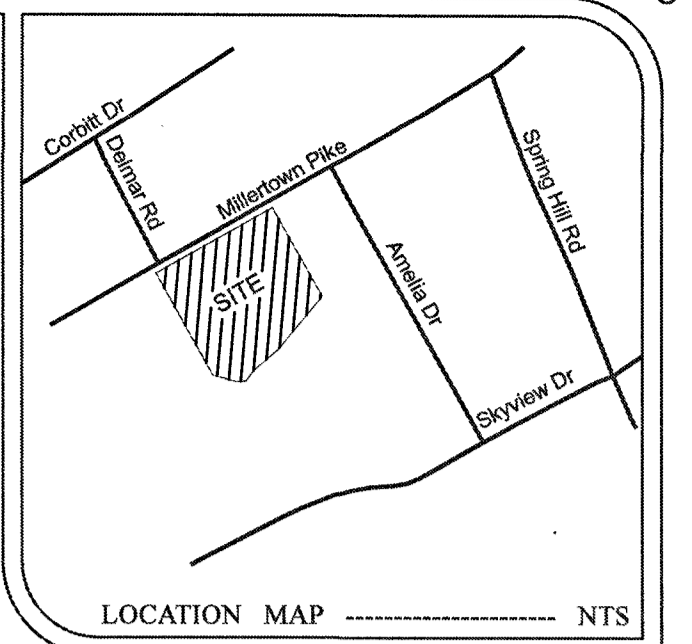


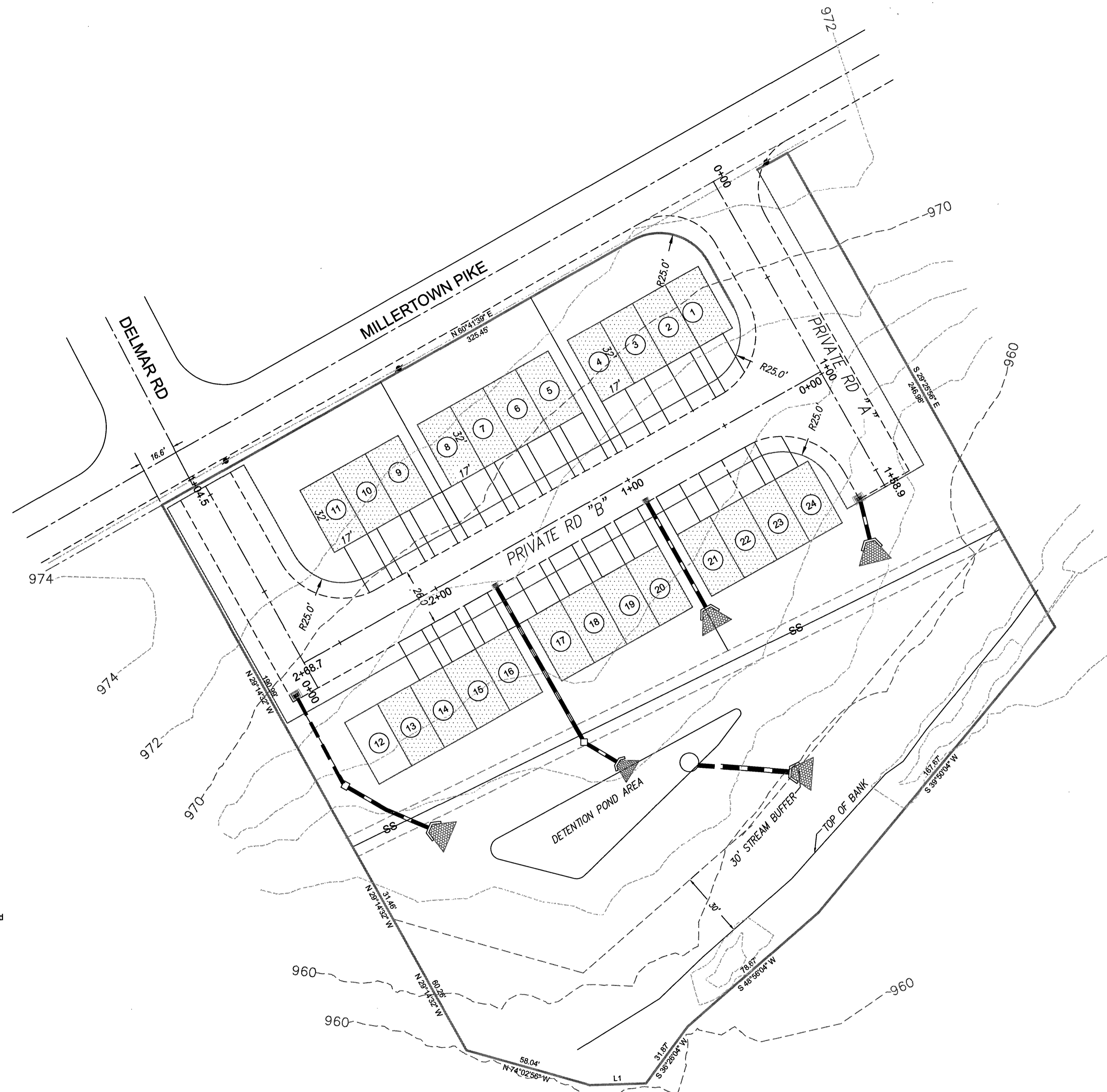
LINE	BEARING	DISTANCE
L1	S 88°18'04" W	25.62'



LOCATION MAP ----- NTS

LEGEND

- (S) SMH	SANITARY SEWER MANHOLE
- (P) PMH	PHONE MANHOLE
- (W) WMH	WATER MANHOLE
- (SD) SMH	STORM DRAIN MANHOLE
- CB	CATCH BASIN
- (S) SP	SERVICE POLE
- (P) PP	POWER POLE
- GW	GUY WIRE
- FH	FIRE HYDRANT
- IV	IRRIGATION VALVE
- MW	MONITOR WELL
- WM	WATER METER
- LS	LIGHT STANDARD
- CO	CLEANOUT
- EL	ELECTRIC BOX
- SP	STAND PIPE
- GM	GAS METER
- FL	FLOOD LIGHT
- IR(O)	IRON ROD (OLD)
- IR(N)	IRON ROD (NEW)
- CMP	CORRUGATED METAL PIPE
- RCP	REINFORCED CONCRETE PIPE
- W	WATER LINE
- G	GAS LINE
- OE	OVERHEAD ELECTRIC
- UE	UNDERGROUND ELECTRIC
- OP	OVERHEAD PHONE LINE
- UP	UNDERGROUND PHONE LINE
- OU	OVERHEAD UTILITY LINE
- UU	UNDERGROUND UTILITY LINE
-	NATURAL DRAINAGE
- S	SINK HOLE
-	CHECK DAM
- H.C.	HANDICAP RAMP
-	STOP SIGN
-	SILT FENCE
- TP	TREE PROTECTION FENCING
-	OPEN SPACE



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 statements conform, 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.

Registered Engineer: *Richard E. Lemay*
Tennessee License No. 76915918
Date: 1-14-2023

9-SA-23-C
07/17/2023

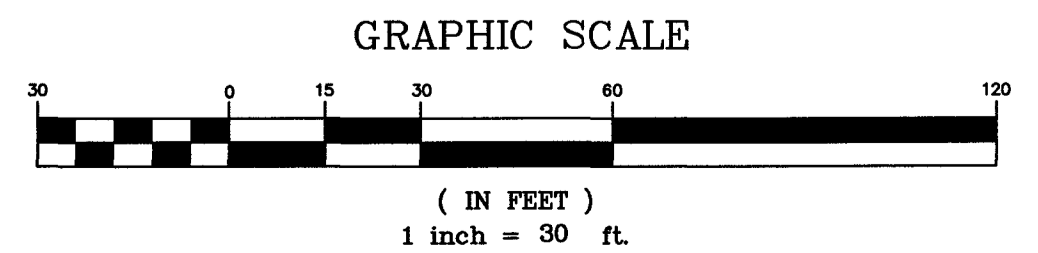
SITE UTILITIES ARE AVAILABLE

SANITARY SEWER : KUB
WATER : KUB
ELECTRIC : KUB
GAS : K.U.B.
TELEPHONE : BELL SOUTH

CURRENT OWNER

LOCKHART KENNETH W &
MEADE JOHN & BALLINGER
MIKE
3411 BOLES RD
KNOXVILLE, TN 37932

- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
 - DEED REFERENCE: INSTRUMENT # 202109290026216
 - PROPERTY ID: PARCEL ID: 059ME005
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - TOTAL AREA: 2.2+ ACRES INTO 6 LOTS, 22 UNITS
 - CURRENTLY ZONED: O
 - ZONE O BUILDING SETBACKS:
FRONT YARD = 15'
SIDE = 15', UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 20'
REAR YARD = 20', UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 30' OR 20% OF LOT DEPTH, WHICHEVER IS LESS



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

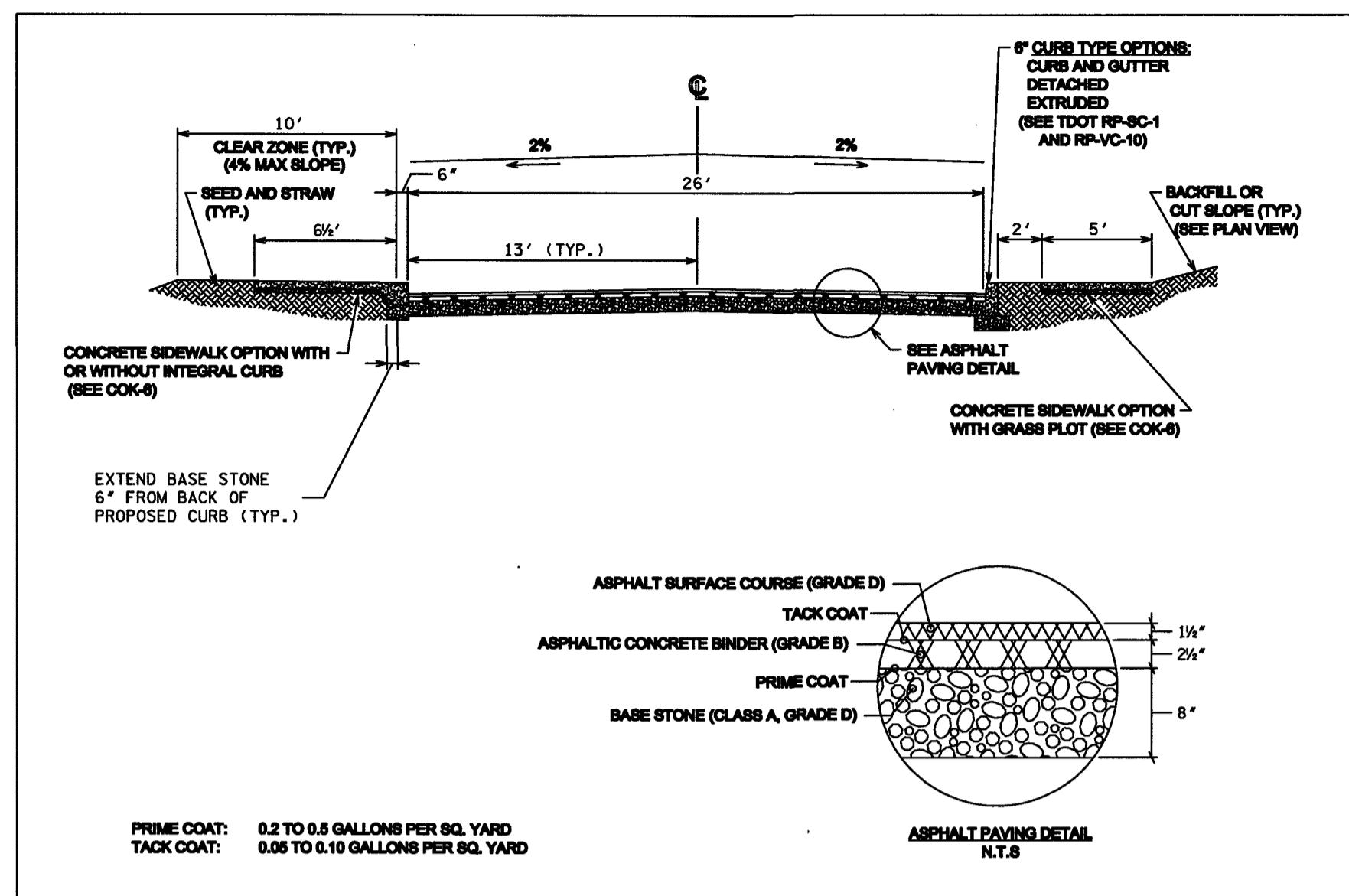
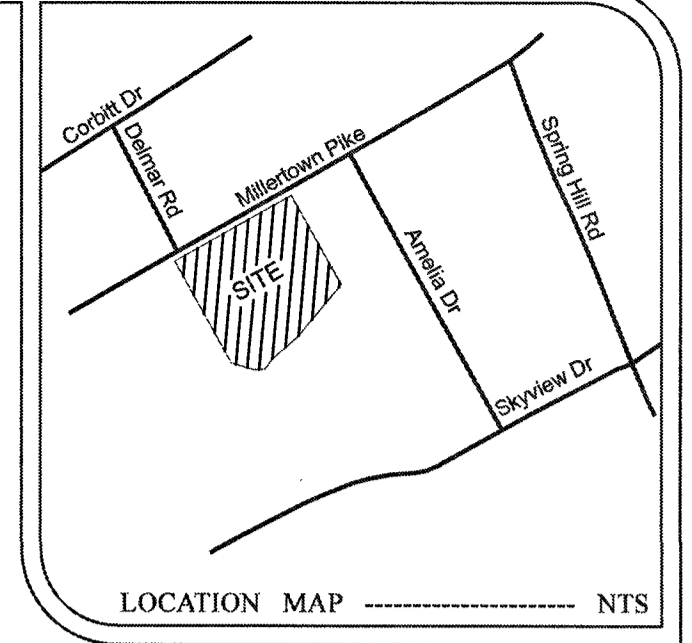
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

CONCEPT PLAN OF: SHEET 1 OF 2

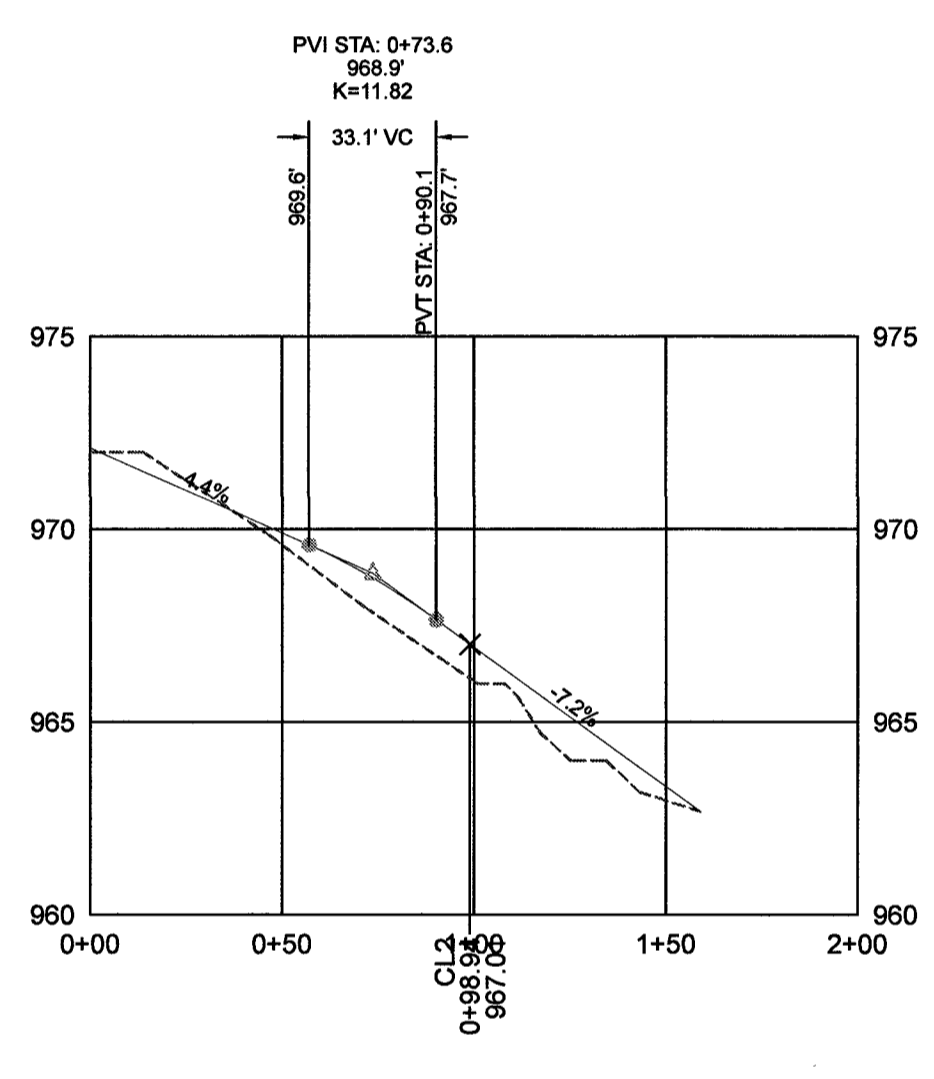
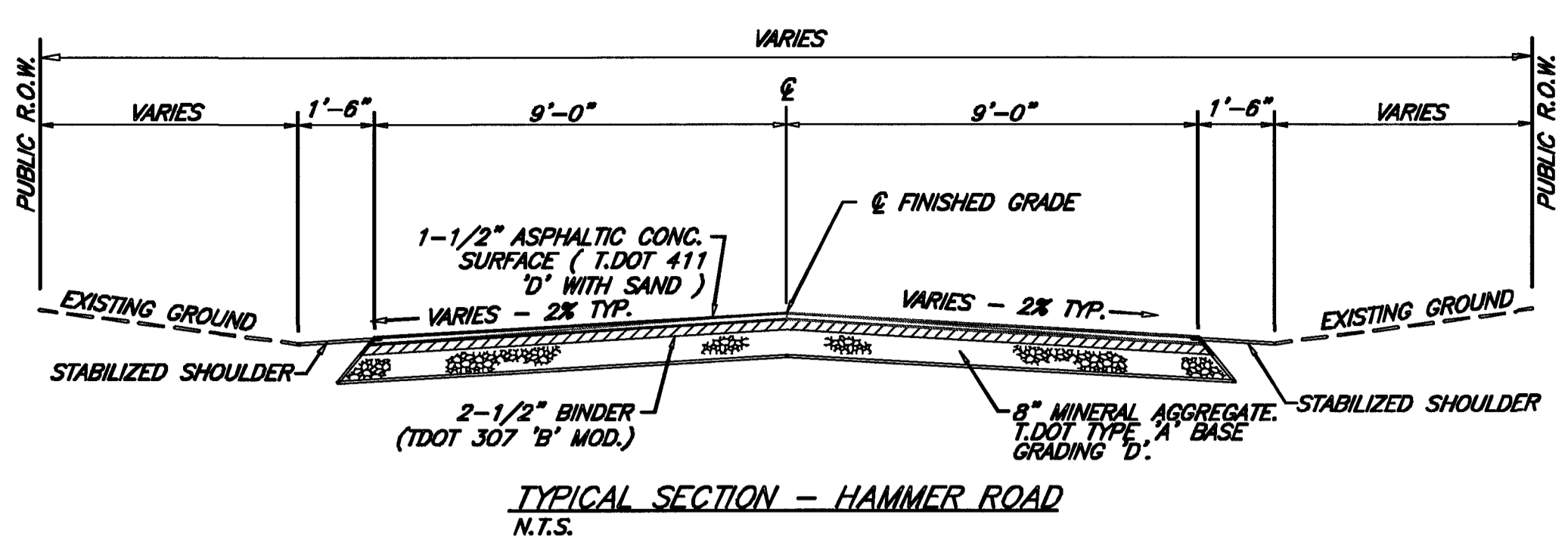
MILLERTOWN VILLAS

DISTRICT 7 * CITY OF KNOXVILLE* 4602 MILLERTOWN PIKE
KNOX COUNTY * TENNESSEE * PARCEL ID:059ME005 * CITY BLK 32410

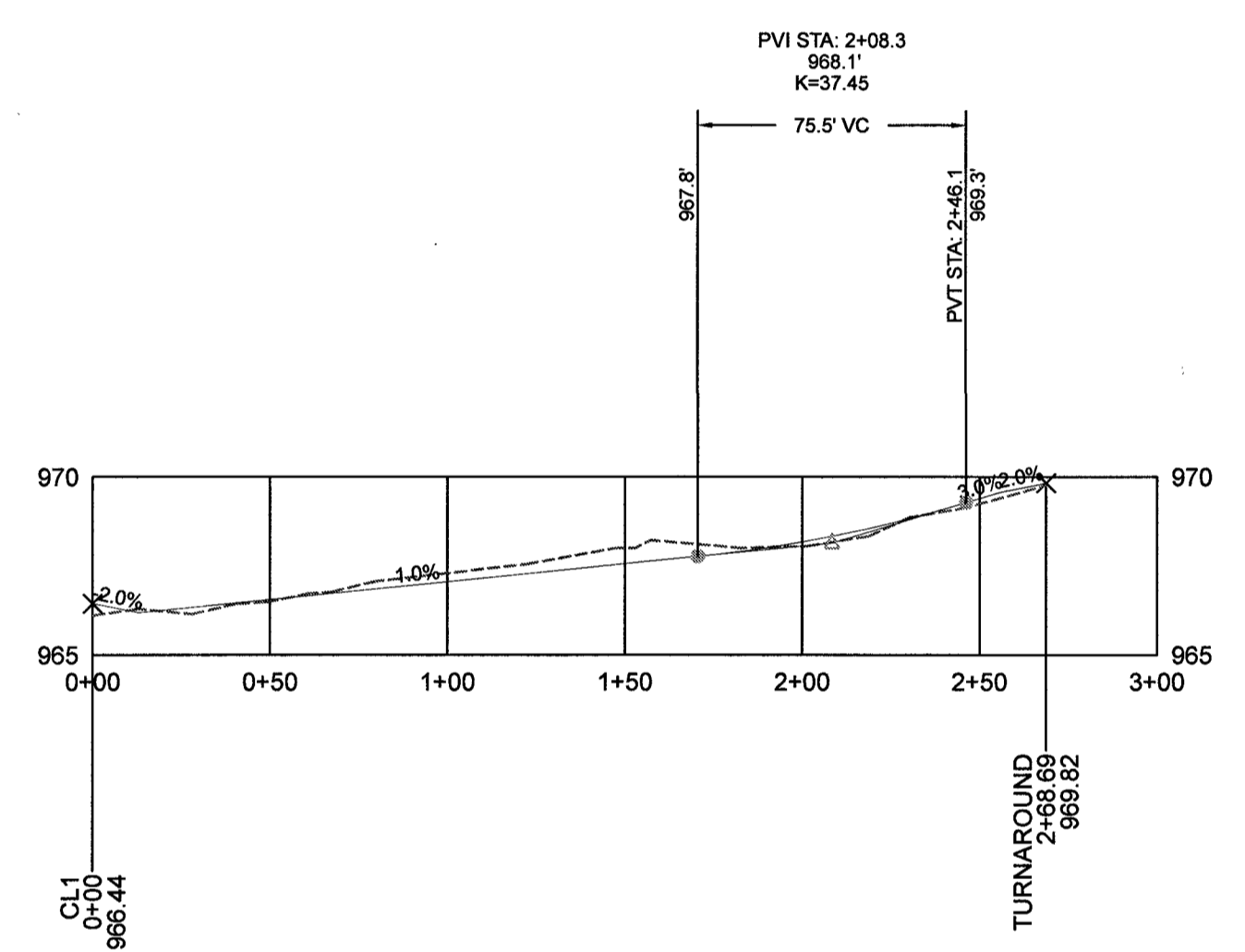
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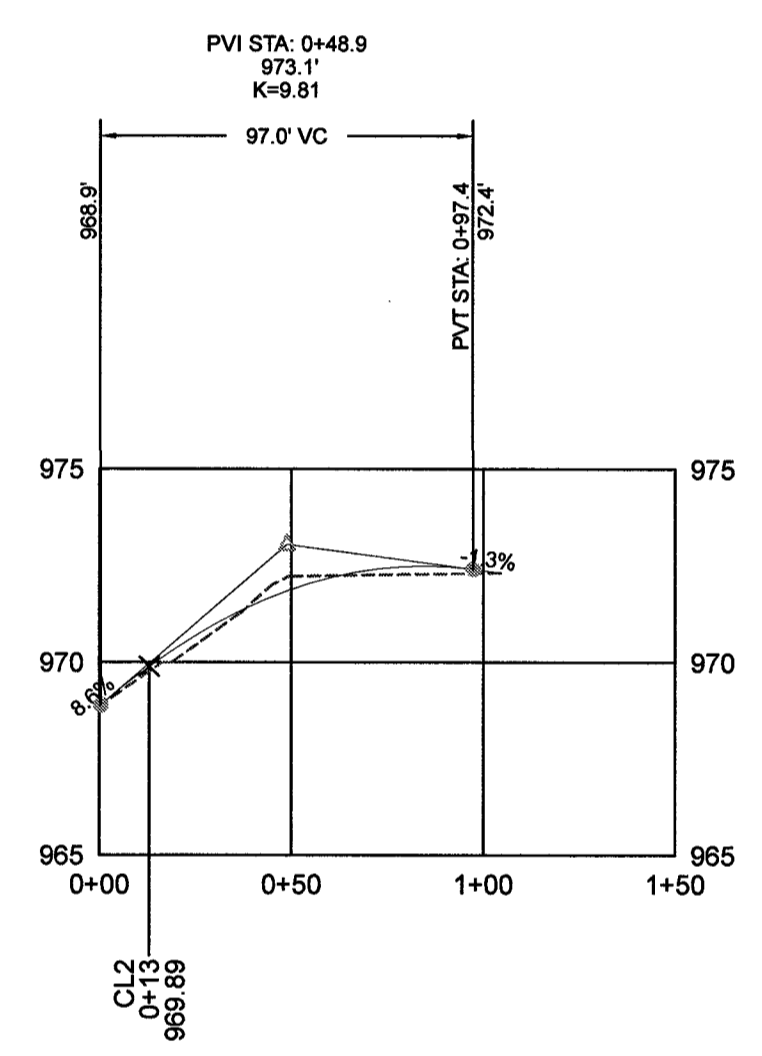
TYPICAL ROADWAY SECTION - LOCAL STREET
N.T.S.



PRIVATE ROAD "A"



PRIVATE ROAD "B"



TURNAROUND

PROFILE SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL

SITE UTILITIES ARE AVAILABLE
SANITARY SEWER : KUB
WATER : KUB
ELECTRIC : KUB
GAS : K.U.B.
TELEPHONE : BELL SOUTH

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PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE

ROAD PROFILES		SHEET 2 OF 2	
MILLERTOWN VILLAS			
DISTRICT 7 * CITY OF KNOXVILLE* 4602 MILLERTOWN PIKE KNOX COUNTY * TENNESSEE * PARCEL ID:059ME005 * CITY BLK 32410			
DRAWN BY: RELjr	APPROVED BY: REL	DATE: 1-10-2023	LATEST REVISION
SCALE: 1" = 30'		DRAWING NUMBER: 6105	