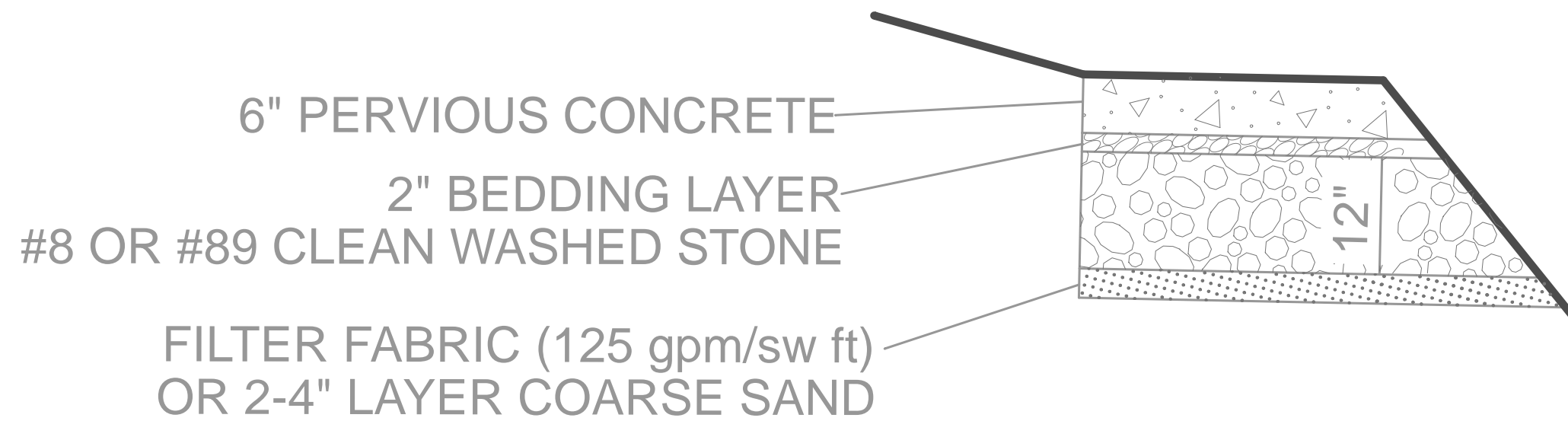


CLT MAP: 049 PARCEL: 00906
 DEED REFERENCE: 202402270041203 &
 202402270041204

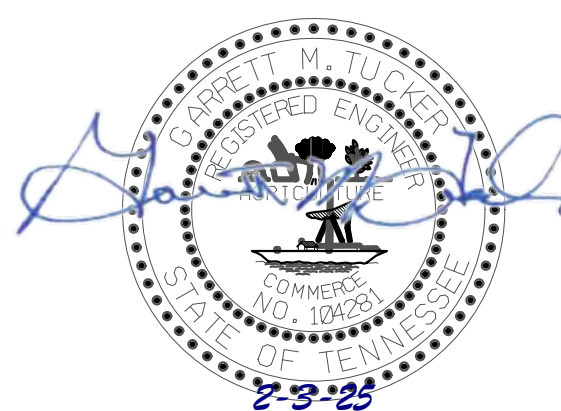
NUMBER OF LOTS: 7
 HILLSIDE PROTECTION: 0.92 ACRES
 40,064 SF
 TOTAL AREA: 2.61 ACRES
 113,783 SF
 PROPERTY ZONED: RB

NOTES:

- 1) EXISTING CONTOURS FROM K.G.I.S.
- 2) EXISTING PROPERTY MONUMENTS RECOVERED AS SHOWN. NEW MONUMENTS TO BE SET BY RGCA.
- 3) A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, EXCEPT FOR ZERO LOT LINES FOR ATTACHED UNITS.
- 4) LOCATION OF MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
- 5) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 6) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
- 7) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 8) TOTAL NEW IMPERVIOUS AREA FROM PROPOSED HOUSES IS 16,800 SQUARE FEET DRIVEWAYS TO BE CONSTRUCTED USING PERVIOUS CONCRETE OR PAVERS.
- 9) ALL LOTS TO HAVE SIDE ENTRY GARAGES.
- 10) THE ESTIMATED AREA OF THE PROPERTY BEING DESIGNATED AS HILLSIDE PROTECTION IS 0.92 ACRES, WITH 0.77 ACRES TO BE DISTURBED.



**PERVIOUS DRIVEWAY DETAIL
 NO SCALE**



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 Planning Commission.

Registered Engineer
 Tennessee Certificate No. 104281

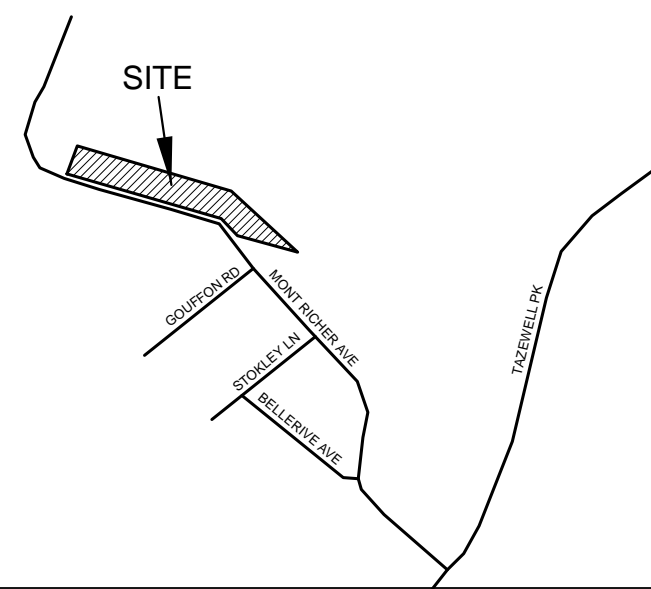
BUILDING SETBACKS:
 FRONT: 35'
 REAR: 25'
 SIDE: 8', 12' FOR TWO-STORY

OWNER/SURVEY FOR:
 WALKER ENTERPRISES LLC
 P.O. BOX 5869
 KNOXVILLE, TN 37928
 CONTACT: KEITH WALKER
 PHONE: 865-680-0563

ENGINEER:
 ROBERT G. CAMPBELL & ASSOC., L.P.
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: 865-947-5995

PLANNING FILE NO.: 2-SA-25-C

CONCEPT PLAN - GENERAL LAYOUT MONT RICHER UNIT 3		
DIST NO. N7	SCALE 1"=50'	DRAWN BY GMT & DEB
KNOX CO., TN.	SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.	
DATE 11/25/2024	PROJECT NUMBER 23077	



LOCATION MAP NTS

LEGEND

- EIP EXISTING IRON PIN FOUND
- IPS IRON PIN SET (5/8" REBAR W/CAP)
- GV GAS VALVE
- WV WATER VALVE
- ⊗ FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE

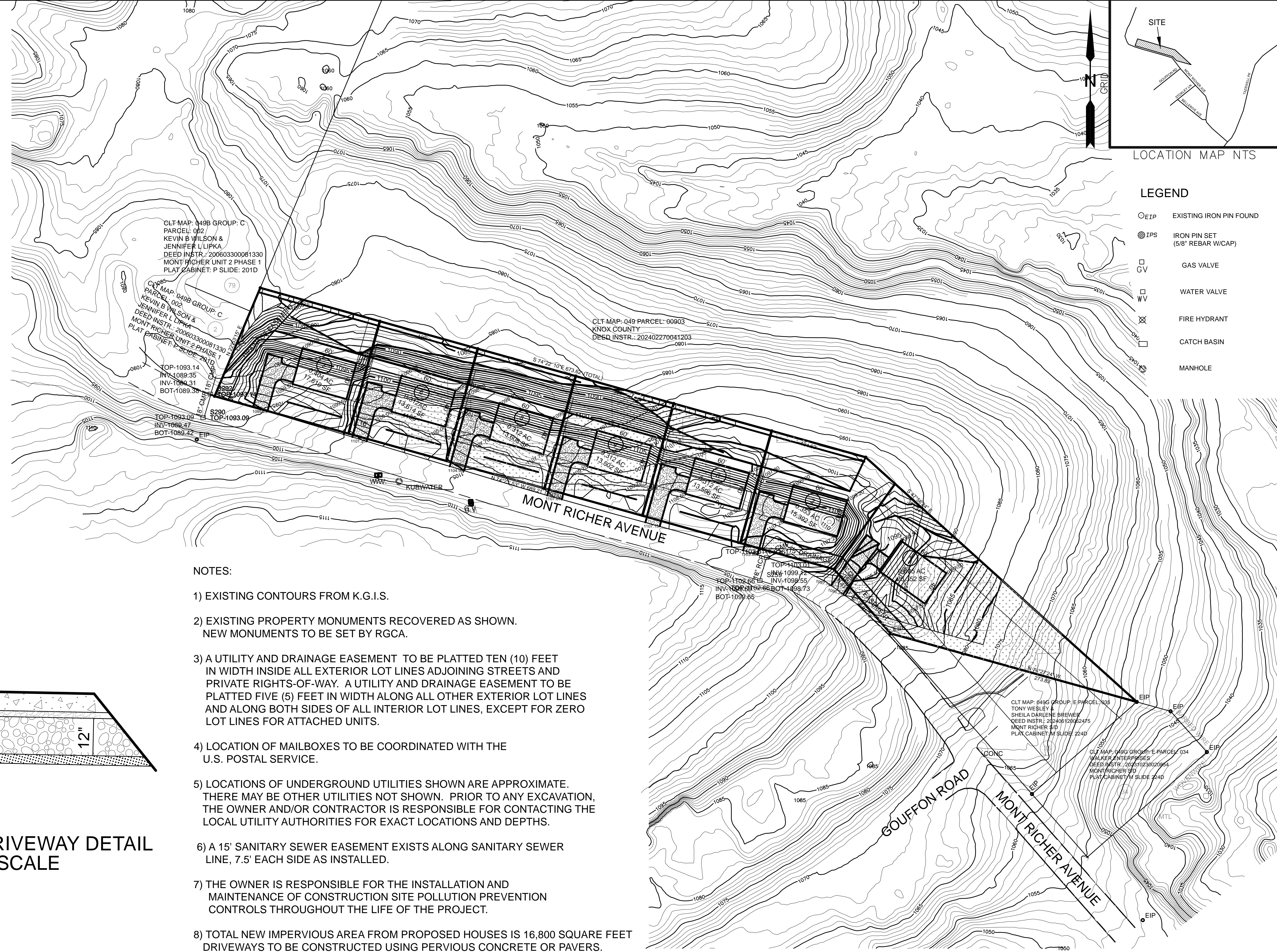
CLT MAP: 049 PARCEL: 00906
 DEED REFERENCE: 202402270041203 &
 202402270041204

NUMBER OF LOTS: 7

HILLSIDE PROTECTION: 0.92 ACRES
 40,064 SF

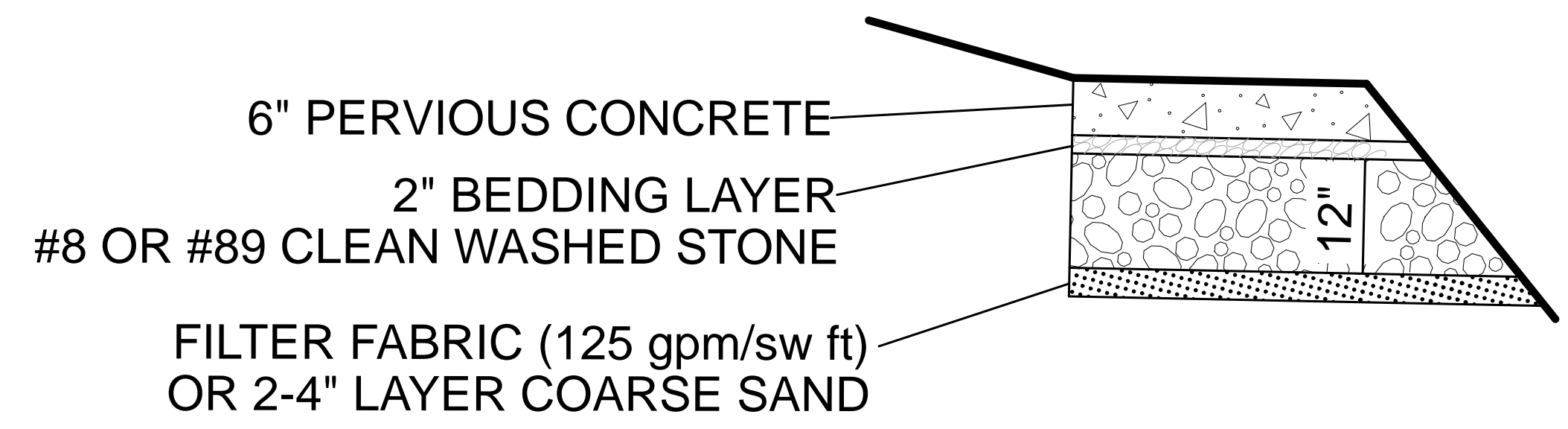
TOTAL AREA: 2.61 ACRES
 113,783 SF

PROPERTY ZONED: RB

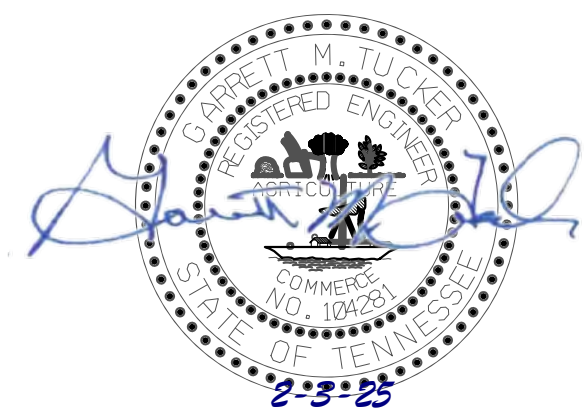


NOTES:

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PERVIOUS DRIVEWAY DETAIL
NO SCALE



BUILDING SETBACKS:
 FRONT: 35'
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 7523 TAGGART LANE
 KNOXVILLE, TN, 37938
 PHONE: 865-947-5995

PLANNING FILE NO.: 2-SA-25-C		
CONCEPT PLAN - PRELIMINARY GRADING MONT RICHER UNIT 3		
DIST NO. N7	SCALE 1"=50'	DRAWN BY GMT & DEB
KNOX CO., TN.	SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.	
DATE 11/25/2024	PROJECT NUMBER 23077	