

(SEE NOTE 7)

- NOTES:
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHM&P, UNLESS NOTED OTHERWISE ON PLAT.
 - THERE SHALL BE A (10) FEET UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ADJOINING STREETS, THERE SHALL BE A (5) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND MAPS PROVIDED BY UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - THIS PROPERTY IS ZONED PR.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 20'
SIDE: 5'
REAR: 15' (UNLESS CONTROLLED BY A 35 FOOT PERIPHERAL SETBACK)
 - THIS CONCEPT CONTAINS 2.098 ACRES AND IS SUBDIVIDED INTO 6 SINGLE FAMILY DETACHED LOTS.
 - SANITARY SEWER EASEMENT OF 15' IN WIDTH, 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - NORTH IS BASED ON DEED NORTH.
 - TOTAL ROOFTOP COVERAGE NOT TO EXCEED 10,000 S.F. OF NEW CONSTRUCTION.
 - ACCORDING TO CORRESPONDENCE FROM T.V.A. DATED AUGUST 9, 2018, T.V.A. DOES NOT OWN ANY FLOWAGE EASEMENT RIGHTS ON THIS PROPERTY.
 - THE SHADED AREA ALONG WESTLAND DRIVE IS TO BE DEDICATED AS RIGHT OF WAY REQUIRED BY THE CURRENT ADDITION OF THE KNOXVILLE/KNOX COUNTY MAJOR ROADWAY PLAN

THIS IS TO CERTIFY THAT I HAVE REFERRED TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 4793C0380F FOR KNOX COUNTY TENNESSEE DATED 05/02/2007, AND FOUND THAT THIS PROPERTY IS IN ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODING.

By: *David M. Poe*



CERTIFICATION OF CONCEPT PLAN BY REGISTERED LAND SURVEYOR.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING 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 M. Poe
REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. 11427 DATE: 3/17/21

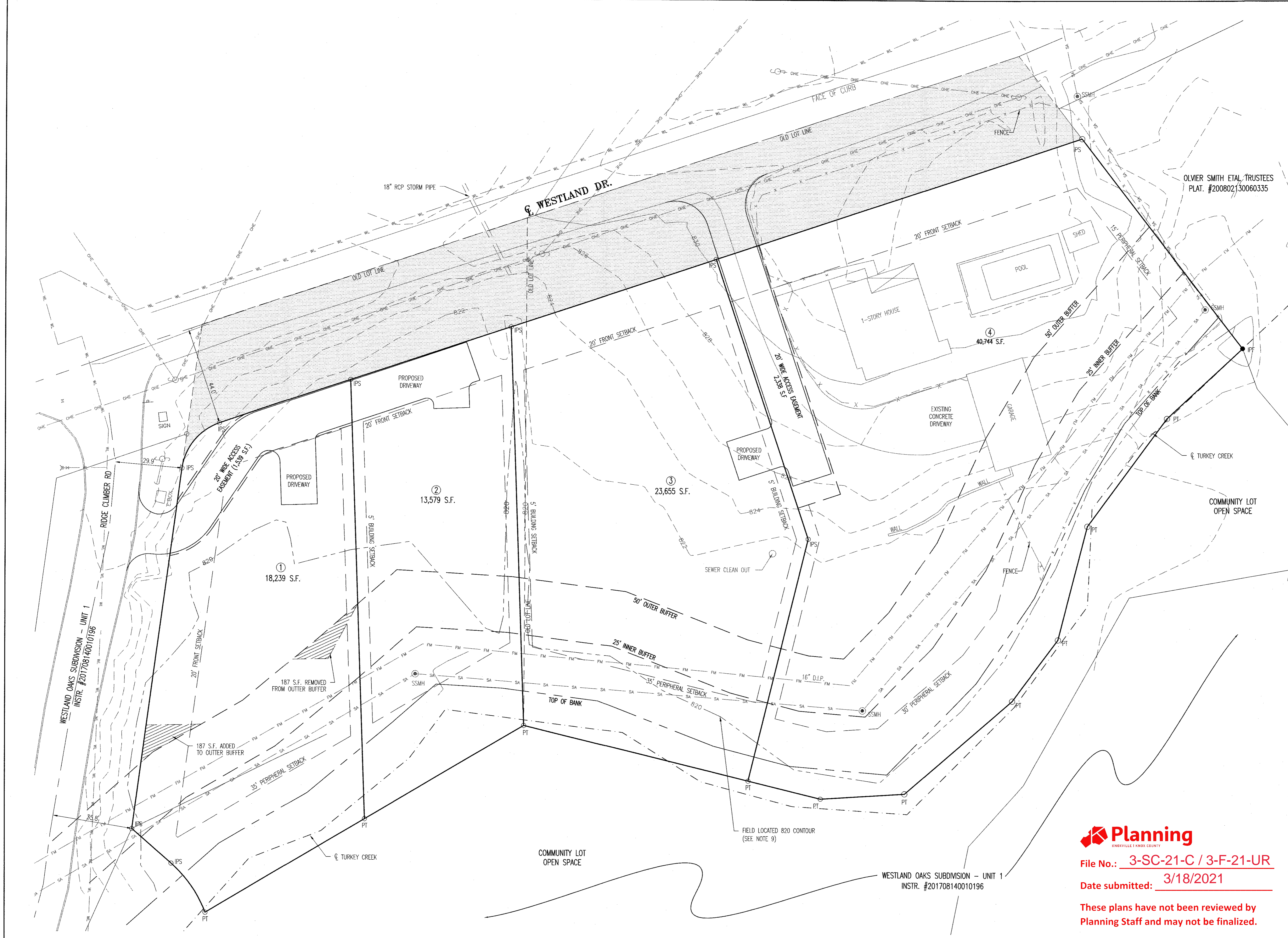
OWNER:
QB REALITY TEAM LLC
8701 UNIT 61 OLDE COLONY TRL
KNOXVILLE, TENNESSEE 37923
PHONE: (865) 963-8462

Planning
KNOXVILLE | KNOX COUNTY

File No.: 3-SC-21-C / 3-F-21-UR
Date submitted: 3/18/2021

These plans have not been reviewed by Planning Staff and may not be finalized.

3-SC-21-C / 3-F-21-UR



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	DMP	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	JSM							
CHECKED	DMP	03/17/2021	REVISED LAYOUT AND DROPPED 2 LOTS					

SCALE
1" = 20'

DATE
11/04/20

REFERENCE DEED: INSTR. #201808030007965

CONCEPTUAL SITE PLAN FOR
EPPERLY PROPERTY - WESTLAND DR.

TAX MAP 144, PARCELS 028 AND 029
DISTRICT 6, KNOX COUNTY, TENNESSEE

25132-CSP
SHEET 1 OF 1 SHEET(S)
Q:\25132\25132-CONCEPT PLAN-6.DWG