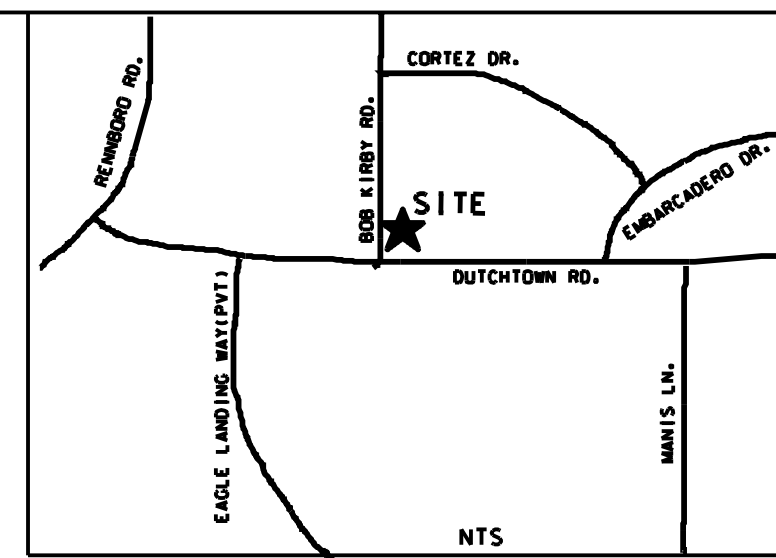


50 25 0 25 50 100  
SCALE: 1" = 50'



VICINITY MAP

LEGEND

- 3/8" IRON PIN SET (NEW)
- IPF ● 3/8" IRON PIN FOUND (OLD)
- LOT LINE / ROW
- x — FENCE
- OVERHEAD ELECTRIC
- CLOSED DEPRESSION
- CENTERLINE R.O.W.
- ② NEW LOT NO.

KNOX COUNTY PUBLIC WORKS NOTES:

1. Maximum allowable impervious footprint is 2500 square feet per lot 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.

APPROVED KNOX COUNTY SUBDIVISION REGULATION VARIANCES  
MPC FILE #12-SK-13-F:

1. REDUCE ROW RADIUS FROM 25' TO 0' AT INTERSECTION OF BOB KIRBY ROAD AND DUTCHTOWN ROAD.
2. REDUCE DUTCHTOWN ROAD RIGHT-OF-WAY WIDTH FROM 44' TO VARIABLE 36.2'-41.3' AS SHOWN.

Revised: 8/5/2015

MPC FILE NO: 8-A-15-UR

SITE PLAN OF:  
**LOTS 1-3 DUTCHTOWN VIEW**

812 BOB KIRBY RD  
KNOXVILLE, TN. 37931  
CLT MAP 118 E L PARCELS 001-003  
DISTRICT 6

DATE: 7/27/2015

*Scott Williams*  
*and Associates*

6918 YELLOW OAK LANE  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 692-9809  
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CONSULTING  
CIVIL ENGINEERING  
LAND SURVEYING

1486

NOTES:

1. THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR 3 DUPLEX UNITS.
2. BEARINGS SHOWN HEREON ARE BASED ON DEED INST.NO. 20120229-0047539. 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, 20' TOTAL BETWEEN BLDG. 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. ALL LOTS SHALL HAVE TURN-AROUND DRIVEWAYS.

OWNER:  
WORLEY BUILDERS INC.  
6911 NEAL CHASE WAY  
PHONE (865) 922-2600  
KNOXVILLE, TN 37938