

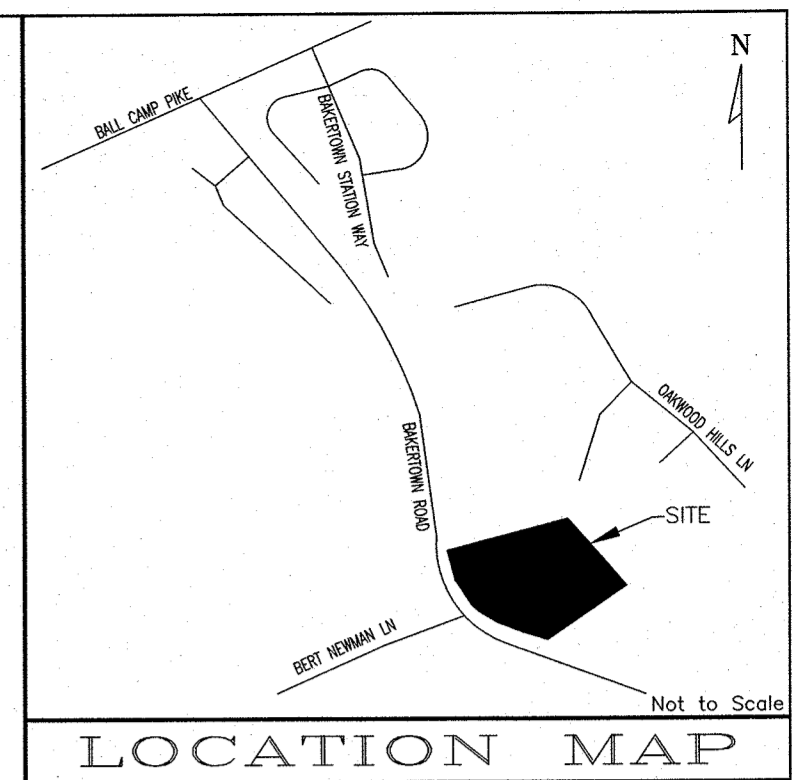
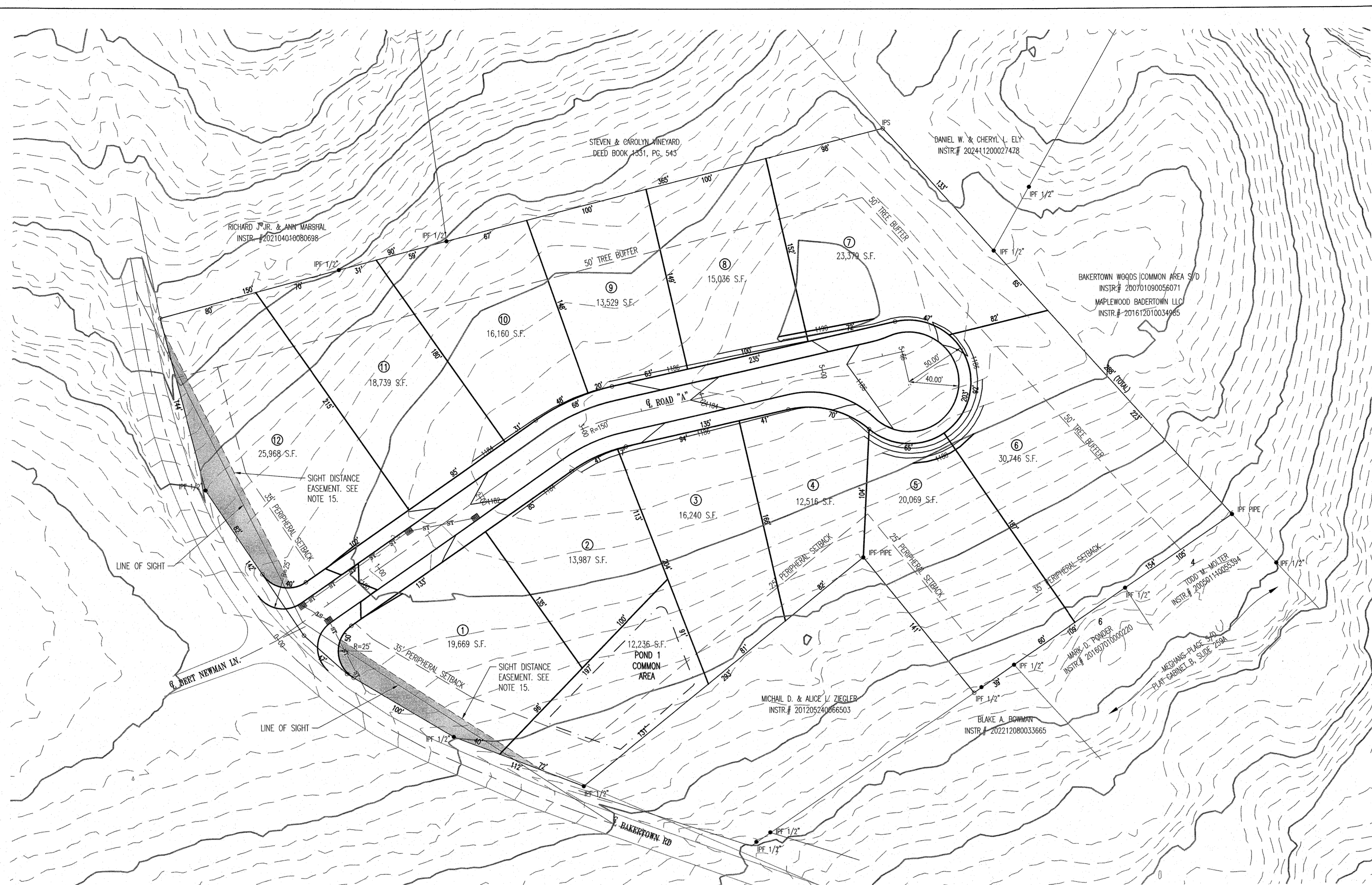
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

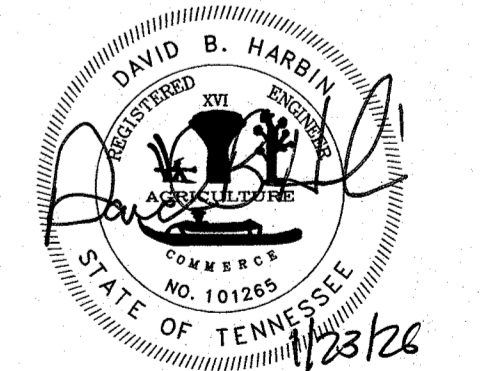
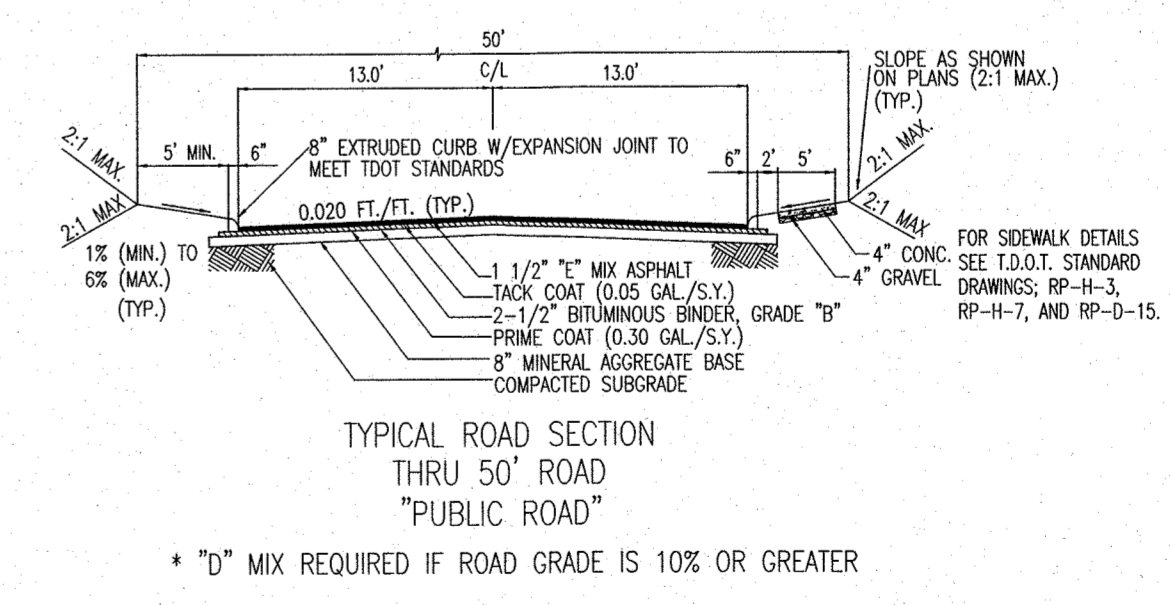
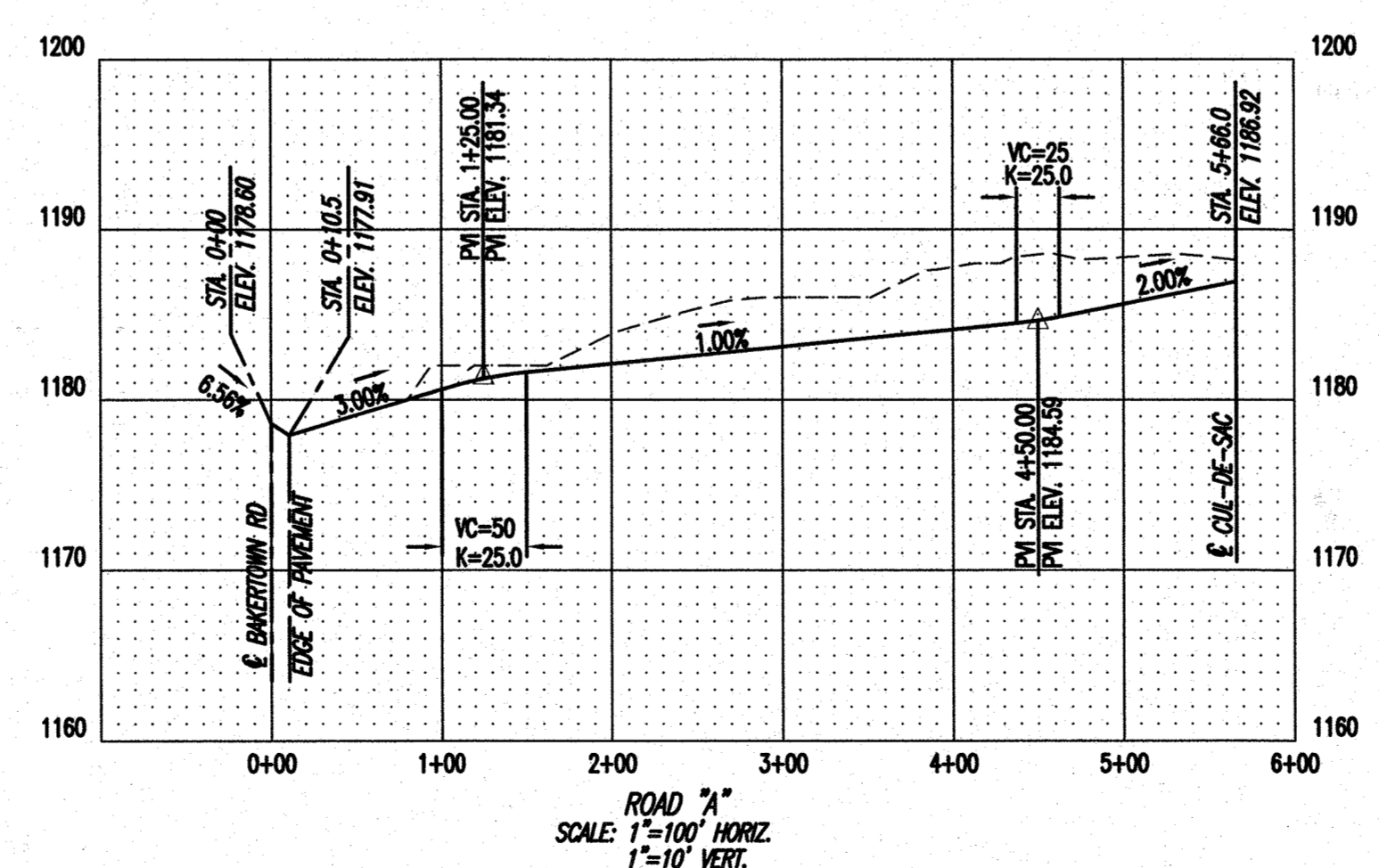
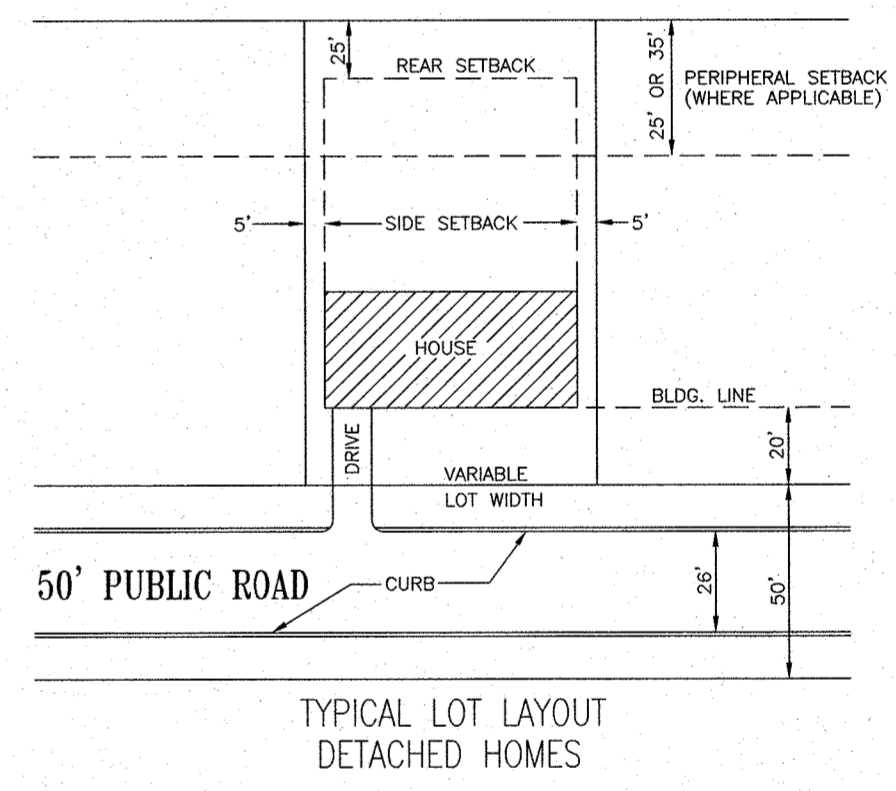
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH
SAFETY.

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN
CUT TRENCHES AS REQUIRED BY STATE AND
FEDERAL LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS SET FORTH IN
AGC MANUAL OF ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR
WORK; TO AVOID EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY IS ZONED APPROXIMATELY 6.27 ACRES SUBDIVIDED INTO 12 SINGLE FAMILY LOTS & 1 COMMON AREA LOT.
 - THIS PROPERTY IS ZONED PP, PLANNED RESIDENTIAL (PENDING).
 - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 20'
REAR - 25'
SIDE - 5'
A 35' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS
 - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 - VEHICULAR ACCESS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:
ROADWAY GRADE ON ROAD A AT THE INTERSECTION OF BAKERTOWN ROAD FROM STA 112 TO STA 114 (STA 0+10 TO STA 1+25)
 - NO LAND DISTURBANCE OR TREE REMOVAL IS ALLOWED WITHIN THE 50' TREE BUFFER.
 - VEHICULAR ACCESS IS LIMITED TO THE INTERNAL STREETS ONLY.
 - SIGHT DISTANCE EASEMENT RESTRICTS THE PLANTING OF ANY VEGETATION THAT WOULD INHIBIT THE VISION OF THE VEHICULAR TRAFFIC.
 - AMOUNT OF DISTURBANCE WITHIN THE HILL SIDE PROTECTION IS 1.45 ACRES. (23%)



OWNER/DEVELOPER
ELITE CONSTRUCTION, LLC
C/O ALEXANDER BOTEZAT
413 BALL CAMP PIKE
KNOXVILLE, TN 37921
(865)-313-5695

1-SD-26-C/1-E-26-DP

CONCEPT PLAN & PROFILE FOR
ELITE CONSTRUCTION ON BAKERTOWN ROAD

TAX MAP 91, PARCEL 248
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

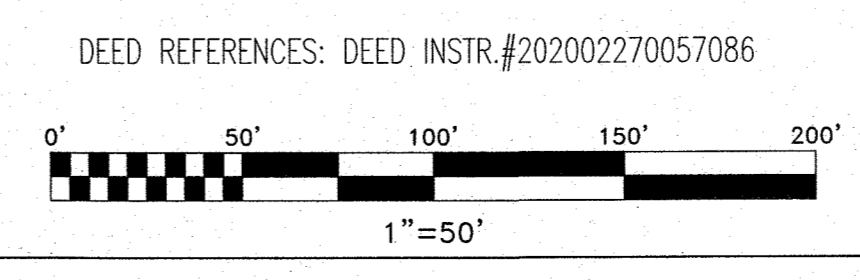
25780-SP

SHEET 1 OF 1 SHEET(S)

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

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SCW	2 1-23-26	KKCP COMMENTS					
CHECKED	DBH	1 1-05-26	KKCP COMMENTS					

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2" INTERVAL
DATE
11/22/25



DEED REFERENCES: DEED INSTR.#202002270057086

Q:\25780\25780.DWG