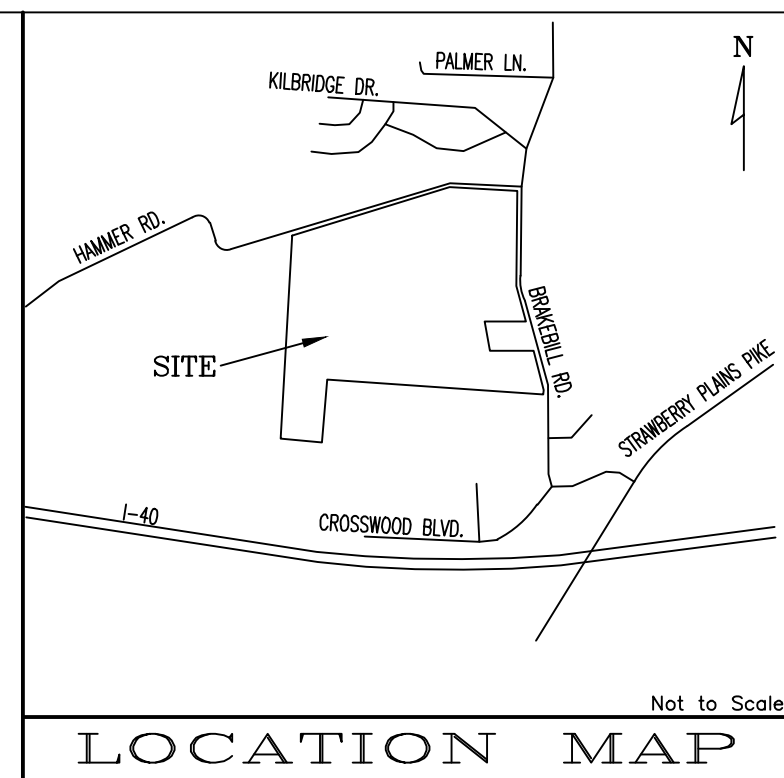
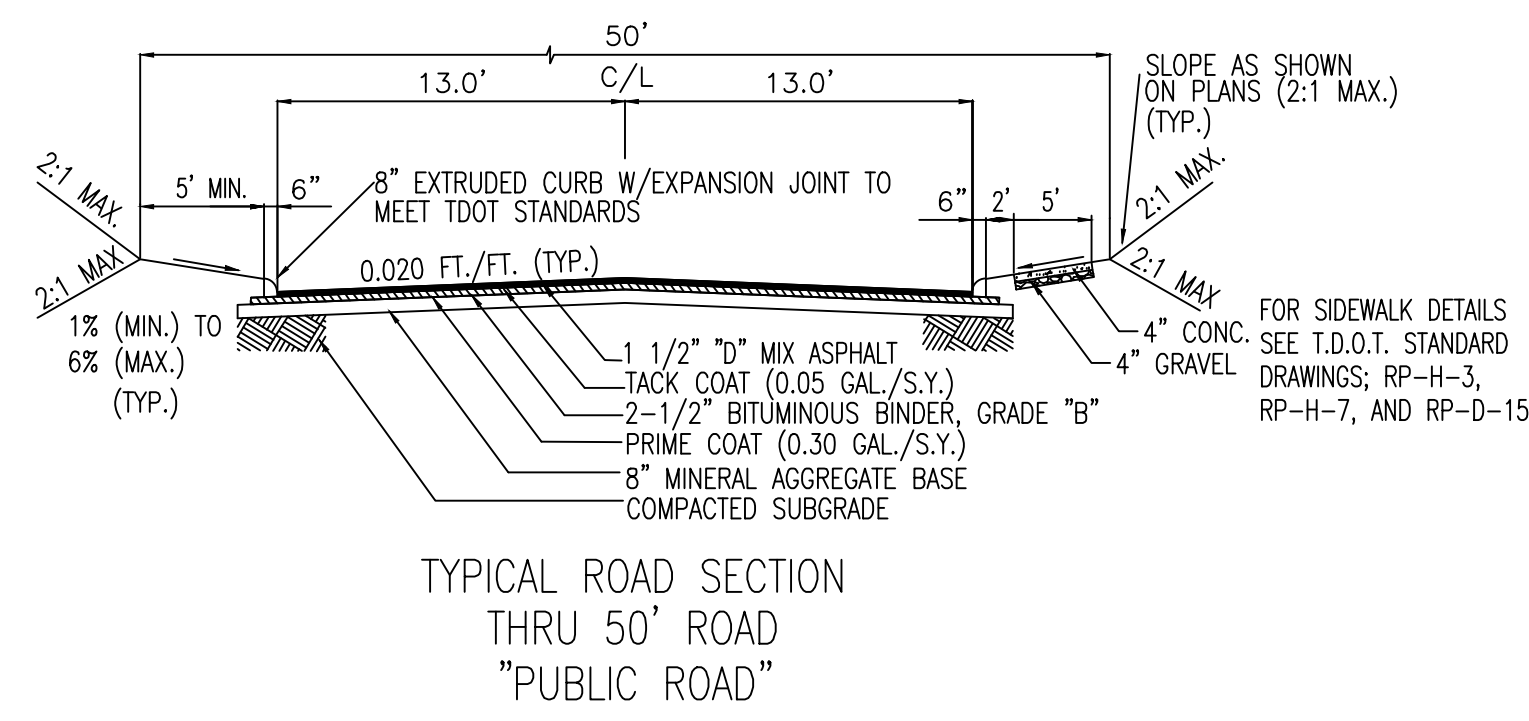


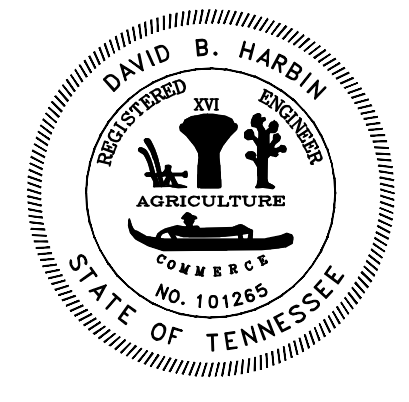


- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS ALONG ALL ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 94.90 ACRES. 76.76 ACRES IS SUBDIVIDED INTO 301 SINGLE FAMILY DETACHED LOTS. 14.04 ACRES IS PROPOSED FOR AN APARTMENT DEVELOPMENT. 4.10 ACRES IS PROPOSED FOR AN INDOOR STORAGE FACILITY. APARTMENT DEVELOPMENT AND INDOOR STORAGE FACILITY WILL BE SUBMITTED FOR MPC APPROVAL AT A LATER DATE.
 5. THIS PROPERTY IS ZONED PR (PENDING COUNTY COMMISSION APPROVAL).
 6. ALL ROAD PROFILES ARE BASED ON KOIS TOPOGRAPHY.
 7. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY BHPH.
 9. VARIANCES APPROVED BY THE METROPOLITAN PLANNING COMMISSION ON ITS MAY 10, 2018 MEETING ARE AS FOLLOWS:
a) HORIZONTAL CURVE LENGTH FROM 250' TO 200', STA 17+75, ROAD "B"
b) VERTICAL CURVE LENGTH FROM 175' TO 105', STA 10+60, ROAD "H"
c) VERTICAL CURVE LENGTH FROM 230.25' TO 150', STA 1+50, ROAD "I"
d) VERTICAL CURVE LENGTH FROM 250.75' TO 175', STA 3+35, ROAD "I"
e) VERTICAL CURVE LENGTH FROM 93.75' TO 75', STA 0+50, ROAD "I"
 10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 11. MINIMUM FLOOR ELEVATION FOR LOTS 233 & 234 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN OR ADJACENT TO THAT LOT.
 12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 13. ROADWAY GRADES AT INTERSECTIONS OF UP TO 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING.
 14. MINIMUM FLOOR ELEVATION FOR LOTS 6, 7, 60, 62, 83, 106 & 107 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN OR ADJACENT TO THAT LOT.



5-SB-18-C / 5-E-18-UR

OWNER/DEVELOPER:
VERTEX DEVELOPMENT TN, LLC
c/o STEVE BETHEL
228 CASTLEDOWNS LANE
KNOXVILLE, TN 37902
PHONE: (865) 384-8124



 BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: 865-588-6472 FAX: 865-588-6473	DESIGNED DBH							SCALE 1" = 100'	DEED REFERENCES: INSTR. #200005120031972 DEED BOOK 2311, PAGE 995	CONCEPT PLAN FOR VERTEX DEVELOPMENT, LLC-BRAKEBILL RD. CLT MAP 72, PARCELS 267 & 267.01 DISTRICT 8, KNOX COUNTY, TENNESSEE		25040-SP1
	DRAWN SEW											
	1 1/7/15	REVISED PER COUNTY COMMENTS										
	CHECKED DBH											SHEET 1
		NO.	DATE	REVISION		APPR.						Q:\25040\25040-C-4-27-18.dwg