

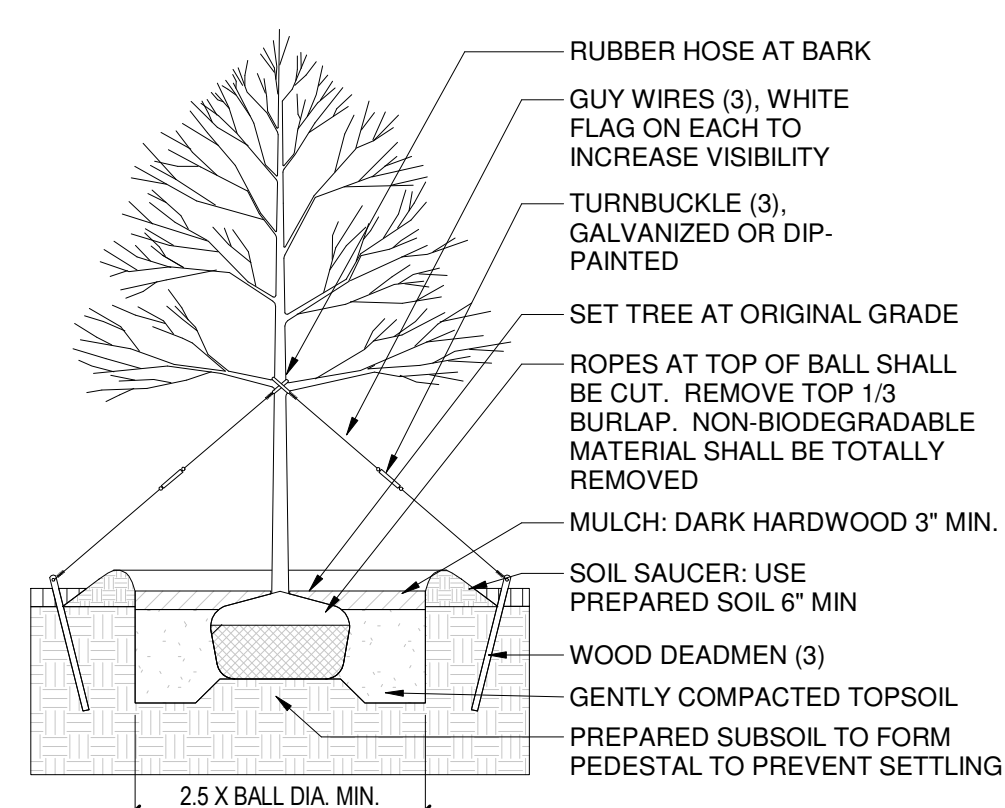
- G1 SCOPE OF WORK:**
- SITE PLAN FOR A USE-ON-REVIEW SUBMITTAL FOR A CONTRACTOR'S STORAGE YARD. SCOPE OF WORK DOES NOT INCLUDE ANY MODIFICATIONS TO EXISTING BUILDINGS ON THE PROPERTY.
- G2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AMENDMENTS, & COVENANTS:**
- KNOX COUNTY ZONING ORDINANCE
  - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
  - 2018 INTERNATIONAL BUILDING CODE

- VEHICLES STORED ON THE PROPERTY (IN THE STORAGE AREA):**
- TWO PICKUP TRUCKS
  - ONE STRAIGHT TRUCK
- PRODUCTS STORED ON THE SITE:**
- APPROXIMATELY 45,000 LBS OF LUMBER FENCE MATERIAL
  - APPROXIMATELY 45,000 LBS OF ALUMINUM FENCE MATERIAL
  - APPROXIMATELY 45,000 LBS OF VINYL FENCE MATERIAL
- NUMBER OF EMPLOYEES:**
- APPROXIMATELY 2-3 EMPLOYEES WILL BE ON SITE AT ANY GIVEN TIME
- OTHER NOTES:**
- NO ADDITIONAL LIGHTING WILL BE PROVIDED. EXISTING FLOOD LIGHTS TO REMAIN.

**ZONING:**

CA: GENERAL BUSINESS ZONE

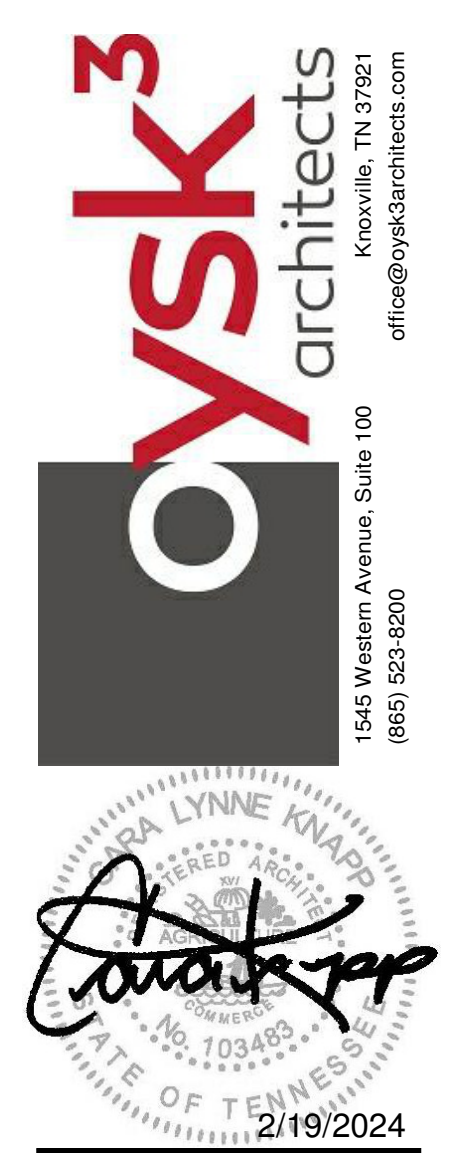
- SITE LEGEND**
- PROPERTY LINE
  - - - STORAGE AREA SETBACK
  - - - NEW 6'-0" TALL WOOD FENCE
  - ☼ EXISTING FLOOD LIGHT
  - ← PEDESTRIAN CIRCULATION
  - EXISTING CONCRETE
  - ▨ NEW GRAVEL
  - 🌲 SMALL EVERGREEN TREE (INSTALLED HEIGHT: 6'-0", MATURE HEIGHT: 15'-0")



**2** DECIDUOUS TREE PLANTING DETAIL  
**A100** N.T.S.

**1** ARCHITECTURAL SITE/LANDSCAPE PLAN  
**A100** 1" = 20'-0"

**4-B-24-UR**  
**2/23/2024**



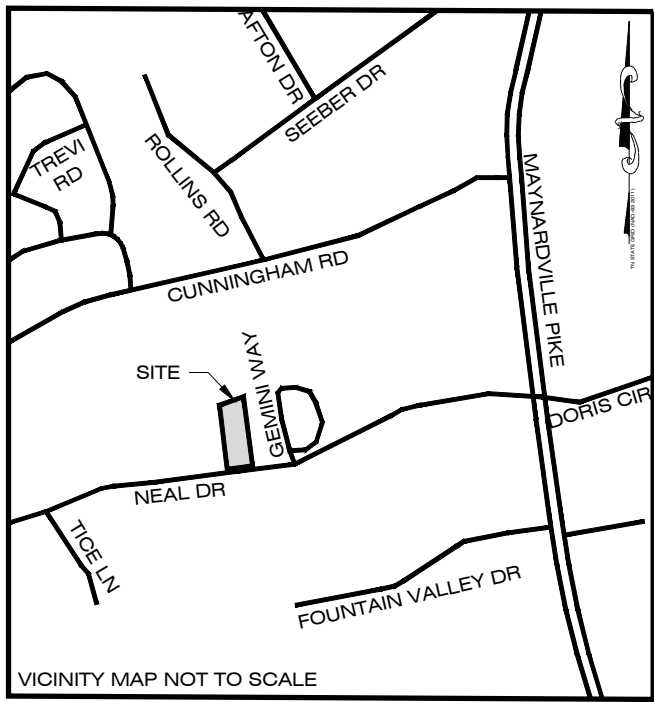
**STORAGE YARD SITE PLAN FOR:**  
**ADAM DAVIS & WALTER DONNEL**  
3629 Neal Drive, Knoxville, Tennessee 37918

Drawn by:	KG
Checked by:	CK

ARCHITECTURAL SITE/LANDSCAPE PLAN

**A100**

DATE : 2/19/2024  
PROJECT : 24022  
© COPYRIGHT 2024



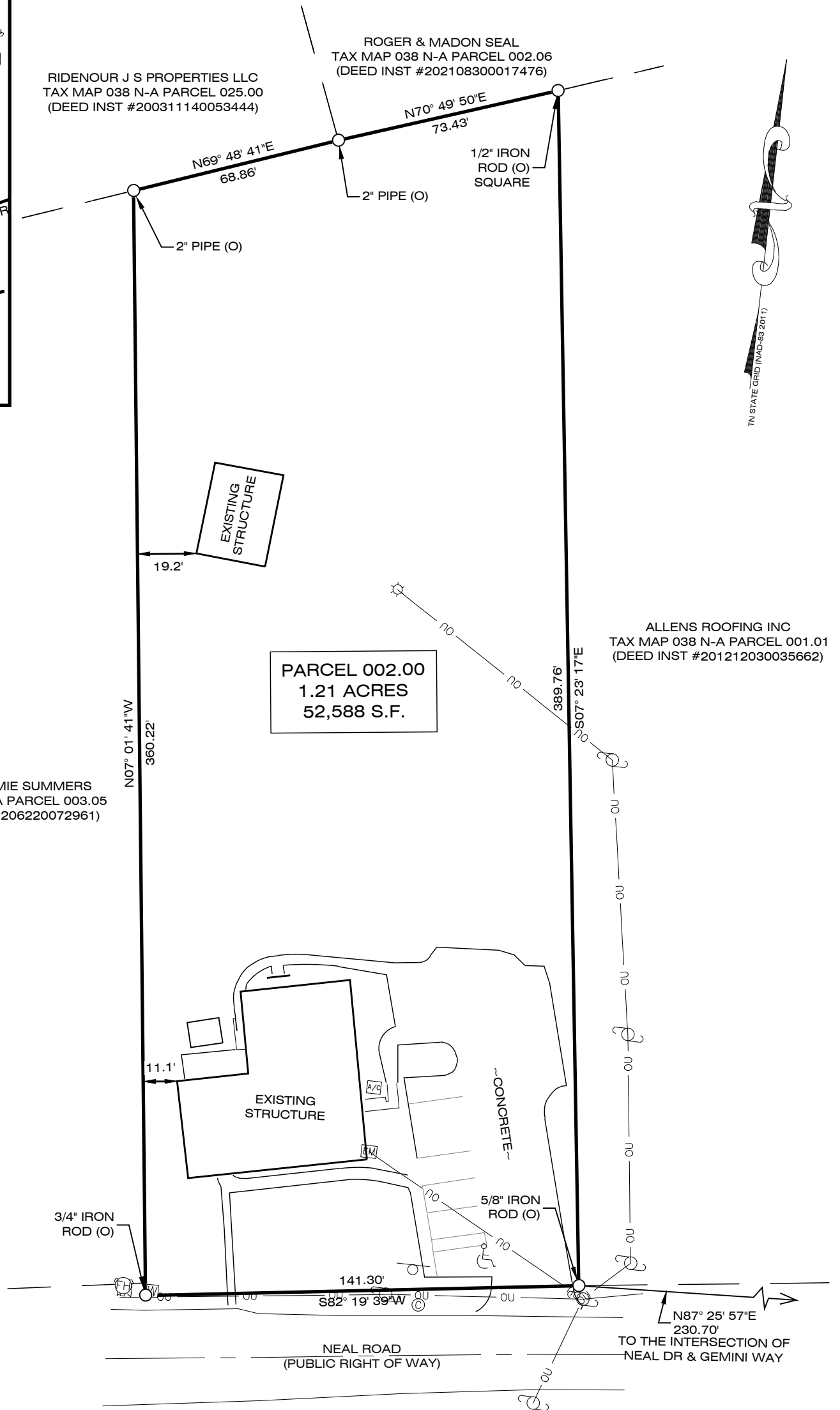
RIDENOUR J S PROPERTIES LLC  
TAX MAP 038 N-A PARCEL 025.00  
(DEED INST #200311140053444)

ROGER & MADON SEAL  
TAX MAP 038 N-A PARCEL 002.06  
(DEED INST #202108300017476)

ALLENS ROOFING INC  
TAX MAP 038 N-A PARCEL 001.01  
(DEED INST #201212030035662)

ANTHONY & AMIE SUMMERS  
TAX MAP 038 N-A PARCEL 003.05  
(PLAT INST #201206220072961)

PARCEL 002.00  
1.21 ACRES  
52,588 S.F.



**NOTES**

- ① Property subject to all applicable easements, setbacks, and restrictions of record.
- ② Verify exact size, depth and location of all underground utilities prior to construction.
- ③ Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- ④ This survey does not warrant title.
- ⑤ By graphic plotting, this property lies in Zone X on FEMA Firm Panel #47093C0133G which bears an effective date of 8-5-13 and is not in a special flood hazard area.
- ⑥ Property is zoned CA

**Legend**

- <sup>xx</sup> (O) - monument (old)
- <sup>xx</sup> (N) - monument (new)
- ☆ - light pole
- A/C - air conditioner unit
- EM - electric meter
- ⊕ - utility pole
- OU - overhead utility line
- ⊙ - clean out
- ⊠ - water meter
- ⊕ - fire hydrant
- sign

**BOUNDARY SURVEY OF:**  
3629 Neal Drive

Owner: Wessel Properties LLC  
3649 Boyd Walters Ln  
Knoxville, TN 37931

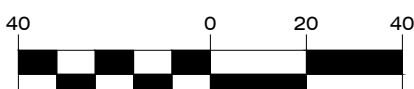
Knox County, Tennessee  
Civil District: E6  
Tax Parcel ID: Tax Map 038 N-A Parcel 002.00

Deed Ref(s): Inst #20200310005961  
Plat Ref(s): N/A

Field Date: 2-7-24 Crew Chief: B.S&B.P  
Drawing Date: 2-7-24 Draftsman: L. Phillips  
Last Rev. Date: Approved By: Z. Beason

4-B-24-UR  
2/23/2024

**MBI**



GRAPHIC SCALE  
1 inch = 40 ft

MBI COMPANIES INC.  
299 N. WEISGARBER ROAD  
KNOXVILLE, TN 37919

PHONE: (865) 584-0999

FAX: (865) 584-5213

WEB: mbicompanies.com

**SURVEYOR'S CERTIFICATION**

**CERTIFICATE OF ACCURACY**

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1 : 10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

A portion of the subject property was surveyed with RTK GPS observations using survey grade GPS receivers and conforms to redundancy and accuracy required to comply with rules set forth by Tennessee Board for Land Surveyors and Tennessee Code Annotated chapter 62.

*Zebulon W. Beason* 2/18/24  
Zebulon W. Beason, TN RLS #3144 Date

