

LEGEND	
EIP	IRON PIN FOUND
PIPE	PIPE FOUND
MB	MAILBOX
W.M.	WATER METER
MANHOLE	MANHOLE
TELEPHONE	TELEPHONE
POWER	POWER
SWALE	SWALE

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.

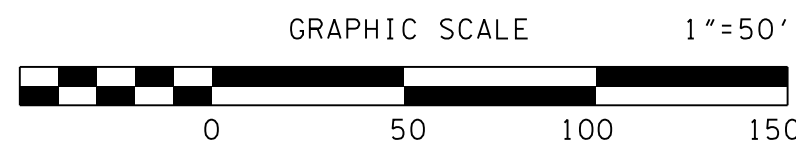
Registered Engineer: Garrett M. Tuck  
Tennessee Certificate No. 104281

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 400 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG E EMORY ROAD FROM THE PROPOSED ENTRANCE

MEASURED SIGHT DISTANCE LOOKING SOUTHWEST = 530 FEET  
MEASURED SIGHT DISTANCE LOOKING NORTHEAST = 1,500 FEET

LOT AREAS		
LOT #	AREA (SQ FT)	
1	5619	
2	1846	*
3	3911	
4	2292	*
5	1650	*
6	2025	*
7	2025	*
8	1650	*
9	2100	*
10	3901	
11	1844	*
12	3987	
* - VARIANCE FOR LOT AREA		

HORIZONTAL CURVE INFORMATION  
CURVE RVW-C1  
P.I. 10+79.03  
PC 10+72.07  
PT 10+85.97  
Δ 7° 58' 02" (RT)  
D 57° 17' 45"  
R 100.000  
L 13.905  
T 6.964



NOTE: ALL MARKINGS IN RIGHT OF WAY MUST BE THERMOPLASTIC

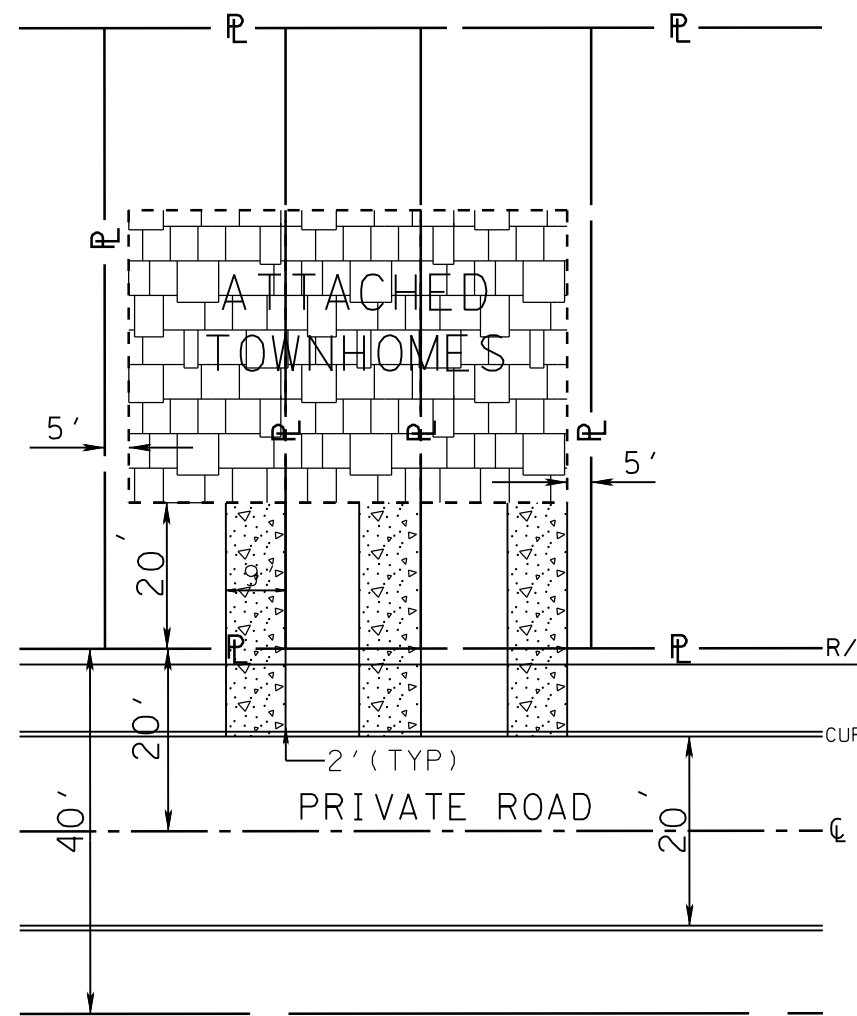
DEVELOPER:  
NORTHSHORE CONSTRUCTION, INC  
7017 HARTWINN LANE  
KNOXVILLE, TN 37918  
DAVID DROZHIN  
(865) 200-9521

OWNER:  
RAINIER SERVICES, LLC  
4807 E EMORY ROAD  
KNOXVILLE, TN 37938  
(865) 200-9251

MINIMUM BUILDING SETBACKS:  
FRONT - 20'  
SIDE - 5' (0' ALONG INTERNAL TOWNHOME LOTS)  
REAR - 15'  
PERIPHERAL - 25'

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

NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT  
(ATTACHED TOWNHOMES)

ALTERNATIVE DESIGN STANDARDS:

- 1) PRIVATE ROAD WITH 40' R.O.W. AND 20' PAVEMENT
- 2) INTERSECTION GRADE FROM 1% TO 2% AT RAINIER VALLEY WAY AND E EMORY ROAD
- 3) REDUCTION OF LOT FRONTAGE FROM 25 FEET TO NO LESS THAN 20 FEET ON LOTS 2, 5, 8, & 11.

VARIANCES:

- 1) REDUCTION OF INTERSECTION SPACING FROM 400 FEET TO 285 FEET BETWEEN RAINIER VALLEY WAY AND PALMYRA DRIVE.

NOTES:

- 1) DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
- 2) EXISTING CONTOURS FROM K.G.I.S.
- 3) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. THE HOMEOWNERS ASSOCIATION OR OTHER LEGAL ENTITY SHALL ALSO BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE RIGHT OF WAY.
- 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 5) SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG E EMORY ROAD.
- 6) A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, EXCEPT FOR ZERO LOT LINES FOR ATTACHED UNITS.
- 7) LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
- 8) ENTRANCE PERMIT TO BE OBTAINED FROM TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT). DETAILS FOR INGRESS AND EGRESS LANES TO BE COORDINATED WITH TDOT. ADDITIONAL RIGHT-OF-WAY PREVIOUSLY DEDICATED FOR FUTURE WIDENING OF E EMORY ROAD TO 5 LANES.
- 9) SITE GRADING ALONG E EMORY ROAD TO MEET ADA REQUIREMENTS FOR FUTURE SIDEWALKS.

CLT MAP: 29P GROUP M  
PARCELS: 1-16

DEED REFERENCE: 20191106-0031615

TOTAL AREA: 3.60 ACRES  
DISTURBED AREA: 3.60 ACRES

COMMON AREA: 2.52 AC  
PRIVATE STREET: 14,043 AQ FT (0.32 AC)

NUMBER OF LOTS / UNITS: 12  
PROPERTY ZONED: PR (1-5 DU/AC)

PLANNING SERVICES FILE NUMBER: 6-SE-23-C & 6-E-23-DP

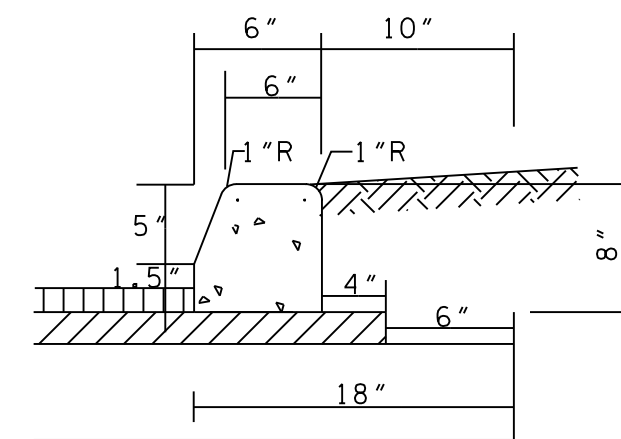
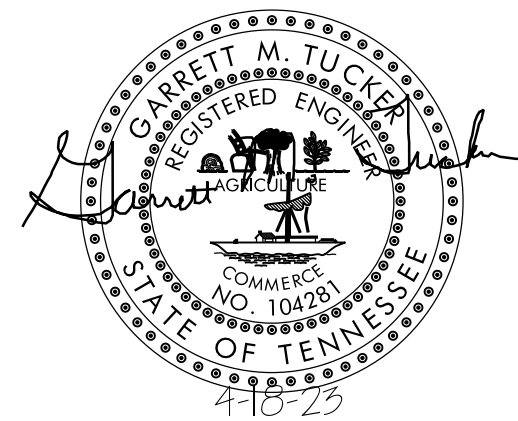
DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
GMT	RGC	1" = 50'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 3 SHEETS
GMT	5-24-23	19158	



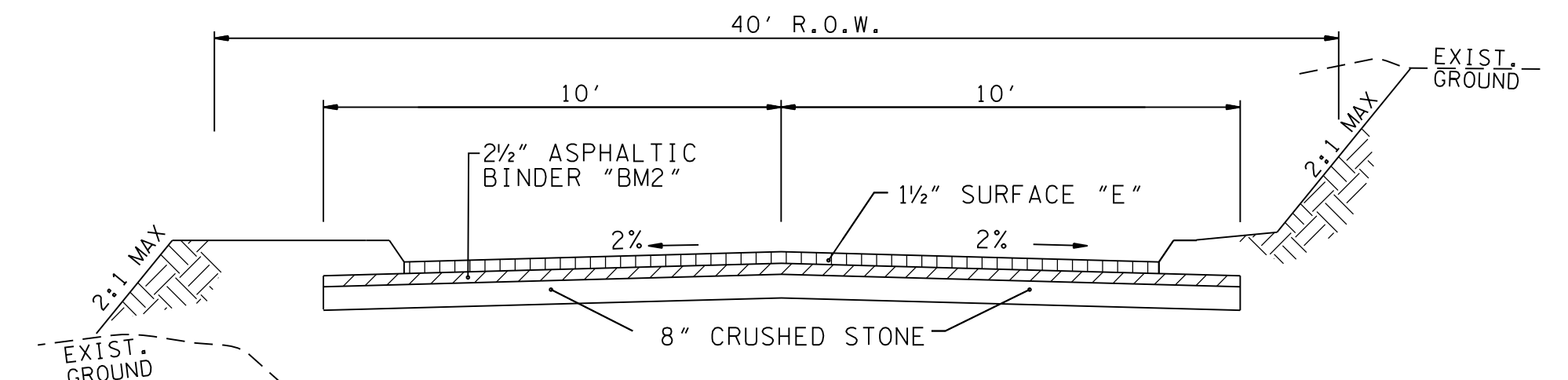
ROBERT G. CAMPBELL & ASSOC., L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

RAINIER VALLEY  
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

GENERAL LAYOUT  
PLAN VIEW



STANDARD DETAIL 6" EXTRUDED CURB

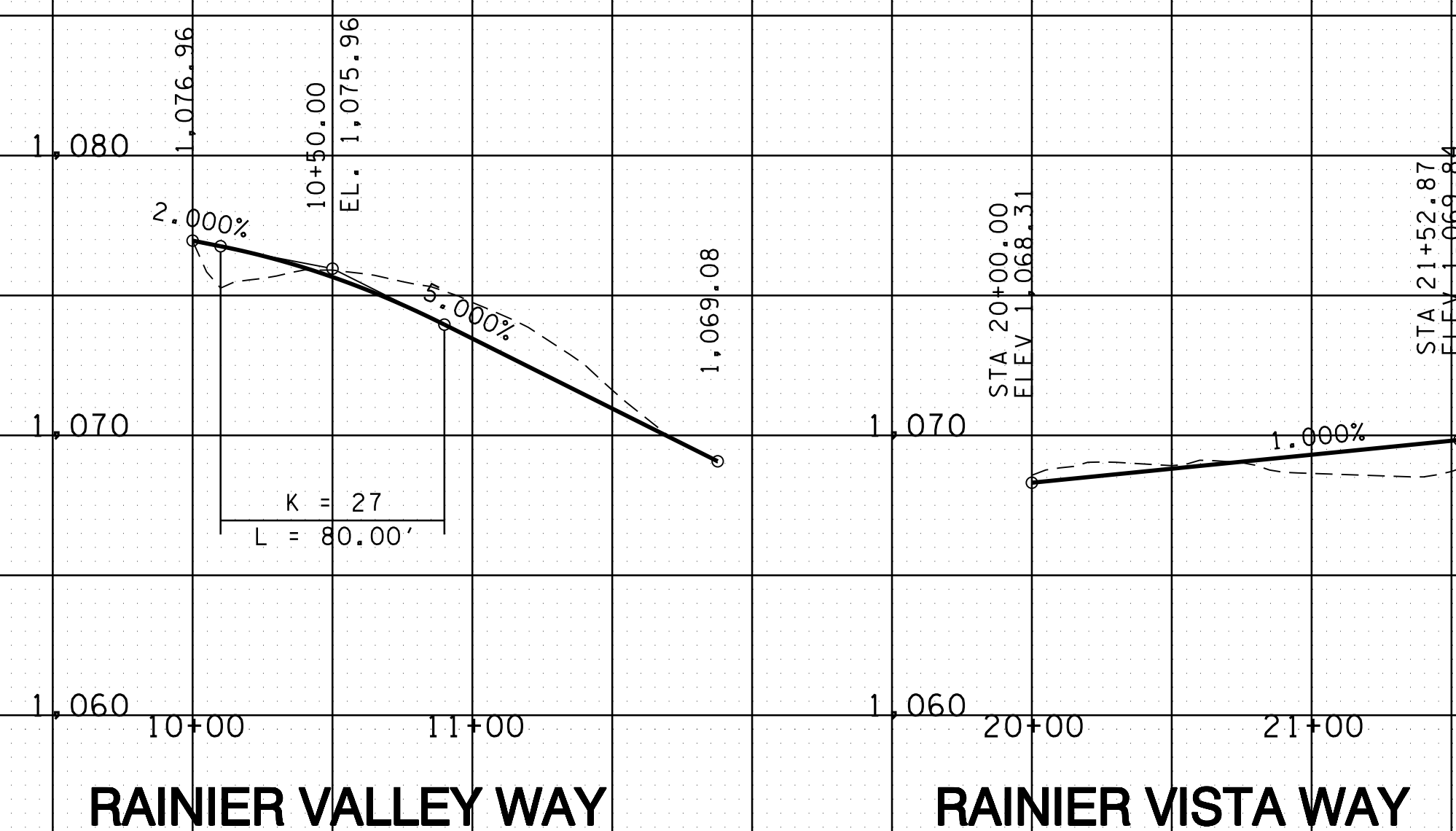


TYPICAL 2 LANE STREET  
PRIVATE ROADS

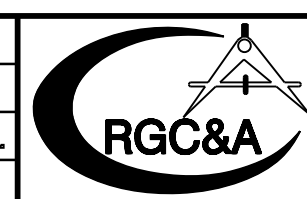
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

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.



NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		



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

RAINIER VALLEY  
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=50' HORIZ. 1"=5' VERT.	SHEET TWO NO. 2
DRAWN BY GMT	DATE 4-20-23	FILE NO. 19158	OF 3 SHEETS



