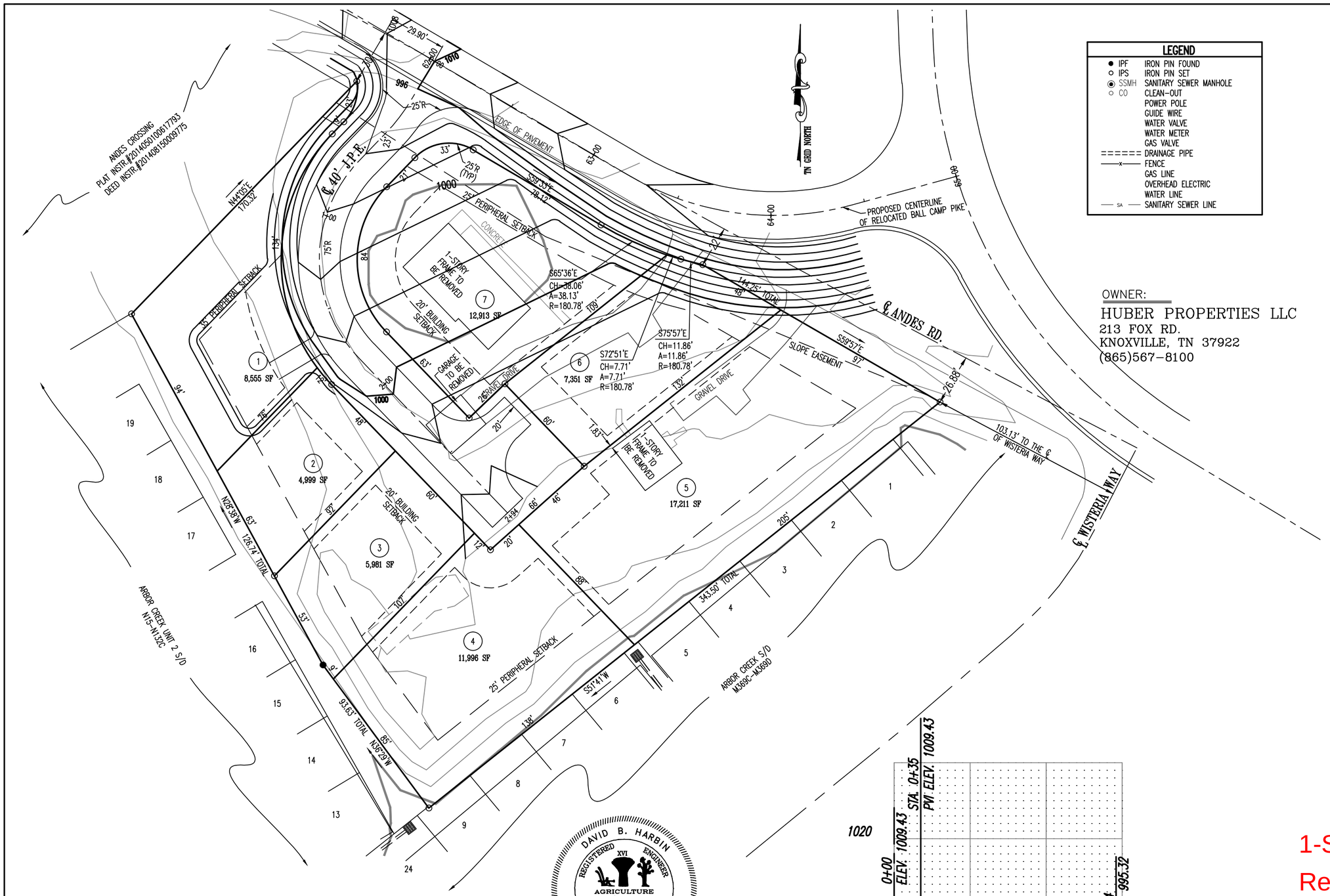
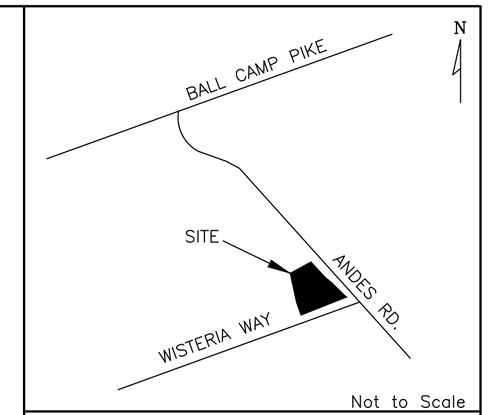


LEGEND

● IPF	IRON PIN FOUND
○ IPS	IRON PIN SET
◉ SSMH	SANITARY SEWER MANHOLE
○ CO	CLEAN-OUT
	POWER POLE
	GUIDE WIRE
	WATER VALVE
	WATER METER
	GAS VALVE
======	DRAINAGE PIPE
—x—	FENCE
	GAS LINE
	OVERHEAD ELECTRIC
	WATER LINE
— SA —	SANITARY SEWER LINE

OWNER:
HUBER PROPERTIES LLC
213 FOX RD.
KNOXVILLE, TN 37922
(865)567-8100



LOCATION MAP

NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
2. SURVEYED AS MONUMENTED AND POSSESSED.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
6. THIS PROPERTY IS ZONED PR.
7. THIS PROPERTY CONTAINS 1.87 ACRES SUBDIVIDED INTO 7 LOTS.
8. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
   FRONT...20'
   SIDES.....5'
   REAR.....15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
9. VARIANCES REQUIRED:

- REDUCTION OF RIGHT OF WAY DEDICATION ON ANDES ROAD FROM 30' TO 22' FROM CENTERLINE.

  HARDSHIP COUNTY HAS ALREADY PURCHASED RIGHT OF WAY FOR FUTURE ROAD PROJECT.

- VERTICAL CURVE LENGTH FROM 62.25 FEET TO 25 FEET

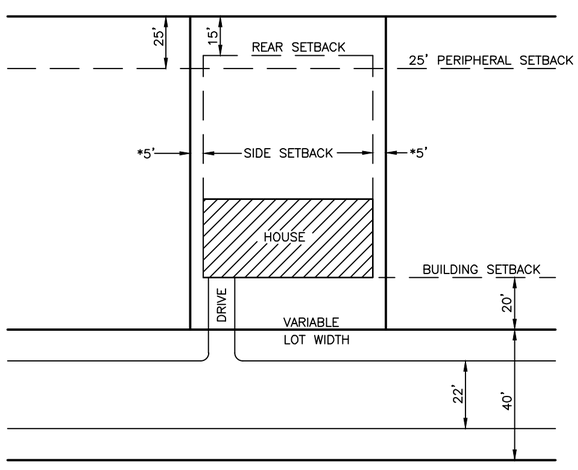
  HARDSHIP: TOPOGRAPHY, KNOX COUNTY NEW ROAD WILL BE CONSTRUCTED WITH 10 TO 15 HIGHER THAN EXISTING GROUND

  HORIZONTAL CURVE RADIUS FROM 100 FEET TO 75 FEET

  HARDSHIP: TOPOGRAPHY, LOW TRAFFIC VOLUME ROAD, NO DRIVEWAY CONNECTION ALLOWED ON THE INSIDE OPF THE CURVE THAT WOULD LIMIT SIGHT DISTANCE.

10. ALL ACCESS IS TO BE FROM INTERNAL J.P.E.
11. MAXIMUM FOOTPRINT OF EACH NEW STRUCTURE SHALL BE 2,000 SQUARE FEET OR LESS IN ORDER TO NOT EXCEED THE 10,000 SQUARE FEET ADDITIONAL IMPERVIOUS AREA. THIS PROJECT IS EXEMPT FROM KNOX COUNTY STORMWATER QUANTITY AND QUALITY REGULATIONS. (TWO STRUCTURES ARE EXISTING ON THIS SITE.

1-SF-17-C / 1-J-17-UR
Revised: 3/20/2017



NOTE: A 25' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (WHERE APPLICABLE)

TYPICAL LOT LAYOUT

NTS

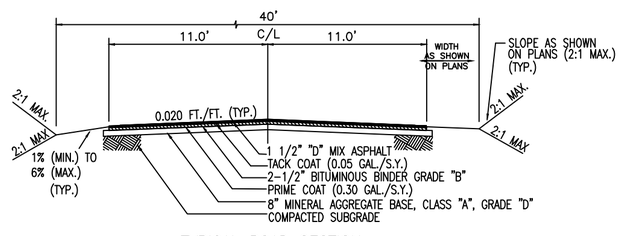
DAVID B. HARBIN
REGISTERED ENGINEER
XVI
AGRICULTURE
COMMERCE
NO. 101265
STATE OF TENNESSEE

CERTIFICATION OF CONCEPT PLAN.

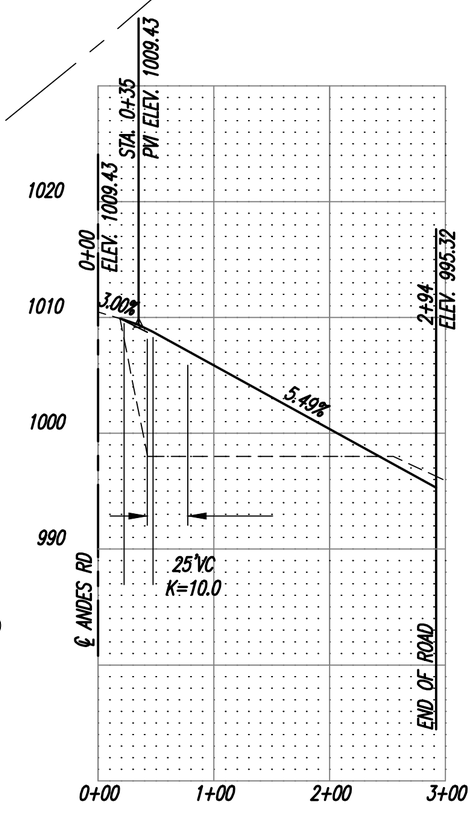
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE–KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER _____

TENNESSEE CERTIFICATE NO. _____



TYPICAL ROAD SECTION
THRU 40' J.P.E.



SCALE:
1"=100'H
1"=10'V

CONCEPT, USE ON REVIEW PLAN & ROAD PROFILE
FOR
HUBER PROPERTIES LLC,
ANDES ROAD

CLT MAP 91, PARCEL 123
DISTRICT 6, KNOX COUNTY, TN

SCALE: 1" = 40' NOVEMBER 16, 2016

40 20 0 40 80

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

REFERENCE DEED: INSTR#200808290014953

REVISED 2/21/17: MPC COMMENTS

24909-C

Q:\24909\24909-C4.DWG