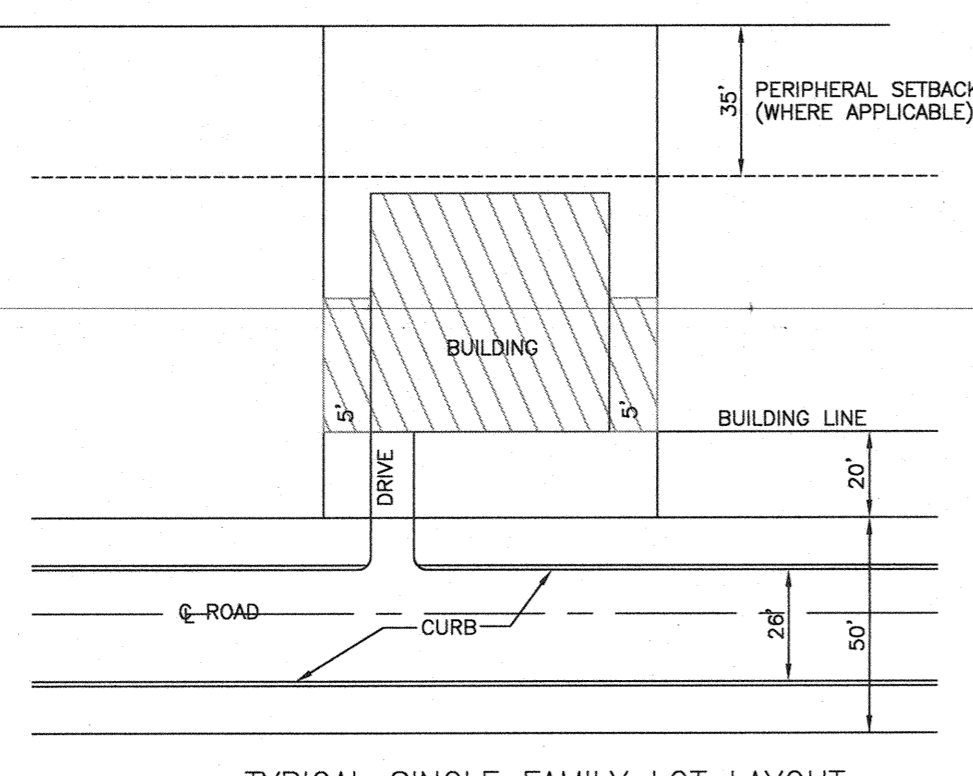
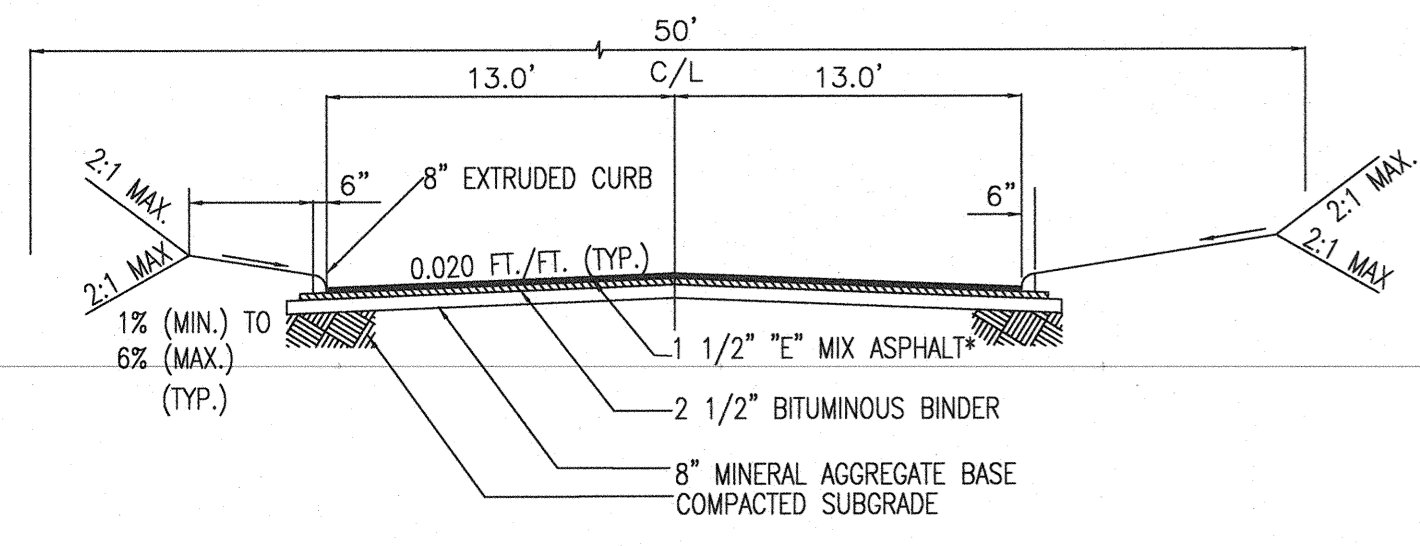


NOTE:
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
 TENNESSEE ONE-CALL
 1-800-351-1111
 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

- NOTES:
- ALL DIMENSIONS AND AREA ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL EXTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 - SANITARY SEWER EASEMENT OF 12" TO 18" EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY CONTAINS APPROXIMATELY 20.54 ACRES AND IS SUBDIVIDED INTO 61 SINGLE FAMILY LOTS, RIGHT-OF-WAY AND COMMON AREA DEVELOPMENT (11.86 ACRES).
 - PR ZONING (28.62 AC ±) AND RB ZONING (4.00 AC ±).
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON KGIS.
 - UTILITIES:
 WATER: NORTHEAST UTILITY DISTRICT
 SEWER: KNOXVILLE UTILITIES 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: 15'
 REAR: 15' (UNLESS CONTROLLED BY 35' PERIPHERAL SET BACK)
 - VARIANCE REQUESTED:
 a. REQUEST REDUCTION IN TANGENT CURVE, STONEYHURST DR. FROM 50' TO 40' BECAUSE OF THE REQUIRED NARROW OF THE BOUNDARY.
 b. STONEYHURST DR., REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATION 3+12 TO 4+6, FROM RADIUS 250' TO RADIUS 200' BECAUSE OF NARROW BOUNDARY AND TOPOGRAPHY.
 c. STONEYHURST DR., REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATION 5+26 TO 7+2, FROM RADIUS 250' TO RADIUS 200' BECAUSE OF NARROW BOUNDARY AND TOPOGRAPHY.
 d. STONEYHURST DR., REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATION 12+31 TO 15+20, FROM RADIUS 250' TO RADIUS 200' BECAUSE OF NARROW BOUNDARY AND TOPOGRAPHY.
 e. REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 25' ON THE BACK OF LOTS 11-19 AND LOTS 31-32.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
 - VERTICAL ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 - 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.
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - 100 YR. AND THE 500 YR. FLOOD FRINGS ARE SCALED FROM KNOX COUNTY FLOOD STUDY.
 - EXISTING KUB SANITARY SEWER TO BE RELOCATED AS SHOWN PLAN.
 - THE DISTANCE FROM SAVANT CENTERLINE TO STAR GATE BLVD CENTERLINE IS 166.9 FEET.
 - THE 500 YEAR FLOOD ELEVATION IS 989.0. THE MIN. FLOOD ELEVATION FOR LOTS 51, 57 & 58 MUST BE ONE FOOT ABOVE THE 500 YEAR ELEVATION (MFE + 990.0).
 - CANNON & CANNON IS DOING A TRAFFIC STUDY TO DETERMINE THE TURN LANE REQUIRED OR NOT. THE KNOX COUNTY PLANNING STAFF AGREED TO PLAT ONLY FIRST 38 LOTS AS UNIT-1 BEFORE THE LEFT LANE INSTALLATION.

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 AIC 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



This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47090CH4F, Knox County Community Number 475433, effective date MAY 2, 2007.

Date: 2/18/21
 Signature: *[Handwritten Signature]*

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.

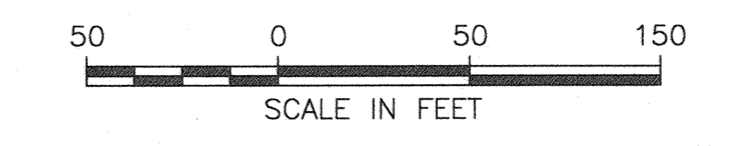
ENGINEER: *[Handwritten Signature]*
 TENNESSEE CERTIFICATE NUMBER 22028



3-B-21-UR
 3-SA-21-C

DEED REF.: INST. # 20020813-0018914

SCALE
 HORIZONTAL: 1" = 50'
 DATE
 01-12-2021



SINGLE FAMILY CONCEPT & DEVELOPMENT PLAN FOR
 SOUTHLAND GROUP INC
 CLT MAP 49, PART OF PARCEL 67
 DISTRICT 6, KNOX COUNTY, TENNESSEE

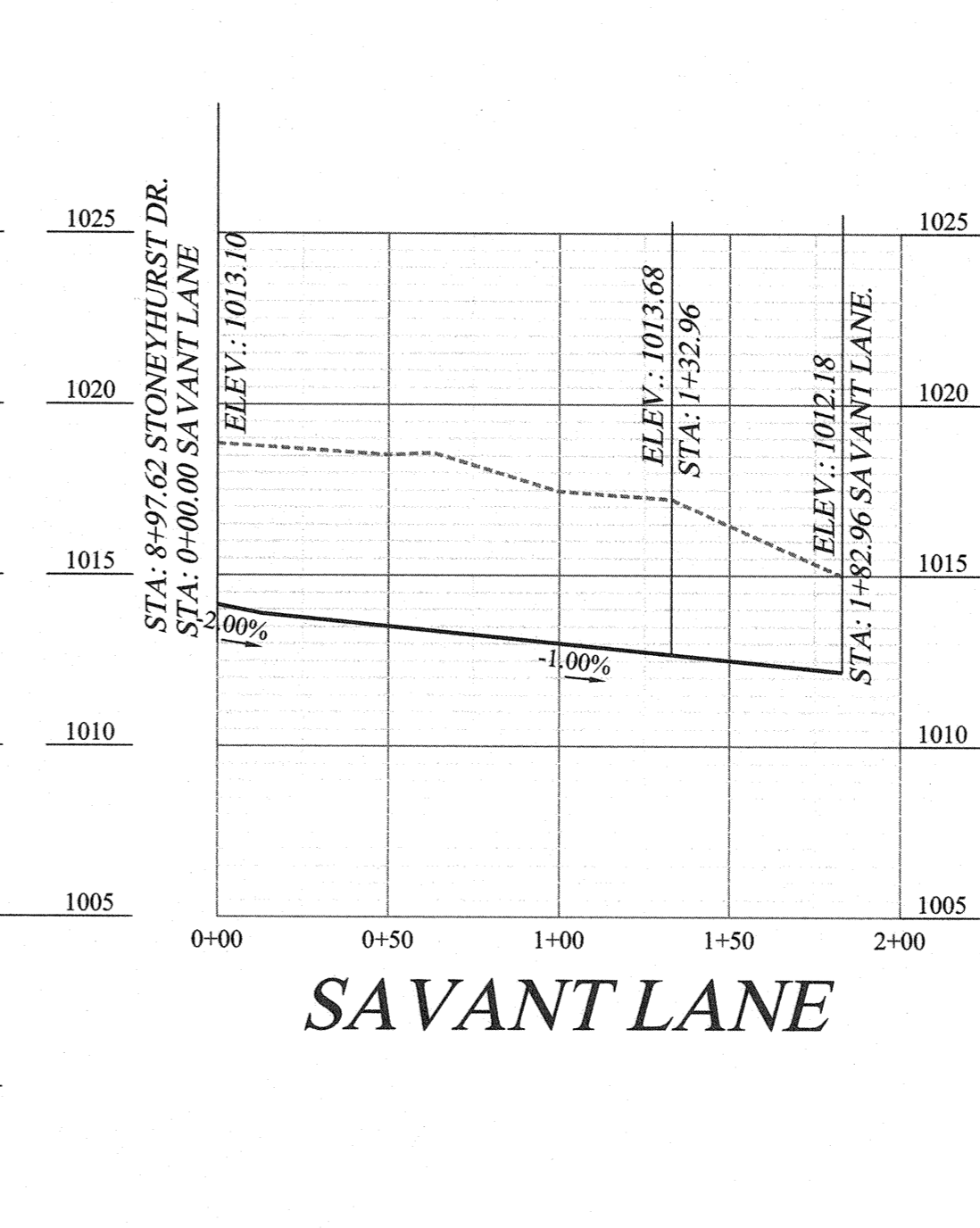
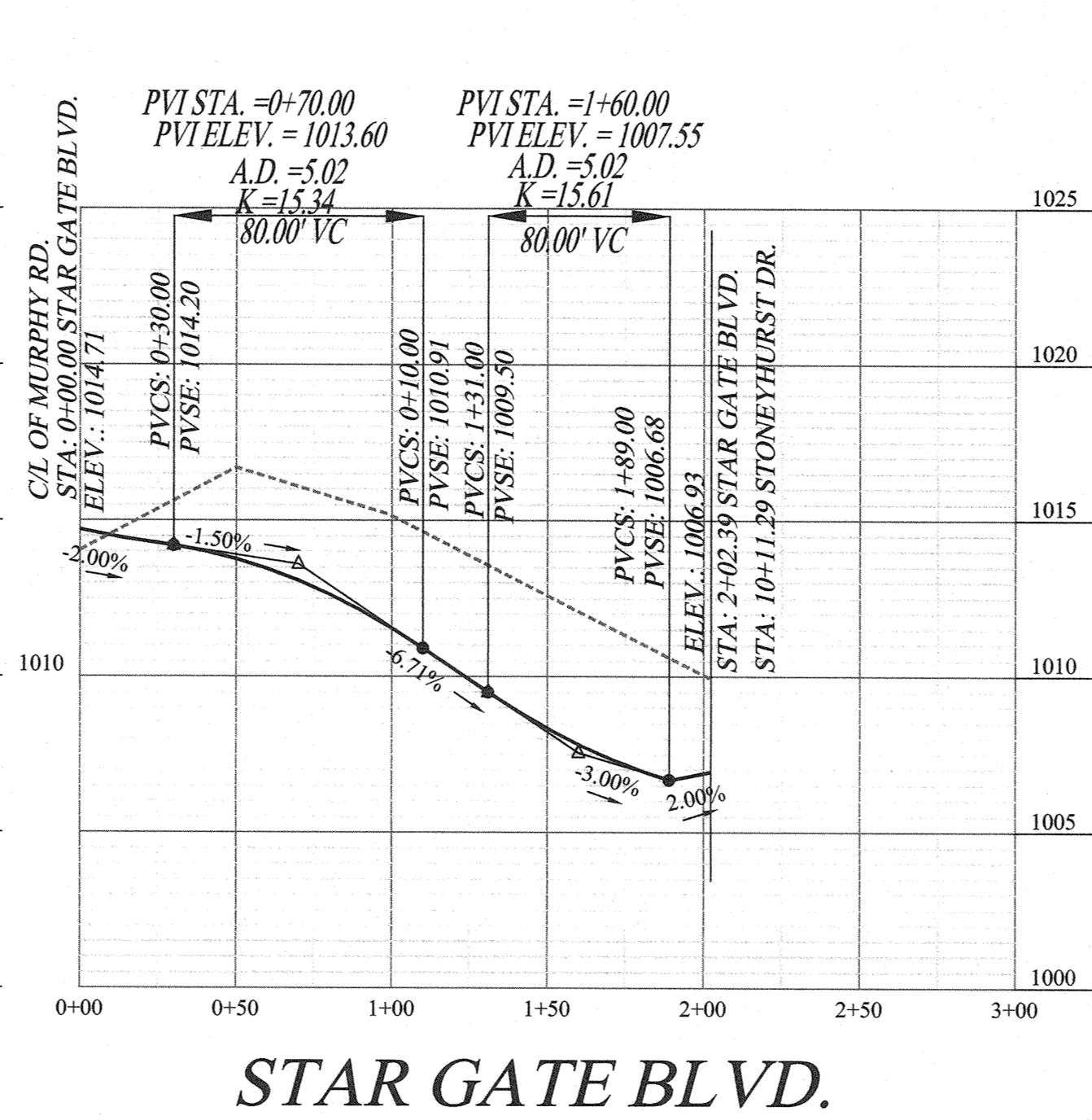
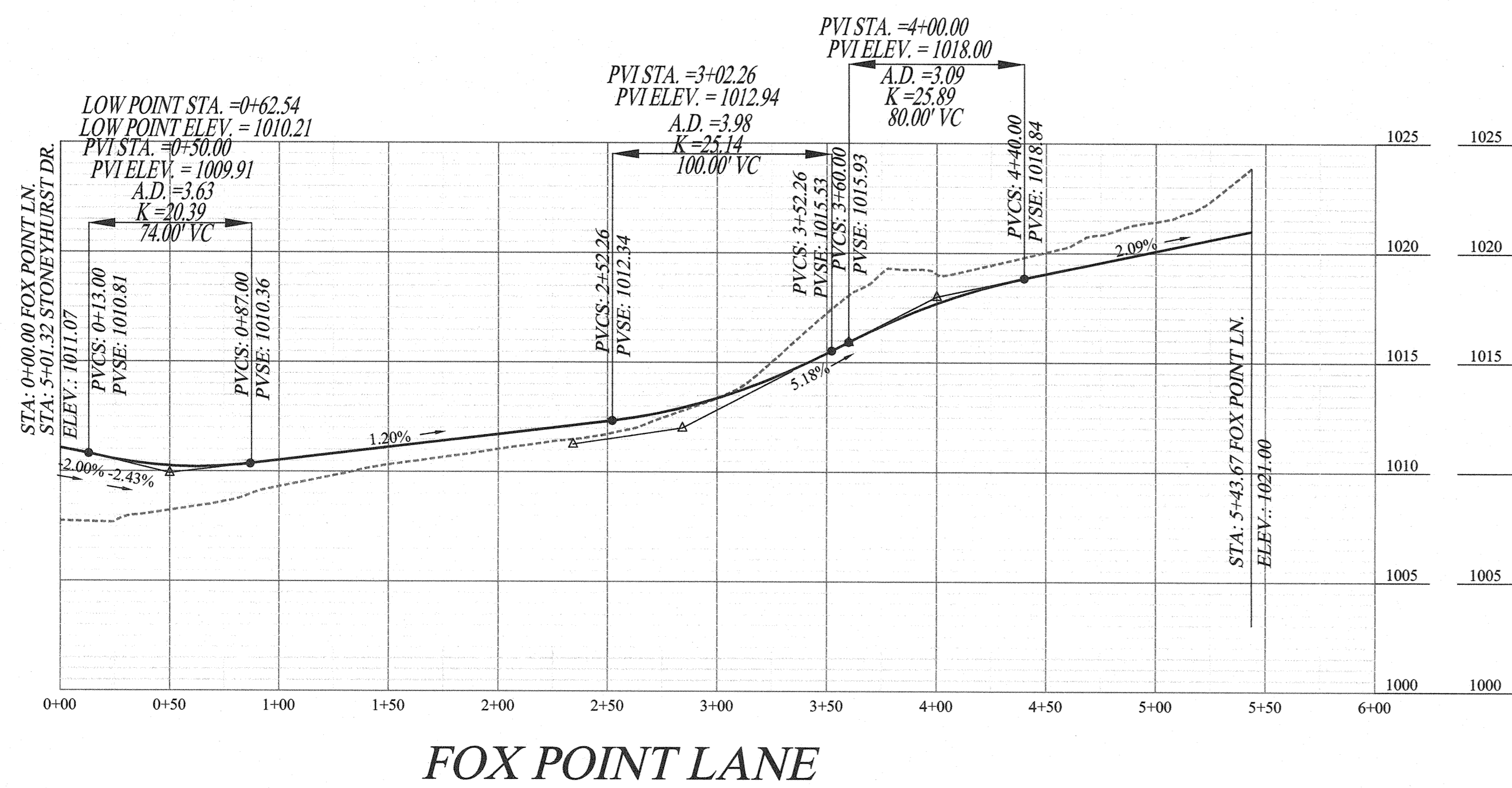
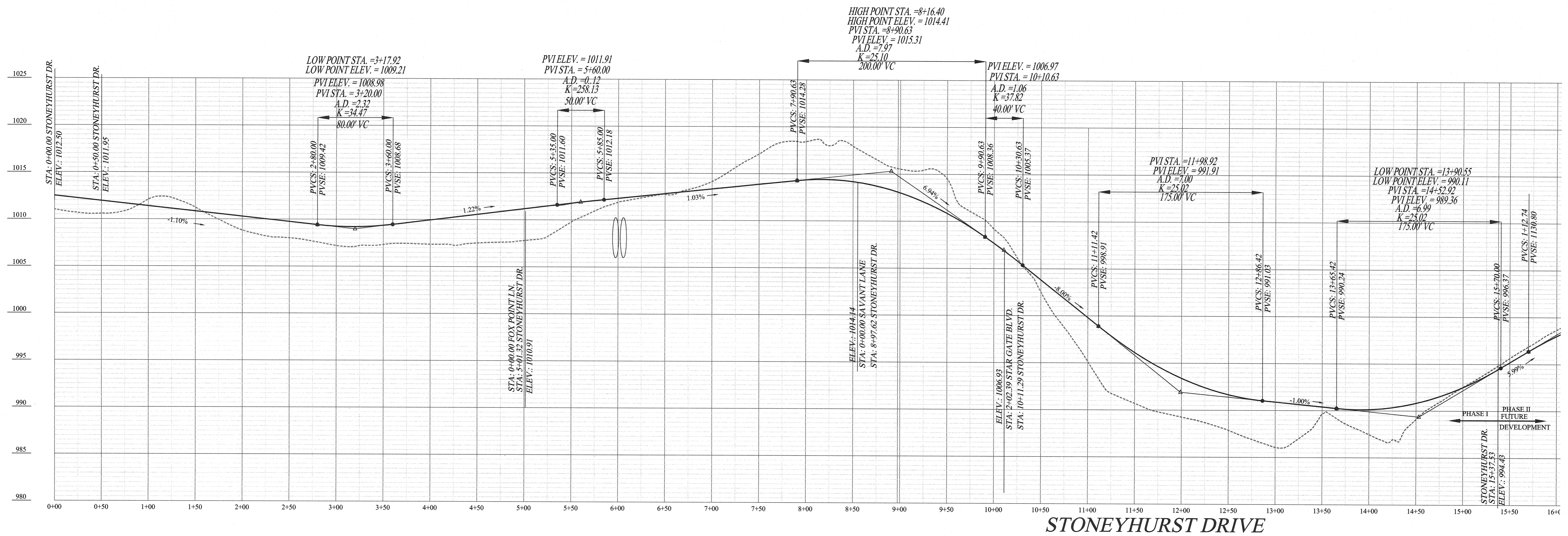
SITE ADDRESS:
 4917 MURPHY ROAD ROAD
 KNOXVILLE, TENNESSEE 37918

OWNER:
 SOUTHLAND GROUP, INC.
 4909 BALL ROAD
 KNOXVILLE, TN 37931
 PHONE: (865) 694-7756
 FAX: (865) 693-9699
 EMAIL: JOSH@RHSO.COM

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL CIVIL & LAND SURVEYORS
 4909 BALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE: (865) 694-7756
 FAX: (865) 693-9699

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

PLC-01-12-21-CP
 SHEET 1 OF 2 SHEET(S)



Planning
 File No.: 3-SA-21-C / 3-B-21-UR
 Date submitted: 2/18/2021
 These plans have not been reviewed by Planning Staff and may not be finalized.

SITE ADDRESS:
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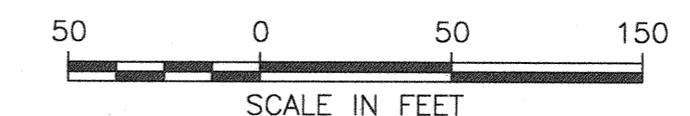
DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

NO.	DATE	REVISION	APPR.

DEED REF.: INST. # 20020813-0018914

CONTOUR INTERVAL: 2'
 (KGIS TOPOGRAPHIC)

SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'
 DATE
 01-12-2021



SINGLE FAMILY CONCEPT & DEVELOPMENT PLAN FOR
SOUTHLAND GROUP INC
 CLT MAP 49, PART OF PARCEL 67
 DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-01-12-21-RP
 SHEET 2 OF 2 SHEET(S)