

CONCEPT PLAN / USE ON REVIEW

TWIN OAK LANDING

DISTRICT NO. 8

7718 TWIN OAK LANE, CORRYTON, TN 37721

CLT: 013

PARCEL ID: 013 049

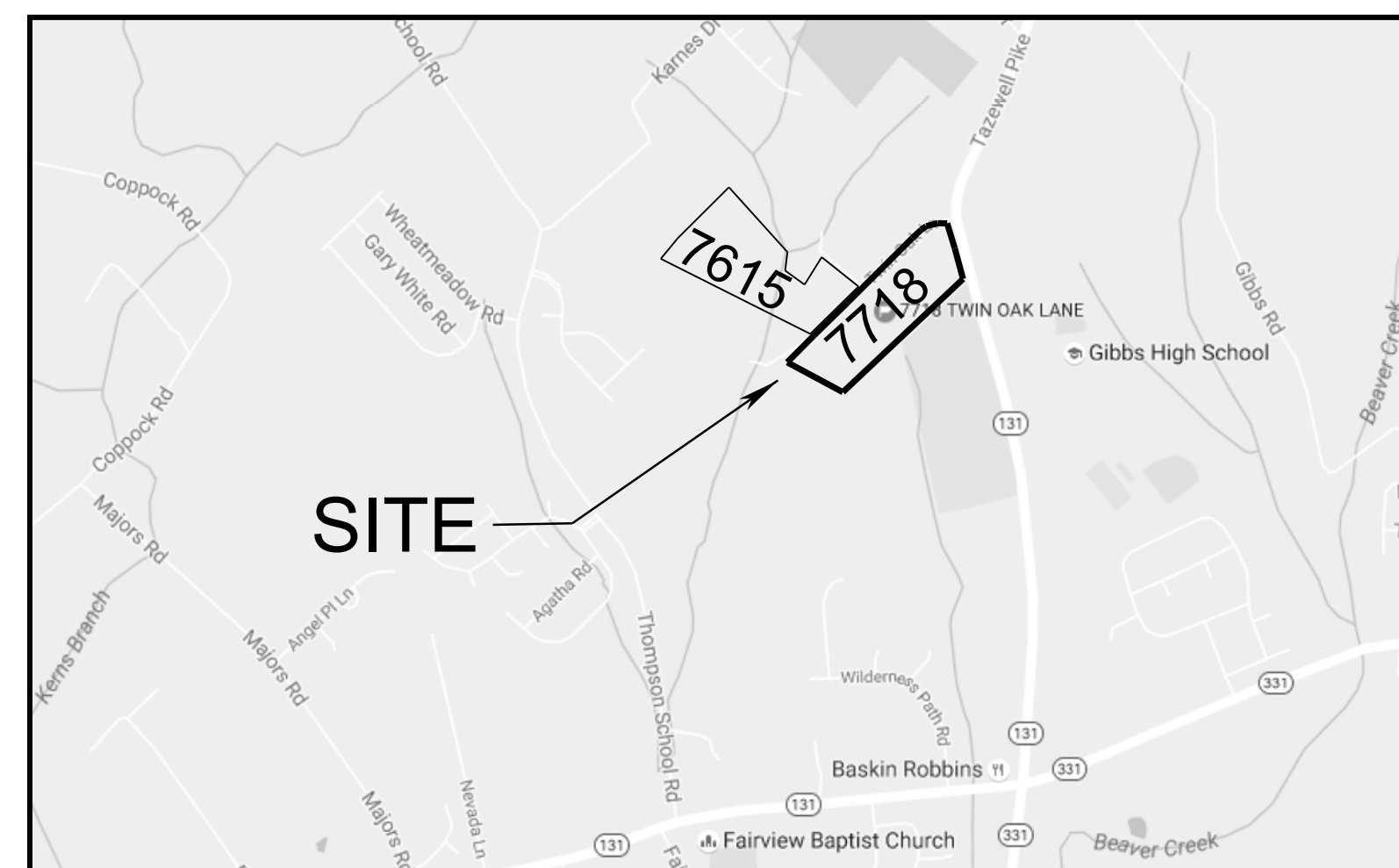
7615 TWIN OAK LANE, CORRYTON, TN 37721

CLT: 0021

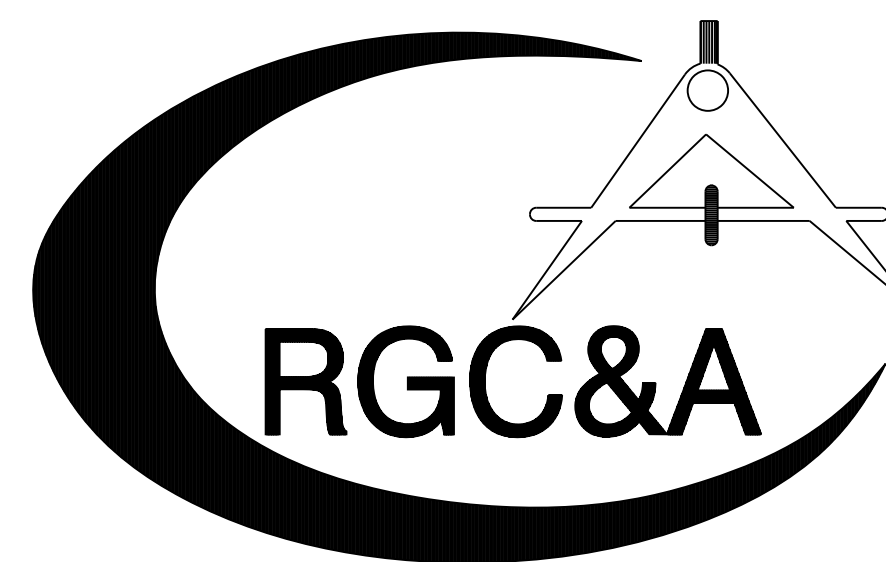
PARCEL ID: 021 001

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

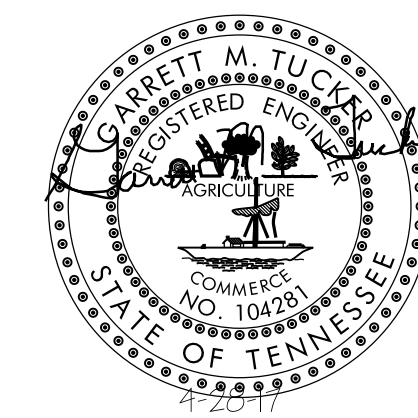
DEVELOPER:
GARY HIBBEN
8333 COPPOCK ROAD
KNOXVILLE, TN 37938
PHONE: (865) 922-1550
FAX: (865) 922-9229



LOCATION MAP



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



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 Garrett M. Tucker
Tennessee Certificate No. 104281

Revised: 4/28/2017

PC FILE NUMBER: 4-SA-17-C
4-E-17-UR

CURVE DATA

CURVE A1
P.I. 11+29.03
PC 10+50.32
PT 11+95.29
Δ 55° 22' 34" (LT)
D 38' 11" 50"
R 150.000
L 144.974
T 78.712

CURVE A3
P.I. 16+28.48
PC 15+97.23
PT 16+59.41
Δ 14° 15' 05" (RT)
D 22° 55' 06"
R 250.000
L 62.183
T 31.253

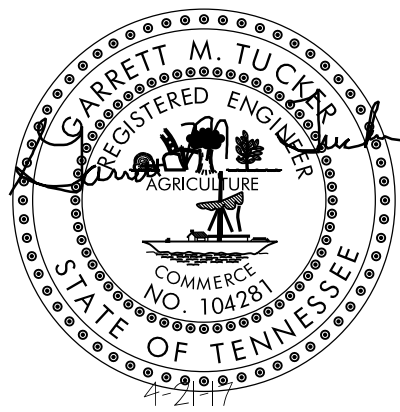
CURVE A2
P.I. 22+40.29
PC 12+28.35
PT 11+95.29
Δ 94° 48' 51" (LT)
D 38' 11" 50"
R 150.000
L 248.223
T 163.164

CURVE A4
P.I. 13+34.38
PC 20+77.12
PT 23+25.34
Δ 45° 57' 45" (RT)
D 22° 55' 06"
R 250.000
L 200.549
T 106.022

CURVE E1
P.I. 59+42.02
PC 57+71.74
PT 59+79.70
Δ 119° 06' 06" (RT)
D 57° 17' 45"
R 100.000
L 207.96
T 170.28

CURVE F1
P.I. 65+13.77
PC 63+77.90
PT 65+65.17
Δ 107° 17' 44" (LT)
D 57° 17' 45"
R 100.000
L 187.266
T 135.874

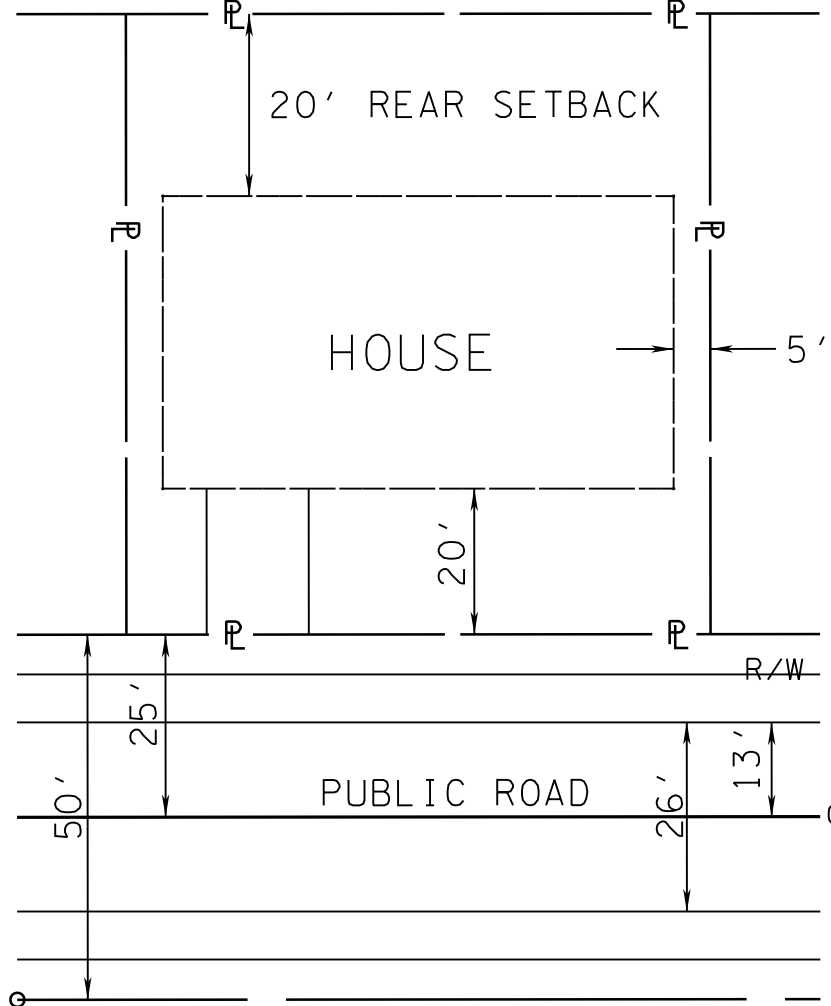
CURVE E2
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PC 60+19.47
PT 61+27.58
Δ 61° 56' 28" (RT)
D 57° 17' 45"
R 100.000
L 108.11
T 60.02



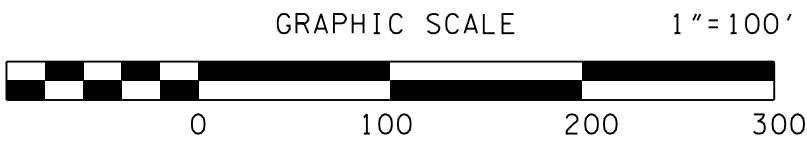
NOTES:

- 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) EXISTING CONTOURS BASED ON KGIS
- 3) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 5) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT (SINGLE FAMILY)



VARIANCES:

- 1) REDUCTION OF OF MINIMUM CURVE RADIUS ON ROAD 'A' AT STATION 11+29 FROM 250' TO 150'
- 2) REDUCTION OF OF MINIMUM CURVE RADIUS ON ROAD 'A' AT STATION 22+40 FROM 250' TO 150'
- 3) REDUCTION OF OF MINIMUM CURVE RADIUS ON ROAD 'E' AT STATION 59+42 FROM 250' TO 100'
- 4) REDUCTION OF OF MINIMUM CURVE RADIUS ON ROAD 'E' AT STATION 60+79 FROM 250' TO 100'
- 5) REDUCTION OF TANGENT LENGTH BETWEEN BROKENBACK CURVES ON ROAD 'E' FROM 175' TO 39.77'
- 6) REDUCTION OF TANGENT LENGTH BETWEEN REVERSE CURVES ON ROAD 'A' FROM 50' TO 33.06'
- 7) REDUCTION OF LENGTH OF VERTICAL CURVE ON ROAD 'F' AT STATION 61+00 FROM 150' TO 100'
- 8) REDUCTION OF LENGTH OF VERTICAL CURVE ON ROAD 'F' AT STATION 62+75 FROM 250' TO 225'

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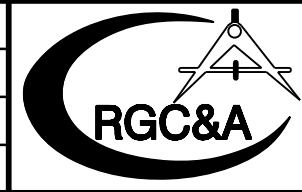
CLT MAP: 021
PARCEL: 001
DEED REFERENCE: 20051229-0056068
PROPERTY ZONED: PR (PENDING)

CLT MAP: 013
PARCEL: 049
DEED REFERENCE: 20150917-0017914
PROPERTY ZONED: PR (<4 DU/AC)

TOTAL AREA: 32.3 ACRES
NUMBER OF LOTS: 102

PC FILE NUMBER: 4-SA-17-C
4-E-17-UR

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

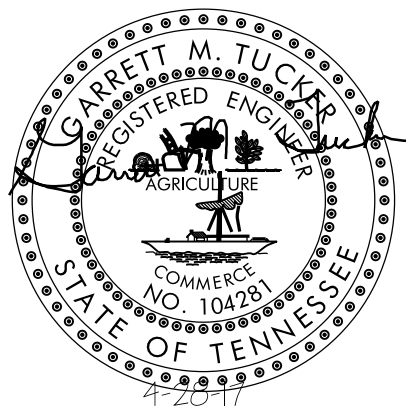


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KNOXVILLE, TENNESSEE

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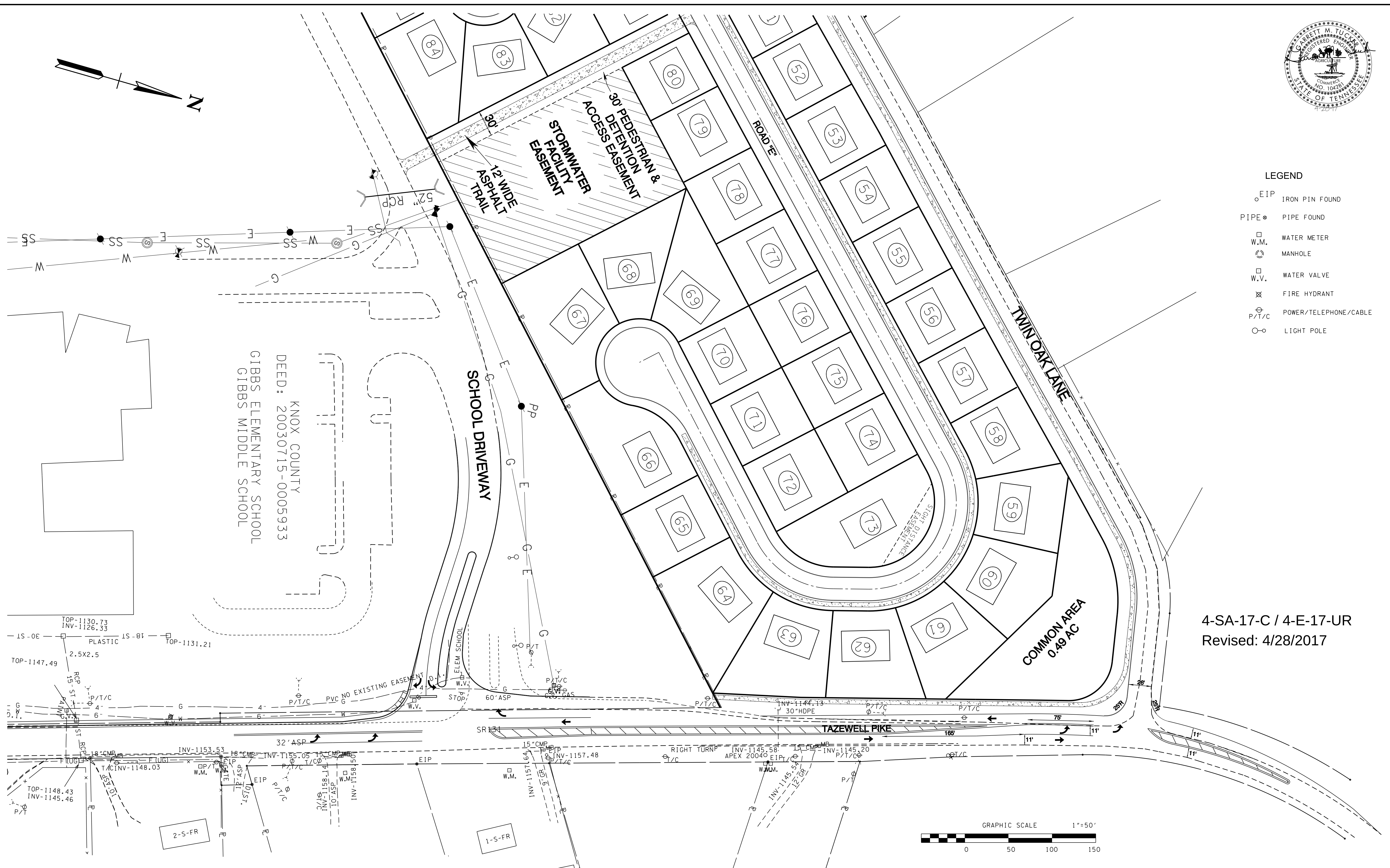
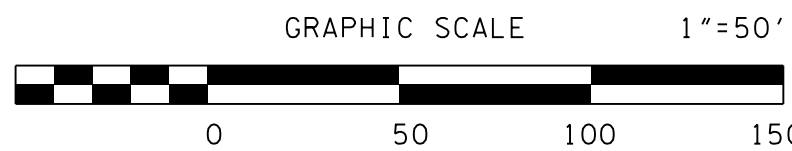
GENERAL LAYOUT
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 100'	SHEET TWO NO. 2
DRAWN BY JER	DATE 04-28-17	FILE NO. 15041	OF 5 SHEETS

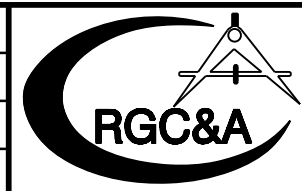


- LEGEND
- EIP IRON PIN FOUND
 - PIPE PIPE FOUND
 - W.M. WATER METER
 - MANHOLE
 - W.V. WATER VALVE
 - FIRE HYDRANT
 - P/T/C POWER/TELEPHONE/CABLE
 - LIGHT POLE

4-SA-17-C / 4-E-17-UR
Revised: 4/28/2017



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

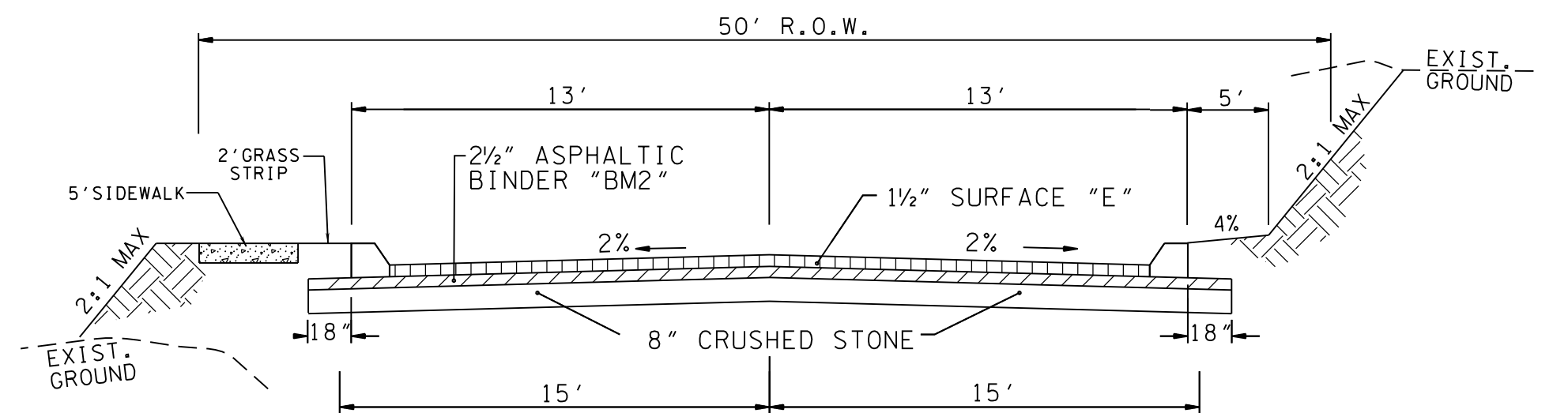
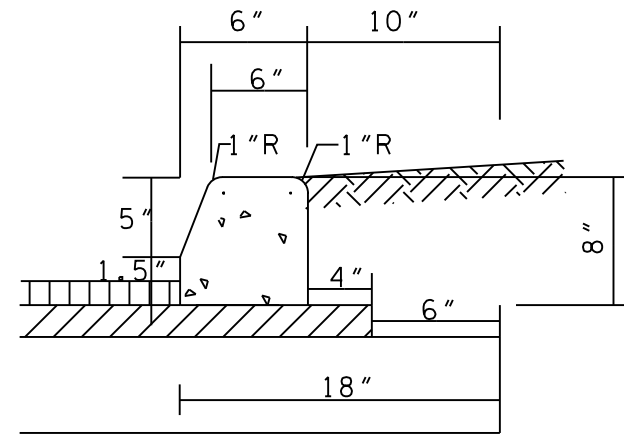
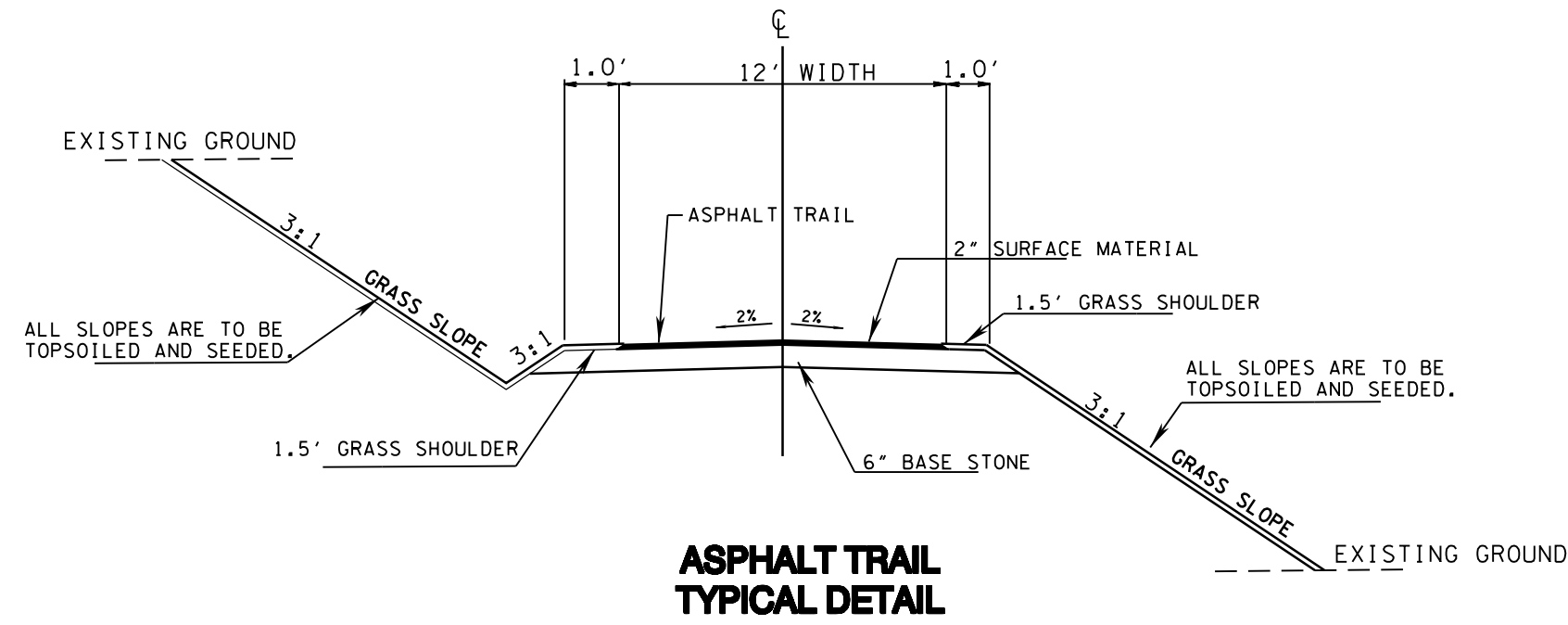
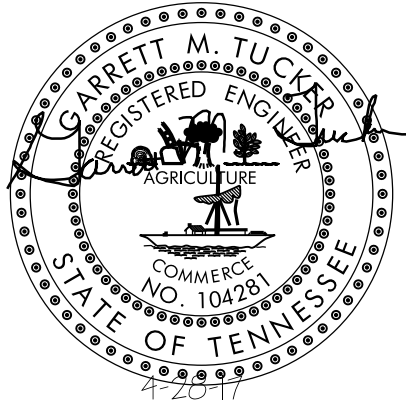


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TAZEWELL PIKE WIDENING
PRELIMINARY LAYOUT

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET THREE NO. 3
DRAWN BY JER	DATE 04-28-17	FILE NO. 15041	OF 5 SHEETS

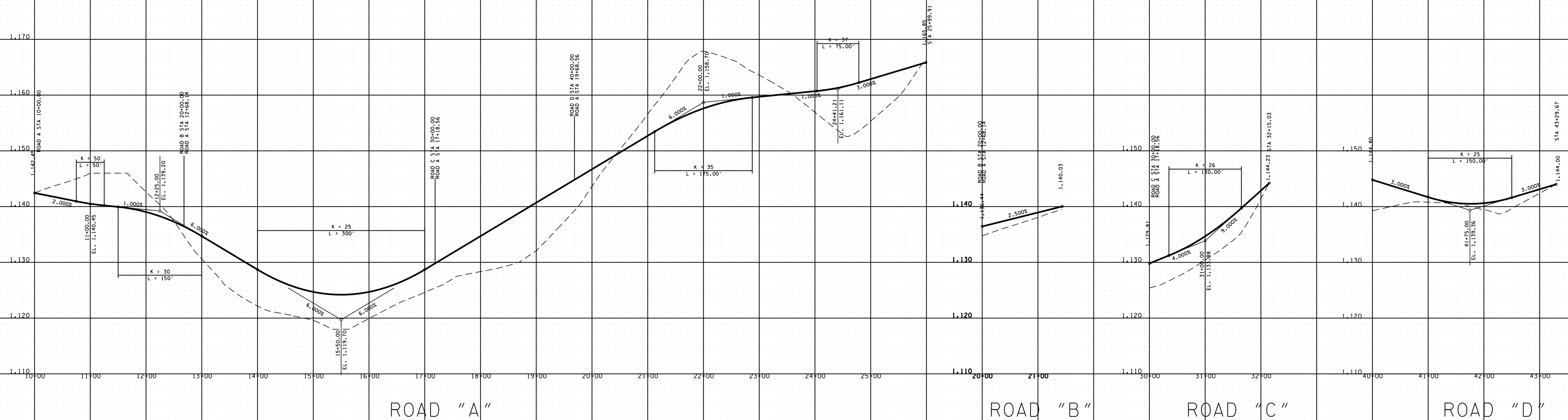


BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

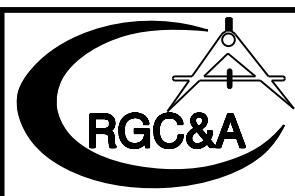
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

- * "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

4-SA-17-C / 4-E-17-UR
Revised: 4/28/2017



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

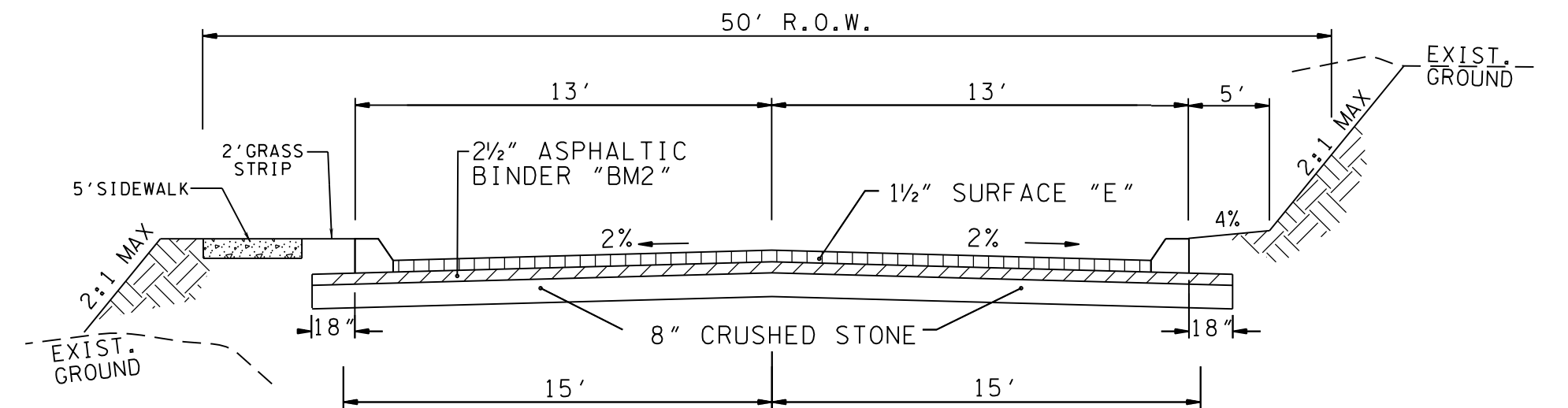
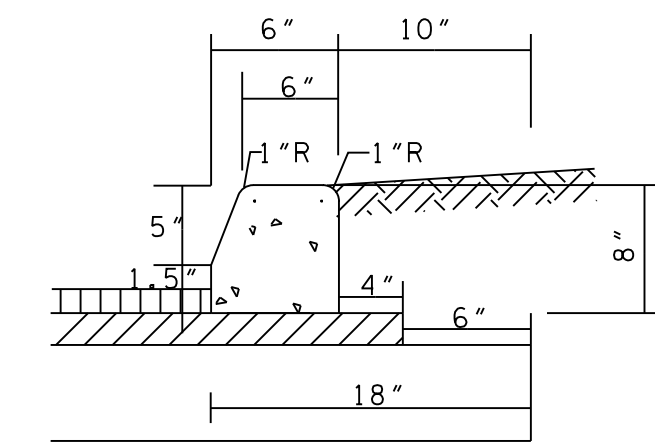
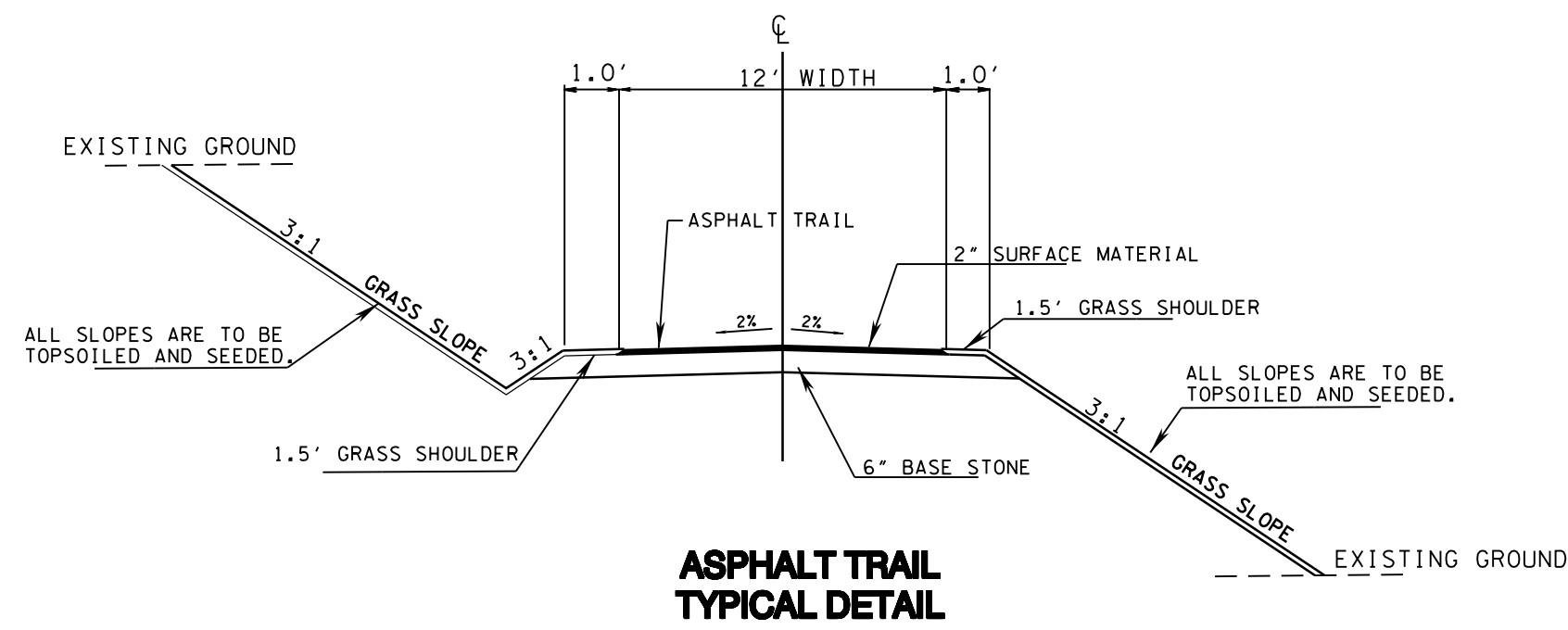
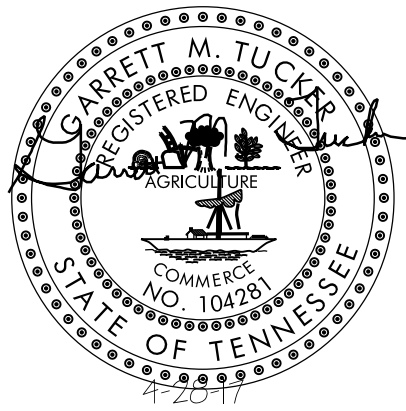


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ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=100' HORZ. 1"=10' VERT.	SHEET FOUR NO. 4
DRAWN BY JER	DATE 04-28-17	FILE NO. 15041	OF 5 SHEETS

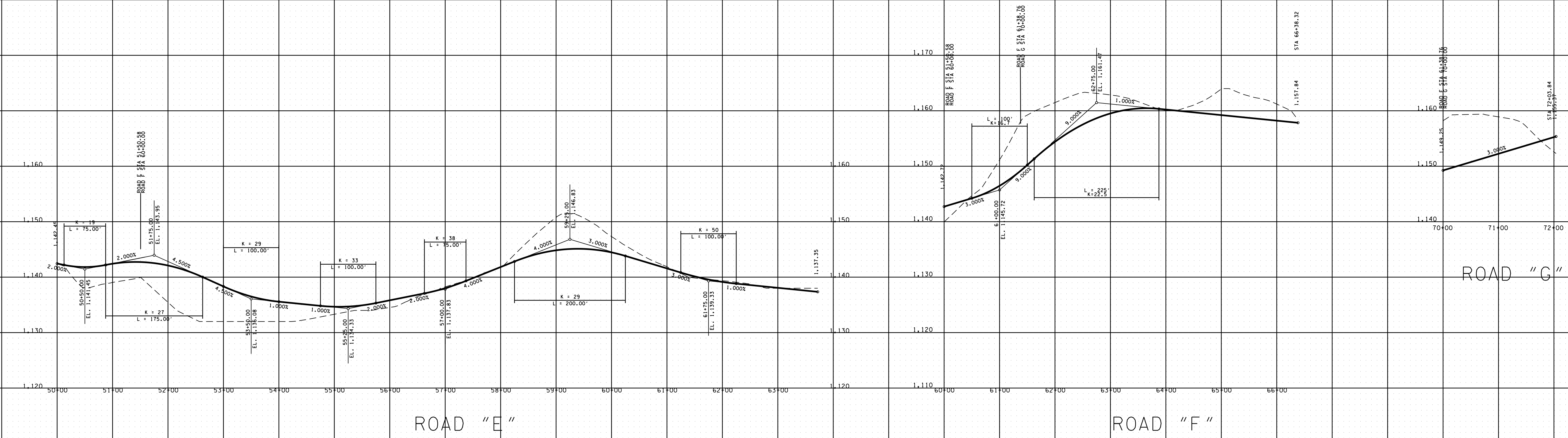


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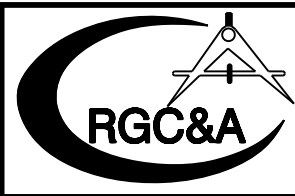
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

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REVISIONS				



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ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=100' HORZ. 1"=10' VERT.	SHEET FIVE NO. 5
DRAWN BY JER	DATE 4-28-17	FILE NO. 15041	OF 5 SHEETS