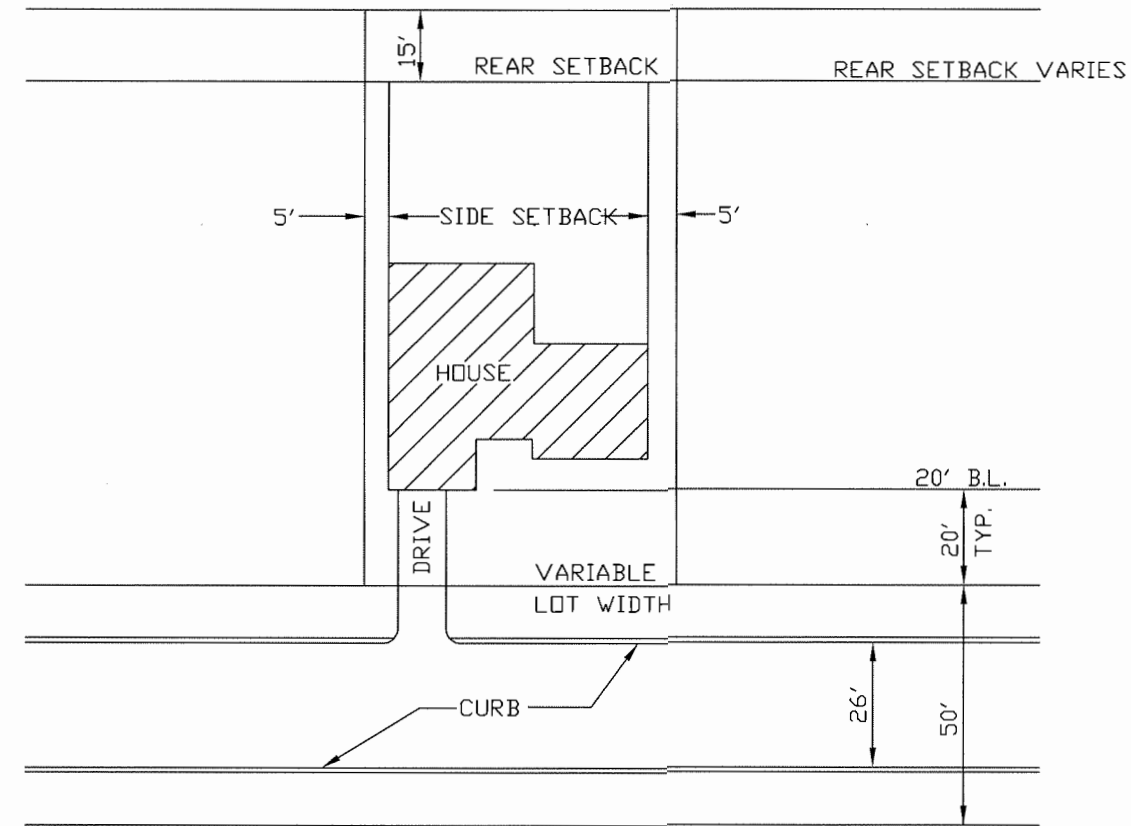
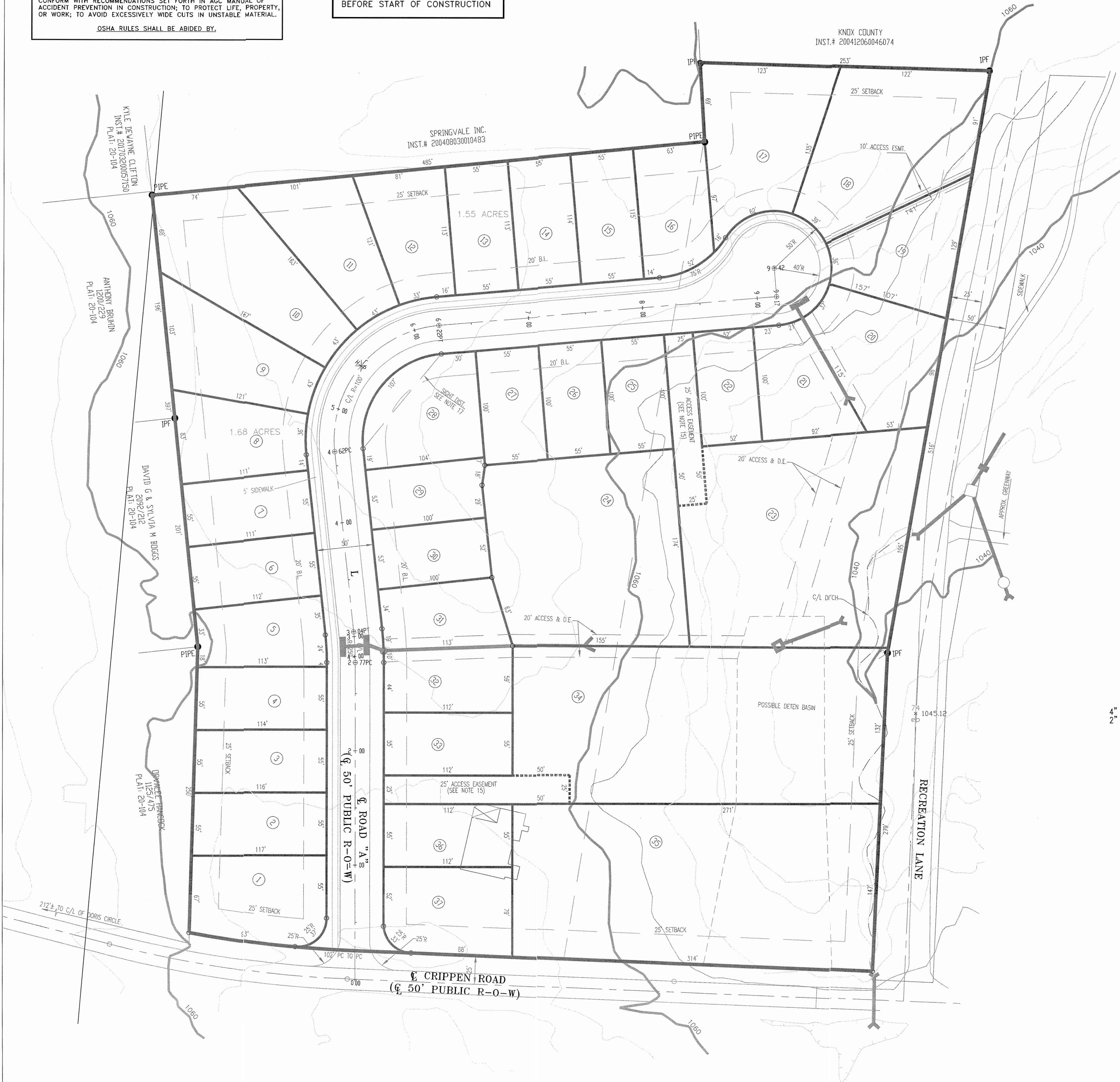
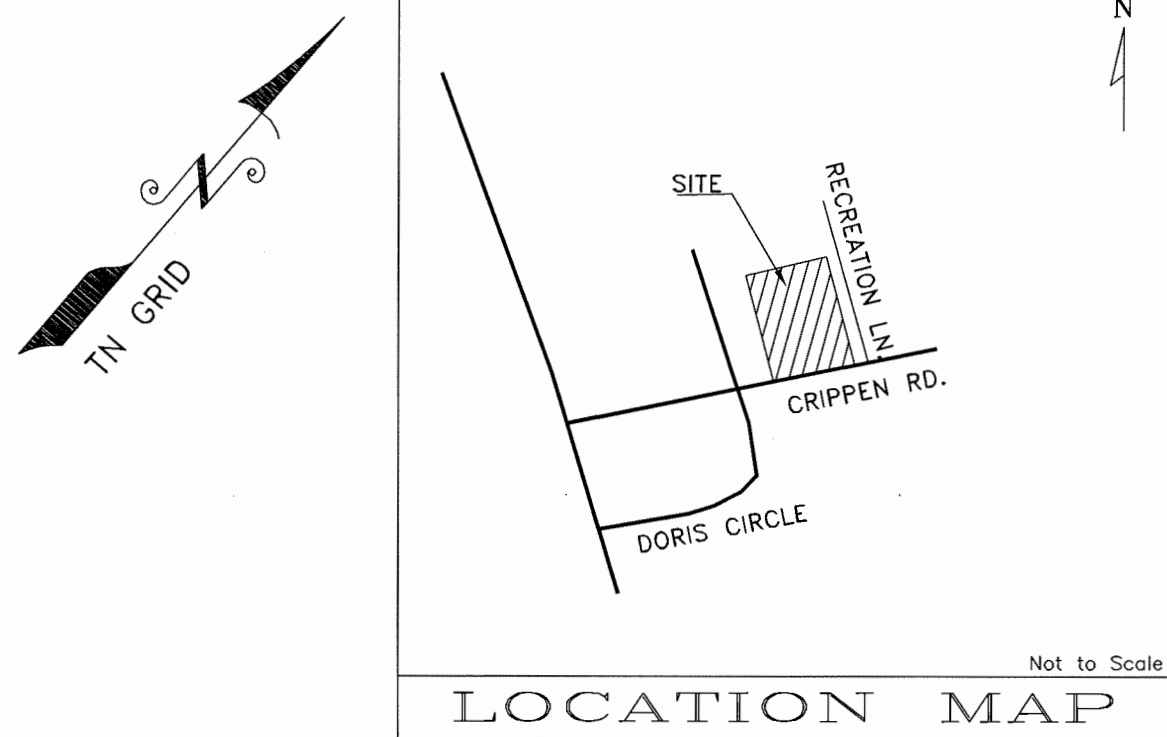


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK;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

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

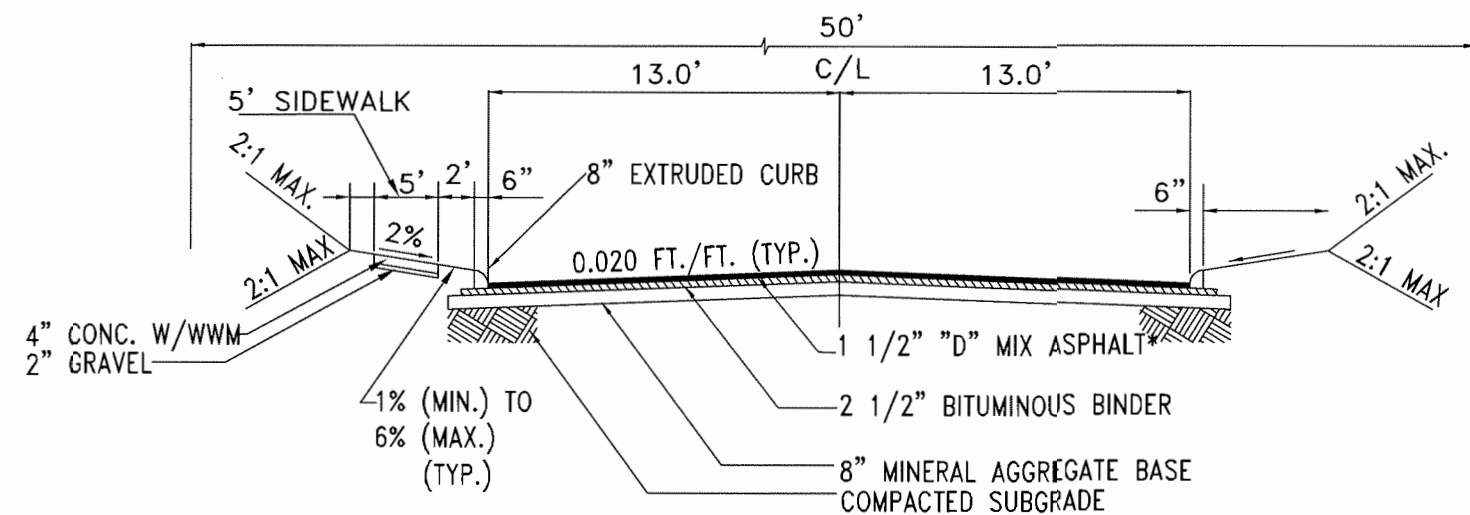


TYPICAL LOT LAYOUT
1" = 40'

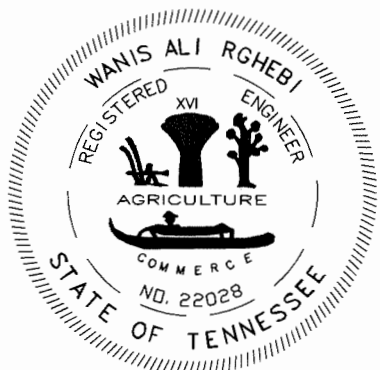


NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.: 160926614
CONFIRMATION NUMBER.: 160985276

- NOTES:
- ALL DIMENSIONS AND AREAS 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 LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 10.58± ACRES AND IS SUBDIVIDED INTO 37 SINGLE FAMILY LOTS.
 - PR ZONING (S DU/AC) PENDING.
 - CONTIGUOUS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON FIELD.
 - UTILITIES:
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES...5'
REAR...15'
 - VARIANCE REQUESTED:
a) REQUEST REDUCTION OF PERIPHERAL SETBACK FROM 35' TO 25' ALONG THE OUTSIDE BOUNDARY.
b) RIGHT-OF-WAY REDUCTION FROM 30' TO 25' ALONG CRIPPEN ROAD.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - EXISTING HOUSE TO BE REMOVED.
 - LOT 24 WILL HAVE 25' ACCESS EASEMENT THROUGH LOT 23 AND LOT 35 WILL HAVE 25' ACCESS EASEMENT THROUGH LOT 34.
 - ROAD PROFILE IS BASED ON FIELD DATA.
 - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.
 - SIGHT DISTANCE IS MORE THAN ADEQUATE ALONG BOTH SIDES OF CRIPPEN ROAD.



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"



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.

SITE ADDRESS:
4213 CRIPPENROAD
KNOXVILLE, TENNESSEE 37918

OWNER/DEVELOPER:

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

1-SA-18-C
1-E-18-UR

Revised: 1/2/2018

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

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1" = 50'
CONTOUR INTERVAL: 4'
DATE
11-27-2017

LEED REFERENCES:
V.B. 2220, PAGE 1059
V.B. 1455, PAGE 407
SCALE IN FEET
50 0 50 100

CONCEPT PLAN
FOR CRIPPEN ROAD DEVELOPMENT
ON CRIPPEN ROAD
CLT MAP 038, PARCELS 142 & 142.11
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-11-27-17-CP
SHEET 2 OF 9 SHEETS

1"=50'
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