

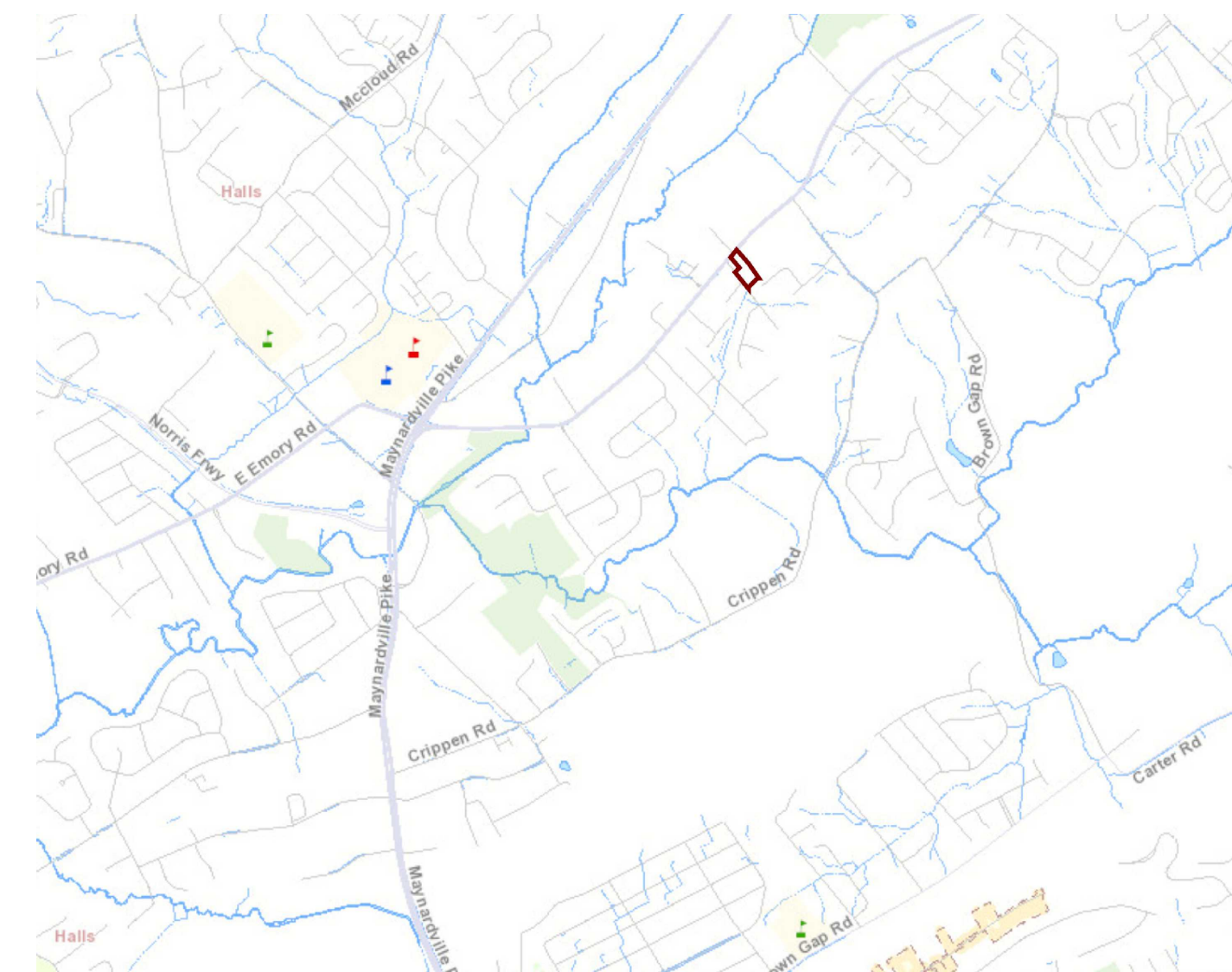
CONCEPT PLAN ELLA'S PLACE

4900 E EMORY RD KNOXVILLE, TN 37938
DISTRICT E6
KNOX COUNTY

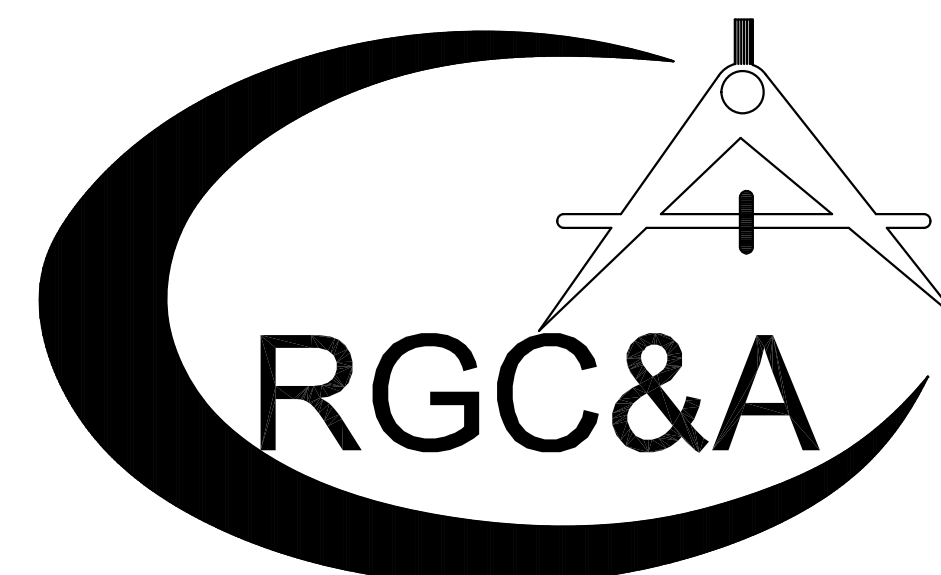
CLT: 29
PARCEL: 58

INDEX OF SHEETS

1. EXISTING CONDITIONS
2. SITE LAYOUT
3. ROAD PROFILES



LOCATION MAP



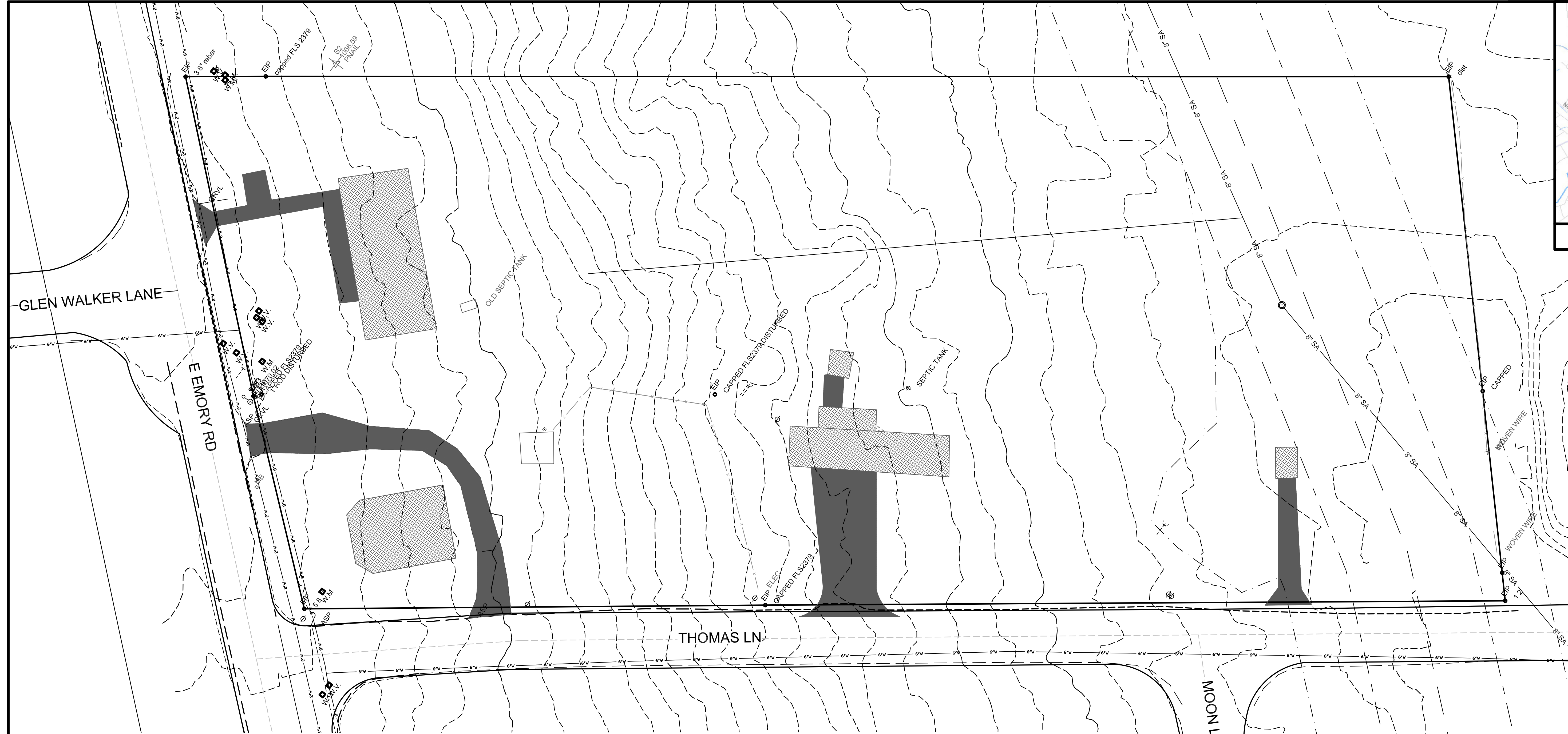
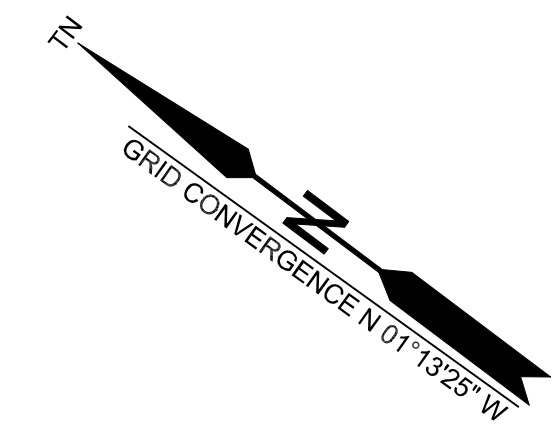
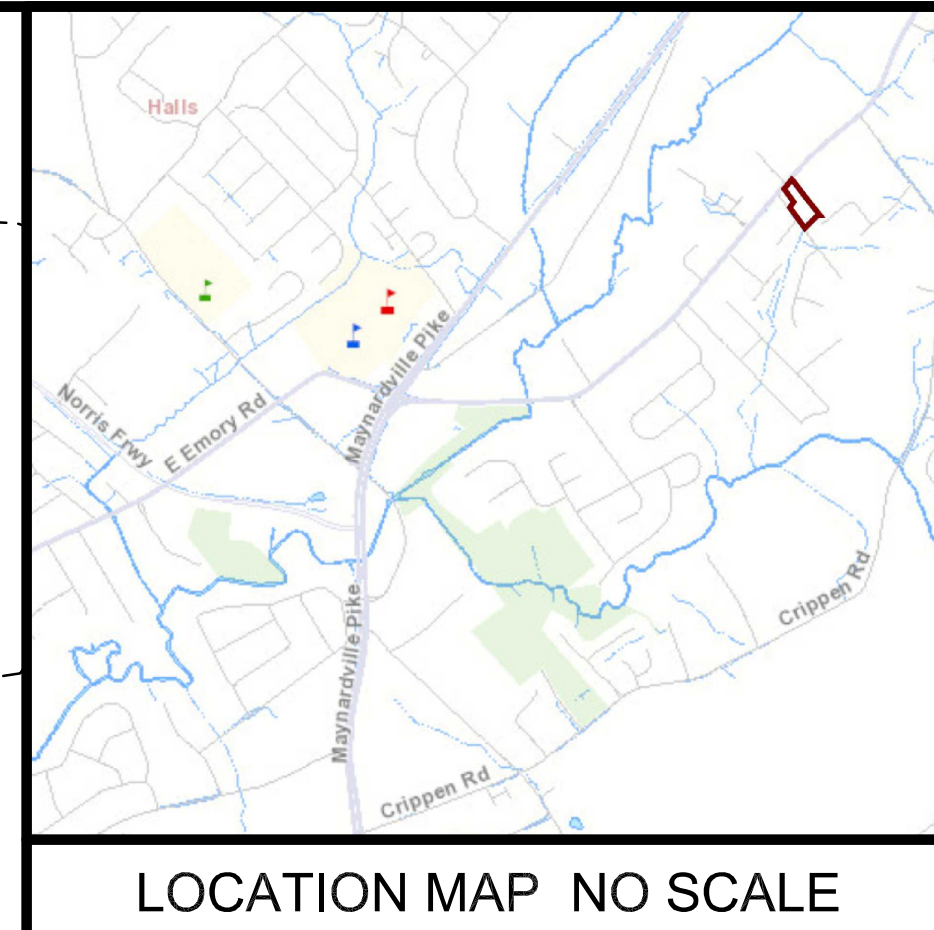
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONTRACTOR: BLACKMON CONSTRUCTION
P.O. BOX 11315
KNOXVILLE, TN 37939
(865) 803-3610

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

11-SC-23-C / 11-D-23-C
Revised: 10/20/2023





LEGEND

- EIP
- W.V.
- W.M.
- G.V.
- EXISTING MINOR CONT
- - - 880 - - - EXISTING MAJOR CONT
- — — PROPERTY LINE
- — — ROAD CENTERLINE
- — — DRIVE WAY
- BUILDING

1. EXISTING CONTOURS BASED ON K.G.I.S/NAVD83 1988.
2. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
3. CLT TAX MAP 029 PARCEL 057.01 P
4. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47155C0185E AND 47155C0205E EFFECTIVE DATE: MAY 18, 2009.
5. NORTH ROTATION: NAD83(NSRS2007)
6. UTILITY LOCATION WAS A PART OF THIS SURVEY.
7. TOPOGRAPHIC INFORMATION TAKEN FROM TENNESSEE LIDAR DATA.
8. STORM SWALE LOCATION IS APPROXIMATE AND BASED ON EXISTING CONTOURS.
9. MAJORITY OF EXISTING STRUCTURES AND DRIVEWAYS WERE REMOVED PRIOR TO RECENT SURVEY PERFORMED.
10. ALL EXISTING STRUCTURES AND LINES TO BE REMOVED.

UTILITY PROVIDERS
 WATER : HPUD
 SEWER : HPUD
 ELECTRIC : HPUD
 GAS : HPUD

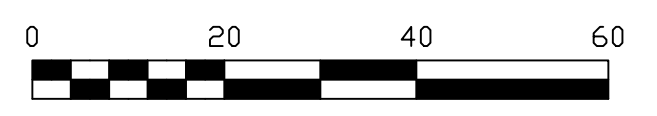
GPS SURVEY NOTE:
 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON Hiper SR NETWORK ROVER. DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

11-SC-23-C / 11-D-23-C
 Revised: 10/20/2023

4900 E EMORY RD
 KNOXVILLE, TN 37938
 CLT- 029
 PARCEL- 057.01
 TOTAL AREA- 2.28 AC
 ZONING- PR (5 DU/ACRE) PENDING
 FILE: 4-SC-22-C/4-E-22-UR

CONTRACTOR:
 BLACKMON CONSTRUCTION
 P.O. BOX 11315
 KNOXVILLE, TN 37939
 (865) 803-3610

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 7525 TAGGART LANE
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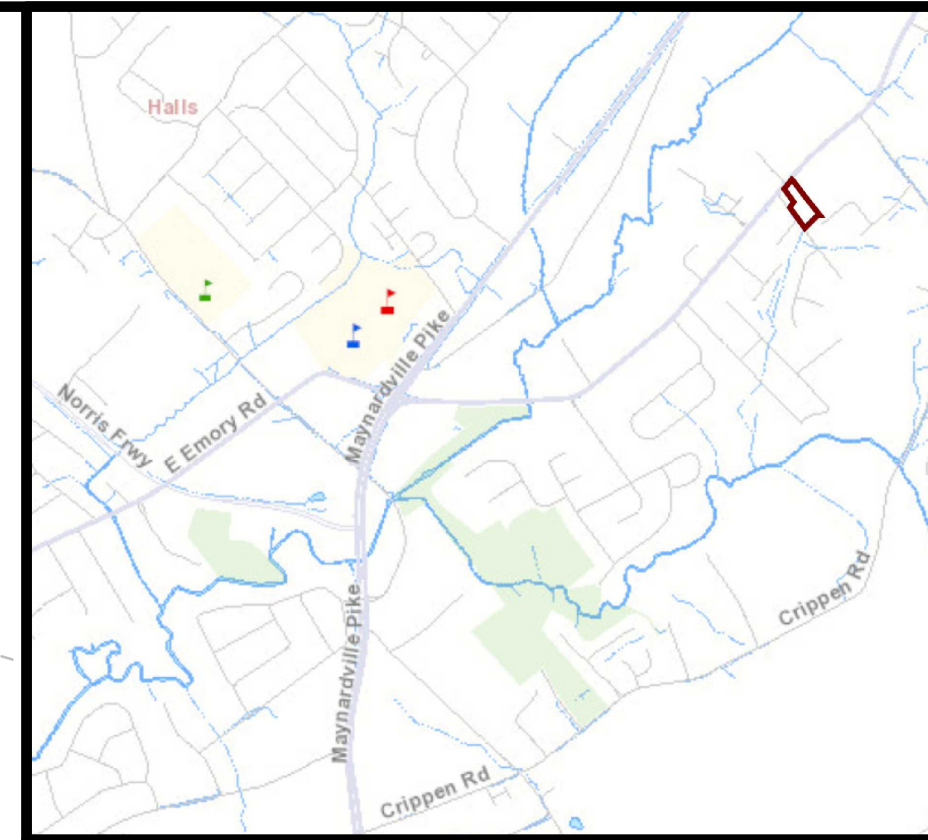
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

ROBERT G. CAMPBELL & ASSOC., L.P.
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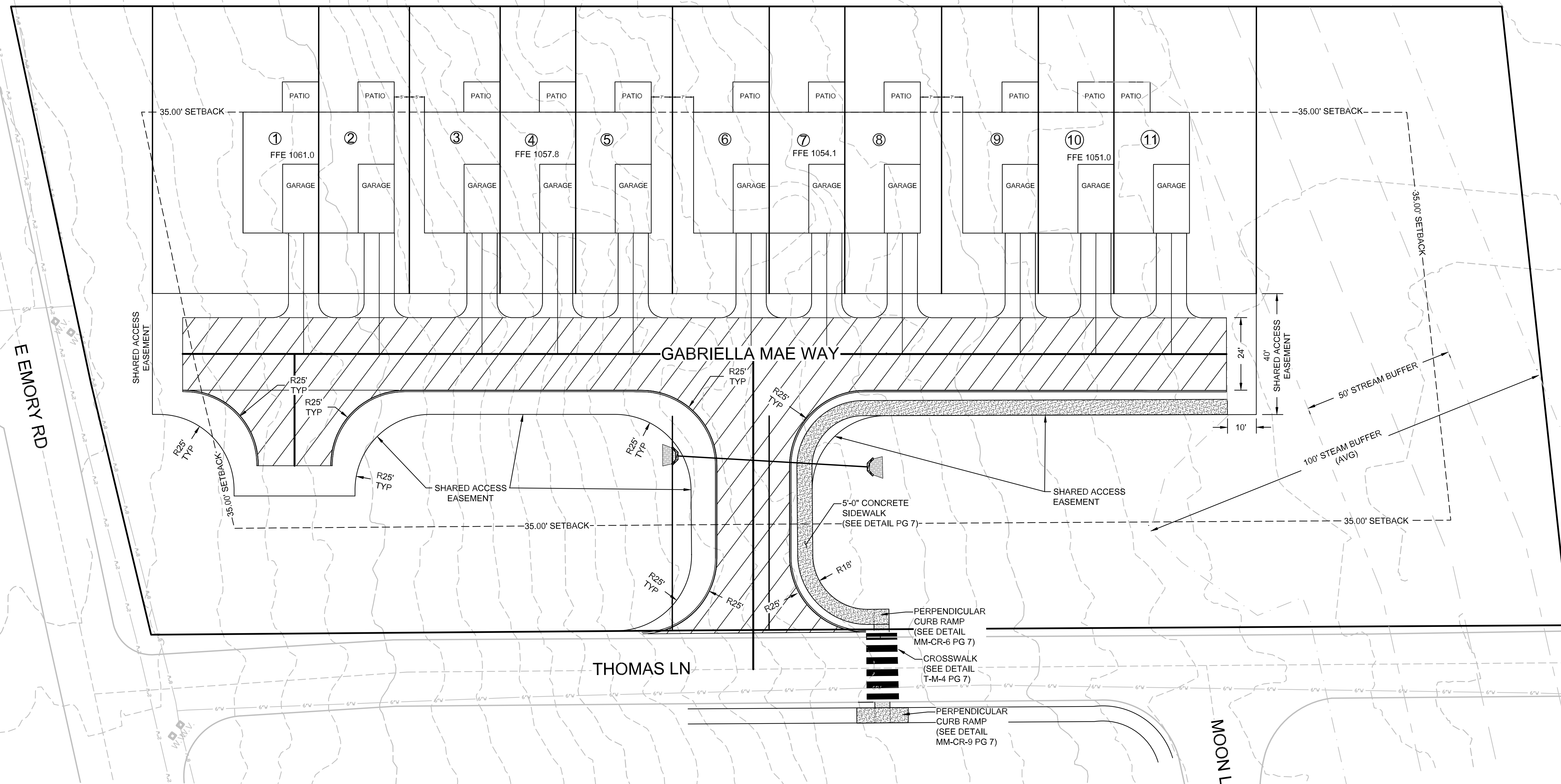
ELLA'S PLACE
 4900 E EMORY RD
 KNOXVILLE, TN

EXISTING CONDITIONS

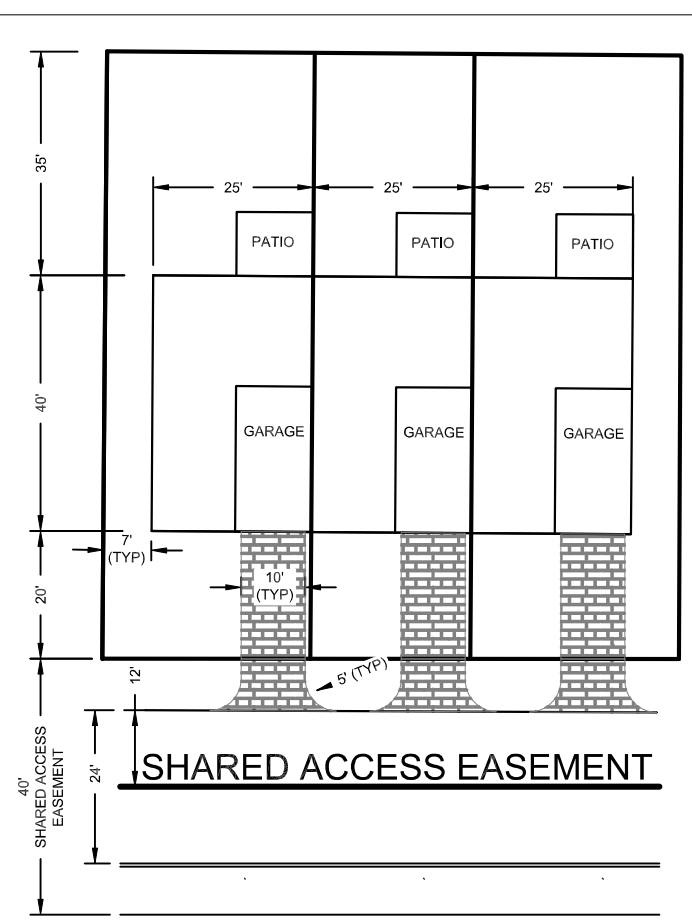
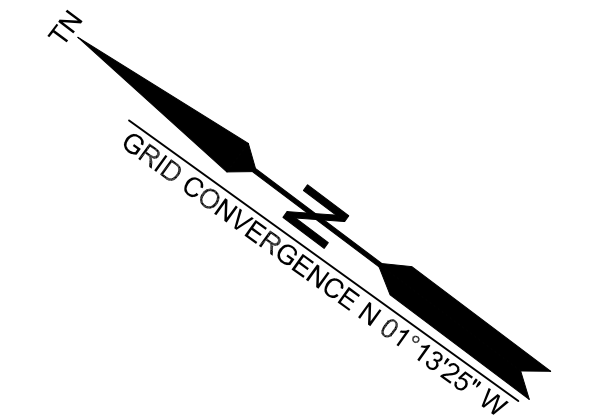
DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=20'	SHEET ONE
DRAWN BY TRW	DATE 10/20/2023	FILE NO. 21302	NO. 1
11-SC-23-C/11-D-23-C-PP			OF 3 SHEETS



LOCATION MAP NO SCALE



- NOTES:
- ANY EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
 - BEFORE LOTS CAN BE PLATED, LEGALLY BINDING DOCUMENTS MUST BE RECORDED THAT PROVIDE PERMANENT PEDESTRIAN AND VEHICULAR ACCESS TO THE LOTS, AND ADDRESS PROPERTY OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
 - LANDSCAPING/PRIVACY FENCES TO BE PROVIDED BASED ON PLANS TO BE DEVELOPED BY CONTRACTOR.
 - UNITS 1-11 TO BE ACCESSES BY SHARED ACCESS EASEMENT.
 - PERMEABLE PAVERS TOP BE INSTALLED WHERE NECESSARY TO MEET STORM WATER QUALITY AND DETENTION PER KNOX COUNTY STORMWATER REQUIREMENTS.
 - UTILITIES AVAILABLE
WATER: HPUD
SEWER: HPUD
GAS/ELEC: HPUD
 - BUILDING SETBACKS ARE AS FOLLOWED UNLESS EFFECTED BY PERIPHERAL OR NOTED OTHERWISE:
FRONT = 20.00'
REAR = 25.00'
SIDE = 7.50'
PERIPHERAL = 35.00'



TYPICAL LOT LAYOUT

LEGEND

- T-BUILDING-PR
- SUR - PROPERTY - Property Lines
- P-LOT LINES-PR
- SETBACKS
- CONTOURS - MINOR
- CONTOURS - MAJOR
- EXITING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROW
- ENTRANCE CENTERLINE
- WATER LINE
- GRAVITY SANITARY SEWER
- WATER FLOW LINE
- PERMEABLE PAVERS
- CONCRETE SIDEWALK
- DETECTABLE WARNING SURFACE



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(865) 803-3610

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

11-SC-23-C / 11-D-23-C
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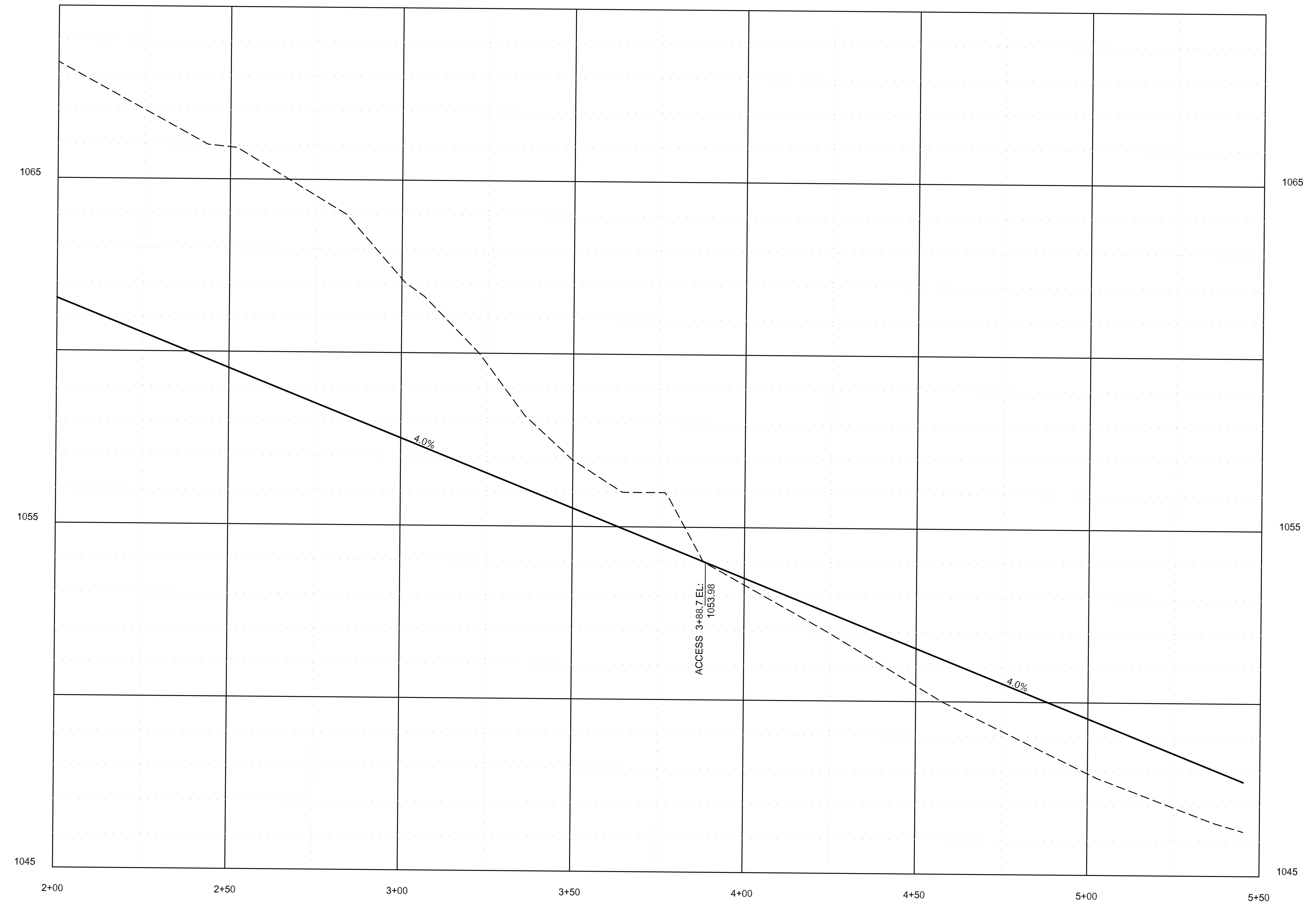
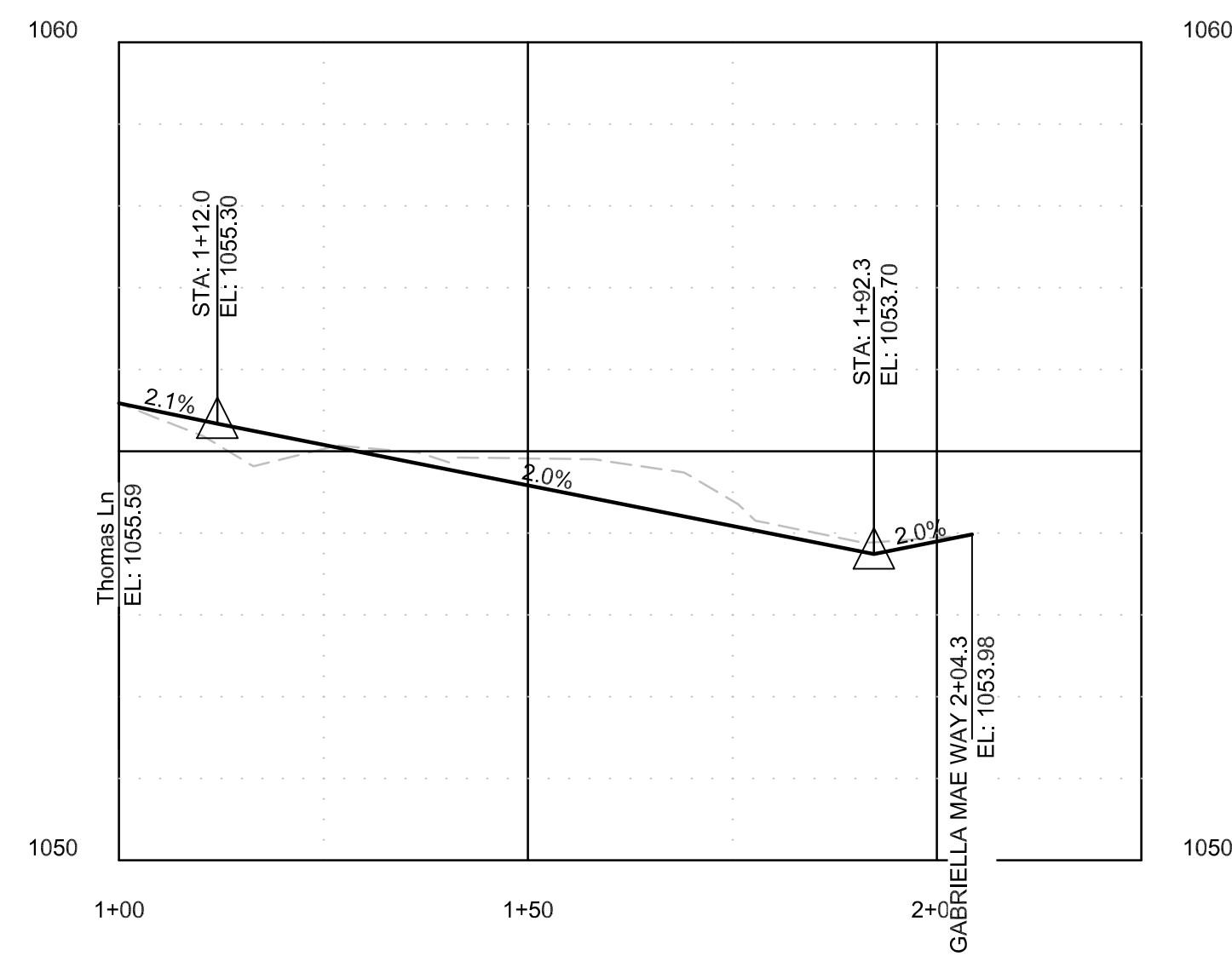
NO.	DATE	DESCRIPTION	BY	CKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
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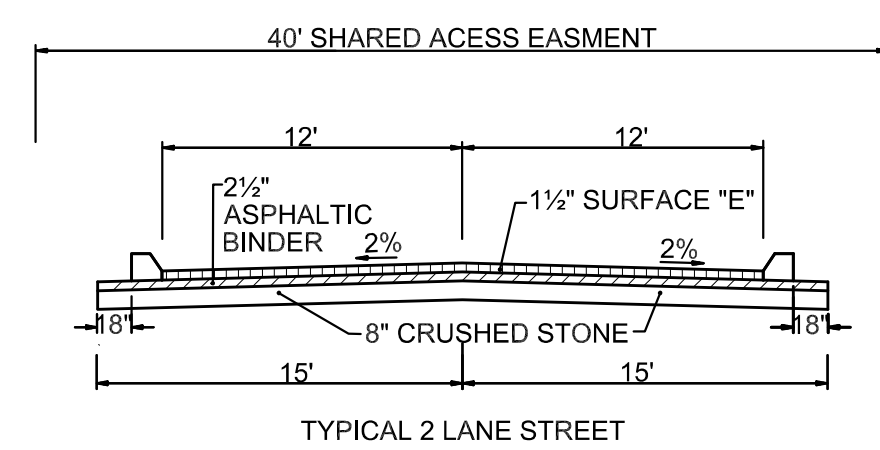
ELLA'S PLACE
4900 E EMORY RD
KNOXVILLE, TN

SITE LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=20'	TWO
DRAWN BY	DATE	FILE NO.	NO. 2
TRW	10/20/2023	21302	OF 3 SHEETS



GABRIELLA MAE WAY



TYPICAL PAVING DETAIL

TYPICAL ROAD CROSS-SECTION
NTS

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(865) 947-5996



NO.	DATE	DESCRIPTION	BY	CHKD.

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

ELLA'S PLACE
4900 E EMORY RD
KNOXVILLE, TN

SHARED ACCESS PROFILES

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	NTS	THREE
DRAWN BY	DATE	FILE NO.	NO. 3
TRW	10/20/2023	21302	OF 3 SHEETS
11-SC-23-C/11-D-23-CP			