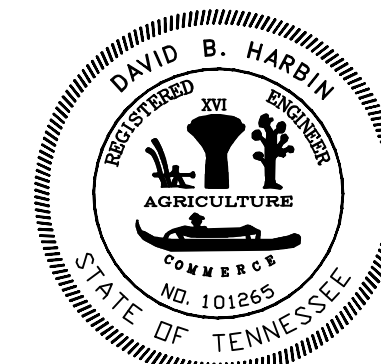


LOCATION MAP

- NOTES:
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 13,722 ACRES SUBDIVIDED INTO 49 SINGLE FAMILY DETACHED LOTS AND 3 COMMON AREA LOTS.
5. THIS PROPERTY IS ZONED PR (PENDING).
6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KENDRICK CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
8. BOUNDARY SURVEY BY BH&KP ENGINEERS.
9. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY CONSTRUCTION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLES. THIS REPORT MAY BE REQUIRED FOR LOTS 18-22 AND 43. MINIMUM FLOOR ELEVATION FOR ALL LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT.
10. VARIANCES REQUIRED:
a) VERTICAL CURVE LENGTH FROM 350' TO 210', STA 7+00, ROAD "B"
b) VERTICAL CURVE LENGTH FROM 175' TO 105', STA 0+65, ROAD "A"
11. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
12. MINIMUM FLOOR ELEVATION FOR LOTS 42 & 49 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ADJACENT TO THAT LOT.
13. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
14. 10' GREENWAY EASEMENT IN FAVOR OF KNOX COUNTY PARKS AND RECREATION DEPT. FOR THEM TO CONSTRUCT A GREENWAY TRAIL.
15. 250' SIGHT DISTANCE IS LINED IN BOTH DIRECTIONS AT THE INTERSECTION OF ROAD "A" AND GEORGE LIGHT RD. AS DEFINED BY THE KNOXVILLE/KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.

Revised: 9/27/2017



CERTIFICATION OF CONCEPT PLAN

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

REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _____

OWNER (PARCEL 123.01):
JOHNNY & GLENDA BOLES
3101 GEORGE LIGHT RD
KNOXVILLE, TN 37931

OWNER (PARCEL 123.06):
W.WALDO & VIRGINIA EVANS
540 ADENA TRACE
VERSAILLES, KY 40383

DEVELOPER:
TURNER HOMES, LLC
P.O. BOX 52895
KNOXVILLE, TN 37950-289.
PHONE: (865)777-1700



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 " " "

DRAWN ###

CHECKED ###

[illegible][illegible]

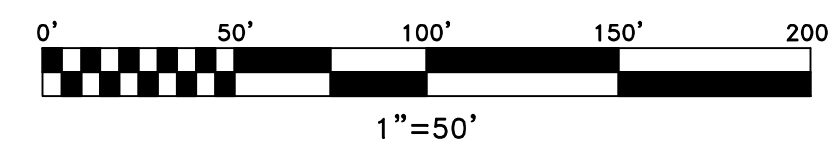
SCALE

 $1'' = 50'$

DATE _____

08/15/17

DEED REFERENCES:	DEED BOOK 1685, PAGE 677
DEED REFERENCES:	DEED BOOK 1706, PAGE 602
DEED REFERENCES:	DEED BOOK 1675, PAGE 912



CONCEPT & DEVELOPMENT PLAN FOR
GOODISON PARK S/D

CLT MAP 89, PARCELS 123.01 & 123.06
DISTRICT 6, KNOX COUNTY, TN

25014-C

SHEET

2 SHEET(S)

Q:\25014\25014-C.DWG

