

NOTES

- PURPOSE OF PLAT: SUBDIVIDE LOT INTO SIX (6) LOTS, AND ESTABLISH NEW ROAD.  
1.1. TOTAL ACRES: 394.975 SQ. FT. OR EQUIV. ACRES.
- PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 68, INSERT P. GROUP C, KNOX COUNTY, TN.
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.  
4.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBTAINED ON/BEFORE JULY 1, 2023 UTILIZING TOPCON HWK V6 GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VRS NETWORK OF TROT CORN STATIONS REFERENCED TO NAD83(2011), GEOID 18.
- TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY AND AVAILABLE TN STATE LIDAR DATA; CONTOUR INTERVAL IS TWO (2) FOOT, DATUM BASED ON NAVD 88.
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0120F, DATED 05/02/2007.
- THIS SURVEY WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. CALL 811 FOR A ONE CALL CENTER.
- SUBJECT PROPERTY IS CURRENTLY ZONED "R1" - SINGLE FAMILY RESIDENTIAL. NEIGHBORHOOD. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-515-2500.
- REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS. 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.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TN (RCKC).  
11.1. DEED REFERENCE(S): INSTRUMENT NO. 201805160067542  
11.2. PLAT REFERENCE(S): INSTRUMENT NO. 20240205037400
- SURVEY FIELD DATA COLLECTED ON JULY 1, 2023.

5-SC-24-C / 5-A-24-SU  
07.22.2024

LEGEND

- PARCEL NO. (14)
- LOT NO. (12)
- IRON ROD (C/D)
- IRON ROD (S/D)
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- CONTOUR LINE
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CLEARWALL
- PIPE W/COAT
- WATER METER
- WATER VALVE
- GAS VALVE
- SIGN POST

SITE DATA

PROPERTY LOCATED ON KNOX COUNTY TAX MAP 68, INSERT P. GROUP C, PARCEL 14.18

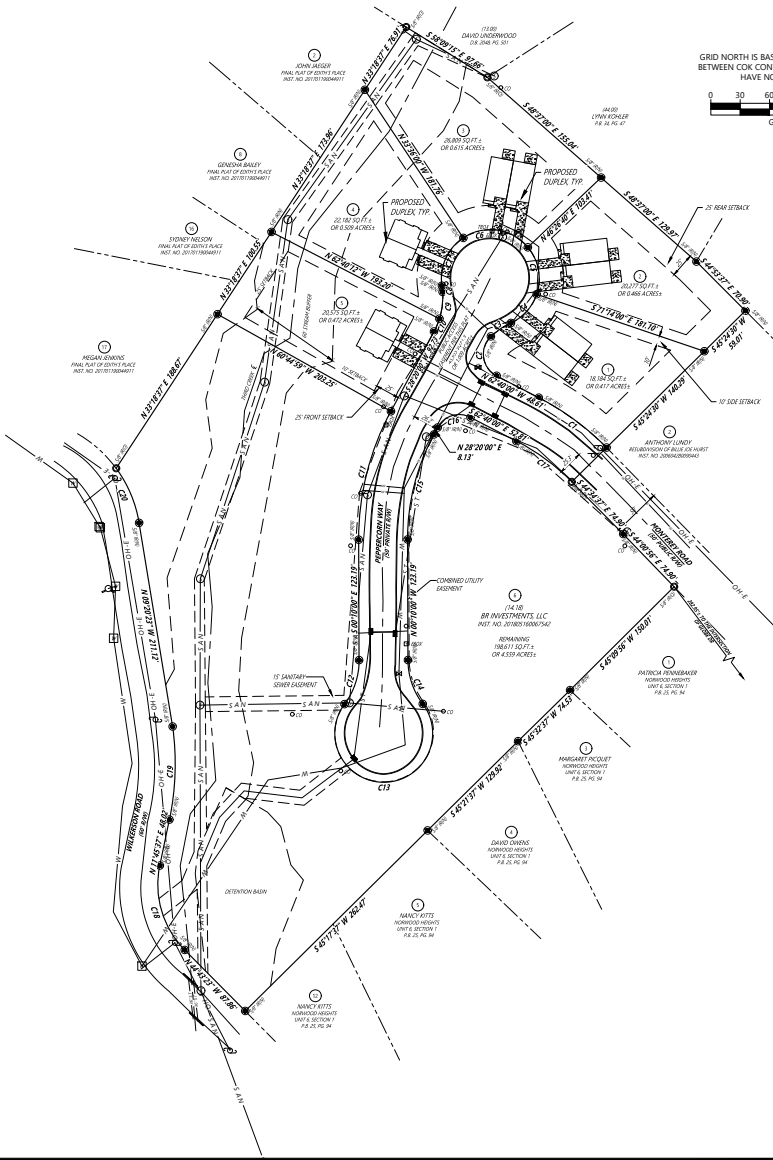
CITY: KNOXVILLE  
COUNTY: KNOX  
STATE: TN  
DISTRICT: 6TH, 40TH WARD, CITY BLOCK 40130

SITE ADDRESS: 0 MONTEREY ROAD, KNOXVILLE, TN

OWNER: BR INVESTMENTS, LLC, 2301 SUNNWOOD LANE, KNOXVILLE, TN 37912

SURVEYOR: LEAH METCALF, RLS, ATLAS SURVEY & MAPPING, LLC, 7016 MAIZE DRIVE, KNOXVILLE, TN 37918 (865)248-2424

ENGINEER: RUBEN ROBERTSON, PE, LDA ENGINEERING, 110 TYSON BLVD, SUITE 200, ALCOA, TN 37701 (865)575-1672

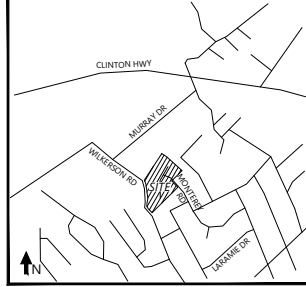


CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	46.40'	275.00'	018°30'00"	N57°33'31"W
C2	42.57'	25.00'	128°01'00"	N08°29'00"W
C3	24.24'	75.00'	018°54'00"	N08°32'00"E
C4	48.52'	50.00'	048°28'15"	N41°32'44"E
C5	51.08'	50.00'	038°32'55"	N19°34'45"W
C6	73.81'	50.00'	083°39'38"	N81°42'02"W
C7	38.68'	50.00'	084°31'38"	S24°01'20"W
C8	6.31'	75.00'	004°09'15"	S08°07'00"E
C9	27.78'	75.00'	001°11'40"	S08°34'02"W
C10	14.16'	75.00'	018°08'00"	S23°59'00"W
C11	136.88'	275.00'	028°30'00"	S14°01'15"W
C12	48.26'	75.00'	038°52'00"	S18°17'00"W
C13	231.43'	50.00'	253°43'43"	N09°30'43"E
C14	48.26'	75.00'	038°52'00"	N18°38'00"W
C15	111.55'	225.00'	038°30'00"	N14°55'00"E
C16	38.84'	25.00'	089°00'52"	N22°30'00"E
C17	70.69'	225.00'	018°08'00"	S33°38'12"E
C18	50.60'	95.00'	058°29'15"	N19°38'23"W
C19	85.24'	200.00'	019°30'00"	N41°33'13"E
C20	61.82'	180.00'	029°31'53"	N22°42'23"W

CERTIFICATION OF CONCEPT PLAN BY REGISTERED LAND SURVEYOR

I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to, to the best of my knowledge, 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.

By: LEAH M. METCALF, RLS, Registered Surveyor No. 3430 Date: 07/31/2024

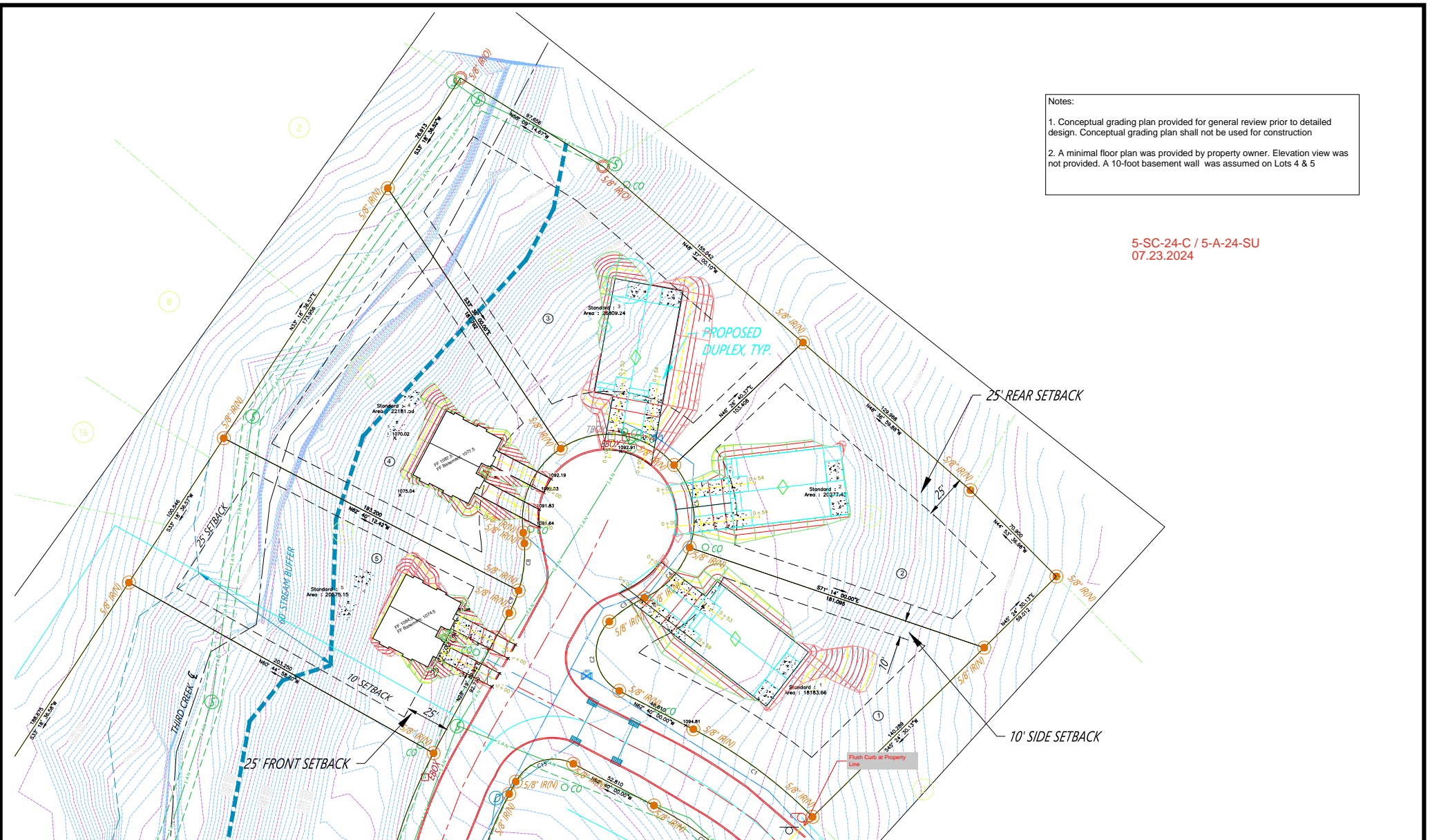


BR INVESTMENTS, LLC  
2301 SUNNWOOD LANE  
KNOXVILLE, TN 37912  
865-208-4777

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	07/22/2024	CONCEPT PLAN	LEAH M. METCALF		

FILE # 5-SC-24-C & 5-A-24-SU  
CONCEPT PLAN  
MONTEREY OAKS SUBDIVISION -  
PHASE 1  
TAX MAP 68, INSERT P. GROUP C, PARCEL 14.18  
KNOXVILLE, KNOX COUNTY, TN



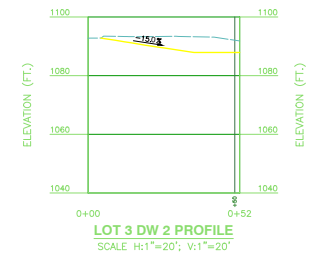
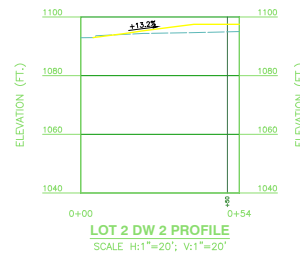
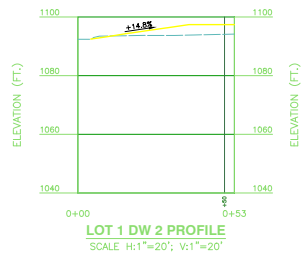
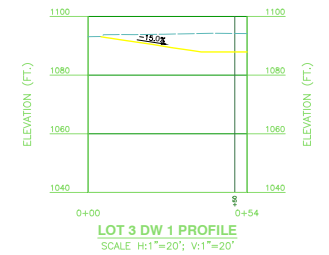
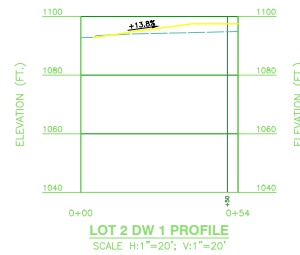
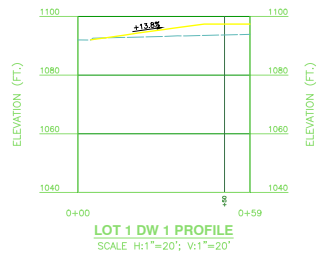


Notes:

1. Conceptual grading plan provided for general review prior to detailed design. Conceptual grading plan shall not be used for construction
2. A minimal floor plan was provided by property owner. Elevation view was not provided. A 10-foot basement wall was assumed on Lots 4 & 5

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07.23.2024

5-SC-24-C / 5-A-24-SU  
07.23.2024



110 TYSON BLVD  
SUITE 200  
ALCOA, TN. 37604

REVIEW ONLY  
NOT FOR  
CONSTRUCTION

**0 Monterey Road  
Driveway Profile**

7/23/2024

Sheet 2 of 3  
Drawn by RJR  
Revision 1:  
Revision 2:  
Revision 3:

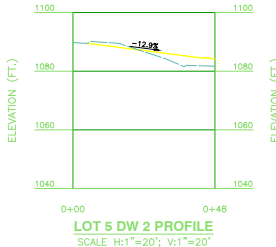
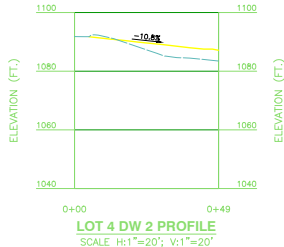
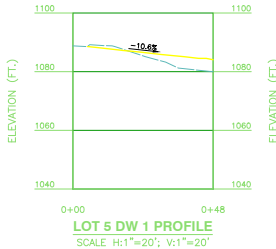
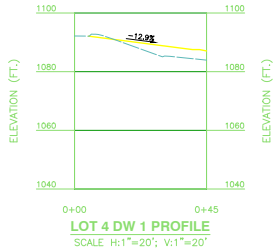
Date  
Date  
Date

Project No. PCL301  
Sheet 1 of 1  
Drawn by RJR  
Revision 1:  
Revision 2:  
Revision 3:

Date  
Date  
Date

LDA ENGINEERING

5-SC-24-C / 5-A-24-SU  
07.23.2024



110 TYSON BLVD  
SUITE 200  
ALCOA, TN. 37604

REVIEW ONLY  
NOT FOR  
CONSTRUCTION

**0 Monterey Road  
Driveway Profiles**

7/19/2024

Sheet 3 of 3  
Drawn by RJR  
Revision 1:  
Revision 2:  
Revision 3:

Date  
Date  
Date

Project No. PCL301  
Sheet 1 of 1  
Drawn by RJR  
Revision 1:  
Revision 2:  
Revision 3:

Date  
Date  
Date



## Traditional Duplex House Plan with Matching 3 Bed, 3 Bath Units - 1464 Sq Ft Each

**2,928**

Heated S.F.

**2**

Units

**46'**

Width

**40'**

Depth



$$422 \times 2 = 844 \text{ sq ft} \times .15 = \underline{126.6 \text{ sq ft min}}$$

$$\text{front door } 20.01 \text{ sq ft}$$

$$24 \times 49 \text{ window} = 7.3 \text{ sq ft}$$

$$48 \times 48 \text{ window} = 16 \text{ sq ft}$$

$$48 \times 60 \text{ window} = 20 \text{ sq ft}$$

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$$63.31 \text{ sq ft} \times 2 = \underline{126.62 \text{ sq ft}} \checkmark$$

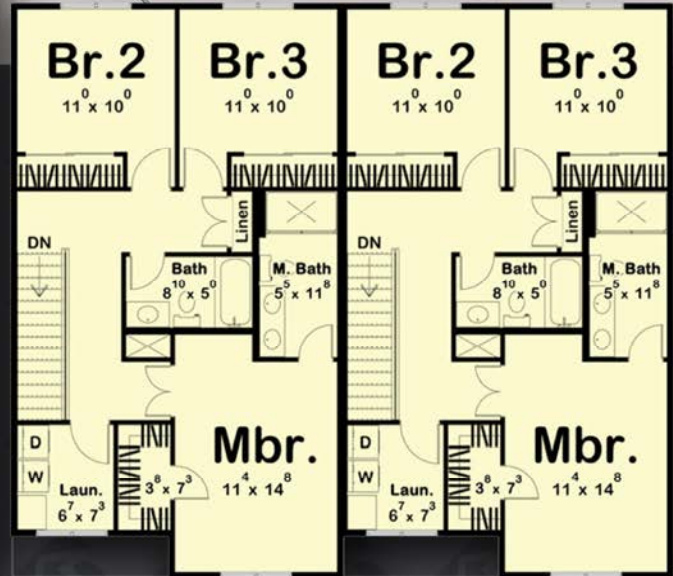
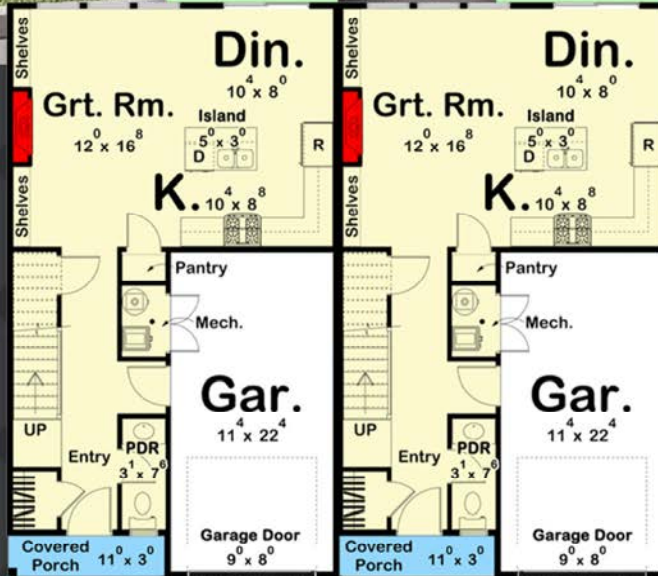
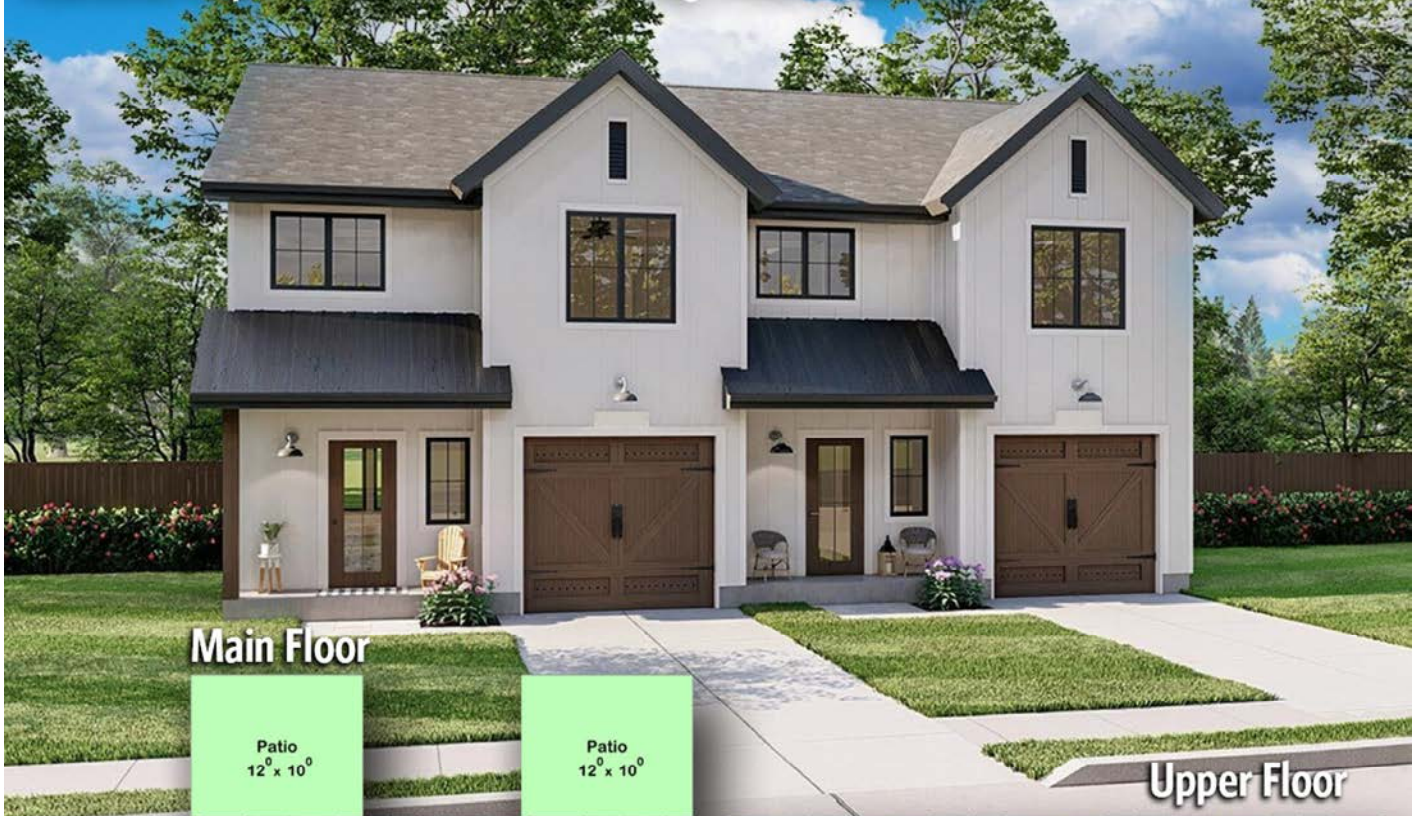
Duplex Type A: Lot 1-3



# House Plan 623049DJ

## ArchitecturalDesigns.com

Traditional Duplex House Plan with Matching 3 Bed, 3 Bath Units





5-SC-24-C / 5-A-24-SU  
07.22.2024



$$383 \times 2 = 766 \text{ sq ft} \times .15 = \underline{114.9 \text{ sq ft min}}$$

$$\text{front door. } 20.01 \text{ sq ft}$$

$$48 \times 54 \text{ window } 18 \text{ sq ft} \times 2 = 36 \text{ sq ft}$$

$$18 \times 36 \text{ window } 4.5 \text{ sq ft}$$

$$\underline{60.51} \times 2 = \underline{121.02 \text{ sq ft}} \checkmark$$

Duplex Type B: Lot 4-5

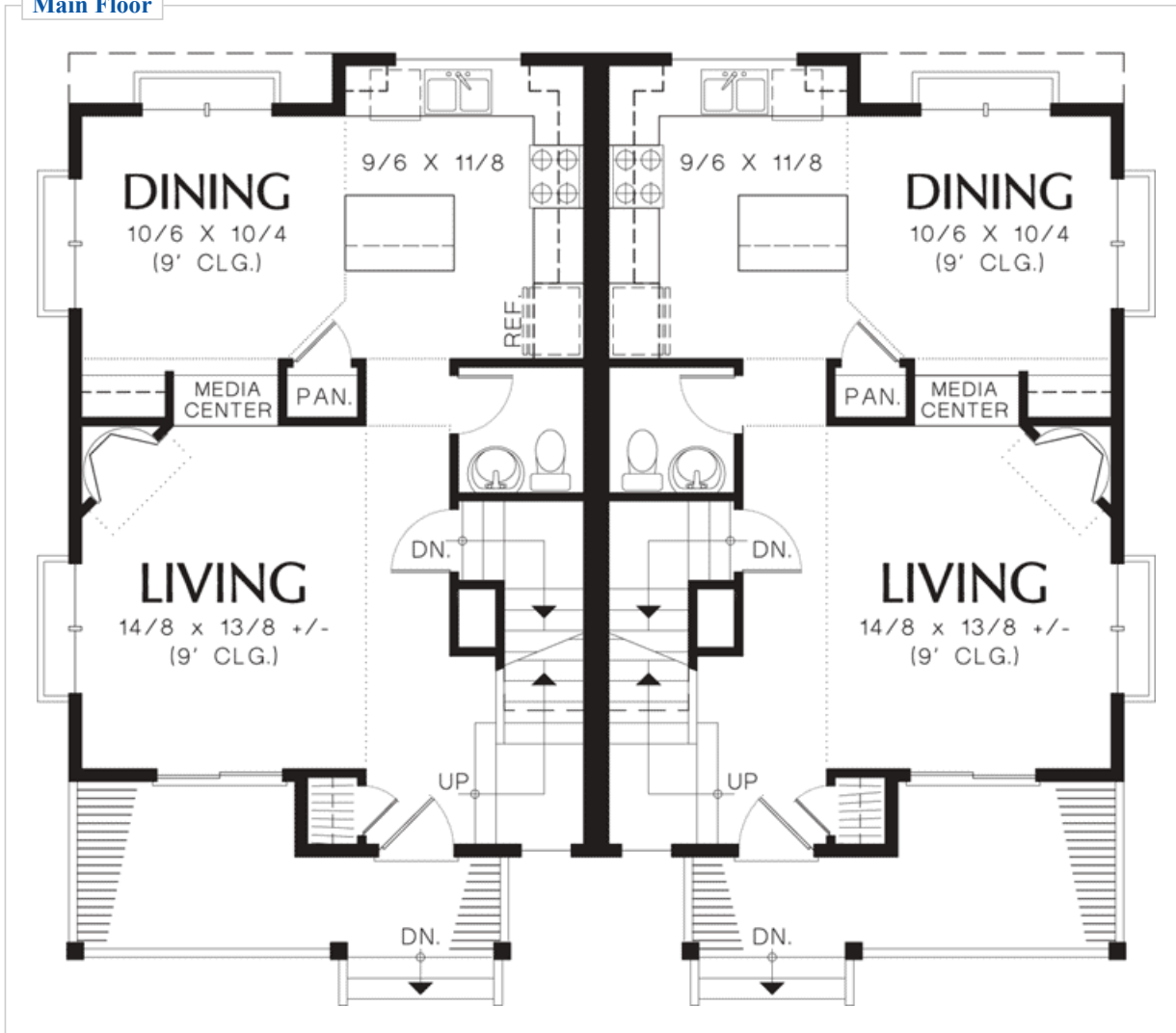


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5-SC-24-C / 5-A-24-SU  
07.23.2024

Main Floor







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Upper/Second Floor

