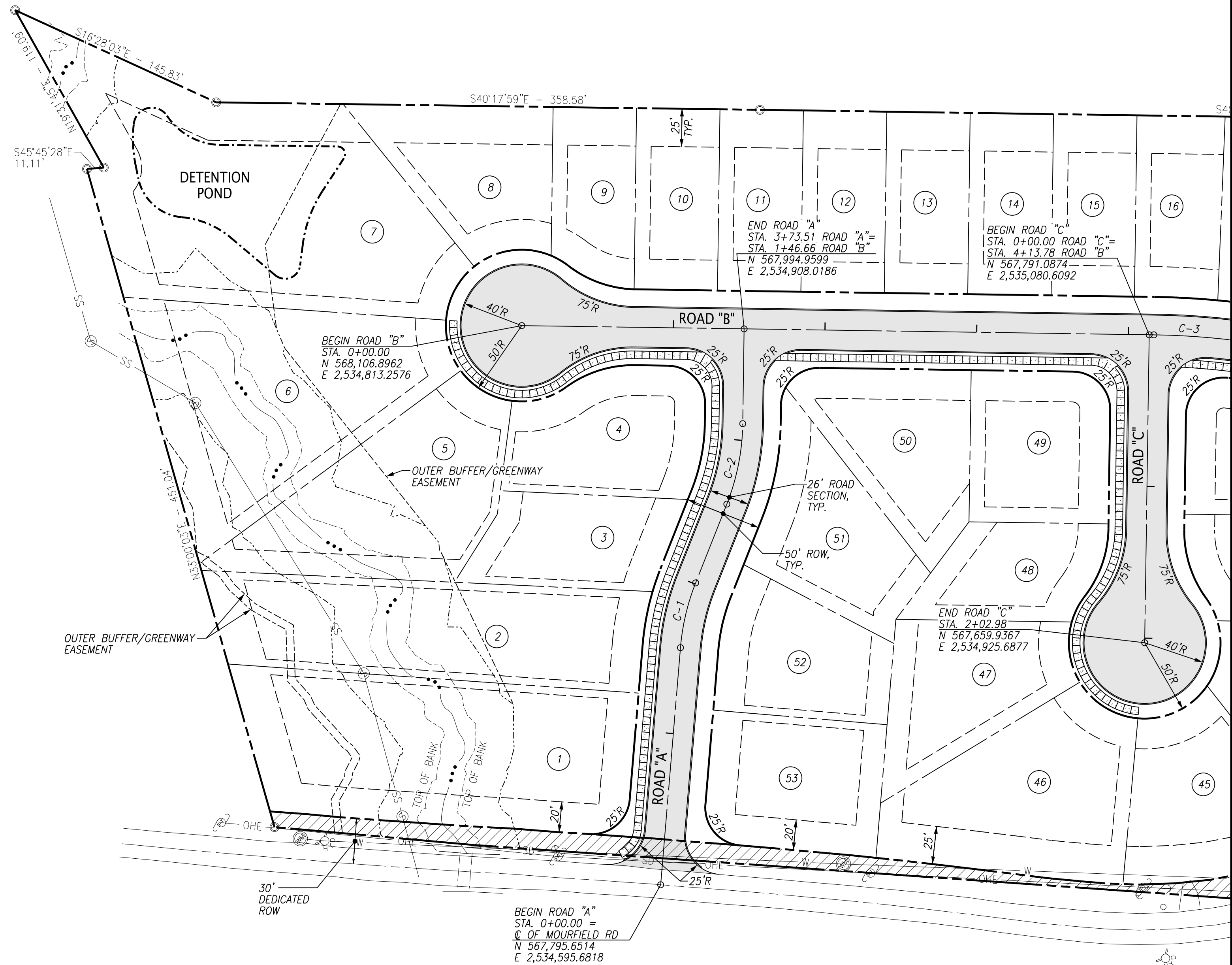


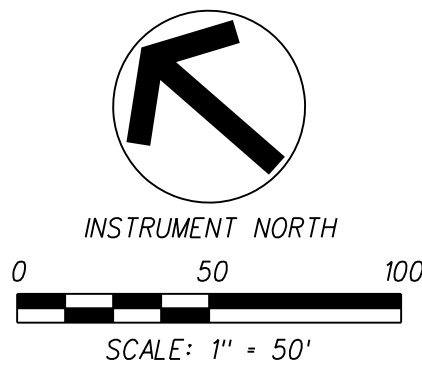
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Plot Date: 3/23/2015



4-SB-15-C / 4-C-15-UR
Revised: 3/31/2015

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	567,901.6297	2,534,739.9182	16° 48' 49" (RT)	150.00	22.17	44.02
C-2	567,936.8269	2,534,839.3490	20° 45' 24" (LT)	150.00	27.47	54.34
C-3	567,768.6442	2,535,099.6088	6° 02' 01" (RT)	500.00	26.35	52.65

NOTES:
1. REFERENCE C1 FOR NOTES AND LEGEND



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MACINDOE
& ASSOCIATES, INC.
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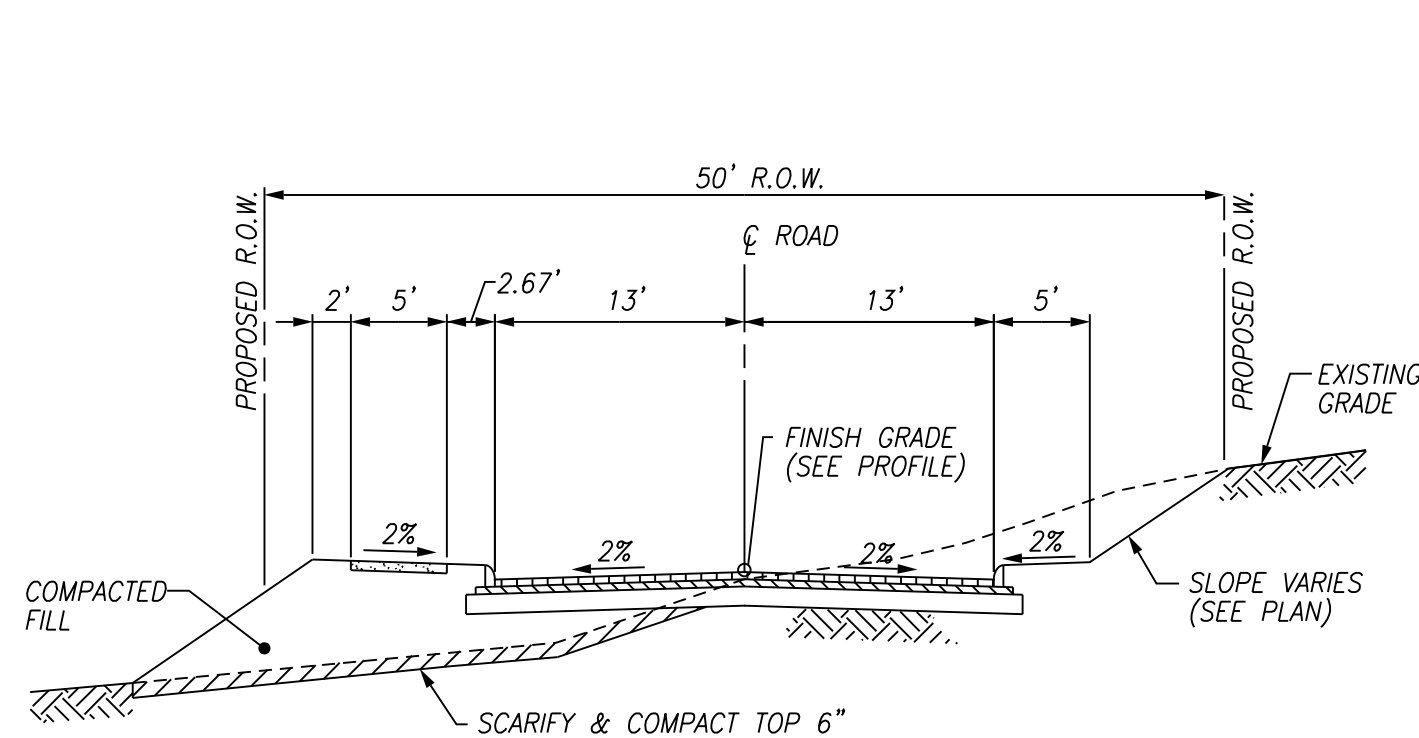
PRELIMINARY
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1130 MOURFIELD ROAD
KNOXVILLE, TENNESSEE 37922

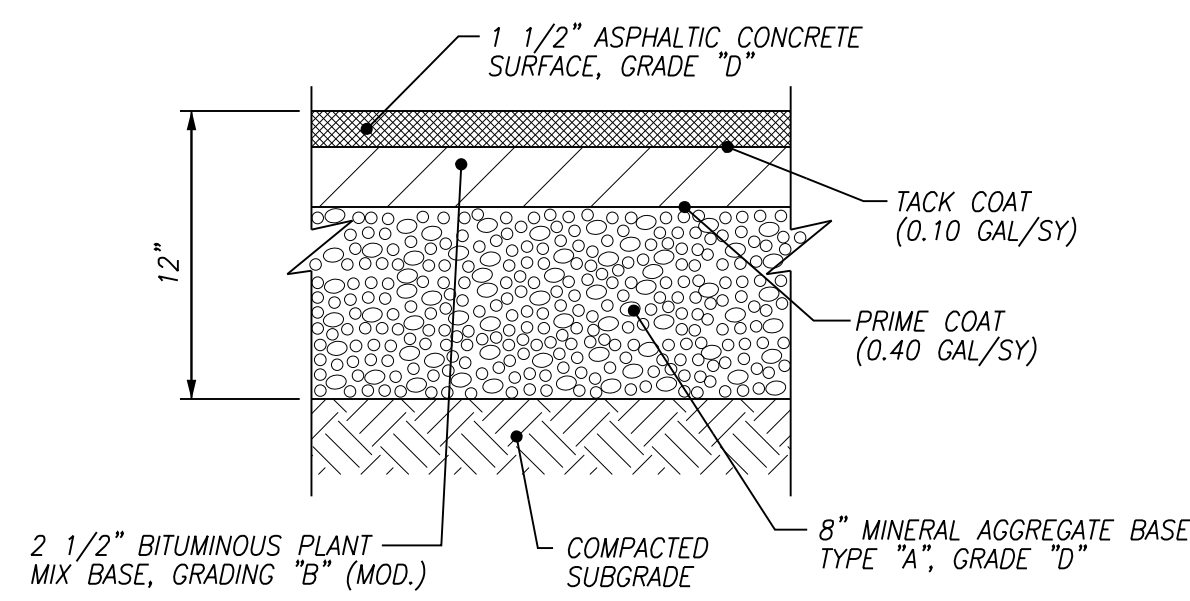
VOLUNTEER DEVELOPMENT
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT PLAN

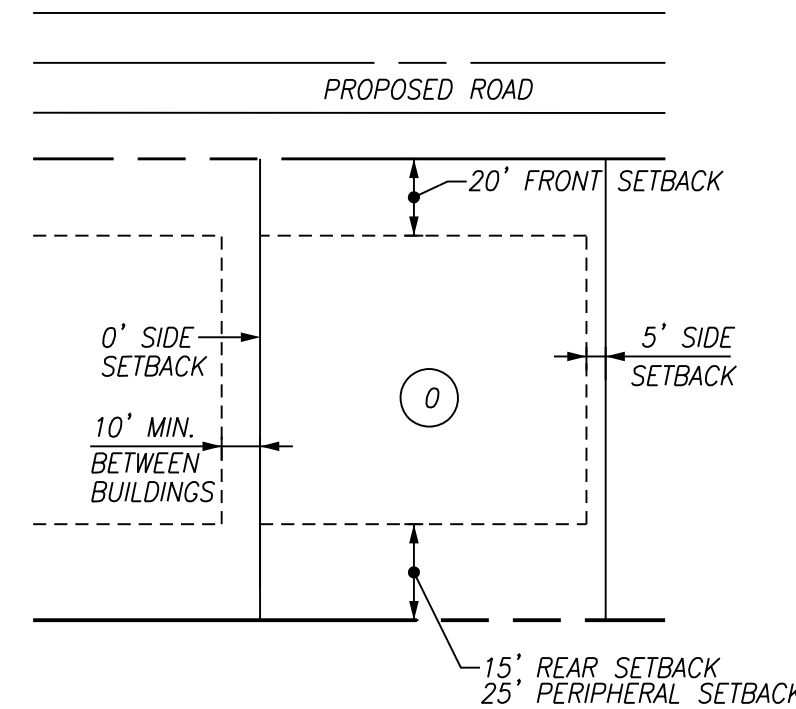
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			REVISED PER COMMENTS			3/24/15
			REVISED PER COMMENTS			2/20/15
			REVISED PER COMMENTS			12/23/14
			ISSUED FOR CONCEPT PLAN			11/24/14
No.	Revision/Issue					Date
Project						Sheet
330.008						
Date						
11/24/14						C2
Scale						
1"=50'						



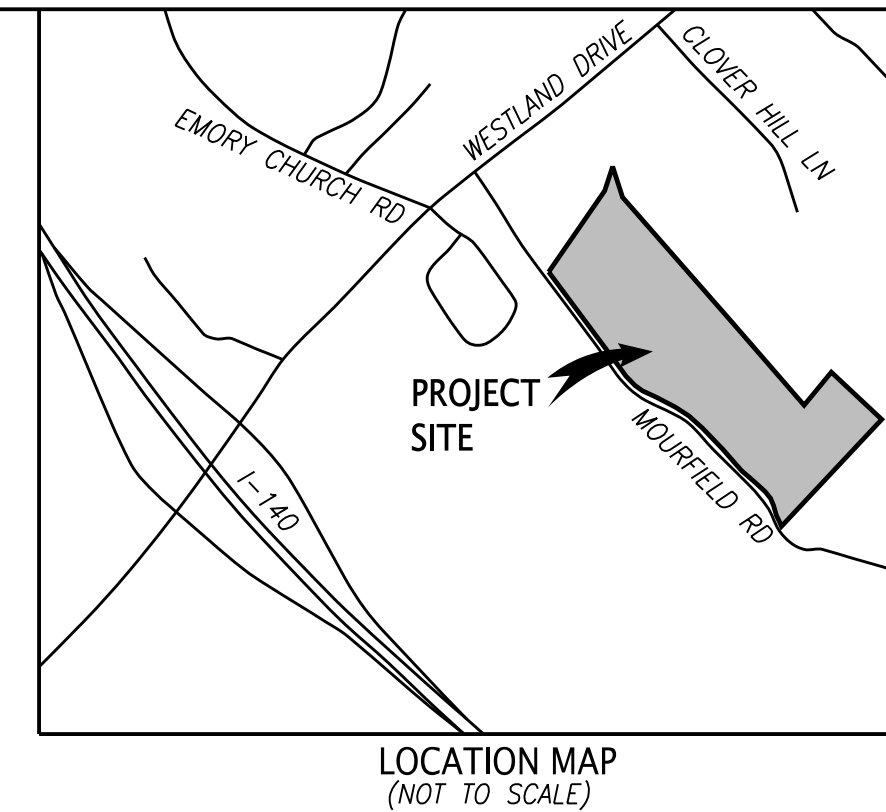
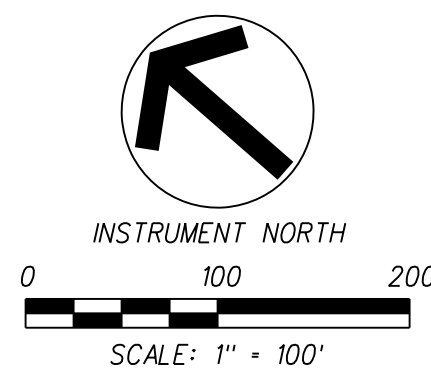
1 TYPICAL 26' ROAD SECTION
N.T.S.



2 ASPHALT PAVEMENT SECTION
N.T.S.



3 TYPICAL INTERIOR LOT
N.T.S.



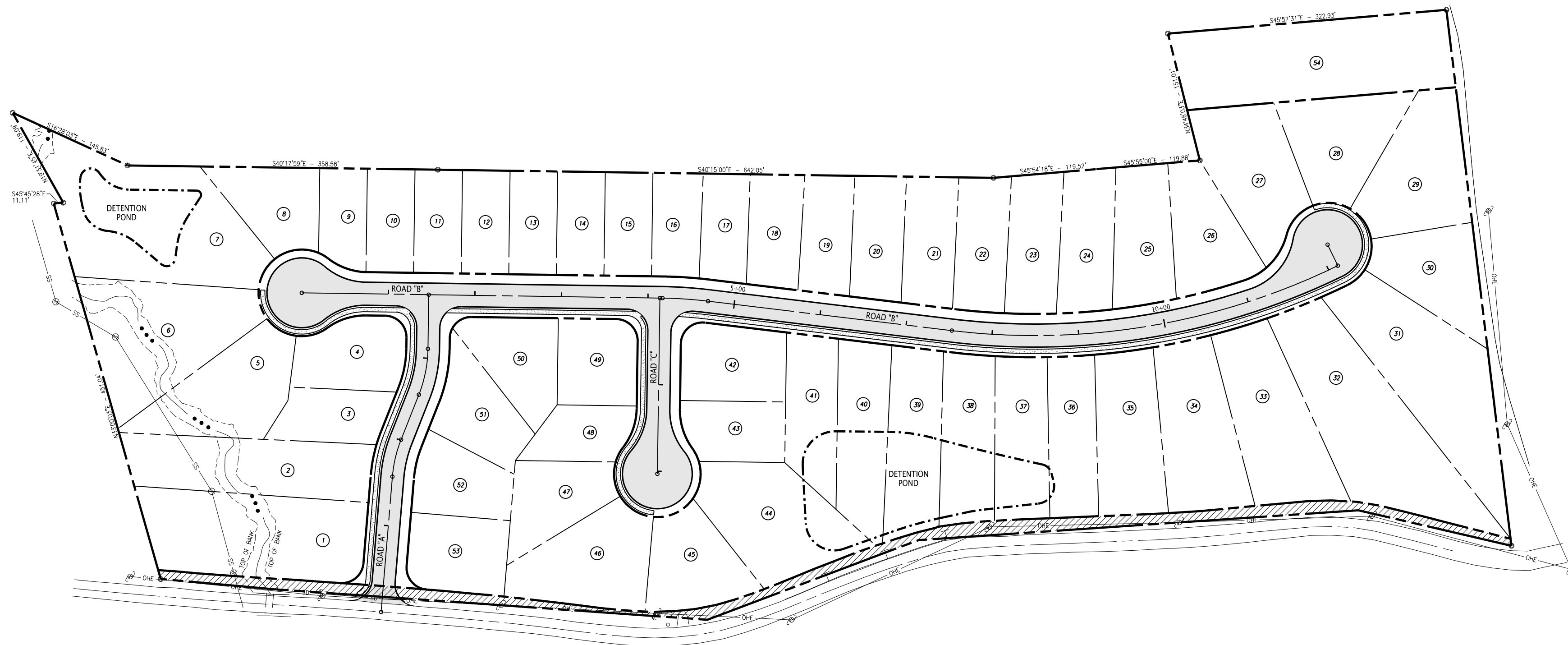
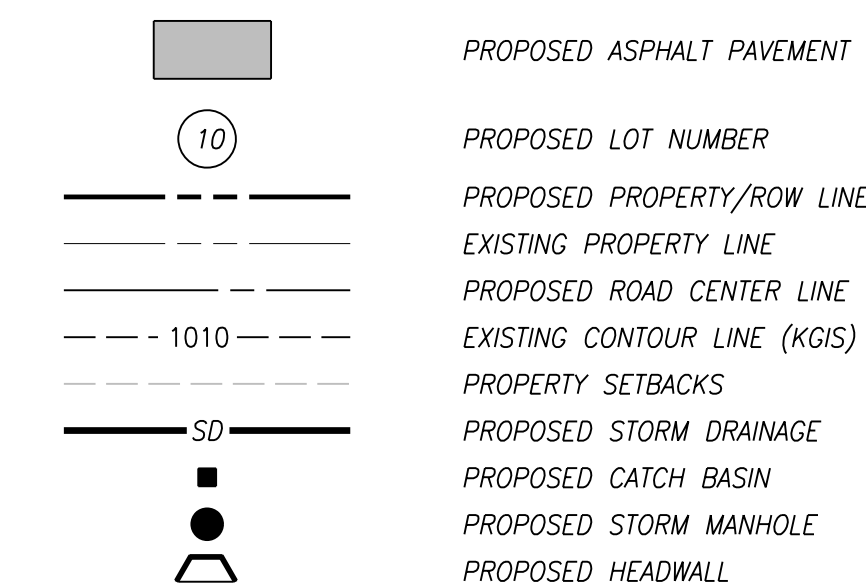
GENERAL NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD83.
- PROPERTY CONCERNED REFLECTS PARCEL 144049 AS SHOWN IN KNOX COUNTY CLT MAP 144. ZONING CHANGE REQUEST FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONE. TOTAL AREA = 18.11± AC.
OWNER: S&E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
PHONE NUMBER: 865.539.1112
- 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. PERIPHERY 20-FT. FOR LOTS 1 AND 53 ALONG MOURFIELD ROAD.
- TOTAL NUMBER OF PROPOSED LOTS ARE 54 ON 18.11± AC.
- 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.
- A 30' GREENWAY EASEMENT WILL BE ADDED ADJACENT TO STREAM & COORDINATED WITH KNOX COUNTY GREENWAY COORDINATOR.
- ROOF DRAIN AND FRONT YARD FOR ALL PROPOSED LOTS WILL BE CONNECTED TO PROPOSED STORM DRAINAGE SYSTEM.

VARIANCE AND ZONING REQUEST:

- REDUCE K-VALUE FROM 15 TO 10 ON ROAD "C", STA. 0+53.00 AT INTERSECTION OF ROAD "B".
- BUILDING SIDE SETBACKS ON LOTS GREATER THAN 10% FROM 10' TO 5'.
- ROAD SLOPE FROM 12% TO 12.5% FROM STA. 0+95.00 ROAD "A" TO STA. 2+81.50 ROAD "A".
- ROAD SLOPE FROM 12% TO 15% FROM STA. 8+72.38 ROAD "B" TO STA. 11+13.32 ROAD "B".
- REDUCE K-VALUE FROM 25 TO 15 ON ROAD "A", STA. 0+95.00 AT INTERSECTION OF MOURFIELD ROAD.

LEGEND:



4-SB-15-C / 4-C-15-UR
Revised: 3/31/2015

UTILITY OWNERS:

WATER & SEWER

FIRST UTILITY DISTRICT (FUD)
122 OURWOOD ROAD
KNOXVILLE, TN 37922
CONTACT: MR. TROY WEDEKIND
OFFICE PHONE: 865.966.9741

ELECTRIC

LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 59017
LENOIR CITY, TN 37771
CONTACT: MR. JAY HINES
OFFICE PHONE: 865.966.6591

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

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 PLANING COMMISSION.

ENGINEER
TENNESSEE CERTIFICATE NO. 168410



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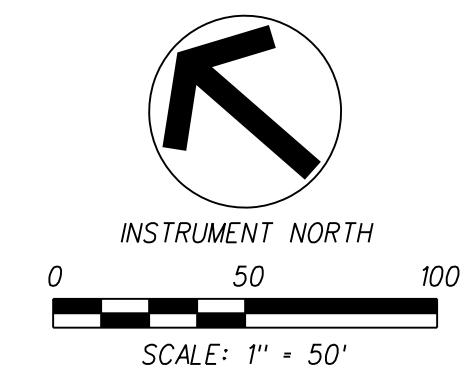
VOLUNTEER DEVELOPMENT
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT OVERALL PLAN

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
ANG	ANG	RLP	3/24/15
REVISED PER COMMENTS	REVISED PER COMMENTS	REVISED PER COMMENTS	2/20/15
REVISED PER COMMENTS	REVISED PER COMMENTS	REVISED PER COMMENTS	12/23/14
ISSUED FOR CONCEPT PLAN	ISSUED FOR CONCEPT PLAN	ISSUED FOR CONCEPT PLAN	11/24/14

Project	330.008	Sheet	C1
Date	11/24/14		
Scale	1"=100'		

1. REFERENCE C1 FOR NOTES AND LEGEND



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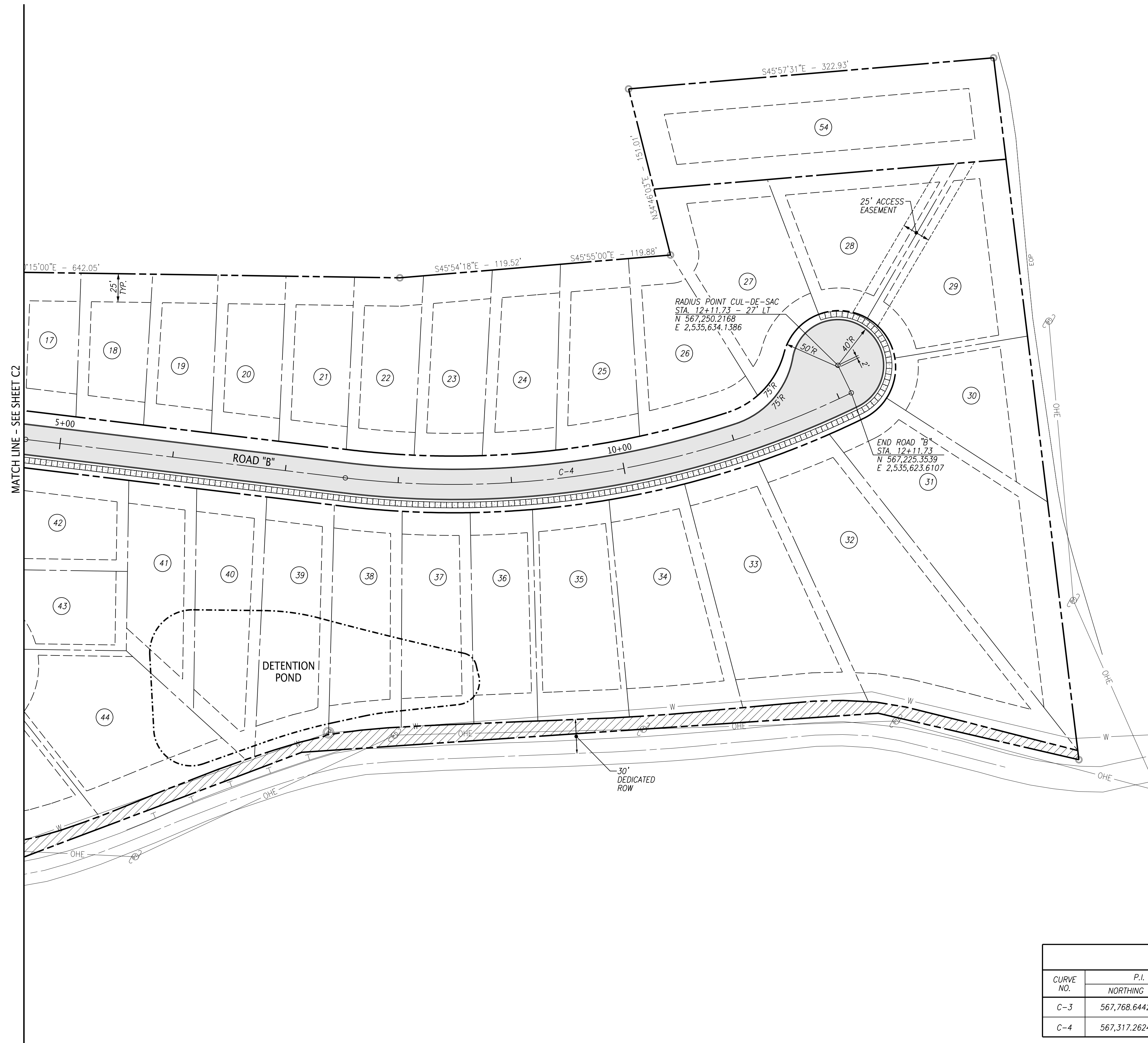
BEALS CREEK
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CONCEPT PLAN

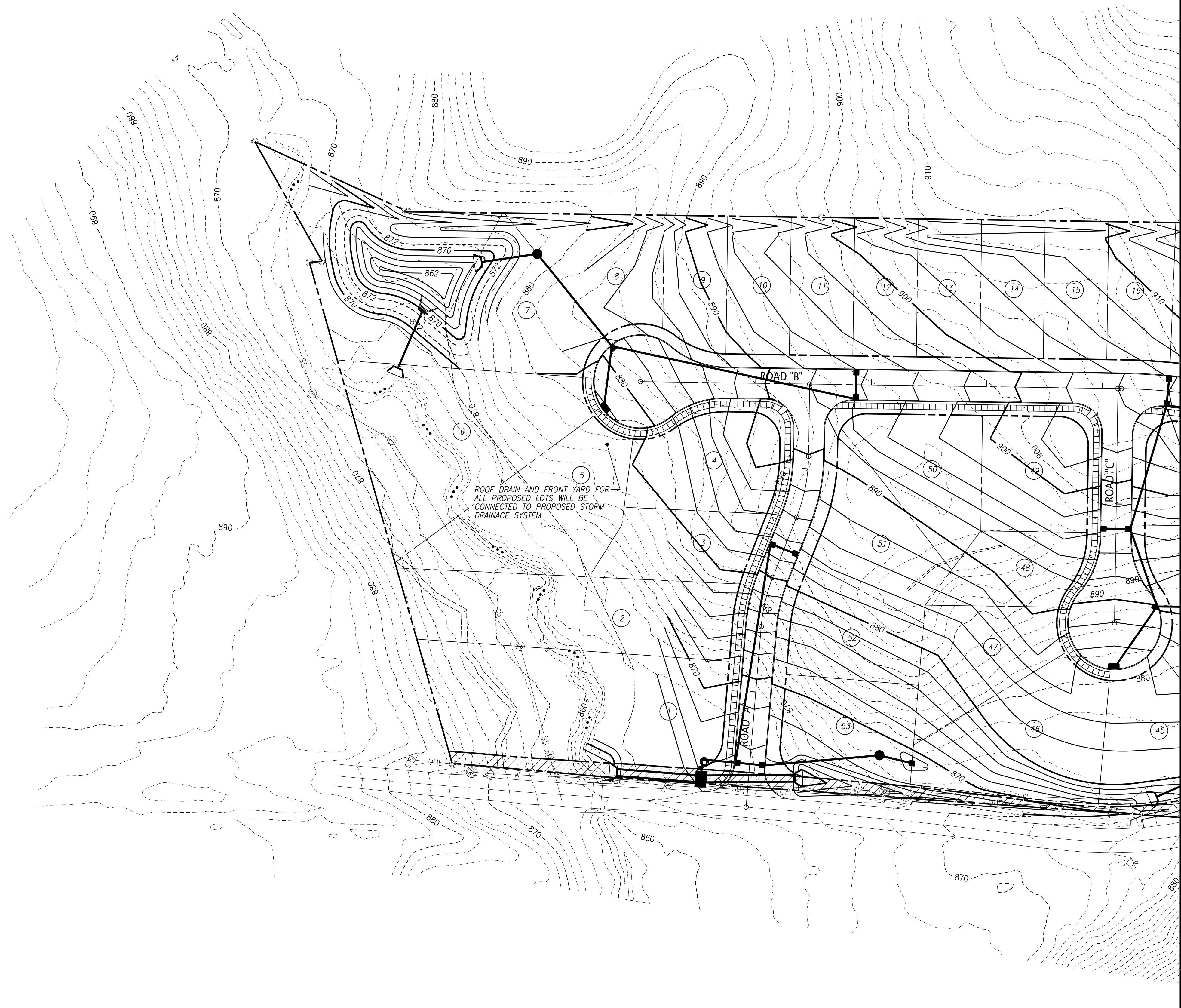
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	<u>CA</u>	REVISED PER COMMENTS			2/20/15
	<u>BA</u>	REVISED PER COMMENTS			12/23/14
		ISSUED FOR CONCEPT PLAN			11/24/14
No.		Revision/Issue			Date

Project 330.008	Sheet C3
Date 11/24/14	
Scale 1"=50'	



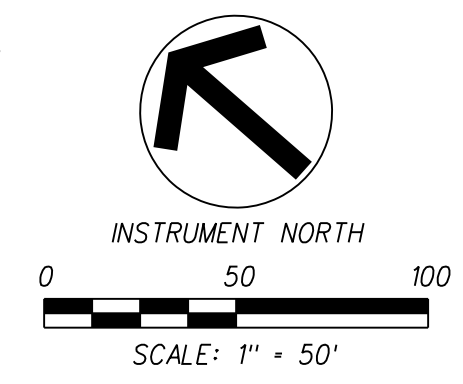
4-SB-15-C / 4-C-15-UR
Revised: 3/31/2015

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-3	567,768.6442	2,535,099.6088	6° 02' 01" (RT)	500.00	26.35	52.65
C-4	567,317.2624	2,535,406.5572	32° 50' 02" (LT)	800.00	235.71	458.45



NOTES:

1. REFERENCE C1 FOR NOTES AND LEGEND



4-SB-15-C / 4-C-15-UR
Revised: 3/31/2015



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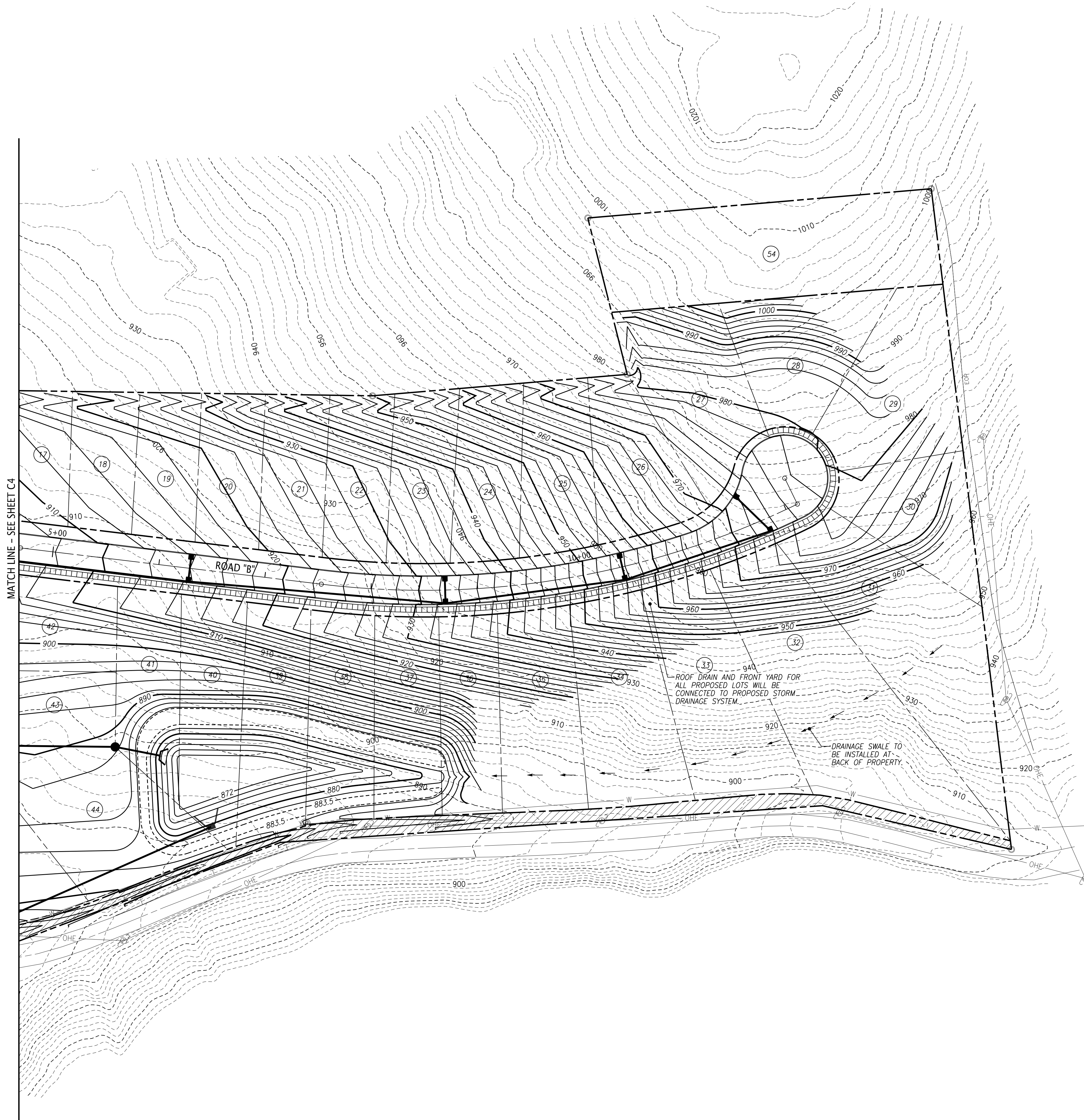
VOLUNTEER DEVELOPMENT
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT GRADING AND DRAINAGE PLAN

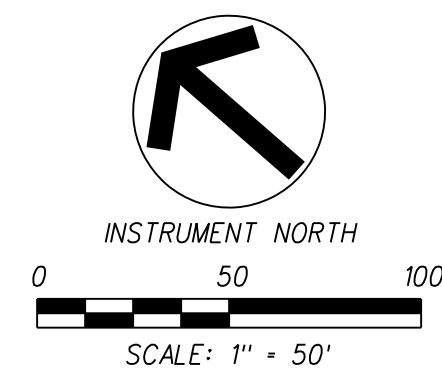
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No.	Revision/Issue	Date				

File Name: \\J370.120.008\JNWS\J370005-005.dgn
Plot Date: 3/31/2015

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NOTES:
1. REFERENCE C1 FOR NOTES AND LEGEND



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Revised: 3/31/2015



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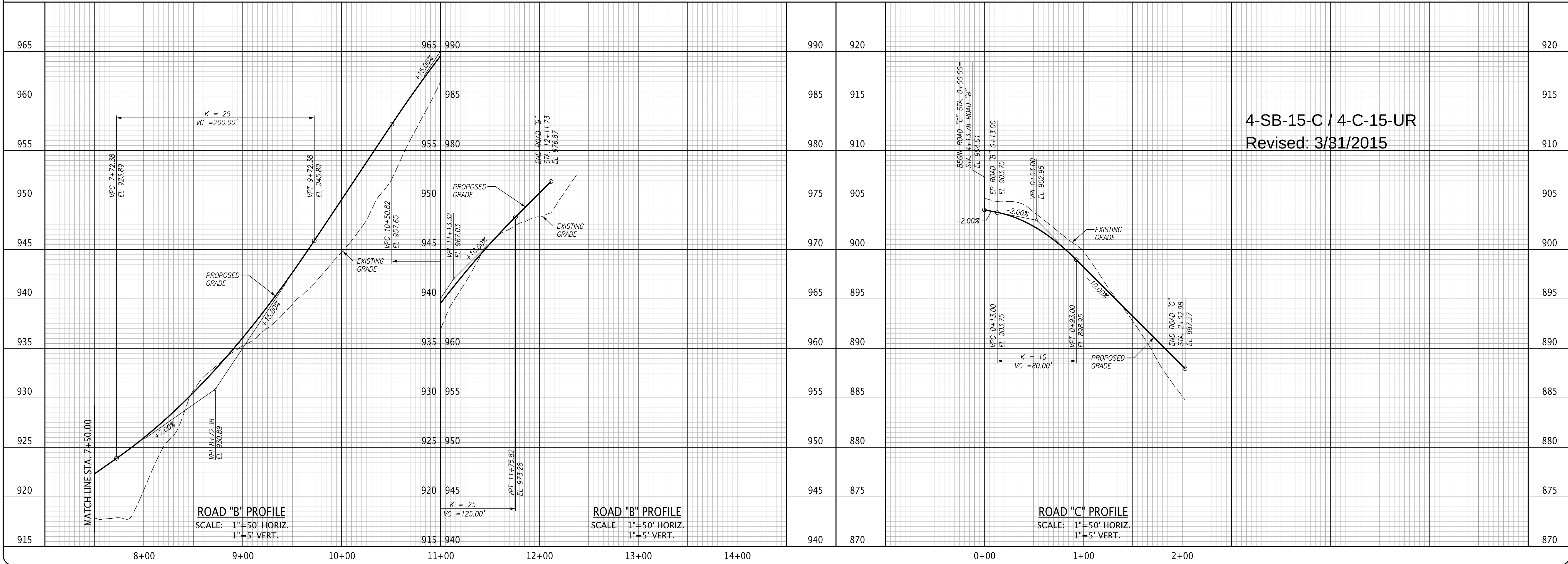
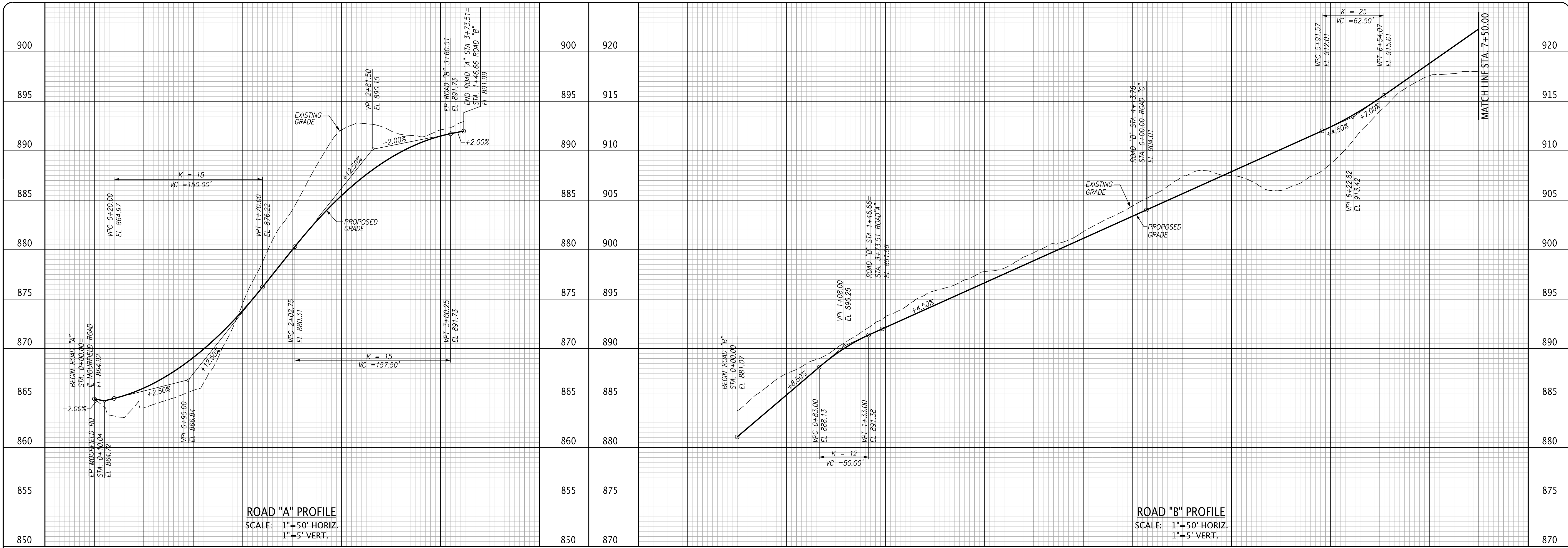
VOLUNTEER DEVELOPMENT
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CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT
GRADING AND
DRAINAGE PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
330.008	AMG	AMG	3/24/15
11/24/14	REVISION PER COMMENTS		12/23/14
11/24/14	ISSUED FOR CONCEPT PLAN		11/24/14
No.	Revision/Issue		Date
Project	Sheet		
Date			
Scale			
1"=50'			

C5

File Name: \\J370.120.008\\UNOS\\J370005-006.dgn
Plot Date: 3/23/2015



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SUBDIVISION
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KNOXVILLE, TENNESSEE 37922

VOLUNTEER DEVELOPMENT
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KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT ROAD PROFILES

PROJ. NO.	DESIGNED BY	AMC	DRAWN BY	R/LP
Project 330.008	Date 11/24/14	Scale NOTED	AMC	3/24/15
			AMC	2/20/15
			AMC	12/23/14
			AMC	11/24/14
No.	Revision/Issue			
Project 330.008			Sheet C6	

C6