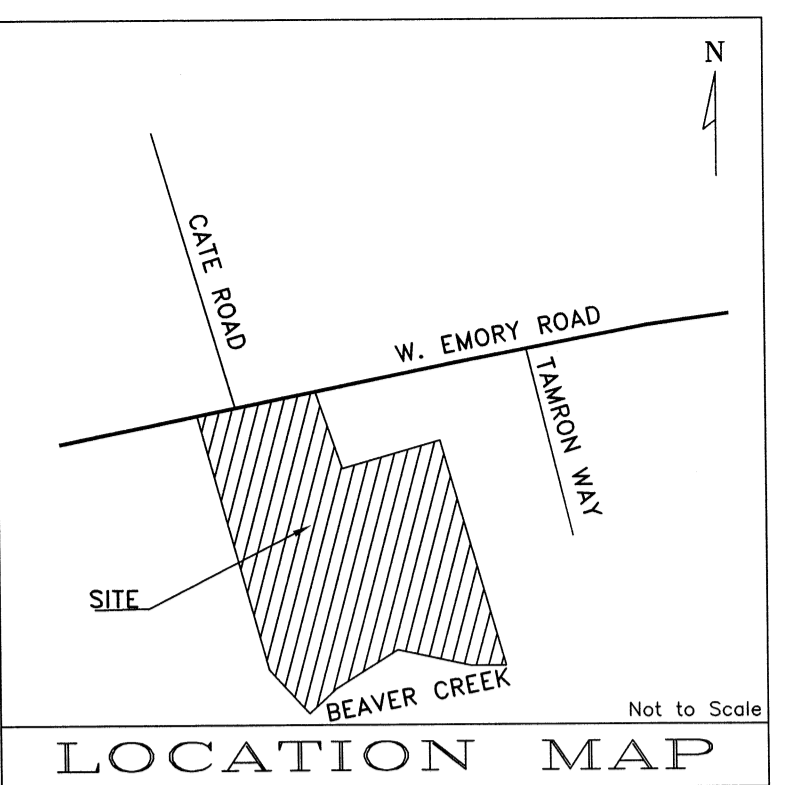
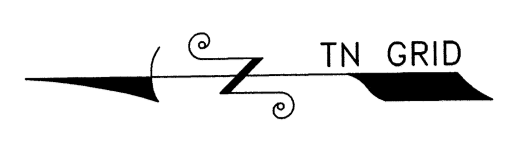


TYPICAL LOT LAYOUT
1" = 40'

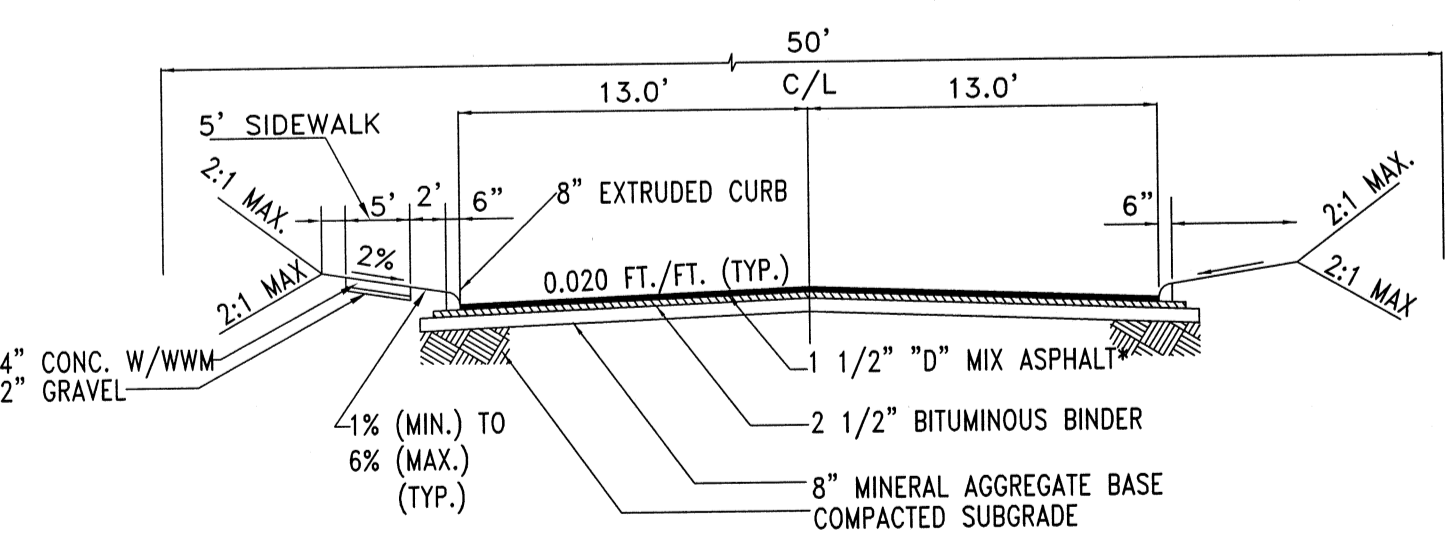
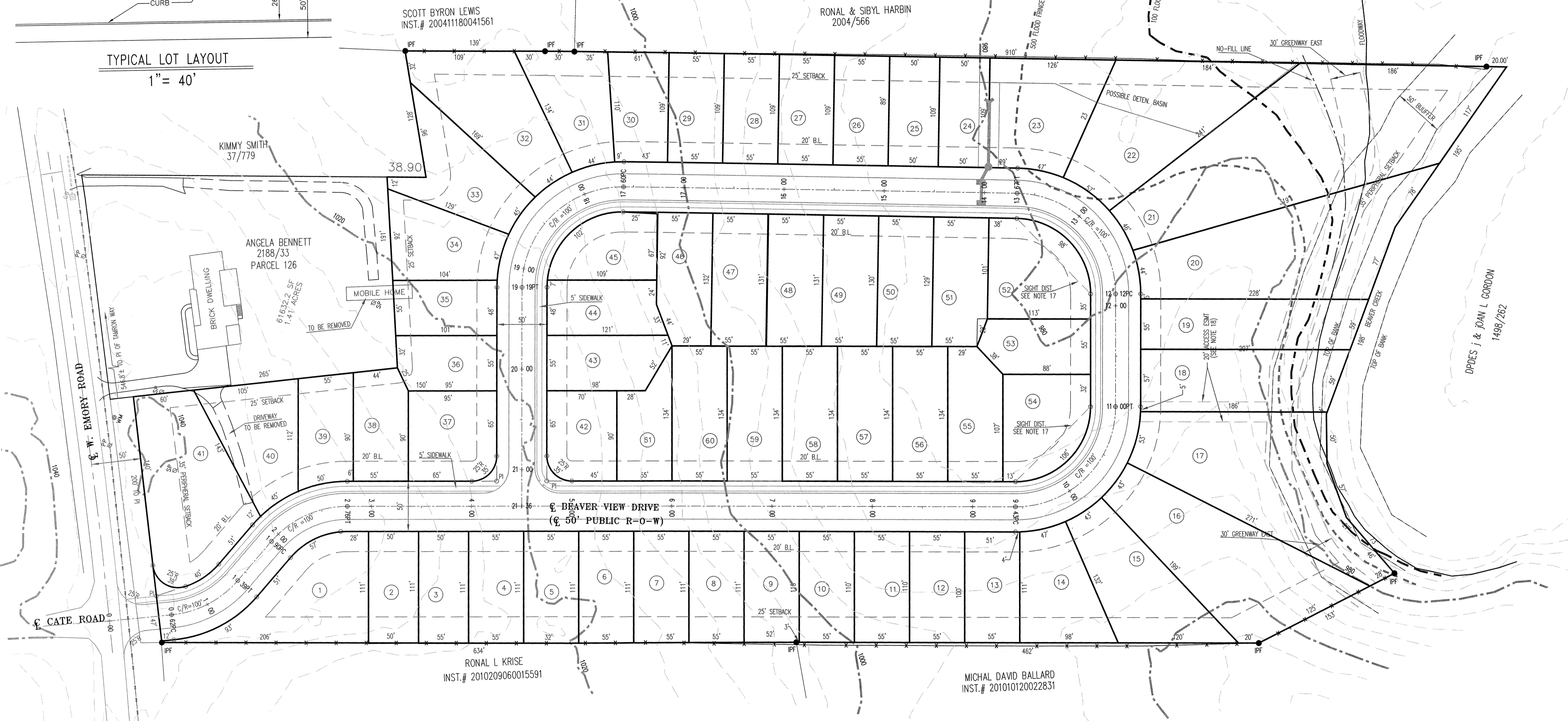
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE 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.: 160926614
CONFIRMATION NUMBER.: 160985276

- 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 14.584 ACRES AND IS SUBDIVIDED INTO 61 SINGLE FAMILY LOTS.
 - PK ZONING (S DU/AC) PENDING.
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON FIELD.
 - UTILITIES:
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES...5'
REAR...15'
 - REQUEST REDUCTION OF PERIPHERAL SETBACK FROM 35' TO 25' ALONG THE OUTSIDE BOUNDARY.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
 - VARIANCE REQUESTED:
a) CENTERLINE HORIZONTAL CURVE FROM 250' TO 100', STA 0+62 TO 1+39, BEAVER VIEW DR.
b) CENTERLINE HORIZONTAL CURVE FROM 250' TO 100', STA 1+90 TO 2+76, BEAVER VIEW DR.
c) CENTERLINE HORIZONTAL CURVE FROM 250' TO 100', STA 9+43 TO 11+00, BEAVER VIEW DR.
d) CENTERLINE HORIZONTAL CURVE FROM 250' TO 100', STA 12+12 TO 13+87, BEAVER VIEW DR.
e) CENTERLINE HORIZONTAL CURVE FROM 250' TO 100', STA 17+60 TO 19+19, BEAVER VIEW DR.
f) REDUCE BROKEN BACK TANGENT AT STA. 11+00 TO 12+12 FROM 150' TO 112'.
 - 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.
 - MINIMUM FLOOR ELEVATION FOR LOTS 17-21 SHALL BE ONE FOOT ABOVE THE 500 YEAR FLOOD ELEVATION.
 - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.
 - THERE IS A 20' GREENWAY ACCESS EASEMENT BETWEEN LOTS 17 & 18 FOR THE PURPOSE OF INGRESS AND EGRESS TO THE 30' GREENWAY EASEMENT.



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"



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.
Wavis A. Ryhebi
ENGINEER
TENNESSEE CERTIFICATE NO. 22028

SITE ADDRESS:
5132 W. EMORY ROAD
KNOXVILLE, TENNESSEE 37849
OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

6-SB-16-C
6-C-16-UR
Revised: 6/2/2016

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
DRAWN	WAR	ENGINEER
CHECKED	WAR	

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

SCALE
HORIZONTAL: 1" = 60'
CONTOUR INTERVAL: 4'
DATE
04-14-2016

DEED REFERENCES:
W.B. 34, PAGE 730
SCALE IN FEET
0 60 120

CONCEPT PLAN
FOR BEAVER VIEW FARMS SUBDIVISION
ON W. EMORY ROAD
CLT MAP 066, PART OF PARCEL 131
DISTRICT 6, KNOX COUNTY, TENNESSEE

BVF-04-14-16-CP
SHEET 2 OF 3 SHEETS

1"=60'
COPYRIGHT 2016