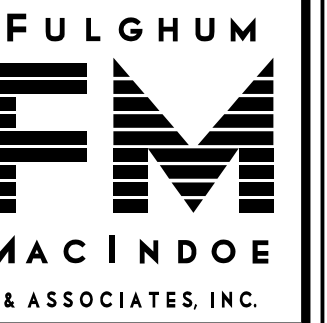


BABELAY SUBDIVISION 6513 BABELAY ROAD KNOX COUNTY, TENNESSEE



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

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NOT FOR
CONSTRUCTION

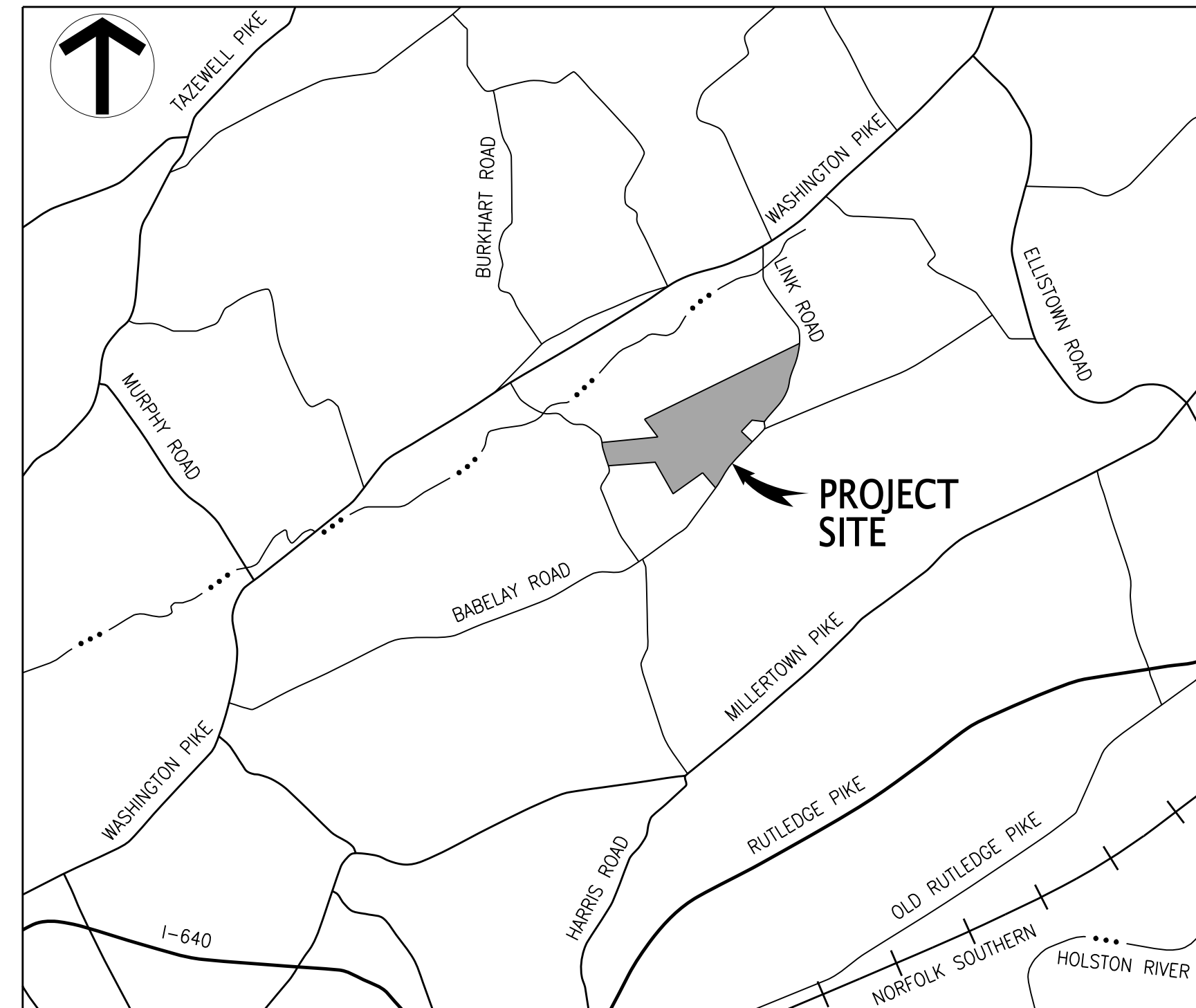
BABELAY SUBDIVISION
6513 BABELAY ROAD
KNOXVILLE, TENNESSEE 37764

S & E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

COVER SHEET AND INDEX

PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
	AMG	HNU	
			02/22/22
			01/24/22

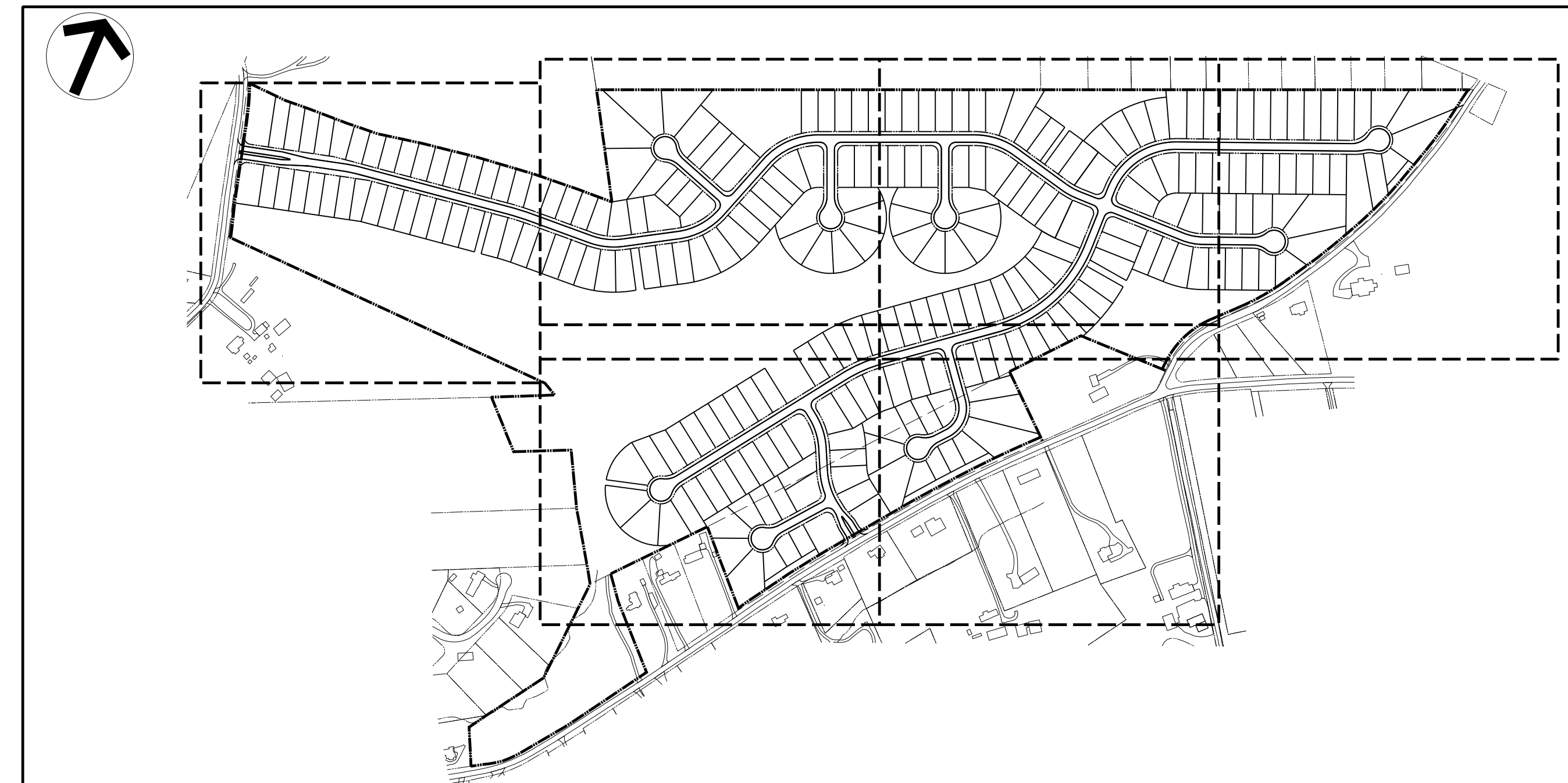
NO.	REVISION/ISSUE	DATE
1	REVISED PER MPC COMMENTS	02/22/22
2	ISSUED FOR REVIEW	01/24/22



LOCATION MAP
(NOT TO SCALE)

DRAWING INDEX

SHEET NO.	REV. NO.	ISSUE DATE	TITLE
C1	B	02/22/22	COVER SHEET AND INDEX
C1A	A	02/22/22	OVERALL CONCEPT LAYOUT AND PAVING PLAN
C2	B	02/22/22	CONCEPT LAYOUT AND PAVING PLAN
C3	B	02/22/22	CONCEPT LAYOUT AND PAVING PLAN
C4	B	02/22/22	CONCEPT LAYOUT AND PAVING PLAN
C5	B	02/22/22	CONCEPT LAYOUT AND PAVING PLAN
C6	B	02/22/22	CONCEPT LAYOUT AND PAVING PLAN
C7	B	02/22/22	CONCEPT LAYOUT AND PAVING PLAN
C8	B	02/22/22	CONCEPT GRADING PLAN
C9	B	02/22/22	CONCEPT GRADING PLAN
C10	B	02/22/22	CONCEPT GRADING PLAN
C11	B	02/22/22	CONCEPT GRADING PLAN
C12	B	02/22/22	CONCEPT GRADING PLAN
C13	B	02/22/22	CONCEPT GRADING PLAN
C14	B	02/22/22	ROAD PROFILES
C15	B	02/22/22	ROAD PROFILES
C16	B	02/22/22	ROAD PROFILES
C17	B	02/22/22	ROAD PROFILES



OVERALL MAP
(NOT TO SCALE)



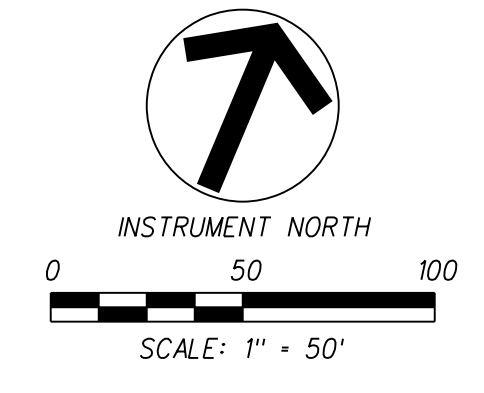
File No.: 3-SC-22-C / 3-D-22-UR

Date submitted: 2/22/2022

These plans have not been reviewed by
Planning Staff and may not be finalized.

Project 330.020
Date 01/24/22
Scale AS NOTED
Sheet **C1**

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C1	635,113.4946	2,606,342.8531	28°41'02" RT	250.00	63.92	125.16
C2	635,300.8882	2,606,251.7996	28°41'02" LT	250.00	63.92	125.16
C3	635,572.3900	2,606,293.4650	16°25'18" RT	500.00	72.15	143.31



NOTES:

- THE BOUNDARY DATA WAS TAKEN FROM AVAILABLE KGIS MAPS DATED JULY 7, 2021.
- PROPERTY CONCERNED REFLECTS PARCEL 050 171, 050 174 & 050 178 AS SHOWN IN KNOX COUNTY CLT MAP 050. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 105.99± AC.
OWNER: HARDIN VALLEY PARTNERS
1830 SUNSTONE WAY
KNOXVILLE, TN 37922
- BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, AND 15'-FT IN REAR. THE PERIPHERAL SETBACK IS 35'-FT.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 10' UTILITY DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND SUBDIVISION 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, ELECTRIC, TELEPHONE, AND CABLE TV.
- PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.

PROPOSED DENSITY	
PARCEL ZONED PR ALLOWED DENSITY	2.5 DU/AC
PROPERTY ZONED PR AREA	105.66 AC
SINGLE FAMILY DWELLING UNITS	262 UNITS
PROPOSED DENSITY	2.48 DU/AC

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- REDUCE MAXIMUM HORIZONTAL CURVE RADIUS FROM 250'-FT TO 150'-FT FOR ROAD "C" FROM STA 29+59.45 TO STA 30+52.45.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING & PUBLIC WORKS APPROVAL:

- INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.00% FOR ROAD "A" INTERSECTION WITH BABELAY ROAD.
- INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.00% FOR ROAD "E" INTERSECTION WITH ROAD "C".



File No.: 3-SC-22-C / 3-D-22-UR

Date submitted: 2/22/2022

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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 AARRON M. GRAY P.E.
TENNESSEE CERTIFICATE NO. 0108410

UTILITY OWNERS:

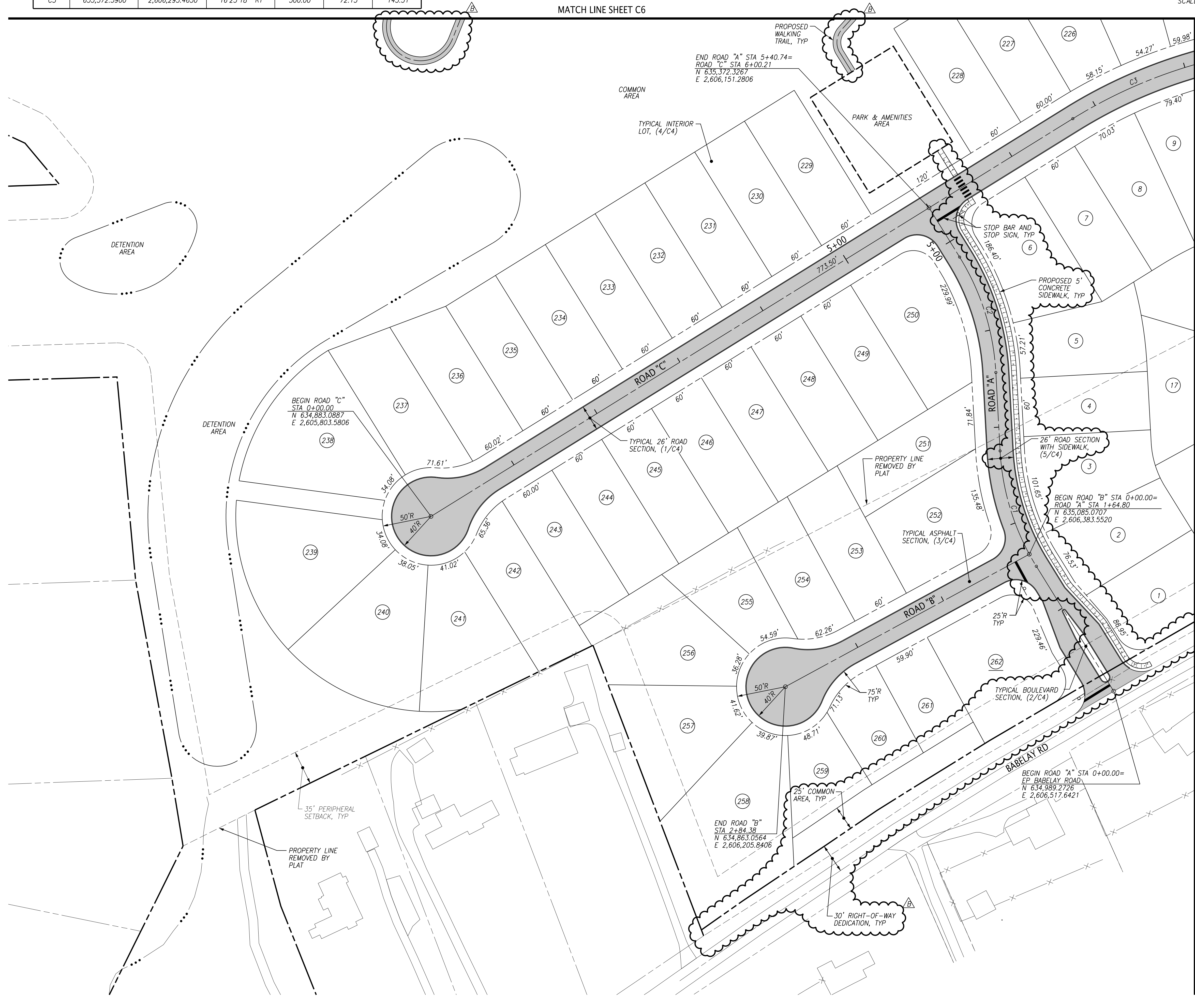
WATER
NORTHEAST KNOX UTILITY DISTRICT (NEKUD)
7214 WASHINGTON PIKE
CORRYTON, TN 37721
OFFICE PHONE: 865.687.5345

ELECTRIC, GAS, & SEWER
KNOXVILLE UTILITIES BOARD (KUB)
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
CONTACT: TIM BRANSON
OFFICE PHONE: 865.558.2552

TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DAILEY
OFFICE PHONE: 865.539.8571

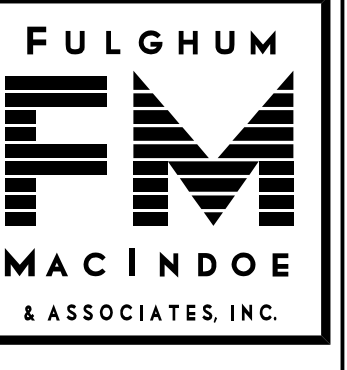
LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LOT NUMBER
- PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- ROAD CENTER LINE
- PROPERTY SETBACK
- DETAIL REF. (DETAIL NO./SHT. NO.)
- TYP. TYPICAL



MATCH LINE SHEET C6

MATCH LINE SHEET C3



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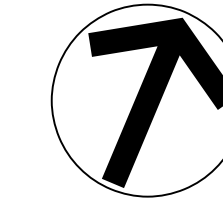
S & E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

**CONCEPT LAYOUT
AND PAVING PLAN**

PROJ. MGR.	DESIGNED BY	DRAWN BY	Date
	AMG	HNU	02/22/22
	AMG		01/24/22

Project	Sheet
330.020	C2
Date	01/24/22
Scale	1"=50'

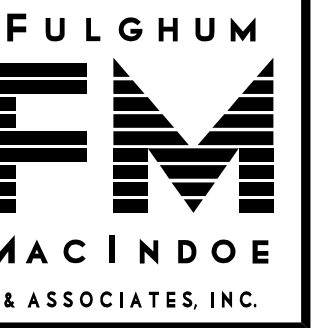
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Plot Date: 2/22/2022



INSTRUMENT NORTH
0 50 100
SCALE: 1" = 50'

NOTES:

1. REFER TO SHEET C2 FOR NOTES AND LEGEND.
2. PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.



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CONSTRUCTION

BABELAY SUBDIVISION
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KNOXVILLE, TENNESSEE 37764

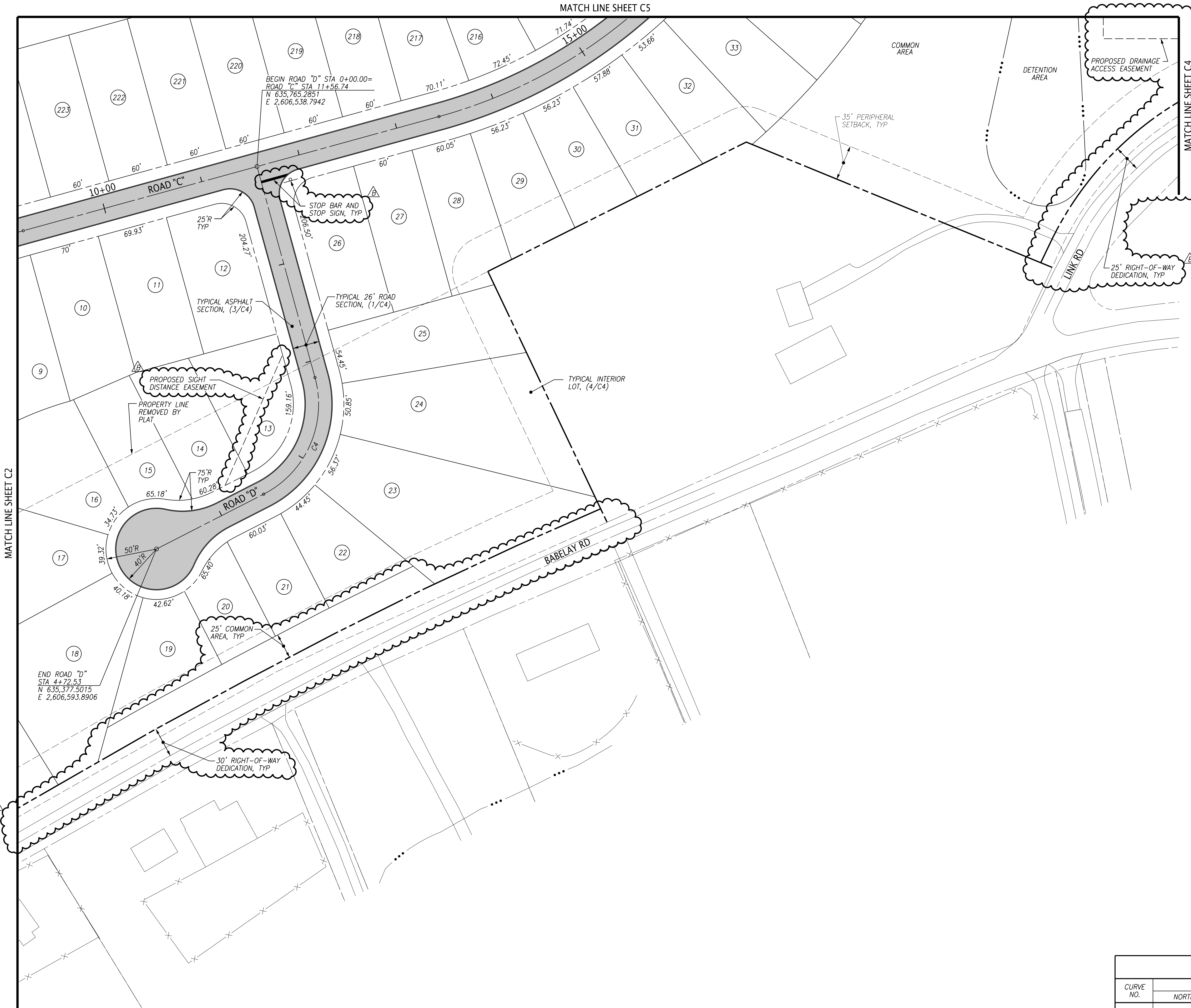
S & E PROPERTIES, LLC
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KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT LAYOUT
AND PAVING PLAN

PROJ. MGR.	DESIGNED BY	DRAWN BY	Date
AMG	AMG	HNU	
			02/22/22
			01/24/22

Project: 330.020
Date: 01/24/22
Scale: 1"=50'

Sheet: **C3**



File No.: 3-SC-22-C / 3-D-22-UR

Date submitted: 2/22/2022

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Planning Staff and may not be finalized.

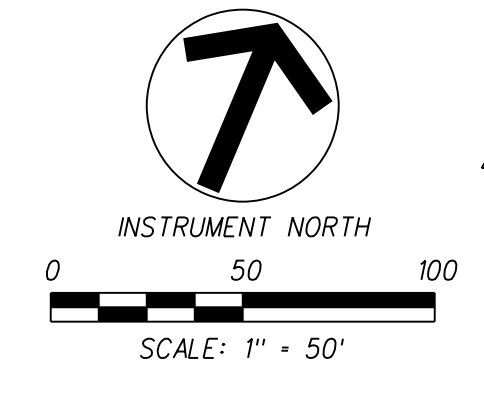
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
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File Name: \\1370\1370\2021\WORKS\137022\03-C3.dwg
 Plot Date: 2/22/2022

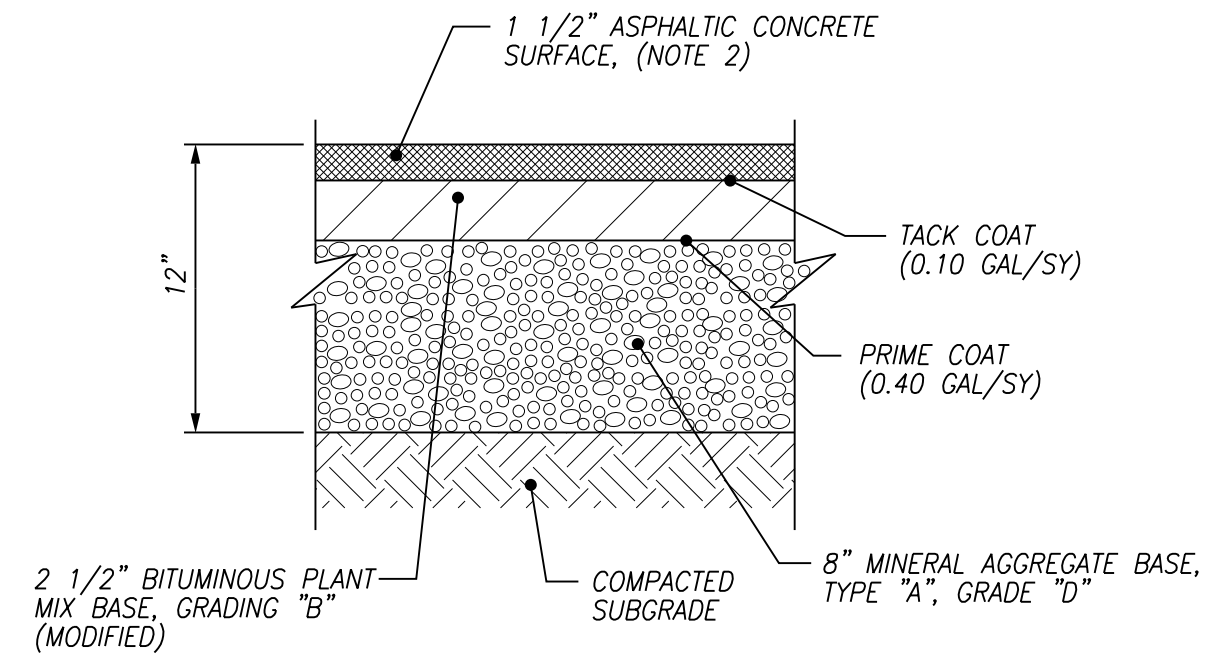
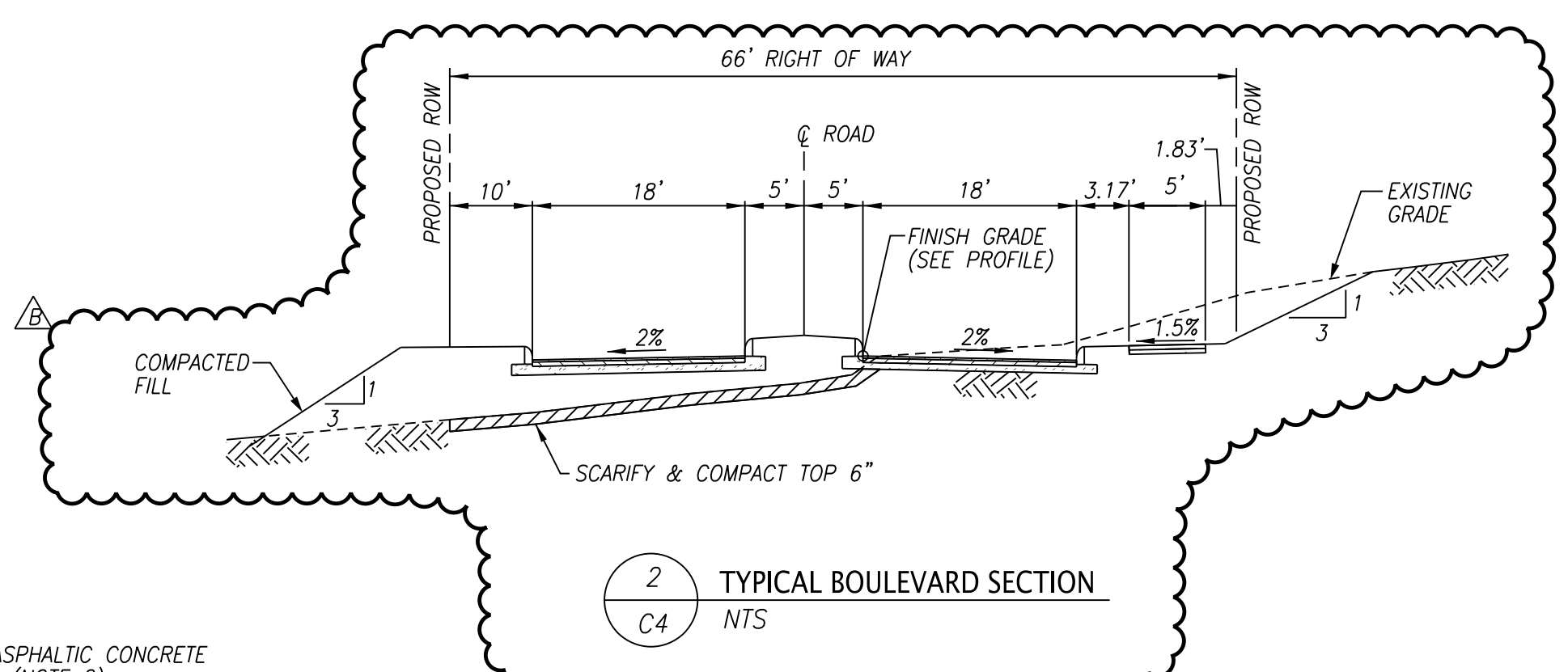
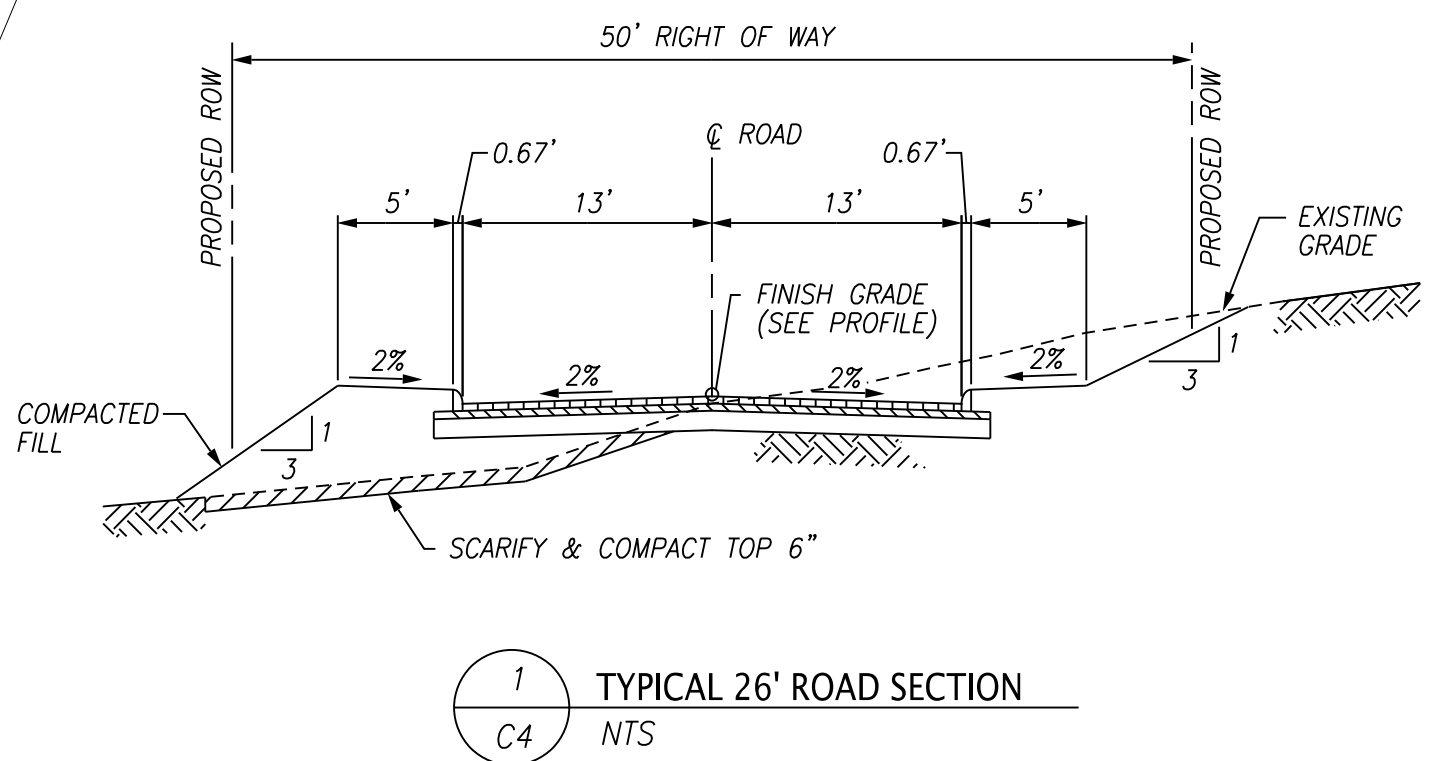
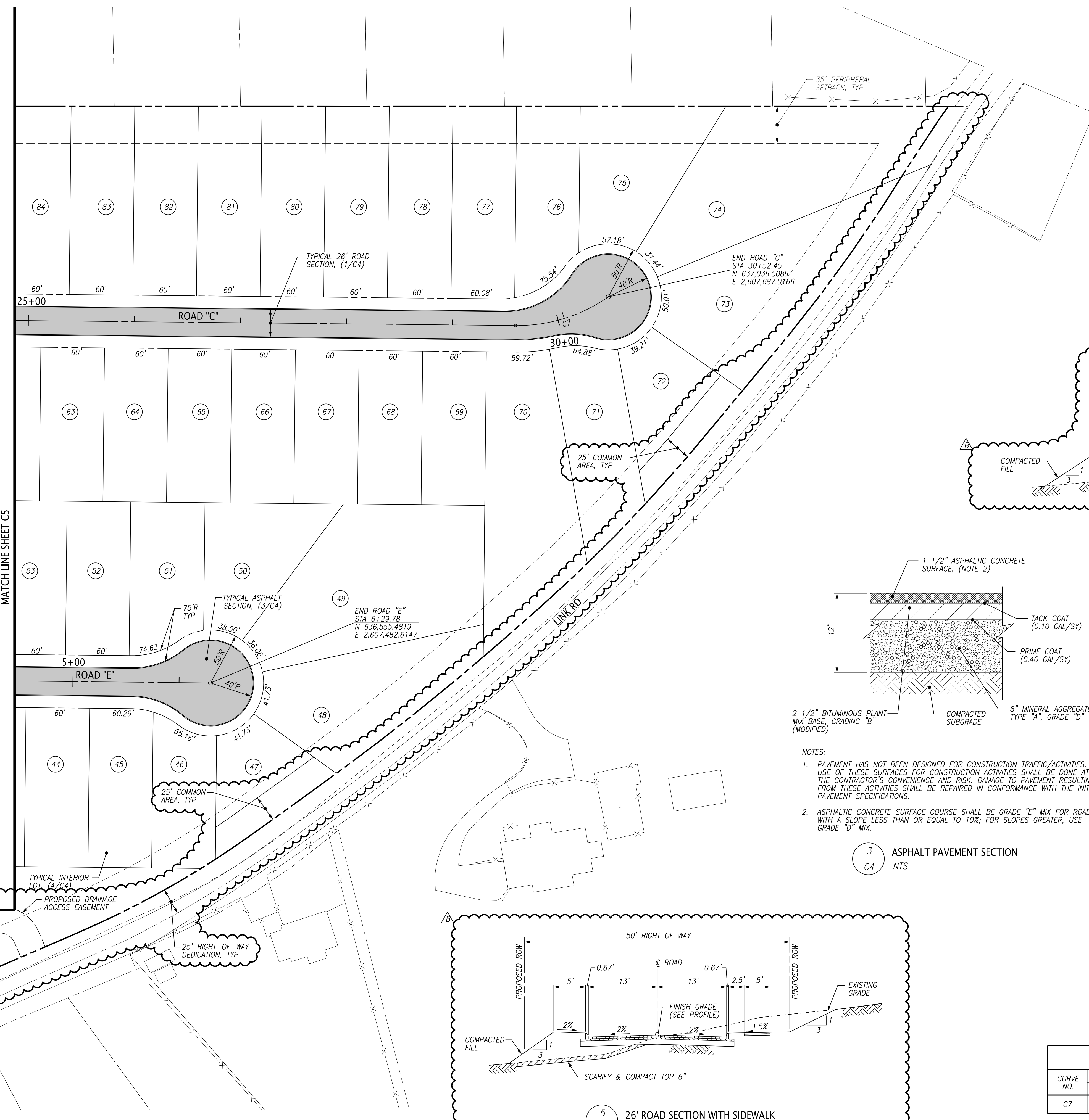
PROJ. MGR.	DESIGNED BY	DRAWN BY	DATE
AMG	AMG	HNU	02/22/22
			01/24/22

Project	330.020
Date	01/24/22
Scale	1"=50'

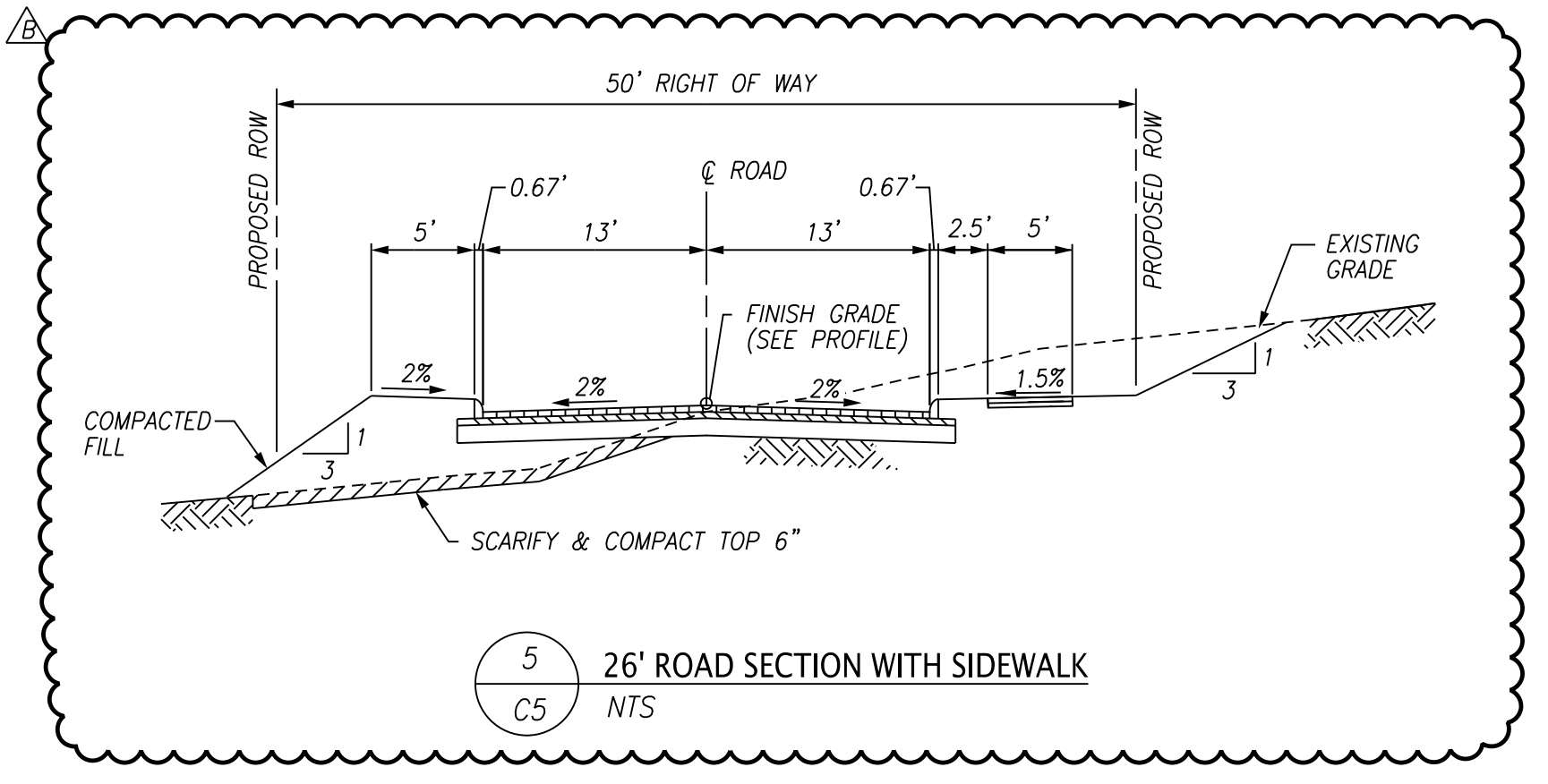
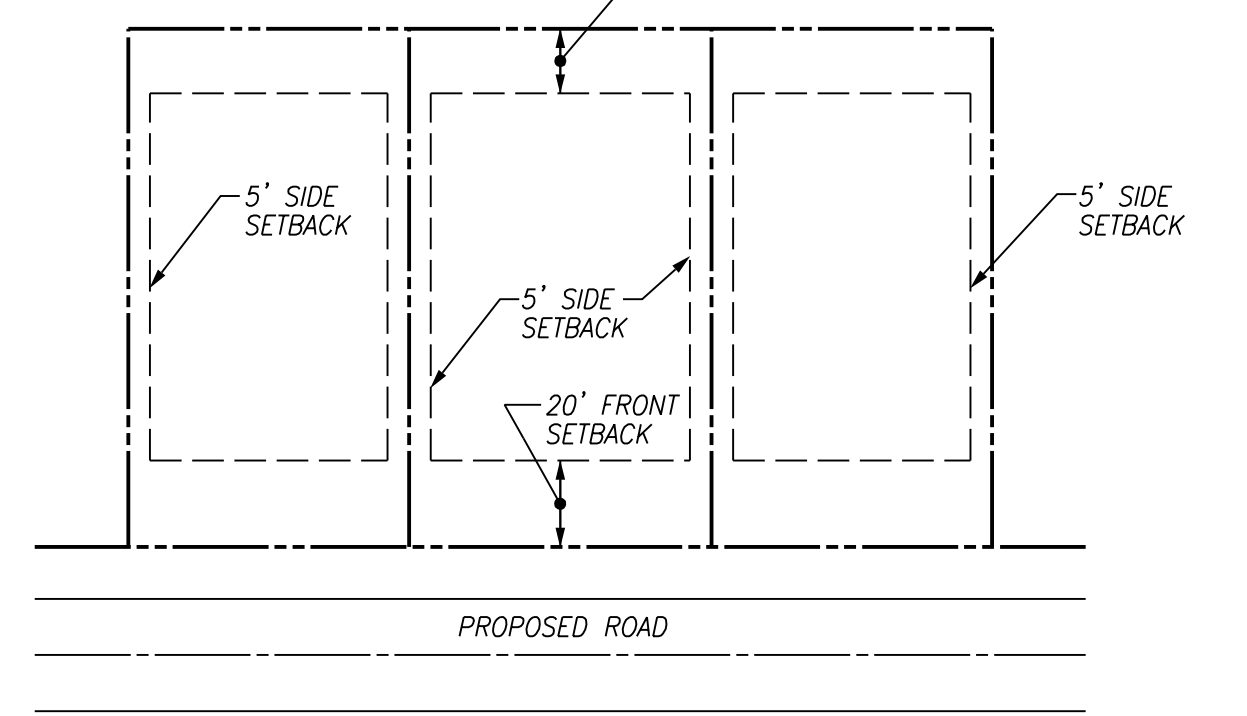
C4



- NOTES:**
- REFER TO SHEET C2 FOR NOTES AND LEGEND.
 - PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.



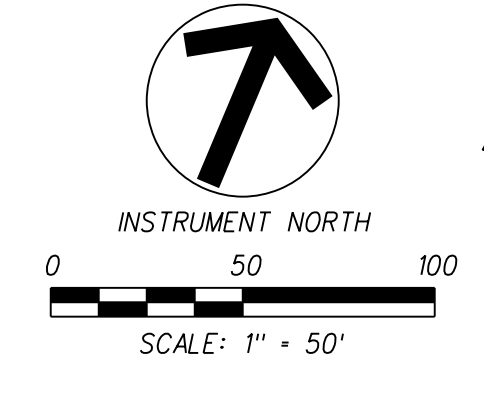
- NOTES:**
- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
 - ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.



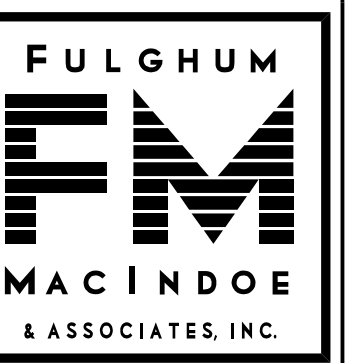
HORIZONTAL CURVE DATA TABLE

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	NORTHING	EASTING				
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HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C11	636,218.5214	2,605,730.5134	48°20'24" LT	250.00	112.20	210.92
C12	635,796.0335	2,605,586.3211	40°32'05" RT	250.00	92.32	176.87
C13	635,615.7342	2,605,281.7062	27°53'41" RT	250.00	62.09	121.71



NOTES:
 1. REFER TO SHEET C2 FOR NOTES AND LEGEND.
 2. PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.



10330 HARDIN VALLEY ROAD
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 CONSTRUCTION

BABELAY SUBDIVISION
 6513 BABELAY ROAD
 KNOXVILLE, TENNESSEE 37764

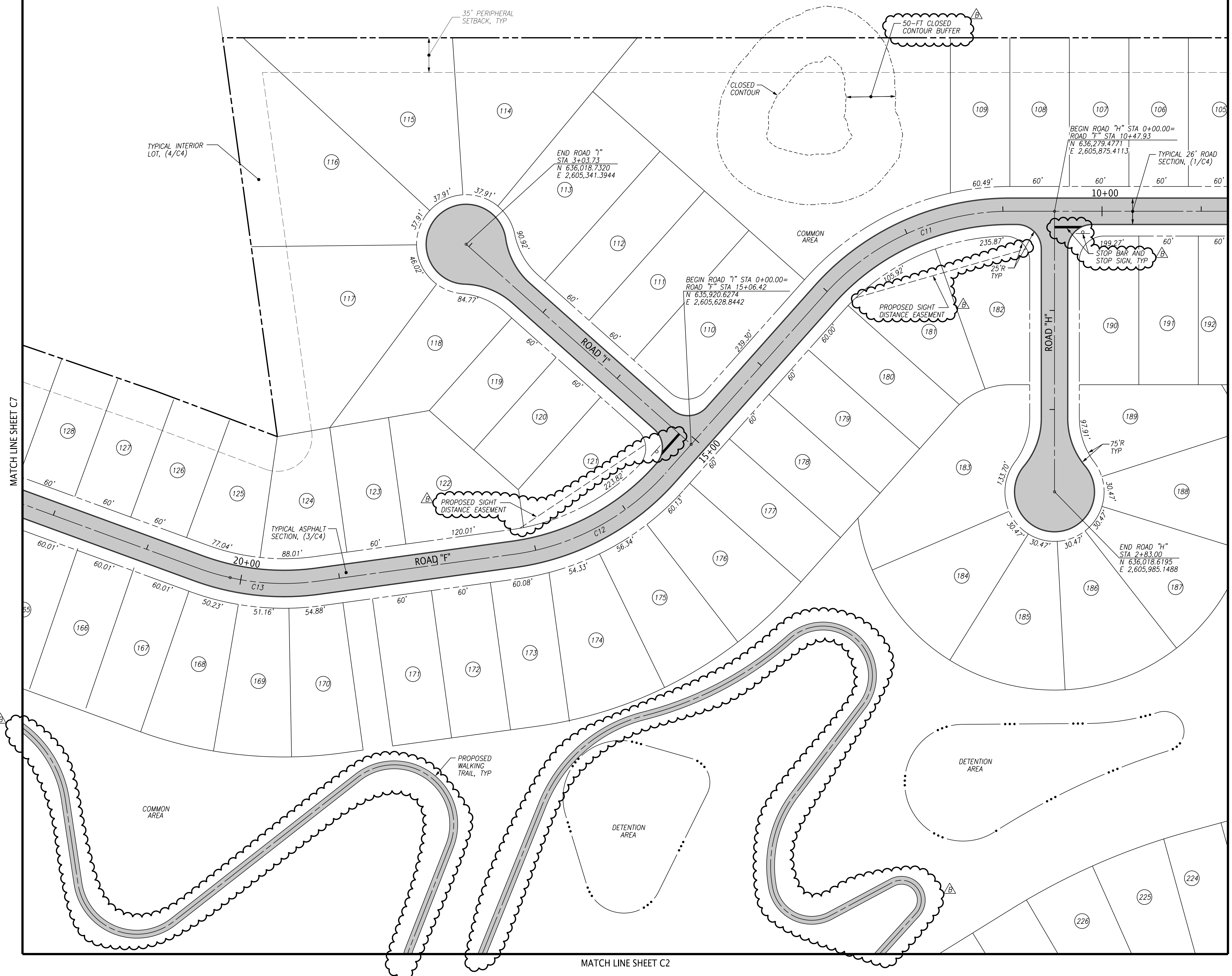
S & E PROPERTIES, LLC
 405 MONTBROOK LANE
 KNOXVILLE, TN 37919
 CONTACT: MR. ERIC MOSELEY
 TELEPHONE NO.: 865.539.1112
 EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT LAYOUT
 AND PAVING PLAN

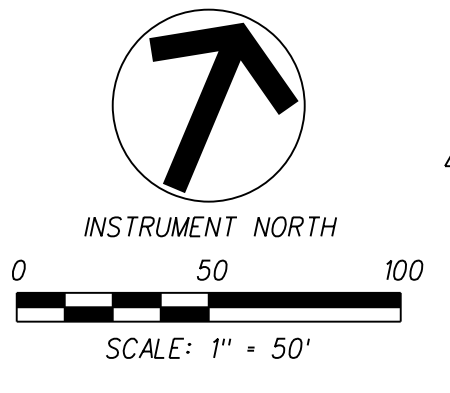
PROJ. NO.	330.020	DESIGNED BY	AMG	DRAWN BY	HNU
NO.		ISSUED FOR REVIEW		REVISION/ISSUE	
NO.		REVISED PER MPC COMMENTS		DATE	
NO.				02/22/22	
NO.				01/24/22	

Project	330.020	Sheet	C6
Date	01/24/22		
Scale	1" = 50'		

Planning
 KNOXVILLE TENN COUNTY
 File No.: 3-SC-22-C / 3-D-22-UR
 Date submitted: 2/22/2022
 These plans have not been reviewed by
 Planning Staff and may not be finalized.



File Name: A:\330_130_020\DWG\330020C6.dwg
 Plot Date: 2/22/2022



- NOTES:**
1. REFER TO SHEET C2 FOR NOTES AND LEGEND.
 2. PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.



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KNOXVILLE, TENNESSEE 37764

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KNOXVILLE, TN 37919
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TELEPHONE NO.: 865.539.1112
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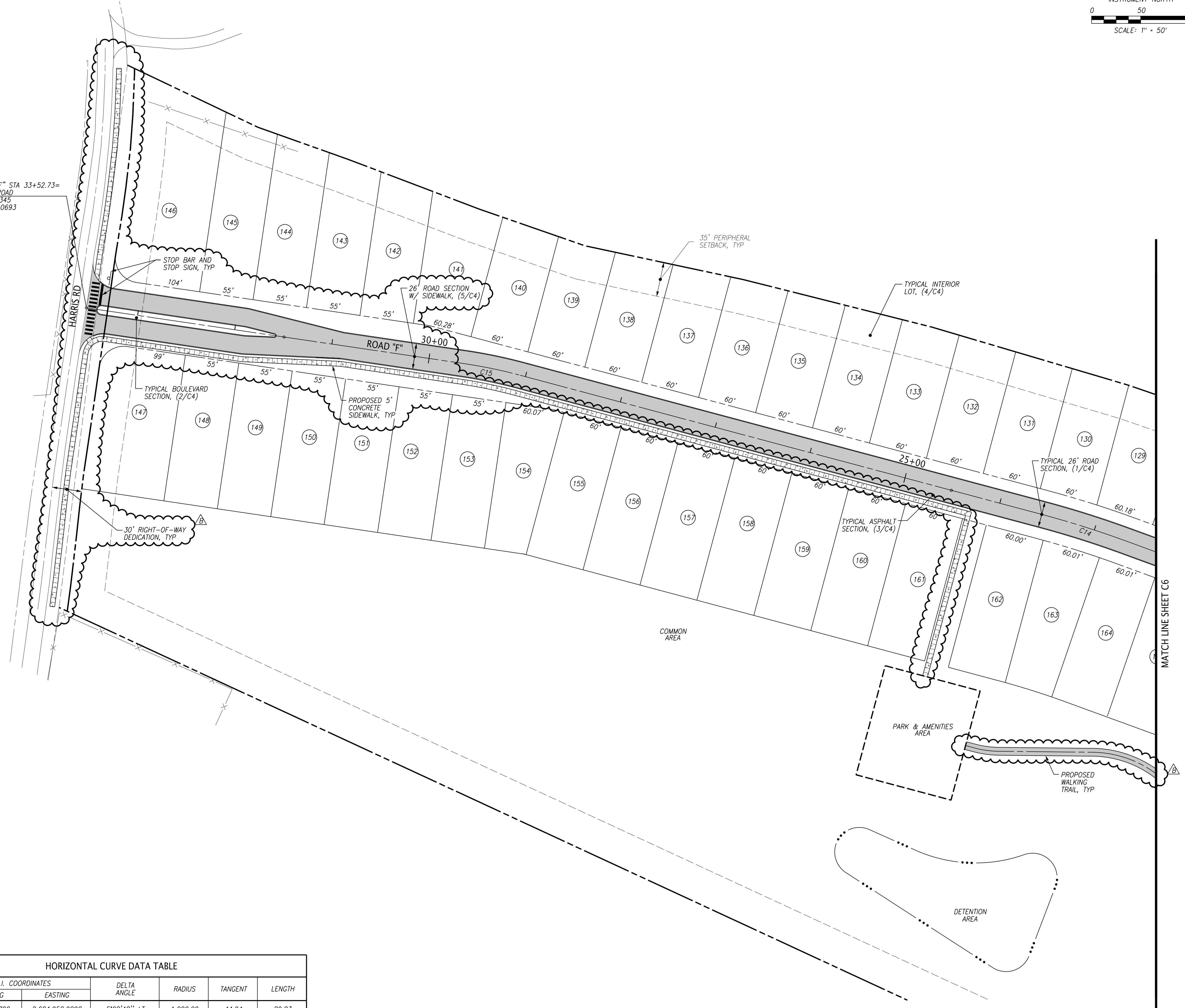
**CONCEPT LAYOUT
AND PAVING PLAN**

PROJ. NO.	AMG	DESIGNED BY	AMG	DRAWN BY	HNU
NO.					
REVISION/ISSUE					
REVISOR					
DATE					
ISSUED FOR REVIEW					
REVISOR					
DATE					

Project: 330.020
Date: 01/24/22
Scale: 1"=50'

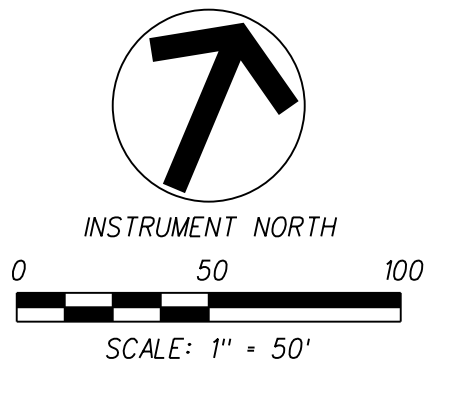
Planning
KNOXVILLE & KNOX COUNTY
File No.: 3-SC-22-C / 3-D-22-UR
Date submitted: 2/22/2022
**These plans have not been reviewed by
Planning Staff and may not be finalized.**

END ROAD "F" STA 33+52.73=
EP HARRIS ROAD
N 635,410.6345
E 2,603,930.0693



CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C14	635,600.0790	2,604,952.9298	5°08'48" LT	1,000.00	44.94	89.83
C15	635,514.5655	2,604,334.5106	6°32'20" LT	500.00	28.56	57.06

File Name: A:\330_130_020\DWG\330020C07.dwg
Plot Date: 2/22/2022



GENERAL NOTES:

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KGIS MAPS DATED JULY 7, 2021.
2. PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR



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TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT GRADING PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
	AMG	HNU	
			02/22/22
			01/24/22

Project	Sheet
330.020	C8
Date	01/24/22
Scale	1"=50'

MATCH LINE SHEET C12



MATCH LINE SHEET C9



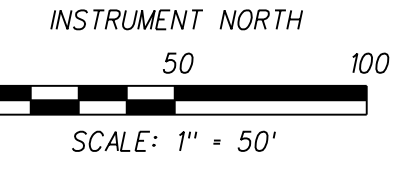
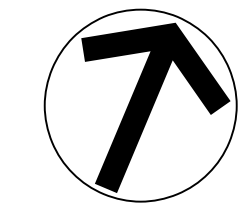
File No.: **3-SC-22-C / 3-D-22-UR**
Date submitted: **2/22/2022**

These plans have not been reviewed by Planning Staff and may not be finalized.

LEGEND:

-----	PROPOSED PROPERTY/ROW LINE
-----	PROPOSED CONTOUR
-----	EXISTING CONTOUR

File Name: \\1370\130\020\005\130020c08.dwg
Plot Date: 2/22/2022



NOTES:

1. REFER TO SHEET C8 FOR NOTES AND LEGEND.
2. PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.



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CONCEPT GRADING PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
	AMG	HNU	
	AMG		02/22/22
			01/24/22

Project	330.020
Date	01/24/22
Scale	1" = 50'



File No.: 3-SC-22-C / 3-D-22-UR

Date submitted: 2/22/2022

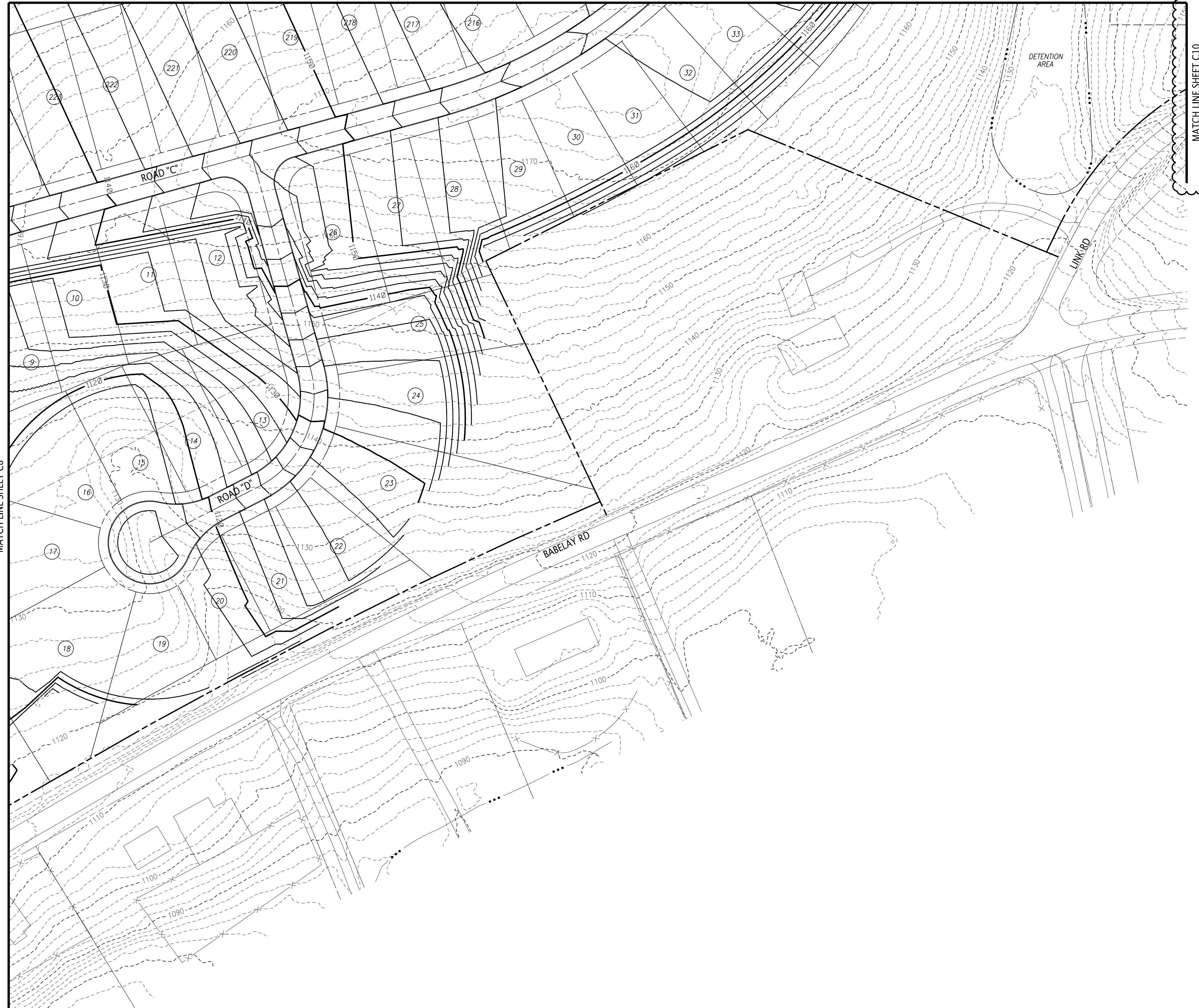
These plans have not been reviewed by
Planning Staff and may not be finalized.

C9

MATCH LINE SHEET C11

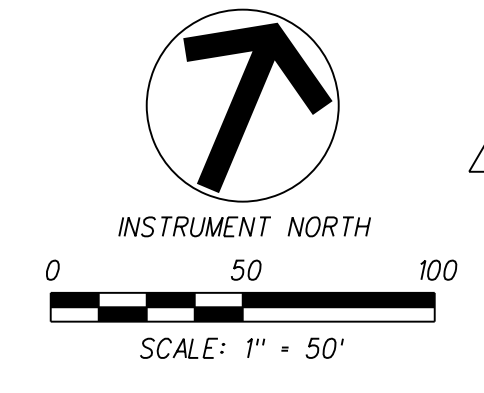
MATCH LINE SHEET C10

MATCH LINE SHEET C8

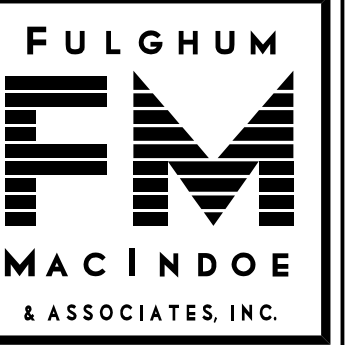


File Name: A:\330_130_020\DWG\330020C09.dwg
Plot Date: 2/22/2022

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- NOTES:**
1. REFER TO SHEET C8 FOR NOTES AND LEGEND.
 2. PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.



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6513 BABELAY ROAD
KNOXVILLE, TENNESSEE 37764

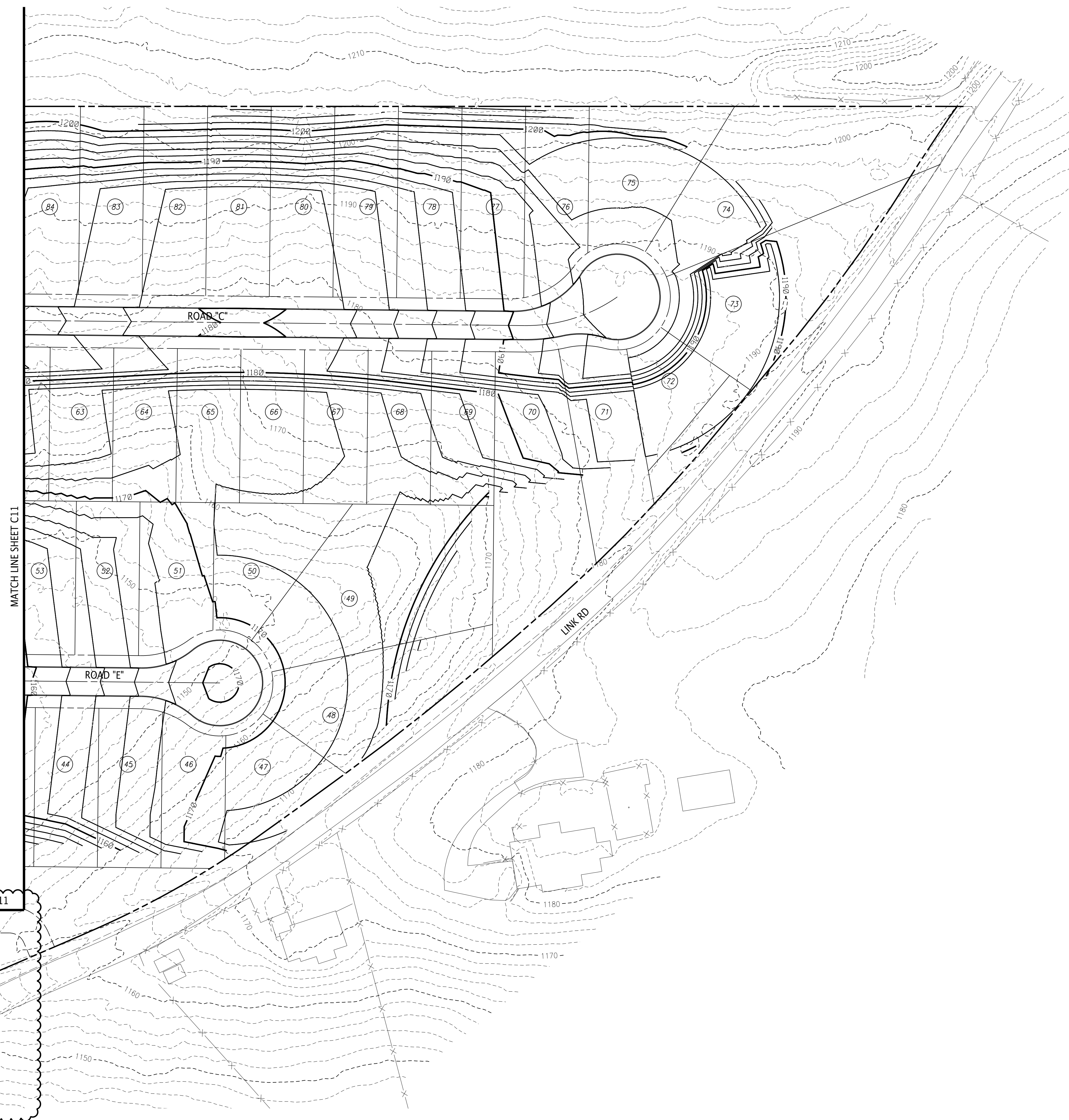
S & E PROPERTIES, LLC
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KNOXVILLE, TN 37919
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT GRADING PLAN

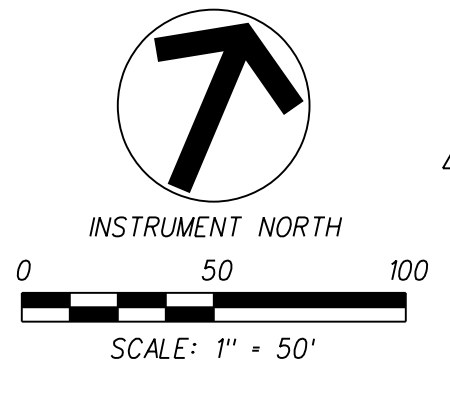
PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
330.020	AMG	HNU	02/22/22
			01/24/22

Project	Sheet
330.020	C10
Date	01/24/22
Scale	1"=50'

Planning
KNOXVILLE-KNOX COUNTY
File No.: 3-SC-22-C / 3-D-22-UR
Date submitted: 2/22/2022
These plans have not been reviewed by
Planning Staff and may not be finalized.



File Name: \\13701\13701\DWG\330022\330022-C10.dwg
Plot Date: 2/22/2022



NOTES:

1. REFER TO SHEET C8 FOR NOTES AND LEGEND.
2. PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.



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PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
330.020	AMG	HNU	02/22/22
			01/24/22

Project	Sheet
330.020	C11
Date	01/24/22
Scale	1"=50'

Planning
KNOXVILLE LAND COUNTY

File No.: 3-SC-22-C / 3-D-22-UR

Date submitted: 2/22/2022

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MATCH LINE SHEET C12

MATCH LINE SHEET C10

MATCH LINE SHEET C9

File Name: A:\330.020\DWG\330020C11.dwg
Plot Date: 2/22/2022

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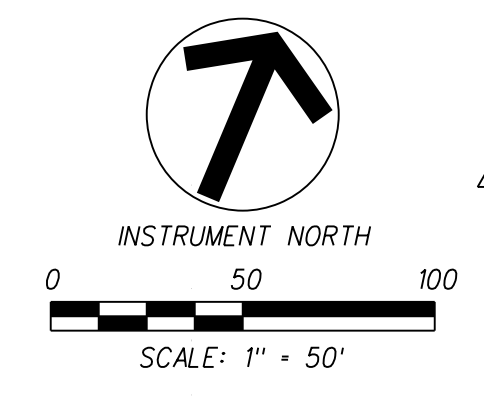
CONCEPT GRADING PLAN

PROJ. No.	DESIGNED BY	DRAWN BY	DATE
	AMG	HNU	

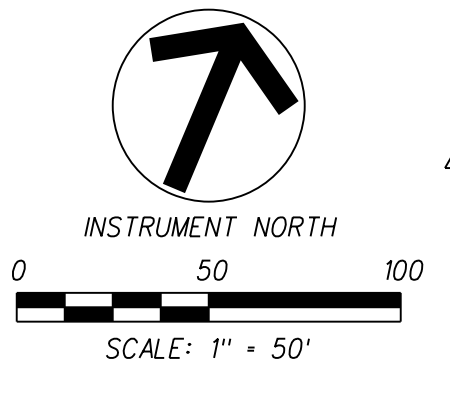
No.	REVISION/ISSUE	DATE
B	REVISED PER MPC COMMENTS	02/22/22
A	ISSUED FOR REVIEW	01/24/22

Project	330.020	Sheet	
Date	01/24/22	C12	
Scale	1"=50'		

- NOTES:
1. REFER TO SHEET C8 FOR NOTES AND LEGEND.
2. PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.



File Name: \\s\proj\330\330.020\330.020.mxd
Plot Date: 2/22/2022



NOTES:
 1. REFER TO SHEET C8 FOR NOTES AND LEGEND.
 2. PLANNING COMMISSION CASE NUMBER: 3-SC-22-C / 3-D-22-UR.



File Name: \\1320.130.020\WORKS\3302020\13.dgn
 Plot Date: 2/22/2022

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CONCEPT GRADING PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
	AMG	HNU	
	AMG		02/22/22
			01/24/22

Project	Sheet
330.020	C13
Date	01/24/22
Scale	1"=50'

Planning
 KNOXVILLE, TENNESSEE
 File No.: **3-SC-22-C / 3-D-22-UR**
 Date submitted: **2/22/2022**
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NOTES:
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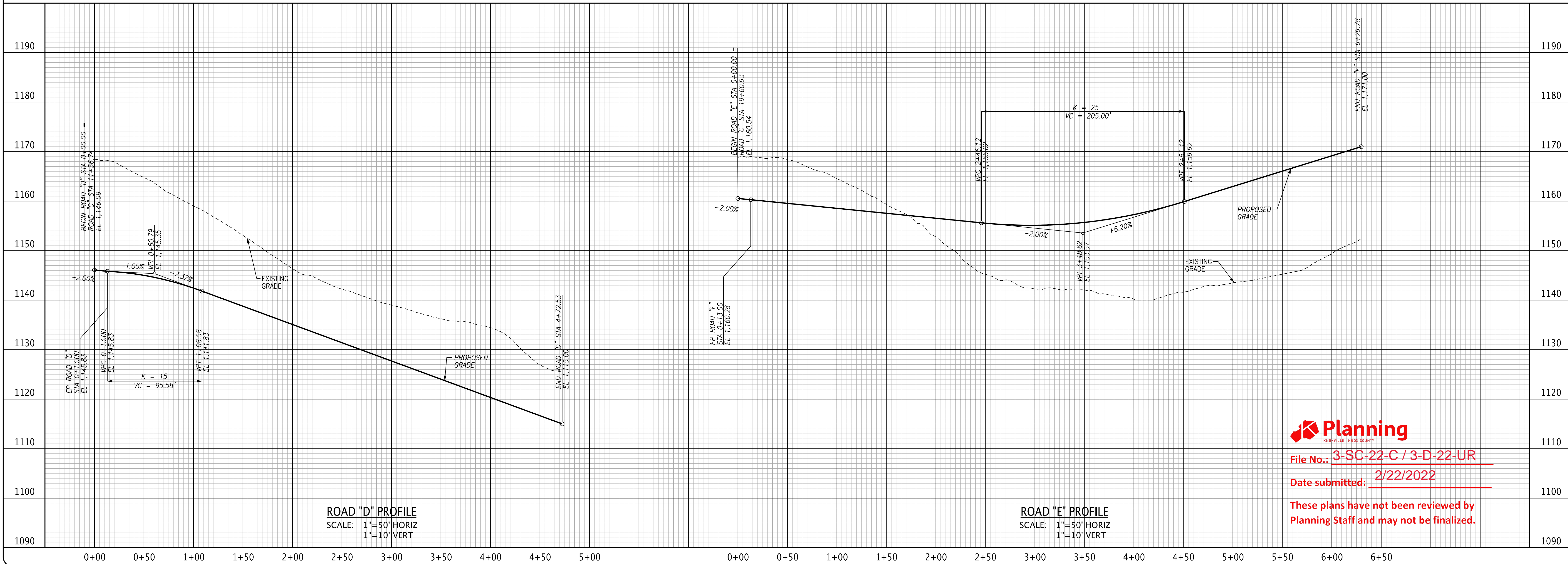
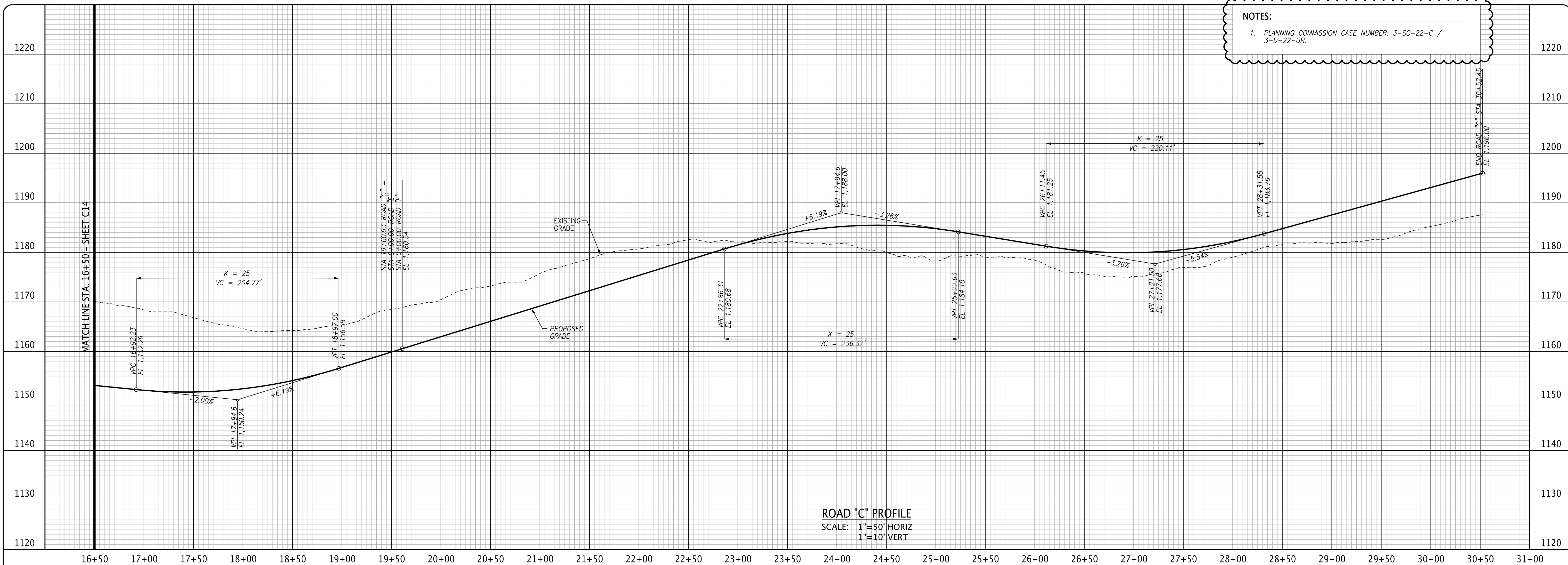
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ROAD PROFILES

PROJ. MGR.	AMG	DESIGNED BY	AMG	DRAWN BY	HNU
Date	01/24/22	Revision/Issue	02/22/22	Date	01/24/22
Project	330.020	Sheet	C15		
Date	01/24/22	Scale	AS NOTED		



File No.: 3-SC-22-C / 3-D-22-UR
 Date submitted: 2/22/2022

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File Name: A:\330_130_020\DWG\330020C015.dwg
 Plot Date: 2/22/2022

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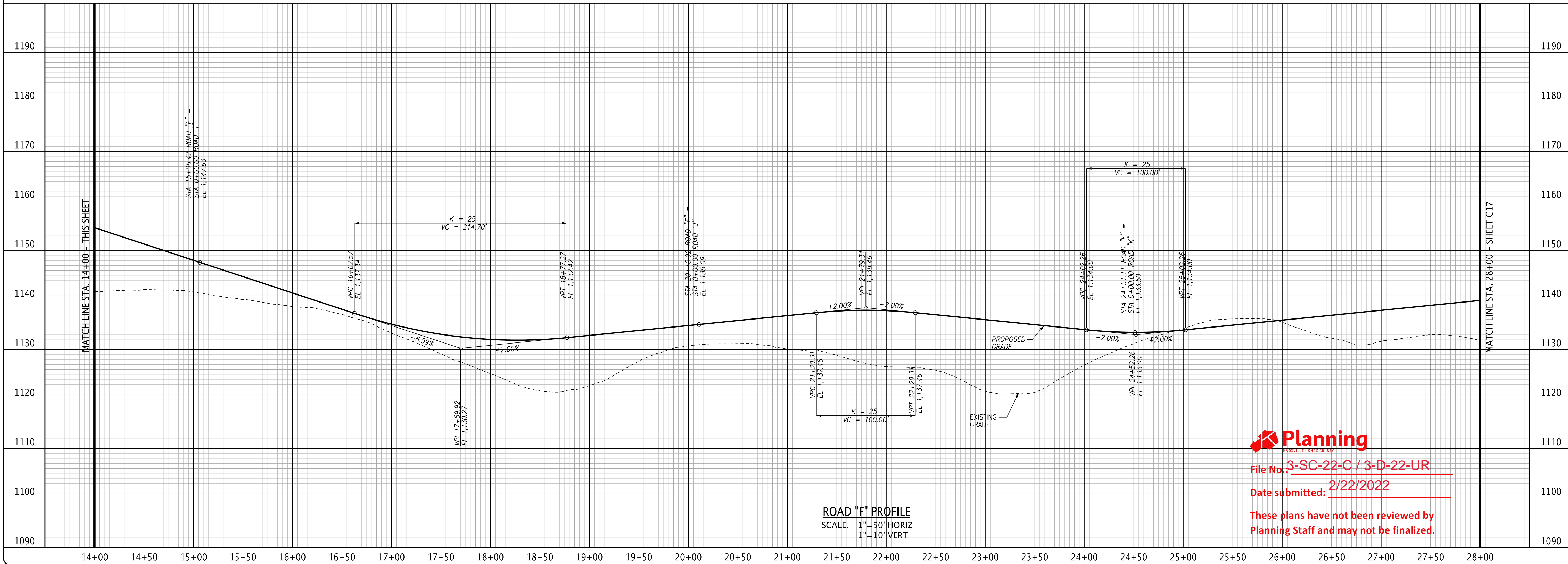
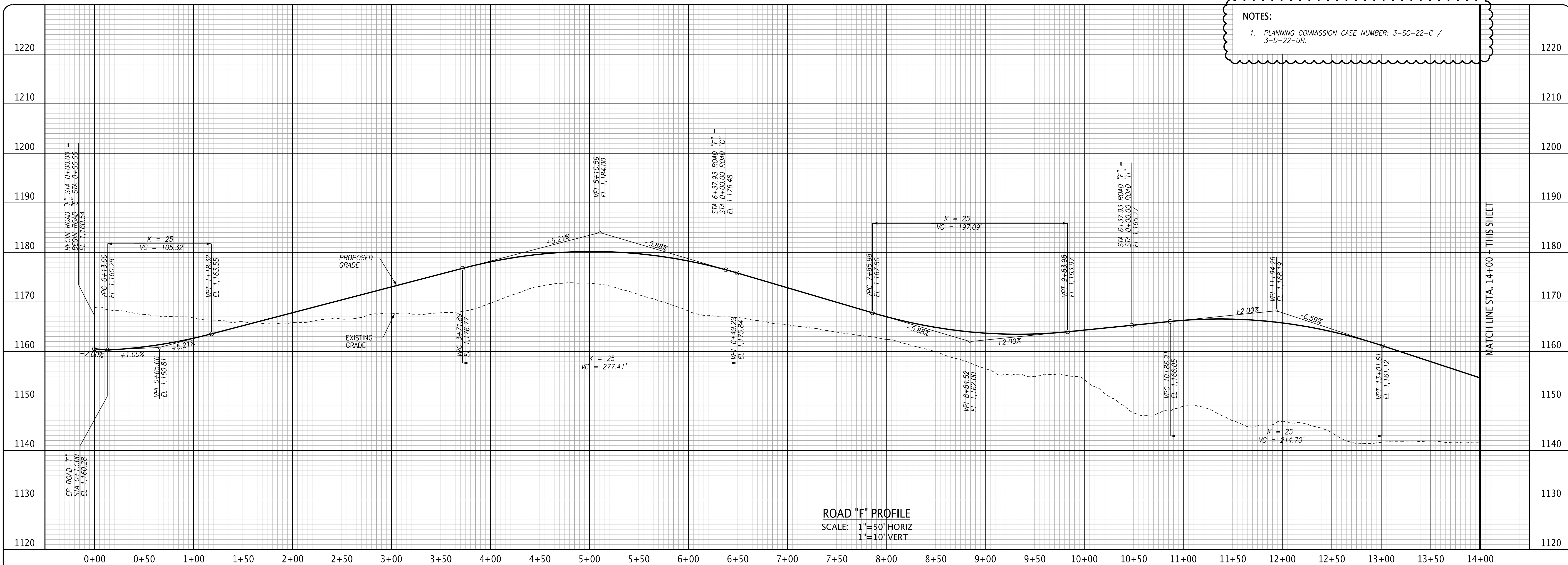
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ROAD PROFILES

PROJ. NO.	330.020	DATE	01/24/22
DESIGNED BY	AMG	ISSUED FOR REVIEW	01/24/22
DRAWN BY	JHU	REVISION/ISSUE	
NO.		DATE	

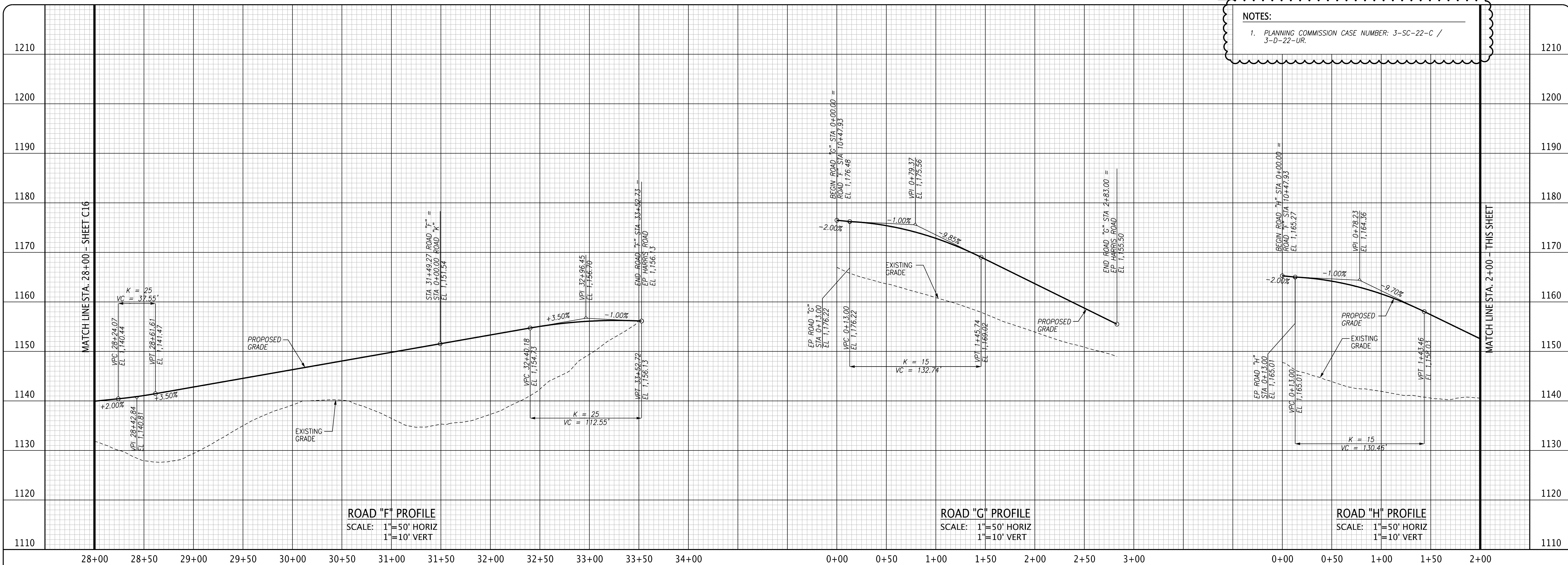
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 Sheet: **C16**
 Date: 01/24/22
 Scale: AS NOTED



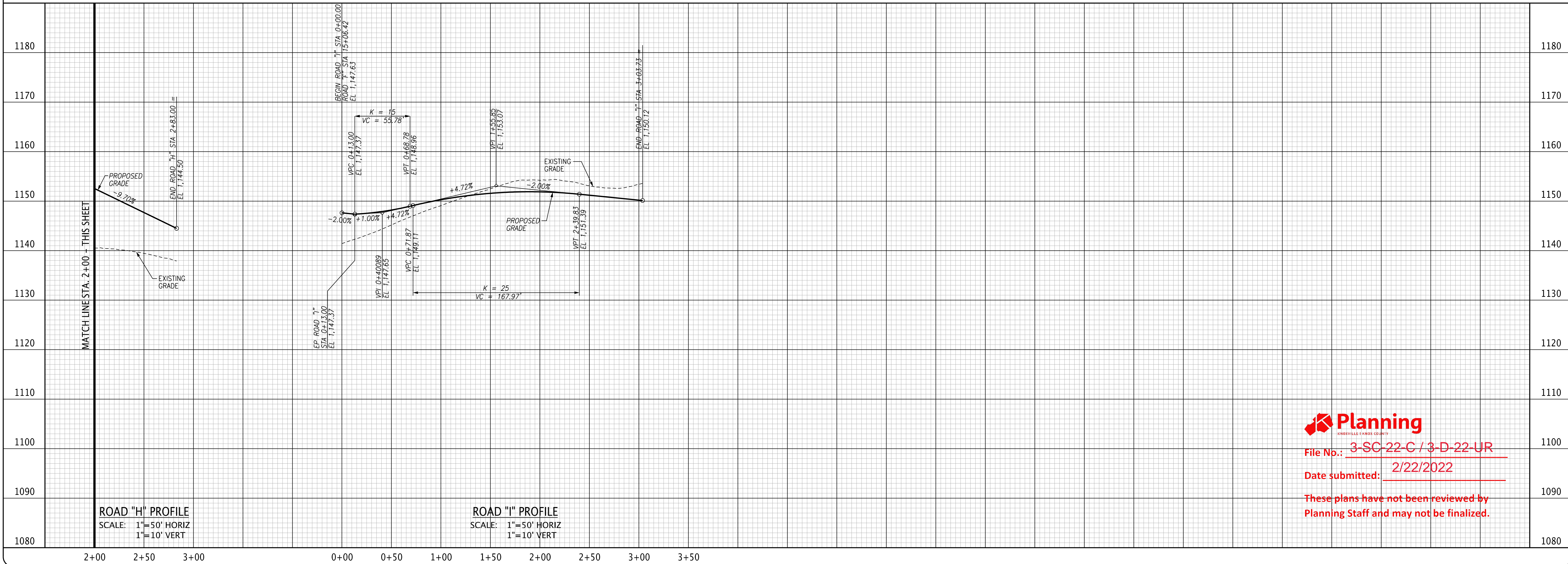
Planning
 File No. 3-SC-22-C / 3-D-22-UR
 Date submitted: 2/22/2022
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File Name: A:\330_130_020\DWG\330020C016.dwg
 Plot Date: 2/22/2022

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Planning
 KNOXVILLE EARLE COUNTY
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ROAD PROFILES

PROJ. MGR.	DESIGNED BY	DRAWN BY	Date
AMG	AMG	HNU	
			02/22/22
			01/24/22
Project	Sheet	No.	
330.020	C17		
Date	Scale	AS NOTED	
01/24/22			