

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONSISTS OF 26,788 SF CONTAINING ONE DUPLEX.
  5. THIS PROPERTY IS ZONED PR.
  6. UTILITIES:  
 WATER: KNOXVILLE UTILITIES BOARD  
 SEWER: KNOXVILLE UTILITIES BOARD  
 ELECTRIC: KNOXVILLE UTILITIES BOARD  
 GAS: KNOXVILLE UTILITIES BOARD  
 TELEPHONE: AT&T
  7. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

**THE PURPOSE OF THIS PLAN IS TO APPROVE A DUPLEX ON LOT 46**

**LEGEND**

●	IRON PIN FOUND 1/2" DIA. REBAR
○	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
□	PERMANENT REFERENCE MONUMENT
- - -	DRAINAGE EASEMENT
- - -	DRAINAGE PIPE (PROPOSED)
- - -	PERIPHERAL SETBACK
- - -	ROADWAY CENTERLINE
- - -	ZONING
- - -	FENCE
○	POWER POLE
○	WATER METER
○	POWERLINE
□	ELECTRICAL BOX
- - -	GAS LINE
- - -	WATER LINE

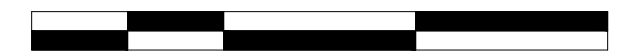
Revised: 5/22/2023

6-H-23-DP

OWNER  
**ELITE CONSTRUCTION, LLC**  
 4317 BALL CAMP PIKE  
 KNOXVILLE, TN 37921  
 PHONE: (865) 313-5695

**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE (865) 588-6472  
 FAX (865) 588-6473  
 email@bhn-p.com

USE ON REVIEW PLAN  
 OF  
**LOT 46 OF CAIN VISTA  
 SUBDIVISION**  
 TAX MAP 92KL, PARCEL 46  
 DISTRICT 5, KNOX COUNTY, TENNESSEE  
 REVISED 5/22/23: KKCP COMMENTS  
 SCALE: 1" = 40' DATE: 04/24/2023

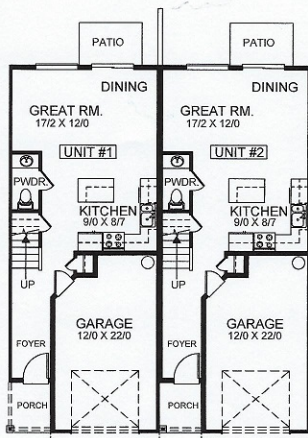


DEED REFERENCES: INSTR. #202108260016389

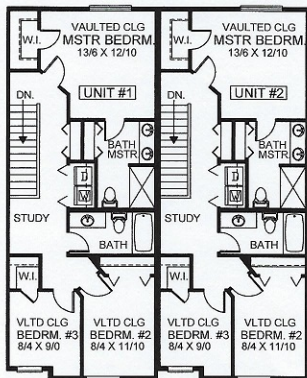
25077-46-PP



18' wide unit



LOWER FLR. PLAN



UPPER FLR. PLAN

Bldg. Width = 36'-0"  
 Per unit = 18'-0"  
 Depth = 45'-0"  
 1,283 Sq. Ft./unit  
 2 units shown

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