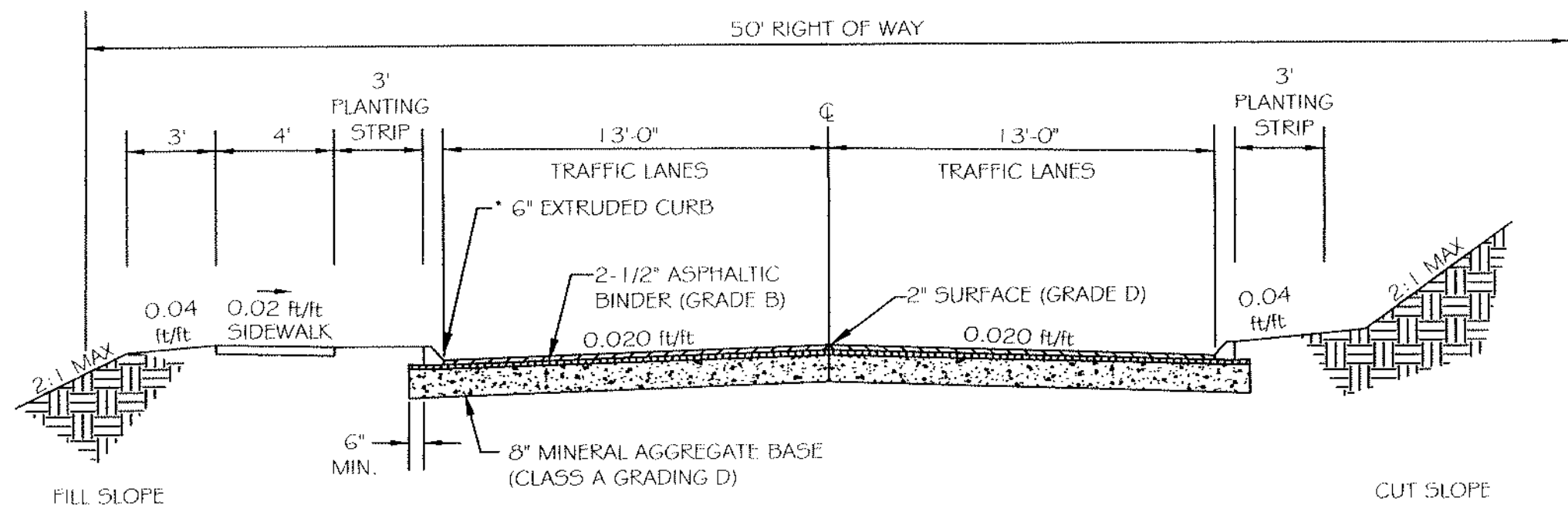




TYPICAL 2 LANE STREET

SCALE: 1" = 5'

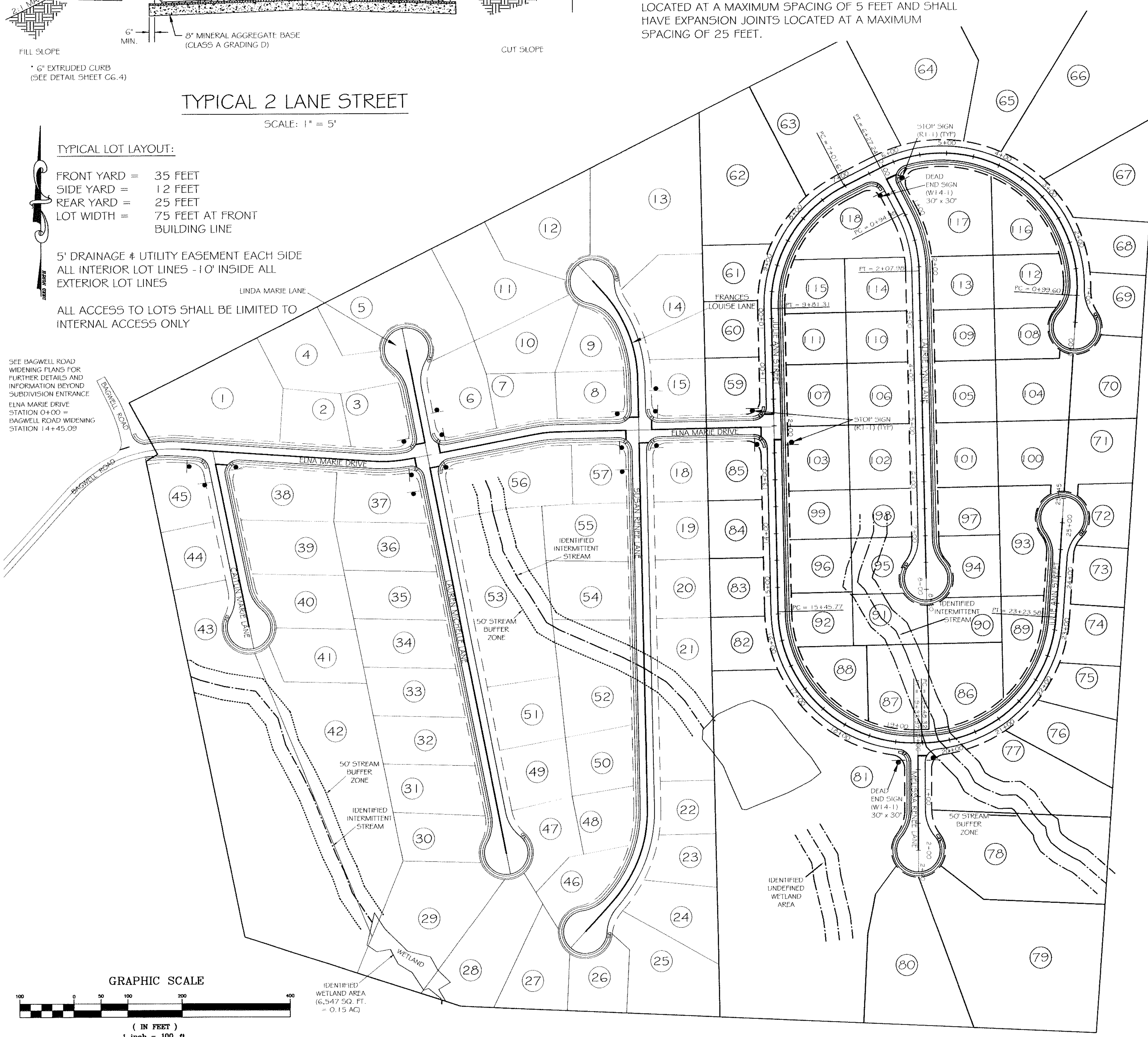
TYPICAL LOT LAYOUT:

FRONT YARD = 35 FEET
SIDE YARD = 12 FEET
REAR YARD = 25 FEET
LOT WIDTH = 75 FEET AT FRONT BUILDING LINE

5' DRAINAGE & UTILITY EASEMENT EACH SIDE
ALL INTERIOR LOT LINES -10' INSIDE ALL EXTERIOR LOT LINES

ALL ACCESS TO LOTS SHALL BE LIMITED TO INTERNAL ACCESS ONLY

SEE BAGWELL ROAD WIDENING PLANS FOR FURTHER DETAILS AND INFORMATION BEYOND SUBDIVISION ENTRANCE
ELNA MARIE DRIVE STATION 0+00 = BAGWELL ROAD WIDENING STATION 14+45.09



NOTES:

1. COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
2. THE TACK COAT SHALL BE 0.05 TO 0.10 GALLONS PER SQUARE YARD AND THE PRIME COAT SHALL BE 0.2 TO 0.5 GALLONS PER SQUARE YARD.
3. THE CONCRETE CURB SHALL HAVE CONTRACTION JOINTS LOCATED AT A MAXIMUM SPACING OF 5 FEET AND SHALL HAVE EXPANSION JOINTS LOCATED AT A MAXIMUM SPACING OF 25 FEET.

Horizontal Alignment Station Report

LAURIE LYNN LANE

PI Station	Northing	Easting	Distance	Direction
0+00	10432.4486	6390.5022	152.4586	S 27-00-50 E
1+52.46	10296.6238	6459.7499	669.5048	S 01-07-00 E
8+20	9627.2461	6472.7974		

JULIE ANN STREET

PI Station	Northing	Easting	Distance	Direction
0+00	10092.9482	6745.9850	540.8094	N 03-54-44 E
5+40.81	10632.4973	6782.8846	672.1133	S 62-59-10 W
8+58.14	10327.2190	6184.1013	966.5276	S 01-07-00 E
17+91.31	9360.8750	6202.9373	493.0324	N 89-54-52 E
21+81.46	9361.6122	6695.9691	454.5609	N 03-54-44 E
25+45	9815.1138	6726.9840		

MELISSA RENEE LANE

PI Station	Northing	Easting	Distance	Direction
0+00	9361.2529	6455.6730	240.0000	S 00-05-08 E
2+40	9121.2531	6456.0319		

Circular Curve Data Report

LAURIE LYNN LANE

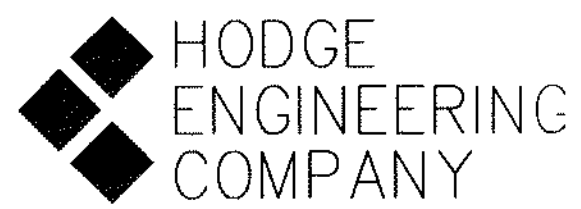
PC Station	PT Station	Radius	Length
1+94.98	2+07.98	250'	113.00'

JULIE ANN STREET

PC Station	PT Station	Radius	Length
0+99.60	6+27.24	250'	527.64'
7+01.61	9+81.31	250'	279.70'
15+45.77	19+33.97	250'	388.20'
19+48.32	23+23.58	250'	375.25'

GENERAL NOTES:

- 1) ALL PAVEMENT AND ROW RADII AT INTERSECTIONS ARE 25'.
- 2) ALL CUL-DE-SACS HAVE A ROW RADIUS OF 50', TRANSITION CURVE RADIUS OF 75', AND A PAVED RADIUS AREA OF 40'.
- 3) ALL LOTS SHOWN HAVE A MINIMUM OF 25' IN WIDTH AT THE ROW.
- 4) ALL ROW WIDTHS ARE 50'.
- 5) SIDEWALKS AS SHOWN IN TYPICAL 2 LANE STREET DETAIL SHALL BE CONSTRUCTED ON ALL STREETS IN DEVELOPMENT WHERE SHOWN.
- 6) TYPICAL CURB WIDTH IS 0.5 FEET.
- 7) TYPICAL ROADWAY WIDTH EDGE OF PAVEMENT TO EDGE OF PAVEMENT = 26 FEET.
- 8) ALL ROADS ARE TO BE DEDICATED AS PUBLIC R.O.W.

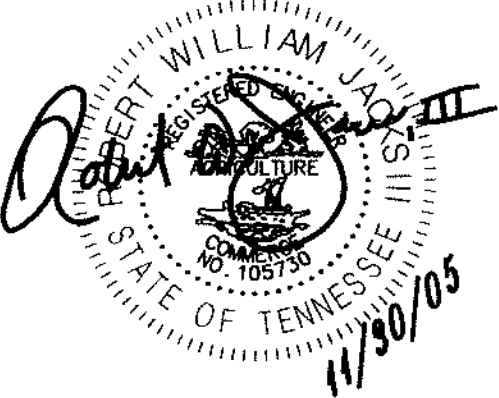


3881 South Davy
Crockett Parkway
Morristown, Tennessee
37813

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www.heci.com

Consulting Engineers
Planners - Architects

Seal:



Project No.: 2229

Drawn By: RWJ

Checked By: JWB

Revisions:
No. Date Description

Project Title:
Graysburg
Subdivision
Phase 2

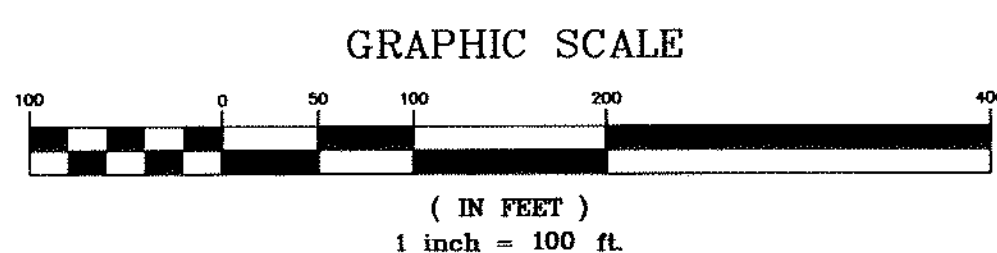
Location:
Knox County,
Tennessee

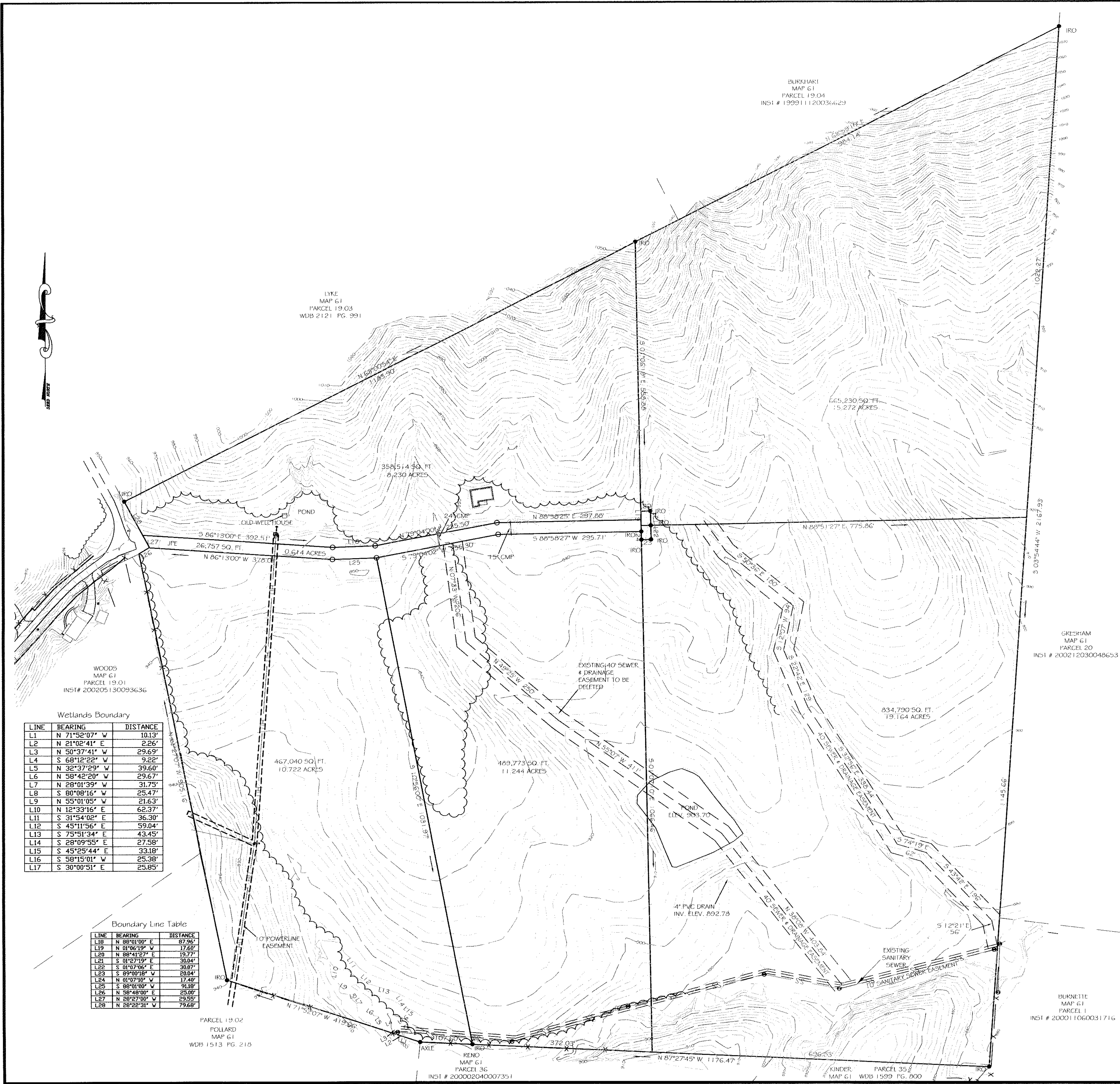
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Layout Plan

Date:
11/30/05

Sheet Number:

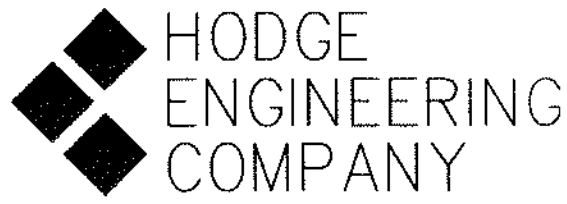
C3.1





GENERAL NOTES :

1. THE EXISTING GROUND CONTOUR INTERVAL IS 2 (TWO) FEET. THE PROPOSED GROUND INTERVAL IS 2 (TWO) FEET. THE TOPO FOR GRAYSBURG HILLS IS FROM A FIELD SURVEY AND THE TOPO DATUM IS ON NAVD88.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. ALL DESIGN MODIFICATIONS REQUIRED SHALL BE SUBMITTED OR REQUESTED BY THE CONTRACTOR AND AUTHORIZATION GIVEN BY THE PROJECT ENGINEER BEFORE CONSTRUCTION BEGINS.

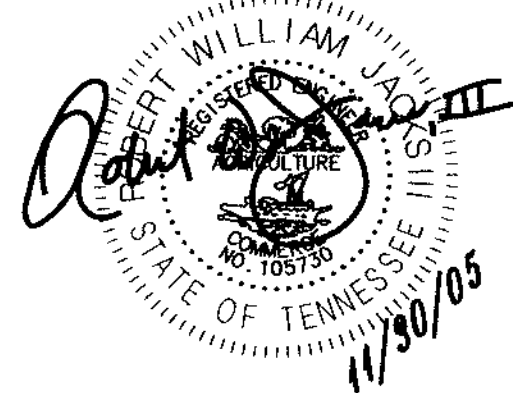


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Consulting Engineers
Planners - Architects

Seal:



Project No.: 2229

Drawn By: RWJ

Checked By: JWB

Revisions:
No. Date Description

Project Title:
Graysburg
Subdivision
Phase 2

Location:
Knox County,
Tennessee

Sheet Contents:
Existing
Topography

Date:
11/30/05

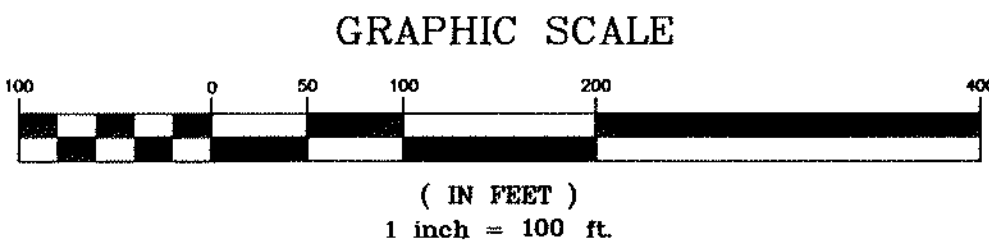
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Certification:

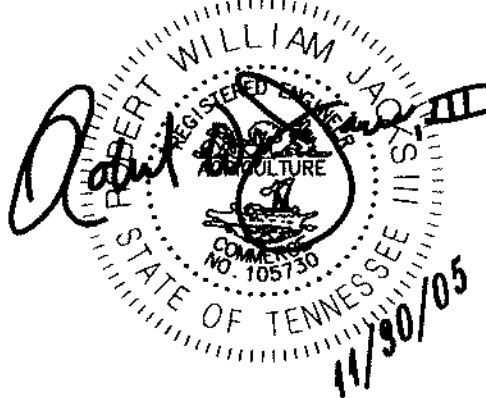
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: Robert W. Hodge, III

TN Certificate #: 105730



Seal:



Project No.: 2229

Drawn By: RWJ

Checked By: JWB

Revisions:
No. Date Description

Project Title:
Graysburg
Subdivision
Phase 2

Location:
Knox County,
Tennessee

Sheet Contents:
Grading Plan

Date:
11/30/05

Sheet Number:

GENERAL NOTES:

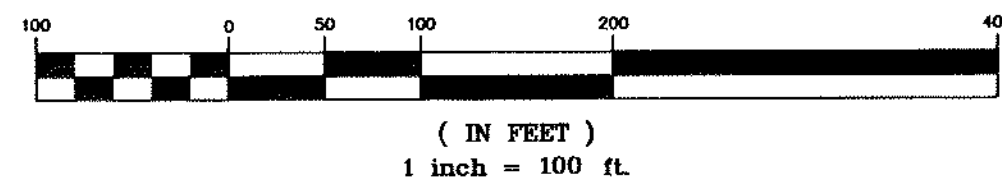
1. THE DETENTION PONDS AND SEDIMENT TRAPS MUST BE THE FIRST ITEMS OF CONSTRUCTION. USE THEM DURING CONSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND LANDSCAPE THE POND WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
2. THE EXISTING GROUND CONTOUR INTERVAL IS 2 (TWO) FEET. THE PROPOSED GROUND INTERVAL IS 2 (TWO) FEET.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. ALL DESIGN MODIFICATIONS REQUIRED SHALL BE SUBMITTED OR REQUESTED BY THE CONTRACTOR AND AUTHORIZATION GIVEN BY THE PROJECT ENGINEER BEFORE CONSTRUCTION BEGINS.
4. ALL ROADS WITHIN SUBDIVISION WILL BE DEDICATED PUBLIC ROADWAYS AND SHALL HAVE A NORMAL CROWN OF 2%.
5. BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
6. FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
7. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST KNOXVILLE/KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
8. ALL GRADING CONTOURS SHOWN IN THE PLAN (UNLESS NOTED OTHERWISE) ARE EITHER AT 3:1 CUT/FILL SLOPES OR AT A MAXIMUM ALLOWABLE GRADIENT OF 1.5% FOR RESIDENTIAL DRIVEWAYS.

Lot Sizes					
Lot #	Size (square feet)	Size (acres)	Lot #	Size (square feet)	Size (acres)
59	10,399	0.24	89	10,533	0.24
60	10,470	0.24	90	11,305	0.26
61	11,544	0.27	91	12,406	0.28
62	41,244	0.95	92	11,059	0.25
63	44,129	1.01	93	16,533	0.38
64	45,679	1.05	94	11,380	0.26
65	79,247	1.82	95	10,364	0.24
66	74,348	1.71	96	11,273	0.26
67	24,643	0.57	97	10,125	0.23
68	11,874	0.27	98	10,107	0.23
69	10,434	0.24	99	10,143	0.23
70	18,058	0.41	100	15,710	0.36
71	15,479	0.36	101	13,515	0.31
72	10,186	0.23	102	13,498	0.31
73	10,981	0.25	103	13,535	0.31
74	11,361	0.26	104	16,126	0.37
75	11,316	0.26	105	12,909	0.30
76	18,129	0.42	106	12,907	0.30
77	36,835	0.85	107	12,936	0.30
78	47,883	1.10	108	10,133	0.23
79	70,863	1.63	109	10,677	0.25
80	39,572	0.91	110	10,679	0.25
81	181,532	4.17	111	10,696	0.25
82	10,720	0.25	112	12,612	0.29
83	10,898	0.25	113	11,247	0.26
84	10,742	0.25	114	11,231	0.26
85	10,806	0.25	115	10,711	0.25
86	19,327	0.44	116	11,691	0.27
87	17,436	0.40	117	22,094	0.51
88	11,652	0.27	118	17,099	0.39

NOTES:

- 1) ALL LOTS MUST CONTAIN AT LEAST 10,000 SQUARE FEET.
- 2) LOT 71 WILL BE A COMMON AREA. A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR MAINTENANCE.

GRAPHIC SCALE



ESTIMATION OF CUT/FILL YARDAGE:
(Based on Entire Site Grading)

CUT: 221,176 CUBIC YARDS
FILL: 207,807 CUBIC YARDS
NET: 13,369 CUBIC YARDS (CUT)

No allowances made for shrinkage, swelling,
or topsoil amounts.

Legend:

- Drainage Flow Direction
- Concrete Endwall
- Detention Pond Riser Structure
- Stormwater Catch Basin

SEE BAGWELL ROAD
WIDENING PLANS FOR
FURTHER DETAILS AND
INFORMATION BEYOND
SUBDIVISION ENTRANCE
ELNA MARIE DRIVE
STATION 0+00 -
BAGWELL ROAD WIDENING
STATION 14+45.09