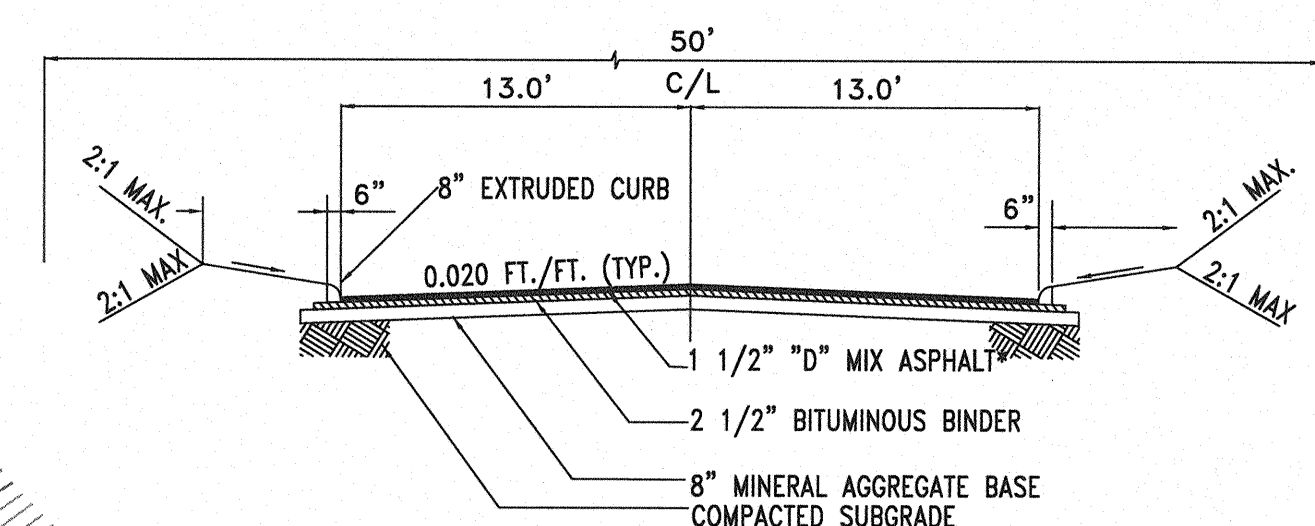
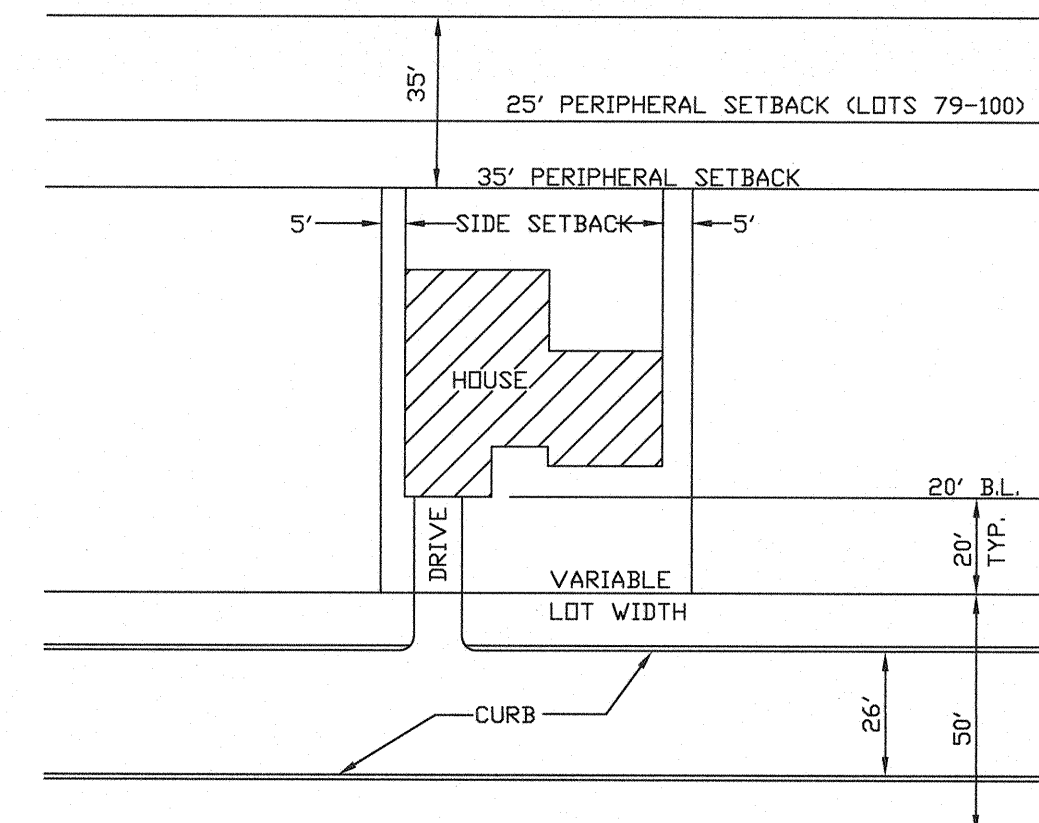


NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE—CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.



TYPICAL LOT LAYOUT

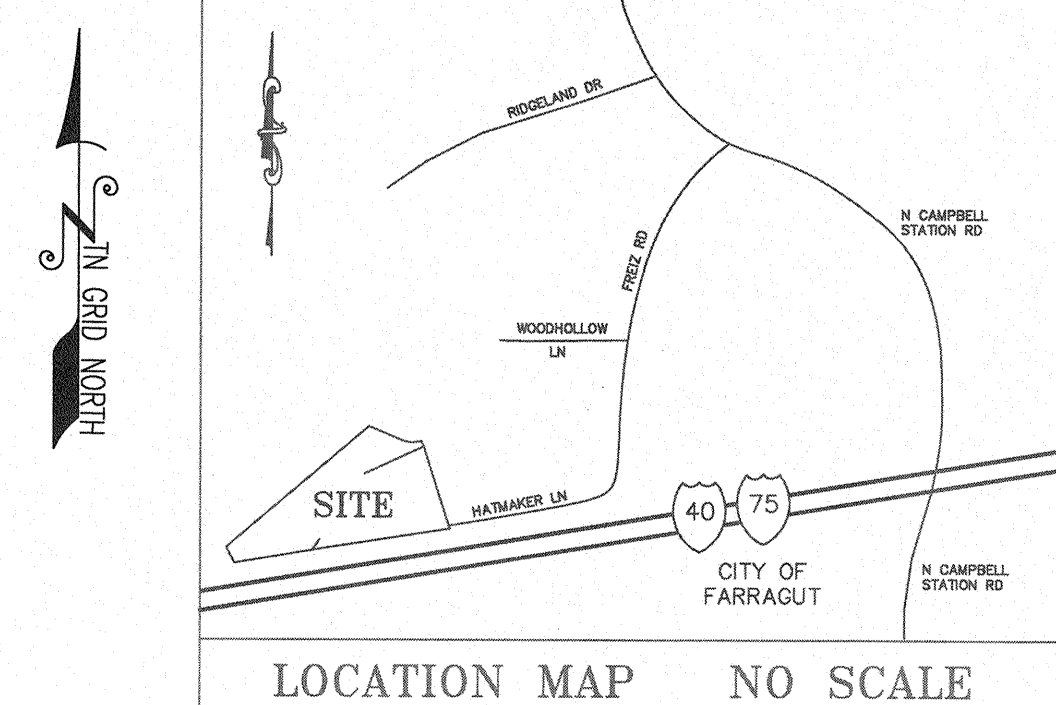
$$1'' = 40$$

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

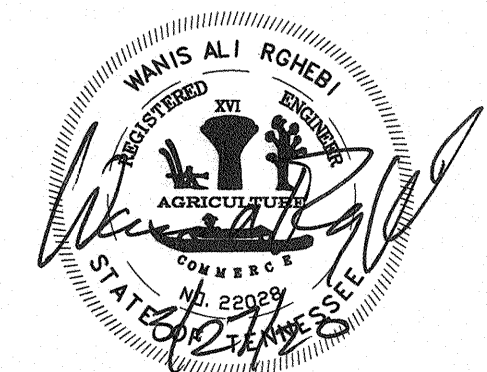
W. J. H. H. H. H.

ENGINEER
TENNESSEE CERTIFICATE NO. *22028*



NOTES:

- ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
7. THERE SHALL BE TEN (10) FEET IN WIDTH TO UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXISTOR LOT LINES ADJOINING WATERWAYS AND DRAINAGE EASEMENTS. ALL OTHER ADJACENT AND PINE (3") FEET WATERWAY BE PLANNED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS REQUIRED.
8. PROPERTY CENERS WILL BE LOCATED AT 1/2" (3/4" EACH SIDE OF CENTER AS INDICATED HEREIN APPROPRIATELY). THIS PROPERTY CONTAINS APPROXIMATELY 89.84 ACRES AND IS SURROUNDED INTO 151 SINGLE FAMILY LOTS, AND COMMON AREAS.
9. PER ZONING (3/4" D.U.)
10. CONTIGUOUS PROMOTED BY KNOXVILLE, INDIAN COUNTY KINGS AND ROAD PROFILES ARE BASED ON KINGS.
11. UTILITIES:
- WATER: WEST WARD KNOXVILLE CITY
- SEWER: WEST WARD KNOXVILLE CITY
- ELECTRIC: KNOXVILLE UTILITIES BOARD
- GA: KNOXVILLE UTILITIES BOARD
- TELEPHONE: AT & T
7. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
8. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
- FRONT: 20'-0"
- SIDES: 5'-0"
- REAR: 10'-0" (LINES CONTROLLED BY 30' PERIPHERAL SET BACK)
1. VARIANCE REQUESTED:
- a) ROAD "X", REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 1+48.0 TO 2+49.0 FROM MIXED 2% TO 4% GRADES TO REDUCTION OF TRANSITION (IN EXISTING ROAD) AND WARNING LINES TO 2+49.0
- b) ROAD "X", REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 1+48.0 TO 2+49.0 FROM K=25.00 TO K=20.00
- c) ROAD "X", REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 1+275.0 TO 5125.0 FROM K=25.00 TO K=20.00
- d) ROAD "X", REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 1+275.0 TO 5125.0 FROM K=25.00 TO K=20.00
2. BOUNDARY SETBACKS TO BE 10' FEET FROM LOT LINES
3. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC WITH 30' RIGHT-OF-WAY AND 28' ROAD PAVEMENT.
4. NEIGHBORHOOD STREET DETERMINED BY THE TOWN OF KINGS TO BE A LOCAL ROAD SYSTEM ONLY.
5. ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
6. BATTERY LAMPS ARE TO BE DELICATED AND MARKED WITH SIGNAGE OR FLOWERS FROM 20'.
7. NEIGHBORHOOD STREET DETERMINED BY THE TOWN OF KINGS TO BE A LOCAL ROAD SYSTEM ONLY.
8. ALL REPORTS AVAILABLE, IT WILL BE SUBMITTED TO THE KINGS COUNTY ENGINEERING AND PLANNING DEPARTMENT.
9. REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 30' TO 20' ALONG LOTS ELEVATION SHALL BE 8810.0.
10. THE 100 YEAR FLOOD ELEVATION IS 880.0, THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 8810.0 OR



OWNER/DEVELOPER:

S & E PROPERTIES LLC
405 MONTBROOK ROAD
KNOXVILLE, TN 37919
PHONE: (865) 454-3727
FAX: (865) 693-9699
EMAIL: ericmoseley@bellsouth.net

5-SC-20-C
5-F-20-UR
3/30/2020

CONCEPT PLAN FOR
S & E PROPERTIES LCC ON HATMAKE ROAD
CLT MAP 141, PARCELS 082, & 082.03
CLT MAP 129, PARCEL 164.13
DISTRICT 6, KNOX COUNTY, TENNESSEE

EM-03-25-20-CP

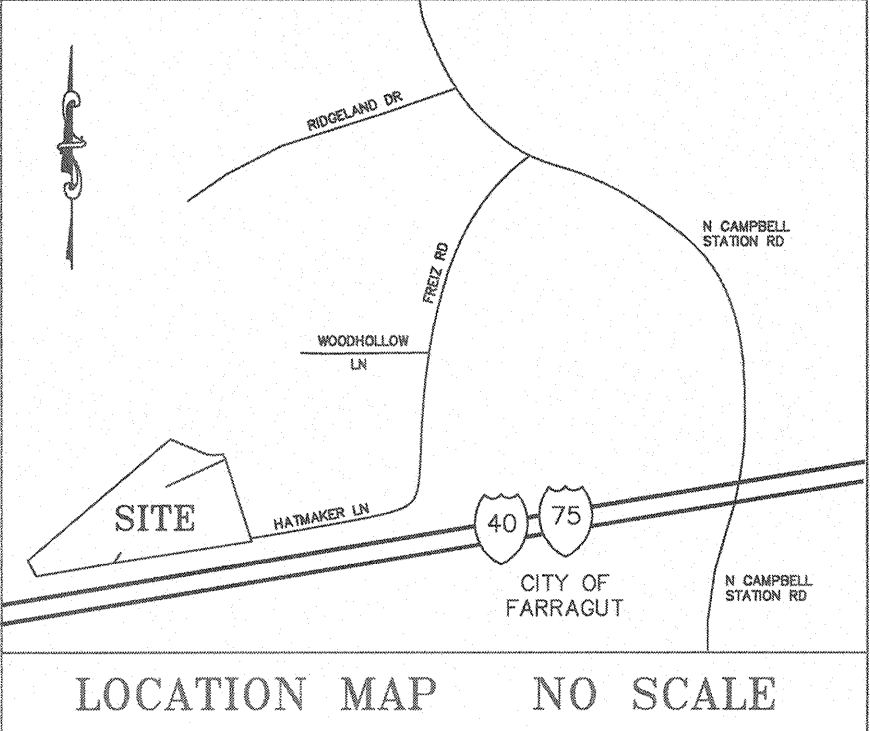
SHEET 1 OF

1"=60'

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORKS TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.

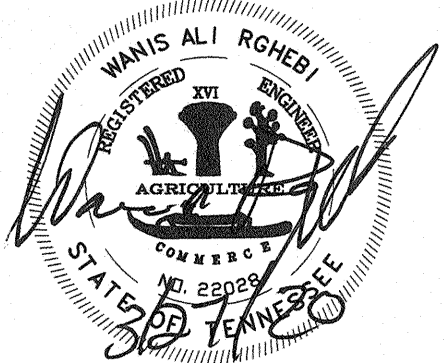
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



- NOTES:
1. ALL DIMENSIONS AND ACRES ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 3. SANITARY SEWER EASEMENT OF 15' 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE). THIS PROPERTY CONTAINS APPROXIMATELY 68.74+ ACRES AND IS SUBDIVIDED INTO 153 SINGLE FAMILY LOTS, AND COMMON AREA.
 4. PR ZONING (S3 DU/AC).
 5. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGS AND ROAD PROFILES ARE BASED ON KGS.
 6. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT & T
 7. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 8. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 20'
SIDES: 5'
REAR: 15' (UNLESS CONTROLLED BY 30' PERIPHERAL SET BACK)
 9. VARIANCE REQUESTED:
a) ROAD "A": REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATION 1+48 TO 2+09 FROM RADIUS 250' TO RADIUS 100' BECAUSE OF TRANSITION TO AN EXISTING ROAD AND NARROW AVAILABLE BOUNDARY
b) ROAD "A": REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 1+48 TO 2+09 FROM K=25.00 TO K=164 BECAUSE OF THE TOPOGRAPHY.
c) ROAD "C": REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 1+27.5 TO 5+25.5 FROM K=25.00 TO K=24.07 BECAUSE OF TOPOGRAPHY.
 10. BOUNDARY IS BASED ON A FIELD SURVEY BY OTHERS.
 11. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 28' WIDE PAVEMENT.
 12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 13. ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 14. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY RECONSTRUCTION. STREAM DETERMINATION STUDY WILL DEFINE THE START OF THE STREAM WHEN THE REPORT BECOMES AVAILABLE, IT WILL BE SUBMITTED TO TDEC AND THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 15. REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 20' ALONG LOTS 152 & 153.
 16. THE 100 YEAR FLOOD ELEVATION IS 880.0; THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 881.0 OR HIGHER.

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.
W. A. Agnew
ENGINEER
TENNESSEE CERTIFICATE NO. 22028



OWNER/DEVELOPER:
S & E PROPERTIES LLC
405 MONTBROOK ROAD
KNOXVILLE, TN 37919
PHONE: (865) 434-3727
FAX: (865) 693-9699
EMAIL: ericmoseley@bellsouth.net

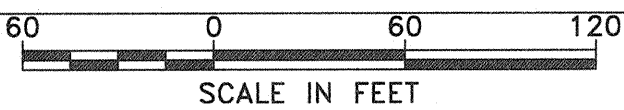
5-SC-20-C
5-F-20-UR
3/30/2020

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4009 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699, E-MAIL: wrghet@sengconsultants.com

DESIGNED BY WAR
DRAWN WAR
CHECKED WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.



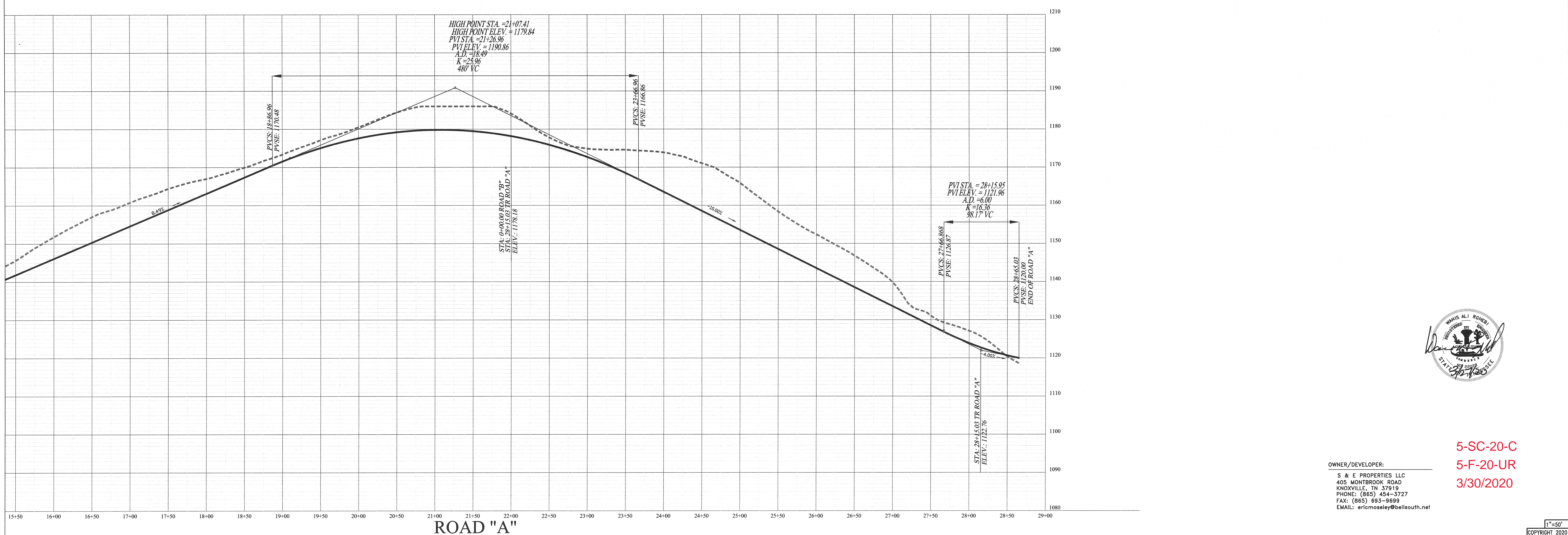
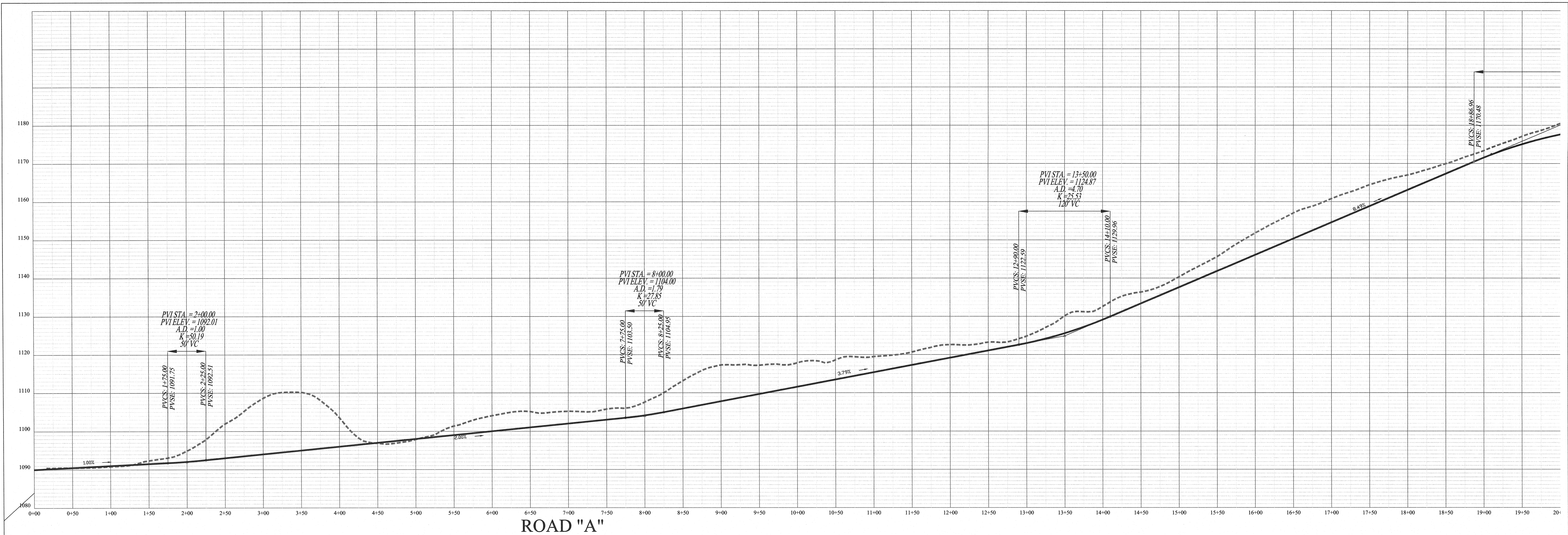
HORIZONTAL SCALE: 1"= 60'
CONTOUR INTERVAL: 2'
DATE
03-25-2020

DEED REFERENCES:
DEED: INST. # 200611010038055
DEED: INST. # 200706180103590
PLAT: INST. # 201606220074816

CONCEPT PLAN FOR
S & E PROPERTIES LLC ON HATMAKE ROAD
CLT MAP 141, PARCELS 082, & 082.03
CLT MAP 129, PARCELS 164.13
DISTRICT 6, KNOX COUNTY, TENNESSEE

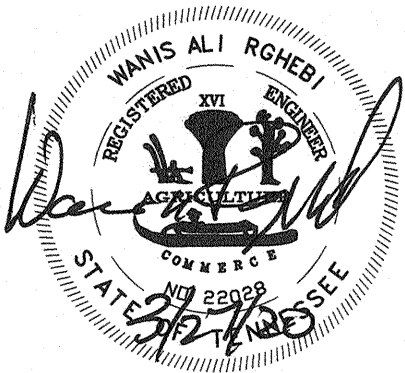
EM-03-25-20-CP
SHEET 2 OF 4 SHEET(S)

1"=60'
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405 MONTBROOK ROAD
KNOXVILLE, TN 37919
PHONE: (865) 454-3727
FAX: (865) 693-9699
EMAIL: ericmoseley@bellsouth.net

5-SC-20-C
5-F-20-UR
3/30/2020

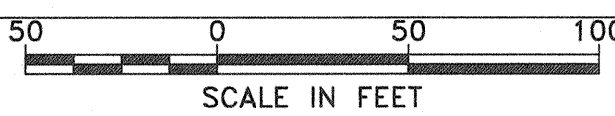


SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699, E-MAIL: wrghebi@sengconsultants.com

DESIGNED BY WAR
DRAWN WAR
CHECKED WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.



HORIZONTAL SCALE: 1" = 50' HORIZONTAL SCALE: 1" = 10'
DATE 03-25-2020

DEED REFERENCES:
DEED: INST. # 200611010038055
DEED: INST. # 200706180103590
PLAT: INST. # 201606220074816

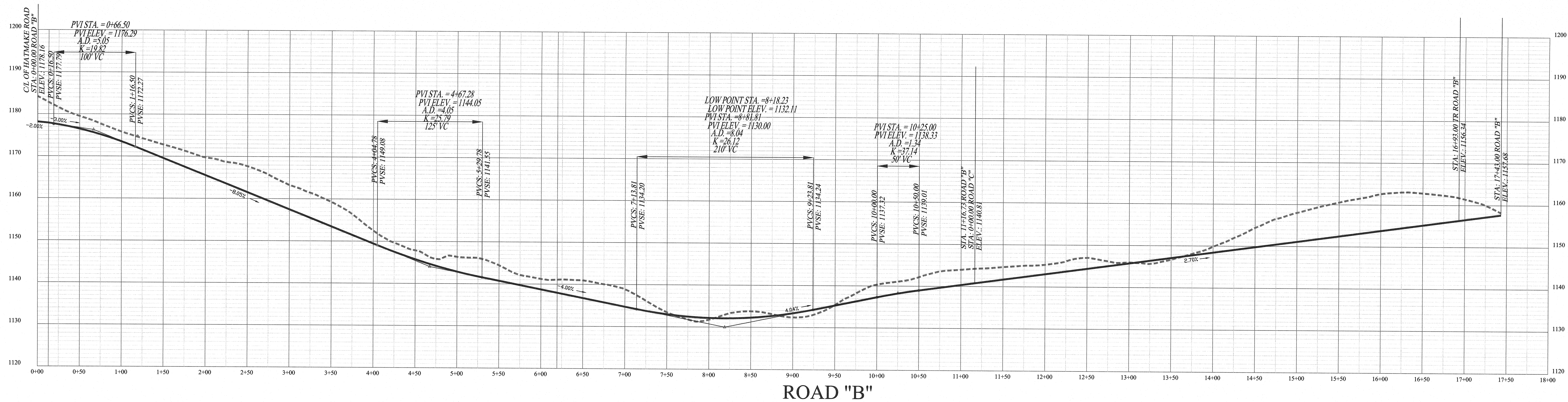
ROAD PROFILE PLAN FOR
S & E PROPERTIES LCC ON HATMAKE ROAD
CLT MAP 141, PARCELS 082, & 082.03
CLT MAP 129, PARCEL 164.13
DISTRICT 6, KNOX COUNTY, TENNESSEE

EM-03-25-20-RP
SHEET 3 OF 4 SHEET(S)

1"=50'

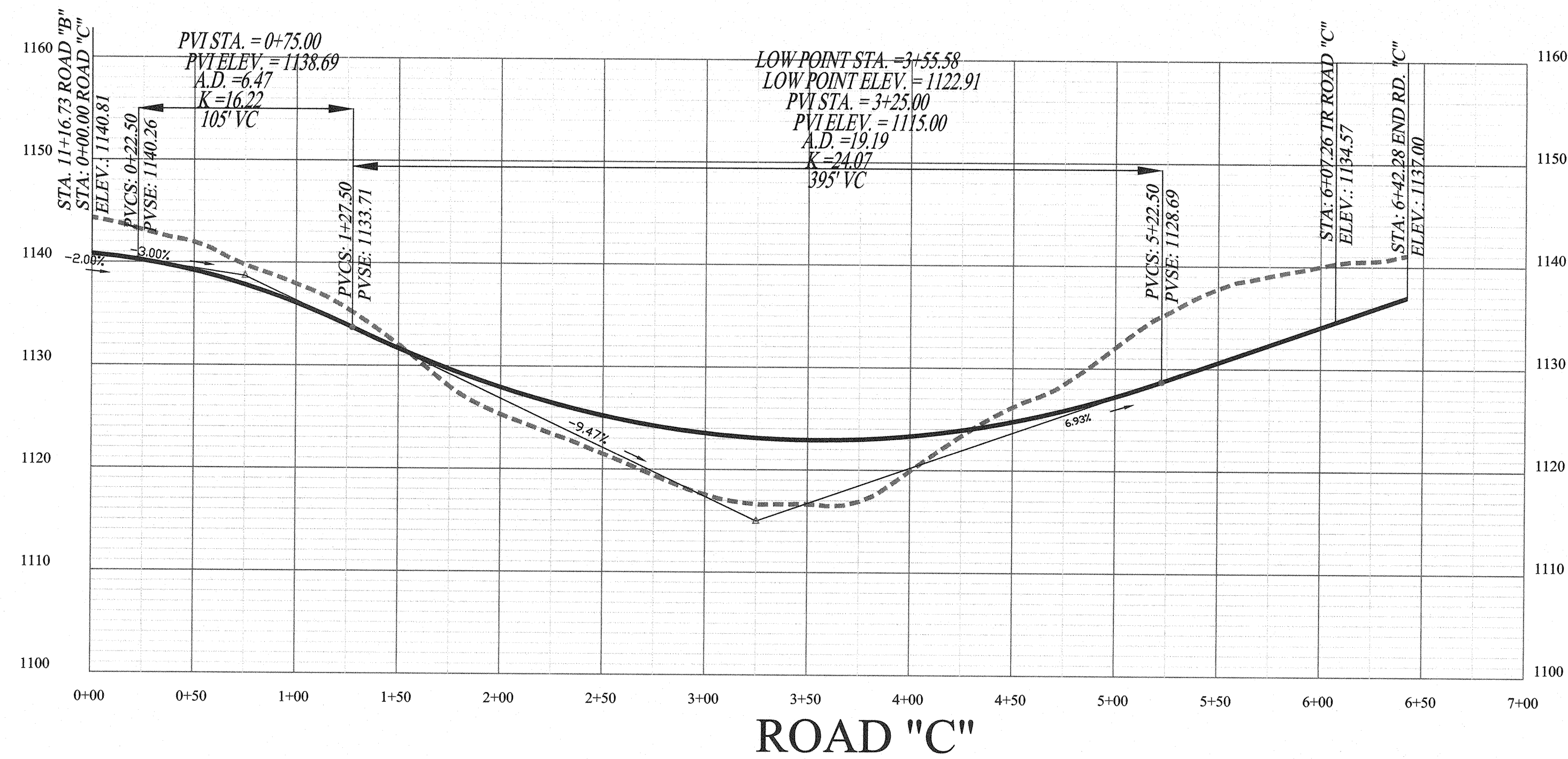
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ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY,
OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



OWNER/DEVELOPER:
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KNOXVILLE, TN 37919
PHONE: (865) 454-3727
FAX: (865) 693-9699
EMAIL: ericmoseley@bellsouth.net

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3/30/2020

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KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7796
FAX: (865) 693-9699, E-MAIL: wrghel@sengconsultants.com

DESIGNED BY WAR
DRAWN WAR
CHECKED WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.

50 0 50 100
SCALE IN FEET

HORIZONTAL SCALE: 1" = 50'
HORIZONTAL SCALE: 1" = 10'
DATE
03-25-2020

DEED REFERENCES:
DEED: INST. # 200611010038055
DEED: INST. # 200706180103590
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ROAD PROFILE PLAN FOR
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CLT MAP 129, PARCELS 164.13
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EM-03-25-20-RP
SHEET 4 OF 4 SHEET(S)

1"=50'
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