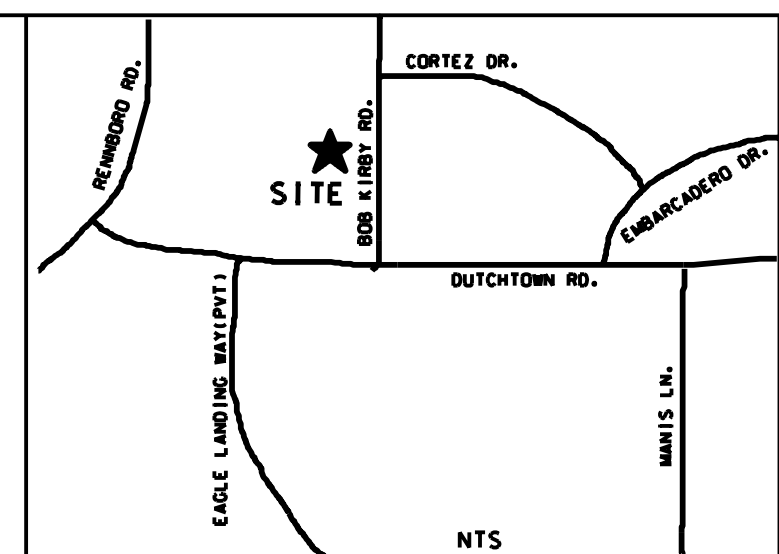
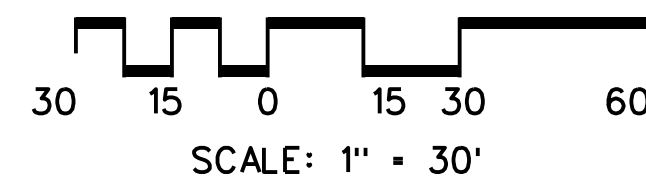
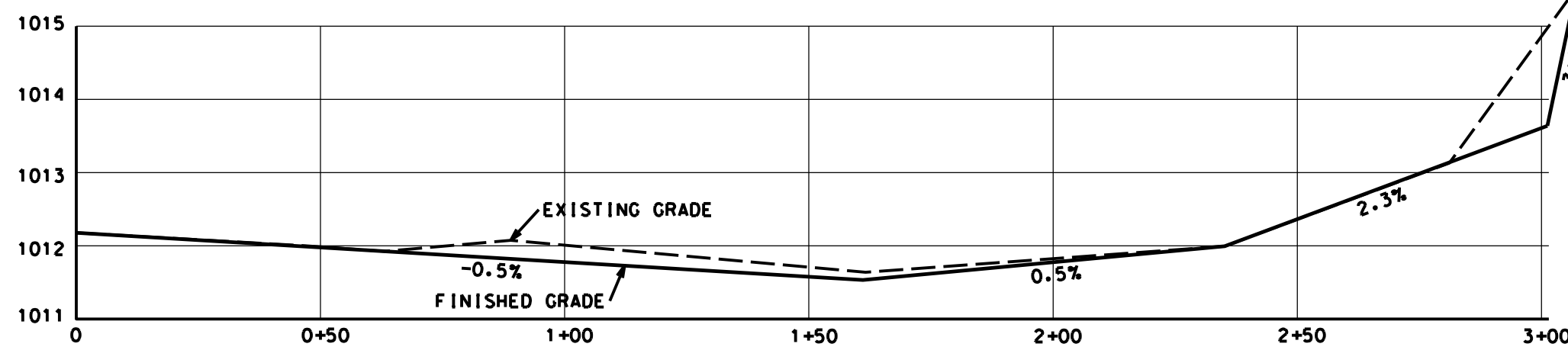
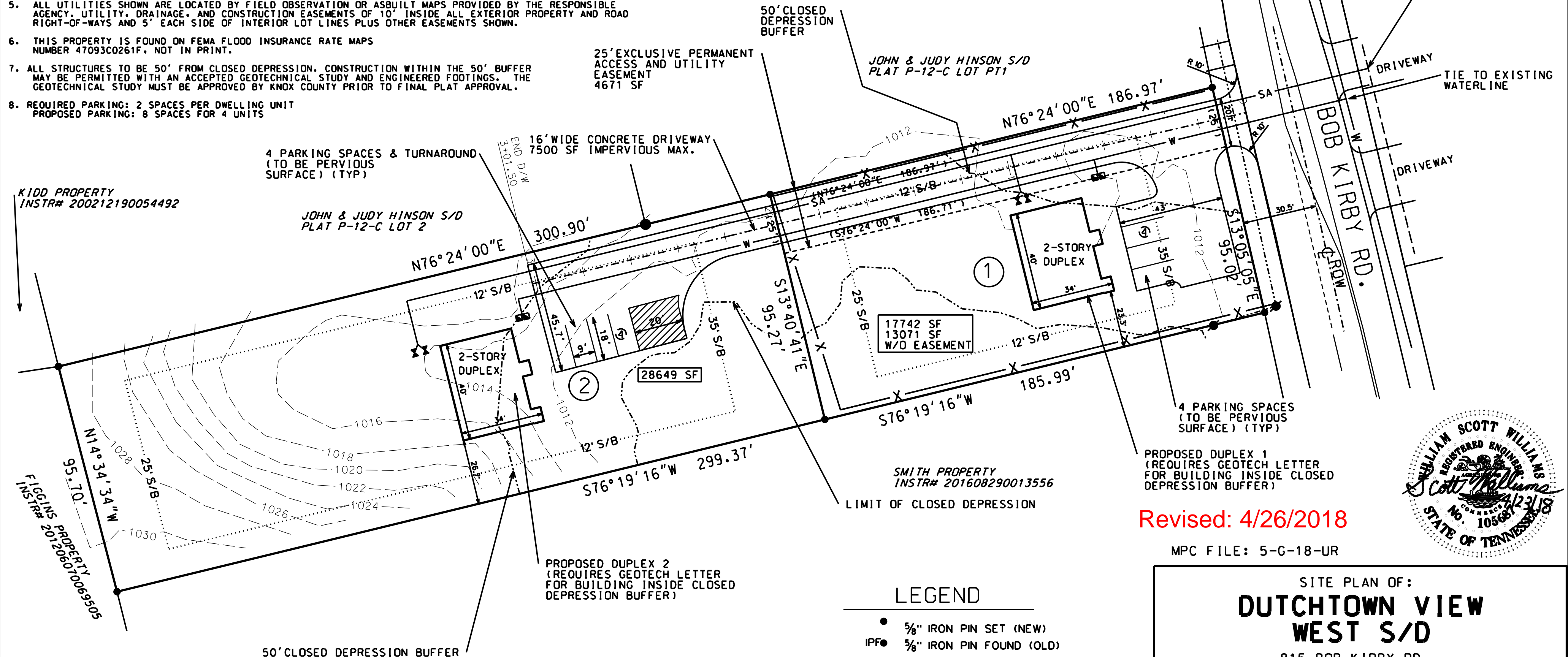


CENTERLINE DRIVEWAY PROFILE



NOTES:

1. THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR 3 DUPLEX UNITS.
2. BEARINGS SHOWN HEREON ARE BASED ON DEED INST.NO. 201607060001107. HORIZONTAL CONTROL IS ASSUMED AND NOT ON TN GRID. BENCHMARK ELEVATION BASED ON NAVD 88.
3. THIS PROPERTY IS ZONED RA.
4. BUILDING SETBACKS: FRONT: 35', SIDE: 8' ONE-STORY, 12' FOR TWO STORY, REAR 25'.
5. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINES PLUS OTHER EASEMENTS SHOWN.
6. THIS PROPERTY IS FOUND ON FEMA FLOOD INSURANCE RATE MAPS NUMBER 47093C0261F. NOT IN PRINT.
7. ALL STRUCTURES TO BE 50' FROM CLOSED DEPRESSION. CONSTRUCTION WITHIN THE 50' BUFFER MAY BE PERMITTED WITH AN ACCEPTED GEOTECHNICAL STUDY AND ENGINEERED FOOTINGS. THE GEOTECHNICAL STUDY MUST BE APPROVED BY KNOX COUNTY PRIOR TO FINAL PLAT APPROVAL.
8. REQUIRED PARKING: 2 SPACES PER DWELLING UNIT
PROPOSED PARKING: 8 SPACES FOR 4 UNITS



KIDD PROPERTY
INSTR# 200212190054492

JOHN & JUDY HINSON S/D
PLAT P-12-C LOT 2

JOHN & JUDY HINSON S/D
PLAT P-12-C LOT PT1

SMITH PROPERTY
INSTR# 201608290013556

FIGGINS PROPERTY
INSTR# 2012060100699505



Revised: 4/26/2018

MPC FILE: 5-G-18-UR

LEGEND

- 5/8" IRON PIN SET (NEW)
- IPF • 5/8" IRON PIN FOUND (OLD)
- LOT LINE / ROW
- X — FENCE
- OVERHEAD ELECTRIC
- CLOSED DEPRESSION
- CENTERLINE R.O.W.
- EXISTING STRUCTURES
- EASEMENT LINES
- ⬤ SEWER VALVE
- ⬤ WATER METER
- ② LOT NO.
- ④ PARKING SPACES

KNOX COUNTY PUBLIC WORKS NOTES:

1. Maximum allowable impervious footprint is 10000 square feet total without prior Public Works Engineering approval.
2. A geotechnical engineer must be retained to oversee installation of foundation subgrade for any structure proposed within the sinkhole buffer.

OWNER:
WBI RENTALS
6911 NEAL CHASE WAY
PHONE (865) 922-2600
KNOXVILLE, TN 37938

SITE PLAN OF: DUTCHTOWN VIEW WEST S/D

815 BOB KIRBY RD
KNOXVILLE, TN. 37923
CLT MAP 118 PARCEL 121
DISTRICT 6

DATE: 4/23/2018

Scott Williams
and Associates

4530 ANNALEE WAY
Knoxville, TENNESSEE 37921
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