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1-C-20-UR



REVERSE PLAN

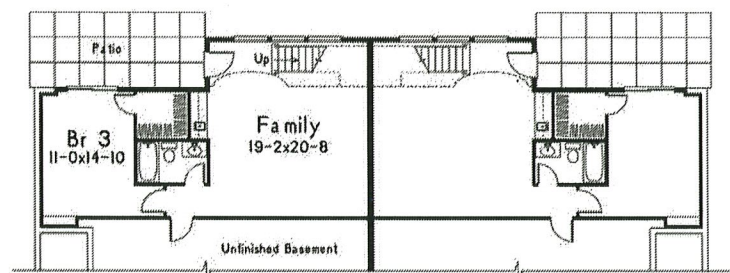
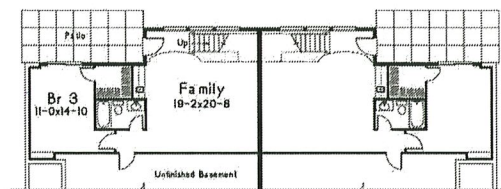
Front Elevation

Country

House Plan 87385

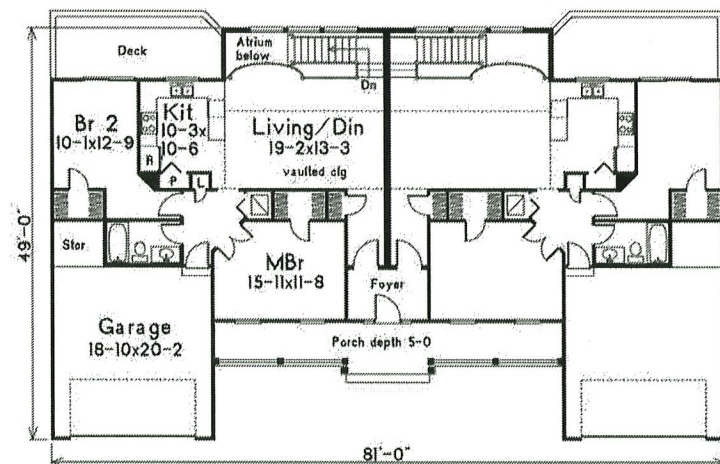
Order Code:

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Country Style
Multi-Family Plan 873853666 Sq Ft, 6 Bedrooms, 4 Full Baths, 4 Car
Garage

REVERSE PLAN

Lower Level



REVERSE PLAN

Level One



Quick Specs

3666 Total Living Area
 760 Lower Level
 1073 Main Level
 6 Bedrooms
 4 Full Baths
 4 Car Garage
 81' W x 49' D

Quick Pricing

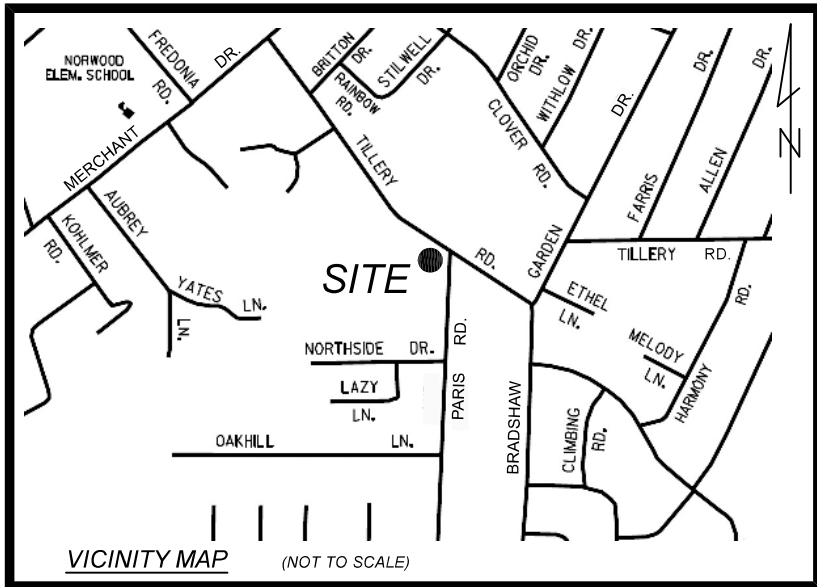
5 Sets: \$1,175.00
 8 Sets: \$1,250.00
 PDF File: \$1,125.00

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Plan Specifications	+
Plan Package Pricing	+
What's Included?	+
Modifications	+
Cost to Build	+
Previous Q & A	+
Ask A Question	+
Low Price Guarantee	+



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CH LENGTH
C1	90°00'00"	25.00'	39.27'	S 46°31'18" W	35.36'
C2	10°53'10"	225.00'	42.75'	S 86°04'43" W	42.69'
C3	28°11'04"	225.00'	110.68'	S 66°32'36" W	109.57'
C4	5°07'44"	200.00'	17.90'	N 49°53'12" E	17.90'
C5	39°04'14"	200.00'	136.38'	N 71°59'11" E	133.76'

LINE TABLE		
LINE	BEARING	DIST.
L1	S 47°19'20" W	12.38'
L2	S 37°32'26" E	25.00'
L3	S 42°40'40" E	34.47'
L4	S 58°29'20" E	25.98'
L5	S 47°19'20" W	58.51'
L6	N 08°21'52" W	29.92'

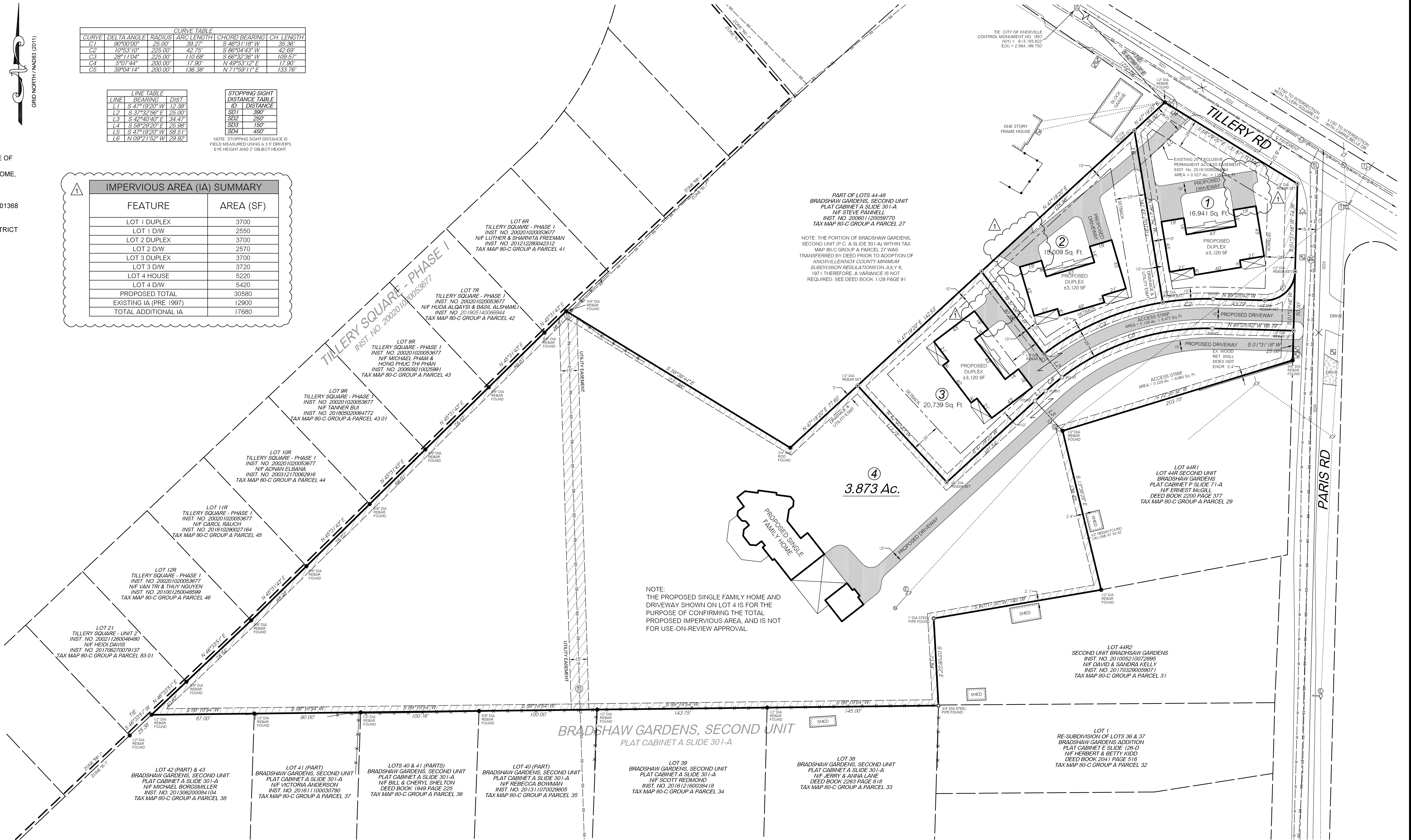
STOPPING SIGHT DISTANCE TABLE	
ID	DISTANCE
SD1	380'
SD2	280'
SD3	150'
SD4	450'

NOTE: STOPPING SIGHT DISTANCE IS FIELD MEASURED USING A 3.5' DRIVER'S EYE HEIGHT AND 2' OBJECT HEIGHT

GENERAL NOTES

- THIS CONCEPT PLAN IS INTENDED ONLY FOR THE PURPOSE OF SHOWING THE PROPOSED LOCATIONS OF THE PLANNED CONSTRUCTION OF DUPLEX UNITS AND A SINGLE FAMILY HOME, AND MAY NOT BE RELIED UPON FOR ANY OTHER PURPOSE
- PROPERTY INFORMATION:
DEED REFERENCE(S): INSTRUMENT NUMBER 201807060001368
PLAT REFERENCE(S): PLAT CABINET A SLIDE 301-A
PARCEL ID: MAP 80-C GROUP A PARCEL 28
CURRENT ZONING: "R-1" LOW DENSITY RESIDENTIAL DISTRICT
TOTAL PARCEL AREA: 5.042 ACRES INTO 4 LOTS

IMPERVIOUS AREA (IA) SUMMARY	
FEATURE	AREA (SF)
LOT 1 DUPLEX	3700
LOT 1 D/W	2550
LOT 2 DUPLEX	3700
LOT 2 D/W	2570
LOT 3 DUPLEX	3700
LOT 3 D/W	3720
LOT 4 HOUSE	5220
LOT 4 D/W	5420
PROPOSED TOTAL	30580
EXISTING IA (PRE 1997)	12900
TOTAL ADDITIONAL IA	17680



NOTE:
THE PROPOSED SINGLE FAMILY HOME AND DRIVEWAY SHOWN ON LOT 4 IS FOR THE PURPOSE OF CONFIRMING THE TOTAL PROPOSED IMPERVIOUS AREA, AND IS NOT FOR USE-ON-REVIEW APPROVAL.

CONCEPT PLAN FOR DADZIE SQUARE SUBDIVISION RESUBDIVISION OF PART OF LOTS 41, 42 & 44-48 OF BRADSHAW GARDENS, SECOND UNIT

TAX MAP 80-C GROUP A PARCEL 28
BLOCK 41350, WARD 41, CITY OF KNOXVILLE
5th CIVIL DISTRICT

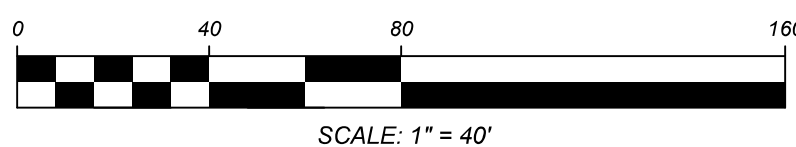
KNOX COUNTY, TENNESSEE

DATE: NOVEMBER 19, 2019

REVISED DATE: DECEMBER 16, 2019

PLANNING SERVICES FILE NO.: 1-C-20-UR

Revised: 12/16/2019



OWNER(S):
Lots 1-4 (Map 80-C Grp A Par 28)
Peter & Theresa Dadzie
1818 Tillery Square Ln
Knoxville, TN 37912
(865) 455-8767

LAND TECH CIVIL ENGINEERING & LAND SURVEYING
Post Office Box 5412 Ph. 865.978.6510
100 McCamey Road Fax 865.978.6523
Knoxville, TN 37918 info@landtechco.com