

AUSTIN HOMES - SUMMIT HILL DRIVE PEDESTRIAN CROSSING AND SIGNAL

KNOXVILLE, KNOX COUNTY, TN

PREPARED FOR:
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
JULY 2022

LIST OF IMPROVEMENTS

THE FOLLOWING IMPROVEMENTS ARE REQUIRED AND PROPOSED.

- SUMMIT HILL DRIVE**
REMOVE EXISTING CURB RAMP AT LULU POWELL DRIVE
REMOVE EXISTING CURB AND GUTTER AND ASPHALT IN CENTER MEDIAN
REMOVE EXISTING ACCELERATION LANE EAST OF LULU POWELL DRIVE
INSTALL CURB RAMP ON SOUTH SIDE OF SUMMIT HILL FOR SIGNALIZED CROSSING
INSTALL NEW CURB AND GUTTER AND WIDEN ISLAND ON SUMMIT HILL DRIVE
INSTALL PEDESTRIAN REFUGE AND CROSSWALK EAST OF LULU POWELL DRIVE
INSTALL FOUR RECTANGULAR RAPID FLASHING BEACONS (RRFB)
INSTALL PEDESTRIAN PUSH BUTTONS
CENTER ISLAND LANDSCAPING



SITE LOCATION MAP

IMAGE TAKEN FROM BING MAPS
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	SITE LAYOUT PLAN
C201	RRFB PEDESTRIAN CROSSING
C300	SITE GRADING PLAN
C800	CONSTRUCTION DETAILS

OWNER/DEVELOPER

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
901 N. BROADWAY
KNOXVILLE, TN 37917
PH: (865) 403-1117

ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2704 CHEROKEE FARM WAY, STE. 101
KNOXVILLE, TN 37920
PH: (865) 977-9997
CONTACT: MATT BRAZILLE, PE

UTILITY COMPANY

WATER & SANITARY SEWER SERVICE
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
865-524-2911

PROPERTY INFORMATION

SUMMIT HILL DRIVE PUBLIC RIGHT OF WAY
(OWNED BY THE CITY OF KNOXVILLE)

REVISION RECORD

NO. DATE DESCRIPTION

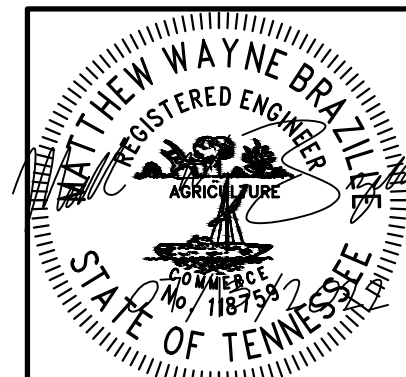
C&E
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920
Ph: 865.977.9997 - Fax: 865.977.9919
www.candec.com

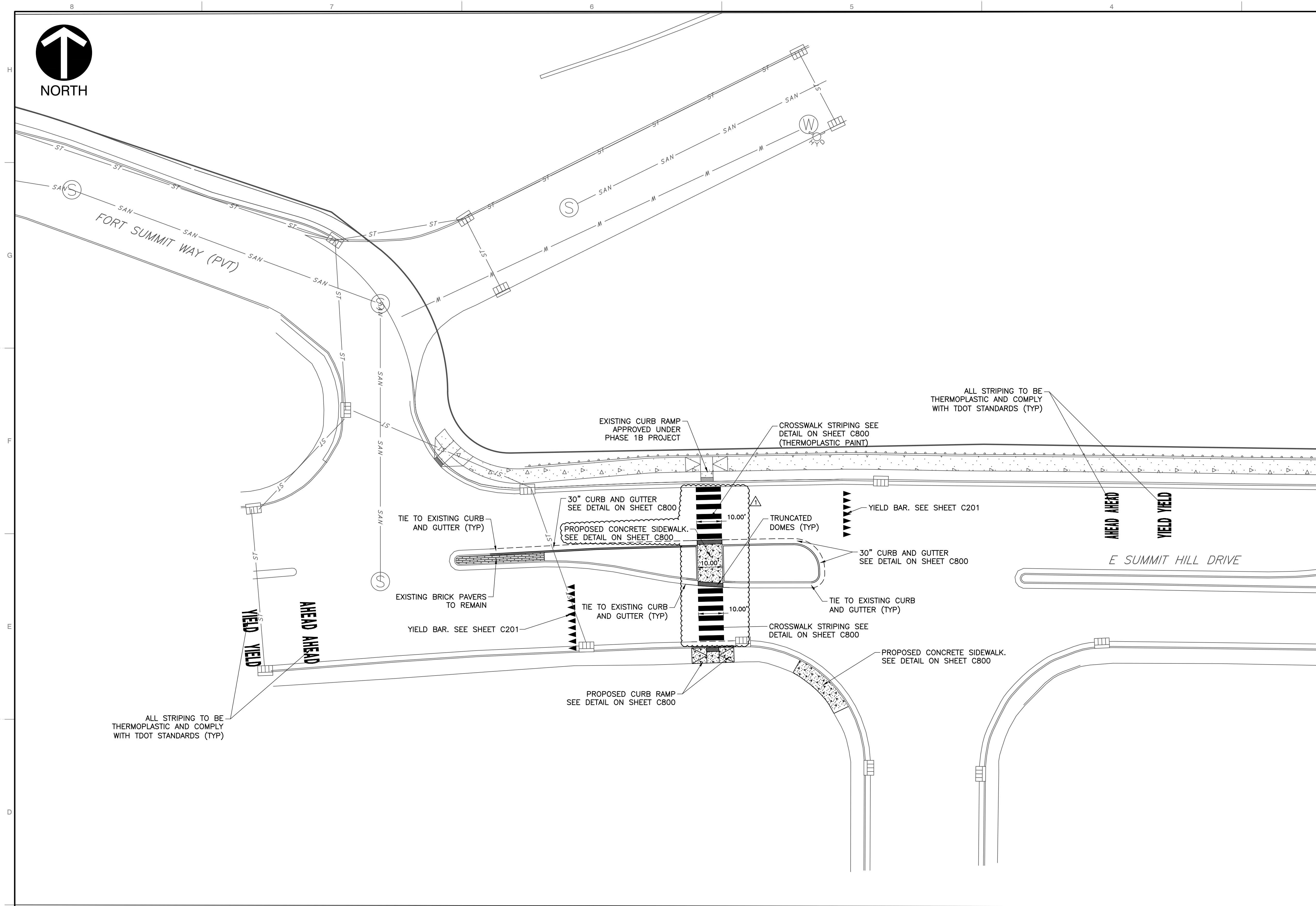
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES PEDESTRIAN SIGNAL
KNOXVILLE, TENNESSEE

COVER

DATE:	JULY 13, 2022	DRAWN BY:	MWB
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO:	323-370	APPROVED BY:	GBP

DRAWING NO.:
C000
SHEET
OF





1. EXISTING PROPERTY DATA IS A COMBINATION OF TOPOGRAPHIC SURVEYS (LOT 3 & 6) COMPLETED BY CEC, INC. AND DATED 1/7/2021 AND DESIGN CONTOURS FROM PREVIOUS HOUSING PHASES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS.

CITY OF KNOXVILLE DISTRICT: 6
CITY OF KNOXVILLE WARD(S): 6 AND 14
BLOCK NUMBER(S): 12021, 07327
PARCEL ID: 095AH02501, 095HC001
095HC00201, 095HC003

- ## SITE GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXISTING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
5. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
7. EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS COMPILED FROM SURVEY PREPARED BY CEC, INC., DATED JANUARY 2021. PLEASE NOTE THAT THE CONDITIONS SHOWN AS EXISTING ON THESE DRAWINGS DEPICT A COMBINATION OF SURVEYED INFORMATION AND ITEMS RECENTLY CONSTRUCTED AND/OR ITEMS UNDER CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY THE INFORMATION PRESENTED HEREIN IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCY PRIOR TO BEGINNING WORK.
8. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE RESPONSIBLE TO ADDRESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

REVISION RECORD	
NO	DESCRIPTION

CEC

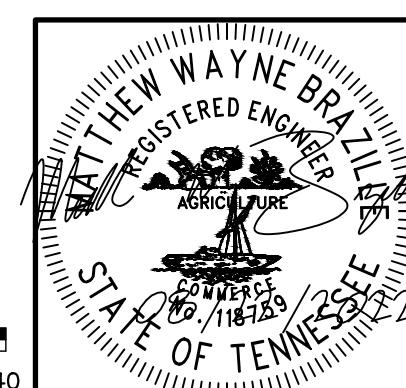
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way · Suite 101 · Knoxville, TN 37920
Ph: 865.977.9997 · Fax: 865.977.9919

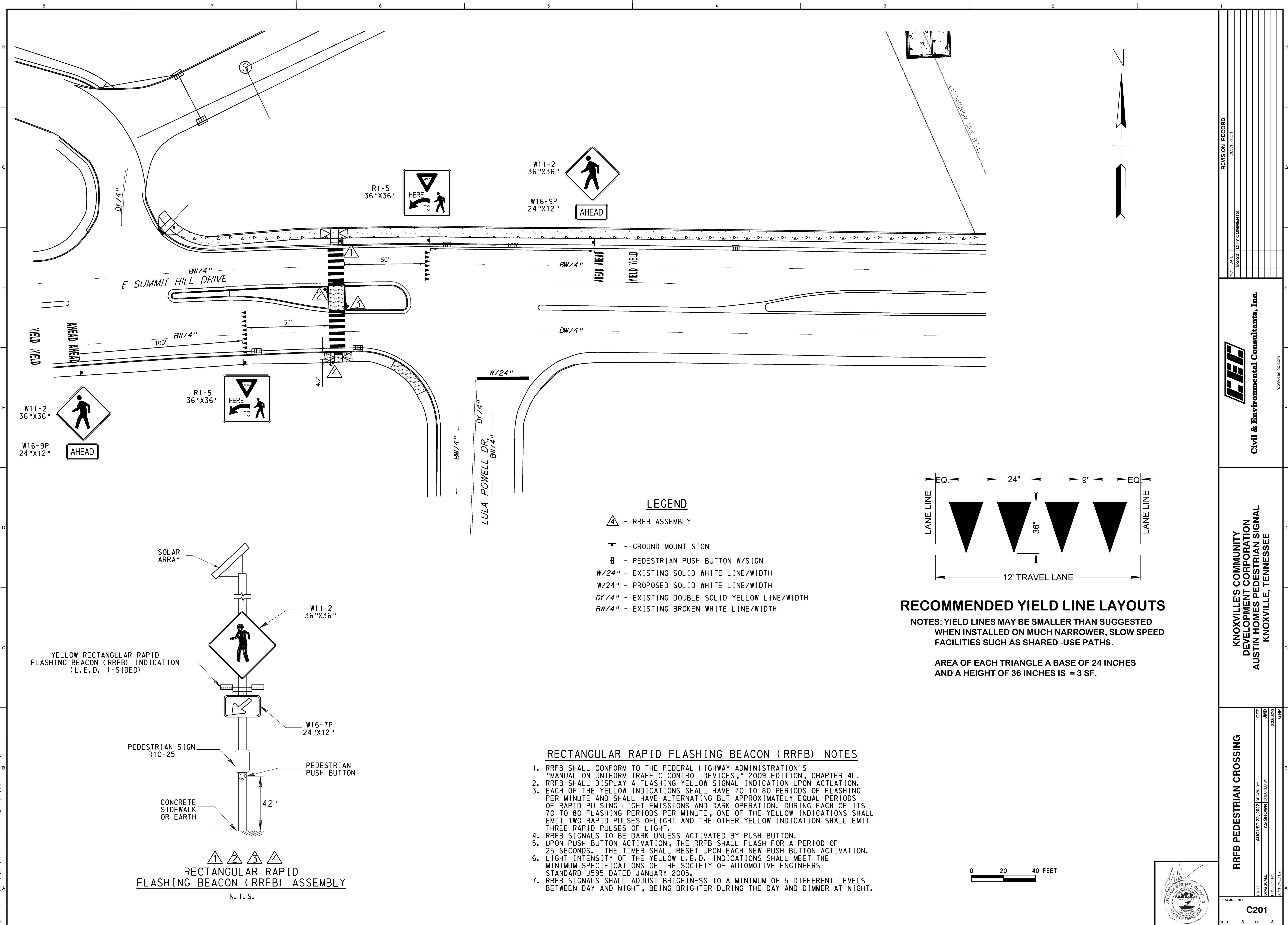
**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES PEDESTRIAN SIGNAL
KNOXVILLE, TENNESSEE**

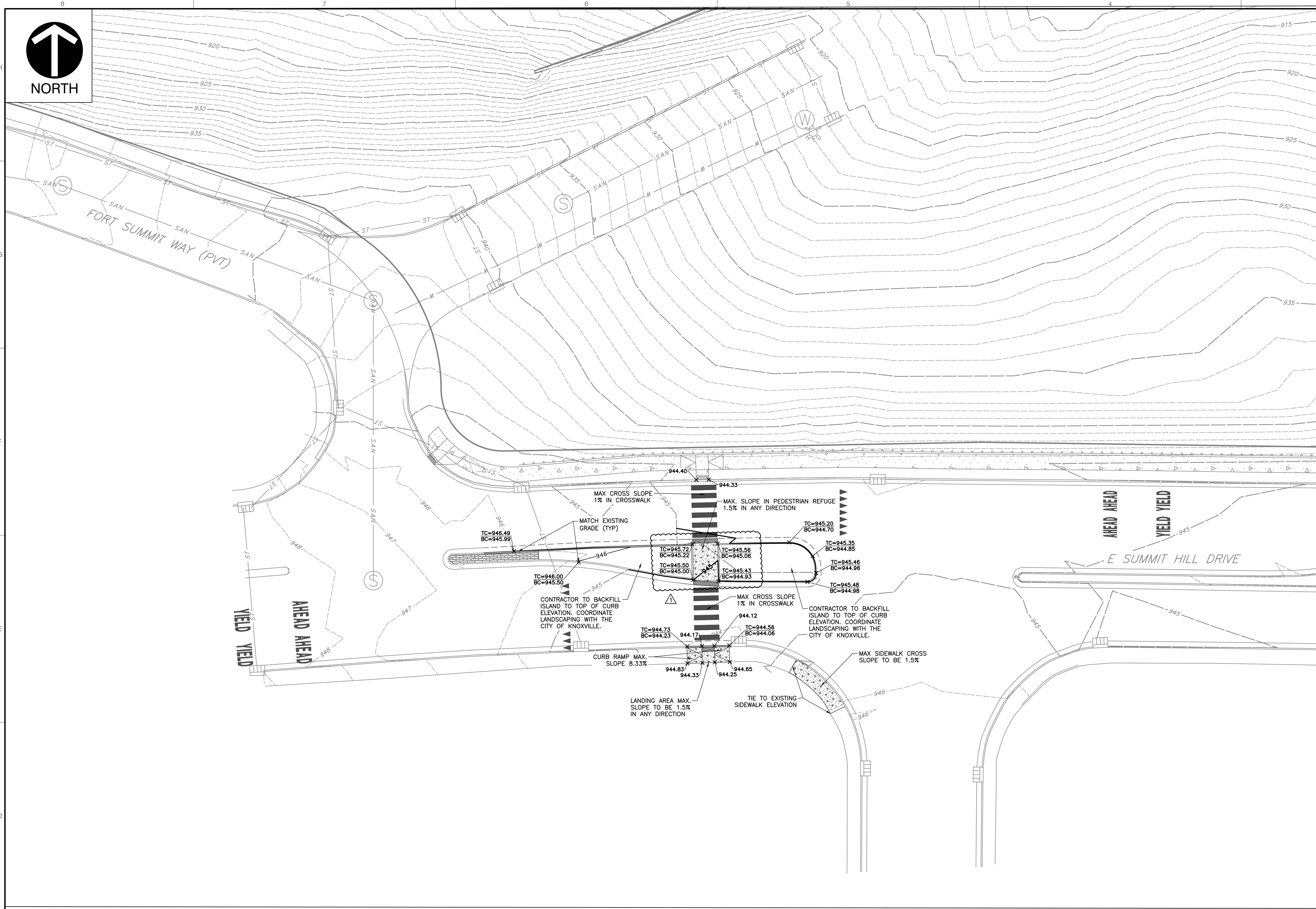
SITE LAYOUT PLAN

DATE:		JULY 13, 2022	DRAWN BY:	MWB
MBS SCALE:		AS SHOWN	CHECKED BY:	MWB
PROJECT NO:				323-370
APPROVED BY:				GHP

DRAWING NO.:
C200
SHEET OF







LEGEND	
	EXISTING PROPERTY LINE
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	EXISTING CONCRETE SIDEWALK
	EXISTING CONCRETE ISLAND
	EXISTING TRUNCATED DOMES
	EXISTING STORM PIPE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING CURB INLET
	CURB AND GUTTER TO BE REMOVED
	CONCRETE SIDEWALK TO BE REMOVED
	BRICK PAVERS TO BE REMOVED
	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SPOT ELEVATION

SITE GENERAL NOTES

- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS COMPILED FROM SURVEY PREPARED BY CEC, INC., DATED JANUARY 2021. PLEASE NOTE THAT THE CONDITIONS SHOWN AS EXISTING ON THESE DRAWINGS DEPICT A COMBINATION OF SURVEYED INFORMATION AND ITEMS RECENTLY CONSTRUCTED AND/OR ITEMS UNDER CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY THE INFORMATION PRESENTED HEREIN IN THE FIELD AND NOTIFY THE ENGINEER OF ANY DISCREPANCY PRIOR TO BEGINNING WORK.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

GRADING GENERAL NOTES

- ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
- REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR OWNER. OWNER CAN PROVIDE A COPY. THE CONTRACTOR SHALL ENGAGE A GEOTECHNICAL ENGINEER TO MONITOR EARTHWORK ACTIVITIES AND ADHERE TO THEIR RECOMMENDATIONS DURING CONSTRUCTION.
- CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL PLAN PREPARED FOR THIS PROJECT. THE EROSION CONTROL DEVICES SHALL BE THE FIRST ITEM OF CONSTRUCTION AND SHALL REMAIN FUNCTIONAL UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE OWNER. SITE GRADING MAY COMMENCE AFTER ALL SEDIMENT CONTROL STRUCTURES ARE INSTALLED IN ACCORDANCE WITH CONSTRUCTION DRAWINGS AND CONTROLS ARE CERTIFIED BY CITY OF KNOXVILLE.
- EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
- CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
- EROSION CONTROL MATTING SHOULD BE USED ON SLOPES OF 3:1 OR GREATER.
- ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, UNLESS NOTED OTHERWISE.
- ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- EXISTING CONTOURS VERTICAL DATUM REFERENCE IS NAVD88.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION, AND REPORT ALL DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- CONTRACTOR TO ISSUE ALL PROPER NOTIFICATIONS TO REGULATORY AGENCIES AS REQUIRED BY LAW, AND COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES, AND SECURE ALL PERMITS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
- THE PROPOSED ELEVATIONS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE. PROPER ADJUSTMENT SHOULD BE MADE BY THE CONTRACTOR FOR SUBGRADE.
- GRADE ALL AREAS AROUND BUILDINGS FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS.

NOTES

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- SEE SHEET C001 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

KCDC PHASE 3 PROPERTY DATA

CITY OF KNOXVILLE DISTRICT: 6
CITY OF KNOXVILLE WARD(S): 6 AND 14
BLOCK NUMBER(S): 12021, 07327
PARCEL ID: 095AH02501, 095HC001
095HC00201, 095HC003

CEC
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920
Ph: 865.977.9997 - Fax: 865.977.9919
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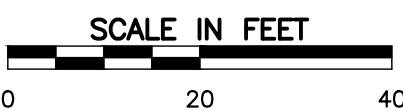
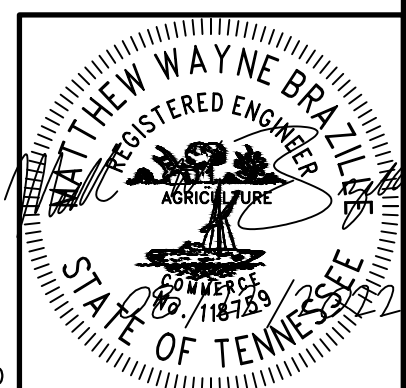
**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION SIGNAL
AUSTIN HOMES PEDESTRIAN SIGNAL
KNOXVILLE, TENNESSEE**

SITE GRADING PLAN

DATE:	JULY 13, 2022	DRAWN BY:	MWB
DWG SCALE:	AS SHOWN	CHECKED BY:	MWB
PROJECT NO:	393-370	APPROVED BY:	GHP

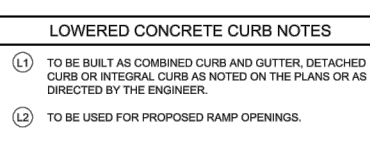
DRAWING NO.:
C300

SHEET OF





DETAIL 201
PEDESTRIAN CROSSWALK DETAIL
N.T.S.



TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (D) OF GUTTER
6-30	30	20%	2	AS NOTED ON TYPICAL X-SECTIONS
6-36	36	20%	2	
6-42	42	50%	3	

QUANTITIES FOR COMBINED CURB AND GUTTER						
HEIGHT OF CURB	DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	CURB VOLUME PER LINEAR FOOT	DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	CURB VOLUME PER LINEAR FOOT
LOWEST CURB	0	30	0.9475	7	30	0.0547
	0	36	0.9504	7	36	0.0570
	0	42	0.9537	7	42	0.0587
8"	0	30	0.9587	7	30	0.0634
	6	36	0.9489	7	36	0.0743
	6	42	0.9243	7	42	0.0805

LEGEND	
D -	VERTICAL DEPTH OF GUTTER
T -	VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
W -	TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG -	WIDTH OF GUTTER

A) FOR SPECIFICATIONS, SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CONCRETE CONCRETE CURB, OUTSIDE AND COMBINED CURB AND GUTTER."

B) THE TOP FACE OF THE CONCRETE CURB FOR ALL ELEVATIONS OF CURVATURE SHALL CONFORM TO THE CURVATURE OF THE CURVE AND NO SHARP SECTIONS WILL BE PERMITTED.

C) CONCRETE EXPANSION JOINT MATERIAL, 9" TO 10 3/4" PRE-IMBEDDED IN PLACE ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS SHALL BE USED FOR ALL MAINTENANCE SPECIFICATIONS.

D) EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:

1. AT TANGENT POINTS OF CURVILAR CURVE.
2. BETWEEN CURVES AND MEETING ROAD OBJECTS.
3. AT OTHER PLACES WHERE STRESSING MAY DEVELOP.

E) TO LIE UP WITH PREVIOUS JOINTS WHERE THE ADJACENT PREVIOUS IS CONCRETE.

F) THE MAXIMUM SPACING IS TO BE 100 FEET.

G) CONSTRUCTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 4 FEET.

(7) EDGES OF JOINTS SHALL BE FINISHED ON ONE-QUARTER INCH RADIUS.
 (8) ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID SO FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.
 (9) THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAYMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO DRAWINGS SHOWN ON THIS SHEET.
 (10) PAYMENT WILL BE AS FOLLOWS:
 ITEM NO. 723-01 CONCRETE CURB, PER CUBIC YARD.
 ITEM NO. 723-03 CONCRETE COMBINED CURB AND GUTTER, PER CUBIC YARD.

IL 202
URB AND GUTTER
.S.



DETAIL 203
CURB CUTS AND TACTILE WARNING SYSTEMS
N.T.S.

