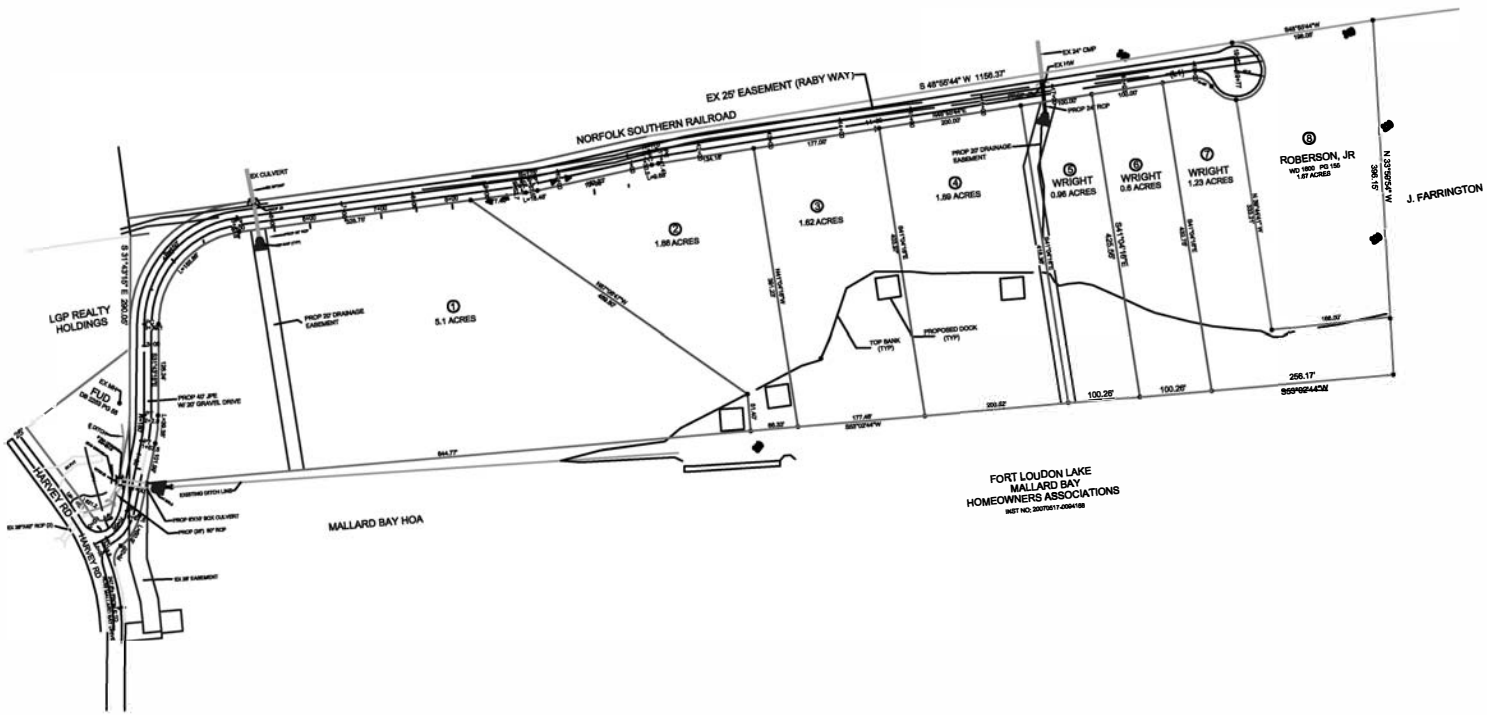

LEGEND

⊙ SMH	SANITARY SEWER MANHOLE
⊙ PMH	PHONE MANHOLE
⊙ WMH	WATER MANHOLE
⊙ SDH	STORM DRAIN MANHOLE
CB	CATCH BASIN
UP	UTILITY POLE
GUY	GUY WIRE
FH	FIRE HYDRANT
WV	WATER VALVE
MW	MONITOR WELL
WM	WATER METER
LS	LIGHT STANDARD
CO	CLEANOUT
EB	ELECTRIC BOX
SP	STORM PIPE
GM	GAS METER
FL	FLOOD LIGHT
IRS	IRON ROD (SAID)
IRS	IRON ROD (SAW)
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
W	WATER LINE
S	SAN LINE
OHE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
OP	OVERHEAD PHONE LINE
UP	UNDERGROUND PHONE LINE
OV	OVERHEAD UTILITY LINE
UV	UNDERGROUND UTILITY LINE
	NATURAL DRAINAGE

OWNER PARCEL: 47.07
JASON C. RABY
4819 SUNFLOWER RD APT 70
KNOXVILLE, TENNESSEE 37909

OWNER PARCEL: 29.41
FIRST UTILITY DISTRICT
PO BOX 22580
KNOXVILLE, TENNESSEE 37922

DEVELOPER
STEVE BETHEL
121 ANCHOR LANE
ANDERSONVILLE, TN 37705
865-384-8124

VARIANCE REQUEST:

1. ROAD WIDTH FROM 26' TO 20' FOR PRIVATE DRIVE.

SITE UTILITIES

SANITARY SEWER : FUD
WATER : FUD
ELECTRIC : K.U.B.
GAS : K.U.B.
TELEPHONE : BELLSOUTH
CABLE TV : COMCAST

SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINE S, EXCEPT UNDER BUILDINGS.
4. DE ED REFERENCE: 20090226-0053105
5. PROPERTY SHOWN ON CLT 162, PARCELS 47.01,47.02, 47.06, 47.07, 47.08 & PART 29.41
6. PROPERTY ZONED: A (PR) PE NDING
7. TOTAL AREA OF SUBDIVISION: 15.28 ACRES
8. TOTAL PROPOSED LOTS: 8
9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
10. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
11. ALL LOTS TO HAVE ACCESS TOINTERNAL ROAD SYSTEM ONLY.
12. COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
13. A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHERSIDE OF STORM PIPEB AS INSTALLED.
14. A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.

RICHARD E. LeMAY REGISTERED LAND SURVEYOR TENNESSEE NO. 789

CERTIFICATIONOF 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 itemized and described in a report filed with the Metropolitan Planning Commission.

Surveyor
Tenn. Reg. No. 789

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

CONCEPT PLAN & DEVELOPMENT PLAN — SHEET 1 OF 1

CONERSTONE COVE

DISTRICT 6 * KNOX COUNTY * TENNESSEE ADDRESS: HARVEY ROAD
PROPERTY SHOWN ON CLT 162, PARCELS 47.01,47.02, 47.06, 47.07 & PART 29.41

DRAWN BY:	APPROVED BY:	DATE:	MOST RECENT REVISIONS	SCALE:	
REL,jr	REL	10-24-2017		1" = 50'	5645 CP