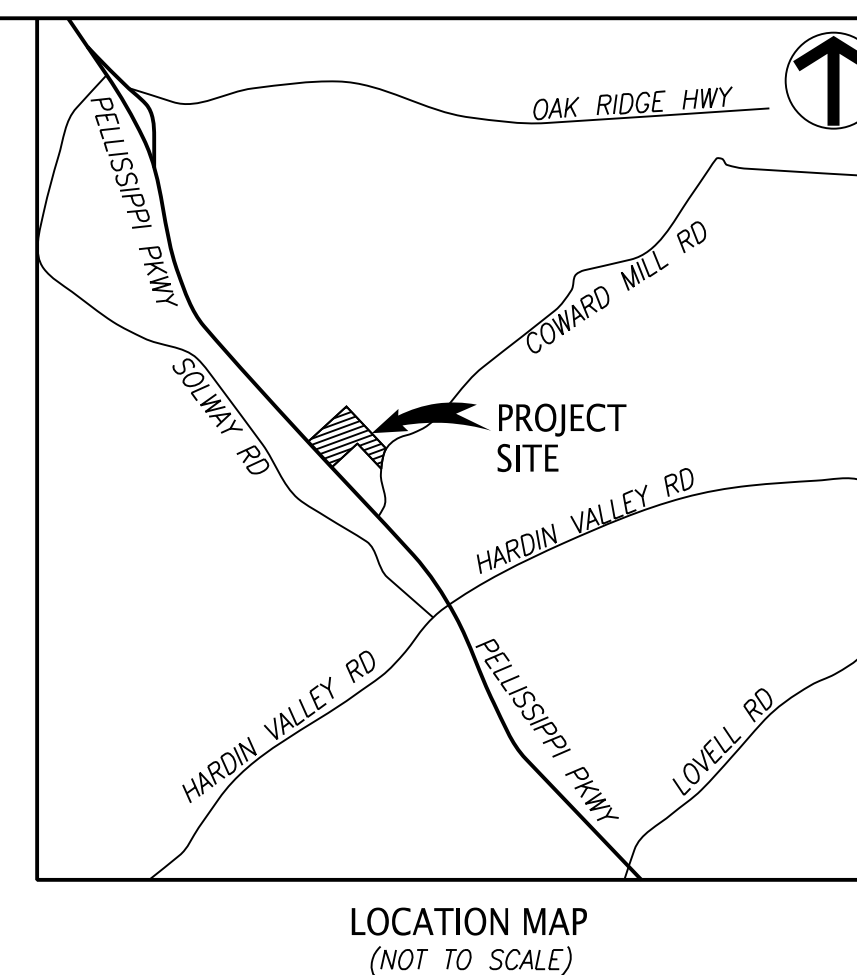
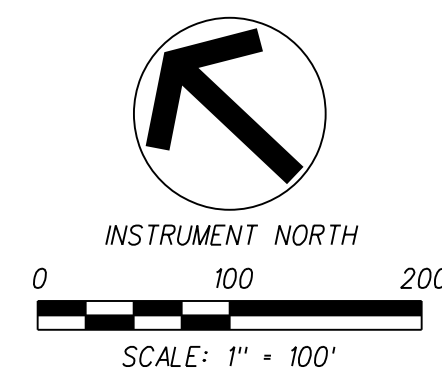


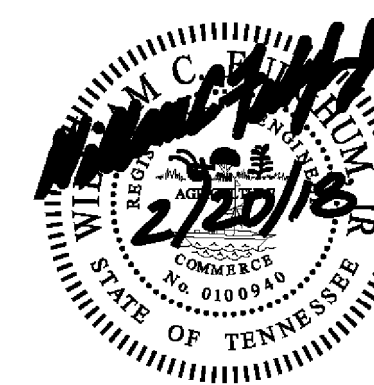
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.



1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2-FT. INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCELS 103 09102 AS SHOWN IN KNOW COUNTY CLT MAP 103 ZONING FOR THE PROPERTY IS ZONED PR/T0, PLANNED RESIDENTIAL/TECHNICAL OVERLAY UP TO 3.5 DU/AC. THE TOTAL AREA IS 33.84±
- OWNER: KEMP P FAIN, JR. - PELLISSIPPI PROPERTIES
% ASSET PLANNING GROUP
234 STE 102 S PETERS ROAD
KNOXVILLE, TN 37922
3. BUILDING SETBACKS ARE 35-FT. PERIPHERAL, 20-FT. FRONT, 15-FT. ON SIDE AND 35-FT. IN REAR.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE 26" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
7. THE PROPOSED DENSITY IS 118 DU/33.84 AC. = 3.49 DU/AC.

1. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS AT THE CENTERLINE OF THE PROPOSED ROAD RIGHT-OF-WAY FOR LOCAL STREETS GREATER THAN ONE THOUSAND (1000) FEET IN LENGTH FROM TWO HUNDRED FIFTY (250) FEET TO ONE HUNDRED FIFTY (150) FEET.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE 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 A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

TENNESSEE CERTIFICATE NO. 0100940

3-SA-18-C/3-B-18-UR
Revised: 2/20/2018

5

PROPOSED ASPHALT PAVEMENT

PROPOSED LOT NUMBER

PROPOSED PROPERTY/ROW LINE

EXISTING PROPERTY LINE

PROPOSED ROAD CENTER LINE

EXISTING CONTOUR

UTILITY OWNERS:

WATER & SEWER
WEST KNOX UTILITY DISTRICT (WKUD)
2328 LOVELL ROAD
KNOXVILLE, TN 37950
CONTACT: MR. MATT WILLIAMSON
OFFICE PHONE: 865.690.2521

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: 865.558.2123

TELEPHONE

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

**FULGHUM
FM
MACINDOE
& ASSOCIATES, INC.**

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

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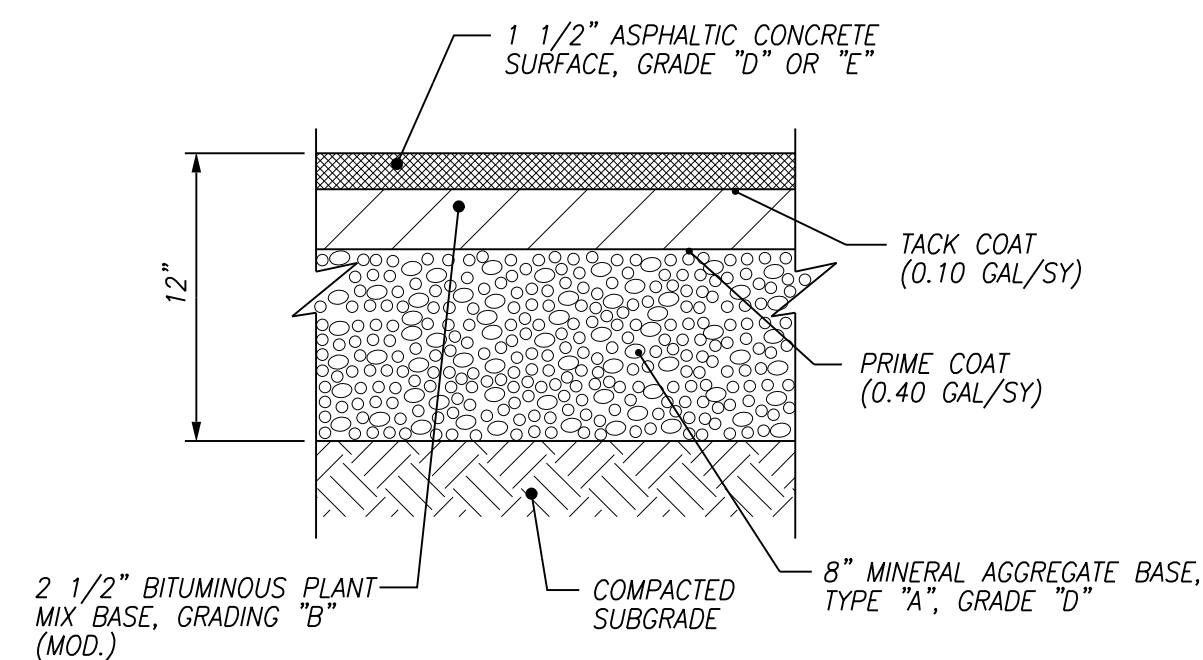
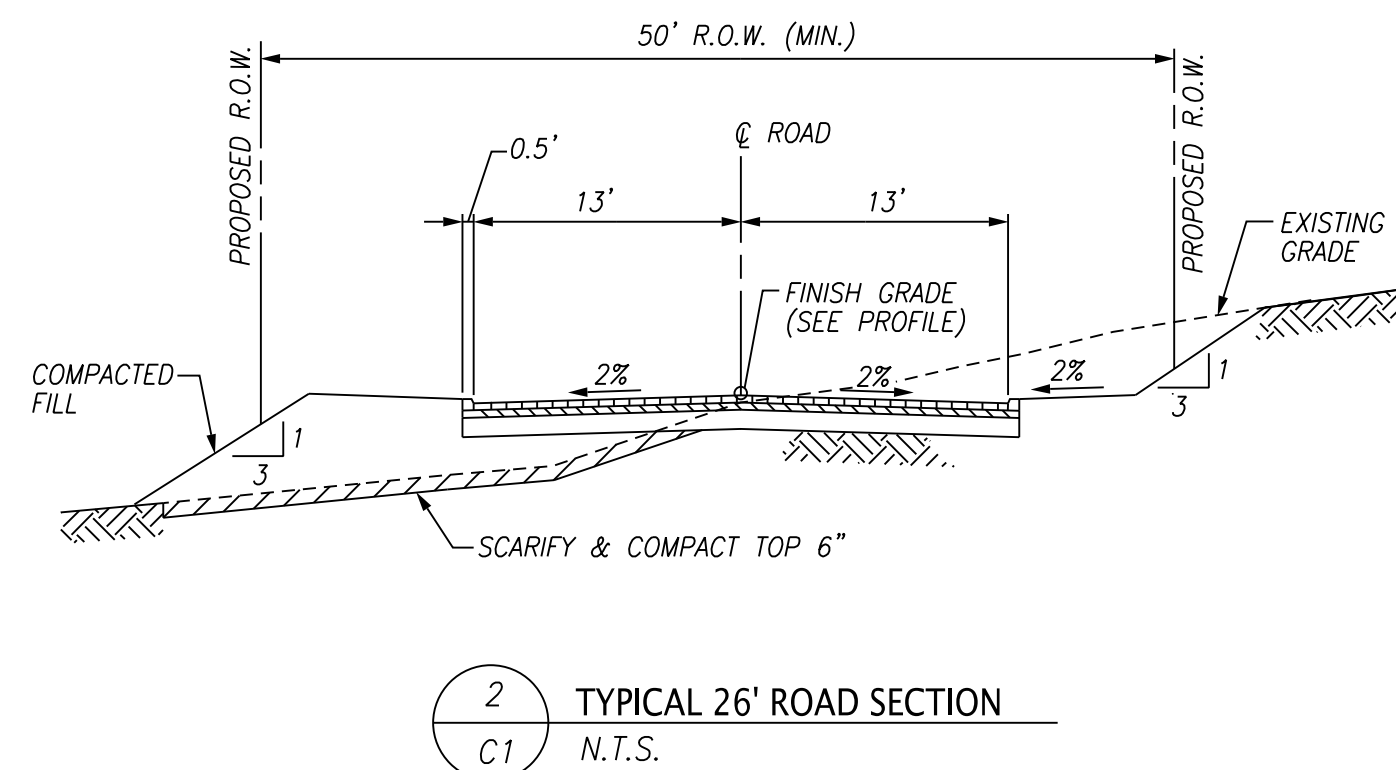
COWARD MILL SUBDIVISION
COWARD MILL ROAD
KNOXVILLE, TENNESSEE 37931

HARDIN VALLEY LAND PARTNERS
10784 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
CONTACT: RUSTY BITTLE
TELEPHONE NO.: 865.670.7423
EMAIL: rusty@hardinvalleyland.com

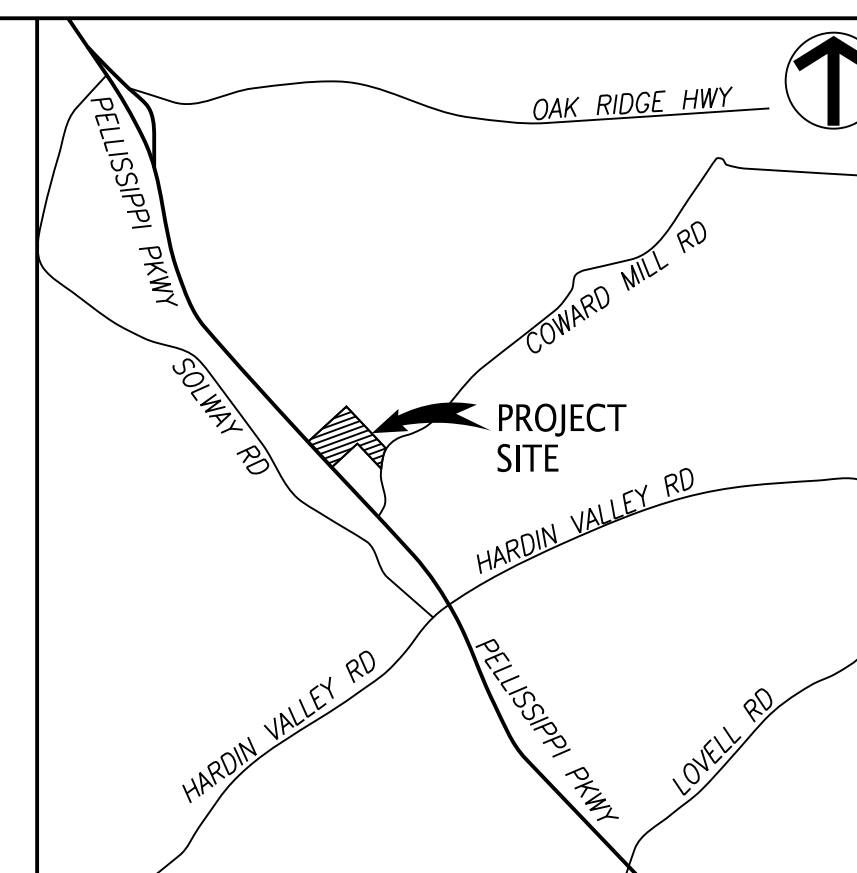
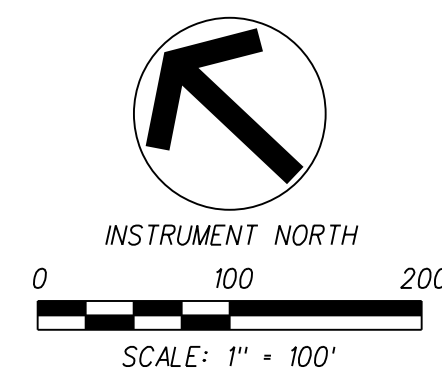
SITE LAYOUT (A)

PROJ. MGR.	MCF	DESIGNED BY	WCF	DRAWN BY	CHG
A		REVISED SITE LAYOUT			02/20/18
A		ISSUED FOR CONCEPT PLAN			01/22/18
No.		Revision / Issue			Date

Project 548.004	Sheet
Date 01/22/18	C1
Scale 1"=100'	



1. 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.



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

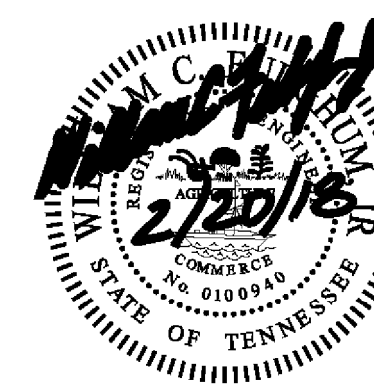
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- OWNER: KEMP P FAIN, JR. - PELLISSIPPI PROPERTIES
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VARIANCE REQUESTED:

1. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS AT THE CENTERLINE OF THE PROPOSED ROAD RIGHT-OF-WAY FOR LOCAL STREETS GREATER THAN ONE THOUSAND (1000) FEET IN LENGTH FROM TWO HUNDRED FIFTY (250) FEET TO ONE HUNDRED FIFTY (150) FEET.

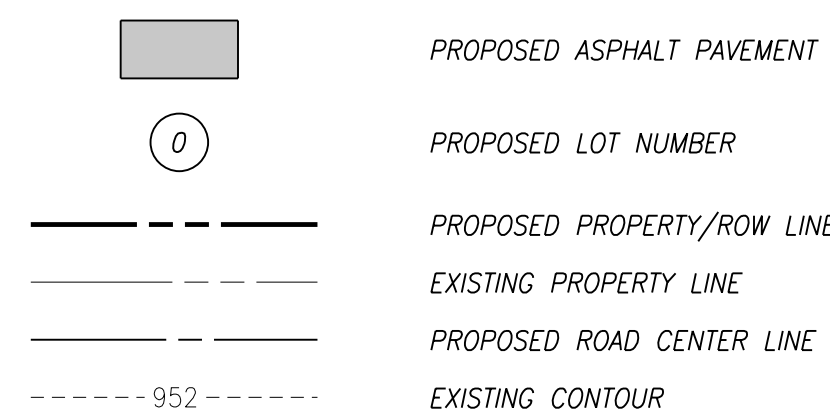
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REGISTERED ENGINEER WILLIAM C. FULGHUM, JR., P.E.

TENNESSEE CERTIFICATE NO. 0100940

3-SA-18-C/3-B-18-UR
Revised: 2/20/2018

LEGEND:



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WEST KNOX UTILITY DISTRICT (WKUD)
2328 LOVELL ROAD
KNOXVILLE, TN 37950
CONTACT: MR. MATT WILLIAMSON
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SITE LAYOUT (B)

	PROJ. MGR.	WCF	DESIGNED BY WCF	DRAWN BY CHG
	A	ISSUED FOR CONCEPT PLAN		02/20/18

Project 548.004	Sheet
Date 01/22/18	C2
Scale 1"=100'	