NOTE:

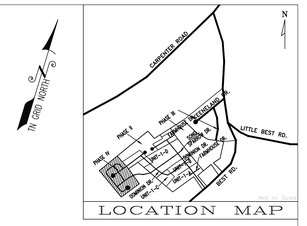
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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



NOTE:

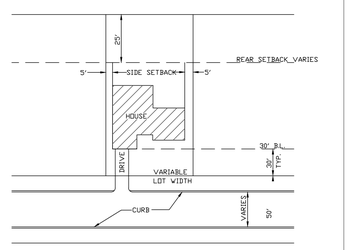
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:

TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR CONFIRMATION NUMBER.

SURVEYOR'S NOTES:

1. 1/2" new iron rods will be set at all internal lot corners.
2. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.
3. Front Building setback shall be 30 feet from all street right-of-way and joint permanent easements, unless otherwise noted in restrictions. Side setback shall be 5 feet (integrated design) each side of the property lot line and 20' back setback. All other Setbacks shall be in accordance with the Zoning Ordinances.
4. Boundary lines shown are from a field survey.
5. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
6. "A property owners association with duties to maintain and repair common areas including but not limited to drainage or detention facilities for storm water will be provided for restrictive covenants recorded by the developer of this property. A copy of such restrictive covenants shall be approved in advance by the Blount County Planning. The restrictive covenants as approved shall be recorded in the Blount County Register of Deeds office and a copy thereof with recording information shall be provided to the Blount County Planning Office within five (5) days of the recordation of the plat by the Developer. Such restrictions shall not be amended as they relate to the detention facility without the written approval of the Blount County Planning Office."
7. The total area for Phase-IV is 46.73 acres including 161 single family lots, common area and public right-of-ways.
8. Lots 135-152 shall have MFE of 1.0' above the top of pond berm.
9. In the design stage, all utilities and drainage structures will be designed to meet the Blount County Standards.
10. All roads are public roads with 50 feet R/W and 26 feet wide pavement.
11. The utilities will not be allowed to bore under the road after the stone has been placed and compacted.
12. Common area, drainage and detention basin easements will be owned by lot owners of Manor in the Foothills as per restrictive covenants recorded separate from this plat.
13. Manor in the Foothills, Phase I, Unit-1-A plat is recorded in the Blount County Register of Deed in Map-File 3380B and Manor in the Foothills, Phase I, Unit-1-B plat is recorded in the Blount County Register of Deed in Map-File 3904B. Phase I, Unit-1-D is recorded in the Blount County Register of Deed in map-File 3943, Phase II, Units 1 & 2 are recorded in the Blount County Register of Deed in Map-File ??? and Phase III, Unit-1 & 2 are recorded in Blount County Register of Deed in Map-File 4180A, 4180B & ????
14. Subdivision declaration and restrictions for Manor in Foothills are recorded in Blount County Register of Deed in instrument # Deed Book 2565, Page 1550.
15. The owners of each lot within the development shall have an undivided shared ownership of any common space and/or common element not contained within individual lots within the development and such requirement and stipulation shall be noted on ay master plan and final plat, shall be noted in any restrictions and covenants, and shall be noted on each deed for lots within the development.
16. Lot 287 will have access through Road "H" and through Best Road.



TYPICAL LOT LAYOUT

SUMMARY FOR PHASE IV
NUMBER OF LOTS = 156 SINGLE FAMILY LOTS
LOTS 269, 282, 306 &322-323 NON-BUILDABLE
COMMON AREA = 2.61 ACRES
TOTAL AREA FOR PHASE-IV = 46.73 ACRES
PARCEL 091 060.00
PARCELS 091 060.17, 060.18 & 060.19
DEED BOOK 2550, PAGE 550
COMMON AREA SUMMARY FOR ALL PHASES
TOTAL ARE FOR ALL PHASES = 135.0± ACRES
REQUIRED COMMON AREA @ 5%= 6.75 ACRES
TOTAL COMMON AREA AVAILABLE FOR ALL PHASES = 25.05 ACRES (18.55%)

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47009C0275C and 47009C0253C, Blount County Community Number 470356 effective date September 19, 2007.

Date:_____

Signature:_____

WANIS ALI ROHBI — REGISTERED LAND SURVEYOR — NO. 2306 — AGRICULTURE — TENNESSEE

I hereby certify that this is a Category CS survey, the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 2306 *Date*

WANIS ALI ROHBI — REGISTERED ENGINEER — NO. 22085 — AGRICULTURE — STATE OF TENNESSEE

SITE ADDRESS:
BEHIND 2935 & 3049 BEST ROAD
MARYVILLE, TENNESSEE 37803

OWNER/DEVELOPER:

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

60 0 60 120
SCALE IN FEET

1"=60'

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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: wrghebi@sengconsultants.com
www.southlandengineeringusa.com

DESIGNED WAR
DRAWN WAR
CHECKED WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=60'

DATE
08-18-2021

DEED REFERENCES:

DEED BOOK 2550, PAGE 510

PRELIMINARY PLAT FOR
MANOR IN THE FOOTHILLS, PHASE IV ON BEST ROAD
CLT MAP 091 PARCEL 60.00
CLT MAP 091 PARCELS 060.17-060.19
DISTRICT 7TH, BLOUNT COUNTY, TENNESSEE

MFH-08-18-21-IV-3

SHEET 3 OF 16 SHEET(S)