

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 AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - 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 27.564 ACRES AND IS SUBDIVIDED INTO 99 SINGLE FAMILY LOTS, AND COMMON AREA (AGENCY, LOT 93).
 - LOT NO. 93 IS A COMMON AREA.
 - PR ZONING (S DU/AC) PENDING.
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGS AND ROAD PROFILES ARE BASED ON KGS.
 - UTILITIES:
WATER: HALLSDALE POWER UTILITY DISTRICT
SEWER: HALLSDALE POWER UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - ENCLOSING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES...5'
REAR...15' (UNLESS CONTROLLED BY 35' PERIPHERAL SET BACK)
 - VARIANCE REQUESTED:
a) ROAD "A", REQUEST REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 150' FROM STATION 0+61 TO 0+80; STATION 2+01 TO 2+45 AND STATION 5+14 TO 6+60.
b) REQUEST REDUCTION OF HORIZONTAL RADIUS FROM 250' TO 150' FROM STATION 2+14.5 TO 2+ 53.0 ROAD "C".
c) REQUEST ELIMINATION OF THE 25' WIDE STRIP OF COMMON AREA ALONG BACK LOTS 2-4 AND 94-99.
 - KNOX COUNTY ENGINEERING DEPARTMENT APPROVED THE FOLLOWING:
a) REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 25' ALONG PEDIGO ROAD AND ALONG THE BACK PROPERTY LINE OF LOTS 31-35.
b) INTERSECTION GRADE ON ROAD "A", AT STA 0+55 TO 1+50 FROM 1% TO 3.0%
c) INTERSECTION GRADE ON ROAD "B", AT STA 2+64 TO 5+80 FROM 1% TO 3.0%
d) INTERSECTION GRADE ON ROAD "C", AT STA 5+80 TO 11+00 FROM 1% TO 2.5%
e) INTERSECTION GRADE ON ROAD "C", AT STA 1+25 TO 3+49 FROM 1% TO 3.0%.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 25' WIDE PAVEMENT.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - THE SIGHT DISTANCE WILL BE VERIFIED ONCE THE SHRUBS, TREES AND THE FENCE ARE CLEARED, THE SIGHT DISTANCE WILL BE MORE THAN ADEQUATE.
 - THERE IS A 25' WIDE COMMON AREA ALONG PEDIGO ROAD AND CHILDRESS ROAD.
 - ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.

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. 22078

SITE ADDRESS:
0 PEDIGO ROAD
POWELL, TENNESSEE 37849



OWNER:

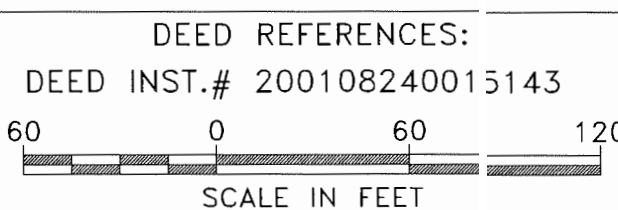
PRIMOAS LAND COMPANY, LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
PHONE (865) 693-9699
EMAIL: josh@rhrsco.com

Revised: 7/3/2018

7-SG-18-C
7-N--18-UR NOC: TNQ

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



SCALE
HORIZONTAL: 1" = 60'
CONTOUR INTERVAL: 2'
DATE
05-13-2018

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

DESIGNED
VAR
APPROVED
ENGINEER
DRAWN
VAR
CHECKED
VAR

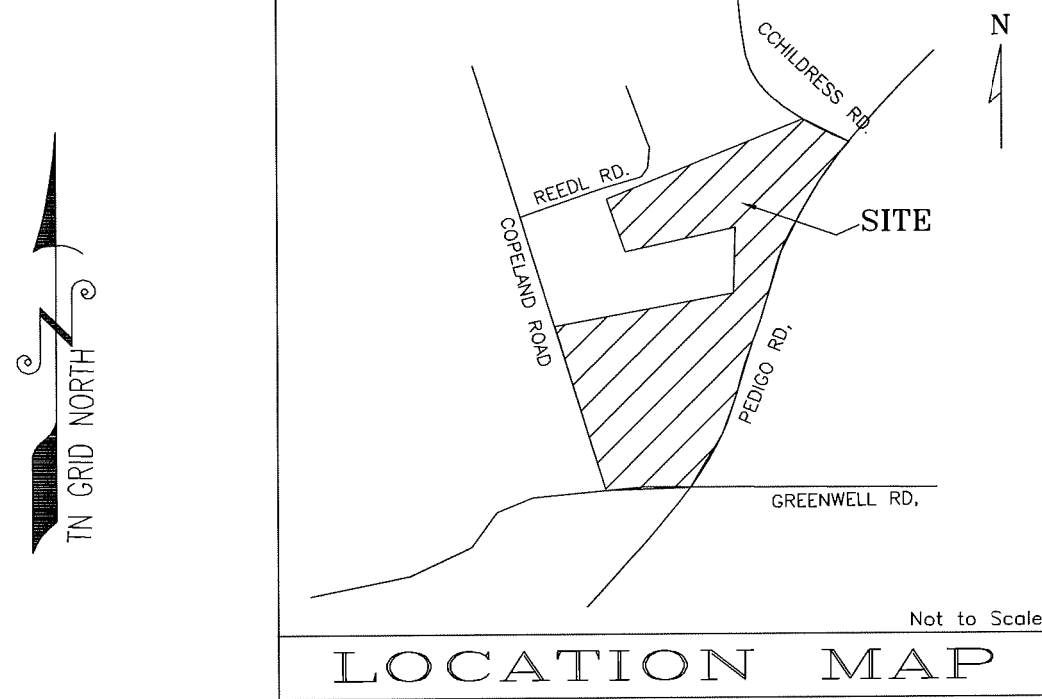
NO.	DATE	REVISION	APPR.

CONCEPT PLAN FOR
COPELAND HEIGHTS SUBDIVISION, PHASE I
ON PEDIGO ROAD
CLT MAP 037 PARCEL 102.31
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-05-13-18-C
SHEET 1 OF 3 SHEET(S)

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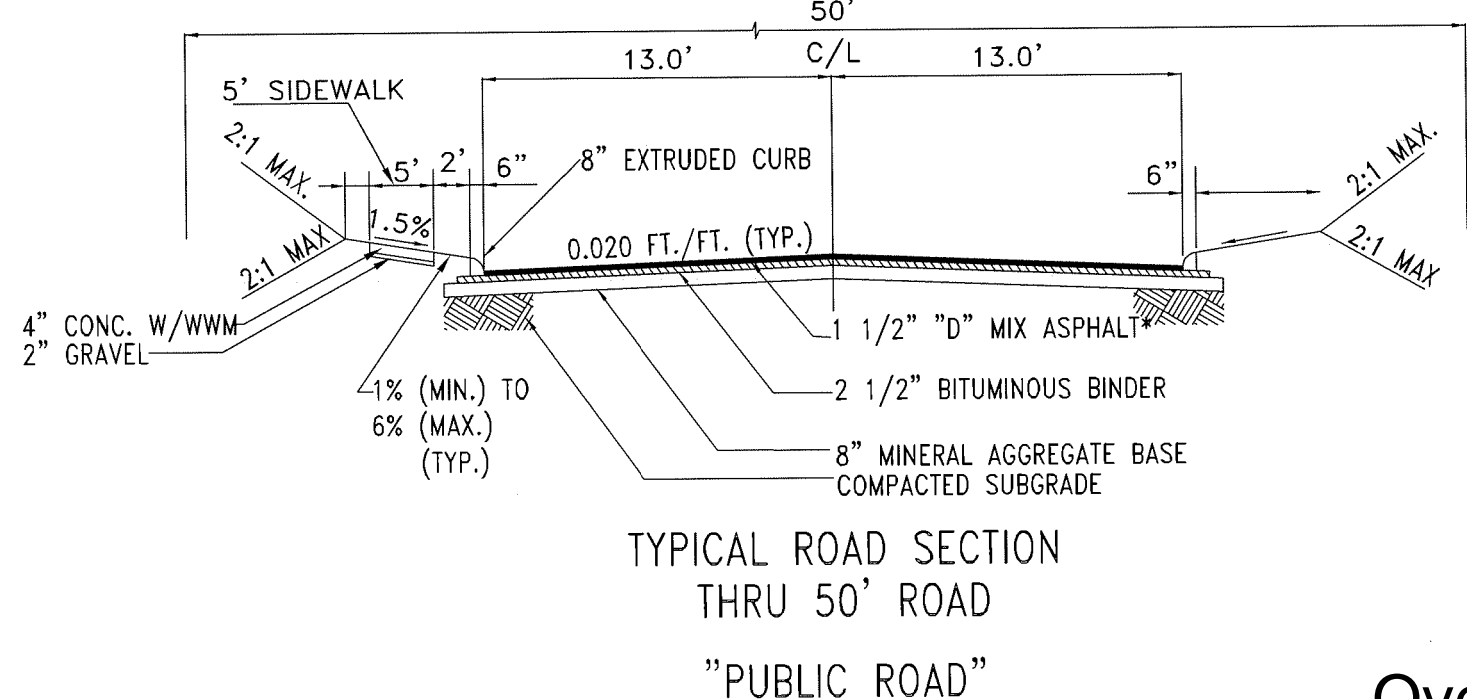
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TRACT 1: 27.75 ACRES
TRACT 2: 54.62 ACRES
TOTAL BOTH TRACTS: 80.37 ACRES
NO. OF LOTS PHASE I= 99 LOTS
NO. OF LOTS PHASE II= 142 LOTS
TOTAL NO. OF LOTS = 241 LOTS



Overall Conceptual Layout for
Phase 1 (current) and Phase 2 (future)

Revised: 7/3/2018
7-SG-18-C
7-N-18-UR

OWNER:
PRIMOAS LAND COMPANY, LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
PHONE (865) 693-9699
EMAIL: josh@rshsco.com

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

DEED REFERENCES:
DEED INST.# 200108240015143
INST.# 201604040057267
SCALE IN FEET
100 0 100 200

SCALE
HORIZONTAL: 1"= 100'
CONTOUR INTERVAL: 2'
DATE
05-13-2018

OVERALL CONCEPT PLAN FOR
COPELAND HEIGHTS SUBDIVISION, PHASE II
ON PEDIGO ROAD
CLT MAP 037 PARCELS 102.01 & 025
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-05-13-18-CP
SHEET 3 OF 3 SHEET(S)