



4	6/9/25	REVISED GRADES	CAS
3	6/5/25	REVISED GRADES	CAS
2	3/21/25	GENERAL REVISIONS	CAS
1	3/11/25	GENERAL REVISIONS	CAS
REVISION	DATE	DESCRIPTION	BY

DWN: BS	CHK: CAS	DWG. NO. 2408029
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SHEET C-3

GRADING AND DRAINAGE PLAN

CHECKERBOARD LANE

SITE ADDRESS: 10625 CHECKERBOARD LN., KNOXVILLE (37932)

DIST. NO. W6

CLT MAP 131

SCALE: 1"=20'

KNOX CO., TN.

PARCEL 68.05

JANUARY 22, 2025

OWNER / DEVELOPER:

DANMAR DEVELOPMENT LLC

P.O. BOX 12346

KNOXVILLE, TN 37912

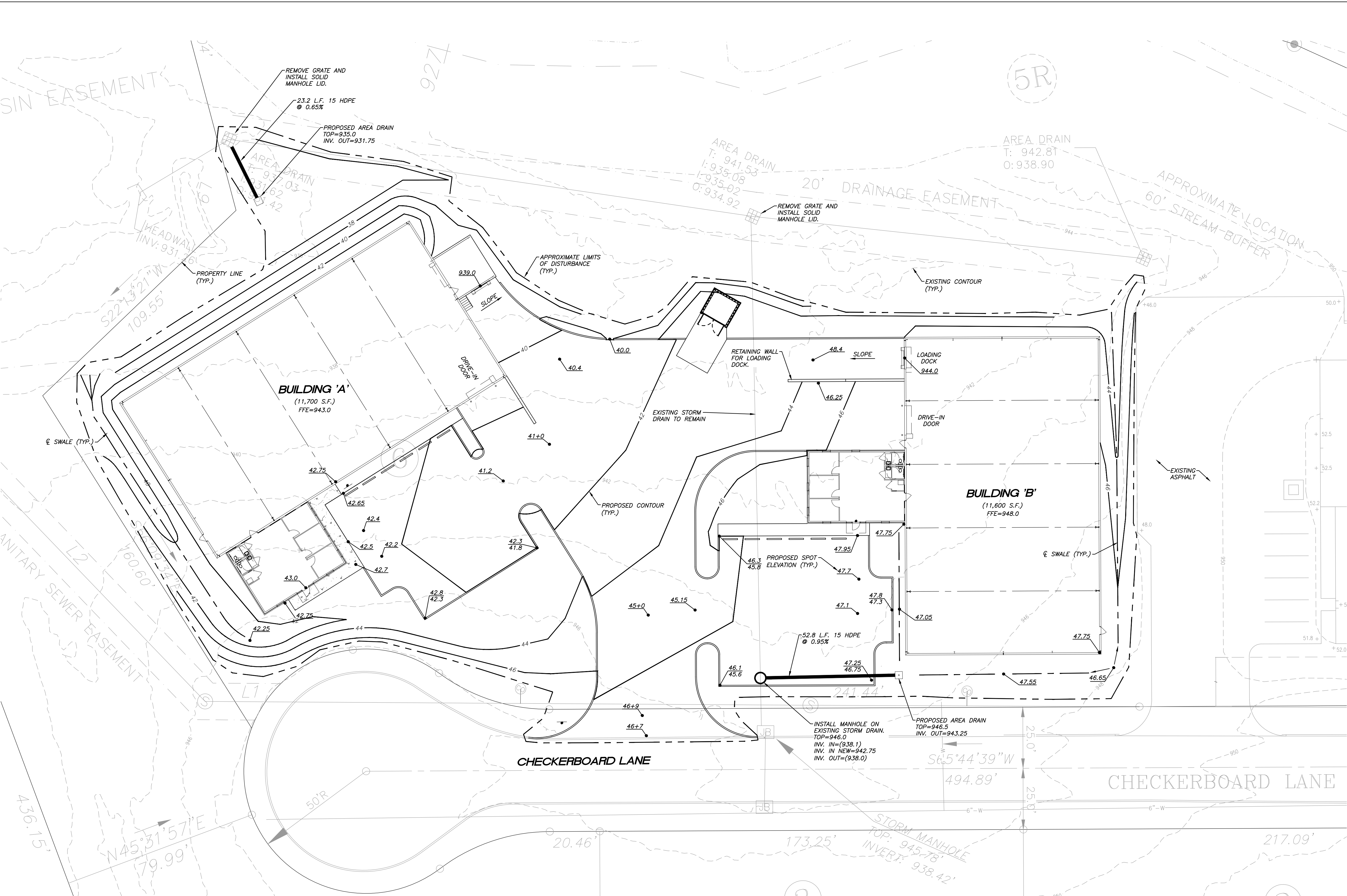
(865) 567-3361

URBAN ENGINEERING, INC.

10330 HARDIN VALLEY RD., SUITE 201

KNOXVILLE, TENNESSEE 37932

(865) 966-1924



GRADING PLAN NOTES:

- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
- CLEAR AND GRUB PER SPECS. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
- STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESREADING AND SEEDING. SURROUND TOPSOIL PILE WITH SILT FENCE, STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
- AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEM TRUCK, FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
- IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM ONSITE OR APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
- COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
 - TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
- ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
- THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT 1.6± ACRES.
- PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITHIN DRIVES AND FLATWORK.
- IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
- THE HORIZONTAL COORDINATES ARE NAD83. THE VERTICAL DATUM IS NAVD88.
- TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
- 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.

DRAINAGE NOTES:

- CORRUGATED POLYETHYLENE PIPE (HDPE) SHALL BE AASHTO M-252/N-294 TYPE S WITH SOIL-TIGHT JOINTS WITH RUBBER GASKET CONFORMING TO ASTM F477 (HANCOR HI-Q OR ADS N-12 ARE ACCEPTABLE PRODUCTS). REFER TO TDOT STANDARD DWG D-PB-2 FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- ALL CONCRETE PIPE SHALL BE CLASS III.
- ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF KNOX COUNTY.
- ALL PIPING UNDER OR WITHIN 3' OF ASPHALT DRIVES SHALL BE BACKFILLED WITH STONE.
- ALL CATCH BASINS, AREA DRAIN GRATES AND MANHOLE COVERS REQUIRE PERMANENTLY CAST ENVIRONMENTAL MESSAGE, I.E. "NO DUMPING, DRAINS TO RIVER".
- CASTINGS FOR THE PROPOSED STRUCTURES ARE AS FOLLOWS:
MANHOLE: V-1045 FRAME, 1040 COVER
AREA DRAINS: V-4880-2
- ALL MATERIALS AND INSTALLATION METHODS SHALL BE PER TDOT'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.