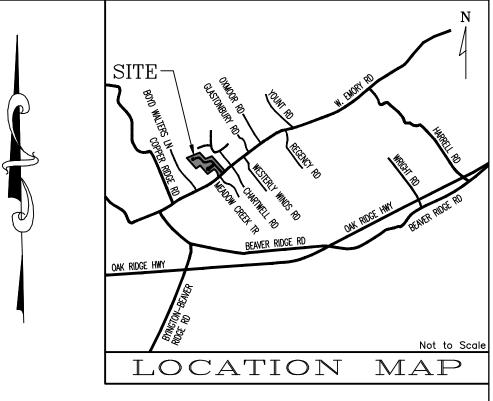
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT: TENNESSEE ONE-CALL 1-800-351-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE: CONTRACTOR 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.

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.

- 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 14.069 ACRES COMPRISED OF 42 SINGLE FAMILY DETACHED LOTS AND TWO COMMON AREAS.
- 5. THIS PROPERTY IS ZONED PR @ 3 DU/ACRE.
- 6. CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.I.S. ROAD PROFILES ARE BASED ON THESE CONTOURS.
- 7. UTILITIES:
 WATER: WEST KNOX UTILITY DISTRICT SEWER: WEST KNOX UTILITY DISTRICT ELECTRIC: KNOXVILLE UTILITIES BOARD GAS: KNOXVILLE UTILITIES BOARD TELEPHONE: BELLSOUTH
- 8. ALL ROADWAYS WILL BE PUBLIC.

AND MEADOW CREEK LANE.

- 9. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL
- 10. MINIMUM FLOOR ELEVATION FOR LOTS 23 & 24 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN.
- 11. ROADWAY GRADES AT THE INTERSECTIONS OF ALL ROADS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND ARE APPROVED BY KNOX COUNTY DEPT. OF
- ENGINEERING & PUBLIC WORKS. 12. VARIANCES REQUESTED:
- a) HORIZONTAL CURVE RADIUS FROM 250' TO 100', STA 6+75 ROAD "A" b) HORIZONTAL CURVE RADIUS FROM 250' TO 135', STA 9+25 ROAD "A" c) HORIZONTAL CURVE RADIUS FROM 250' TO 100', STA 12+25 ROAD "A" d) INTERSECTION SPACING FROM 400' TO 172±' BETWEEN PROPOSED ROAD "A"
- 13. ALL LOTS WILL HAVE ACCESS TO INTERNAL ROAD SYSTEMS ONLY.



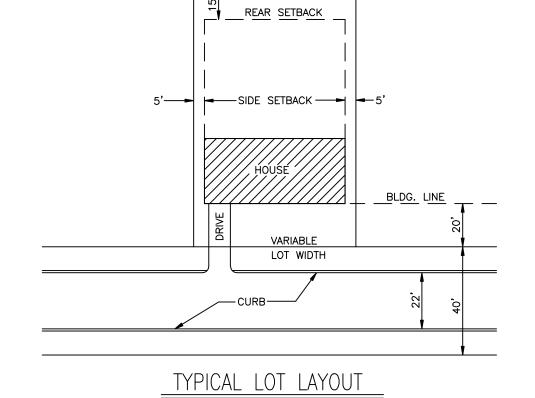
CERTIFICATION OF CONCEPT PLAN. I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE—KNOX COUNTY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

REGISTERED ENGINEER TENNESSEE CERTIFICATE NO.

OWNER\DEVELOPER

OAKLAND, LLC C/O PETER L. McCLAIN 2718 HAWK HAVEN LANE KNOXVILLE, TN 37931 PHONE: (865) 719-4342





ALL SETBACKS ARE SUBJECT TO 25' PERIPHERAL SETBACK

10-SB-16-C 10-K-16-UR

Revised: 9/28/2016

SCALE: 1"=100' VERTICAL: 4' INTERVAL DATE: 8/16/16

1% (MIN.) TO

6% (MAX.)

CONCEPT & DEVELOPMENT PLAN FOR OAKLAND, LLC ON W. EMORY ROAD

DISTRICT 6, KNOX COUNTY, TENNESSEE

24979-C

2 SHEET(S) Q:\24979\24979.DWG

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

DRAWN SEW

CHECKED DBH REVISION REVISION

DEED REFERENCES: DEED BOOK 2023, PAGE 706 DEED BOOK 1892, PAGE 597 TAX MAP 77, PARCELS 139, 139.02 & 139.05 DEED BOOK 1540, PAGE 797

_1 1/2" "E" MIX ASPHALT

____TACK COAT (0.05 GAL./S.Y.) —2 1/2" BITUMINOUS BINDER

— PRIME COAT (0.30 GAL./S.Y.)

8" MINERAL AGGREGATE BASE

COMPACTED SUBGRADE

TYPICAL ROAD SECTION THRU 50' ROAD

"PUBLIC ROAD"

SHEET 1