

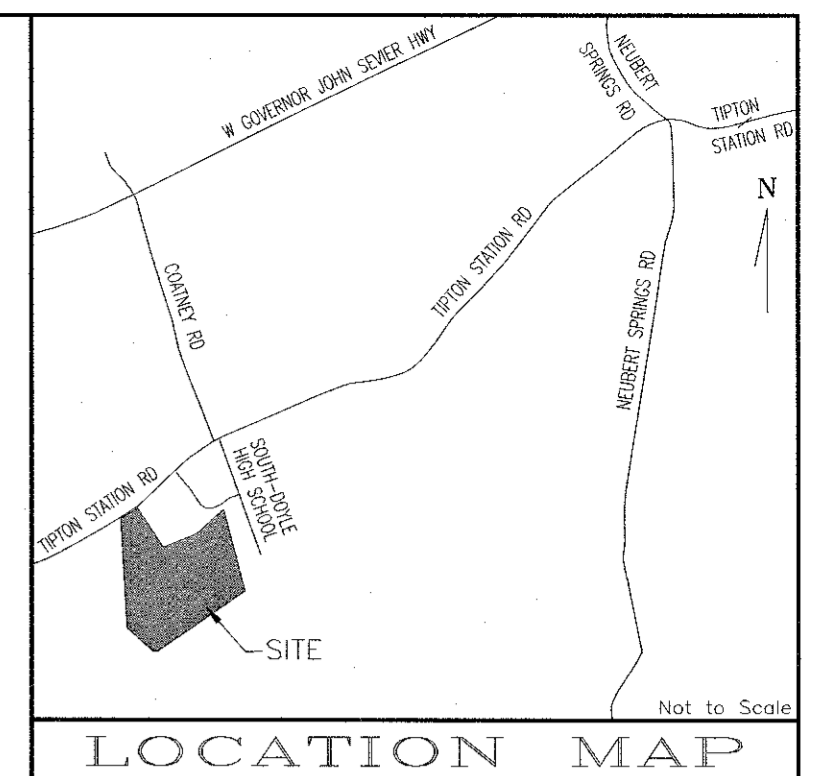
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

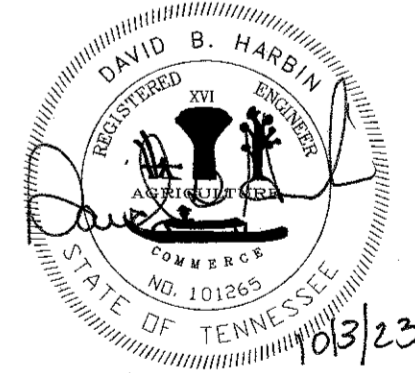
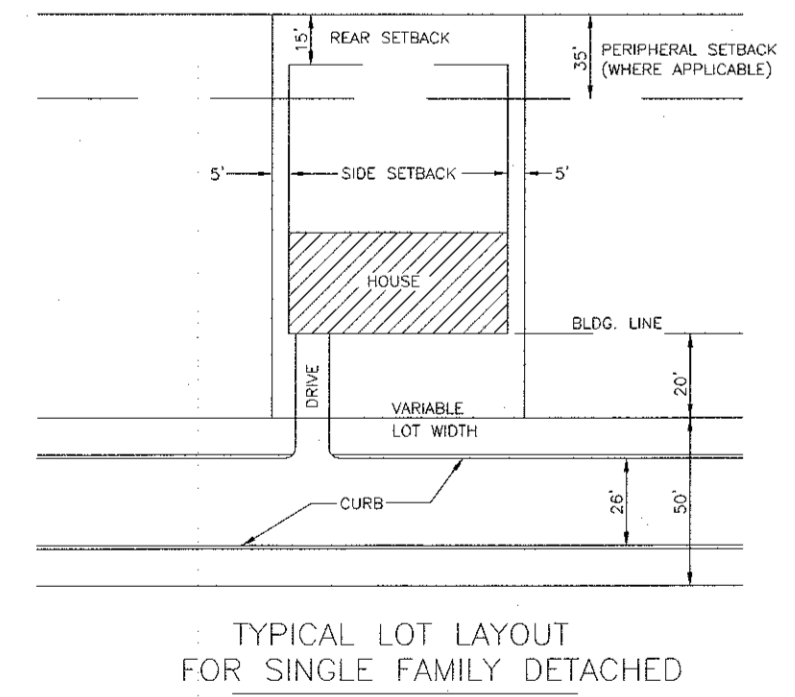
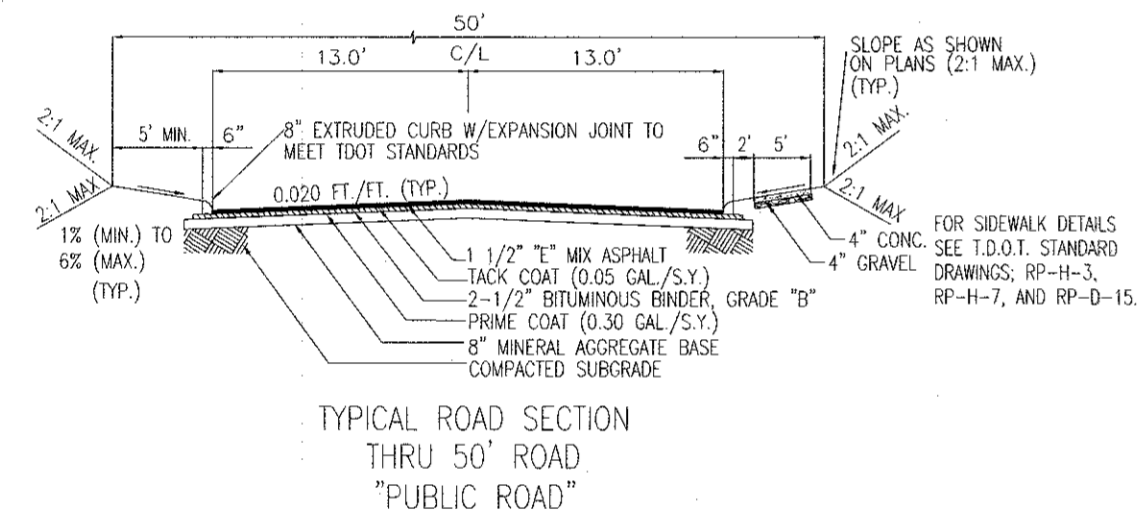
NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

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 ARIDED BY.



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS 20.21 ACRES SUBDIVIDED INTO 71 DETACHED SINGLE FAMILY LOTS.
 - THIS PROPERTY IS ZONED PR (PENDING).
 - ALL SURVEY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY MAP PROVIDED BY MBI ASSOCIATES ON AUGUST 16, 2023. ROAD PROFILES ARE BASED ON THIS INFORMATION.
 - UTILITIES:
WATER: KNOX CHAPMAN UTILITY DISTRICT
SEWER: KNOX CHAPMAN UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AREA1
CABLE TV: COMCAST
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 20'
REAR - 15'
SIDE - 5'
A 35' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS
 - 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.
 - 50' JOINT PERMANENT ACCESS AND UTILITY EASEMENT TO REMAIN OPEN AND TRAVERSABLE DURING THE CONSTRUCTION PROCESS.
 - ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:
a) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 5+25 TO STA 5+86, ROAD "A"
b) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 0+13 TO STA 1+75, ROAD "B"
c) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 0+13 TO STA 1+25, ROAD "C"
d) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 2+75 TO STA 3+66, ROAD "C"
e) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 0+13 TO STA 1+60, ROAD "E"
f) ROADWAY GRADE AT INTERSECTION FROM 1% TO 2%, STA 5+00 TO STA 6+64, ROAD "E"
 - ALTERNATE DESIGN STANDARDS APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING ARE AS FOLLOWS:
ROAD "B" HORIZONTAL CURVE RADIUS FROM 250' TO 100' STA 6+50
 - 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.



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 SHOWNISSOR REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

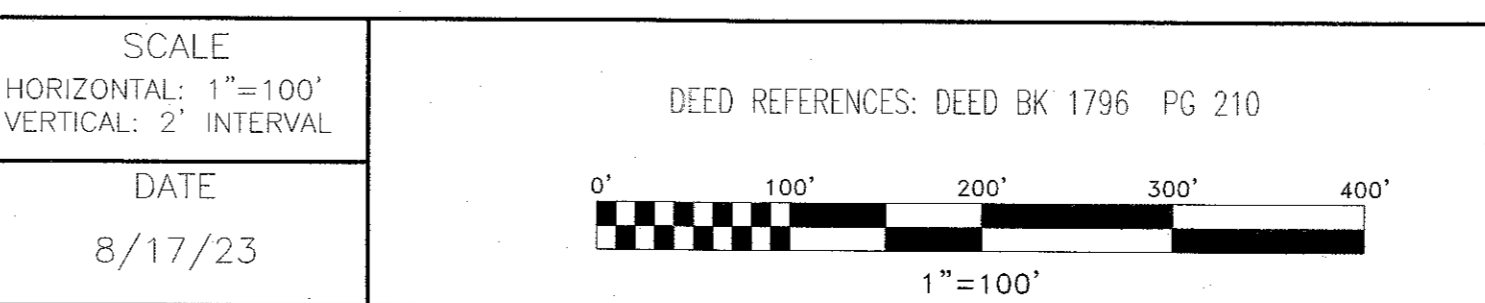
REGISTERED ENGINEER: *David B. Harbin*
TENNESSEE CERTIFICATE NO. 101265

Revised: 10/3/2023
10-SB-23-C/10-B-23-DP

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

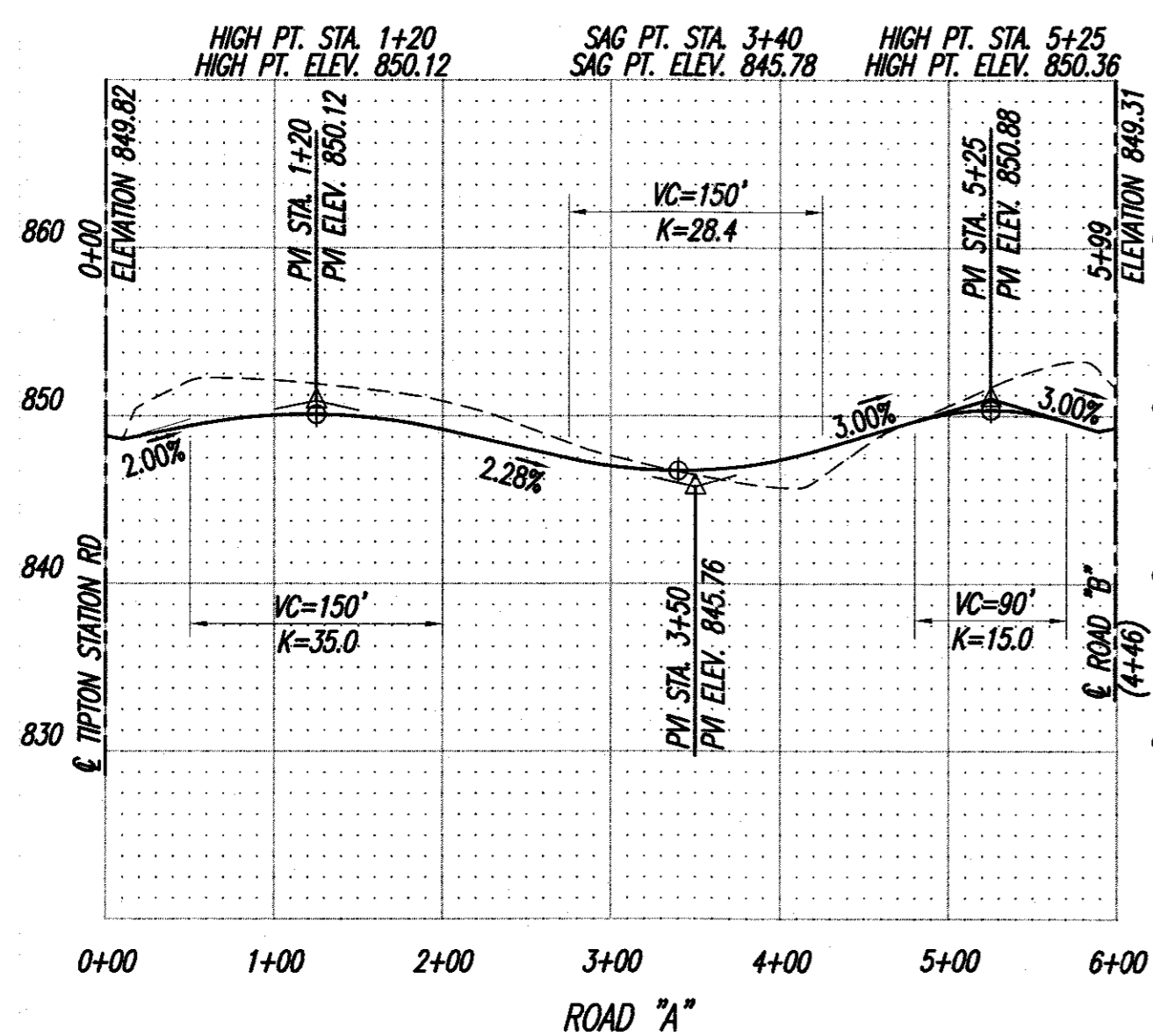
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD							
CHECKED	DBH	2/10/03/23	REVISED PER KKCP COMMENTS					
		1/9/15/23	REVISED PER KKCP COMMENTS					

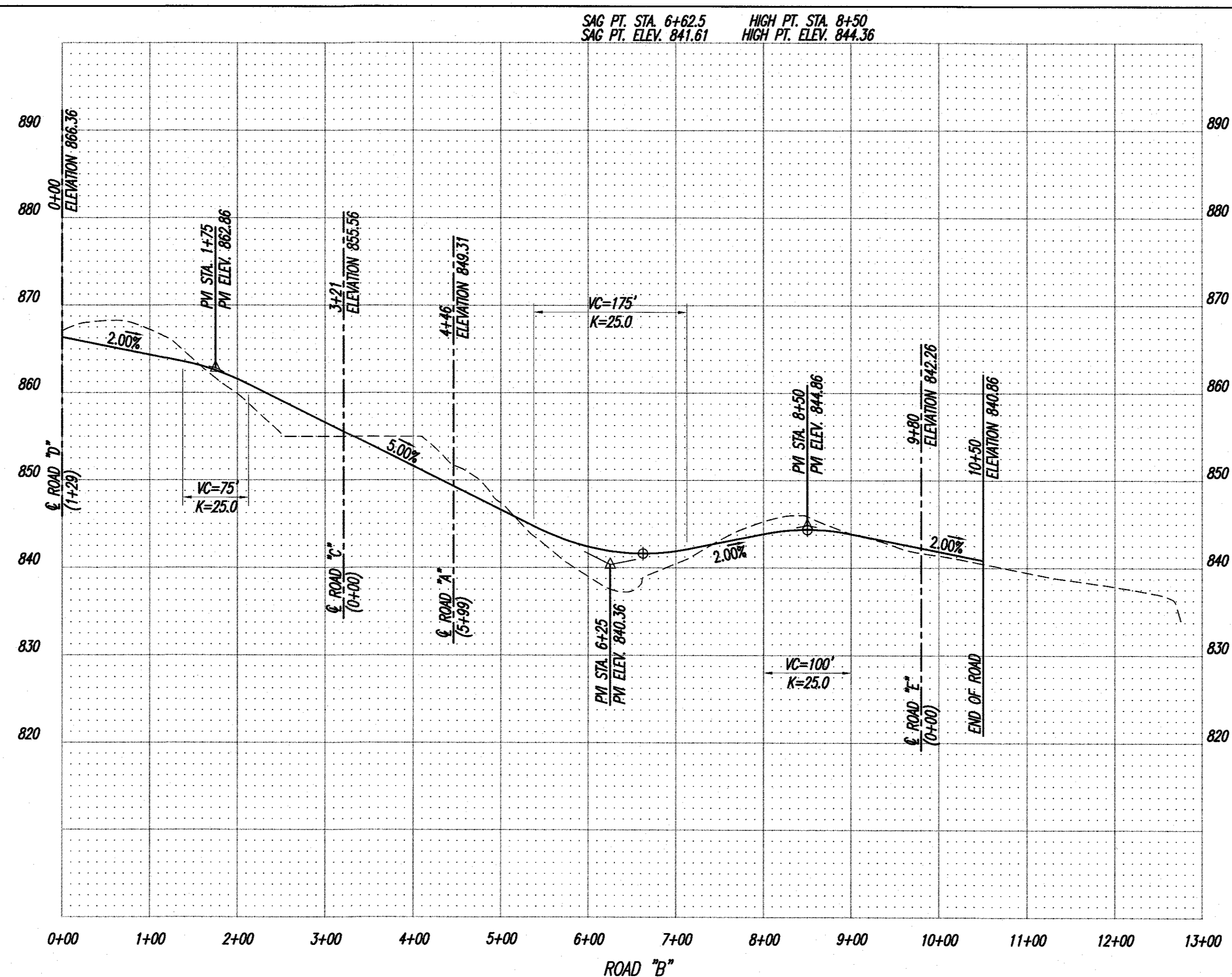


CONCEPT PLAN FOR
CMH HOMES, INC ON TIPTON STATION ROAD
TAX MAP 148 PARCEL 108.04
9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

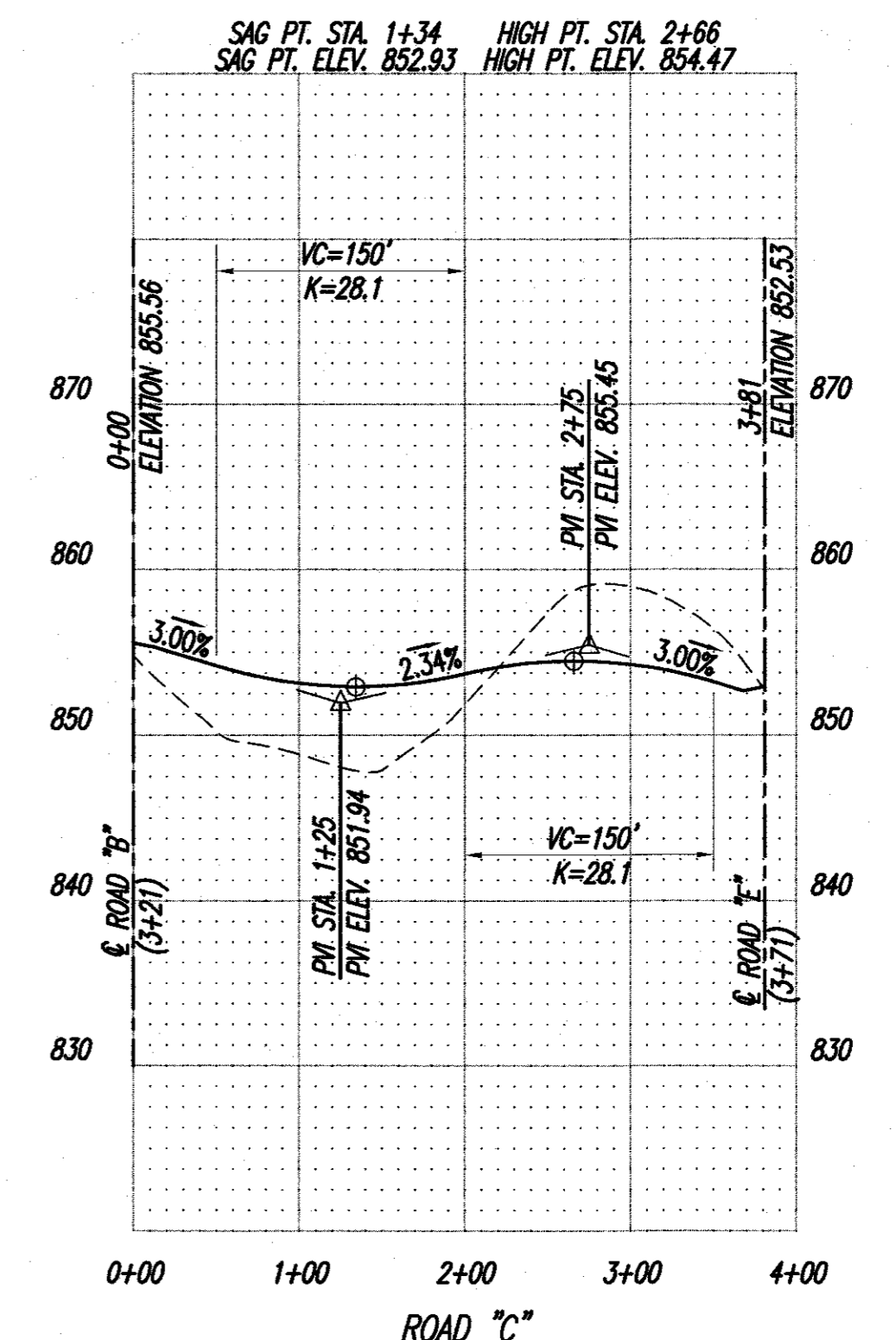
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SHEET 1 OF 2 SHEET(S)
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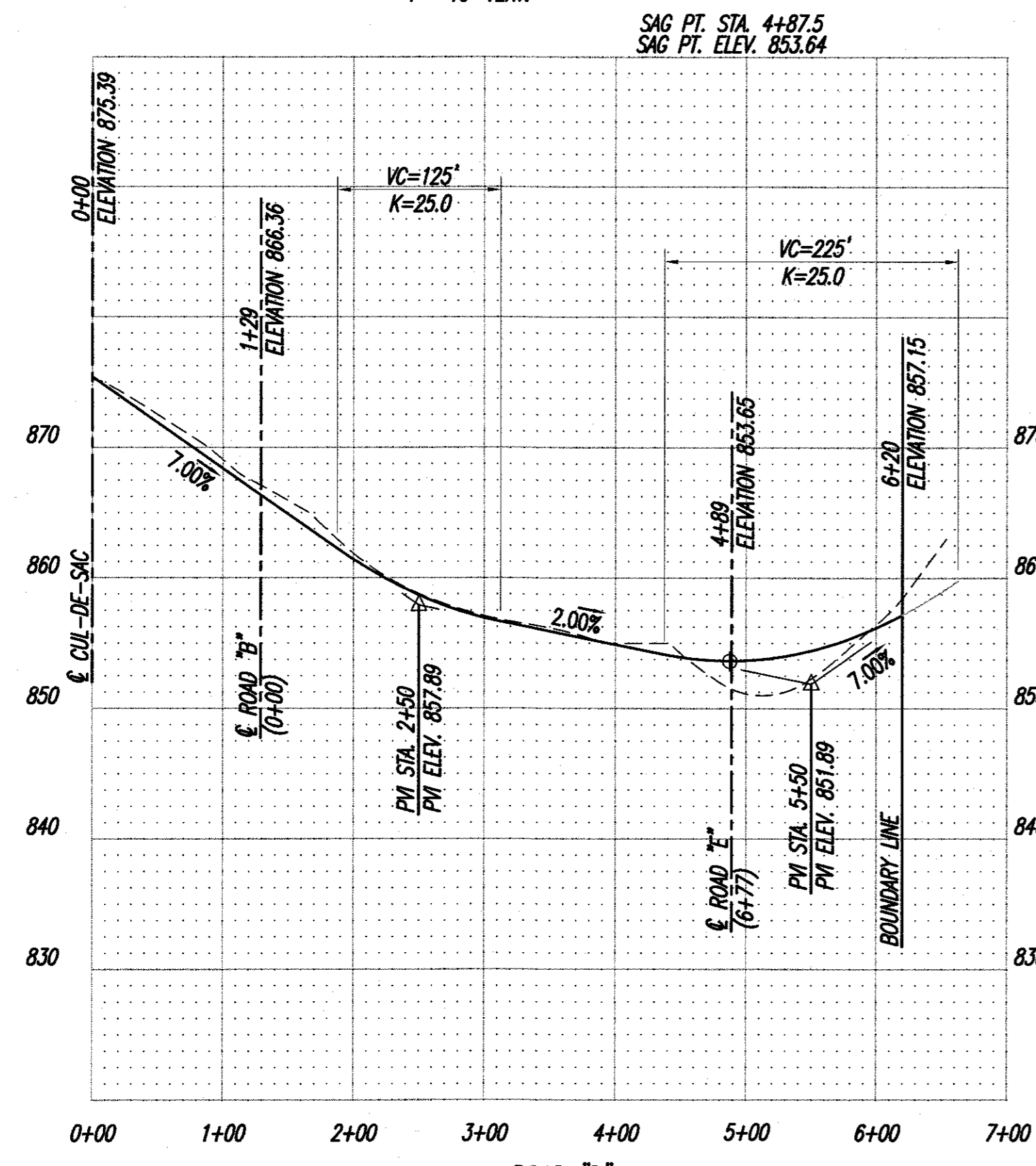
SCALE: 1"=100' HORIZ.
1"=10' VERT.



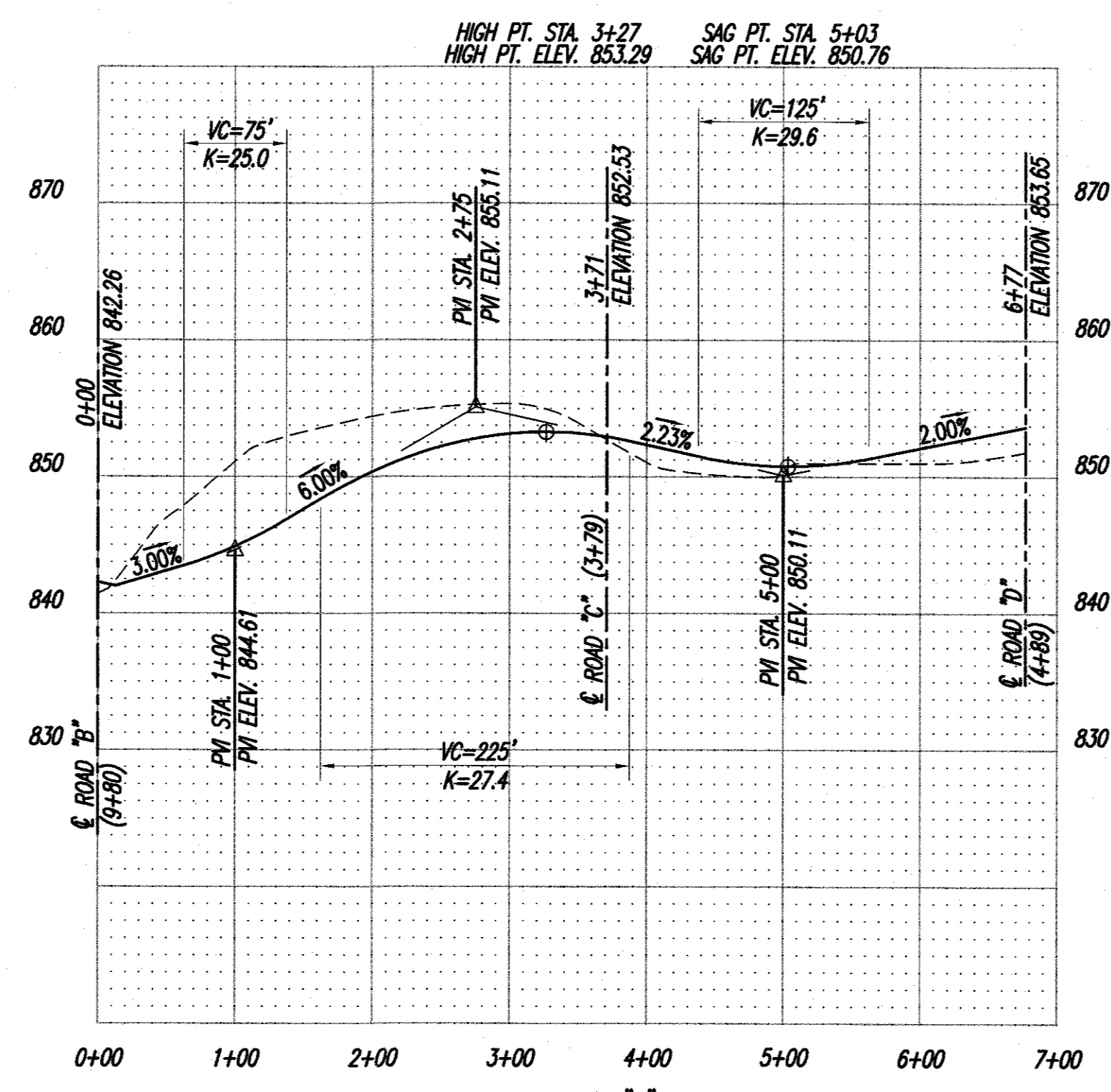
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10-SB-23-C / 10-B-23-DP
Revised: 10/3/2023

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DESIGNED	DBH	DATE	REVISION	APPR.
DRAWN	TPD			
CHECKED	DBH			
NO.	DATE	REVISION	APPR.	
2	10/03/23	REVISED PER KKCP COMMENTS		
1	9/15/23	REVISED PER KKCP COMMENTS		

DATE
8/17/23

ROAD PROFILE FOR
CMH HOMES, INC ON TIPTON STATION ROAD
TAX MAP 148 PARCEL 108.04
9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25531-RP
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