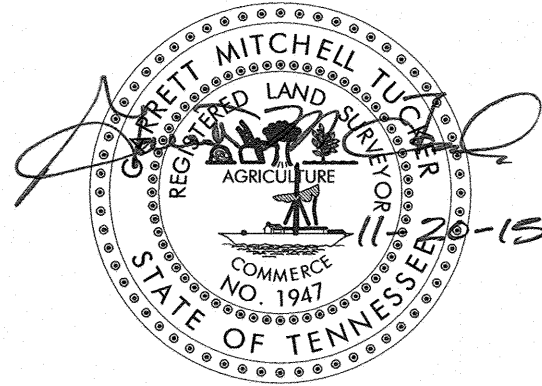


CURVE RDA-1
P.I. 10+80.39
PC 10+54.71
PT 11+05.78
Δ 14° 51' 06" (LT)
D 29° 05' 03"
R 197.000
L 51.064
T 25.676

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING 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 WITH THE METROPOLITAN PLANNING COMMISSION.

SURVEYOR
TENNESSEE CERTIFICATE NO. 1947

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG BOB KIRBY ROAD FROM THE PROPOSED ENTRANCE



LOT 2R1
FINAL PLAT OF
BROWN PROPERTY
PLAT INSTR.
201304020064320

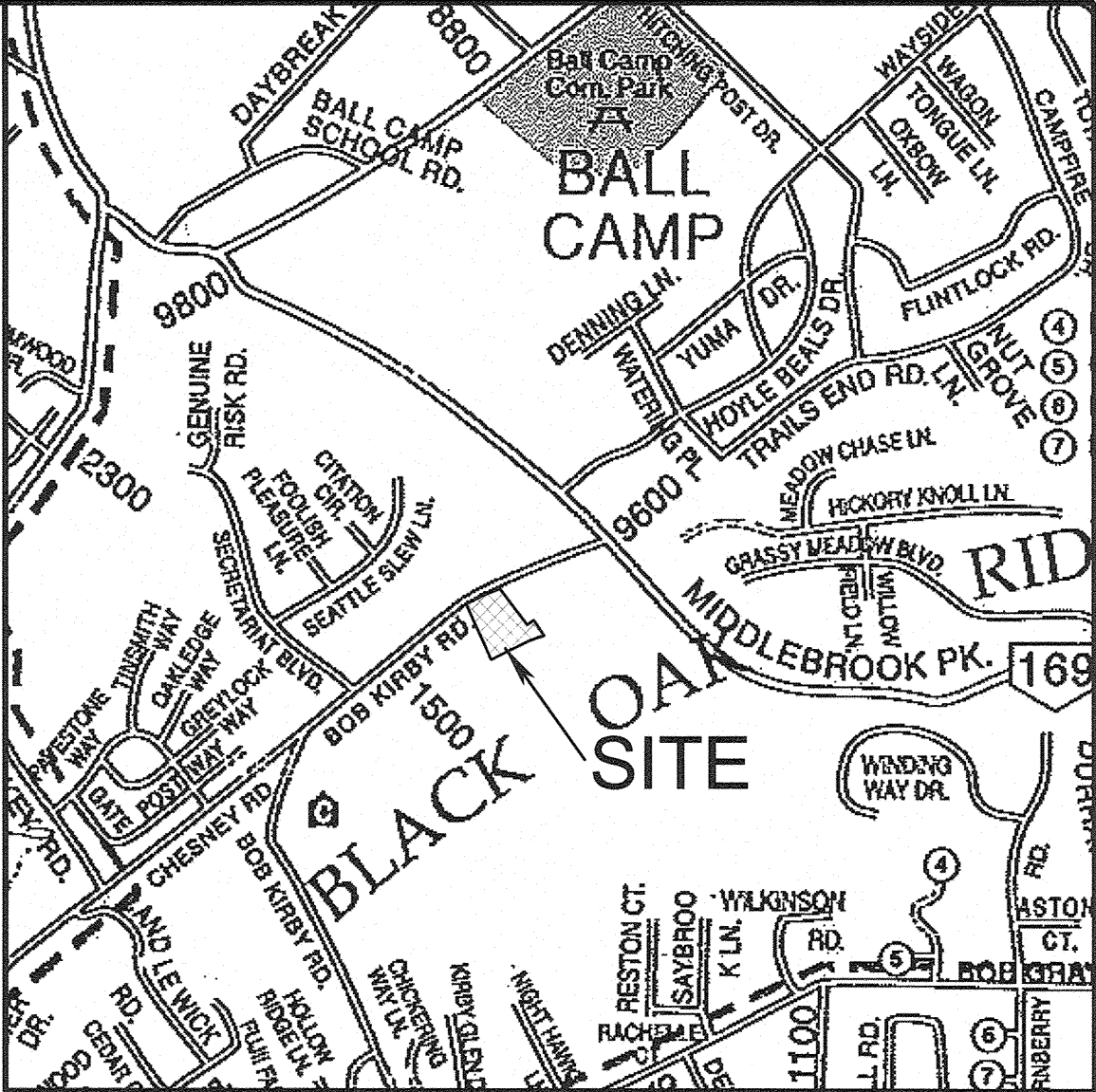
LOT 5
FINAL PLAT OF
COUNTRYSIDE CENTER
PLAT INSTR.
200410070029956

LOT 4
FINAL PLAT OF
COUNTRYSIDE CENTER
PLAT INSTR.
200605220097842

LOT 2R-2R2
REPLAT OF LOT 2R2
BROWN PROPERTY
PLAT INSTR.
201406200072138

DEVELOPER:
KING PROPERTIES
3909 SCHAAD RD
KNOXVILLE, TN 37921
PHONE: (865) 560-9401
FAX: (865) 560-9402

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



BOB KIRBY CONDOS LOCATION MAP

- NOTES:
- EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - SIGHT DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG BOB KIRBY ROAD.
 - EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY, NAVD1988
 - 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.
 - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
 - AN UNDISTURBED RIPARIAN BUFFER ZONE WILL BE MAINTAINED ALONG THE EXISTING STREAM AS SHOWN.
 - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
 - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

REVISED 11/13/2015
12-D-15-UR

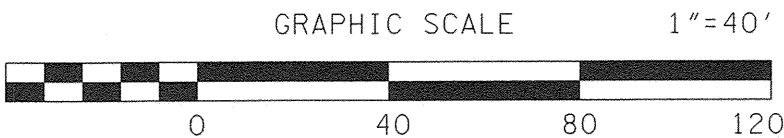
VARIANCES:
1) REDUCE 35' PERIPHERAL TO 25'

CLT MAP: 104
PARCEL: 209.08
DEED INSTR. 201406200072139
PLAT INSTR. 201406200072138
TOTAL ACREAGE: 5.0
NUMBER OF LOTS: 50
PROPERTY ZONED: PR PENDING

MPC FILE NUMBER: 12-D-15-UR

'PR' ZONING SETBACKS:
FRONT YARD: 20'
SIDE YARD: 10'
REAR YARD: 15'
25' & 35' PERIPHERAL APPLIES

- SPECIAL NOTES:
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
 - LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORMS OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGE.



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

BOB KIRBY CONDOS
USE ON REVIEW

GENERAL LAYOUT
PLAN VIEW

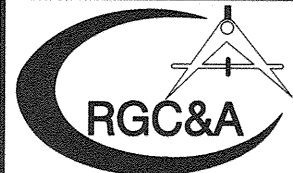
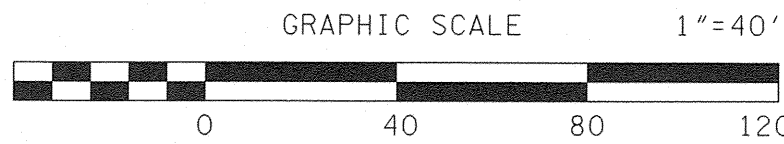
DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET ONE NO. 1 OF SIX SHEETS
DRAWN BY DED	DATE 11/19/15	FILE NO. 15034	

CURVE RDA-1
P.I. 10+80.39
PC 10+54.71
PT 11+05.78
Δ 14° 51' 06" (LT)
D 29° 05' 03"
R 197.000
L 51.064
T 25.676

'PR' ZONING SETBACKS:
FRONT YARD: 20'
SIDE YARD: 10'
REAR YARD: 15'
25' PERIPHERAL APPLIES

SPECIAL NOTES:

- 1) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 2) THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
- 3) ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
- 4) LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORMS OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGE.



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

BOB KIRBY CONDOS
USE ON REVIEW

PRELIMINARY
GRADING PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET TWO NO. 2
DRAWN BY DED	DATE 11/19/15	FILE NO. 15034	OF SIX SHEETS

LEGEND

- SF — SF — SF — SEDIMENT BARRIER (SILT FENCE)
- CE CONSTRUCTION EXIT
- IP STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- MA EROSION CONTROL MATTING
- CD ROCK CHECK DAM
- EXISTING GRADE
- PROPOSED GRADE

NOTES:

- 1) 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.
- 2) SIGHT DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG BOB KIRBY ROAD.
- 3) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY, NAVD1988
- 4) 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.
- 5) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 6) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- 7) 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.
- 8) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- 9) AN UNDISTURBED RIPARIAN BUFFER ZONE WILL BE MAINTAINED ALONG THE EXISTING STREAM AS SHOWN.
- 10) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 11) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
- 12) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

REVISED 11/13/2015

12-D-15-UR

VARIANCES:

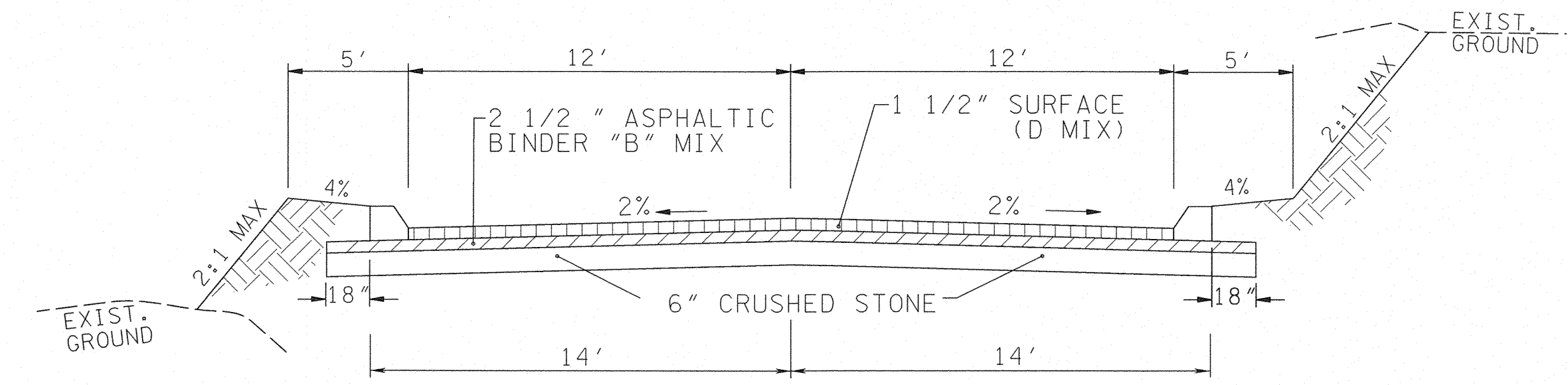
- 1) REDUCE 38' PERIPHERAL TO 25'

DEVELOPER:
KING PROPERTIES
3909 SCHAAD RD
KNOXVILLE, TN 37921
PHONE: (865) 560-9401
FAX: (865) 560-9402

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

CLT MAP: 104
PARCEL: 209.08
DEED INSTR. 201406200072139
PLAT INSTR. 201406200072138
TOTAL ACREAGE: 5.0
NUMBER OF LOTS: 50
PROPERTY ZONED: PR PENDING

MPC FILE NUMBER: 12-D-15-UR



TYPICAL 2 LANE STREET - PRIVATE ROAD

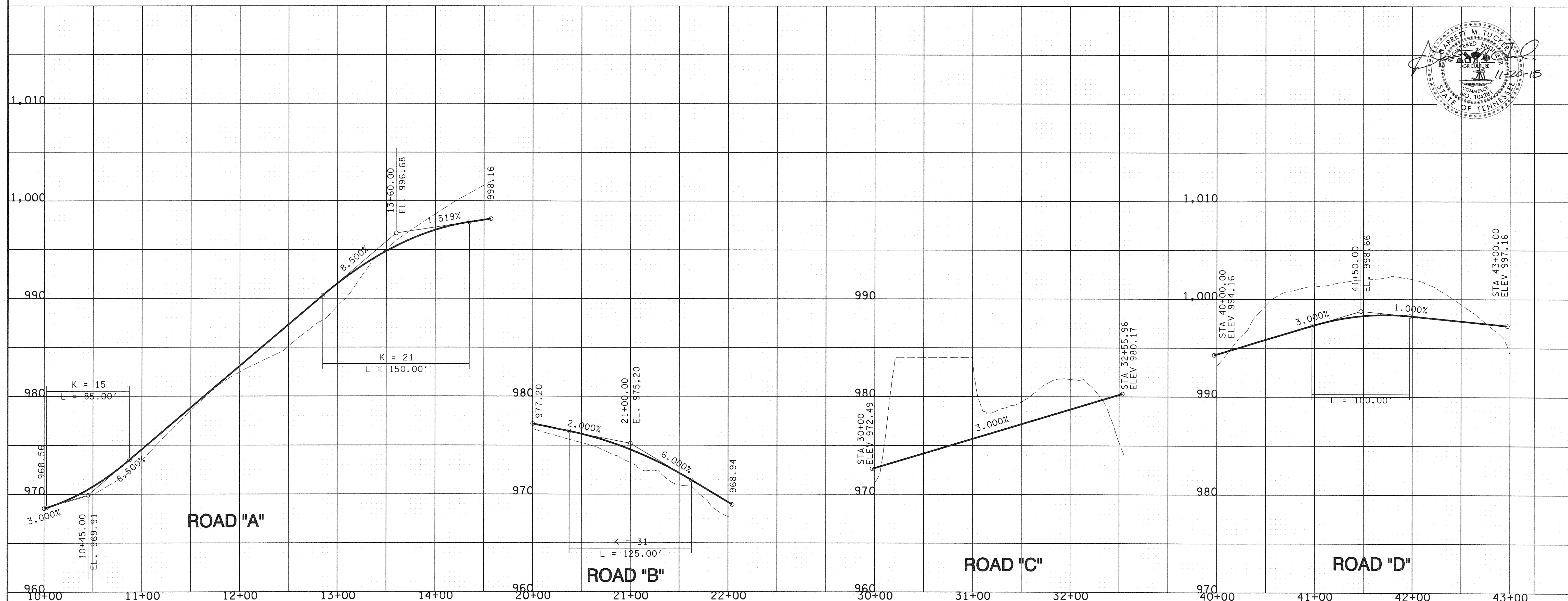
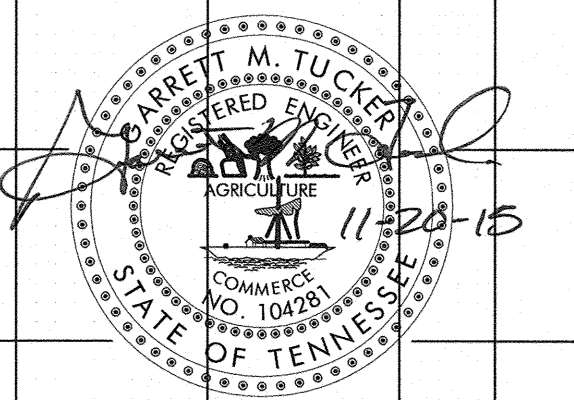
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

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 11/13/2015

12-D-15-UR



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		REVISIONS		



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CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

BOB KIRBY CONDOS
USE ON REVIEW

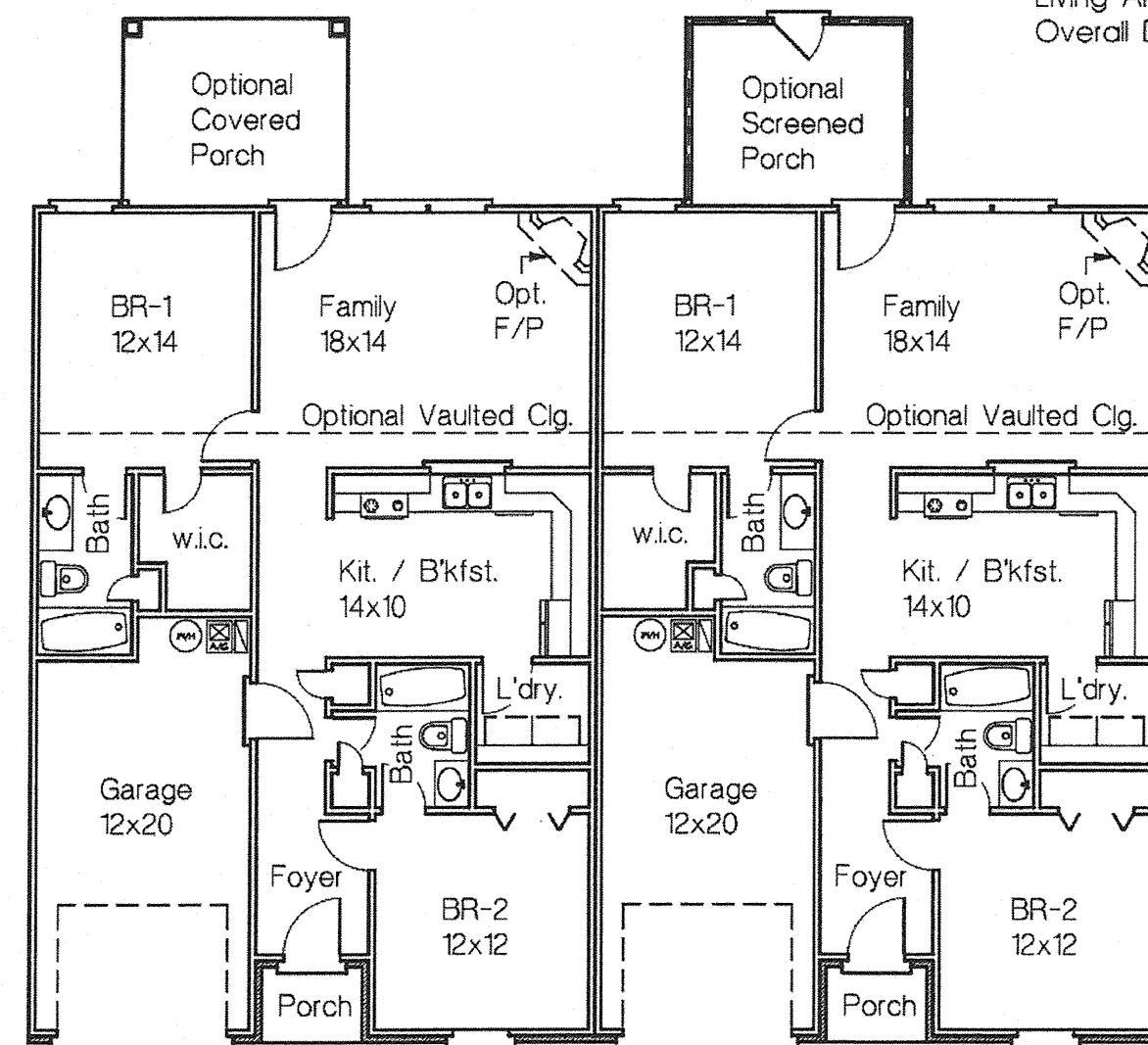
ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=50' HORZ. 1"=5' VERT.	SHEET THREE
DRAWN BY GMT	DATE 11/19/15	FILE NO. 15034	NO. 3
			OF SIX SHEETS



Front Elevation

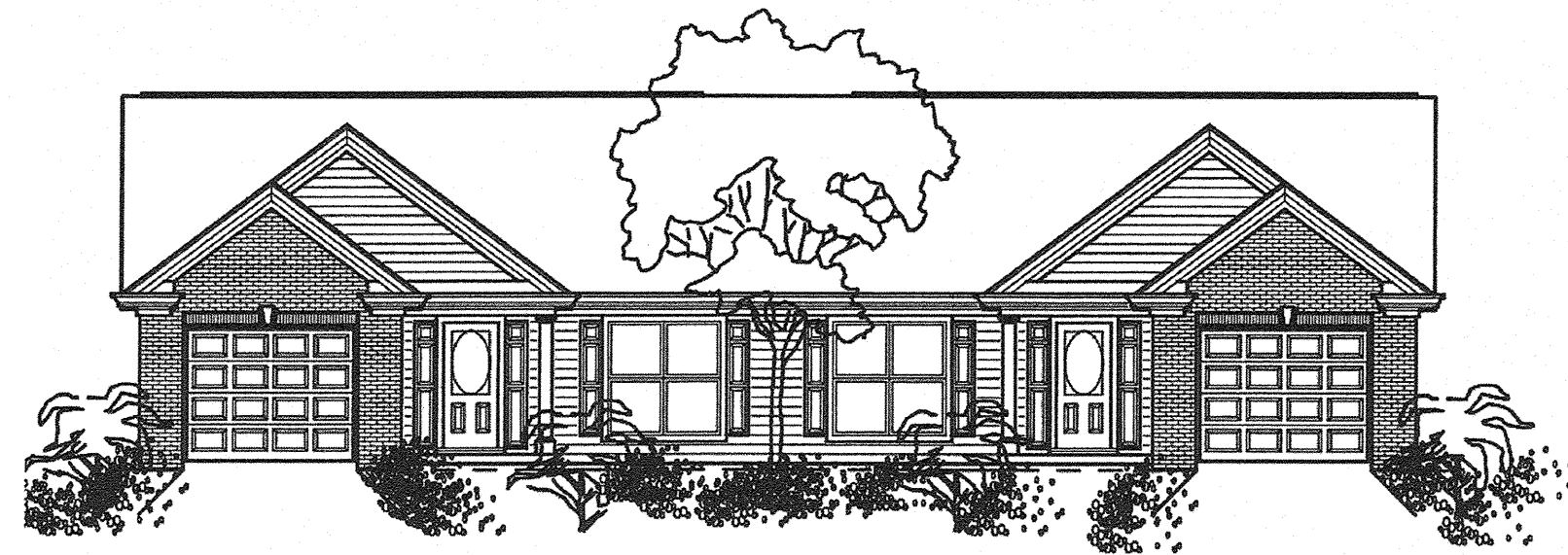
1042 Sq. Ft.
Living Area Per Unit
Overall Dimension: 60' x 54'



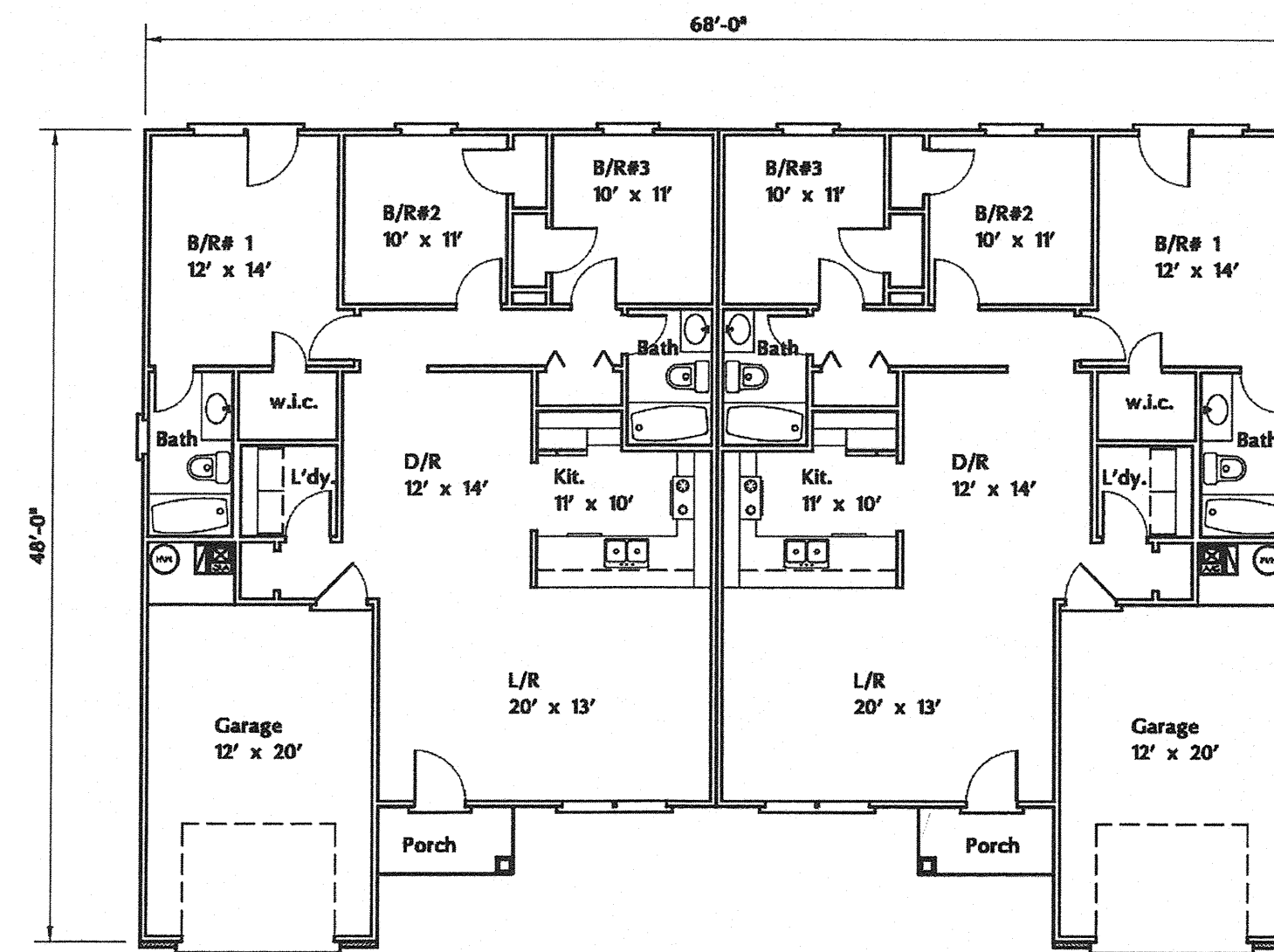
Unit Floor Plan
1042 Sq. Ft. Living Area Per Unit

Plan No. 07-0101
Sam R. Ensor Residential Drafting Service
P.O. Box 284 Powell TN 37849 - Phone 865-947-8951

FLOOR PLAN AND FRONT ELEVATION
1 ST BR/FR 2 BEDROOM
2 BATH 30' X 54'
1042 SQ FT PER UNIT
NOT TO SCALE



Front Elevation



Unit #1
1172 Sq. Ft. Living Area
Unit #2
1172 Sq. Ft. Living Area

Sam R. Ensor
1311 Greenwell Drive, Knoxville, TN 37938
Ph/Fax: 865-947-8951 Email: samensor@frontier.com

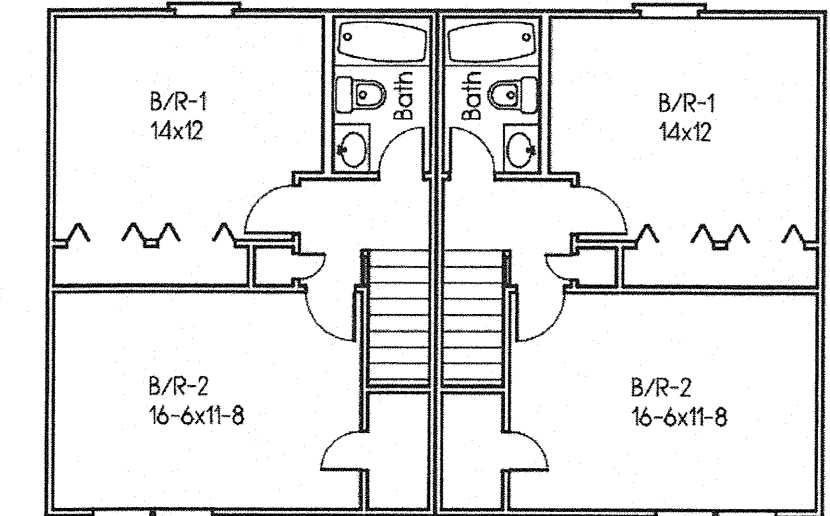
Plan No. 20-0304
Copyright 2000
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FLOOR PLAN AND FRONT ELEVATION
1 ST BR/FR 3 BEDROOM
2 BATH 34' X 48'
1172 SQ FT PER UNIT
NOT TO SCALE

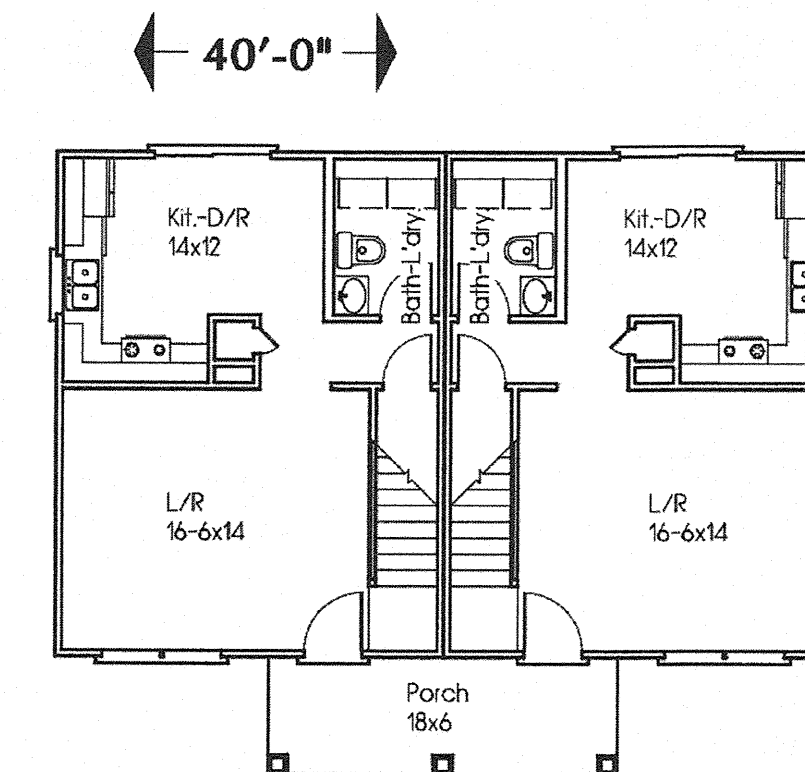


Front Elevation

1040 Sq. Ft.
Total Living Area (Per Unit)



Second Floor
520 Sq. Ft. Living Area (Per Unit)



Main Floor
520 Sq. Ft. Living Area (Per Unit)

Plan No. 97-1104
Copyright 1997 All Rights Reserved

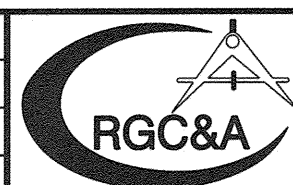
Sam R. Ensor, Designer
P. O. Box 284, Powell, Tennessee 37849-0284
Ph/Fax 865-947-8951 Email: samensor@cox.net

FLOOR PLAN AND FRONT ELEVATION
2 ST FR 2 BEDROOM
1 1/2 BATH 20' X 32'
1040 SQ FT PER UNIT
NOT TO SCALE

REVISED 11/13/2015

12-D-15-UR

NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

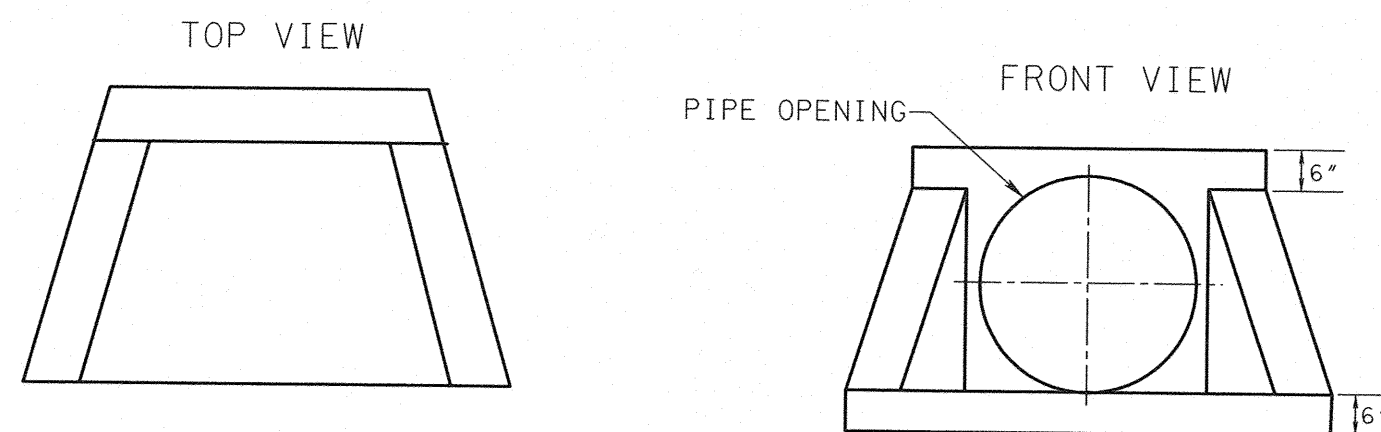
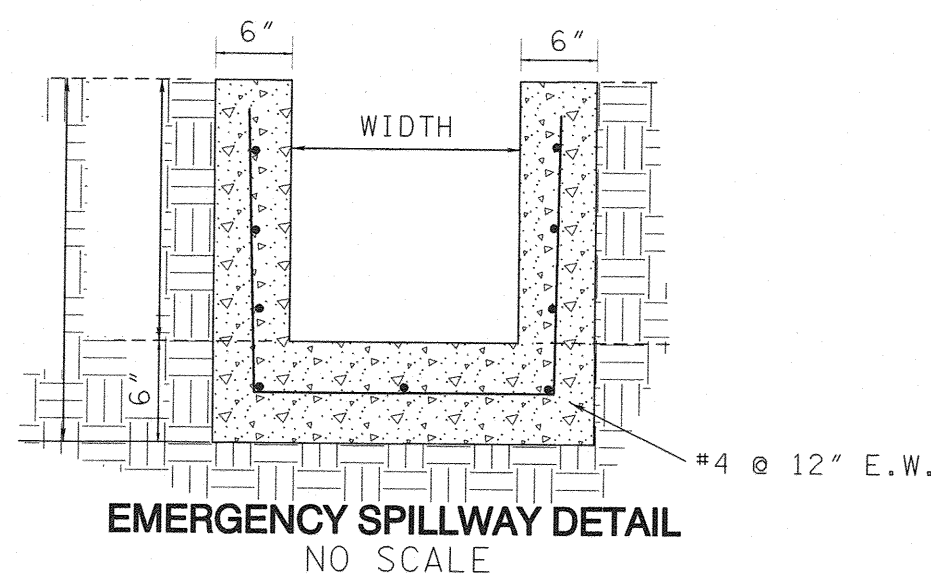


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BOB KIRBY CONDOS

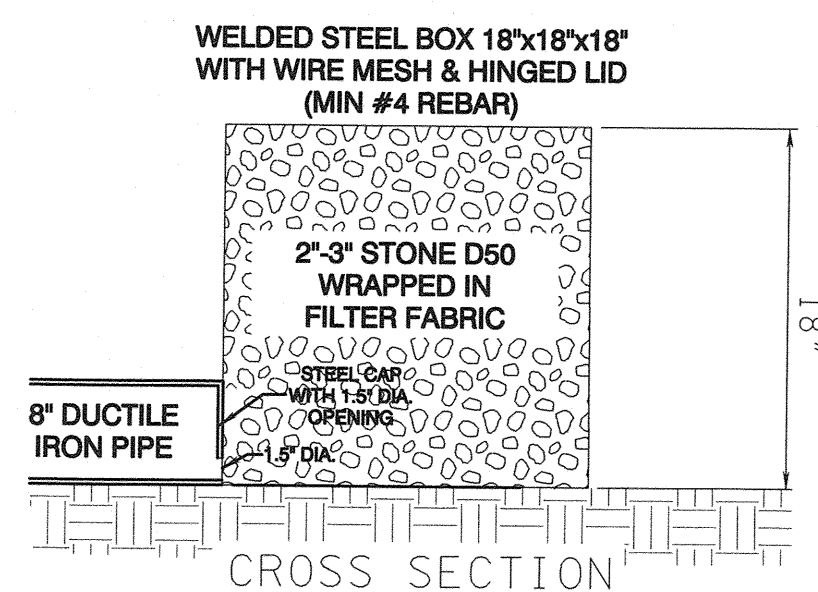
FLOOR PLANS AND
ELEVATIONS

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET FOUR NO. 4 OF SIX SHEETS
DRAWN BY DED	DATE 11/19/15	FILE NO. 15034	

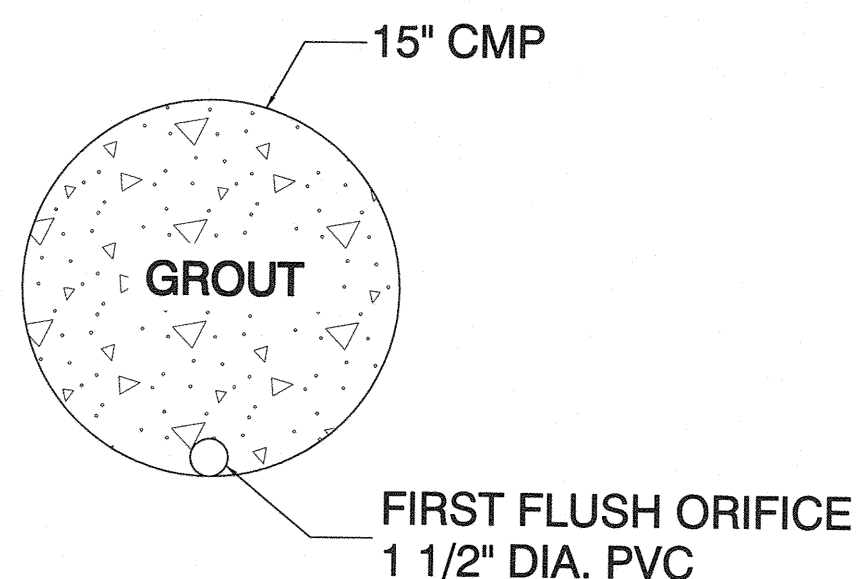


- NOTES:
1. MINIMUM REINFORCING WIRE REINFORCEMENT 4 x 4 W7 x W7
 2. SHERMAN DIXIE PRECAST HEADWALL, DRAWING ET-001 OR EQUAL

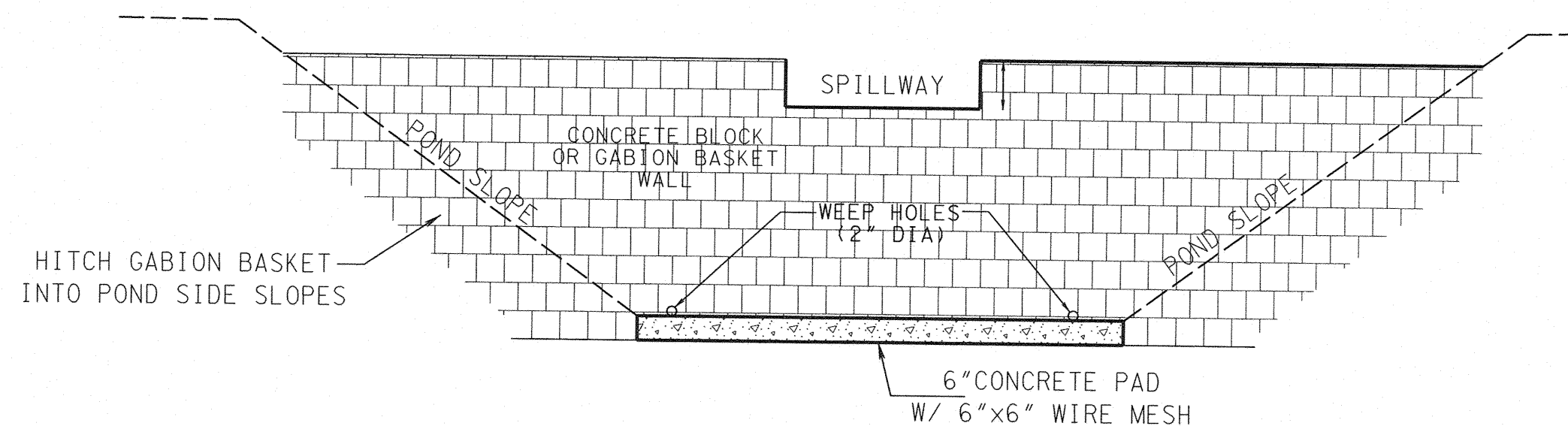
ENDWALL DETAIL



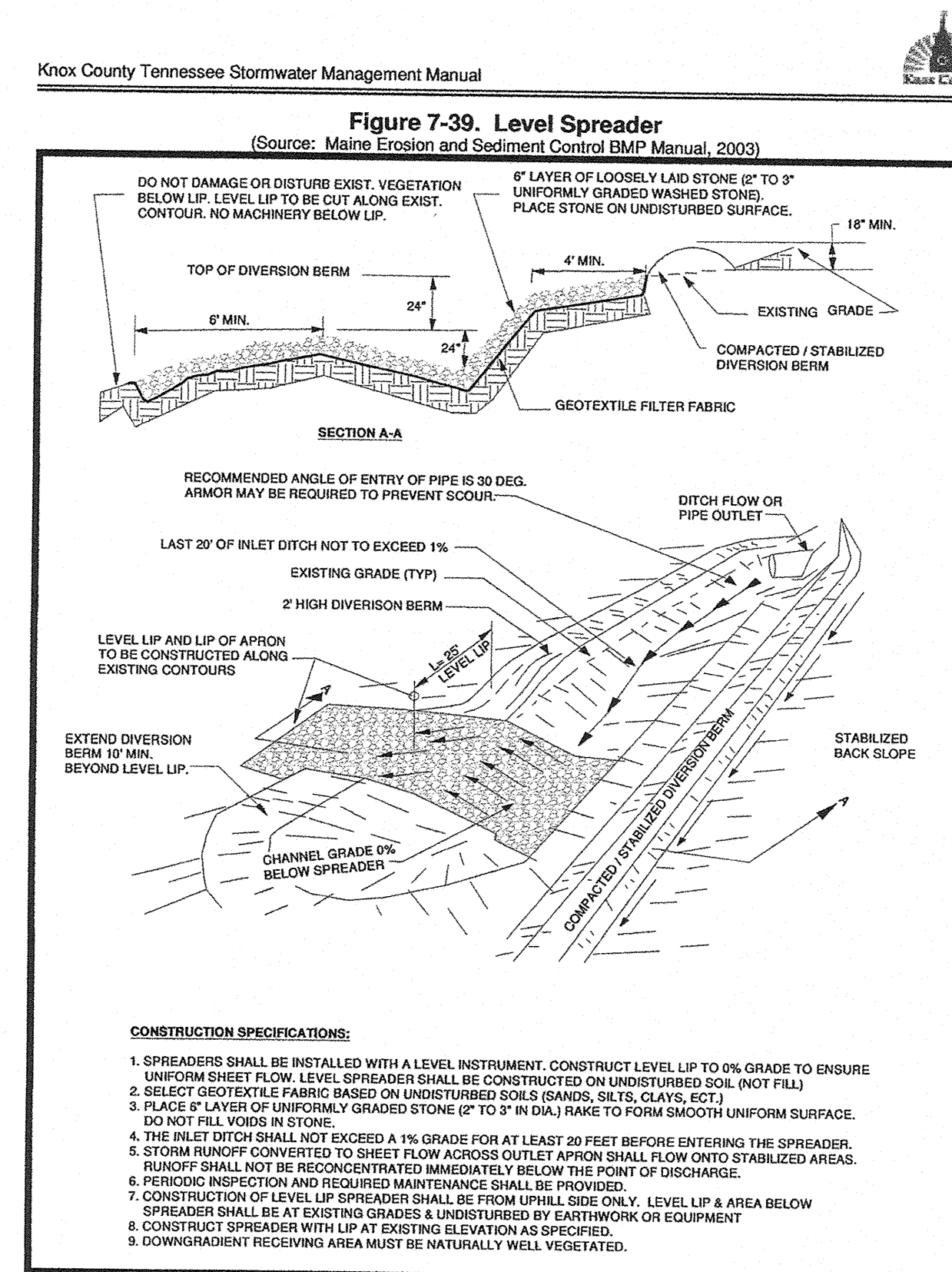
FIRST FLUSH FILTER DETAIL



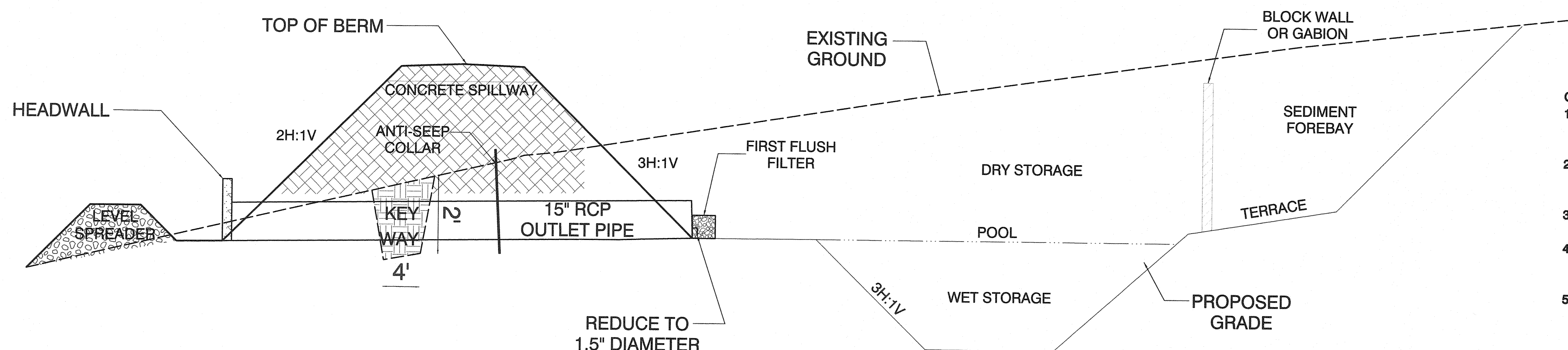
FIRST FLUSH ORIFICE DETAILS



SEDIMENT FOREBAY DETAIL
PROFILE VIEW
NO SCALE



LEVEL SPREADER
TYPICAL DETAIL

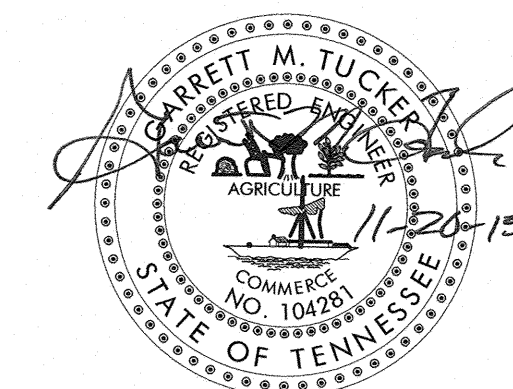


WET DETENTION BASIN
TYPICAL CROSS-SECTION

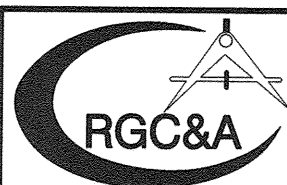
- GENERAL NOTES:
- 1) INSTALL POND AS FIRST ITEM OF CONSTRUCTION. SEED & STABILIZE IMMEDIATELY UPON COMPLETION OF GRADING.
 - 2) INSTALL OUTLET STRUCTURE AND OUTLET PIPE. PLUG FIRST FLUSH ORIFICE DURING CONSTRUCTION FOR USE AS TEMPORARY SEDIMENT TRAP.
 - 3) REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STABILIZED.
 - 4) UNPLUG FIRST FLUSH ORIFICE, AND INSTALL FIRST FLUSH FILTER WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
 - 5) POND WILL REMAIN FOR PERMANENT STORM WATER DETENTION.

- CONSTRUCTION NOTES:
- 1) CLEAR BASIN AREA OF ALL ORGANIC MATERIALS.
 - 2) EXCAVATE CUTOFF TRENCH ALONG THE CENTERLINE OF THE DAM. TRENCH TO BE AT LEAST 2 FEET DEEP WITH BOTTOM WIDTH OF 4 FT & SIDE SLOPES LESS THAN 1:1.
 - 3) SCARIFY FILL AREAS.
 - 4) PLACE FILL IN 6" LAYERS USING MATERIAL WITH HIGH SILT/CLAY MATERIAL AND PROVIDE 95% COMPACTION.

REVISED 11/13/2015
12-D-15-UR



NO SCALE				
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				





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CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

BOB KIRBY CONDOS
DESIGN PLAN

POND DETAILS

DESIGNED BY GMT	CHECKED BY RGC	SCALE NO SCALE	SHEET FIVE NO. 5 OF SIX SHEETS
DRAWN BY GMT/DED	DATE 11/19/15	FILE NO. 15034	

LEGEND

-  PROPOSED TREE PLANTING (TYP)
 PROPOSED SHRUB PLANTING (TYP)

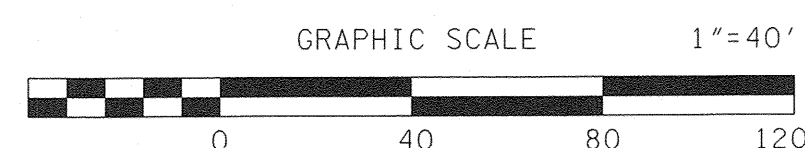


REVISED 11/13/2015
12-D-15-UR

NOTES:

- EXISTING TREES INDICATED WILL BE PRESERVED TO THE EXTENT POSSIBLE. OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED. TREES AND OTHER VEGETATION WILL BE PRESERVED IN THE STREAM BUFFER.
- NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 5 TREES PER ACRE OR 35 TREES.
- ALL TREES SHALL BE PROPERTY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
- BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
- TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SUITABLE SPECIES SUCH AS JAPANESE MAPLE, FLOWERING DOGWOOD, AMERICAN ELMS, & SCOTCH PINE.
- SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
- REMAINING AREAS WILL BE SEEDED OR SODDED WITH A MIXTURE OF LAWN GRASSES.

MPC FILE NUMBER: 12-D-15-UR



NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		



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CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

BOB KIRBY CONDOS

LANDSCAPING PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET SIX NO. 6 OF SIX SHEETS
DRAWN BY DED	DATE 11/19/15	FILE NO. 15034	