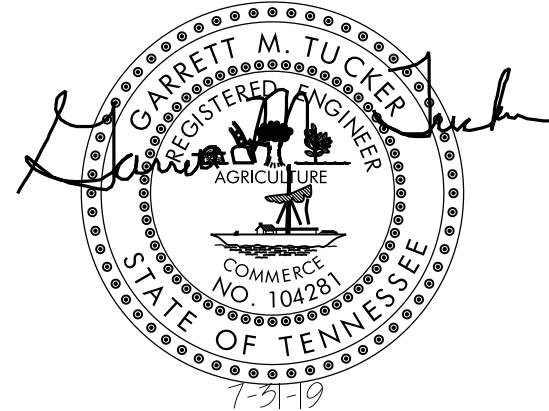
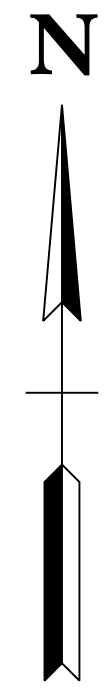


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A.J. CANIZALES  
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CURVE C5  
P.I. 35+50.02  
PC 35+36.25  
PT 35+72.83  
 $\Delta$  26° 37' 47" (RT)  
D 57° 17' 45"  
L 100.000  
E 46.48  
T 23.67



I-640

I-640

CURVE C4  
P.I. 32+30.41  
PC 31+25.76  
PT 33+27.14  
 $\Delta$  38° 27' 41" (RT)  
D 19° 05' 55"  
R 300.000  
L 201.383  
T 104.651

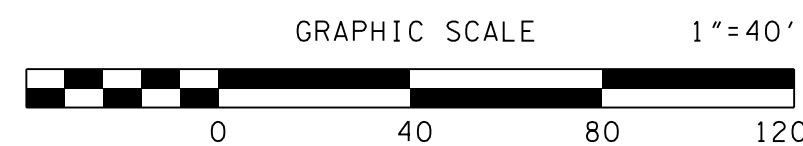
ROAD "A"  
STA 15+21.86  
ROAD "C"  
STA 30+71.33

DETENTION BASIN  
& DRAINAGE  
EASEMENT  
COMMON AREA

WALL #1

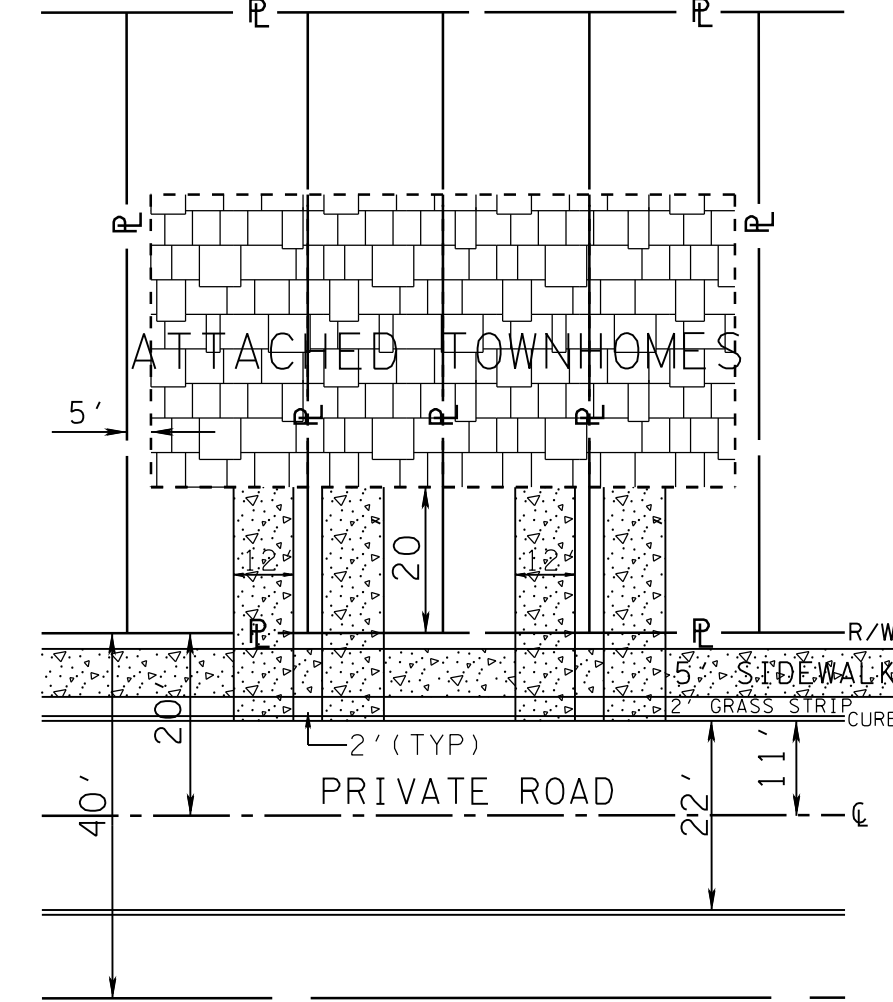
ROAD "C"  
STA 30+00.00

WEST HAVEN VILLAGE  
UNIT 2  
PLAT: C-50-B



EMERGENCY ACCESS  
GATE

NOTE: PERIPHERAL SETBACK APPLIES  
AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT  
(ATTACHED TOWNHOMES)

CURVE C3  
P.I. 22+79.91  
PC 22+36.28  
PT 23+22.68  
 $\Delta$  19° 48' 03" (LT)  
D 22° 55' 06"  
R 250.000  
L 86.398  
T 43.634

CURVE C2  
P.I. 20+85.58  
PC 20+14.51  
PT 21+53.00  
 $\Delta$  31° 44' 16" (LT)  
D 22° 55' 06"  
R 250.000  
L 138.482  
T 71.067

CURVE C1  
P.I. 10+92.03  
PC 10+28.98  
PT 11+52.50  
 $\Delta$  28° 18' 26" (RT)  
D 22° 55' 06"  
R 250.000  
L 123.514  
T 63.044

ROAD "A"  
STA 10+00.00

ROAD "A"  
STA 12+12.26

ROAD "B"  
STA 20+00.00

#### LEGEND

- MON RIGHT-OF-WAY MONUMENT FOUND  
 IRON PIN FOUND  
 WATER METER  
W.M. WATER METER  
 MANHOLE  
 WATER VALVE  
W.V. WATER VALVE  
 FIRE HYDRANT  
 POWER/TELEPHONE/CABLE  
P/T/C LIGHT POLE  
 GUY WIRE  
 SIGN  
 EXISTING GUARDRAIL  
 PROPOSED WALL

#### MINIMUM BUILDING SETBACKS:

- FRONT - 20'  
SIDE - 5' (0' INTERIOR OF BUILDINGS)  
REAR - 25' PERIPHERAL (LOTS 1-15, 49-68)  
- 5' (LOTS 29-43)  
- 10' (LOTS 16-28, 44-48)

#### VARIANCES:

- 1) REDUCE THE MINIMUM LOT FRONTAGE WIDTH FROM 25' TO 20'  
LOTS 2, 5-6, 9-10, 13-14, 17-18, 21, 24, 27, 30-34, 41-42, 47, 50-55, 58-59  
62-63, & 66-68  
2) INCREASE THE MAXIMUM STREET GRADE FROM 12% TO 12.5%  
FOR ROAD "C" STA 34+80

CLT MAP: 80M GROUP A  
PARCEL: 001  
DEED REFERENCE: 201706220078126  
TOTAL AREA: 6.88 ACRES  
NUMBER OF UNITS/LOTS: 68  
PROPERTY ZONED: RP-1

PLANNING SERVICES FILE NUMBER: 8-SA-19-C / 8-J-19-UR

NO.	DATE	DESCRIPTION	BY	CKD.



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

## PLEASANT RIDGE STABLES

## SITE LAYOUT

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET TWO NO. 2
DRAWN BY MAS	DATE 7-31-19	FILE NO. 18053	OF TWELVE SHEETS



NOTES:

1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.

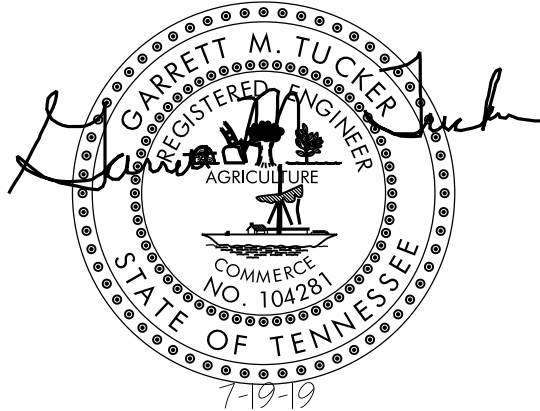
2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER, CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDDED.

3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.

4) IN ACCORDANCE WITH THE TNCGP, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 72 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIST THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.

5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

6) ALL SITE LANDSCAPING WILL ADHERE TO THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.



STORM DRAINAGE SUMMARY

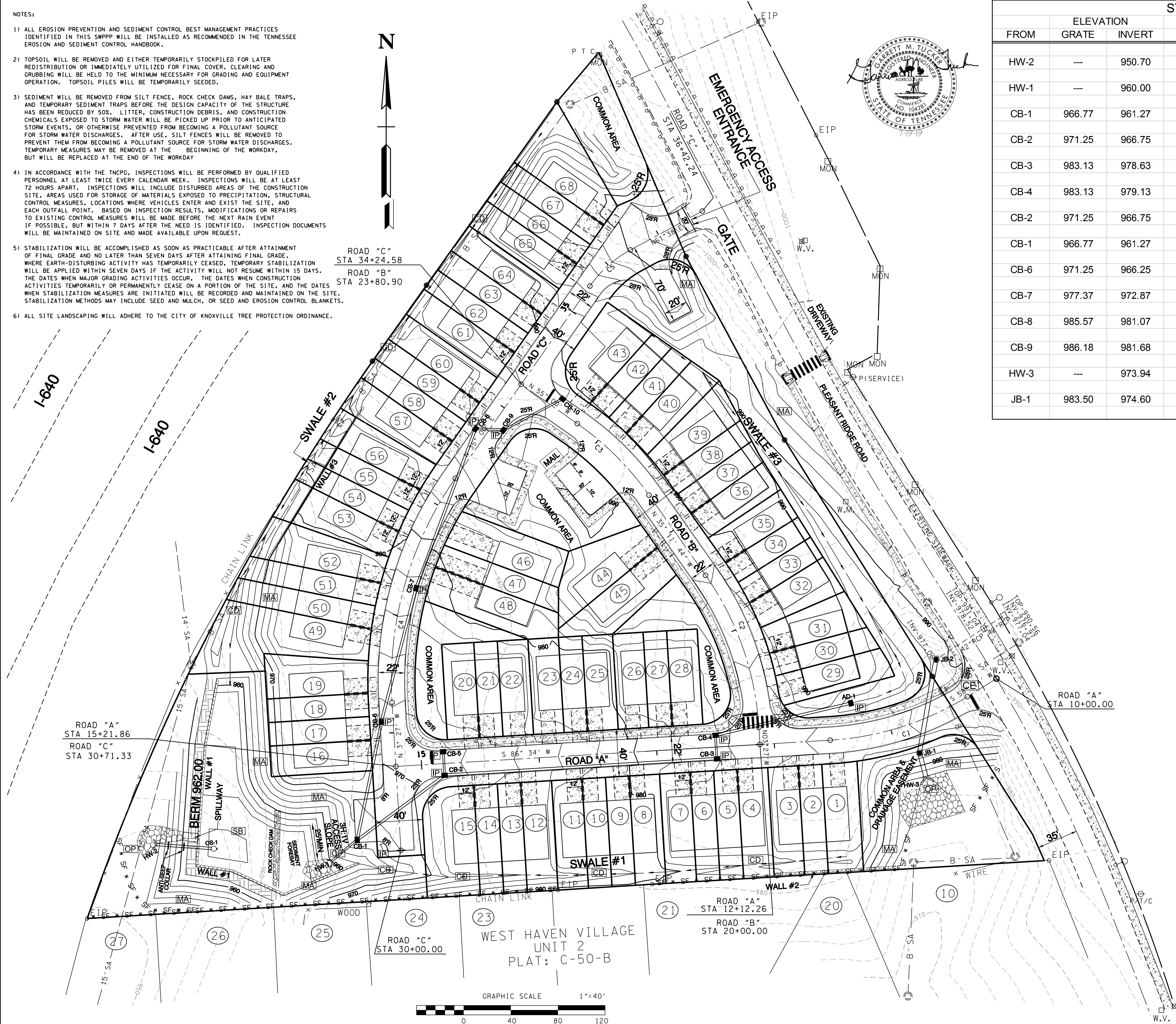
FROM	ELEVATION		TO	ELEVATION		LENGTH	SLOPE	DIAMETER / MATERIAL
	GRATE	INVERT		GRATE	INVERT			
HW-2	---	950.70	OS-1	---	951.20	46	1.09%	24" RCP
HW-1	---	960.00	CB-1	966.77	961.27	28	4.54%	24" RCP
CB-1	966.77	961.27	CB-2	971.25	966.75	92	5.96%	18" RCP
CB-2	971.25	966.75	CB-3	983.13	978.63	230	5.17%	18" RCP
CB-3	983.13	978.63	CB-4	983.13	979.13	22	2.27%	18" RCP
CB-4	983.13	979.13	AD-1	984.50	980.50	118	1.16%	15" RCP
CB-2	971.25	966.75	CB-5	971.25	967.25	46	1.09%	18" RCP
CB-1	966.77	961.27	CB-6	971.25	966.25	108	4.61%	24" RCP
CB-6	971.25	966.25	CB-7	977.37	972.87	118	5.61%	18" RCP
CB-7	977.37	972.87	CB-8	985.57	981.07	144	5.69%	18" RCP
CB-8	985.57	981.07	CB-9	986.18	981.68	25	2.44%	15" RCP
CB-9	986.18	981.68	CB-10	988.14	983.64	56	3.50%	15" RCP
HW-3	---	973.94	JB-1	983.50	974.60	22	3.00%	42" RCP
JB-1	983.50	974.60	JB-2	989.00	977.00	80	3.00%	42" RCP

CONSTRUCTION SEQUENCE:

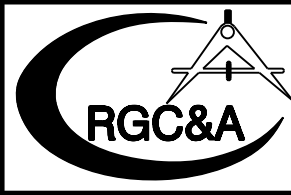
- 1) SURFACE AND PAVE NEW PRIVATE STREETS.
- 2) CONSTRUCT NEW MULTI-FAMILY BUILDINGS.
- 3) FINAL GRADE AND CONSTRUCT DRIVEWAYS AND PARKING AREAS.
- 4) WHEN ALL CONSTRUCTION HAS BEEN COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED, REMOVE SKIMMER AND CONVERT POND TO STORMWATER DETENTION BASIN.
- 5) PROVIDE AS-BUILT DEVELOPMENT CERTIFICATION FOR BOND RELEASE.
- 6) SUBMIT NOTICE OF TERMINATION.

LEGEND

- MON RIGHT-OF-WAY MONUMENT FOUND  
EIP IRON PIN FOUND  
W.M. WATER METER  
 MANHOLE  
W.V. WATER VALVE  
 FIRE HYDRANT  
 POWER/TELEPHONE/CABLE  
P/T/C LIGHT POLE  
 SIGN  
  
SF \* SF \* SF \* SF \* SILT FENCE  
 CONSTRUCTION EXIT  
 STORM DRAIN INLET PROTECTION  
 STORM DRAIN OUTLET PROTECTION  
 TEMPORARY SEDIMENT BASIN  
 CHECK DAM  
 EROSION CONTROL MATTING  
 OVERLAND DRAINAGE PATTERN  
--- 980 --- EXISTING GRADE  
--- 980 --- PROPOSED GRADE



NO.	DATE	DESCRIPTION	BY	CKD.



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CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

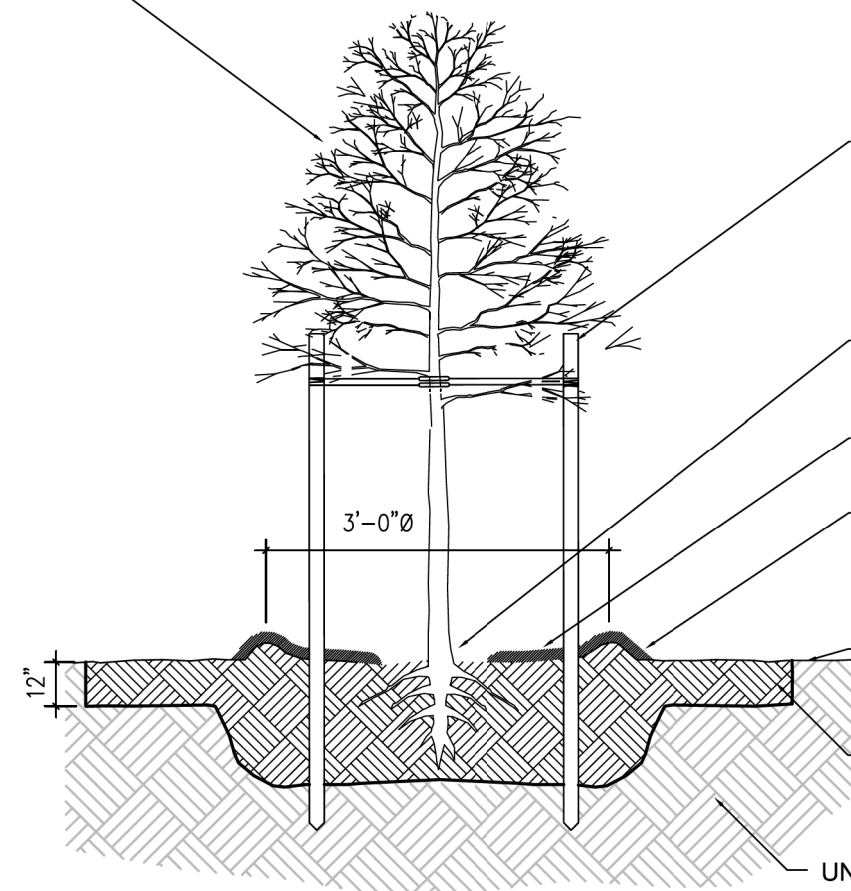
PLEASANT RIDGE STABLES

GRADING & DRAINAGE PLAN  
SWPPP - STAGE 3

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET FIVE NO. 5 OF ELEVEN SHEETS
DRAWN BY MAS	DATE 7-19-19	FILE NO. 18053	



PRUNE ANY BROKEN BRANCHES FOUND IN THE CANOPY.



TREE PLANTING TYPICAL DETAIL  
NO SCALE

HARDWOOD STAKE DRIVE 18" TO 24" INTO GROUND WITH 3" WEBBING OR POLYETHYLENE STRIPS TWISTED LOOSELY ONE TIME AROUND TRUNK ALLOWING FOR SOME SWAYING AND AFFIXED TO STAKE. PLACE STAKES BETWEEN 18" AND 36" FROM TRUNK.

DO NOT COVER ROOT FLARE WITH SOIL OR MULCH. ROOT FLARE SHALL BE AT GRADE AND VISIBLE.

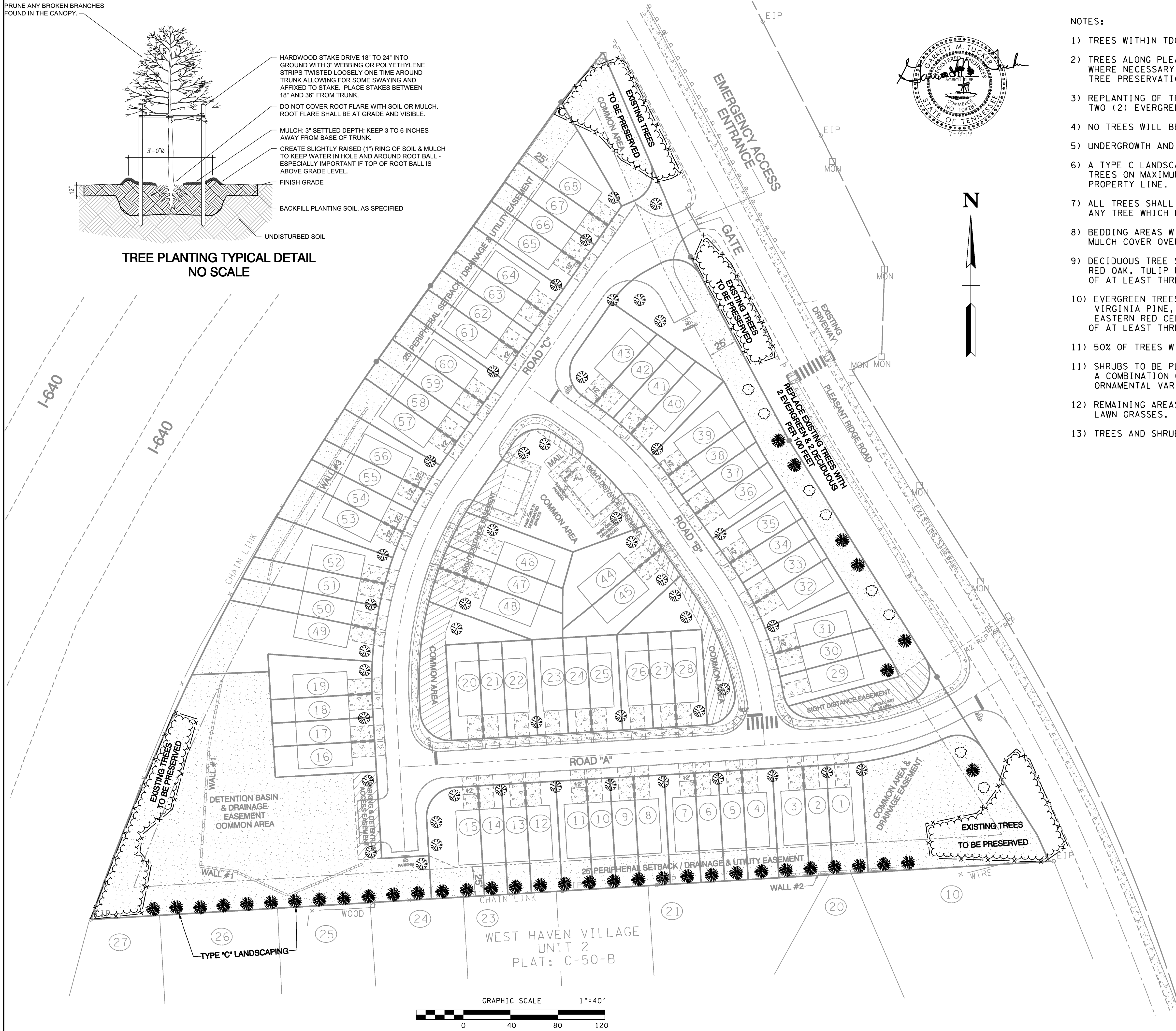
MULCH: 3" SETTLED DEPTH; KEEP 3 TO 6 INCHES AWAY FROM BASE OF TRUNK.

CREATE SLIGHTLY RAISED (1") RING OF SOIL & MULCH TO KEEP WATER IN HOLE AND AROUND ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS ABOVE GRADE LEVEL.

FINISH GRADE

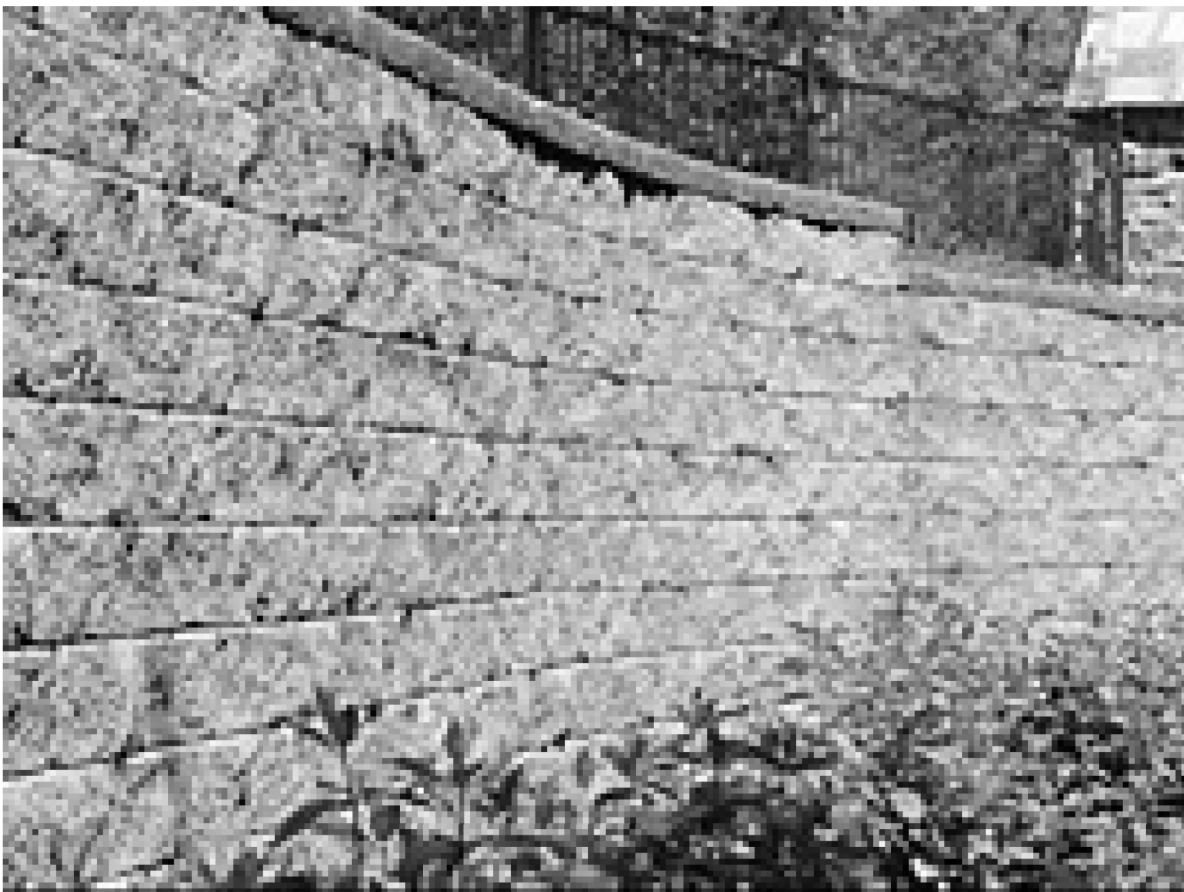
BACKFILL PLANTING SOIL, AS SPECIFIED

UNDISTURBED SOIL



NOTES:

- 1) TREES WITHIN TDOT RIGHT-OF-WAY WILL NOT BE DISTURBED.
- 2) TREES ALONG PLEASANT RIDGE ROAD WILL BE PRESERVED, EXCEPT WHERE NECESSARY FOR CONSTRUCTION OF SIDEWALK AND SITE GRADING. TREE PRESERVATION AREAS WILL BE MARKED WITH HIGH VISIBILITY FENCING.
- 3) REPLANTING OF TREES ALONG PLEASANT RIDGE ROAD WILL CONSIST OF TWO (2) EVERGREEN TREES AND TWO (2) DECIDUOUS TREES PER 100 FEET.
- 4) NO TREES WILL BE PLANTED WITHIN THE RIGHT-OF-WAY OF PLEASANT RIDGE ROAD.
- 5) UNDERGROWTH AND UNHEALTHY TREES WITHIN THE TREELINE CAN BE REMOVED.
- 6) A TYPE C LANDSCAPE SCREEN CONSISTING OF A SINGLE ROW OF SMALL EVERGREEN TREES ON MAXIMUM 20' CENTERS WILL BE PROVIDED ALONG THE SOUTHERN PROPERTY LINE.
- 7) ALL TREES SHALL BE PROPERTY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
- 8) BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
- 9) DECIDUOUS TREE SPECIES WILL BE RED MAPLE, FLOWERING DOGWOOD, RED OAK, TULIP POPLAR, SYCAMORE, AND REDBUD. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
- 10) EVERGREEN TREES WILL INCLUDE AMERICAN HOLLY, EASTERN WHITE PINE, VIRGINIA PINE, SHORT LEAF PINE, CAROLINA HEMLOCK, CANADIAN HEMLOCK, EASTERN RED CEDAR, OR FRAZIER FIR. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
- 11) 50% OF TREES WILL HAVE A MATURE HEIGHT OF AT LEAST 50 FEET.
- 11) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
- 12) REMAINING AREAS WILL BE SEEDED OR SODDED WITH A MIXTURE OF LAWN GRASSES.
- 13) TREES AND SHRUBS SHALL BE PLANTED OUTSIDE OF SIGHT DISTANCE EASEMENTS.



RETAINING WALL TYPICAL DETAIL  
NO SCALE

SEGMENTAL BLOCK GRAVITY WALLS

- WALL #1 = 8' HIGH
- WALL #2 = 4'-6" HIGH
- WALL #3 = 12' HIGH

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ⊗ SHRUB
- x — x — HIGH VISIBILITY FENCING

NO.	DATE	DESCRIPTION	BY	CKD.



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KNOXVILLE, TENNESSEE

PLEASANT RIDGE STABLES

LANDSCAPING PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET TWELVE NO. 12
DRAWN BY MAS	DATE 7-19-19	FILE NO. 18053	OF TWELVE SHEETS