

HORIZONTAL CURVE DATA

CURVE C1	CURVE C2	CURVE C3	CURVE C4
P.1. 12+63.91	P.1. 21+02.33	P.1. 24+59.48	P.1. 32+36.97
PC 11+54.62	PC 20+40.58	PC 22+30.60	PC 29+65.55
PT 13+60.68	PT 21+55.29	PT 24+98.33	PT 33+78.78
Δ 47° 13' 26" (RT)	Δ 52° 34' 41" (LT)	Δ 42° 43' 05" (LT)	Δ 94° 42' 14" (LT)
D 22° 55' 06"	D 45° 50' 12"	D 45° 50' 12"	D 22° 55' 06"
R 250.000	R 125.000	R 125.000	R 250.000
L 206.054	L 114.708	L 267.729	L 413.223
T 109.285	T 61.749	T 228.876	T 271.415



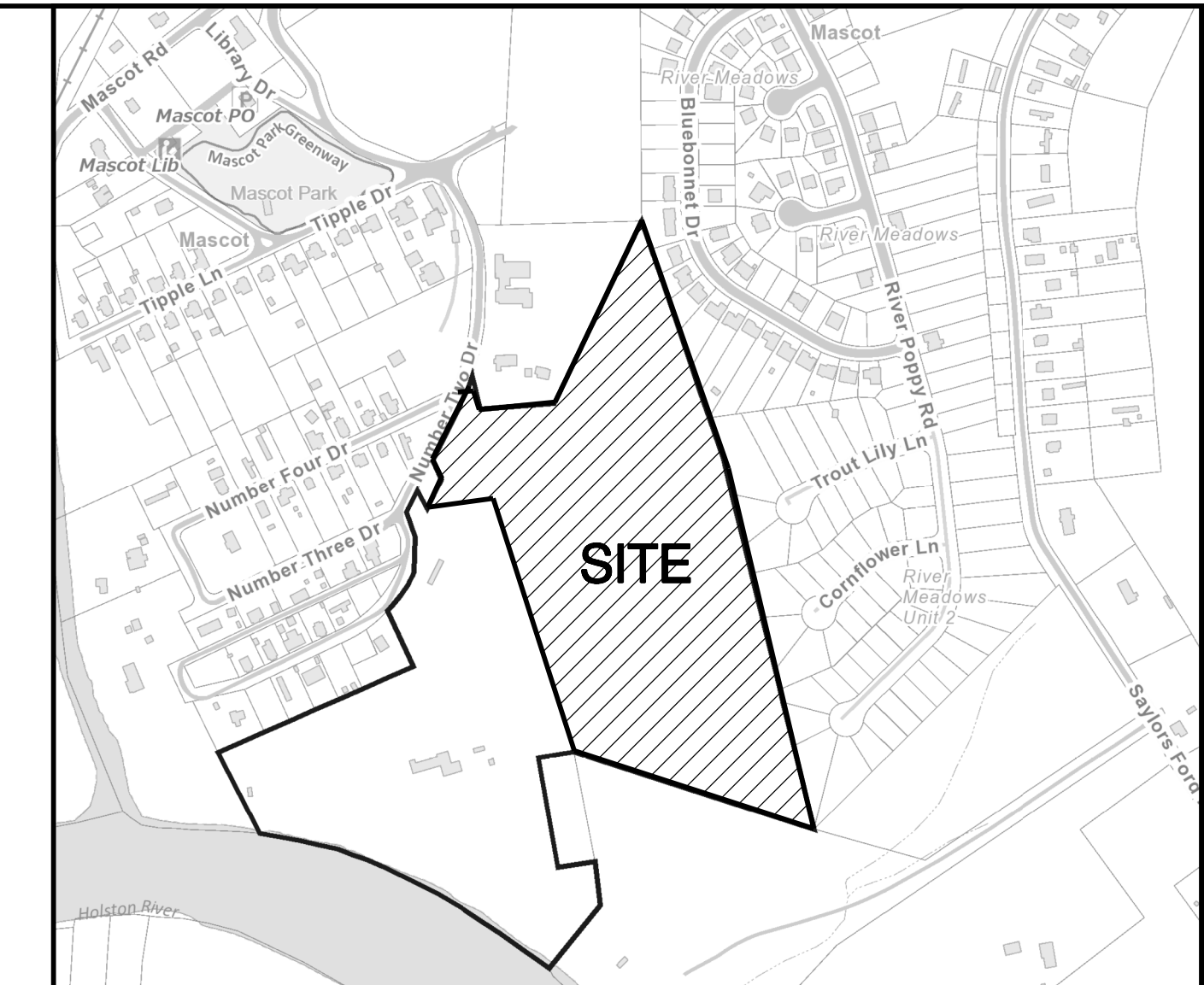
File No.: **10-SB-20-C / 10-C-20-UR**

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Planning Staff and may not be finalized.

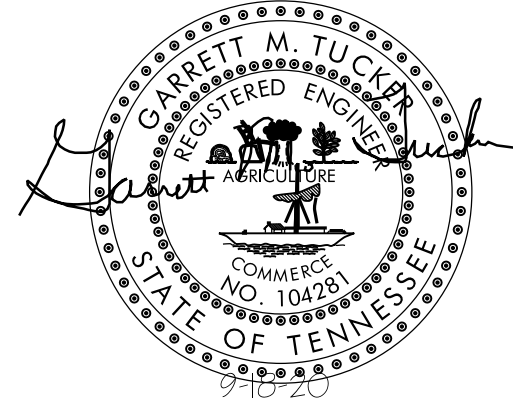
Revised: 9/18/2020

NOTES:

- 1) STORMWATER POND TO PROVIDE WATER QUALITY TREATMENT. APPROVAL TO BE OBTAINED FROM KNOXVILLE UTILITIES BOARD (KUB) FOR DISCHARGES FROM THE POND THROUGH THE KUB PROPERTY TO THE RIVER.
- 2) EXISTING CONTOURS BASED ON KGIS
- 3) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
- 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 5) A 50' BUFFER WILL BE MAINTAINED FROM THE TOP ELEVATION CONTOUR OF THE CLOSED DEPRESSION (ELEV 897.55). CALCULATIONS OF THE EXISTING 100-YEAR FLOOD ELEVATION FOR THE SINKHOLE DEPRESSION WILL BE CONDUCTED. THE FINAL GRADING AND DRAINAGE PLAN WILL BE DESIGNED SO THAT THE 100-YEAR ELEVATION FOR POST-DEVELOPMENT DOES NOT EXCEED THE PRE-DEVELOPMENT ELEVATION.

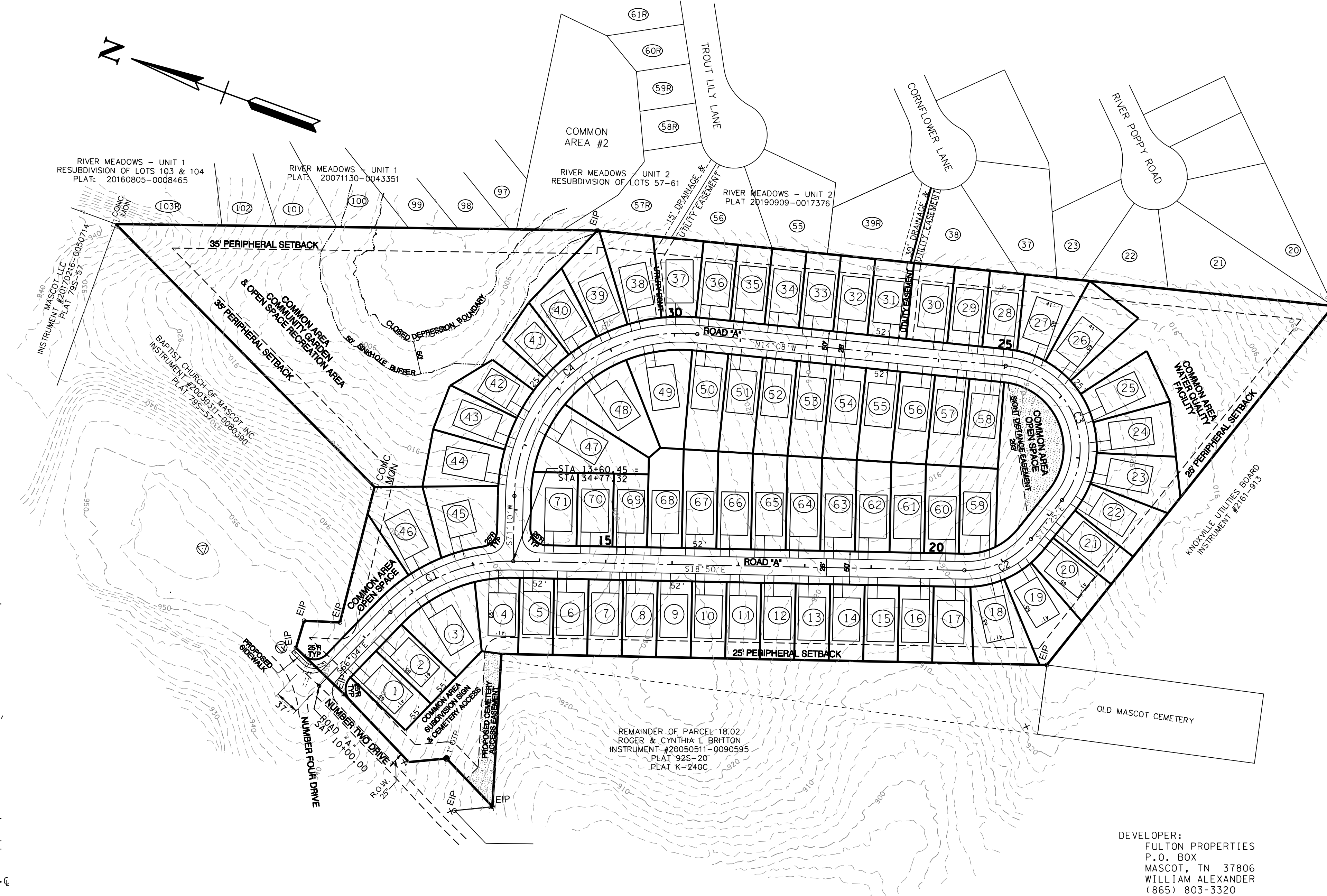


LOCATION MAP - NO SCALE



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. Tuck  
Tennessee Certificate No. 104281



ALTERNATE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

- 1) REDUCTION OF OF MINIMUM CURVE RADIUS ON ROAD "A" AT STATION 21+02 FROM 250' TO 125'
- 2) REDUCTION OF OF MINIMUM CURVE RADIUS ON ROAD "A" AT STATION 24+59 FROM 250' TO 125'

VARIANCES:

- 1) REDUCTION OF TANGENT LENGTH BETWEEN BROKENBACK CURVES ON ROAD "A" FROM 150' TO 75.31'
- 2) REDUCTION OF INTERSECTION SPACING BETWEEN ROAD "A" AND NUMBER FOUR DRIVE TO 37 FEET.

ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS

- 1) INCREASE MINIMUM INTERSECTION GRADE AT ROAD "A" AND NUMBER TWO DRIVE FROM 1% TO 3%
- 2) INCREASE MINIMUM INTERSECTION GRADE AT ROAD "A" WITH WITH ROAD "A" FROM 1% TO 3%.

CLT MAP: 052  
PARCEL: PART OF 18.02  
DEED REFERENCE: 20050511-0090595  
PROPERTY ZONED: PR (PENDING)

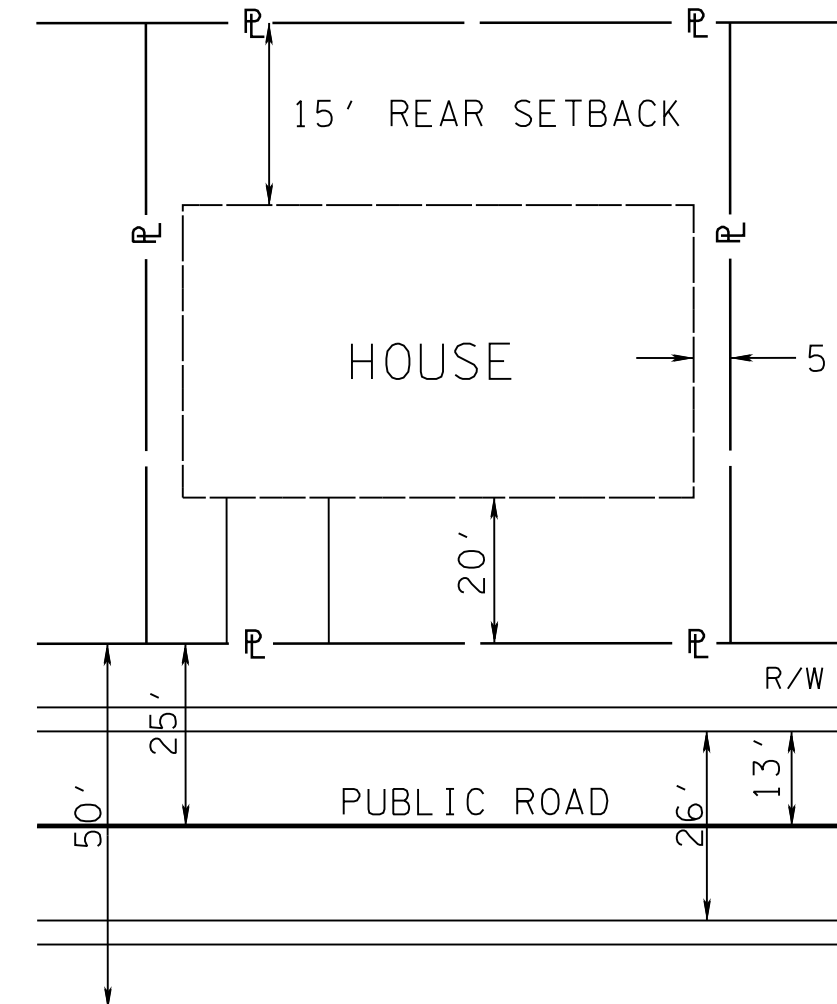
TOTAL AREA: 20.21 ACRES  
NUMBER OF LOTS: 71

DEVELOPER:  
FULTON PROPERTIES  
P.O. BOX  
MASCOT, TN 37806  
WILLIAM ALEXANDER  
(865) 803-3320

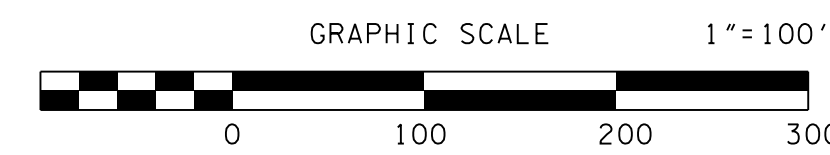
ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

PLANNING SERVICES FILE NO: 10-SB-20-C / 10-C-20-UR

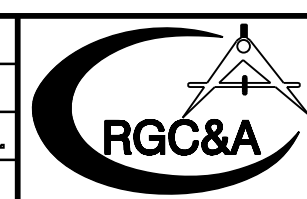
NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT (SINGLE FAMILY)



NO.	DATE	DESCRIPTION	BY	CKD.



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

**RIVER POINTE**  
CONCEPT PLAN / USE ON REVIEW

**GENERAL LAYOUT**  
PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
GMT	RGC	1" = 100'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 3 SHEETS
GMT	9-18-20	20109	

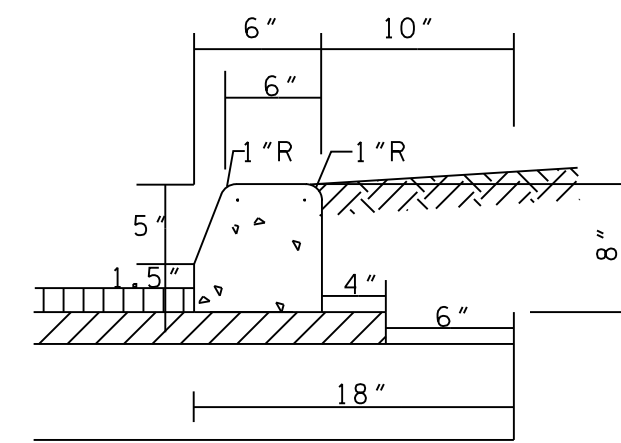




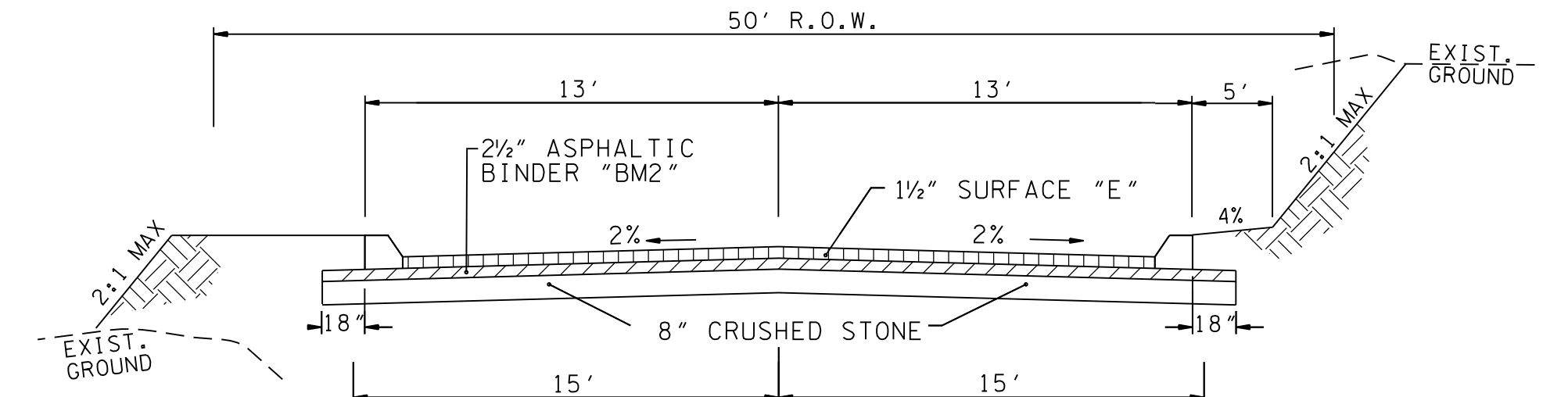
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Revised: 9/18/2020



STANDARD DETAIL 6" EXTRUDED CURB

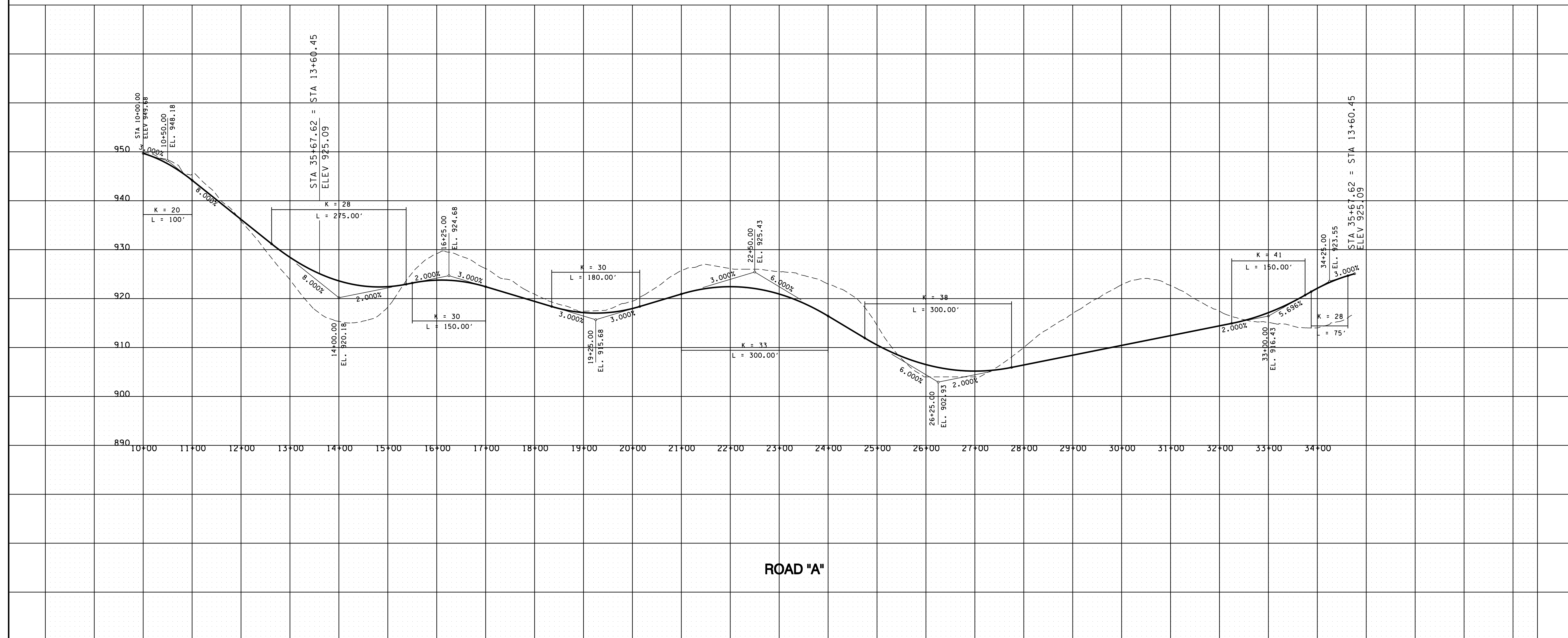


TYPICAL 2 LANE STREET  
PUBLIC ROADS

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.



NO.	DATE	DESCRIPTION	BY	CHK.

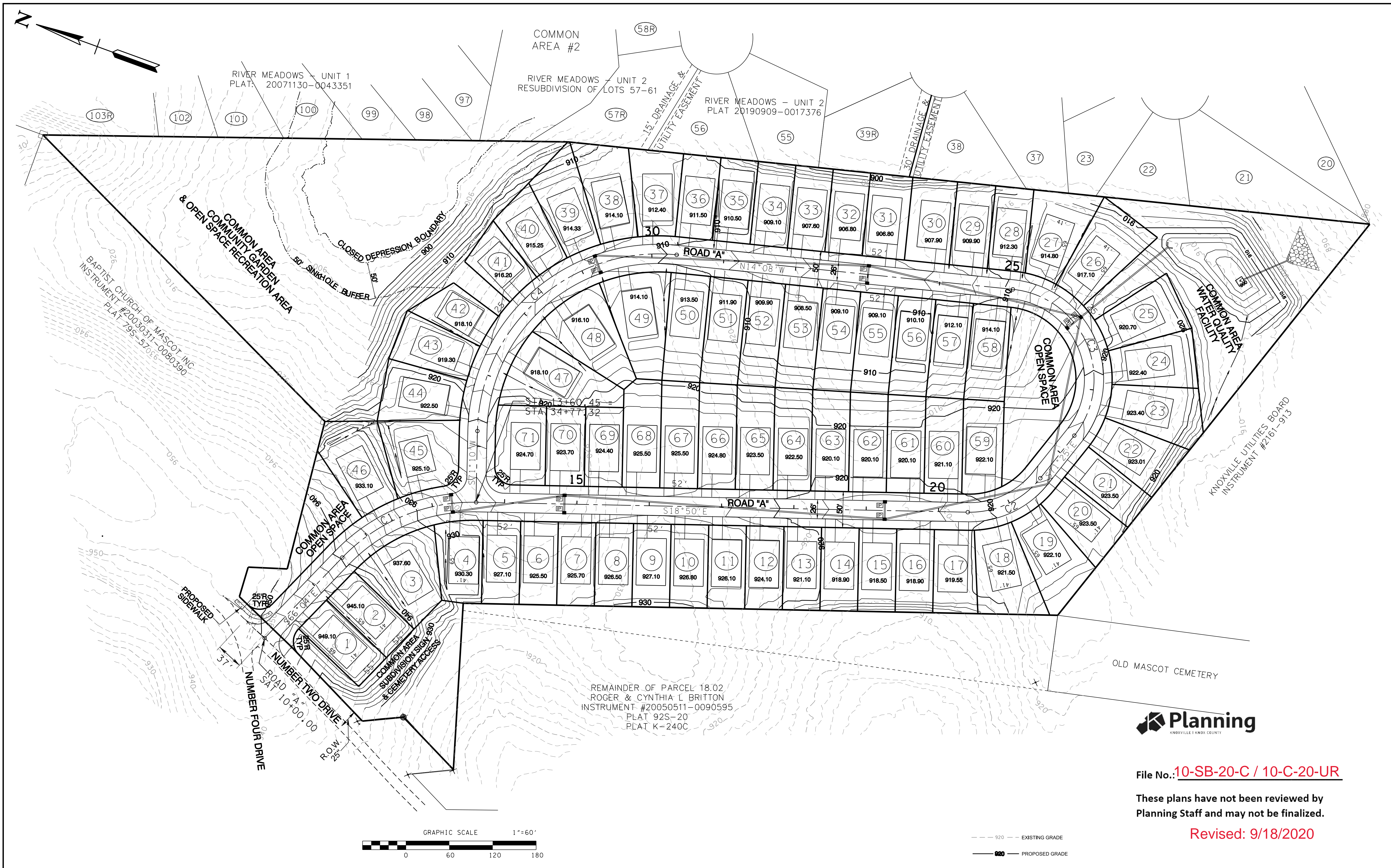
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**RIVER POINTE**  
CONCEPT PLAN / USE ON REVIEW

**ROAD PROFILES**

DESIGNED BY <b>GMT</b>	CHECKED BY <b>RGC</b>	SCALE <b>1"=100' HORIZ. 1"=10' VERT.</b>	SHEET TWO NO. <b>2</b>
DRAWN BY <b>GMT</b>	DATE <b>9-18-20</b>	FILE NO. <b>20109</b>	OF <b>3</b> SHEETS





File No.: **10-SB-20-C / 10-C-20-UR**

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Revised: 9/18/2020

NO.	DATE	DESCRIPTION	BY	CKD.

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

**RIVER POINTE**  
 CONCEPT PLAN / USE ON REVIEW

**PRELIMINARY GRADING & DRAINAGE PLAN**

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET THREE NO. <b>3</b>
DRAWN BY JER	DATE 9-18-20	FILE NO. 20109	