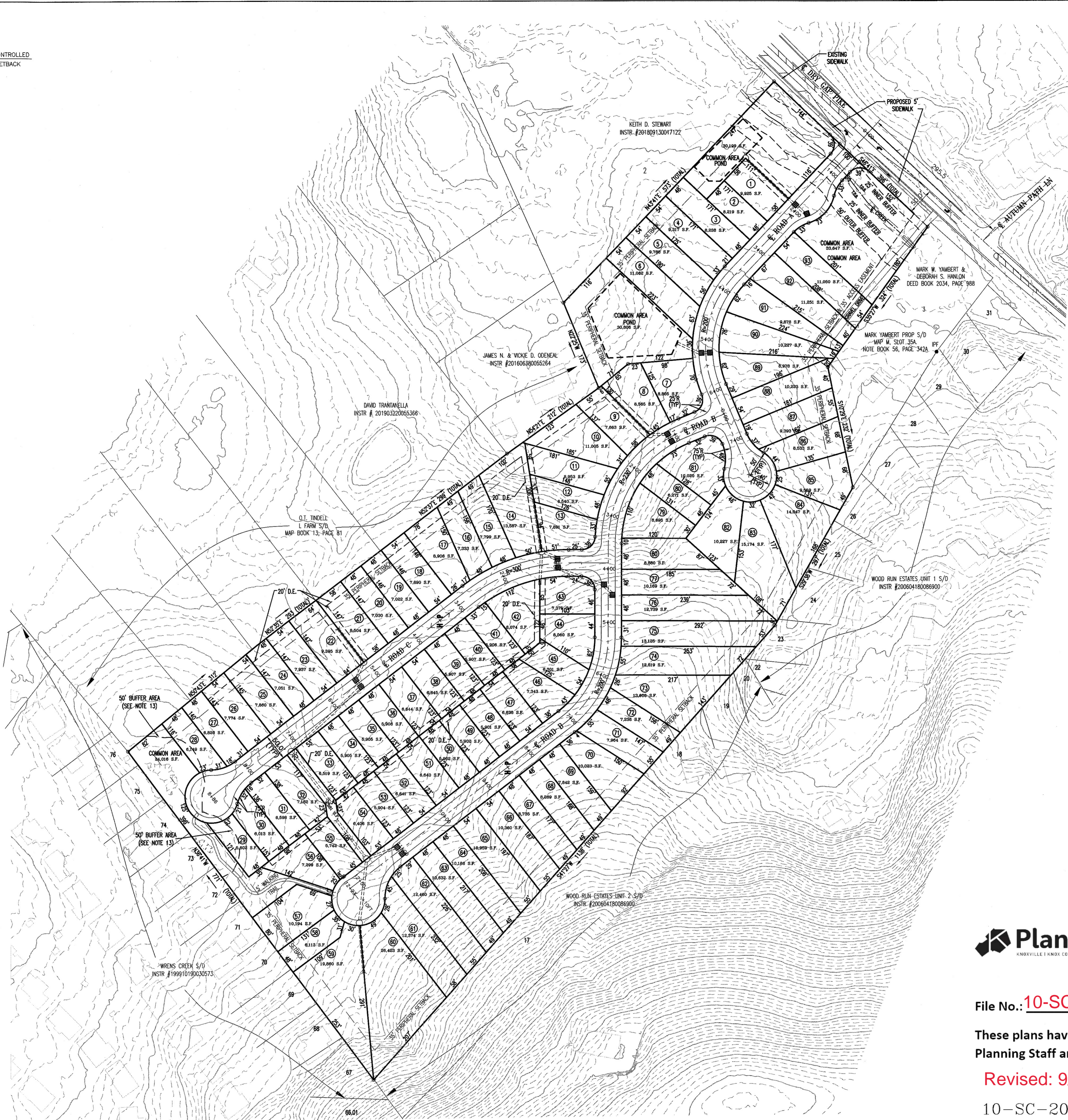


- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 25.15 ACRES SUBDIVIDED INTO 93 ATTACHED LOTS, 4 COMMON AREAS.
 - THIS PROPERTY IS ZONED PR @ 4 UNITS PER ACRE.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 - UTILITIES:
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 - BOUNDARY SURVEY BY OTHERS.
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - ALTERNATE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
a) HORIZONTAL CURVE RADIUS FROM 250' TO 200' STA. 2+50, ROAD B.
b) HORIZONTAL CURVE RADIUS FROM 250' TO 200' STA. 6+00, ROAD B.
 - ALTERNATE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL:
a) ROADWAY GRADE AT AN INTERSECTION FROM 1% TO 2.95%, STA 0+13 TO STA 2+50 ROAD "A".
b) ROADWAY GRADE AT AN INTERSECTION FROM 1% TO 3.00%, STA 0+13 TO STA 2+25, ROAD "B".
c) ROADWAY GRADE AT AN INTERSECTION FROM 1% TO 2.00%, STA 0+13 TO STA 1+00, ROAD "C".
 - VARIANCE APPROVED BY THE PLANNING COMMISSION AT THEIR OCTOBER 8, 2020 MEETING REDUCING THE INTERSECTION SPACING ON DRY GAP PIKE BETWEEN AUTUMN PATH LANE & ROAD "A" FROM 300' TO 295.6'.
 - NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLES. THIS REPORT MAY BE REQUIRED FOR LOTS 28 & 29. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT.



File No.: **10-SC-20-C / 10-D-20-UR**

These plans have not been reviewed by Planning Staff and may not be finalized.

Revised: 9/21/2020

10-SC-20-C/10-D-20-UR

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

David B. Harbin
PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 101255 DATE: Sept. 21, 2020

OWNER/DEVELOPER
B & B BUILDERS INC
C/O JASON BAKER
P.O. BOX 71233
KNOXVILLE, TN 37938
PHONE: (865) 607-3326

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

DESIGNED	DBH									
DRAWN	EEG									
CHECKED	DBH	1	9-21-20	PLANNING COMMISSION COMMENTS	APPR.	NO.	DATE	REVISION	APPR.	

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2" INTERVAL

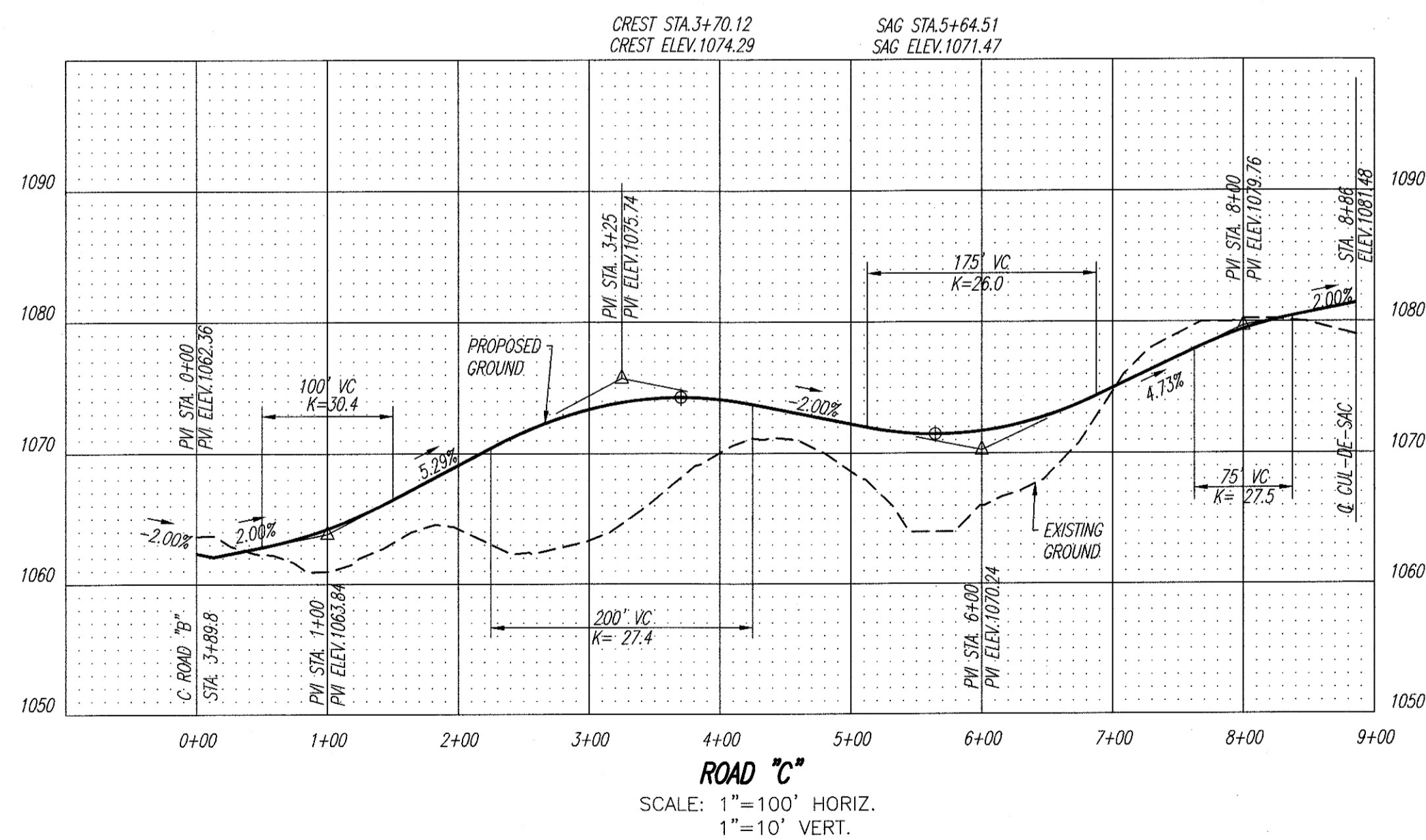
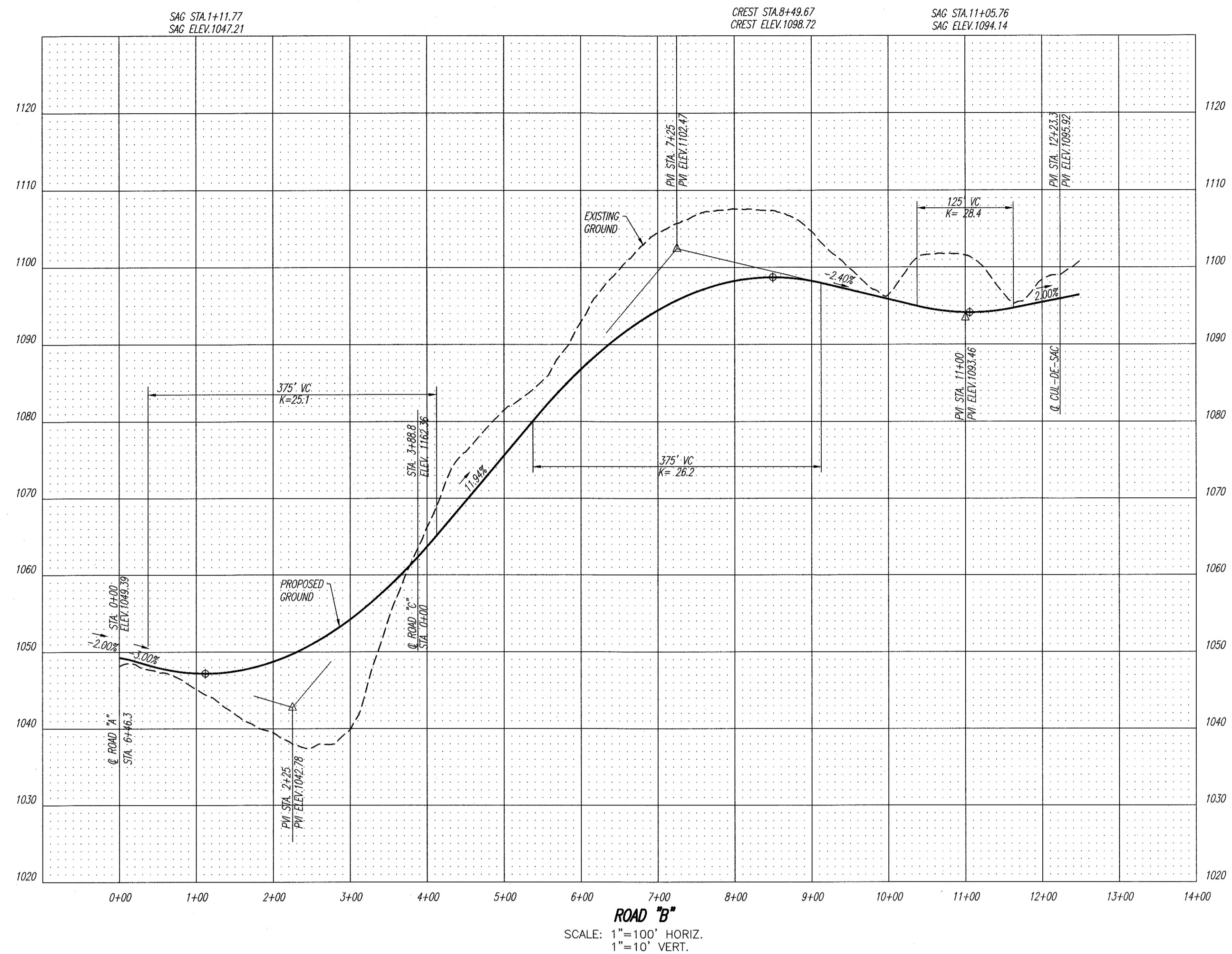
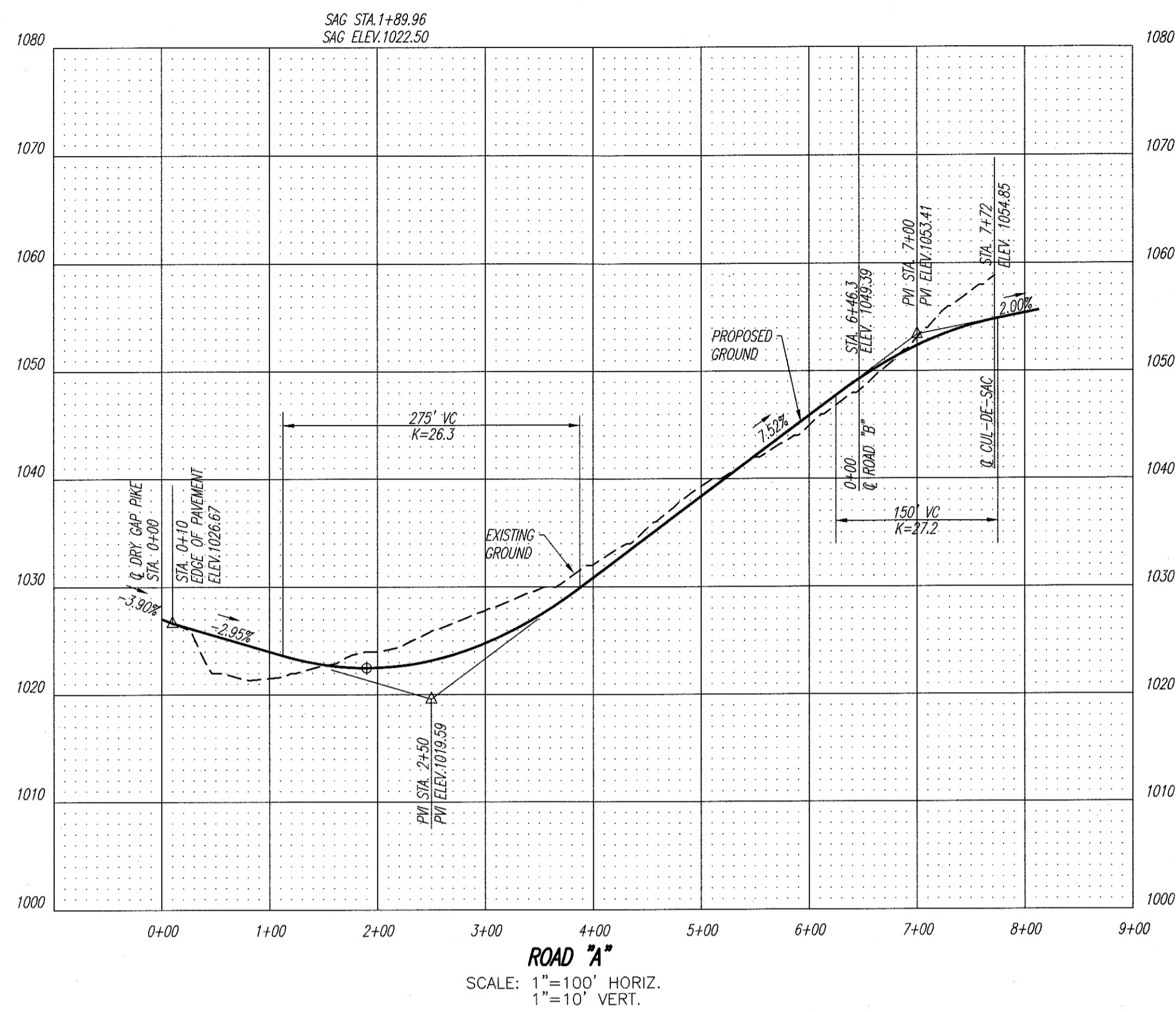
DATE
07/31/2020

PLAT REFERENCE INSTR. # 199109170000166
DEED REFERENCE: DEED BOOK 1754, PAGE 636

1" = 100'

CONCEPT & DEVELOPEMENT PLAN FOR
BB&B BUILDERS-DRY GAP PIKE
CLT MAP 47 PARCEL 241
DISTRICT 6, KNOX COUNTY, TENNESSEE

25175-SP
SHEET 1 OF 1 SHEET(S)
Q:\25175\25175-BB3.DWG



File No.: **10-SC-20-C / 10-D-20-UR**

These plans have not been reviewed by
 Planning Staff and may not be finalized.

Revised: 9/21/2020

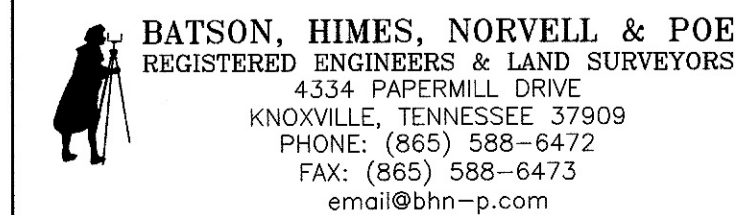


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25175-RP

SHEET 1 OF 1 SHEET(S)

Q:\25175\25175-BB3.DWG



DESIGNED	DBH				
DRAWN	EEG				
CHECKED	DBH	1	9-21-20	PLANNING COMMISSION COMMENTS	
		NO.	DATE	REVISION	APPR.

SCALE	NOTED				
DATE	05/29/19				
NO.					
DATE					
REVISION					
APPR.					

SCALE
 NOTED
 DATE
 05/29/19

ROAD PROFILES FOR
 B&B BUILDERS-DRY GAP PIKE
 CLT MAP 47 PARCEL 241
 DISTRICT 6, KNOX COUNTY, TENNESSEE