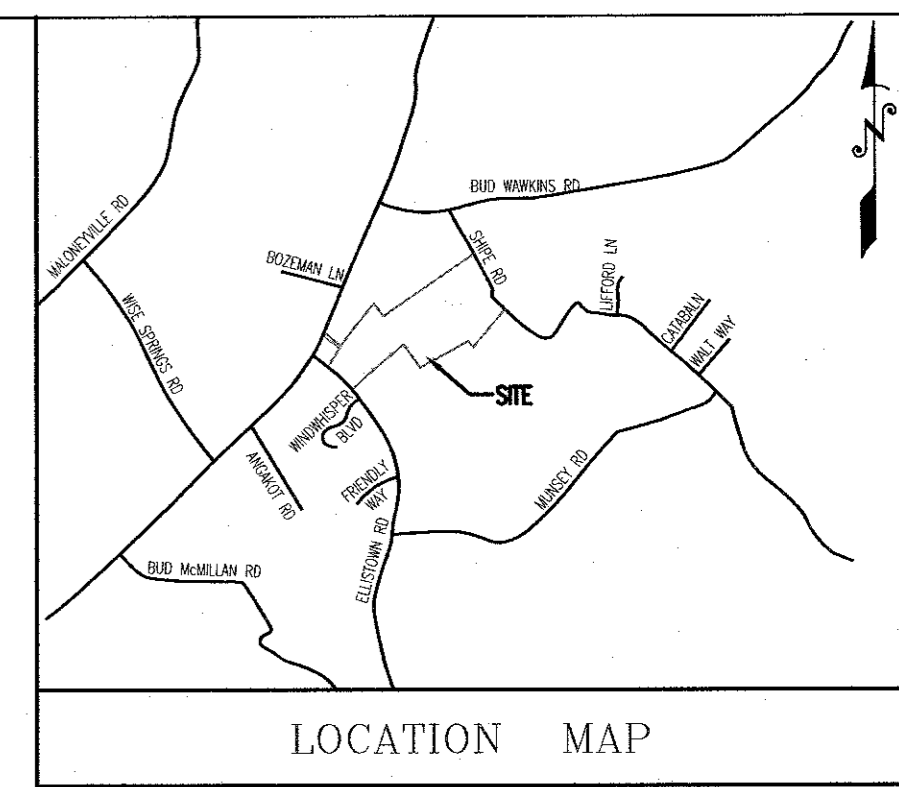
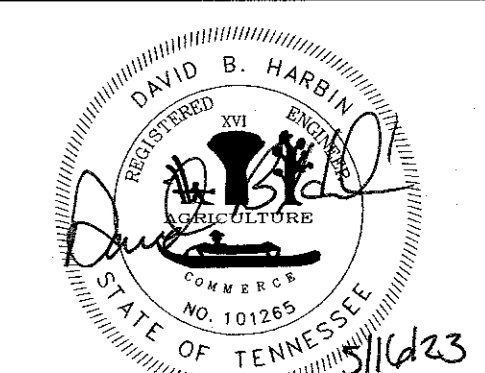


- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 20.448 ACRES SUBDIVIDED INTO 47 SINGLE FAMILY DETACHED LOTS & 4 COMMON AREAS.
  - THIS PROPERTY IS ZONED PR.
  - CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.I.S. ROAD PROFILE BASED ON KNOXVILLE/KNOX COUNTY G.I.S. CONTOURS.
  - UTILITIES:
    - WATER: NORTHEAST KNOX UTILITY DISTRICT
    - SEWER: KNOXVILLE UTILITIES BOARD
    - ELECTRIC: KNOXVILLE UTILITIES BOARD
    - GAS: KNOXVILLE UTILITIES BOARD (IF AVAILABLE)
    - TELEPHONE: BELLSOUTH
  - ALTERNATE DESIGN STANDARD APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING: HORIZONTAL CURVE RADIUS FROM 250' TO 100', STA 1+00, ROAD "B"
  - ALTERNATE DESIGN STANDARD APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:
    - a) INCREASE INTERSECTION GRADE FROM 1% TO 2% ON ROAD "A" AT ELLISTOWN RD.
    - b) INCREASE INTERSECTION GRADE FROM 1% TO 3% ON ROAD "A" AT ROAD "B"
    - c) INCREASE INTERSECTION GRADE FROM 1% TO 3% ON ROAD "C" AT ROAD "B"
    - d) INCREASE INTERSECTION GRADE FROM 1% TO 3% ON ROAD "D" AT ROAD "B"
  - VARIANCE APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING: REDUCING THE TANGENT LENGTH BETWEEN BROKENBACK CURVES FROM 150' TO 75', STA 1+46 TO STA 2+25, ROAD "D"
  - COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
  - ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING AND PUBLIC WORKS.
  - VEHICULAR ACCESS TO LOT 47 IS LIMITED TO INTERIOR ROADS ONLY.
  - SIGN TO READ "THIS STREET WILL PROVIDE A FUTURE CONNECTION TO THE ADJOINING PROPERTY"
  - BUILDING SETBACKS:
    - FRONT: 20'
    - SIDE: 5'
    - REAR: 15'
    - (THE PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS. SEE MAP FOR LOCATIONS.)



LOCATION MAP



CERTIFICATION OF CONCEPT PLAN  
 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 THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN NOTED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
 REGISTERED LAND SURVEYOR  
 TENNESSEE CERTIFICATE NO. 101265  
 David B. Harbin

DEVELOPER:  
 KV CONSTRUCTION, LLC  
 c/o KRIS VALERIE  
 1552 CHERRYBROOK DR  
 KNOXVILLE, TN 37912  
 PHONE (865) 660-1712

BATSON, HIMES, NORVELL & POE  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE (865) 588-6472  
 FAX (865) 588-6473  
 bhn-p@netgrp.net

REV.	DATE	REVISION DESCRIPTION
1	5/16/23	KKCP COMMENTS

CONCEPT & DEVELOPMENT PLAN FOR  
 KV CONSTRUCTION, LLC-ELLISTOWN RD.

CLT MAP 40, PARCEL 166  
 DISTRICT 6, KNOX COUNTY, TN

SCALE: 1"=50'  
 DRAWN BY: TPD  
 DATE: 04/13/23

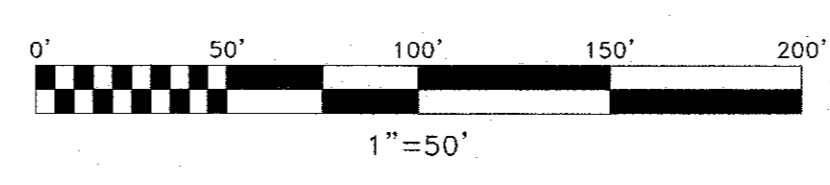
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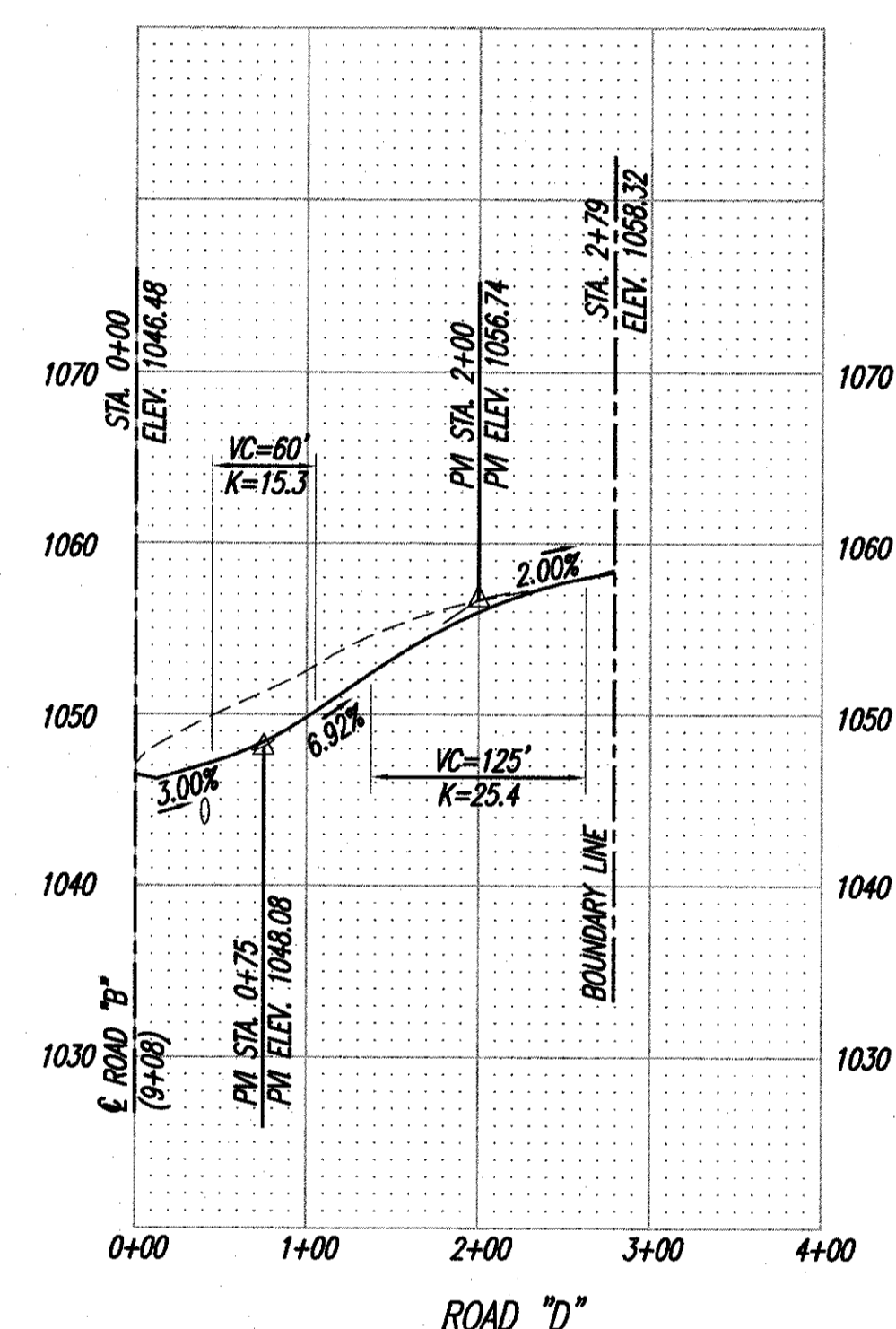
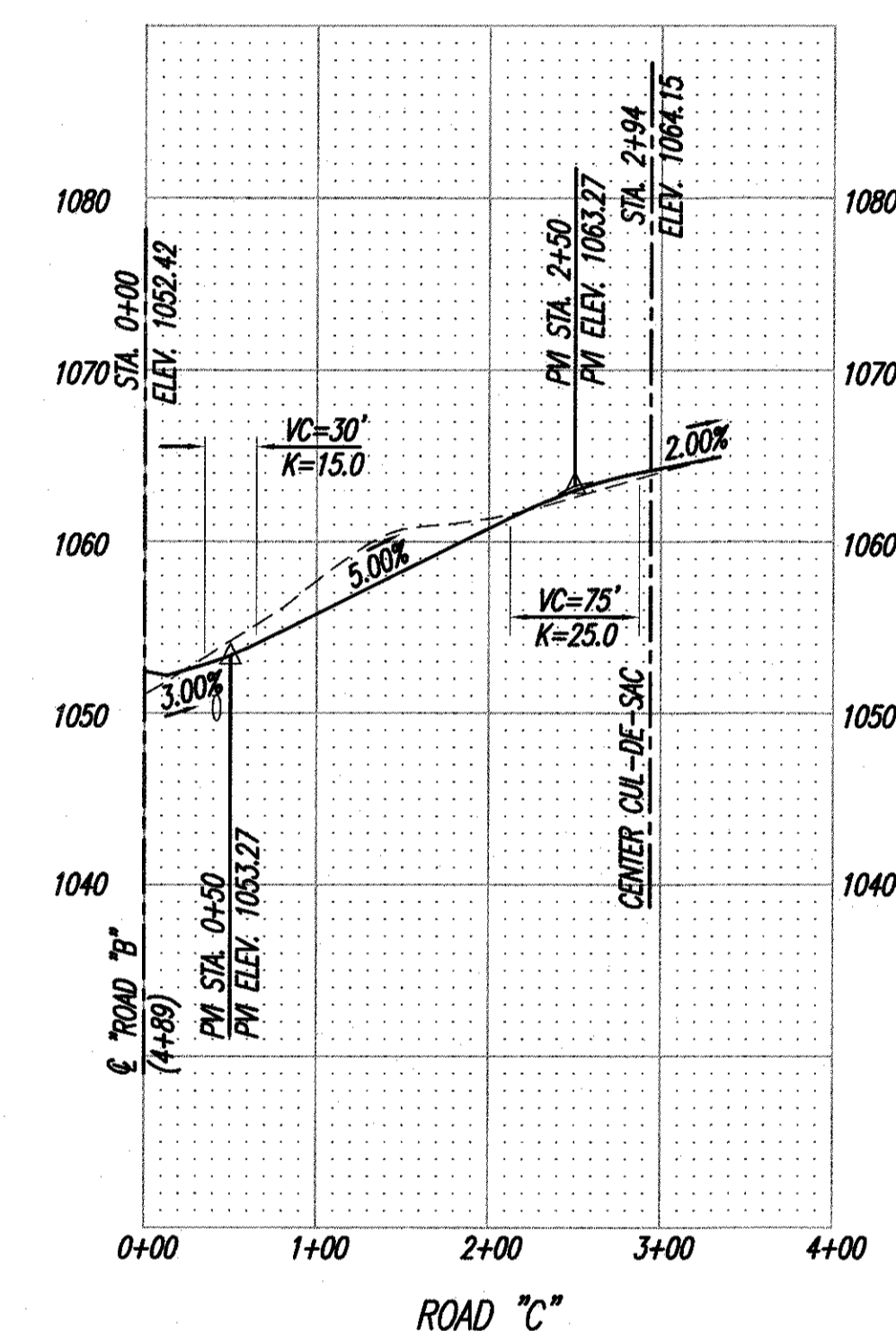
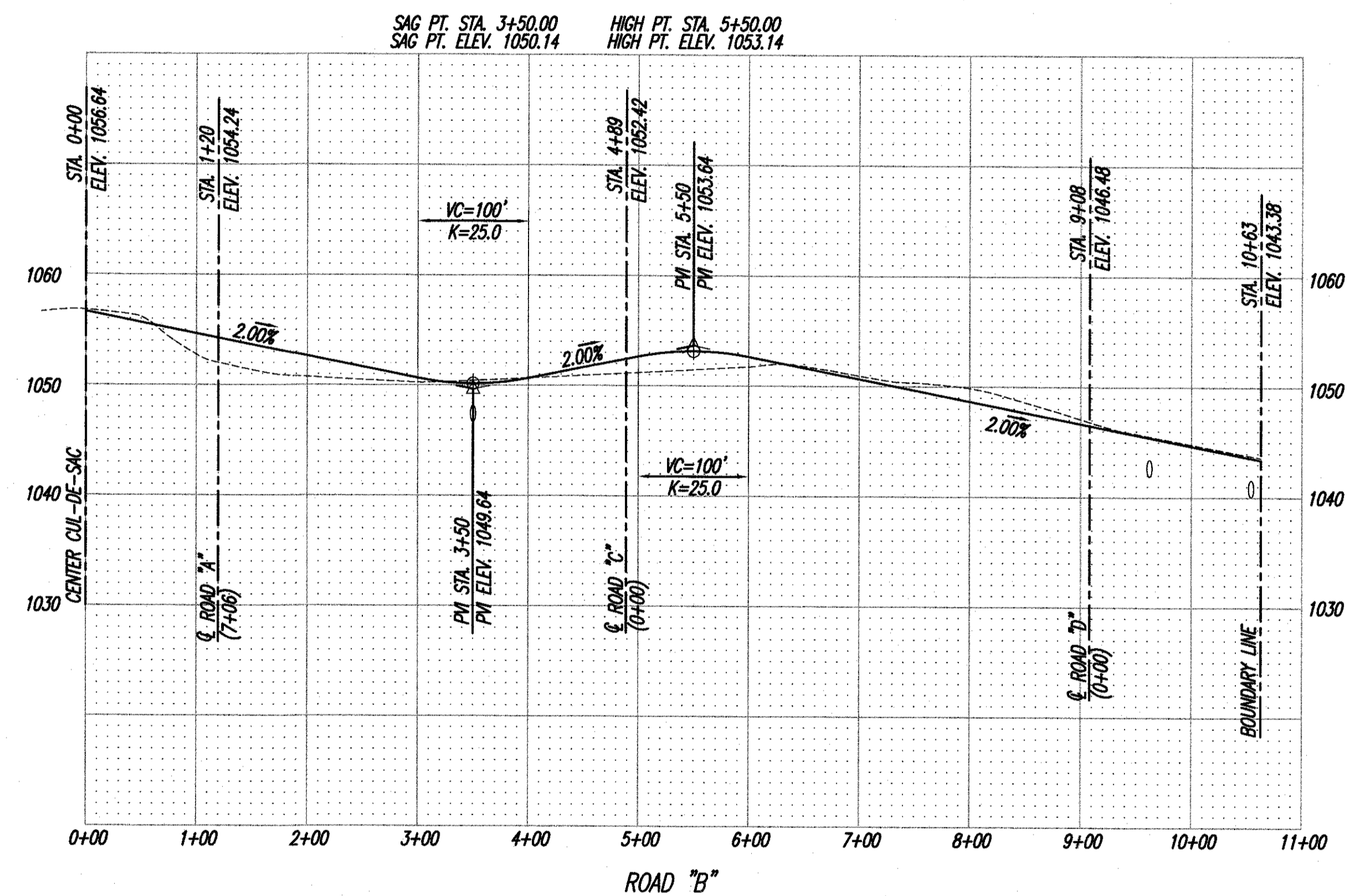
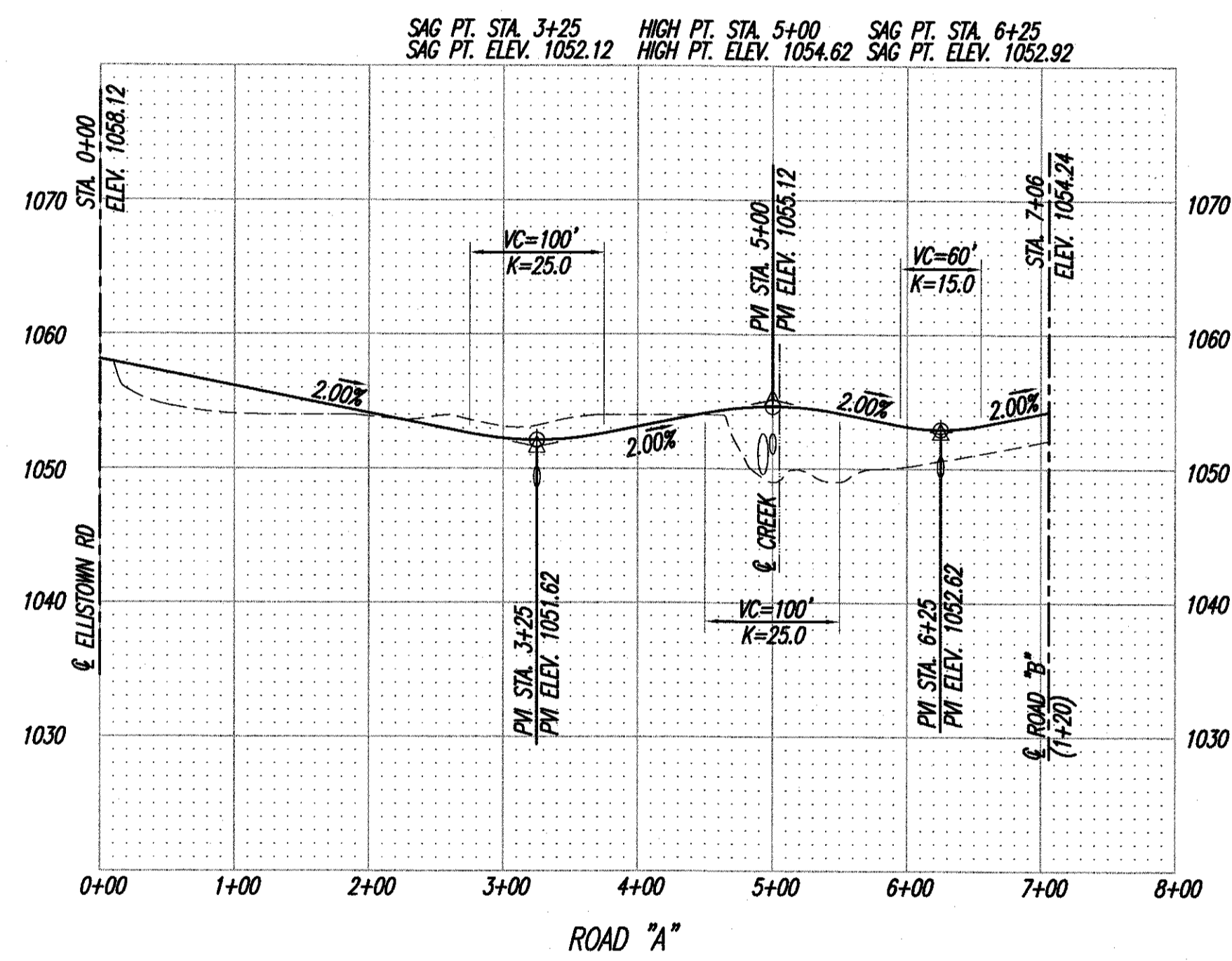
CONTOUR INTERVAL = 4'  
 SHEET 1 OF 2 SHEETS

DRAWING NUMBER: 24108-C

Revised: 5/22/2023

6-SF-23-C  
 6-I-23-DP





Horizontal Scale = 1:100  
 Vertical Scale = 1:10

BATSON, HIMES, NORVELL & POE  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: 865-588-6472  
 FAX: 865-588-6473

DESIGNED				
DRAWN TPD				
CHECKED				
NO.	DATE	REVISION	APPR.	

SCALE AS NOTED  
 DATE 04/13/23

6-SF-23-C / 6-I-23-DP  
 Revised: 5/22/2023

ROAD PROFILES FOR  
 KV CONSTRUCTION, LLC-ELLISTOWN RD.  
 CLT MAP 40, PARCEL 166  
 DISTRICT-6 KNOX COUNTY, TN



DEVELOPER:  
 KV CONSTRUCTION, LLC  
 c/o KRIS VALERIY  
 1552 CHERRYBROOK DR  
 KNOXVILLE, TN 37912  
 PHONE (865) 660-1712

24108-RP  
 SHEET 2 OF 2 SHEETS  
 Q:\24108\24108.DWG