

LEGEND

- EIP IRON PIN FOUND
- PIPE ● PIPE FOUND
- W.M. WATER METER
- ⊙ MANHOLE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ P/T/C POWER/TELEPHONE/CABLE
- LIGHT POLE
- ⋮ GUY WIRE
- G.V. GAS VALVE
- - - 1140 - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING ROADS

NOTES:

- 1) EXISTING CONTOURS BASED ON SURVEY BY RGC&A.
- 2) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 3) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 4) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
- 5) PRIOR TO LAND DISTURBANCE, A SITE DEVELOPMENT PERMIT TO BE OBTAINED FROM KNOX COUNTY. ADDITIONAL ENGINEERING ANALYSIS AND OTHER DOCUMENTS WILL BE REQUIRED FOR ISSUANCE OF THE SITE PERMIT. ADDITIONAL STORMWATER EASEMENTS AND FACILITIES MAY BE REQUIRED.
- 6) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 7) EASEMENTS TO BE PROVIDED FOR SWALES AND STORMWATER PIPES AS PART OF SITE DEVELOPMENT PLAN AND FINAL PLATTING.
- 8) PUBLIC EASEMENT AND PATHWAY CONNECTION TO BE PROVIDED TO THOMPSON CREEK PHASE 1.
- 9) ACCESS TO ALL LOTS FROM INTERNAL ROADWAYS ONLY.
- 10) UNDISTURBED RIPARIAN BUFFERS TO BE MAINTAINED AS SHOWN.



PROPERTY INFORMATION:

CLT: 12 PARCEL: 209
 DEED REFERENCE: 20220824-0012823
 ZONING: PR (<2.9 DU/AC)
 TOTAL PROPERTY AREA: 108.26 ACRES
 TOTAL LOTS PROPOSED: 241
 TOTAL DENSITY: 2.23 DU/AC
 THOMPSON CREEK PHASE 1
 AREA: 30.30 ACRES
 LOTS: 91
 DENSITY: 3.00 DU/AC
 THOMPSON LANDING:
 AREA: 77.96 ACRES
 LOTS: 150
 DENSITY: 1.92 DU/AC

DEVELOPER/OWNER:
 HAM LAND PARTNERS, LLC
 612 FOX DEN LANE
 LAFOLLETTE, TN 37766
 CONTACT: CHRISTIAN HICKS
 PHONE: (865) 567-1725
 ENGINEER:
 ROBERT G. CAMPBELL & ASSOC.
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7556



Revised: 10/28/2025

MPC FILE NO: 11-SC-25-C/11-H-25-DP

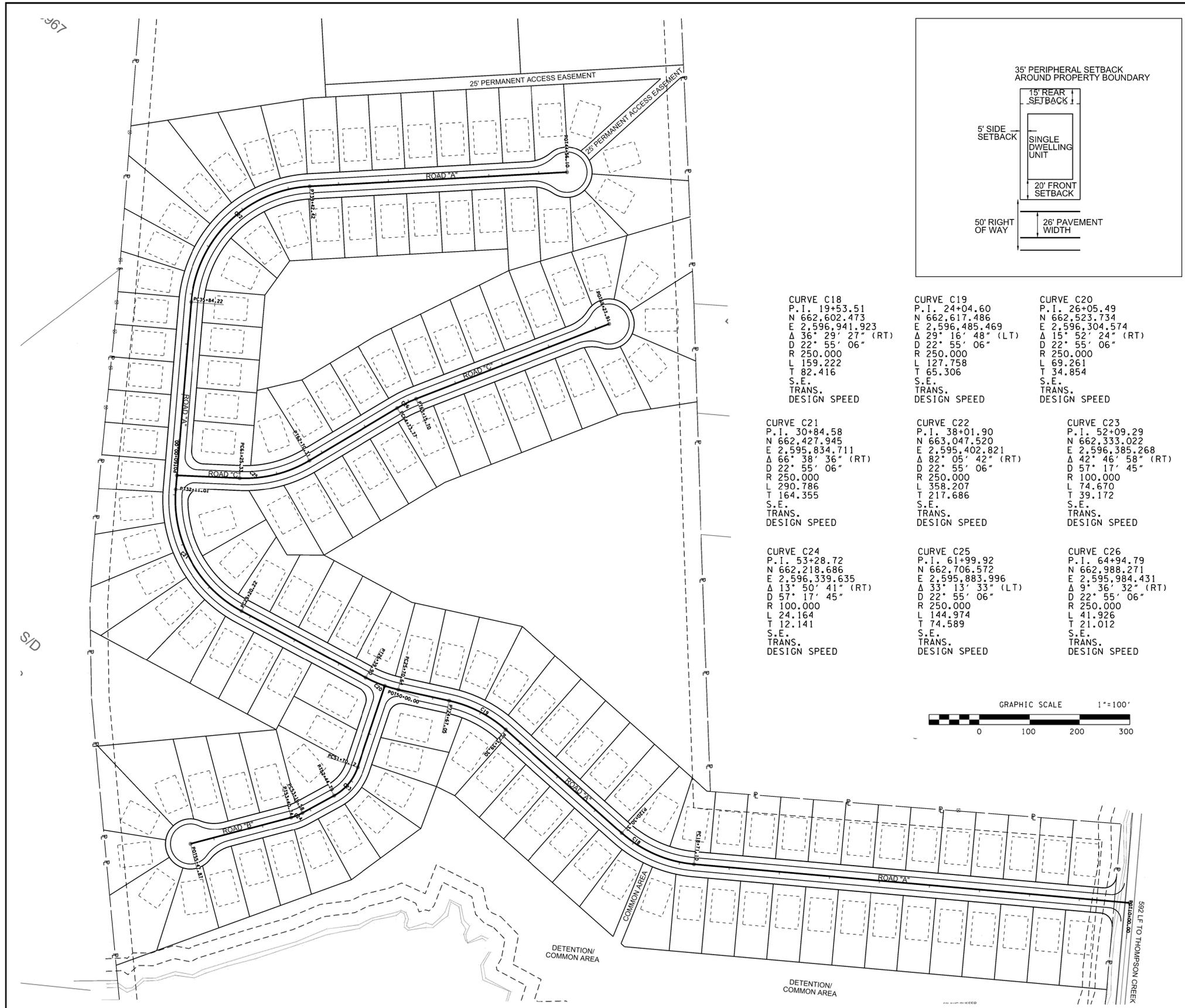
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

THOMPSON CREEK PHASE 2
KNOX COUNTY, TN

EXISTING
PLAN VIEW

DESIGNED BY RGC	CHECKED BY RGC	SCALE 1" = 200'	SHEET NO. 1
DRAWN BY JER	DATE 10/28/2025	FILE NO. 22020	



LEGEND

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Revised: 10/28/2025

MPC FILE NO: 11-SC-25-C/11-H-25-DP

PROPERTY INFORMATION:
CLT: 12 PARCEL: 209

PHASE 2 AREA: 77.96 ACRES
DISTURBED AREA: 52.84 ACRES
HILLSIDE PROTECTED AREA: 44.82 ACRES
DISTURBED HP AREA: 25.82 ACRES

NUMBER OF LOTS: 150

DEED REFERENCE: 20220824-0012823
ZONING: PR (<2.9 DU/AC)

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612 FOX DEN LANE
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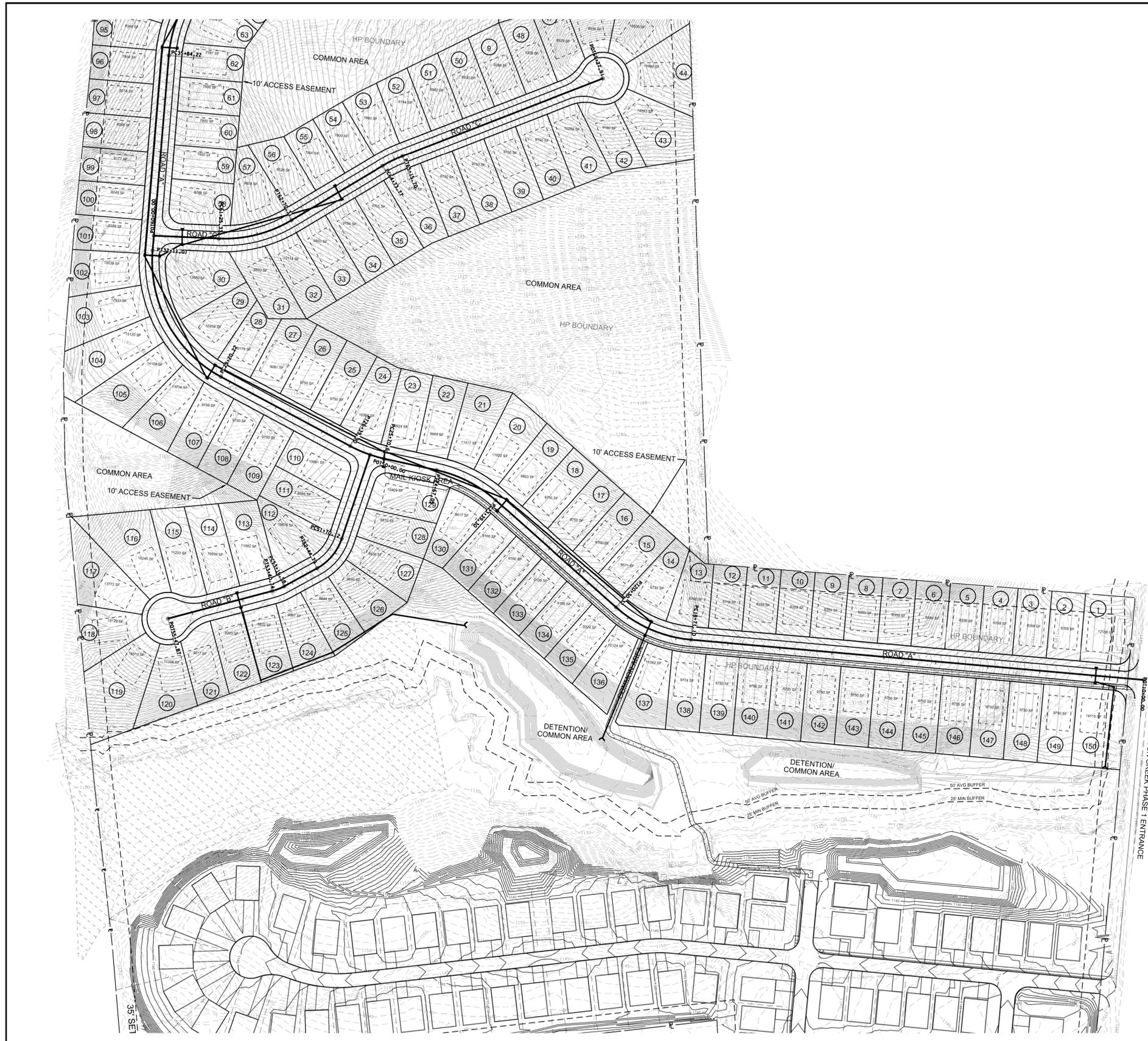
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ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

THOMPSON CREEK PHASE 2
KNOX COUNTY, TN

SITE LAYOUT
PLAN VIEW

DESIGNED BY RGC	CHECKED BY RGC	SCALE 1" = 100'	SHEET NO. 2
DRAWN BY JER	DATE 10/28/2025	FILE NO. 22020	



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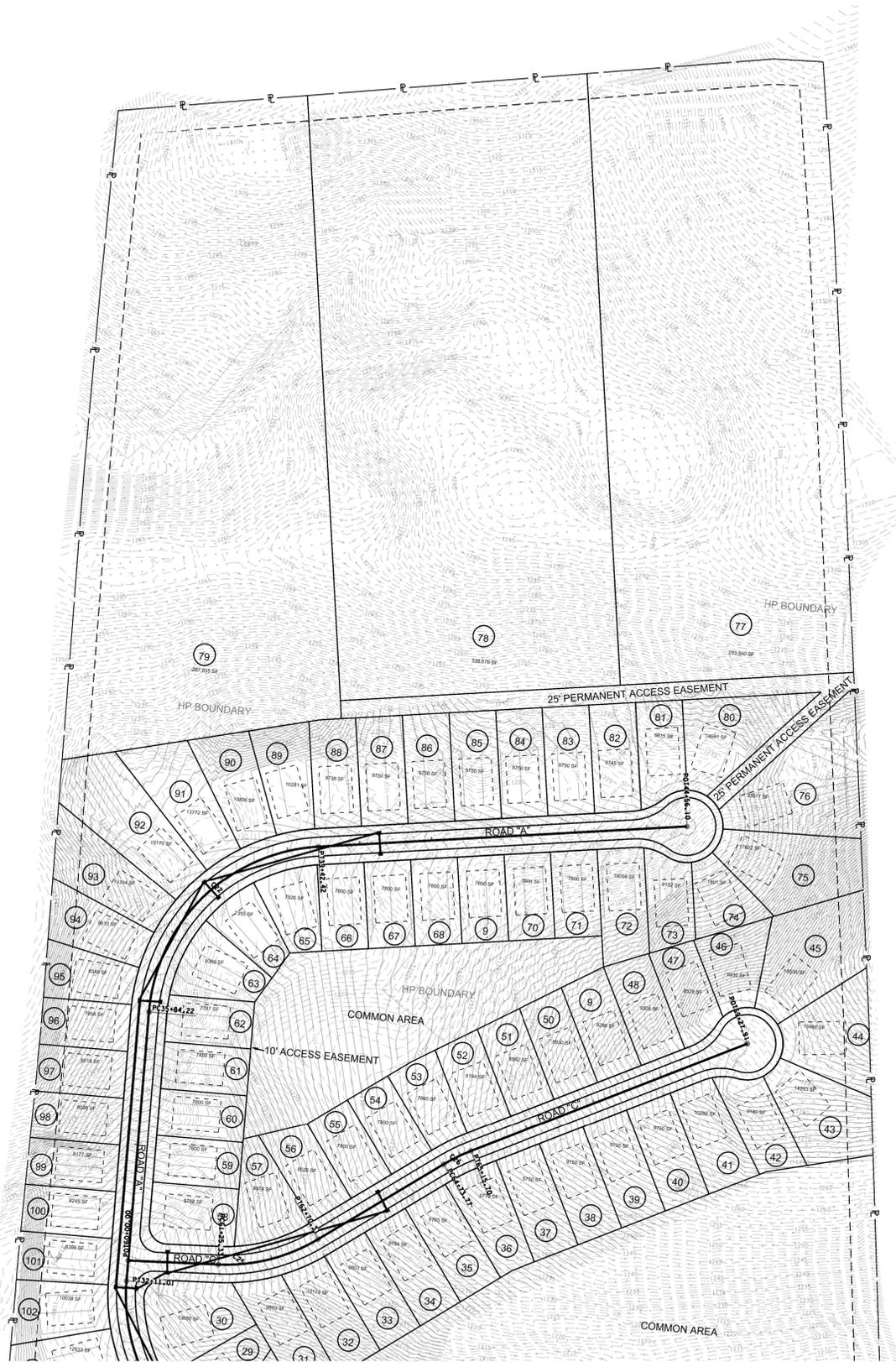
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REVISIONS				

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

THOMPSON CREEK PHASE 2
KNOX COUNTY, TN

GRADING AND DRAINAGE PLAN
PLAN VIEW

DESIGNED BY RGC	CHECKED BY RGC	SCALE 1" = 100'	SHEET NO. 3
DRAWN BY JER	DATE 10/28/2025	FILE NO. 22020	



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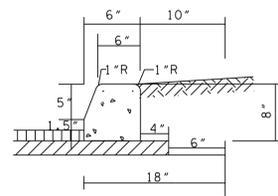
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REVISIONS				

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

THOMPSON CREEK PHASE 2
 KNOX COUNTY, TN

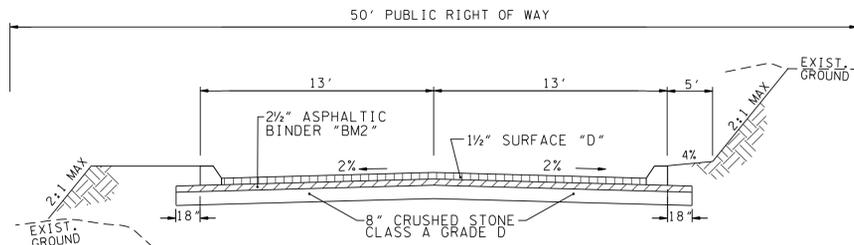
GRADING AND DRAINAGE PLAN
 PLAN VIEW

DESIGNED BY RGC	CHECKED BY RGC	SCALE 1" = 100'	SHEET NO. 4
DRAWN BY JER	DATE 10/28/2025	FILE NO. 22020	



STANDARD DETAIL 6" EXTRUDED CURB

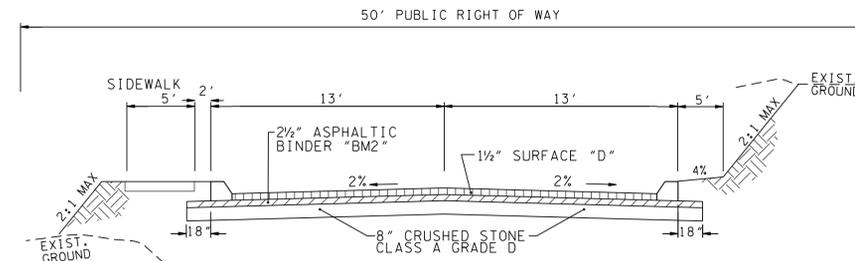
NOTE: INSTALL CONTRACTION JOINTS AT MAXIMUM SPACING OF 10 FEET.
INSTALL EXPANSION JOINTS AT MAXIMUM SPACING OF 25 FEET.



TYPICAL 2 LANE DRIVE

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.)



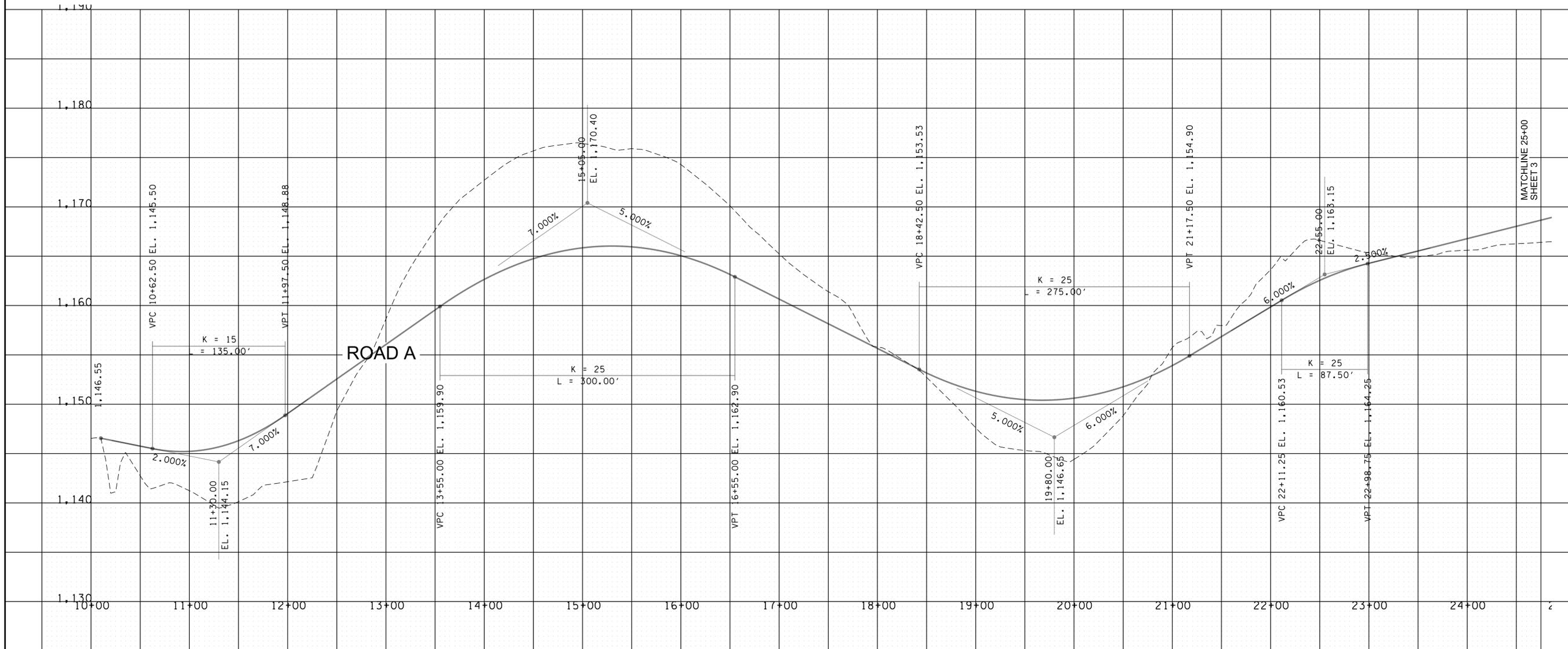
TYPICAL 2 LANE DRIVE SIDEWALK

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.

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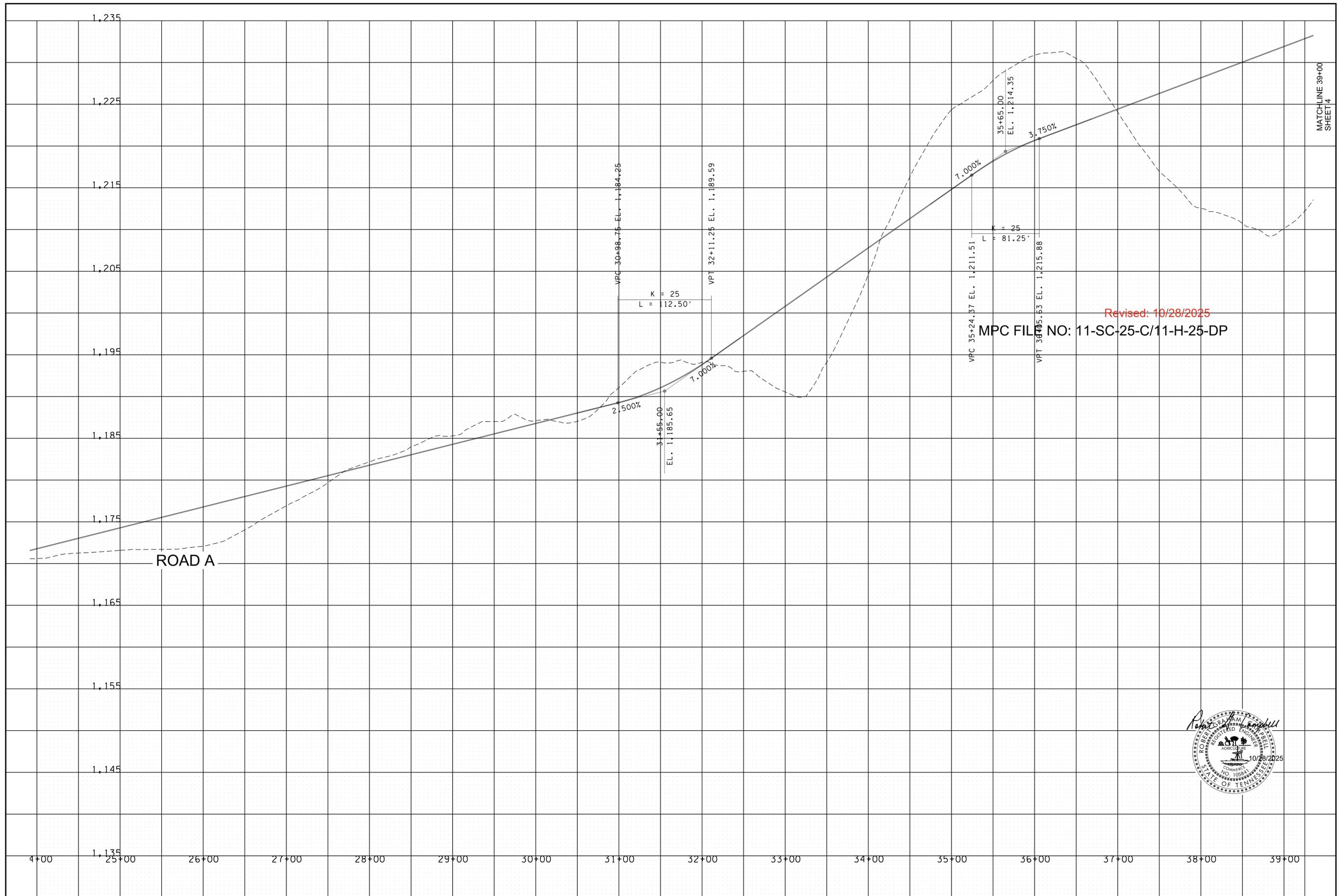
NO.	DATE	DESCRIPTION	BY	CHKD.

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

THOMPSON CREEK PHASE 2
KNOX COUNTY, TN

ROAD A PROFILE

DESIGNED BY RGC	CHECKED BY RGC	SCALE 1"=50' HORZ. 1"=5' VERT.	SHEET NO. 5
DRAWN BY JER	DATE 10/28/2025	FILE NO. 22020	



Revised: 10/28/2025
 MPC FILE NO: 11-SC-25-C/11-H-25-DP



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 KNOXVILLE, TENNESSEE

THOMPSON CREEK PHASE 2
 KNOX COUNTY, TN

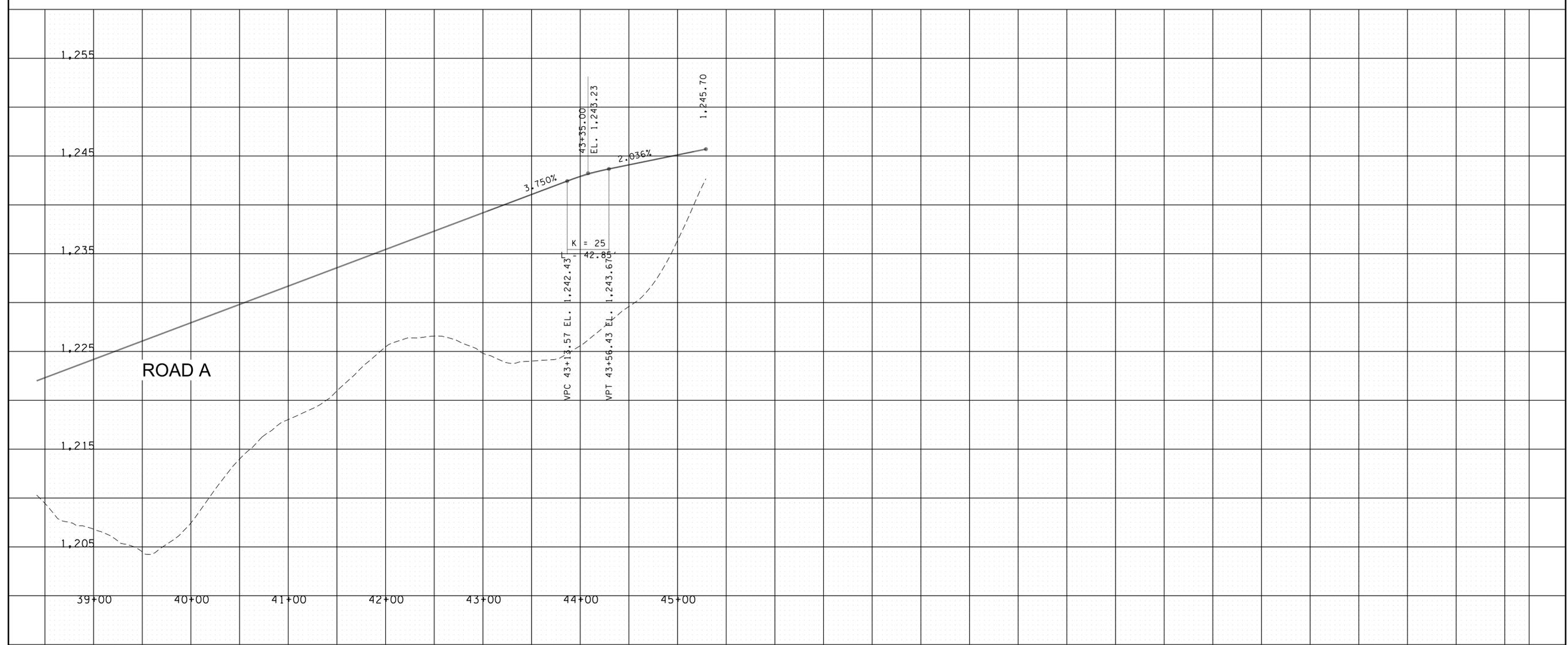
ROAD A PROFILE

DESIGNED BY: RGC
 CHECKED BY: RGC
 DRAWN BY: JER
 DATE: 10/28/2025
 SCALE: 1"=50' HORZ., 1"=5' VERT.
 FILE NO.: 22020

SHEET NO. **6**

Revised: 10/28/2025

MPC FILE NO: 11-SC-25-C/11-H-25-DP



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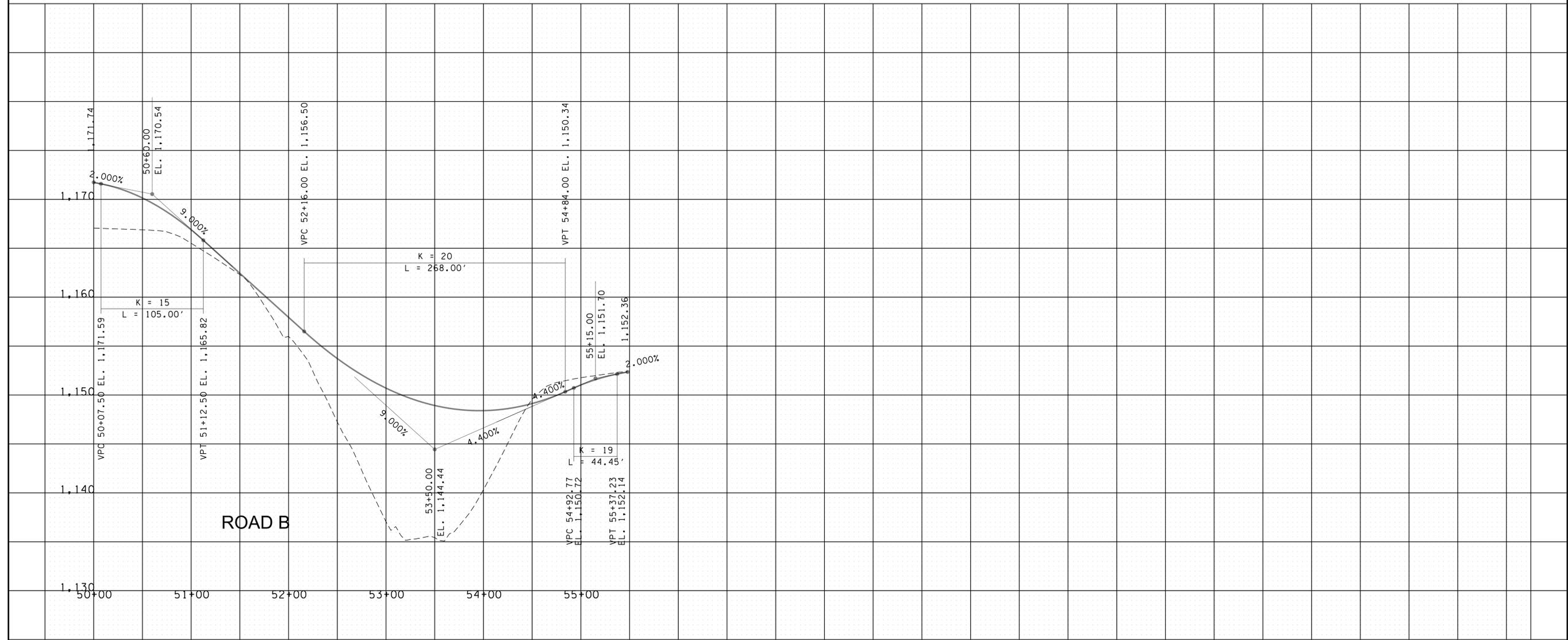
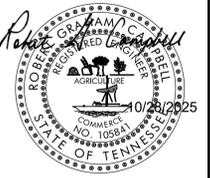
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

THOMPSON CREEK PHASE 2
 KNOX COUNTY, TN

ROAD A PROFILE

DESIGNED BY RGC	CHECKED BY RGC	SCALE 1"=50' HORZ. 1"=5' VERT.	SHEET NO. 7
DRAWN BY JER	DATE 10/28/2025	FILE NO. 22020	

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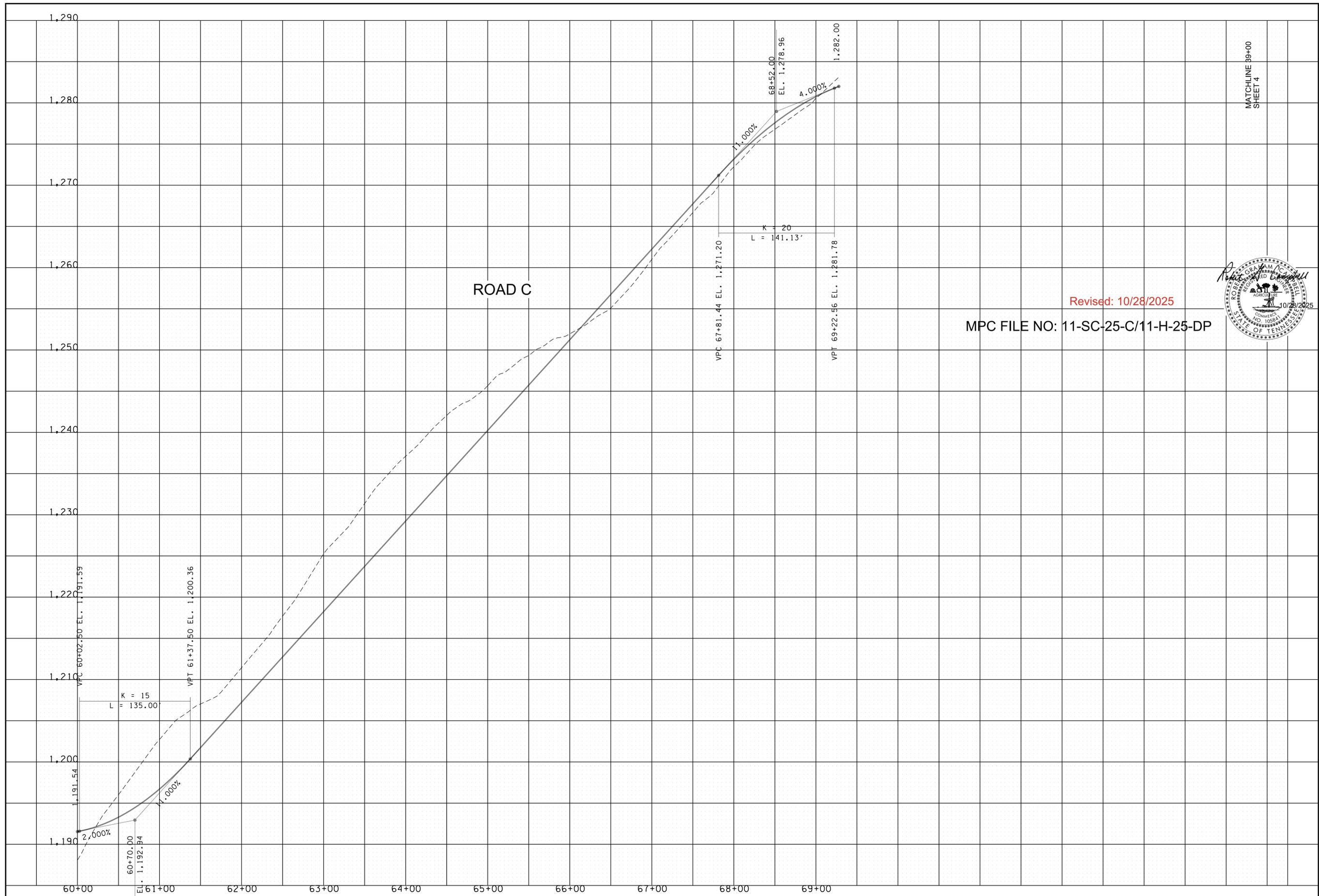
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 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

THOMPSON CREEK PHASE 2
 KNOX COUNTY, TN

ROAD B PROFILE

DESIGNED BY RGC	CHECKED BY RGC	SCALE 1"=50' HORZ. 1"=5' VERT.	SHEET NO. 8
DRAWN BY JER	DATE 10/28/2025	FILE NO. 22020	



MATCHLINE 89+00
SHEET 4

Revised: 10/28/2025

MPC FILE NO: 11-SC-25-C/11-H-25-DP



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

THOMPSON CREEK PHASE 2
KNOX COUNTY, TN

ROAD C PROFILE

DESIGNED BY RGC	CHECKED BY RGC	SCALE 1"=50' HORZ. 1"=5' VERT.
DRAWN BY JER	DATE 10/28/2025	FILE NO. 22020

SHEET NO. **9**