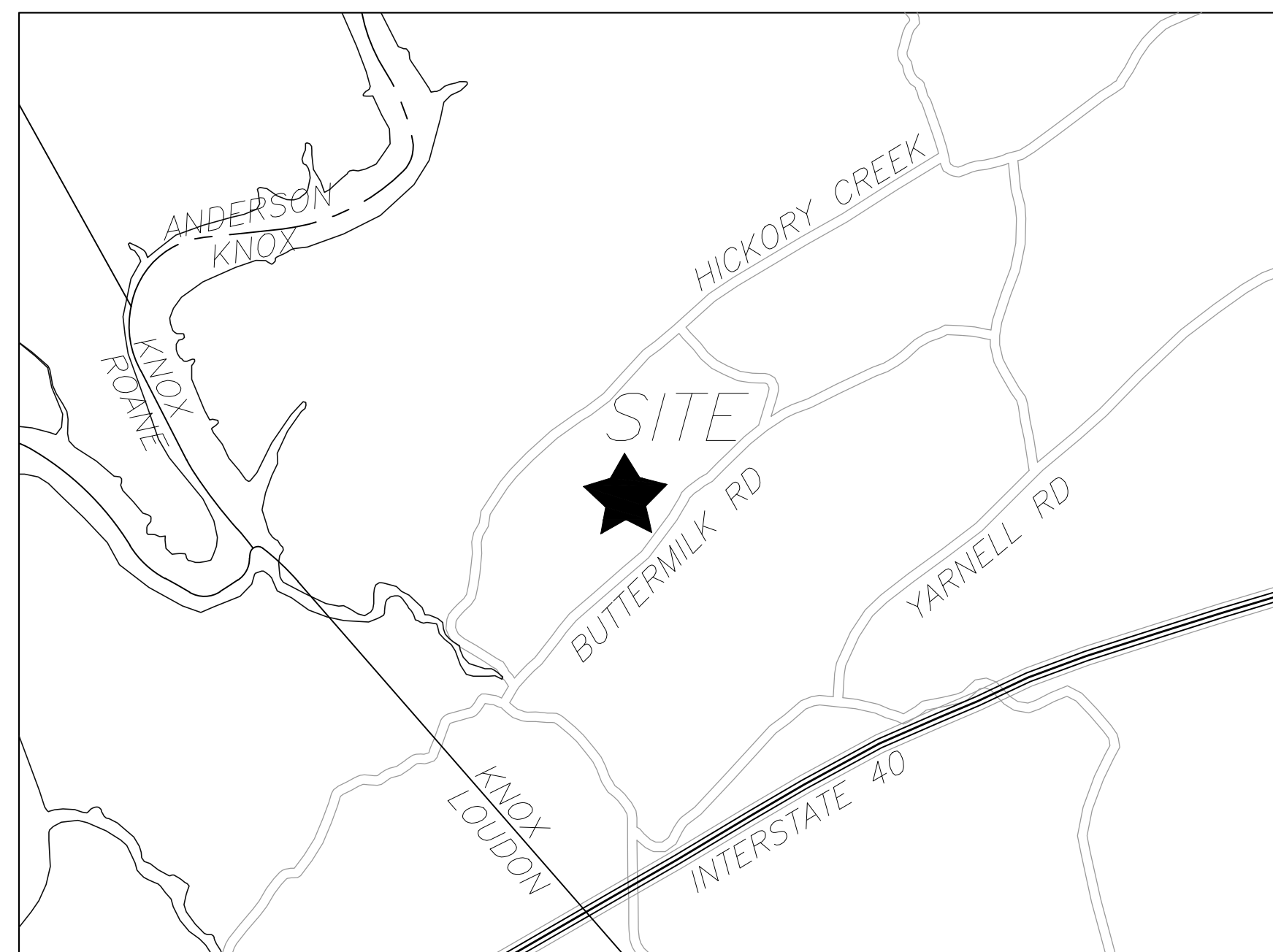


CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 2110024

AMBER RIDGE SUBDIVISION

SITE ADDRESS: BUTTERMILK ROAD, KNOXVILLE, TENNESSEE 37932
CLT MAP 129, PARCEL 77.02



LOCATION MAP

OWNER / DEVELOPER:
JOL, LLC
185 W. BROADWAY, SUITE 101
JACKSON, WY 83001
(706) 329-0430

SITE ENGINEER:
 URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(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 LENOIR CITY UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

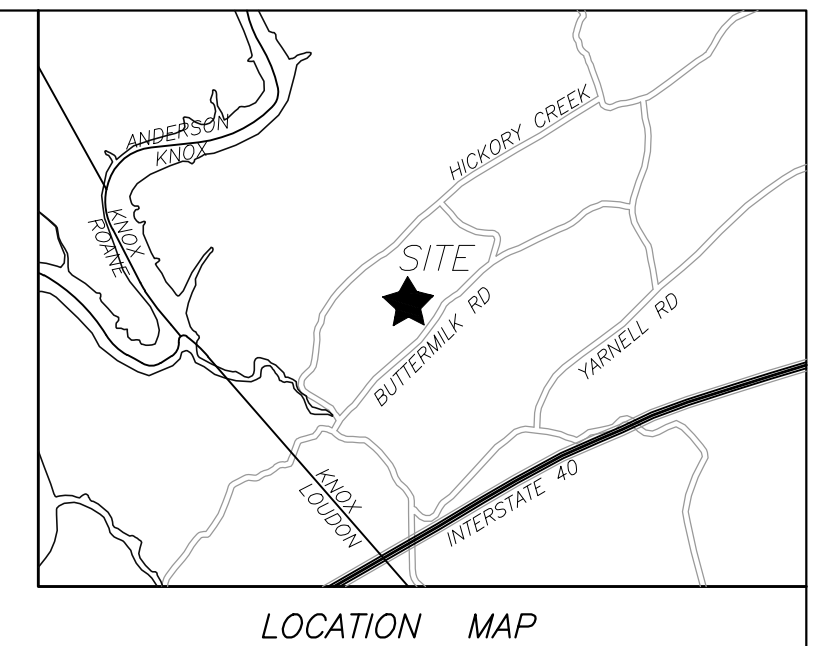
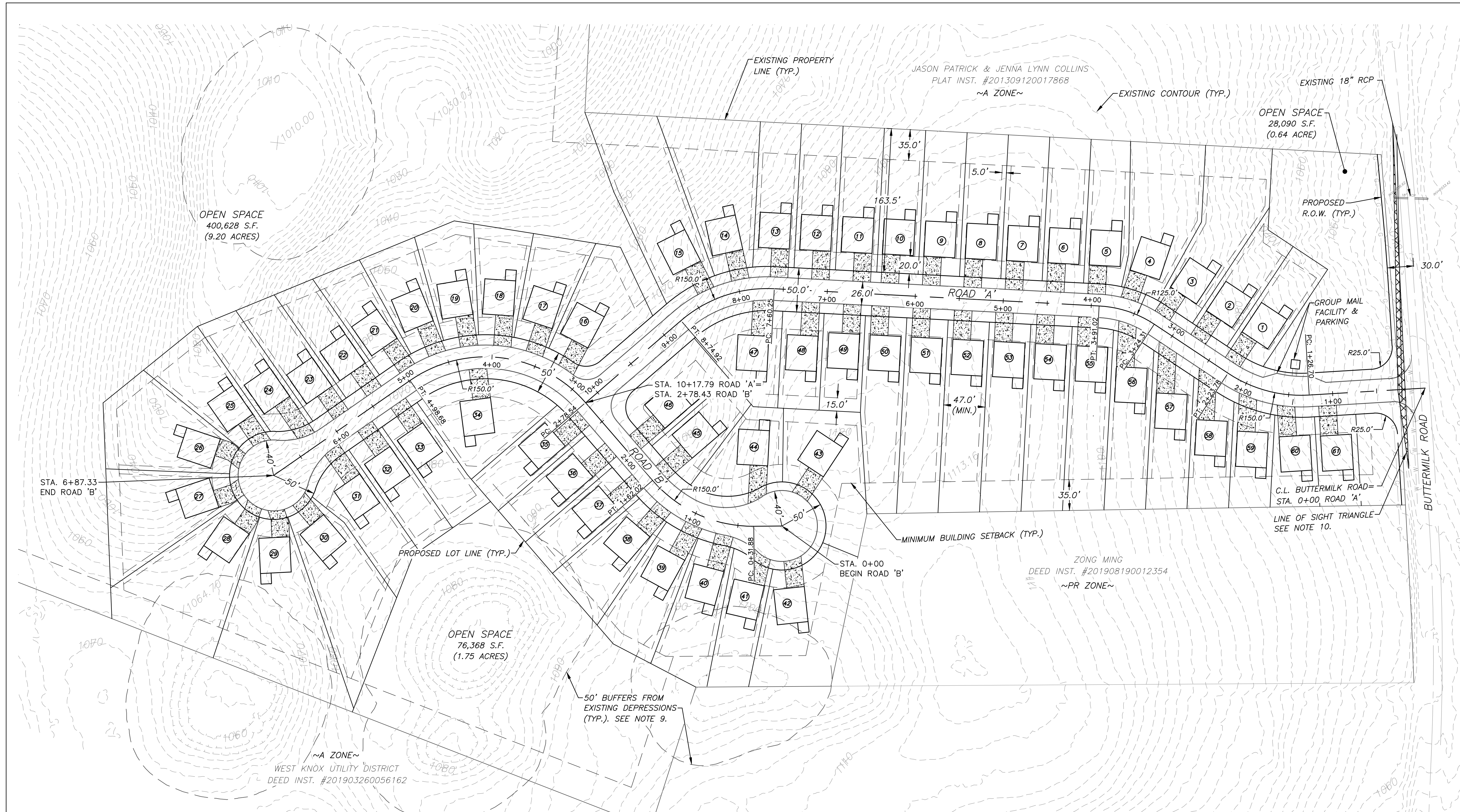
SHEET INDEX

TITLE	SHEET
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PRELIMINARY GRADING PLAN	C-2
ROAD 'A' PROFILE	C-3
ROAD 'B' PROFILE	C-4

12-SA-21-C / 12-A-21-UR
11/18/2021

MPC FILE# 12-SA-21-C / 12-A-21-UR

ISSUE NO.	DATE	GENERAL REVISIONS DESCRIPTION
2	11/18/21	GENERAL REVISIONS



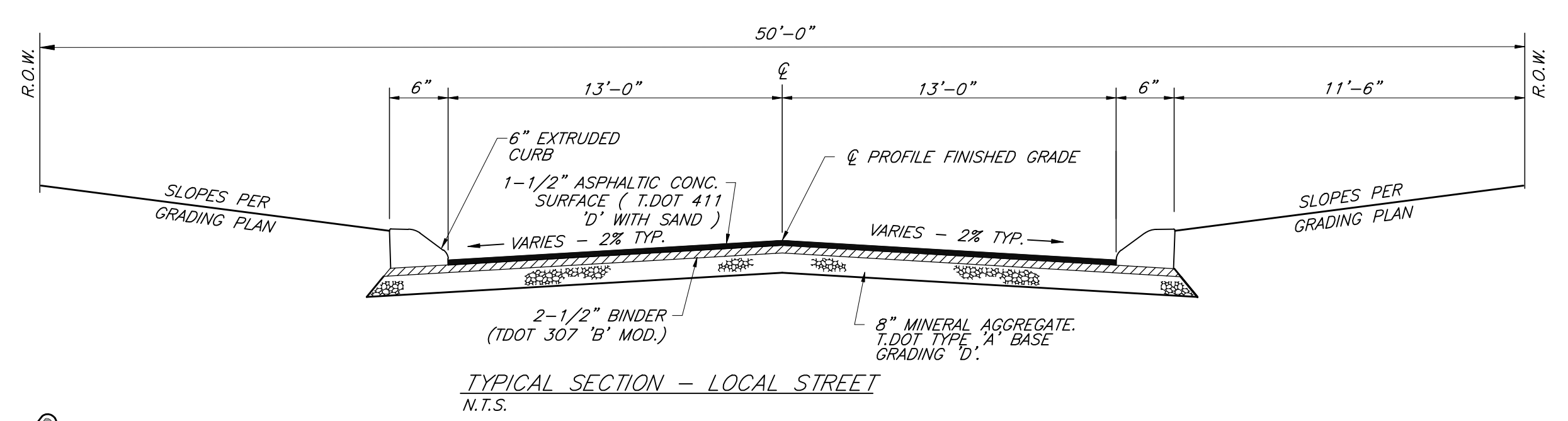
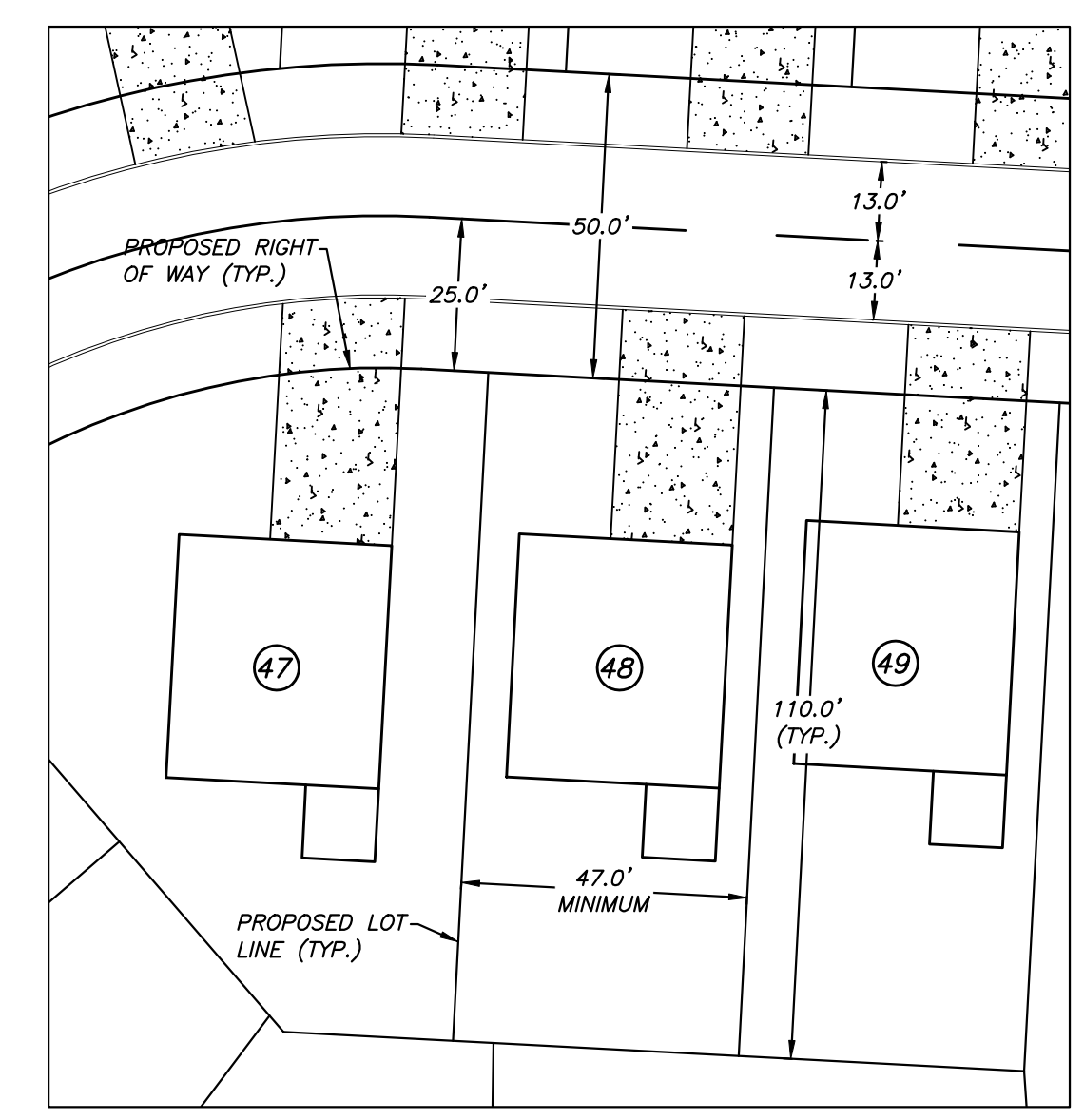
- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED "PR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
 PERIPHERY: THIRTY FIVE (35) FEET
 SIDE: FIVE (5) FEET
 REAR: FIFTEEN (15) FEET
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING 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.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE TOTAL AREA OF THE DEVELOPMENT IS 25.9± ACRES.
 - THE DEVELOPMENT PROPOSES 61-UNITS (2.35 UNITS PER ACRE).
 - PROPOSED OPEN SPACE = 11.59± ACRES (45%)
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - THE 50' BUFFERS WERE TESTED AND DEEMED BUILDABLE PER THE REPORT PREPARED BY GEOSERVICES, LLC, TITLED "REPORT OF LIMITED GEOTECHNICAL EXPLORATION, BUTTERMILK ROAD SUBDIVISION, KNOX COUNTY, TENNESSEE; GEOSERVICES PROJECT NO 21-19674".
 - REMOVE EXISTING VEGETATION WITHIN THE SIGHT TRIANGLE SHOWN HEREON. THE EMBANKMENT THAT PARALLELS BUTTERMILK ROAD WILL ALSO NEED TO BE LOWERED ON BOTH SIDES OF THE ENTRANCE TO ENSURE A MINIMUM OF 300' OF UNOBSTRUCTED SIGHT DISTANCE IN BOTH DIRECTIONS.
 - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - THE DISTANCE BETWEEN THE EDGE OF PAVEMENT OF BUTTERMILK ROAD AND THE EDGE OF PAVEMENT OF ROAD 'B' ALONG ROAD 'A' IS LESS THAN 1,000 LINEAR FEET.
 - FOR CONDITIONS OF PREVIOUS MPC APPROVAL, REFER TO FILE # 11-SC-19-C & 11-G-19-UR.

- PREVIOUSLY APPROVED VARIANCE / WAIVER REQUESTS FROM AUGUST 13, 2019 (11-SC-19-C / 11-G-19-UR):**
- REDUCE THE REQUIRED K VALUE FROM 25 TO 15 BETWEEN STATIONS 0+18.34 AND 1+99.59 STREET 'A'.
 - INCREASE THE ALLOWABLE ROAD GRADE FROM 12% TO 14.88% ROAD 'A'.

12-SA-21-C / 12-A-21-UR
11/18/2021

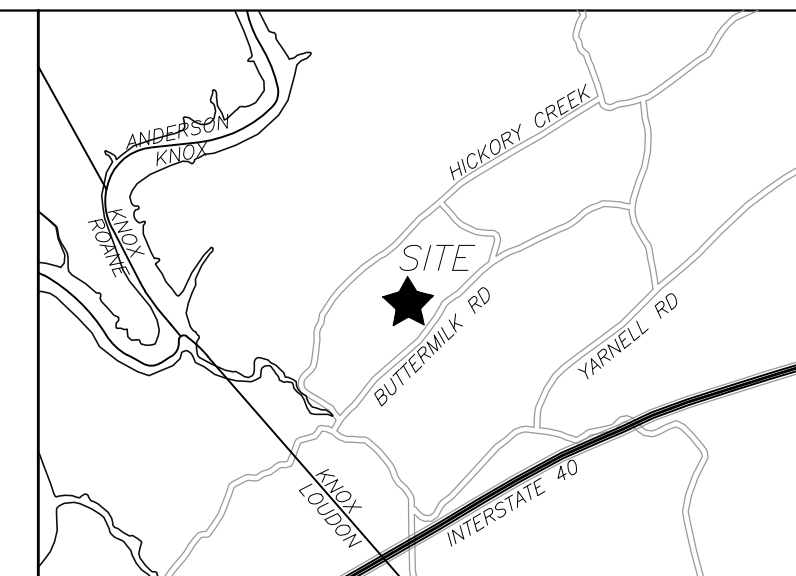
SHEET C-1 2 OF 5

SITE PLAN		
AMBER RIDGE SUBDIVISION		
SITE ADDRESS: BUTTERMILK ROAD (379.32)		
DIST. NO. W6	KNOX CO., TN.	
CLT MAP 129	PARCEL 77.02	
SCALE: 1"=60'	OCTOBER 20, 2021	
DEVELOPER: JOL, LLC 185 W. BROADWAY, SUITE 101 JACKSON, WY 83001 (706) 329-0430		
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2110024
1	11/18/21	GENERAL REVISIONS
REVISION	DATE	DESCRIPTION

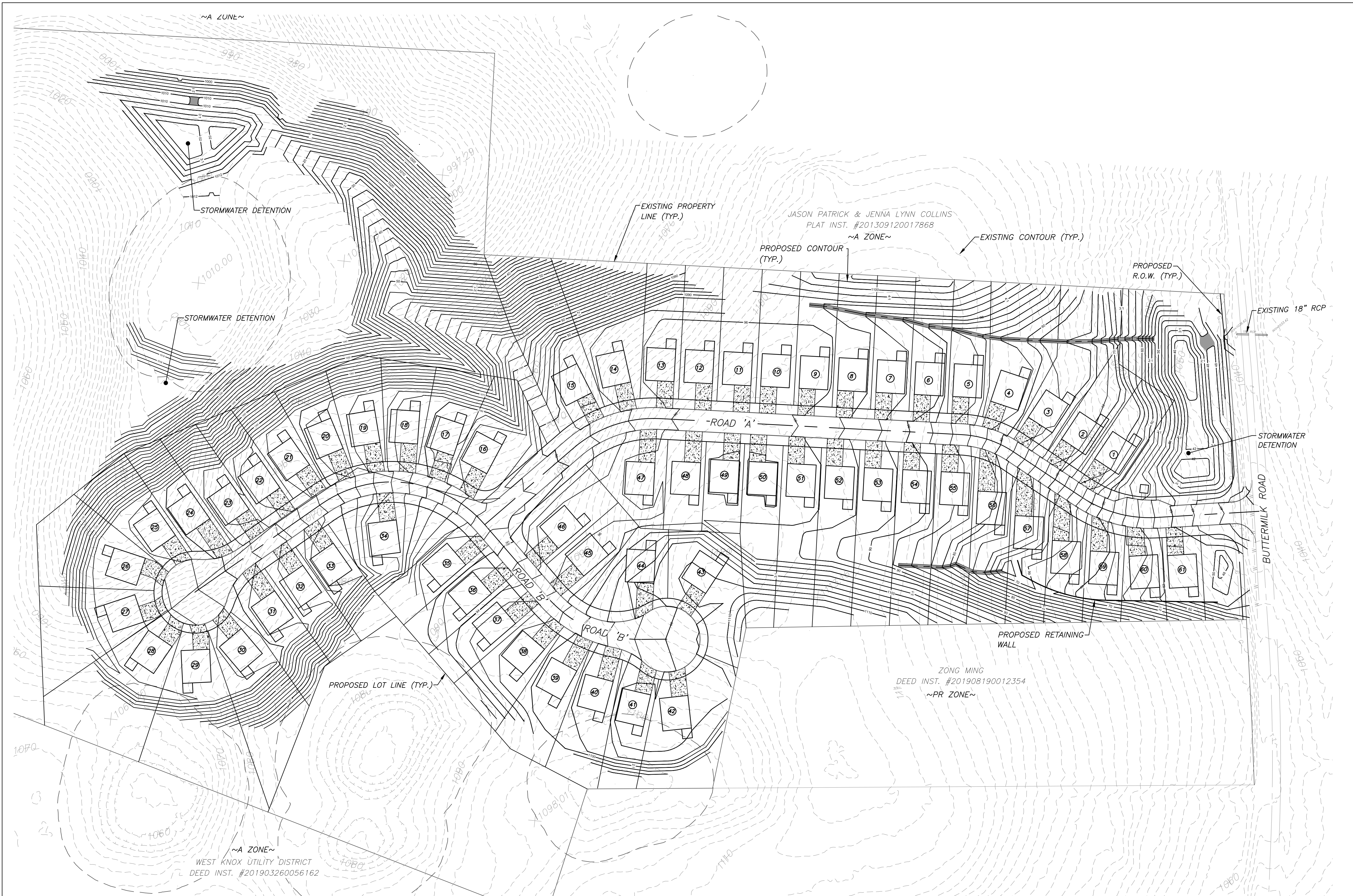
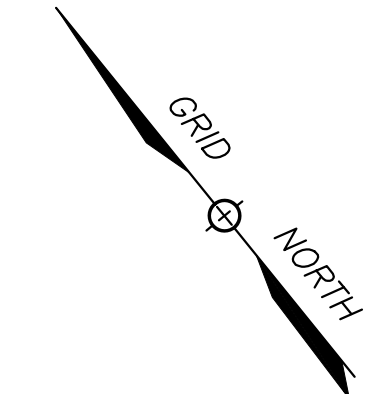


MPC FILE# 12-SA-21-C / 12-A-21-UR





LOCATION MAP



- GENERAL NOTES:**
1. 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 CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN 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.
 2. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

12-SA-21-C / 12-A-21-UR
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SHEET C-2 3 OF 5

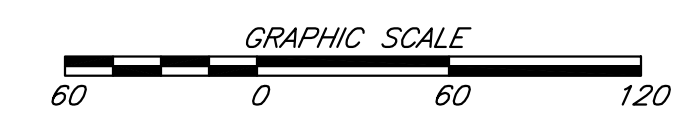
PRELIMINARY GRADING PLAN
AMBER RIDGE SUBDIVISION
SITE ADDRESS: BUTTERMILK ROAD (379.32)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 129 PARCEL 77.02
SCALE: 1"=60' OCTOBER 20, 2021

DEVELOPER:
JOL, LLC
185 W. BROADWAY, SUITE 101
JACKSON, WY 83001
(706) 329-0430

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

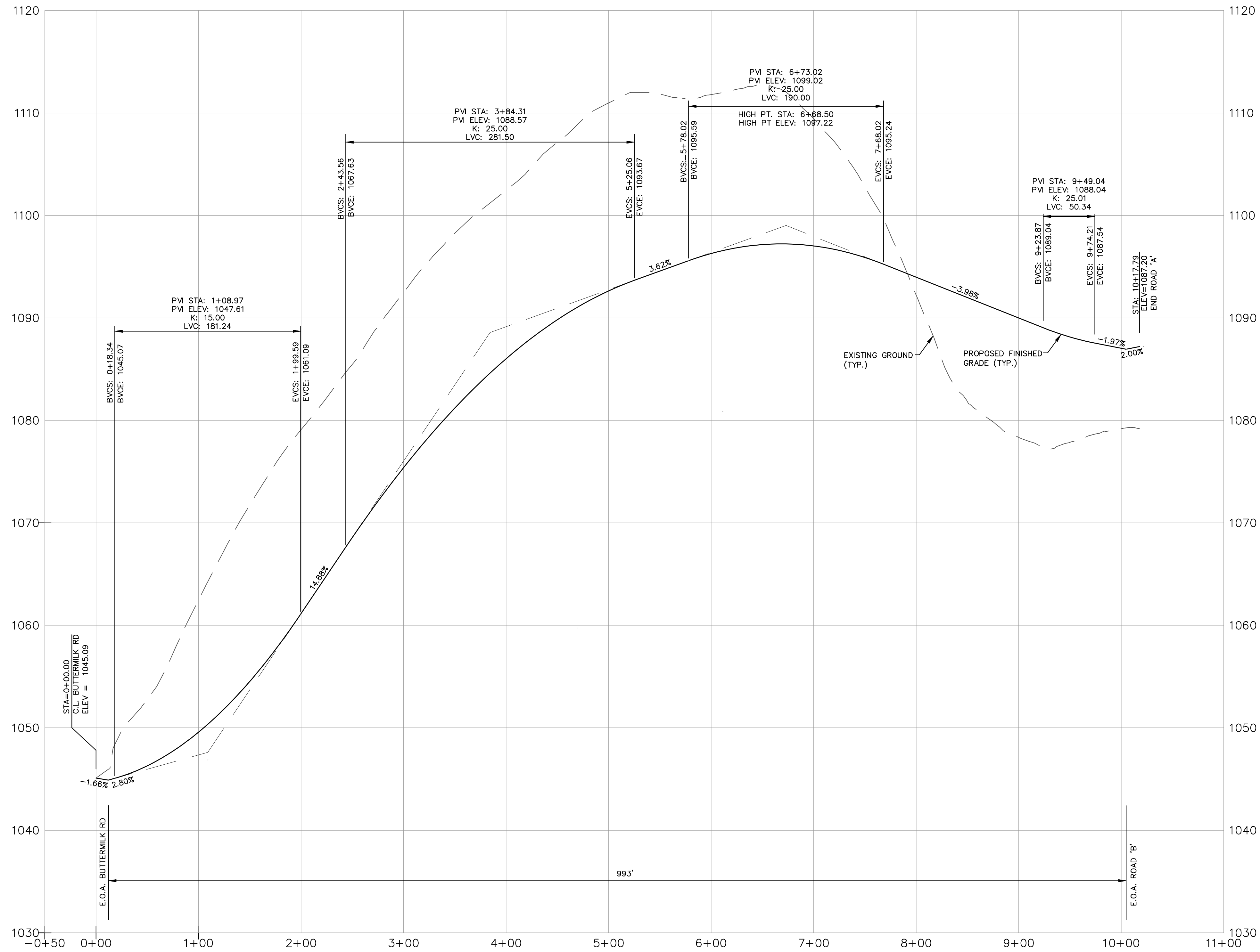
MPC FILE# 12-SA-21-C / 12-A-21-UR



REVISION	DATE	DESCRIPTION	BY
1	11/18/21	GENERAL REVISIONS	CLM

DWN: CLM CHK: CAS DWG. NO. 2110024





ROAD 'A' PROFILE:
 1"=60' (HORIZONTAL)
 1"=6' (VERTICAL)

MPC FILE# 12-SA-21-C / 12-A-21-UR

12-SA-21-C / 12-A-21-UR
 11/18/2021

SHEET C-3 4 OF 5

ROAD 'A' PROFILE
AMBER RIDGE SUBDIVISION
 SITE ADDRESS: BUTTERMILK ROAD (379.32)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 129 PARCEL 77.02
 SCALE: 1"=60' OCTOBER 20, 2021

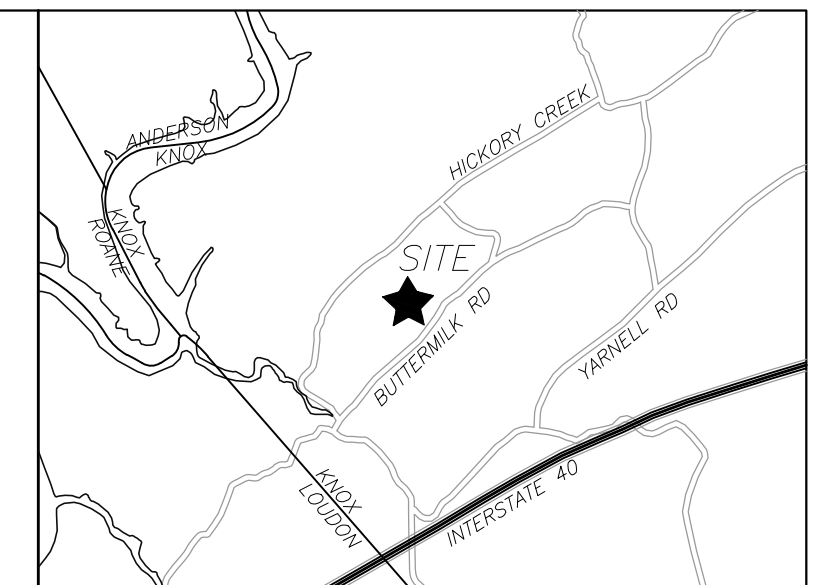
DEVELOPER: JOL, LLC
 185 W. BROADWAY, SUITE 101
 JACKSON, WY 83001
 (706) 329-0430

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

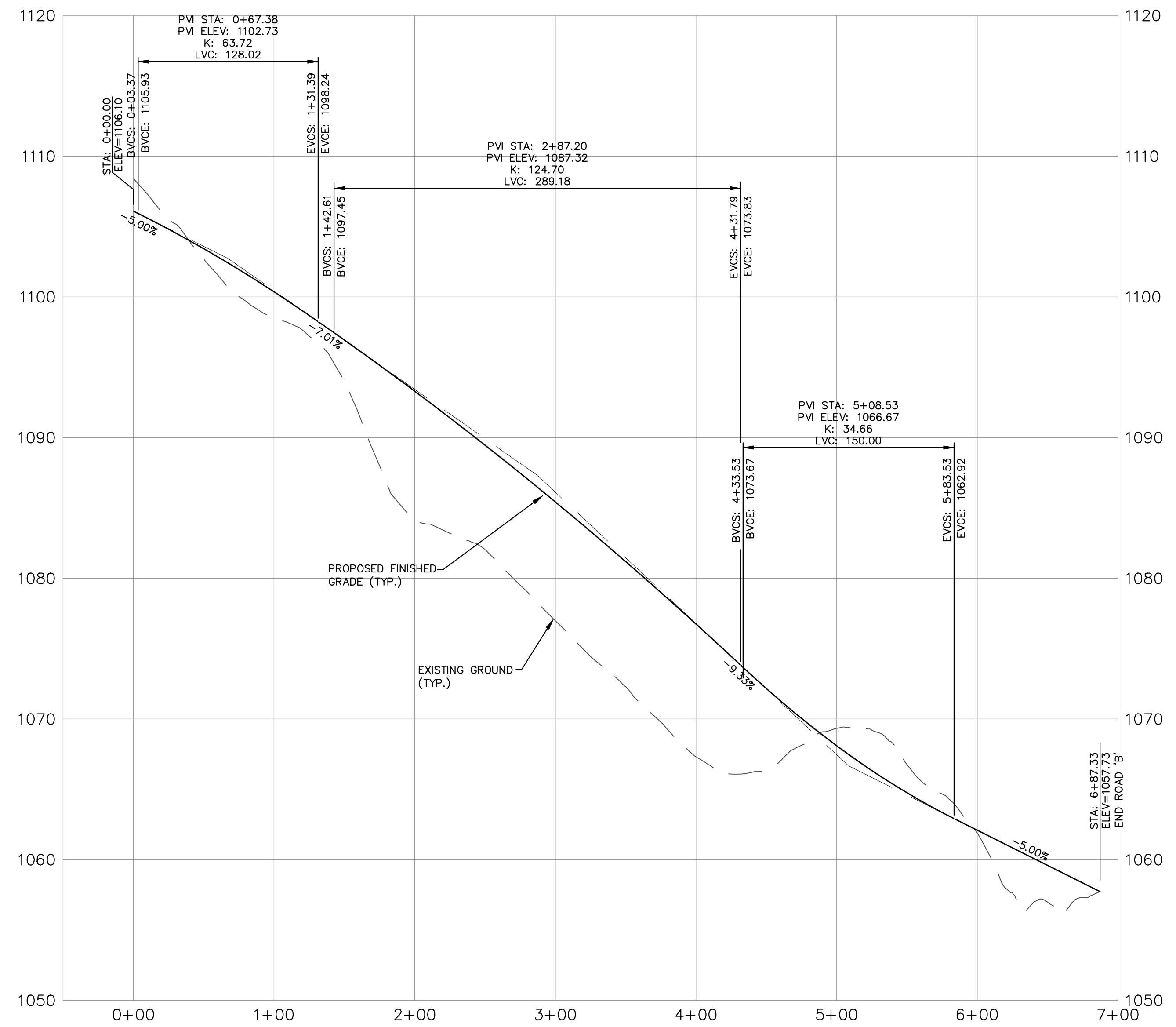
REVISION	DATE	DESCRIPTION	BY
1	11/18/21	GENERAL REVISIONS	CLM

DWN: CLM CHK: CAS DWN: CLM DWG. NO. 2110024





LOCATION MAP



ROAD 'B' PROFILE:
 1"=60' (HORIZONTAL)
 1"=6' (VERTICAL)

12-SA-21-C / 12-A-21-UR
 11/18/2021

MPC FILE# 12-SA-21-C / 12-A-21-UR

SHEET C-4 5 OF 5

ROAD 'B' PROFILE
AMBER RIDGE SUBDIVISION

SITE ADDRESS: BUTTERMILK ROAD (379.32)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 129 PARCEL 77.02
 SCALE: 1"=60' OCTOBER 20, 2021

DEVELOPER:
JOL, LLC
 185 W. BROADWAY, SUITE 101
 JACKSON, WY 83001
 (706) 329-0430

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY
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DWN: CLM CHK: CAS DWG. NO. 2110024

