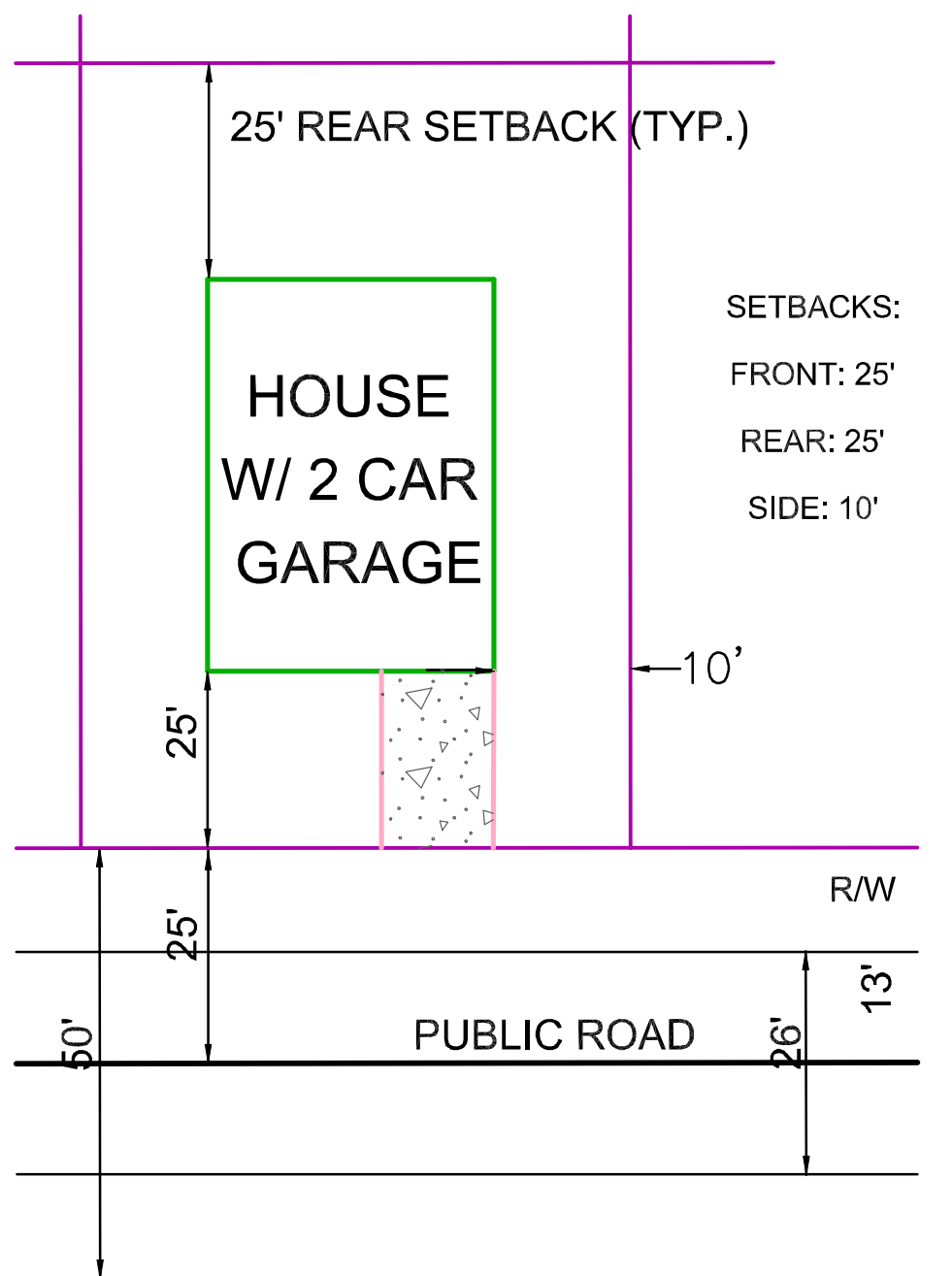


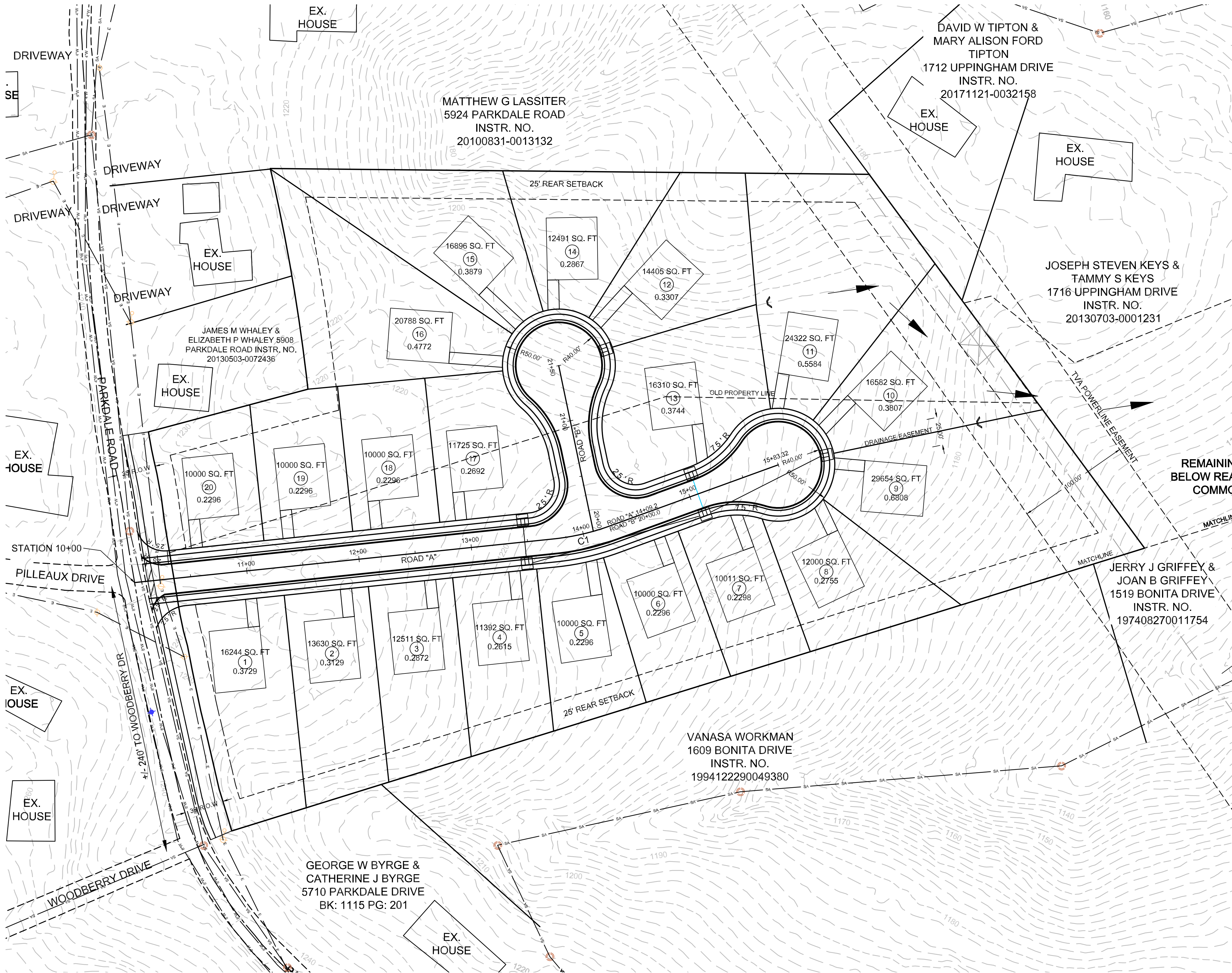
ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

DEVELOPER:
PARKDALE PARTNERS
7100 IMPERIAL DRIVE KNOXVILLE, TN 37918
STEVEN GEORGE
(865) 694 8100

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 Robert G. Campbell
Tennessee Certificate No. 105841

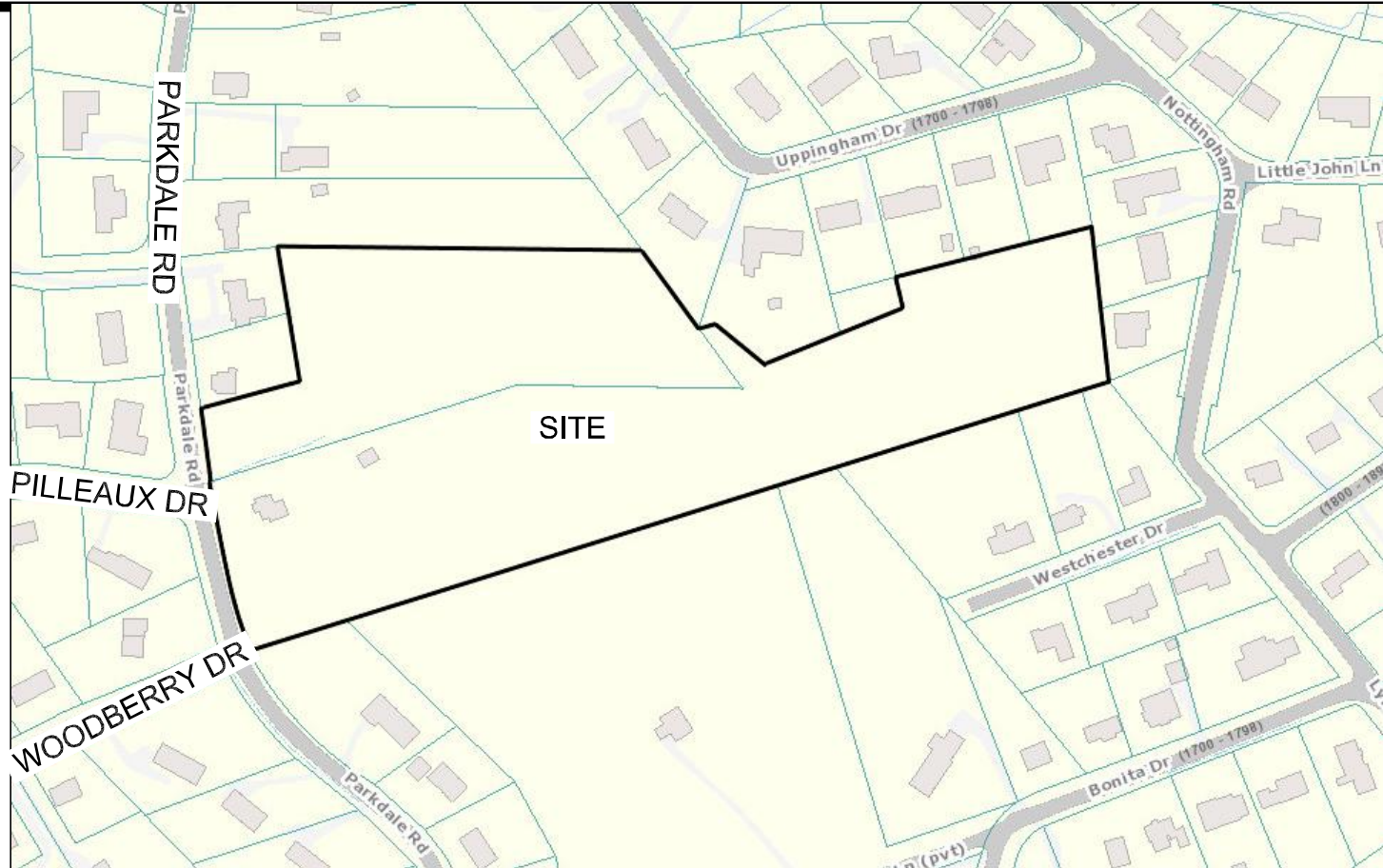


TYPICAL LOT LAYOUT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE	PC	PI	PT
C1	200.00'	48.89'	48.76'	N 77°02'38" E	14°00'18"	24.57'	28°38'52"	13+74.63	13+99.20	14+23.52

5-SE-22-C
Revised: 5/31/2022



SITE MAP
N.T.S

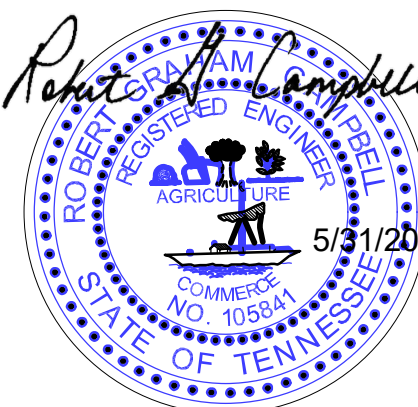
LEGEND

- | | | | |
|--|-------------------------|--|------------------------------|
| | EXISTING MANHOLE | | EXISTING SEWER LINE |
| | LIGHT POLE | | EXISTING 4" WATER LINE |
| | PROPOSED CATCH-BASIN | | EXISTING 8" WATER LINE |
| | PROPOSED HEADWALL | | EXISTING ELECTRIC/POWER LINE |
| | POWER/TELEPHONE | | EXISTING GRADE |
| | UTILITY POLE WITH LIGHT | | PROPOSED GRADE |
| | EXISTING FIRE HYDRANT | | |

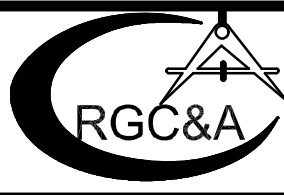
NOTES:

- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
- PROPERTY IS IN HILLSIDE & RIDGE TOP PROTECTION AREA.
- TOTAL AREA DISTURBED WITHIN HILLSIDE PROTECTION AREA: +/- 5.41 ACRES
- CONCEPTUAL GRADING SHOWN HEREON WILL BE MODIFIED TO SHOW FINAL GRADING FOR CRAWLSPACES OR BASEMENTS FOR LOTS 4-12, 14-15, & 19-20.
- POST-DEVELOPED REAR YARD DRAINAGE WILL BE CAPTURED IN A SWALE AND CONVEYED TO A POND. POST-DEVELOPED REAR YARDS WILL DRAIN TO EXISTING FLOW LINE TO THE NORTH OF CUL-DE-SAC B. THEN, ALL REMAINING POST-DEVELOPED SITE AREA WILL BE CONVEYED TO THE DETENTION POND (OVER SIZED) FOR ALL LOTS.
- ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- SPEED LIMIT FOR DESIGN IS 25 MPH.
- SIGHT DISTANCE WAS CHECKED IN THE FIELD AND APPEARS TO BE ADEQUATE. SOME CLEARING ON PROPERTY OWNED BY THE APPLICANT MAY NEED TO OCCUR & SIGHT DISTANCE EASEMENT PLATTED.
- 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: KUB
- SEWER PROVIDERS: KUB
- EXISTING UTILITIES AROUND PROPERTY NOT SURVEY LOCATED.

TOTAL AREA: +/- 10.31 ACRES
NUMBER OF LOTS: 20
CLT MAP: 58
PARCELS: 9.01 & 10
DEED REFERENCE: 202202170064008
ZONING: RN-1
PLANNING FILE NUMBER: 5-SE-22-C



NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		



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

CONCEPT PLAN OF:
THE WOODS AT PARKDALE

5800 PARKDALE ROAD

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 1
DRAWN BY AJJ	DATE 5/31/2022	FILE NO. 22079	OF 4 SHEETS

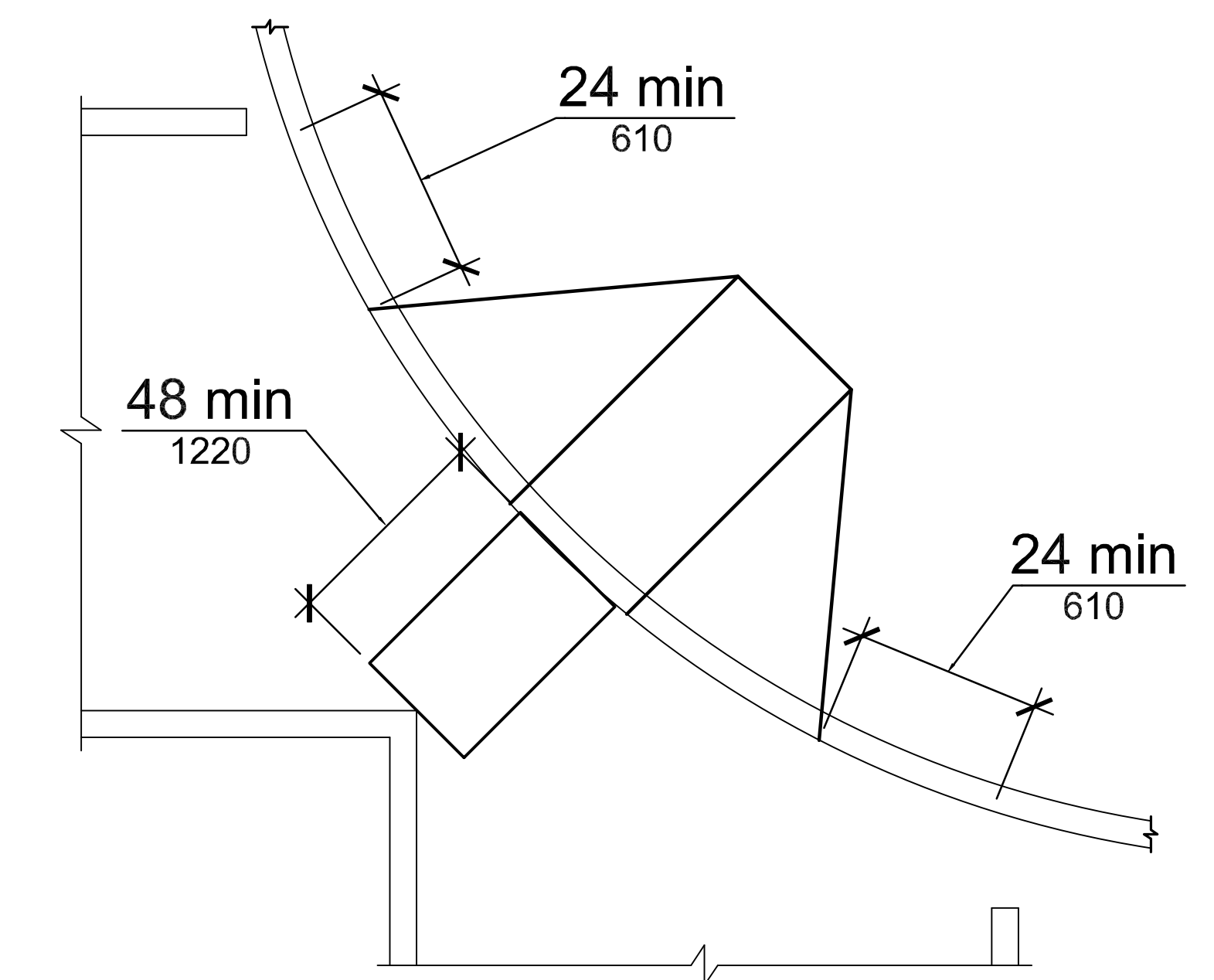
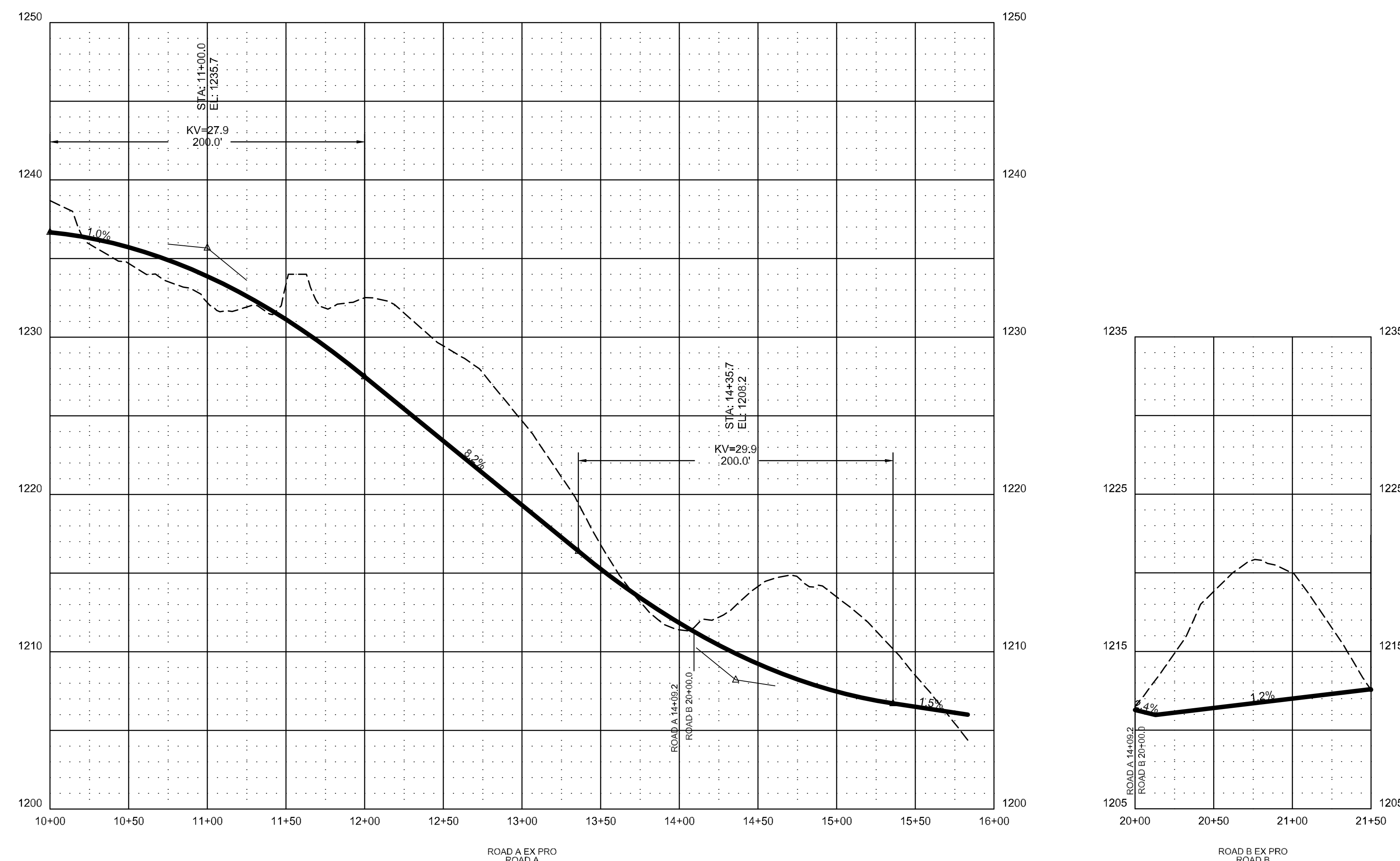
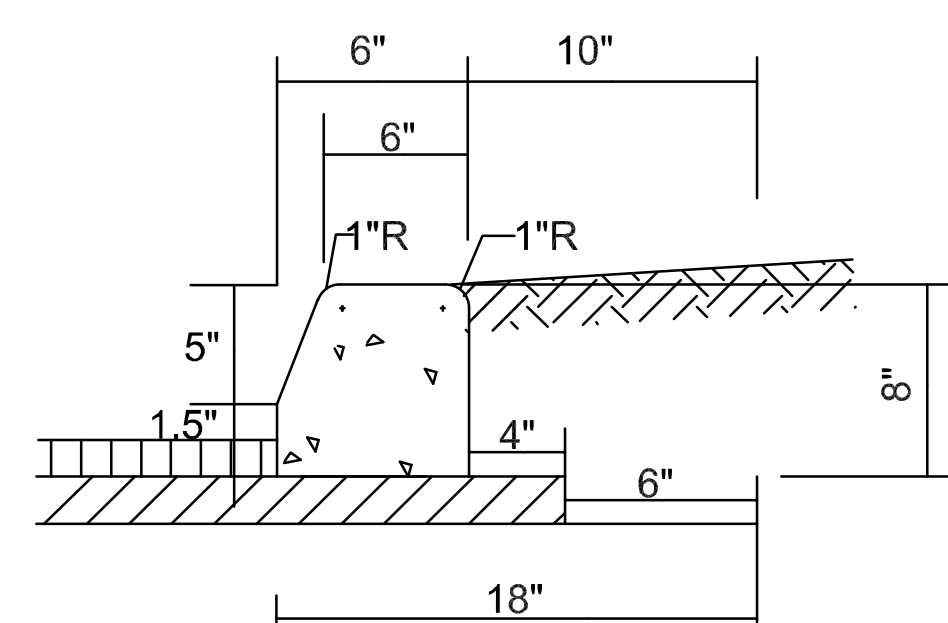
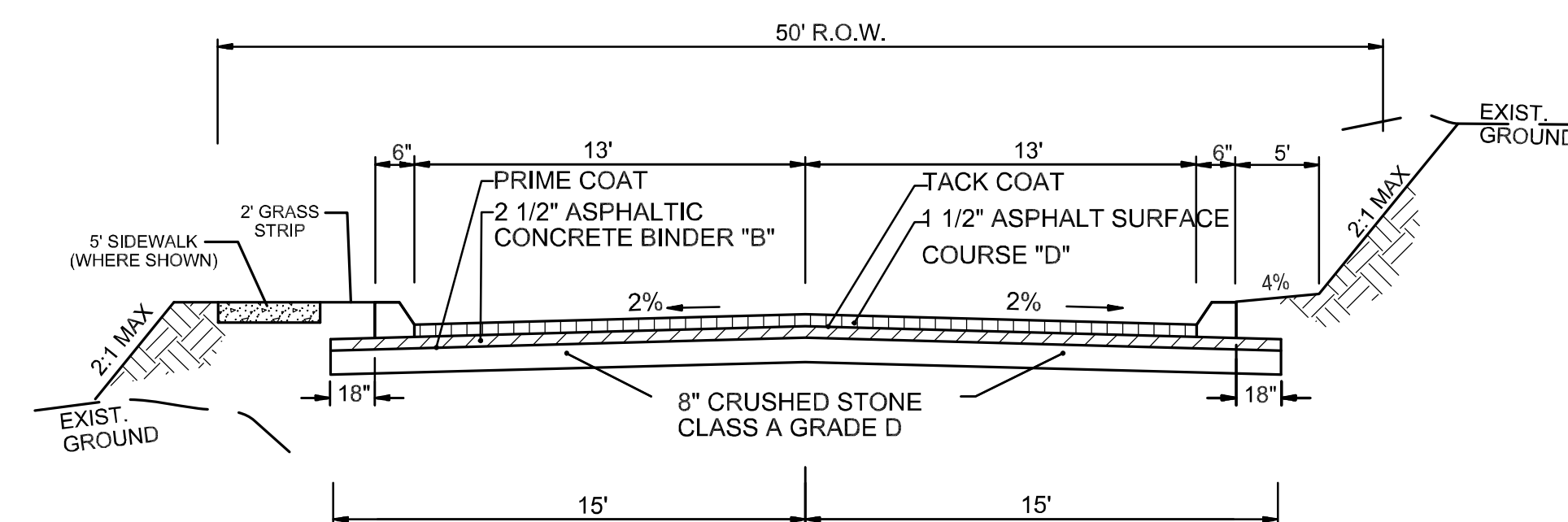


Figure 406.6
Diagonal or Corner Type Curb Ramps

DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKING. DIAGONAL CURB RAMPS PROVIDED AT UNMARKED CROSSINGS SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.



STANDARD DETAIL 6" EXTRUDED CURB
DETACHED SINGLE FAMILY
N.T.S



TYPICAL 2 LANE STREET
PUBLIC ROADS
N.T.S

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.)

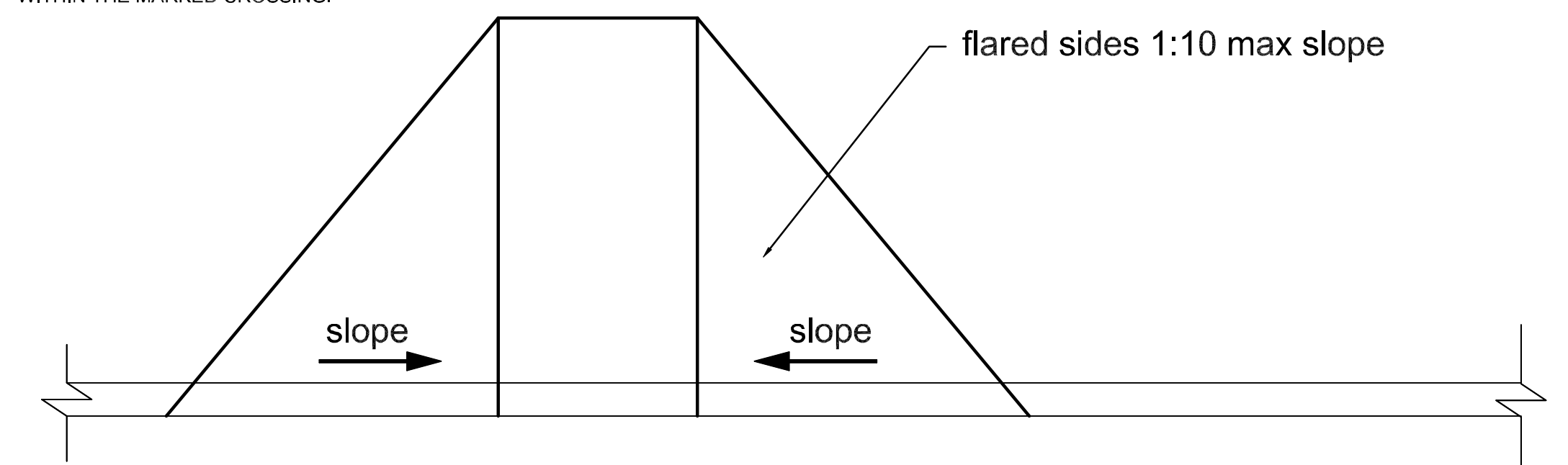
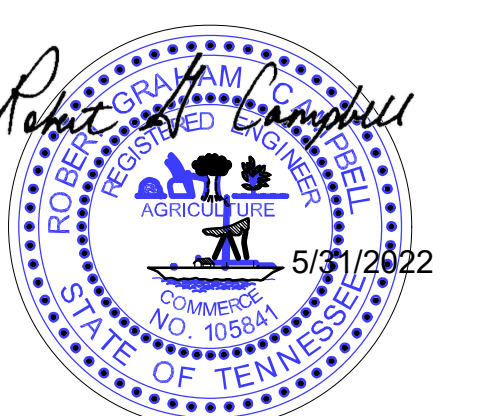
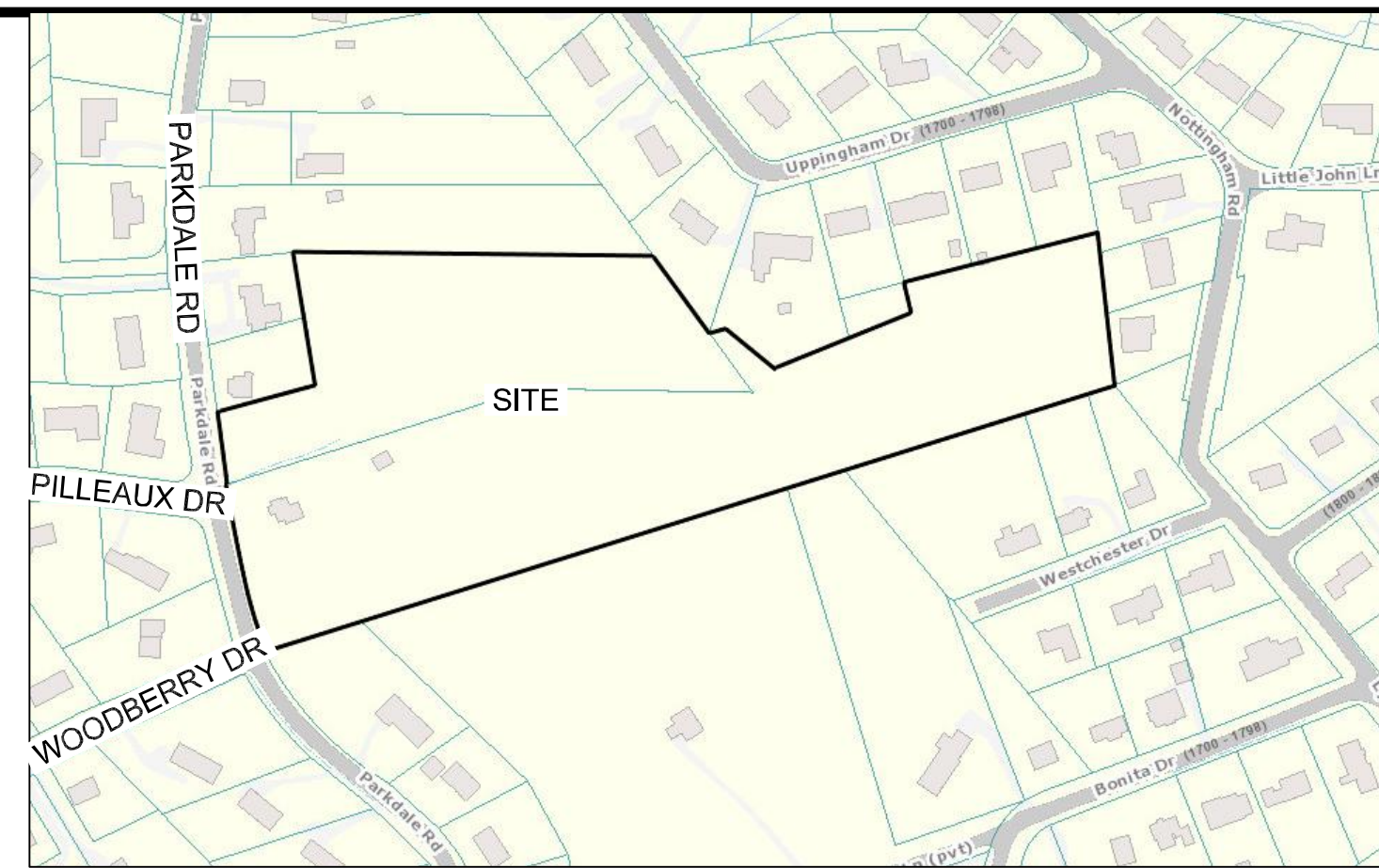
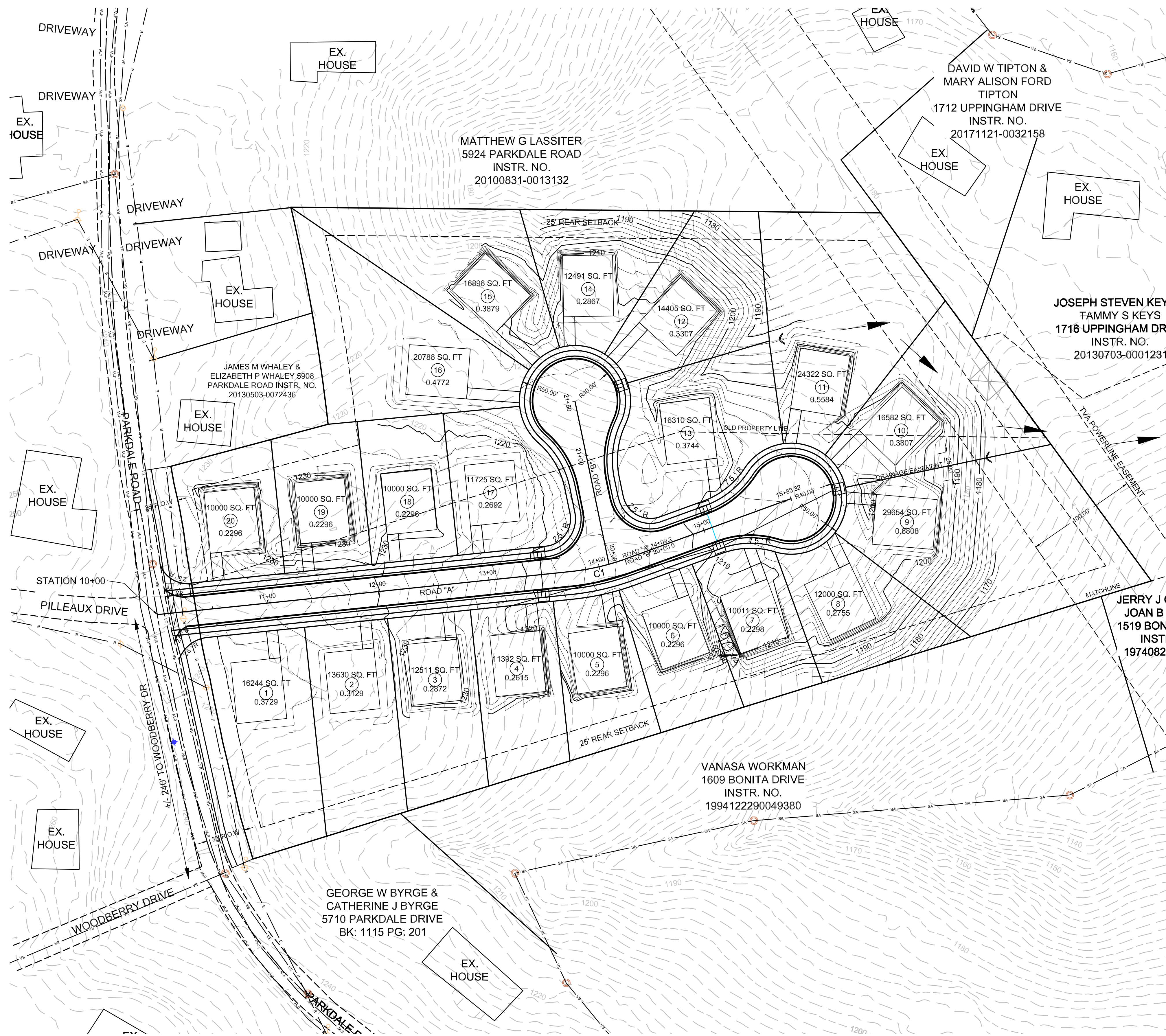


Figure 406.3 Sides of Curb Ramps

N.T.S

[illegible]

TN
GRID CONVERGENCE N 01°17'47" W



SITE MAP
N.T.S

LEGEND

	EXISTING MANHOLE		EXISTING SEWER LINE
	LIGHT POLE		EXISTING 4" WATER LINE
	PROPOSED CATCH-BASIN		EXISTING 6" WATER LINE
	PROPOSED HEADWALL		EXISTING ELECTRIC/POWER LINE
	POWER/TELEPHONE		EXISTING GRADE
	UTILITY POLE WITH LIGHT		PROPOSED GRADE
	EXISTING FIRE HYDRANT		

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NUMBER OF LOTS: 20

CLT MAP: 58

PARCELS: 9.01 & 10

DEED REFERENCE: 202202170064008

ZONING: RN-1

PLANNING FILE NUMBER: 5-SE-22-C



NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		



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

CONCEPT PLAN OF:
THE WOODS AT PARKDALE

5800 PARKDALE ROAD

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RGC	1"=50'	NO. 4
DRAWN BY	DATE	FILE NO.	OF 4 SHEETS
AJJ	5/31/2022	22079	