

VARIANCES:

- 1) REDUCTION OF INTERSECTION SPACE FROM CENTERLINE OF NATURE LANE TO CENTERLINE OF NEW PRIVATE ROAD FROM 300 FEET TO 228 FEET.
- 2) REDUCTION OF INTERSECTION SPACE FROM CENTERLINE OF SANFORD ROAD TO CENTERLINE OF NEW PRIVATE ROAD FROM 300 FEET TO 228 FEET.

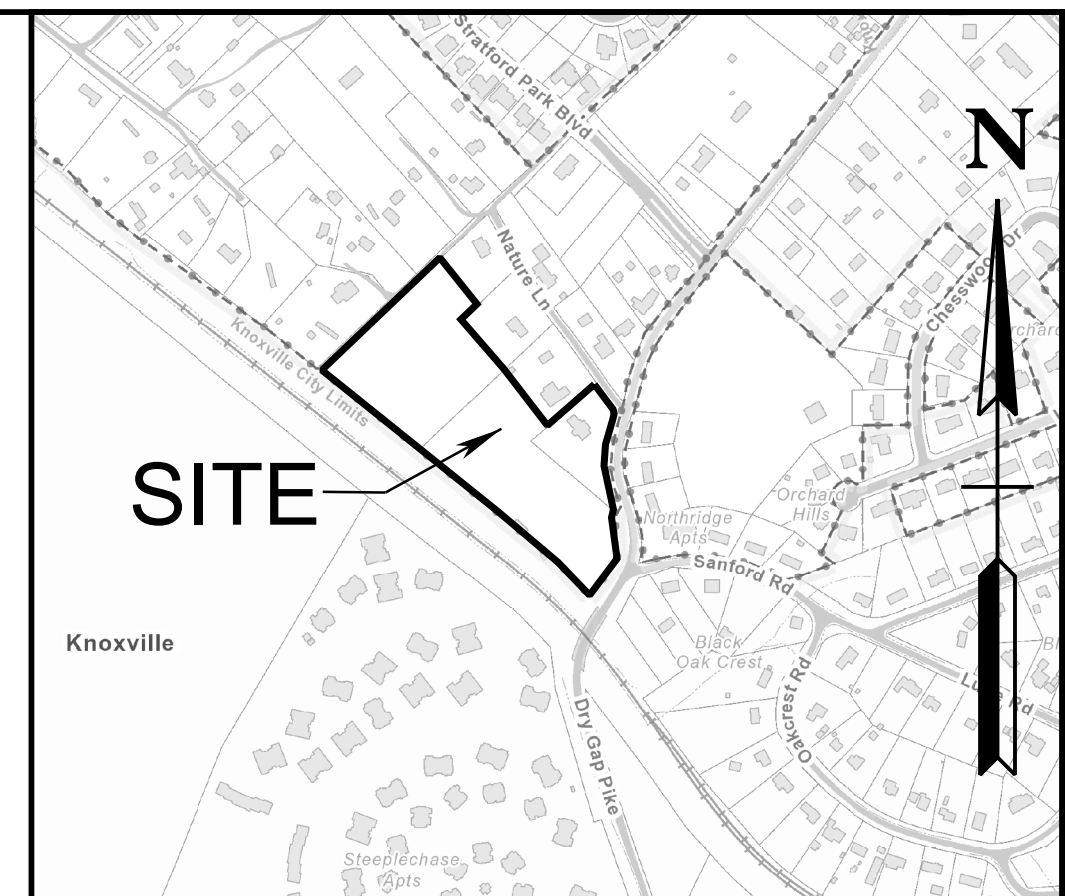
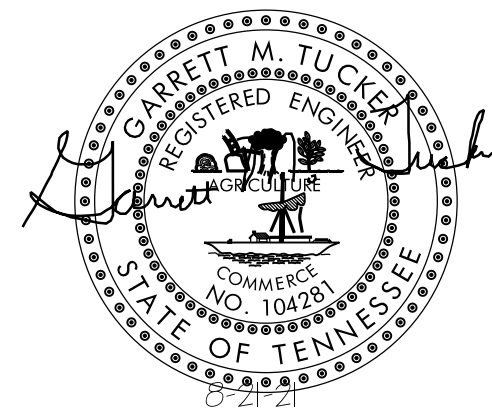
ALTERNATE DESIGN STANDARDS

- 1) RIGHT OF WAY WIDTH FOR PRIVATE ROAD OF 40 FEET.
- 2) PAVEMENT WIDTH OF PRIVATE ROAD OF 24 FEET.

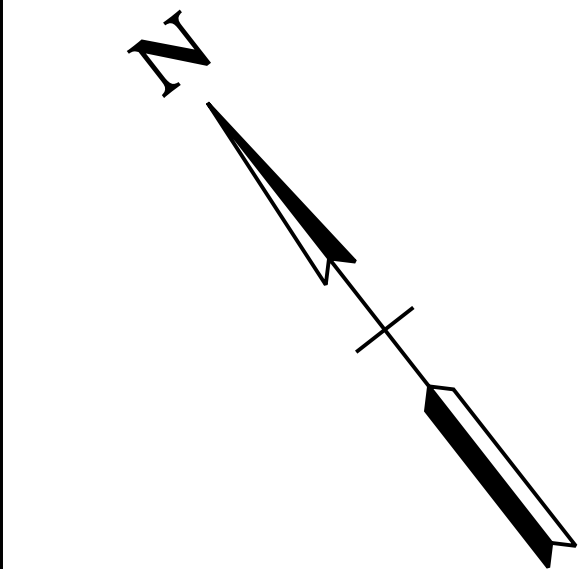
Certification of Concept Plan.

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. Tucker*
Tennessee Certificate No. 104281



LOCATION MAP- NO SCALE



RICHARD & SHIRLEY L. ODELL
DEED 20160212-0046886

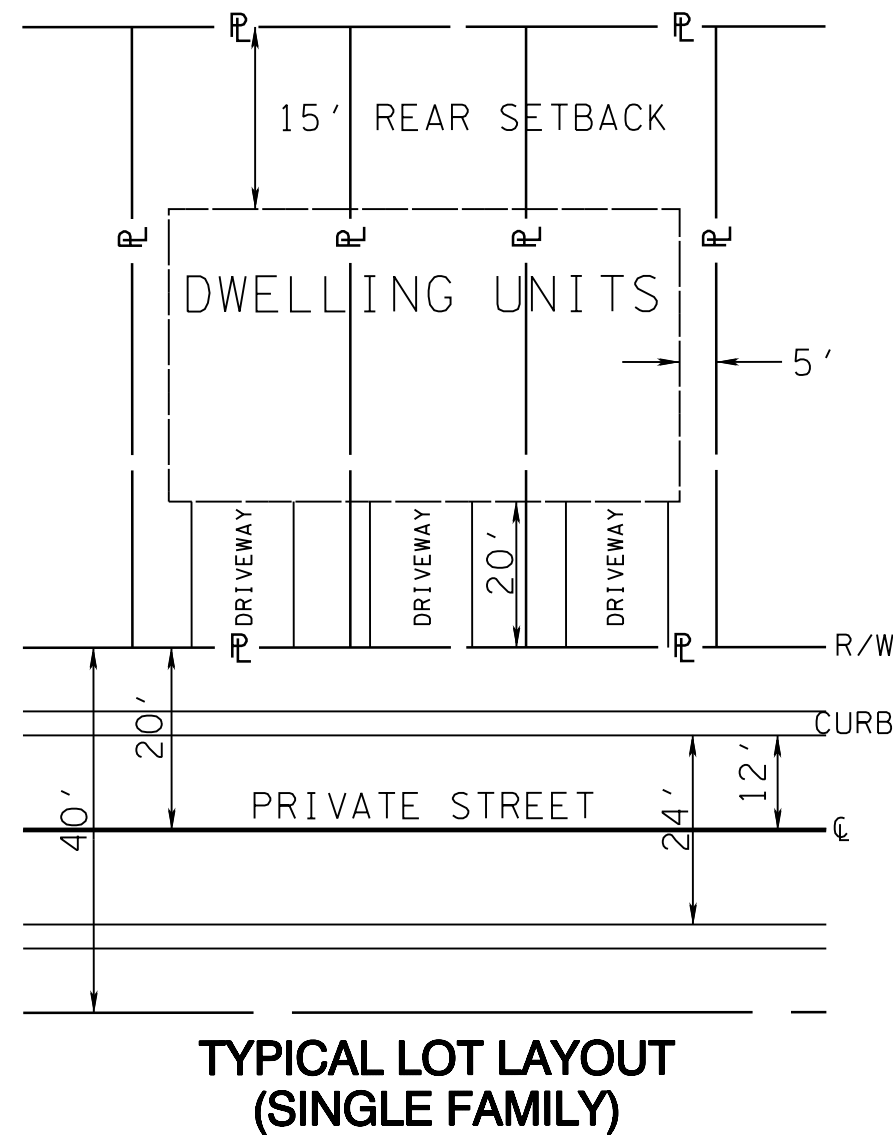
REISS & GOMELA
DEED 20190923-0020506

LANCE & SHARON HUTCHISON
DEED 1941/602

KATRINA M. MILLER
DEED 20181120-0031978

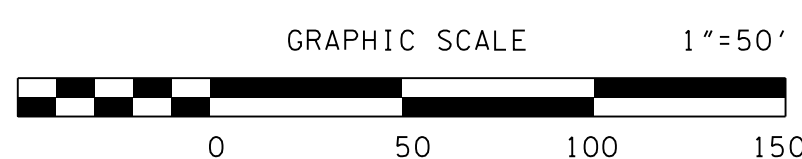
DONALD L. & SUSAN W. REECE
DEED 20070327-0078328

NOTE: 35' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



HORIZONTAL CURVE DATA

CURVE C1	CURVE C2
P.I. 13+39.59	P.I. 17+26.14
P.C. 13+11.53	P.C. 16+58.51
P.T. 13+67.60	P.T. 17+82.50
Δ 6° 25' 29" (LT)	Δ 56° 50' 06" (LT)
D 11' 27' 33"	D 45' 50' 12"
R 500.000	R 125.000
L 56.066	L 123.995
T 28.062	T 67.637



ENGINEER:
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FAX: (865) 947-7556

DEVELOPER:
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3248 TAZEWELL PIKE, SUITE 102
KNOXVILLE, TN 37918
WILLIAM WILSON / DENNY KOONTZ
(865) 607-1010

CLT MAP: 057M GROUP A
PARCELS: 014 & 017
DEED REFERENCE: 20200123-0048792
PROPERTY ZONED: PR (<5 DU/AC)

TOTAL AREA: 8.48 ACRES
NUMBER OF LOTS: 39

Revised: 8/24/2020

MPC FILE NUMBER: 9-SA-20-C / 9-B-20-UR

NO.	DATE	DESCRIPTION	BY	CHK.

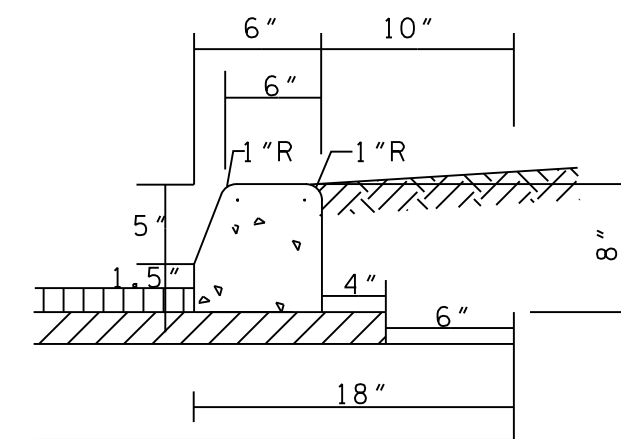
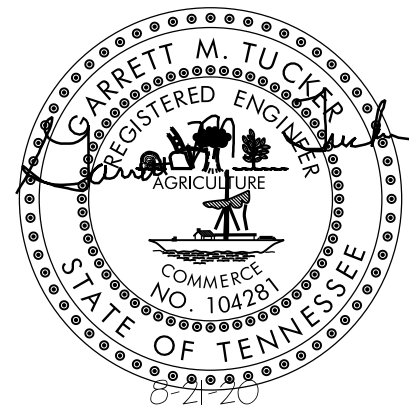


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

DRY GAP ESTATES
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET ONE NO. 1
DRAWN BY JER	DATE 8-21-21	FILE NO. 20110	OF 2 SHEETS

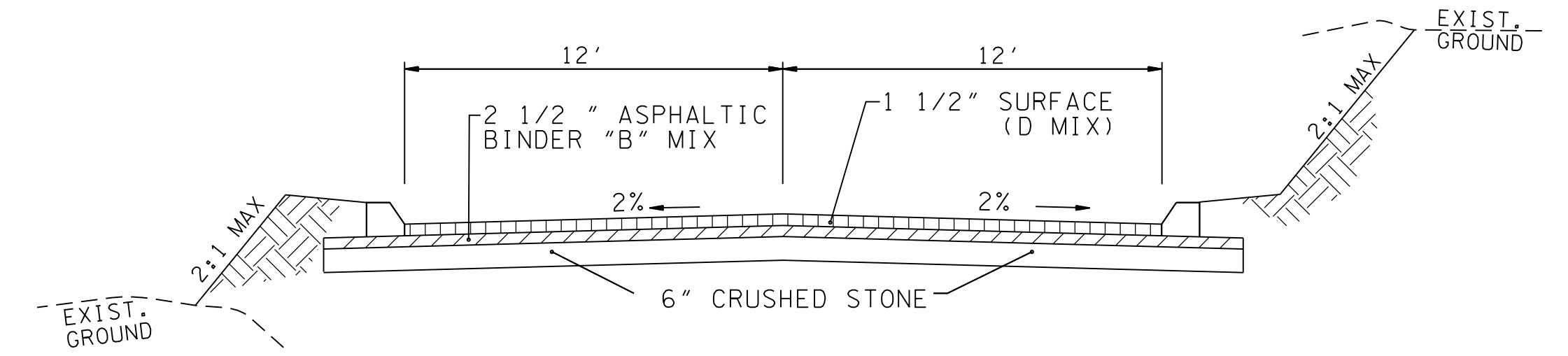


STANDARD DETAIL 6" EXTRUDED CURB

9-SA-20-C

9-B-20-UR

Revised: 8/24/2020

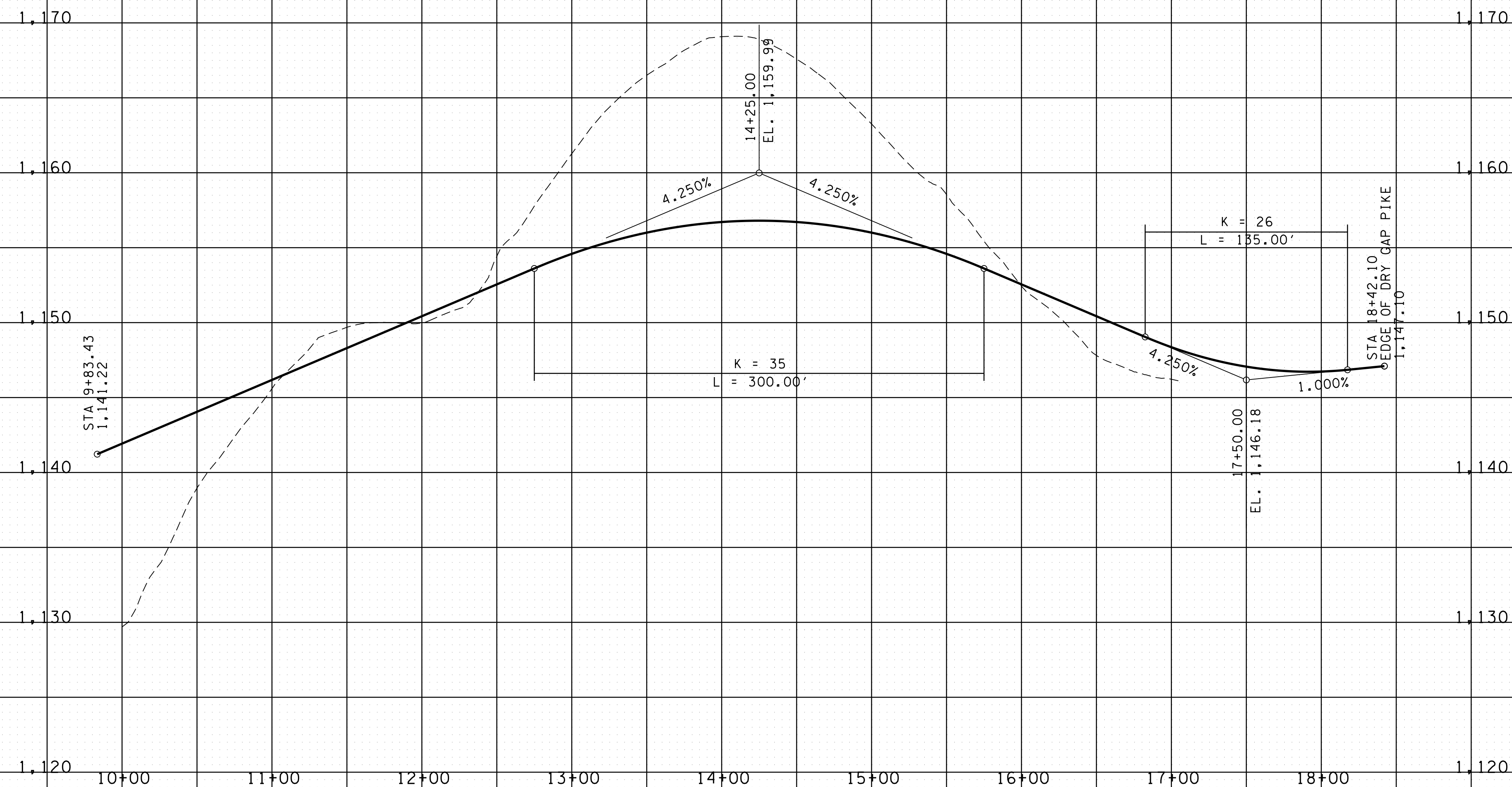


TYPICAL 2 LANE STREET - PRIVATE ROAD

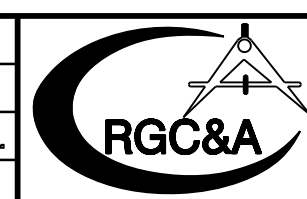
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

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

DRY GAP ESTATES
CONCEPT PLAN / USE ON REVIEW

ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=60' HORZ. 1"=5' VERT.	SHEET TWO NO. 2
DRAWN BY GMT	DATE 8-21-20	FILE NO. 20110	OF 2 SHEETS