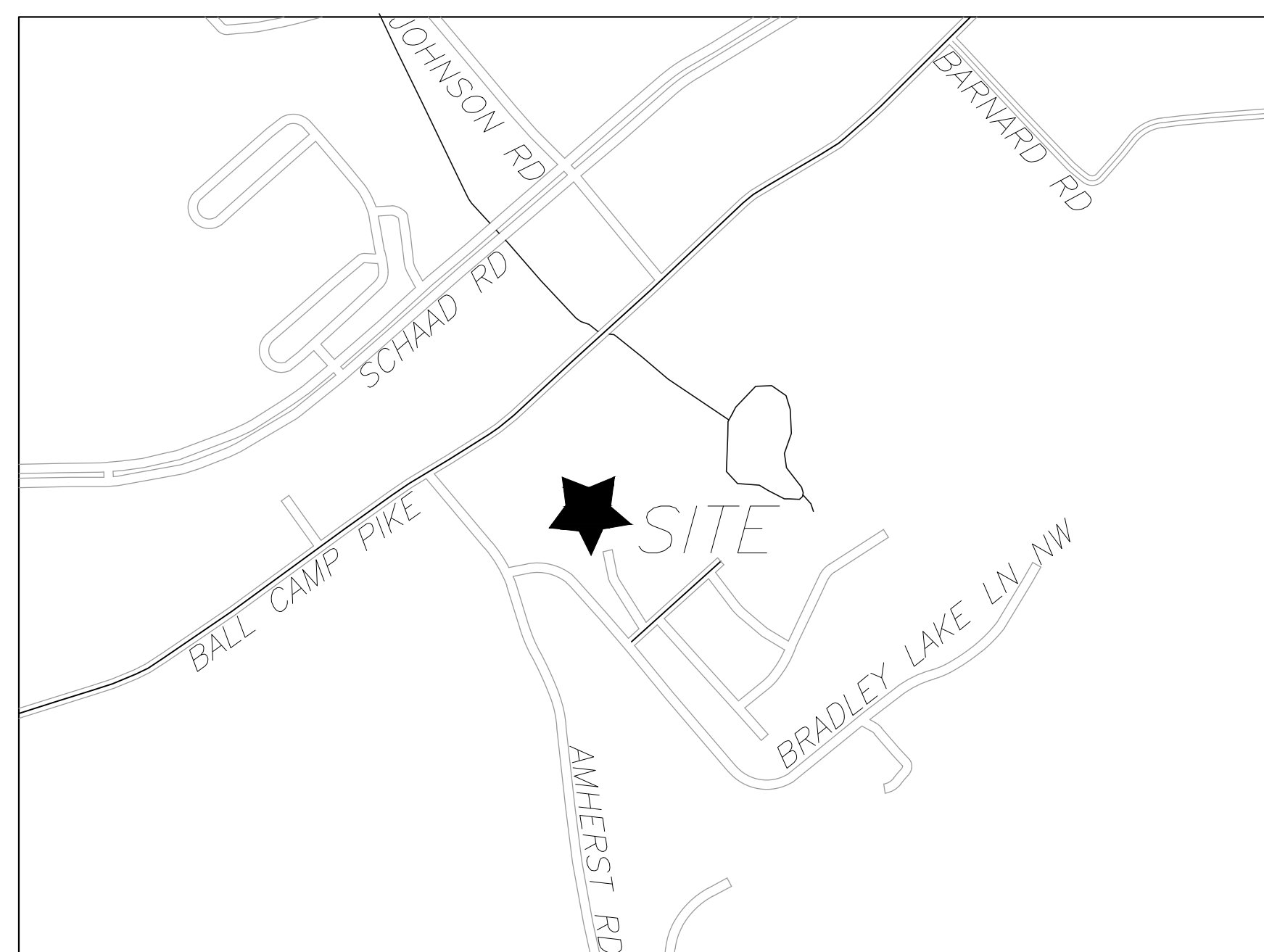


# CONCEPT PLAN

U.E.I. PROJECT NO. 2303011

## SPRING LAKE FARMS – PHASE 2

SITE ADDRESS: 0 BOGART LANE, KNOXVILLE, TENNESSEE 37921  
TAX MAP: 92, PARCEL: 53



LOCATION MAP

**DEVELOPER:**  
EAGLE BEND DEVELOPMENT LLC  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

 **SITE ENGINEER:**  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

**SPECIFICATIONS**  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- GAS – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- TELEPHONE – AS DIRECTED BY AT&T
- CABLE – AS DIRECTED BY COMCAST
- SITE DEVELOPMENT – KNOX COUNTY STANDARDS AND SPECIFICATIONS

### SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4

MPC FILE# 8-SA-23-C / 8-B-23-DP

Revised: 8/4/2023

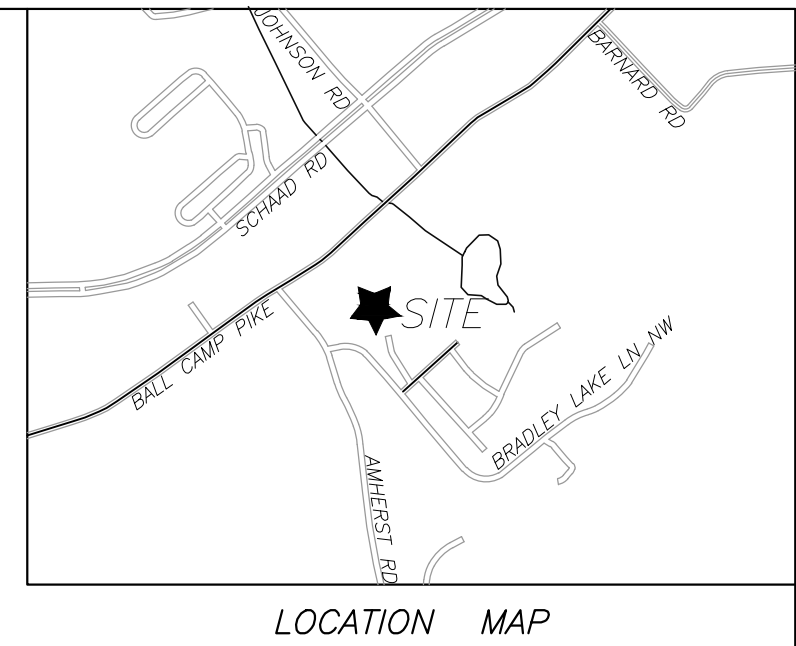
ISSUE NO.	DATE	DESCRIPTION
3	8/4/23	SUBMITTAL 3
2	7/21/23	SUBMITTAL 2

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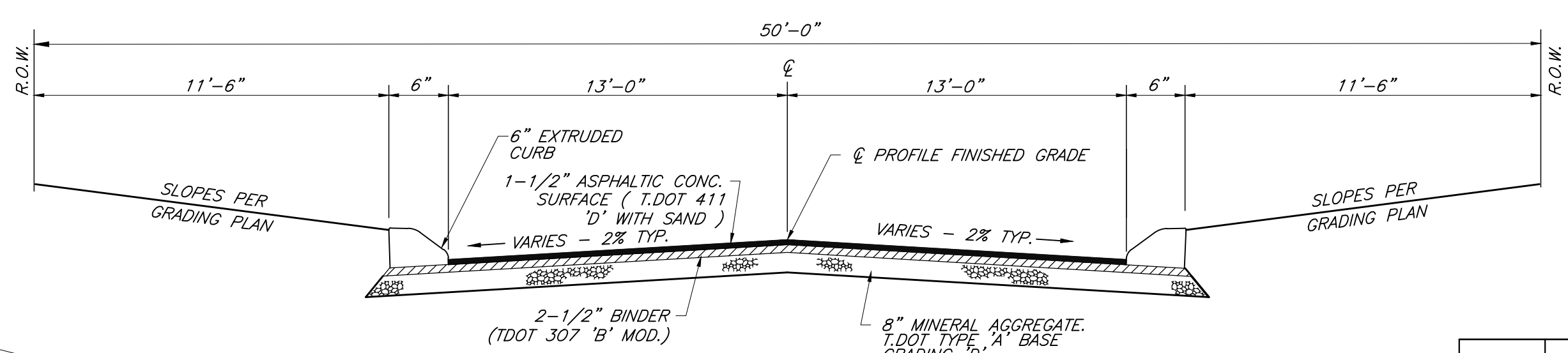
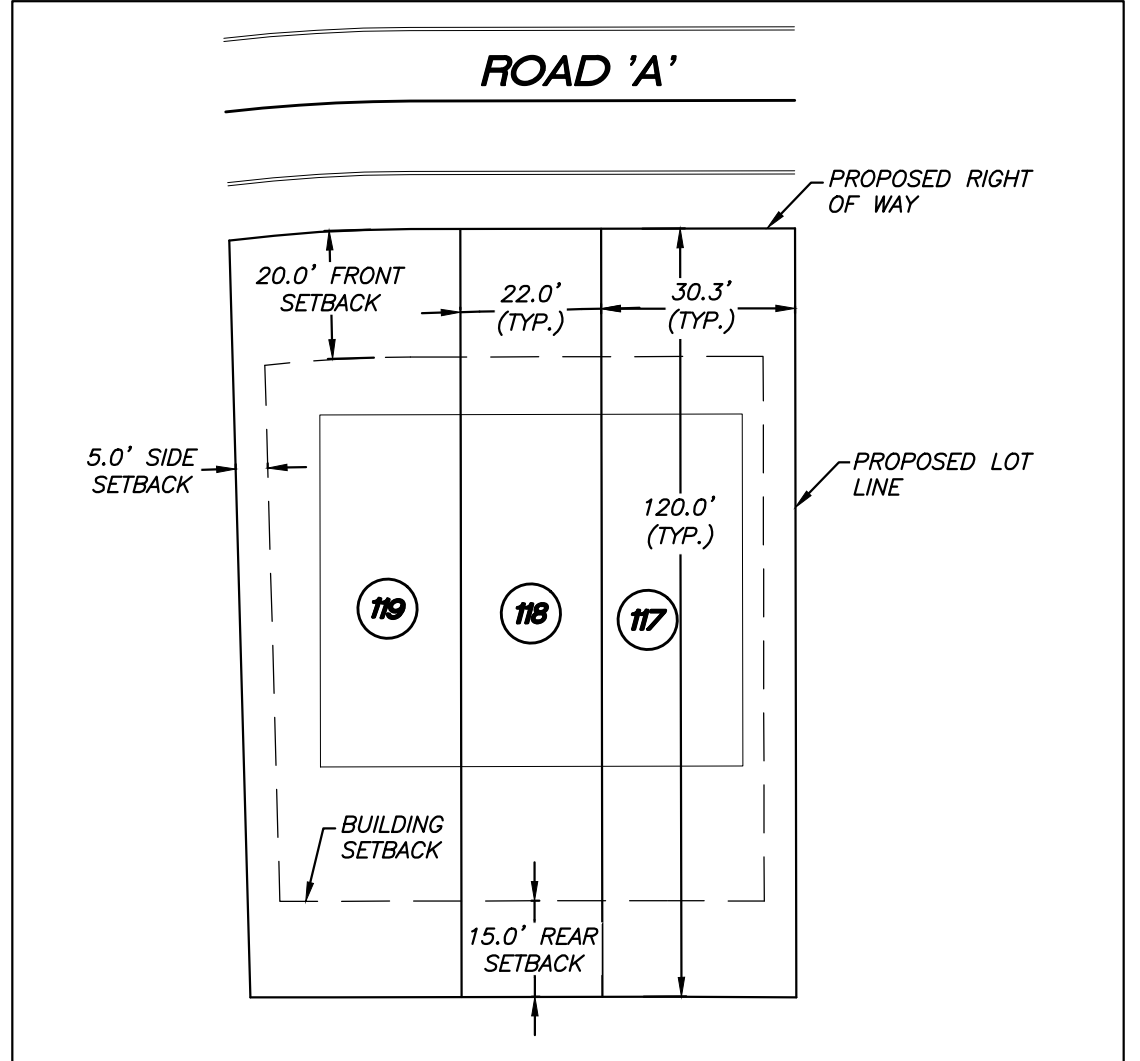
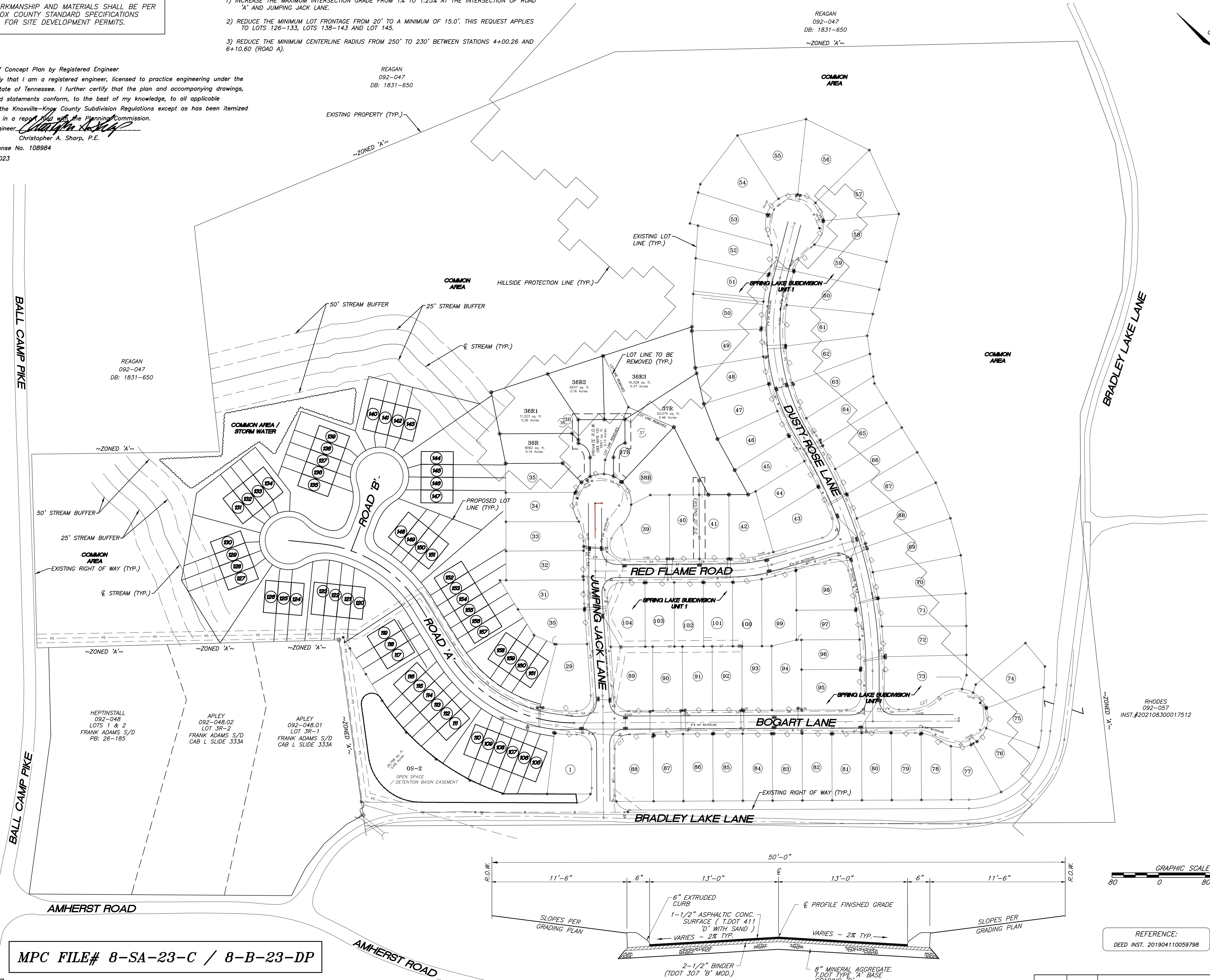
ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

- VARIANCE ALTERNATIVE DESIGN STANDARD REQUESTS:**
- 1) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.25% AT THE INTERSECTION OF ROAD 'A' AND JUMPING JACK LANE.
  - 2) REDUCE THE MINIMUM LOT FRONTAGE FROM 20' TO A MINIMUM OF 15.0'. THIS REQUEST APPLIES TO LOTS 126-133, LOTS 138-143 AND LOT 145.
  - 3) REDUCE THE MINIMUM CENTERLINE RADIUS FROM 250' TO 230' BETWEEN STATIONS 4+00.26 AND 6+10.60 (ROAD A).

Certification of Concept Plan by Registered Engineer  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.  
 Registered Engineer: *Christopher A. Sharp*  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 108984  
 Date: 7/21/2023



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR' <4 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: TWENTY (20) FEET  
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
 SIDE: FIVE (5) FEET  
 REAR: FIFTEEN (15) FEET
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE COMBINED AREA OF PHASES 1 AND 2 IS 44.86 ACRES.
  6. THERE ARE 57-PROPOSED UNITS IN PHASE 2. PHASE 1 IS 80-UNITS. THE TOTAL COMBINED DENSITY IS 3.05 UNITS PER ACRE.
  7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  9. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IN PHASE 2 IS 13.32 ACRE.
  12. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.

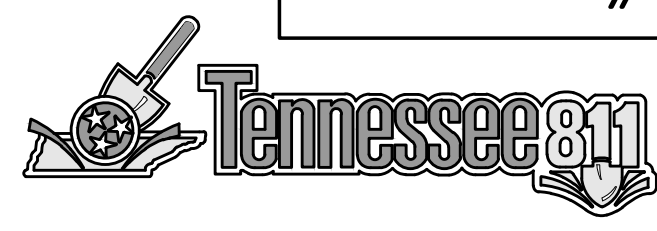


REFERENCE:  
 DEED INST. 201904110059798

REVISION	DATE	DESCRIPTION	BY
3	8/4/23	SUBMITTAL 3	CAS
2	8/4/23	UPDATED AREA STATISTICS	CAS
1	7/21/23	SUBMITTAL 2	CAS
			BY

MPC FILE# 8-SA-23-C / 8-B-23-DP

Revised: 8/4/2023



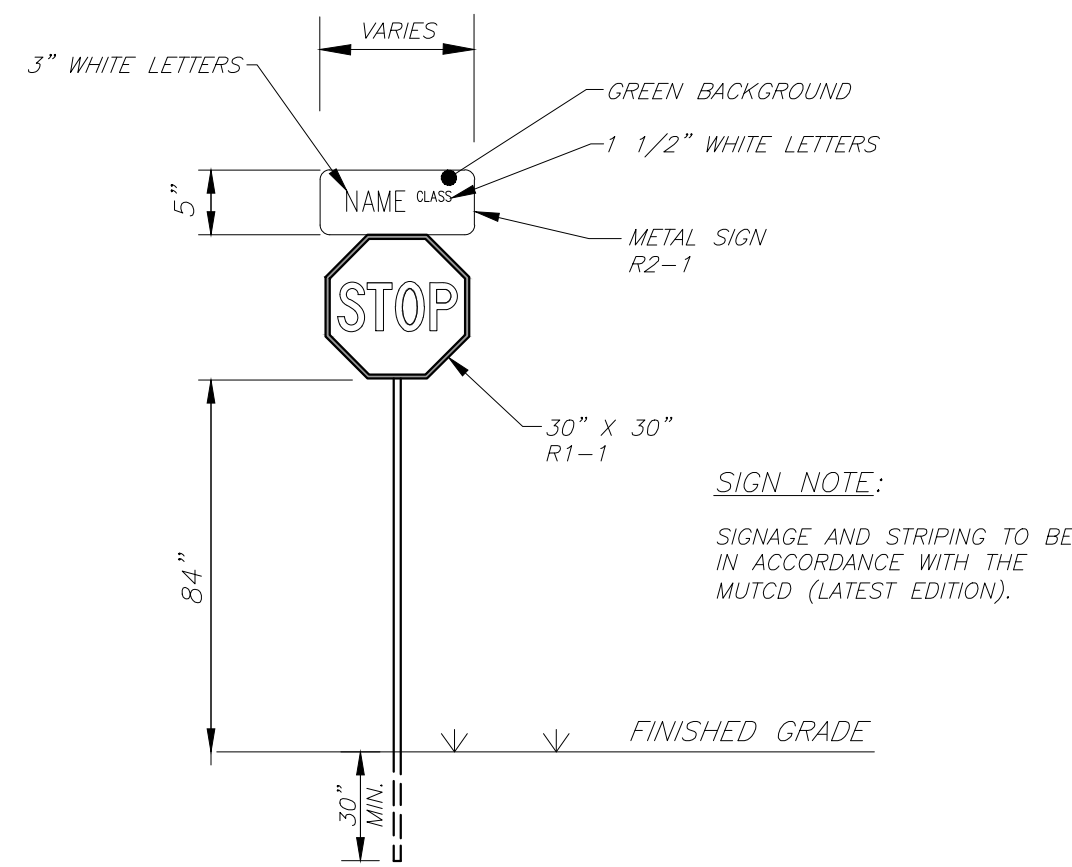
**SITE PLAN - OVERALL**  
**SPRING LAKE FARMS - PHASE 2**

SITE ADDRESS: 0 BOGART LANE (37921)  
 DIST. NO. W6 KNOX CO., TN.  
 CLT MAP 92 PARCEL 53  
 SCALE: 1"=80' JUNE 12, 2023

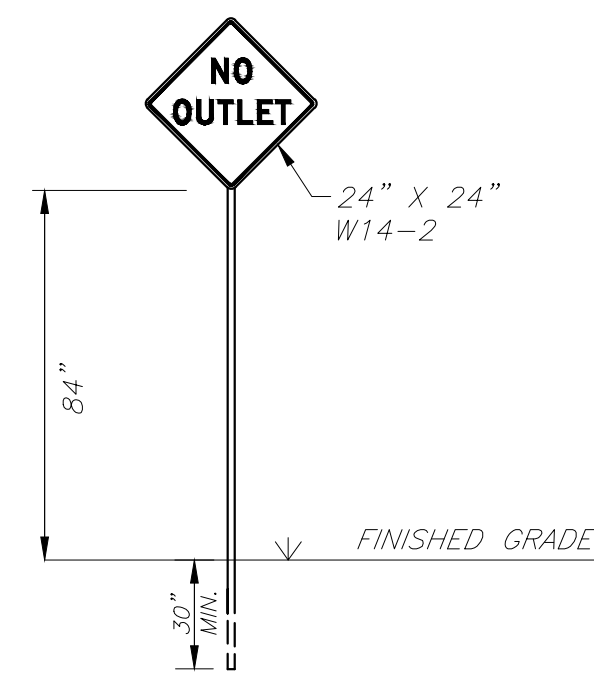
DEVELOPER:  
**EAGLE BEND DEVELOPMENT LLC**  
 1920 EBENEZER ROAD  
 KNOXVILLE, TN 37922

**URBAN ENGINEERING, INC.**  
 10330 HARDIN VALLEY RD, #201  
 KNOXVILLE, TENNESSEE 37932  
 (865) 966-1924

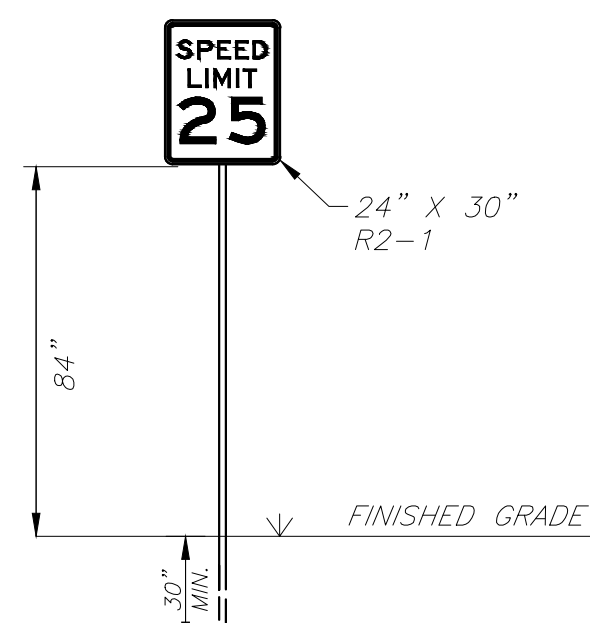
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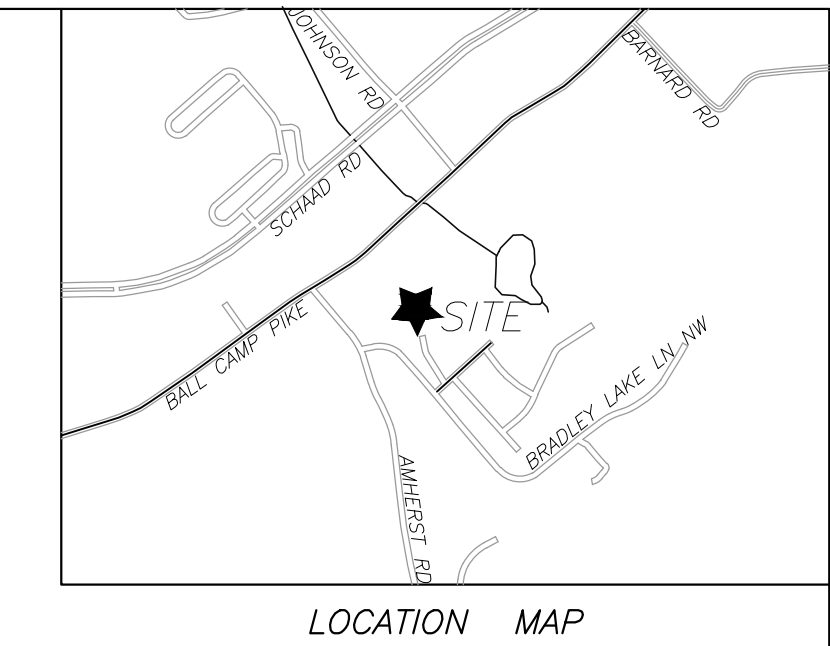
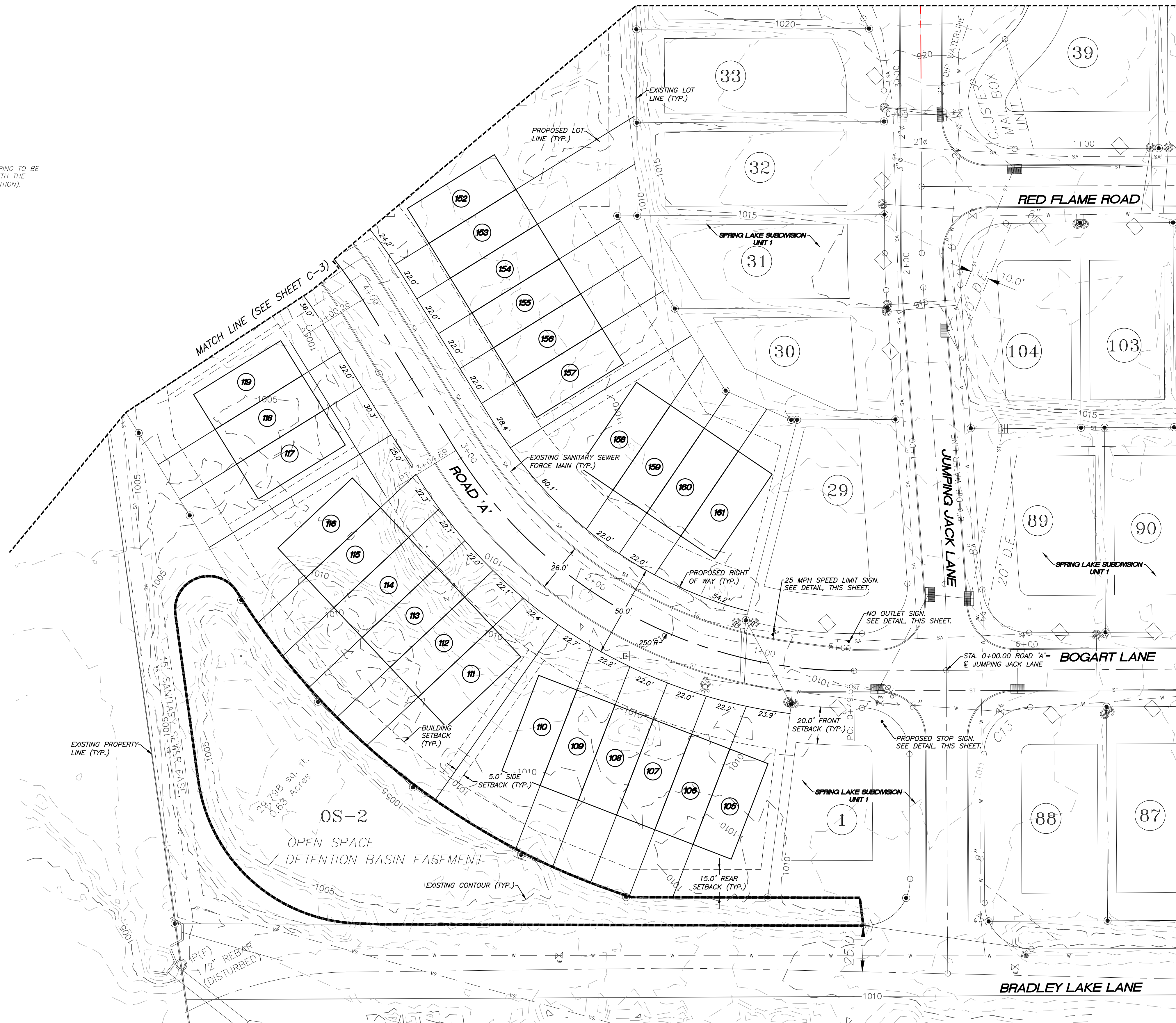
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL



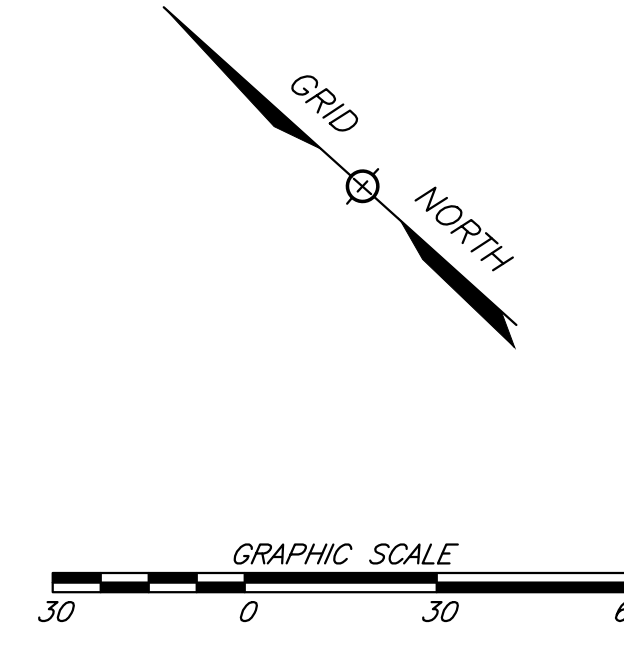
NO OUTLET SIGN DETAIL



SPEED LIMIT SIGN DETAIL



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR' <4 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: TWENTY (20) FEET  
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
SIDE: FIVE (5) FEET  
REAR: FIFTEEN (15) FEET
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TERN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE COMBINED AREA OF PHASES 1 AND 2 IS 44.86 ACRES.
  6. THERE ARE 57-PROPOSED UNITS IN PHASE 2. PHASE 1 IS 80-UNITS. THE TOTAL COMBINED DENSITY IS 3.05 UNITS PER ACRE.
  7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
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  12. SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

MPC FILE# 8-SA-23-C / 8-B-23-DP

Revised: 8/4/2023

REFERENCE:  
DEED INST. 201904110059798

REVISION	DATE	DESCRIPTION	BY
3	8/4/23	SUBMITTAL 3	CAS
2	8/4/23	UPDATED AREA STATISTICS	CAS
1	7/21/23	DESCRIPTION	BY

SHEET C-2

SITE PLAN

**SPRING LAKE FARMS - PHASE 2**

SITE ADDRESS: 0 BOGART LANE (37921)

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 92 PARCEL 53  
SCALE: 1"=30' JUNE 12, 2023

DEVELOPER:  
EAGLE BEND DEVELOPMENT LLC  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

URBAN ENGINEERING, INC.  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2303011

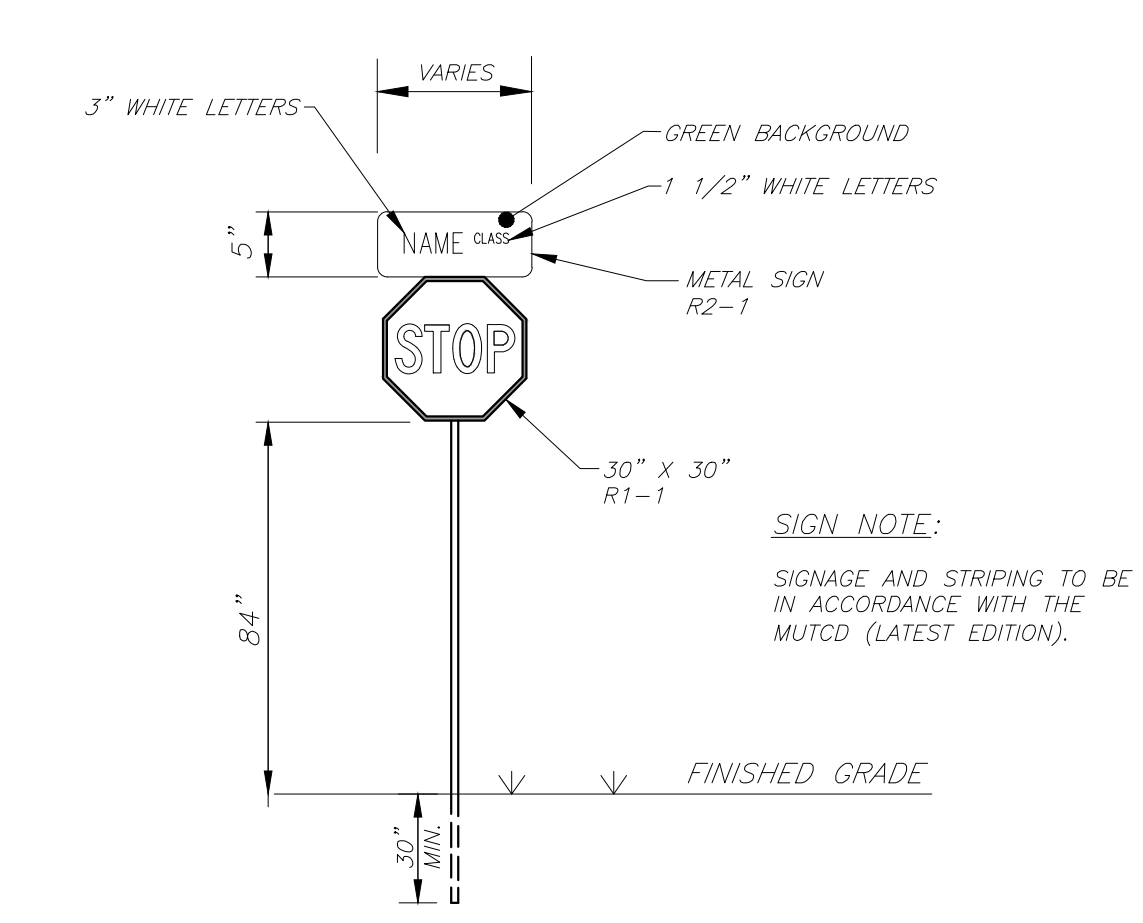
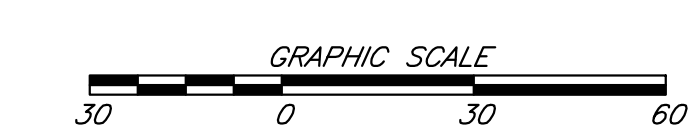
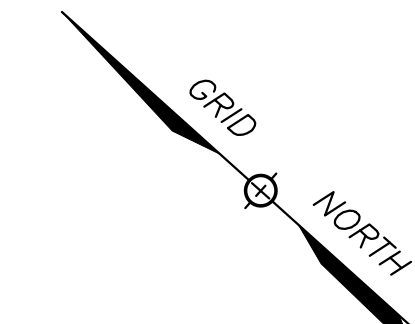
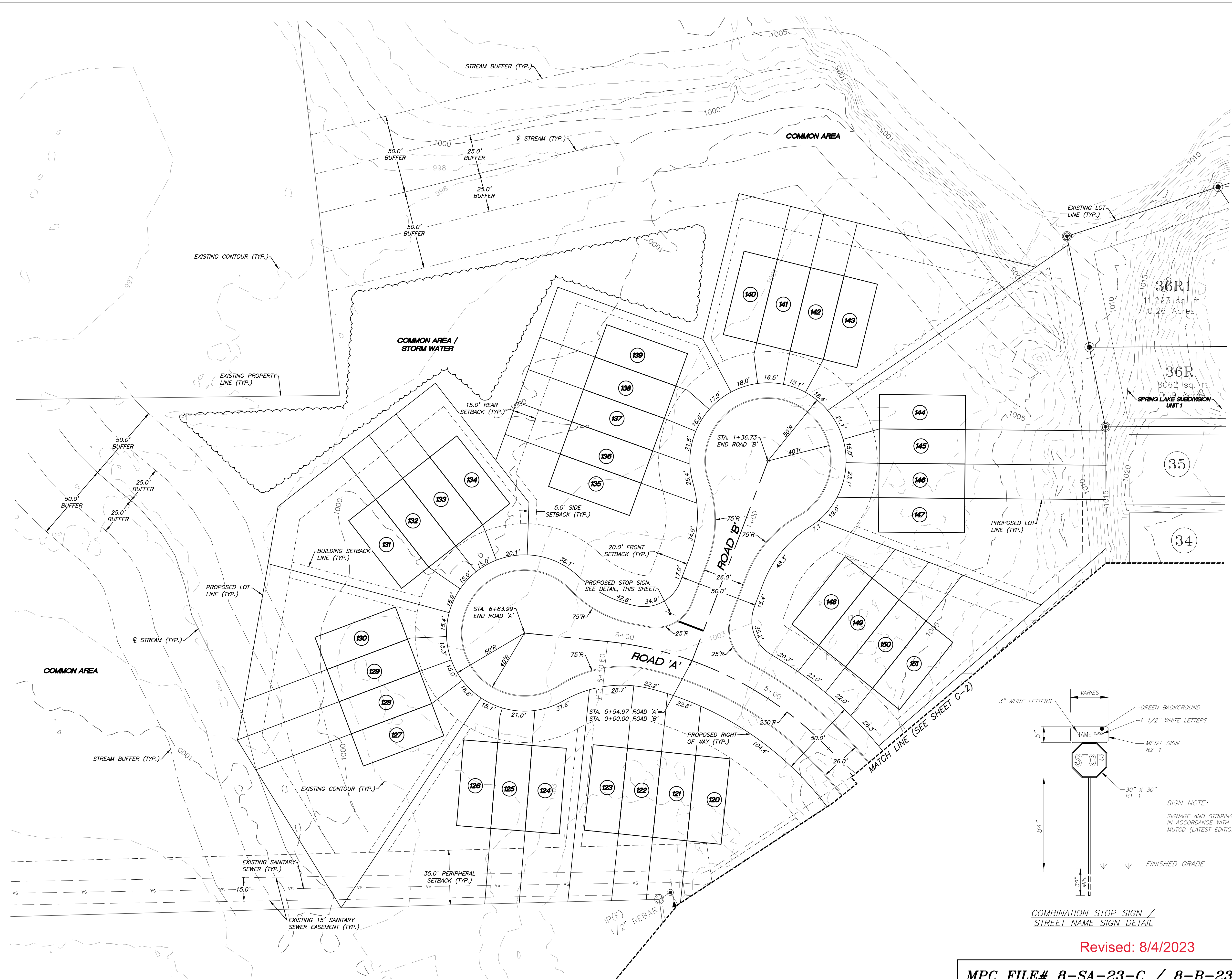




LOCATION MAP

**SITE PLAN NOTES:**

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FRONT: TWENTY (20) FEET  
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
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12. SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

Revised: 8/4/2023

**MPC FILE# 8-SA-23-C / 8-B-23-DP**

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:  
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REVISION	DATE	DESCRIPTION	CAS
3	8/4/23	SUBMITTAL 3	CAS
2	8/4/23	UPDATED AREA STATISTICS	CAS
1	7/21/23	SUBMITTAL 2	CAS
			BY

**SHEET C-3**

**SITE PLAN**

**SPRING LAKE FARMS - PHASE 2**

SITE ADDRESS: 0 BOGART LANE (37921)

DIST. NO. W6	KNOX CO., TN.
CLT MAP 92	PARCEL 53
SCALE: 1"=30'	JUNE 12, 2023

DEVELOPER: **EAGLE BEND DEVELOPMENT LLC**  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

	<b>URBAN ENGINEERING, INC.</b> 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924
DWN: CLM	CHK: CAS
	DWG. NO. 2303011

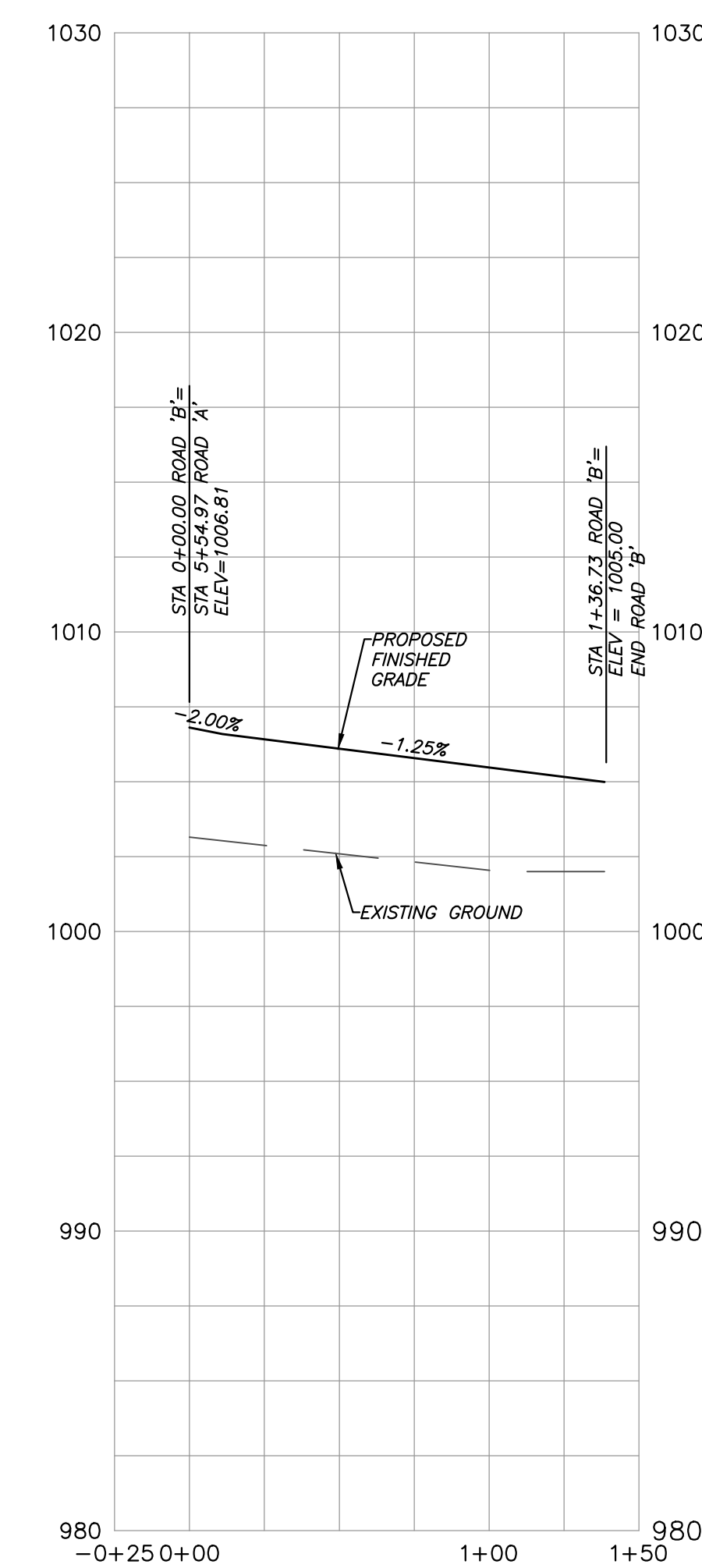




LOCATION MAP



PROFILE-ROAD 'A'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



PROFILE-ROAD 'B'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)

Revised: 8/4/2023

MPC FILE# 8-SA-23-C / 8-B-23-DP



REVISION	DATE	DESCRIPTION	BY
2	8/4/23	SUBMITTAL 3	CAS
1	7/21/23	SUBMITTAL 2	CAS

SHEET C-4

ROAD PROFILES

**SPRING LAKE FARMS - PHASE 2**

SITE ADDRESS: 0 BOGART LANE (37921)

DIST. NO. W6 KNOX CO., TN.  
CLT MAP 92 PARCEL 53  
SCALE: AS NOTED JUNE 22, 2023

DEVELOPER:  
EAGLE BEND DEVELOPMENT LLC  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922

URBAN ENGINEERING, INC.  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

DWN: CLM CHR: CAS DWG. NO. 2303011