

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS FROM 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 APPROXIMATELY 7.357 ACRES SUBDIVIDED INTO 33 SINGLE FAMILY ATTACHED LOTS AND 4 COMMON AREAS.
  5. THIS PROPERTY IS ZONED RFR.
  6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS COORDINATES.
  7. UTILITIES:  
WATER: KNOXVILLE UTILITIES BOARD  
SEWER: KNOXVILLE UTILITIES BOARD  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  8. BOUNDARY SURVEY BY OTHERS.
  9. VARIANCES APPROVED BY KNOXVILLE PLANNING ARE AS FOLLOWS:  
a) VERTICAL CURVE LENGTH FROM 525' TO 180' STA. 1+400 ROAD "A" (K VALUE FROM 25 TO 150)  
b) ROADWAY GRADE FROM 125 TO 155, STA. 1+650 TO STA. 1+810 ROAD "A"  
c) INTERSECTING SPRINGS FROM 400' TO 300' FROM LOCUS TO ROAD "A"  
d) INTERSECTING PROPERTY LINE RADII FROM 25' TO 15' ON EAST SIDE OF ROAD "A"
  10. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:  
a) CROSS AT AN INTERSECTION FROM 15' TO 25' STA. 0+00 TO STA. 1+00 ROAD "B"  
b) GRADE AT AN INTERSECTION FROM 15' TO 25' STA. 0+15 TO STA. 1+00 ROAD "B"
  11. GEOTECHNICAL ENGINEER SHALL VERIFY THE SOLE STABILITY ON ALL FILL SLOPES.



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 SPECIFICATIONS SUBMITTED TO THE BEST OF MY KNOWLEDGE, SKILL AND CONSCIENCE, COMPLY WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT AND THE ENGINEERING BOARD OF THE STATE OF TENNESSEE. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES THAT HAVE BEEN RENDERED AND RESERVED BY A RECENT PAST EMPLOYER OR PROFESSIONAL FIRM OR COMPANY.

*D. Harbin*  
 PROFESSIONAL ENGINEER  
 TENNESSEE LICENSE NO. 101265, DATE: 9/11/23

Revised: 9/11/2023  
 9-SB-23-C 9-A-23-DP

OWNER/DEVELOPER  
 IGOR CHEBAN  
 6939 CLINTON HWY  
 KNOXVILLE, TN 37921  
 PHONE: (605) 616-4488

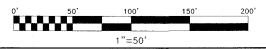
SITE PLAN FOR  
 IGOR CHEBAN-SCHAAD ROAD  
 TAX MAP 91 PARCEL 161.01  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

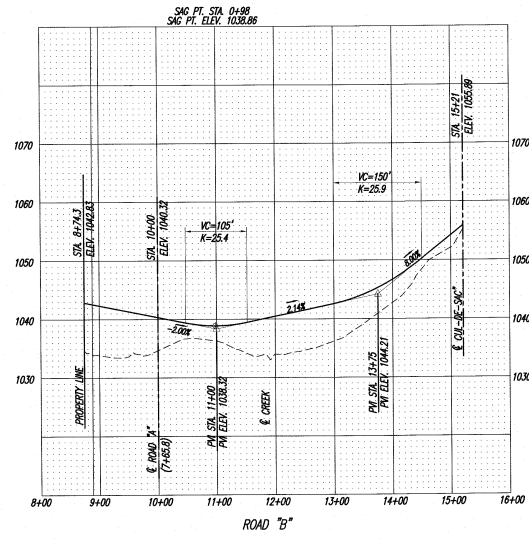
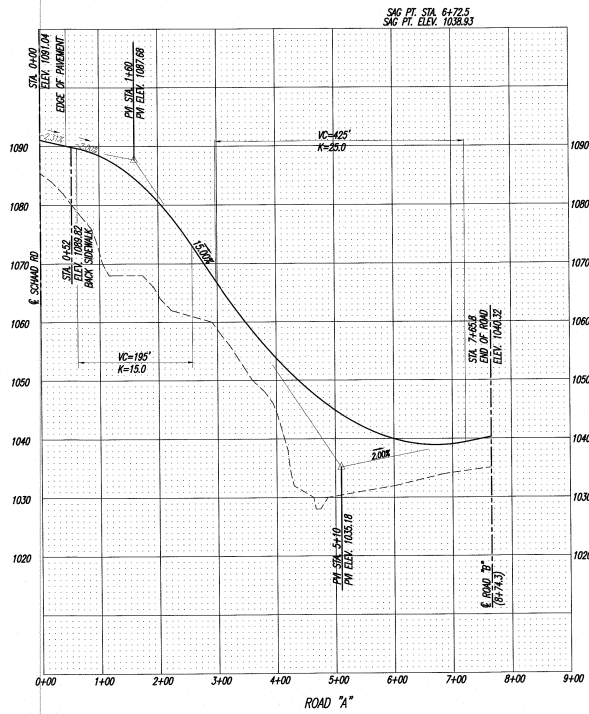
25402-C6  
 SHEET 1 OF 1 SHEET(S)

BATSON, HIMES, NORVELL & POE  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 1334 PAPERHILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (865) 586-6472  
 FAX: (865) 586-6473  
 email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD	9-11-23	PLANNING COMMENTS					
CHECKED	DBH	8-29-23	PLANNING COMMENTS					

SCALE  
 1" = 50'  
 DATE  
 7/17/23





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



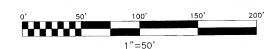
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PHONE: (865) 598-6472  
FAX: (865) 598-6473  
emo@bhn-p.com

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DRAWN	TPD	9-11-23	PLANNING COMMENTS					
CHECKED	DBH	9-20-23	PLANNING COMMENTS					

SCALE:  
AS SHOWN  
DATE:  
7/17/23



ROAD PROFILES FOR  
IGOR CHEBAN-SCHAAD ROAD  
TAX MAP 91 PARCEL 161.01  
DISTRICT 5, KNOX COUNTY, TENNESSEE

25402-RP  
SHEET 2 OF 2 SHEET(S)  
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