

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:

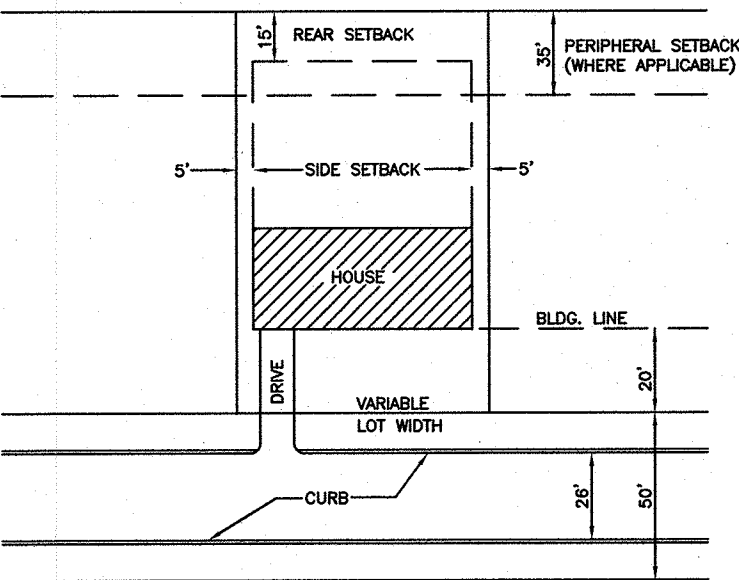
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:

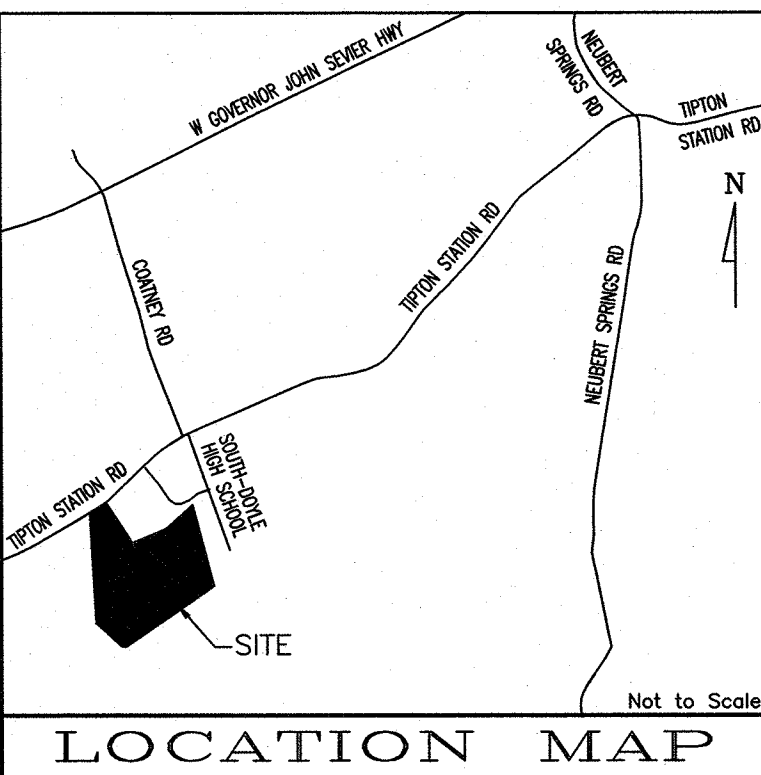
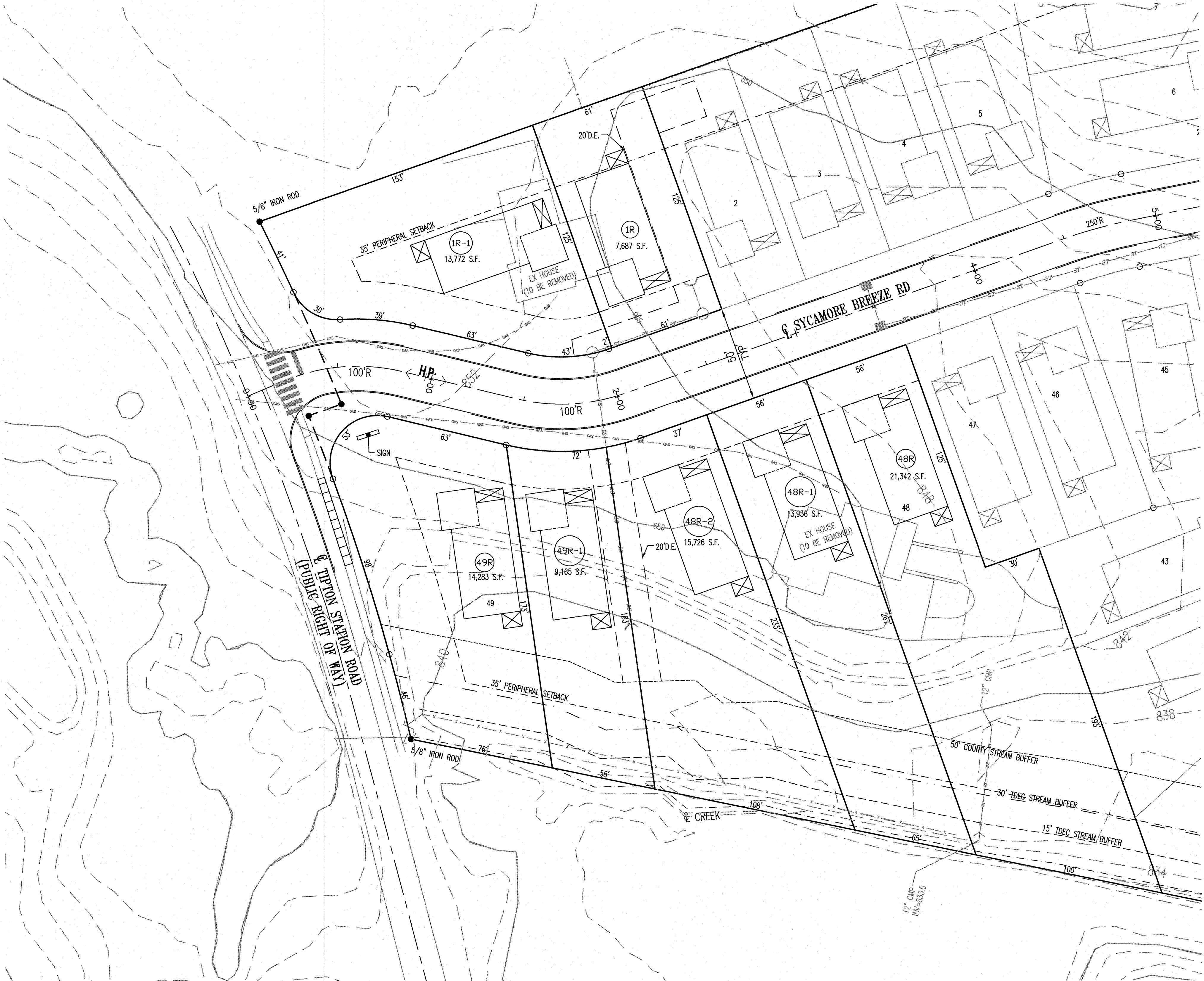
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY.

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 ACC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.

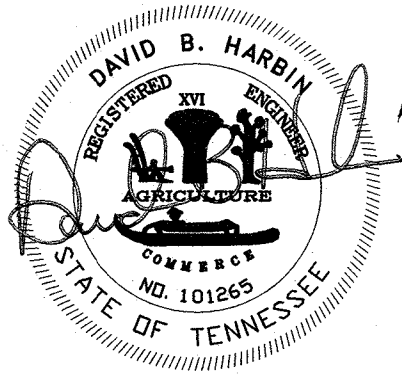
OSHA RULES SHALL BE ABIDED BY.



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED



- 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 2.47 ACRES SUBDIVIDED INTO 7 DETACHED SINGLE FAMILY LOTS.
 5. THIS PROPERTY IS ZONED PR (PENDING).
 6. ALL SURVEY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY MAP PROVIDED BY MBI ASSOCIATES ON AUGUST 16, 2023. ROAD PROFILES ARE BASED ON THIS INFORMATION.
 7. UTILITIES:
WATER: KNOX CHAPMAN UTILITY DISTRICT
SEWER: KNOX CHAPMAN UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T
CABLE TV: COMCAST
 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
REAR- 15'
SIDE- 5'
A 35' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS
 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON SURVEY PROVIDED BY MBI ASSOCIATES. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 11. THE 25' STREAM BUFFER MUST REMAIN IN ITS UNDISTURBED STATE. GRADING MAY BE ALLOWED BETWEEN THE 25' AND 50' BUFFER HOWEVER NO PAVEMENT OR OTHER IMPERVIOUS SURFACE IS ALLOWED. SLOPES MUST BE RE-VEGETATED.
 12. GRADING FOR SIDEWALKS ALONG SYCAMORE BREEZE RD WILL BE PROVIDED.



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

OWNER/DEVELOPER
CMH HOMES, INC
500 CLAYTON ROAD
KNOXVILLE, TN 37804
(865) 380-3000

7-SJ-26-C/7-L-26-DP

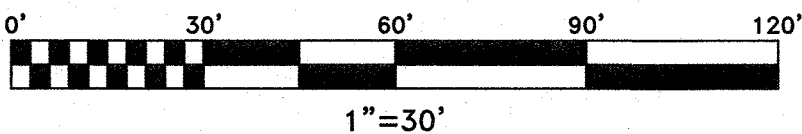


BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
1	6-12-26	KKCP COMMENTS					
		REVISION					

SCALE
HORIZONTAL: 1"= 30'
VERTICAL: 2' INTERVAL
DATE
4/22/26



CONCEPT & DEVELOPEMENT PLAN FOR
SYCAMORE ESTATES PHASE 2
TAX MAP 148CJ PARCELS 1, 72 & 73
9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25531-2-C
SHEET 1 OF 1 SHEET(S)
Q:\25531\PHASE 2\25531-2-C.DWG