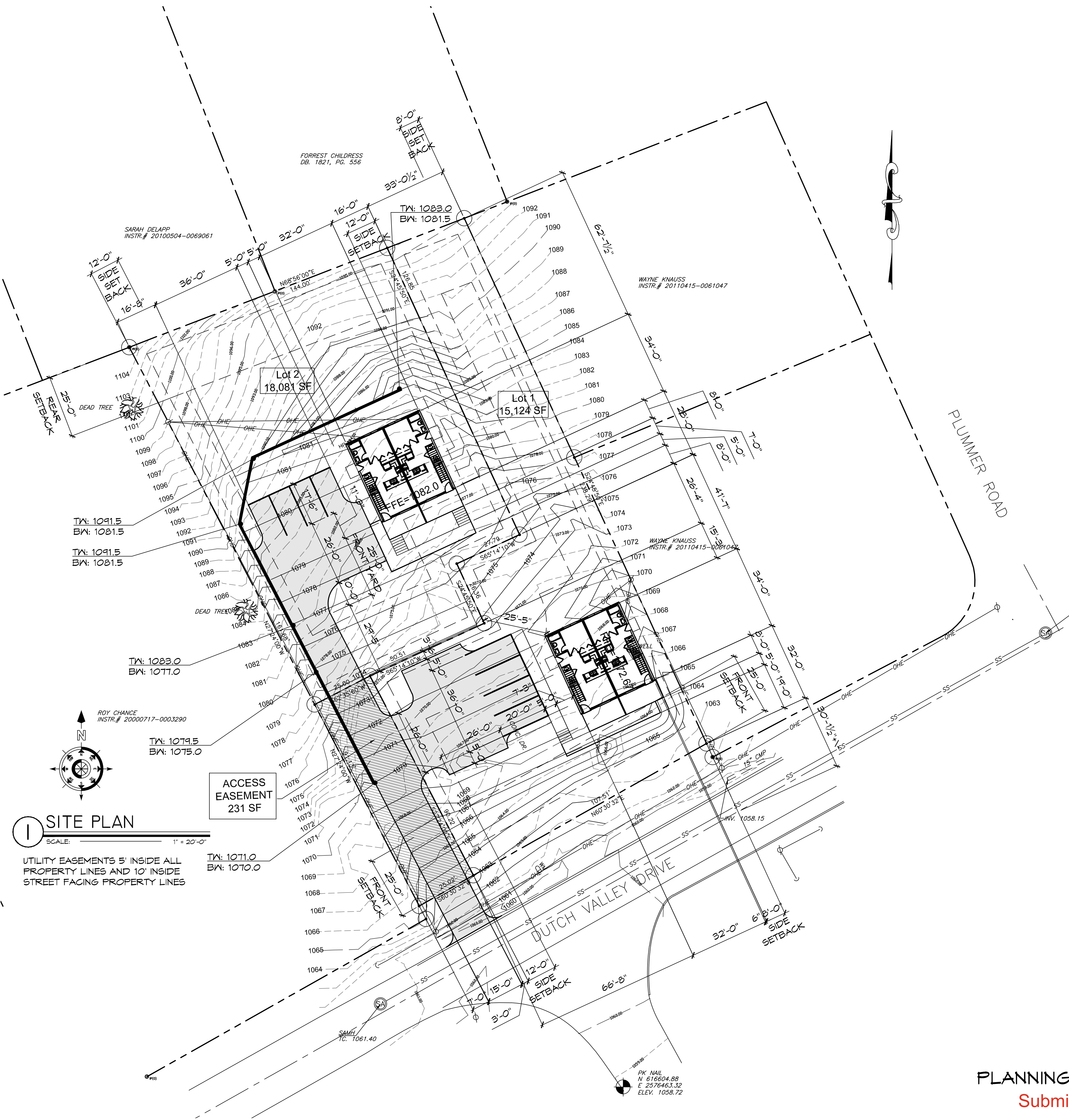


Monday, May 12, 2025 6:41:04 PM WYSTWYND-SERVER\WYSTWYND\SERVER\PROJ\2024\1040 MATTHEW FORD\24073-DUPLEX\SD1.01 SITE PLANS 5-12-25.DWG
\\WYSTWYND-SERVER\WYSTWYND\SERVER\PROJ\2024\1040 MATTHEW FORD\24073-DUPLEX\SD1.01 SITE PLANS 5-12-25.DWG



LINE LEGEND

PROPERTY LINE	----
FENCE	-----
SETBACK LINE	-----
BUILDING ADDITION	-----
BUILDING EXISTING	-----
EXISTING PAVEMENT	-----
EASEMENT	-----
TELEPHONE	----- TEL -----
OVHD ELECTRIC	----- OH ELEC -----

SYMBOL LEGEND

○	L.P.	- LIGHT POLE
○	P.P.	- POWER POLE
○	I.P.S.	- IRON PIN SET
○	E.I.P.	- EXISTING IRON PIN
○	S.M.H.	- SEWER MANHOLE
—	C.M.P.	- CORRUGATED METAL PIPE
—	R.C.P.	- REINFORCED CONCRETE PIPE
⊙	G.M.	- GAS METER
⊙	W.M.	- WATER METER
⊙	W.V.	- WATER VALVE
—X—		- FENCE
⊙	C.B.	- CATCH BASIN
⊙	F.H.	- FIRE HYDRANT

PROPERTY INFORMATION

1301 DUTCH VALLEY DR KNOXVILLE - 37118
PARCEL NO. 069JB043
LOT SIZE - 15,124.93 SQ. FT, 0.35 ACRES
0 DUTCH VALLEY DR KNOXVILLE - 37118
PARCEL NO. 069JB04301
LOT SIZE - 18,081.09 SQ. FT, 0.42 ACRES
ZONED - RN-1
DEED INST # 202309290016971

PARKING INFORMATION

REQUIRES 2 PARKING SPACES PER DU
8 PARKING SPACES PROVIDED

OWNER INFORMATION

CONGLONCO GP
PO BOX 6461
MARYVILLE, TN 37802

BUILDING INFORMATION

LOT#1	
LOT SIZE	15,125 SQ. FT
MAX BLDG 30%	4,537 SQ. FT
PROPOSED	1,088 SQ. FT
MAX IMPERV 40%	6,050 SQ. FT
PROPOSED	4,028 SQ. FT
LOT#2 + ACCESS EASEMENT	
LOT SIZE	18,081 SQ. FT
MAX BLDG 30%	5,424 SQ. FT
PROPOSED	1,088 SQ. FT
MAX IMPERV 40%	7,232 SQ. FT
PROPOSED	5,958 SQ. FT

BOUNDARY INFORMATION

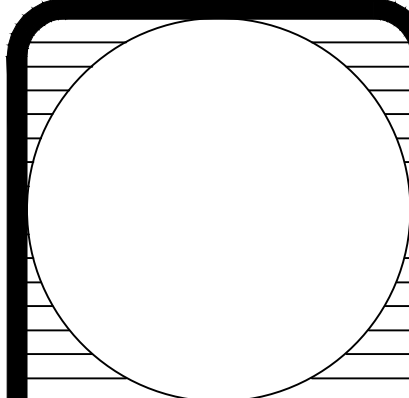
SITE INFORMATION TAKEN FROM A
PLAT BY LAND DEVELOPMENT SOLUTIONS DATED 2-5-20
TITLED "FINAL PLAT OF THE SHARP'S VIEW SUBDIVISION"
INST #202004300072085

DO NOT REPRODUCE

PLANNING FILE #6-A-25-SU
Submitted on 5/22/2025

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REVISIONS		
NO.	DESCRIPTION	BY/DATE



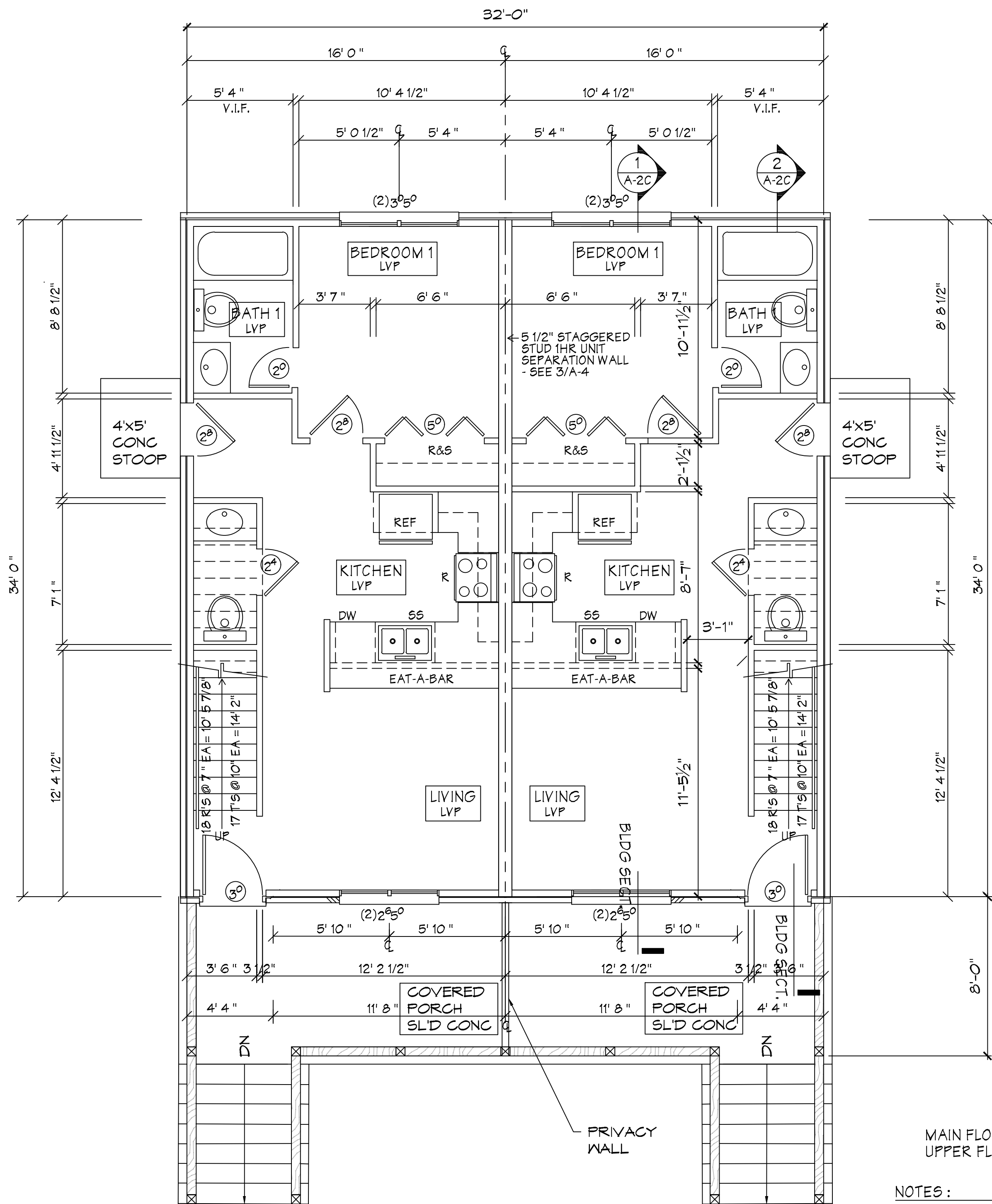
WYSTWYND
DESIGNS
401 North Forrest Park Blvd.
Knoxville, TN 37919
PH 865-584-6712 EMAIL dnm@wystwynd.com
WEB: WYSTWYND.COM

NEW DUPLEXES FOR MATTHEW FORD
AT DUTCH VALLEY DRIVE
KNOXVILLE, TN 37918

DRAWN	JP
CHECKED	DRM
DATE	05/21/25
FILE NAME	SD1.01 SITE PLANS 5-12-25.DWG
JOB NO.	1004_24044
SHEET	

SD1.01

Thursday, May 15, 2025 5:48:13 PM \\WYSTWYND-SERVER\WYSTWYND-SERVER\WYSTWYND-66\PROJECTS\2024\1040 MATTHEW FORD\34075-DUPLEX\A-1-DUPLEX 4 ELEVATIONS VERSION #2.DWG
\\WYSTWYND-SERVER\WYSTWYND-SERVER\WYSTWYND-66\PROJECTS\2024\1040 MATTHEW FORD\34075-DUPLEX\A-1-DUPLEX 4 ELEVATIONS VERSION #2.DWG

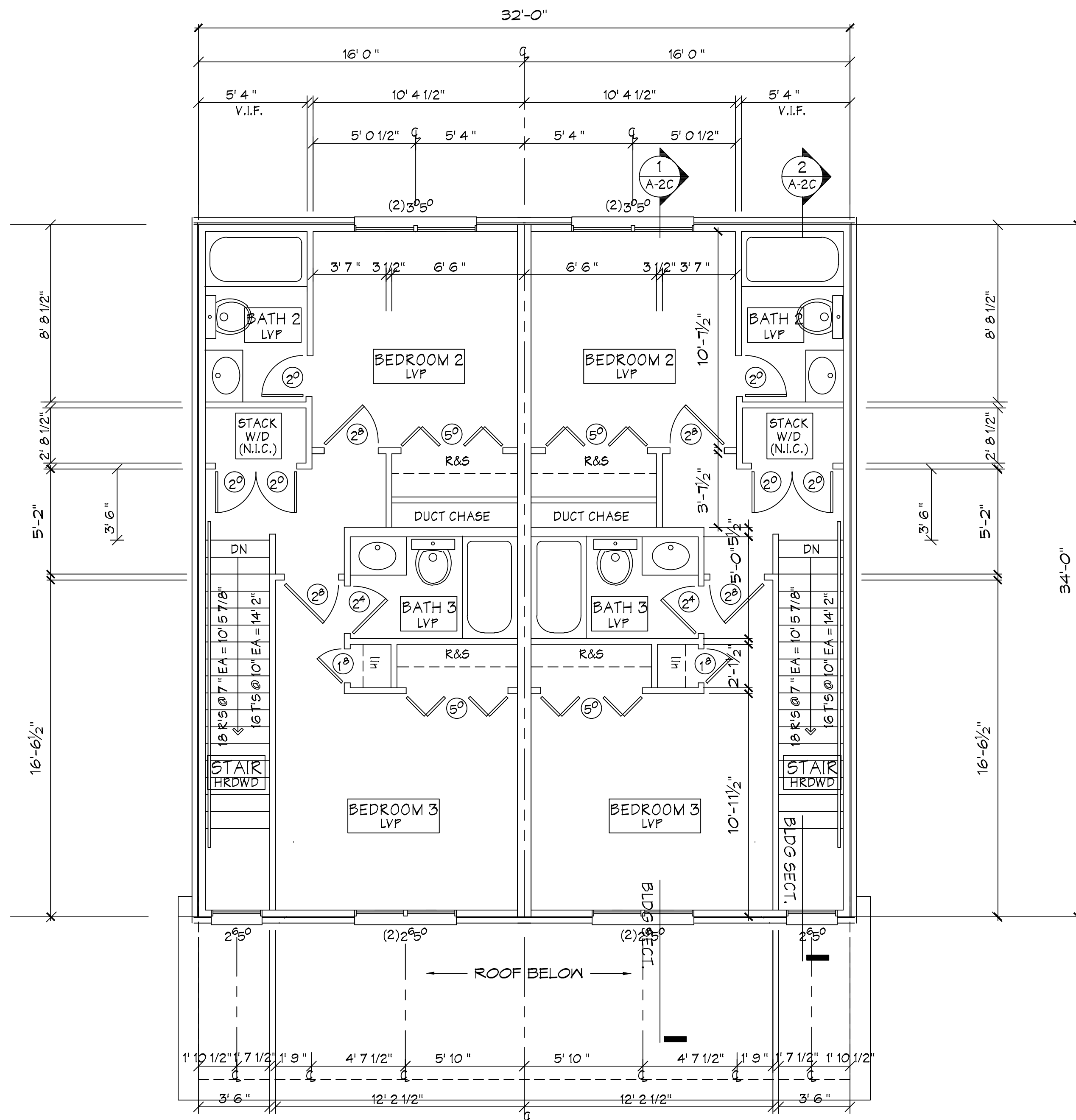


1 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAIN FLOOR 544 SQ. FT.
UPPER FLOOR 514 SQ. FT.

NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF 8" CONCRETE BLOCK OR FACE OF SHEATHING AT EXTERIOR WALLS TO FACE OF STUD AT INTERIOR WALLS AND CENTERLINES OF DOORS AND WINDOWS.
2. CONTRACTOR TO COORDINATE DIMENSIONS AS REQUIRED FOR END AND CENTER UNITS.
3. WINDOW DESIGNATIONS ARE LISTED AS FEET AND INCHES OF WIDTH BY FEET AND INCHES OF HEIGHT.



2 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

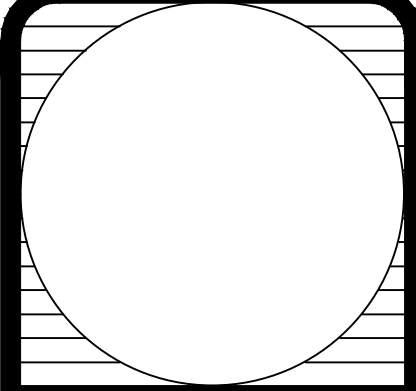
PLANNING FILE #6-A-25-SU

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REVISIONS		
NO.	DESCRIPTION	BY/DATE



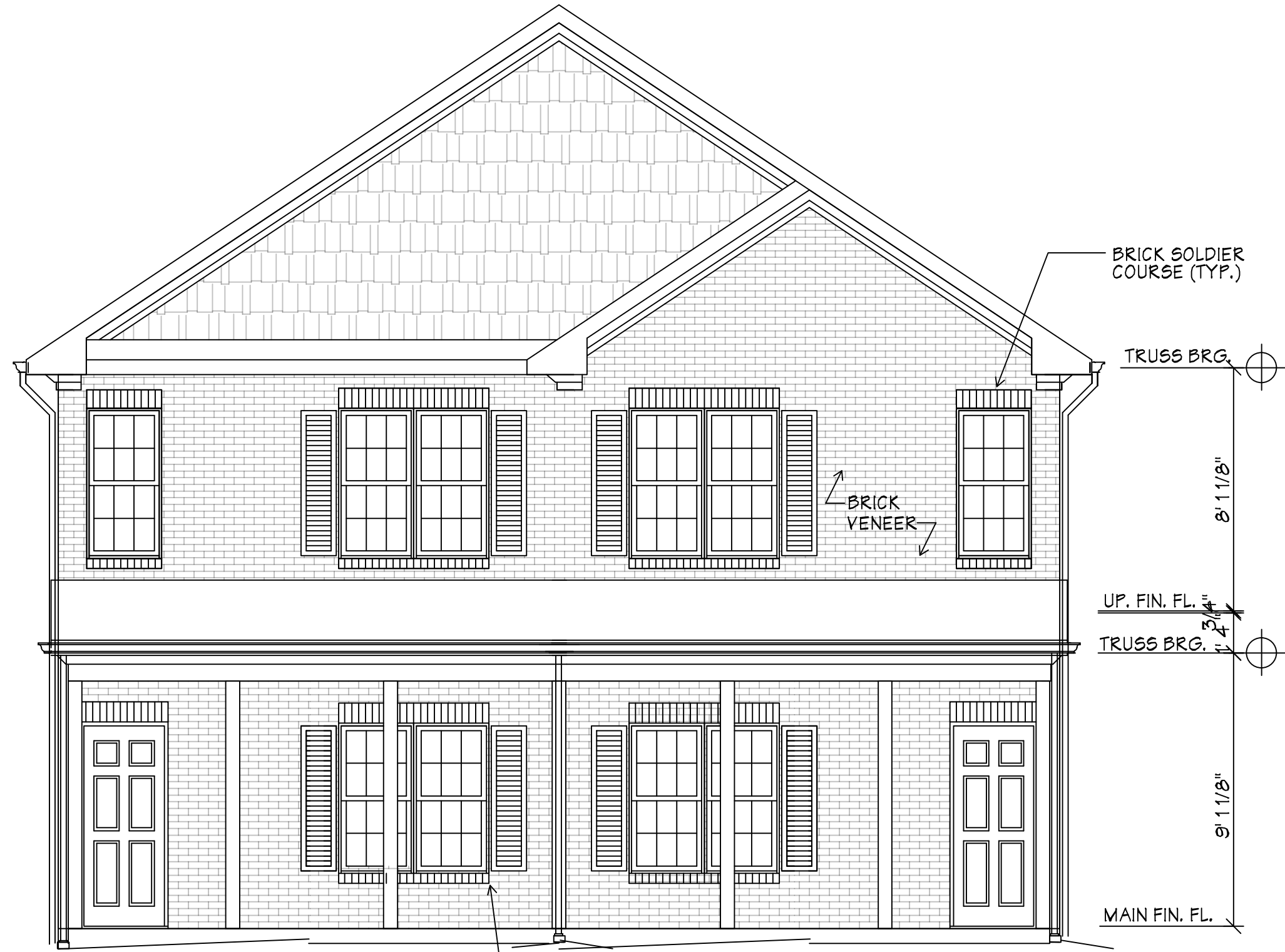
WYSTWYND
DESIGNS
401 North Forest Park Blvd.
Knoxville, TN 37919
PH 865.584.6712 EMAIL drm@wystwynd.com
WEB: wystwynd.com

NEW DUPLEXES FOR MATTHEW FORD
AT DUTCH VALLEY DRIVE
KNOXVILLE, TN 37918

DRAWN	CB
CHECKED	DRM
DATE	05/16/25
FILE NAME	
JOB NO.	1004.24044
SHEET	

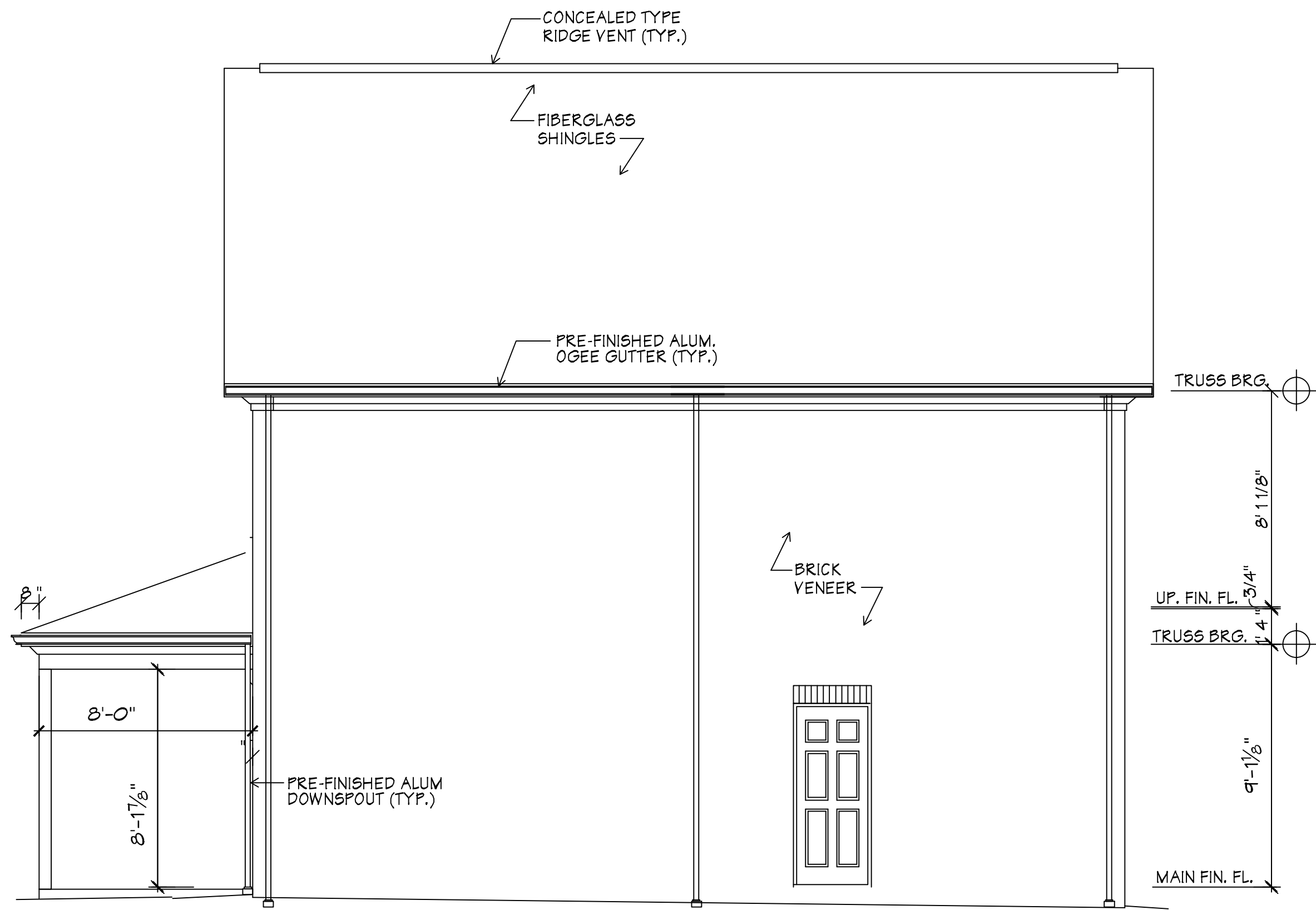
A101

Thursday, May 15, 2025 5:48:13 PM \\WYSTWYND-SERVER\WYSTWYND\SERVER\PROJ\2024\1040 MATTHEW FORD\34075-DUPLEX\SHIT A-1-DUPLEX 4 ELEVATIONS VERSION #2.DWG
\\WYSTWYND-SERVER\WYSTWYND\SERVER\PROJ\2024\1040 MATTHEW FORD\34075-DUPLEX\SHIT A-1-DUPLEX 4 ELEVATIONS VERSION #2.DWG

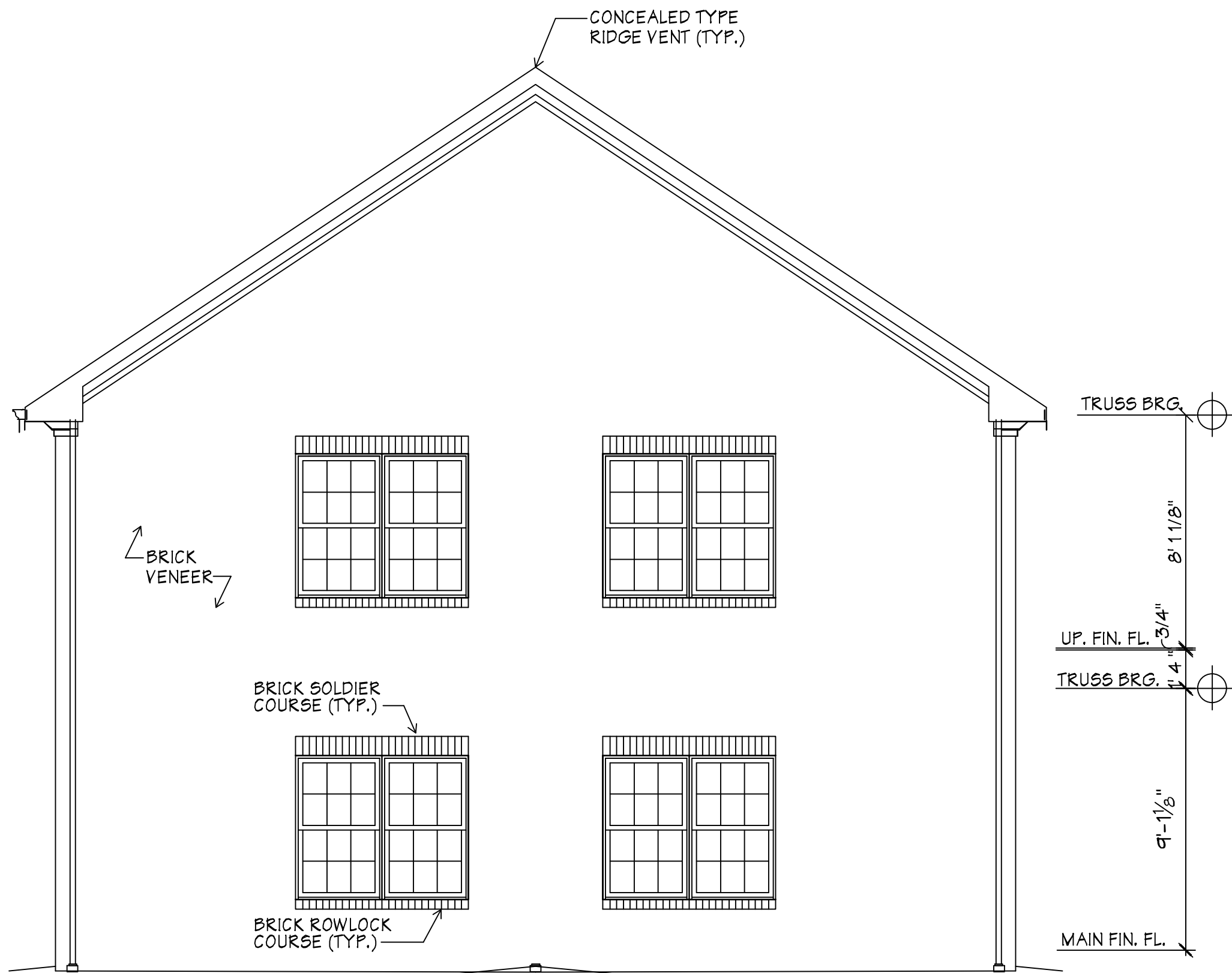


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

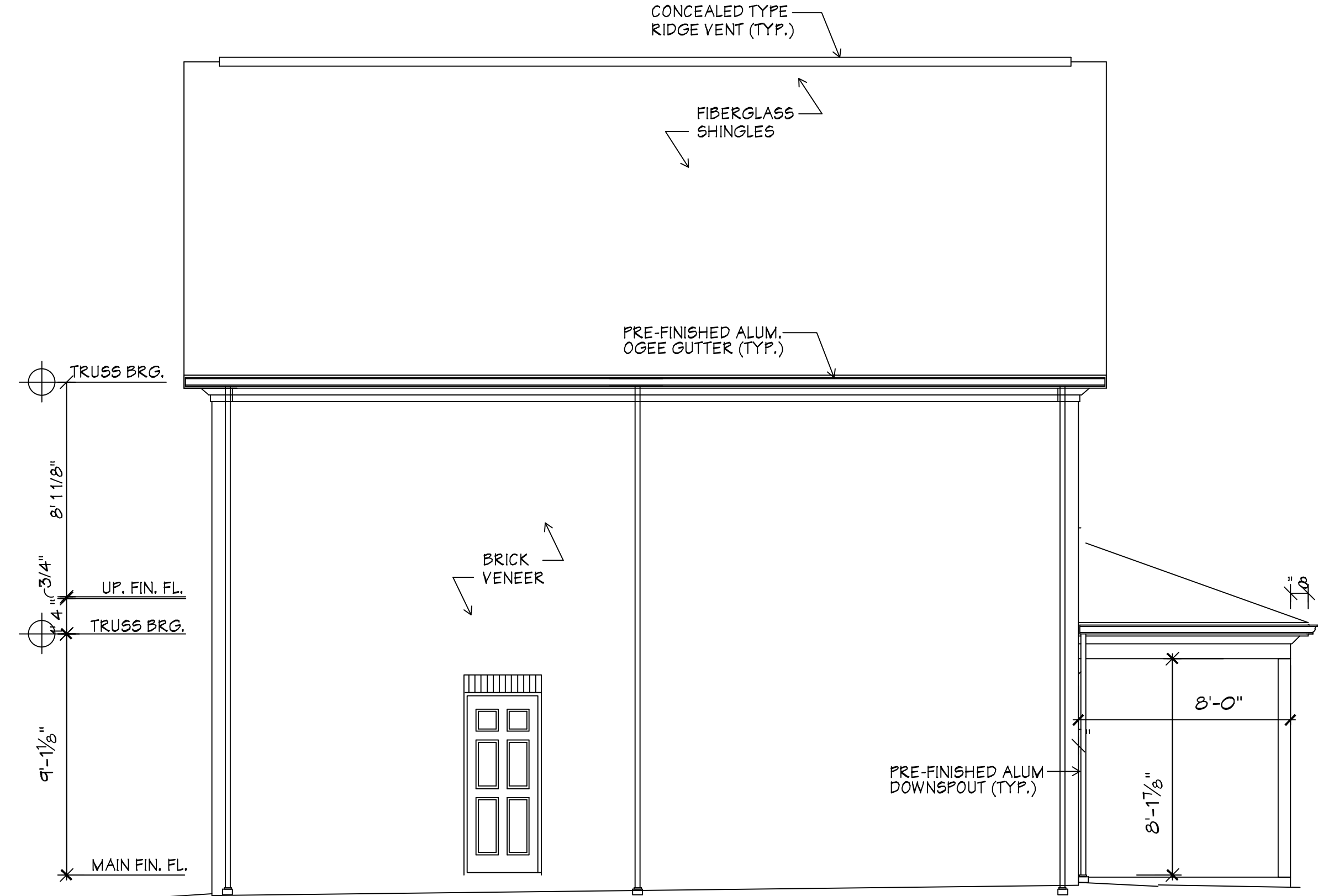
BUILDING TRANSPARENCY FACING ROW
818 SQ FT WALL AREA
15% OF 818 SQ FT = 122.7 SQ FT OF WINDOW
125 SQ FT OF WINDOW SHOWN



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

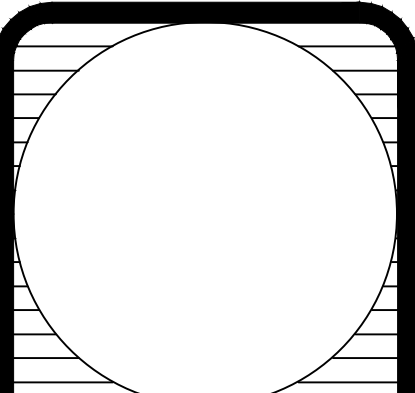
DO NOT REPRODUCE

PLANNING FILE #6-A-25-SU

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REVISIONS		
NO.	DESCRIPTION	BY/DATE



WYSTWYND
DESIGNS
401 North Forest Park Blvd.
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PH 865.584.6712 EMAIL drm@wystwynd.com
WEB: wystwynd.com

NEW DUPLEXES FOR MATTHEW FORD
AT DUTCH VALLEY DRIVE
KNOXVILLE, TN 37918

DRAWN CB
CHECKED DRM
DATE 05/16/25
FILE NAME A-1-DUPLEX 4 ELEVATIONS VERSION #2
JOB NO. 1004.24.044
SHEET

A2.01