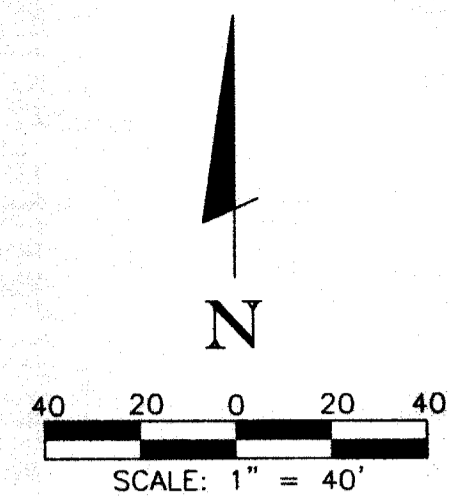


P.U.D. INFORMATION

TOTAL ACREAGE: 5.59 ACRES or (243,420 S.F.)
TOTAL NUMBER OF UNITS: 6
ALLOWABLE DENSITY : 243,420 SF / 15,000SF = 16 UNITS
PROPERTY ZONE R-1 RESIDENTIAL
TYPE OF DEVELOPMENT: PLANNED UNIT DEVELOPMENT



SITE LAYOUT NOTES

- BOUNDARY SURVEY WAS PERFORMED BY "VISION ENGINEERING AND DEVELOPMENT SERVICES, INC.", MICHAEL K. SUTTLES, RLS NO. 1452.
- THERE SHALL BE 10 FOOT UTILITY EASEMENTS ALONG ALL PROPERTY LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONAL LAYOUT SURVEYING. BUILDINGS SHALL NOT BE CONSTRUCTED WITHIN THE BUILDING SETBACK. BUILDINGS SHALL NOT BE ANY CLOSER TO THE DRIVE AISLE THAN 15 FT. BUILDINGS SHALL BE SEPARATED A MINIMUM OF 20 FT.
- THE SITE SHALL BE KEPT CLEAN AND NEAT AT ALL TIMES.
- ALL DEBRIS SHALL BE REMOVED CONTINUOUSLY AT THE CONTRACTORS EXPENSE. THE LEGAL DISPOSAL OF UNSUITABLE MATERIAL SHALL BE THE CONTRACTORS RESPONSIBILITY.
- TRAFFIC CONTROL SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICE FOR STREET AND HIGHWAY CONSTRUCTION".
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT FEDERAL, STATE AND LOCAL REQUIREMENTS INCLUDING PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATION OF GENERAL CONTRACTORS OF AMERICA, INC. AND THE U.S. DEPARTMENT OF LABOR.

LEGEND

- PARKING SPACE NUMBER
- WATERLINE
- SANITARY SEWER LINE
- TEE
- VALVE
- BEND
- 2" BLOW-OFF ASSEMBLY
- METER VAULT
- SANITARY SEWER MANHOLE
- CLEANOUT

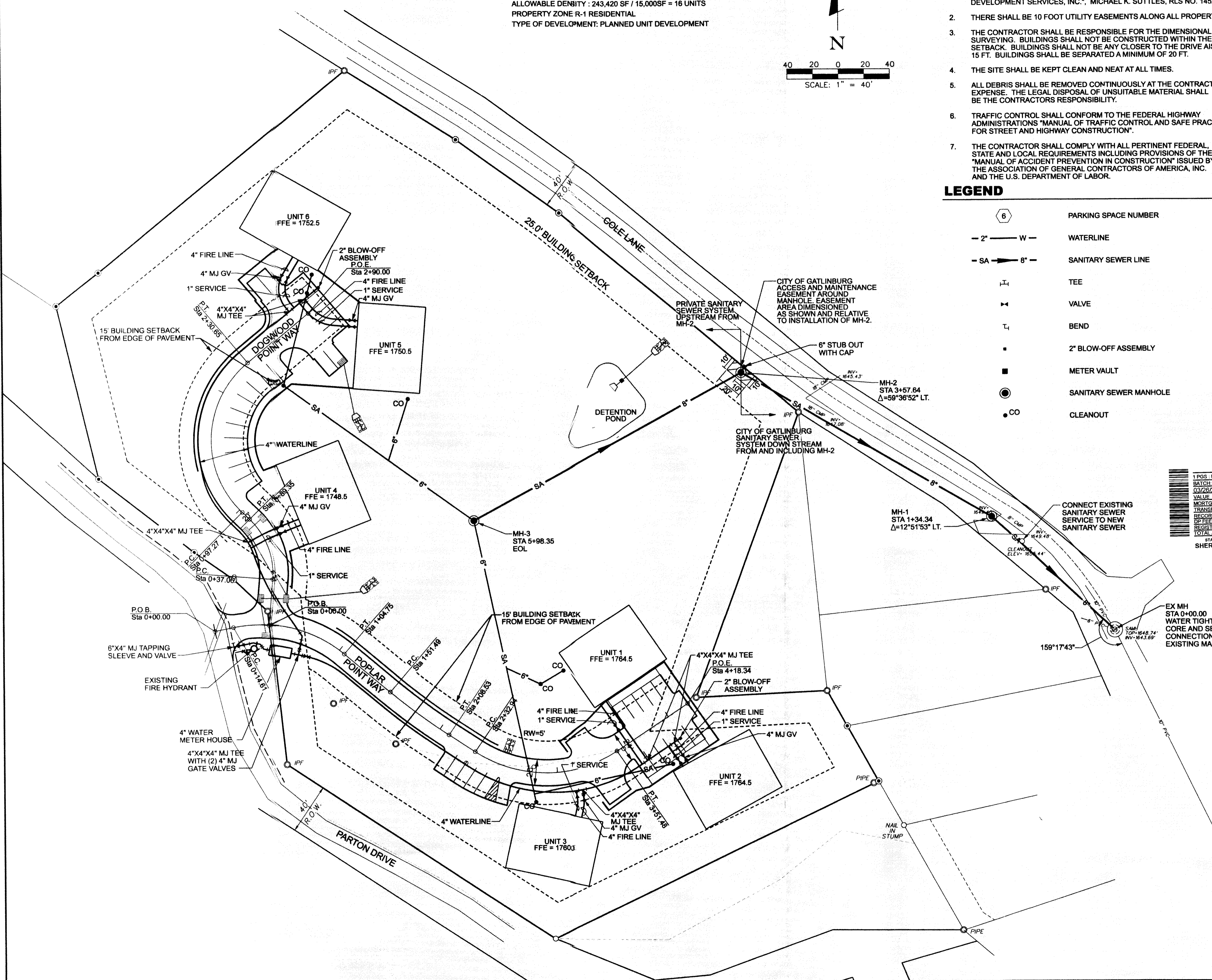
SITE UTILITY NOTES:

- THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AND THE UTILITY COMPANIES PRIOR TO BEGINNING WORK. THE GENERAL LOCATION OF ALL KNOWN UTILITIES ARE SHOWN OR IDENTIFIED HEREIN AND REFLECT THE OWNER'S BEST RECORDS AND ON-SITE INVESTIGATION. THE OWNER MAKES NO EXPRESSED OR IMPLIED GUARANTEE OF ACCURACY OR THAT OTHER UTILITIES ARE NOT LOCATED IN THE CONSTRUCTION VICINITY.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY TO NOTIFY THEM IF WORK IN THE AREA AND REQUEST FOR THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. THESE NOTIFICATIONS SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
- COOPERATE WITH EACH UTILITY COMPANY IN THE PROTECTION OF THEIR RESPECTIVE APPURTENANCES.
- THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT.
- CONSTRUCTION OF ALL SANITARY SEWER, WATER MAIN AND RELATED APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE CITY OF GATLINBURG'S STANDARDS AND SPECIFICATIONS.
- MAINTAIN A MINIMUM COVER OF 30" OVER THE SEWER LINES BEYOND THE STREETS AND A MINIMUM OF 36" UNDER ALL STREETS. MAINTAIN A MINIMUM COVER OF 30" OVER ALL WATER MAINS.
- MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER MAINS AND SEWER LINES WHEREVER POSSIBLE. WHERE THE HORIZONTAL SEPARATION DISTANCE CANNOT BE ACHIEVED, THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN THE TOP OF THE SEWER PIPE AND THE BOTTOM OF THE WATER MAIN WITH THE SEWER BEING LOWER THAN THE WATER MAIN.
- THE STONE BEDDING AND BACKFILL SHALL BE DONE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
- PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL SANITARY SEWER PIPE SHALL BE ASTM D 3034 PVC SDR 26 UNLESS OTHERWISE SHOWN.
- ALL SANITARY SEWER LATERALS ARE 8" DIA. PVC UNLESS OTHERWISE SHOWN. CLEANOUTS SHALL BE SAME SIZE AS LATERAL LINES. SPACING OF CLEANOUTS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD PLUMBING CODE.
- ALL WATER MAINS SHALL BE DUCTILE IRON AS SHOWN. LINES LESS THAN 3" DIAMETER, MAY BE OF OTHER MATERIAL (E.G. PVC OR COPPER). WATER MAIN MAY BE DEFLECTED UP TO 50% OF MANUFACTURER'S ALLOWABLE LIMITS.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION", ISSUED BY A.G.C. OF AMERICA, INC. AND THE DEPARTMENT OF LABOR.
- PROPOSED UTILITIES IN PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED CRUSHED STONE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- A GATE VALVE SHALL BE INSTALLED ON ALL 3/4" WATER SERVICE LINES.
- UTILITIES (WATER & SEWER) TO REMAIN PROPERTY AND RESPONSIBILITY OF DEVELOPER/OWNER. CITY OF GATLINBURG SHALL NOT BE RESPONSIBLE FOR REPAIR, MAINTENANCE, OR UPKEEP.
- SEWER CONSTRUCTION SHALL BE INSPECTED BY CITY OF GATLINBURG INSPECTOR. CONTRACTOR NOTIFY CITY 3 DAYS PRIOR TO START OF CONSTRUCTION. NO SEWER LINE SHALL BE INSTALLED THEREAFTER UNLESS CITY HAS HAD OPPORTUNITY TO PROVIDE INSPECTOR.
- ENTRY TO EXISTING MANHOLE SHALL BE CORE DRILLED AND NEOPRENE BOOTS SHALL BE INSTALLED FOR WATERIGHT ENTRY OF SEWER PIPE INTO MANHOLE.
- 6" SANITARY LINES ARE TO BE LAID IN STRAIGHT SEGMENTS WITH UNIFORM SLOPE BETWEEN CLEANOUTS. CLEANOUTS SHALL BE SAME SIZE AS LATERAL LINES. A MINIMUM NUMBER OF CLEANOUT LOCATIONS HAVE BEEN SHOWN. CONTRACTOR IS RESPONSIBLE FOR ENSURING CLEANOUT LOCATION AND QUANTITY COMPLY WITH THE LATEST EDITION OF THE SOUTHERN BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS
- SEE ARCHITECTURAL PLANS FOR UTILITY CONNECTIONS AT BUILDINGS.

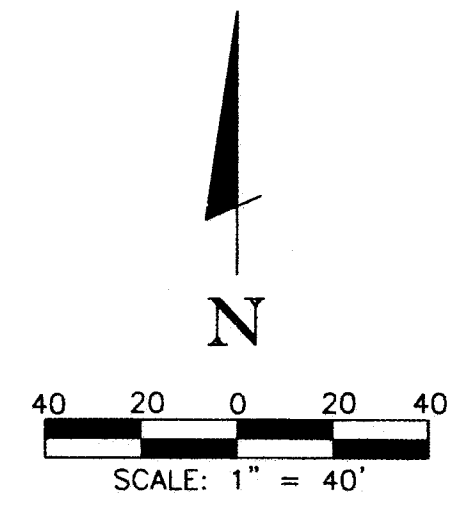
BK/PG: LM9/3-3
08015454

| | |
|-----------------------|-------|
| 1 PCS - LARGE MAP | |
| BATCH 129968 | |
| 03/26/2008 - 09:52 AM | |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 30.00 |
| D.P.F.E. | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 32.00 |

STATE OF TENNESSEE, SEWER COUNTY
SHERRY ROBERTSON HUSKEY
REGISTER OF DEEDS



| SITE LAYOUT AND UTILITIES PLAN | | | |
|--|------|---------|------------------------------------|
| GLADES POINT P.U.D. GATLINBURG, TENNESSEE | | | |
| C:\Users\user\Documents\070420\070420\30\Package | | | |
| DR. | CHK. | DATE | DESCRIPTION |
| TPP | DLU | 6/25/07 | ISSUED FOR CONSTRUCTION |
| owner: Venture Real Estate Group LLC | | | |
| Tax map 117 parcel 173 | | | |
| Deed book 2847 pg 258 | | | |
| District 2 | | | |
| | | | JOB NO. 070420-30 SCALE: 1"=40' |
| ENGINEERING AND DEVELOPMENT SERVICES, INC. 229 PRINCE STREET SEVIerville, TN 37862 PHONE: (665) 774-7771 www.visioneds.com | | | C1.01 |



LEGEND

- 1080 — PROPOSED MAJOR CONTOUR
- — PROPOSED MINOR CONTOUR
- 90.6 SPOT ELEVATION
- — DRAINAGE PIPE
- ▢ CATCH BASIN
- △ CONCRETE HEADWALL
- ▣ OUTLET PROTECTION

SITE GRADING NOTES:

1. THE EROSION CONTROL DEVICES SHALL BE THE FIRST ITEM OF CONSTRUCTION AND REMAIN FUNCTIONAL UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE OWNER. SEE SHEET C2.02.
2. THE PROPOSED ELEVATIONS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE. PROPER ADJUSTMENT SHOULD BE MADE BY THE CONTRACTOR FOR SUBGRADE.
3. PROOF ROLL ALL AREAS TO RECEIVE ANY FILL. PROOF ROLLING SHALL BE PERFORMED WITH A FULLY LOADED 8 TO 10 TON TANDEM AXLE DUMP TRUCK AT 2 TO 3 MPH FOR A MINIMUM OF FOUR PASSES. AREAS THAT DEFLECT MORE THAN 1 INCH OR EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL. THE PROOF ROLLING AND BACKFILLING SHALL BE APPROVED BY THE OWNER'S CONTRACTED GEOTECHNICAL ENGINEERING REPRESENTATIVE. NOTIFY ENGINEER IF FIRM LEVEL OF SOIL IS NOT REACHED WITHIN A DEPTH OF SIX FEET. ANY ALTERNATIVE SOIL STABILIZATION METHODS MUST BE APPROVED BY BOTH THE OWNER'S GEOTECHNICAL ENGINEERING REPRESENTATIVE AND THE ENGINEER.
4. AREAS TO BE GRASSED SHALL HAVE A MINIMUM OF 6" OF TOPSOIL PLACED TO ESTABLISH THE FINISH GRADE.
5. THE TOPSOIL STOCKPILE SHALL BE DOZER COMPACTED. THE STOCKPILE SHALL BE SEEDED.
6. ALL PIPES UNDER PAVEMENT SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE.
7. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
8. COORDINATE WITH GEOTECHNICAL ENGINEER FOR COMPACTION AND SOIL PLACEMENT REQUIREMENTS, INCLUDING OBTAINING APPROVALS BY A GEOTECHNICAL ENGINEER REPRESENTING THE OWNER. GEOTECHNICAL ENGINEER APPROVALS AND RESULTS OF 9. COMPACTION TESTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER.
10. INVERT ELEVATIONS AND PIPE SLOPES ARE APPROXIMATE.
11. CONTRACTOR SHALL COORDINATE WITH WALL DESIGNER FOR WALL REQUIREMENTS AT PIPE OPENINGS.
12. MAINTAIN A MAXIMUM SLOPE STEEPNESS NO GREATER THAN 2:1, IN ALL CUT AND FILL AREAS.
13. CONTRACTOR TO INSTALL AND MAINTAIN SEDIMENTATION AND EROSION CONTROLS IN ACCORDANCE WITH THE DOCUMENT "CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN FOR GLADES POINT", DATED 06/13/2006.
14. ALL DRAINAGE PIPE SHALL BE 18" DIA. HDPE UNLESS NOTED OTHERWISE. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BK/PG: LM9/3-3
08015454


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|-----------------------------|-------|
| PROJ: LARGE MAP | |
| BATCH: 125666 | |
| DATE: 03/26/2008 - 09:52 AM | |
| VALUE | 0.00 |
| PROPERTY TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 30.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 32.00 |

STATE OF TENNESSEE, SEVER COUNTY
SHERRY ROBERTSON HUSKEY
REGISTER OF DEEDS


GRADING AND DRAINAGE

**GLADES POINT
P.U.D.
GATLINBURG, TENNESSEE**

| DR. | CHK. | DATE | DESCRIPTION |
|-----|------|---------|-------------------------|
| TPP | DLU | 6/25/07 | ISSUED FOR CONSTRUCTION |
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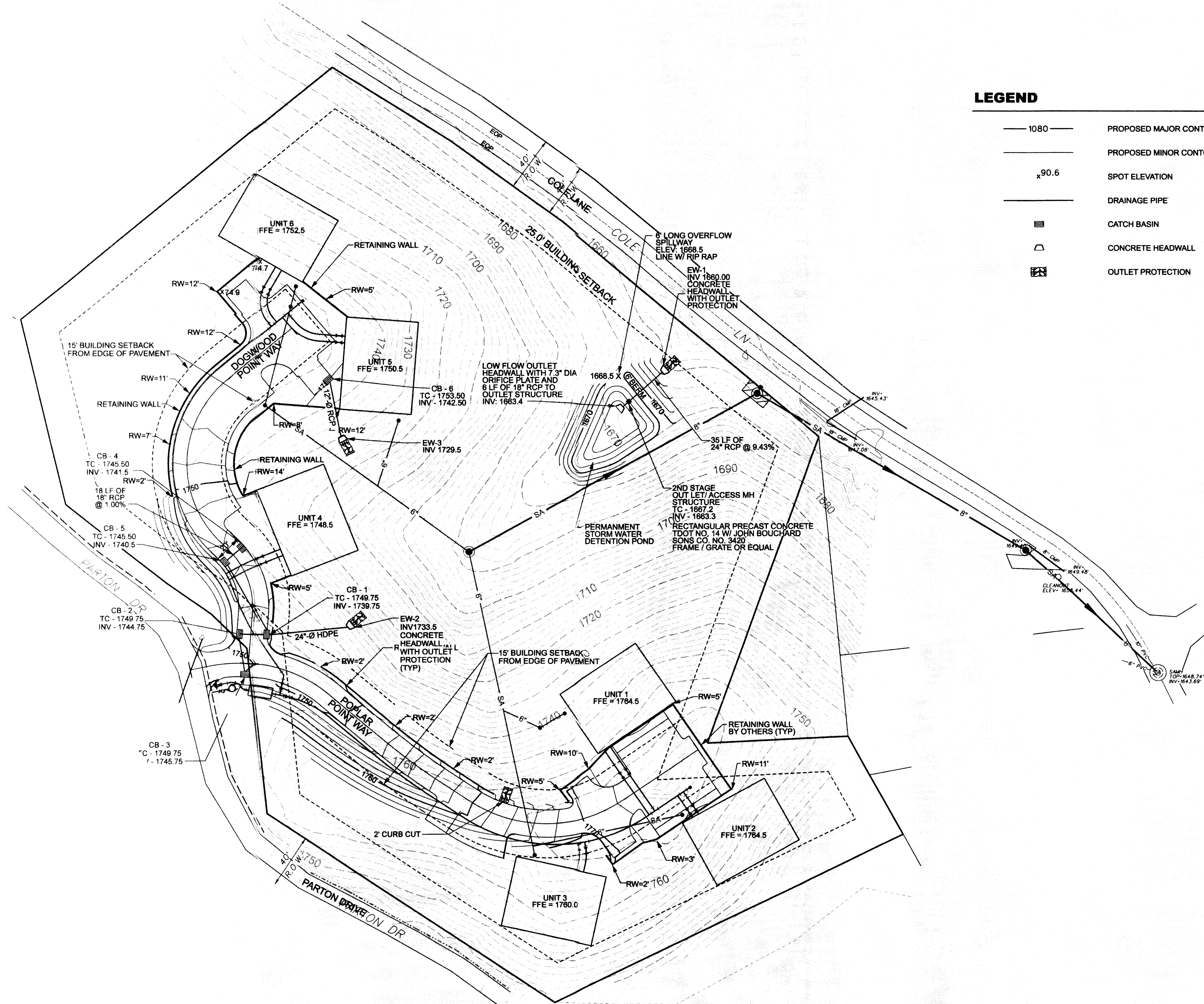


VISION
ENGINEERING AND DEVELOPMENT SERVICES, INC.
229 PRINCE STREET
SEVIERVILLE, TN 37862
PHONE: (865) 774-7771



JOB NO. 070420-30
SCALE: 1"=40'

C2.01





DEPARTMENT OF PLANNING

March 24, 2008

Ms. Sherry Huskey
Sevier County Register of Deeds
125 Court Avenue
Sevierville, TN 37862

**Re: *Planned Unit Development (PUD) Site Plan as depicted on the Douglas L. Unger, P.E.
#18053, PUD Site Plan dated June 25, 2007, for Glades Point, off Parton Drive***

Dear Sherry:

Please accept this correspondence as verification that the above referenced PUD, has been reviewed and approved by the Gatlinburg Municipal Planning Commission. The Board granted revised final PUD Site Plan approval on May 17, 2007. Further, because no subdivision of property is involved or depicted on the site plan, the signature of the Gatlinburg Municipal Planning Commission Secretary is not necessary.

Thank you for your attention regarding this matter. If you have questions or need any assistance, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Ball". The signature is stylized and cursive.

David W. Ball
City Planner

DWB/am