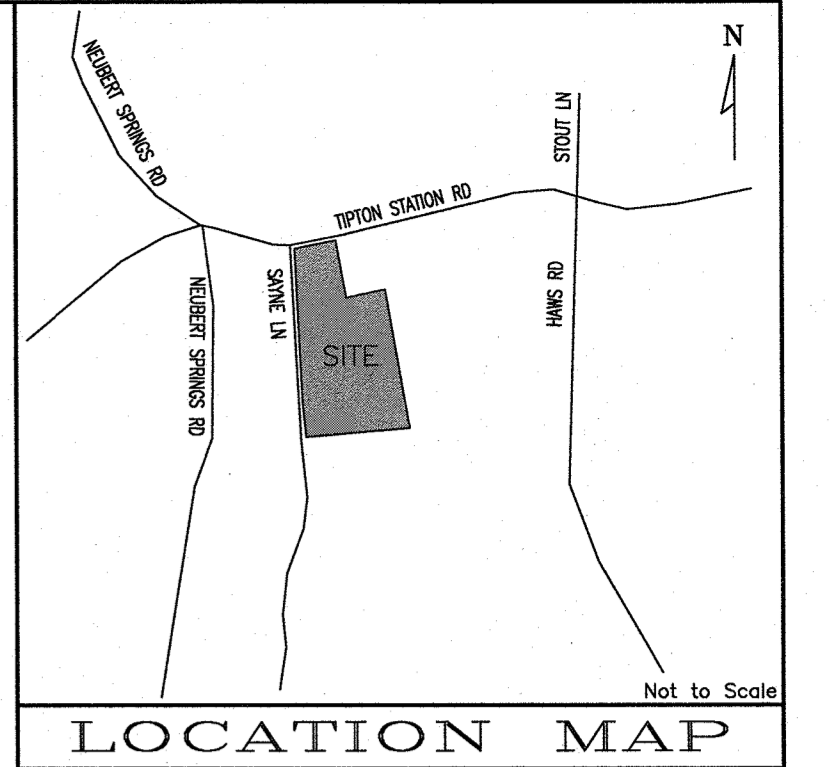


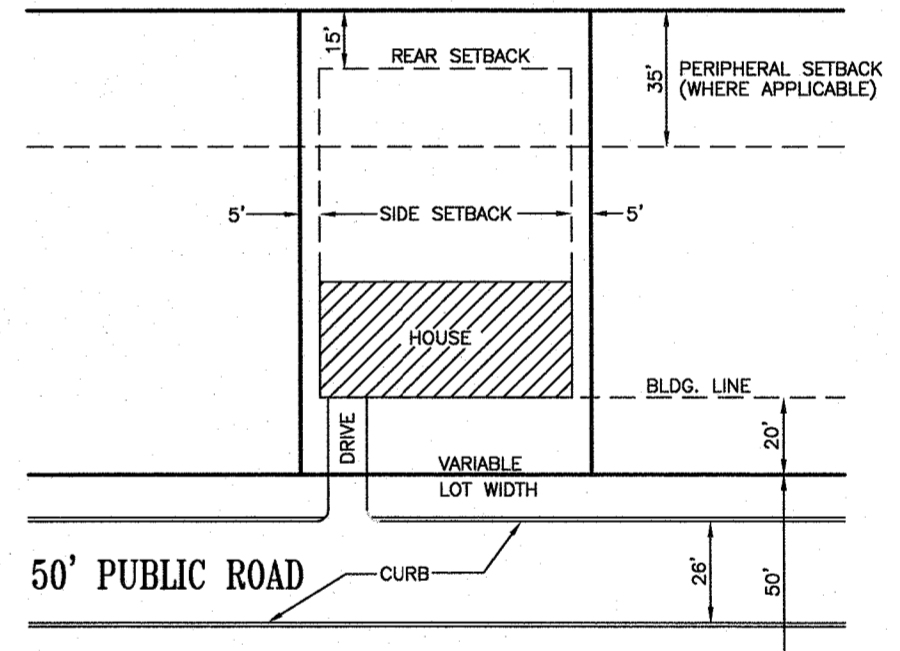
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

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.



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 6.559 ACRES SUBDIVIDED INTO 15 DETACHED LOTS.
 - THIS PROPERTY IS ZONED PR. @ 2.3 DWELLINGS PER ACRE. (PENDING)
 - ALL CONTOURS ARE BASED ON LIDAR DATA.
 - UTILITIES:
WATER: KNOX CHAPMAN UTILITY DISTRICT
SEWER: KNOX CHAPMAN UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELL SOUTH
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
REAR- 15'
SIDE- 5'
PERIPHERAL SETBACK OF 35'/15' REQUIRED SEE MAP FOR LOCATIONS.
 - EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 - THE 3.70 ACRES OF COMMON AREA TO REMAIN UNDEVELOPED TO MEET ZONING REQUIREMENTS.
 - A TURN-AROUND IS REQUIRED ON ALL DRIVEWAYS.
 - DRIVEWAYS MUST BE INSTALLED AT THE LOCATIONS SHOWN TO ENSURE 250' OF SIGHT DISTANCE. IF NO DRIVEWAY LOCATION IS SHOWN THEN ADEQUATE SIGHT DISTANCE IS PROVIDED.
 - SAYNE LN WILL BE WIDENED TO 18' MINIMUM.



CERTIFICATION OF CONCEPT PLAN
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 ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMARKED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER: *David B. Hargis*
TENNESSEE CERTIFICATE NO. 101245

OWNER/DEVELOPER
WESLEY GIBSON
CONSTRUCTION, LLC
124 LOWES BLUFF ROAD
CLINTON, TN 37920
PHONE: (865) 755-0592

7-SH-26-C/7-H-26-DP

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	SEW							
CHECKED	DBH	1 6/17/26	KKCP COMMENTS					
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" = INTERVAL

DEED REFERENCES: INSTR. # 202510030019876

DATE
5/26/26

0' 50' 100' 150' 200'
1" = 50'

CONCEPT PLAN FOR
GIBSON CONSTRUCTION ON SAYNE LANE
TAX MAP 137, PARCEL 67
9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25843-C
SHEET 1 OF 1 SHEET(S)
G:\25843\25843-C.DWG