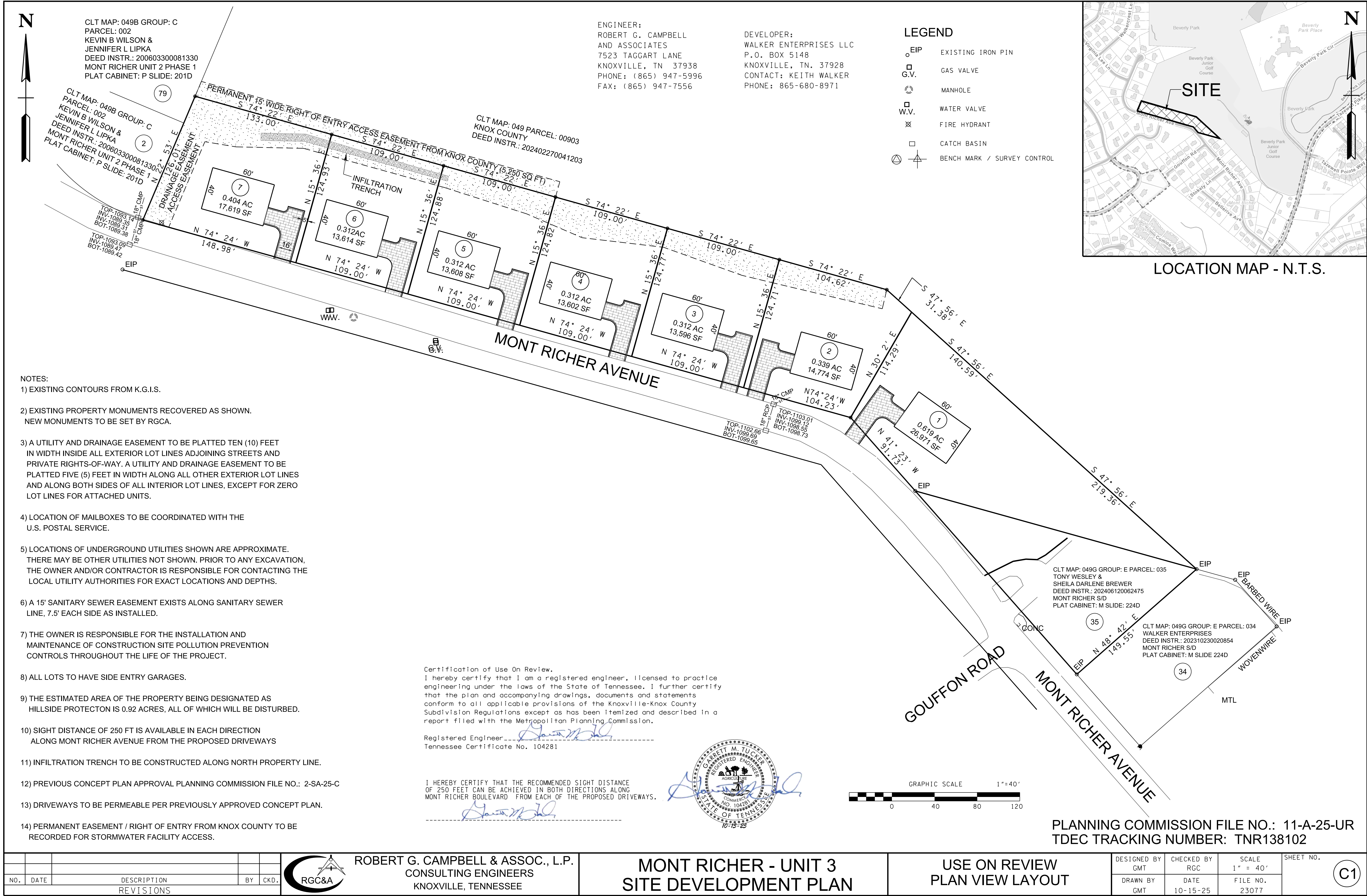
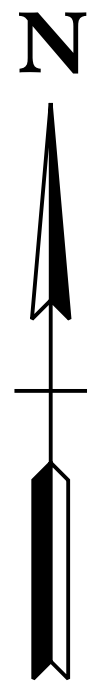






CLT MAP: 049B GROUP: C
PARCEL: 002
KEVIN B WILSON &
JENNIFER L LIPKA
DEED INSTR.: 200603300081330
MONT RICHER UNIT 2 PHASE 1
PLAT CABINET: P SLIDE: 201D

CLT MAP: 049B GROUP: C
PARCEL: 002
KEVIN B WILSON &
JENNIFER L LIPKA
DEED INSTR.: 200603300081330
MONT RICHER UNIT 2 PHASE 1
PLAT CABINET: P SLIDE: 201D

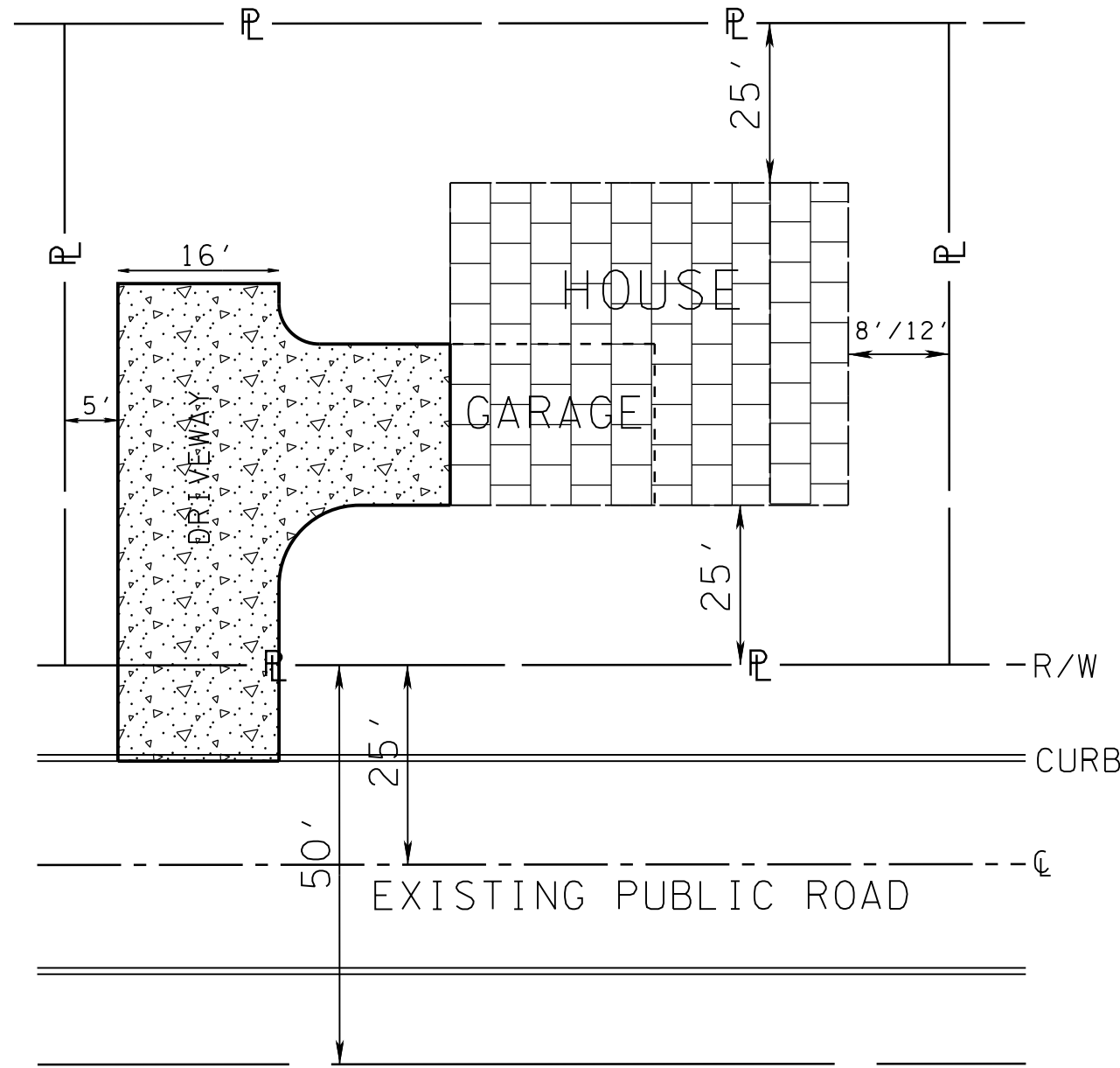
STORM DRAINAGE SUMMARY								
FROM	ELEVATION		TO	ELEVATION		LENGTH	SLOPE	DIAMETER / MATERIAL
	GRATE	INVERT		GRATE	INVERT			
EW-1	---	1094.30	AD-1	1102.70	1098.30	88	4.55%	18" HDPE

LEGEND

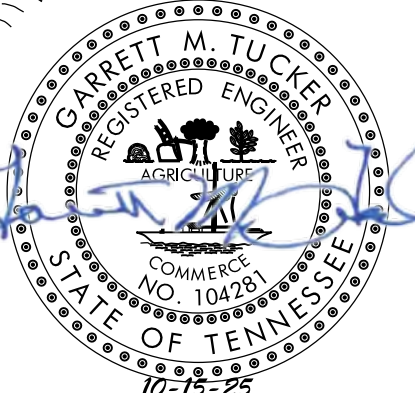
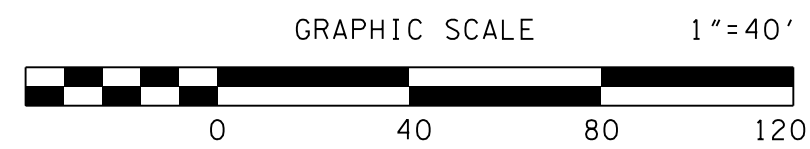
- EIP EXISTING IRON PIN
- G.V. GAS VALVE
- MANHOLE
- W.V. WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- BENCH MARK / SURVEY CONTROL
- 980- EXISTING TOPOGRAPHIC CONTOUR
- 980- PROPOSED GRADING CONTOUR

NOTES:

- EXISTING CONTOURS FROM K.G.I.S.
- EXISTING PROPERTY MONUMENTS RECOVERED AS SHOWN.
NEW MONUMENTS TO BE SET BY RGCA.
- 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.
- LOCATION OF MAILBOXES TO BE COORDINATED WITH THE
U.S. POSTAL SERVICE.
- 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.
- A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER
LINE, 7.5' EACH SIDE AS INSTALLED.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND
MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION
CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- ALL LOTS TO HAVE SIDE ENTRY GARAGES.
- THE ESTIMATED AREA OF THE PROPERTY BEING DESIGNATED AS
HILLSIDE PROTECTON IS 0.92 ACRES, ALL OF WHICH WILL BE DISTURBED.
- SIGHT DISTANCE OF 250 FT IS AVAILABLE IN EACH DIRECTION
ALONG MONT RICHER AVENUE FROM THE PROPOSED DRIVEWAYS
- INFILTRATION TRENCH TO BE CONSTRUCTED ALONG NORTH PROPERTY LINE.
- PREVIOUS CONCEPT PLAN APPROVAL PLANNING COMMISSION FILE NO.: 2-SA-25-C
- DRIVEWAYS TO BE PERMEABLE PER PREVIOUSLY APPROVED CONCEPT PLAN.
- PERMANENT EASEMENT / RIGHT OF ENTRY FROM KNOX COUNTY TO BE
RECORDED FOR STORMWATER FACILITY ACCESS.



TYPICAL LOT LAYOUT
NO SCALE



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

MONT RICHER - UNIT 3 SITE DEVELOPMENT PLAN

USE ON REVIEW
GRADING & DRAINAGE PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET NO. C2
DRAWN BY GMT	DATE 10-15-25	FILE NO. 23077	