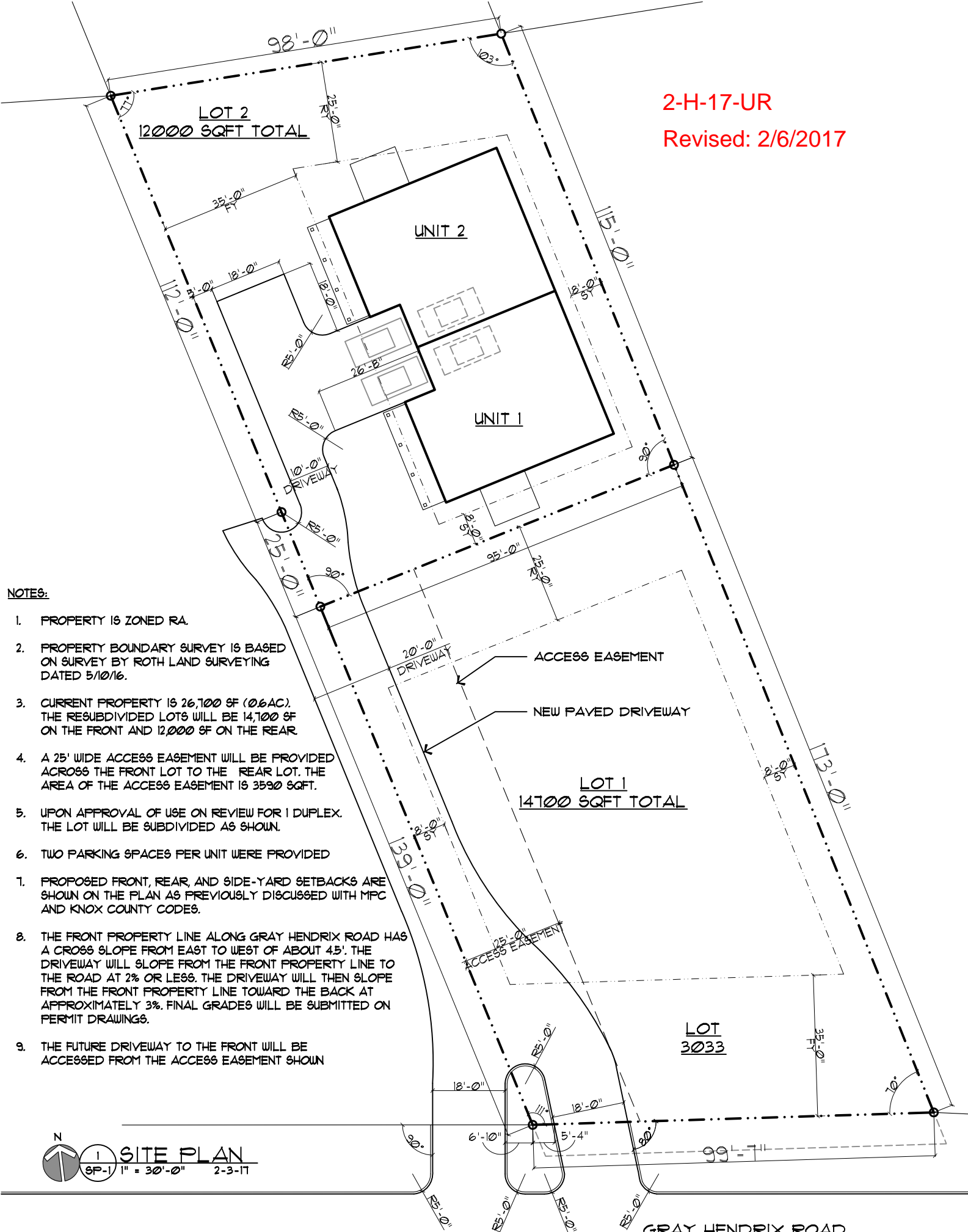


2-H-17-UR  
 Revised: 2/6/2017



**NOTES:**

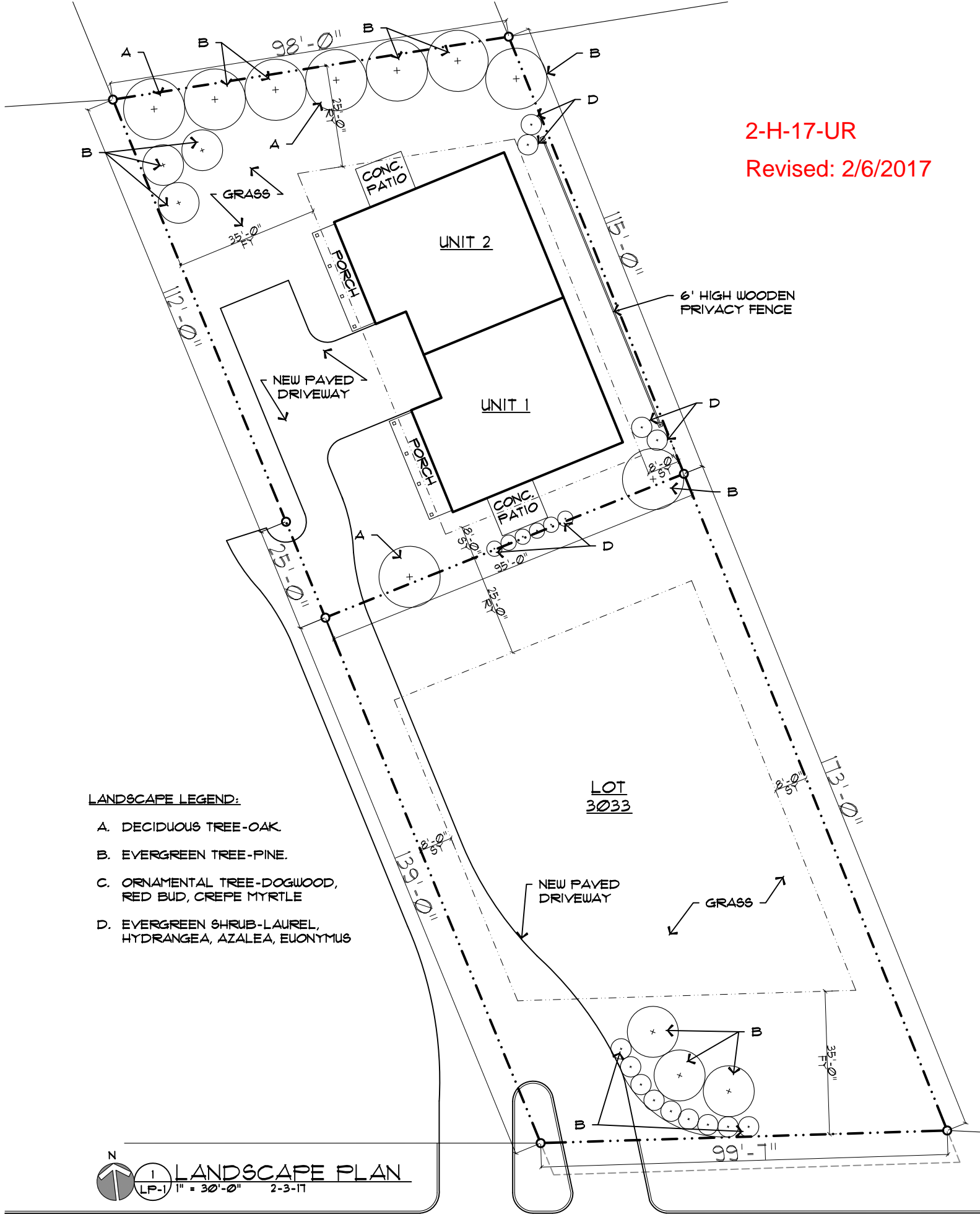
1. PROPERTY IS ZONED RA.
2. PROPERTY BOUNDARY SURVEY IS BASED ON SURVEY BY ROTH LAND SURVEYING DATED 5/10/16.
3. CURRENT PROPERTY IS 26,100 SF (0.6 AC). THE RESUBDIVIDED LOTS WILL BE 14,700 SF ON THE FRONT AND 12,000 SF ON THE REAR.
4. A 25' WIDE ACCESS EASEMENT WILL BE PROVIDED ACROSS THE FRONT LOT TO THE REAR LOT. THE AREA OF THE ACCESS EASEMENT IS 3590 SQFT.
5. UPON APPROVAL OF USE ON REVIEW FOR 1 DUPLEX. THE LOT WILL BE SUBDIVIDED AS SHOWN.
6. TWO PARKING SPACES PER UNIT WERE PROVIDED
7. PROPOSED FRONT, REAR, AND SIDE-YARD SETBACKS ARE SHOWN ON THE PLAN AS PREVIOUSLY DISCUSSED WITH MPC AND KNOX COUNTY CODES.
8. THE FRONT PROPERTY LINE ALONG GRAY HENDRIX ROAD HAS A CROSS SLOPE FROM EAST TO WEST OF ABOUT 4.5'. THE DRIVEWAY WILL SLOPE FROM THE FRONT PROPERTY LINE TO THE ROAD AT 2% OR LESS. THE DRIVEWAY WILL THEN SLOPE FROM THE FRONT PROPERTY LINE TOWARD THE BACK AT APPROXIMATELY 3%. FINAL GRADES WILL BE SUBMITTED ON PERMIT DRAWINGS.
9. THE FUTURE DRIVEWAY TO THE FRONT WILL BE ACCESSED FROM THE ACCESS EASEMENT SHOWN

**SITE PLAN**  
 SP-1 1" = 30'-0" 2-3-17

GRAY HENDRIX ROAD

2-H-17-UR

Revised: 2/6/2017



**LANDSCAPE LEGEND:**

- A. DECIDUOUS TREE-OAK
- B. EVERGREEN TREE-PINE.
- C. ORNAMENTAL TREE-DOGWOOD, RED BUD, CREPE MYRTLE
- D. EVERGREEN SHRUB-LAUREL, HYDRANGEA, AZALEA, EUONYMUS