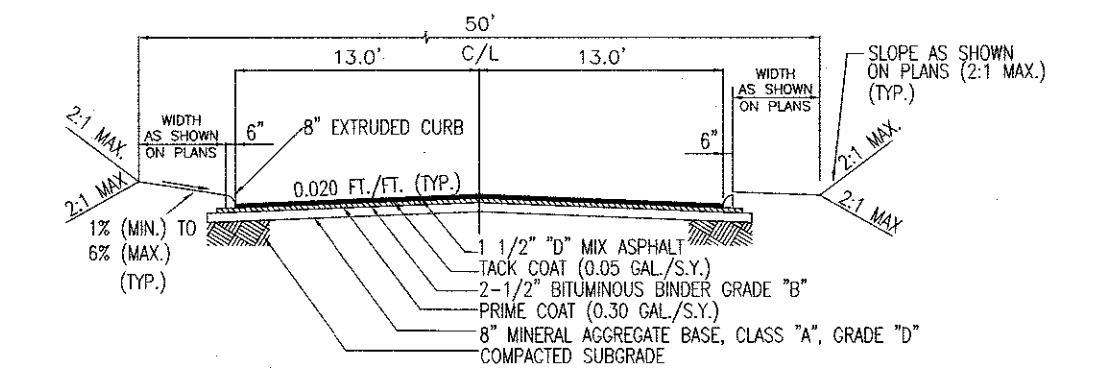


1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 27.65 ACRES SUBDIVIDED INTO 86 SINGLE FAMILY DETACHED LOTS AND 9 COMMON AREAS.
5. THIS PROPERTY IS ZONED PR UP TO 3.3 UNITS PER ACRE.
6. ALL ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
7. UTILITIES:
SEWER: NORTHEAST KNOX UTILITY DISTRICT
WATER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: TDS TELECOM
8. BOUNDARY BY BHN&P.
9. NO BUILDINGS OR STRUCTURES ALLOWED WITHIN THE TVA POWERLINE EASEMENT.
10. VARIANCE APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING:
 - a. REDUCE THE MINIMUM VERTICAL CURVE ON ROAD "A" FROM K=25 TO K=15 AT STA. 0+75
 - b. REDUCE HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA 2+25, ROAD "D".
9. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
10. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ARE AS FOLLOWS:
 - a. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD "A" AT BEELER ROAD
 - b. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD "B" AT ROAD "A"
 - c. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD "C" AT ROAD "A"
 - d. INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2.04% AT THE INTERSECTION OF ROAD "D" AT ROAD "A"
11. ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREETS ONLY. EXCEPT LOTS 84-86
12. A TURNAROUND WILL BE REQUIRED ON EACH DRIVEWAY FOR LOTS 84-86
13. NEIGHBORHOOD ENTRANCE SIGNS ARE TO MEET THE REQUIREMENTS OF SECTION 3.90 (SIGNS, BILLBOARDS AND OTHER ADVERTISING STRUCTURES) OF THE KNOX COUNTY ZONING ORDINANCE
14. A REPORT BY GEOSCIENCES HAS DETERMINED THAT THE POND IS NOT A SINKHOLE AND NO BUFFERS ARE REQUIRED.
15. BUILDING SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 15' (UNLESS CONTROLLED BY A 35' OR 25' PERIPHERAL SETBACK - SEE MAP FOR LOCATIONS)
16. NO STRUCTURES ARE ALLOWED WITHIN TVA POWERLINE EASEMENT.
17. THE DEVELOPER WILL INSTALL A TEMPORARY TURNAROUND AT THE TERMINUS OF ROAD "D".
18. SIGHT DISTANCE EASEMENT ACROSS LOT 53 RESTRICTS THE PLACEMENT OF VEGETATION OR OTHER STRUCTURES WITHIN THE EASEMENT THAT WOULD IMPEDE THE VISION OF THE TRAVELING PUBLIC.



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

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.

_____ 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 CONTAINED TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBURBAN DEVELOPMENT REGULATIONS. I HAVE BEEN REVIEWED AND DESCRIBED A REPORT MADE BY THE METROPOLITAN PLANNING COMMISSION.

David B. Hall

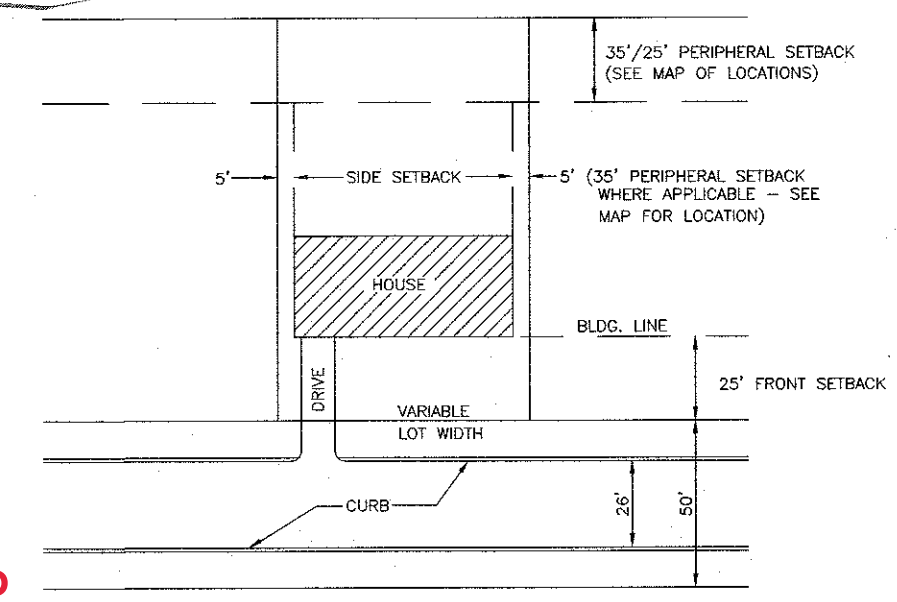
PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 101266 DATE: 8/30/23

OWNER/DEVELOPER
MESANA INVESTMENTS, LLC
1515 ASHLAND SPRINGS WAY
KNOXVILLE, TN 37922
(865) 588-6472



1-SF-23-C / 1-E-23-DP
Revised: 8/30/2023




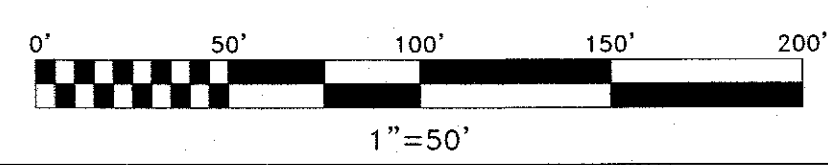
TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED

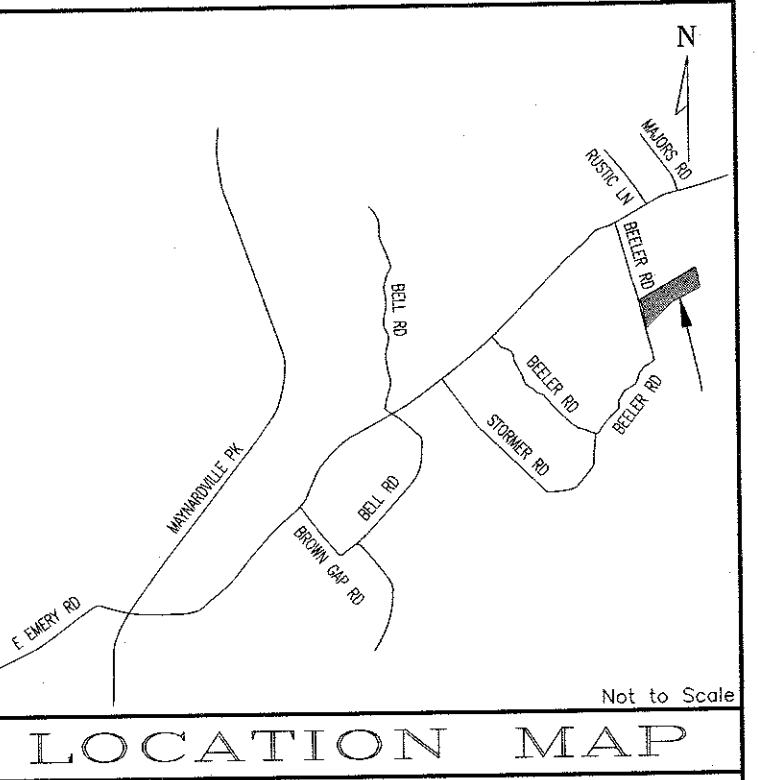
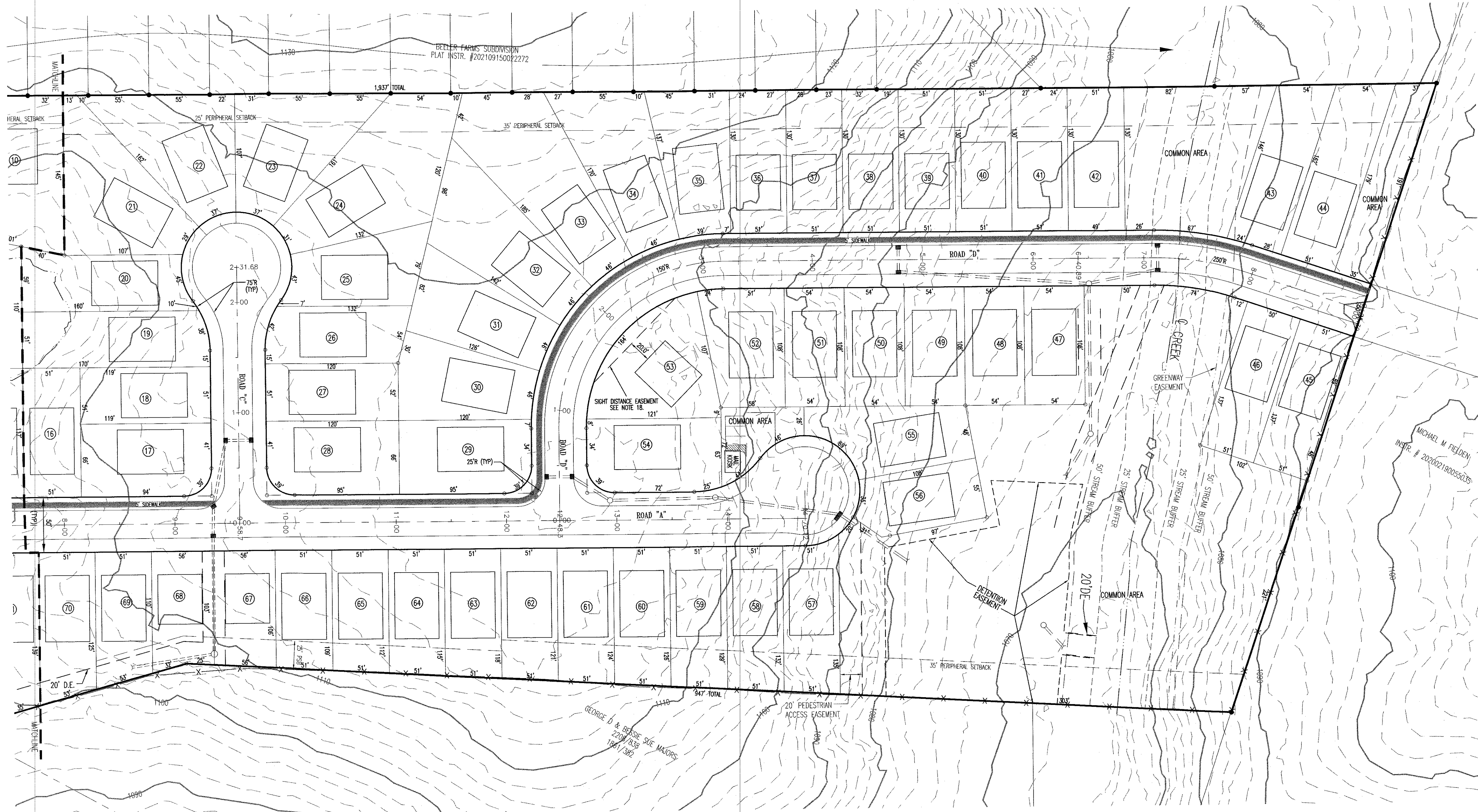
SITE PLAN FOR
MESANA INVESTMENTS-BEELER ROAD
TAX MAP 29 PARCEL 188.03
DISTRICT 6, KNOX COUNTY, TENNESSEE

25418-SP1

OF 3 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																	SCALE
	DRAWN	SEW																	HORIZONTAL: 1"= 50'
	CHECKED	DBH	1	8-30-23		KKCP COMMENTS													DATE
			NO.	DATE		REVISION		APPR.		NO.	DATE		REVISION		APPR.				06/16/23





- 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 CONTAINS APPROXIMATELY 27.65 ACRES SUBDIVIDED INTO 86 SINGLE FAMILY DETACHED LOTS AND 5 COMMON AREAS.
 - THIS PROPERTY IS ZONED PR UP TO 3.3 UNITS PER ACRE.
 - ALL ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
 - UTILITIES:
SEWER: NORTHEAST KNOX UTILITY DISTRICT
WATER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: TDS TELECOM
 - BOUNDARY BY BHN&P.
 - NO BUILDINGS OR STRUCTURES ALLOWED WITHIN THE TVA POWERLINE EASEMENT.
 - VARIANCE APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING:
 - REDUCE THE MINIMUM VERTICAL CURVE ON ROAD "A" FROM K=25 TO K=15 AT STA. 0+75
 - REDUCE HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA 2+25, ROAD "D".
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ARE AS FOLLOWS:
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD "A" AT BEELER ROAD
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 3% AT THE INTERSECTION OF ROAD "B" AT ROAD "A"
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD "C" AT ROAD "A"
 - INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 2.04% AT THE INTERSECTION OF ROAD "D" AT ROAD "A"
 - ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREETS ONLY, EXCEPT LOTS 84-86
 - A TURNAROUND WILL BE REQUIRED ON EACH DRIVEWAY FOR LOTS 84-86
 - NEIGHBORHOOD ENTRANCE SIGNS ARE TO MEET THE REQUIREMENTS OF SECTION 3.90 (SIGNS, BILLBOARDS AND OTHER ADVERTISING STRUCTURES) OF THE KNOX COUNTY ZONING ORDINANCE
 - A REPORT BY GEOSERVICES HAS DETERMINED THAT THE POND IS NOT A SINKHOLE AND NO BUFFERS ARE REQUIRED.
 - BUILDING SETBACKS:
FRONT.....20'
SIDE.....5'
REAR.....15'(UNLESS CONTROLLED BY A 35' OR 25' PERIPHERAL SETBACK - SEE MAP FOR LOCATIONS)
 - NO STRUCTURES ARE ALLOWED WITHIN TVA POWERLINE EASEMENT.
 - THE DEVELOPER WILL INSTALL A TEMPORARY TURNAROUND AT THE TERMINUS OF ROAD "D".
 - SIGHT DISTANCE EASEMENT ACROSS LOT 53 RESTRICTS THE PLACEMENT OF VEGETATION OR OTHER STRUCTURES WITHIN THE EASEMENT THAT WOULD IMPEDE THE VISION OF THE TRAVELING PUBLIC.

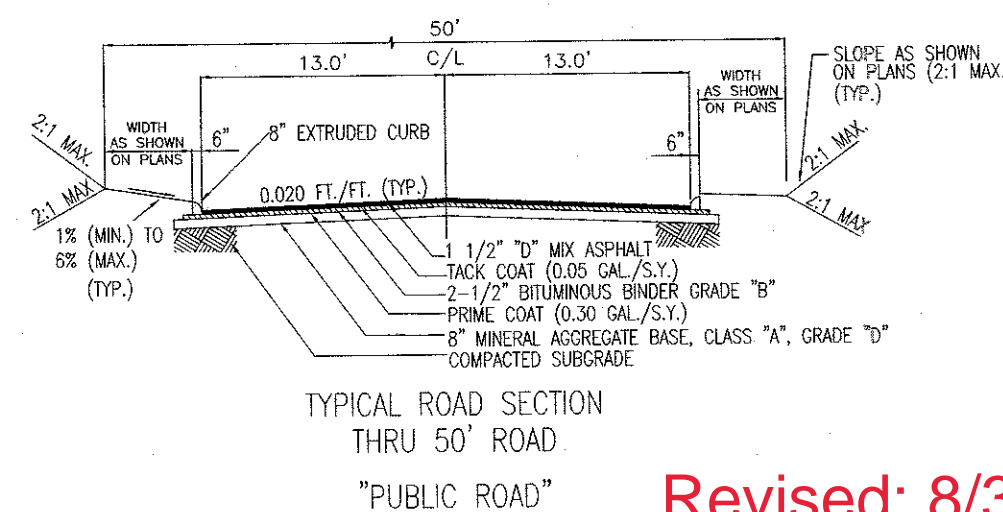
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

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.

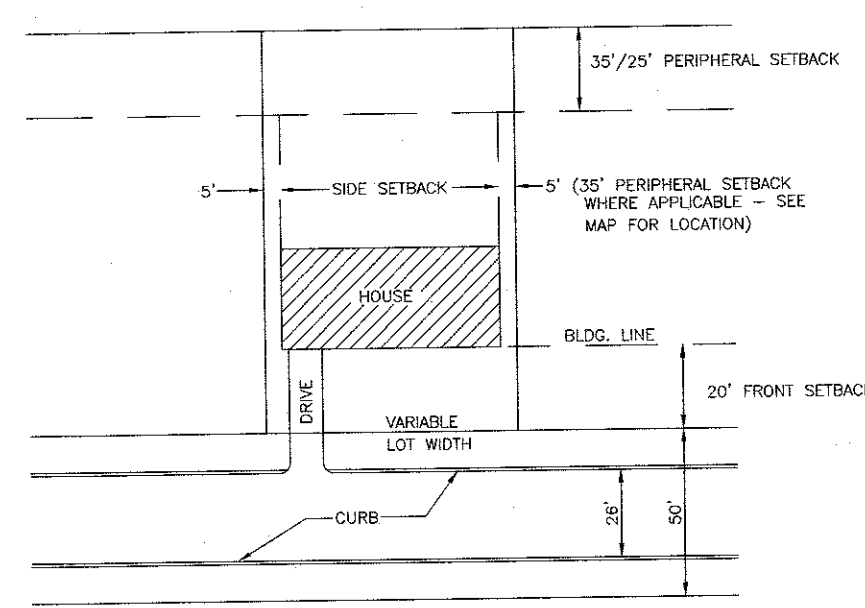
OSHA RULES SHALL BE ABIDED BY.

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.



Revised: 8/30/2023

1-SF-23-C/1-E-23-DP



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED



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 REMITIZED AND DESCRIBED IN
A RECAPITULATED WITH AN METROPOLITAN PLANNING COMMISSION.

David B. Harbin
PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 101265 DATE: 8/30/23

OWNER/DEVELOPER
MESANA INVESTMENTS, LLC
1515 ASHLAND SPRINGS WAY
KNOXVILLE, TN 37922
(865) 588-6472

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 8-30-23
NO. DATE

KKCP COMMENTS
REVISION

APPR.

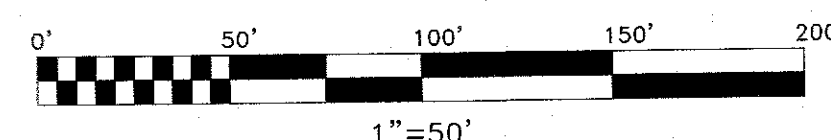
NO.

DATE

REVISION

APPR.

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" = 100'
DATE
06/16/23



SITE PLAN FOR
MESANA INVESTMENTS-BEELER ROAD
TAX MAP 29 PARCEL 188.03
DISTRICT 6, KNOX COUNTY, TENNESSEE

25418-SP2

SHEET 2 OF 3 SHEET(S)
Q:\25418\25418-C2.DWG

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:

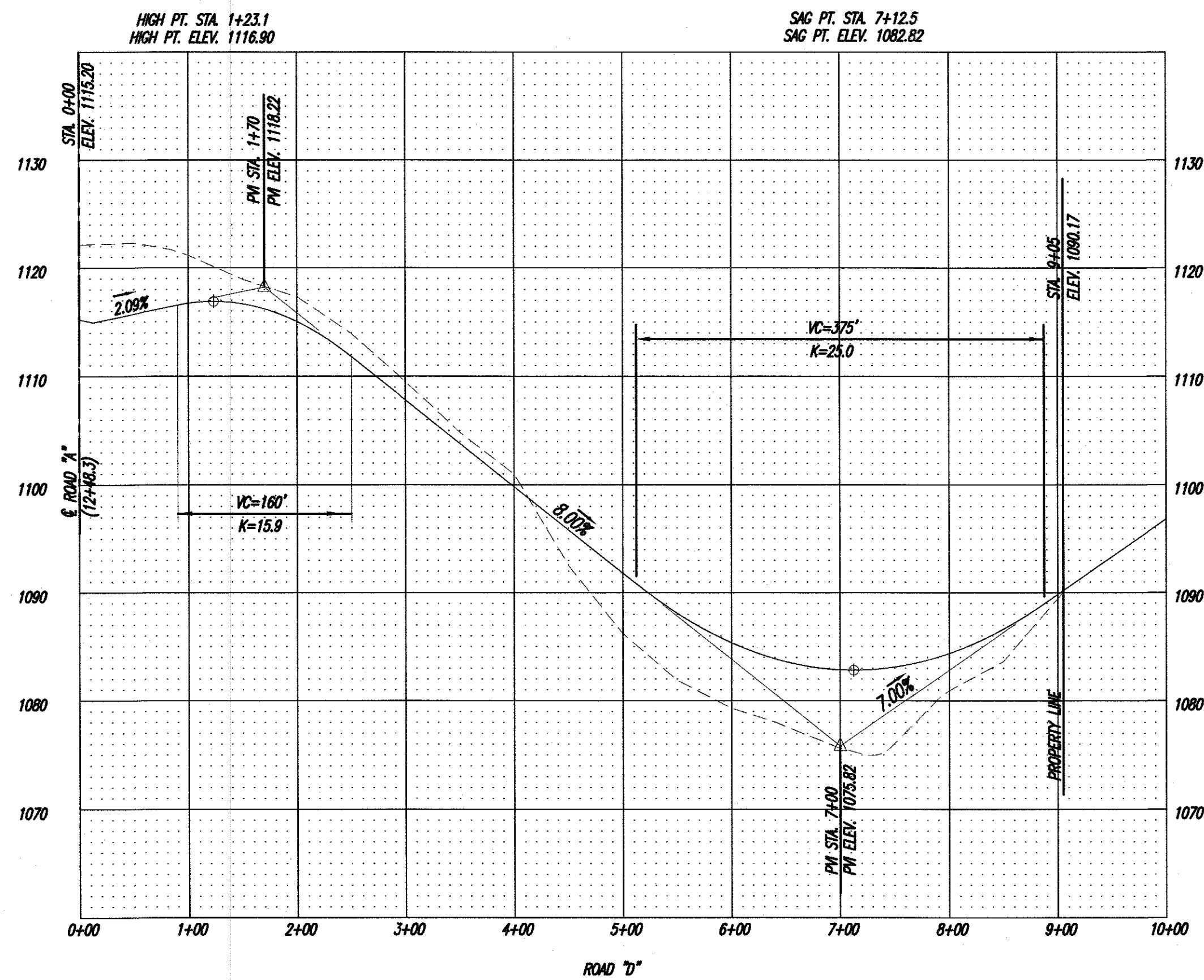
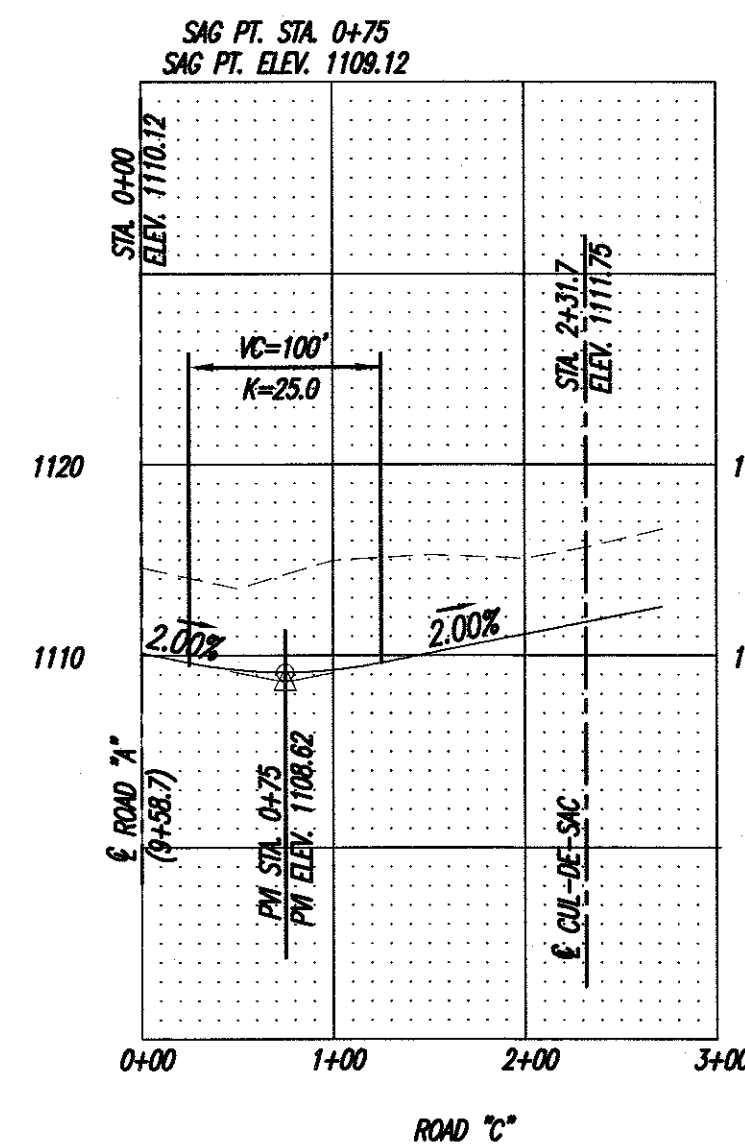
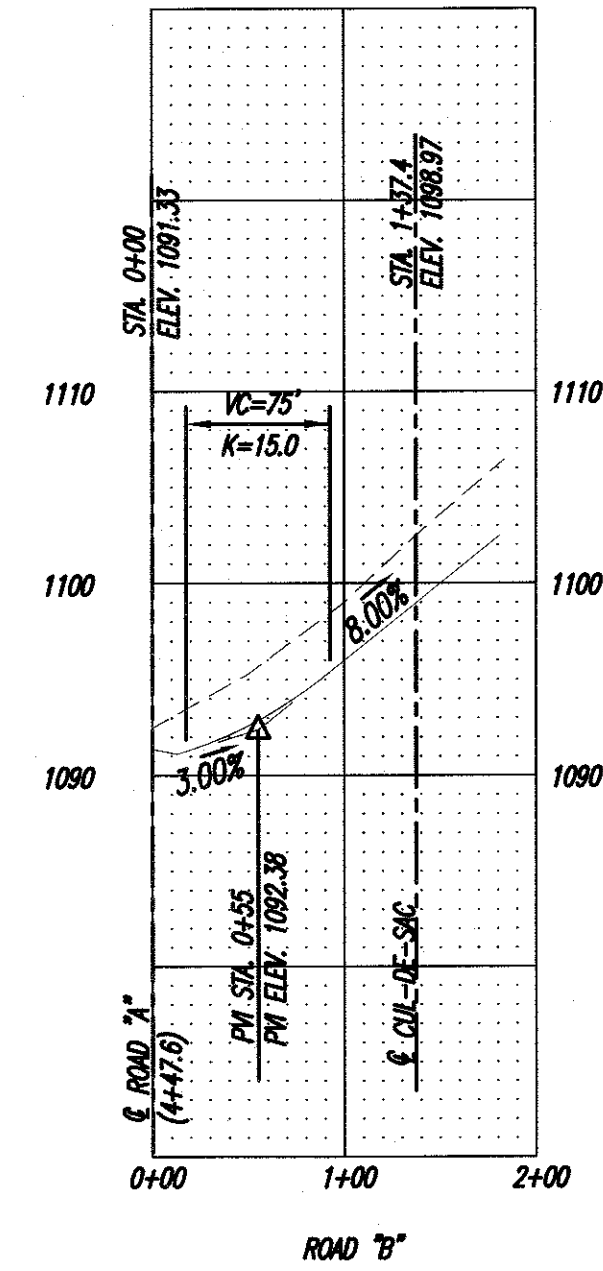
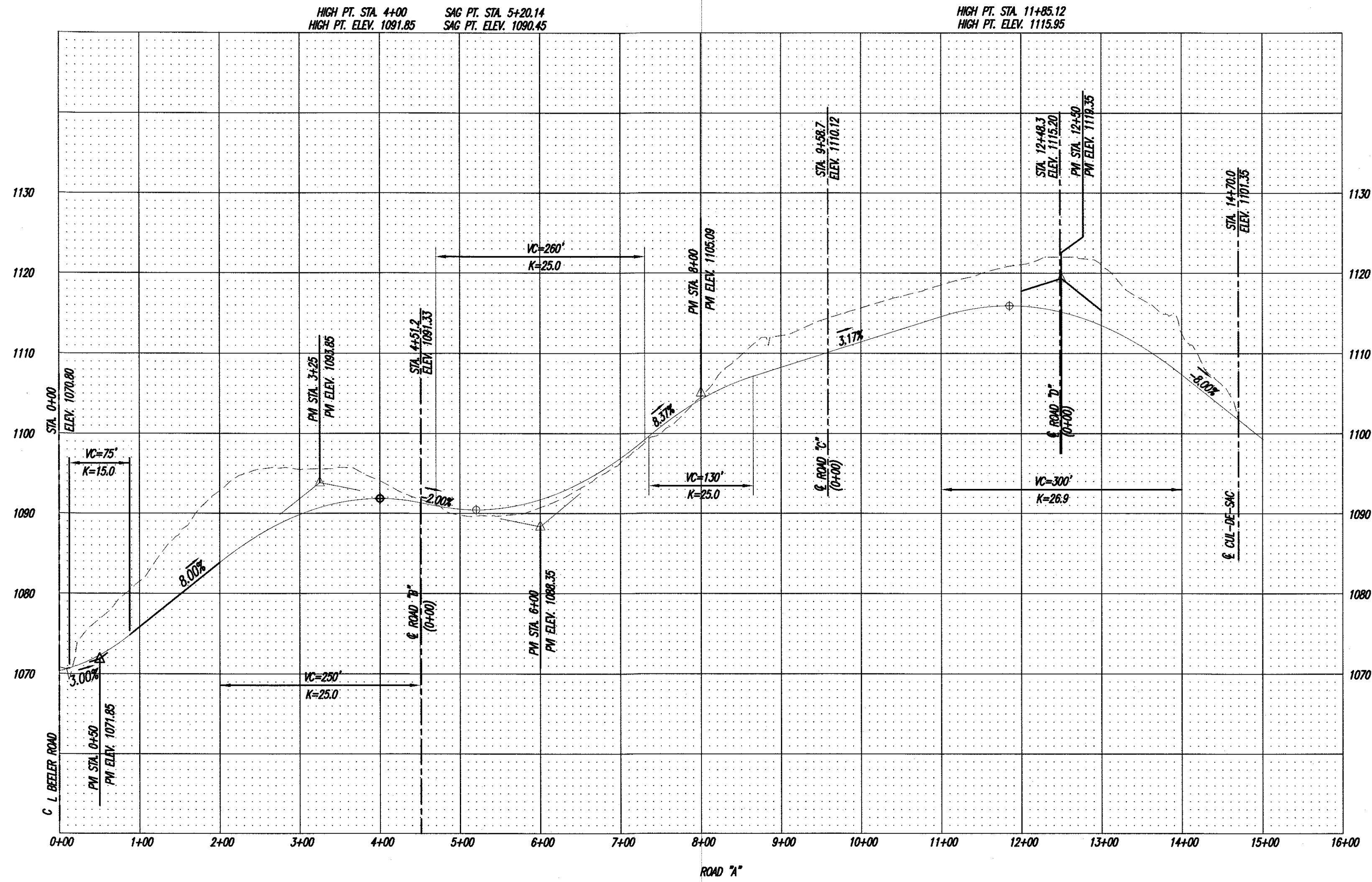
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

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.

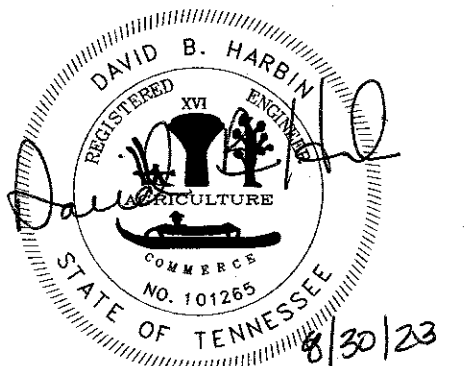
OSHA RULES SHALL BE ABIDED BY.



Horizontal Scale = 1:100
Vertical Scale = 1:10

1-SF-23-C / 1-E-23-DP
Revised: 8/30/2023

OWNER/DEVELOPER
MESANA INVESTMENTS, LLC
1515 ASHLAND SPRINGS WAY
KNOXVILLE, TN 37922
(865) 588-6472



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

NO. 1 DATE 8-30-23

KKCP COMMENTS
REVISION

APPR.

NO. DATE

REVISION

APPR.

SCALE
AS NOTED

DATE
06/16/23

ROAD PROFILE FOR
MESANA INVESTMENTS-BEELER ROAD

TAX MAP 29 PARCEL 188.03
DISTRICT 6, KNOX COUNTY, TENNESSEE

25418-RP

SHEET 3 OF 3 SHEET(S)

C:\25418\25418-C2.DWG