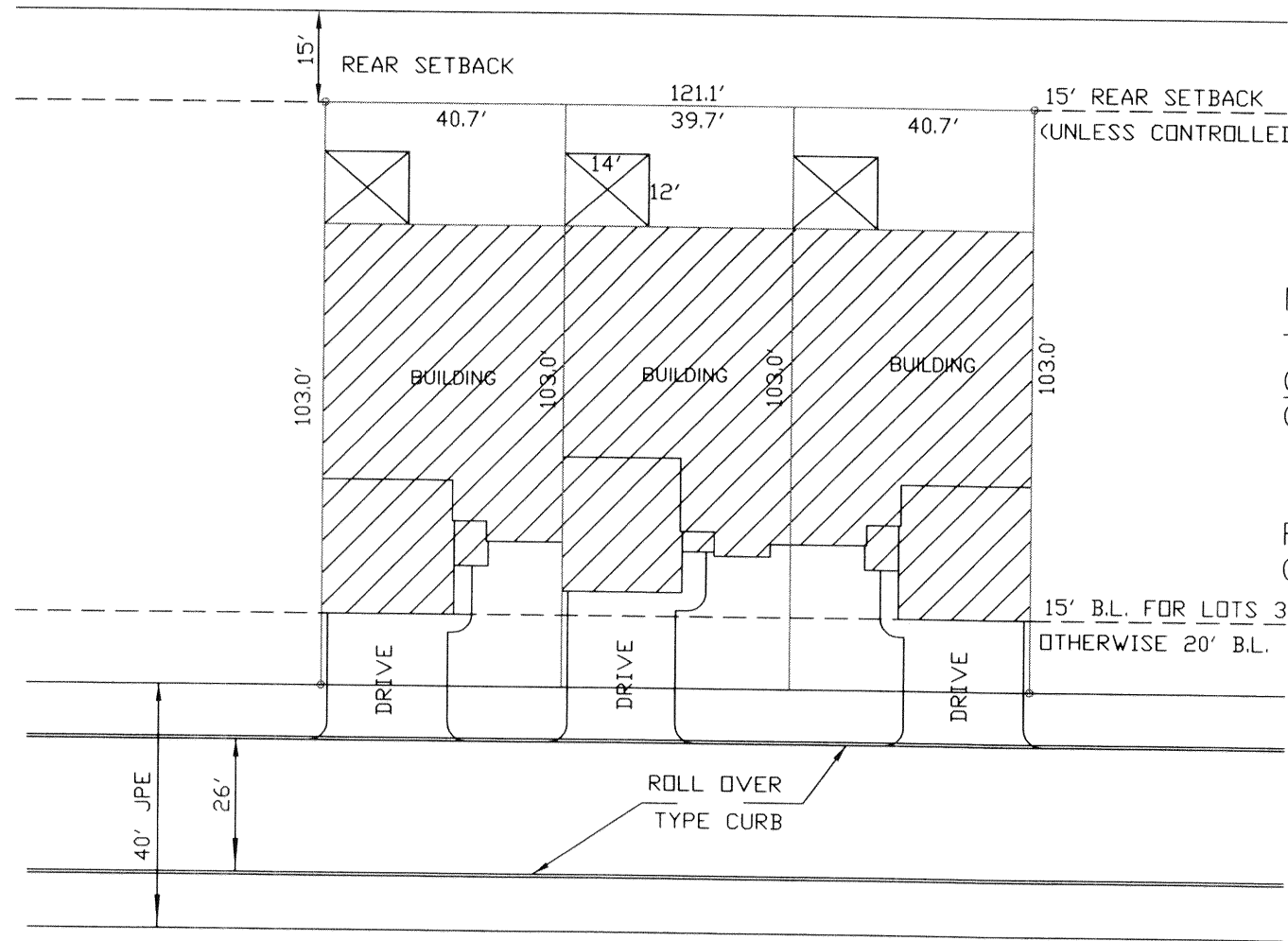
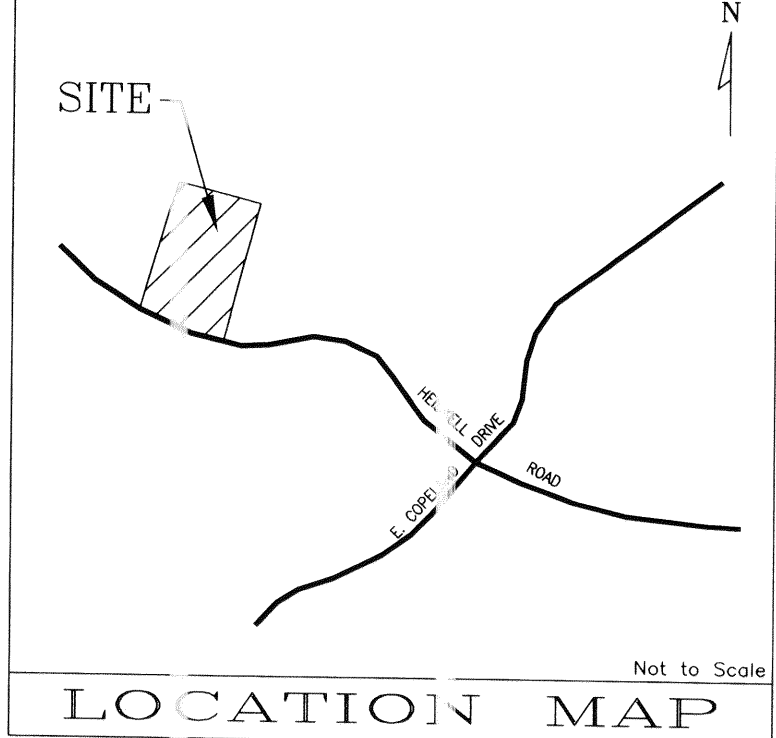


NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



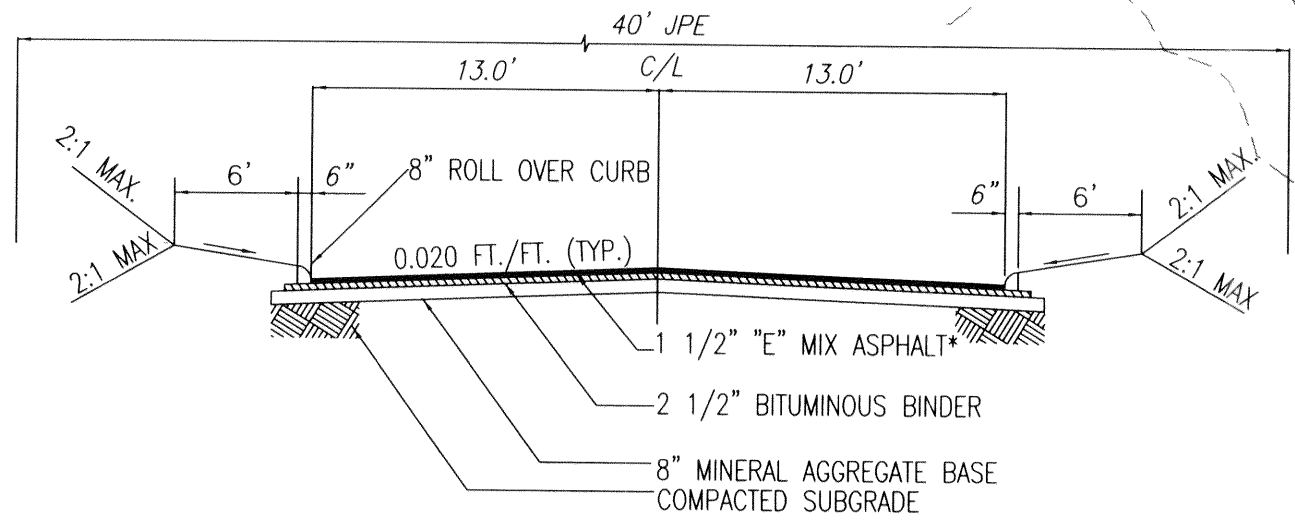
- NOTES:
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 7.0 ACRES AND IS SUBDIVIDED INTO 30 LOTS, COMMON AREA, AND 40' JPE.
 - THIS PROPERTY IS ZONED PL.
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS. ROAD PROFILE IS BASED ON FIELD TOPO.
 - UTILITIES:
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: TDS TELECOM
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BORROW MATERIAL TO BE USED FOR FILL WILL BE TITLED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL. ALL SOILS WILL BE COMPACTED IN LAYERS 6 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).
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 20'
SIDES: 15'
REAR: 15' (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK)
 - IF ANY FOUNDATION IS DESIRED WITHIN 50' OF THE 1:10 OF HATCHED LINE OF ANY PRESSION, A GEOTECHNICAL INVESTIGATION MUST BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SOIL AND AN ENGINEERED FOOTING DESIGN. THE GEOTECHNICAL REPORT FOR THE VILLAS AT TYLERS GATE HAS BEEN SUBMITTED AND APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS. GEOTECHNICAL SOIL TESTS WERE PERFORMED ON THE VILLAS AT TYLERS GATE ON AUGUST 30, 2007 BY ENGINEERING & TESTING SOLUTIONS, LLC. BASED ON THIS REPORT, THE SOIL INSIDE THE 50' BUFFER ZONE WAS SUITABLE FOR FOUNDATION SUPPORT OF A TYPICAL ONE TO TWO-STORY WOOD FRAME RESIDENCE.
 - ROAD PROFILE IS BASED ON FIELD TOPO.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - ANY DECK INSIDE THE SETBACK SHALL BE UNCOVERED DECK AND SHALL BE NO MORE THAN 10 FEET ENCROACHMENT INSIDE THE SETBACK.
 - SIGHT DISTANCE IS MORE THAN ADEQUATE ON BOTH DIRECTIONS AT THE INTERSECTION OF TYLERS GATE WAY AND HEISKELL ROAD.
 - VARIANCE REQUESTED:
a) REDUCE RIGHT OF WAY ON HEISKELL RD. FROM 44' TO 35' FROM CENTERLINE UNDER TITLE NO. 7-B-07-UR. VARIANCE APPROVED BY MPC ON AUGUST 14, 2008 WITH THE FOLLOWING:
b) REDUCE BUILDING SETBACK FROM 20 FEET TO 15 FEET FOR LOTS 3-6, 17-18 AND 27.
c) VERTICAL CURVE VARIANCE ON CHANDLERS COUNTRY WAY FROM 175' TO 149', STA 1+66.
d) VERTICAL CURVE VARIANCE ON CHANDLERS COUNTRY WAY FROM 232.5' TO 105', STA 1+66.
e) VERTICAL CURVE VARIANCE ON ROAD "B" FROM 153' TO 100', STA 1+65.
f) HORIZONTAL CURVE VARIANCE STA 5+00 FROM 100' TO 5' ON CHANDLERS COUNTRY WAY.
g) HORIZONTAL CURVE VARIANCE STA 1+100 FROM 100' TO 65' ON ROAD "B".
h) INTERSECTION GRADE ON ROAD "B" AT STA 0+13 & STA 2+30 FROM 1% TO 5.1% & 3%.
i) COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREA.
 - ALL DRAINAGE, UTILITIES AND ROADS HAVE BEEN INSTALLED AND COMPLETED.
 - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE 50' BUFFER ZONE.
 - 20) INTERSECTION GRADE ON CHANDLERS COUNTRY WAY S 0+13 TO STA 1+18 FROM 1% TO 3%.
 - 21) INTERSECTION GRADE ON ROAD "B" AT STA 0+13 & STA 2+30 FROM 1% TO 5.1% & 3% RESPECTIVELY BECAUSE IT'S ONE WAY STREET AND EXISTING PAVEMENT.
 - 22) ALL UNITS WILL HAVE TWO CAR GARAGES.

TYPICAL LOT LAYOUT
1" = 30'

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.

Wahis A. R. Hebi
ENGINEER
TENNESSEE CERTIFICATE NO. 22028



TYPICAL ROAD SECTION
THRU 40' JPE

* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER

11-M-08-UR
11-SA-08-C

OWNER/DEVELOPER:

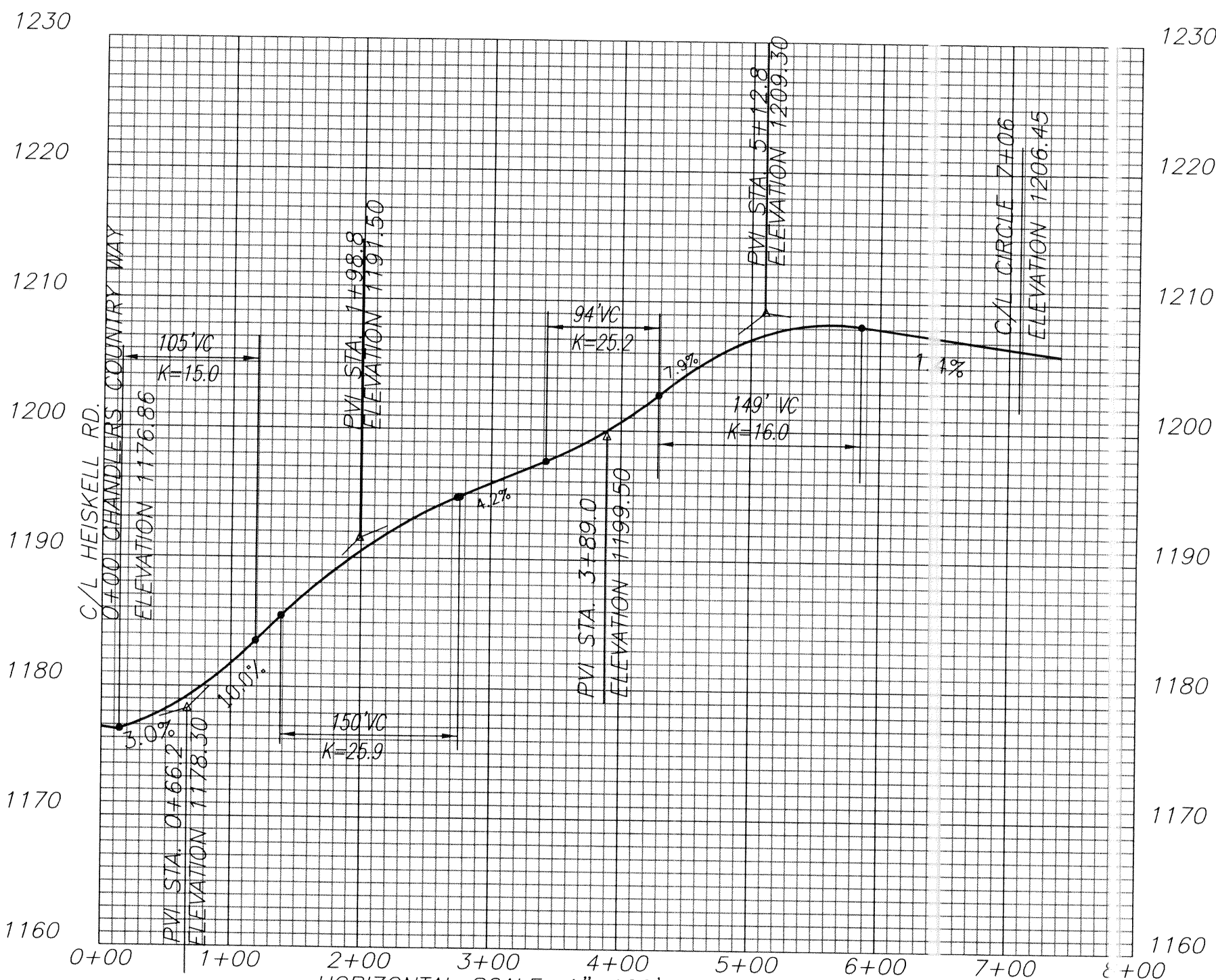
TC & B DEVELOPMENT
407 BELLFIELD ROAD
FARRAGUT, TENNESSEE 37934
PHONE (865) 584-4040

SITE ADDRESS:
8502 HEISKELL ROAD
POWELL, TENNESSEE 37849

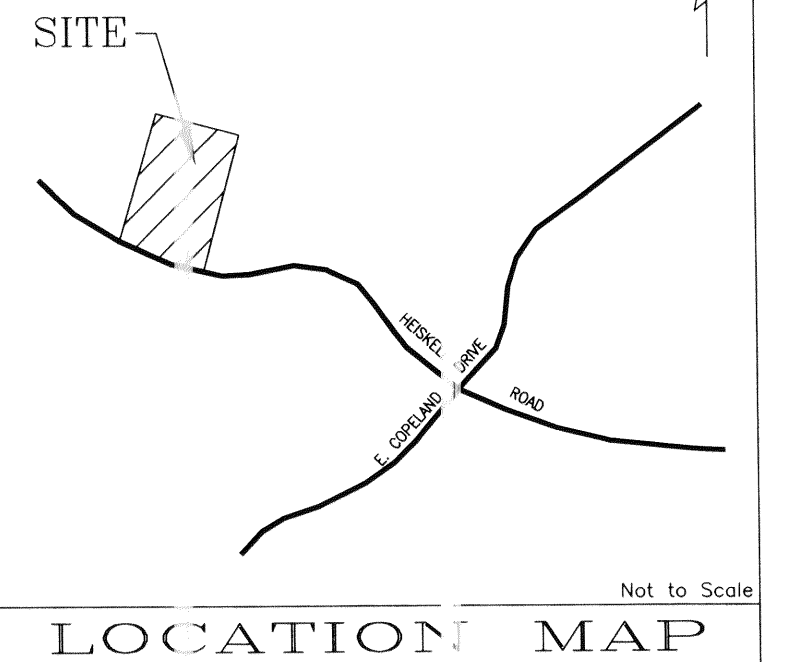
SCALE
HORIZONTAL: 1" = 50'
CONTOUR INTERVAL = 4'
DATE
5/30/2007

DEED REFERENCES:

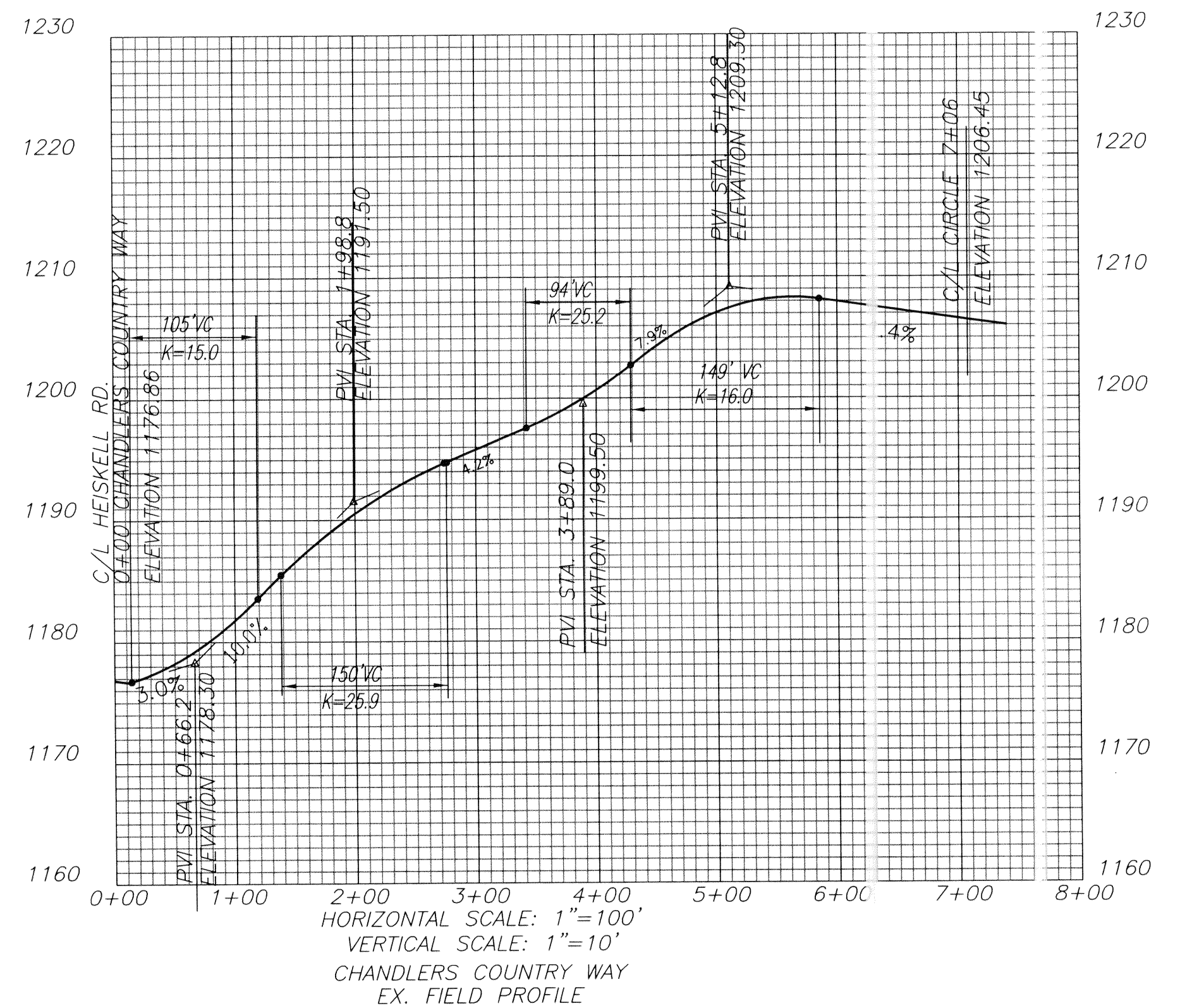
INSTR. #200611090040442
1905/1001



OSHA RULES SHALL BE ABIDED BY



1. ALL DIMENSIONS AND AREAGE ARE SCALED AND SHOULD BE CHANGED TO SUIT THE FINAL PLAN.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS (SIDE, ALONG EXTERIOR LOT LINE. AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INST. 1 ED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 7.0 ACRES AND IS SUBDIVIDED INTO 30 LOTS, COM. IN AREA, AND 40' WIDE.
5. THIS PROPERTY IS ZONED PR.
6. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS. ROAD PROFILE IS BASED ON FIELD T.O.
7. UTILITIES:
 - WATER: HALLSDALE POWELL UTILITY DISTRICT
 - SEWER: HALLSDALE POWELL UTILITY DISTRICT
 - ELECTRIC: KNOXVILLE UTILITIES BOARD
 - GAS: KNOXVILLE UTILITIES BOARD
 - TELEPHONE: TDS TELECOM
8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
9. BEFORE MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND 0.1% MAXIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) FOR PLACEMENT OF FILL. FILL SOIL WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 96 PERCENT STAIR OR PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 1 PERCENT OPTIMUM MOISTURE . UNTESTED (X) (60 DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF 1 A PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 30 FEET).
10. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 - FRONT .20
 - REAR .15 (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK)
11. IF ANY FOUNDATION IS DESIRED WITHIN 50' OF THE TOP OF A HIGHLINE OR ANY DEPRESSION A GEOTECHNICAL INVESTIGATION MUST BE PERFORMED TO DETERMINE THE SUITABILITY OF THE SOIL AND AN ENGINEERING FOOTING DESIGN. THE GEOTECHNICAL REPORT FOR THE WALLS AT TYLERS GATE HAS BEEN SUBMITTED AND APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS. GEOTECHNICAL TESTS CONDUCTED ON THE WALLS AT TYLERS GATE ON AUGUST 31, 2007 BY ENGINEERING & TESTING SOLUTIONS, LLC. BASED ON THIS REPORT, THE SOIL INSIDE THE 50' BUFFER ZONE WAS SUITABLE FOR FOUNDATION SUPPORT OF A TYPICAL ONE TO TWO-STORY WOOD FRAME RESIDENCE.
12. ROAD PROFILE IS BASED ON FIELD SURVEY.
13. BOUNDARY IS BASED ON A FIELD SURVEY.
14. ANY DECK INSIDE THE SETBACK SHALL BE UNCOVERED DECK AND SHALL BE NO MORE THAN 10' FOOT ENCRoACHMENT INSIDE THE SETBACK.
15. SIGHT DISTANCE IS MORE THAN ADEQUATE ON BOTH DIRECTIONS AT THE INTERSECTION OF TYLERS GATE WAY AND HEISKELL ROAD.
16. VARIANCE REQUESTED:
 - REDUCE RIGHT OF WAY FROM HEISKELL RD. FROM 44' TO 35' FROM CENTERLINE UNDER FILE NO. 7-8-07-UR.
 - CHANGERS APPROVED BY WPC ON AUGUST 14, 2008 MEETING.
17. REDUCE BUILDING SETBACK FROM 20 FEET TO 15 FEET FOR LOTS 3 - 6, 17-18 AND 27
18. CHANGERS COUNTRY WAY, STA 5+00, HORIZONTAL CURVE LENGTH IN LOT 10 TO 75'.
19. VERTICAL CURVE LENGTH FROM 75' TO 85'.
20. HORIZONTAL CURVE LENGTH FROM 10 TO 105' STA 5+00, CHANGERS COUNTRY WAY.
21. VERTICAL CURVE LENGTH FROM 225' TO 149', STA 5+152, CHANGERS COUNTRY WAY.
22. VERTICAL CURVE LENGTH FROM 255' TO 105', STA 5+165, ROAD, ONE WAY ROAD.
23. COMPACTATION TESTS PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL.
24. ALL DRAINAGE, UTILITIES AND ROADS HAVE BEEN INSTALLED AND COMPLETED.
25. NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.
26. INTERSECTION GRADE ON CHANGERS COUNTRY WAY STA 0+11 TO STA 1+18 FROM 18% TO 2.1
27. INTERSECTION GRADE ON TYLERS GATE STA 2+31 TO STA 2+43 FROM 15% TO 5.1% & 4.9% RESPECTIVELY BECAUSE ITS ONE WAY STREET AND EXISTING PAVEMENT.
28. ALL UNITS WILL HAVE TWO CAR GARAGES.



50 0 50 100
SCALE IN FEET

SHEET 1 OF 1 SHEET(S)

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