

POTENTIAL MASTER PLANNED STORMWATER AREA, ADDITIONAL PIPING AND EASEMENT WOULD BE REQUIRED.

POTENTIAL SEWER TIE IN WITH 6" PRIVATE LATERAL. EASEMENT WILL BE REQUIRED.

DETENTION REQUIRED IF USE OF ADJACENT DETENTION FACILITIES IS NOT PERMITTED

POTENTIAL MASTER PLANNED STORMWATER AREA

POTENTIAL TIE IN LOCATION IF ADJACENT DETENTION POND HAS AVAILABLE STAGING, DOWNSTREAM PIPE LIKELY REQUIRES UPSIZING

POWER/TELECOM LINES SAG SIGNIFICANTLY. POTENTIAL CROSS ACCESS ISSUE.

POTENTIAL GUY WIRE CONFLICT, POLES ARE EXPENSIVE TO RELOCATE, RECOMMEND REQUESTING STAKING IN SURVEY

REQ. DIMENSIONS: 9'X19'

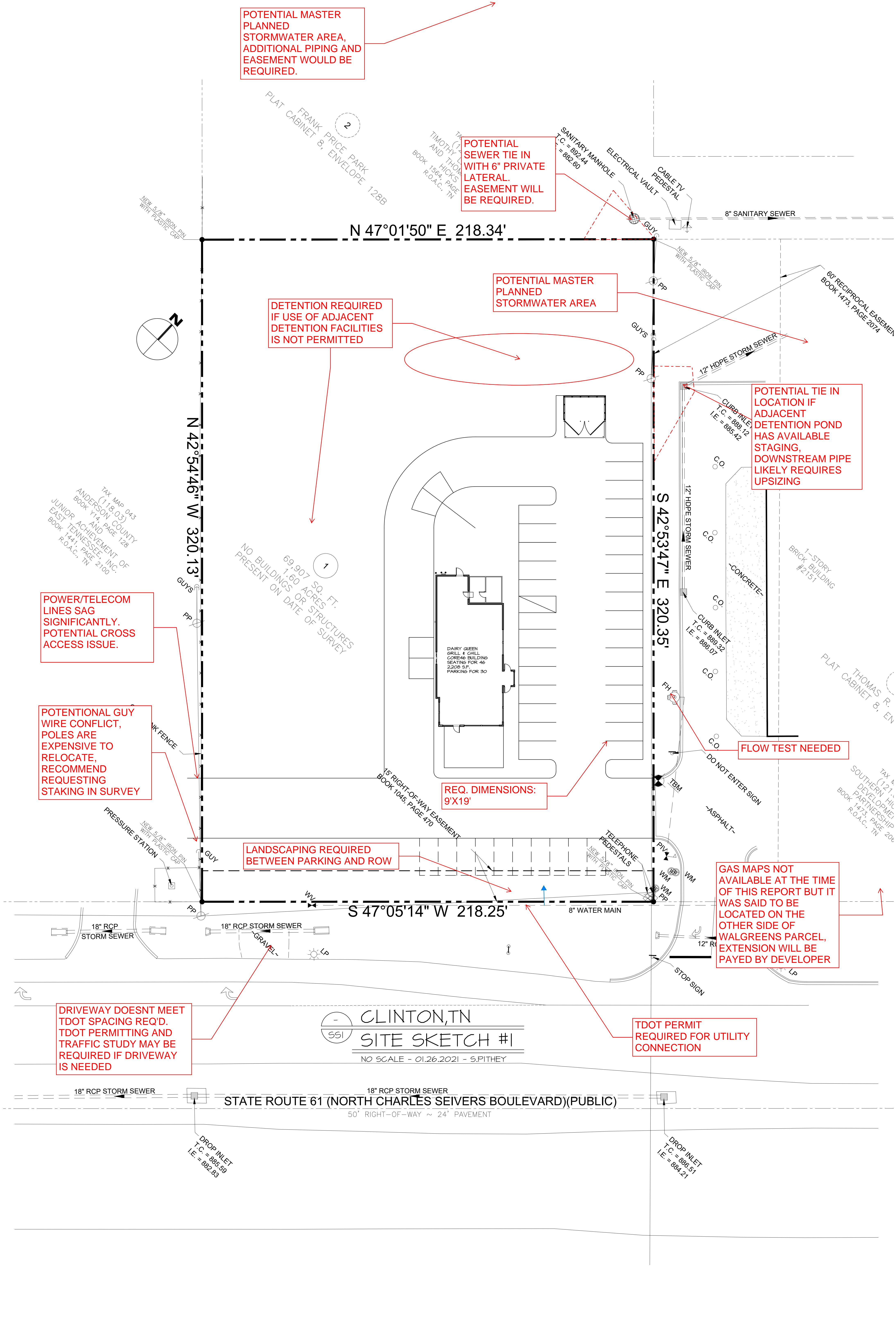
LANDSCAPING REQUIRED BETWEEN PARKING AND ROW

FLOW TEST NEEDED

GAS MAPS NOT AVAILABLE AT THE TIME OF THIS REPORT BUT IT WAS SAID TO BE LOCATED ON THE OTHER SIDE OF WALGREENS PARCEL, EXTENSION WILL BE PAID BY DEVELOPER

DRIVEWAY DOESNT MEET TDOT SPACING REQ'D. TDOT PERMITTING AND TRAFFIC STUDY MAY BE REQUIRED IF DRIVEWAY IS NEEDED

TDOT PERMIT REQUIRED FOR UTILITY CONNECTION



N 47°01'50" E 218.34'

N 42°54'46" W 320.13'

S 42°53'47" E 320.35'

S 47°05'14" W 218.25'

CLINTON, TN
SITE SKETCH #1
NO SCALE - 01.26.2021 - S.PITHEY

STATE ROUTE 61 (NORTH CHARLES SEIVERS BOULEVARD)(PUBLIC)

50' RIGHT-OF-WAY ~ 24' PAVEMENT

PLAT FRANK PRICE PARK AND THOMAS R. ENVELOPE 128B CABINET 8, ENVELOPE 128B

TIMOTHY L. THOMAS AND THOMAS R. ENVELOPE 128B CABINET 8, ENVELOPE 128B

TAX MAP 043 (118.03) ANDERSON COUNTY JUNIOR ACHIEVEMENT OF EAST TENNESSEE, INC. BOOK 1441, PAGE 2100 R.O.A.C., TN

NO BUILDINGS OR STRUCTURES PRESENT ON DATE OF SURVEY
69,907 SQ. FT.
1.60 ACRES
DATE OF SURVEY

DAIRY QUEEN GRILL & CHILL CORE& BUILDING SEATING FOR 46 2,208 S.F. PARKING FOR 30

12" HDPE STORM SEWER
CURB INLET T.C. = 888.12 I.E. = 885.42
CURB INLET T.C. = 889.32 I.E. = 886.07

1-STORY BRICK BUILDING #2151

THOMAS R. ENVELOPE 128B CABINET 8, ENVELOPE 128B

TAX MAP (121.03) SOUTHERN HILL DEVELOPMENT PARTNERSHIP BOOK 1473, PAGE 206 R.O.A.C., TN

18" RCP STORM SEWER

18" RCP STORM SEWER

DROP INLET T.C. = 885.59 I.E. = 882.83

DROP INLET T.C. = 886.51 I.E. = 884.21

