

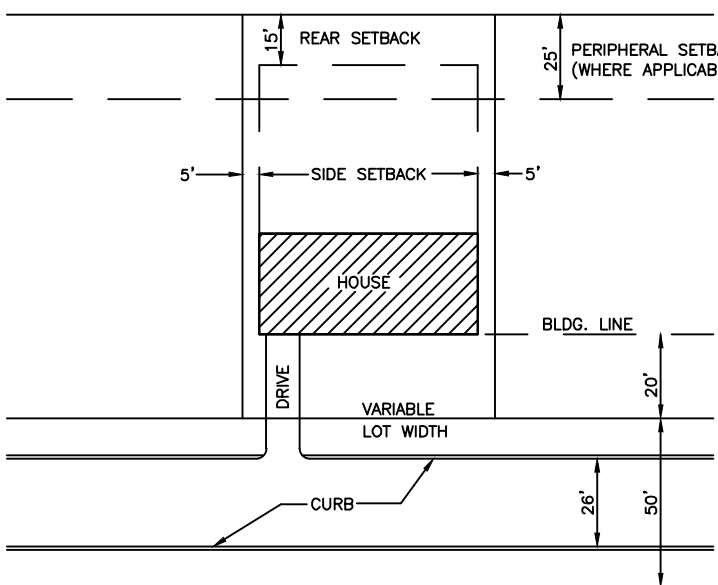
NOTE:

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

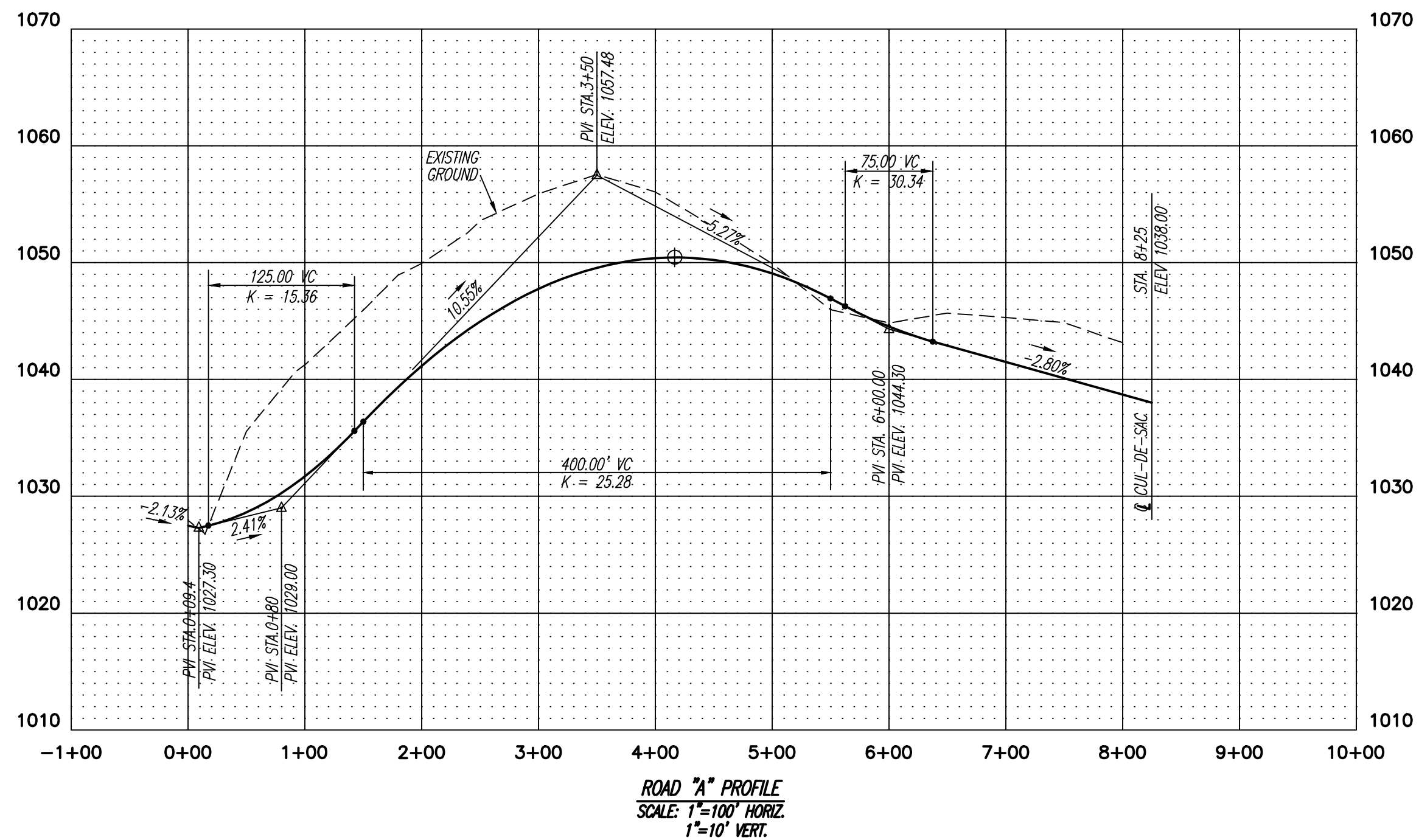
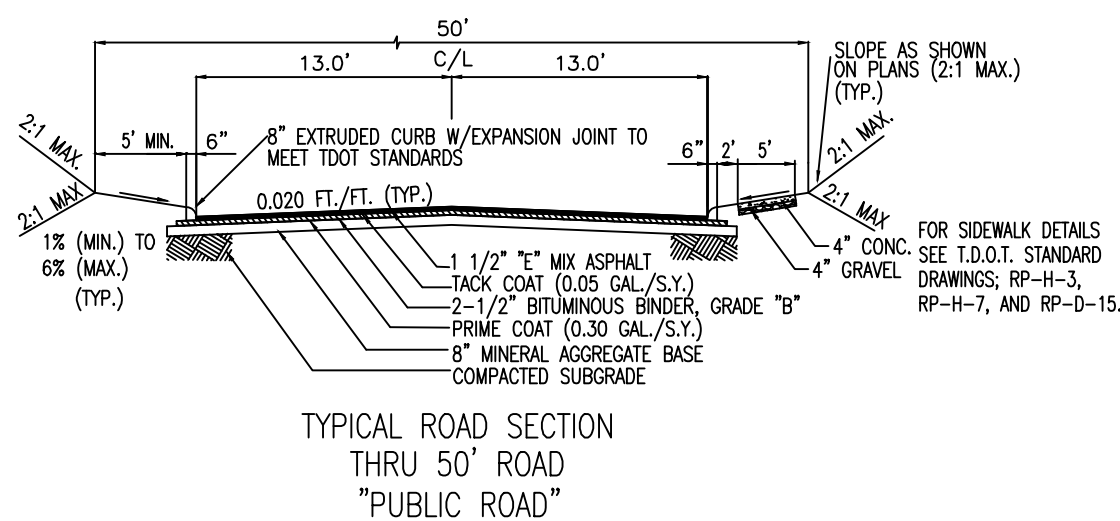
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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.

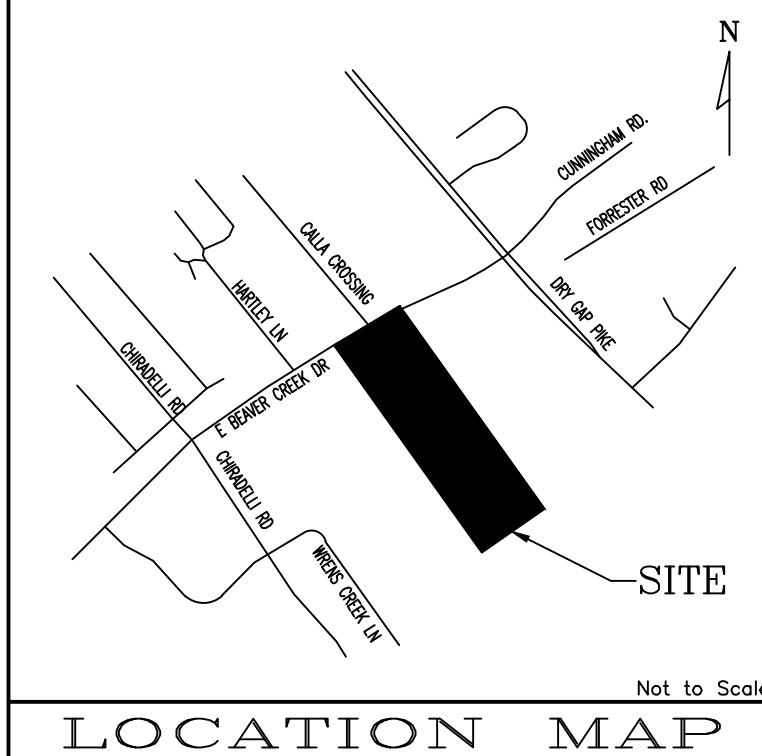


TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED



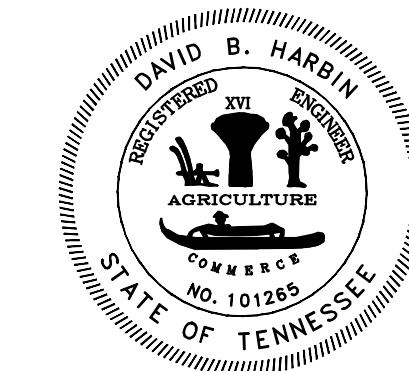
6-SD-19-C
6-C-19-UR

Revised: 5/28/2019



NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS. 5' 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 6.56 ACRES AND IS SUBDIVIDED INTO 31 SINGLE FAMILY DETACHED LOTS, 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT.....20'
SIDES.....5'
REAR.....15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
7. UTILITY PROVIDERS:
WATER: HALLSDALE POWELL
SEWER: HALLSDALE POWELL
ELECTRICITY: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
8. BOUNDARY SURVEY BY OTHERS
9. EXISTING GROUND LINE FOR THE ROAD PROFILES BASED ON KGIS CONTOURS.
10. REQUESTED VARIANCE:
REDUCTION OF THE VERTICAL CURVE LENGTH FROM 203.50' TO 125.00' AT STATION 0+50, HARDSHIP, TOPOGRAPHY.
11. REDUCTION OF THE PERIPHERAL SETBACK FROM 35' TO 25' IS REQUESTED TO ALLOW FUTURE HOMEOWNERS TO CONSTRUCT A POOL.



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 REMITIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER

TENNESSEE CERTIFICATE NO. _____

DEVELOPER

TRANTANELLA CONSTRUCTION CO.
C/O DAVID TRANTANELLA
8001 CONNER RD # B
POWELL, TN 37849
PHONE: (865)-938-7200

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.

CONCEPT AND DEVELOPMENT PLAN & ROAD PROFILE FOR
TRANTANELLA CONSTRUCTION CO. - E. BEAVER CREEK DR.
"O T TINDELL FARM S/D"
TAX MAP # 47, PARCEL 233
DISTRICT 6, KNOX COUNTY, TENNESSEE

25165-C

SHEET 1 OF 1 SHEET



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 EEG

CHECKED

15-28-19

KKCP COMMENTS

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2"= 10' INTERVAL

DATE

05/28/19

PLAT REFERENCE: MAP BOOK 13, PAGE 81
DEED REFERENCE: INSTR. #200903120057049

