

TN
GRID CONVERGENCE N 01°11'14" W

1-SC-23-C/1-B-23-DP
Received 12/22/2022

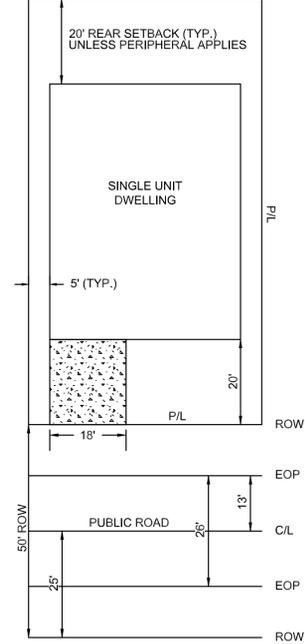
DEVELOPER: CANNON AND KUIPERS, LLC.
517 CALLAHAN DRIVE, SUITE 101
KNOXVILLE, TN 37812
CHAD ROBERTS
(865) 237-4404

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

621 WALL STREET
SEVIERVILLE, TN 37862
(865) 947-7556

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 Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer: Robert G. Campbell
Tennessee Certificate No. 105841

NOTE: 35' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER



TYPICAL LOT LAYOUT (SINGLE UNIT)
SCALE: 1"=20'



LOCATION MAP NOT TO SCALE

LEGEND

- EXISTING MANHOLE
- ⊕ EXISTING POWER/TELEPHONE
- SA — EXISTING SEWER LINE
- E — EXISTING OVERHEAD POWERLINE
- W — EXISTING WATERLINE
- 6" W — EXISTING 6" WATERLINE

NOTES:

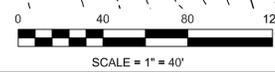
1. EXISTING CONTOURS BASED ON STATE LIDAR DATA.
2. ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
3. EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN UPSTREAM DRAINAGE AREA IS STABILIZED.
4. THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
6. WATER PROVIDERS: HPUD
7. SEWER PROVIDERS: HPUD
8. PER THE ATTACHED GEOTECHNICAL REPORT, BUFFER AREA IS SUITABLE FOR RESIDENTIAL CONSTRUCTION.

VARIANCES:

- REDUCTION OF VERTICAL CURVE LENGTH FROM K=25 (220') TO K=15 (130').
- REDUCTION OF PAVEMENT WIDTH FROM 26' (13' LANES) TO 24' (12' LANES).

TOTAL AREA: +/- 4.09 ACRES
NUMBER OF LOTS: 12
CLT MAP: 37
PARCELS: 142.15
DED REFERENCE: 20170420-0063891
ZONING: PR (- 3 DU/AC)
PLANNING FILE NUMBER: 1-SC-23-C/1-B-23-DP

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	157.08'	141.42'	S 08°18'54" E	90°00'00"



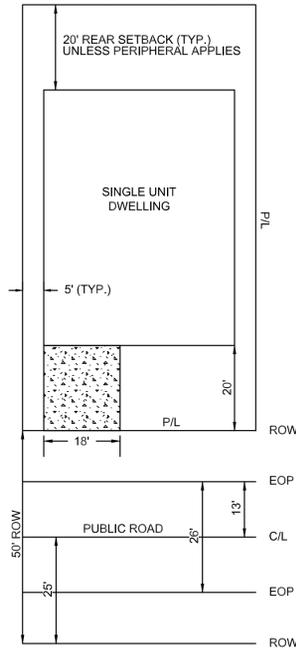
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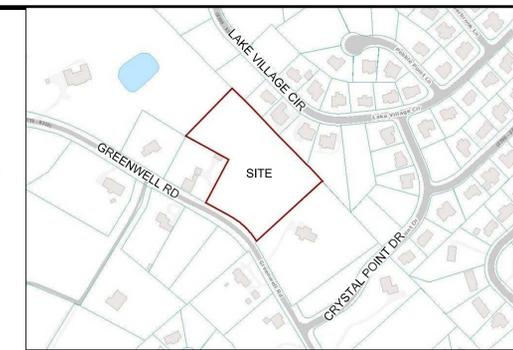
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(SINGLE UNIT)
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- ⊕ EXISTING POWER/TELEPHONE
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWERLINE
- EXISTING WATERLINE
- EXISTING 6" WATERLINE
- ▨ HP BOUNDARY

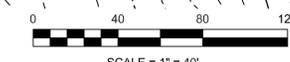
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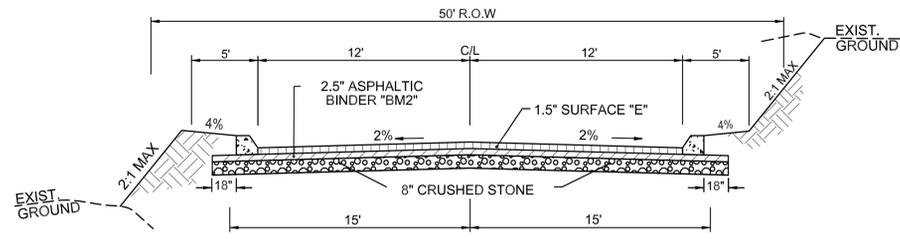
VARIANCES:

REDUCTION OF VERTICAL CURVE LENGTH FROM K=25 (220') TO K=15 (130').

TOTAL AREA: +/- 4.09 ACRES
DISTURBANCE AREA: +/- 3.29 AC
AMOUNT OF DISTURBANCE WITHIN HP AREA: +/- 2.31 AC
NUMBER OF LOTS: 12
CLT MAP: 37
PARCELS: 142.15
DEED REFERENCE: 20170420-0063891
ZONING: PR (- 3 DU/AC)
PLANNING FILE NUMBER: 1-SC-23-C/1-B-23-DP

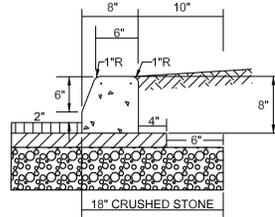


REVISIONS	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	CONCEPT PLAN OF: PARKER'S FOREST SITE PLAN		0 GREENWELL ROAD KNOX COUNTY		DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=40'	SHEET NO. 2
		DRAWN BY AJJ	DATE 12/16/2022	FILE NO. 22265	OF 3 SHEETS				

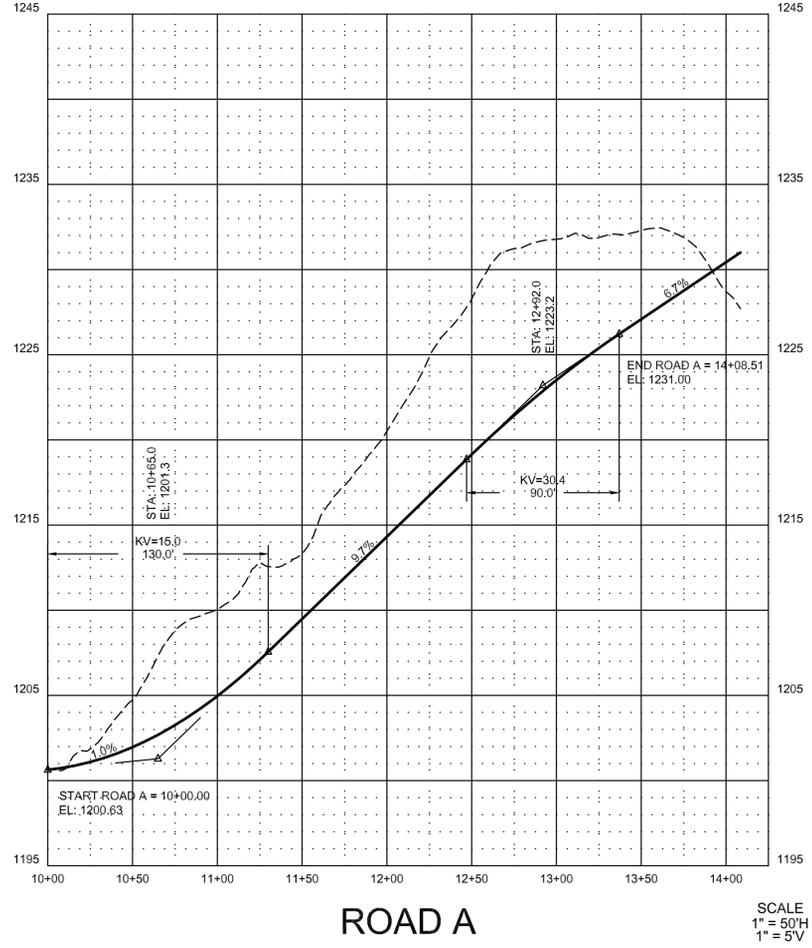


TYPICAL 2 LANE STREET
PUBLIC ROADS

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
 FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)
 *"D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



STANDARD DETAIL 6" EXTRUDED CURB



ROAD A

SCALE
 1" = 50'H
 1" = 5'V



NO.	REVISIONS

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

ROAD PROFILES

0 GREENWELL ROAD
 KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1" = 50'H 1" = 5'V
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SHEET NO. **3**
 OF 3 SHEETS