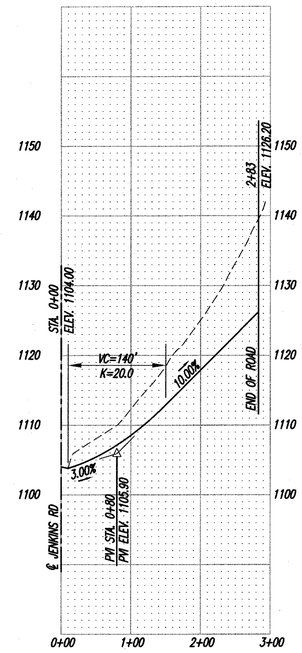
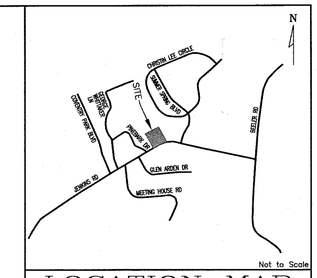
2-SA-23-C/2-A-23-DP



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



LOCATION MAP

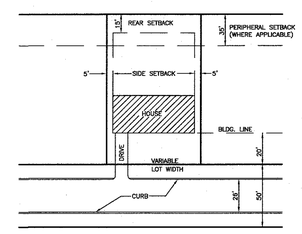
NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
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 PROPERTY CONTAINS APPROXIMATELY 1.934 ACRES SUBDIVIDED INTO 8 SINGLE FAMILY DETACHED LOTS AND 2 COMMON AREA LOTS.
5. THIS PROPERTY IS ZONED PR AT 4.2 UNITS/ACRE.
6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
7. UTILITIES:
   WATER: WEST KNOX UTILITY DISTRICT
   SEWER: WEST KNOX UTILITY DISTRICT
   ELECTRIC: LENOIR CITY UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: AT&T SOUTHEAST
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT– 20'
   REAR– 15'
   SIDE– 5' (0'UNDER BUILDINGS)
   35'/25' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (SEE MAP FOR LOCATIONS)
10. 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.
11. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:

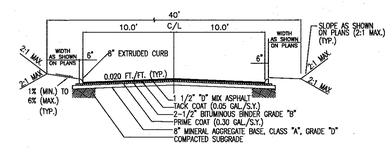
a) MAXIMUM INTERSECTION GRADE FROM 1% TO 3% FROM STA 0+10 TO STA 0+80.
b) LENGTH OF VERTICAL CURVE FROM 175' TO 140' (K FROM 25 TO 20) STA 0+80.

DEVELOPMENT PLAN REQUEST

ALLOW A 25' PERIPHERAL SETBACK ALONG THE JENKINS ROAD FRONTAGE.



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED



TYPICAL ROAD SECTION

"PRIVATE RIGHT OF WAY"

DAVID B. HARBIN
REGISTERED ENGINEER
NO. 101265
STATE OF TENNESSEE
1/24/23

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.

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 101265 DATE: 1/24/23

OWNER/DEVELOPER
DAVID CHEBAN
7701 JENKINS RD
KNOXVILLE, TN 37931
865–816–4099

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 ----
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	1/24/23	CONVERTED TO SINGLE FAMILY DETACHED	

SCALE 1"= 30'
DATE 11/10/22

DEED REFERENCE: INSTR.#201812130036654

0' 30' 60' 90' 120'
1"= 30'

CONCEPT & DEVELOPMENT PLAN FOR
DAVID CHEBAN S/D–JENKINS ROAD
TAX MAP 105, PARCEL 142
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25466–C
SHEET 1 OF 1 SHEET(S)
O:\25466\25466–C.DWG