

CONCEPT PLAN / USE ON REVIEW

BRANDYWINE AT PEPPER RIDGE

DISTRICT NO. 6

1808 N CAMPBELL STATION RD

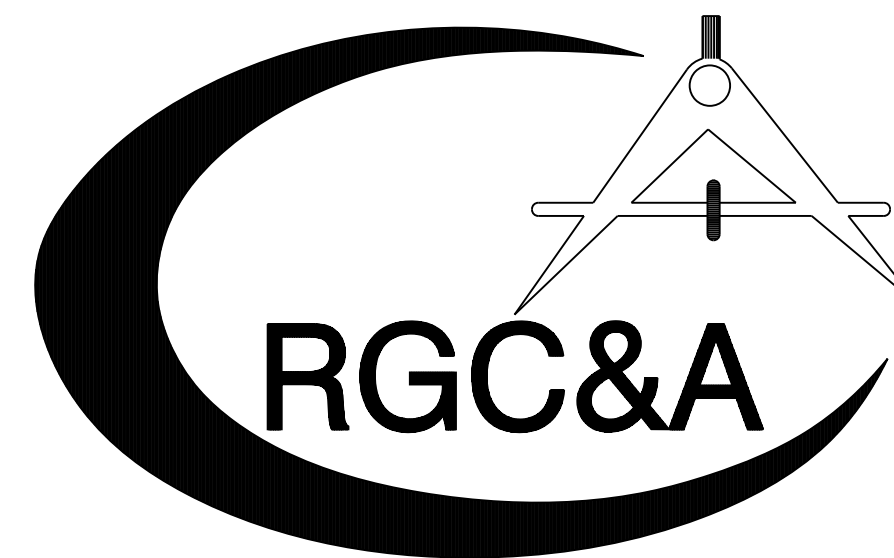
CLT: 117  
PARCEL: 011

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
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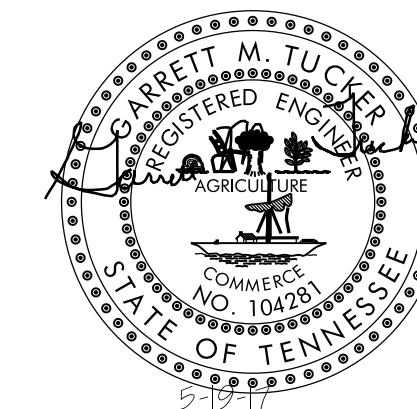
DEVELOPER:  
BRANDYWINE DEVELOPMENT  
CONTACT: BRUCE MATZEL  
12023 WOODHOLLOW LANE  
KNOXVILLE, TN 37932  
PHONE (732) 616-3386



LOCATION MAP



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



I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET  
CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG  
N CAMPBELL STATION ROAD FROM THE  
PROPOSED ENTRANCE

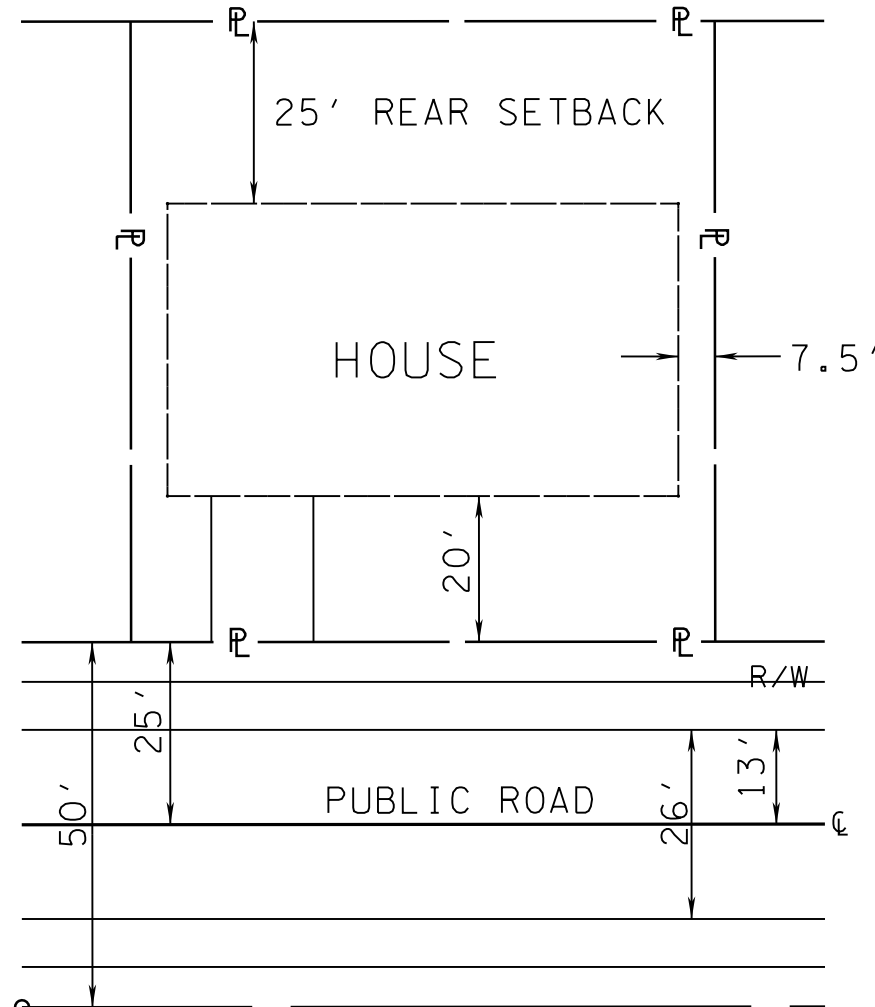
*Garrett M. Tucker*

Revised: 5/22/2017

MPC FILE: 6-SC-17-C  
6-K-17-UR

- 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.

NOTE: 35' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



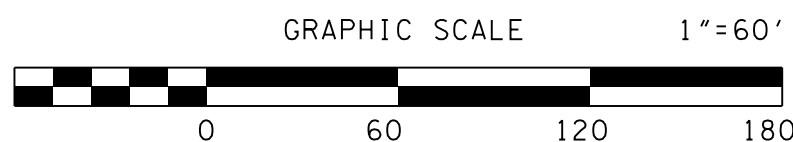
TYPICAL LOT LAYOUT  
(SINGLE FAMILY)

VARIANCES:

- 1) INCREASE GRADE FROM 12% TO 13%
- 2) REDUCE VERTICAL CURVE LENGTH FROM 150' TO 135'.

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



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

BRANDYWINE AT PEPPER RIDGE  
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT  
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET TWO NO. 2
DRAWN BY JER	DATE 05/26/17	FILE NO. 17005	OF 4 SHEETS

- NOTES:
- 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 300 FT IS AVAILABLE IN EACH DIRECTION ALONG N CAMPBELL STATION ROAD.
  - 3) EXISTING CONTOURS FROM KGIS.
  - 4) 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.
  - 5) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
  - 6) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
  - 7) 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.
  - 8) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
  - 9) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - 10) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
  - 11) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - 12) TREES AND VEGETATION TO BE REMOVED AS NEEDED TO PROVIDE SIGHT DISTANCE OF 300 FEET IN EACH DIRECTION FROM THE SUBDIVISION ENTRANCE ALONG N CAMPBELL STATION ROAD.
  - 13) SUBJECT TO RESULTS OF STREAM DETERMINATION OF CONVEYANCE AT SOUTH END OF PROPERTY. CUL-DE-SAC MAY BE SHORTENED TO AVOID STREAM AREAS, OR APPROPRIATE PERMITS MAY BE OBTAINED FOR STREAM ALTERATIONS.

CURVE A1	CURVE A2
P.I. 11+69.76	P.I. 16+50.63
PC 10+69.56	PC 14+86.45
PT 12+26.84	PT 17+77.00
Δ 90° 06' 58" (RT)	Δ 66° 35' 17" (LT)
D 57° 17' 45"	D 22° 55' 06"
R 100.000	R 250.000
L 157.282	L 290.545
T 100.203	T 164.182

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CLT MAP: 117  
PARCEL: 11

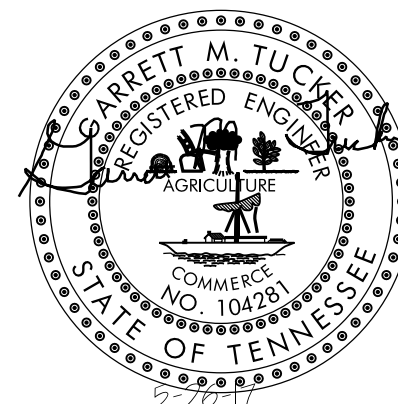
DEED REFERENCE: 20170301 - 0053167

TOTAL AREA: 19.7 ACRES

NUMBER OF LOTS: 27  
PROPERTY ZONED: PR

MPC FILE NUMBER: 5-B-17-RZ  
5-B-17-SP

6-SC-17-C / 6-K-17-UR  
Revised: 5/22/2017





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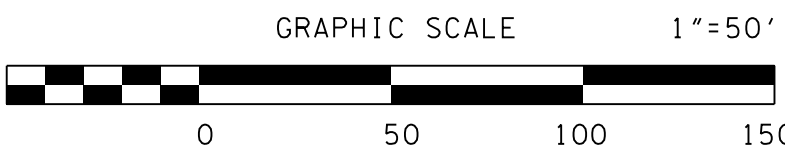
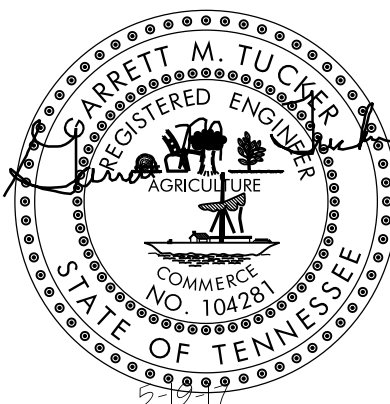
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6-SC-17-C / 6-K-17-UR  
Revised: 5/22/2017



NO.	DATE	DESCRIPTION	BY	CHK.
REVISIONS				

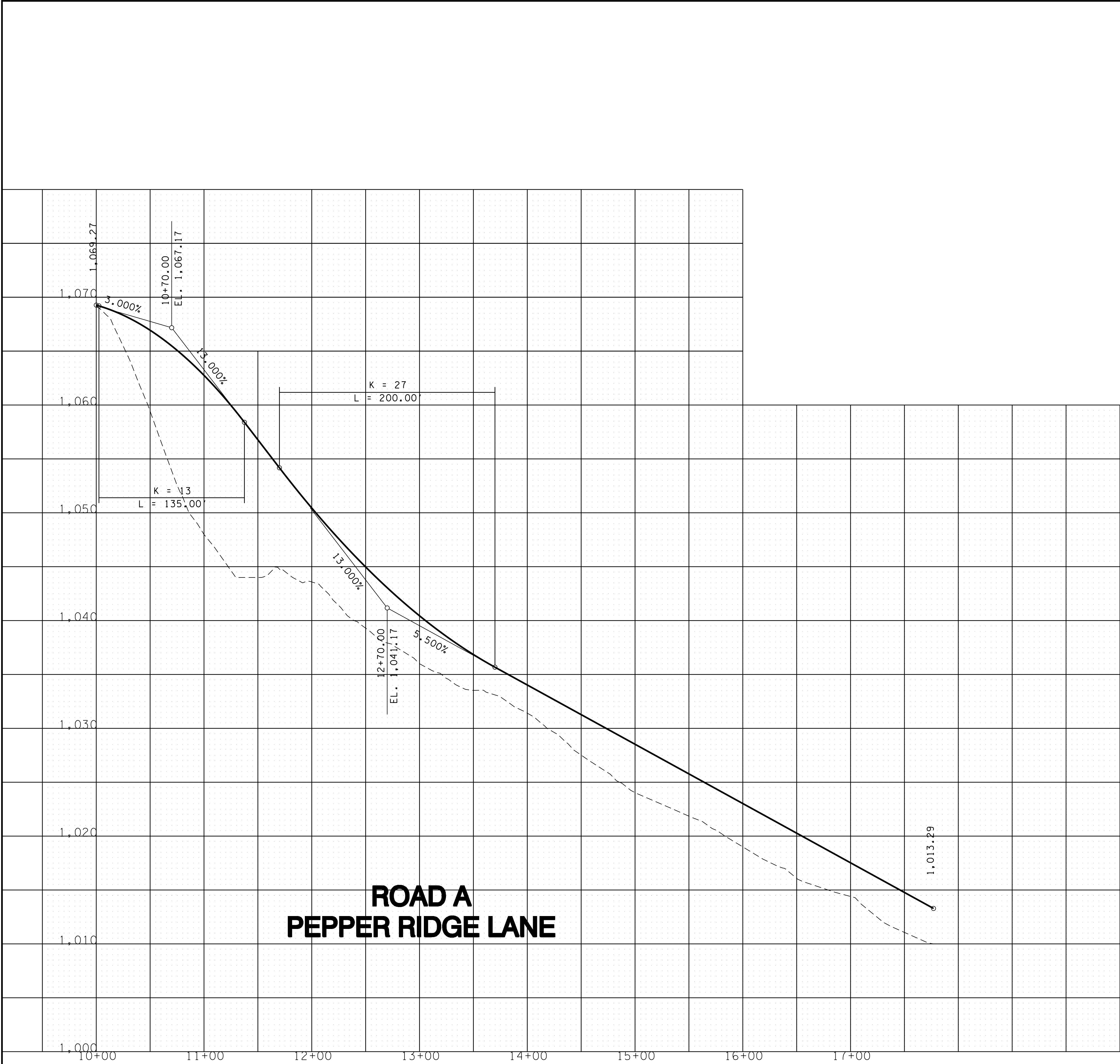


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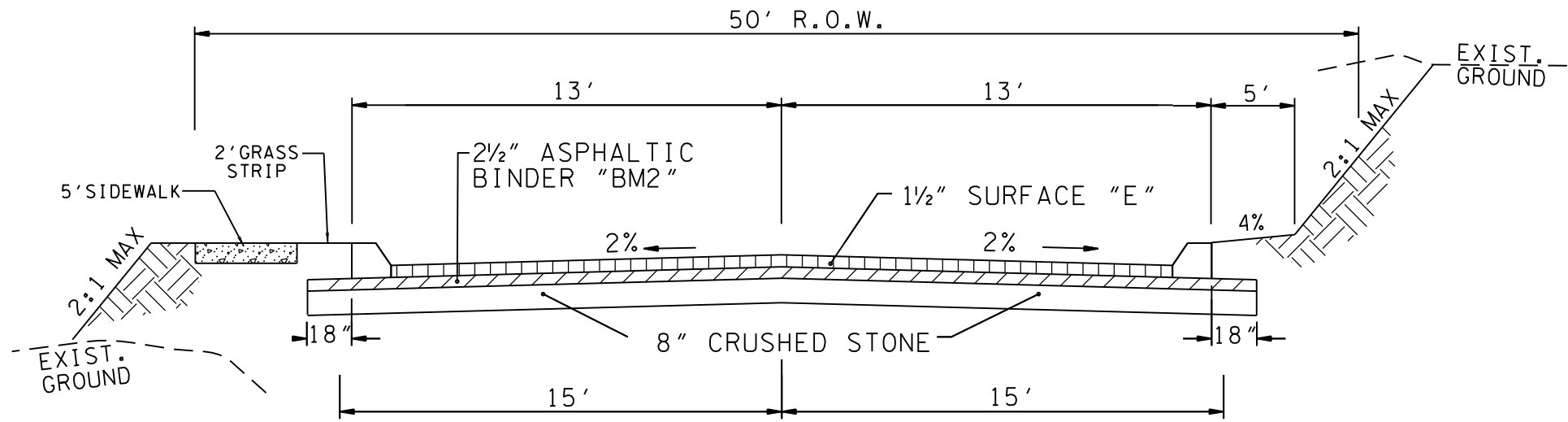
BRANDYWINE AT PEPPER RIDGE  
CONCEPT PLAN / USE ON REVIEW

PRELIMINARY  
GRADING PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET THREE NO. 3
DRAWN BY JER	DATE 05/19/17	FILE NO. 17005	OF 4 SHEETS



ROAD A  
PEPPER RIDGE LANE

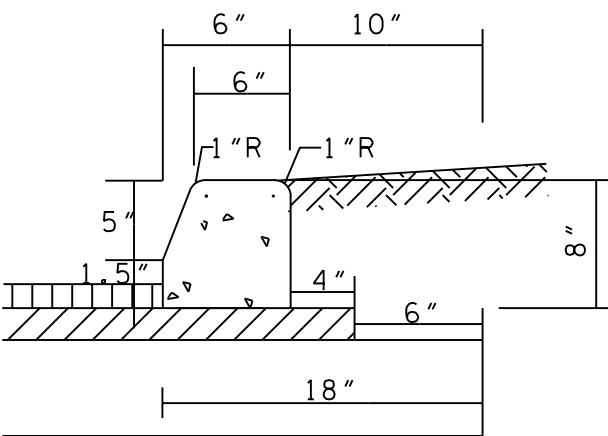


TYPICAL 2 LANE STREET  
PUBLIC ROADS

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.

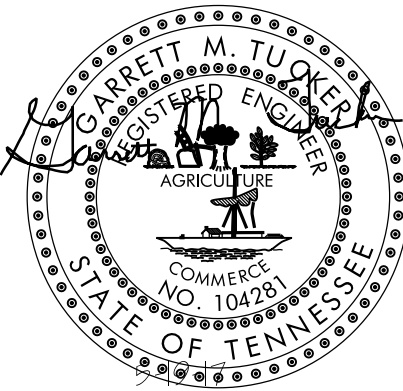
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (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

6-SC-17-C / 6-K-17-UR  
Revised: 5/22/2017



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ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=50' HORZ. 1"=5' VERT.	SHEET NO. 4
DRAWN BY JER	DATE 05/19/17	FILE NO. 17005	OF 4 SHEETS