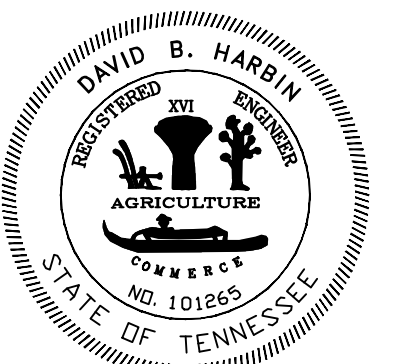
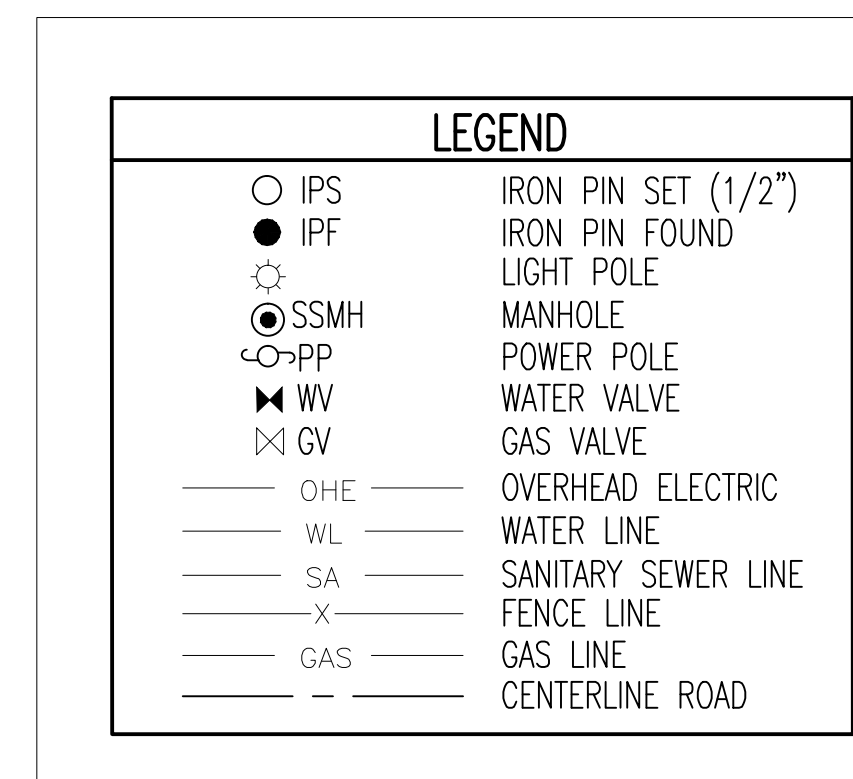
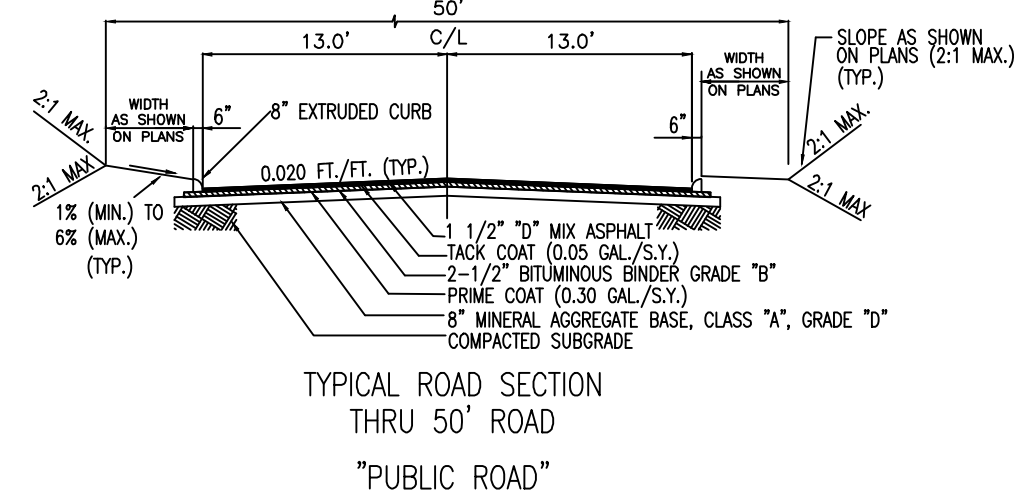
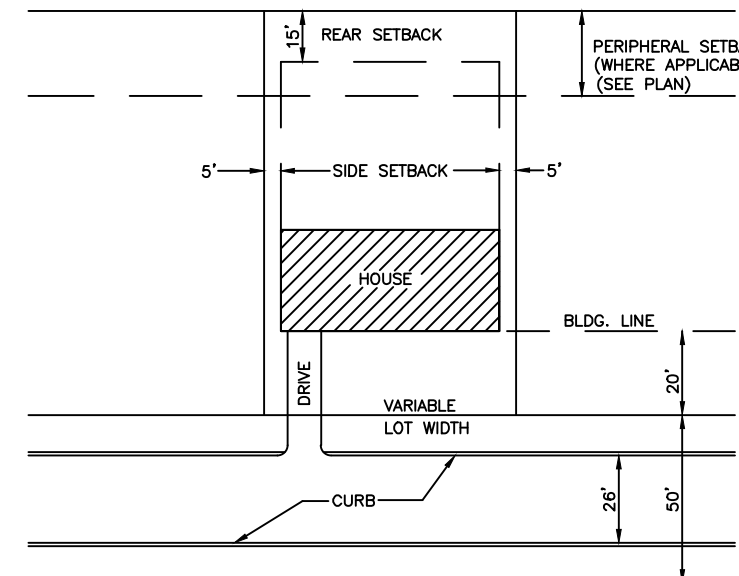


- NOTES:**
1. IRON PINS FOUND (PPF) SHOWN ON PLAT. ALL OTHERS SET BY BHP&AP, UNLESS NOTED OTHERWISE ON PLAT.
  2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL ROOMS. 15' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.
  3. SANITARY SEWER EASEMENT OF 15', 7.5" EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  4. THIS PROPERTY IS ZONED PR (PENDING).
  5. THIS SUBDIVISION CONTAINS 16.43 ACRES AND IS SUBDIVIDED INTO 46 SINGLE FAMILY DETACHED LOTS, 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
  6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT.....20'  
SIDES.....15'  
REAR.....15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
  7. NO VARIANCES REQUIRED
  8. UTILITY PROVIDERS:  
WATER: KNOXVILLE UTILITIES BOARD  
SEWER: KNOXVILLE UTILITIES BOARD  
ELECTRICITY: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T SOUTHEAST
  9. BOUNDARY SURVEY BY BHP&P
  10. EXISTING GROUND LINE FOR THE ROAD PROFILES BASED ON KIDS TOPO
  11. ROADWAY GRADIES OF UP TO 3% AT INTERSECTIONS HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING.
  12. ALL LOTS TO HAVE ACCESS TO INTERIOR ROADS ONLY, EXCEPT LOTS 45 & 46 TO HAVE ACCESS TO CAIN ROAD.
  13. A 3% PERIPHERAL SETBACK IS ESTABLISHED ON ALL LOTS, EXCEPT FOR LOTS 10, 11, 37 & 46 WHERE A 25' PERIPHERAL SETBACK IS ESTABLISHED.



### CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_

OWNER/DEVELOPER  
ALEKSANDR & DANA BOTEZAT  
5101 CAIN RD  
KNOXVILLE, TN 37921  
PHONE: (865)

25077-C

SHEET 1 OF 2 SHEET(S)

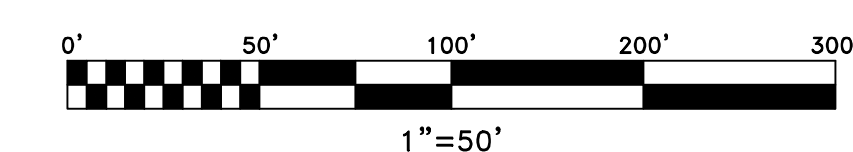
Revised: 4/24/2018

5-SC-18-C  
5-F-18-UR

SCALE  
1"= 50'

DATE \_\_\_\_\_

DEED REFERENCES: INSTR. #201402060046507



SITE PLAN FOR  
BOTEZAT PROPERTY, CAIN ROAD

CLT MAP 92 PARCEL 102  
DISTRICT 5, KNOX COUNTY, TENNESSEE



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

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