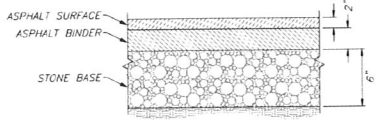
DETAIL "A" TYPICAL PAVEMENT

NOT TO SCALE



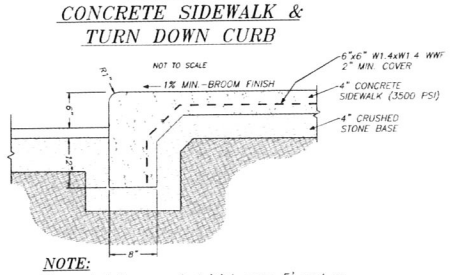
LOCAL PAVEMENT SCHEDULE:

1 INCH ASPHALT SURFACE (TYPE "E")
2 INCH ASPHALT BINDER (B MIX)
6 INCH STONE BASE (GRADING D)

LOCAL PAVEMENT SCHEDULE

DETAIL "B" CONCRETE SIDEWALK & TURN DOWN CURB

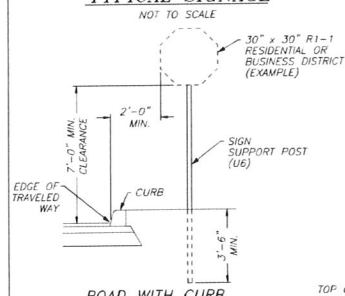
NOT TO SCALE



NOTE:
There shall be a control joint every 5' and an expansion joint every 25' unless noted otherwise.

DETAIL "C" TYPICAL SIGNAGE

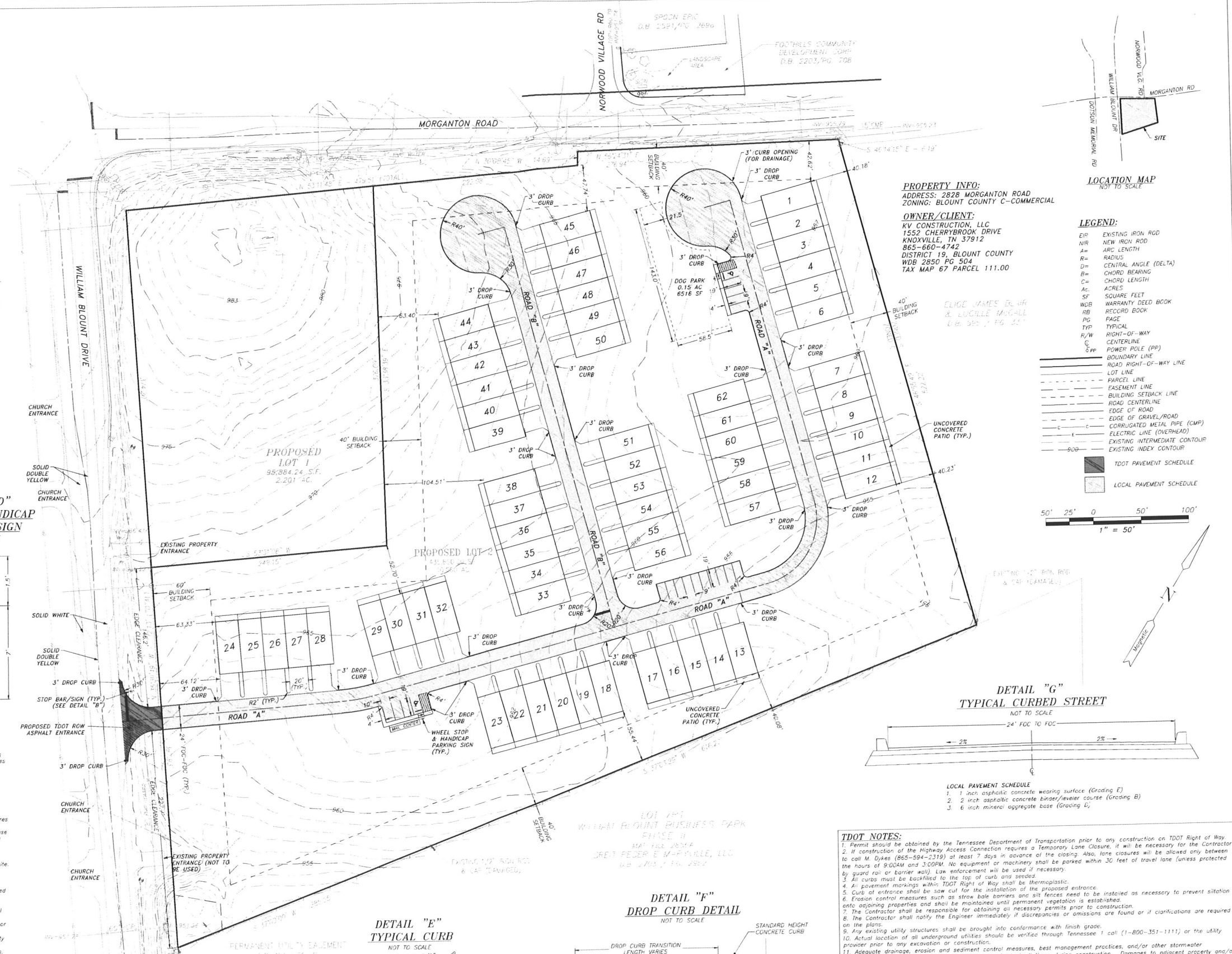
NOT TO SCALE



ROAD WITH CURB

DETAIL "D" TYPICAL HANDICAP PARKING SIGN

NOT TO SCALE



PROPERTY INFO:

ADDRESS: 2828 MORGANTON ROAD
ZONING: BLOUNT COUNTY C-COMMERCIAL

OWNER/CLIENT:

KV CONSTRUCTION, LLC
1552 CHERRYBROOK DRIVE
KNOXVILLE, TN 37912
865-660-4742
DISTRICT 19, BLOUNT COUNTY
WDB 2850 PG 504
TAX MAP 67 PARCEL 111.00

LOCATION MAP
NOT TO SCALE

LEGEND:

EIP	EXISTING IRON ROD
NIR	NEW IRON ROD
A=	ARC LENGTH
R=	RADIUS
Δ=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
RB	RECORD BOOK
PG	PAGE
TYP	TYPICAL
R/W	RIGHT-OF-WAY
℄	CENTERLINE
PP	POWER POLE (PP)
	BOUNDARY LINE
	ROAD RIGHT-OF-WAY LINE
	LOT LINE
	PARCEL LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	ROAD CENTERLINE
	EDGE OF ROAD
	EDGE OF GRAVEL/ROAD
C C	CORRUGATED METAL PIPE (CMP)
E	ELECTRIC LINE (OVERHEAD)
960	EXISTING INTERMEDIATE CONTOUR
900	EXISTING INDEX CONTOUR
	TDOT PAVEMENT SCHEDULE
	LOCAL PAVEMENT SCHEDULE

50' 25' 0 50' 100'
1" = 50'

DETAIL "G" TYPICAL CURBED STREET

NOT TO SCALE

LOCAL PAVEMENT SCHEDULE
1. 1 inch asphaltic concrete wearing surface (Grading E)
2. 2 inch asphaltic concrete binder/leveler course (Grading B)
3. 6 inch mineral aggregate base (Grading D)

GENERAL SITE NOTES:

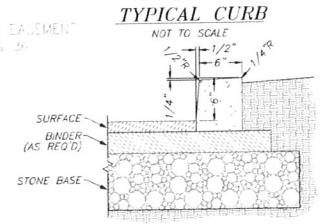
1. The Contractor shall install erosion control measures such as silt fencing and straw bale barriers as needed to prevent siltation of adjoining properties and existing drainage ways. Such devices shall be maintained until construction is complete and permanent vegetation is established.
2. The contractor shall be responsible for obtaining all necessary permits prior to construction.
3. The Contractor shall notify the Engineer immediately if discrepancies or omissions are found or if clarifications are required on the plans.
4. Pre-construction ground cover shall not be disturbed more than 10 calendar days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased but in no case more than seven days after the construction activity in that portion of site has temporarily or permanently ceased. Except in the following situation: where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 15 days, temporary stabilization measures do not have to be initiated on that portion of the site.
5. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
6. A pre-construction meeting is required prior to any work being performed on this project.
7. Adequate drainage, erosion and sediment control measures, best management practices, and/or other stormwater 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.
8. Contractor shall immediately clean up any sediment deposited on streets.
9. Entrance permits shall be obtained from the Tennessee Department of Transportation (T.D.O.T.) prior to construction of the entrance and exit ties to any State Road.
10. Handicap parking spaces, ramps, striping and signage shall be constructed in accordance with the North Carolina State Building Code.

SURVEY NOTES:

1. Survey information shown hereon taken from survey by Cannon and Cannon dated 08-22-2025.
2. Property is Zoned Blount County C-Commercial.
3. Front Building setback shall be 40 feet from Morganton Road and 60 feet from William Blount Drive. All other Setbacks shall be in accordance with the Zoning Ordinances.

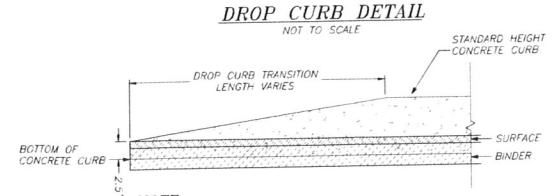
DETAIL "E" TYPICAL CURB

NOT TO SCALE



DETAIL "F" DROP CURB DETAIL

NOT TO SCALE



NOTE:
1. Drop curb transition length shall be 3' when not adjacent to a sidewalk ramp unless noted otherwise. When adjacent to a sidewalk ramp, the transition length shall match the ADA ramp slope.

TDOT NOTES:

1. Permit should be obtained by the Tennessee Department of Transportation prior to any construction on TDOT Right of Way.
2. If construction of the Highway Access Connection requires a Temporary Lane Closure, it will be necessary for the Contractor to call M. Dykes (865-594-2319) at least 7 days in advance of the closing. Also, lane closures will be allowed only between the hours of 9:00AM and 3:00PM. No equipment or machinery shall be parked within 30 feet of travel lane (unless protected by guard rail or barrier wall). Law enforcement will be used if necessary.
3. All curbs must be backfilled to the top of curb and seeded.
4. All pavement markings within TDOT Right of Way shall be thermoplastic.
5. Curb at entrance shall be saw cut for the installation of the proposed entrance.
6. Erosion control measures such as straw bale barriers and silt fences need to be installed as necessary to prevent siltation onto adjoining properties and shall be maintained until permanent vegetation is established.
7. The Contractor shall be responsible for obtaining all necessary permits prior to construction.
8. The Contractor shall notify the Engineer immediately if discrepancies or omissions are found or if clarifications are required on the plans.
9. Any existing utility structures shall be brought into conformance with finish grade.
10. Actual location of all underground utilities should be verified through Tennessee 1 call (1-800-351-1111) or the utility provider prior to any excavation or construction.
11. Adequate drainage, erosion and sediment control measures, best management practices, and/or other stormwater 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.
12. All driveways meet TDOT intersection site distance standards.
13. There will be no increase in the Q50 runoff from the development onto TDOT ROW.
14. Developer will contact TDOT 30 days prior to planned guardrail work to be performed by TDOT.

TDOT PAVEMENT SCHEDULE FOR PAVEMENT WITHIN TDOT RIGHT OF WAY: TDOT PAVEMENT SCHEDULE

1-1/4 INCH BITUMINOUS SURFACE (GRADING D)
2 INCH BITUMINOUS BINDER (GRADING B-M2)
3 INCH BINDER (GRADING A-S)
10 INCH MINERAL AGGREGATE BASE (TYPE A, GRADING D)

SINCE 1979
STERLING ENGINEERING INC
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling-us.com

SITE LAYOUT PLAN
MORGANTON ROAD TOWNHOMES
KV CONSTRUCTION, LLC

BLOUNT COUNTY, TN

REVISIONS		
DATE	BY	

CHRIS L. SOLL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118604
STATE OF TENNESSEE
4-27-26

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SHEET
CP.2

DESIGNED:	SDJ
DRAWN:	SDJ
CHECKED:	CLS
DATE:	04/06/26
SCALE:	1" = 50'
DRAWING:	8433-CP.2
PROJECT NO.	SEI#8433