



- 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 S HIRARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 7.09 ACRES SUBDIVIDED INTO 26 SINGLE FAMILY DETACHED LOTS.
 5. THIS PROPERTY IS ZONED PR.
 6. CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.I.S. ROAD PROFILE: ARE BASED ON BINAP FIELD SURVEY.
 7. UTILITIES:
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
 8. VARIANCES APPROVED BY MPC AT ITS DECEMBER 8, 2010 MEETING ARE AS FOLLOWS:
a) HORIZONTAL CURVE RADIUS FROM 100' TO 75', STA 5+00 CHANDLERS COUNTRY WAY
b) HORIZONTAL CURVE RADIUS FROM 100' TO 60', STA 1+25 ROAD "B"
c) VERTICAL CURVE LENGTH FROM 157.25' TO 95', STA 0+00 CHANDLERS COUNTRY WAY
d) VERTICAL CURVE LENGTH FROM 227' TO 150', STA 5+15 CHANDLERS COUNTRY WAY
e) VERTICAL CURVE LENGTH FROM 227.5' TO 100', STA 1+80 ROAD "B"
f) INTERSECTION GRADE FROM 3% TO 5.37%, STA 0+15 ROAD "B"
g) INTERSECTION GRADE FROM 3% TO 3.33%, STA 2+67 ROAD "B"
h) LENGTH OF TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 85', STA 2+40 TO STA 3+23, CHANDLERS COUNTRY WAY
i) LENGTH OF TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 35', STA 4+05 TO STA 4+46, CHANDLERS COUNTRY WAY
 9. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
 10. ROADWAY GRADES AT THE INTERSECTIONS OF ALL ROADS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND ARE APPROVED BY THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.
 11. LOT 26 IS WITHIN THE SINKHOLE BUFFER. COMPACTION TESTING OF THE LOT MUST BE APPROVED BY THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS PRIOR TO FINAL PLAN APPROVAL.
 12. NO STRUCTURE OR VEGETATION IS ALLOWED WITHIN THE SIGHT DISTANCE EASEMENT THAT MAY IMPEDE THE VISION OF THE MOTORING PUBLIC.
 13. HOMEOWNERS ASSOCIATION MUST BE ESTABLISHED FOR MAINTENANCE OF COMMON AREAS AND JOINT PERMANENT EASEMENT PRIOR TO RECORDING THE FINAL PLAN.
 14. SIGHT DISTANCE AT THE INTERSECTION OF CHANDLERS COUNTRY WAY AND HESKELL RD. IS ADEQUATE IN BOTH DIRECTIONS AS DEFINED BY THE MINIMUM SUBDIVISION REGULATIONS.



REVISED
11-24-10

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PROVIDE ENGINEERING SERVICES 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 INDICATED AND APPROVED BY A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER: David B. Hargrave
TENNESSEE CERTIFICATE NO.: 101265

OWNER/DEVELOPER:
TC & B DEVELOPMENT
c/o BRIAN W. DAVIS
407 BELLFIELD ROAD
FARRAGUT, TENNESSEE 37934
PHONE (865) 740-2473



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

DEED REFERENCES:
INSTR. #200801110052989
INSTR. #200801110052990

12-SB-10-C
12-E-10-UR

REV.	DATE	REVISION DESCRIPTION
1	11/24/10	MPC COMMENTS
2	10/15/10	CONCEPT & DEVELOPMENT PLAN AND ROAD PROFILE FOR THE VILLAS AT TYLER'S GATE

C-L-T MAP 46, PARCELS 69 & 69.01
DISTRICT 6, KNOX COUNTY, TN
CONTOUR INTERVAL = 4'
DRAWN BY TPD
DATE 10/15/10
DRAWING NUMBER 24601-C
Q:\24601\24601-C.DWG