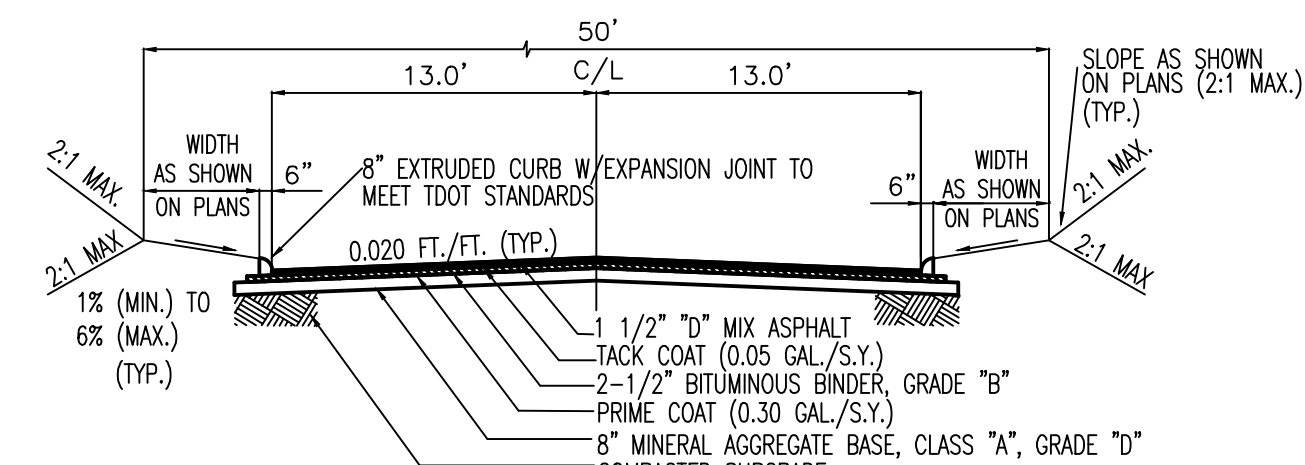
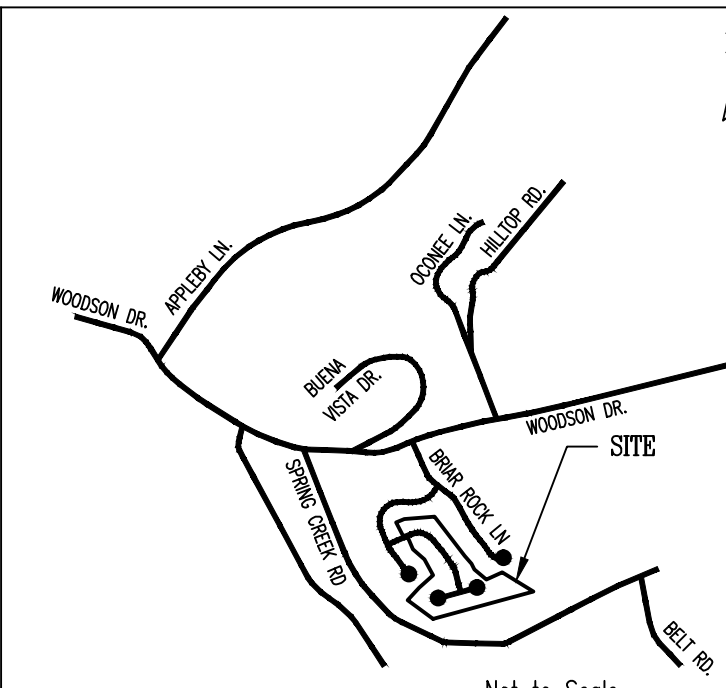


ALL TOPOGRAPHIC INFORMATION PROVIDED BY KNOXVILLE-KNOX COUNTY G.I.S.



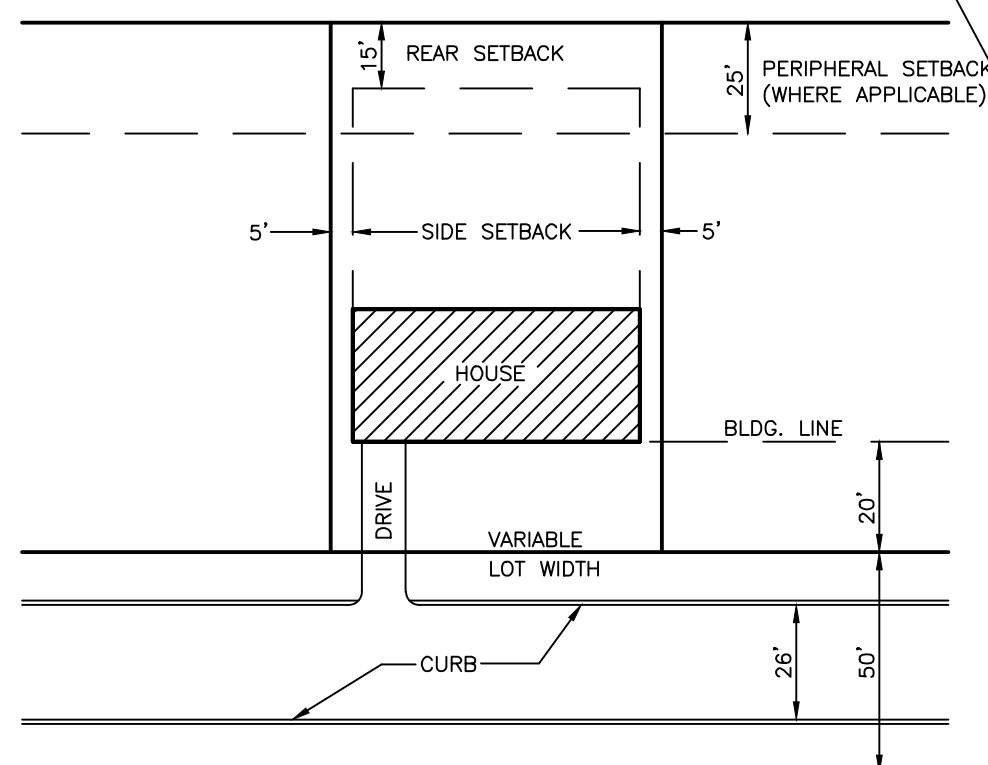
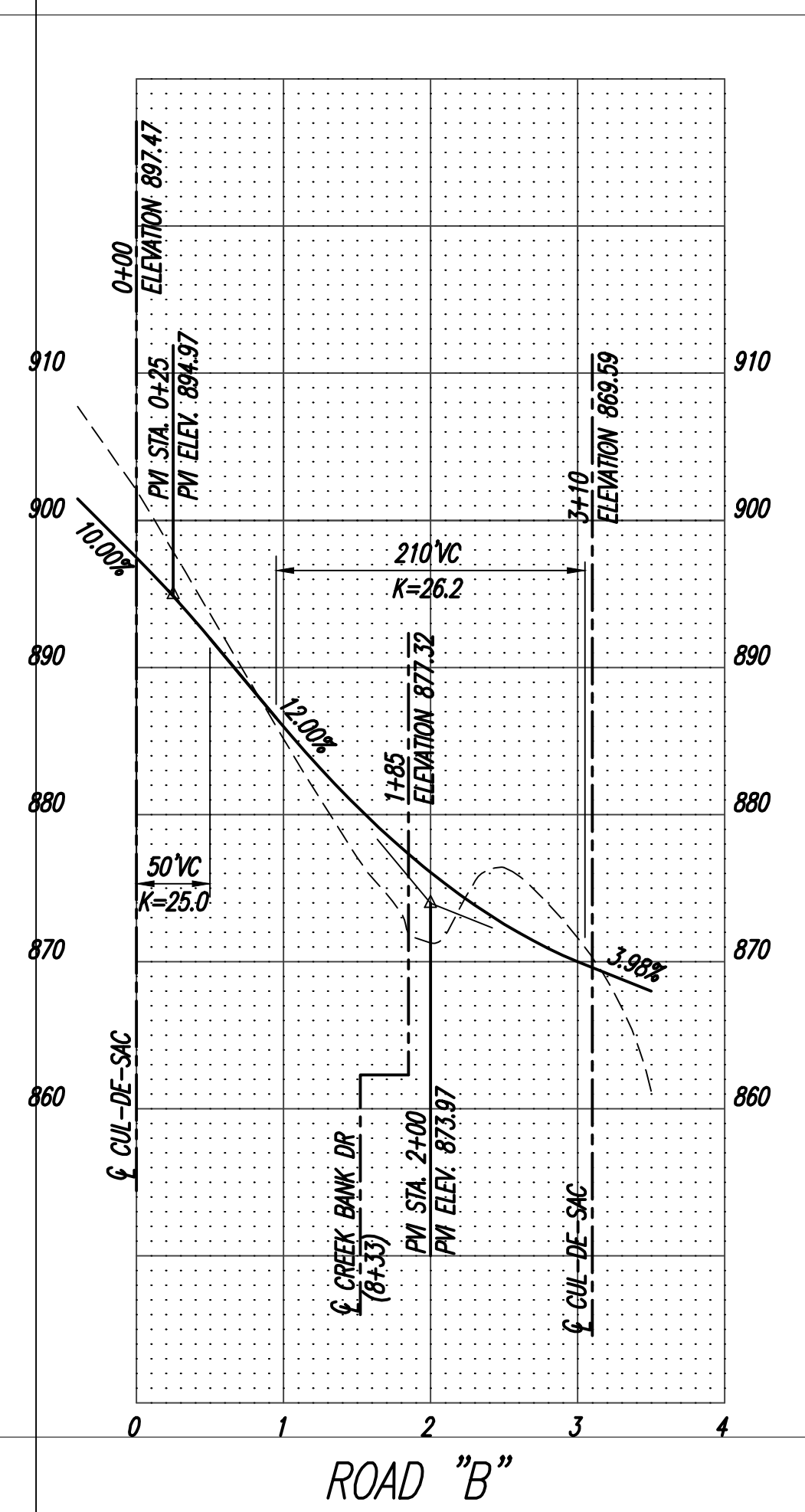
TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"
(ALL ROADS TO BE DEDICATED FOR PUBLIC USE)



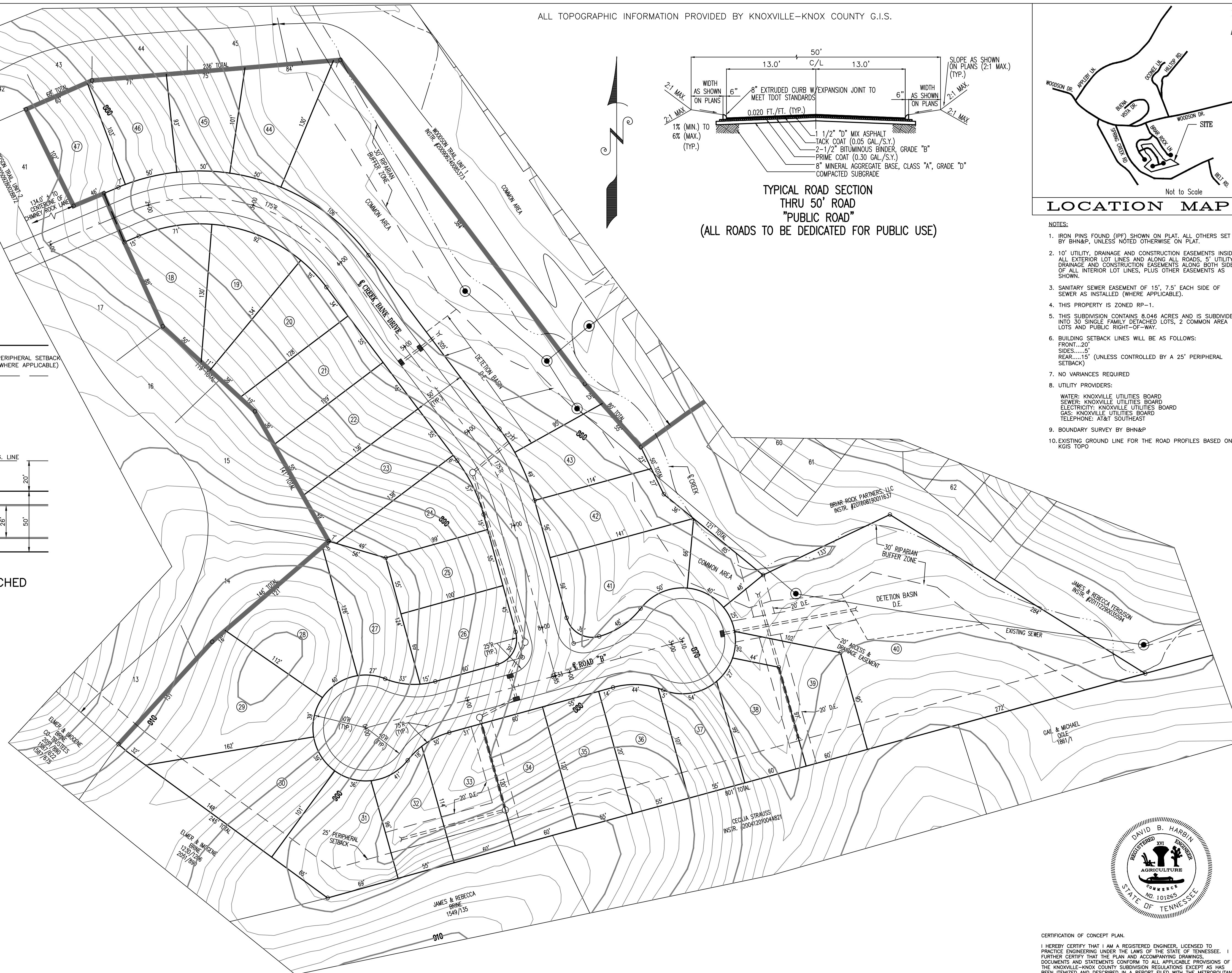
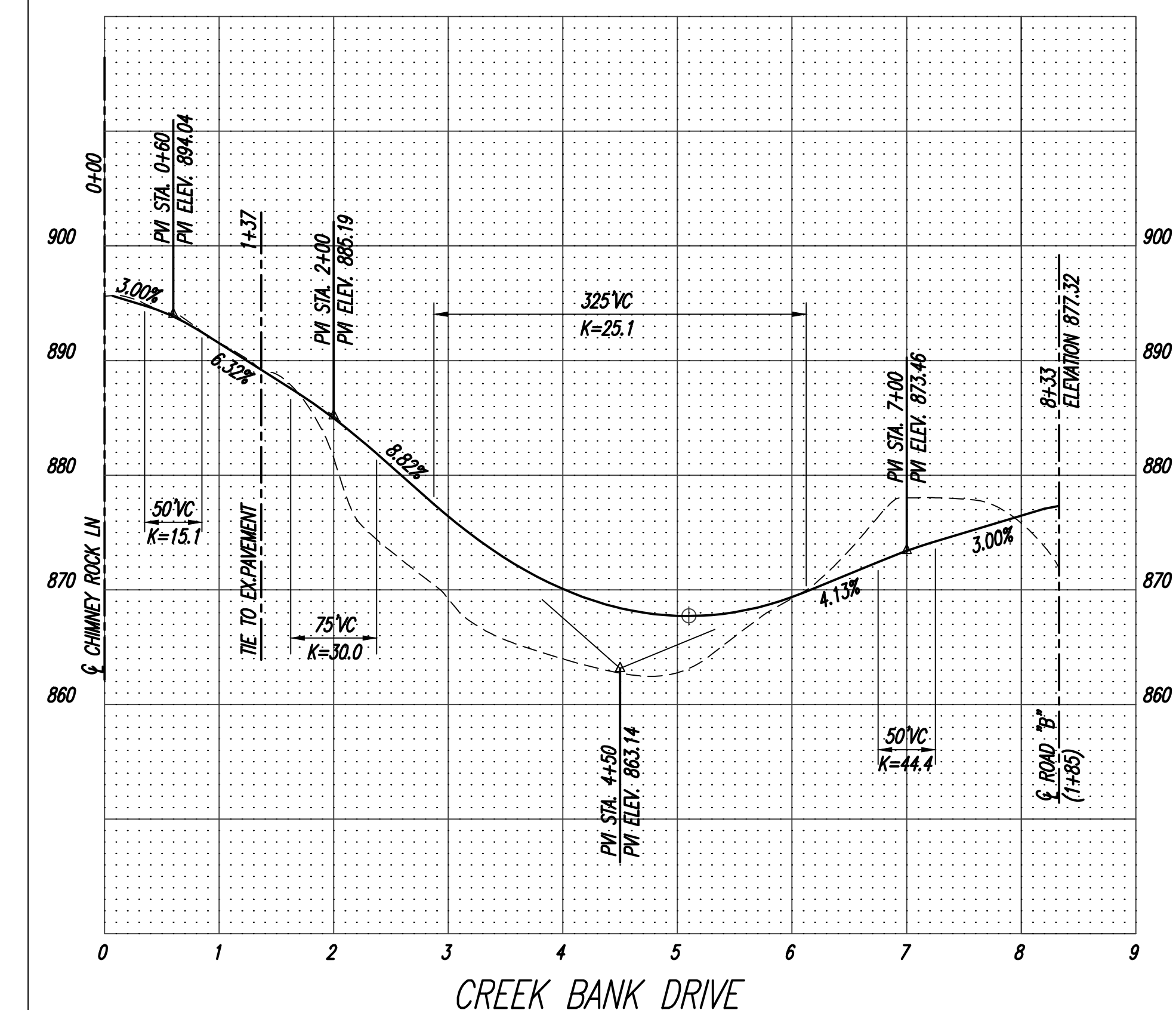
LOCATION MAP

NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BH&NP, UNLESS NOTED OTHERWISE ON PLAT.
2. 10' UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE EXTERIOR OF LOT 1 AND ALONG ALL ROADS, 5' UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDE OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED RP-1.
5. THIS SUBDIVISION CONTAINS 8.046 ACRES AND IS SUBDIVIDE INTO 30 SINGLE PLOTS OF VARIOUS LOTS, 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20'
SIDES...5'
REAR...15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
7. NO VARIANCES REQUIRED
8. UTILITY PROVIDERS:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRICITY: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
9. BOUNDARY SURVEY BY BH&NP
10. EXISTING GROUND LINE FOR THE ROAD PROFILES BASED ON 1985 PHOTO



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED



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 ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE REGULATIONS OF THE TENNESSEE SUBDIVISION REGULATIONS EXIST AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER _____
TENNESSEE CERTIFICATE NO. _____

OWNER/DEVELOPER
BRIAR ROCK PARTNERS, LL
c/o KEN SUNZERI
404 E. McGLINCY LANE
CAMPBELL, CA 95008
PHONE: (408)963-8843

23817-4-0

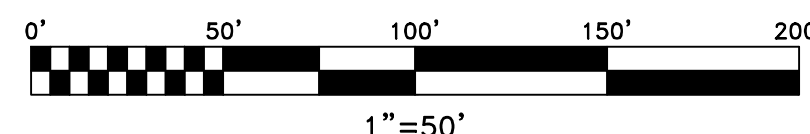
SHEET 1 OF 2 SHEET(S)

9-SB-17-C
9-F-17-UR

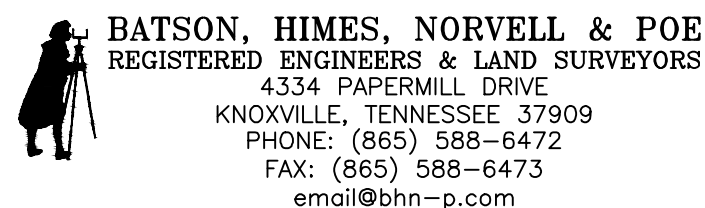
DEED: INSTR. #201608190011637

SCALE
1"= 50'

DATE
7/28/17



SITE PLAN AND ROAD PROFILES FOR
WOODSON TRAIL S/D, PHASE 4
CLT MAP 122KB, PARCEL 1
CITY BLOCK 25916, WARD 25, CITY OF KNOXVILLE, TN.
DISTRICT 9, KNOX COUNTY, TN



DESIGNED	###
DRAWN	###
CHECKED	###

1	8/28/17	MPC COMMENTS
NO.	DATE	

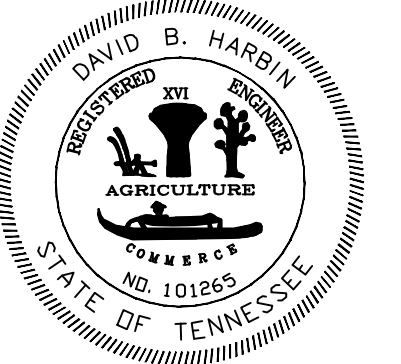
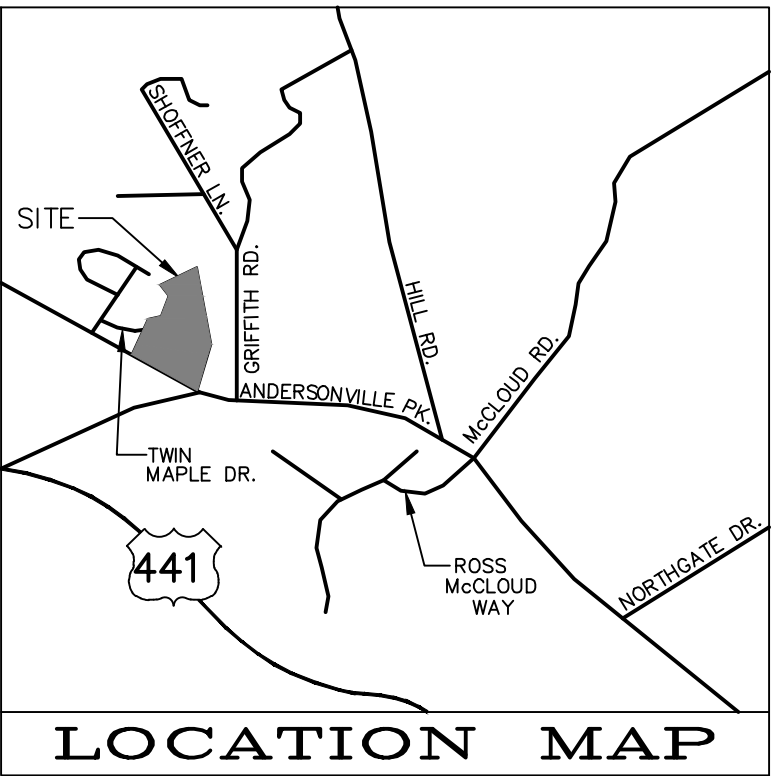
REVISION

[illegible][illegible]

REVISION

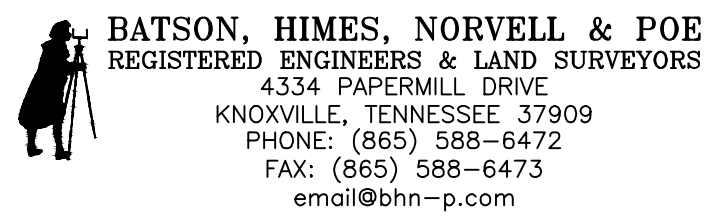
	APPR

A stylized logo consisting of a vertical line. On the left side of the line, there is a small triangle pointing upwards and a musical note. On the right side, there is a small triangle pointing downwards and a musical note. The entire logo is rendered in a dark gray color.



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BRIAR ROCK PARTNERS, LLC
c/o KEN SUNZERI
404 E. McGLINCY LANE
CAMPBELL, CA 95008
PHONE: (408)963-8843

SHEET 2 OF 2 SHEET(S)

[illegible]

DATE
7/28/17

A graphic scale bar is shown with markings at 0', 50', 100', 150', and 200'. Below the bar, the scale is indicated as 1"=50'.

GRADING PLAN FOR
WOODSON TRAIL S/D, PHASE 4
CLT MAP 122KB, PARCEL 1