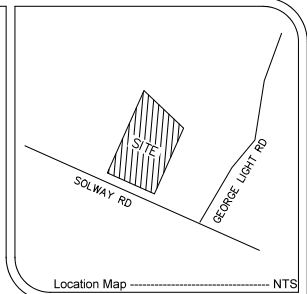
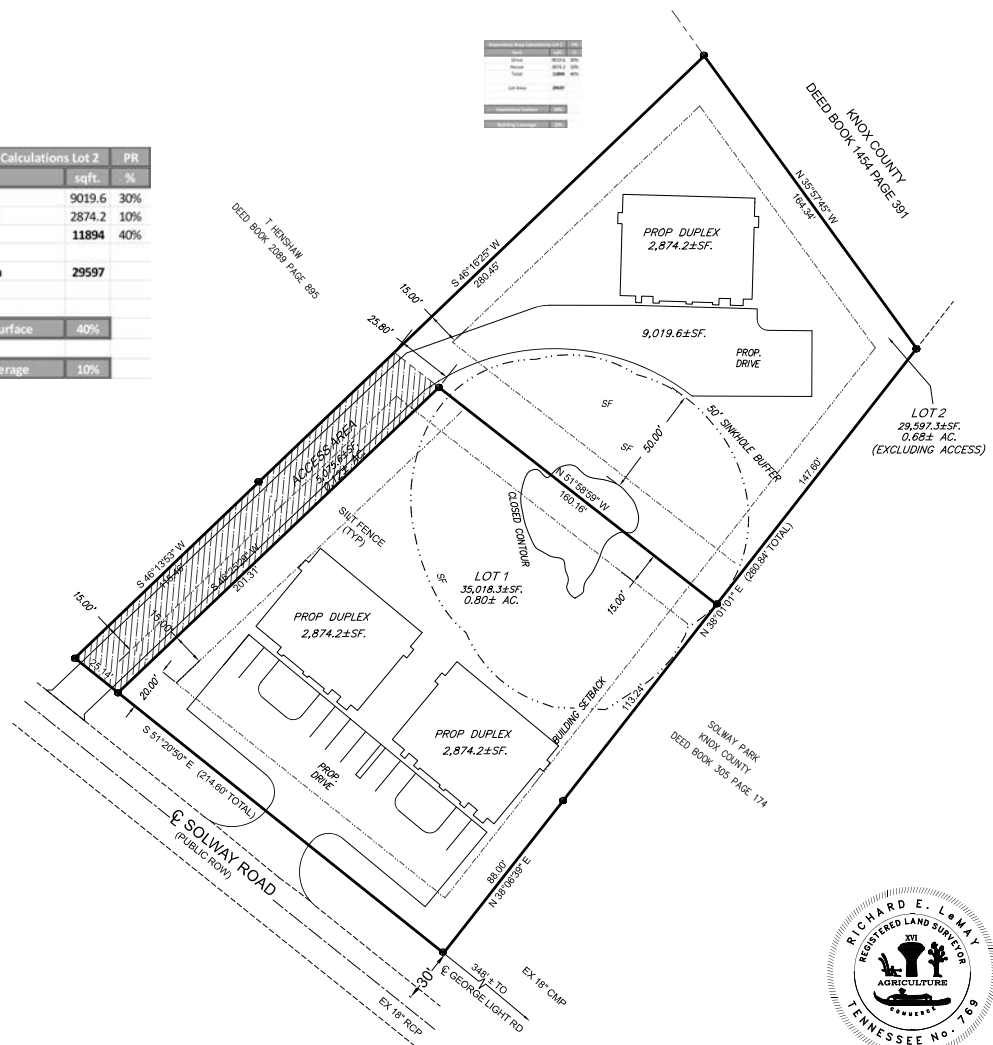


Impervious Area Calculations Lot 2		
Item	sqft.	%
Drive	9019.6	30%
House	2874.2	10%
Total	11894	40%
Lot Area	29597	
Impervious Surface	40%	
Building Coverage	10%	



LEGEND

- IR(O) IRON ROD (OLD)
- ⊙ IR(S) IRON ROD (SET)

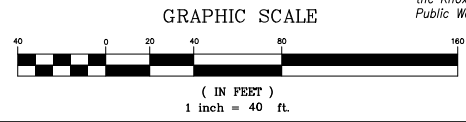
- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
 - DEED REFERENCE: INSTRUMENT # 202108090011057, 202108090011056
 - PROPERTY SHOWN ON MAP 89 PARCEL(S) 127.01 & 127
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - TOTAL LOTS: 2
 - TOTAL AREA: 1.84 ACRES
 - PROPERTY ZONE: PR

SETBACKS PER ZONING:
PR ZONE SETBACKS:
Front: Not less than 20 feet.
Southeast Boundary: 15 feet.
Northeast Boundary: 15 feet.
Northwest Boundary: 15 feet.

Sinkhole Note:
All structures will have to be located outside of the 50 foot setback area unless a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole/closed contour area setback is acceptable and the study is approved by the Knox County Department of Engineering and Public Works.

I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

Surveyor
Tenn. Reg. No. 769



LeMAY AND ASSOCIATES CONSULTING ENGINEERS
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Revised: 1/21/2025
PLANNING # 2-H-25-DP

THE BURUM PROPERTY		
Scale: 1"= 40'	Approved by: Rel	Drawn by: RELjr
DATE: 2-23-2022	LATEST REVISION: 01-21-2025	
DISTRICT 9 * KNOX COUNTY * TENNESSEE		
PARCEL ID: 089 12701 & 089 127	DRAWING NO.: 6097	