

LEGEND

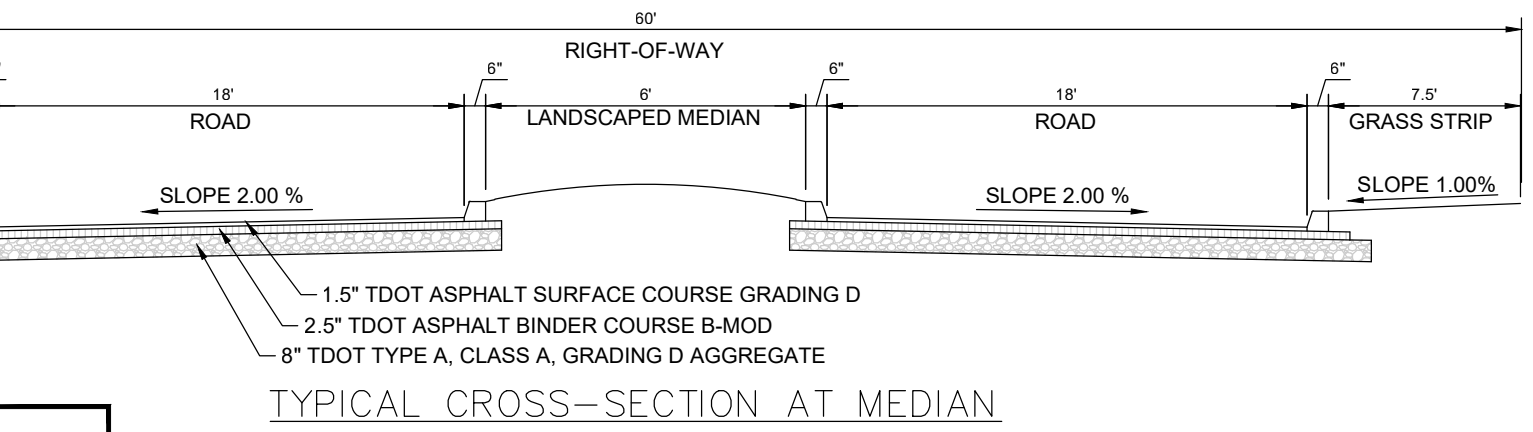
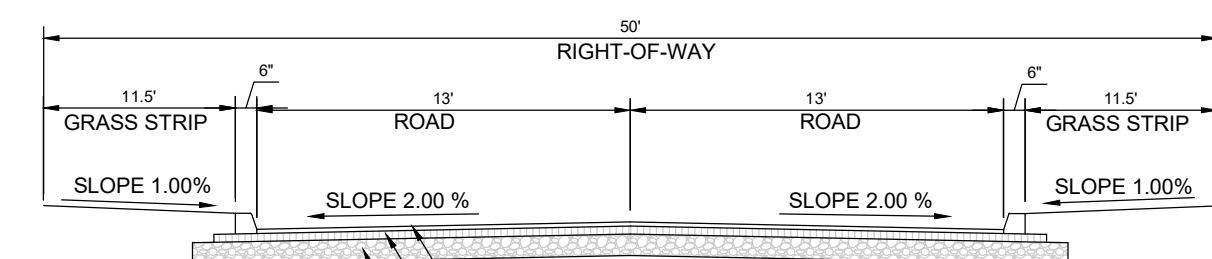
EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED CENTERLINE	---
BUILDING SETBACK LINE	---
PROPOSED CURB	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---

AREA CALCULATIONS:

TOTAL LOT ACREAGE	94.14ac
TOTAL HILLSIDE PROTECTION ACREAGE	79.65ac
TOTAL ACREAGE OUTSIDE OF HILLSIDE PROTECTION	14.49ac
MAXIMUM DISTURBANCE ALLOWED WITHIN HILLSIDE PROTECTION	44.60ac
TOTAL ACREAGE OUTSIDE OF HILLSIDE PROTECTION	+14.49ac
TOTAL ALLOWED SITE DISTURBANCE	59.09ac
TOTAL PROPOSED SITE DISTURBANCE	-58.50ac

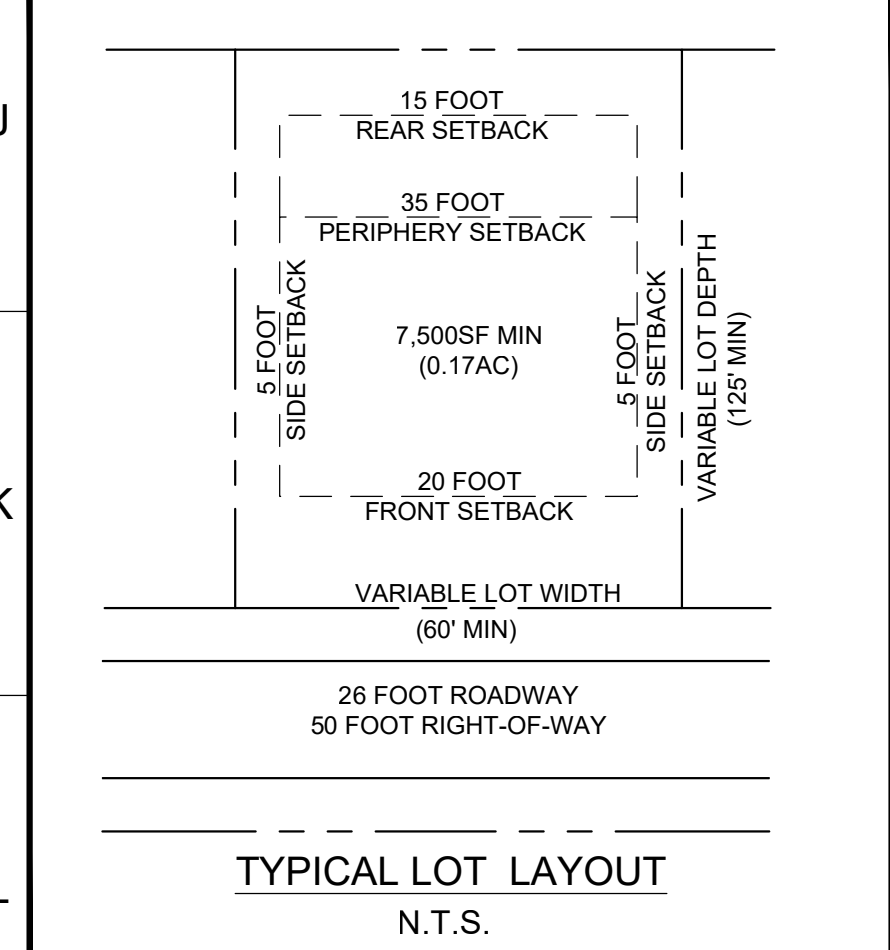
ALTERNATE DESIGN REQUEST:

- HORIZONTAL RADII TO BE REDUCED TO 100FT.
 - LONG ROAD SECTIONS WILL BE BROKEN UP BY INTERSECTIONS WITH STOP SIGNS.



CONTACTS

TDEC
KNOXVILLE ENVIRONMENTAL FIELD OFFICE 3711 MIDDLEBROOK PIKE KNOXVILLE, TENNESSEE 37921 (865) 594-6035
COUNTY
KNOX COUNTY ENGINEERING & PUBLIC WORKS 205 W. BAKER AVENUE KNOXVILLE, TENNESSEE 37917 (865) 215-5829
WATER & SEWER
CHRISTIAN KIDD, E.I. WEST KNOX UTILITY DISTRICT 2329 LOVELL ROAD KNOXVILLE, TENNESSEE 37932 (865) 690-2521 EXT 268
ELECTRIC
NEW SERVICE DEPARTMENT KNOXVILLE UTILITIES BOARD 200 DEPOT STREET LENOIR CITY, TENNESSEE 37771 1-844-687-5282
GAS
NEW SERVICE DEPARTMENT KNOXVILLE UTILITIES BOARD 4855 MIDDLEBROOK PIKE KNOXVILLE, TENNESSEE 37919 (865) 558-2555
TELEPHONE
SHANNON SIMMS AT&T 9733 PARKSIDE DRIVE KNOXVILLE, TN 37922 (865) 538-8596



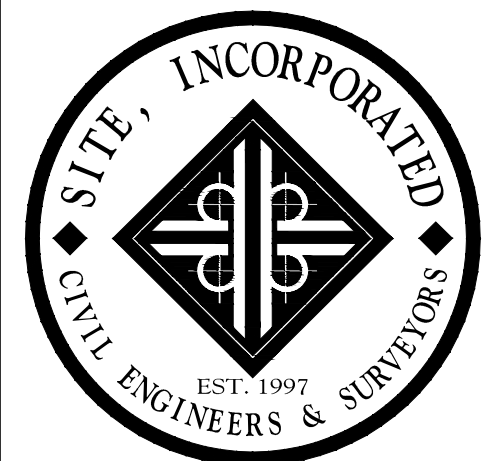
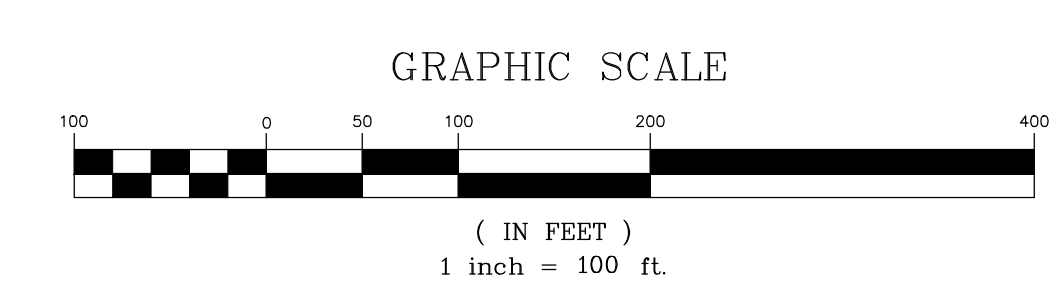
CERTIFICATION OF CONCEPT PLAN

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.

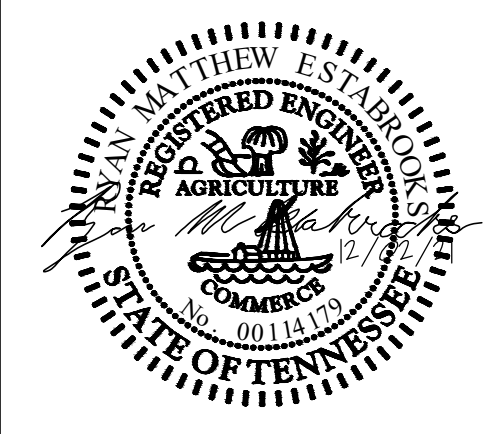
Ben M. Brooks
REGISTERED ENGINEER
TENNESSEE CERTIFICATION NO. 114179
DATE: 12/02/2021

- NOTES:**
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - THIS PROPERTY CONTAINS APPROXIMATELY 94.14 ACRES SUBDIVIDED INTO 188 SINGLE FAMILY DETACHED LOTS (2 DU/AC).
 - THIS PROPERTY IS CURRENTLY ZONED PR (PLANNED RESIDENTIAL).
 - ALL BOUNDARY ROAD PROFILES AND PRELIMINARY GRADING BASED TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY SITE, INC. DATED 7/29/2021.
 - UTILITY AND DRAINAGE EASEMENTS WILL BE PROVIDED PER SECTION 3.11 OF THE SUBDIVISION REGULATIONS.
 - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 - BUILDING SETBACKS ARE 20' FRONT, 5' SIDE, 15' REAR, AND 35' PERIPHERAL.

12-SD-21-C / 12-G-21-UR
12/2/2021



10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



Briggs Station Subdivision
1928 Marietta Church Road
Knox County, Tennessee
Parcel ID: 129 128

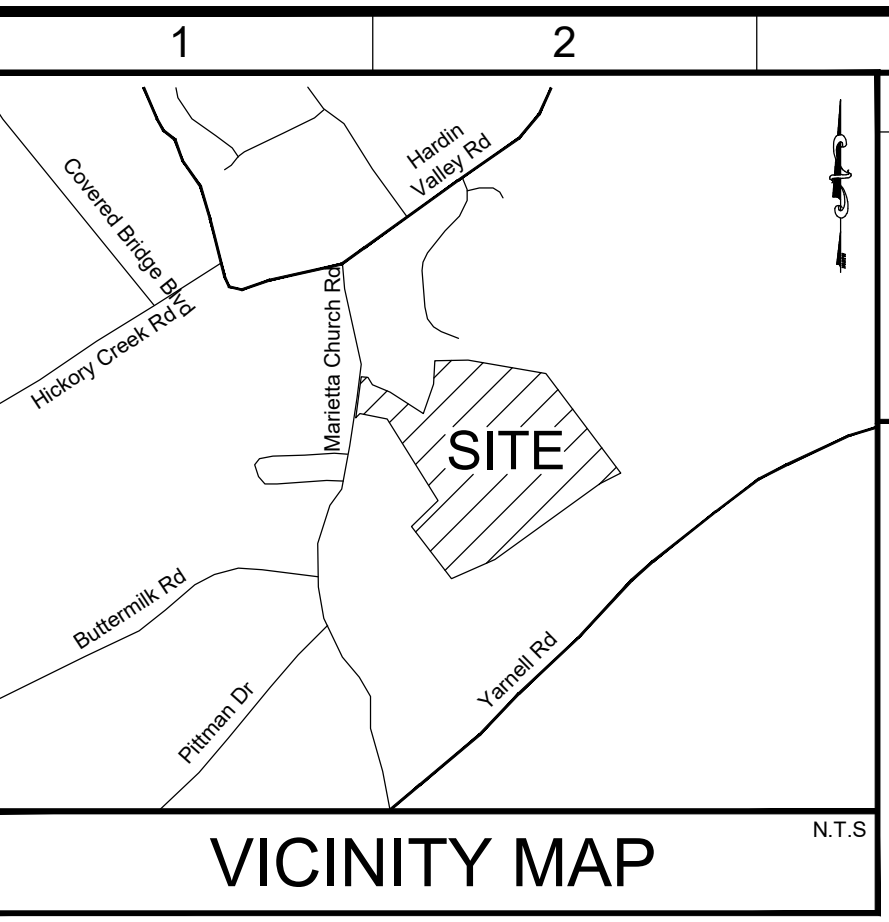
REVISIONS

NO.	DATE	COMMENTS
1	11/22/21	MFC Comments
2	12/02/21	Revisions

ORIGINAL ISSUE: 10/25/21
SITE PROJECT #: 2039
FILE: Concept Plan

CP1





LEGEND

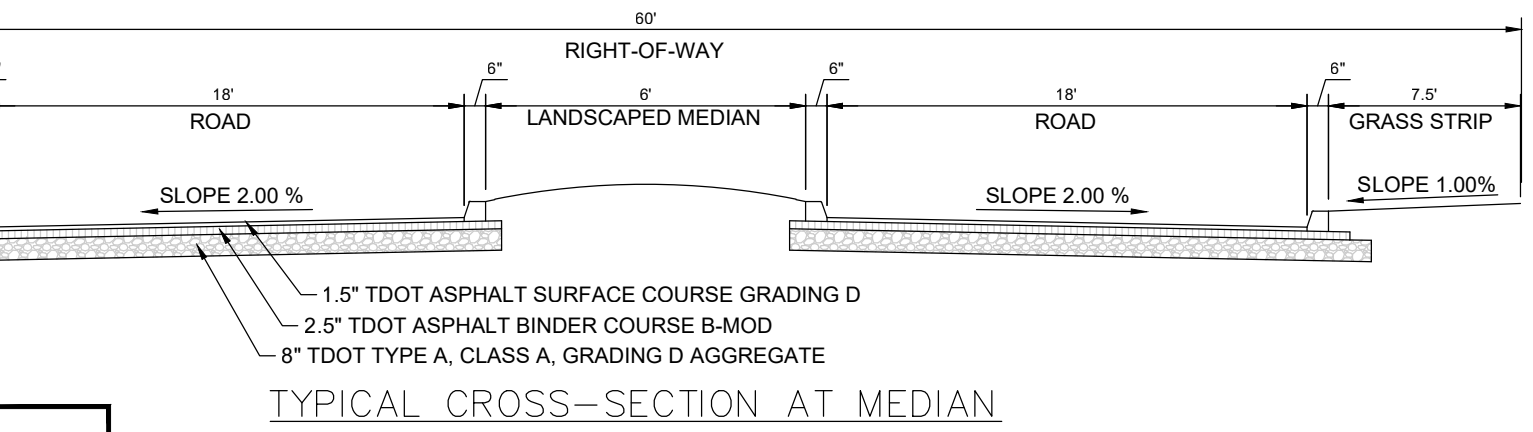
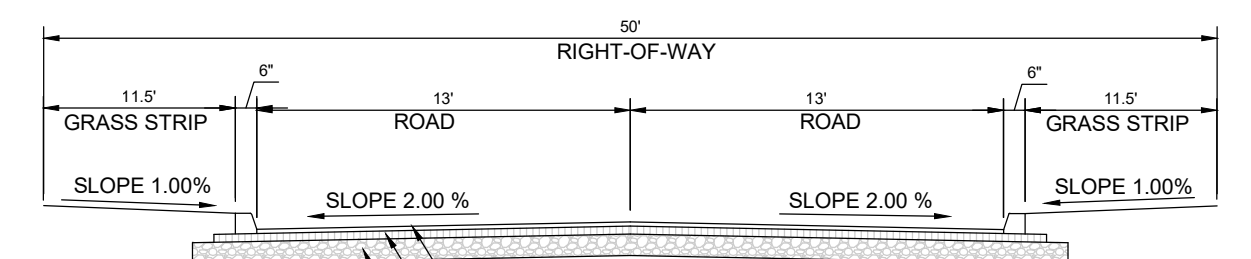
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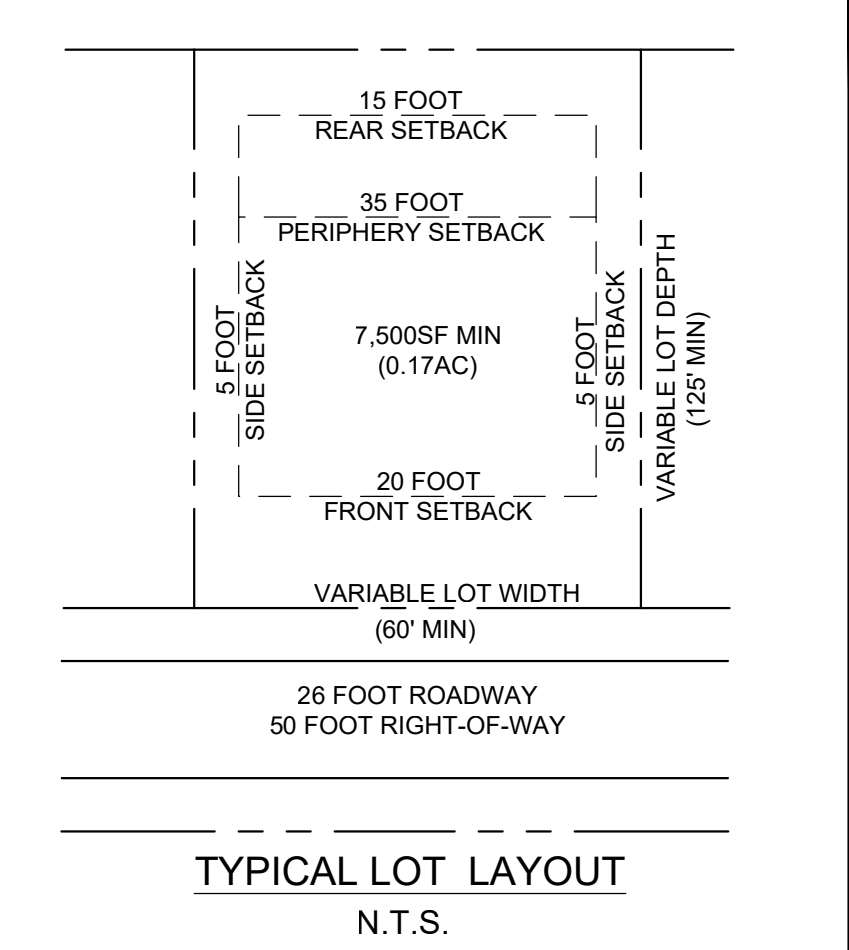
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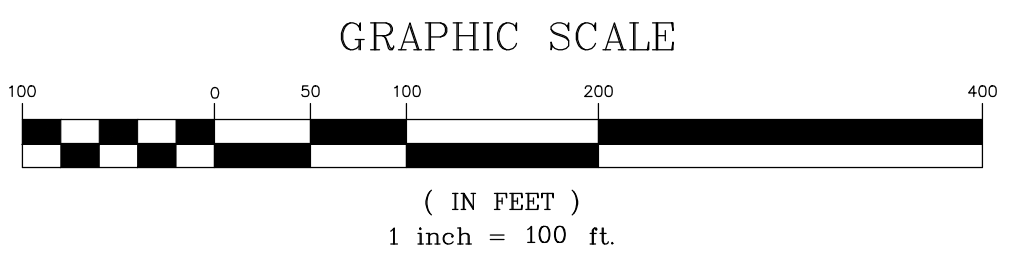
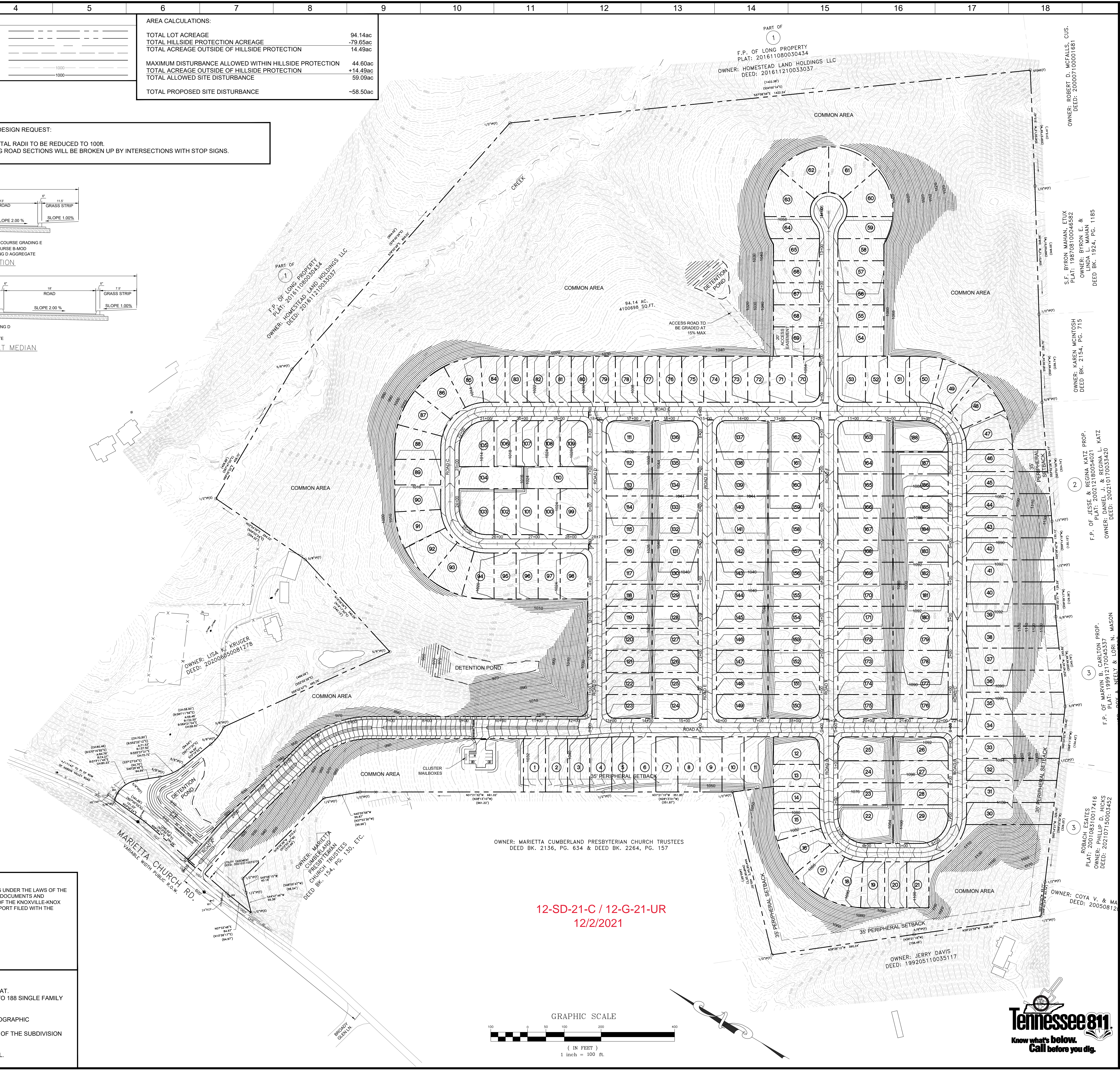


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Ben McCarroll
REGISTERED ENGINEER
TENNESSEE CERTIFICATION NO. 114179
DATE: 12/02/2021

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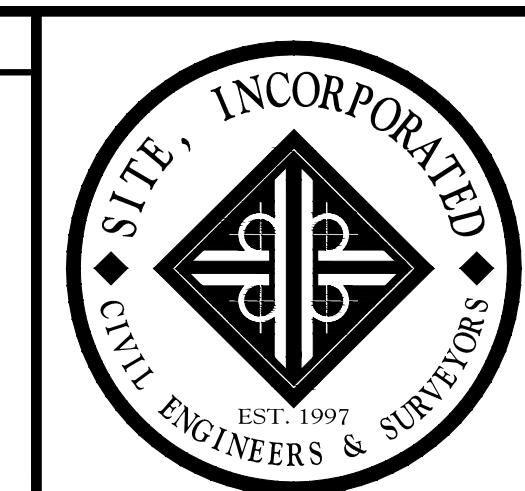
SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Briggs Station Subdivision
1928 Marietta Church Road
Knox County, Tennessee
Parcel ID: 129 128

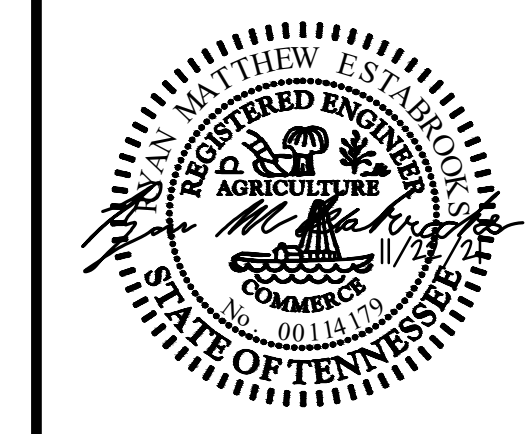
REVISIONS

NO.	DATE	COMMENTS
1	11/22/21	MFC Comments
2	12/02/21	

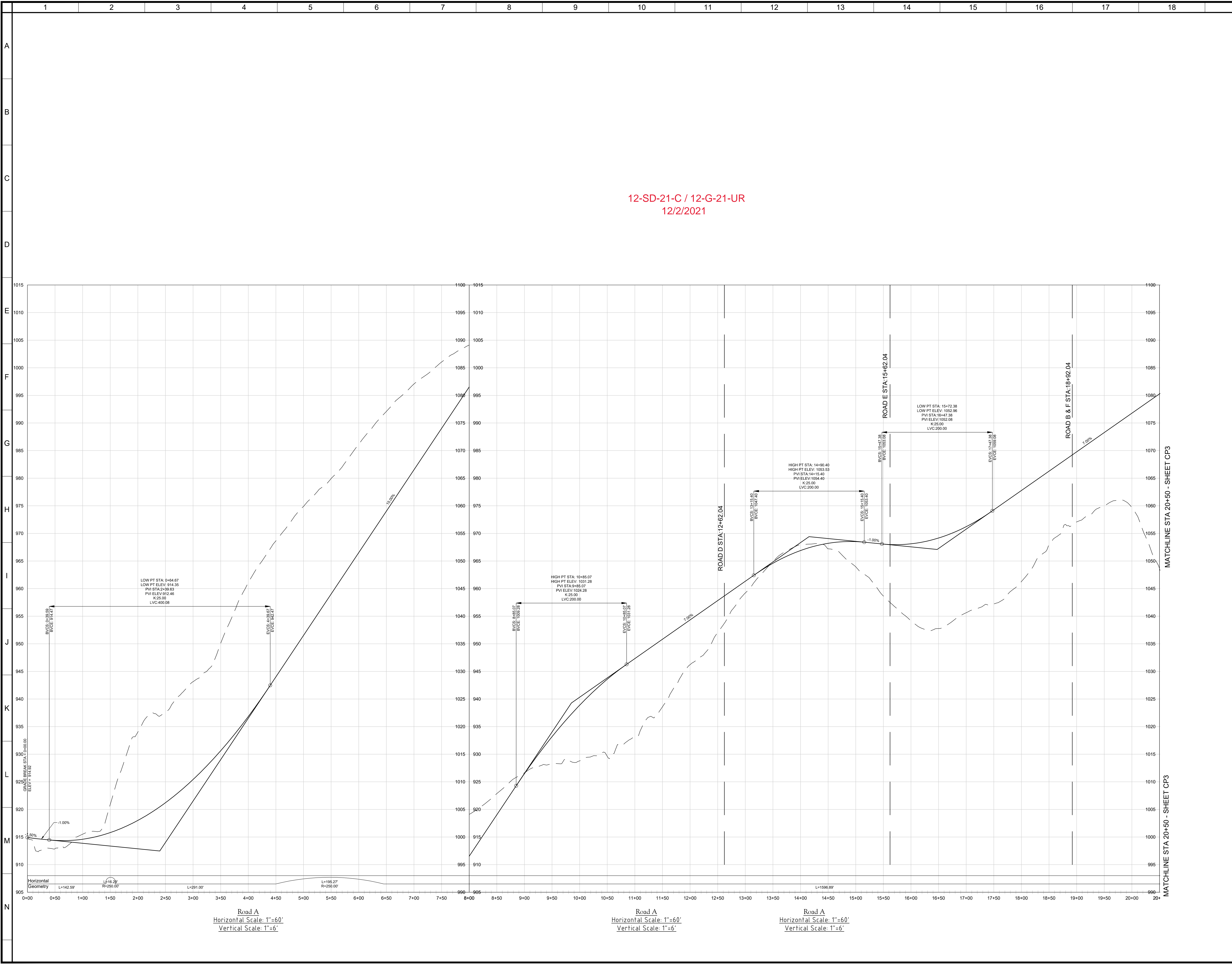
ORIGINAL ISSUE: 10/25/21
FILE: Concept Plan
CP2



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12-SD-21-C / 12-G-21-UR
12/2/2021

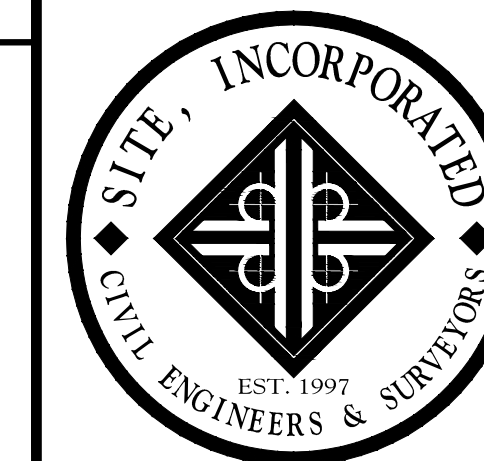


Concept Plan of
Briggs Station Subdivision
1928 Marietta Church Road
Knox County, Tennessee
Parcel ID: 129 128

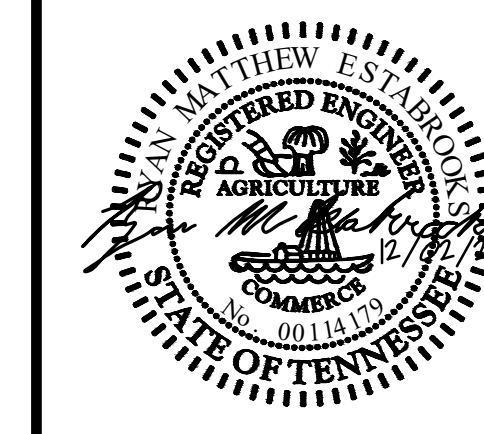
NO.	DATE	COMMENTS
1	11/23/21	MPC Comments

ORIGINAL ISSUE: 10/25/21
SITE PROJECT#: 2039
FILE: Concept Plan

CP3



10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
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Matthew E. Matthews
Professional Engineer
No. 00114
State of Tennessee

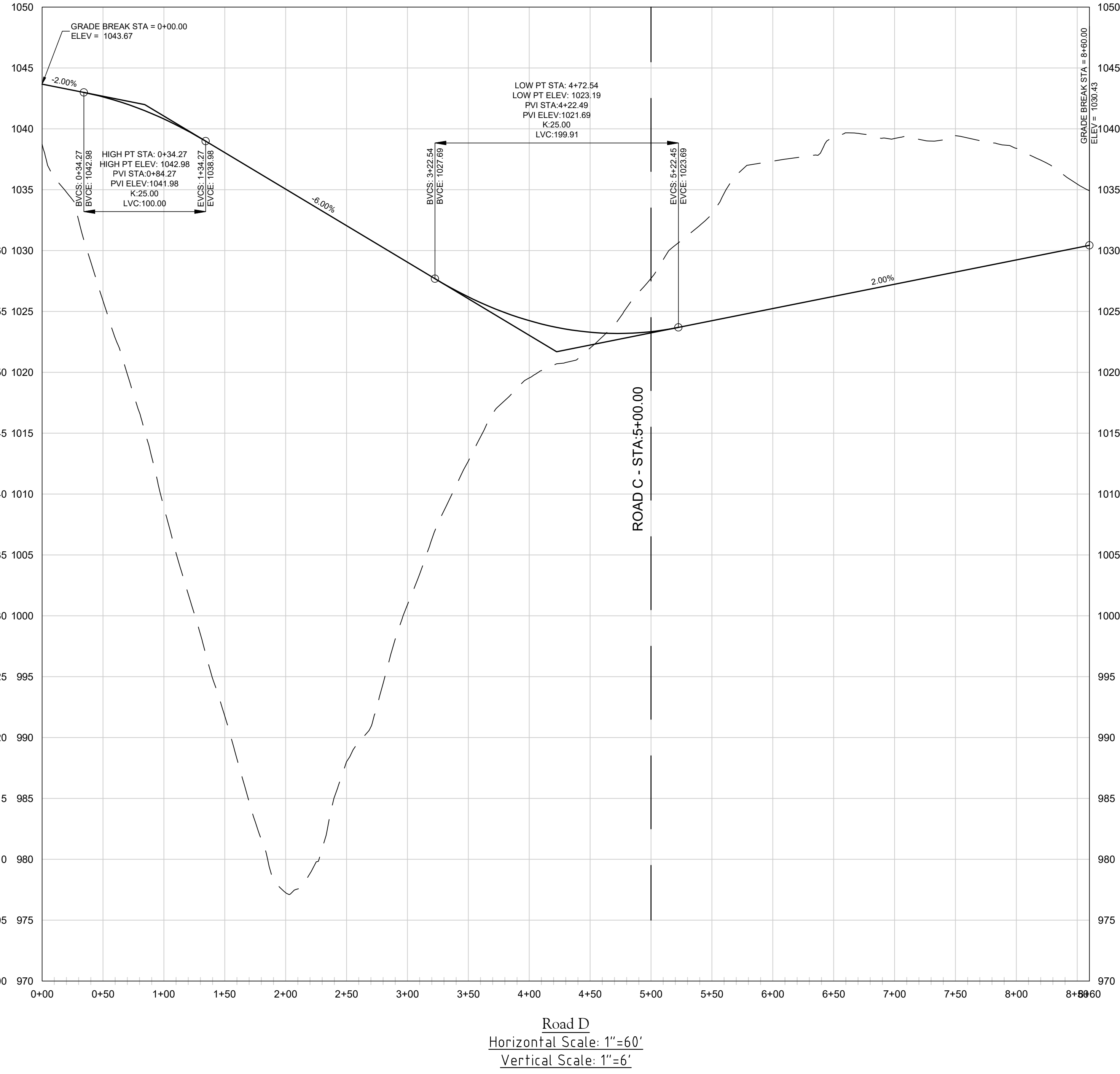
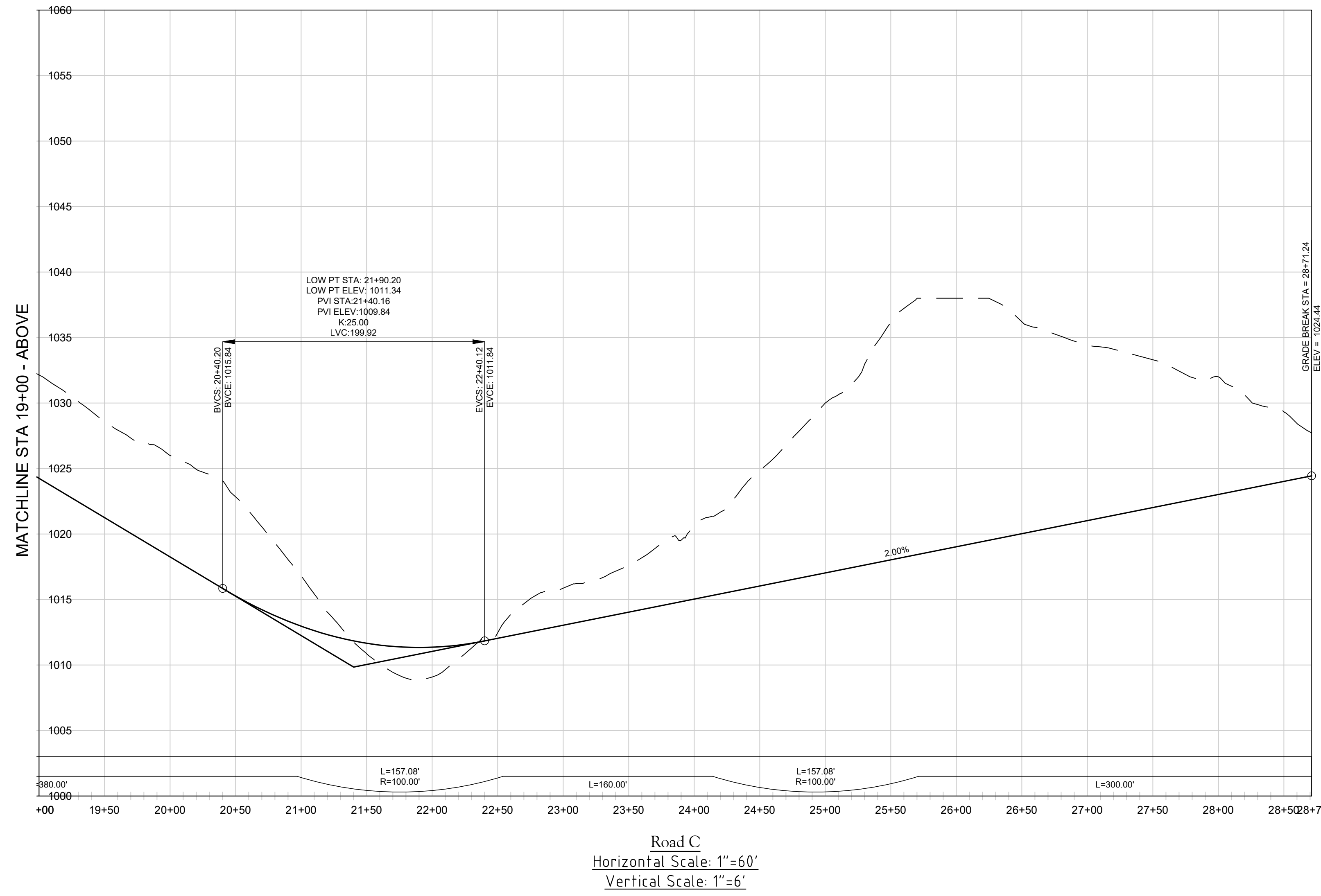
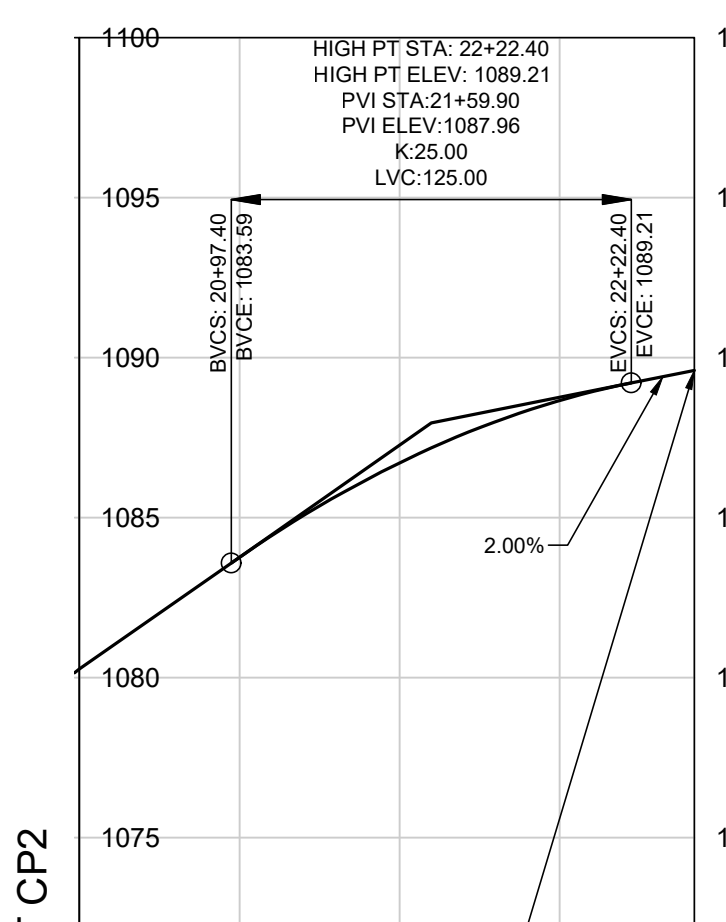
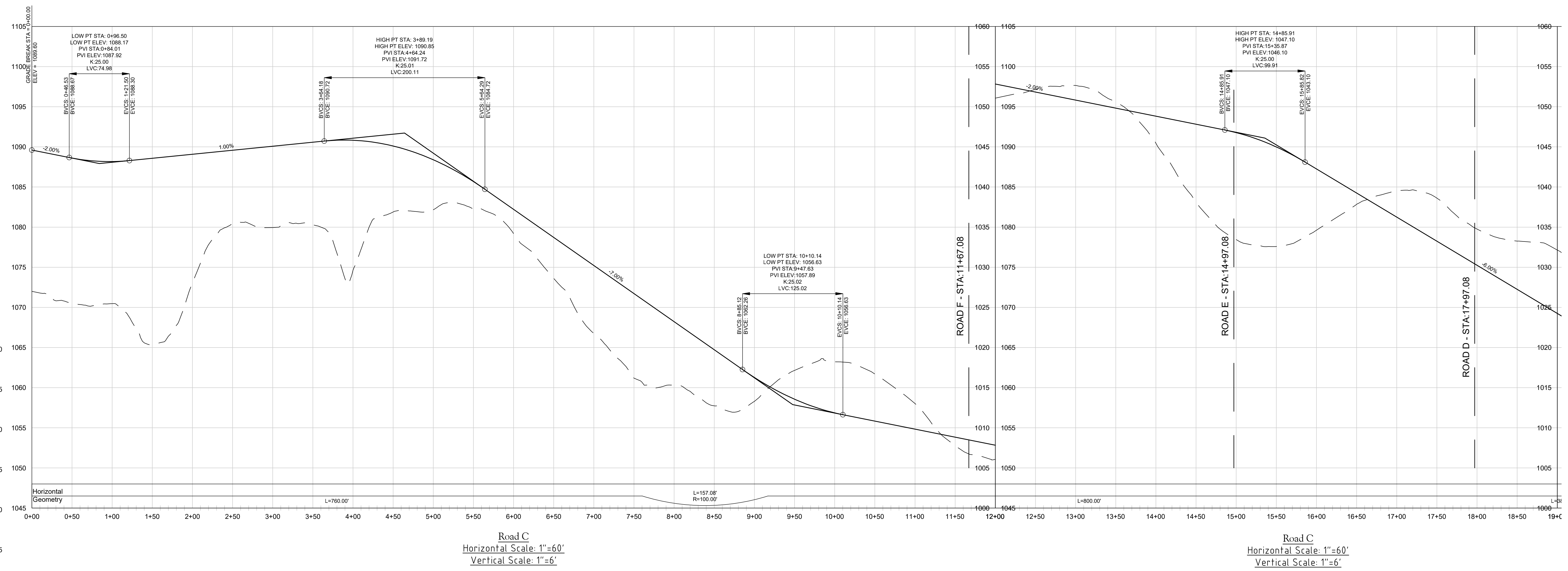
Concept Plan of
Briggs Station Subdivision
1928 Marietta Church Road
Knox County, Tennessee
Parcel ID: 129 128

12-SD-21-C / 12-G-21-UR
12/2/2021

NO.	DATE	COMMENTS
1	11/22/21	MFC Comments
2	12/02/21	Revisions

ORIGINAL ISSUE: 10/25/21
SITE PROJECT#: 2039
FILE: Concept Plan

CP4



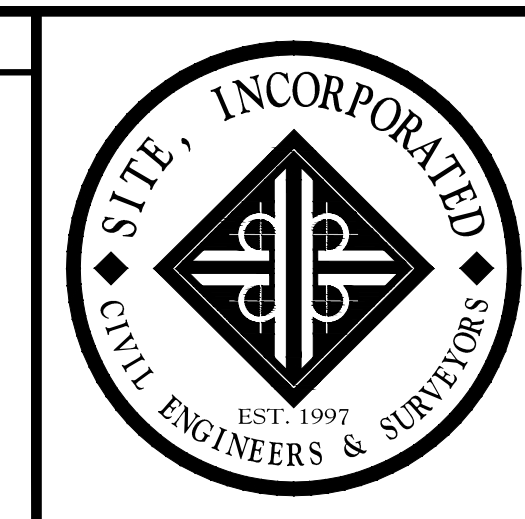
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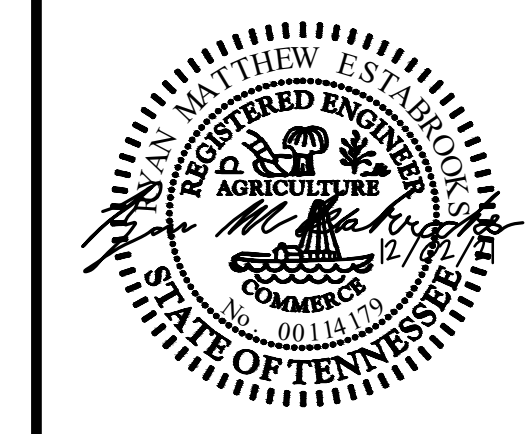
MATCHLINE STA 20+50 - SHEET CP2

MATCHLINE STA 19+00 - ABOVE

MATCHLINE STA 19+00 - BELOW



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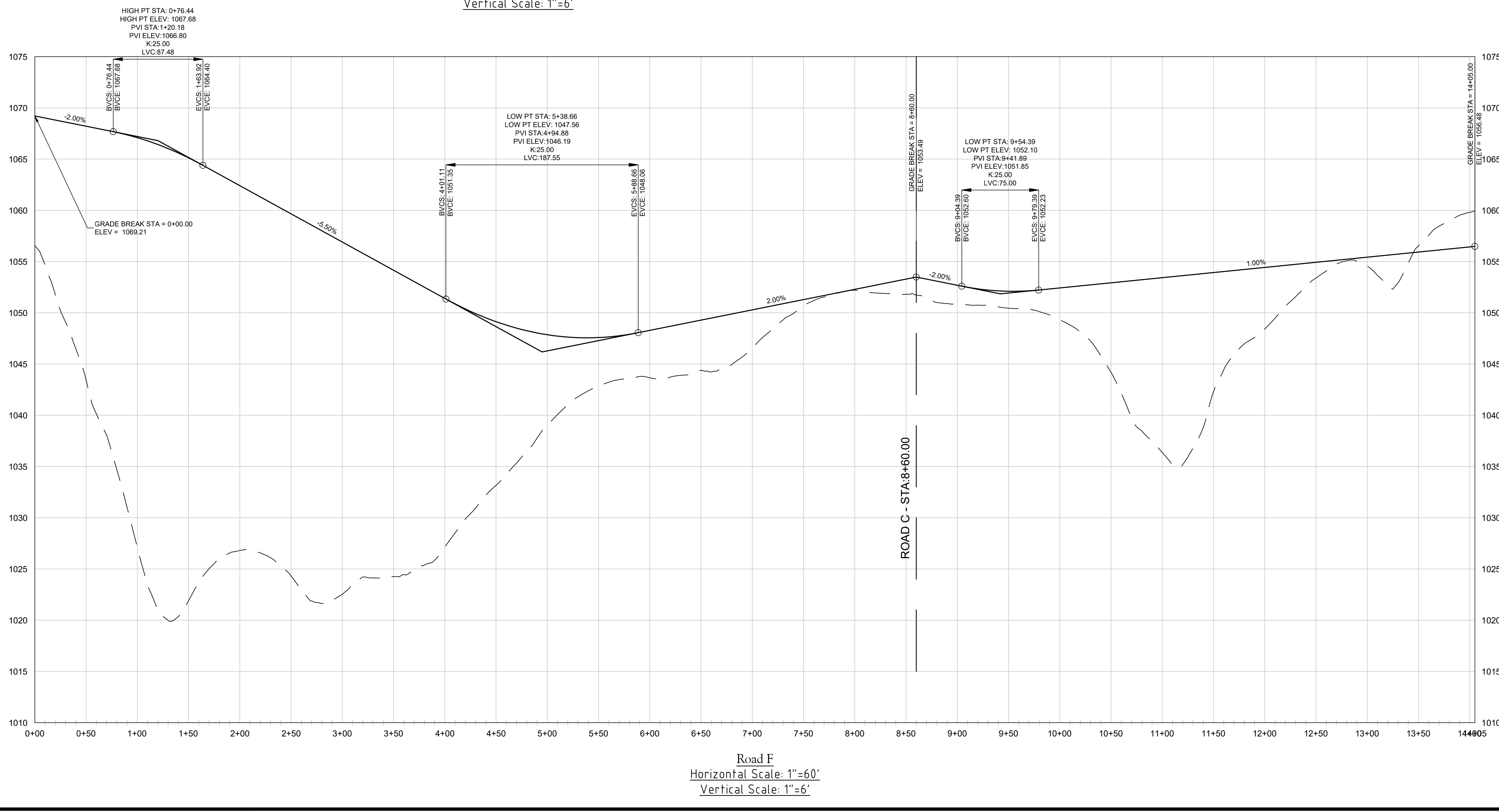
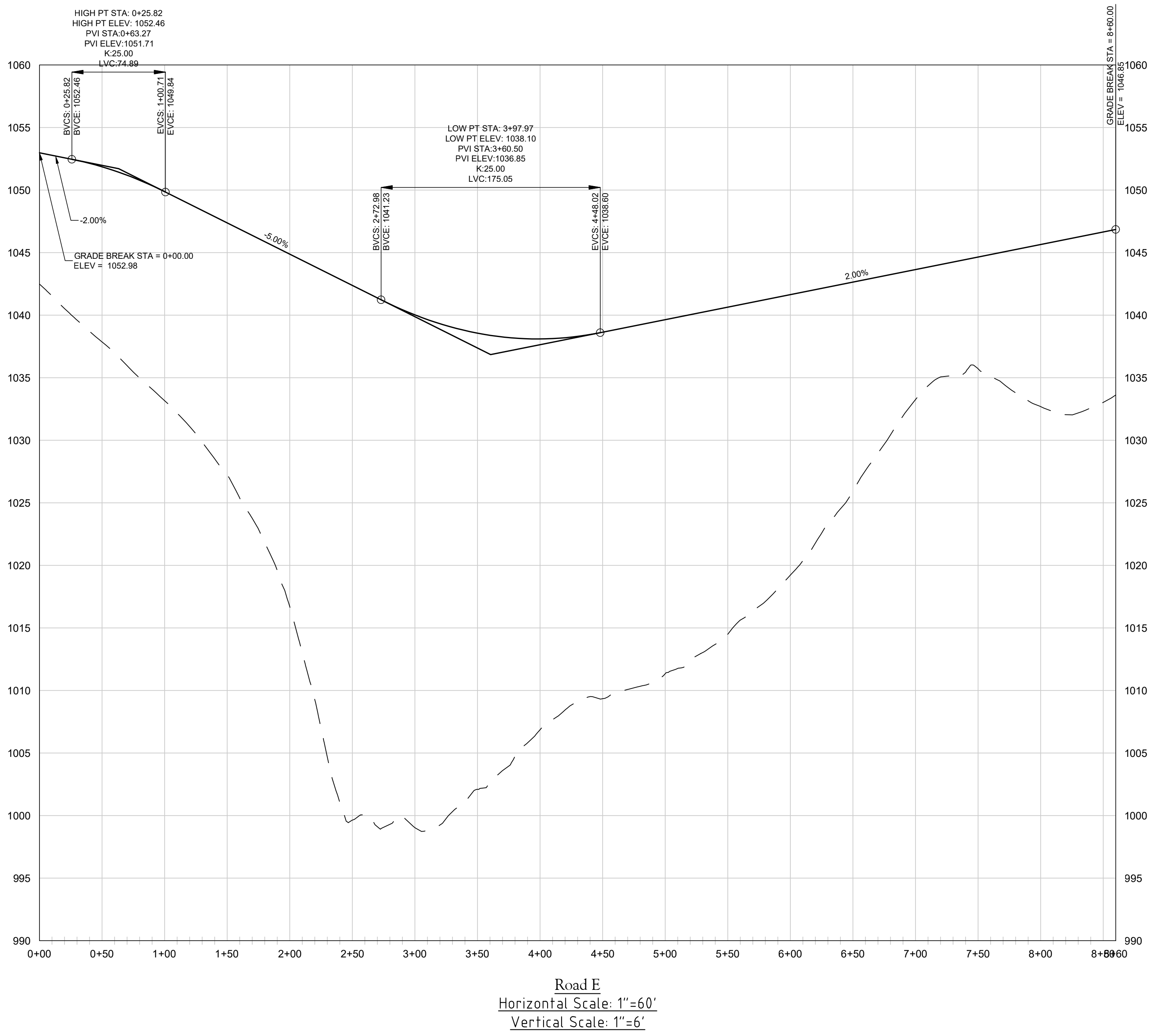
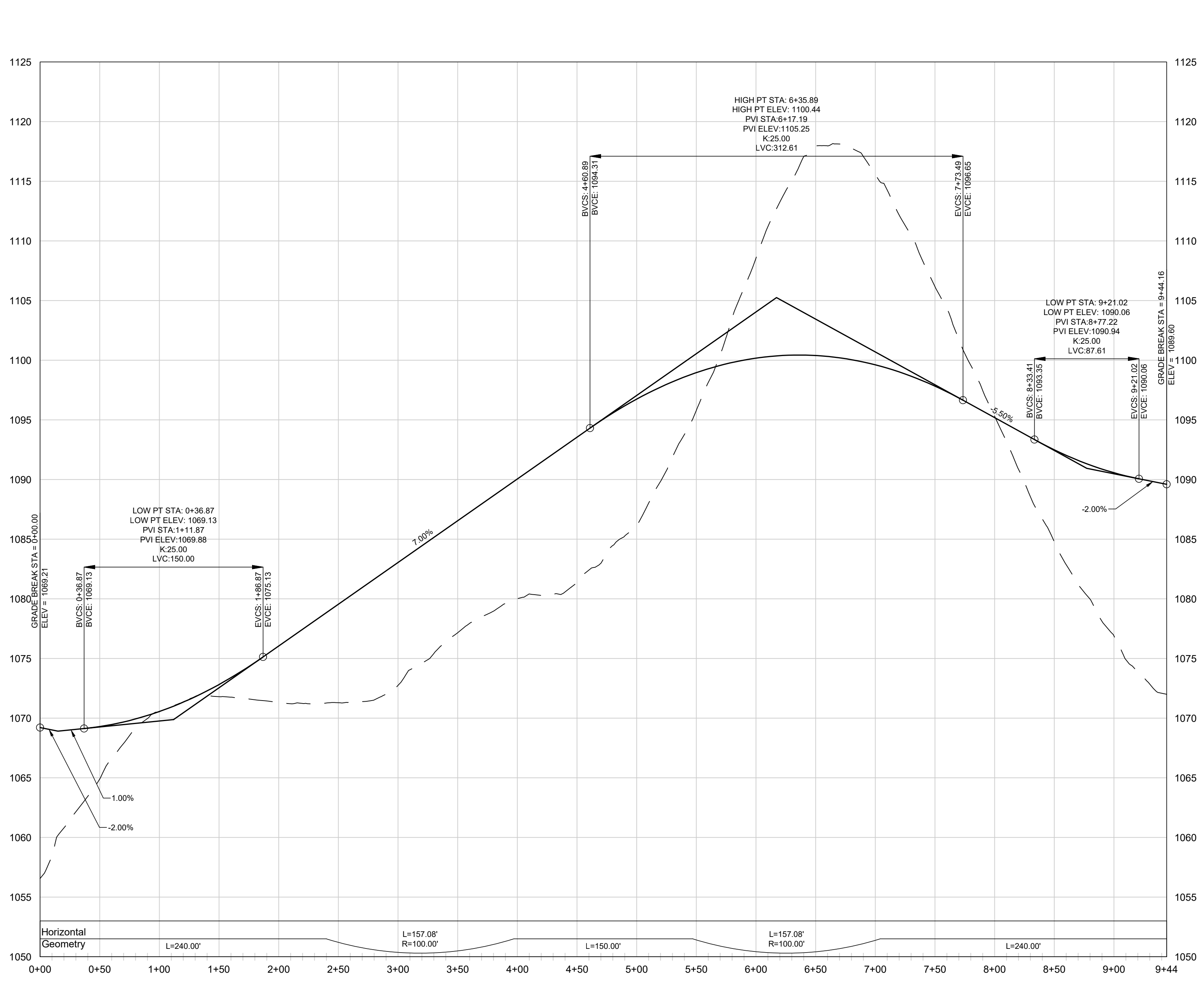
Concept Plan of
Briggs Station Subdivision
1928 Marietta Church Road
Knox County, Tennessee
Parcel ID: 129 128

FILE NUMBERS:
12-SD-21-C
12-G-21-UR

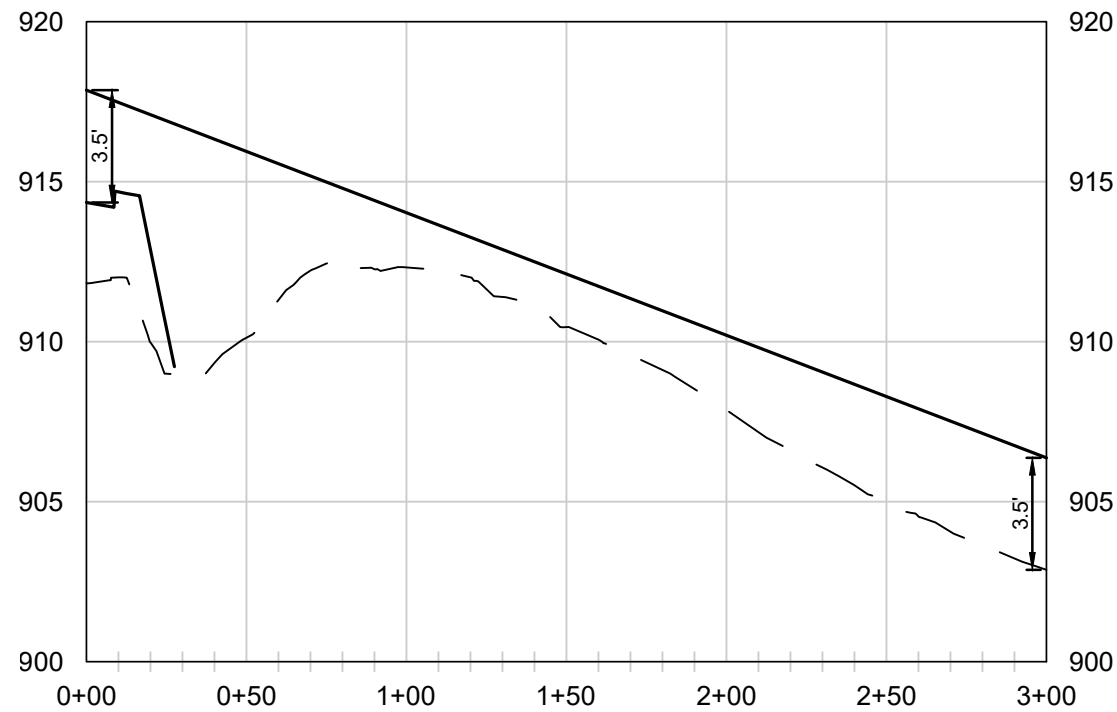
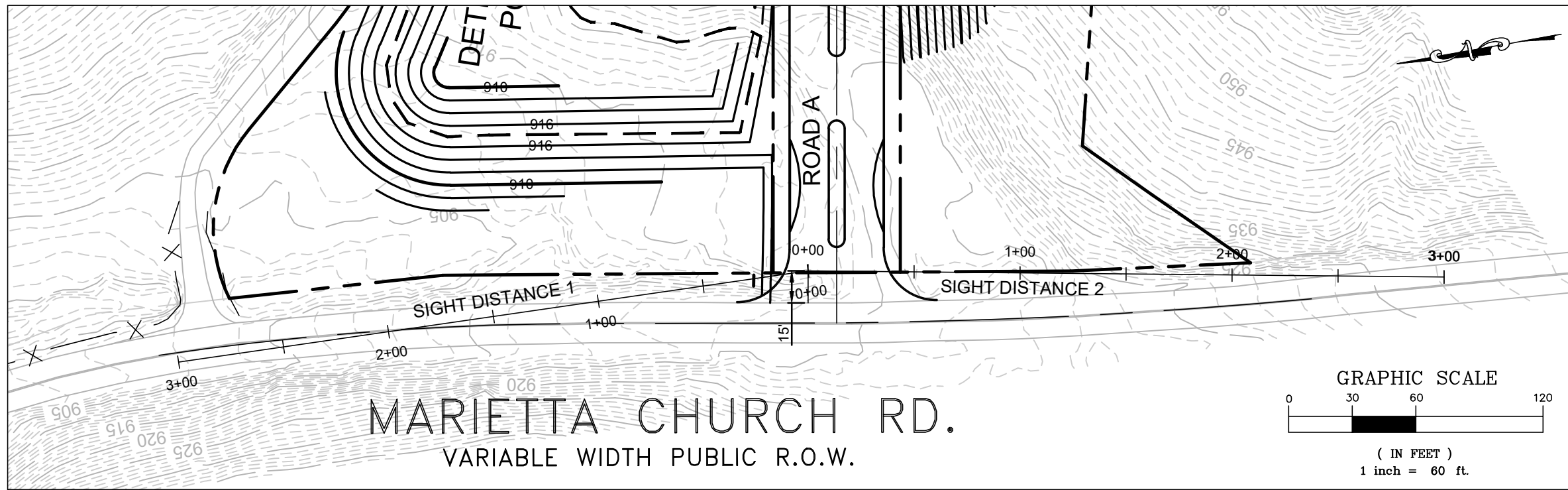
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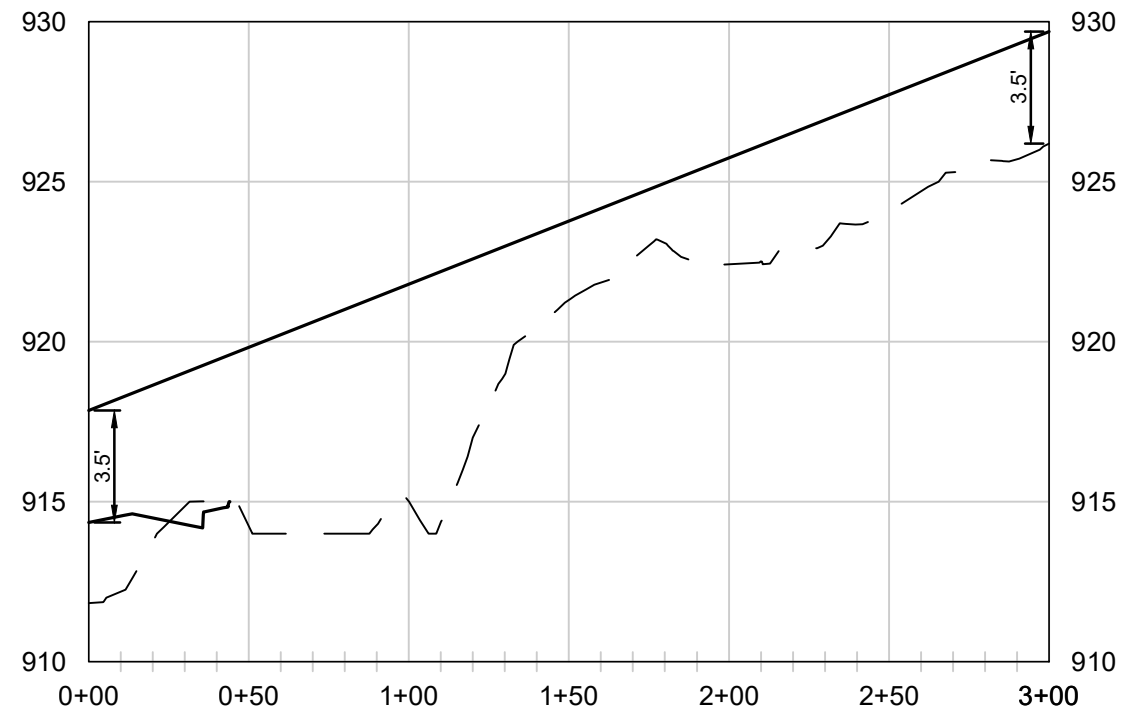
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12-SD-21-C / 12-G-21-UR
12/2/2021



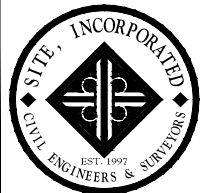
Sight Distance 1
Horizontal Scale: 1"=60'
Vertical Scale: 1"=6'



Sight Distance 2
Horizontal Scale: 1"=60'
Vertical Scale: 1"=6'

12-SD-21-C / 12-G-21-UR

12/2/2021



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Sight Distances

Briggs Station Subdivision

1928 Marietta Church Road
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ST