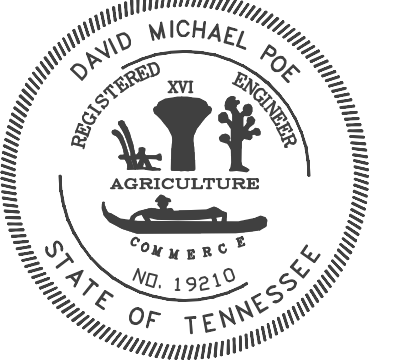


NOTES:

1. SURVEYED AS MONUMENTED AND POSSESSED.
2. QUALITY OF NORTH IS BASED ON SHEET 3, TDOT PROJECT HES-9(16), DATED 1990.
3. THIS PROPERTY CONTAINS APPROXIMATELY 20.15 ACRES SUBDIVIDED INTO 2 LOTS.
4. THIS PROPERTY IS ZONED CA, SC, SC/F AND F.
5. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
6. UTILITIES:
WATER: HILLSDALE POWELL UTILITY DISTRICT
SEWER: HILLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
8. THIS PROPERTY LIES WITHIN ZONE X AND ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 47093C0120F FOR KNOX COUNTY, TENN., EFFECTIVE DATE MAY 2, 2007.
9. ALL PROPERTY DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
10. VARIANCE REQUIRED:

REDUCE INTERSECTION SPACING ON AN ARTERIAL FROM 400' TO 170' BETWEEN HOLGATE LANE AND THE PROPOSED PRIVATE DRIVE

12-SB-16-C
Revised: 11-23-16



OWNER
LKM PROPERTIES, LP
P.O. BOX 650
POWELL, TN 37849
PHONE: (865) 938-2042

PHASE / 1

LENBROOK
UBDIVISION
T CABINET M,
IDE 143 D

GOODFRIEND
INSTR#
201312230038721

HIBBARD
INSTR#
00608180015046

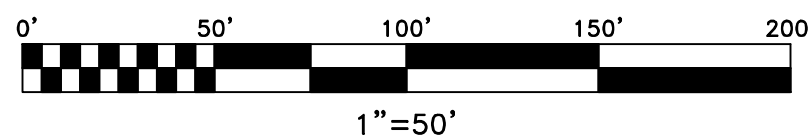
17.02 Acres

VERTICAL DATUM=NAVD88

DEED REFERENCES: INSTR. #200502250067086

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1' INTERVAL

DATE
10/24/16



REVISED CONCEPT PLAN FOR
LKM PROPERTIES
7565 CLINTON HIGHWAY
CLT MAP 67 PARCEL 9
DISTRICT 6, KNOX COUNTY, TENNESSEE

24886-RR

SHEET 1 OF 2 SHEET(S)

Q:\24886\24886-ROAD-REALIGNMENT.DWG

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	DMP
DRAWN	SEW
CHECKED	DMP

DRAWN SEW

CHECKED DMP

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NO	

DATE _____

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REVISION

ON

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