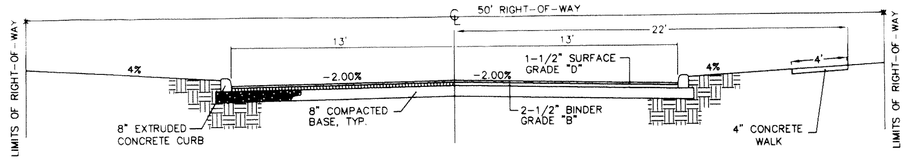


TYPICAL ROAD CROSS-SECTION

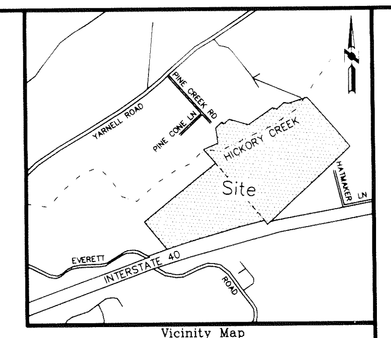
N.T.S.

TYPICAL SINGLE FAMILY LOT

N.T.S.

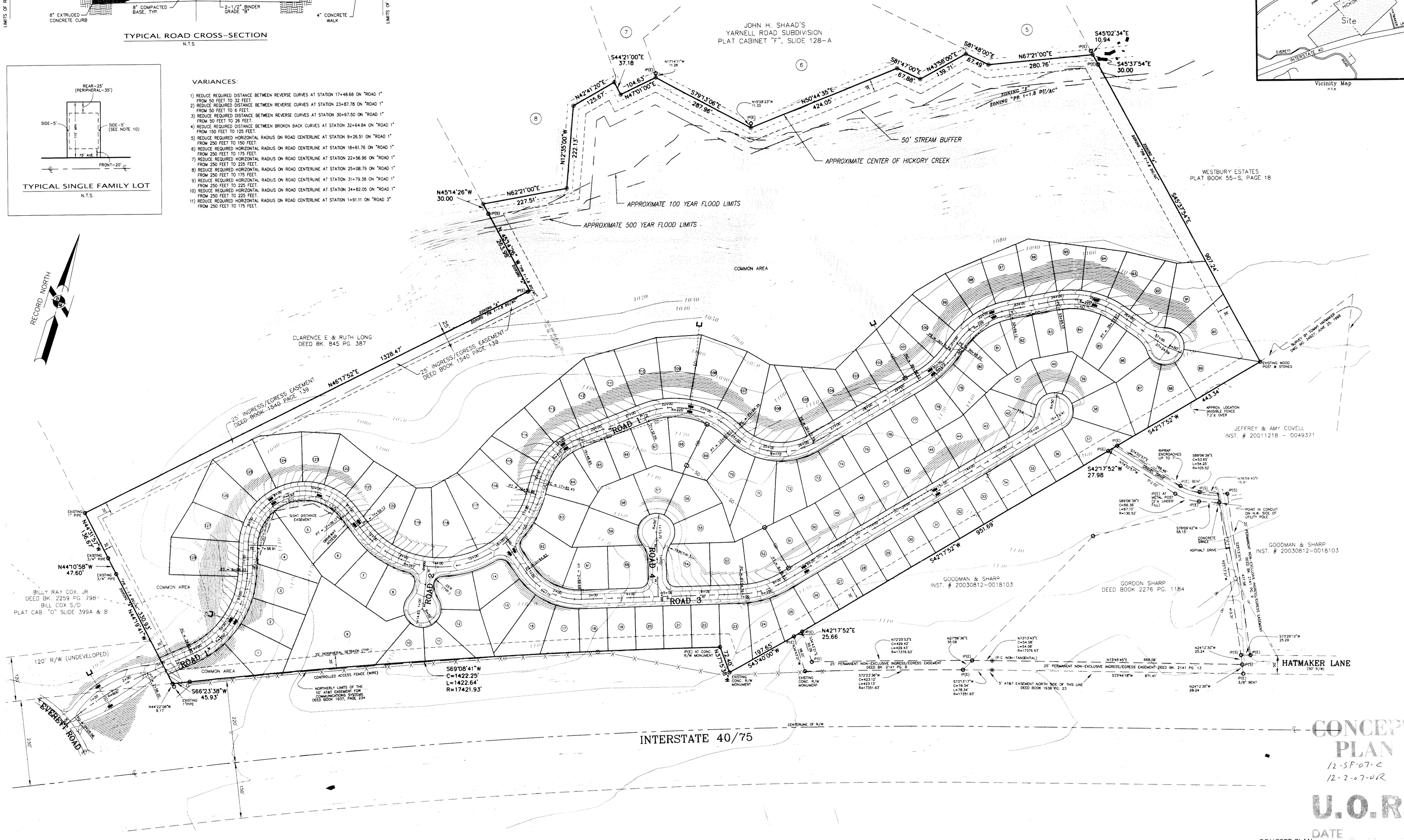
VARIANCES:

1) REDUCE REQUIRED DISTANCE BETWEEN REVERSE CURVES AT STATION 17+48.68 ON "ROAD 1" FROM 50 FEET TO 32 FEET.
2) REDUCE REQUIRED DISTANCE BETWEEN REVERSE CURVES AT STATION 23+87.78 ON "ROAD 1" FROM 50 FEET TO 6 FEET.
3) REDUCE REQUIRED DISTANCE BETWEEN REVERSE CURVES AT STATION 30+67.50 ON "ROAD 1" FROM 50 FEET TO 26 FEET.
4) REDUCE REQUIRED DISTANCE BETWEEN BROKEN BACK CURVES AT STATION 32+64.84 ON "ROAD 1" FROM 150 FEET TO 125 FEET.
5) REDUCE REQUIRED HORIZONTAL RADIUS ON ROAD CENTERLINE AT STATION 9+26.51 ON "ROAD 1" FROM 250 FEET TO 150 FEET.
6) REDUCE REQUIRED HORIZONTAL RADIUS ON ROAD CENTERLINE AT STATION 18+61.76 ON "ROAD 1" FROM 250 FEET TO 175 FEET.
7) REDUCE REQUIRED HORIZONTAL RADIUS ON ROAD CENTERLINE AT STATION 22+56.96 ON "ROAD 1" FROM 250 FEET TO 225 FEET.
8) REDUCE REQUIRED HORIZONTAL RADIUS ON ROAD CENTERLINE AT STATION 25+08.79 ON "ROAD 1" FROM 250 FEET TO 175 FEET.
9) REDUCE REQUIRED HORIZONTAL RADIUS ON ROAD CENTERLINE AT STATION 31+79.38 ON "ROAD 1" FROM 250 FEET TO 225 FEET.
10) REDUCE REQUIRED HORIZONTAL RADIUS ON ROAD CENTERLINE AT STATION 34+82.05 ON "ROAD 1" FROM 250 FEET TO 225 FEET.
11) REDUCE REQUIRED HORIZONTAL RADIUS ON ROAD CENTERLINE AT STATION 1+91.11 ON "ROAD 3" FROM 250 FEET TO 175 FEET.



Vicinity Map

n.t.s



CONCEPT PLAN
12-SF-07-C
12-2-07-UR

U.O.R.

DATE

PROPOSED DEVELOPMENT UTILITIES

UNDERGROUND ELECTRICAL	LENOIR CITY UTILITY BOARD
SANITARY SEWERS	WEST KNOX UTILITY DISTRICT
NATURAL GAS	KNOXVILLE UTILITY BOARD
SANITARY WATER	WEST KNOX UTILITY DISTRICT
UNDERGROUND TELEPHONE	BELLSOUTH
STORM SEWERS	KNOX COUNTY

LEGEND

IP(E)	IRON PIN FOUND
IP(S)	IRON PIN SET
S 42°18'16" W	RECORD CALLS
	TELEPHONE MANHOLE
	AT&T PHONE SIGN
SD	PROPOSED STORM DRAIN AND CATCH BASIN STRUCTURE
	PROPOSED HEAD WALL
	PROPOSED HEAD WALL
	PROPOSED ARC DRAIN

NOTES:

1. PROPERTIES ARE SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS, CONDITIONS, PLANNING COMMISSION ORDINANCES, RIGHT-OF-WAYS, AND ALL EASEMENTS, IF ANY, AFFECTING SAME.
2. PROPERTIES BOUNDARIES SHOWN REPRESENT INSTRUMENTS OF RECORD REFERENCED AS INSTRUMENTS #200611010038055 AND #200706180103590 OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
3. 15' SANITARY SEWER EASEMENTS ALONG ALL SANITARY SEWER LINES. LIMITS OF EASEMENTS TO LIE 7.5' EACH SIDE OF SEWER LINE AS DESIGNED.
4. UTILITY AND DRAINAGE EASEMENTS OF 5 FEET INSIDE ALL LOT LINES AND 10 FEET OUTSIDE ALL RIGHT-OF-WAY LINES AND INSIDE ALL PERIMETER BOUNDARIES.
5. ALL ROADS, AS SHOWN HERE, ARE TO BE DEDICATED PUBLIC RIGHTS-OF-WAY, AND WILL BE MAINTAINED BY KNOX COUNTY.
6. TOPOGRAPHIC INFORMATION TAKEN FROM KNOXVILLE G.I.S. MAPPING.
7. A PORTION OF THE PROPERTY IS IN A DESIGNATED FLOOD ZONE AS REPRESENTED ON FLOOD INSURANCE MAP FOR KNOX COUNTY, FEMA PANEL 47093C0229F.
8. ALL TELEPHONE, ELECTRICAL, AND CABLE SYSTEMS SHALL BE PLACED UNDERGROUND UNLESS THIS IS NOT ECONOMICALLY FEASIBLE IN THE JUDGMENT OF THE UTILITY COMPANY INVOLVED.
9. TRASH COLLECTION SHALL BE BY INDIVIDUAL CONTAINERS FURNISHED BY WASTE DISPOSAL SERVICE TO EACH HOME.
10. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
    FRONT.....20'
    SIDE.....5' (EXCEPT IN AREAS WHERE GRADE EXCEEDS 10% WHERE IT WILL BE 10')
    REAR.....25
    PERIPHERAL.....35'
11. DEVELOPER SHALL PROVIDE IN THE COVENANTS AND RESTRICTIONS A CLAUSE TO PROHIBIT THE STORAGE OF RECREATIONAL VEHICLES ON SITE, WHICH ARE VISIBLE TO OTHERS.
12. COMMON AREAS SHALL BE MAINTAINED BY ESTABLISHMENT OF HOMEOWNERS ASSOCIATION WITH A BUDGET SUFFICIENT TO MAINTAIN AND REPLACE SUCH IMPROVEMENTS.
13. EXISTING VEGETATION ALONG PROPERTY LINES TO REMAIN AND SERVE AS BUFFER ZONES, EXCEPT WHERE UTILITIES AND STORMWATER MEASURES ARE INSTALLED, OR WHERE GRADING REQUIRES THE REMOVAL OF SAID VEGETATION.
14. ALL LOTS TO HAVE ACCESS TO INTERNAL STREETS AND DRIVES ONLY.
15. CULVERTS TO BE SIZED TO CARRY A 100-YEAR STORM EVENT. ALL LOCAL AND STATE PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
16. RECORD NORTH REFERENCES THE INSTRUMENTS OF RECORD REFERENCED HEREON.
17. THE PAVEMENT WIDTH FOR ALL INTERNAL ROADS IS AS DEFINED WITHIN PAVEMENT CROSS-SECTIONS.
18. 3% GRADE OF "ROAD 2" CENTERLINE AT THE APPROACH TO AN INTERSECTION WITH "ROAD 1" WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 13 DECEMBER 2007.
19. 3% GRADE OF "ROAD 3" CENTERLINE AT THE APPROACH TO AN INTERSECTION WITH "ROAD 1" WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 13 DECEMBER 2007.
20. 1.5% GRADE OF "ROAD 4" CENTERLINE AT THE APPROACH TO AN INTERSECTION WITH "ROAD 3" WAS APPROVED BY THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 13 DECEMBER 2007.
21. A CLEARING AND GRADING PLAN FROM THIS SITE TO INTERSECTION WITH RIGHT-OF-WAY OF I-40 AT THE ACCESS POINT ON EVERETT ROAD TO INSURE SIGHT DISTANCE.

MPC FILE #'s 12-SF-07-C
12-SF-07-UR

Certification of Concept Plan

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission.

Benjamin L. Moorman 15 November 2007
Benchmark Associates, Inc. Benjamin L. Moorman R.L.S No. 1501

BENJAMIN L. MOORMAN
REGISTERED LAND SURVEYOR
No. 1501
STATE OF TENNESSEE

PROPERTIES INFORMATION

6th CIVIL DISTRICT OF KNOX COUNTY
CLT MAP 141, PARCEL 082
INSTRUMENT #200611010038055
0 EVERETT ROAD
KNOXVILLE, TN 37932
AND
6th CIVIL DISTRICT OF KNOX COUNTY
CLT MAP 129, PARCEL 164
INSTRUMENT #200706180103590
0 PINE CREEK ROAD
KNOXVILLE, TN 37932

OWNER
S & E PROPERTIES, LLC

CONCEPT PLAN
and USE ON REVIEW
FOR

EVERETT WOODS

71.26 ± ACRES ZONED "PR 1- 1.8 DU/AC"
SUBDIVIDE THE 71.26 ± ACRE TRACT INTO 128 RESIDENTIAL LOTS
DENSITY 1.8± DU/AC

DEVELOPED BY
S & E PROPERTIES. LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 454-3727

REVISED
3-3-08

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 691-4040
Facsimile (865) 691-4041

BENCHMARK ASSOCIATES, INC.
Land Planners • Land Surveyors

EVERETT WOODS
EVERETT ROAD
KNOXVILLE, TN 37932
For
S & E PROPERTIES, LLC

DATE	05 NOVEMBER 2007
SCALE	1" = 100'
DRAWN BY	BVL
FILE NAME	06278-CP
BM PROJECT NO.	06278

CONCEPT PLAN & MISC. DETAILS

SHEET
CP-1.0

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