

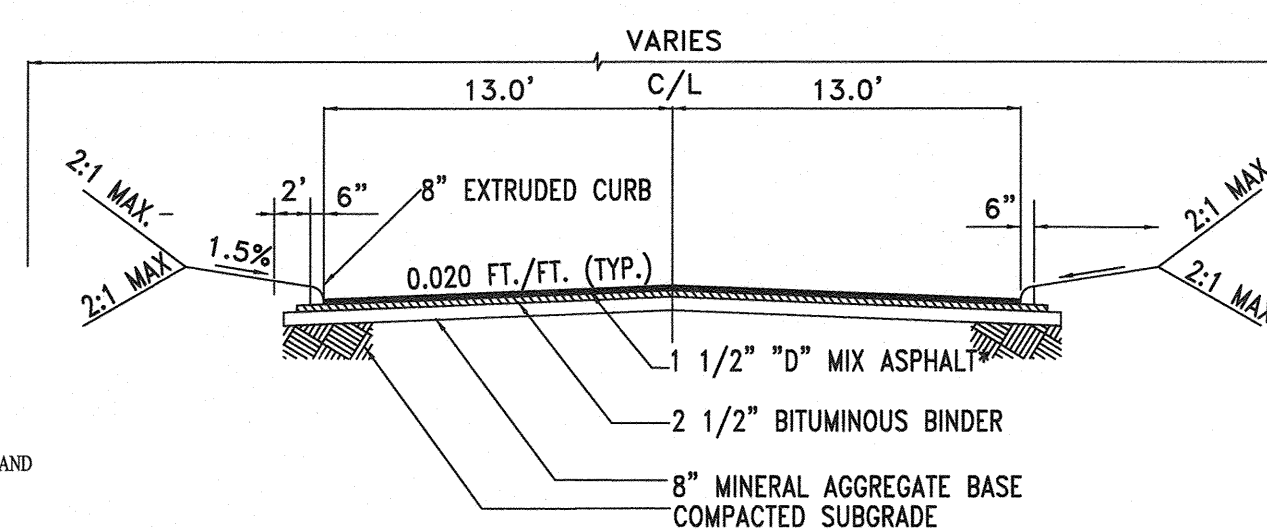
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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.

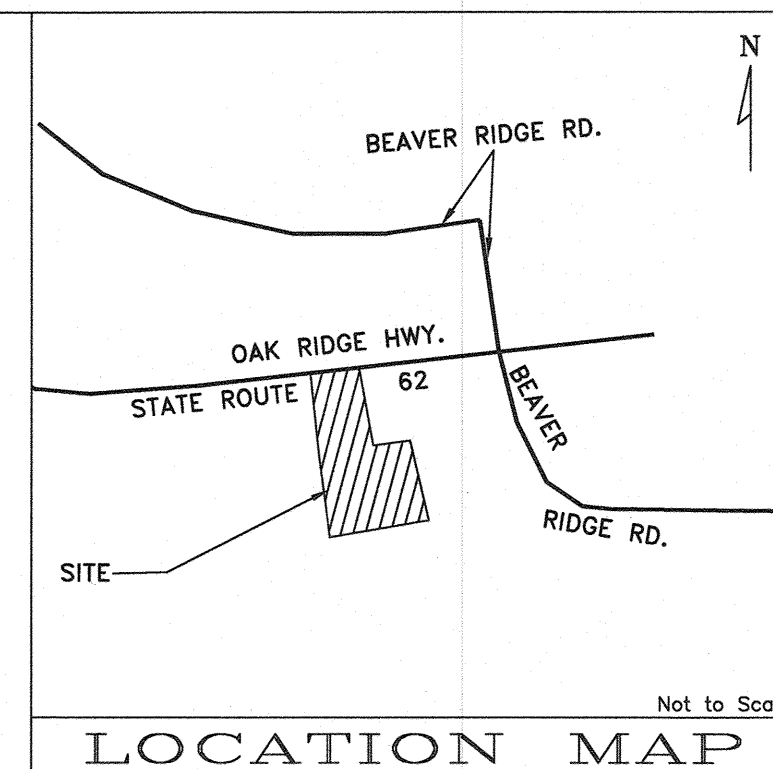
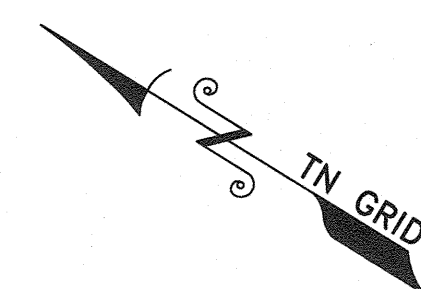
OSHA RULES SHALL BE ABIDED BY.

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

2. ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
3. ALL UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES ALONG ALL ROADS, UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND EXTERNAL BOUNDARY LINES, PLUS OTHER EASEMENTS SHOWN, UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
4. A 15' UTILITY DRAINAGE EASEMENT 75' EACH SIDE OF CENTERLINE OF SENTRY SAUER AS INSTALLED.
5. THIS PROPERTY CONTAINS APPROXIMATELY 16 ACRES AND IS SUBDIVIDED INTO A SINGLE FAMILY LOTS AND COMMON ARECREATION BASIN.
6. RE ZONING IS 60 DU/AQ, PENDING, 18-B-9-R.
7. CONTRACTS PROVIDED BY KNOXVILLE, KNOX COUNTY KGS AND ROAD PROFILES ARE BASED ON FILED.
8. UTILITIES:
 - 1. WATER: WEST KNOX UTILITY DISTRICT
 - 2. SEWER: WEST KNOX UTILITY DISTRICT
 - 3. ELECTRIC: KNOXVILLE UTILITIES BOARD
 - 4. GAS: KNOXVILLE UTILITIES BOARD
 - 5. TELEPHONE: FRONTIER
9. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
10. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 - FRONT: 20'
 - SIDE: 25'
 - REAR: 35'
11. BOUNDARY IS BASED ON BOUNDARY SURVEY.
12. ALL ROADS ARE PUBLIC ROAD WITH A RIGHT-OF-WAY AND 20' WIDE PAVEMENT.
13. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
14. STREAM DRAINAGE WAS PERFORMED BY GOSBERGS AND FOUND OUT TO BE NOT A MISTAKE.
15. IF WIDE SHOULDER WITH 6' SIDE SLOPE SHALL BE GRADDED ALONG OAK RIDGE FOR POSSIBLE FUTURE SIDEWALK.
16. UNDESIGNED STYLE MAIL ROBBERIES HAVE BEEN REPORTED IN THIS SUBDIVISION.
17. THE TITLE: CONCEPT WAS APPROVED BY MC COMMISSIONS ON SEPTEMBER 12, 2019 UNDER THE FILES # 75-A-18-C-1 AND 75-C-18-1C.
18. GOSBERGS DETERMINED THAT THE POSSIBLE STREAM IS JUST A WEATHER CONVEYER, A LETTER STATED THAT THEY WOULD BE SEND TO TREC AND THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

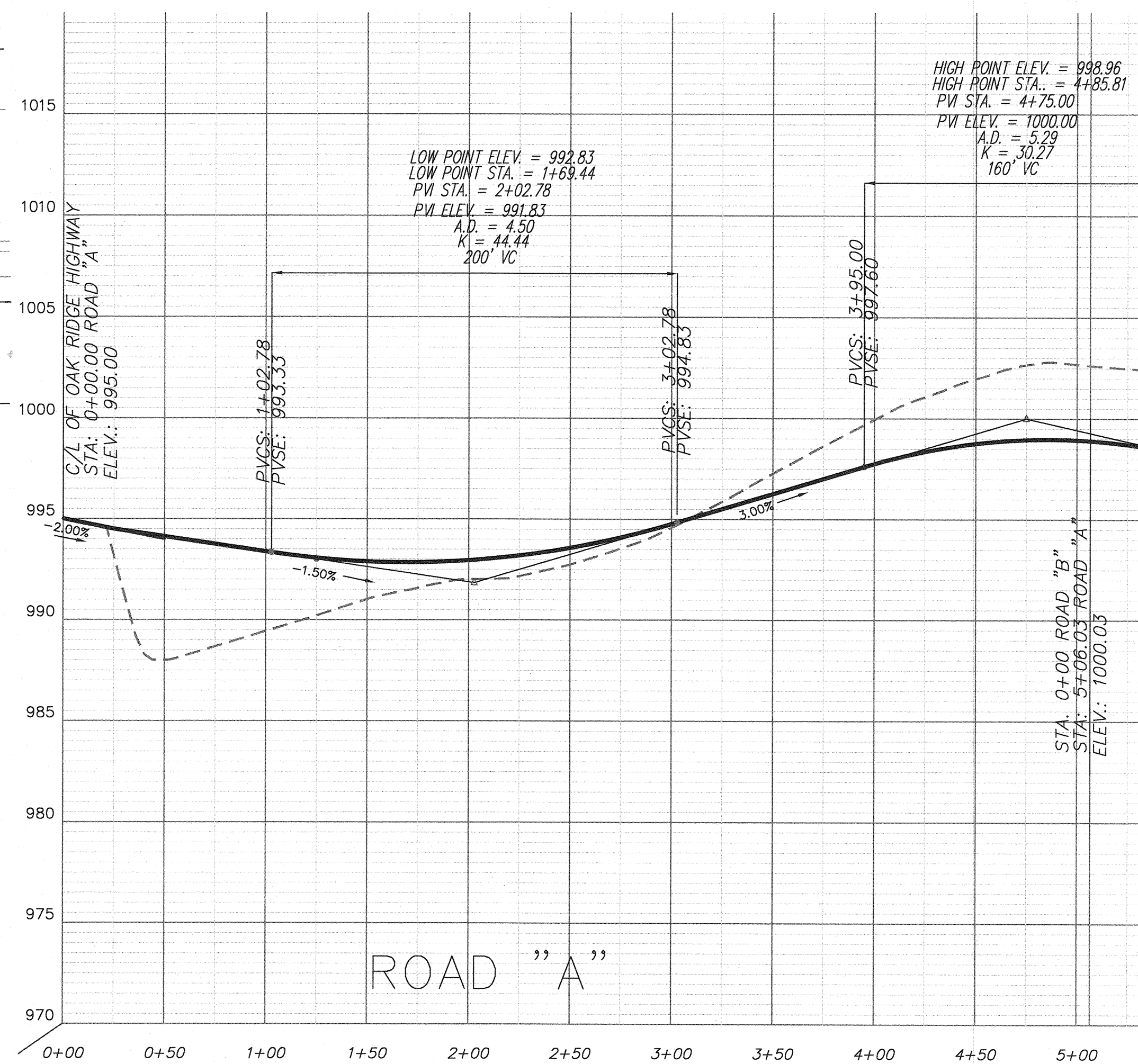


1. ROAD "A" 50' R-O-W WITH 24' WIDE PAVEMENT
2. ROAD "B" 50' R-O-W WITH 24' WIDE PAVEMENT



TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR
CONFIRMATION NUMBER.:



LOT SUMMARY:
TOTAL ACREAGE = 7.43 ACRES
MAX. ALLOWABLE LOTS = $7.43 \times 5 = 37$ LOTS
TOTAL NO. OF LOTS UNIT-1 = 28 LOTS
TOTAL NO. OF LOTS UNIT-2 = 4 LOTS

TOTAL NO. OF LOTS UNIT1&2 = 32 LOTS < 37 O.K.

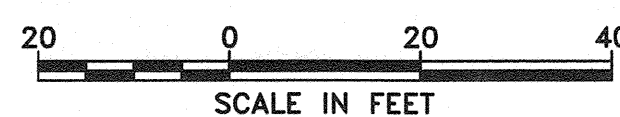
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

ENGINEER
TENNESSEE CERTIFICATE NO.

Revised: 11/22/2019
12-C-19-UR
12-SB-19-C

SCALE
HORIZONTAL: 1" = 50'
HORIZONTAL: 1" = 5'
CONTOUR INTERVAL: 2'
DATE
10-24-2019

DEED REFERENCES:
W.B. 2239, PAGE 1
PLAT: 79L-91



CONCEPT PLAN FOR UNIT-2
FOR KARNS/OAK RIDGE HIGHWAY
ON OAK RIDGE HIGHWAY
CLT MAP 091, PART OF PARCEL 26.08
DISTRICT 6, KNOX COUNTY, TENNESSEE

SITE ADDRESS:
7521 OAK RIDGE HWY.
KNOXVILLE, TENNESSEE 37931

OWNER/DEVELOPER:

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

PLC-05-10-18-CP

SHEET 1 OF 1 SHEET

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

DESIGNED
DRAWN
CHECKED

WAR
WAR
WAR

APPROVED
ENGINEER

[illegible]

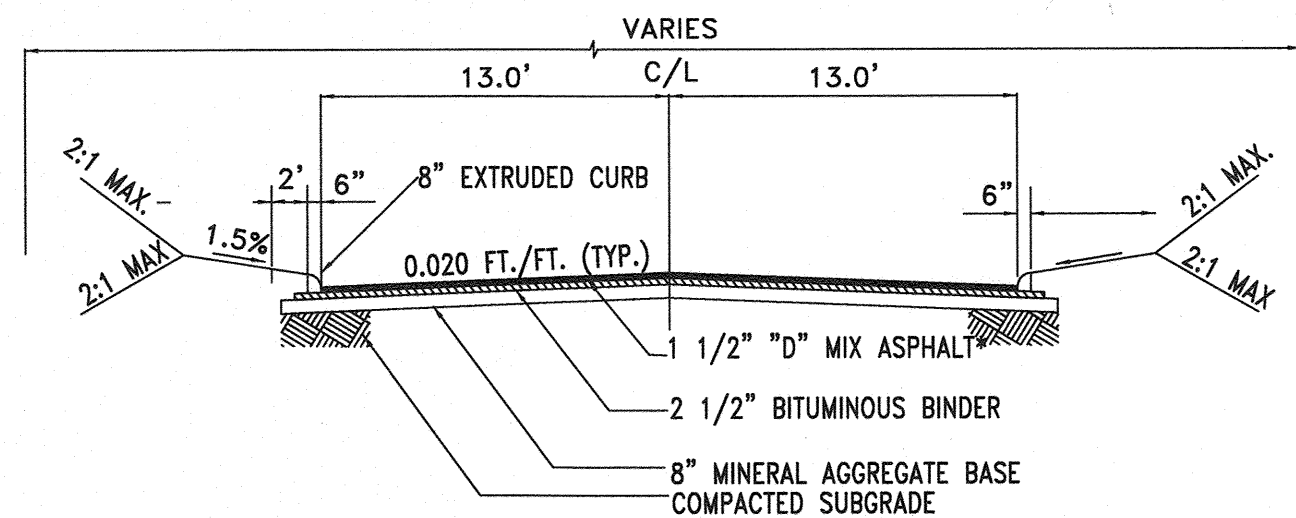
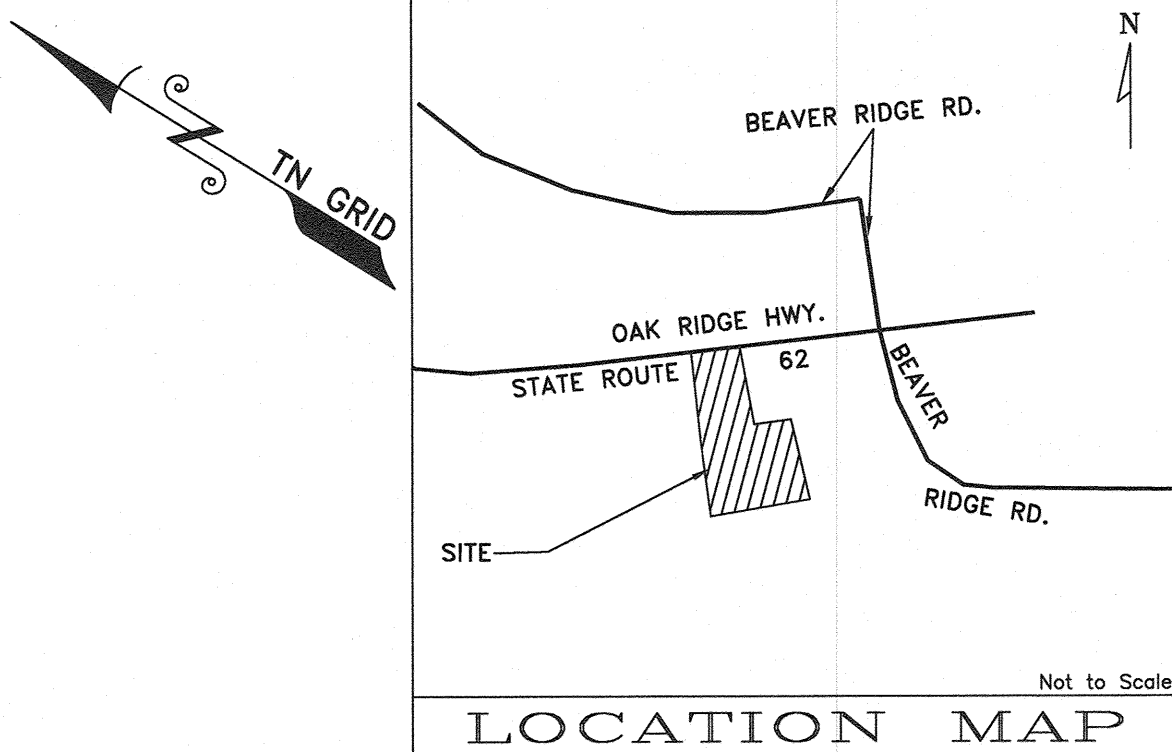
REVISION

APPR.	
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NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
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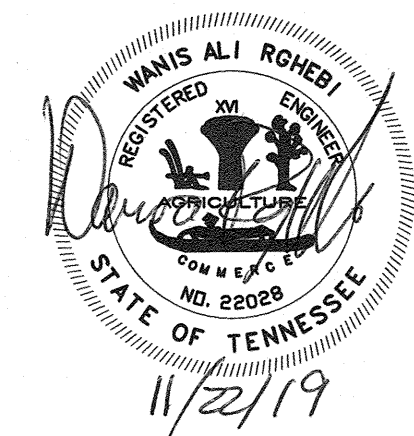
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

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. ROAD "A" 50' R-O-W WITH 24' WIDE PAVEMENT
2. ROAD "B" 50' R-O-W WITH 24' WIDE PAVEMENT

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DESIGNED	WAR	APPROVED
		ENGINEER
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
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DATE
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PLAT: 79L-91
SCALE IN FEET
50 0 50 100

OVERALL PLAN FOR UNITS 1 & 2
FOR KARNS/OAK RIDGE HIGHWAY
ON OAK RIDGE HIGHWAY
CLT MAP 091, PART OF PARCEL 26.08
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-05-10-18-CP
SHEET 2 OF 2 SHEETS