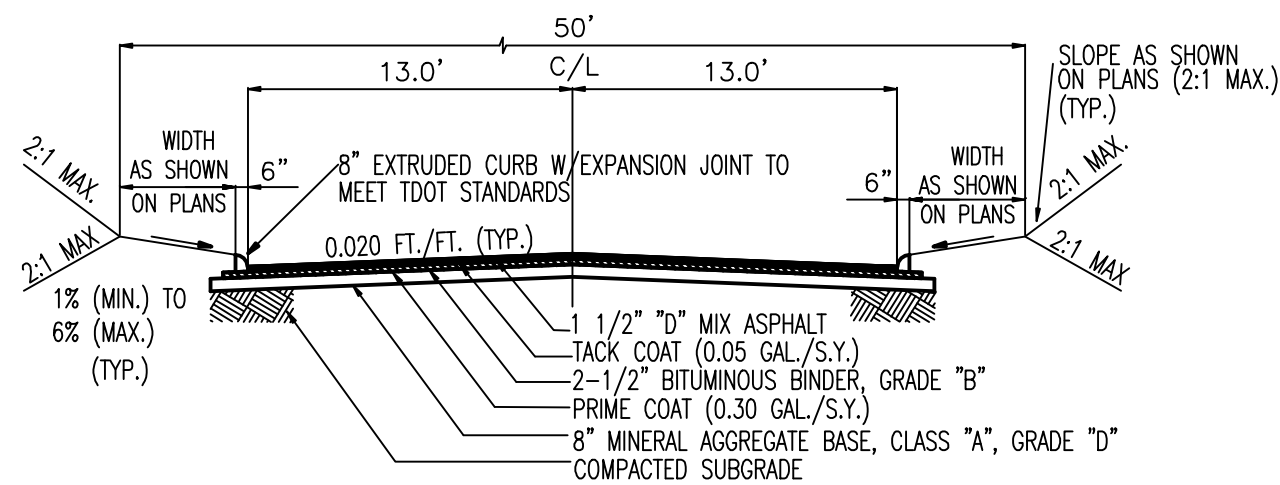
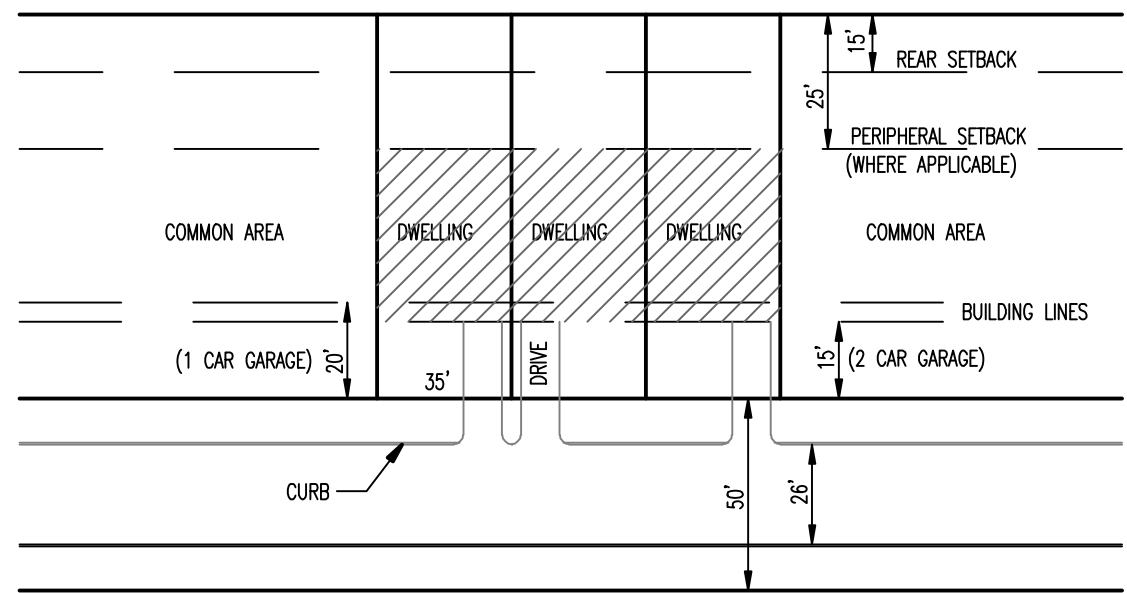


LOCATION MAP

- 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, 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 RP-1.
 5. THIS SUBDIVISION CONTAINS 1.365 ACRES AND IS SUBDIVIDED INTO 6 SINGLE FAMILY ATTACHED LOTS, 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT.....20' (ONE CAR GARAGE) 15' (TWO CAR GARAGE)
SIDES.....5' (EXCEPT UNDER BUILDINGS)
REAR.....15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
 7. VARIANCES REQUIRED: SEE SHEETS 2 & 3.
 8. UTILITY PROVIDERS:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRICITY: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
 9. BOUNDARY SURVEY BY BHN&P
 10. ROAD PROFILES BASED ON BHN&P FIELD SURVEY

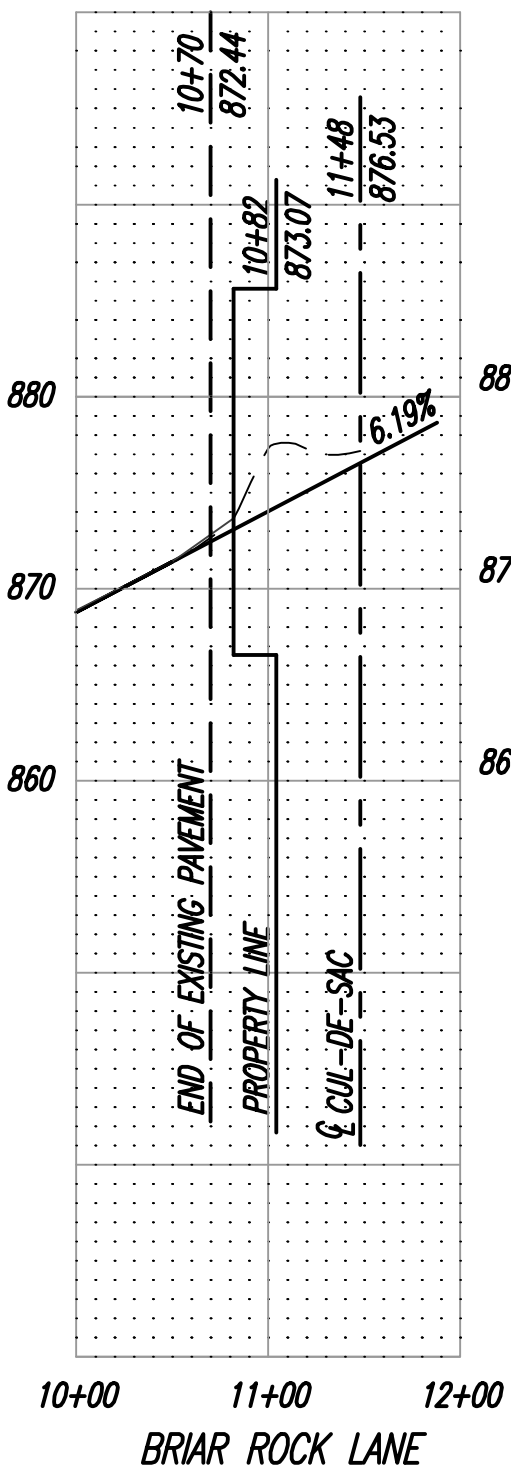


TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"
(ALL ROADS TO BE DEDICATED FOR PUBLIC USE)



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY ATTACHED

1" = 50'



1" = 100' H
10' V

12-SC-16-C

Revised: 1/25/2017



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. _____

OWNER/DEVELOPER
BRIAR ROCK PARTNERS, LLC
c/o KEN SUNZERI
404 E. MCGILLY 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	ADDED SHEETS TO APPLY FOR VARIANCES	REVISION	APPR.
1	1/23/17			

NO.	DATE	REVISION	APPR.

SCALE:
AS NOTED

DATE
1/23/17

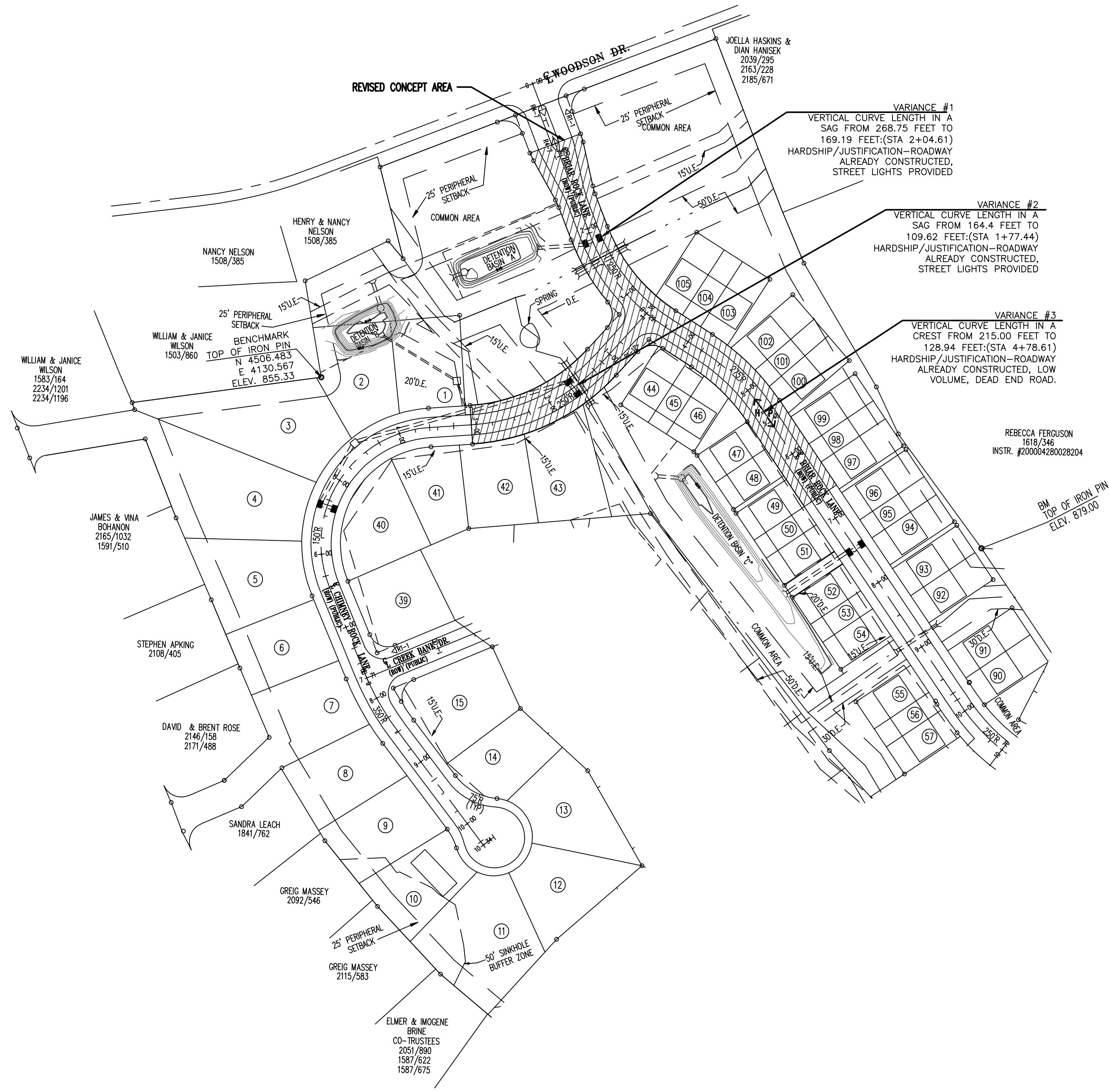
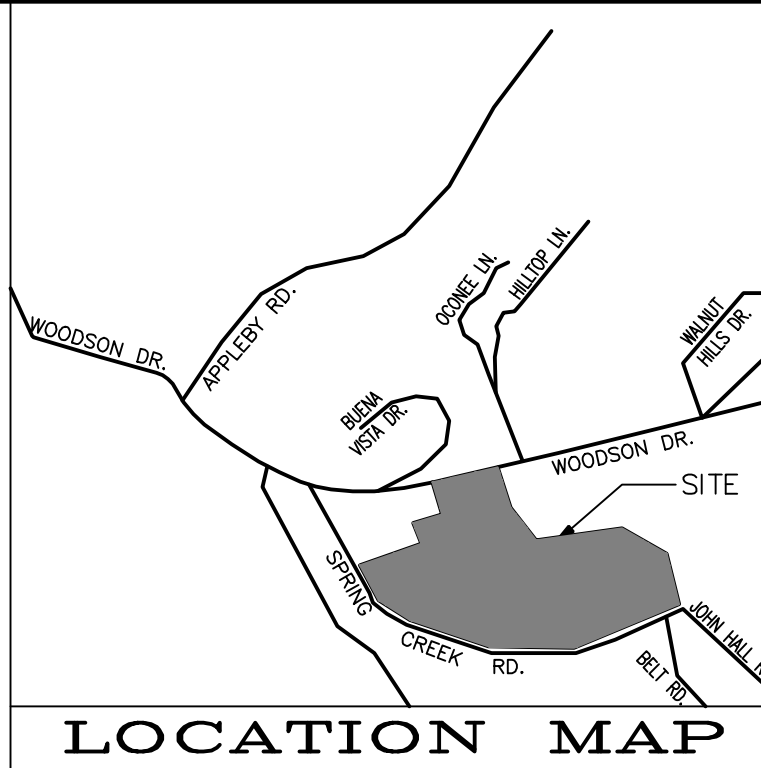
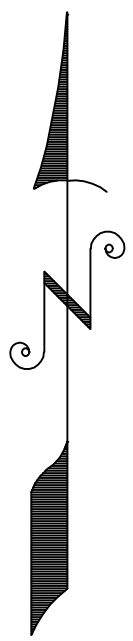
DEED REFERENCE: INSTR. #201608190011637

CONCEPT AND DEVELOPMENT PLAN & ROAD PROFILES FOR
WOODSON TRAIL S/D, PHASE 3
TAX MAP 122KB, PART OF PARCEL 1.01
CITY BLOCK 25916, WARD 25, CITY OF KNOXVILLE, TN.
DISTRICT 9, KNOX COUNTY, TN

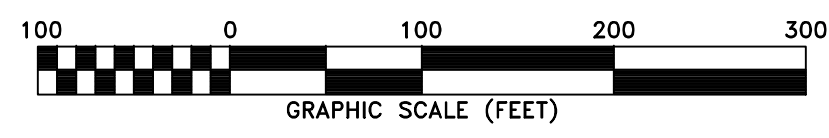
23817-C

SHEET 1 OF 3 SHEET(S)

Q:\23817\SUNZER\23817-SC-C.DWG



12-SC-16-C
Revised: 1/25/2017



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FAX (865) 588-6473

WOODSON TRAIL S/D PHASE 3			
CLT MAP 122KB, PART OF PARCEL 1.01	SCALE 1"=100'	DRAWN BY	SEW
		DATE	1-23-17
CITY BLOCK #25916 25th WARD, CITY OF KNOXVILLE, TN DISTRICT 9, KNOX COUNTY, TN			
SHEET 2 OF 3 SHEETS		DRAWING NUMBER 23817-DP	