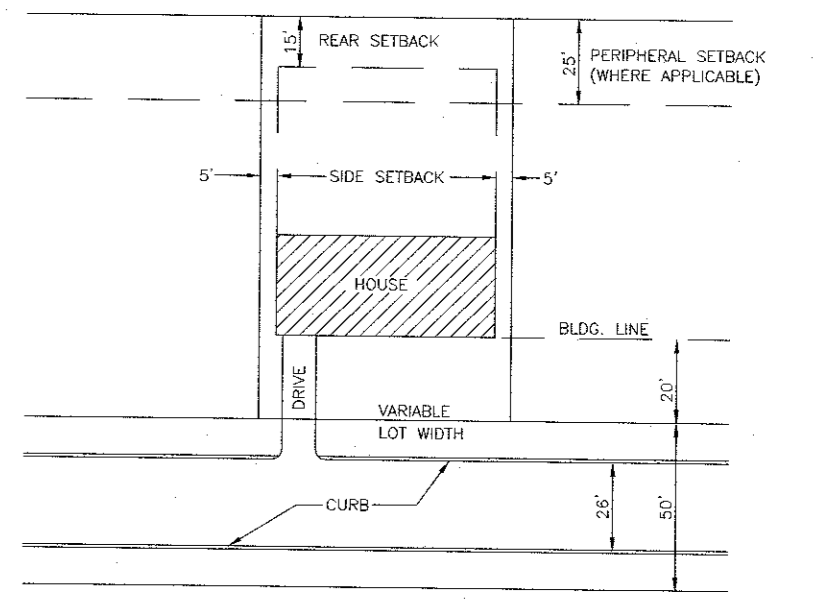
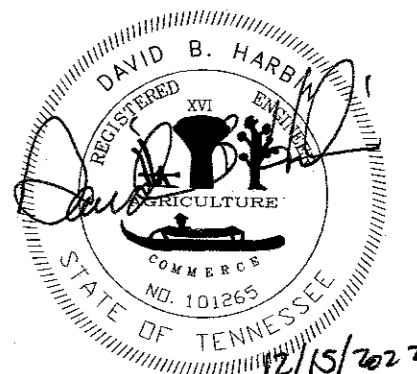


DEVELOPMENT PLAN REQUEST:
 REDUCTION OF THE PERIPHERAL SETBACK FROM 35 FEET TO 25 FEET ON ALL PROPERTY LINES.

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - 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 PR.
 - THIS SUBDIVISION CONTAINS 6.58 ACRES AND IS SUBDIVIDED INTO 30 SINGLE FAMILY DETACHED LOTS, 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT...20'
 SIDES...5'
 REAR...15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
 - UTILITIES:
 WATER: HALLSDALE POWELL
 SEWER: HALLSDALE POWELL
 ELECTRIC: KNOXVILLE UTILITIES BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: FRONTIER
 - ALL EXISTING BUILDINGS TO BE REMOVED.
 - ALL ROAD PROFILES ARE BASED ON BHN-P FIELD SURVEY.
 - VARIANCE APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING AT THEIR JANUARY 12, 2023 MEETING:
 REDUCTION OF THE VERTICAL CURVE LENGTH ON ROAD A AT STA 0+80 FROM 229.5' TO 140' (K VALUE FROM 25 TO 15.3).
 - ALTERNATIVE DESIGN STANDARD APPROVED BY KNOX COUNTY ENGINEERING & PUBLIC WORKS ALLOWING ROADWAY GRADE AT AN INTERSECTION TO BE INCREASED FROM 1% TO 2% FROM STA 0+10 TO STA 0+80
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
 - GRID NORTH IS BASED ON A BEARING OF S64°13'33"W FROM CITY OF KNOXVILLE CONTROL POINT #453 TO #723. DISTANCES HAVE NOT BEEN REDUCED TO GRID. SURVEY CONTROL DATA IS BASED ON A CITY OF KNOXVILLE ADJUSTMENT EFFECTIVE JUNE 10, 2014.



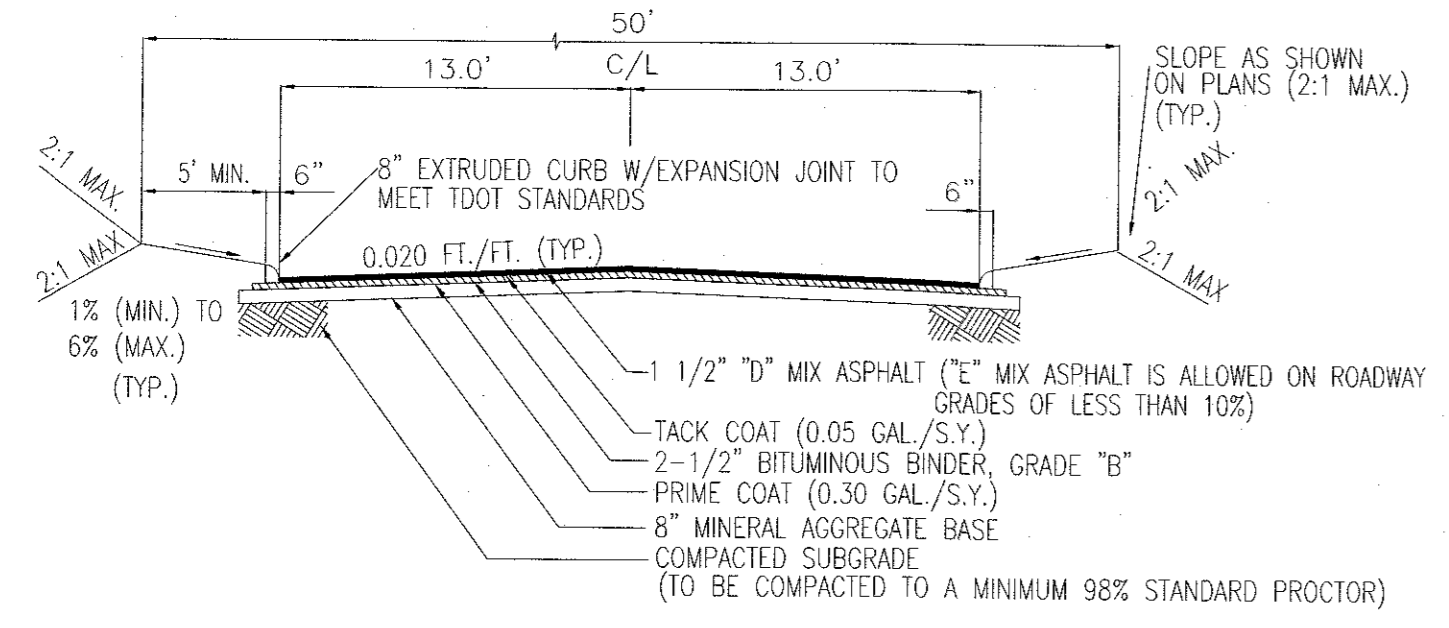
TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED



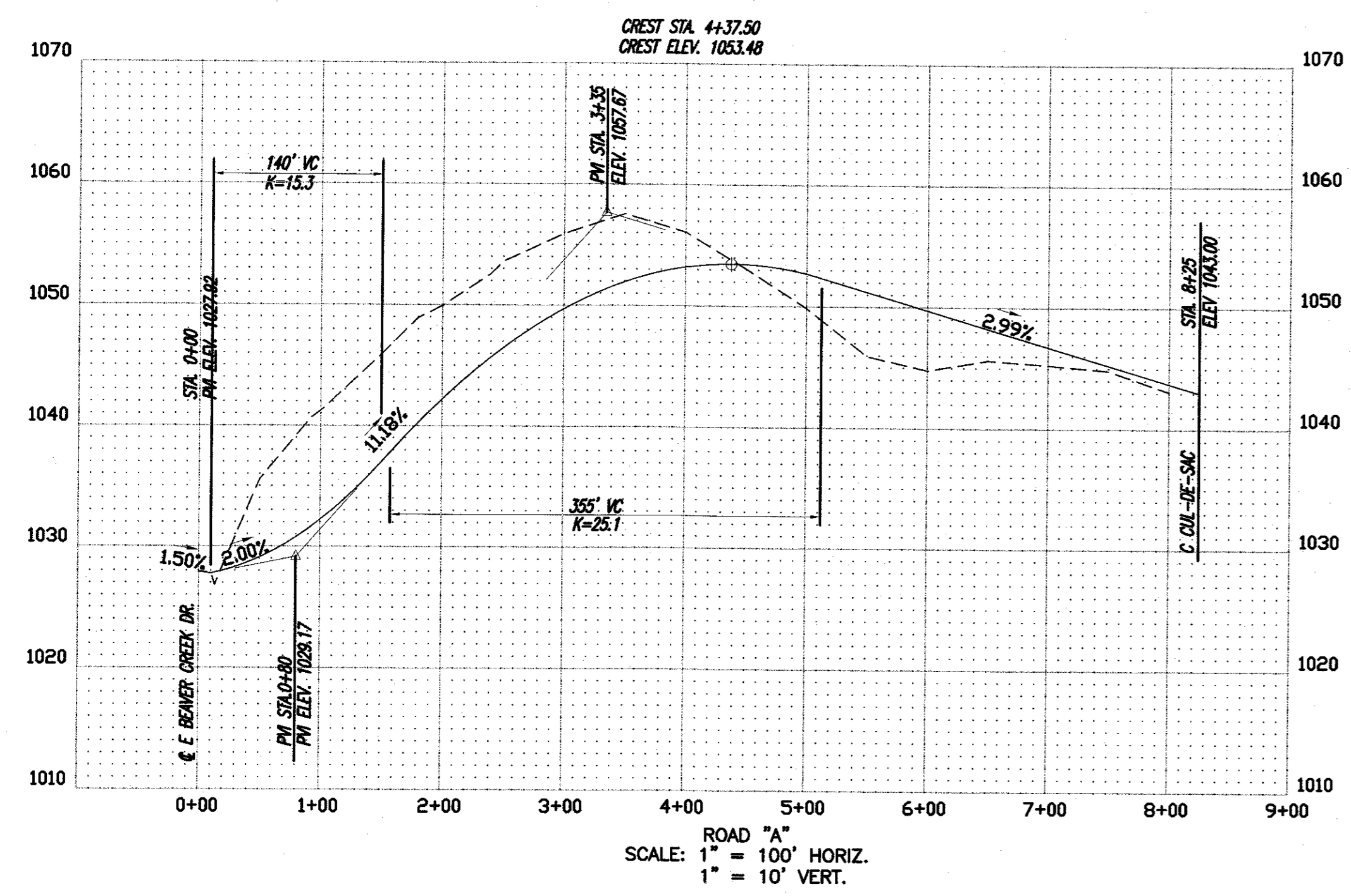
CERTIFICATION OF CONCEPT PLAN:
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REVISION FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER: *David B. Harb*
 TENNESSEE CERTIFICATE NO. 101265

OWNER:
 TRANTANELLA CONSTRUCTION CO.
 C/O DAVID TRANTANELLA
 8001 CONNER RD #B
 KNOXVILLE, TN 37849
 PHONE: (865) 938-7200

Revised: 12/20/2022
 1-SE-23-C/1-D-23-DP



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"



ROAD "A"
 SCALE: 1" = 100' HORIZ.
 1" = 10' VERT.

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				
DRAWN	SEW				
CHECKED	DBH	1	12/15/22	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS	
		NO.	DATE	REVISION	APPR. NO. DATE REVISION

SCALE
 1" = 50'
 DATE
 11/28/2022

PLAT REFERENCE: MAP BOOK 13, PAGE 81
 DEED REFERENCE: INSTR. #201903220055366

CONCEPT, DEVELOPMENT & ROAD PROFILE PLAN FOR
 O.T. TINDELL FARM S/D ON E. BEAVER CREEK DR.
 TAX MAP 47 PARCEL 233
 DISTRICT 6, KNOX COUNTY, TENNESSEE

25165-C2
 SHEET 1 OF 1 SHEET(S)
 Q:\25165\25165-1\25165-1.DWG