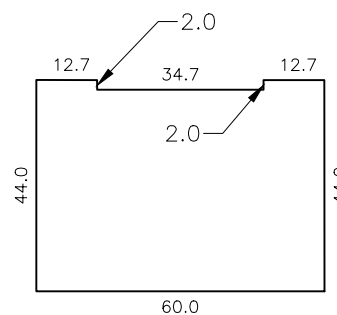
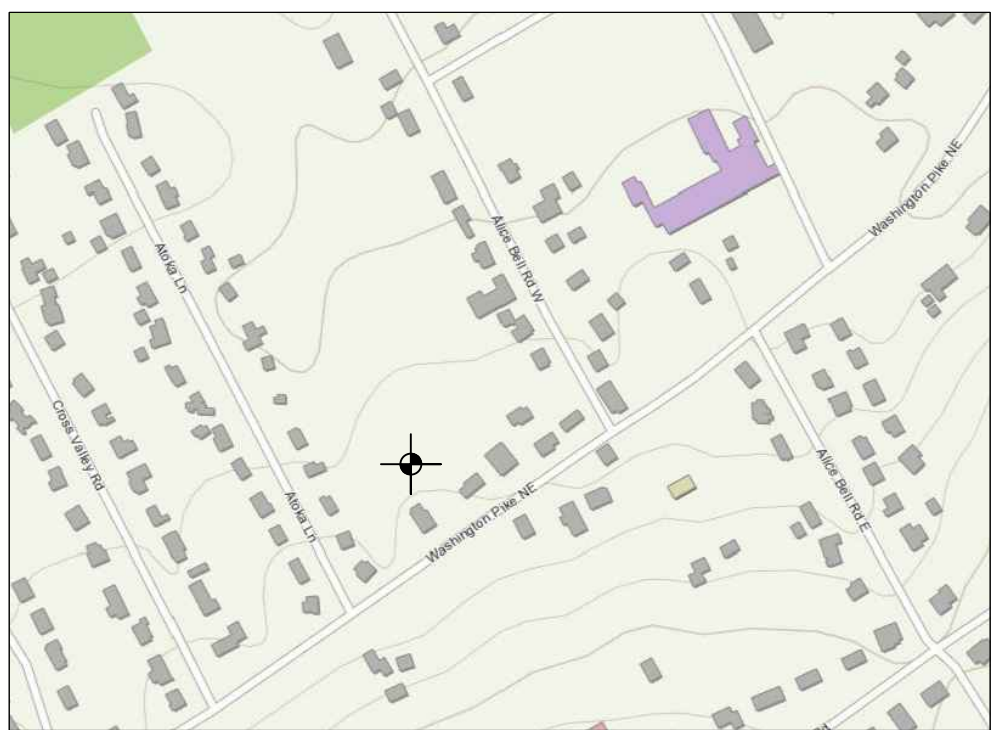


NORTH IS BASED ON BEARINGS CITED IN DEED INSTRUMENT: 20200210-0052936

File #6-A-24-SU
05/07/2024



Line Table		
Line #	Length	Direction
L1	111.54'	N32°35'05"W
L2	111.25'	S61°15'36"W
L3	63.92'	S53°14'20"W



VICINITY MAP

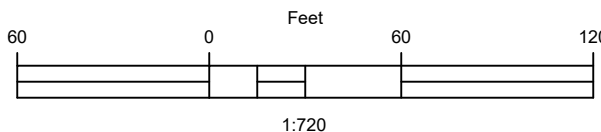
SITE PLAN

4213 WASHINGTON PIKE
KNOXVILLE, TENNESSEE 37917

7TH CIVIL DISTRICT of KNOX COUNTY
MAP PARCEL 070CB01702
9 APRIL 2024

● MONUMENTS (FOUND)	--- BOUNDARY LINE
○ MONUMENTS (SET)	- - - EASEMENT
⊕ CALCULATED POINT	- - - SETBACK
⊙ UTILITY POLE	- - - CENTER LINE ROAD
⊙ TREE	- - - ADJOINING LOT LINES
⊙ BUILDING	- - - CHAIN LINK FENCE
	- - - SANITARY SEWER
	- - - EXISTING GRAVEL
	- - - PROPOSED ASPHALT
	- - - PROPOSED CONCRETE

SCALE: 1"=60'



Notes:

- Deed Instr: 20200210-0013002
- Plat Instr: 20140902-0052936
- Zoned RN-2 - Low Density Residential
- Setback per required zoning
- Total Area: 168,674 SqFt / 3.9 Acres
- Zone "X" per FEMA Map 47093C0144F, effective date: 5/2/2007
- This survey was done in accordance to the State of Tennessee Minimum Standards of Practice. This is a Composite Survey based on PLAT INSTRU: 20140210-0052936.
- All set pins consist of 1/2" rebar.

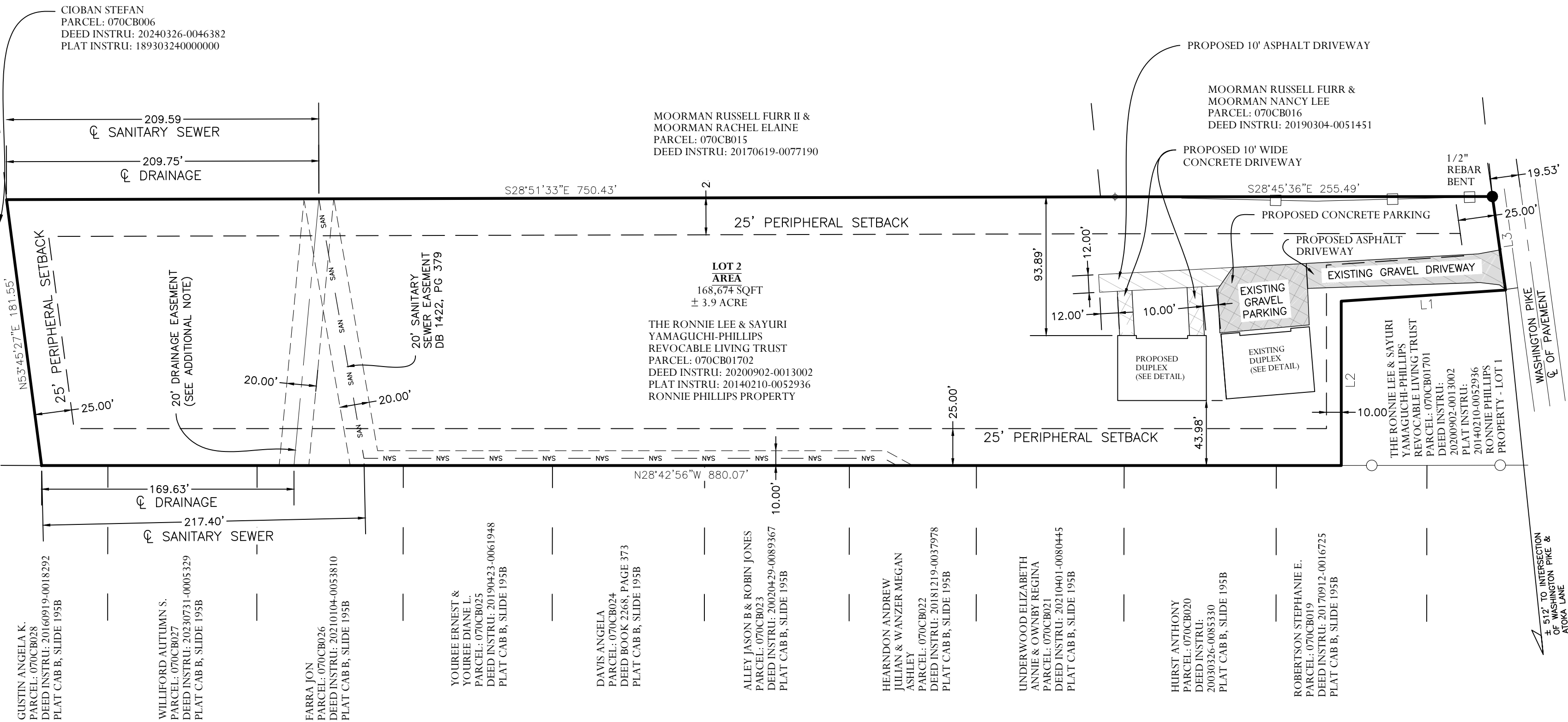
CLIENT

Ronnie Phillips
4213 Washington Pike
Knoxville, TN 37917
(856) 919-0566

LAND SURVEYOR

John Scott Stanley
619 Glen Willow Drive
Knoxville TN, 37934
(865) 675-0175

PROJECT NUMBER:	WB20220507	REV: -	BY: Carol Miller
FILE NAME:	WPK20240322-1.dwg	DATE:	Thursday, April 25, 2024



ADDITIONAL NOTES:

- DRAINAGE EASEMENT FOLLOWS THE MEANDER OF THE STREAM AND IS 10' EACH SIDE OF CENTERLINE, AND IS SUBJECT TO CHANGE WITH NATURAL EROSION AND OR ACCRETION. (PER PLAT INSTRUMENT 20140902-0013002)
- SETBACKS PER PLAT INSTRUMENT 20140902-0013002:

FRONT: 25'
SIDE: 5'
REAR: 15'
PERIPHERAL: 25'

EXISTING IMPERVIOUS & PERVIOUS CALCULATIONS:

EXISTING GRVEL DRIVEWAY, PARKING AND LAND: 166,103 SQ.FT./3.8 ACRES
EXISTING DUPLEX: 2,571SQ.FT./0.6 ACRES
TOTAL IMPERVIOUS AREAS: 2,571 SQ.FT./0.06 ACRES

PERVIOUS AREAS:

EXISTING GRVEL DRIVEWAY, PARKING AND LAND: 166,103 SQ.FT./3.8 ACRES

TOTAL AREA: 168,674 SQ.FT MINUS 2,571SQ.FT.(IMPERVIOUS AREA) = 166,103 SQ.FT./3.8 ACRES; 0.97% PERVIOUS AREA

PROPOSED IMPERVIOUS & PERVIOUS CALCULATIONS:

EXISTING DUPLEX: 2,571SQ.FT./0.6 ACRES
PROPOSED DUPLEX: 2,571SQ.FT./0.6 ACRES
PROPOSED ASPHALT DRIVEWAYS: 3,499SQ.FT./0.08 ACRES
PROPOSED CONCRETE PARKING: 3,146SQ.FT./0.07 ACRES
TOTAL IMPERVIOUS AREAS: 11,787SQ.FT./0.27 ACRES

PERVIOUS AREAS:

EXISTING GRVEL DRIVEWAY, PARKING AND LAND: 166,103 SQ.FT./3.8 ACRES

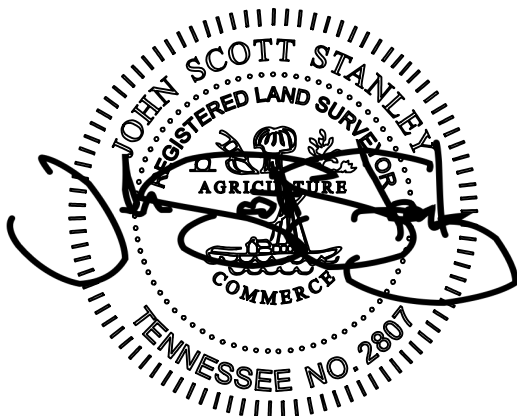
TOTAL PERVIOUS AREA: 168,674 SQ.FT MINUS 11,787 SQ.FT.(IMPERVIOUS AREA) = 156,887 SQ.FT./3.60 AREA; 0.93%

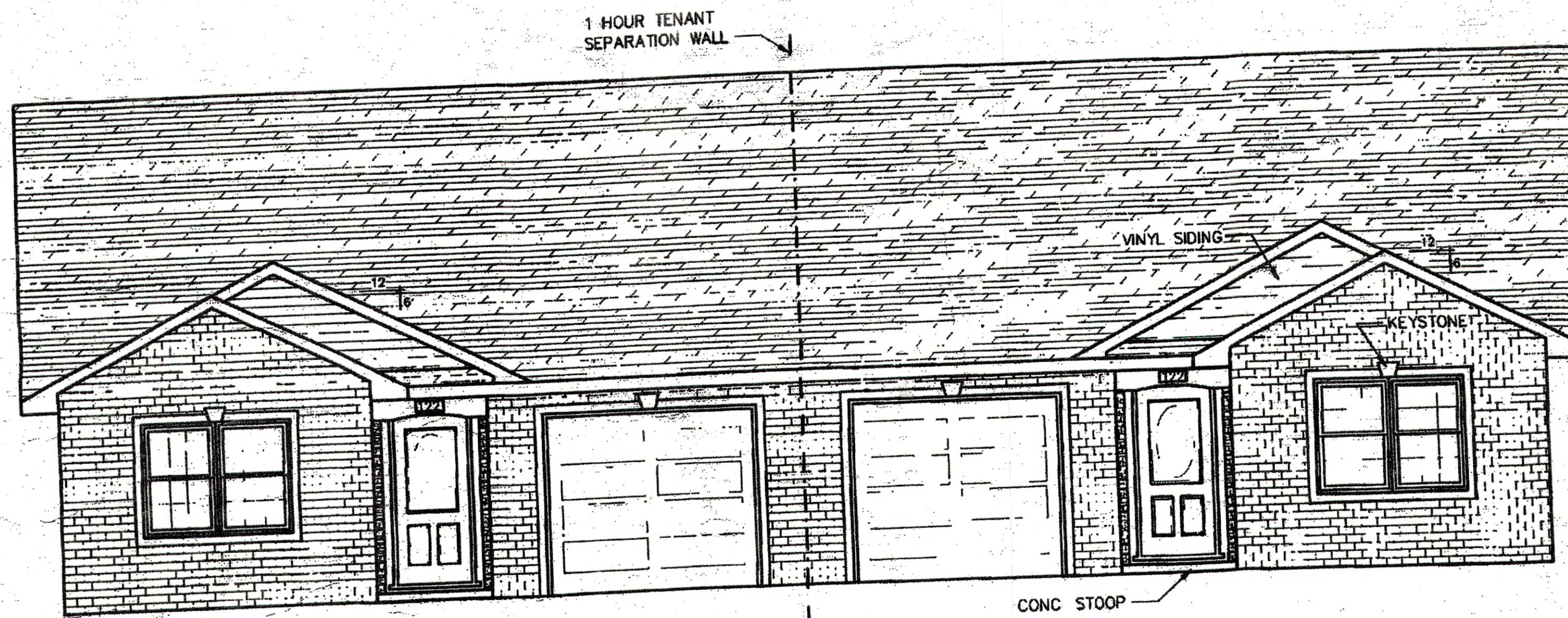
Certificate of Survey Accuracy

I hereby certify that to the best of my knowledge and belief this a true and accurate survey of the property shown heron, that this is a Class I Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ration of precision is greater than or equal to 1:10,000

Registered Land Surveyor
Tennessee License No. 2807 Date: 25 Apr 2024

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FRONT ELEVATION

1/4" = 1'-0"

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04/05/2024