



IRON PIN  
& CAP  
N-821497.84  
E-2978757.00

IRON PIN  
& CAP  
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IRON PIN (>)  
- & CAP  
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
















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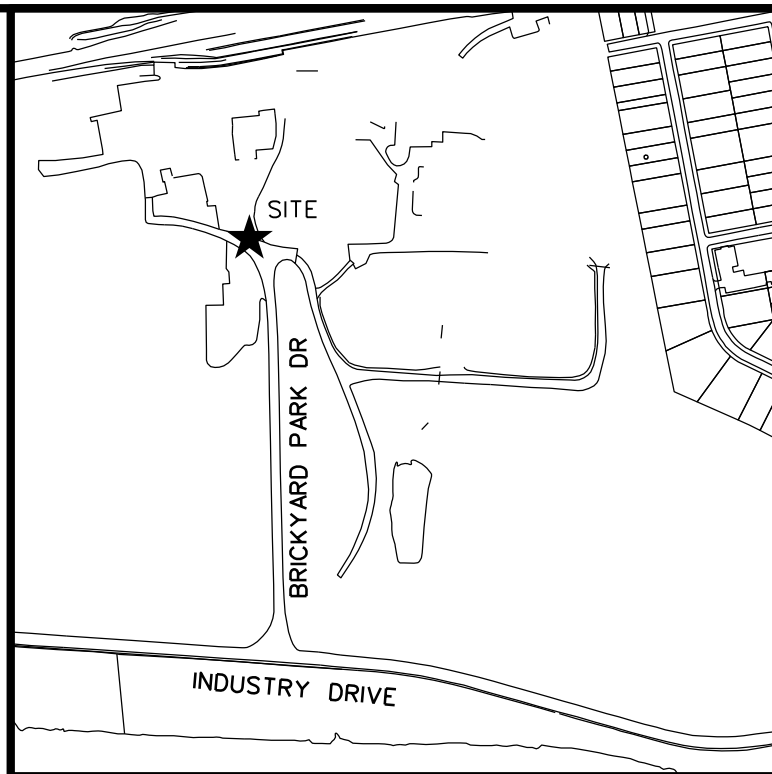
-IRON PIN  
& CAP  
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E-2978831.93

NOTES:

1. UTILITIES THAT ARE VISIBLE (ABOVE GROUND AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. **UNDERGROUND UTILITIES ARE NOT VISIBLE.** THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY MARKING (IF ANY) BY THE CLIENT. IF ANY BY OTHERS, THE LOCATION AND INVENTOR IS THE RESULT OF NORMAL DUE DILIGENCE, HOWEVER, **THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE** THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION, THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
2. TAX MAP 046P GROUP "F" PORTION OF PARCEL 009.00
3. DEED REFERENCE: W.D.B. 3105, PG. 2494
4. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ARE AS PER F.E.M.A. MAP NUMBER 47163C00450, ZONE X, MAP HAVING A REVISED DATE OF 09-29-2016.
5. GRID COORDINATES SHOWN ARE RELATIVE TO KINGSPORT CONTROL MONUMENTS.
6. PROPERTY ZONE PD: PLANNED DEVELOPMENT
7. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
8. PHASE 1A WILL USE PO BOXES FOR MAIL SERVICE UNTIL CLUSTER BOXES ARE CONSTRUCTED IN PHASE 1B AND PHASE 1B RECEIVES FINAL PLAT APPROVAL.

LEGEND

	EJB	Electrical Junction Box
	ETF	Electrical Transformer
	CB	Catch Basin
	WV	Water Valve
	SN	Sign
	ADS	Area Drain Square
	GV	Gas Valve
	CO	Clean Out
	WM	Water Meter
	PP	Power Pole
	STMH	Storm Manhole
	SAMH	Sanitary ManHole
	HDPE	High Density Polyethylene
	OHP	Overhead Power
	W	Waterline
	G	Gasline
	SA	Sanitary Sewerline
	PVC	Polyvinyl Chloride Pipe



VICINITY MAP  
NOT TO SCALE

## PROJECT INFORMATION

PROJECT NAME:

BRICKYARD VILLAGE

LOCATION:

100 HILL STREET  
KINGSPORT, TN 37662

OWNER:

INDUSTRIAL DEVELOPMENT BOARD OF  
THE CITY OF KINGSFORT, TENNESSEE  
415 BROAD STREET  
KINGSFORT, TN 37660  
DEVELOPMENT COORDINATOR: JESSICA HARMON  
PHONE NUMBER: (423) 224-2482

DEVELOPER:

BRICKYARD TN, LLC  
5448 APEX PARKWAY, SUITE 196  
APEX, NORTH CAROLINA 27502  
CONTACT: JARROD EDENS  
PHONE NUMBER: (919) 316-1855

DESIGN FIRM:

BARGE DESIGN SOLUTIONS, INC.  
FOUR SHERIDAN SQUARE, SUITE 100  
KINGSPORT, TN 37660  
PROJECT MANAGER: JENNIFER SALYER  
PHONE NUMBER: (423) 723-8448  
DESIGN ENGINEER: MICHAEL HECK  
PHONE NUMBER: (865) 934-4119

## SITE DATA:

OWNER: INDUSTRIAL DEVELOPMENT BOARD OF  
THE CITY OF KINGSFORT, TENNESSEE  
PARCEL NUMBER: 046P F 009.00  
DEEDED ACREAGE: 57.44 AC  
ZONING: PD, PLANNED DEVELOPMENT DISTRICT  
DISTURBED AREA: 13.70 AC  
IMPERVIOUS AREA NET INCREASE: 2.17 AC

I hereby certify that I have surveyed the land boundaries and easements shown herein in accordance with accuracy requirements for a Category I survey and that the ratio for precision of the unadjusted survey is not less than 1:10,000. I further certify that I have located all natural and manmade features shown herein in accordance with the current Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. I certify the location, elevation and description of these features.

Based on site observations and/or information provided by a registered Land Surveyor, I hereby certify that all grading, drainage, structures, and/or systems, erosion and sediment control practices including facilities, and vegetative measures have been completed in substantial conformance with the approved plans and specifications.



# AS-BUILT SURVEY

BRICKYARD TN, LLC

# BRICKYARD VILLAGE - PHASE 1A

KINGSPORT, TENNESSEE

[illegible]

FILE NO. 37007-04