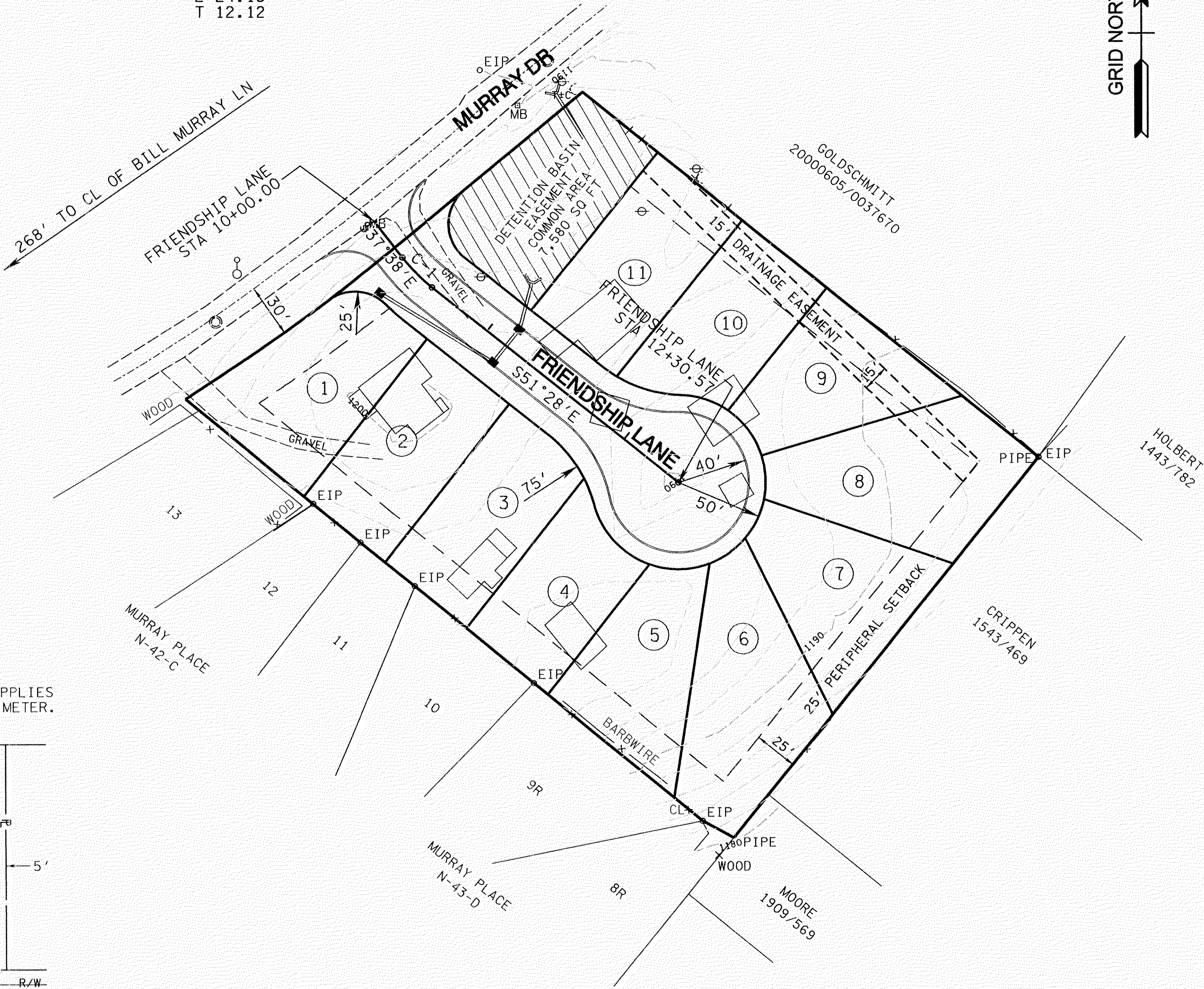
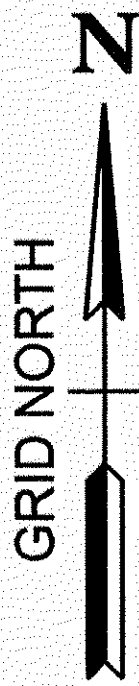


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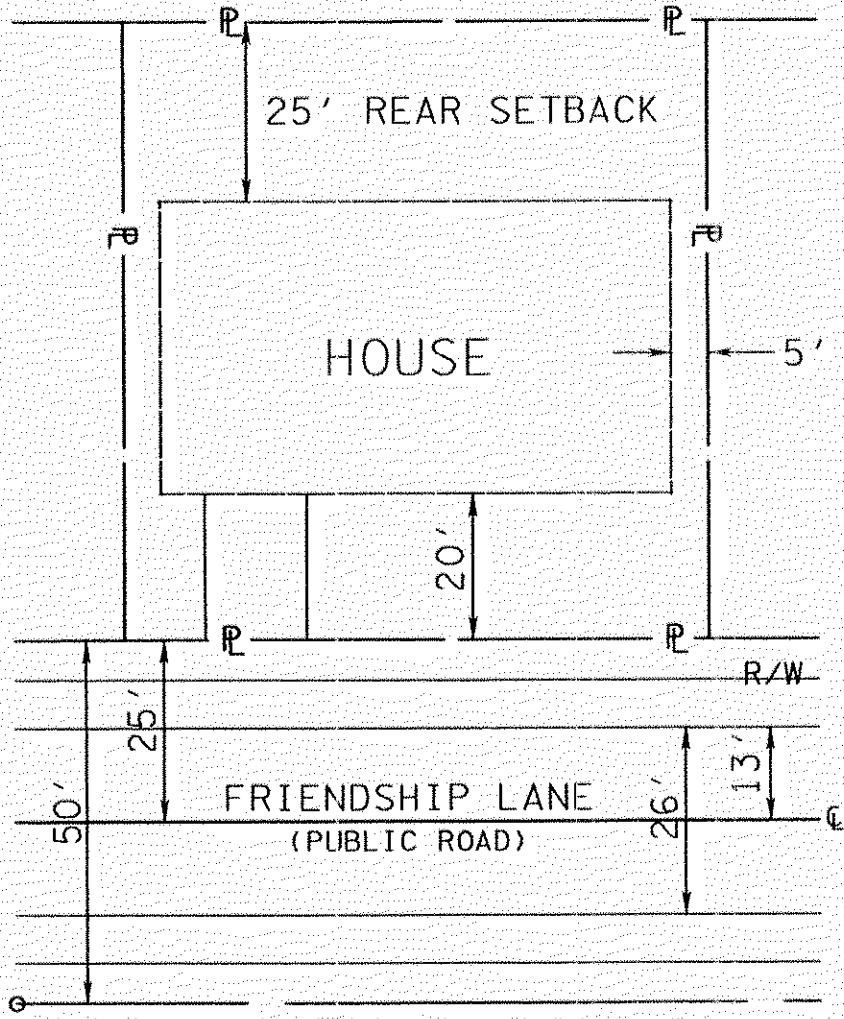
- EXISTING IRON PIN
IRON PIN SET
GAS VALVE
WATER METER
MANHOLE
LIGHT POLE
SIGN
WATER VALVE
FIRE HYDRANT
CATCH BASIN
POWER/TELEPHONE
GUY WIRE
BENCH MARK

CURVE 1

PI 10+38.58
PC 10+26.46
PT 10+50.59
 Δ 13°49'28"
D 57°17'45"
R 100.000
L 24.13
T 12.12

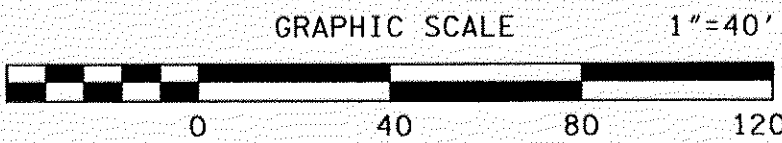


NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT (SINGLE FAMILY)

SETBACKS:
FRONT - 20'
REAR - 25'
SIDE - 5'
A 25' PERIPHERAL SETBACK APPLIES AROUND THE SUBDIVISION PERIMETER



VARIANCES:

- 1) INTERSECTION SPACING BETWEEN FRIENDSHIP LANE AND BILL MURRAY LANE FROM 300' TO 268'.

NOTES:

- EXCAVATE PERMANENT STORMWATER DETENTION POND AS FIRST ITEM OF CONSTRUCTION. USE AS SEDIMENTATION POND DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT, AND LANDSCAPE THE POND WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- SIGHT DISTANCE MUST BE 300 FT IN EACH DIRECTION.
- EXISTING CONTOURS FROM K.G.I.S.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW STREETS ARE CONSTRUCTED IN CONFORMANCE WITH SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO, AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, STOP SIGNS, ETC.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
b. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
- ALL EXISTING BUILDINGS TO BE REMOVED OR RELOCATED.
- HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR MAINTENANCE OF THE COMMON AREA AND STORM WATER FACILITIES ON THIS PROPERTY.
- LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
- ENVIRONMENTAL MESSAGE "NO DUMPING, DRAINS TO RIVER" MUST BE PERMANENTLY CAST ONTO CATCH BASINS AND MANHOLES.
- ALL CUT AND FILL SLOPES ARE 2H:1V OR LESS EXCEPT AS NOTED.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- ROOF DRAINS FROM LOTS 5-9 TO BE DIRECTED TOWARD FRIENDSHIP LANE. BACK YARDS ONLY FROM THESE LOTS TO DRAIN TO SOUTHEAST.

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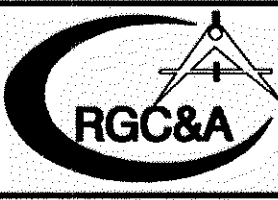
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CLT MAP: 068J GROUP B
PARCELS: 003 & 004
DEED REFERENCE: 200061011-0031932

CITY WARD: 39
CITY BLOCK: 39

PROPERTY ZONED: RP-1
TOTAL ACREAGE: 2.36 AC
TOTAL NUMBER OF LOTS: 11

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

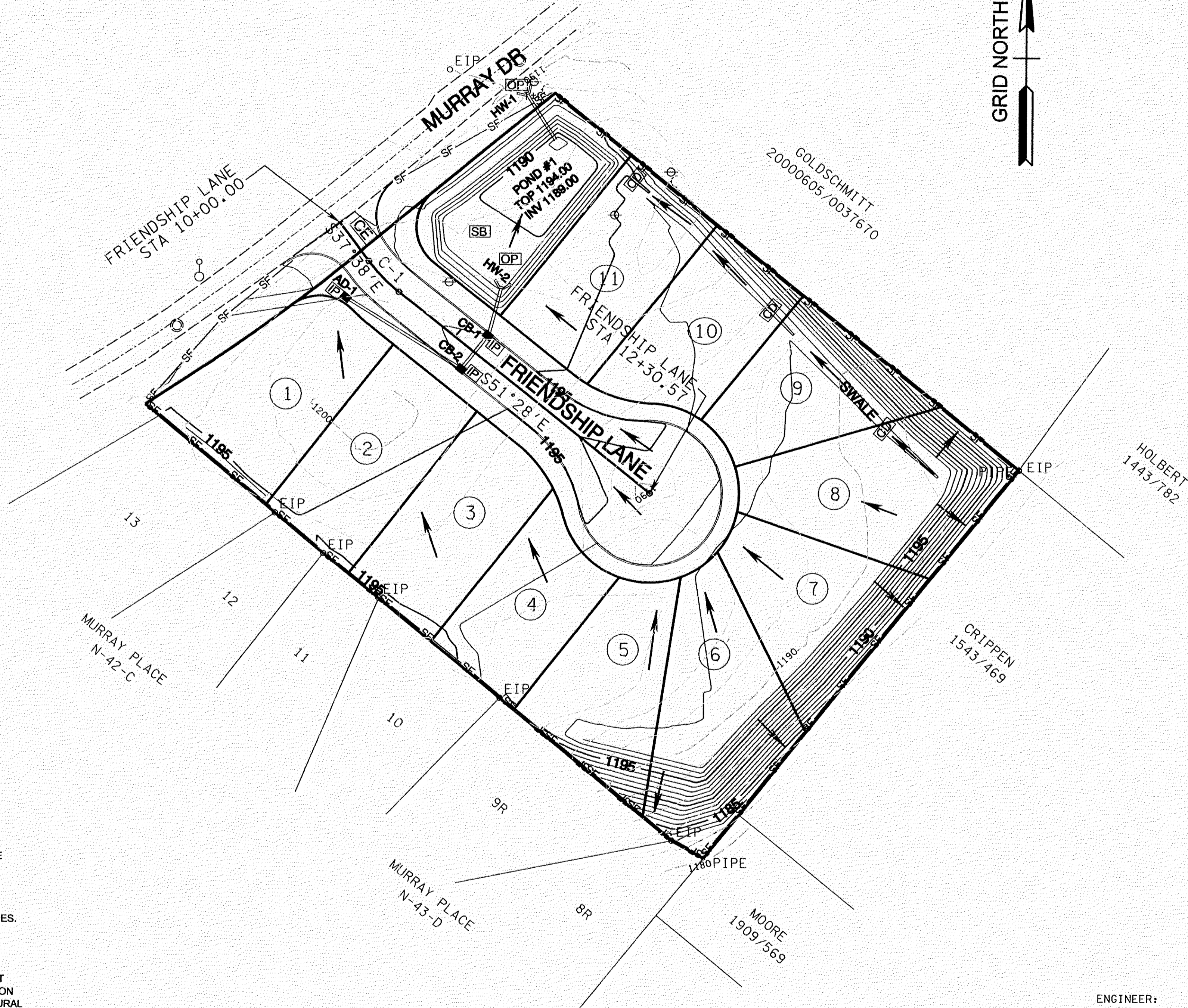
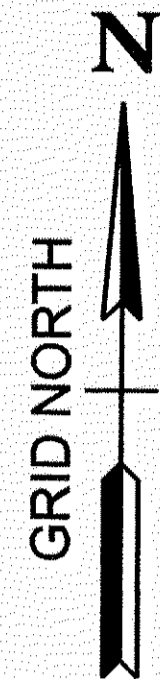
JACKSON POINTE
CONCEPT PLAN

PLAN VIEW
GENERAL LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET TWO
GMT	RGC	1" = 40'	NO. 2
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
GMT	11/28/06	06111	

LEGEND

- SF — SF — SF — SEDIMENT BARRIER (SILT FENCE)
- [CE] CONSTRUCTION EXIT
- [IP] STORM DRAIN INLET PROTECTION
- [OP] STORM DRAIN OUTLET PROTECTION
- [SB] TEMPORARY SEDIMENT BASIN
- [CD] CHECK DAM
- OVERLAND DRAINAGE PATTERN
- 1040 ——— EXISTING GRADE
- 1040 ——— PROPOSED GRADE



NOTES:

- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDDED.
- 3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
- 4) IN ACCORDANCE WITH THE TNCPG, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 72 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIST THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
- 5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

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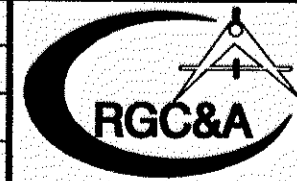
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JACKSON POINTE
CONCEPT PLAN

GRADING PLAN
SEDIMENT & EROSION CONTROL PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET THREE NO. 3 OF SEVEN SHEETS
DRAWN BY GMT	DATE 11/28/06	FILE NO. 06111	