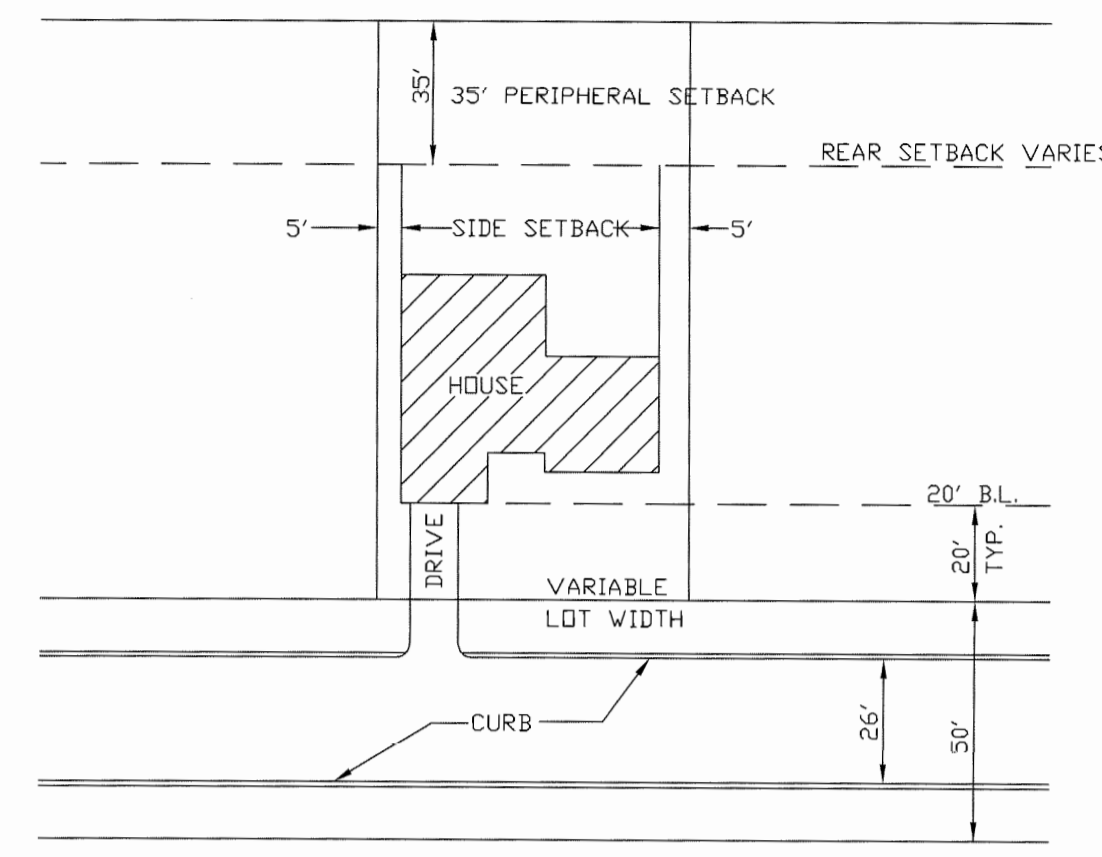
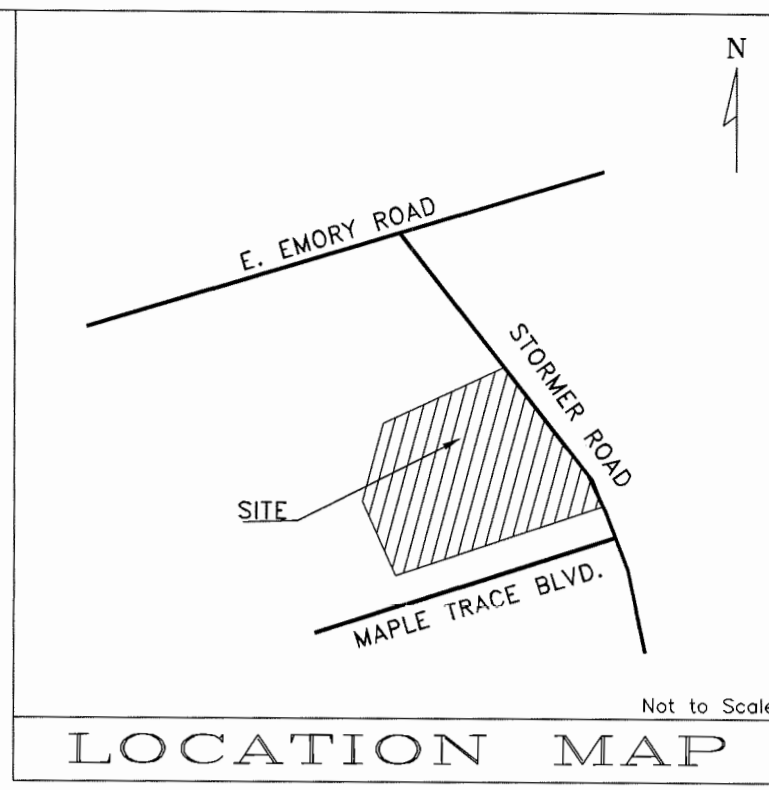
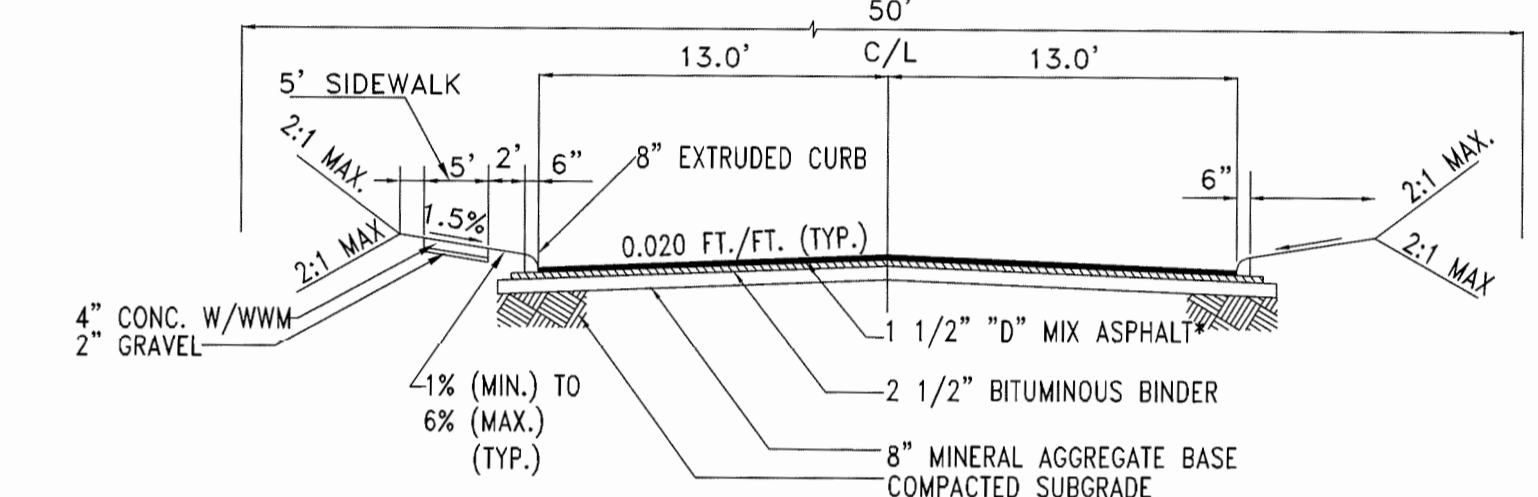


NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK;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



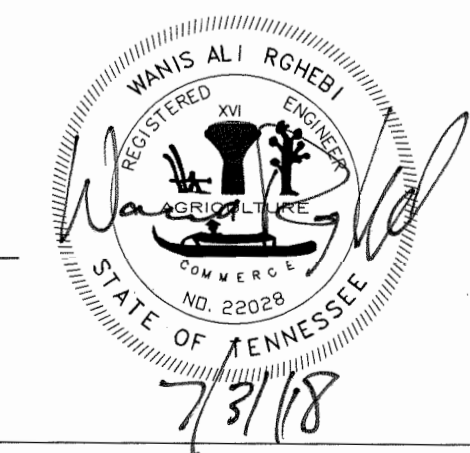
TYPICAL ROAD SECTION
 THRU 50' ROAD WITH 26' WIDE PAVEMENT
 "PUBLIC ROAD"

- NOTES:
- IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#2306).
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY CONTAINS APPROXIMATELY 10.71± ACRES AND IS SUBDIVIDED INTO 48 SINGLE FAMILY LOTS.
 - PR. ZONING (S D/A/C) PENDING.
 - CONTIGUOUS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON FIELD.
 - UTILITIES:
 WATER: HALLS DALE POWELL UTILITY DISTRICT
 SEWER: HALLS DALE 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'
 - VARIANCE REQUESTED:
 a) REDUCTION IN HORIZONTAL CURVE FROM 250' TO 125' AT STA. 0+56 TO STA. 2+74
 b) REDUCTION IN HORIZONTAL CURVE FROM 250' TO 125' AT STA. 4+40 TO STA. 5+40
 c) REDUCTION IN HORIZONTAL CURVE FROM 250' TO 125' AT STA. 7+40 TO STA. 9+241
 d) REDUCTION IN HORIZONTAL CURVE FROM 250' TO 125' AT STA. 11+59 TO STA. 13+67
 e) REQUEST ELIMINATION OF THE 25' WIDE STRIP OF COMMON AREA ALONG BACK LOTS OF 2-3 AND 28-30.
 - KNOX COUNTY ENGINEERING DEPARTMENT APPROVED THE FOLLOWINGS:
 a) REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 25' ALONG THE NORTH, SOUTH BOUNDARIES AND ALONG STORMER ROAD.
 b) INTERSECTION GRADE ON ROAD "A", AT STA 0+00 TO 0+33 FROM 1% TO 2.0%.
 c) INTERSECTION GRADE ON ROAD "A", AT STA 0+66 TO 1+34 FROM 1% TO 3.0%.
 d) INTERSECTION GRADE ON ROAD "B", AT STA 0+00 TO 0+71.63 FROM 1% TO 3.0%.
 e) INTERSECTION GRADE ON ROAD "B", AT STA 13+75 TO 14+25 FROM 1% TO 3.0%.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - EXISTING HOUSE TO BE REMOVED.
 - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.
 - FIRE HYDRANT LOCATIONS WILL BE SET IN THE WATER PLAN.
 - ALL SIDE WALKS MUST MEET ADA REQUIREMENTS.
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
 - BOUNDARY AND ROAD PROFILES ARE BASED ON KGIS TOPO.

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. 22028



NOTE ADDRESS:
 6129 STORMER ROAD
 KNOXVILLE, TENNESSEE 37918

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

Revised: 7/3/2018
 7-SB-18-C
 7-B-18-UR

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.		

SCALE HORIZONTAL: 1"=50' CONTOUR INTERVAL: 2'	DEED REFERENCES: W.B.53, PAGE 1032
DATE 05-02-2018	SCALE IN FEET 0 50 100

CONCEPT PLAN FOR
 FOR STORM CREST SUBDIVISION
 ON STORMER ROAD
 CLT MAP 029, PARCELS 157.01 & 157.02
 DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-05-02-2018-CP
 SHEET 1 OF 2 SHEETS

1"=50'
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