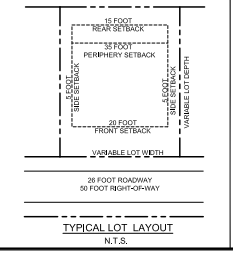
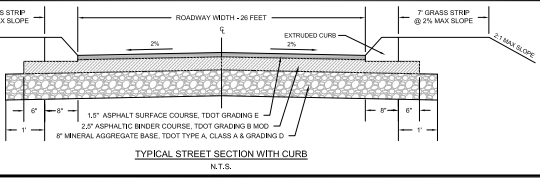
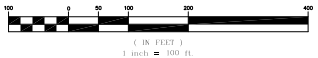


SITE
INCORPORATED
CIVIL ENGINEERS & SURVEYORS
Knoxville, Tennessee, USA
Phone: (615) 777-4400 Fax: (615) 777-4189



Concept Plan
Copper Trace
Copper Ridge Road
Knoxville, Tennessee



NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. THIS PROPERTY CONTAINS APPROXIMATELY 56.21 ACRES SUBDIVIDED INTO 130 SINGLE FAMILY DETACHED LOTS (63 DUAAG).
3. TOTAL AREA FOR LOTS CONTAINS APPROXIMATELY 38.08 ACRES AND TOTAL COMMON AREA CONTAINS APPROXIMATELY 18.13 ACRES.
4. THIS PROPERTY IS ZONED RR (1-3) DUAG.
5. ALL BOUNDARY, ROAD PROFILES AND PRELIMINARY GRADING BASED UPON KNOXVILLE COUNTY GIS CONTOURS.

VARiances REQUESTED:

1. NORTH 10' WAY MARKS AT NORTH SIDE OF ROAD A INTERSECTION WITH COPPER RIDGE ROAD REDUCED FROM 25' TO ZERO.

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

Ryan W. White
REGISTERED ENGINEER
TENNESSEE CERTIFICATION NO. 114179

2-SB-17-C / 2-G-17-UR
Revised: 3/7/2017

CLT: 77
PARCEL: 128, 128.01, 128.02
CONCEPTUAL PLANS
NOT FOR CONSTRUCTION

CHECKED BY: JME DATE: 02/15/2017
FILE: 1089/COP/BMS3

REVISIONS

NO.	DATE	COMMENTS
1	02/17/17	MINI COMMENTS
2	03/07/17	MINI COMMENTS

CP1