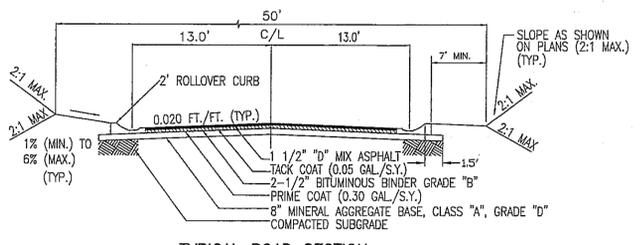
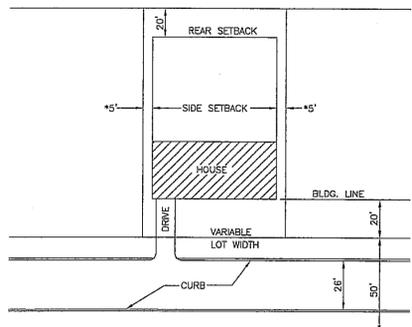


- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 7.09 ACRES SUBDIVIDED INTO 26 SINGLE FAMILY DETACHED LOTS.
 - THIS PROPERTY IS ZONED PR.
 - CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.I. ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
 - UTILITIES:
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
 - VARIANCES APPROVED BY MPC AT ITS DECEMBER 9, 2010 MEETING ARE AS FOLLOWS:
a) HORIZONTAL CURVE RADIUS FROM 100' TO 75', STA +00 CHANDLERS COUNTRY WAY
b) HORIZONTAL CURVE RADIUS FROM 100' TO 60', STA +40 CHANDLERS COUNTRY WAY
c) VERTICAL CURVE LENGTH FROM 157.25' TO 95', STA +40 CHANDLERS COUNTRY WAY
d) VERTICAL CURVE LENGTH FROM 227' TO 150', STA 0-15 CHANDLERS COUNTRY WAY
e) VERTICAL CURVE LENGTH FROM 136.5' TO 100', STA 1+40 ROAD "B"
f) INTERSECTION GRADE FROM 3% TO 5.77%, STA 0+13 ROAD "B"
g) INTERSECTION GRADE FROM 3% TO 3.33%, STA 2+67 ROAD "B"
h) LENGTH OF TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 84', STA 2+40 TO STA 3+23, CHANDLERS COUNTRY WAY
i) LENGTH OF TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 36', STA 4+06 TO STA 4+46, CHANDLERS COUNTRY WAY
 - COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
 - ROADWAY GRADES AT THE INTERSECTIONS OF ALL ROADS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND ARE APPROVED BY THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.
 - LOT 26 IS WITHIN THE SINKHOLE BUFFER. COMPACTION TESTING OF THIS LOT MUST BE APPROVED BY THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS PRIOR TO FINAL PLAN APPROVAL.
 - NO STRUCTURE OR VEGETATION IS ALLOWED WITHIN THE SIGHT DISTANCE EASEMENT THAT MAY IMPED THE VISION OF THE MOTORING PUBLIC.
 - SIGHT DISTANCE AT THE INTERSECTION OF CHANDLERS COUNTRY WAY AND HEISKELL RD. IS ADEQUATE IN BOTH DIRECTIONS AS DEFINED BY THE MINIMUM SUBDIVISION REGULATIONS.
 - A COMBINATION OF ONE AND TWO CAR GARAGES WILL BE BUILT ON EACH LOT.



10-SA-12-C
10-B-12-UR
REVISED
9/26/12



DEVELOPER:
TRANTANELLA CONSTRUCTION COMPANY
8001 CONNER RD.
POWELL, TENNESSEE 37849
PHONE (865)938-7200

REV. DATE	REVISION DESCRIPTION
3/8/24/12	CONVERTED TO PUBLIC ROAD
2/11/20/10	MPC COMMENTS
1/11/24/10	MPC COMMENTS

REVISED CONCEPT & DEVELOPMENT PLAN AND ROAD PROFILE FOR
THE VILLAS AT TYLER'S GATE
CLT MAP 46FC, PARCELS 1-32

DISTRICT 6, KNOX COUNTY, TN

CONTOUR INTERVAL = 4'

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

DEED REFERENCES:
INSTR. #200801110052989
INSTR. #200801110052990

DRAWING NUMBER 24601-R-C
DATE 8/24/12