

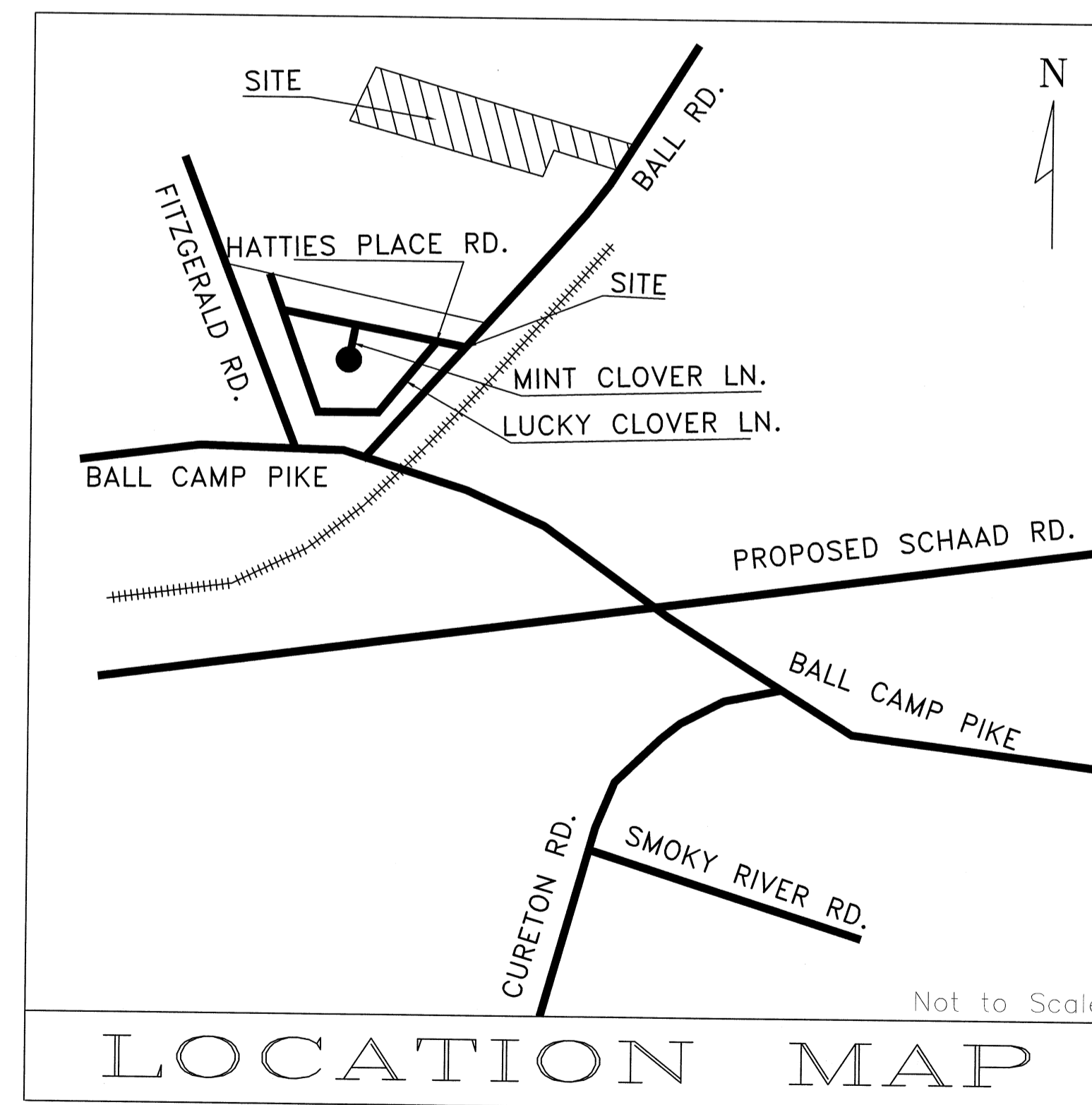
CONCEPT AND DESIGN PLAN
FOR

PRIMOS LAND DEVELOPMENT
ON BALL ROAD

CLT MAP 090, PARCELS 089, 090 & 090.02
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN & ROAD PROFILE



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

JANUARY 29, 2016
REV. 3-18-16

OWNER:

PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:
7129 BALL ROAD
KNOXVILLE, TENNESSEE 37931

4-F-16-UR

Revised:3-23-2016

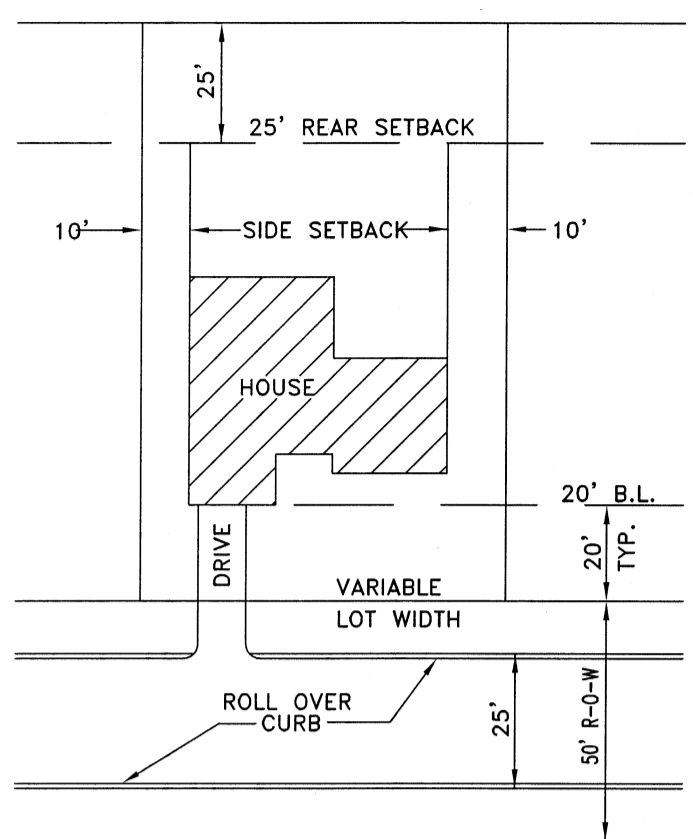


SHEET 1 OF 2 SHEETS

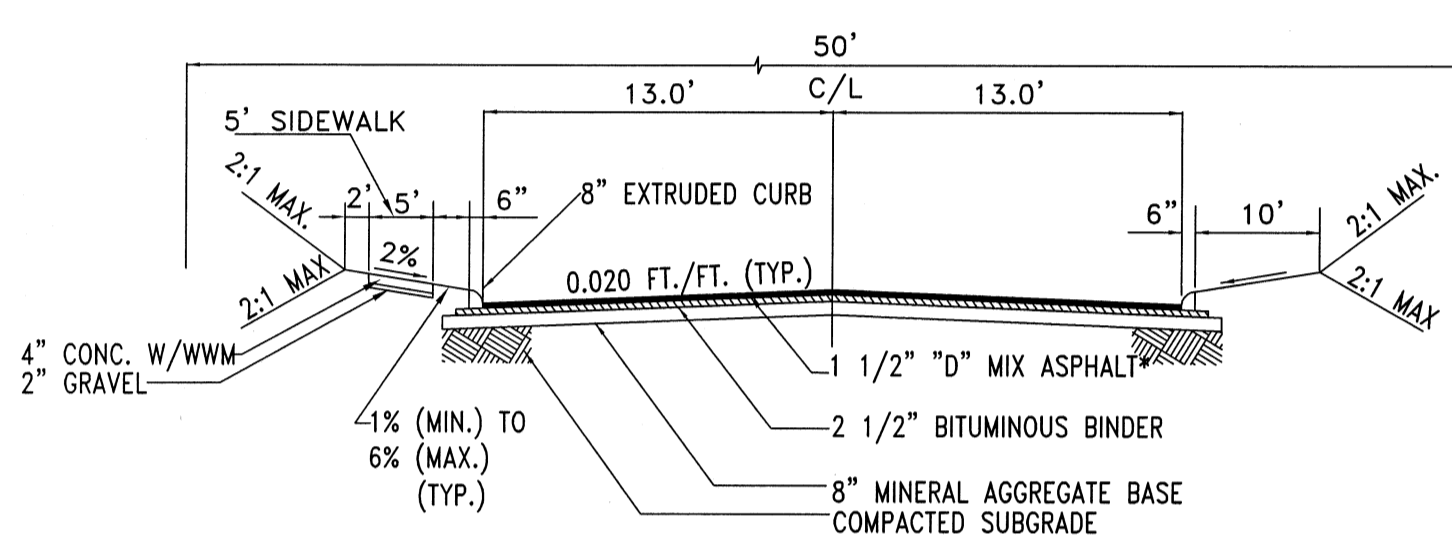
PLD-01-29-16-TS

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.

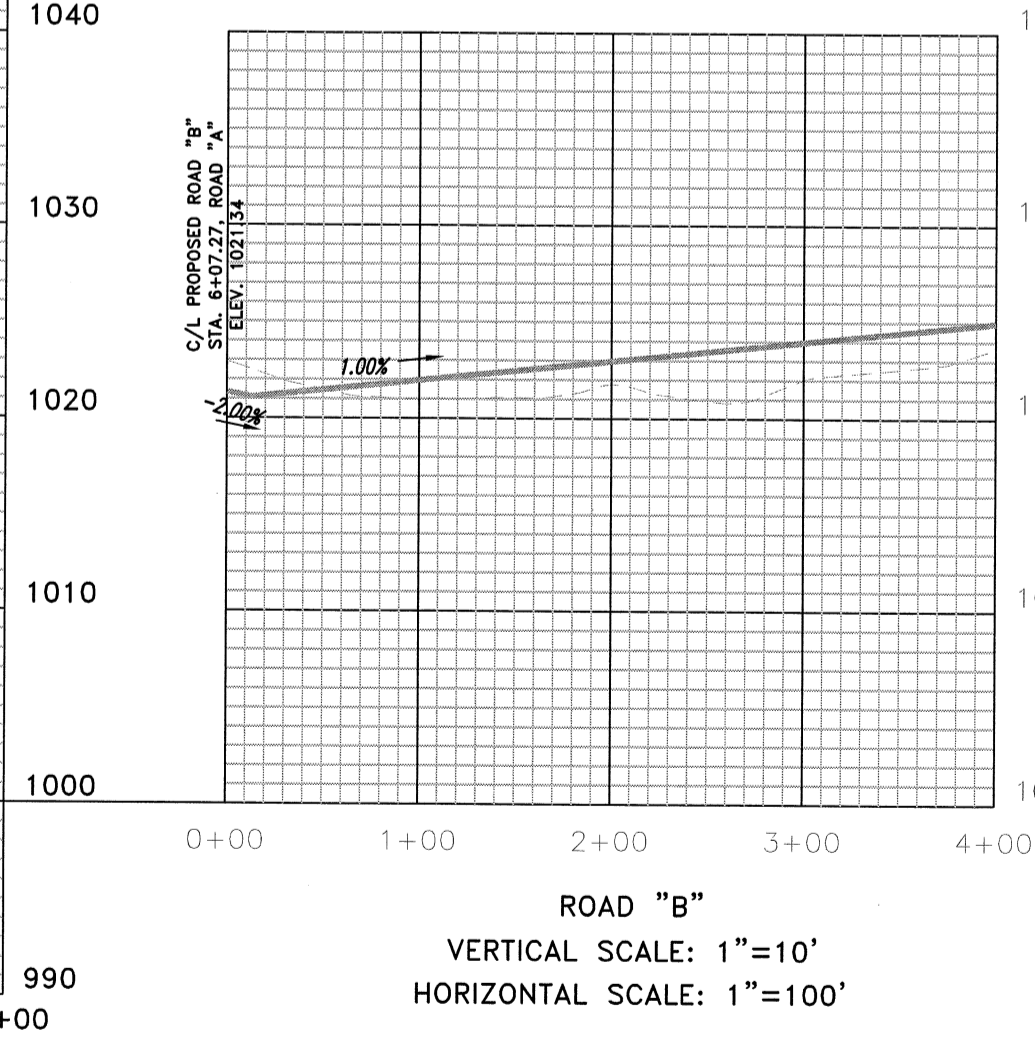
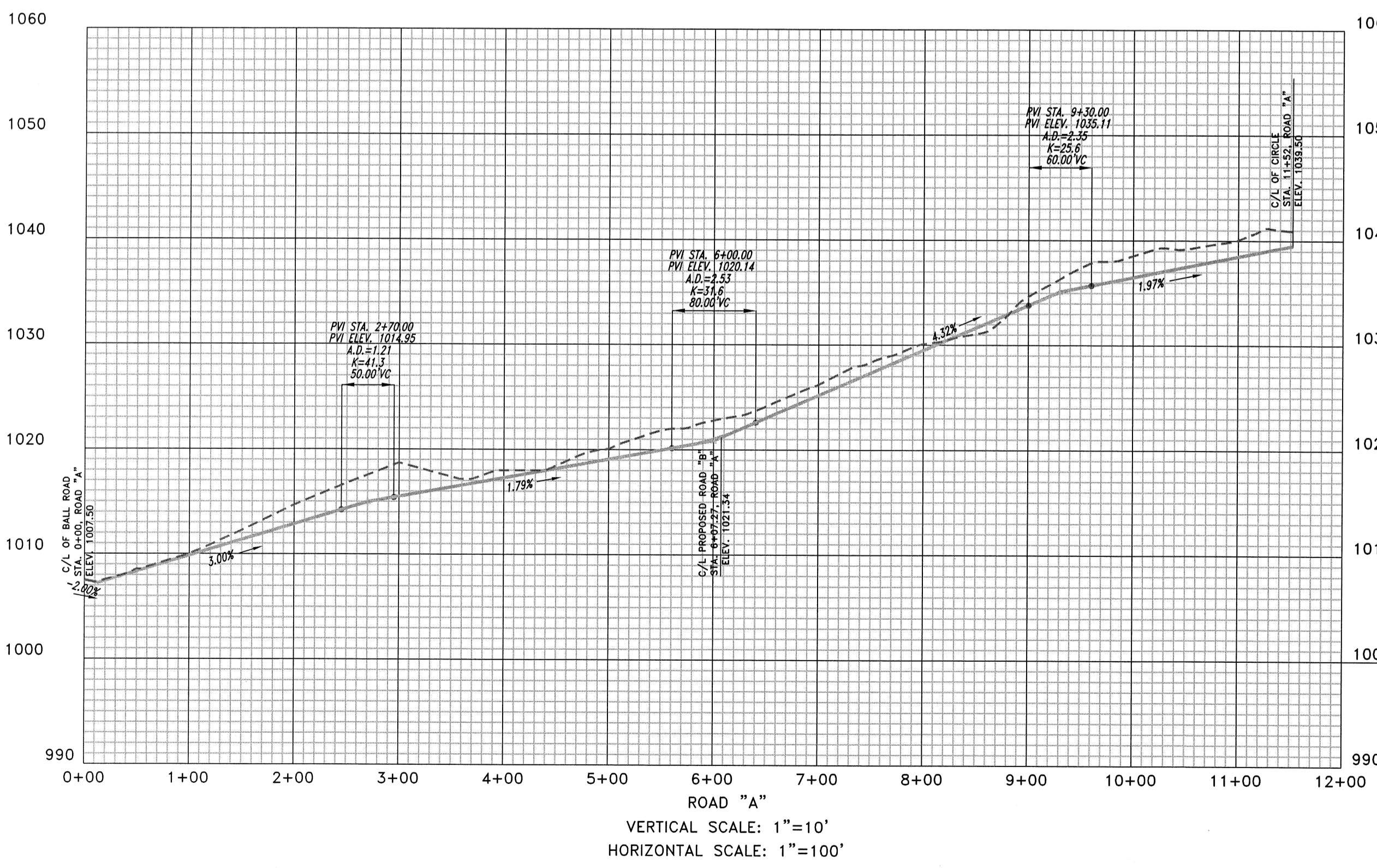
NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



TYPICAL LOT LAYOUT
 NTS



TYPICAL ROAD SECTION
 THRU 50' ROAD
 "PUBLIC ROAD"

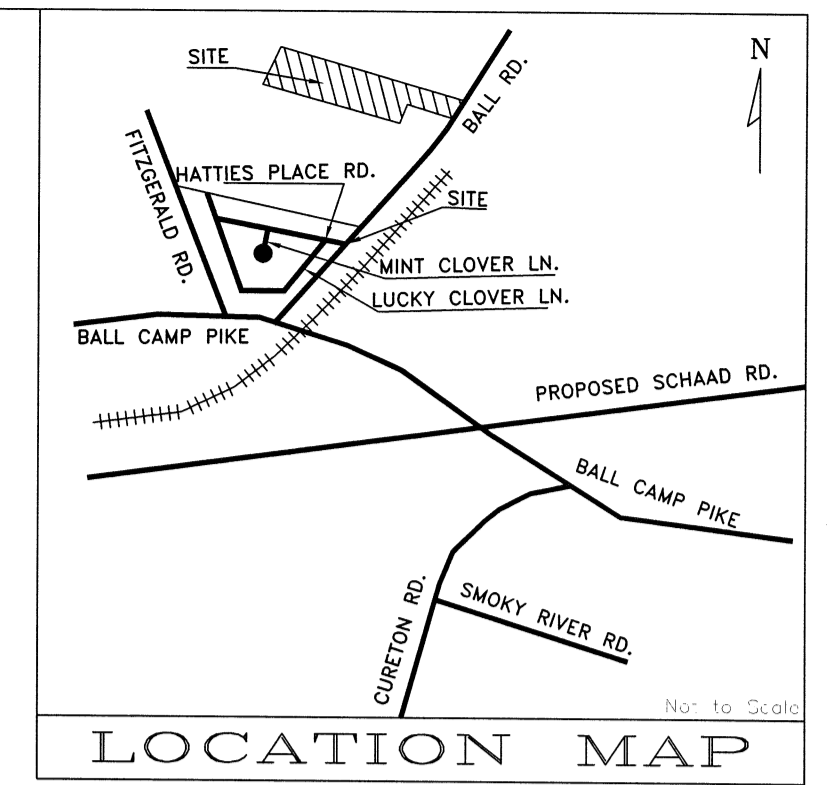


ROAD "B"
 VERTICAL SCALE: 1"=10'
 HORIZONTAL SCALE: 1"=100'

LEGEND

- PFI - IRON PIN FOUND
- A POINT
- SANITARY SEWER MH
- SEWER LINE
- FENCE LINE
- FENCE POST CORNER
- FPC
- GAS LINE
- WATER METER
- WATER LINE
- OVERHEAD UTILITIES
- POWER POLE

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 ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - 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 6.94± ACRES AND IS SUBDIVIDED INTO 38 LOTS, FUTURE DEVELOPMENT (3.11 ACRES) NOT INCLUDED.
 - PR ZONING (5 DU/AC) PENDING APPROVED BY MPC MEETING ON MARCH 10, 2016.
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS.
 - UTILITIES:
 WATER: WEST KNOX UTILITY DISTRICT
 SEWER: WEST KNOX UTILITY DISTRICT
 ELECTRIC: KNOXVILLE UTILITIES BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: AT&T
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - REQUESTED FROM MPC TO REDUCE PERIPHERAL SETBACK FROM 35' TO 25' EXCEPT ALONG LOT 124 TO BE 15' SETBACK*.
 - VARIANCE REQUESTED:
 a) REDUCE THE CENTER LINE HORIZONTAL CURVE FROM 250' TO 125' ON ROAD "A" AT STATIONS 0+15 TO 0+52 AND STATIONS 9+41 TO 10+38.
 b) REDUCE THE RIGHT-OF-WAY DEDICATION ON BALL ROAD FROM 30' TO 25'.
 c) REDUCE THE TANGENT ON THE REVERSE HORIZONTAL CURVE FROM 50' TO 27'.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT.....5'
 SIDES.....5'
 REAR.....25' (UNLESS AS NOTED)
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.

4-F-16-UR
 Revised:3-23-2016



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.
 Wanda A. R. Webb
 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:
 7129 BALL ROAD
 KNOXVILLE, TENNESSEE 37931

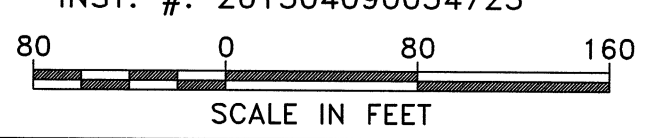
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 E-MAIL: wrg@secllc.com
 www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.
1	3-18-16	REVISED TO 45' LOTS	

SCALE
 HORIZONTAL: 1"= 80'
 CONTOUR INTERVAL: 2'
 DATE
 01-29-2016

DEED REFERENCES:
 INST. #: 201504090054558
 INST. #: 201504090054562
 INST. #: 201504090054723



CONCEPT PLAN FOR
 PRIMOS LAND DEVELOPMENT ON
 BALL ROAD
 CLT MAP 091 PARCELS 089, 090 & 090.02
 DISTRICT 6TH, KNOX COUNTY, TENNESSEE

PLD-01-29-16-CP
 SHEET 2 OF 2 SHEETS

1"=80'
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