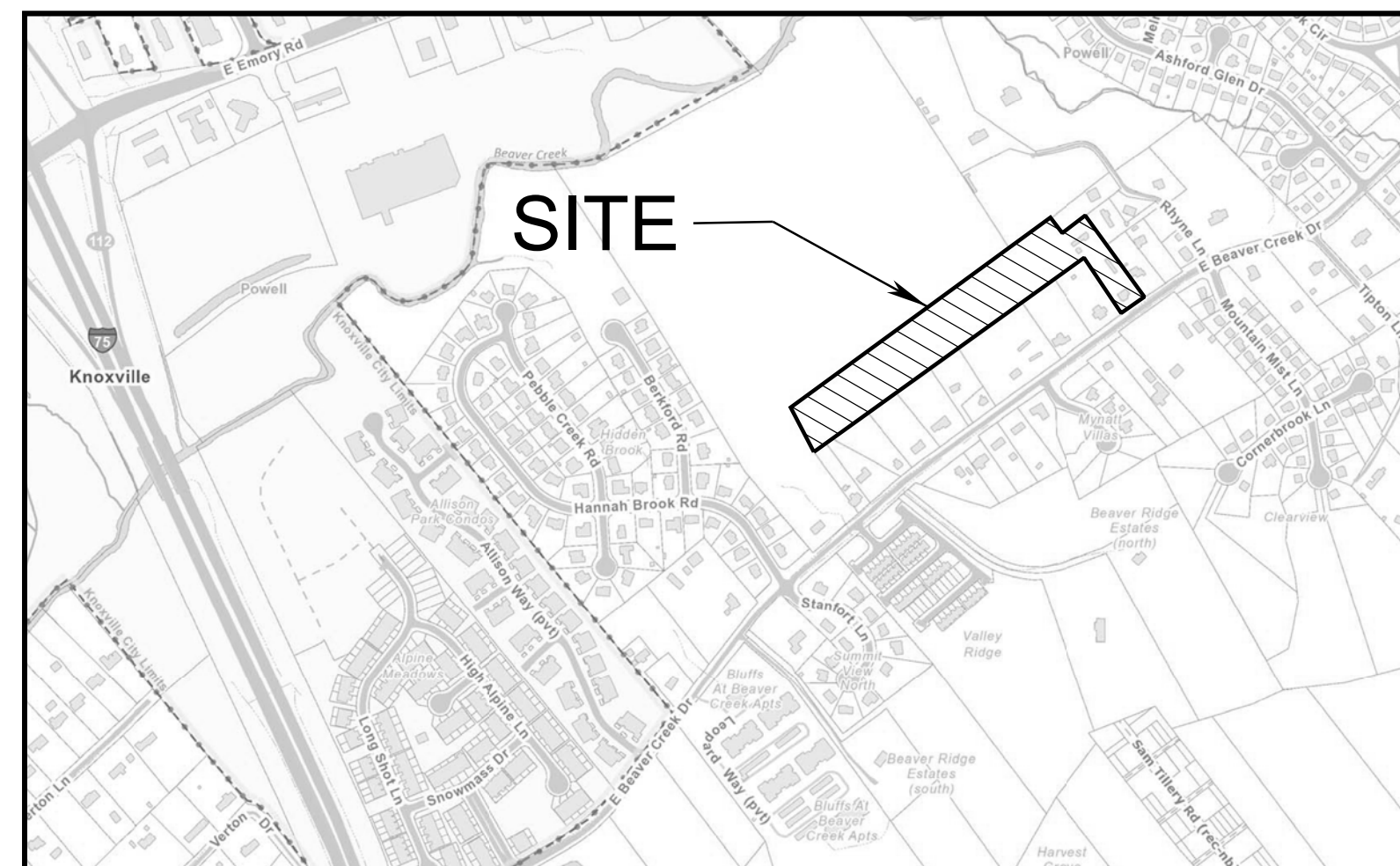


**USE ON REVIEW**  
**E BEAVER CREEK CONDOS**  
**623 E BEAVER CREEK DRIVE**  
**DISTRICT NO. 7**

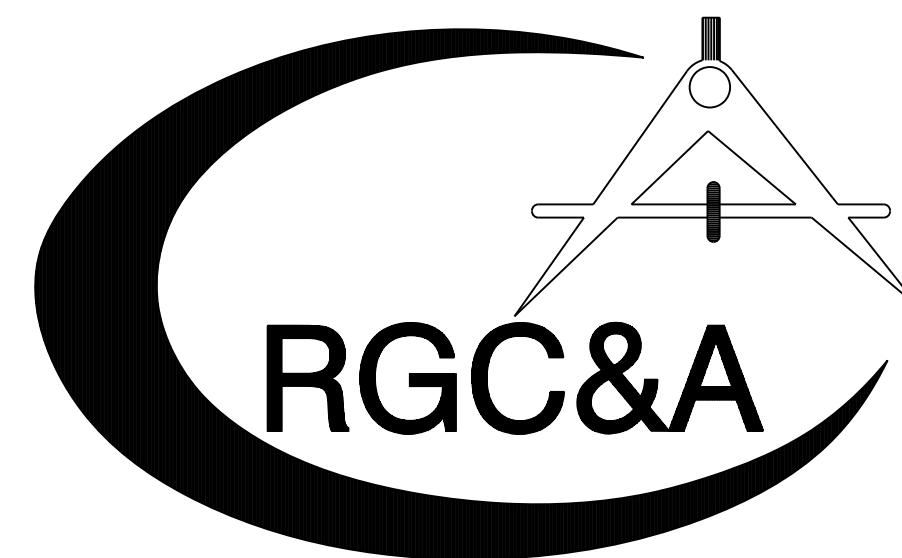
**CLT: 047**  
**PARCEL: 183**

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

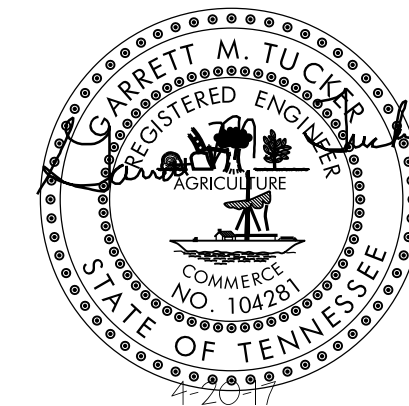
DEVELOPER:  
DARREN F. GREEN  
7200 THORNBROOK DRIVE  
KNOXVILLE, TN 37849  
(865) 740-6961  
dfgreen1972@gmail.com



**LOCATION MAP**



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



6-D-17-UR  
Revised: 6/30/2017

SPECIAL NOTES:

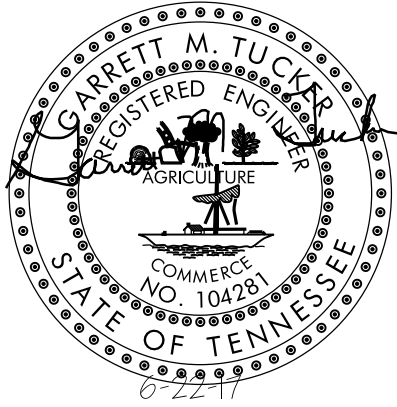
- 1) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 2) THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
- 3) ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
- 4) LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORMS OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGE.

CURVE DATA

CURVE RDA1  
P.I. 15+29.41  
PC 14+26.81  
PT 15+86.46  
Δ 91° 28' 29" (RT)  
D 57° 17' 45"  
R 100.000  
L 159.653  
T 102.607

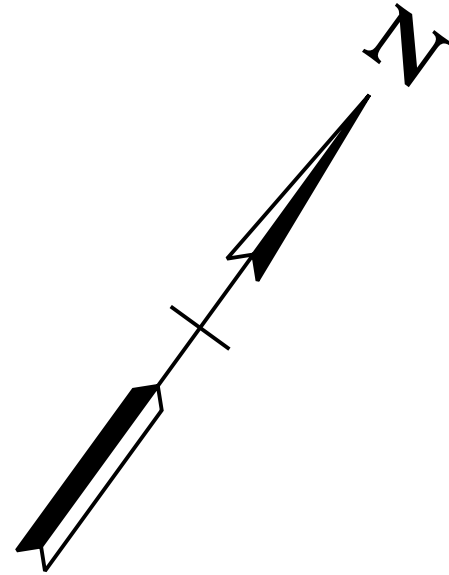
CURVE RDA2  
P.I. 18+08.33  
PC 17+97.99  
PT 18+18.59  
Δ 11° 48' 20" (LT)  
D 57° 17' 45"  
R 100.000  
L 20.605  
T 10.339

CURVE RDA3  
P.I. 18+57.13  
PC 18+46.79  
PT 18+67.40  
Δ 11° 48' 20" (RT)  
D 57° 17' 45"  
R 100.000  
L 20.605  
T 10.339



DEVELOPER:  
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ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
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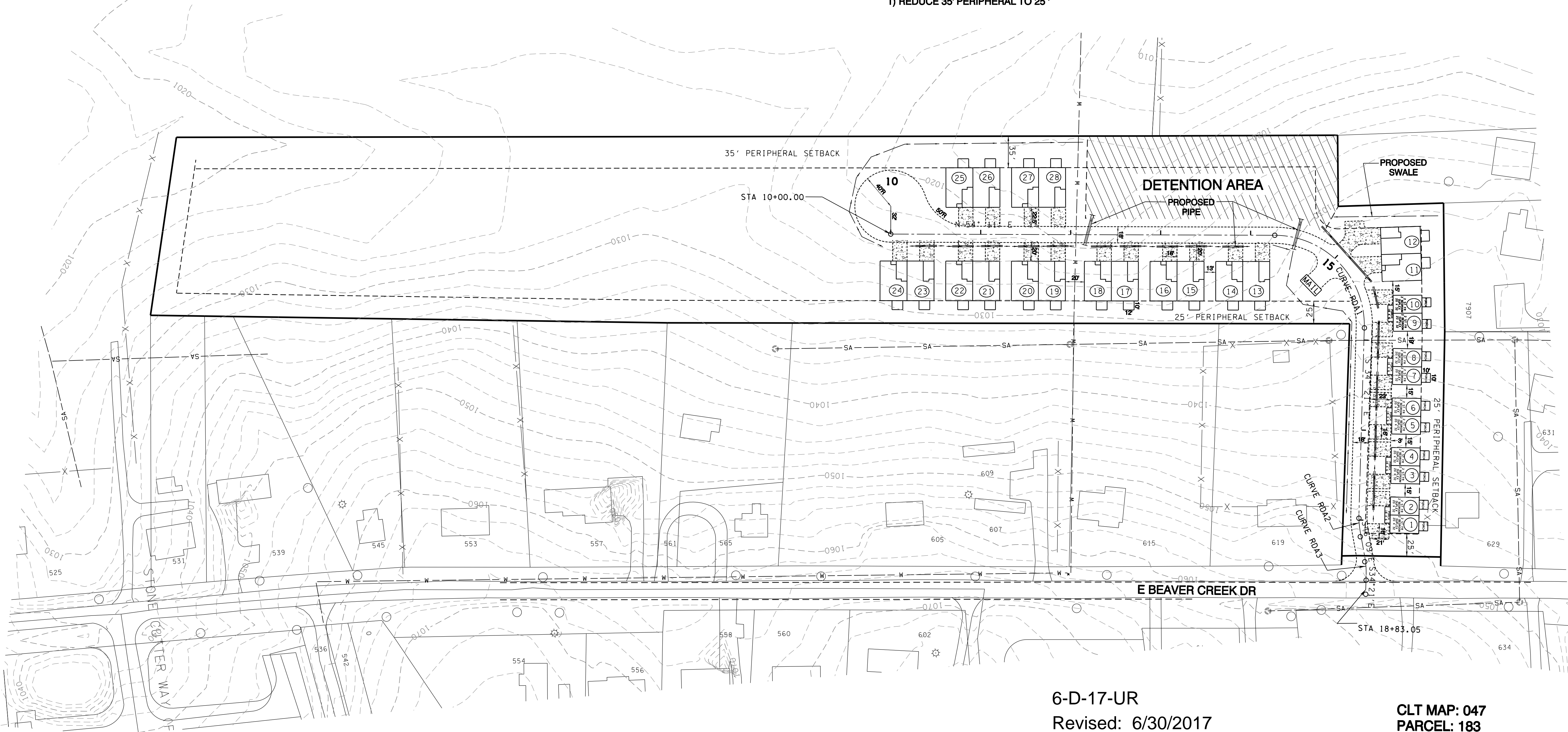


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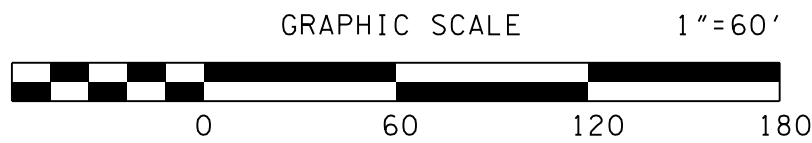
- 1) EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- 2) SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG E BEAVER CREEK DRIVE.
- 3) 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.
- 4) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED.
- 5) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 6) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE. 7.5' EACH SIDE AS INSTALLED.
- 7) ELECTRICAL SERVICE TO BE INSTALLED WITH OVERHEAD LINES.

VARIANCES:

- 1) REDUCE 35' PERIPHERAL TO 25'



6-D-17-UR  
Revised: 6/30/2017



MPC FILE NUMBER:

CLT MAP: 047  
PARCEL: 183  
DEED REFERENCE: 20170320-0057130  
TOTAL AREA: 7.0 ACRES  
NUMBER OF UNITS: 28  
PROPERTY ZONED: PR 1-4 (PENDING)

NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

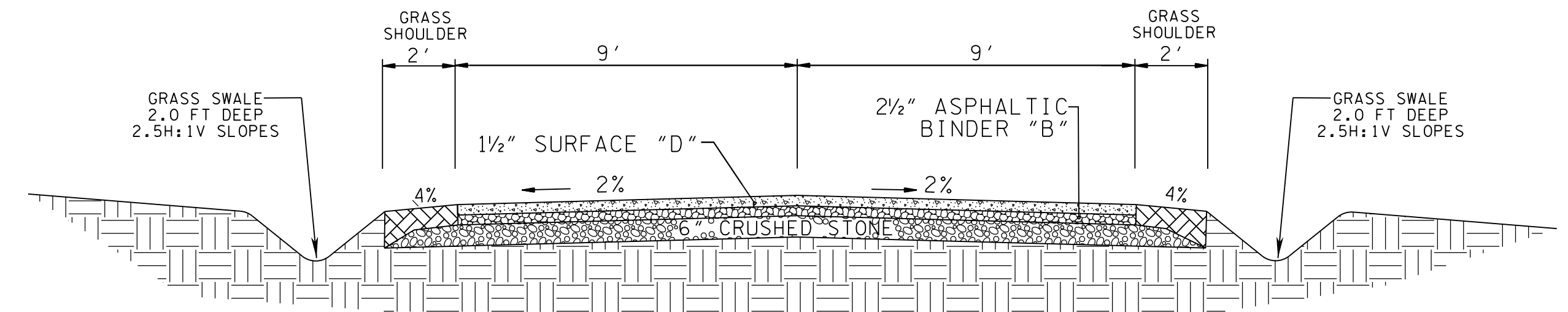
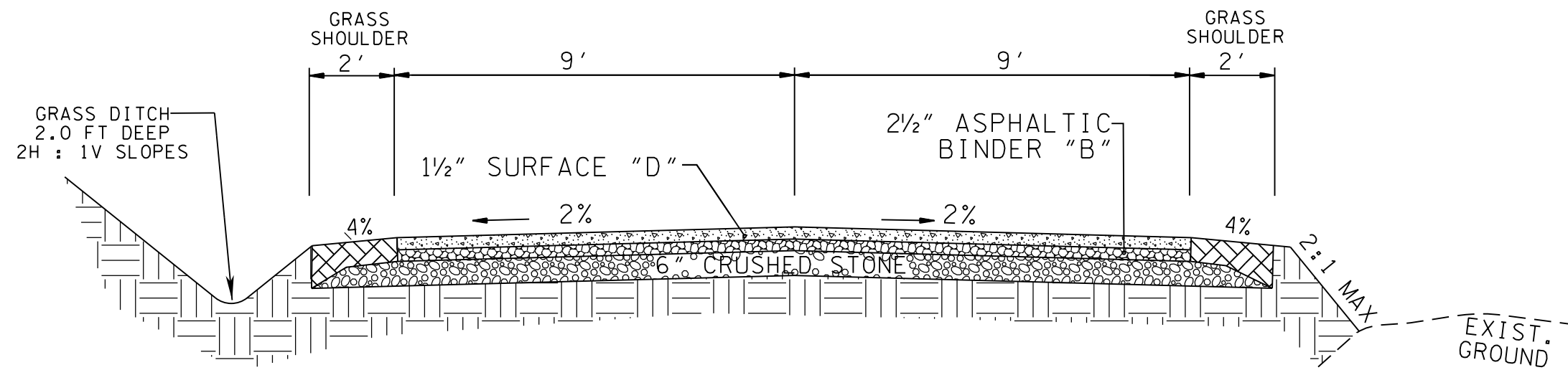


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KNOXVILLE, TENNESSEE

GREEN ESTATES  
USE ON REVIEW

GENERAL LAYOUT  
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET TWO NO. 2 OF SIX SHEETS
DRAWN BY JER	DATE 06/22/17	FILE NO. 17038	

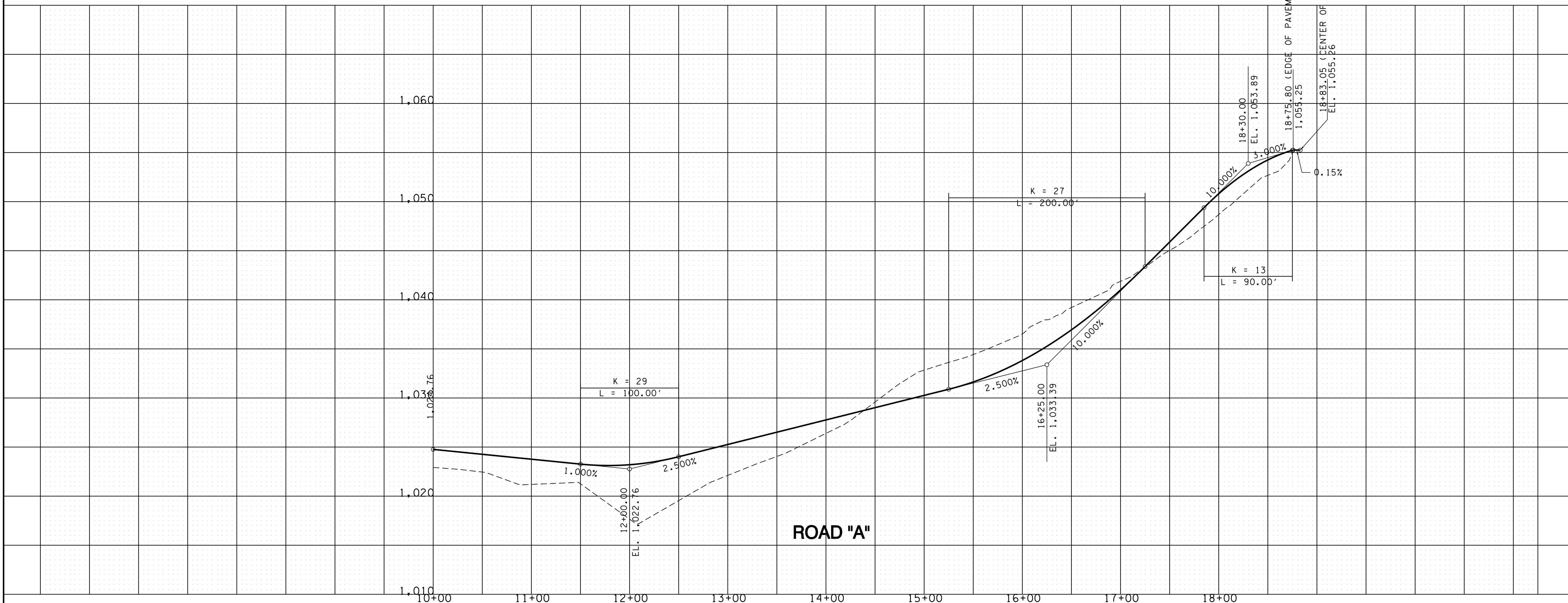
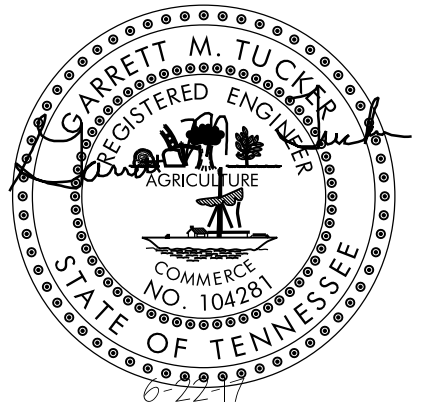


## TYPICAL 2 LANE STREET PRIVATE DRIVE

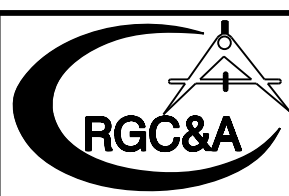
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

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.)

6-D-17-UR  
Revised: 6/30/2017



NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		



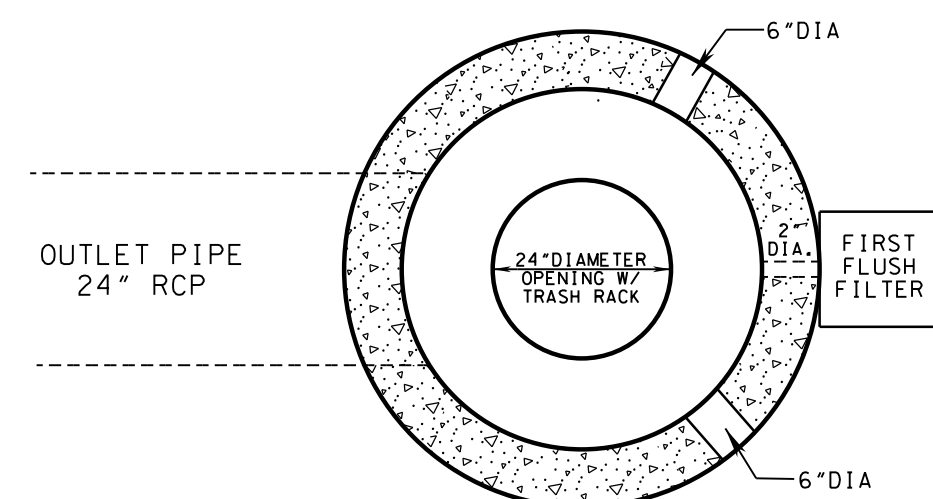
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CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

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USE ON REVIEW

ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=50' HORZ. 1"=5' VERT.	SHEET THREE
DRAWN BY GMT	DATE 08/22/17	FILE NO. 17038	NO. 3
		OF SIX SHEETS	

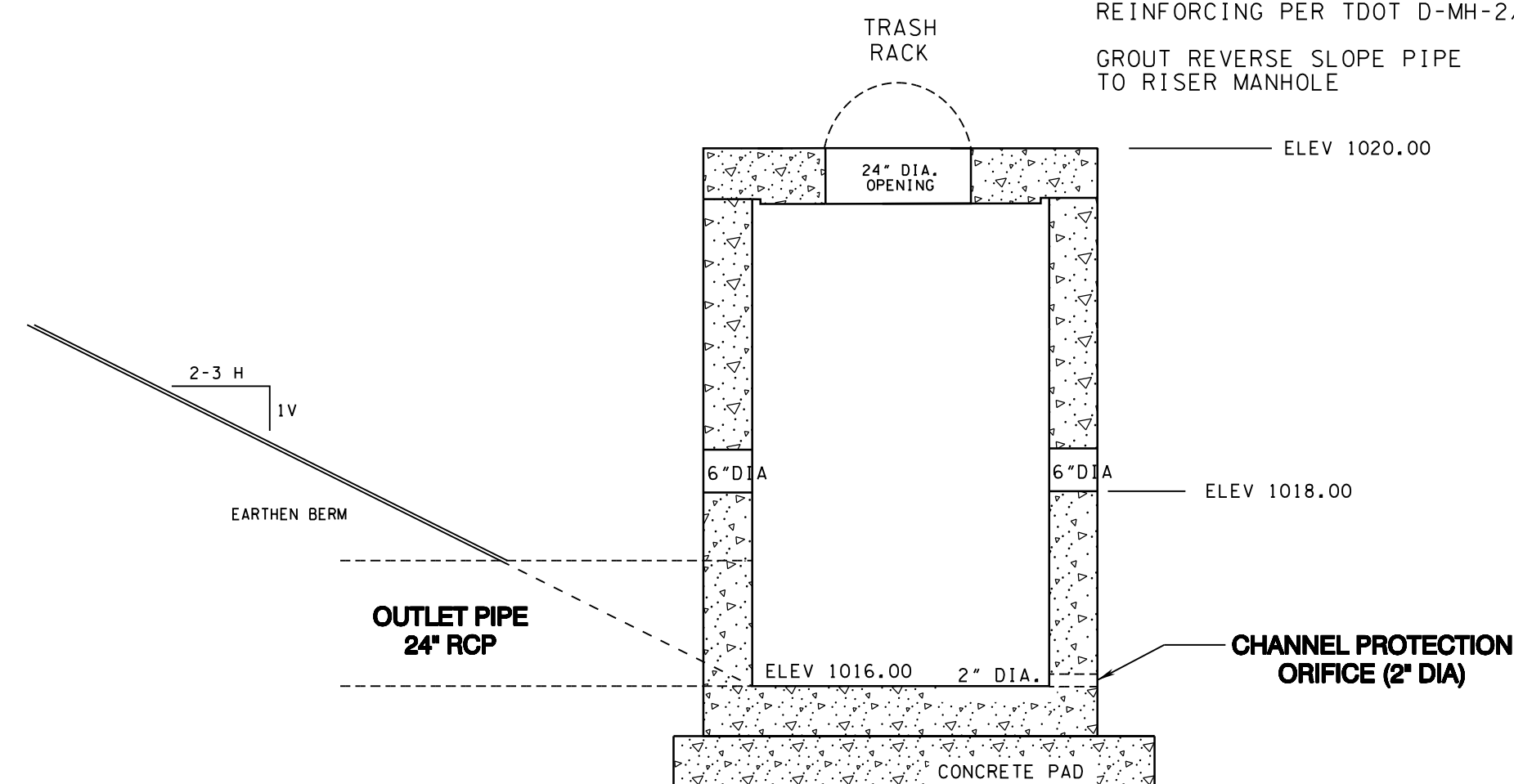




PLAN VIEW

GENERAL NOTES:

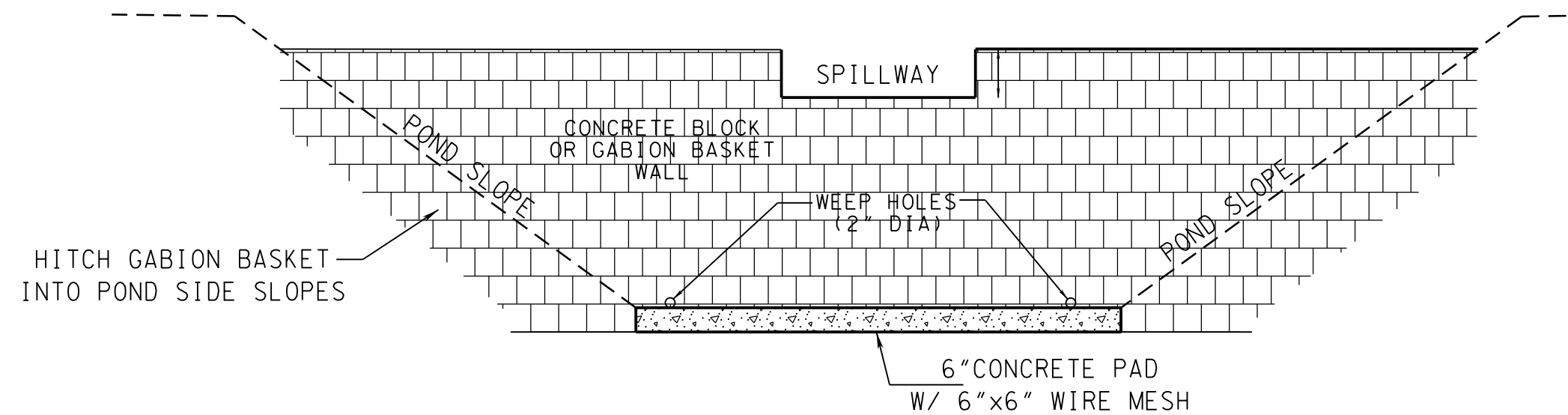
- 4500 PSI CONCRETE REINFORCING PER TDOT D-MH-2/3
- GROUT REVERSE SLOPE PIPE TO RISER MANHOLE



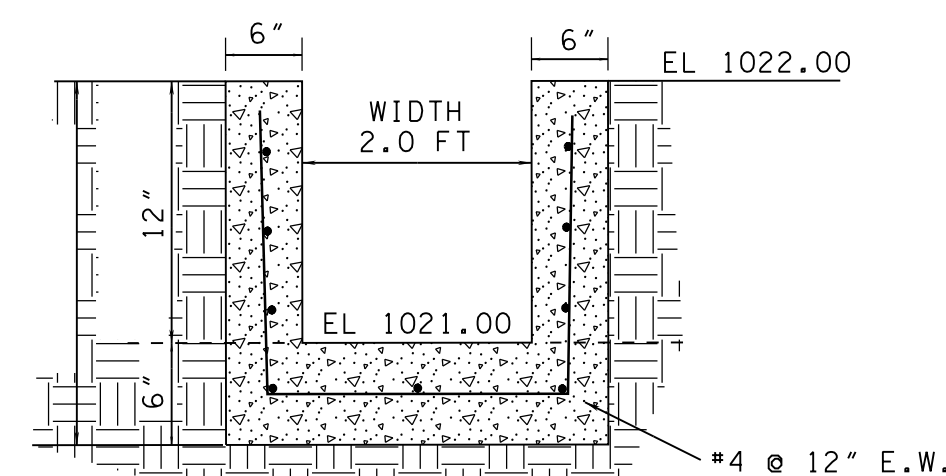
CROSS SECTION

RISER DETAIL

STANDARD PRE-CAST MANHOLE OR CONCRETE BLOCK BOX



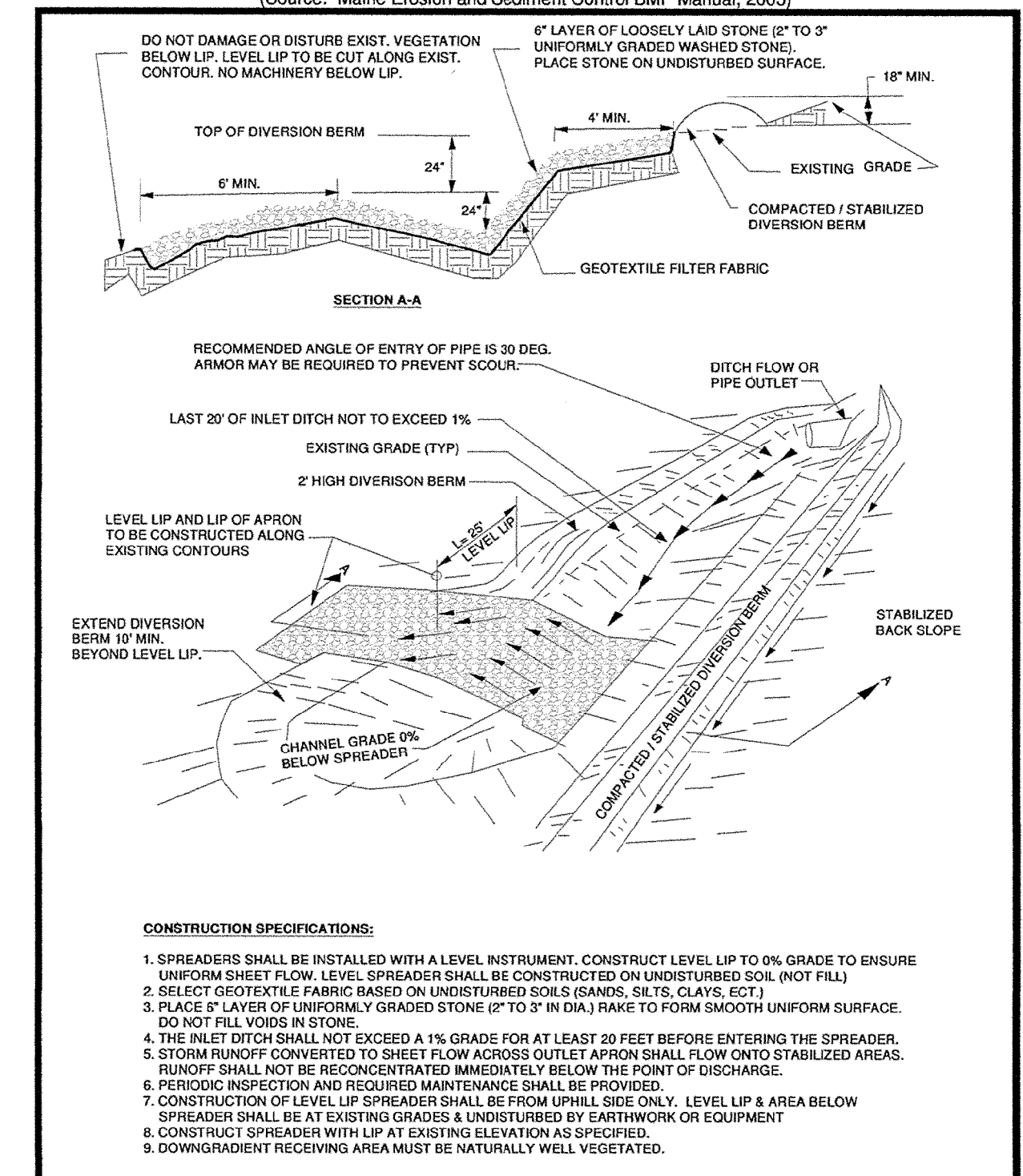
SEDIMENT FOREBAY DETAIL  
PROFILE VIEW  
NO SCALE



EMERGENCY SPILLWAY DETAIL  
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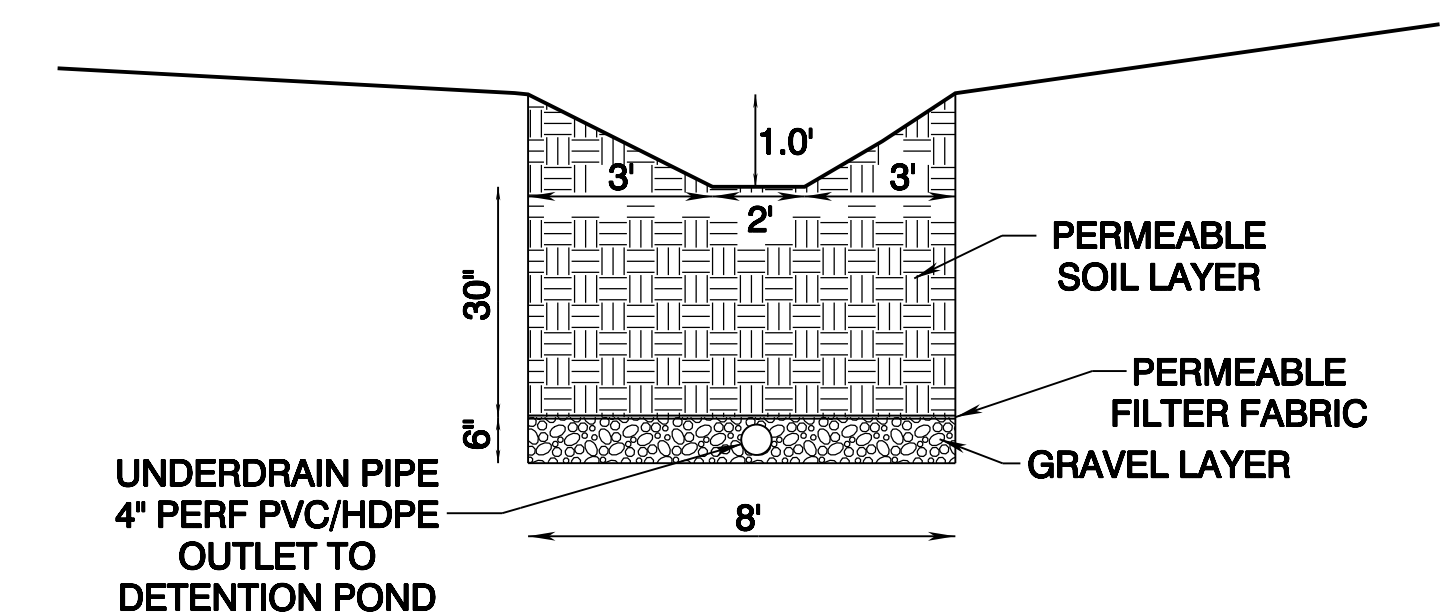
Figure 7-39. Level Spreader

(Source: Maine Erosion and Sediment Control BMP Manual, 2003)



LEVEL SPREADER  
TYPICAL DETAIL

VEGETATED SWALE  
2 FT BOTTOM WIDTH  
3H:1V SIDE SLOPES

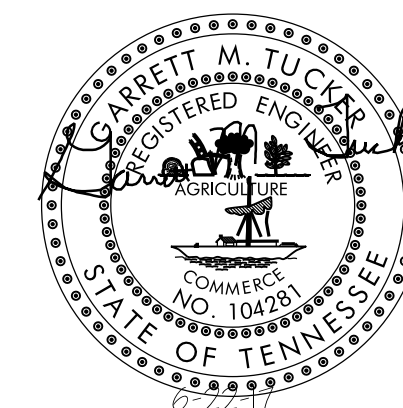


ENHANCED SWALE  
TYPICAL SECTION

- GENERAL NOTES:
- 1) INSTALL POND AS FIRST ITEM OF CONSTRUCTION. SEED & STABILIZE IMMEDIATELY UPON COMPLETION OF GRADING.
  - 2) INSTALL OUTLET STRUCTURE AND OUTLET PIPE. PLUG CHANNEL PROTECTION ORIFICE DURING CONSTRUCTION FOR USE AS TEMPORARY SEDIMENT TRAP.
  - 3) REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STABILIZED.
  - 4) UNPLUG CHANNEL PROTECTION ORIFICE, AND INSTALL REVERSE SLOPE PIPE WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
  - 5) POND WILL REMAIN FOR PERMANENT STORM WATER DETENTION.

WET DETENTION BASIN  
TYPICAL CROSS-SECTION

- CONSTRUCTION NOTES:
- 1) CLEAR BASIN AREA OF ALL ORGANIC MATERIALS.
  - 2) EXCAVATE CUTOFF TRENCH ALONG THE CENTERLINE OF THE DAM. TRENCH TO BE AT LEAST 2 FEET DEEP WITH BOTTOM WIDTH OF 4 FT & SIDE SLOPES LESS THAN 1:1.
  - 3) SCARIFY FILL AREAS.
  - 4) PLACE FILL IN 8" LAYERS USING MATERIAL WITH HIGH SILT/CLAY MATERIAL AND PROVIDE 95% COMPACTION.



NO SCALE				
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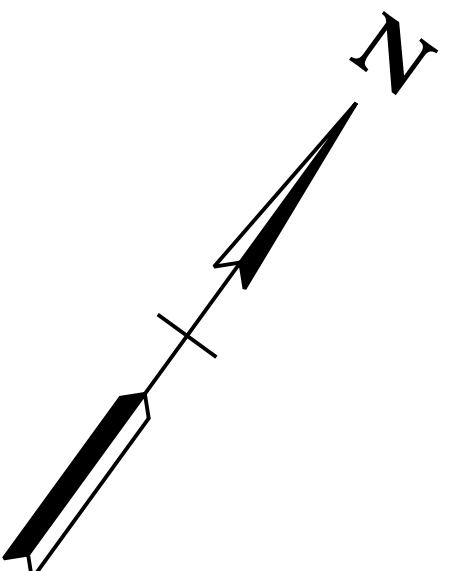
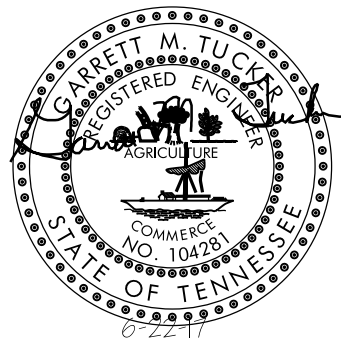
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DETAILS

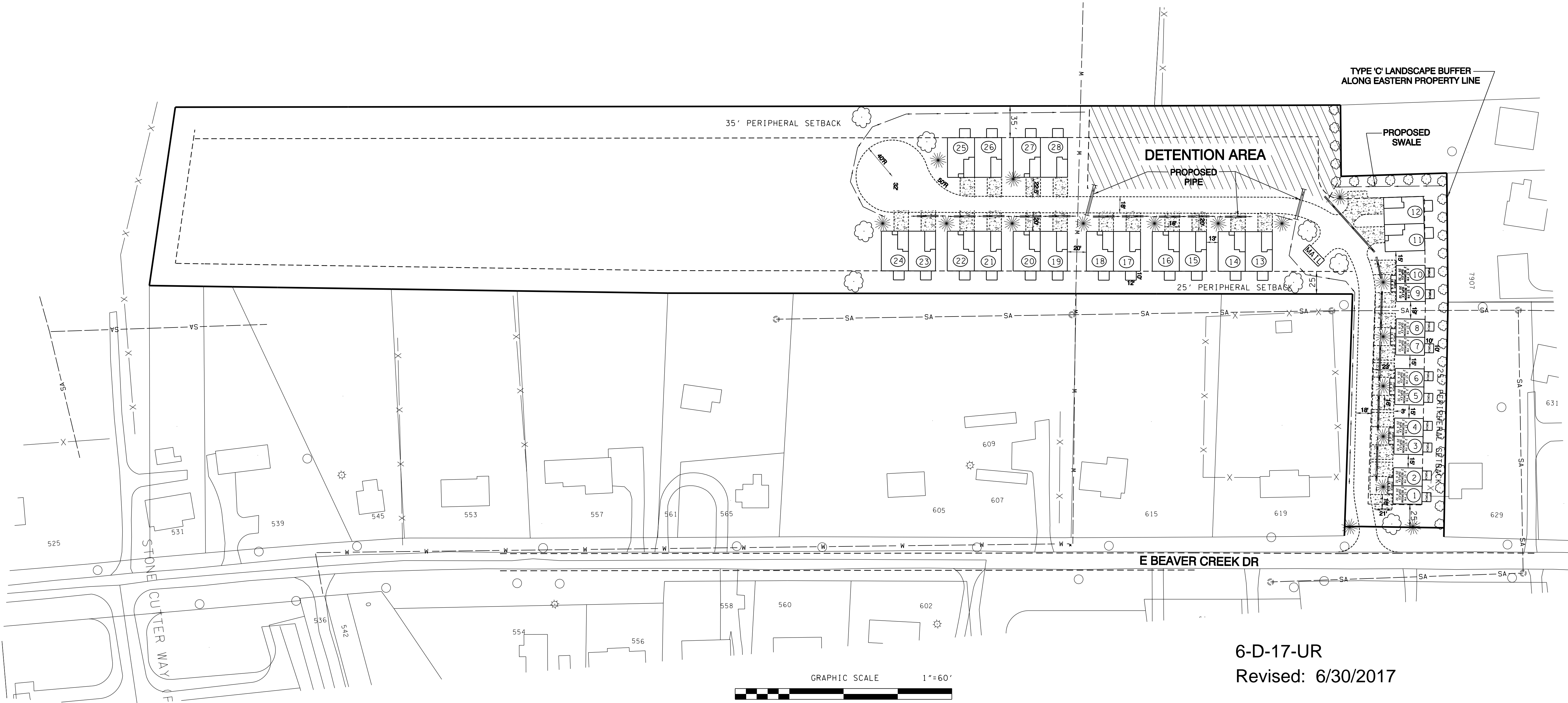
DESIGNED BY GMT	CHECKED BY RGC	SCALE NO SCALE	SHEET FOUR NO. 4 OF SIX SHEETS
DRAWN BY GMT	DATE 06/22/17	FILE NO. 17038	

LEGEND

-  PROPOSED TREE PLANTING (TYP)
-  PROPOSED SHRUB PLANTING (TYP)

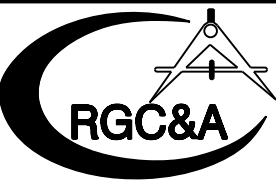


- NOTES:
- 1) EXISTING TREES INDICATED WILL BE PRESERVED TO THE EXTENT POSSIBLE. OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED.
  - 2) NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 5 TREES PER ACRE.
  - 3) ALL TREES SHALL BE PROPERTY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
  - 4) BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
  - 5) TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SUITABLE SPECIES SUCH AS JAPANESE MAPLE, FLOWERING DOGWOOD, AMERICAN ELMS, & SCOTCH PINE.
  - 6) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
  - 7) REMAINING AREAS WILL BE SEEDED OR SODDED WITH A MIXTURE OF LAWN GRASSES.
  - 8) EASTERN PORTION OF PROPERTY LINE WILL FEUTURE TYPE 'C' LANDSCAPE SCREEN. PLANS SHOW ROW OF SMALL EVERGREEN TREES WITH 20-FOOT SPACING ON CENTER. ACTUAL PLANTING BUFFER IS OWNER'S DISCRETION.



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Revised: 6/30/2017

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LANDSCAPING PLAN

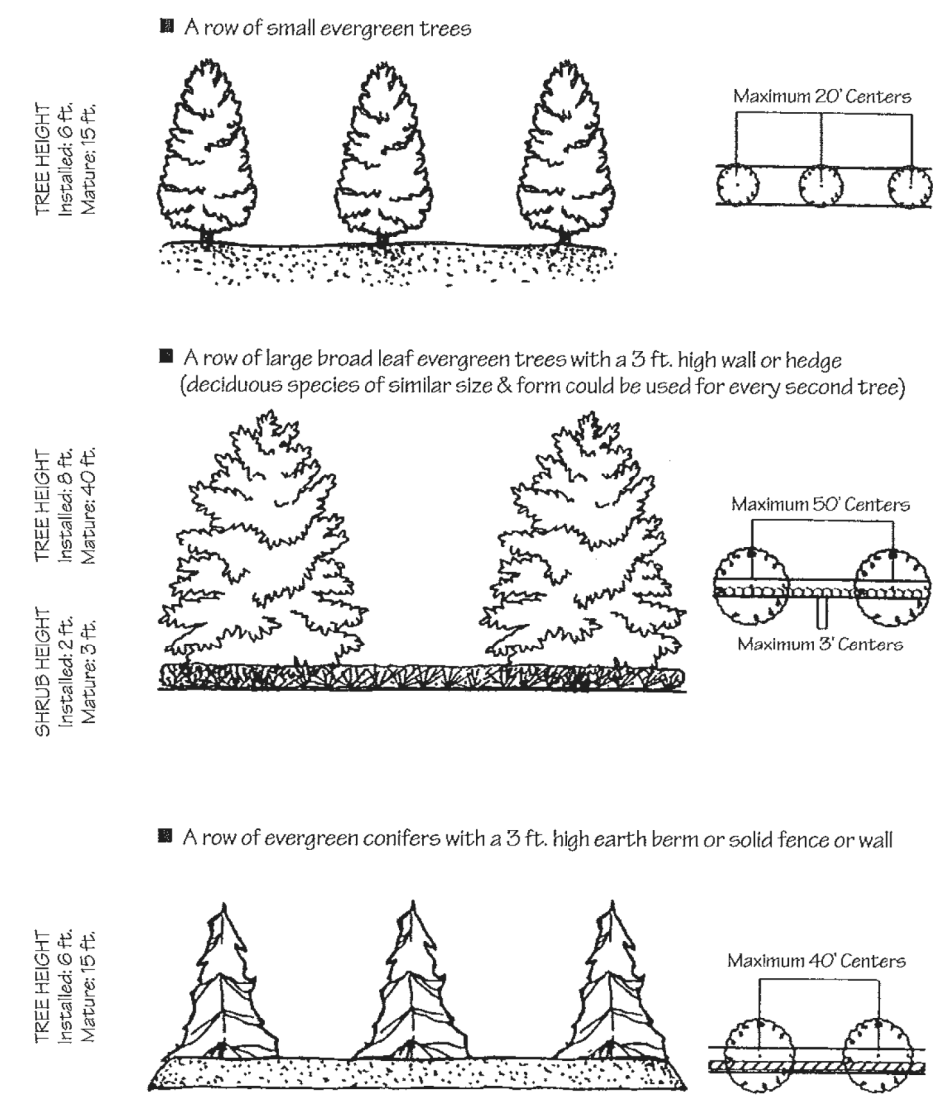
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DRAWN BY JER	DATE 06/22/17	FILE NO. 17038	

DESIGN GUIDELINES LANDSCAPE SCREENING

Type "C" Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.



INTRODUCTION  
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

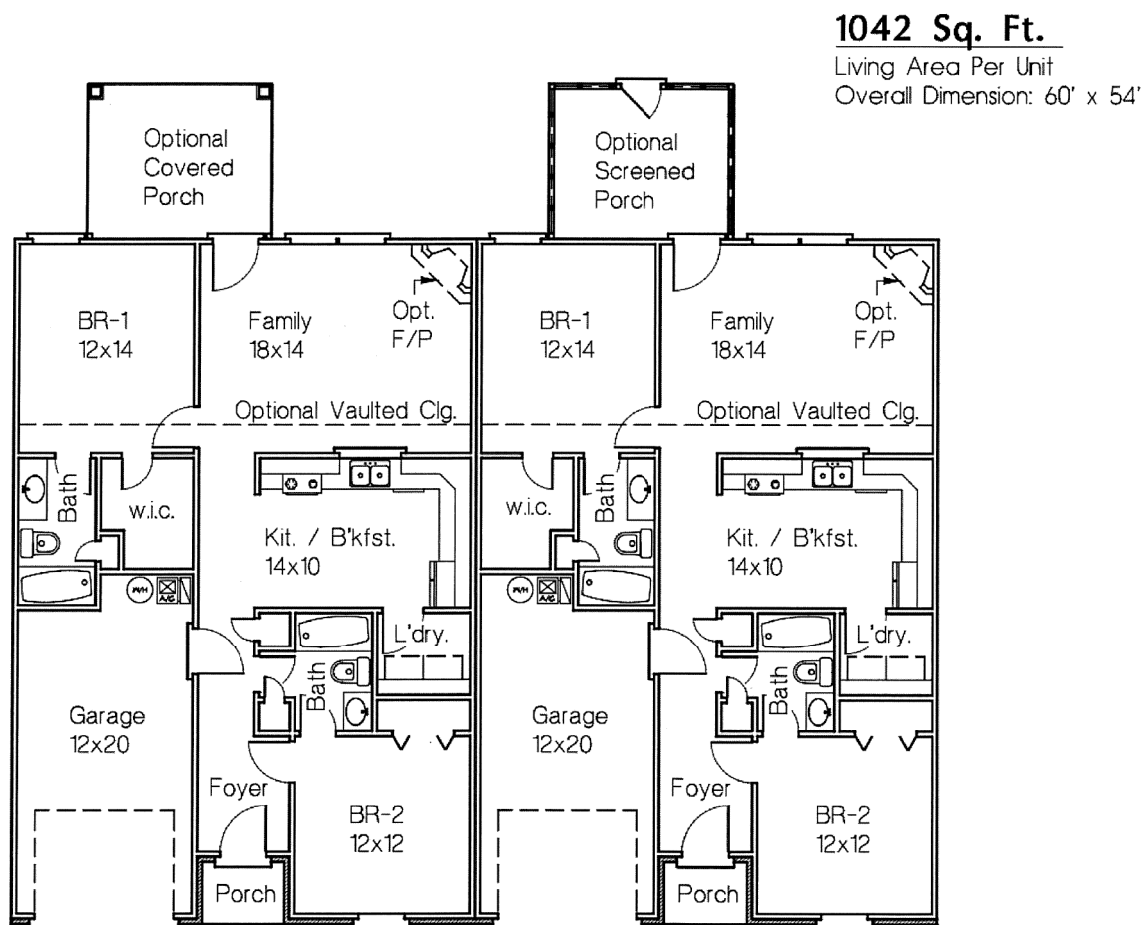
MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:  
MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



Front Elevation



Unit Floor Plan  
1042 Sq. Ft. Living Area Per Unit

Plan No. 07-0101  
Sam R. Ensor Residential Drafting Service  
P.O. Box 284 Powell TN 37849 - Phone 865-947-8951

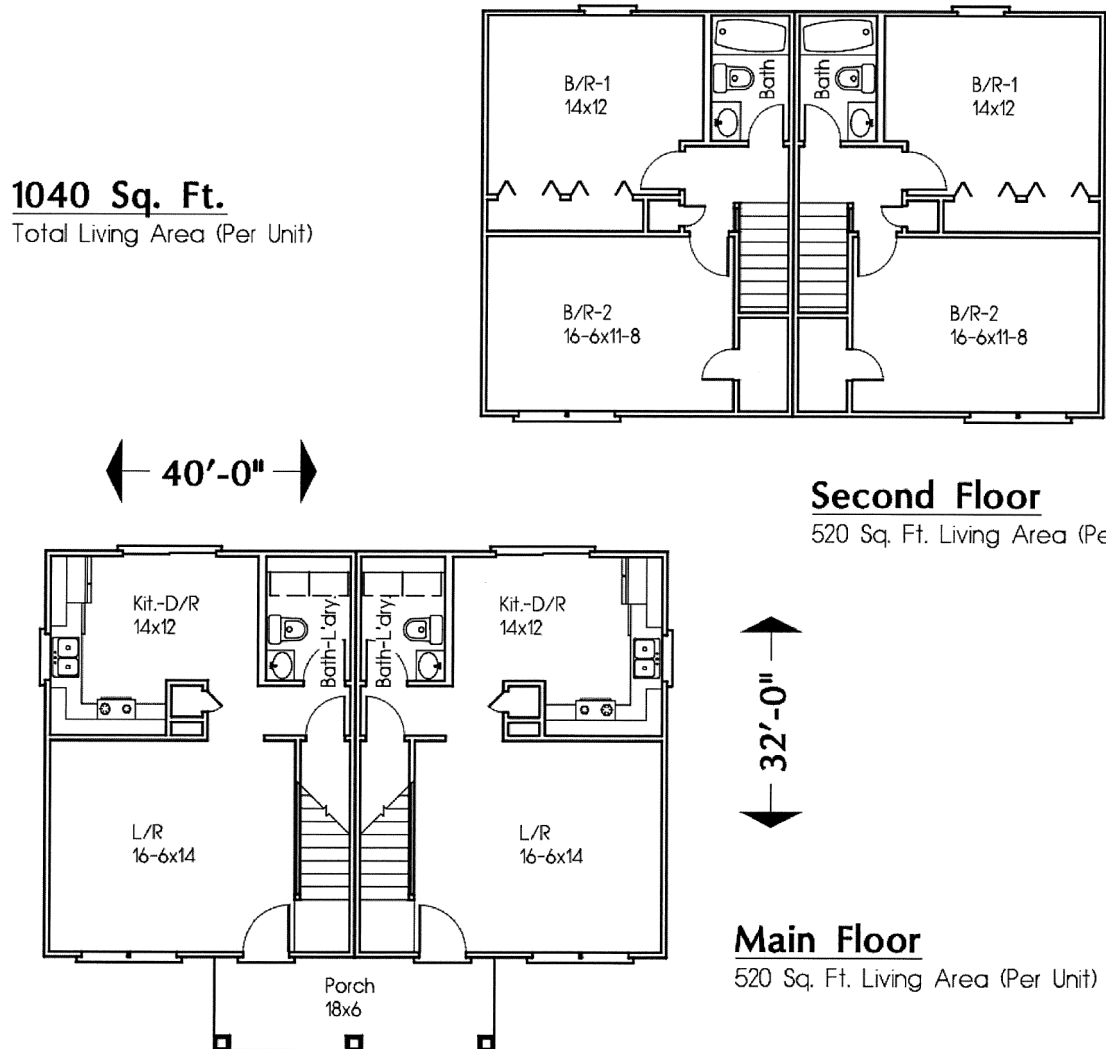
FLOOR PLAN AND FRONT ELEVATION

UNITS 9 - 28

NOT TO SCALE



Front Elevation



Main Floor  
520 Sq. Ft. Living Area (Per Unit)

Second Floor  
520 Sq. Ft. Living Area (Per Unit)

Plan No. 97-1104  
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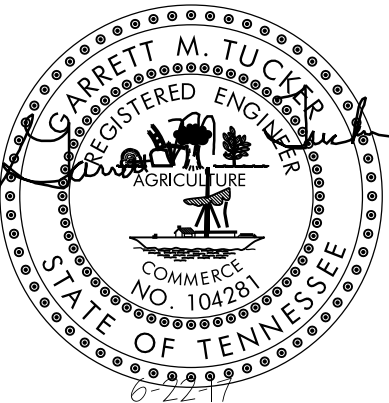
Sam R. Ensor, Designer  
P. O. Box 284, Powell, Tennessee 37849-0284  
Ph/Fax 865-947-8951 Email: samensor@cox.net

FLOOR PLAN AND FRONT ELEVATION

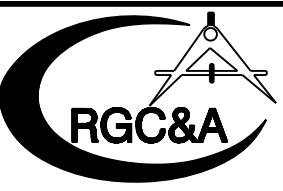
UNITS 1 - 8

NOT TO SCALE

6-D-17-UR  
Revised: 6/30/2017



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KNOXVILLE, TENNESSEE

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