

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:

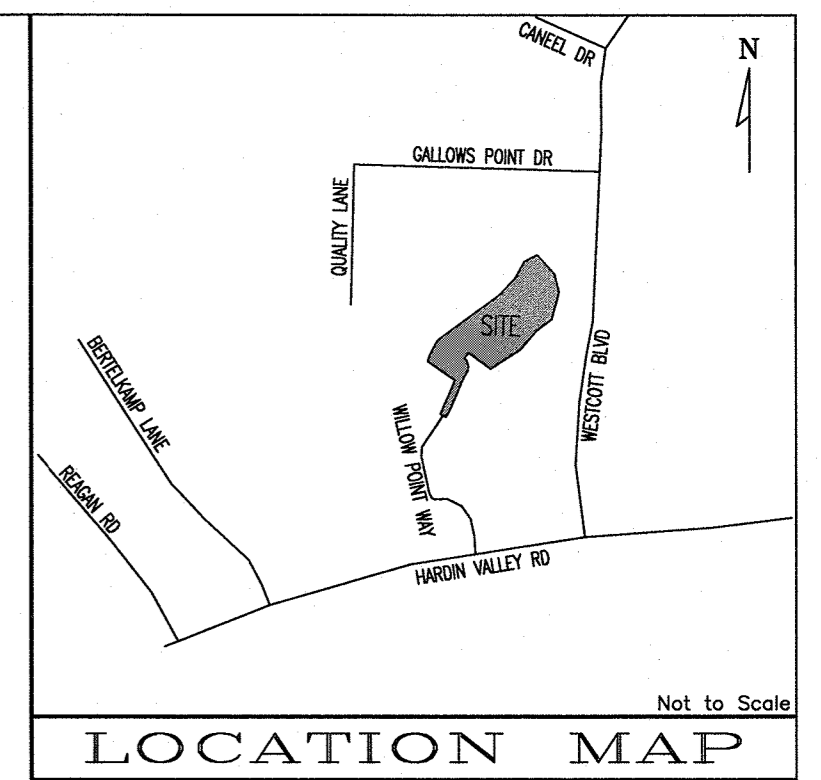
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

NOTE:

CONTRACTOR IS RESPONSIBLE FOR  
ALL TRENCH SAFETY

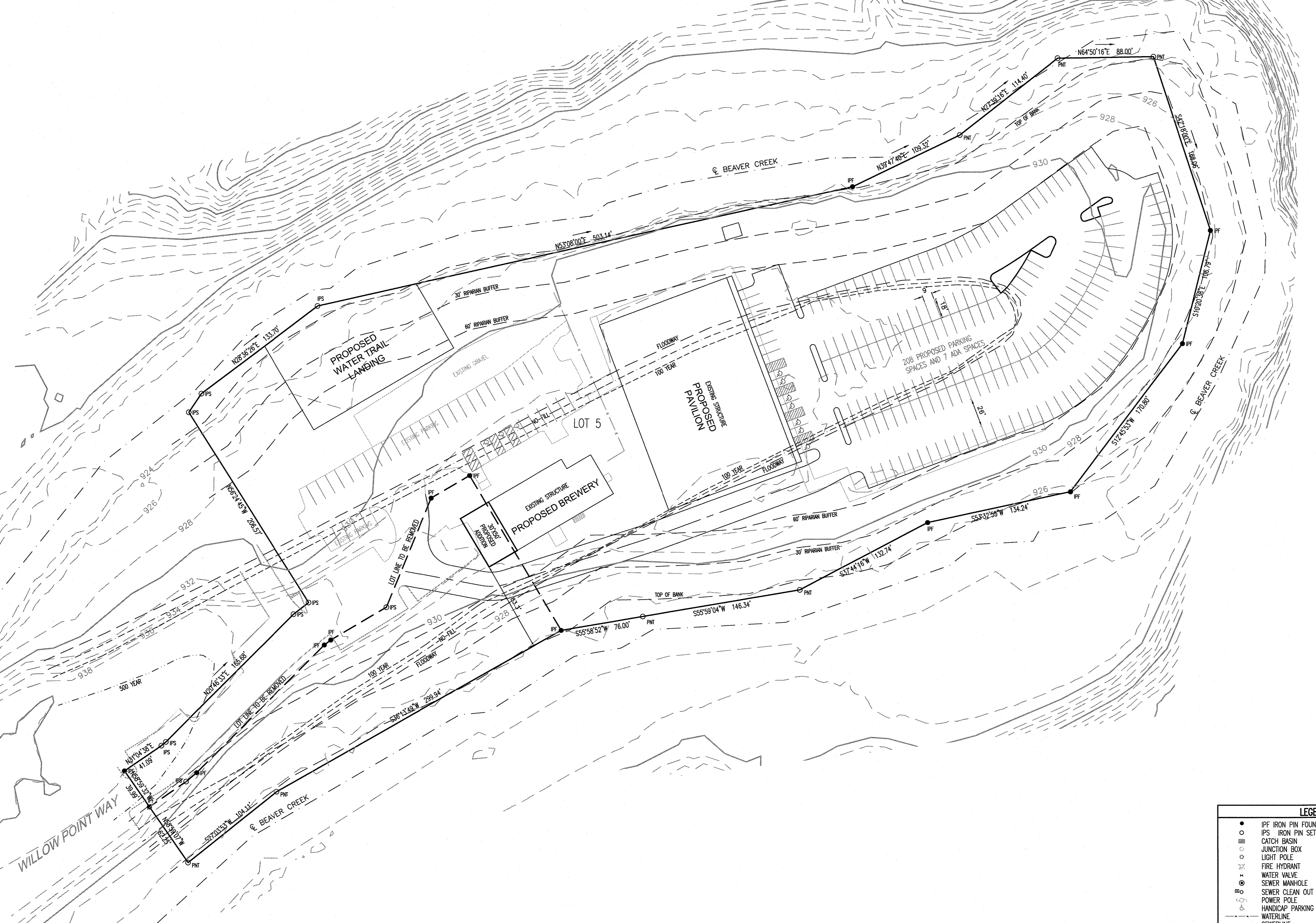
CONTRACTOR SHALL SHORE AND  
BRACE ALL OPEN CUT TRENCHES AS  
REQUIRED BY STATE AND FEDERAL  
LAWS AND LOCAL ORDINANCES; TO  
CONFORM WITH RECOMMENDATIONS  
SET FORTH IN AGC MANUAL OF  
ACCIDENT PREVENTION IN  
CONSTRUCTION; TO PROTECT LIFE,  
PROPERTY, OR WORK; TO AVOID  
EXCESSIVELY WIDE CUTS IN  
UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.



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 APPROXIMATELY 7.498 ACRES OF PROPOSED ONE LOT.
5. THIS PROPERTY IS ZONED F AND PC.
6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
7. UTILITIES:  
WATER: XX  
SEWER: XXX  
ELECTRIC: XXX  
GAS: XXX  
TELEPHONE: XXXX
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 0'  
REAR- 0'  
SIDE- 0'  
PERIPHERAL SETBACK: 50'
10. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE USE ON REVIEW, REFER TO THE MPC'S FILE 5-J-08-UR.
11. COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES RECORDED AS INST#200706040099615 AND INST#200706040099617.
12. THE RESTRICTIVE COVENANTS RECORDED IN INST#200705100092234 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.



THIS IS TO CERTIFY THAT I HAVE REFERRED TO THE NATIONAL  
FLOOD INSURANCE PROGRAM MAP NUMBER 47093C0234C DATED  
AUGUST 5, 2013 FOR KNOX COUNTY AND INCORPORATED AREAS  
AND FOUND THAT THIS PROPERTY IS LOCATED WITHIN ZONES "AE"  
AND "X".  
BY: *David B. Harbin*

LEGEND	
●	IPF IRON PIN FOUND 1/2" DIA. REBAR
○	IPS IRON PIN SET 1/2" DIA. REBAR
■	CATCH BASIN
□	JUNCTION BOX
○	LIGHT POLE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	SEWER MANHOLE
⊕	SEWER CLEAN OUT
⊕	POWER POLE
⊕	HANDICAP PARKING
- - - -	WATERLINE
- - - -	SEWERLINE
- - - -	DRAINAGE PIPE
- - - -	GAS LINE
- - - -	ROADWAY CENTERLINE
- - - -	OVERHEAD ELECTRIC
- - - -	FENCE



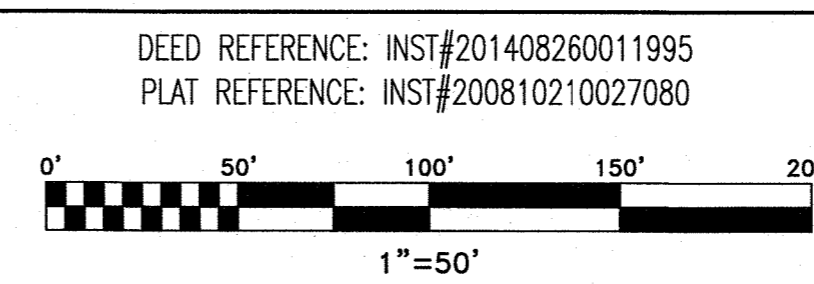
OWNER/DEVELOPER  
H3 GROUP  
ADDRESS  
KNOXVILLE, TN 37XXX

1-E-25-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	XXX										
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.		

SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 2" INTERVAL  
DATE  
11/22/24



DEVELOPMENT PLAN FOR  
**2620 WILLOW POINT WAY**  
TAX MAP 104 PARCEL 01705 & 01706  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25675-SP  
SHEET 1 OF 1 SHEET(S)  
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