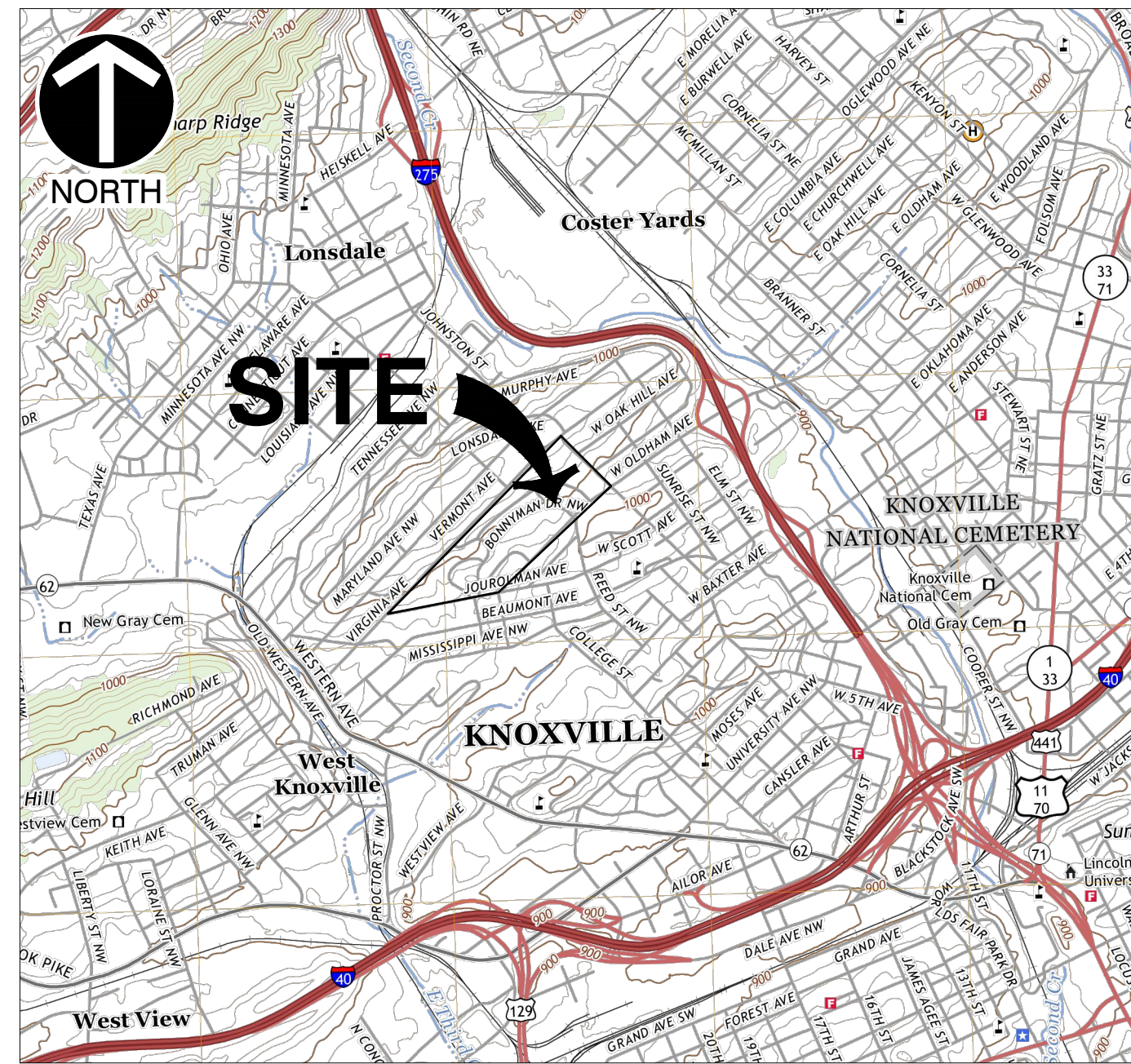


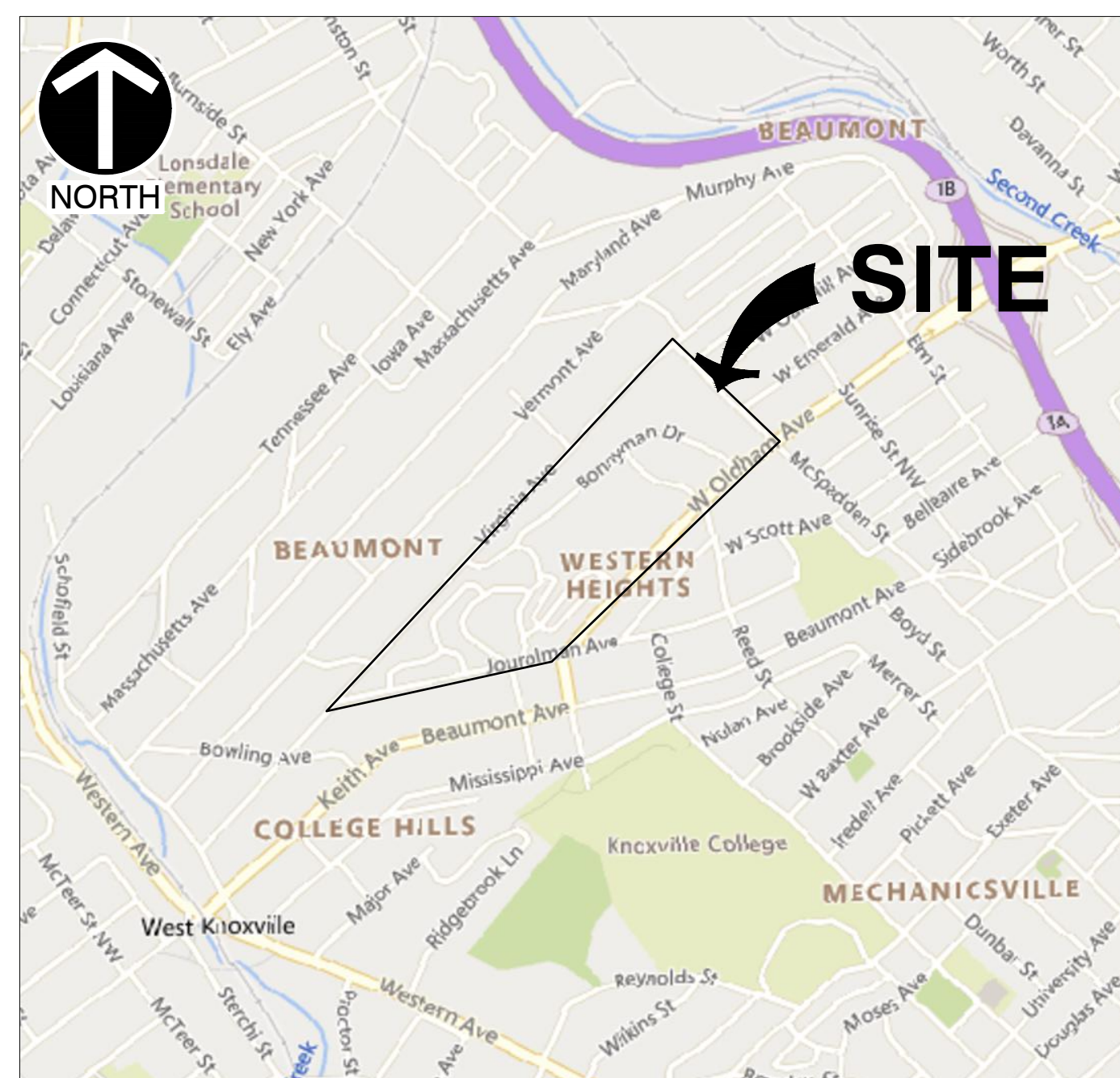
# KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION (KCDC) WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE

PREPARED FOR:  
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION  
OCTOBER 2023



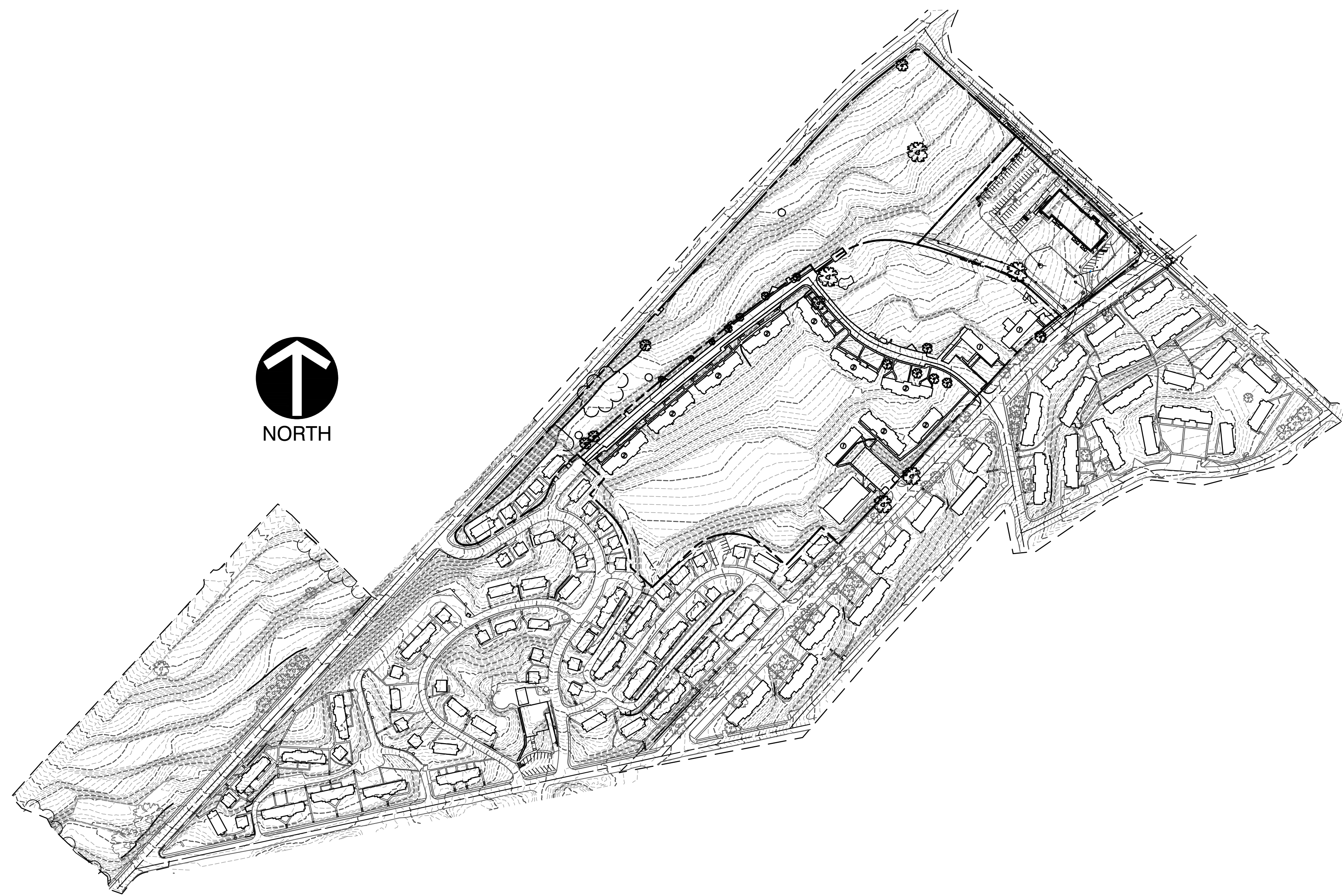
**U.S.G.S. MAP**

USGS TOPOGRAPHIC MAP  
KNOXVILLE, TN  
N.T.S.



**VICINITY MAP**

N.T.S.



Sheet List Table	
Sheet Number	Sheet Title
CP000	COVER SHEET
CP100	CONCEPT SUBDIVISION EXISTING CONDITIONS
CP101	CONCEPT DEMOLITION PLAN
CP200	CONCEPT INFRASTRUCTURE PAVING PLAN
CP201	CONCEPT INFRASTRUCTURE LAYOUT PLAN
CP202	CONCEPT ROAD PROFILE PLAN SHEET 1 OF 2
CP203	CONCEPT ROAD PROFILE PLAN SHEET 2 OF 2
CP204	CONCEPT SITE LAYOUT PLAN
CP300	CONCEPT GRADING PLAN
CP400	CONCEPT DRAINAGE PLAN
CP800	CONCEPT DETAILS SHEET 1 OF 2
CP801	CONCEPT DETAILS SHEET 2 OF 2

REVISION RECORD

**CEE**  
Civil & Environmental Consultants, Inc.  
2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920  
Ph: 865.977.9997 - Fax: 865.977.9919  
www.ceecinc.com

KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC)  
WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE  
KNOXVILLE TN, 37921



## UTILITY COMPANIES

**WATER & WASTE WATER SERVICE**  
KUB NEW SERVICES DEPARTMENT CS26  
4505 MIDDLEBROOK PIKE,  
KNOXVILLE, TN 37921  
PHONE: (865) 558-22294  
CONTACT: TIM RIDENHOUR  
EMAIL: TIMOTHY.RIDENOUR@KUB.ORG

**ELECTRIC**  
KUB NEW SERVICES DEPARTMENT CS26  
4505 MIDDLEBROOK PIKE,  
KNOXVILLE, TN 37921  
PHONE: (865) 558-2294  
CONTACT: TIM RIDENHOUR  
EMAIL: TIMOTHY.RIDENOUR@KUB.ORG

## ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
2704 CHEROKEE FARM WAY, STE. 101  
KNOXVILLE, TN 37920  
PH: (865) 977-9997  
CONTACT: MATT BRAZILLE, PE.

## REVIEWING AGENCY

CITY OF KNOXVILLE ENGINEERING DEPARTMENT  
400 MAIN ST. SUITE 475, P.O. BOX 1631  
KNOXVILLE, TN 37901  
PH: (865)215-2148  
CONTACT: JOSHUA FRERICHS, PE.

## OWNER/DEVELOPER

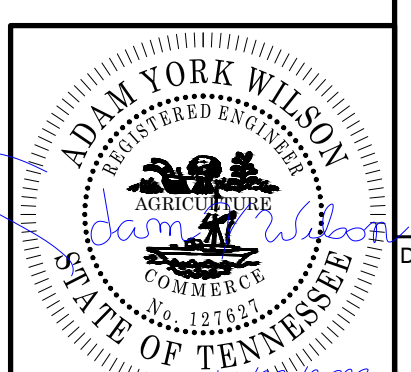
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION (KCDC)  
901 N. BROADWAY  
KNOXVILLE, TENNESSEE 37917  
PHONE: 865-403-1169  
EMAIL: JHATFIELD@KCDC.ORG  
CONTACT: JIM HATFIELD

## PROPERTY INFORMATION

**TOTAL ACREAGE:** ± 28.74 ACRES  
**ZONING:** RN-5 (GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT)  
REZONING TO C-N (NEIGHBORHOOD COMMERCIAL) IS PENDING  
**PROPOSED USE:** MULTI-FAMILY RESIDENTIAL  
**PARCEL ID'S:** 094BC002, 094BC004, 094BC003, 094BC00201  
**ADDRESSES:** 1500 FORT PROMISE DR, 1331 W. OLDHAM AVE, 1203 W OLDHAM AVE, 1101 W OLDHAM AVE  
**CITY BLOCK:** 20140  
**CITY WARD:** 20  
**PARCEL NUMBERS:** 2, 4, 3, 2.01  
**CLT MAP:** 94

**PRELIMINARY  
NOT FOR CONSTRUCTION**

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 all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been terminated and described in a report filed with the Metropolitan Planning Commission.  
Registered Engineer: Adam York Wilson  
Tennessee Certification No. JZ2762



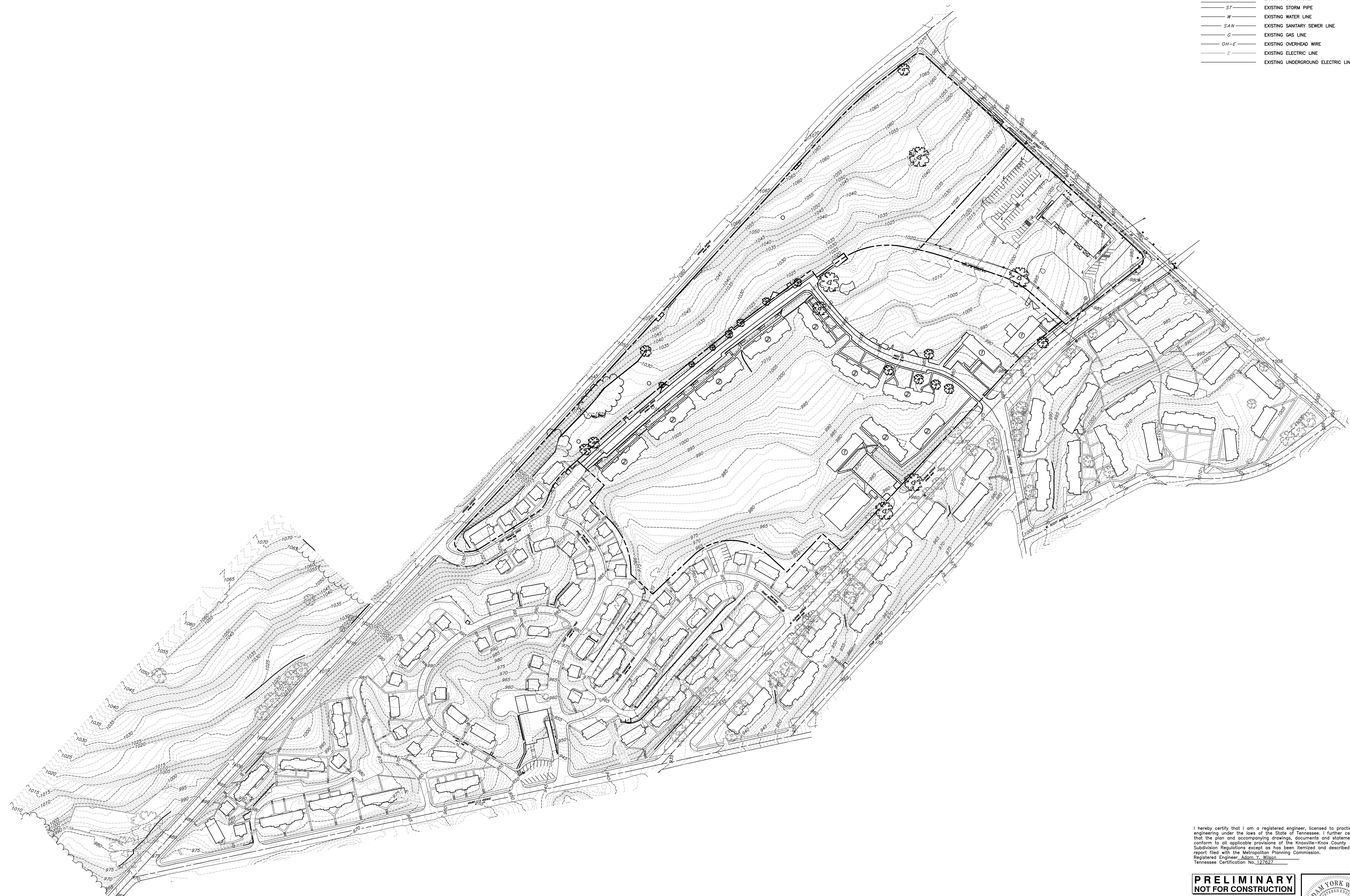
COVER SHEET

DATE: 10/23/2023  
DRAWN BY: LBP / JRB  
AS SHOWN / CHECKED BY: MMB  
PROJECT NO: 393-385  
APPROVED BY: [Signature]  
DRAFT

DRAWING NO.: **C000**



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING STRUCTURE
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE



NO.	DATE	DESCRIPTION



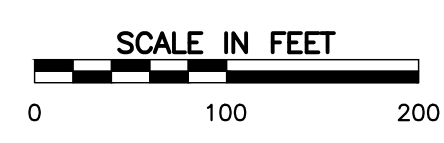
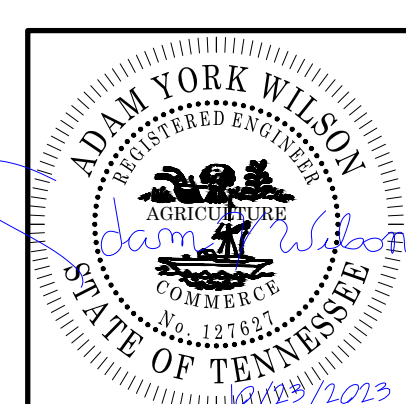
**Civil & Environmental Consultants, Inc.**  
 2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920  
 Ph: 865.977.9997 - Fax: 865.977.9919  
 www.ceeinc.com

**KNOXVILLE COMMUNITY  
 DEVELOPMENT CORPORATION (KCDC)  
 WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE  
 KNOXVILLE TN, 37921**

CONCEPT SUBDIVISION EXISTING CONDITIONS	
DATE:	10/23/2023
DRAWN BY:	LBP / JRB
CHECKED BY:	MWB
AS SHOWN:	393-385
APPROVED BY:	DRAFT
DRAWING NO.:	<b>CP100</b>

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 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.  
 Registered Engineer: Adam L. Wilson  
 Tennessee Certification No. 122622

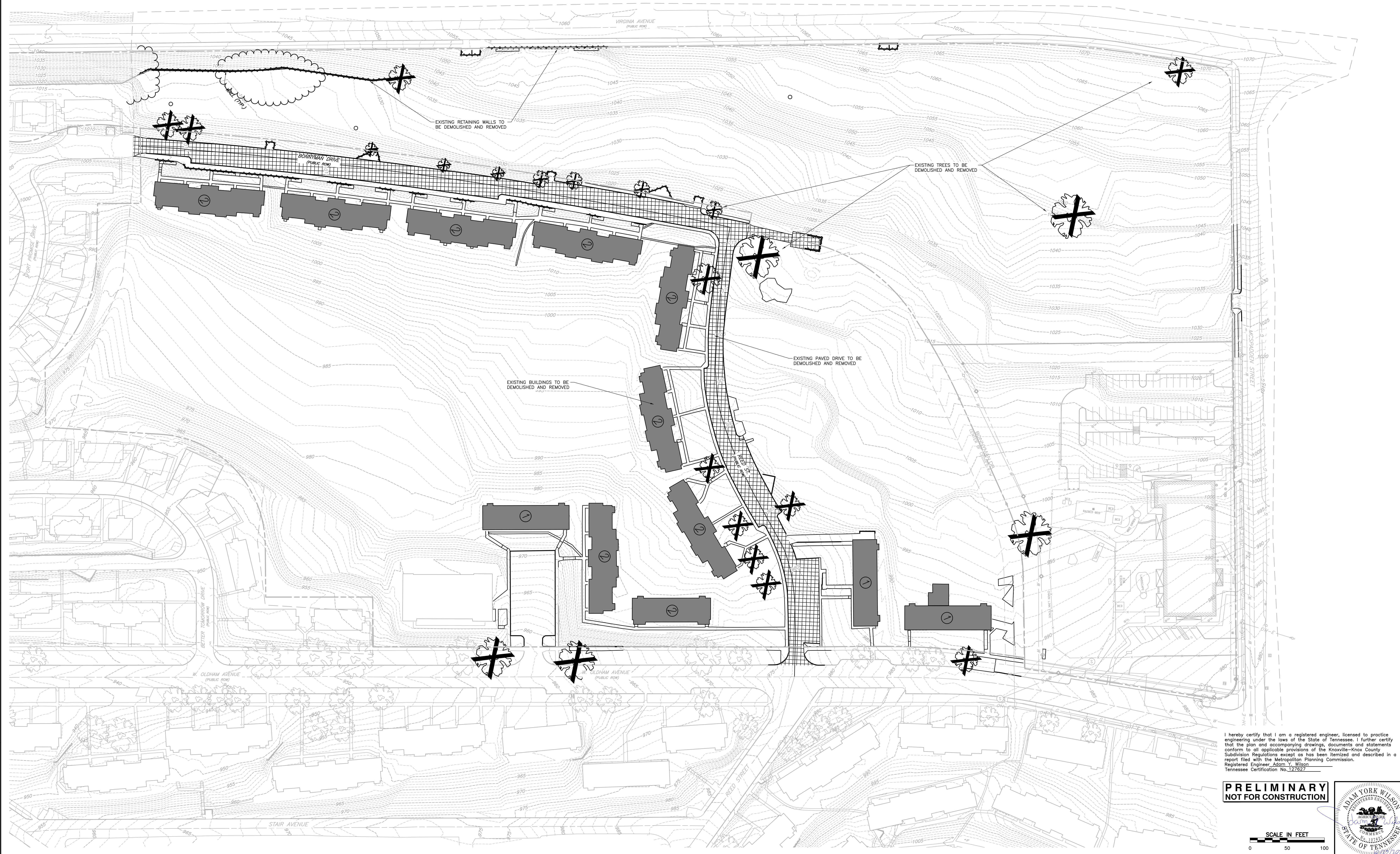
**PRELIMINARY  
 NOT FOR CONSTRUCTION**



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LEGEND	
[Dashed line]	EXISTING PROPERTY LINE
[Dashed line]	EXISTING EASEMENT
[Dashed line]	EXISTING RIGHT-OF-WAY
[Dashed line]	EXISTING INDEX (MAJOR) CONTOUR
[Dashed line]	EXISTING INTERMEDIATE (MINOR) CONTOUR
[Dashed line]	EXISTING ROADWAY CENTERLINE
[Solid line]	EXISTING CURB
[Line with 'ST']	EXISTING STRUCTURE
[Line with 'W']	EXISTING STORM PIPE
[Line with 'SAN']	EXISTING WATER LINE
[Line with 'G']	EXISTING SANITARY SEWER LINE
[Line with 'OH-E']	EXISTING GAS LINE
[Line with 'E']	EXISTING OVERHEAD WIRE
[Line with 'E']	EXISTING ELECTRIC LINE
[Line with 'E']	EXISTING UNDERGROUND ELECTRIC LINE
[Cross-hatch pattern]	EXISTING STRUCTURE TO BE REMOVED
[Wavy pattern]	PAVEMENT TO BE REMOVED FULL DEPTH
[Star symbol]	LINEAR STRUCTURE TO BE REMOVED
[Star symbol]	TREE TO BE REMOVED



REVISION RECORD

NO.	DATE	DESCRIPTION

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 www.ccecinc.com

**KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC) WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE KNOXVILLE TN, 37921**

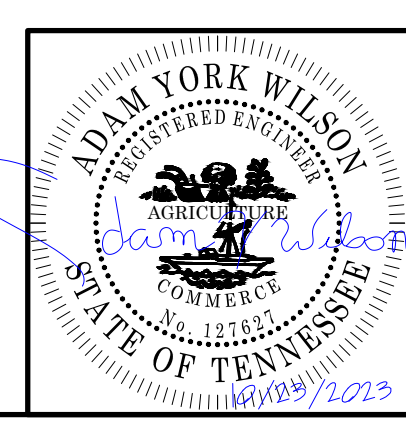
**CONCEPT DEMOLITION PLAN**

DATE: 10/23/2023 DRAWN BY: LBP / JRB  
 DWG SCALE: MMB  
 AS SHOWN CHECKED BY: 393-395  
 PROJECT NO.:  
 APPROVED BY: DRAFT

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 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.  
 Registered Engineer Adam T. Wilson  
 Tennessee Certification No. 327527

**PRELIMINARY NOT FOR CONSTRUCTION**

SCALE IN FEET  
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DRAWING NO.: **CP101**

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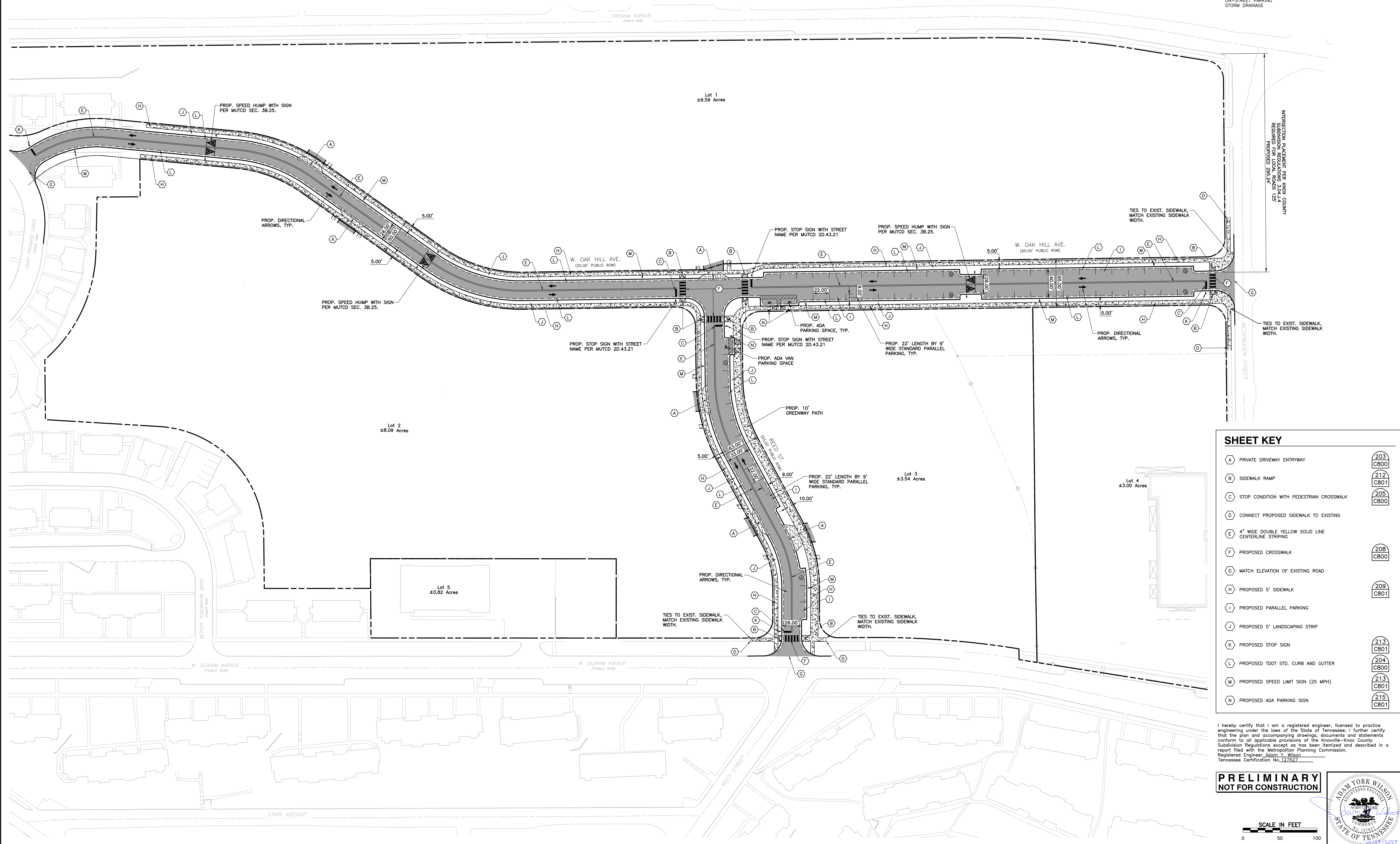
**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING STRUCTURE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED ROADWAY CENTERLINE
	PROPOSED EXTRUDED CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT
	PROPOSED CROSSWALK

**LIST OF IMPROVEMENTS**  
THE FOLLOWING IMPROVEMENTS ARE REQUIRED AND PROPOSED.

**BONNYMAN DRIVE**  
PROPOSED RECONFIGURATION OF EXISTING ROAD  
EXTEND EXISTING ROAD TO INTERSECTION WITH MCSPADEN STREET  
RENAME ROAD "W. OAK HILL AVE TO MATCH INTERSECTING ROAD.  
CURB AND GUTTER  
SIDEWALKS ON BOTH SIDES OF STREET  
ON-STREET PARKING  
STORM DRAINAGE

**REED STREET**  
PROPOSED RECONFIGURATION OF EXISTING ROAD  
CURB AND GUTTER  
SIDEWALKS ON BOTH SIDES OF STREET  
ON-STREET PARKING  
STORM DRAINAGE



**REVISION RECORD**

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**Civil & Environmental Consultants, Inc.**  
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www.ceinc.com

**KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC)**  
**WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE**  
KNOXVILLE TN, 37921

**CONCEPT INFRASTRUCTURE PAVING PLAN**

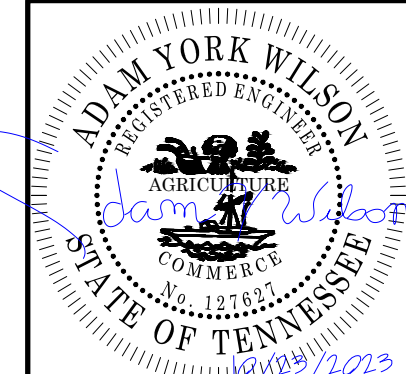
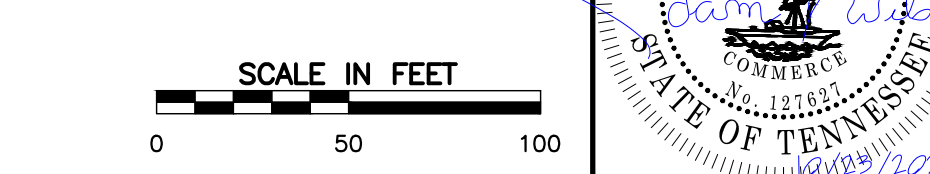
DATE: 10/23/2023  
DRAWN BY: LBP / JRB  
MWB  
PROJECT NO: 393-385  
CHECKED BY: AS SHOWN  
DRAFT

**SHEET KEY**

(A)	PRIVATE DRIVEWAY ENTRYWAY	(203) (C800)
(B)	SIDEWALK RAMP	(212) (C801)
(C)	STOP CONDITION WITH PEDESTRIAN CROSSWALK	(205) (C800)
(D)	CONNECT PROPOSED SIDEWALK TO EXISTING	(208) (C800)
(E)	4" WIDE DOUBLE YELLOW SOLID LINE CENTERLINE STRIPING	(208) (C800)
(F)	PROPOSED CROSSWALK	(208) (C800)
(G)	MATCH ELEVATION OF EXISTING ROAD	(208) (C801)
(H)	PROPOSED 5' SIDEWALK	(208) (C801)
(I)	PROPOSED PARALLEL PARKING	(213) (C801)
(J)	PROPOSED 5' LANDSCAPING STRIP	(204) (C800)
(K)	PROPOSED STOP SIGN	(213) (C801)
(L)	PROPOSED TOD DOT CURB AND GUTTER	(213) (C801)
(M)	PROPOSED SPEED LIMIT SIGN (25 MPH)	(215) (C801)
(N)	PROPOSED ADA PARKING SIGN	(215) (C801)

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Registered Engineer: Adam T. Wilson  
Tennessee Certification No. 12,292

**PRELIMINARY NOT FOR CONSTRUCTION**



DRAWING NO. **CP200**

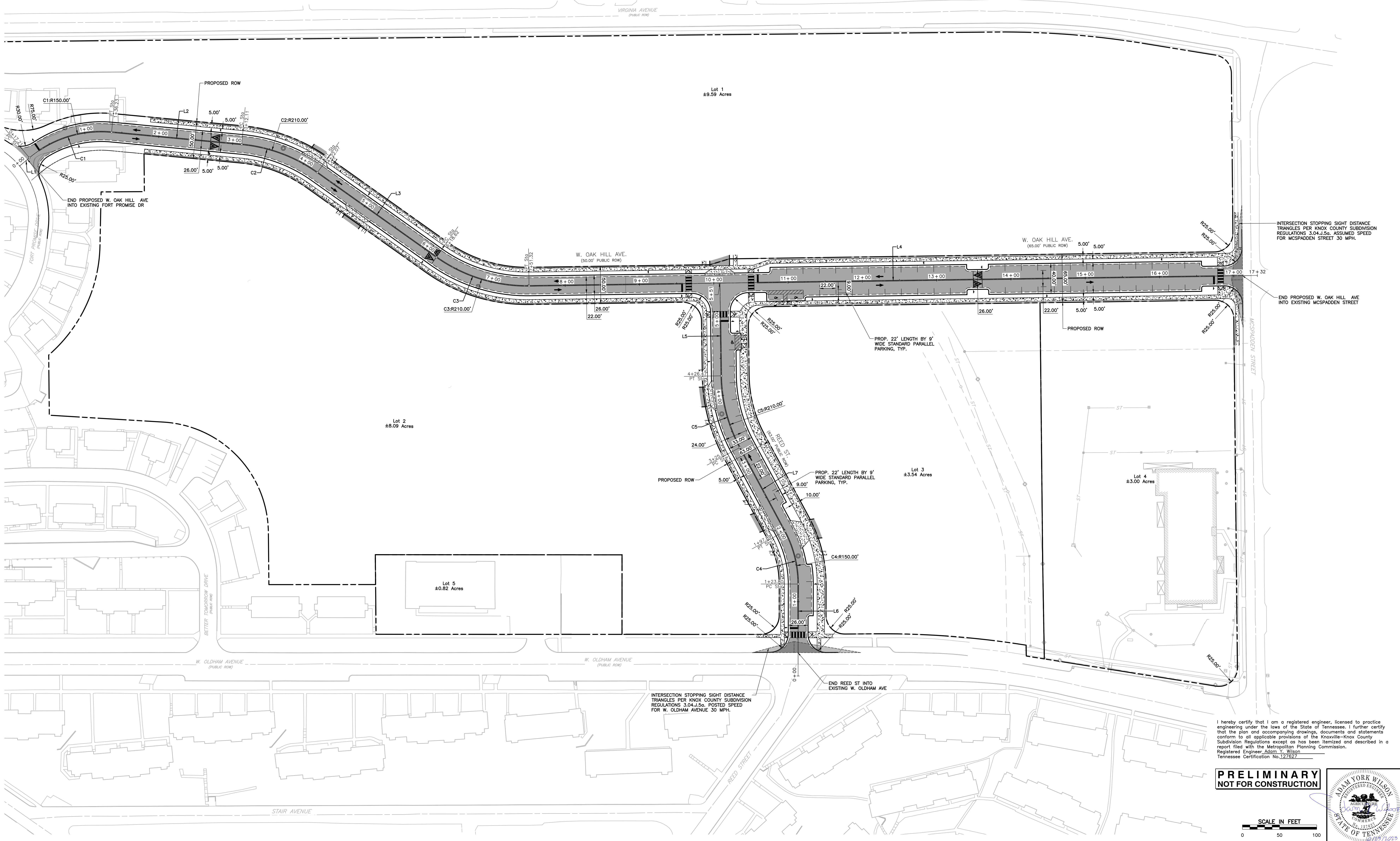
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W. OAK HILL AVE.				
Number	Length	Radius	Line/Chord Direction	
L1	17.209		N02° 55' 28.35"E	
C1	119.025	150.000	N25° 39' 24.20"E	
L2	175.877		N48° 23' 20.04"E	
C2	109.956	210.000	N63° 23' 20.04"E	
L3	196.549		N78° 23' 20.04"E	
C3	132.704	210.000	N60° 17' 08.27"E	
L4	980.383		N42° 10' 56.49"E	

REED STREET				
Number	Length	Radius	Line/Chord Direction	
L6	123.802		N46° 57' 52.75"W	
C4	74.092	150.000	N61° 06' 54.87"W	
L7	127.977		N75° 15' 56.99"W	
C5	100.603	210.000	N61° 32' 30.25"W	
L5	124.840		N47° 49' 03.51"W	

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING STRUCTURE
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED ROADWAY CENTERLINE
	PROPOSED EXTRUDED CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT
	PROPOSED CROSSWALK



NO.	DATE	REVISION	DESCRIPTION

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 2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920  
 Ph: 865.977.9997 - Fax: 865.977.9919  
 www.cedinc.com

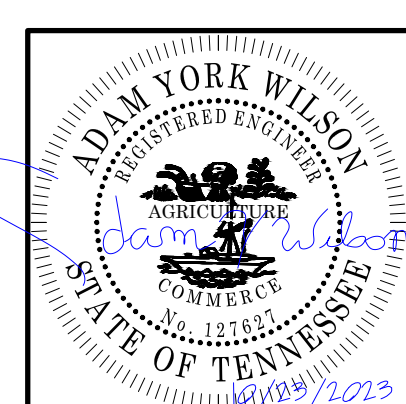
**KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC)**  
**WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE**  
 KNOXVILLE TN, 37921

**CONCEPT INFRASTRUCTURE LAYOUT PLAN**

DATE:	10/23/2023	DRAWN BY:	LBP / JWB
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO.:	393-385	APPROVED BY:	DRAFT
DRAWING NO.:	CP201		

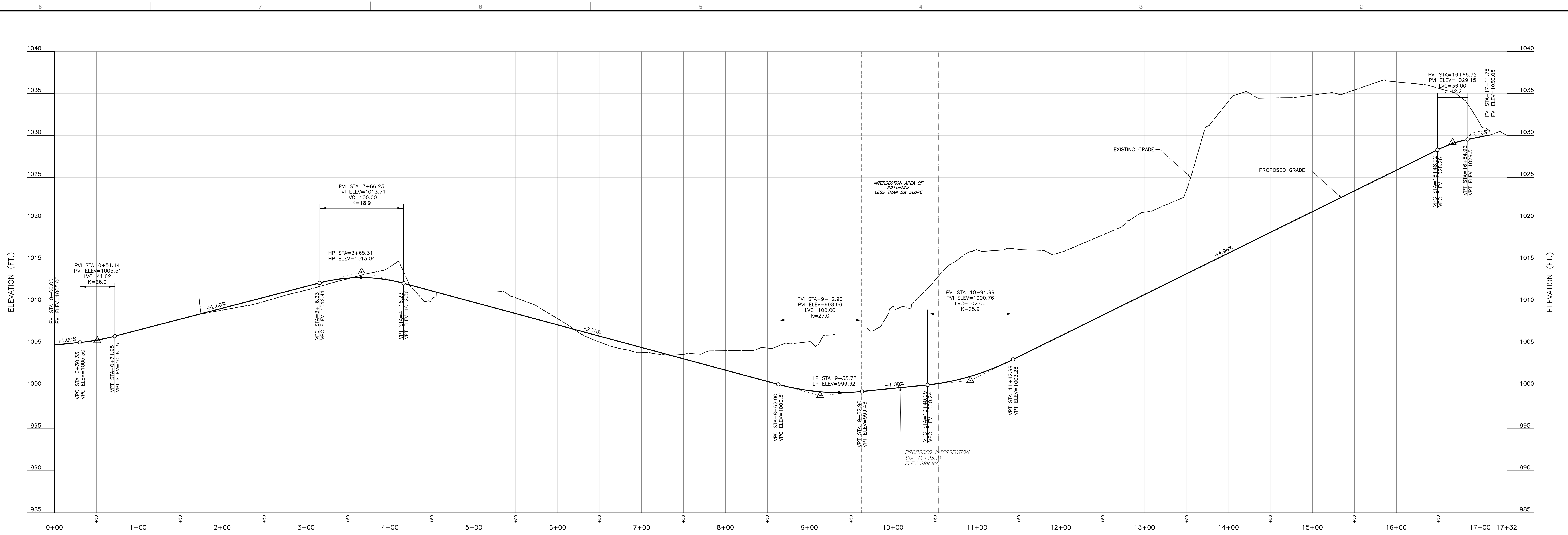
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 Registered Engineer: Adam T. Wilson  
 Tennessee Certification No. 32787

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

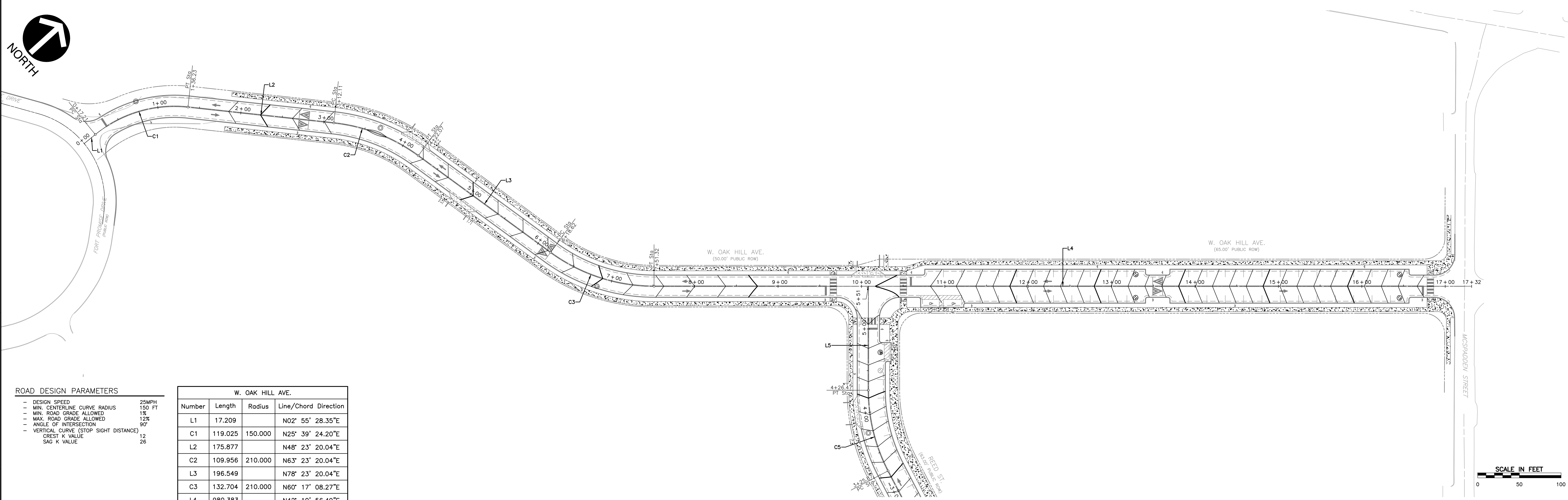
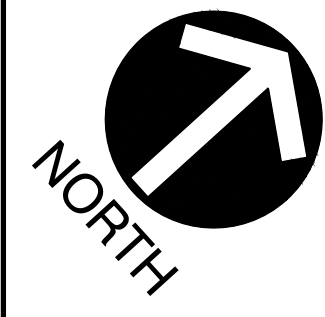


SCALE IN FEET  
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**W. OAK HILL AVE. PROFILE**  
SCALE H:1"=50'; V:1"=5'

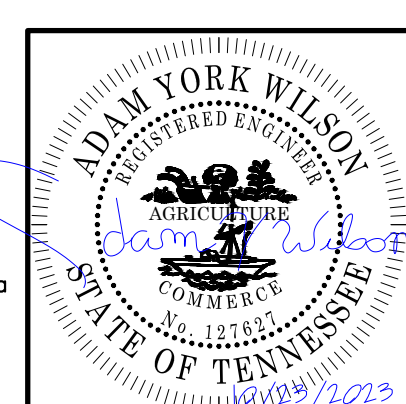


**ROAD DESIGN PARAMETERS**

- DESIGN SPEED 25MPH
- MIN. CENTERLINE CURVE RADIUS 150 FT
- MIN. ROAD GRADE ALLOWED 1%
- MAX. ROAD GRADE ALLOWED 12%
- ANGLE OF INTERSECTION 90°
- VERTICAL CURVE (STOP SIGHT DISTANCE) 80'
- CREST K VALUE 12
- SAG K VALUE 26

W. OAK HILL AVE.				
Number	Length	Radius	Line/Chord Direction	
L1	17.209		N02° 55' 28.35"E	
C1	119.025	150.000	N25° 39' 24.20"E	
L2	175.877		N48° 23' 20.04"E	
C2	109.956	210.000	N63° 23' 20.04"E	
L3	196.549		N78° 23' 20.04"E	
C3	132.704	210.000	N60° 17' 08.27"E	
L4	980.383		N42° 10' 56.49"E	

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



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Registered Engineer: Adam York Wilson  
Tennessee Certification No. 127622

REVISION RECORD

NO.	DATE	DESCRIPTION

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**WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE**  
KNOXVILLE TN, 37921

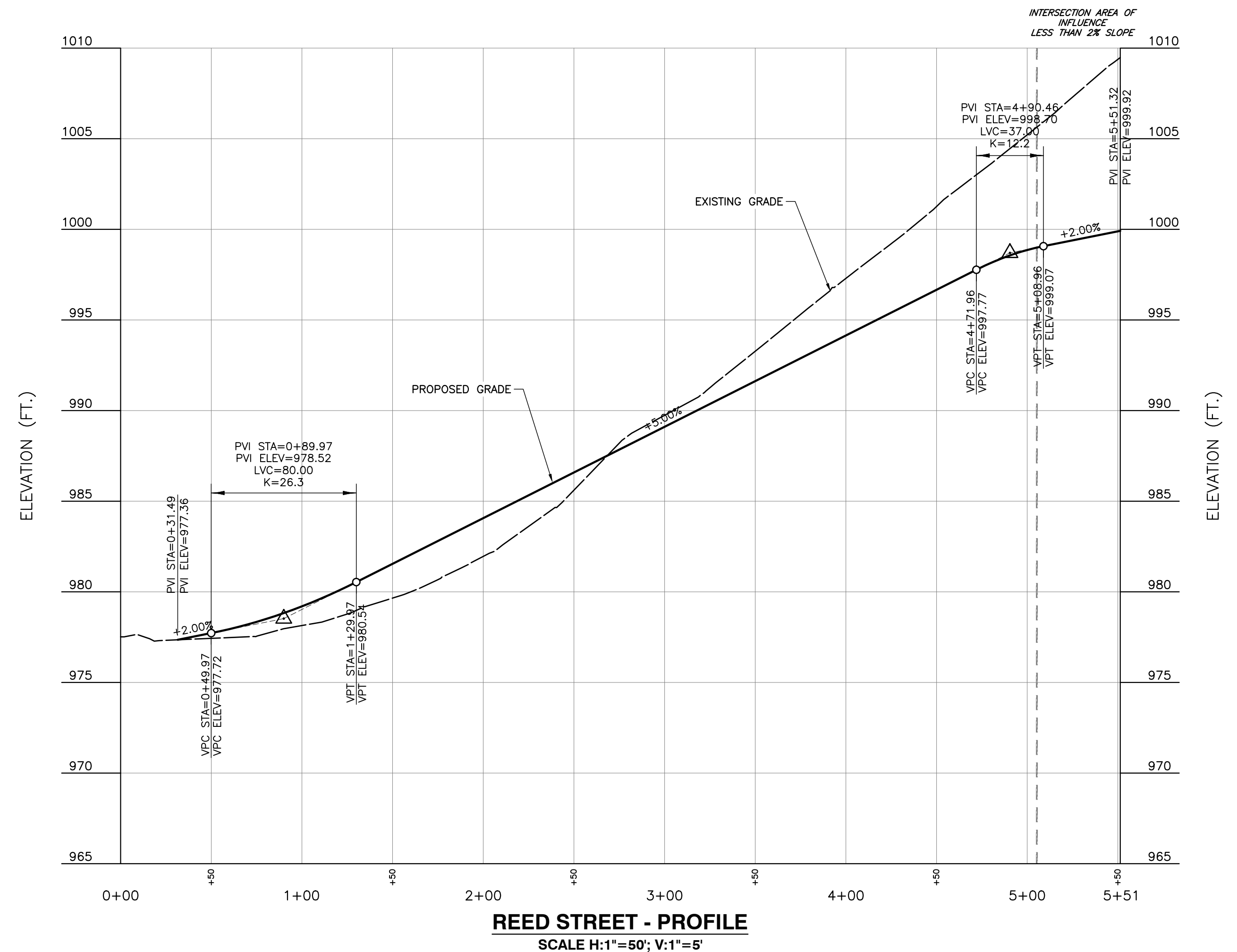
**CONCEPT ROAD PROFILE PLAN**  
**SHEET 1 OF 2**

DATE: 10/23/2023 DRAWN BY: LBP/JRB  
PROJECT NO.: AS SHOWN CHECKED BY: MMB  
393-385  
DRAFT

DRAWING NO.: **CP202**

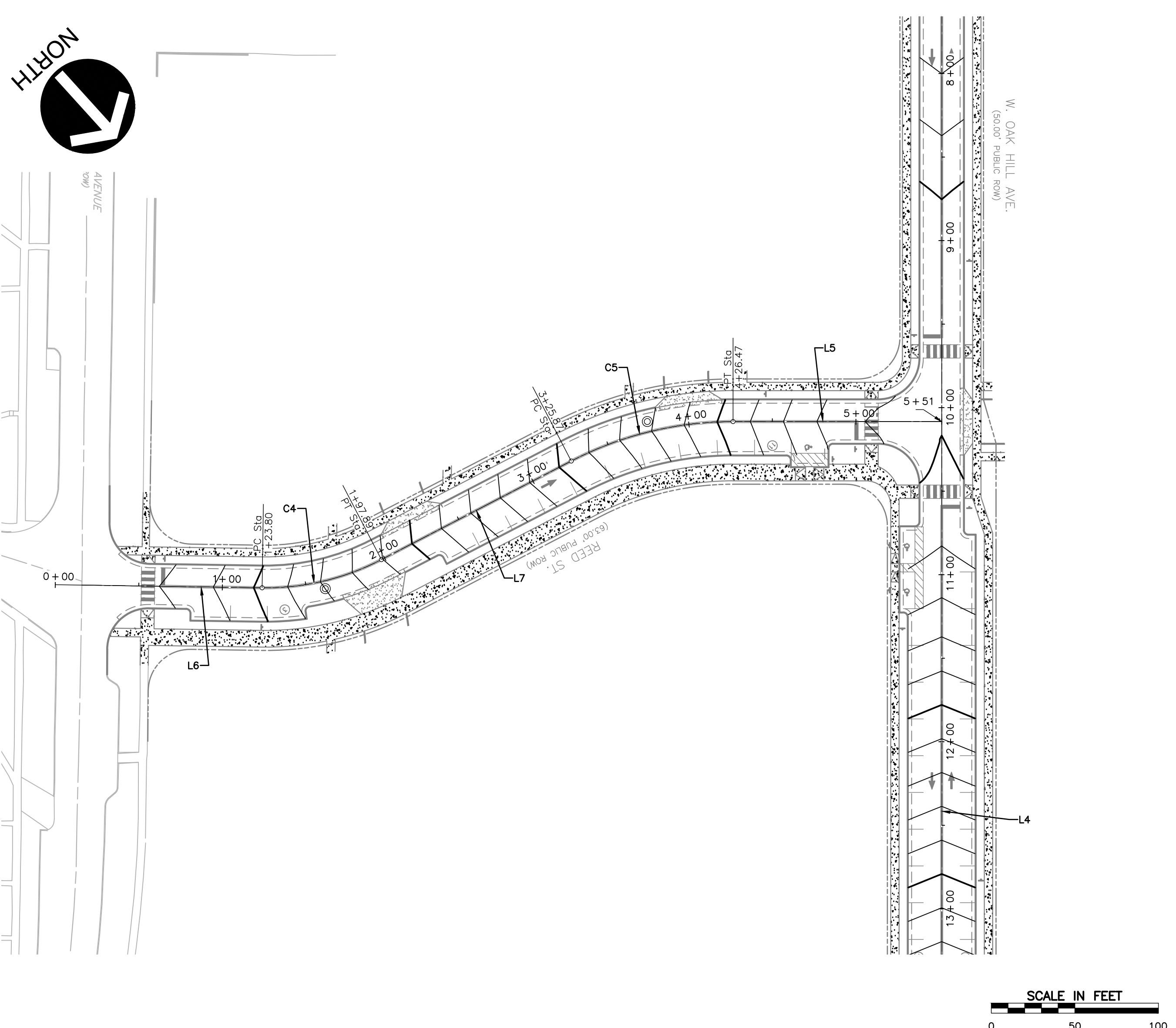
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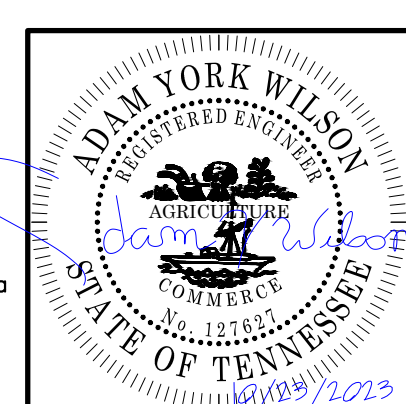


- ROAD DESIGN PARAMETERS**
- DESIGN SPEED: 25MPH
  - MIN. CENTERLINE CURVE RADIUS: 150 FT
  - MIN. ROAD GRADE ALLOWED: 1%
  - MAX. ROAD GRADE ALLOWED: 12%
  - ANGLE OF INTERSECTION: 90°
  - VERTICAL CURVE (STOP SIGHT DISTANCE): 12
  - CREST K VALUE: 26
  - SAG K VALUE: 26

REED STREET				
Number	Length	Radius	Line/Chord Direction	
L6	123.802		N46° 57' 52.75"W	
C4	74.092	150.000	N61° 06' 54.87"W	
L7	127.977		N75° 15' 56.99"W	
C5	100.603	210.000	N61° 32' 30.25"W	
L5	124.840		N47° 49' 03.51"W	



**PRELIMINARY  
NOT FOR CONSTRUCTION**



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Registered Engineer: Adam York Wilson  
Tennessee Certification No. 12262

**CONCEPT ROAD PROFILE PLAN  
SHEET 2 OF 2**

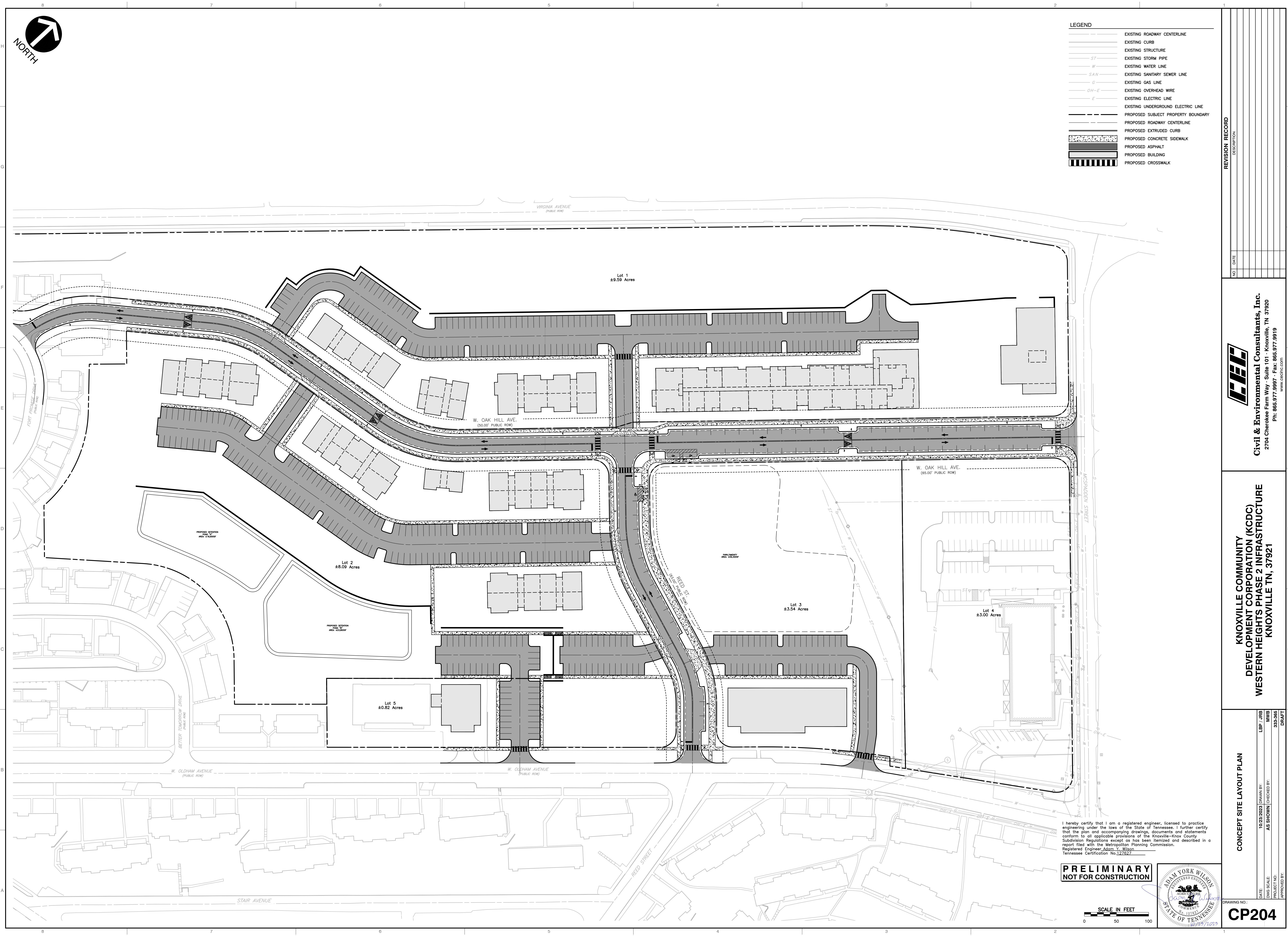
DATE:	10/23/2023	DRAWN BY:	LBP / JRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO.:	393-385	APPROVED BY:	
DRAFT			

**KNOXVILLE COMMUNITY  
DEVELOPMENT CORPORATION (KCDC)  
WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE  
KNOXVILLE TN, 37921**

**CEE  
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Ph: 865.977.9997 - Fax: 865.977.9919  
www.ceetc.com

NO.	DATE	REVISION RECORD DESCRIPTION

DRAWING NO.: **CP203**



LEGEND	
[Symbol]	EXISTING ROADWAY CENTERLINE
[Symbol]	EXISTING CURB
[Symbol]	EXISTING STRUCTURE
[Symbol]	EXISTING STORM PIPE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRE
[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	PROPOSED SUBJECT PROPERTY BOUNDARY
[Symbol]	PROPOSED ROADWAY CENTERLINE
[Symbol]	PROPOSED EXTRUDED CURB
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CROSSWALK

REVISION RECORD		
NO.	DATE	DESCRIPTION

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**KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC)**
  
**WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE**
  
**KNOXVILLE TN, 37921**

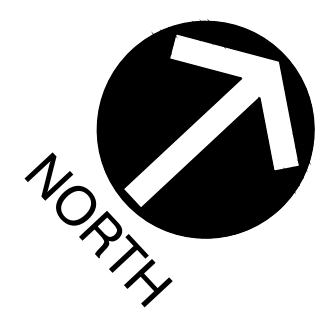
<b>CONCEPT SITE LAYOUT PLAN</b>	
DATE:	10/23/2023
DWG SCALE:	AS SHOWN
DRAWN BY:	LBP / JRB
CHECKED BY:	MWB
PROJECT NO.:	393-385
APPROVED BY:	DRAFT
<b>CP204</b>	

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 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.
   
 Registered Engineer: Adam T. Wilson
   
 Tennessee Certification No. 132282

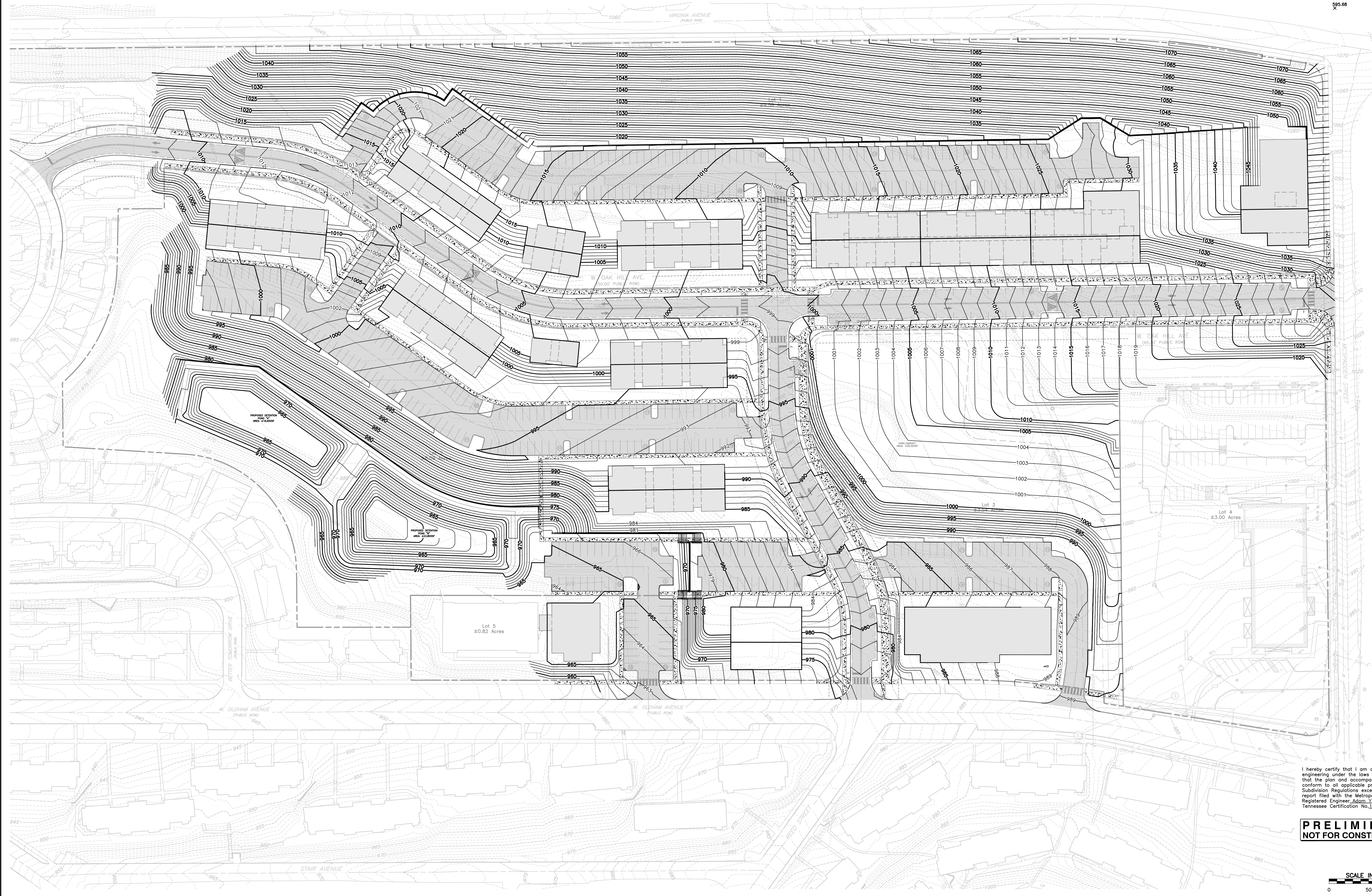
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**SCALE IN FEET**
  
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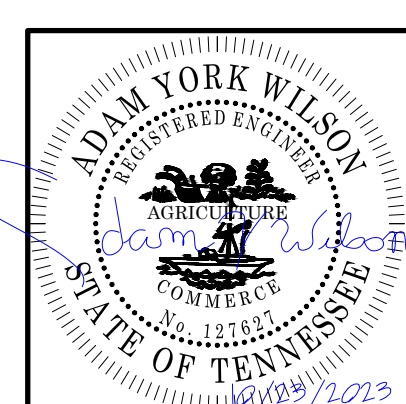
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED ROADWAY CENTERLINE
	PROPOSED EXTRUDED CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT
	PROPOSED CROSSWALK
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION



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 Registered Engineer Adam T. Wilson  
 Tennessee Certification No. 127257

**PRELIMINARY  
NOT FOR CONSTRUCTION**

SCALE IN FEET  
0 50 100



NO.	DATE	REVISION RECORD	DESCRIPTION

**C&E**  
 Civil & Environmental Consultants, Inc.  
 2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920  
 Ph: 865.977.9897 - Fax: 865.977.9819  
 www.candec.com

**KNOXVILLE COMMUNITY  
DEVELOPMENT CORPORATION (KCDC)  
WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE  
KNOXVILLE TN, 37921**

**CONCEPT GRADING PLAN**

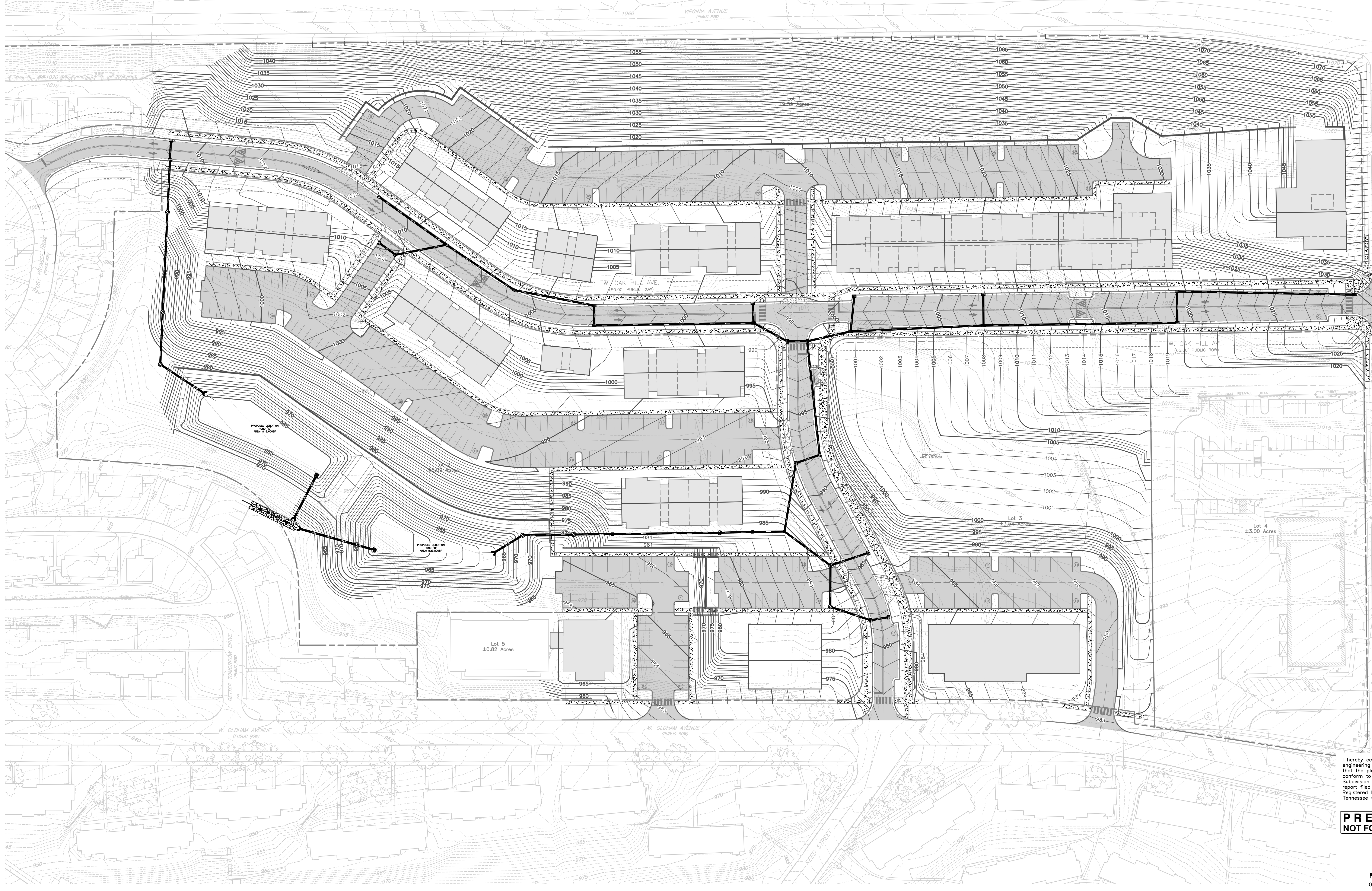
DATE: 10/23/2023 DRAWN BY: LBP / JRB  
 DWG SCALE: MMB  
 AS SHOWN CHECKED BY: 393-585  
 PROJECT NO.:  
 APPROVED BY: DRAFT

DRAWING NO.: **CP300**

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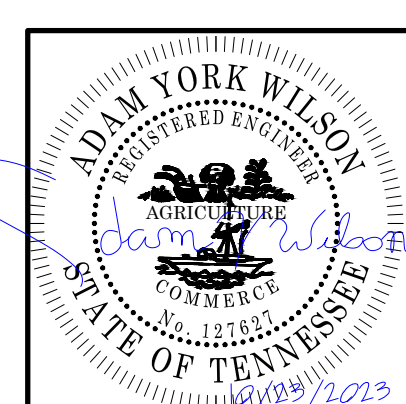
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING STRUCTURE
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED ROADWAY CENTERLINE
	PROPOSED EXTRUDED CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT
	PROPOSED CROSSWALK
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED STORM PIPE
	PROPOSED YARD DRAIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE



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Registered Engineer Adam T. Wilson  
Tennessee Certification No. 127267

**PRELIMINARY  
NOT FOR CONSTRUCTION**

SCALE IN FEET  
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NO.	DATE	REVISION RECORD	DESCRIPTION

**C&E**  
**Civil & Environmental Consultants, Inc.**  
2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920  
Ph: 865.977.9997 - Fax: 865.977.9919  
www.cecinc.com

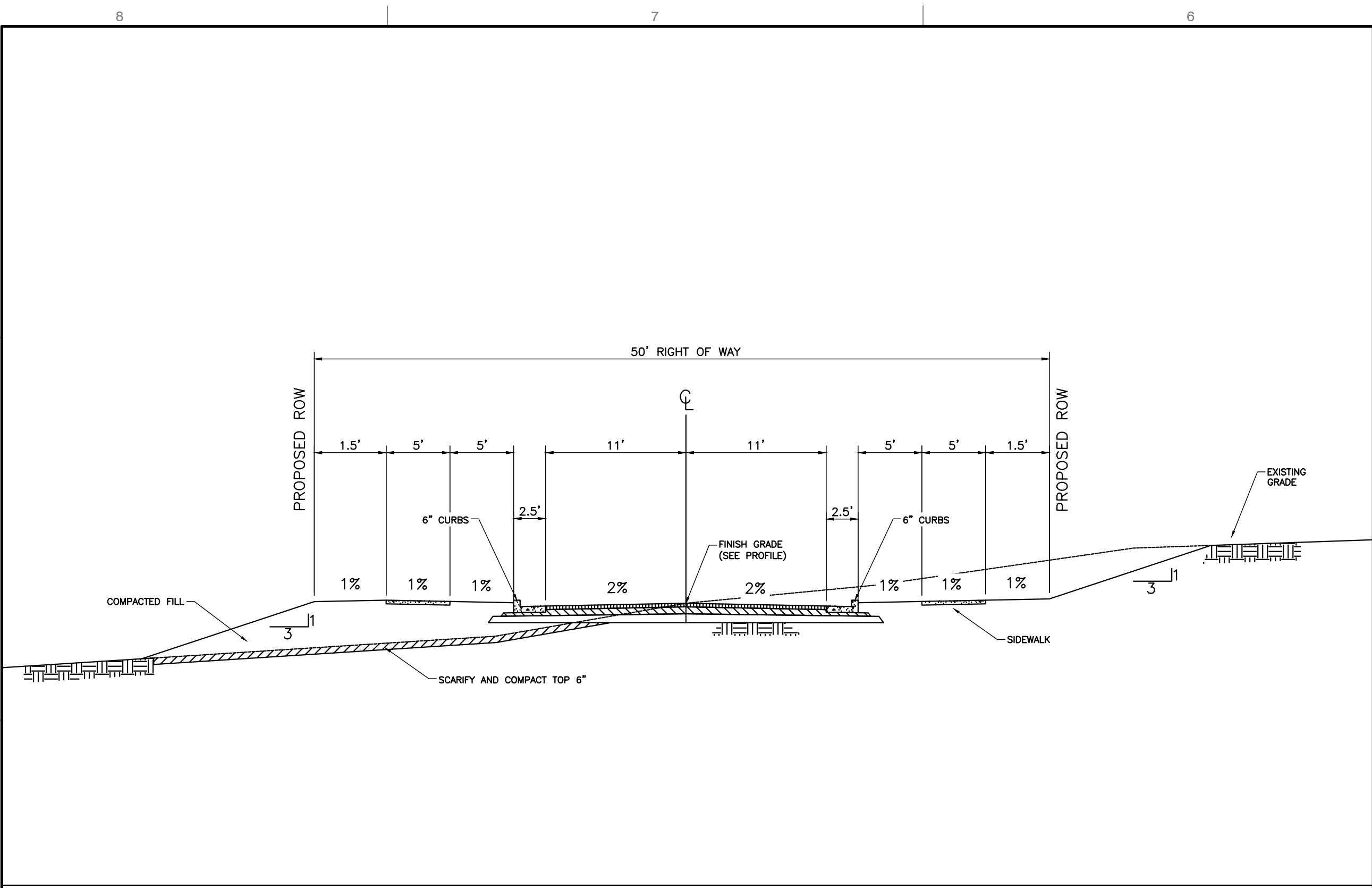
**KNOXVILLE COMMUNITY  
DEVELOPMENT CORPORATION (KCDC)  
WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE  
KNOXVILLE TN, 37921**

**CONCEPT DRAINAGE PLAN**

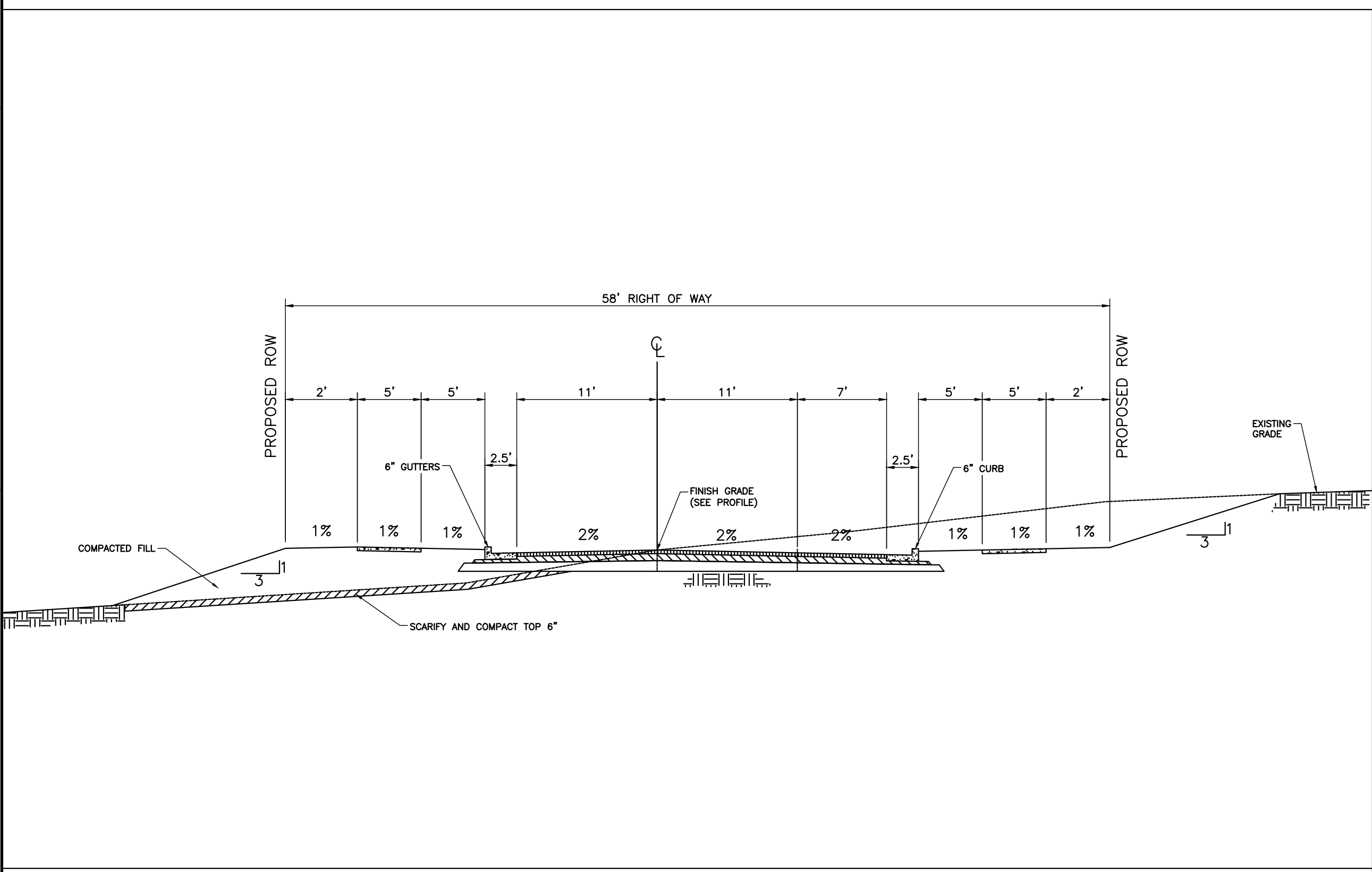
DATE:	10/23/2023	DRAWN BY:	LBP / JRB
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO:	393-385	APPROVED BY:	DRAFT

DRAWING NO. **CP400**

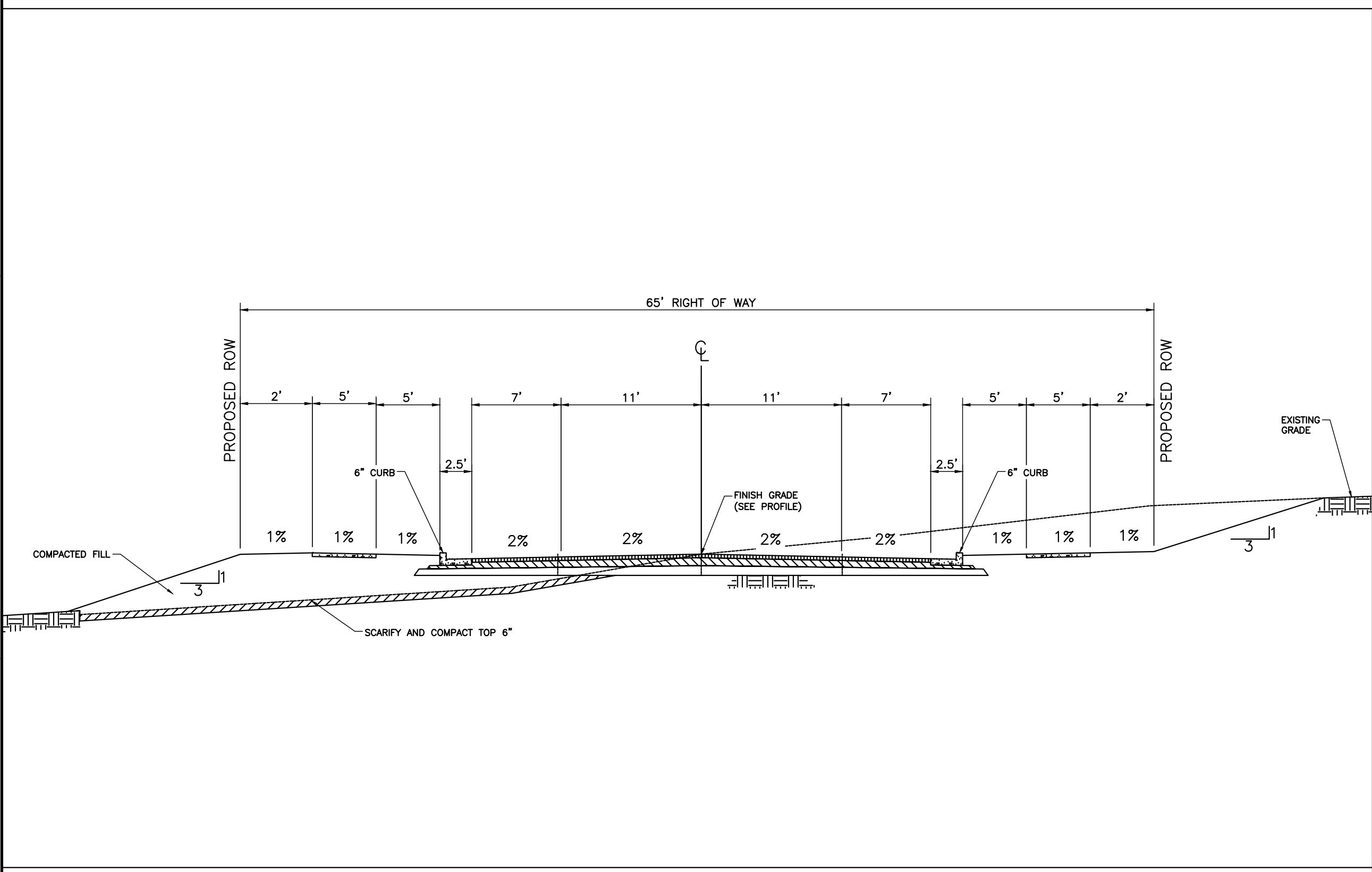
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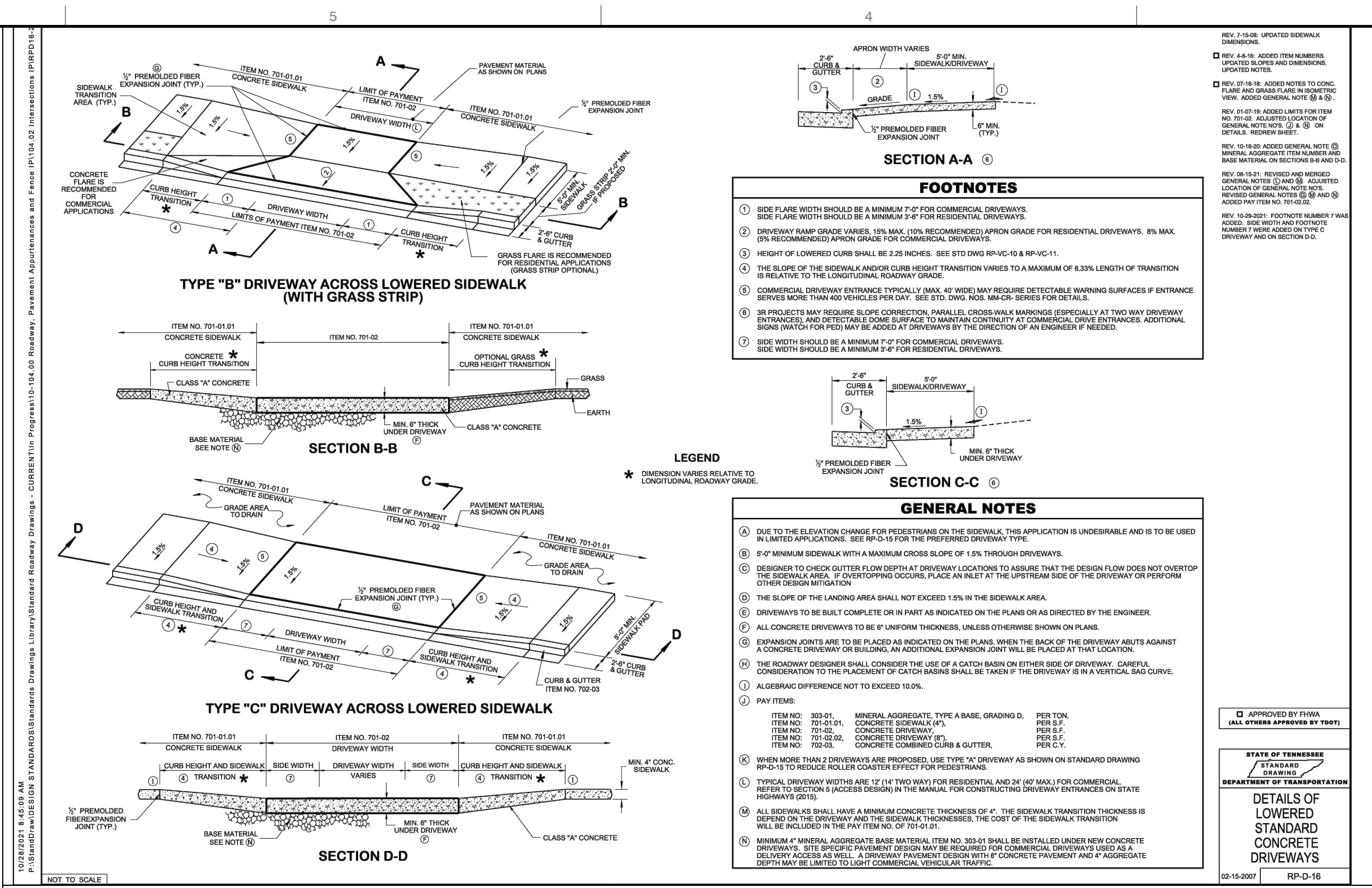
**DETAIL 200**  
TYPICAL 26' ROAD SECTION  
N.T.S.



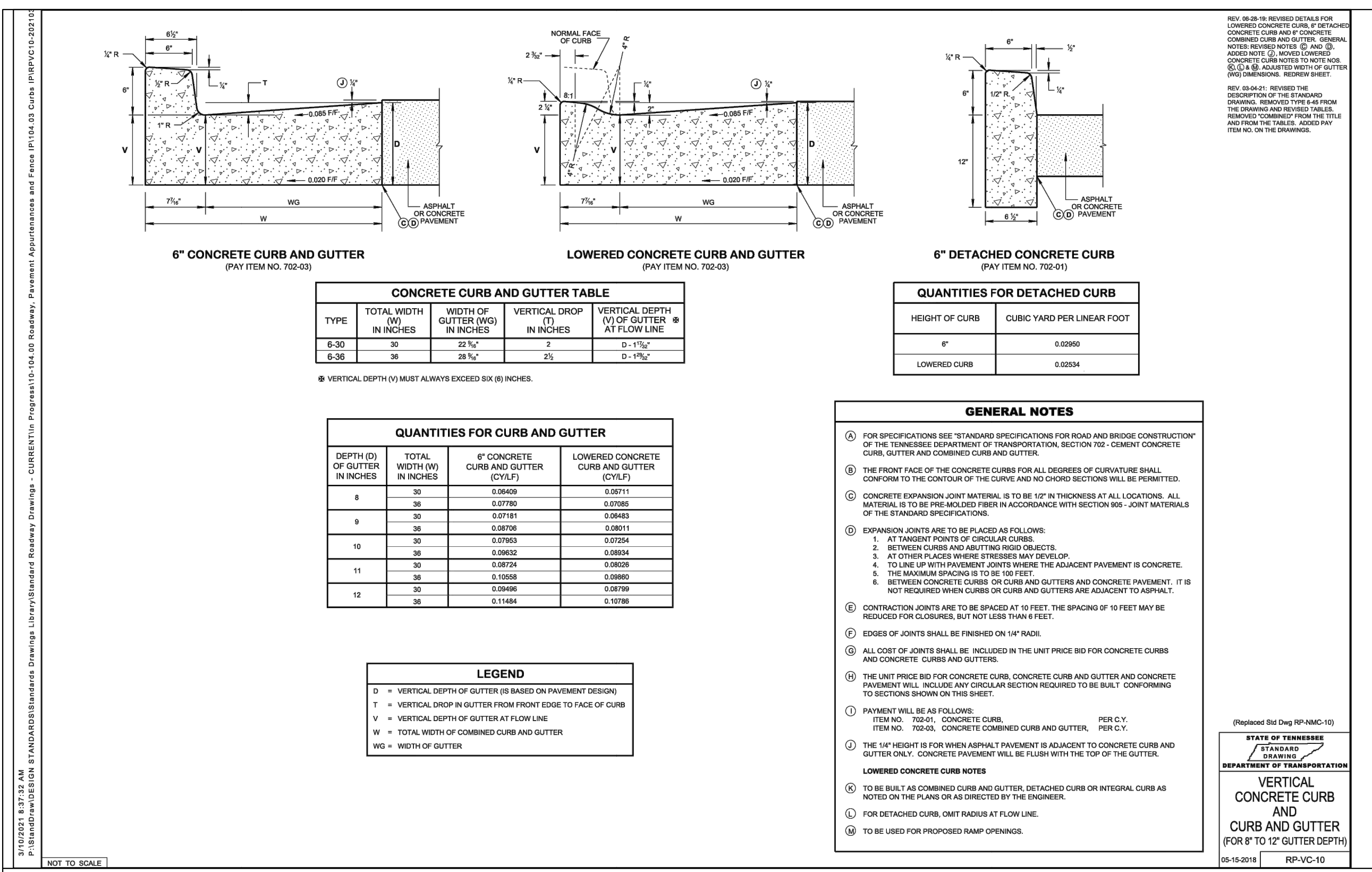
**DETAIL 201**  
TYPICAL 26' ROAD SECTION (ON STREET PARKING ON ONE SIDE OF STREET)  
N.T.S.



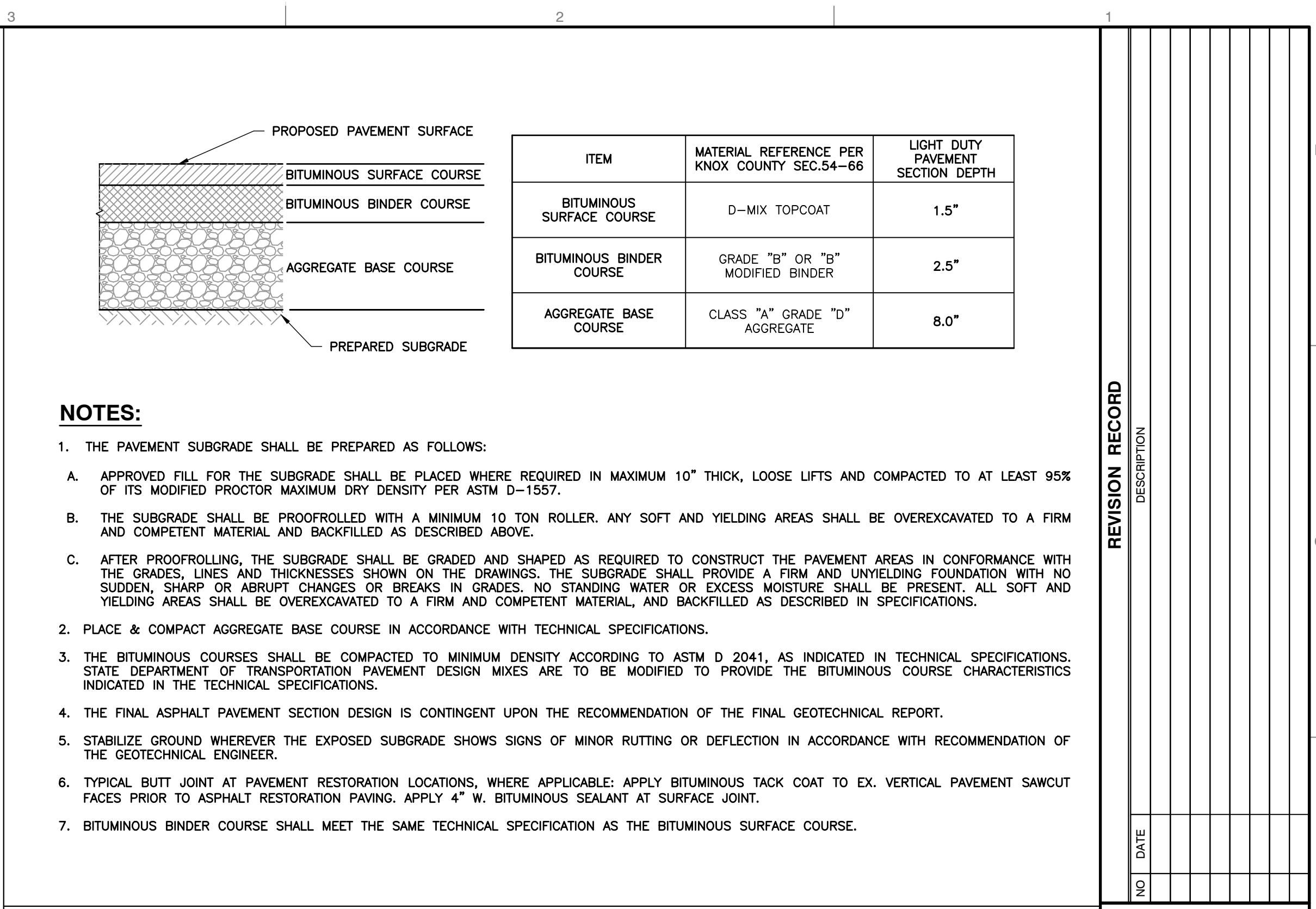
**DETAIL 202**  
TYPICAL 26' ROAD SECTION (ON STREET PARKING ON BOTH SIDES OF STREET)  
N.T.S.



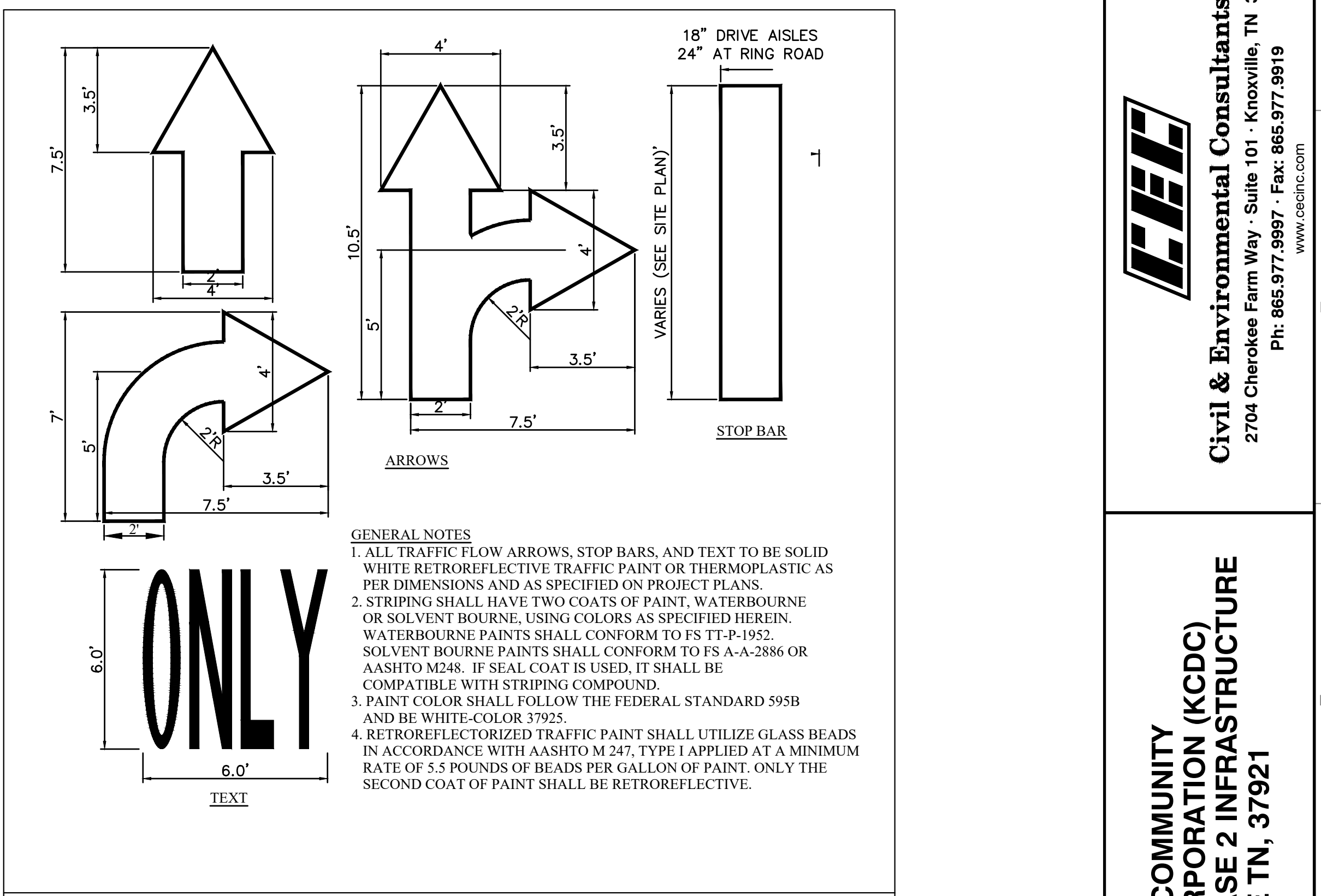
**DETAIL 203**  
TDOT LOWER STANDARD CONCRETE DRIVEWAYS (RP-D-16)  
N.T.S.



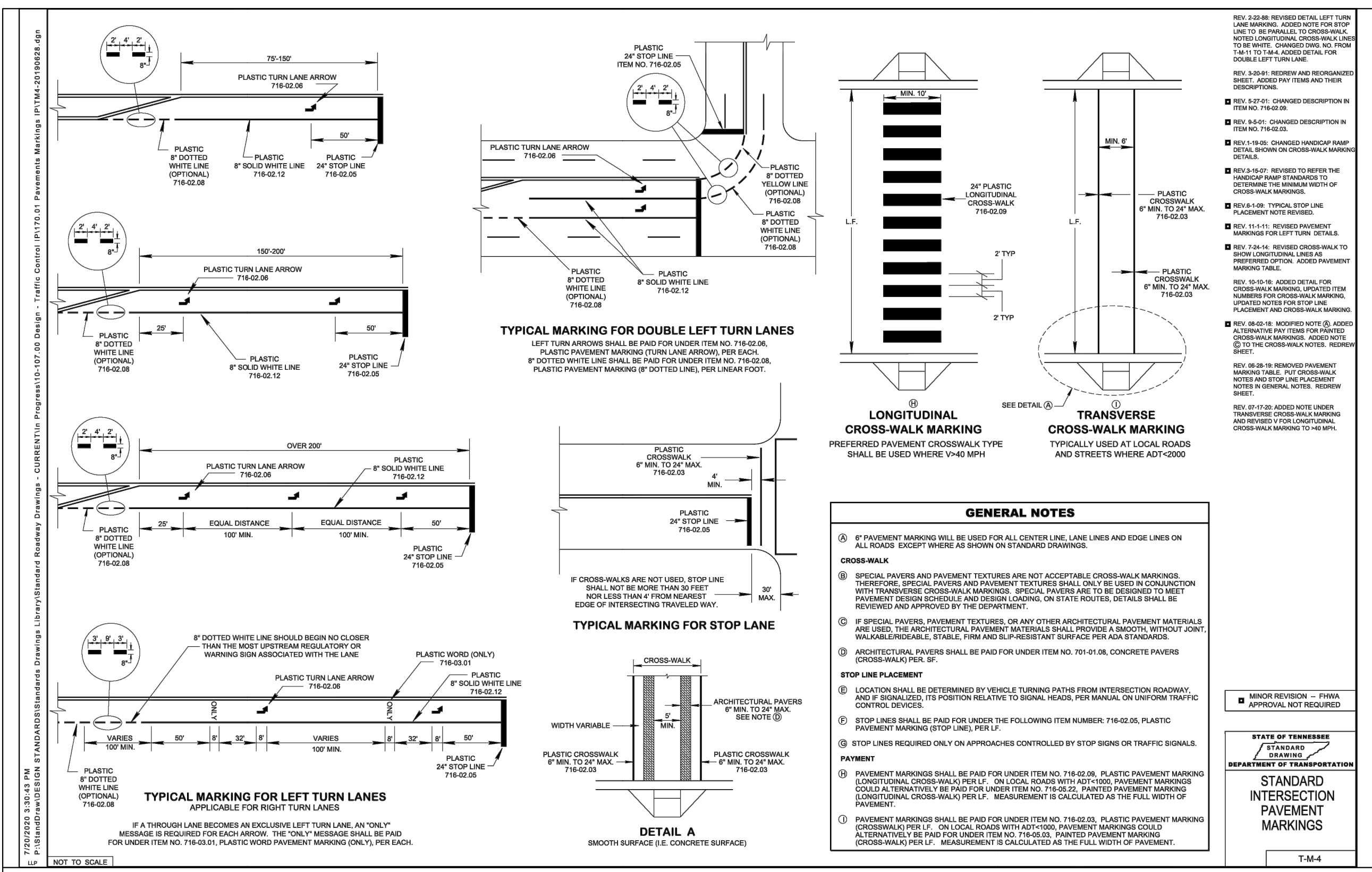
**DETAIL 204**  
TDOT VERTICAL CONCRETE CURB AND GUTTER (RP-VC-10)  
N.T.S.



**DETAIL 206**  
PUBLIC LOCAL STREET ASPHALT PAVEMENT SECTION  
N.T.S.



**DETAIL 207**  
TRAFFIC MARKINGS  
N.T.S.



**DETAIL 205**  
TDOT STANDARD INTERSECTION PAVEMENT MARKINGS (T-M-4)  
N.T.S.

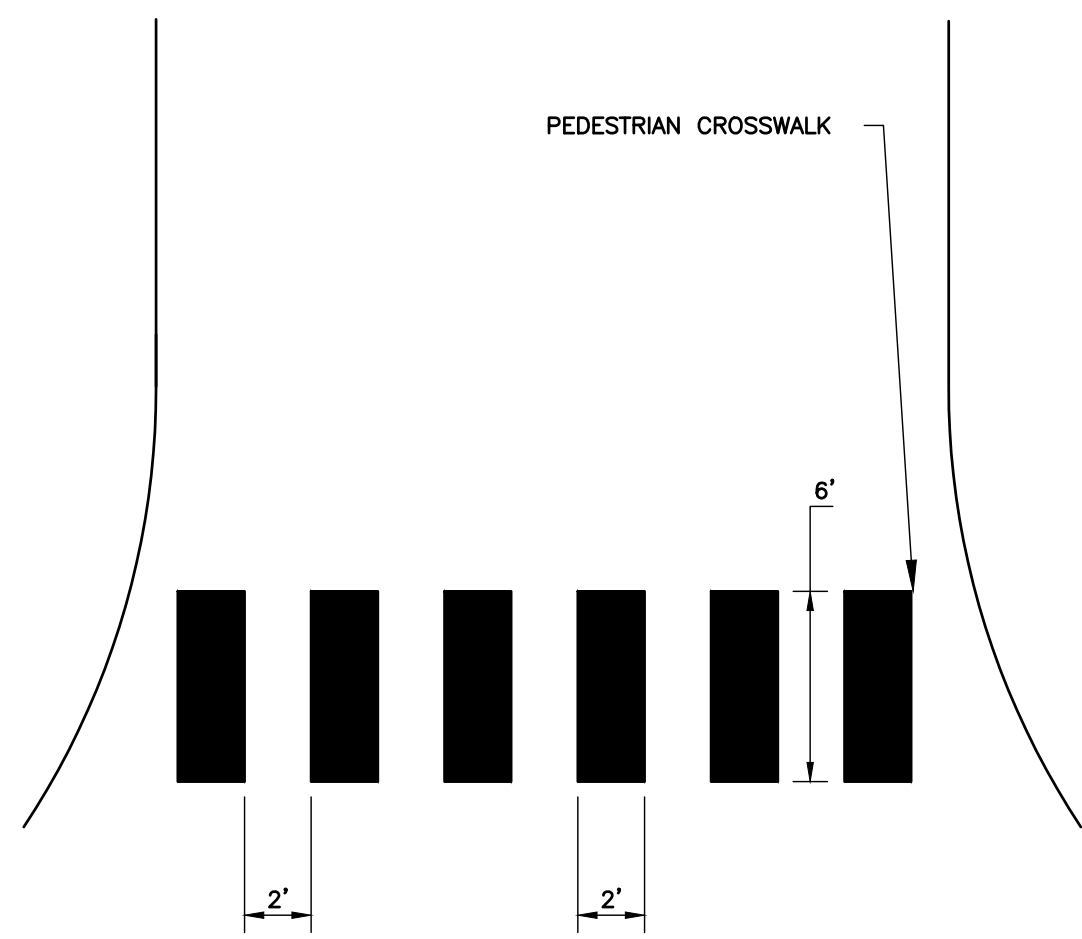
**REVISION RECORD**  
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**CONCEPT DETAILS SHEET 1 OF 2**  
 DATE: 10/23/2023 DRAWN BY: LBP / JRB  
 DWG SCALE: MVB  
 AS SHOWN CHECKED BY: 333-385  
 APPROVED BY: DRAFT

**PRELIMINARY NOT FOR CONSTRUCTION**  
 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 all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended and described in a report filed with the Metropolitan Planning Commission.  
 Registered Engineer: Adam L. Wilson  
 Tennessee Certification No. 127,022

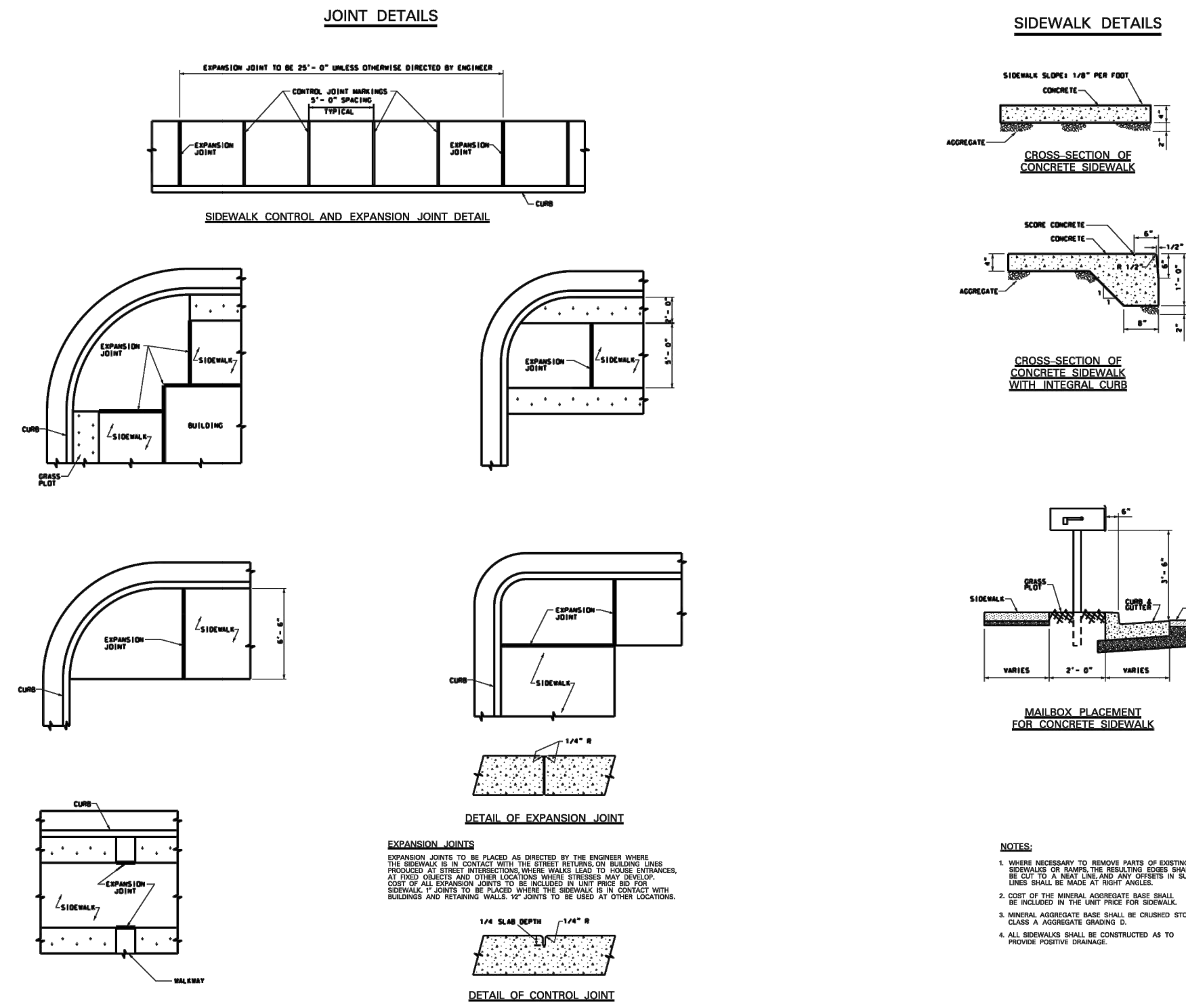
**CP800**  
 DRAWING NO.:

PL 123-1001 10/23/2023 10:23:00 AM - 10/23/2023 10:23:00 AM - Revision - LP 10/23/2023 10:23:00 AM

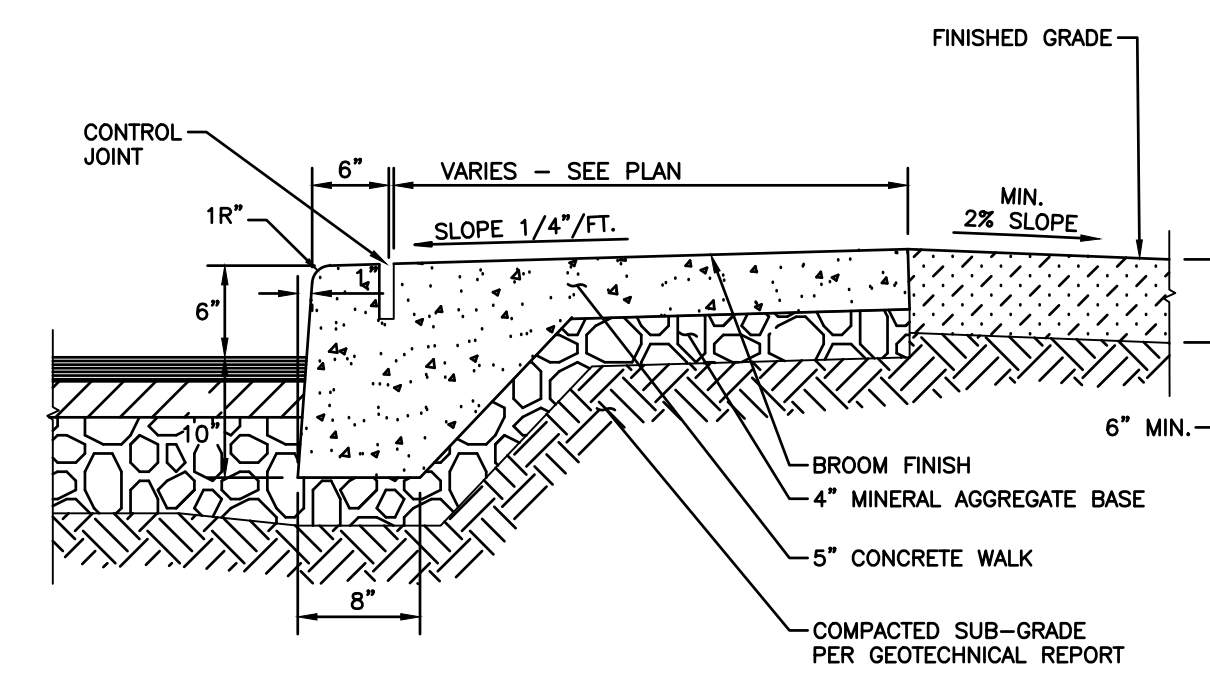


**NOTE:**  
PEDESTRIAN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON ASPHALT (TYPICAL).

**DETAIL 208  
PEDESTRIAN CROSSWALK**  
N.T.S.

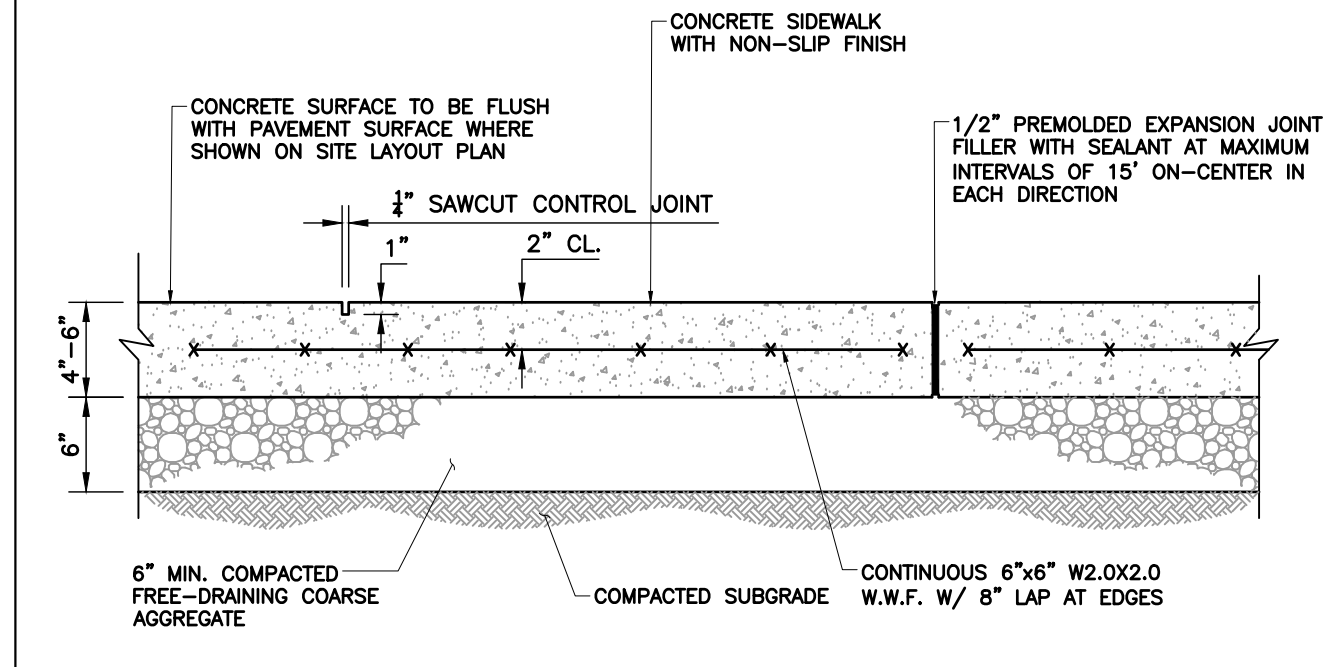


**DETAIL 209  
COK CONCRETE SIDEWALK (COK-6)**  
N.T.S.



**NOTE:**  
1. PROVIDE CONTROL JOINTS SPACED EVERY 5 FT. AND EXPANSION JOINTS EVERY 25 FT.

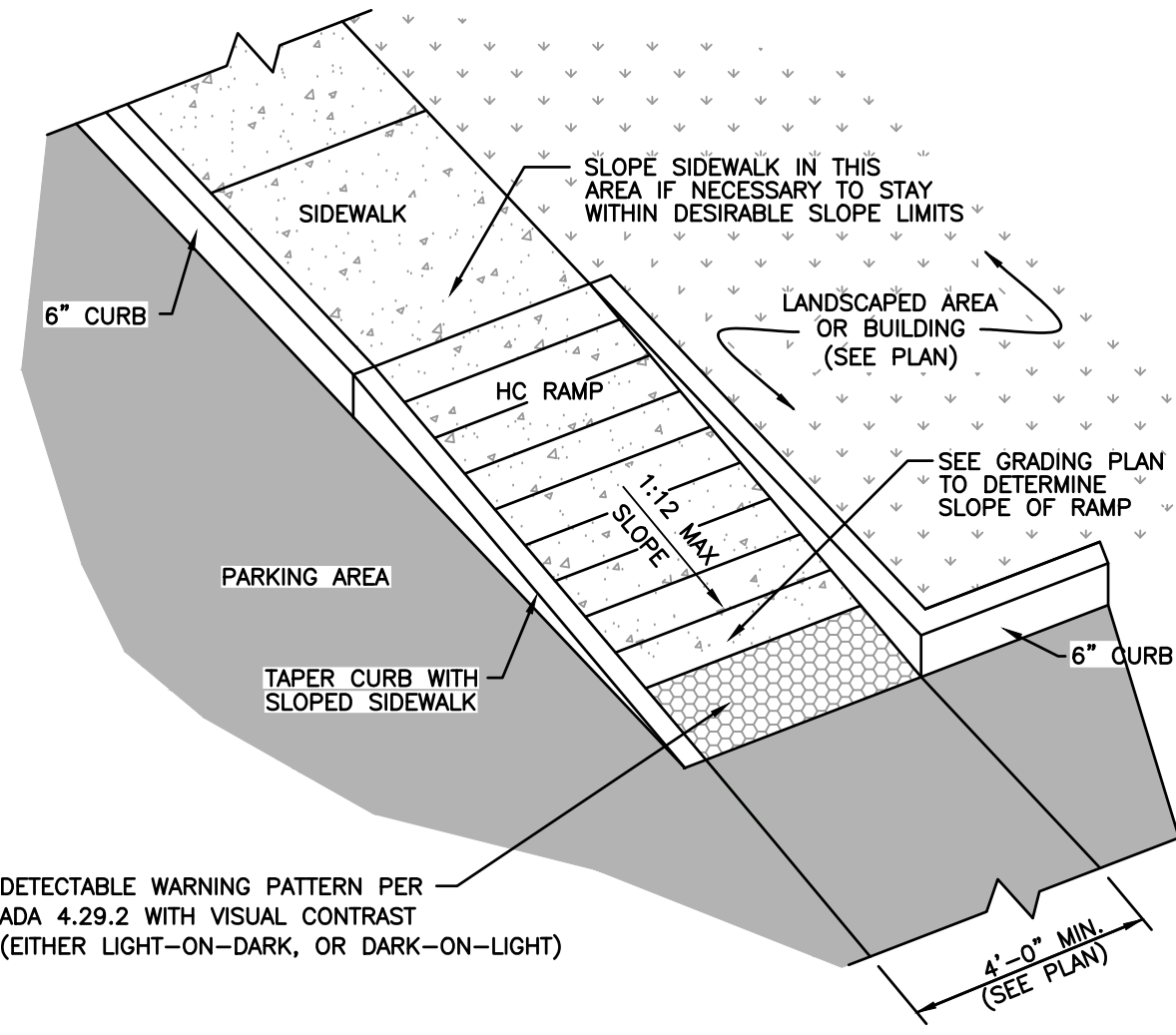
**DETAIL 210  
INTEGRAL CURB AND SIDEWALK**  
N.T.S.



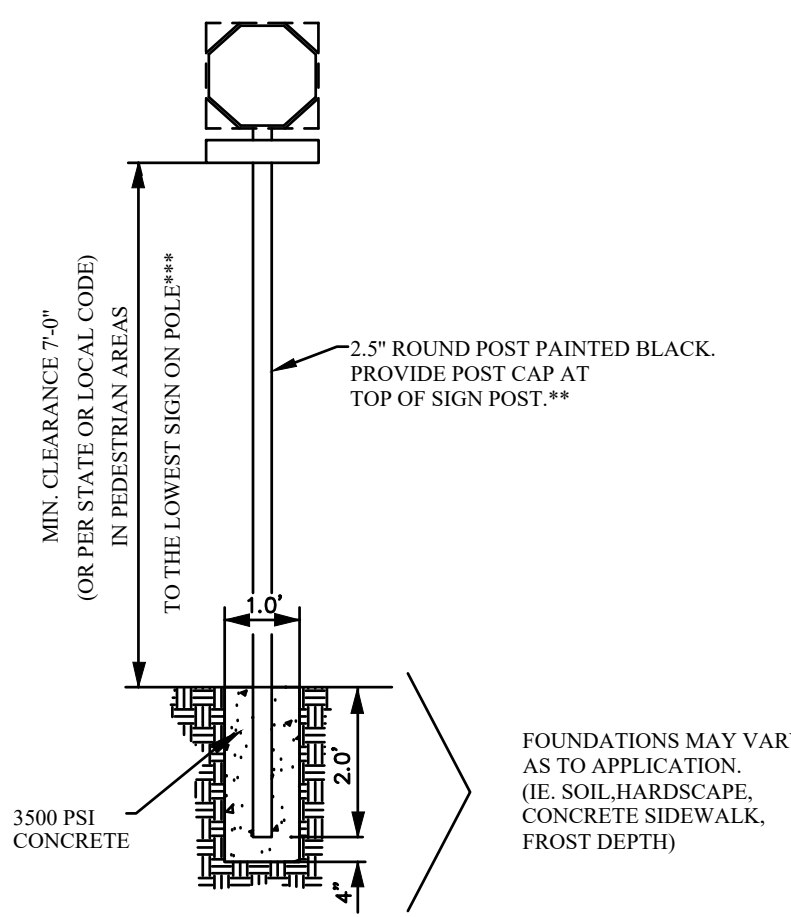
**NOTES:**  
1. PROVIDE 1/2" EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE SIDEWALK ABUTS THE BUILDING.  
2. REFER TO THE PROJECT SPECIFICATIONS FOR SPECIAL FINISHES, AGGREGATE TREATMENT, COLORS, PATTERN FINISHES, ETC.  
3. SEE SHEET C200 FOR LOCATIONS AND WIDTHS.

**DETAIL 211  
CONCRETE SIDEWALK**  
N.T.S.

**NOTES:**  
1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.  
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.  
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.



**DETAIL 212  
ACCESSIBLE RAMP - TYPE I**  
N.T.S.



TYPICAL REGULATORY SIGNS (PER MUTCD STANDARDS), INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:  
(1) STOP SIGN (TYPE 30 X 30")  
(2) YIELD SIGN (TYPE 30 X 30")  
(3) SPEED LIMIT SIGN (TYPE 18 X 24")  
(4) PEDESTRIAN CROSSWALK SIGN (SEE DETAIL RD-3.2)  
(5) SPEED HUMP AHEAD SIGN (SEE DETAIL RD-3.3)  
(6) OBSTRUCTION SIGN  
\* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.  
\*\* SAFETY FINISH ACETIC POLYURETHANE ENAMEL OR TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY.  
\*\*\* NOTE: IN NON-PEDESTRIAN AREAS ADJUST SIGN HEIGHT FOR CLEAR VISIBILITY BASED UPON SITE SPECIFIC CONDITIONS.



R1-1



R2-1

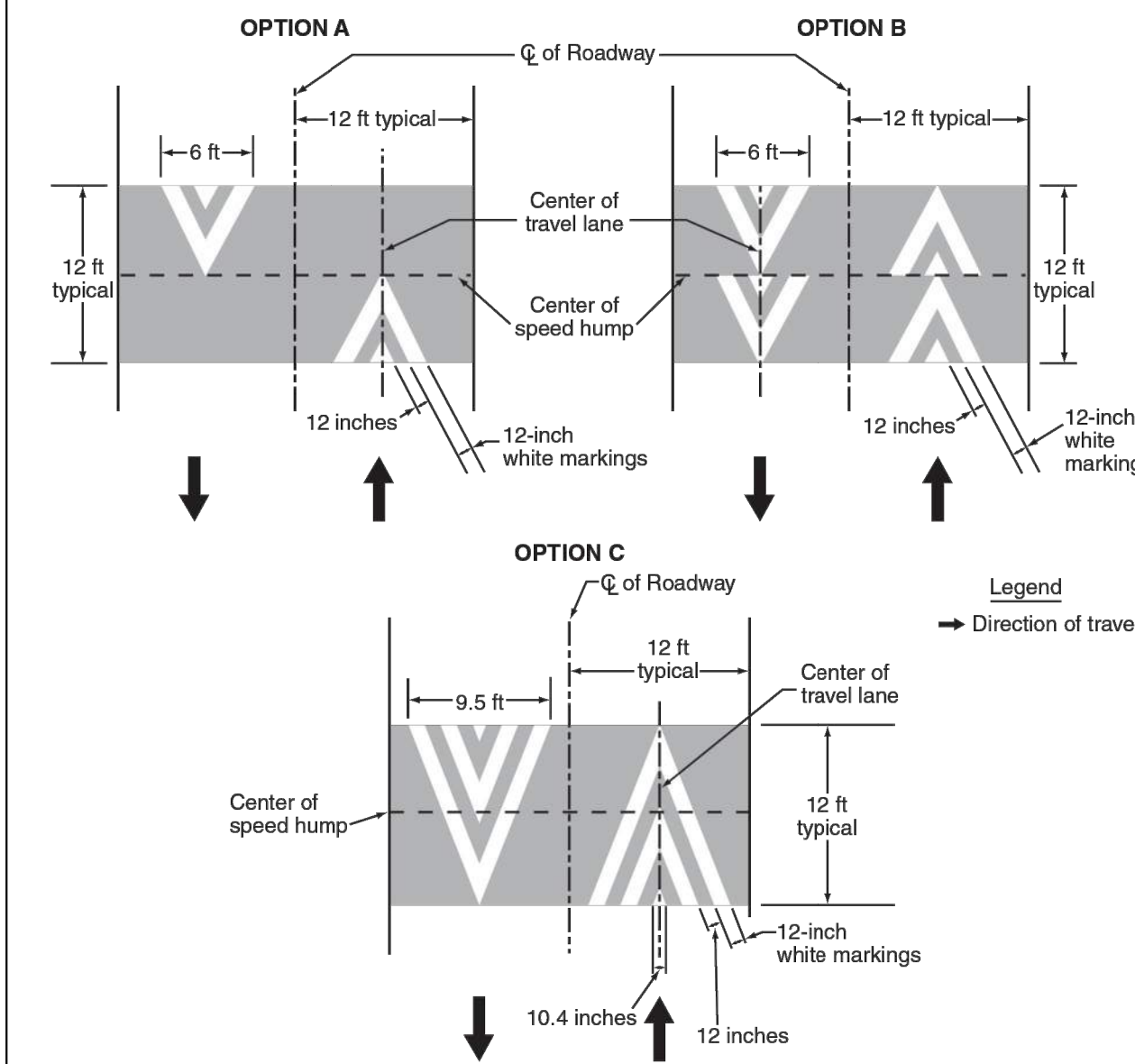


D3-1

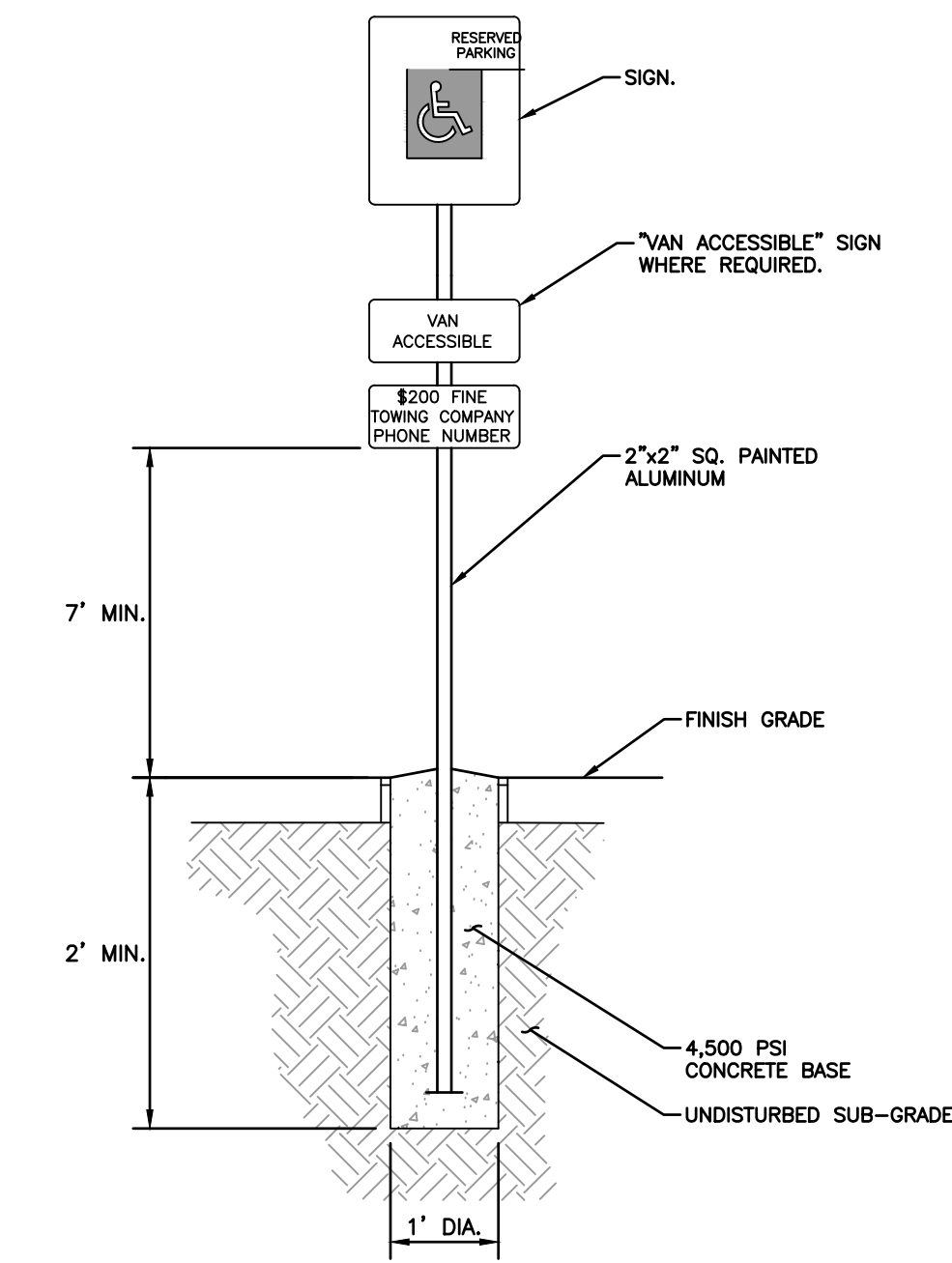


W17-1

**DETAIL 213  
INTERIOR REGULATORY SIGNS**  
N.T.S.



**DETAIL 214  
SPEED HUMP DETAIL MUTCD 3B-29**  
N.T.S.

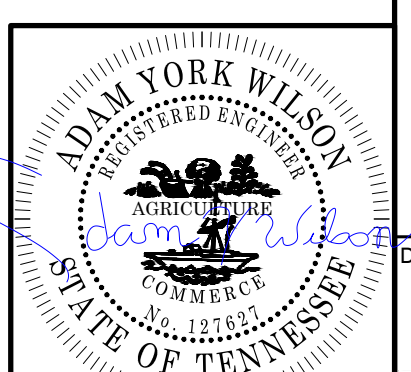


**NOTES:**  
1. PARKING SPACES SIGNED AS ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS.  
2. SIGN SHALL INCLUDE TEXT "MINIMUM FINE \$200"

**DETAIL 215  
ACCESSIBLE PARKING SIGN**  
N.T.S.

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Registered Engineer Adam L. Wilson  
Tennessee Certification No. 122262



REVISION RECORD

NO.	DATE	DESCRIPTION

**KNOWVILLE COMMUNITY DEVELOPMENT CORPORATION (KCDC)  
WESTERN HEIGHTS PHASE 2 INFRASTRUCTURE  
KNOXVILLE TN, 37921**

**Civil & Environmental Consultants, Inc.**  
2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920  
Ph: 865.977.9997 - Fax: 865.977.9919  
www.cenric.com

DATE: 10/23/2023 DRAWN BY: LBP / JRB  
DWG SCALE: AS SHOWN CHECKED BY: MVB  
PROJECT NO: 393-385  
APPROVED BY: DRAFT

CONCEPT DETAILS SHEET 2 OF 2

REVISION NO.: **CP801**