



LOCATION MAP

NOTES:

- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
- UTILITY AND DRAINAGE EASEMENT OF 10' INSIDE ROAD RIGHTS OF WAYS AND THE PERIMETER BOUNDARY; AND 5' INSIDE ALL OTHER LOT LINES EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE.
- SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
- NORTH IS BASED ON PREVIOUS PLAT WHICH REFERENCES DEED BOOK 1679, PAGE 211.
- THIS PROPERTY IS ZONED PR.
- THIS PROPERTY CONTAINS 18,616 S.F. AND IS SUBDIVIDED INTO 2 LOTS.
- BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT.....20' SEE NOTE 8.
SIDES.....5'
REAR.....15'
- ON 06-28-06 THE KNOX COUNTY BOARD OF ZONING APPEALS APPROVED A VARIANCE OF FRONT SETBACKS TO 20' ON ALL LOTS & SIDE PERIPHERAL SETBACKS TO 15' ON LOTS 1 AND 16 THRU 20.

TOTAL # OF LOTS: 21
TOTAL AREA: 9AC
OVERALL DENSITY: 1-3 DU/AC
ALLOWABLE LOTS: 27



USE ON REVIEW FOR UNIT 2 WAYLANDS VIEW S/D

CLT MAP 66DA, PARCEL 17
DISTRICT #6, KNOX COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 6/24/19
20' 10' 0 20' 40'



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

25182-UOR

LEGEND	
● IPF	IRON PIN FOUND 1/2" DIA. REBAR
○ IPS	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
□ PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PI	POINT OF INTERSECT
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
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

8-G-19-UR

OWNER:

ANDREY S. BOTEZAT
4344 RAJ ROAD
KNOXVILLE, TN 37921
PHONE: (865) 292-8420

DEED REFERENCES: INSTR.# 201903040051286

PLAT REFERENCES: INSTR.# 200604190087552