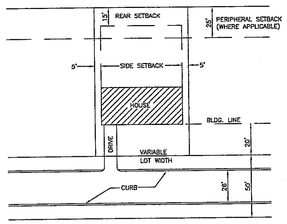
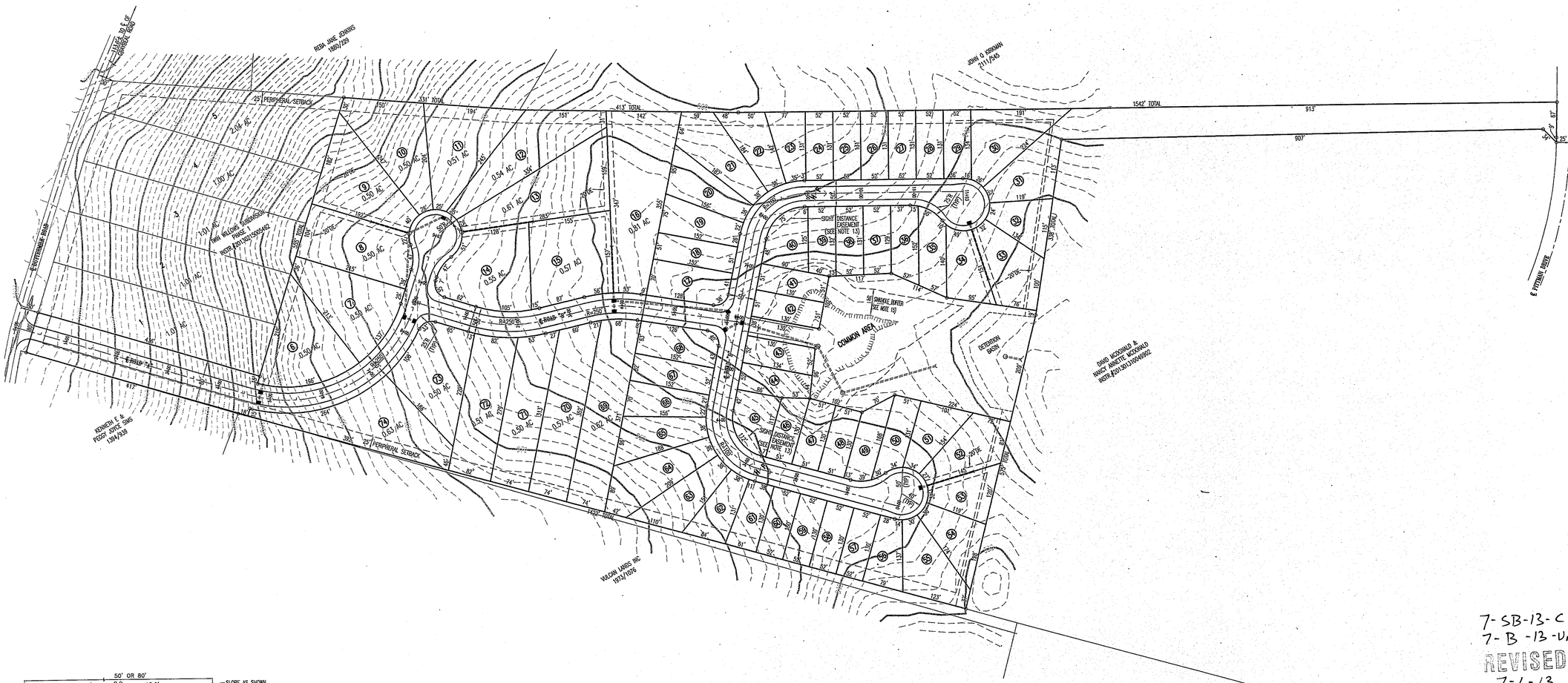
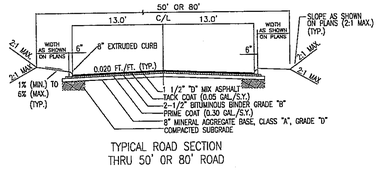


TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED
"PUBLIC ROAD"





TYPICAL ROAD SECTION
THRU 50' OR 80' ROAD
"PUBLIC ROAD"

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJE T TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTI ON EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE O INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EAC I SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 32.04 ACRES SUBDIVIDED INTO 74 SINGLE FAMILY DETACHED LOTS & COMMON AREA.
5. THIS PROPERTY IS ZONED PR @ 2.5 DU /ACRE.
6. ALL ROAD PROFILES ARE BASED ON KNO VILLE/KNOX COUNTY GIS CONTOURS.
7. UTILITIES:
   WATER: WEST KNOX UTILITY DISTRICT
   SEWER: WEST KNOX UTILITY DISTRICT
   ELECTRIC: LENOIR CITY UTILITY BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: BELLSOUTH
8. VARIANCES REQUIRED
   A. HORIZONTAL CURVE RADIUS FROM 250 FEET TO 100 FEET STA. 3+50, ROAD "C"
   B. HORIZONTAL CURVE RADIUS FROM 250 FEET TO 100 FEET STA. 8+50, ROAD "C"
   C. ROADWAY GRADE AT AN INTERSEC ON FROM 1% TO 5% FROM STA. 0+10 TO STA. 0+60, ROAD "A"
   D. ROADWAY GRADE FROM 12% TO 1% FROM STA. 0+60 TO STA. 7+75, ROAD "A"
9. INTERSECTION ROADWAY GRADES BETWEE 1% AND 3% HAVE BEEN REQUIRED AND ARE APPROVED BY THE KNOX COUNTY DEPAR MENT OF ENGINEERING AND PUBLIC WORKS.
10. COMPACTION TESTING PURSUANT TO THE REQUIREMENT OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS WI L BE REQUIRED FOR ALL FILL AREAS.
11. BOUNDARY SURVEY BY OTHERS.
12. VEHICULAR ACCESS FOR LOT 30 WILL B RESTRICTED TO INTERIOR ROAD SYSTEM.
13. VEGETATION OR ANY OTHER STRUCTURE HAT MAY IMPEDE THE VISION OF THE TRAVELING PUBLIC IS NOT ALLOWED WITHIN THE SIX IT DISTANCE EASEMENT.
14. NO BUILDING IS ALLOWED WITHIN THE C OSED CONTOURS OF THE SINKHOLE DEPRESSION.
15. A GEOTECHNICAL REPORT WILL BE REQU IED TO STUDY THE SOIL STABILITY TO SUSTAIN A STRUCTURE, IF ANY BUILDING IS PROPOSE WITHIN THE 50' SINKHOLE BUFFER. THIS REPORT MUST BE APPROVED BY THE KNOX COU TY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. THIS REPORT WILL BE REQUIRED FOR LOTS 41-44.

DAVID B. HARBIN
REGISTERED ENGINEER
STATE OF TENNESSEE
NO. 101265
6/20/13

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. 101265

7-SB-13-C
7-B-13-UR
REVISED
7-1-13

OWNER:
SCOTT & HOPE DAVIS
P.O. BOX 11315
KNOXVILLE, TN 3793

DEVELOPER:
TWIN WILLOWS CONSTRUCTION, LLC.
ADAM HUTSELL
2911 WILLIAMS ROAD
KNOXVILLE, TN 3793
PHONE: (865) 235-895

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 KHL
CHECKED DBH

NO.	DATE	REVISION	APPR.
1	6/20/13	MPC COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 2' INTERVAL

DATE
05/14/13

DEED REFERENCES: INSTR. # 200511220046020

0' 100' 200' 300' 400'
1"=100'

CONCEPT & DEVELOPMENT PLAN FOR
TWIN WILLOWS SUBDIVISION
TAX MAP 129, PARCELS 142, 142.07 - 142.11
DISTRICT 6, KNOX COUNTY, TENNESSEE

24775-SP

SHEET 1 OF 2 SHEET(S)

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