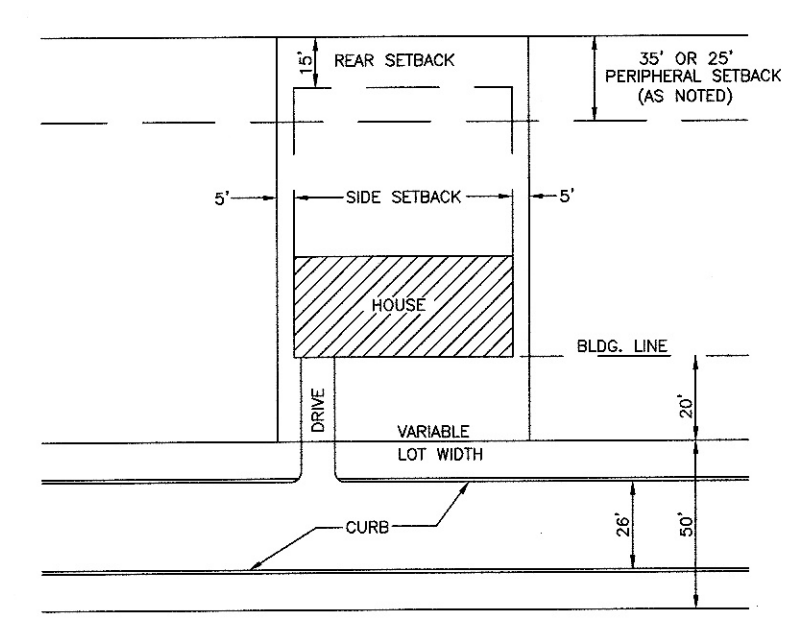
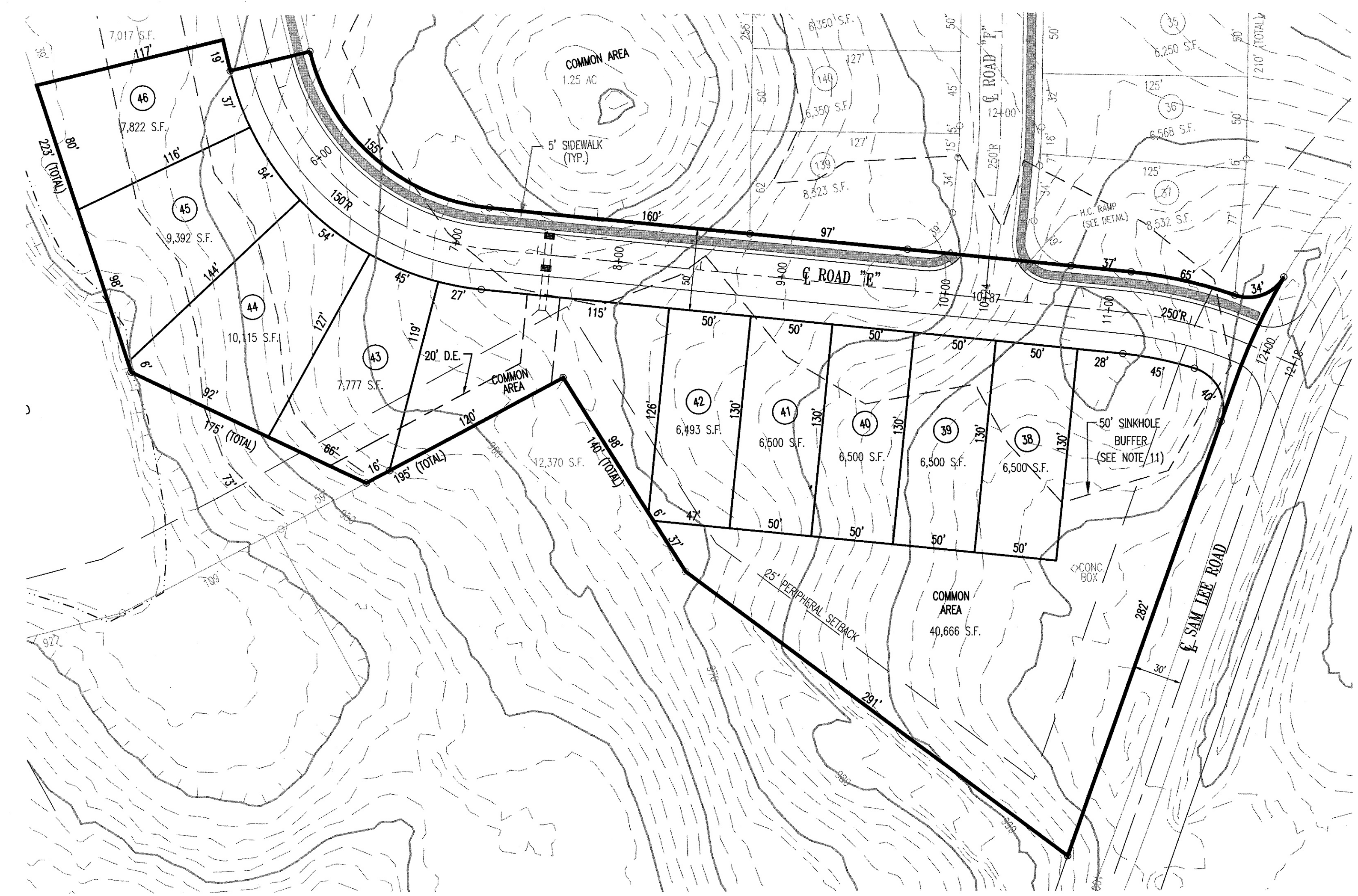


- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS REVISED CONCEPT CONTAINS 9 SINGLE FAMILY LOTS ON 3.53 ACRES. THE ENTIRE DEVELOPMENT NOW CONSISTS OF 153 LOTS.
 5. THIS PROPERTY IS ZONED PR.
 6. ALL ROAD PROFILES ARE BASED ON KGIS CONTOURS.
 7. UTILITIES:
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LENOIR CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY BHN&P.
 9. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 10. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 11. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLES. THIS REPORT MAY BE REQUIRED FOR LOTS 37-41. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT.
 12. THE ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING IS AS FOLLOWS: (APPROVED 4/2/2020, FILE#4-SB-20-C)
MAXIMUM ROADWAY GRADE AT INTERSECTIONS UP TO 3.0% (2.0% MAXIMUM GRADE WHERE A PEDESTRIAN CROSSING IS PROVIDED).
 13. THE ALTERNATE DESIGN STANDARDS APPROVED BY KNOXVILLE KNOX COUNTY PLANNING IS AS FOLLOWS: (FUTURE PHASE)
a. REDUCING THE HORIZONTAL CURVE RADIUS FROM 250 FEET TO 150 FEET AT STATION 4+50 ROAD "E".
b. REDUCING THE HORIZONTAL CURVE RADIUS FROM 250 FEET TO 150 FEET AT STATION 7+25 ROAD "E".
 14. VARIANCE APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING AT THEIR DECEMBER 10, 2020 MEETING REDUCING THE VERTICAL CURVE LENGTH FROM 218 FEET TO 135 FEET AT STATION 11+35 ROAD "E".
 15. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT.....20'
SIDE.....5'
REAR.....15'
ALL SETBACKS ARE SUBJECT TO THE 25'/35' PERIPHERAL SETBACK.
 16. A PERIPHERAL SETBACK OF 35' IS REQUIRED IN ALL AREAS EXCEPT FOR LOT 38-42, 93, AND 94.
 17. 300 FEET OF SIGHT DISTANCE IS CERTIFIED AT THE INTERSECTION OF ROAD "E" AND SAM LEE ROAD.



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED

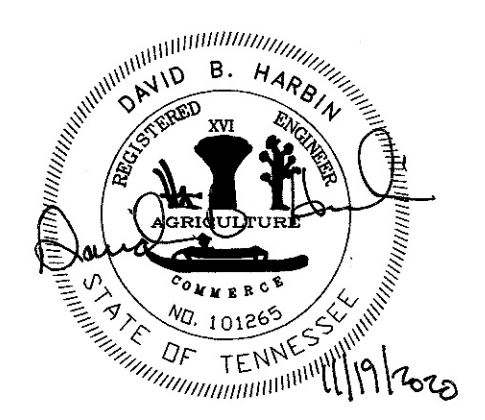
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

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.

12-SE-20-C
11/20/2020

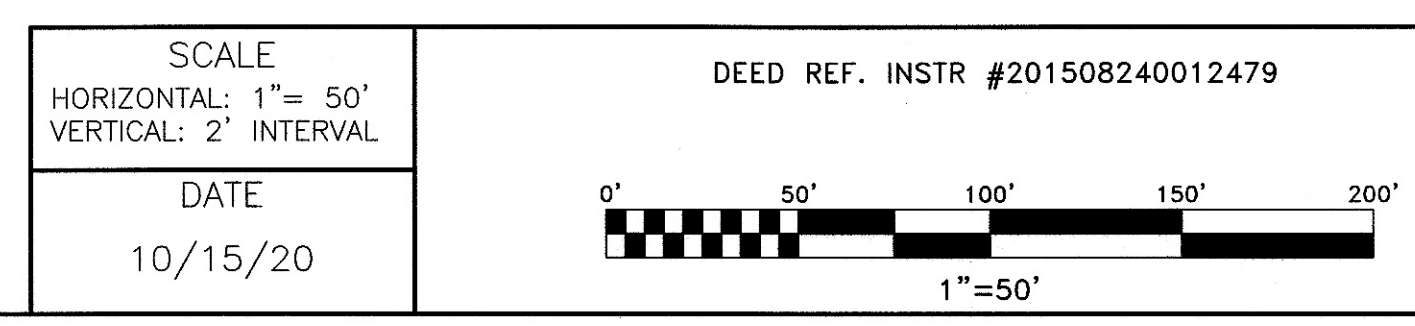
12-SE-20-C



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: David B. Harb
TENNESSEE CERTIFICATE NO.: 101265

OWNER/DEVELOPER
HARDIN VALLEY FARM DEVELOPMENT, INC.
C/O EDGAR J CAMPBELL, III
300 LETTERMAN RD
KNOXVILLE, TN 37919

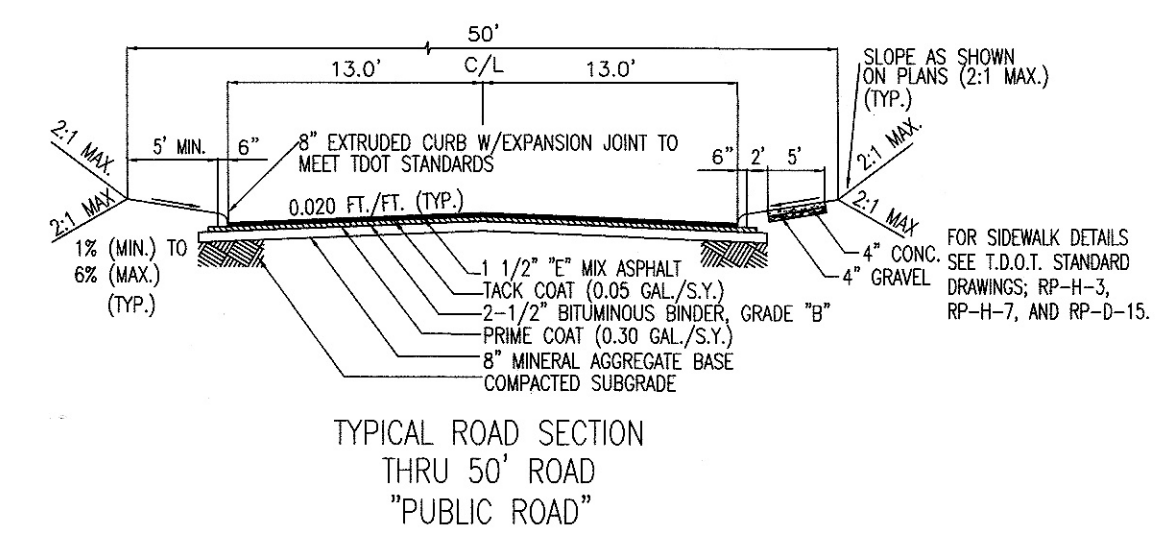
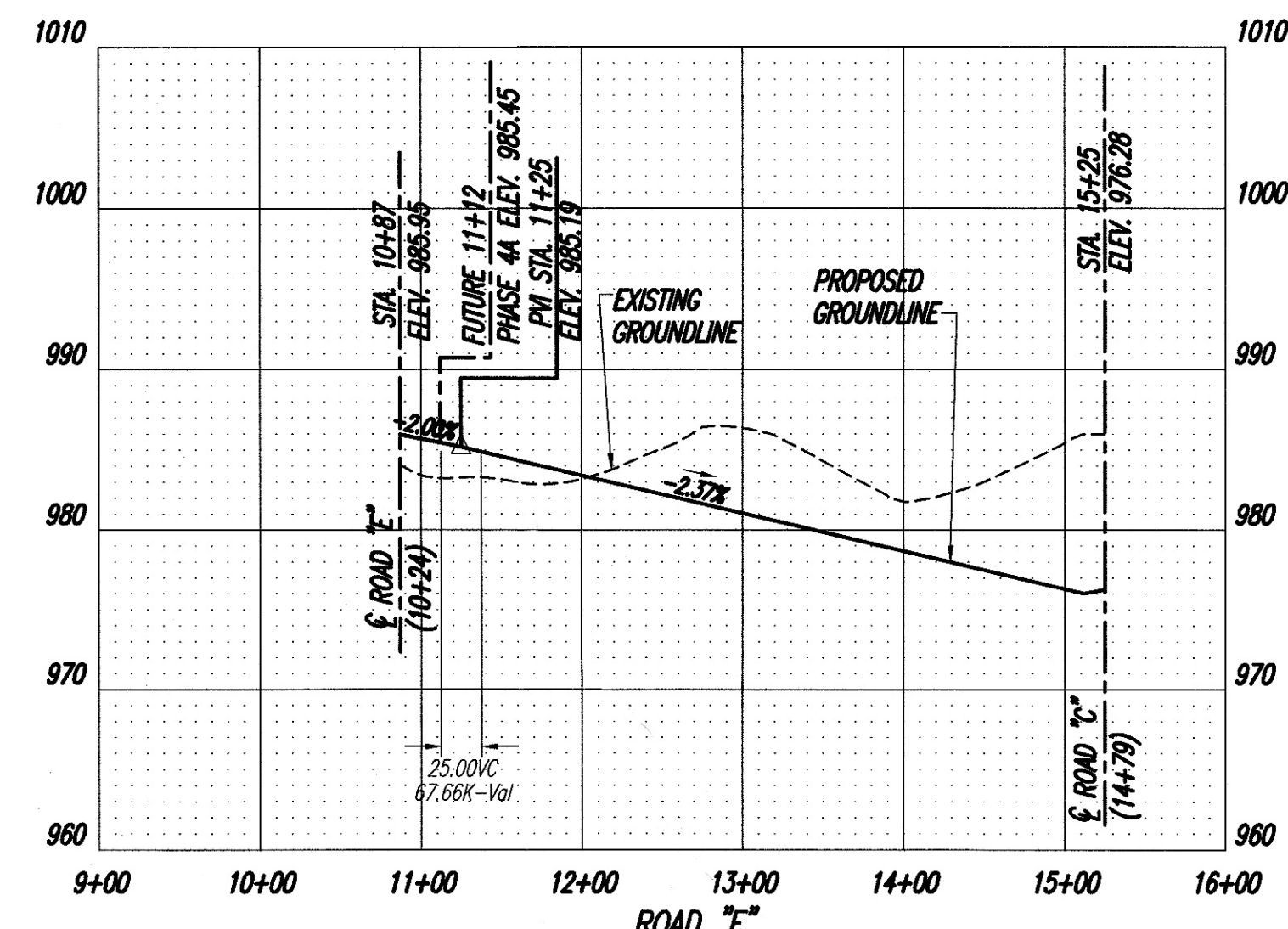
NO.	DATE	REVISION	DESIGNED	DRAWN	CHECKED	APPR.
			DBH	SEW	DBH	
BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6473 email@bhn-p.com						



CONCEPT PLAN FOR
HAYDEN FARMS-PHASE 1
TAX MAP 103 PART OF PARCEL 72
DISTRICT 6, KNOX COUNTY, TENNESSEE

23973-C4R
SHEET 1 OF 2 SHEET(S)
Q:\23973\HAYDEN FARMS\23973-C4R.DWG

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



12-SE-20-C

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

OWNER/DEVELOPER
HARDIN VALLEY FARM DEVELOPMENT, INC.
C/O EDGAR J CAMPBELL, III
300 LETTERMAN RD
KNOXVILLE, TN 37919

[illegible]