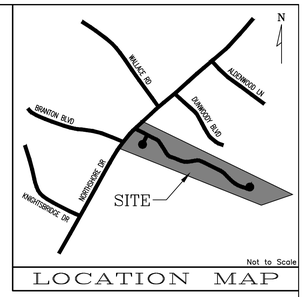
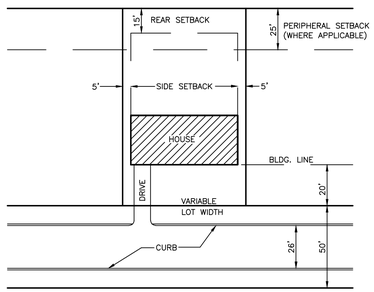


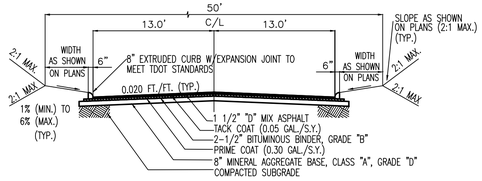
LOCATION MAP

NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
2. 15' 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.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED PR (PENDING).
5. THIS SUBDIVISION CONTAINS 17.30 ACRES AND IS SUBDIVIDED INTO 61 SINGLE FAMILY DETACHED LOTS, 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
   FRONT....20'
   SIDES.....5'
   REAR.....15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
7. VARIANCES REQUIRED:
   a) HORIZONTAL CURVE FROM 250' TO 200', STA 9+50, ROAD "A".
   b) HORIZONTAL CURVE FROM 250' TO 200', STA 11+75, ROAD "A"
   c) INTERSECTION SPACING ON S. NORTHSHORE DR BETWEEN BRANTON BLVD AND ROAD "A" FROM 400' TO 221'
8. UTILITY PROVIDERS:
   WATER: FIRST UTILITY DISTRICT
   SEWER: FIRST UTILITY DISTRICT
   ELECTRICITY: KNOXVILLE UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: AT&T SOUTHEAST
9. BOUNDARY SURVEY BY BHN&P
10. EXISTING GROUND LINE FOR THE ROAD PROFILES BASED ON KGIS TOPO



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"
(ALL ROADS TO BE DEDICATED FOR PUBLIC USE)

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 101265
STATE OF TENNESSEE

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. _____

10-SE-18-C / 10-E-18-UR

OWNER/DEVELOPER
BRIAR ROCK PARTNERS, LLC
c/o KEN SUNZERI
404 E. McCLINCY LANE
CAMPBELL, CA 95008
PHONE: (408)963-8843

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.	DATE	REVISION	APPR.

NO.	DATE	REVISION	APPR.

SCALE 1"=100'

DATE 8/9/18

DEED REFERENCE: BOOK 1562, PAGE 855

0' 100' 200' 300' 400'
1"=100'

CONCEPT & USE ON REVIEW PLAN FOR
BRIAR ROCK PARTNERS, LLC ON NORTHSHORE DRIVE
TAX MAP 133ND, PARCEL 1
DISTRICT 6, KNOX COUNTY, TENNESSEE

25093-C

SHEET 1 OF 2 SHEET(S)

Q:\25093\25093-9-21-18.DWG