

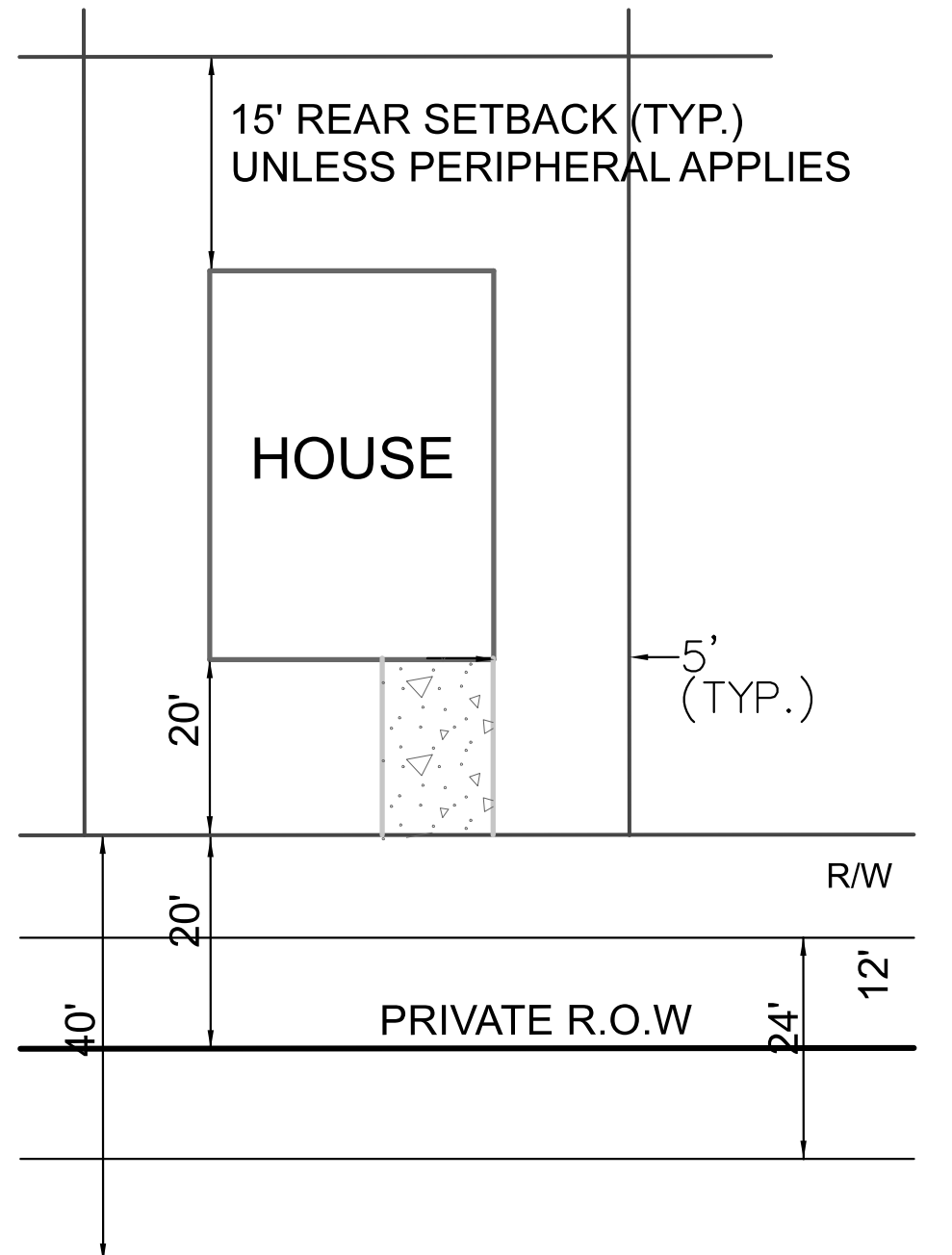


DEVELOPER: CANNON AND KUIPERS, LLC
517 CALLAHAN DRIVE, SUITE 101
KNOXVILLE, TN 37912
CHAD ROBERTS
PHONE: (865) 237 4404

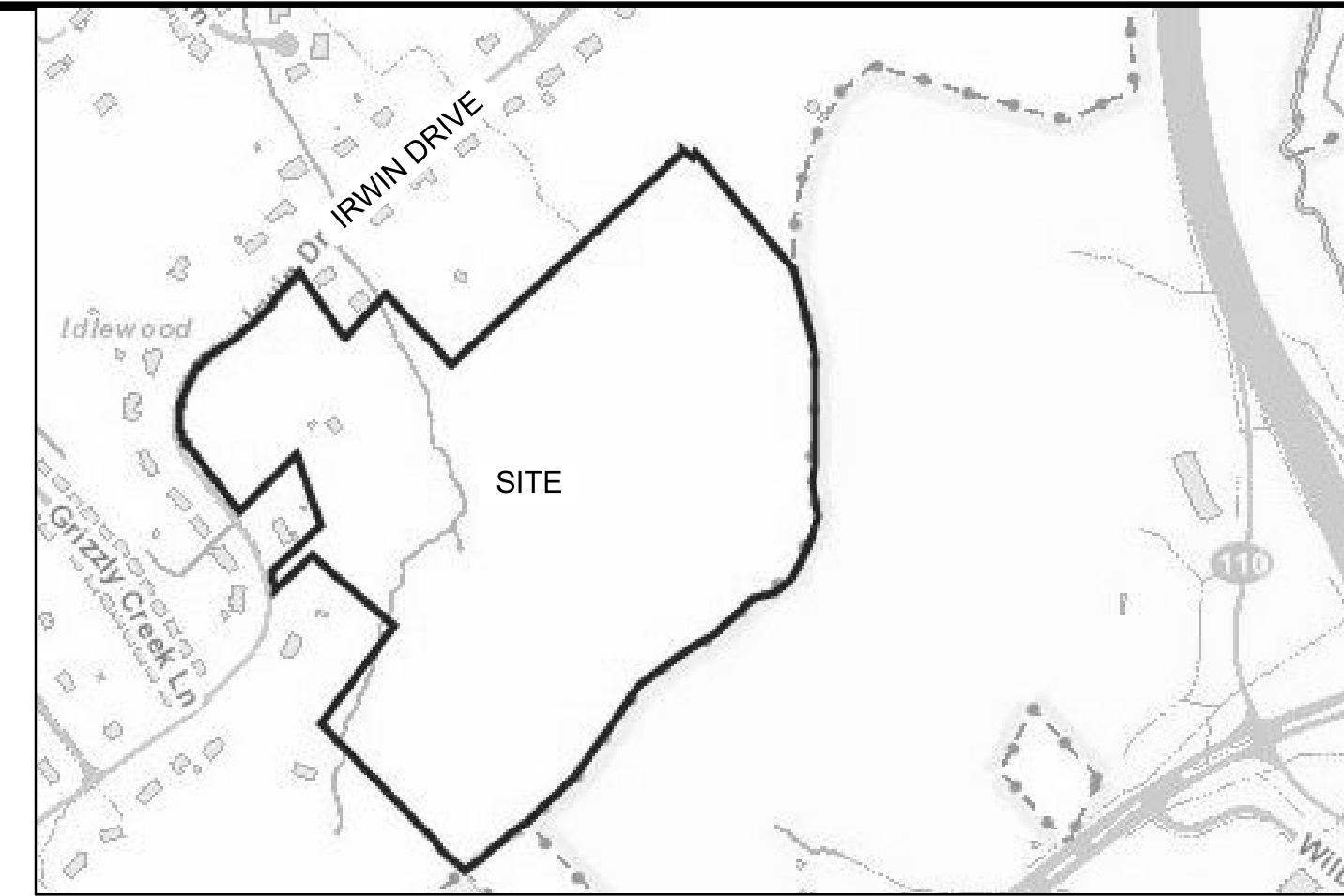
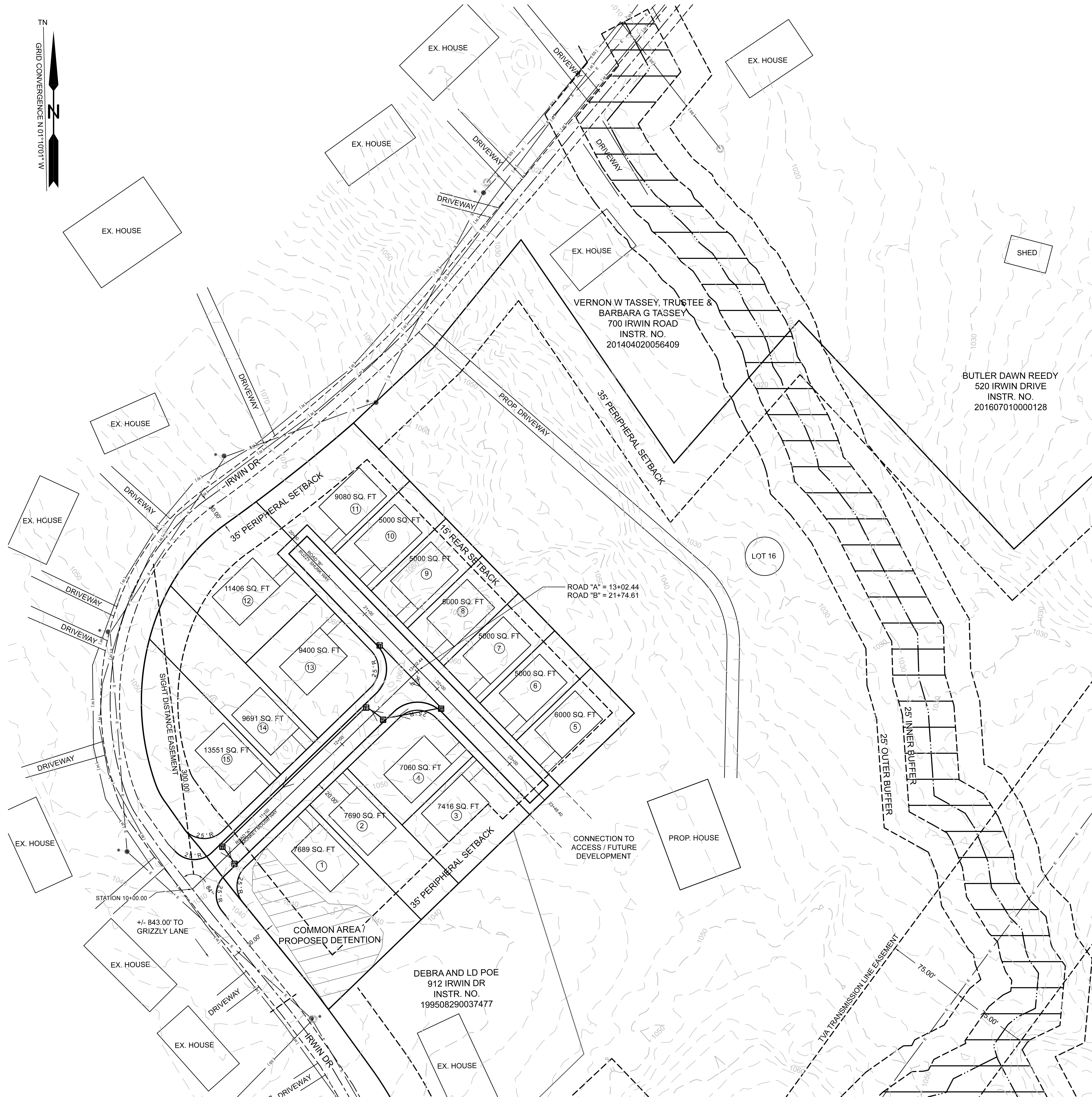
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

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
Tennessee Certificate No. _____

NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT



SITE MAP
N.T.S.

LEGEND

- MANHOLE
- LIGHT POLE
- STREAM
- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD POWERLINE

5-SD-22-C / 5-H-22-UR
Revised: 5/5/2022

NOTES:

- EXISTING CONTOURS BASED ON STATE LIDAR DATA
- ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO SINGLE-FAMILY UNITS FROM ROAD VIA PRIVATE ROW.
- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- EXCAVATE PERMANENT STORM WATER 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.
- 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: HPUD
SEWER PROVIDERS: HPUD

TOTAL AREA: +/- 53.97 ACRES
NUMBER OF LOTS: 16

CLT MAP: 57
PARCELS: 57
DEED REFERENCE: 20141118-0027935
ZONING: PR (1DU/AC) (PENDING)
PLANNING FILE NUMBER: 5-SD-22-C / 5-H-22-UR



DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 1
DRAWN BY AJJ	DATE 4/25/2022	FILE NO. 22021	OF 2 SHEETS

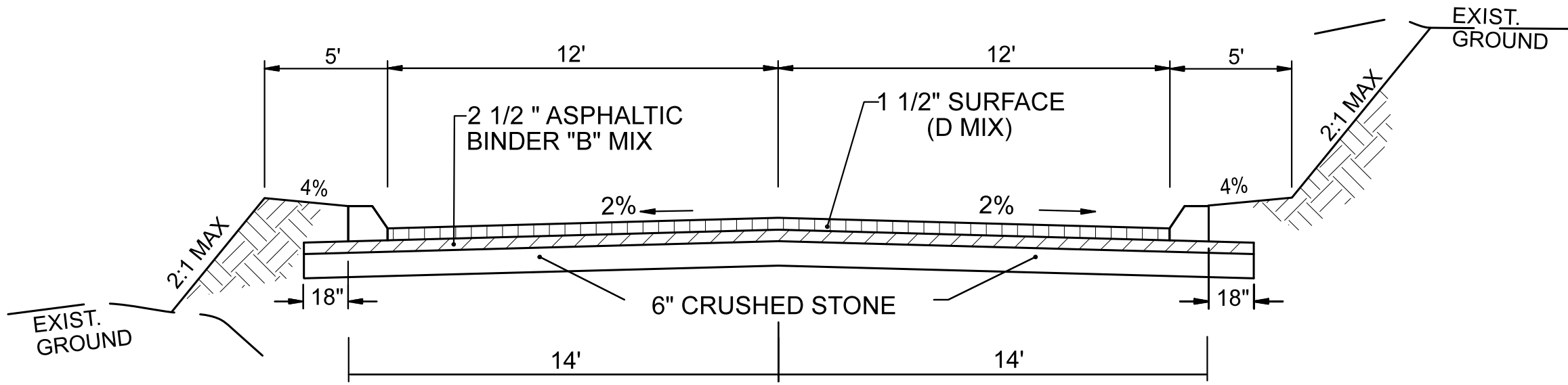
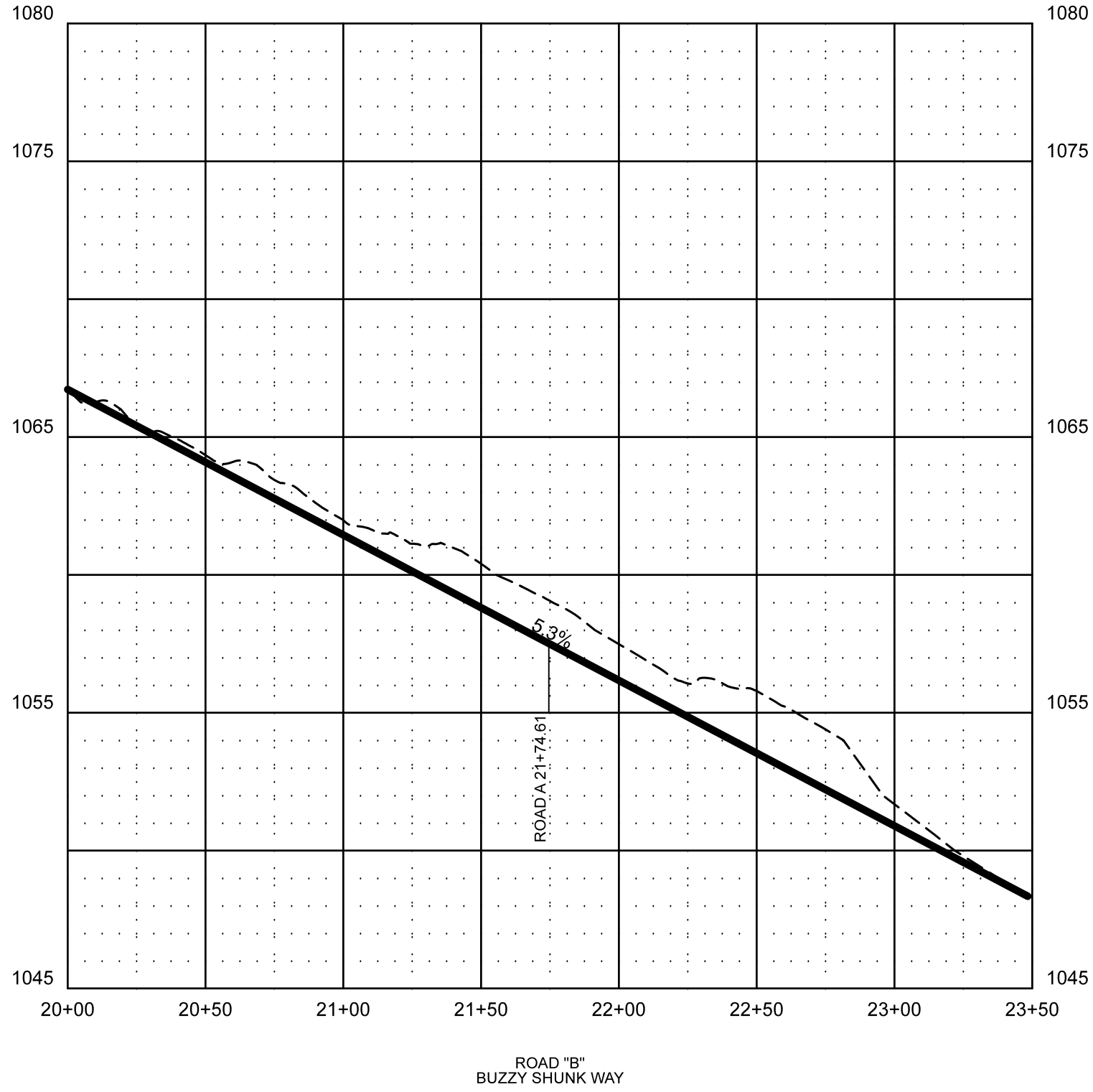
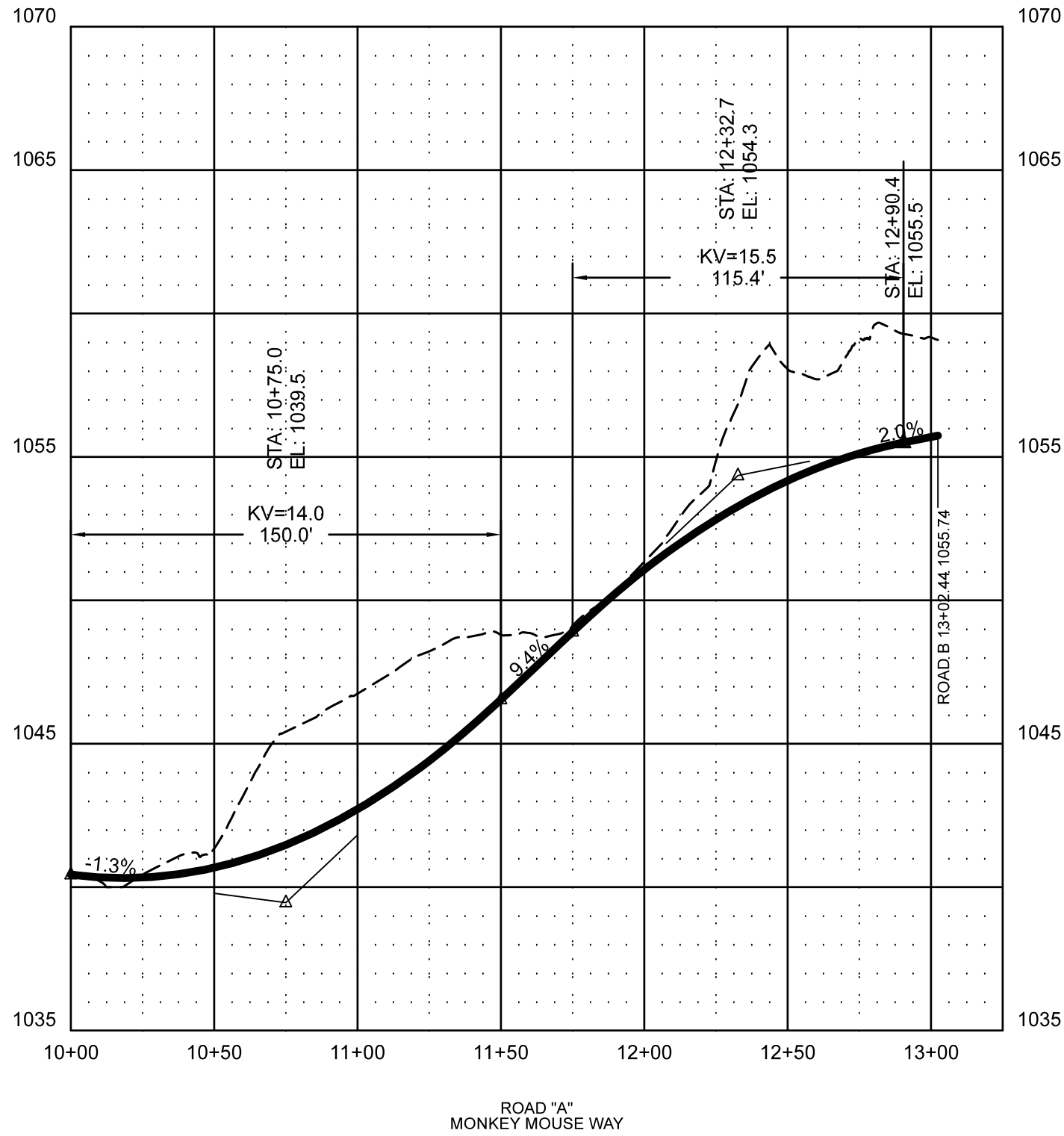
NO.	DATE	DESCRIPTION	BY	CKD.
1		REVISIONS		

	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	CONCEPT PLAN FOR: PARKER'S FOREST	704 IRWIN DRIVE
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Registered Engineer Robert G. Campbell
Tennessee Certificate No. 105841

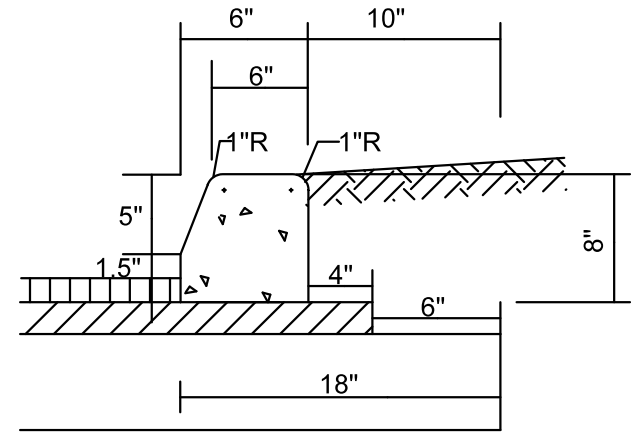


TYPICAL 2 LANE STREET - PRIVATE ROAD

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.

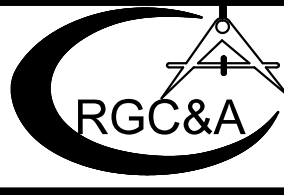


STANDARD DETAIL 6" EXTRUDED CURB

5-SD-22-C / 5-H-22-UR
4/25/2022



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

CONCEPT PLAN FOR:
PARKER'S FOREST

ROAD PROFILES

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50' H 1"=5' V
DRAWN BY AJJ	DATE 4/25/2022	FILE NO. 22021

SHEET NO. **2**
OF 2 SHEETS