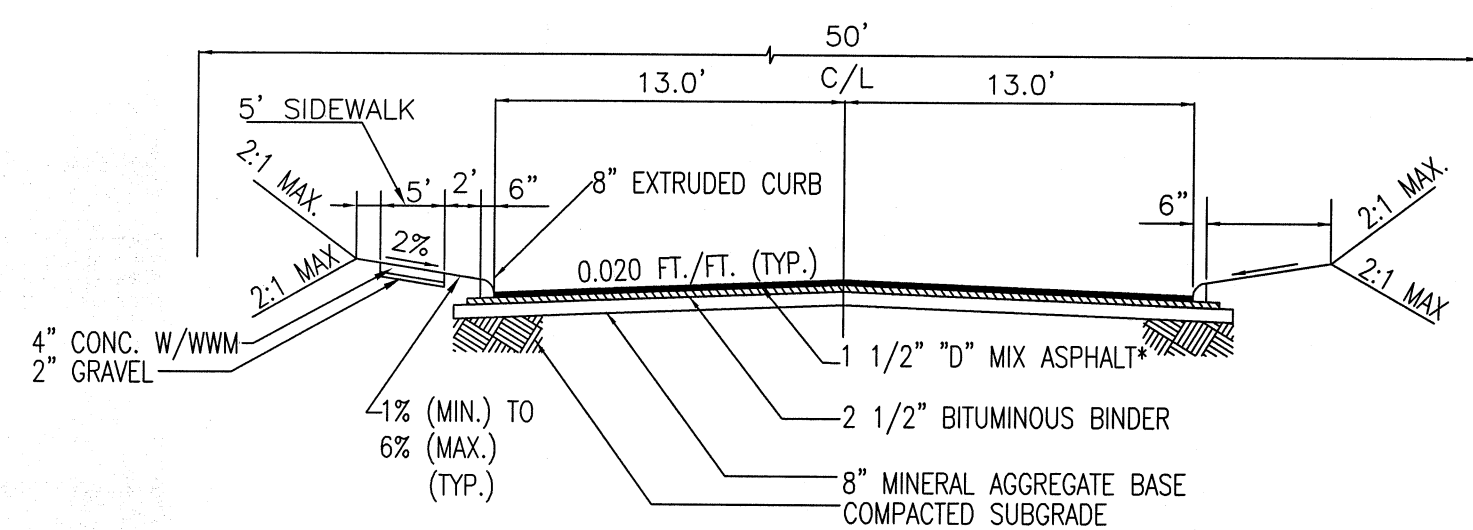
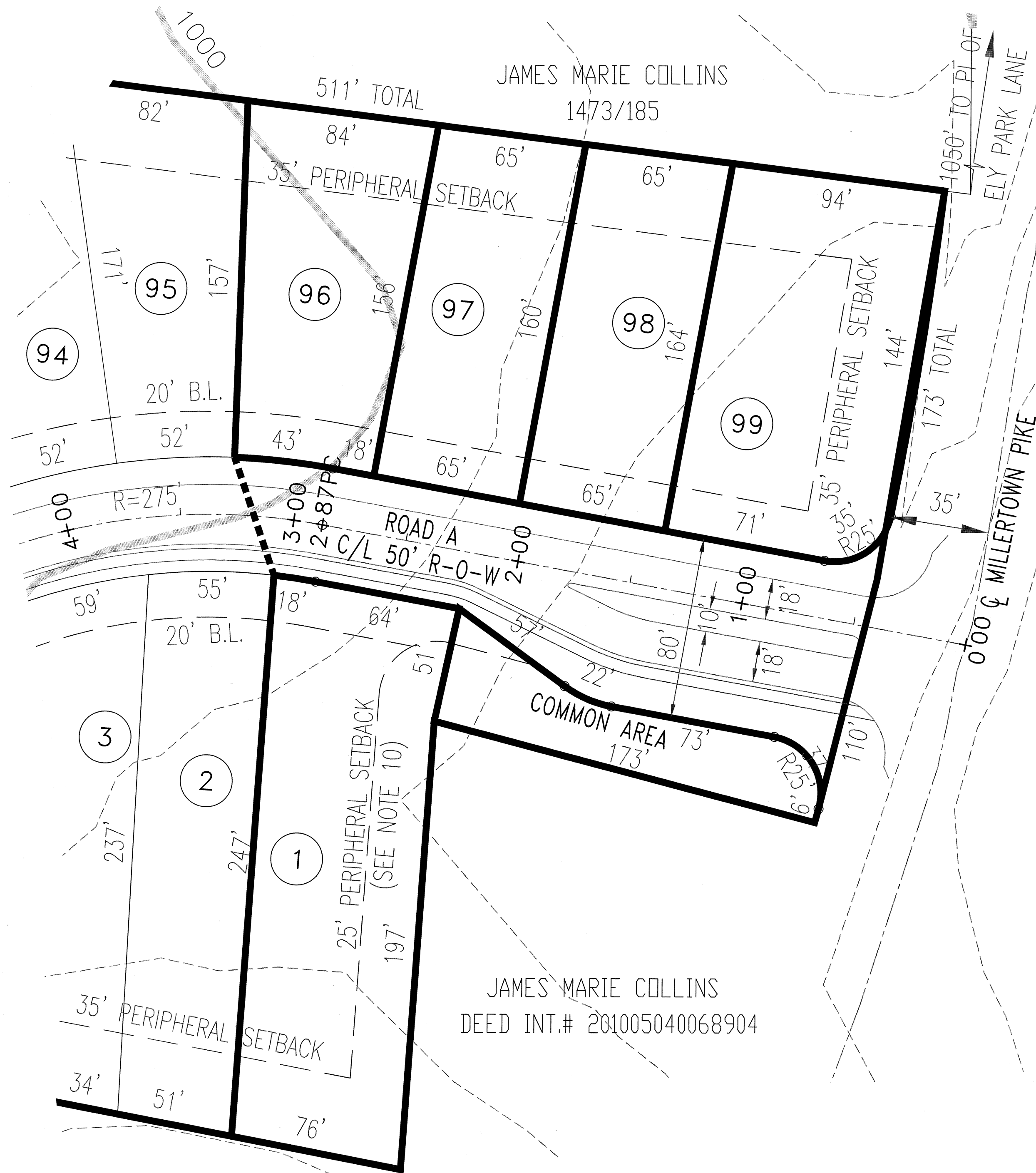


TYPICAL LOT LAYOUT
1"= 40'



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"



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



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.

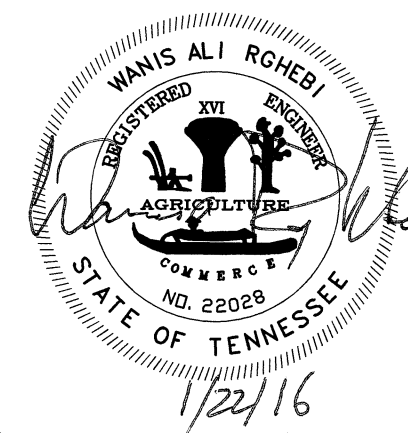
- NOTES:
1. ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 2.07+ ACRES AND IS SUBDIVIDED INTO 5 SINGLE FAMILY LOTS AND COMMON AREA.
 5. PR ZONING (4 DU/AC).
 6. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGS AND ROAD PROFILE IS BASED ON FIELD SURVEY.
 7. UTILITIES:
WATER: NORTHEAST KNOX UTILITY DISTRICT
SEWER: KNOXVILLE 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'
REAR: 15' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACK)
 10. REQUEST REDUCTION OF PERIPHERAL SETBACK FROM 35' TO 25' ALONG NORTHERN SIDE OF LOT 1.
 11. REQUEST THE FOLLOWING FROM KNOX COUNTY ENGINEERING DEPARTMENT:
a) INTERSECTION GRADE ON ROAD "A" AT STA 0+13 TO STA. 0+48.11 FROM 1% TO 3.0%.
 12. BOUNDARY IS BASED ON A FIELD SURVEY.
 13. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROADS WITH 50' RIGHT-OF-WAY.
 14. VARIANCE REQUESTED:
a) VERTICAL CURVE FROM 122.8' TO 73.7', STA 0+48.11, ROAD "A".
 15. THIS SUBDIVISION WAS APPROVED BY MPC COMMISSIONERS ON OCTOBER 8, 2015 UNDER FILES# 10-SA-15-C AND 10-A-15-UR.

3-SA-16-C

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.

WANS ALI ROHEBI
ENGINEER
TENNESSEE CERTIFICATE NO. 22028



OWNER/DEVELOPER:

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

SITE ADDRESS:
ON CAMBRIDGE RESERVE DRIVE
KNOXVILLE, TENNESSEE 37924

CONCEPT PLAN
FOR ELY PARK SUBDIVISION, PHASE II, ENTRANCE
ON MILLERTOWN PIKE
CLT MAP 041, PART OF PARCEL 180.04
DISTRICT 8, KNOX COUNTY, TENNESSEE

EPS-01-22-16-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: wrohebi@sengconsultants.com
www.southlandengineeringusa.com

DESIGNED

WAR

APPROVED
ENGINEER

DRAWN

WAR

CHECKED

WAR

NO. DATE

REVISION

APPR.

SCALE
HORIZONTAL: 1"= 50'
CONTOUR INTERVAL: 4'
DATE
01-22-2016

DEED REFERENCES:
D.B. INST. # 201506100067858
PLAT INST. # 200510250037436
SCALE IN FEET
50 0 50 100