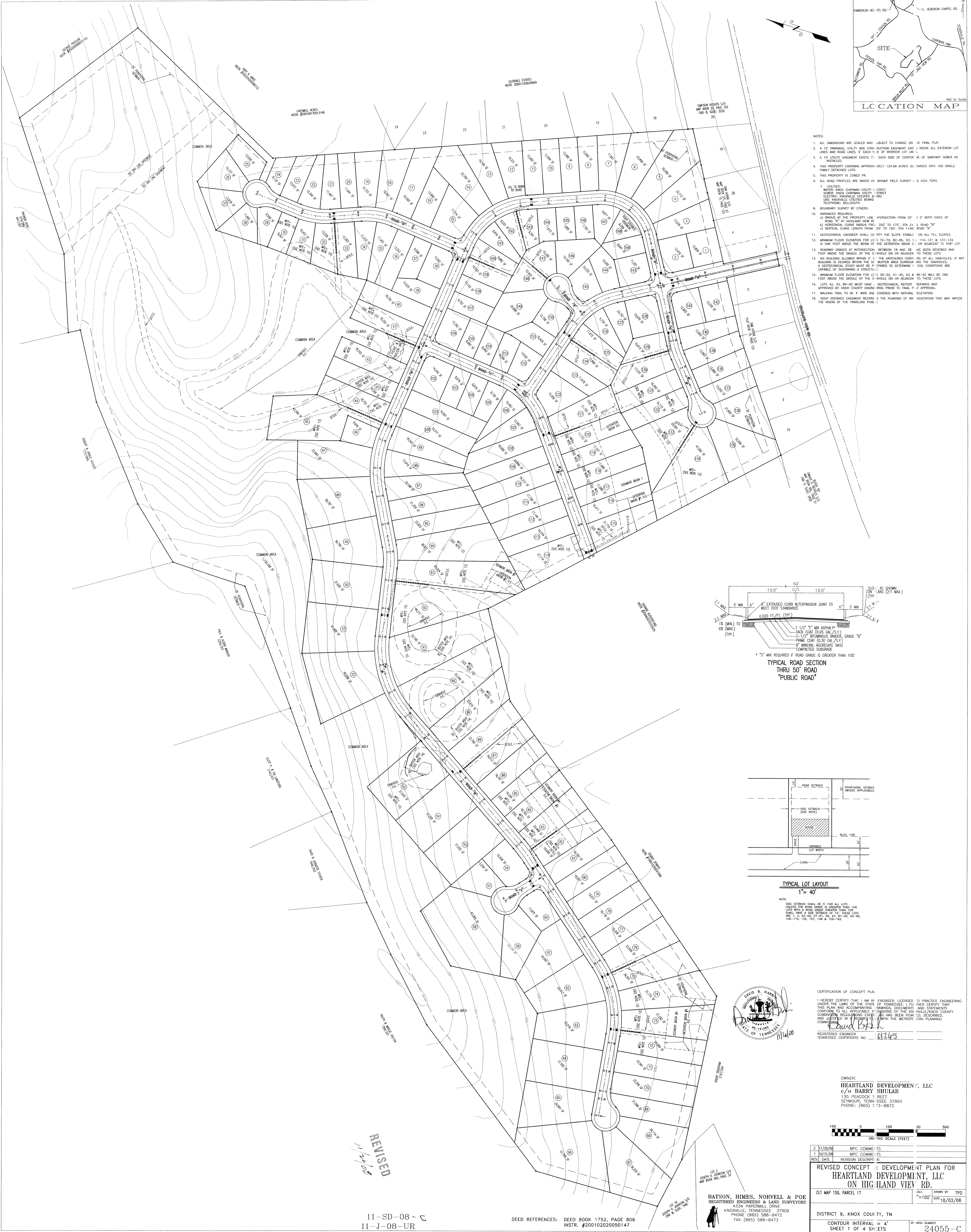
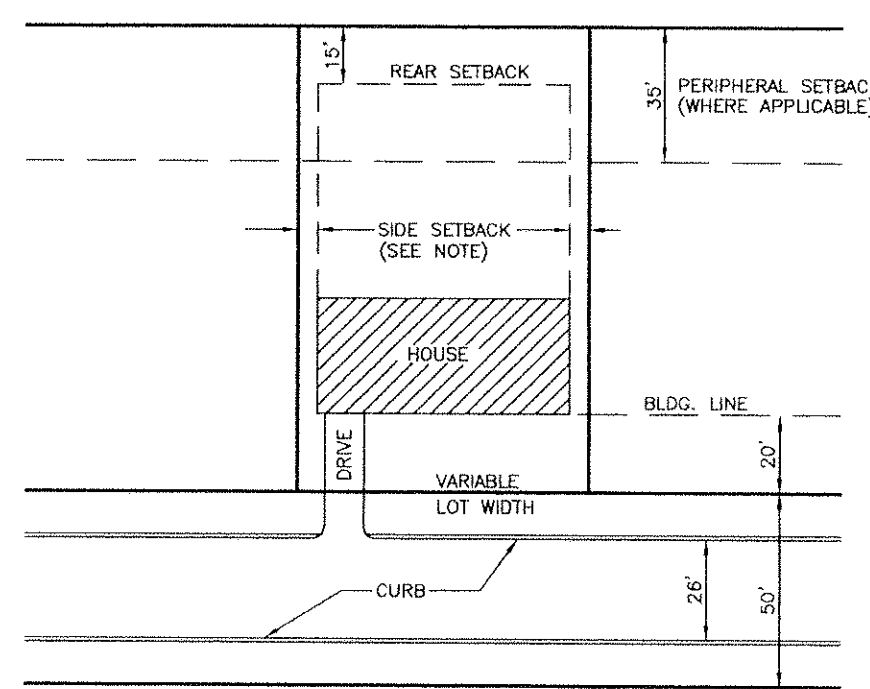
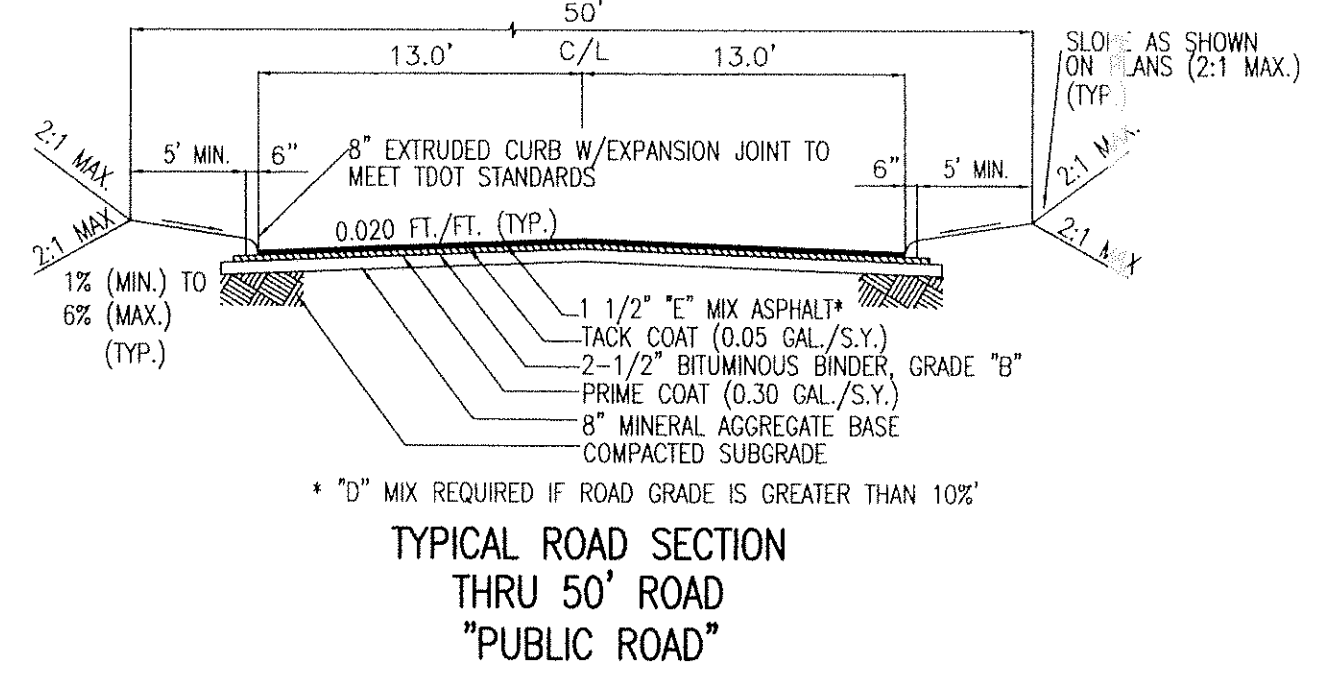




- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 12" DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXIST INSIDE ALL EXISTING LOT LINES AND ROAD LINES. 5' EACH SIDE OF INTERIOR LOT LINES.
 3. A 12" UTILITY EASEMENT EXIST 7.5' EACH SIDE OF CENTER OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 124.68 ACRES SUBDIVIDED INTO 169 SINGLE FAMILY DETACHED LOTS.
 5. THIS PROPERTY IS ZONED R1.
 6. ALL ROAD PROFILES ARE BASED ON SHARP FIELD SURVEY / 0.0001000.
 7. UTILITIES:
 - a) WATER: KNOX CHAPMAN UTILITY STREET
 - b) SEWER: KNOX CHAPMAN UTILITY STREET
 - c) ELECTRIC: KNOXVILLE UTILITIES BOARD
 - d) GAS: KNOXVILLE UTILITIES BOARD
 - e) TELEPHONE: BELL SOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. VARIANCES REQUIRED:
 - a) BRACKS AT THE PROPERTY LINE INTERSECTION FROM 25' TO 30' BOTH SIDES OF ROAD "A" AT HIGHLAND VIEW RD.
 - b) HORIZONTAL CURVE RADIUS FROM 250' TO 175', STA 3+32, ROAD "B".
 - c) VERTICAL CURVE LENGTH FROM 25' TO 150', STA 1+00, ROAD "A".
 10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 11. MINIMUM FLOOR ELEVATION FOR LOTS 72-74, 82-85, 93, 111, 114-121 & 131-134 IS ONE FOOT ABOVE THE BEAM OF THE DETENTION BASIN OR ADJACENT TO THAT LOT.
 12. ROADWAY GRADES AT INTERSECTION BETWEEN 115 AND 135 HAVE BEEN REFINISHED AND FOOT ABOVE THE SADDLE OF THE SINKHOLE OR ADJACENT TO THESE LOTS.
 13. NO BUILDING ALLOWED WITHIN 5' OF THE HATCHED CONTIGUOUS OF ALL SINKHOLES. IF ANY BUILDING IS EXISTING WITHIN THE 5' BUFFER AREA SURROUNDING THE SINKHOLES, A GEOTECHNICAL STUDY MUST BE PERFORMED TO DETERMINE IF SOIL CONDITIONS ARE CAPABLE OF SUSTAINING A STRUCTURE.
 14. MINIMUM FLOOR ELEVATION FOR LOTS 30-32, 41-43, 53 & 99-92 WILL BE ONE FOOT ABOVE THE SADDLE OF THE SINKHOLE OR ADJACENT TO THESE LOTS.
 15. LOTS 42, 43, 89-92 MUST HAVE A GEOTECHNICAL REPORT, REPAIRED AND APPROVED BY KNOX COUNTY ENGINE PRIOR TO FINAL PLAT APPROVAL.
 16. WALKING TRAIL TO BE 4' WIDE AND COVERED WITH NATURAL VEGETATION.
 17. SIGHT DISTANCE EASEMENT RESTRICTION: THE PLANTING OF ANY VEGETATION THAT MAY IMPAIR THE VISION OF THE TRAVELING PUBLIC.



NOTES:

- 1. SIDE SETBACK SHALL BE 5' FOR ALL LOTS UNLESS THE ROAD GRADE IS GREATER THAN 10%.
- 2. LOTS WITH A ROAD GRADE GREATER THAN 10% SHALL HAVE A SIDE SETBACK OF 10' TO THE ROAD.
- 3. LOTS 1, 2, 42-50, 51-61, 62, 63, 64-69, 106-114, 124, 147, 148 & 158-162.



CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FULLY CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROFESSIONAL STANDARDS OF THE KNOX/ANDERSON COUNTY SUBDIVISION REGULATIONS EXISTING AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A PROPERTY FILE WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. 01265

OWNER:
HEARTLAND DEVELOPMENT, LLC
c/o BARRY SHULAR
130 PEACOCK STREET
SEYMOUR, TENN 37865
PHONE: (865) 733-8872

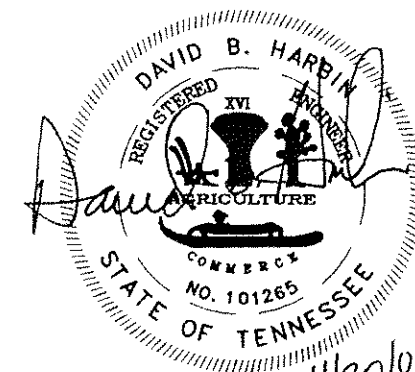
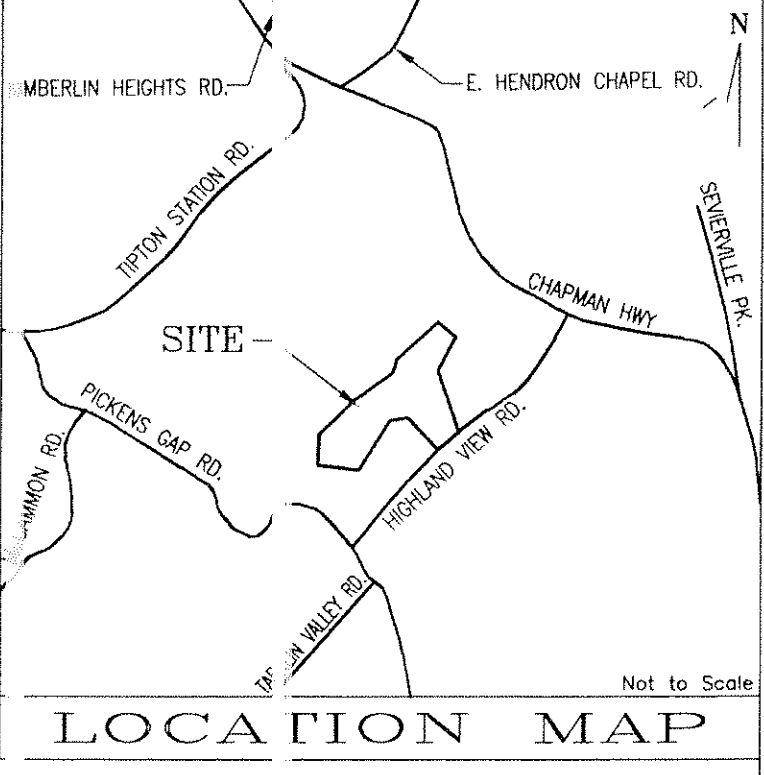
2	11/20/08	MPC COMMENTS	15
1	10/31/08	MPC COMMENTS	15
REV.	DATE	REVISION DESCRIPTION	N
REVISED CONCEPT & DEVELOPMENT PLAN FOR HEARTLAND DEVELOPMENT, LLC ON HIGHLAND VIEW RD.			
CLT MAP 150, PARCEL 17	SCALE: 1"=100'	DRAWN BY: TPD	DATE: 10/03/08
DISTRICT 9, KNOX COUNTY, TN			OF SHEET NUMBER
CONTOUR INTERVAL = 4'			24055-C
SHEET 1 OF 4 SHEETS			0124055-000000-000000

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

DEED REFERENCES: DEED BOOK 1752, PAGE 806
INSTR. #200102020050147

REVISED
11/20/08

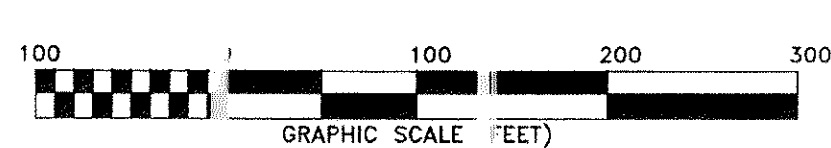
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REVISED
11-20-08

11-SD-08-C
11-J-08-UR

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REV.	DATE	REVISION	DESCRIPTION
2	11/20/08	MPC	COMMENTS
1	10/23/08	MPC	COMMENTS
1	10/23/08	MPC	COMMENTS

GRADING & DRAINAGE PLAN FOR HEARTLAND DEVELOPMENT, LLC ON HIGHLAND VIEW RD.	
CLT MAP 150, PARCEL 1	SCALE: 1"=100'
DISTRICT 9, KNOX COUNTY, TN	DRAWN BY: TPD
CONTOUR INTERVAL = 2'	DATE: 10-29-04
SHEET 2 OF 4 SHEETS	DRAWING NUMBER: 24055-GP