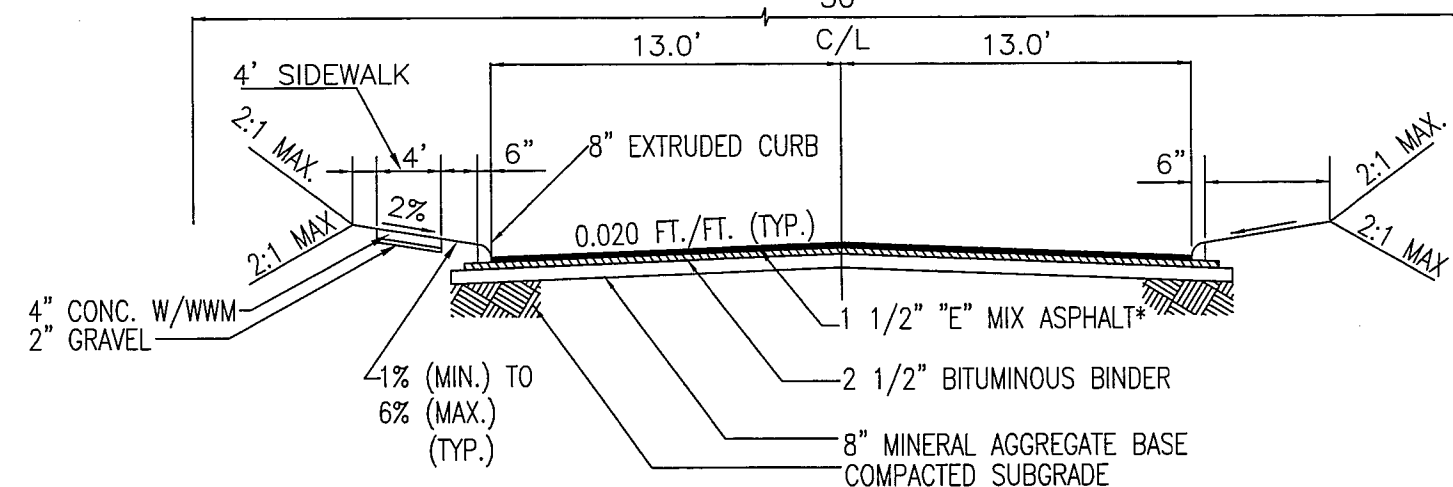


TYPICAL LOT LAYOUT
1" = 40'



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

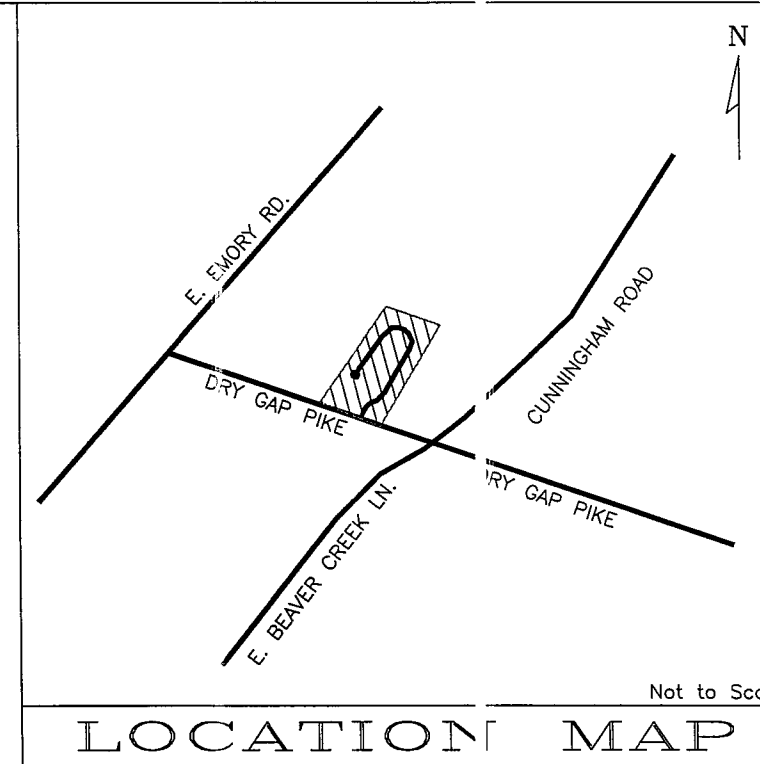
TYPICAL ROAD SECTION
THRU 50' ROAD

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

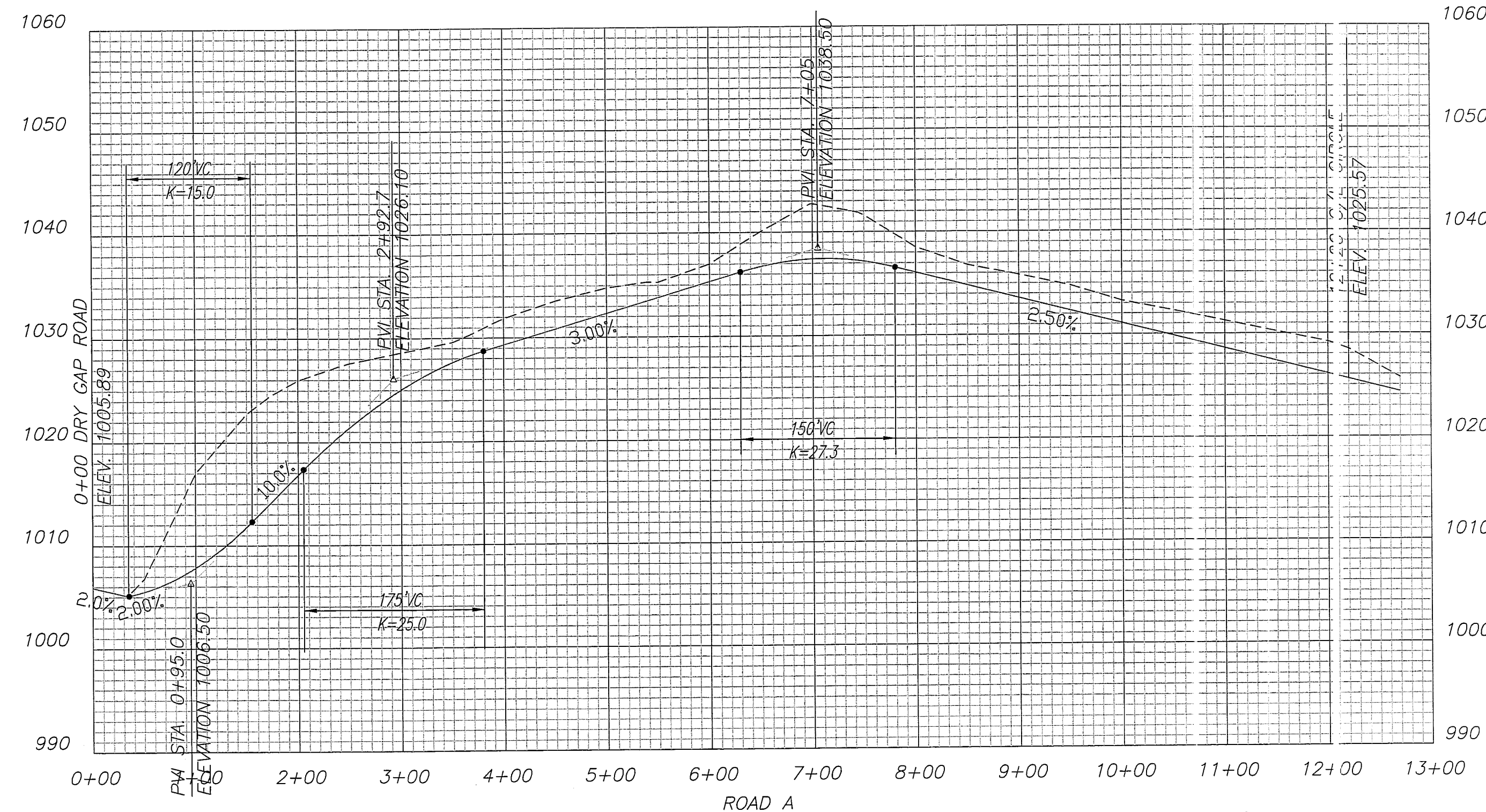
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC. MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK;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

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

- NOTES:
- ALL DIMENSIONS AND ACRES 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 6.54 ACRES AND IS SUBDIVIDED INTO 35 LOTS.
 - ZONED PR (S DU/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
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES...5'
REAR...15' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACK)
 - ROAD PROFILE IS BASED ON FIELD TOPO.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - REQUEST THE FOLLOWING FROM KNOX COUNTY ENGINEERING DEPARTMENT:
a) INTERSECTION GRADE ON ROAD A, AT STA 0+33 & STA 0+86 FROM 1% TO 2.0%.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY EXCEPT LOTS 1 & 2 SHALL HAVE VEHICULAR ACCESS TO DRY GAP ROAD.
 - LOT 7 WILL HAVE ACCESS FROM ONE ROAD ONLY.
 - NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.
 - 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 57' AT STATION 2+51.
e) PERIPHERAL SETBACK FROM 35' TO 30' ALONG THE EAST AND WEST PROPERTY LINE.



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.



OWNER/DEVELOPER:

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

SITE ADDRESS:
1720 DRY GAP PIKE
KNOXVILLE, TENNESSEE 37918

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
4-8-11



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	4-8-11	REVISED PER MPC COMMENTS	
1	3-22-11	REVISED PER MPC COMMENTS	

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

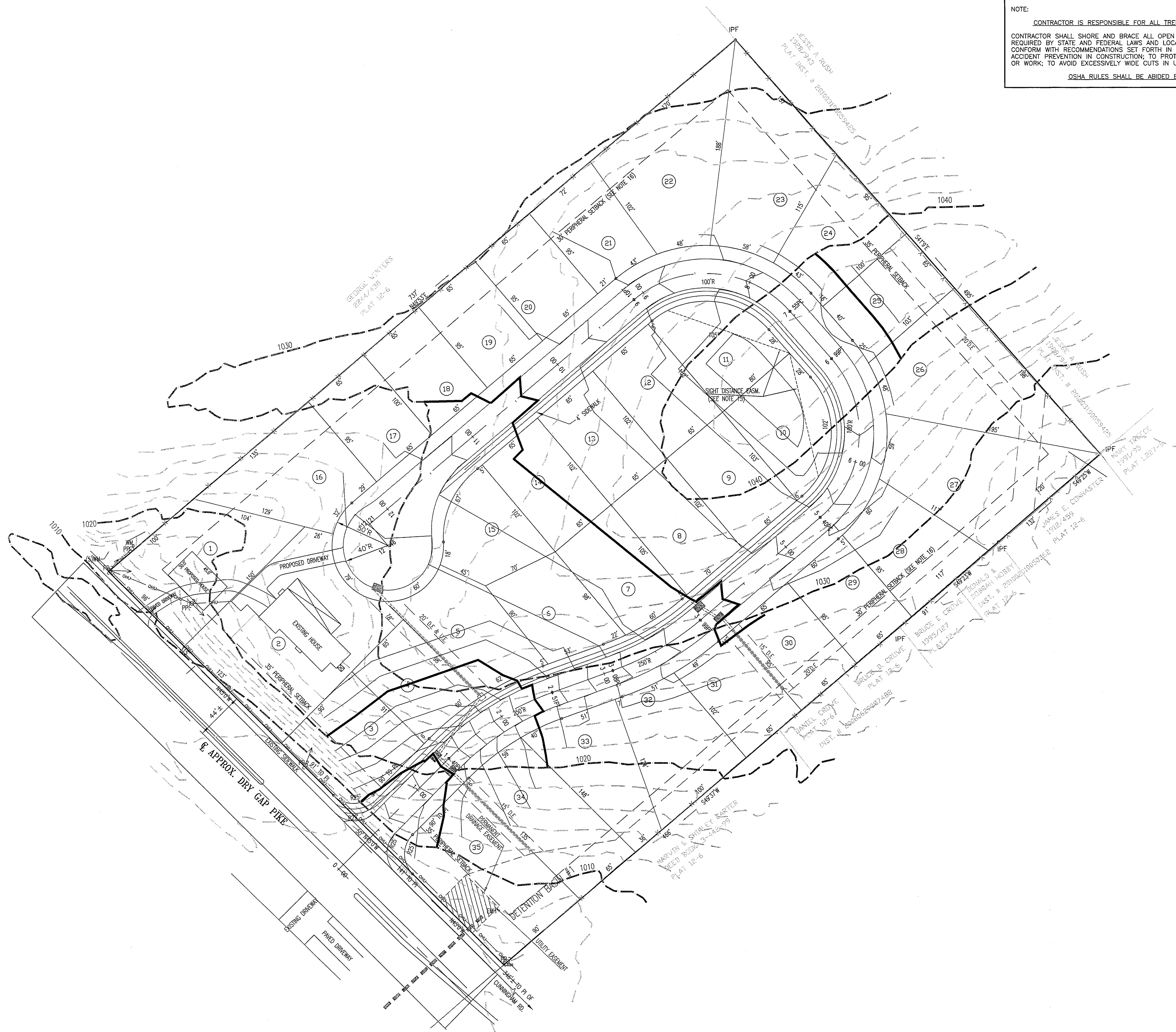
DEED REFERENCES:

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



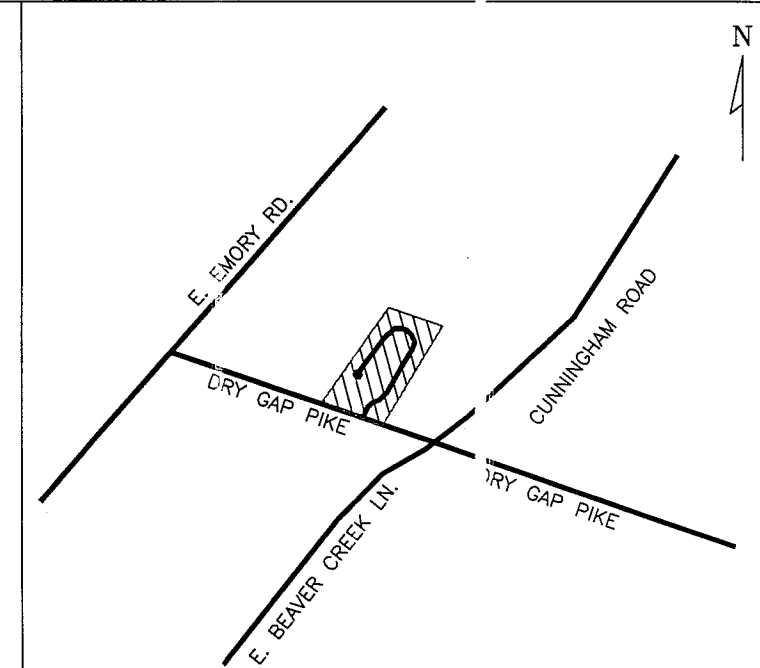
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OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

PLAT INST. # 2003100051276



Not to Scale
LOCATION MAP

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
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1720 DRY GAP PIKE
KNOXVILLE, TENNESSEE 37918

DEED REFERENCES:

D.B. INST. # 199906250208372

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

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

DGR-02-01-11-GP

SHEET 2 OF 2 SHEET

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E-MAIL: wrghedi@sengconsultants.com
WWW.sengconsultants.com

DESIGNED
DRAWN
CHECKED

WAR
WAR
WAR

APPROVED
ENGINEER

NO. DATE REVISION APPR.

