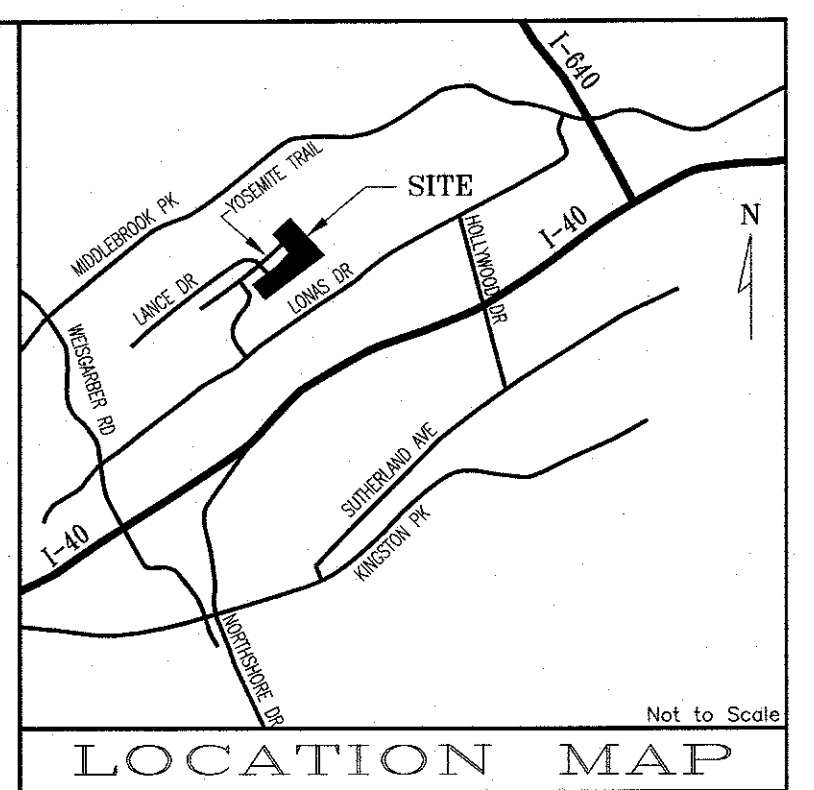
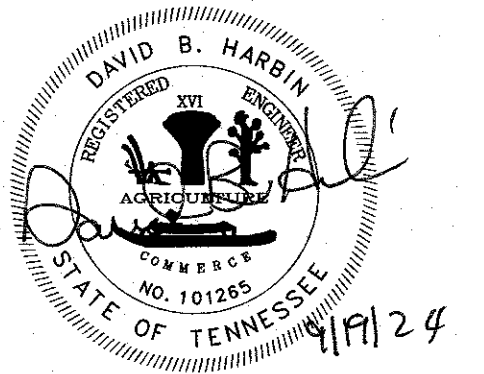
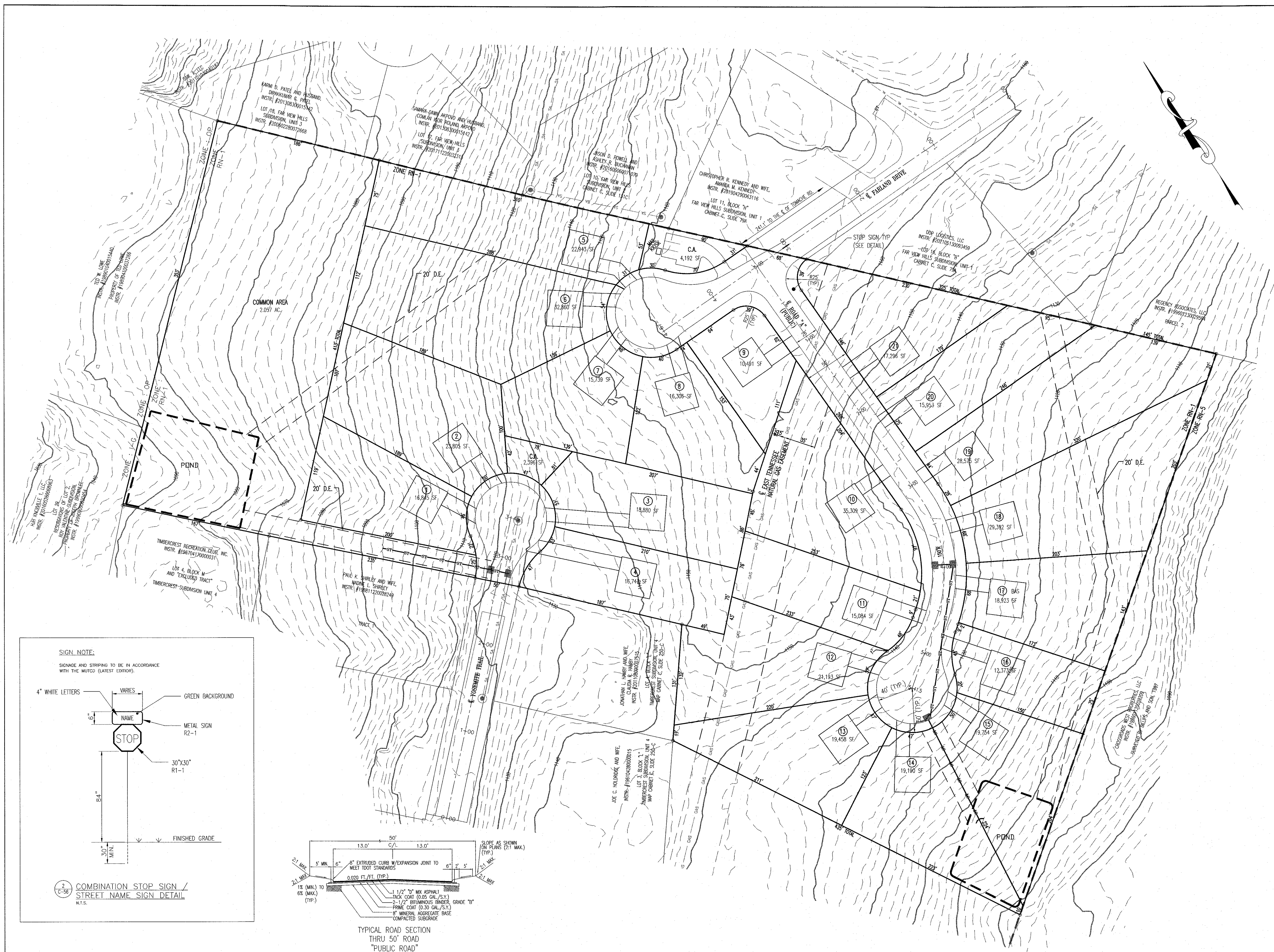
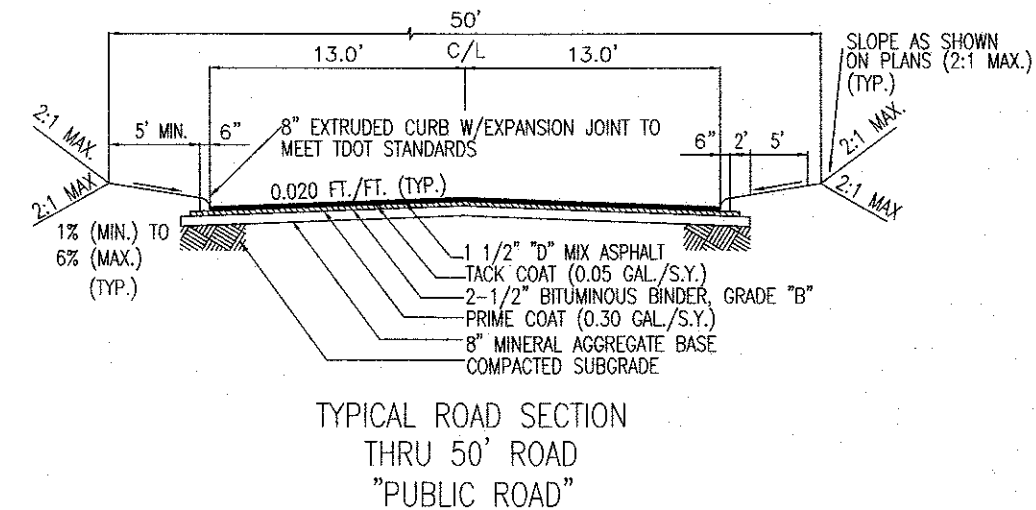
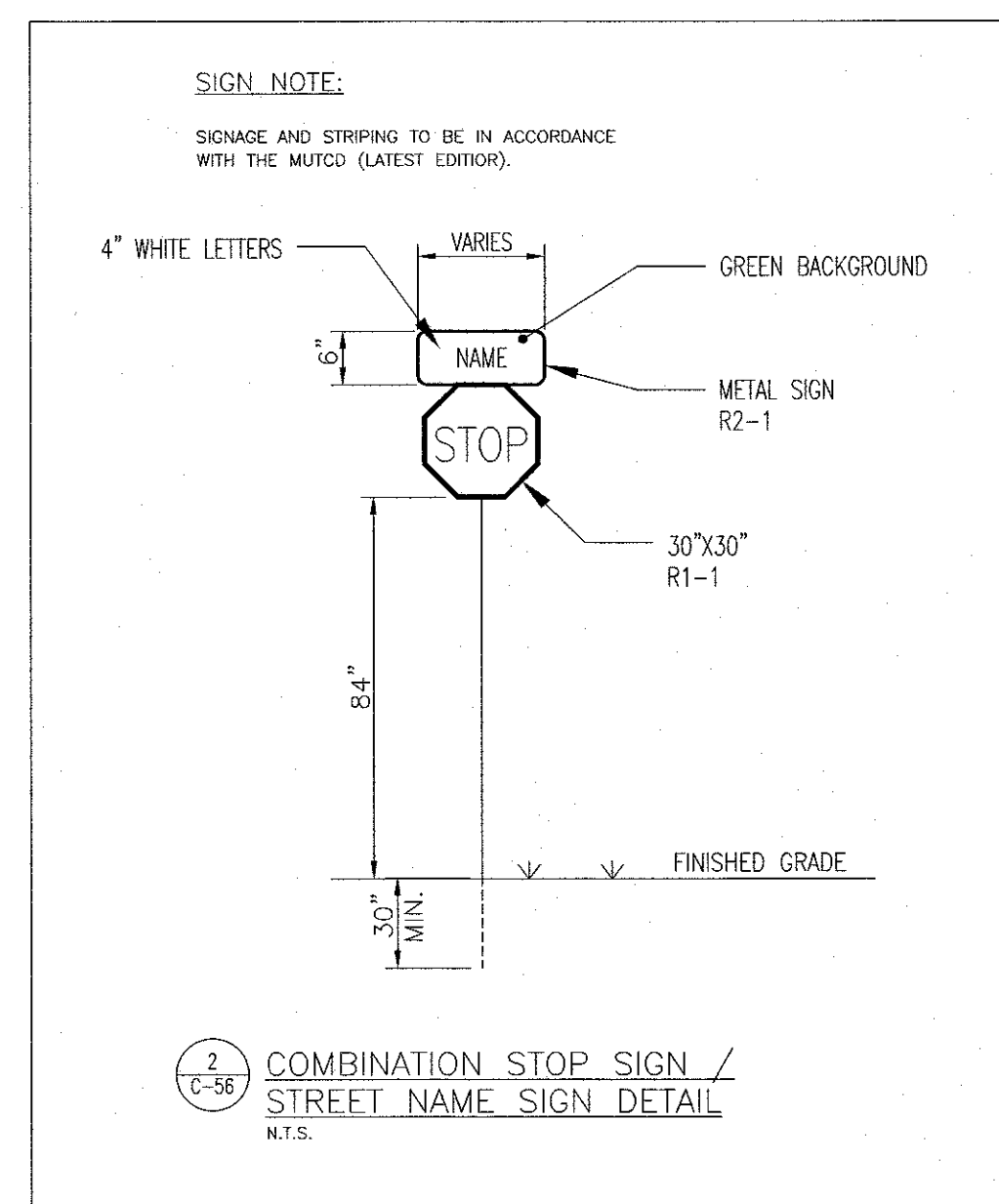




1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES 5' EACH SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 13.05 ACRES SUBDIVIDED INTO 21 SINGLE FAMILY LOTS AND ONE COMMON AREA.
5. THIS PROPERTY IS ZONED RN-1.
6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
7. UTILITIES: PROVIDERS
WATER: KUB
SEWER: KUB
ELECTRIC: KUB
GAS: KUB
TELEPHONE: AT&T
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:
ROAD "A"
FRONT- 25'
REAR- 25'
BOTH INTERSECTIONS AND VERTICALLY PRIOR TO CONSTRUCTION)
YOSEMITE TRAIL
FRONT- (AVERAGE BLOCK FACE)
NORTH SIDE- (MIN. 25', MAX 35')
SOUTH SIDE- (MIN. 80', MAX. 90')
REAR- 25'
SIDE- 8' (20' BOTH SIDES COMBINED)
10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES.
11. PERMIT FROM EAST TENNESSEE NATURAL GAS (ENBRIDGE) WILL BE REQUIRED PRIOR TO GRADING PERMIT BEING ISSUED.
12. DESIGN SPEED FOR YOSEMITE DRIVE IS 25 MPH AND 20 MPH FOR ROAD "A"...
13. DISTURBANCE IN THE HILLSIDE PROTECTION IS 7.43 ACRES. THE DISTURBANCE BUDGET IS 9.18 ACRES.
14. MAXIMUM SLOPE FOR DRIVEWAYS SHALL BE 15%.
15. PUBLIC SANITARY SEWER SYSTEM SHALL BE MAINTAINED BY K.U.S.
16. ALTERNATE DESIGN STANDARD APPROVED BY THE CITY OF KNOXVILLE ENGINEERING IS AS FOLLOWS: GRADE AT AN INTERSECTION FROM 1% TO 2% STATION 1+15 ROAD A
17. PLAN WILL CONFORM WITH THE KNOXVILLE LANDSCAPE ORDINANCE. EXISTING SITE IS A MATURE HAWKWOOD FOREST WITH CANOPY REACHING HEIGHTS OF 40'.
18. NO SIGHT DISTANCE EASEMENTS ARE REQUIRED.
19. DURING THE DESIGN PLAN PROCESS, STORMWATER QUALITY AND QUANTITY FOR ANY DEVELOPMENT ON ALL LOTS SHOWN ON FINAL PLAN OF THE WOODS AT LONAS DRIVE, WILL BE REQUIRED.



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, SPECIFICATIONS, DOCUMENTS AND STATEMENTS CONTAINED HEREON ARE MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATORY COMMISSION AS ADOPTED AND RENOWNED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

David B. Hill

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. *201268* DATE: *9/17/2004*

[illegible]

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:

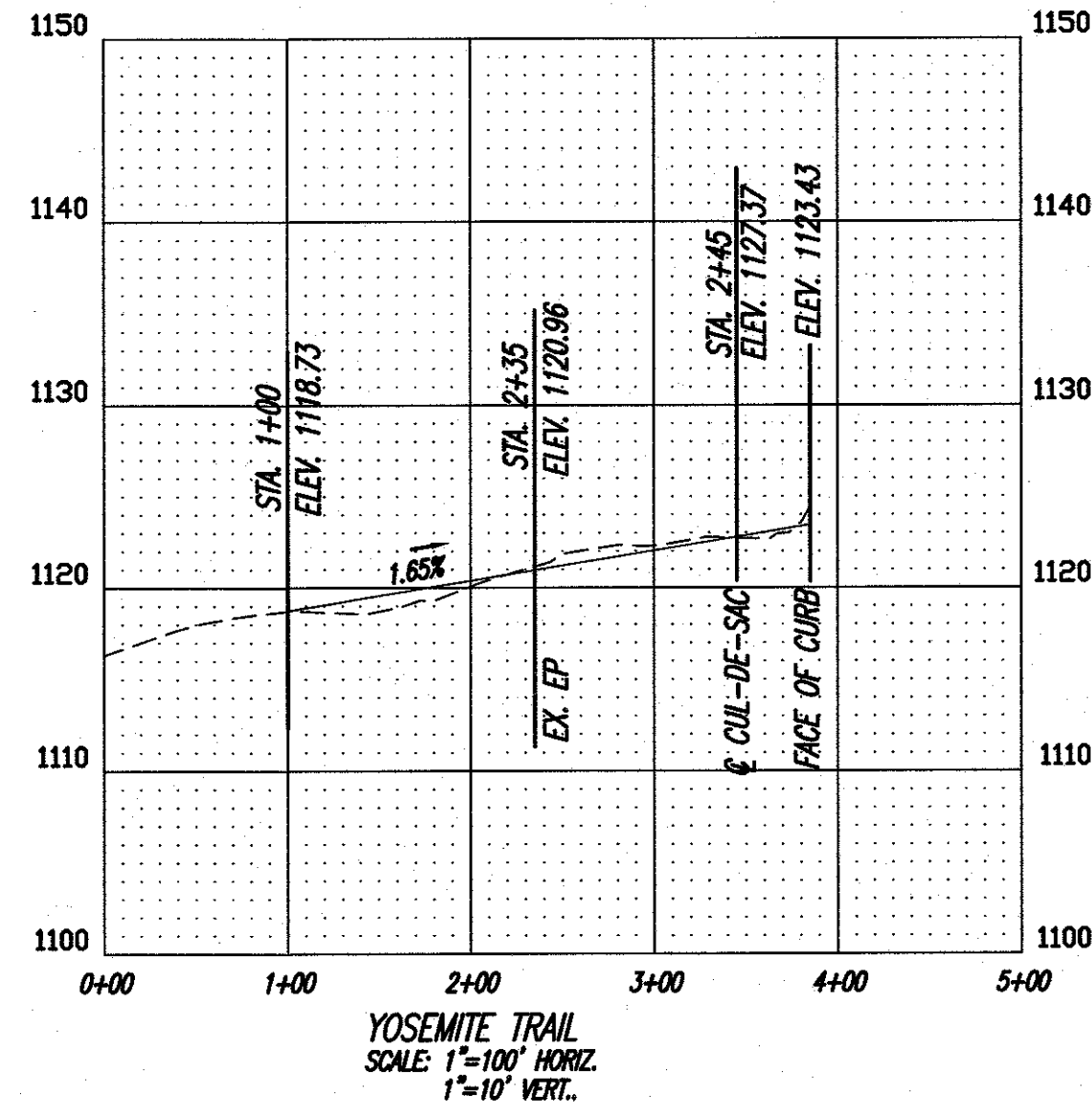
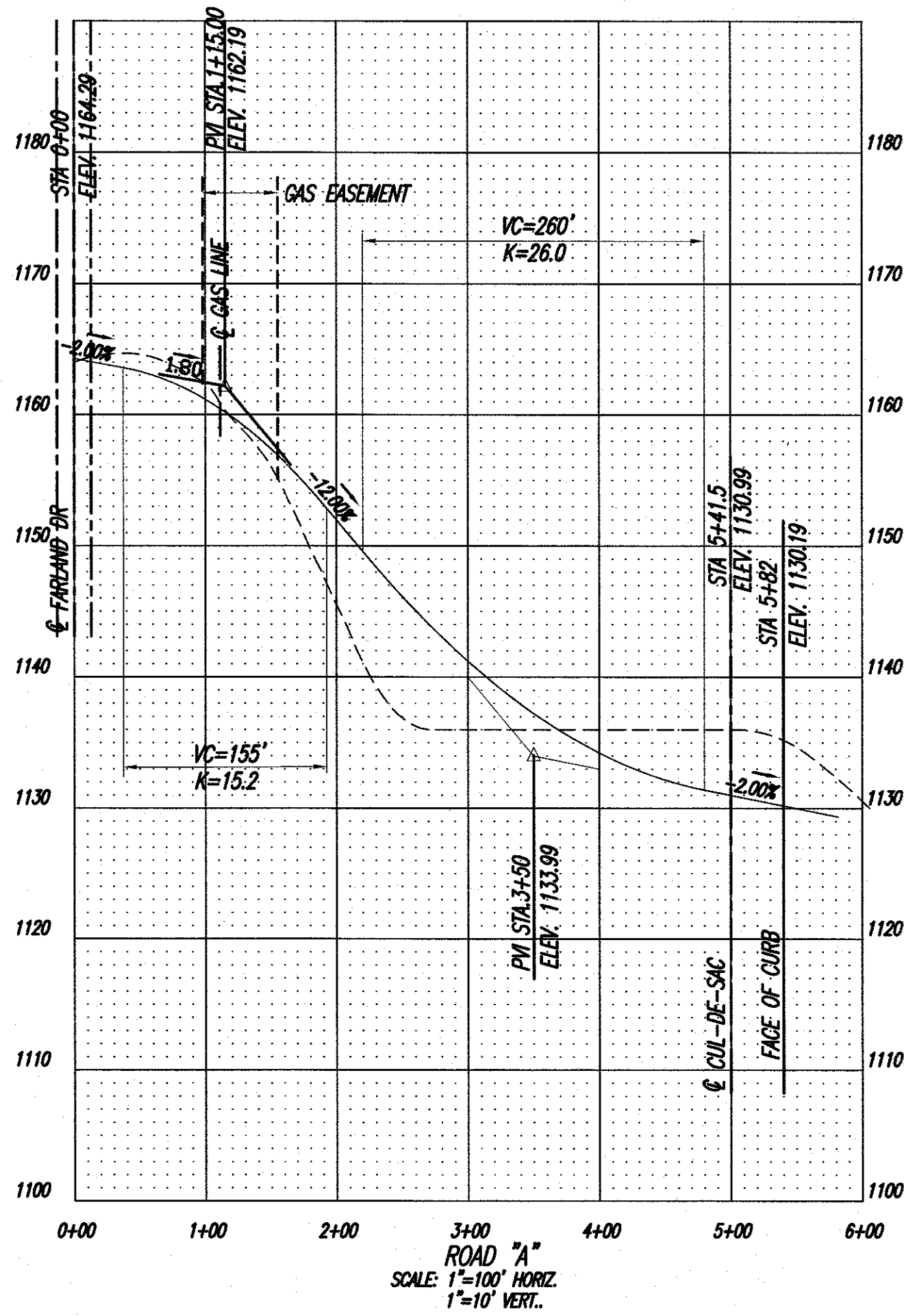
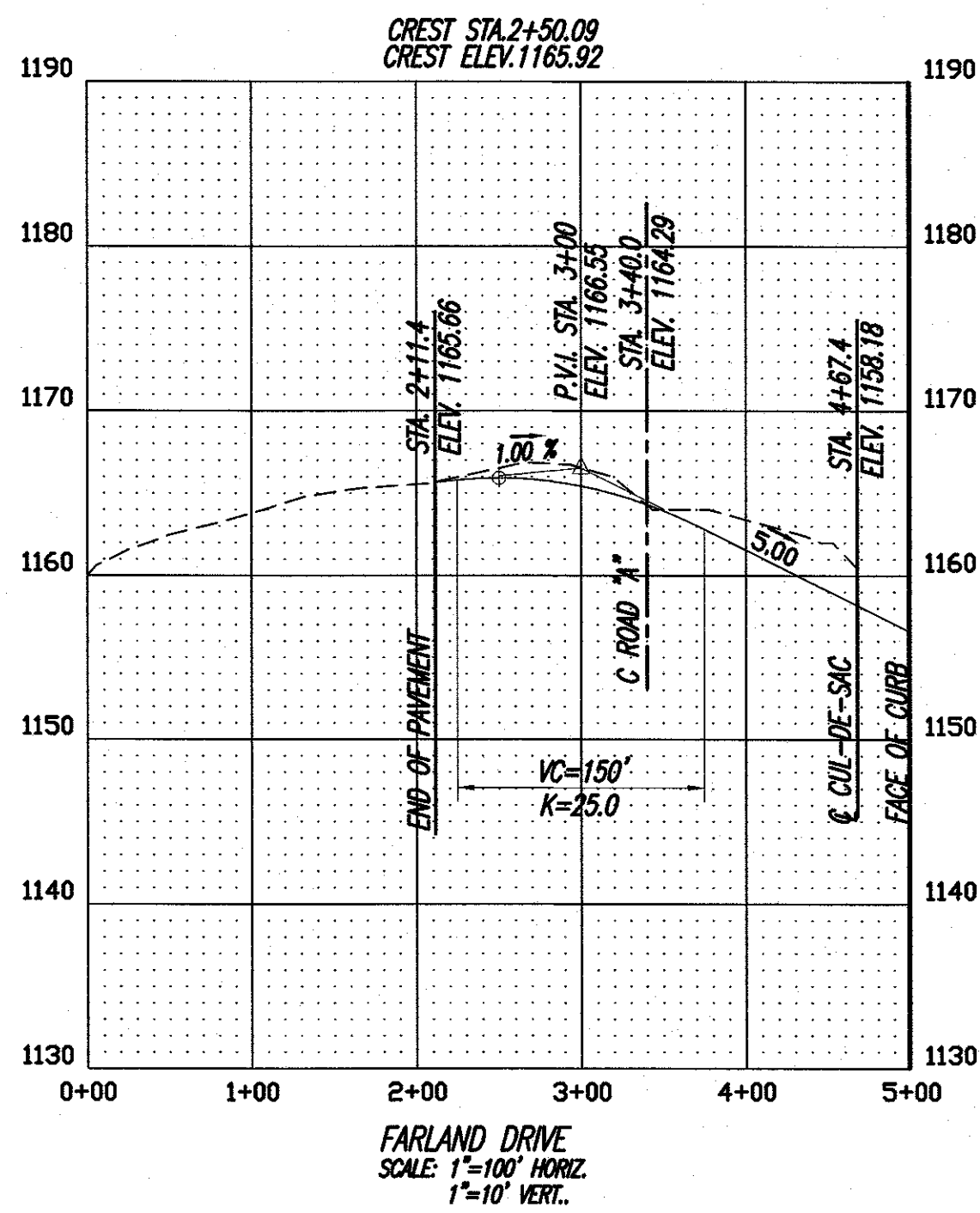
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

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 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.



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

NO. DATE

NO. DATE

REVISED ALIGNMENT

KKCP COMMENTS

KKCP COMMENTS

REVISION

APPR.

NO.

DATE

REVISION

APPR.

DATE

6/24/24

CONCEPT ROAD PROFILES FOR
FOX & FOGERTY ON YOSEMITE DRIVE
TAX MAP107BA PARCELS 18, 18.02 & 25
TAX MAP107GB PARCEL 25
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
CITY BLOCK 48250, 48TH WARD, CITY OF KNOXVILLE

25245-RP

SHEET 2

OF

3 SHEET(S)

Q:\25245\25245-C2.DWG

