

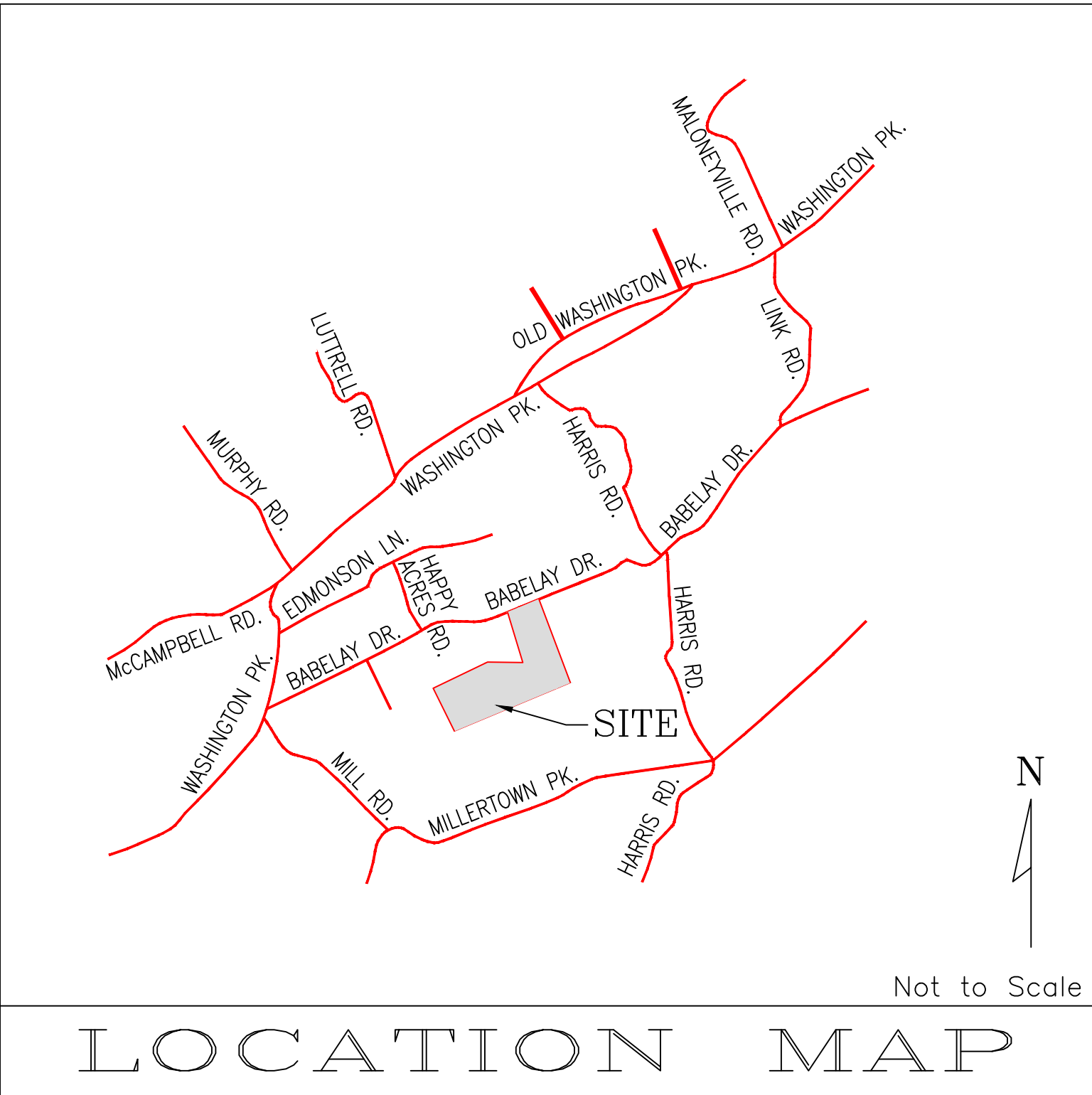
CONCEPT AND DESIGN PLAN
FOR

WHELAHAN FARM S/D, UNIT-2
ON BABELAY DRIVE

CLT MAP 050, PARCEL 112.01
CLT MAP 050, PARCEL 112.02
DISTRICT-8, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

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



LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrgh61@sengconsultants.com
www.southlandengineeringusa.com

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

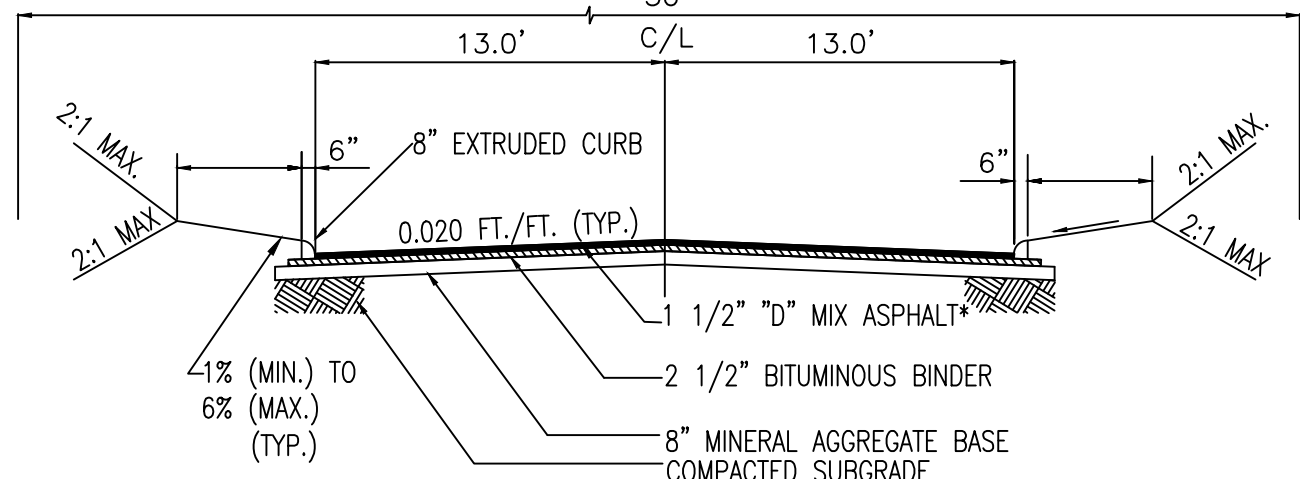
SITE ADDRESS:
ON APPLE VALLEY ROAD DRIVE
KNOXVILLE, TENNESSEE 37924



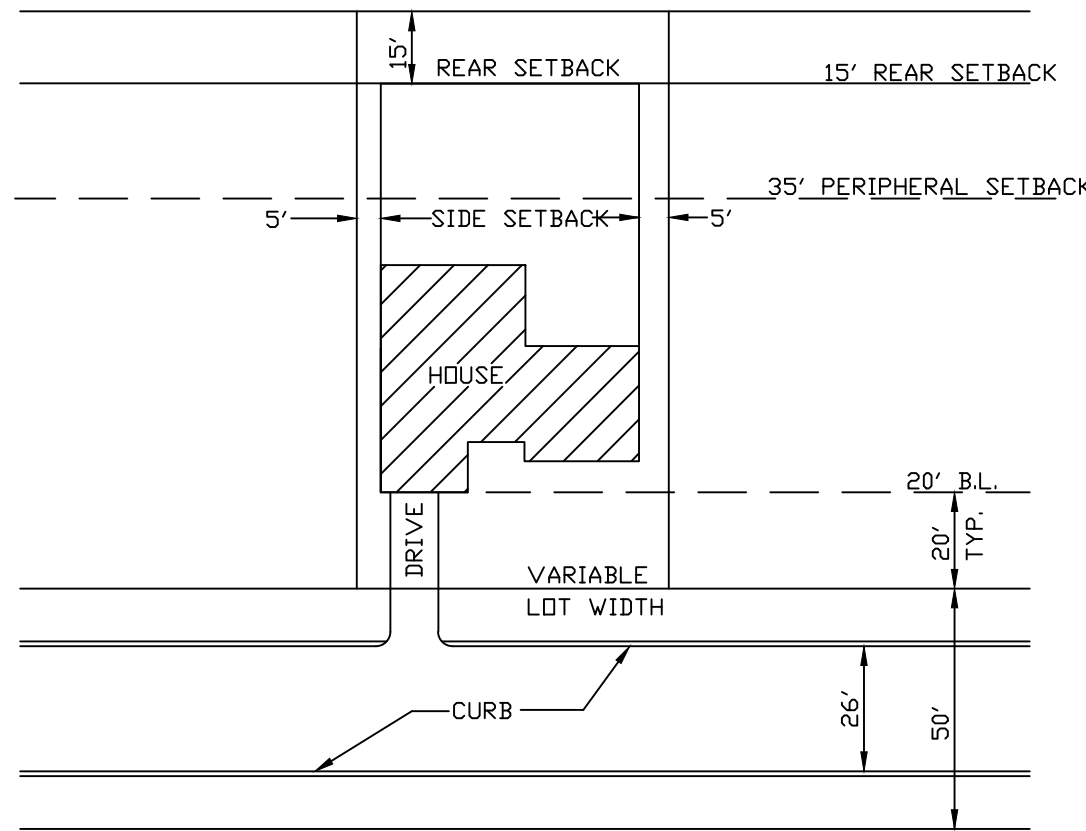
REV. 6-22-23
REV. MAY 10, 2023
OCTOBER 1, 2015

Revised: 6/22/2023
7-SA-23-C

SHEET 1 OF 3 SHEETS
WFS-05-10-23-TITLE



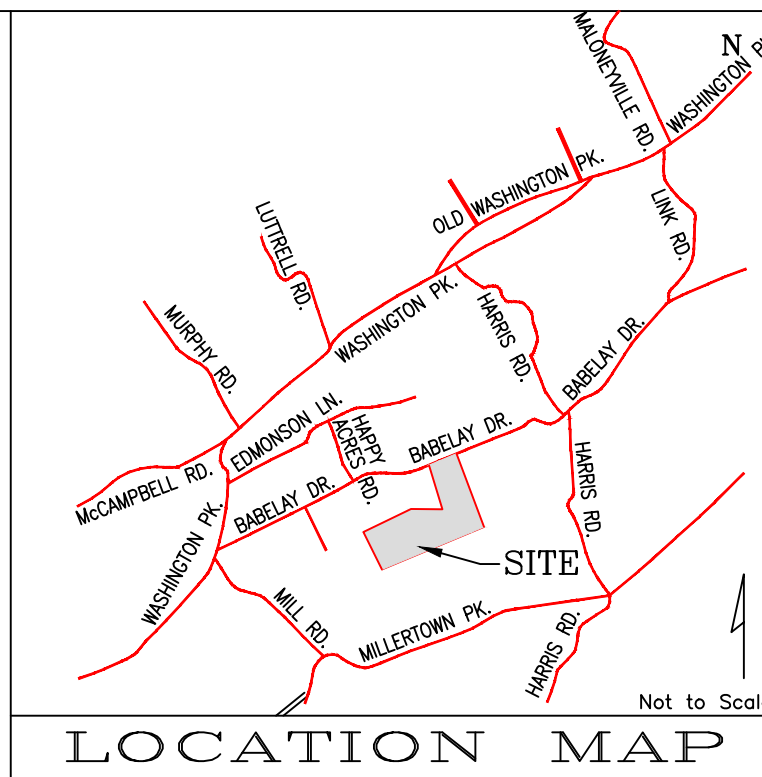
TYPICAL ROAD SECTION
THRU 50' ROAD WITH 26' WIDE PAVEMENT
"PUBLIC ROAD"



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.

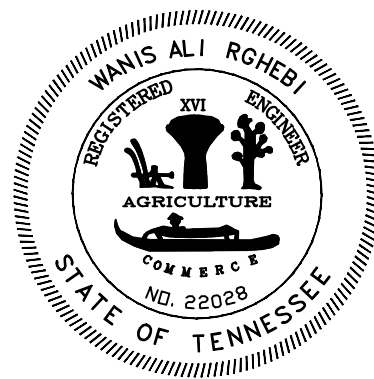
NOTES:

- 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 39.0+ ACRES AND IS SUBDIVIDED INTO 62 SINGLE FAMILY LOTS.
- PER ZONING (H.D.U.C.).
- CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON KGIS.
- UTILITIES:
WATER: NORTHEAST KNOX UTILITY DISTRICT
SEWER: KNOXVILLE UTILITY BOARD
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)
- MINIMUM FLOOR ELEVATION FOR LOTS 29, 30, 35, 36, 38 & 39 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ON EACH LOT.
- MINIMUM FLOOR ELEVATION FOR LOTS 15, 28, 29, 41 & 47 IS ONE FOOT ABOVE THE LOW POINT OF THE CURB IN FRONT OF EACH LOT.
- ROAD PROFILE IS BASED ON KGIS TOPO.
- ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
- PHASE I: ALL UTILITIES AND PAVING HAS BEEN COMPLETED.
- BOUNDARY IS BASED ON A FIELD SURVEY.
- ALL ROADS ARE PROFILED FROM KGIS TOPO.
- THIS CONCEPT WAS APPROVED BY MPC IN MAY 2015 UNDER FILES # 5-SH-05-C, 5-4-05-LR & 12-SA-15-C.
- THE DEVELOPER AGREED TO GIVE TO KNOX COUNTY A GREENWAY EASEMENT ALONG THE TOP OF THE RIDGE.
- VARIANCE REQUESTED:
a) MISTLETOE DRIVE REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 9+60.00 TO 11+40 FROM 8'-25.00 TO 8'-21.7' BECAUSE OF THE TOPOGRAPHY.
b) FOR THE CONCEPT REQUEST USE 4' CONTOUR INSTEAD OF 2' CONTOURS.
- INTERSECTION GRADE ON ROAD APPLE VALLEY DR. AT ROAD 78" FROM 1.0% TO 2.0%.
- BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
- THE MAX. DRIVEWAY GRADE IS NO MORE THAN 15.0%.
- THE TOTAL DISTURBED AREA IN THE HILLSIDE PROTECTION AREA IS LESS THAN 11.51 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.

ENGINEER
TENNESSEE CERTIFICATE NO.



OWNER/DEVELOPER:

JOSH SANDERSON
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
EMAIL: JOSH@RHSCO.COM

SITE ADDRESS:
ON APPLE VALLEY DRIVE
KNOXVILLE, TENNESSEE 37924

CONCEPT PLAN
FOR WHELAHAN FARM SUBDIVISION, UNIT-2
ON BABELAY DRIVE
CLT MAP 050, PARCEL 112.01
CLT MAP 050 PARCEL 112.02
DISTRICT 8, KNOX COUNTY, TENNESSEE

WFS-05-10-23-CP

SHEET 2 OF 3 SHEETS

1"=100'
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7-SA-23-C

TABLE FOR NO. OF LOTS

NO. UNITS	NO. LOTS	ACREAGE	DENSITY
UNIT-1	60	18.60	3.2 U/A
UNIT-2	62	39.00	1.6 U/A
TOTAL	122	57.60	2.1 U/A

SCALE
HORIZONTAL: 1"= 100'
CONTOUR INTERVAL: 4'

DATE
10-1-2015

DEED REFERENCES:
D.B. INST. # 201505150062285
PLAT INST. # 200307310012747

100 0 100 200
SCALE IN FEET

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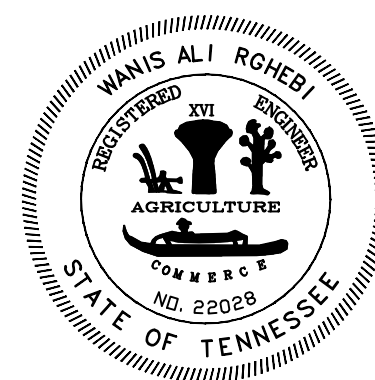
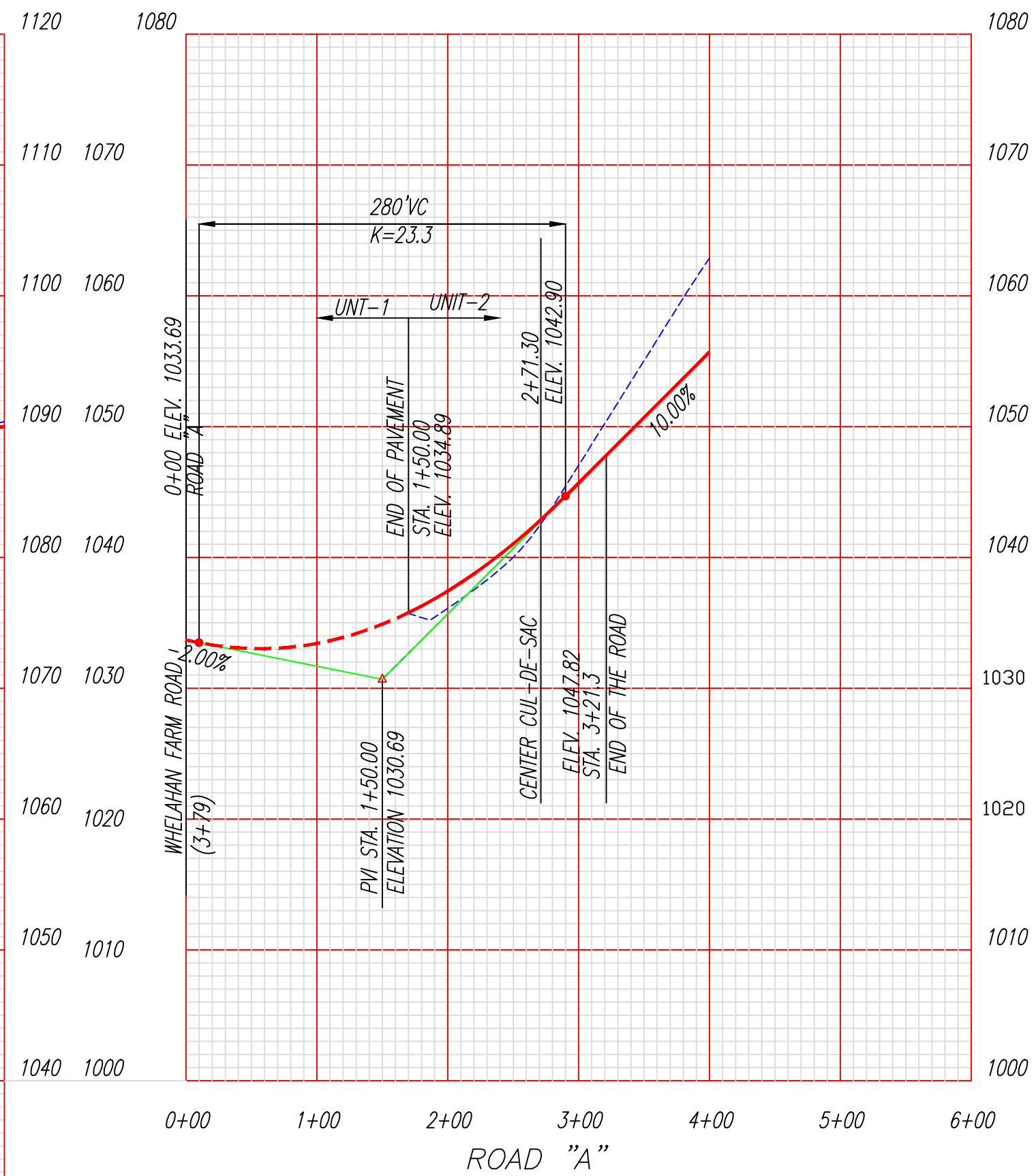
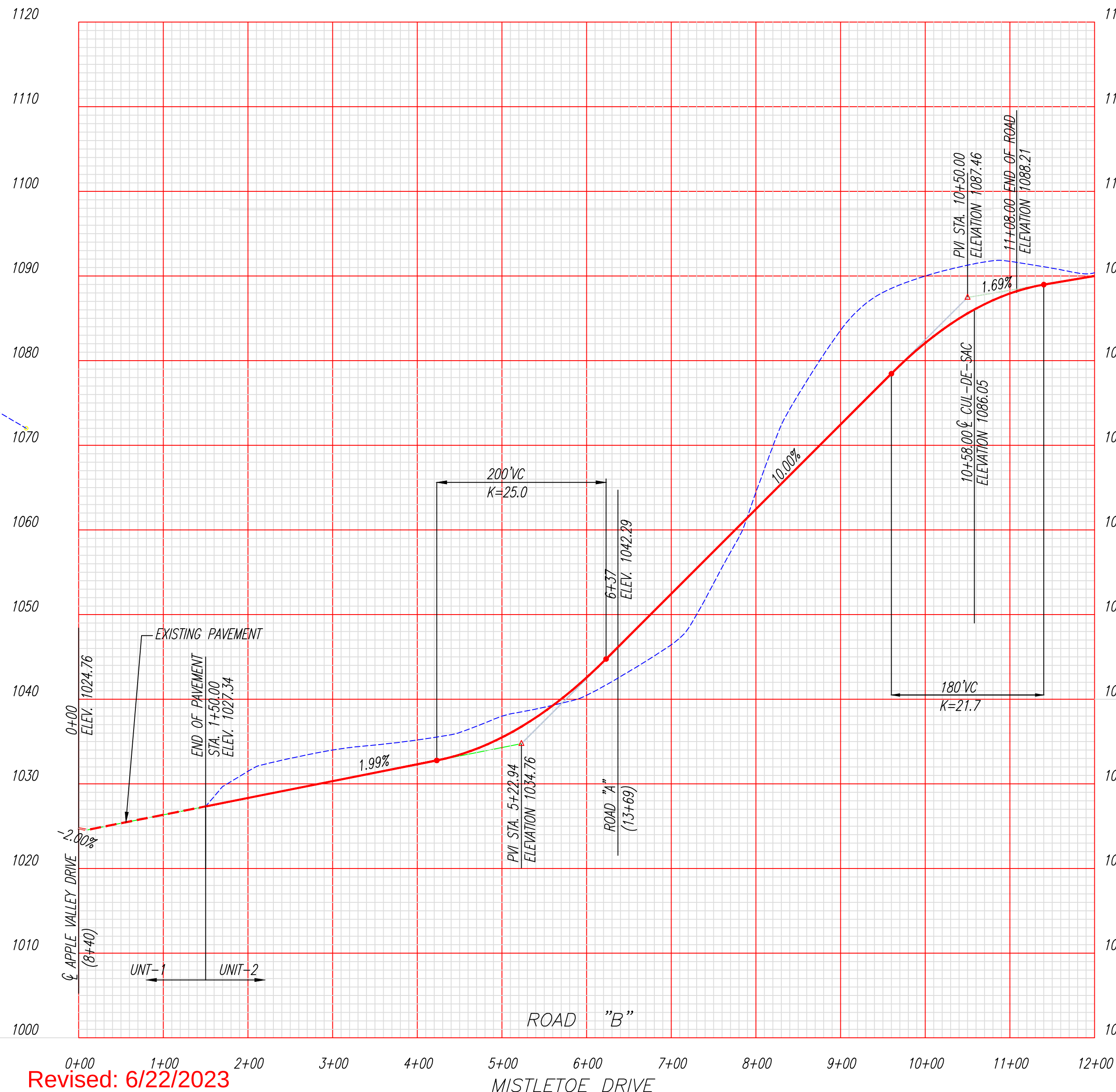
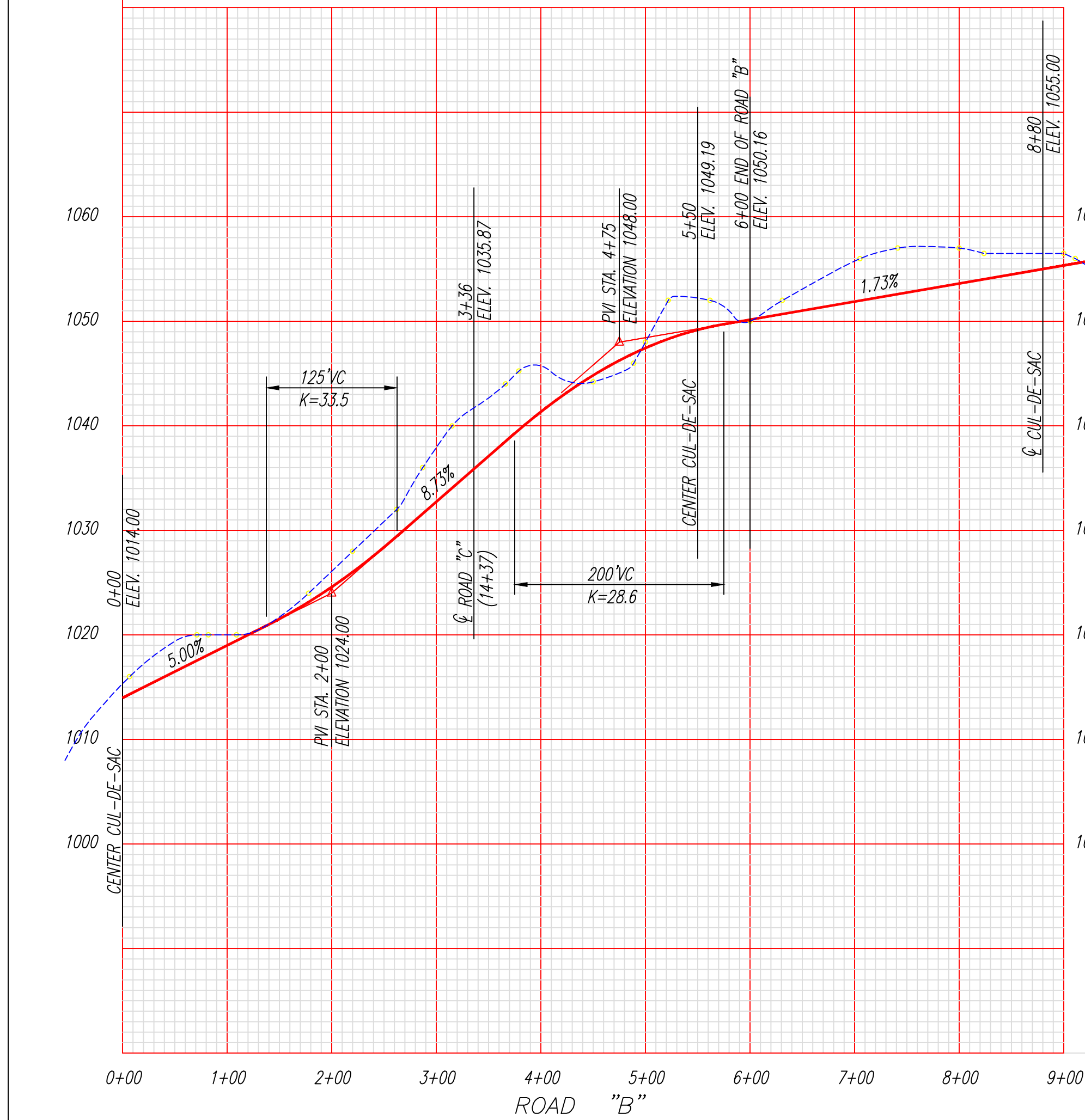
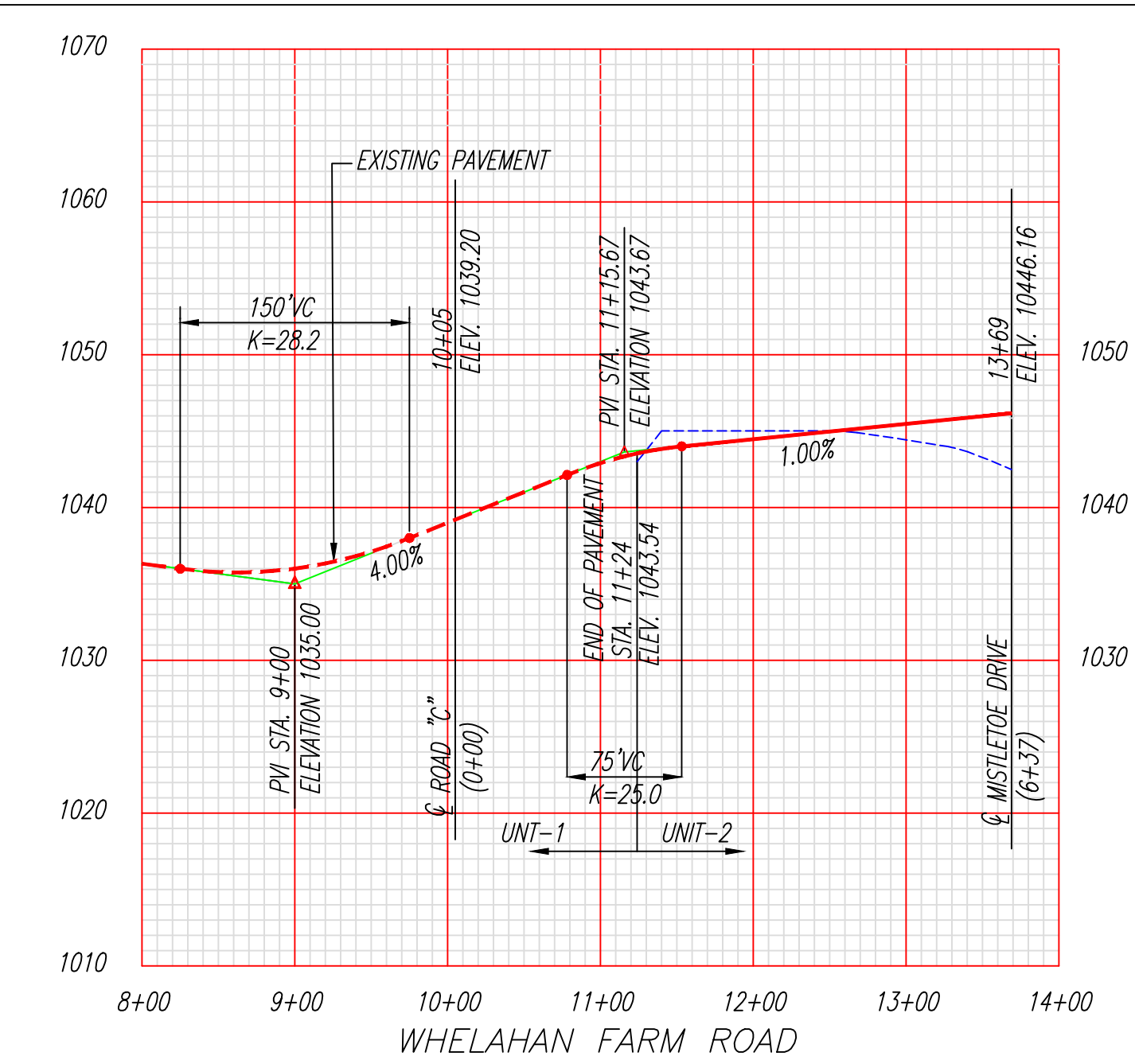
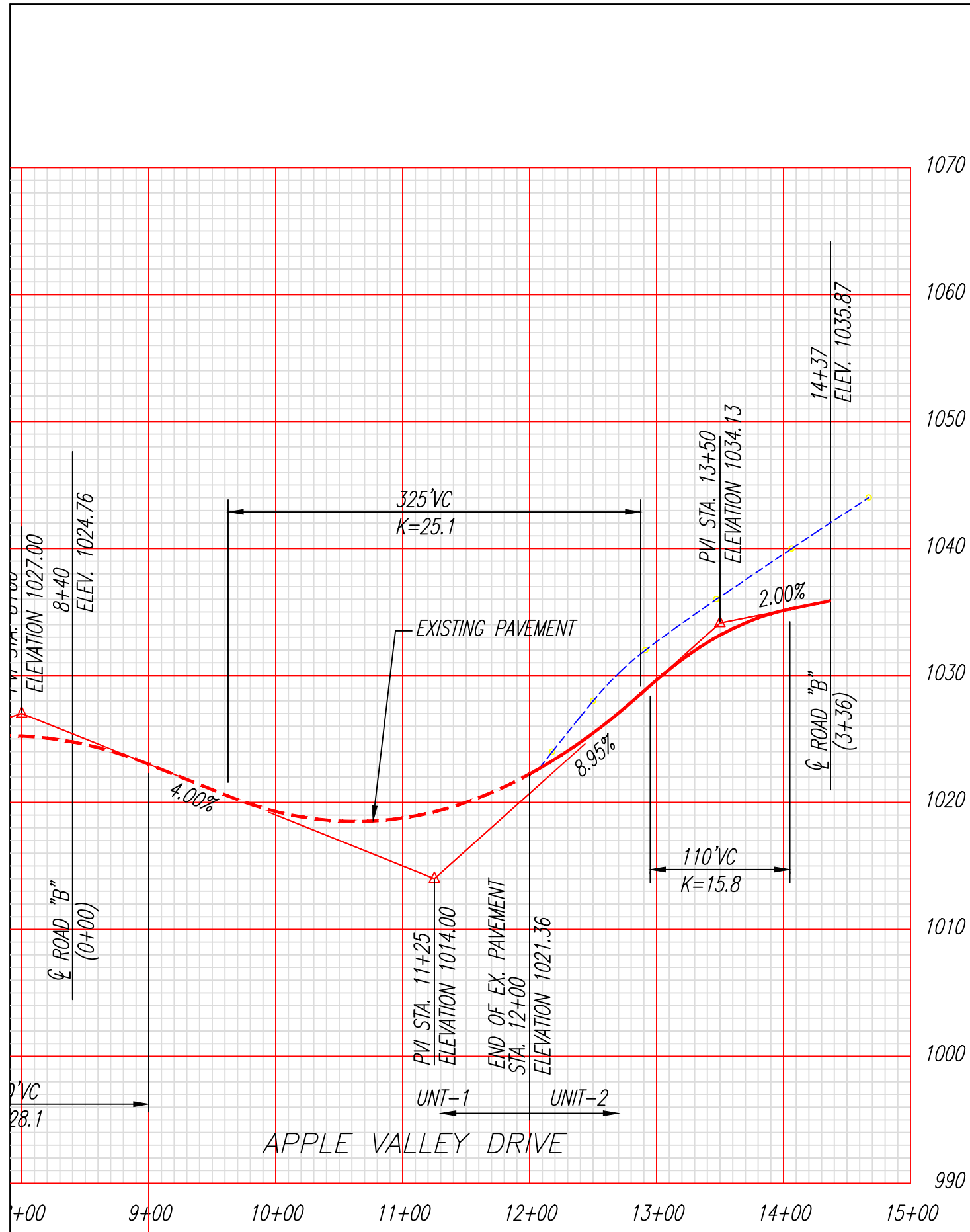
DESIGNED
DRAWN
CHECKED

WAR
WAR
WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.
2	6-22-23	REVISED PER PLANNING COMMENTS	
1	5-10-23	REVISED DATE	

REVISION



SITE ADDRESS:
ON APPLE VALLEY DRIVE
KNOXVILLE, TENNESSEE 37924

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E-MAIL: wrh@secll.com
www.southlandengineeringusa.com

DESIGNED
DRAWN
CHECKED

WAR
WAR
WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.
2	6-22-23	REVISED PER PLANNING COMMENTS	
1	5-10-23	REVISED DATE	

SCALE
HORIZONTAL: 1"= 100'
VERTICAL: 1"=10'
DATE
10-1-2015

DEED REFERENCES:
D.B. INST. # 201505150062285
PLAT INST. # 200307310012747
SCALE IN FEET

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CLT MAP 050 PARCEL 112.02
DISTRICT 8, KNOX COUNTY, TENNESSEE

WFS-05-10-23-RP
SHEET 3 OF 3 SHEETS

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