

Mapping Notes:

1. This map is not a final boundary survey.
2. The contours shown are derived from TN State Lidar data and shown as 2ft contour intervals.
3. Setbacks shown are based upon the recorded plat.
4. Proposed front setback along Bluestone is 10' from the Lot Line. Client intends to request a variance to adjust the setback for the purpose of moving the structure closer to the road thus improving his construction cost and to construct a proper walkout basement while keeping the FFE equal to or above the elevation at the edge of the pavement.

Slope Report Wed Oct 19 22:38:14 2022

Number of 3DFaces analyzed: 5399		
Average Slope: 33.6%		
Minimum Slope: 0.0% at 2635609.3,491417.2		
Maximum Slope: 1765.6% at 2635584.3,491399.0		
Average Slope % Hz Area (Acres) Zone Name		
14.3	0.364	< 30
40.9	0.307	30 to 50
54.1	0.085	50 to 60
65.0	0.032	60 to 80
170.9	0.015	> 80
Total	33.6	0.803

ZONING\BUILDING SETBACKS

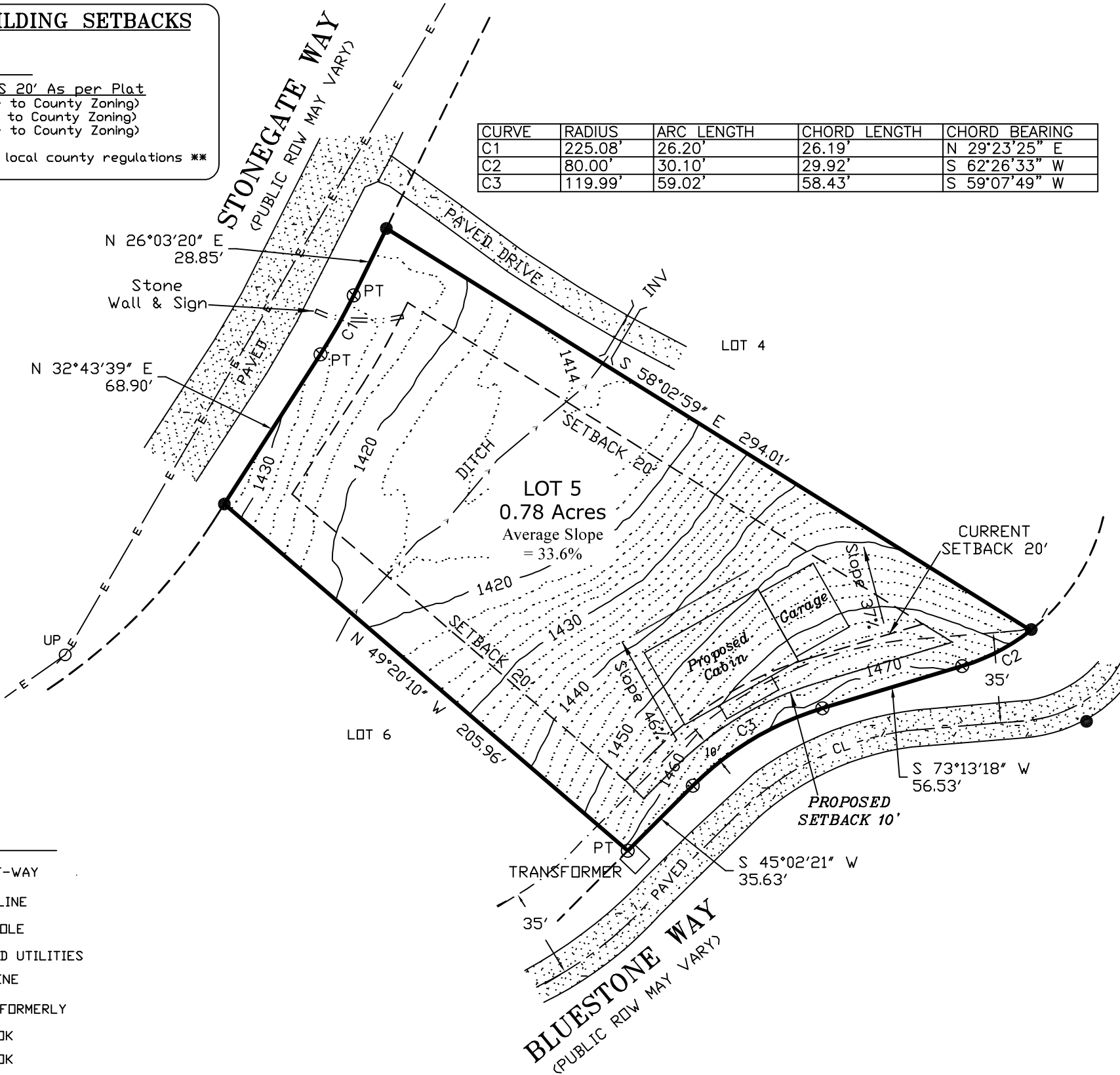
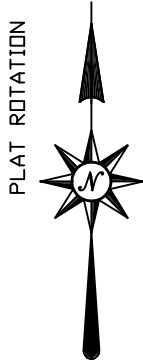
ZONING  
R-2

BUILDING SETBACKS 20' As per Plat

FRONT = 20' (Refer to County Zoning)  
SIDE = 20' (Refer to County Zoning)  
REAR = 20' (Refer to County Zoning)

\*\*\* Always Refer to local county regulations \*\*\*

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	225.08'	26.20'	26.19'	N 29°23'25" E
C2	80.00'	30.10'	29.92'	S 62°26'33" W
C3	119.99'	59.02'	58.43'	S 59°07'49" W



LEGEND

- R.O.W = RIGHT-OF-WAY
- C.L. = CENTER LINE
- P.P. = POWER POLE
- E- = OVERHEAD UTILITIES
- X- = FENCE LINE
- N/F = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- (123) = (RECORD DATA)
- (AG)/(BG) = ABOVE GRADE (AG) BELOW (BG)
- WM = WATER METER
- MP = METAL POST
- = SET REBAR & CAP 'B3 LLC 3219' (SRB)
- ⊗ = CALCULATED POINT
- = FOUND MONUMENT CORNER

SURVEYOR'S CERTIFICATION

This is to certify that I have viewed and researched the Federal Insurance Administration Flood Hazard Boundary map and the subject property is NOT located in a special flood area.

I hereby certify this plat is an accurate depiction of the field survey work completed under my direct supervision, that it meets the requirements set forth by the Regional Planning Commission, and all corner monuments have been placed as shown. I hereby certify this survey is a category 1 survey and the ratio of precision for the conventional portion is 1:10,000 or greater.

I hereby certify the aspects of this survey derived by RTK GPS positional data were observed between 06/01/22 and 06/28/22 using an IGAGE 8 Dual Frequency receiver. The grid coordinates of the fixed station(s) were derived using the TGRN CORS Station(s) and are referenced to NAD83 (2011)(EPOCH 2010), Geoid 12B. The positional accuracy does not exceed: H 0.10', V 0.20'

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

B3 LAND SURVEYORS, PLLC.  
SEYMOUR, TN 37865  
OFFICE (865) 455-3871

REGISTERED LAND SURVEYOR  
Cory S. Jennings #3219  
www.B3landsurveyors.com

TAX MAP 107C Group A Parcel 005.00

Surveyors Notes:

1. This survey does not warrant title or define the status of title.
2. Setbacks to meet current zoning regulations.
3. Property is subject to any and all easements, notations, setbacks, restrictions, covenants, rights-of-way, ordinances, subdivision regulations, and lease agreements as recorded in the county Register of Deeds.
4. The surveyors signature must be in Blue or Red ink for the plat to be original and valid.
5. Utilities shown are based upon above ground observation only. Contact TN 1 Call for definition of underground utility locations.

50 0 50 100



SCALE = 1" = 50'

SITE PLAN

Lot 5

Plat Book 1373A – Stonegate S/D  
Deed Book 2705 PG. 1189  
15th CIVIL DISTRICT  
BLOUNT COUNTY, TENNESSEE  
November 4th, 2022

Client:

Daniel Cota