

LOCATION MAP

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 CONCEPT PLAN CONTAINS APPROXIMATELY 4.49 ACRES SUBDIVIDED INTO 14 SINGLE DETACHED LOTS AND 3 COMMON AREA LOTS CONTAINING 4.69 ACRES.
- 5. THIS PROPERTY IS ZONED PR
- UTILITIES:
 WATER: WEST KNOX UTILITY DISTRICT
 SEWER: WEST KNOX UTILITY DISTRICT
 ELECTRIC: LENOIR CITY UTILITY BOARD GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: BELLSOUTH
- 7. VARIANCES APPROVED AT THE JANUARY 12, 1017 MPC
- a) INTERSECTION SPACING ON HARDIN VALLEY RD. BETWEEN BERRYWOOD DR. AND THE PROPOSED ROAD "A" FROM 400' TO 240'.
- 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
- 9. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM.

USE ON REVIEW REQUEST REMOVE THE REQUIREMENT TO CONSTRUCT SIDEWALKS ADJACENT TO THE INTERIOR ROAD SYSTEM

8-SE-20-C 8-H-20-UR Revised: 7/28/2020



CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS PREN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING

SHEET 1

REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _

VERTICAL DATUM NAVD88

SCALE 1"=50' VERTICAL: 2' INTERVAL DRAWN SEW DATE 6/26/20 CHECKED DBH 1 7/22/20 NO. DATE PER MPC COMMENTS APPR. NO. DATE APPR. REVISION REVISION

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

DEED REFERENCES: DEED BOOK 1990, PAGE 486 INSTR. #201708210011539 1"=50"

CONCEPT PLAN FOR HARDIN VALLEY WEST & LAUREL RIDGE PHASE 1

PHONE: (865) 985-6705

TAX MAP 103 PART OF PARCEL 108.04 TAX MAP 103NF PARCELS 1 & 2 & PART OF PARCEL 80 DISTRICT 6, KNOX COUNTY, TENNESSEE

24998-CP3

1 SHEET(S) Q:\24998\24998-C3.DWG