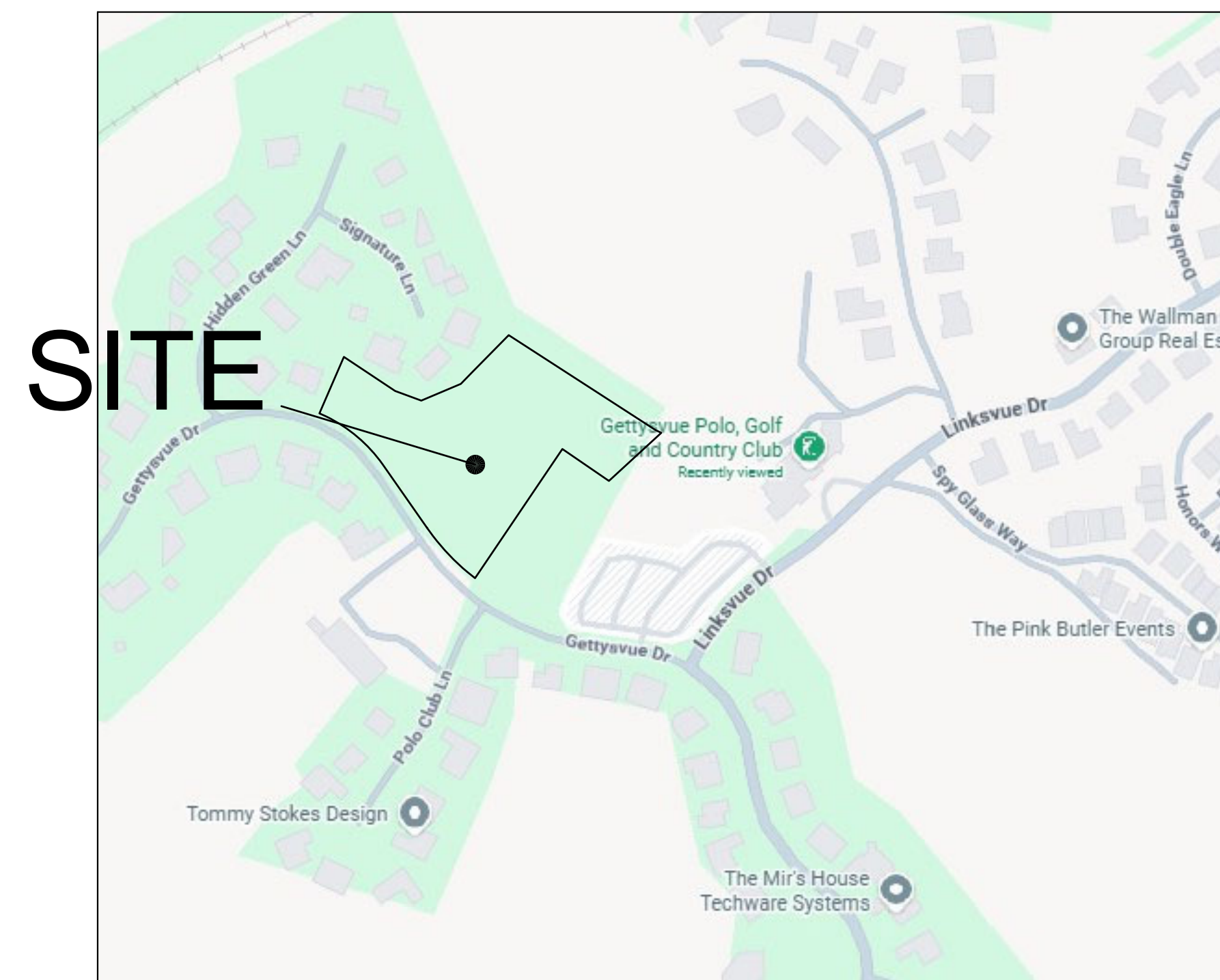


CLUBHOUSE VILLAS KNOX COUNTY, TENNESSEE CONCEPT PLAN FOR MIKE STEVENS HOMES

SHEET INDEX

- 1) EXISTING CONDITIONS
- 2) SITE LAYOUT
- 3) GRADING PLAN
- 4) ROAD A PROFILE AND TYPICAL SECTION
- 5) DETAILS



LOCATION MAP
N.T.S

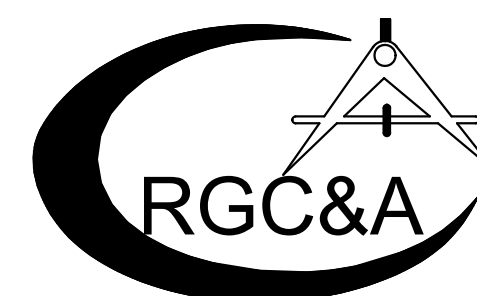
DEVELOPER: MIKE STEVENS HOMES
9515 BLUEGRASS RD.
KNOXVILLE, TN 37922
(865) 635-4855

UTILITIES: FIRST UTILITY DISTRICT
122 DURWOOD RD.
KNOXVILLE, TN 37922
(865) 966-9741

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN. 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

OWNER: WATKINS RONALD A
PARCEL ID: 144BA049
TOTAL ACREAGE: 3.90 ACRES +/-

ROBERT G. CAMPBELL & ASSOCIATES , L.P. CONSULTING ENGINEERS



KNOXVILLE · SEVIERVILLE

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 G. Campbell*
Tennessee Certificate No. 105841



CLT MAP: 144 BA
PARCELS: 049
DEED REFERENCE: 19991215044901
ZONING: PR (5 DU/AC)
TOTAL DEEDED ACREAGE: +/- 3.90 AC
ATTACHED DUPLEX LOTS: 14
TOTAL NUMBER OF DWELLING UNITS: 15
PLANNING FILE NUMBER: 10-P-25-RZ

NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

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

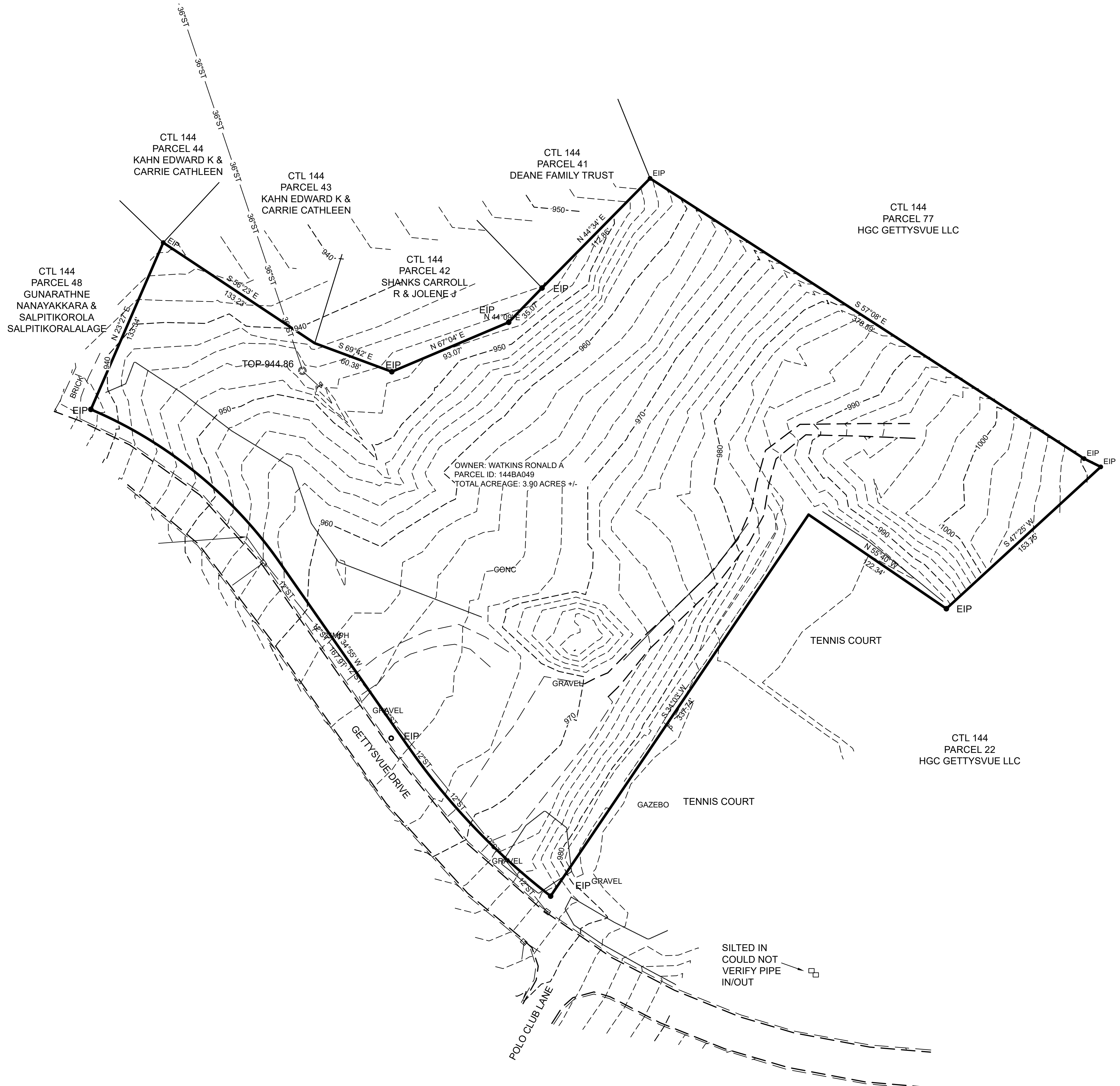
CLUBHOUSE VILLAS
KNOX COUNTY, TN

COVER SHEET
FOR MIKE STEVENS HOMES

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	N/A	NO. 1
DRAWN BY	DATE	FILE NO.	OF 6 SHEETS
CAW	01/30/2026	25106	

NOT FOR CONSTRUCTION

25106_GRC.dwg EXISTING CONDITIONS 1/30/2026 09:27:41.11



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NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.



NO.	DATE	DESCRIPTION	BY	CHKD.

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

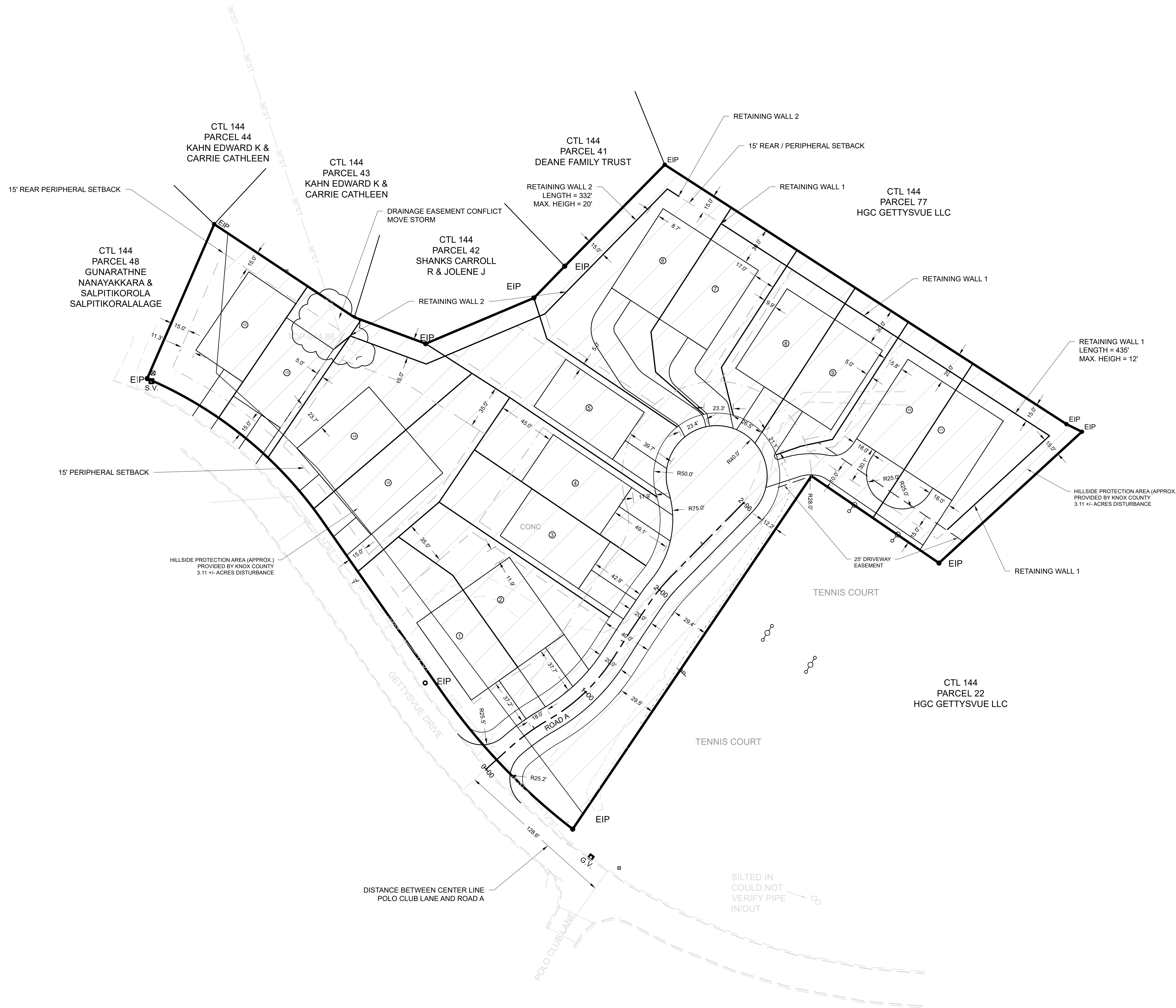
CLUBHOUSE VILLAS
KNOX COUNTY, TN

EXISTING CONDITIONS
FOR MIKE STEVENS HOMES

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=40'	SHEET NO. 1
DRAWN BY CAW	DATE 01/30/2026	FILE NO. 25106	OF 5 SHEETS

NOT FOR CONSTRUCTION

GRID CONVERGENCE N 01° 07' 22" W



- NOTES:
- BOUNDARY SURVEY AND EXISTING CONTOURS BASED ON SURVEY BY RGC&A.
 - ACCESS TO LOTS 1-11 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO LOTS 12-15 FROM GETTYSVUE DRIVE.
 - STORMWATER RUNOFF FROM THIS SITE WILL BE DIRECTED TO A REGIONAL DETENTION FACILITY.
 - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PUBLIC ROADS FOR ACCESS.
 - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - WATER PROVIDER: FUD
SEWER PROVIDER: FUD
 - RETAINING WALL DESIGN BY OTHERS.

NOTE:

TOTAL ACREAGE: 3.90 ACRES
 NO. OF PROPOSED LOTS : 15
 APPROVED DENSITY: 5 DU / ACRE
 ACTUAL DENSITY: 3.8 DU / ACRE

SETBACKS
 FRONT - 20 FT. ALONG GETTYSVUE DR AND 25 FT. ALONG ROAD A.
 SIDE - 5 FT. UNLESS BORDERS EXISTING RESIDENTIAL, THEN 15 FT.
 REAR - 15'
 PERIPHERAL - 15'

ROAD FRONTAGES
 LOT 6: 20.36'
 LOT 7: 22.39'
 LOT 8: 31.95'
 LOT 9: 23.20'

SIGHT DISTANCE LOTS 12-15 TO BE CERTIFIED BY SURVEY.



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NOTE:
 THREE DAYS PRIOR TO ANY EARTHWORK
 DEMOLITION OR CONSTRUCTION, THE
 CONTRACTOR MUST CONTACT TENNESSEE
 ONE-CALL AT 1-800-351-1111
 CONTRACTOR IS RESPONSIBLE TO RECORD
 AND SAVE CONFIRMATION NUMBER.



NO.		DATE	DESCRIPTION	BY	CKD.	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE · SEVIERVILLE	GETTYSVUE DRIVE KNOX COUNTY	SITE LAYOUT	DESIGNED BY	CHECKED BY	SCALE	SHEET
			REVISIONS						RGC&A	RGC	1" = 40'	NO. 2
									DRAWN BY	DATE	FILE NO.	OF 5 SHEETS
									CLD / CAW	01/30/2026	25106	

25106_GRC&A SITE LAYOUT 1/30/2026 09:54:11.11

NOT FOR CONSTRUCTION

GRID CONVERGENCE N 01°07'22" W



- NOTES:
- BOUNDARY SURVEY AND EXISTING CONTOURS BASED ON SURVEY BY RGC&A.
 - ACCESS TO LOTS 1-11 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO LOTS 12-15 FROM GETTYSVILLE DRIVE.
 - STORMWATER RUNOFF FROM THIS SITE WILL BE DIRECTED TO A REGIONAL DETENTION FACILITY.
 - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PUBLIC ROADS FOR ACCESS.
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 - WATER PROVIDER: FUD
SEWER PROVIDER: FUD
 - RETAINING WALL DESIGN BY OTHERS.

NOTE:

TOTAL ACREAGE: 3.90 ACRES
 NO. OF PROPOSED LOTS: 15
 APPROVED DENSITY: 5 DU / ACRE
 ACTUAL DENSITY: 3.8 DU / ACRE

SETBACKS
 FRONT - 20 FT. ALONG GETTYSVILLE DR AND 25 FT. ALONG ROAD A.
 SIDE - 5 FT. UNLESS BORDERS EXISTING RESIDENTIAL, THEN 25 FT.
 REAR - 35'
 PERIPHERAL - 15' ALONG LOTS 06, 07, 08, 09, 10, 11. 25' ALONG LOTS 06, 07, 12, 13. VARIANCE APPLIED FOR.

LAND DISTURBANCE IN HILLSIDE PROTECTION AREA: 0.03 AC

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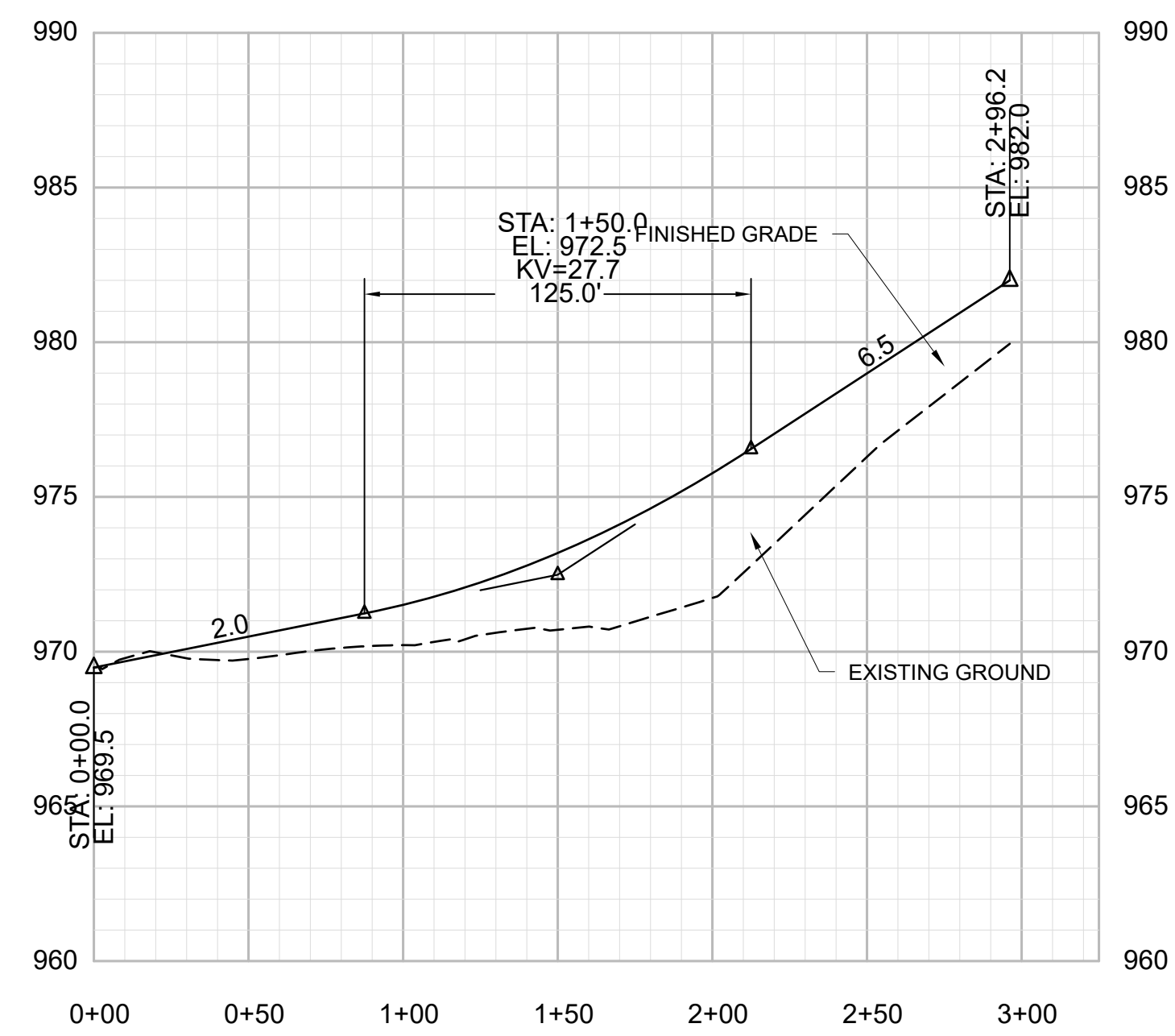


ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE · SEVIERVILLE		CLUBHOUSE VILLAS KNOX COUNTY, TN		GRADING PLAN		DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=40'	SHEET NO. 3
DESCRIPTION REVISIONS		BY CKD.				DRAWN BY CLD/CAW	DATE 01/30/2026	FILE NO. 25106	OF 5 SHEETS

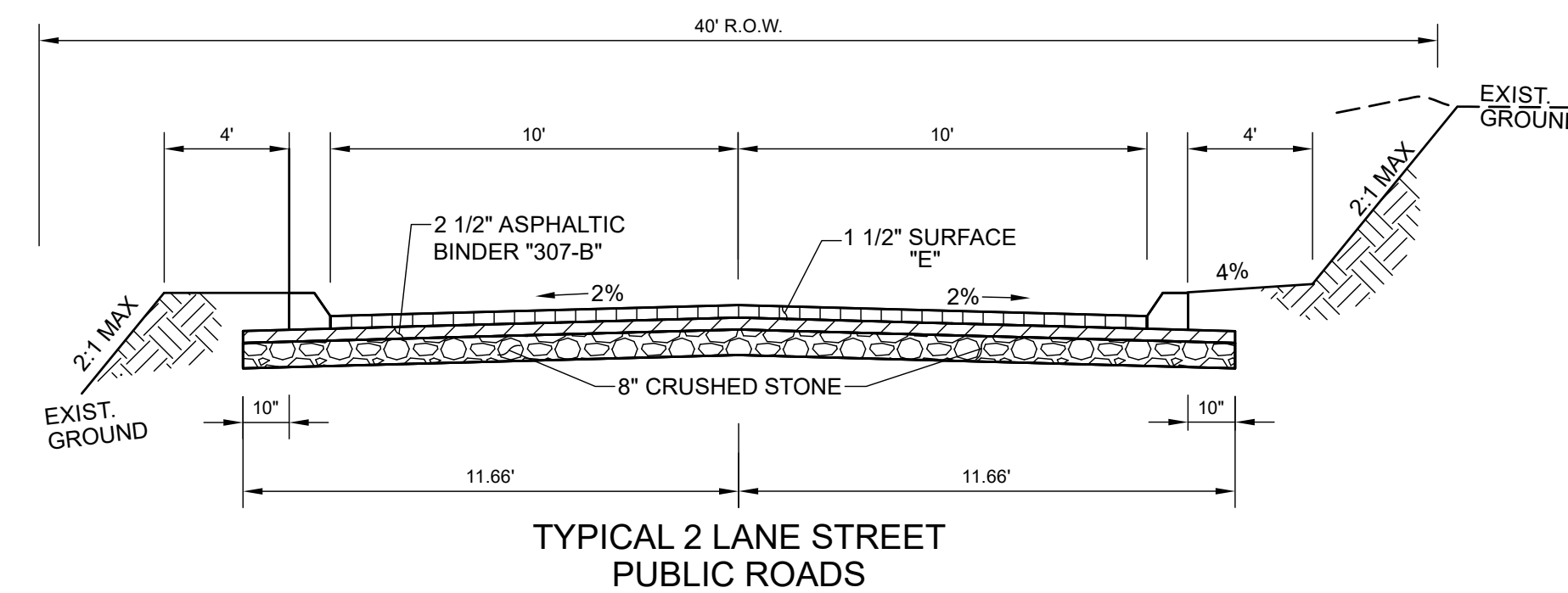
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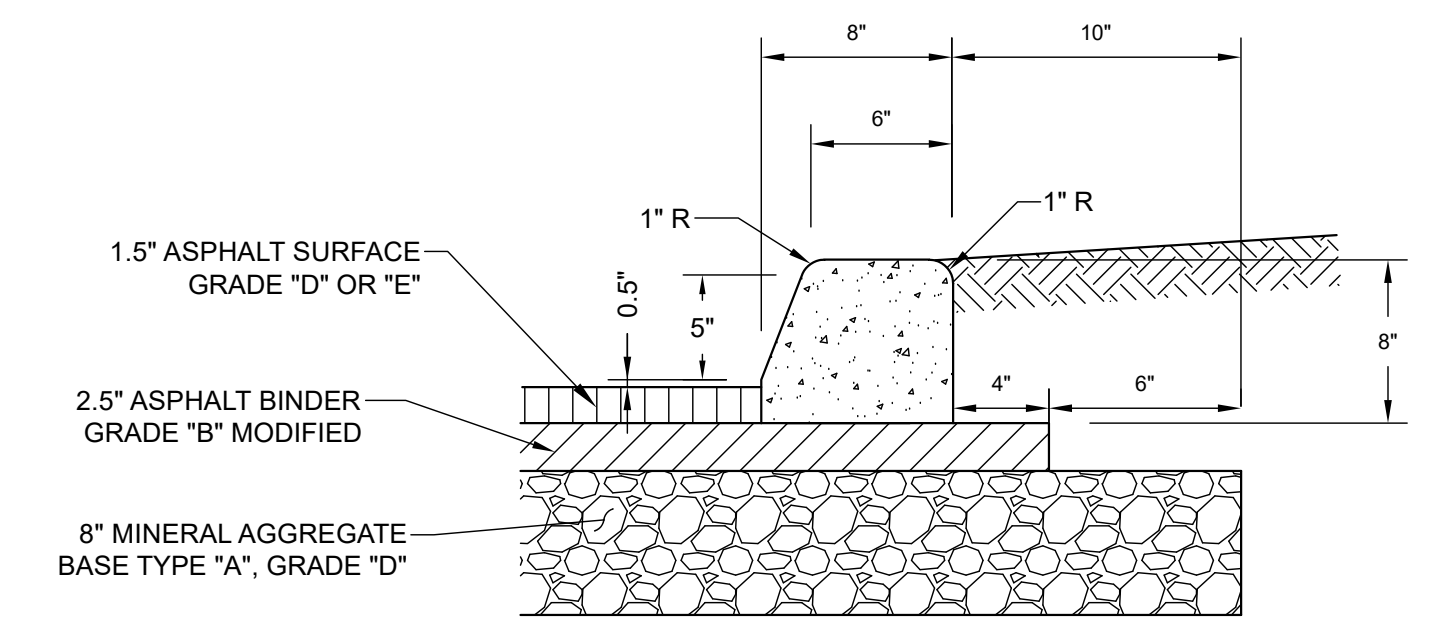
ROAD A



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.



6" EXTRUDED CURB, TYP.

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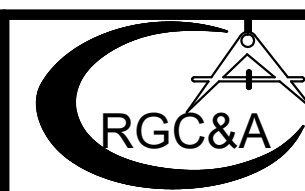
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
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NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



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KNOXVILLE · SEVIERVILLE

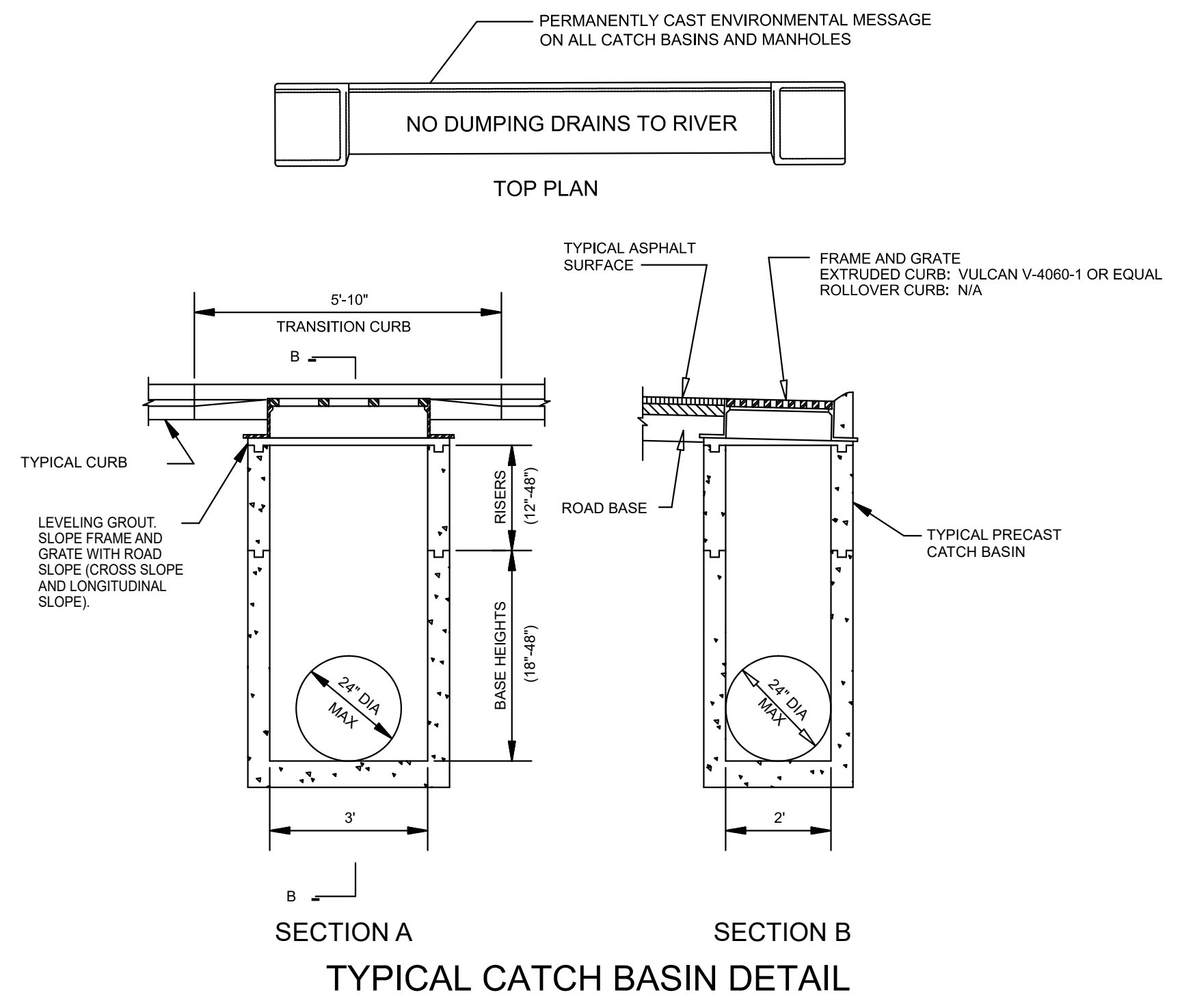
CLUBHOUSE VILLAS
KNOX COUNTY, TN

ROAD A PROFILE AND
TYPICAL SECTION

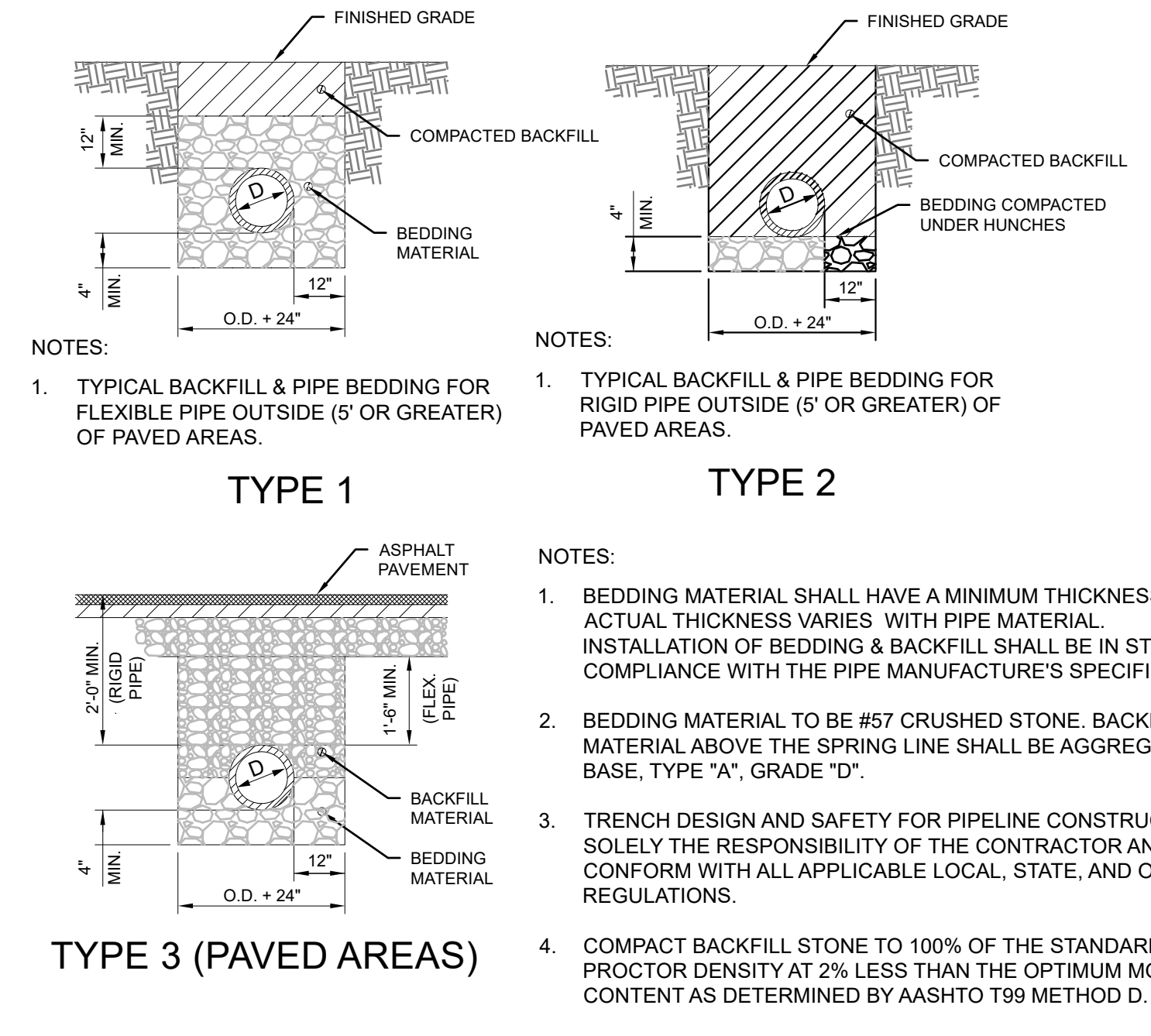
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DRAWN BY CLD / CAW	DATE 01/30/2026	FILE NO. 25106	

NOT FOR CONSTRUCTION

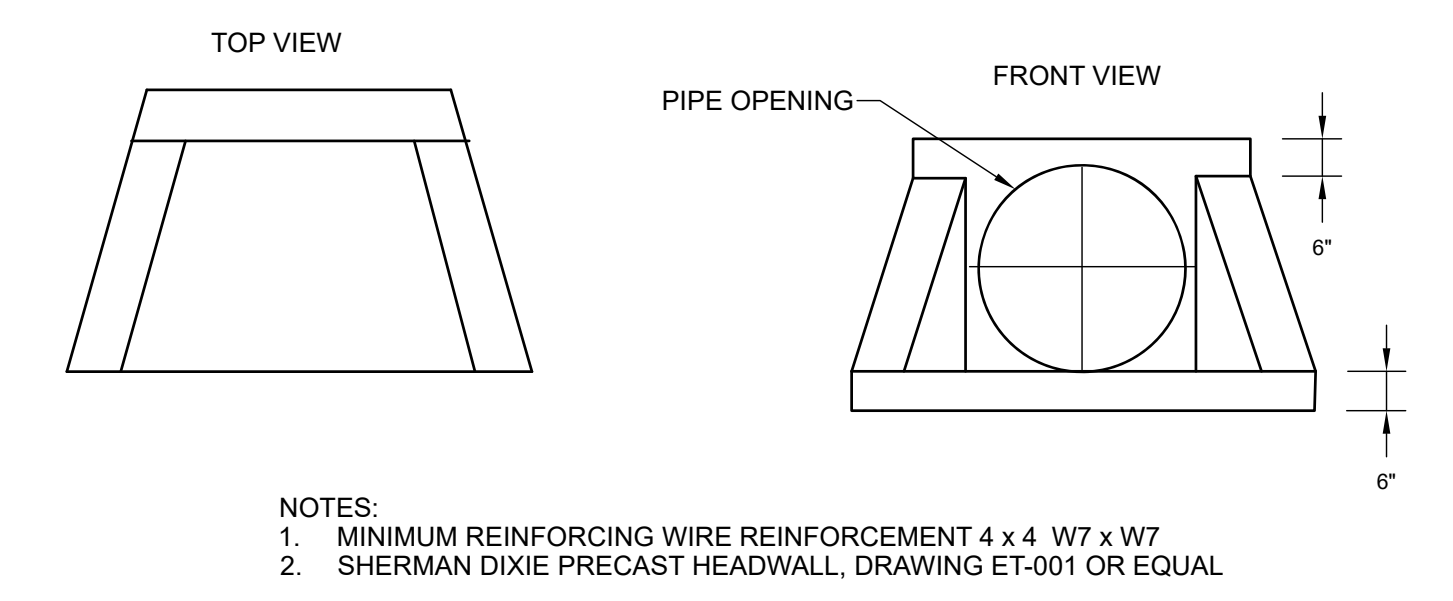
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1 AREA DRAIN / CATCH BASIN
SCALE: NOT TO SCALE

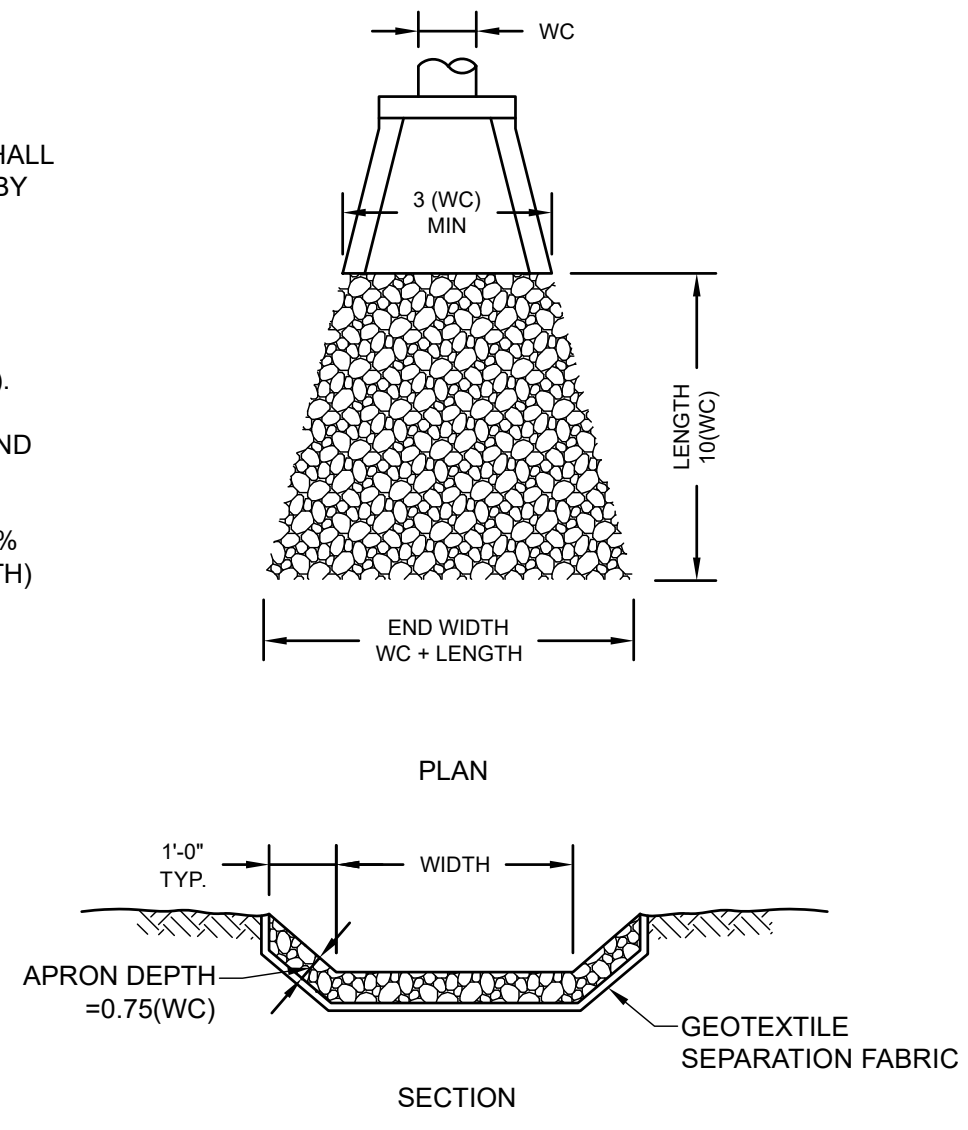


2 PIPE BEDDING AND BACKFILL
SCALE: NOT TO SCALE

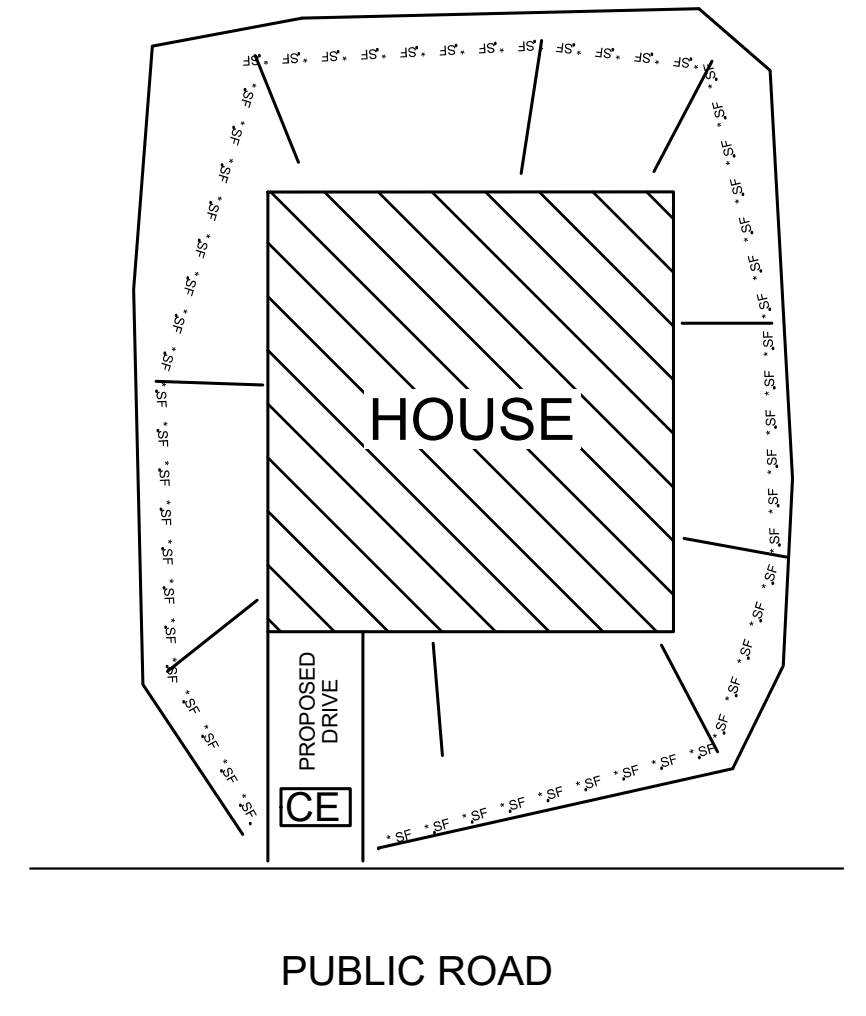


3 PRECAST HEADWALL, TYP.
SCALE: NOT TO SCALE

NOTES:
GEOTEXTILE SEPARATION FABRIC SHALL BE GEOTEX 801 (8 OZ. NON-WOVEN) BY PROPEX OR EQUAL.
RIPRAP MAXIMUM DIAMETER, DMAX, SHALL BE 0.50(WC).
APRON DEPTH, D, SHALL BE 0.75(WC).
ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.
THE RIPRAP APRON SHALL BE AT 0.0% GRADE (NO SLOPE ALONG ITS LENGTH)



4 RIP RAP APRON
SCALE: NOT TO SCALE



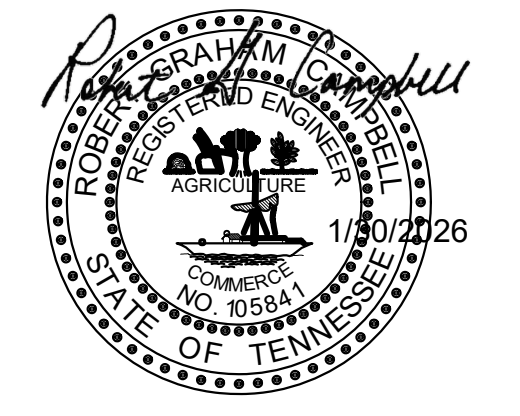
NOTE:
GRAVEL CONSTRUCTION EXIT TO EACH BUILDING SITE
INSTALL SILT FENCE AND/OR HAY BALES ALONG LOWER SIDES OF LOT
EXTEND PIPES FROM GUTTER DOWNSPOUTS TO STABILIZED AREA UNTIL YARD AREAS ARE STABILIZED.
EXCAVATE SUMPS AS NECESSARY TO COLLECT EXCESS SEDIMENT

5 LOT LEVEL EROSION CONTROL, TYP.
SCALE: NOT TO SCALE

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DRAWN BY CLD / CAW		DATE 01/30/2026		FILE NO. 25106		OF 5 SHEETS	

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CONSULTING ENGINEERS
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CLUBHOUSE VILLAS
KNOX COUNTY, TN

DETAILS

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