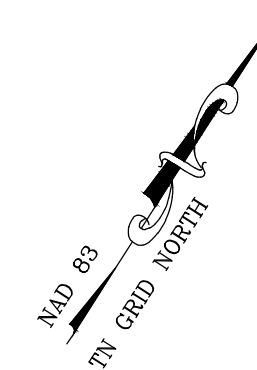
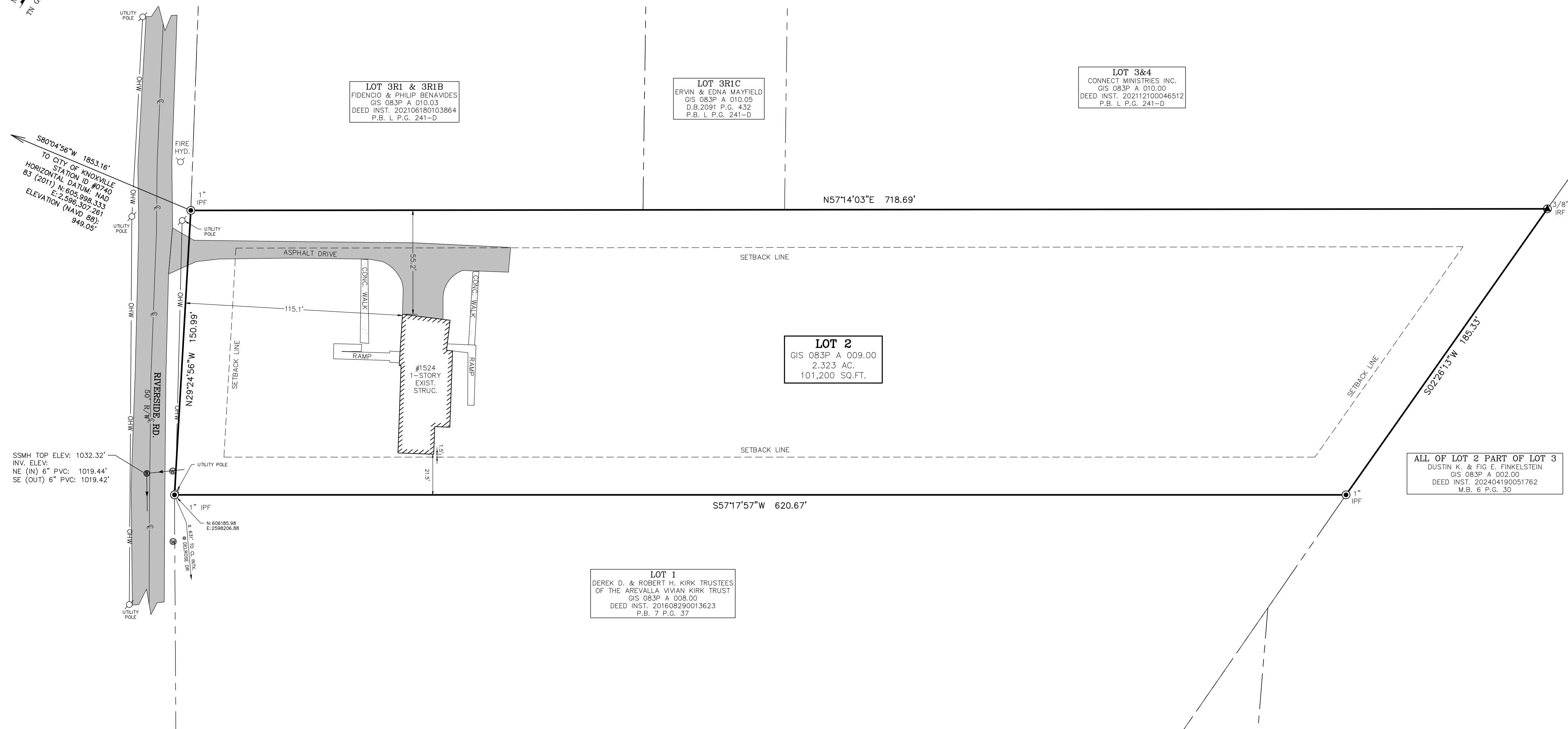
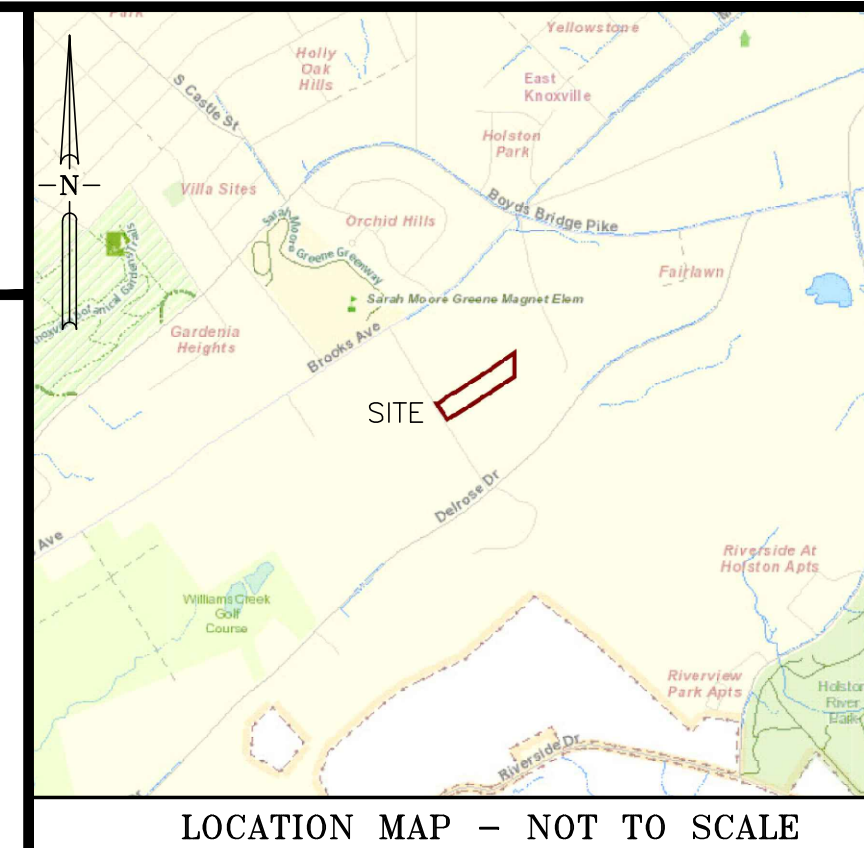


GRID NORTH IS BASED ON A BEARING OF S48°09'07"W 424.91' FROM CITY CONTROL POINT #0740 TO #0741. DISTANCES HAVE BEEN REDUCED TO GRID



OWNER INFORMATION:
GIS 083P A 009.00
1524 RIVERSIDE LLC
123B VIA CANDELAS
OCEANSIDE CA 92058



SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON SEPTEMBER 30, 2024, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
TDOT DISTRICT 15 CORS ARP, PID: D09540, LAT.: N36°00'08.26072", LON.: W83°46'13.97247"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOD 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0000951114.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47093C0301F, EFFECTIVE DATE MAY 2, 2007.
11. SUBJECT PROPERTY CURRENTLY ZONED RN-1. CURRENT BUILDING SETBACK ARE FRONT 25', SIDE 20' AND REAR 25', PER CITY OF KNOXVILLE ZONING OFFICE.

ALL OF LOT 2 PART OF LOT 3
DUSTIN K. & FIG E. FINKELSTEIN
GIS 083P A 002.00
DEED INST. 202404190051762
M.B. 6 P.G. 30

LEGAL DESCRIPTION

LOT 2:
A certain tract or parcel of land situated in the Sixth (6th) Civil District of the County of Knox, State of Tennessee, and designated as all of Lot 2 of E.R. Keller's Addition, as described in Deed Inst. 202408290012139, and shown on Plat Inst. 192204150000000 and recorded in the Register of Deeds of Knox County, and more particularly described as follows:
Beginning at an existing 1" iron pipe, being the southernmost corner of the parcel and a point in the northeast right-of-way line of Riverside Road a common corner to Derek & Robert Kirk Property, Lot 1 of E.R. Keller's Addition (GIS 083P A 008.00, Deed Inst. 201608290013623), and having State Plane Coordinates of N:606185.98, E:2598206.88 in the Tennessee State Plane Coordinate System, derived from North American Datum 1983 (NAD83) Epoch 2011; thence, leaving the line of Kirk and with said right-of-way, North 29°24'56" West a distance of 150.99' to an existing 1" iron pipe, a common corner to Fidencio & Philip Benavides (GIS 083P A 010.03, Deed Inst. 202106180103864); thence, leaving said right-of-way and with the line of Benavides, North 57°14'03" East a distance of 718.69' to an existing 3/8" iron pin, a common corner to Dustin & Fig Finkelstein (GIS 083P A 002.00, Deed Inst. 202404190051762); thence with the line of Finkelstein, South 02°26'13" West a distance of 185.33' to an existing 1" iron pipe, a common corner to Finkelstein and Kirk; thence, leaving the line of Finkelstein and with the line of Kirk, South 57°17'57" West a distance of 620.67' to the point of beginning, and having an area of 2.323 acres, more or less, as surveyed by Michael P. Messina, RLS #3328 on September 30, 2024 and shown on a plat bearing job #2024161912.

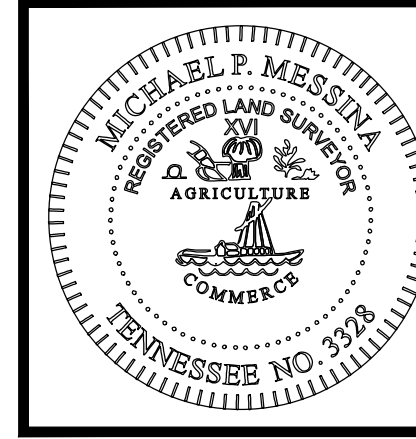
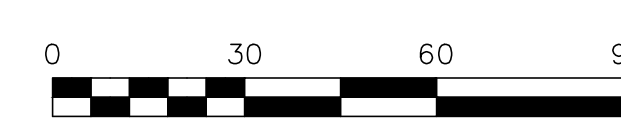
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 8, 11A, 13 AND 18 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2021.
I FURTHER CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE OF SIGNATURE _____ MICHAEL P. MESSINA JR. TN. #3328

LEGEND

- ⊙ = "IRF" IRON ROD FOUND
- = COMPUTED POINT
- ⊙ = "IPF" IRON PIPE FOUND
- ⊕ = FIRE HYDRANT
- ⊕ = UTILITY POLE
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = WATER METER
- = BOUNDARY/PROPERTY LINE
- - - = ADJOINING PROPERTY LINE.
- - - = RIGHT OF WAY LINE.
- - - = SETBACK LINE
- = OHW = OVERHEAD WIRE
- ▭ = EASEMENT AREA
- = LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- = SETBACK LINE
- = OVERHEAD WIRE
- ▭ = EASEMENT AREA



(865) 607-0131
info@truelines.com
WWW.TRUELINES.COM

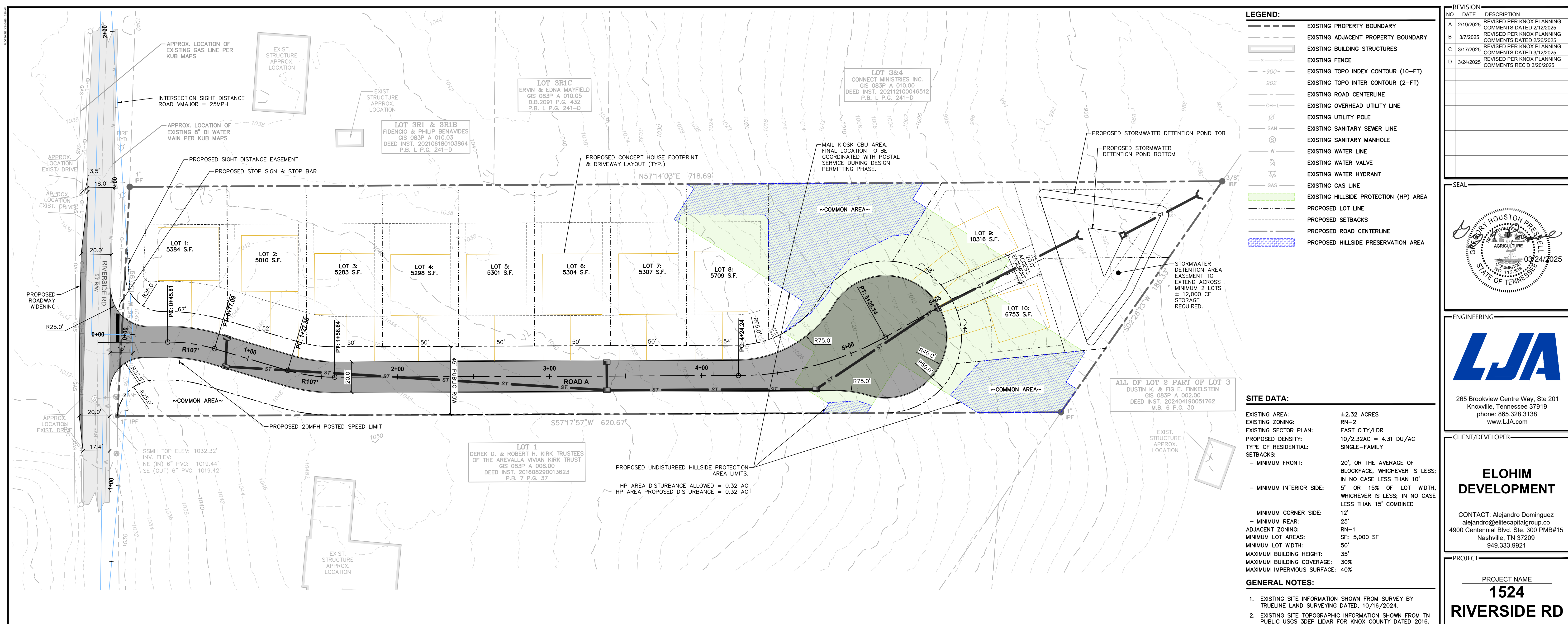
REFERENCES: DEED INSTR. NO. 202408290012139 PLAT INSTR. NO. 192204150000000
PARCEL ID: 083P A 009.00
JOB NO: 2024161912
DRAFTED BY: M. D. DEMBO
DATE: 10/16/2024
SCALE: 1" = 30'

**ALTA/NSPS LAND TITLE SURVEY OF:
E R KELLER ADDITION - LOT 2**

SHOWING A SURVEY REQUESTED BY CRK JUNIOR, LLC
CIVIL DISTRICT 6, COUNTY OF KNOX, STATE OF TENNESSEE

rev 3.24.2025
KNOX PLANNING #
3-SJ-25-C

REVISIONS:		
#	DATE	BY



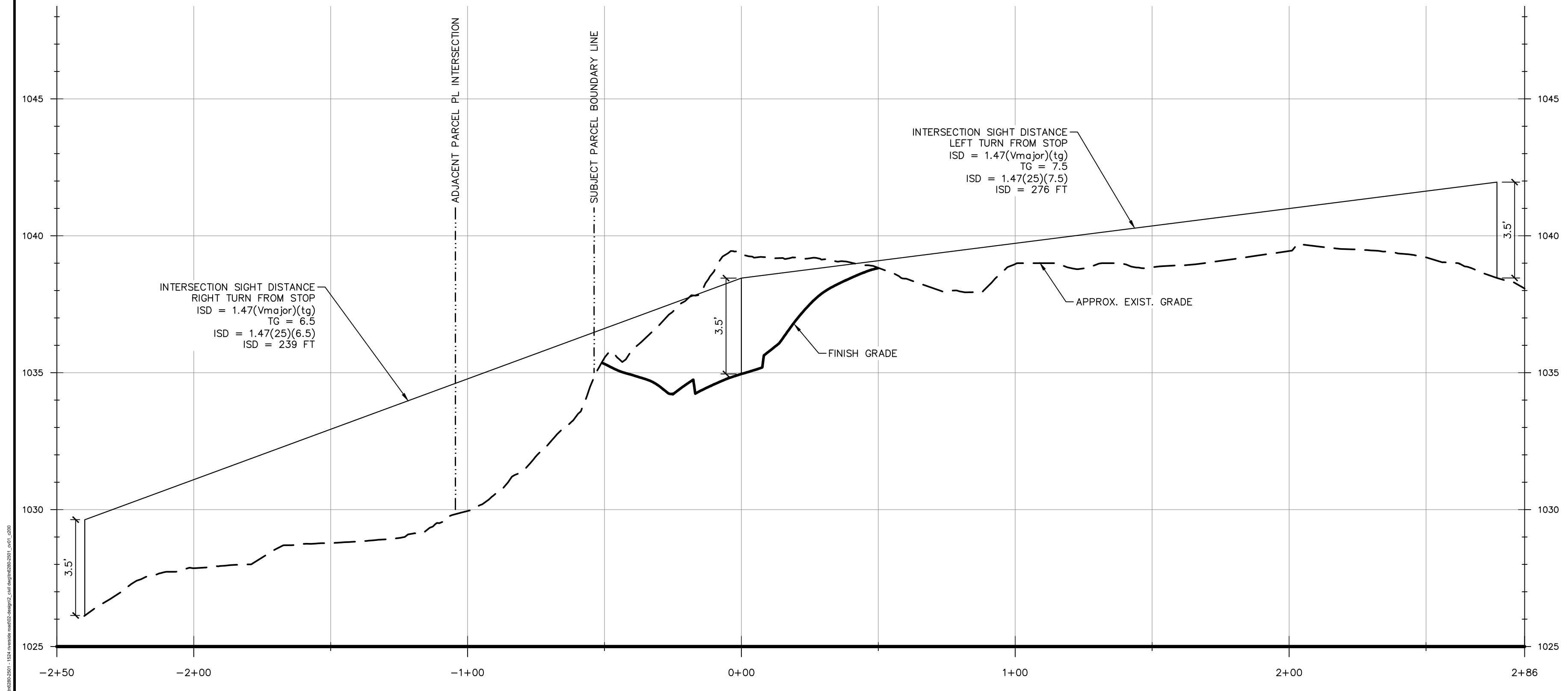
LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURES
- EXISTING FENCE
- EXISTING TOPO INDEX CONTOUR (10'-FT)
- EXISTING TOPO INTER CONTOUR (2'-FT)
- EXISTING ROAD CENTERLINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING WATER HYDRANT
- EXISTING GAS LINE
- EXISTING HILLSIDE PROTECTION (HP) AREA
- PROPOSED LOT LINE
- PROPOSED SETBACKS
- PROPOSED ROAD CENTERLINE
- PROPOSED HILLSIDE PRESERVATION AREA

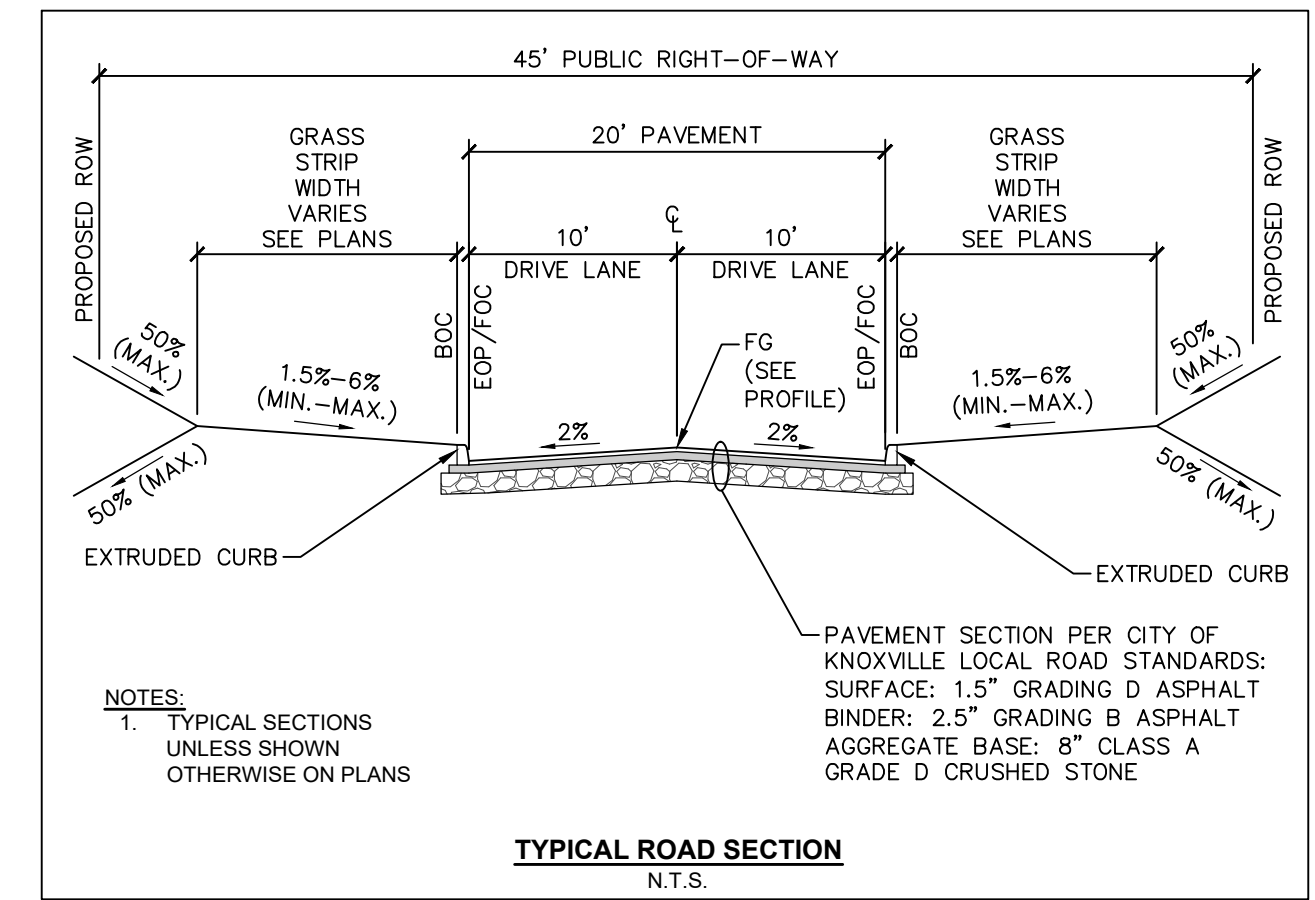
SITE DATA:

EXISTING AREA:	±2.32 ACRES
EXISTING ZONING:	RN-2
EXISTING SECTOR PLAN:	EAST CITY/LDR
PROPOSED DENSITY:	10/2.32AC = 4.31 DU/AC
TYPE OF RESIDENTIAL:	SINGLE-FAMILY
SETBACKS:	
- MINIMUM FRONT:	20', OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10'
- MINIMUM INTERIOR SIDE:	5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
- MINIMUM CORNER SIDE:	12'
- MINIMUM REAR:	25'
ADJACENT ZONING:	RN-1
MINIMUM LOT AREAS:	SF: 5,000 SF
MINIMUM LOT WIDTH:	50'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	30%
MAXIMUM IMPERVIOUS SURFACE:	40%

- GENERAL NOTES:**
- EXISTING SITE INFORMATION SHOWN FROM SURVEY BY TRUENEL LAND SURVEYING DATED, 10/16/2024.
 - EXISTING SITE TOPOGRAPHIC INFORMATION SHOWN FROM TN PUBLIC USGS 3DEP LIDAR FOR KNOX COUNTY DATED 2016.
 - LOCATIONS OF UTILITIES SHOWN HERON ARE APPROXIMATE AND OBTAINED FROM SURVEY BY OTHERS AND PROVIDER UTILITY MAPS. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AS REQUIRED IN PROXIMITY TO WORK.
 - UTILITY PROVIDERS:
 - WATER = KNOXVILLE UTILITIES BOARD
 - SEWER = KNOXVILLE UTILITIES BOARD
 - GAS = KNOXVILLE UTILITIES BOARD
 - ELECTRIC = KNOXVILLE UTILITIES BOARD
 - PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM MAP #47093C0301F WITH AN EFFECTIVE DATE OF 05/02/2007.
 - EACH LOT IS REQUIRED TO CONSTRUCT A GARAGE.

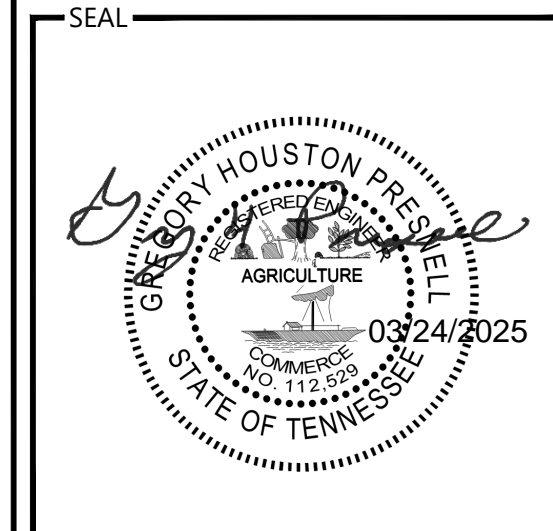


ISD ENTRANCE (15' DP-MIN REQ'D) PROFILE
 Horizontal Scale: 1" = 30'
 Vertical Scale: 1" = 3'



REVISION

NO.	DATE	DESCRIPTION
A	2/19/2025	REVISED PER KNOX PLANNING COMMENTS DATED 2/12/2025
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C	3/17/2025	REVISED PER KNOX PLANNING COMMENTS DATED 3/12/2025
D	3/24/2025	REVISED PER KNOX PLANNING COMMENTS REC'D 3/20/2025



ENGINEERING

LJA

265 Brookview Centre Way, Ste 201
 Knoxville, Tennessee 37919
 phone: 865.328.3138
 www.LJA.com

CLIENT/DEVELOPER

ELOHIM DEVELOPMENT

CONTACT: Alejandro Dominguez
 alejandro@eliticapitalgroup.co
 4900 Centennial Blvd, Ste. 300 PMB#15
 Nashville, TN 37209
 949.333.9921

PROJECT

PROJECT NAME
1524 RIVERSIDE RD

PROJECT ADDRESS
**1524 RIVERSIDE ROAD
 KNOXVILLE, TN 37914
 KNOX COUNTY
 CITY OF KNOXVILLE**

PROJECT PARCEL ID
083PA009

KNOX PLANNING #
3-SJ-25-C

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
 VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 30'

DATE

JANUARY 27, 2025

LIA PROJECT NO

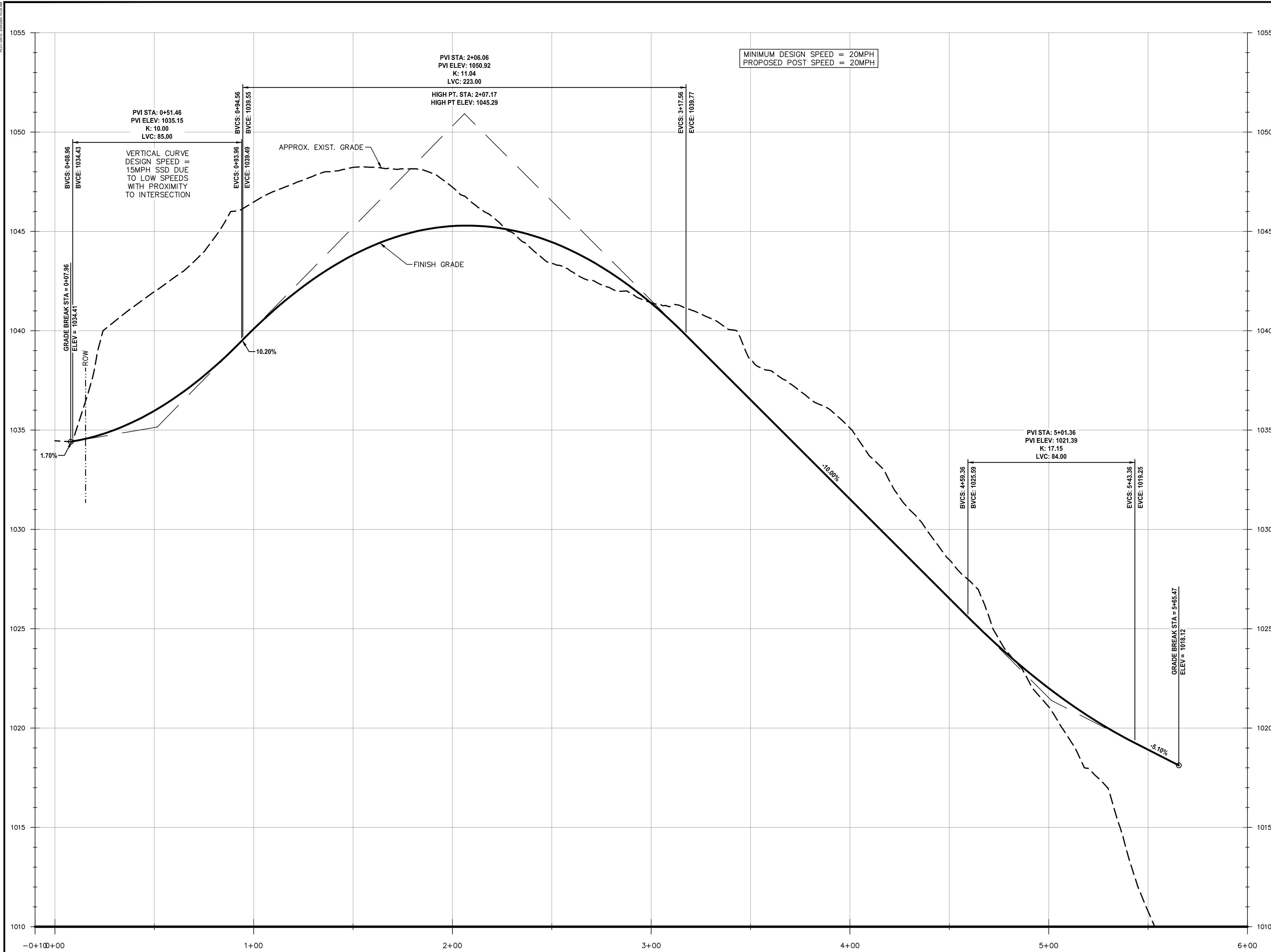
TN6280-2501

SHEET TITLE

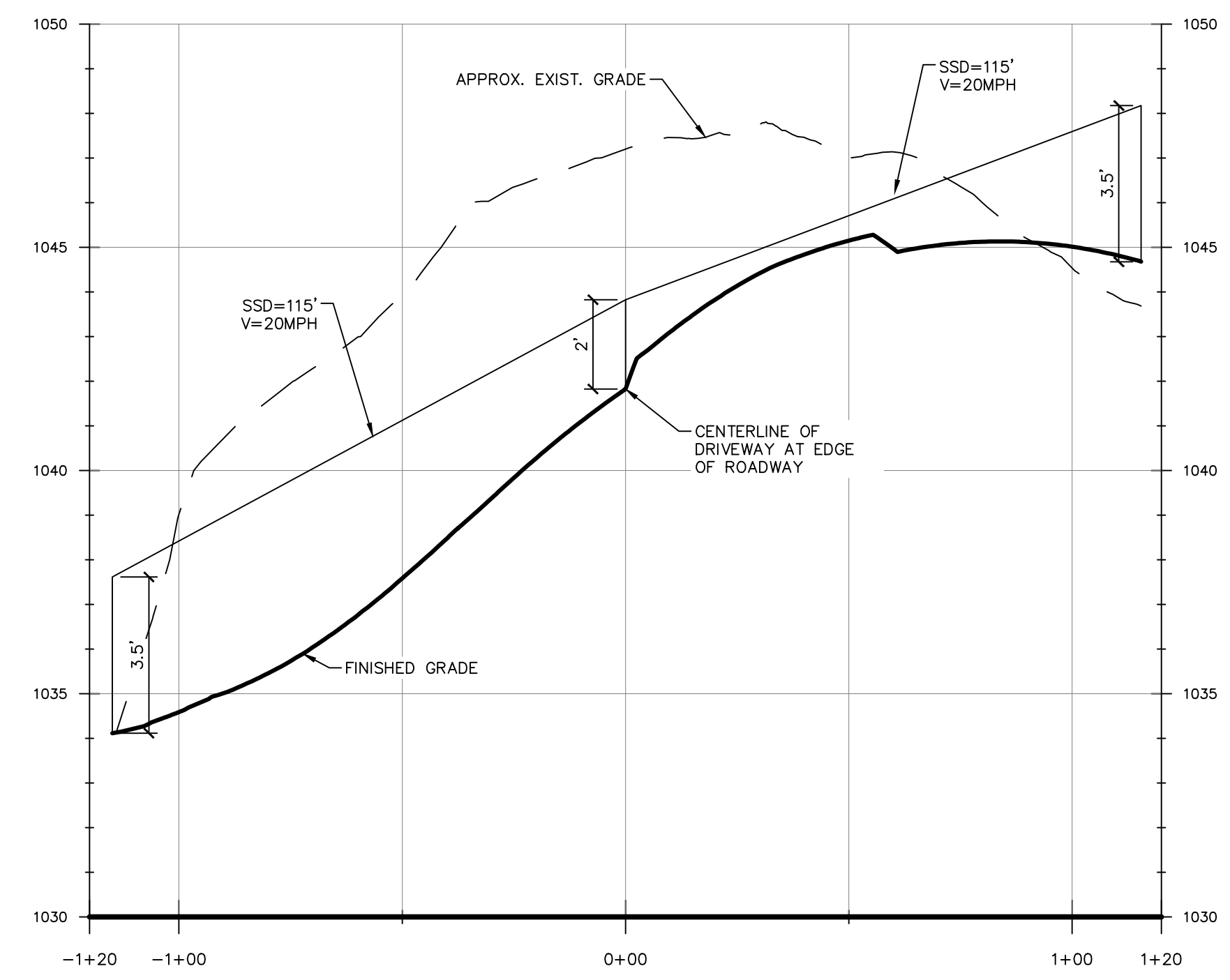
SITE LAYOUT PLAN

SHEET NUMBER

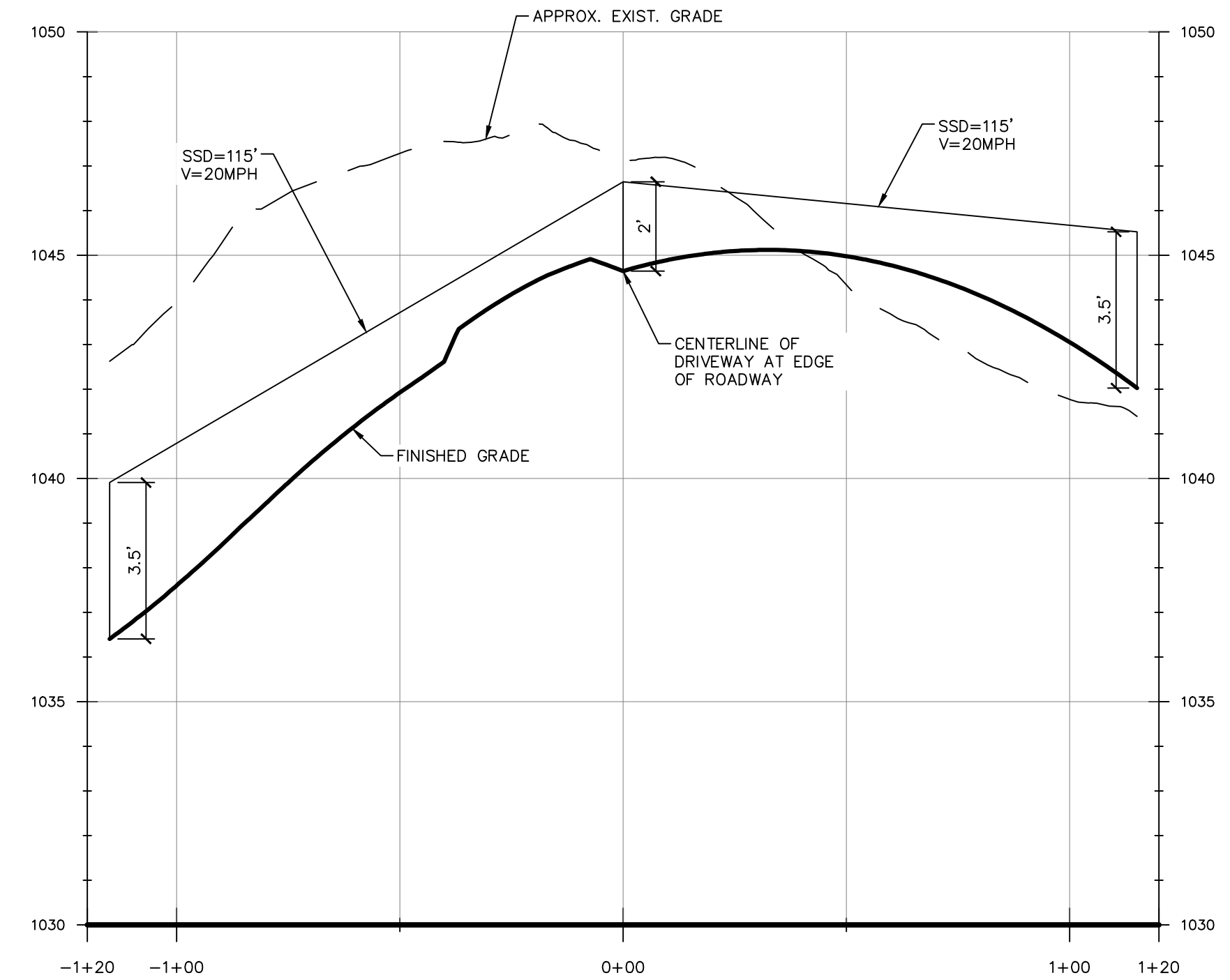
C-200



DRIVE A PROFILE
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

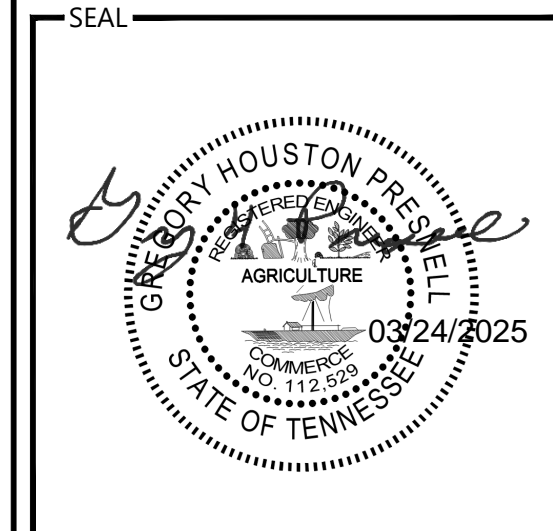


Lot 2 LOS PROFILE
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'



Lot 3 LOS PROFILE
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

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ENGINEERING

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CLIENT/DEVELOPER

ELOHIM DEVELOPMENT

CONTACT: Alejandro Dominguez
alejandro@elitecapitalgroup.co
4900 Centennial Blvd., Ste. 300 PMB#15
Nashville, TN 37209
949.333.9921

PROJECT

PROJECT NAME
1524 RIVERSIDE RD

PROJECT ADDRESS
1524 RIVERSIDE ROAD
KNOXVILLE, TN 37914
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
083PA009

KNOX PLANNING #
3-SJ-25-C

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

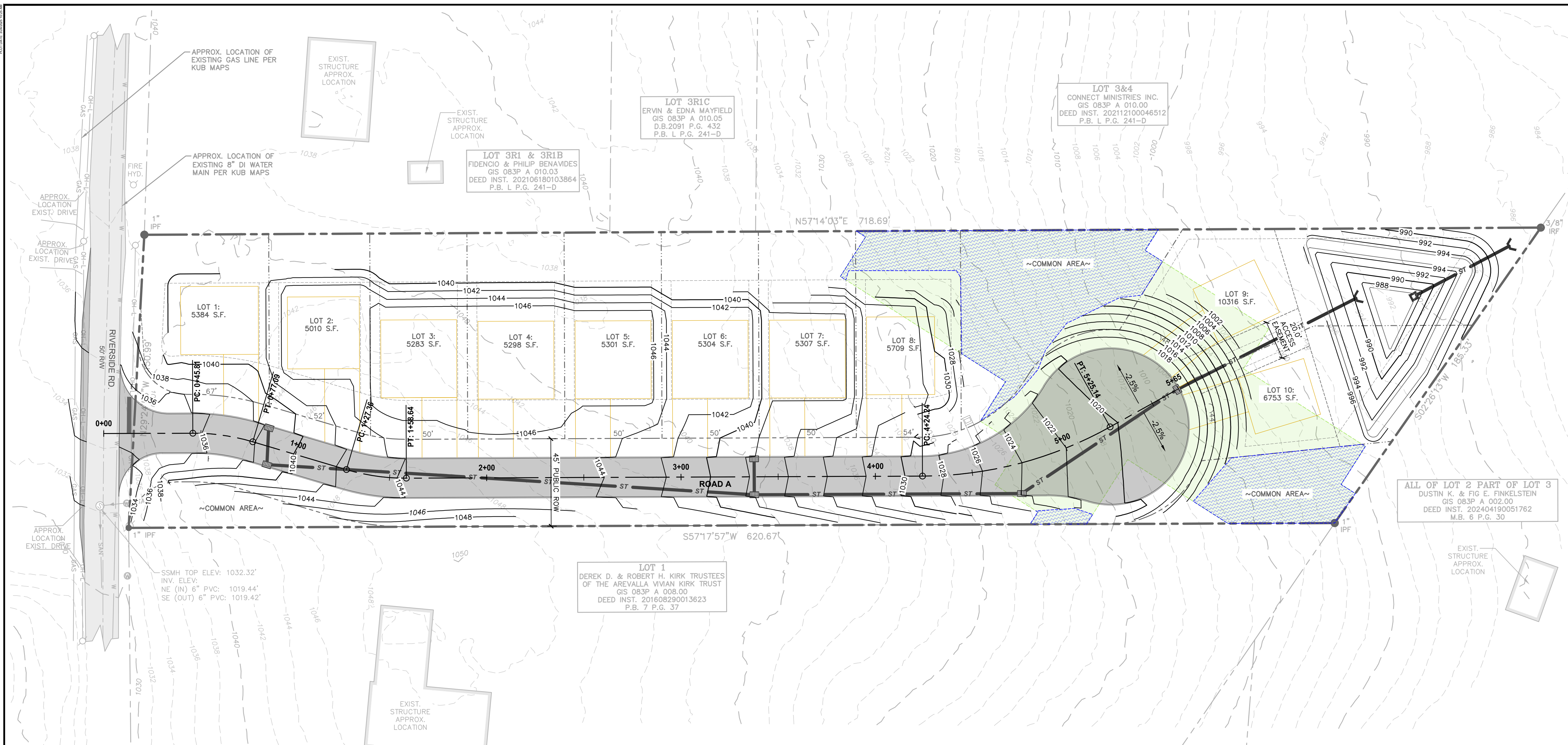
SCALE BAR 1" = 30'

DATE
JANUARY 27, 2025

LJA PROJECT NO
TN6280-2501

SHEET TITLE
CONCEPT PLAN ROAD PROFILES

SHEET NUMBER
C-201



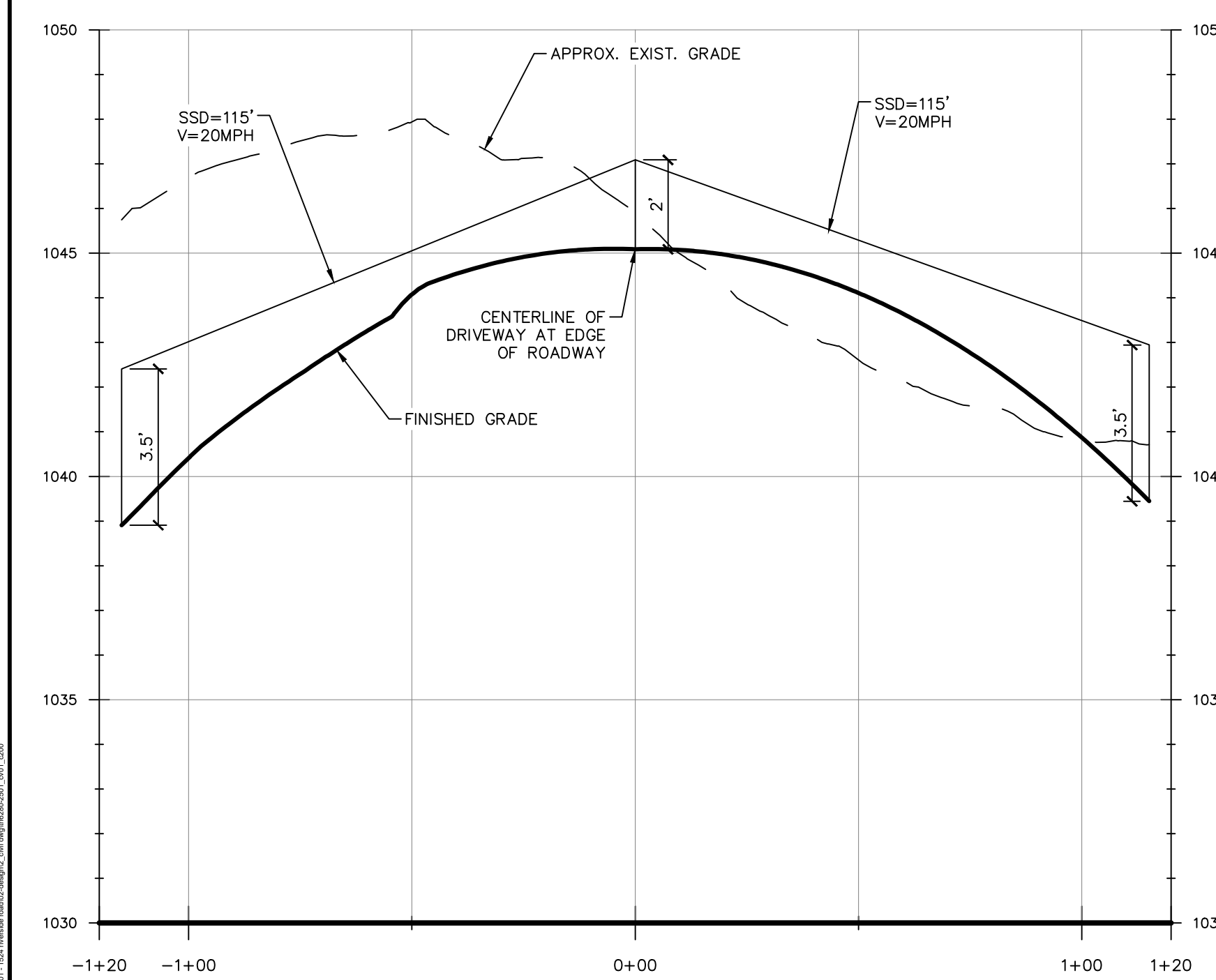
LEGEND:

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- EXISTING ADJACENT PROPERTY BOUNDARY
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- EXISTING FENCE
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- EXISTING HILLSIDE PROTECTION (HP) AREA
- PROPOSED LOT LINE
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- PROPOSED ROAD CENTERLINE
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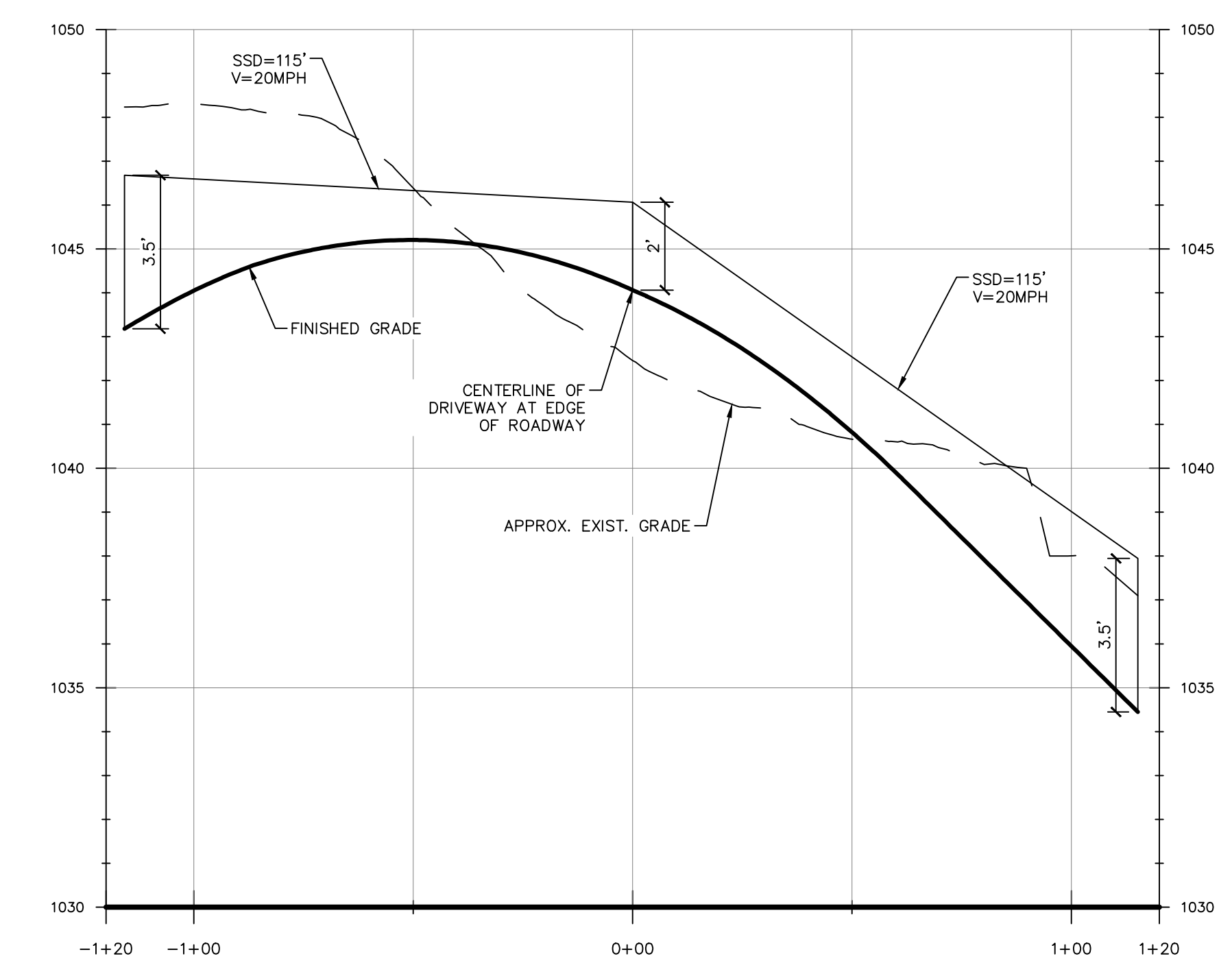
SITE DATA:

EXISTING AREA:	±2.32 ACRES
EXISTING ZONING:	RN-2
EXISTING SECTOR PLAN:	EAST CITY/LDR
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Lot 4 LOS PROFILE
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'



Lot 5 LOS PROFILE
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

REVISION	
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ENGINEERING

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CONTACT: Alejandro Dominguez
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4900 Centennial Blvd., Ste. 300 PMB#15
Nashville, TN 37209
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PROJECT

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1524 RIVERSIDE RD

PROJECT ADDRESS
1524 RIVERSIDE ROAD
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CITY OF KNOXVILLE

PROJECT PARCEL ID
083PA009

KNOX PLANNING #
3-SJ-25-C

NORTH

NORTH
HORIZONTAL DATUM: TN STATE PLANE (NAD83/2011) PER SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 30'

DATE
JANUARY 27, 2025

LJA PROJECT NO
TN6280-2501

SHEET TITLE
CONCEPT GRADING PLAN

SHEET NUMBER
C-202