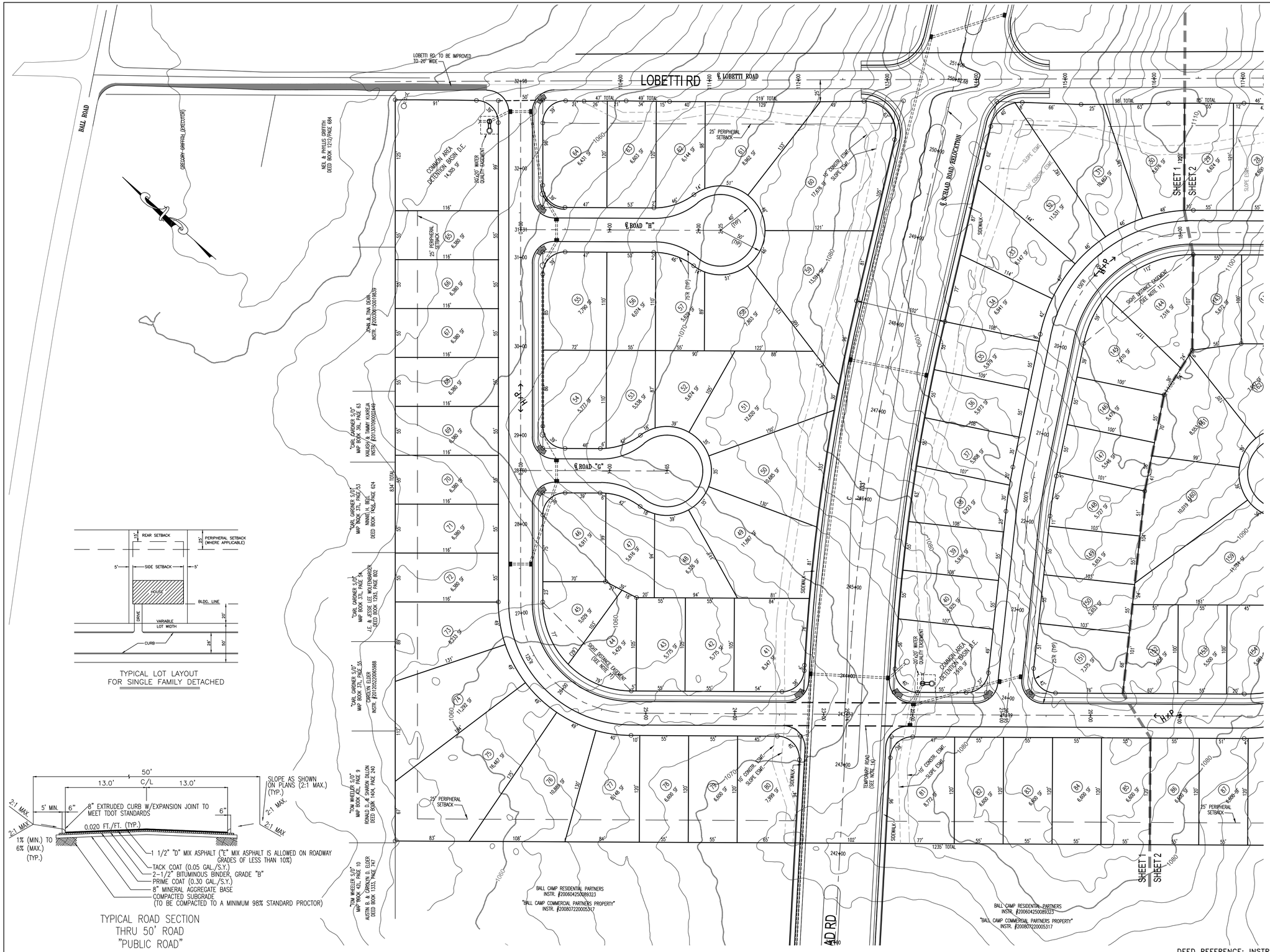

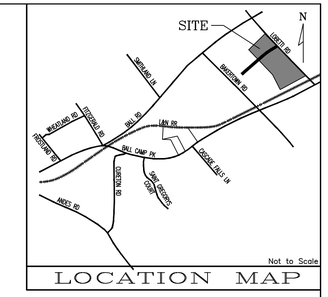

LOCATION MAP

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND 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 37.33 ACRES SUBDIVIDED INTO 164 SINGLE FAMILY DETACHED LOTS, 5 COMMON AREAS AND PUBLIC RIGHT-OF-WAY.
5. THIS PROPERTY IS ZONED RP-1 (PENDING)
6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
7. UTILITIES:
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   SEWER: WEST KNOX UTILITY DISTRICT
   ELECTRIC: KNOXVILLE UTILITIES BOARD
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   c) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "B", STA 8+00
   d) HORIZONTAL CURVE RADIUS FROM 250' TO 150', ROAD "B", STA 19+00
   e) VERTICAL CURVE LENGTH FROM 121' TO 75', ROAD "A", STA 23+75
   f) VERTICAL CURVE LENGTH FROM 159' TO 100', ROAD "B", STA 15+95
   g) TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150' TO 65', ROAD "E", STA 1+83 TO STA 2+48
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TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED

TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

5-SD-17-C / 5-G-17-UR
Revised: 5/24/2017

DAVID B. HARBIN
REGISTERED
AGRICULTURE
NO. 101269
STATE OF TENNESSEE

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 ACCOMPANYING DRAWINGS, 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. _____

OWNER/DEVELOPER:
VERTEX DEVELOPMENT TN, LLC
C/O STEVE BETHEL
121 ANCHOR DR
ANDERSONVILLE, TN 37705
PHONE: (865) 384-8124

DEED REFERENCE: INSTR. #201006140077873

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 ###
DRAWN ###
CHECKED ###

NO.	DATE	REVISION	APPR.
2	05/23/17	MPC COMMENTS	
1	04/24/17	MPC COMMENTS	

SCALE 1"= 50'

DATE 03/22/17

~~5-SE-17-C~~
~~5-F-17-UR~~

0' 50' 100' 150' 200'
1"=50'

CONCEPT & DEVELOPMENT PLAN FOR
VERTEX DEVELOPMENT-LOBETTI ROAD
TAX MAP 91, PART OF PARCEL 204
DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-C1

SHEET 1 OF 4 SHEET(S)

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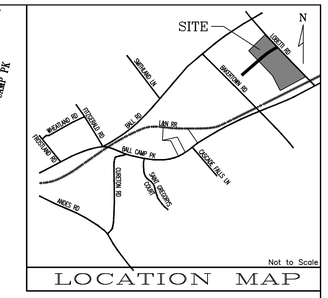

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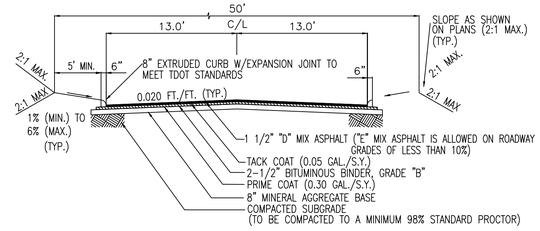

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5-SD-17-C / 5-G-17-UR
Revised: 5/24/2017

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25006-C2

SHEET 2 OF 4 SHEET(S)

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