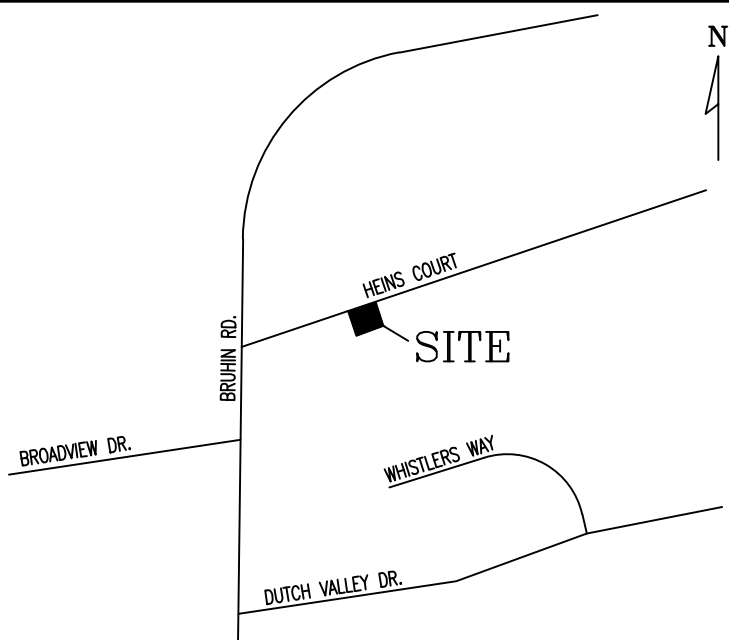
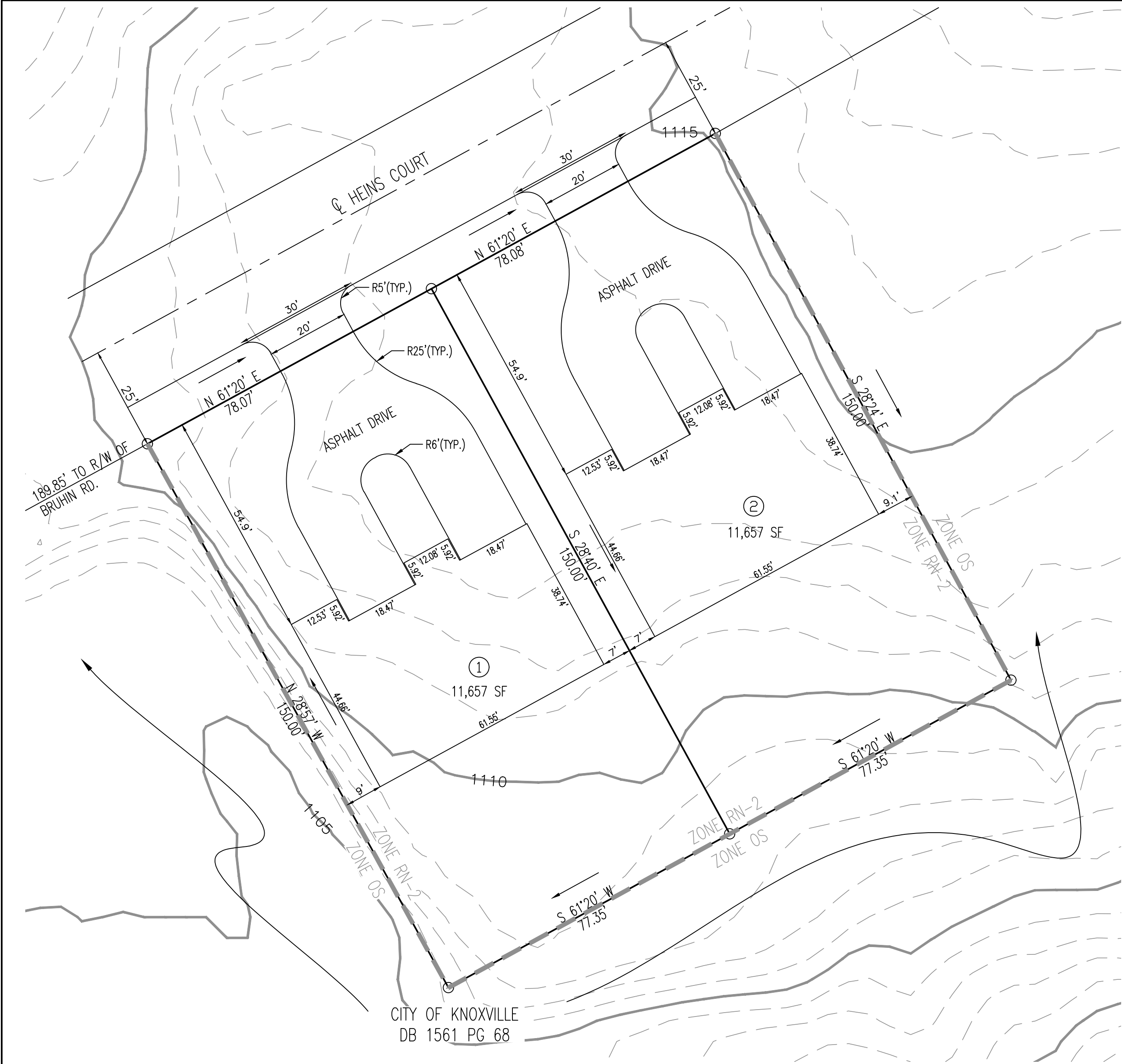




LOCATION MAP

- 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 23,314 SF SUBDIVIDED INTO TWO DUPLEX LOTS.
 5. THIS PROPERTY IS ZONED RN-2.
 6. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T
 7. EXISTING HOUSE TO BE DEMOLISHED.
 8. LENGTH OF DUPLEX: 61.54' LENGTH OF GARAGE DOORS: 32' 52% OF FRONT FACADE.
 9. PROPERTY ADDRESS 606 HEINS COURT.

THE PURPOSE OF THIS PLAN IS TO
APPROVE A DUPLEX ON EACH LOT.

LEGEND	
● IPF	IRON PIN FOUND 1/2" DIA. REBAR
○ IPS	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
□ PRM	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CA	COMMON AREA
■	CATCH BASIN
□	JUNCTION BOX
---	DRAINAGE EASEMENT
---	DRAINAGE PIPE (PROPOSED)
---	PERIPHERAL SETBACK
---	ROADWAY CENTERLINE
---	ZONING
---	FENCE
○	POWER POLE
⊠	WATER METER
---	POWERLINE
EB □	ELECTRICAL BOX
---	GAS LINE
---	WATER LINE



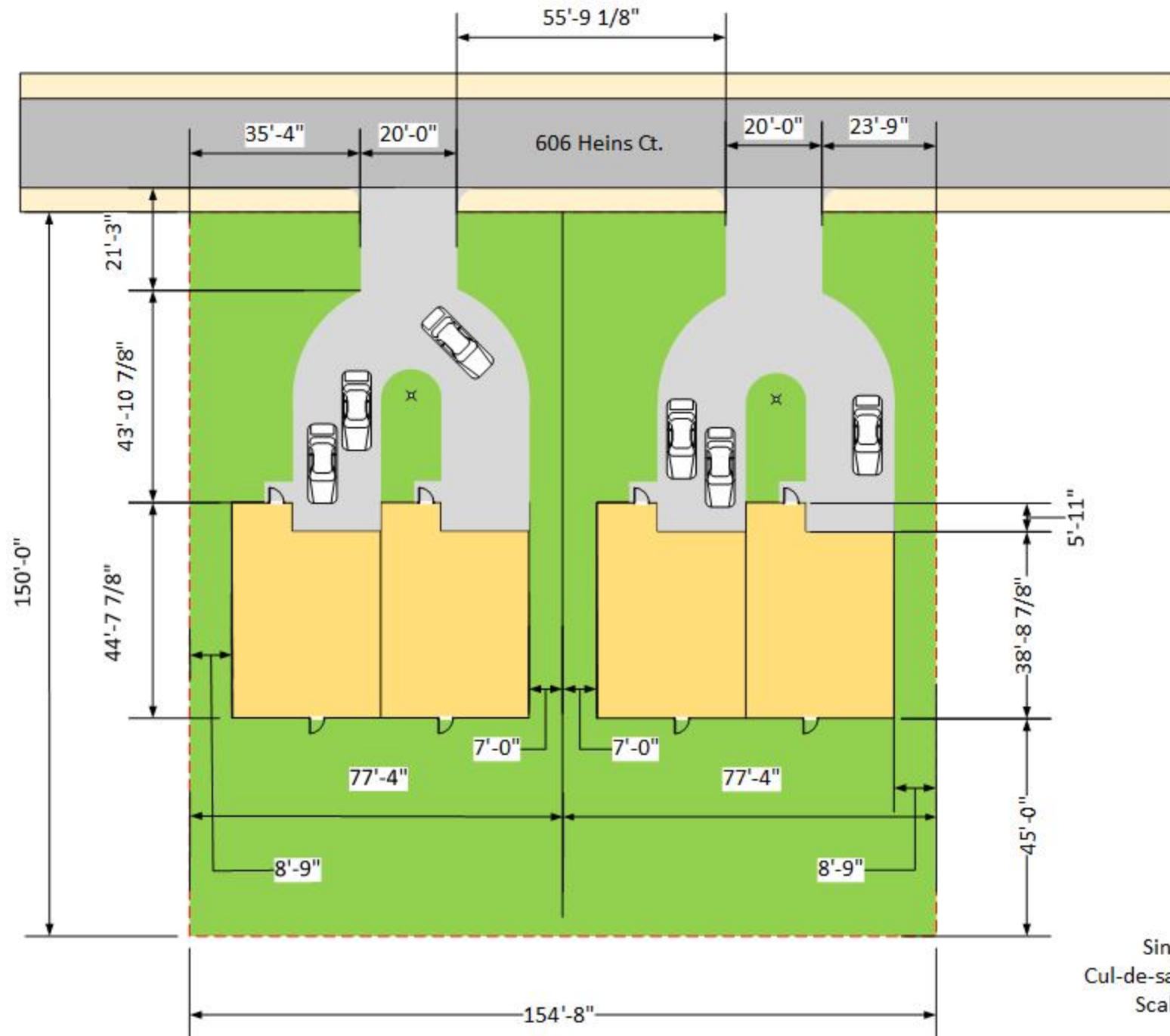
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

OWNER
MODERN EXPANSION, LLC
6164 KRISTINS GATE WAY
POWELL, TN 37819
PHONE:(865) 556-7189

DEED REFERENCES: INSTR. #202104280088844

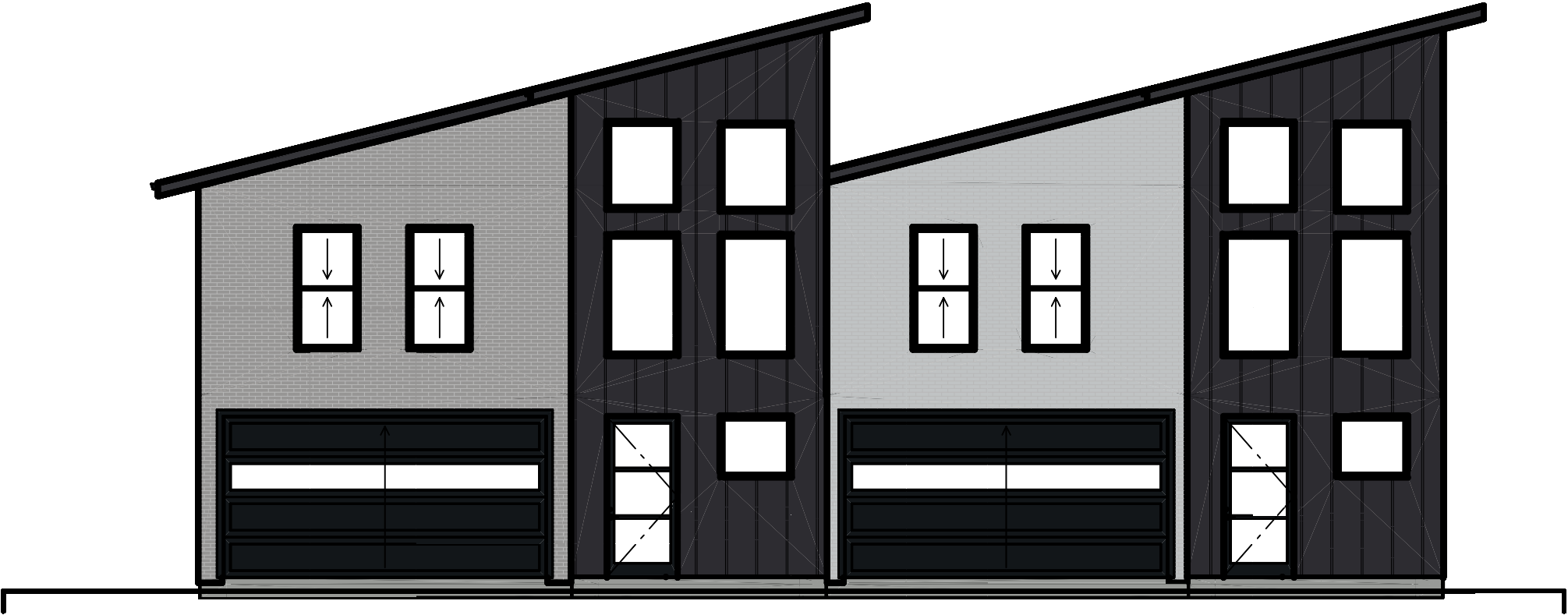
25055-C

7-D-23-SU



Single Drive
Cul-de-sac Turn Around
Scale 1" = 30'

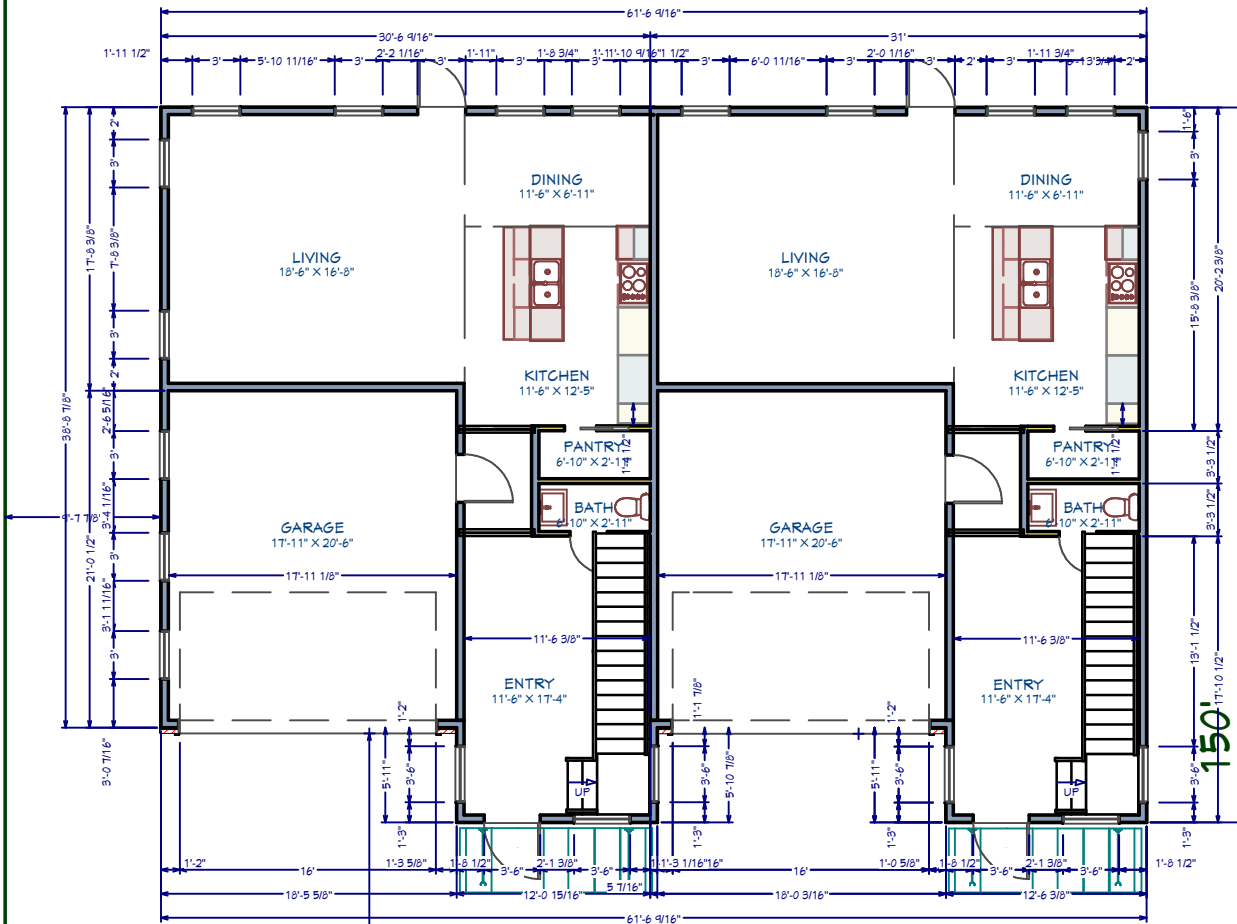
0 ft. 18 ft. 30 ft. 60 ft.





Modern Expansion LLC | 606 Heins Ct | Footprint

150'



150'

Modern Expansion LLC | 606 Heins Ct Project | Window Surface Area

	Width	Height	Area (sqft)	
Left side	38.90	19.33	752.07	6393.37
Windows			105.00	961.67
			14%	15.04% Window Surface Area
left Garage	18.50	22.05	407.93	
Windows			46.00	
			11%	
Left Foyer left	5.11	24.10	123.15	
Windows			57.17	
			46%	
Left Foyer Front	12.83	25.80	330.89	
Windows			110.83	
			33%	
Left Foyer Right	5.11	27.40	140.01	
Windows			31.50	
			22%	
Right Garage	18.50	22.05	407.93	
Windows			42.00	
			10%	
Right Foyer left	5.11	24.50	125.20	
Windows			57.17	
			46%	
Right Foyer Front	12.83	25.80	330.89	
Windows			110.83	
			33%	
Right Foyer Right	5.11	27.40	140.01	
Windows			82.83	
			59%	
Right side	38.90	19.33	752.07	
Windows			60.00	
			8%	
Back	61.70	46.73	2883.24	
Windows			258.33	
			9%	

urface Area