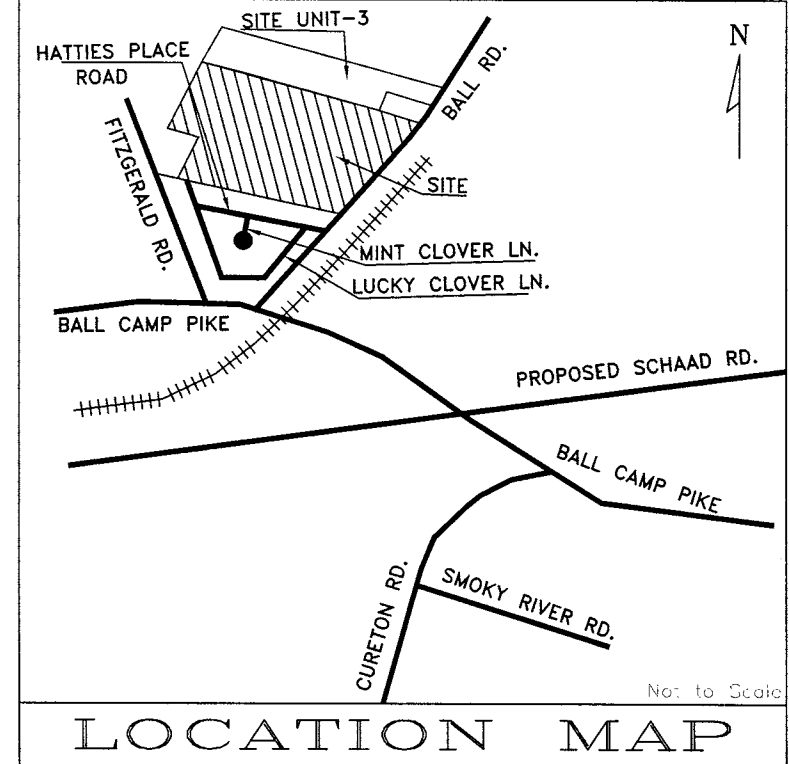
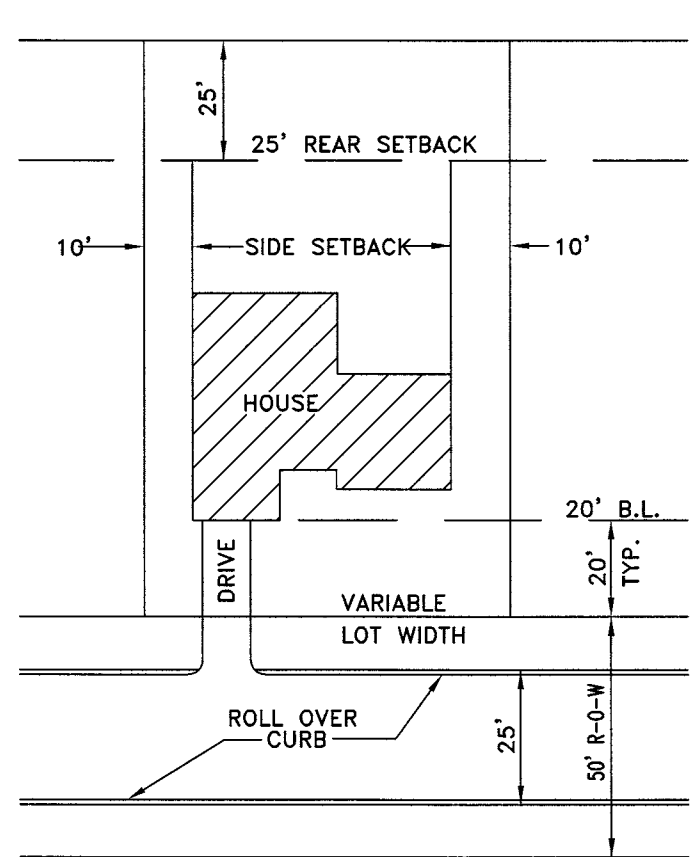
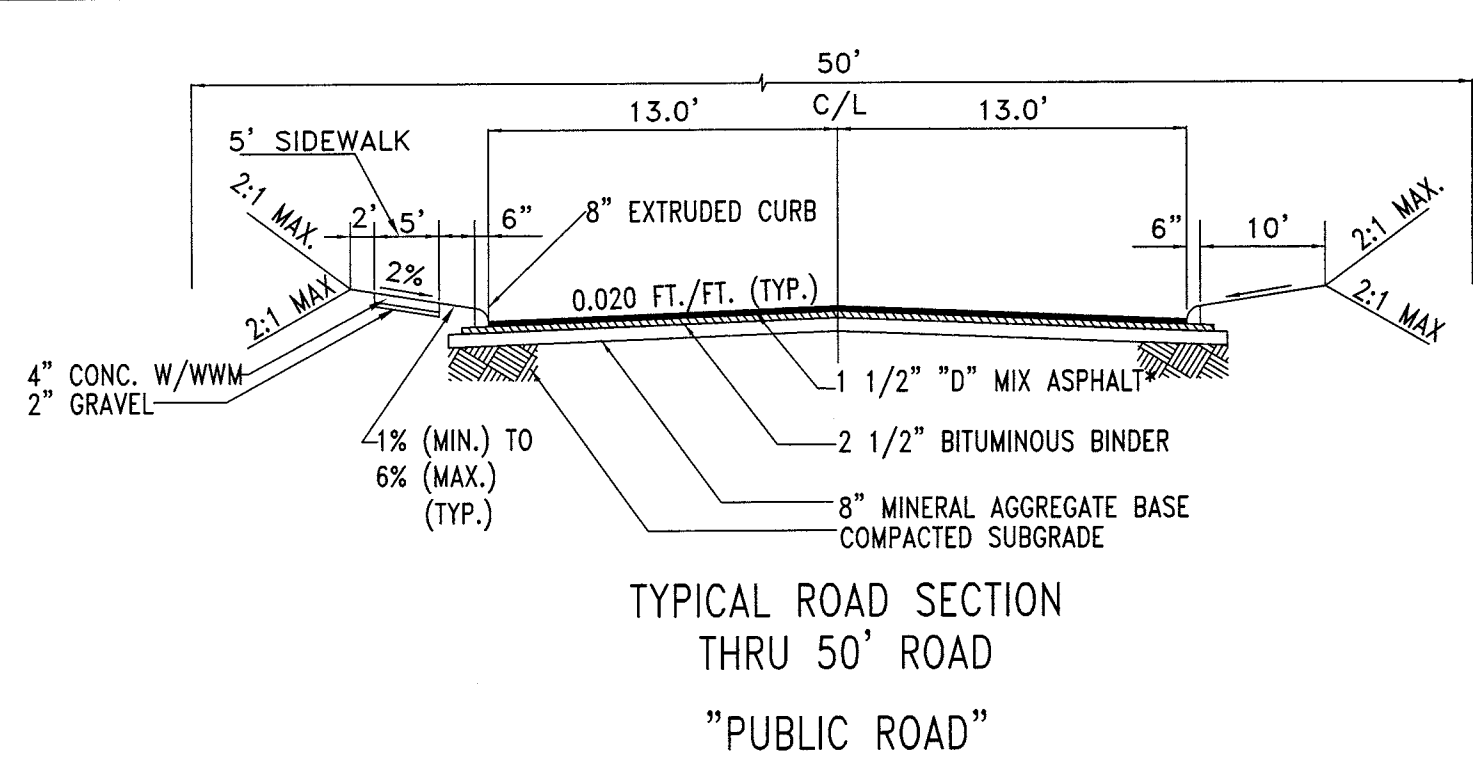


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK;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

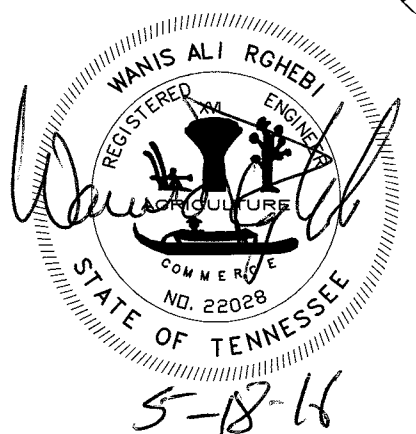
- NOTES:
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 21.40± ACRES AND IS SUBDIVIDED INTO 82 SINGLE FAMILY LOTS AND COMMON AREA.
 - PR ZONING (5 DU/AC) PENDING WILL BE APPROVED BY MPC MEETING ON MAY 12, 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 LOTS 107 TO 111 AND COMMON AREA TO STAY 35' SETBACK.
 - VARIANCE REQUESTED:
a) REDUCE THE RIGHT-OF-WAY DEDICATION ON BALL ROAD FROM 30' TO 25'.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT.....20'
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.



LEGEND

●	IRON PIN FOUND
○	A POINT
○	SANITARY SEWER WH
—	SEWER LINE
—	FENCE LINE
○	FENCE POST CORNER
—	GAS LINE
—	WATER METER
—	WATER LINE
—	OVERHEAD UTILITIES
—	POWER POLE

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.
Wahid A. Rubei
ENGINEER
TENNESSEE CERTIFICATE NO. 22028



Revised 5/19/2016
6-SA-16-C
6-B-16-UR

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL ROAD
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

SITE ADDRESS:
2222 FITZGERALD 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: wrh@seengconsultants.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

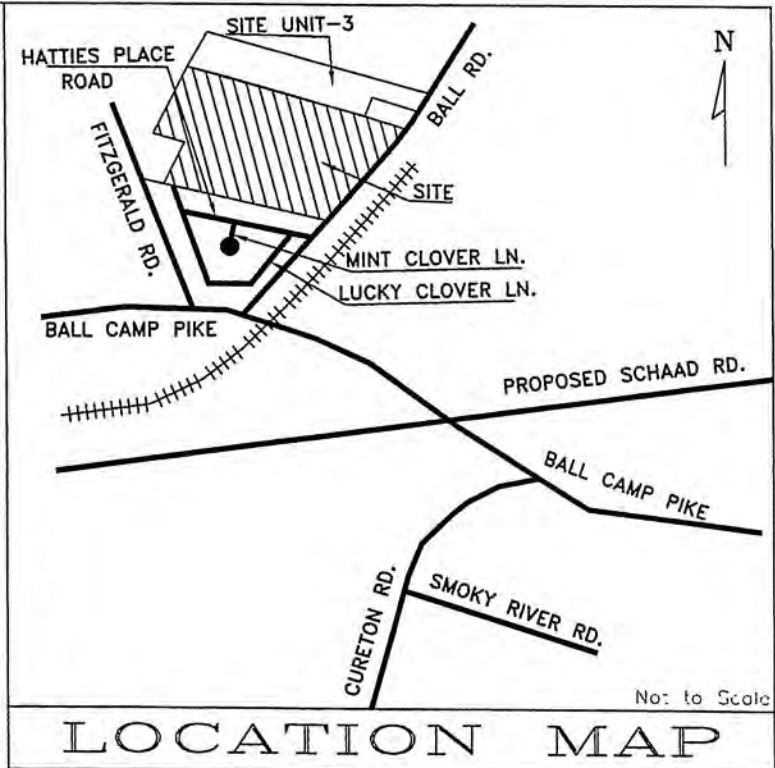
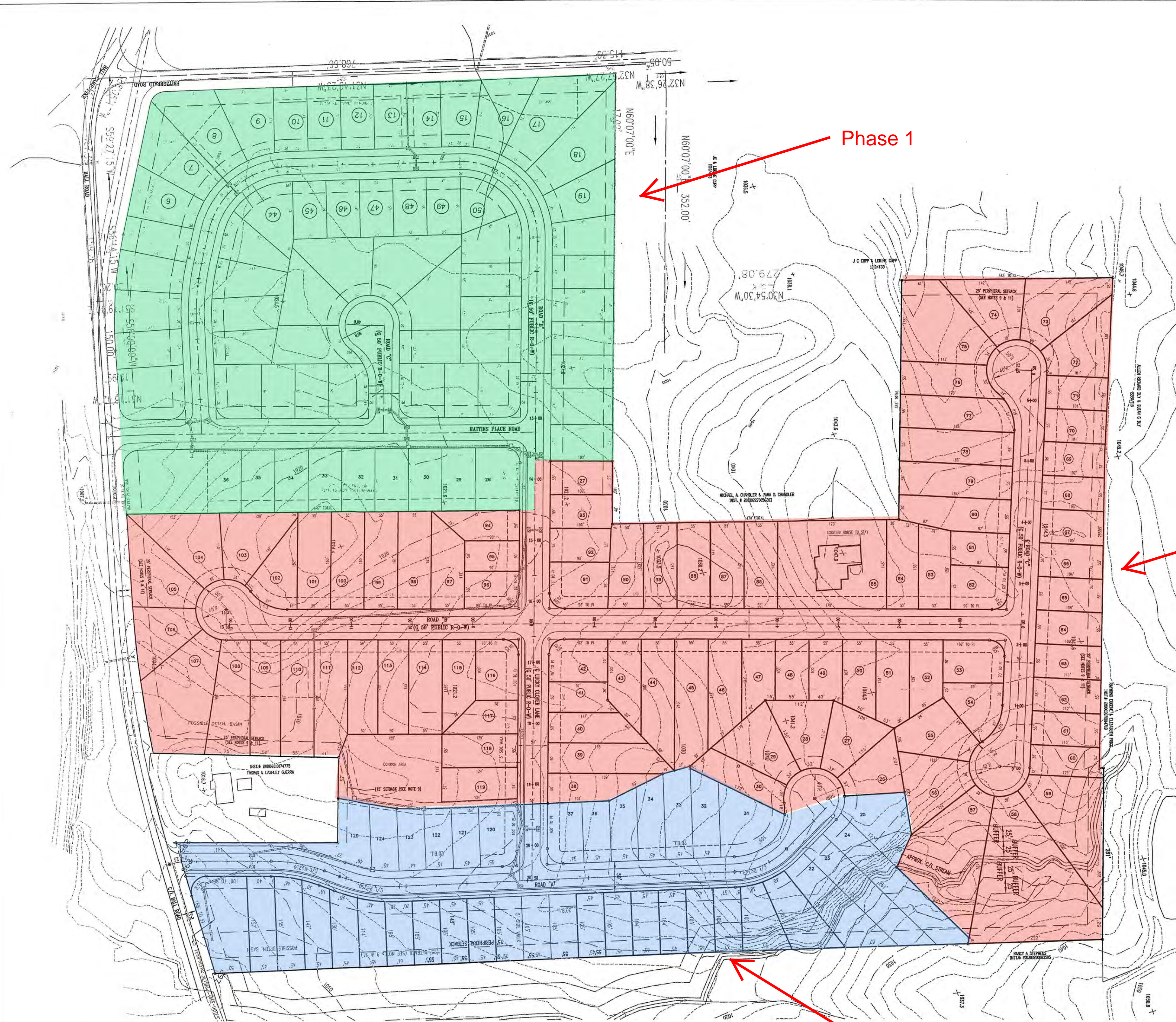
NO.	DATE	REVISION	APPR.
1	5-17-16	REVISED PER MPC COMMENTS	

SCALE
HORIZONTAL: 1"= 60'
CONTOUR INTERVAL: 2'
DATE
01-29-2016

DEED REFERENCES:
DEED BOOK 2295, PAGE 1141
SCALE IN FEET
60 0 60 120

CONCEPT PLAN FOR
UNIT-3, HATTIES PLACE S/D
CLT MAP 091 ID PARCEL 027
CLT MAP 091 PART OF PARCEL 091
DISTRICT 6TH, KNOX COUNTY, TENNESSEE

HPS-04-18-16-CP
SHEET 2 OF 3 SHEETS



Hattie's Place - Overall Development Plan

NOTES:
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:
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 6. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS.
 7. UTILITIES:
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SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T
 8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 9. REQUESTED FROM MPC TO REDUCE PERIPHERAL SETBACK FROM 35' TO 25' EXCEPT ALONG LOT 120 TO BE 15' SETBACK.
 10. VARIANCE REQUESTED:
a) REDUCE THE RIGHT-OF-WAY DEDICATION ON BALL ROAD FROM 30' TO 25'.
 11. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
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REAR.....25' (UNLESS AS NOTED)
 12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 13. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.

LEGEND	
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○	A POINT
—	SANITARY SEWER MH
—	SEWER LINE
—	FENCE LINE
—	FENCE POST CORNER
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CERTIFICATION OF CONCEPT PLAN
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ENGINEER
TENNESSEE CERTIFICATE NO.



SA
6-16-C
6-B-16-UR

SITE ADDRESS:
2222 FITZGERALD ROAD
KNOXVILLE, TENNESSEE 37931



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

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PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghabi@sengconsultants.com
www.southlandengineeringusa.com

DESIGNED
DRAWN
CHECKED

WAR
WAR
WAR

APPROVED
ENGINEER

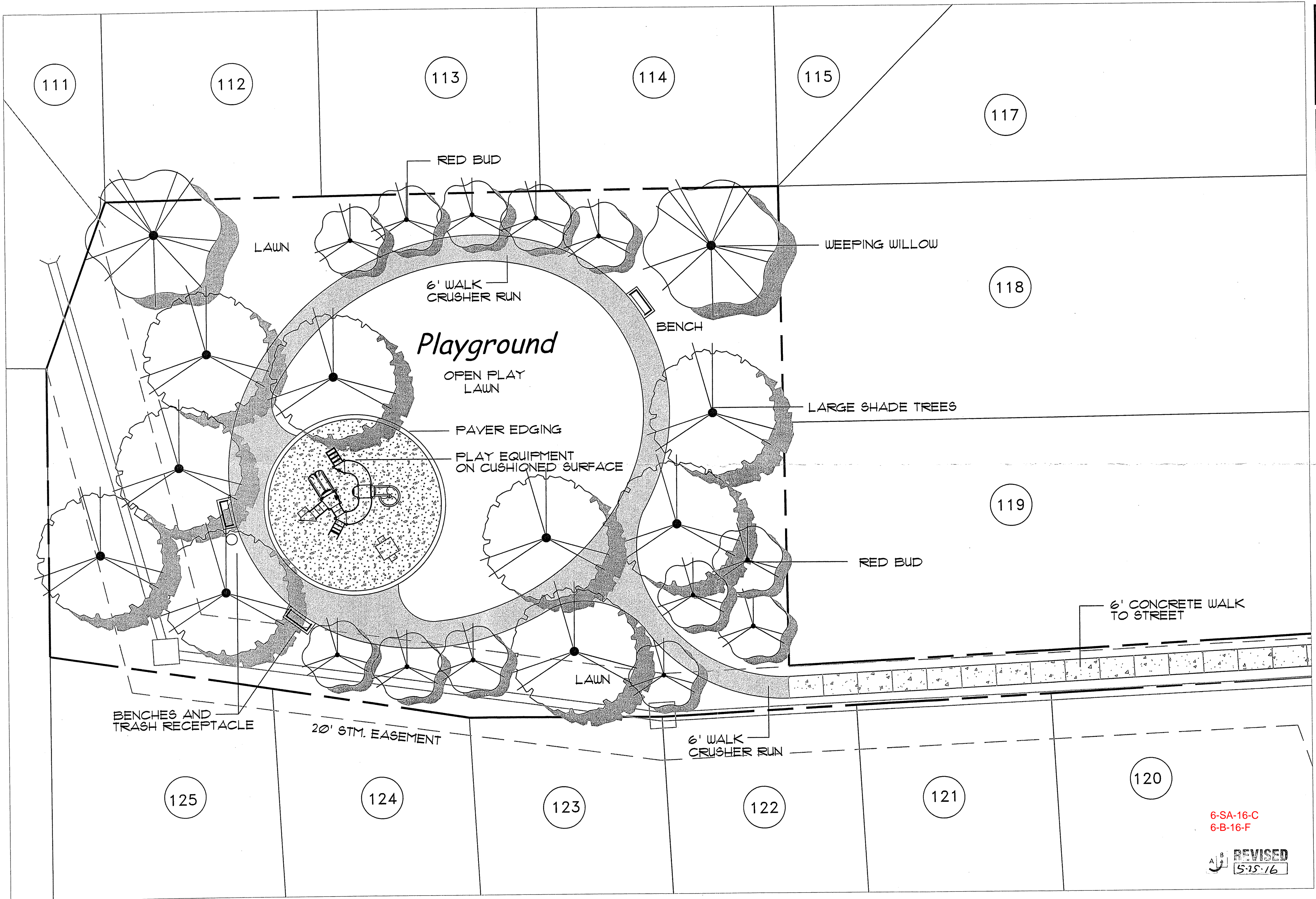
NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 100'
CONTOUR INTERVAL: 2'
DATE
01-29-2016

DEED REFERENCES:
DEED BOOK 2295, PAGE 1141
SCALE IN FEET
100 0 100 200

OVER ALL
HATTIE'S PLACE S/D
CLT MAP 091 ID PARCEL 027
CLT MAP 091 PART OF PARCEL 091
DISTRICT 6TH, KNOX COUNTY, TENNESSEE

HPS-04-18-16-CP
SHEET 2 OF 3 SHEETS



MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE LAND PLANNING
 299 N. WEIGANDER RD. SUITE 201, KNOXVILLE, TN 37919
 PH: 865/588-1331

Open Space Amenity Plan

HATTIES PLACE
 Knoxville, Tennessee



SCALE 1" = 20'

JOB NO. 216027

DRAWN: MAY/RJM

DATE: MAY 25, 2016

6-SA-16-C
 6-B-16-F

REVISED
 5-25-16