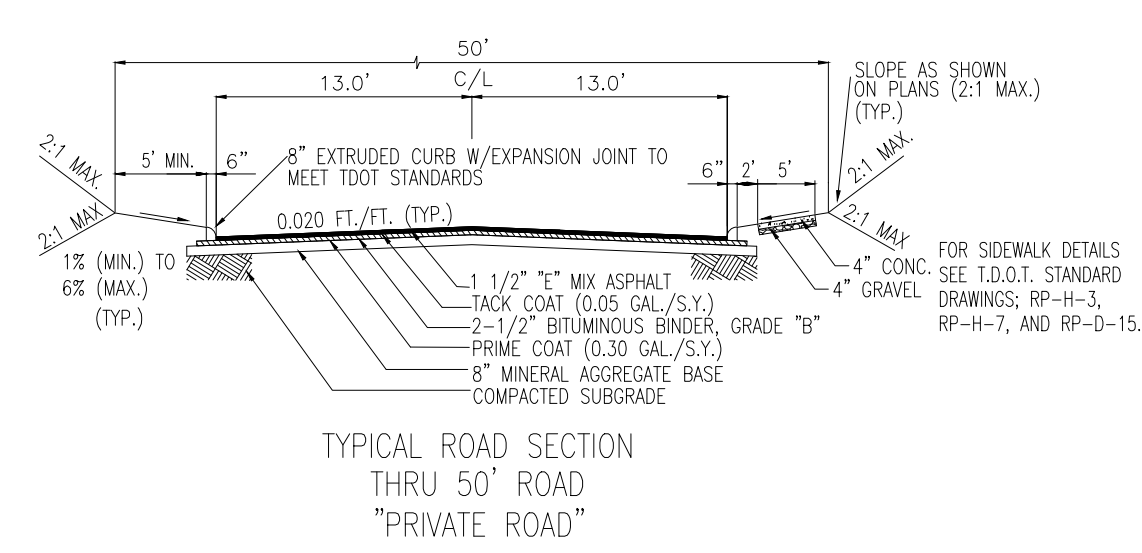
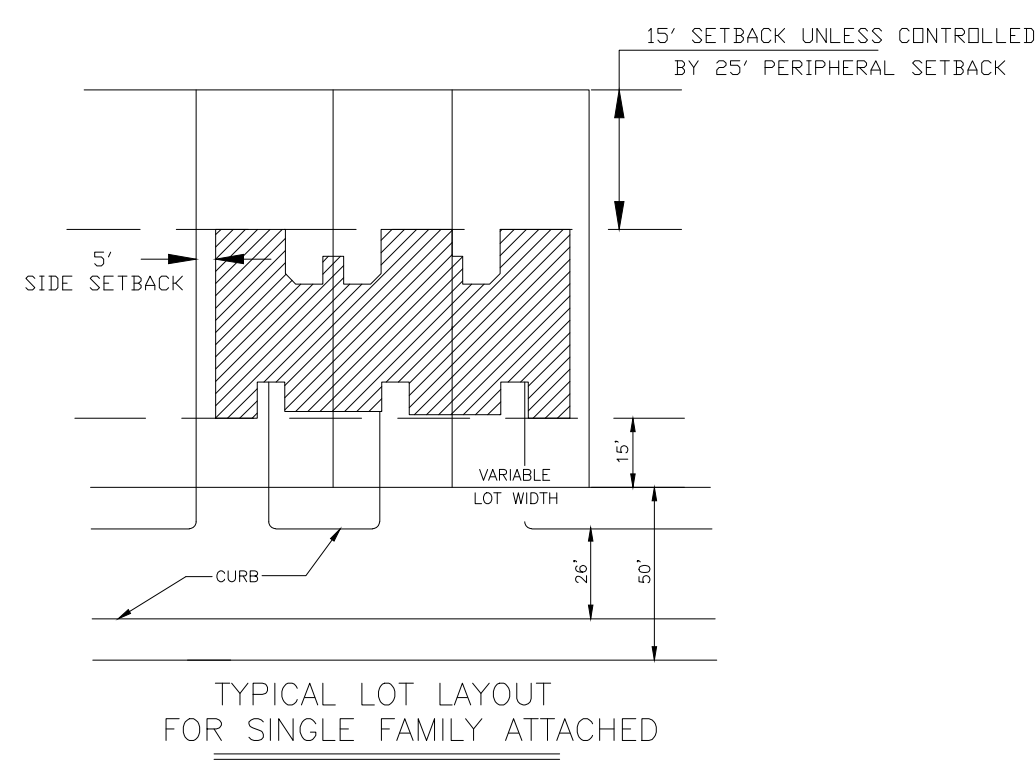


- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 9.870 ACRES SUBDIVIDED INTO 93 SINGLE FAMILY ATTACHED LOTS AND 10 COMMON AREAS.
  - THIS PROPERTY IS ZONED PRC 10 DU/AC.
  - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
  - UTILITIES:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: LCUB  
GAS: KUB  
TELEPHONE: BELLSOUTH
  - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 15'  
REAR- 15'  
SIDE- 5' (0' UNDER BUILDINGS)
  - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
  - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING IS AS FOLLOWS:  
a) ROADWAY GRADE FROM 12% TO 15% FROM STA 0+90 TO 4+94 ROAD "A"  
b) VERTICAL CURVE LENGTH FROM 267' TO 165', STA 0+90 ROAD "A" (K VALUE FROM 25 TO 15.5)
  - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING FOR INTERSECTION ROADWAY GRADES ARE AS FOLLOWS:  
a) FROM 1.00% TO 4.32% STA 0+10 TO STA 0+90 ROAD "A"  
b) FROM 1.00% TO 3.00% STA 0+13 TO STA 0+50 ROAD "B"  
c) FROM 1.00% TO 3.00% STA 1+50 TO STA 2+12 ROAD "B"  
d) FROM 1.00% TO 3.00% STA 0+13 TO STA 0+45 ROAD "D"  
e) FROM 1.00% TO 2.00% STA 0+13 TO STA 2+99 ROAD "E"

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.

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.



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.

PROFESSIONAL ENGINEER  
TENNESSEE LICENSE NO. \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER/DEVELOPER  
ARCIP HOROBET  
3105 W. GALLAHER FERRY RD.  
KNOXVILLE, TN 37932  
PHONE: (865) 607-1167

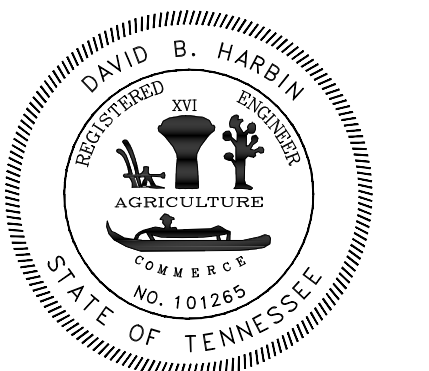
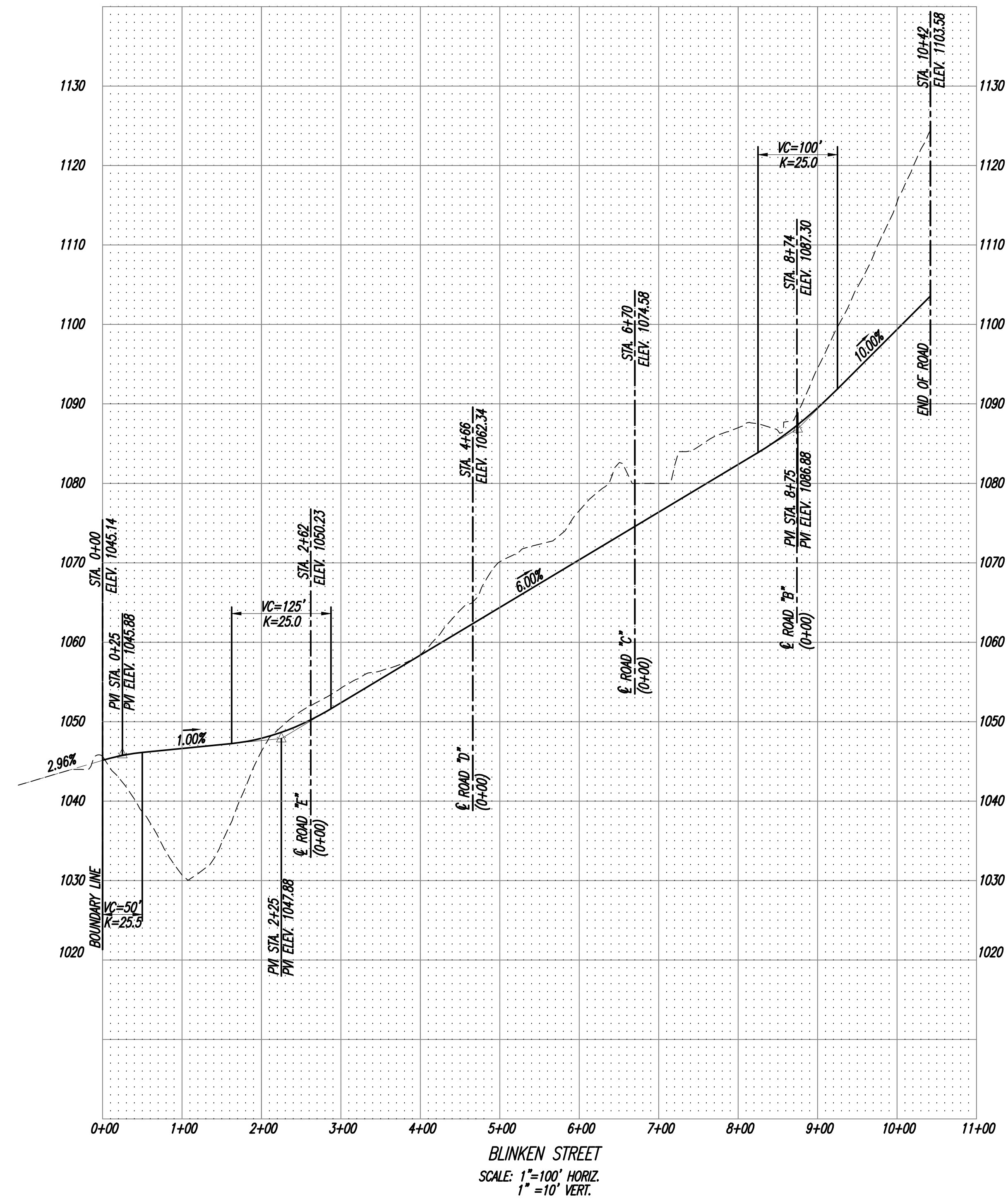
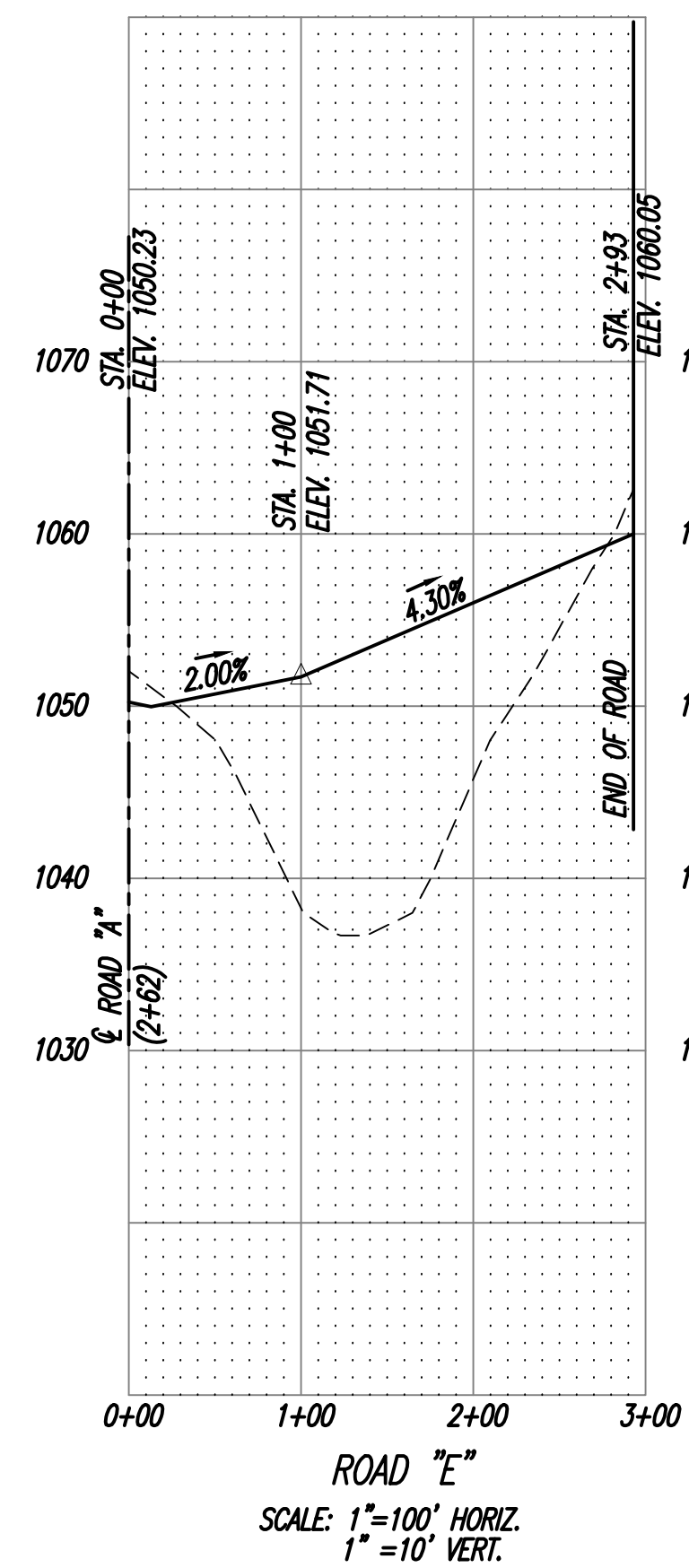
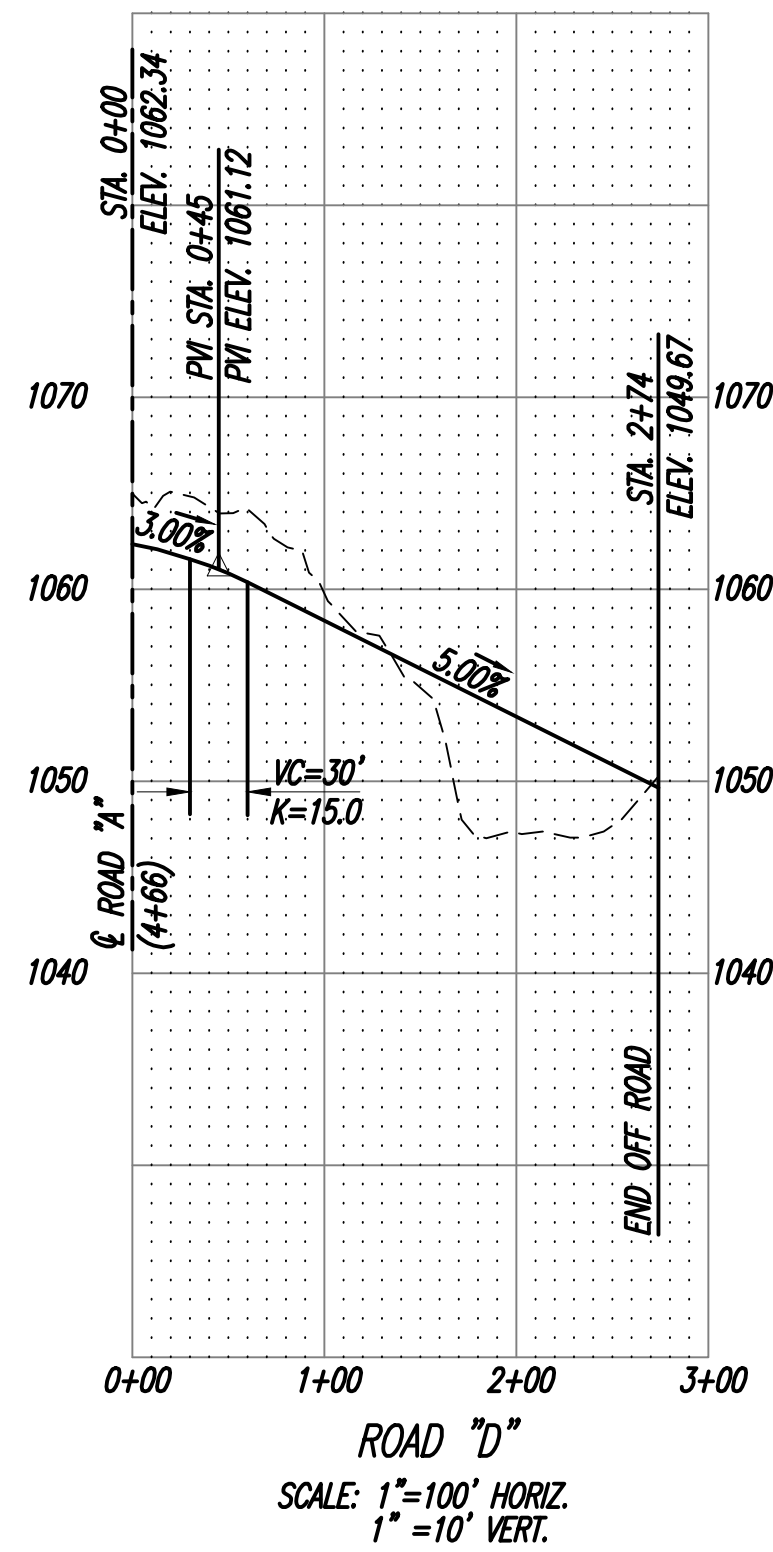
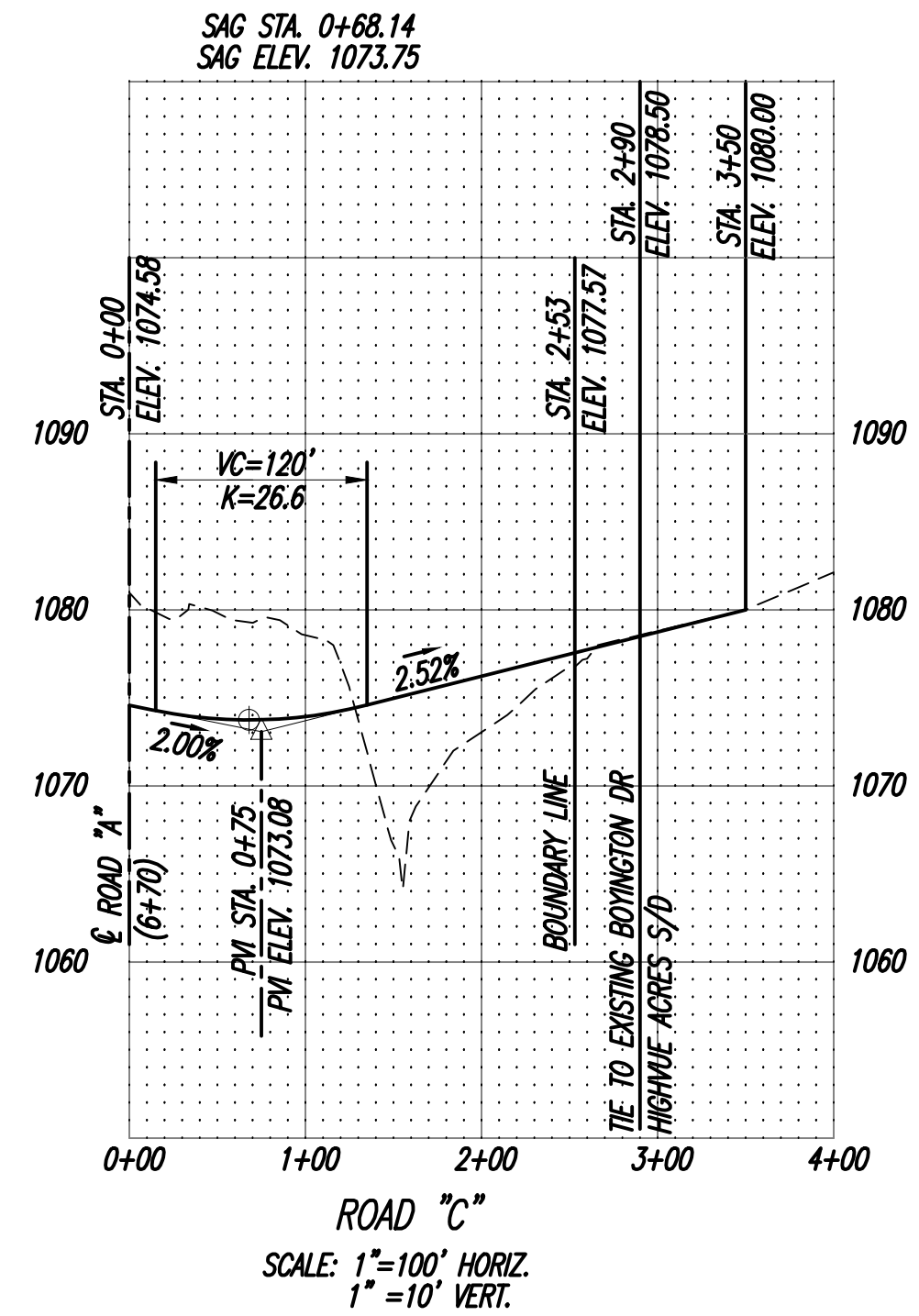
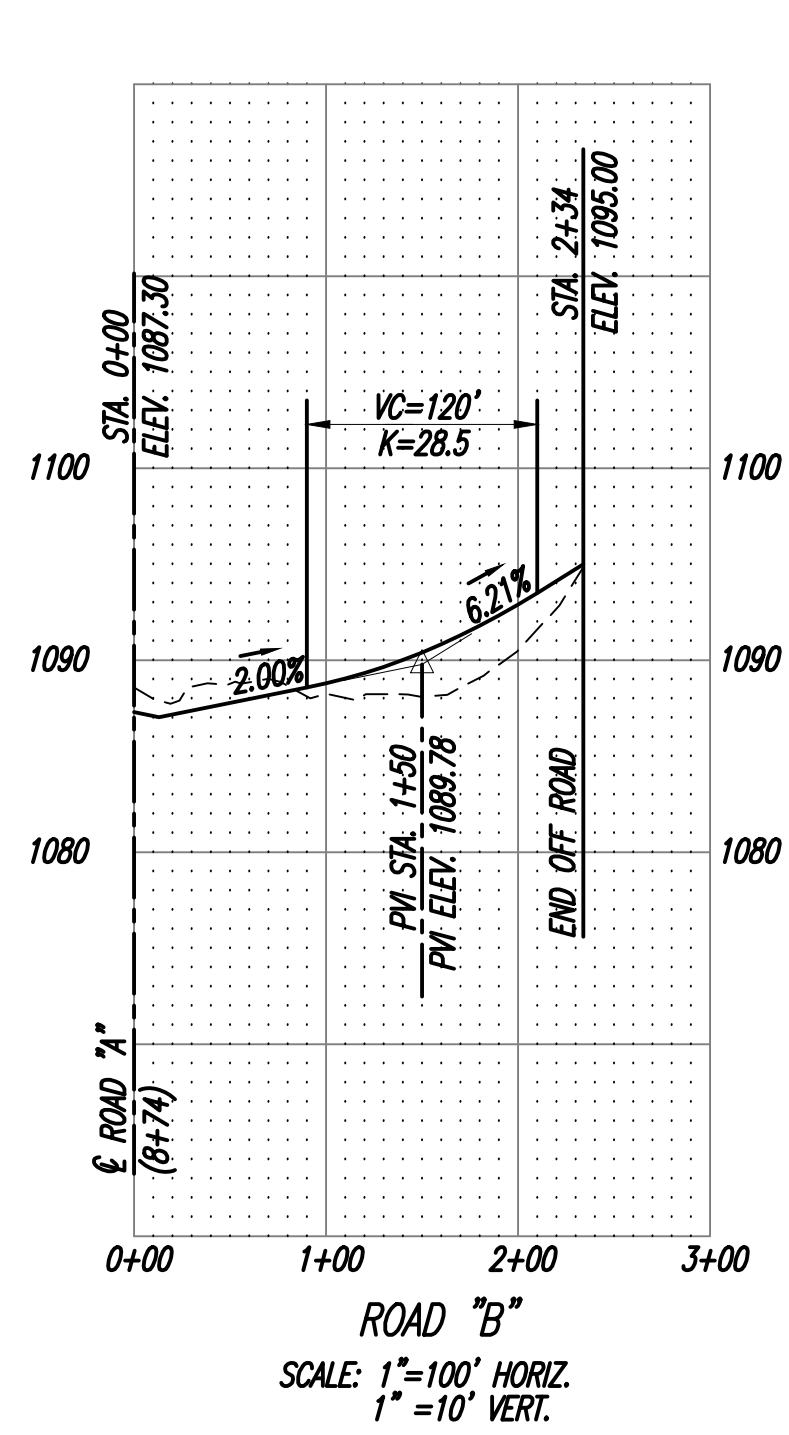
**BATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD								
CHECKED	DBH								

SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 2" = 100'  
DATE  
5/29/24  
DEED REFERENCE: INSTR. #202402010036844  
1" = 50'

CONCEPT & DEVELOPMENT PLAN FOR  
**HOROBET ON BOB GRAY ROAD**  
TAX MAP 118 PARCEL 71  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-SP  
SHEET 1 OF 3 SHEET(S)  
Q:\25545\25545.DWG



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	DBH								
DRAWN	TPD								
CHECKED	DBH								
	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.	

DATE  
4/17/24

ROAD PROFILES FOR  
HOROBET ON BOB GRAY ROAD  
TAX MAP 118 PARCEL 71  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-RP  
SHEET 2 OF 3 SHEET(S)

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