

TREE TABLE		
NO.	TREE SIZE	TREE TYPE
1	24"	HACKBERRY
2	8"	DECIDUOUS
3	6"	DECIDUOUS
4	20"	HACKBERRY
5	12"	DECIDUOUS
6	14"	HACKBERRY
7	10"	OSAGE
8	15"	DECIDUOUS
9	12"	OSAGE
10	6"	DECIDUOUS
11	16"	HACKBERRY
12	9"	OSAGE
13	14"	HACKBERRY
14	18"	HACKBERRY
15	12"	DECIDUOUS
16	28"	HACKBERRY
17	10"	DECIDUOUS
18	24"	DECIDUOUS
19	12"	DECIDUOUS
20	10"	DECIDUOUS
21	16"	DECIDUOUS
22	15"	DECIDUOUS

**NOTES:**

**EXISTING SITE INFORMATION:**

ZONING: **ZONE - C**  
TOTAL SITE AREA: **45,167 S.F.**

DRIVEWAYS/WALKS (NO DRIVEWAY APRON INCLUDED): **5,069 S.F.**  
PATIOS/UNCOVERED PORCHES/DECKS: **568 S.F.**  
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA: **22 S.F.**  
ROOFED AREA OF ALL BUILDINGS: **2,956 S.F.**

**TOTAL EXISTING IMPERVIOUS AREA: 8,615 S.F.**

**TOTAL EXISTING I.A. / TOTAL LOT SF: 8,615 SF / 45,167 S.F. = 19.07%**

**SETBACKS:**

FRONT = 75' FRONT SETBACK  
SIDE = 30' SIDE SETBACK  
REAR = 60' REAR SETBACK

**MAX STRUCTURE HEIGHT:**  
**ZONE 1 = 28', ZONE 2 = 36', ZONE 3 = 28'**

- GENERAL NOTES:**
- THIS PROPERTY IS LOCATED AT 1204 SAXON DR, FOREST HILLS, TENNESSEE.
  - BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
  - THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
  - IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
  - NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47037C0358H ON FLOOD INSURANCE RATE MAP IN THE CITY OF FOREST HILLS, TN, EFFECTIVE DATE APRIL 5, 2017.
  - ALL CONSTRUCTION TO CONFORM WITH THE CITY OF OAK HILL BUILDING AND ZONING RULES AND REGULATIONS.
  - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

**LEGENDS**

- PROPERTY LINE
- SETBACK LINE (MBSL)
- SETBACK LINE (PUDE)
- ELEV
- ELEV
- OHE
- SS
- FENCE LINE
- XX' LF MFD
- XX' CPP
- W
- IRON ROD (IR)
- CONCRETE MONUMENT
- GUY WIRE
- ⊗ WATER METER
- ⊕ ELECTRIC METER
- ⊙ X' TREE
- ⊙ X' TREE (TO BE REMOVED)
- ⊗ POWER POLE
- CLEAN OUT
- ⊠ MAIL BOX
- \* LAMP POST
- ▨ CONCRETE (HATCH)
- ▨ GRAVEL (HATCH)
- ▨ RETAINING WALL (HATCH)
- ▨ POOL (HATCH)

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PROJECT:  
**1204 SAXON DRIVE BZA PLANS**

LOCATION:  
**1204 SAXON DRIVE, FOREST HILLS, TENNESSEE**

OWNER:

SHEET CONTENT:  
**EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY**

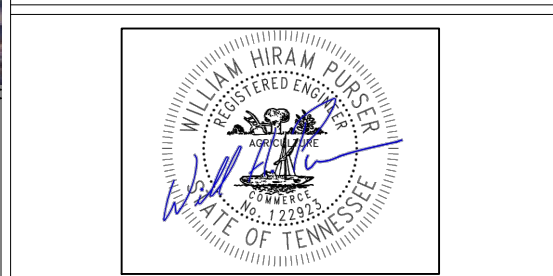
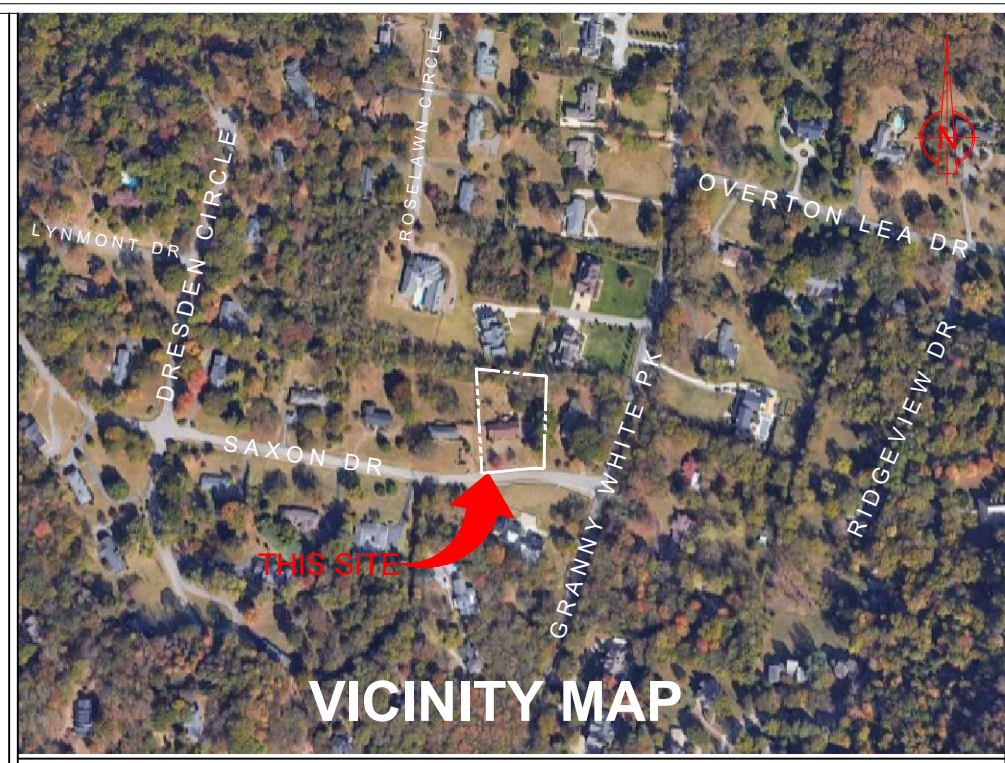
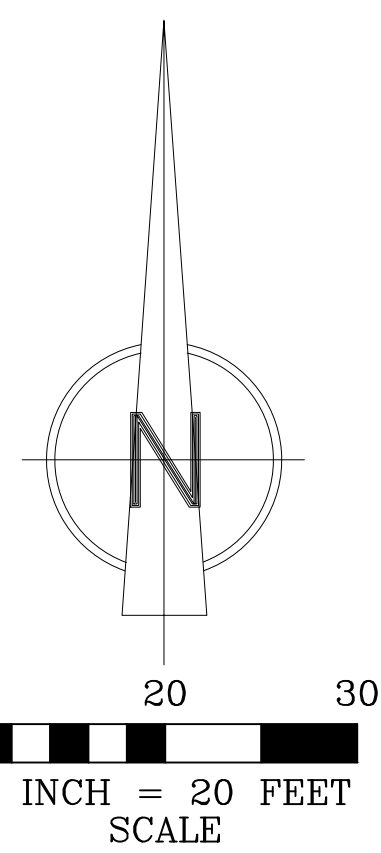
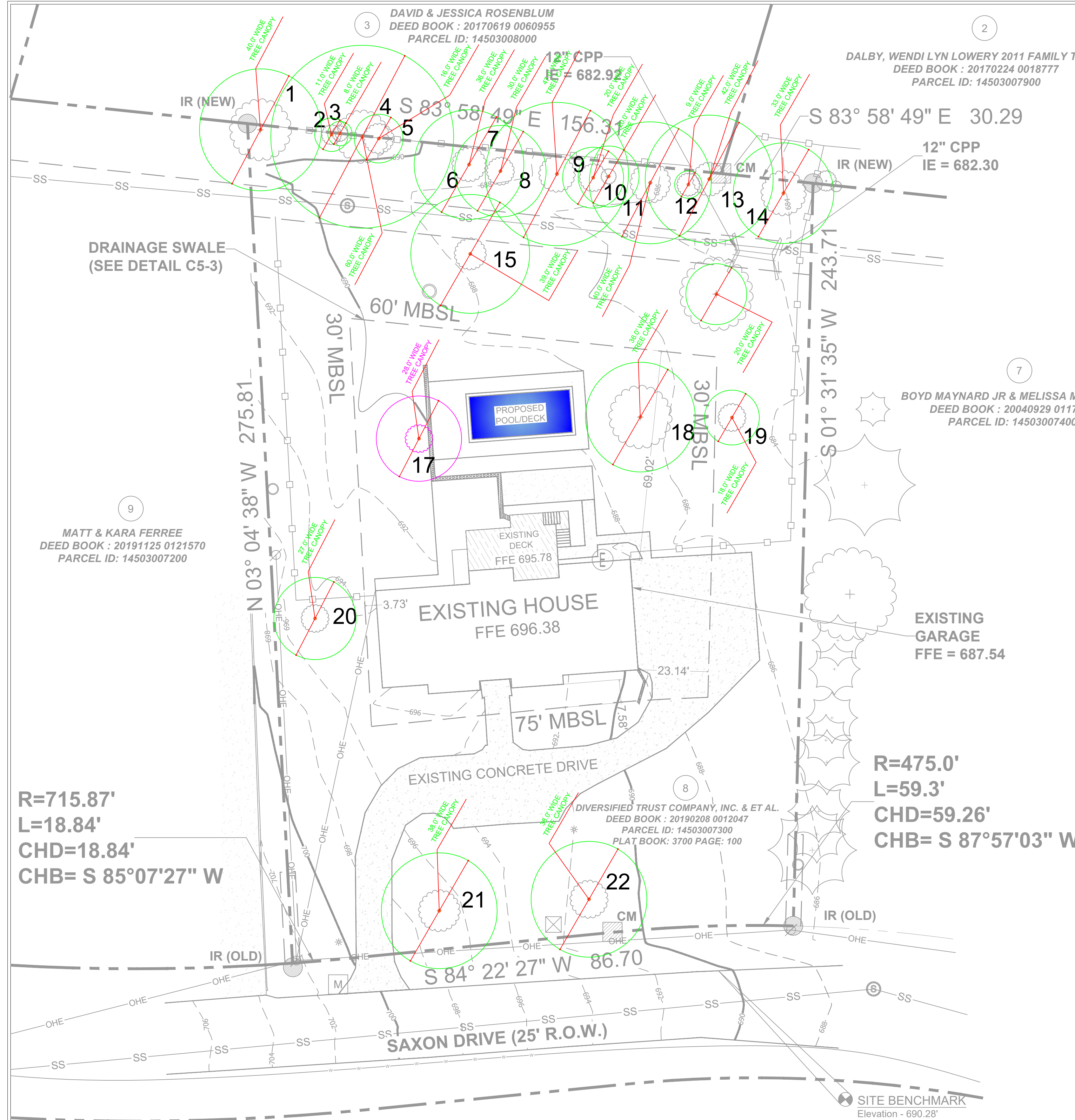
DATE	REVIEWED BY	DATE	CAD BY	REV. NO.
	LEL	02/07/24	EKC	0
				1
				2
				3
				4

REMARKS:  
These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET CONTENT:  
**C1**

**1" : 20'**





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6. ALL CONSTRUCTION TO CONFORM WITH THE CITY OF OAK HILL BUILDING AND ZONING RULES AND REGULATIONS.
7. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

	Tree Species	DBH	Canopy in Sq. Ft.	Save/ Remove
1	Hackberry	24	40 ft. / 1256	Save/Place Tree Protection Fence
2	Deciduous	8	11 ft. / 95	Save/Place Tree Protection Fence
3	Deciduous	6	8 ft. / 50	Save/Place Tree Protection Fence
4	Hackberry	20	60 ft. / 2827	Save/Place Tree Protection Fence
5	Deciduous	12	16 ft. / 201	Save/Place Tree Protection Fence
6	Hackberry	14	36 ft. / 1018	Save/Place Tree Protection Fence
7	Osage	10	30 ft. / 707	Save/Place Tree Protection Fence
8	Deciduous	15	47 ft. / 1734	Save/Place Tree Protection Fence
9	Osage	12	20 ft. / 314	Save/Place Tree Protection Fence
10	Deciduous	6	20 ft. / 314	Save/Place Tree Protection Fence
11	Hackberry	16	40 ft. / 1256	Save/Place Tree Protection Fence
12	Osage	9	9 ft. / 63	Save/Place Tree Protection Fence
13	Hackberry	14	42 ft. / 1385	Save/Place Tree Protection Fence
14	Hackberry	18	33 ft. / 855	Save/Place Tree Protection Fence
15	Deciduous	12	39 ft. / 1195	Save/Place Tree Protection Fence
16	Hackberry	28	20 ft. / 314	Save/Place Tree Protection Fence
17	Deciduous	10	28 ft. / 616	Remove due to house being built
18	Deciduous	24	36 ft. / 1018	Save/Place Tree Protection Fence
19	Deciduous	12	18 ft. / 254	Save/Place Tree Protection Fence
20	Deciduous	10	27 ft. / 573	Save/Place Tree Protection Fence
21	Deciduous	16	38 ft. / 1134	Save/Place Tree Protection Fence
22	Deciduous	15	38 ft. / 1134	Save/Place Tree Protection Fence

**LEGENDS**

- PROPERTY LINE
- SETBACK LINE (MBSL)
- SETBACK LINE (PUDE)
- EXISTING MAJOR CONTOUR (EVERY 10')
- EXISTING MINOR CONTOUR (EVERY 2')
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- FENCE LINE
- MODIFIED FRENCH DRAIN
- CORRUGATED PLASTIC PIPE
- WATER LINE
- IRON ROD (IR)
- CONCRETE MONUMENT
- GUY WIRE
- WATER METER
- ELECTRIC METER
- X' TREE
- X' TREE (TO BE REMOVED)
- POWER POLE
- CLEAN OUT
- MAIL BOX
- LAMP POST
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- RETAINING WALL (HATCH)
- POOL (HATCH)

TOTAL SQUARE FOOT FOR LOT: 45,167  
 TOTAL CANOPY SQUARE FOOT FOR LOT: 18,317  
 CANOPY PERCENT: 41%  
 NUMBER OF REMOVALS: 1  
 TOTAL SQUARE FOOT BEING REMOVED: 615  
 CANOPY SQUARE FOOT AFTER REMOVAL: 17,702  
 CANOPY PERCENT AFTER REMOVAL: 39%  
 REPLACEMENT PLAN: NO REPLACEMENT PLAN NEEDED DUE TO MINIMUM REQUIREMENTS BEING MET.

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