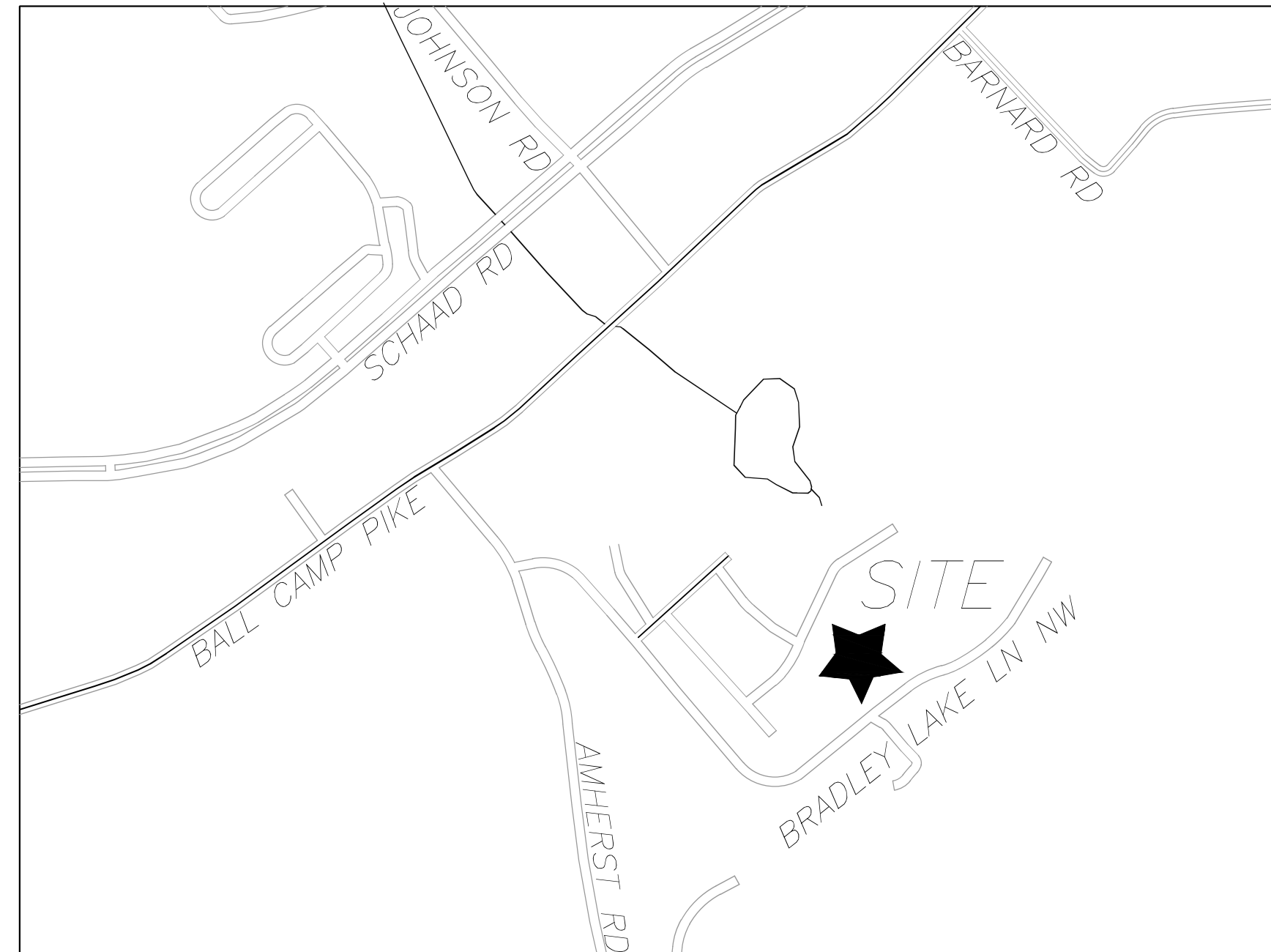


CONCEPT PLAN

U.E.I. PROJECT NO. 2303011

BRADLEY LAKE LANE S/D

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

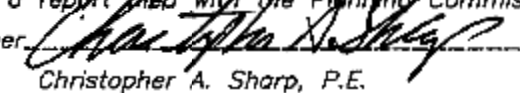
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET	C-1
SITE PLAN	C-2

MPC FILE# 12-SG-23-C / 12-H-23-DP

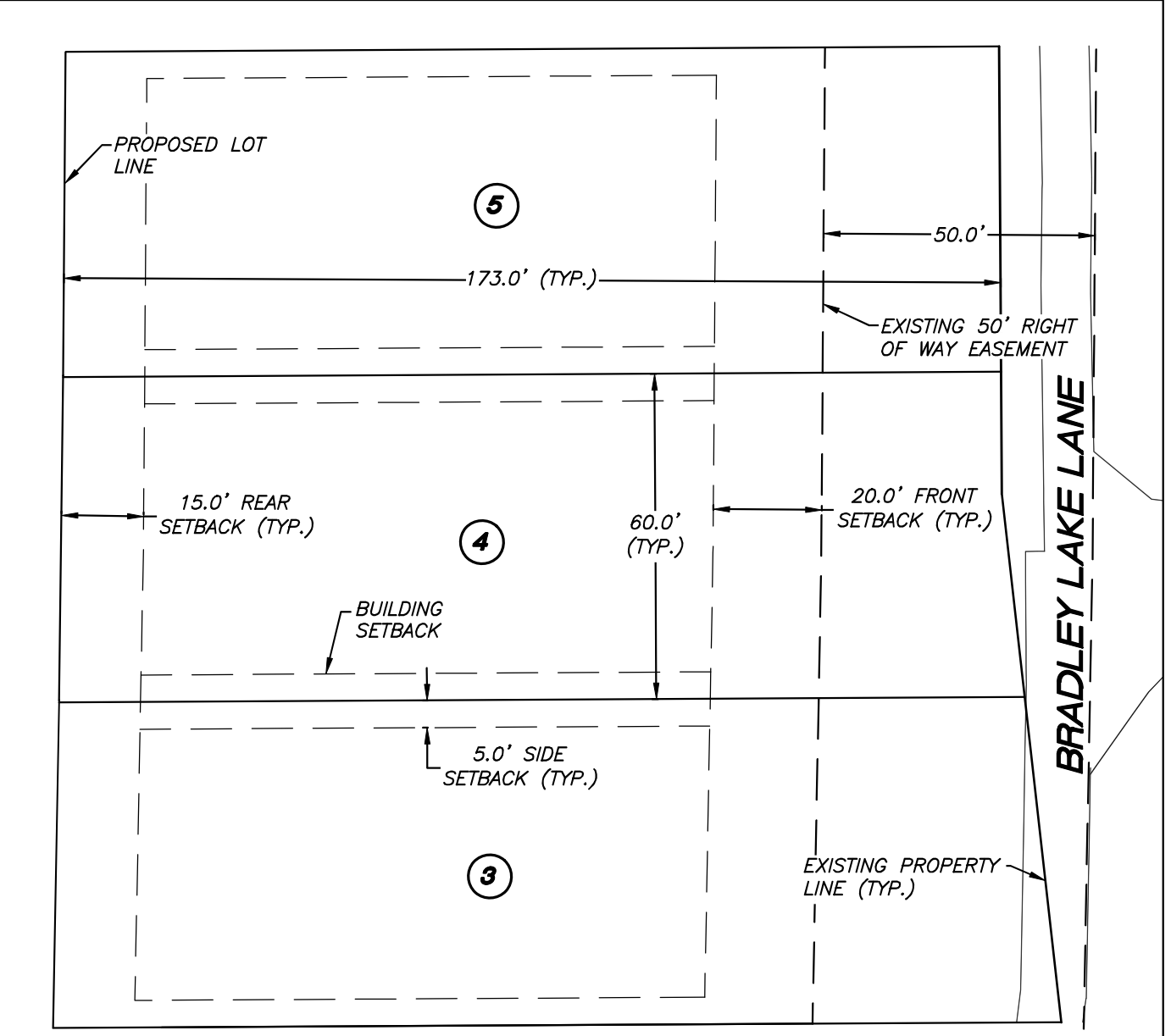
Revised: 11/27/2023



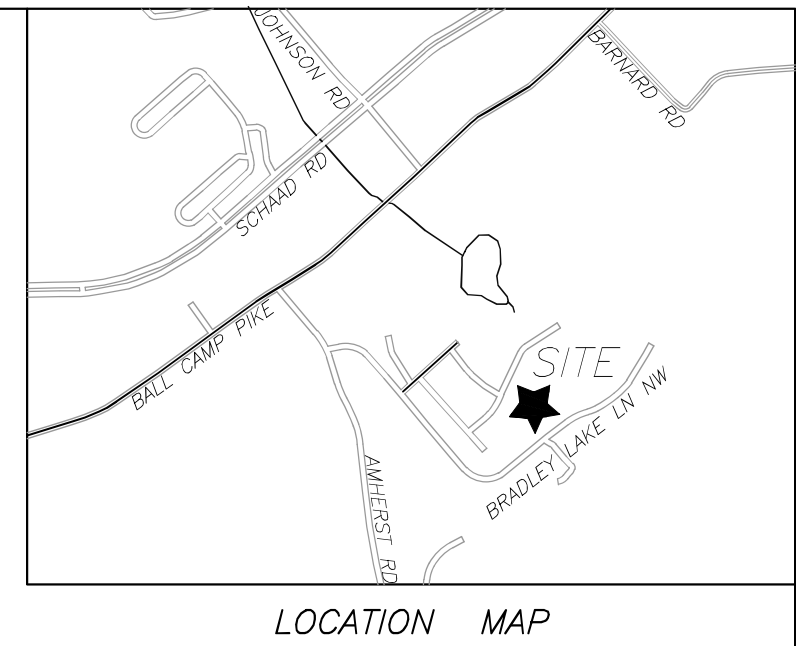
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to 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, P.E.
Tennessee License No. 108584
Date: 11/27/2023

ISSUE NO.	DATE	DESCRIPTION
2	11/27/23	SUBMITTAL 2

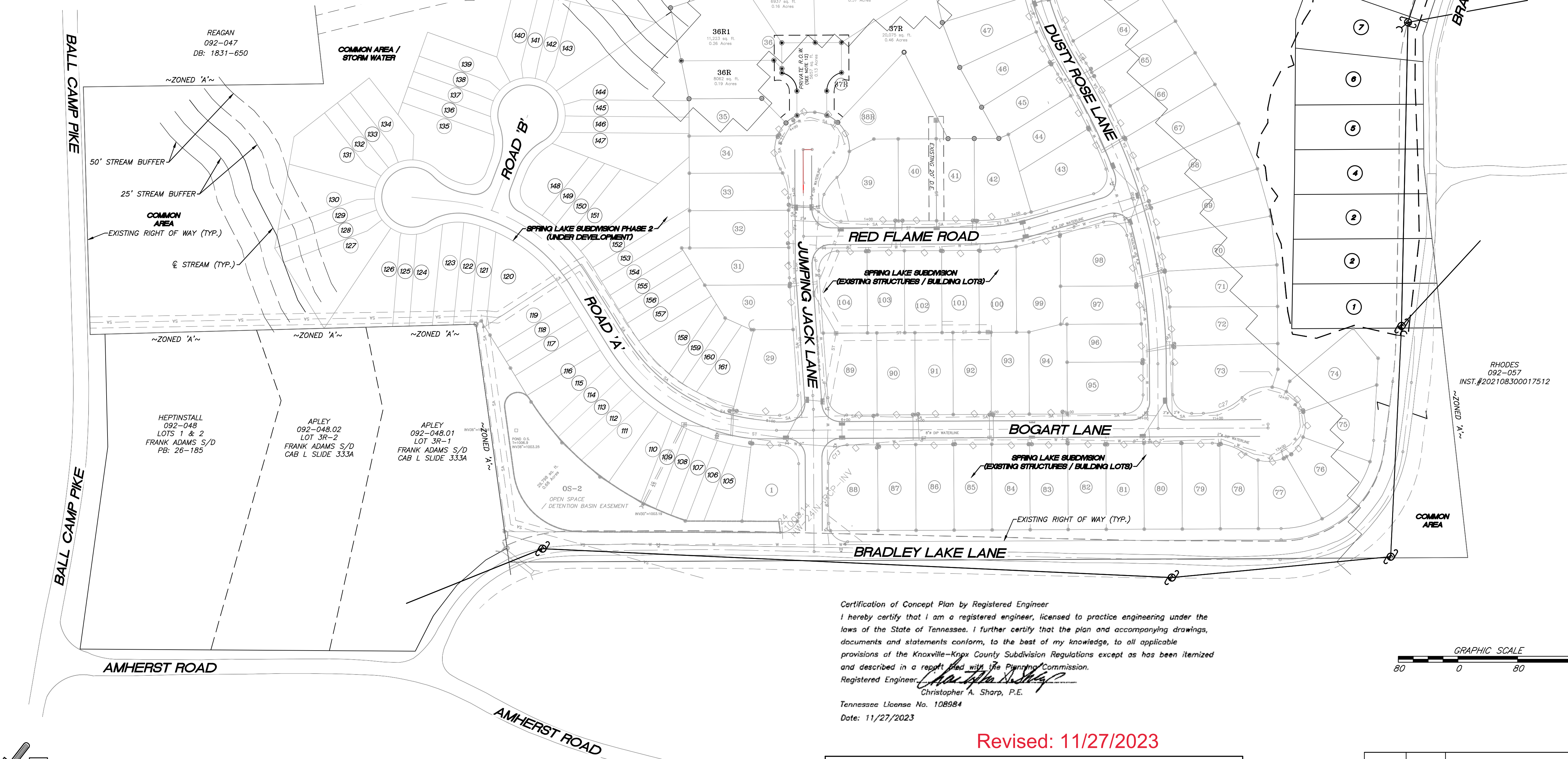
ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



TYPICAL LOT LAYOUT
SCALE: 1"=30'



- 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 NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE TOTAL AREA WITHIN THE PROPOSED SUBDIVISION IS 3.33-ACRES.
 6. THERE ARE 13 PROPOSED UNITS IN BRADLEY LAKE S/D (3.9 DU/AC).
 7. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 8. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. S'UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 9. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION FOR BRADLEY LAKE S/D IS 3.33 ACRES.
 10. SEE THIS SHEET FOR TYPICAL LOT DETAIL.
 11. AN EASEMENT WILL BE REQUIRED TO ACCOMMODATE THE POTENTIAL STORMWATER FACILITIES. MAINTENANCE OF THE FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE BRADLEY LAKE LANE S/D PROPERTY.
 12. A GRADING EASEMENT WILL BE REQUIRED TO ACCOMMODATE THE DISTURBANCE ASSOCIATED WITH BRADLEY LAKE LANE S/D.
 13. TOTAL AREA IN THE HILLSIDE PROTECTION OVERLAY = 16.8±-ACRES. PREVIOUSLY DISTURBED AREA IN THE P.L.H. = 2.2±-ACRES. PROPOSED ADDITIONAL DISTURBANCE = 4.2±-ACRES.



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. 1089584
Date: 11/27/2023

Revised: 11/27/2023

MPC FILE# 12-SG-23-C / 12-H-23-DP



SHEET C-1

CONCEPT PLAN - OVERALL
BRADLEY LAKE LANE S/D
SITE ADDRESS: 0 BOGART LANE (37921)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 92 PARCEL 53
SCALE: 1"=80' OCTOBER 30, 2023

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

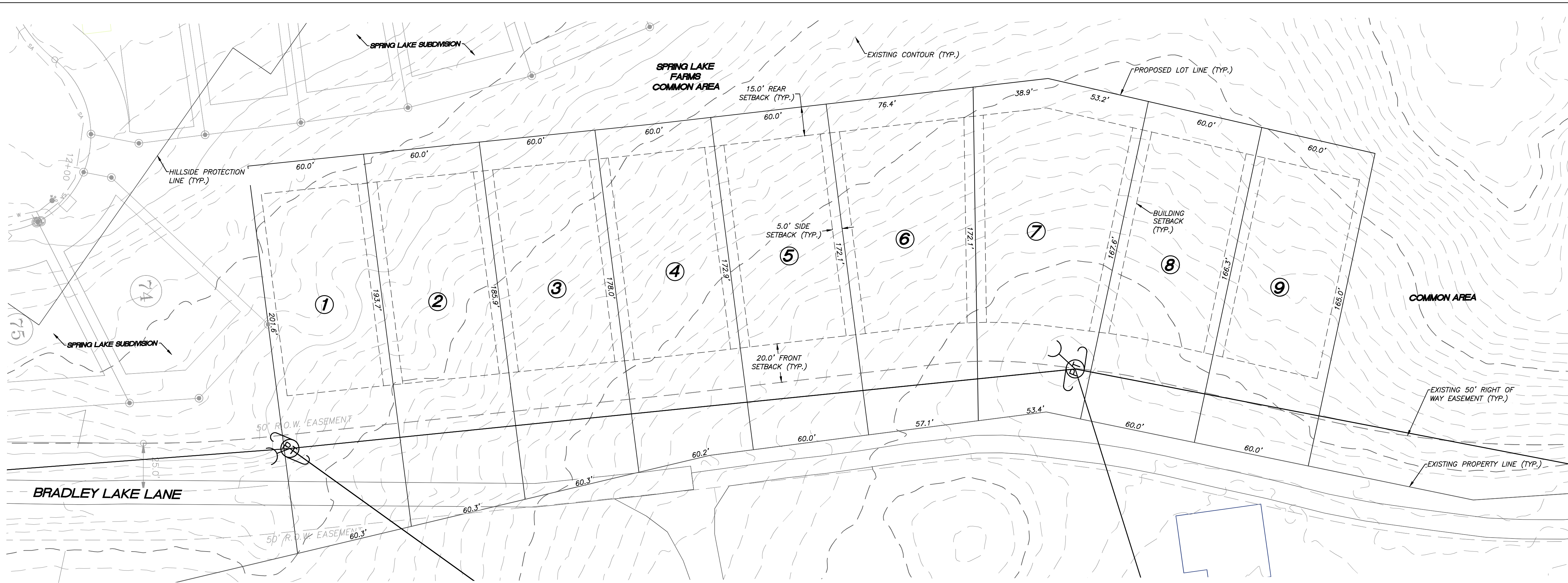
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION	CAS
1	11/27/23	SUBMITTAL 2	CAS
		BY	



REFERENCE:
DEED INST. 201904110059798

DWN: CLM CHK: CAS DWG. NO. 2303011

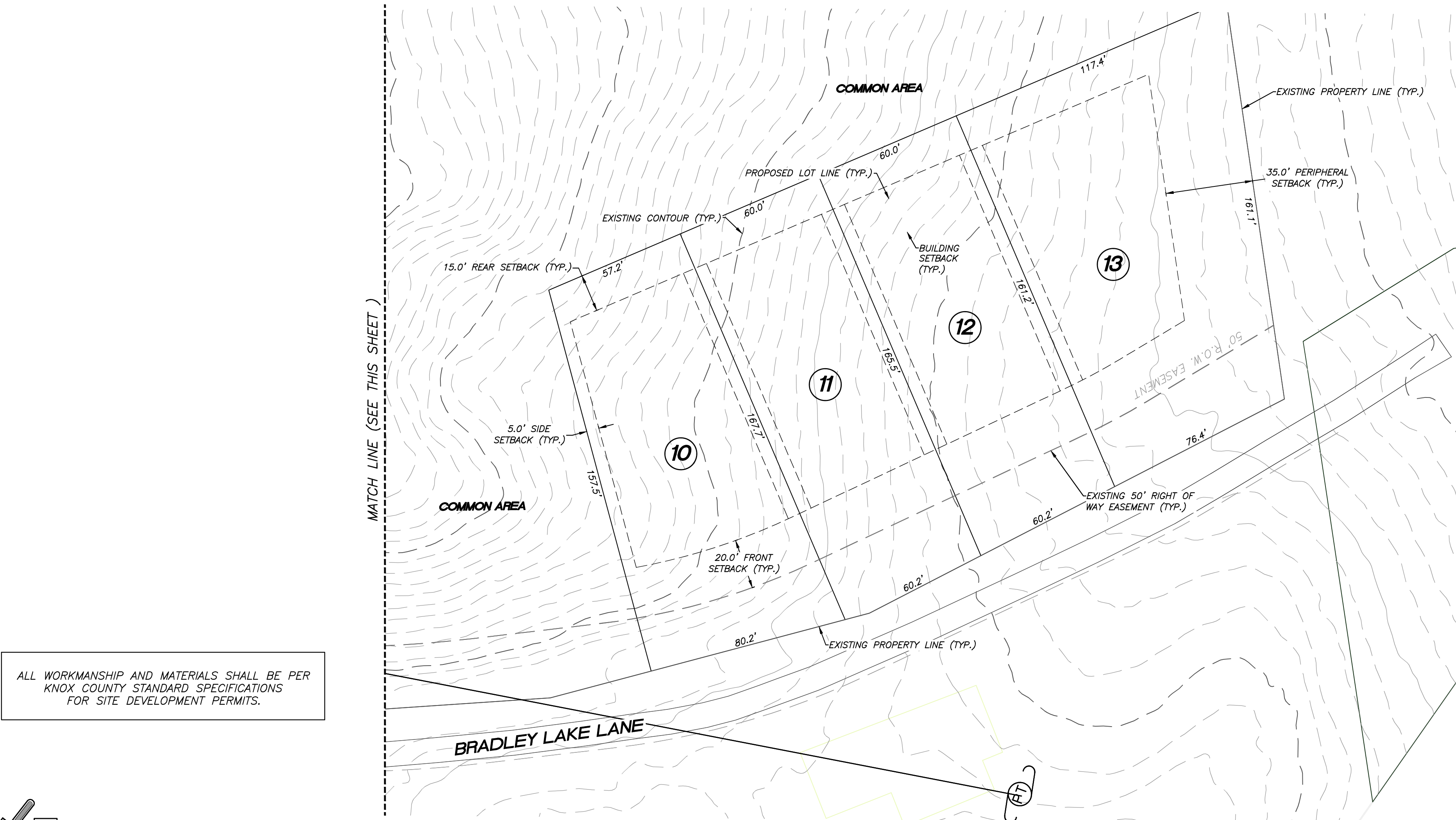


LOCATION MAP

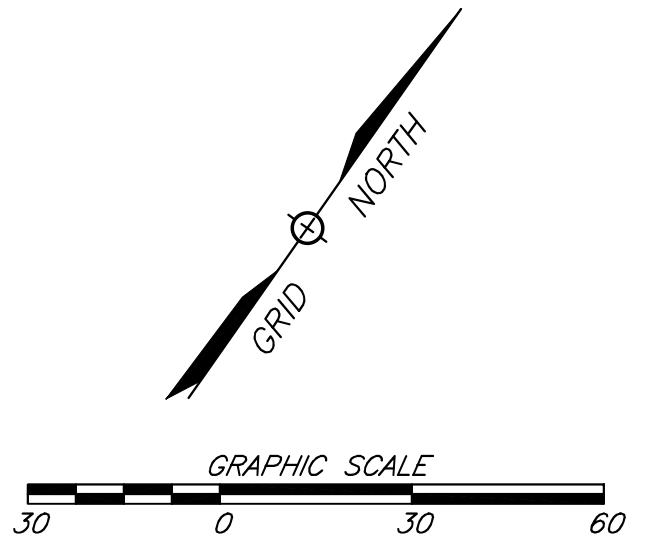
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1. THIS PROPERTY IS ZONED 'PR' <4 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
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3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
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MATCH LINE (SEE THIS SHEET)



MATCH LINE (SEE THIS SHEET)



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Christopher A. Sharp, P.E.
Tennessee License No. 108984
Date: 11/27/2023

Revised: 11/27/2023

MPC FILE# 12-SG-23-C / 12-H-23-DP

SHEET C-2

CONCEPT PLAN
BRADLEY LAKE LANE S/D
SITE ADDRESS: 0 BOGART LANE (37921)

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

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1	11/27/23	SUBMITTAL 2	CAS
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