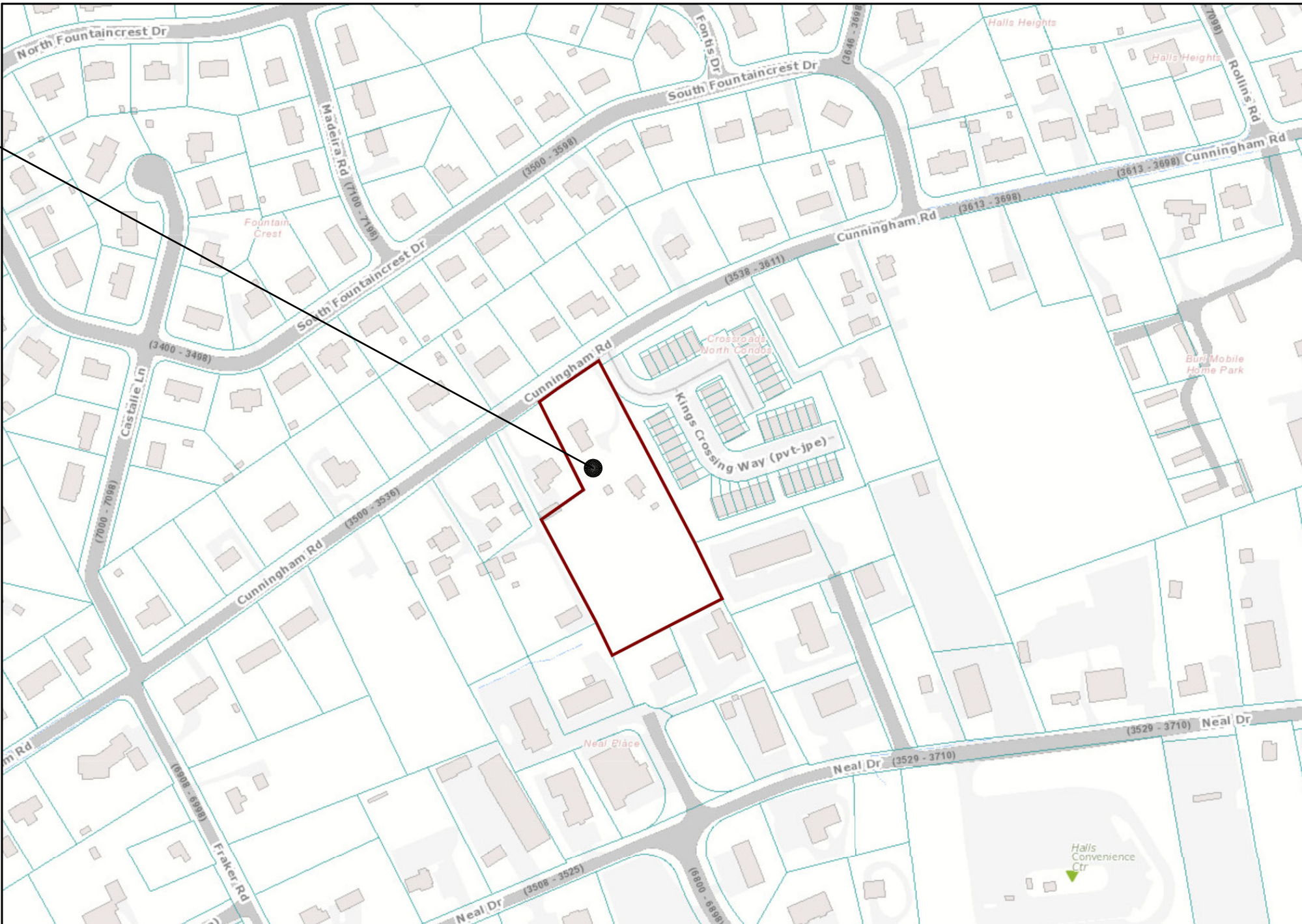


CONCEPT PLAN
FOR
VINCENT LANDING S/D
3534 CUNNINGHAM ROAD
KNOXVILLE, TENNESSEE

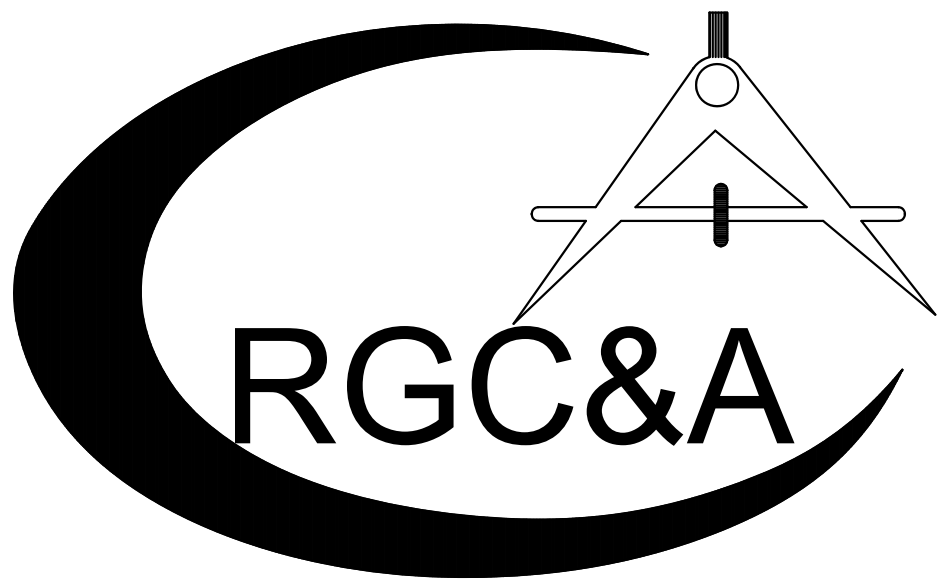
SITE



LOCATION MAP
N.T.S

INDEX OF SHEETS

No.	NAME
1	TITLE SHEET
2	EXISTING CONDITIONS
3	CONCEPT PLAN
4	GRADING AND DRAINAGE PLAN
5	ROAD PROFILES



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

DEVELOPER: CPR,LLC
2908 WESTERN ROAD
KNOXVILLE, TN 37938
(865) 556 -9022

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

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 Robert G. Campbell
Tennessee Certificate No. 105841



9-SD-23-C / 9-H-23-DP
Revised: 9/8/2023

LEGEND

- EIP

EXISTING IRON PIN
- IRON PIN SET * ROD W/CAP
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- W.V.

WATER VALVE
- PIT/C
- POWER/TELEPHONE
- GUY WIRE
- W.M.
- WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- FLOW ARROW

CONSTRUCTION EXIT

STORM DRAIN INLET PROTECTION

STORM DRAIN OUTLET PROTECTION

OVERLAND DRAINAGE PATTERN

EROSION CONTROL MATTING

ROCK CHECK DAM

1150

EXISTING GRADE

1150

PROPOSED GRADE

EDGE OF WETLAND

ROCK CHECK DAM



- NOTES:
1. EXISTING CONTOURS BASED ON TN STATE LIDAR.
 2. WATER AND SEWER PROVIDERS: HPUD
 3. BUILDING SETBACK FOR - PR - ZONING ARE AS FOLLOW:
FRONT: 20'
REAR: 15'
SIDE: 5'
PERIPHERAL :35'

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9-SD-23-C / 9-H-23-DP
Revised: 9/8/2023

MPC FILE # 9-SD-23-C/9-H-23-DP
TOTAL AREA: 2.5 ACRES
NUMBER OF LOTS: 13
PARCELS: 021
CLT MAP: 038
DEED REFERENCE: INST NO. 20230301
ZONING: PR



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3534 CUNNINGHAM ROAD, KNOXVILLE, TN

EXISTING CONDITIONS
KNOX COUNTY

DESIGNED BY SOH	CHECKED BY RGC	SCALE 1"=30'	SHEET NO. 2
DRAWN BY SOH	DATE 09/08/2023	FILE NO. 23045	OF 5 SHEETS

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

LEGEND

- EIP

EXISTING IRON PIN
- IRON PIN SET * ROAD W/CAIP
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- W.V.

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—1150—

EXISTING GRADE

—1150—

PROPOSED GRADE

—

EDGE OF WETLAND

—

ROCK CHECK DAM

SITE GRADING & CONSTRUCTION NOTES:

1. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

2. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ONSITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS.

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

4. ANY EXISTING UTILITIES WITHIN THE PROJECT SITE SHALL NOT BE DISTURBED AND REMAIN IN SERVICE UNTIL THE RESPECTIVE UTILITY HAS BEEN RELOCATED AND/OR ABANDONED. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER OF THE UTILITY CERTIFYING THE UTILITY MAY BE REMOVED.

5. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

7. ALL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.

8. CONTRACTOR SHALL ADJUST AND/OR SAW CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

9. CONTRACTOR SHALL INSPECT, REPAIR, AND CLEAN ALL EXISTING DRAINAGE STRUCTURES AND PIPING. ALL SEDIMENT AND DEBRIS SHALL BE REMOVED.

10. RIP-RAP STONE FOR EROSION PROTECTION SHALL BE PROVIDED AT ALL STORMWATER DISCHARGE LOCATIONS.

11. WATER, SEWER, AND STORM SHALL LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE), UNLESS NOTED OTHERWISE.

12. CUT BACK BANK AND VEGETATION AS NEEDED TO PROVIDE 400 FT SIGHT DISTANCE.

13. THE EXISTING VEGETATION CAN COUNT TOWARD THE PLANTING REQUIREMENT, BUT ADDITIONAL PLANTING MAY BE REQUIRED TO SUPPLEMENT THE EXITING.

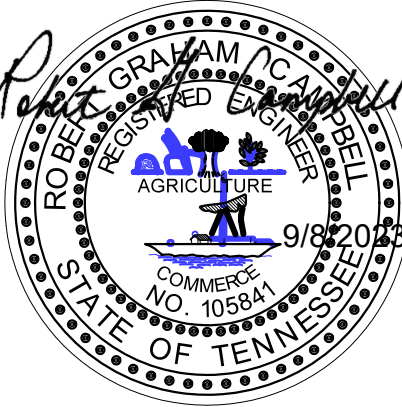
LOT NO.	AREA
1	14,839 SF
2	4,975 SF
3	4,493 SF
4	4,666 SF
5	4,578 SF
6	3,860 SF
7	9,389 SF
8	4,529 SF
9	4,576 SF
10	6,749 SF
11	6,088 SF
12	4,694 SF
13	7,541 SF
COMMON AREA 1	6,609 SF
COMMON AREA 2	918 SF

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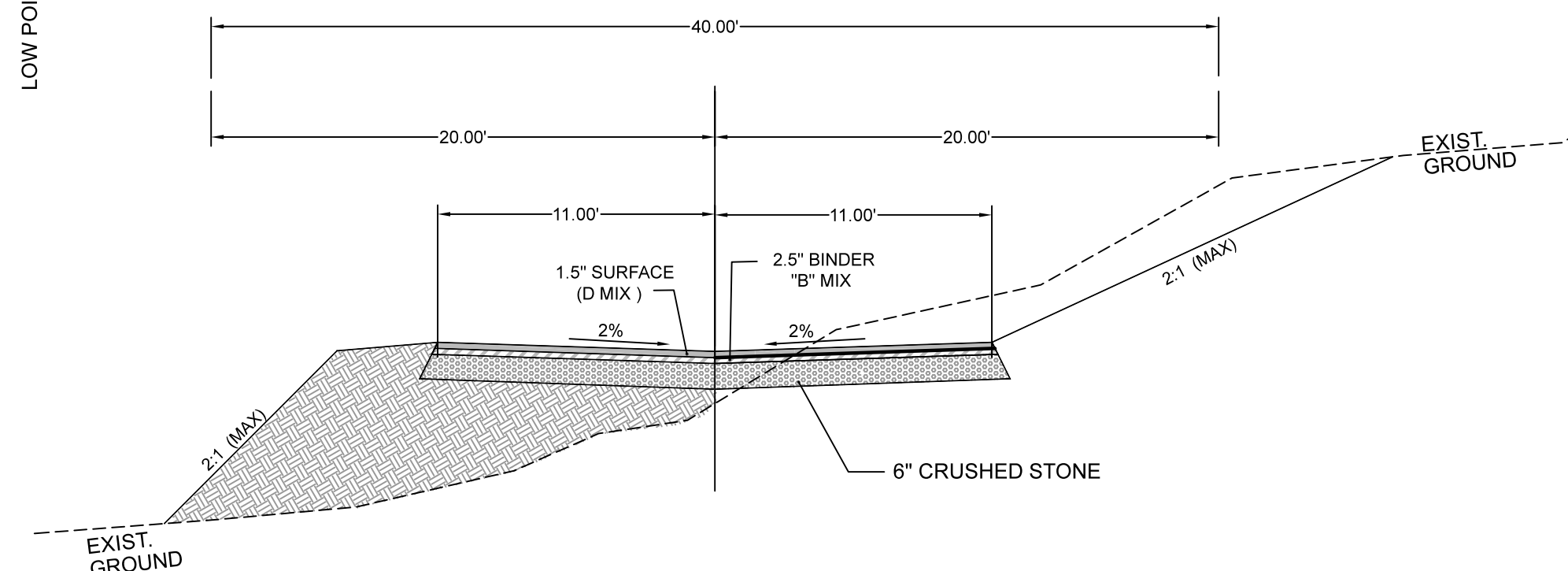
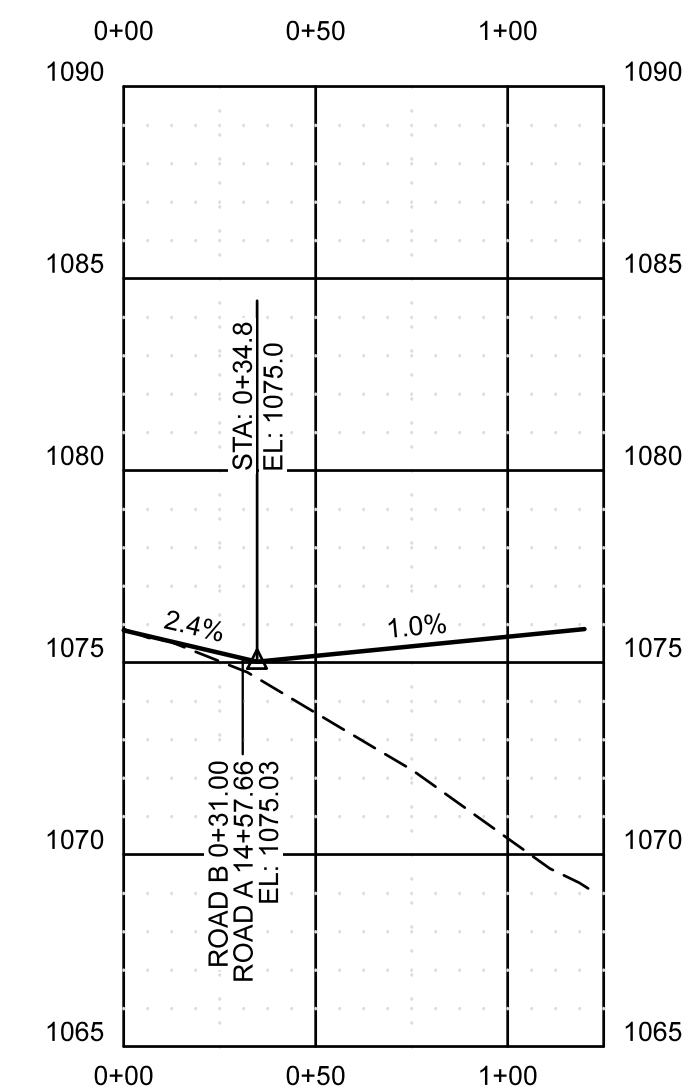
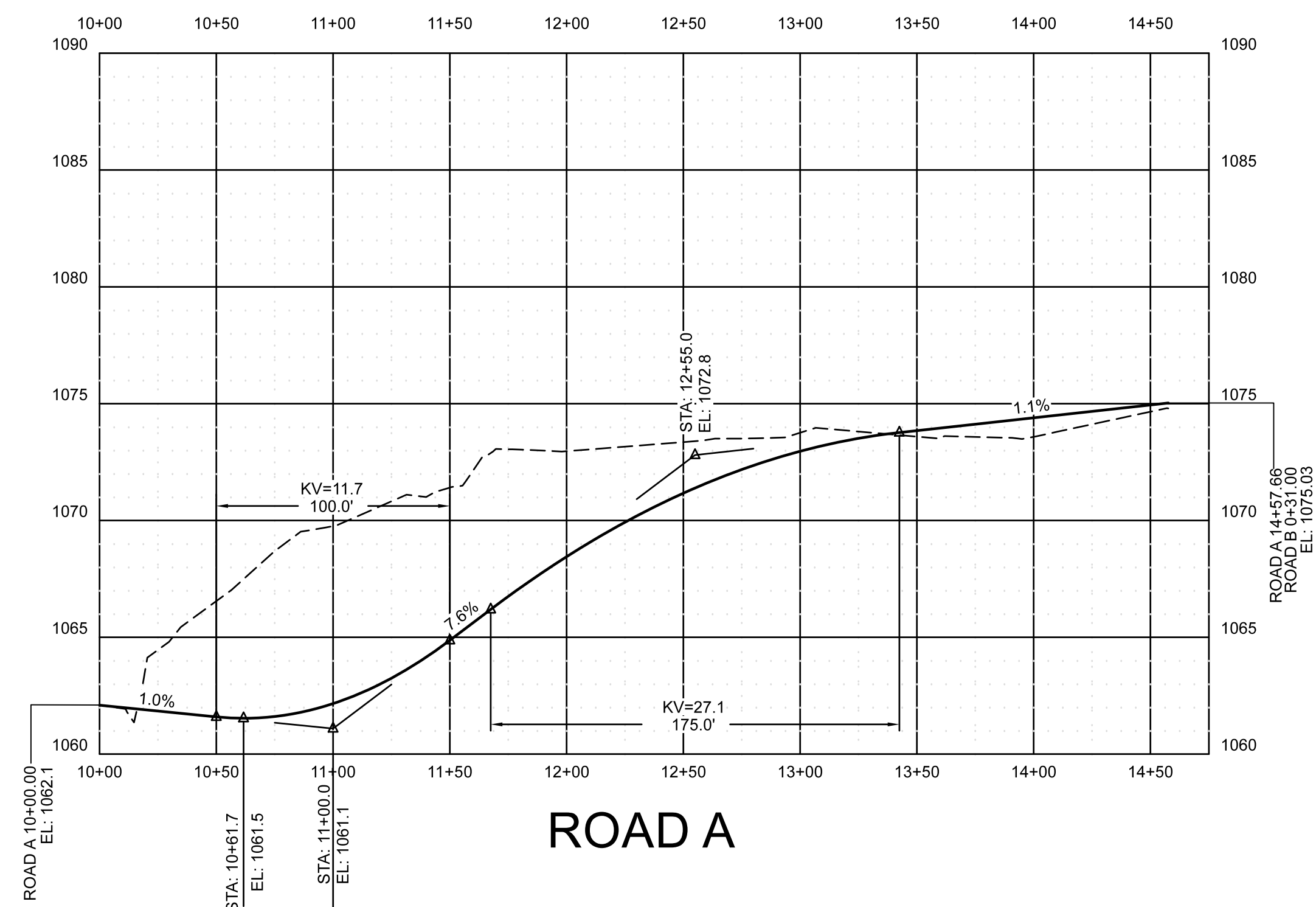
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GRADING AND DRAINAGE PLAN
KNOX COUNTY

DESIGNED BY SOH	CHECKED BY RGC	SCALE 1"=30'	SHEET NO. 4
DRAWN BY SOH	DATE 09/08/2023	FILE NO. 23045	OF 5 SHEETS

NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



TYPICAL 2 LANE STREET
PUBLIC ROADS

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.

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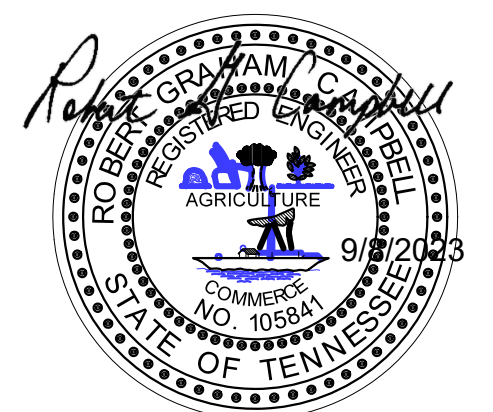
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ROAD PROFILE
KNOX COUNTY

DESIGNED BY SOH	CHECKED BY RGC	SCALE 1"=50' H 1"=8' V
DRAWN BY SOH	DATE 09/08/2023	FILE NO. 23045

SHEET
NO. **5**
OF **5** SHEETS



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