

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
- 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY
- 4. THIS PROPERTY CONTAINS APPROXIMATELY 6.523 ACRES SUBDIVIDED INTO 27 SINGLE FAMILY LOTS AND 2 COMMON AREAS.
- 5. THIS PROPERTY IS ZONED PR.
- 6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
- WATER: HALLSDALE POWELL UTILITY DISTRICT SEWER: HALLSDALE POWELL UTILITY DISTRICT ELECTRIC: KNOXVILLE UTILITIES BOARD
- GAS: KNOXVILLE UTILITIES BOARD TELEPHONE: AT&T
- GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
- 9. BUILDING SETBACKS ARE AS FOLLOWS:
 - FRONT- 20'
- SIDE- 5' (UNLESS CONTROLLED BY A 25'/35' PERIPHERAL SETBACK)
- 10. PRIVATE R.O.W. IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY THE COUNTY. PRIVATE R.O.W. WILL ALSO FUNCTION AS A UTILITY EASEMENT.
- 11. A 25 FOOT PERIPHERAL SETBACK IS REQUESTED ALONG THE EASTERN PROPERTY LINE. THE ADJOINING PROPERTY IS ZONED RB.
- 12. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERINGIS AS FOLLOWS
 - a) ROADWAY GRADE AT AN INTERSECTION FROM 1% TO 3% (STA. 0+13
 - TO STA 0+60 ROAD "A" b) ROADWAY GRADE AT AN INTERSECTION FROM 1% TO 3% (STA 0+13
 - TO STA 0+60 PRIVATE ROW)
- 13. 300 FEET OF SIGHT DISTANCE WILL BE CERTIFIED AT THE INTERSECTION OF ROAD A AND RIFLE RANGE ROAD.



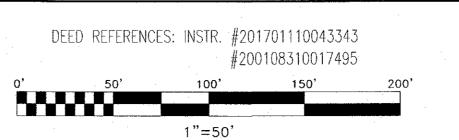
CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER. I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE—KNOX COUNTY SUBDIVISION DECULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

TENNESSEE LICENSE NO. 101265 DATE: 8/22/2012

DEVELOPER ZENITH HOMES C/O RANDY GUIGNARD

5408 FOUNTAIN GATE ROAD KNOXVILLE, TN 37918 (865)244-8050

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472 EAH DATE FAX: (865) 588-6473 6/8/22 KKCP COMMENTS CHECKED DBH email@bhn-p.com REVISION



CONCEPT & DEVELOPMENT PLAN FOR ZENITH HOMES ON RIFLE RANGE DRIVE TAX MAP, 48 PARCEL 70

6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25434-SP SHEET 1 2 SHEET(S)

Q:\25434\25434-C.DWG

THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:

TENNESSEE ONE-CALL 1-800-351-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

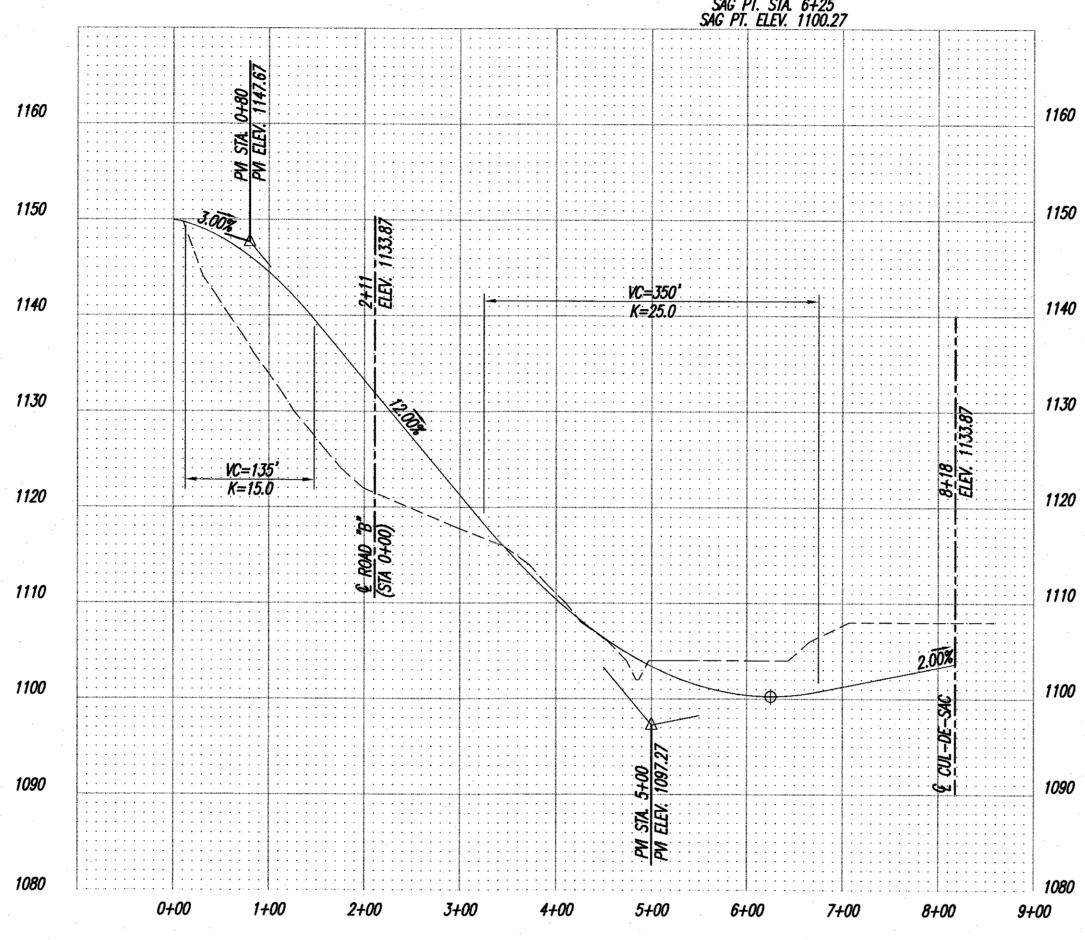
NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

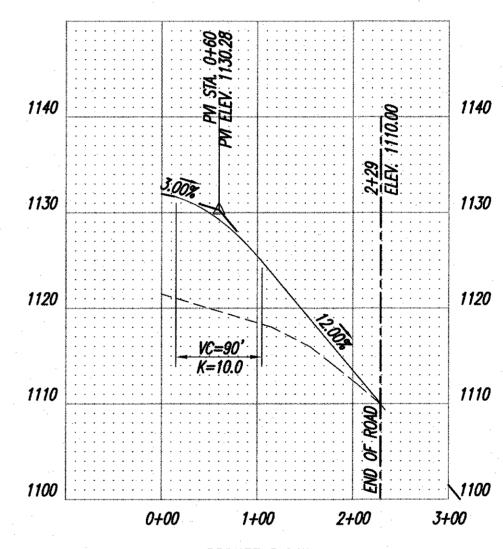
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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.



ROAD "A" - PUBLIC ROAD Horizontal Scale = 1 :100 Vertical Scale = 1 :10



PRIVATE R.O.W. Horizontal Scale = 1 :100 Vertical Scale = 1 :10



8-SC-22-C / 8-H-22-DP Revised: 8/23/2022

DEVELOPER ZENITH HOMES C/O RANDY GUIGNARD 5408 FOUNTAIN GATE ROAD KNOXVILLE, TN 37918 (865)244-8050

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

	DESIGNED									SCALE
	DBH						·			I .
	j									HORIZONTAL: 1"= 100'
	DRAWN									VERTICAL: 2' INTERVAL
	EAH		-				·	-		DATE
	CHECKED	1	8/23/22	KKCP COMMENTS						6/15/22
		NO.	. DATE	REVISION	APPR.	NO. DATE		REVISION	APPR.	

DEED REFERENCES: INSTR. #201701110043343 #200108310017495

ROAD PROFILE FOR ZENITH HOMES ON RIFLE RANGE DRIVE SHEET 2 TAX MAP 48 PARCEL 70 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25434-RP OF

2 SHEET(S) Q:\25434\25434-C.DWG