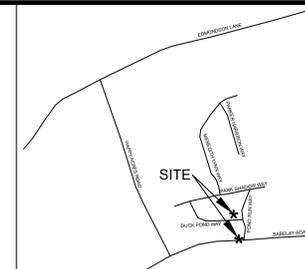


3-K-26-DP
3/11/2026



LOCATION MAP NTS

LEGEND

- EIP EXISTING IRON PIN FOUND
- ⊙IPS IRON PIN SET (5/8" REBAR W/ CAP)

NOTES:

- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
- 2) STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 3) THERE SHALL BE NO CONSTRUCTION WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.
- 4) ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY.
- 5) THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING BOUNDARY CONFLICTS.
- 6) ALL LOT AREA, WIDTH, DEPTH AND MINIMUM BUILDING SETBACK LINE FOR RESIDENTIAL OR NON RESIDENTIAL USE SHALL MEET THE MINIMUM STANDARDS REQUIRED BY THE KNOX COUNTY ZONING ORDINANCE OR THE KNOXVILLE ZONING ORDINANCE.
- 7) TOTAL AREA OF PREVIOUS PLATS RECORDED IN 200707030001059 & 200809100017622 EQUALS 8.17 ACRES PLUS THE REDUCED ROW SHOWN ON THIS PLAT (3542 SQ FT OR 0.08 ACRES) APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS GIVES A TOTAL OF 8.25 ACRES WHICH ALLOWS 33 HOMES TO BE BUILT WITHIN THIS PR -4 DU/AC.

CLT MAP: 0501 GROUP "B"
PARCEL: 03101
DEED INSTR: 202110050028114
PLAT INSTR: 201803280057097

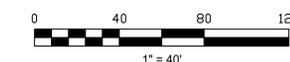
NUMBER OF LOTS: 1 & REDUCED ROW

TOTAL AREA: 0.13 ACRES
5,559 SF
REDUCED ROW 3,545 SF

PROPERTY ZONED: PR

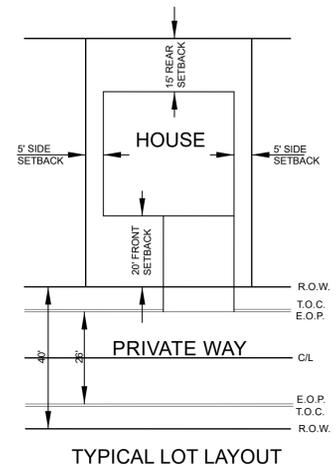


PLANNING FILE NO.: 3-K-26-DP

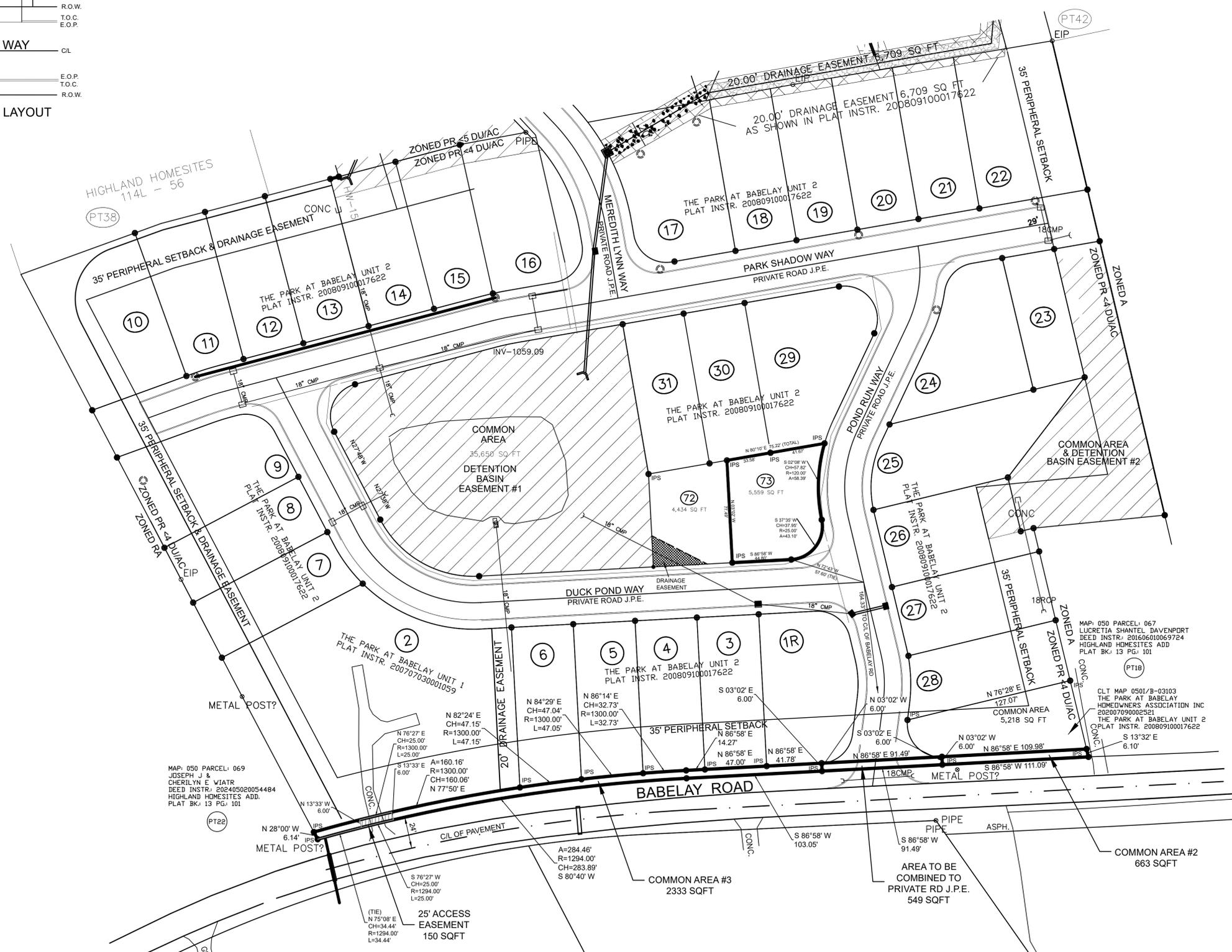


OWNER/SURVEY FOR:
SERIES A PROJECTS UNDER
CONSTRUCTION
517 KALLAHAN DR STE 101
KNOXVILLE, TN 37938
CONTACT: GHD ROBERTS
PHONE: 865-237-4404

ENGINEER:
ROBERT G. CAMPBELL & ASSOC., L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: 865-947-5996



TYPICAL LOT LAYOUT



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO
RECORD AND SAVE CONFIRMATION
NUMBER.

1		3/11/26	ADD ADDRESS EASEMENT FOR LOT 2	DED	RGC	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE · SEVIERVILLE	THE PARK AT BABELAY UNITS 1 & 2 BABELAY ROAD	REDUCTION OF BABELAY ROAD ROW & LOT 73 DEVELOPMENT PLAN	DESIGNED BY	CHECKED BY	SCALE	SHEET
NO.	DATE	DESCRIPTION	BY	CKD.	RGC&A				RGC	1"=40'	NO. 1	
REVISIONS					DED				DATE	FILE NO.	17039	OF 1 SHEETS