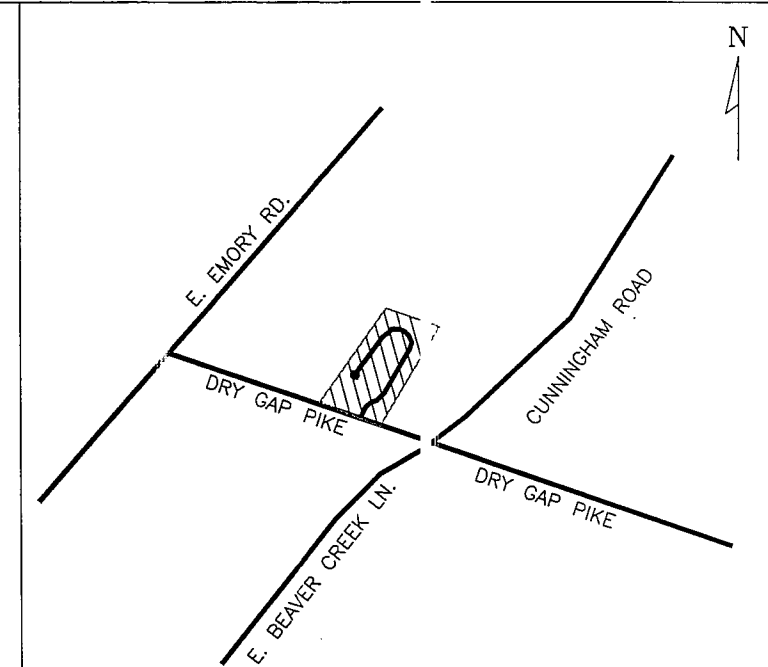


CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

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.

CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION



LOCATIC N MAP

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



50 0 50 100


SCALE IN FEET

4-SA-11-C  
4-A-11-UR

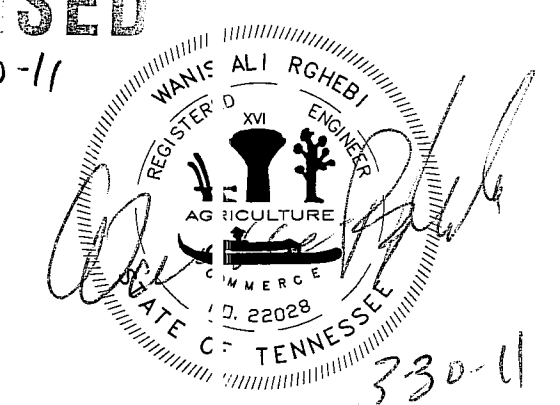
1720 DRY GAP PIKE  
KNOXVILLE, TENNESSEE 37918

SOUTHLAND GROUP, INC.  
4909 BALL RD.  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-7756  
FAX (865) 693-9699

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.

  
ENGINEER  
TENNESSEE CERTIFICATE NO. 22027

REVISED  
3-30-11



SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699  E-MAIL: wrgebi@sengconsultants.com WWW.sengconsultants.com	DESIGNED	WAR	APPROVED						
	DRAWN	WAR	ENGINEER						
	CHECKED	WAB							
				N/O	DATE	REVISION	APPD.		

**SCALE**  
HORIZONTAL: 1"= 50'  
EX. CONTOUR INTERVAL = 2'

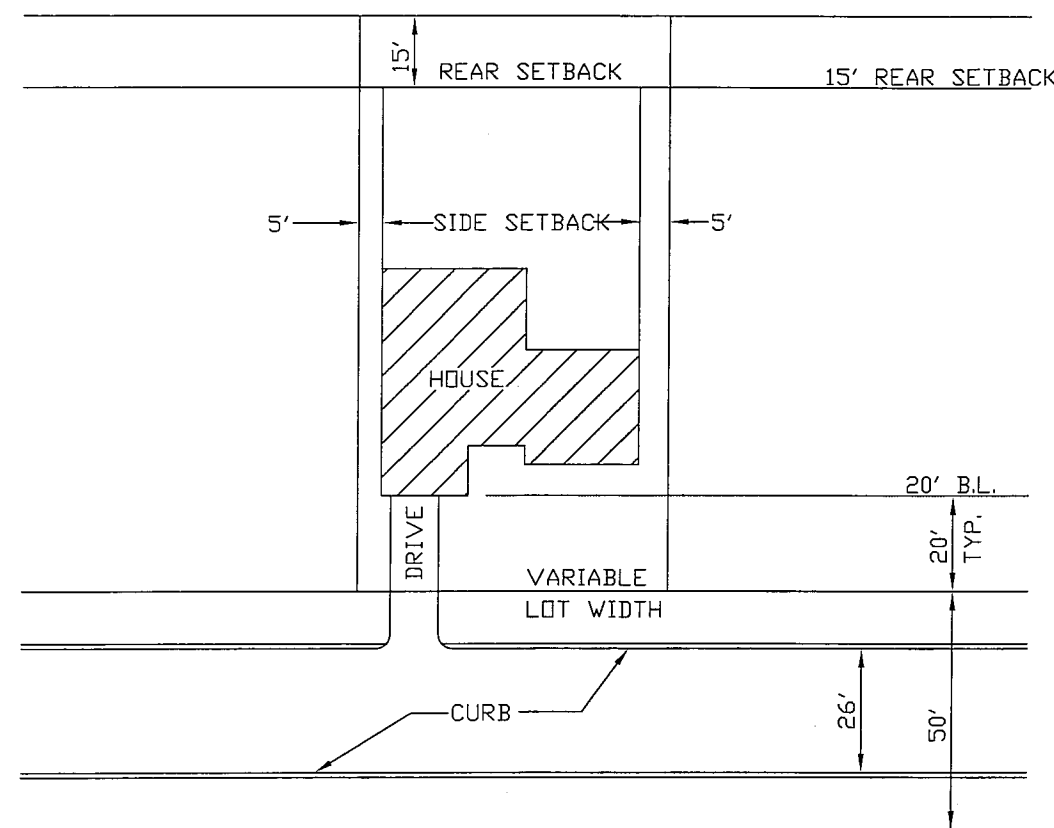
---

**DEED REFERENCES:**  
  
D.B. INST. # 199906250208372

<b>CONCEPT PLAN</b>			
<b>DRY GAP ROAD SUBDIVISION</b>			
CLT MAP 47 PARCEL 155			
DISTRICT 6, KNOX COUNTY, TENNESSEE			

SHEET    2                  CF                  2 SHEET

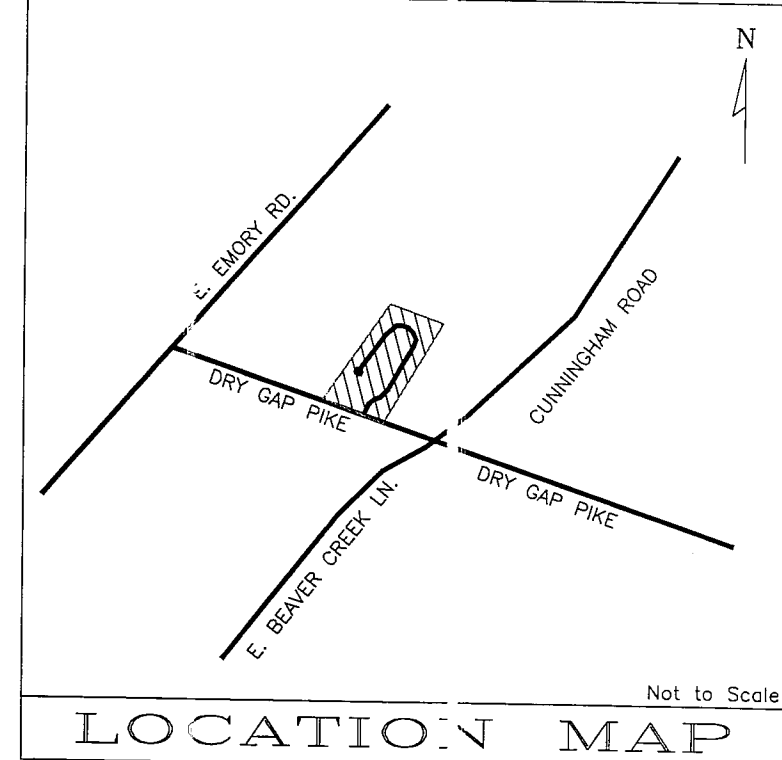




TYPICAL LOT LAYOUT  
1" = 40'

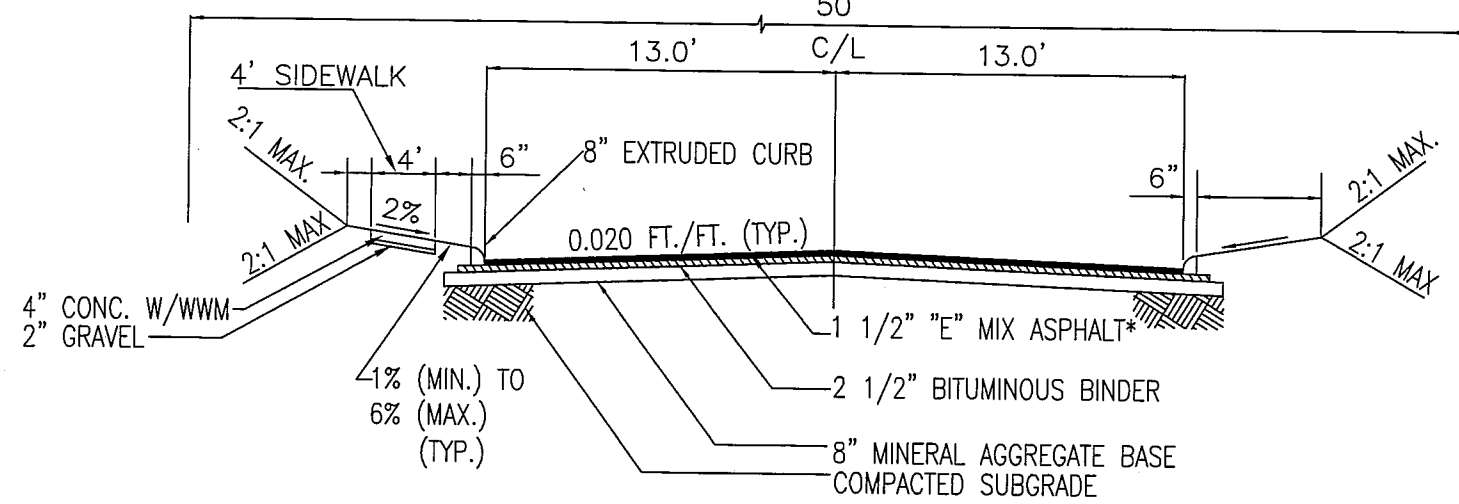
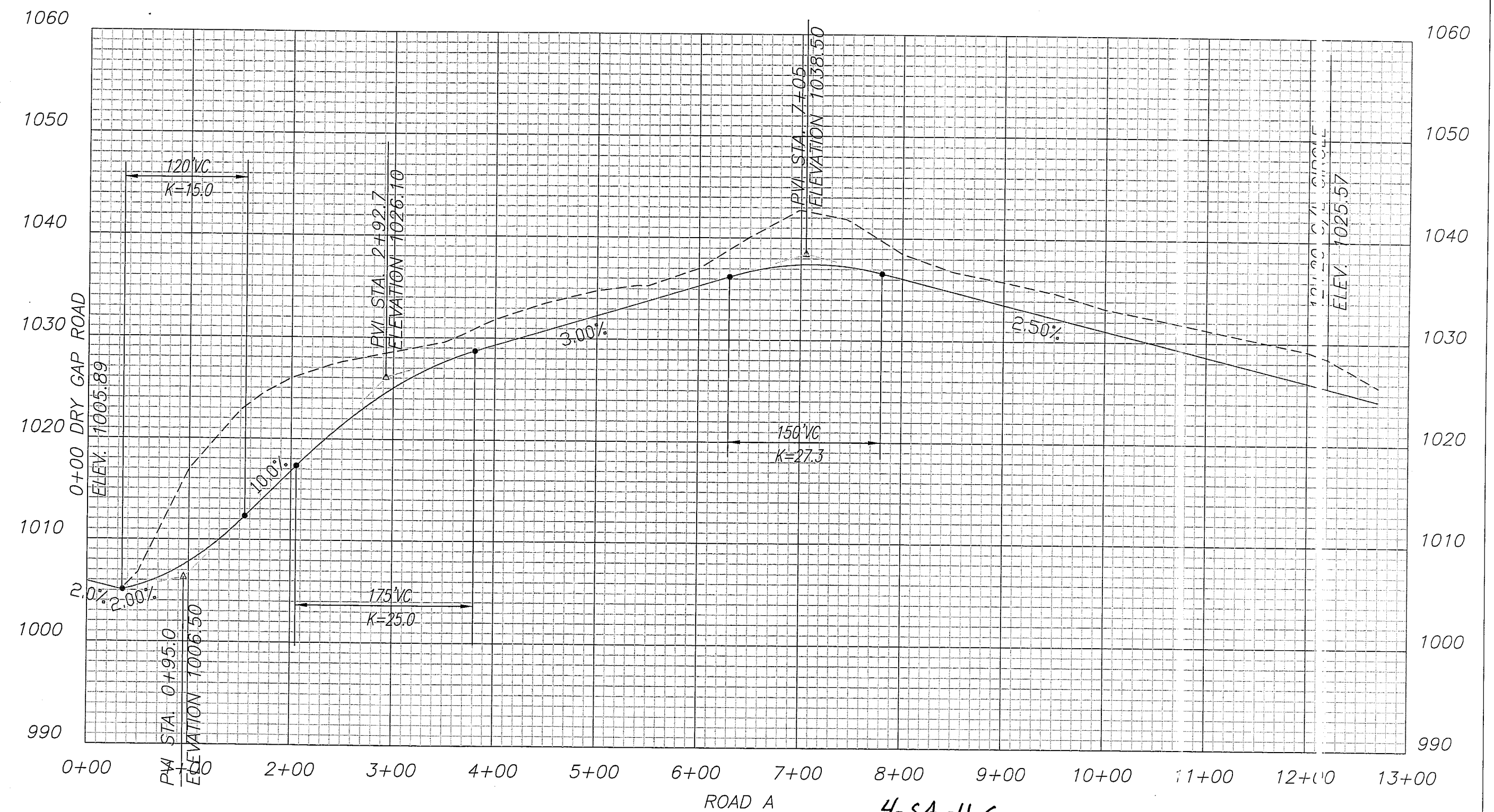
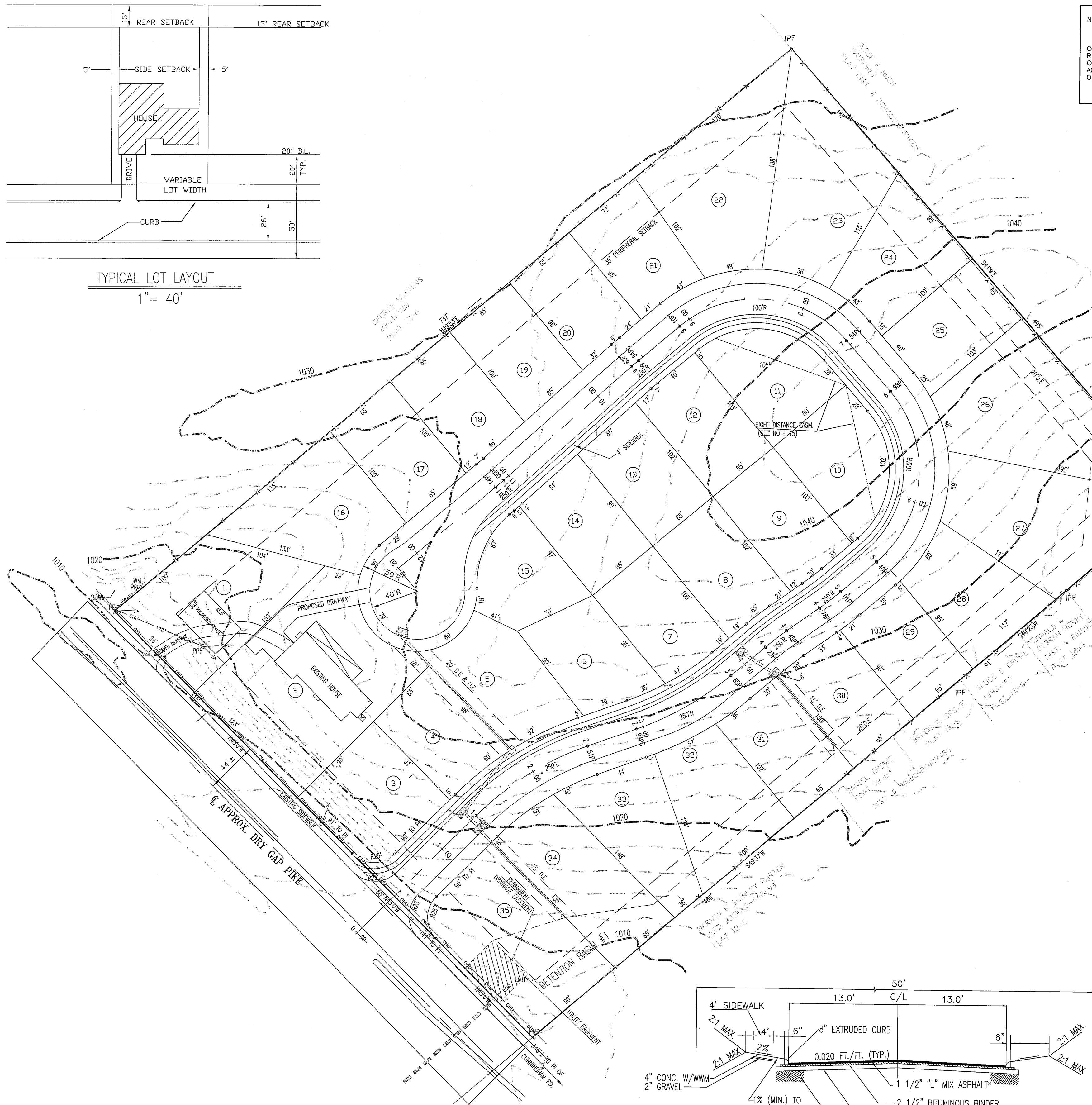
NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK;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

- NOTES:
- ALL DIMENSIONS AND ACRES ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  - 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 8.5± ACRES AND IS SUBDIVIDED INTO 35 LOTS.
  - ZONED PR (S D/AC).
  - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON FIELD SURVEY.
  - UTILITIES:  
WATER: HALLSDALE POWELL UTILITY DISTRICT  
SEWER: HALLSDALE POWELL UTILITY DISTRICT  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: FRONTIER  
8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.  
9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT: 20'  
SIDES: 5'  
REAR: 15' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACK)  
10. ROAD PROFILE IS BASED ON FIELD TOPO.  
11. BOUNDARY IS BASED ON A FIELD SURVEY.  
12. REQUEST THE FOLLOWING FROM KNOX COUNTY ENGINEERING DEPARTMENT:  
a) INTERSECTION GRADE ON ROAD A, AT STA 0+33 & STA 0+96 FROM 1% TO 2.0%  
13. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY EXCEPT LOTS 1 & 2 SHALL HAVE VEHICULAR ACCESS TO DRY GAP ROAD.  
14. LOT 7 WILL HAVE ACCESS FROM ONE ROAD ONLY.  
15. NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.  
16. VARIANCE REQUESTED:  
a) HORIZONTAL CURVE RADIUS FROM 250' TO 100', STA 6+50, ROAD "A".  
b) HORIZONTAL CURVE RADIUS FROM 250' TO 100', STA 8+50, ROAD "A".  
c) VERTICAL CURVE FROM 175' TO 120', AT THE ENTRANCE.  
d) BROKEN BACK TANGENT FROM 150' TO 44' AT STATION 2+51.



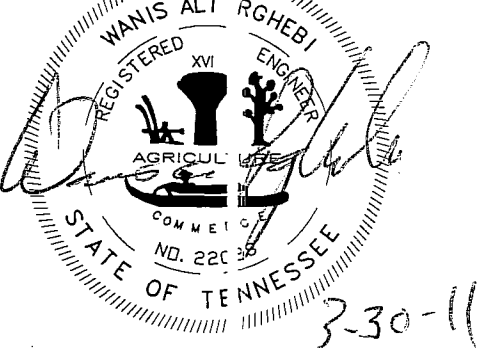
TYPICAL ROAD SECTION  
THRU 50' ROAD  
"PUBLIC ROAD"  
\* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER

SITE ADDRESS:  
1720 DRY GAP PIKE  
KNOXVILLE, TENNESSEE 37918

OWNER/DEVELOPER:  
SOUTHLAND GROUP, INC.  
4909 BALL RD.  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-7756  
FAX (865) 693-9699

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.  
ENGINEER  
TENNESSEE CERTIFICATE NO. 22028

REVISED  
3-30-11



SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699  
E-MAIL: wrghabi@sengconsultants.com  
WWW.4sengconsultants.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.
1	3-22-11	REVISED PER MPC COMMENTS	

SCALE  
HORIZONTAL: 1" = 50'  
EX. CONTOUR INTERVAL = 2'  
DATE  
2-1-11

DEED REFERENCES:

D.B. INST. # 199906250208372



CONCEPT PLAN  
DRY GAP ROAD SUBDIVISION  
CLT MAP 47 PARCEL 155  
DISTRICT 6, KNOX COUNTY, TENNESSEE

DGR-02-01-11-SP  
SHEET 1 OF 2 SHEET