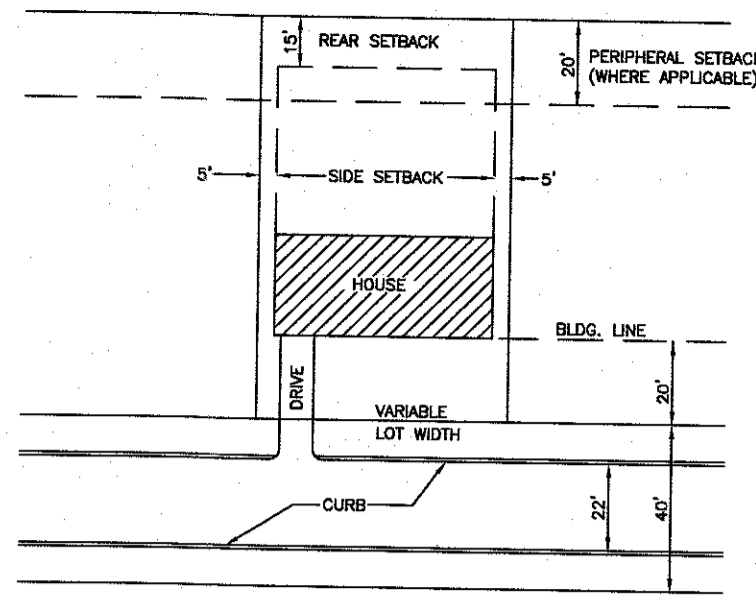


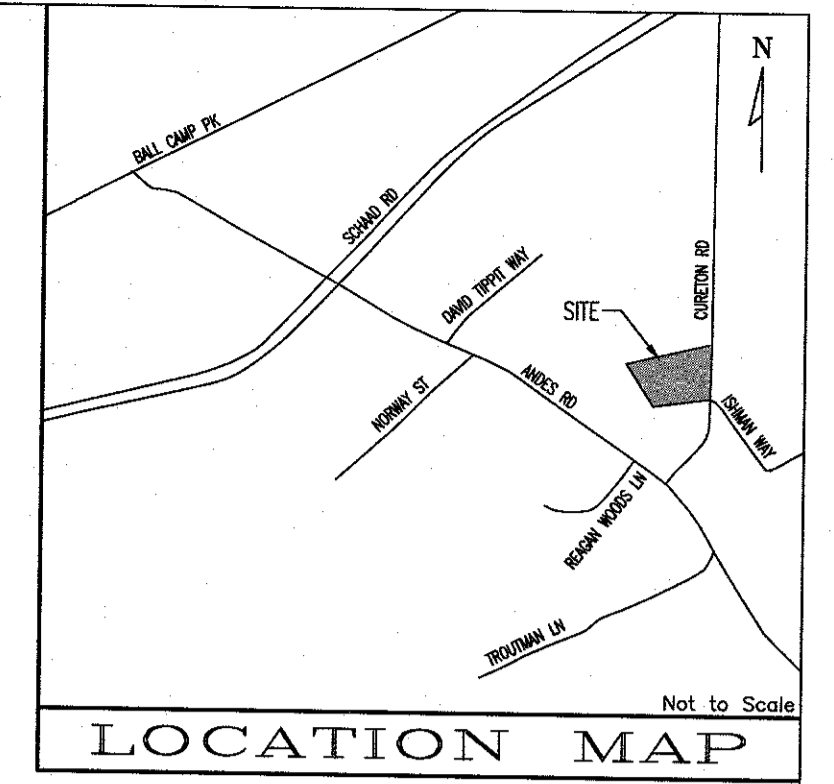
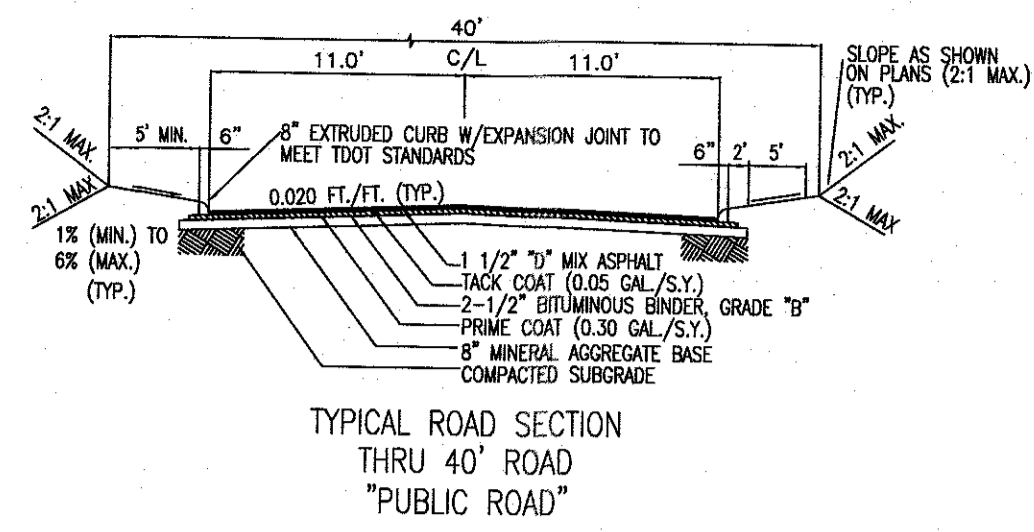
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

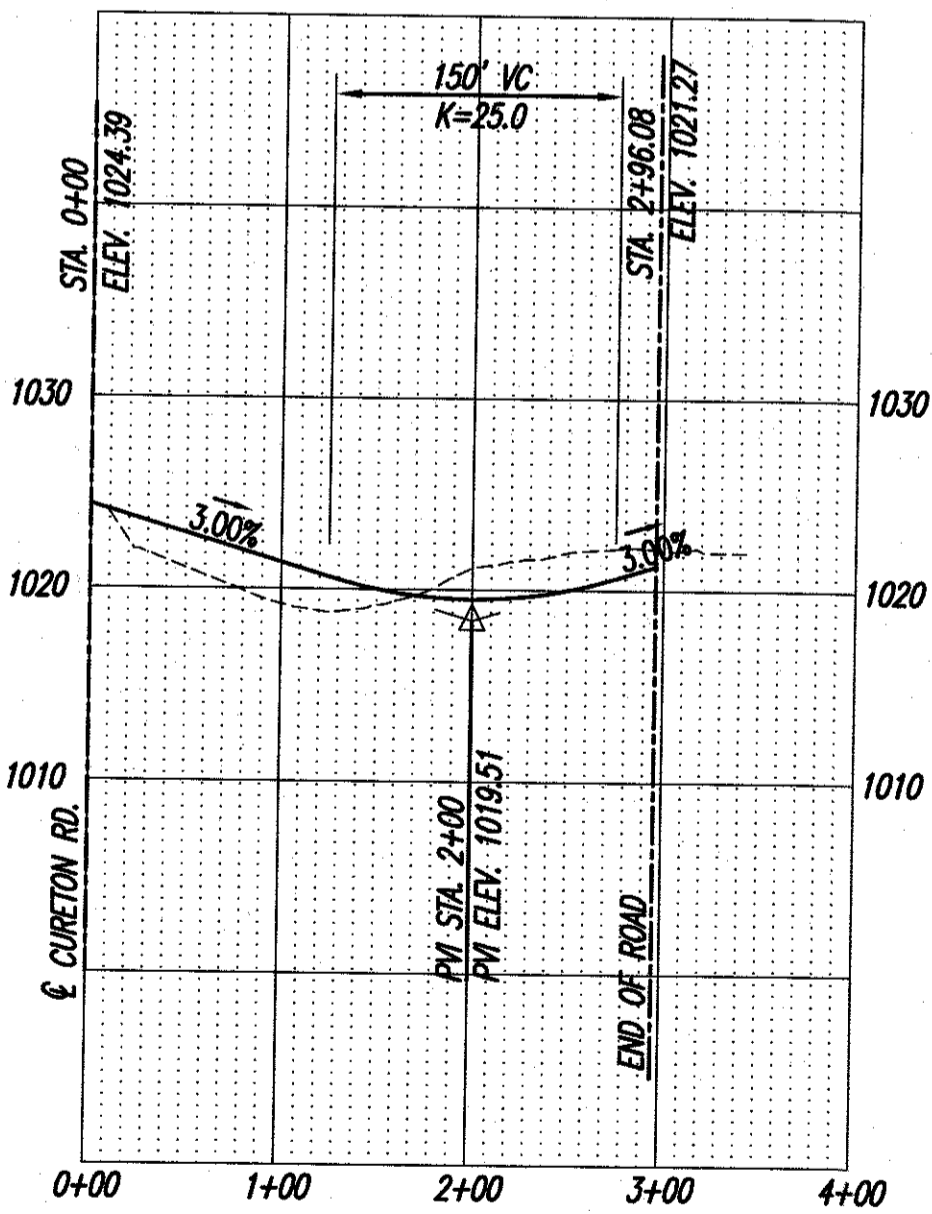
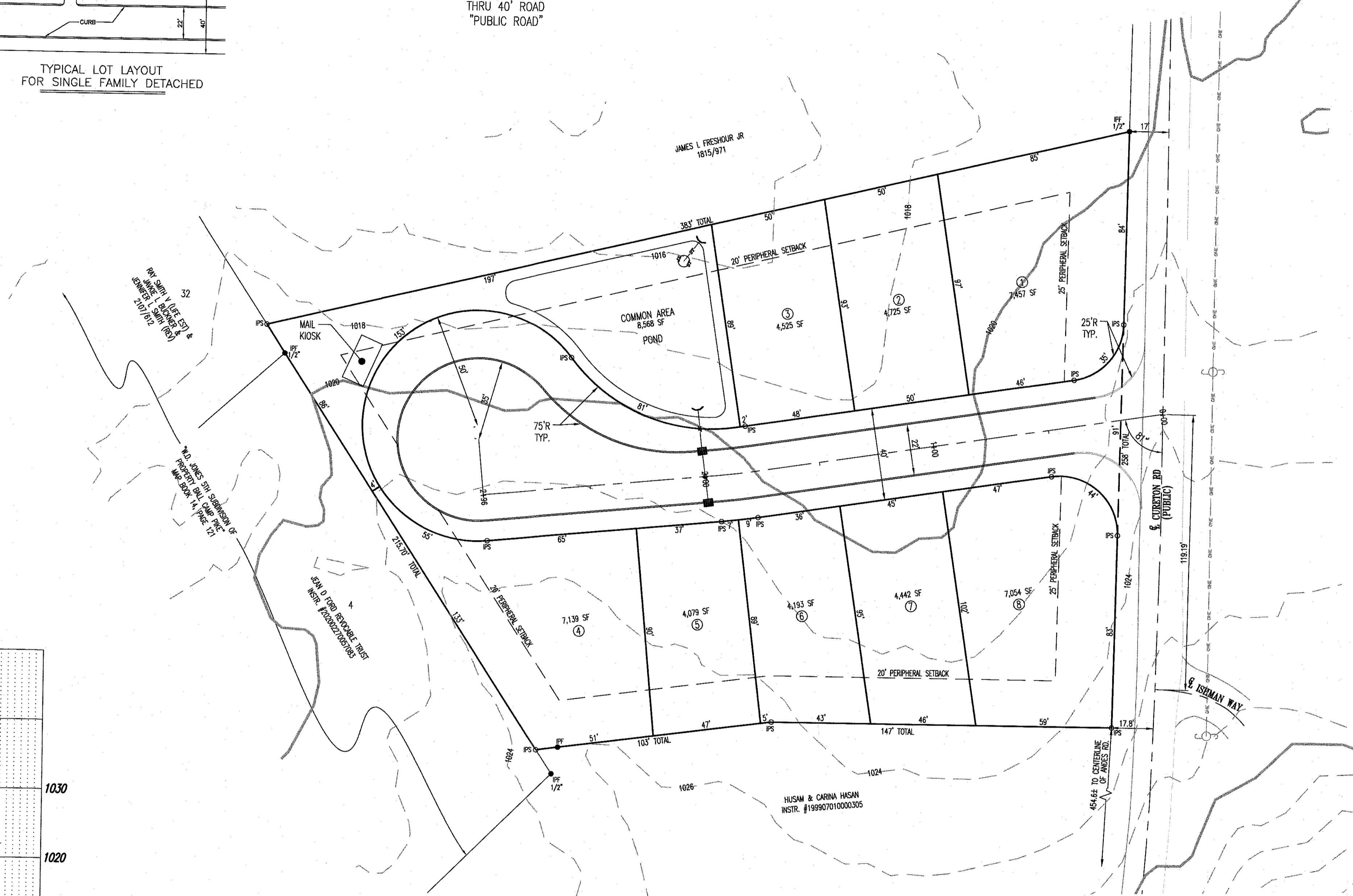
NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK;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



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 1.617 ACRES SUBDIVIDED INTO 8 SINGLE FAMILY DETACHED LOTS AND 1 COMMON AREA.
 - THIS PROPERTY IS ZONED PR.
 - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELL SOUTH
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
REAR- 15'
SIDE- 5'
20' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS
 - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 - ALTERNATIVE DESIGN STANDARDS: APPROVED BY KNOX ENGINEERING AND PUBLIC WORKS ARE AS FOLLOWS:
a) INTERSECTION GRADE FROM 1% TO 3% @ CURETON RD
b) RIGHT OF WAY REDUCTION FROM 50' TO 40'
c) PAVEMENT REDUCTION FROM 26' TO 22'
 - VARIANCES APPROVED BY KNOXVILLE/KNOX PLANNING ARE AS FOLLOWS:
a) CUL-DE-SAC PAVEMENT RADIUS REDUCTION FROM 40' TO 35'.
b) INTERSECTION SPACING BETWEEN PROPOSED ROAD AND ISHMAN WAY FROM 125' TO 119'.



Horizontal Scale = 1 : 100
Vertical Scale = 1 : 10

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.
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 THE BEST OF MY KNOWLEDGE 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.
David B. Harbin
PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 2595 DATE: 11/25/24



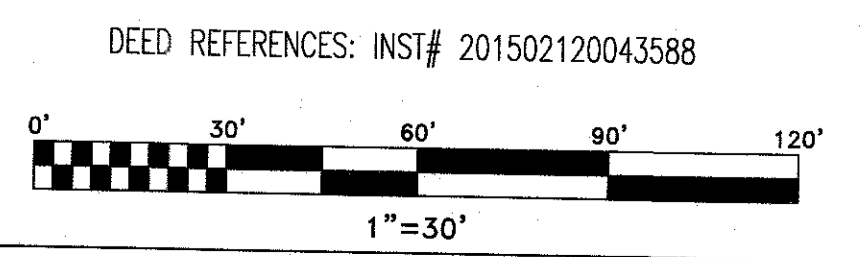
OWNER/DEVELOPER
HUMBERTO RODRIGUEZ
6523 WESTMINSTER RD
KNOXVILLE, TN 37919
(865) 599-3135

12-SC-24-C
12-D-24-DP

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	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD								
CHECKED	DBH								

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 2" INTERVAL
DATE
10/24/24



DEED REFERENCES: INST# 201502120043588

SITE PLAN FOR
HUMBERTO RODRIGUEZ
PROPERTY-CURETON ROAD
TAX MAP 105 PARCEL 4.01
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25625-C5
SHEET 1
OF 1 SHEET(S)
Q:\25625\25625-C5.DWG