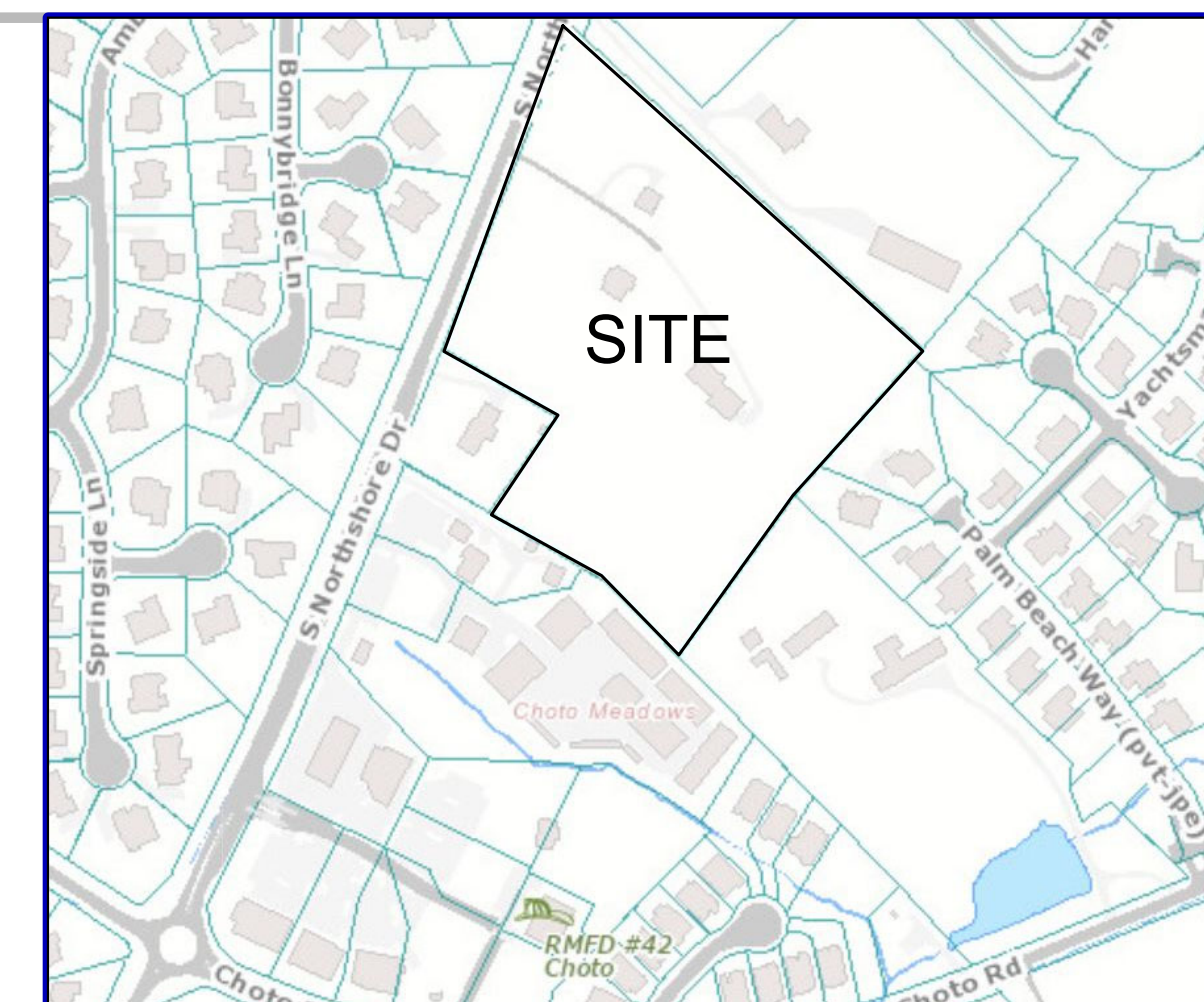


CERTIFICATION OF CONCEPT PLAN.
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY 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. 105814



DEVELOPER: EAGLE BEND PROPERTY LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922
 (865) -693-3356

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

LEGEND

- EXISTING IRON PIN
- IRON PIN SET - ROD W/ CAP
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- POWER/TELEPHONE
- GUY WIRE
- WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- SILT FENCE
- CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- EROSION CONTROL MATTING
- ROCK CHECK DAM
- EXISTING GRADE
- PROPOSED GRADE
- WET WEATHER CONVEYANCE (WWC)
- STREAM

NOTES:

- 1) EXISTING CONTOURS BASED ON KGIS
- 2) ACCESS TO UNITS 1-57 FROM INTERNAL ROAD SYSTEM ONLY.
- 3) PRIVATE OF WAY IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOXVILLE COUNTY.
- 4) PRIVOT RIGHT OF WAY WILL ALSO FUNCTION AS A UTILITY EASEMENT.
- 5) THE ROADWAY IS TO BE 40' WIDE AND PAVED SURFACE.
- 6) EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- 7) 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.
- 8) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- 9) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 10) WATER PROVIDERS: F.U.D
SEWER PROVIDERS: F.U.D
- 11) THERE SHALL BE (10) FEET IN WIDTH ALL EXTERIOR LOT LINES ADJOINING STREET AND PRIVATE R.O.W. AND (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES. NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACK HAVE BEEN APPROVED (PLANNED ZONES) OR WHEN SETBACK ARE NOT REQUIRED PER THE ZONING.

TOTAL AREA: 11.40 +/- ACRES

NUMBER OF LOTS: 57, 3 COMMON AREAS & A PRIVATE R.O.W.

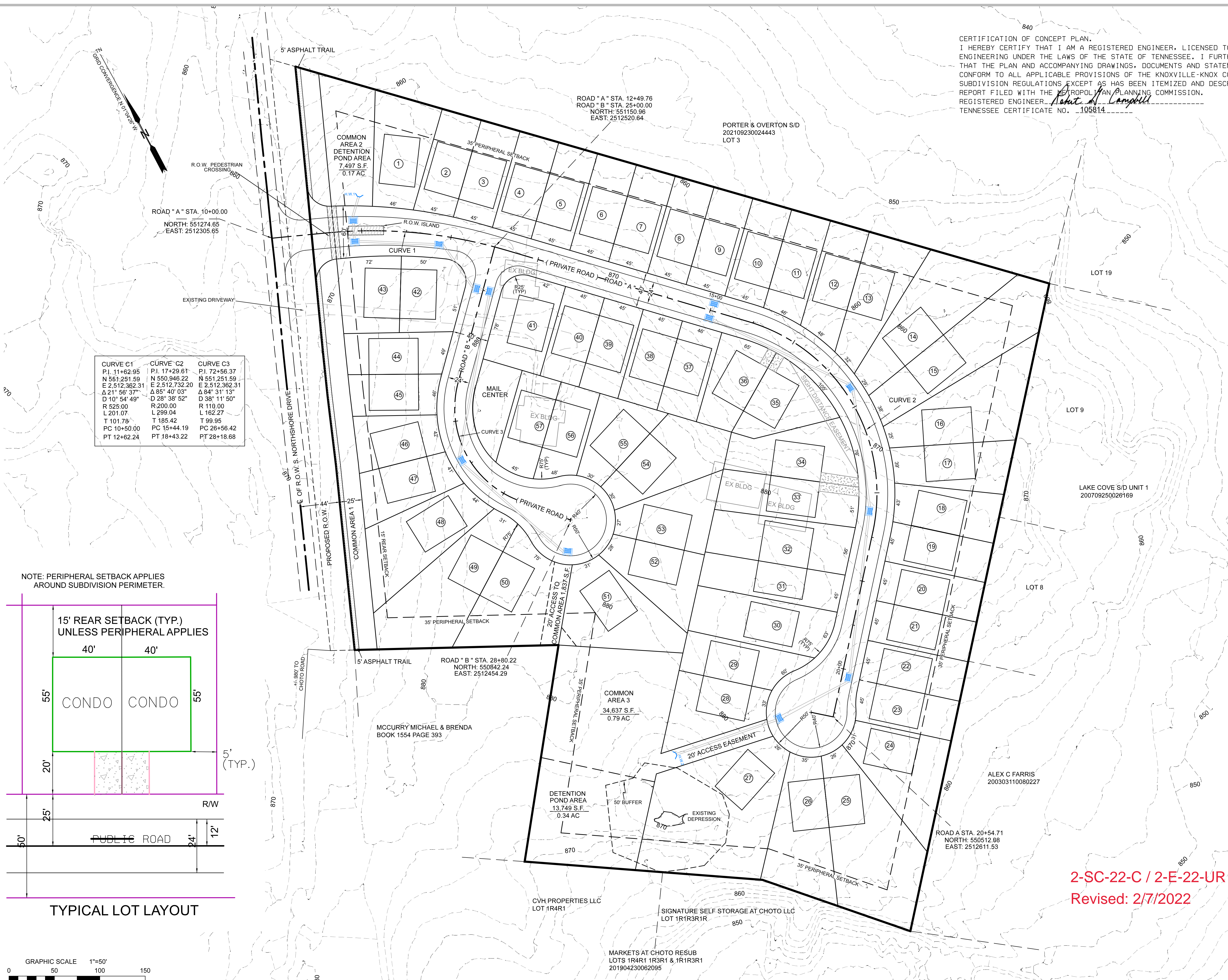
CLT MAP: 162
 PARCELS: 062
 DEED REFERENCE: 2020004-0051827

ZONING: (PR) (5 DU / AC)

KNOXVILLE PLANNING FILE NUMBER (S):
 2-SC-22-C
 2-E-22-UR

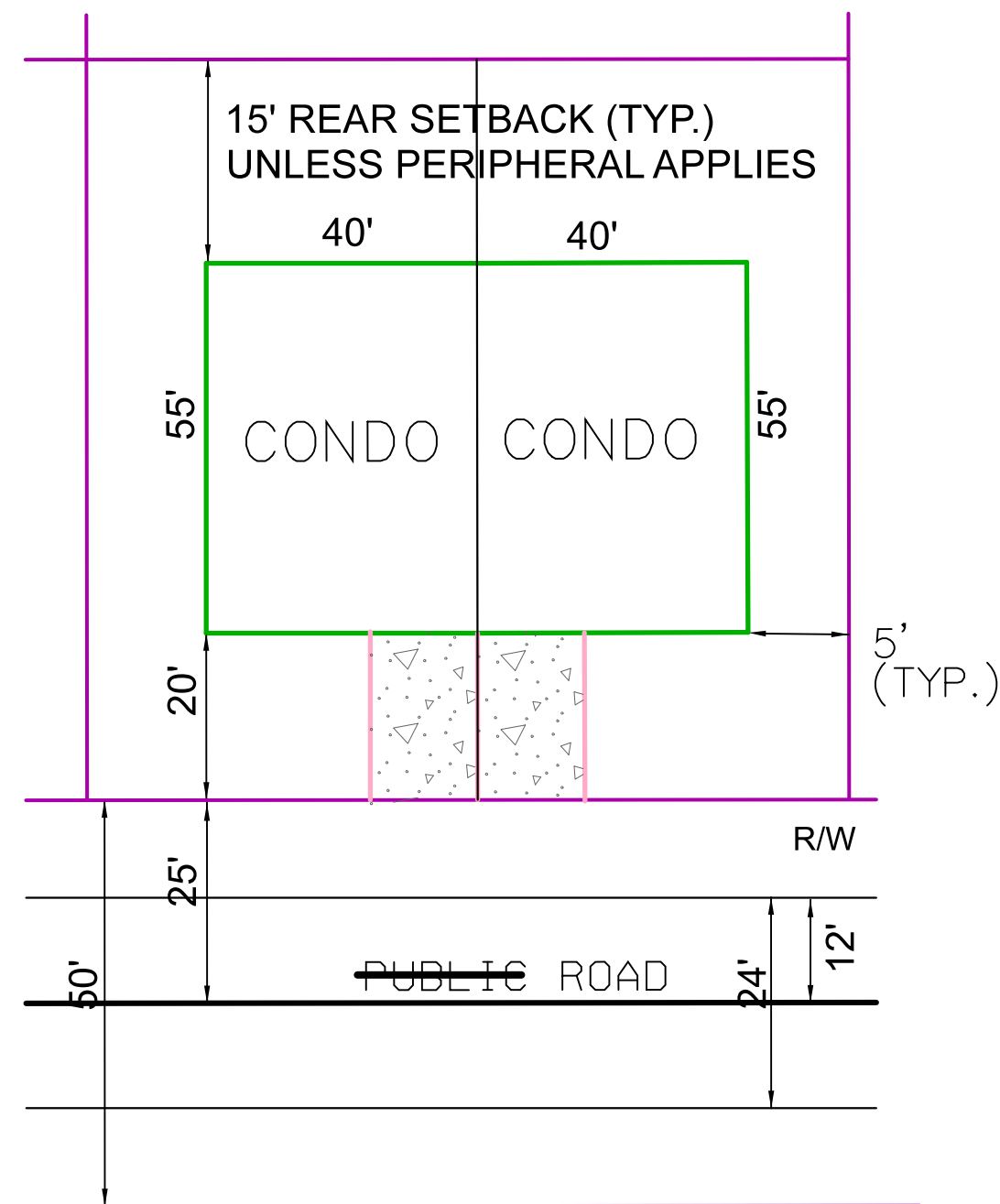


2-SC-22-C / 2-E-22-UR
 Revised: 2/7/2022

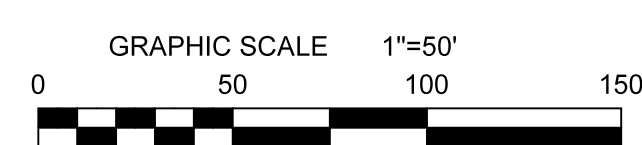


CURVE C1	CURVE C2	CURVE C3
P.I. 11+62.95	P.I. 17+29.61	P.I. 72+56.37
N 551,251.59	N 550,946.22	N 551,251.59
E 2,512,362.31	E 2,512,732.20	E 2,512,362.31
Δ 21° 56' 37"	Δ 95° 40' 03"	Δ 94° 31' 13"
D 10° 54' 49"	D 28° 38' 52"	D 38° 11' 50"
R 525.00	R 200.00	R 110.00
L 201.07	L 299.04	L 162.27
T 101.78	T 185.42	T 99.95
PC 10+50.00	PC 15+44.19	PC 26+56.42
PT 12+62.24	PT 18+43.22	PT 28+18.68

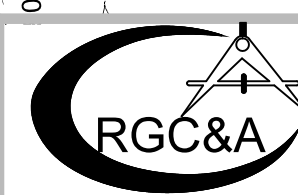
NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT



NO.	DATE	DESCRIPTION	BY	CKD.
1	02-04-22	PER PLANNING STAFF COMMISSION		

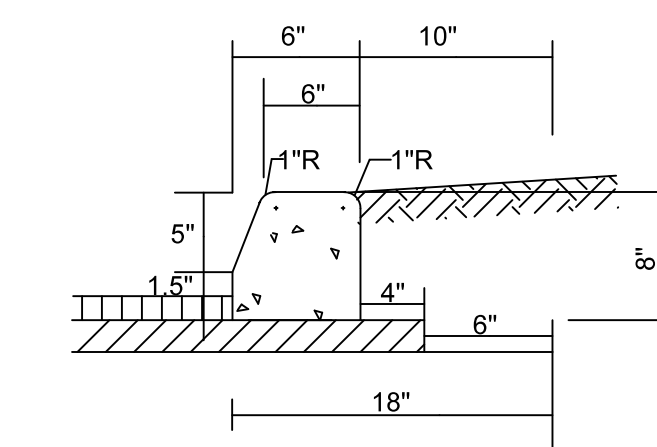
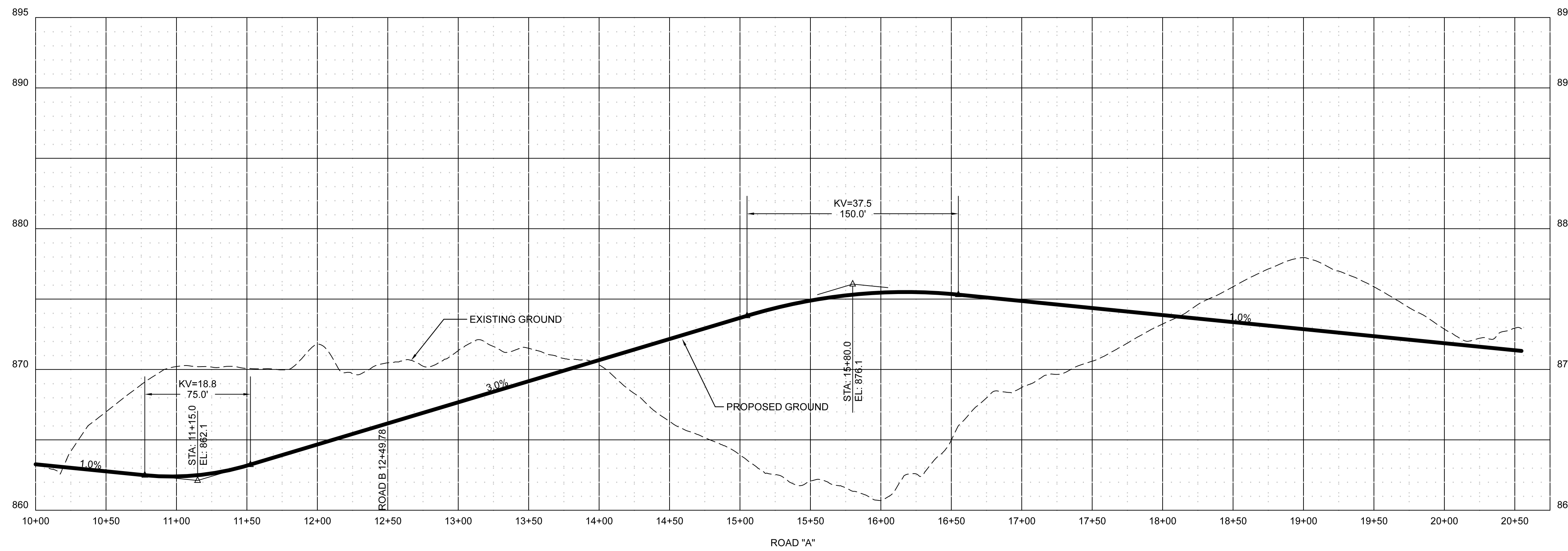


ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

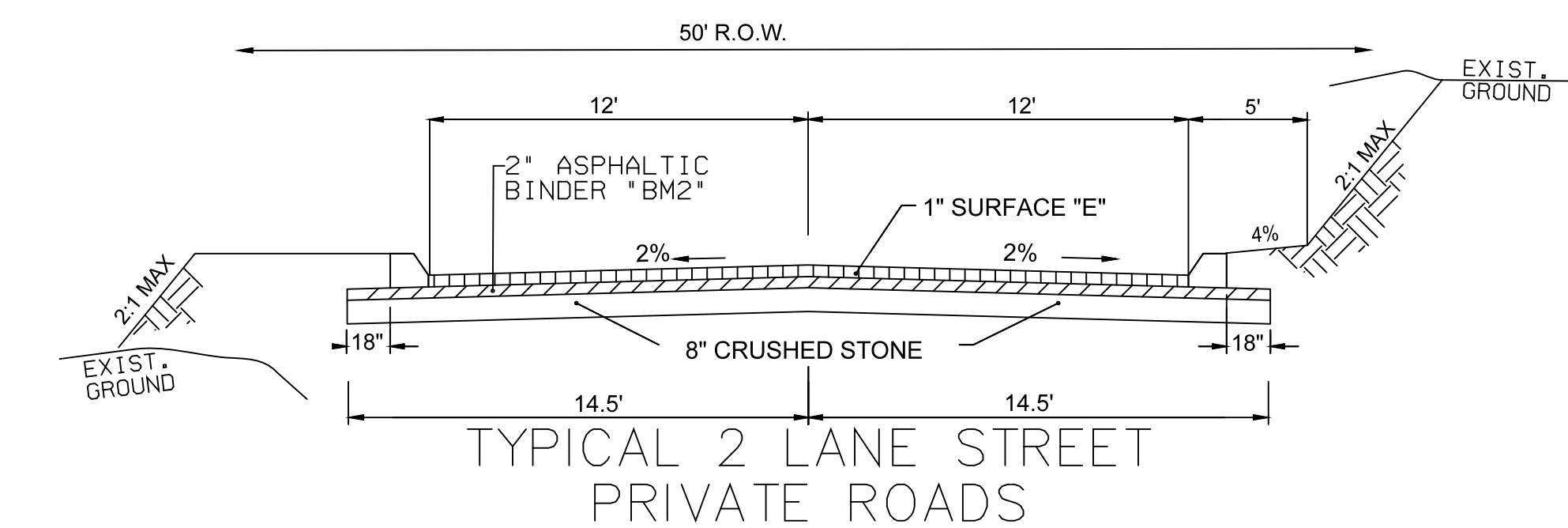
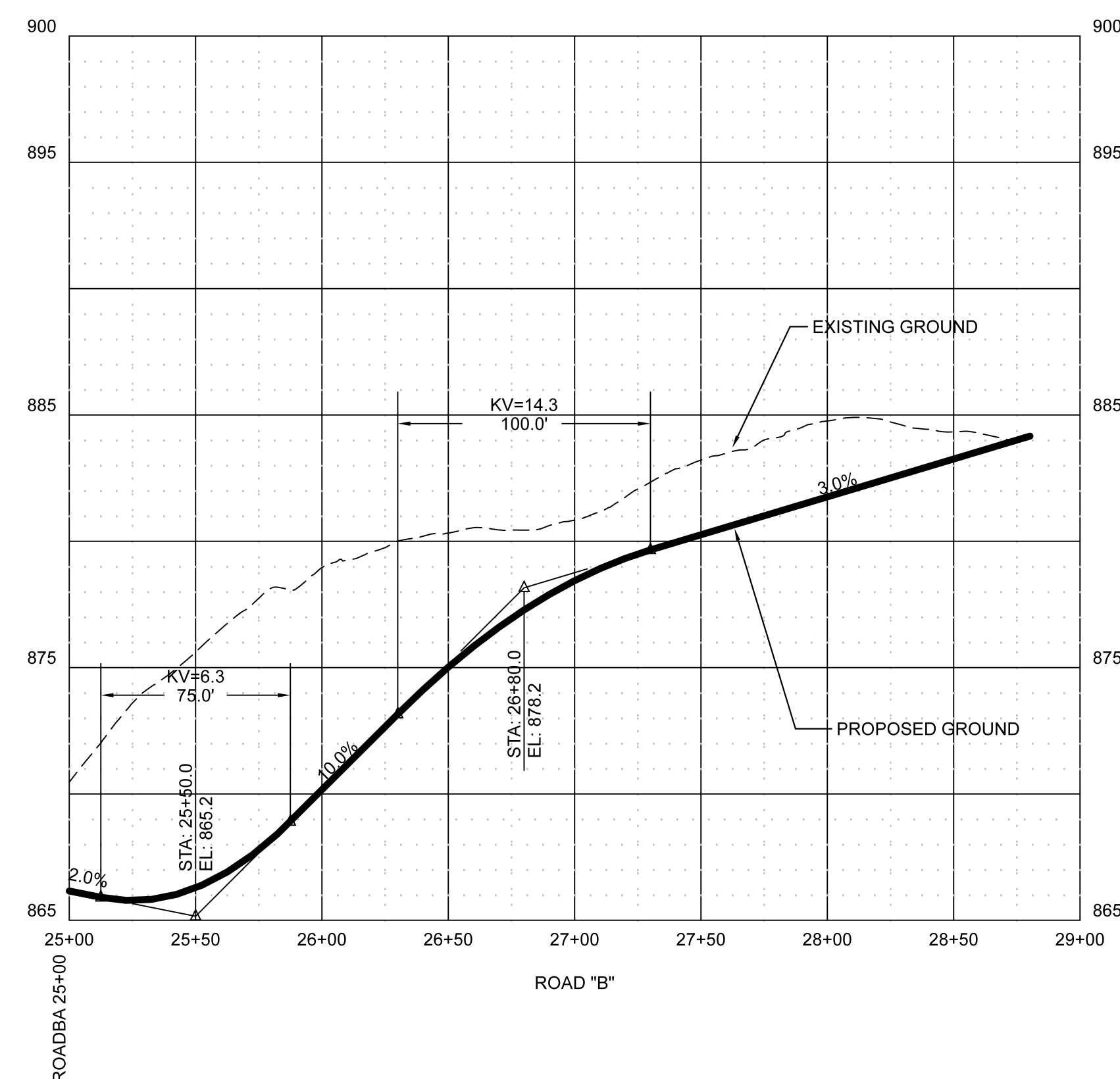
**CONCEPT PLAN OF
 LOY FARMS**

**CONCEPTUAL LAYOUT
 12320 S. NORTHSORE DRIVE**

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
RGC	RGC	1"=50'	NO. 1
DRAWN BY	DATE	FILE NO.	OF TWO SHEETS
SHS	1/20/2022	21350	



STANDARD DETAIL 6" EXTRUDED CURB



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.

2-SC-22-C / 2-E-22-UR
Revised: 2/7/2022



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

ROAD PROFILE

CONCEPTUAL LAYOUT
12320 S. NORTHSORE DRIVE

DESIGNED BY RGC	CHECKED BY RGC	SCALE 1"=50' (H) 1"=5' (V)	SHEET TWO
DRAWN BY SHS	DATE 1/20/2022	FILE NO. 21350	NO. 2
			OF TWO SHEETS