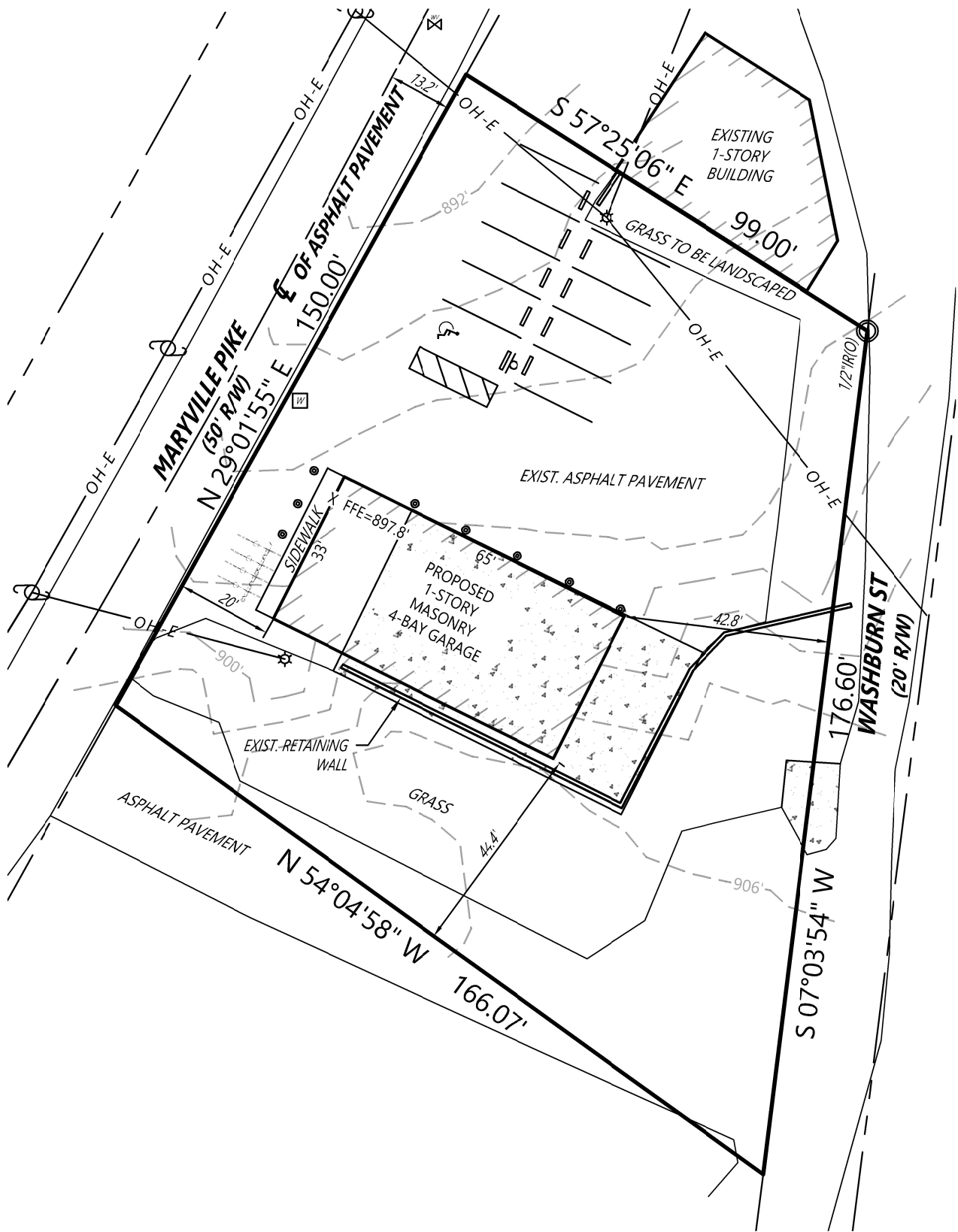


NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 109, INSERT I, GROUP F, KNOX COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN JULY 16, 2024, UTILIZING TOPCON HIPer VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0283G, DATED 08/05/2013.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS TWO (2) FOOT. DATUM BASED ON NAVD 88.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROKC).
- 9.1. DEED REFERENCE(S): INSTRUMENT NUMBER 202012280051782
- 9.2. PLAT REFERENCE(S): CABINET F, PAGE 233C
10. SURVEY FIELD DATA COLLECTED ON JULY 16, 2024.
11. SUBJECT PROPERTY IS CURRENTLY ZONED "C-G-2": GENERAL COMMERCIAL ZONING DISTRICT. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.

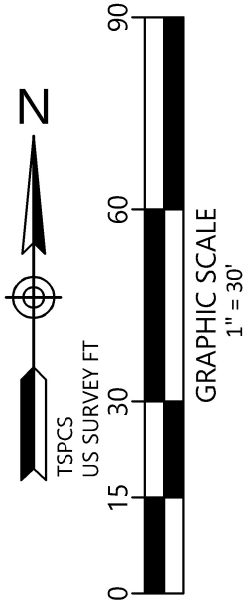
LEGEND

IRON ROD (OLD)	
ADJOINER PROPERTY LINE	
PROPERTY LINE	
OVERHEAD POWER LINE	
UTILITY POLE	
LIGHT POLE	
BIKE RACK	
CONCRETE	



PARKING SUMMARY	
REGULAR SPACES	8
HANDICAP SPACES	1
TOTAL VEHICLE	9
BIKE	4

PARKING NOTE: 4 GARAGE BAYS REQUIRE A MINIMUM OF 8 REGULAR SPACES AND A MAXIMUM OF 16 REGULAR SPACES.



Revised: 10/14/2024



9-A-24-SU

SITE PLAN

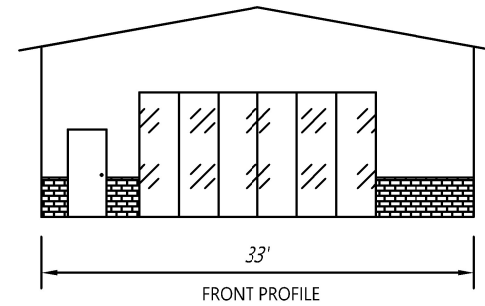
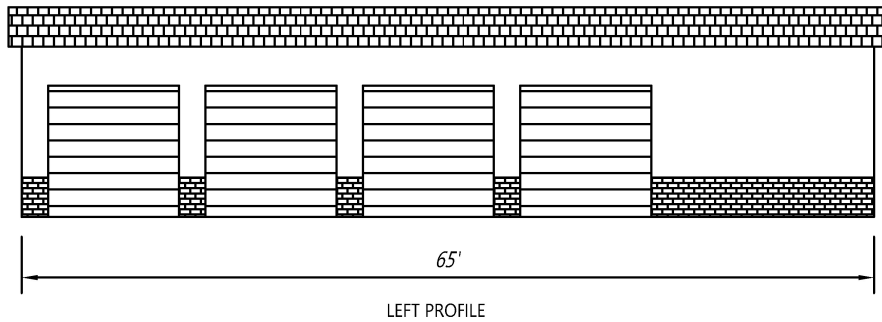
0 MARYVILLE PIKE  
KNOXVILLE, KNOX COUNTY, TENNESSEE  
TAX MAP 109, INSERT I, GROUP F, PARCEL 016.00  
CITY BLOCK: 25422, 29TH WARD, 9TH CIVIL DISTRICT

CAR CONNEXION AUTO REPAIR  
132 & 0 MARYVILLE PIKE  
KNOXVILLE, TN 37920  
865-363-0912



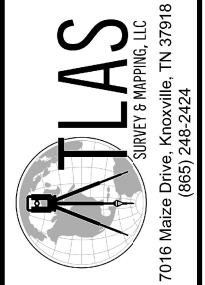
7016 Maize Drive, Knoxville, TN 37918  
(865) 248-2424

DATE
OCTOBER 10, 2024
PROJECT NUMBER
241084
SHEET NUMBER
1 OF 1



$478.5 * 0.3 = 143.55$  SQ.FT. MIN. TRANSPARENCY  
 20 SQ.FT. FRONT DOOR  
 $3 * 9.5 = 28.5 * 6 = 171$  SQ.FT. LARGE WINDOWS  
 TOTAL = 191 SQ.FT.

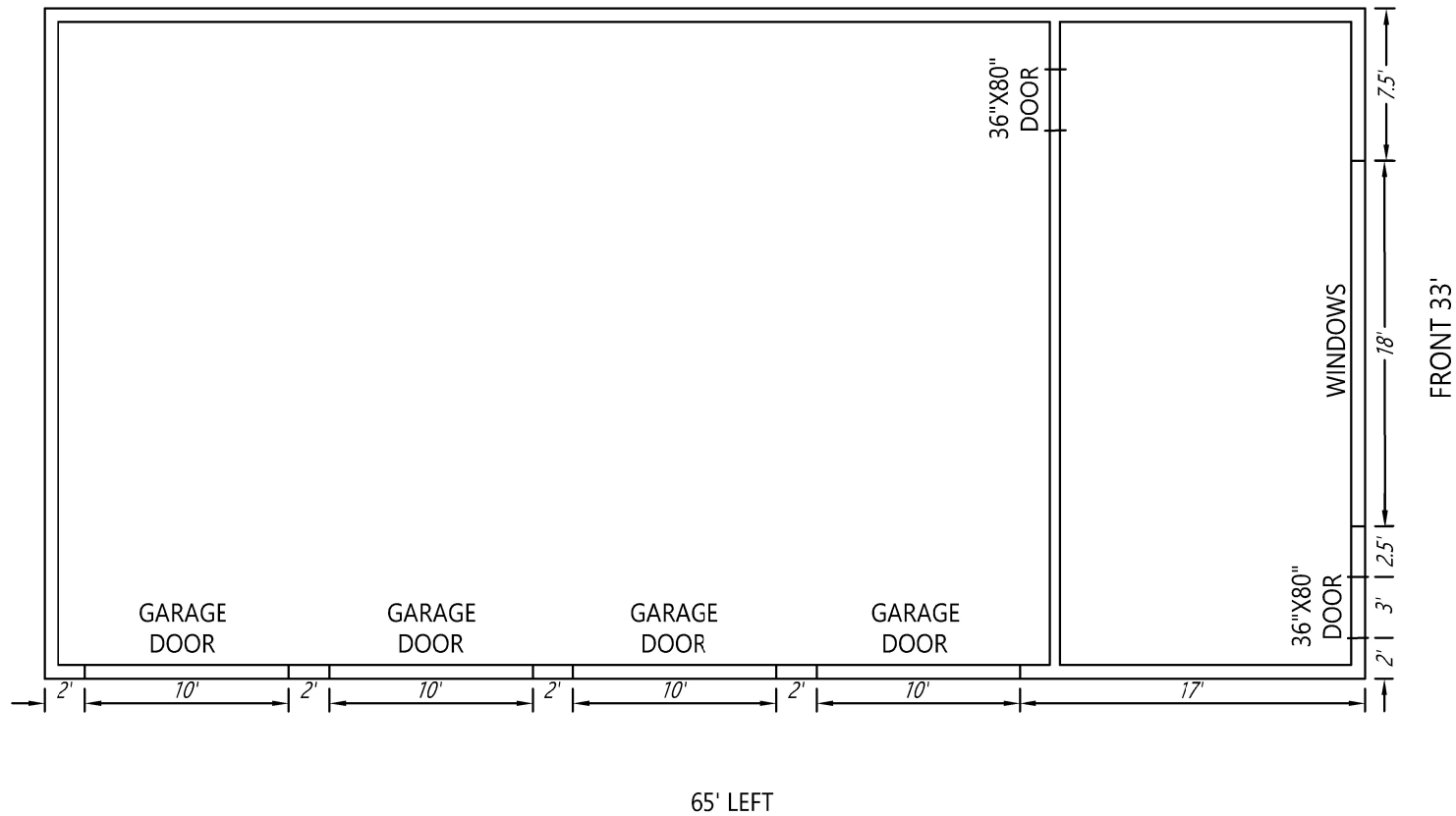
9-A-24-SU  
 Revised: 10/14/2024



CAR CONNEXION AUTO REPAIR  
 132 & 0 MARYVILLE PIKE  
 KNOXVILLE, TN 37920  
 865-363-0912

**BUILDING PROFILE**  
 0 MARYVILLE PIKE  
 KNOXVILLE, KNOX COUNTY, TENNESSEE  
 TAX MAP 109, INSERT I, GROUP F, PARCEL 016.00

DATE
OCTOBER 10, 2024
PROJECT NUMBER
241084
SHEET NUMBER
1 OF 1

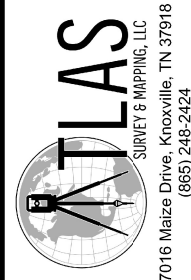


9-A-24-SU  
Revised: 10/14/2024

## BUILDING LAYOUT

0 MARYVILLE PIKE  
KNOXVILLE, KNOX COUNTY, TENNESSEE  
TAX MAP 109, INSERT I, GROUP F, PARCEL 016.00

CAR CONNEXION AUTO REPAIR  
132 & 0 MARYVILLE PIKE  
KNOXVILLE, TN 37920  
865-363-0912



### DATE

OCTOBER 10, 2024

### PROJECT NUMBER

241084

### SHEET NUMBER

1 OF 1