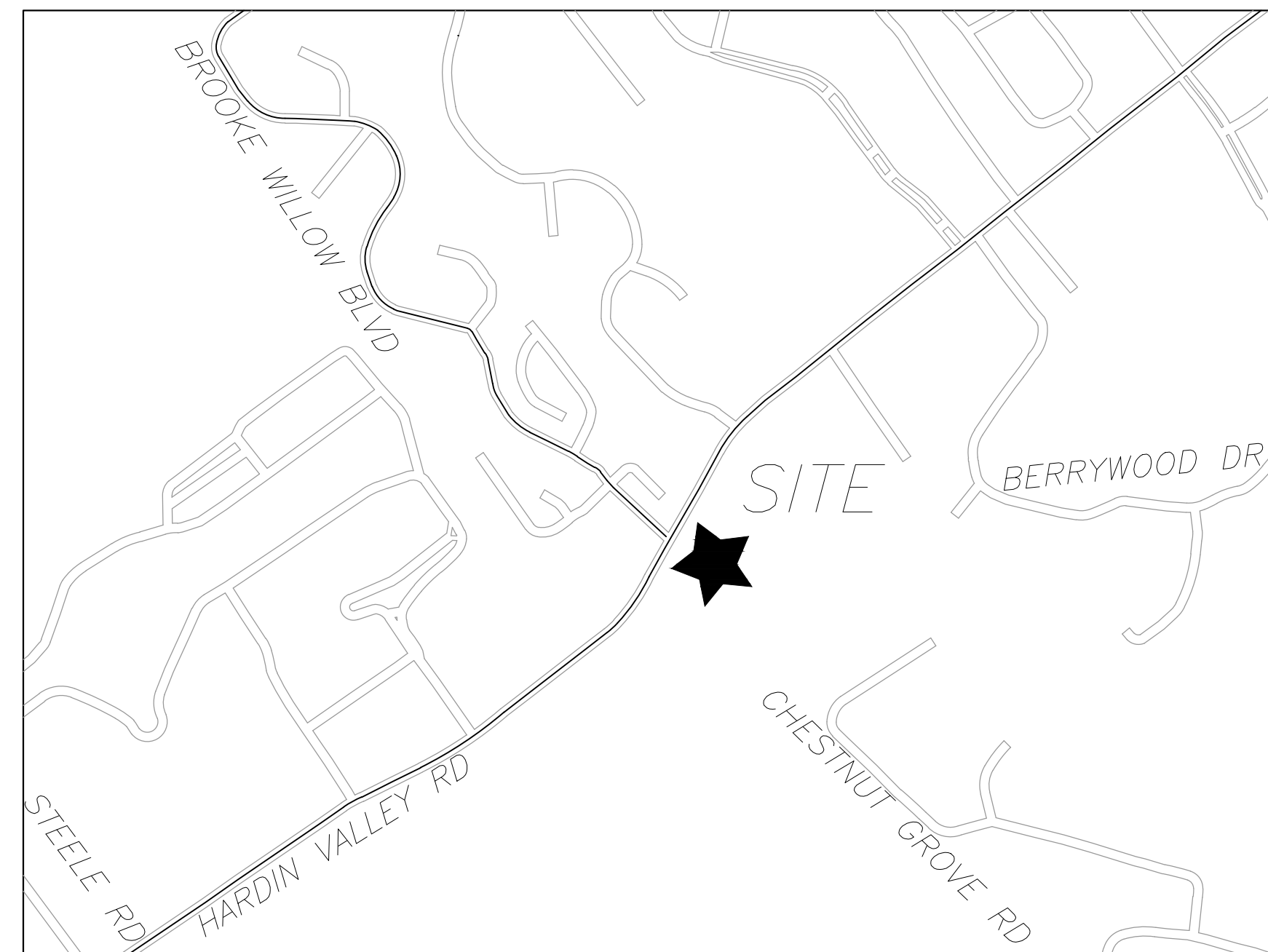


CONCEPT PLAN

U.E.I. PROJECT NO. 2301005

MAYA HILLS

SITE ADDRESS: 11316 HARDIN VALLEY ROAD, KNOXVILLE, TENNESSEE 37932
 TAX MAP: 117, PARCELS: 33.00, 34.02 & PART OF 34



LOCATION MAP

OWNER:
HARDIN VALLEY INVESTMENTS LP
 P.O. BOX 325
 ATHENS, TN 37371

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

SPECIFICATIONS
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

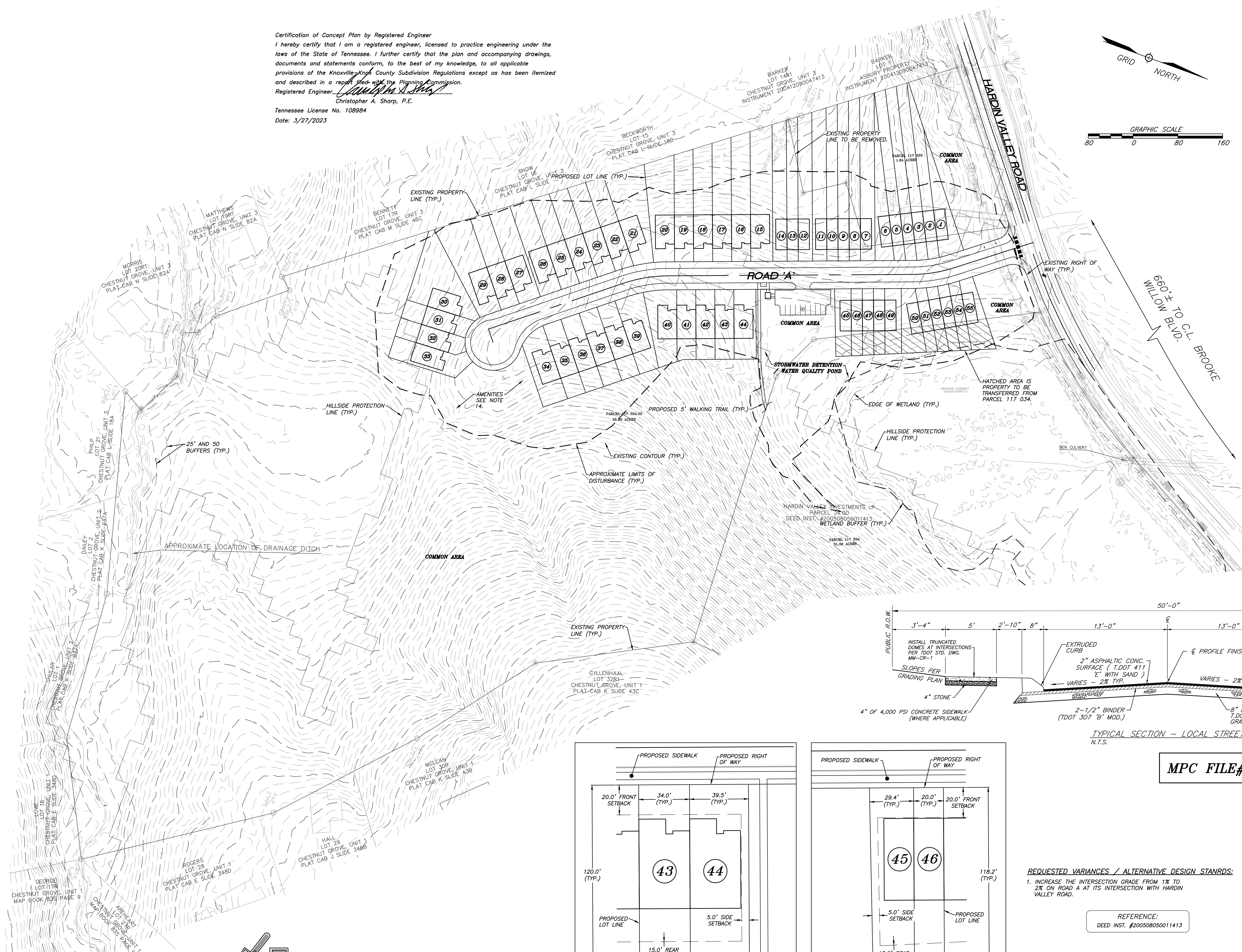
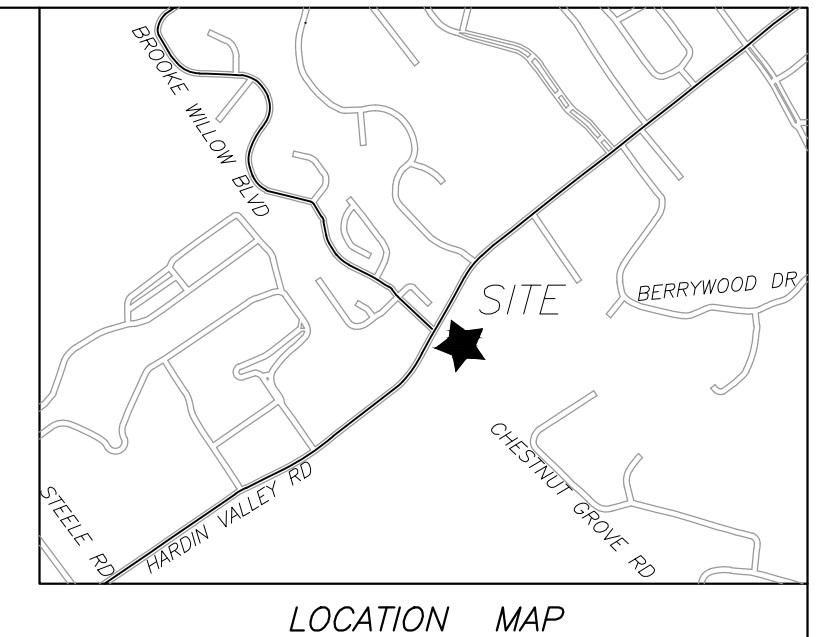
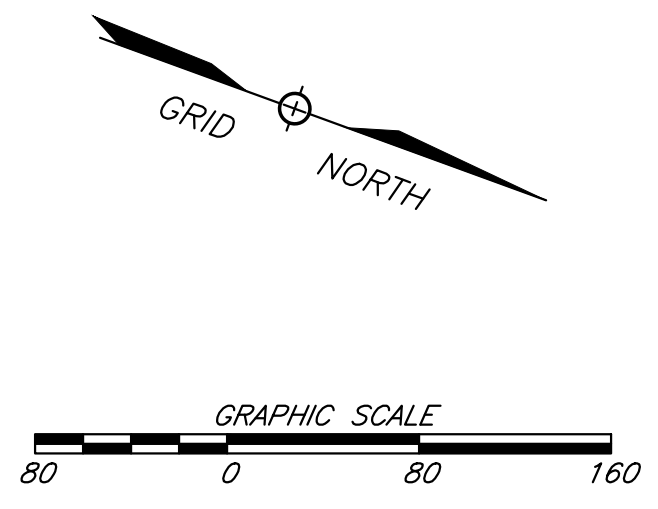
TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4
STRIPING PLAN	C-5

6-SC-23-C / 6-C-23-DP
 Revised: 5/22/2023

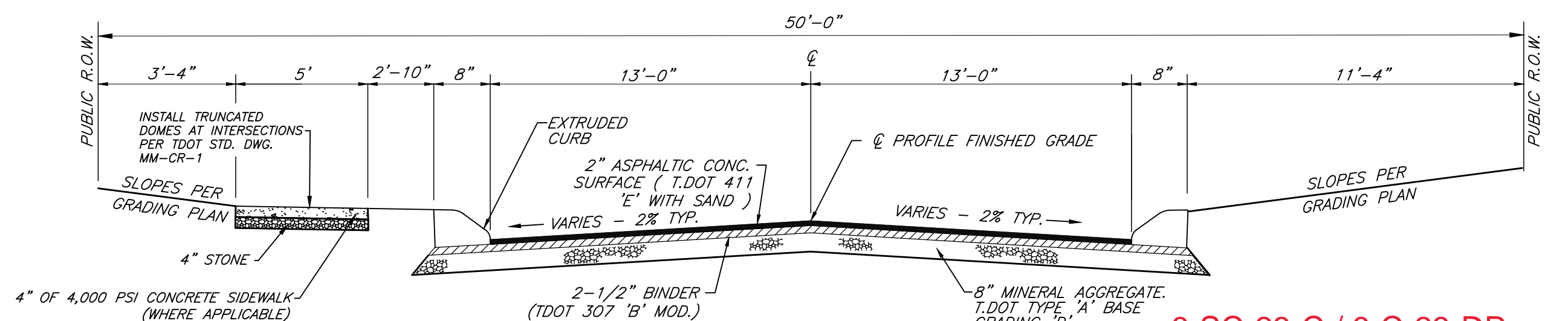
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ISSUE NO.	DATE	DESCRIPTION
2	5/22/23	SUBMITTAL 2

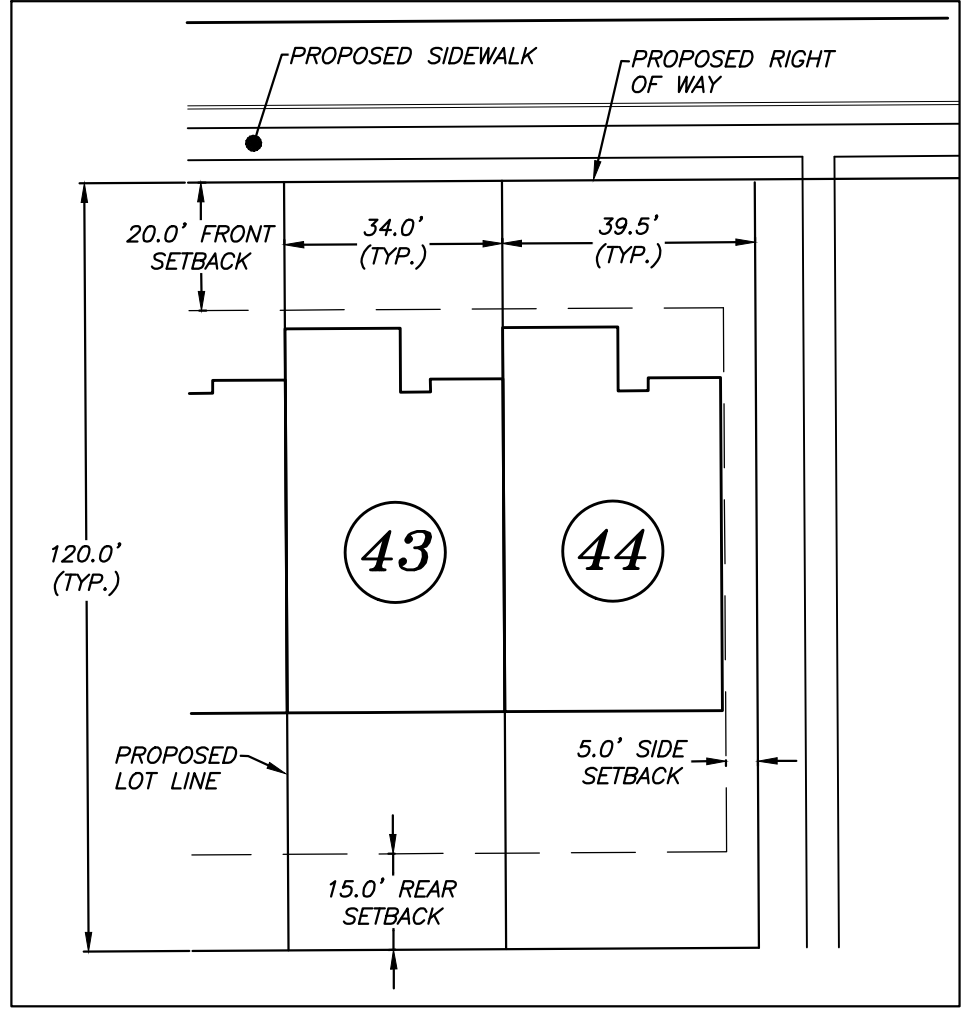
Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 3/27/2023



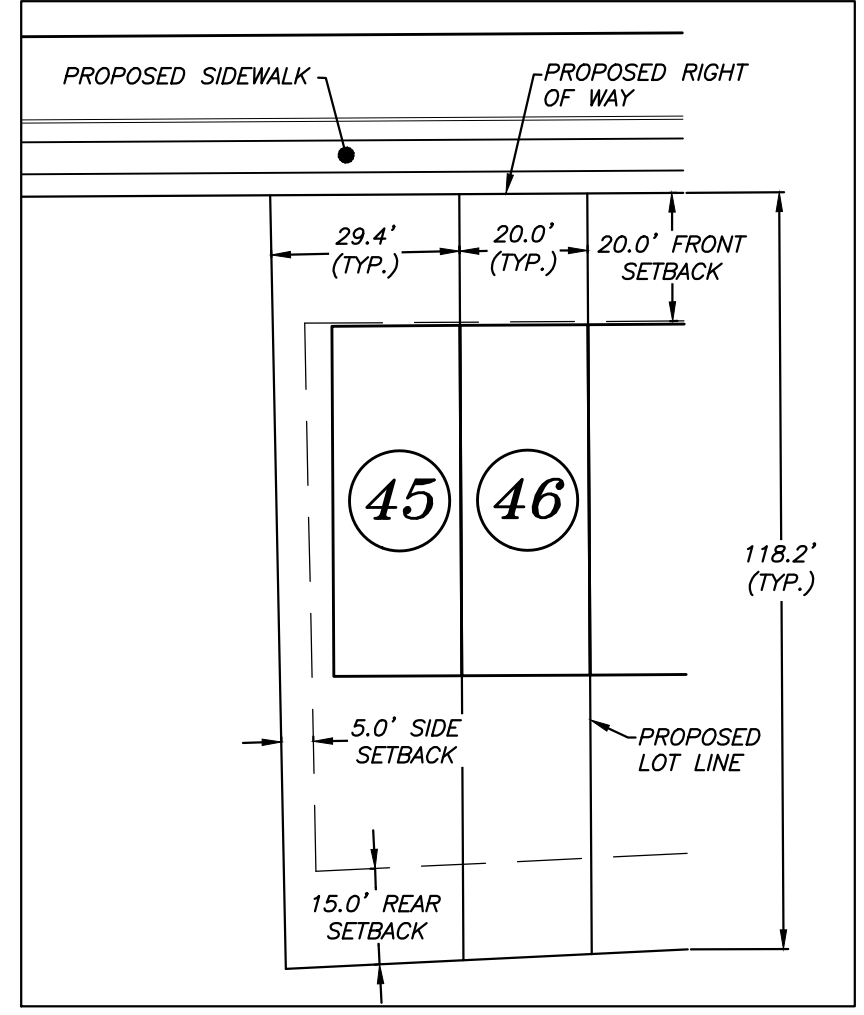
- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
 SIDE: FIVE (5) FEET
 REAR: FIFTEEN (15) FEET
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 28.41 ACRES.
 - THE DEVELOPMENT PROPOSES 55-UNITS (1.97 UNITS PER ACRE).
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 19.7± ACRES (69.3%).
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 21.1 ACRES.
 - SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.
 - SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 - AMENITIES AND WALKING TRAIL TO BE SHARED WITH CRUZ LANDING S/D.
 - APPROXIMATELY 7.2-ACRES WILL BE DISTURBED WITHIN THE HILLTOP PROTECTION AREA.



TYPICAL SECTION - LOCAL STREET
 N.T.S.
 6-SC-23-C / 6-C-23-DP
 Revised: 5/22/2023



TYPICAL LOT DETAIL
 SCALE: 1"=30'



TYPICAL LOT DETAIL
 SCALE: 1"=30'

REQUESTED VARIANCES / ALTERNATIVE DESIGN STANARDS:
 1. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT ITS INTERSECTION WITH HARDIN VALLEY ROAD.

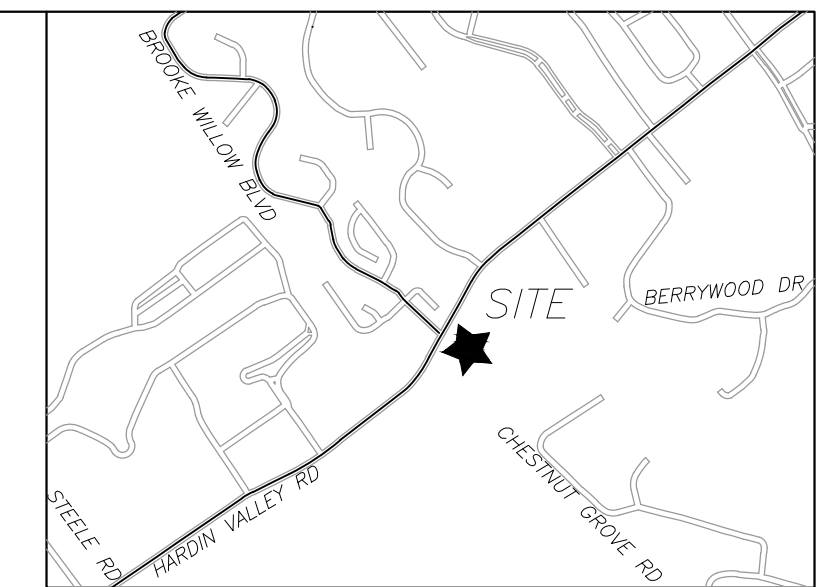
REFERENCE:
 DEED INST. #200508050011413

REVISION	DATE	DESCRIPTION	CAS	BY
1	5/22/23	SUBMITTAL 2	CAS	

MPC FILE# 6-SC-23-C / 6-C-23-DP

SHEET C-1
 KEY SHEET / TYPICAL SECTION
MAYA HILLS
 SITE ADDRESS: 11316 HARDIN VALLEY ROAD (37932)
 OWNER:
HARDIN VALLEY INVESTMENTS LP
 P.O. BOX 325
 ATHENS, TN 37371
 DIST. NO. W6 KNOX CO., TN.
 SCALE: 1"=80' MARCH 27, 2023
 TAX MAP: 117 PARCELS: 33.00, 34 & 34.02
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924
 DWN: CLM CHK: CAS DWG. NO. 2301005

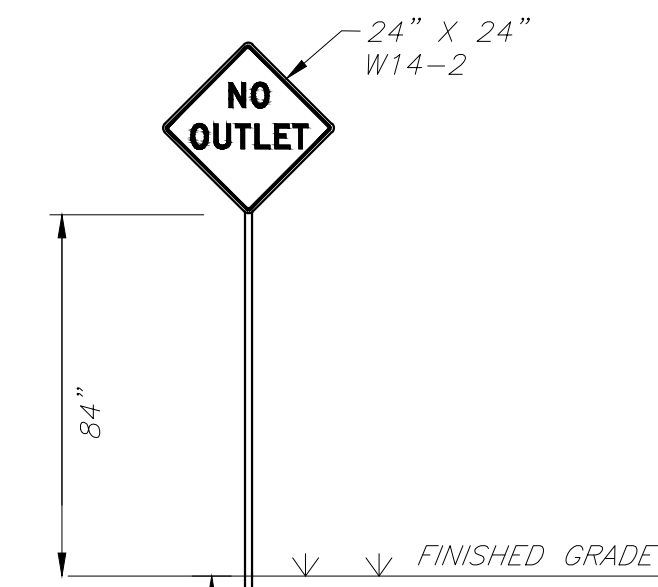




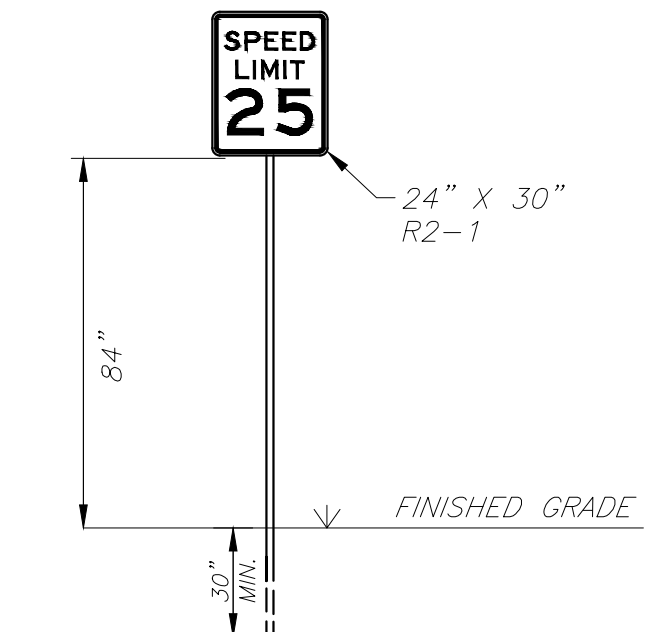
LOCATION MAP

SITE PLAN NOTES:

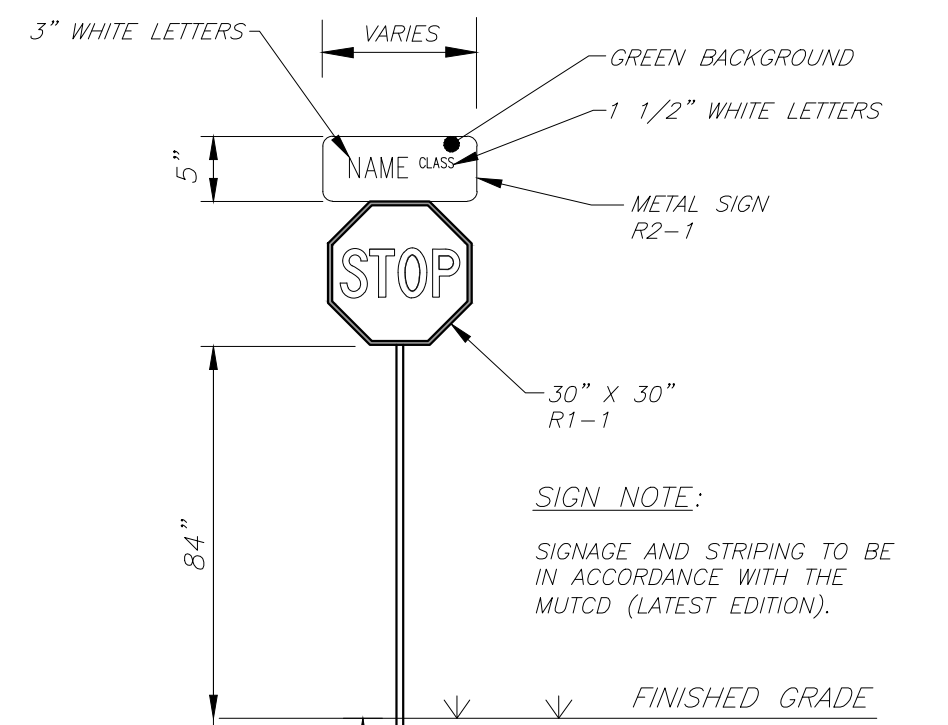
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FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TERN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
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4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
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6. THE DEVELOPMENT PROPOSES 55-UNITS (1.97 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 19.7± ACRES (69.3%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
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13. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
14. SEE SHEET C-5 FOR HARDIN VALLEY STRIPING MODIFICATIONS.



NO OUTLET SIGN DETAIL
N.T.S.



SPEED LIMIT SIGN DETAIL
N.T.S.



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
N.T.S.

SHEET C-2

**SITE PLAN
MAYA HILLS**

SITE ADDRESS: 11316 HARDIN VALLEY ROAD (37932)

OWNER:

HARDIN VALLEY INVESTMENTS LP
P.O. BOX 325
ATHENS, TN 37371

DIST. NO. W6

KNOX CO., TN.

SCALE: 1"=30'

MARCH 27, 2023

TAX MAP: 117

PARCELS: 33.00, 34 & 34.02



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2301005

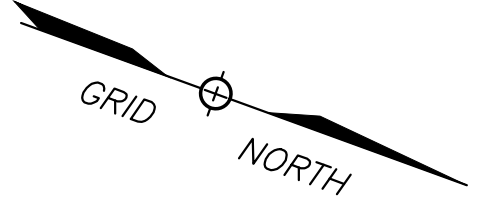


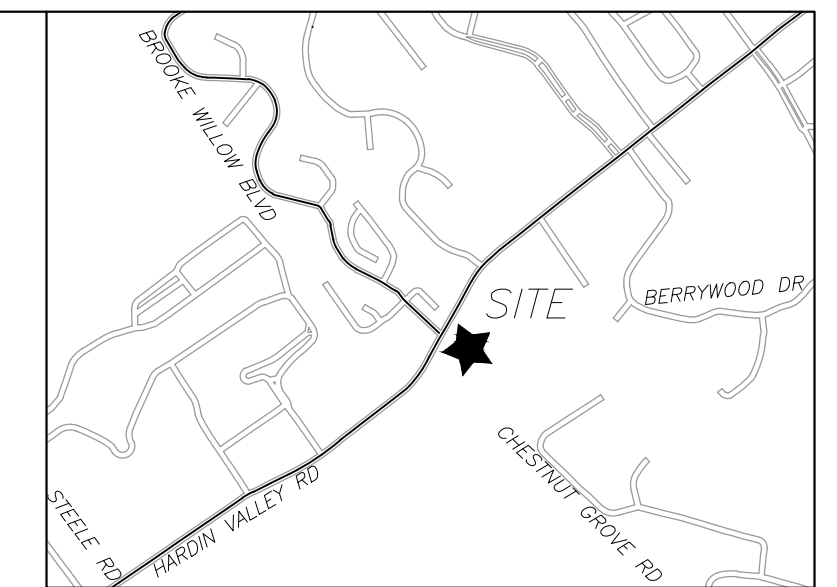
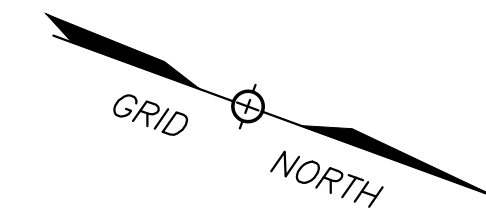
6-SC-23-C / 6-C-23-DP
Revised: 5/22/2023

MPC FILE# 6 SB 23 C / 6 D 23 DP

REFERENCE:
DEED INST. #200508050011413

REVISION	DATE	DESCRIPTION	CAS
1	5/22/23	SUBMITTAL 2	CAS





LOCATION MAP

SITE PLAN NOTES:

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MATCH LINE (SEE SHEET C-2)

SHEET C-3

**SITE PLAN
MAYA HILLS**

SITE ADDRESS: 11316 HARDIN VALLEY ROAD (37932)

OWNER:

HARDIN VALLEY INVESTMENTS LP
P.O. BOX 325
ATHENS, TN 37371

DIST. NO. W6

KNOX CO., TN.

SCALE: 1"=30'

MARCH 27, 2023

TAX MAP: 117

PARCELS: 33.00, 34 & 34.02



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM

CHK: CAS

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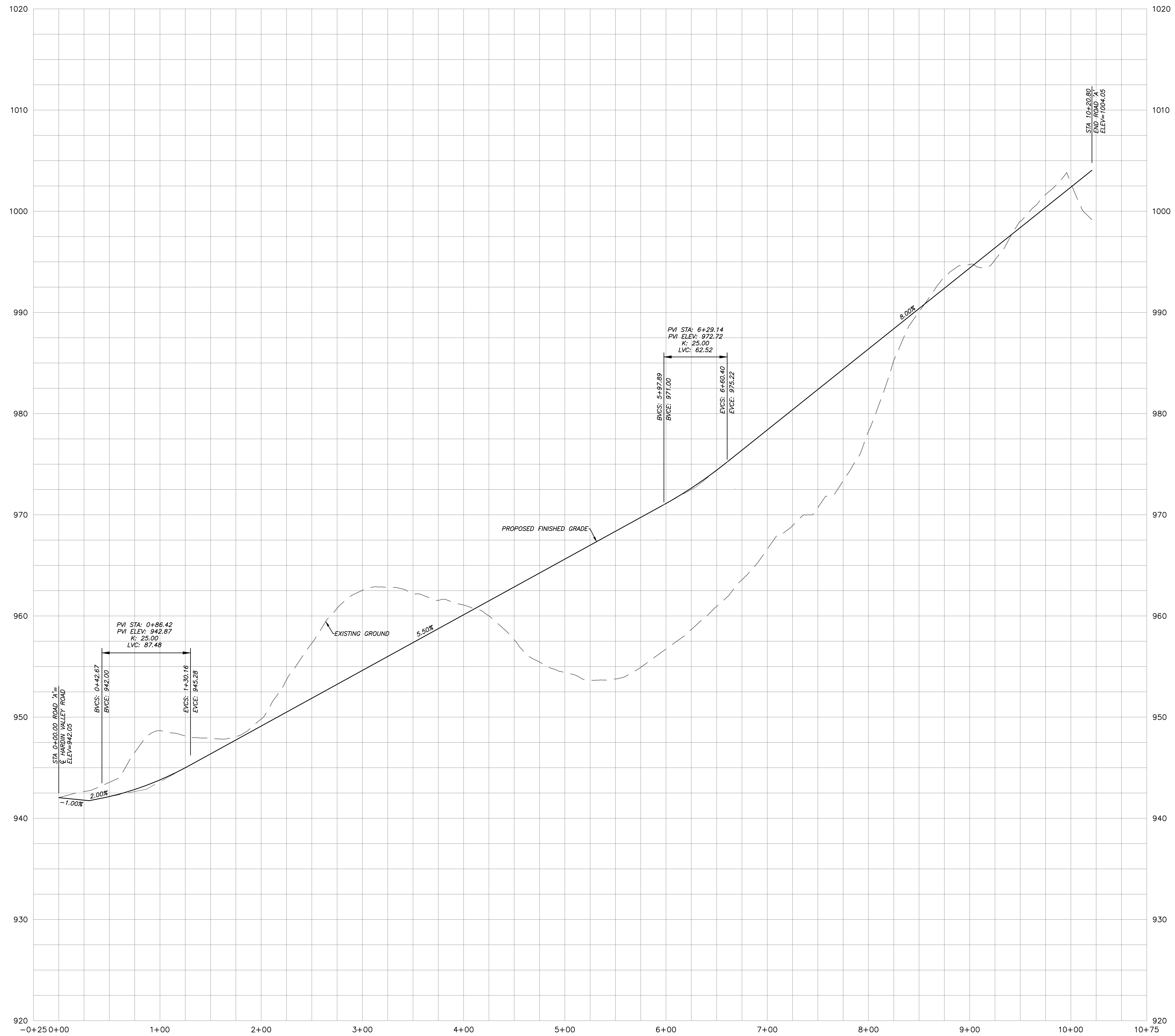
6-SC-23-C / 6-C-23-DP
Revised: 5/22/2023

MPC FILE# 6 SB 33 C / 6 B 33 DP

REFERENCE:
DEED INST. #200508050011413

REVISION	DATE	DESCRIPTION	CAS	BY
1	5/22/23	SUBMITTAL 2		





6-SC-23-C / 6-C-23-DP
 Revised: 5/22/2023

MPC FILE# ~~6-SC-23-C / 6-C-23-DP~~

PROFILE-ROAD 'A'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)

REVISION	DATE	DESCRIPTION	CAS	BY
1	5/22/23	SUBMITTAL 2	CAS	

SHEET C-4

ROAD PROFILES
MAYA HILLS

SITE ADDRESS: 11316 HARDIN VALLEY ROAD (37932)

OWNER:

HARDIN VALLEY INVESTMENTS LP
 P.O. BOX 325
 ATHENS, TN 37371

DIST. NO. W6 KNOX CO., TN.
 SCALE: AS NOTED MARCH 27, 2023
 TAX MAP: 117 PARCELS: 33.00, 34 & 34.02



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