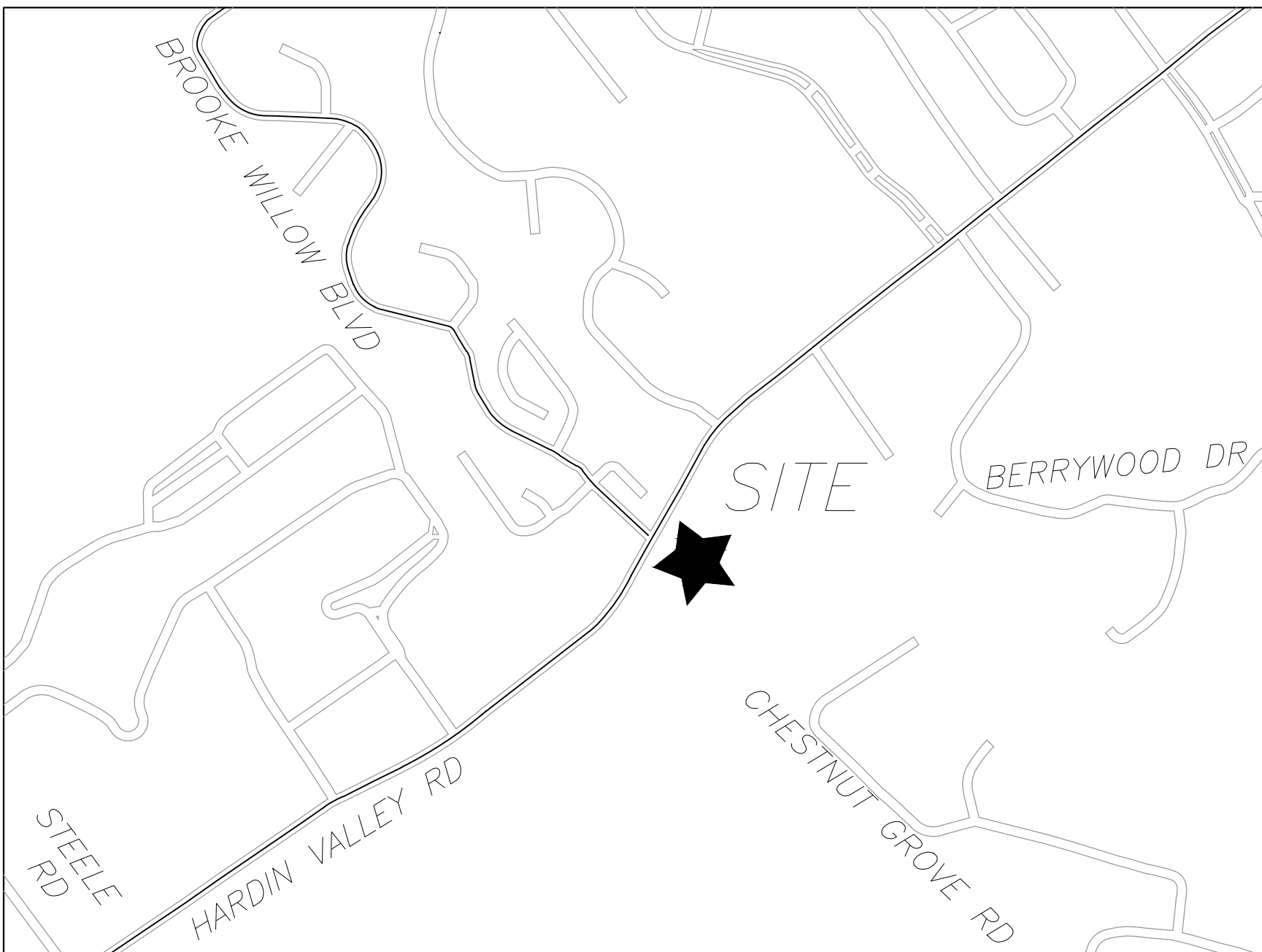


CONCEPT PLAN

U.E.I. PROJECT NO. 2301005

CRUZ LANDING S/D

SITE ADDRESS: 0 HARDIN VALLEY ROAD, KNOXVILLE, TENNESSEE 37932  
TAX MAP: 117, PARCEL: 34.00



LOCATION MAP

OWNER:  
HARDIN VALLEY INVESTMENTS LP  
P.O. BOX 325  
ATHENS, TN 37371



SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

SPECIFICATIONS  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL	- AS DIRECTED BY LENOIR CITY UTILITIES BOARD
GAS	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER	- AS DIRECTED BY WEST KNOX UTILITY DISTRICT
TELEPHONE	- AS DIRECTED BY AT&T
CABLE	- AS DIRECTED BY COMCAST
SITE DEVELOPMENT	- KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

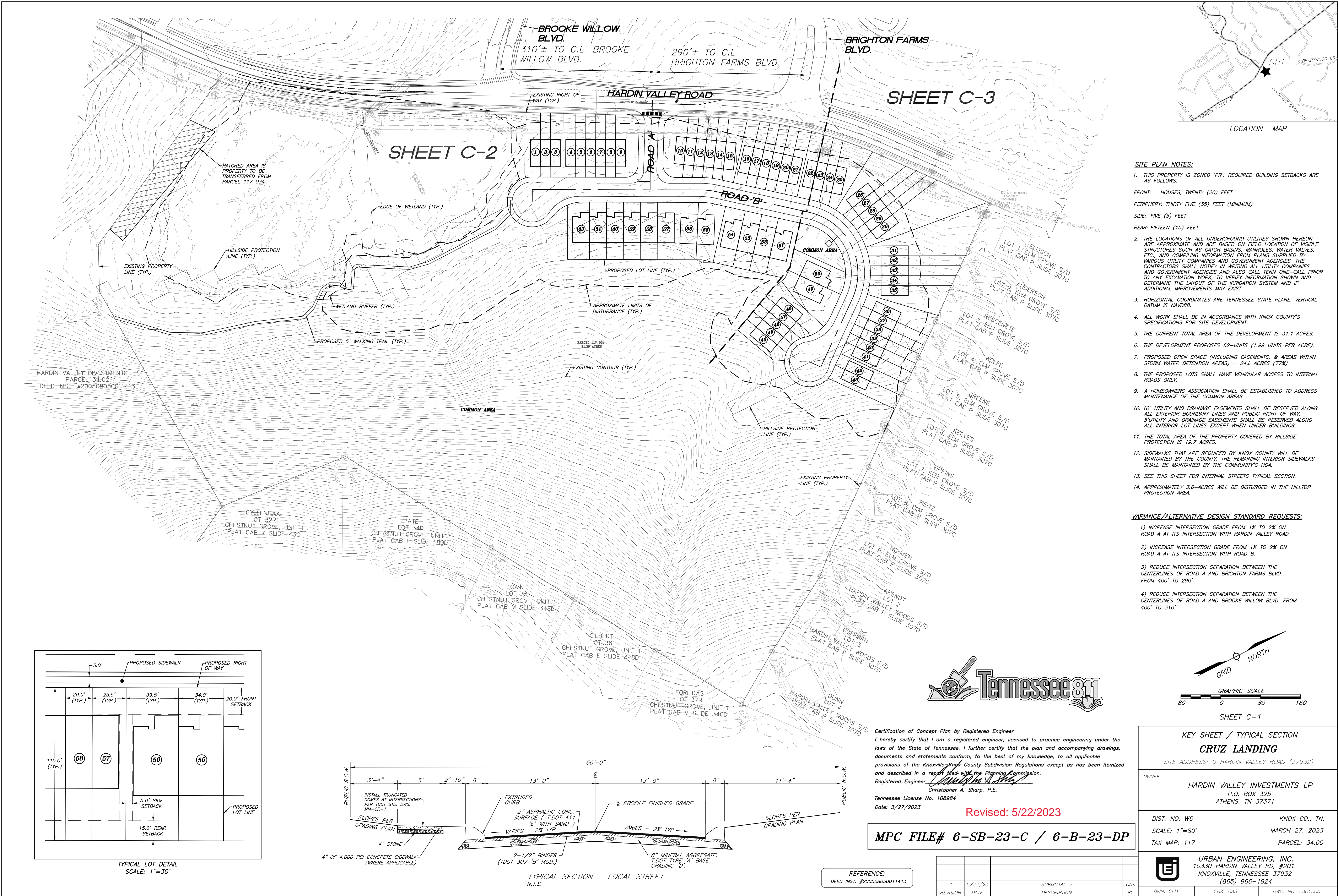
TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4
STRIPING PLAN AND SIGHT DISTANCE VERIFICATION	C-5

Revised: 5/22/2023

MPC FILE# 6-SB-23-C / 6-B-23-DP

2	5/22/23	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

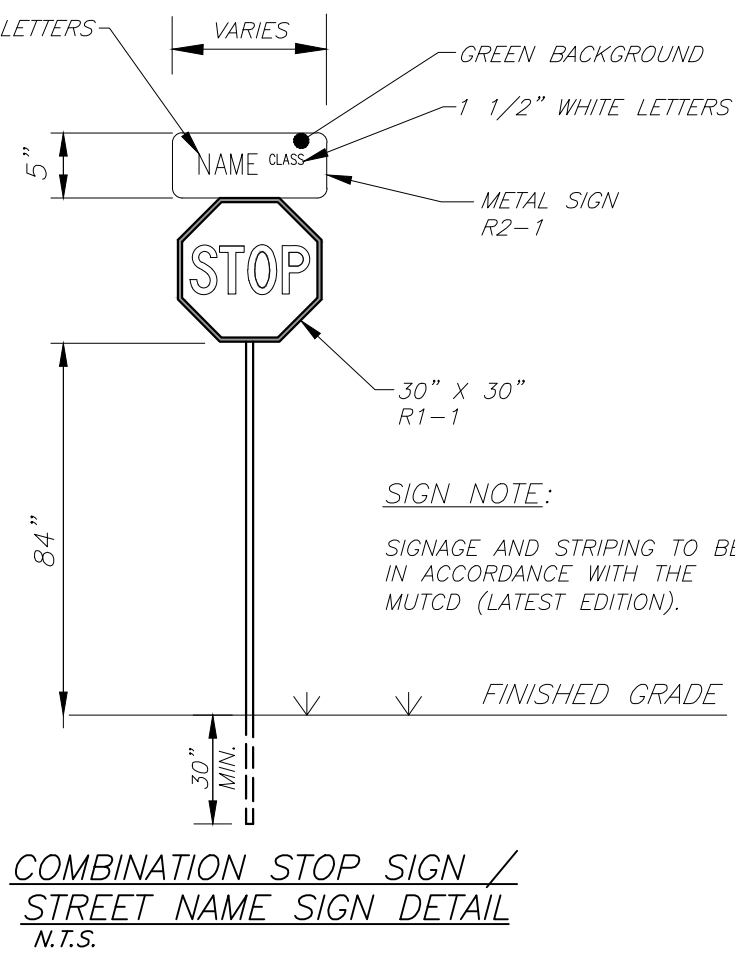
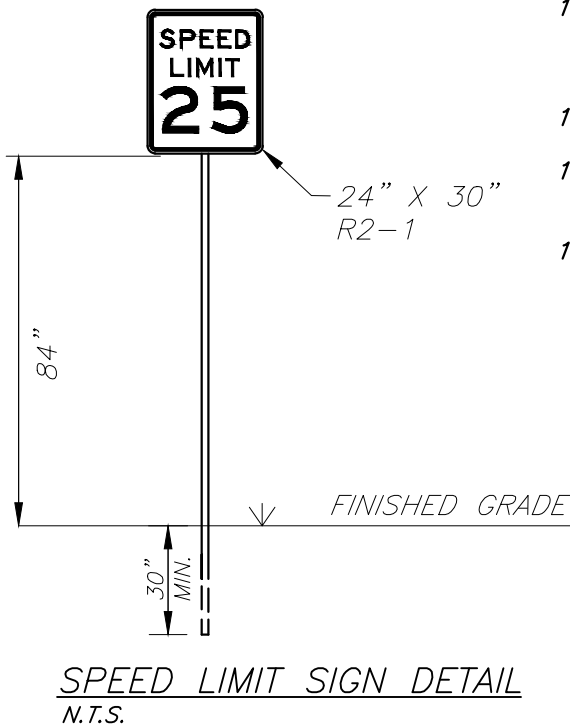








- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: HOUSES, TWENTY (20) FEET  
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
SIDE: FIVE (5) FEET  
REAR: FIFTEEN (15) FEET
  - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
  - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 31.1 ACRES.
  - THE DEVELOPMENT PROPOSES 62-UNITS (1.99 UNITS PER ACRE).
  - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 24.2 ACRES (77%).
  - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  - THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 19.7 ACRES.
  - SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.
  - SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
  - APPROXIMATELY 3.6-ACRES WILL BE DISTURBED IN THE HILLSIDE PROTECTION AREA.
  - SEE SHEET C-5 FOR HARDIN VALLEY STRIPING MODIFICATIONS.



**SHEET C-2**

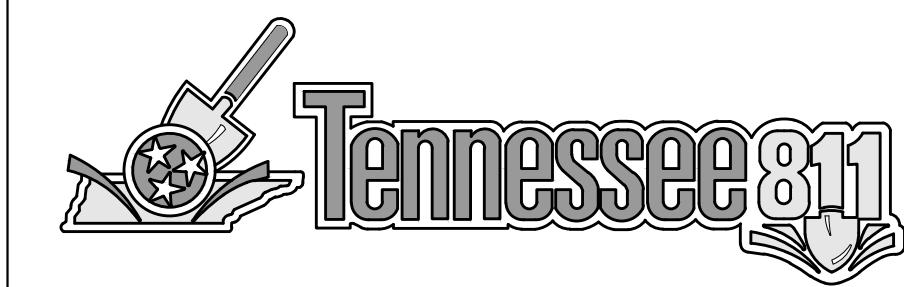
**SITE PLAN**  
**CRUZ LANDING**  
SITE ADDRESS: 0 HARDIN VALLEY ROAD (37932)

OWNER:  
**HARDIN VALLEY INVESTMENTS LP**  
P.O. BOX 325  
ATHENS, TN 37371

DIST. NO. W6 KNOX CO., TN.  
SCALE: 1"=30' MARCH 27, 2023  
TAX MAP: 117 PARCEL: 34.00

URBAN ENGINEERING, INC.  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2301005



Revised: 5/22/2023

MPC FILE# 6-SB-23-C / 6-B-23-DP



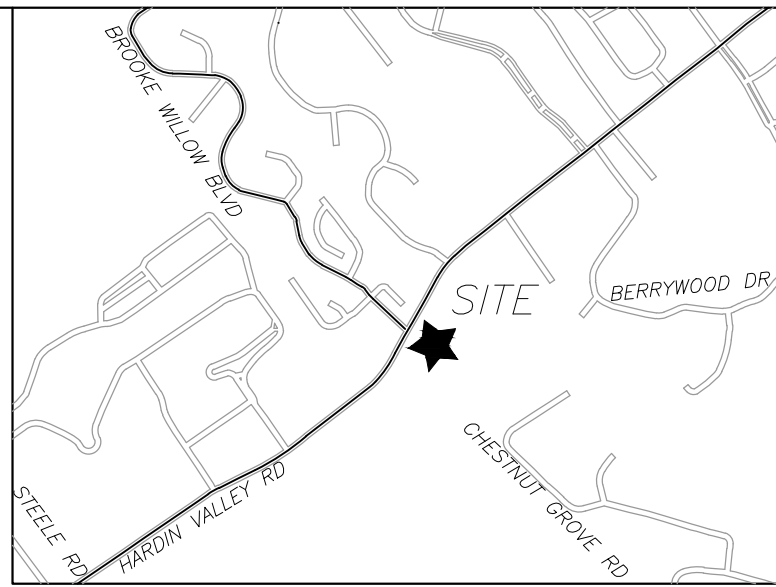
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DEED INST. #200508050011413

REVISION	DATE	DESCRIPTION	CAS	BY
1	5/22/23	SUBMITTAL 2		



MPC FILE# 6-SB-23-C / 6-B-23-DP

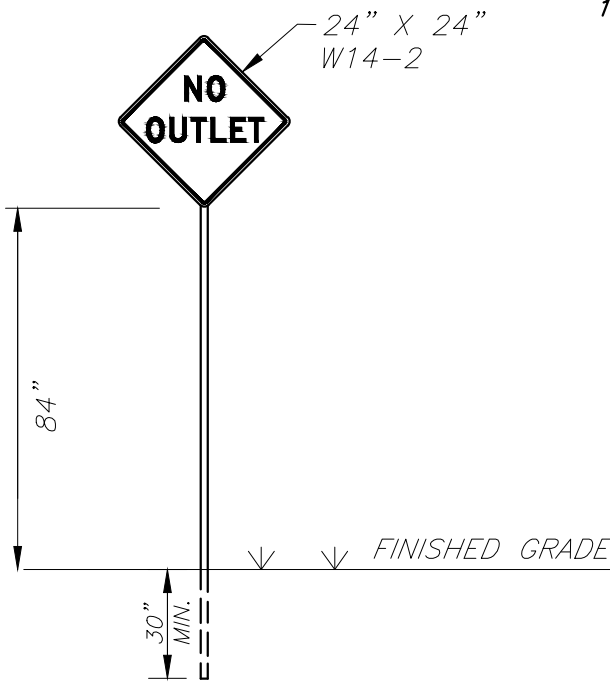
Revised: 5/22/2023



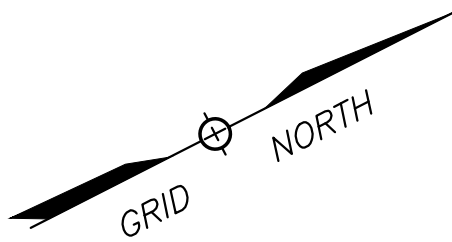
LOCATION MAP

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: HOUSES, TWENTY (20) FEET  
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)  
SIDE: FIVE (5) FEET  
REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 31.1 ACRES.
6. THE DEVELOPMENT PROPOSES 62-UNITS (1.99 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 24.2 ACRES (77%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 19.7 ACRES.
12. SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.
13. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
14. APPROXIMATELY 3.6-ACRES WILL BE DISTURBED IN THE HILLSIDE PROTECTION AREA.
15. SEE SHEET C-5 FOR HARDIN VALLEY STRIPING MODIFICATIONS.



NO OUTLET SIGN DETAIL  
N.T.S.



REFERENCE:  
DEED INST. #200508050011413

1	5/22/23	SUBMITTAL 2	CAS
REVISION	DATE	DESCRIPTION	BY

SHEET C-3

SITE PLAN  
**CRUZ LANDING**  
SITE ADDRESS: 0 HARDIN VALLEY ROAD (37932)

OWNER:  
**HARDIN VALLEY INVESTMENTS LP**  
P.O. BOX 325  
ATHENS, TN 37371

DIST. NO. W6  
SCALE: 1"=30'  
TAX MAP: 117

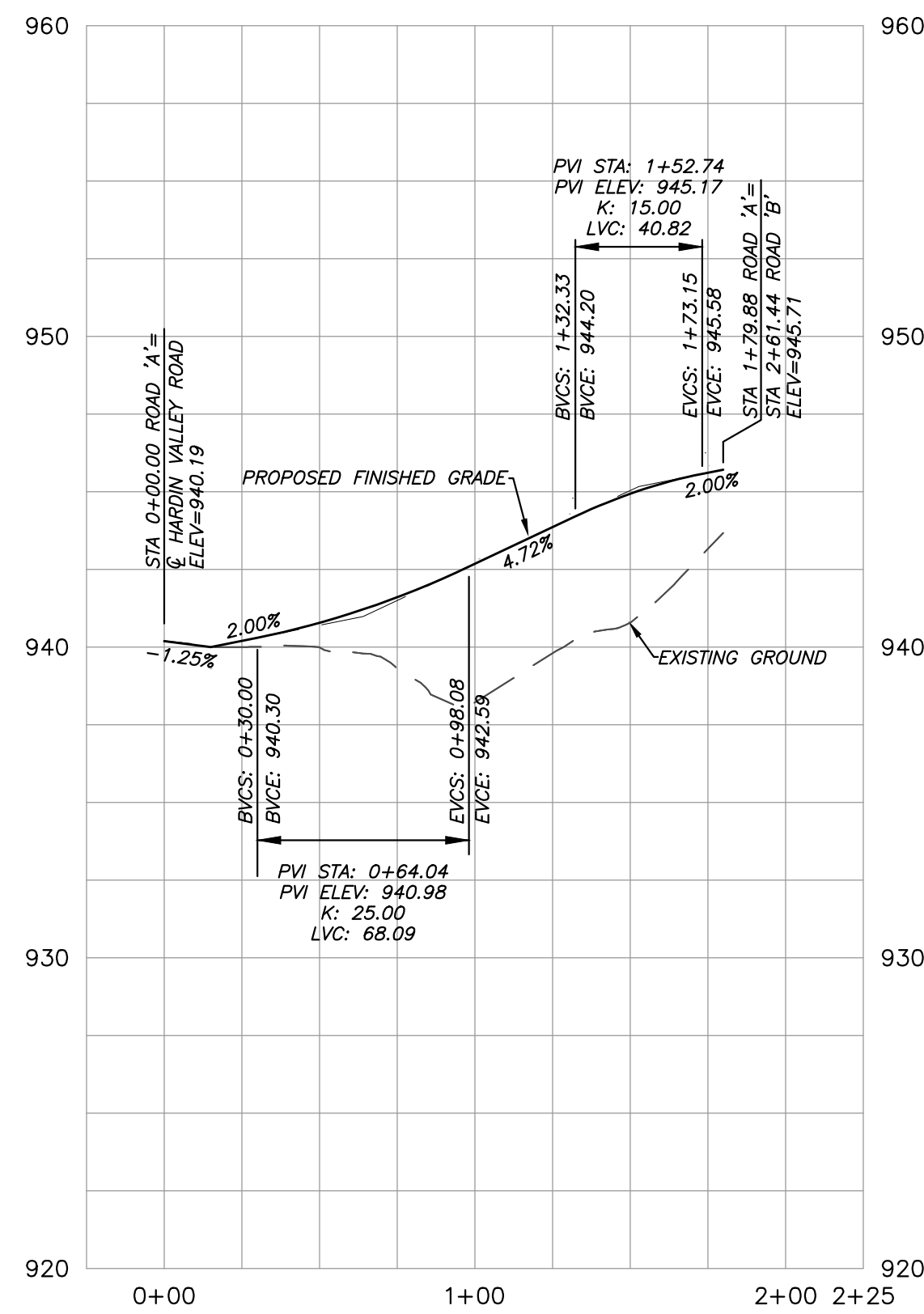
KNOX CO., TN.  
MARCH 27, 2023  
PARCEL: 34.00

**URBAN ENGINEERING, INC.**  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924

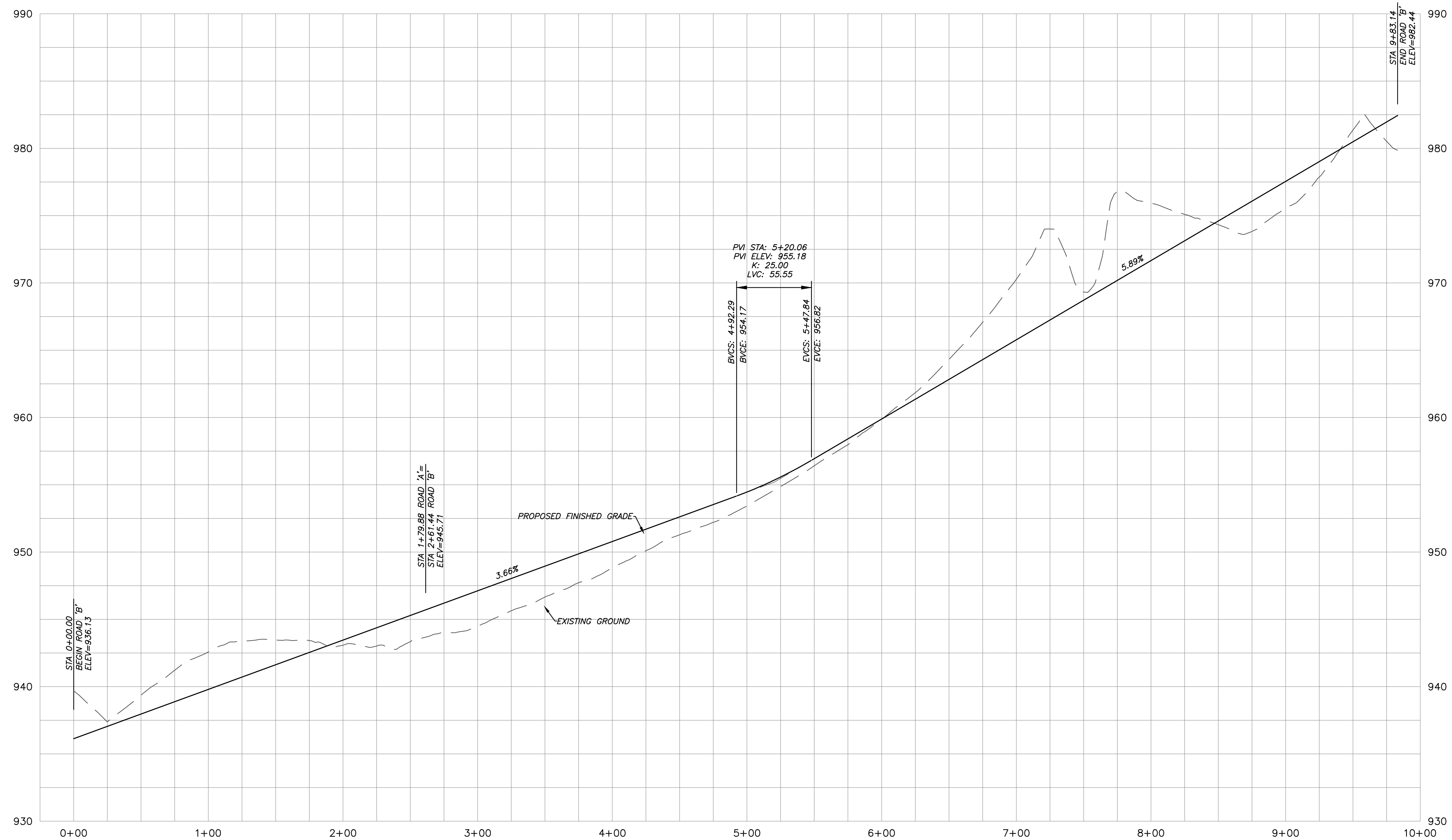
DWN: CLM  
CHK: CAS  
DWG. NO. 2301005







PROFILE-ROAD 'A'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)



PROFILE-ROAD 'B'  
1"=50' (HORIZONTAL)  
1"=5' (VERTICAL)

Revised: 5/22/2023

MPC FILE# 6-SB-23-C / 6-B-23-DP

1	5/22/23	SUBMITTAL 2	CAS		
REVISION	DATE	DESCRIPTION	BY		

DWN: CLM	CHK: CAS	DWG. NO. 2301005
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SHEET C-4

ROAD PROFILES

**CRUZ LANDING**

SITE ADDRESS: 0 HARDIN VALLEY ROAD (37932)

OWNER:

**HARDIN VALLEY INVESTMENTS LP**  
P.O. BOX 325  
ATHENS, TN 37371

DIST. NO. W6

KNOX CO., TN.

SCALE: AS NOTED

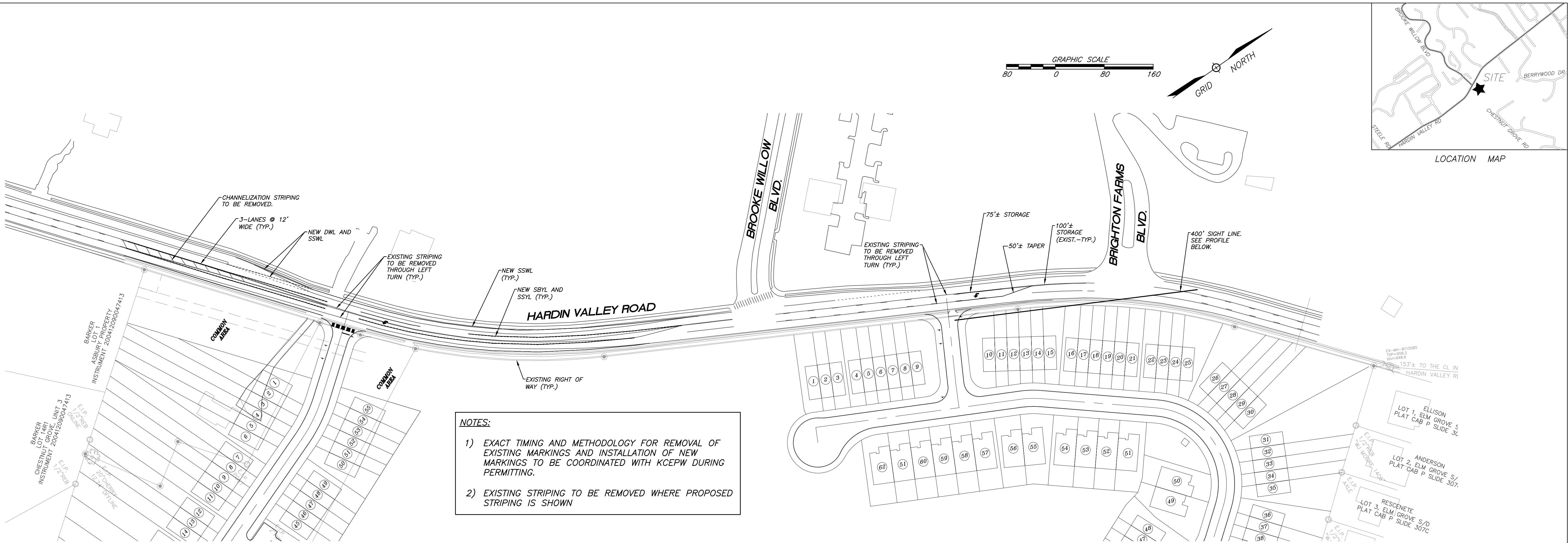
MARCH 27, 2023

TAX MAP: 117

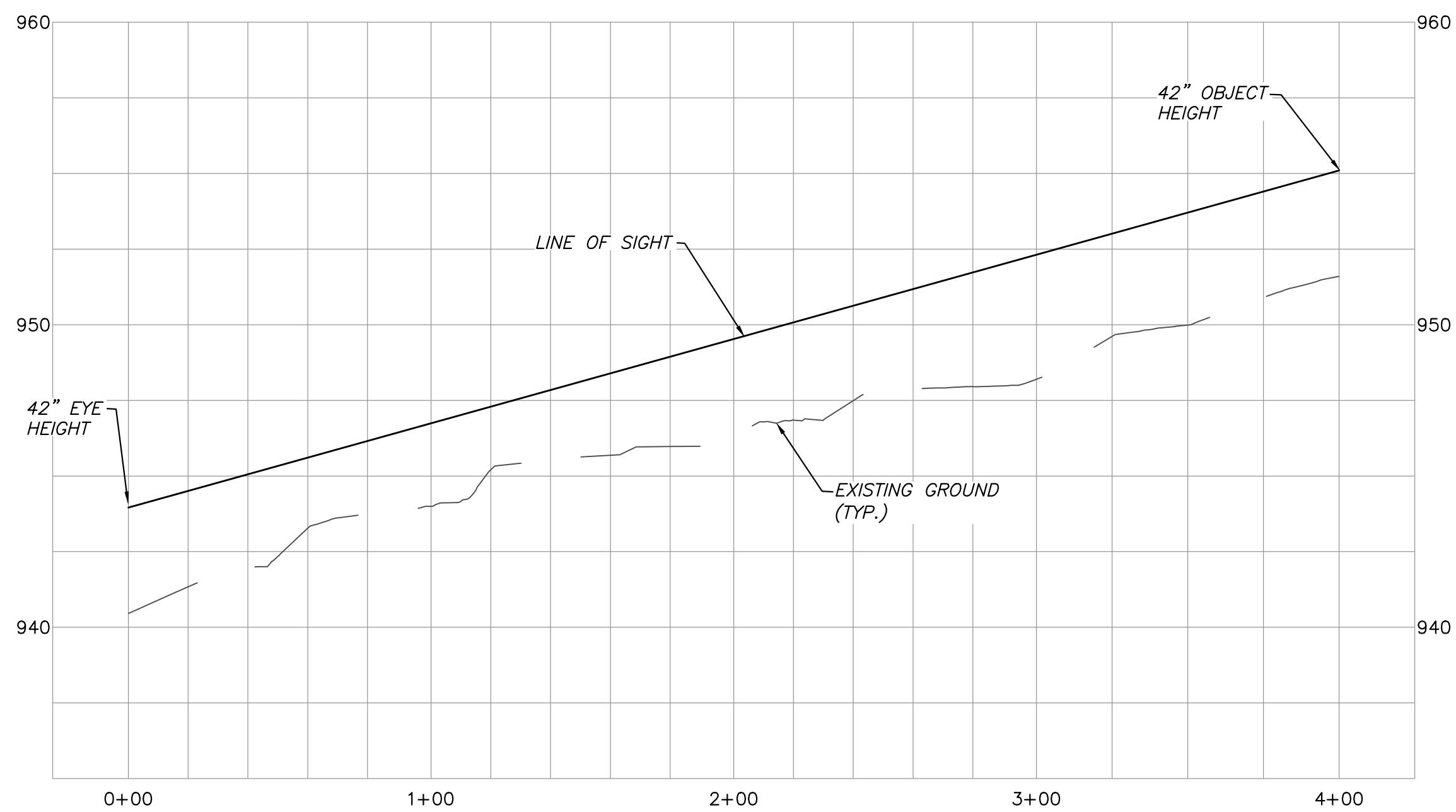
PARCEL: 34.00



**URBAN ENGINEERING, INC.**  
10330 HARDIN VALLEY RD, #201  
KNOXVILLE, TENNESSEE 37932  
(865) 966-1924



- NOTES:**
- 1) EXACT TIMING AND METHODOLOGY FOR REMOVAL OF EXISTING MARKINGS AND INSTALLATION OF NEW MARKINGS TO BE COORDINATED WITH KCEPW DURING PERMITTING.
  - 2) EXISTING STRIPING TO BE REMOVED WHERE PROPOSED STRIPING IS SHOWN



LINE OF SIGHT PROFILE:  
1"=40' (HORIZ.)  
1"=4' (VERT.)



Revised: 5/22/2023

MPC FILE# 6-SB-23-C / 6-B-23-DP

1	5/22/23	SUBMITTAL 2	CAS	
REVISION	DATE	DESCRIPTION	BY	

DWN: CLM	CHK: CAS	DWG. NO. 2301005
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SHEET C-5

STRIPING PLAN AND SIGHT DISTANCE VERIFICATION

**CRUZ LANDING**

SITE ADDRESS: 0 HARDIN VALLEY ROAD (379.32)

OWNER:

**HARDIN VALLEY INVESTMENTS LP**  
P.O. BOX 325  
ATHENS, TN 37371

DIST. NO. W6

KNOX CO., TN.

SCALE: AS NOTED

MARCH 27, 2023

TAX MAP: 117

PARCEL: 34.00



**URBAN ENGINEERING, INC.**  
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