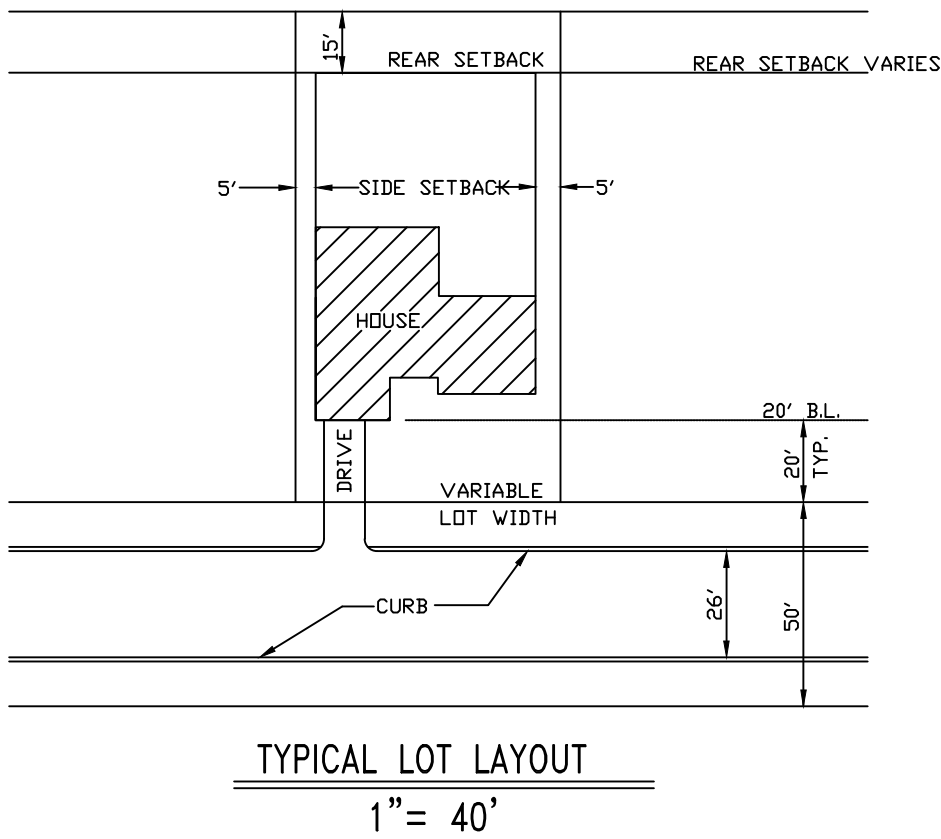
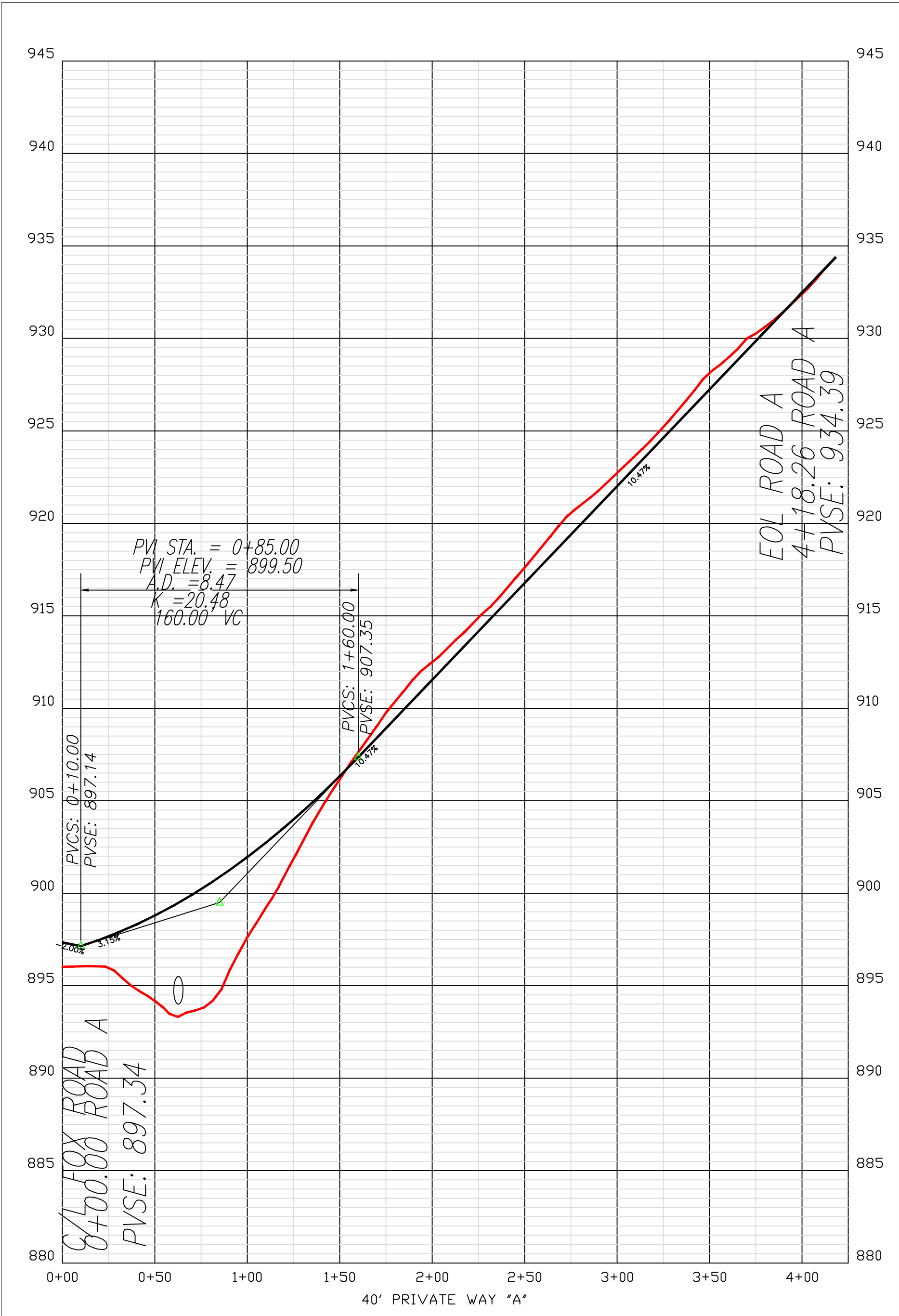
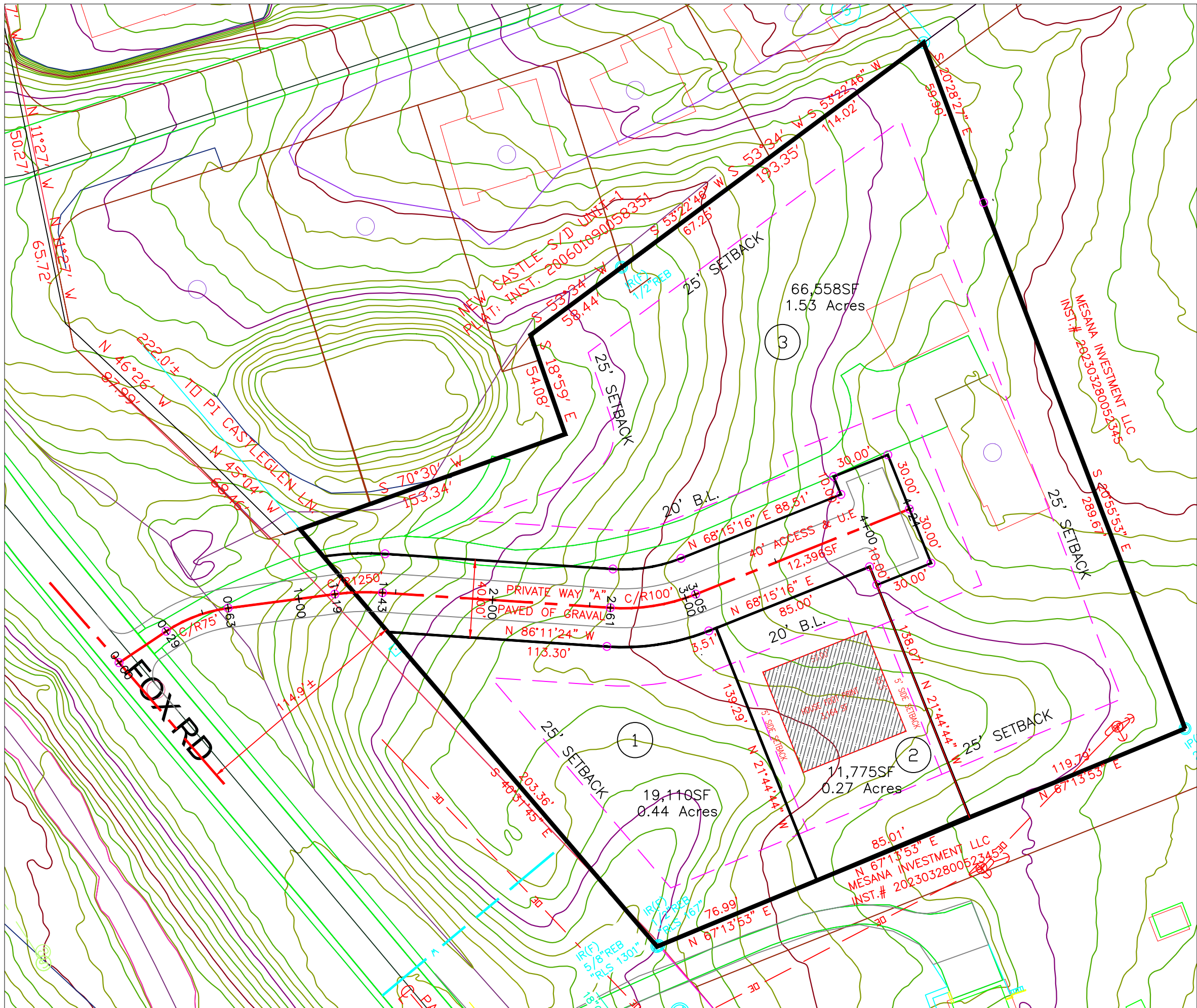
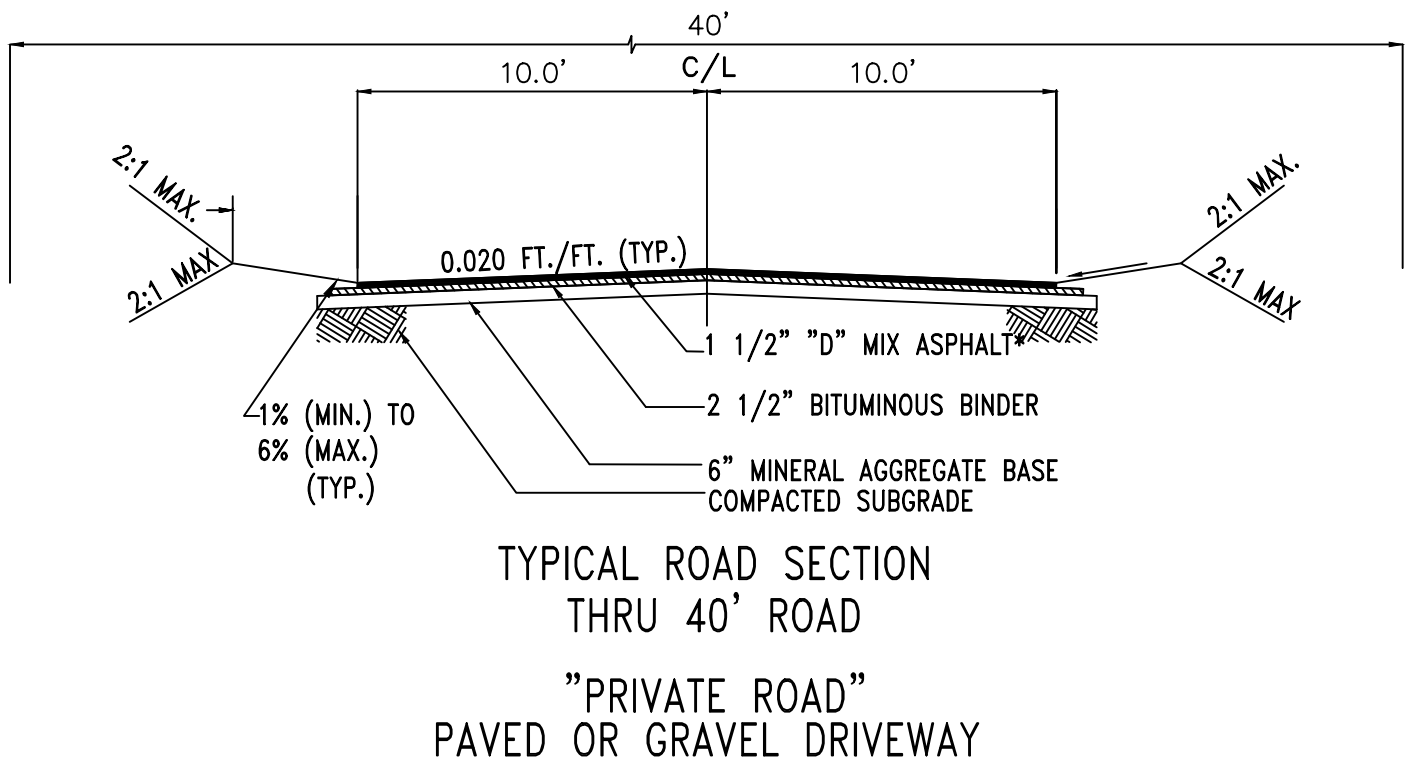


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK;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

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



- NOTES:
1. ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 3. SANITARY SEWER EASEMENT OF 15'-7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY CONTAINS APPROXIMATELY 2.34 ACRES AND IS SUBDIVIDED INTO SINGLE FAMILY LOTS, AND PRIVATE WAY.
 5. PRIZONING (3 DU/AC).
 6. WATER: FIRST UTILITY DISTRICT
 7. SEWER: FIRST UTILITY DISTRICT
 8. ELECTRIC: LCUB
 9. GAS: KNOXVILLE UTILITIES BOARD
 10. TELEPHONE: TDS
 11. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 20'
SIDES: 5'
REAR: 15' (UNLESS CONTROLLED BY 25' PERIPHERAL SET BACK)
 12. VARIANCE REQUESTED:
a. REDUCTION IN PERIPHERAL SET BACK FROM 35' TO 25' AND ALONG FOX ROAD.
 13. ROAD PROFILE IS BASED ON KGIS.
 14. 40' WIDE ACCESS PRIVATE WAY AND UTILITY EASEMENT.
 15. BOUNDARY IS BASED ON A FIELD SURVEY.
 16. THE EXISTING HOUSE AND THE GARAGE IN LOT 3 WILL STAY.



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:
442 FOX ROAD
KNOXVILLE, TENNESSEE 37922

OWNER/DEVELOPER:
DR. KHALED ALSHIBLI
442 FOX ROAD
KNOXVILLE, TN 37931
PHONE: (225) 614-7022
EMAIL: alshibli@utk.edu

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:
TENNESSEE CERTIFICATE NUMBER 22028



1"=50'
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SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghibi@sengconsultants.com
www.southlandengineeringusa.com

DESIGNED
DRAWN
CHECKED

WAR
WAR
WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
CONTOUR INTERVAL: 2'
DATE
06-13-2025

DEED REFERENCES:
INST.# 202306070065417
SCALE IN FEET
50 0 50 100

CONCEPT PLAN AND ROAD PROFILE
FOR FOX ROAD SUBDIVISION
ON FOX ROAD
CLT MAP 0143, PARCEL 111
DISTRICT 6, KNOX COUNTY, TENNESSEE

FOX-RD-6-13-25-C
SHEET 1 OF 1 SHEET