

SURVEYOR'S NOTES:

1. 1/2" new iron rods will be set at all internal lot corners, unless shown.

2. Drainage, utility and electric easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.

3. Building setbacks per required zoning.

4. Topographic Survey based on photogrammetric data provided by KGIS. 2 foot Contour Interval shown. Elevations shown hereon are based on the North American Vertical Datum of 1988.

5. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.

6. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.

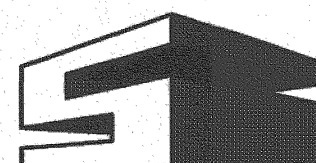
7. Tree symbols and/or lines shown hereon do not reflect actual tree canopies.

8. Located in Flood Zones "X" (areas determined to be outside the 0.2% annual chance floodplain) and Zone "AE" (base flood elevation determined to be 816), according to Flood Insurance Rate Map 47093C0360F, Community Number 475433, dated May 2, 2007.

9. This property has access to the following utilities:
Electric, Water and the lots will have to have septic field lines. No public sewer is currently available.

BAYOU BEND
HOME OWNERS ASSOC.
INST. 20070811011807

FORT LOUDOUN LAKE
(HOLDER BRANCH EMBAYMENT)



SINCE 1979

STERLING
ENGINEERING, INC.

**LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING**

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401

P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878

PHONE: VOL-984-3905
FAX: VOL-981-2815
www.sterling.us.com

LOTS 1-5

KNOX COUNTY, TN.

GLEN GLAFENHEIN

HARBOR CREST

CONCEPT PLAN OF



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SHEET

PS

DESIGNED:

DRAWN: **KAS**

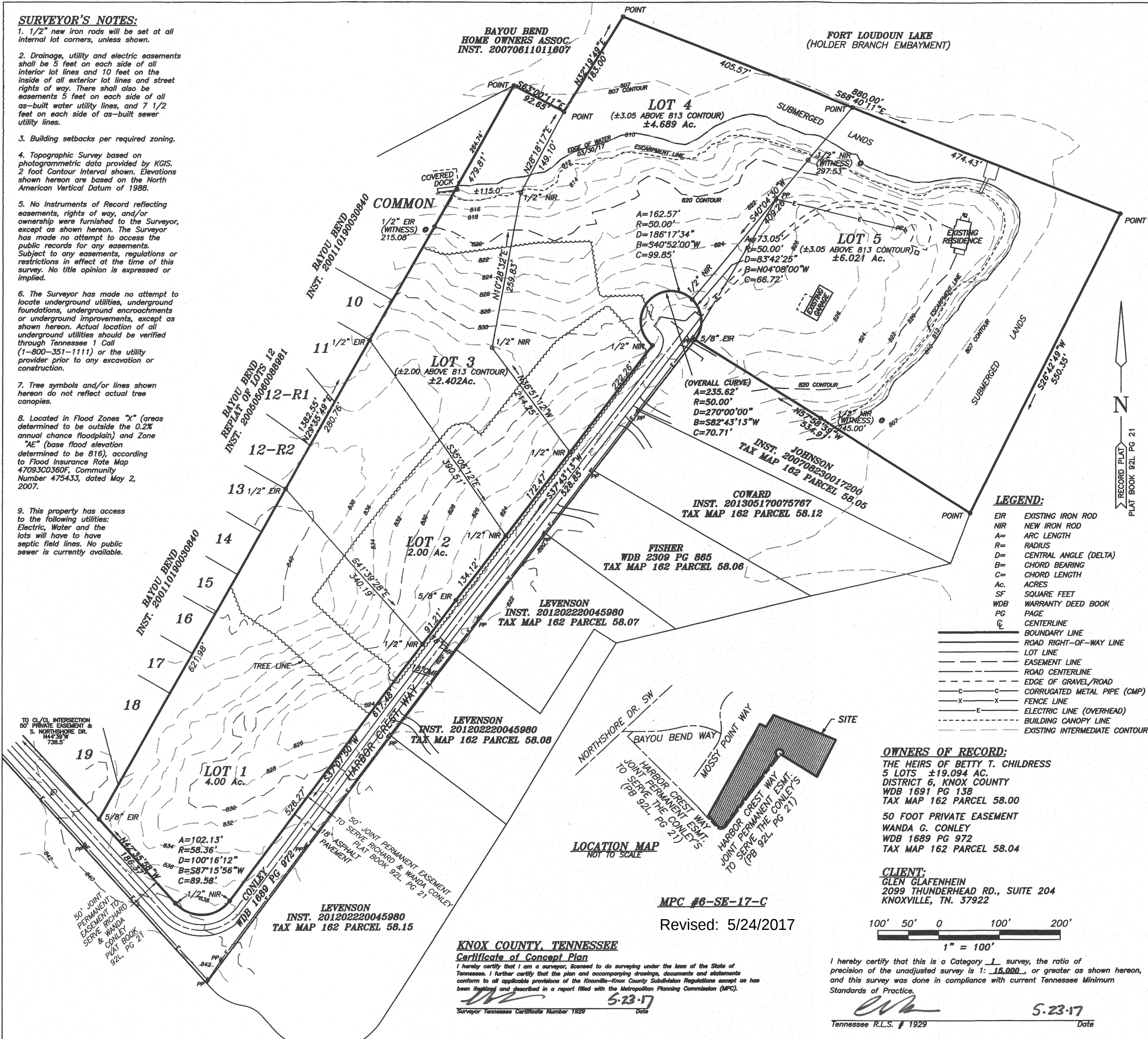
CHECKED: **CMR**

DATE: **4/24/17**

SCALE: **1" = 100'**

DRAWING: **6309-PS**

PROJECT NO:
SEI#6309



LEGEND:

- EIR EXISTING IRON ROD
- NIR NEW IRON ROD
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- B= CHORD BEARING
- C= CHORD LENGTH
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- PG PAGE
- CL CENTERLINE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- EDGE OF GRAVEL/ROAD
- C CORRUGATED METAL PIPE (CMP)
- X FENCE LINE
- E ELECTRIC LINE (OVERHEAD)
- BUILDING CANOPY LINE
- EXISTING INTERMEDIATE CONTOUR

OWNERS OF RECORD:

THE HEIRS OF BETTY T. CHILDRESS
5 LOTS ±19.094 AC.
DISTRICT 6, KNOX COUNTY
WDB 1691 PG 138
TAX MAP 162 PARCEL 58.00

50 FOOT PRIVATE EASEMENT
WANDA G. CONLEY
WDB 1689 PG 972
TAX MAP 162 PARCEL 58.04

CLIENT:

GLEN GLAFENHEIN
2099 THUNDERHEAD RD., SUITE 204
KNOXVILLE, TN. 37922

MPC #6-SE-17-C

Revised: 5/24/2017

KNOX COUNTY, TENNESSEE

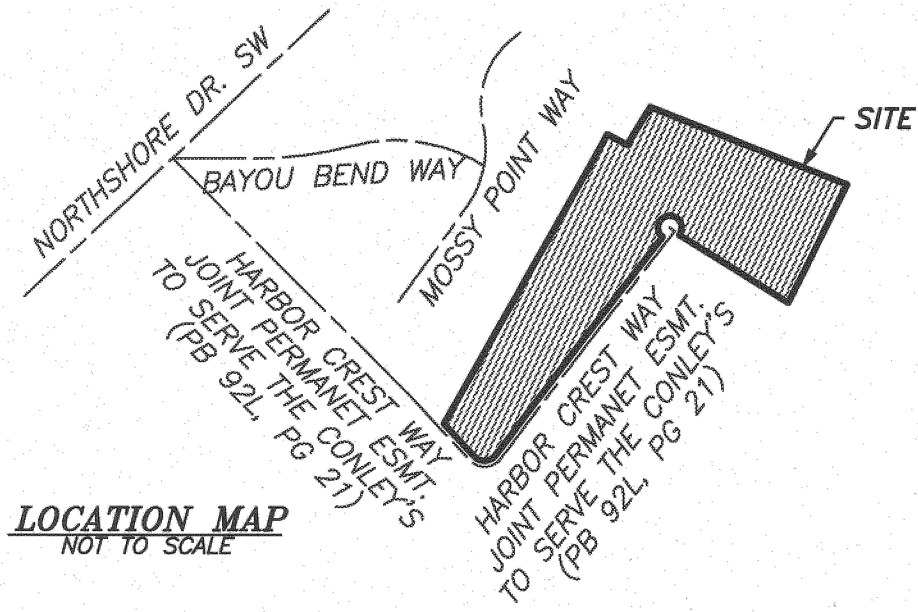
Certificate of Concept Plan

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 modified and described in a report filed with the Metropolitan Planning Commission (MPC).

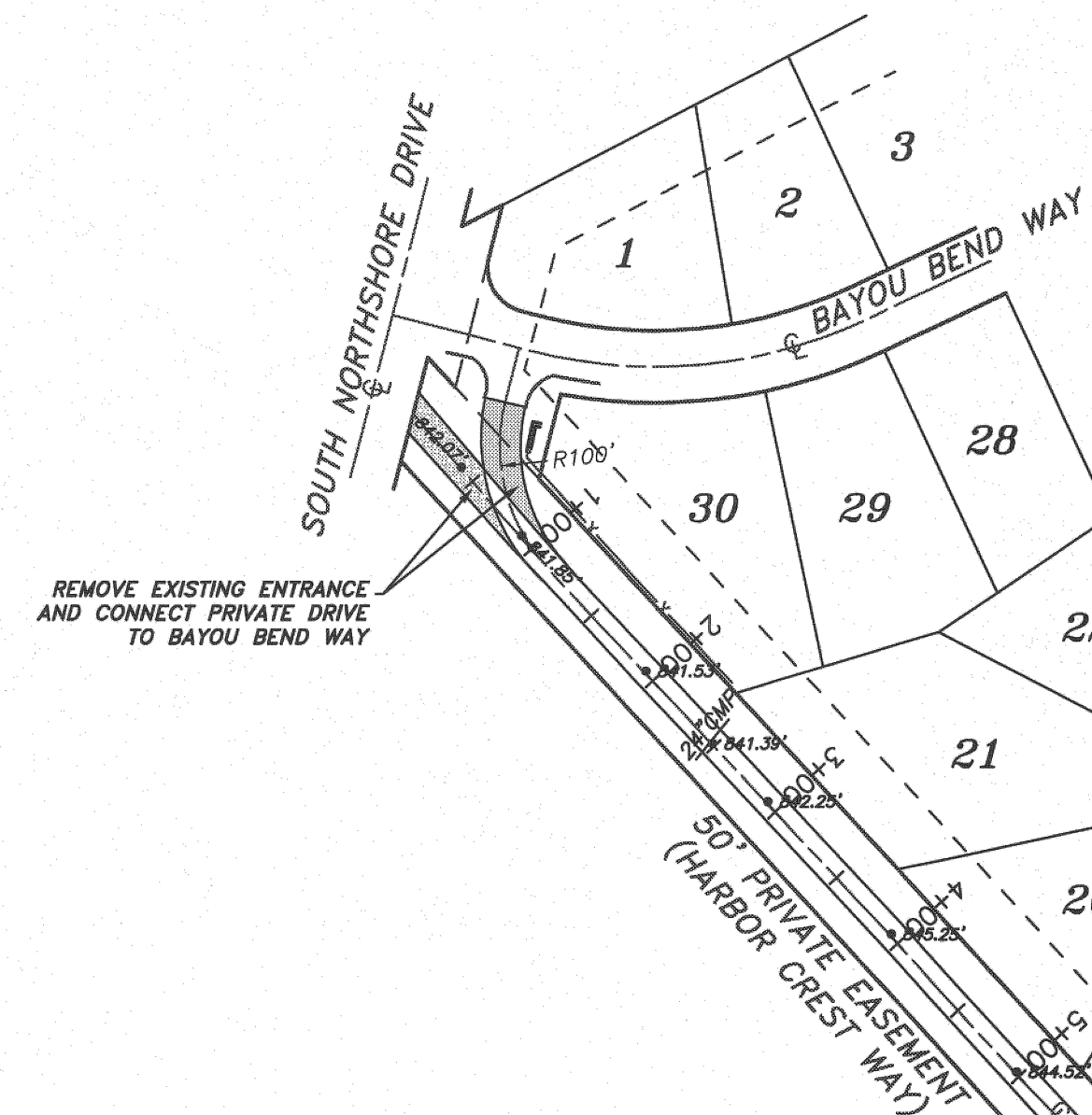
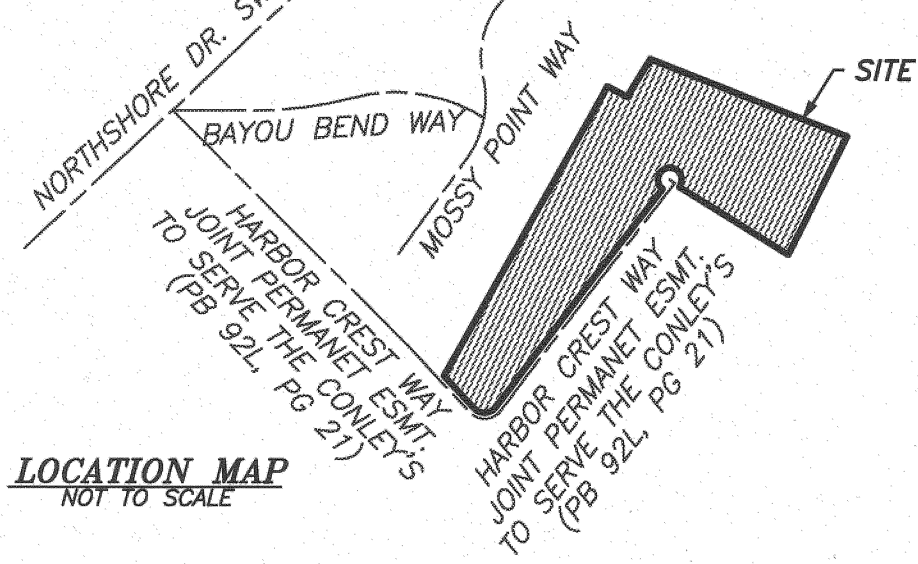
Surveyor Tennessee Certificate Number 1929 Date 5-23-17

I hereby certify that this is a Category 1 survey, the ratio of precision of the unadjusted survey is 1: 15,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929 Date 5-23-17



LOCATION MAP
NOT TO SCALE



REMOVE EXISTING ENTRANCE
AND CONNECT PRIVATE DRIVE
TO BAYOU BEND WAY

50' JOINT PERMANENT EASEMENT
TO SERVE RICHARD & WANDA CONLEY
PLAT BOOK 92L PG 21

RECONSTRUCT
CURVE WITH
100' CENTERLINE
RADIUS

LEVENSON
INST. 201202220045980

EXISTING DRIVE
(TYPICAL)
LEVENSON
INST. 201202220045980

LEVENSON
INST. 201202220045980

FISHER
WDB 2309 PG 865

COWARD
INST. 201305170075767

JOHNSON
INST. 200706230017200

BAYOU BEND
HOME OWNERS ASSOC.
INST. 20070611011607

FORT LOUDOUN LAKE
(HOLDER BRANCH EMBAYMENT)

LEGEND:

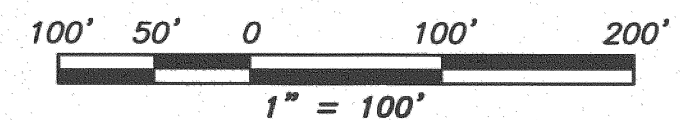
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- C CORRUGATED METAL PIPE (CMP)
- X FENCE LINE
- E ELECTRIC LINE (OVERHEAD)
- B BUILDING CANOPY LINE
- E EXISTING INTERMEDIATE CONTOUR

- NEW ASPHALT
- DEMO ASPHALT

MPC #6-SE-17-C

OWNER OF RECORD:
WANDA G. CONLEY
DISTRICT 6, KNOX COUNTY
WDB 1689 PG 972
TAX MAP 162 PARCEL 58.04
PLAT REF: PB 92L PG 21

CLIENT:
GLEN GLAFENHEIN
2099 THUNDERHEAD RD., SUITE 204
KNOXVILLE, TN. 37922

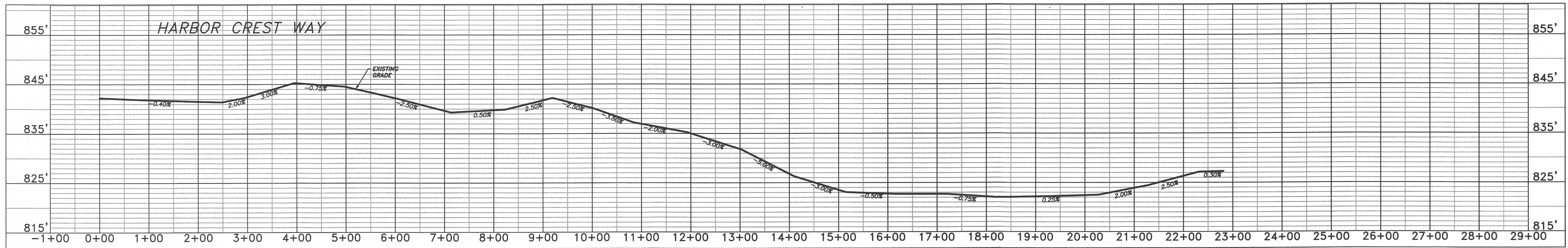


RECORD PLAT
PLAT BOOK 92L PG 21

VARIANCE REQUESTS:

- Variance requested to allow 18 foot width on existing private road (Harbor Crest Way) in lieu of the 22 foot requirement.
- Variance requested to allow 100 foot centerline radius.

Revised: 5/24/2017



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LOTS 1-5
ROAD IMPROVEMENT PLAN FOR
HARBOR CREST WAY
GLEN GLAFENHEIN
KNOX COUNTY, TN

DATE	BY	REVISIONS

CP
DESIGNED: SDJ
DRAWN: SDJ
CHECKED: SDJ
DATE: 5/23/17
SCALE: 1" = 100'
DRAWING: 6309-CP
PROJECT NO: SEI#6309