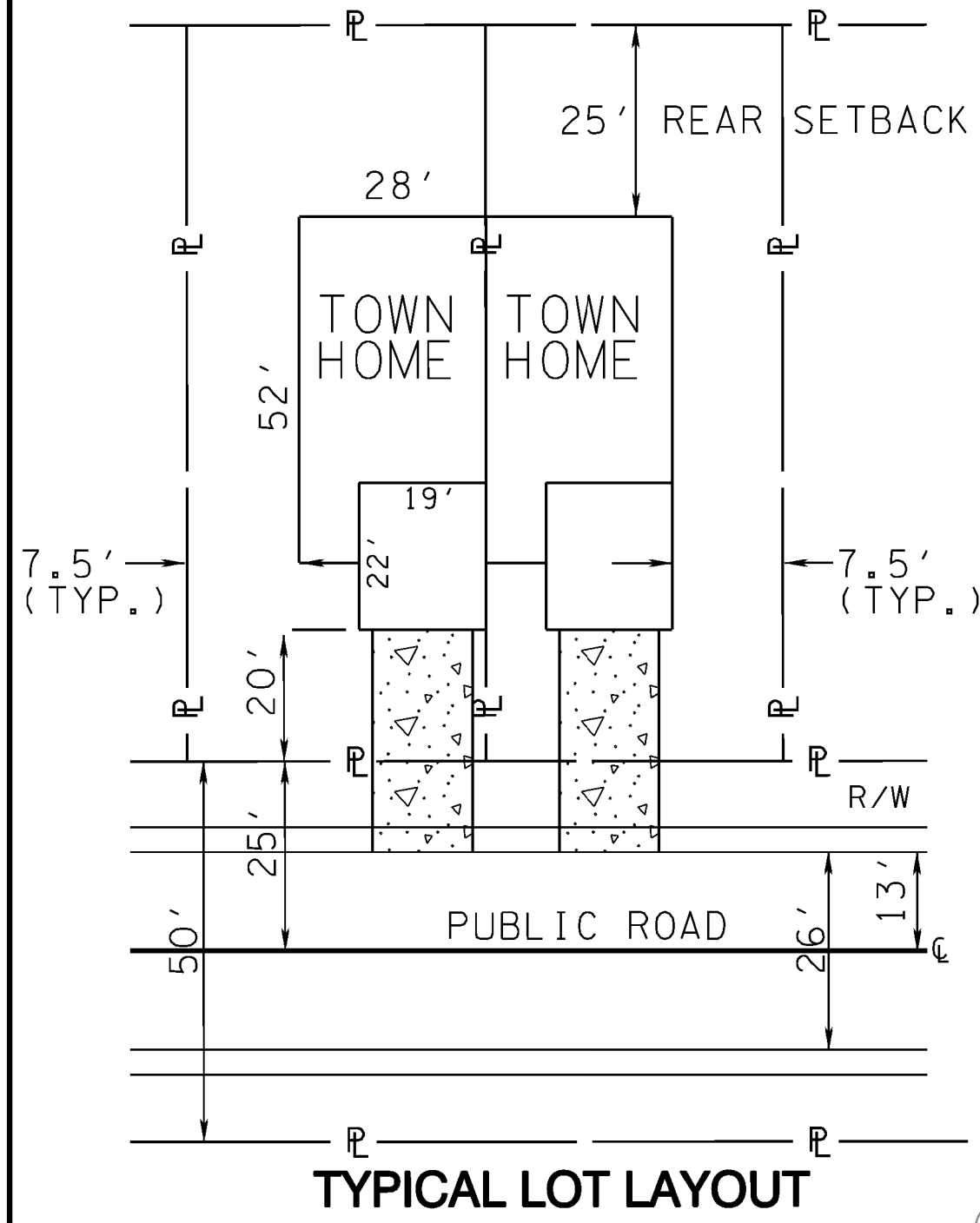


NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.

MINIMUM LOT SIZE = 3,000 SF

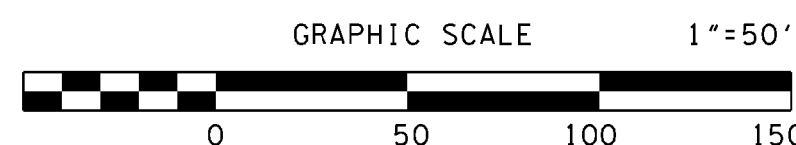


REQUESTED VARIANCES:

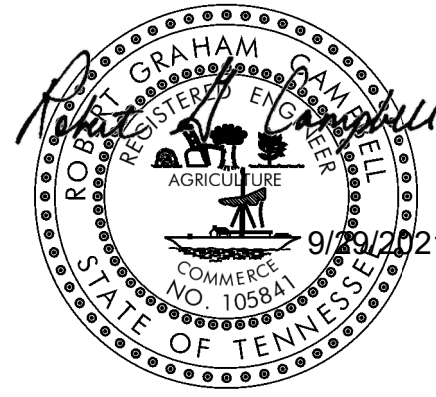
- 1) DECREASE VERTICAL CURVE (SAG) K VALUE FOR INTERSECTION OF ROAD A AND E EMORY ROAD FROM 25 TO 11.
- 2) DECREASE PERIPHERAL SETBACK FROM 35' TO 25' ALONG WEST PROPERTY LINE ADJACENT TO VICTORIAS LANDING.

LEGEND

- EXISTING IRON PIN
- IRON PIN SET 1/4" ROD W/CAP
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- POWER/TELEPHONE
- GUY WIRE
- WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- SF * SF * SF * SF SILT FENCE
- CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- EROSION CONTROL MATTING
- ROCK CHECK DAM
- 1:150 EXISTING GRADE
- 1:150 PROPOSED GRADE

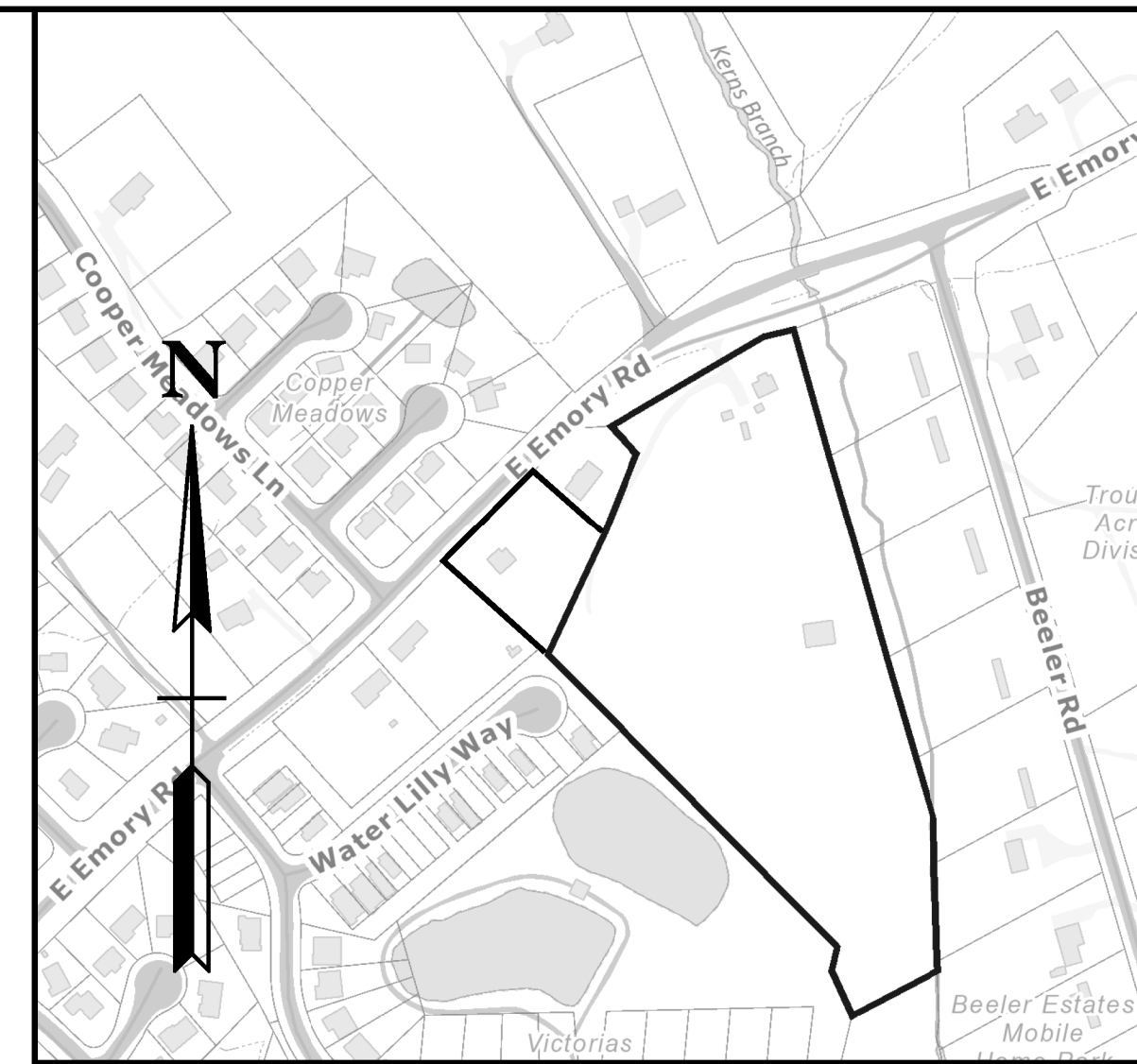


Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer Robert A. Campbell
Tennessee Certificate No. 105841



NOTES:

- 1) EXISTING CONTOURS BASED ON KGIS
- 2) ACCESS TO UNITS 1-51 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO SINGLE-FAMILY UNITS 52-53 FROM E EMORY ROAD VIA PRIVATE DRIVEWAY.
- 3) EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- 4) EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- 5) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- 6) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 7) WATER & SEWER PROVIDERS: HPUD



LOCATION MAP - NO SCALE

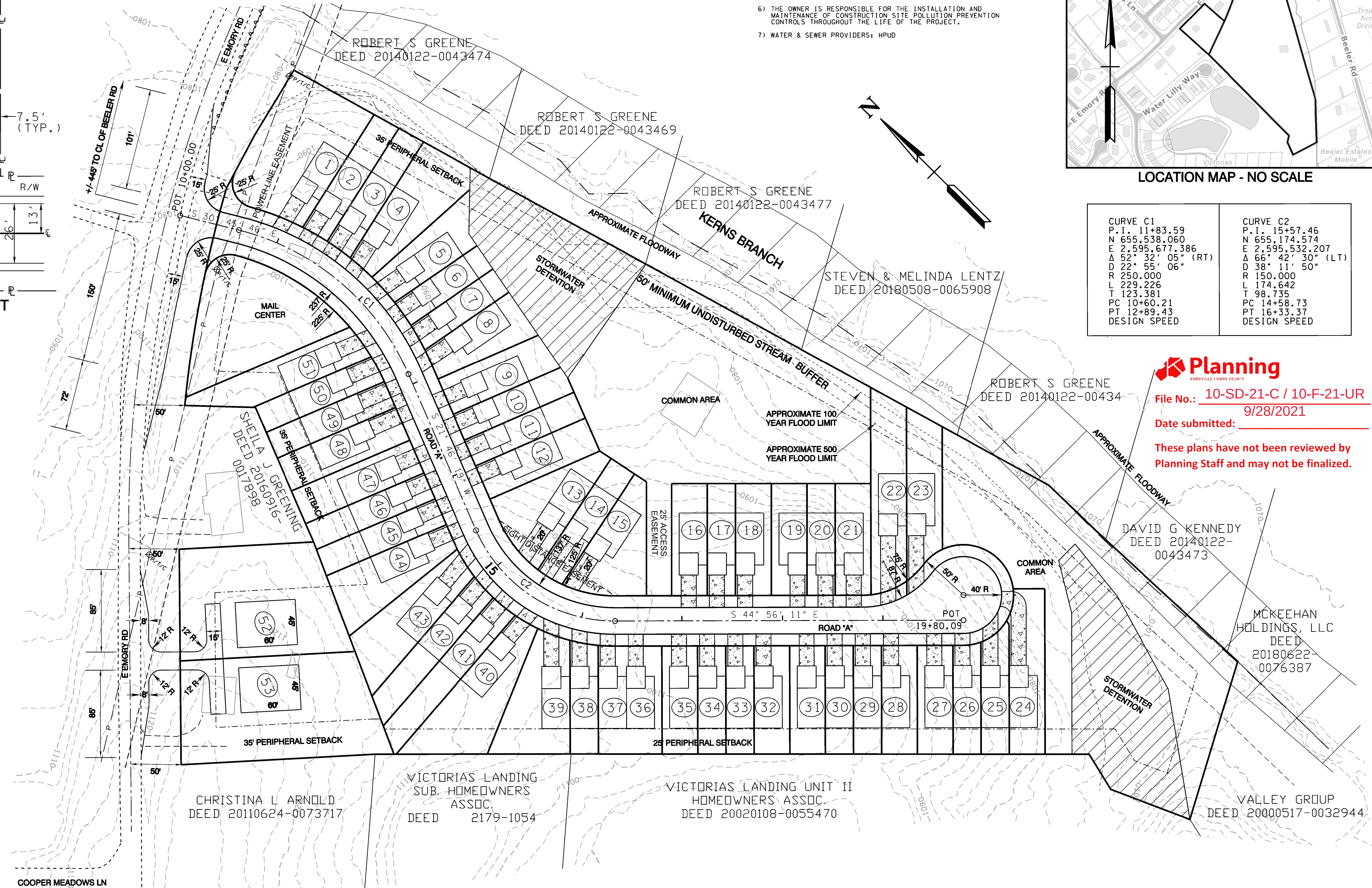
CURVE C1 P.1. 11+83.59 N 655,538.060 E 2,595,677.386 Δ 52° 32' 05" (RT) D 22° 55' 06" R 250.000 L 229.226 T 123.381 PC 10+60.21 PT 12+89.43 DESIGN SPEED	CURVE C2 P.1. 15+57.46 N 655,174.574 E 2,595,532.207 Δ 66° 42' 30" (LT) D 38° 11' 50" R 150.000 L 174.642 T 98.735 PC 14+58.73 PT 16+33.37 DESIGN SPEED
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File No.: 10-SD-21-C / 10-F-21-UR
9/28/2021

Date submitted:

These plans have not been reviewed by
Planning Staff and may not be finalized.



ENGINEER:
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(865) 947-5996

DEVELOPER:
RELIANCE DEVELOPMENT, LLC
644 BLUE HERON ROAD
KNOXVILLE, TN 37934
EDDIE KHERANI
865-966-3100

CLT MAP: 20
PARCELS: 117 & 119

ZONING: PR (1-5 DU/AC) (PENDING)

MPC FILE NUMBER: 10-SD-21-C / 10-F-21-UR

TOTAL AREA: 10.79 +/- ACRES

NUMBER OF LOTS: 53

DEED REFERENCE: 20161020 - 0025877
20060713 - 0003661

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

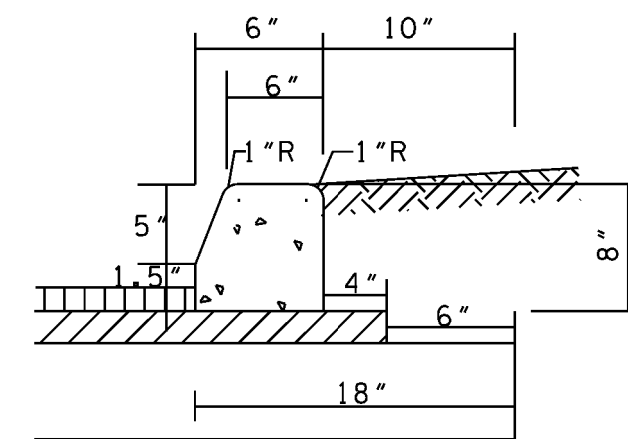
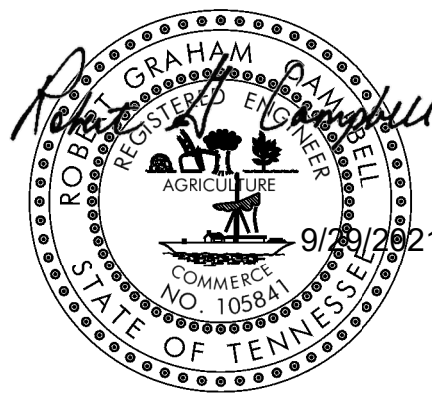


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KNOXVILLE, TENNESSEE

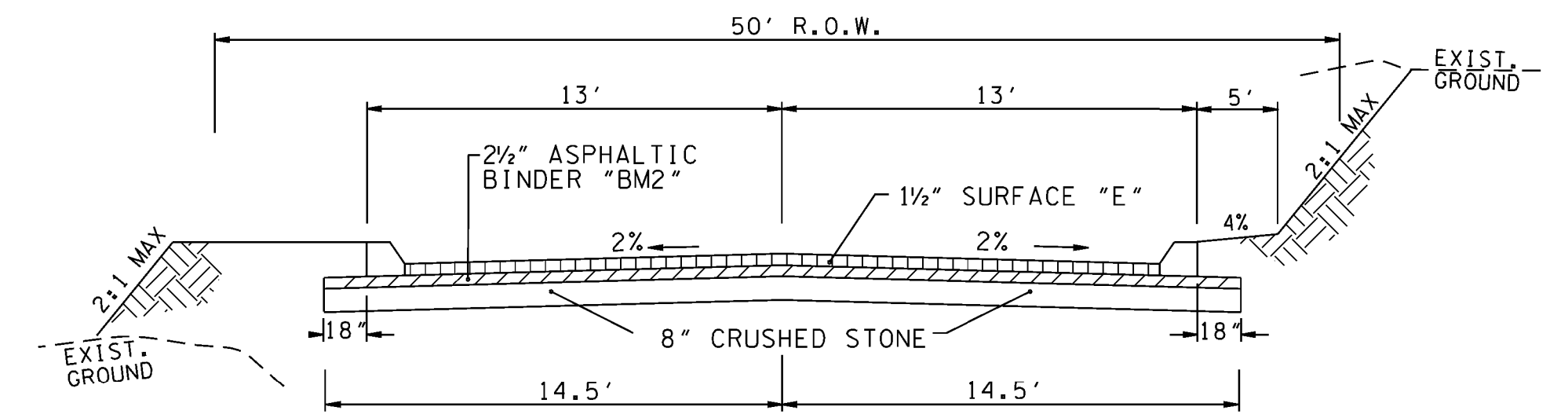
CONCEPT PLAN OF
SHEPHERDS LANDING

CONCEPTUAL LAYOUT

DESIGNED BY SWF	CHECKED BY RGC	SCALE 1" = 50'	SHEET ONE NO. 1
DRAWN BY SWF	DATE 9-27-21	FILE NO. 21180	OF TWO 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.

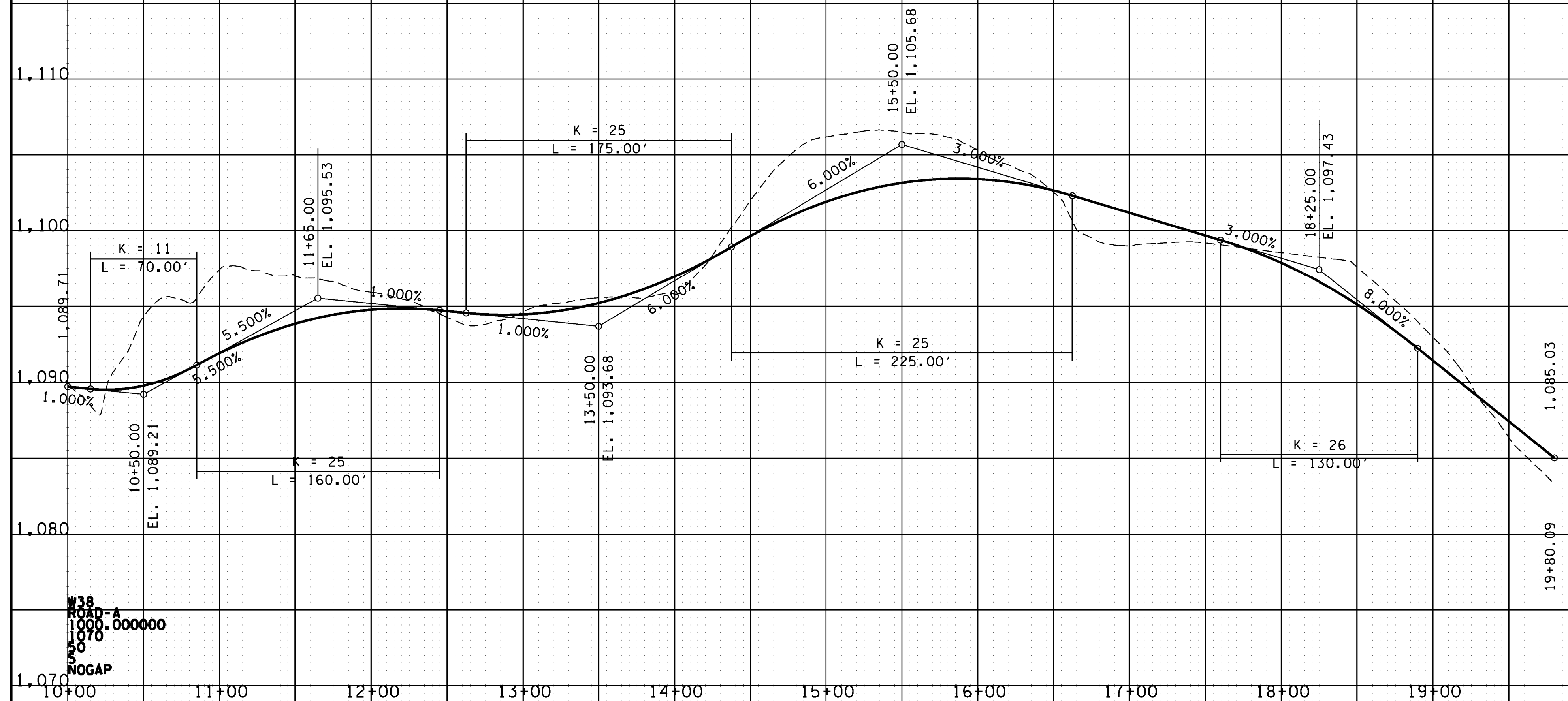


File No.: 10-SD-21-C / 10-F-21-UR

9/28/2021

Date submitted: _____

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Planning Staff and may not be finalized.



NO.	DATE	DESCRIPTION	BY	CHKD.



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

CONCEPT PLAN OF SHEPHERDS LANDING

ROAD "A" PROFILE

DESIGNED BY SWF	CHECKED BY RGC	SCALE 1"=60' HORZ. 1"=8' VERT.	SHEET TWO NO. 2
DRAWN BY SWF	DATE 9-27-21	FILE NO. 21180	OF 2 SHEETS