

**PROJECT PHASING**  
 \*PHASE 1 - LOTS 5-8  
 \*PHASE 2 - LOTS 1-4 & 9

**GENERAL NOTES**

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY STEVEN N. HURLBUT, RLS DATED: MARCH 4, 2022.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY AND JOB SAFETY, ALL MEANS, METHODS AND SEQUENCES OF CONSTRUCTION. HE SHALL HOLD THE ENGINEER, THE OWNER/DEVELOPER ETC. HARMLESS FROM ANY FINE, PENALTY, OR JUDGMENT ARISING THEREOF.

THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OWNER/DEVELOPER AND THE ADJACENT LANDOWNERS IN SUCH A MANNER TO CAUSE THE LEAST AMOUNT OF INTERFERENCE OF NORMAL OPERATIONS.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING ALL PHASES OF THE CONSTRUCTION PROCESS. HE SHALL COORDINATE ALL TRAFFIC CONTROL WITH CITY OF SEVIERVILLE. THE CLOSING OR BLOCKING OF PUBLIC STREETS AND PRIVATE DRIVES WILL NOT BE PERMITTED. WORK SHALL BE CONSTRUCTED UNDER TRAFFIC.

THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD ON A DESIGNATED SET OF PLANS OF ALL WORK CONSTRUCTED. ALL NEW WORK SHALL BE FULLY DIMENSIONED HORIZONTALLY AND VERTICALLY. THE LOCATION, DEPTH, AND DIRECTION OF ALL SERVICE CONNECTIONS SHALL BE SHOWN. THE LOCATION OF ALL MANHOLES, VALVES, BOOSTER STATIONS AND TANKS SHALL ALSO BE SHOWN. THIS SET OF PLANS IS TO BE TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL RESTORE, AS SOON AS POSSIBLE, ALL AREAS OUTSIDE THE PROJECT SITE DAMAGED BY THE CONSTRUCTION PROCESS TO AS NEAR ORIGINAL CONDITION AS POSSIBLE.

ALL HANDICAP PARKING SPACES ARE TO BE 2% SLOPE OR LESS IN ALL DIRECTIONS.

RAILING/FENCING AND/OR GUARDRAILS TO BE INSTALLED AS PER CODE AT ALL RETAINING WALLS. RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. WALL HEIGHTS SHOWN ARE APPROXIMATE. FINAL WALL HEIGHTS WILL BE DETERMINED BY THE GEOTECHNICAL/STRUCTURAL ENGINEER.

ROOF DRAINS TO TIE INTO DETENTION SYSTEM.

ALL DECKS, PORCHES AND LIKE MUST BE CONTAINED WITHIN LOT.

**EROSION AND SEDIMENT CONTROL**

ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ANY PERMIT REQUIREMENTS, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE LAND DISTURBANCE PERMIT AND THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, DURING THE CONSTRUCTION PHASE AND UNTIL PERMANENT VEGETATION IS ESTABLISHED ON THE SITE. THIS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE CONSIDERED IN DEFAULT OF THE CONTRACT FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.

**ZONING: R-2**  
 FRONT: 30 FT  
 SIDE: 8 FT PER STORY  
 REAR: 25 FT

**C-6**  
 FRONT: 35 FT  
 SIDE: PER BUILDING CODE  
 REAR: PER BUILDING CODE

PUD SETBACK-25' PERIMETER WITH 20' BETWEEN STRUCTURES

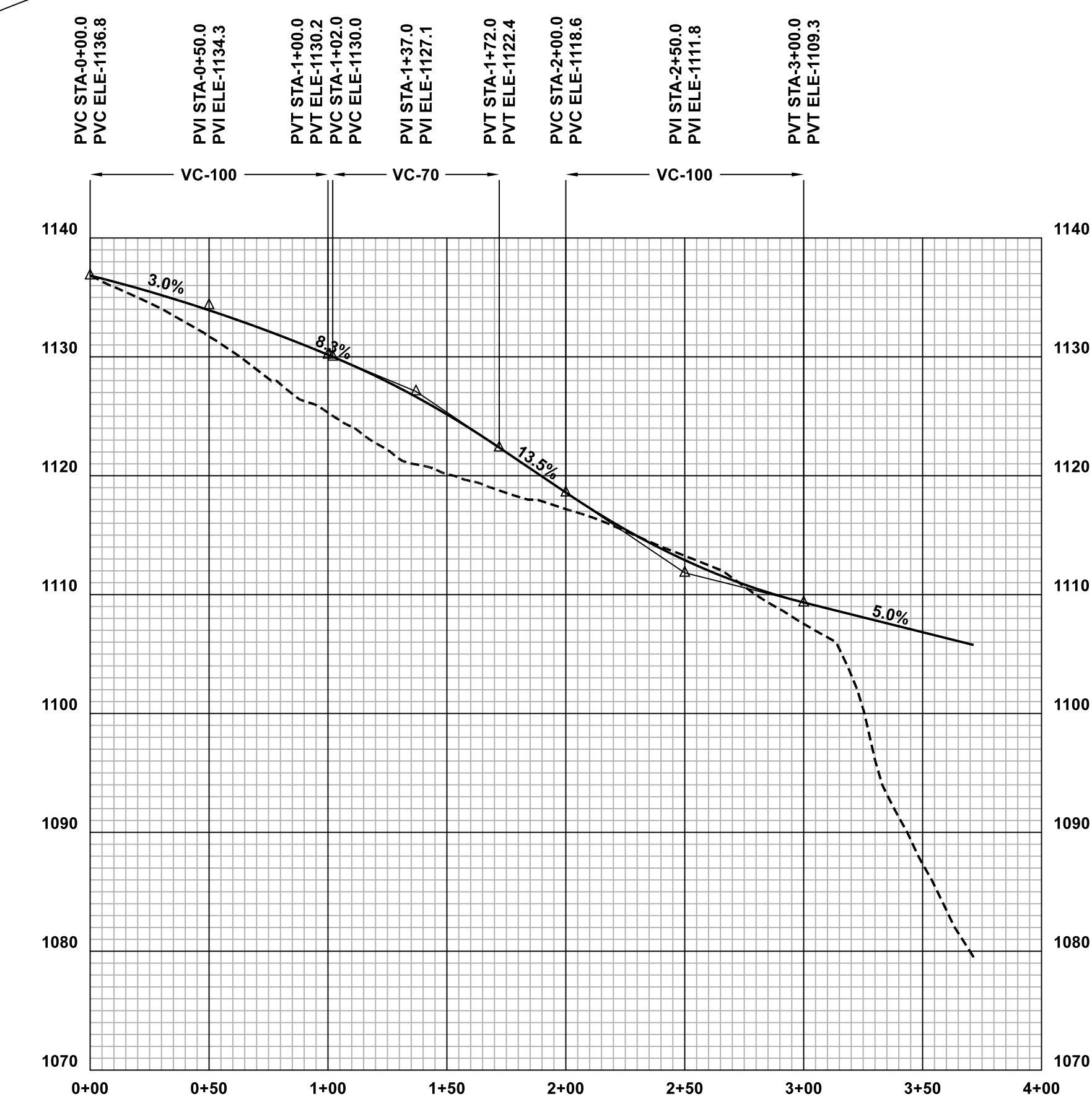
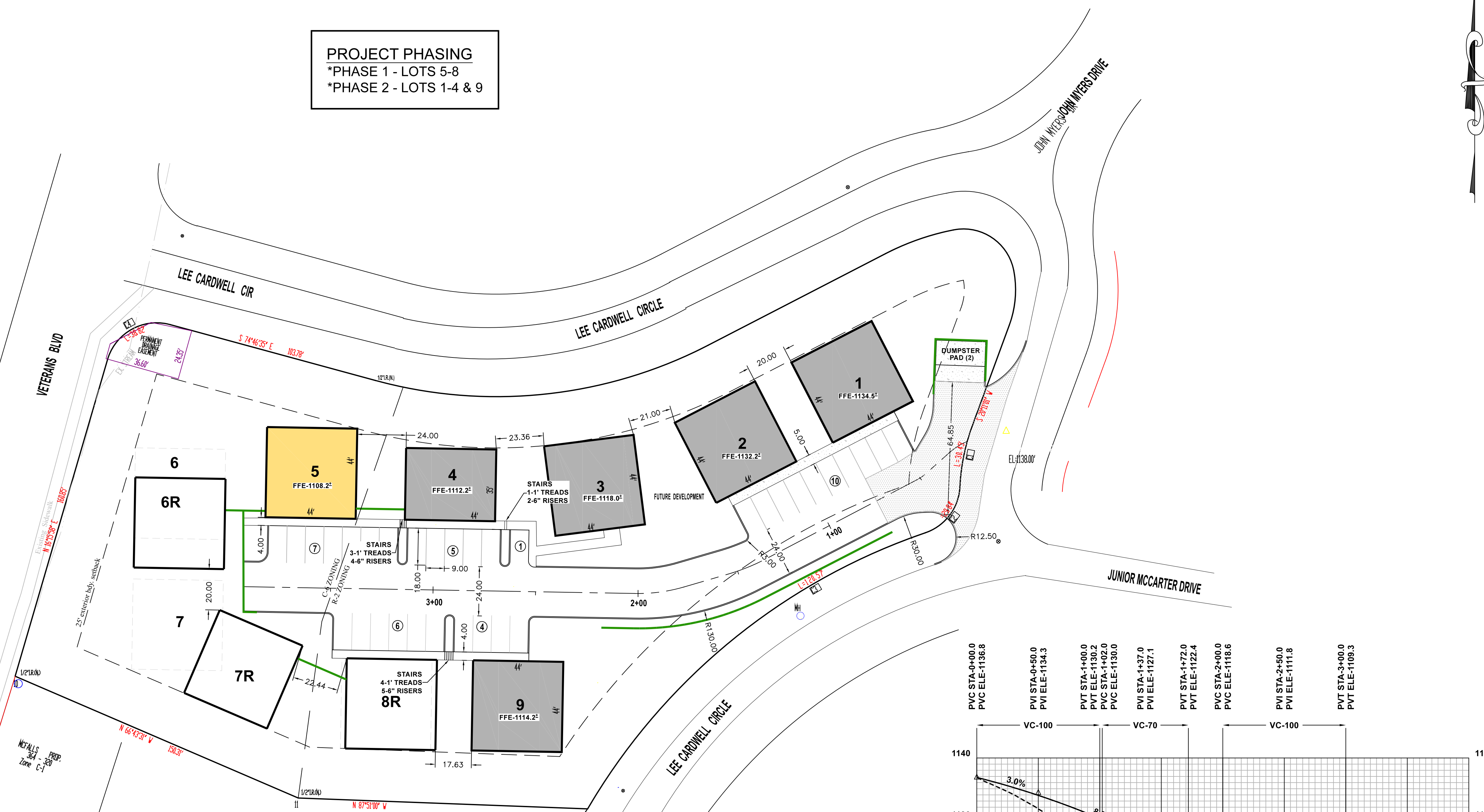
**PARKING CALCULATION REQUIREMENTS**

**REQUIRED PARKING SPACES**

9 CABINS (5 BEDROOMS)= 9 CABINS X 3 SPACES= 27 PARKING SPACES

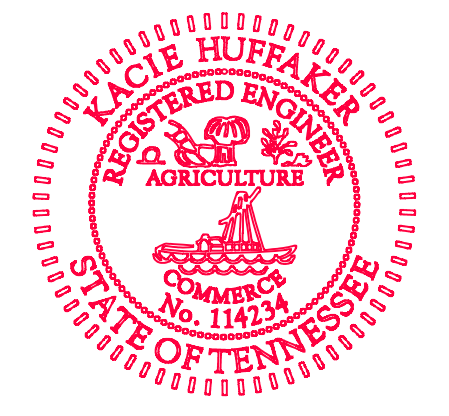
**PROVIDED PARKING SPACES**

TOTAL = 36 PARKING SPACES WHICH INCLUDES 2 HANDICAP SPACES



**LEGEND**

- HEAVY-DUTY ASPHALT
- LIGHT-DUTY ASPHALT
- CONCRETE



**PARKING LOT PROFILE**  
 HORIZONTAL: 1"=50'  
 VERTICAL: 1"=10'

**compass**  
 1250 Middle Creek Rd  
 Sevierville, TN 37862

DESIGNED  
 DRAWN  
 CHECKED

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NO.	DATE	PC REVISIONS	KEH
1	6-17-22		
		REVISION	BY

SCALE  
 HORIZONTAL: 1"= 30'  
 VERTICAL: 1"= 10'  
 DATE  
 JUNE 7, 2022

**SITE PLAN**

**VETERANS OVERLOOK**  
**PHASE 1 - LOTS 5-8**  
 LEE CARDWELL CIRCLE  
 TAX MAP: 84P GROUP: A PARCELS: FORMERLY 7.00, 8.00, 9.00 & 10.00  
 5th DISTRICT, SEVIER COUNTY, TENNESSEE

LAYOUT NAME  
 22-0415  
 SHEET  
**C-3**