NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

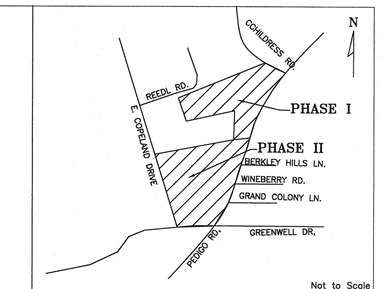
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

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.



LOCATION MAP

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. 22023

MANIS ALI ROHEBI
REGISTERED ENGINEER
AGRICULTURE
TENNESSEE
NO. 22023
STATE OF TENNESSEE

TOTAL AREA PHASE I & II = 80.10 AC.
TOTAL NO. OF LOTS 3U/A = 240
TOTAL AREA PHASE I = 27.48 AC.
TOTAL NO. OF LOTS PHASE I = 92
TOTAL AREA PHASE II = 52.62 AC.
MAX. NO. OF LOTS PHASE II = 148

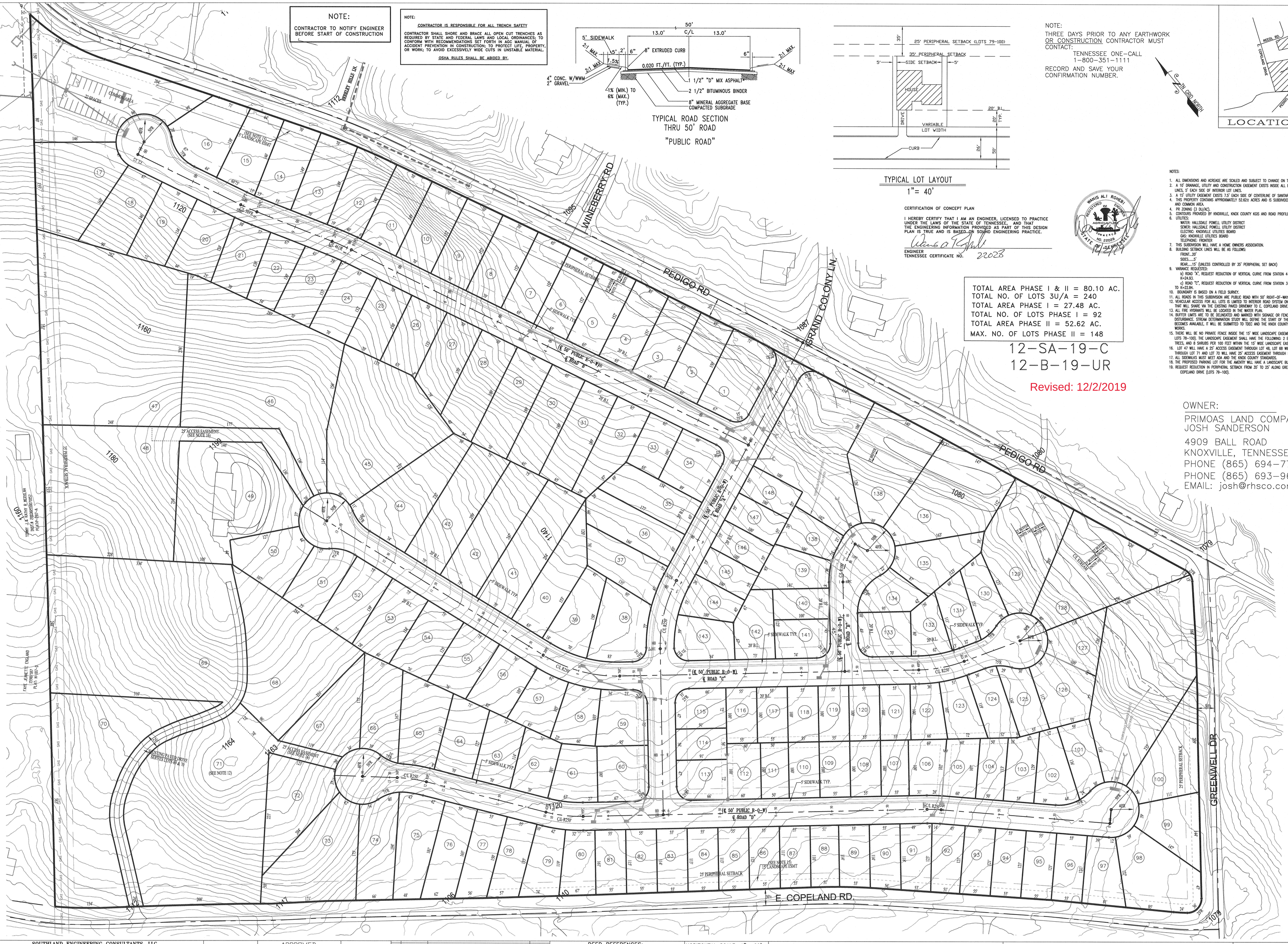
12-SA-19-C
12-B-19-UR

Revised: 12/2/2019

NOTES:

1. ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE 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 52.624 ACRES AND IS SUBDIVIDED INTO 148 SINGLE FAMILY LOTS, AND COMMON AREA.
4. PR ZONING (3 DU/AC).
5. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON KGIS.
6. UTILITIES:
   WATER: HALLSDALE POWELL UTILITY DISTRICT
   SEWER: HALLSDALE POWELL UTILITY DISTRICT
   ELECTRIC: KNOXVILLE UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: FRONTIER
7. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
8. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
   FRONT....30'
   SIDES.....5'
   REAR.....15' (UNLESS CONTROLLED BY 35' PERIPHERAL SET BACK)
9. VARIANCE REQUESTED:
   a) ROAD "A", REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 4+10 TO 8+10 FROM K=25.00 TO K=24.93.
   c) ROAD "C", REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 3+50 TO 4+50 FROM K=25.00 TO K=22.84.
10. BOUNDARY IS BASED ON A FIELD SURVEY.
11. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY EXCEPT LOTS 69 & 70 WILL THAT WILL SHARE VIA THE EXISTING PAVED DRIVEWAY TO E. COPELAND DRIVE.
13. ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
14. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE. STREAM DETERMINATION STUDY WILL DEFINE THE START OF THE STREAM. WHEN THE REPORT BECOMES AVAILABLE, IT WILL BE SUBMITTED TO TDEC AND THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
15. THERE WILL BE NO PRIVATE FENCE INSIDE THE 15' WIDE LANDSCAPE EASEMENT AREA (LOTS 10-16 AND LOTS 78-100). THE LANDSCAPE EASEMENT SHALL HAVE THE FOLLOWING: 2 EVERGREEN TREES, 2 DECIDUOUS TREES, AND 8 SHRUBS PER 100 FEET WITHIN THE 15' WIDE LANDSCAPE EASEMENT.
16. LOT 47 WILL HAVE A 25' ACCESS EASEMENT THROUGH LOT 48, LOT 69 WILL HAVE 25' ACCESS EASEMENT THROUGH LOT 71 AND LOT 70 WILL HAVE 25' ACCESS EASEMENT THROUGH LOT 69.
17. ALL SIDEWALKS MUST MEET ADA AND THE KNOX COUNTY STANDARDS.
18. THE PROPOSED PARKING LOT FOR THE AMENITY WILL HAVE A LANDSCAPE BUFFER ALONG PEDIGO ROAD.
19. REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 25' ALONG GREENWELL DRIVE AND E. COPELAND DRIVE (LOTS 79-100).

OWNER:
PRIMOAS LAND COMPANY, LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
PHONE (865) 693-9699
EMAIL: josh@rhsco.com



SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699, E-MAIL: wrghebi@sengconsultants.com	DESIGNED BY WAR DRAWN WAR CHECKED WAR	APPROVED ENGINEER	NO. DATE REVISION APPR.	DEED REFERENCES: DEED INST.# 200108240015143 60 0 60 120 SCALE IN FEET	HORIZONTAL SCALE: 1"= 60' CONTOUR INTERVAL: 2' DATE 10-21-2019	CONCEPT PLAN FOR HIGHLANDS AT COPELAND, PHASE II CLT MAP 037 PARCEL 025 DISTRICT 6, KNOX COUNTY, TENNESSEE	PLC-10-21-19-CP-II SHEET 1 OF 5 SHEET(S)