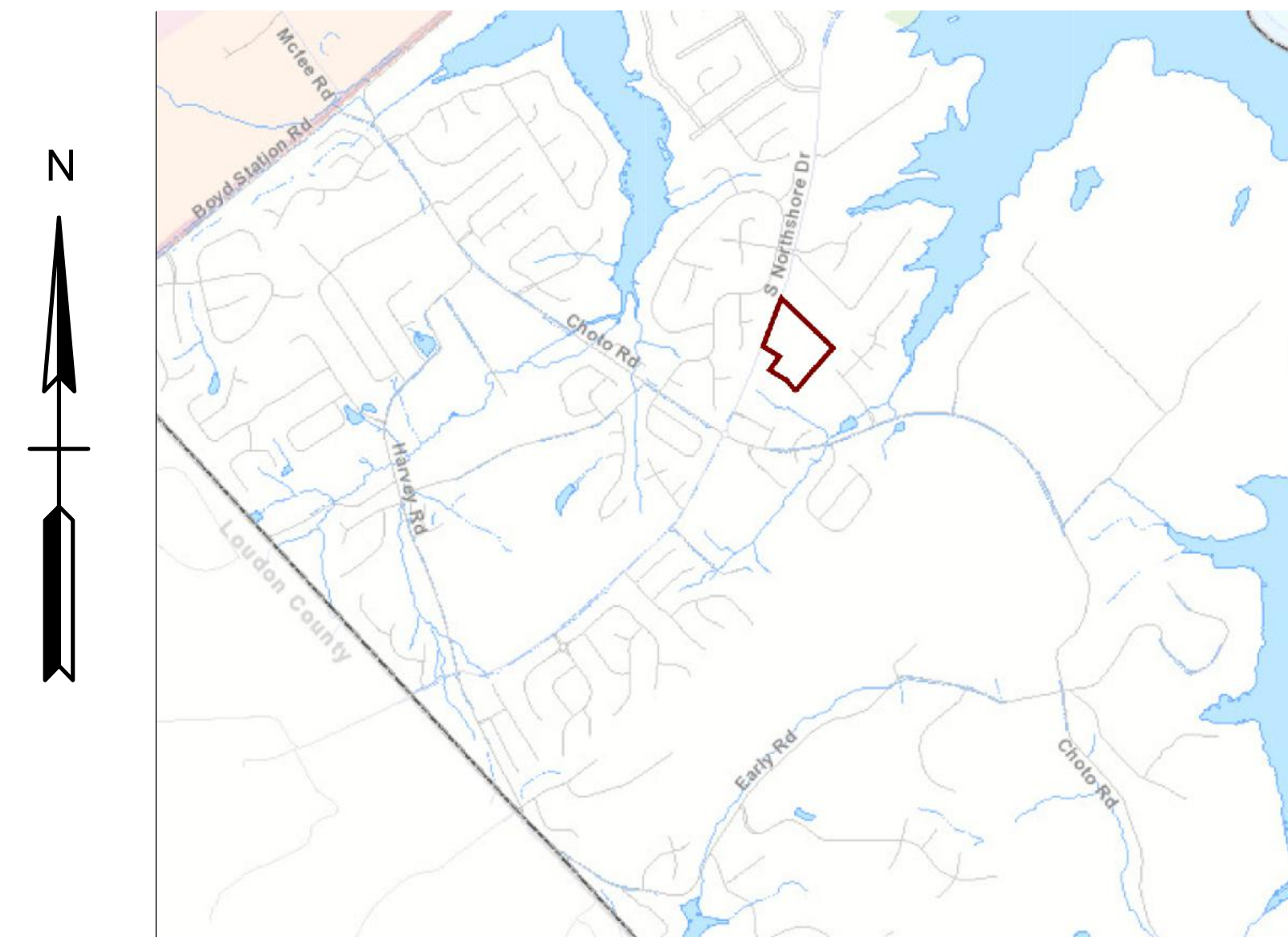


LOY FARMS

12320 S. NORTHSHORE DRIVE

KNOX COUNTY

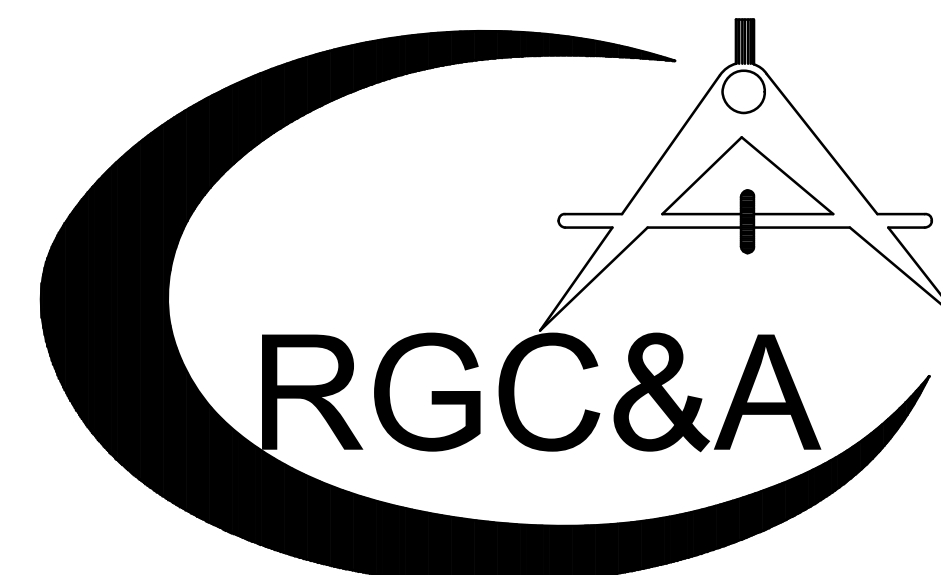


LOCATION MAP

TOTAL AREA: 11.4 +/- ACRES
NUMBER OF LOTS: 29
CLT MAP: 162
PARCELS: 062
ZONING: PR

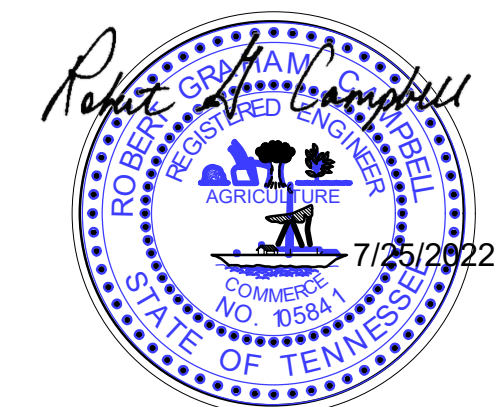
DEVELOPER: EAGLE BEND PROPERTIES
1920 EBENEZER RD
KNOXVILLE, TN 37922
(865) 693-3356

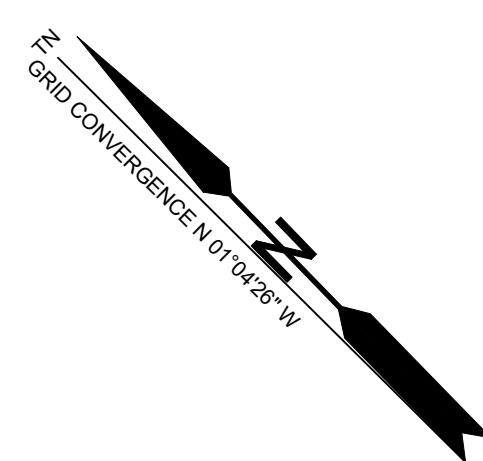
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996



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

8-SE-22-C
Revised: 7/25/2022





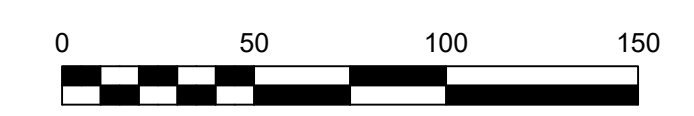
LEGEND

- EXISTING IRON PIN
- WATER VALVE
- WATER METER
- GAS METER
- PROPOSED TRAIL
- PROPOSED CATCH BASIN
- OUTFALL HEADWALL
- EXISTING MINOR CONT
- EXISTING MAJOR CONT
- PROPOSED MINOR CONT
- PROPOSED MAJOR CONT
- PROPERTY SETBACK
- ROAD CENTERLINE

- NOTES:**
1. EXISTING CONTOURS BASED ON KGIS ONLY. PROPERTY BOUNDARY BASED ON SURVEY PERFORMED BY RGC&A.
 2. ACCESS TO UNITS 1-28 VIA INTERNAL ROAD SYSTEMS ONLY.
 3. EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
 4. EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING INSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 5. THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
 6. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

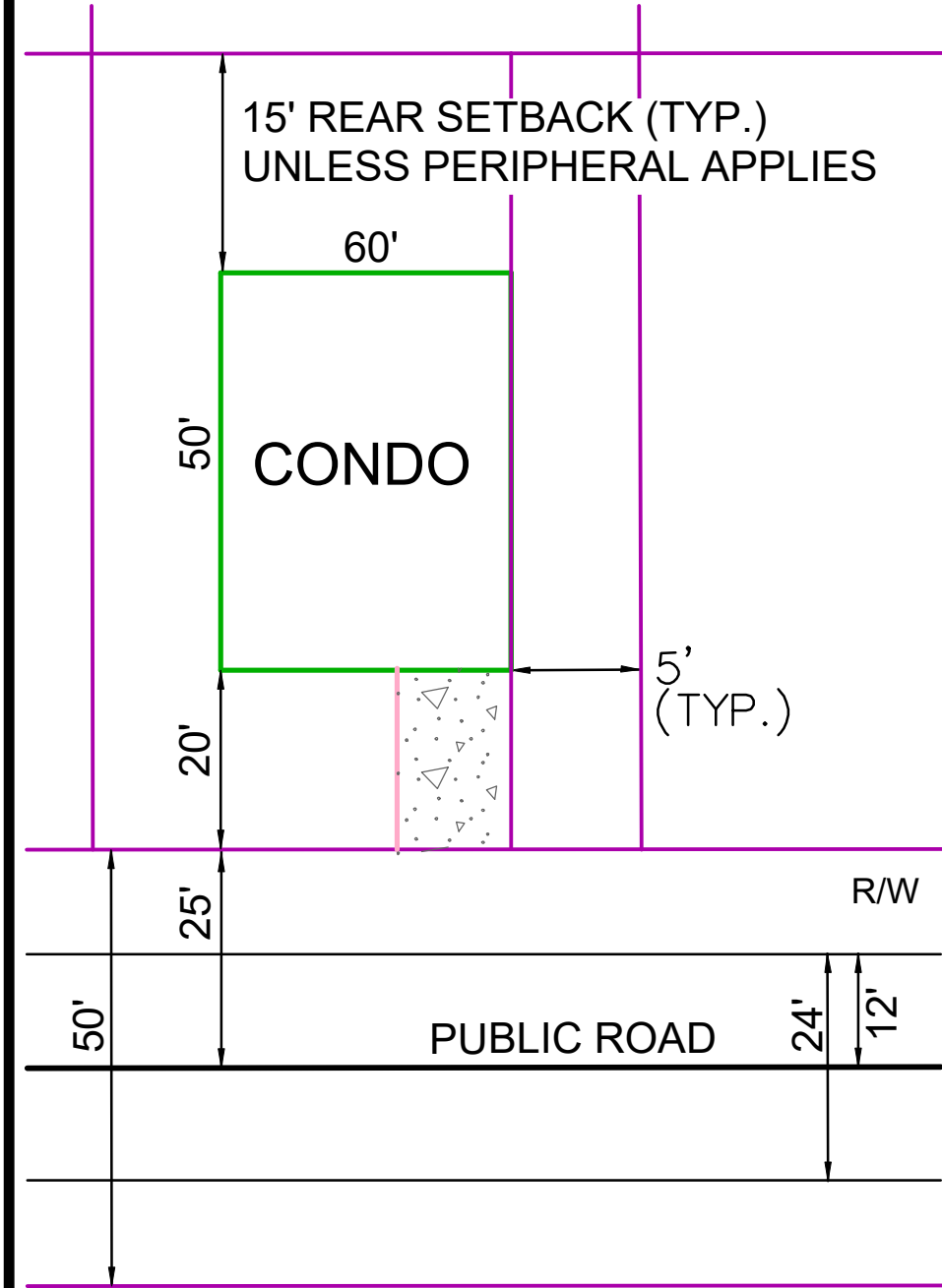
WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
SEWER PROVIDERS: FIRST KNOX UTILITY DISTRICT

8-SE-22-C
Revised: 7/25/2022



01	07-25	REVISIONS PER PLANNING COMMITY	TRW	RGC	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	LOY FARMS 12320 S. NORTHSORE DRIVE KNOX COUNTY	EXISTING CONDITIONS	DESIGNED BY	CHECKED BY	SCALE	SHEET
NO.	DATE	DESCRIPTION	BY	CKD.				FILE NO.	NO. 1		
		REVISIONS						21350	OF 4 SHEETS		
								RGC&A	RGC	1"=50'	1
								TRW	07-25-2022	8-SE-22-C	1

NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	76.81'	76.34'	N 56°51'01" W	22°00'21"
C2	200.00'	304.46'	275.90'	S 02°14'13" E	87°13'14"

LEGEND

- EXISTING IRON PIN
- WATER VALVE
- WATER METER
- GAS METER
- PEDESTRIAN TRAIL
- LOT SETBACKS
- EXISTING EDGE OF PAVEMENT
- PROPERTY SETBACK
- ROAD CENTERLINE

NOTES:

- EXISTING CONTOURS BASED ON KGISM ONLY. PROPERTY BOUNDARY BASED ON SURVEY PERFORMED BY RGC&A.
- ALL LOTS WILL BE ACCESSED VIA INTERNAL ROAD SYSTEMS ONLY.
- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING INSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
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- ASPHALT TRAIL TO MATCH EXISTING WALKWAY TRAIL LOCATED SOUTH OF SITE NEAR OTHER DEVELOPMENTS.

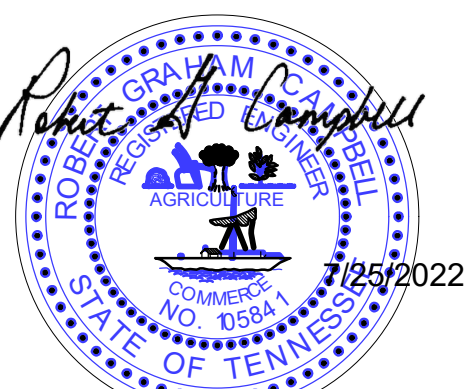
WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
SEWER PROVIDERS: FIRST KNOX UTILITY DISTRICT

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.
Robert G. Campbell
Registered Engineer
Tennessee Certificate No. 105841



CVH PROPERTIES LLC
201907190004673

SIGNATURE SELF STORAGE AT CHOTO LLC
201810230026170



7/25/2022

8-SE-22-C
Revised: 7/25/2022



NO.	DATE	DESCRIPTION	TRW	RGC
01	07-25	REVISIONS PER PLANNING COMMITY	TRW	RGC
		REVISIONS	BY	CKD.

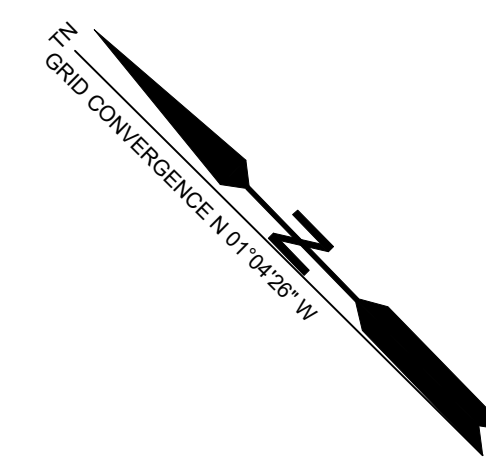
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

LOY FARMS
12320 S. NORTHSORE DRIVE
KNOX COUNTY

OVERALL SITE LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50'	NO. 2
DRAWN BY	DATE	FILE NO.	OF
TRW	07-25-2022	21350 8-SE-22-C	4 SHEETS





DRY, PAUL W & WENDY C
202109230024443
LOT 3

SLOAN, JEFERY KYLE &
KRYSTAL ELAIN
202108110011621

PLEASE DAVID V & ANGELA K
200806180011699

ELLAM, LEE M & JESSICA
202003180061748

ALEX C FARRIS
200303110080227

MCCURRY MICHAEL & BRENDA
BOOK 1554 PAGE 393

SIGNATURE SELF STORAGE AT CHOTO LLC
201810230026170

CVH PROPERTIES LLC
201907190004673



LEGEND

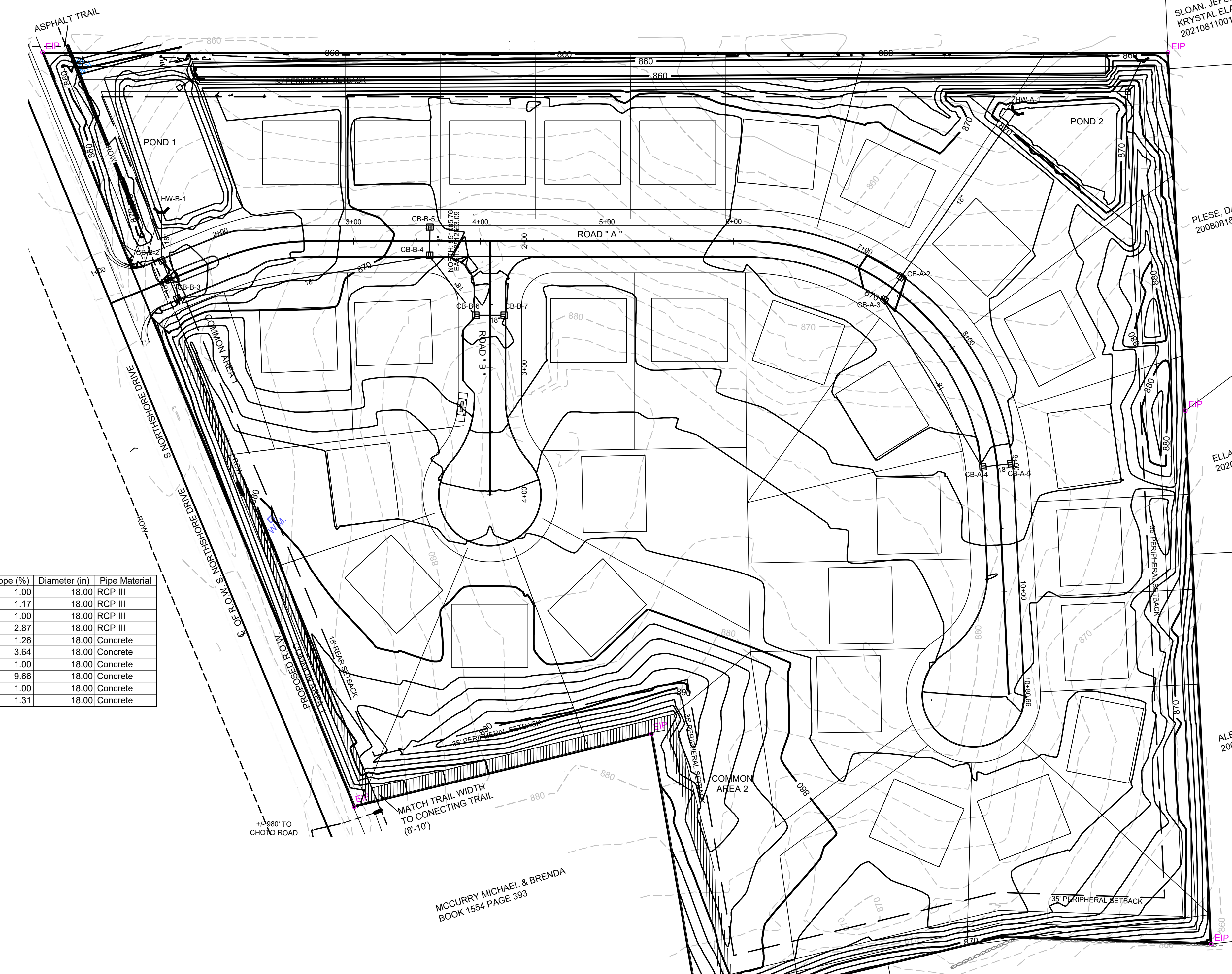
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Upstream Node	Upstream Rim Elev (ft)	Upstream Pipe Invert (ft)	Downstream Node	Downstream Rim Elev (ft)	Downstream Pipe Invert (ft)	Pipe Slope Length (ft)	Slope (%)	Diameter (in)	Pipe Material
CB-A-5	869.50	867.55	CB-A-4	870.19	867.31	24.01	1.00	18.00	RCP III
CB-A-4	870.19	867.21	CB-A-3	868.76	865.43	152.18	1.17	18.00	RCP III
CB-A-3	868.76	865.33	CB-A-2	867.40	865.09	24.00	1.00	18.00	RCP III
CB-A-2	867.40	864.99	HW-A-1	865.05	860.46	157.97	2.87	18.00	RCP III
CB-B-5	864.88	866.38	CB-B-4	870.99	866.08	23.83	1.26	18.00	Concrete
CB-B-4	870.99	865.98	CB-B-3	864.51	858.63	201.93	3.64	18.00	Concrete
CB-B-3	864.51	858.53	CB-B-2	862.46	858.19	34.00	1.00	18.00	Concrete
CB-B-2	862.46	858.09	HW-B-1	858.99	854.41	38.27	9.66	18.00	Concrete
CB-B-7	864.74	867.19	CB-B-6	864.76	866.95	24.00	1.00	18.00	Concrete
CB-B-6	864.76	866.85	CB-B-4	870.99	866.08	58.51	1.31	18.00	Concrete

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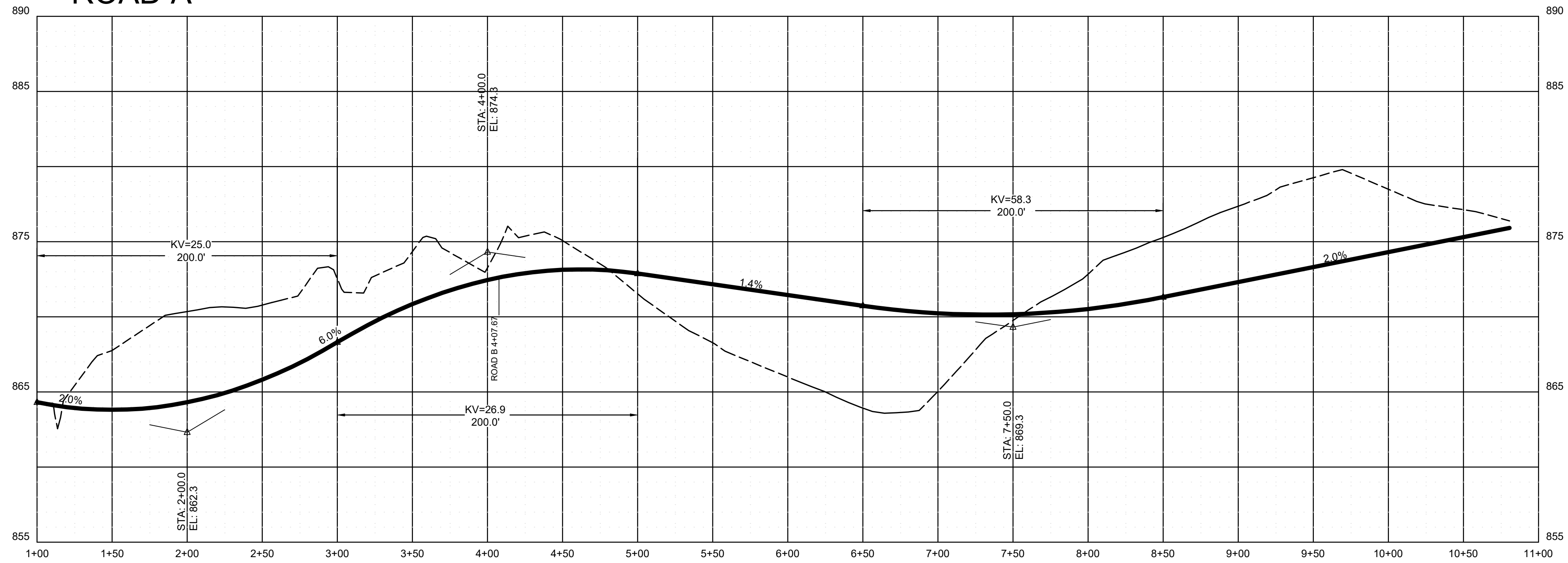
WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
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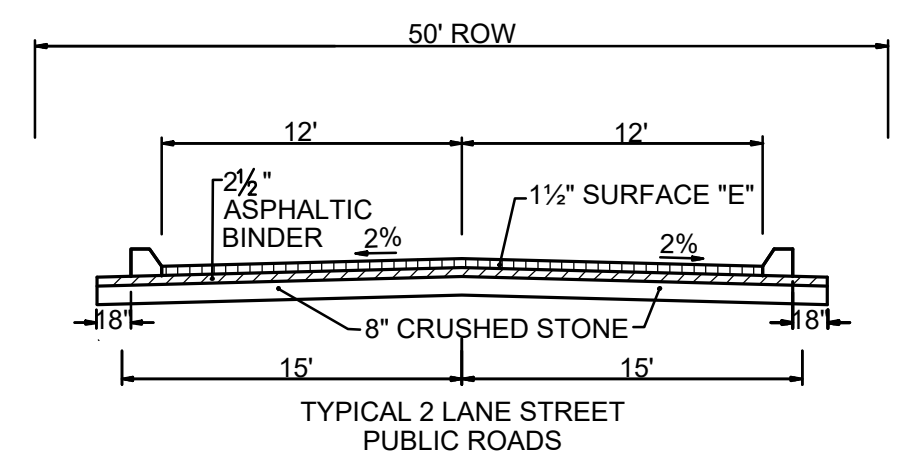
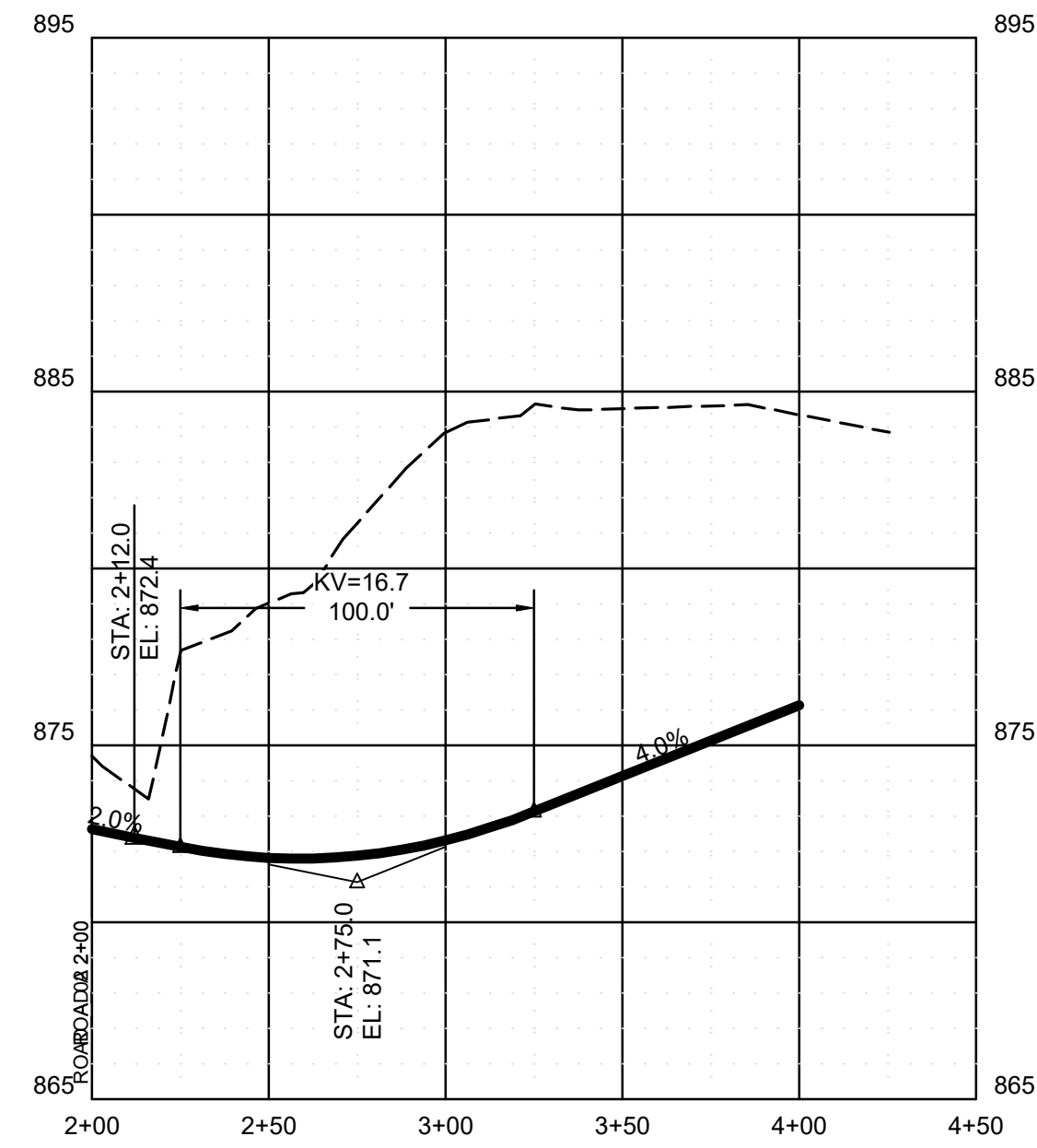
8-SE-22-C
Revised: 7/25/2022



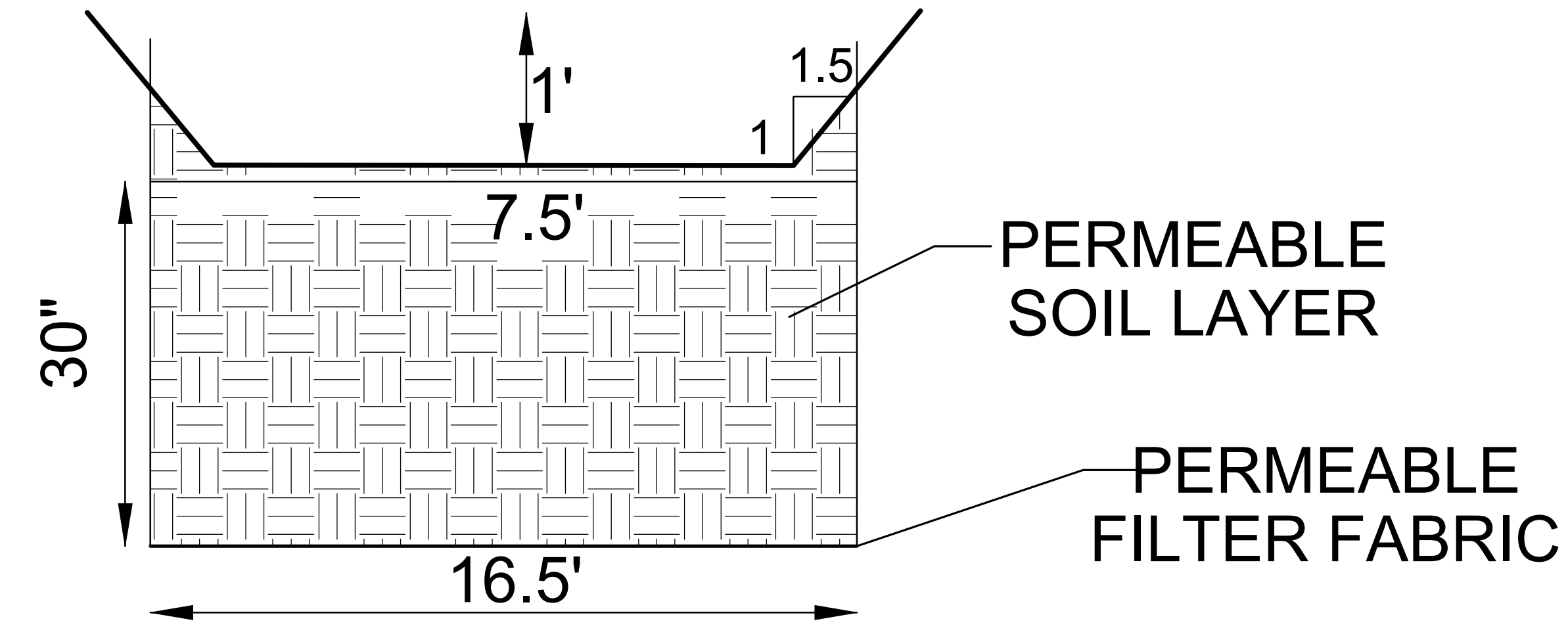
ROAD A



ROAD B



**TYPICAL ROAD CROSS-SECTION
NTS**



**VEGETATIVE SWALE DETAIL
NTS**



8-SE-22-C
Revised: 7/25/2022

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01	07-25	REVISIONS PER PLANNING COMMITY	TRW	RGC																			
NO.	DATE	DESCRIPTION	BY	CHKD.																			
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		DRAWN BY TRW	DATE 07-25-2022	FILE NO. 21350 8-SE-22-C	OF 4 SHEETS																		