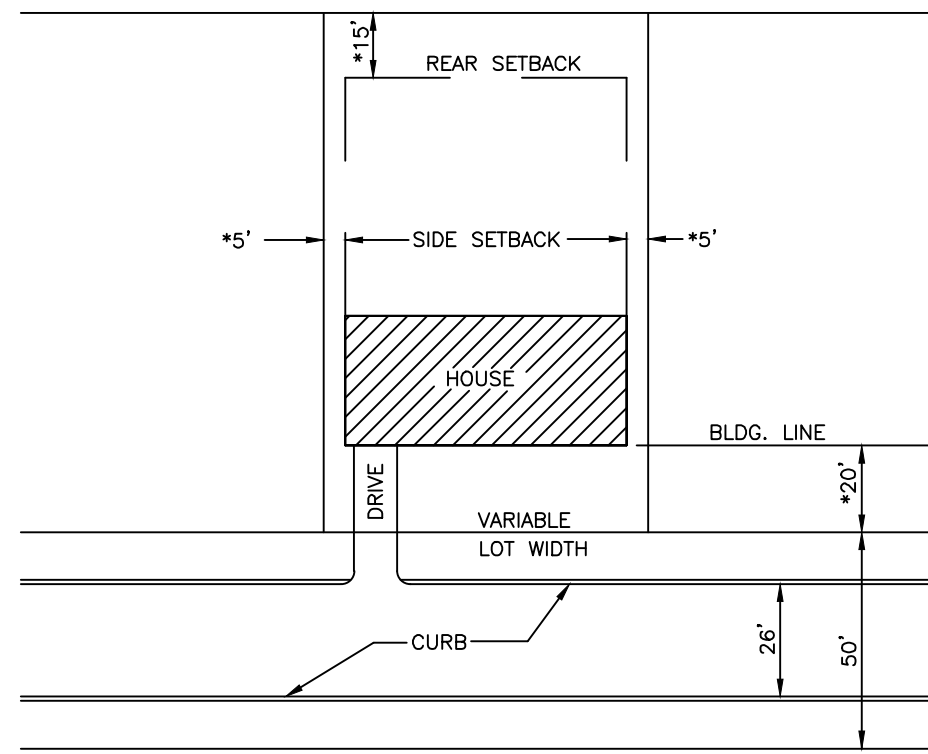
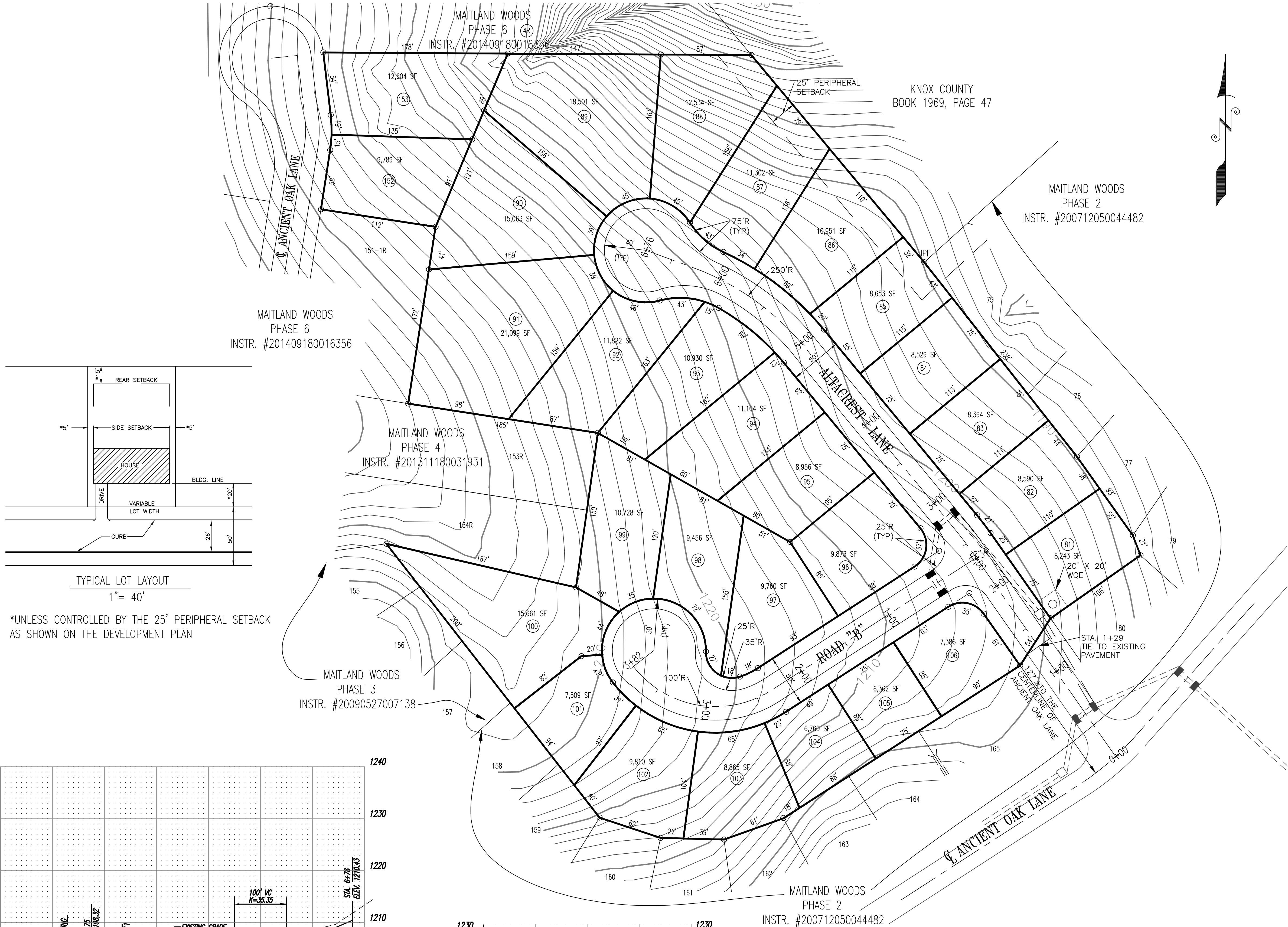
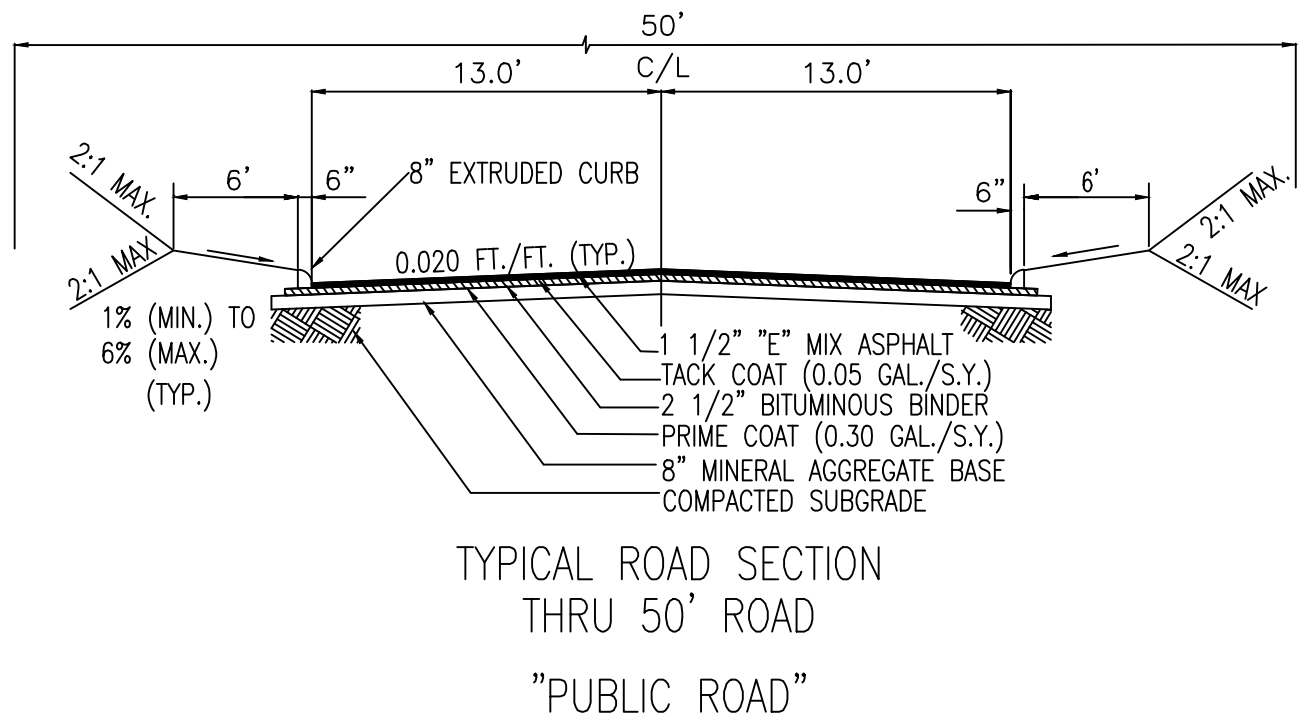
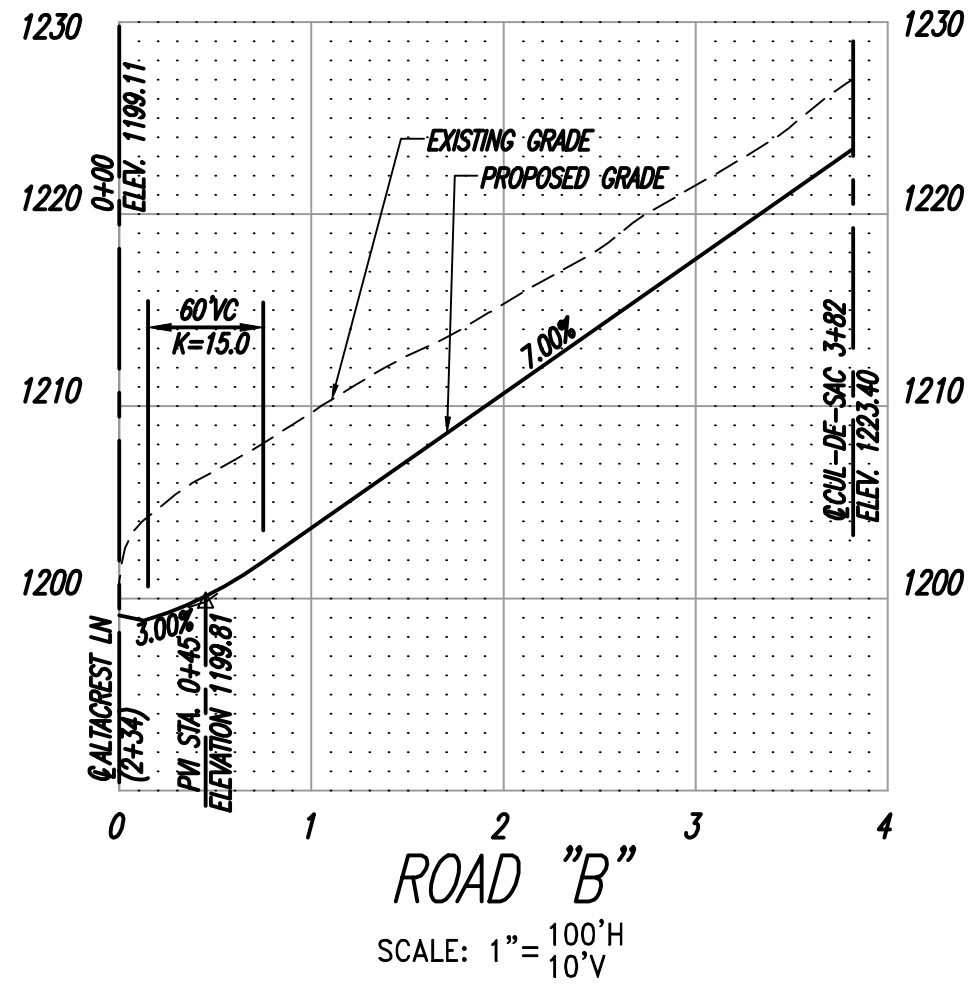
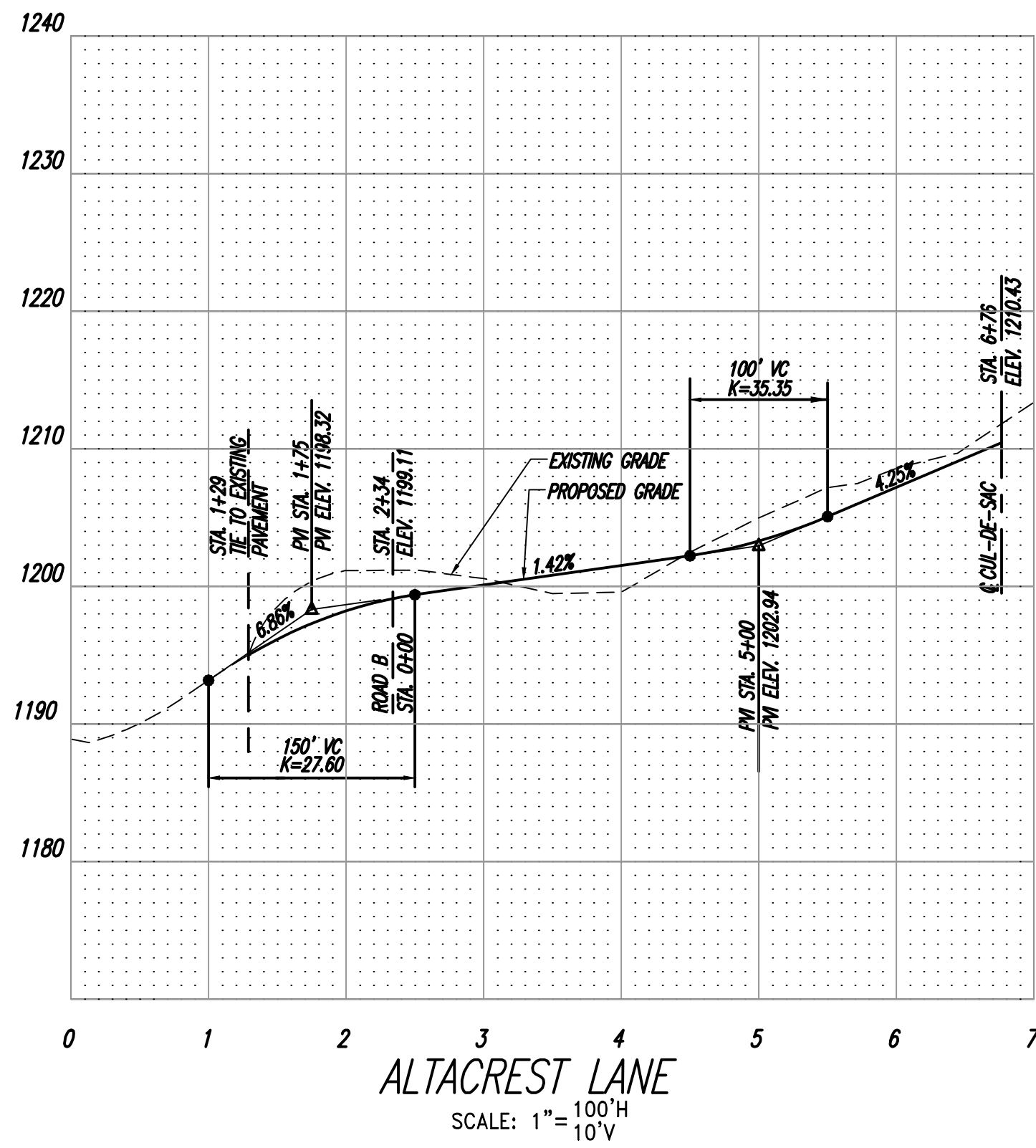
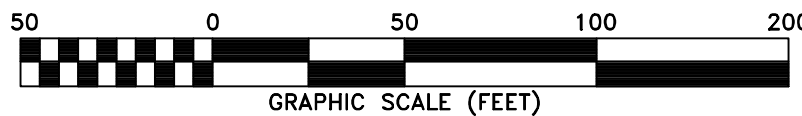




*UNLESS CONTROLLED BY THE 25' PERIPHERAL SETBACK AS SHOWN ON THE DEVELOPMENT PLAN



CERTIFICATION OF CONCEPT PLAN
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
TENNESSEE CERTIFICATE NO. _____



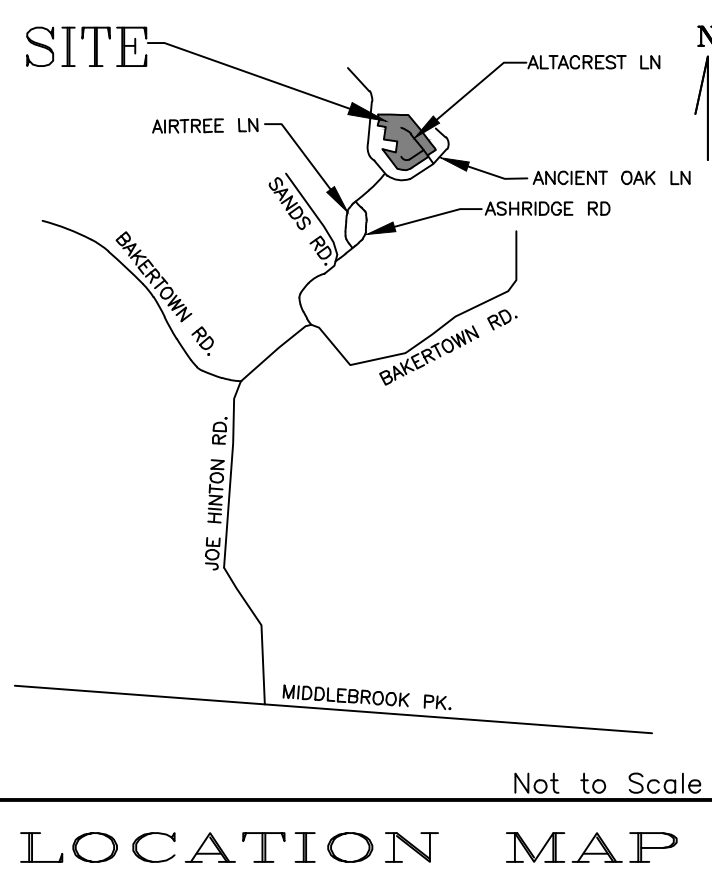
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473

5-SC-17-C / 5-F-17-UR
Revised: 4/26/2017

DEVELOPER:
HGA, LLC
C/O DOUGLAS HODGE
2099 THUNDERHEAD ROAD, SUITE 204
KNOXVILLE, TN 37922
PHONE: (865) 622-2452

DEED REFERENCE: INSTR.#201112220034505

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES. 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 8.17 ACRES SUBDIVIDED INTO 28 SINGLE FAMILY DETACHED LOTS.
 - THIS PROPERTY IS ZONED PR.
 - ALL ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: KNOXVILLE UTILITY BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 - VARIANCES REQUESTED:
A. REDUCE THE TRANSITION CURVE RADIUS IN A CUL-DE-SAC RIGHT-OF-WAY LINE FROM 75' TO 25' (ROAD B).
B. REDUCE THE TRANSITION CURVE RADIUS IN A CUL-DE-SAC CURB FROM 75' TO 35' (ROAD B).



REV.	DATE	REVISION DESCRIPTION
4/25/17		MPC COMMENTS
CONCEPT/USE ON REVIEW FOR MAITLAND WOODS S/D, PHASE VII		
CLT MAP 91, PARCELS 265.08 & 265.09		SCALE 1"=50'
DRAWN BY DATE 03/17/17		
DISTRICT 6, KNOX COUNTY, TN		
CONTOUR INTERVAL=2'		DRAWING NUMBER 23844-5-C