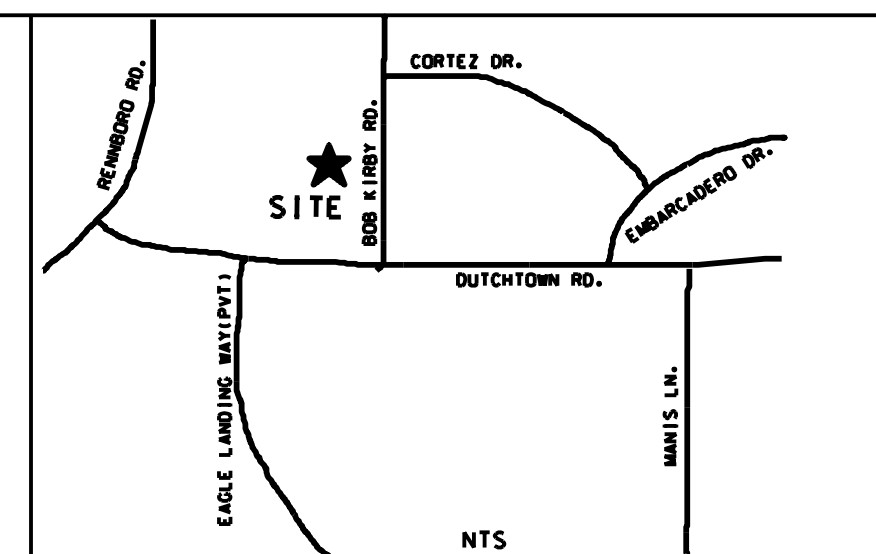
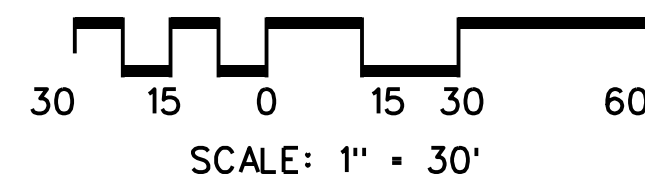


**NOTES:**

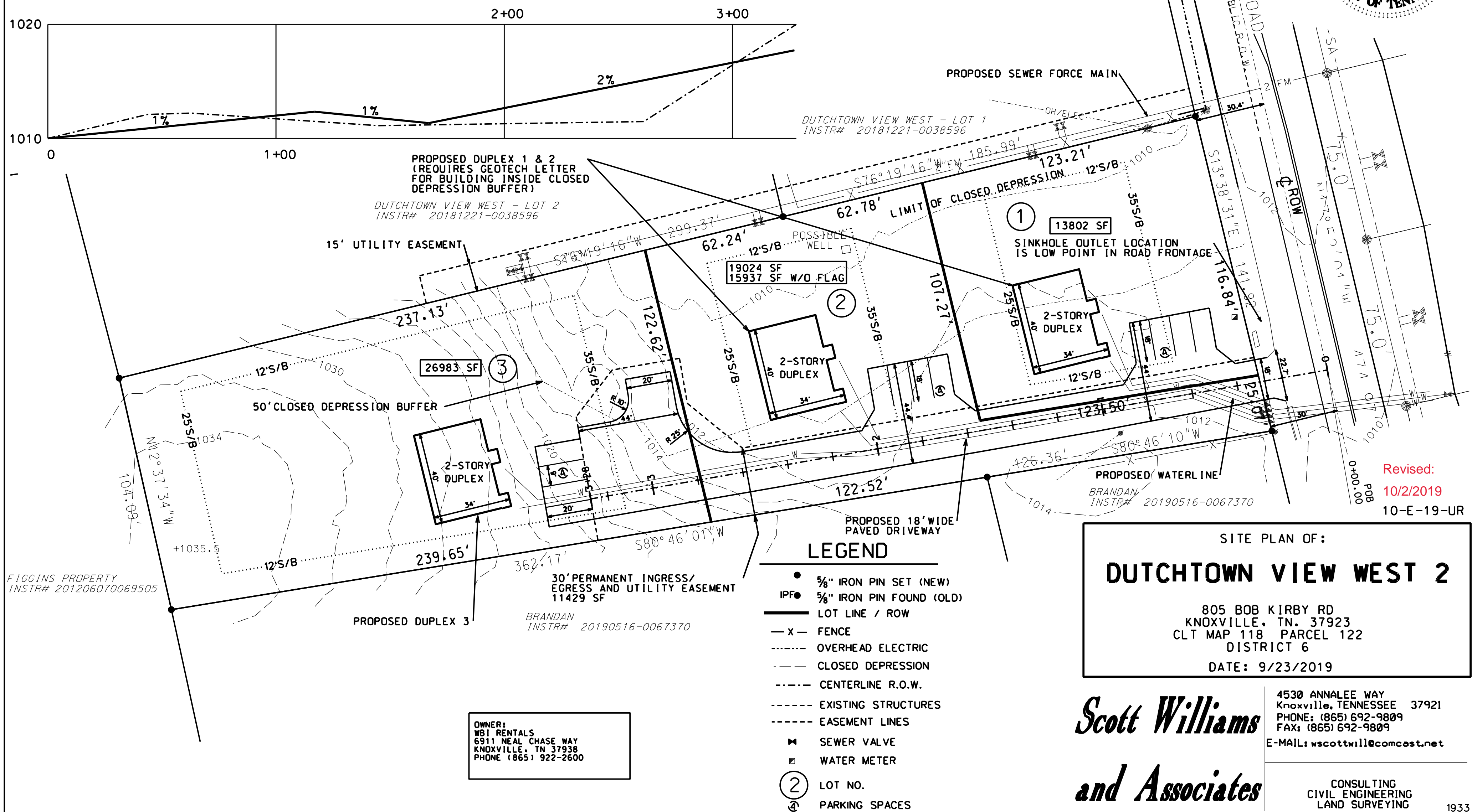
1. THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR 3 DUPLEX BUILDINGS (6 UNITS).
2. BEARINGS SHOWN HEREON ARE BASED ON DEED INST.NO.20160829-0013556. HORIZONTAL CONTROL IS ASSUMED AND NOT ON TN GRID. BENCHMARK ELEVATION BASED ON NAVD 88.
3. THIS PROPERTY IS ZONED A WITH A REZONE TO RA PENDING.
4. BUILDING SETBACKS: FRONT: 35', SIDE: 8' ONE-STORY, 12' FOR TWO STORY. 20' TOTAL BETWEEN BLDG. REAR 25'.
5. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY, UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINES PLUS OTHER EASEMENTS SHOWN.
6. THIS PROPERTY IS FOUND ON FEMA FLOOD INSURANCE RATE MAPS NUMBER 47093C0261F, NOT IN PRINT.
7. CONSTRUCTION WITHIN THE 50' BUFFER MAY BE PERMITTED WITH AN ACCEPTED GEOTECHNICAL STUDY AND ENGINEERED FOOTINGS. THE GEOTECHNICAL STUDY MUST BE APPROVED BY KNOX COUNTY PRIOR TO FINAL PLAT APPROVAL.

**KNOX COUNTY PUBLIC WORKS NOTES:**

1. Maximum allowable impervious footprint is 3333 square feet per lot (10000 sf total) without prior Public Works Engineering approval. Existing imp. - 4300 sf. Proposed imp. - 13375 sf. Net new imp. - 9075 sf
2. A geotechnical engineer must be retained to oversee installation of foundation subgrade for any structure proposed within the sinkhole buffer.



**VICINITY MAP**



Revised:  
10/2/2019  
10-E-19-UR

**SITE PLAN OF:  
DUTCOTOWN VIEW WEST 2**

805 BOB KIRBY RD  
KNOXVILLE, TN. 37923  
CLT MAP 118 PARCEL 122  
DISTRICT 6  
DATE: 9/23/2019

**Scott Williams  
and Associates**

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