

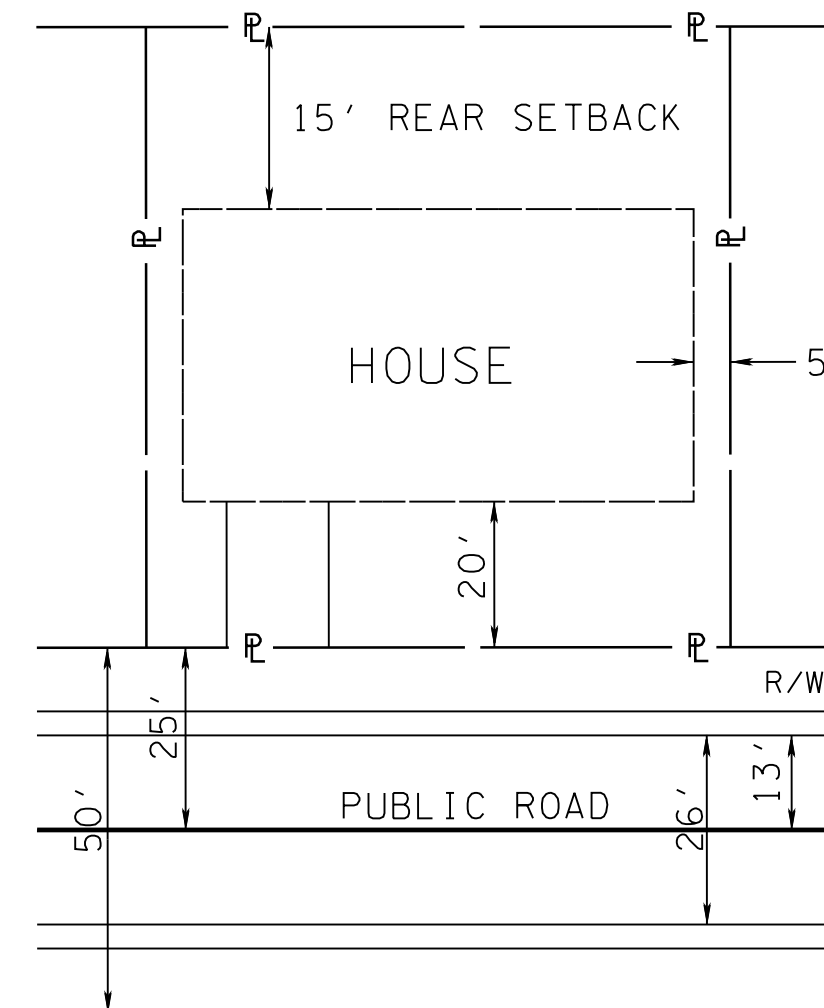
Certification of Concept Plan.  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: Garrett M. Tuck  
Tennessee Certificate No. 104281

#### LEGEND

- EIP IRON PIN FOUND
- PIPE FOUND
- G.V. GAS VALVE
- W.M. WATER METER
- MANHOLE
- ⊥ SIGN
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ P/T POWER/TELEPHONE
- GUY WIRE

NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



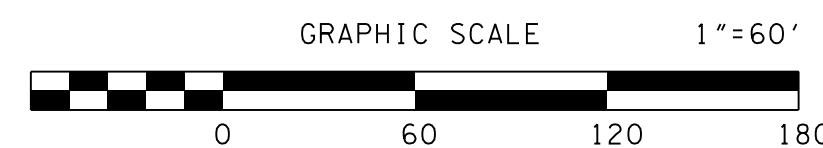
TYPICAL LOT LAYOUT  
(SINGLE FAMILY)



File No.: 11-SA-20-C / 11-B-20-UR

Date submitted: 10/23/2020

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



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

SYCAMORE CREEK AT HARDIN VALLEY  
CONCEPT PLAN / USE ON REVIEW

DEVELOPER:  
RELIANCE DEVELOPMENT, LLC  
644 BLUE HERON RD  
KNOXVILLE, TN 37934  
CONTACT: EDDIE KHERANI  
(865) 966-3100

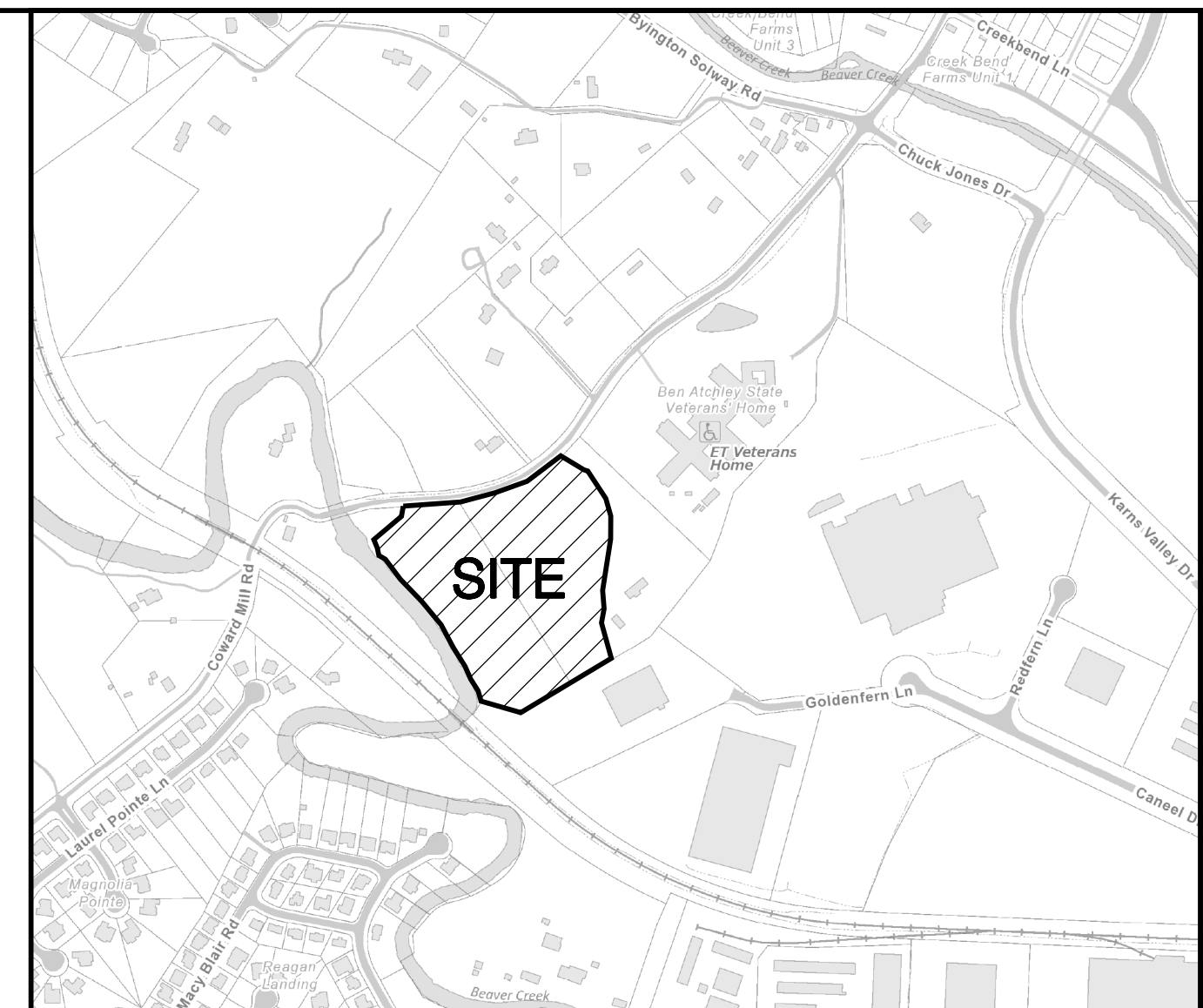
ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

GENERAL LAYOUT  
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET ONE NO. 1
DRAWN BY GMT	DATE 10-23-20	FILE NO. 20131	OF 3 SHEETS



THEDA SMITH SUBDIVISION  
LOT 3  
PLAT: 202001080045446



#### LOCATION MAP - NO SCALE

- NOTES:
- EXISTING CONTOURS BASED ON TOPOGRAPHIC SURVEY, NAVD1988.
  - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED WATER QUALITY TREATMENT AND CONVEYANCE OF STORMWATER.
  - ACCESS TO ALL UNITS FROM INTERNAL PUBLIC ROAD SYSTEM ONLY.
  - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - FUTURE WIDENING AND RIGHT-OF-WAY FOR COWARD MILL ROAD BASED ON CURRENT. TO BE COORDINATED WITH KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
  - COMMON AREA ALONG BEAVER CREEK TO BE PRESERVED AS OPEN SPACE WITH WALKING TRAIL AND OTHER AMENITIES.
  - GEOTECHNICAL ENGINEERING DESIGN AND TESTING TO BE PROVIDED FOR CONSTRUCTION OF ROADS, BUILDINGS, AND UTILITIES WITHIN THE 50-FOOT CLOSED DEPRESSION. TO BE CONDUCTED BY A COMPETENT ENGINEER AND APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
  - MINIMUM 50-FOOT UNDISTURBED BUFFER TO BE MAINTAINED ALONG BEAVER CREEK, TO BE MARKED BY COMPETENT LAND SURVEYOR.
  - PROPOSED BUILDING SETBACKS:  
FRONT - 20'  
SIDE - 5'  
REAR - 15', EXCEPT WHERE PERIPHERAL SETBACK APPLIES.
  - PERIPHERAL SETBACK OF 35 FEET APPLIES, EXCEPT ADJACENT TO LOT 1. PERIPHERAL SETBACK TO BE REDUCED TO 25 FEET ON THE SIDE, AND REDUCED TO 20 FEET ON THE REAR OF LOT 1.

CURVE SYCAMORE-1  
P.I. 15+31.07  
N 600,612.180  
E 2,517,429.634  
Δ 41° 25' 09" (LT)  
D 22° 55' 06"  
R 250.000  
L 180.725  
T 94.515  
PC 14+36.56  
PT 16+17.28

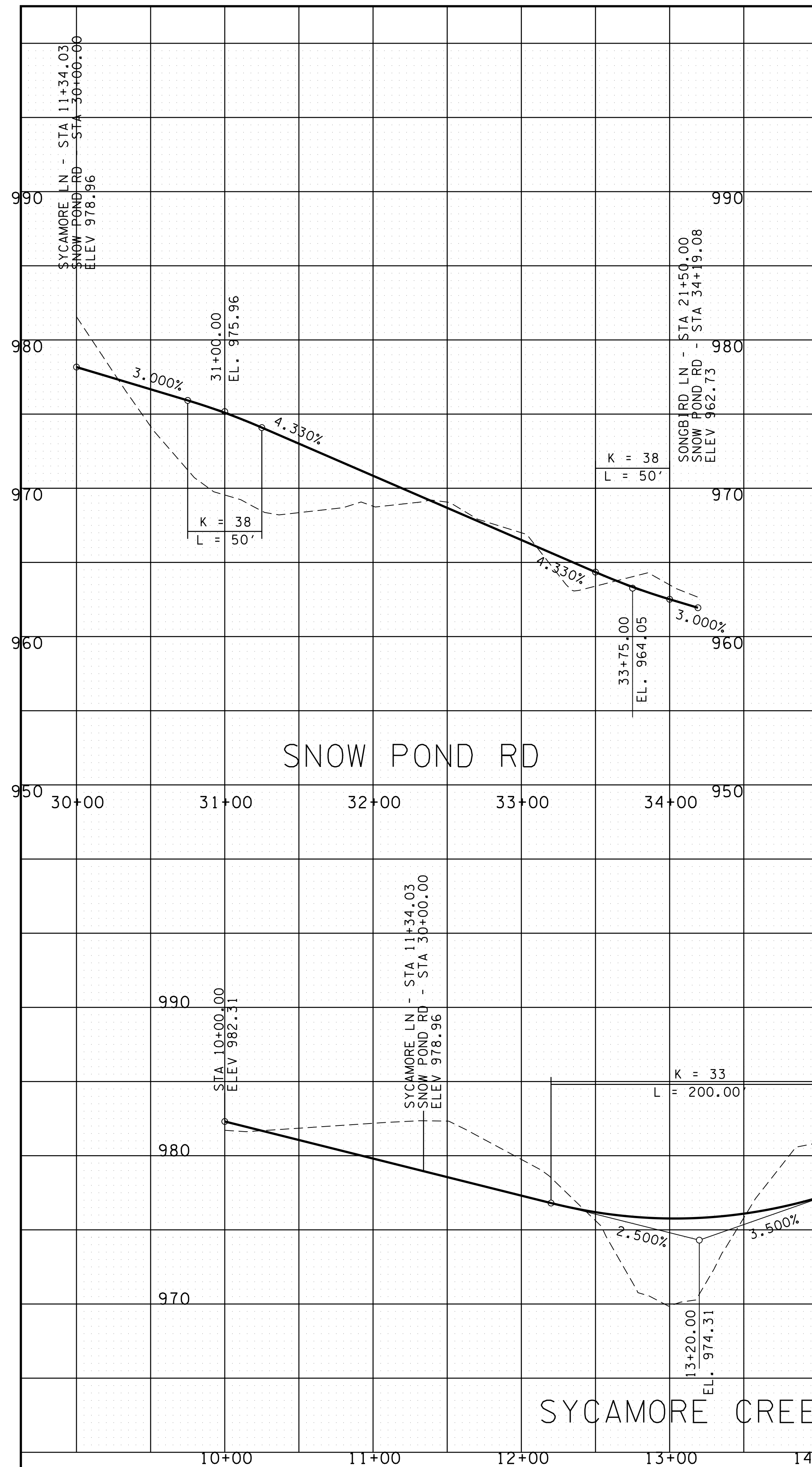
CURVE SNOW-1  
P.I. 31+83.43  
N 600,232.445  
E 2,517,212.634  
Δ 65° 53' 53" (RT)  
D 57° 17' 45"  
R 100.000  
L 115.014  
T 64.814  
PC 31+18.61  
PT 32+33.63

CLT MAP: 90  
PARCEL: 80.01 & 80.02  
DEED REFERENCE: 20200529-0079503  
20200529-0079504  
PLAT REFERENCE: 20200108-0045446  
PROPERTY ZONED: PR (1-3.5 DU/AC) PENDING

TOTAL AREA: 12.38 ACRES  
NUMBER OF LOTS: 40

PLANNING SERVICES FILE NO: 11-SA-20-C / 11-B-20-UR

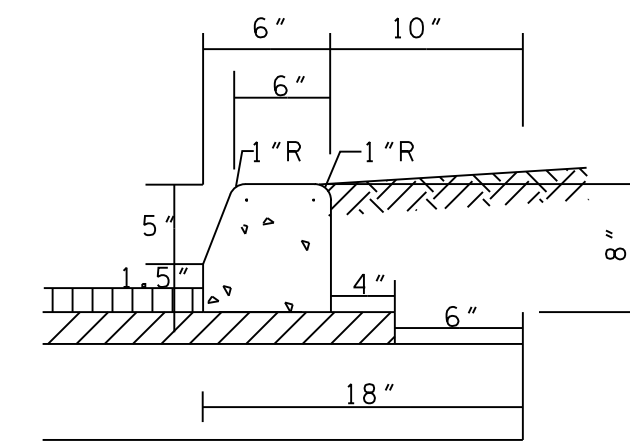




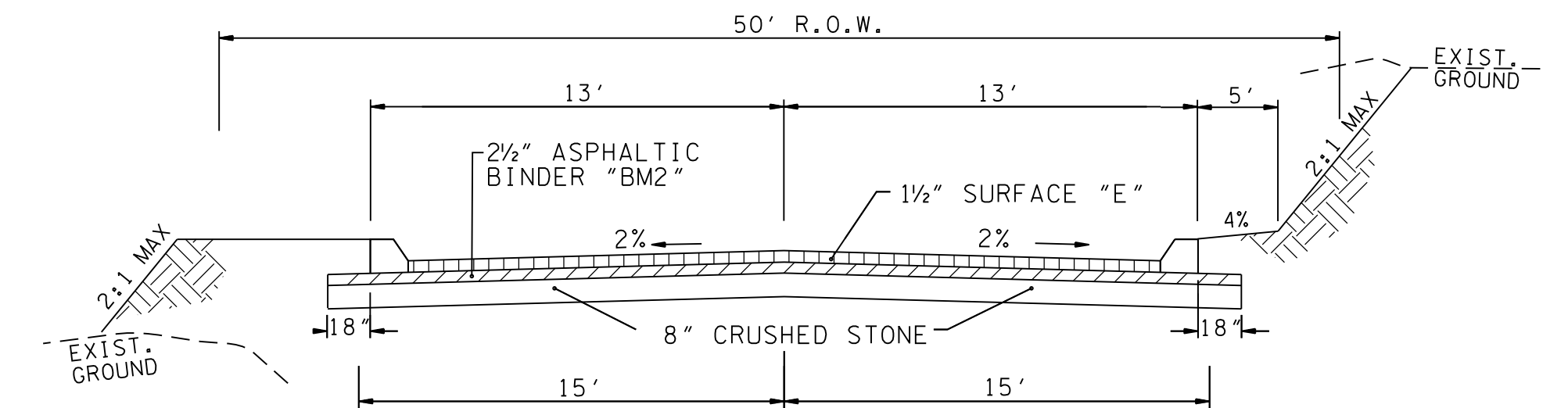
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STANDARD DETAIL 6' EXTRUDED CURB



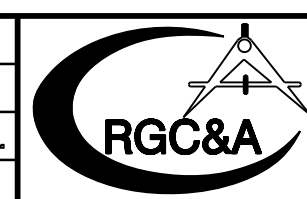
TYPICAL 2 LANE STREET  
PUBLIC ROADS

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.

NO.	DATE	DESCRIPTION	BY	CHK.



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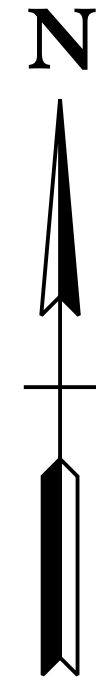
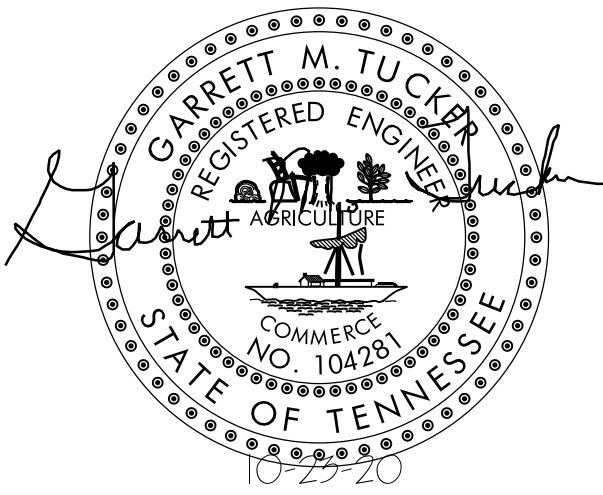
SYCAMORE CREEK AT HARDIN VALLEY  
CONCEPT PLAN / USE ON REVIEW

ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=60' HORZ. 1"=5' VERT.	SHEET TWO NO. 2
DRAWN BY GMT	DATE 10-23-20	FILE NO. 20131	OF 3 SHEETS



STORM DRAINAGE SUMMARY								
FROM	ELEVATION		TO	ELEVATION		LENGTH	SLOPE	DIAMETER / MATERIAL
	GRATE	INVERT		GRATE	INVERT			
HW-1	---	939.00	WQ-1	949.70	939.30	28	1.07%	24" HDPE
WQ-1	949.70	939.30	CB-1	948.70	940.70	18	7.78%	24"HDPE
CB-1	948.70	940.70	CB-2	963.60	958.10	176	9.89%	24"HDPE
CB-2	963.60	958.10	CB-3	963.60	958.60	26	1.92%	24"HDPE
CB-3	963.60	958.60	CB-4	965.30	960.30	36	4.72%	18" HDPE
CB-4	965.30	960.30	CB-5	976.60	969.60	190	4.89%	18" HDPE
CB-5	976.60	969.60	CB-6	975.50	971.50	178	1.07%	18" HDPE
CB-6	975.50	971.50	CB-7	975.50	972.00	26	1.92%	18" HDPE
CB-7	975.50	972.00	AD-1	977.50	973.50	104	1.44%	15" HDPE



THEDA SMITH SUBDIVISION  
LOT 3  
PLAT: 202001080045446

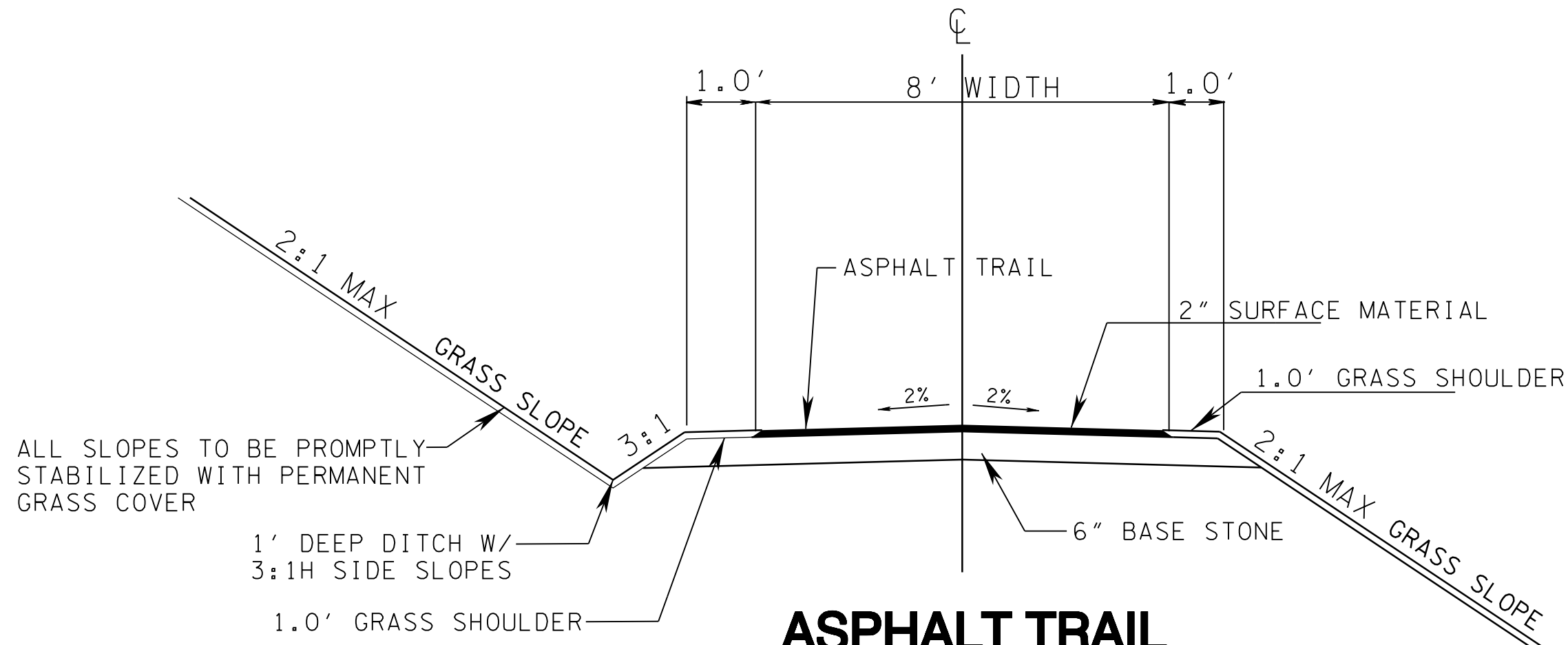
LEGEND	
SF * SF * SF * SF SILT FENCE	o EIP IRON PIN FOUND
CE CONSTRUCTION EXIT	PIPE * PIPE FOUND
IP STORM DRAIN INLET PROTECTION	G.V. GAS VALVE
OP STORM DRAIN OUTLET PROTECTION	W.M. WATER METER
OVERLAND DRAINAGE PATTERN	MANHOLE
MA EROSION CONTROL MATTING	SIGN
CD ROCK CHECK DAM	W.V. WATER VALVE
--- 1150 --- EXISTING GRADE	Fire Hydrant
--- 1150 --- PROPOSED GRADE	P/T POWER/TELEPHONE
	GUY WIRE



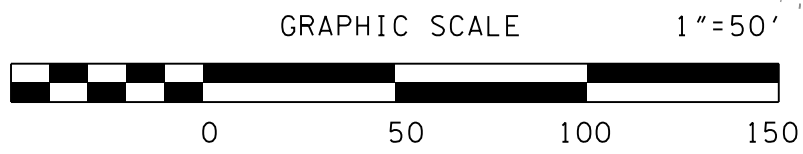
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ASPHALT TRAIL  
TYPICAL DETAIL  
NO SCALE



NO.	DATE	DESCRIPTION	BY	CHK.



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KNOXVILLE, TENNESSEE

SYCAMORE CREEK AT HARDIN VALLEY  
CONCEPT PLAN / USE ON REVIEW

PRELIMINARY GRADING  
WATER & SEWER

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET THREE NO. <b>3</b>
DRAWN BY GMT	DATE 10-23-20	FILE NO. 20131	