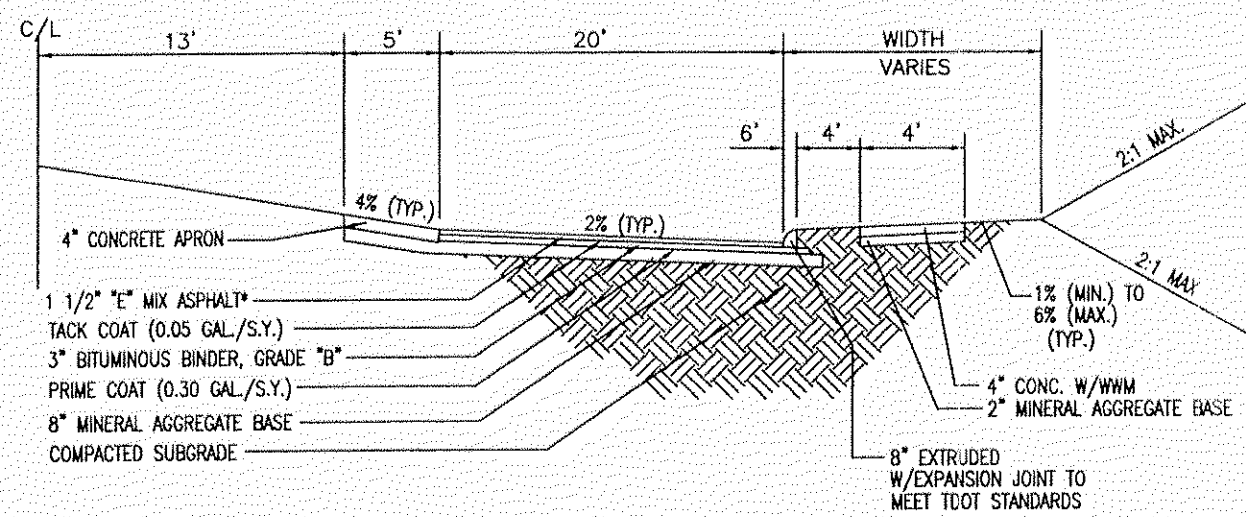
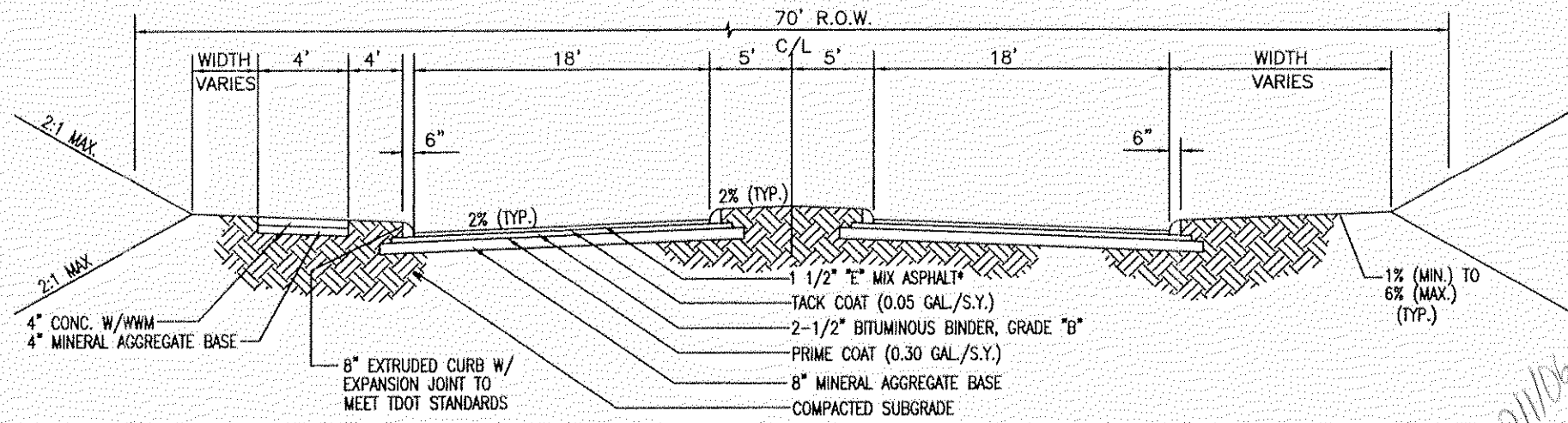


TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER



TYPICAL ROAD SECTION
THRU ROUNDABOUT



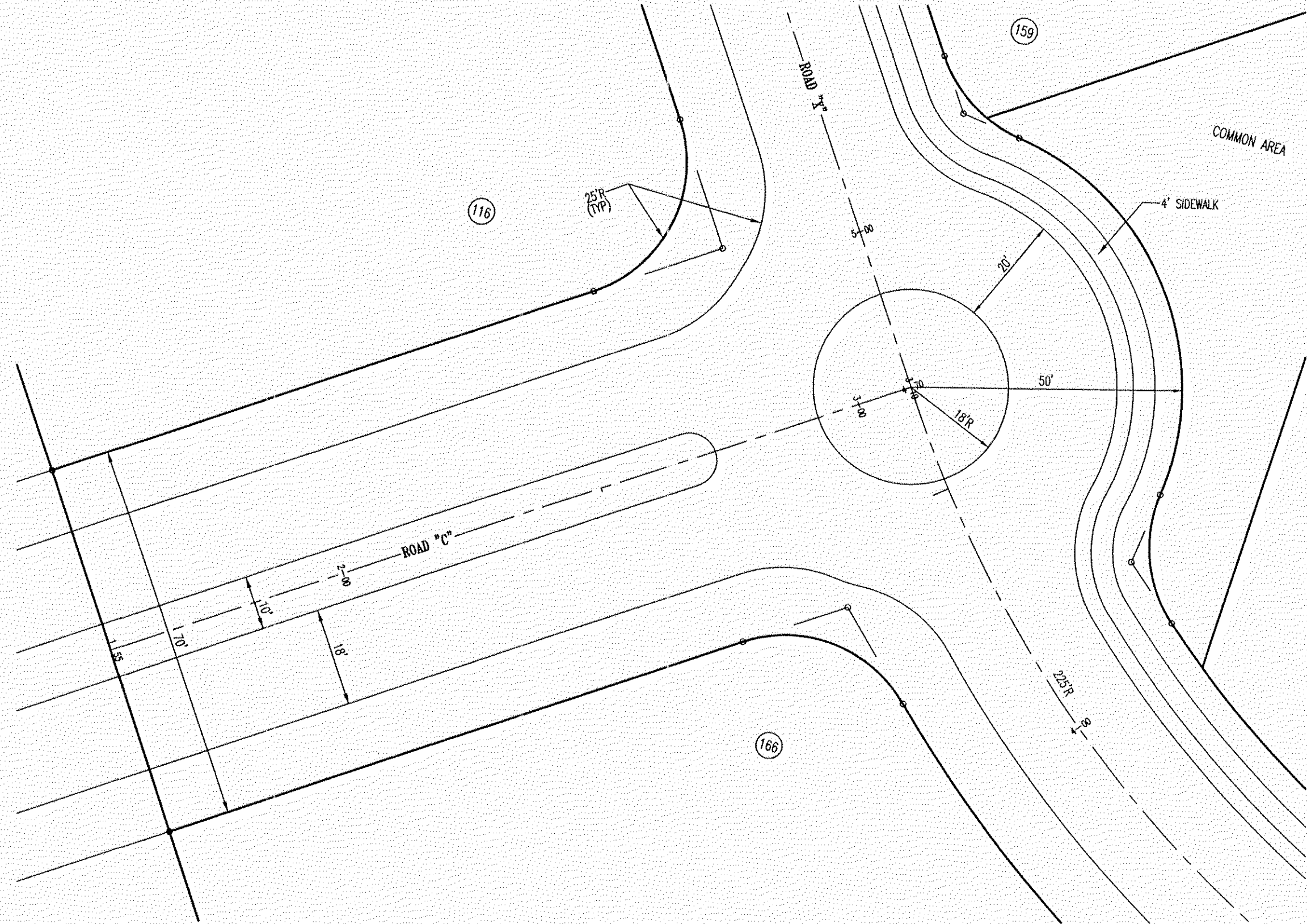
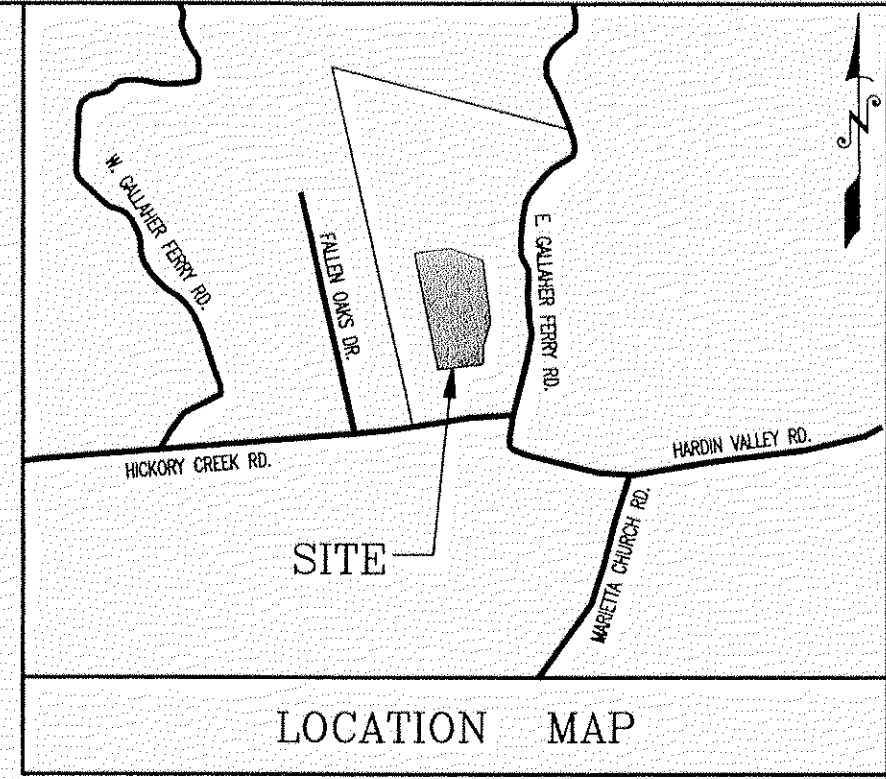
TYPICAL ROAD SECTION
THRU 70' ROAD
"PUBLIC ROAD"

* "D" MIX REQUIRED IF ROAD GRADE IS GREATER THAN 10%

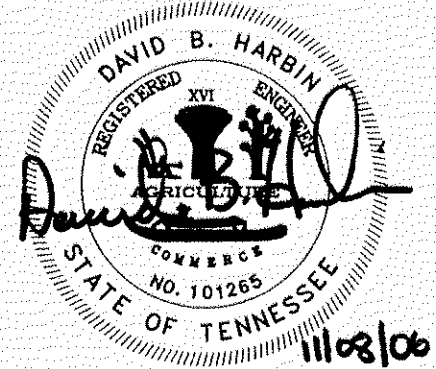
REVISED

11-SB-06-C
11-F-06-UR

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 30.01 ACRES SUBDIVIDED INTO 51 SINGLE FAMILY DETACHED LOTS & COMMON AREA.
 5. THIS PROPERTY IS ZONED PR.
 6. ALL ROAD PROFILES ARE BASED ON KGIS CONTOURS.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOX CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. VARIANCES REQUIRED:
a) HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA 3+00 ROAD "X"
b) HORIZONTAL CURVE RADIUS FROM 250' TO 170', STA 9+00 ROAD "X"
c) HORIZONTAL CURVE RADIUS FROM 250' TO 180', STA 18+00 ROAD "X"
 9. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
 10. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE.
A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLES. THIS REPORT MAY BE REQUIRED FOR LOTS 2B-30 & 35-37. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT.
 11. ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING AND PUBLIC WORKS.

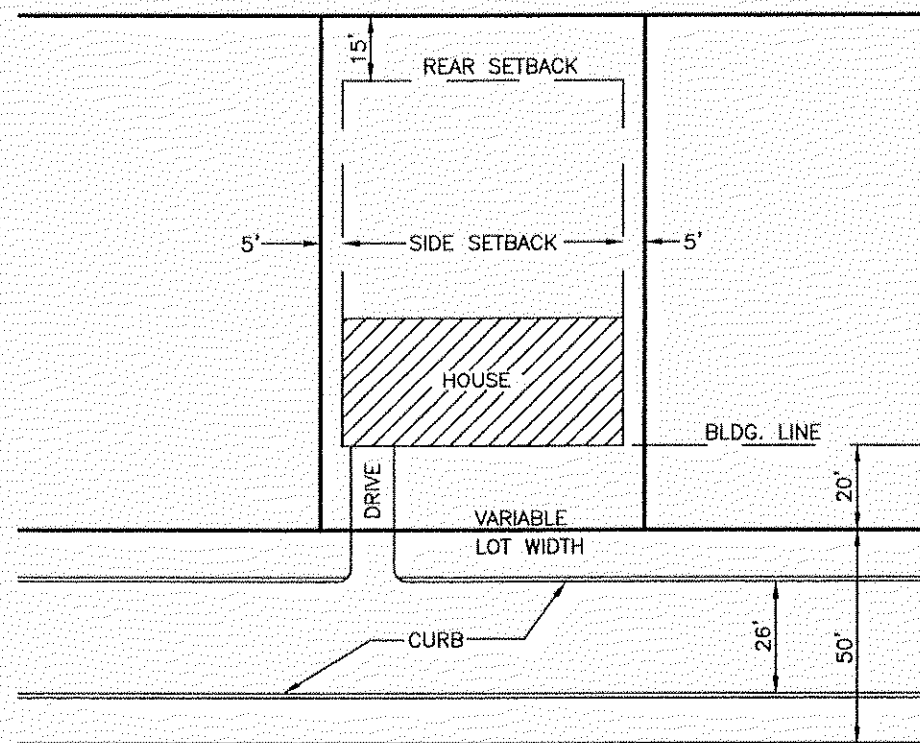


TRAFFIC CIRCLE DETAIL
SCALE: 1"=20'



CERTIFICATION OF CONCEPT PLAN.
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE 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 PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMEDIATED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER David B. Harbin
TENNESSEE CERTIFICATE NO. 101265

OWNER/DEVELOPER:
CORNERSTONE DEVELOPMENT GROUP
213 FOX ROAD, SUITE 100
KNOXVILLE, TENNESSEE 37922
PHONE: (865) 691-5002



TYPICAL LOT LAYOUT
NTS



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
bhn-p@netgrp.net

REV.	DATE	REVISION DESCRIPTION	SCALE	DRAWN BY	DATE
1	11/08/06	MPG COMMENTS		TPD	
CONCEPT & DEVELOPMENT PLAN FOR UNIT-3, COVERED BRIDGE AT HARDIN VALLEY					
CLT MAP 116, PART OF PARCEL 29			AS NOTED	09/20/06	
DEED REFERENCE: INSTR. #200509280028820			DISTRICT 6, KNOX COUNTY, TN		
CONTOUR INTERVAL = 4'			SHEET 1 OF 2 SHEETS		
			DRAWING NUMBER 24100-3-C		