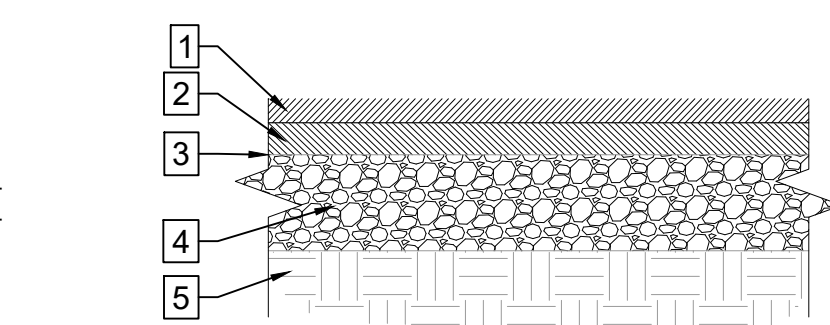
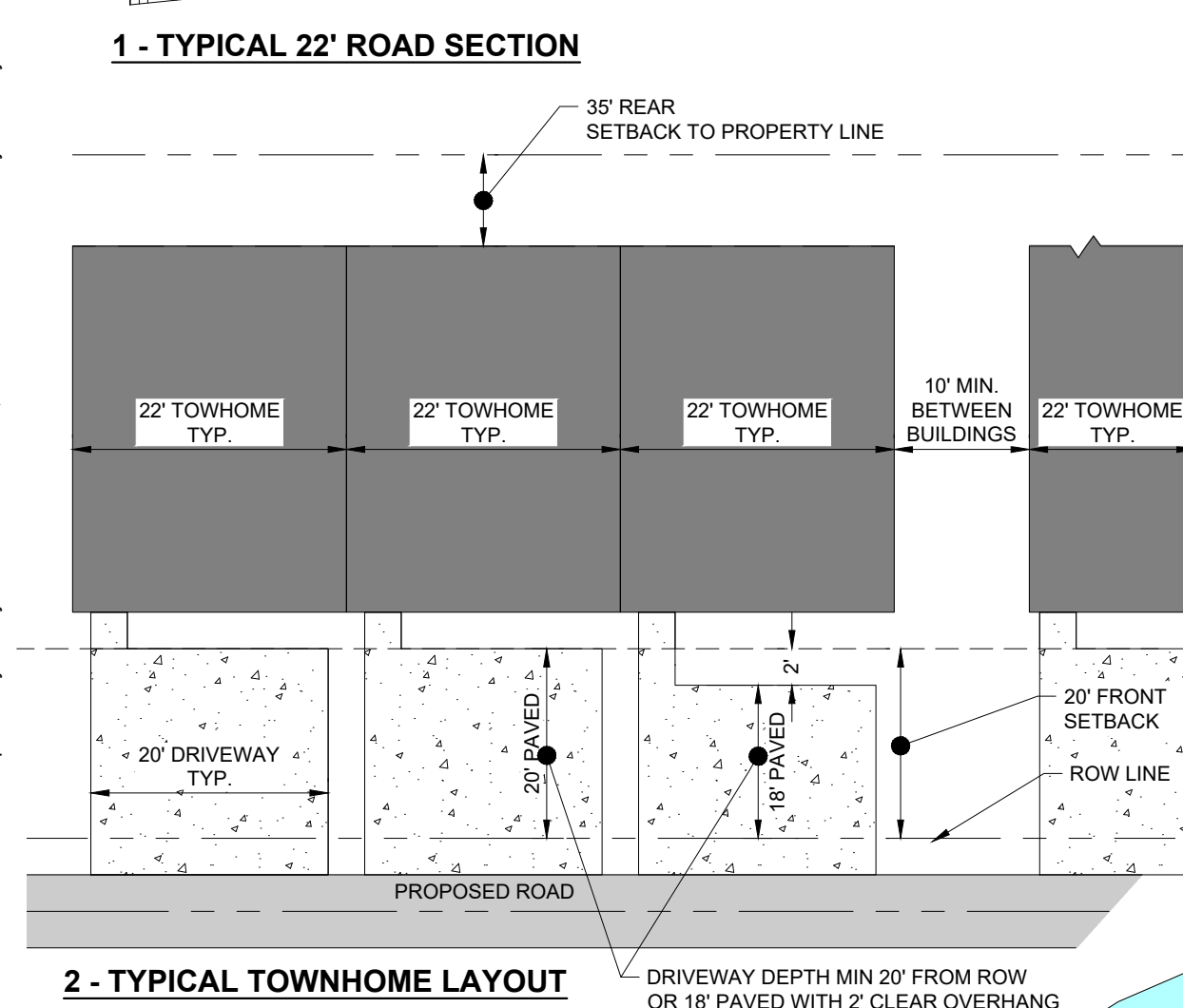
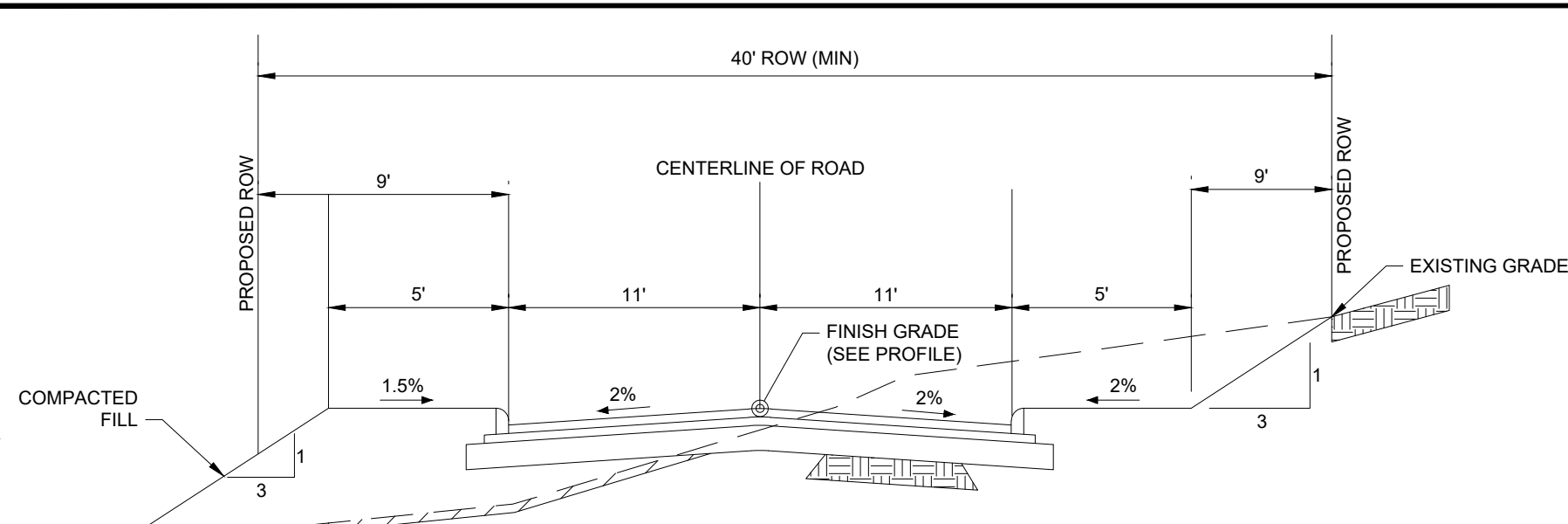


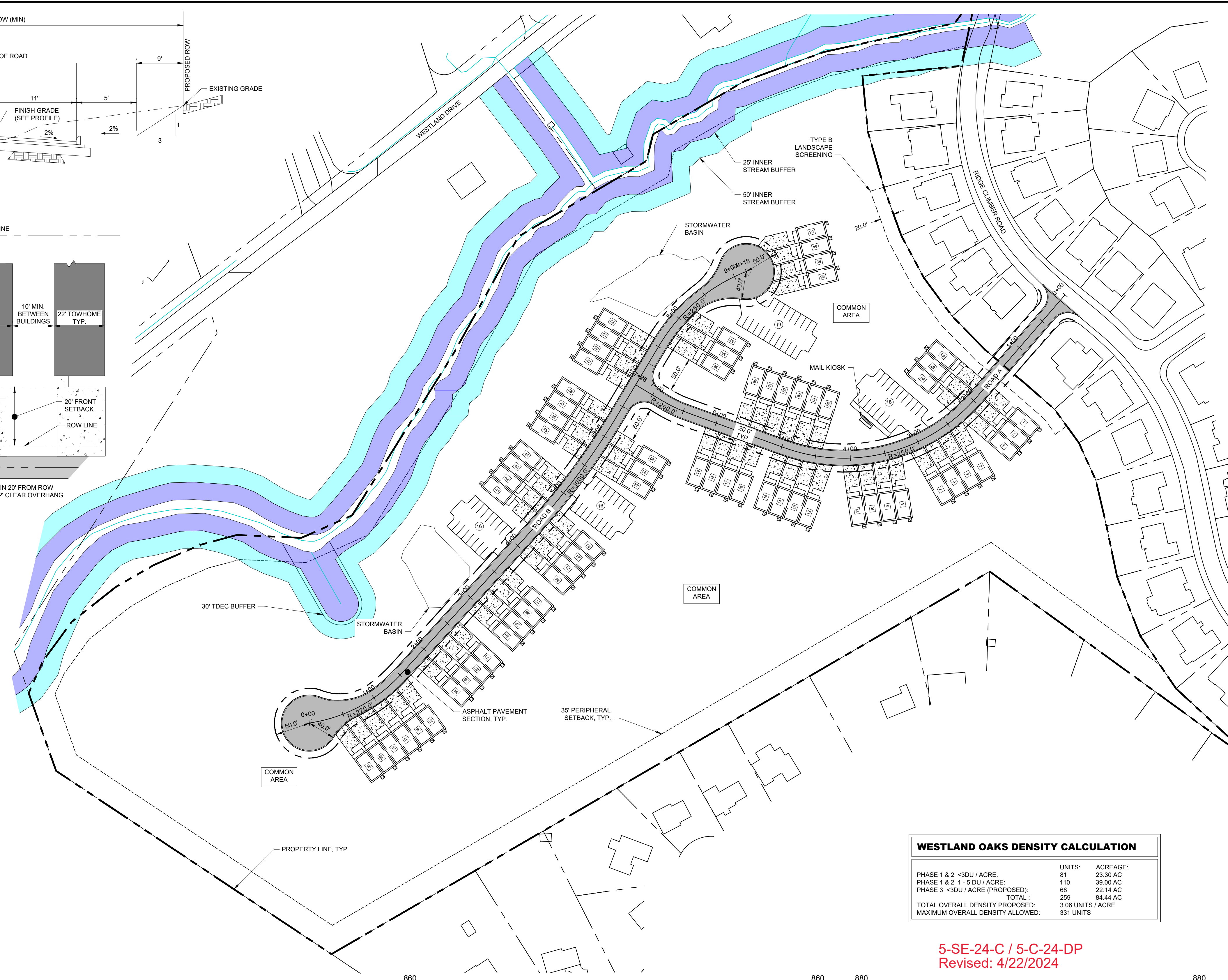
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**PAVEMENT LEGEND**

- 1 1.5" ASPHALT CONCRETE SURFACE
- 2 2.5" BITUMINOUS BINDER (B-M2)
- 3 PRIME COAT (402-01-.02)
- 4 8" STONE (TYPE A, GRADING D)
- 5 COMPACTED SUB-GRADE

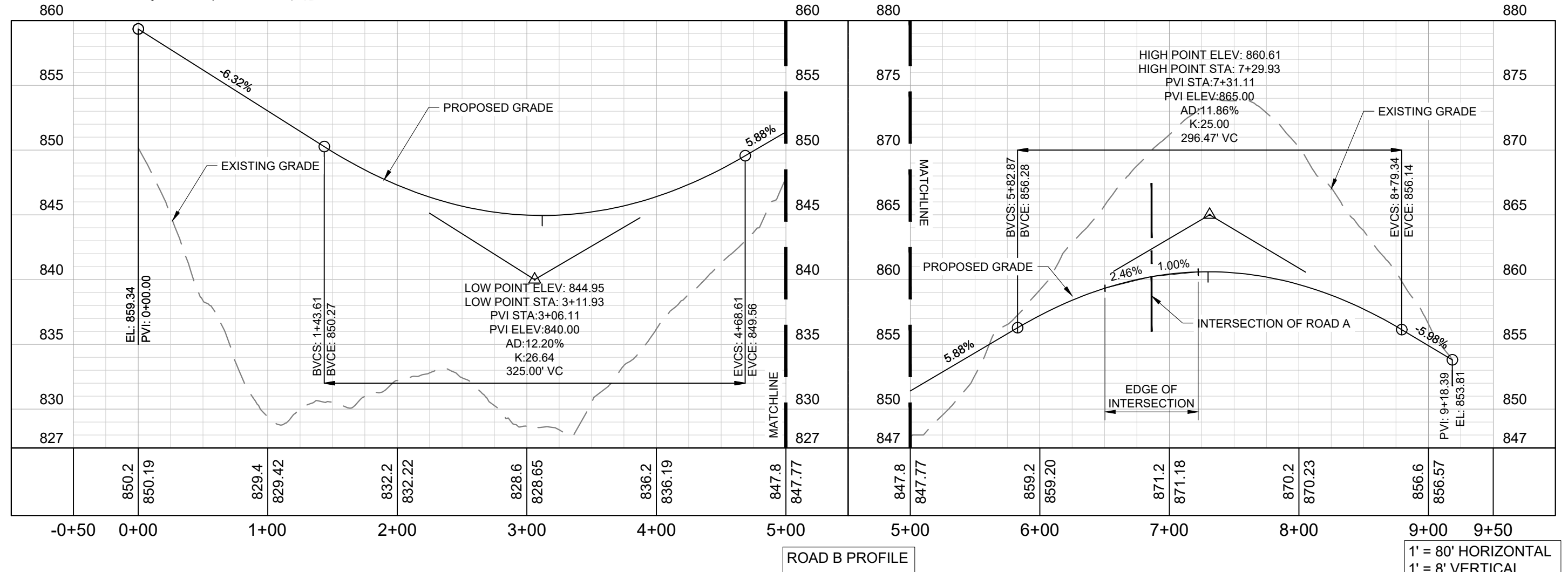
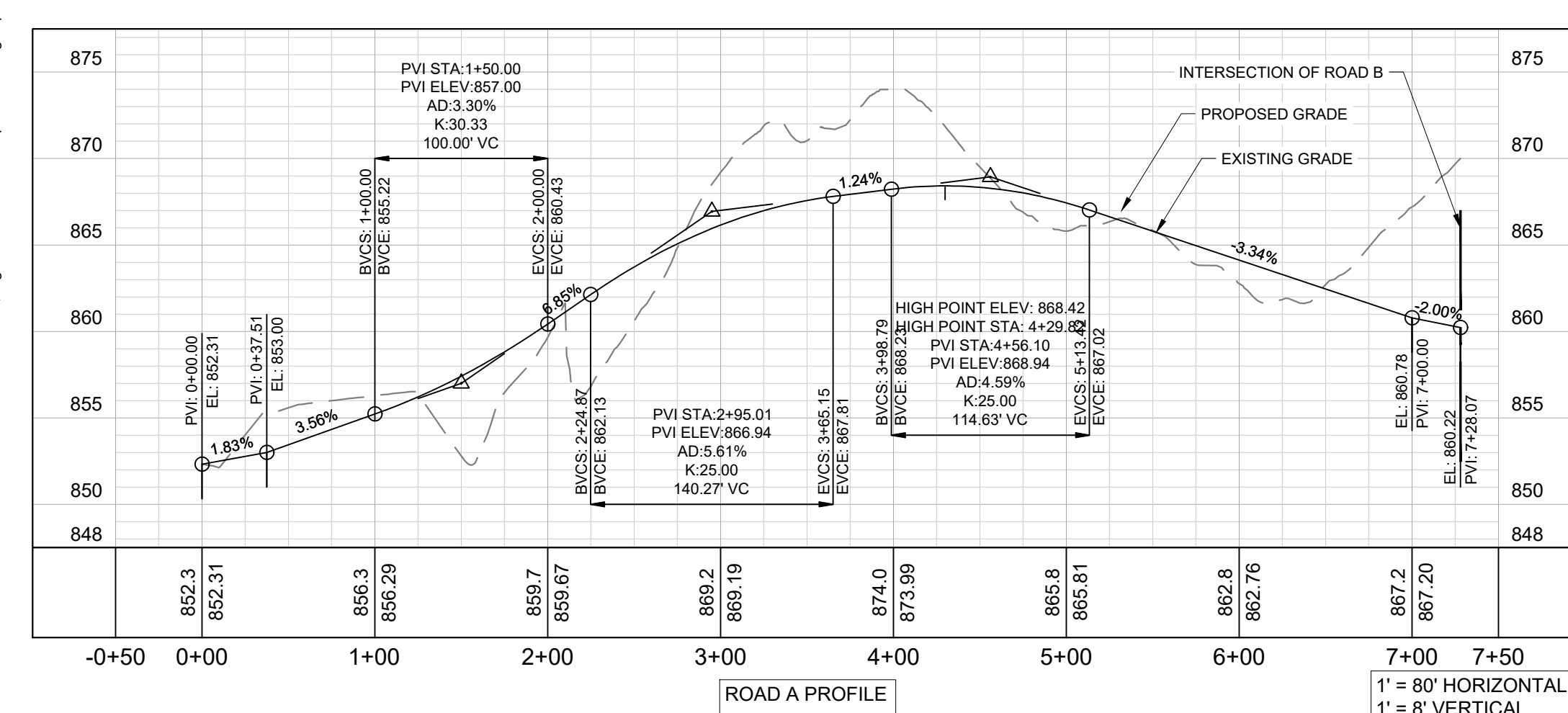
NOTE: GEOTECHNICAL SPECIFICATIONS FOR FINAL PAVEMENT DESIGN REQUIRED PRIOR TO CONSTRUCTION



**WESTLAND OAKS DENSITY CALCULATION**

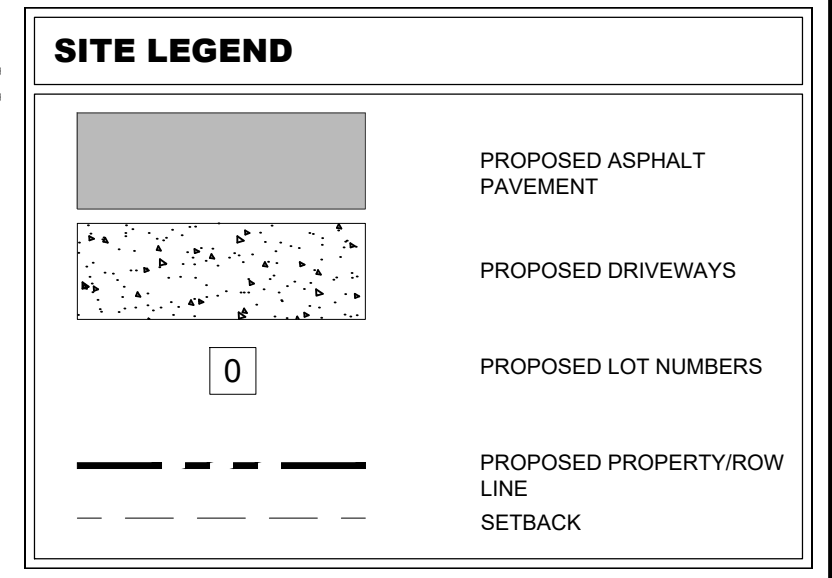
PHASE	DU / ACRE	UNITS	ACREAGE
PHASE 1 & 2	<3DU / ACRE	91	23.30 AC
PHASE 1 & 2	1 - 5 DU / ACRE	110	39.00 AC
PHASE 3	<3DU / ACRE (PROPOSED)	68	22.14 AC
TOTAL		269	84.44 AC
TOTAL OVERALL DENSITY PROPOSED		3.06 UNITS / ACRE	
MAXIMUM OVERALL DENSITY ALLOWED		331 UNITS	

5-SE-24-C / 5-C-24-DP  
Revised: 4/22/2024



- GENERAL NOTES:**
- THE TOPOGRAPHIC & BOUNDARY INFORMATION IS SHOWN AS PROVIDED BY KGIS. EXISTING CONTOURS ARE AT 2-FT INTERVALS.
  - PROPERTY CONCERNED REFLECTS PARCEL 154 002 AS SHOWN IN KNOX COUNTY CLT MAP 154. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 22.14 AC. ±
  - OWNER: WESTLAND OAKS TH II LLC  
c/o HOME DEVELOPMENT INC.  
120 SUBURBAN RD., STE. 204  
KNOXVILLE, TN 37923
  - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
  - PROPOSED IMPROVEMENTS INCLUDE 22' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
  - THE PROPOSED DENSITY IS 68 DU/22.14 AC = 3.07 DU/AC.

- UTILITY OWNERS:**
- WATER & SEWER**  
FIRST UTILITY DISTRICT (FUD)  
122 DURWOOD ROAD  
KNOXVILLE, TN 37922  
CONTACT: MR. JONATHAN A. HOLT, P.E.  
PHONE: (865) 671-5680
- ELECTRIC**  
LENOIR CITY UTILITY BOARD (LCUB)  
P.O. BOX 449  
LENOIR CITY, TN 37771  
CONTACT: MR. JAY HINES  
PHONE: (865) 558-2123
- GAS**  
KNOXVILLE UTILITIES BOARD (KUB)  
P.O. BOX 59017  
KNOXVILLE, TN 37950-9017  
CONTACT: MR. CHRIS MCCORMICK  
PHONE: (865) 558-2123
- TELEPHONE**  
AT&T  
9733 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: MS. VICKIE DAILEY  
PHONE: (865) 539-8571

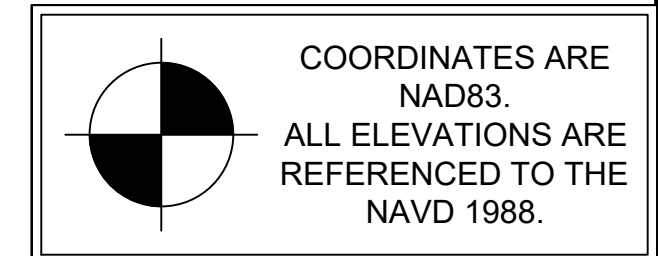


**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**

- ROW AND ROAD WITH REDUCTION FROM 50' DOWN TO 40' WITH 22' WIDE ROADS.
- INTERSECTION GRADES ARE GREATER THAN 2.0% BUT LESS THAN 3.0% ON ROAD B @ STA:6+50 TO STA:6+86

**ENGINEERING CERTIFICATION:**  
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.

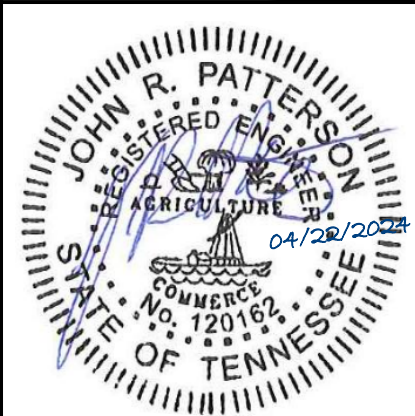
REGISTERED ENGINEER: JOHN RICHARD PATTERSON, P.E.  
TENNESSEE CERTIFICATE NO. 120182



**Kimley-Horn**

4031 Aspen Grove Drive, Suite 200 Franklin, TN 37067  
Main: 615.564.2701 | www.kimley-horn.com  
© 2024 Kimley-Horn and Associates, Inc.

**WESTLAND OAKS UNIT 3**  
9900 WESTLAND DRIVE  
Knoxville, Tennessee 37922  
KNOXVILLE/KNOX CO. FILE NUMBER: 5-SE-24-C/5-C-24-DP

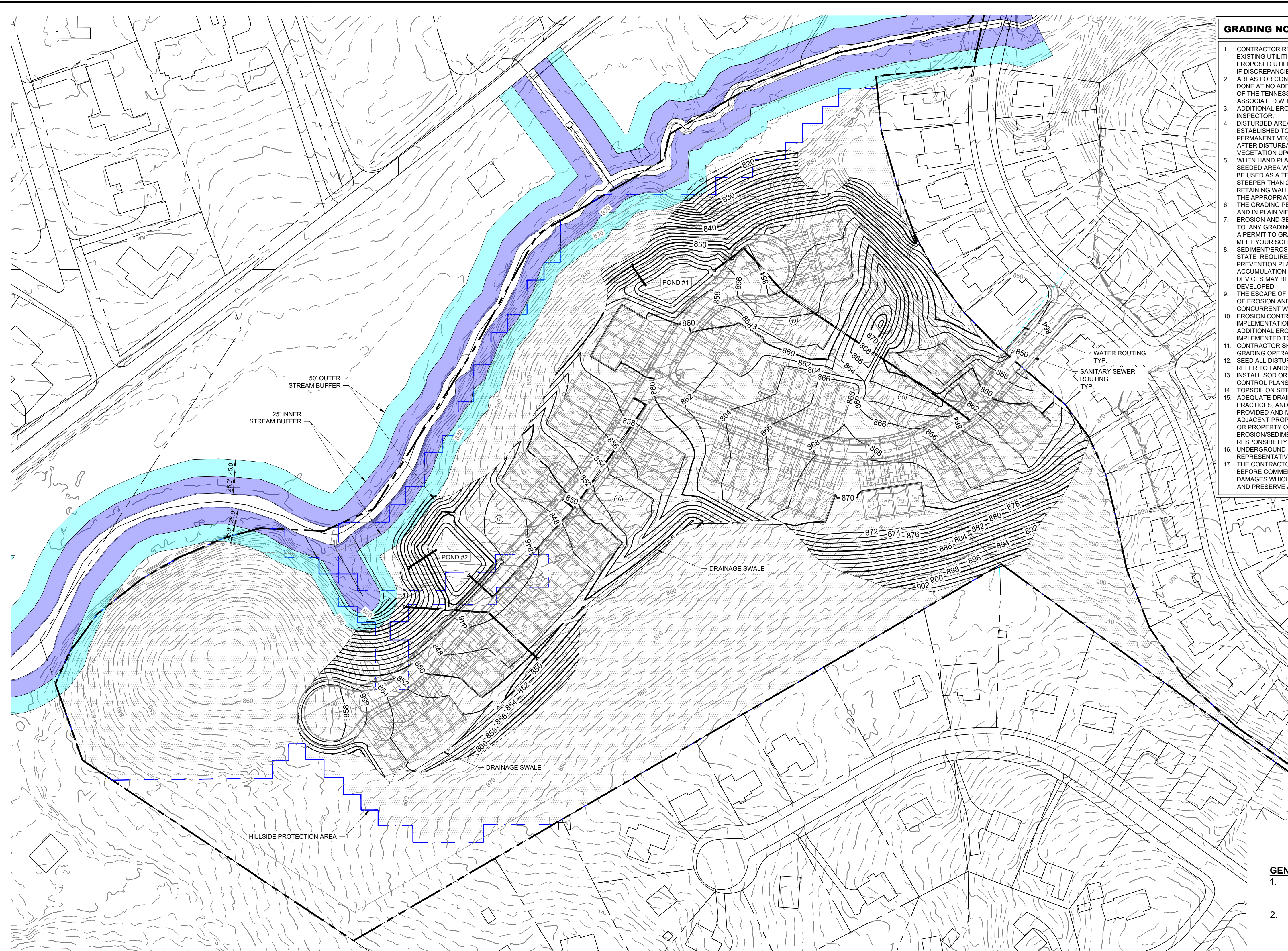


NO.	BY	DATE	REVISIONS
1	JRP	03/25/2024	CONCEPT PLAN - INITIAL APPLICATION
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: JRP  
DRAWN BY: ZTB  
CHECKED BY: JRP  
DATE: 03/25/2024  
KIMLEY-HORN PROJECT NO. 118129116

SITE LAYOUT - OVERALL  
SHEET NUMBER  
**C2-00**

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- ### GRADING NOTES
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
  - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
  - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
  - DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
  - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATS OR BLANKETS.
  - THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
  - EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
  - SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
  - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
  - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
  - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
  - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOO.
  - INSTALL SOO OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
  - TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
  - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
  - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-6007
  - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

### GRADING PLAN LEGEND

476.17	SPOT ELEVATION	LP	LOW POINT
HP	HIGH POINT	BS	BOTTOM OF CURB / GUTTER LINE
TC	TOP OF CURB	EW	BOTTOM OF EXPOSED WALL
TW	TOP OF WALL	RM	TOP OF GRATE / COVER
INV	INVERT		
472.50	FINISH FLOOR ELEVATION		
500	EXISTING CONTOUR		
500	PROPOSED CONTOUR		
	25' INNER STREAM BUFFER		
	50' OUTER STREAM BUFFER		
	HILLSIDE AND RIDGE PROTECTION AREA (PER KGIS)		

### HILLSIDE AND RIDGE PROTECTION AREA

	ALLOWED	ACTUAL
DISTURBED AREA	10.10 AC	10.08 AC
UNDISTURBED AREA	8.50 AC	8.52 AC
TOTAL H&R PROTECTION AREA	18.6 AC	18.6 AC

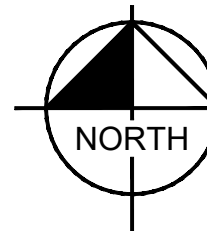
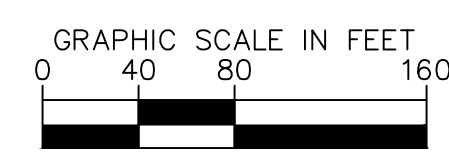
- ### GENERAL NOTES:
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKE FROM KGIS. EXISTING CONTOURS ARE AT 2-FT INTERVALS.
  - PROPERTY CONCERNED REFLECTS PARCEL 154 002 AS SHOWN IN KNOX COUNTY CLT MAP 154. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 22.14 AC. ±

OWNER: WESTLAND OAKS TH II LLC  
 c/o HOME DEVELOPMENT INC.  
 120 SUBURBAN RD., STE. 204  
 KNOXVILLE, TN 37923

- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENTS INCLUDE 22' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
- THE PROPOSED DENSITY IS 68 DU/22.0 AC = 3.09 DU/AC.

5-SE-24-C / 5-C-24-DP  
 Revised: 4/22/2024

COORDINATES ARE NAD83.  
 ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

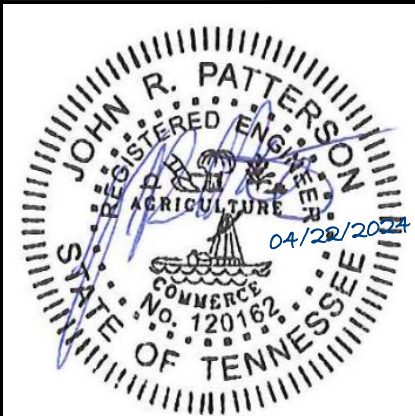


# Kimley»Horn

4031 Aspen Grove Drive, Suite 200 Franklin, TN 37067  
 Main: 615.564.2701 | www.kimley-horn.com  
 © 2024 Kimley-Horn and Associates, Inc.

## WESTLAND OAKS UNIT 3

9900 WESTLAND DRIVE  
 Knoxville, Tennessee 37922  
 KNOXVILLE/KNOX CO. FILE NUMBER: 5-SE-24-C-5-C-24-DP



REVISIONS	DATE	BY
CONCEPT PLAN - INITIAL APPLICATION	03/25/2024	JRP

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: 03/25/2024  
 KIMLEY-HORN PROJECT NO. 118129116

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER  
**C4-00**



① FRONT ELEVATION  
1/4" = 1'-0"

5-SE-24-C / 5-C-24-DP  
Revised: 4/22/2024