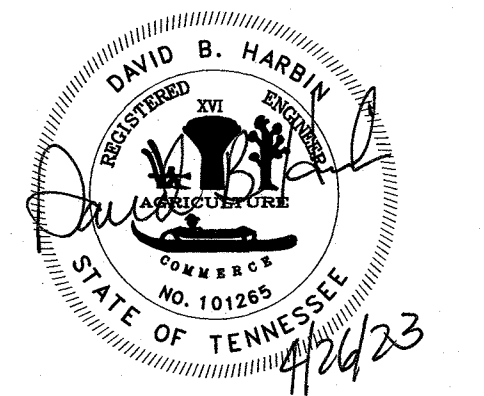
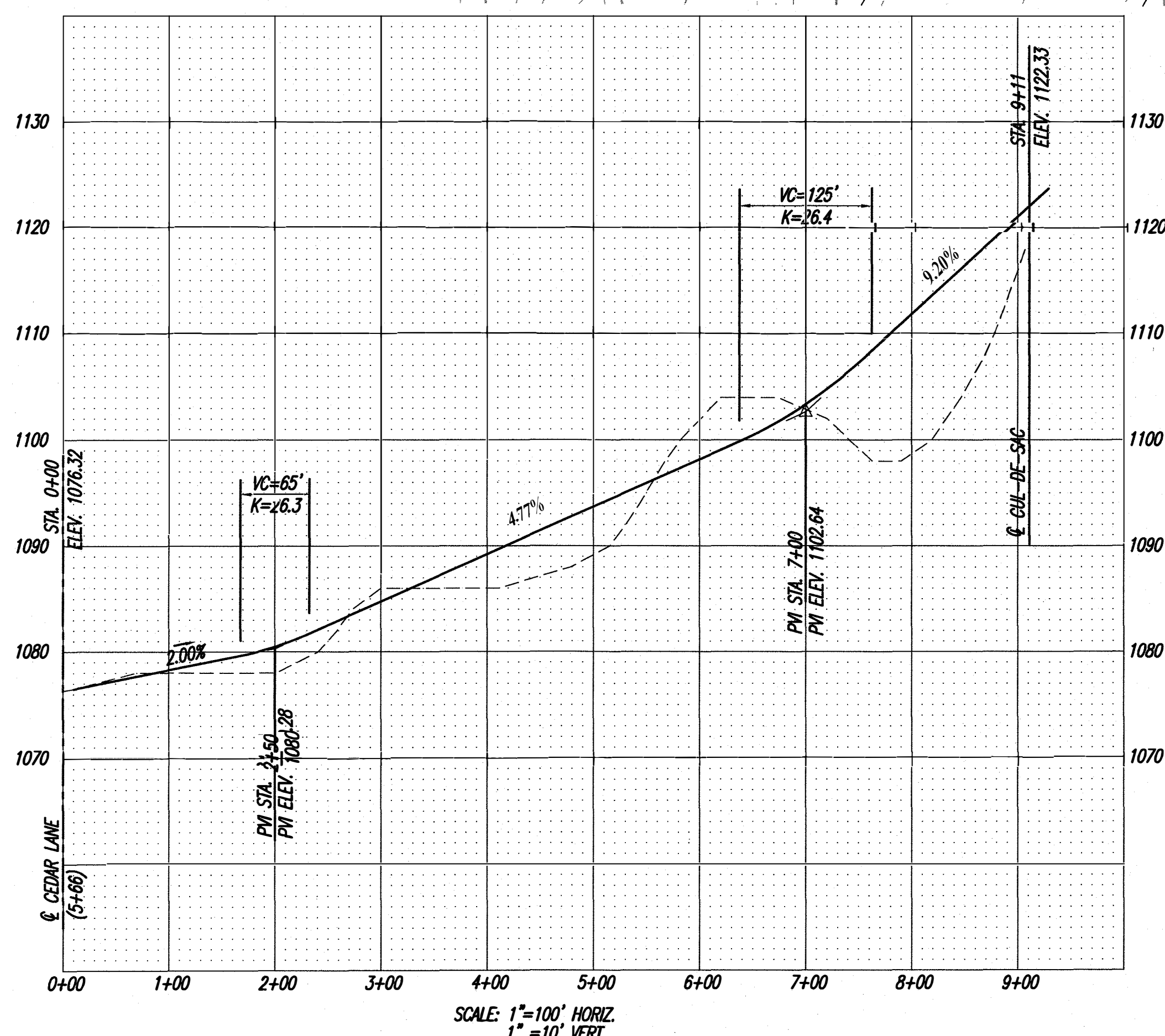


- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 7.639 ACRES SUBDIVIDED INTO 24 SINGLE FAMILY LOTS AND 2 COMMON AREAS.
  5. THIS PROPERTY IS ZONED RN-1.
  6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
  7. UTILITIES:  
WATER: KNOXVILLE UTILITIES BOARD  
SEWER: KNOXVILLE UTILITIES BOARD  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T SOUTHEAST
  8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  9. BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 25'  
REAR- 25'  
SIDE- 8' MIN. (NO LESS THAN 20' COMBINED)
  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.



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 STATISTICS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TITLED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
*David B. Harbin*  
PROFESSIONAL ENGINEER  
TENNESSEE LICENSE NO. 101285 DATE: 4/26/23

OWNER/DEVELOPER  
JW CONSTRUCTION  
C/O JEFF WILLIAMS  
4823 CRIPPEN ROAD  
KNOXVILLE, TN 37918  
PHONE: (865) 389-0788

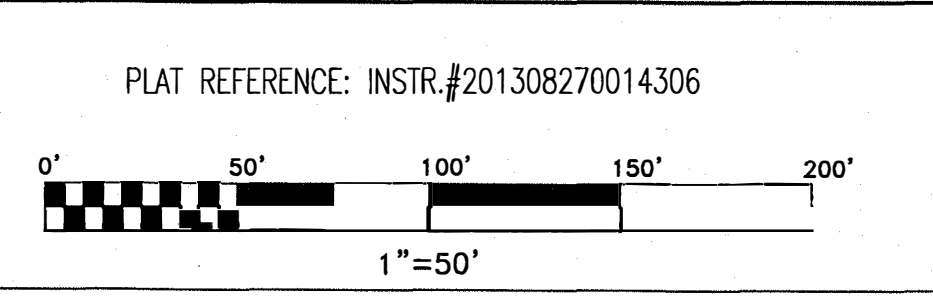
4-SB-23-C  
Revised: 4/26/2023

4-SB-23-C

**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	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	XXX	3	4/26/23	REVISED ENTRANCE TO MEET ENGINEERING REQ'S					
		2	4/4/23	REVISED PER PLANNING COMMENTS					
CHECKED	DBH	1	3/27/23	REVISED PER PLANNING COMMENTS					

SCALE:  
1"=50'  
DATE  
2/14/23



CONCEPT PLAN FOR  
**JW CONSTRUCTION ON CEDAR LANE**  
TAX MAP 581H PARCELS 34.01 & 34.02  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE  
36TH WARD, CITY OF KNOXVILLE, CITY BLOCK #36170

25480-C  
SHEET 1 OF 2 SHEET(S)  
Q:\25480\25480-C-4-19-23.DWG



