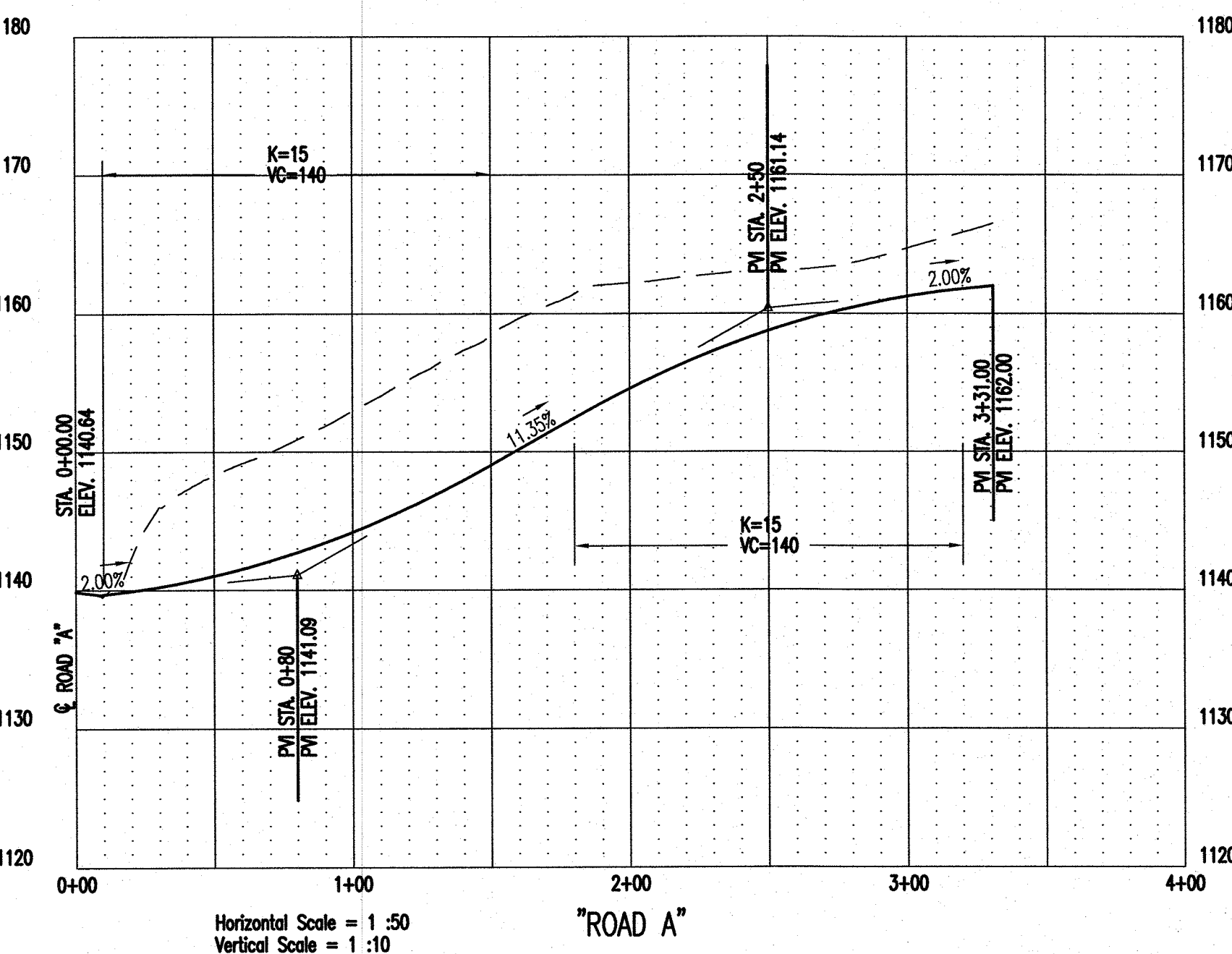
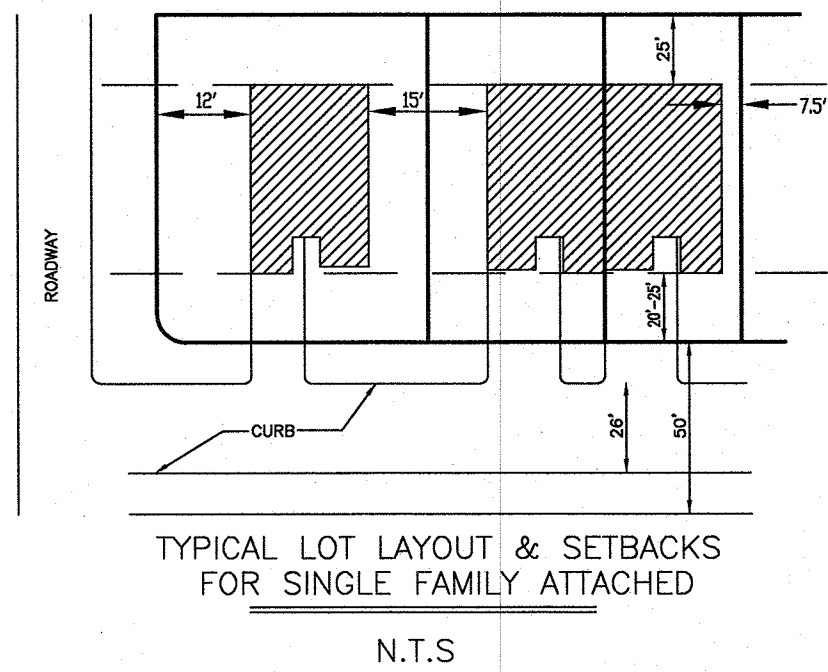


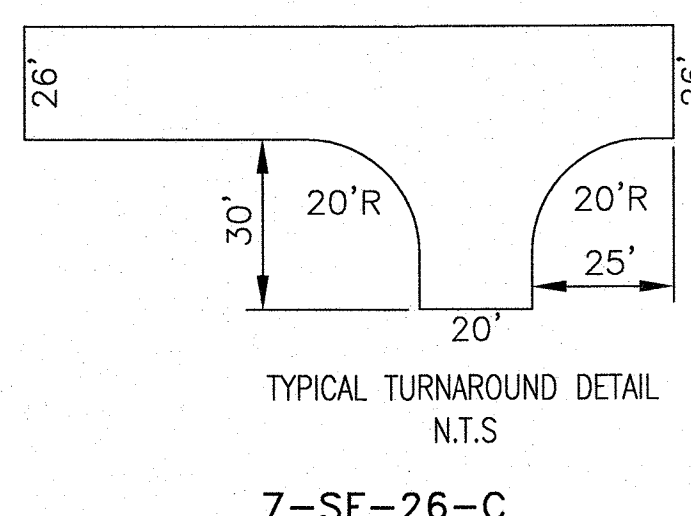
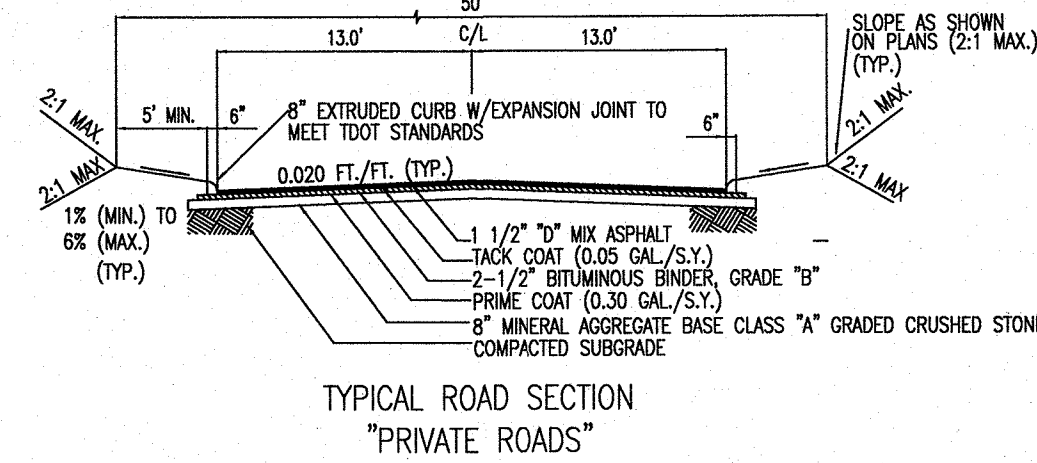
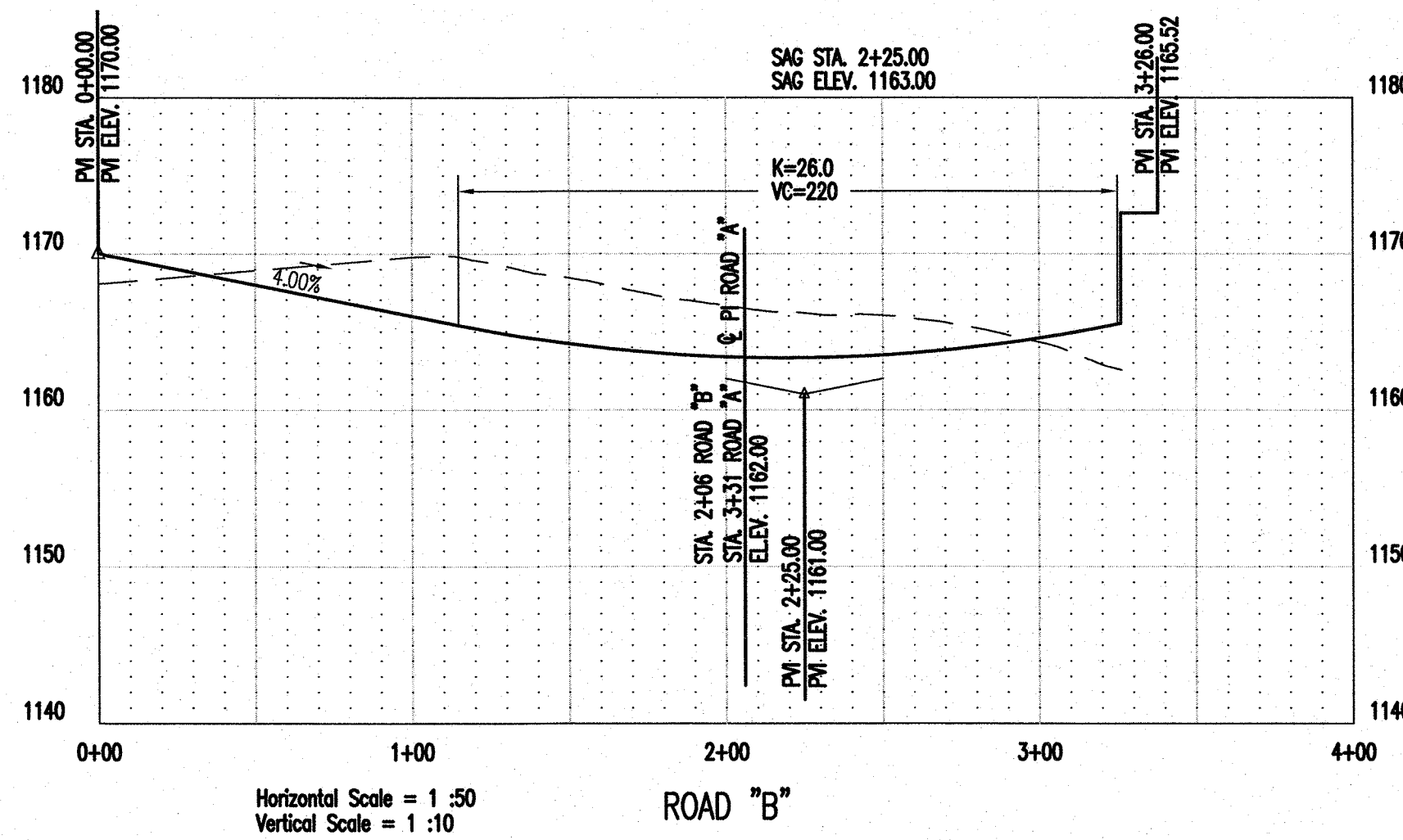
IMPERVIOUS AREA CALCULATIONS

LOT#	IMPERVIOUS AREA	LOT AREA	IMPERVIOUS %
1	1615	3606	45%
2	1615	2712	59%
3	1615	2712	59%
4	1615	2712	59%
5	1615	3499	46%
6	1567	3392	46%
7	1567	2611	50%
8	1567	3124	58%
9	1615	4855	33%
10	1615	2712	59%
11	1615	2712	59%
12	1615	2712	59%
13	1615	2712	59%
14	1615	3541	45%
15	1615	3541	45%
16	1615	2712	59%
17	1615	2712	59%
18	1615	2406	47%
19	1615	4211	38%
20	1615	2712	59%
21	1615	2712	59%
22	1615	3936	41%
23	1615	4603	35%
24	1615	2712	59%
25	1615	2713	59%
26	1615	2714	59%
27	1615	3507	46%

LAST ONE MAYBE LLC,
PLAT BK P168 SLIDE C
DEED INST# 201907170004132



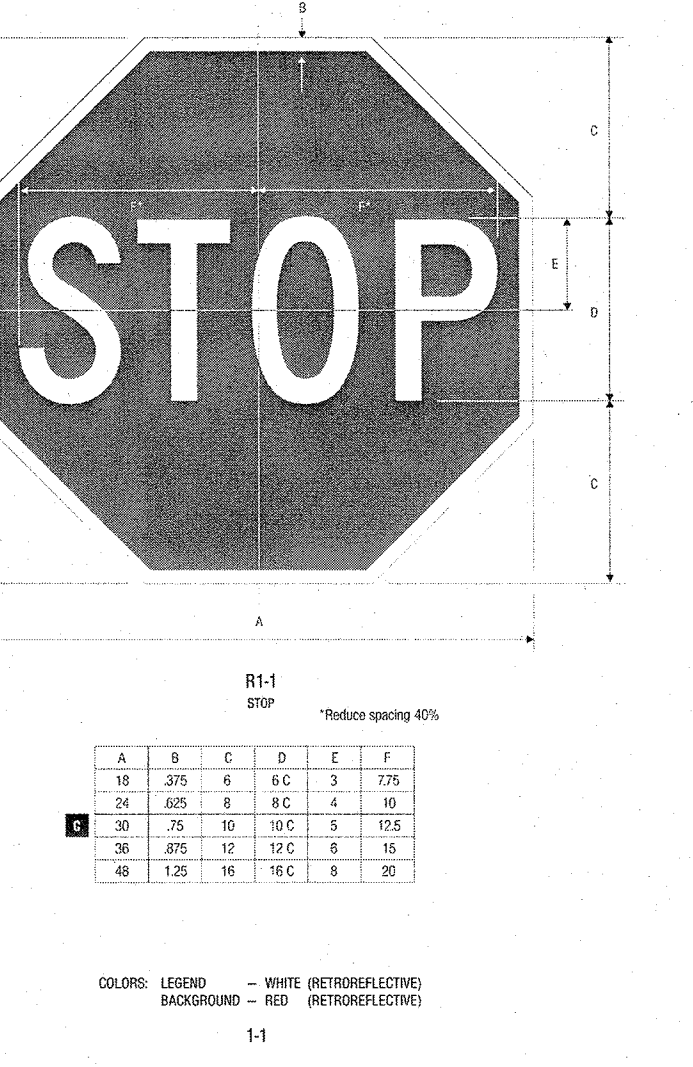
ANDRES FELIPE SEBASTIAN &
PEDRO GUADALUPE FELIX
INST# 202003110059984



7-SF-26-C
Rev. 6/26/2026

LEGEND
● P/F
○ P/S
○ D.E.
○ U.E.
○ C.A.
○ P.C.B.
○ R.C.L.
○ FENCE
○ POWER POLE
○ WATER METER
○ POWERLINE
○ GAS LINE
○ WATER LINE
○ SANITARY SEWER LINE
○ EXISTING SANITARY SEWER MANHOLE
○ PROPOSED JUNCTION BOX
○ WATER VALVE
○ GAS VALVE

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND SPECIFICATIONS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS, EXCEPT AS HAS BEEN REMARKED AND DESCRIBED IN A REPORT FILED WITH THE KNOXVILLE PLANNING COMMISSION.
DAVID B. HARBIN
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
NO. 101265
DATE: 6/11/26
OWNER/DEVELOPER
REECE VALIARIANO
405 MONTHROCK LN
KNOXVILLE, TN 37919
(865)202-8832



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS 3.36 ACRES SUBDIVIDED INTO 28 LOTS & 4 COMMON AREA LOTS.
 - THIS PROPERTY IS ZONED RM-5.
 - ALL ROAD PROFILES ARE BASED ON MIX OF FIELD SHOT DATA AND LIDAR CONTOURS.
 - UTILITIES:
WATER: KUB
SEWER: KUB
ELECTRIC: KUB
GAS: KUB
TELEPHONE: ATT
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 25'
REAR - 25'
SIDE - 5', SF, SF-A, 2F, TH, 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED (0' UNDER BUILDING)
 - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 - 4 OFF STREET PARKING SPACES ARE PROVIDED AT EACH LOT AND 5 GUEST PARKING SPACE ARE PROVIDED.
 - ALTERNATIVE DESIGN STANDARD APPROVED BY CITY OF KNOXVILLE ENGINEERING IS AS FOLLOWS:
a) CENTERLINE GRADE AT INTERSECTION FROM 1X TO 2X STA. 0+10 TO STA. 0+80 ROAD A.
b) CENTERLINE GRADE AT INTERSECTION FROM 1X TO 2X STA. 2+50 TO STA. 3+18 ROAD A.

LOCATION MAP

Not to Scale

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

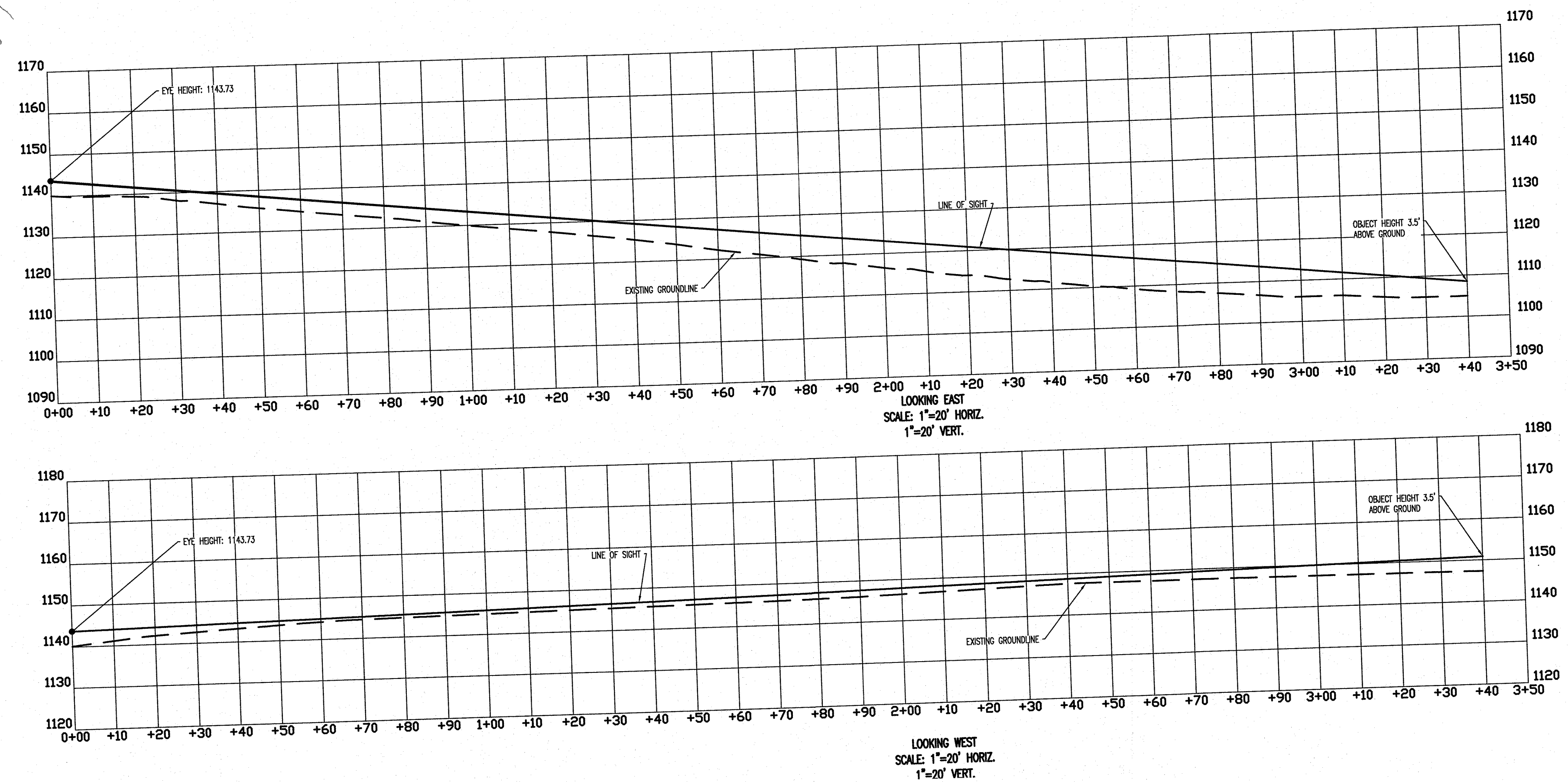
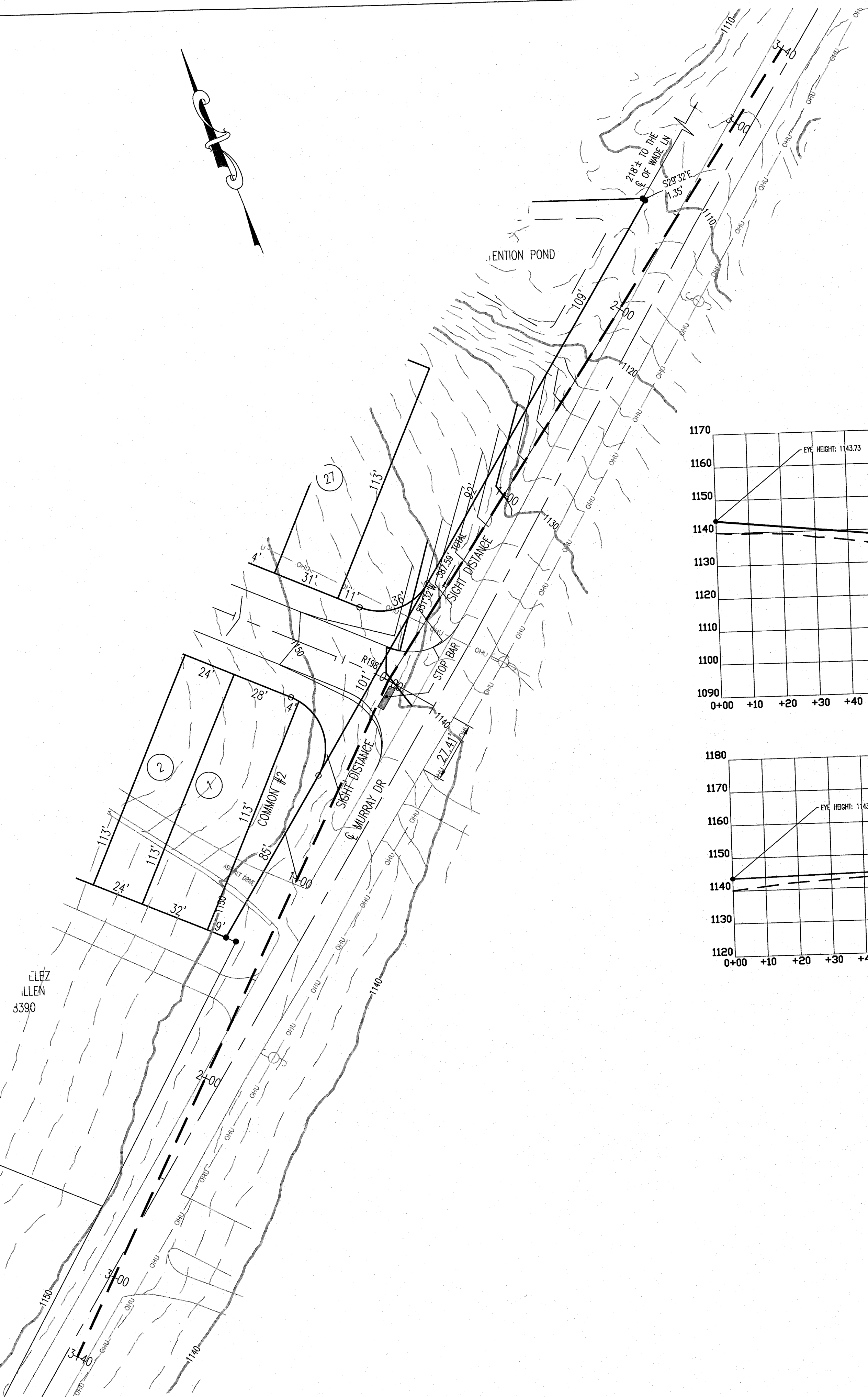
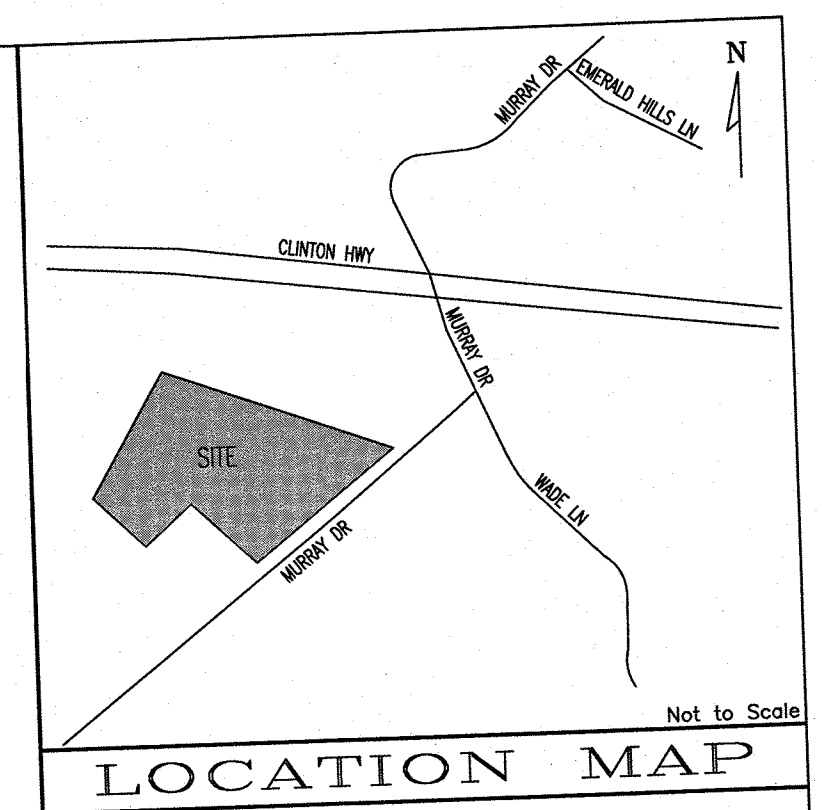
DESIGNED	DBH
DRAWN	SEW
CHECKED	DBH
NO.	1
DATE	6/19/26
REVISION	
APPR.	
NO.	
DATE	
REVISION	
APPR.	

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2" = INTERVAL
DATE
5/14/26

DEED REFERENCES: PLAT INSTR# 201709150017213
DEED INSTR# 202503050045752
1" = 30'

USE ON REVIEW PLAN FOR
VALLERAINO DEVELOPMENT-MURRAY DRIVE
TAX MAP 68PA, PARCEL 18, 6TH CIVIL DISTRICT, 40TH WARD, CITY BLOCK 40100
KNOX COUNTY, TENNESSEE, CITY OF KNOXVILLE

25881-C
SHEET 1 OF 2 SHEET(S)
G:\25881\25881-C.DWG

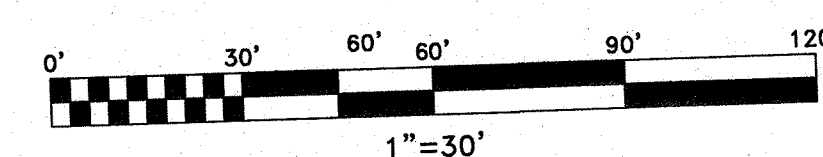


LEGEND	
● I.P.F.	IRON PIN FOUND 1/2" DIA. REBAR
○ I.P.S.	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
— E.	EDUCATION
— U.E.	UTILITY EASEMENT
— CA	COMMON AREA
■	PROPOSED CATCH BASIN
—	ROADWAY CENTERLINE
— X —	FENCE
— X —	POWER POLE
— X —	WATER METER
— X —	POWDERLINE
— 2W —	GAS LINE
— WL —	WATER LINE
— SA —	SANITARY SEWER LINE
—	EXISTING SANITARY SEWER MANHOLE
○	PROPOSED JUNCTION BOX
—	WATER VALVE
—	GAS VALVE

OWNER/DEVELOPER
REECE VALIARIANO
405 MONTHROCK LN
KNOXVILLE, TN 37919
(865)202-8832

7-SF-26-C

DEED REFERENCES: PLAT INSTR# 201709150017213
DEED INSTR# 202503050045752



TAX MAP 68PA, PARCEL 18, 6TH CIVL DISTRICT, 40TH WARD, CITY BLOCK 40100
KNOX COUNTY, TENNESSEE, CITY OF KNOXVILLE

25881-SD

SHEET 2 OF 2 SHEET(S)
C:\25881\25881-C.DWG



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REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
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PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH									HORIZONTAL: 1"= 30'
DRAWN	SEW									VERTICAL: 2' INTERVAL
CHECKED	DRH	1	6/19/26	KKCP COMMENTS	APPR.	NO.	DATE	REVISION	APPR.	DATE 5/14/26
		NO.	DATE	REVISION						