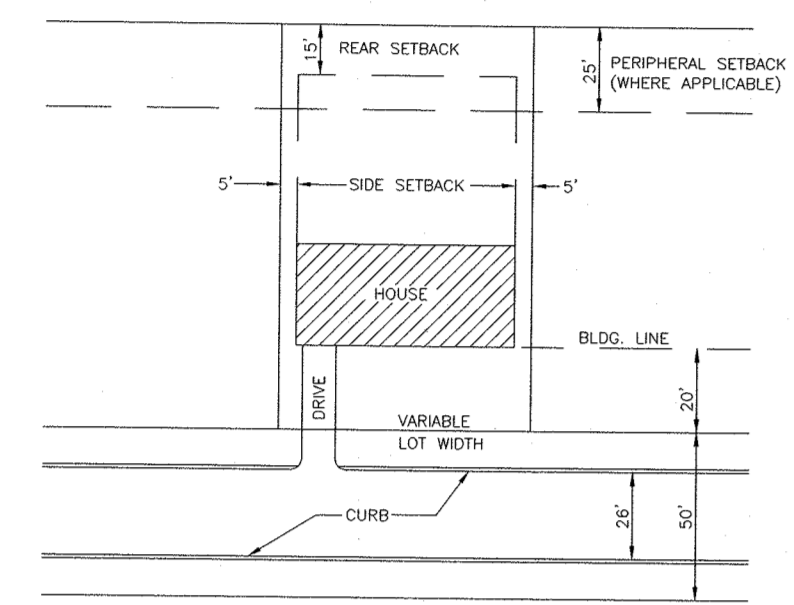
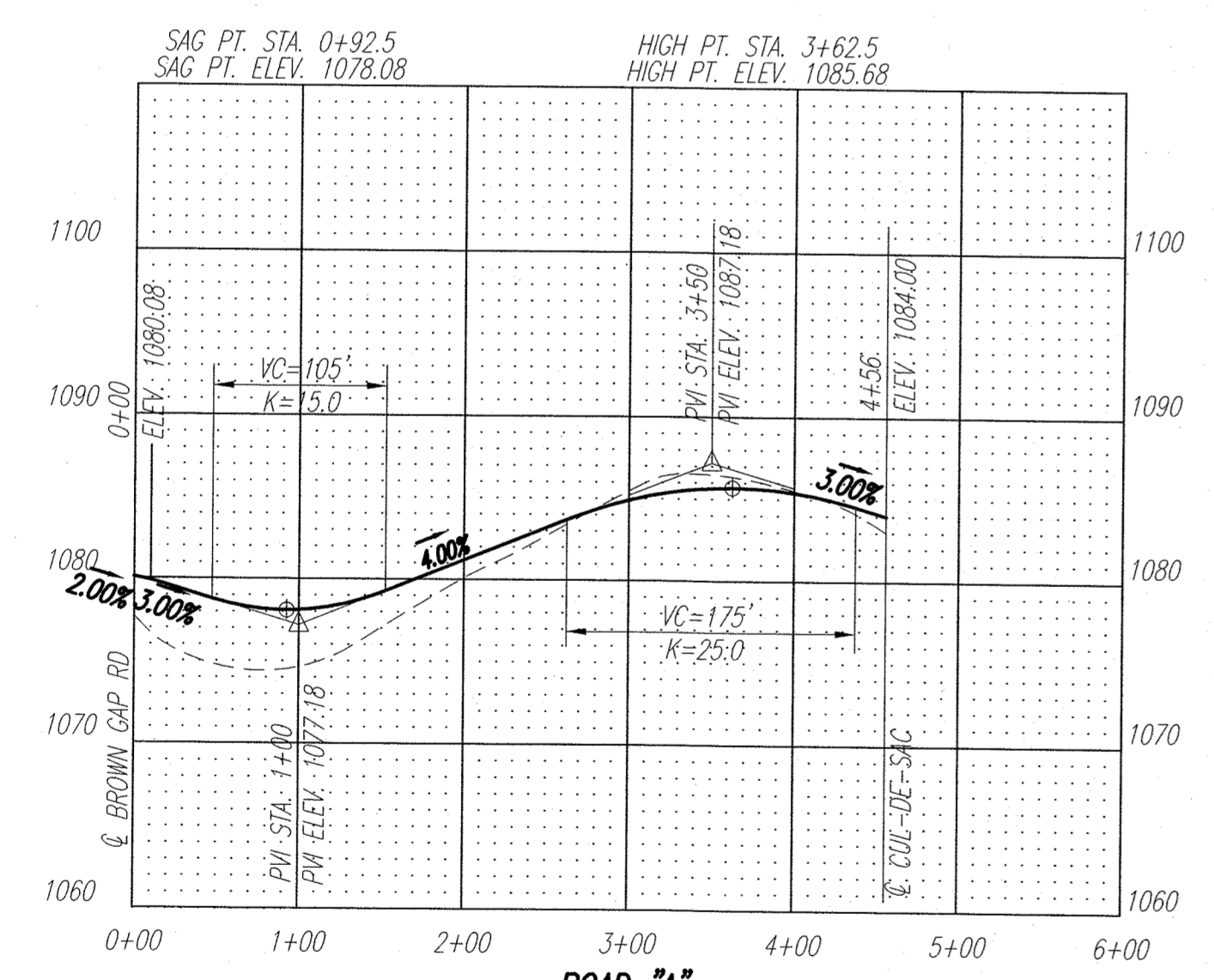


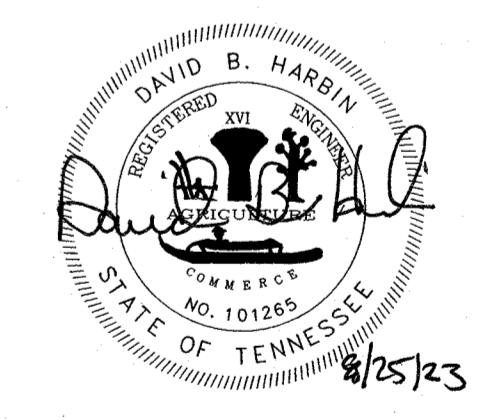
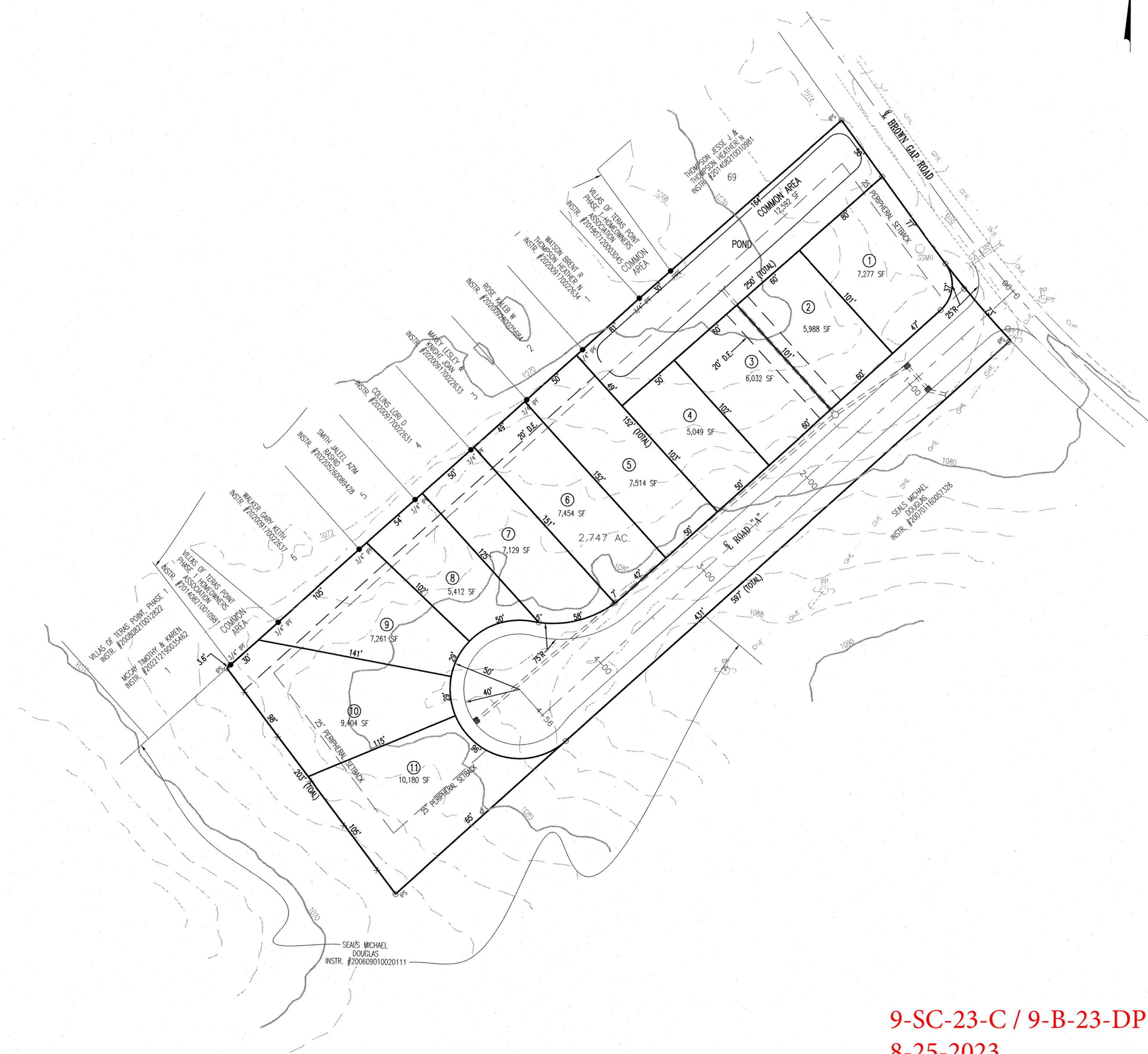
- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 2.744 ACRES SUBDIVIDED INTO 12 SINGLE FAMILY LOTS AND 1 COMMON AREA LOT.
  - THIS PROPERTY IS ZONED PR (PENDING)
  - ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
  - UTILITIES:  
WATER: HALLSDALE-POWELL  
SEWER: HALLSDALE-POWELL  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: TDS TELECOM
  - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 20'  
REAR- 15'  
SIDE- 5'
  - 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.
  - VARIANCE APPROVED BY KNOXVILLE PLANNING IS AS FOLLOWS:  
REDUCE VERTICAL CURVE LENGTH FROM 200' TO 120' @ STA 1+00 (K VALUE FROM 25 TO 15)
  - ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:  
a) INTERSECTION GRADE WAIVER FROM 1% TO 3%, STA 0+10 TO STA. 1+00.  
b) PROPERTY LINE RADIUS WAIVER FROM 25' TO 0' (@ SOUTH INTERSECTION OF BROWN GAP RD)
  - REQUEST TO REDUCE THE 35' PERIPHERAL SETBACK TO 25'.



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED



ROAD "A"  
Horizontal Scale = 1 :100  
Vertical Scale = 1 :10



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 TEMERED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER  
TENNESSEE LICENSE NO. 101265 DATE: 8/25/23

OWNER/DEVELOPER  
JW CONSTRUCTION  
4923 CRIPPEN RD.  
KNOXVILLE, TN 37918  
(865) 389-0788

9-SC-23-C / 9-B-23-DP  
8-25-2023

9-SC-23-C  
9-B-23-DP

DEED REFERENCE: INSTR. #202305120060772

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	TPD								
CHECKED	DBH	1	8/23/23	PLANNING COMMENTS					

SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 2" INTERVAL  
DATE:  
7/24/23

CONCEPT PLAN & ROAD PROFILE FOR  
J.W. WILLIAMS CONSTRUCTION ON  
BROWN GAP ROAD  
TAX MAP 29, PARCEL 70  
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25507-C  
SHEET 1 OF 1 SHEET(S)  
Q:\25507\25507-C.DWG