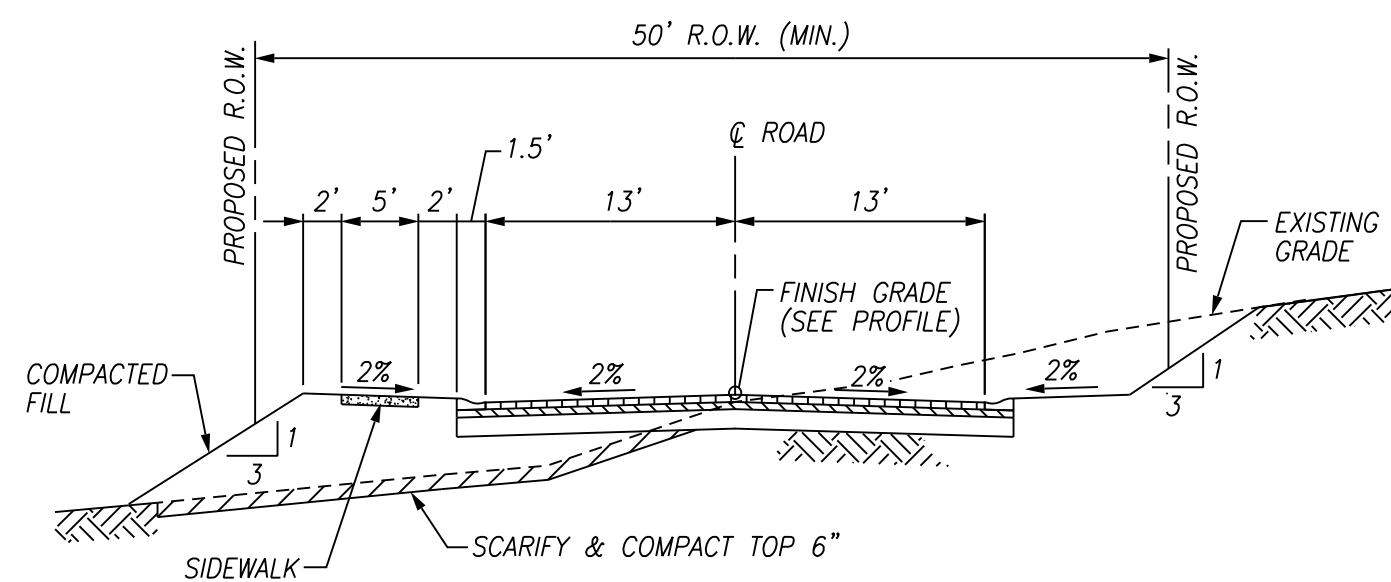
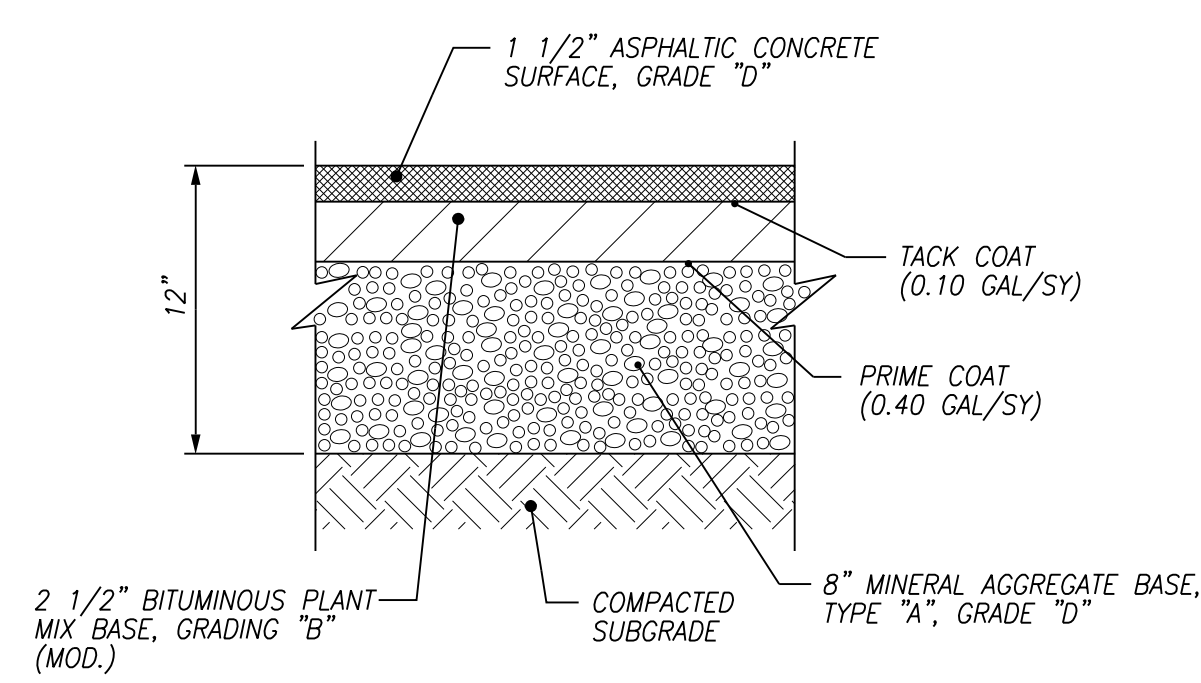


1 TYPICAL INTERIOR LOT
C1 N.T.S.

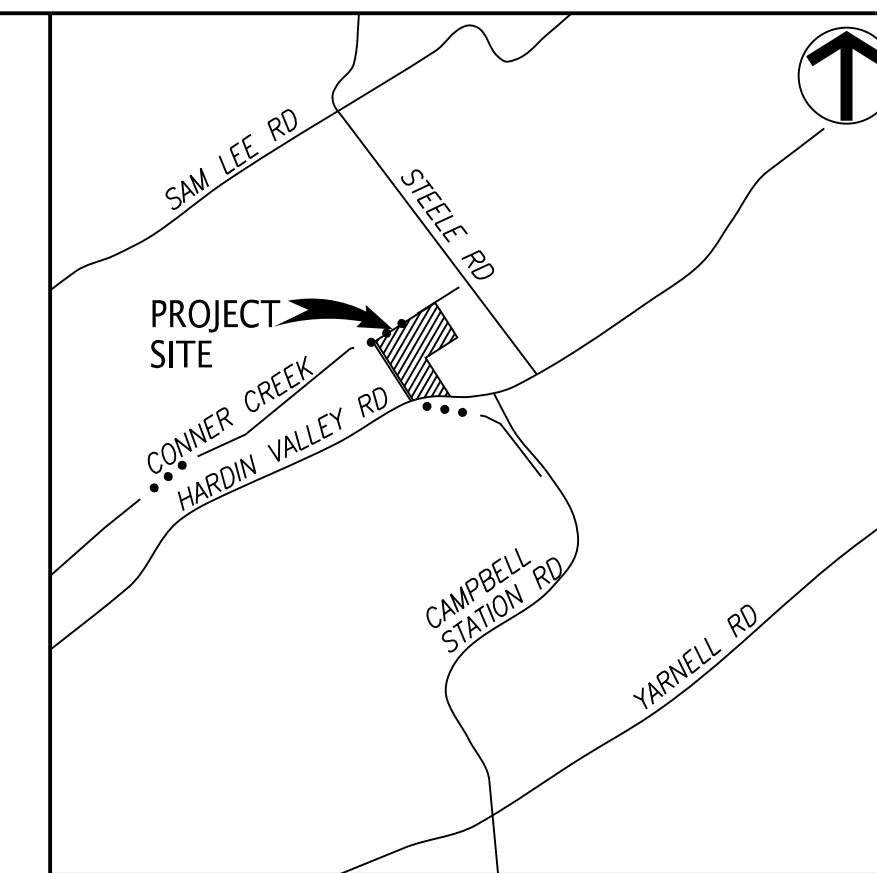
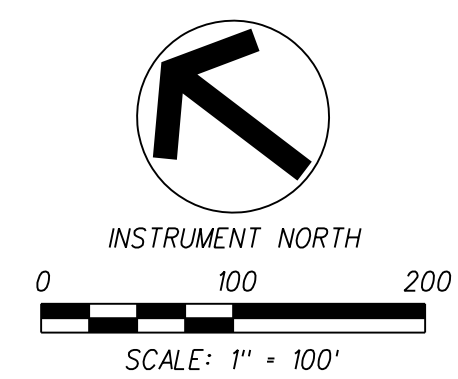


2 TYPICAL 26' ROAD SECTION
C1 N.T.S.



NOTES:
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

3 ASPHALT PAVEMENT SECTION
C1 N.T.S.



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 4'-FT. INTERVALS.
- PROPERTY CONCERNED REFLECTS PARCELS 117 00601 AS SHOWN IN KNOX COUNTY CLT MAP 117. ZONING FOR THE PROPERTY IS ZONED PR, PLANNED RESIDENTIAL UP TO 3 DU/AC. THE TOTAL AREA IS 15.18± AC.
OWNER: BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
- BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE AND 15'-FT. IN REAR.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
- THE PROPOSED DENSITY IS 42 DU/15.18 AC. = 2.77 DU/AC.
- SIGHT DISTANCE FOR ROAD "A" AND HARDIN VALLEY ROAD HAS BEEN FIELD VERIFIED TO BE GREATER THAN 400'.
MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 18-27 SHALL BE 890.00'.

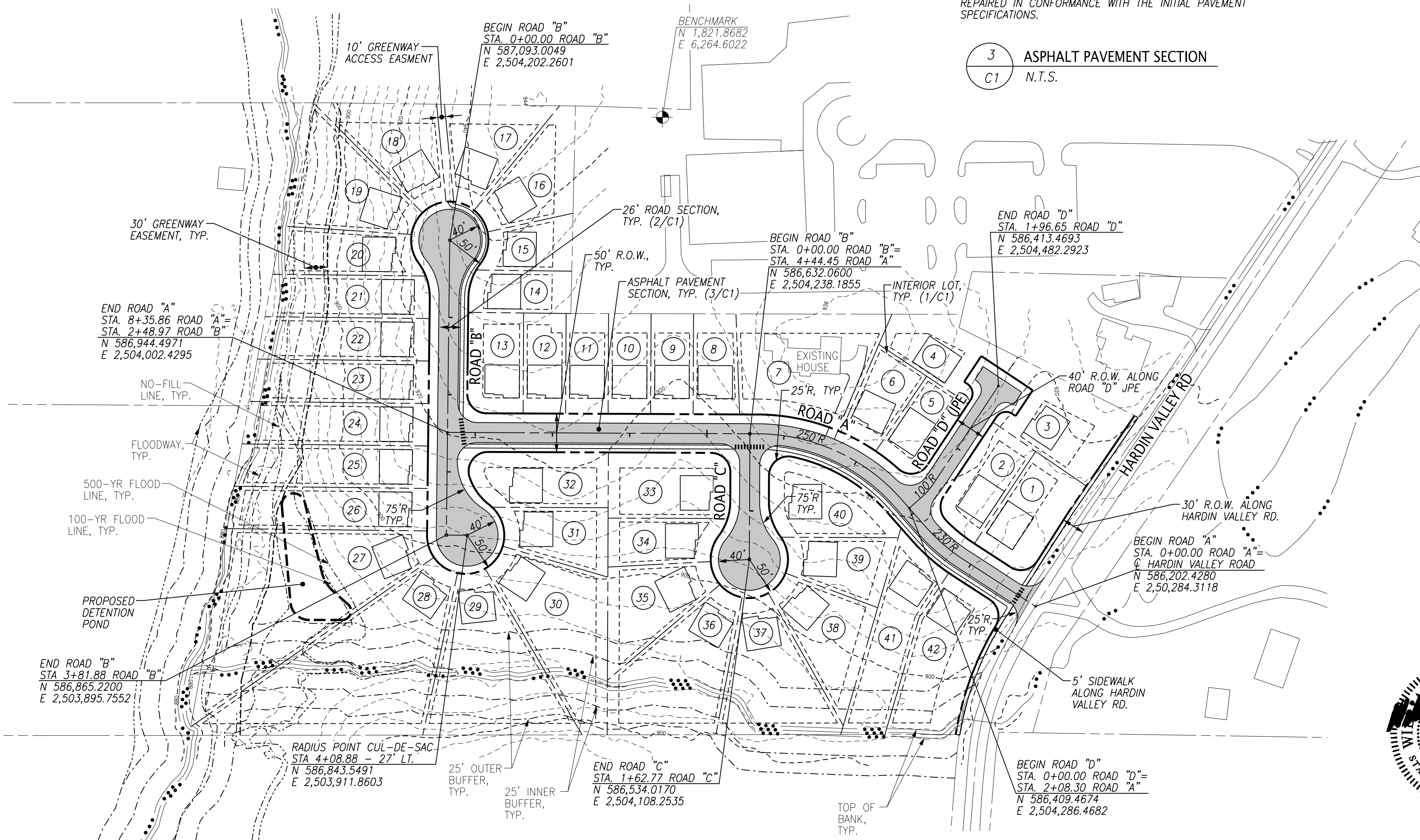
VARIANCE REQUESTS:

- INCREASE MAXIMUM GRADE AT INTERSECTIONS FROM 1.00% TO 1.75% FOR ROAD "C";
- INCREASE MAXIMUM GRADE AT INTERSECTIONS FROM 1.00% TO 3.00% FOR ROAD "D";
- REDUCE PERIPHERAL SETBACK FROM 35' TO 25' FOR LOTS 4, 7-18.

ENGINEERING CERTIFICATION:

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 WILLIAM C. FULGHUM, JR., P.E.
TENNESSEE CERTIFICATE NO. 0100940



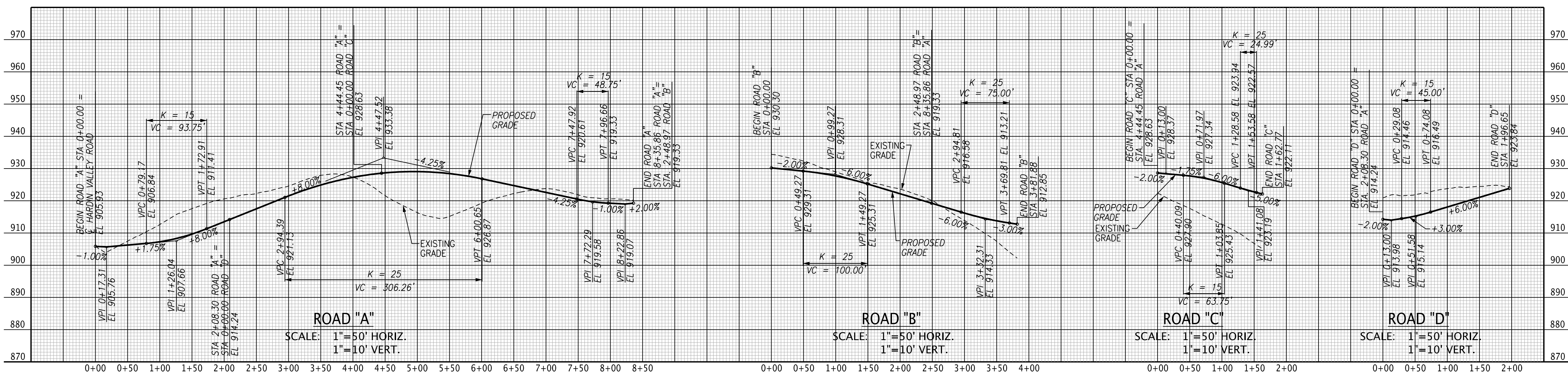
UTILITY OWNERS:

WATER & SEWER
WEST KNOX UTILITY DISTRICT (WKUD)
2328 LOVELL ROAD
KNOXVILLE, TN 37929
CONTACT: MR. MATT WILLIAMSON
OFFICE PHONE: 865.690.2521

ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. JAY HINES
OFFICE PHONE: 865.558.6591

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37929
CONTACT: MS. WICKIE DAILEY
OFFICE PHONE: 865.539.8571



6-SF-17-C / 6-I-17-UR
Revised: 5/30/2017

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- EXISTING CONTOUR

**FULGHUM
MACINDOE
& ASSOCIATES, INC.**
10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

THE BROOKE AT
HARDIN VALLEY
11521 HARDIN VALLEY
KNOXVILLE, TENNESSEE 37932

BALL HOMES, LLC
3609 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: D. RAY BALL, JR.
TELEPHONE NO.: 859.268.1191

CONCEPT PLAN

PROJ. MGR.	DESIGNED BY	DRAWN BY	Date
		REVISED PER MPC COMMENTS	05/24/17
		ISSUED CONCEPT PLAN FOR REVIEW	04/25/17
No.	Revision/Issue		
Project	592.001	Sheet	C1
Date	04/25/17	Scale	1"=100'

File Name: J:\921\921_001\DWG\615920201.dwg
Plot Date: 5/25/2017

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