

CONCEPT PLAN

BRACKETT FARMS DISTRICT NO. EIGHT KNOX COUNTY, TENNESSEE

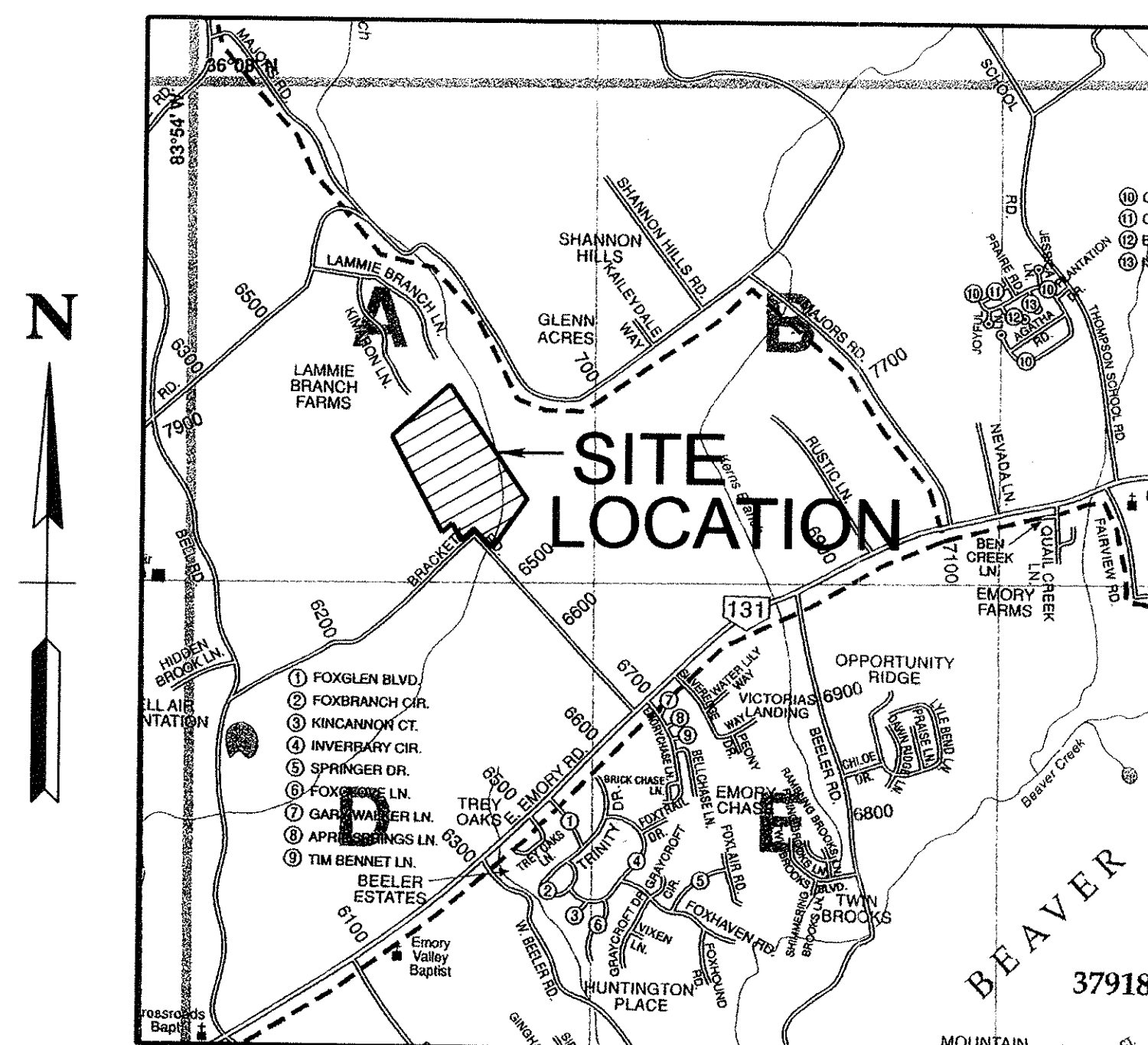
CLT: 020
PARCEL: 132.07

ENGINEER:

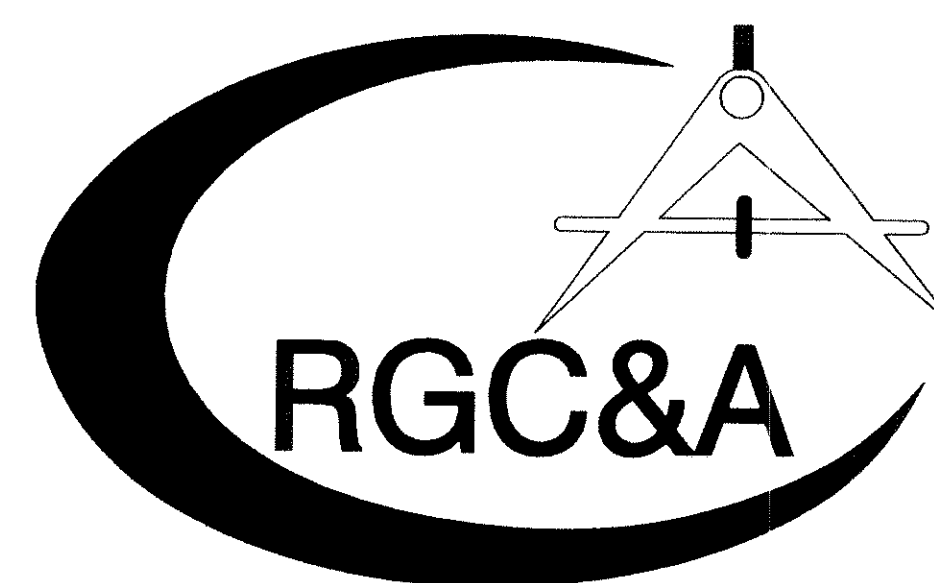
ROBERT G CAMPBELL AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:

LEGACY BUILDERS
7900 SCENIC VIEW DRIVE
KNOXVILLE, TN 37938
CONTACT: PAUL COCHRAN
(865) 922-7900



LOCATION MAP



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CONSULTING ENGINEERS
KNOXVILLE , TENNESSEE

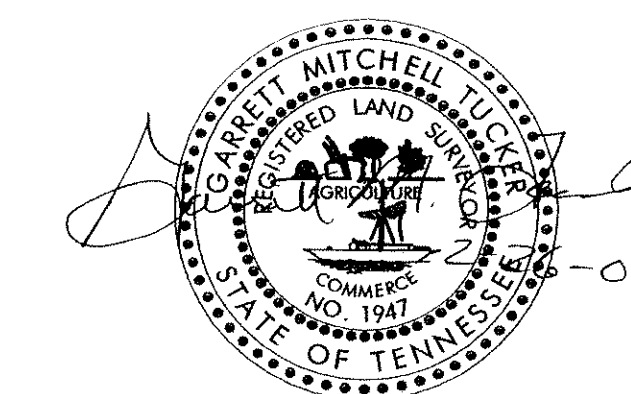
CERTIFICATION OF CONCEPT PLAN

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.

Scott M. J. [Signature]

SURVEYOR

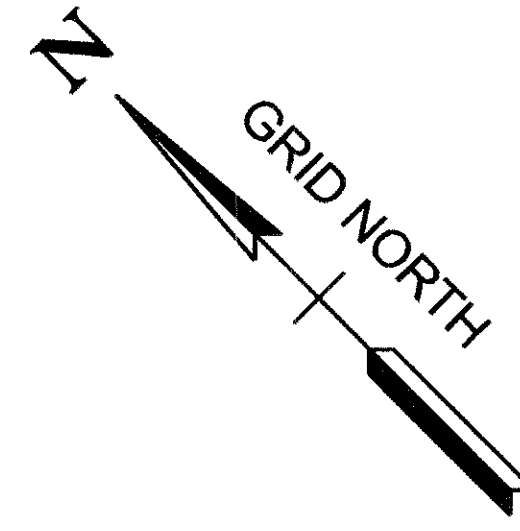
TENNESSEE CERTIFICATE NO. 1947



REVISED 7/26/2008

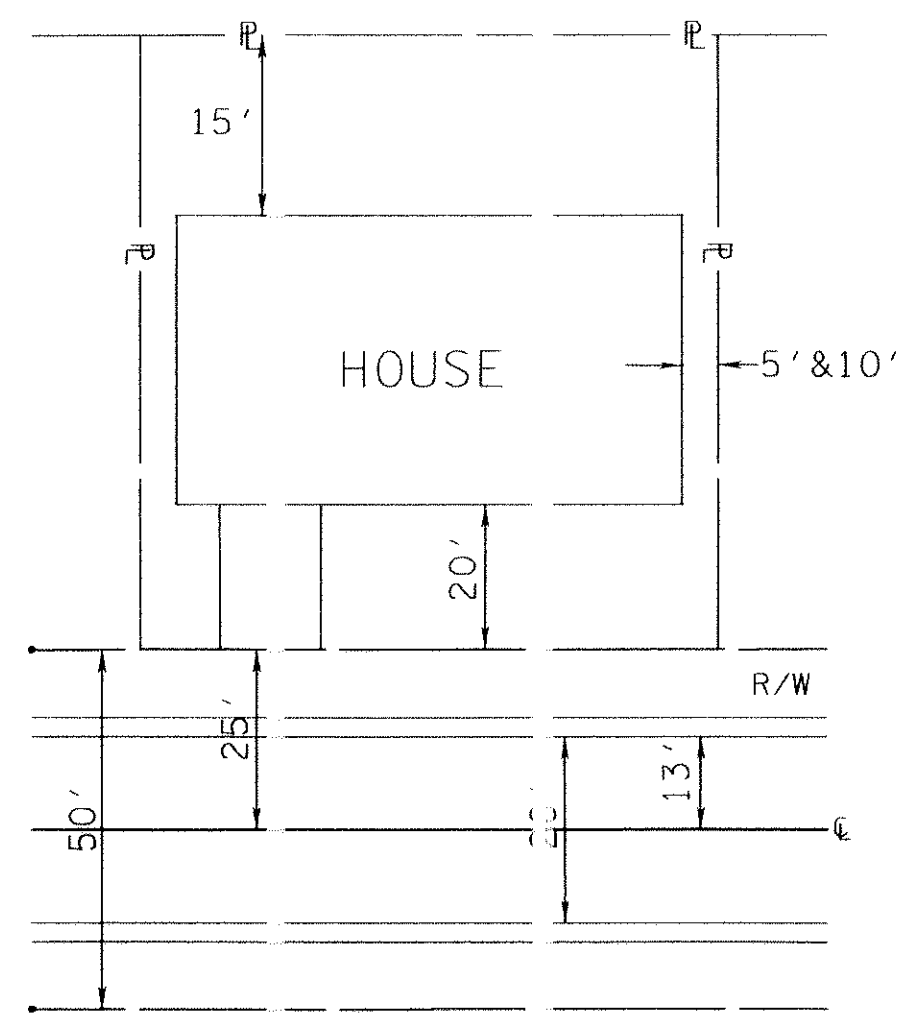
3-2-07-08
3-2-08-C

CURVE TABLE		
CURVE A-1	CURVE A-2	CURVE A-3
PI 17+12.37 PC 16+37.62 PT 17+82.90 Δ 33°17'38" D 22°55'06" R 250.000 L 145.272 T 74.752	PI 20+55.94 PC 19+86.19 PT 21+22.23 Δ 31°10'40" D 22°55'06" R 250.000 L 136.038 T 69.749	PI 22+57.26 PC 21+85.07 PT 23+25.63 Δ 32°12'50" D 22°55'06" R 250.000 L 140.559 T 72.192
CURVE B-1	CURVE B-2	CURVE B-3
PI 33+88.06 PC 33+22.01 PT 34+51.16 Δ 29°36'01" D 22°55'06" R 250.000 L 129.155 T 66.053	PI 37+87.48 PC 37+66.38 PT 38+08.18 Δ 19°09'26" D 45°50'12" R 125.000 L 41.795 T 21.094	PI 39+45.95 PC 38+63.51 PT 40+09.27 Δ 66°48'52" D 45°50'12" R 125.000 L 145.766 T 82.445
CURVE B-4	CURVE C-1	
PI 41+00.21 PC 40+59.95 PT 41+37.84 Δ 35°42'13" D 45°50'12" R 125.000 L 77.893 T 40.258	PI 52+26.17 PC 51+73.61 PT 52+70.39 Δ 55°26'47" D 57°17'45" R 100.000 L 96.772 T 52.553	



SETBACKS: FRONT - 20'
REAR - 15'
SIDE - 10' LOTS 2-10 & LOTS 25-30
- 5' LOTS 1, 11-24, 31-69

A PERIPHERAL SETBACK APPLIES AROUND THE SUBDIVISION PERIMETER



TYPICAL LOT LAYOUT (SINGLE FAMILY)

A 35' PERIPHERAL SETBACK APPLIES AROUND THE SUBDIVISION PERIMETER.

LEGEND

- EIP EXISTING IRON PIN
- IPS IRON PIN SET
- GV GAS VALVE
- WM WATER METER
- MANHOLE
- LIGHT POLE
- 4 SIGN
- WV WATER VALVE
- ⊗FHY FIRE HYDRANT
- CATCH BASIN
- ⊕ POWER/TELEPHONE
- GUY WIRE
- BENCH MARK

NOTES:

- 1) SIGHT DISTANCE MUST BE 300 FT IN EACH DIRECTION.
- 2) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY. LOTS 1 & 69 ACCESS FROM ROAD "A".
- 3) EXISTING CONTOURS FROM K.G.I.S.
- 4) 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.
- 5) 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.
- 6) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 7) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- 8) 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.
- 9) HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR MAINTENANCE OF COMMON AREA.
- 10) THREE-WAY STOP REQUIRED AT THE INTERSECTION OF ROAD "A" AND BRACKETT ROAD.
- 11) TDEC PERMIT REQUIRED FOR STREAM CROSSING (ARAP)

DEVELOPER:

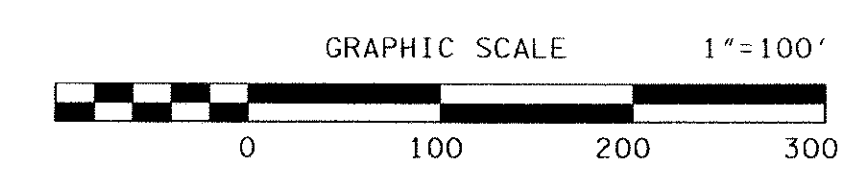
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VARIANCES:

- 1) HORIZONTAL CURVE ROAD "B" STA. 37+87.48, R=125'
- 2) HORIZONTAL CURVE ROAD "B" STA. 39+45.96, R=125'
- 3) HORIZONTAL CURVE ROAD "B" STA. 41+00.21, R=125'
- 4) BROKEN BACK TANGENT BETWEEN CURVES B-2 & B-3 FROM 150' TO 55.33'
- 5) VERTICAL GRADE OF 15% ROAD "B" FROM STA. 38+00 TO 40+50



3-D-08-UR
3-5A-08-L

CLT MAF: 020
PARCEL 132.07

DEED REFERENCE: 21070416 - 0084127
PROPERTY ZONED: PF
TOTAL AREA: 34.7
TOTAL NUMBER OF LOTS: 69

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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KNOXVILLE, TENNESSEE

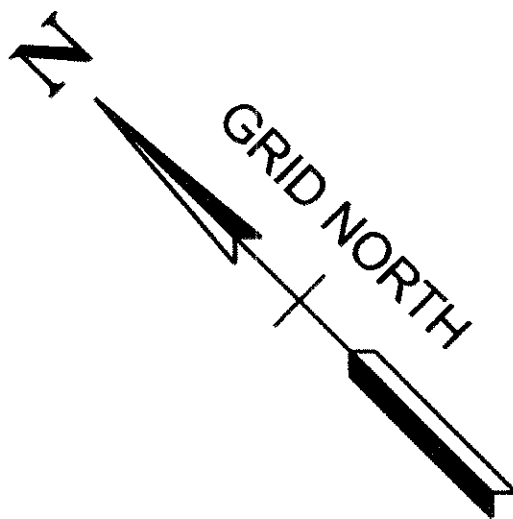
BRACKETT FARMS
CONCEPT PLAN

PLAN VIEW
GENERAL LAYOUT

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 100'	SHEET TWO NO. 2
DRAWN BY TBF	DATE 01/22/08	FILE NO. 07083	IF FIVE SHEETS

LEGEND

- 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



LEGEND

- SEDIMENT BARRIER (ILT FENCE)
CONSTRUCTION EXIT
STORM RAIN INLET PROTECTION
STORM RAIN OUTLET PROTECTION
TEMPORARY SEDIMENT BASIN
OVERLAP DRAINAGE PATTERN
EROSION CONTROL MATTING
EXISTING GRADE
PROPOSED GRADE

NOTES:

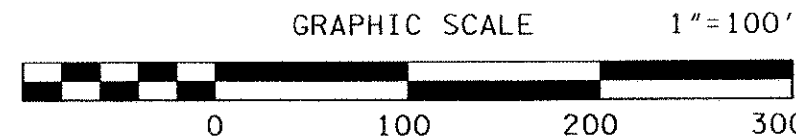
- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEED.
- 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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CLT MAP: 020
PARCEL: 132.07

DEED REFERENCE: 20170416-0084127
PROPERTY ZONED: PR
TOTAL AC REAGE: 34.70
TOTAL NUMBER OF LOTS: 69

NO.	DATE	DESCRIPTION	BY	CHKD.



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BRACKETT FARMS
CONCEPT PLAN

PRELIMINARY GRADING PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 100'	SHEET THREE NO. 3
DRAWN BY TBF	DATE 02/26/08	FILE NO. 07083	SIX SHEETS