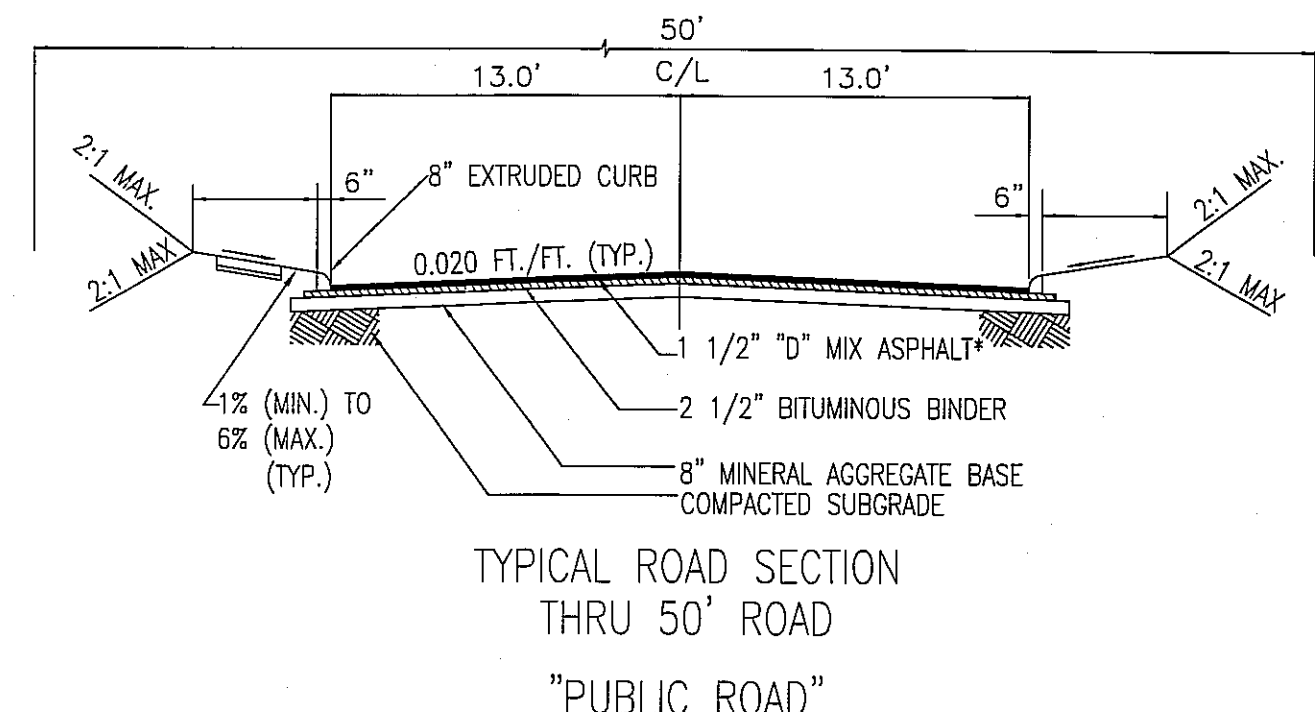
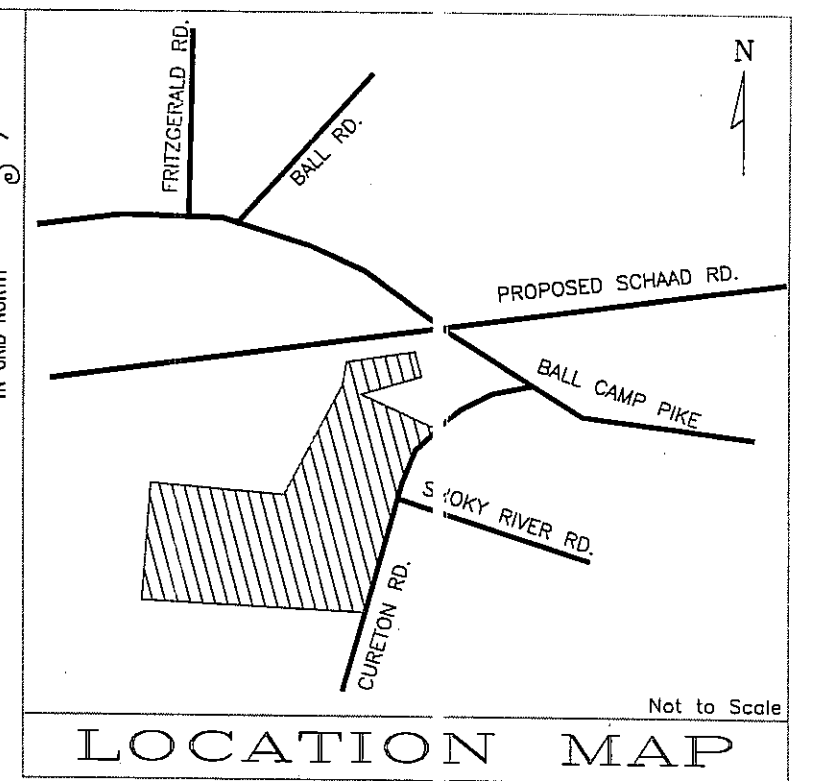


TYPICAL LOT LAYOUT  
1" = 40'



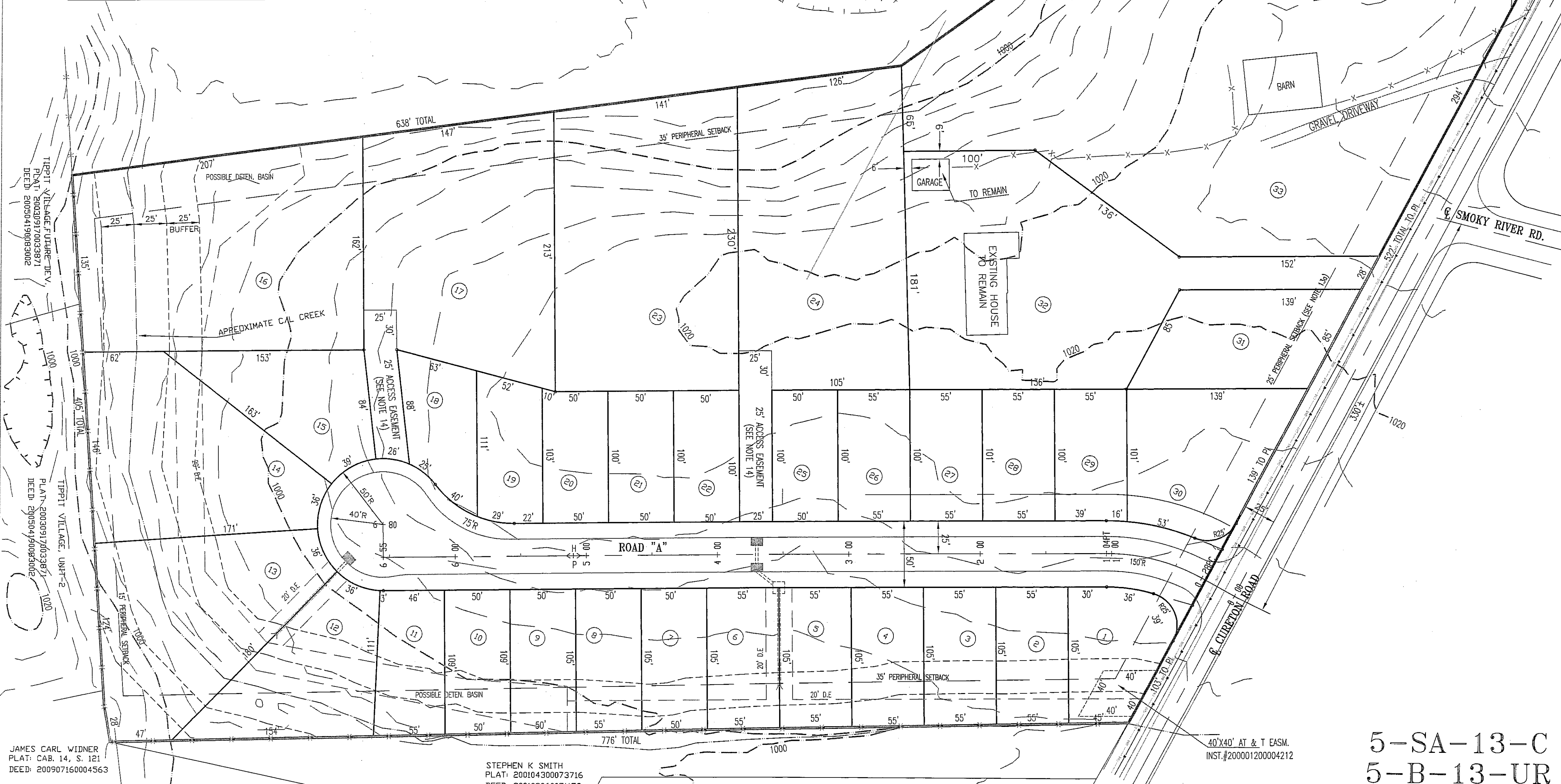
NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK;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

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

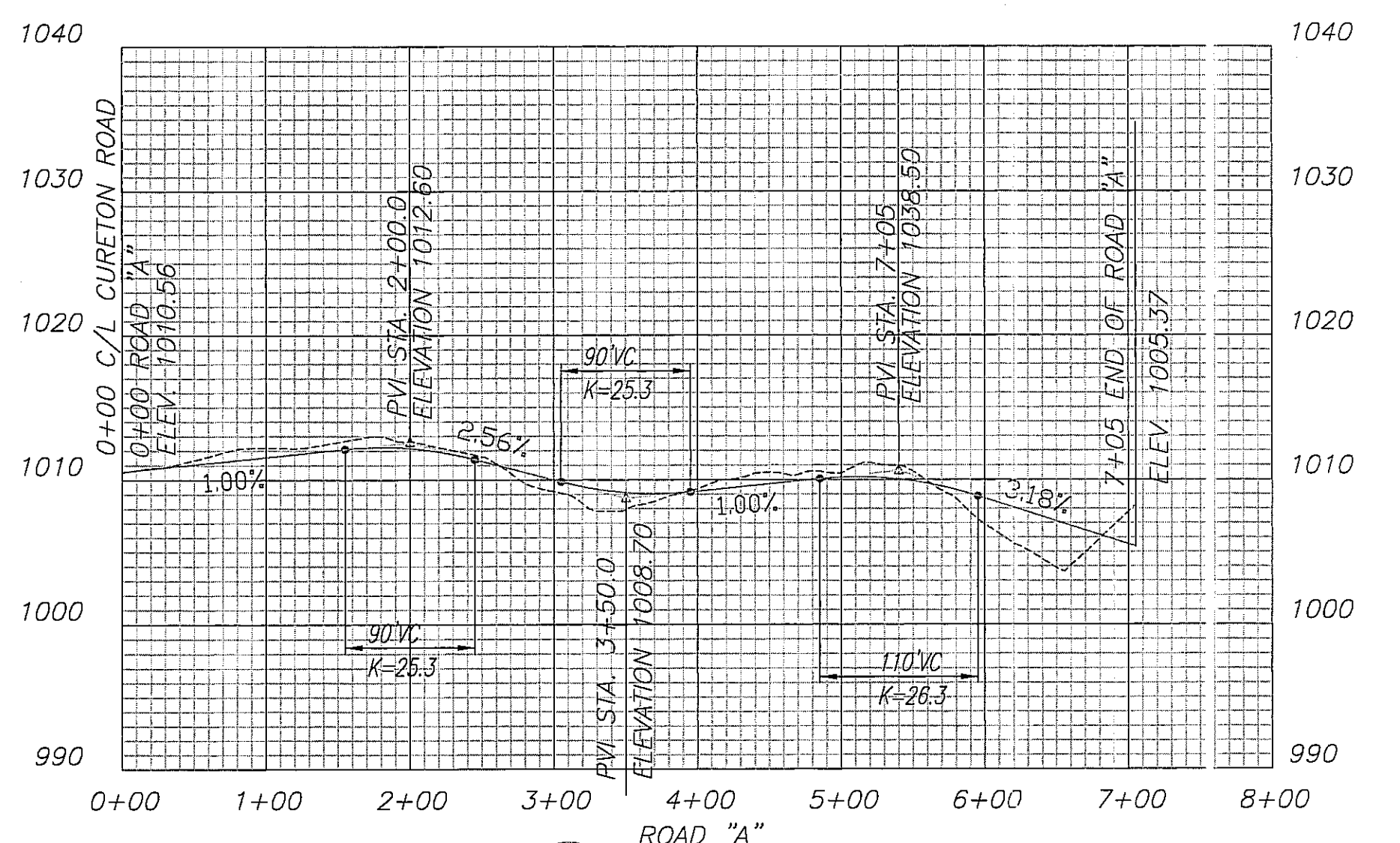
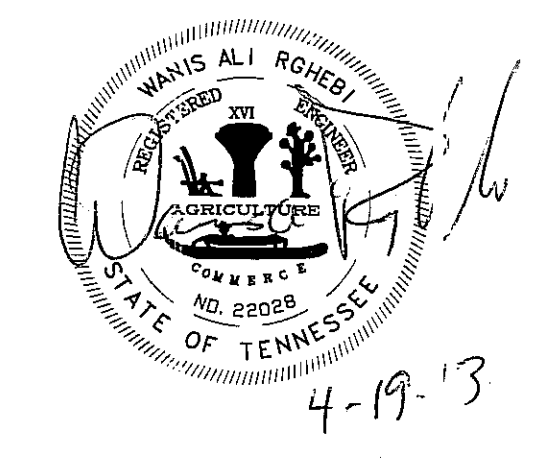


NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

- NOTES:
- ALL DIMENSIONS AND AREA ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - 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 12.54 ACRES AND IS SUBDIVIDED INTO 34 LOTS.
  - PR ZONING IS DU/AC APPROVED BY MPC ON APRIL 10, 2013 MEETING.
  - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGS AND ROAD PROFILES ARE BASED ON K.G.S.
  - 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.
  - BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT...20'  
SIDES...5'  
REAR...15' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACK)
  - ROAD PROFILE IS BASED ON KGS TOPO.
  - BOUNDARY IS BASED ON A FIELD SURVEY.
  - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY EXCEPT LOTS 31-33 WHICH HAVE VEHICULAR ACCESS FROM CURETON ROAD AND LOT 34 WILL HAVE VEHICULAR ACCESS FROM PROPOSED SCHAAD ROAD.
  - VARIANCE REQUESTED:  
-) REDUCE PERIPHERAL SETBACK ALONG CURETON ROAD FROM 35' TO 25'.  
-) LOT 16 WILL HAVE 25' ACCESS EASEMENT THROUGH LOT 17 AND LOT 24 WILL HAVE 25' ACCESS EASEMENT THROUGH LOT 23.



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.  
*Wanis A. Fghebi*  
ENGINEER  
TENNESSEE CERTIFICATE NO. 22028



REVISED  
4-19-13

5-SA-13-C  
5-B-13-UR

OWNER/DEVELOPER:  
PRIMOS AND COMPANY, LLC  
4909 BA L. RD.  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699

SITE ADDRESS:  
2017 CURETON ROAD  
KNOXVILLE, TENNESSEE 37931

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

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
2	4-16-13	REVISED PER MPC COMMENTS	
1	4-9-13	NEW LOT LAYOUT	

SCALE  
HORIZONTAL: 1" = 50'  
EX. CONTOUR INTERVAL = 4'  
DATE  
3-4-13

DEED REFERENCES:  
D.B. INST. # 201209170017658  
D.B. INST. # 200308180020209

50 0 50 100  
SCALE IN FEET

CONCEPT PLAN FOR  
CURETON ROAD SUBDIVISION  
CLT MAP 091 PARCELS 214 & 214.01  
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-03-04-13-CP  
SHEET 2 OF 2 SHEETS