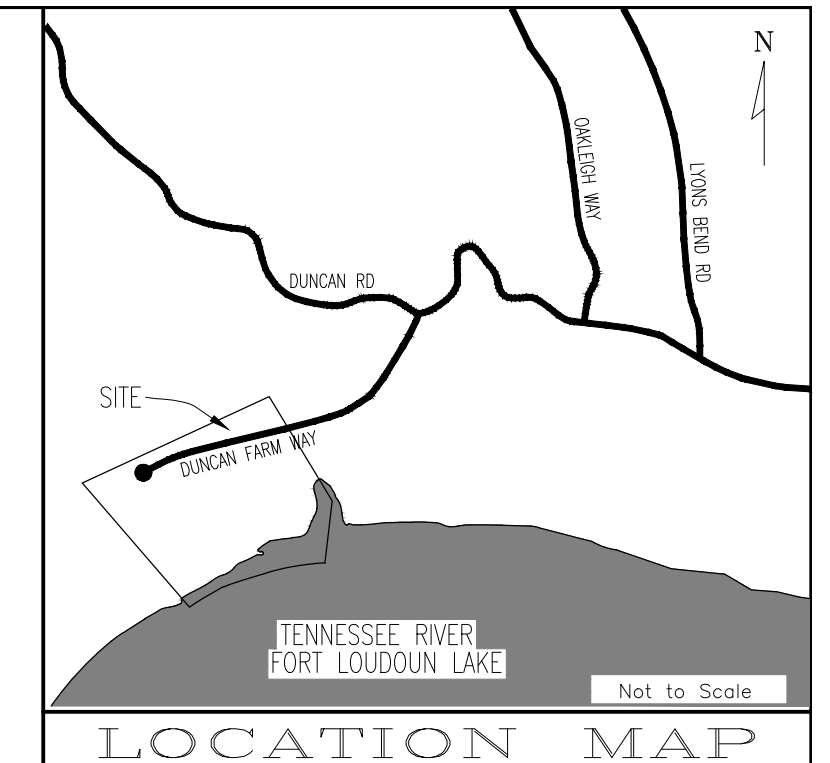


NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
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.



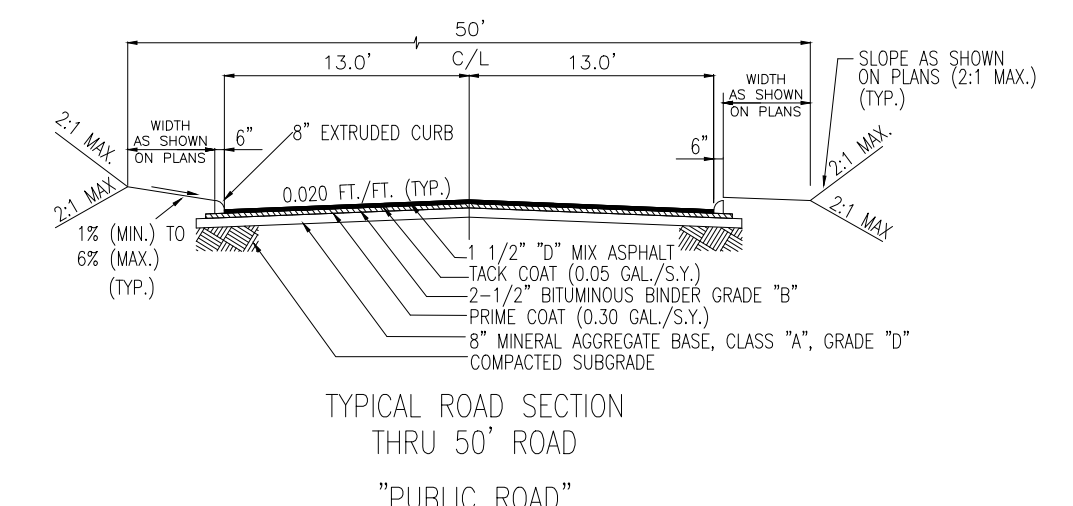
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

EXISTING CONDITIONS:
IMPERVIOUS AREA: 0.16 ac.
PERVIOUS AREA: 33.26 ac.

PROPOSED IMPROVEMENTS:
IMPERVIOUS AREA: 1.56 ac.
PERVIOUS AREA: 31.86 ac.

THIS SITE IS CALCULATED TO BALANCE. NO OFF SITE FILL IS REQUIRED.

- 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 33.42 ACRES SUBDIVIDED INTO 2 SINGLE FAMILY DETACHED LOTS AND PRIVATE RIGHT-OF-WAY.
 - THIS PROPERTY IS ZONED AGRICULTURE
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 - UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: N/A
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
 - BOUNDARY SURVEY BY OTHERS.
 - VARIANCE APPROVED: 1-11-2018
 - VERTICAL CURVE LENGTH FROM 585' TO 470', STA 13+25
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - TVA OWNS THE FLOWAGE EASEMENT BELOW THE 822 CONTOUR. NO BUILDING OR FILL IS ALLOWED BELOW THE 822 CONTOUR WITHOUT PRIOR TVA APPROVAL.
 - THE PURPOSE OF THIS CONCEPT PLAN IS TO CONVERT DUNCAN FARM WAY TO A PUBLIC ROAD.
 - SANITARY SEWER IS NOT AVAILABLE. A SUBSURFACE SEWAGE DISPOSAL SYSTEM WILL BE REQUIRED PRIOR TO FINAL PLAN APPROVAL.



CERTIFICATION OF DESIGN PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

TENNESSEE CERTIFICATE NO. _____

9-SB-22-C
7/25/2022

OWNER/DEVELOPER
THE HENRY B. DUNCAN ESTATE
C/O BILL RAY
1356 PAPERMILL POINTE WAY
KNOXVILLE, TN 37909
PHONE: (865) 584-1211

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	6	7/22/22	CONVERT TO PUBLIC ROAD					
		5	8/10/20	REVISED PER COUNTY COMMENTS					
		4	4/14/20	REVISED PER COUNTY COMMENTS					
		3	4/6/20	PROPERTY LINE CHANGED, LOT ADDED					
		2	5/15/18	AS PER CLIENT REQUEST					
		1	3/19/18	AS PER TDEC COMMENTS					
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2" INTERVAL

DATE
02/22/18

DEED REFERENCES: 199912010041331

CONCEPT PLAN FOR DUNCAN FARM
CLT MAP 146 PARCEL 18.01
DISTRICT 6, KNOX COUNTY, TENNESSEE

25070-SP
SHEET 3 OF 9 SHEET(S)
Q:\25070\25070 (2).DWG