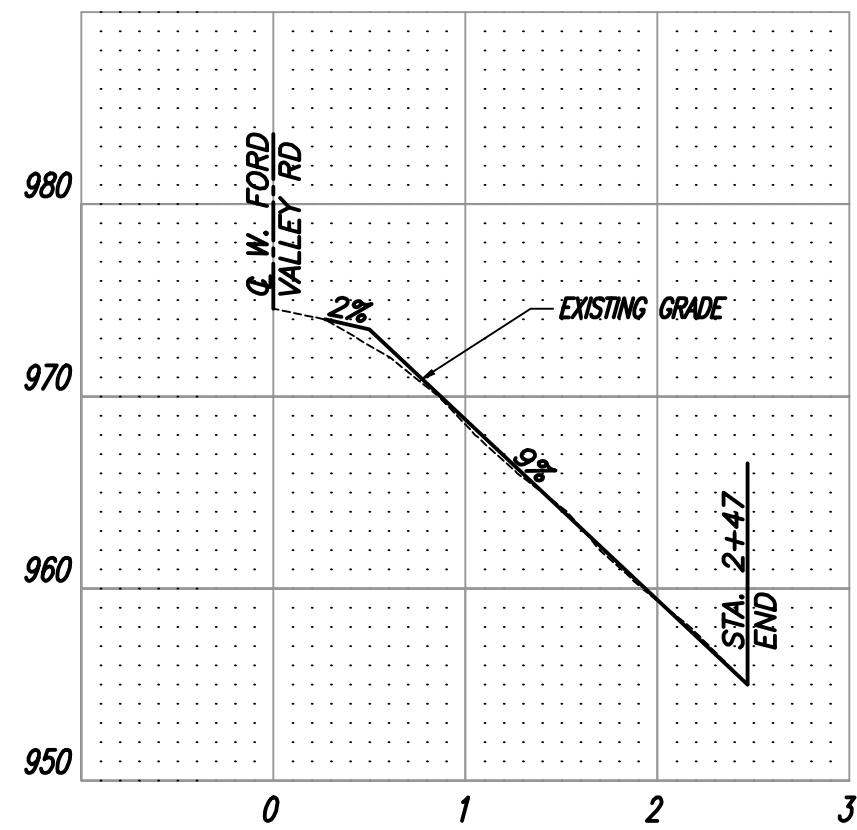


PROFILE "A"
SCALE: 1"=100'H
10'V



PROFILE "B"
SCALE: 1"=100'H
10'V

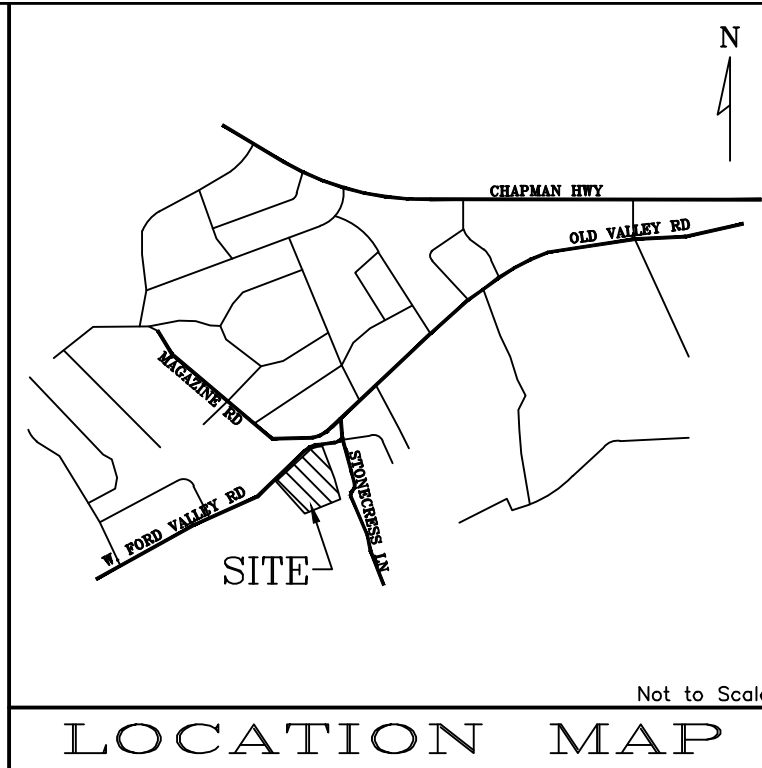


5-SB-17-C
Revised: 4/26/2017

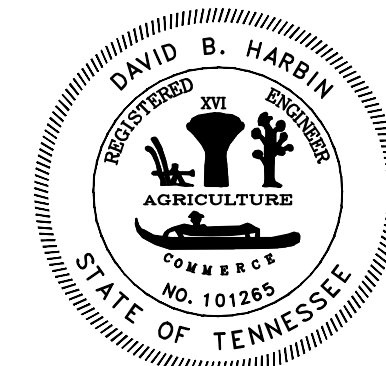
OWNER:
HARRY OLIVER
424 W. FORD VALLEY RD
KNOXVILLE, TN 37920

DEVELOPER:
RON KILGORE
2300 CLIPPER LANE
KNOXVILLE, TN 37922
PHONE: (865) 567-3641

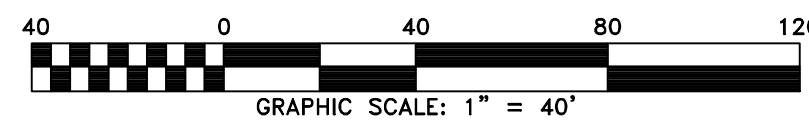
DEED REFERENCE: DEED BOOK 686, PAGE 364



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 5.01 ACRES SUBDIVIDED INTO 8 SINGLE FAMILY DETACHED LOTS.
 - THIS PROPERTY IS ZONED R-1 AND AGRICULTURAL.
 - UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 - NO VARIANCES REQUESTED.
 - DRIVEWAYS FOR LOTS 7 & 8 MUST BE INSTALLED AT THE LOCATION SHOWN IN ORDER TO MEET SIGHT DISTANCE REQUIREMENTS. DRIVEWAY LOCATIONS FOR LOTS 1-6 MEET SIGHT DISTANCE REQUIREMENTS WITHOUT RESTRICTIONS.
 - LOTS 1-3, 6-8 SHALL HAVE A TURN-AROUND ON ITS DRIVEWAY.



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 ANY REVISIONS THEREON, ALL 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 _____
TENNESSEE CERTIFICATE NO. _____



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473

1	4/23/17	MPG COMMENTS
REV.	DATE	REVISION DESCRIPTION
CONCEPT PLAN FOR KILGORE PROPERTIES W. FORD VALLEY ROAD		
TAX MAP 123MF, PARCELS 10 & 11		SCALE 1"=40'
DISTRICT 9, KNOX COUNTY, TN CITY BLOCK #27590 27TH WARD, CITY OF KNOXVILLE		DRAWN BY DATE 03/21/17
CONTOUR INTERVAL=2'		DRAWING NUMBER 25015-C

01/25/15/25015-C1.DWG