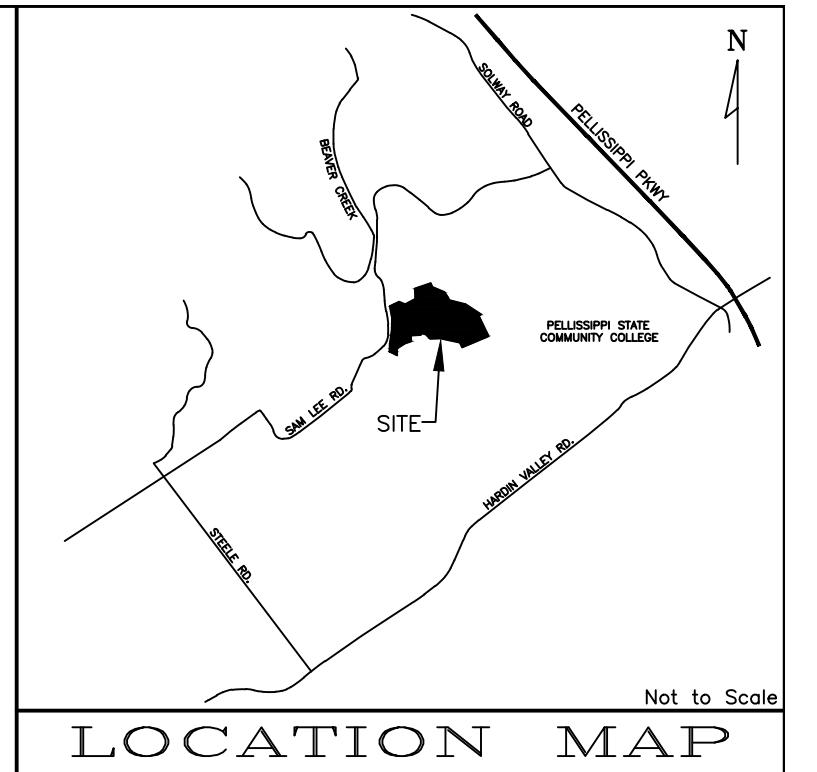


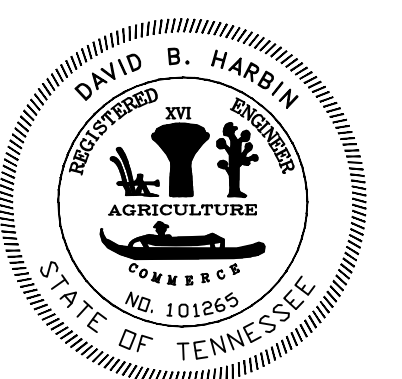


BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com



1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS ALONG ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PHASE CONTAINS 19,862 ACRES SUBDIVIDED INTO 82 SINGLE FAMILY ATTACHED LOTS, 10 COMMON AREA LOTS & PUBLIC RIGHT-OF-WAY. PHASE 1 HAS BEEN COMPLETED WHICH CONTAINS 54,997 ACRES OF 124 SINGLE FAMILY DETACHED LOTS, 6 COMMON AREA LOTS, AND PUBLIC RIGHT-OF-WAY. THE FUTURE SECTION (SHOWN IN GREY) CONTAINS 38,442 ACRES OF 86 SINGLE FAMILY DETACHED LOTS, 1 COMMON AREA LOT AND PUBLIC RIGHT-OF-WAY. THIS CONCEPT DOES NOT EXTEND THE APPROVAL FOR THESE LOTS. (APPROVAL EXPIRES 9/10/2020). TOTAL DEVELOPMENT NOW CONSISTS OF 113,301 ACRES SUBDIVIDED INTO 82 SINGLE FAMILY ATTACHED LOTS, 210 SINGLE FAMILY DETACHED LOTS AND PUBLIC RIGHT-OF-WAY.
5. THIS PROPERTY IS ZONED PR WITH TECHNOLOGY OVERLAY.
6. ALL ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LENOX CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
8. BOUNDARY SURVEY BY BHN&P
9. VARIANCE REQUIRED:
 - a) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA 13+00.0, ROAD "K"
 - b) ANGLE OF INTERSECTION FROM 75° TO 70°38' AT THE INTERSECTION OF SUGARBERRY ROAD AND ROAD "K"
10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
11. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
12. SIGHT DISTANCE CERTIFICATION REQUIRED AT THE INTERSECTION OF ROAD "K" AND SAM LEE ROAD.
13. ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE LAST CLOSED CONTOUR OF THE SINKHOLE ON THIS SITE. CONSTRUCTION WITHIN THE 50' SINKHOLE BUFFER MAY ONLY BE PERMITTED IF A GEOTECHNICAL STUDY IS PREPARED BY A REGISTERED ENGINEER AND STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY KNOX COUNTY ENGINEERING. AN ENGINEERING FOOTPRINT WILL BE REQUIRED FOR ANY STRUCTURES TO BE PLACED WITHIN THE 50' SINKHOLE BUFFER.
14. REQUEST REDUCTION TO THE PERIPHERAL SETBACK FROM 35' TO 25'
15. NO BUILDING OR OTHER VEGETATION IS ALLOWED IN THE SIGHT DISTANCE EASEMENT ON LOTS 145, 146 AND COMMON AREA THAT MAY IMPEDE THE VISION OF THE TRAVELING PUBLIC.

Revised: 5/30/2018



OWNER/DEVELOPER:
HARDIN VALLEY FARM DEVELOPMENT, INC.
C/O DARBY CAMPBELL
308 LETTERMAN RD.
KNOXVILLE, TN 37919
(865) 588-0321

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