

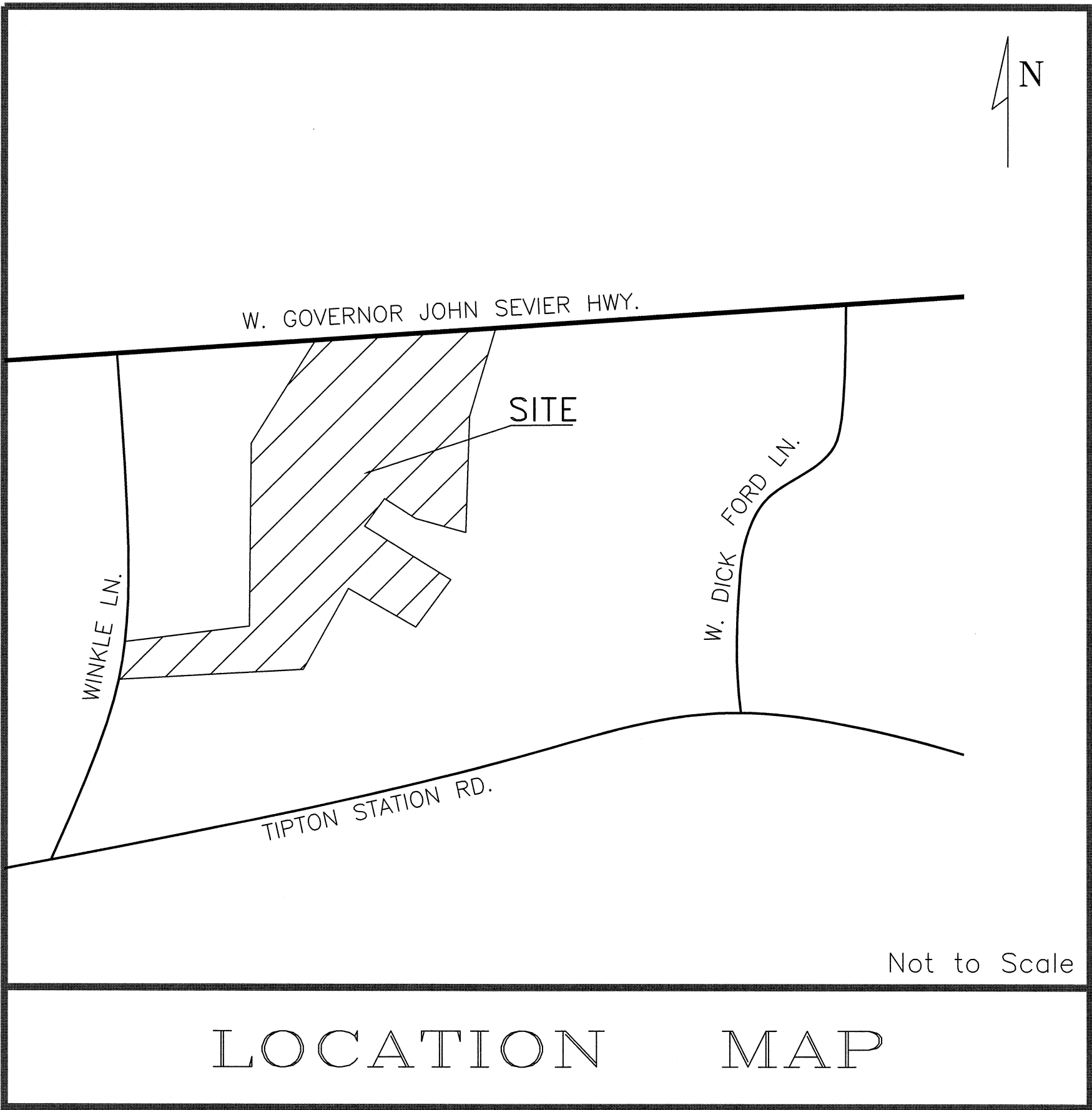
CONCEPT & DEVELOPMENT PLAN
FOR

WELLS CREEK SUBDIVISION

ON W. GOVERNOR JOHN SEVIER HIGHWAY
CLT MAP 47, PART OF PARCELS 166.01, 166.02 & 156
DISTRICT-9, KNOX COUNTY, TENNESSEE

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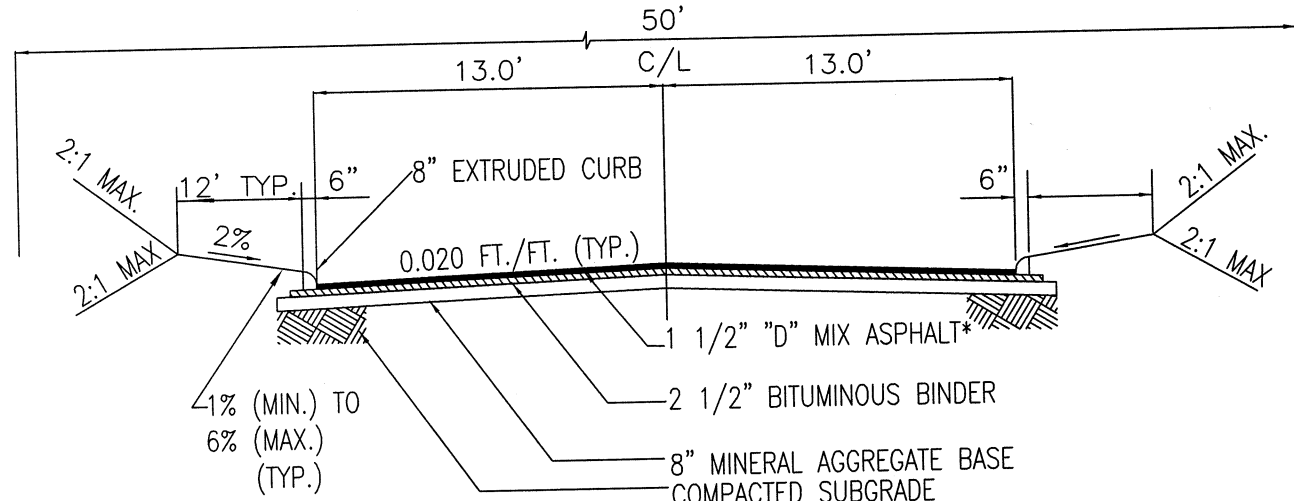
SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghabi@sengconsultants.com
WWW.4sengconsultants.com

7-SB-16-C_7-E-16-UR
Revised: 6/23/2016

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



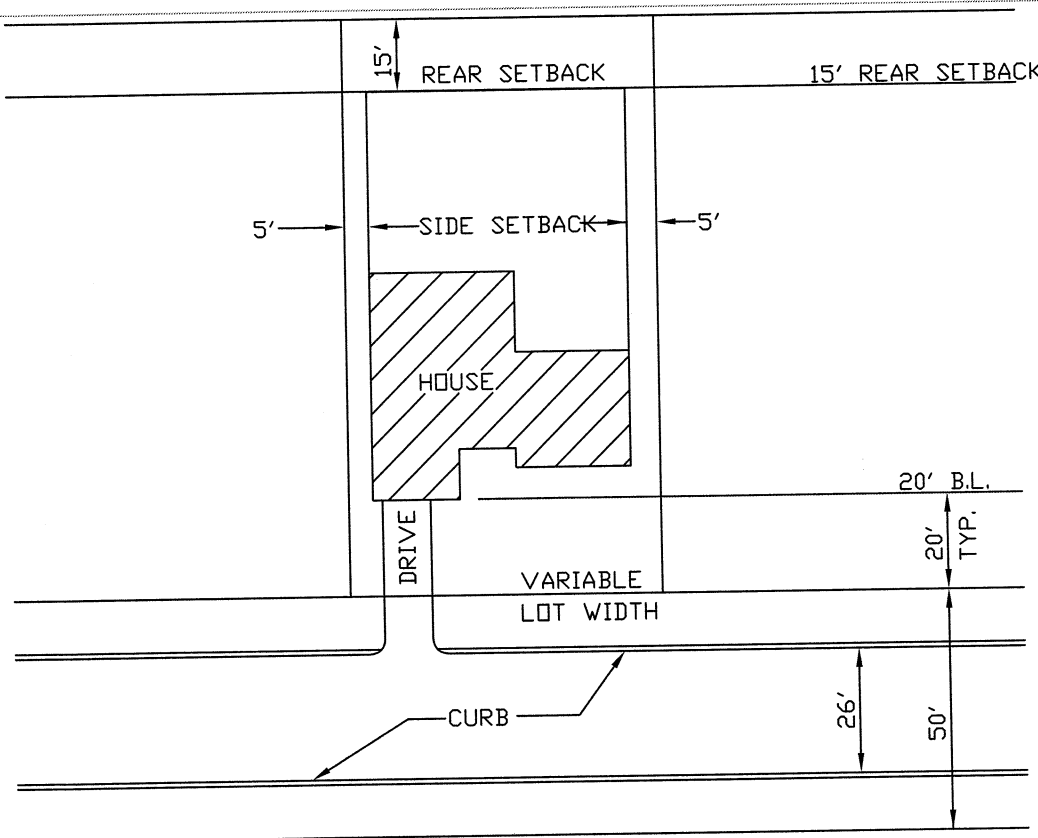
SITE ADDRESS:
1217 TIPTON STATION RD
KNOXVILLE, TENNESSEE 37920



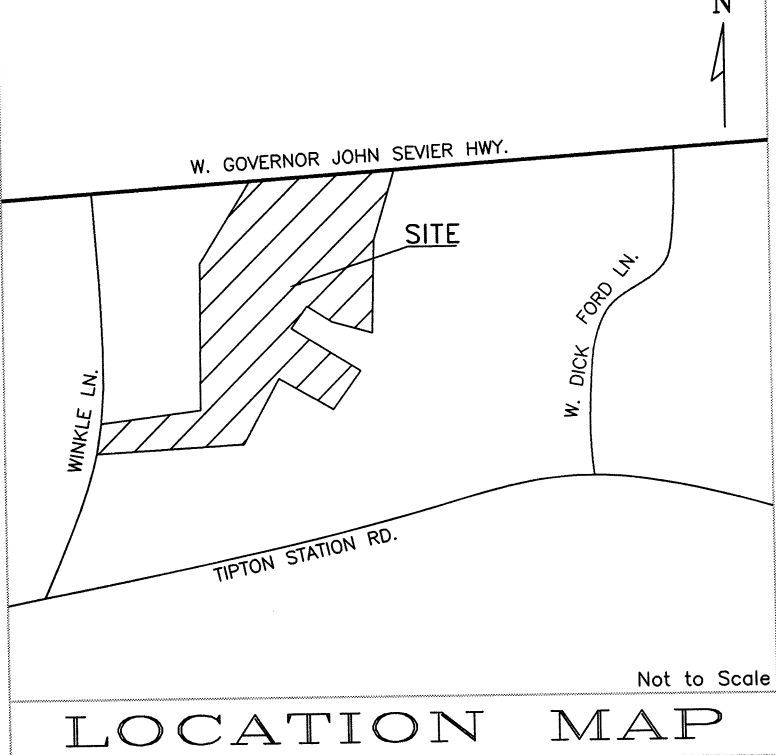
TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

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

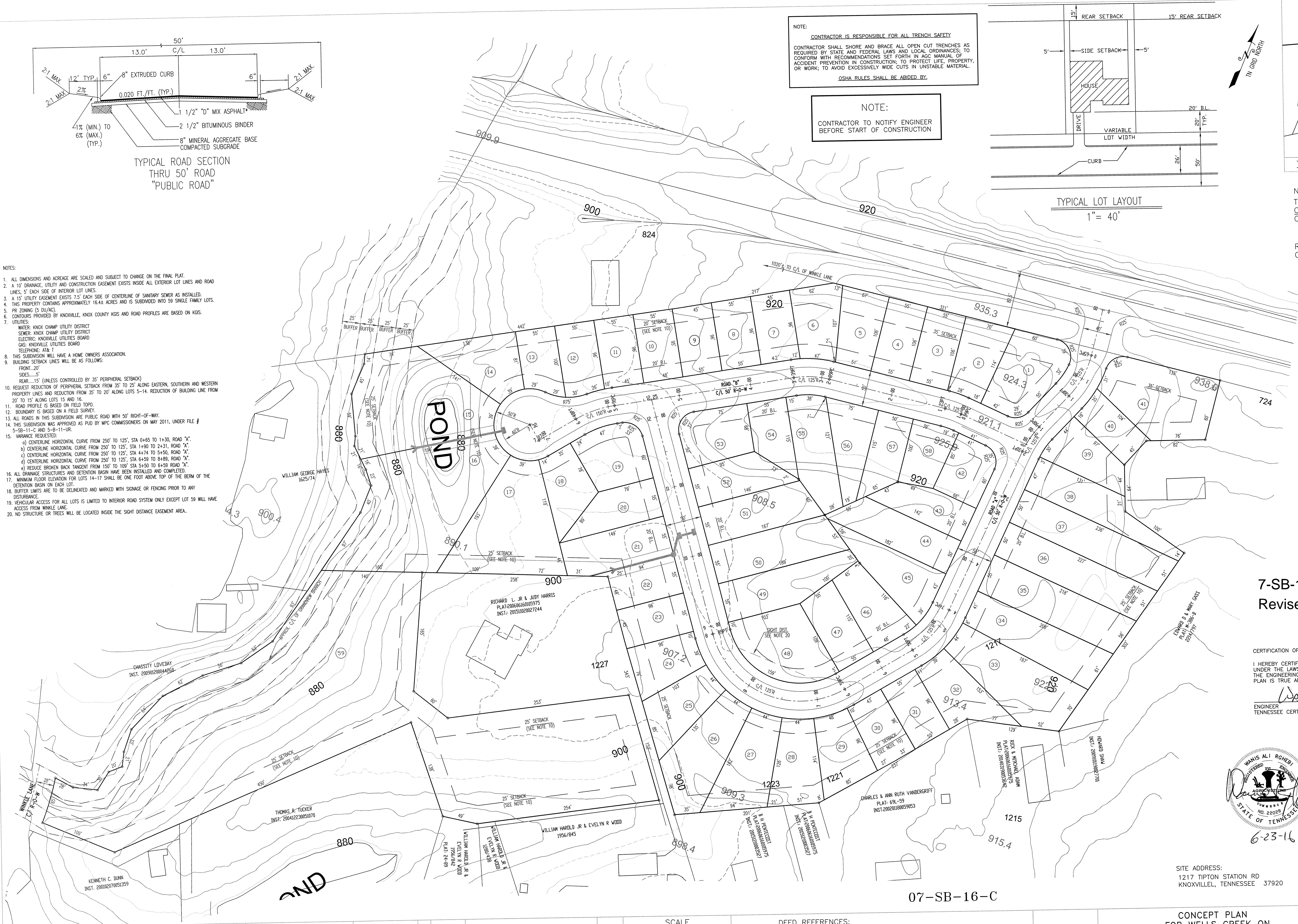


TYPICAL LOT LAYOUT
1" = 40'



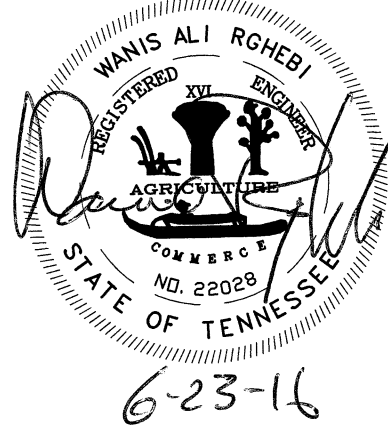
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

- NOTES:
- ALL DIMENSIONS AND AREAGE 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 16.44 ACRES AND IS SUBDIVIDED INTO 59 SINGLE FAMILY LOTS.
 - PR ZONING (S DU/AC).
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGS AND ROAD PROFILES ARE BASED ON KGS.
 - UTILITIES:
WATER: KNOX CHAMP UTILITY DISTRICT
SEWER: KNOX CHAMP 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)
 - REQUEST REDUCTION OF PERIPHERAL SETBACK FROM 35' TO 25' ALONG EASTERN, SOUTHERN AND WESTERN PROPERTY LINES AND REDUCTION FROM 35' TO 20' ALONG LOTS 5-14. REDUCTION OF BUILDING LINE FROM 20' TO 15' ALONG LOTS 15 AND 16.
 - ROAD PROFILE IS BASED ON FIELD TOPO.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY.
 - THIS SUBDIVISION WAS APPROVED AS PUD BY MPC COMMISSIONERS ON MAY 2011, UNDER FILE # 5-SB-11-C AND 5-E-11-UR.
 - VARIANCE REQUESTED:
a) CENTERLINE HORIZONTAL CURVE FROM 250' TO 125', STA 0+65 TO 1+30, ROAD "A".
b) CENTERLINE HORIZONTAL CURVE FROM 250' TO 125', STA 1+90 TO 2+31, ROAD "A".
c) CENTERLINE HORIZONTAL CURVE FROM 250' TO 125', STA 4+74 TO 5+50, ROAD "A".
d) CENTERLINE HORIZONTAL CURVE FROM 250' TO 125', STA 6+59 TO 8+89, ROAD "A".
e) REDUCE BROKEN BACK TANGENT FROM 150' TO 109' STA 5+50 TO 6+59 ROAD "A".
 - ALL DRAINAGE STRUCTURES AND DETENTION BASIN HAVE BEEN INSTALLED AND COMPLETED.
 - MINIMUM FLOOR ELEVATION FOR LOTS 14-17 SHALL BE ONE FOOT ABOVE TOP OF THE BERM OF THE DETENTION BASIN ON EACH LOT.
 - BUTTER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY EXCEPT LOT 59 WILL HAVE ACCESS FROM WINKLE LANE.
 - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.



7-SB-16-C_7-E-16-UR
Revised: 6/23/2016

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.
Waris A. Rghebi
ENGINEER
TENNESSEE CERTIFICATE NO. 22028



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

SITE ADDRESS:
1217 TIPTON STATION RD
KNOXVILLE, TENNESSEE 37920

07-SB-16-C

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

DESIGNED	WAR	APPROVED	
		ENGINEER	
DRAWN	WAR		
CHECKED	WAR		
NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1" = 60'
CONTOUR INTERVAL: 4'
DATE
05-26-2016

DEED REFERENCES:
D.B. INST. # 201212280042573
PLAT INST. # 200606160105975
60 0 60 120
SCALE IN FEET

CONCEPT PLAN
FOR WELLS CREEK ON
JOHN SEVIER HIGHWAY
CLT MAP 137, PARCEL 031
DISTRICT 9, KNOX COUNTY, TENNESSEE

WCS-05-26-16-CP

SHEET 2 OF 3 SHEETS

1"=60'
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