

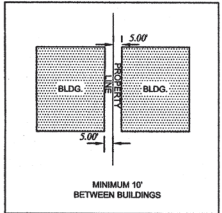
Matthew Sturgill

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that the (we are) the owner(s) of the property shown on this plan... Matthew Sturgill

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision. 3-4-16 Amanda KUB



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Knox County Register of Deeds. 3-15-16 J. K. White

CERTIFICATION OF COMMON AREAS DEDICATION

An owner, in recording this plan I have designated certain areas of land shown hereon as common areas intended for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. HANOVER COURT

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$25,000.00 has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (C) are not public streets maintained at public expense. 3/16/16 Tom Engineer

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording. 3/7/16 Knox County Addressing Division

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plot entitled HANOVER COURT HAVE BEEN INSTALLED in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation. 4 Mar 16 Amanda KUB



CERTIFICATE OF APPROVAL OF SEWER SYSTEM

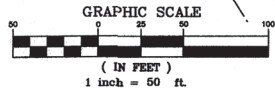
I hereby certify that the sewer systems outlined or indicated on the final subdivision plot entitled HANOVER COURT HAVE BEEN INSTALLED in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation. 4 Mar 16 Amanda KUB

CERTIFICATE OF SURVEY ACCURACY

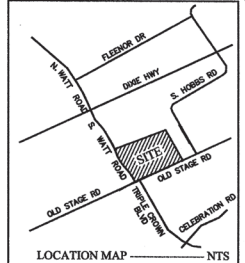
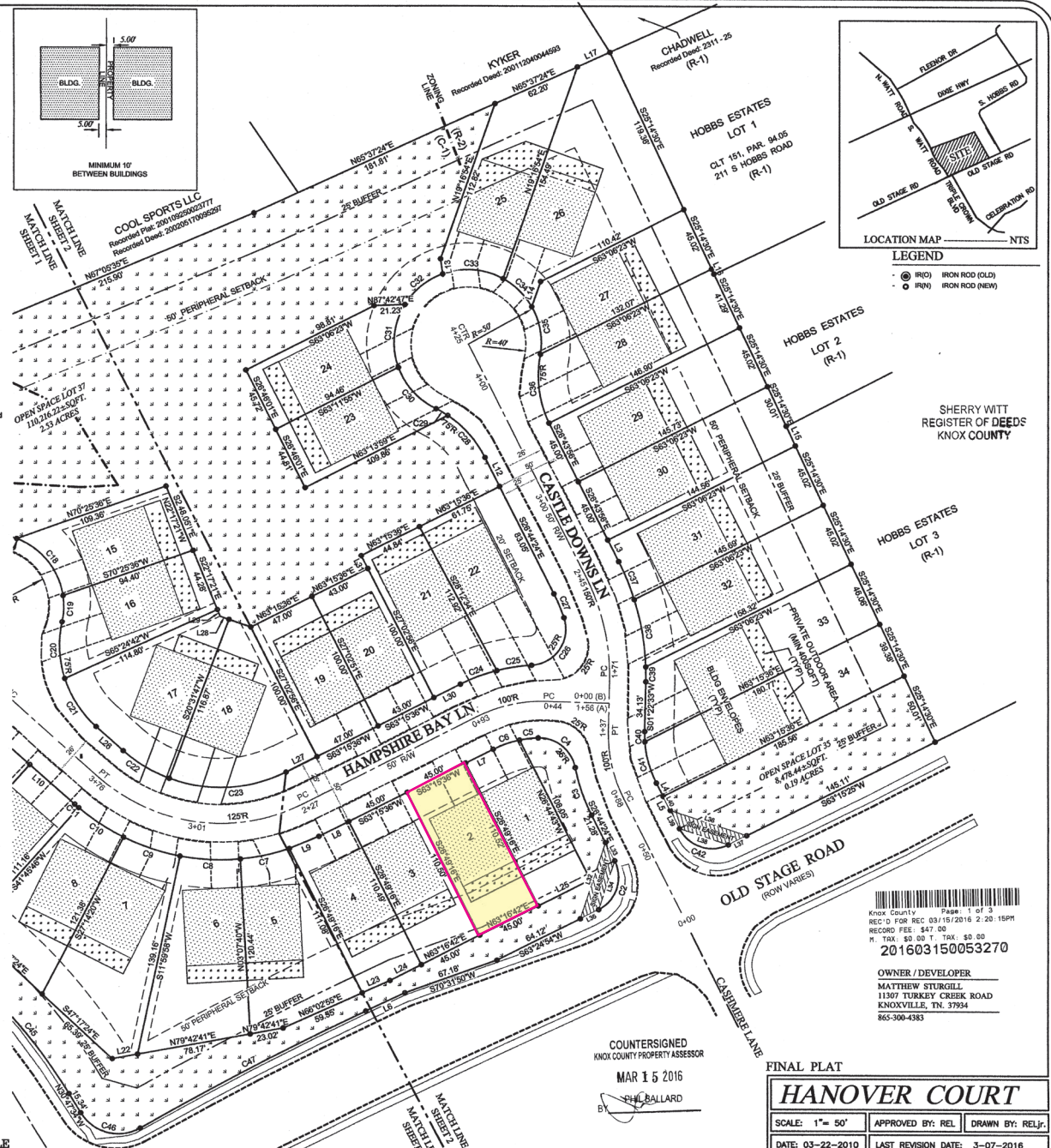
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision is greater than or equal to 1:10,000. 3-4-16

SITE NOTES

- 1. CORNER MONUMENTS AS SHOWN HERON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. 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 LOT LINES, EXCEPT UNDER BUILDINGS.
4. DEED REFERENCE: INSTR. NO. 200512190053273
5. PROPERTY SHOWN ON CLT 151, PARCEL 94.02 & 94.03
6. TOTAL AREA: 9.87 ACRES
7. TOTAL NUMBER OF LOTS: 34
8. PROPERTY ZONED: R-4
R-4 BUILDING SETBACKS: PERIPHERAL = 50' (BUFFER STRIP INCLUDED)
FRONT YARD = GARAGE FACES STREET: 20'
SIDE = BUILDINGS CONSTRUCTED IN A ROW X 12'
SIDE = TWO BUILDINGS ADJACENT: 10' (MIN.)
REAR YARD = BUILDING REARS ARE ADJACENT: 40'
9. BUFFER STRIPS: 25' (MIN.) ON FRONT, SIDE & REAR PERIPHERAL PROPERTY LINES.
MAXIMUM LOT COVERAGE: 50%
DENSITY: (6) UNITS PER ACRE (MAX.)
OPEN SPACE: 10% (MIN.) OF THE GROSS LAND AREA OF THE DEVELOPMENT.
HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH.
10. OPEN SPACE PROVIDED: 1.33 ACRES
11. BUILDING FOOTPRINTS AS SHOWN INDICATE PORCHES, DECKS, AND ALL APPURTENANCES THEREOF AND ARE THE MAXIMUM BUILDING ENVELOPES. FUTURE CHANGES TO FOOTPRINTS MUST BE APPROVED BY THE PLANNING COMMISSION AND MUST BE A UNANIMOUS RESOLUTION BY ALL HOMEOWNERS.
12. LOTS 35, 36, & 37 ARE (OPEN SPACE LOTS), AND ARE NOT BUILDABLE.
13. ACCESS TO ALL LOTS SHALL BE FROM INTERIOR STREETS ONLY.
14. THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE.
15. THERE IS TO BE AT LEAST 400 SQ. FT. OF PRIVATE OUTDOOR AREA FOR EACH UNIT.
16. LOT COVERAGE CALCULATIONS: 3.0x2 ACRES IMPERVIOUS, 30.85% COVERAGE.
17. DECKS/PATIOS CANNOT BE COVERED WHEN THEY ENCRUSH WITHIN THE 50' PERIPHERAL BUILDING SETBACK.
18. ENGINEERED FILL REQUIRED FOR LOTS 23 AND 24 FOR CONSTRUCTION.
19. THE PURPOSE OF THIS PLAN IS TO CHANGE BUILDING AND LOT SIZES.
20. LOTS 15-22 TO HAVE ENGINEERED FILL AND FOOTERS AS NEEDED.



NOTE: OPEN SPACE LOTS 35 & 36 TO BE UTILIZED FOR SUBDIVISION ENTRANCE SIGN. TO BE LOCATED OUTSIDE OF VISIBILITY TRIANGLE.



LOCATION MAP
Legend: (R-1) IRON ROD (OLD), (R-1N) IRON ROD (NEW)

SHERRY WITT REGISTER OF DEEDS KNOX COUNTY

COUNTERSIGNED KNOX COUNTY PROPERTY ASSESSOR

MAR 15 2016

FINAL PLAN

HANOVER COURT

Table with project details: SCALE: 1"=50', APPROVED BY: REL, DRAWN BY: RELJ, DATE: 03-22-2010, LAST REVISION DATE: 3-07-2016, DISTRICT 6 \* TOWN OF FARRAGUT, KNOX COUNTY \* TENNESSEE, TAX MAP 151, PARCELS 94.02 & 94.03, SHEET 2 OF 3, OWNER/DEVELOPER: MATTHEW STURGILL, 11307 TURKEY CREEK ROAD, KNOXVILLE, TN, 37934, 865-300-4383, DRAWING NO.: 3261-FP

LeMAY AND ASSOCIATES CONSULTING ENGINEERS

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

RECEIVED MAR 7 2016 TOWN OF FARRAGUT