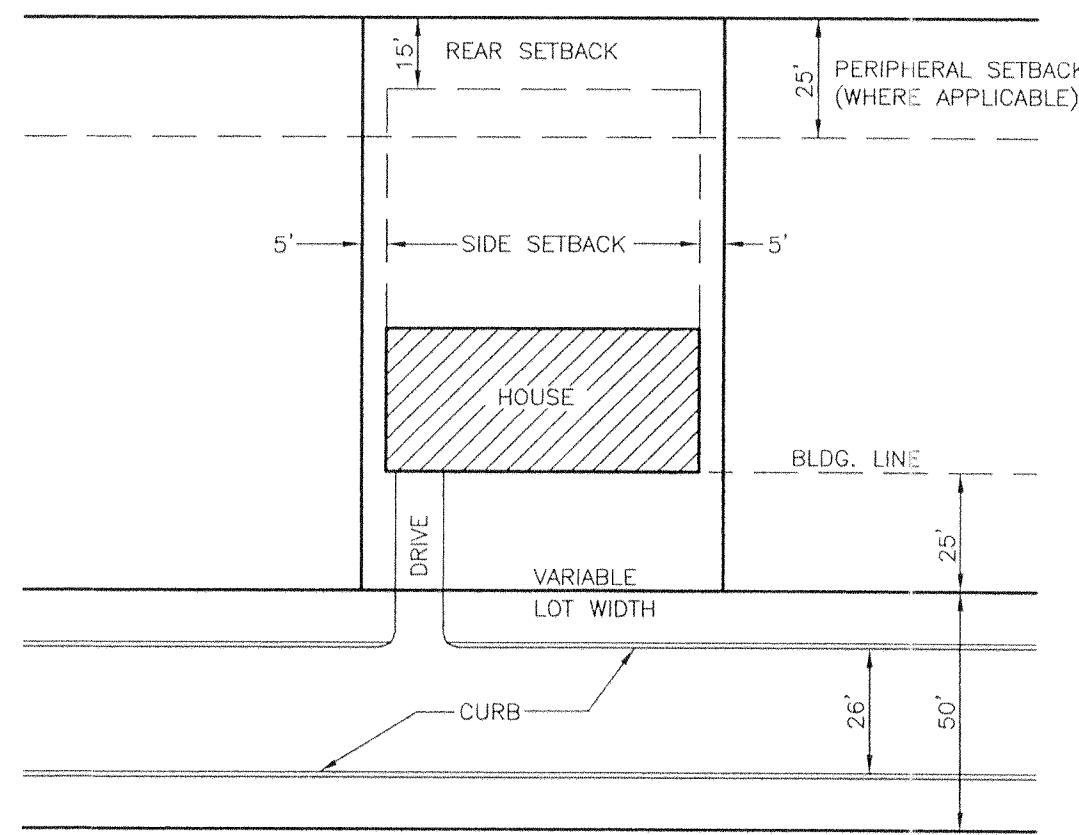
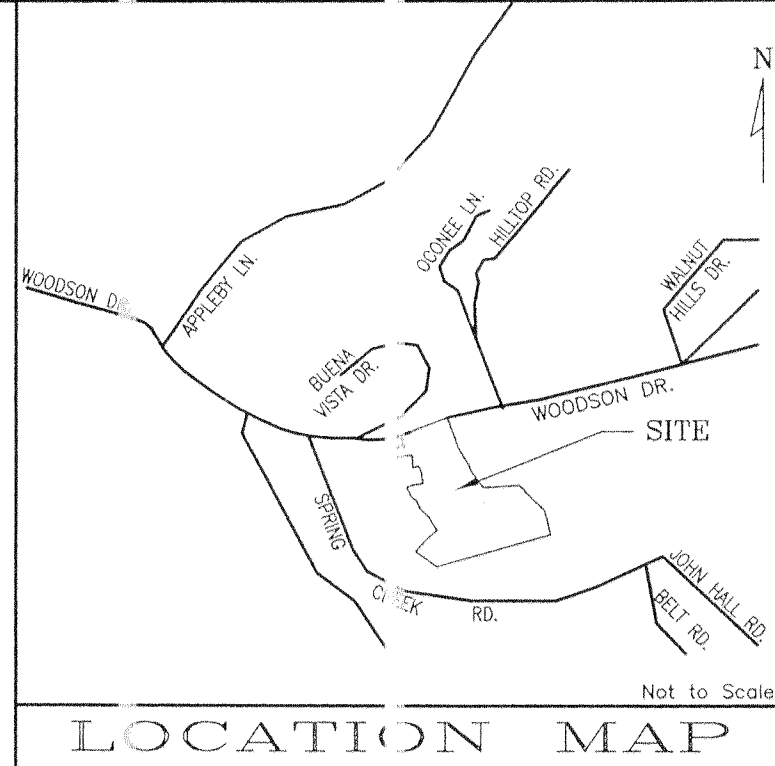
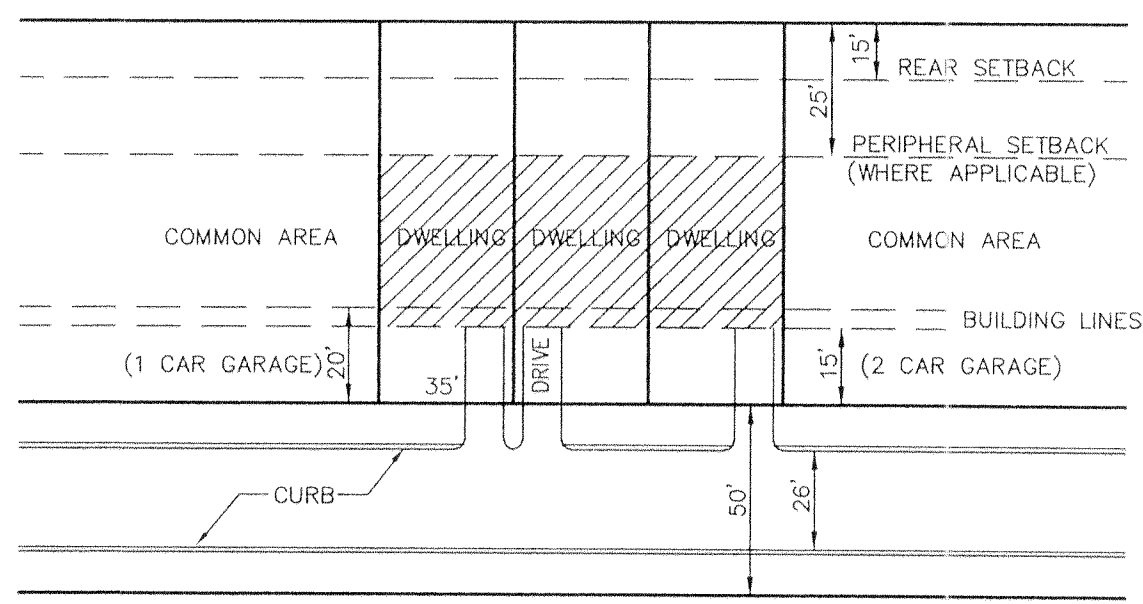


TYPICAL ROAD SECTION  
THRU 50' ROAD  
"PUBLIC ROAD"  
(ALL ROADS TO BE DEDICATED FOR PUBLIC USE)

- NOTES:
- ALL DIMENSIONS 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 ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 23.10 ACRES SUBDIVIDED INTO 72 SINGLE FAMILY DETACHED LOTS AND COMMON AREAS.
  - THIS PROPERTY IS ZONED RP-1.
  - ALL ROAD PROFILES ARE BASED OFF KNOXVILLE/KNOX COUNTY GIS CONTOURS.
  - UTILITIES:  
WATER: KNOXVILLE UTILITY BOARD  
SEWER: KNOXVILLE UTILITY BOARD  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T SOUTHEAST
  - MINIMUM FLOOR ELEVATION FOR LOTS 31, 32, 36, 37 & 43 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ON OR ADJACENT TO THOSE LOTS.
  - MINIMUM FLOOR ELEVATION FOR LOTS 28, 29, AND 30 IS ONE FOOT ABOVE THE CURB LINE OF THE ROAD IN FRONT OF EACH LOT.
  - ROAD GRADES BETWEEN 1% AND 3% AT INTERSECTIONS HAVE BEEN REVIEWED AND ARE APPROVED BY THE CITY OF KNOXVILLE DEPT OF ENGINEERING.
  - VARIANCES REQUIRED:  
A) VERTICAL CURVE LENGTH FROM 268.75 FEET TO 161.19 FEET, STA. 2+04.61, BRIAR ROCK LANE HARDSHIP: ROAD ALREADY CONSTRUCTED, ACCORDING TO AASHTO, IN SAG CURVES THAT HAVE STREET LIGHTS, VERTICAL CURVES OF THIS LENGTH WILL NOT CREATE A TRAFFIC HAZARD.  
B) VERTICAL CURVE LENGTH FROM 215 FEET TO 165 FEET, STA. 4+78.61, BRIAR ROCK LANE HARDSHIP: ROAD ALREADY CONSTRUCTED, ACCORDING TO AASHTO, K VALUES OF 15 YIELD A DESIGN SPEED OF 30 MPH, WHICH EXCEEDS THE POSTED 25 MPH RESIDENTIAL SPEED.  
C) VERTICAL CURVE FROM 194.7 FEET TO 156 FEET, STA. 1+70, CHIMNEY ROCK LANE HARDSHIP: ROAD ALREADY CONSTRUCTED, ACCORDING TO AASHTO, IN SAG CURVES THAT HAVE STREET LIGHTS, VERTICAL CURVES OF THIS LENGTH WILL NOT CREATE A TRAFFIC HAZARD.
  - THE PURPOSE OF THIS REVISED CONCEPT PLAN IS AS FOLLOWS:  
A) APPROVED ROADWAY VARIANCES IN UNITS 1 & 2 TO REFLECT AS-BUILT CONDITIONS.  
B) REGAIN CONCEPT APPROVAL FOR LOTS 16-38 & 58-75 (PREVIOUSLY APPROVED BY THE METROPOLITAN PLANNING COMMISSION FILES: 1-SB-07-C & 1-E-07-UR)



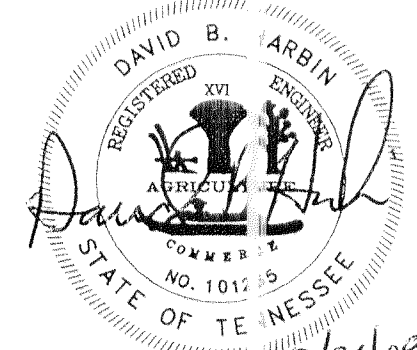
TYPICAL LOT LAYOUT  
FOR SINGLE FAMILY DETACHED



TYPICAL LOT LAYOUT  
FOR SINGLE FAMILY ATTACHED

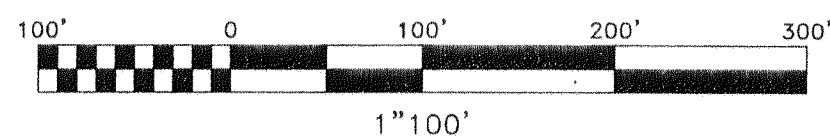
OWNER:  
R. W. GRAF, INC.  
P.O. BOX 11336  
KNOXVILLE, TENNESSEE 37939  
PHONE: (865) 368-1800

BATSON, HIMES, NORWELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com



CERTIFICATION OF CONCEPT PLAN.  
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 ALL ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
REGISTERED ENGINEER: David B. Himes  
TENNESSEE CERTIFICATE NO. 07225

1	07/24/08	MPC COMMENTS	
REV.	DATE	REVISION DESCRIPTION	
REVISED CONCEPT & DEVELOPMENT PLAN FOR WOODSON TRAIL S/D			
CLT MAP 122XB, PARCEL 1 122XD, PARCELS 1-31 122JF, PARCELS 10 & 21		SCALE 1"=100'	DRAWN BY DATE 06/26/09
CITY BLOCK #25913 25th WARD, CITY OF KNOXVILLE, TN DISTRICT 9, KNOX COUNTY, TN			
CONTOUR INTERVAL = 2' SHEET 1 OF 2 SHEETS			
9/23817/UNIT 3/23817-3-C.DWG DRAWING NUMBER 23817-3-C			



8-SC-09-C