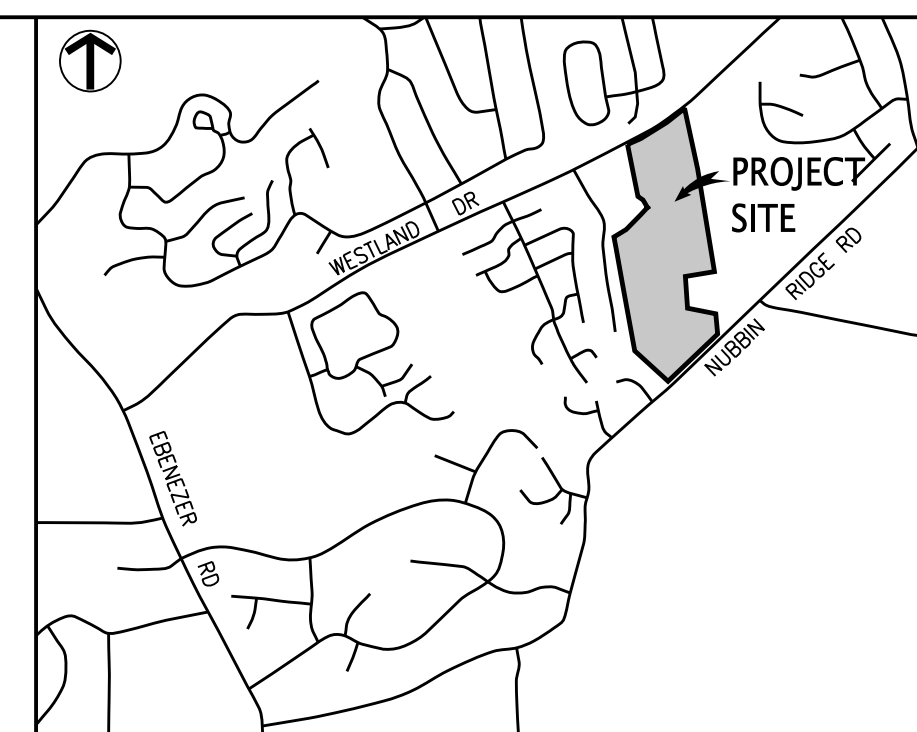
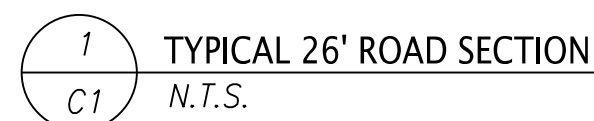




LOCATION MAP
(NOT TO SCALE)

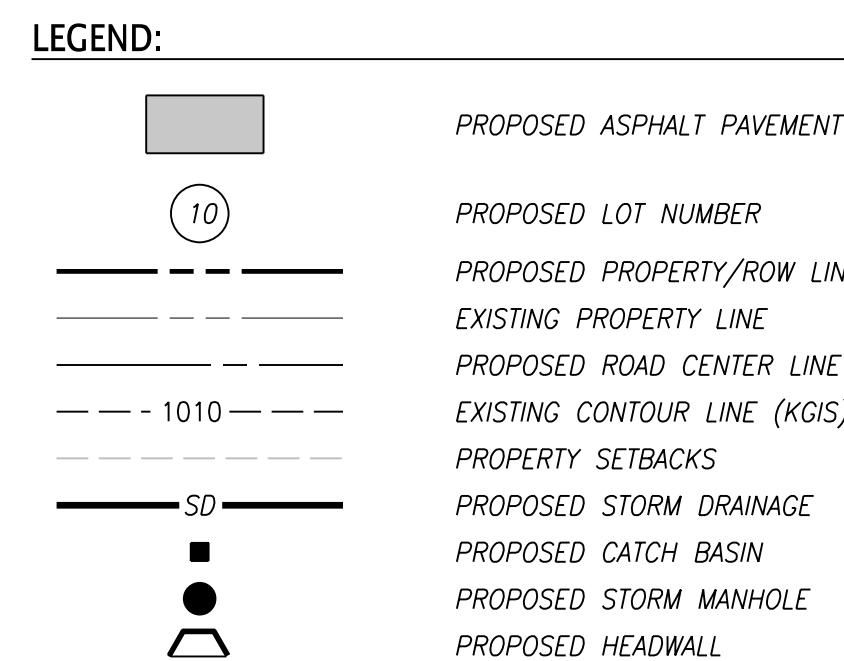
GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KOGIS. EXISTING CONTOURS ARE AT 2-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD88.
 2. PROPERTY CONCERNED REFLECTS PARCEL 133050 - AS SHOWN IN KNOWL COUNTY MAP 133. ZONING FOR THE PROPERTY IS RR. PLANNED RESIDENTIAL ZONE. TOTAL AREA = 28.74± AC.
- OWNER: SHADY GLEN, LLC
405 MONTBROOK LAKE
KNOXVILLE, TN 37919
3. BUILDING SETBACKS INTERNAL TO SUBDIVISION ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, 15'-FT. REAR, AND 25'-FT. AT THE PERIPHERY.
 4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 5. PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
 6. ROOF DRAIN AND FRONT YARD FOR ALL PROPOSED LOTS WILL BE CONNECTED TO PROPOSED STORM DRAINAGE SYSTEM.
 7. SITE DISTANCE IS GREATER THAN 400' IN BOTH DIRECTIONS AT CONNECTION TO WESTLAND DRIVE.
 8. PLANNING COMMUNITY CONCEPT PLAN/USE ON REVIEW (4-SB-17-C-4-G-6-17-UR).

VARIANCE AND ZONING REQUEST:

1. BUILDING SETBACKS ON LOTS GREATER THAN 10% FROM 10' TO 5'.
2. ROAD SLOPE FROM 12% TO 13% FROM STA 0+93.09 ROAD "C" TO STA 4+73.93 ROAD "C".

4-SB-17-C / 4-G-17-UR
Revised: 3/27/2017



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 HAVE BEEN ITEMIZED AND DESCRIBED IN ACCORDANCE WITH THE METROPOLITAN PLANNING COMMISSION.

ENGINEER
TENNESSEE CERTIFICATE NO. 108410



UTILITY OWNERS:

WATER & SEWER

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

ELECTRIC

KNOXVILLE UTILITIES BOARD (KUB,
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS McCORMICK
OFFICE PHONE: 865.558.2123

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

PRELIMINARY
NOT FOR
CONSTRUCTION

WESTLAND CREEK
SUBDIVISION - PHASE 1
8444 WESTLAND DRIVE
KNOXVILLE, TENNESSEE 37923

S&E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

OVERALL SITE PLAN

PROJ. MOR.	AMC	DESIGNED BY AMC	DRAWN BY	R/LP
A		REVISED PER MPC COMMENTS		03/24/17
A		ISSUED FOR CONCEPT PLAN		02/27/17
				Date:
				Description / Location:

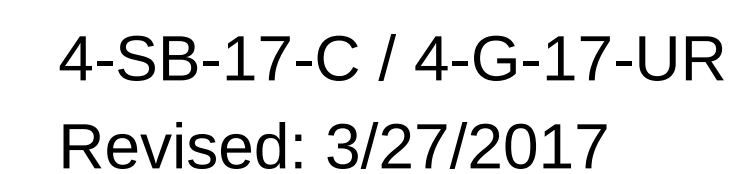
Project	
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Date

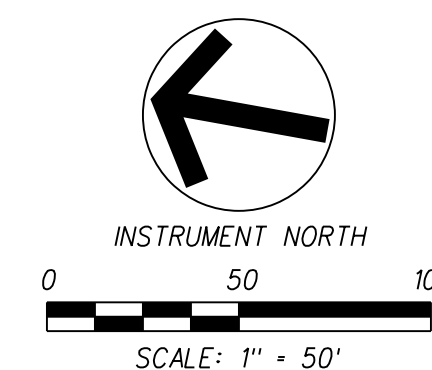
02/27/13

Scale

C1



HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	576,127.4345	2,545,161.8286	22° 39' 11" (RT)	250.00	50.08	98.84
C-2	575,731.9099	2,545,236.7762	40° 02' 29" (RT)	250.00	91.08	174.71
C-4	575,465.9659	2,545,290.7083	54° 57' 34" (RT)	125.00	65.01	119.90



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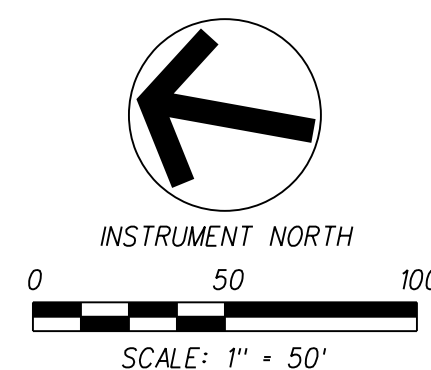
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CONCEPT SITE PLAN

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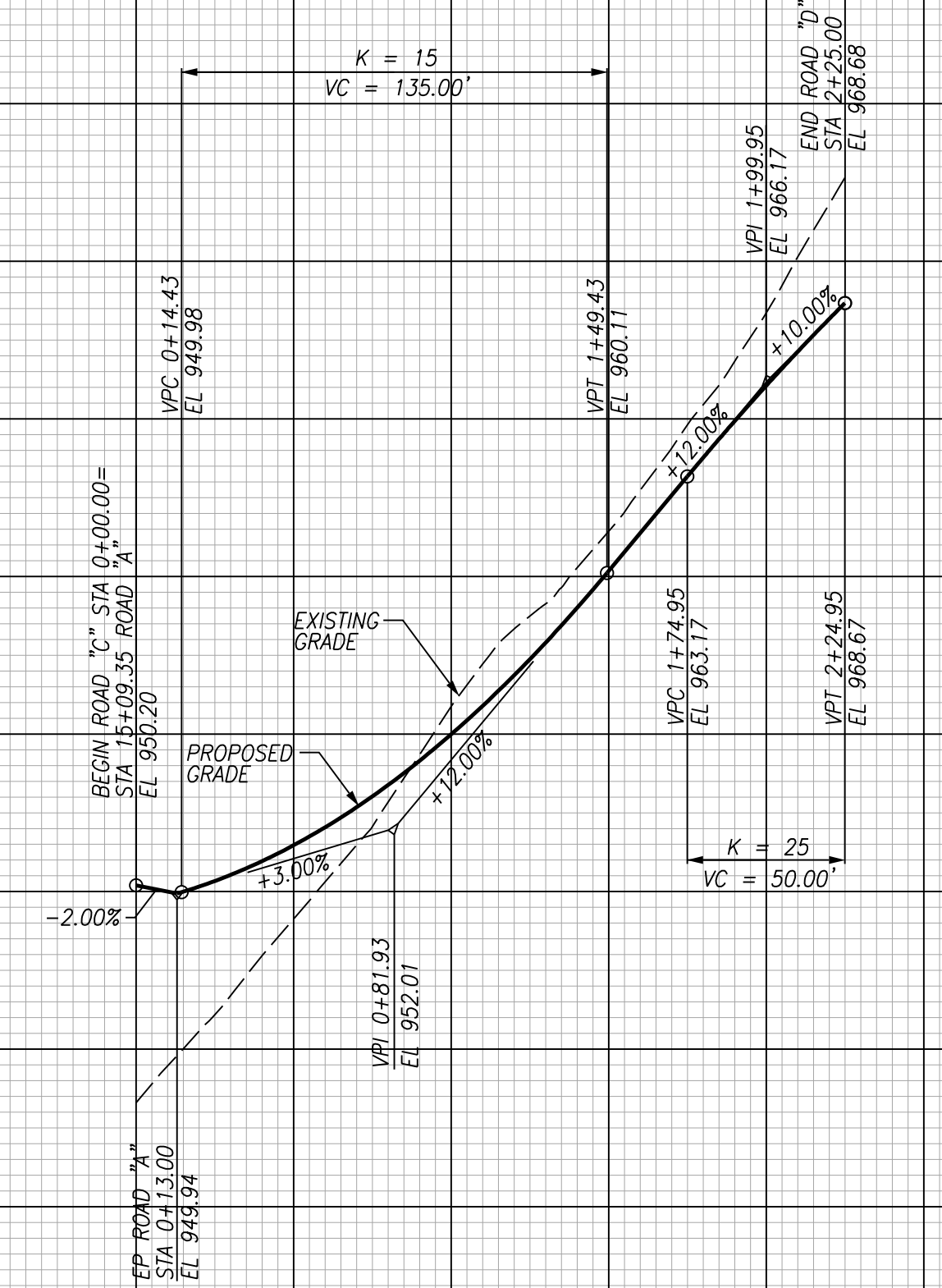
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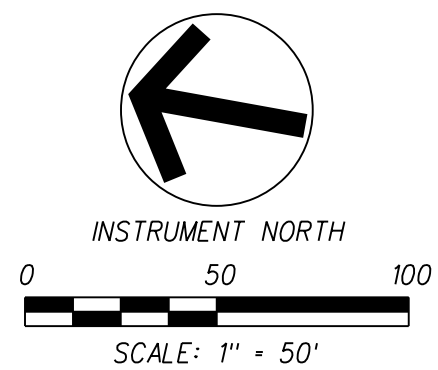
CONCEPT GRADING AND DRAINAGE PLAN

[illegible]



S&E PROPERTIES, LLC 405 MONTBROOK LANE KNOXVILLE, TN 37919 CONTACT: MR. ERIC MOSELEY TELEPHONE NO.: 865.539.1112 EMAIL: ERICMOSELEY@BELLSOUTH.NET	WESTLAND CREEK SUBDIVISION - PHASE 1 8444 WESTLAND DRIVE KNOXVILLE, TENNESSEE 37923	PRELIMINARY NOT FOR CONSTRUCTION	 FULGHUM 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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Project 330.012 Date 02/27/17 Scale 1"=50'	PROJ. MGR. _____	DESIGNED BY AMG	DRAWN BY _____	R/LP _____
	_____	_____	_____	_____
	_____	_____	_____	_____
Sheet C7		REVISD PER MPC COMMENTS 03/24/17 ISSUED FOR CONCEPT PLAN 02/23/17 Date		
		No. <u> 1 </u>	Revision/Issue	



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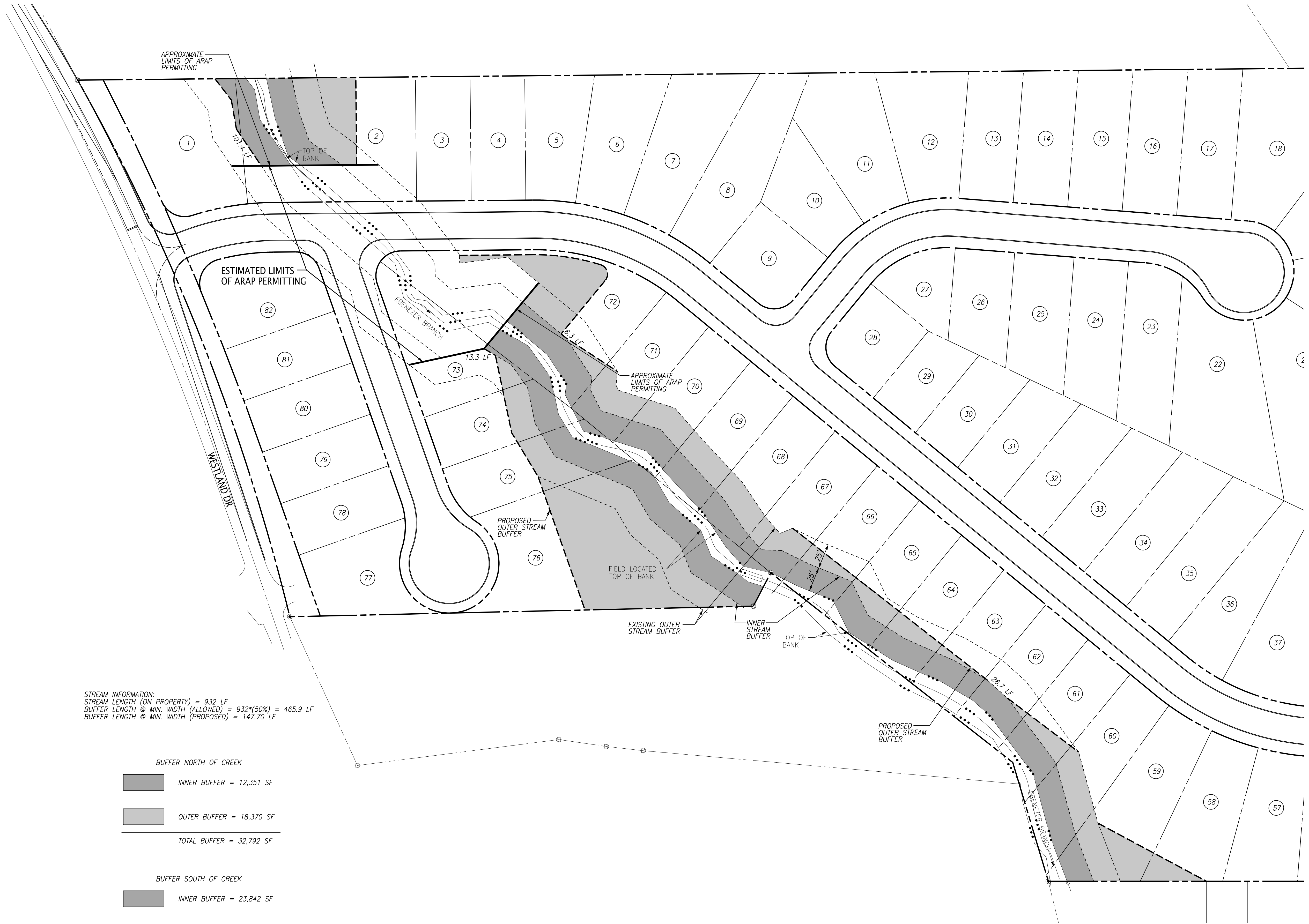
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TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

**CONCEPT PLAN
STREAM BUFFER**

PROJ. NO.	MGR.	DESIGNED BY	DRAWN BY	R.P.	Date
330.012		AMG	AMG		
REVISED PER MPC COMMENTS					03/24/17
ISSUED FOR CONCEPT PLAN					02/27/17
No.		Revision/Issue			

Project
330.012
Date
02/27/17
Scale
1"=50'

Sheet
C8



STREAM INFORMATION:
STREAM LENGTH (ON PROPERTY) = 932 LF
BUFFER LENGTH @ MIN. WIDTH (ALLOWED) = 932*(50%) = 465.9 LF
BUFFER LENGTH @ MIN. WIDTH (PROPOSED) = 147.70 LF

BUFFER NORTH OF CREEK	
INNER BUFFER	= 12,351 SF
OUTER BUFFER	= 18,370 SF
TOTAL BUFFER = 32,792 SF	
BUFFER SOUTH OF CREEK	
INNER BUFFER	= 23,842 SF
OUTER BUFFER	= 26,345 SF
TOTAL BUFFER = 50,187 SF	

4-SB-17-C / 4-G-17-UR
Revised: 3/27/2017

File Name: J:\330\330.012\DWG\Concept\330.012c08.dgn
Plot Date: 3/24/2017