

10-D-21-SU

NOTES

- 1) PROPERTY IS ZONED RN-2, MAINTAINING THE FOLLOWING REQUIREMENTS:
 - FRONT SETBACK: 20', OR THE AVERAGE OF BLOCK FACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10.
 - SIDE SETBACK: 5', OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
 - CORNER SIDE SETBACK: 12'
 - REAR SETBACK: 25'
 - MINIMUM LOT AREA: 10,000 FOR 2 FAMILY RESIDENCE
- 2) BOUNDARY CALLS ARE REFLECTIVE OF RECORD DOCUMENTS ONLY; THIS IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 082.03-7.
- 3) NORTH REFERENCE BASED ON DEED OF RECORD, INST. # 2016116032010.
- 4) LINE AND CURVE TABLES FOUND ON PAGE 2.
- 5) SIGHT DISTANCE NORTHWEST ALONG AMHERST FOR LOT 2 BEING CONTINUOUS FOR 260', WITH AN EXCESS OF 500' AVAILABLE THAT IS NOT CONTINUOUS.
- 6) SUBDIVISION OF PROPERTY IS REQUIRED PRIOR TO PERMITS FOR BUILDING CONSTRUCTION BEING APPROVED.

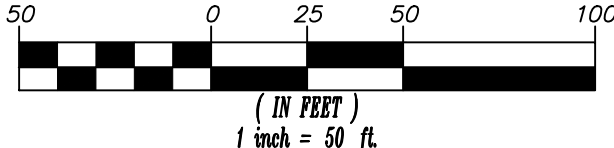


LEGEND

- | | |
|------------|----------------------------------------------|
| N 0°0'0" E | RECORD CALLS |
| | CLOSED DEPRESSION |
| | PROPOSED DRAINAGE DIRECTION |
| | 50' CLOSED DEPRESSION BUFFER |
| | LIMITS OF 25' ACCESS EASEMENT 4,445 ± SQ.FT. |
| | ASPHALT SURFACE |

- PROPOSED LOT 1
~25,006 ± SQ.FT.
BUILDING COVERAGE = 8%
IMPERVIOUS SURFACE = 27%
- PROPOSED LOT 2
~15,761 ± SQ.FT.
BUILDING COVERAGE = 13%
IMPERVIOUS SURFACE = 39%
- PROPOSED LOT 3
~44,700 ± SQ.FT.
BUILDING COVERAGE = 5%
IMPERVIOUS SURFACE = 10%

GRAPHIC SCALE



FOR: Evergreen Custom Construction

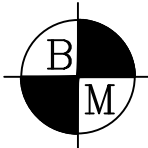
LOCATION: 1820 Amherst Road Knoxville, Tn 37909

COUNTY COMMISSION DISTRICT: THIRD WARD: 45 BLOCK: 45520

DRAWING SCALE: 1"= 20'BM-NUMBER: 21-150 DATE: 27 SEPTEMBER 2021

OWNER: OFR INVESTMENTS LLC. CLT MAP: 92 INSERT: M GROUP: A PARCEL: 009

DEED: INST. # 2016116032010 R.O.K.C. PAGE: 1 OF 2



BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, Tennessee 37932

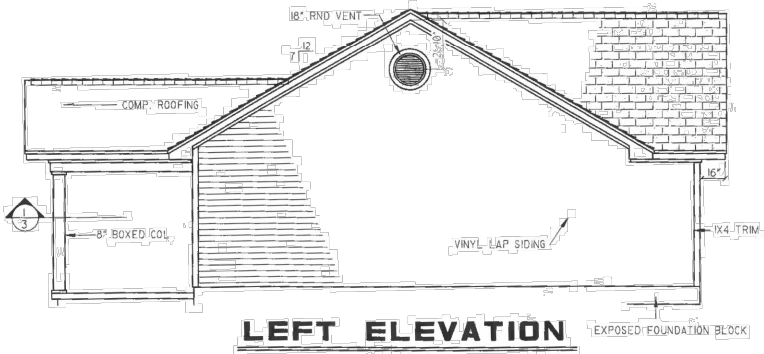
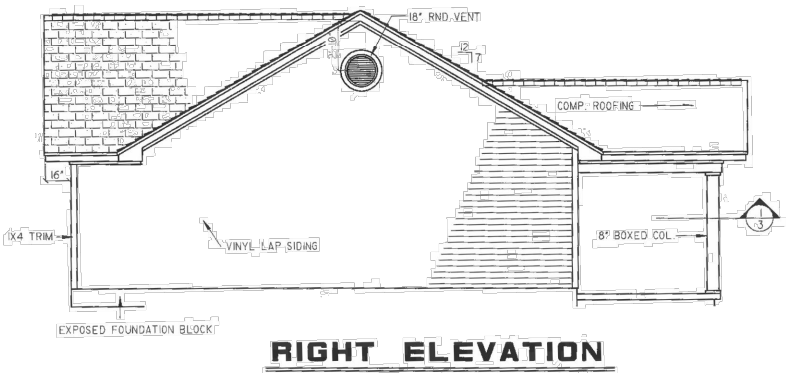
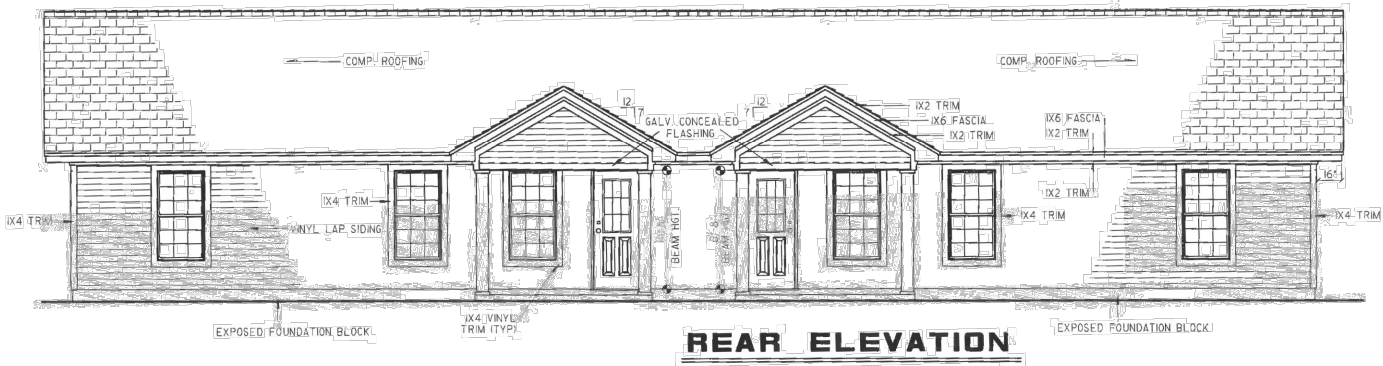
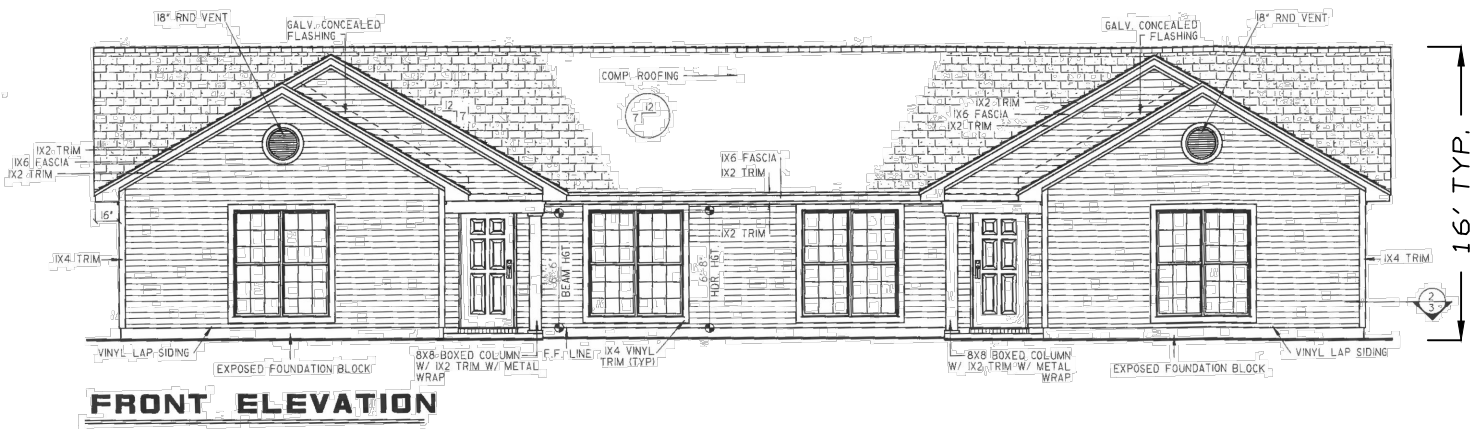
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PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	250.00'	96.89'	S 13°52'11" W	96.29'
C2	37.50'	19.43'	S 12°04'44" E	19.22'

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 2°46'00" W	29.39'
L2	S 26°55'27" E	32.08'
L3	S 87°14'00" E	44.84'
L4	S 87°14'00" E	109.90'

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ELEVATION

NOT TO SCALE

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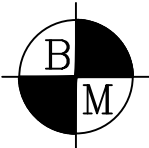
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