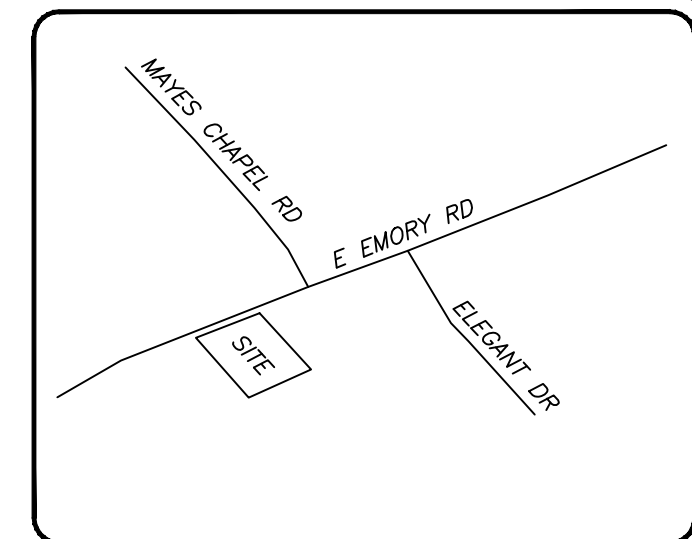
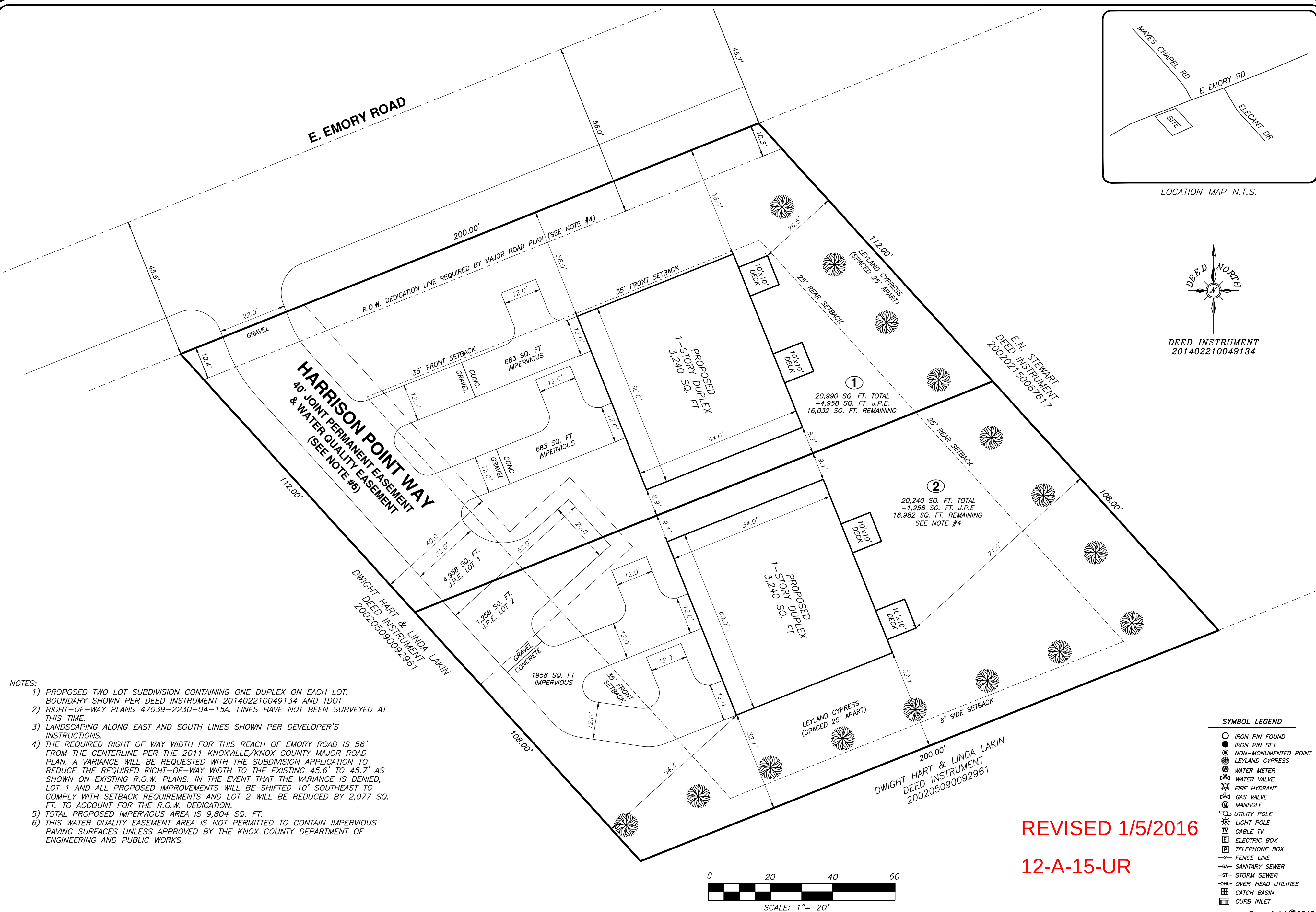




LOCATION MAP N.T.S.

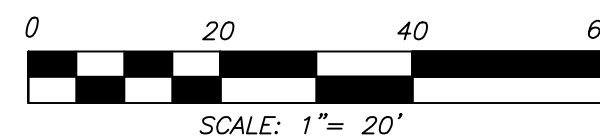


DEED INSTRUMENT
201402210049134



NOTES:

- 1) PROPOSED TWO LOT SUBDIVISION CONTAINING ONE DUPLEX ON EACH LOT. BOUNDARY SHOWN PER DEED INSTRUMENT 201402210049134 AND TDOT.
- 2) RIGHT-OF-WAY PLANS 47039-2230-04-15A. LINES HAVE NOT BEEN SURVEYED AT THIS TIME.
- 3) LANDSCAPING ALONG EAST AND SOUTH LINES SHOWN PER DEVELOPER'S INSTRUCTIONS.
- 4) THE REQUIRED RIGHT OF WAY WIDTH FOR THIS REACH OF EMORY ROAD IS 56' FROM THE CENTERLINE PER THE 2011 KNOXVILLE/KNOX COUNTY MAJOR ROAD PLAN. A VARIANCE WILL BE REQUESTED WITH THE SUBDIVISION APPLICATION TO REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH TO THE EXISTING 45.6' TO 45.7' AS SHOWN ON EXISTING R.O.W. PLANS. IN THE EVENT THAT THE VARIANCE IS DENIED, LOT 1 AND ALL PROPOSED IMPROVEMENTS WILL BE SHIFTED 10' SOUTHEAST TO COMPLY WITH SETBACK REQUIREMENTS AND LOT 2 WILL BE REDUCED BY 2,077 SQ. FT. TO ACCOUNT FOR THE R.O.W. DEDICATION.
- 5) TOTAL PROPOSED IMPERVIOUS AREA IS 9,804 SQ. FT.
- 6) THIS WATER QUALITY EASEMENT AREA IS NOT PERMITTED TO CONTAIN IMPERVIOUS PAVING SURFACES UNLESS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.



SYMBOL LEGEND

- IRON PIN FOUND
- IRON PIN SET
- NON-MONUMENTED POINT
- LEYLAND CYPRESS
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ MANHOLE
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ CABLE TV
- ⊕ ELECTRIC BOX
- ⊕ TELEPHONE BOX
- FENCE LINE
- SA— SANITARY SEWER
- ST— STORM SEWER
- OHU— OVER-HEAD UTILITIES
- ⊕ CATCH BASIN
- ⊕ CURB INLET

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12-A-15-UR



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Office: 865.690.0104 Fax: 865.622.2260



CITY:	CLT MAP: 038
COUNTY: KNOX	GROUP:
STATE: TENNESSEE	PARCEL: 44.02
DISTRICT: 6th	PLAT:
WARD:	DEED: 201402210049134
CITY BLOCK:	UNIT:
CENSUS TRACT:	BLOCK:
	LOT:

DRAWN BY SWW
CHECKED BY SWW
SURVEY DATE 10/26/2015
DRAWING TITLE 1510001.DWG
DRAWING SCALE 1" = 20'

REVISIONS:
01/04/2016
REV. PER COMMENTS
1 sheet of 1

**SITE PLAN
FOR
USE ON REVIEW**

