NOTE:
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:

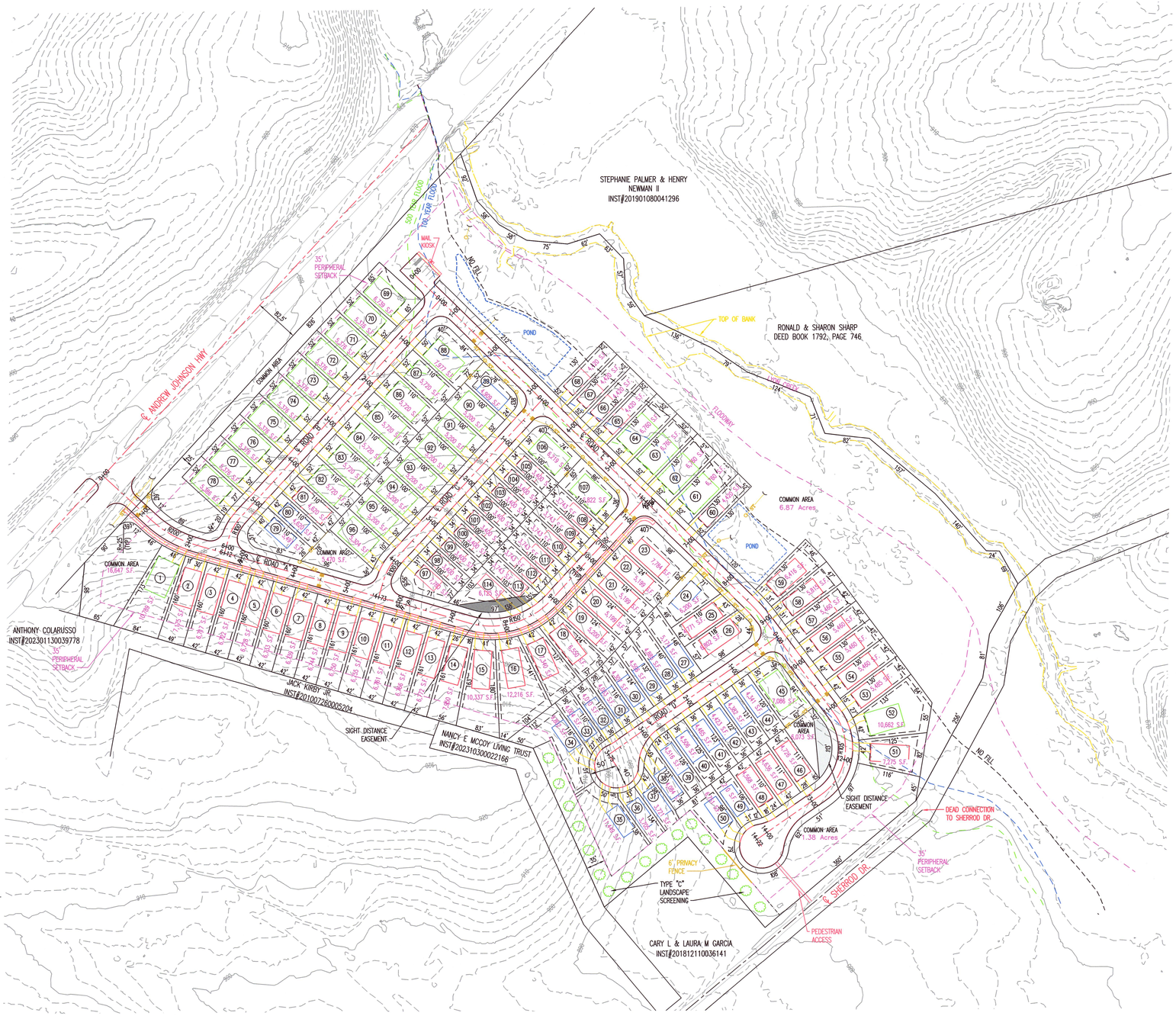
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

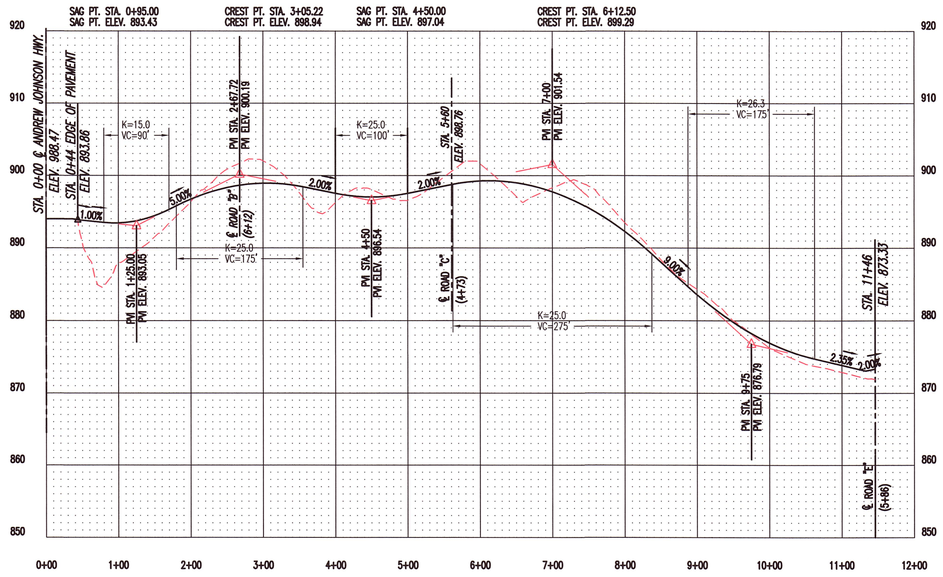
NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

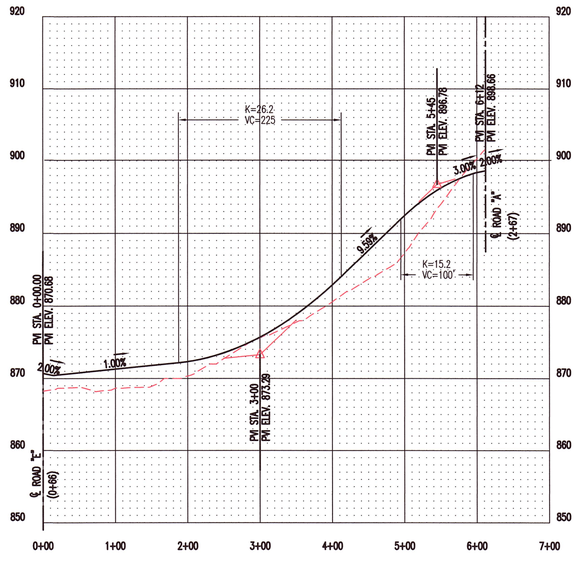
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

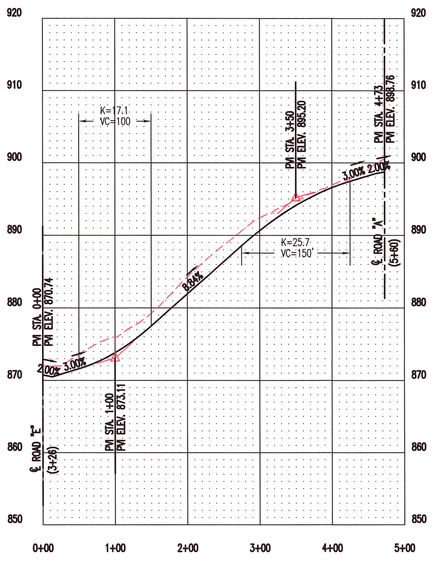

STEPHANIE PALMER & HENRY NEWMAN II
INST#201901080041296
RONALD & SHARON SHARP
DEED BOOK 1792, PAGE 746
ANTHONY COLARUSSO
INST#202301130039778
JACK KIRBY JR.
INST#201007260005204
NANCY E MCCOY LIVING TRUST
INST#202310300022166
CARY L & LAURA M GARCIA
INST#201812110036141
℄ ANDREW JOHNSON HWY
℄ ROAD A
℄ ROAD B
℄ ROAD C
℄ ROAD D
℄ SHERROD DR.
COMMON AREA 15,647 S.F.
COMMON AREA 6,430 S.F.
COMMON AREA 6.87 Acres
COMMON AREA 1.38 Acres
COMMON AREA 8,073 S.F.
POND
POND
TOP OF BANK
FLOODWAY
100 YEAR FLOOD
100 YEAR FLOOD
NO FILL
NO FILL
MAIL KIOSK
35' PERIPHERAL SETBACK
35' PERIPHERAL SETBACK
35' PERIPHERAL SETBACK
SIGHT DISTANCE EASEMENT
SIGHT DISTANCE EASEMENT
DEAD CONNECTION TO SHERROD DR.
6' PRIVACY FENCE
TYPE "C" LANDSCAPE SCREENING
PEDESTRIAN ACCESS
77' I.B.
77' I.B.
10,337 S.F.
12,216 S.F.
7,375 S.F.
10,662 S.F.
6,138 S.F.
6,422 S.F.
6,135 S.F.
6,822 S.F.
6,822 S.F.
6,822



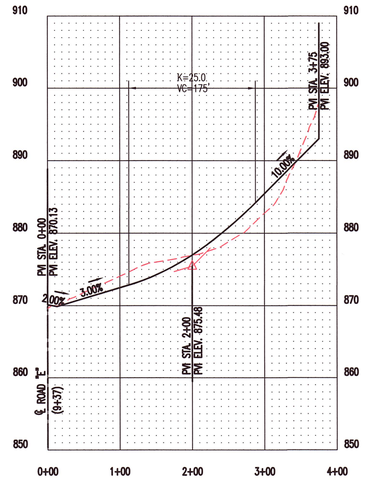
ROAD "A"



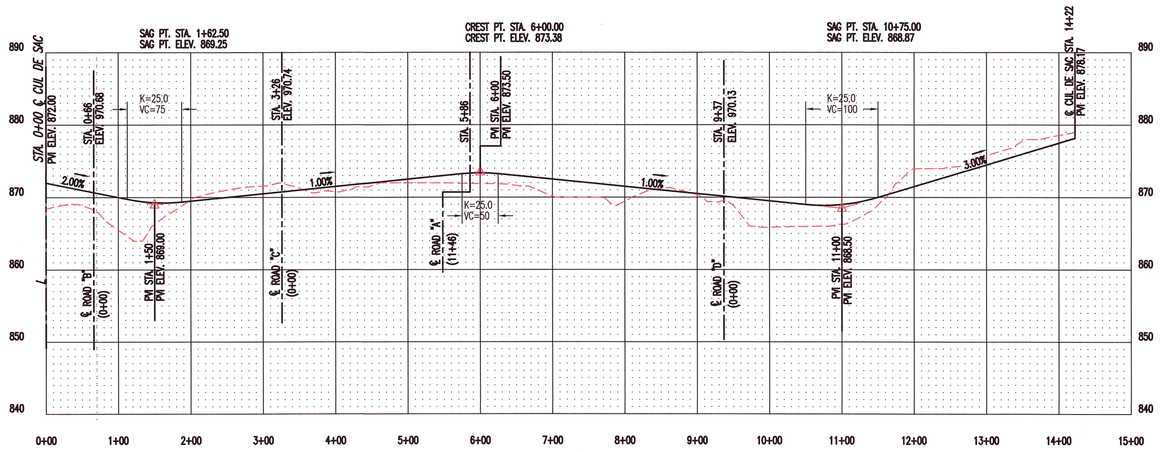
ROAD "B"



ROAD "C"



ROAD "D"



ROAD "E"



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.
1	10/19/26	KKCP COMMENTS	

DATE 9/15/26

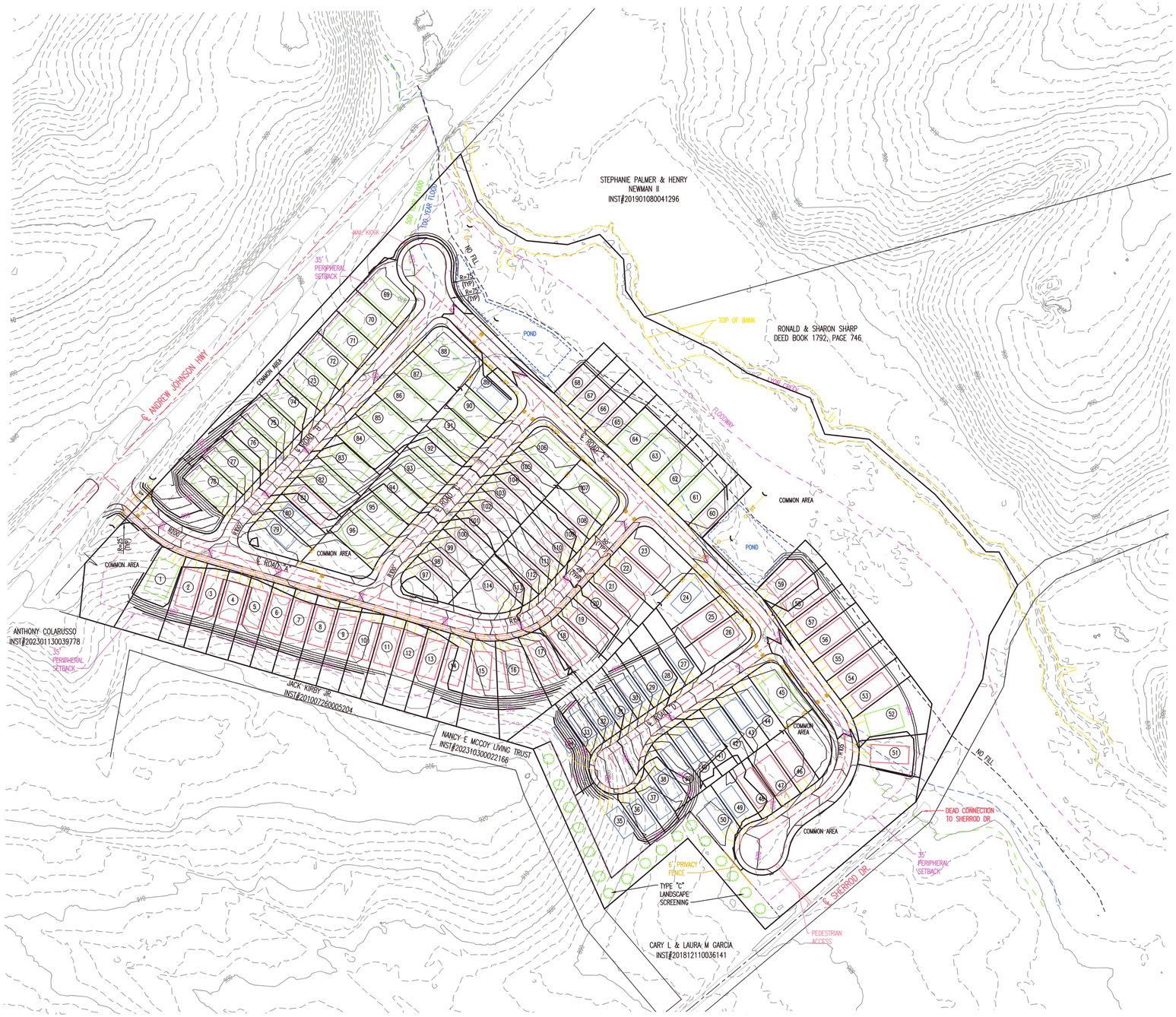
OWNER/DEVELOPER
REECE VALERIANO
405 MONTBROOK LN
KNOXVILLE, TN 37919
PHONE: (868) 202-8832
DEED REFERENCES: DEED BK 1751, PG 454
DEED BK 1799, PG 803

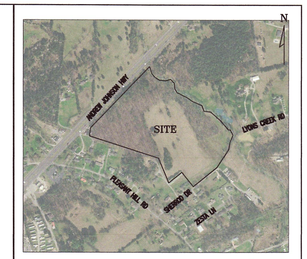
ROAD PROFILE FOR
VALIARIANO PROPERTY ON
ANDREW JOHNSON HWY
TAX MAP 62 PARCEL 97 & TAX MAP 63, PARCELS 49.08 & 49.04
8TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25890-RP

SHEET 2 OF 3 SHEET(S)

Q:\25890\25890-C.DWG





Not to Scale

LOCATION MAP

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 101265
STATE OF TENNESSEE
10/17/26

OWNER/DEVELOPER
REECE VALERIANO
405 MONTBROOK LN
KNOXVILLE, TN 37919
PHONE: (868) 202-8832

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.
1	10/19/26	KKCP COMMENTS	

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL

DATE
9/15/26

0' 50' 100' 150' 200'
1"=50'

GRADING & DRAINAGE PLAN FOR
VALIARIANO PROPERTY ON ANDREW JOHNSON HWY
TAX MAP 62 PARCEL 97 & TAX MAP 63, PARCELS 49.08 & 49.04
8TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25890-GP

SHEET 3
OF
3 SHEET(S)

Q:\25890\25890-C.DWG