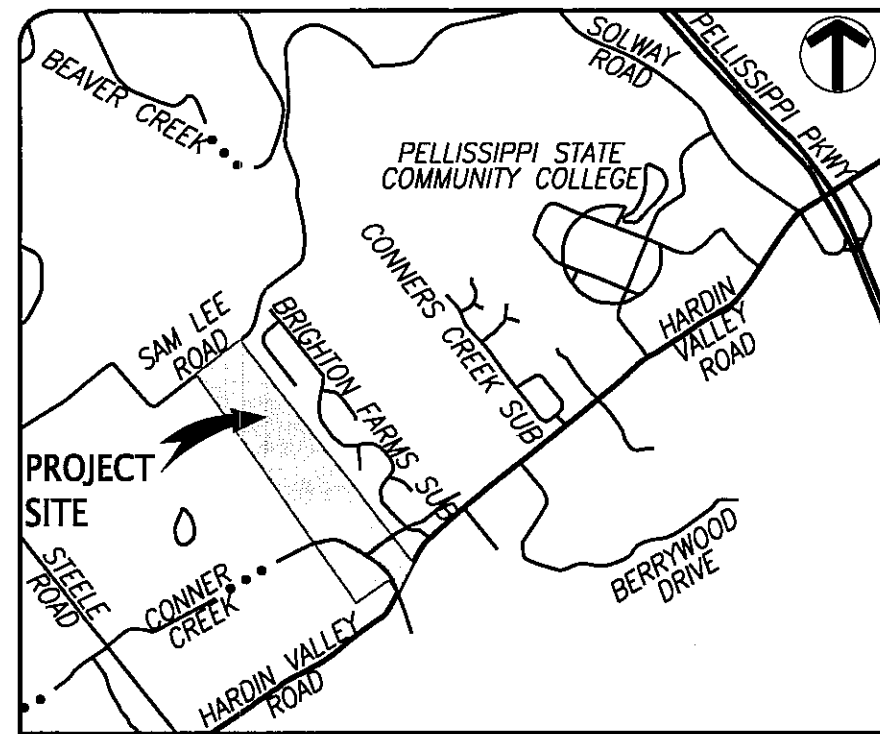
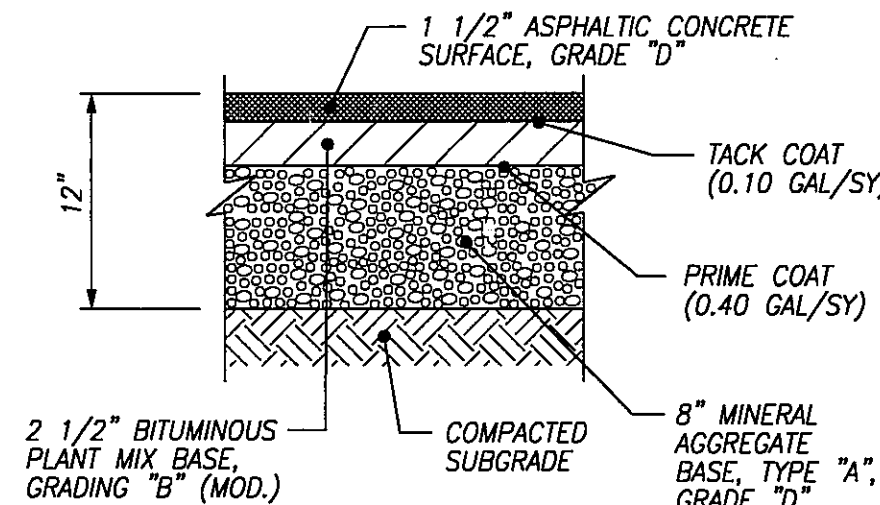
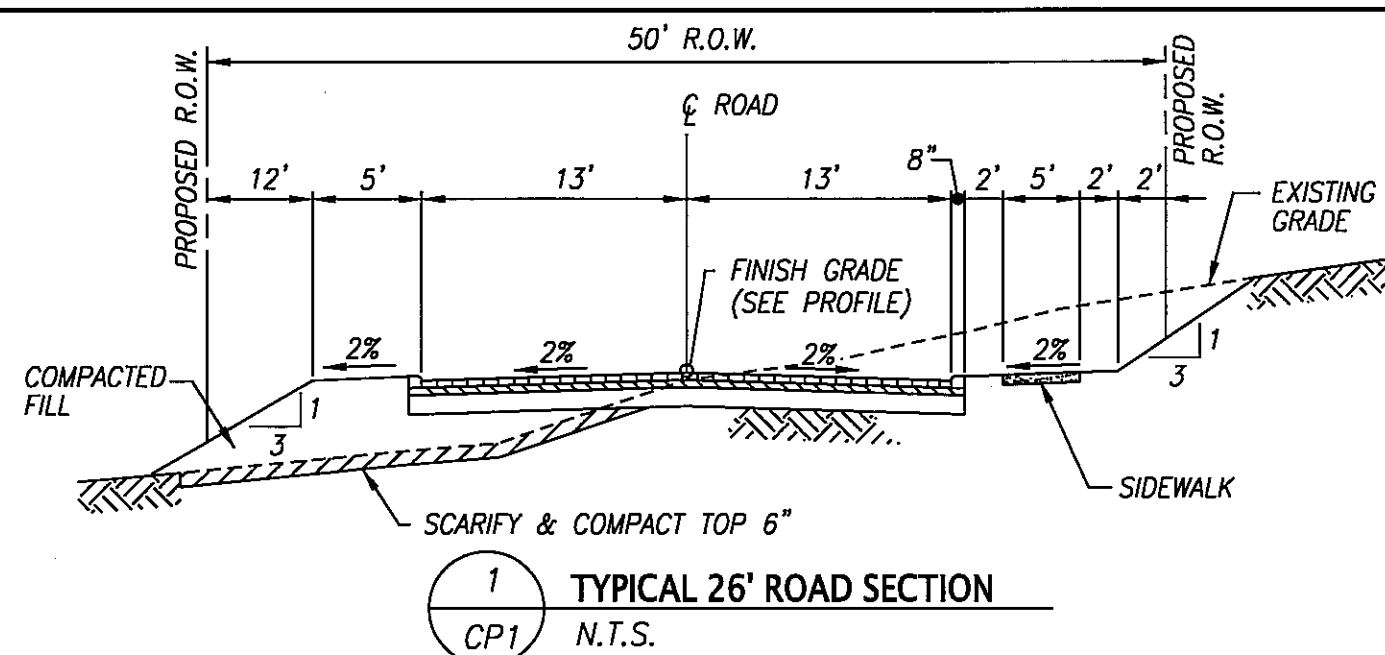




LOCATION MAP
(NOT TO SCALE)

CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-6	590,652.6775	2,507,523.0368	22°55'06"	250.00'	495.78'	552.28'
C-7	590,672.5014	2,506,590.9031	22°55'06"	250.00'	125.94'	233.33'
C-8	591,041.9229	2,506,329.2763	38°11'50"	150.00'	235.62'	150.00'
C-16	590,953.5892	2,507,013.0439	32°44'26"	175.00'	175.00'	274.89'



UTILITY OWNERS:

WATER & SEWER

WEST KNOX UTILITY DISTRICT (WKUD)
P.O. BOX 51370
KNOXVILLE, TN 37950-1370
CONTACT: MR. WAYNE HASTINGS
OFFICE PHONE: 865.690.2521

ELECTRIC

LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: 865.988.0707

GAS

KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.539.2123

TELEPHONE

AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DAILEY
OFFICE PHONE: 865.539.8571

VARIANCE REQUESTED:

1. REDUCE HORIZONTAL CURVE FROM 250'-FT TO 150'-FT AT STATION 37+55.34 ON BROOKE WILLOW BLVD.

LEGEND:

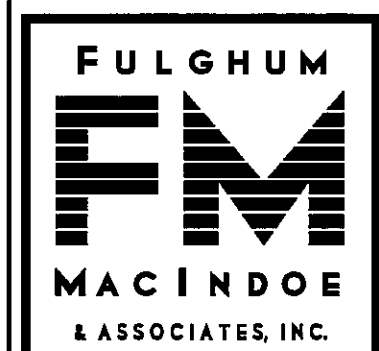
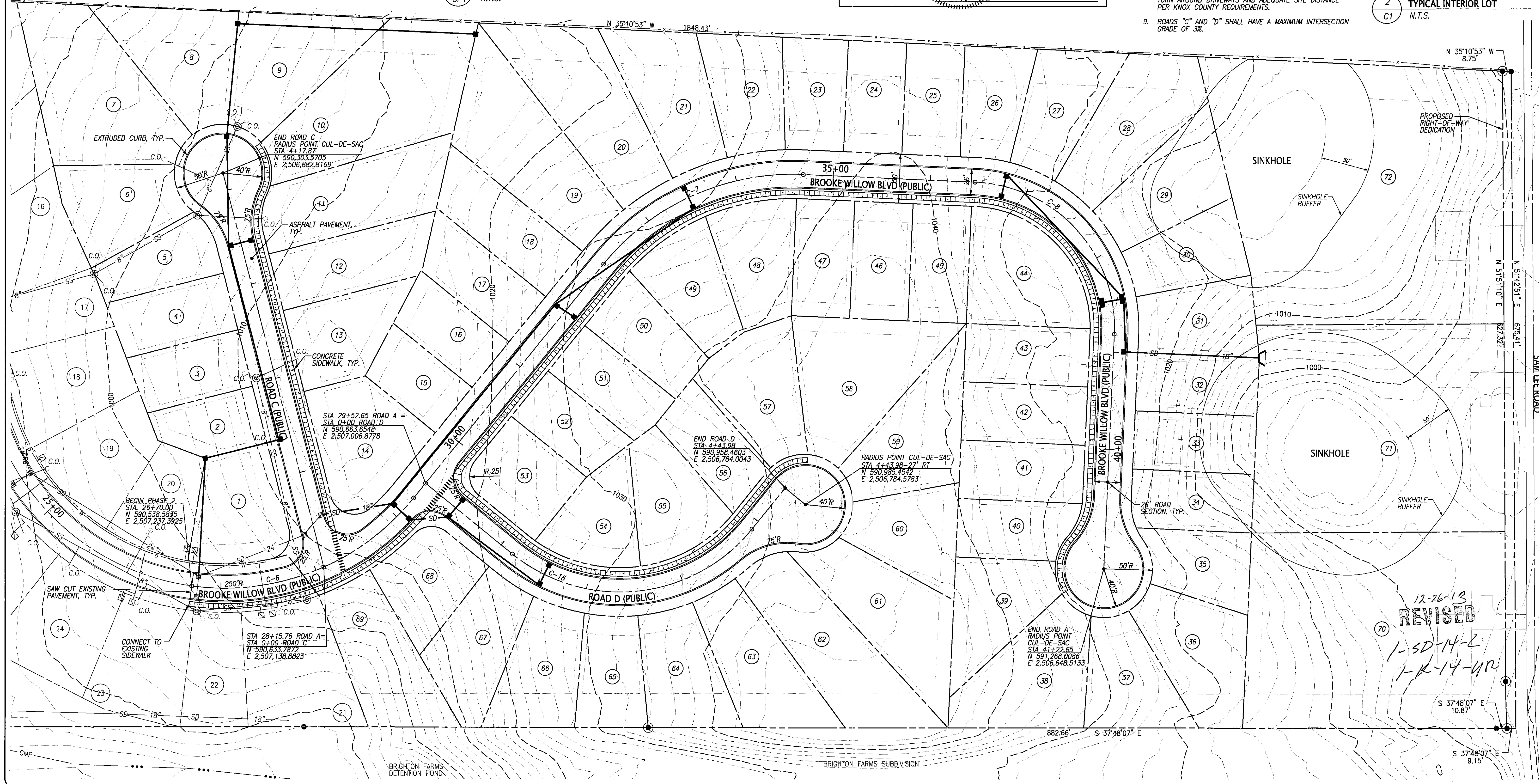
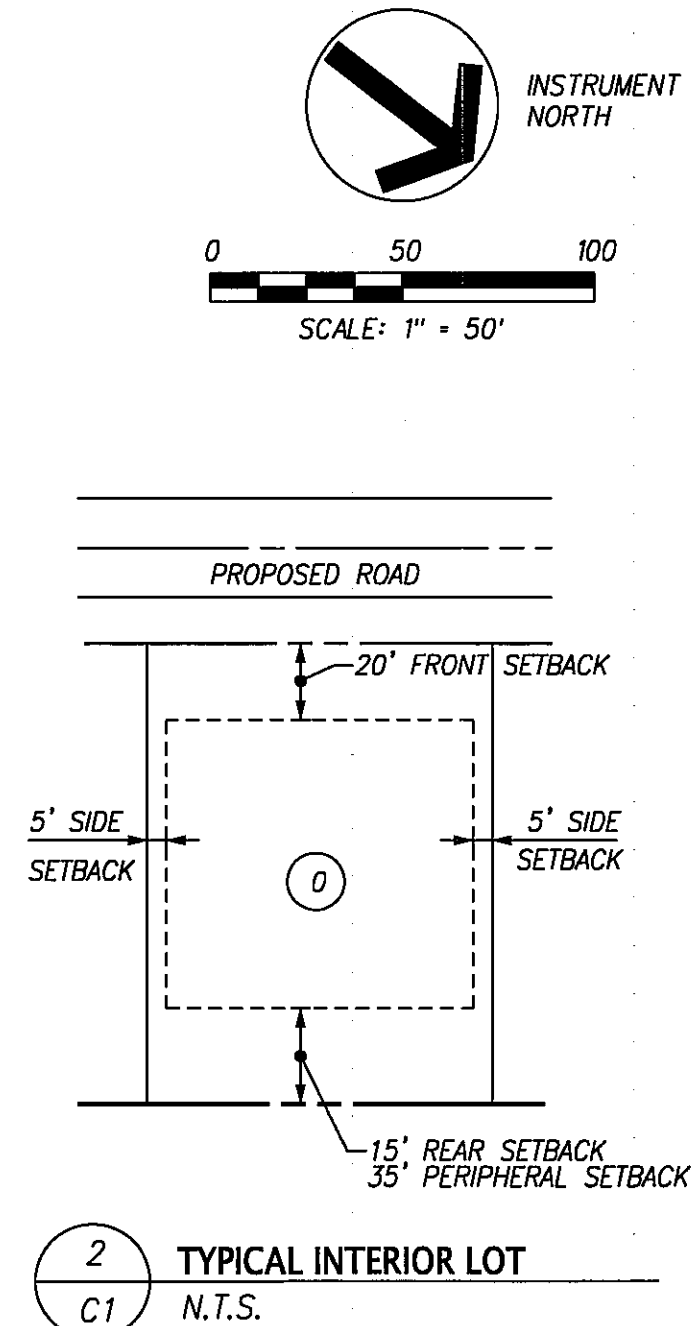
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	EXISTING LOT NUMBER
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED ROAD CENTER LINE
	EXISTING ROAD CENTER LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING CONTOUR LINE (KGIS)
	PROPERTY SETBACKS
	BUILDING FOOTPRINTS WITHIN SINKHOLE LOTS

I HEREBY CERTIFY THAT I AM A LICENSED ENGINEER, LICENSED TO DO 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 REQUIREMENTS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS, AS HAS BEEN ITEMIZED AND DESCRIBED IN ACCORDANCE WITH THE METROPOLITAN PLANNING COMMISSION.

ENGINEER
TENNESSEE CERTIFICATE NO. 12345
10/24/10

GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM BENCHMARK & ASSOCIATES, INC. DATED FEBRUARY 6, 2006 AND KGIS. VERTICAL DATUM IS BASED ON NAVD88.
2. PROPERTY CONCERNED REFLECTS PARCEL 03405 AS SHOWN IN KNOX COUNTY CLT MAP 117. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. ALLOWABLE DENSITY 1-4 DU/AC. TOTAL AREA (PHASE 1 & 2) = 60.54± AC. PHASE 1 AREA = 38.19± AC. PHASE 2 AREA = 22.35± AC.
3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE (EXCEPT WHERE GRADES EXCEED 12%, WHERE IT WILL BE 10'), AND 15'-FT. REAR, AND 35 FT AT THE PERIPHERY.
4. PROPOSED CONCEPT USAGE: 49 RES. LOTS PHASE 1, 72 RES. LOTS PHASE 2 AND 71 CONDOMINIUMS = 3.17 DU/AC.
5. PREVIOUS CONCEPT USAGE APPROVAL (2006): 103 RES. LOTS AND 75 CONDOMINIUMS = 2.94 DU/AC.
6. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS EXCEPT FOR LOTS 70, 71 & 72 WHICH WILL ACCESS FROM SAM LEE ROAD.
7. PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV. ALL PHASE 2 IMPROVEMENTS WILL CONNECT TO THE EXISTING INFRASTRUCTURE OF PHASE 1.
8. LOTS 70, 71 & 72 ALONG SAM LEE ROAD MUST HAVE TURN AROUND DRIVEWAYS AND ADEQUATE SITE DISTANCE PER KNOX COUNTY REQUIREMENTS.
9. ROADS "C" AND "D" SHALL HAVE A MAXIMUM INTERSECTION GRADE OF 3%.



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT PLAN OF
GLEN AT HARDIN VALLEY
(PHASE 2)
11317 HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

VOLUNTEER DEVELOPMENT
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT PLAN

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
AMC	KLM	KLM	12/23/13
			11/25/13
			Revision/Issue
			No.
			Date
			11/25/13
			Scale
			1"=50'

C1