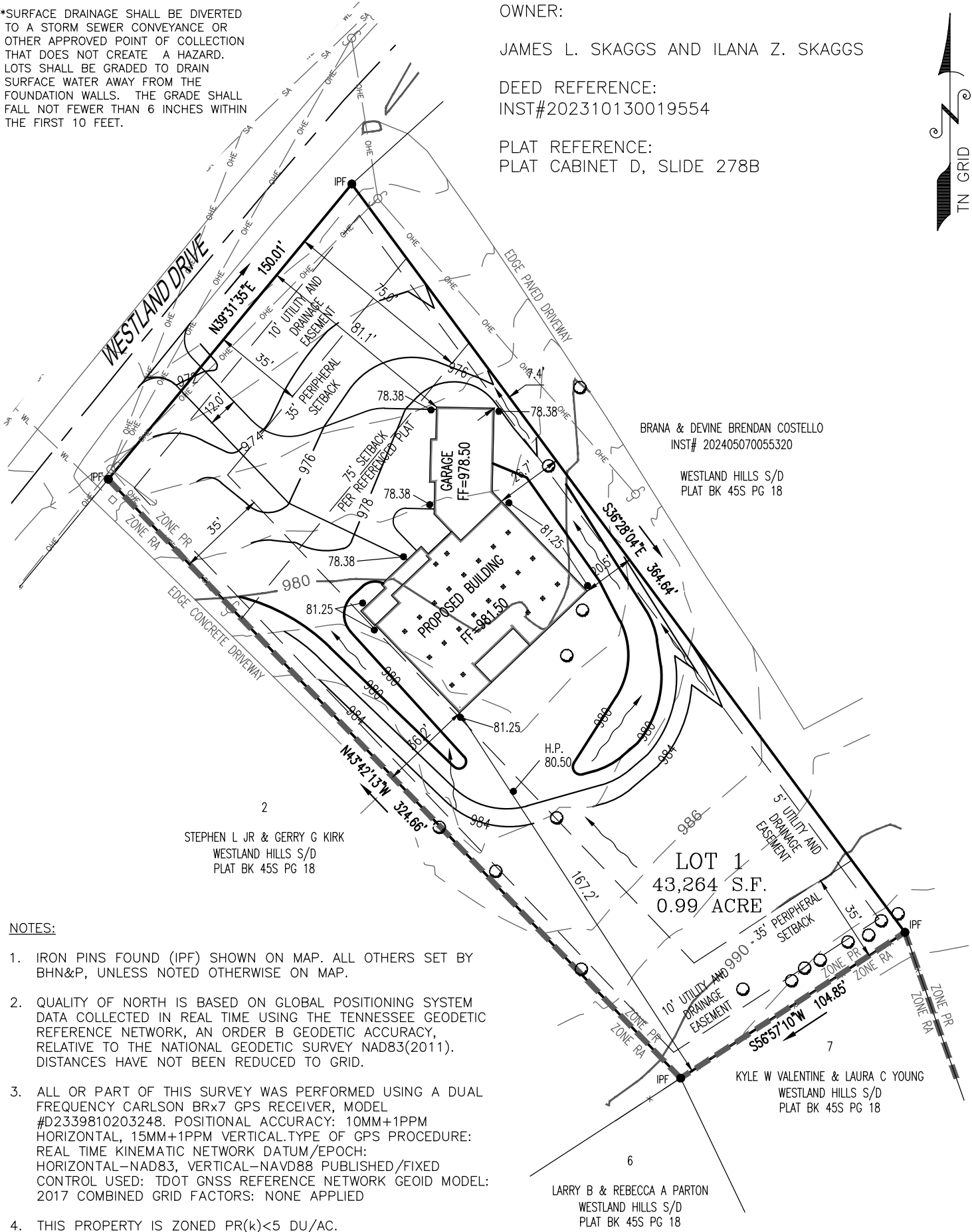


**SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

OWNER:
JAMES L. SKAGGS AND ILANA Z. SKAGGS
DEED REFERENCE:
INST#202310130019554
PLAT REFERENCE:
PLAT CABINET D, SLIDE 278B



NOTES:

- IRON PINS FOUND (IPF) SHOWN ON MAP. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON MAP.
- QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
- ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON BRx7 GPS RECEIVER, MODEL #D2339810203248. POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL. TYPE OF GPS PROCEDURE: REAL TIME KINEMATIC NETWORK DATUM/EPOCH: HORIZONTAL-NAD83, VERTICAL-NAVD88 PUBLISHED/FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK GEOID MODEL: 2017 COMBINED GRID FACTORS: NONE APPLIED
- THIS PROPERTY IS ZONED PR(k)<5 DU/AC.
- THE PR ZONE DEFAULT MINIMUM SETBACK'S ARE AS FOLLOWS:
FRONT: 20'
SIDE: 5'
REAR: 15'
- THIS PROPERTY CONTAINS 0.99 ACRE AND HAS A PHYSICAL ADDRESS OF 7730 WESTLAND DRIVE.

- IPF IRON PIN FOUND
- EXISTING TREE

8-B-25-DP
Revision 7.28.2025

PROPOSED SITE PLAN
FOR
WESTLYN HILL S/D LOT 3
TAX MAP 133C, GROUP B, PARCEL 3
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

SCALE: 1"=50' JULY 24, 2025



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



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