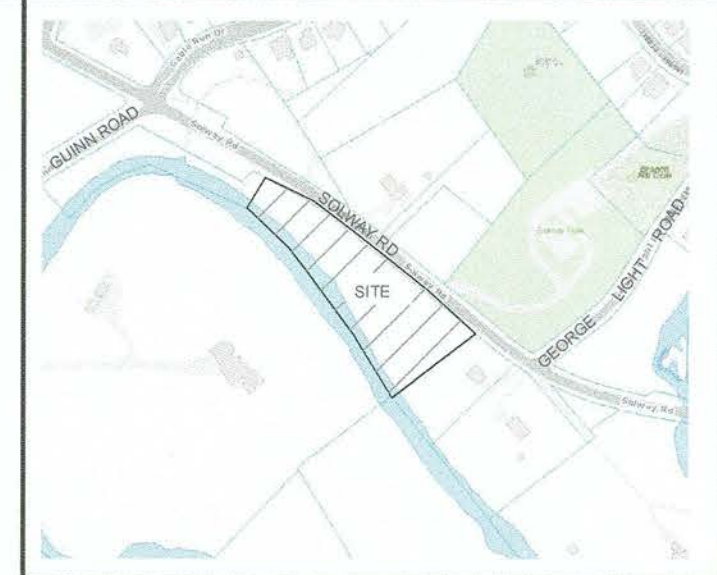


LEGEND

● IR(F) IRON PIN FOUND	○ UP UTILITY POLE	○ S SEWER MANHOLE
● IR(S) IRON PIN SET	□ A/C AIR CONDITIONER PAD	○ ST STORM DRAIN MANHOLE
(R) RECORDED DATA	★ LIGHT STANDARD	□ CB CATCH BASIN
RCP REINFORCED CONC PIPE	W WATER VALVE	W WATER MANHOLE
CMP CORRUGATED METAL PIPE	W WATER METER	○ C CLEAN-OUT
LA LANDSCAPE AREA	W HYDRANT	○ FM FIRE MAIN
○ HANDICAP PARKING	W CURB INLET	□ EB ELECTRIC BOX
14 NO. REGULAR PARKING SPACES	○ TM TELEPHONE MANHOLE	● B BOLLARD POLE
CONCRETE AREA	○ IV IRRIGATION VALVE	○ G GREASE TRAP
RIP-RAP	○ AS AUTOMATIC SPRINKLER	



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT
1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE
CONFIRMATION NUMBER.



LOCATION MAP

N.T.S.

OWNER
JAY WALTER COMBES IV
3311 GUINN RD
KNOXVILLE, TN 37931

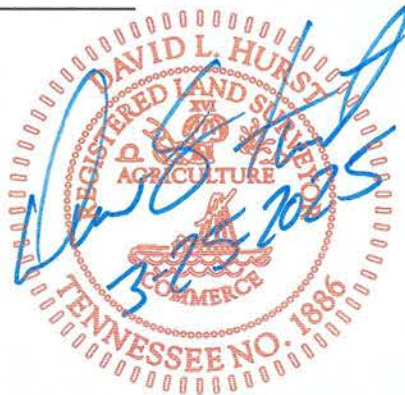
NOTES

- CORNER MONUMENTS AS SHOWN
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
- VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
- SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD AREA ACCORDING TO MAP 47093C0233G EFFECTIVE 08-05-2013.
- PROPERTY IS ZONED PR 1-3
SETBACKS ARE AS FOLLOWS:
FRONT: 20'
SIDE: 15'
REAR: 35'
PERIPHERAL: 20'
- THE SPEED LIMIT FOR SOLWAY ROAD IS POSTED AS 40 MPH. THE SITE DISTANCE FROM THE PROPOSED DRIVEWAY IS 400 FEET TO THE TO THE NORTHWEST AND TO THE SOUTHEAST

LINE	BEARING	DISTANCE
L1	S 60°43'23" E	59.57'
L2	S 56°56'04" E	77.44'
L3	S 54°15'07" E	84.32'
L4	S 52°02'45" E	87.75'
L5	S 51°44'04" E	90.73'
L6	S 51°17'02" E	73.02'
L7	S 50°49'54" E	80.11'
L8	S 50°56'06" E	73.86'
L9	S 49°53'14" E	81.25'
L10	S 46°42'10" E	15.38'
L11	N 32°10'59" W	141.99'
L12	N 27°10'14" W	139.11'
L13	N 35°22'48" W	118.37'
L14	N 41°29'55" W	118.83'
L15	N 46°47'22" W	109.78'
L16	N 60°01'00" W	47.66'
L17	S 29°59'00" W	29.88'
L18	S 52°40'24" W	30.00'
L19	S 29°59'00" W	74.20'

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON. A TITLE OPINION WAS NOT FURNISHED TO THIS SURVEYOR AND EASEMENTS SHOWN AND OR NOT APPARENT IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY

SURVEYOR
DAVID L. HURST
TENNESSEE REGISTRATION NUMBER 1886



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE & SEVIERVILLE, TENNESSEE

621 Wall Street
Sevierville, Tennessee 37862

Phone: (865) 429-4683 FAX: (865) 429-4684

FLOOD INFORMATION

500 YEAR BFE: 856'
500 YEAR MFE: 857'



4-A-25-DP
DEVELOPMENT PLAN
PROPERTY OF
JAY COMBES

6th CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
TAX MAP: 089 PARCEL: 118.00
ADDRESS: 3221 SOLWAY RD
DEED REFERENCES: INST # 202308250010654
PLAT REFERENCE: PB A-331A

APPROVED BY: D. HURST
DRAWN BY: D. HURST

FIELD DATE: 11-25-2024
DRAWING DATE: 02-18-2025
LAST REV. DATE: 03-25-2025

SCALE: 1" = 50'
PROJECT NUMBER: 24174