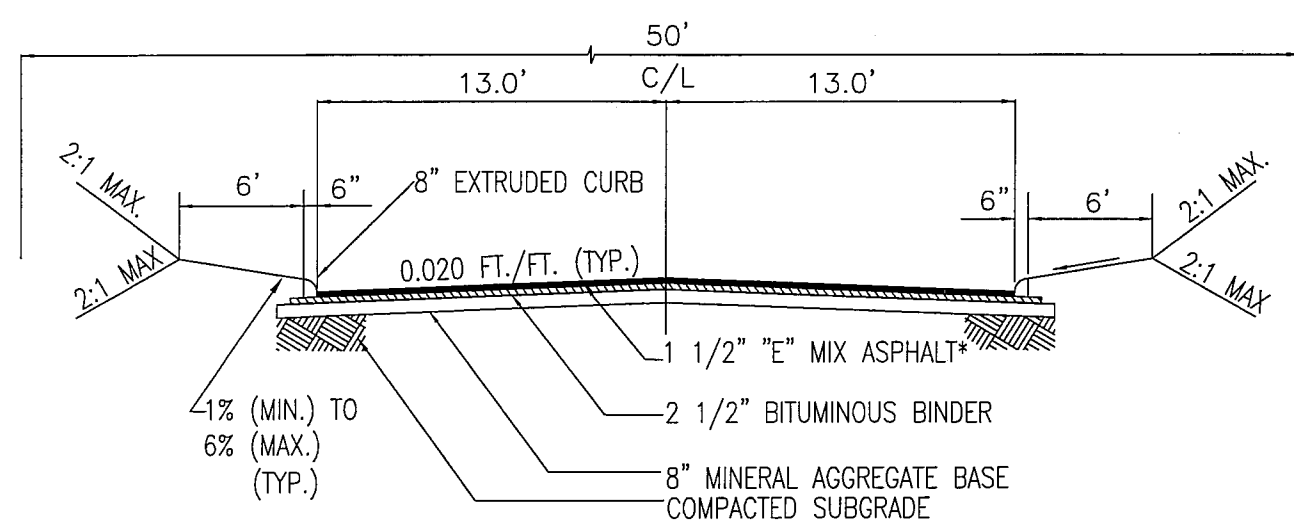
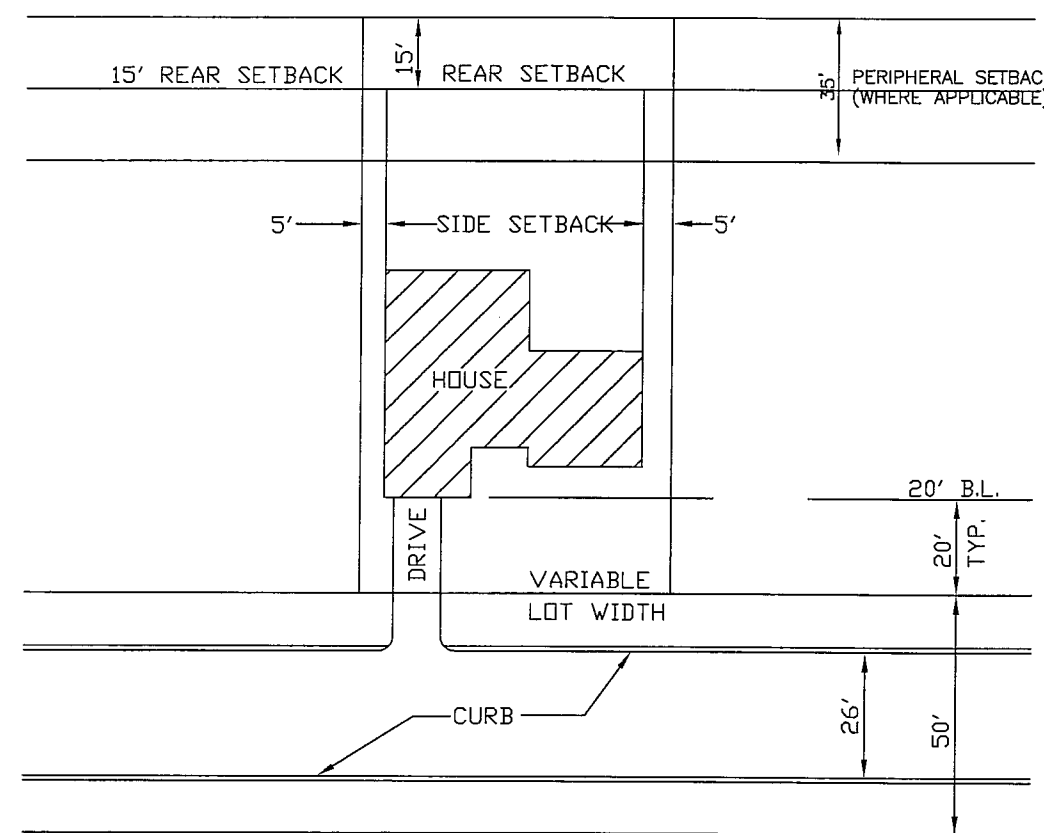
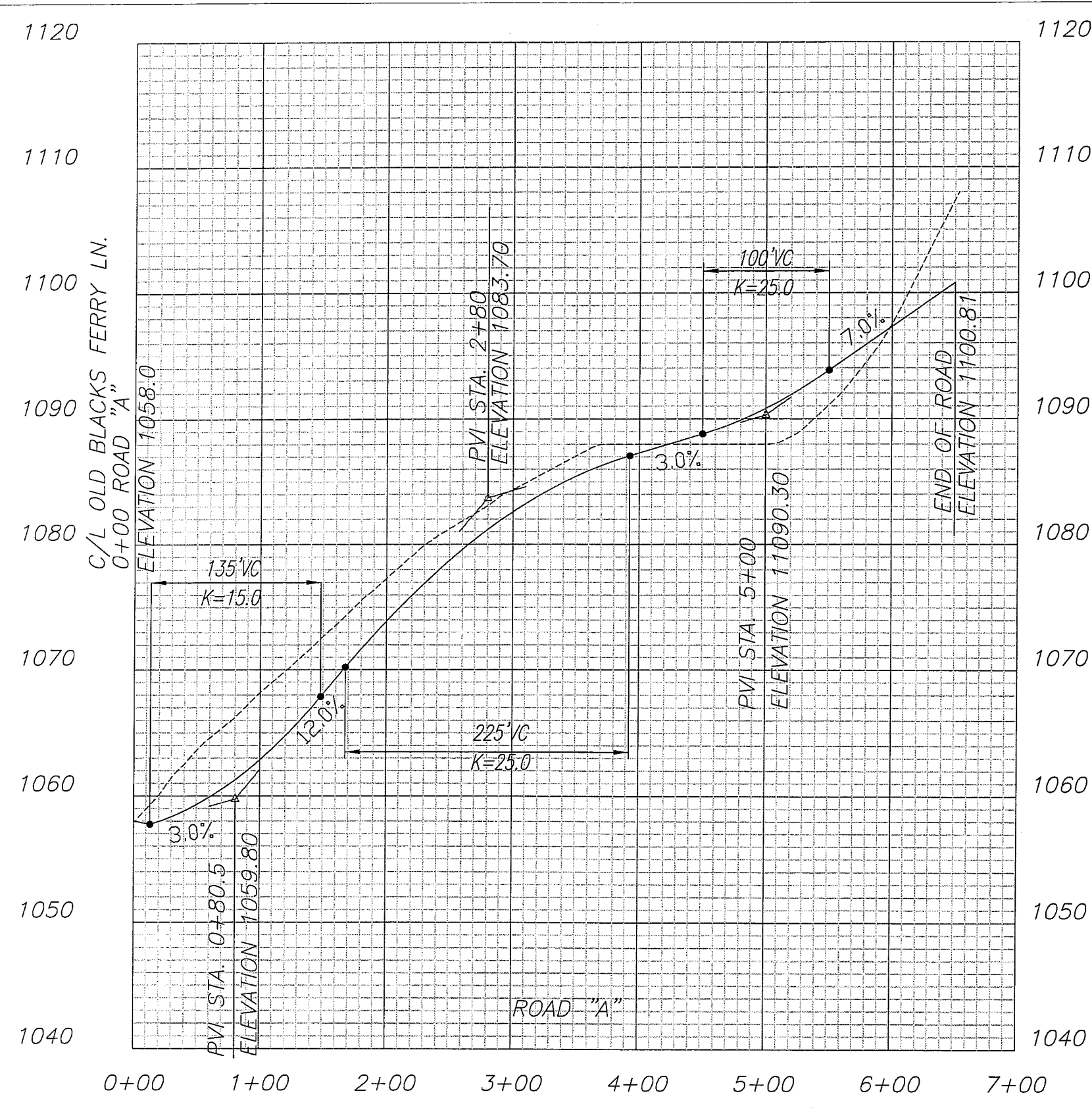


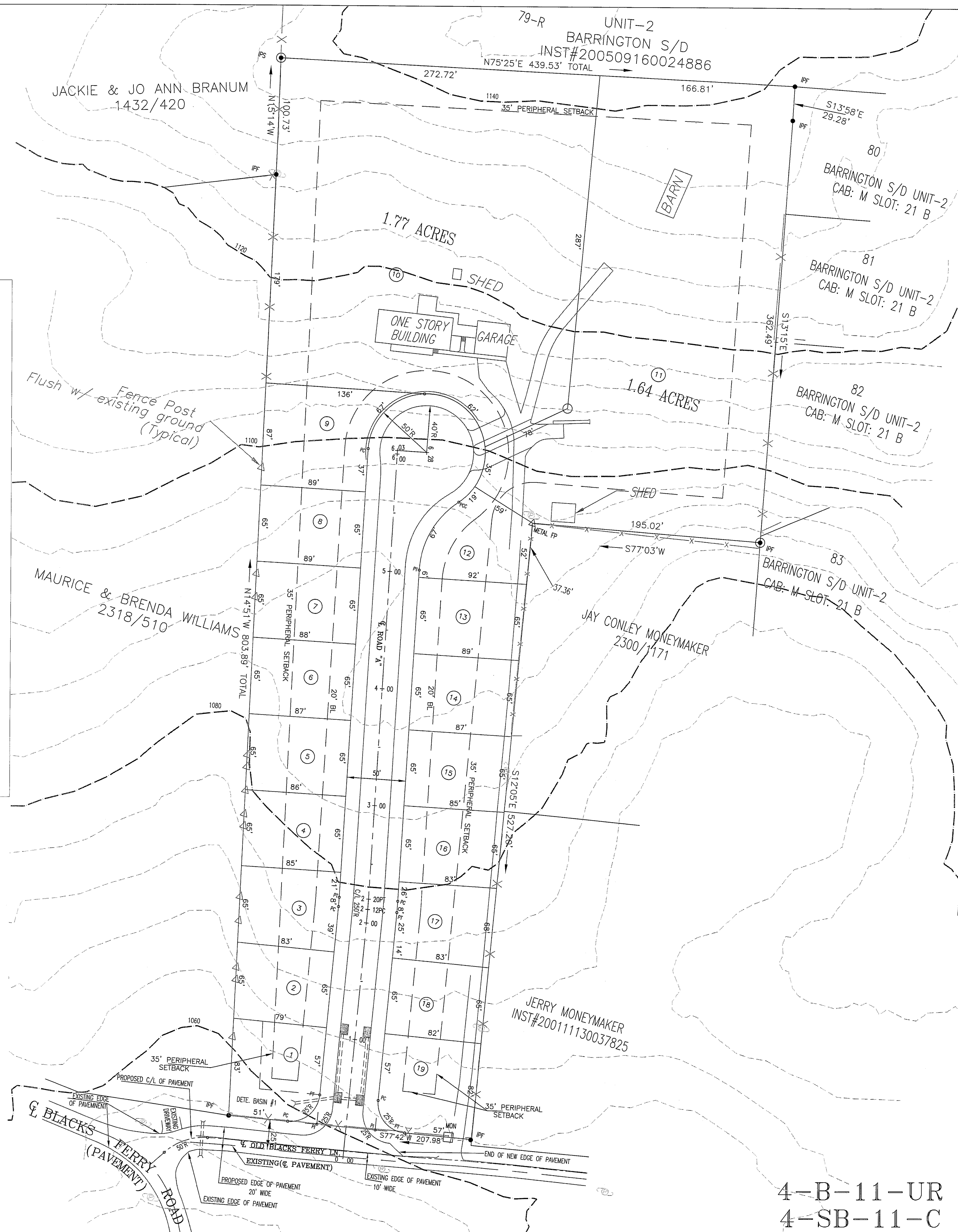


TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER

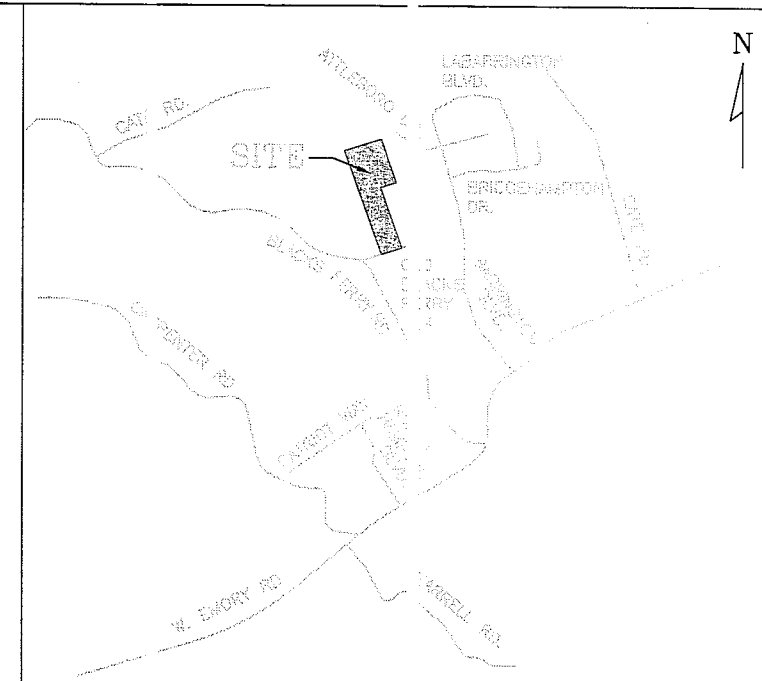


TYPICAL LOT LAYOUT
1" = 40'



NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

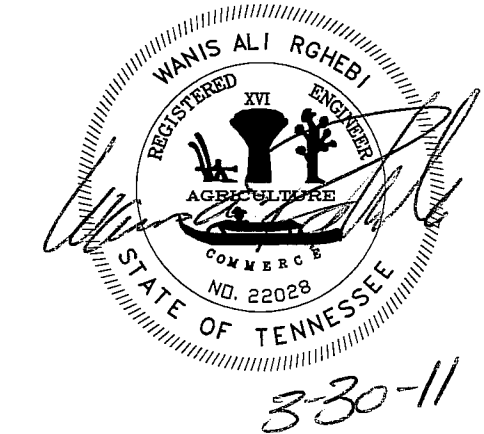
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY,
OR WORK;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



LOCATION MAP

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: 093420567
FROM DEC. 11 TO DEC. 26

- NOTES:
- ALL DIMENSIONS AND AREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXISTING LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE (IF CENTERLINE OF SANITARY SEWER AS INSTALLED).
 - THIS PROPERTY CONTAINS APPROXIMATELY 6.31 ACRES AND IS SUBDIVIDED INTO 9 LOTS.
 - ZONED PR (3 DU/AC).
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES A E BASED ON FIELD SURVEY.
 - UTILITIES:
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: TDS
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES...5'
REAR...15' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACK)
 - ROAD PROFILE IS BASED ON KGS TOPO.
 - BOUNDARY IS BASED ON A BOUNDARY SURVEY EY BHNP.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - VARIANCE REQUESTED:
a) BUILDING SETBACK FOR LOTS 1 AND 19 FROM 20' TO 15'.
b) REQUEST FROM THE KNOX COUNTY ENGINEERING DEPARTMENT FOLLOWINGS:
a) INTERSECTION GRADE ON ROAD "A", AT STA 0+13 FROM 1% TO 3.0%.



REVISED
3-30-11

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.
Travis A. Rober
TENNESSEE CERTIFICATE NO. 22028

OWNER/DEVELOPER:
SOUTHLAND ID GROUP, INC.
4909 BAL RD.
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699
SITE ADDRESS:
6515 OLD BLACKS FERRY LN.
KNOXVILLE, TENNESSEE 37931

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BAL RD.
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghbi@sengconsultants.com
WWW.4sengconsultants.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.
1	3-24-11	REVISED PER MPC COMMENTS	

SCALE
HORIZONTAL: 1" = 50'
EX. CONTOUR INTERVAL = 4'
DATE
02-18-2011

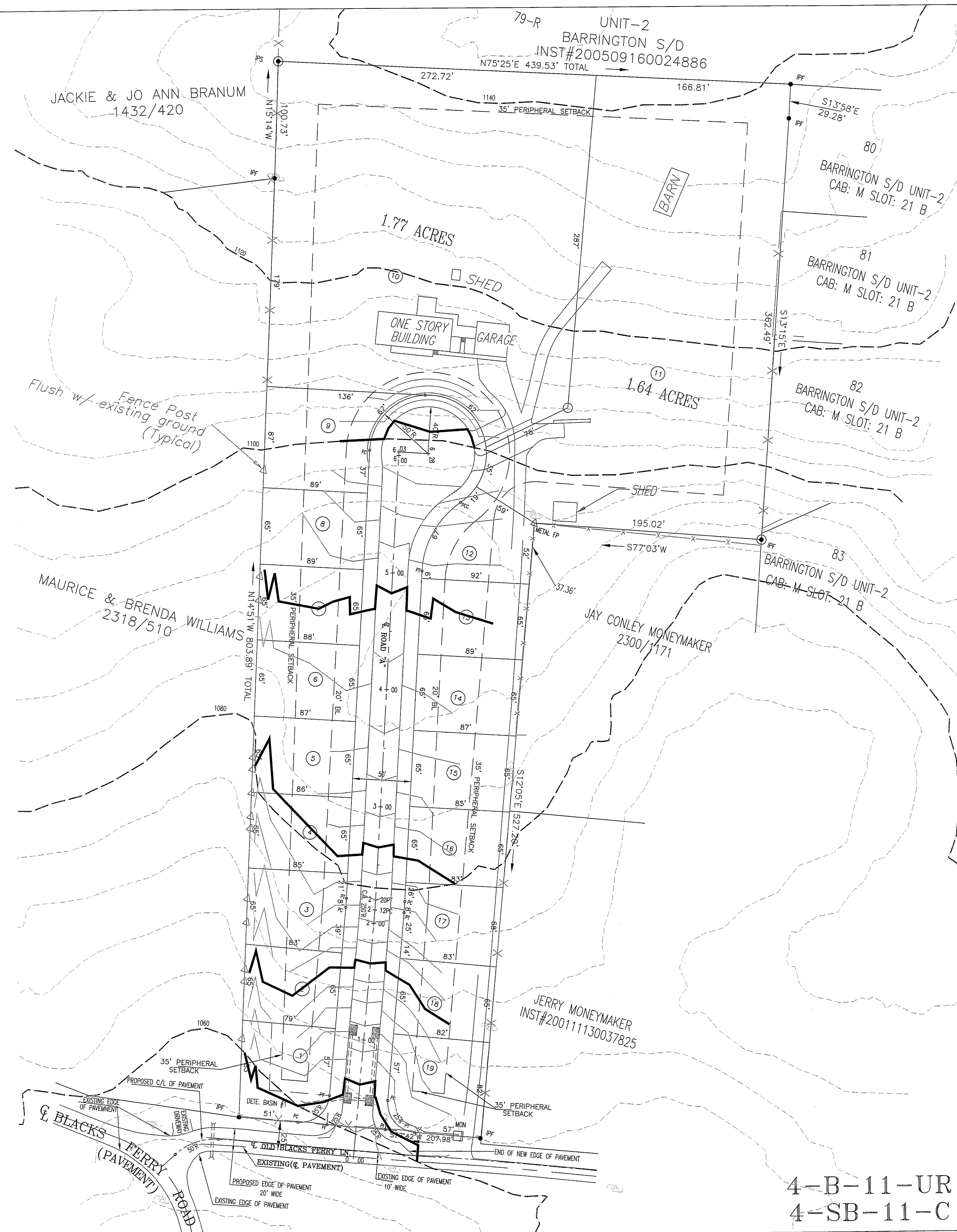
DEED REFERENCES: INST. # 200505250094544



CONCEPT PLAN FOR SGI
ON OLD BLACKS FERRY ROAD
CLT MAP 66 PARCEL 62.02
DISTRICT 6, KNOX COUNTY, TENNESSEE

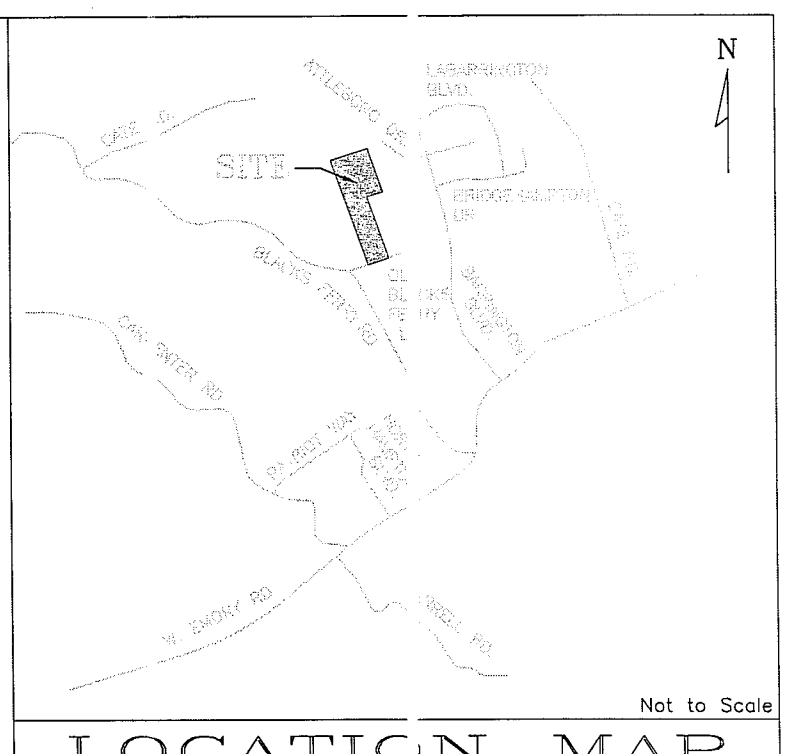
OBI-02-11-CP
SHEET 1 OF 2 SHEETS

4-B-11-UR
4-SB-11-C



NOTE:
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CONFIRMATION NUMBER: 093420567
FROM DEC. 11 TO DEC. 26



REVISED
3-30-11

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE
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ENGINEER
TENNESSEE CERTIFICATE NO. 22028

OWNER/DEVELOPER:
SOUTH AND GROUP, INC.
4909 I ALL RD.
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699
SITE ADDRESS:
6515 OLD BLACKS FERRY LN.
KNOXVILLE, TENNESSEE 37931

4-B-11-UR
4-SB-11-C

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: wrghabi@sengconsultants.com WWW.sengconsultants.com	DESIGNED	WAR	APPROVED	SCALE HORIZONTAL: 1" = 50' EX. CONTOUR INTERVAL = 4' DATE 02-18-2011	DEED REFERENCES: INST. # 200505250094544	50 0 50 100 SCALE IN FEET	GRADING PLAN FOR SGI ON OLD BLACKS FERRY ROAD CLT MAP 66 PARCEL 62.02 DISTRICT 6, KNOX COUNTY, TENNESSEE	OFF-02-11-GP SHEET 2 OF 2 SHEETS
	DRAWN	WAR	ENGINEER					
	CHECKED	WAR						
	1	3-24-11	REVISED PER MPC COMMENTS					
	NO.	DATE	REVISION	APPR.				