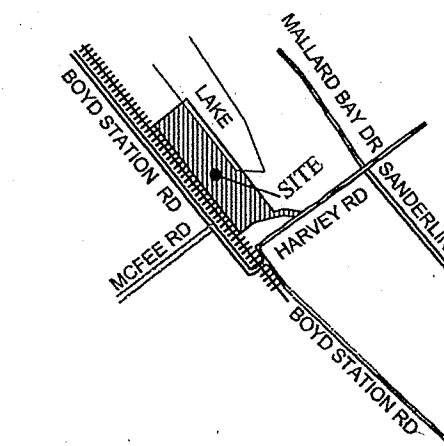
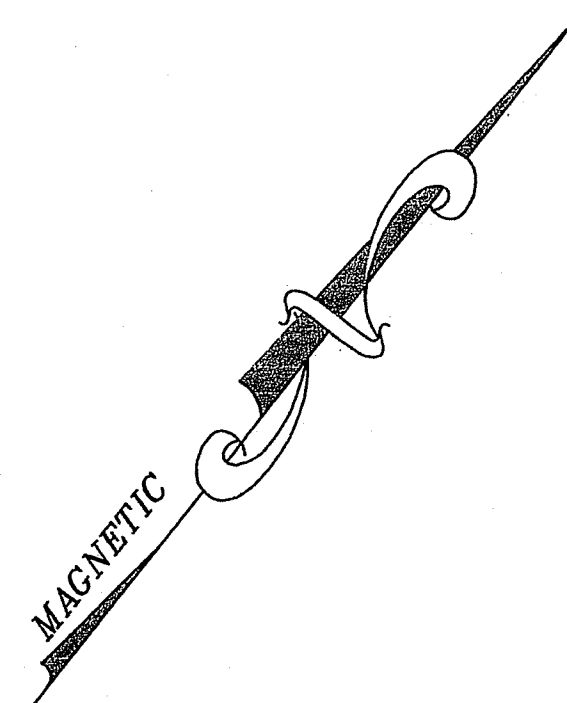


LOCATION MAP NT

LEGEND

- SMH SANITARY SEWER MANHOLE
- PMH PUMP MANHOLE
- WMH WATER MANHOLE
- SMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- TP SERVICE POOL
- CP POWER POOL
- e GW GUY WIRE
- FH FIRE HYDRANT
- IV IRRIGATION VALVE
- MW MONITOR WELL
- WS WATER METER
- LS LIGHT STANDARD
- ● C CLEANOUT
- EL ELECTRIC BOX
- CMP STAND PIPE
- GM GAS METER
- ▲ FL FLOOD LIGHT
- ○ IRON IRON ROD (OLD)
- IR(0) IRON ROD (NEW)
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- W WATER LINE
- G GAS LINE
- OE OVERHEAD ELECTRIC
- UH UNDERGROUND ELECTRIC
- OP OVERHEAD PHONE LINE
- UP UNDERGROUND PHONE LINE
- OU OVERHEAD UTILITY LINE
- UJ UNDERGROUND UTILITY LINE
- NATURAL DRAINAGE

OWNER PARCEL: 47.02

PAUL ROBERTSON
1108 HARVEY ROAD
KNOXVILLE, TENNESSEE 37922

OWNER PARCEL: 47.06 & 47.01

KENDELL WRIGHT
8901 HIGHBRIDGE DRIVE
KNOXVILLE, TENNESSEE 37922

OWNER PARCEL: 47.07

JASON C. RABY
4819 SUNFLOWER RD APT 70
KNOXVILLE, TENNESSEE 37909

OWNER PARCEL: 29 41

FIRST UTILITY DISTRICT
PO BOX 22580
KNOXVILLE, TENNESSEE 37922

DEVELOPER

STEVE BETHEL
121 ANCHOR LANE
ANDERSONVILLE, TN 37705
865-384-8124

NOTE:

- RESTRICTION TO BE PLACED OF RECORD PROHIBITING FUTURE SUBDIVIDING OF CREATED LOTS.
- ABANDONED ROW TO BECOME PART OF PROPOSED ROW AND PROPERTY OF HOMEOWNERS ASSOCIATION.

VARIANCE REQUEST:

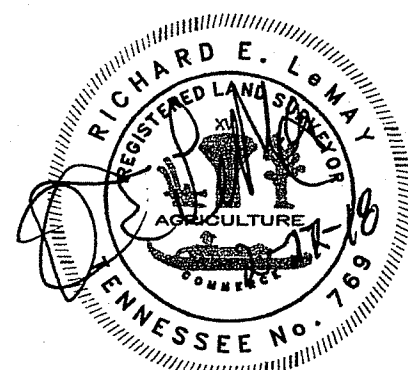
1. ROAD WIDTH FROM 26' TO 20' FOR PRIVATE DRIVE.
2. TRANSITION RADIUS @ CUL DE SAC FROM 75' TO 25'.
3. TRANSITION RADIUS @ CUL DE SAC PAVEMENT FROM 75' TO 25'.
4. HORIZONTAL CURVE STA 0+50 FROM 250' TO 55'.
5. HORIZONTAL CURVE STA 2+20 FROM 250' TO 180'.
6. HORIZONTAL CURVE STA 3+39.1 FROM 250' TO 150'.
7. BROKEN BACK TANGENT STA 0+67 FROM 150' TO 100.5'.
8. PERIPHERAL SETBACK BETWEEN LOT 7 AND ROBERTSON FROM 35' TO 15'.

SITE UTILITIES

SANITARY SEWER : FUD
WATER : FUD
ELECTRIC : LCUB
GAS : K.U.B.
TELEPHONE : BELLSOUTH
CABLE : COMCAST

SITE NOTES

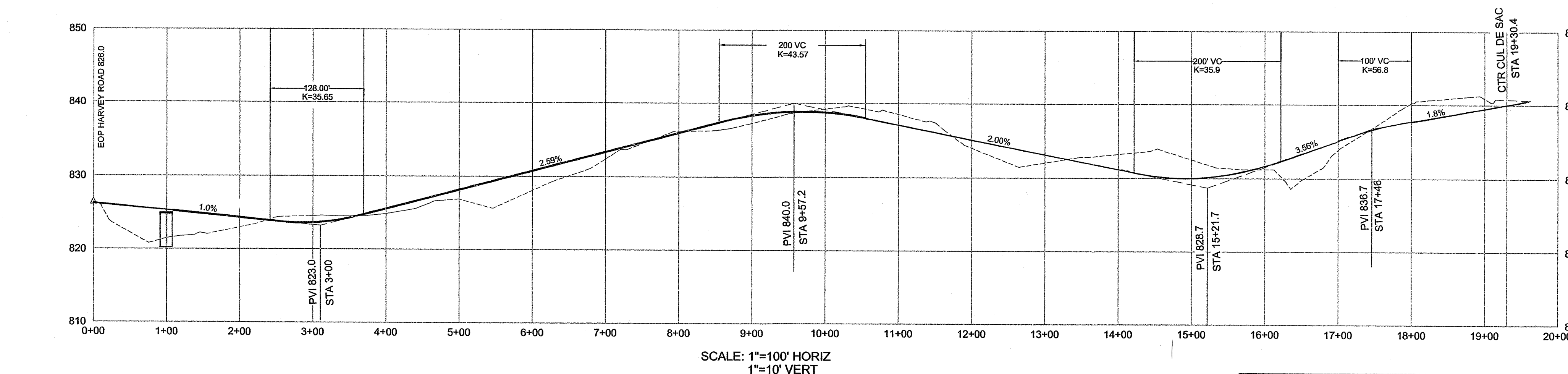
1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY & RIGHT OF WAY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES.
4. DEED REFERENCE: 20080226-0053105
5. PROPERTY SHOWN ON CLT 162, PARCELS 47.01, 47.02, 47.06, 47.07, 47.08 & PART 29.4
6. PROPERTY ZONED: A (PR) PENDING
7. TOTAL AREA OF SUBDIVISION: 11.53 ACRES (PR ZONING) 3.74 ACRES F ZONING.
8. TOTAL PROPOSED LOTS: 7
9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
10. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
12. COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
13. A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
14. A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.



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 the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Surveyor
Tenn. Reg. No. 769



12-SD-17-C
3-D-18-UK
REVISED
2-28-18

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

CONCEPT PLAN & DEVELOPMENT PLAN

SHEET 1 OF 1

CORNERSTONE COVE

DISTRICT 6 * KNOX COUNTY * TENNESSEE ADDRESS: HARVEY ROAD
PROPERTY SHOWN ON CLT 162, PARCELS 47.01, 47.02, 47.06, 47.07 & PART 29.4

DRAWN BY: RELir	APPROVED BY: REL	DATE: 10-24-2017	MOST RECENT REVISIONS 01-20-2018 02-27-2018	SCALE: 1" = 60'	5645 CF
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