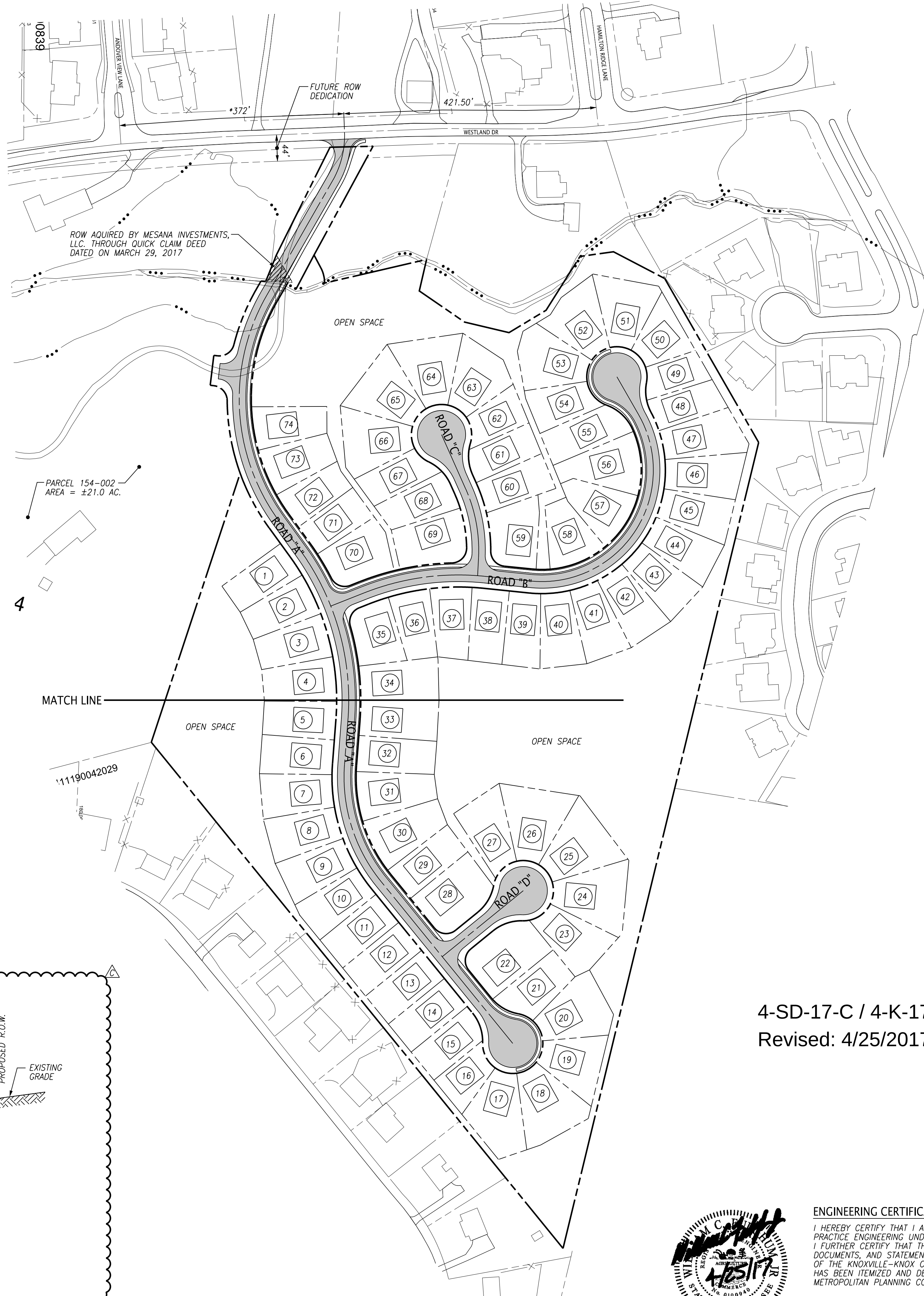
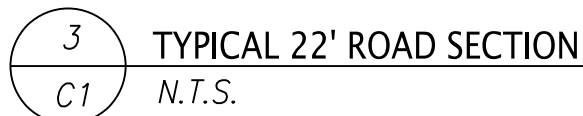
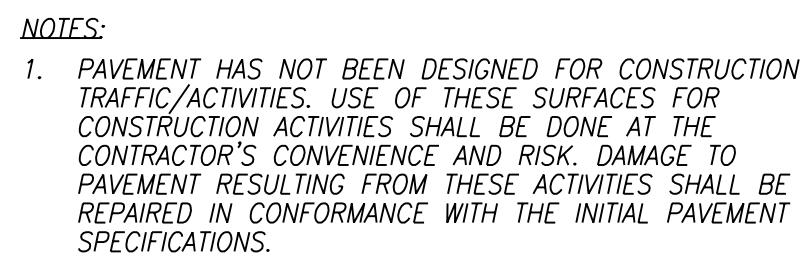
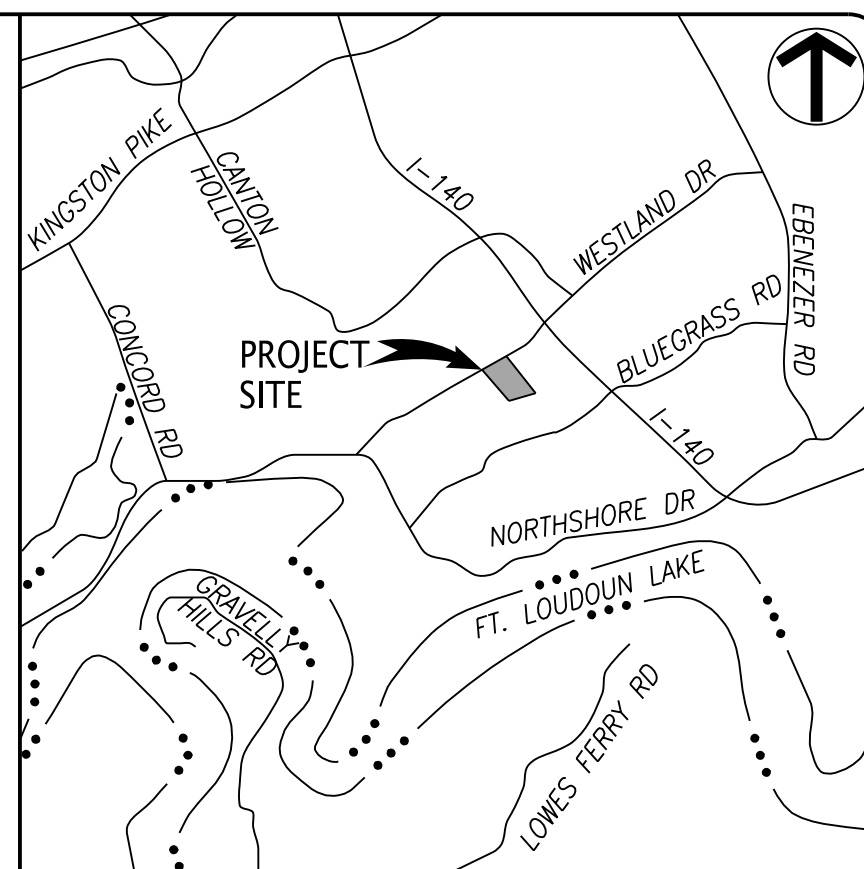
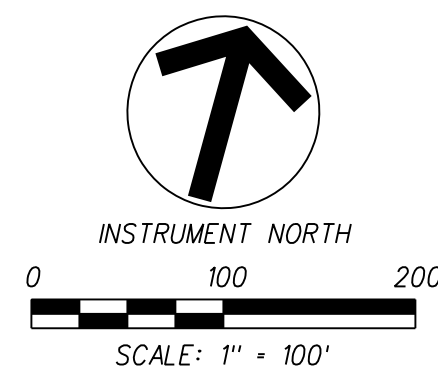
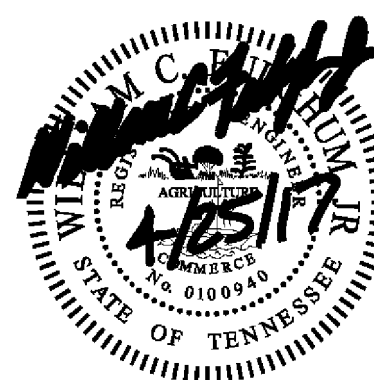




ENGINEERING CERTIFICATION:

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.

REGISTERED ENGINEER WILLIAM C. FULGHUM, JR., P.E.
TENNESSEE CERTIFICATE NO. 0100940



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 2-FT. INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCELS 154 001 & 154 002 AS SHOWN IN KNOX COUNTY CLT MAP 154 ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONE. TOTAL AREA = 43.5± AC.
- OWNER: MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE AND 15-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 22' WIDE PUBLIC ROAD EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
7. PROJECT ASSIGNED MPC FILE NUMBERS 4-50-17-C AND 4-K-17-UR.
8. SITE DISTANCE FOR ROAD "A" AND WESTLAND DRIVE HAS BEEN FIELD VERIFIED TO BE GREATER THAN 400'.
9. ALLOWABLE DENSITY FOR PROPERTY IS 3 DU/AC. THE PROPOSED DENSITY IS 74 DU/ 43.5 AC = 1.70 DU/AC.

VARIANCE REQUESTS:

1. REDUCE INTERSECTION RIGHT-OF-WAY RADIUS AT ROAD "A" AND WESTLAND DRIVE FROM 25' TO 0';
 2. REDUCE DISTANCE BETWEEN INTERSECTIONS OF THE CENTERLINES OF ROAD "A" AND ANDOVER VIEW LANE FROM 400 TO 372';
 3. BUILDING SITE SETBACKS ON LOTS GREATER THAN 10% FROM 10' TO 5';
 4. INCREASE MAXIMUM GRADE AT INTERSECTIONS FROM 1.00% TO 3.00%;
 5. REDUCE PAVEMENT WIDTH FROM 26' TO 22' WIDE PER THE HILLSIDE AND RIDGETOP PROTECTION PLAN GUIDELINES;
 6. REDUCE R.O.W. FROM 50' TO 40' PER THE HILLSIDE AND RIDGETOP PROTECTION PLAN GUIDELINES;
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250' TO 150'.

UTILITY OWNERS:

WATER & SEWER

FIRST UTILITY DISTRICT (FUD)
122 DURWOOD ROAD
KNOXVILLE, TN 37922
CONTACT: MR. TROY WEDEKIND
OFFICE PHONE: 865.777.2504

ELECTRIC

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

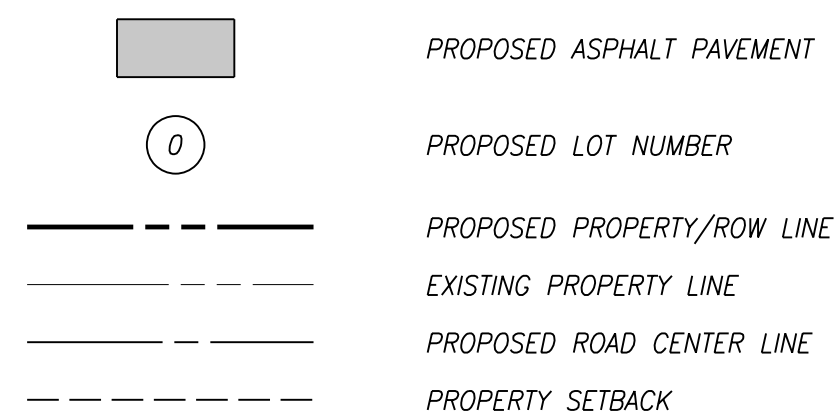
GAS

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

LEGEND:



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

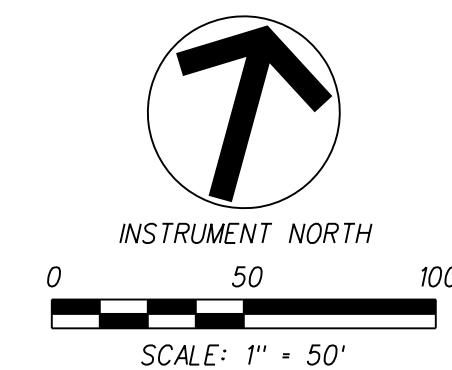
PRELIMINARY
NOT FOR
CONSTRUCTION

WESTLAND OAKS
SUBDIVISION
WESTLAND DRIVE

MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: swd444@gmail.com

CONCEPT PLAN

Project 525.004 Date 04/12/17 Scale 1"=100'		REDUCED R.O.W./ROAD WIDTH REVISED PROPERTY AND LOT LINES ISSUED CONCEPT PLAN	DESIGNED BY DRAWN BY
		04/25/17 04/17/17 04/12/17	Date
		No.	Revision/Issue
		No.	Revision/Issue



FULGHUM
FM
MACINDOE
& ASSOCIATES, INC.

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PRELIMINARY
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WESTLAND OAKS
SUBDIVISION
WESTLAND DRIVE
KNOXVILLE, TENNESSEE 37934

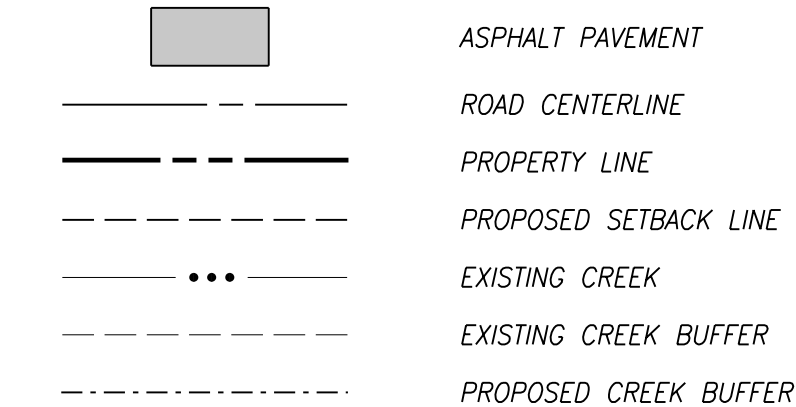
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: swd444@gmail.com

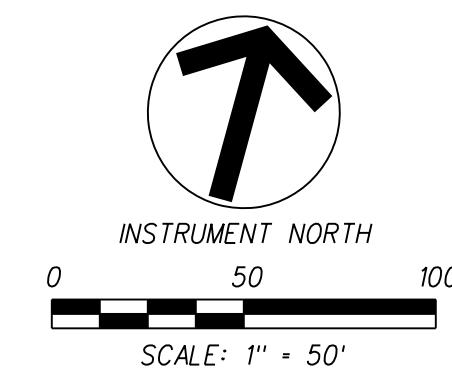
CONCEPT SITE PLAN

Project	525.004	Date	04/12/17	Scale	1"=50'
Sheet C2					
PROJ. MGR.	DESIGNED BY	DRAWN BY			
A	REDUCED R.O.W. ROAD WIDTH		04/25/17		
B	REVISED PROPERTY AND LOT LINES		04/11/17		
C	ISSUED CONCEPT PLAN		04/12/17		
No.	Revision / Issue		Date		

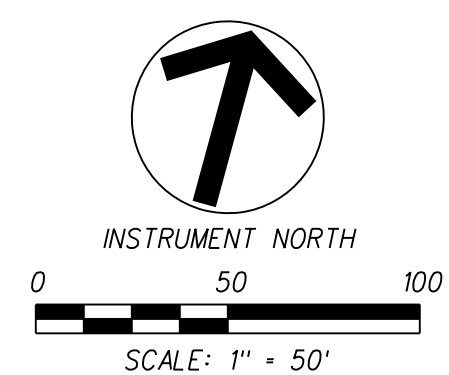
4-SD-17-C / 4-K-17-UR
Revised: 4/25/2017

LEGEND:





Project 525.004 Date 04/12/17 Scale 1"=50'	FROJL MGR. DESIGNED BY DRAWN BY	
Sheet C3		REDUCED R.O.W./ROAD WIDTH ISSUED CONCEPT PLAN No. Revision/Issue Date
		04/25/17 04/12/17



GENERAL NOTES:

1. REFER TO SHEET C1 FOR NOTES.

4-SD-17-C / 4-K-17-UR
Revised: 4/25/2017

LEGEND:

———— 1020 ———— PROPOSED CONTOUR
 --- 1022 --- EXISTING CONTOUR

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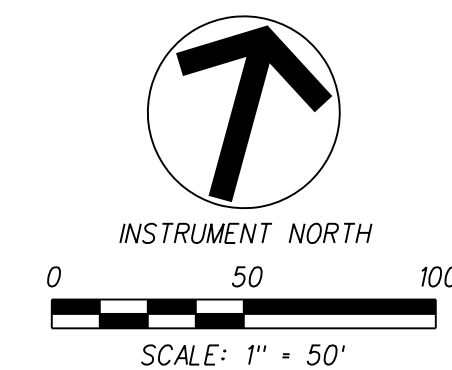
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WESTLAND DRIVE
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MESANA INVESTMENTS, LLC
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KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: swd444@gmail.com

CONCEPT GRADING & DRAINAGE PLAN

Project		Sheet		C4 ISSUED CONCEPT PLAN Revision / Issue Date
525,004				
Date		04/25/17		
Scale		1"=50'		
PROJ. MGR.	DESIGNED BY	DRAWN BY		



4-SD-17-C / 4-K-17-UR
Revised: 4/25/2017

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