

N
GRID CONVERGENCE N 01°12'35" W

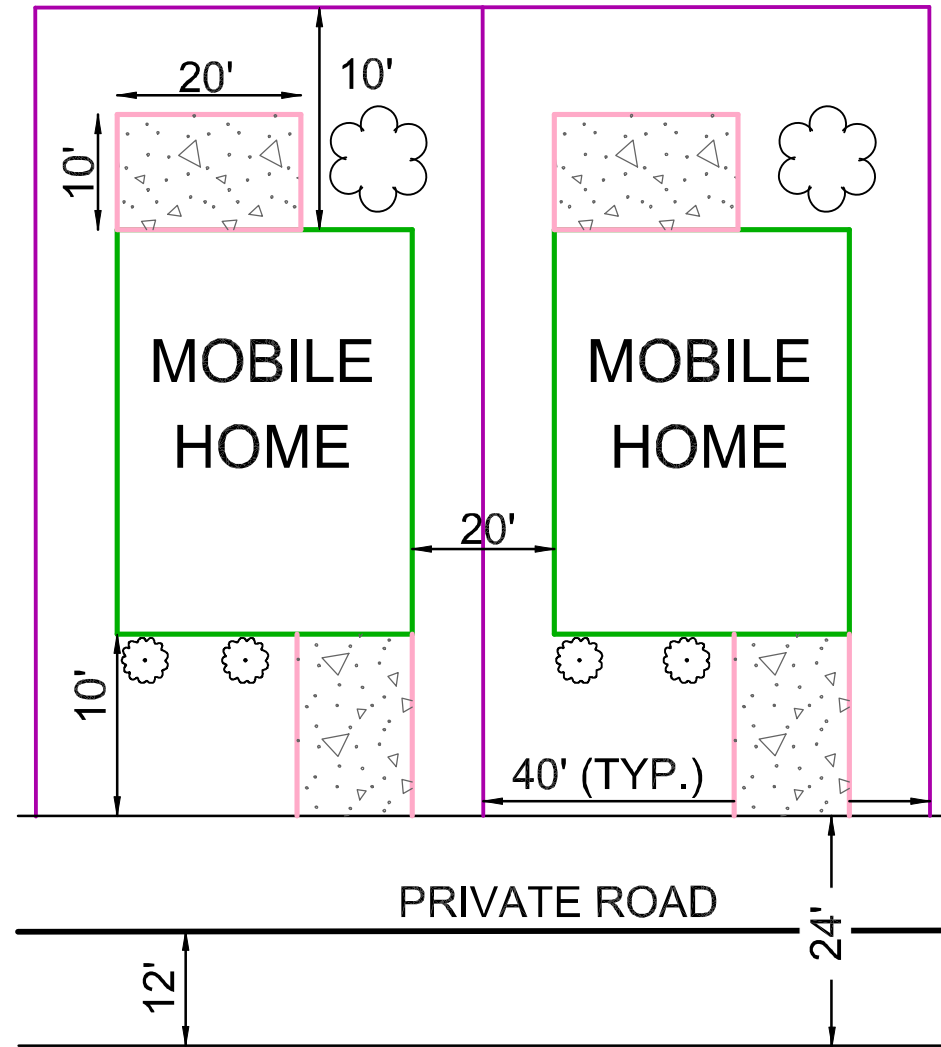
ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

DEVELOPER:
KNOXVILLE EXCAVATING
SHERMAN WIRES
6326 MAYNARDVILLE PIKE
KNOXVILLE, TN 37938
(865) 679 3704

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
Tennessee Certificate No. _____

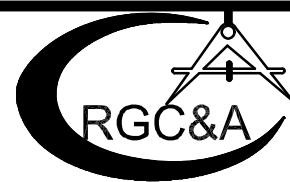
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	121.12'	121.34'	S 47°20'40" E	73°58'45"
C2	200.00'	221.11'	210.02'	N 52°34'43" W	63°20'40"

SETBACKS:
25' FRONT
10' REAR
10' SIDE



TYPICAL LOT LAYOUT &
LANDSCAPE PLAN
N.T.S

9-B-22-UR 8/24/2022

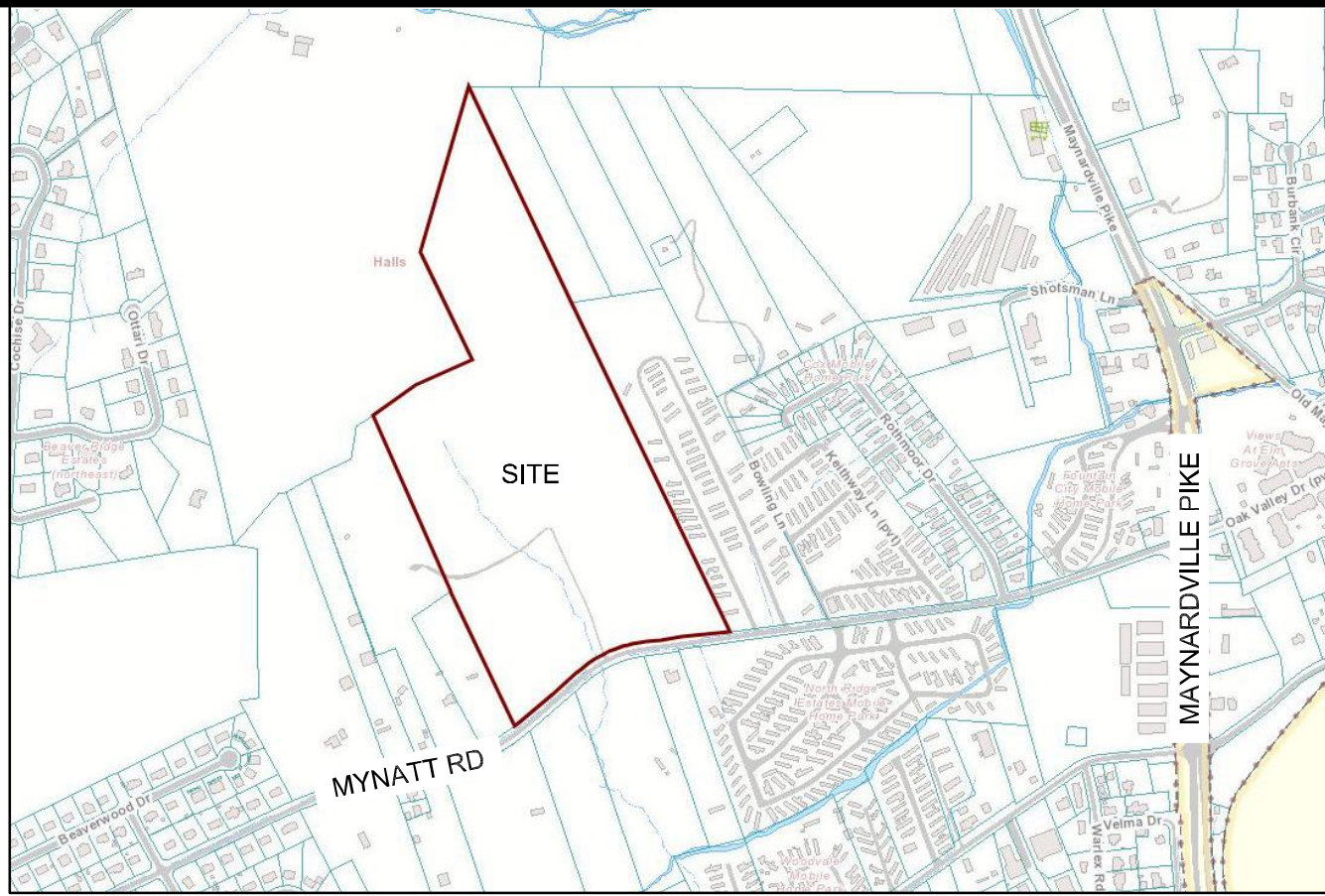


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONCEPT PLAN FOR:
WALLER ESTATES MOBILE HOME PARK

3117 MYNATT ROAD
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1"=50'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 2 SHEETS
AJJ	7/25/2022	21340	



SITE MAP
N.T.S

LEGEND

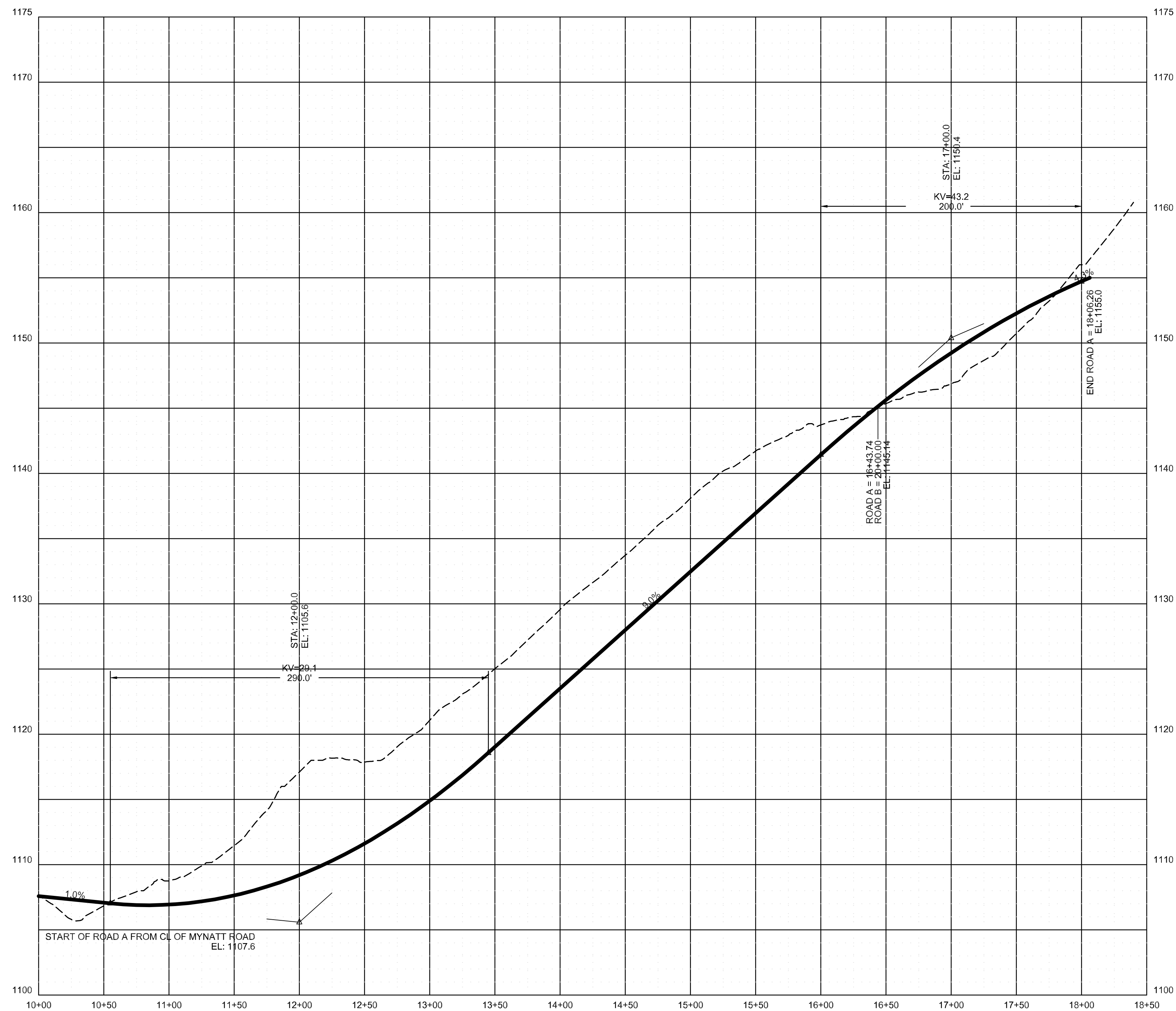
- EIP EXISTING IRON PIN
- EXISTING MANHOLE
- SIGN
- W.V. WATER VALVE
- P.T.C. POWER/TELEPHONE
- GUY WIRE
- W.M. WATER METER
- PROPOSED CATCH BASIN
- EXISTING GRADE

NOTES:

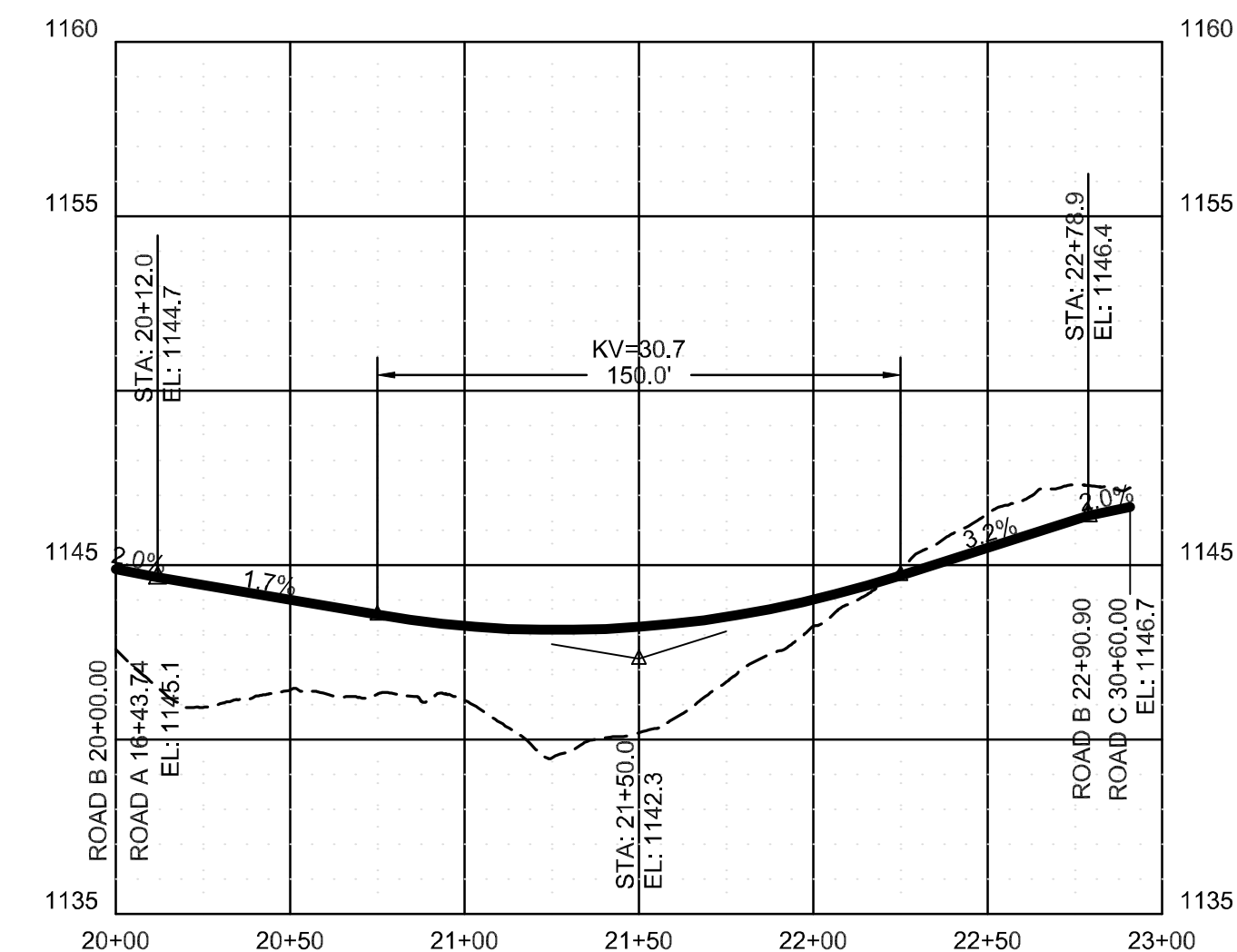
- EXISTING CONTOURS BASED ON STATE LIDAR DATA
- ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 25' ACCESS EASEMENT PROVIDED FOR ACCESSING GRAVEL ROAD TO TOWER.
- FENCING WILL BE PROVIDED ALONG FRONTAGE OF MYNATT ROAD. THE REMAINING DEVELOPMENT WILL BE FENCED/LANDSCAPED.
- STREAM MAY BE PRESENT WITHIN DEVELOPMENT BOUNDARY.
- COMMON AREAS MAY CONTAIN STORAGE FACILITIES & PARK/OTHER AMENITIES.
- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- EXCAVATE PERMANENT STORM WATER 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.
- THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- WATER & SEWER PROVIDERS: HPUD

TOTAL AREA: +/- 42.08 ACRES
AREA ZONED RB: +/- 16.8 ACRES
NUMBER OF MOBILE HOME SPACES: 39
CLT MAP: 48
PARCEL(S): 45.02
DEED REFERENCE: 201802200049203
ZONING: RB
PLANNING FILE NUMBER: 9-B-22-UR

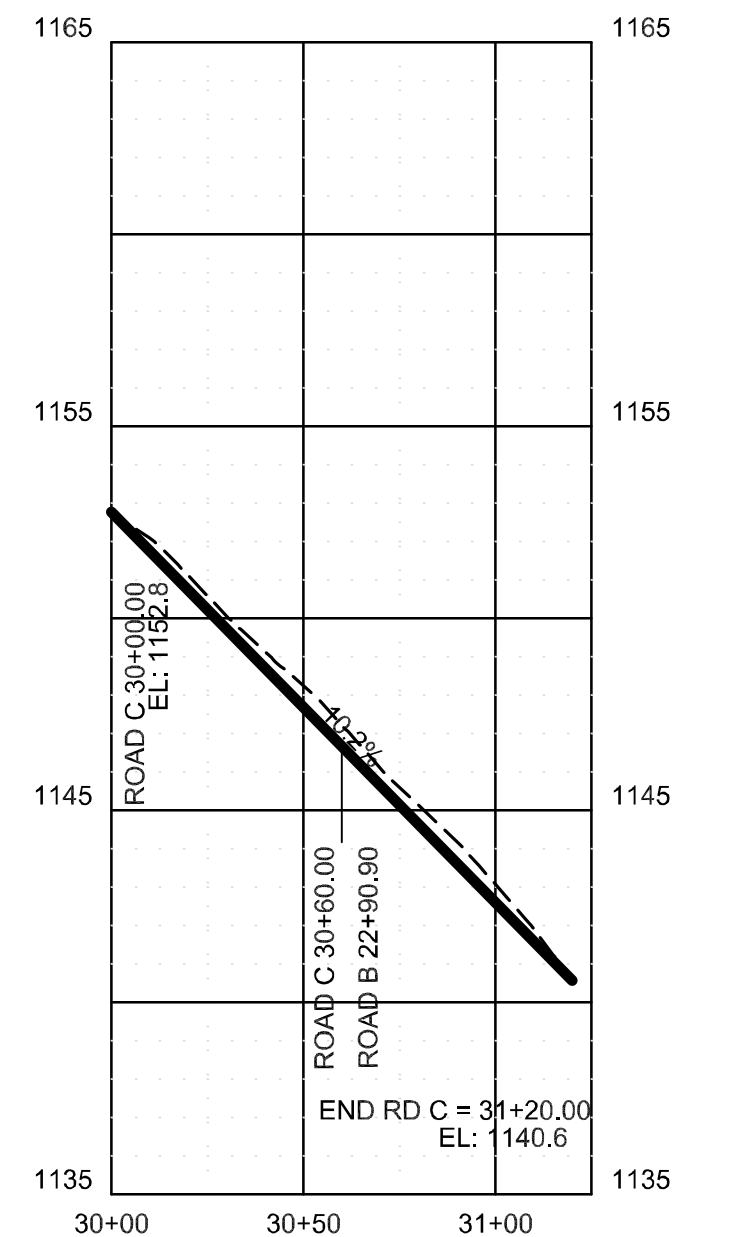




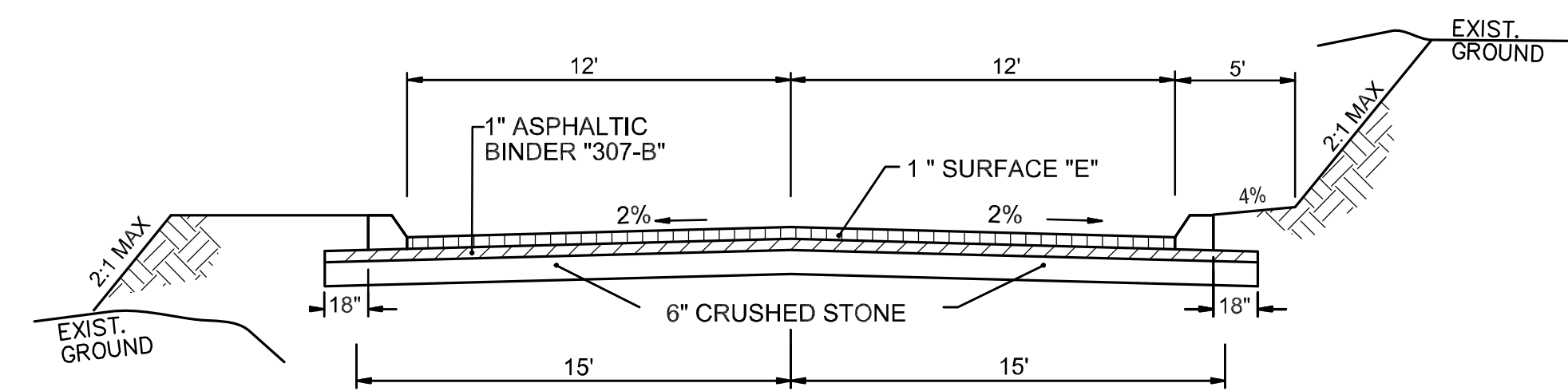
ROAD A



ROAD B

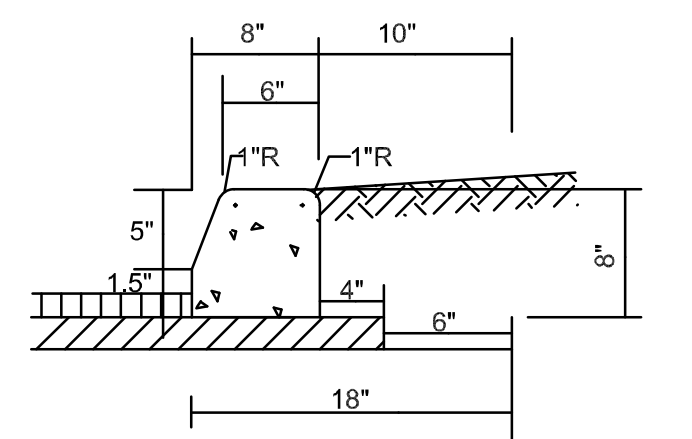


ROAD C



TYPICAL 2 LANE STREET
PRIVATE ROADS
N.T.S

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
N.T.S

