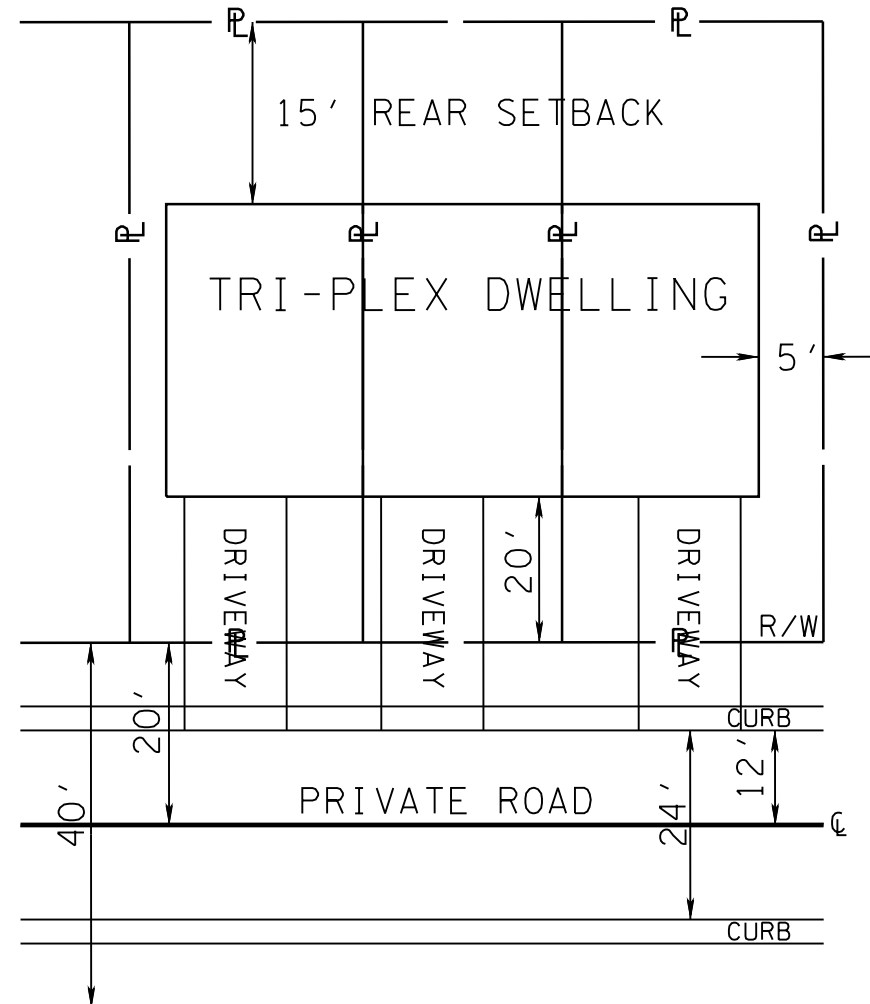


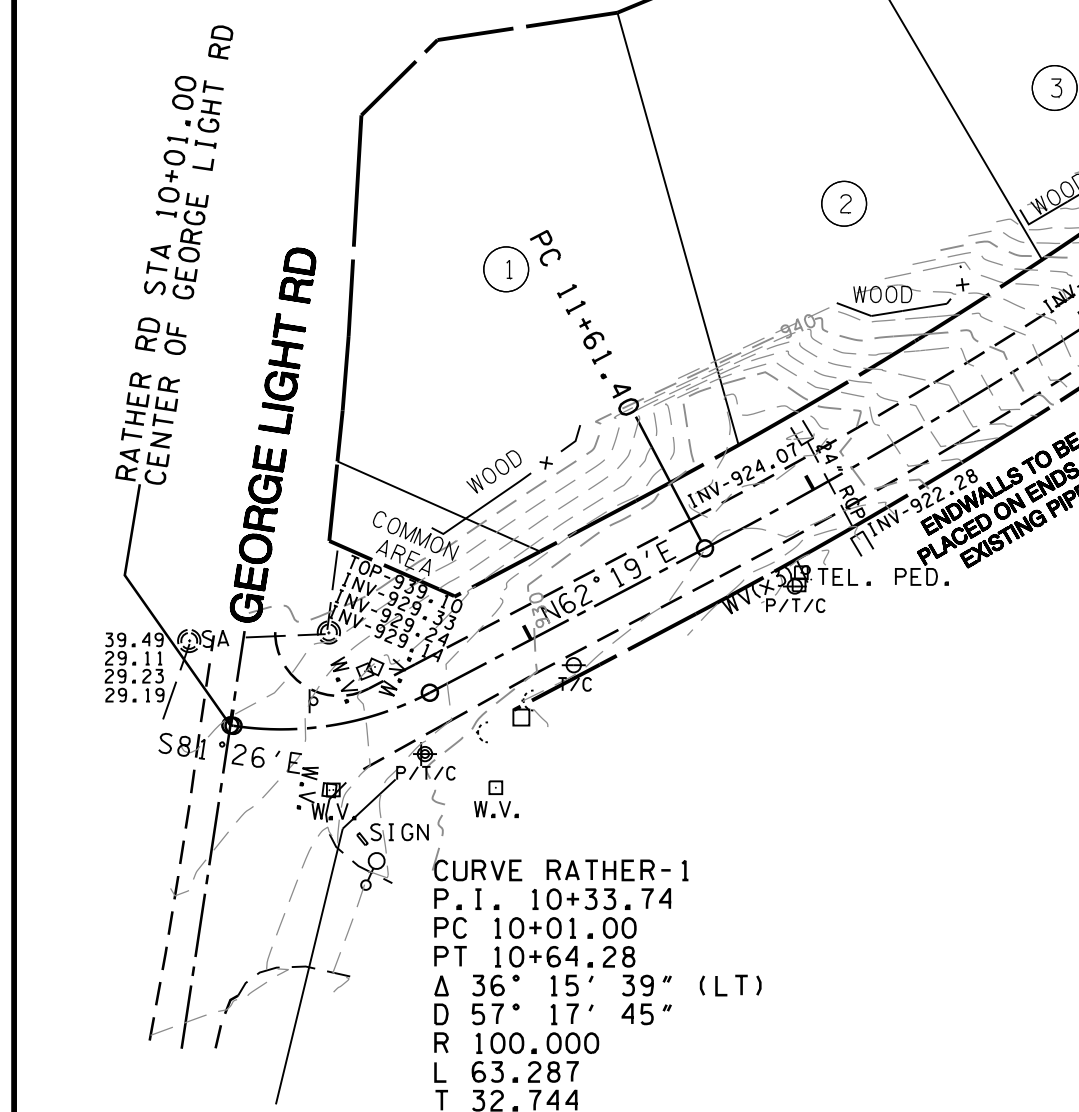
NOTES:

- 1) SITE DISTANCE OF 250 FT IS AVAILABLE IN EACH DIRECTION ALONG RATHER ROAD.
- 2) EXISTING CONTOURS BASED ON TOPOGRAPHIC SURVEY
- 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.
- 6) WIDENING AND REDESIGN OF RATHER ROAD WILL BE APPROVED BY KNOX COUNTY.
- 7) REDUCTION OF PERIPHERAL SETBACK ALONG RATHER ROAD AT LOTS 13-15 FROM 35 FEET TO 25 FEET DUE TO SITE TOPOGRAPHY.

NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT
(MULTI-FAMILY)
(NO SCALE)



GRAPHIC SCALE 1"=60'

Certification of Concept Plan.

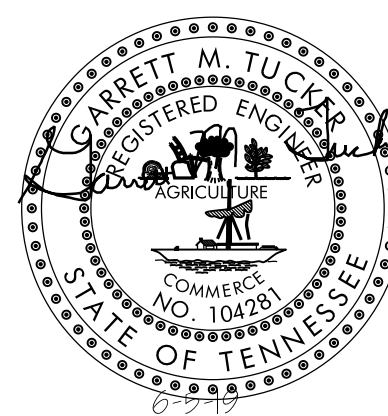
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: *Robert G. Campbell*
Tennessee Certificate No. 104281



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

RATHER ROAD SUBDIVISION
SITE DEVELOPMENT PLAN / SWPP



GENERAL LAYOUT
PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
GMT	RGC	1" = 60'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 9 SHEETS
GMT	06-05-19	17101	

CURVE A1
P.I. 3+247.06
PC 32+38.93
PT 32+55.15
Δ 9° 17' 38" (RT)
D 57° 17' 45"
R 100.000
L 16.221
T 8.128

CURVE A2
P.I. 3+385.48
PC 33+07.11
PT 34+56.49
Δ 42° 47' 41" (LT)
D 28° 38' 52"
R 200.000
L 149.382
T 78.368

CURVE C1
P.I. 7+036.29
PC 70+15.83
PT 70+56.19
Δ 23° 07' 37" (LT)
D 57° 17' 45"
R 100.000
L 40.364
T 20.461



LOCATION MAP
NO SCALE

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

DEVELOPER:
KING PROPERTIES
531 CALLAHAN DRIVE
KNOXVILLE, TN 37912
CONTACT: JOHN KING
PHONE: (865) 560-9401
FAX: (865) 560-9402

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

VARIANCES:

- 1) REDUCTION OF RIGHT-OF-WAY TURNING RADIUS AT CORNER OF ROAD "A" AND RATHER ROAD FROM 25 FEET TO 10'.
- 2) REDUCTION OF PAVEMENT TURNING RADIUS ON ROAD "A" AT RATHER ROAD FROM 25 FEET TO 22 FEET.
- 3) REDUCTION OF MINIMUM FRONTAGE FOR LOT 9 FROM 25' TO 22.83'

CLT MAP: 089

PARCEL: 218

DEED REFERENCE: 20050816 - 0015269

PROPERTY ZONED: PR (3.5 DU/AC)

SITE AREA: 7.84 ACRES

FLOODWAY AREA: 0.25 ACRES

NUMBER OF LOTS: 26 (3.4 DU/AC)

DEDICATED RIGHT-OF-WAY

RATHER ROAD: 0.40 ACRES

DISTURBED AREA:

RATHER ROAD IMPROVEMENTS: 1.30 ACRES

ON SITE CONSTRUCTION: 6.41 ACRES

TOTAL DISTURBED AREA: 7.71 ACRES

MPC FILE NUMBER: 6-SB-19-C & 6-A-19-UR

Revised: 6/5/2019



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
SF * SF * SF SILT FENCE
[CE] CONSTRUCTION EXIT
[IP] INLET PROTECTION
[OP] OUTLET PROTECTION
[MA] EROSION CONTROL MATTING
[CD] CHECK DAM
→ OVERLAND DRAINAGE PATTERN
--- 990 --- EXISTING GRADE
— 990 — PROPOSED GRADE

CURVE RATHER-4
P.I. 17+87.28
N 600.381.594
E 2,509.151.528
Δ 33° 11' 03" (LT)
D 22° 55' 06"
R 250.000
L 144.793
T 74.490

CURVE RATHER-5
P.I. 23+67.63
N 600.935.500
E 2,509.338.280
Δ 116° 16' 47" (RT)
D 28° 38' 52"
R 200.000
L 405.892
T 321.812

CURVE RATHER-3
P.I. 15+91.98
N 600.260.858
E 2,508.998.013
Δ 1° 58' 57" (RT)
D 7° 38' 22"
R 750.000
L 25.951
T 12.977

STORM DRAINAGE SUMMARY								
FROM	ELEVATION GRATE	ELEVATION INVERT	TO	ELEVATION GRATE	ELEVATION INVERT	LENGTH	SLOPE	DIAMETER / MATERIAL
HW-1	---	972.00	WQ-1	985.10	977.10	46.00	11.09%	18" HDPE
WQ-1	985.10	977.10	CB-1	983.40	979.40	170.00	1.35%	18" HDPE
CB-1	983.40	979.40	CB-2	983.40	979.90	24.00	2.08%	18" HDPE
EW-1	---	966.00	EW-2	---	968.00	30.00	6.67%	15" HDPE
EW-3	---	943.00	EW-4	---	946.00	40.00	7.50%	15" HDPE

NO.	DATE	DESCRIPTION	BY	CHK.
REVISIONS				



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

KING PROPERTIES
SITE DEVELOPMENT PLAN / SWPPP

STAGE 2
GRADING & DRAINAGE
CONSTRUCTION BMP'S

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET THREE NO. 3 OF 6 SHEETS
DRAWN BY JER	DATE 5-24-19	FILE NO. 17101	

- Standard Notes:
- This is a priority construction activity.
 - 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 property owner and/or contractor.
 - Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing site assessment at each outfall involving drainage totaling 10 or more acres, or five or more acres if draining to impaired or exceptional waters. This assessment will be conducted at each qualifying outfall within a month of construction commencement. (see CDP sec 3.1.2 for assessment language)
 - Fugitive sediment that has escaped the construction site must be removed so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining land owner.
 - Sediment should be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
 - Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
 - Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
 - Existing vegetation should be preserved to the maximum extent practicable.
 - Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. Steep slopes (>35%) must be permanently or temporarily stabilized within 7 days.
 - Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all unstabilized sites.



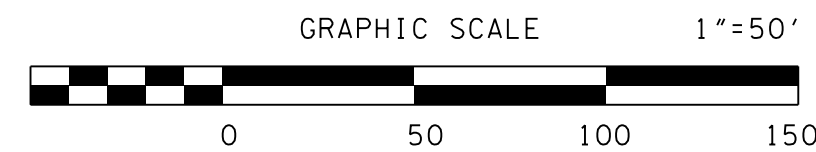
DEVELOPER:
KING PROPERTIES
531 CALLAHAN DRIVE
KNOXVILLE, TN 37912
CONTACT: JOHN KING
PHONE: (865) 560-9401
FAX: (865) 560-9402

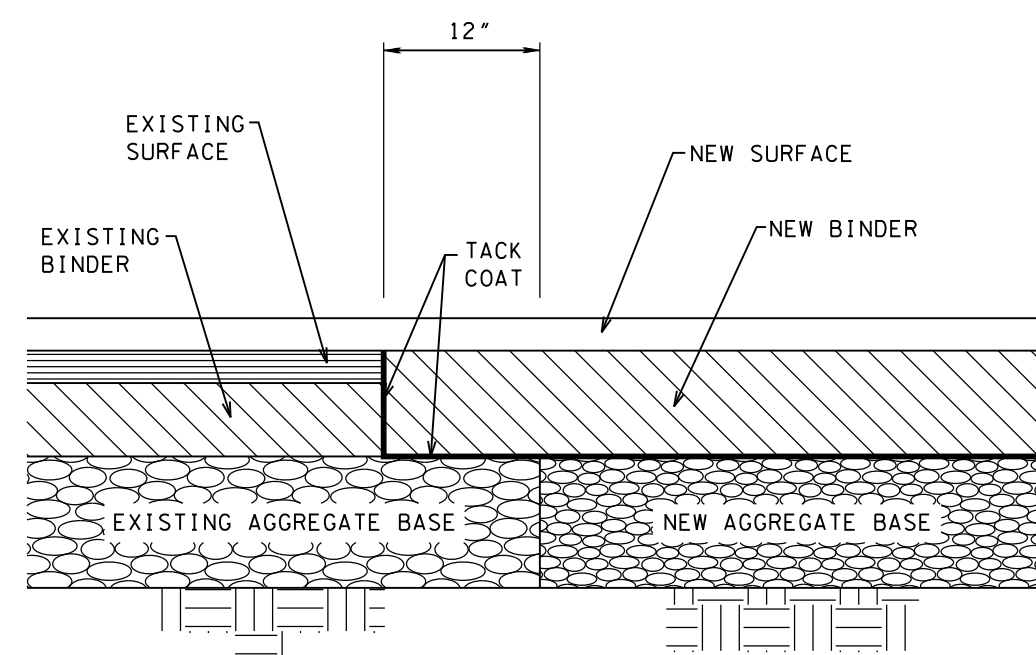
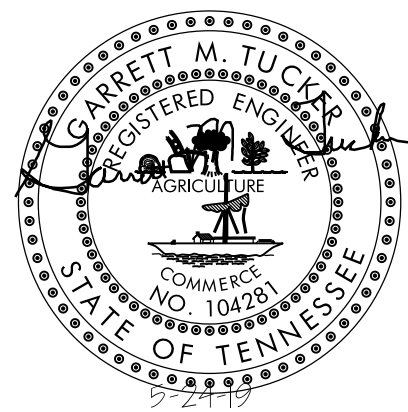
ENGINEER:
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AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

CONSTRUCTION SEQUENCE:

- CLEAR PORTIONS OF THE PROPERTY TO BE DEVELOPED.
- REMOVE TOPSOIL, STOCKPILE, AND APPLY TEMPORARY SEEDING.
- ROUGH GRADE NEW PORTION OF RATHER ROAD FROM STA 18+60 TO STA 25+90. ROUGH GRADE SUBDIVISION ROADWAYS AND BUILDINGS PADS TO SUBGRADE CONFIGURATION.
- APPLY PERMANENT SEEDING TO SLOPES AND INSTALL EROSION CONTROL MATTING.
- PROVIDE TEMPORARY STABILIZATION TO ALL OTHER DISTURBED AREAS AS NEEDED.
- INSTALL STORM DRAINAGE AND UTILITIES. INSTALL INLET PROTECTION AT CATCH BASINS AND OUTLET PROTECTION AT HEADWALL OUTLETS. INSTALL ROCK CHECK DAMS IN SWALES.
- SURFACE AND PAVE ROADWAYS.
- CONSTRUCT BUILDINGS AND DRIVEWAYS.
- REDISTRIBUTE TOPSOIL AND SEED ALL AREAS FOR PERMANENT COVER.
- SUBMIT NOTICE OF TERMINATION TO TDEC WHEN ALL AREAS ARE PERMANENTLY STABILIZED.

6-SB-19-C / 6-A-19-UR
Revised: 5/24/2019

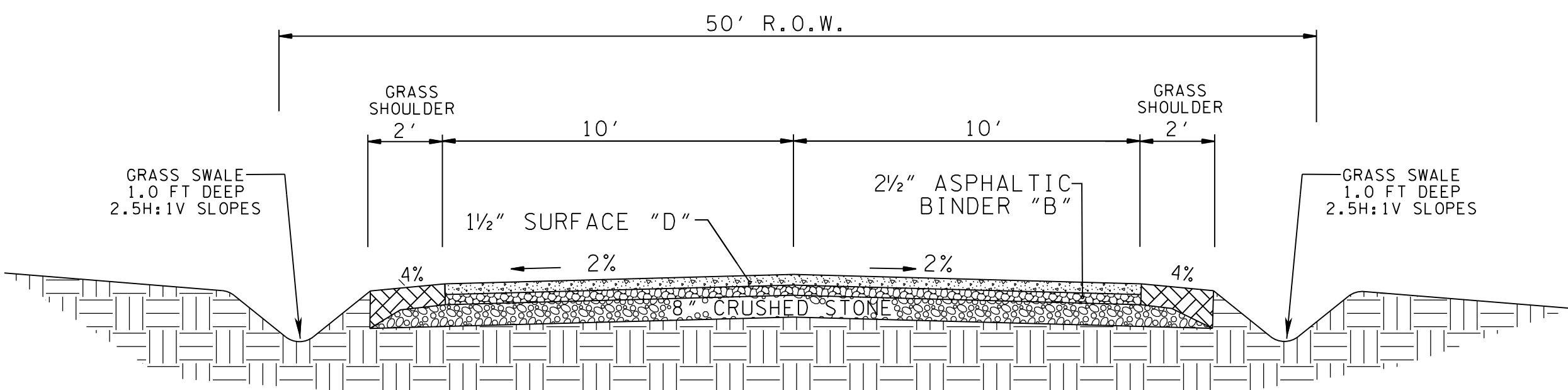




ROAD WIDENING DETAIL

SAW CUT AND REMOVE EXISTING PAVEMENT
ALONG INTERFACE WITH NEW BINDER
APPROVED PER KNOX COUNTY ENGINEERING & PUBLIC WORKS

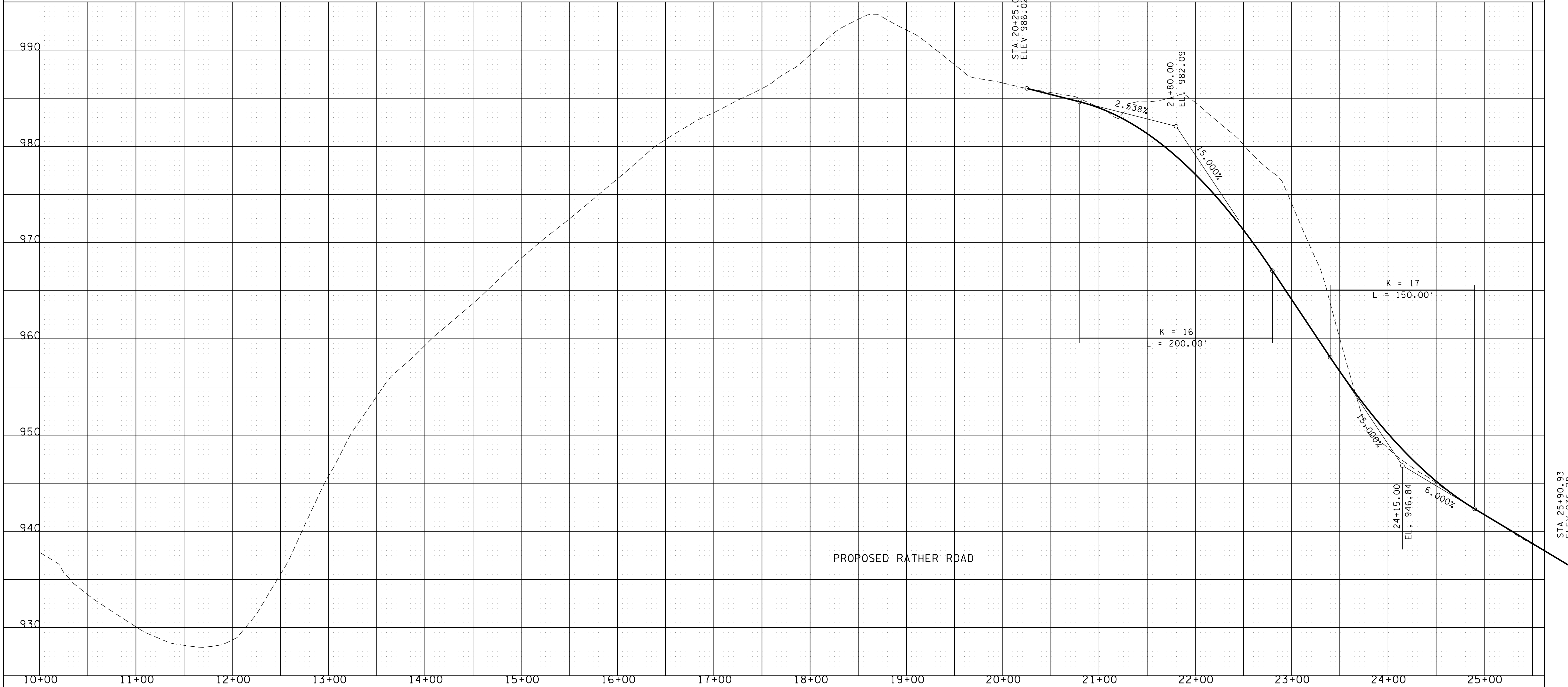
6-SB-19-C / 6-A-19-UR
Revised: 5/24/2019



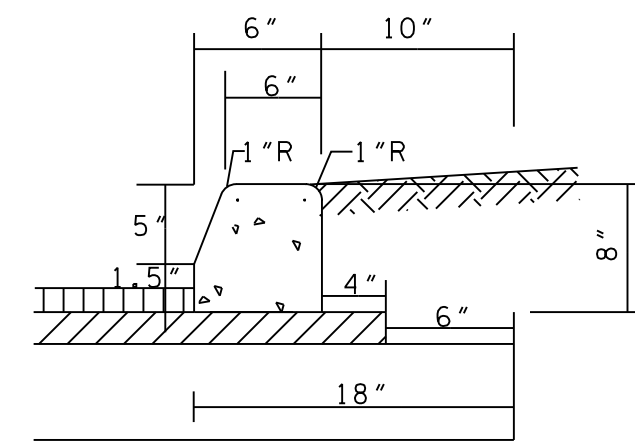
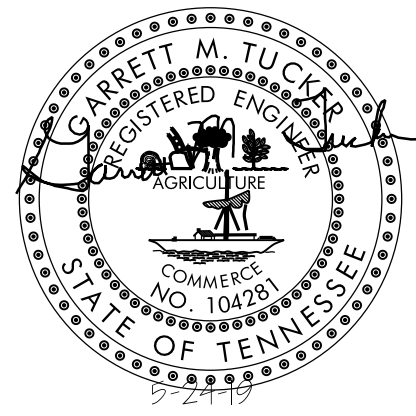
RATHER ROAD
TYPICAL DETAIL

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.)

1,000

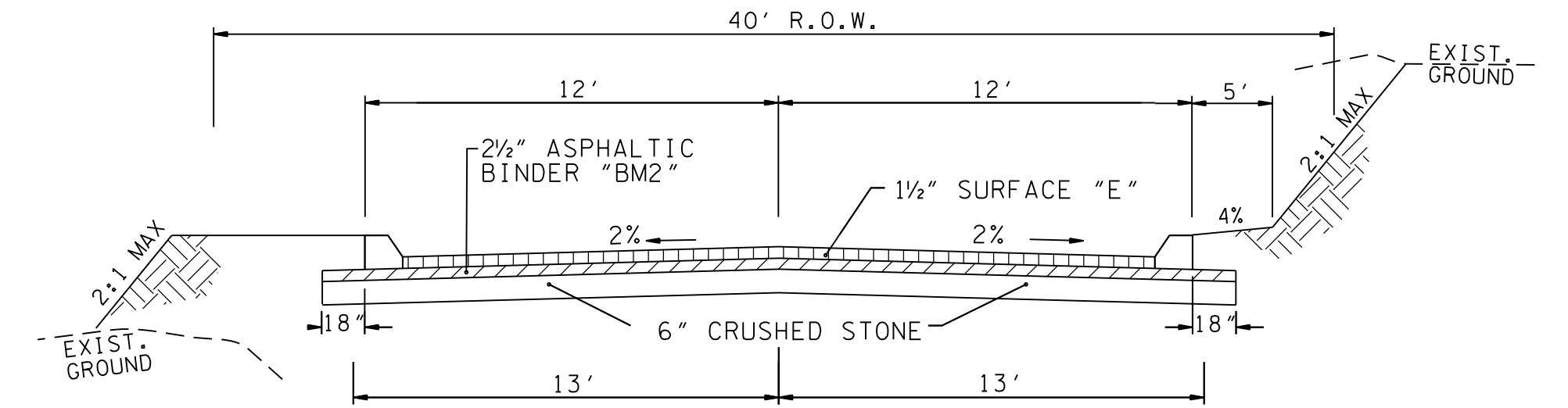


			ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	KING PROPERTIES CONCEPT PLAN / USE ON REVIEW	ROAD PROFILES RATHER ROAD	DESIGNED BY	CHECKED BY	SCALE	SHEET FOUR			
NO.	DATE					DESCRIPTION	BY	CKD.	GMT	RGC	1"=60' HORZ. 1"=5' VERT.	NO. 4
REVISIONS						DRAWN BY	DATE	FILE NO.	OF 6 SHEETS			
						GMT	05-24-19	17101				



STANDARD DETAIL 6" EXTRUDED CURB

6-SB-19-C / 6-A-19-UR
Revised: 5/24/2019

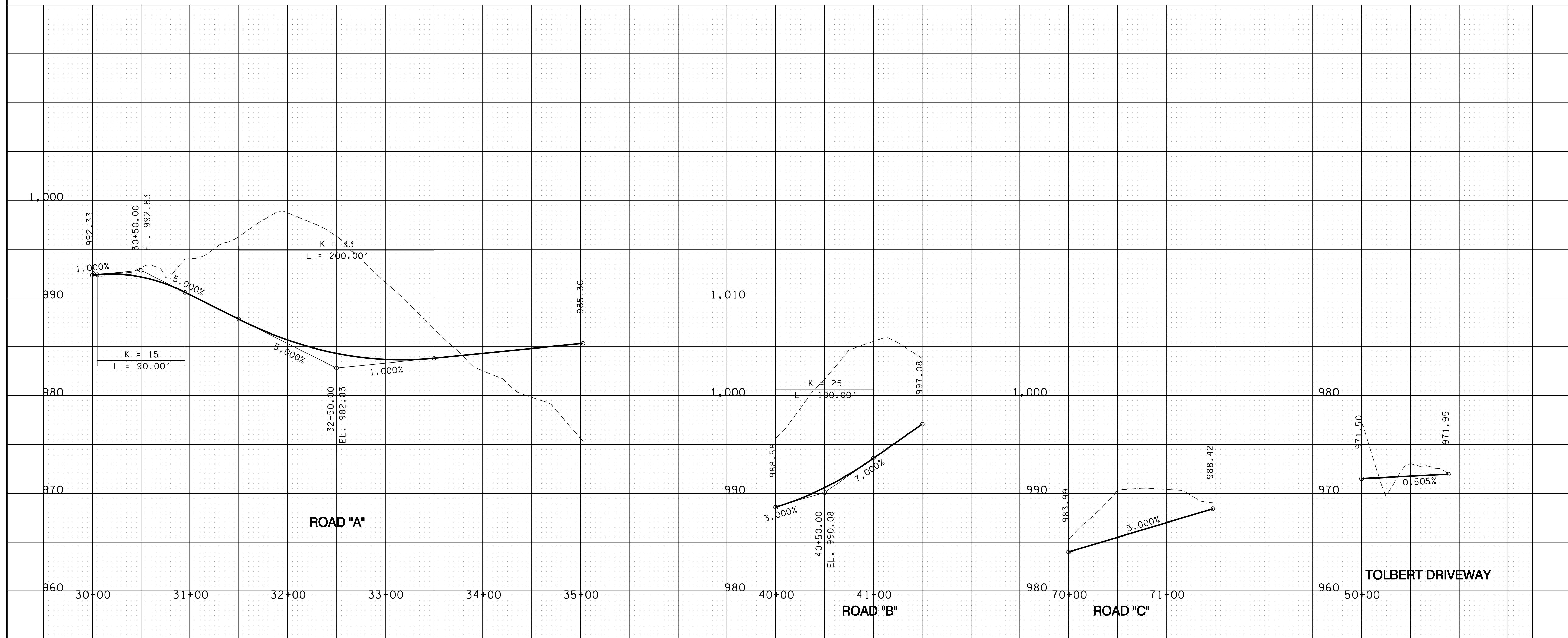


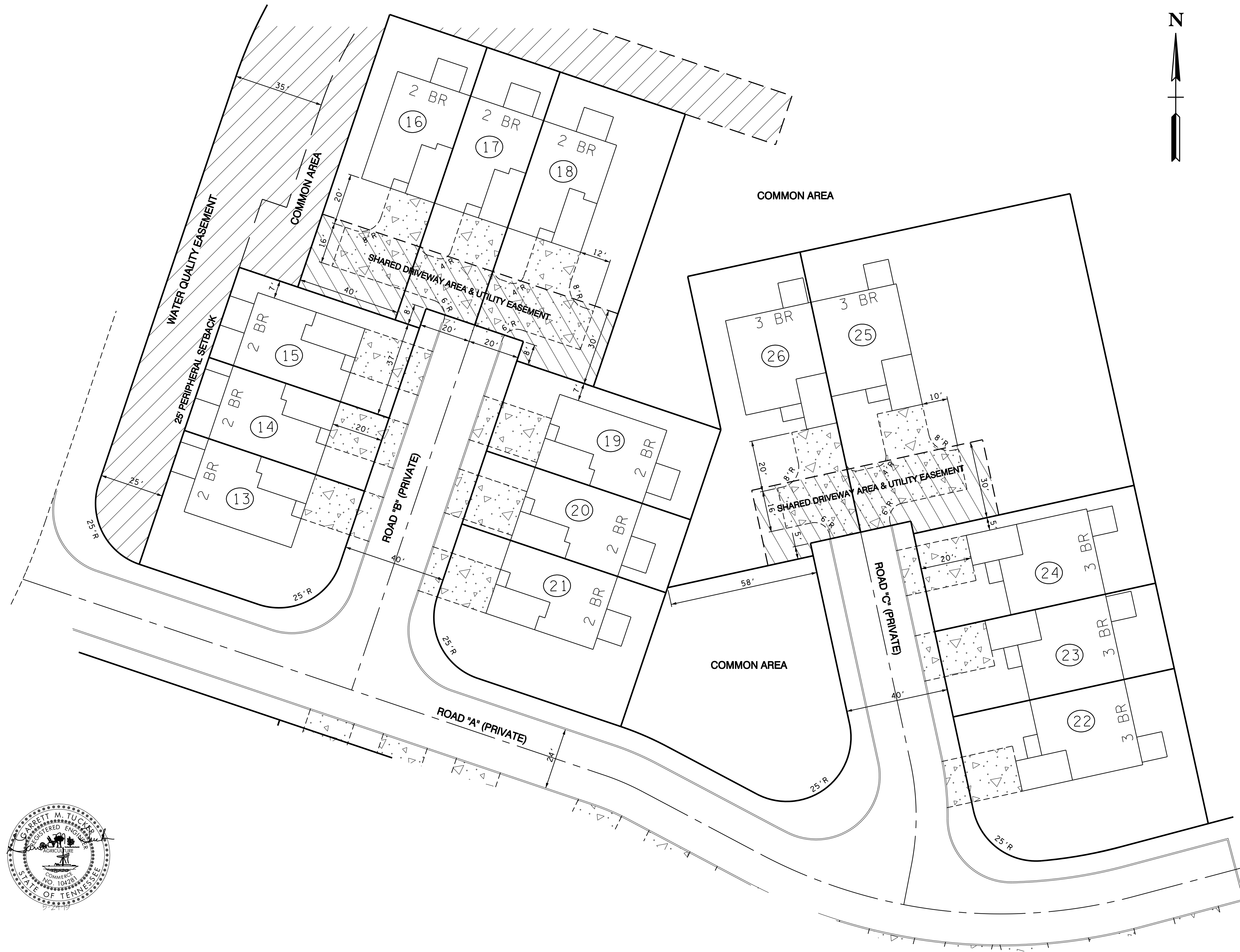
TYPICAL 2 LANE STREET
PRIVATE ROADS

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.

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





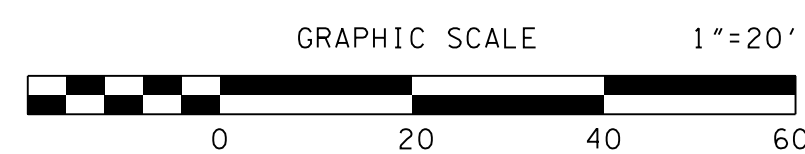
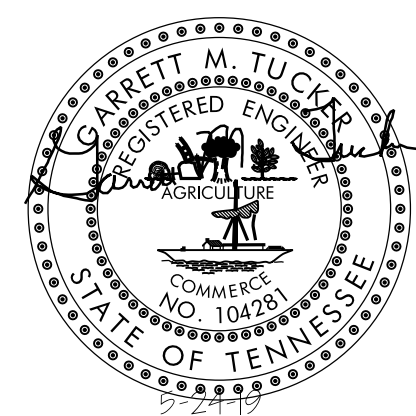
DEVELOPER:
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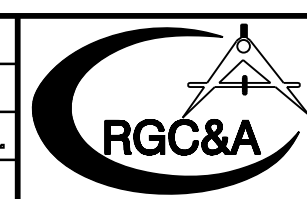
CLT MAP: 089
PARCEL: 218
DEED REFERENCE: 20050816 - 0015269
PROPERTY ZONED: PR (3.5 DU/AC)

TOTAL AREA: 7.84 ACRES
FLOODWAY AREA: 0.25 ACRES
NUMBER OF LOTS: 26 (3.4 DU/AC)

MPC FILE NUMBER: 6-SB-19-C & 6-A-19-UR
Revised: 5/24/2019



NO.	DATE	DESCRIPTION	BY	CHK.
REVISIONS				



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

KING PROPERTIES
SITE DEVELOPMENT PLAN / SWPP

DRIVEWAY LAYOUT
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 20'	SHEET SIX NO. 6
DRAWN BY DLB	DATE 05-24-19	FILE NO. 17101	OF 6 SHEETS