

Certification of Approval of Public Water System - Major Subdivisions

I hereby certify that the utility provider was contacted by developer or owner of the property to determine the status of public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

HDP# Utility Provider Authorized Signature for Utility Date

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

I hereby certify that the utility provider was contacted by developer or owner of the property to determine the status of public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

HPUD Utility Provider Authorized Signature for Utility Date

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed: Date: Depr: Title:

Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the day of 20.

Signed: Date: Depr: Title:

Knox County Department of Engineering and Public Works The Knox County Department of Engineering and Public Works hereby approves this plat on this the day of 20.

Engineering Director

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map Date: By:

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid. Knox County Trustee: Signed: Date:

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these these regulations.

Signed: Date:

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and in the minutes of the Knoxville-Knox County Planning Commission, on this the 9th day of May, 2024 that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

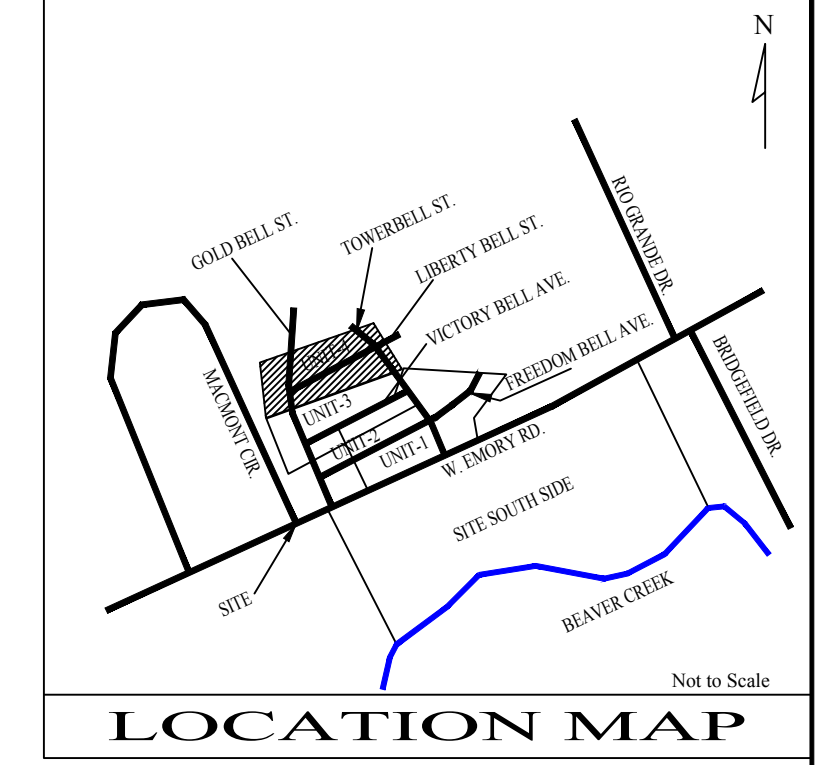
Signed: Date:

NOTES:

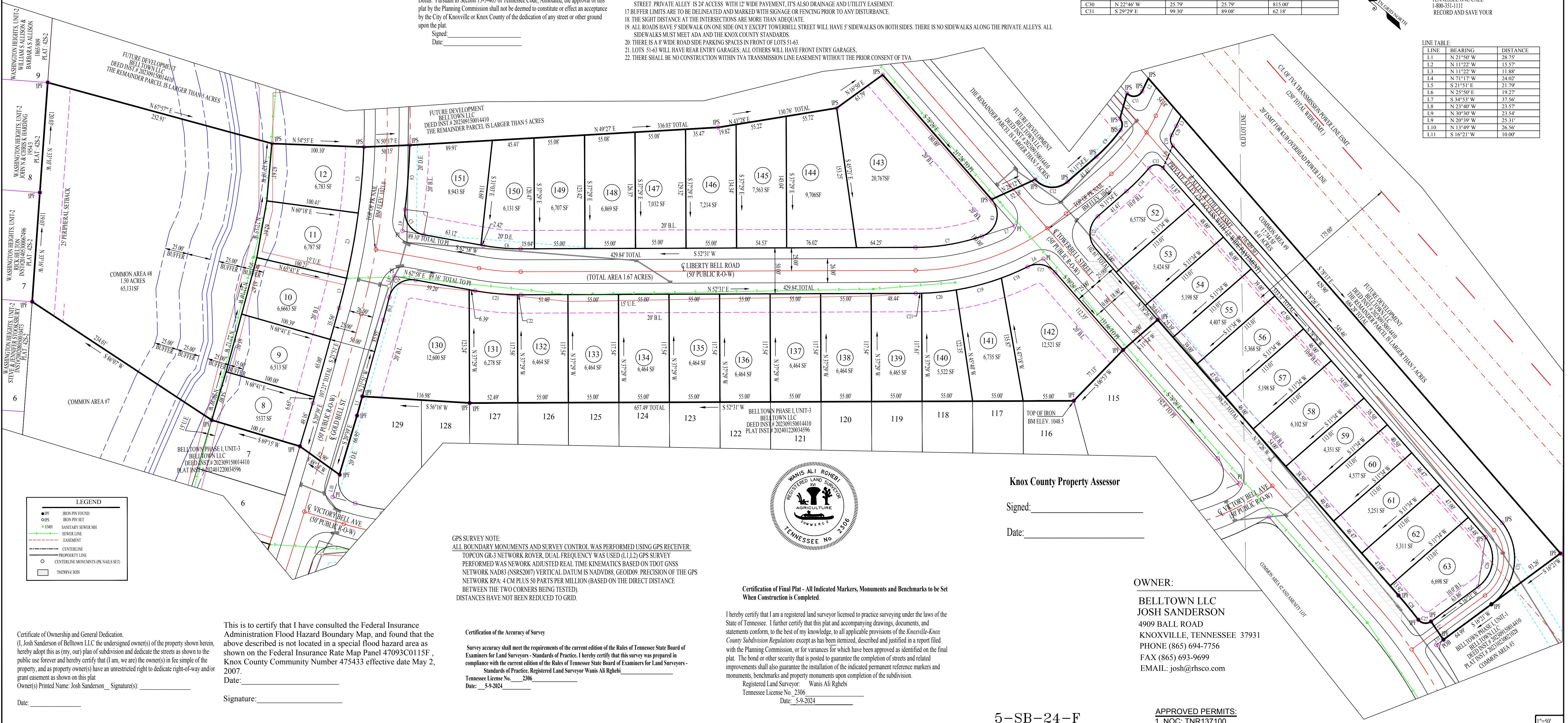
- 1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROD WITH SOUTHLAND CAP (#2360)
2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED A WITH 3.2 DU/AC FOR PD.
5. THIS SUBDIVISION CONTAINS 102+1/2 ACRES AND IS SUBDIVIDED INTO 39 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAYS (2.04 ACRES) AND TWO COMMON AREAS.
6. BUILDING SETBACK AS FOLLOWS:
SIDE SETBACK ... 5' MIN. FOR ALL LOTS FOR ONE STORY, TWO STORY AND THREE STORY DWELLINGS.
FOR REAR LOADED LOTS: FRONT AND REAR SET BACK IS 10' MIN. (LOTS 12-63)
FOR FRONT LOADED LOTS: FRONT AND REAR SET BACK IS 15' MIN. AND 15' MIN. REAR SETBACK (LOTS 8-12 AND 130-143).
25' PERIPHERAL SETBACK ALONG THE OUTSIDE BOUNDARY.
7. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND PLANNED DEVELOPMENT, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSIONER'S FILES # 5SD-23-C AND 11-A-22-PP. ALL OF THE DESIGN GUIDELINES FOR THE SINGLE-FAMILY DESIGNATED AREA OF THE BELLTOWN PRELIMINARY PLAN, AS REVISED ON 4/18/2023, ARE AS SHOWN IN SECTION 8.1. FOR THE MOST UP TO DATE VERSION OF THE PRELIMINARY PLAN CONTACT KNOXVILLE-KNOX COUNTY PLANNING.
8. THIS SUBDIVISION WILL PART OF BELLTOWN OVERALL DEVELOPMENT AND IT WILL HAVE HOMEOWNERS ASSOCIATION RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN INST # ????.
9. VARIANCE REQUESTED:
a) LIBERTY BELL ROAD, APPROVED REDUCTION OF REVERSE CURVE TANGENT FROM 50' TO 22.01' BECAUSE OF THE SHORTNESS OF ROAD.
10. "ALTERNATIVE DESIGN STANDARDS"
a. LIBERTY BELL ROAD, APPROVED REDUCTION OF HORIZONTAL CURVES FROM STATIONS 9+33.68 TO 9+13.76, FROM RADIUS 250' TO RADIUS 200' BECAUSE OF TOPOGRAPHY.
b. INTERSECTION GRADE ON LIBERTY BELL ROAD AT GOLD BELL STREET FROM 1.09 TO 1.275%.
11. THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #2024010047900.
12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
13. GPS TOPCON EQUIPMENT GR-3, S# 388-0328, S# 388-0337, AND PN 010450901-01 WAS USED.
14. ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE. ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE.
15. EACH STREET SHALL HAVE AT LEAST ONE SIDE WALK EXCEPTION OF THE ESTATE LOTS.
16. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 20' WIDE PAVEMENT FOR GOLD BELL STREET, LIBERTY BELL ROAD, 29' WIDE PAVEMENT FOR TOWERBELL STREET. PRIVATE ALLEY IS 24' ACCESS WITH 12' WIDE PAVEMENT. ITS ALSO DRAINAGE AND UTILITY EASEMENT.
17. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR TENCING PRIOR TO ANY DISTURBANCE.
18. THE SIGHT DISTANCE AT THE INTERSECTIONS ARE MORE THAN ADEQUATE.
19. ALL ROADS HAVE 5' SIDEWALK ON ONE SIDE ONLY EXCEPT TOWERBELL STREET WILL HAVE 5' SIDEWALKS ON BOTH SIDES. THERE IS NO SIDEWALKS ALONG THE PRIVATE ALLEYS. ALL SIDEWALKS MUST MEET ADA AND THE KNOX COUNTY STANDARDS.
20. THERE IS A 8' WIDE ROAD SIDE PARKING SPACES IN FRONT OF LOTS 51-63.
21. LOTS 51-63 WILL HAVE REAR ENTRY GARAGES; ALL OTHERS WILL HAVE FRONT ENTRY GARAGES.
22. THERE SHALL BE NO CONSTRUCTION WITHIN TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.

CURVE TABLE:

Table with columns: CURVE, CHORD BEARING, ARC LENGTH, CHORD LENGTH, RADIUS, TANGENT. Lists curves C1 through C31 with their respective measurements.



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



LINE TABLE: Table with columns: LINE, BEARING, DISTANCE. Lists lines L.1 through L.11 with their bearings and distances.



Knox County Property Assessor

Signed: Date:

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat 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, described and justified in a report filed with the Planning Commission, or for variances for which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: Wanis Ali Rghbi Tennessee License No. 2306 Date: 5-9-2024

OWNER:

BELLTOWN LLC JOSH SANDERSON 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE (865) 694-7756 FAX (865) 693-9699 EMAIL: josh@rhscso.com

APPROVED PERMITS: 1. NOC: TNR137100 2. ARAP: NR2303.055 & .056

Certificate of Ownership and General Dedication. (I, Josh Sanderson of Belltown LLC the undersigned owner(s) of the property shown herein, hereby adopt this as my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat Owner(s) Printed Name: Josh Sanderson Signature(s): Date:

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47093C0115F, Knox County Community Number 475433 effective date May 2, 2007. Signature: Date:

Certification of the Accuracy of Survey Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. Registered Land Surveyor Wanis Ali Rghbi Tennessee License No. 2306 Date: 5-9-2024

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: wrghbi@seconsultants.com www.southlandengineeringusa.com

Table with columns: DESIGNED, DRAWN, CHECKED, WAR, APPROVED, ENGINEER.

Table with columns: NO, DATE, REVISION, APPR.

SCALE HORIZONTAL: 1"= 50' DATE 03-11-2024 DEED REFERENCES: DEED INST. # 202309150014410 SCALE IN FEET

5-SB-24-F

FINAL PLAT OF BELLTOWN, PHASE I, UNIT-4 ON W. EMORY ROAD CLT MAP 066, PART OF PARCEL 121 CLT MAP 066, PART OF PARCEL 122 DISTRICT 6, KNOX COUNTY, TENNESSEE

BT-03-11-24-FP-U-4 SHEET 1 OF 1 SHEETS