

JANICE GAIL TINDELL  
DEED: 201505140061805

RESUBDIVISION OF  
PELLEAUX ESTATES  
LOT 5R  
PLAT: 201308150011679  
DEED: 201310160024956

5R1

5R2

HARBOR COVE AT TIMBERLAKE  
UNIT 3  
INST: 200508290019197

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 WITH THE METROPOLITAN PLANNING COMMISSION.

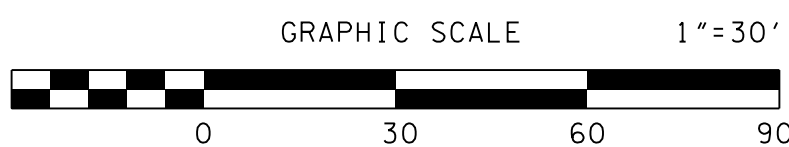
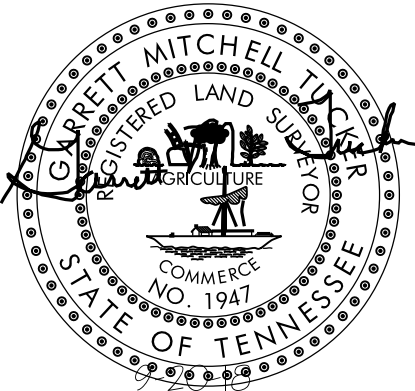
*Garet M. Juch*

SURVEYOR

TENNESSEE CERTIFICATE NO. 1947

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG PELLEAUX ROAD FROM THE PROPOSED ENTRANCES

*Garet M. Juch*



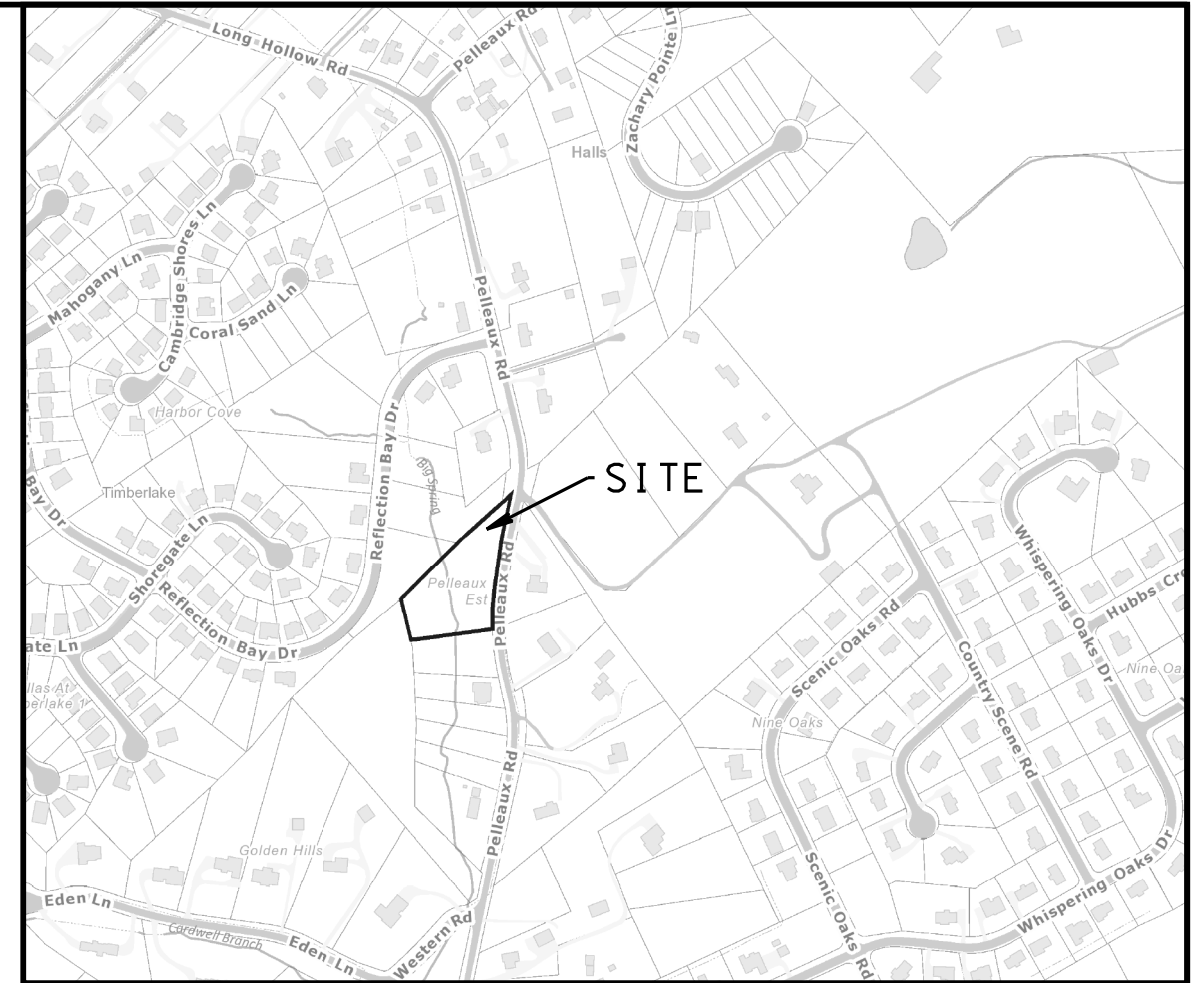
BUILDING SETBACKS:  
FRONT PERIPHERAL- 20' (BZA APPROVAL JULY 26, 2006)  
REAR PERIPHERAL- 15' (BZA APPROVAL JULY 26, 2006)  
SIDE - 5'  
SIDE PERIPHERAL- 15' (BZA APPROVAL JULY 26, 2006)

PREPARED FOR: ROBERT D. & BETHANY K. BURRIS  
625 #1 E. MAIN STREET  
FLUSHING, MI 48433  
(906)475-5005

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES  
7523 TAGGART LN  
KNOXVILLE TN, 37938  
(865)947-5996

NOTES:

- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
- 2) A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
- 3) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5 FEET ON EACH SIDE AS INSTALLED.
- 4) ALL LOTS TO HAVE DRIVEWAYS WITH TURNAROUND TO AVOID BACKING OUT ONTO PELLEAUX ROAD. LOTS 7 & 8 TO HAVE SHARED DRIVEWAY.
- 5) EXISTING 18" CMP UNDER PELLEAUX ROAD TO BE EXTENDED, AND DITCH CONSTRUCTED ALONG LOT 7 & 8 COMMON LINE.
- 6) EXISTING CONTOURS BASED ON K.G.I.S.
- 7) RIPARIAN STREAM BUFFER TO BE MAINTAINED.



LOCATION MAP  
NOT TO SCALE

LEGEND

- EIP EXISTING IRON PIN 1/2"
- IPS IRON PIN SET "W" ROD W/CAP
- UNMONUMENTED POINT
- GV GAS VALVE
- WM WATER METER
- MANHOLE
- LIGHT POLE
- SPRING
- 4 SIGN
- WV WATER VALVE
- FFH FIRE HYDRANT
- CB CATCH BASIN
- PT POWER/TELEPHONE
- GW GUY WIRE
- CP CONTROL POINT/BENCH MARK
- GM GAS METER
- WM WATER METER

CLT: 27M  
PARCEL: 005

ZONING: PR

TOTAL AREA: 1.72 AC

TOTAL LOTS: 3

DEED REFERENCE: 20180629-0077667  
PLAT REFERENCE: 20130815-0011679

Revised: 9/24/2018

MPC FILE NO. 10-A-18-UR

USE ON REVIEW

PELLEAUX ESTATES  
RESUBDIVISION OF LOT 5R2

|  |                    |                         |
|--|--------------------|-------------------------|
| DIST NO. SIX<br>KNOX CO., TN.                    | SCALE<br>1"=30'    | DRAWN BY<br>NCG         |
| SURVEYED BY<br>ROBERT G. CAMPBELL & ASSOC., L.P. |                    |                         |
| DATE<br>8-27-18                                  | REVISED<br>9-19-18 | PROJECT NUMBER<br>04055 |