

- NOTES:
1. CLT MAP 129, PARCELS 047.05,047.06,047.07,047.08.
 2. NO. OF LOTS - 115.
 3. AREA SUBDIVIDED - 46± ACRES.
 4. THIS PROPERTY IS ZONED PR (UP TO 2.5DU/AC).
 5. ALL LOTS ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 7. THIS IS CERTIFY THAT THERE IS 400' SIGHT DISTANCE EACH WAY AT HICKORY CREEK ROAD.
 8. BUILDING SETBACKS: FRONT 20'
SIDE 5'
REAR 15'
PERIPHERAL 35'
 9. VARIANCES GRANTED BY MPC AT CONCEPT APPROVAL:
WAY AT HICKORY CREEK ROAD.
HORIZONTAL CENTERLINE RADIUS ON ROAD "D" FROM 250' TO 150' BETWEEN STA. 12+99.16 AND STA. 15+90.50.
VERTICAL CURVE ON ROAD "A" AT STA. 1+00 FROM 205' (K=25) TO 144' (K=17.56).

This is to verify that there is 400' sight distance each way at entrance to subdivision.

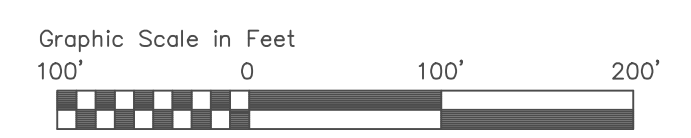
12-SE-17-C
12-I-17-UR
Revised: 12/27/2017

SURVEYOR:
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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 these plans 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.

TN RLS #1306



CONCEPT PLAN & SITE PLAN
HICKORY CREEK FARMS
CLT MAP 129, PARCELS 47.05,47.06,47.07,47.08,47.09
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100'
OCT. 30, 2017
DEC. 27, 2017