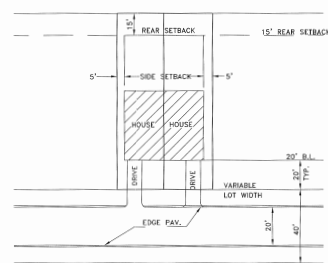
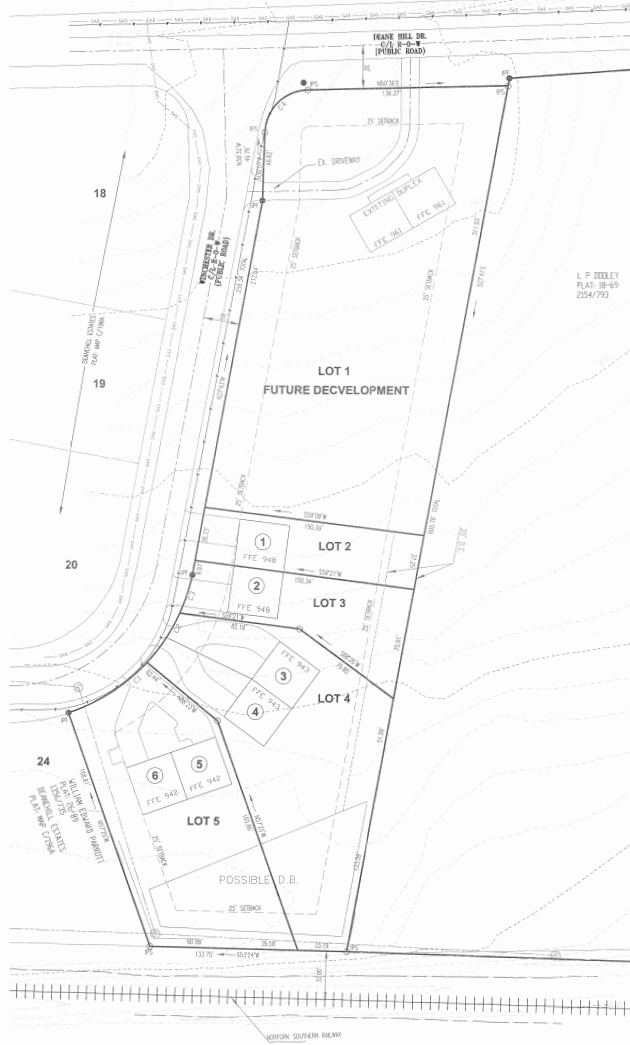


LC	CHORD BEARING	CHORD	ARC	RADIUS	TANGENT
C1	S10°07'27"W	63.63	64.32	126.35	
C2	S84°40'42"E	40.22	41.42	126.35	
C3	S30°00'E	27.51	27.50	126.35	
C4	N87°15'17"E	41.19	45.48	25.97	(R.33)



TYPICAL LOT LAYOUT
1" = 40'



NOTE CON# # 102650173
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

- NOTES:
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - 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 RP-1, 6 DU/ACRE.
 - THIS TRACT CONTAINS APPROX. 2.19 ACRES AND SUBDIVIDED INTO 5 LOTS.
 - UTILITIES:
WATER: KUB
SEWER: KUB
ELECTRIC: KUB
GAS: KUB
TELEPHONE: AT & T
 - 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 KNOXVILLE, KNOX COUNTY GIS.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D688) PRIOR TO PLACEMENT OF FILL. FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 95 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).
 - BOUNDARY ELEVATION IS SET BASED ON NAVD 85 DATUM.
 - THE 40' JPE IS ALSO WILL BE USED AS UTILITY EASEMENTS.
 - THE LANDSCAPE SHALL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
 - ALL UNITS WILL HAVE TWO CAR GARAGE, EXCEPT EXISTING UNITS 11 AND 12 WILL HAVE TWO PARKING SPACES EACH AS SHOWN.
 - UNIT 13 WILL FACE DEANE HILL DRIVE AND BACK OR SIDE ENTRY TWO CAR GARAGE.

LEGEND	
---	BENCH PIN FOUND
---	OPEN PIN SET
---	SHOWER DRAIN
---	SEWER LINE
---	GAS LINE
---	ELECTRIC
---	WATER
---	TELEPHONE
---	CONTOUR



CERTIFICATION OF DESIGN 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.
Dennis A. Y. [Signature]
ENGINEER
TENNESSEE CERTIFICATE NO. 22072

OWNER/DEVELOPER:
RUFUS H SMITH JR & COMPANY
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX (865) 693-9699

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
Email: wghabi@southlandeng.com
www.southlandeng.com

DESIGNED	APPROVED	SCALE
WAR	ENGINEER	HORIZONTAL: 1" = 40' CONTOUR INTERVAL: 2'
DRAWN		DATE
CHECKED		5-16-2013
		NO. DATE REVISION APPR.

7-A-13-UR Revised: 3/13/2017
DEED REF. INST. #200909030017341
40 20 0 40 80
CONTOUR INTERVAL: 2'

SITE, DRAINAGE & GRADING PLAN FOR
CHECKBOARD COTTAGES
ON DEANE HILL DRIVE
CLT MAP 120D, PARCEL 1
47 WARD, CITY BLOCK # 47630, CITY OF KNOXVILLE
DISTRICT-9, KNOX COUNTY, TENNESSEE

RHS-05-13-SP
SHEET 1 OF 2 SHEET(S)

