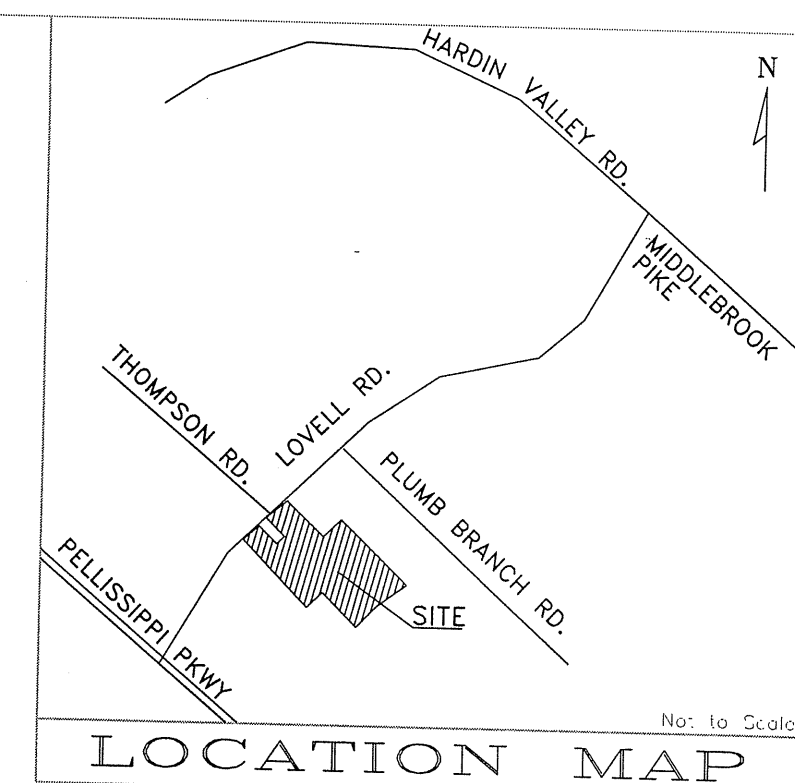
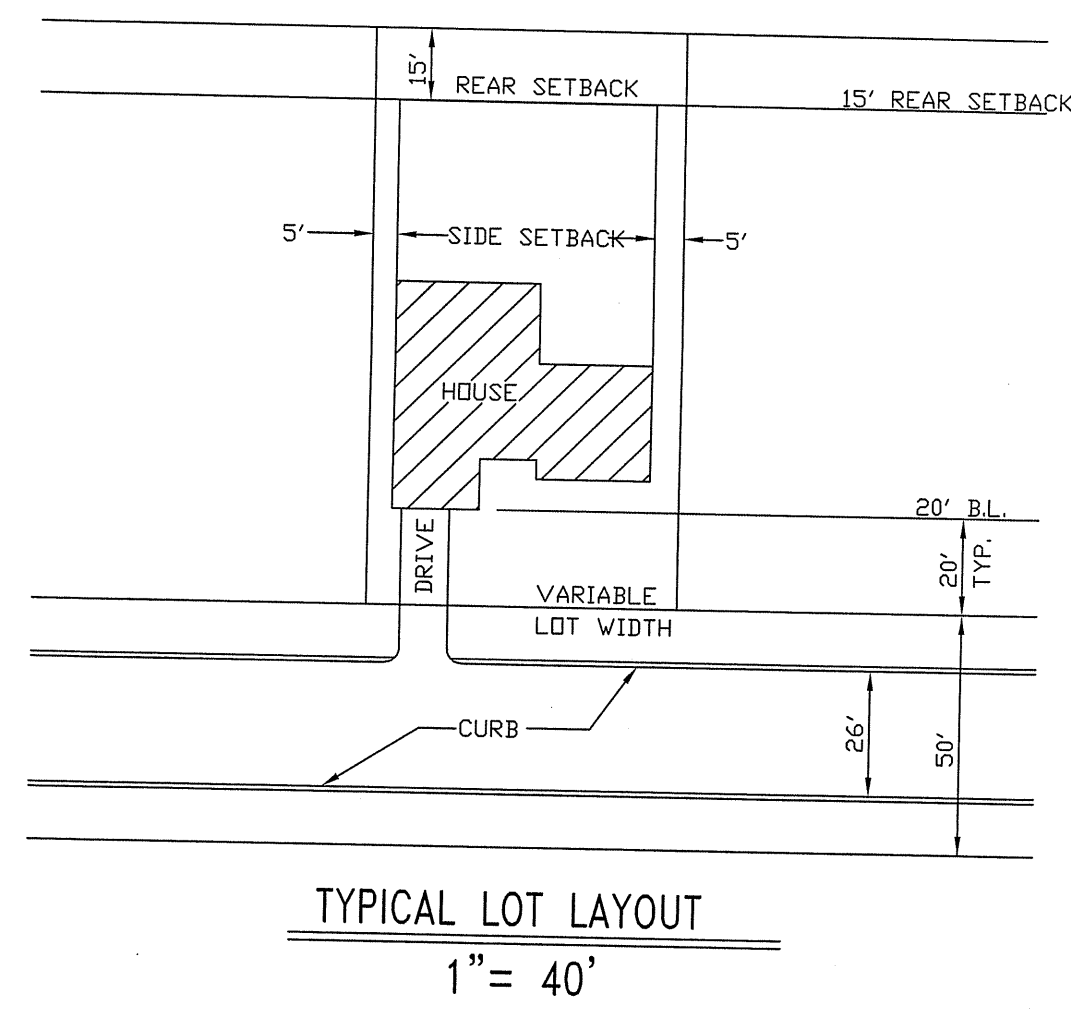


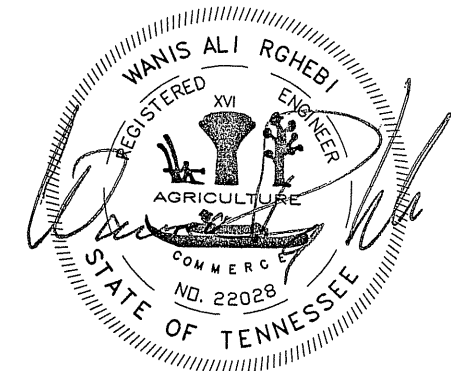
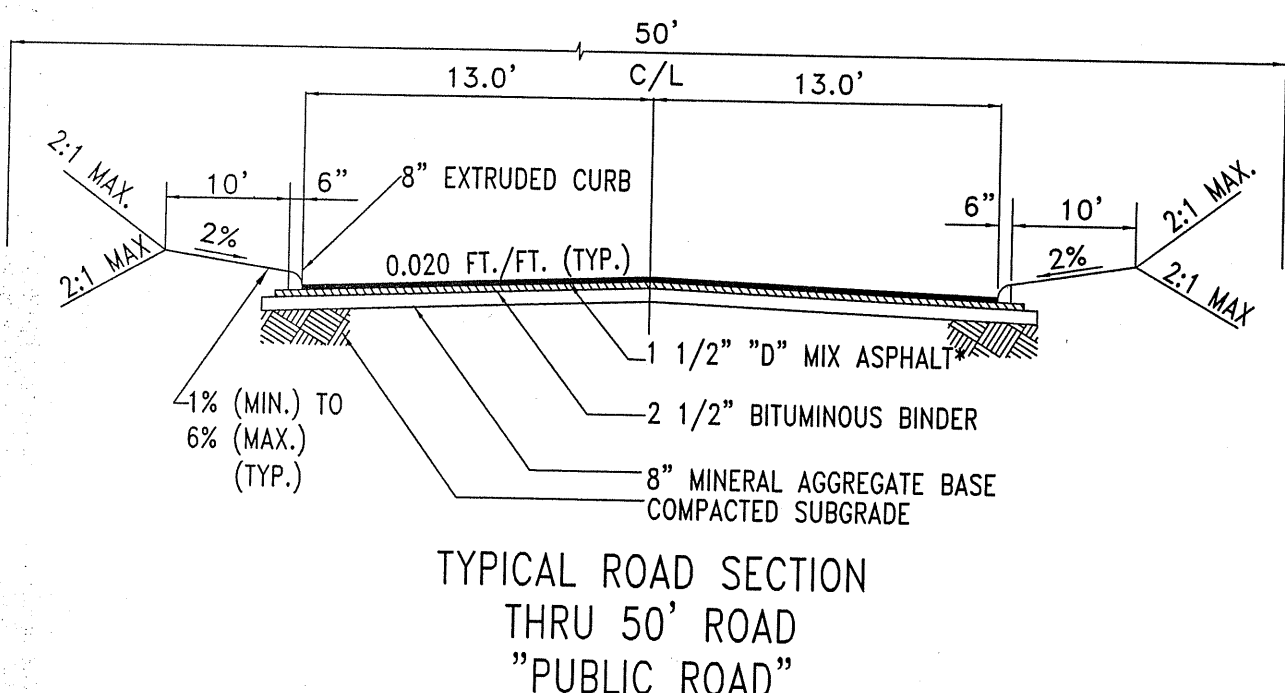
NOTE:  
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION



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.



- NOTES:
1. ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS ACROSS ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 38.08+/- ACRES AND IS SUBDIVIDED INTO 121 SINGLE FAMILY LOTS.
5. PER ZONING (S DU/C) PENDING.
6. UTILITIES PROVIDED BY KNOXVILLE, KNOX COUNTY KGS AND ROAD PROFILES ARE OBTAINED FROM FIELD SURVEYS.
7. UTILITIES:
  - WATER: WEST KNOX UTILITY DISTRICT
  - SEWER: WEST UTILITY BOARD
  - ELECTRIC: KNOXVILLE UTILITIES BOARD
  - GAS: KNOXVILLE UTILITIES BOARD
  - TELEPHONE: AT&T
8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
  - FRONT...20'
  - SIDES...5'
10. REAR...145' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACK)
11. REQUIRED REDUCTION OF PERIPHERAL SETBACK FROM 35' TO 25' ALONG THE OUTSIDE BOUNDARY.
12. BOUNDARY IS BASED ON A FIELD SURVEY.
13. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD TO 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
14. REQUEST THE FOLLOWING FROM KNOX COUNTY ENGINEERING DEPARTMENT:
  - a) INTERSECTION GRADE ON ROAD "A", AT STA 0+13 TO 0+50 FROM 1% TO 3.0%.
  - b) INTERSECTION GRADE ON ROAD "A", AT STA 0+70 TO 7+25 FROM 1% TO 2.0%.
  - c) INTERSECTION GRADE ON ROAD "B", AT STA 0+37 TO 0+50 FROM 1% TO 3.0%.
  - d) INTERSECTION GRADE ON ROAD "B", AT STA 0+40 TO 1+10 FROM 1% TO 3.0%.
  - e) INTERSECTION GRADE ON ROAD "C", AT STA 0+25 TO 0+60 FROM 1% TO 3.0%.
15. VARIANCE REQUESTED:
  - a) CENTERLINE HORIZONTAL CURVE FROM 250' TO 150', STA 3+74 TO 5+77, ROAD "T".
  - b) CENTERLINE HORIZONTAL CURVE FROM 250' TO 125', STA 3+21 TO 11+20, ROAD "T".
  - c) CENTERLINE HORIZONTAL CURVE FROM 113' TO 100', STA 1+40, ROAD "A".
  - d) CENTERLINE VERTICAL CURVE FROM 310' TO 295', STA 2+10, ROAD "B".
16. VEHICULAR ACCESS FROM LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY EXCEPT LOT 121 SHALL HAVE VEHICULAR ACCESS TO LEVEL ROAD.
17. BUFFER LOTS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
18. MINIMUM FLOOR ELEVATION FOR LOTS 58-60 AND 85-89 SHALL BE ONE FOOT ABOVE TOP OF THE BERM OF THE DETENTION BASIN ON EACH LOT.



1-SA-16-C  
1-E-16-UR  
11/30/15

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.

*Wanis A. Rabeibi*

ENGINEER  
TENNESSEE CERTIFICATE NO. 22028

SITE ADDRESS:  
1724 & 1812 LOVELL ROAD  
KNOXVILLE, TENNESSEE 37932

**OWNER/DEVELOPER:**  
PRIMOS LAND COMPANY, LLC  
4909 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699

[illegible]