

GENERAL NOTES:

- THE BOUNDARY DATA WAS TAKEN FROM KGIS
- PROPERTY CONCERNED REFLECTS PARCELS 130 037 AS SHOWN IN KNOX COUNTY CLT MAP 132. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 56.395 AC.

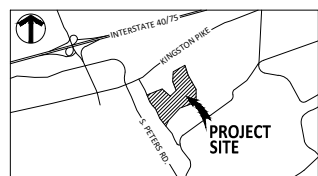
OWNER: ANDERSON WILLIAM E ANDERSON KENNETH LYNN BROWN
NANCY A DEBORD JULIA A TRUSTEE
300 EBENEZER ROAD
KNOXVILLE, TN 37923
- BUILDING SETBACKS ARE 30-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT. IN REAR. THE PERIPHERAL SETBACK IS 35-FT.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS AND PROHIBITED FROM ROSEMONT BLVD, HEATHERWOOD BEND, AND RUSHMORE DR
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV

HORIZONTAL CURVE DATA TABLE							
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	ROAD A	578,898.2724	2,538,333.3516	19°55'03"	250.00	43.90	86.91
C2	ROAD A	578,950.8758	2,538,562.7569	33°35'37"	468.00	141.27	274.40
C3	ROAD A	579,481.8681	2,539,066.5009	16°09'40"	250.00	35.49	70.52
C4	ROAD A	580,016.3046	2,539,979.3475	90°00'00"	250.00	250.00	392.70

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ALL ACCOMPANYING DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS BY WHICH THIS PROJECT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REGISTERED METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER AARRON M. GRAY, P.E.
TENNESSEE CERTIFICATE NO. 0108410



LOCATION MAP
(NOT TO SCALE)

PROPOSED DENSITY:

TOTAL PR AREA:	33.14 AC.
TOTAL PROPOSED UNITS:	113 UNITS
TOTAL PROPOSED DENSITY:	3.4 UNITS/AC.

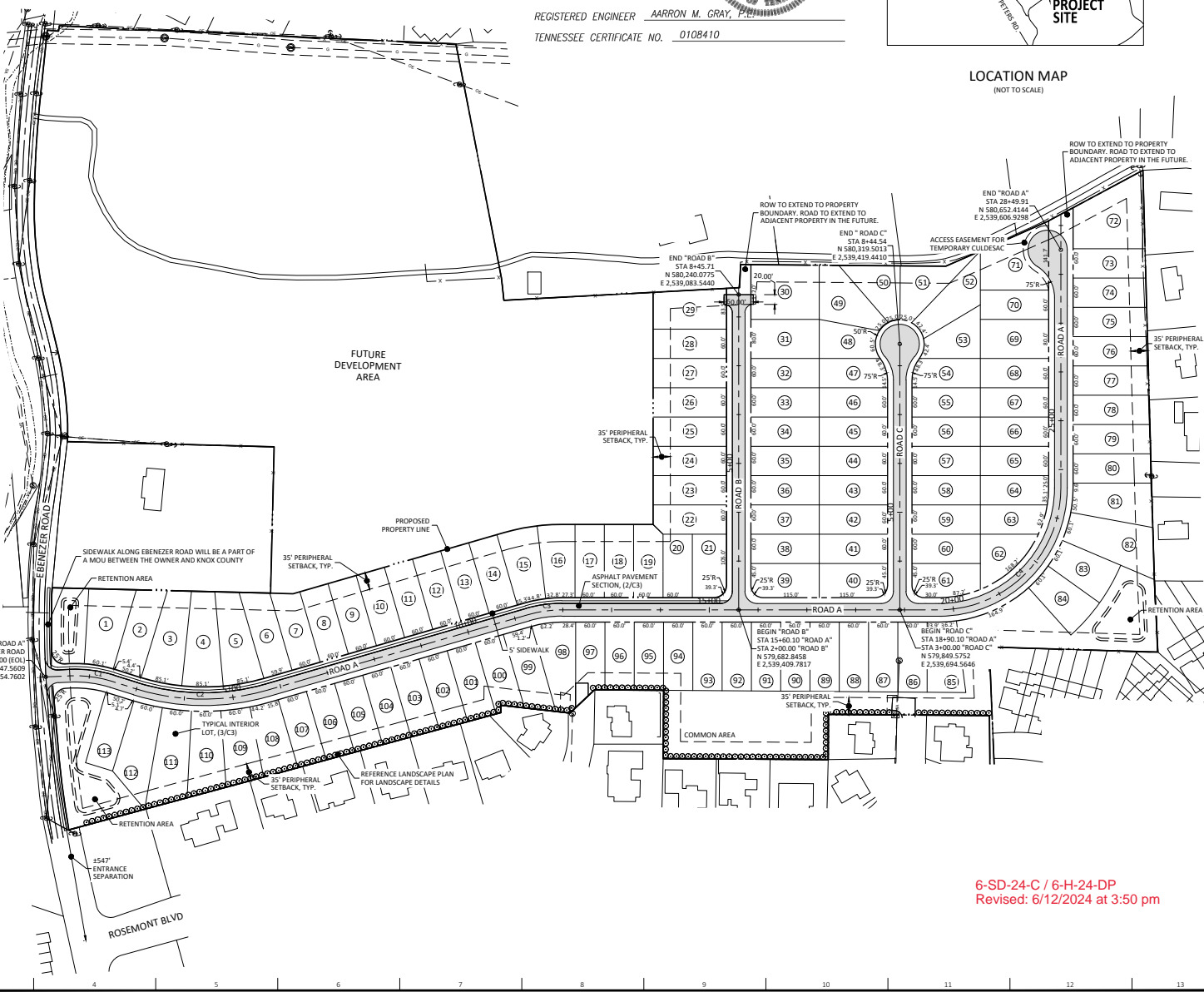
UTILITY OWNERS:

WATER & SEWER	GAS
FIRST UTILITY DISTRICT 122 DURWOOD RD KNOXVILLE, TN 37922 CONTACT: MR. EDWIN DEYTON OFFICE PHONE: 865.966.9741	KNOXVILLE UTILITIES BOARD (KUB) P.O. BOX 59017 KNOXVILLE, TN 37959-9017 CONTACT: MR. CHRIS MCCORMICK OFFICE PHONE: 865.558.2123

ELECTRIC	TELEPHONE
KNOXVILLE UTILITIES BOARD (KUB) P.O. BOX 59017 KNOXVILLE, TN 37959-9017 CONTACT: MR. CHRIS MCCORMICK OFFICE PHONE: 865.558.2123	AT&T 9738 PARKSIDE DRIVE KNOXVILLE, TN 37922 CONTACT: MS. VICKIE DAILLEY OFFICE PHONE: 865.539.8571

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW BOUNDARY
- EXISTING ROW LINE
- ROAD CENTERLINE
- EXISTING OVERHEAD POWER
- EXISTING NATURAL GAS
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER



8-SD-24-C / 6-H-24-DP
Revised: 6/12/2024 at 3:50 pm

ARDURRA
2160 Lakeside Centre Way, Suite 201
Knoxville, TN 37922
Phone: (865) 690-6419
www.ardurra.com

S&E PROPERTIES
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELY
EMAIL: ERICMOSELY@S&EPROPERTIES.COM
TELEPHONE NO: 865.539.1112

NO.	DATE	CONCEPT PLAN	REVISIONS

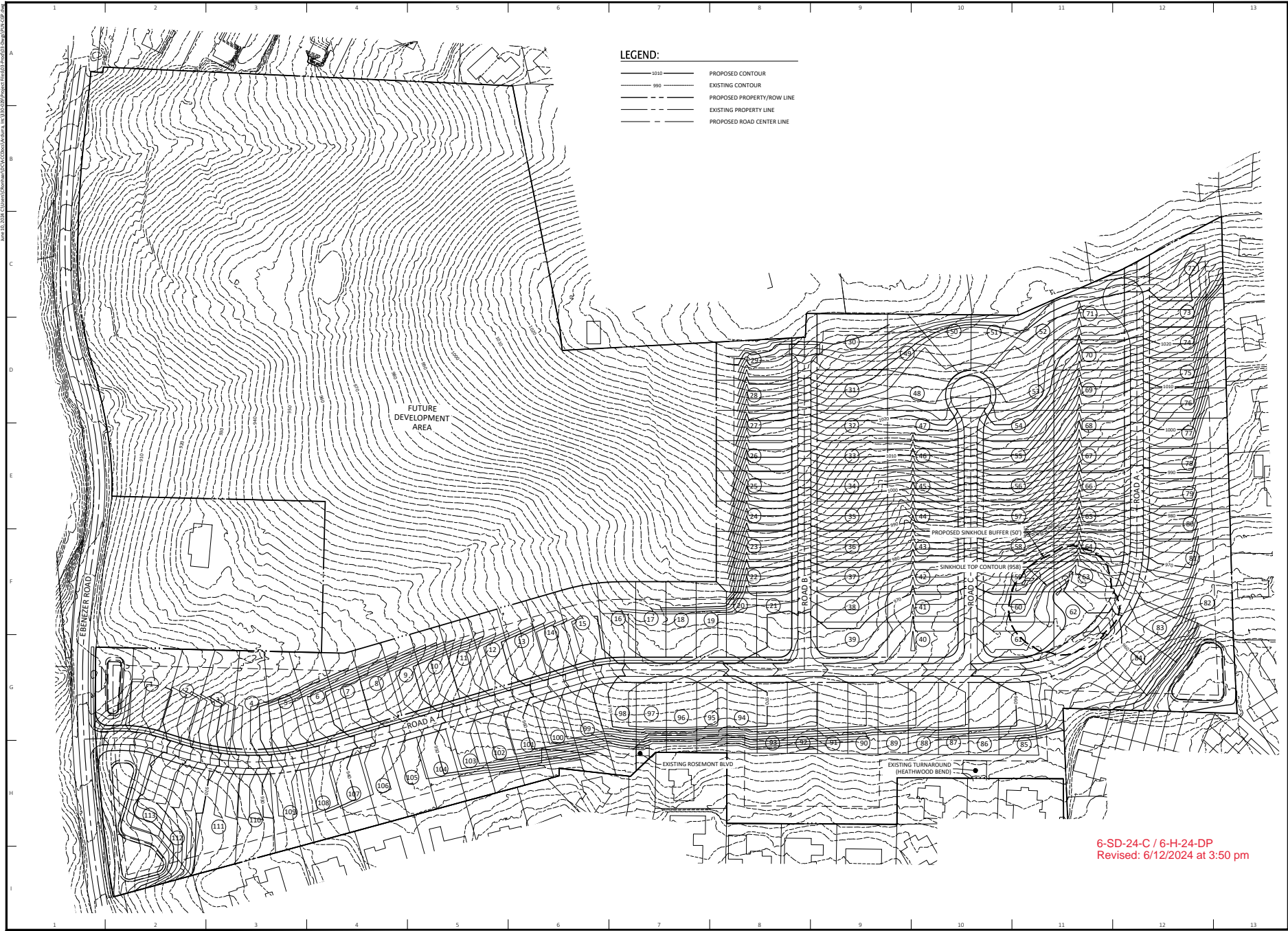
CONCEPT PLAN OF EBENEZER SUBDIVISION
300 EBENEZER ROAD (PARCEL 130 037)
KNOXVILLE, TN 37923

CONCEPT PLAN
PLANNING FILE NUMBERS: 6-SE-24-C / 6-H-24-DP

JOB NO: 330229
DATE: 03/25/24

C0.00

CONCEPT PLAN



- LEGEND:**
- 1010 — PROPOSED CONTOUR
 - 990 — EXISTING CONTOUR
 - — PROPOSED PROPERTY/ROW LINE
 - - - EXISTING PROPERTY LINE
 - — PROPOSED ROAD CENTER LINE

ARDURRA
 2160 Lakeside Centre Way, Suite 201
 Knoxville, TN 37922
 Phone: (863) 690-6419
 www.ardurra.com

S&E PROPERTIES
 405 MONTBROOK LANE
 KNOXVILLE, TN 37919

CONTACT: MR. ERIC MOSELY
 EMAIL: ERICMOSELY@BELLSouth.COM
 TELEPHONE NO: 865.539.1112

NO.	DATE	CONCEPT PLAN	REVISIONS

CONCEPT PLAN OF EBENEZER SUBDIVISION
300 EBENEZER ROAD (PARCEL 130 037)
KNOXVILLE, TN 37923

CONCEPT GRADING PLAN
 PLANNING FILE NUMBERS: 6-SE-24-C / 6-I-24-DP

6-SD-24-C / 6-H-24-DP
 Revised: 6/12/2024 at 3:50 pm

JOB NO: 330229
 DATE: 03/25/24

C1.00

CONCEPT GRADING PLAN

Ebenezer Subdivision

300 Ebenezer Road

Knoxville Tennessee 37923

Submital Record

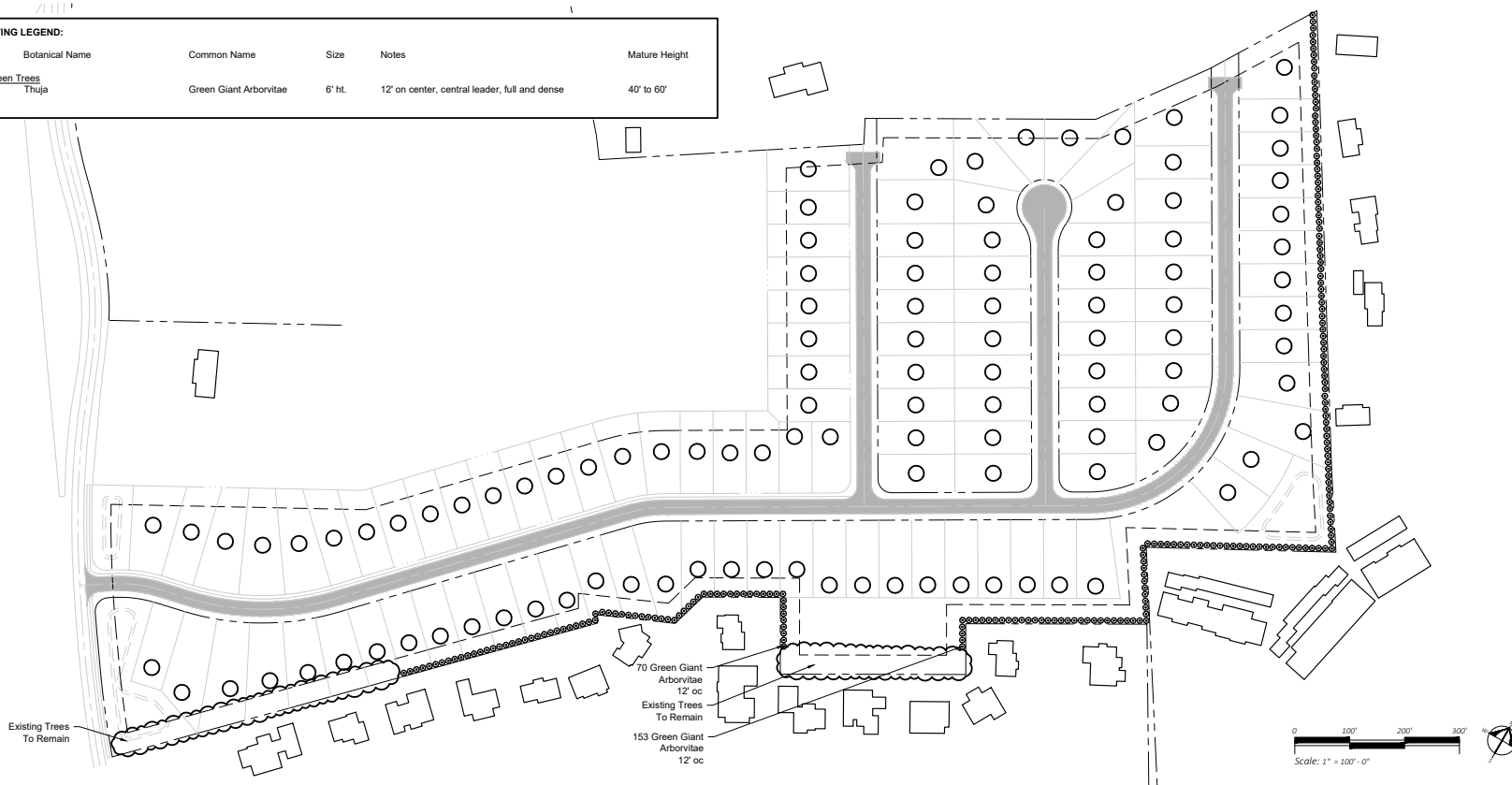
Preliminary Plans
Not for Construction

June 12, 2024

Landscape Buffer Plan

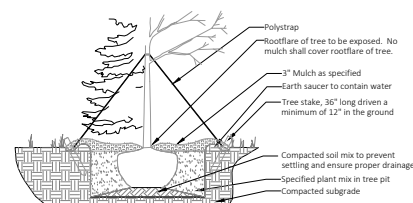
L100

Qty	Botanical Name	Common Name	Size	Notes	Mature Height
223	Thuja	Green Giant Arborvitae	6' ht.	12' on center, central leader, full and dense	40' to 60'



PLANTING NOTES

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurseriesmen, horticultural standards, latest edition. Quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
- All tree scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.



- General Notes:
- Excavate tree pit to a depth equal to depth of rootball plus 2", and a width equal to two times the diameter of the rootball.
 - Fill tree pit with water and confirm percolation rate. (Notify landscape architect if poor drainage conditions exist.)
 - Install tree per detail avoiding any damage to rootball or trunk of tree.
 - Add specified plant mix and soil amendments.
 - Remove burlap on top 1/3 of tree rootball. Remove burlap on top 1/3 of tree rootball.
 - Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
 - Stake and guy tree with supportive materials.

General Tree Planting
Scale: NTS

8-SD-24-C / 6-H-24-DP
Revised: 6/12/2024 at 3:50 pm