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

NOTES:

1) DETENTION PONDS TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.

2) EXISTING CONTOURS FROM K.G.I.S.

3) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.

4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.

5) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

6) A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.

7) CENTRALIZED CLUSTER MAILBOXES WILL BE COORDINATED WITH THE U.S. POSTAL SERVICE.

CURVE C1
P.I. 10+62.07
N 655,986.471
E 2,592,627.465
Δ 13° 23' 44" (RT)
D 22° 55' 06"
R 250.000
L 58.450
T 29.359
PT 10+91.16
PC 10+32.72

CURVE C2
P.I. 23+31.77
N 656,702.606
E 2,593,676.259
Δ 20° 42' 48" (LT)
D 22° 55' 06"
R 250.000
L 90.378
T 45.688
PT 23+76.46
PC 22+86.09

CURVE C3
P.I. 22+90.23
N 656,516.210
E 2,592,888.608
Δ 47° 17' 49" (RT)
D 10° 54' 49"
R 525.000
L 433.382
T 229.897
PT 24+93.71
PC 20+60.33

CURVE C4
P.I. 43+50.18
N 656,727.935
E 2,593,092.369
Δ 86° 01' 47" (RT)
D 16° 22' 13"
R 350.000
L 525.526
T 326.551
PT 45+49.16
PC 40+23.63

ROBERT GRAHAM CAMPBELL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 105841 STATE OF TENNESSEE
Robert G. Campbell 10/6/2021

GRAPHIC SCALE 1"=60'
0 60 120 180

N

SITE

LOCATION MAP
NO SCALE

ROAD B 26+43.40
ROAD C 35+75.54
ROAD D 47+57.14
ROAD A 24+43.40
ROAD A 10+00.00
ROAD A 15+77.82
ROAD B 20+00.00
ROAD A 18+65.83
ROAD D 40+00.00

30' PERIPHERAL SETBACK
35' PERIPHERAL SETBACK
COMMON AREA DETENTION POND
COMMON AREA DETENTION POND
50' STREAM BUFFER
FLOODWAY
100 YR FLOOD
500 YR FLOOD
100' FILL LINE
LAMB CREEK
25' DRAINAGE & COMMON AREA ACCESS EASEMENT
12.5' COMMON AREA ACCESS EASEMENT
20' DRAINAGE EASEMENT
BRACKETT RD
ROAD A
ROAD B
ROAD D
50' ACCESS FOR FUTURE ROAD
123.37'
160.04'
N12°38'53"E
N51°22'51"E
N34°57'39"E
N55°40'26"E
N34°38'55"W
N42°18'

15' REAR SETBACK OR PERIPHERAL SETBACK
HOUSE
PUBLIC STREET
R/W

TYPICAL LOT LAYOUT
(SINGLE FAMILY)

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
MESANA INVESTMENTS
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
SCOTT DAVIS
PHONE: (865) 693-3356

CLT MAP: 020
PARCEL: 132
DEED: 2114-318
TOTAL AREA: 30.03 ACRES
NUMBER OF LOTS: 90
PROPERTY ZONED: PR 3 DU/AC

Revised: 10/6/2021

PLANNING SERVICES FILE NUMBERS: 10-SC-21-C / 10-E-21-UR

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

RGC&A

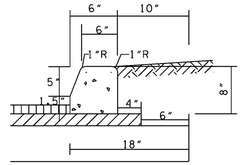
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

ISABEL ESTATES
CONCEPT PLAN / USE ON REVIEW

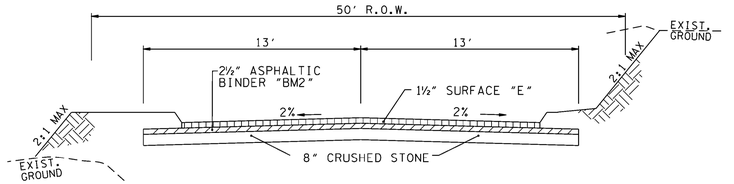
GENERAL LAYOUT
PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE
EJM	RGC	1" = 60'
DRAWN BY	DATE	FILE NO.
EJM	10-6-21	21187

SHEET ONE NO. 1
OF 3 SHEETS



STANDARD DETAIL 6" EXTRUDED CURB

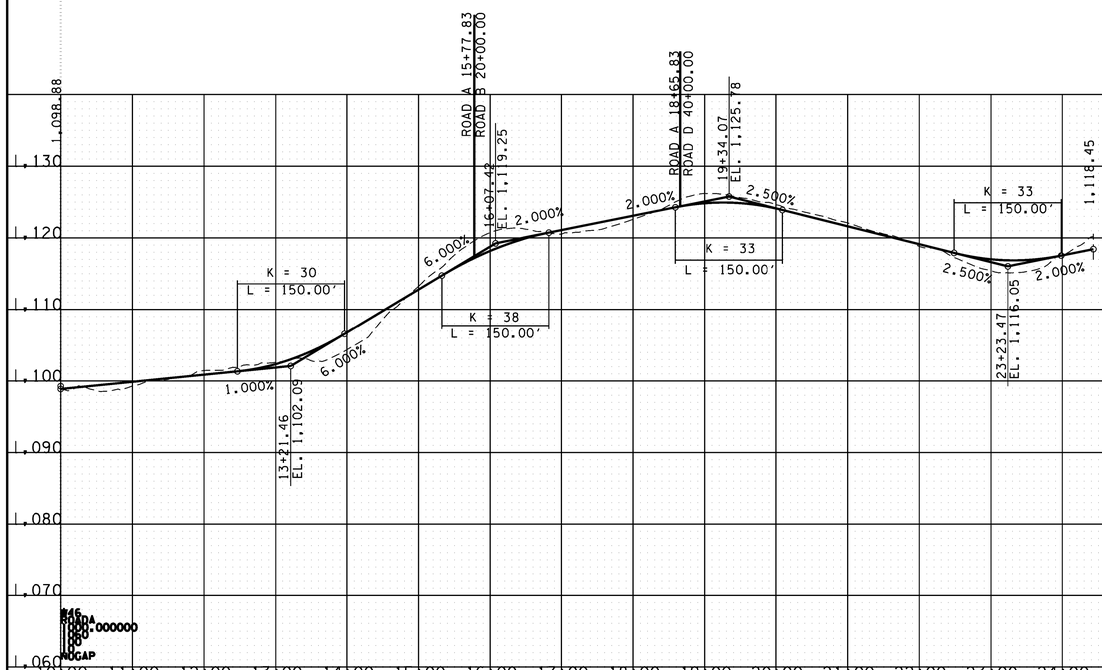


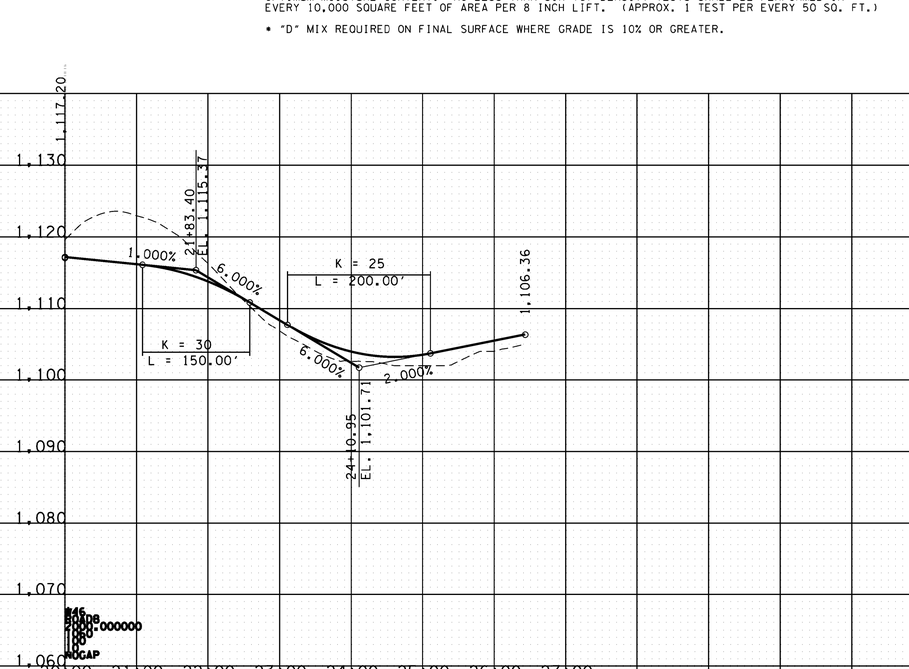
TYPICAL 2 LANE STREET PUBLIC ROADS

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.





Revised: 10/6/2021

PLANNING SERVICES FILE NUMBERS: 10-SC-21-C / 10-E-21-UR

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

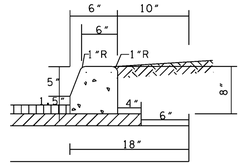
RGC&A

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

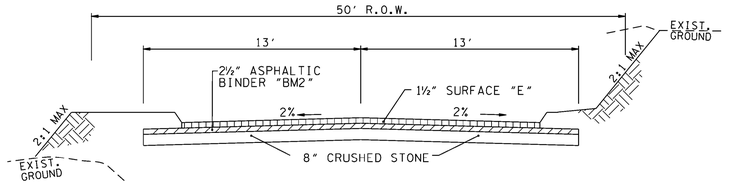
ISABEL ESTATES
CONCEPT PLAN / USE ON REVIEW

ROAD A & B PROFILES

DESIGNED BY	CHECKED BY	SCALE	SHEET TWO
EJM	RGC	1"=100' HORZ. 1"=10' VERT.	NO. 2
DRAWN BY	DATE	FILE NO.	OF 3 SHEETS
EJM	10-6-21	21187	



STANDARD DETAIL 6" EXTRUDED CURB



TYPICAL 2 LANE STREET PUBLIC ROADS

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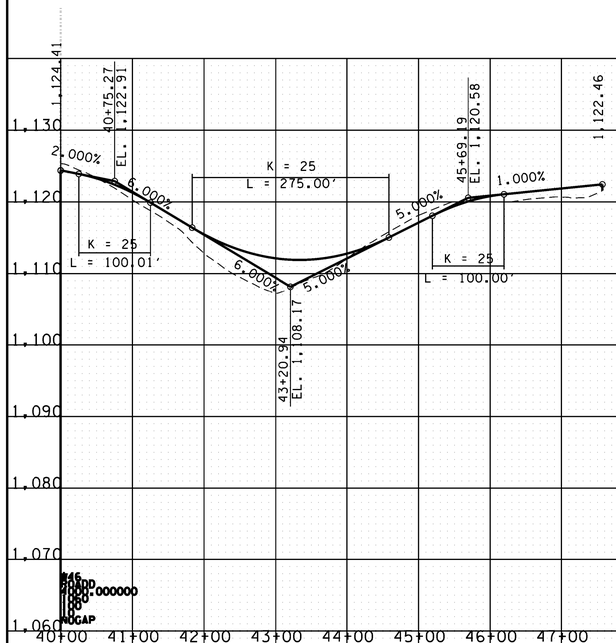

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PLANNING SERVICES FILE NUMBERS: 10-SC-21-C / 10-E-21-UR

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KNOXVILLE, TENNESSEE

ISABEL ESTATES
CONCEPT PLAN / USE ON REVIEW

ROAD D PROFILE

DESIGNED BY	CHECKED BY	SCALE	SHEET TWO NO. 2
EJM	RGC	1"=100' HORZ. 1"=10' VERT.	
DRAWN BY	DATE	FILE NO.	OF 3 SHEETS
EJM	10-6-21	21187	