

SITE MAP  
N.T.S.

**LEGEND**

EIP	EXISTING IRON PIN	PT/C	EXISTING POWER/TELEPHONE
	EXISTING TELEPHONE BOX		EXISTING GUY WIRE
	EXISTING MANHOLE		EXISTING CLEANOUT
	EXISTING SIGN		EXISTING POWERLINE
W.V.	EXISTING WATER VALVE		EXISTING GRADE
	PROPOSED CATCH BASIN		EXISTING FENCE

DEVELOPER: BRENT AND MATTHEW BALL  
7701 WINDWOOD DRIVE  
POWELL, TN 37849  
(865) 599-1057

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

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. \_\_\_\_\_

- NOTES:
- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
  - ACCESS TO UNITS 1-60 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO MOBILE HOMES THROUGH INTERNAL ROAD SYSTEM ONLY.
  - EXISTING HOUSE ON PARCEL IS TO REMAIN AS PART OF THE DEVELOPMENT.
  - 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 AND SEWER PROVIDERS: HPUD

TOTAL AREA: +/- 54.27 ACRES  
AREA OF DISTURBANCE: +/- 12.5 ACRES  
NUMBER OF LOTS: 60  
CLT MAP: 56  
PARCELS: 056 133  
DEED REFERENCE: 20220607-0092031  
ZONING: PR (5 DU/AC)  
PLANNING FILE NUMBER:

9-SD-22-C / 9-F-22-DP  
Revised: 9/1/2022



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

EXISTING CONDITIONS

1331 W. BEAVER CREEK DR  
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RGC	1"=100'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 4 SHEETS
AJJ	7/25/2022	22066	



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7701 WINDWOOD DRIVE  
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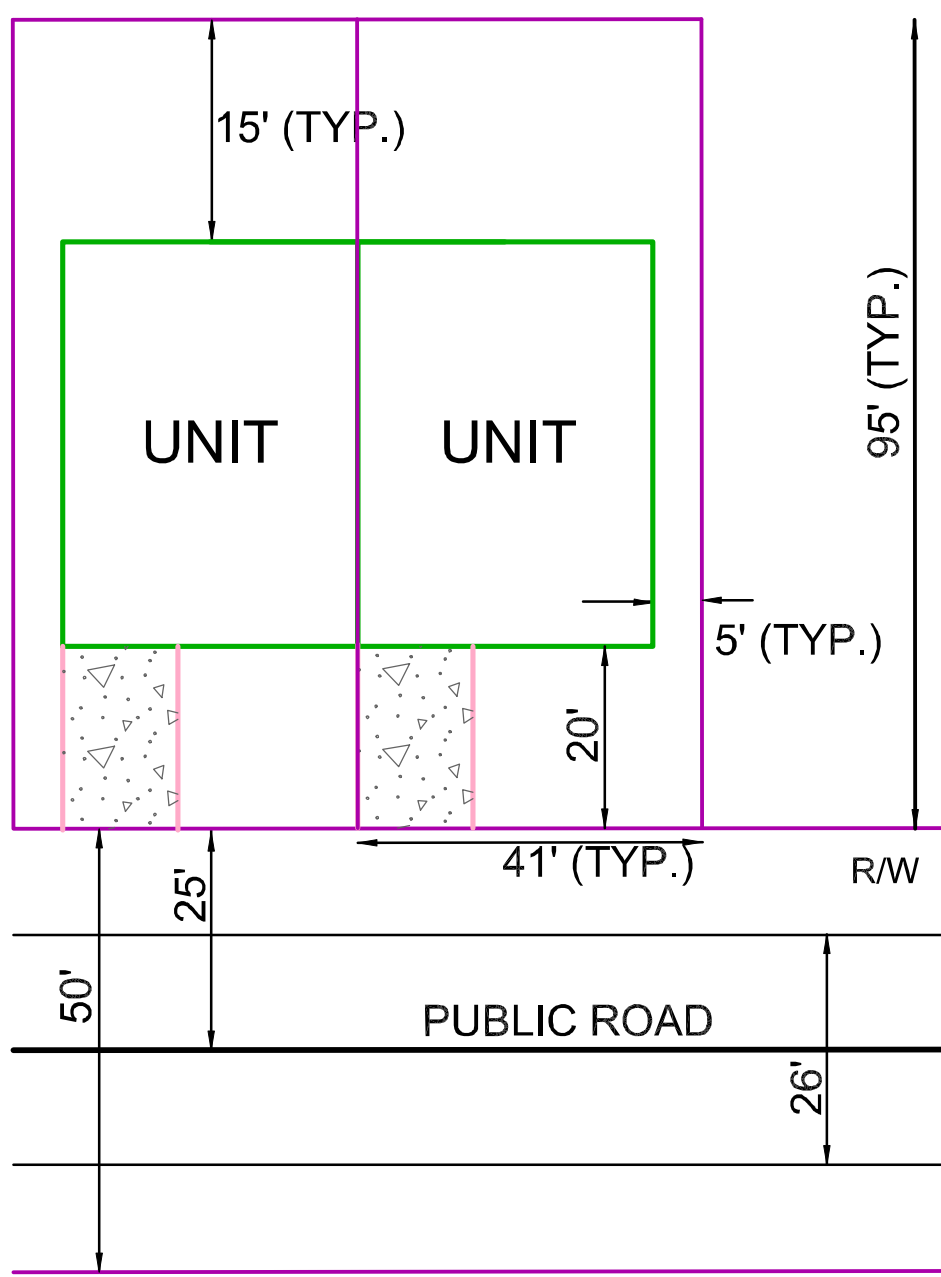
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
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(865) 947-5996

SEXTON  
DEED: 202001060045003  
PLAT: 201911260036704

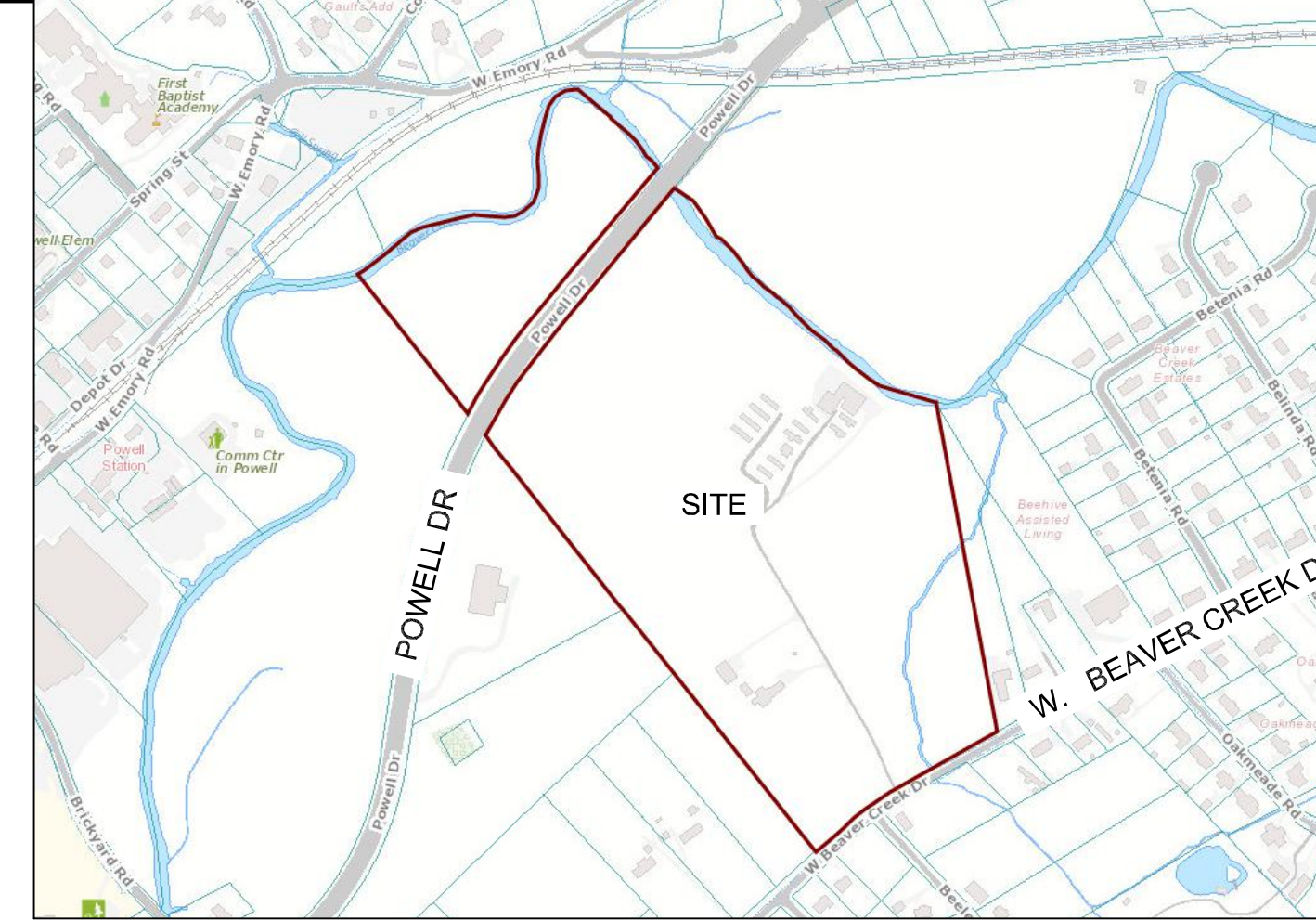
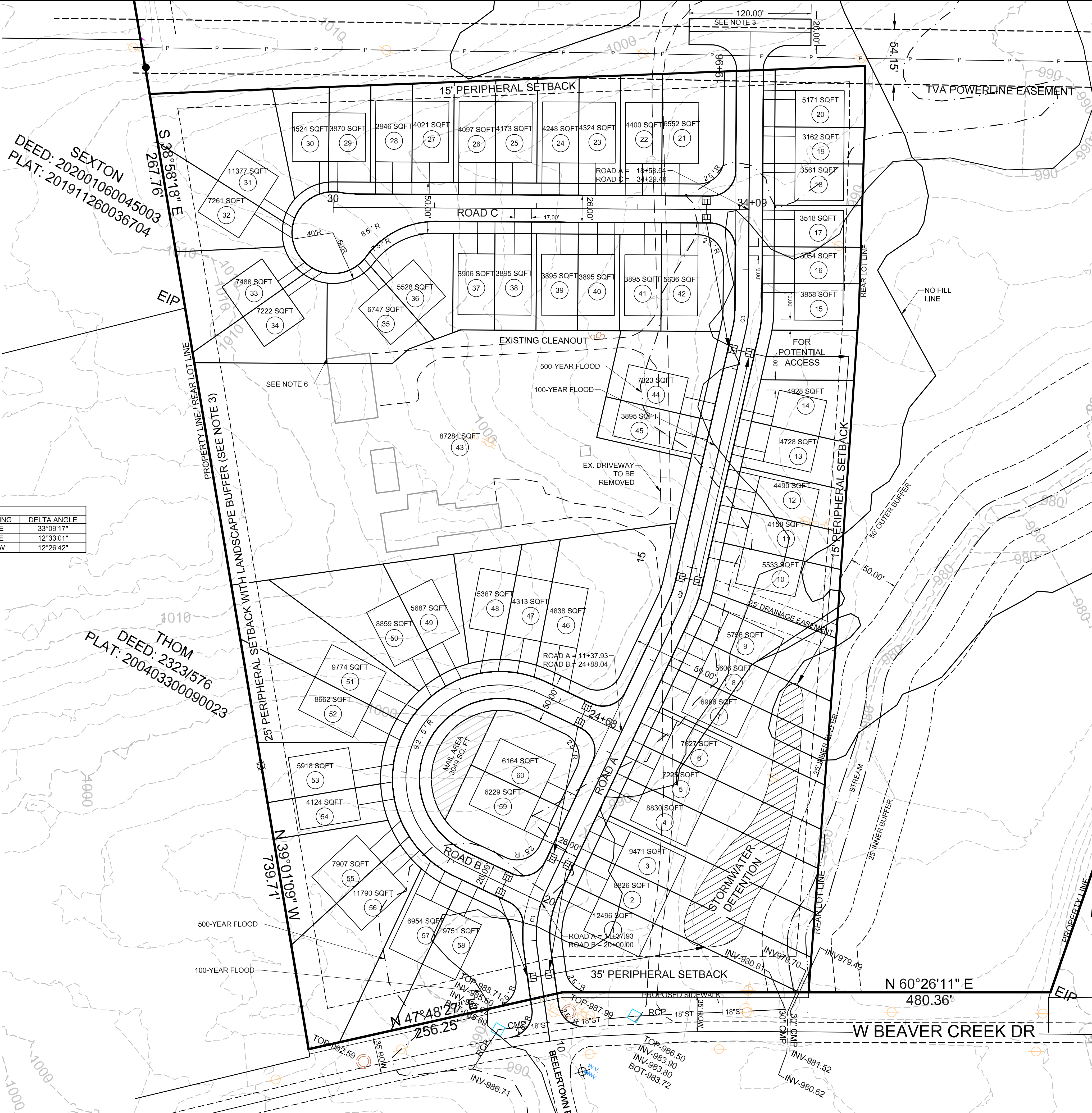
THOM  
DEED: 2323/576  
PLAT: 200403300090023

SETBACKS:  
20' FRONT  
5' SIDE  
15' REAR

NOTE: 15' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	57.87'	57.06'	S 20°48'46" E	33°09'17"
C2	100.00'	21.90'	21.86'	S 10°30'38" E	12°33'01"
C3	100.00'	21.72'	21.68'	N 23°00'29" W	12°26'42"



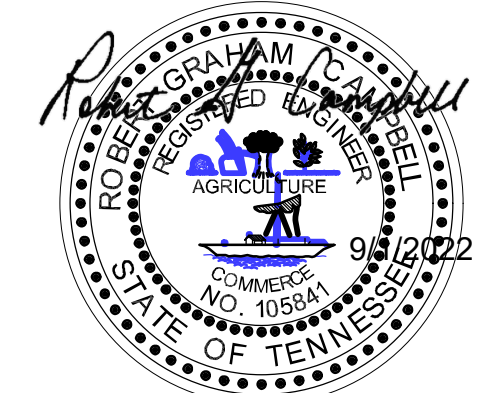
**LEGEND**

EIP	EXISTING IRON PIN	PT/C	EXISTING POWER/TELEPHONE
EXISTING TELEPHONE BOX		---	EXISTING GUY WIRE
EXISTING MANHOLE		---	EXISTING CLEANOUT
EXISTING SIGN		---	EXISTING POWERLINE
W.V.	EXISTING WATER VALVE	---	EXISTING GRADE
PROPOSED CATCH BASIN		---	EXISTING FENCE

- NOTES:**
- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
  - ACCESS TO UNITS 1-60 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO MOBILE HOMES THROUGH INTERNAL ROAD SYSTEM ONLY.
  - LANDSCAPE SCREEN MAY BE ADDED AFTER FINAL PLANS HAVE BEEN DEVELOPED TO REPLACE THE LOST BUFFER, OR TO AUGMENT THE EXISTING BUFFER.
  - TURN AROUND AT END OF ROAD A IS TEMPORARY.
  - EXISTING HOUSE ON PARCEL IS TO REMAIN AS PART OF THE DEVELOPMENT.
  - IF AFTER FIELD SURVEY, THE DETACHED GARAGE INTERFERES WITH LOT 35, IT WILL 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.
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 Revised: 9/1/2022



NO.	DATE	REVISIONS	DESIGNED BY	CHECKED BY	SCALE	SHEET
2	8/31/22	MPC COMMENTS	AJJ	RGC	1"=50'	2
1	8/18/22	MPC COMMENTS	AJJ	RGC	FILE NO.	
REVISIONS			AJJ	RGC	22066	OF 4 SHEETS

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

CONCEPT PLAN OF:  
THE VILLAS OF BEAVER CREEK

1331 W. BEAVER CREEK DR  
KNOX COUNTY



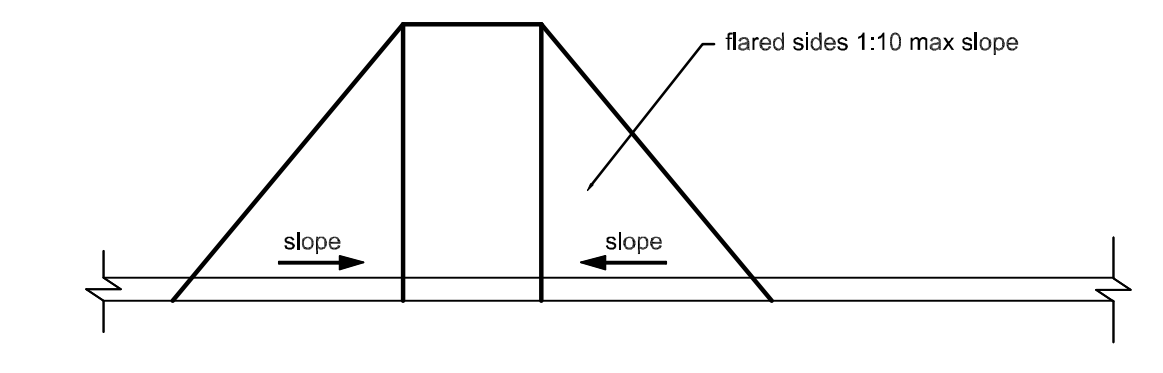
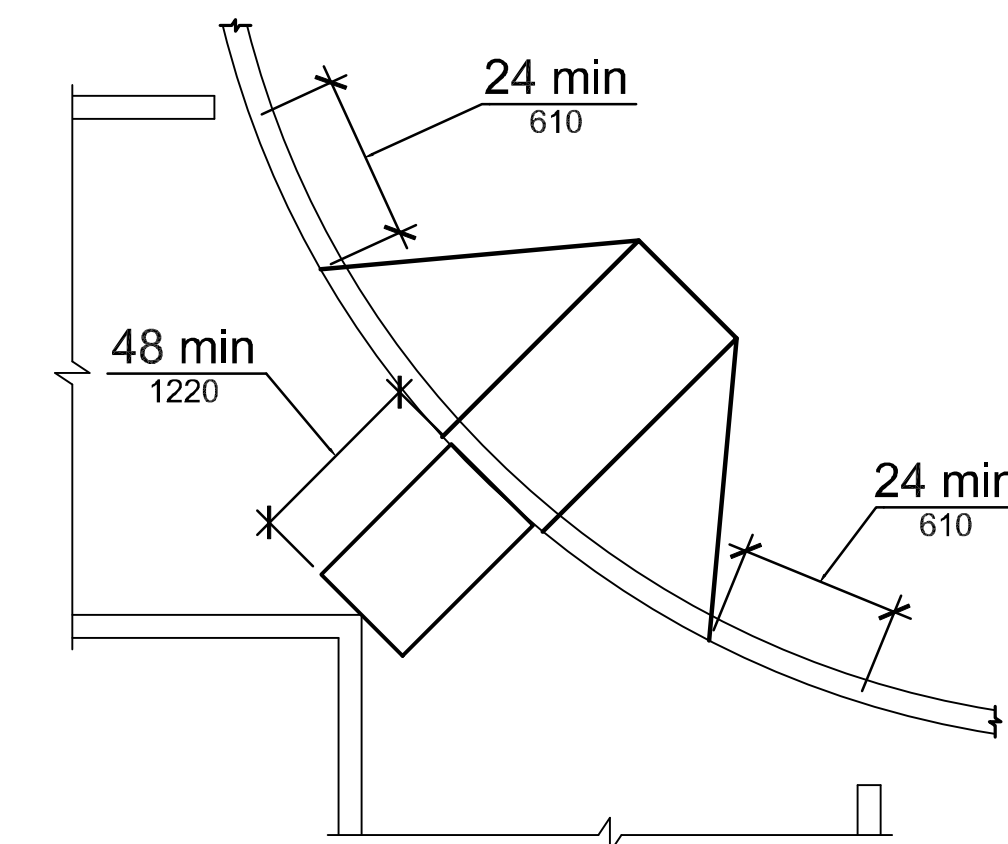
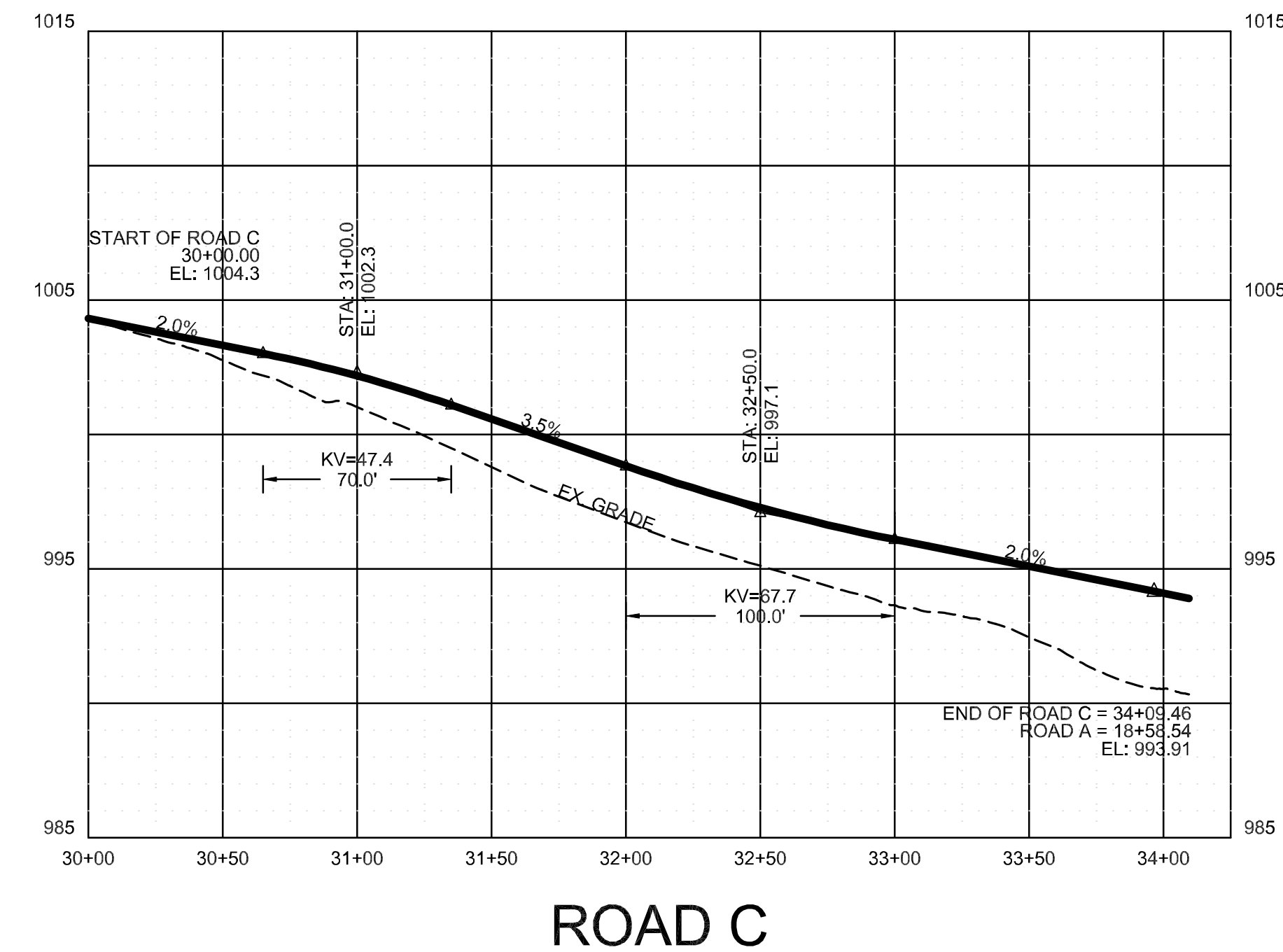
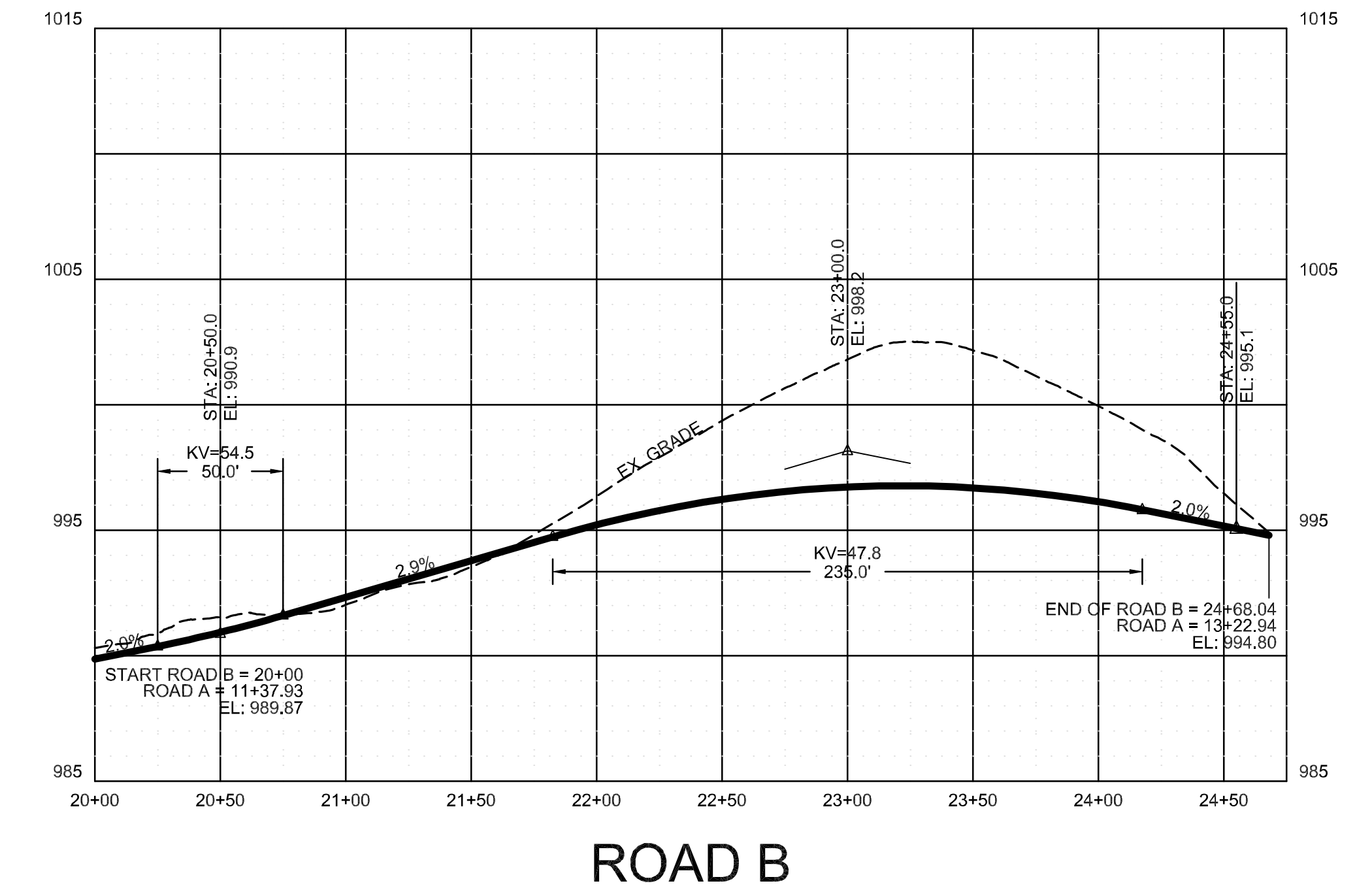
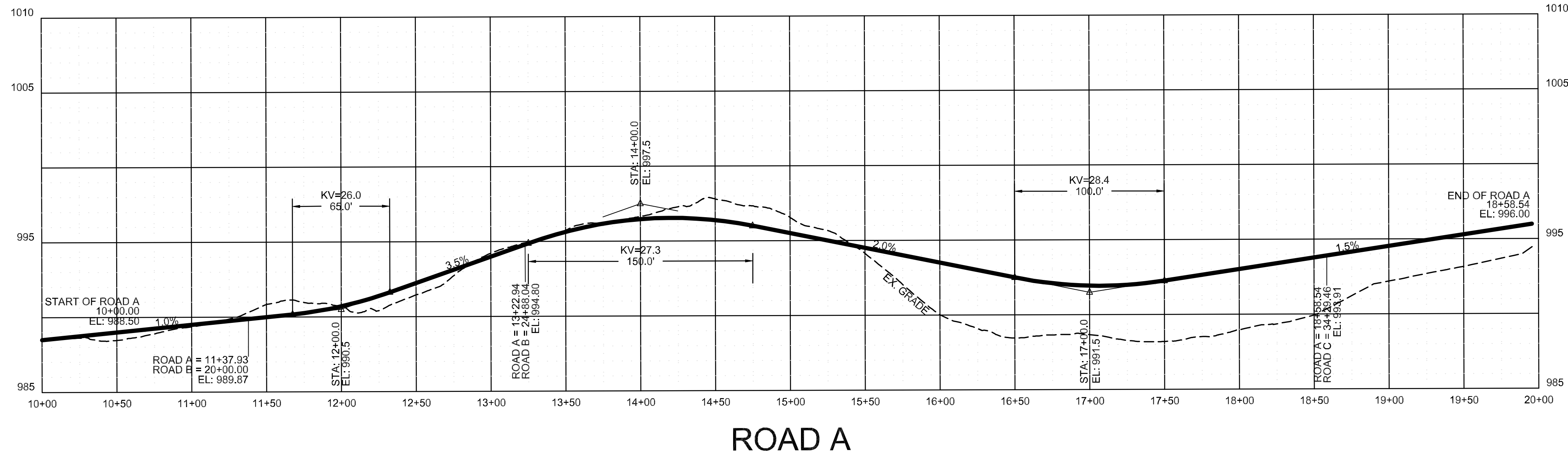


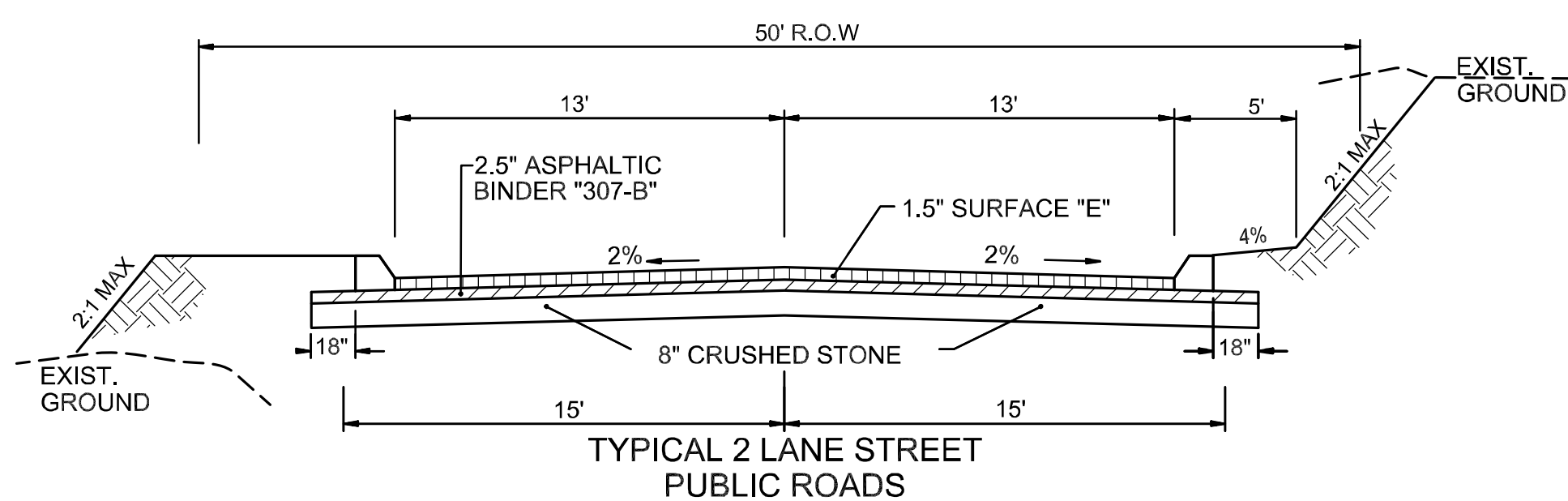
Figure 406.3  
Sides of Curb Ramps

N.T.S

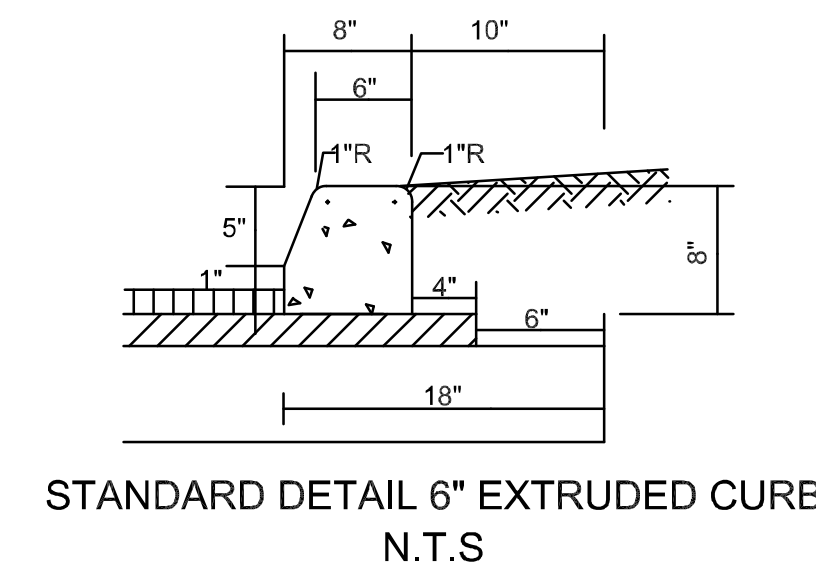
Figure 406.6  
Diagonal or Corner Type Curb Ramps

DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKINGS. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

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 6 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

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REVISIONS				

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ROAD PROFILES

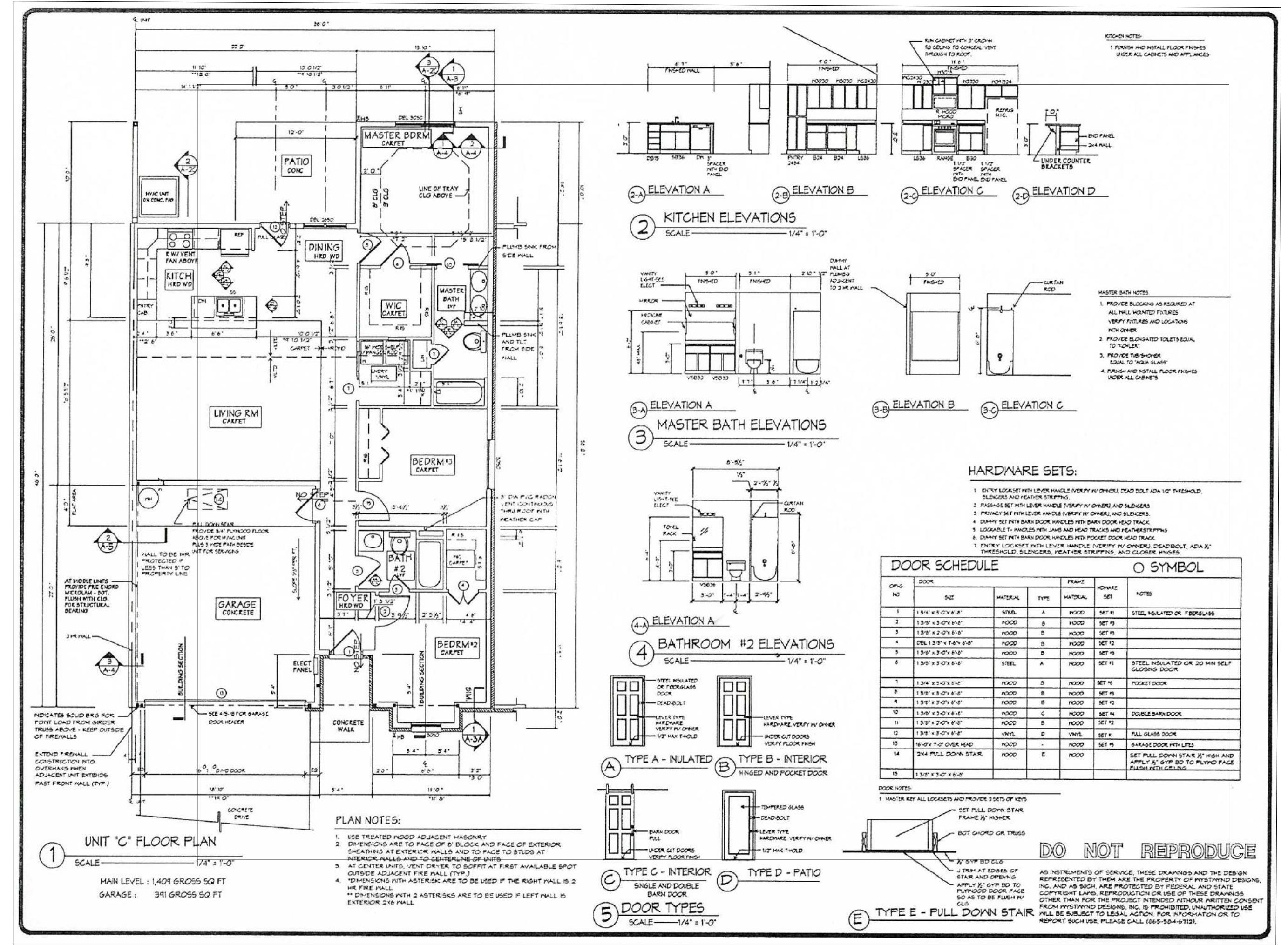
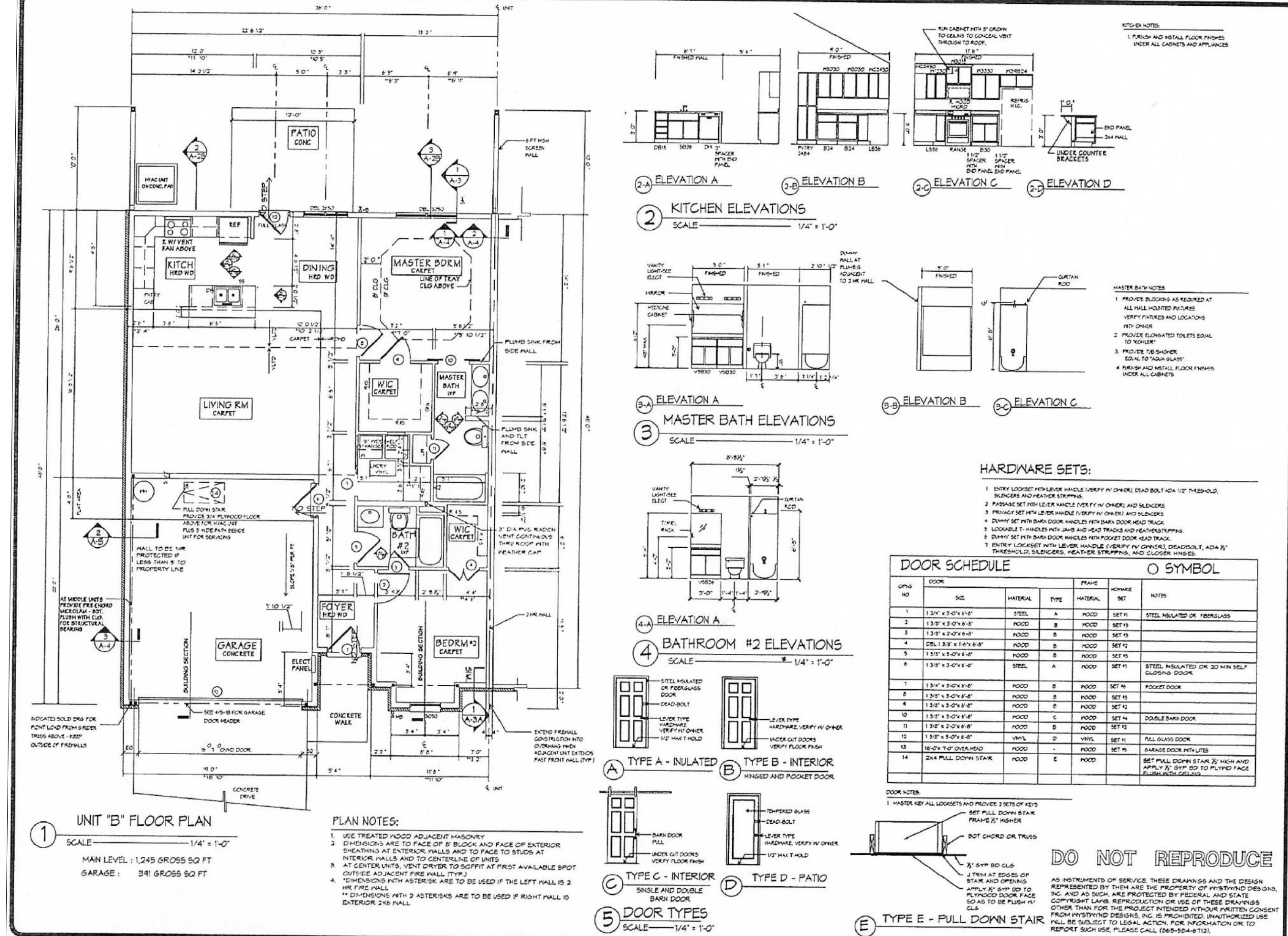
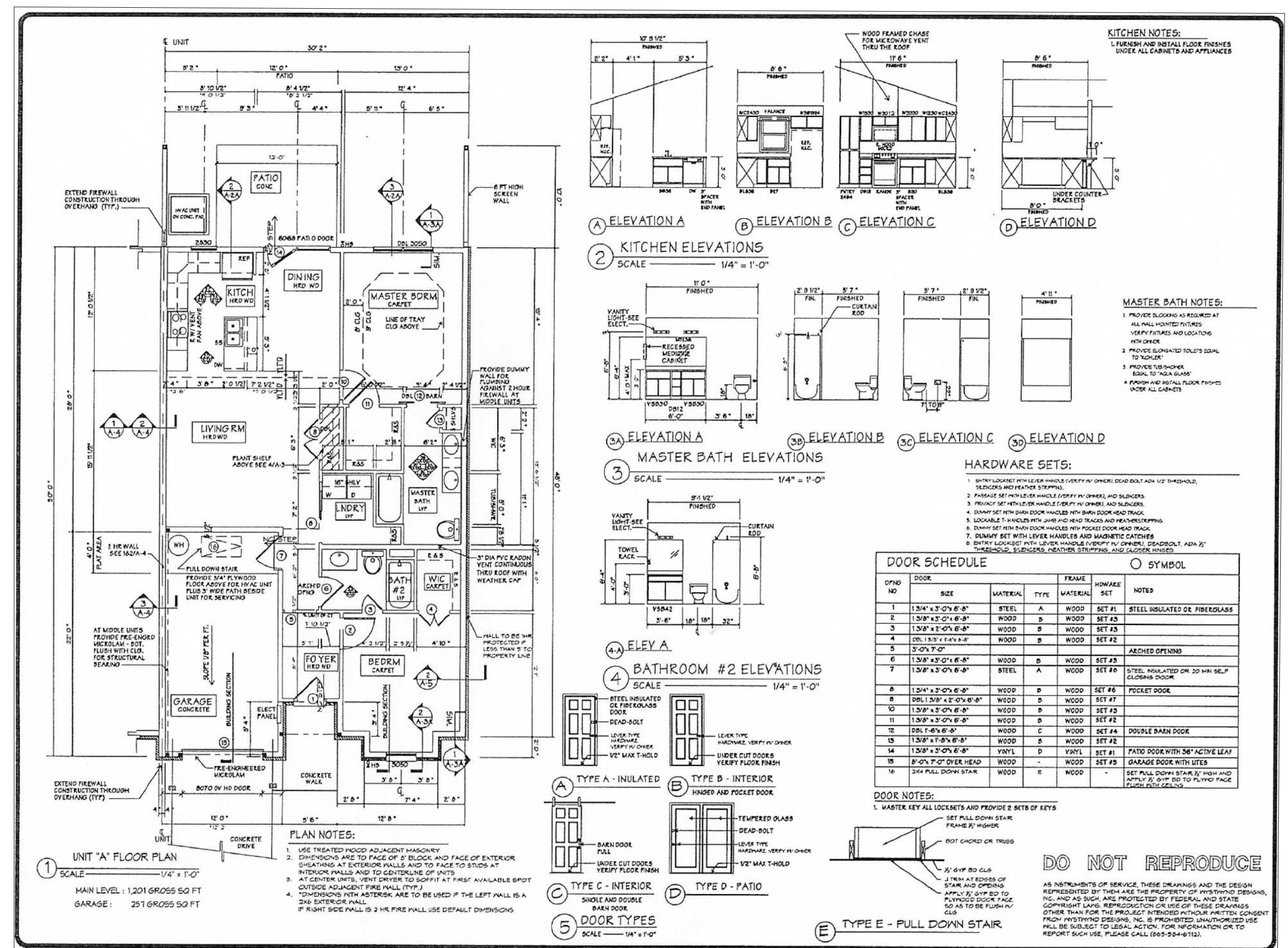
1331 W. BEAVER CREEK DR  
KNOX COUNTY

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KNOXVILLE, TENNESSEE

DETAILS SHEET

DESIGNED BY	CHECKED BY	SCALE	SHEET
DRAWN BY	DATE	FILE NO.	NO.
	8/19/2022	22066	4

OF 4 SHEETS