

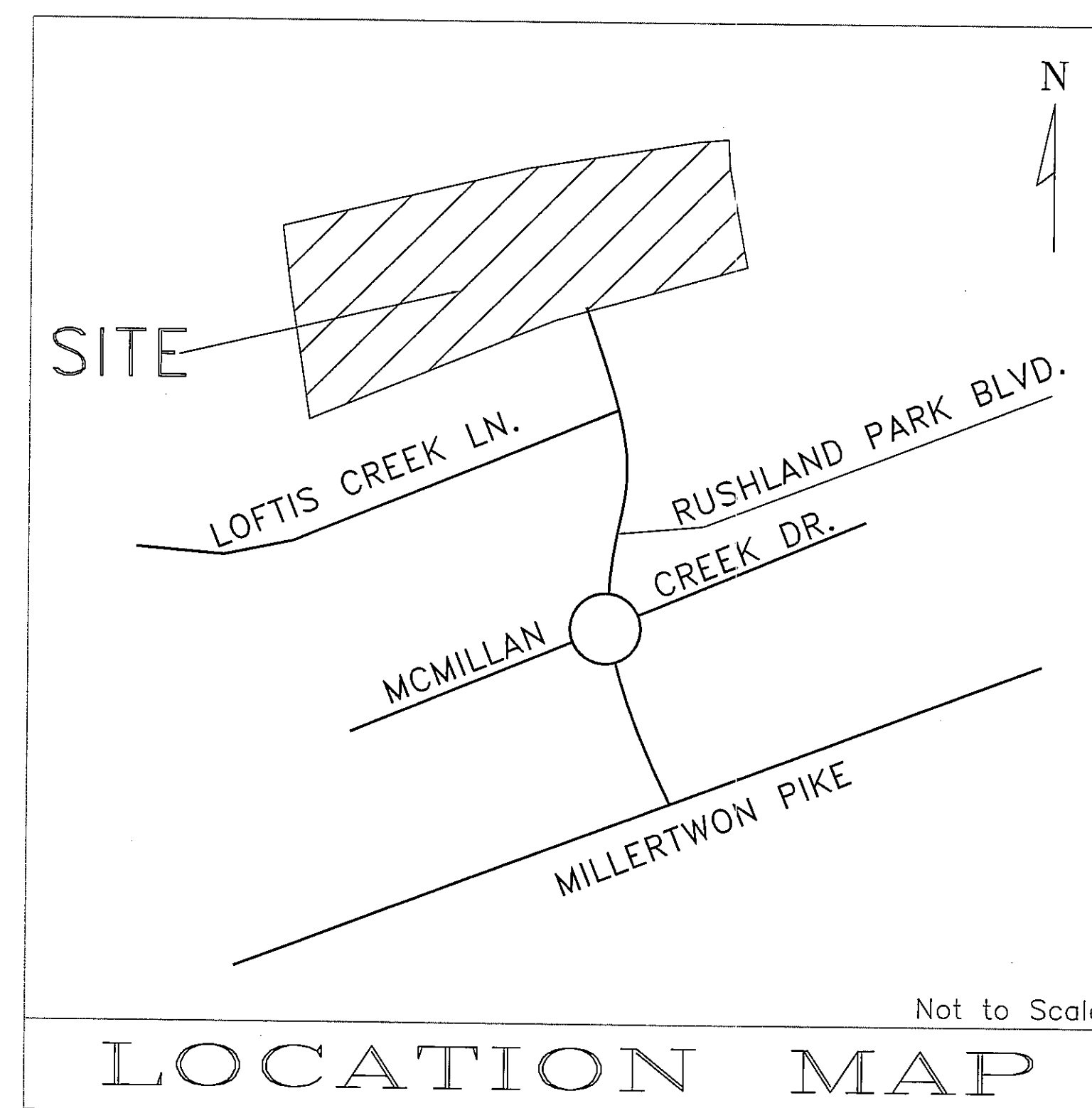
CONCEPT AND DESIGN PLAN
FOR

RUSHLAND PARK S/D, PHASE IV
ON RUSHLAND PARK BLVD.

CLT MAP 050, PARCELS 133
DISTRICT-8, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN, SHEET 1



LOCATION MAP

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

NOVEMBER 5, 2013

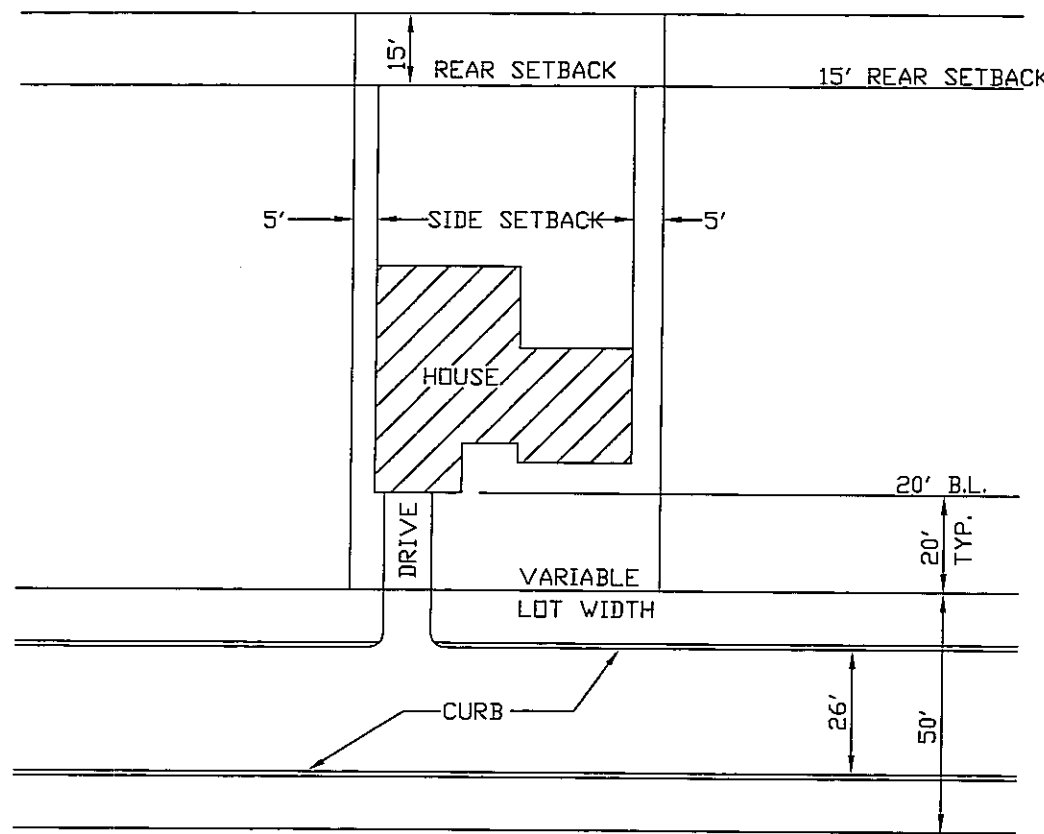
OWNER:

PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:

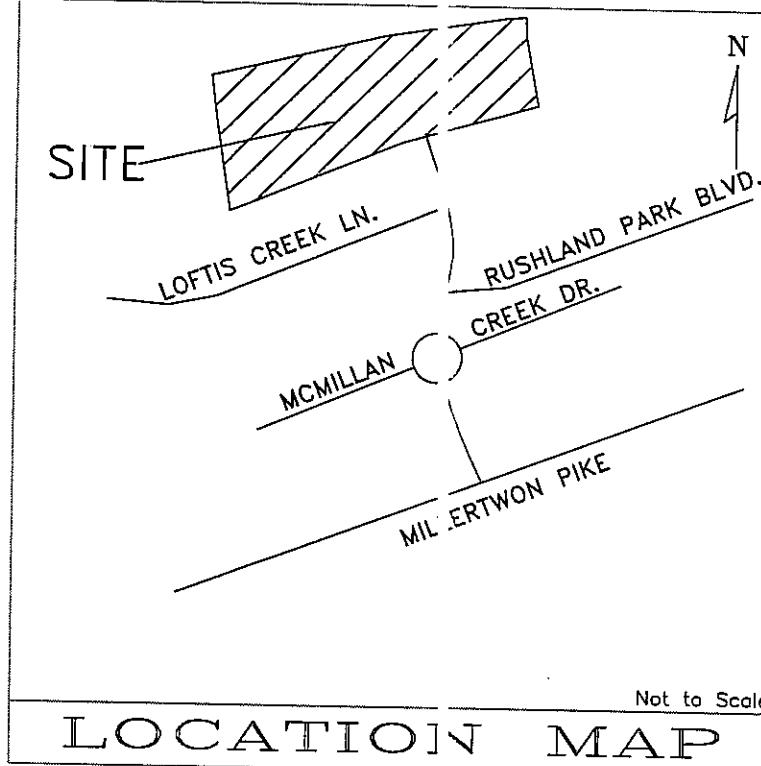
2800 GRAY HENDRIX ROAD
KNOXVILLE, TENNESSEE 37931

1-SA-14-C
12/19/2013
12-19-13
REVISED!
SHEET 1 OF 3 SHEETS
RLP-11-05-13-RP



TYPICAL LOT LAYOUT
1" = 40'

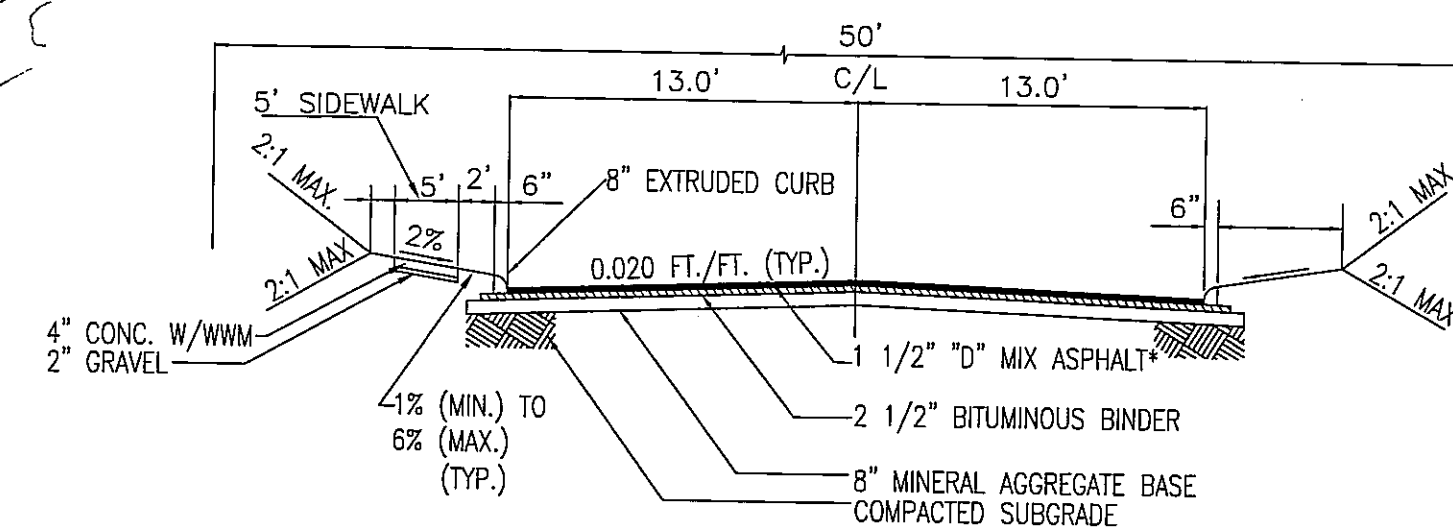
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



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

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 A C 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 AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 25.022 ACRES AND IS SUBDIVIDED INTO 46 SINGLE FAMILY LOTS AND AVEINITY AREA.
 - PR ZONING (4 DU/AC) APPROVED BY MPC ON JULY 11, 2013 MEETING.
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY AGS AND ROAD PROFILES ARE BASED ON KGIS.
 - UTILITIES:
WATER: NORTHEAST KNOX UTILITY DISTRICT
SEWER: KNOXVILLE UTILITY BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES...5'
REAR...15' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACK)
 - ROAD PROFILE IS BASED ON KGIS TOPO.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY.
 - REQUEST THE FOLLOWING FROM KNOX COUNTY ENGINEERING DEPARTMENT:
a) INTERSECTION GRADE ON RUSHLAND PARK BLVD., AT STA 2+54 & STA 3+07 FROM 1% TO 3.0%.
 - VARIANCE REQUESTED:
a) VERTICAL CURVE FROM 157' TO 77.9', STA 2+45, RUSHLAND PARK BLVD.
b) VERTICAL CURVE FROM 350' TO 100', STA 0+57, RUSHLAND PARK BLVD.
c) VERTICAL CURVE FROM 225' TO 140', STA 0+70, 40' JPE.



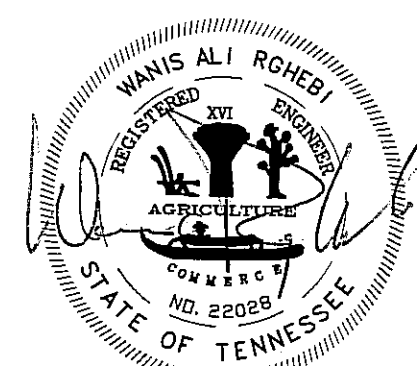
TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

PHASE NO.	NO. LOTS
PHASE I	26
PHASE II	40
PHASE III	37
PHASE IV	41
PHASE V (LOFTIS LN.)	27
TOTAL	171

1-5A-14-C
REVISED
12-19-13

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37921
PHONE: (865) 694-7756
FAX: (865) 693-9619

SITE ADDRESS:
ON RUSHLAND PARK BLVD.
KNOXVILLE, TENNESSEE 37924



12-19-13

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 NO. 22028



DEED REFERENCES:
D.B. INST. # 201211290035010

SCALE
HORIZONTAL: 1" = 100'
CONTOUR INTERVAL: 4'
DATE
11-5-2013

NO.	DATE	REVISION	APPR.
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DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

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CONCEPT PLAN
FOR RUSHLAND PARK SUBDIVISION, PHASE IV
ON RUSHLAND PARK BLVD.
CLT MAP 050 PARCELS 133
DISTRICT 8, KNOX COUNTY, TENNESSEE

RLP-11-C5-13-CP
SHEET 2 OF 3 SHEETS