

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 PLAN.
 2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE DRIVE-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 3. SANITARY SEWER EASEMENT OF 15' EACH SIDE OF SEWER AS INSTALLED/WHERE APPLICABLE.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 3.113 ACRES AND IS SUBDIVIDED INTO 42 SINGLE FAMILY LOTS.
 5. PRE-ZONING (S.D.B.A.G.).
 6. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS AND ROAD PROFILES ARE BASED ON KGIS.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
 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 30' PERIPHERAL SET BACK)
 10. "WATERMANS DESIGN STANDARDS"
a. REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 30' TO 25' ALONG OF LOTS 1-11 AND 31-36.
b. ROAD "B" REQUEST REDUCTION OF HORIZONTAL CURVES FROM STATIONS 14+30 TO STA. 14+37. FROM RADIUS 250' TO RADIUS 100' BECAUSE OF NARROW BOUNDARY.
c. ROAD "C" REQUEST REDUCTION OF HORIZONTAL CURVES FROM STATIONS 10+35 TO STA. 9+55.9, FROM RADIUS 250' TO RADIUS 100' BECAUSE OF NARROW BOUNDARY.
 11. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 30' WIDE PAVEMENT.
 12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO VESICOR ROAD SYSTEM ONLY.
 13. ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 14. BUILDING LINES ARE TO BE DRAINAGE AND MAINTENANCE WITH DRAINAGE OR FENCING PRIOR TO ANY DISTURBANCE.
 15. THE 100 YEAR FLOOD ELEVATION IS 89.8 AND THE 50 YEAR FLOOD ELEVATION IS 89.2. THE MINIMUM FLOOR ELEVATIONS FOR LOTS 1-42 MUST BE 1.0 FEET OR MORE ABOVE THE 100 YEAR FLOOD ELEVATION.
 16. ROADWAY IS BASED ON A FIELD SURVEY.
 17. FLOODWAY AREA IS APPROXIMATELY 13.20 ACRES AND THE FLOOD AREA IS APPROXIMATELY 10.88 ACRES.

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.

Wm. A. Gies
ENGINEER
TENNESSEE CERTIFICATE NO. 22028



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 47093C0251F, Knox County Community Number 475433, effective date MAY 2, 2007.

Date: 4/20/21
Signature: *Wm. A. Gies*

5-SA-21-C / 5-B-21-UR
4/20/2021

OWNER/DEVELOPER:

PRIMOS LAND COMPANY, LLC
4809 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

SITE ADDRESS:
8520 W. EMORY ROAD
KNOXVILLE, TENNESSEE 37931

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4809 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

DESIGNED
DRAWN
CHECKED

WAR
WAR
WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.

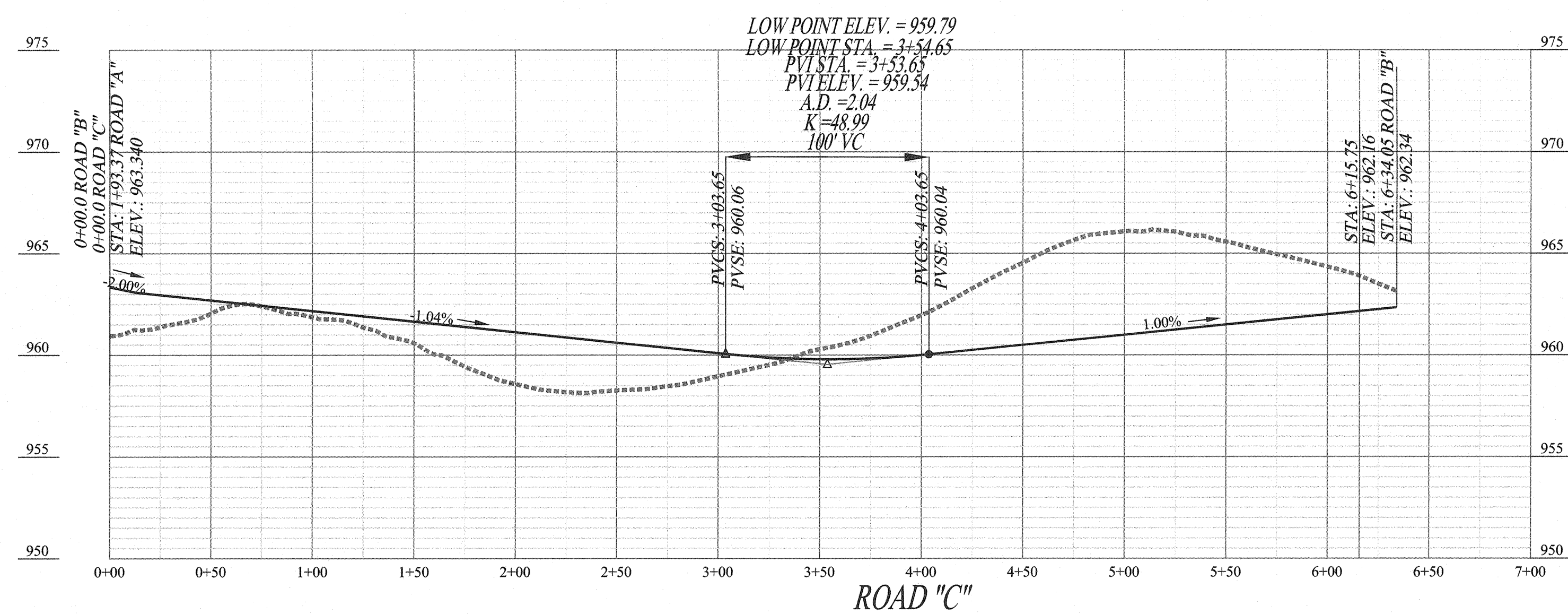
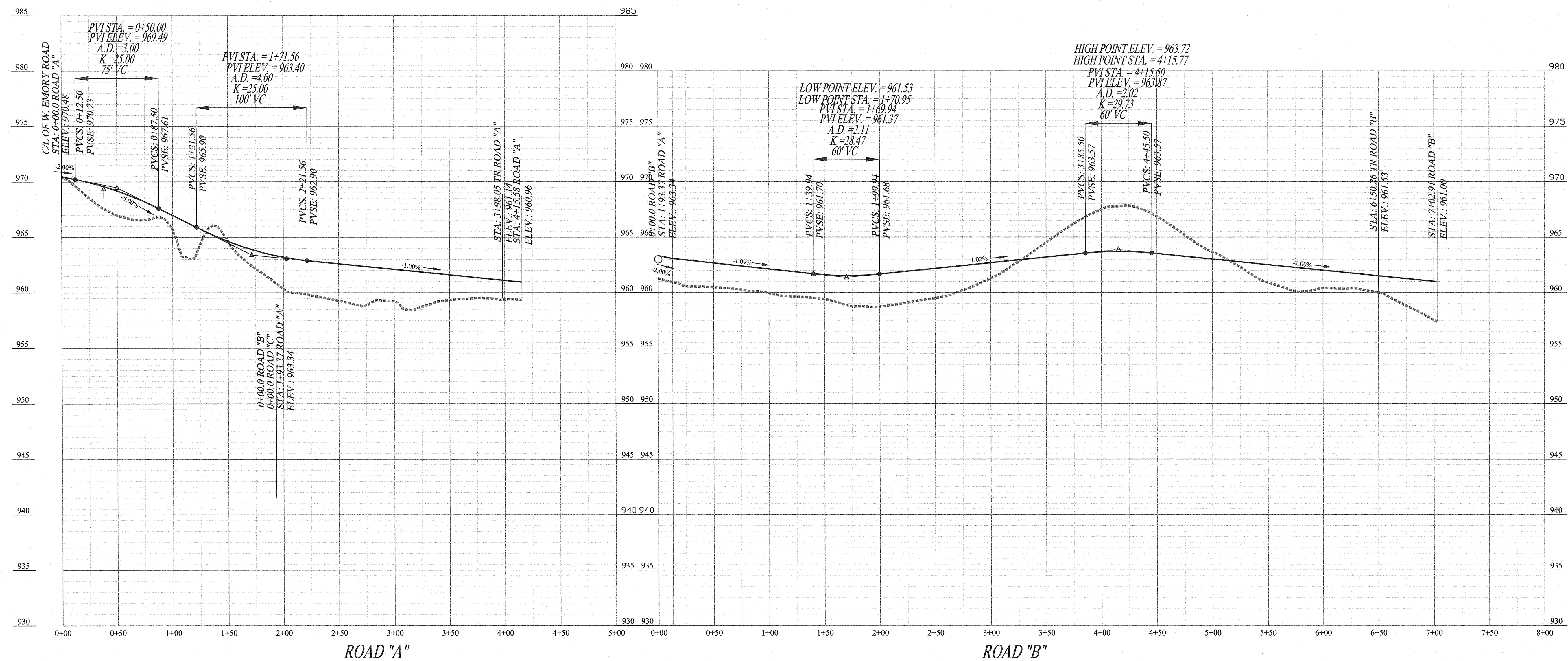
CONTOUR INTERVAL: 2'
(KGIS TOPOGRAPHIC)

SCALE
HORIZONTAL: 1"= 60'
CONTOUR INTERVAL: 2'
DATE
3-17-21

DEED REFERENCES:
INST.# 200409270026241
INST.# 201812040034261
60 0 60 120
SCALE IN FEET

CONCEPT PLAN
CREEK VALLEY ESTATES ON W. EMORY ROAD
CLT MAP 077, PARCEL 148.01
CLT MAP 077, PARCEL 098
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-03-17-21-CP
SHEET 1 OF 3 SHEET(S)



5-SA-21-C / 5-B-21-UR
4/20/2021



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4909 BALL RD.
KNOXVILLE, TN 37931
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FAX: (865) 693-9699

SITE ADDRESS:
8520 W. EMORY ROAD
KNOXVILLE, TENNESSEE 37931

5-SA-21-C
5-B-21-UR

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
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

CONTOUR INTERVAL: 2'
(KGIS TOPOGRAPHIC)

SCALE
HORIZONTAL: 1"= 50'
DATE
3-17-21

DEED REFERENCES:
INST. # 200409270026241
INST. # 201812040034261
50 0 50 100
SCALE IN FEET

ROAD PROFILE PLAN
CREEK VALLEY ESTATES ON W. EMORY ROAD
CLT MAP 077, PARCEL 148.01
CLT MAP 077, PARCEL 098
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-03-17-21-RP
SHEET 2 OF 3 SHEET(S)

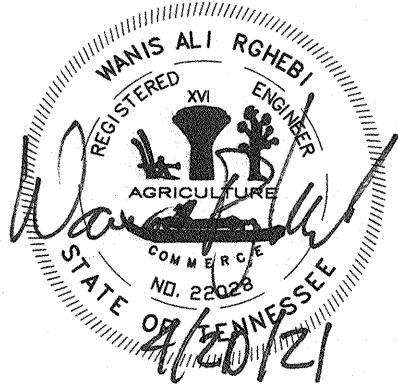


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- NOTES:
1. BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D998) PRIOR TO PLACEMENT OF FILL. FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
 2. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREA.
 3. ALL BMP'S STRUCTURES SHALL BE SHALL BE QUARTERLY INSPECTED.
 4. ALL LOW LEVEL OUTLETS SHALL BE PLUGGED DURING CONSTRUCTION TO MAKE DETENTION BASINS AS SEDIMENT PONDS.
 5. SEDIMENT PONDS SHALL BE DRAINED AFTER 72 HOURS AFTER THE END OF THE STORM EVENT BY DROPPING THE 8" FLEX PVC HOSE IN THE POND AS SHOWN ABOVE (SEE DEWATERING DEVICE).
 6. THERE SHALL BE A WATER TIGHT SEAL BETWEEN THE CMP RISER AND THE RCP CULVERT.
 7. THE SEDIMENT BASINS SHALL BE BUILT WITHOUT THE LOW LEVEL OUTLET. AFTER THE CONSTRUCTION IS COMPLETE, THE SEDIMENT BASIN(S) SHALL BE CONVERTED TO A DETENTION BASIN(S).
 8. TO ENSURE DRAINAGE, THE DETENTION BASIN BOTTOM SHALL BE GRADED WITH A 2% MINIMUM SLOPE.
 9. RIP-RAP SHALL BE PLACED AT ALL PIPE OUTLETS. THE RIP-RAP D50 SIZE SHALL BE 6"-8".
 10. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
 11. ALL HOPE PIPES MUST MEET DEFLECTION TESTING PER TDOT SPECIFICATION 607.09 PER KNOX COUNTY STORMWATER ORDINANCE. DEFLECTION GREATER THAN 5% SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 12. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
 13. ADD GEOMAT AND RIP RAP AT THE END OF THE SWALES AND THE BERM BANKS.
 14. GRADING COMPLETION, ALL STEEP SLOPES MUST BE MATTED (SEE MATTING DETAIL).
 15. THE LIMIT OF DISTURBANCE SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION.

5-SA-21-C / 5-B-21-UR
4/20/2021

NOTE:
TOTAL CUT VOLUME = 25,440 C.Y.
TOTAL FILL VOLUME = 35,880 C.Y.
TOTAL GRAVEL AND PAVING VOLUME = 2,130 C.Y.



SITE ADDRESS:
5132 W. EMORY ROAD
KNOXVILLE, TENNESSEE 37849

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4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
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