THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST TENNESSEE ONE-CALL 1-800-351-1111

RECORD AND SAVE YOUR CONFIRMATION NUMBER.

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

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.

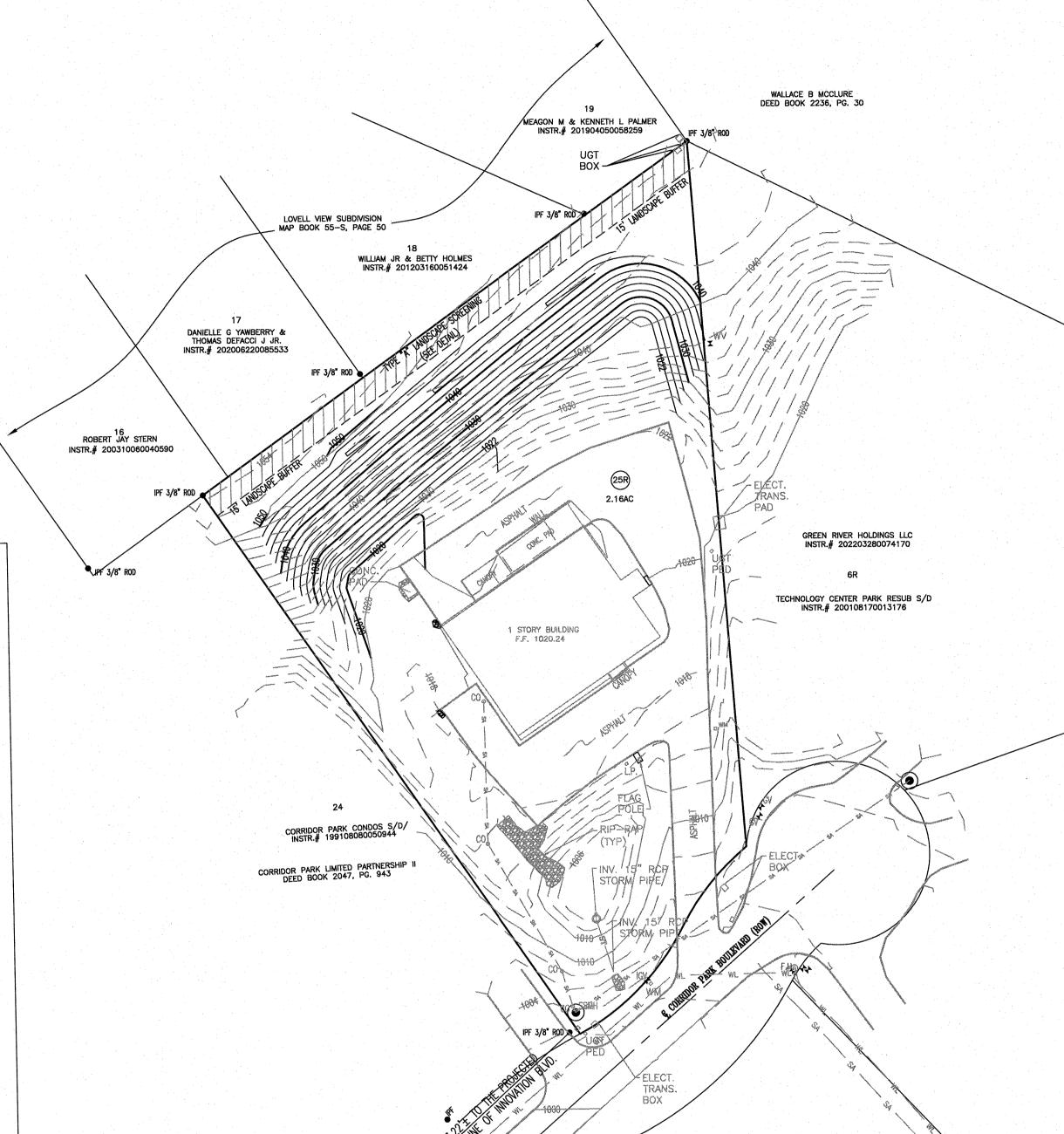
OSHA RULES SHALL BE ABIDED BY.

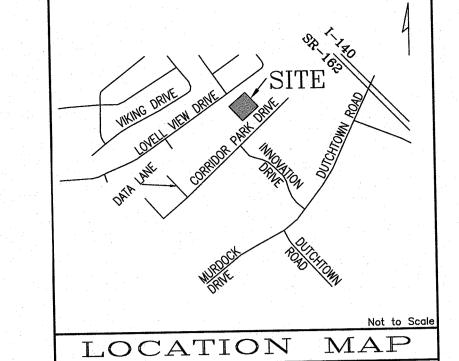
Planning KNOXVILLE I KNOX COUNTY

developments adjoining residential areas

400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500

mulch at the base of plantings.





IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.

10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.

SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).

4. THIS PROPERTY IS ZONED BP/TO.

5. THIS PROPERTY CONTAINS 2.16 ACRES AND IS 1 LOT.

THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. BATSON, HIMES, NORVELL & POE IS NOT RESPONSIBLE FOR ANY ENCUMBRANCES NOT COVERED IN THE BASE DEEDS.

7. THE 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.

Design Guidelines
Landscape Screening Type "A" Screen: Dense Landscape screening reduces the impact of APPROPRIATE LOCATION: Boundaries of commercial and industrial intense development upon adjacent land uses by providing visual NOTE: Landscape buffer strips should be a minimum of 15 feet in width, separation, reducing and sown with grass or ground cover for their full width, allowing for the transmission of glare and air pollution, and limiting access. Screening Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high also promotes the continuous dense evergreen hedge, fence, wall or earth berm aesthetic appeal of a neighborhood and promotes higher property values. This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is Illustrated by several planting schemes with an equivalent height, density and opacity of landscaping. Maximum 4' Centers Planning uses these guidelines to illustrate Two offset rows of evergreen trees with branches touching the ground desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged. The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the **Knox County Zoning** Knoxville-Knox County Planning | KnoxPlanning.org Ordinance.

HEMA M. CHAUDHARY & NEIL M. CHAUDHARY & PAYAL M. CHAUDHARY 820 CORRIDOR PARK BLVD. KNOXVILLE, TN 37922

MANISH S. CHAUDHARY &

OWNERS:

10-F-25-DP/8-A-25-TOG

DRAWN 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 KKCP COMMENTS FAX: (865) 588-6473 CHECKED email@bhn-p.com

PLAT REFERENCE: INSTR.# 200108170013176 DEED REFERENCE: DEED BK 2054, PG 1132

SITE, GRADING PLAN FOR CORRIDOR PARK LOT 25R CLT MAP 118, PARCEL 173.13

6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

22370-25R-SP SHEET 2

3 SHEETS Q:\22370\LOT 25R\22370-25R.DWG

BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS

SCALE HORIZONTAL: 1"= 50' VERTICAL: 2' INTERVAL DATE 8/3/25

1"=50'