

SITE NOTES

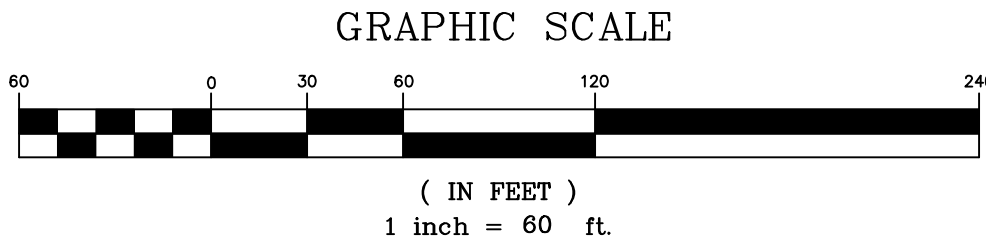
- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES PER KNOXVILLE / KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS SECTION (69-10).
- PROPERTY RECORDED: 200010120025835 (DEED)
- CLT MAP 144, PART OF PARCEL 78.03
- PROPERTY ZONED: (PR) - PLANNED RESIDENTIAL
- TOTAL AREA: 14.54 ACRES - 633316.90 Sq.Ft.
- TOTAL LOTS: 39 LOTS
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 4-SB-03-3 AND 4-D-03-UR.
- VERTICAL DATUM TBM ELEVATION TAKEN FROM K.G.I.S.

- ALL STRUCTURES, UTILITIES AND / OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.
- EXISTING CONTOURS SHOWN HEREON ARE AT 2 FOOT INTERVALS..
- TOPOGRAPHICAL INFORMATION TAKEN FROM KNOXVILLE - KNOX COUNTY G.I.S.
- COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD ONLY.
- TRAFFIC STUDY TO DETERMINE IF LEFT TURN LANE IS REQUIRED.
- ALL SIDEWALK INTERSECTIONS TO HAVE (ADA) HANDICAP RAMPS.
- A 15' UTILITY EASEMENT EITHER SIDE OF WATER AND / OR SEWER LINES AS INSTALLED, (VERIFY LOCATION PRIOR TO BUILDING OR DIGGING)
- ALL PIPES TO BE 18" CMP EXCEPT AS NOTED.
- TOPOGRAPHY OUTSIDE ROADWAY PROFILE TAKEN FROM KGIS. TO BE FIELD VERIFIED AFTER CLEARING OF SITE.
- SIDEWALKS TO BE INSTALLED ON BOTH SIDES OF ALL ROADS. (4' WIDE WITH 2' PLANTING STRIP).
- TRAFFIC CALMING WILL BE INSTALLED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.

OWNER / DEVELOPER  
SCHUBERT M A JR & JOHN C TRUSTEES  
1601 THIRD CREEK ROAD  
KNOXVILLE, TN. 37921  
865-584-6677

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 Subdivision Regulations except as has been limited and described in a report filed with the Metropolitan Planning Commission.

Surveyor  
Tenn. Reg. No. 769



LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213  
10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934

NOTE:  
- A 15' utility easement exists, 7.5' either side of water and/or sewer lines as installed.

ZONED PR (PLANNED RESIDENTIAL) / SETBACKS  
FRONT YARD: 20'  
SIDE YARD: 5'  
REAR YARD: 15'  
PERIPHERAL: 35'

4-SC-17-C  
Revised: 3/30/2017

CONCEPT & DEVELOPMENT PLAN				SHEET 1 OF 3	
<i>Roefield Subdivision</i>				UNIT 14 PHASE 1	
district 6 * KNOX COUNTY * TENNESSEE					
DRAWN BY: GMS	APPROVED BY: REL	DATE: 09-29-2009	LATEST REVISION 03-27-2017	SCALE: 1" = 60'	DRAWING NUMBER 4221-13

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 Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

- A 15' utility easement exists, 7.5' either side of water and/or sewer lines as installed.