



KEY PLAN

SCALE: 1" = 70'

**PRELIMINARY DRAWING
FOR REVIEW ONLY!
07-02-2024**

REV	DATE

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PRELIMINARY SITE PLAN
JOHNSON CITY, TENN.

PRELIMINARY SITE



112 E. MYRTLE AVE. SUITE 105
JOHNSON CITY, TN 37601
OFFICE: 423.202.7615
PLANS@ROTHEARCHITECTURE.COM

DATE
SCALE 1" = 70'
A1



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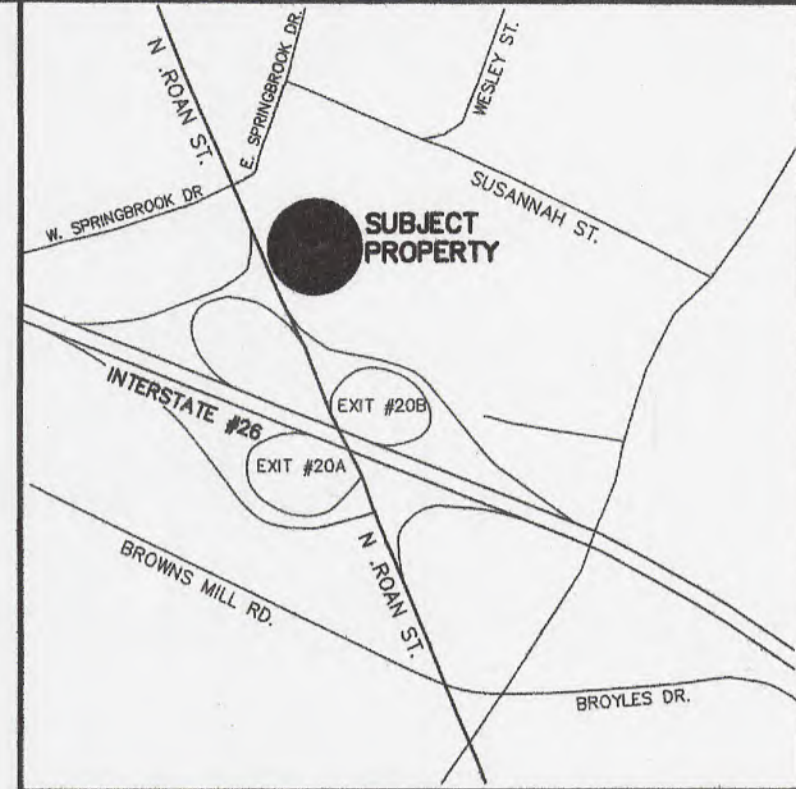


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LEGEND

- PROPERTY LINES
 - LOT LINES
 - - - CL ACCESS EASEMENT
 - - - EASEMENT LIMITS
 - - - ADJOINING PROPERTY LINES
 - - - BUILDING LINES
 - - - TRAFFIC LANES
 - - - CONCRETE CURB LINES (E)
 - - - BUILDING LINES
 - - - OVERHEAD ELECTRIC LINES (E)
 - - - OVERHEAD TELEPHONE LINES (E)
 - - - OVERHEAD CABLE TV LINES (E)
 - - - OVERHEAD COMMUNICATION LINES (E)
 - - - OVERHEAD GUY LINES (E)
 - - - WOODEN PRIVACY FENCE
 - - - IRON POOL FENCE
 - - - CHAIN LINK FENCE
 - - - VINYL FENCE LINE
- IRON ROD NEW (RLS #1668)
 - IRON ROD OLD
 - ⊙ CALCULATED POINT
 - ⊙ RAILROAD SPIKE (N)
 - ⊙ MAGNETIC NAIL IN ASPHALT
 - ⊙ T.D.O.T. - R.O.W. MONUMENT
 - ⊙ OVERHEAD UTILITY POLE (E)
 - ⊙ OVERHEAD COMMS POLE (E)
 - ⊙ LIGHT POST (E)
 - ⊙ CATCH BASIN/AREA DRAIN
 - ⊙ SANITARY MANHOLE (E)
 - ⊙ DRAINAGE MANHOLE (E)
 - ⊙ TELEPHONE MANHOLE (E)
 - ⊙ MANHOLE (E)
 - ⊙ FIRE HYDRANT (E)
 - ⊙ WATER METER (E)
 - ⊙ TRAFFIC FLOW DIRECTION
 - ⊙ HANDICAP PARKING



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE PROPERTY BEING CONVEYED TO KAAH HOSPITALITY, LLC, INCLUDES PART OF THAT PROPERTY DESCRIBED IN ROLL #742 - IMAGE #1097 AND ROLL #881 - IMAGE #1. THIS CONVEYANCE PROPERTY INCLUDES ALL OF LOT #1 AND LOT #3 OF THE REPLAT OF LOT 1 - SHIVA PROPERTIES, L.P. RECORDED IN PLAT BOOK #20 - PG. #655, AS SURVEYED BY ROCK BOWERS (THAP) (DATED: 12-10-2013). ALSO SEE PREVIOUS SURVEYS OF RECORD (PLAT BK. #20 - PG. #637) (THAP - BOWERS (12-10-2013), AND (PLAT BK. #15 - PG. #412), DENNIS PERCE (9-1-1999).
2. PROPERTY SUBJECT TO LOCAL ZONING OR SUBDIVISION RESTRICTIONS WHOEVER ARE MORE RESTRICTIVE. PROPERTY IS CURRENTLY ZONED B-4. (SEE ZONING TABLE)
3. I HEREBY CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE GRAPHIC LOCATION OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP #7179C-0157D (DATE: 9/29/2008).
4. THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON DEEDS OR OTHER DOCUMENTS FURNISHED TO THIS OFFICE, DEEDS, PLATS AND/OR CHARTS LOCATED IN THE REGISTER'S OFFICE. THIS SURVEY DOES NOT MAKE WARRANTIES OR GUARANTEES AS TO THE OWNERSHIP OF THE LAND SHOWN HEREON, THIS BEING A LEGAL QUESTION WHICH WOULD REQUIRE A TITLE EXAMINATION.
5. NO UNDERGROUND UTILITY LOCATION WAS REQUESTED OR PROVIDED AS A PORTION OF THIS SURVEY AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NON-EXISTENCE THEREOF. PRIOR TO BUILDING OR EXCAVATING ON THE SUBJECT PROPERTY AN ACCURATE UTILITY LOCATION LOCATION SHALL BE PERFORMED. (CALL - 811)
6. THIS SURVEY DOES NOT CERTIFY THE LOCATION OF ANY UNDERGROUND FEATURES SUCH AS UTILITIES, STRUCTURES, DRAINAGE, SPINDLES OR ANY OTHER UNDERGROUND FEATURE NOT APPARENTLY EVIDENT.
7. THIS SURVEY WAS COMPLETED ON THE GROUND USING RADIAL SURVEY DATA COLLECTION METHODS. ALL SURVEY MEASUREMENTS SHOWN HEREON ARE WITHIN THE MINIMUM PRECISION REQUIREMENTS OF THE ALTA/NPS'S SPECIFICATIONS.
8. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT BUILDING CONSTRUCTION, EXCAVATION, OR ADDITIONS TO THE STRUCTURES LOCATED ON THE PROPERTY.
9. THERE WAS NO EVIDENCE OF A SOLID WASTE SITE OR LANDFILL ON THE SUBJECT PROPERTY.
10. THERE WAS NO EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A CEMETERY.
11. THERE WAS NO EVIDENCE OF RECENT STREET RIGHT-OF-WAY LOCATION CHANGES.
12. LOT #1 IS CONTIGUOUS WITH AND HAS DIRECT ACCESS TO THE RIGHT-OF-WAY LINES OF NORTH ROAN STREET. LOT #3 HAS LIMITED ACCESS TO N. ROAN STREET AND HAS EASEMENT RIGHTS ACROSS LOT #1 FOR LEGAL ACCESS TO THE PUBLIC RIGHT-OF-WAY.
13. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS EITHER WRITTEN OR UNWRITTEN. (SEE SCHEDULE "B" EASEMENT EXCEPTIONS).
14. NO EVIDENCE OF WETLANDS OR MARKING OF WETLANDS WERE REQUESTED OR PROVIDED AS A PORTION OF THIS SURVEY.
15. A PORTION OF THE ASPHALT PARKING LOT, WOODEN PRIVACY FENCE AND EXISTING LIGHT AND COMMUNICATION POLES ENCRUSH UPON THE TCCS, LLC PROPERTY AS SHOWN HEREON.



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON, AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, RE/MAX BANK AND KAAH HOSPITALITY, LLC, AND ALL OTHER PARTIES INTERESTED IN TITLE TO THE SURVEYED PREMISES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, & 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 25, 2019.

DATE OF PLAT OR MAP: JULY 29, 2019

Douglas H. Treadway
DOUGLAS H. TREADWAY
TENN. REG. NO. #1668

"ALTA/NPS'S LAND TITLE SURVEY"
KAAH HOSPITALITY, LLC - GRANTEE
ADDRESS: 2406 N. ROAN STREET - JOHNSON CITY TN.

S & S HOSPITALITY, LLC - GRANTOR
ROLL #742 - IMAGE #1097
BRIJMOHAN BAKSHI - GRANTOR
ROLL #881 - IMAGE #1

TAX MAP #38-H GROUP "C" - PARCELS #6.00 & #6.04
TOTAL AREA = 4.9146 ACS.

CIVIL DIST: 10 TH.
COUNTY: WASHINGTON
CITY: JOHNSON CITY
STATE: TENNESSEE

SCALE: 1" = 30'
SHEET #1 OF 1
JOB #: 2019157
DATE: 7-27-2019

TREADWAY LAND SURVEYING CO.
P.O. BOX 327 - UNICOI, TN. 37692
PHONE: (423) 747-3833 P.L.S. #1668

SCHEDULE B-II EASEMENT EXCEPTIONS

- A. SUBJECT TO ALL MATTERS OF RECORD AS SHOWN ON PLAT OF SHIVA PROPERTIES (PLAT BK. #15 - PG. #412).
- B. SUBJECT TO ALL MATTERS OF RECORD AS SHOWN ON REPLAT OF SHIVA PROPERTIES (PLAT BK. #20 - PG. #637).
- C. SUBJECT TO ALL MATTERS OF RECORD AS SHOWN ON REPLAT OF SHIVA PROPERTIES (PLAT BK. #20 - PG. #655).
- D. DRAINAGE EASEMENT TO THE STATE OF TENNESSEE (MISC. BK. #57 - PG. #522).
- E. EASEMENTS AND DRAINAGE EASEMENTS TO THE STATE OF TENNESSEE (MISC. BK. #56 - PG. #522).
- F. NON-EXCLUSIVE, PERMANENT EASEMENT FOR USE OF THE DETENTION AREA LOCATED ON THE TRI-HOTELS, INC. PROPERTY (CONTAINING 1.56 ACRES, MORE OR LESS), AS DESCRIBED IN ROLL #742 - IMAGE #1097 AND ROLL #881 - IMAGE #1). EASEMENT RIGHTS WILL BE INCLUDED IN THE PROPOSED CONVEYANCE TO KAAH HOSPITALITY, LLC.
- G. TRI-HOTELS, INC. HAS A PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS PURPOSES, CROSSING THE KAAH HOSPITALITY, LLC CONVEYANCE PROPERTY. EASEMENT EXTENDS FROM N. ROAN STREET TO THE 1.56 ACRE TRACT. EASEMENT IS BLANKET IN NATURE AND IS OVER OTHER CURRENT OR FUTURE DRIVES.
- H. THE KAAH HOSPITALITY, LLC - GRANTEE PROPERTY (LOT #1 & LOT #3) HAS A 35.0' WIDE ACCESS EASEMENT FOR INGRESS & EGRESS ACROSS THE JCEAT, LLC PROPERTY AS SHOWN HEREON.
- I. LOT #1 IS SUBJECT TO TWO (2) 35.0' WIDE EASEMENTS FOR INGRESS & EGRESS FOR THE BENEFIT OF LOT #3 AS SHOWN HEREON.
- J. LOT #1 HAS RIGHTS TO 40 PARKING SPACES LYING ON LOT #3.
- K. LOT #1 HAS A 15.0' WIDE PRIVATE WATER LINE EASEMENT ACROSS LOT #3 FOR ACCESS TO THE EXISTING PUBLIC WATER LINE CONNECTION AND RELATED LINES.

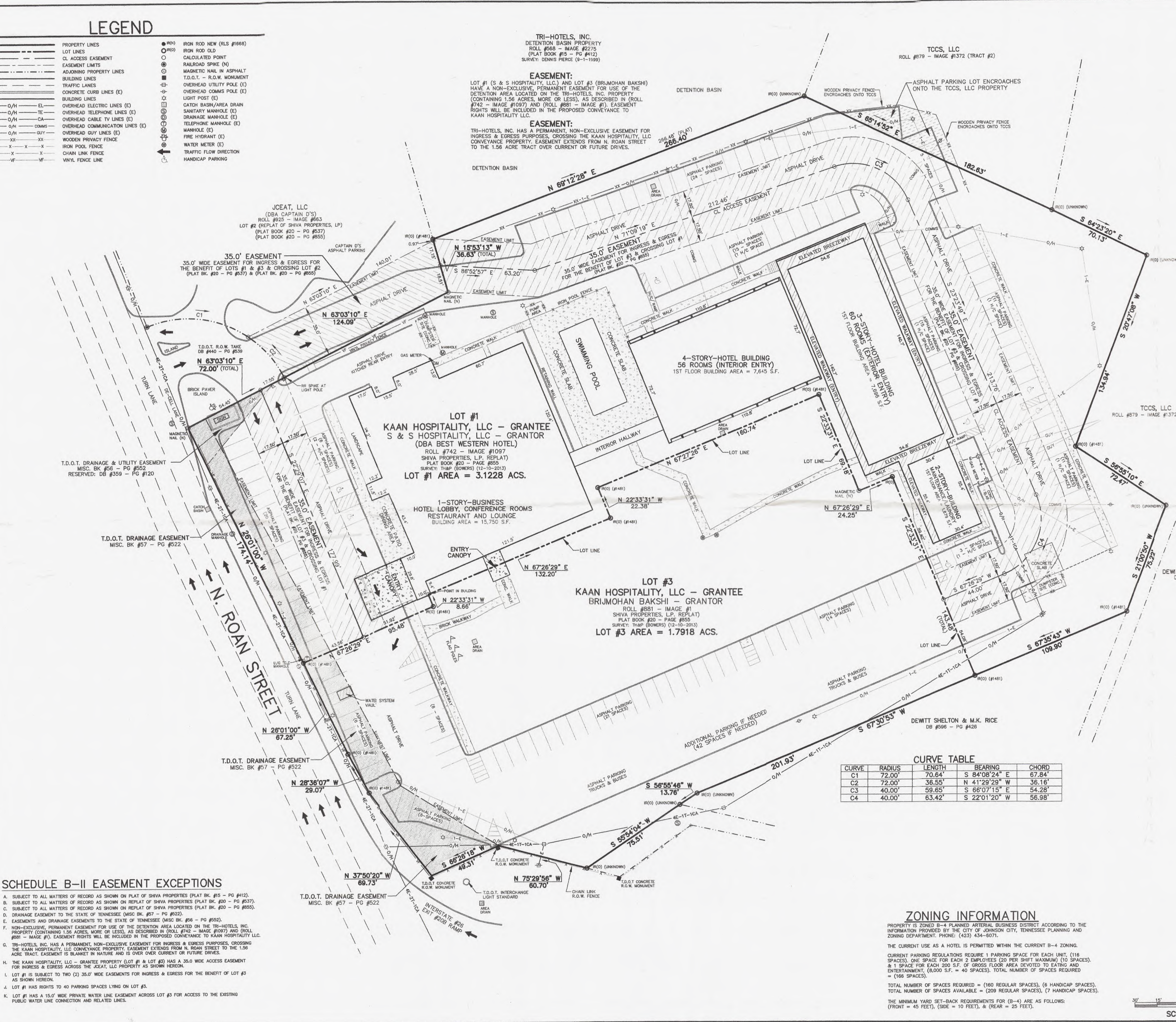
TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, RE/MAX BANK AND KAAH HOSPITALITY, LLC, AND ALL OTHER PARTIES INTERESTED IN TITLE TO THE SURVEYED PREMISES.

TRI-HOTELS, INC.
DETENTION BASIN PROPERTY
ROLL #666 - IMAGE #2275
(PLAT BOOK #15 - PG. #412)
SURVEY: DENNIS PERCE (9-1-1999)

EASEMENT:
LOT #1 (S & S HOSPITALITY, LLC) AND LOT #3 (BRIJMOHAN BAKSHI) HAVE A NON-EXCLUSIVE, PERMANENT EASEMENT FOR USE OF THE DETENTION AREA LOCATED ON THE TRI-HOTELS, INC. PROPERTY (CONTAINING 1.56 ACRES, MORE OR LESS), AS DESCRIBED IN ROLL #742 - IMAGE #1097 AND ROLL #881 - IMAGE #1). EASEMENT RIGHTS WILL BE INCLUDED IN THE PROPOSED CONVEYANCE TO KAAH HOSPITALITY, LLC.

EASEMENT:
TRI-HOTELS, INC. HAS A PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS PURPOSES, CROSSING THE KAAH HOSPITALITY, LLC CONVEYANCE PROPERTY. EASEMENT EXTENDS FROM N. ROAN STREET TO THE 1.56 ACRE TRACT OVER CURRENT OR FUTURE DRIVES.

TCCS, LLC
ROLL #179 - IMAGE #1372 (TRACT #2)



CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	72.00'	70.84'	S 84°08'24" E	67.84'
C2	72.00'	36.55'	N 41°29'29" W	36.18'
C3	40.00'	59.65'	S 68°07'15" E	54.28'
C4	40.00'	63.42'	S 22°01'20" W	56.98'

ZONING INFORMATION

PROPERTY IS ZONED B-4 PLANNED ARTERIAL BUSINESS DISTRICT ACCORDING TO THE INFORMATION PROVIDED BY THE CITY OF JOHNSON CITY, TENNESSEE PLANNING AND ZONING DEPARTMENT. PHONE: (423) 434-6071.

THE CURRENT USE AS A HOTEL IS PERMITTED WITHIN THE CURRENT B-4 ZONING.

CURRENT PARKING REGULATIONS REQUIRE 1 PARKING SPACE FOR EACH UNIT, (116 SPACES), ONE SPACE FOR EACH 2 EMPLOYEES (20 PER SHIFT MAXIMUM) (10 SPACES), & 1 SPACE FOR EACH 200 S.F. OF GROSS FLOOR AREA DEVOTED TO EATING AND ENTERTAINMENT, (6,000 S.F. = 40 SPACES). TOTAL NUMBER OF SPACES REQUIRED = (166 SPACES).

TOTAL NUMBER OF SPACES REQUIRED = (160 REGULAR SPACES), (6 HANDICAP SPACES).
TOTAL NUMBER OF SPACES AVAILABLE = (209 REGULAR SPACES), (7 HANDICAP SPACES).

THE MINIMUM YARD SET-BACK REQUIREMENTS FOR (B-4) ARE AS FOLLOWS:
(FRONT = 45 FEET), (SIDE = 10 FEET), & (REAR = 25 FEET).

