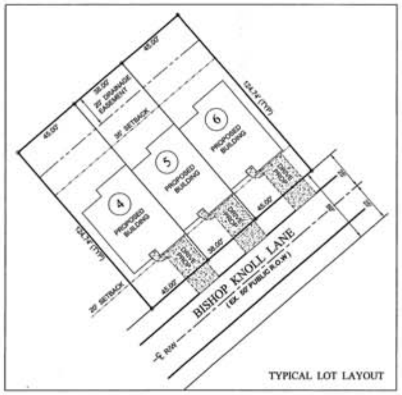
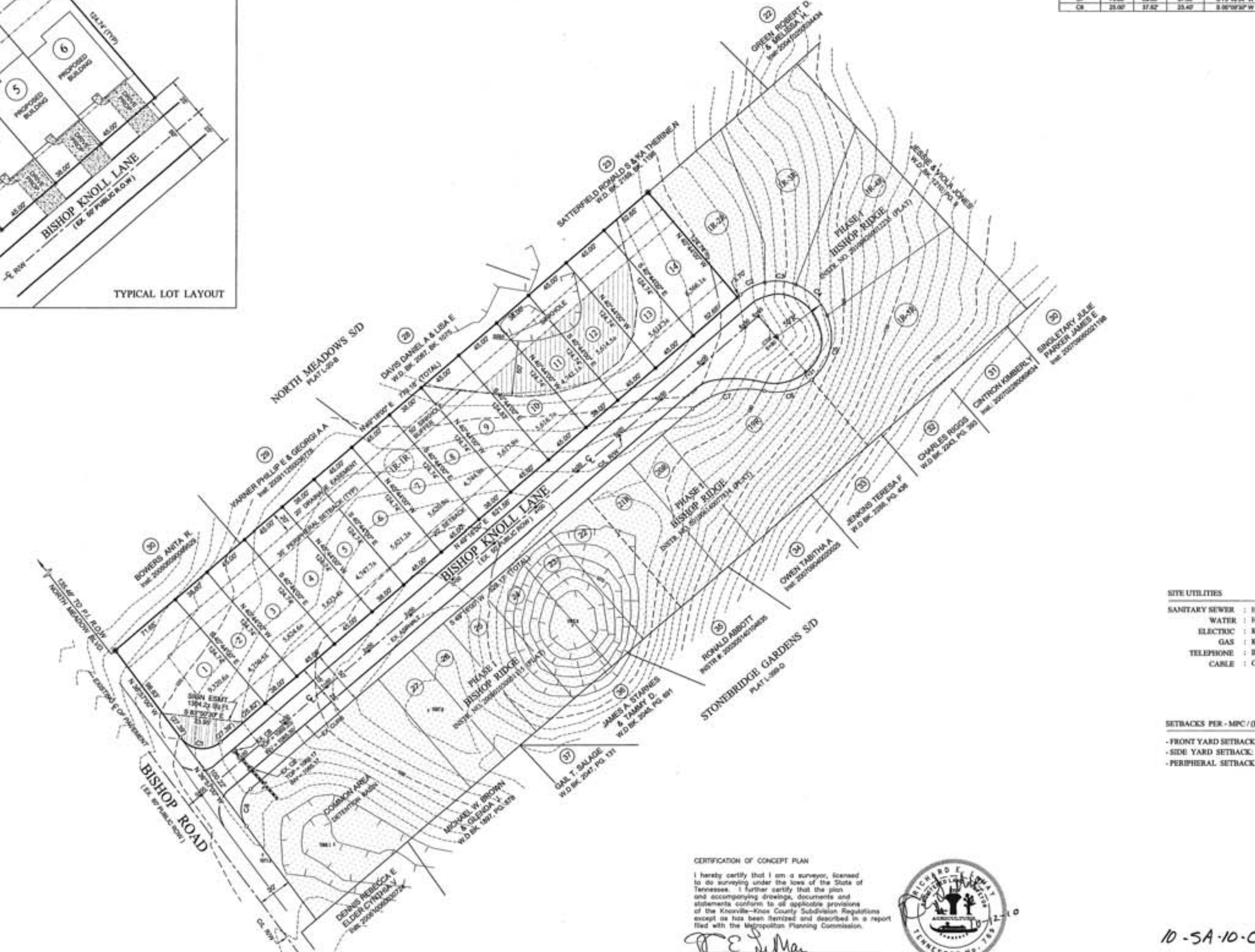


LEGEND

- ● I.R.(O) - IRON ROD (OLD)
- CATCH BASIN
- CORRUGATED METAL PIPE
- EDGE OF ASPHALT
- CENTERLINE RIGHT-OF-WAY
- CONCRETE CURB

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD
C1	25.00'	40.92'	26.71'	S 83°50'30" E	36.50'
C2	50.00'	24.74'	12.63'	N 60°26'03" E	24.49'
C3	50.00'	28.75'	14.79'	S 89°54'29" E	28.36'
C4	50.00'	40.56'	21.47'	S 46°11'52" E	39.45'
C5	50.00'	64.03'	37.25'	S 13°43'00" W	59.74'
C6	50.00'	45.37'	24.38'	S 76°24'14" W	43.83'
C7	75.00'	69.35'	37.50'	S 73°49'54" W	67.08'
C8	25.00'	37.52'	23.40'	S 06°09'30" W	34.17'

PLAT INSTR. NO. 200801030051115



"OWNER(S) RESPONSIBILITY NOTE"

- THE PROPERTY OWNER(S) IS(ARE) RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
- COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES: INSTR. NO. 200712260049080.

SITE NOTES

- UTILITY AND DRAINAGE EASEMENT OF 10' INSIDE ROAD RIGHTS OF WAYS AND THE PERIMETER BOUNDARY, 5' EACH SIDE ALL LOT LINES, EXCEPT UNDER BUILDINGS.
- THIS IS TO CERTIFY THAT THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
- DESCRIBED PROPERTY IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS THAT MAY EXIST AS PER OPERATING UTILITY COMPANIES, RECORDED AND/OR UNRECORDED
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ALL LOTS SHALL HAVE ACCESS ONLY FROM THE INTERNAL STREET SYSTEM ONLY.
- TOTAL LOTS: 14
- TOTAL ACREAGE: 1.83 ACRES - 79,824.2± Sq.Ft.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSIONS FILES 10-SA-10-C.
- A VARIANCE WAS GRANTED BY THE KNOX COUNTY BOARD OF ZONING APPEAL TO REMOVE A 5' EASEMENT OUTSIDE THE HIGHEST CLOSED CONTOUR ON ALL OF THE SINKHOLES AS SHOWN ON THE DATE OF 02-28-07.
- DEED REFERENCE(S): INSTR. NO. 200910200027979
- PLAT REFERENCES: INSTR. NO. 201008260012235 (PLAT)
  INSTR. NO. 201006140077834 (PLAT)
  INSTR. NO. 200801030051115 (PLAT)
- TAX MAP REFERENCE: CLT MAP 47G, GROUP N, PARCEL 021.05
- PROPERTY ZONED: PR
- ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE LAST CLOSED CONTOUR OF THE SINKHOLE ON THIS SITE. CONSTRUCTION WITHIN THE 50' SINKHOLE BUFFER MAY ONLY BE PERMITTED IF A GEOTECHNICAL STUDY IS PREPARED BY A REGISTERED ENGINEER AND STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY KNOX COUNTY ENGINEERING. AN ENGINEERING FOOTPRINT WILL BE REQUIRED FOR ANY STRUCTURES TO BE PLACED WITHIN THE 50' SINKHOLE BUFFER.
- GEOTECHNICAL STUDY PERFORMED BY:
  - GEO-SERVICES, LLC, 500 MARYVILLE HWY., BUILDING 1, SUITE 8, SEYMOUR, TN. 37865
    BISHOP RIDGE S/D - (PROJECT NO. 22-07-051) ON DEC. 20, 2006, ON ALL 27 ORIGINAL PLATTED S/D LOTS, IN WHICH THE 14 LOTS PLATTED HEREON WERE INCLUDED IN STUDY.
- GEOTECHNICAL FIRM TO BE RETAINED DURING CONSTRUCTION AND DESIGN FOR ENGINEERED FOUNDATION FOOTINGS THAT WILL BE REQUIRED FOR HATCHED AREA WITHIN SINKHOLE BUFFER AS SHOWN ON LOTS 10, 11, 12, AND 13.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SITE UTILITIES

SANITARY SEWER	:	HPUD
WATER	:	HPUD
ELECTRIC	:	KUB
GAS	:	KUB
TELEPHONE	:	BELLSOUTH
CABLE	:	COMCAST

SETBACKS PER - MPC / (PR) ZONE

- FRONT YARD SETBACK: 20'
- SIDE YARD SETBACK: 5' (ECEPT UNDER BUILDINGS)
- PERIPHERAL SETBACK: 35'

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a surveyor, licensed to do 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 itemized and described in a report filed with the Metropolitan Planning Commission.

Surveyor
Tenn. Reg. No. 769

10-SA-10-C
REVISED
10/12/2010

OWNER
ATLAS TRI-STATE SPE LLC
200 WEST SECOND ST
7TH FLOOR
WINSTON SALEM, NC 27101

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

CONCEPT & DEVELOPMENT PLAN — SHEET 1 OF 2

BISHOP RIDGE -- PHASE II

CLT MAP 47G, GROUP N, PARCEL 21.05
DISTRICT 6 • KNOX COUNTY • TENNESSEE — CLT MAP 47G, GROUP N, PARCEL 021.05

DRAWN BY:	APPROVED BY:	DATE:	LATEST REVISION DATE:	SCALE:	DRAWING NUMBER
GMS	REL	08-24-2010	10-12-2010	1" = 50'	4898