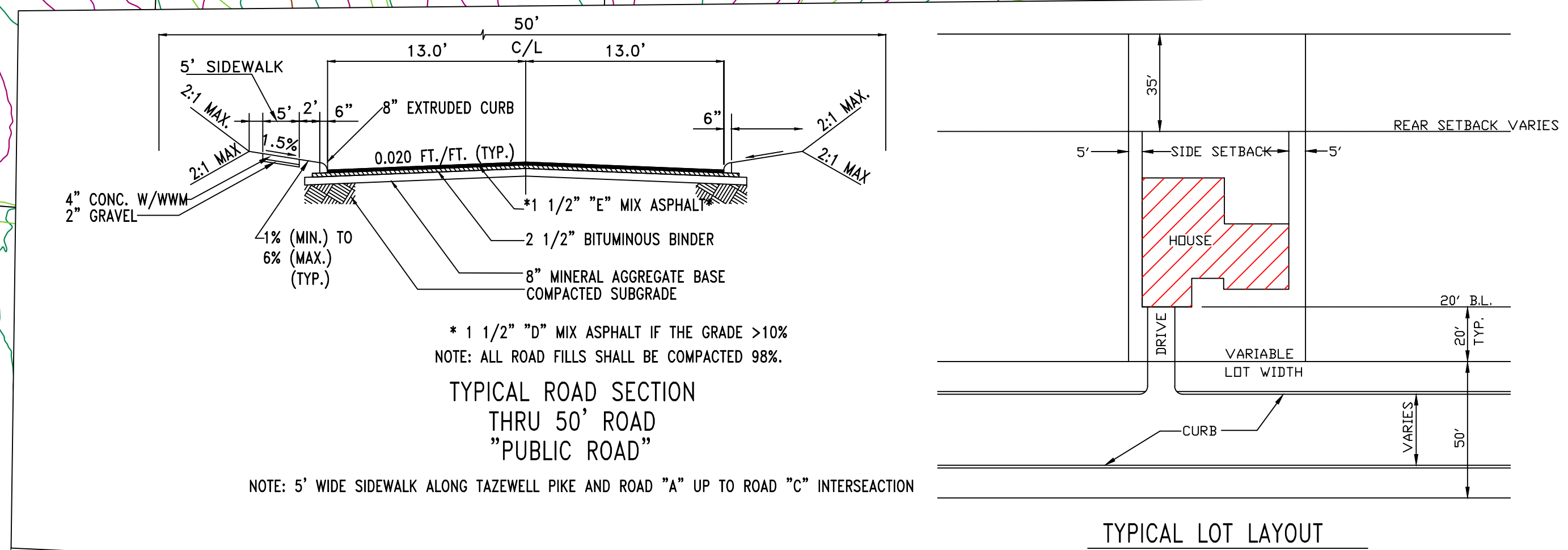
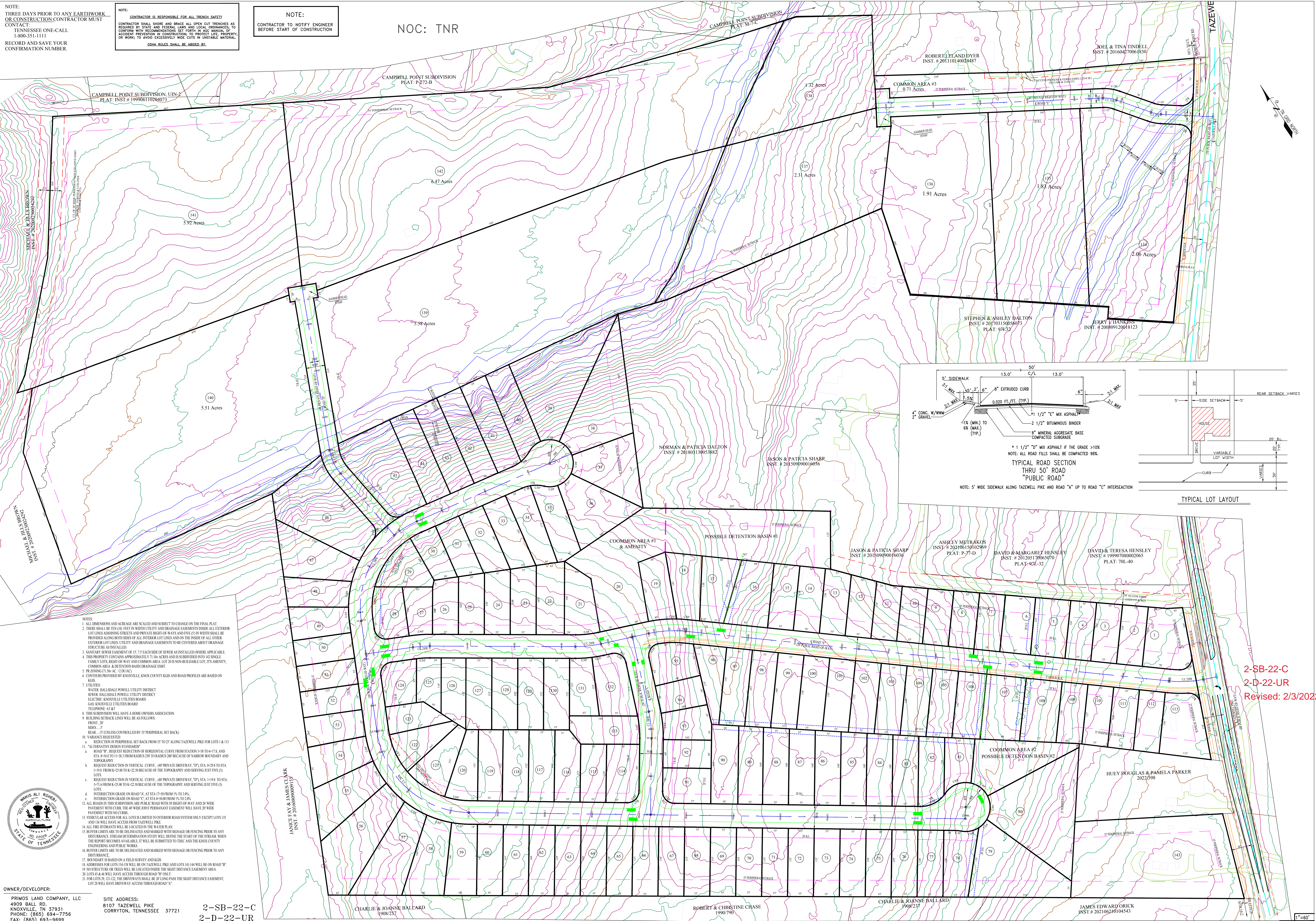


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OR CONSTRUCTION CONTRACTOR MUST
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1-800-351-1111
RECORD AND SAVE YOUR
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CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS
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CONFORM WITH RECOMMENDATIONS SET FORTH IN AISC MANUAL, OR
INTERFERE WITH CONSTRUCTION. SEE FORTH IN AISC MANUAL, OR
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

NOC: TNR



- NOTES:
1. ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS OF WAY AND FIVE (5) FEET WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 3. SANITARY SEWER EASEMENT OF 15' EACH SIDE OF SEWER AS INSTALLED WHERE APPLICABLE.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 71.06 ACRES AND IS SUBDIVIDED INTO (2) SINGLE FAMILY LOTS, (8) RIGHT-OF-WAY AND COMMON AREA, (1) 20' IS A RULABLE LOT, ITS AMENITY, COMMON AREA, & DETENTION BASIN DRAINAGE ESMT.
 5. PER ZONING (U) 30-40-2 (R) (A).
 6. CONTOURS PROVIDED BY KNOXVILLE KNOX COUNTY GIS AND ROAD PROFILES ARE BASED ON KGS.
 7. UTILITIES: WATER: HALLSALLE POWELL UTILITY DISTRICT; SEWER: HALLSALLE POWELL UTILITY DISTRICT; ELECTRIC: KNOXVILLE UTILITIES BOARD; GAS: KNOXVILLE UTILITIES BOARD; TELEPHONE: AT&T.
 8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 20'
SIDES: 5'
REAR: 30' UNLESS CONTROLLED BY 30' PERIPHERAL SETBACK
 10. VARIANCE REQUESTED.
 11. REDUCTION IN PERIPHERAL SETBACK FROM 30' TO 20' ALONG TAZEWELL PIKE FOR LOTS 1 & 113.
A. ROAD "9": REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATION 1+58 TO 1+78, AND STA 0+84 TO 1+38 FROM RADIUS 250' TO RADIUS 200' BECAUSE OF NARROW BOUNDARY AND TOPOGRAPHY.
B. REQUEST REDUCTION IN VERTICAL CURVE: 40' PRIVATE DRIVEWAY "D", STA. 0+298 TO STA. 1+198 FROM 8+25.00 TO 8+22.00 BECAUSE OF THE TOPOGRAPHY AND SERVING BEST FIVE (5) LOTS.
C. REQUEST REDUCTION IN VERTICAL CURVE: 40' PRIVATE DRIVEWAY "D", STA. 1+198 TO STA. 2+71 FROM 8+25.00 TO 8+22.00 BECAUSE OF THE TOPOGRAPHY AND SERVING BEST FIVE (5) LOTS.
 12. INTERSECTION GRADE ON ROAD "A" AT STA. 1+50 FROM 7.5 TO 7.0%.
 13. INTERSECTION GRADE ON ROAD "C" AT STA. 0+150 FROM 15.0 TO 10.0%.
 14. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROADS WITH 30' RIGHT-OF-WAY AND 20' WIDE PAVEMENT WITH CURB, THE 20' WIDE JOINT PERMANENT EASEMENT WILL HAVE 20' WIDE PAVEMENT WITH NO CURBS.
 15. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEMS EXCEPT LOTS 135 AND 136 WILL HAVE ACCESS FROM TAZEWELL PIKE.
 16. ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 17. BUTTER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY INTERFERE WITH STREAM OR TRIBUTARY STREAM. THE REPORT WILL BE THE START OF THE STREAM WHEN THE REPORT BECOMES AVAILABLE. IT WILL BE SUBMITTED TO IDEC AND THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 18. BUTTER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
 19. BROWN AND BROWN ON A FIELD SURVEY AND KGS.
 20. ADDRESSES FOR LOTS 134-138 WILL BE ON TAZEWELL PIKE AND LOTS 141-144 WILL BE ON ROAD "9".
 21. NO STRUCTURE OR TRAIL WILL BE LOCATED INSIDE THE 50' DISTANCE EASEMENT AREA.
 22. LOTS 4 & 40 WILL HAVE ACCESS THROUGH ROAD "9" ONLY.
 23. FOR LOTS 20, 21, 22, THE DRIVEWAYS SHALL BE 30' LONG PASS THE SIGHT DISTANCE EASEMENT; LOT 20 WILL HAVE DRIVEWAY ACCESS THROUGH ROAD "A".

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

SITE ADDRESS:
8107 TAZEWELL PIKE
CORRYTON, TENNESSEE 37721

2-SB-22-C
2-D-22-UR

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

DESIGNED	VAR	APPROVED	ENGINEER
DRAWN	VAR		
CHECKED	VAR		



SCALE
HORIZONTAL SCALE: 1"=60'
2' CONTOUR INTERVAL
DATE
11-12-2021

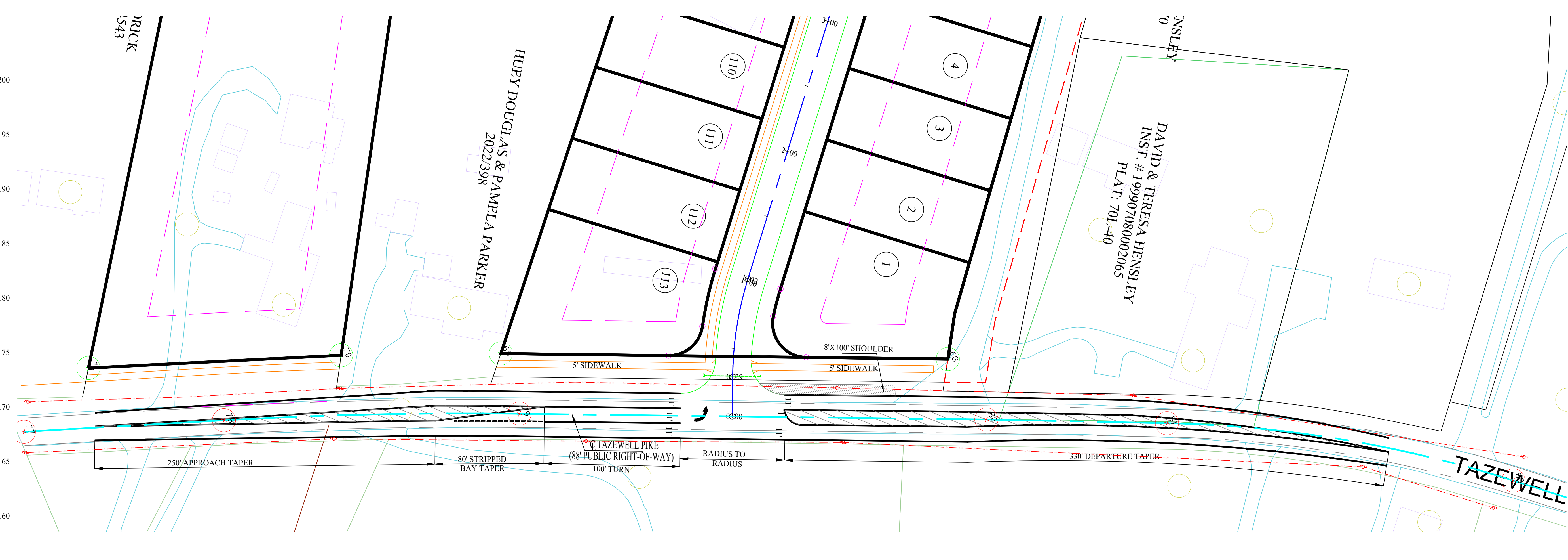
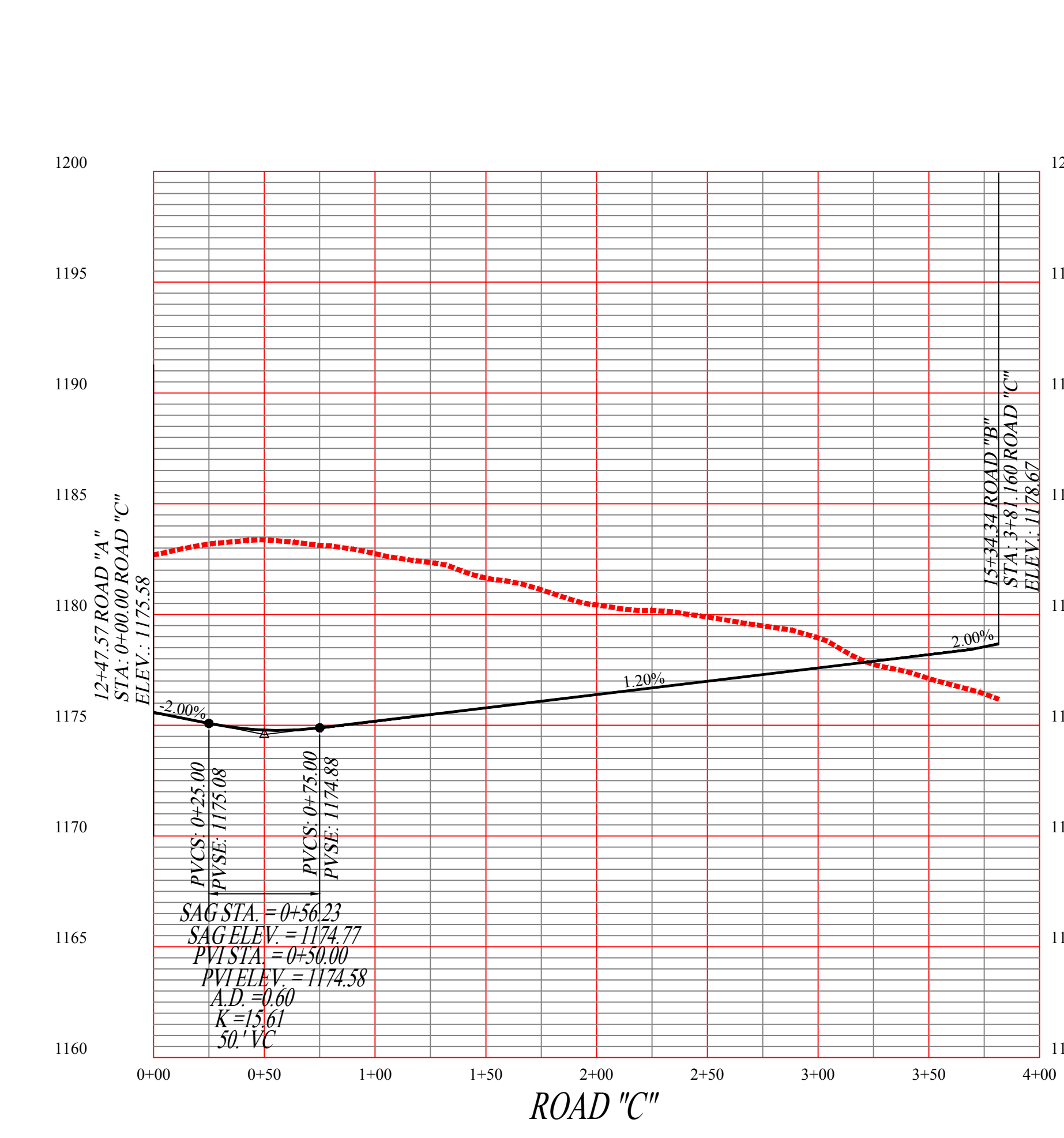
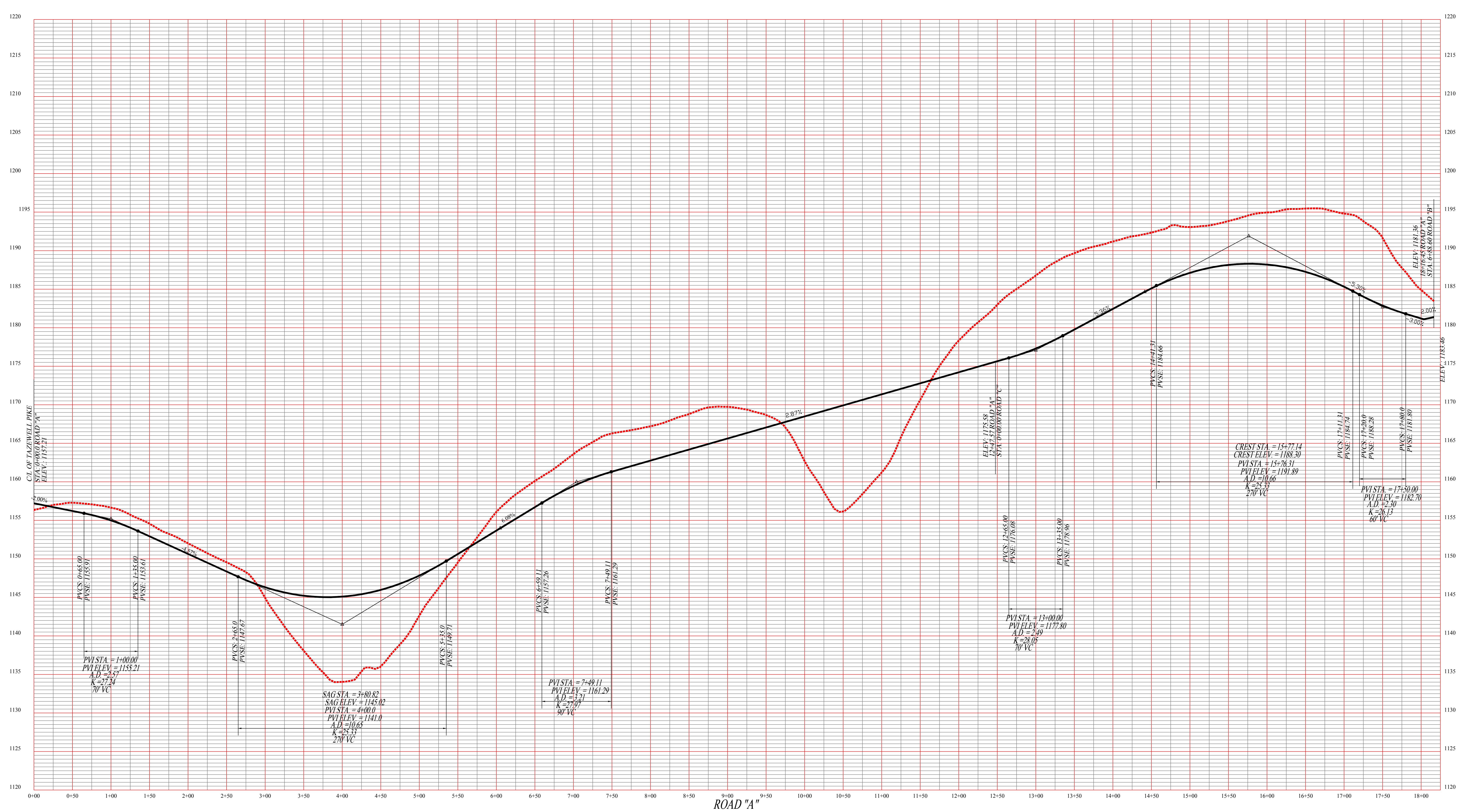
DEED REFERENCES:
INST.# 2012106090101507
PLAT: INST.# 202008280016716

CONCEPT FOR TAZEWELL PIKE DEVELOPMENT
CLT MAP 013 PARCELS 127 & 115.01
DISTRICT 8TH, KNOX COUNTY, TENNESSEE

PLC-11-12-21-CP
SHEET 1 OF 3 SHEET(S)

2-SB-22-C
2-D-22-UR
Revised: 2/3/2022

1"=60'
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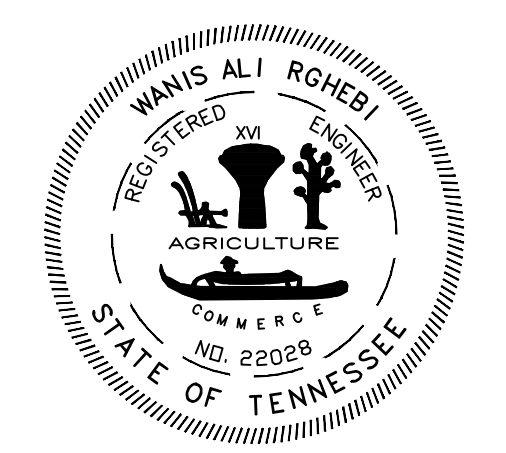
LEFT TURN LANE
HORIZONTAL SCALE: 1"=40'

2-SB-22-C
2-D-22-UR
Revised: 2/3/2022

2-SB-22-C
2-D-22-UR

SITE ADDRESS:
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CORYTON, TENNESSEE 37721

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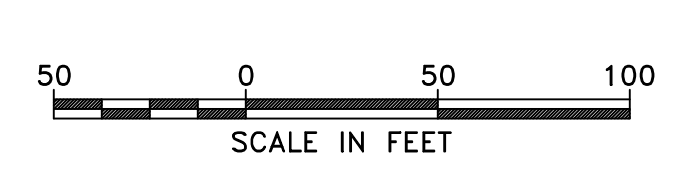


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E-MAIL: wrghel@sengconsultants.com
www.southlandengineeringusa.com

DESIGNED VAR
DRAWN VAR
CHECKED VAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.



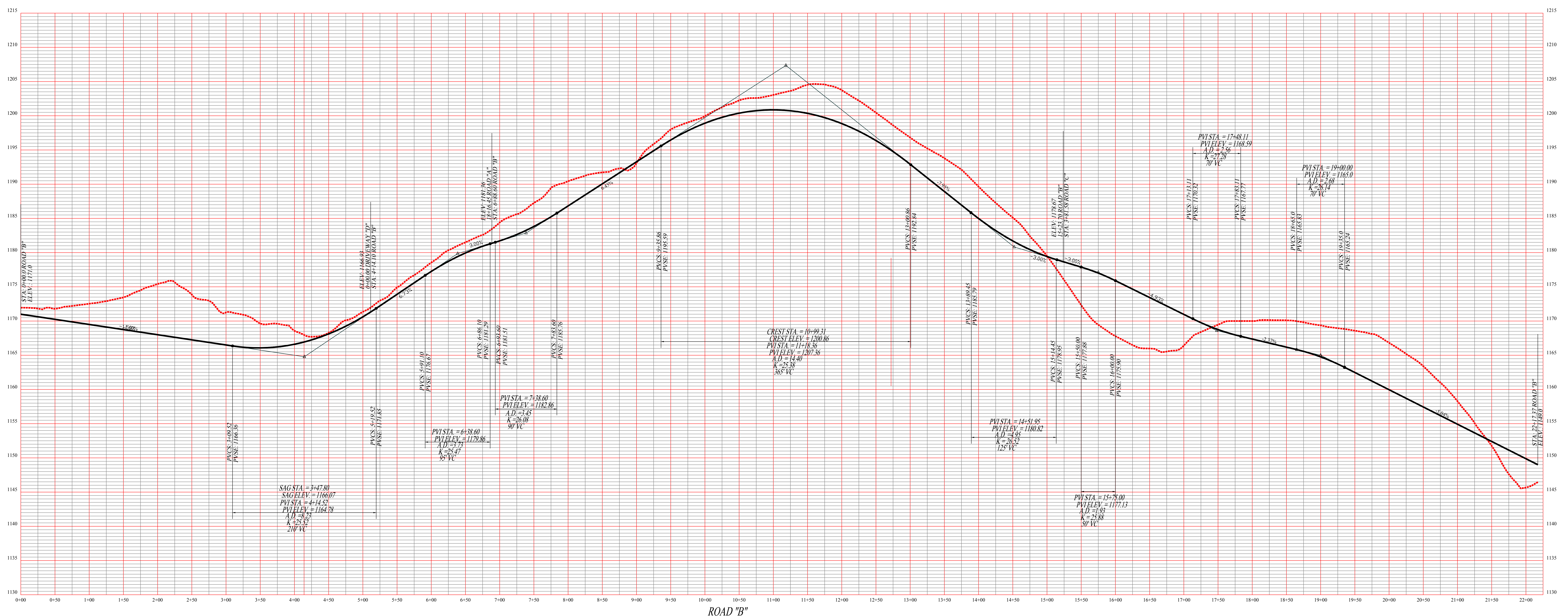
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HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
11-12-2021

DEED REFERENCES:
INST.# 2012106090101507
PLAT: INST.# 202008280016716

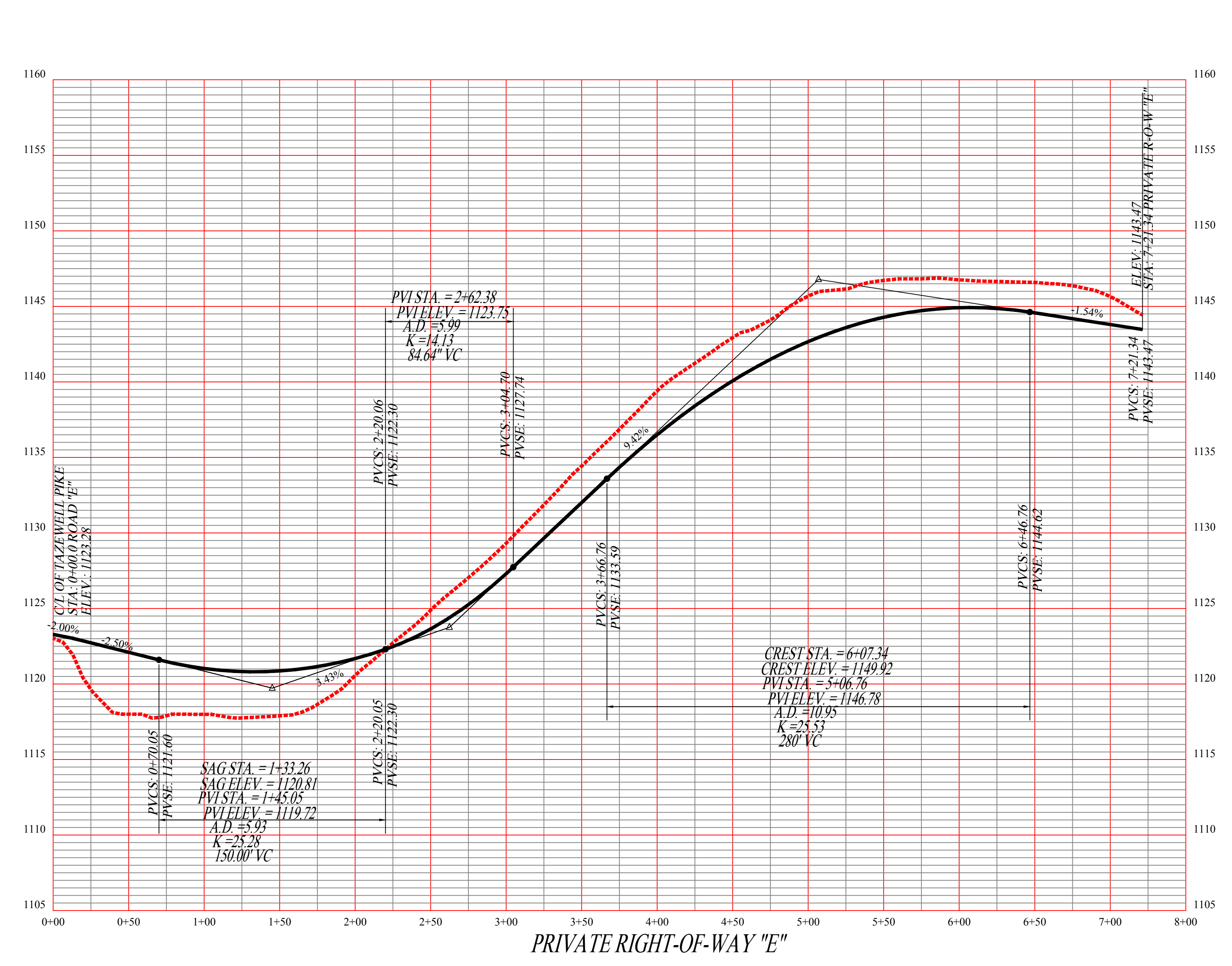
ROAD PROFILES FOR TAZEWELL PIKE DEVELOPMENT
CLT MAP 013 PARCELS 127 & 115.01
DISTRICT 8TH, KNOX COUNTY, TENNESSEE

PLC-11-12-21-RP-1
SHEET 2 OF 3 SHEET(S)

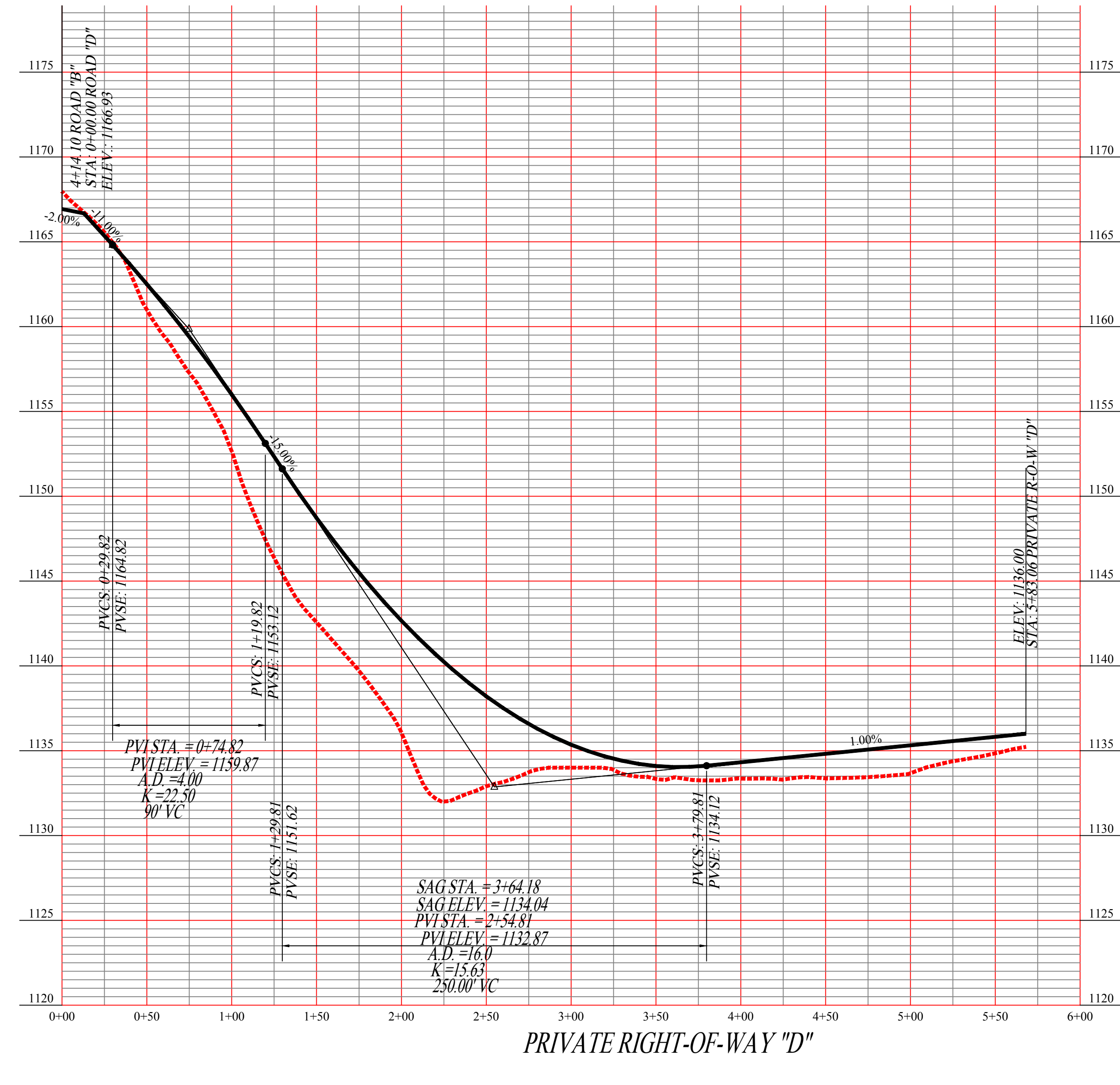
1"=50'
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ROAD "B"



PRIVATE RIGHT-OF-WAY "E"

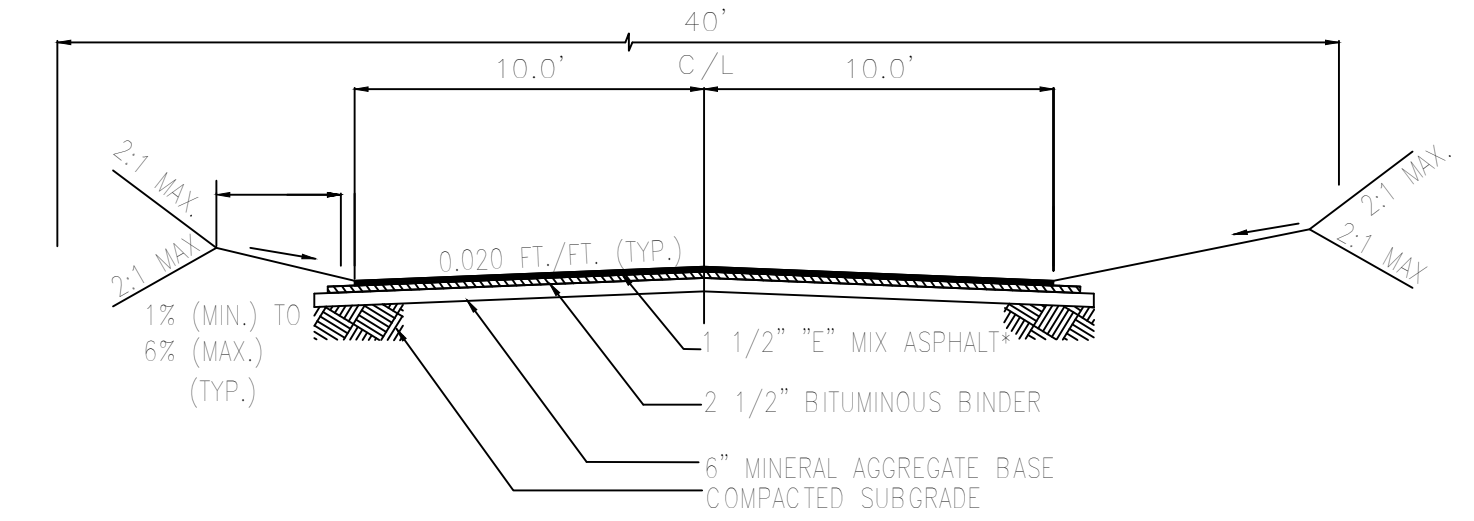


PRIVATE RIGHT-OF-WAY "D"

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OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ADHERED BY.

NOTE:
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BEFORE START OF CONSTRUCTION



PRIVATE RIGHT-OF-WAY SECTION "D" & "E"
THRU 40' R-O-W WITH 20' WIDE PAVEMENT, NO CURB

* 70' MIN REQUIRED IF ROAD GRADE IS 10% OR GREATER
NOTE: MIN. ROAD COMPACTION SHALL BE NO LESS THAN 98%.

2-SB-22-C
2-D-22-UR
Revised: 2/3/2022

SITE ADDRESS:
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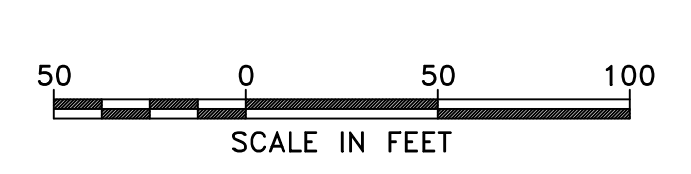


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DESIGNED
DRAWN
CHECKED

VAR
VAR
VAR

NO.	DATE	REVISION	APPR.



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HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
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ROAD PROFILES FOR TAZEWELL PIKE DEVELOPMENT
CLT MAP 013 PARCELS 127 & 115.01
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PLC-11-12-21-RP-2
SHEET 3 OF 3 SHEET(S)

1"=50'
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