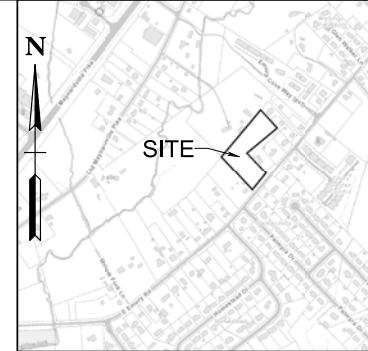
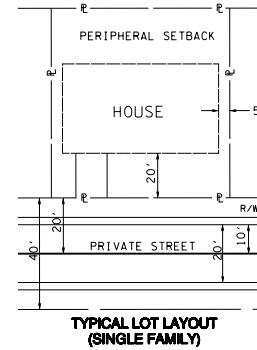
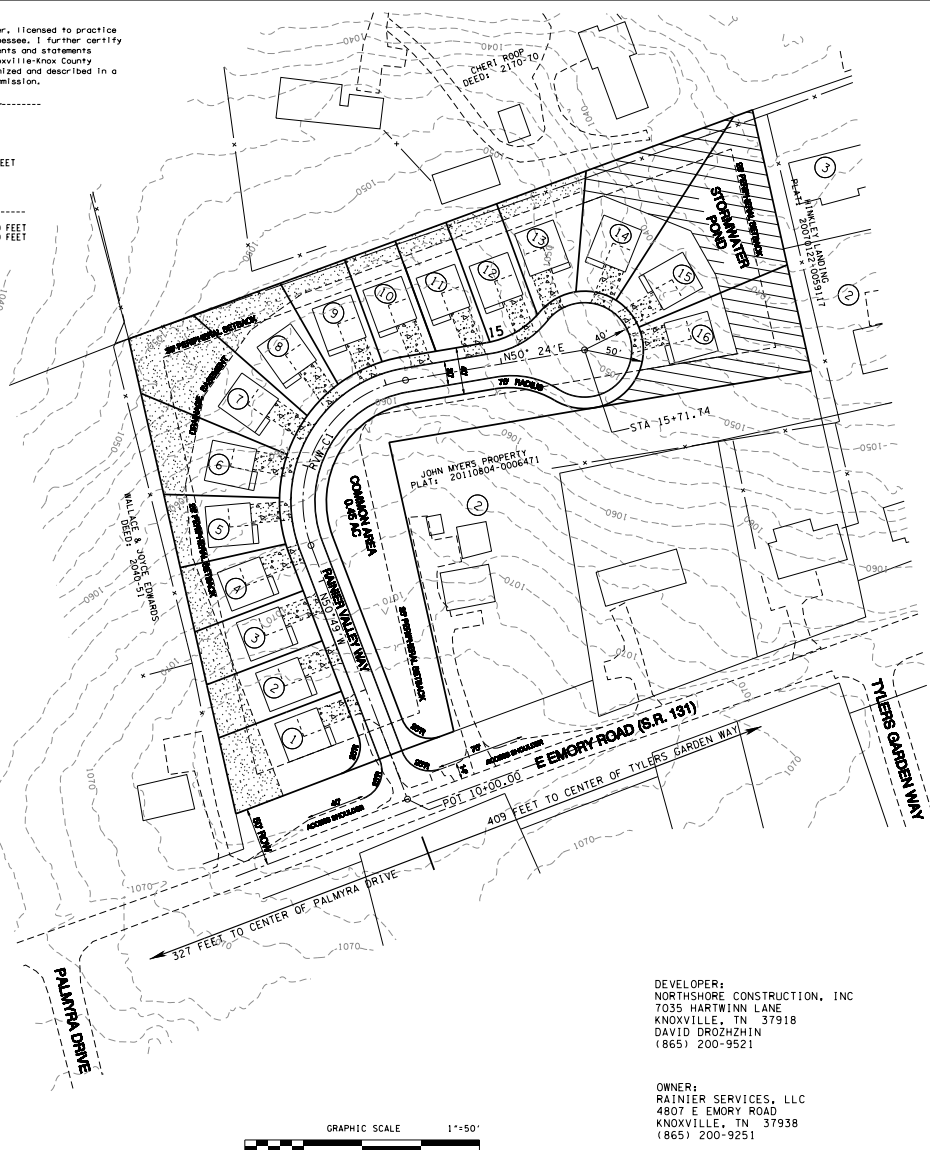
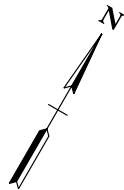


Certification of Concept Plan.
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County 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. 104281

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 400 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG E EMORY ROAD FROM THE PROPOSED ENTRANCE.
Robert G. Campbell
 MEASURED SIGHT DISTANCE LOOKING SOUTHWEST : 530 FEET
 MEASURED SIGHT DISTANCE LOOKING NORTHEAST : 1,500 FEET



LOCATION MAP - N.T.S.

- NOTES:
- 1) DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
 - 2) EXISTING CONTOURS FROM K.G.I.S.
 - 3) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
 - 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - 5) SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG E EMORY ROAD.
 - 6) A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, EXCEPT FOR ZERO LOT LINES FOR ATTACHED UNITS.
 - 7) LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
 - 8) ENTRANCE PERMIT TO BE OBTAINED FROM TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT). DETAILS FOR INGRESS AND EGRESS LANES TO BE COORDINATED WITH TDOT. ADDITIONAL RIGHT-OF-WAY PREVIOUSLY DEDICATED FOR FUTURE WIDENING OF E EMORY ROAD TO 5 LANES.

- WAIVERS:
- 1) REDUCTION OF THE PERIPHERAL SETBACK FROM 35' TO 25' HARSHIPS; NARROW WIDTH OF PARCEL
 - 2) PRIVATE ROAD WITH 40' R.O.W. AND 20' PAVEMENT

- VARIANCES:
- 1) REDUCTION OF INTERSECTION SPACING FROM 400 FEET TO 300 FEET BETWEEN RAINIER VALLEY WAY AND PALMYRA DRIVE.
 - 2) REDUCTION OF VERTICAL CURVE LENGTH AT STATION 11+25 FROM 168.75 FEET TO 125 FEET.

CLT MAP: 29
 PARCEL: 44.02

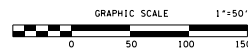
DEED REFERENCE: 10170626-0078700
 TOTAL AREA: 3.60 ACRES
 COMMON AREA: 0.51 ACRES

NUMBER OF LOTS / UNITS: 16
 PROPERTY ZONED: PR (1-5 DU/AC)

PLANNING SERVICES FILE NUMBER: 2-SA-20-C & 2-C-20-UR

HORIZONTAL CURVE INFORMATION

CURVE R/W-C1
 P.I. 13+59.35
 P.C. 12+31.48
 P.T. 14+16.97
 Δ 101° 13' 08" (RT)
 D 54° 34' 03"
 R 105.000
 L 185.493
 T 127.872



DEVELOPER:
 NORTSHORE CONSTRUCTION, INC
 7035 HARTWINN LANE
 KNOXVILLE, TN 37918
 DAVID DROZHZHIN
 (865) 200-9521

OWNER:
 RAINIER SERVICES, LLC
 4807 E EMORY ROAD
 KNOXVILLE, TN 37938
 (865) 200-9251

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

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

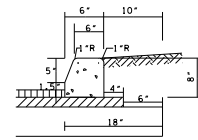


ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

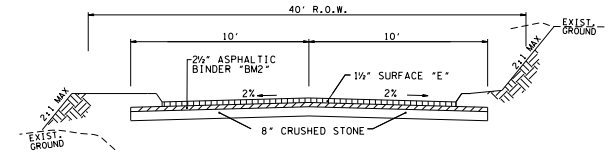
RAINIER VALLEY
 CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT
 PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
CMT	RGC	1" = 50'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 2 SHEETS
CMT	1-29-2019	19158	



STANDARD DETAIL OF EXTRUDED CURB

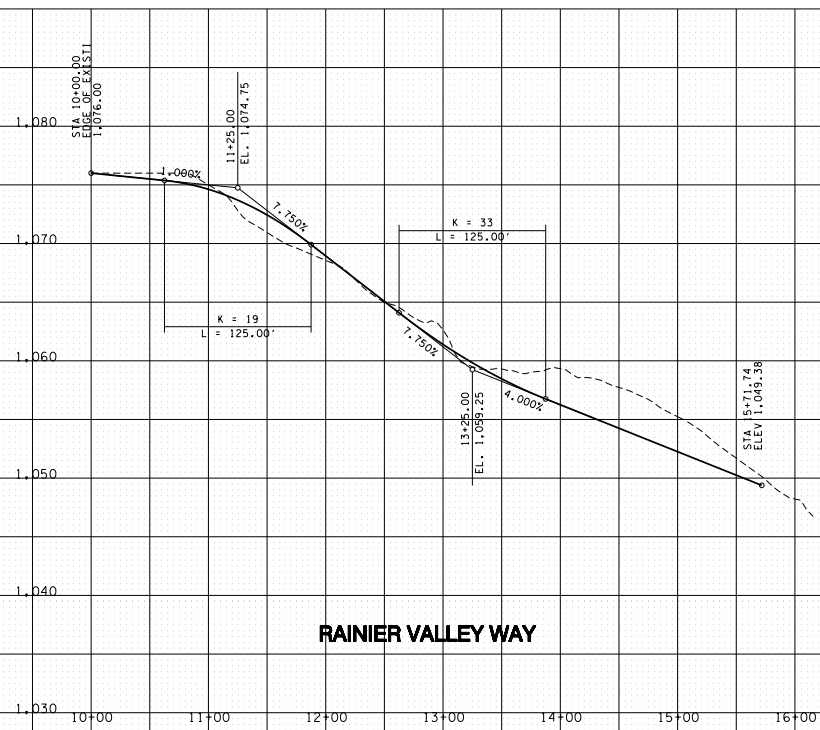


TYPICAL 2 LANE STREET PRIVATE ROADS

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 1% OR GREATER.



RAINIER VALLEY WAY

NO.	DATE	DESCRIPTION	BY	CHKD.



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

RAINIER VALLEY
CONCEPT PLAN / USE ON REVIEW

ROAD PROFILES

DESIGNED BY GNT	CHECKED BY RGC	SCALE 1"=40' HORIZ. 1"=6' VERT.	SHEET TWO
DRAWN BY GNT	DATE 1-24-99	FILE NO. 10188	OF 2 SHEETS

2