

EROSION CONTROL NOTES:

1. PRIOR TO ANY WORK, CONTRACTOR SHALL STRIP SITE OF ALL VEGETATION AND TOPSOIL IN AREAS OF OPERATION.
2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AND USE ALL MEANS NECESSARY TO PREVENT SEDIMENT FROM EXITING THE SITE.
3. STAKED HAY BALES OR SILT FENCE SHALL BE PLACED PRECEDING ALL CULVERT INLETS OR OTHER DRAINAGE DITCHES BEFORE RUNOFF EXITS THE PROJECT OR ENTERS A SWALE AND AT OTHER LOCATIONS DESIGNATED BY THE ARCHITECT.
4. ALL DISTURBED AREAS, IF ANY, ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE.
5. ALL PERTINENT ORDINANCES OF KNOX COUNTY SHALL BE FOLLOWED.
6. FINAL GRADING SHALL BE AS SUCH TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. GRADES SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

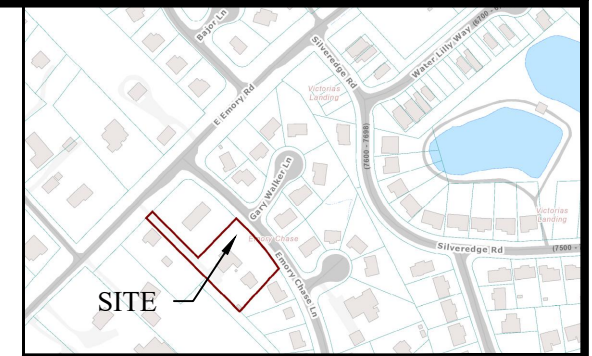
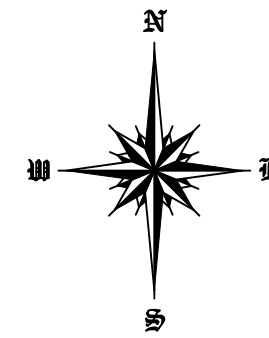
ZONING: PR 1-5 DU/AC

SITE AREA = 8,211.1 S.F. (0.19 ACRES) +/-
 IMPERVIOUS AREA = 2,761.1 S.F. +/-
 IMPERVIOUS SURFACE COVERAGE = 33.6%

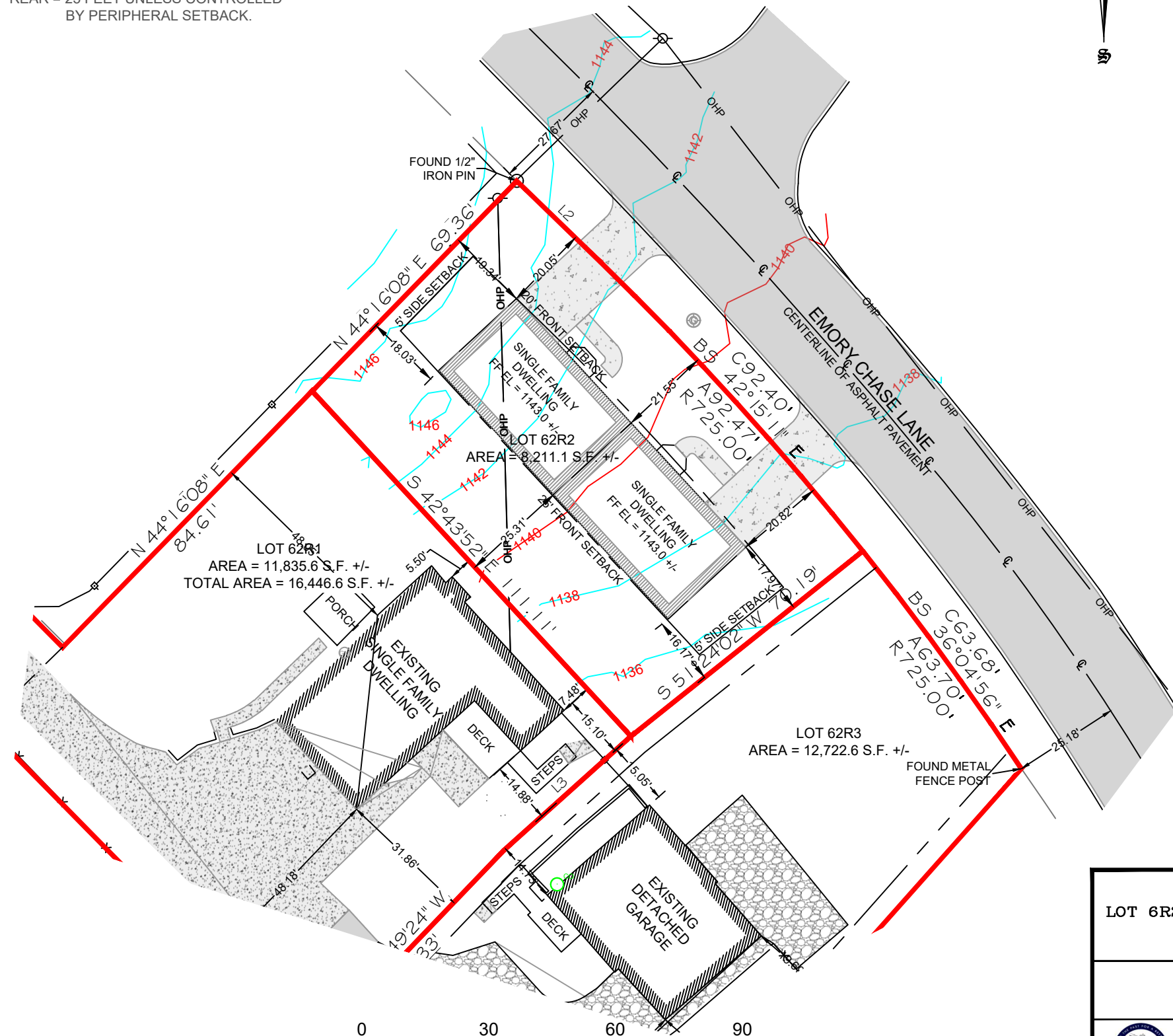
SET BACKS:
 FRONT = 20 FEET
 SIDE = 5 FEET
 REAR = 25 FEET UNLESS CONTROLLED BY PERIPHERAL SETBACK.

SITE PLAN NOTES:

1. ELEVATIONS SHOWN ARE FOR GUIDANCE ONLY. OWNER/CONTRACTOR MAY USE MOST APPROPRIATE ELEVATIONS ACCORDING TO SITE CONDITIONS AND TOPOGRAPHY OF THE AREA.



VICINITY MAP
N.T.S.



6-K-24-DP
5/24/24

CONCEPT SITE PLAN – DUPLEX UNIT PATTY FAY ROBERTS LOT 6R2, RESUB OF LOT 62, EMORY CHASE, UNIT 1 DISTRICT 8 KNOX COUNTY, TENNESSEE	
PATTY FAY ROBERTS 6712 E EMORY ROAD KNOXVILLE, TN 37938	
ADAM SCHMEING LAND SURVEYING SURVEYING THE PAST FOR A BETTER FUTURE 6619 CROSSGATE DRIVE KNOXVILLE, TN 37912 859.391.2601	
SCALE: 1" = 30'	DATE: 05/24/2024 23209



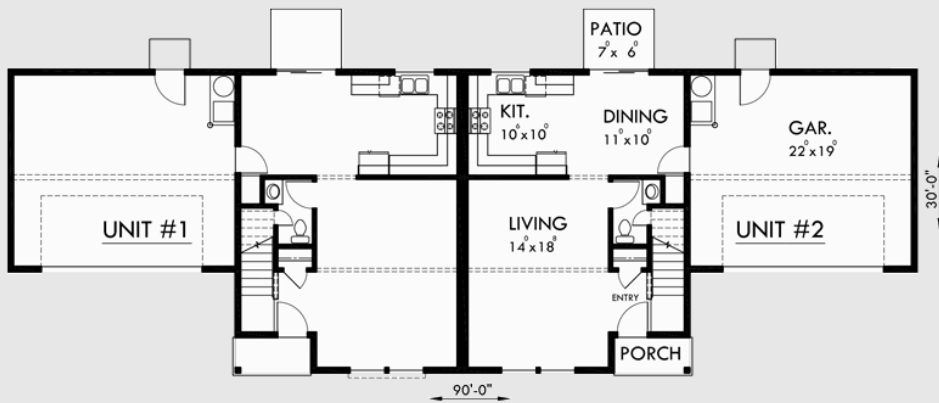
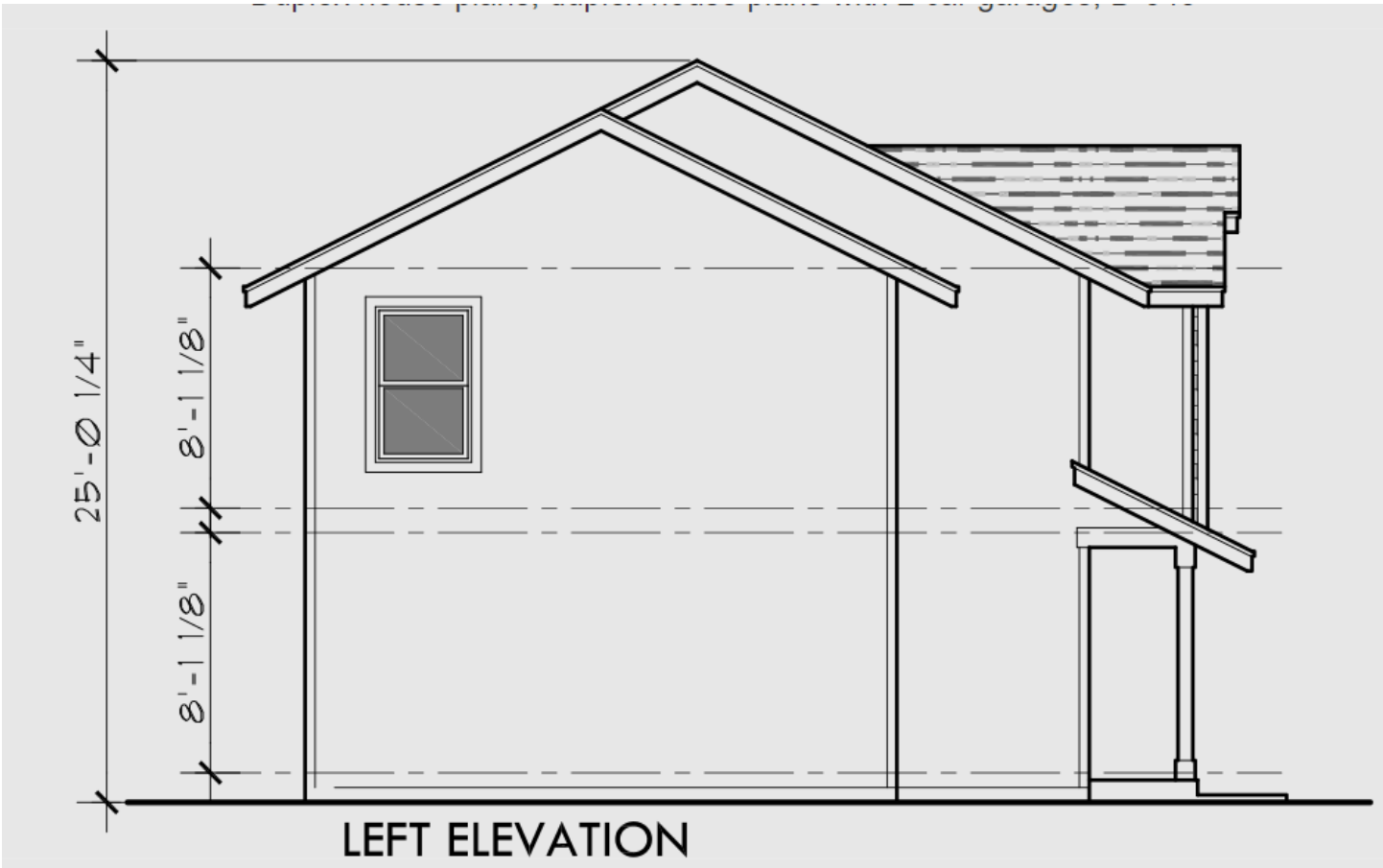


LEFT ELEVATION



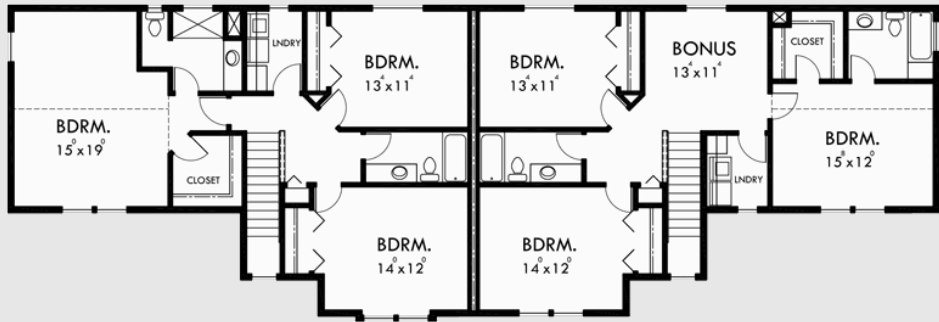
RIGHT ELEVATION





Total sq. ft.:	1,701
Upper Floor sq. ft.:	1,052
Main Floor sq. ft.:	649
Bedrooms:	3
Bathrooms:	2.5
Garage Stalls:	2
Width:	90' 0"
Depth:	30' 0"
Ridge Height:	25' 1"
Foundations Available:	Crawlspace

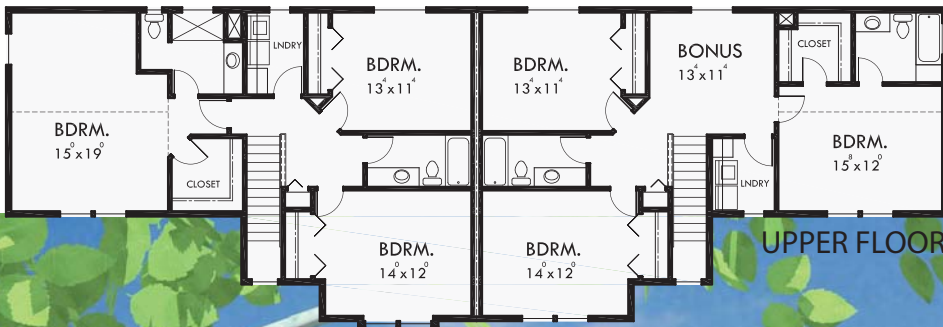
Upper Floor Plan



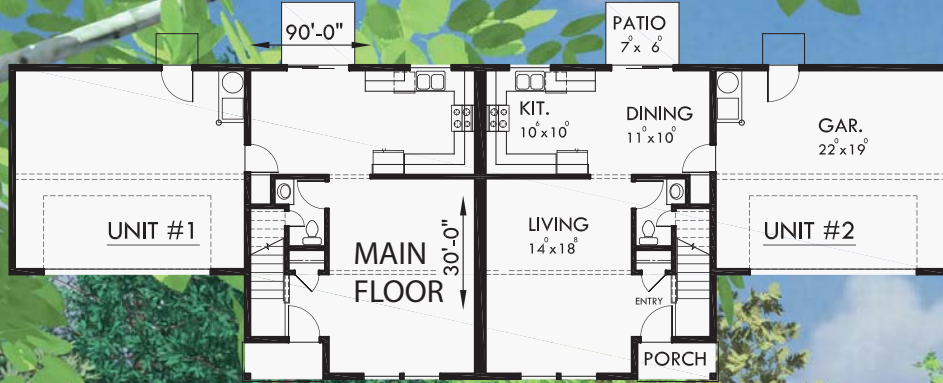
BUYING OPTIONS

PLAN PACKAGES

- PDF Study Set \$375.00**
Includes Exterior Elevations and Floor Plans stamped 'Not for Construction' (full credit given toward upgraded package)
- PDF Bid Set \$775.00**
Full PDF set stamped 'Not for Construction' (full credit given toward upgraded package)
- PDF Construction Set \$975.00**
Digital PDF Set of Construction Documents w/ Single Build License. Package is best for fast electronic delivery and inexpensive local printing. (Site Address Required)
- Five Set Package \$1,175.00**



UPPER FLOOR



PLAN D-545

UNIT #1 & 2 SYM.

MAIN FLR.	649 SQ. FT.
UPPER FLR.	1052 SQ. FT.
TOTAL	1701 SQ. FT.
GARAGE	450 SQ. FT.

