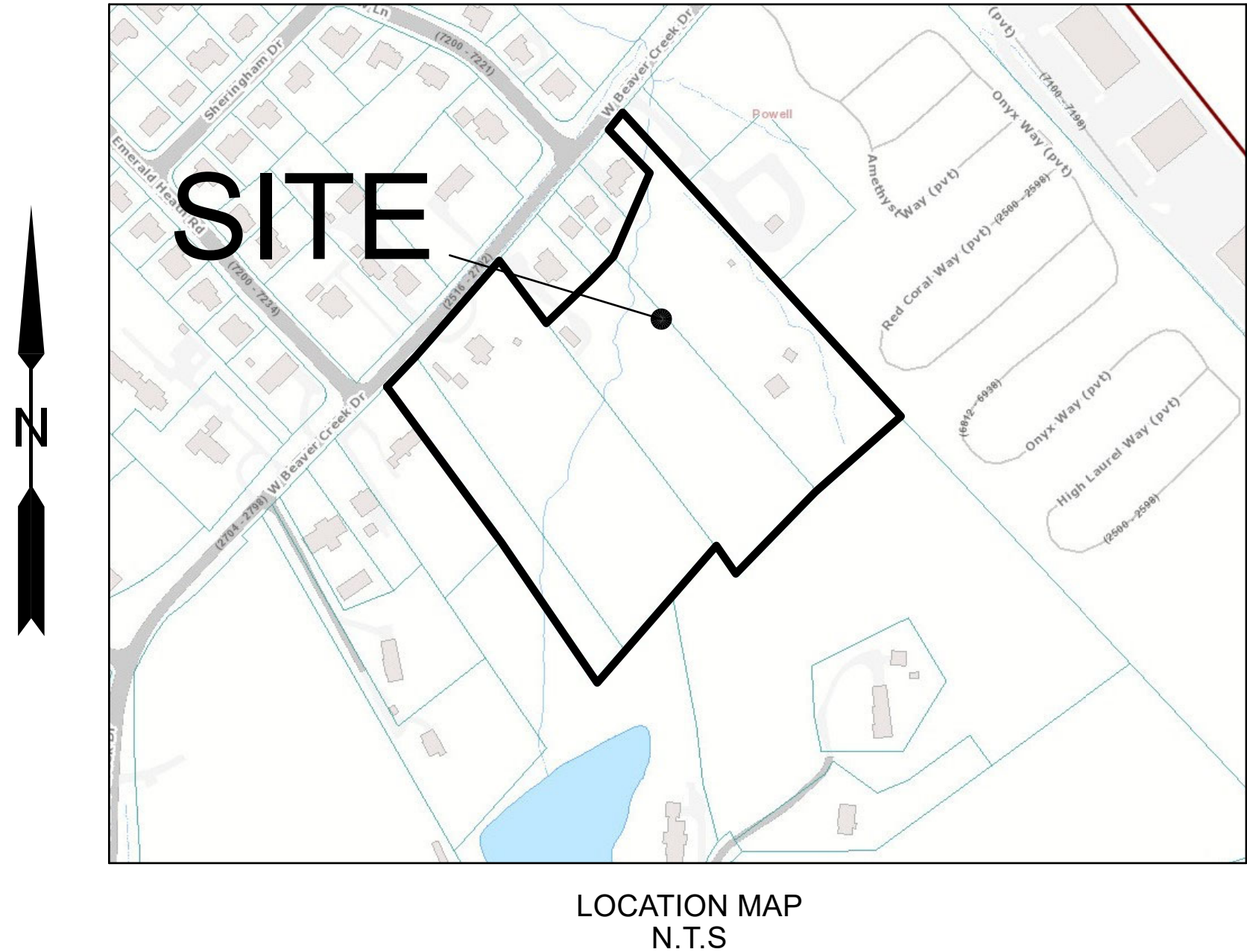


CONCEPT PLAN
FOR
THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TN

SHEET INDEX

- 1) COVER SHEET
- 2) EXISTING CONDITIONS
- 3) LANDSCAPE PLAN
- 4) CONCEPT PLAN
- 5) ON-STREET PARKING & TURNING EXHIBIT
- 6) PROFILES
- 7) DETAILS & NOTES 1
- 8) DETAILS & NOTES 2

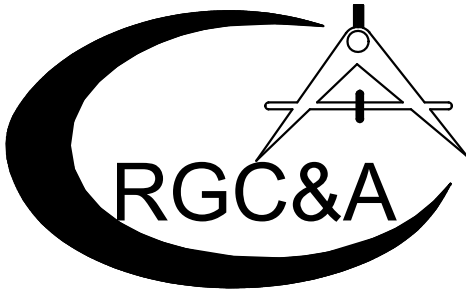


DEVELOPER: GOODALL HOMES
393 MAPLE STREET SUITE 100
GALLATIN, TN 37066
(615) 645-3903

UTILITIES: HALLSDALE-POWELL UTILITY DISTRICT
3745 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 922-7547

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN. 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

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

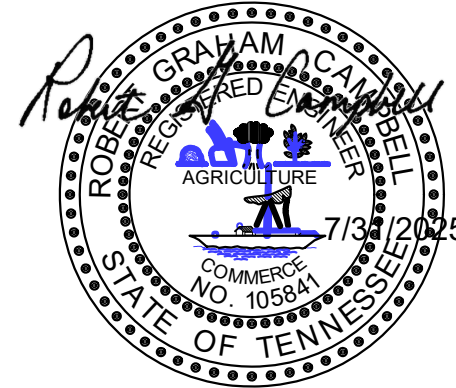


KNOXVILLE · SEVIERVILLE

Certification of Concept Plan by Registered Engineer

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 the best of my knowledge, to all applicable provisions of the *Knoxville-Knox County Subdivision Regulations* as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer *Robert G. Campbell*
Tennessee License No. 105841
Date: 7/31/2025

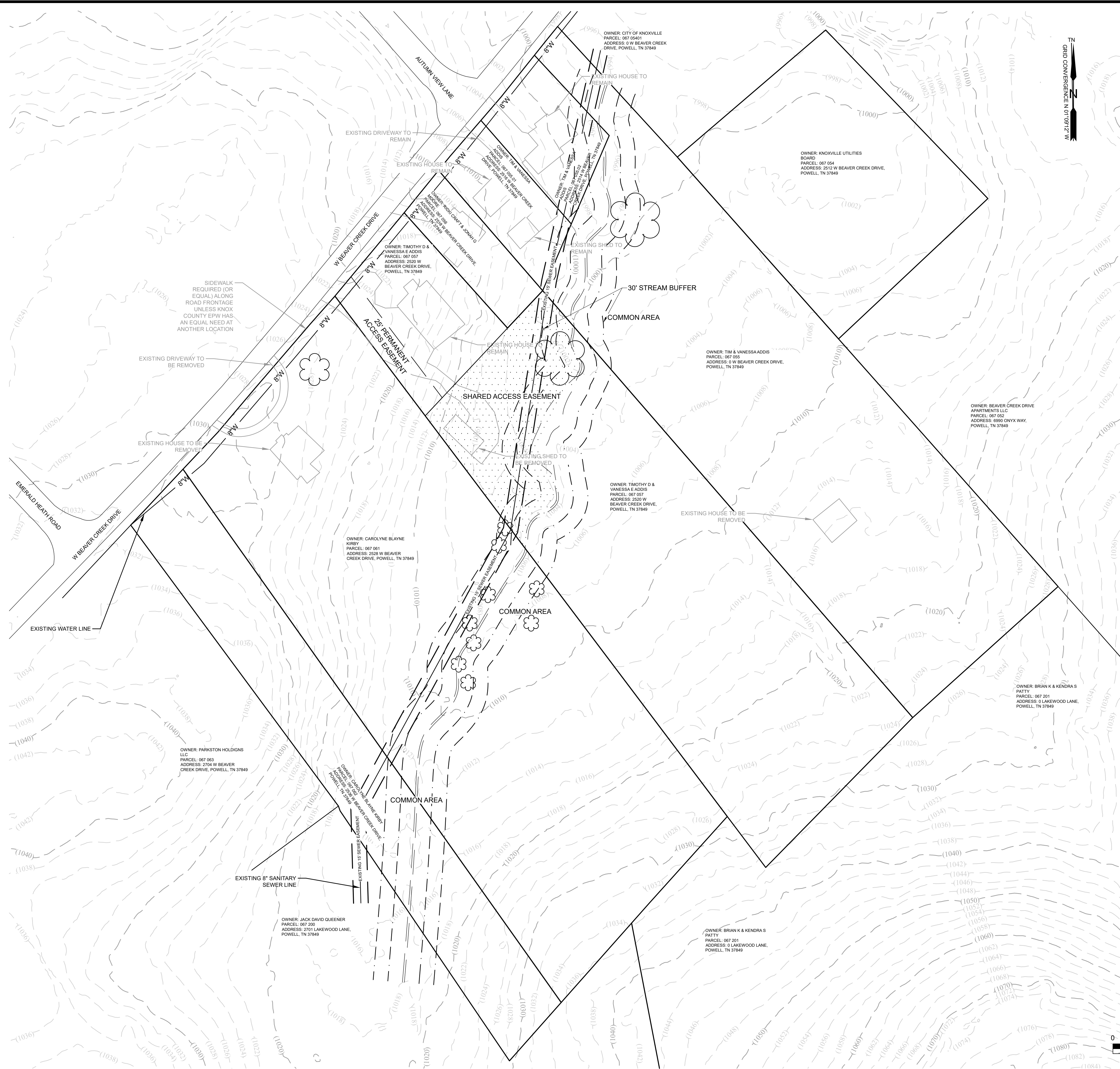


Revised: 8/1/2025
8-SC-25-C/8-H-25-DP

						ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE · SEVIERVILLE	THE WILLOWS AT BEAVER CREEK KNOX COUNTY, TENNESSEE	COVER SHEET	DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 1	
NO.		DATE	DESCRIPTION	BY					CKD.	DRAWN BY CAW	DATE 07/31/2025		FILE NO. 25105
REVISIONS													

ZONING CONDITIONS

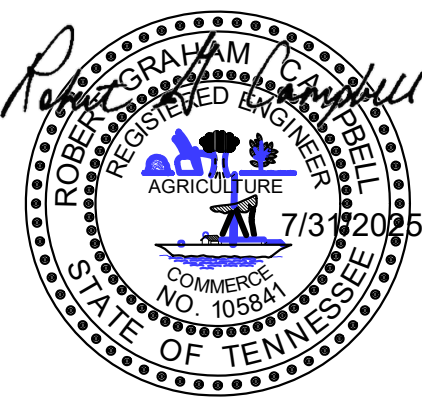
- 9-I-24-RZ (PARCELS 067-061 & 067-062)
1. NO MORE THAN 24 RESIDENTIAL BUILDING PERMITS SHALL BE ISSUED BEFORE COMPLETION OF CAPITAL IMPROVEMENTS AT INTERSECTION OF W BEAVER CREEK DR & CLINTON HWY.
 2. INSTALL TEMPORARY ISLAND RESTRICTING LEFT TURNS UNTIL INTERSECTION OF W BEAVER CREEK DR & CLINTON HWY IS IMPROVED.
 3. PRESERVE/PLANT 5 TREES PER ACRE WITH HALF BEING SHADE TREES; NEW TREES SELECTED FROM NATIVE PLANT LIST OF KNOXVILLE ARBORIST.
- 2-I-25-RZ (PARCELS 067-057)
1. NO MORE THAN 14 BUILDING PERMITS SHALL BE ISSUED BEFORE THE COMPLETION OF CAPITAL IMPROVEMENTS PLANNED AT THE INTERSECTION OF W BEAVER CREEK DR AND CLINTON HWY, UNLESS A NO LEFT TURN ISLAND IS INSTALLED.
 2. FIVE TREES PER ACRE SHALL BE PLANTED WITH AT LEAST HALF BEING SHADE TREES.



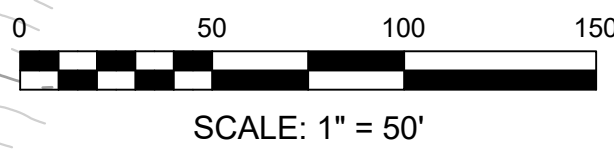
PROPERTY INFO

PARCEL	ZONING	ACREAGE
067 055	PR 5-12 DU/AC	2.76
067 057	PR(k) <12 DU/AC (2-I-25-RZ)	2.57
067 061	PR(k) <12 DU/AC (9-I-24-RZ)	3.70
067 062	PR(k) 12< DU/AC (9-I-24-RZ)	1.40
TOTAL ACREAGE:		10.43

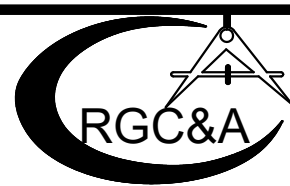
- NOTES:
1. EXISTING STREAM IS APPROXIMATELY TWO FEET WIDE AS PER AERIAL IMAGERY, WITH THE EXCEPTION OF AN AREA ON CLT067 PARCEL 057, AS SHOWN.
 2. SHARED ACCESS EASEMENT EXTENDS TO CENTERLINE OF STREAM.



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REVISIONS				



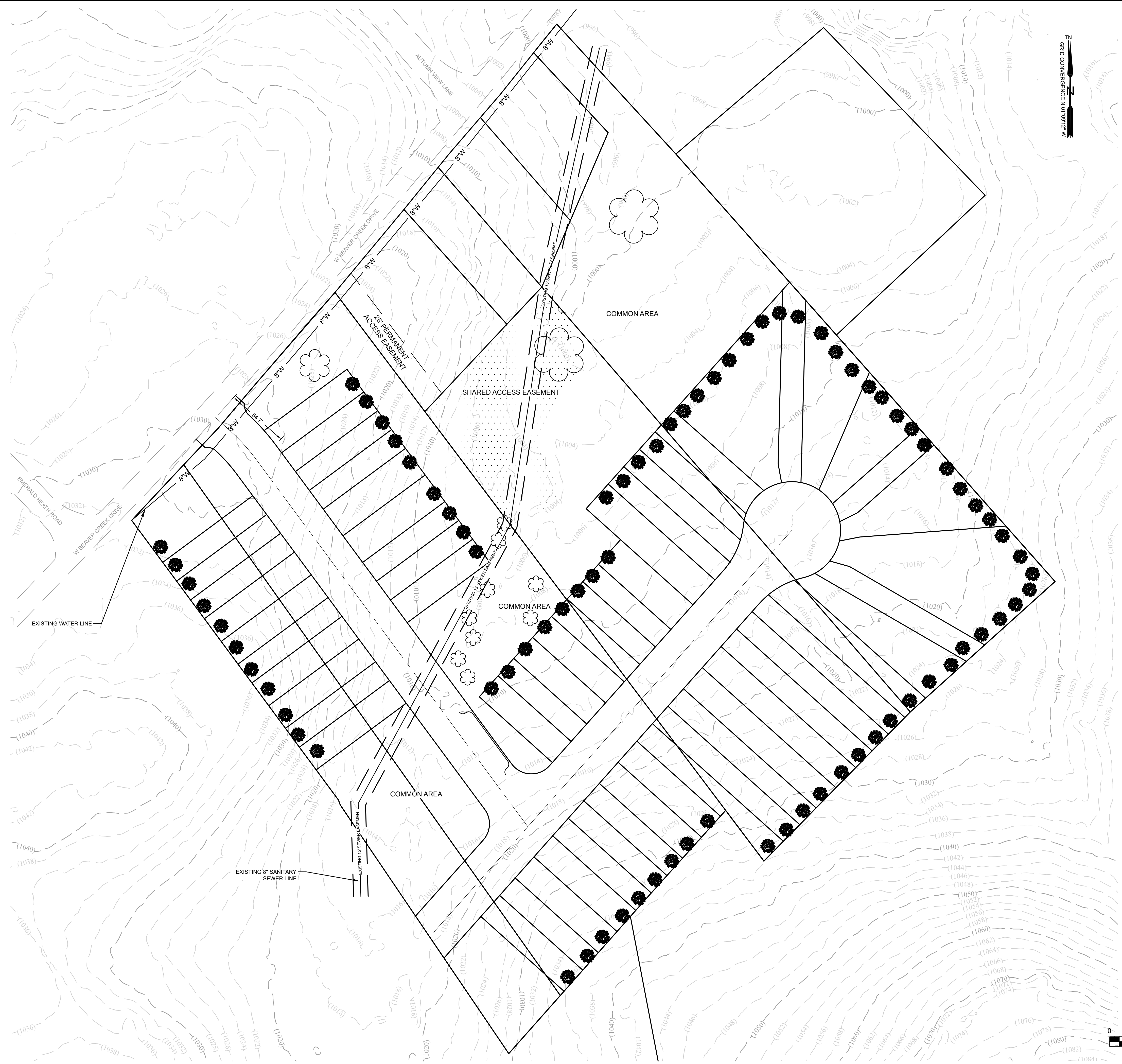
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TENNESSEE

EXISTING CONDITIONS

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 2 OF 8 SHEETS
DRAWN BY CAW	DATE 07/31/2025	FILE NO. 25105	

NOT FOR CONSTRUCTION

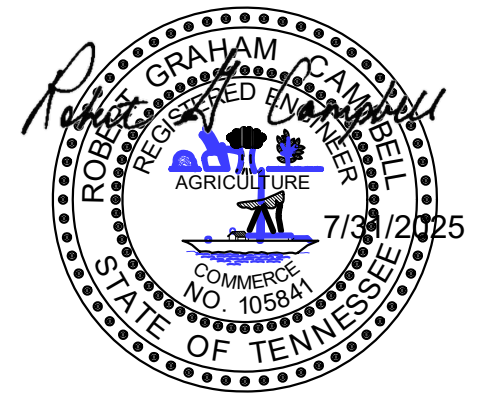
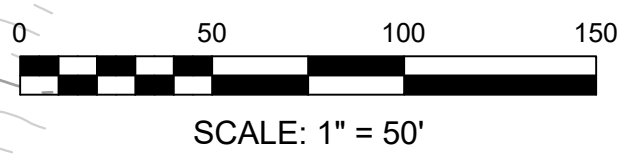


LEGEND

- TREE TO BE PLANTED
- EXISTING TREE TO REMAIN

TOTAL TREES REQUIRED:
PARCELS 067-061 & 067-062: 26
PARCEL 067-057: 13

- NOTE:
- EXISTING STREAM IS APPROXIMATELY TWO FEET WIDE AS PER AERIAL IMAGERY, WITH THE EXCEPTION OF AN AREA ON CLT067 PARCEL 057, AS SHOWN. FINAL CREEK LOCATION TO BE DETERMINED BY FIELD SURVEY.
 - FINAL PLAN WILL INCORPORATE EXISTING TREES WHICH REMAIN AND CAN BE A PART OF THE LANDSCAPE BUFFER. THIS WILL NOT BE KNOWN UNTIL FINAL GRADING PLAN IS COMPLETED.
 - TOTAL TREES REQUIRED:
PARCELS 067-061 & 067-062: 26
PARCEL 067-057: 13



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NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TENNESSEE

LANDSCAPE PLAN

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 3 OF 8 SHEETS
DRAWN BY CAW	DATE 07/31/2025	FILE NO. 25105	

NOT FOR CONSTRUCTION

20' REAR SETBACK

29' 24' 29' 29' 24' 24' 29'

5' 5'

TRI-PLEX DWELLING

FOUR-PLEX DWELLING

DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY DRIVEWAY

R/W

20'

26'

50'

PUBLIC ROAD

CURB

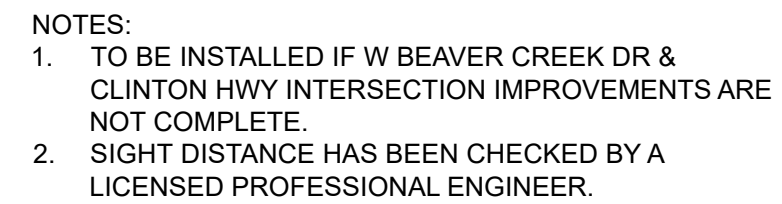
CURB

13'

26'

R/W

PARCEL DENSITY				
PARCEL	067 055	067 057	067 061	067 062
ACREAGE (AC)	2.76	2.57	3.70	1.40
UNITS (DU)	10	15	24	11
MAXIMUM PARCEL DENSITY (DU/AC)	12	12	12	12
PROPOSED PARCEL DENSITY (DU/AC)	3.62	5.84	6.49	7.86



ABBREVIATIONS

FSL FRONT SETBACK LINE

PSL PERIPHERAL SETBACK LINE

RSL REAR SETBACK LINE

SSL SIDE SETBACK LINE

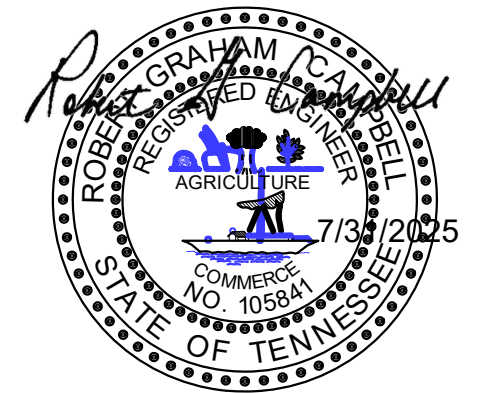
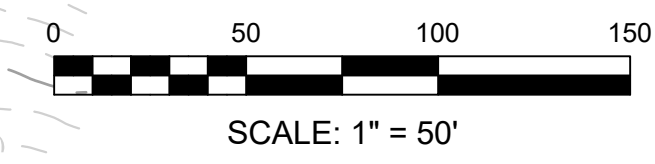
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NOT FOR CONSTRUCTION



NOTES:
1. EXISTING CONTOURS BASED ON USGS LIDAR DATA.
2. TYPICAL TOWNHOME DIMENSIONS:



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8-SC-25-C/8-H-25-DP

NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



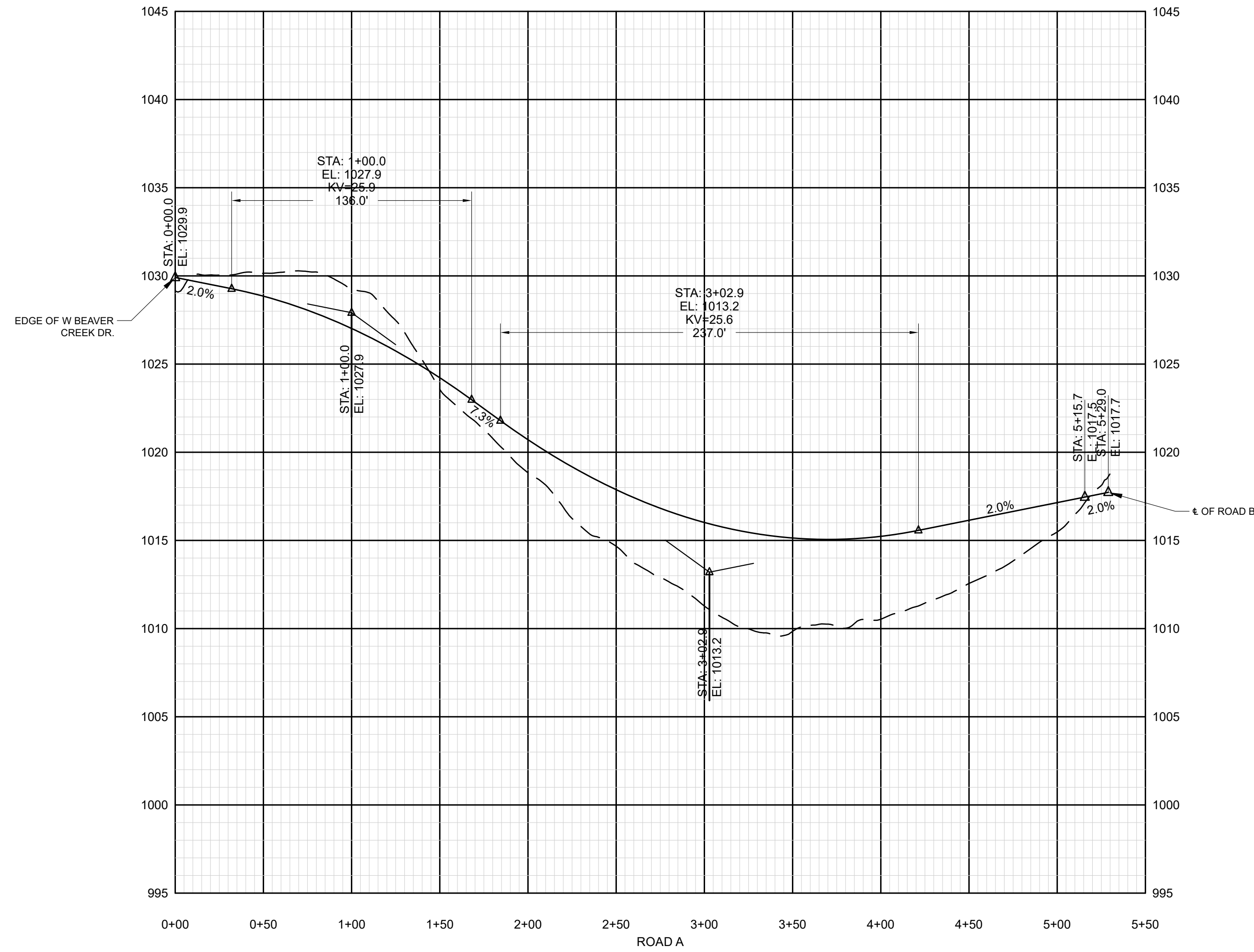
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TENNESSEE

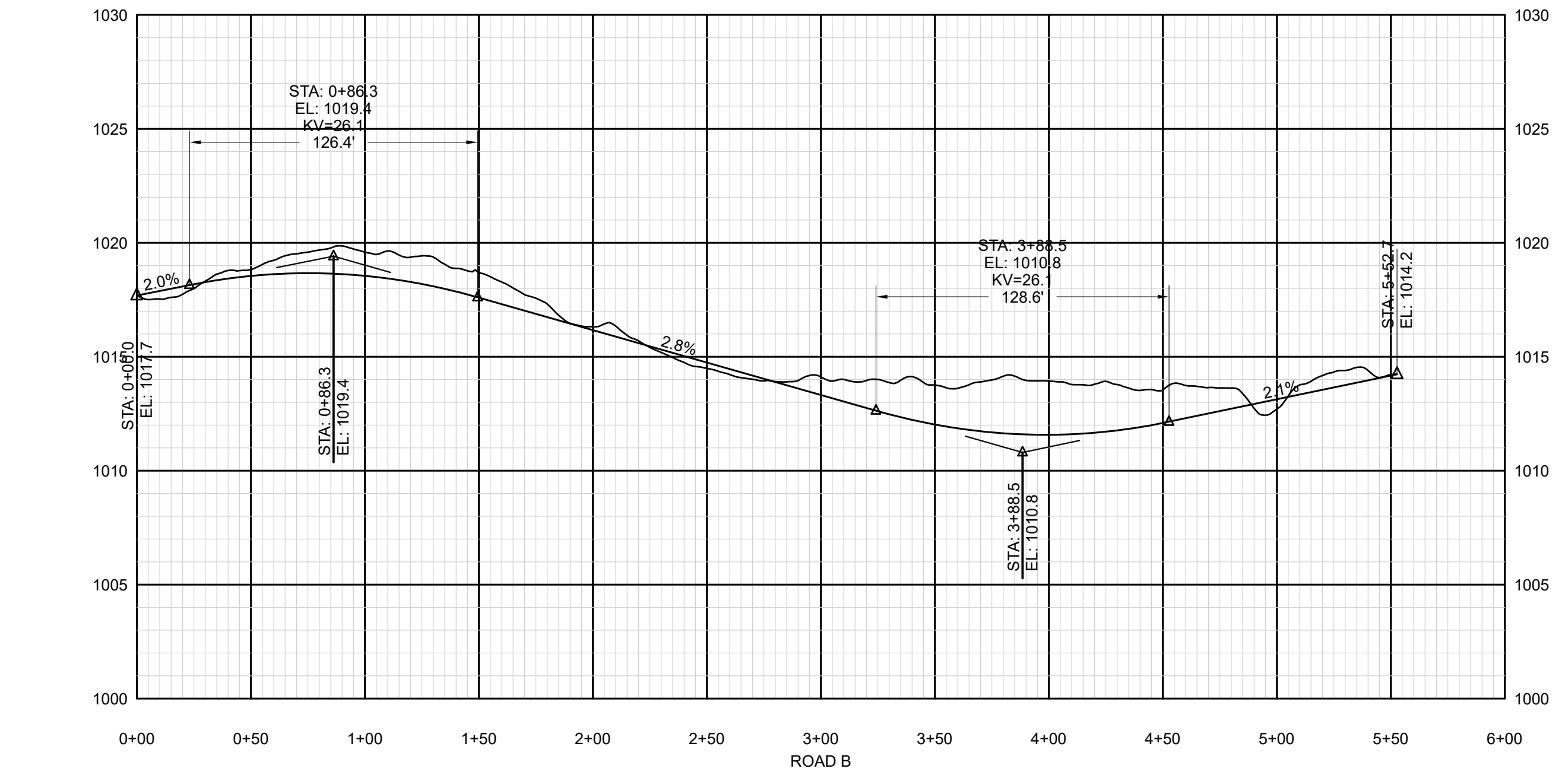
ON-STREET PARKING AND TURNING EXHIBIT

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DRAWN BY CAW	DATE 07/31/2025	FILE NO. 25105	

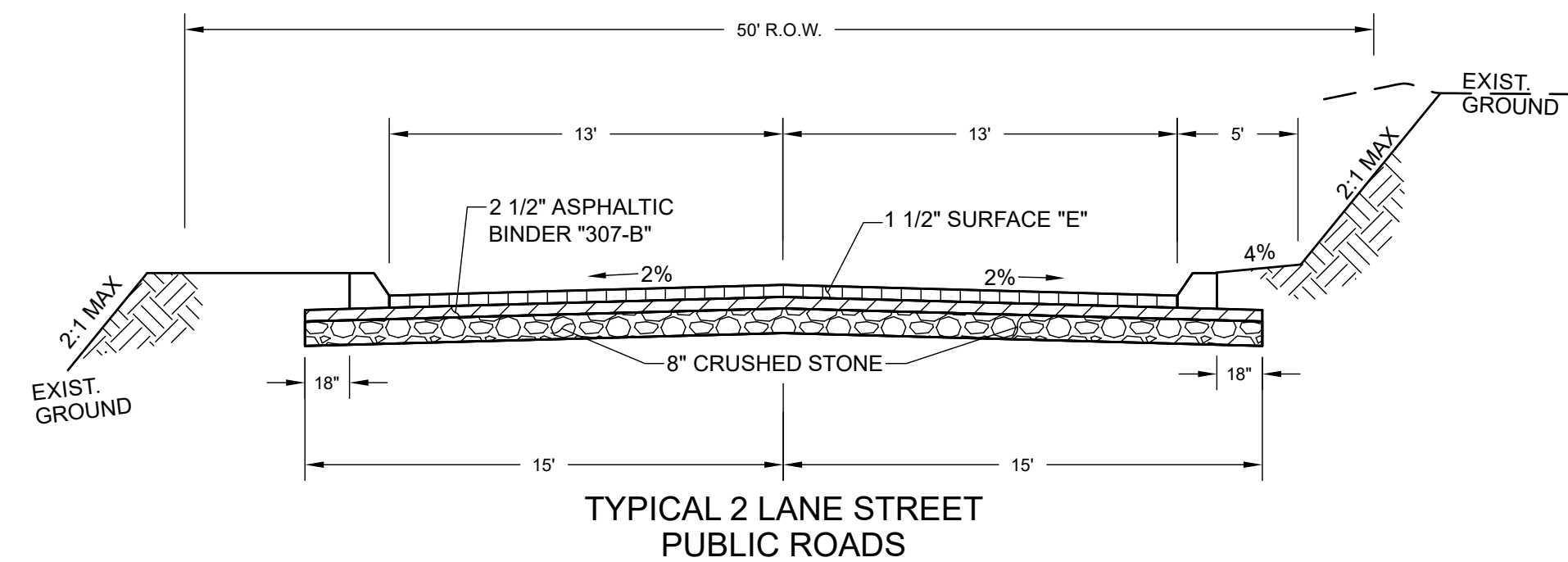
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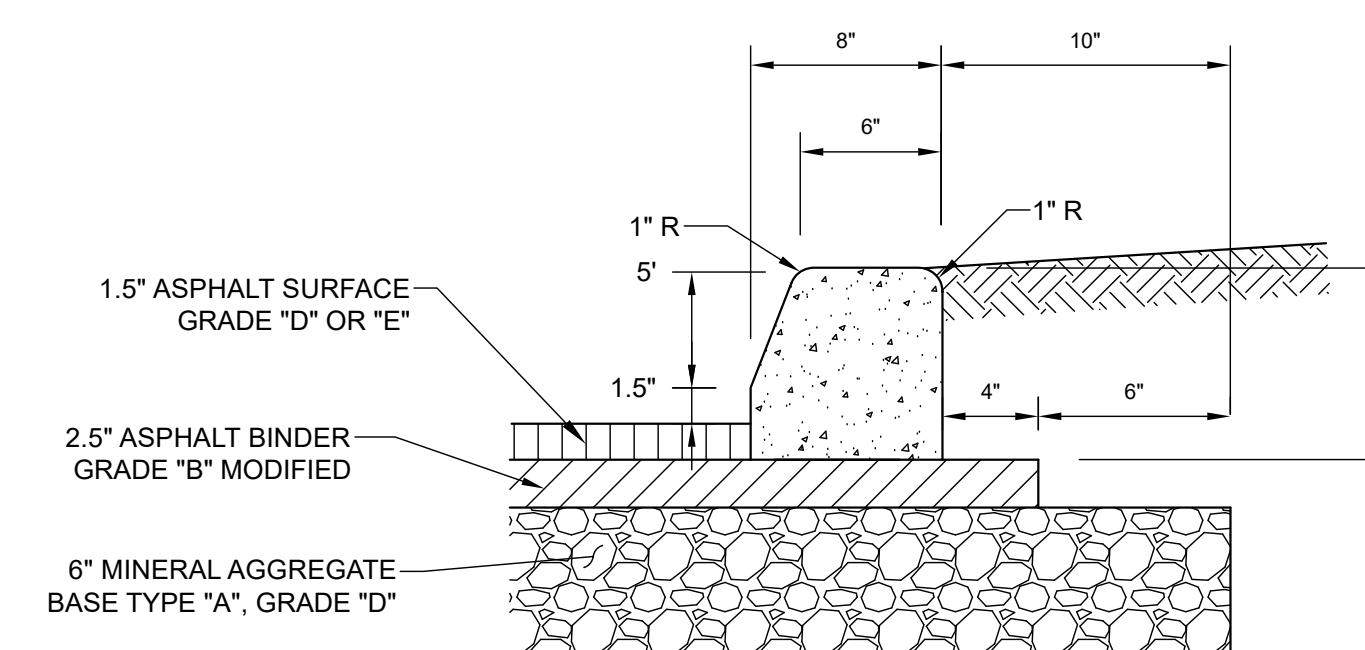
H=50
V=5



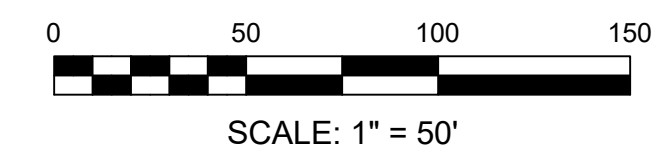
H=50
V=5



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.



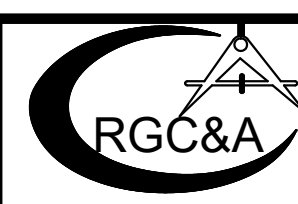
STANDARD DETAIL 8" EXTRUDED CURB
(PRIVATE DRIVEWAY)



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8-SC-25-C/8-H-25-DP

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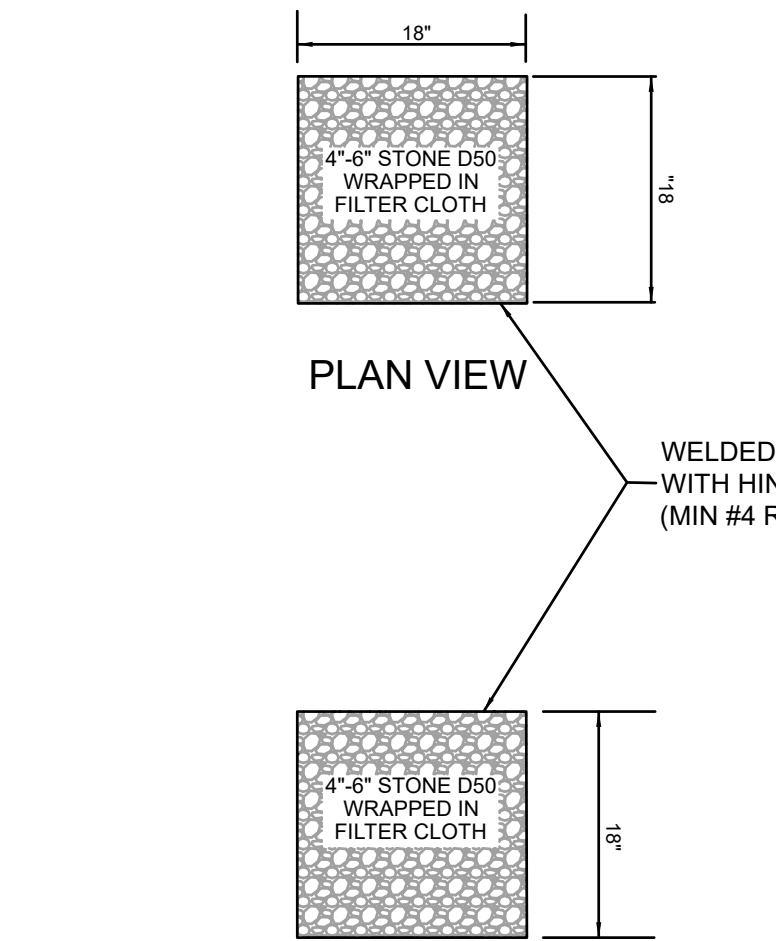
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TENNESSEE

ROAD PROFILES

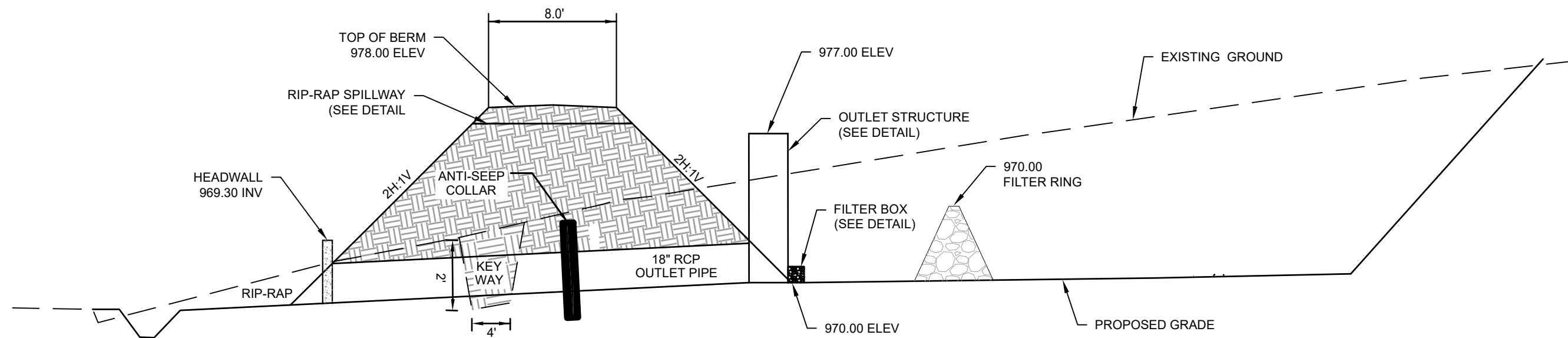
DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 6
DRAWN BY CAW	DATE 07/31/2025	FILE NO. 25105	OF 8 SHEETS

NOT FOR CONSTRUCTION



CROSS SECTION
FIRST FLUSH FILTER DETAIL
WELDED STEEL CAGE

- 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 BOTTOM ORIFICE DURING CONSTRUCTION FOR USE AS A TEMPORARY SEDIMENT TRAP.
 - 3) REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STABILIZED.
 - 4) UNPLUG BOTTOM ORIFICE, REMOVE SEDIMENT, AND INSTALL FIRST FLUSH FILTER WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
 - 5) POND WILL REMAIN FOR PERMANENT STORM WATER DETENTION.

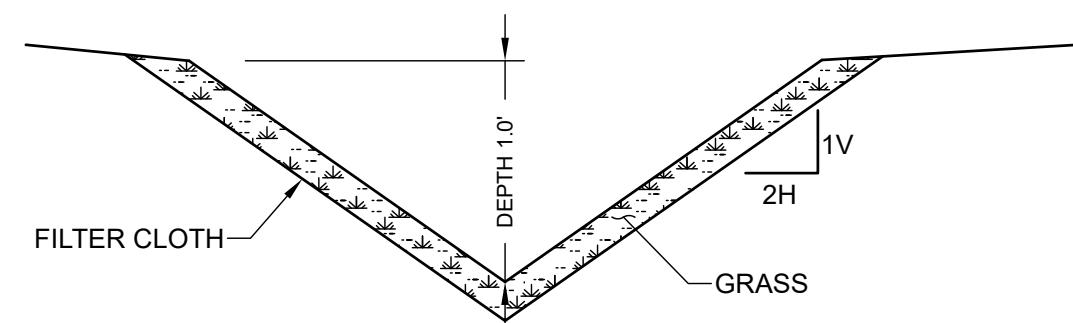


NOTE: EXCAVATE TRENCH AND INSTALL OUTLET PIPE ON COMPACTED SOIL WITH NO GRAVEL BEDDING. BACKFILL & COMPACT AROUND PIPE IN 6" LIFTS.

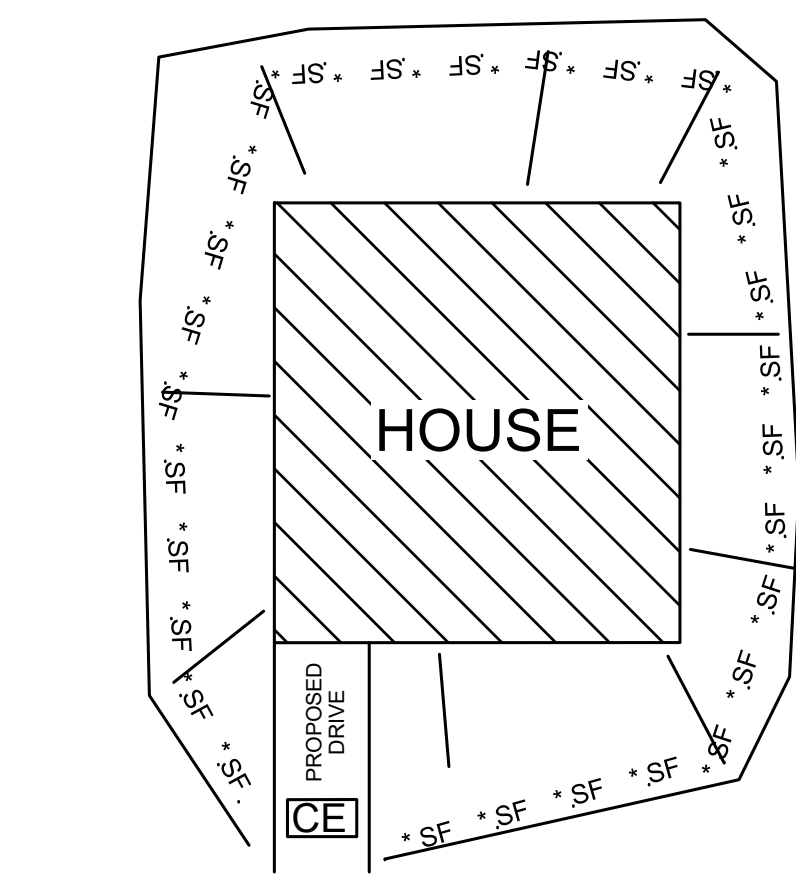
CONSTRUCTION NOTES:

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. CONSTRUCT POND BERM BY PLACING FILL IN 6" LAYERS USING MATERIAL WITH HIGH SILT/CLAY MATERIAL AND PROVIDE 95% COMPACTION TESTING.

DETENTION BASIN
NOT TO SCALE



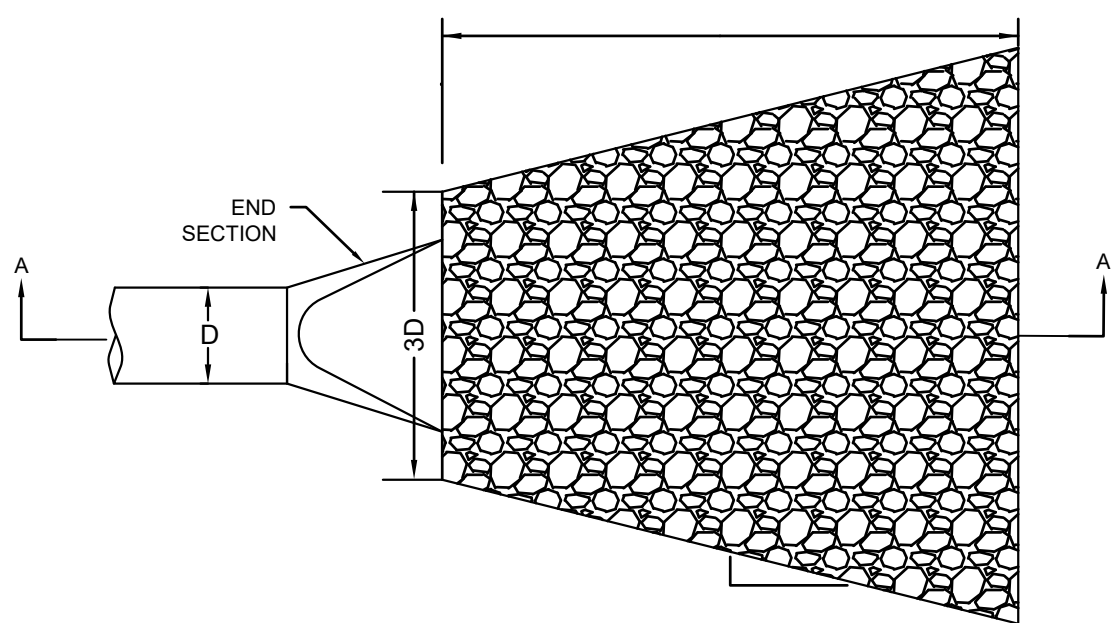
GRASS SWALE
TYPICAL SECTION
NO SCALE



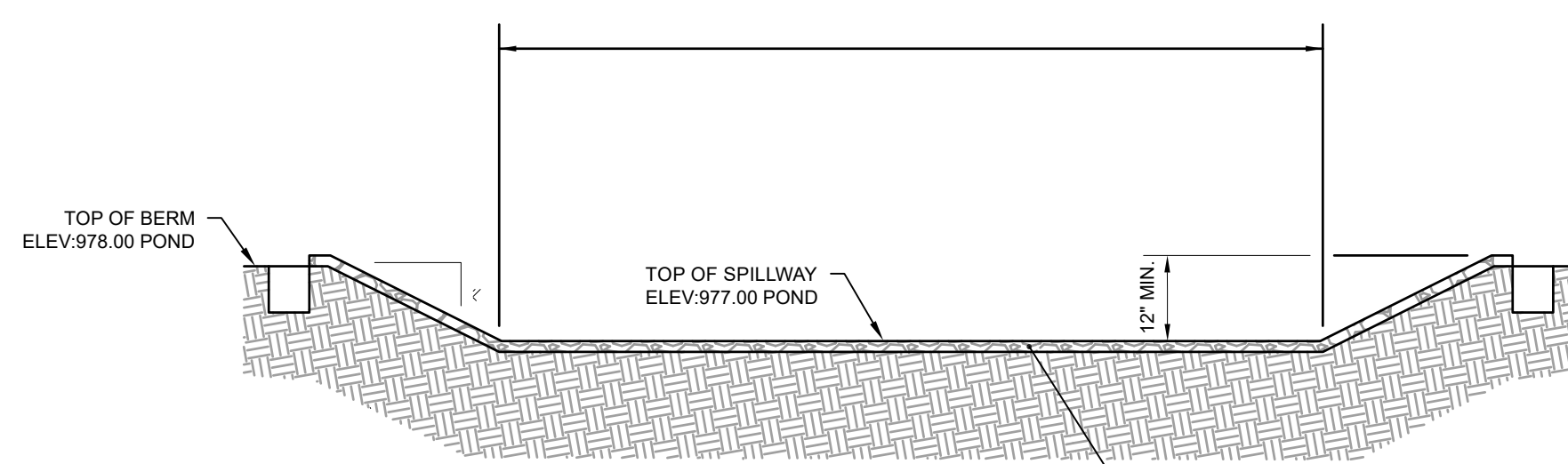
PUBLIC ROAD

NOTE:
GRAVEL CONSTRUCTION EXIT TO EACH BUILDING SITE
INSTALL SILT FENCE AND/OR HAY BALES ALONG LOWER SIDES OF LOT
EXTEND PIPES FROM GUTTER DOWNSPOUTS TO STABILIZED AREA UNTIL YARD AREAS ARE STABILIZED.
EXCAVATE SUMPS AS NECESSARY TO COLLECT EXCESS SEDIMENT

TYPICAL BUILDING



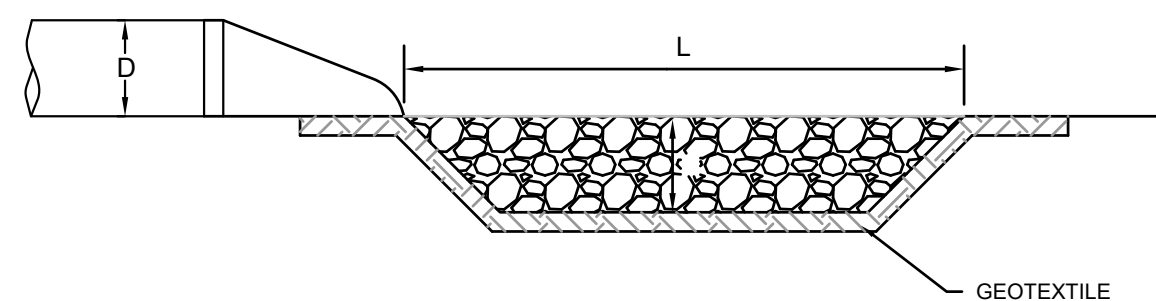
PLAN VIEW



FRONT VIEW

- NOTE:
1. EXTEND RIP-RAP 10' BEYOND TOE OF SLOPE ON THE DOWNHILL SIDE AND 10' BEYOND THE TOP OF THE SPILLWAY ON THE POND SIDE.

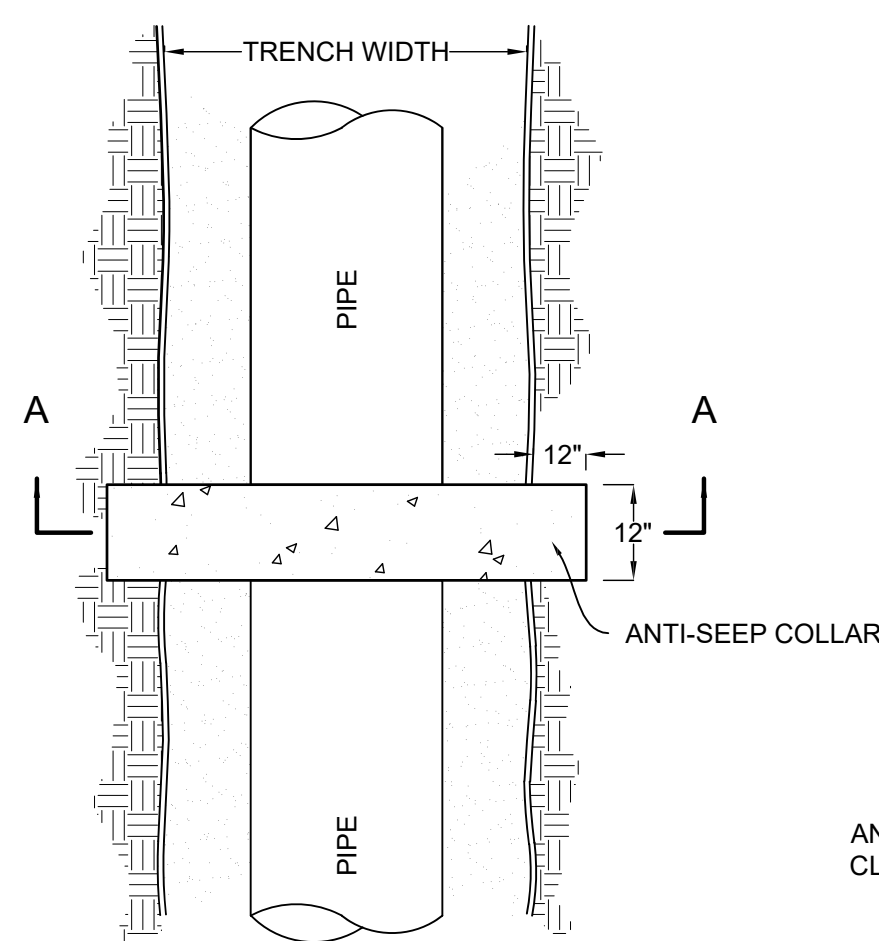
SCALE: 1" = 20'



SECTION A-A

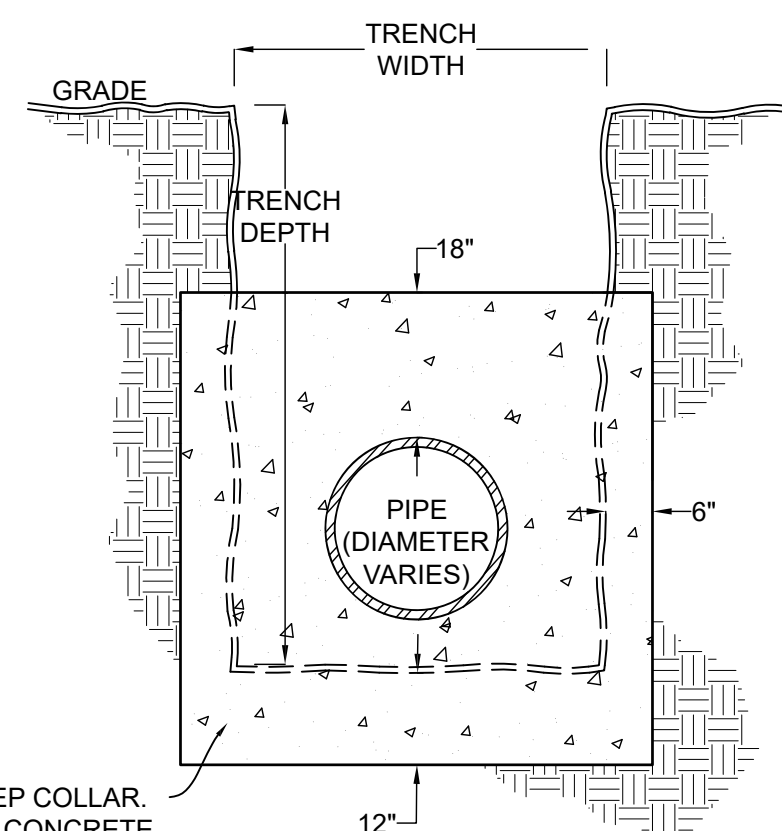
NOTE: SEE DRAINAGE PLAN FOR D50, L & H

RIPRAP ARRON

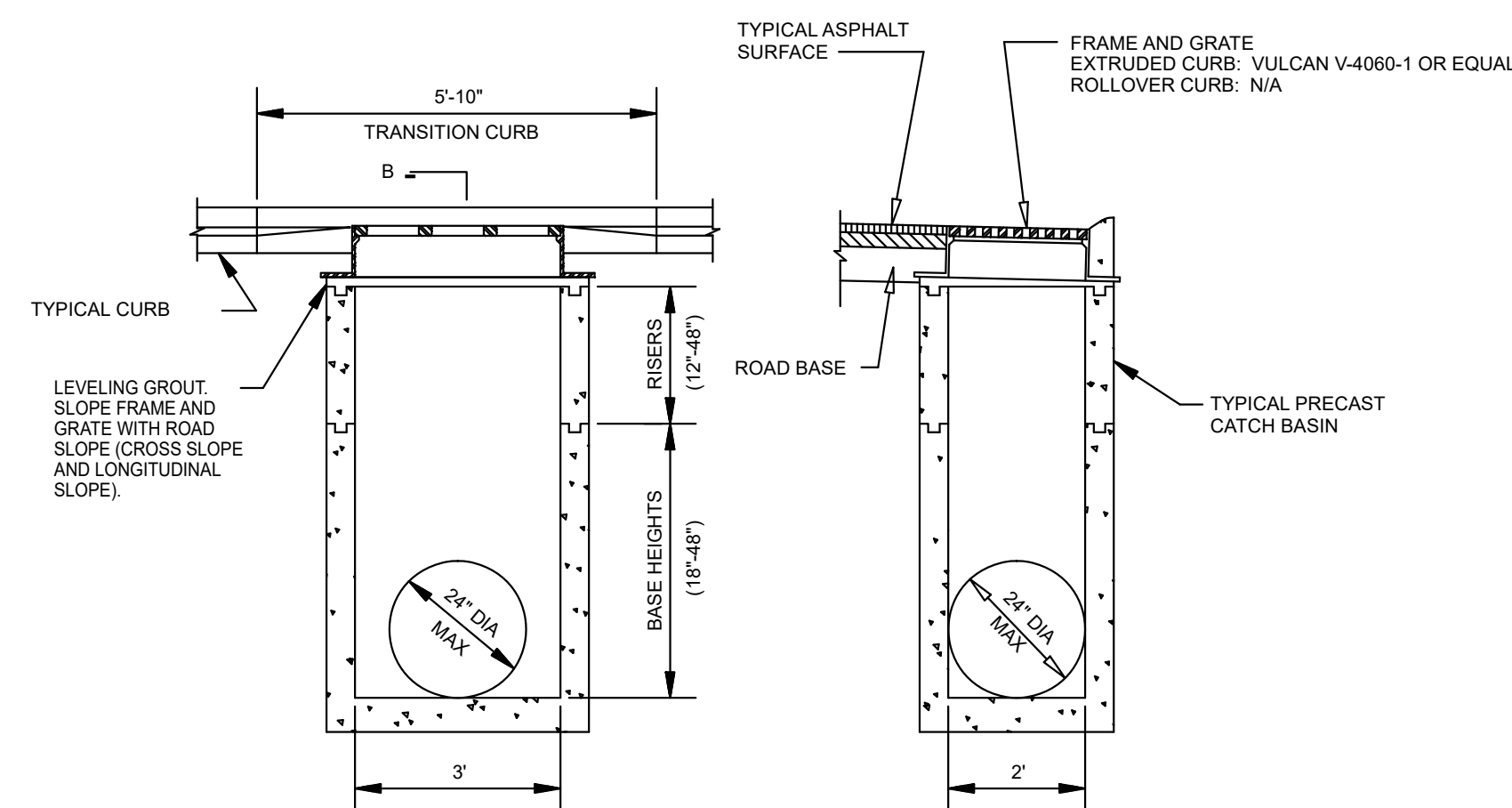


PLAN VIEW

ANTI-SEEP COLLAR



SECTION A-A



SECTION A

SECTION B

TYPICAL CATCH BASIN DETAIL



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK DEMOLITION OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111. CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.

CONSTRUCTION SHALL ADHERE TO THE MOST CURRENT TDEC APPROVED STANDARD SPECIFICATIONS FOR WATER AND SEWER SYSTEM CONSTRUCTION FOR HPUD.



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REVISIONS				



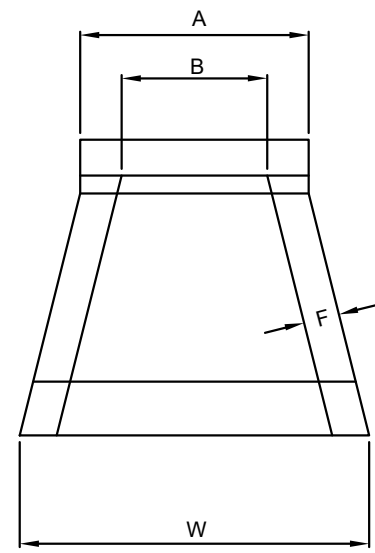
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CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TENNESSEE

CIVIL DETAILS (1 OF 2)

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50'	NO. 7
DRAWN BY	DATE	FILE NO.	OF 8 SHEETS
CAW	07/31/2025	25105	

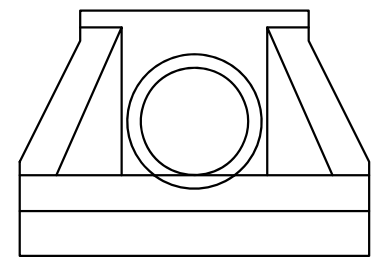
NOT FOR CONSTRUCTION



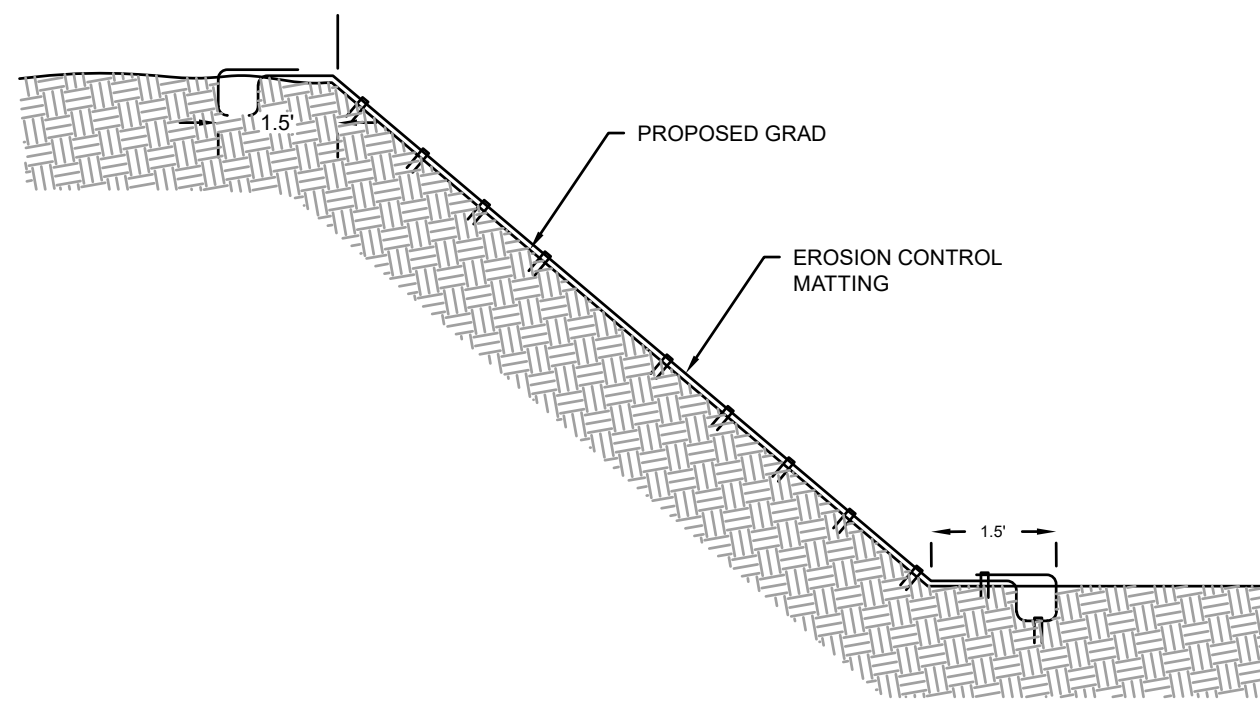
PIPE SIZE	HOLE SIZE	"W"	"L"	"H"	"A"	"B"	"C"	"D"	"E"	"F"
12"	22"	48"	30"	42"	32"	24"	26"	16"	4"	6"
15"	22"	48"	30"	42"	32"	24"	26"	16"	4"	6"
18"	22"	48"	30"	42"	32"	24"	26"	16"	4"	6"
24"	32"	72"	44"	52"	48"	36"	36"	16"	4"	8"
36"	55"	102"	54"	76"	80"	64"	60"	16"	5"	8"
48"	55"	102"	54"	76"	80"	64"	60"	16"	5"	8"

NOTES:

1. CONCRETE: 4500 PSI @ 28 DAYS.
2. REINFORCING: #4 BAR @ 12" EA. WAY - GR. 60.
3. MINIMUM REBAR COVERAGE - 2".
4. $\frac{3}{8}$ " CHAMFER ON ALL EXPOSED EDGES.



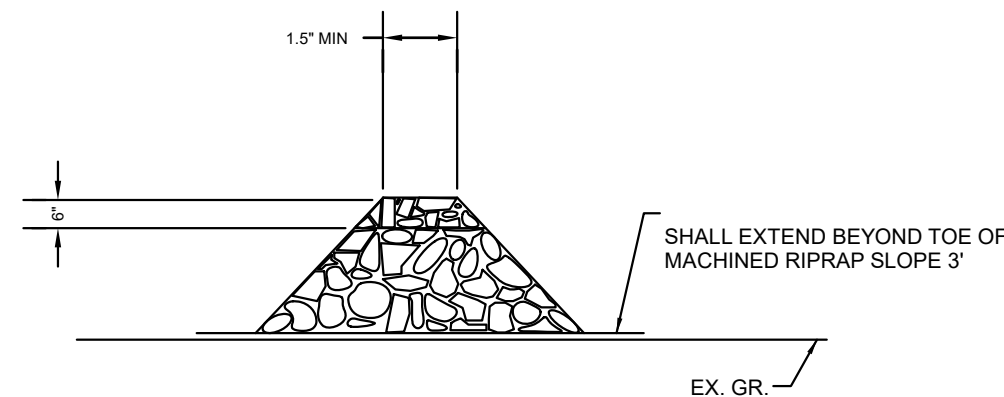
PRECAST CONCRETE
HEADWALL



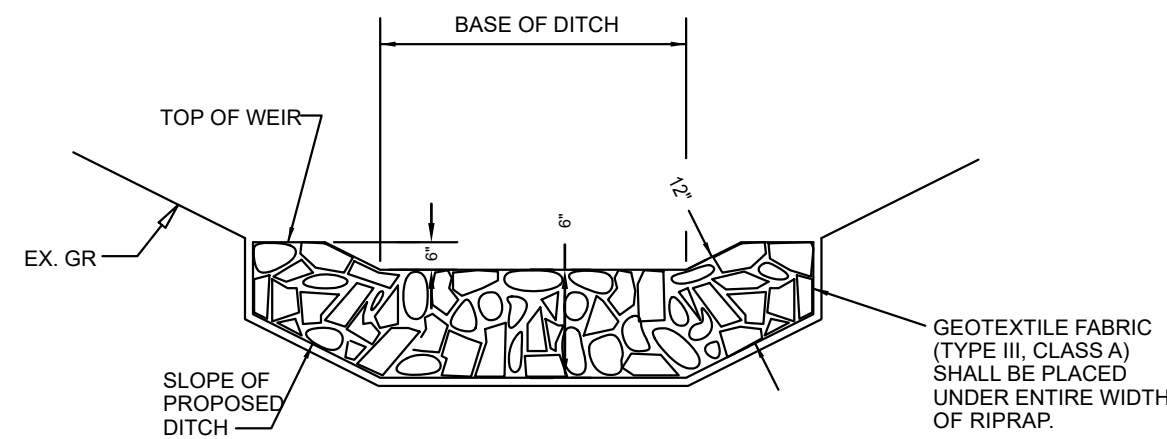
NOTES:

1. EROSION CONTROL MATTING FOR SLOP PROTECTION SHALL BE WESTERN EXCELSIOR, EXCEL S-2 OR EQUAL.
2. ENSURE SUBGRADE IS READY FOR PLACEMENT AND MATTING HAS COMPLETE SOIL CONTACT. DO NOT PLACE OVER WHEEL RUTS, GULLEYS, RILLS, ETC.
3. INSTALL MATTING PER MANUFACTURERS SPECIFICATIONS.

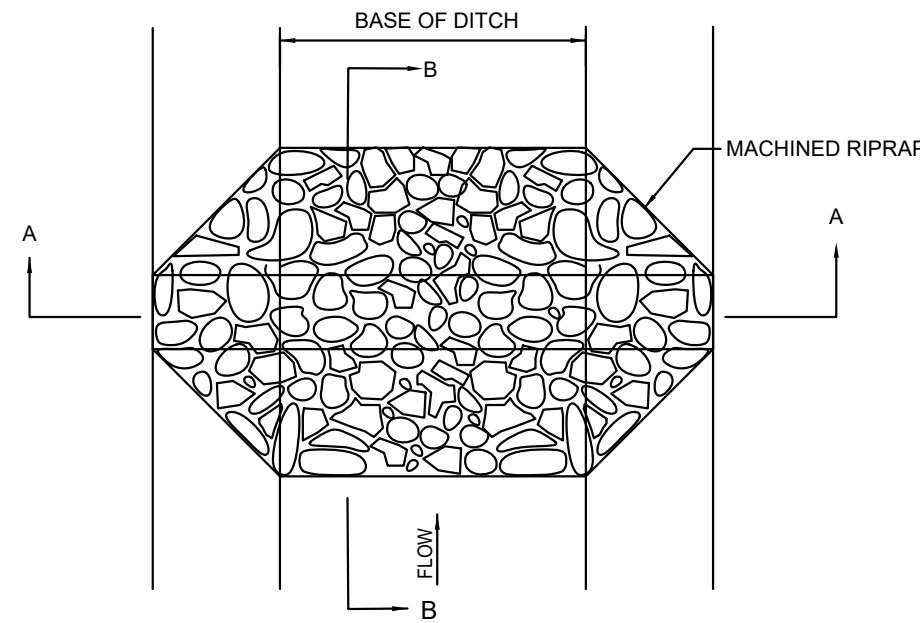
SLOPE STABILIZATION



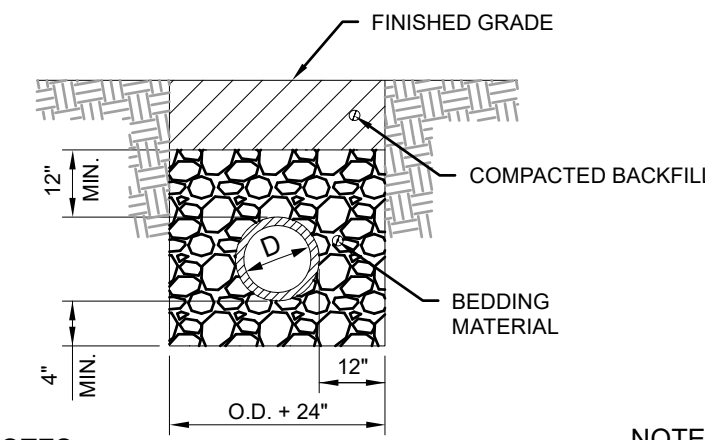
SECTION B-B



SECTION A-A



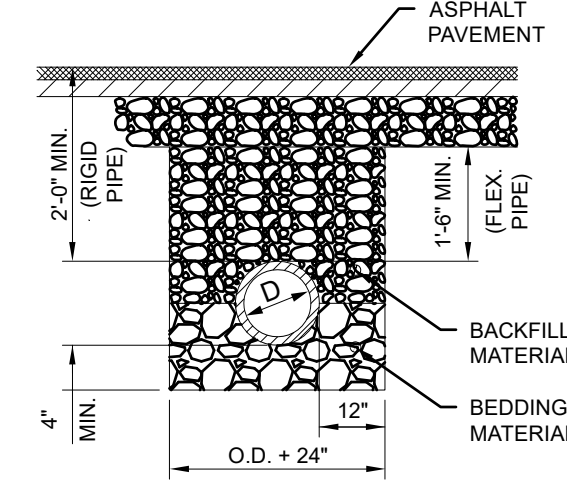
PLAN
ROCK CHECK DAM



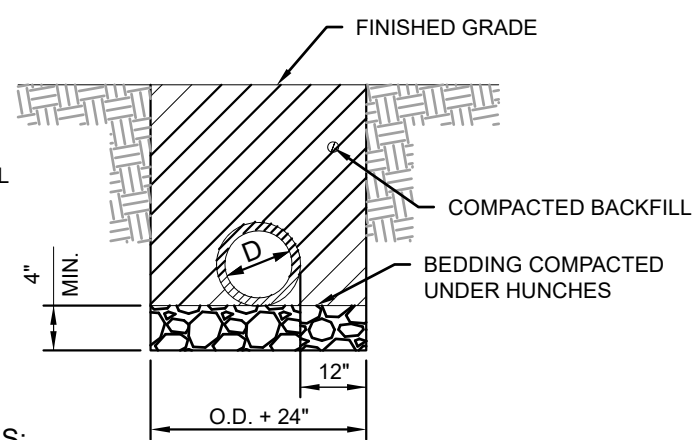
NOTES:

1. TYPICAL BACKFILL & PIPE BEDDING FOR FLEXIBLE PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.

TYPE 1



TYPE 3 (PAVED AREAS)



NOTES:

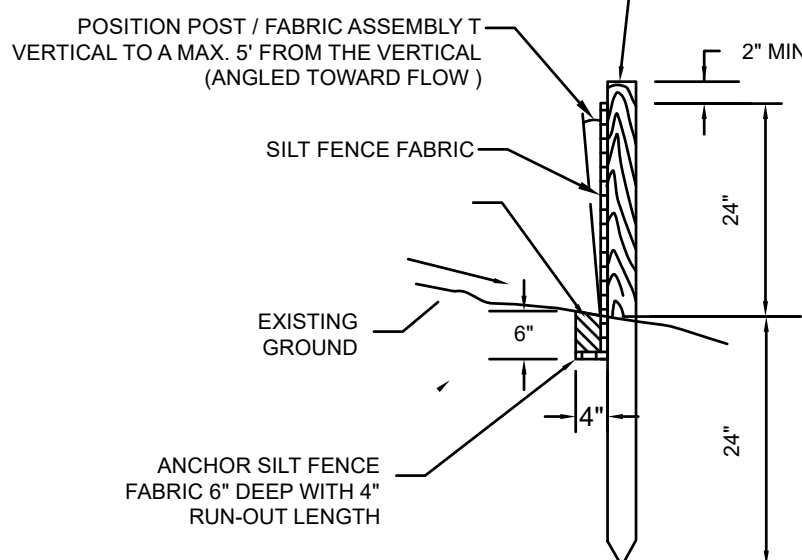
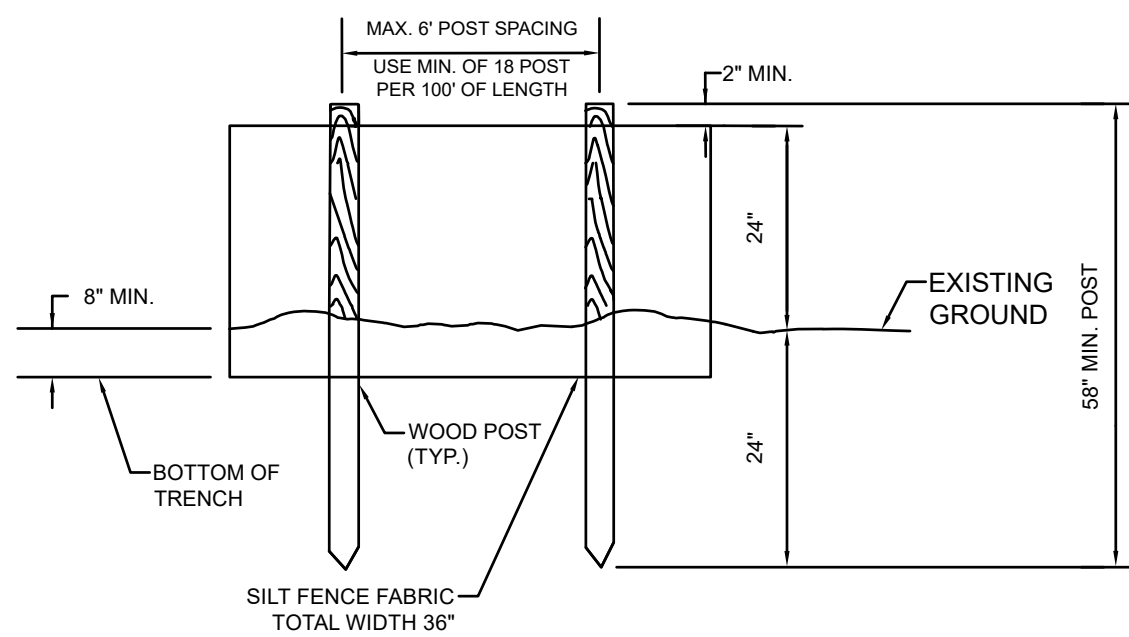
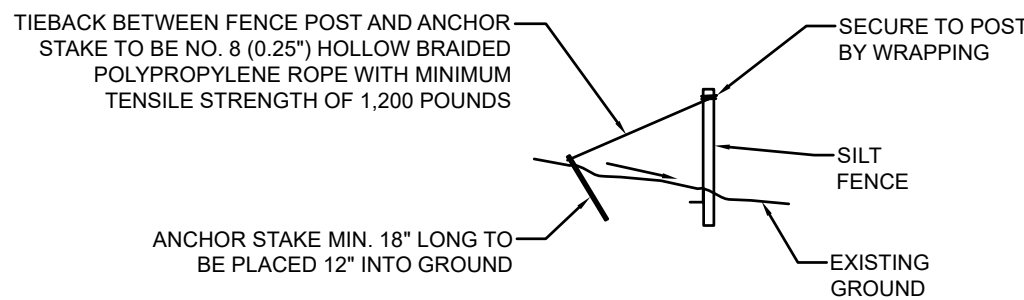
1. TYPICAL BACKFILL & PIPE BEDDING FOR RIGID PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.

TYPE 2

NOTES:

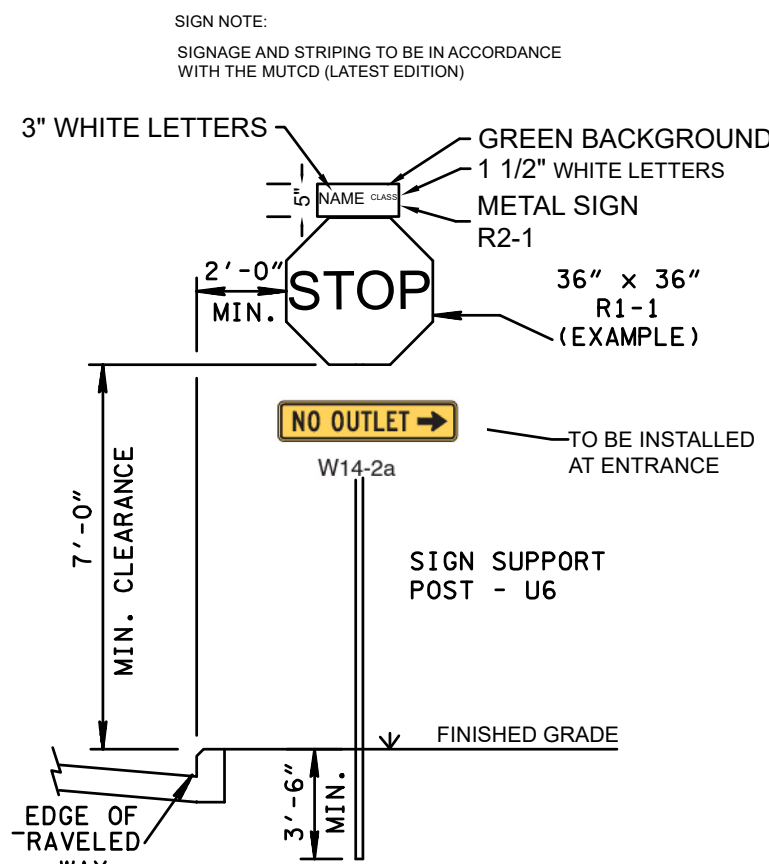
1. BEDDING MATERIAL SHALL HAVE A MINIMUM THICKNESS OF 4 IN. ACTUAL THICKNESS VARIES WITH PIPE MATERIAL. INSTALLATION OF BEDDING & BACKFILL SHALL BE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURE'S SPECIFICATIONS.
2. BEDDING MATERIAL TO BE #57 CRUSHED STONE. BACKFILL MATERIAL ABOVE THE SPRING LINE SHALL BE AGGREGATE BASE, TYPE "A", GRADE "D".
3. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
4. COMPACT BACKFILL STONE TO 100% OF THE STANDARD PROCTOR DENSITY AT 2% LESS THAN THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99 METHOD D.

PIPE BEDDING &
BACKFILL

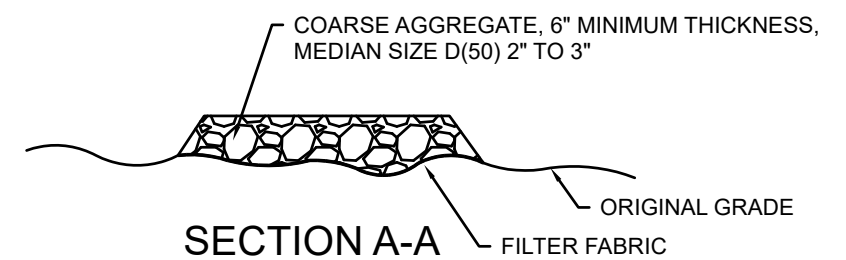


SECTIONAL VIEW

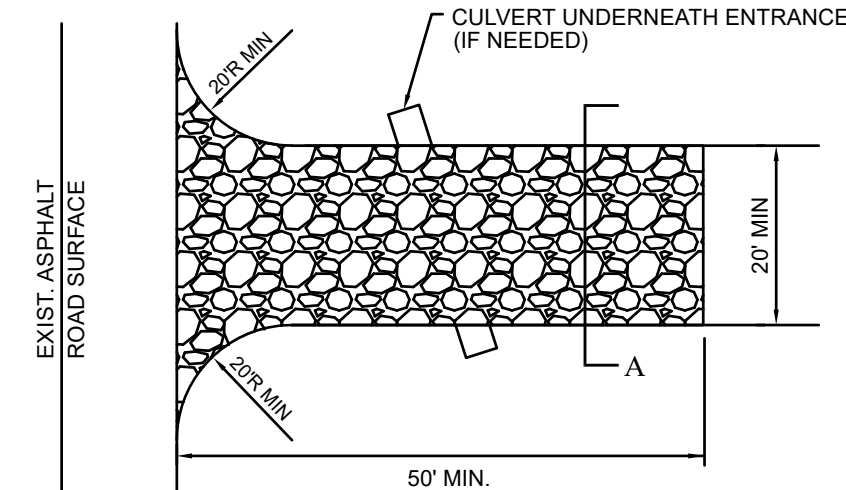
SILT FENCE



COMBINATION STOP
SIGN / STREET
NAME SIGN DETAIL



SECTION A-A

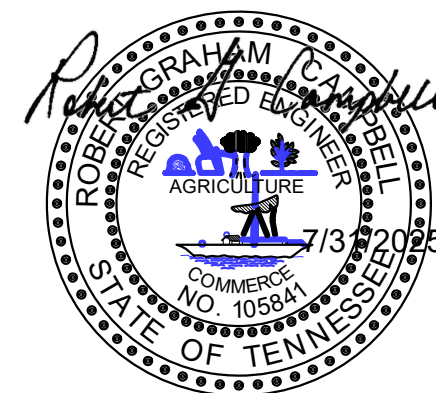


CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.

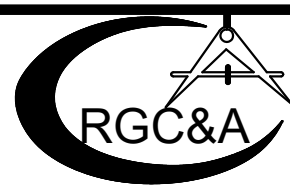
CONSTRUCTION SHALL ADHERE TO THE MOST CURRENT
TDEC APPROVED STANDARD SPECIFICATIONS FOR WATER
AND SEWER SYSTEM CONSTRUCTION FOR HPUD.



Revised: 8/1/2025

8-SC-25-C/8-H-25-DP

NO.	DATE	DESCRIPTION	BY	CHK.
REVISIONS				



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

THE WILLOWS AT BEAVER CREEK
KNOX COUNTY, TENNESSEE

CIVIL DETAILS (2 OF 2)

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50'	NO. 8
DRAWN BY	DATE	FILE NO.	OF 8 SHEETS
CAW	07/31/2025	25105	

NOT FOR CONSTRUCTION