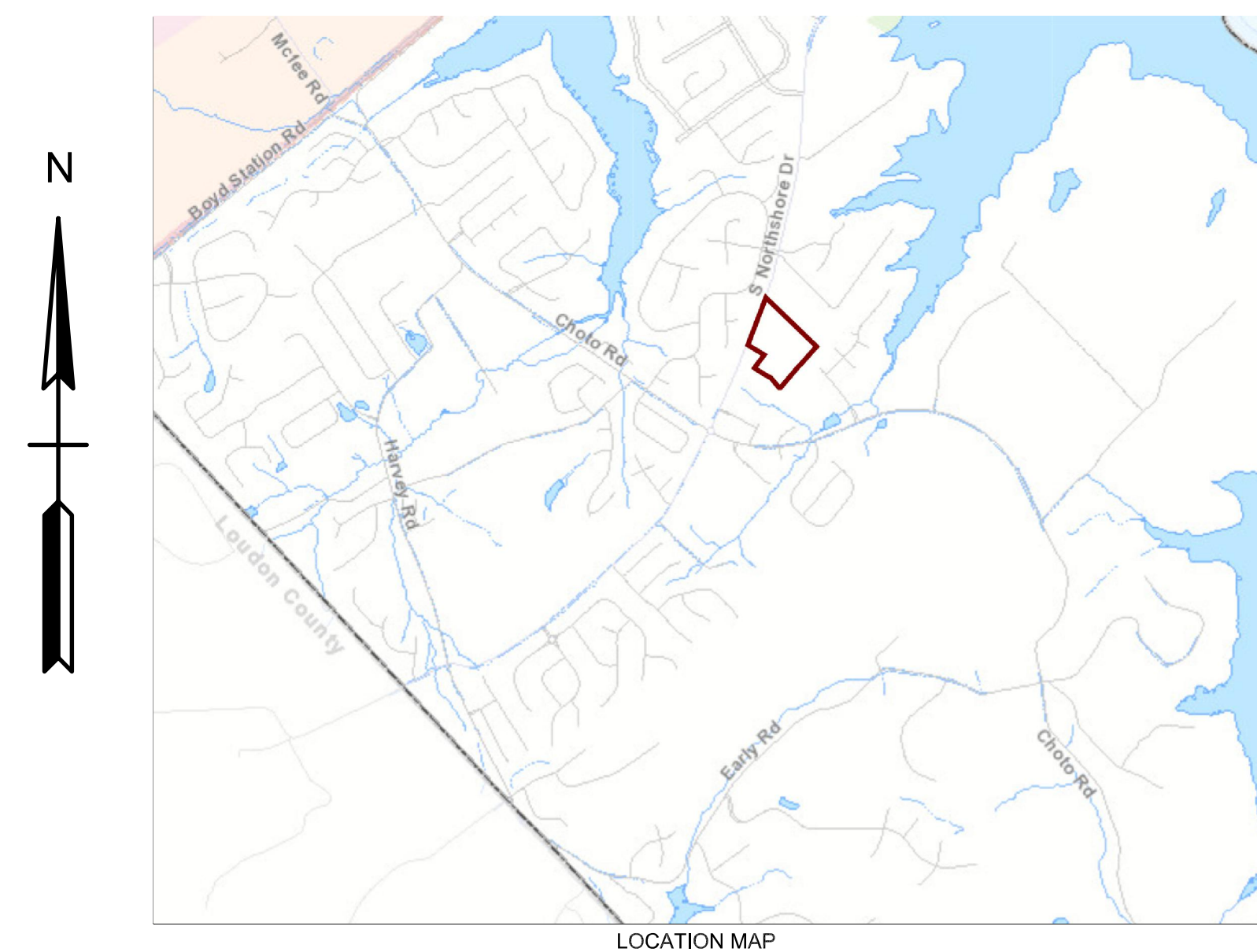


LOY FARMS

12320 S. NORTHSHORE DRIVE

KNOX COUNTY



TOTAL AREA: 11.4 +/- ACRES
NUMBER OF LOTS: 57

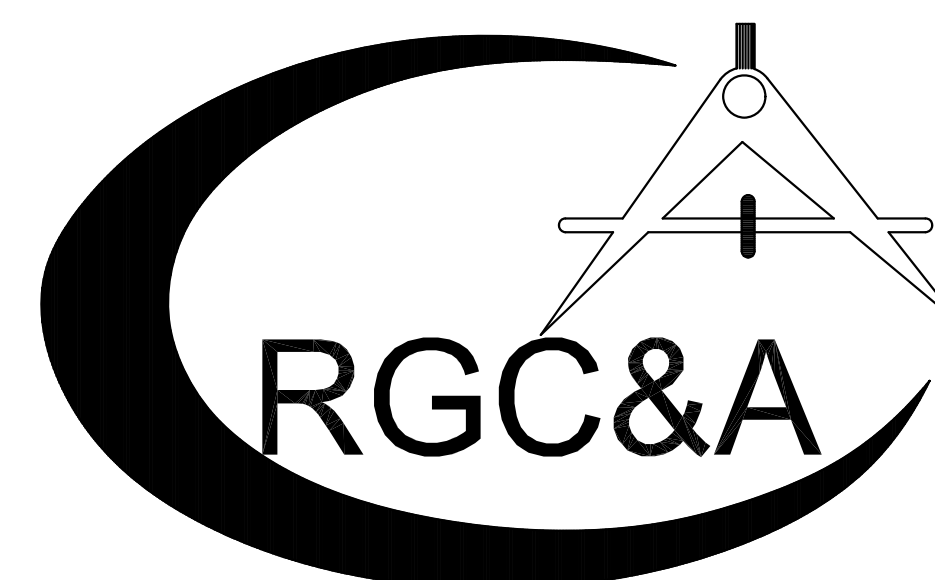
CLT MAP: 162
PARCELS: 062

ZONING: PR < 5 DU/AC

DEVELOPER: WILKO LLC
3248 TAZEWELL PIKE, SUITE 102
KNOXVILLE, TN 37928
(865) 693-3356

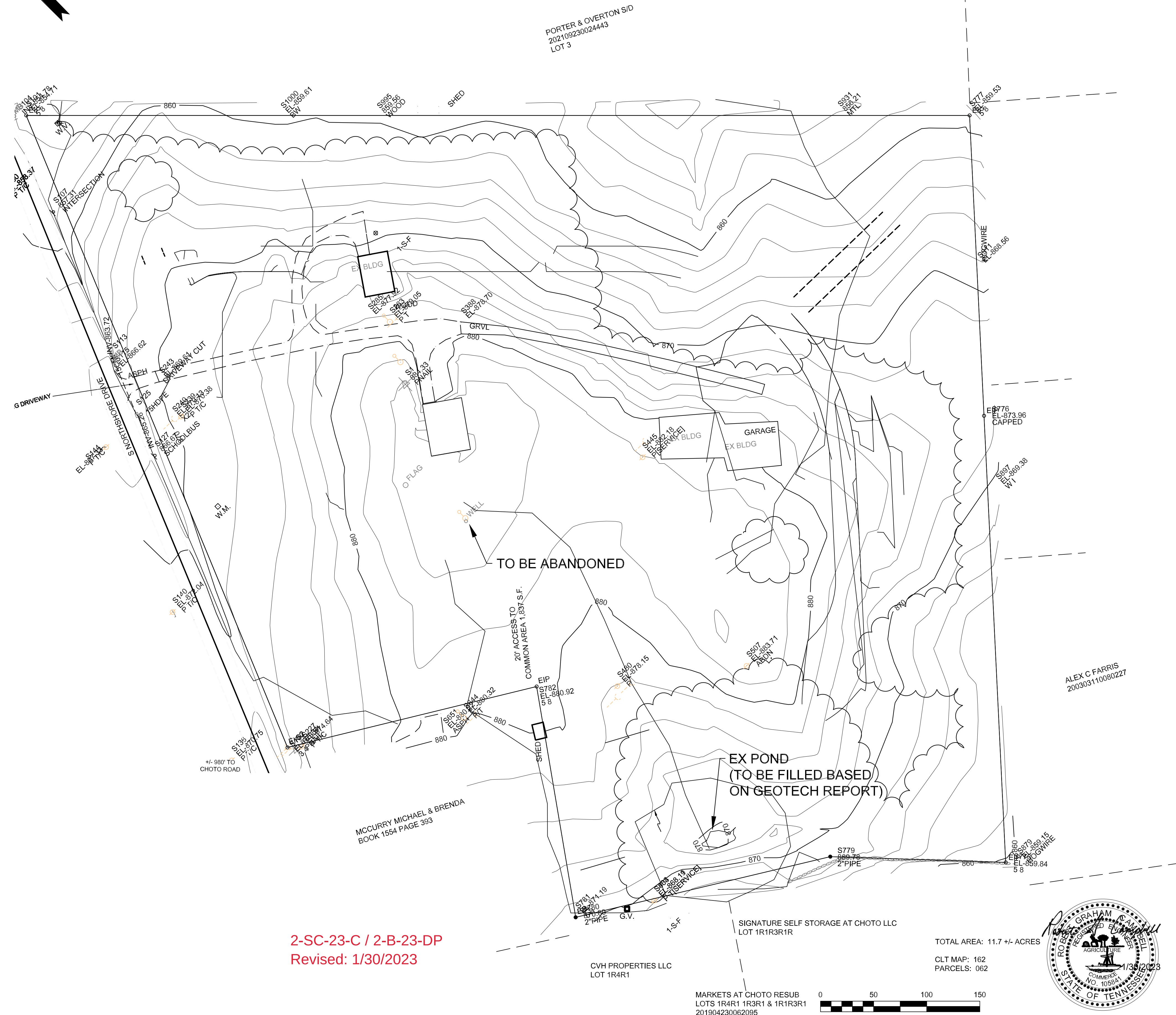
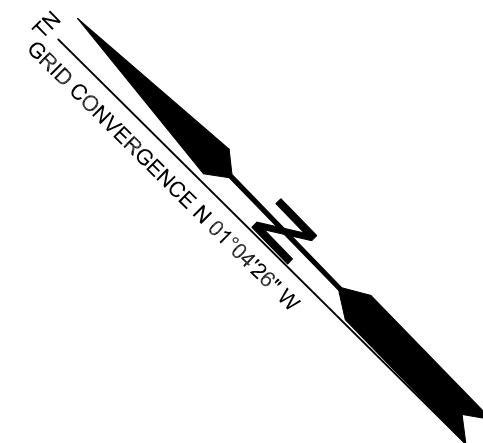
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



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





LEGEND

EIP	EXISTING IRON PIN	—	EXISTING MINOR CONT
W.V.	WATER VALVE	—880—	EXISTING MAJOR CONT
G	WATER METER	—	PROPOSED MINOR CONT
G.V.	GAS METER	—	PROPOSED MAJOR CONT
PROPOSED TRAIL		—	PROPERTY SETBACK
PROPOSED CATCH BASIN		—	ROAD CENTERLINE
OUTFALL HEADWALL			

NOTES:

- EXISTING CONTOURS BASED ON KGIS ONLY. PROPERTY BOUNDARY BASED ON SURVEY PERFORMED BY RGC&A.

UTILITY PROVIDERS
WATER : KUB
SEWER : KUB
ELECTRIC : LCUB
GAS : KUB

2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023

SIGNATURE SELF STORAGE AT CHOTO LLC
LOT 1R1R3R1R

TOTAL AREA: 11.7 +/- ACRES
CLT MAP: 162
PARCELS: 062

MARKETS AT CHOTO RESUB
LOTS 1R4R1 1R3R1 & 1R1R3R1
201904230062095



02	1-27-23	REVISIONS PER PLANNING COMMITY	TRW	RGC
01	10-26-22	REVISIONS PER PLANNING COMMITY	TRW	RGC
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



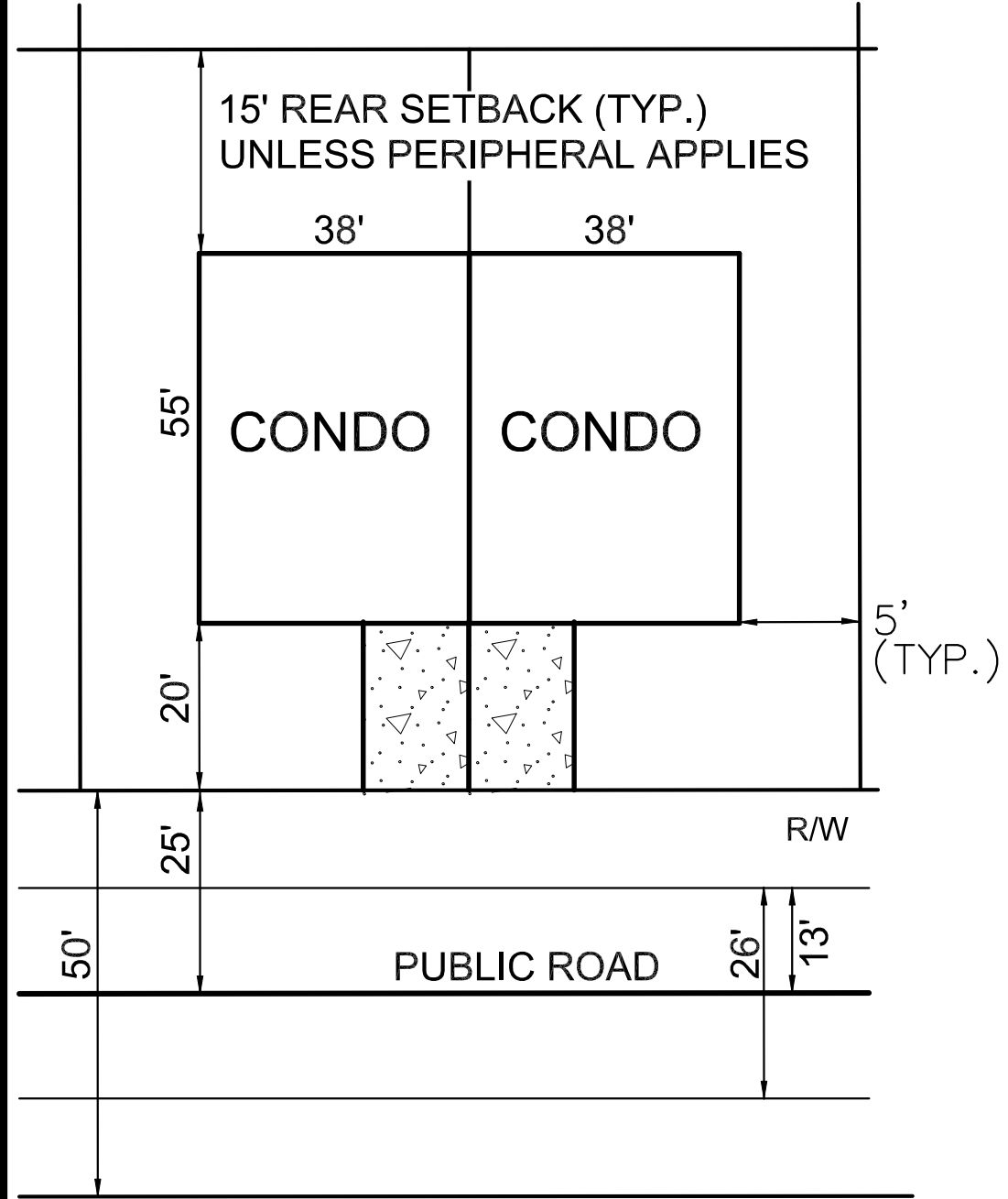
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

LOY FARMS
12320 S. NORTHSORE DRIVE
KNOX COUNTY

EXISTING CONDITIONS

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET ONE NO. 1
DRAWN BY TRW	DATE 09-14-2022	FILE NO. 21350 2-SC-23-C/2-B-23-DP	OF 7 SHEETS

NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	76.81'	76.34'	N 56°51'01" W	22°00'21"
C2	200.00'	304.46'	275.90'	S 02°14'13" E	87°13'14"
C3	110.00'	188.87'	166.51'	S 05°02'12" E	98°22'44"

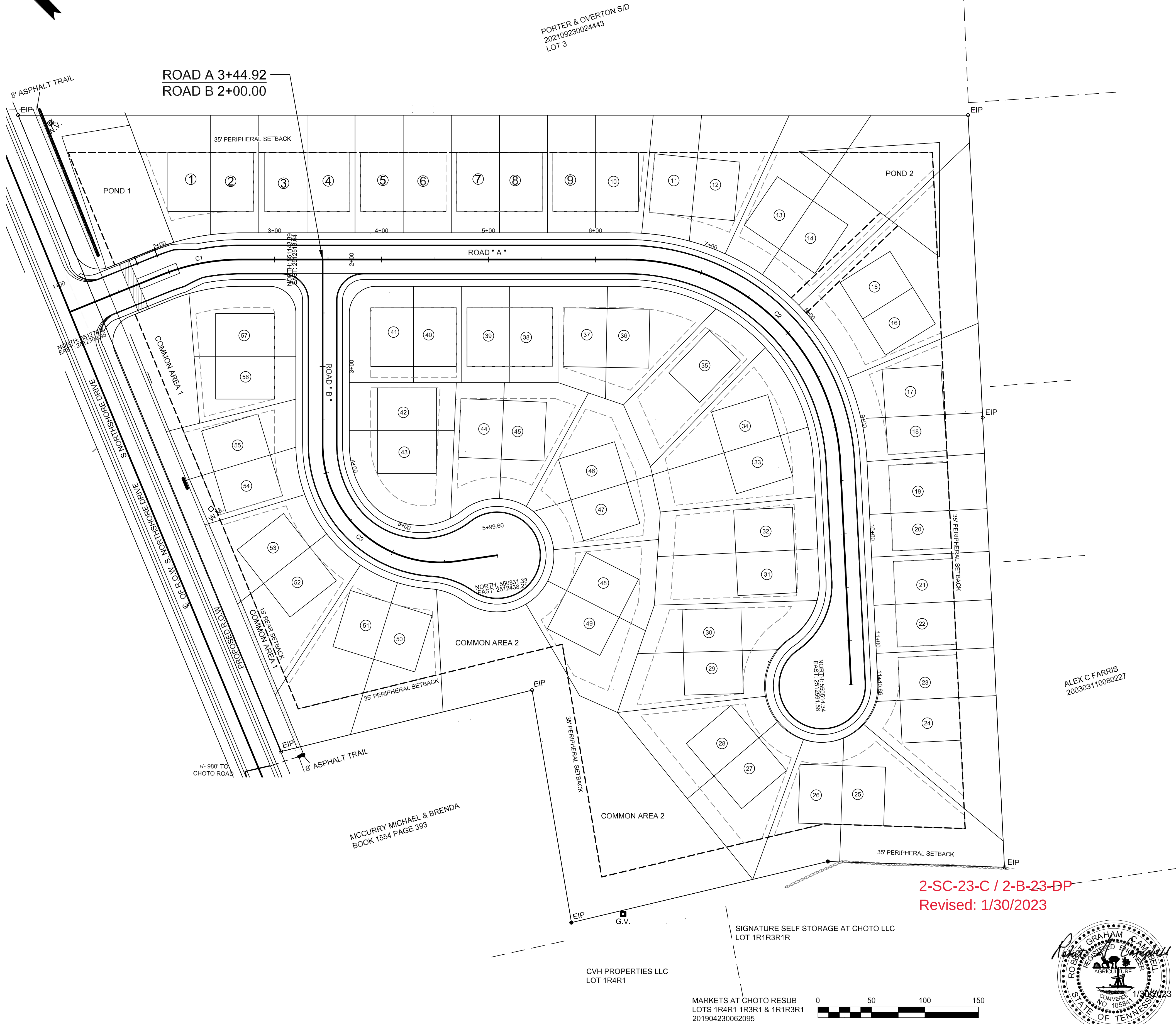
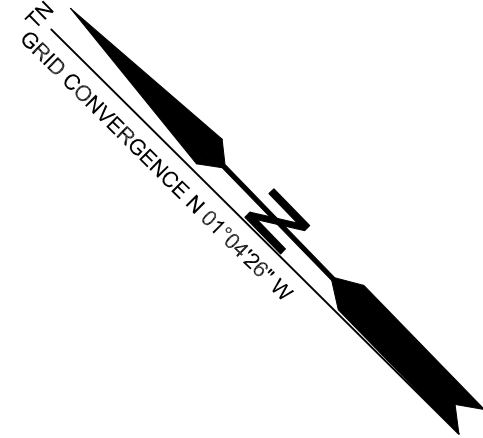
LEGEND

EIP	EXISTING IRON PIN	---	EXISTING MINOR CONT
W.V.	WATER VALVE	---	EXISTING MAJOR CONT
G	WATER METER	---	LOT SETBACKS
W.M.	GAS METER	---	EXISTING EDGE OF PAVEMENT
G.V.		---	PROPERTY SETBACK
		---	ROAD CENTERLINE

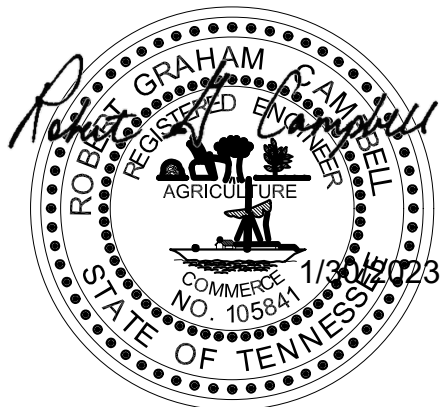
NOTES:

- EXISTING CONTOURS BASED ON KGISM ONLY. PROPERTY BOUNDARY BASED ON SURVEY PERFORMED BY RGC&A.
- ACCESS TO UNITS 1-57 VIA INTERNAL ROAD SYSTEMS ONLY.
- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING INSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

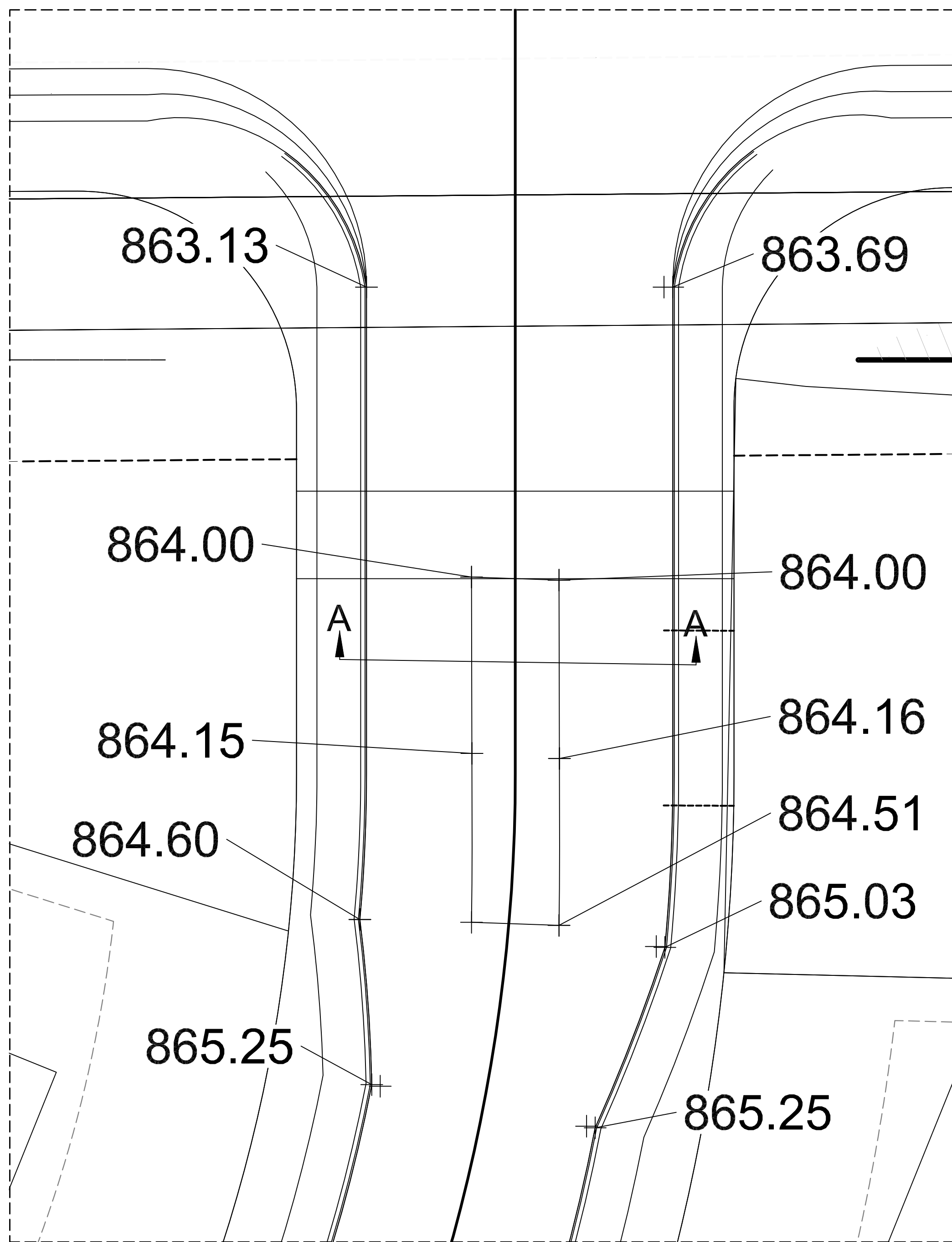
WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
SEWER PROVIDERS: FIRST KNOX UTILITY DISTRICT



2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



02	1-27-23	REVISIONS PER PLANNING COMMITY	TRW	RGC
01	10-26-22	REVISIONS PER PLANNING COMMITY	TRW	RGC
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				
LOY FARMS 12320 S. NORTHSORE DRIVE				
OVERALL SITE LAYOUT				
DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 2	
DRAWN BY TRW	DATE 09-14-2022	FILE NO. 21350	OF 7 SHEETS	
2-SC-23-C/2-B-23-DP				



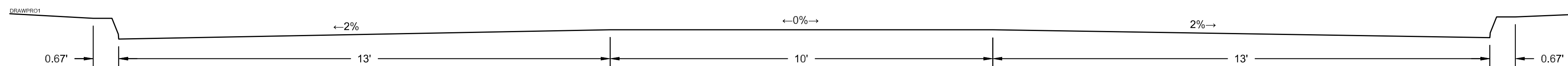
LEGEND

- | | | | |
|------|----------------------|-----|---------------------|
| EIP | EXISTING IRON PIN | --- | EXISTING MINOR CONT |
| W.V. | WATER VALVE | --- | EXISTING MAJOR CONT |
| W.M. | WATER METER | --- | PROPOSED MINOR CONT |
| G.V. | GAS METER | --- | PROPOSED MAJOR CONT |
| --- | PROPOSED TRAIL | --- | PROPERTY SETBACK |
| --- | PROPOSED CATCH BASIN | --- | ROAD CENTERLINE |
| --- | OUTFALL HEADWALL | --- | |

NOTES:

- EXISTING CONTOURS BASED ON KGISM ONLY. PROPERTY BOUNDARY BASED ON SURVEY PERFORMED BY RGC&A.
- ACCESS TO UNITS 1-57 VIA INTERNAL ROAD SYSTEMS ONLY.
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- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
SEWER PROVIDERS: FIRST KNOX UTILITY DISTRICT



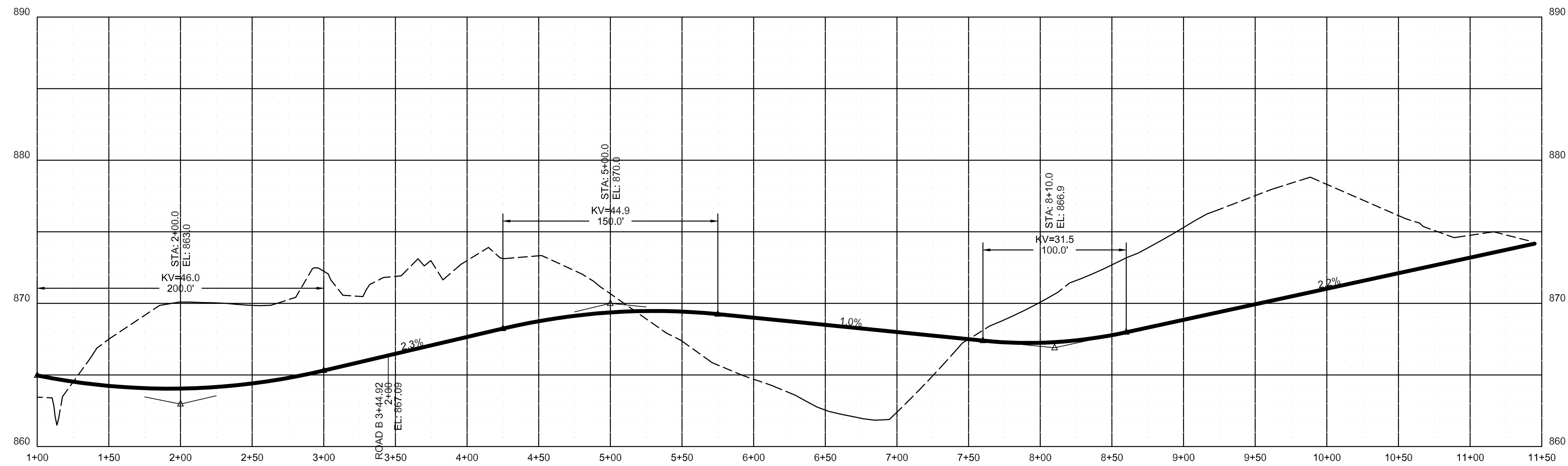
SECTION A-A



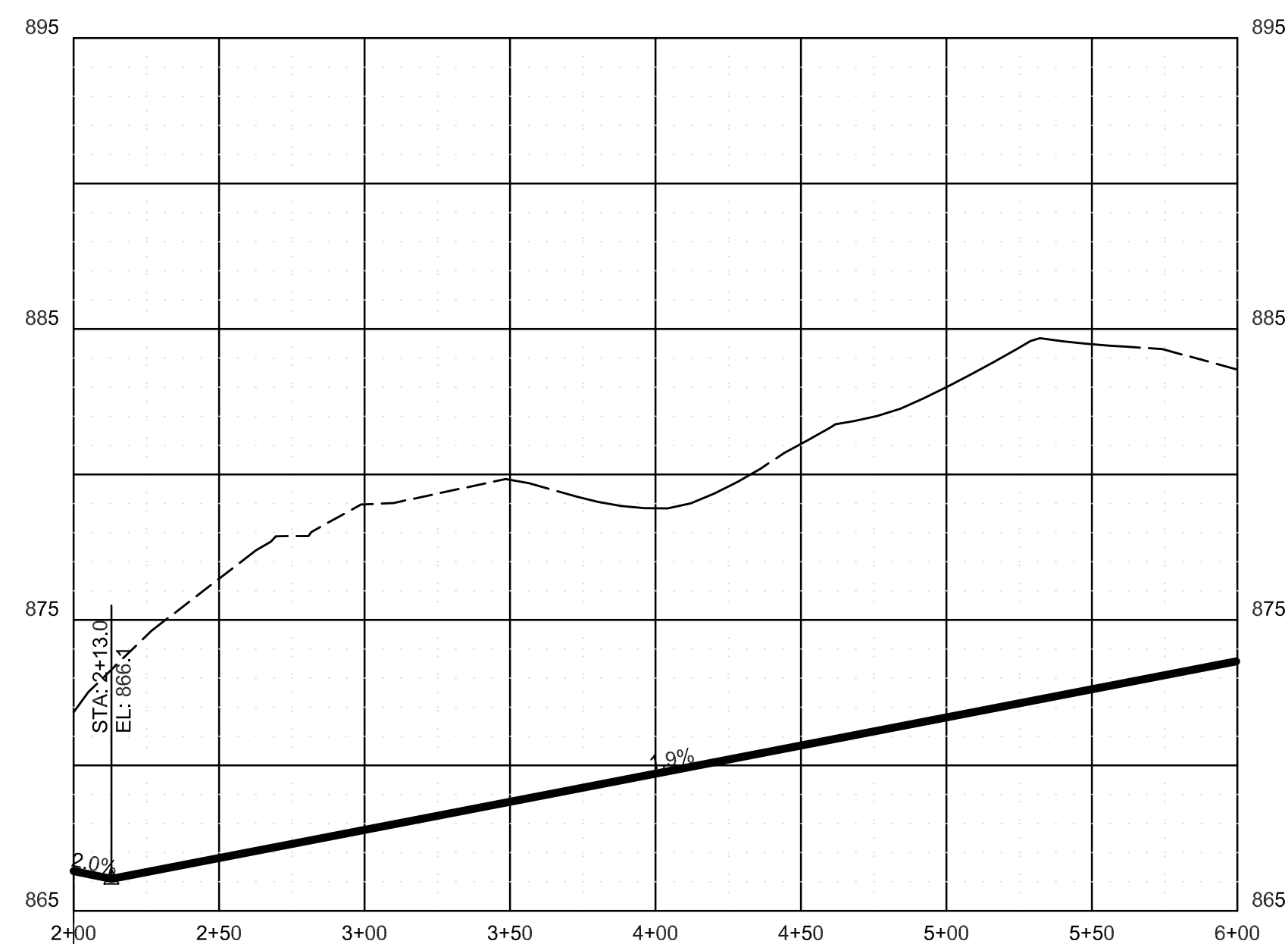
2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



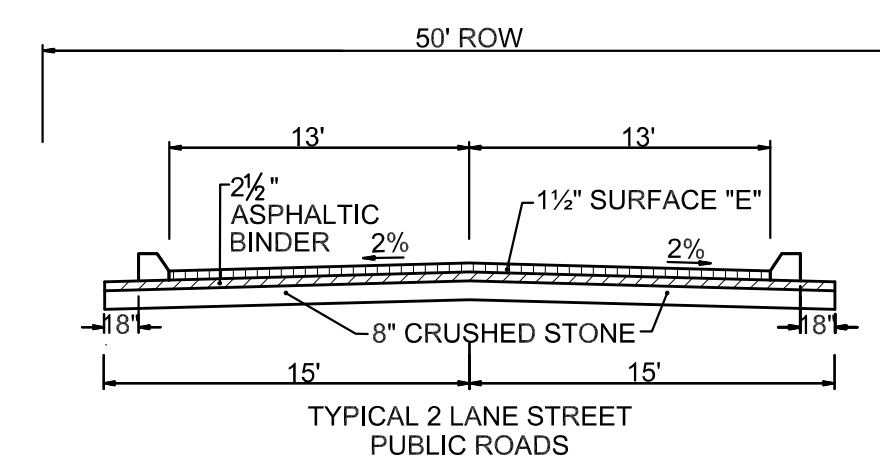
02	1-27-23	REVISIONS PER PLANNING COMMITY	TRW	RGC		ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	LOY FARMS 12320 S. NORTSHORE DRIVE	GRADING AND DRAINAGE PLAN	DESIGNED BY	CHECKED BY	SCALE	SHEET NO. 3 OF 7 SHEETS
01	10-26-22	REVISIONS PER PLANNING COMMITY	TRW	RGC					RGC&A	RGC	1"=50'	
NO.	DATE	DESCRIPTION	BY	CHKD.					DRAWN BY	DATE	FILE NO.	
		REVISIONS							TRW	09-14-2022	21350 2-SC-23-C/2-B-23-DP	



ROAD A

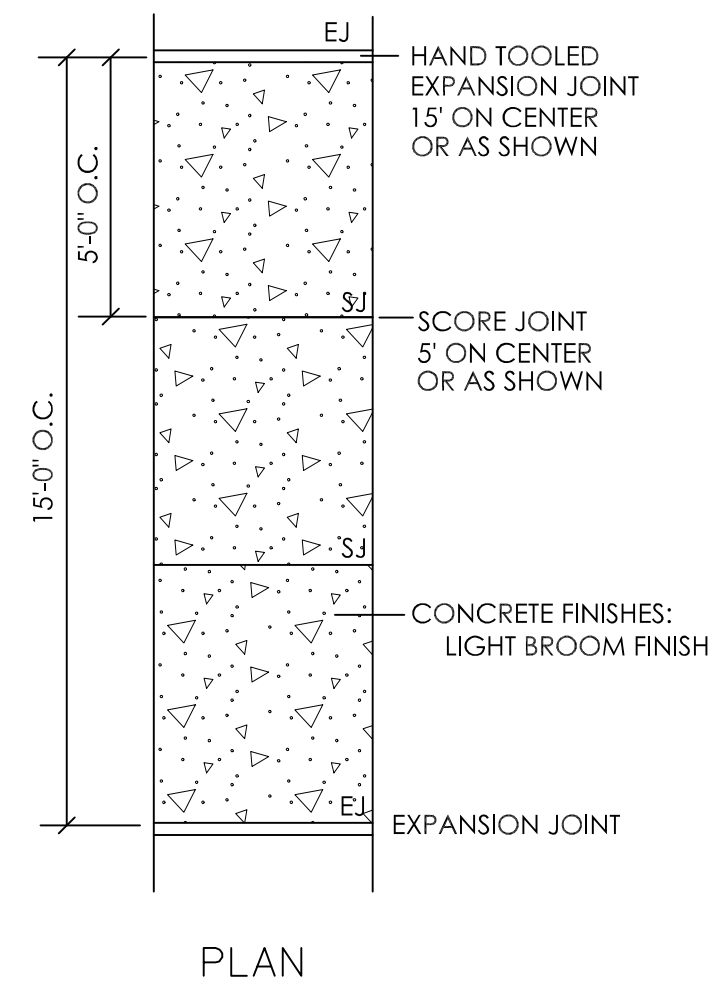


ROAD B

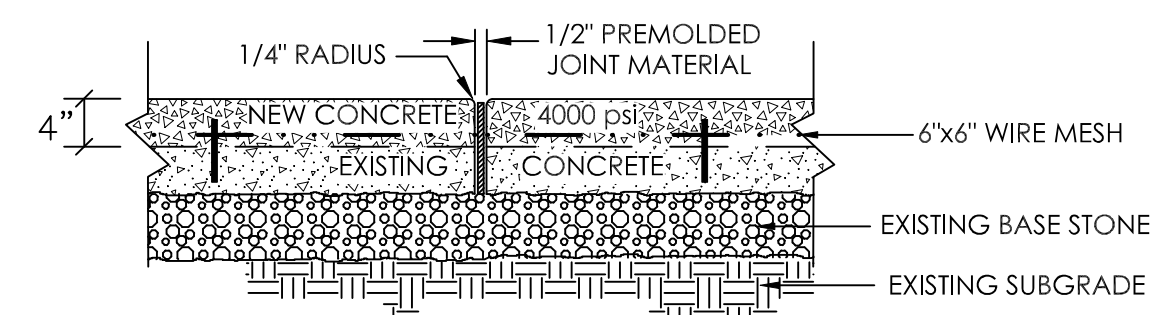


TYPICAL PAVING DETAIL

TYPICAL ROAD CROSS-SECTION
NTS

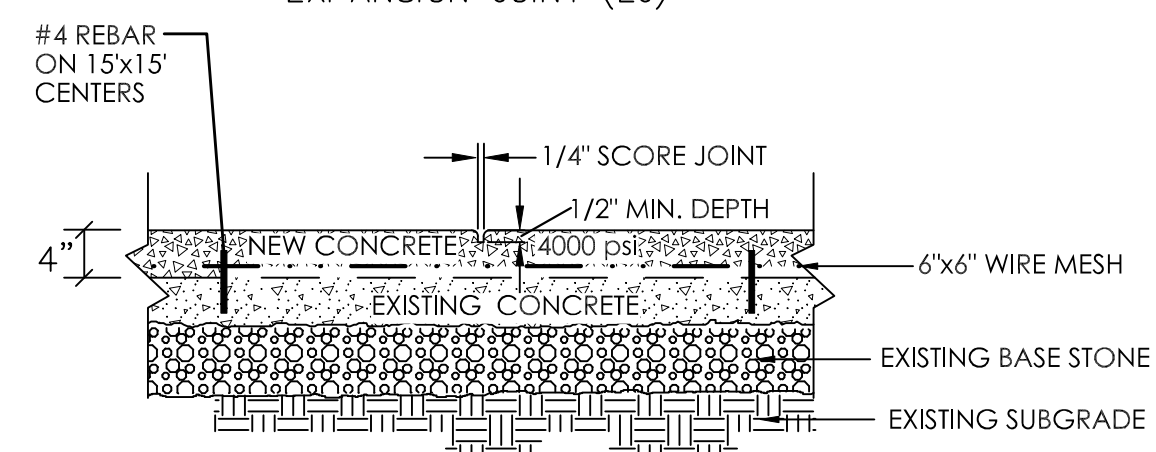


PLAN



NOTE: INSTALL EXP. JOINT ANY WHERE CONCRETE ABUTS STRUCTURES, SIGNS OR CONCRETE CURB.

SECTION
EXPANSION JOINT (EJ)

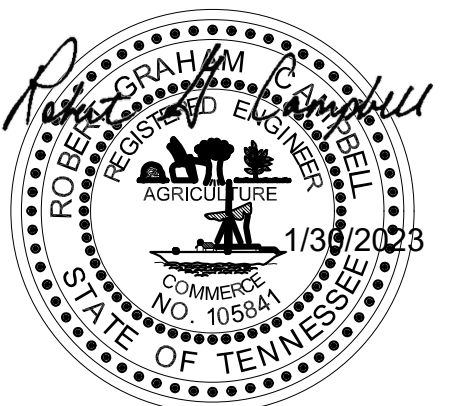


SECTION
SCORE JOINT (SJ)

NEW CONCRETE OVERLAY

SCALE: NOT TO SCALE

2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



02	1-27-23	REVISIONS PER PLANNING COMMITY	TRW	RGC
01	10-26-22	REVISIONS PER PLANNING COMMITY	TRW	RGC
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

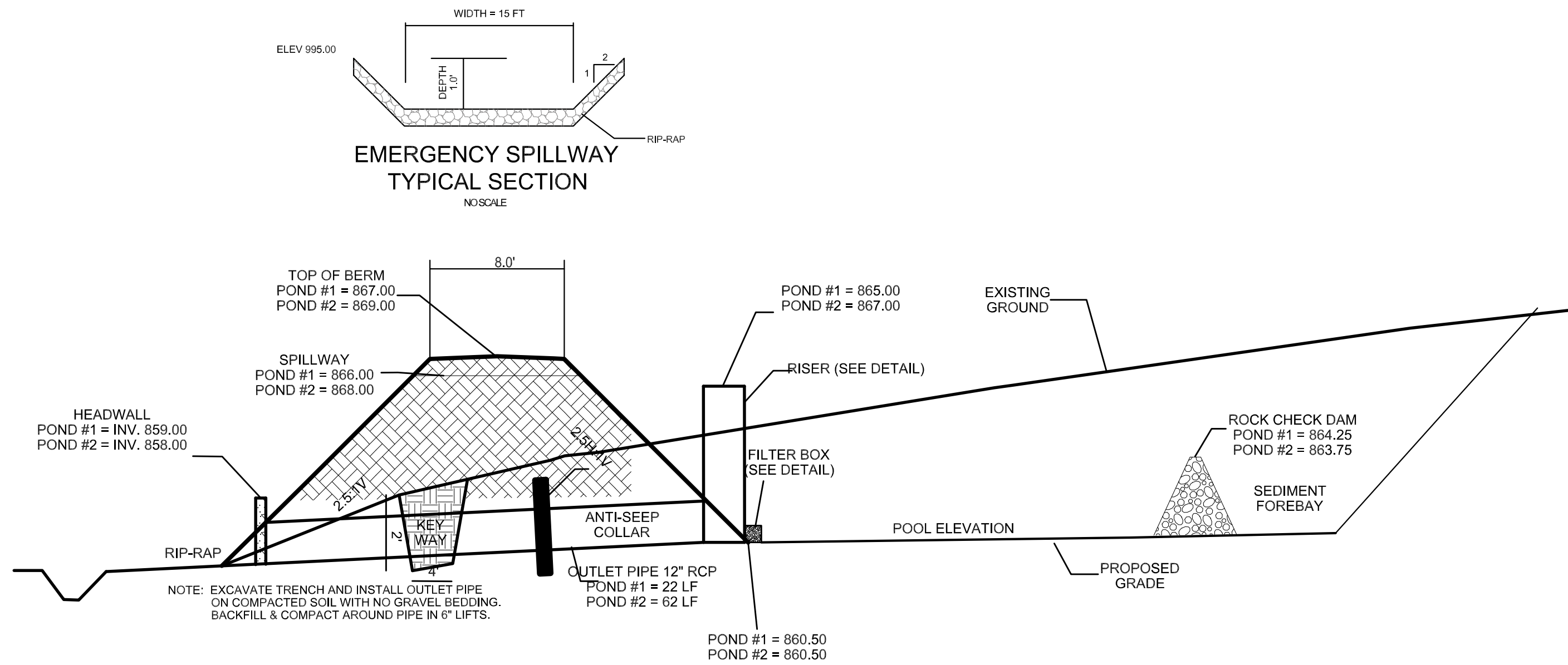

ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

LOY FARMS
 12320 S. NORTHSORE DRIVE

ROAD PROFILES & DETAILS

DESIGNED BY TRW	CHECKED BY RGC	SCALE HOR: 1"=50' VER: 1"= 5'	SHEET FOUR
DRAWN BY TRW	DATE 09-14-2022	FILE NO. 21350 2-SC-23-C/2-B-23-DP	NO. 4

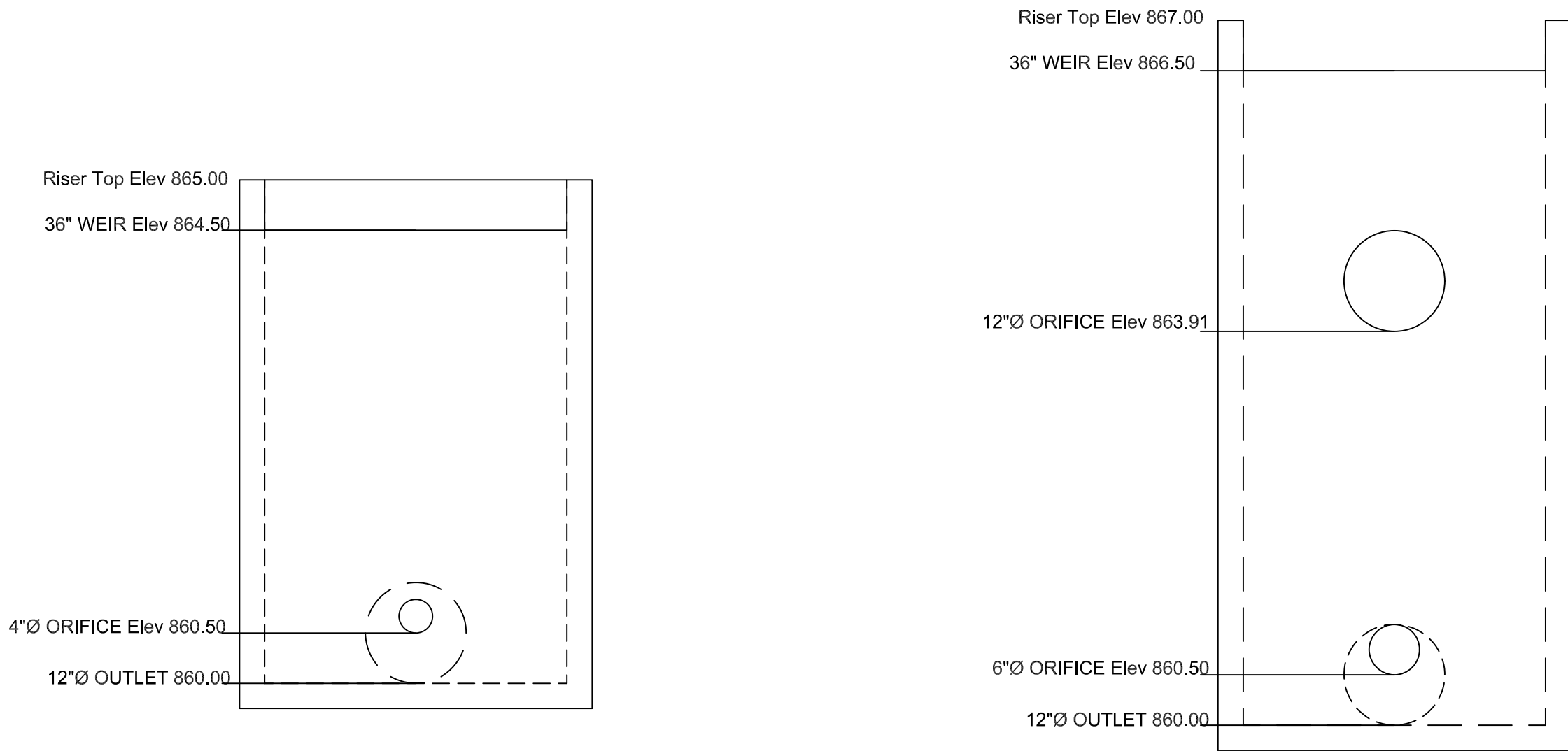
OF **7** SHEETS



- 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 BOTTOM ORIFICE DURING CONSTRUCTION FOR USE AS A TEMPORARY SEDIMENT TRAP.
 - 3) REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STABILIZED.
 - 4) UNPLUG BOTTOM ORIFICE, REMOVE SEDIMENT, 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) CONSTRUCT POND BERM BY PLACING FILL IN 6" LAYERS USING MATERIAL WITH HIGH SILT/CLAY MATERIAL AND PROVIDE 95% COMPACTION TESTING.

DETENTION BASIN
TYPICAL CROSS-SECTION



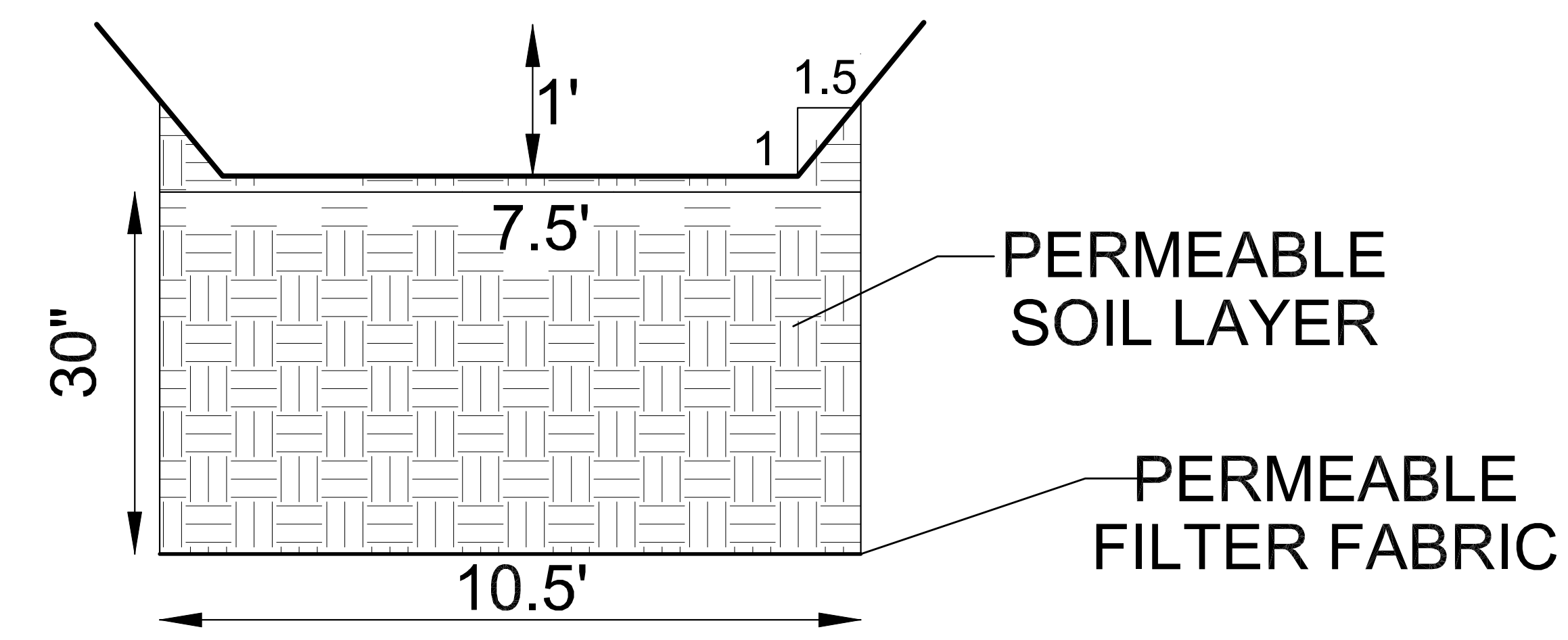
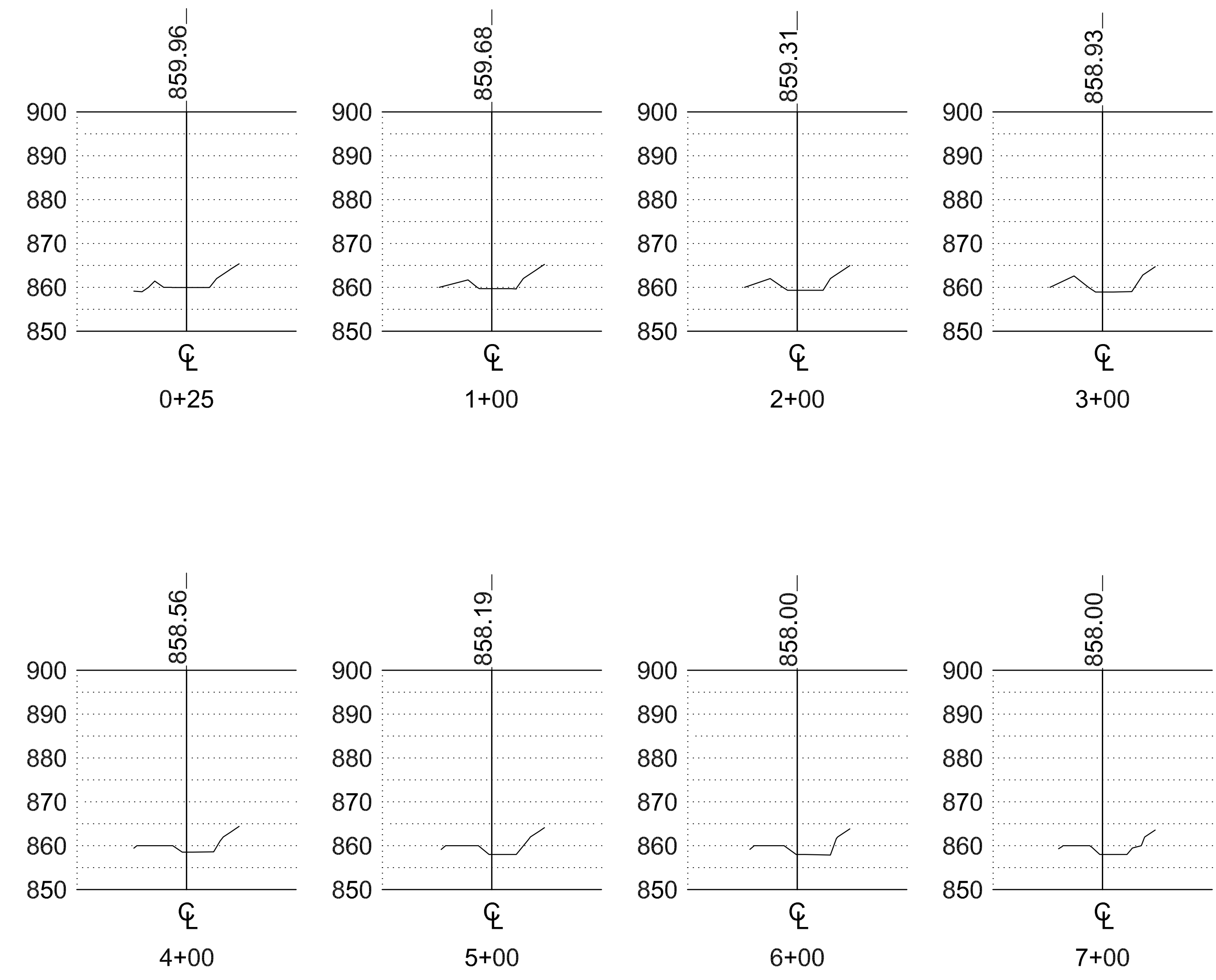
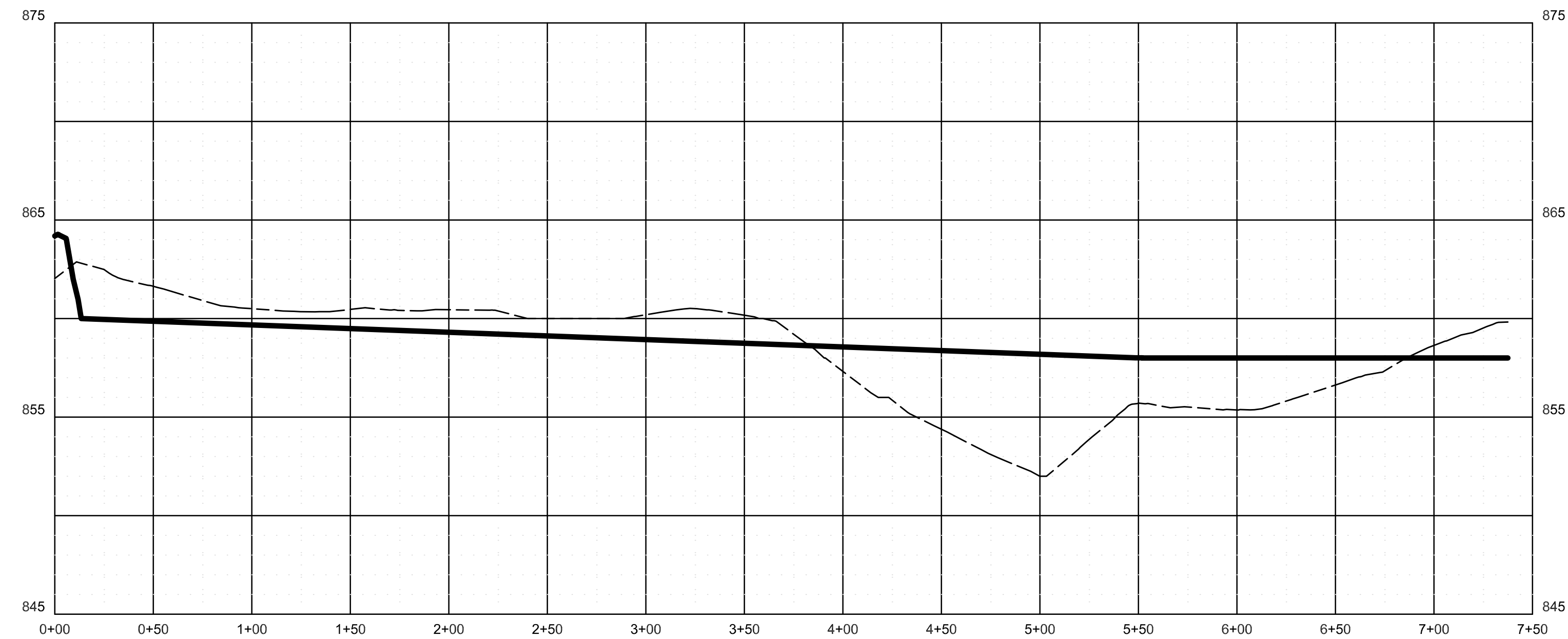
POND 1
24" X 36" OUTLET STRUCTURE
NTS

POND 2
24" X 36" OUTLET STRUCTURE
NTS

2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



VEGETATIVE SWALE PROFILE



VEGETATIVE SWALE DETAIL
NTS

2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



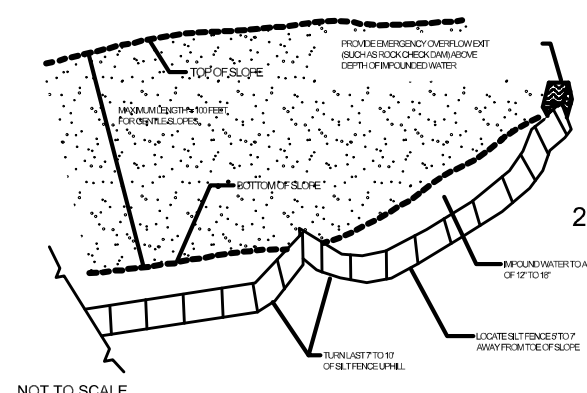
- NOTES:
1. POST SPACING SHALL BE 8 FEET MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPES OR ALONG SITE PERIMETER.
 2. POST SPACING SHALL BE 6 FEET MAXIMUM AT THE BOTTOM OF STEEP SLOPES. POST SPACING SHALL BE 4 FEET MAXIMUM WITHIN A DRAINAGE CHANNEL.
 3. PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG SLOPES TO IMPOUND STORMWATER RUNOFF. SEE FIGURE ES-14-3.

MINIMUM 5 FASTENERS PER POST

USE WIDE STAPLES OR LARGE-HEADED NAILS, MINIMUM DEPTH = 1"

TYPICAL STAPLE AND NAIL PATTERN FOR WOOD POSTS

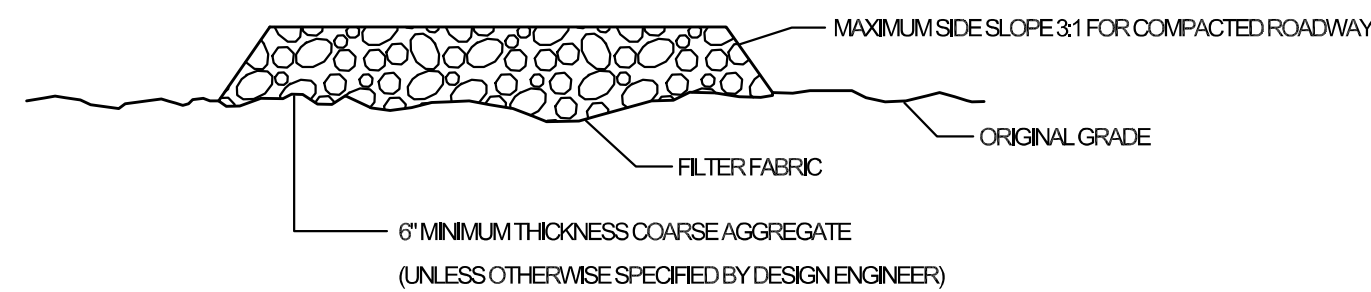
TYPICAL SILT FENCE INSTALLATION



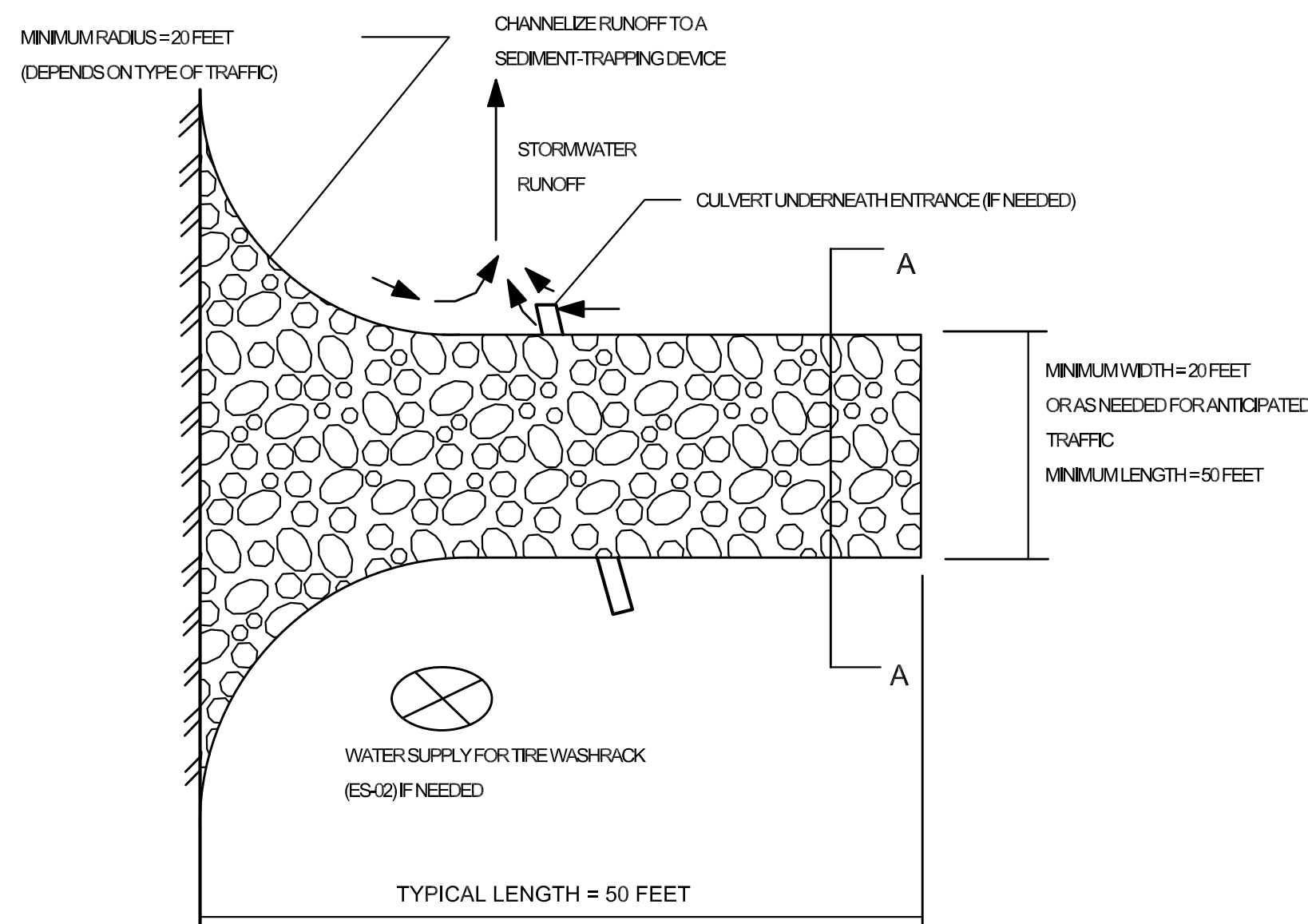
SILT FENCE (BELOW A STEEP OR LONG SLOPE)

18" MINIMUM

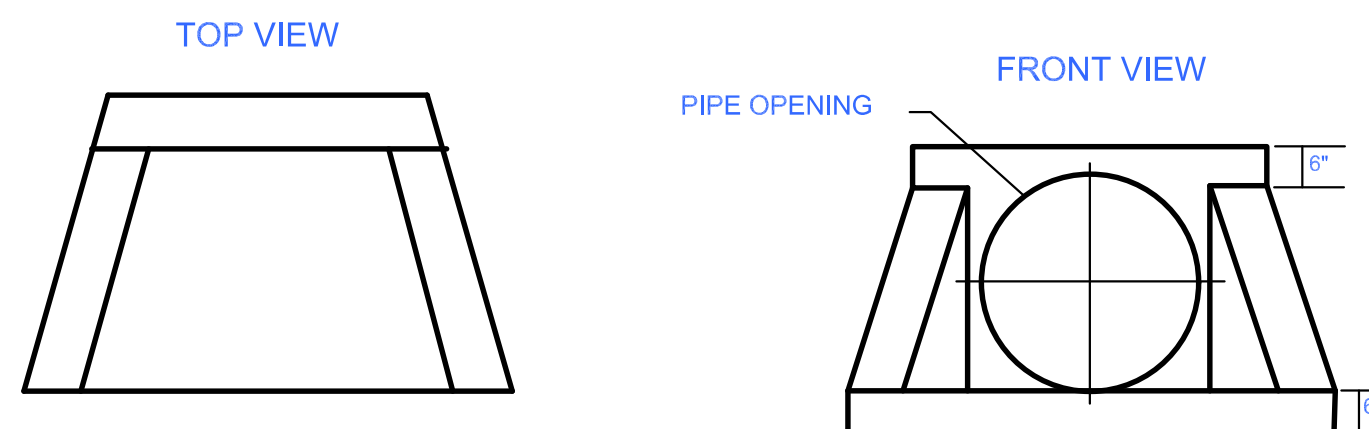
2" TO 3" STONE MINIMUM 6" DEEP



SECTION A-A

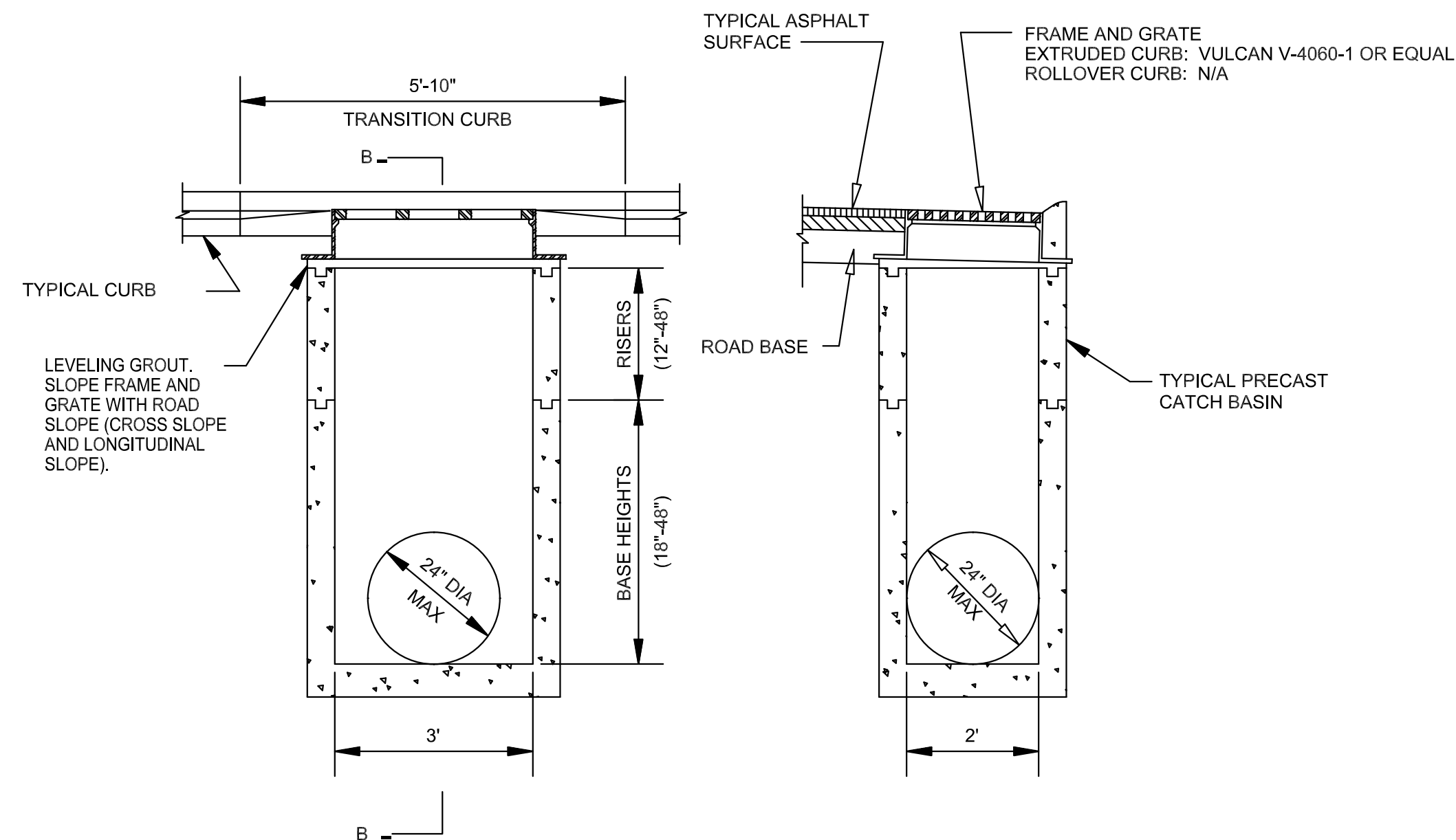


CONSTRUCTION EXIT DETAIL

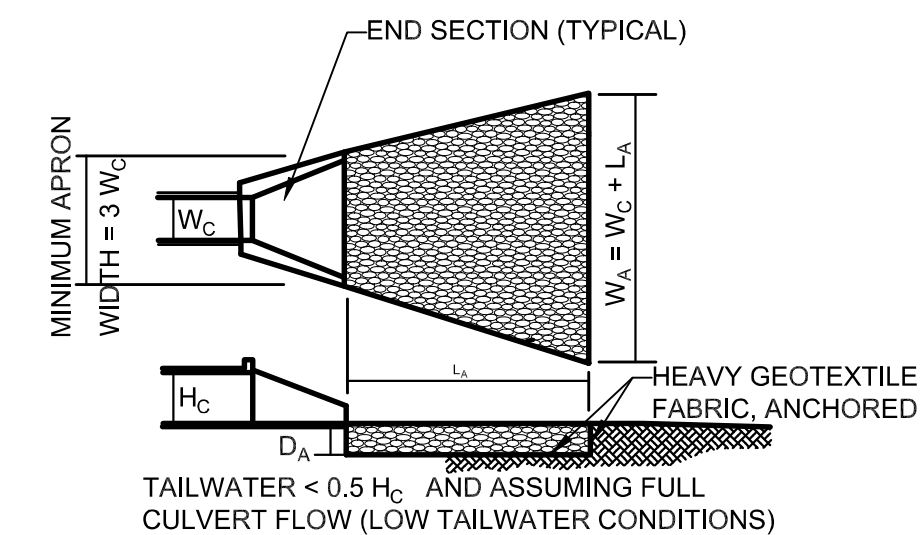


- NOTES:
1. MINIMUM REINFORCING WIRE REINFORCEMENT 4 x 4 W7 x W7
 2. SHERMAN DIXIE PRECAST HEADWALL, DRAWING ET-001 OR EQUAL

HEADWALL DETAIL - N.T.S.



SECTION A
SECTION B
TYPICAL CATCH BASIN DETAIL - N.T.S.



- | | | | |
|-----------|----|-----------|---|
| L_A | 8' | H_C | = HEIGHT OF CULVERT |
| W_A | 6' | W_C | = WIDTH OF CULVERT |
| D_A | 8" | L_A | = LENGTH OF RIPRAP APRON |
| D_{50} | 6" | W_A | = WIDTH OF RIPRAP APRON AT END |
| D_{MAX} | 9" | D_{50} | = MEDIAN RIPRAP SIZE (TABLE ES-25-1) |
| | | D_{max} | = MAXIMUM SIZE OF RIPRAP = 1.5 x D_{50} |
| | | D_A | = DEPTH OF RIPRAP APRON = 1.5 x D_{max} |

RIPRAP OUTLET PROTECTION



2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023

02	1-27-23	REVISIONS PER PLANNING COMMITY	TRW	RGC	 ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	LOY FARMS 12320 S. NORTHSORE DRIVE	ROAD PROFILES & DETAILS	DESIGNED BY	CHECKED BY	SCALE	SHEET
01	10-26-22	REVISIONS PER PLANNING COMMITY	TRW	RGC				TRW	RGC	HOR: 1"=50' VER: 1"= 5'	SEVEN
NO.	DATE	DESCRIPTION	BY	CHKD.				DRAWN BY	DATE	FILE NO.	NO. 7
REVISIONS								TRW	09-14-2022	21350 2-SC-23-C/2-B-23-DP	OF 7 SHEETS