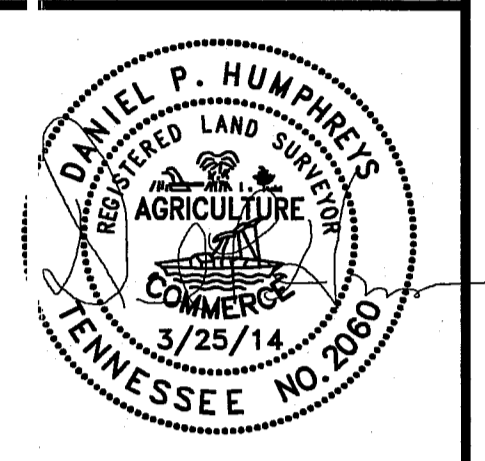


**SIET**  
INCORPORATED  
Site Infrastructure Transportation Engineers  
10215 Technology Drive, Suite 304  
Knoxville, TN 37932  
Phone: (865) 777-4160  
Fax: (865) 777-4189



**CERTIFICATION OF CONCEPT PLAN**  
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SURVEYOR REGULATION EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
DANIEL P. HUMPHREYS R.L.S. DATE 3/25/14  
Tennessee Reg. No. 2060

- NOTES:**
1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND/OR ANY INDIVIDUAL UTILITY AUTHORITIES BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY THE TENNESSEE ONE CALL SYSTEM. WE DO NOT GUARANTEE THE ACCURACY OF THE LOCATIONS. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
  2. CLT MAP 154, PARCEL 98.11
  3. ZONING: PC-1
  4. 51ST WARD, CITY BLOCK 51008
  5. OUTER BOUNDARY AND PLANIMETRIC INFORMATION TAKEN FROM SURVEY BY SITE, INCORPORATED, DATED APRIL 27, 2011 FILE NUMBER 1758
  6. SUBDIVISION TO ALLOW 11 TOTAL LOTS WITHIN THE 19.57 ACRES COMPRISING THE EXISTING PARCEL.
  7. NO ADDITIONAL CURB CUTS SHALL BE PERMITTED TO: BOARDWALK BLVD; TOWN CENTER BLVD; AND NORTHSHORE DRIVE.

**OWNER**  
NORTHSHORE MARKET INVESTORS, LLC  
6312 KINGSTON PIKE, SUITE C  
KNOXVILLE, TENNESSEE 37919  
(865) 588-5171

- VARIANCES REQUESTED**
1. FROM THE ACCESS REQUIREMENTS FOR LOTS TO ALLOW CROSS ACCESS EASEMENTS AS LEGAL ACCESS FOR THE SUBDIVISION.
- VARIANCES APPROVED BY MPC ON MARCH 10, 2011**  
(MPC FILE #3-58-11-C)
1. REDUCE THE REQUIRED RIGHT OF WAY RADII FROM 75' TO 0' AT THE INTERSECTION OF TOWN CENTER BLVD AND 5 NORTHSHORE DRIVE
- VARIANCES APPROVED BY MPC ON DECEMBER 09, 2004**  
(MPC FILE #12-3-04-UR)
1. VARIANCE FROM THE REQUIREMENT OF 5-FOOT UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND 10-FOOT ALONG ROAD RIGHT-OF-WAY. IT IS PROPOSED TO HAVE 3.5-FOOT EASEMENTS ALONG SIDE YARDS AND 5-FOOT ALONG ROAD RIGHT-OF-WAY.

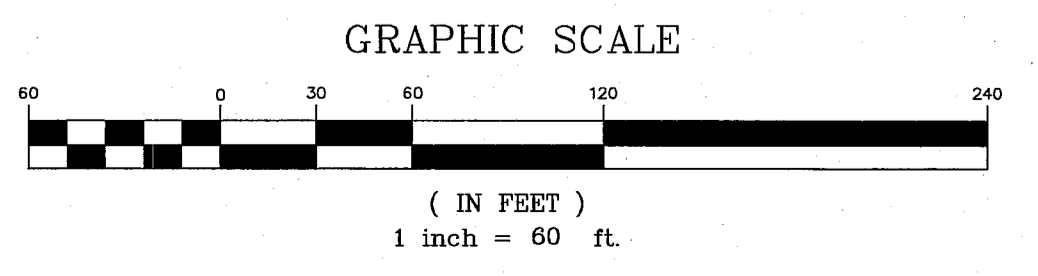
LINE	BEARING	LENGTH
L1	S69°36'04"W	21.19'
L2	S52°49'02"W	7.50'
L3	S52°49'02"W	7.50'
L4	N57°10'58"W	86.17'
L5	S37°10'58"E	33.16'
L6	N36°02'29"W	110.30'
L7	N52°49'02"E	32.69'
L8	N71°56'30"E	111.27'
L9	S71°56'30"W	102.45'
L10	S35°30'38"E	20.97'
L11	S67°37'46"W	34.82'
L12	S67°37'46"W	54.71'

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	59.51'	541.00'	N89°51'3"W	59.48'
C2	87.98'	192.51'	S01°04'27"W	87.22'
C3	58.25'	75.00'	S60°11'24"E	56.80'
C4	61.69'	525.00'	N41°18'24"W	61.66'
C5	56.72'	30.00'	S09°29'18"W	48.64'
C6	49.37'	63.00'	S66°05'55"W	48.11'
C7	3.95'	79.00'	S72°44'26"E	3.95'
C8	40.51'	63.00'	N53°52'24"W	39.82'
C9	13.56'	18.00'	N58°46'13"W	13.24'
C10	8.66'	541.00'	N11°33'6"W	8.66'
C11	11.50'	192.51'	S10°18'23"E	11.50'
C12	18.01'	29.86'	S46°24'54"W	17.74'
C13	41.06'	115.00'	S70°51'11"W	40.84'
C14	75.08'	115.00'	N80°13'01"W	73.79'
C15	39.42'	115.00'	N51°41'39"W	39.23'

4-SC-14-C  
HCH  
REVISED  
3/26/14

**SYMBOL LEGEND**

○	IRON ROD FOUND
●	IRON ROD SET
⊕	POWER POLE
⊙	SANITARY MANHOLE
⊕	DRAIN INLET
⊕	CURB INLET
⊕	DRAIN MANHOLE
⊕	GAS VALVE
⊕	WATER METER
⊕	WATER VALVE
⊕	SIGN
⊕	LIGHT POLE
⊕	CONCRETE R.O.W. MONUMENT
⊕	ELECT BOX
⊕	CLEANOUT



Concept Plan for Resubdivision of Lot 7  
**Northshore Town Center**  
Northshore Town Center and Interstate 140  
6th Civil District - Knox County, Tennessee  
51st Ward, City Block 51008, City of Knoxville

7264 WP BY: mch 7/4/14 07/24/14  
CHECKED BY: DPH FILE: 1758107-Concept1

NO.	DATE	COMMENTS
1	3/25/14	MPC Comments

**CP**