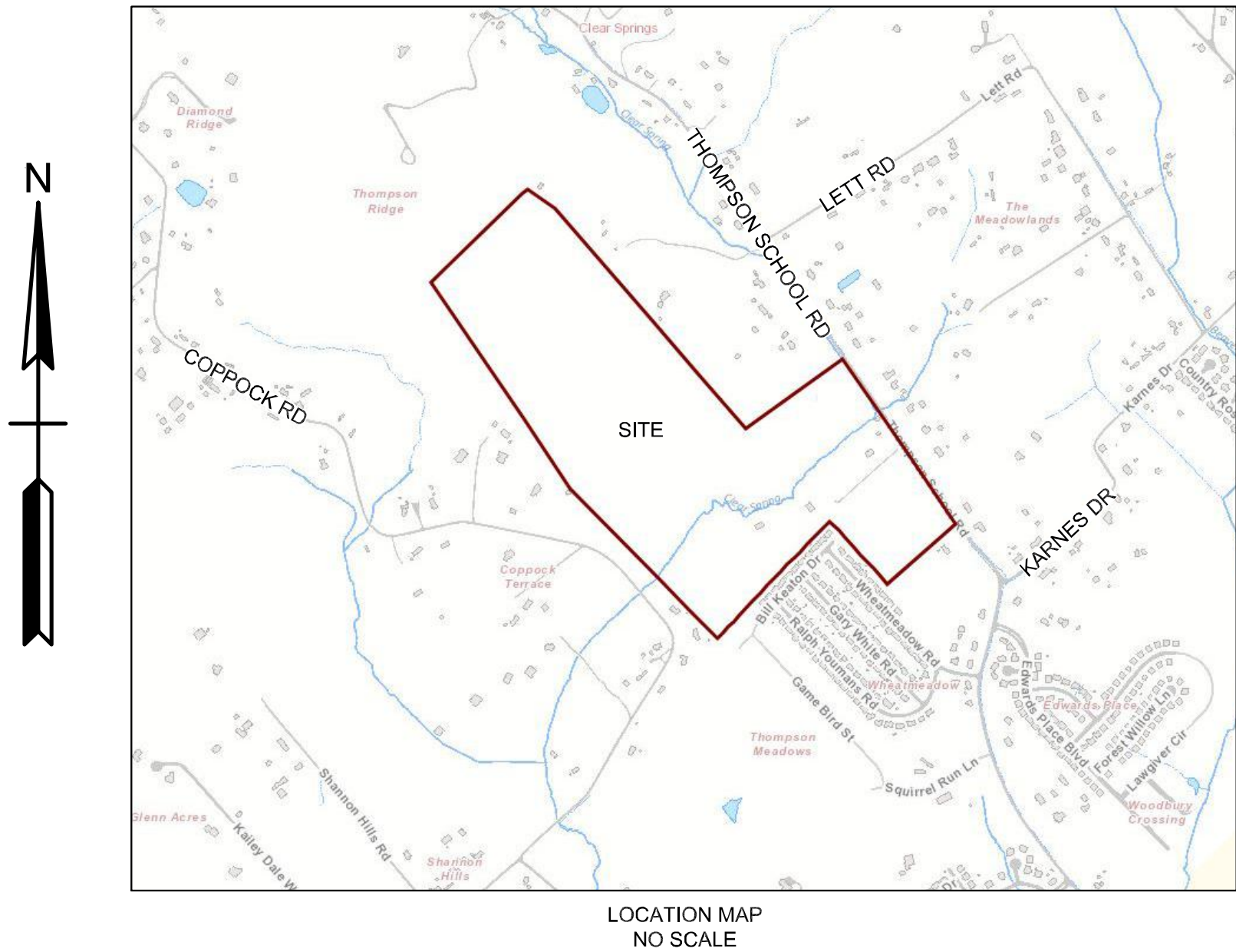


CONCEPT PLAN OF: THOMPSON CREEK PHASE 1 & 2 KNOX COUNTY, TENNESSEE

INDEX OF SHEETS:

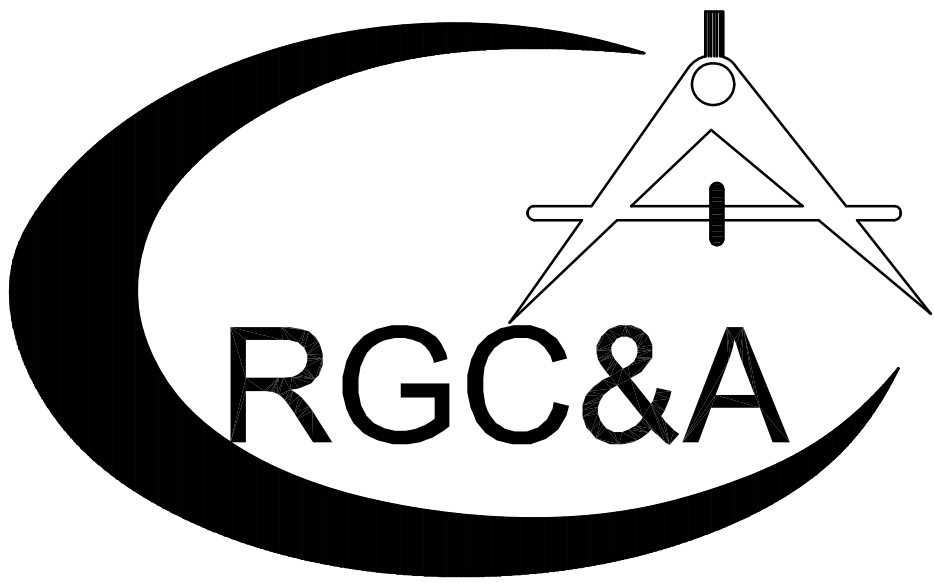
- COVER SHEET
- SHEET 1: EXISTING CONDITIONS
- SHEET 2: EXISTING CONDITIONS (CONT.)
- SHEET 3: OVERALL SITE LAYOUT
- SHEET 4: SITE PLAN (PHASE 1)
- SHEET 5: SITE PLAN (PHASE 1)
- SHEET 6: SITE PLAN (PHASE 2)
- SHEET 7: SITE PLAN (PHASE 2)
- SHEET 8: SITE PLAN (PHASE 2)
- SHEET 9: ROAD PROFILES
- SHEET 10: ROAD PROFILES
- SHEET 11: ROAD PROFILES
- SHEET 12: ROAD PROFILES
- SHEET 13: ROAD PROFILES



TOTAL AREA: +/- 108.40 ACRES
AREA AFTER ROW DEDICATION: +/- 107.92 ACRES
PHASE 1: 30.30 ACRES
PHASE 2: 78.10 ACRES

NUMBER OF LOTS: 297
CLT MAP: 12
PARCELS: 012 209
DEED REFERENCE: 20220824-0012823
ZONING: PR (<2.9 DU/AC)

PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP



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

DEVELOPER: HAM LAND PARTNERS, LLC
672 FOX DEN LANE
LAFOLLETTE, TN 3776
(865) 567-1725

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

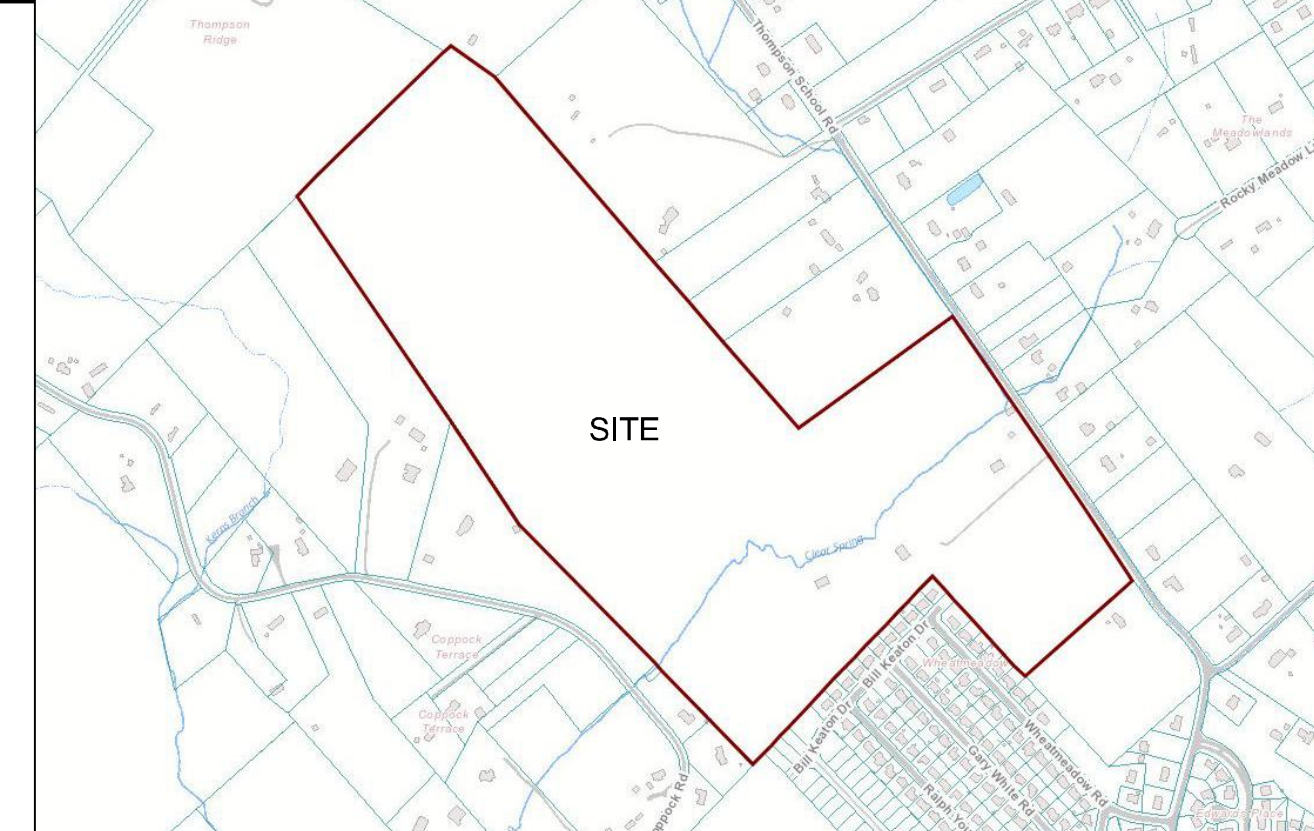
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

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

1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023



GRID CONVERGENCE NOT SHOWN



LOCATION MAP
NTS

LEGEND

- EXISTING IRON PIN
- IRON PIN SET * ROD W/CAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
- PROPOSED GRADE
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING BARBEDWIRE FENCE

NOTES:

- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
- ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
- EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN UPSTREAM DRAINAGE AREA IS STABILIZED.
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- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- WATER PROVIDERS: NEKUD
- SEWER PROVIDERS: HPUD
- HYDROLOGIC DETERMINATION TO BE MADE DURING DESIGN PHASE.

VARIANCES:

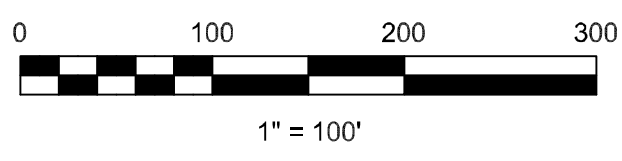
- REDUCE HORIZONTAL CURVE LENGTH OF CURVES 1 AND 2 FROM 250' TO 100'.
- REDUCE HORIZONTAL CURVE LENGTH OF CURVES 7, 8, & 9 FROM 250' TO 100'.
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1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023

TOTAL AREA: +/- 108.40 ACRES
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PHASE 2: 78.10 ACRES

NUMBER OF LOTS: 313
CLT MAP: 12
PARCELS: 012 209
DEED REFERENCE: 20220824-0012823
ZONING: PR (<2.9 DU/AC)

PLANNING FILE NUMBER:



REVISIONS

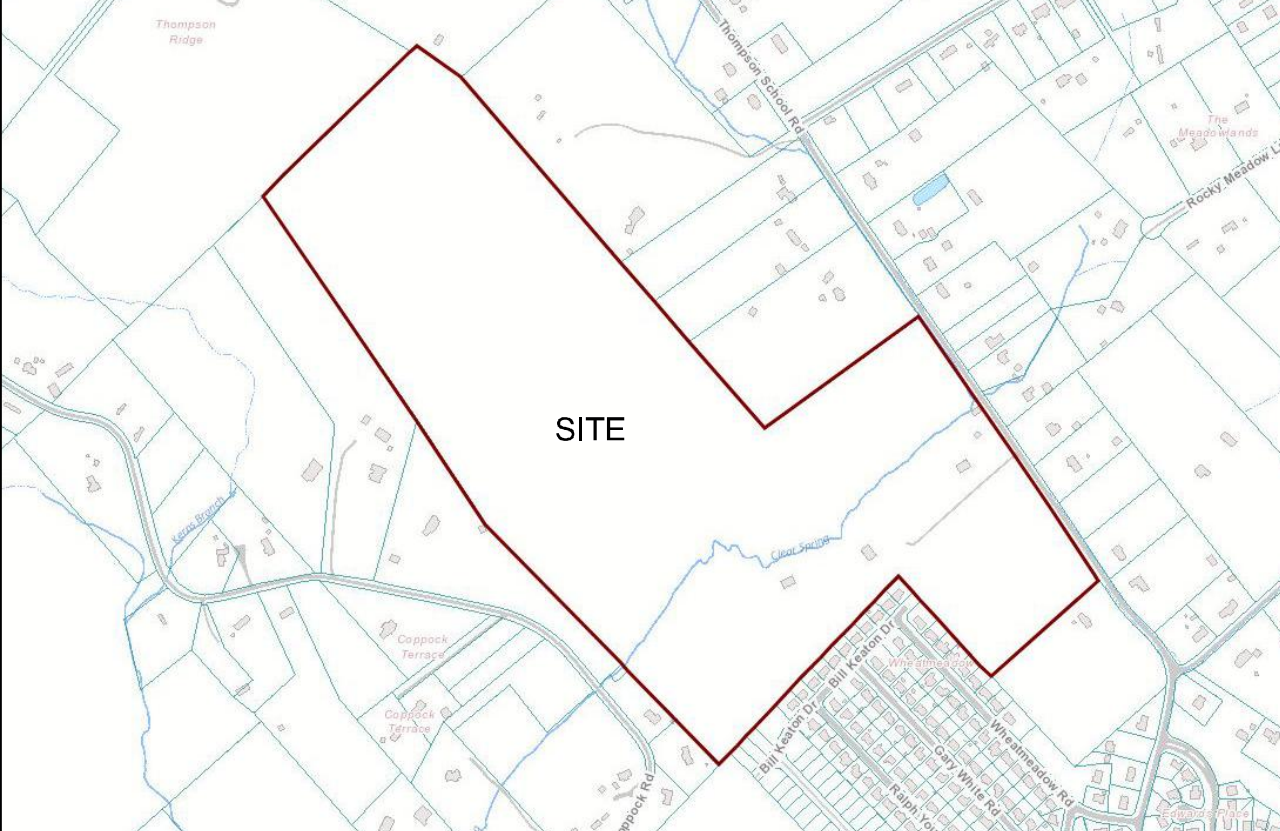
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONCEPT PLAN OF: THOMPSON CREEK
EXISTING CONDITIONS

7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1" = 100'	1
DRAWN BY	DATE	FILE NO.	OF 13 SHEETS
AJJ	2/1/2023	22020	

GRID CONVERGENCE NOT 1447' W



LOCATION MAP
NTS

LEGEND

- EXISTING IRON PIN
- IRON PIN SET * ROD W/CAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
- PROPOSED GRADE
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING BARBEDWIRE FENCE

NOTES:

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- ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
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- SEWER PROVIDERS: HPUD
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VARIANCES:

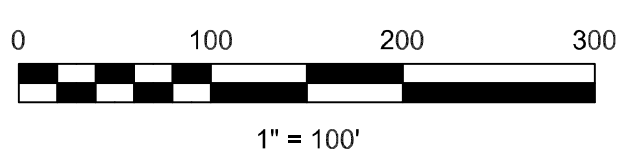
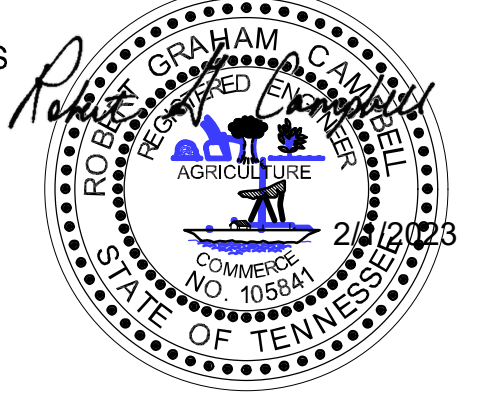
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TOTAL AREA: +/- 108.40 ACRES
AREA AFTER ROW DEDICATION: +/- 107.92 ACRES
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PHASE 2: 78.10 ACRES

NUMBER OF LOTS: 299
CLT MAP: 12
PARCELS: 012 209
DEED REFERENCE: 20220824-0012823
ZONING: PR (<2.9 DU/AC)

PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP

1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023



MATCHLINE

NO.	REVISIONS

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

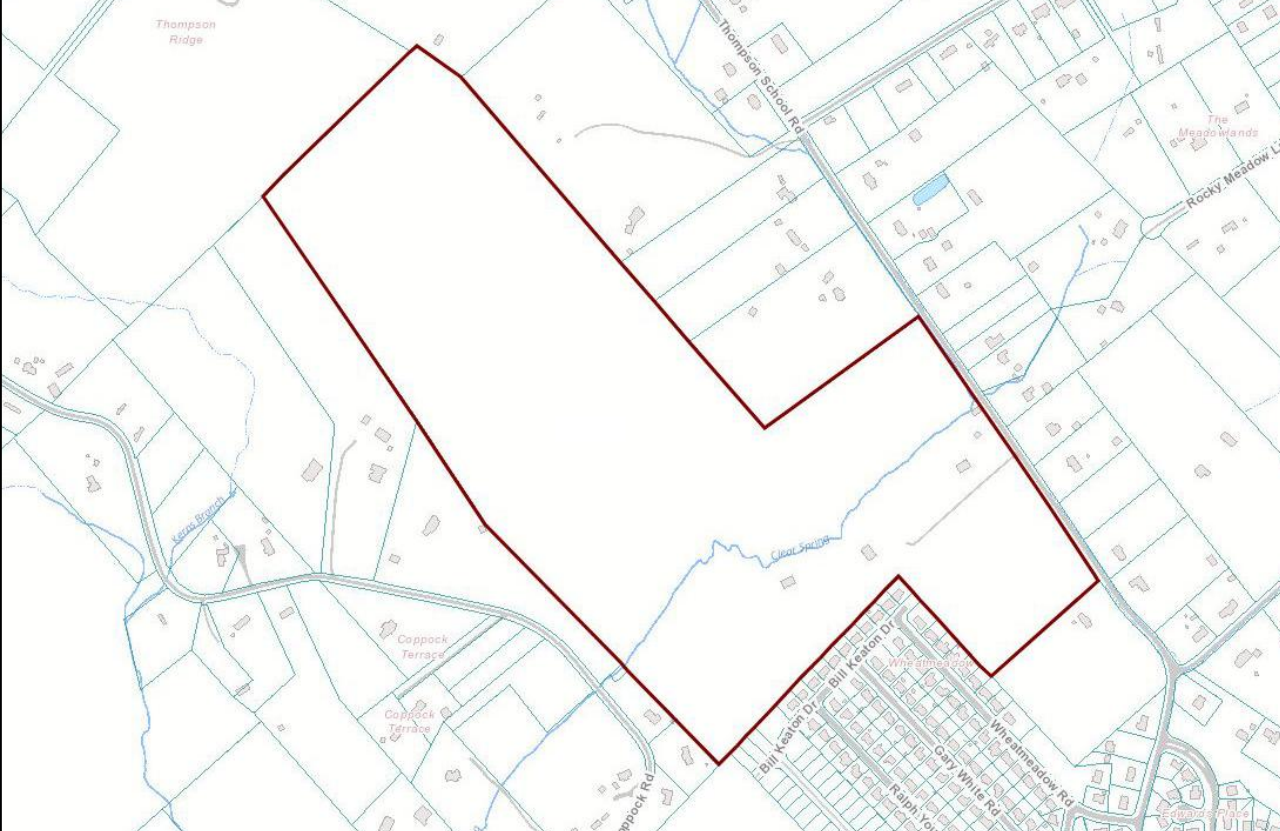
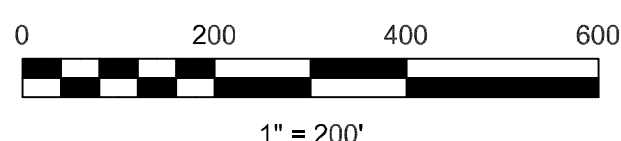
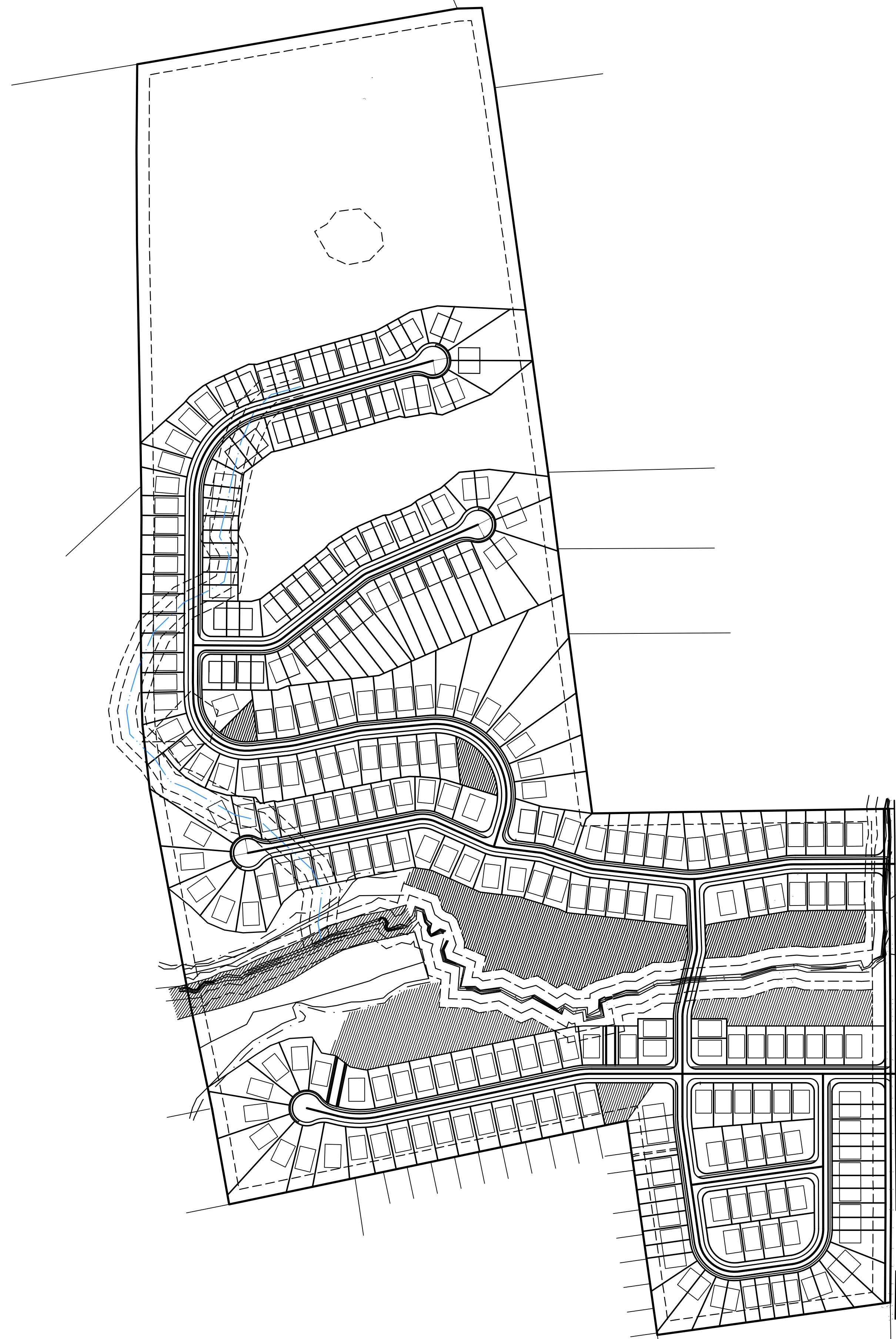
CONCEPT PLAN OF: THOMPSON CREEK
EXISTING CONDITIONS

7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1" = 100'	SHEET NO. 2
DRAWN BY AJJ	DATE 2/1/2023	FILE NO. 22020	

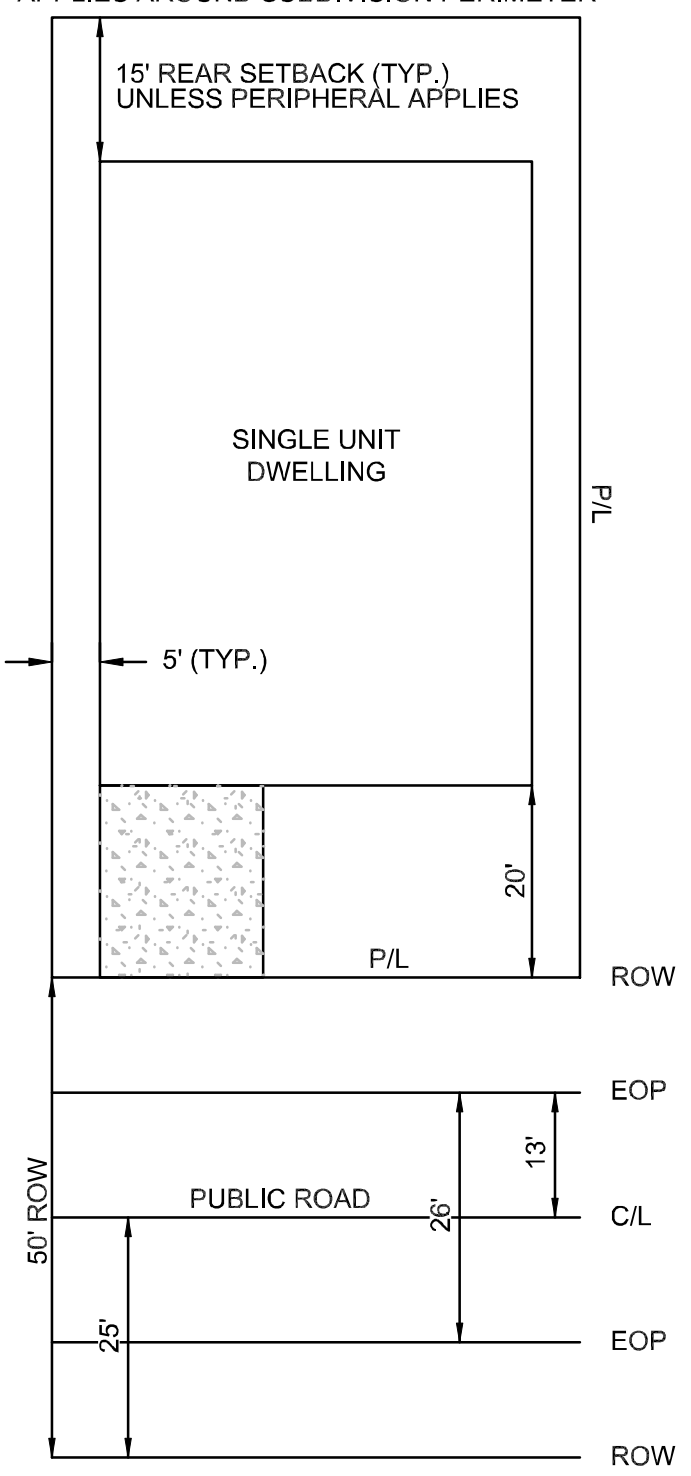
GRD CONVERGENCE N+1447-W

MATCHLINE



LOCATION MAP
NTS

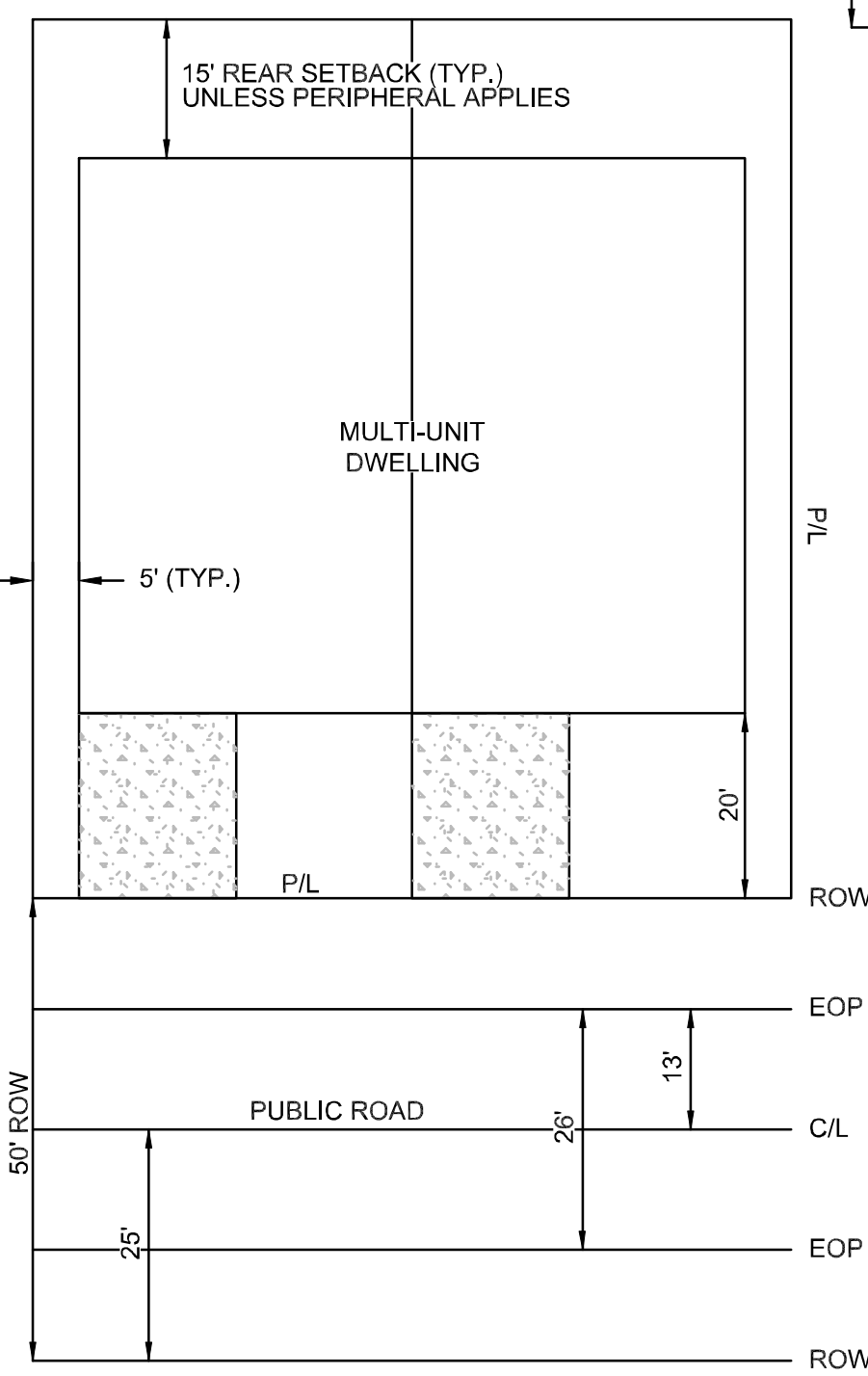
NOTE: 35' PERIPHERAL SETBACK
APPLIES AROUND SUBDIVISION PERIMETER



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

NOTE:
A 10' SIDE SETBACK
APPLIES TO LOTS 80
AND 85 ONLY.

NOTE: 35' PERIPHERAL SETBACK
APPLIES AROUND SUBDIVISION PERIMETER

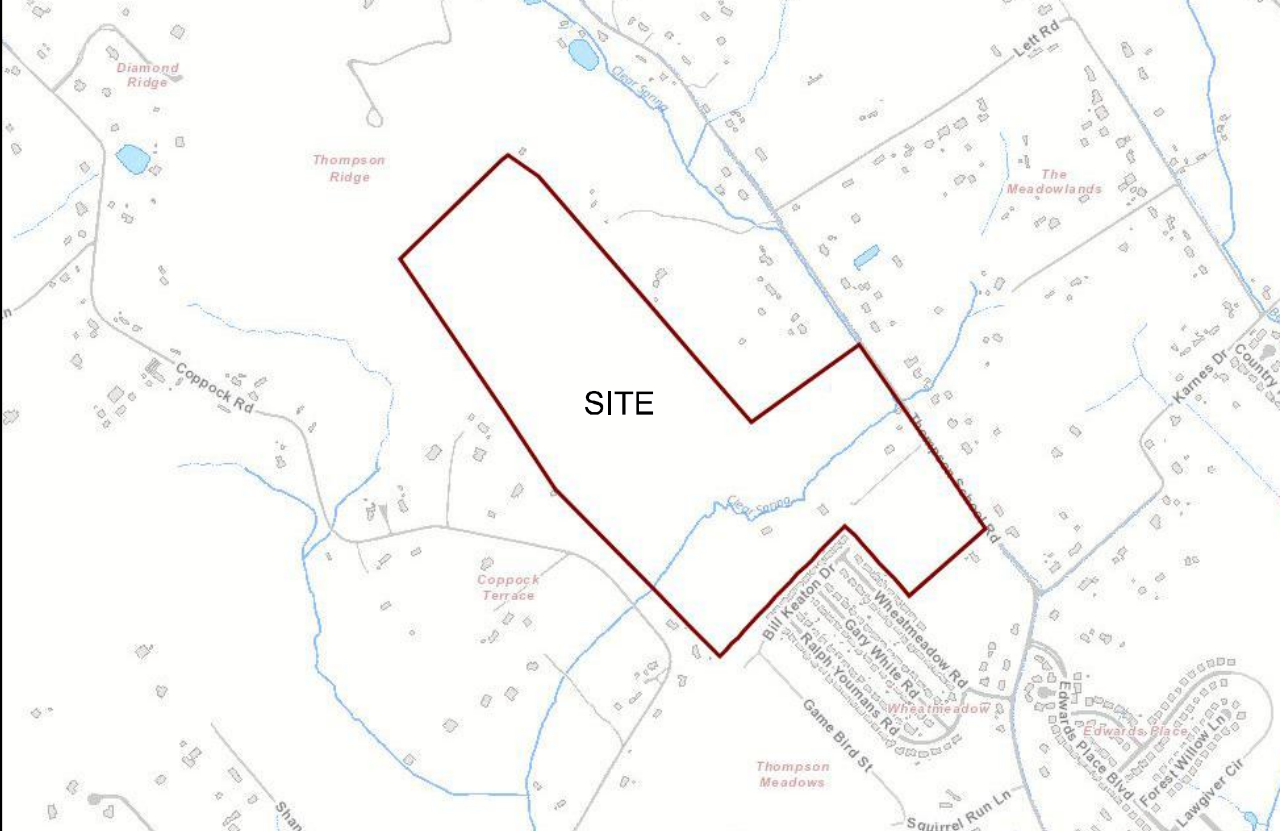


TYPICAL LOT LAYOUT
(MULTI-UNIT)
SCALE: 1"=20'

1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023



REVISIONS					ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	CONCEPT PLAN OF: THOMPSON CREEK OVERALL SITE LAYOUT	7921-7923 THOMPSON SCHOOL RD KNOX COUNTY	DESIGNED BY	CHECKED BY	SCALE	SHEET NO. 3 OF 13 SHEETS
								AJJ	RGC	1" = 200'	
								DRAWN BY	DATE	FILE NO.	
								AJJ	2/1/2023	22020	



LOCATION MAP
NO SCALE

LEGEND

- EIP EXISTING IRON PIN
- IRON PIN SET * ROD W/CAP
- EXISTING LIGHT POLE
- P/T/C EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- W.M. EXISTING WATER METER
- 1150- PROPOSED GRADE
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING BARBEDWIRE FENCE

NOTES:

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VARIANCES:

- REDUCE HORIZONTAL CURVE LENGTH OF CURVES 1 AND 2 FROM 250' TO 100'.
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NUMBER OF LOTS: 299
CLT MAP: 12
PARCELS: 012 209
DEED REFERENCE: 20220824-0012823
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PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP

1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00'	143.25'	131.31'	N 06°42' E 82°04'35
C2	100.00'	156.94'	141.32'	S 87°18' E 89°55'13
C3	250.00'	35.17'	35.14'	S 38°18' E 8°03'35
C4	250.00'	114.27'	113.28'	S 56°58' W 26°11'20
C5	250.00'	38.96'	38.92'	N 50°56' E 8°55'46
C6	250.00'	68.31'	68.10'	N 54°17' E 15°39'21
C7	100.00'	20.45'	20.41'	N 67°59' E 11°43'02
C8	100.00'	19.06'	19.03'	S 68°23' W 10°55'17
C9	100.00'	29.67'	29.56'	S 71°25' W 16°59'56
C10	100.00'	61.82'	60.84'	S 62°12' W 35°25'05
C11	200.00'	391.89'	332.14'	S 73°32' E 112°18'07
C12	250.00'	31.59'	31.57'	S 46°43' W 7°14'27
C13	250.00'	26.65'	26.64'	S 46°09' W 6°06'30
C14	150.00'	248.94'	221.34'	N 83°15' W 95°05'20
C15	250.00'	321.99'	300.19'	S 03°01' W 73°47'37
C16	100.00'	67.00'	65.76'	N 36°55' E 38°23'24
C17	100.00'	25.30'	25.23'	N 24°58' E 14°29'37
C18	250.00'	51.71'	51.62'	N 49°48' E 11°51'05

WHEATMEADOWS S/D
LOTS 9-25
PLAT: 200102270056191

THOMAS
DEED BK: 1124 PG: 573



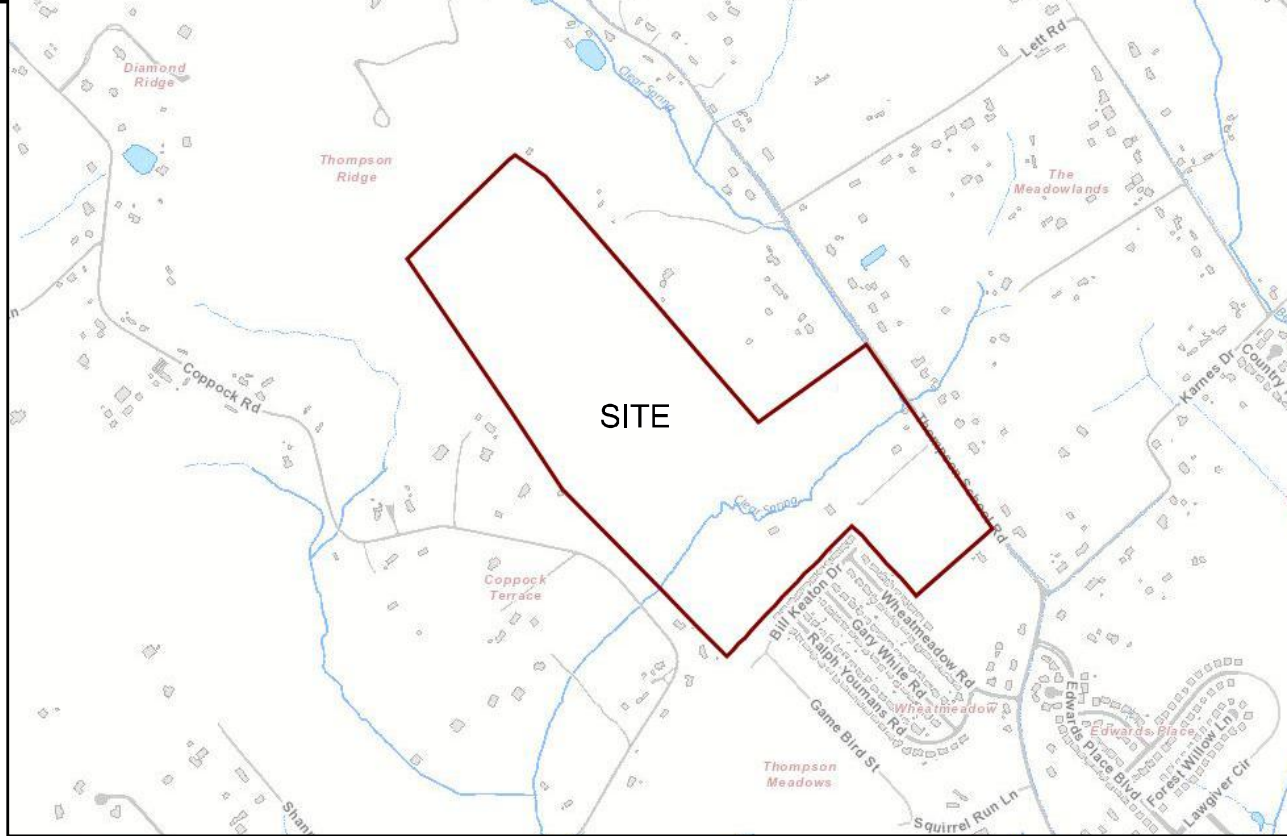
GRAVES
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PETCO
DEED NO.: 202109270025447
PLAT: P-19A

SHUMATE
DEED NO.: 200802060058838
PLAT: P-19A

THOMPSON MEADOWS S/D
PHASE 1 & FUTURE DEVELOPMENT
DEED NO.: 202008270016516
PLAT: 202207010000295

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C18	250.00'	51.71'	51.62'	N 49°48' E	11°51'05"



LOCATION MAP
NO SCALE

LEGEND

- EXISTING IRON PIN
- IRON PIN SET * ROD W/CAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
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VARIANCES:

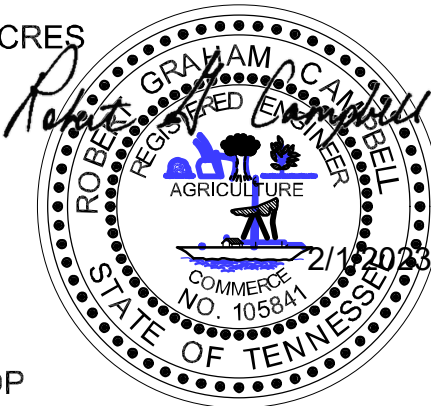
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1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



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

CONCEPT PLAN OF: THOMPSON CREEK
PHASE 1

7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

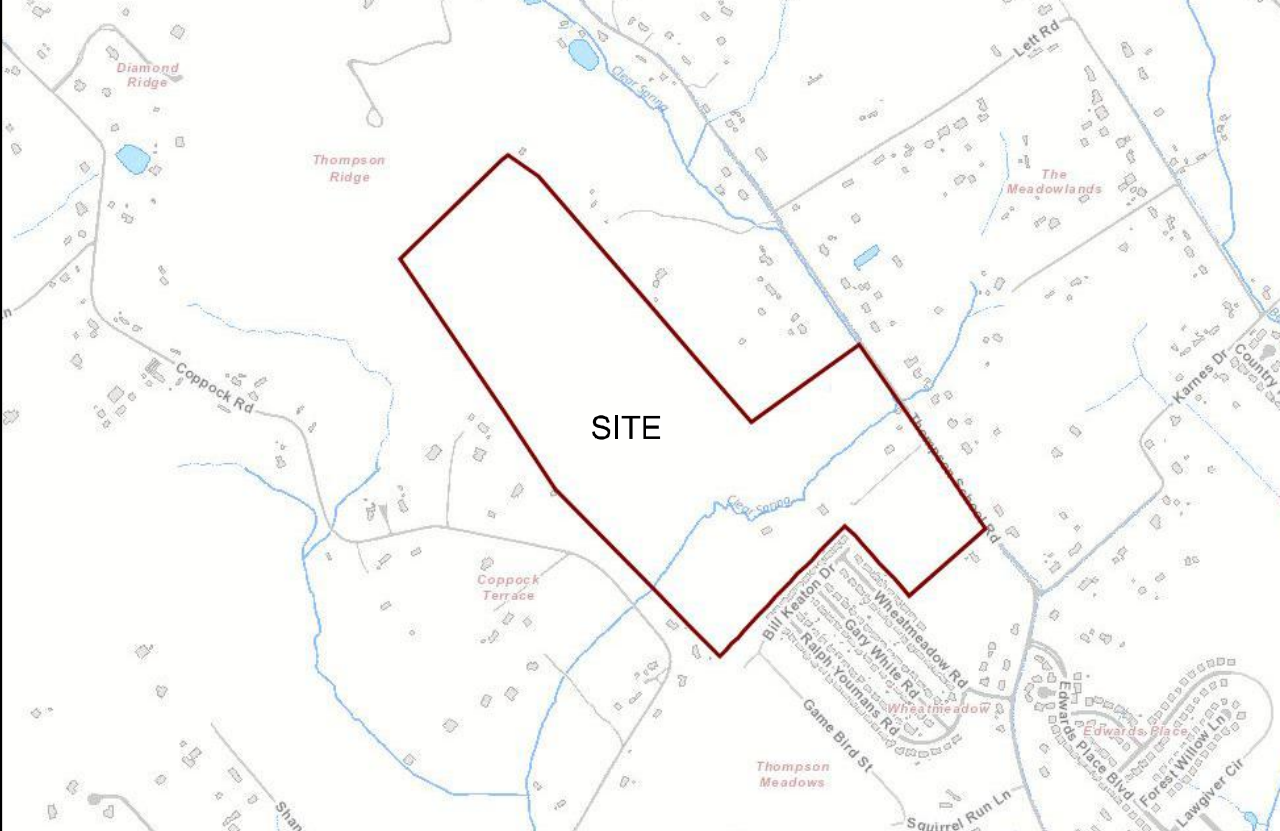
DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1" = 50'	SHEET NO. 5
DRAWN BY AJJ	DATE 2/1/2023	FILE NO. 22020	OF 13 SHEETS



DAMEWOOD
DEED BK: 1330 PG: 70

BULTER
DEED NO.: 20151104002826

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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LOCATION MAP
NO SCALE

LEGEND

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- IRON PIN SET * ROD W/CAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER

PROPOSED GRADEEXISTING STREAMEXISTING VEGETATIONEXISTING BARBEDWIRE FENCE

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 - REDUCE HORIZONTAL CURVE LENGTH OF CURVE 14 FROM 250' TO 150'.
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1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023

TOTAL AREA: +/- 108.40 ACRES
AREA AFTER ROW DEDICATION: +/- 107.92 ACRES
PHASE 1: 30.30 ACRES
PHASE 2: 78.10 ACRES

NUMBER OF LOTS: 299
CLT MAP: 12
PARCELS: 012 209
DEED REFERENCE: 20220824-0012823
ZONING: PR (<2.9 DU/AC)

PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP



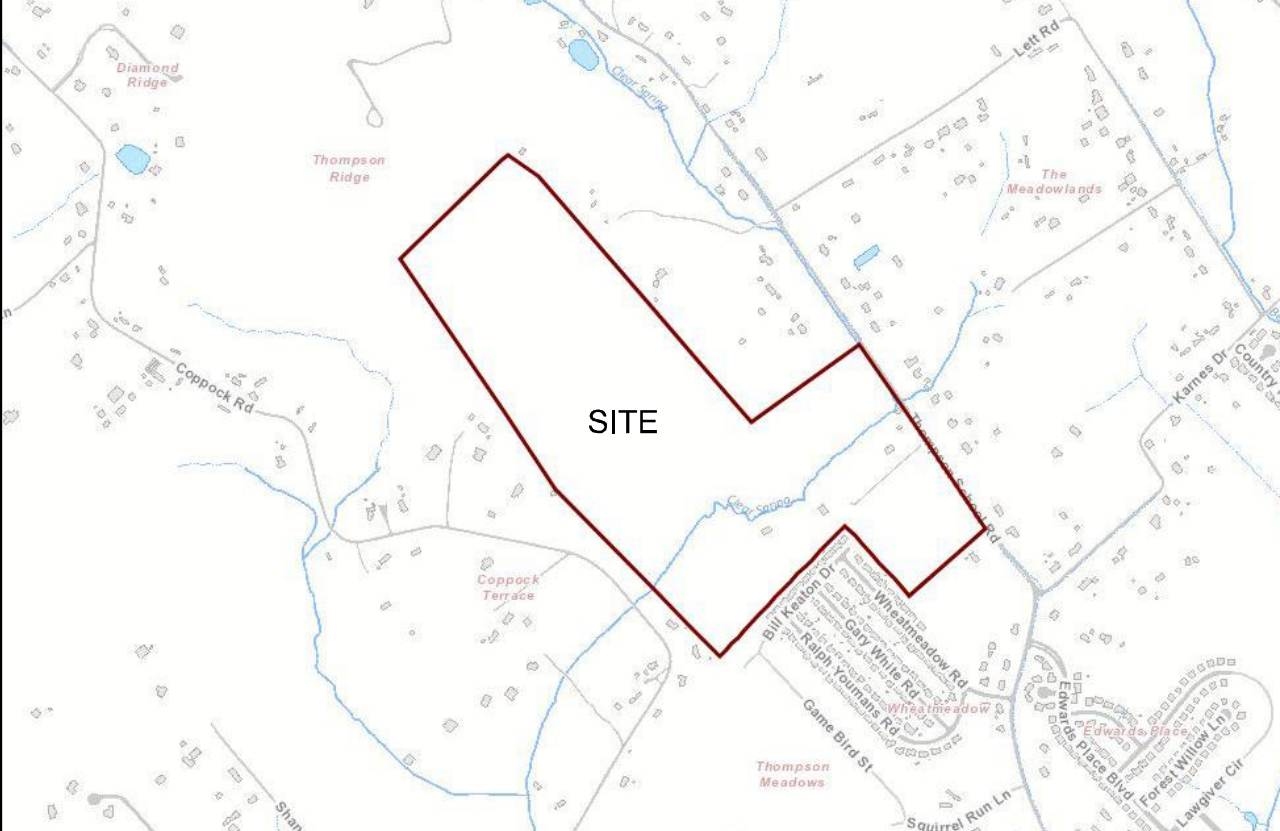
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

CONCEPT PLAN OF: THOMPSON CREEK
PHASE 2

7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1" = 50'	SHEET NO. 6
DRAWN BY AJJ	DATE 2/1/2023	FILE NO. 22020	OF 13 SHEETS



LEGEND

- EXISTING IRON PIN
- IRON PIN SET * ROD W/CAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
- PROPOSED GRADE
- EXISTING STREAM
- EXISTING VEGETATION
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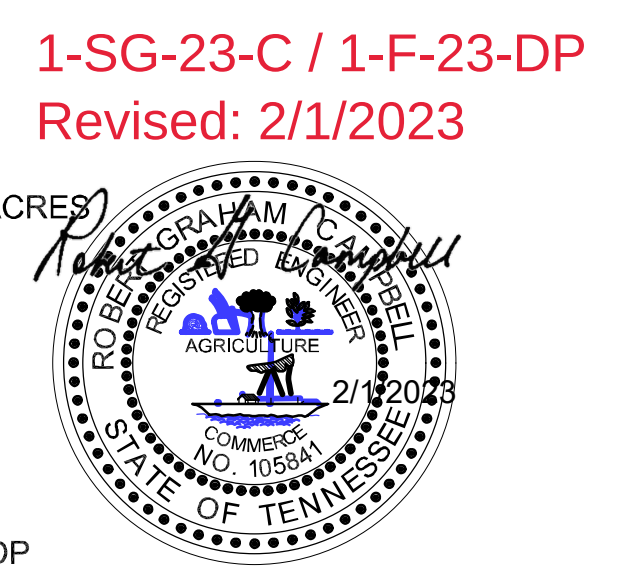
- NOTES:
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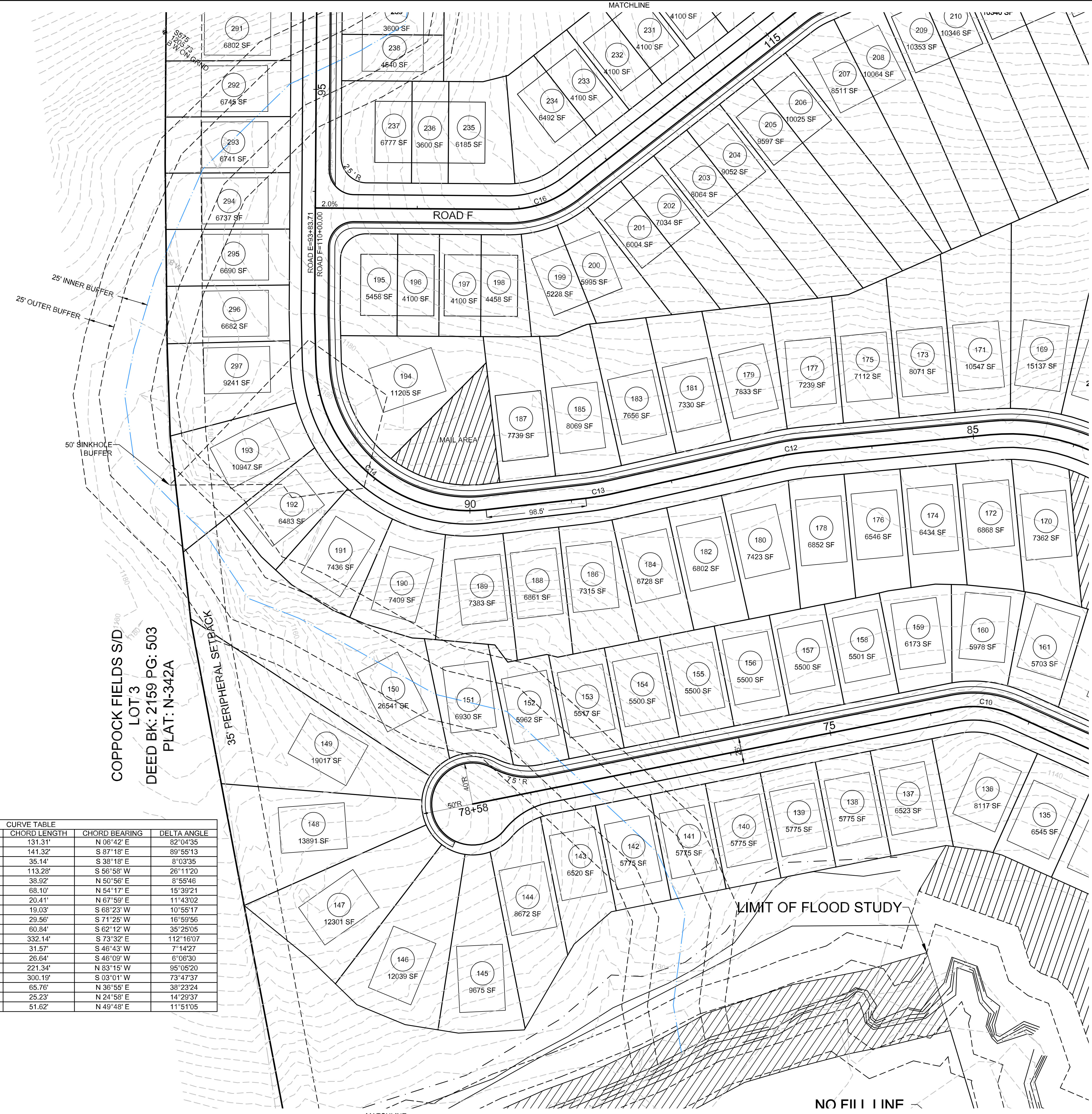
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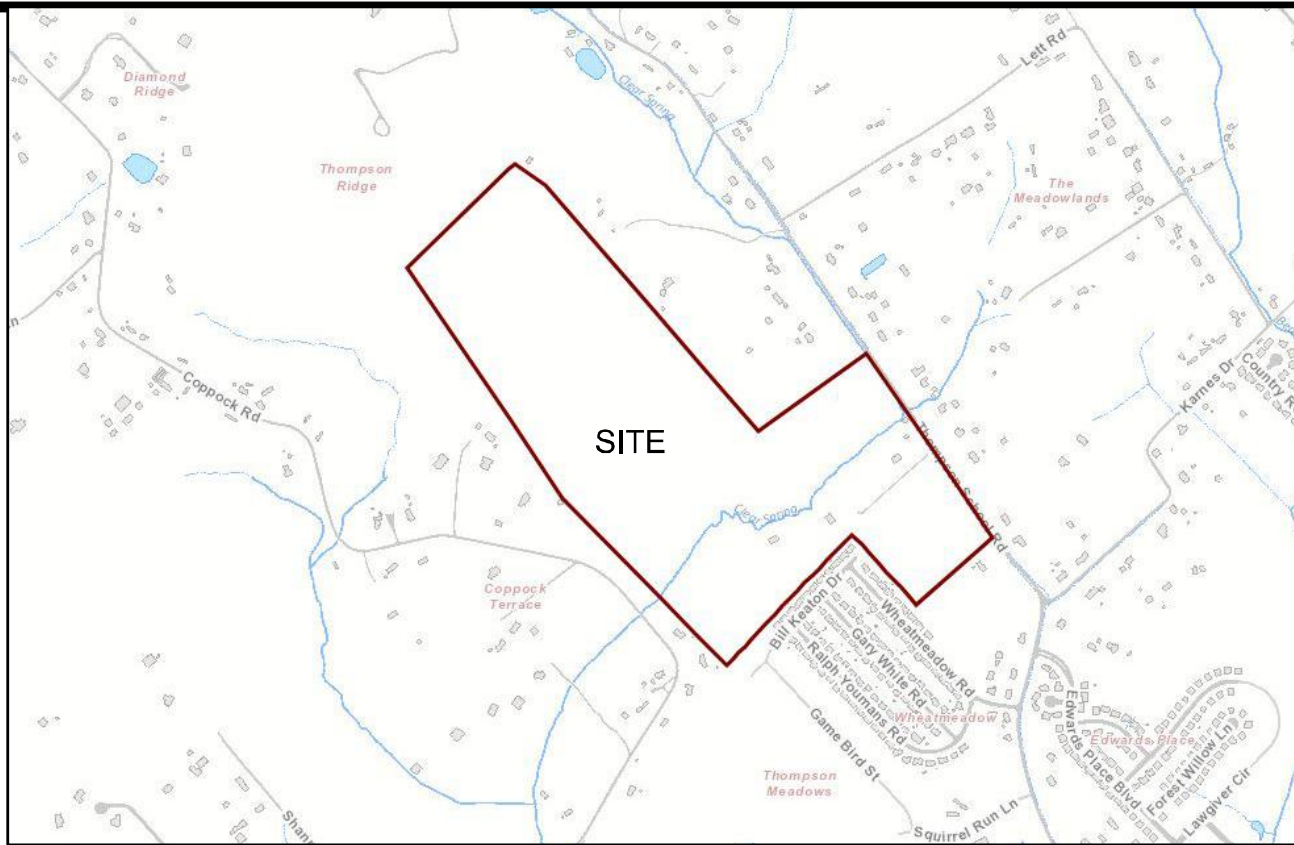
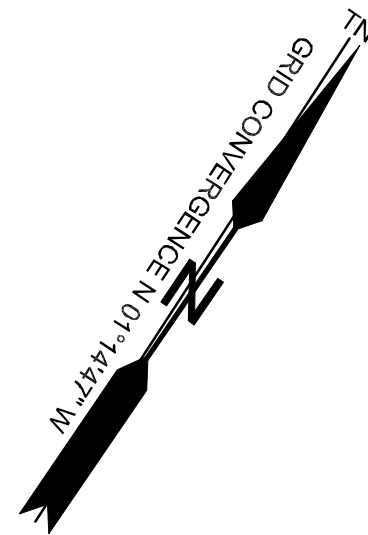
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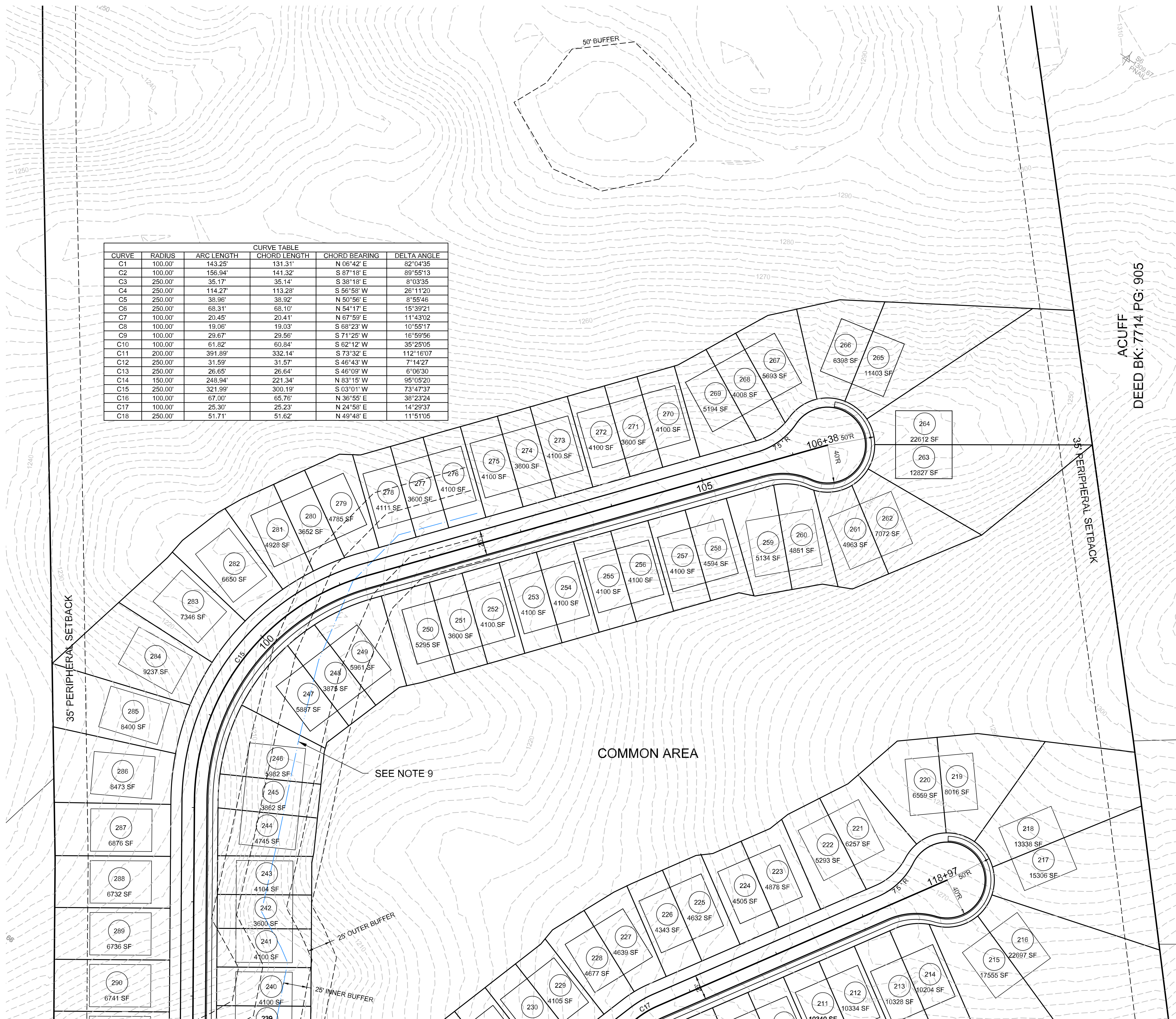
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	143.25'	131.31'	N 06°42' E	82°04'35"
C2	100.00'	156.94'	141.32'	S 87°18' E	89°55'13"
C3	250.00'	35.17'	35.14'	S 38°18' E	8°03'35"
C4	250.00'	114.27'	113.28'	S 56°58' W	26°11'20"
C5	250.00'	38.96'	38.92'	N 50°56' E	8°55'46"
C6	250.00'	68.31'	68.10'	N 54°17' E	15°39'21"
C7	100.00'	20.45'	20.41'	N 67°59' E	11°43'02"
C8	100.00'	19.06'	19.03'	S 68°23' W	10°55'17"
C9	100.00'	29.67'	29.56'	S 71°25' W	16°59'56"
C10	100.00'	61.82'	60.84'	S 62°12' W	35°25'05"
C11	200.00'	391.89'	332.14'	S 73°32' E	112°16'07"
C12	250.00'	31.59'	31.57'	S 46°43' W	7°14'27"
C13	250.00'	26.65'	26.64'	S 46°09' W	6°06'30"
C14	150.00'	248.94'	221.34'	N 83°15' W	95°05'20"
C15	250.00'	321.99'	300.19'	S 03°01' W	73°47'37"
C16	100.00'	67.00'	65.76'	N 36°55' E	38°23'24"
C17	100.00'	25.30'	25.23'	N 24°58' E	14°29'37"
C18	250.00'	51.71'	51.62'	N 49°48' E	11°51'05"





LOCATION MAP
NO SCALE

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1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

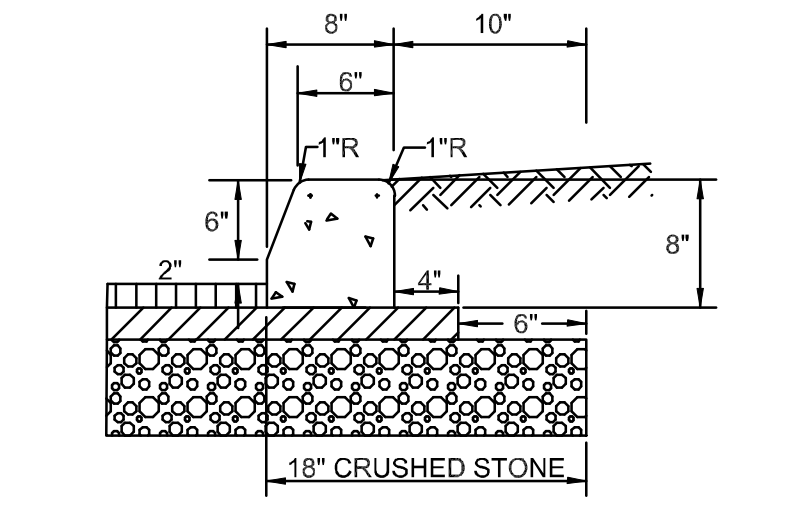
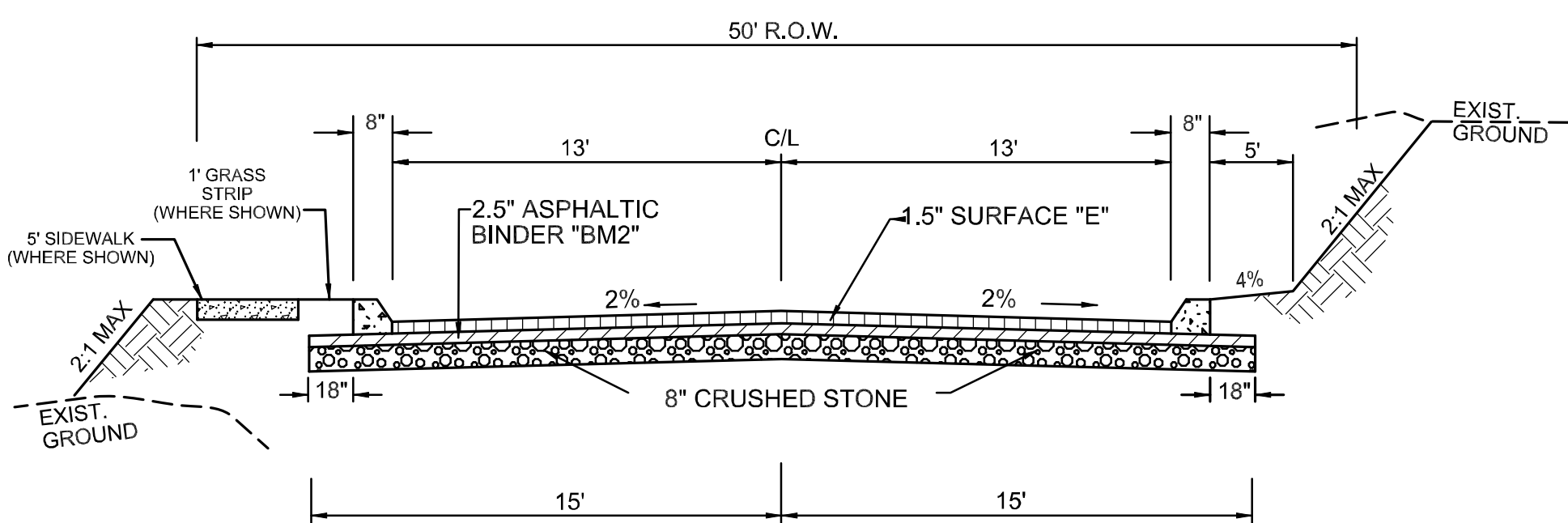
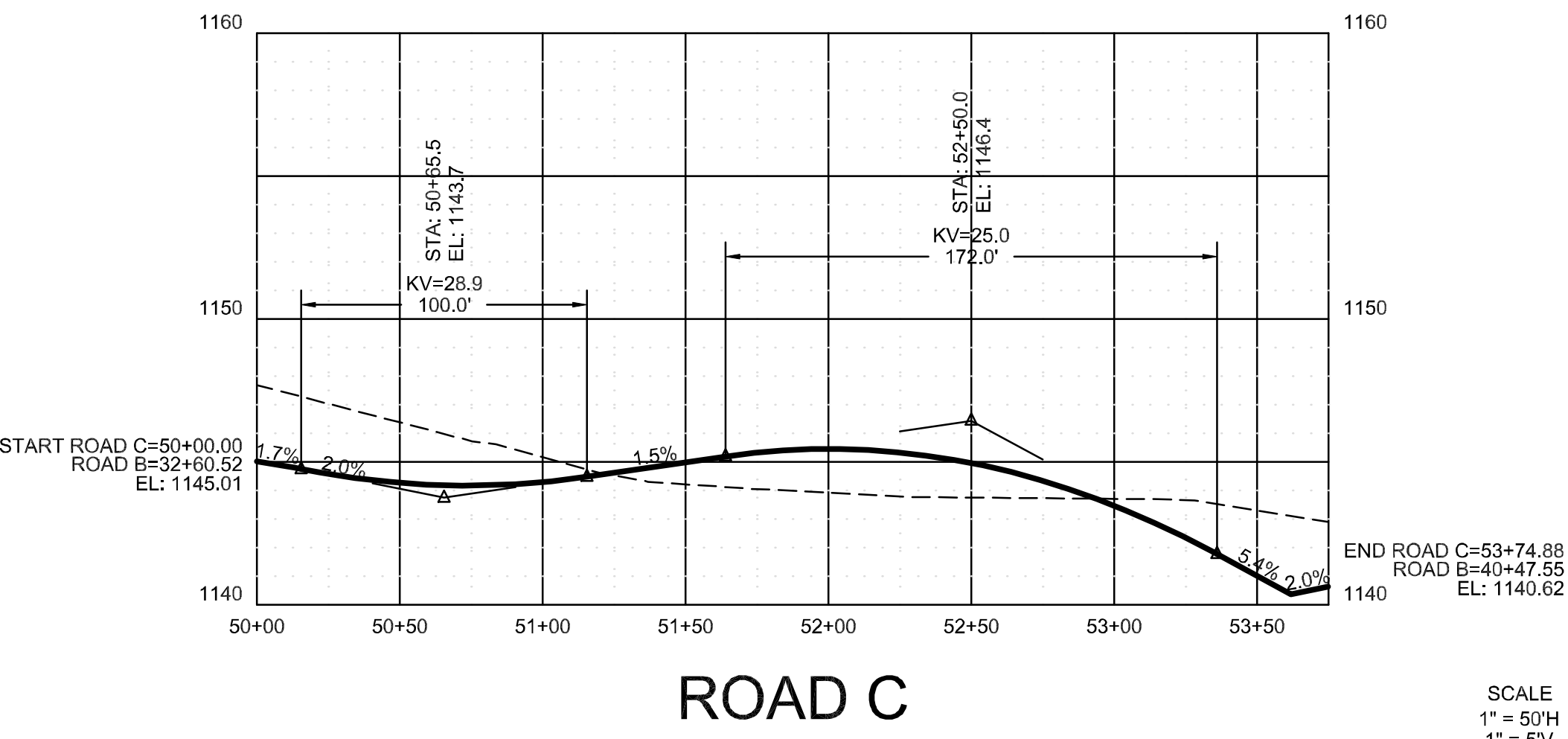
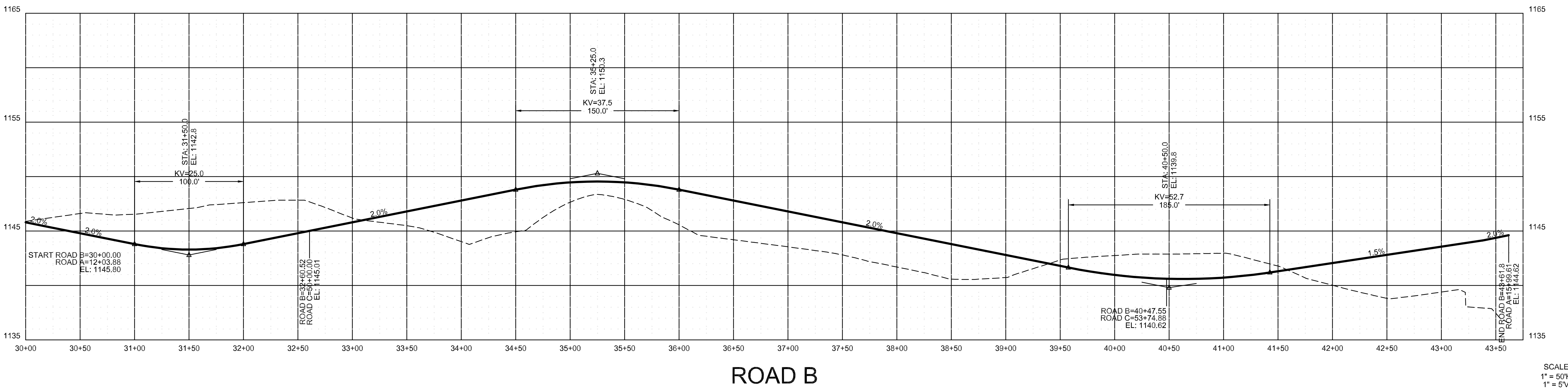
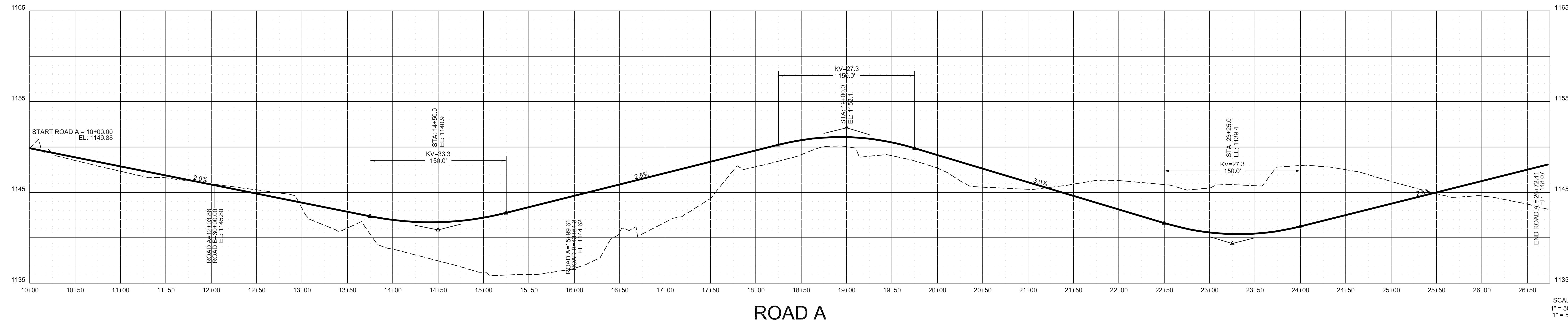


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONCEPT PLAN OF: THOMPSON CREEK
PHASE 2

7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1" = 50'	SHEET NO. 8
DRAWN BY AJJ	DATE 2/1/2023	FILE NO. 22020	OF 13 SHEETS



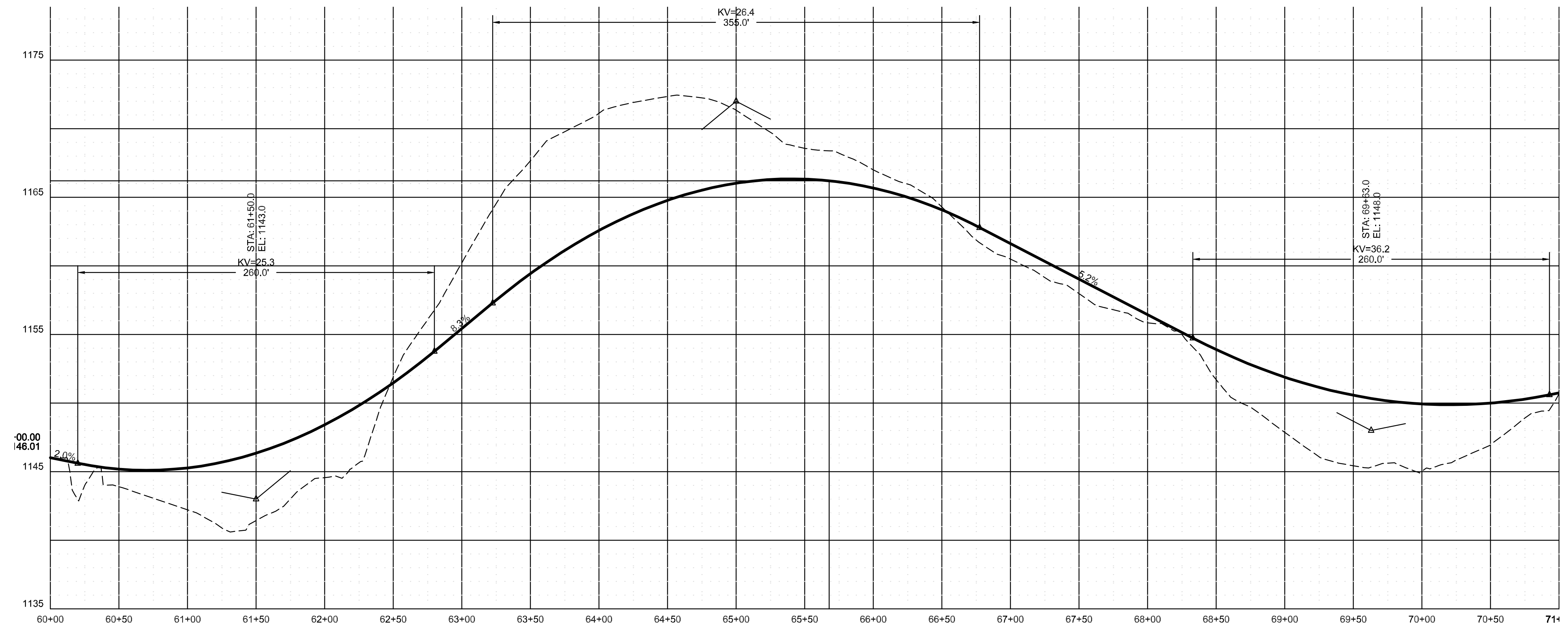
**TYPICAL 2 LANE STREET
PUBLIC ROADS**

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.

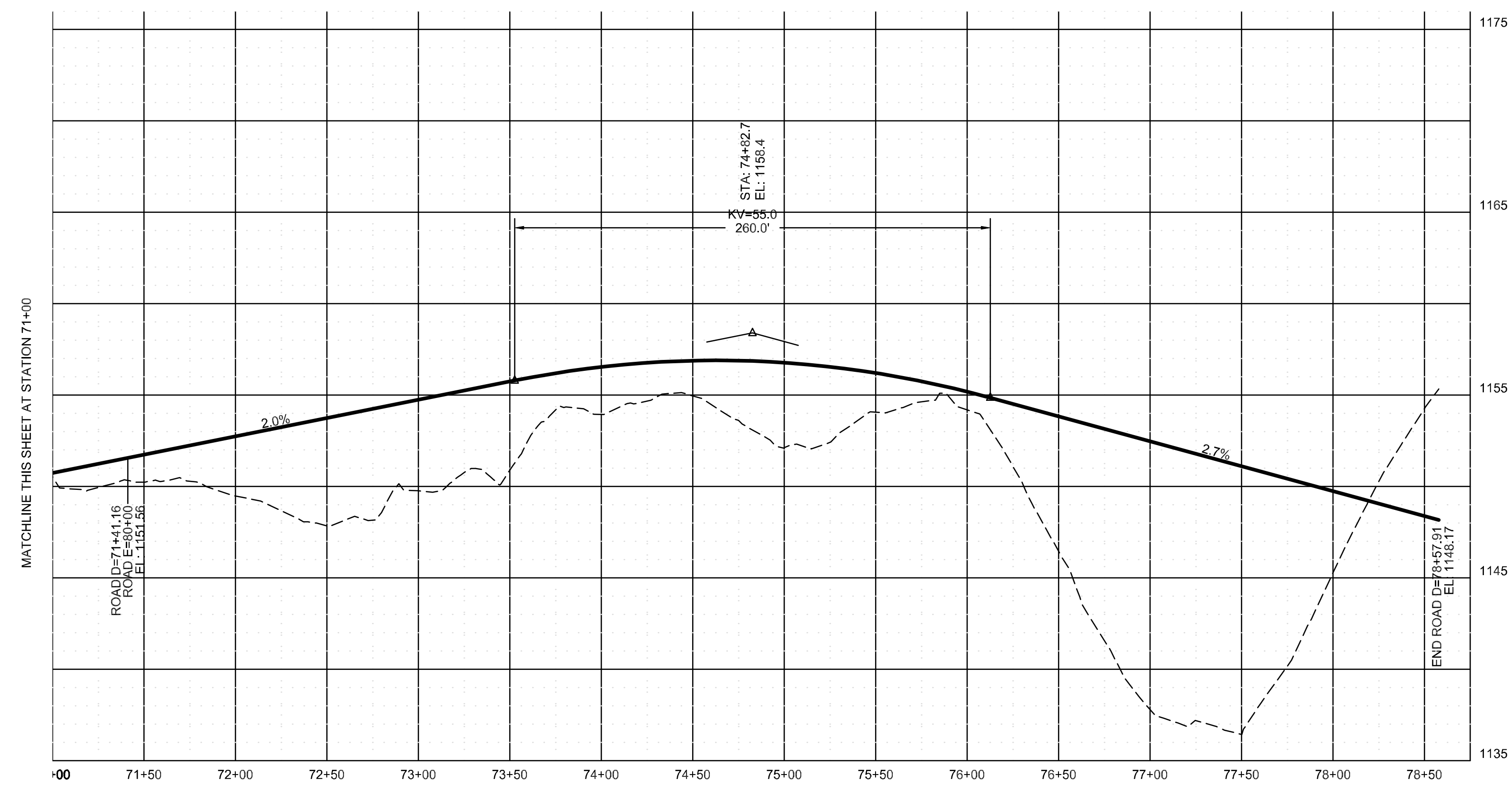
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023

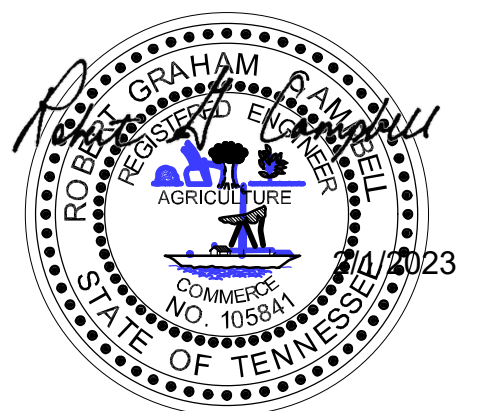


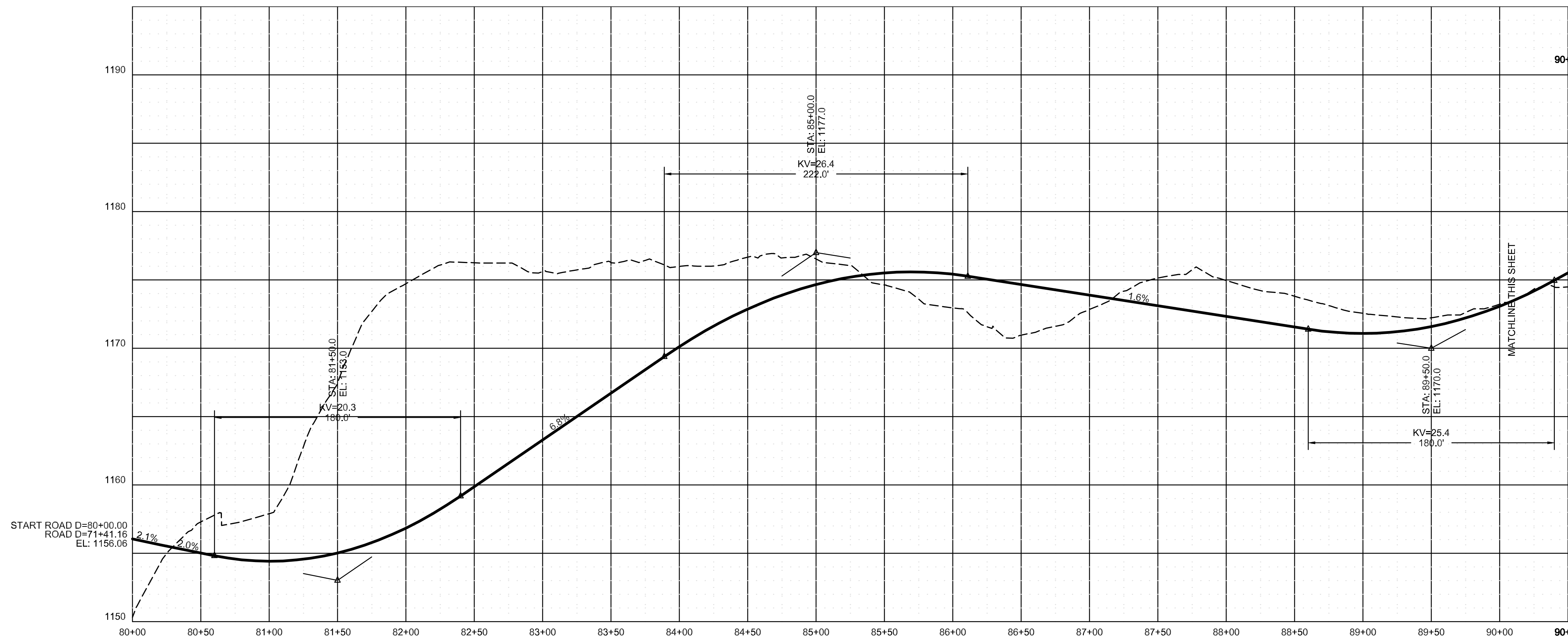


ROAD D

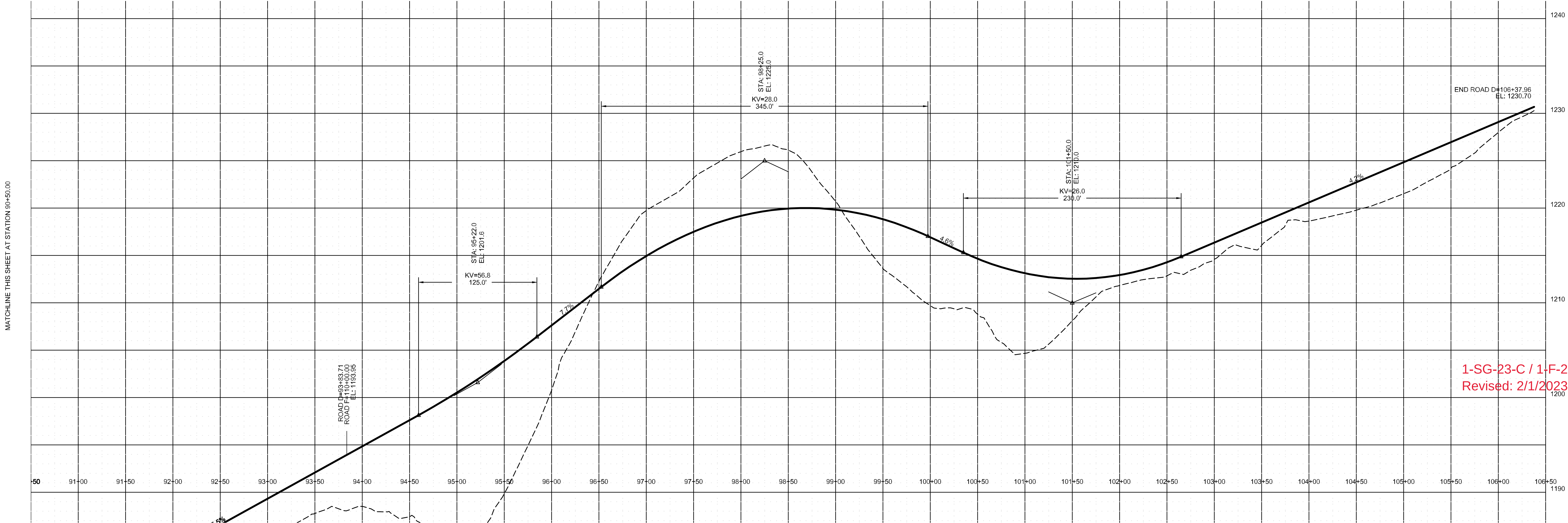


1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023



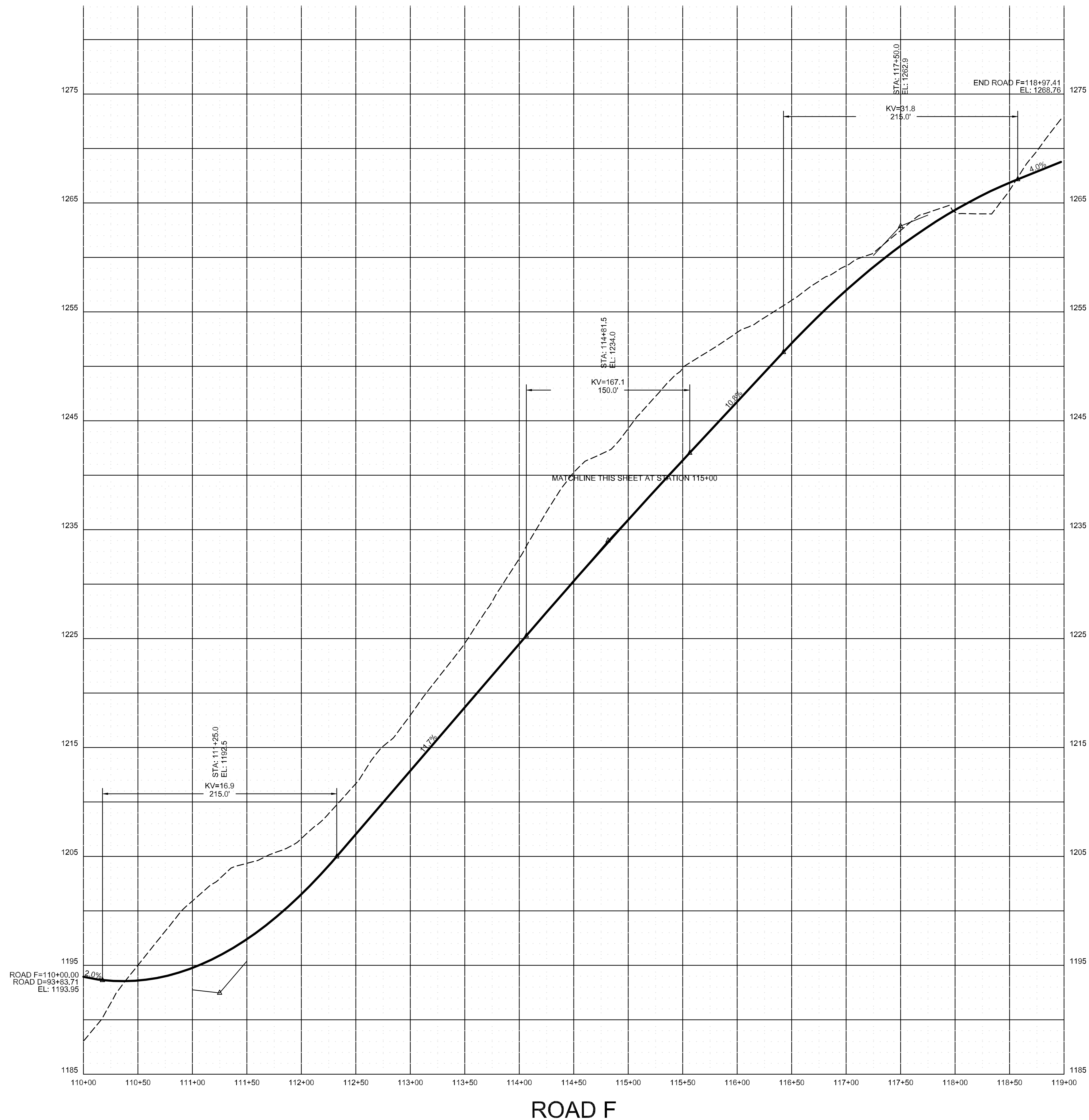


ROAD E

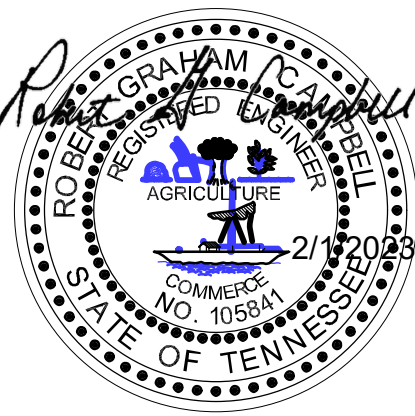


1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023





1-SG-23-C / 1-F-23-DP
Revised: 2/1/2023



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



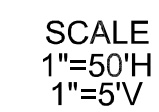
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

ROAD PROFILES
PHASE 2

THOMPSON CREEK
KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1" = 50'H 1" = 5'V
DRAWN BY AJJ	DATE 2/1/2023	FILE NO. 22020

SHEET NO. **12**
OF 13 SHEETS



Professional Engineer Seal for Robert Graham Campbell, State of Tennessee, No. 105841, Agriculture branch. The seal is circular with the text "ROBERT GRAHAM CAMPBELL" around the top and "STATE OF TENNESSEE" around the bottom. The center features a blue silhouette of a person plowing a field, with the word "AGRICULTURE" above it and "COMMERCIAL NO. 105841" below it. The date "10/26/23" is handwritten in the bottom right corner.

										 ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE		ROAD PROFILE										THOMPSON CREEK KNOX COUNTY										DESIGNED BY AJJ		CHECKED BY RGC		SCALE 1"=50'H 1"=5'V		SHEET NO. 13	
REVISIONS																																DRAWN BY AJJ		DATE 2/1/2023		FILE NO. 22020		OF 13 SHEETS	