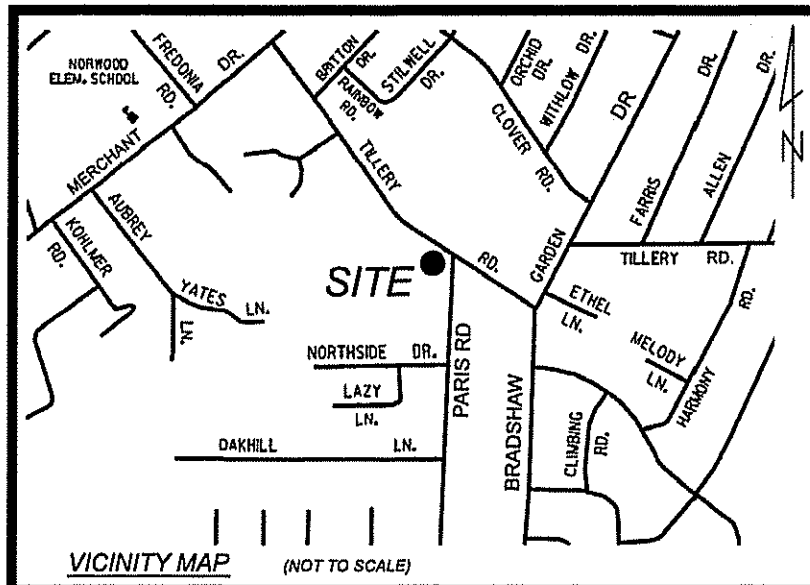




Certification of Concept Plan by Registered Land Surveyor

I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Reg. Land Surveyor
Tenn. License No. 1885 Date 4-22-19

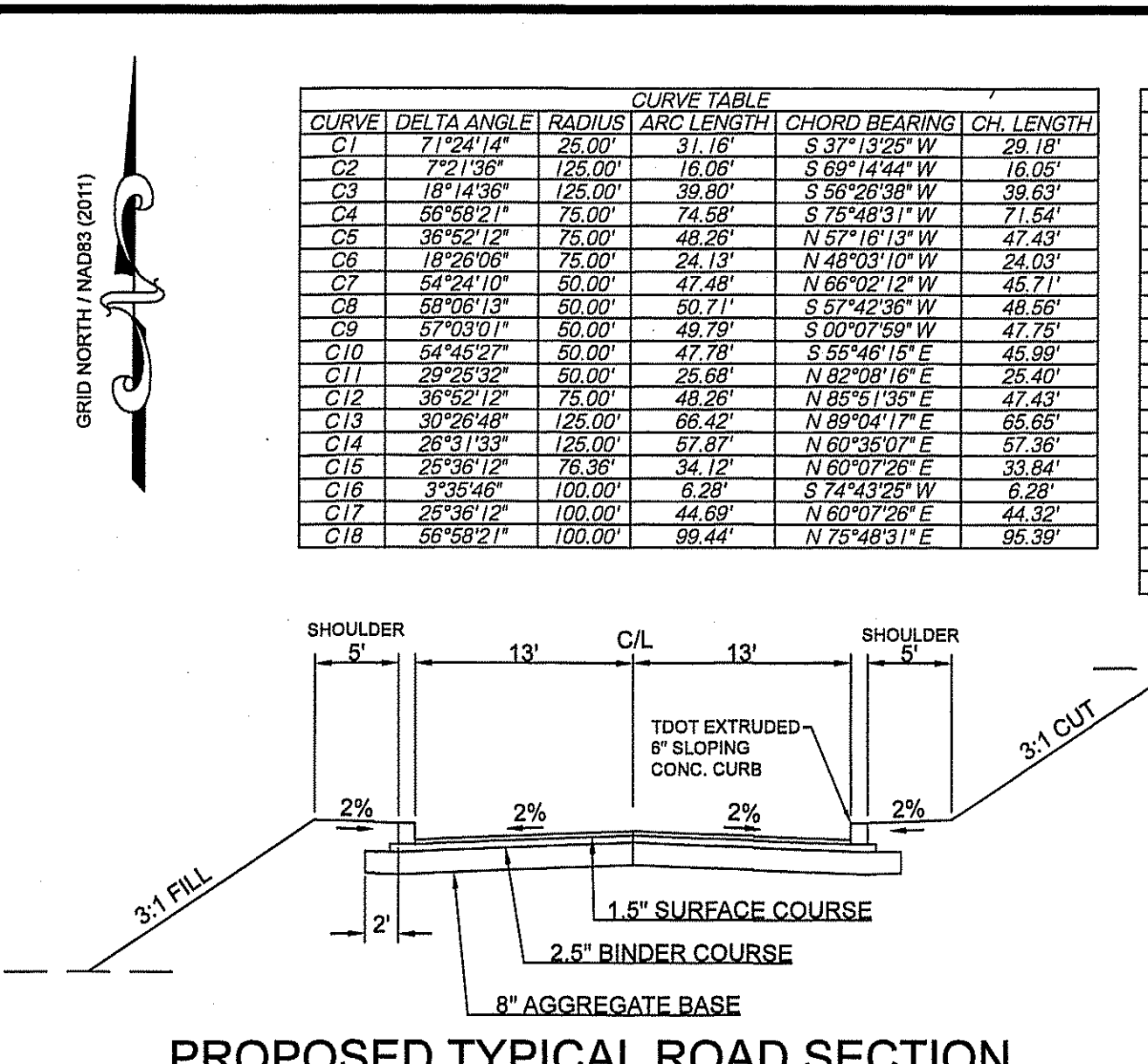
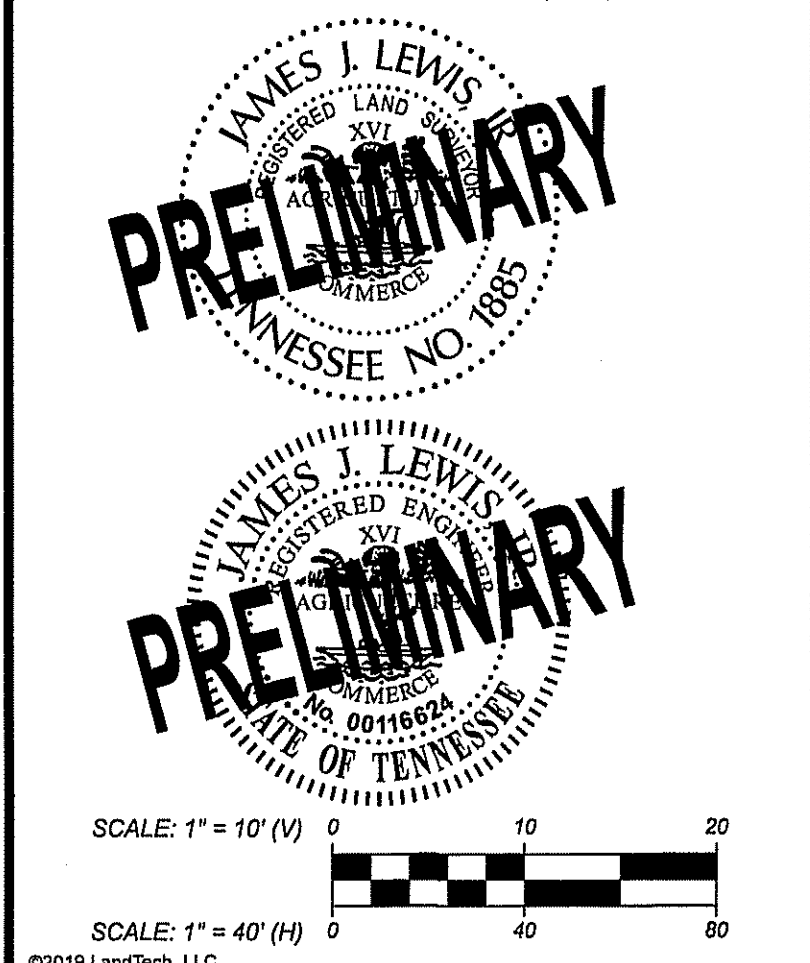
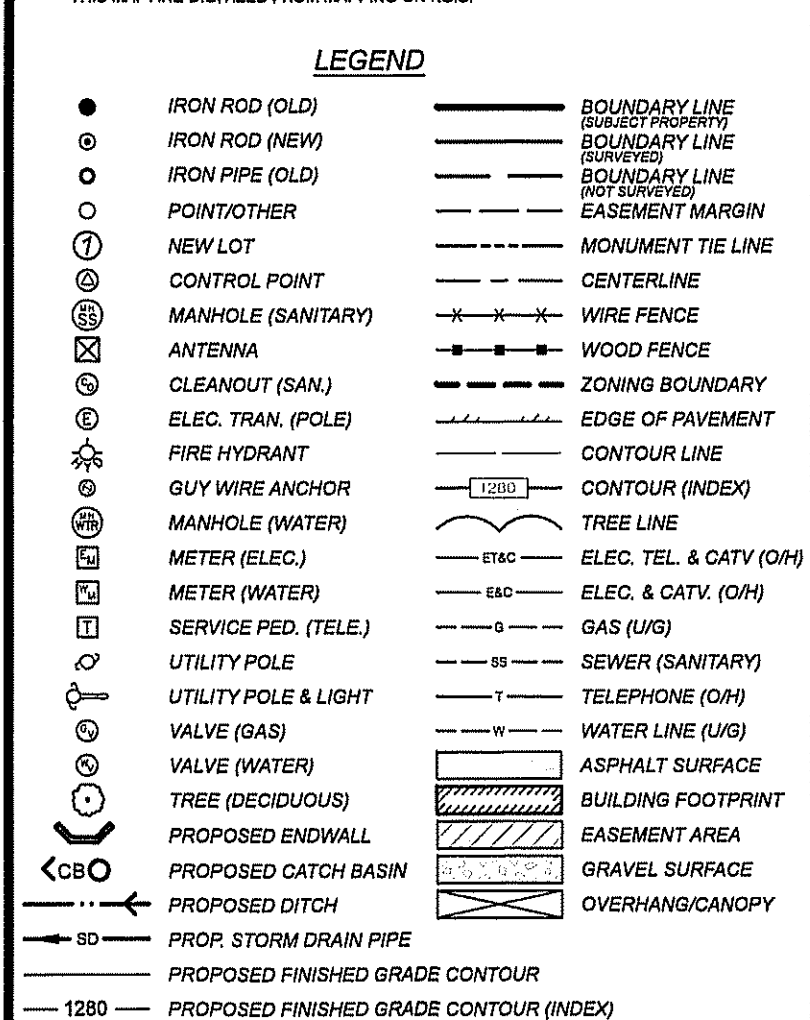
Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Reg. Engineer
Tenn. License No. 116624 Date 4-22-19

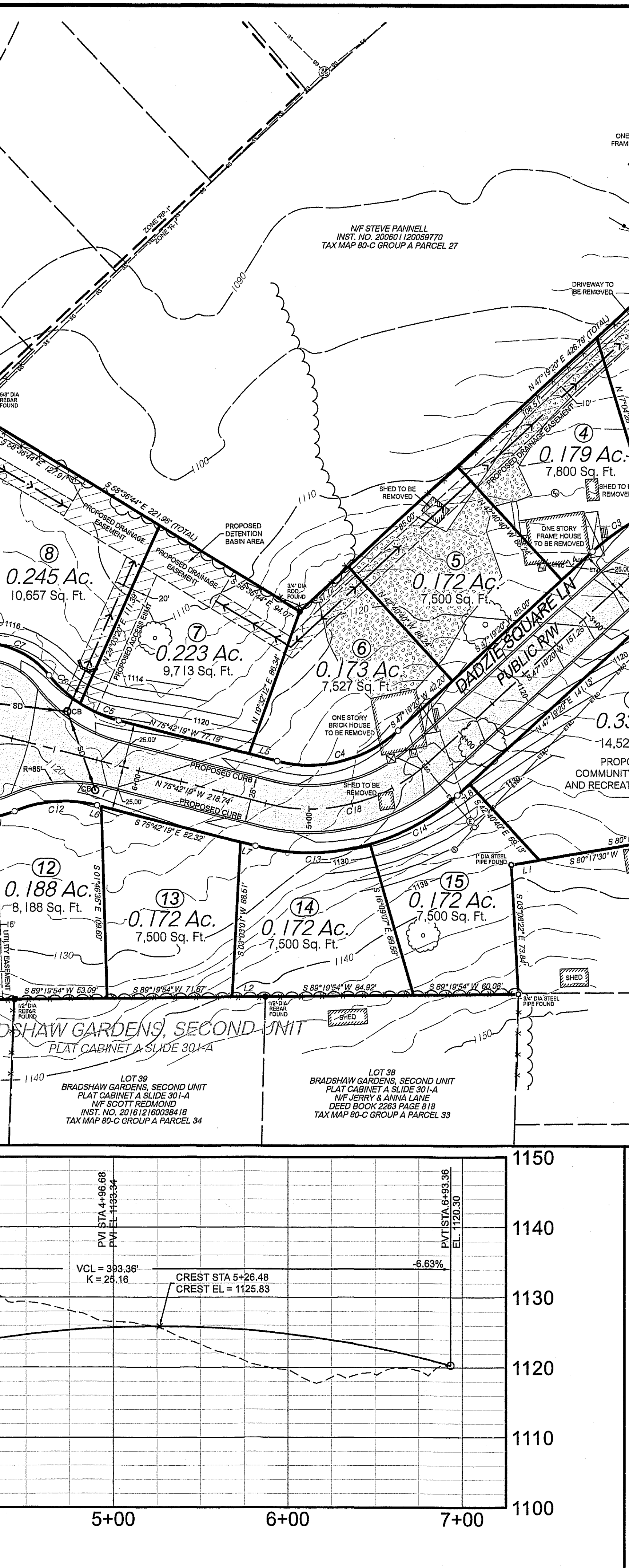
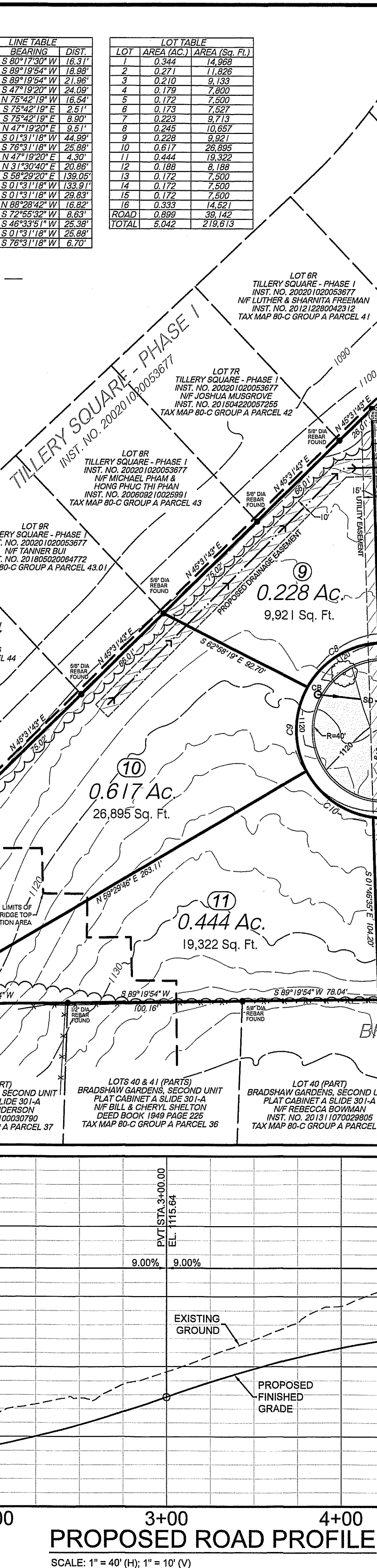
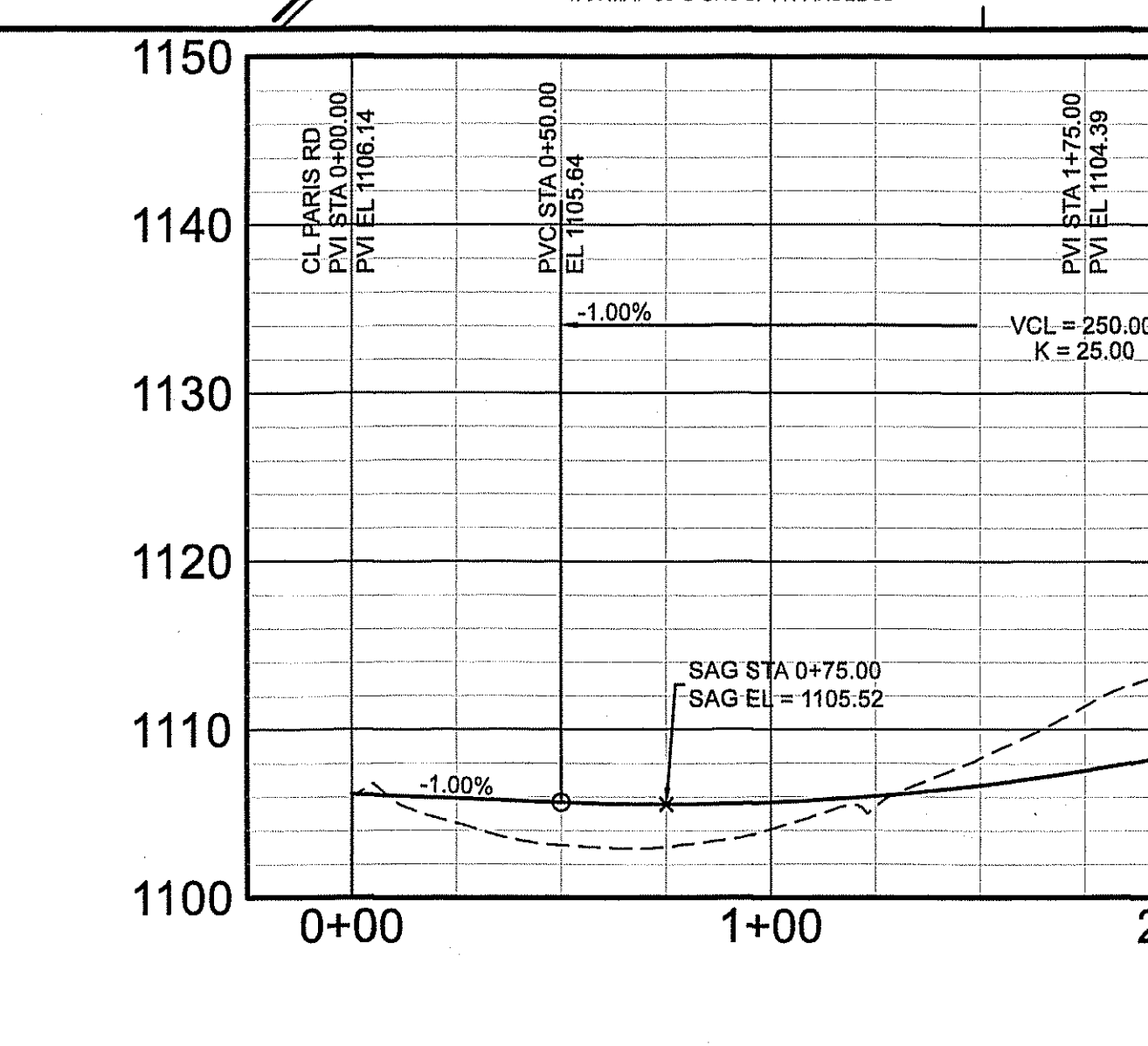
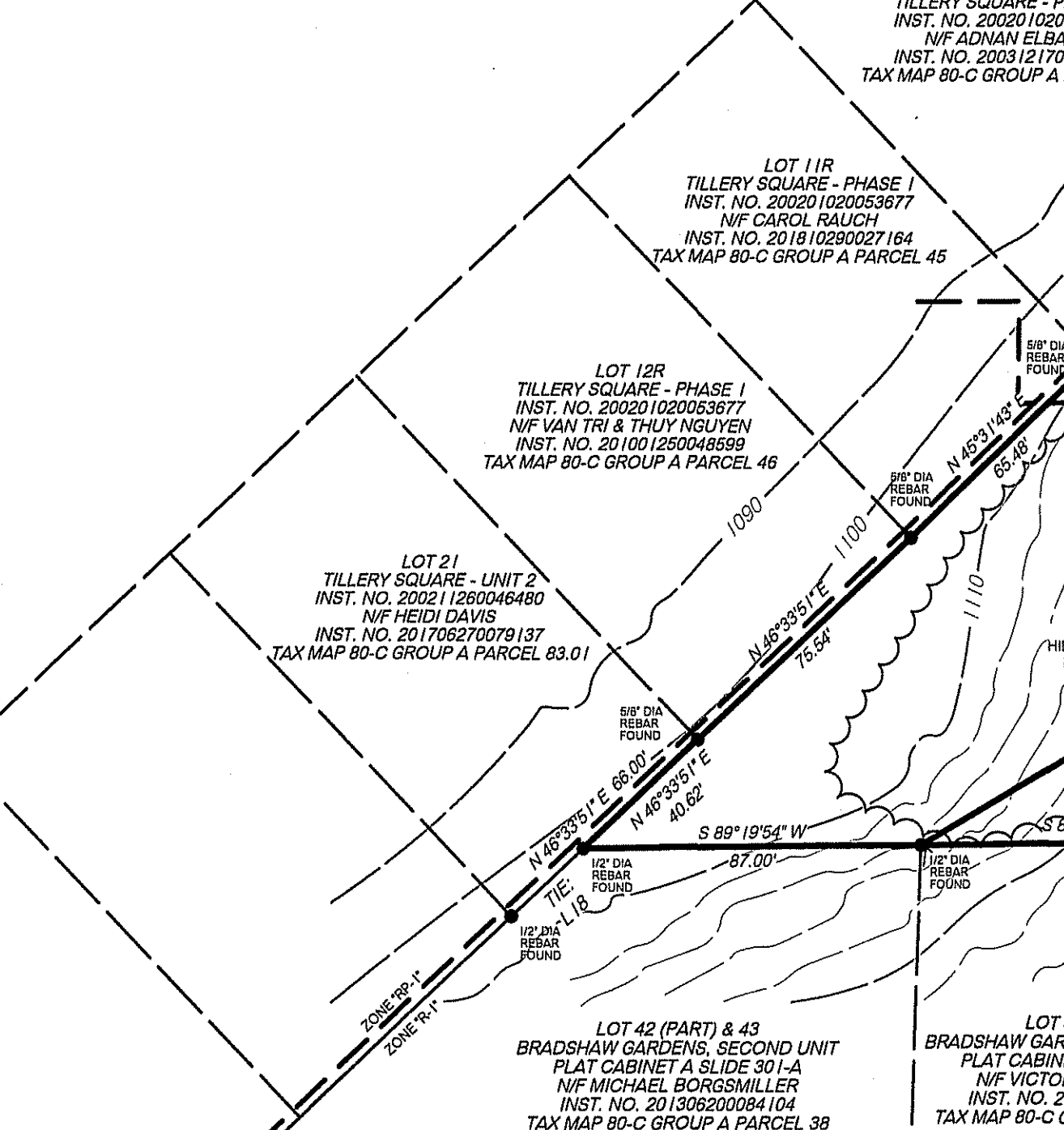
GENERAL NOTES

- THE SUBJECT PROPERTY MAY BE ENGINEERED BY OR BENEFIT FROM WRITTEN OR PRESCRIPTIVE EASEMENTS OTHER THAN THOSE SHOWN HEREON.
- DEED REFERENCES FOR ADJOINING PARCELS WERE OBTAINED FROM THE TAX ASSESSOR'S RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
- THE TYPE, LOCATION AND SIZE OF ANY WATER AND SEWER LINES OR UTILITY STRUCTURES SHOWN ON THIS PLAN ARE PROVIDED AS GENERAL INFORMATION ONLY AND SHALL NOT BE RELIED UPON FOR ANY SPECIFIC PURPOSE.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAN, LOCATION OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL OR OTHERWISE, IS BEYOND THE SCOPE OF THIS SURVEY.
- TITLE TO THE PROPERTY SURVEYED MAY INCLUDE RIGHTS IN LAND WHICH UNDERLIES ADJOINING AND IS PROVIDED AS GENERAL INFORMATION ONLY. IT IS NOT TO BE CONSIDERED A DETERMINATION OF THE LIMITS OF THE PUBLIC USE.
- NO REPRESENTATION OR WARRANTY IS MADE BY THE ENGINEER AS TO THE ACCURACY OF ANY CITY CONTROL POINTS PROVIDED ON THIS PLAN.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY REFLECT ALL RIGHTS AND ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT PROPERTY.
- PROPERTY INFORMATION:
DEED REFERENCE: INSTRUMENT NUMBER 20100700001308
PLAT REFERENCE: PLAT CABINET A SLIDE 301-A
CURRENT ZONING: "L" LOW DENSITY RESIDENTIAL DISTRICT
TOTAL PARCEL AREA: 6.442 ACRES INTO 16 LOTS
8.87 ACRES PLATTED ONLY. THIS PROPERTY IS IN ZONE "L" AS SHOWN ON THE FIRM MAP 4700020270 DATED AUGUST 5, 2013. BASED ON THIS INFORMATION, THE PROPERTY IS NOT LOCATED IN A SPECIAL DISTRICT OR AREA. EXACT DETERMINATIONS CAN BE MADE ONLY THROUGH THE PROCESS OF OBTAINING A FIRM ELEVATION CERTIFICATE.
- UNLESS OTHERWISE INDICATED ON THIS PLAN, ALL NEW MONUMENTS ARE 12" REBAR, 18" INCHES IN LENGTH, WITH A PLASTIC CAP STAMPED WITH "LANDTECH ENG. & SURV."
- THIS SURVEY WAS PERFORMED USING BOTH GPS AND ROBOTIC TOTAL STATION EQUIPMENT. GPS SURVEY INFORMATION IS AS FOLLOWS:
POSITIONAL ACCURACY: 0.07" (95% CONF. INTERVAL)
GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
DATE(S) OF GPS SURVEY: MARCH 14, 2018
DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.28
FIXED CONTROL: CITY OF KNOXVILLE CONTROL STATIONS 6212, 1286, 1655 & 1657
COMB. GRID FACTOR: NOT APPLICABLE
- THE HORIZONTAL REFERENCE DATUM USED IS NAD83 (2011), AND THE VERTICAL REFERENCE DATUM USED IS NAVD83.
- GRID NORTH IS BASED ON A BEARING OF N 89° 07' 00" E FROM CITY CONTROL POINT #187 TO #188. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
- COORDINATES FOR ANY CITY CONTROL POINTS PROVIDED ON THIS PLAN WERE TAKEN VERBATIM FROM DATA PUBLISHED BY THE CITY OF KNOXVILLE.
- CONTOURS AND HILLSIDE RIDGE TOP PROTECTION AREA LIMITS SHOWN ON THIS MAP ARE DERIVED FROM MAPPING ON GIS.



PROJECT NARRATIVE

THE PROJECT CONSISTS OF A RESIDENTIAL DEVELOPMENT, SUBDIVIDING THE EXISTING PROPERTY INTO 16 LOTS. THE PROPOSED LAND USE FOR LOTS 1-15 IS SINGLE FAMILY RESIDENTIAL, AND LOT 16 IS DESIGNATED AS A COMMUNITY USE BUILDING AND RECREATIONAL AMENITIES. THE PROPOSED CONSTRUCTION INCLUDES A PUBLIC ROAD, STORMWATER MANAGEMENT UTILITIES AND DETENTION BASIN, PUBLIC WATER LINES, PUBLIC SANITARY SEWER LINES, AND RESIDENTIAL UTILITY SERVICES.



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MPC FILE NO. **6-SC-19-C**

**CONCEPT PLAN OF
DADZIE SQUARE SUBDIVISION**

RESUBDIVISION OF LOTS 41, 42 & 44-48 OF
BRADSHAW GARDENS, SECOND UNIT

TAX MAP 80-C GROUP A PARCEL 28
BLOCK 41350, WARD 41, CITY OF KNOXVILLE
5th CIVIL DISTRICT
KNOX COUNTY, TENNESSEE
DATE OF SURVEY: APRIL 24, 2019

OWNER(S):
Lots 1-16 (Map 80-C Grp A Parcel 28)
Peter & Theresa Dadzie
1818 Tillery Rd
Knoxville, TN 37912
(865) 455-8767

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