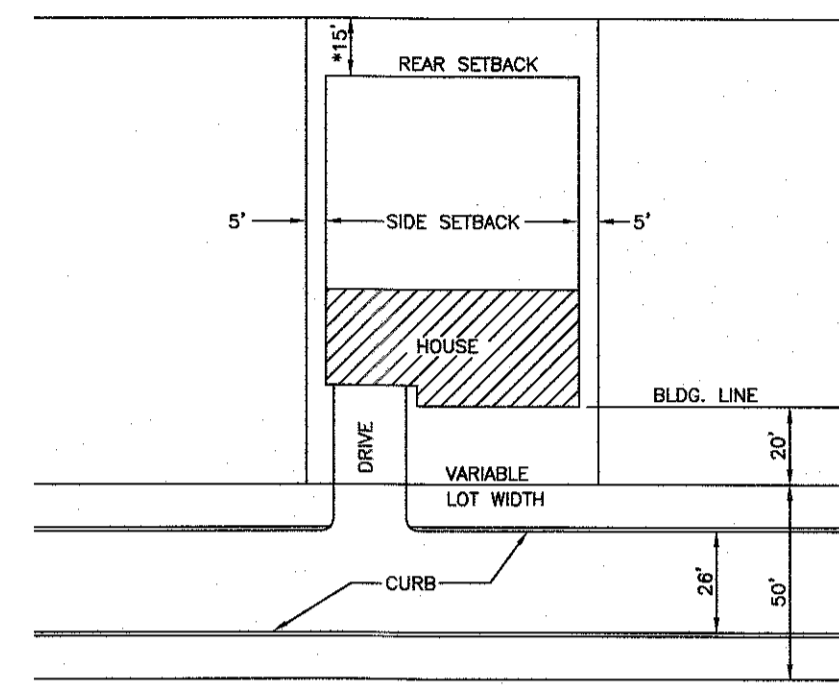


NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

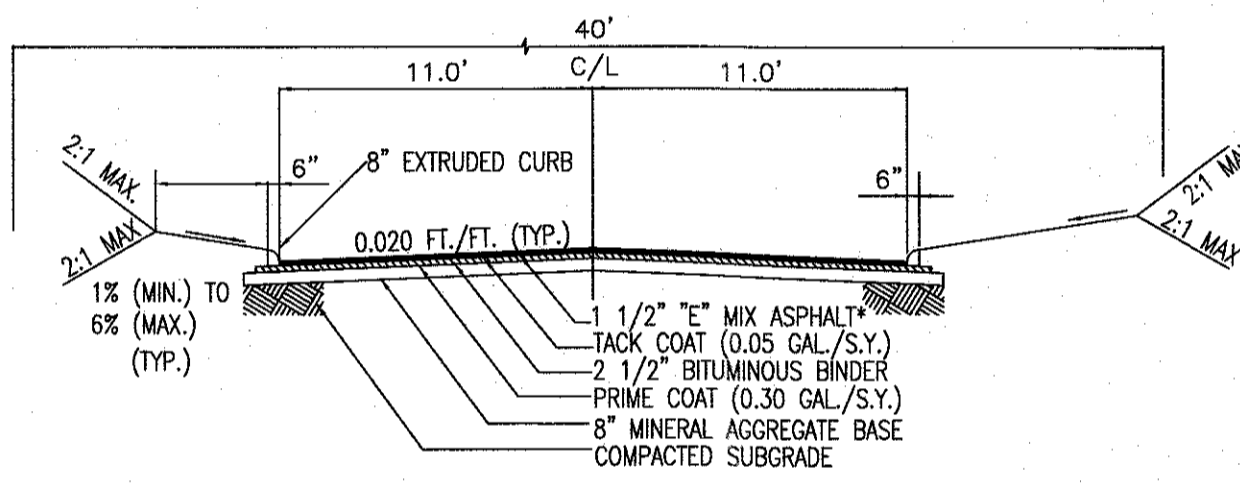
4-SD-24-C
4-F-24-DP
4/3/2024

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

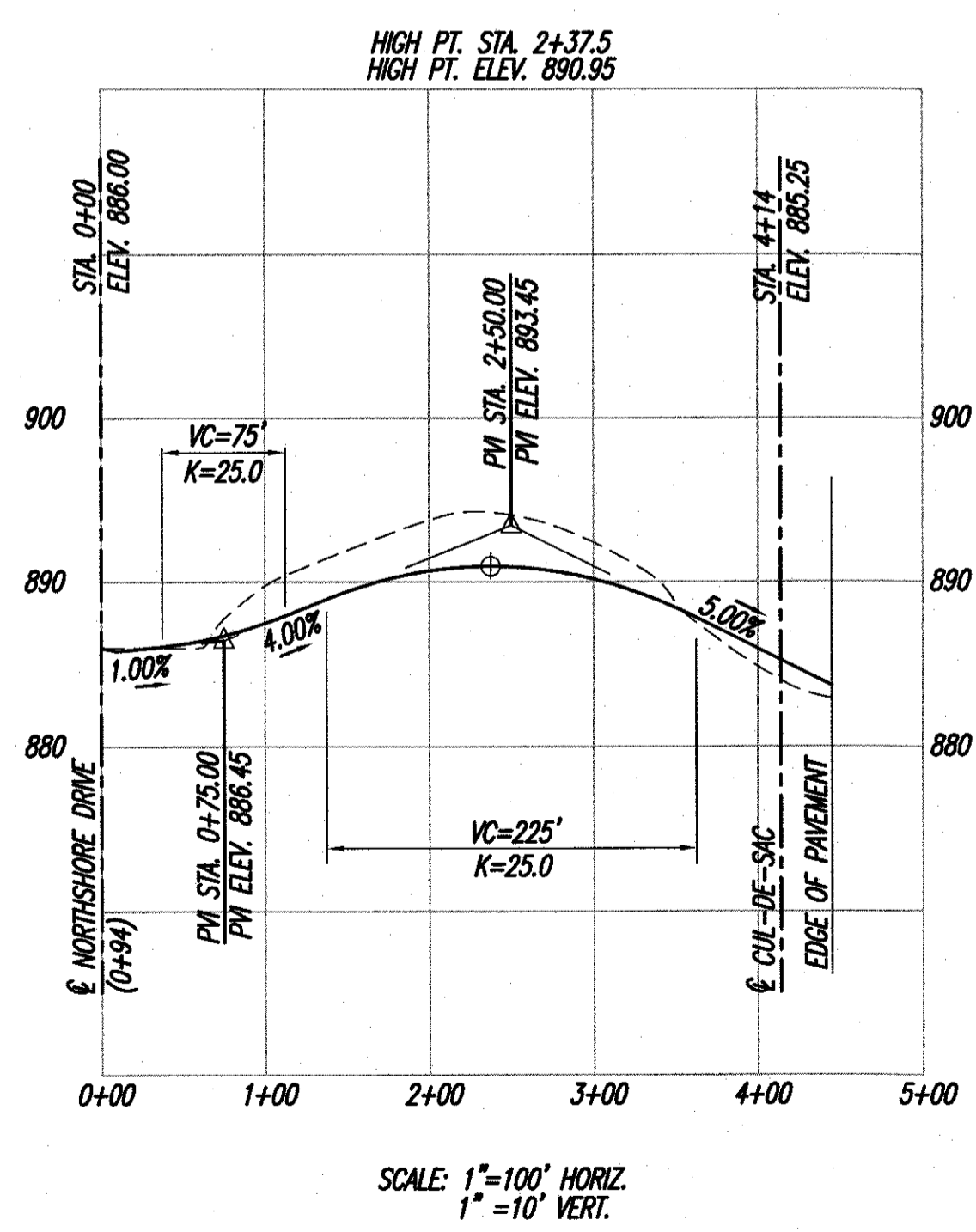
NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK;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



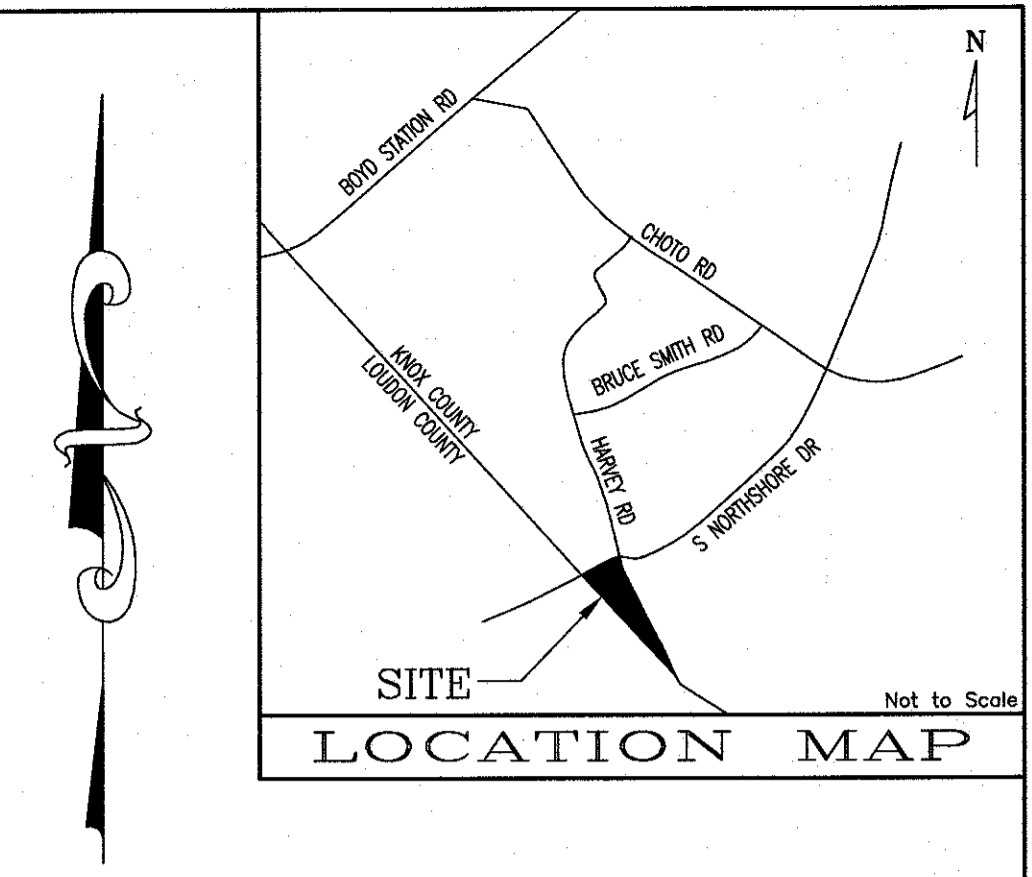
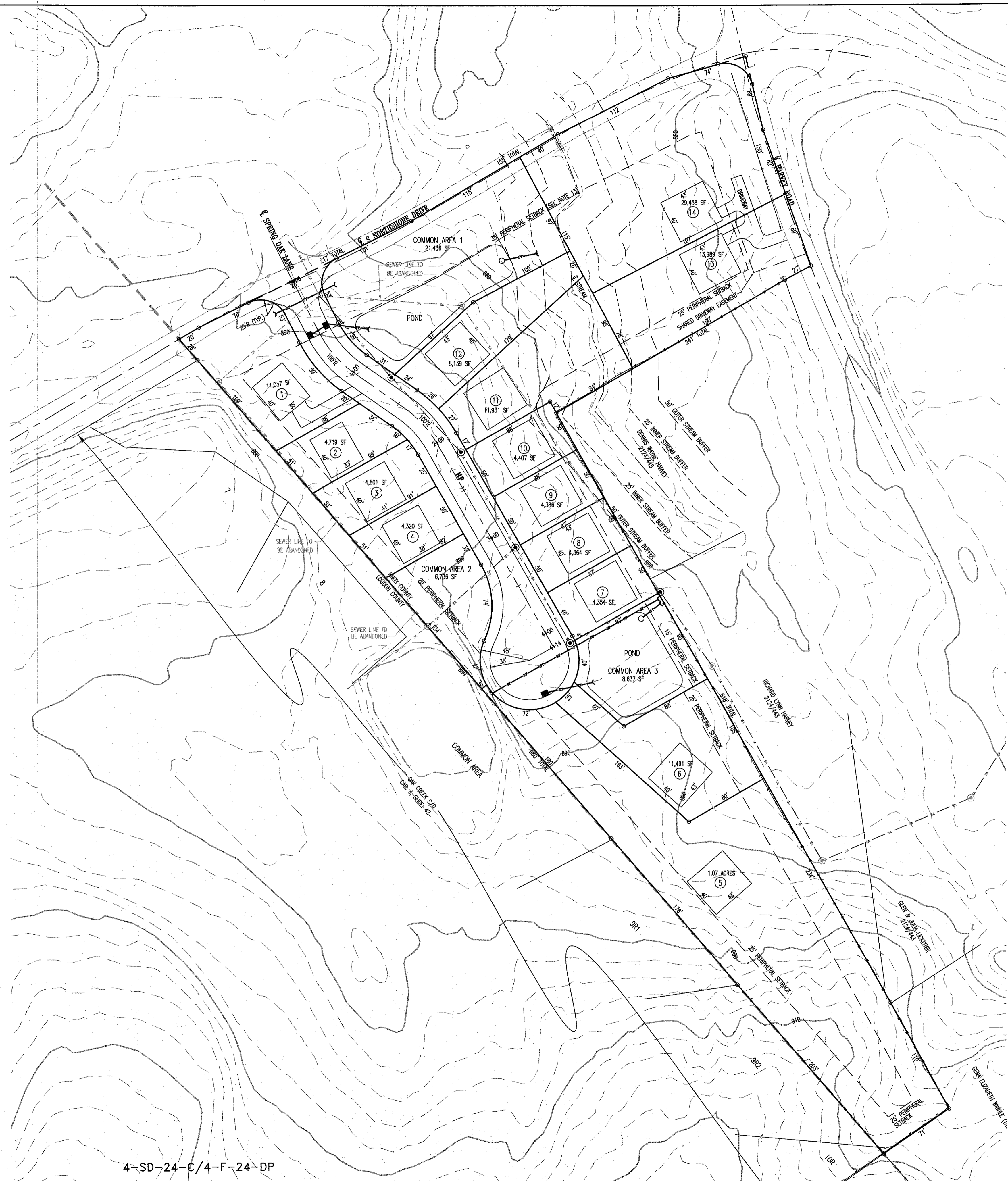
TYPICAL LOT LAYOUT
NTS
* UNLESS CONTROLLED BY A 15'/25' PERIPHERAL SETBACK
(SEE MAP FOR LOCATIONS)



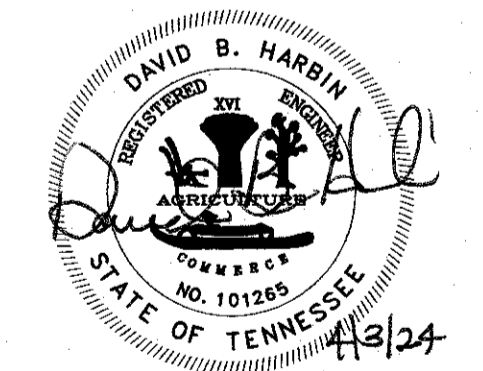
TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"
* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER



SCALE: 1"=100' HORIZ
1"=10' VERT.



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - 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 4.865 ACRES SUBDIVIDED INTO 14 SINGLE FAMILY DETACHED HOUSES WITH A GARAGE AND 3 COMMON AREA LOTS.
 - THIS PROPERTY IS ZONED PR @ 3 DU/ACRE
 - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
 - UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOR UTILITY 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' (UNLESS CONTROLLED BY THE PERIPHERAL SETBACK)
SIDE- 5'
15'/25' PERIPHERAL SETBACK IS REQUESTED. SEE MAP FOR LOCATIONS.
 - EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 - NO VARIANCES REQUESTED.
 - LOT 1 SHALL HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.
 - THE 35' PERIPHERAL SETBACK ALONG NORTHSHORE DR & HARVEY RD IS MEASURED FROM A DISTANCE OF 20' FROM CENTERLINE.



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 TITLED AND DESCRIBED IN
A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
David B. Harbin
PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 101260 DATE: 4/3/24

OWNER/DEVELOPER
BODAK LLC
C/O JIM BODAK
2209 HENGE POINT LANE
KNOXVILLE, TN 37922
(865) 250-5171

4-SD-24-C/4-F-24-DP

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 589-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SEW	3/25/24	KKCP COMMENTS					
CHECKED	DBH	3/25/24						

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2" INTERVAL

DATE
2/21/24

DEED REFERENCES: INSTR. #200307020001693

1"=50'

CONCEPT PLAN & ROAD PROFILE FOR
BODAK LLC ON NORTHSHORE DRIVE
TAX MAP 169 PARCEL 8
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25572-C
SHEET 1 OF 1 SHEET(S)
Q:\25572\25572-C3.DWG