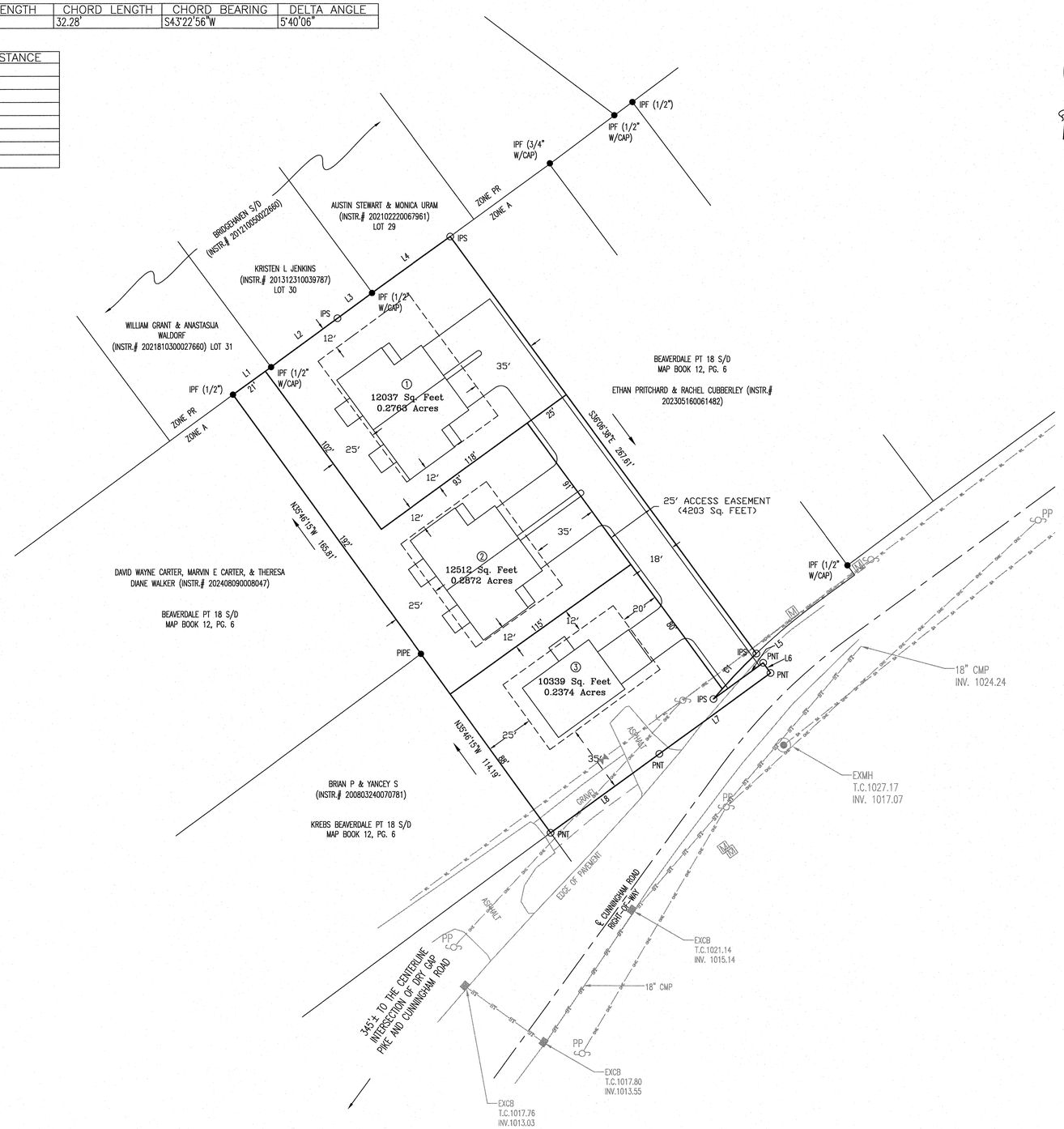
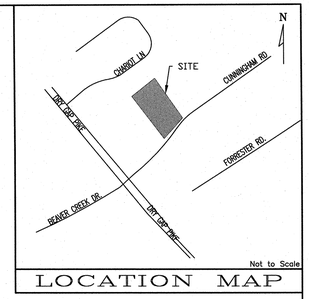
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	326.44'	32.29'	32.28'	S43°22'56"W	5°40'06"

LINE	BEARING	DISTANCE
L1	N53°54'13"E	24.37'
L2	N53°45'09"E	42.63'
L3	N53°45'09"E	22.15'
L4	N54°07'53"E	49.96'
L5	N53°59'56"E	31.74'
L6	S35°58'04"E	6.45'
L7	S53°55'01"W	71.12'
L8	S53°55'01"W	69.63'

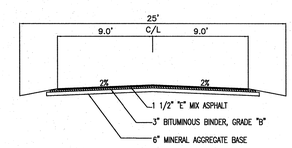




LOCATION MAP

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 CONTAINS 39,091 S.F. COMPRISED OF THREE PARCELS.
5. THIS PROPERTY IS A PORTION OF LOT 18, BEAVERDALE SUB-DIVISION (PLAT CABINET A, SLIDE 375D).
6. THIS PROPERTY IS ZONED RA (PENDING).
7. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
8. UTILITIES:
   WATER: HALLSDALE-POWELL UTILITY DISTRICT
   SEWER: HALLSDALE-POWELL UTILITY DISTRICT
   ELECTRIC: KNOXVILLE UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: AT&T
9. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT- 35'
   REAR- 25'
   SIDE- 12'/20'
10. 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.
11. USE ON REVIEW REQUEST:
    APPROVAL OF A DUPLEX UNIT FOR LOTS 1 & 2 IN AN RA ZONE.



25' ACCESS EASEMENT PAVEMENT DETAIL (NTS)

8-A-25-UR
submitted 6/17/2025

DAVID B. HARBIN REGISTERED ENGINEER NO. 101265 STATE OF TENNESSEE
4/04/25

OWNER/DEVELOPER
MARBLE CITY INVESTMENTS, LLC
3835 KEOWEE AVENUE SOUTHWEST
KNOXVILLE, TN 37919

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

DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 30'
VERTICAL: 2' INTERVAL

DATE
4/04/25

REFERENCE DEED: INST#20240923016481
REFERENCE DEED: INST#200003080015202
REFERENCE PLAT: PLAT CABINET A, SLIDE 375D

0' 30' 60' 90' 120'
1"=30'

USE ON REVIEW PLAN FOR
MARBLE CITY INVESTMENTS, LLC ON
CUNNINGHAM DRIVE
TAX MAP 47EA PARCELS 23.01 & 24
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25695-EX
SHEET 1 OF 1 SHEET(S)
Q:\25695\25695-SP.DWG