

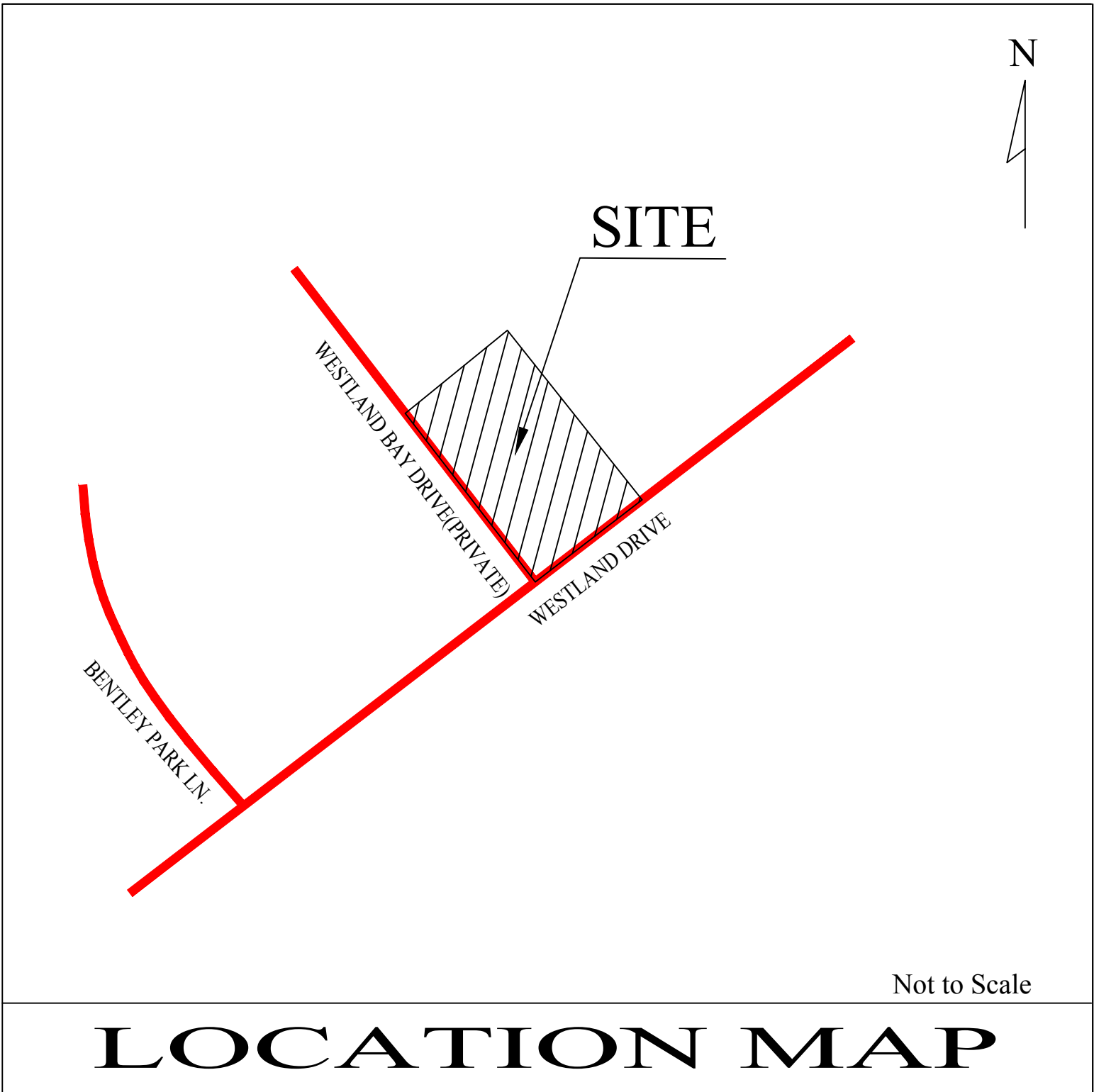
CONCEPT & DESIGN PLAN
FOR

SITE PLAN FOR DREAM SUBDIVISION
ON WESTLAND DRIVE

CLT MAP 120AD, PARCELS 27.00, 27.01 & 27.02
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

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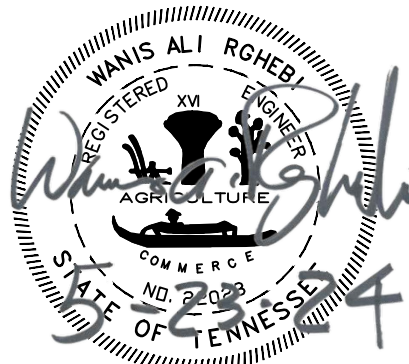


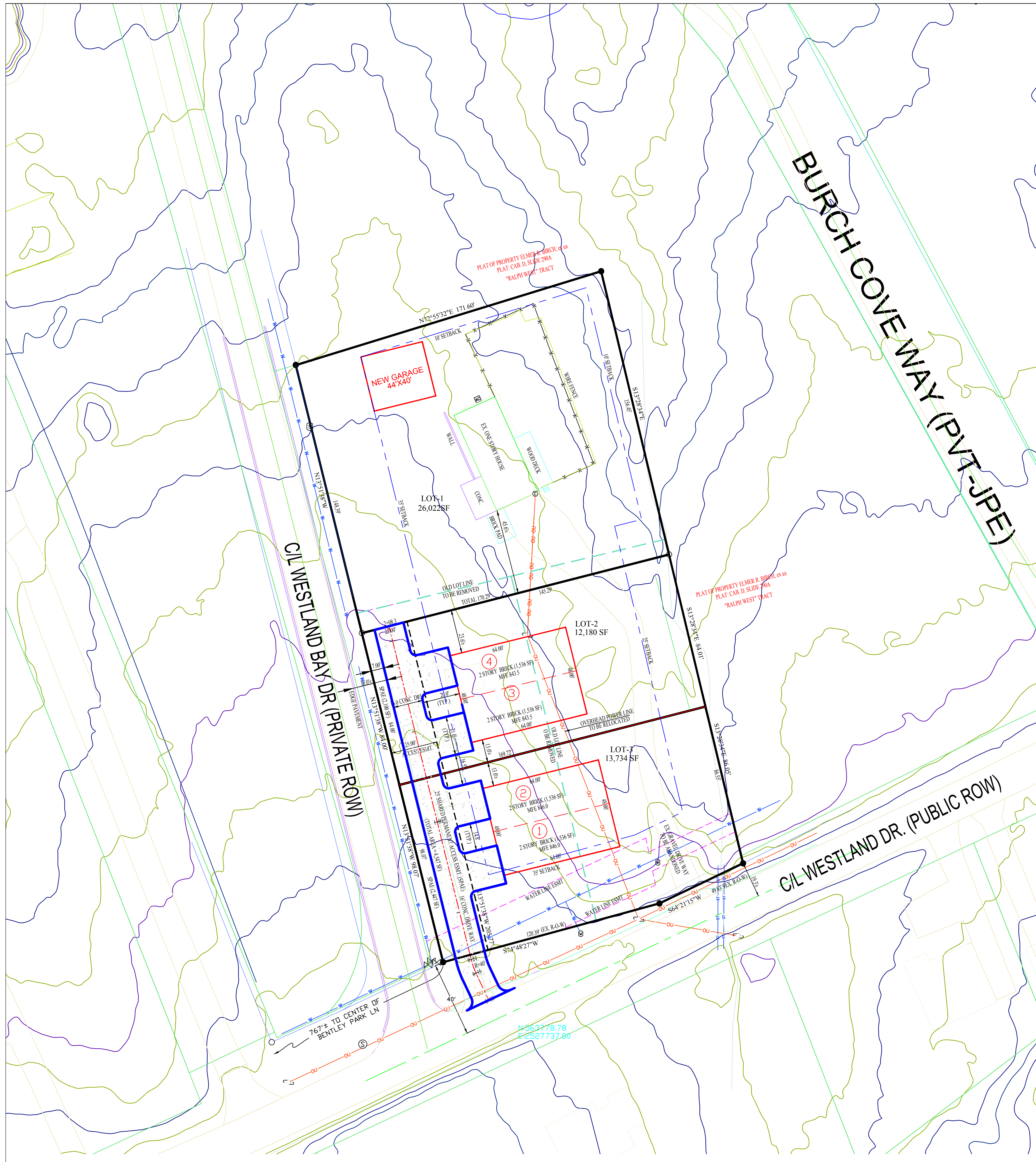
SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 GALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghabi@sengconsultants.com

REV.5-23-24
REV.5-21-24
APRIL 25, 2024

SITE ADDRESS:
10211, 10205 & 0 WESTLAND DR.
KNOXVILLE, TENNESSEE 37922

OWNER/DEVELOPER:
AMERICAN DREAM DEVELOPMENT LLC
C/O YASSIN TEROU
905 SHADETREE LANE
KNOXVILLE, TENNESSEE 37922
PHONE (865) 387-8275
EMAIL: YASSINFALAFELHOUSE@GMAIL.COM





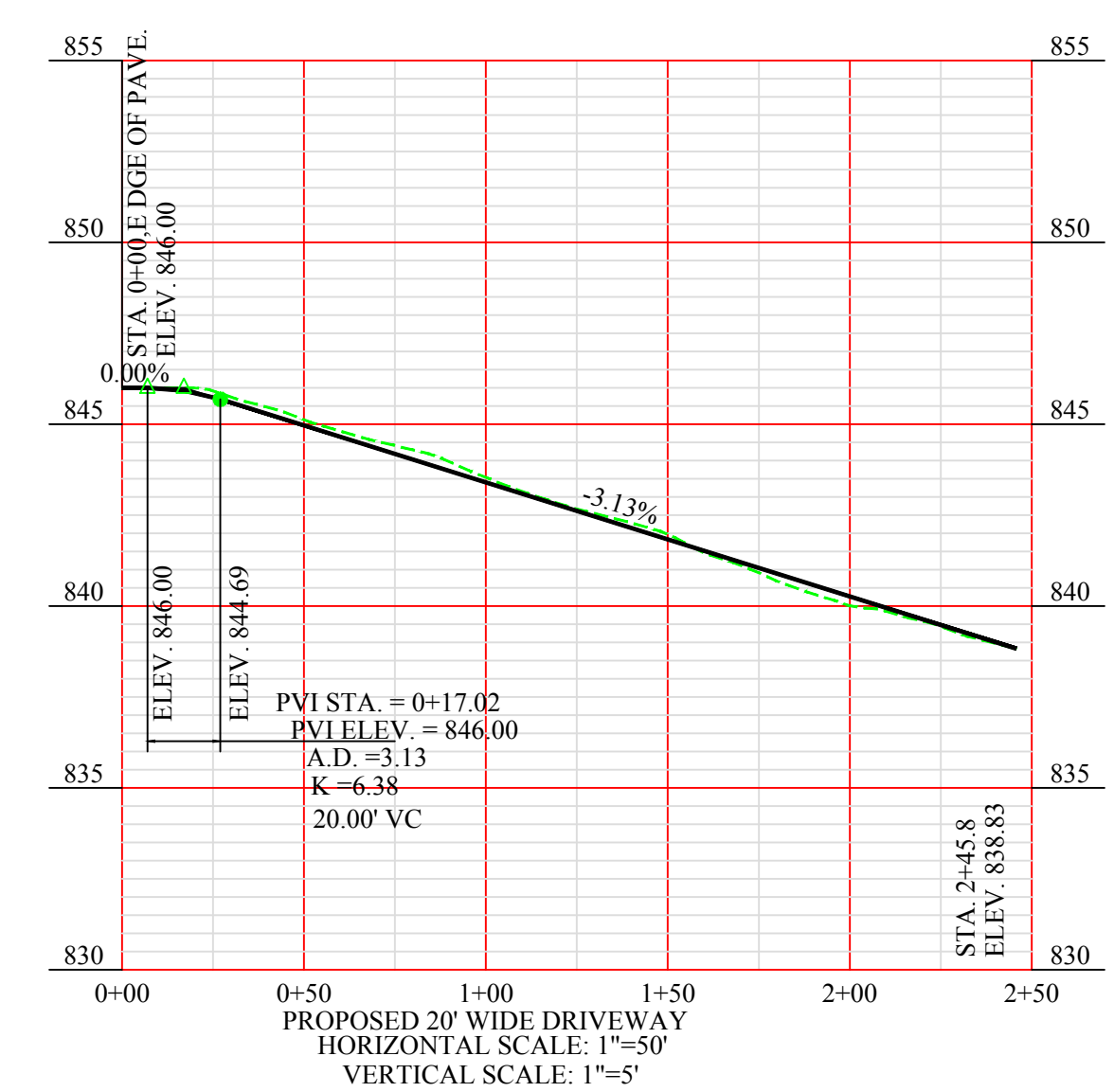
NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK,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

NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



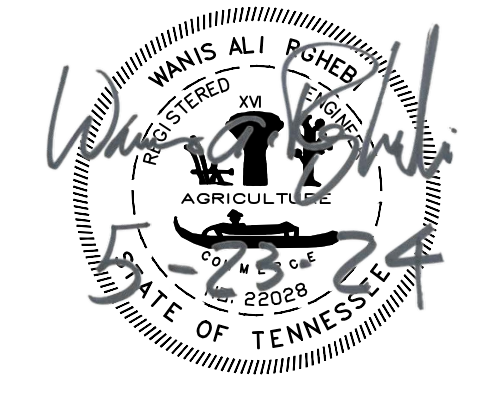
NOTE CONF. # 102650173
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
 TENNESSEE ONE-CALL
 1-800-351-1111
 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

- 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 RA.
 - THESE THREE TRACTS CONTAIN APPROX. 1.30± ACRES AND WILL BE SUBDIVIDED INTO FOUR LOTS.
 - UTILITIES:
 WATER: FUD
 SEWER: FUD
 ELECTRIC: LCUB
 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.
 - BENCH MARK ELEVATION IS SET BASED ON NAVD 88 DATUM.
 - THE LANDSCAPE SHALL COMPLY WITH THE KNOX COUNTY TREE PROTECTION ORDINANCE.
 - ALL ADDRESSING SHALL BE ON WESTLAND DRIVE.
 - THERE ARE 13 PARKING SPACES INCLUDING 1 HANDICAP SPACE.
 - THERE ARE 3 DUPLEXES WITH SIX UNITS PLUS THE EXISTING SINGLE FAMILY HOUSE.
 - 5' SIDEWALK WILL BE BUILT ALONG THE PARKING LOT.
 - OVERHEAD POWER LINE WILL BE RELOCATED
 - THESE THREE LOTS WILL BE SUBDIVIDED INTO THREE LOTS AND WILL BE RE-PLATED WITH NEW LOT LINES AND NEW ACREAGE.
 - THERE ARE TWO DUPLEXES WITH 4 UNITS AND THE EXISTING HOUSE WILL STAY. EACH UNIT WILL BE TWO STORY BUILDING WITH ONE GARAGE.
 - TOTAL AREA FOR THE SPAE IS 4,335 SF.



LEGEND

- IF — IRON PIN FOUND
- PS — IRON PIN SET
- ⊙ SM — SWEDEY SEWER MH
- S — SEWER LINE
- F — FENCE LINE
- O — OVERHEAD UTILITIES
- W — WATER LINE
- S — EX. STORM SEWER



6-A-24-UR
 Received 5/23/2024

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: WANIS A. RGHEBI
 TENNESSEE CERTIFICATE NO. 22028
 5-23-24

SITE ADDRESS:
 10211, 10205 & 0 WESTLAND DR.
 KNOXVILLE, TENNESSEE 37922

OWNER/DEVELOPER:
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 C/O YASSIN TEROU
 905 SHADETREE LANE
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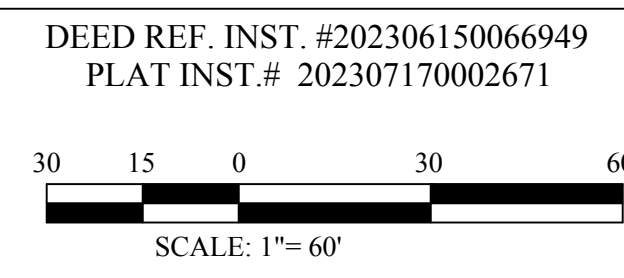
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 FAX: (865) 693-9099
 Email: wrghche@sengconsultants.com
 web: www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED	
		ENGINEER	
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
2	5-23-24	REVISED PER KNOX PLANNING	
1	5-21-24	REVISED PER KNOX PLANNING	
		REVISION	

SCALE
 HORIZONTAL: 1"= 30'
 CONTOUR INTERVAL: 2'
 DATE
 4-25-2024



DEED REF. INST. #202306150066949
 PLAT INST. # 202307170002671

SITE PLAN FOR
 DREAM SUBDIVISION
 ON WESTLAND DRIVE
 CLT MAP 120AD, PARCELS 27, 27.01 & 27.02
 DISTRICT-6, KNOX COUNTY, TENNESSEE

ADD-04-25-24-SP
 SHEET 2 OF 2 SHEETS