

WELLS CREEK

DISTRICT 9 * KNOX COUNTY * TENNESSEE

SHEET INDEX

1 OF 3	CONCEPT AND DEVELOPMENT PLAN
2 OF 3	STREET PROFILES
3 OF 3	TOTAL SITE

5-SC-1-C
5-B-11-UR

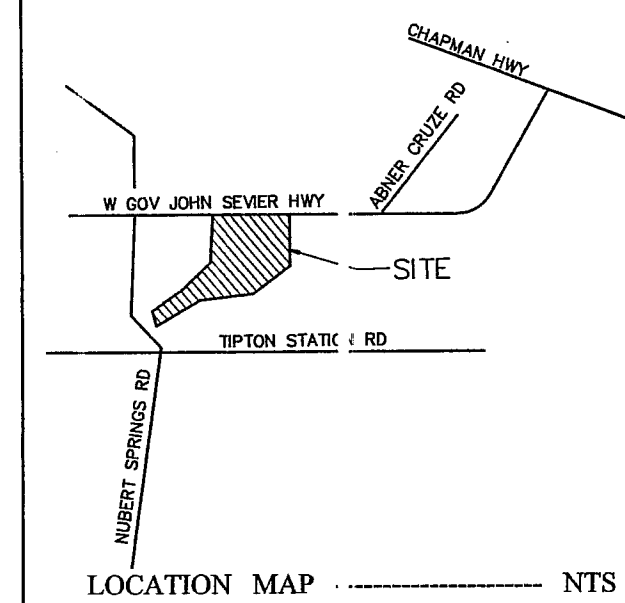
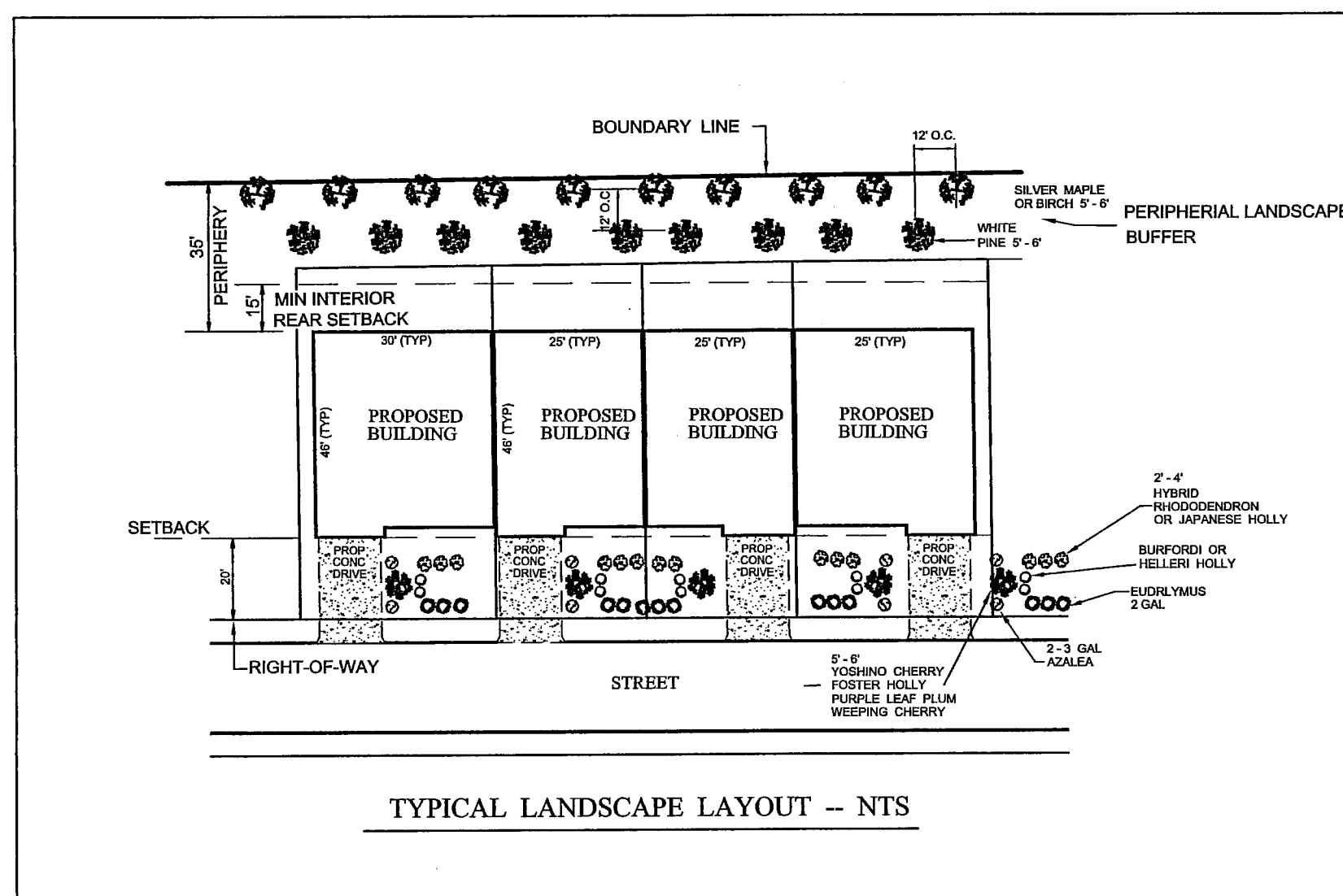
REVISED
4-27-11

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: (865) 671-0183
FAX: (865) 671-0213

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

- LEGEND**
- - I.R.(O) - IRON ROD (OLD)
 - ⊙ - SMH - SANITARY SEWER MANHOLE
 - ⊙ - JB - JUNCTION BOX
 - ⊙ - AMH - ACCESS MANHOLE
 - ⊙ - GT - GREASE TRAP
 - ⊙ - CB - CATCH BASIN
 - ⊙ - UP - UTILITY POLE
 - ⊙ - GW - GUY WIRE
 - ⊙ - FH - FIRE HYDRANT
 - - CLEANOUT
 - ⊙ - MW - MONITOR WELL
 - △ - GAS STUBOUT VALVE (VERIFY)



CERTIFICATION OF CONCEPT PLAN

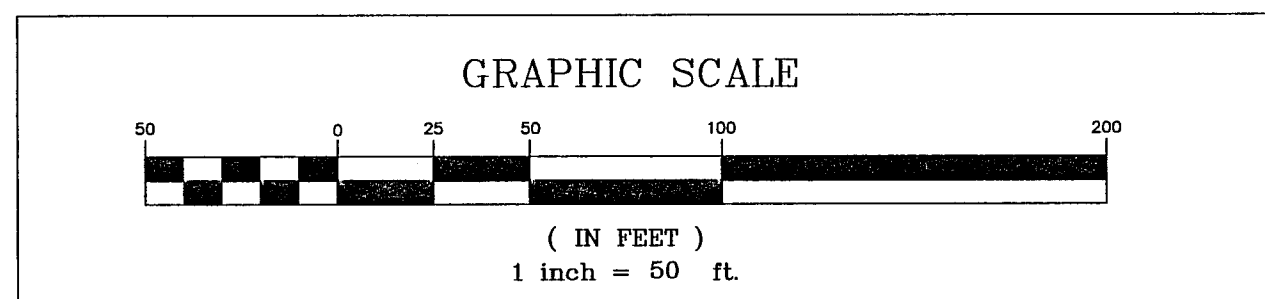
I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been limited and described in a report filed with the Metropolitan Planning Commission.

Richard E. LeMay
Surveyor
Tenn. Reg. No. 769



NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. A FIVE (5) FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES. A TEN (10) FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
4. PROPERTY ZONED: PR
5. DEED: INST. NO. 20091217-00414447.
6. TOTAL ACERAGE: 16.42 ACRES
7. TOTAL LOTS: 82
8. PROPERTY ZONED: PR
9. DEED: INST. NO. 20091217-00414447.
10. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
11. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
12. ALL LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY.



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

CONCEPT AND DEVELOPMENT PLAN FOR:

SHEET 1 OF 3

WELLS CREEK

CLT: 137 PARCEL 031 DISTRICT 9 * * KNOX COUNTY * * TENNESSEE

DRAWN BY: RELjr.	APPROVED BY: REL	DATE: 03-03-2011	LAST REVISION DATE: 04-25-2011	SCALE: 1"= 50'	DRAWING NUMBER: 5123
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OWNER
American Trust Bank of East Tn.
6771 Baum Drive
KNOXVILLE, TN : 7919

5-SC-11-C
5-B-1-UR
REVISED
4-27-11

LEGEND

- - I.R.(O) - IRON ROD (OLD)
- ⊙ - SMH - SANITARY SEWER MANHOLE
- ⊙ - JB - JUNCTION BOX
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- ⊙ - FH - FIRE HYDRANT
- ⊙ - CLEANOUT
- ⊙ - MW - MONITOR WELL
- ⊙ - GAS STUBOUT VALVE (VERIFY)

CERTIFICATION OF CONCEPT PLAN

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Surveyor
Tenn. Reg. No. 769



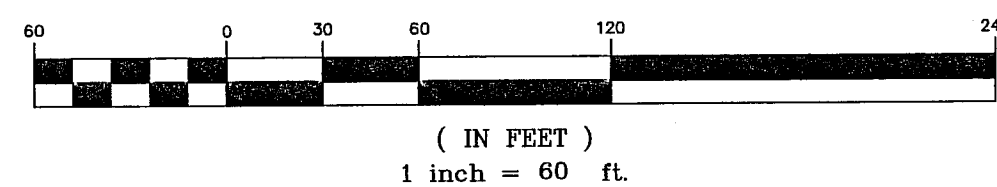
NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- A FIVE (5') FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
- PROPERTY ZONED: PR
- DEED: INST. NO. 20091217-00414447.
- TOTAL ACERAGE: 16.42 ACRES
- TOTAL LOTS: 82
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- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- ALL LOTS TO HAVE ACCESS TO INTERNAL STREETS ONLY.

WINKLE LN

K DUNN
(INST NO: 20000412-0024242)

GRAPHIC SCALE



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

SURVEY AND BUFFERS

SHEET 3 OF 3

WELLS CREEK

CLT: 137 PARCEL 031 DISTRICT 9 * * KNOX COUNTY * TENNESSEE

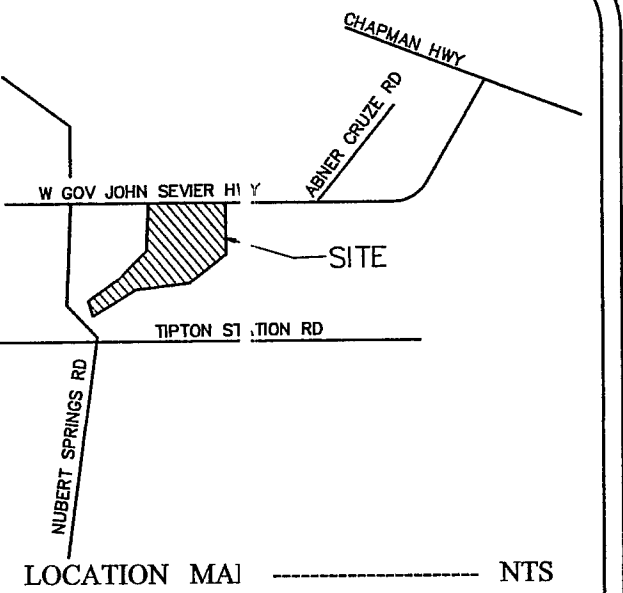
DRAWN BY: RELjr.	APPROVED BY: REL	DATE: 03-03-2011	LAST REVISION DATE: 04-25-2011	SCALE: 1"= 60'	DRAWING NUMBER: 5123
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OWNER

American Trust Bank of East Tn.
6771 Baum Drive
KNOXVILLE, TN 37919

5-SC-11-C
5-B-11-UP
REVISED
4-27-11

LOCATION MAP NTS



KLTI, LLC
(INST NO: 20060131-0064633)

KLTI, LLC
(INST NO: 20076530-0087944)

C. VANDERGRIFT
(INST NO: 20080404-0000000)

C. RULE
(INST NO: 20070131-0021111)

W. WOOD
(INST NO: 20080404-0000000)

H. WELLS
(INST NO: 20060620-010719909)

R. WILLENBARGER
(INST NO: 20080721-0007721)

T. TUCKER
(INST NO: 20080404-0000000)

C. LOVEDAY
(INST NO: 20090120-0044388)

M. BUHL
(INST NO: 20080404-0000000)

W. HAYES
(INST NO: 20080404-0000000)

DETENTION AREA

COMMON AREA

COMMON AREA

ROAD "B"
(40' JPE-PRIVATE)

ROAD "A"
(40' JPE-PRIVATE)

W GOVERNOR JOHN SEVIER HWY
(60' ROW)

N82°39'48"E
131.61'

N82°39'48"E
131.61'

N82°39'48"E
131.61'

N82°39'48"E
131.61'

N82°39'48"E
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