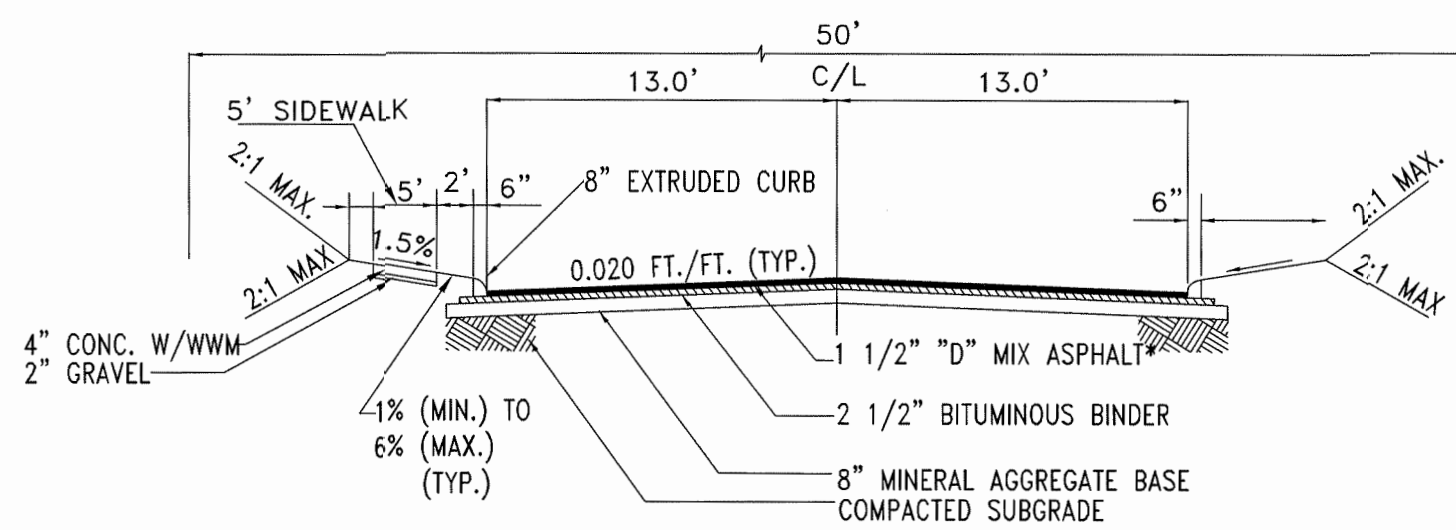
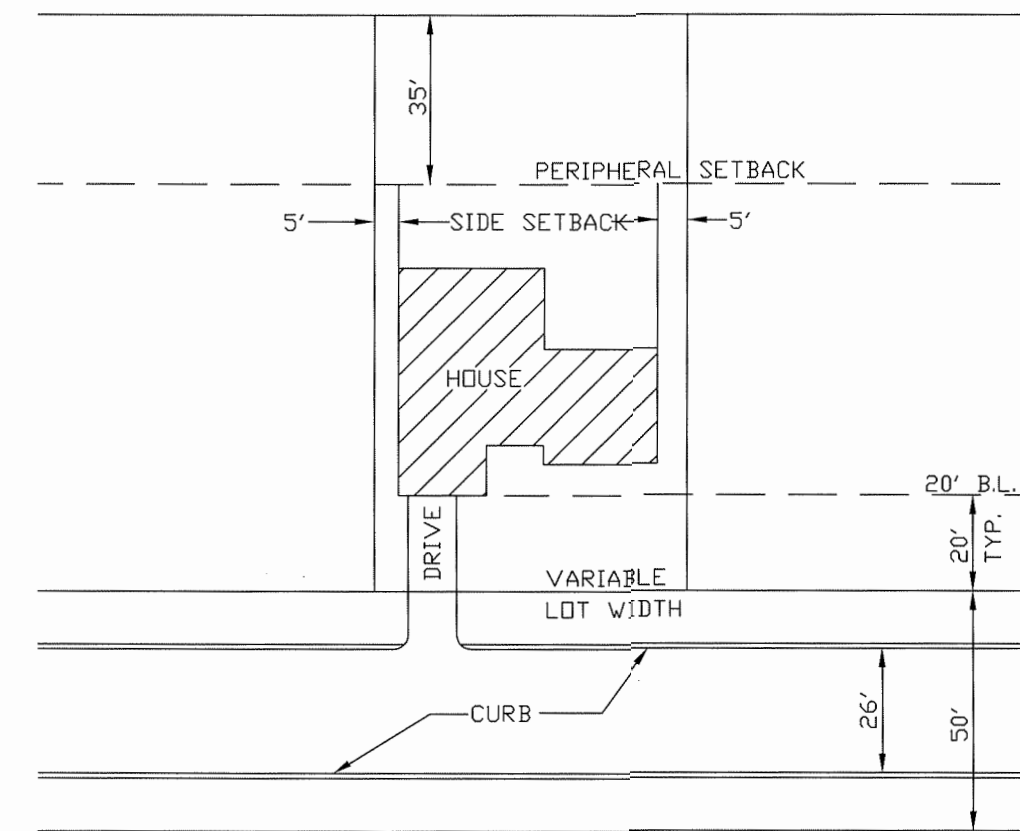


NOTE:  
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

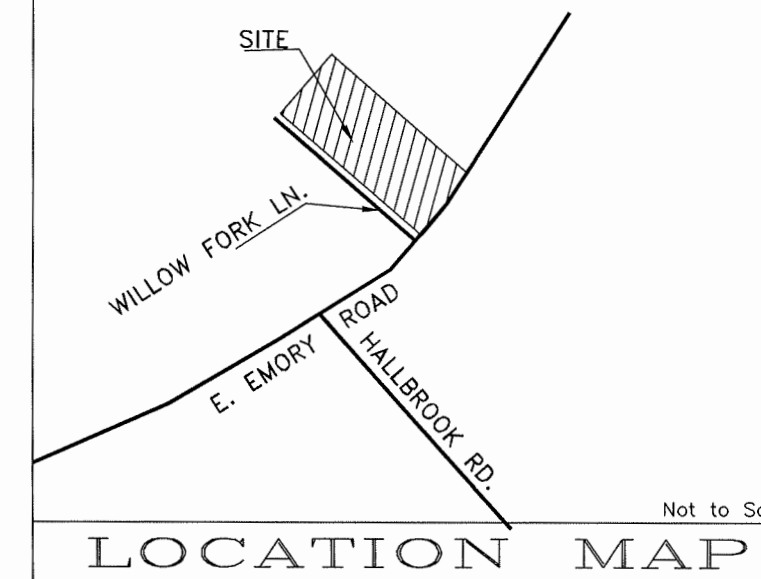
NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS  
REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO  
CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF  
ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY,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



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

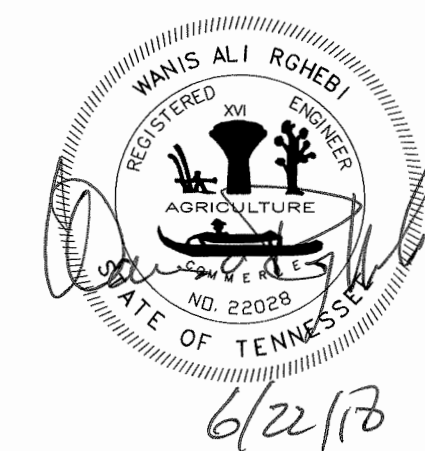


TYPICAL LOT LAYOUT  
1" = 40'



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:
- IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROD 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 5.70+ ACRES AND IS SUBDIVIDED INTO 21 SINGLE FAMILY LOTS.
  - PR. ZONING (5 DU/AC) PENDING.
  - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGS AND ROAD PROFILES ARE BASED ON FIELD.
  - UTILITIES:  
WATER: HALLSBLE POWELL UTILITY DISTRICT  
SEWER: HALLSBLE 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' (UNLESS CONTROLLED BY 35' PERIPHERAL SET BACK)
  - BOUNDARY IS BASED ON A KGS SURVEY.
  - 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.
  - KNOX COUNTY ENGINEERING DEPARTMENT APPROVED THE FOLLOWINGS:  
a) INTERSECTION GRADE ON ROAD "A", AT STA 0+33 TO 1+75 FROM 1% TO 3.0%.
  - FOR LOT 9-12 SHALL HAVE MET OF 1029.5 WS.
  - ROAD PROFILE IS BASED ON KGS DATA.
  - ROAD "A" IS A PUBLIC ROAD WITH 50' WIDE RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
  - THE SIGHT DISTANCE WILL BE VERIFIED ONCE THE SHRUBS, TREES AND THE FENCE ARE CLEARED, THE SIGHT DISTANCE WILL BE MORE THAN ADEQUATE.
  - ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.



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

SITE ADDRESS:  
7404 WILLOW FORK LANE  
KNOXVILLE, TENNESSEE 37938

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

7-SC-18-C  
7-D-18-UR

Revised: 6/25/2018

NOC: TNR

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

DESIGNED	WAR	APPROVED
		ENGINEER
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION	APP.

SCALE  
HORIZONTAL: 1" = 50'  
CONTOUR INTERVAL: 2'  
DATE  
05-02-2018

DEED REFERENCES:  
W.B. 1426, PAGE 475

50 0 50 100  
SCALE IN FEET

CONCEPT PLAN  
FOR WILLOW VALLEY SUBDIVISION  
ON E. EMORY ROAD  
CLT MAP 038, PARCEL 122  
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-05-02-18-CP  
SHEET 1 OF 2 SHEETS