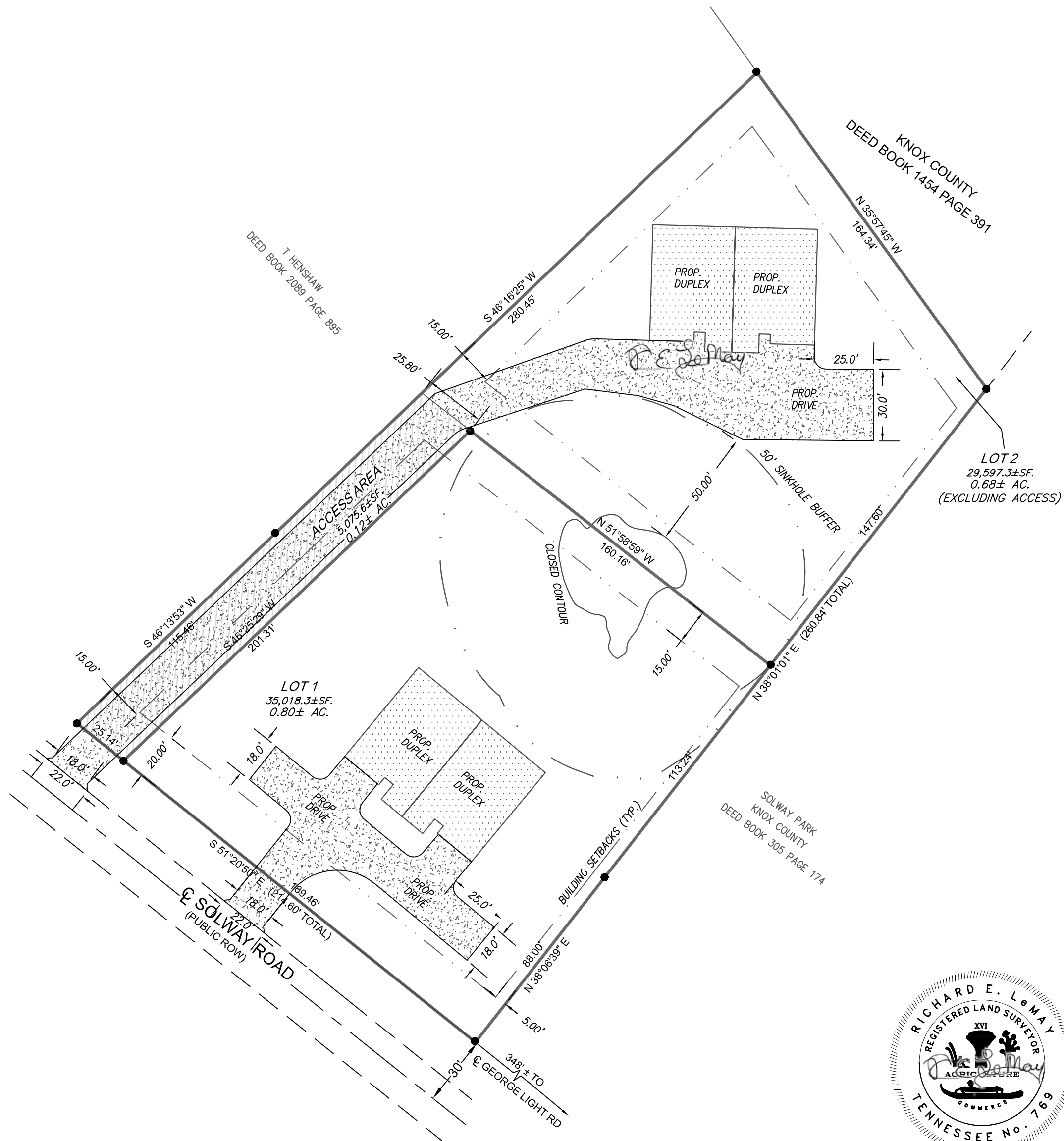


LEGEND

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



OWNER:
VELMOR LIMITED PARTNERSHIP
509 DISCO LOOP RD
FRIENDSVILLE, TN 37737
(865) 385-8474

PLANNING # 6-D-24-DP
6.1.2024

PLOT PLAN FOR:

THE BURUM PROPERTY

Scale: 1"= 40'	Approved by: Rel	Drawn by: REL,jr
DATE: 2-23-2022	LATEST REVISION: 3-29-22	
DISTRICT 9 * KNOX COUNTY * TENNESSEE		
PARCEL ID: 089 12701 & 089 127		DRAWING NO.: 6097

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: 1.6± ACRES
- PROPERTY ZONE: PR

SETBACKS PER ZONING:

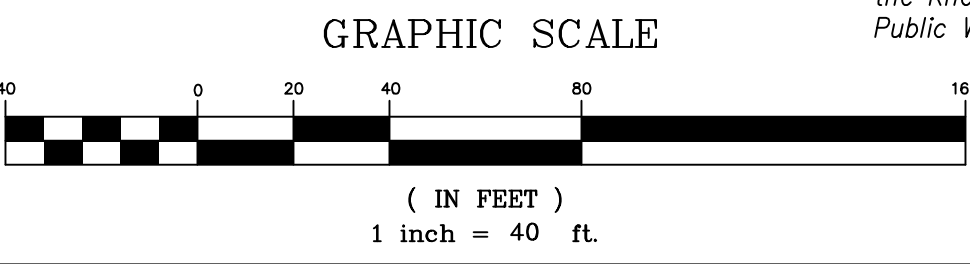
PR ZONE SETBACKS:

Front: Not less than twenty (20) feet.
Side: Not less than five (5) feet.
Rear: Not less than fifteen (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.

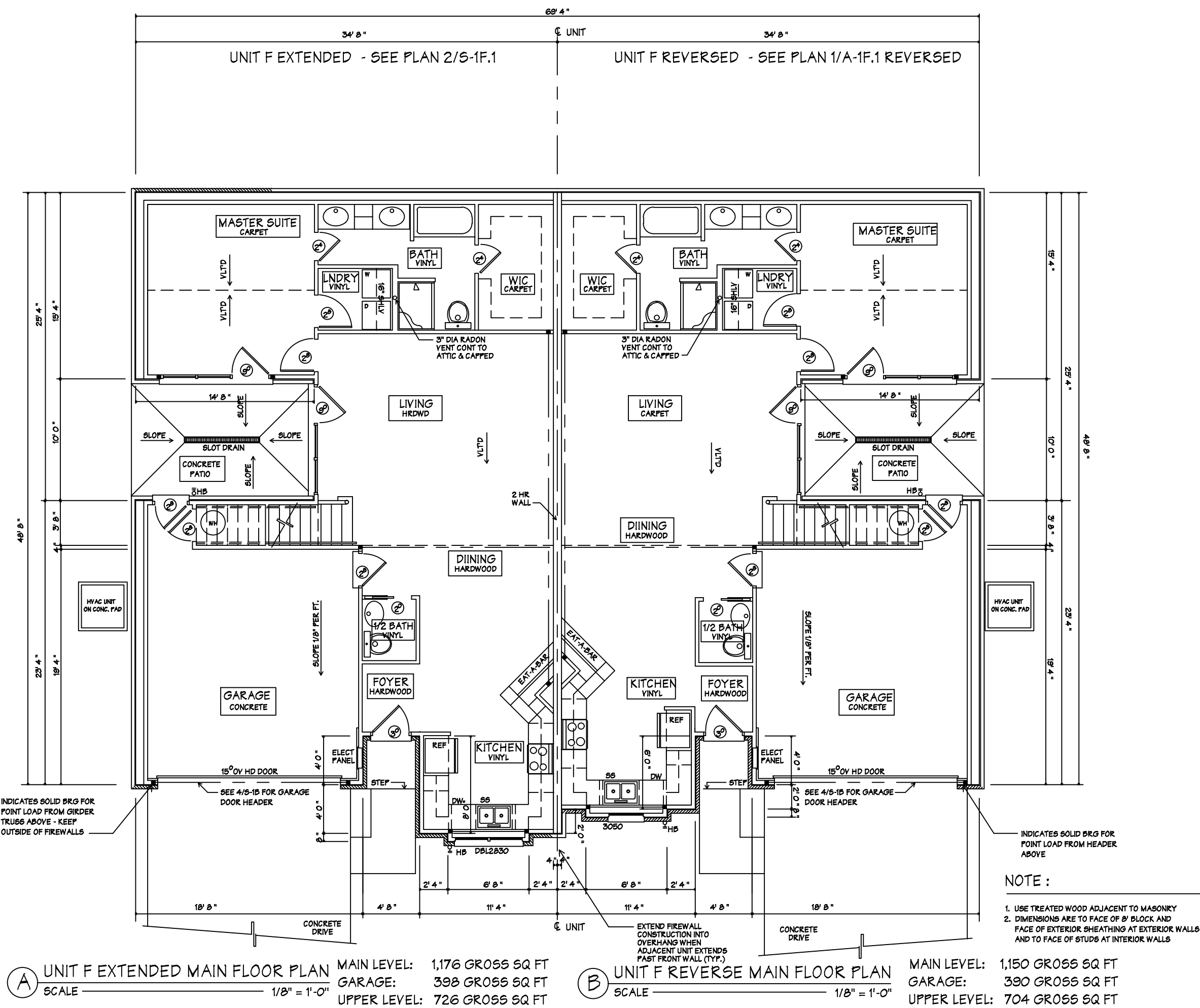
Surveyor
Tenn. Reg. No. 769



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

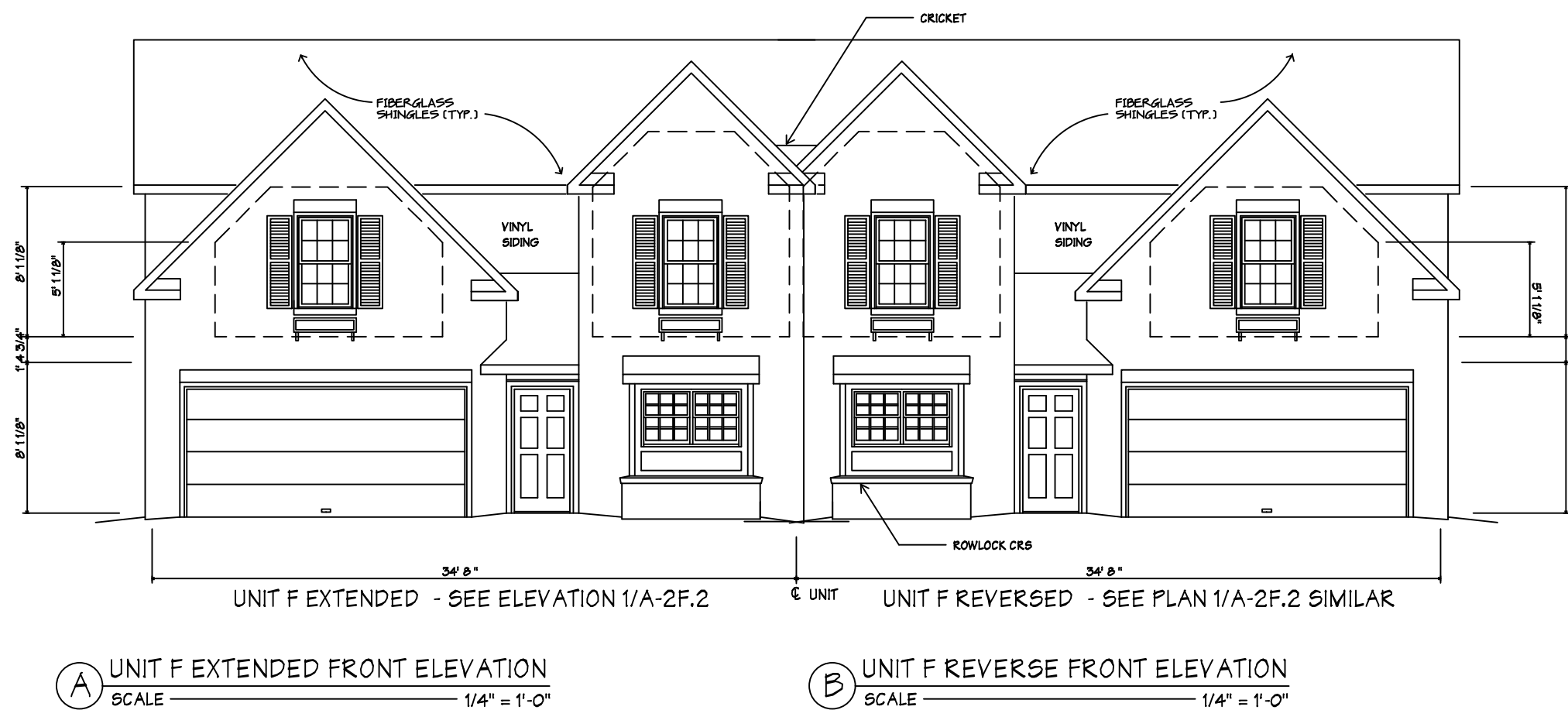
PH: (865) 671-0183
FAX: (865) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

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1 BLDG TYPE VII FLOOR PLAN
SCALE: 1/8" = 1' - 0"

- NOTE:**
1. SEE INDIVIDUAL UNIT FOUNDATION PLAN FOR OTHER DIMENSIONS AND DETAIL MARKERS.
 2. DIMENSIONS ARE TO OUTSIDE FACE OF 8" BLOCK
 3. SEE PARTIAL FOUNDATION PLAN 3/5-F1.1 FOR UNIT F EXTENDED



2 BLDG TYPE VII FRONT ELEVATION
SCALE: 1/8" = 1' - 0"

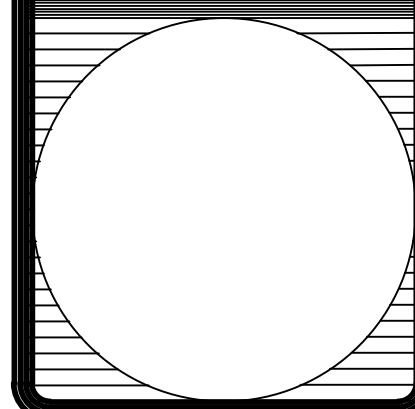
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NO	REVISION	DATE

WYSTWYND DESIGNS, INC.
RIC NIXON, AIA
401 FOREST PARK BOULEVARD
KNOXVILLE, TENNESSEE 37919
PHONE: 865-584-6712 FAX: 865-584-5919
E-MAIL: drn@wystwynd.com

CASCADE VILLAS
CONDOMINIUMS
KNOX COUNTY, TENNESSEE
DEVELOPED BY TERRY PATTON



DRAWN RIC
CHECKED RIC
DATE 10-23-15
SCALE
JOB NO. 553.15079
SHEET
A-8
OF SHEETS