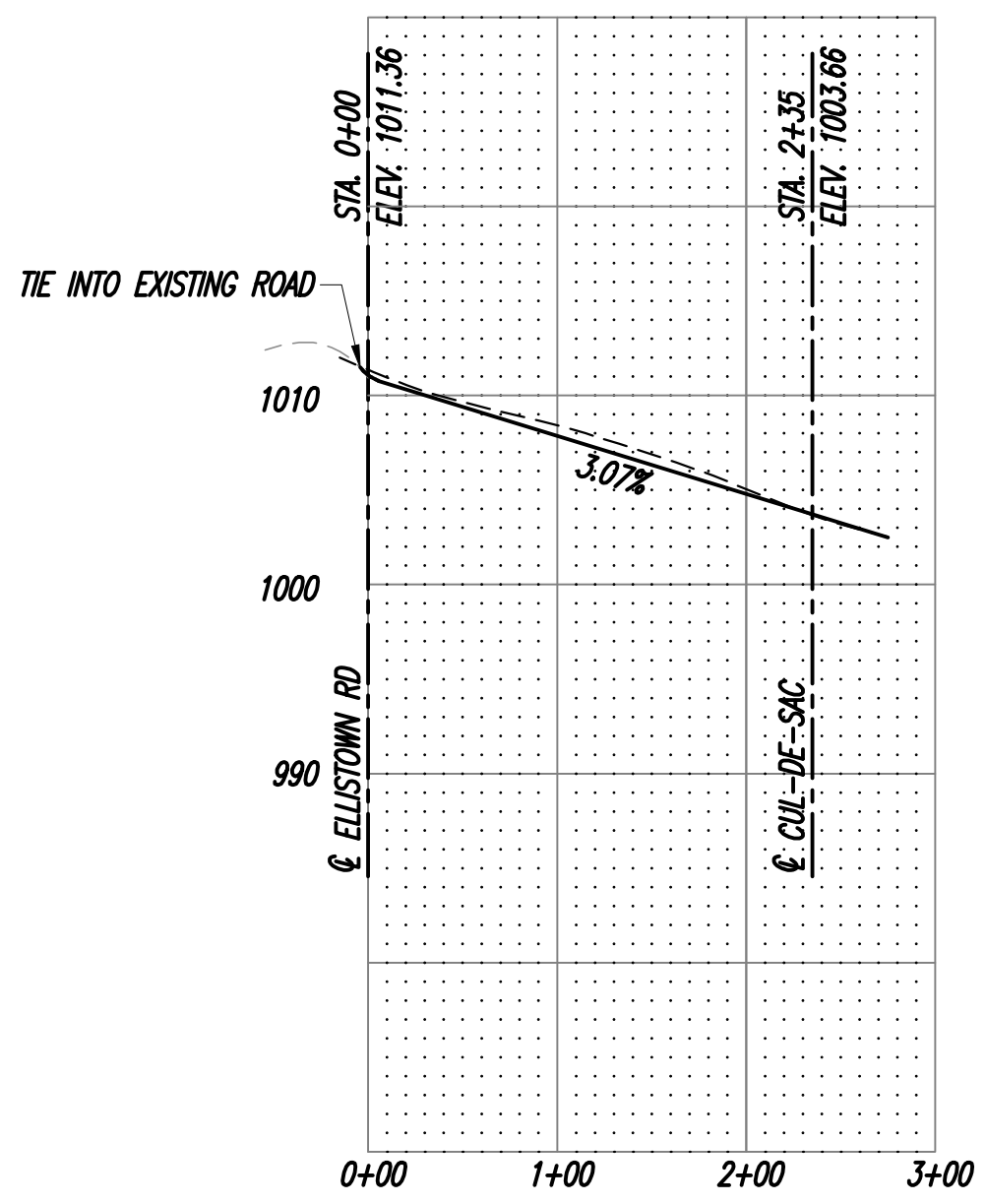


- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 4.321 ACRES SUBDIVIDED INTO 8 SINGLE FAMILY LOTS AND 2 COMMON AREA LOTS.
 - THIS PROPERTY IS ZONED RN-1.
 - UTILITIES: WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
 - ALL SURVEY INFORMATION PROVIDED BY TRUELINE LAND SURVEYING ORIGINALLY DATED MARCH 2, 2022.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - AVERAGE BLOCK FACE ON THE NORTHEAST SIDE OF SHANNON LN IS 47' STRUCTURES MUST BE BUILT BETWEEN 37' & 57'
AVERAGE BLOCK FACE ON THE SOUTHWEST SIDE OF SHANNON LN IS 71' STRUCTURES MUST BE BUILT BETWEEN 61' & 81'
REAR - 25'
SIDE - 8' MINIMUM, TOTAL BOTH SIDES 20'
 - 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.



Revised: 5/31/2023

5-SA-23-C



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.

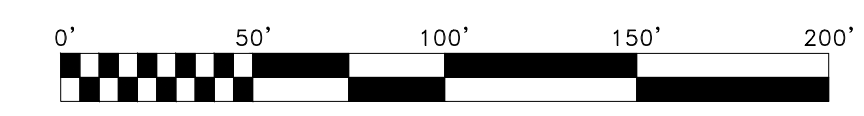
PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. _____ DATE: _____

DEVELOPER:
CAFE INTERNATIONAL
C/O RANDY GUIGNARD
5408 FOUNTAIN GATE ROAD
KNOXVILLE, TN 37918
(865)244-8050

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4354 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH				
DRAWN	TPD				
CHECKED					

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL
DATE:
5/31/23



CONCEPT PLAN FOR
SHANNON HILL S/D
TAX MAP 59BA, PARCEL 35
7TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
34TH WARD CITY OF KNOXVILLE CITY BLOCK # 34920

25498-CP
SHEET 1 OF 1 SHEET(S)