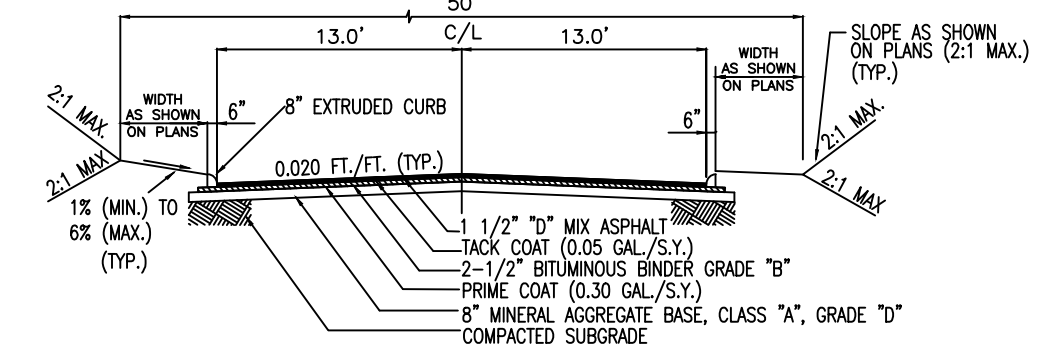
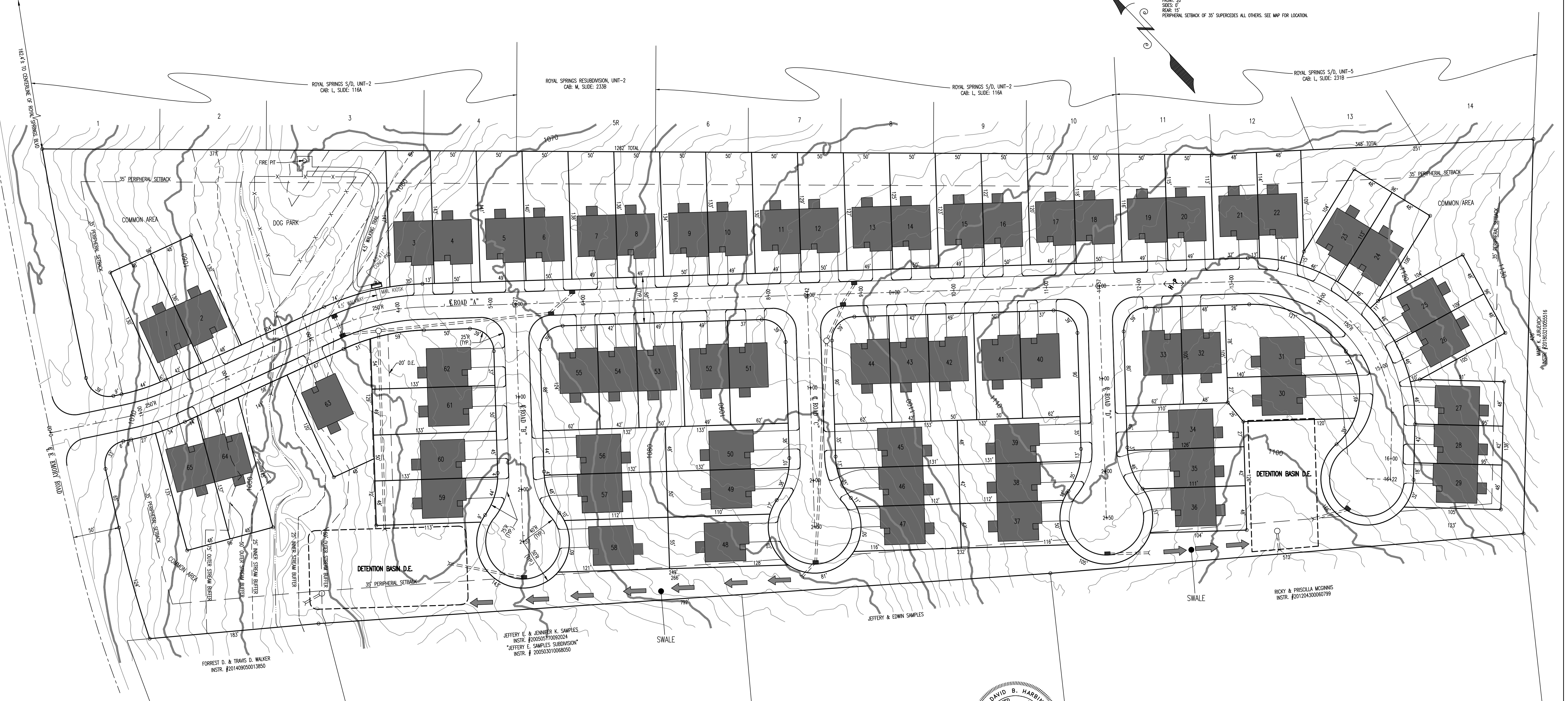
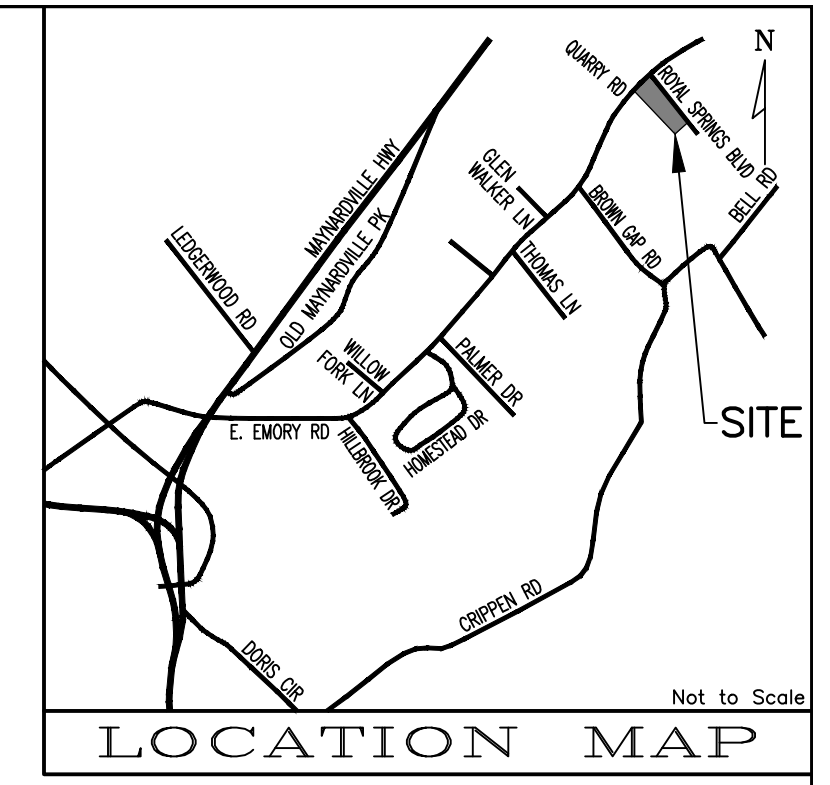


TYPICAL LOT LAYOUT FOR SINGLE FAMILY ATTACHED



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"

- 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 LOT LINES, (EXCEPT UNDER BUILDINGS).
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 16.83 ACRES SUBDIVIDED INTO 65 SINGLE FAMILY ATTACHED LOTS, 19 COMMON AREA LOTS AND PUBLIC ROW.
  5. THIS PROPERTY IS ZONED PR (PENDING).
  6. UTILITIES:
    - WATER: HALLS DALE POWELL UTILITY DISTRICT
    - SEWER: HALLS DALE POWELL UTILITY DISTRICT
    - ELECTRIC: KNOXVILLE UTILITIES BOARD
    - Gas: KNOXVILLE UTILITIES BOARD
    - TELEPHONE: TDS TELECOM
  7. MINIMUM FLOOR ELEVATION FOR LOTS 28, 29 AND 55 IS ONE FOOT ABOVE THE SEW OF THE DETENTION BASIN OR AS ADJUSTED TO THAT LOT.
  8. MINIMUM FLOOR ELEVATION FOR LOTS 2 AND 3 IS ONE FOOT ABOVE THE LOW POINT OF THE TOP OF CURB FOR ROAD "A".
  9. FINANCES REQUIRED:
    - HORIZONTAL CURVE LENGTH FROM 250' TO 150', STA. 14+50, ROAD "A"
    - VERTICAL CURVE LENGTH FROM 125' TO 75', STA. 0+50, ROAD "A"
  10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SOLE STABILITY ON ALL FILL SLOPES.
  11. ROADWAY GRADES AT INTERSECTIONS BETWEEN 1X AND 3X HAS BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
  12. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
  13. WATER GRANTED BY KNOX COUNTY ENGINEERING ALLOWING A 3% GRADE AT THE INTERSECTION OF ROAD "A" AND E. EMORY ROAD.
  14. BUILDING SETBACKS:
    - FRONT: 20'
    - SIDES: 5'
    - REAR: 15'
  15. PERIPHERAL SETBACK OF 35' SUPERCEDES ALL OTHERS. SEE MAP FOR LOCATION.



12-SD-19-C 12-F-19-UR Revised: 11/27/2019

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 THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOX-COOK COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TITLED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER/DEVELOPER

B&B BUILDERS

c/o JASON BAKER

P.O. BOX 71293

KNOXVILLE, TN 37938

PHONE: (865) 755-4220

**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	XXX								
DRAWN	XXX								
CHECKED	XXX								
		1	11/25/19	KKCP COMMENTS					
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE

1" = 50'

DATE

10/28/19

DEED REFERENCE: INSTR. #20181150030725

0' 50' 100' 150' 200'

1" = 50'

CONCEPT & DEVELOPMENT PLAN FOR

**B&B BUILDERS-EMORY ROAD**

TAX MAP 29, PARCEL 90

DISTRICT 6, KNOX COUNTY, TENNESSEE

25192-C

SHEET 1 OF 2 SHEET(S)

Q:\25192\25192.DWG