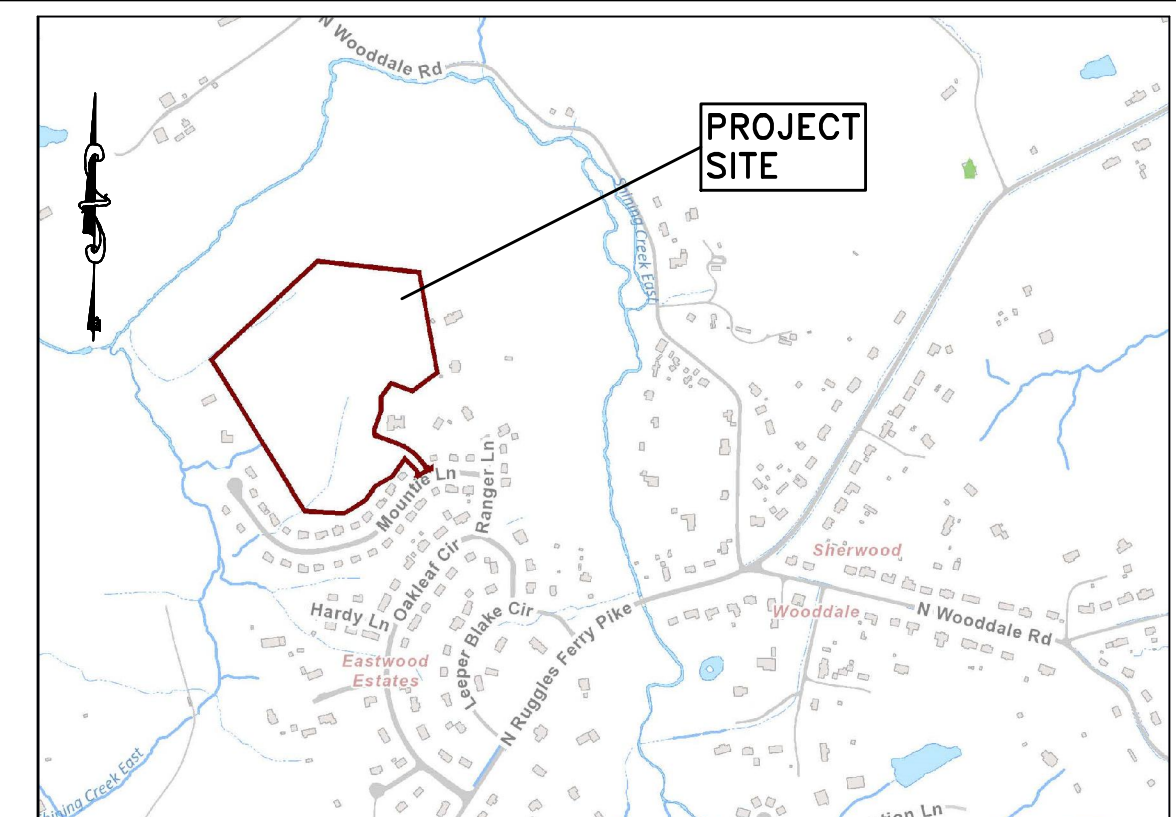


CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAW OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH KNOXVILLE-KNOX COUNTY PLANNING.

[Signature] TN PE 22540



VICINITY MAP
 NOT TO SCALE

LEGEND
 [Red Box] TYPICAL BUILDING PAD

- PROPERTY NOTES:**
- TOTAL AREA = 20.38 ACERS
 - EXISTING ZONING: RA
 - PROPOSED NUMBER OF LOTS: 35
 - 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
 - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS
 - ALL DRIVEWAY GRADES MUST BE LESS THAN 15%.
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT MOUNTIE LANE.
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% ON ROAD B AT ROAD A INTERSECTION
 - DECREASE HORIZONTAL RADIUS STATION 3+08 ROAD B FROM 100' TO 91'
 - REDUCTION IN BROKEN BACK CURVE RADIUS FROM 150' TO 108' ROAD A STA 2+08
 - REDUCTION IN BROKEN BACK CURVE RADIUS FROM 150' TO 63' ROAD B STA 3+80
 - LOT 15 TO HAVE ACCESS TO ROAD B ONLY.

SETBACKS:
 FRONT: 35 FT.
 SIDE: 12 FT.
 REAR: 25 FT.

UTILITIES:
 WATER: KNOX UTILITIES BOARD
 SEWER: KNOX UTILITIES BOARD
 ELECTRIC: KNOX UTILITIES BOARD
 SOLID WASTE: PRIVATE HAULER
 TELEPHONE: AT&T

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575. SOLUTIONS, INC. AT 755-3575.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

TOTAL SITE AREA = 20.38 ACERS
 AREA OF HILLSIDE PROTECTION = 19.56 ACERS
 PROPOSED HILLSIDE PROTECTION DISTURBED AREAS = 6.7 ACERS
 PROPOSED DISTURBED AREA = 8.72 ACERS

SCALE IN FEET
 0 60 120



FILE: 3-SA-25-C SHEET ONE

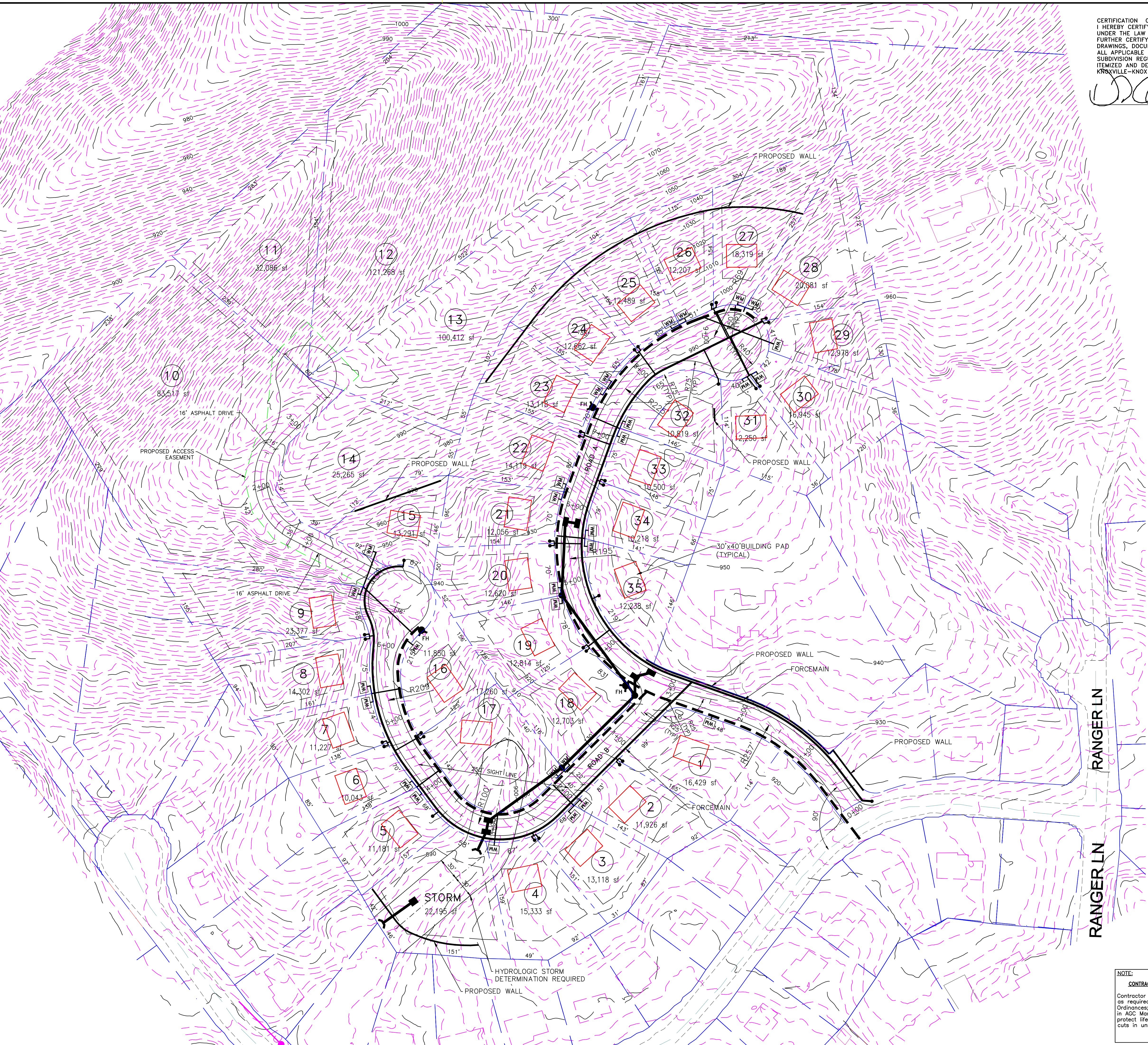
CONCEPT PLAN
EASTWOOD ESTATE, UNIT TWO
 KNOX COUNTY, TENNESSEE

Prepared For:
 EASTWOOD, LLC
 5923 KINGSTON PIKE
 KNOXVILLE, TN, 37919
 (865) 755-3575

Planning Agency:
 Knoxville-Knox County Planning
 400 Main Street, Suite 403
 Knoxville, Tennessee 37902
 (865) 215-2500

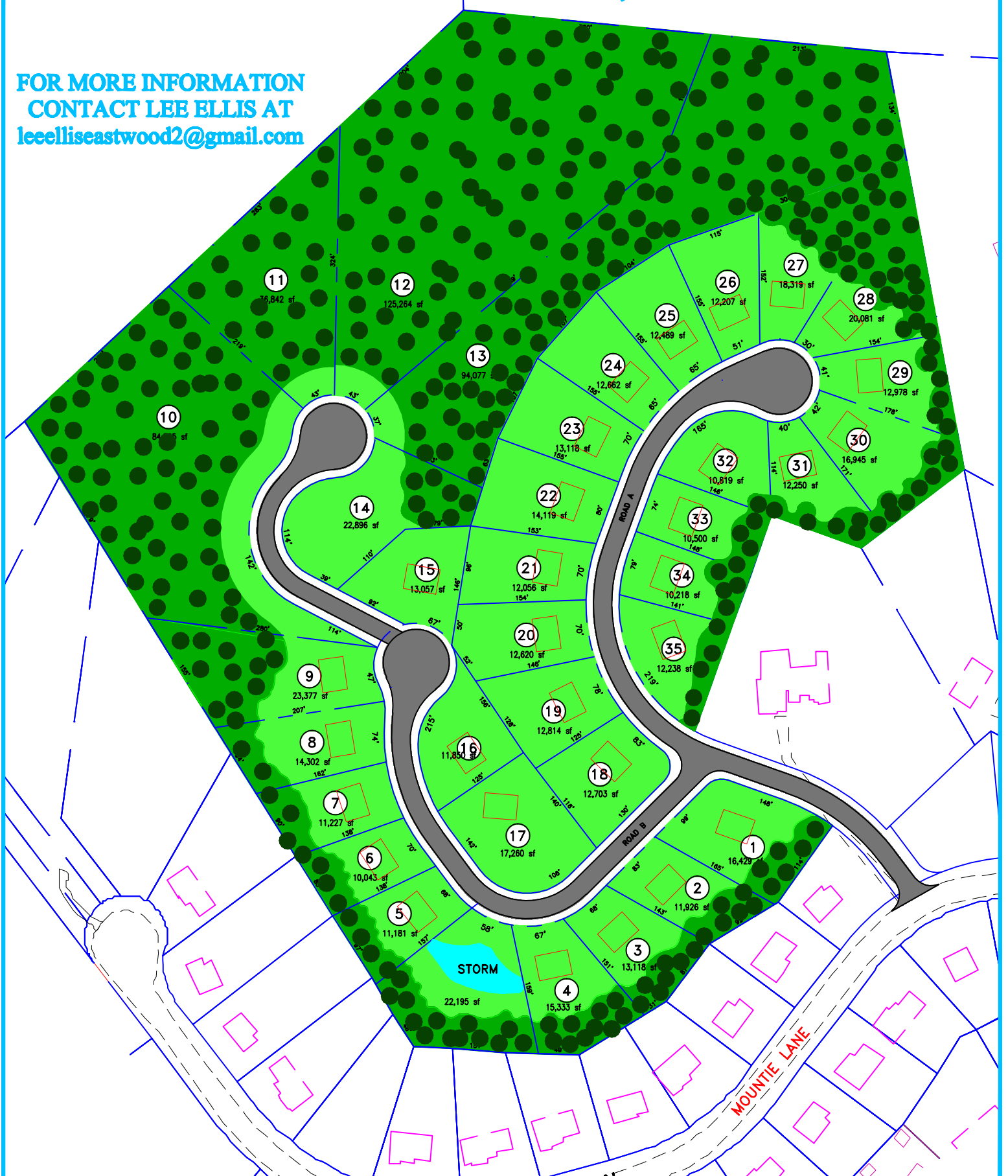
IDEAL ENGINEERING SOLUTIONS INCORPORATED
 Ideal Engineering Solutions, Inc.
 201 Center Park Drive
 Suite 1120
 Knoxville, Tennessee 37922
 (865) 755-3575

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction; to protect life, property, or work; to avoid excessively wide cuts in unstable material.
 OSHA RULES SHALL BE ABIDED BY



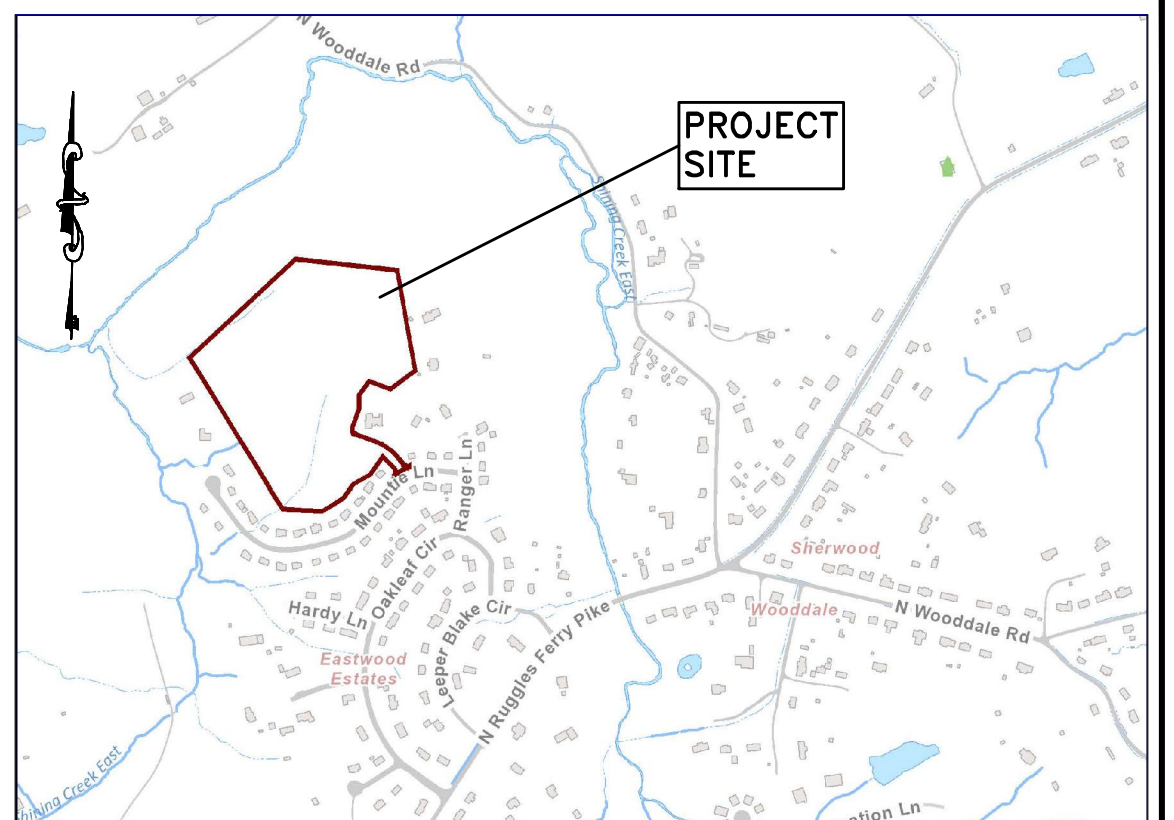
EASTWOOD ESTATES, UNIT TWO

FOR MORE INFORMATION
CONTACT LEE ELLIS AT
leeelliseastwood2@gmail.com



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D. C. Call TN PE 22540



VICINITY MAP
 NOT TO SCALE

LEGEND

TYPICAL BUILDING PAD

PROPERTY NOTES:

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2. EXISTING ZONING: RA
3. PROPOSED NUMBER OF LOTS: 35
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SCALE IN FEET
 0 60 120

1"=60'
 24 JAN 2025

FILE: 3-SA-25-C

SHEET TWO

GRADING PLAN

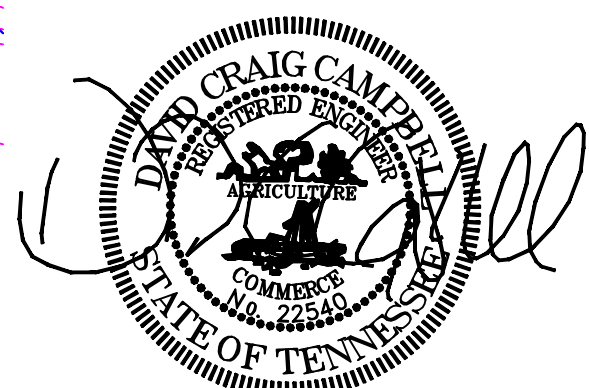
EASTWOOD ESTATE, UNIT TWO
 KNOX COUNTY, TENNESSEE

Prepared For:

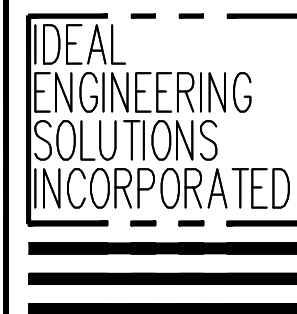
EASTWOOD, LLC
 5923 KINGSTON PIKE
 KNOXVILLE, TN, 37919
 (865) 755-3575

Planning Agency:

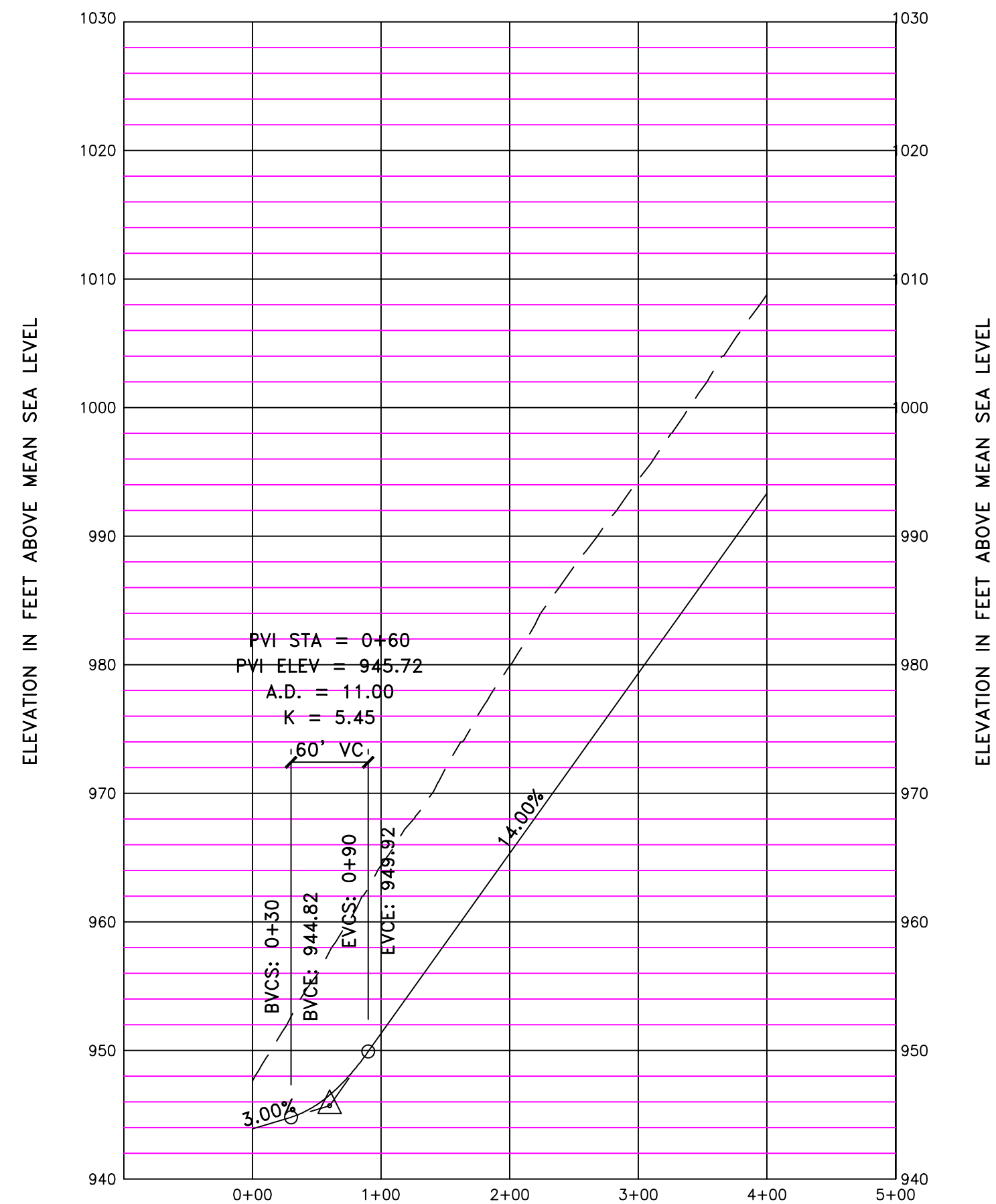
Knoxville-Knox County Planning
 400 Main Street, Suite 403
 Knoxville, Tennessee 37902
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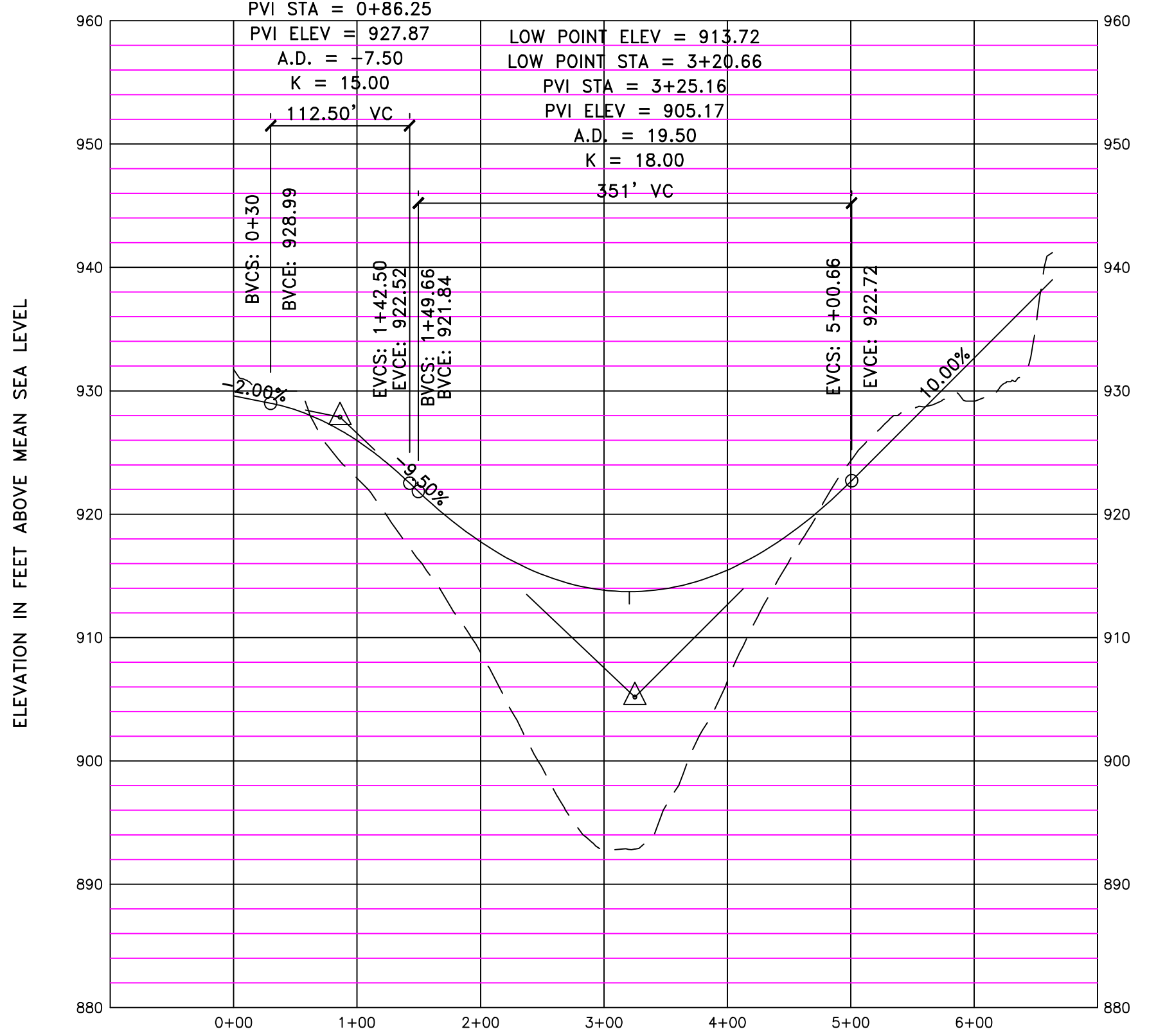
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 OSHA RULES SHALL BE ABIDED BY



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 201 Center Park Drive
 Suite 1120
 Knoxville, Tennessee 37922
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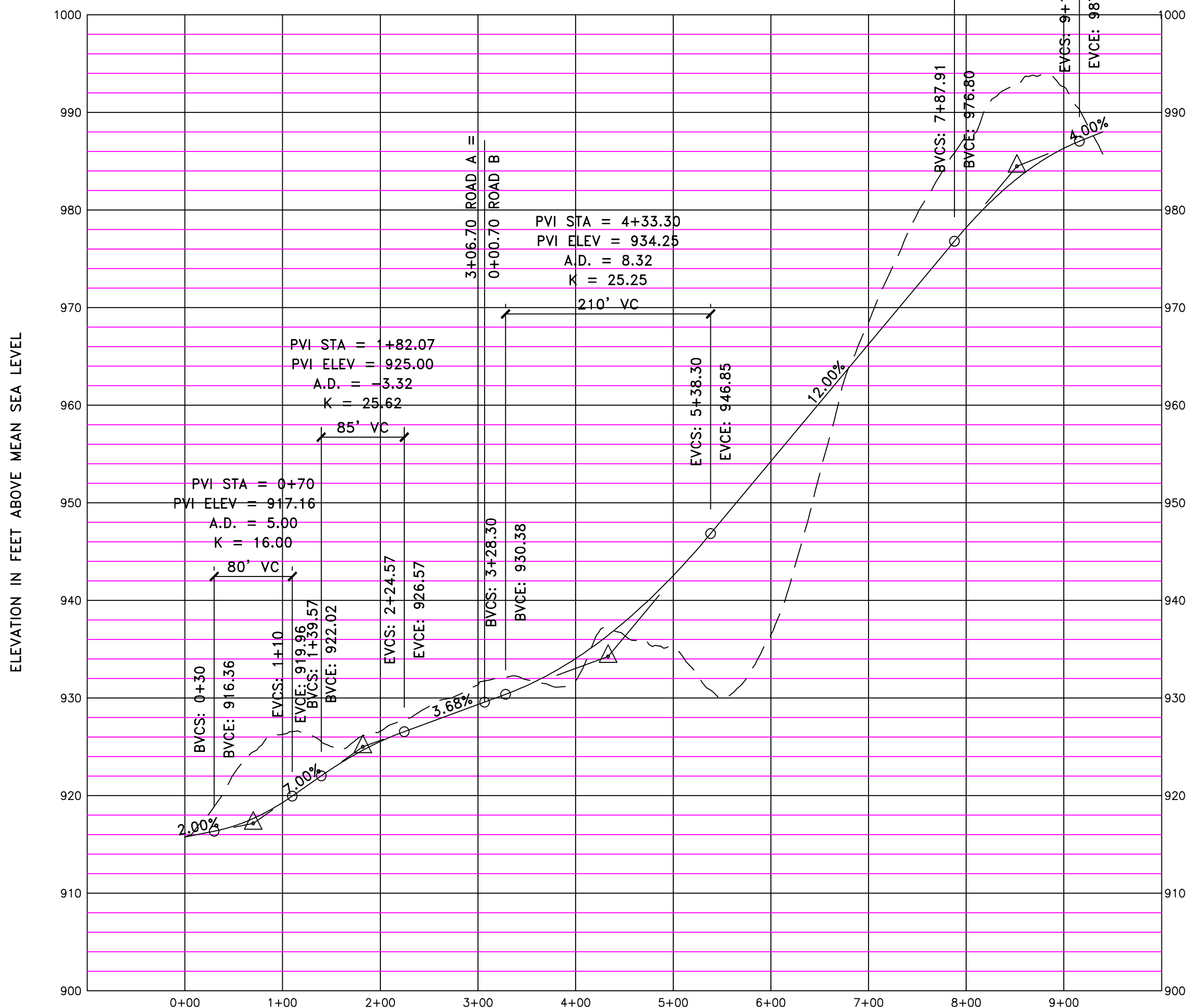


ACCESS EASEMENT ROAD
SCALE: 1"=100' HORIZ.
1"=10' VERT.

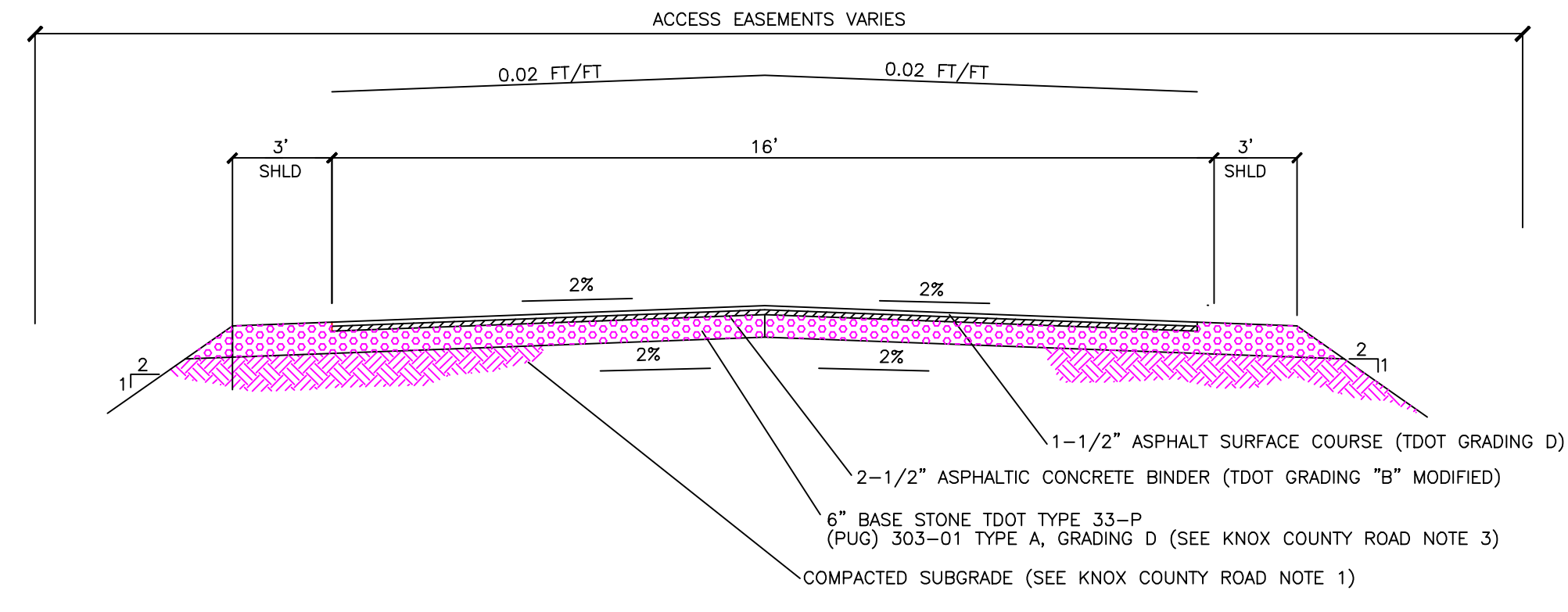


ROAD B PROFILE
SCALE: 1"=100' HORIZ.
1"=10' VERT.

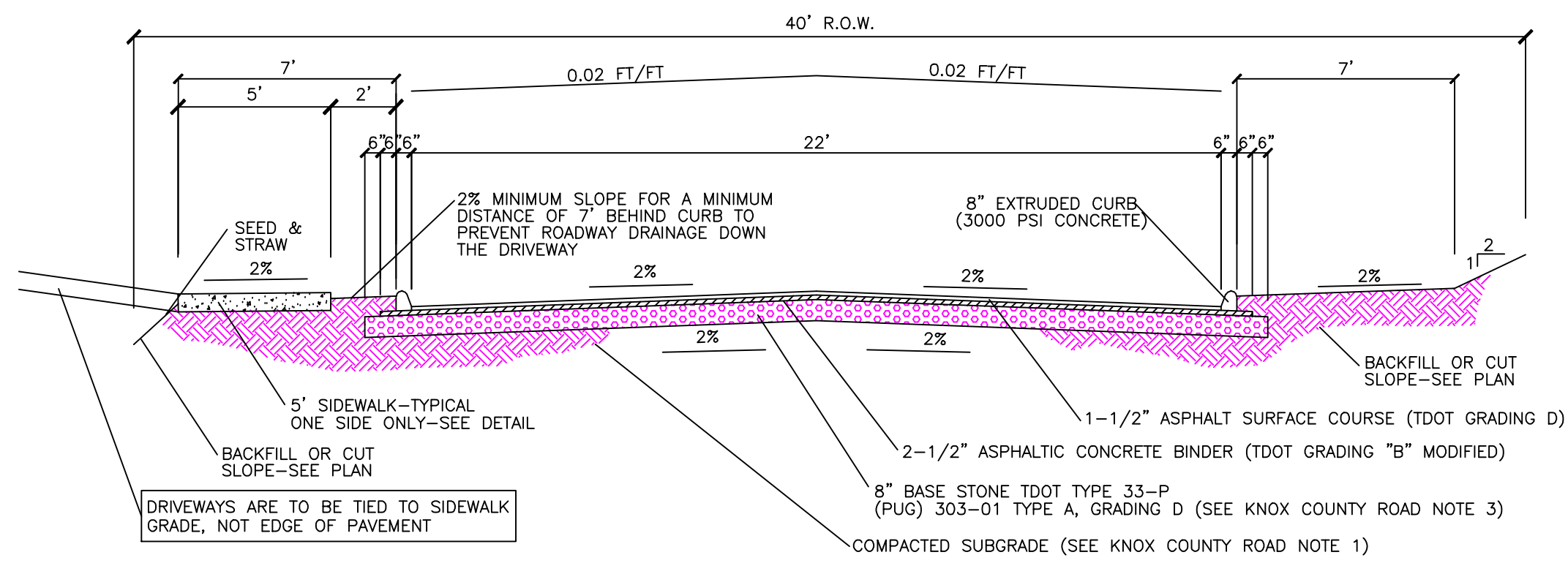
PVI STA = 8+51.91
PVI ELEV = 984.48
A.D. = -8.00
K = 16.00



ROAD A PROFILE
SCALE: 1"=100' HORIZ.
1"=10' VERT.



ACCESS EASEMENT CROSS SECTION
NOT TO SCALE



KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE



AS NOTED
24 JAN 2025

FILE: 3-SA-25-C SHEET THREE

ROAD PROFILES

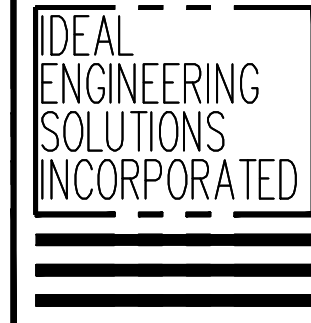
EASTWOOD ESTATE, UNIT TWO

KNOX COUNTY, TENNESSEE

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