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 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. 1030



LOCATION MAP

- 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.
- A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- 4. THIS PROPERTY CONTAINS APPROXIMATELY 1.617 ACRES SUBDIVIDED INTO 8 SINGLE FAMILY DETACHED LOTS AND 1 COMMON AREA. 5. THIS PROPERTY IS ZONED PR.
- 6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
- 7. UTILITIES:

 WATER: WEST KNOX UTILITY DISTRICT
 SEWER: WEST KNOX UTILITY DISTRICT
 ELECTRIC: KNOXVILLE UTILITIES BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: BELL SOUTH
- 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
- 9. BUILDING SETBACKS ARE AS FOLLOWS: FRONT- 20'

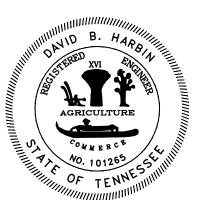
REAR- 15'

- 20' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS
- 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
- 11. ALTERNATIVE DESIGN STANDARDS: APPROVED BY KNOX ENGINEERING AND PUBLIC WORKS ARE AS FOLLOWS:
- a. INTERSECTION GRADE FROM 1% TO 3% @ CURETON RD b. RIGHT OF WAY REDUCTION FROM 50' TO 40'
- c. PAVEMENT REDUCTION FROM 26' TO 22'
- d. RADIUS REDUCTION IN THE CUL-DE-SAC FROM 40' TO 35'.

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 BEGULATIONS EXCEPTIONS OF THE RESULT OF THE PROPERTY OF THE PROPE REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. _____ DATE:____



OWNER/DEVELOPER HUMBERTO RODRIGUEZ 6523 WESTMINSTER RD KNOXVILLE, TN 37919 (865) 599-3135

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

1020

1010

1+00

DESIGNED DBH									SCALE
DBH									HORIZONTAL: 1"=30'
									VERTICAL: 2' INTERVAL
DRAWN									VERTICAL: 2 INTERVAL
TPD									DATE
CHECKED									10/24/24
DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.	1 ' ' 1

DEED REFERENCES: INST# 201502120043588 1"=30'

12-SC-24-C

12-D-24-DP

SITE PLAN FOR HUMBERTO RODRIGUEZ PROPERTY-CURETON ROAD TAX MAP 105 PARCEL 4.01

6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25625-C5 SHEET 1

OF

1 SHEET(S) Q:\25625\25625-C5-TURN2.DWG

THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT: TENNESSEE ONE-CALL PEAR SETBACK 1-800-351-1111 11.0' C/L 11.0 RECORD AND SAVE YOUR CONFIRMATION 8" EXTRUDED CURB W/EXPANSION JOINT TO MEET TOOT STANDARDS 5'----SIDE SETBACK-1% (MIN.) 1 6% (MAX.) NOTE: TACK COAT (0.05 GAL/S.Y.)

2-1/2" BITUMINOUS BINDER, GRADE "B"

PRIME COAT (0.30 GAL/S.Y.) CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION 8" MINERAL AGGREGATE BASE COMPACTED SUBGRADE TYPICAL ROAD SECTION THRU 40' ROAD "PUBLIC ROAD" CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY LOCATION MAP TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS 1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT. REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES: TO 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT CONFORM WITH RECOMMENDATIONS LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES. SET FORTH IN AGC MANUAL OF 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE. THIS PROPERTY CONTAINS APPROXIMATELY 1.617 ACRES SUBDIVIDED INTO 8 SINGLE FAMILY DETACHED LOTS AND 1 COMMON AREA. PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN 5. THIS PROPERTY IS ZONED PR. UNSTABLE MATERIAL. 6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS. OSHA RULES SHALL BE ABIDED BY UTILITIES: WATER: WEST KNOX UTILITY DISTRICT SEWER: WEST KNOX UTILITY DISTRICT ELECTRIC: KNOXVILLE UTILITIES BOARD GAS: KNOXVILLE UTILITIES BOARD TELEPHONE: BELL SOUTH 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES. 9. BUILDING SETBACKS ARE AS FOLLOWS: FRONT- 20' COMMON AREA 8,568 SF REAR- 15 4,525 SF SIDE- 5' 20' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS KIOSK 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION. 11. ALTERNATIVE DESIGN STANDARDS: APPROVED BY KNOX ENGINEERING AND PUBLIC WORKS ARE AS FOLLOWS: a) INTERSECTION GRADE FROM 1% TO 3% @ CURETON RD
 b) RIGHT OF WAY REDUCTION FROM 50' TO 40' c) PAVEMENT REDUCTION FROM 26' TO 22' 12. VARIANCES APPROVED BY KNOXVILLE/KNOX PLANNING ARE AS FOLLOWS: d) CUL-DE-SAC PAVEMENT RADIUS REDUCTION FROM 40' TO 35'. e) INTERSECTION SPACING BETWEEN PROPOSED ROAD AND ISHMAN WAY FROM 125' TO 119'. 7.054 SF 4,442 SF 7,139 SF 20' PERIPHERAL SETBACK 147' TOTAL 1030 HUSAM & CARINA HASAN INSTR. #199907010000305 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. Paid BAL PROFESSIONAL ENGINEER TENNESSEE LICENSE NO. 2595 DATE: 11125/24 1+00 2+00 *3+00* Horizontal Scale = 1 :100 Vertical Scale = 1 :10 OWNER/DEVELOPER HUMBERTO RODRIGUEZ 12-SC-24-C 6523 WESTMINSTER RD 12-D-24-DP KNOXVILLE, TN 37919 (865) 599-3135 SCALE F BATSON, HIMES, NORVELL & POE HORIZONTAL: 1"=30" REGISTERED ENGINEERS & LAND SURVEYORS SITE PLAN FOR DEED REFERENCES: INST# 201502120043588 4334 PAPERMILL DRIVE VERTICAL: 2' INTERVAL TPD HUMBERTO RODRIGUEZ KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472

DATE

10/24/24

1"=30'

REVISION

FAX: (865) 588-6473

email@bhn-p.com

CHECKED _

DATE

REVISION

SHEET 1 1 SHEET(S) Q:\25625\25625-C5.DWG

PROPERTY-CURETON ROAD

TAX MAP 105 PARCEL 4.01

6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25625-C5