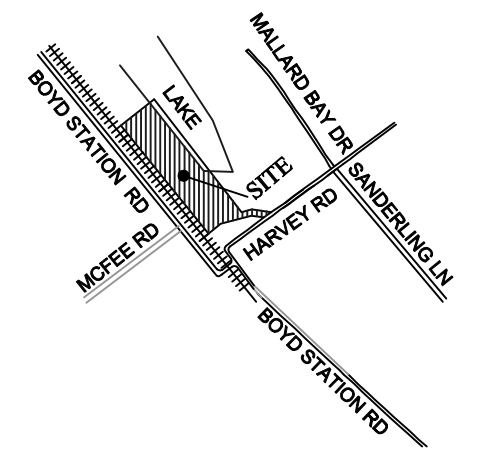
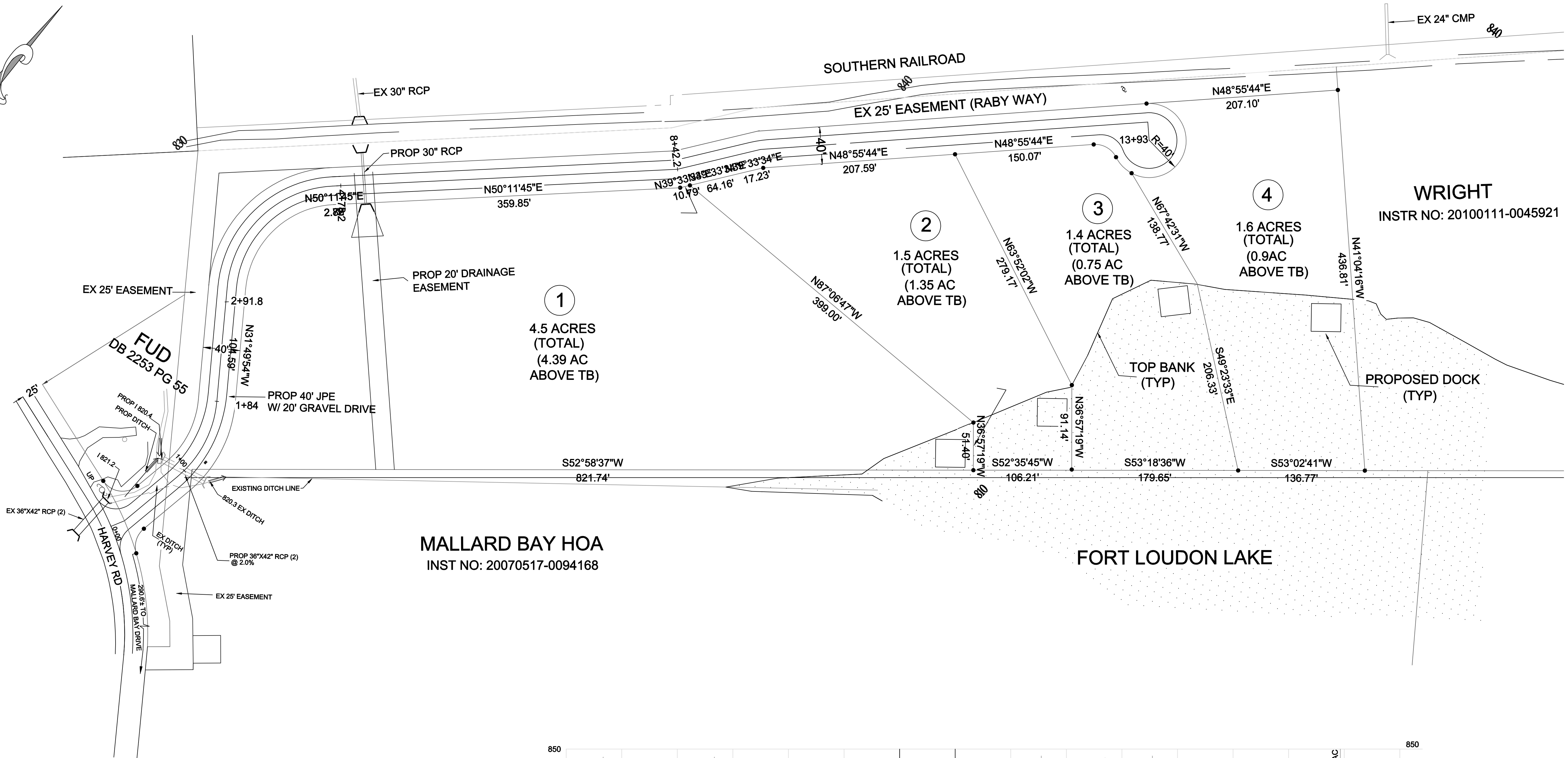
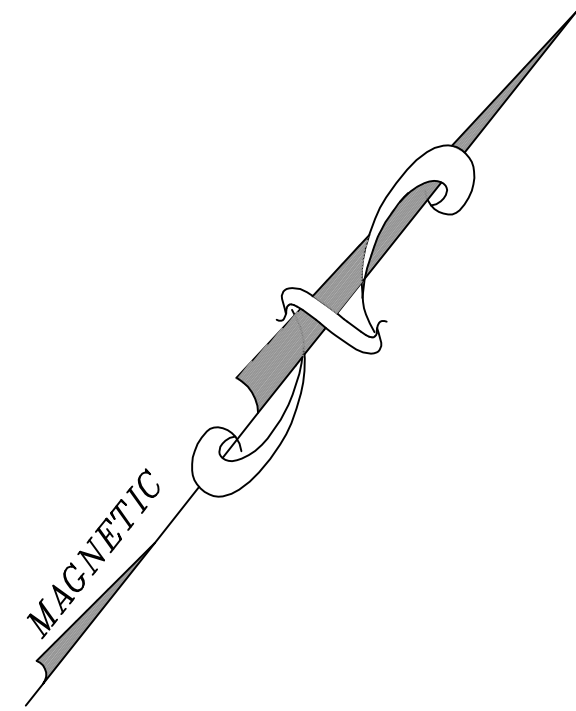




LOCATION MAP NTS

LEGEND	
SMH	SANITARY SEWER MANHOLE
PMH	PHONE MANHOLE
WMH	WATER MANHOLE
SMH	STORM DRAIN MANHOLE
CB	CATCH BASIN
SP	SERVICE POLE
CP	POWER POLE
GW	GUY WIRE
FH	FIRE HYDRANT
IV	IRRIGATION VALVE
MW	MONITOR WELL
WM	WATER METER
LS	LIGHT STANDARD
CO	CLEANOUT
EL	ELECTRIC BOX
SP	STAND PIPE
GM	GAS METER
FL	FLOOD LIGHT
IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW)
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
W	WATER LINE
G	GAS LINE
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
OP	OVERHEAD PHONE LINE
UP	UNDERGROUND PHONE LINE
OU	OVERHEAD UTILITY LINE
UU	UNDERGROUND UTILITY LINE
	NATURAL DRAINAGE

VARIANCE REQUEST:
1. ROAD WIDTH FROM 26' TO 20' FOR PRIVATE DRIVE.

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

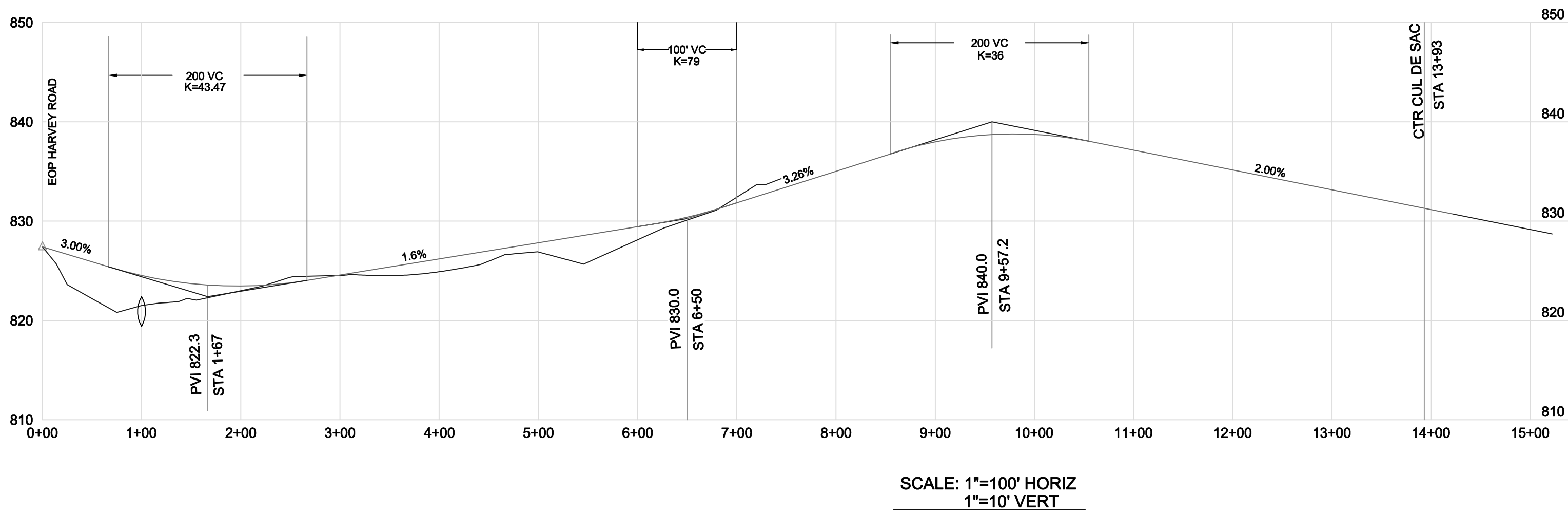
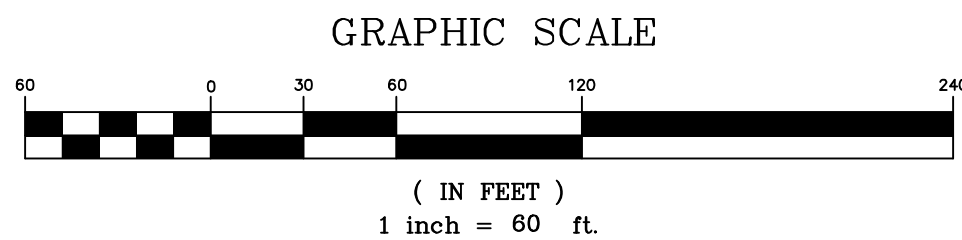
- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
 - DEED REFERENCE: 20090226-0053105
 - PROPERTY SHOWN ON CLT 162, PARCELS 47.07
 - PROPERTY ZONED: A
 - TOTAL AREA OF SUBDIVISION: 10.6 ACRES
 - TOTAL PROPOSED LOTS: 4
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
 - ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 - COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
 - A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
 - 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



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

12-SD-17-C

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

CONERSTONE COVE

DISTRICT 6 * KNOX COUNTY * TENNESSEE ADDRESS: HARVEY ROAD
PROPERTY SHOWN ON CLT 162, PARCELS 47.01, 47.02, 47.06, 47.07 & PART 29.41

DRAWN BY: RELjr	APPROVED BY: REL	DATE: 10-24-2017	MOST RECENT REVISIONS	SCALE: 1" = 60'	5645 CP
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