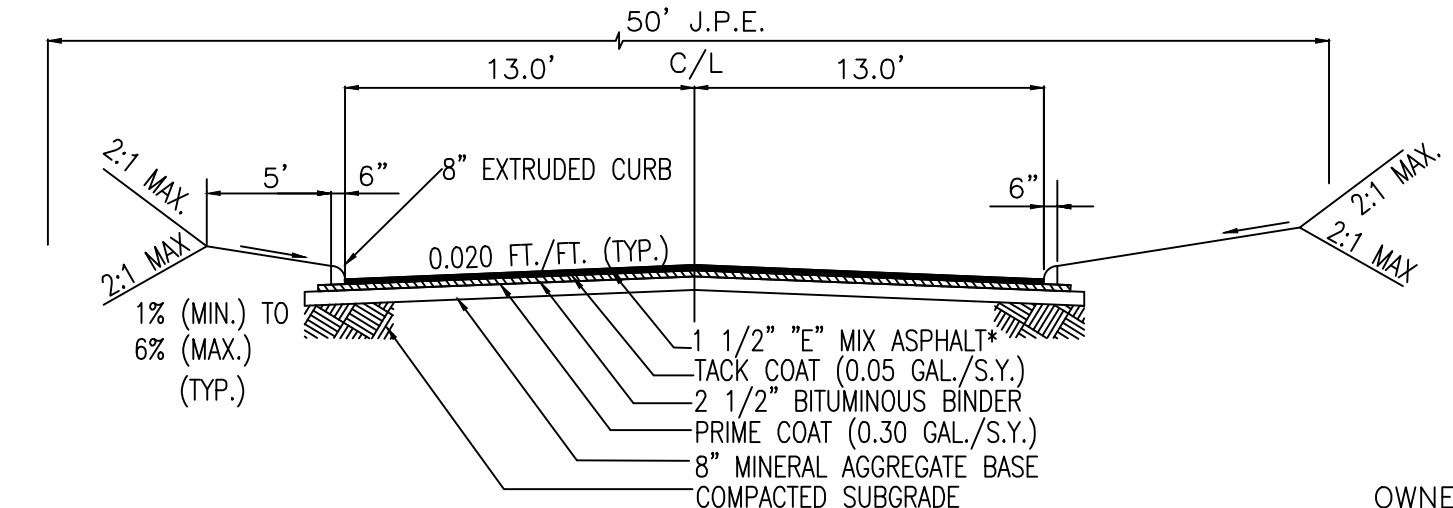


LEGEND	
●	PF IRON PIN FOUND
○	IPS IRON PIN SET
□	PRM PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PI	POINT OF INTERSECT
P.O.C.	POINT OF COMPOUND CURVE
P.O.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
C.A.	COMMON AREA
■	CATCH BASIN
□	JUNCTION BOX
—	DRAINAGE EASEMENT
—	DRAINAGE PIPE (PROPOSED)
—	PERIPHERAL SETBACK
—	ROADWAY CENTERLINE
—	ZONING
—	FENCE



TYPICAL ROAD SECTION  
THRU 50' ROAD  
"PRIVATE ROAD"

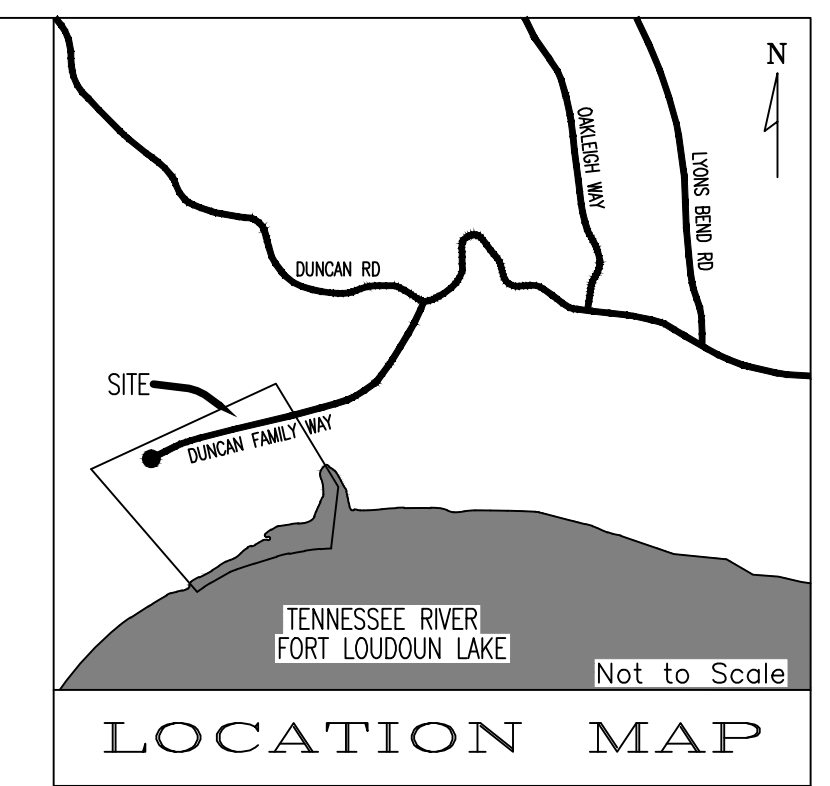
\* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER

OWNER:  
THE HENRY B. DUNCAN ESTATE  
c/o WILLIAM R. RAY, EXECUTOR  
1356 PAPERMILL POINTE WAY  
KNOXVILLE, TN 37909  
(865) 584-1211

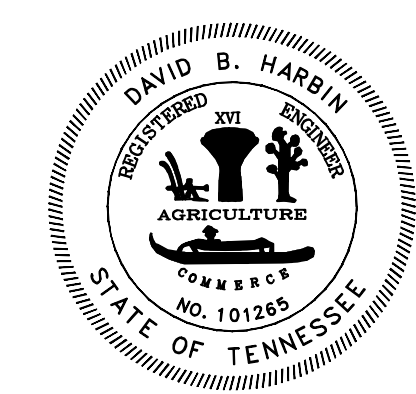
Revised: 12/27/2017

1-SB-18-C

REFERENCE DEED INSTR. #199912010041331



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 33.427 ACRES SUBDIVIDED INTO 4 SINGLE FAMILY DETACHED LOTS AND PRIVATE RIGHT-OF-WAY.
  5. THIS PROPERTY IS ZONED AGRICULTURE
  6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
  7. UTILITIES:  
SEWER: NA  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T SOUTHEAST
  8. BOUNDARY SURVEY BY OTHERS.
  9. VARIANCE REQUIRED:  
VERTICAL CURVE LENGTH FROM 585' TO 470', STA 13+25
  10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  11. TVA OWNS THE FLOWAGE EASEMENT BELOW THE 822 CONTOUR. NO BUILDING OR FILL IS ALLOWED BELOW THE 822 CONTOUR WITHOUT PRIOR TVA APPROVAL.
  12. DUNCAN FARMS WAY IS A PRIVATE ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
  13. SANITARY SEWER IS NOT AVAILABLE. A SUBSURFACE SEWAGE DISPOSAL SYSTEM WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.



CERTIFICATION OF CONCEPT PLAN.  
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 \_\_\_\_\_  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_

CONCEPT PLAN  
FOR  
HENRY B. DUNCAN ESTATE  
CLT MAP 146, PARCEL 18.01  
DISTRICT 6, KNOX COUNTY, TN  
SCALE: 1" = 100' NOVEMBER 9, 2017  
100' 50' 0 100' 200'  
BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com