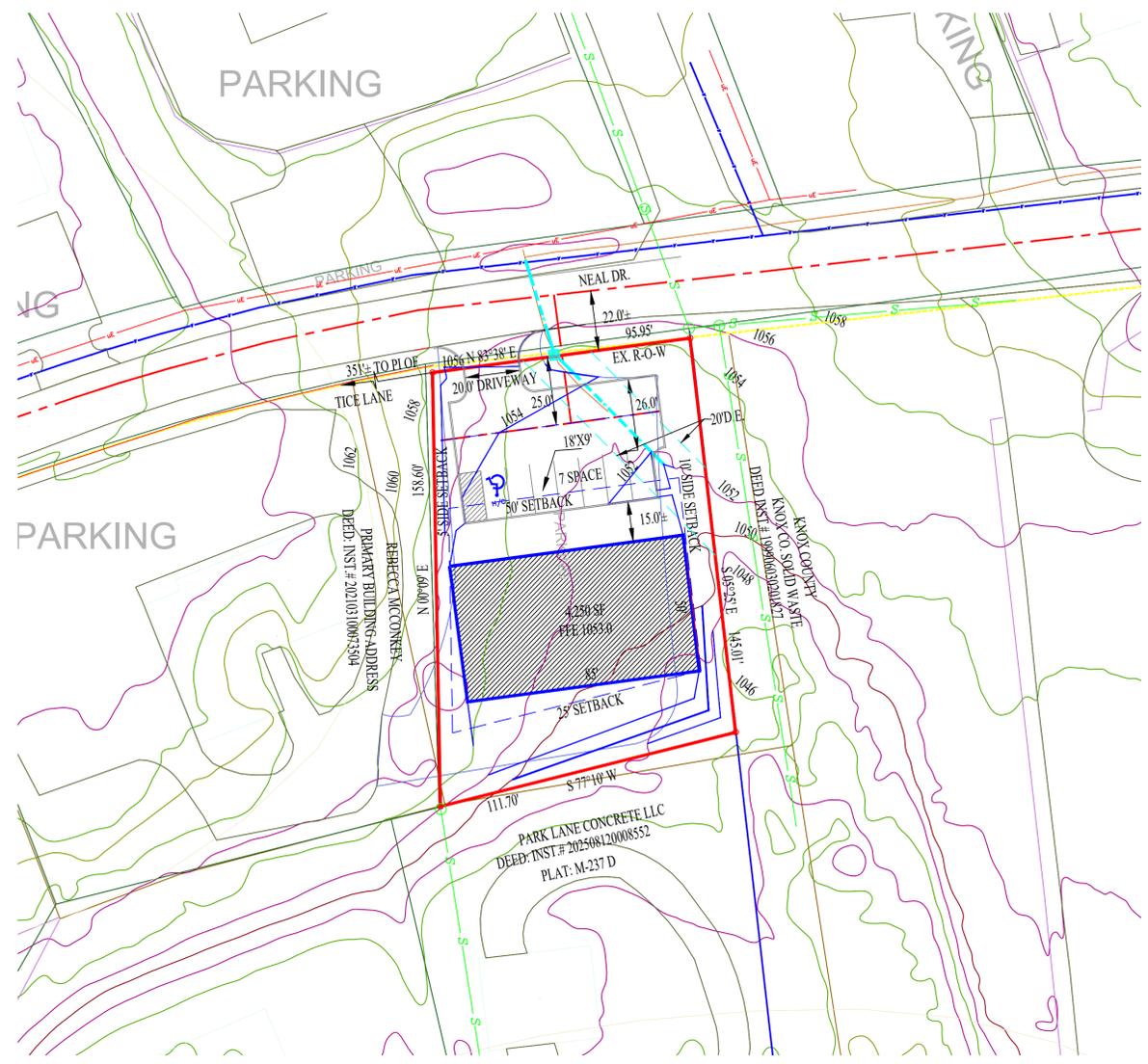
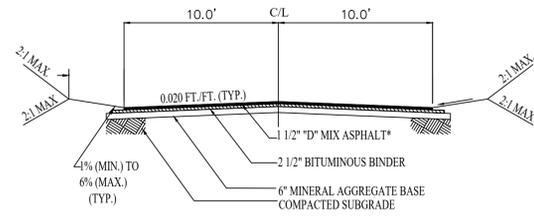


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.

NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



LEGEND

- — IRON PIN FOUND
- — IRON PIN SET
- — SANITARY SEWER MH
- SEWER LINE
- STORM SEWER
- EXISTING WATER LINE
- OVERHEAD ELECTRIC

- NOTES:
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - MINIMUM FINISHED FLOOR ELEVATION AS SHOWN.
 - ZONING IS PC.
 - THIS IS ONE TRACT CONTAIN APPROX. 0.36± ACRES.
 - UTILITIES:
 WATER: HDPUD
 SEWER: HDPU
 ELECTRIC: KUB
 GAS: KUB
 TELEPHONE: TDS
 - CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.
 - CONTOURS PROVIDED BY KGIS.
 - BOUNDARY IS BASED ON DEED.
 - BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL. FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
 - BENCH MARK ELEVATION IS SET BASED ON NAVD 88 DATUM.
 - THERE ARE 7 PARKING SPACES INCLUDING 1 HANDICAP SPACE.
 - THE PROPOSED BUILDING WILL BE AN OFFICE AND WAREHOUSE.
 - THE PARCEL IS BEING USED AS PARKING LOT (0.26 ACRES).
 - VARIANCES REQUESTED:
 a. SIDE SETBACK FROM 20' TO 5' ON WEST PROPERTY LINE AND 10' ON THE EAST SIDE OF PROPERTY LINE BECAUSE OF THE NARROW LOT WIDTH.
 b. REAR SET BACK FROM 50' TO 25' BECAUSE OF THE LOT SIZE AND THE ADJACENT ZONING RB AND PC AND ALL ADJACENT PROPERTIES ARE ALL BUSINESSES.

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
 TENNESSEE ONE-CALL
 1-800-351-1111
 RECORD AND SAVE YOUR CONFIRMATION NUMBER.:

SITE ADDRESS:
 3604 NEAL DRIVE
 KNOXVILLE, TENNESSEE 37918

OWNER/DEVELOPER:
 EXECUTION LLC
 1718 CAPITAL AVE.
 CHEYENNE, WY, 82001
 PHONE: (865) 898-0027
 EMAIL: colemanryan@msn.com

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.
 ENGINEER: *Wavis A. Rhee*
 TENNESSEE CERTIFICATE NUMBER 220816-25



1-D-25-DP

1"=30'
 COPYRIGHT 2025

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL CIVIL & LAND SURVEYORS
 4909 BALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE: (865) 694-7756
 FAX: (865) 693-9699
 E-MAIL: wrgh@seconconsultants.com
 www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	COMMENTS	APPR.
1	12-16-25	REVISED PER KNOX COUNTY COMMENTS		

SCALE
 HORIZONTAL: 1"= 30'
 CONTOUR INTERVAL: 2'
 DATE
 10-20-2025

DEED REFERENCES:
 INST.# 202112130047058
 SCALE IN FEET

CONCEPT PLAN FOR RYAN COLEMAN
 ON NEAL DRIVE
 CLT MAP 038NB, PARCEL 2.01
 DISTRICT 6, KNOX COUNTY, TENNESSEE

NEAL-10-20-25-C
 SHEET 1 OF 2 SHEETS