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.

**NOTE:**

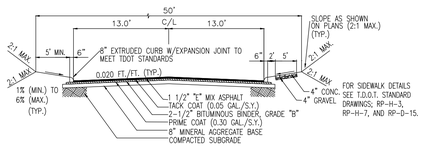
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

**NOTE:**

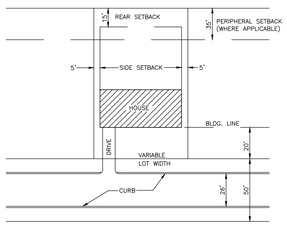
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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.

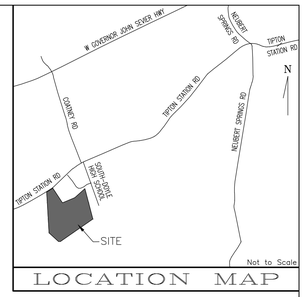
OSHA RULES SHALL BE ABIDED BY.




TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"




TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED




LOCATION MAP

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS 20.21 ACRES SUBDIVIDED INTO 71 DETACHED SINGLE FAMILY LOTS.
5. THIS PROPERTY IS ZONED PR (PENDING).
6. ALL SURVEY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY MAP PROVIDED BY MBI ASSOCIATES ON AUGUST 16, 2023. ROAD PROFILES ARE BASED ON THIS INFORMATION.
7. UTILITIES:
   WATER: KNOX CHAPMAN UTILITY DISTRICT
   SEWER: KNOX CHAPMAN UTILITY DISTRICT
   ELECTRIC: KNOXVILLE UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: AT&T
   CABLE TV: COMCAST
8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
9. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT- 20'
   REAR- 15'
   SIDE- 5'
   A 35' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS
10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON SURVEY PROVIDED BY MBI ASSOCIATES. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
11. 50' JOINT PERMANENT ACCESS AND UTILITY EASEMENT TO REMAIN OPEN AND TRAVERSABLE DURING THE CONSTRUCTION PROCESS.
12. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:
    a) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 5+25 TO STA 5+86, ROAD "A"
    b) ROADWAY GRADE AT INTERSECTION FROM 1% TO 2%, STA 0+13 TO STA 1+75, ROAD "B"
    c) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 0+13 TO STA 1+25, ROAD "C"
    d) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 2+75 TO STA 3+66, ROAD "C"
    e) ROADWAY GRADE AT INTERSECTION FROM 1% TO 3%, STA 0+13 TO STA 1+00, ROAD "E"
    f) ROADWAY GRADE AT INTERSECTION FROM 1% TO 2%, STA 5+00 TO STA 6+64, ROAD "E"
    g) ROAD "E" VERTICLE CURVE "K" VALUE FROM 25 TO 15.
13. ALTERNATE DESIGN STANDARDS APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING ARE AS FOLLOWS:
    ROAD "B" HORIZONTAL CURVE RADIUS FROM 250' TO 100' STA 6+50
14. VARIANCES APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING IS AS FOLLOWS:
    CUL-DE-SAC TRANSITION ON ROAD "D" FROM 75' TO 25'.
14. THE 25' STREAM BUFFER MUST REMAIN IN ITS UNDISTURBED STATE. GRADING MAY BE ALLOWED BETWEEN THE 25' AND 50' BUFFER HOWEVER NO PAVEMENT OR OTHER IMPERVIOUS SURFACE IS ALLOWED, SLOPES MUST BE RE-VEGETATED.

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 101265
STATE OF TENNESSEE

CERTIFICATION OF CONCEPT PLAN.

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 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.

REGISTERED ENGINEER _____

TENNESSEE CERTIFICATE NO. _____

Revised: 10/3/2023

10-SB-23-C/10-B-23-DP

OWNER/DEVELOPER
CMH HOMES, INC
500 CLAYTON ROAD
MARYVILLE, TN 37804
865-380-3000


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
DRAWN TPD
CHECKED DBH

| NO. | DATE | REVISION | APPR. |
|---|---|---|---|
| 1 | 9/15/23 | REVISED PER KKCP COMMENTS | |

| NO. | DATE | REVISION | APPR. |
|---|---|---|---|

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

DATE
8/17/23

DEED REFERENCES: DEED BK 1796 PG 210

0' 100' 200' 300' 400'
1"=100'

CONCEPT PLAN FOR
CMH HOMES, INC ON TIPTON STATION ROAD
TAX MAP 148 PARCEL 108.04
9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25531-CP

SHEET 1
OF
2 SHEET(S)

Q:\25531\25531-C-10-2-23.DWG