

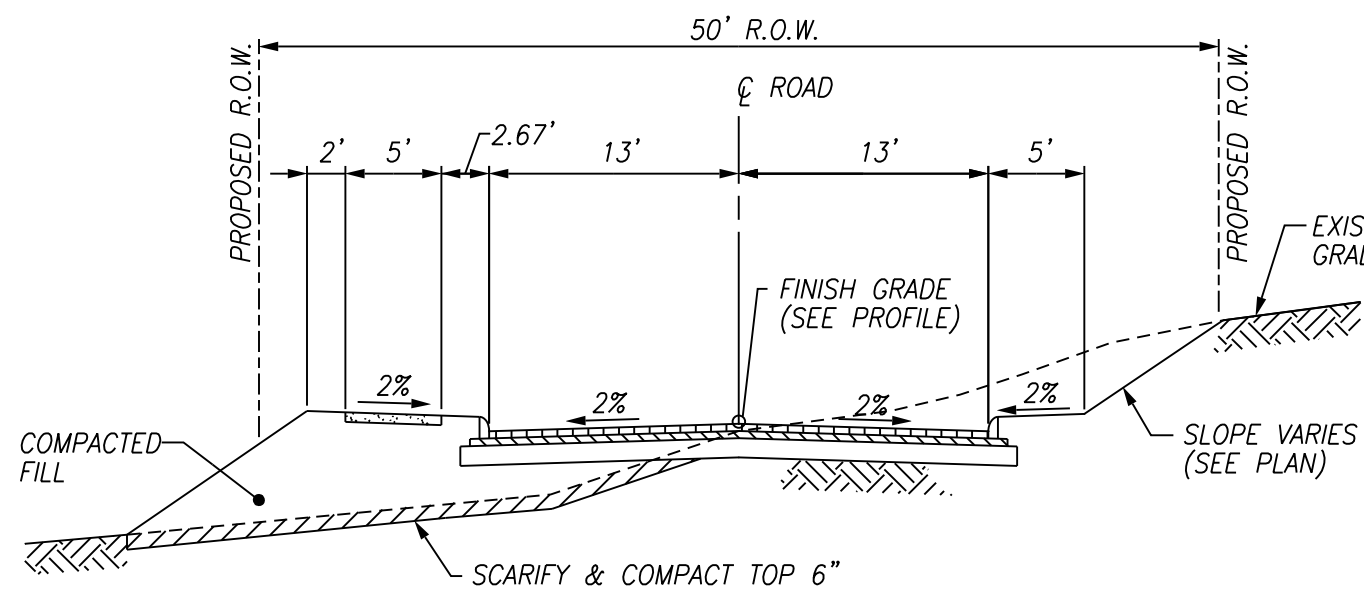
UTILITY OWNERS:

WATER & SEWER
WEST KNOX UTILITY DISTRICT (WKUD)
2328 LOVELL ROAD, P.O. BOX 51370
KNOXVILLE, TN 37931
CONTACT: MR. MARTIN GILLENWATERS
OFFICE PHONE: 865.690.2521, EXT. *833

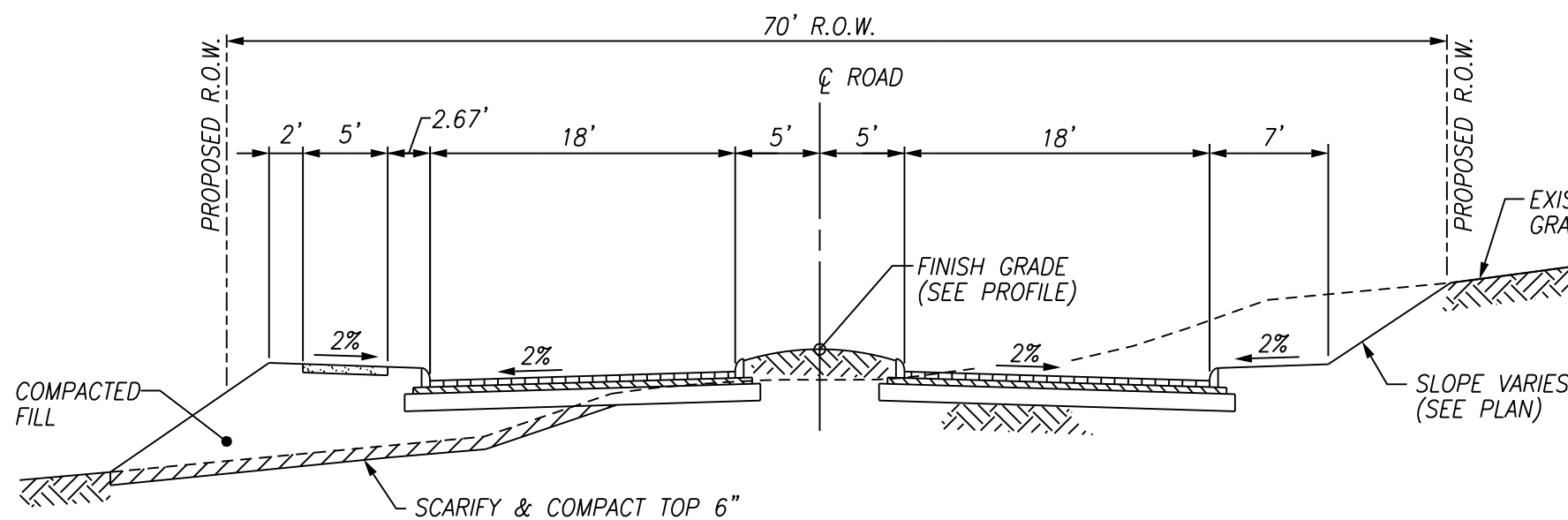
ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. JAY HINES
OFFICE PHONE: 865.986.6591

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS McCORMICK
OFFICE PHONE: 865.538.2123

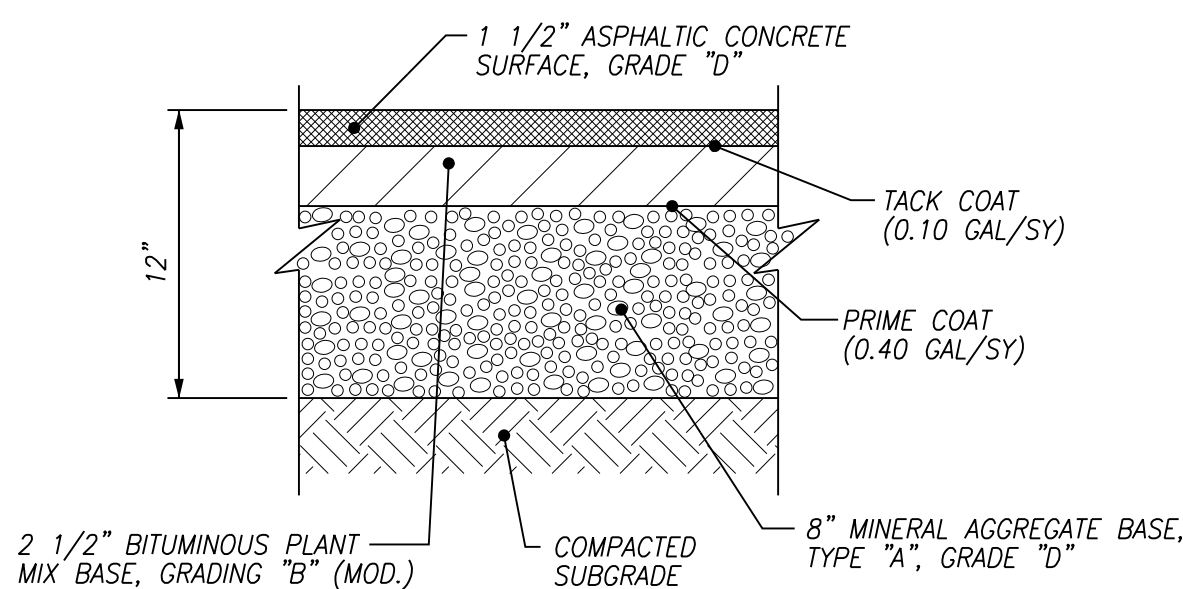
TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DAILEY
OFFICE PHONE: 865.539.8571



1 TYPICAL 26' ROAD SECTION
C1 N.T.S.



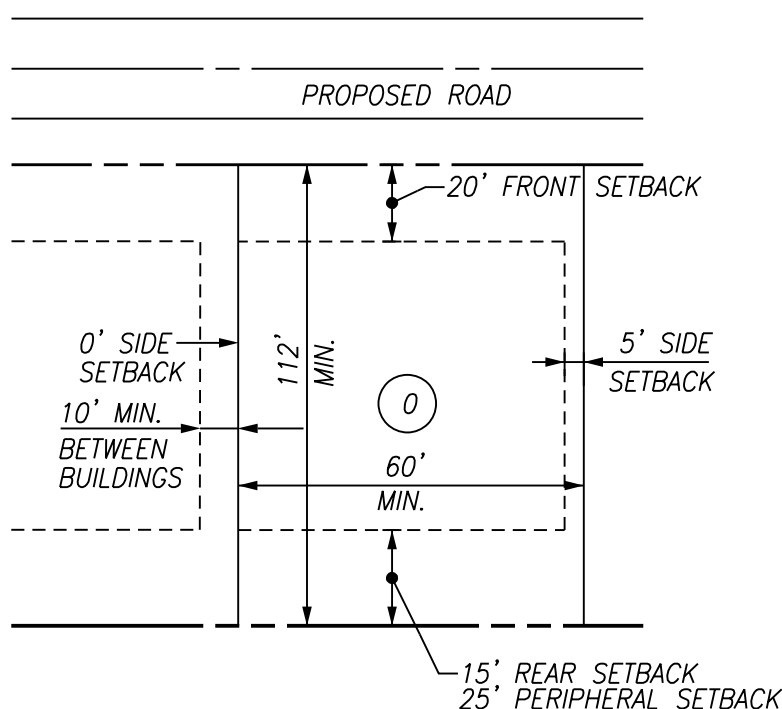
2 TYPICAL 46' ROAD SECTION
C1 N.T.S.



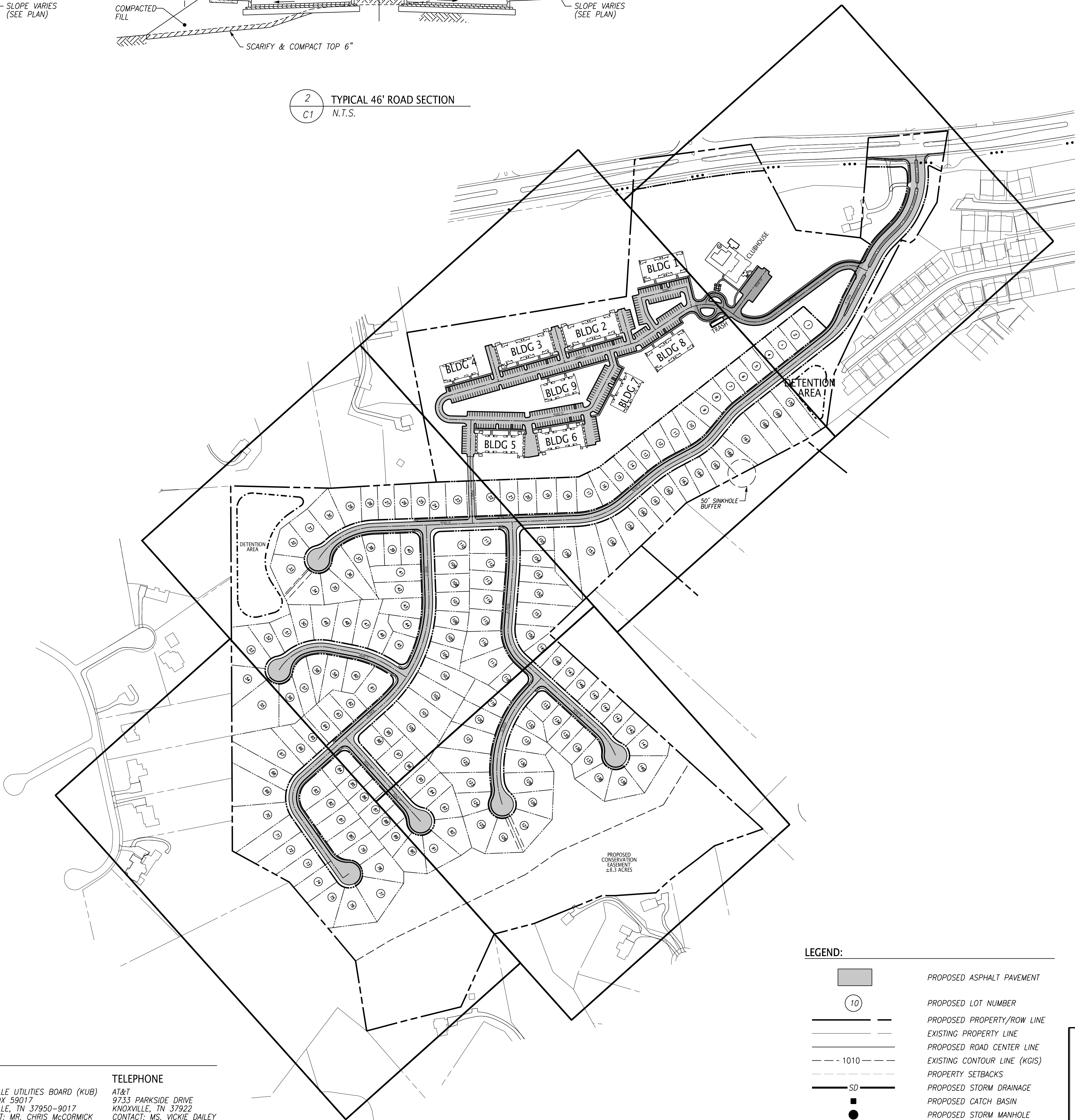
NOTES:

- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

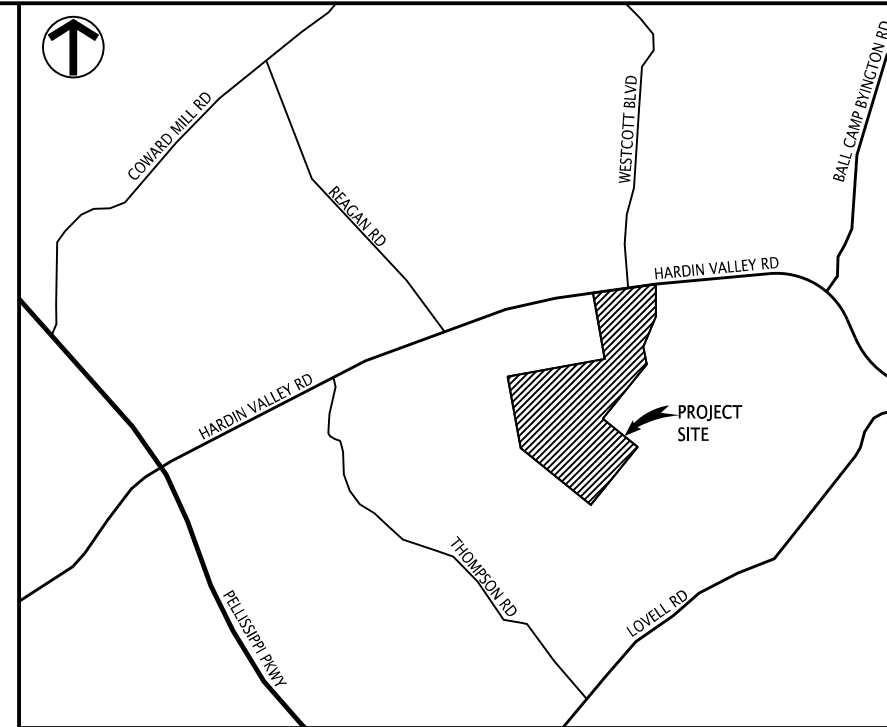
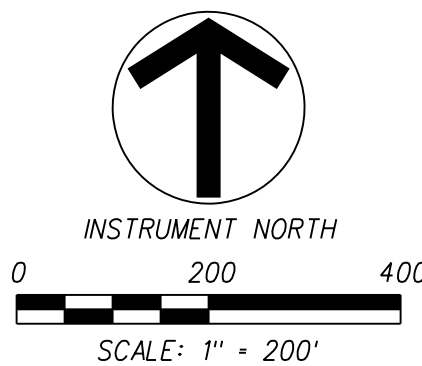
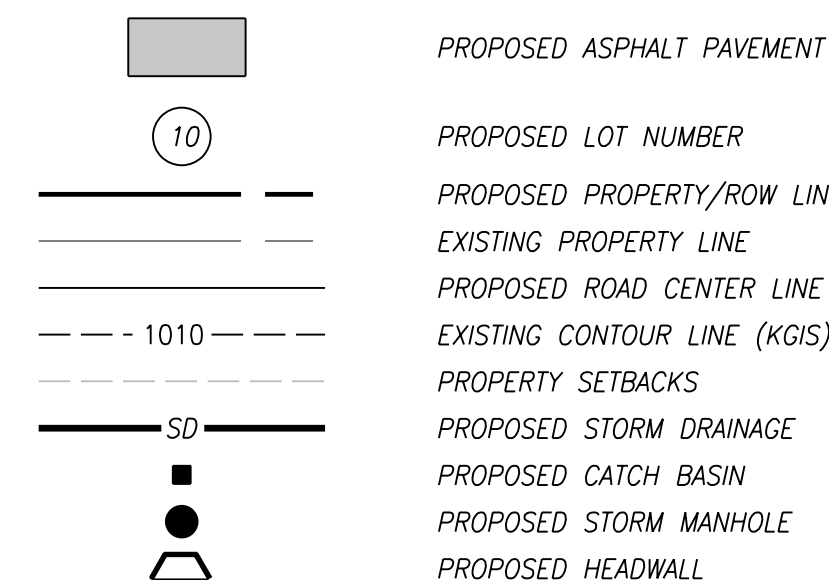
3 ASPHALT PAVEMENT SECTION
C1 N.T.S.



4 TYPICAL INTERIOR LOT
C1 N.T.S.



LEGEND:



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2'-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD88.
- PROPERTY CONCERNED REFLECTS PARCELS 104084 & 10401708 AS SHOWN IN KNOX COUNTY CLT MAP 104. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONE. TOTAL AREA = 84.82± AC. & 10.00± RESPECTIVELY.

OWNER: SHADY GLEN, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
- BUILDING SETBACKS INTERNAL TO SUBDIVISION ARE 20'-FT. IN FRONT, 5'-FT. ON ONE SIDE, 0'-FT. ON OPPOSITE SIDE, 15'-FT. REAR, AND 25'-FT. AT THE PERIPHERY.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
- ROOF DRAIN AND FRONT YARD FOR ALL PROPOSED LOTS WILL BE CONNECTED TO PROPOSED STORM DRAINAGE SYSTEM.

UNIT MIX		
BUILDING NUMBER	STORIES	TOTAL UNITS
1	3/4 STY	28
2	3/4 STY	28
3	3/4 STY	28
4	3/4 STY	28
5	3/4 STY	28
6	3/4 STY	28
7	3/4 STY	28
8	3/4 STY	28
9	3 STY	24
TOTALS		248

APARTMENT PARKING SUMMARY

REQUIRED PARKING (244 UNITS)
248 UNITS @ 1.5 SP/UNIT = 372 SPACES

TOTAL PARKING PROVIDED	
STANDARD SPACES (9'x18')	324
HANDICAP (18 VAN ACCESSIBLE)	20
GARAGE SPACES	48
CLUBHOUSE SPACES	25
TOTAL	417

DEVELOPMENT AREA & DENSITY

PROPOSED APARTMENT COMPLEX	
TOTAL AREA =	86.65 ACRES
PROPOSED APARTMENT UNITS =	248
PROPOSED SINGLE FAMILY UNITS =	170
PROPOSED DENSITY (UNITS/AREA) =	4.8

VARIANCE AND ZONING REQUEST:

- REDUCE HORIZONTAL RADIUS 250' TO 100' STA. 10+59.77 ROAD "C" (C-14).
- ROAD SLOPE FROM 12% TO 15% FROM STA. 1+07.11 ROAD "D" TO STA. 4+31.62 ROAD "D".
- ROAD SLOPE FROM 12% TO 15% FROM STA. 1+60.00 ROAD "E" TO STA. 3+40.00 ROAD "E".
- REDUCE K-VALUE FROM 25 TO 15 ON ROAD "D", STA. 1+07.11 AT INTERSECTION OF ROAD "B".
- REDUCE K-VALUE FROM 25 TO 15 ON ROAD "E", STA. 1+60.00 AT INTERSECTION OF ROAD "C".
- BUILDING SIDE SETBACKS ON LOTS GREATER THAN 10% FROM 10' TO 5'.

I HEREBY CERTIFY THAT I AM A ENGINEER, LICENSED TO DO ENGINEERING 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 ACCORDANCE WITH THE METROPOLITAN PLANNING COMMISSION.

ENGINEER
TENNESSEE CERTIFICATE NO. 168416



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

HARDIN VALLEY SUBDIVISION
10105 HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

SHADY GLEN, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: ERIC MOSELEY
TELEPHONE NO.: 865.539.1112

CONCEPT/UOR
OVERALL PLAN

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
ANG	ANG	RLP	08/28/15
			07/27/15
			06/24/15
			05/26/15

Project	330.009	Sheet	C1
Date	05/26/15		
Scale	1"=200'		