

- NOTES:
1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 2. 10' 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 WHERE BUILDINGS PERMIT, PLUS OTHER EASEMENTS AS SHOWN.
 3. THIS PROPERTY IS ZONED RA.
 4. THIS SUBDIVISION CONTAINS 41,098 SQUARE FEET OF 2 LOTS.
 5. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 35'
SIDE - 8' (ONE STORY), 12' (TWO STORY)
REAR - 25'
 6. NORTH BASED ON ADJACENT PROPERTY RECORDED AS INSTR. #198912210053599 BY LeMAY & ASSOCIATES, CONSULTING ENGINEERS AND BEARING DRAWING NUMBER 2276-C.
 7. 25' PERMANENT ACCESS EASEMENT RECORDED IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS AS INSTR. #201011240032448
 8. SURVEYED AS MONUMENTED AND POSSESSED.
 9. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. BATSON, HIMES, NORVELL & POE IS NOT RESPONSIBLE FOR ANY ENCUMBRANCES NOT COVERED IN THE BASE DEEDS.
 10. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 11. PROPERTY RECORDED AS VALLEY SPRINGS S/D, INSTR. #201011240032449



USE ON REVIEW
APPROVAL OF A DUPLEX WITHIN THE RA ZONE

12-F-16-UR
Revised: 11-23-16

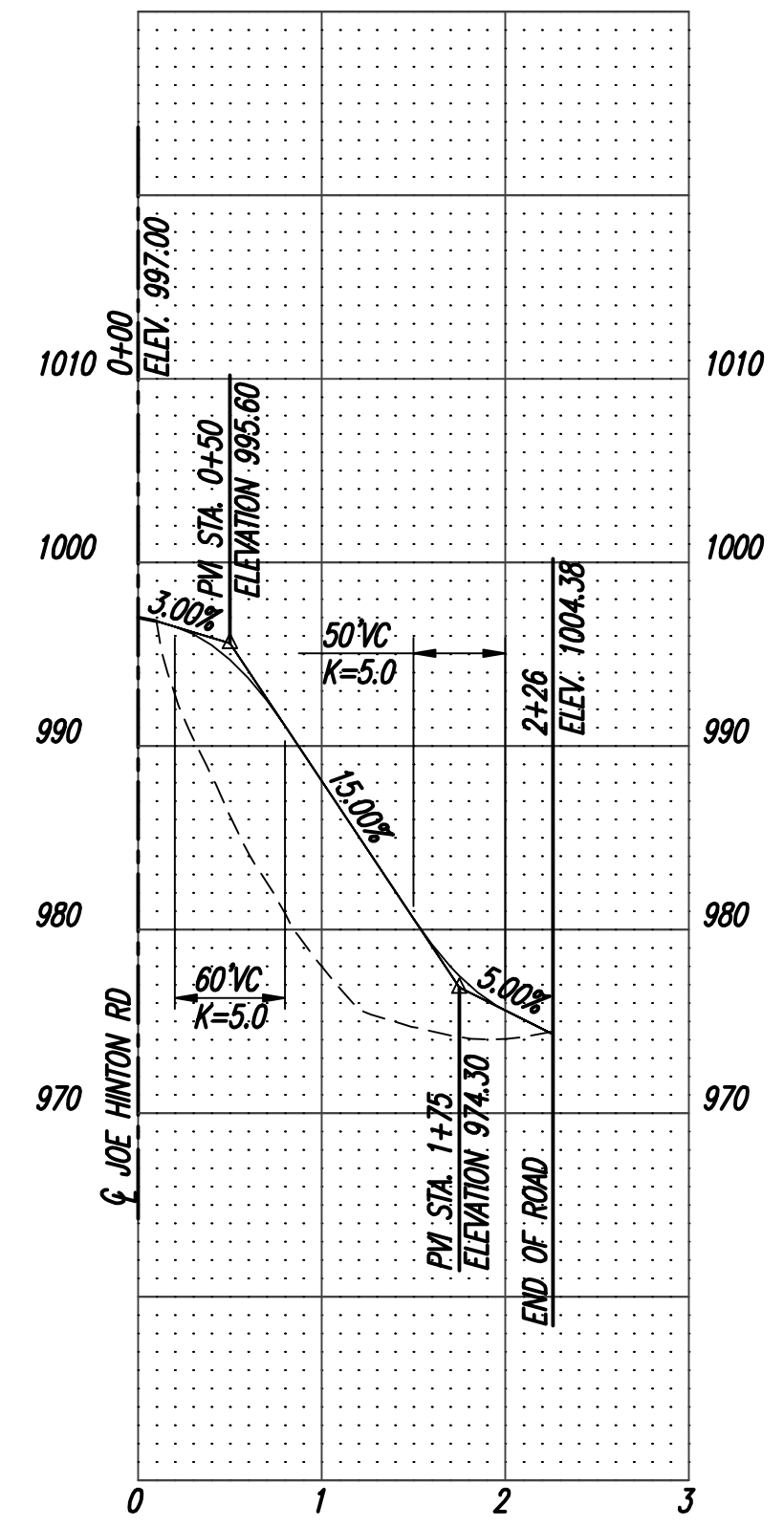
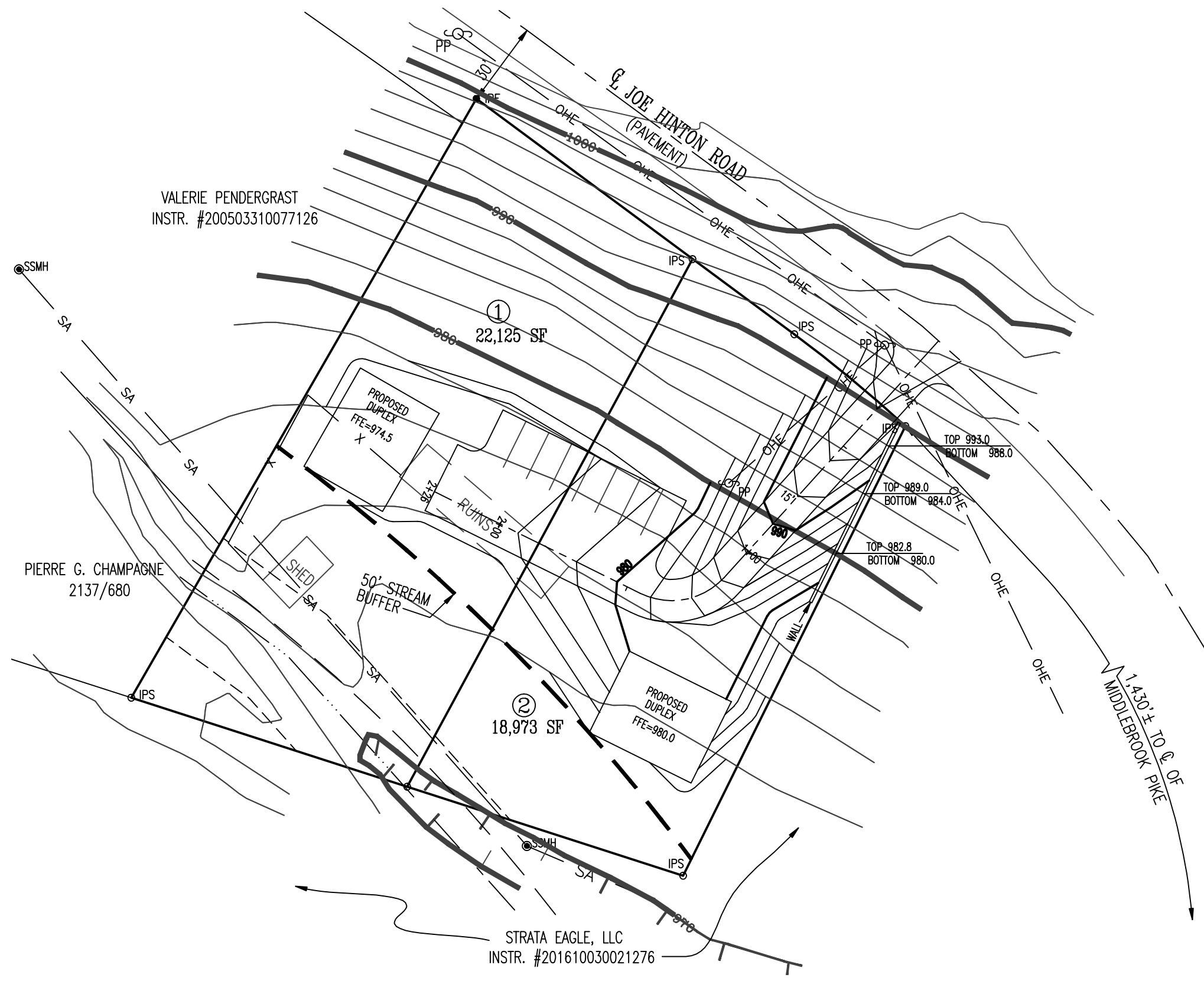
SITE PLAN
FOR
VALLEY SPRINGS S/D
CLT MAP 105, PARCELS 159.01 & 159.02
DISTRICT 6, KNOX COUNTY, TN

SCALE: 1" = 40' OCTOBER 24, 2016
40 20 0 40 80

LEGEND	
● IPF	IRON PIN FOUND
○ IPS	IRON PIN SET
□ PRM	PERMANENT REFERENCE MONUMENT
• SSMH	SANITARY SEWER MANHOLE
⊕ PP	POWER POLE
==	UTILITY EASEMENT
==	DRAINAGE PIPE
---	SEWER LINE
---	DITCH CENTERLINE
---	ROADWAY CENTERLINE
---	FENCE

OWNER:
TURNER HOMES, LLC
P.O. BOX 52895
KNOXVILLE, TN 37950-2895
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



LEGEND	
● IPF	IRON PIN FOUND
○ IPS	IRON PIN SET
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• SSMH	SANITARY SEWER MANHOLE
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— — —	DRAINAGE PIPE
— — —	SEWER LINE
— — —	DITCH CENTERLINE
— — —	ROADWAY CENTERLINE
— — —	FENCE




12-F-16-UR
Revised: 11-23-16

GRADING PLAN & ROAD PROFILE
FOR
VALLEY SPRINGS S/D
CLT MAP 105, PARCELS 159.01 & 159.02
DISTRICT 6, KNOX COUNTY, TN

SCALE: 1" = 40' OCTOBER 24, 2016
40 20 0 40 80

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