

The information provided is and is conceptual, and only to be used for the coordination and/or construction of the current project.

DKLEVY Architects does not warrant or take responsibility for the accuracy of the information issued. A survey, zoning, approved plans, and other documents and/or unverified conditions may warrant this concept unfeasible.

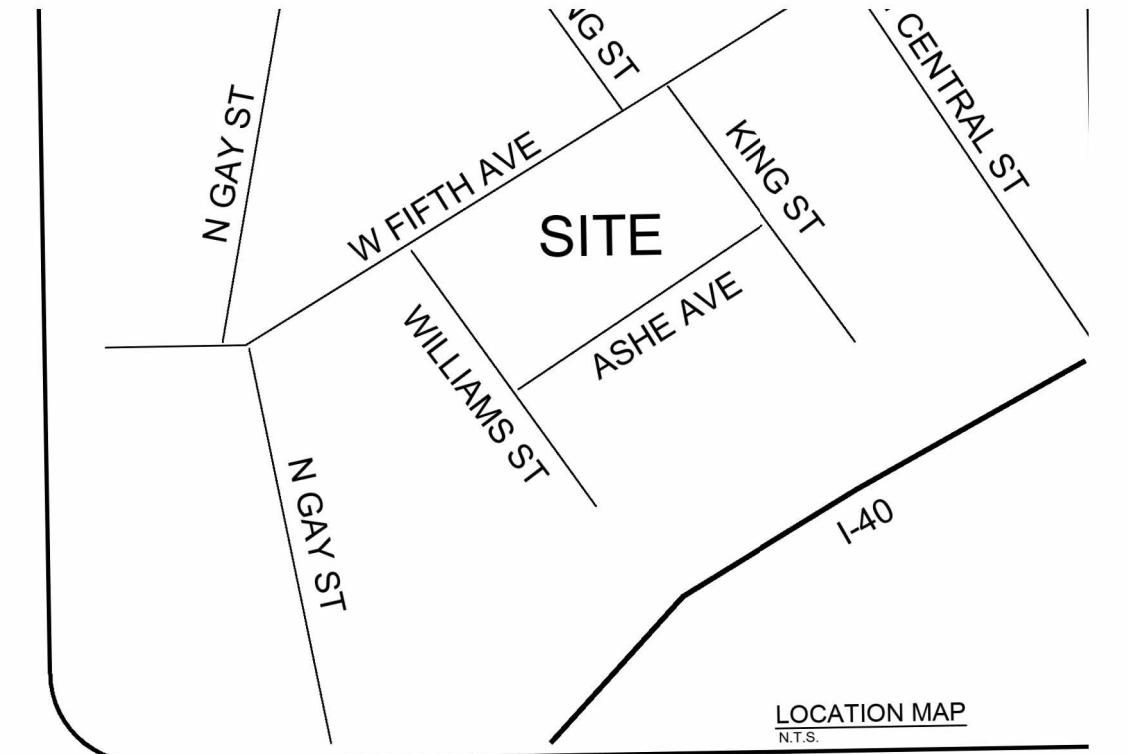
The concept outlined is depicting possible solutions that would require variances and rezoning to achieve.

Do not scale or draw from. Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.

The recipient is responsible for verifying the correctness and completeness of the information provided. This should be done by consulting all relevant consultants and further documents during the course of the project and by confirming dimensions on site.

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GENERAL NOTES:

1. INFORMATION SHOWN ON THIS DRAWING ILLUSTRATES THE EXISTING CONDITIONS ON 7.11.24

2. UTILITY & DRAINAGE EASEMENTS
REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ACCORDING TO STREETS AND PRIVATE PROPERTY LINES. (INCLUDES JOINT PERMANENT EASEMENTS). EASEMENTS OF TEN (10) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

3. THE PROPERTY IS CURRENTLY ZONED (OK-E) WHICH PER THE CURRENT ZONING ORDINANCE ALLOWS LESS THAN A FIVE (5) FEET MINIMUM BUILDING SETBACK ALONG THE ALL (FRONT, SIDES, AND REAR) BOUNDARY LINES. PER SUBDIVISION REGULATION 3.11-A.1, THE STANDARD UTILITY AND DRAINAGE EASEMENTS DEDICATION IS NOT REQUIRED. THIS PLAT DOES NOT DEED THESE EASEMENTS ALONG THOSE LOT LINES. ADDITIONAL STANDARD UTILITY AND DRAINAGE EASEMENTS THAT ARE REQUIRED SHALL BE DEDICATED AS STATED/SHOWN HEREON, UNLESS NOTED OTHERWISE.

4. SURVEY IS IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

5. ALL DOCUMENTS OF RECORD CONSIDERED AND/OR REVIEWED BY THE SURVEYOR AS A PART OF THIS SURVEY IN NOTED HEREON. THE SURVEYOR WAS NOT FURNISHED A COPY OF TITLE COMMITMENT. ALL DEED REFERENCES PROVIDED ARE SHOWN HEREON. THIS SAME PROPERTY DESCRIBED IN THE REGISTER'S DEEDS OFFICE OF KNOX COUNTY, TENNESSEE.

6. UTILITY NOTE:
THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION ON THE EXISTENCE OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR CAUSE TO MAKE ANY DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 TENNESSEE ONE CALL

7. COPYING AND OR USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THE ORIGINAL INTENT IS PROHIBITED WITHOUT PERMISSION FROM THE SURVEYOR AND PROPERTY OWNER.

8. FOR UTILITY INFORMATION SUCH AS PRESSURES, LOCATION, AND AVAILABILITY OF SERVICE THE OWNER SHALL CONTACT THE APPROPRIATE UTILITY COMPANY.

9. SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE. PANEL 281 OF 430 AUGUST 5, 2013.

10. 1/2 INCH DIAMETER IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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