

CONCEPT PLAN

ROSEWOOD ESTATES DISTRICT NO. EIGHT KNOX COUNTY, TENNESSEE

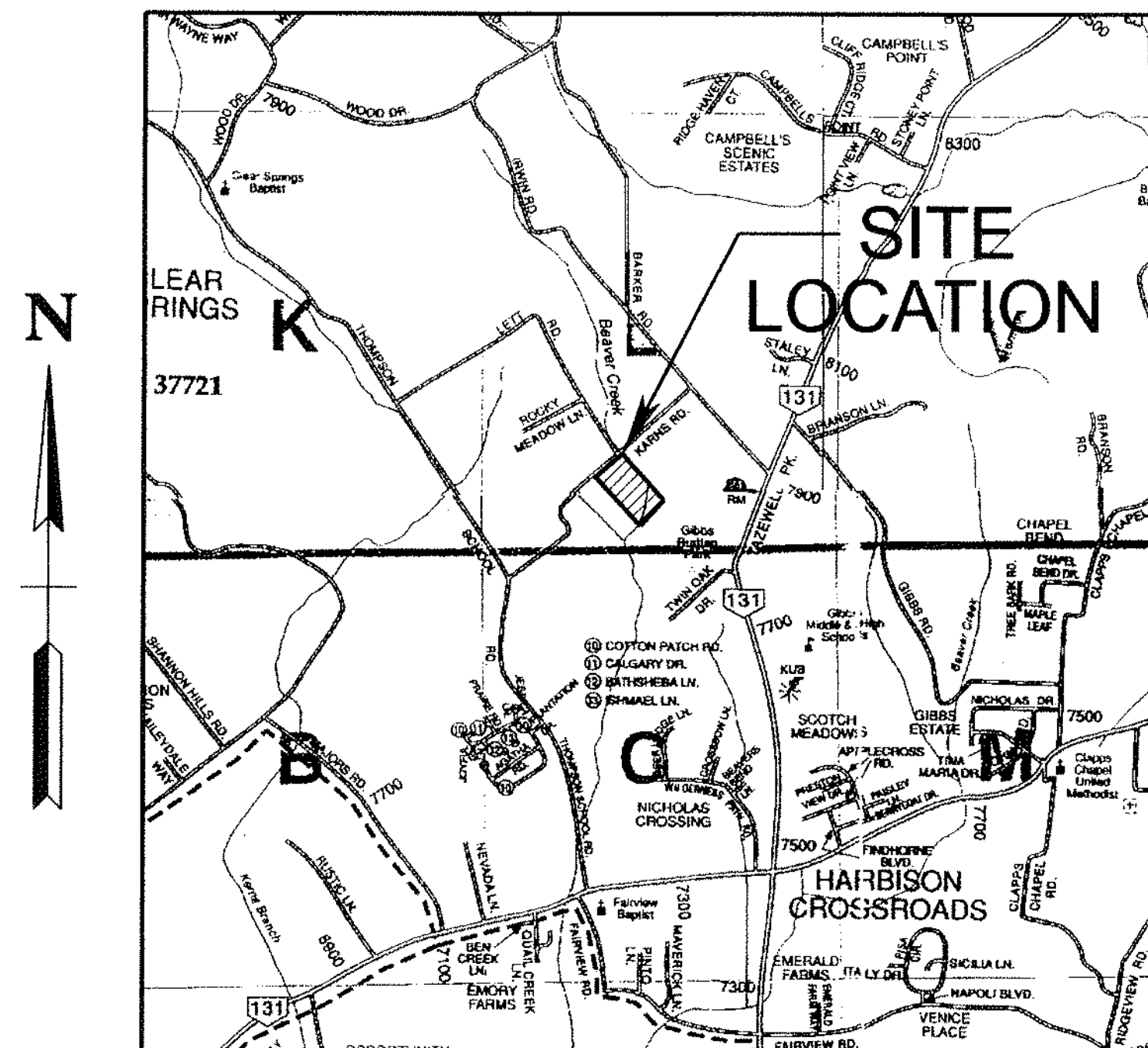
CLT: 013
PARCEL: 025

ENGINEER:

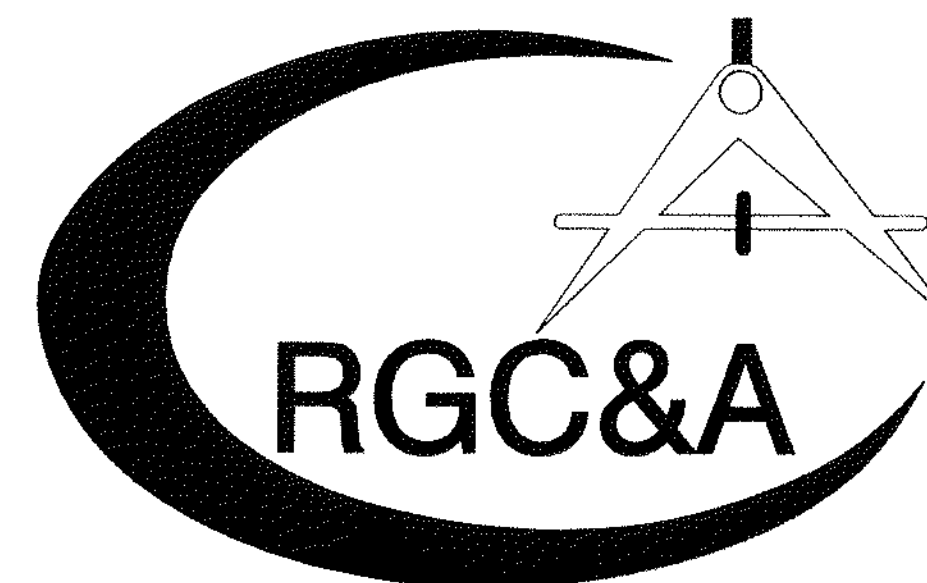
ROBERT G CAMPBELL AND ASSOCIATES, L.P.
7523 TAGGART LANE
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PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:

THOMAS SMITH
5829 MALONEYVILLE ROAD
CORYTON, TN 37721
(865) 689-3253



LOCATION MAP



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

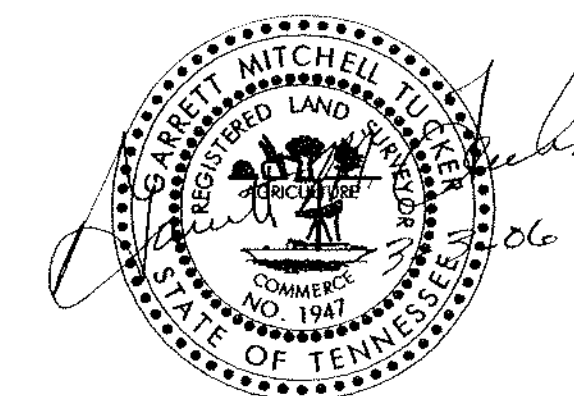
CERTIFICATION OF CONCEPT PLAN

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.

David M. Jule

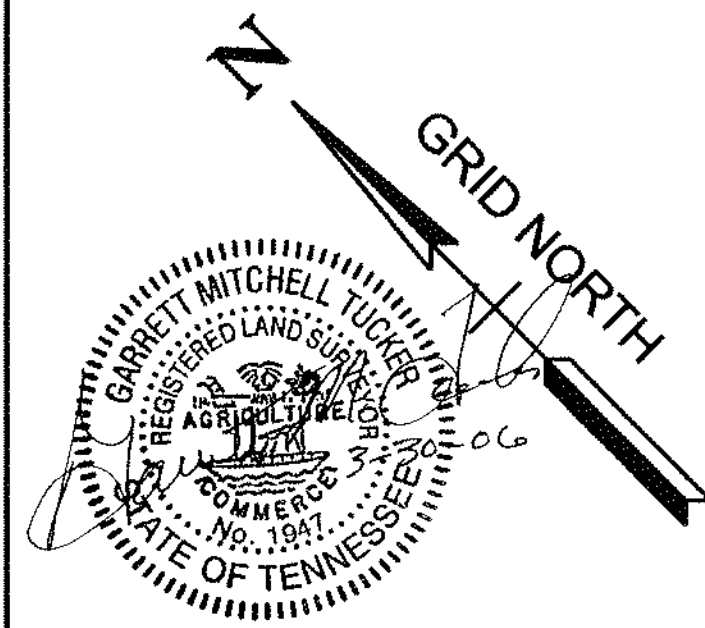
SURVEYOR

TENNESSEE CERTIFICATE NO. 1947



CONCEPT
PLAN
4-SC-06-C

REVISED
3/21/06



I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG KARNES DRIVE FROM THE PROPOSED SUBDIVISION ENTRANCE

Garrett M. J. [Signature]

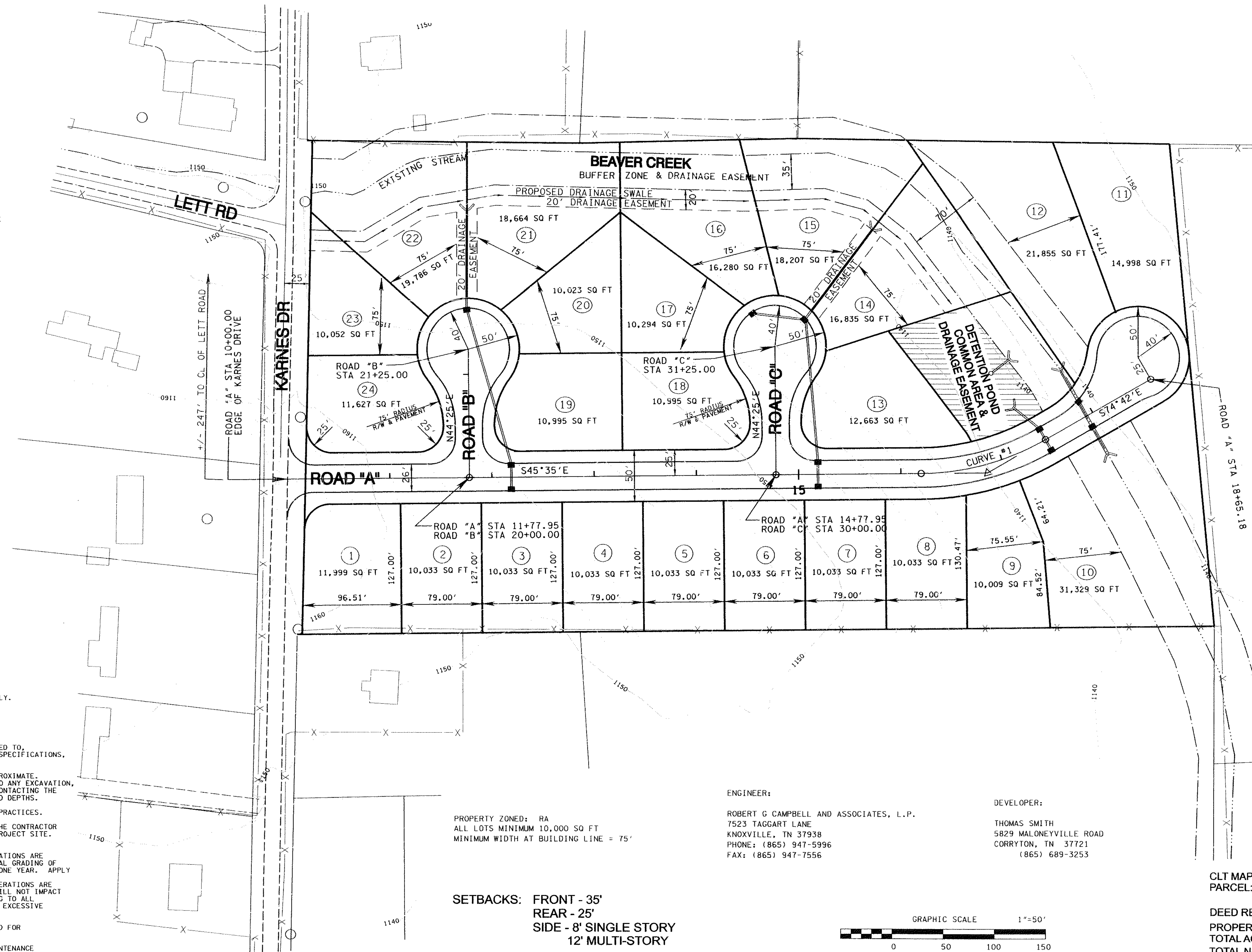
LEGEND

- 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

NOTES:

- SIGHT DISTANCE MUST BE 300 FT IN EACH DIRECTION.
- ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- EXISTING CONTOURS FROM K.G.I.S.
- 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.
- 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.
- PERMIT FOR MINOR ROAD CROSSING OF STREAM REQUIRED FOR ROAD "A" NEAR STATION 18+00.
- HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR MAINTENANCE OF COMMON AREA AND STORM WATER DETENTION FACILITIES.

CURVE #1
PI 16+84.89
PC 16+19.95
PT 17+47.02
 Δ 29°07'21"
D 22°55'06"
R 250.000
L 127.071
T 64.940



PROPERTY ZONED: RA
ALL LOTS MINIMUM 10,000 SQ FT
MINIMUM WIDTH AT BUILDING LINE = 75'

SETBACKS: FRONT - 35'
REAR - 25'
SIDE - 8' SINGLE STORY
12' MULTI-STORY

ENGINEER:

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CLT MAP: 013
PARCEL: 025

DEED REFERENCE: 2220/529
PROPERTY ZONED: RA
TOTAL ACREAGE: 9.47 AC
TOTAL NUMBER OF LOTS: 24

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

ROSEWOOD ESTATES
CONCEPT PLAN

PLAN VIEW
GENERAL LAYOUT

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET TWO NO. 2
DRAWN BY GMT	DATE 03/30/06	FILE NO. 06012	OF SIX SHEETS