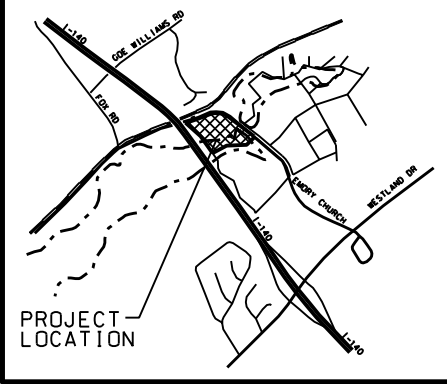


LOT AREAS AND WIDTHS						
LOT NUM	ZONE	PLAT ID	AREA TOTAL	AREA +813	AREA +820	LOT WID AT FY SETBACK
1	AG	2R1	1.550	1.346	1.126	210.1'
2	AG	2R2	1.228	1.019	1.811	130.0'
3	AG	2R3	1.362	1.126	1.855	147.4'
4	AG	3R1	1.387	1.164	1.871	137.0'
5	AG	3R2	1.203	1.007	1.922	113.01'
6	AG	3R3	1.380	1.223	1.629	115.0'

SETBACKS:
F.Y. = 40'
S.Y. = 10'
R.Y. = VAR*
* ON ALL LOTS, THE REAR YARD SETBACK IS EITHER THE TVA ESMT LINE OR HIGHER AS SHOWN. NO REAR YARD SETBACKS ARE LESS THAN 35'

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 APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: NATHAN W. SILVUS, PE
TENNESSEE CERTIFICATE: 107368



- NOTES
- ALL LOTS HAVE ACCESS TO EMORY CHURCH ROAD. THE DRIVEWAY FOR ANY LOT MAY BE CONNECTED AT ANY LOCATION ALONG THE RIGHT OF WAY WITHIN THE LOT'S BOUNDARY. THE SIGHT DISTANCE EASEMENT ILLUSTRATED ON THE PLAN REFLECTS THE REQUIRED CLEAR AREA FOR A 480' LINE OF SIGHT BASED ON OBSERVED SPEEDS OF UP TO 48 MPH. THE POSTED SPEED LIMIT ON EMORY CHURCH ROAD IS 35 MPH.
 - WITHIN THE SIGHT DISTANCE EASEMENT AREA, NO STRUCTURES OR LANDSCAPING FEATURES MAY BE PLACED HIGHER THAN 2.5' ABOVE THE GROUND SURFACE. UTILITY APPURTENANCES SUCH AS UTILITY POLES, ELECTRICAL TRANSFORMERS, ETC ARE PERMITTED WITHIN THE SIGHT DISTANCE EASEMENT AREA.
 - ALL LOTS HAVE UTILITY ACCESS FOR WATER, SEWER, ELECTRIC AND TELECOM WITHIN THE EMORY CHURCH ROAD RIGHT OF WAY:
WATER: FIRST UTILITY DISTRICT: 865.966.9541
SEWER: FIRST UTILITY DISTRICT: 865.966.9541
ELECTRIC: LENOIR CITY UTILITIES BOARD: 844.687.5282
 - DRAINAGE PLAN: ALL SIX LOTS ARE ADJACENT TO THE FORT LOUDON RESERVOIR SO DETENTION IS NOT WARRANTED. WATER QUALITY REQUIREMENTS DO NOT APPLY BECAUSE THE LOTS ARE ALL OVER 1.0 ACRE IN SIZE.
 - THE EXISTING RESIDENTIAL STRUCTURE THAT WAS ON THE PROPERTY HAS BEEN REMOVED. THERE IS A DOCK ON THE PROPERTY. IT IS ANTICIPATED THAT THE DOCK WILL BE DEMOLISHED AND REPLACED WITH A NEW STRUCTURE.
 - THERE ARE NO ADDITIONAL IMPROVEMENTS REQUIRED OR THE CREATION OF THESE LOTS.
 - THE BOUNDARIES OF THE TVA FLOWAGE EASEMENT LINE AND THE TVA NORMAL SUMMER POOL ILLUSTRATED ON THESE PLANS WAS LOCATED BY SURVEY. THE SURVEYED LINE SUPERCEDES THE KGIS CONTOUR LINES WHERE DISCREPANCIES MAY OCCUR.
 - THE CONTOURS ILLUSTRATED ON THIS PLAN ARE FROM KGIS AND ARE 2-FOOT INTERVALS.
 - DOCKS OR ANY OTHER STRUCTURES BELOW THE TVA FLOWAGE EASEMENT LINE WILL REQUIRE A PERMIT FROM TVA.

3-SA-17-C
Revised: 2/28/2017



DATE: 01-18-2017

SHEET: C3.1

LOTS 1-6 LAYOUT

NO.:

REVIS/DNS:

BY:

DATE:

PREPARED FOR: CLEAR WATER PARTNERSHIP
213 FOX ROAD, KNOXVILLE, TN 37922

PROJECT: Westland Cove
0 EMORY CHURCH ROAD, KNOXVILLE, TN 37922
PARCEL ID: 144-02002 & 144-02003 APPROX 10.37 ACRES

OWNER: CLEAR WATER PARTNERS
213 FOX ROAD
KNOXVILLE, TN 37922
865.966.1000

ENGINEER: SEC
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
866.414.0884

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