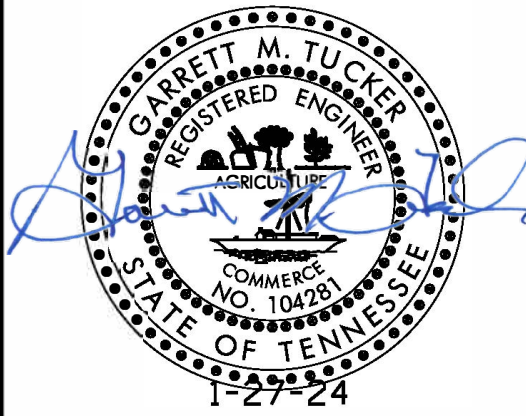


Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: *[Signature]*
Tennessee Certificate No. 104281

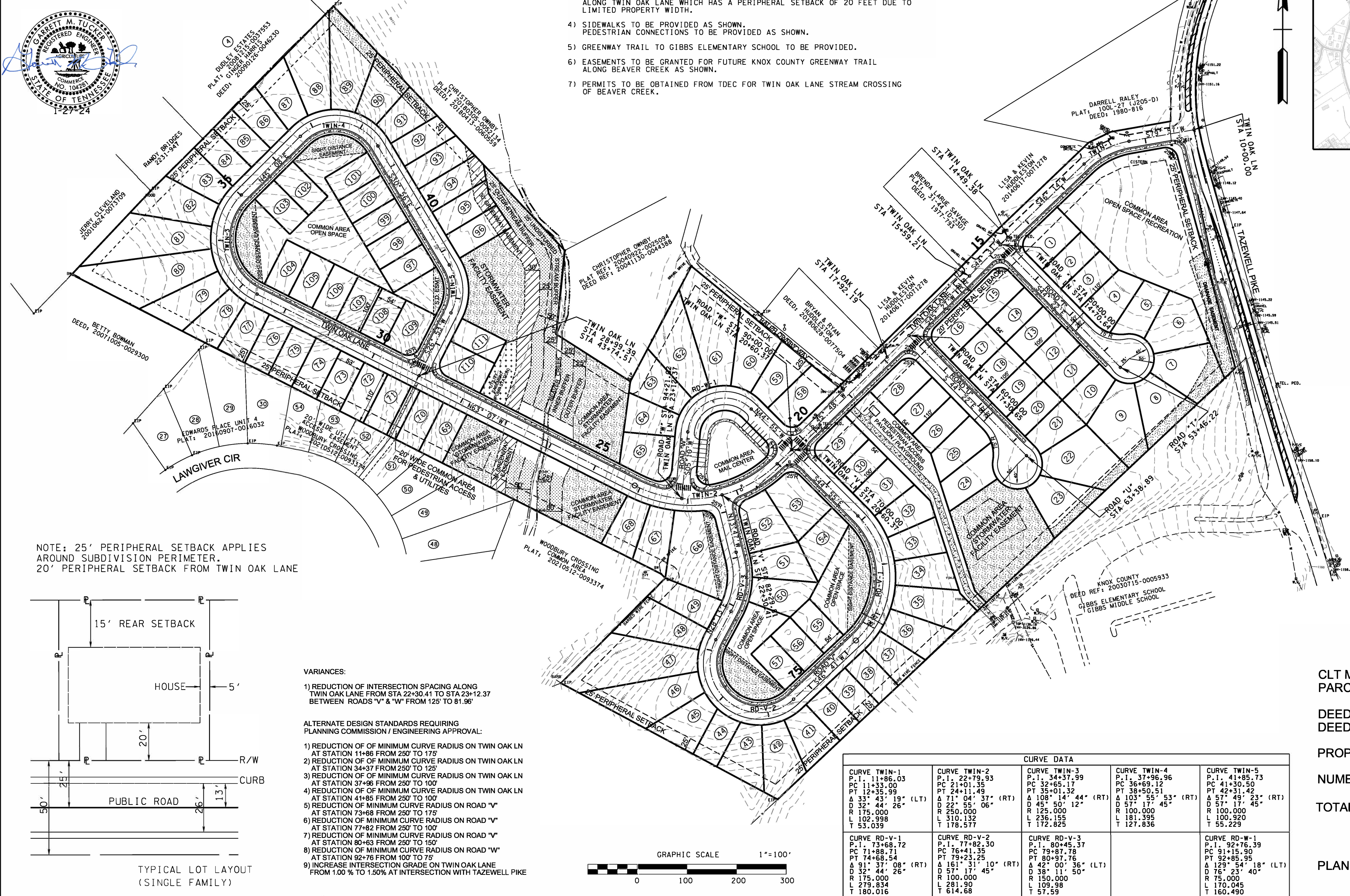


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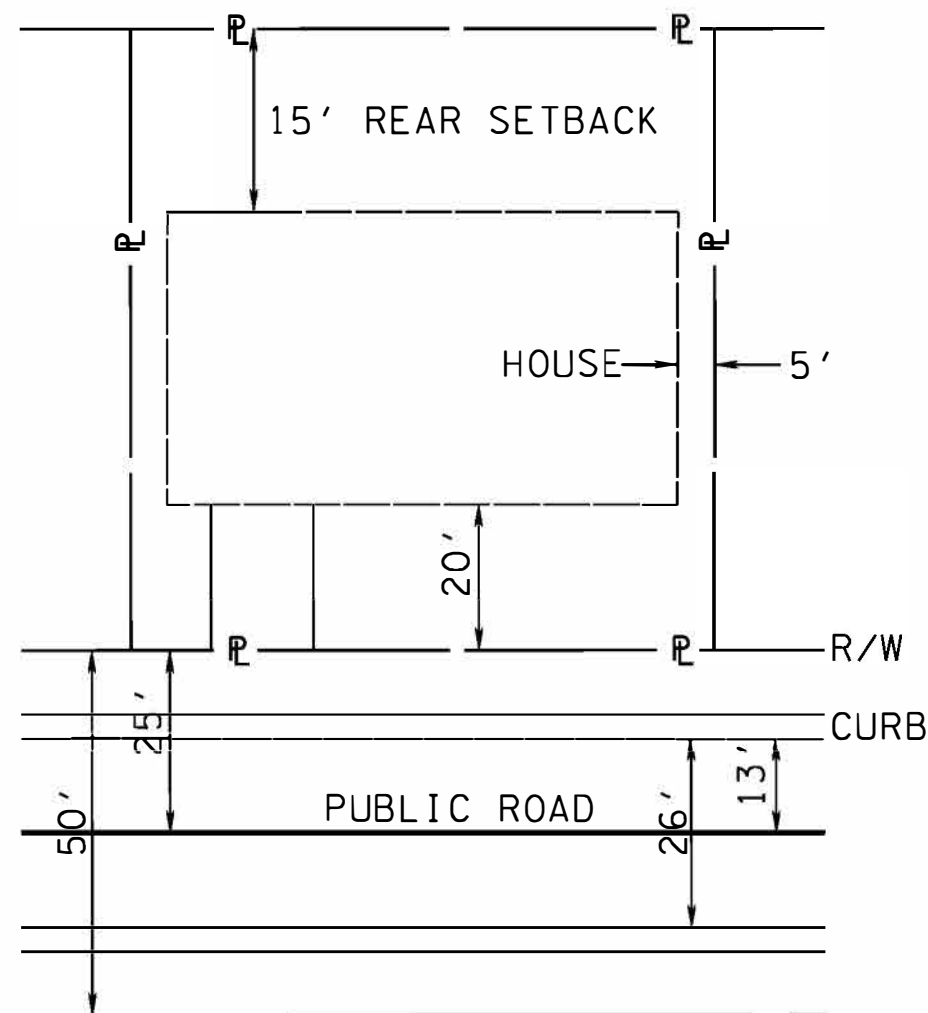
- 1) TWIN OAK LANE AND TAZEWELL PIKE TO BE WIDENED WITH LEFT TURN LANE ONTO TWIN OAK LANE, AND EXTENDED DECELERATION LANE FOR GIBBS SCHOOLS. SUPPLEMENTAL PLANS TO BE PROVIDED AT A LATER DATE FOR APPROVAL BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS AND TDOT. WIDENING TO BE COMPLETED PRIOR TO RECORDING FINAL PLAT.
- 2) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 3) PERIPHERAL SETBACK OF 25 FEET APPLIES TO PERIMETER OF SUBDIVISION, EXCEPT ALONG TWIN OAK LANE WHICH HAS A PERIPHERAL SETBACK OF 20 FEET DUE TO LIMITED PROPERTY WIDTH.
- 4) SIDEWALKS TO BE PROVIDED AS SHOWN. PEDESTRIAN CONNECTIONS TO BE PROVIDED AS SHOWN.
- 5) GREENWAY TRAIL TO GIBBS ELEMENTARY SCHOOL TO BE PROVIDED.
- 6) EASEMENTS TO BE GRANTED FOR FUTURE KNOX COUNTY GREENWAY TRAIL ALONG BEAVER CREEK AS SHOWN.
- 7) PERMITS TO BE OBTAINED FROM TDEC FOR TWIN OAK LANE STREAM CROSSING OF BEAVER CREEK.



LOCATION MAP



NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.
20' PERIPHERAL SETBACK FROM TWIN OAK LANE



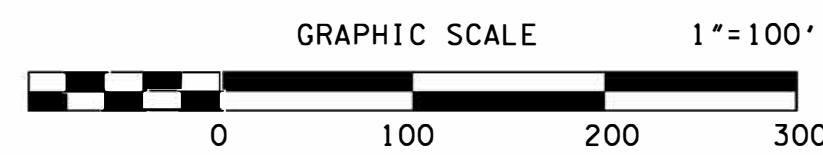
TYPICAL LOT LAYOUT (SINGLE FAMILY)

VARIANCES:

- 1) REDUCTION OF INTERSECTION SPACING ALONG TWIN OAK LANE FROM STA 22+30.41 TO STA 23+12.37 BETWEEN ROADS "V" & "W" FROM 125' TO 81.95'

ALTERNATE DESIGN STANDARDS REQUIRING PLANNING COMMISSION / ENGINEERING APPROVAL:

- 1) REDUCTION OF MINIMUM CURVE RADIUS ON TWIN OAK LN AT STATION 11+86 FROM 250' TO 175'
- 2) REDUCTION OF MINIMUM CURVE RADIUS ON TWIN OAK LN AT STATION 34+37 FROM 250' TO 125'
- 3) REDUCTION OF MINIMUM CURVE RADIUS ON TWIN OAK LN AT STATION 37+96 FROM 250' TO 100'
- 4) REDUCTION OF MINIMUM CURVE RADIUS ON TWIN OAK LN AT STATION 41+85 FROM 250' TO 100'
- 5) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD "V" AT STATION 73+68 FROM 250' TO 175'
- 6) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD "V" AT STATION 77+82 FROM 250' TO 100'
- 7) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD "V" AT STATION 80+63 FROM 250' TO 150'
- 8) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD "W" AT STATION 92+76 FROM 100' TO 75'
- 9) INCREASE INTERSECTION GRADE ON TWIN OAK LANE FROM 1.00% TO 1.50% AT INTERSECTION WITH TAZEWELL PIKE



CURVE DATA				
CURVE TWIN-1 P.I. 11+86.03 PC 11+33.00 PT 12+35.99 Δ 33° 43' 19" (LT) D 32' 44' 26" R 175.000 L 102.998 T 53.039	CURVE TWIN-2 P.I. 22+72.93 PC 21+01.35 PT 24+11.49 Δ 71° 04' 37" (RT) D 57' 17' 45" R 250.000 L 310.132 T 178.577	CURVE TWIN-3 P.I. 34+37.99 PC 32+65.17 PT 35+01.32 Δ 108° 14' 44" (RT) D 45° 50' 12" R 125.000 L 236.155 T 172.825	CURVE TWIN-4 P.I. 37+96.96 PC 36+69.12 PT 38+50.51 Δ 103° 55' 53" (RT) D 57' 17' 45" R 100.000 L 181.395 T 127.836	CURVE TWIN-5 P.I. 41+85.73 PC 41+30.50 PT 42+31.42 Δ 57° 49' 23" (RT) D 57' 17' 45" R 100.000 L 100.920 T 55.229
CURVE RD-V-1 P.I. 73+68.72 PC 71+88.71 PT 74+68.54 Δ 91° 37' 08" (RT) D 32' 44' 26" R 175.000 L 279.834 T 180.016	CURVE RD-V-2 P.I. 77+82.30 PC 76+41.35 PT 79+23.25 Δ 161° 31' 10" (RT) D 57' 17' 45" R 100.000 L 281.90 T 614.68	CURVE RD-V-3 P.I. 80+45.37 PC 79+81.78 PT 80+97.76 Δ 42° 00' 36" (LT) D 38° 11' 50" R 150.000 L 109.98 T 57.59	CURVE RD-W-1 P.I. 92+76.39 PC 91+15.90 PT 92+85.95 Δ 129° 54' 18" (LT) D 76° 23' 40" R 75.000 L 170.045 T 160.490	

OWNER/DEVELOPER:
HIGHWAY MARKINGS/ PAUL G. HIBBEN
8333 COPPOCK ROAD
KNOXVILLE, TN 37938
PHONE: (865) 922-1550
FAX: (865) 922-9229

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

CLT MAP: 021
PARCELS: 001 & 013

DEED REFERENCE: 20051229-0056068
DEED REFERENCE: 20150917-0017914

PROPERTY ZONED: PR (<4 DU/AC)

NUMBER OF LOTS: 111

TOTAL AREA: 33.04 ACRES

Revised: 1/27/2024

PLANNING SERVICES MPC FILE NUMBER:
2-SD-24-C / 2-D-24-DP

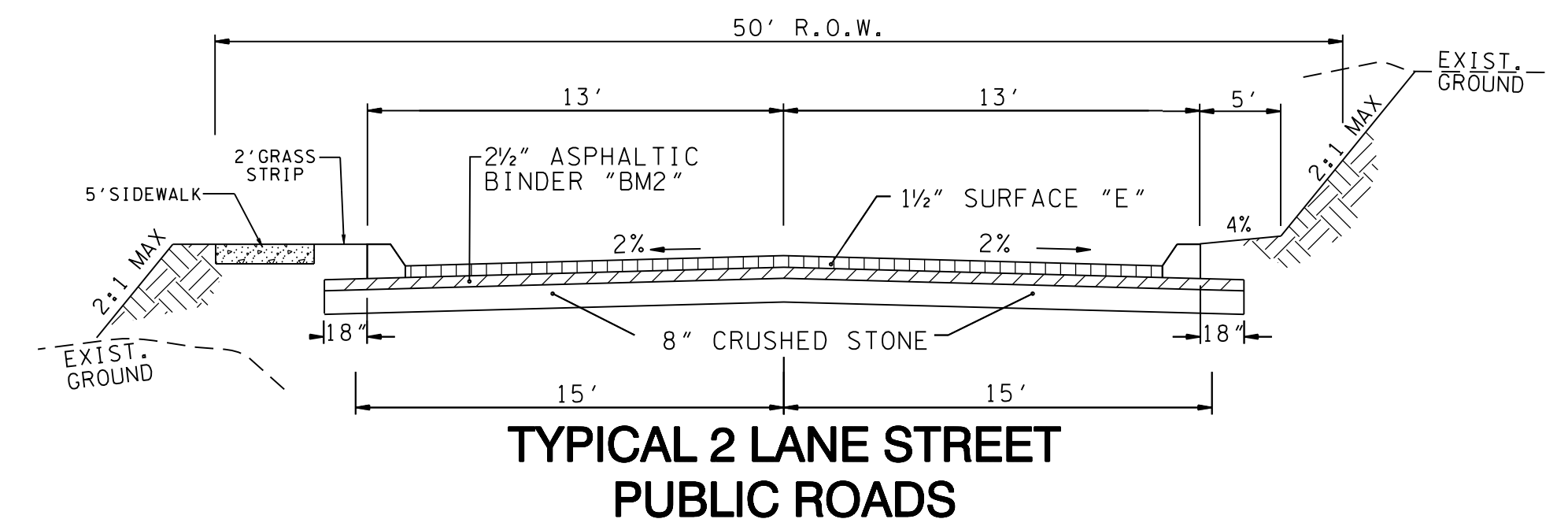
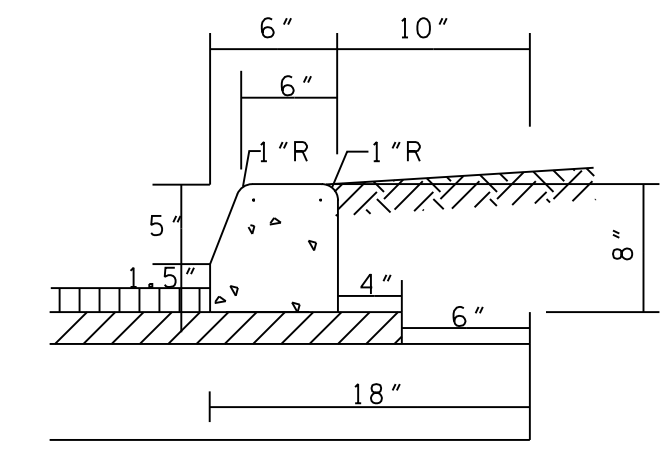
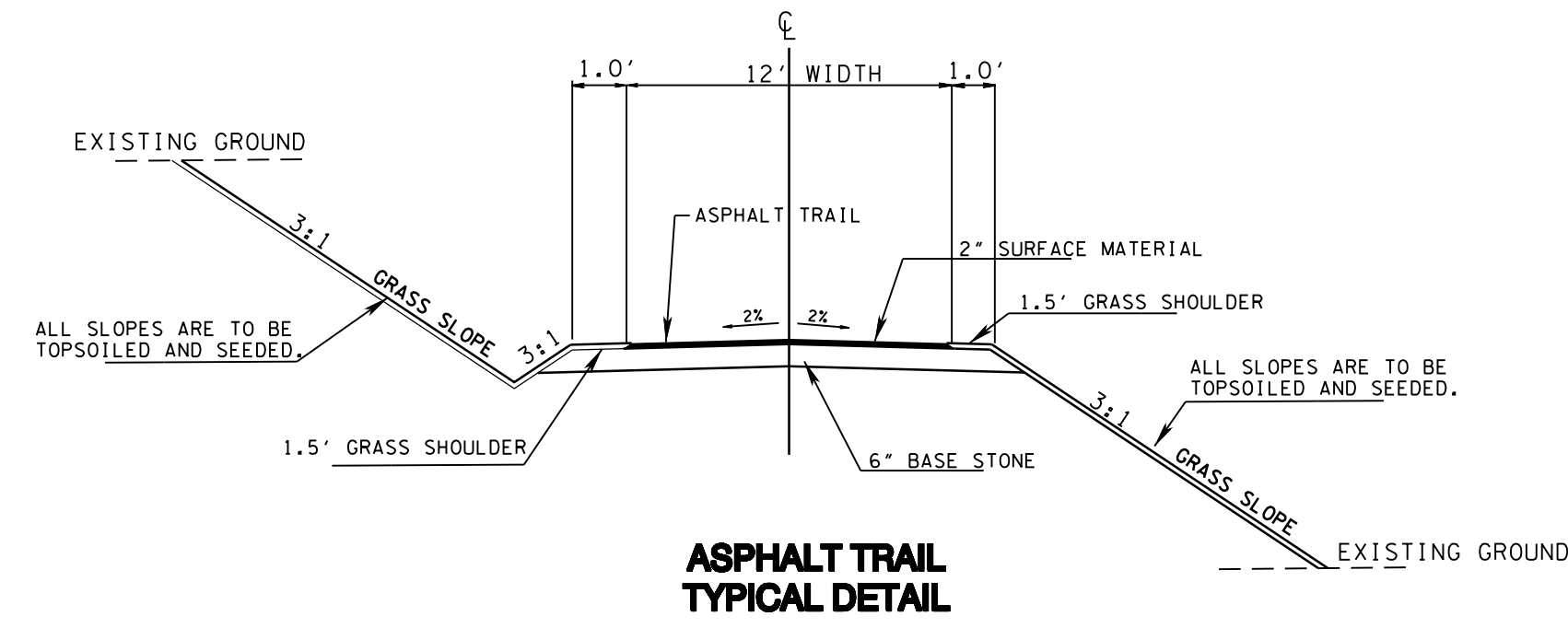
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DRAWN BY GMT	DATE 1-27-24	FILE NO. 15041	OF 4 SHEETS

NO.	DATE	DESCRIPTION	BY	CKD.

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

TWIN OAK LANDING
CONCEPT PLAN

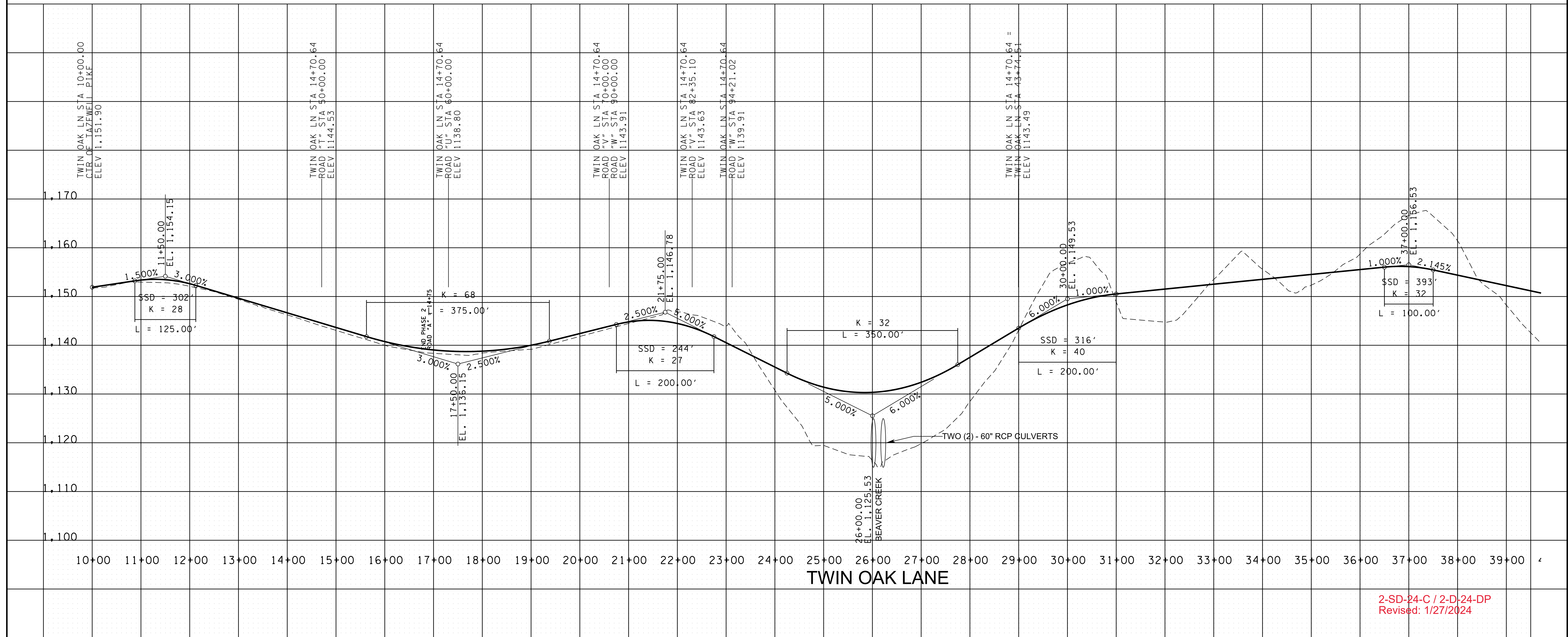
GENERAL LAYOUT



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-SD-24-C / 2-D-24-DP
Revised: 1/27/2024

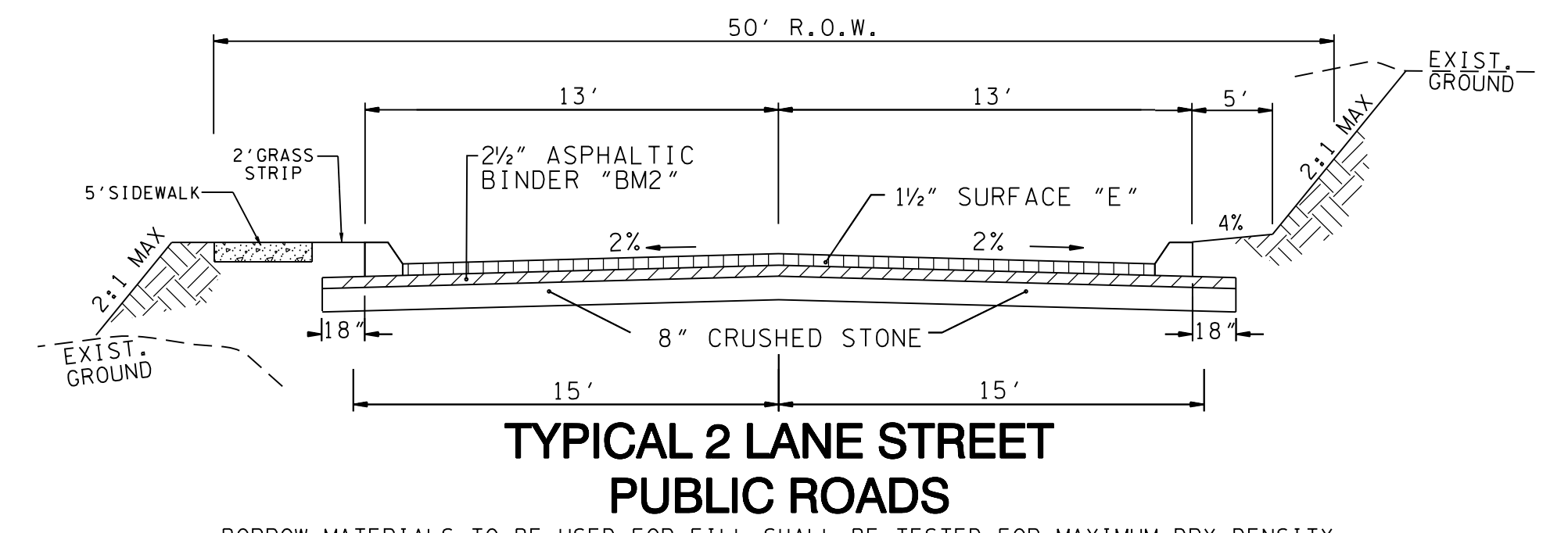
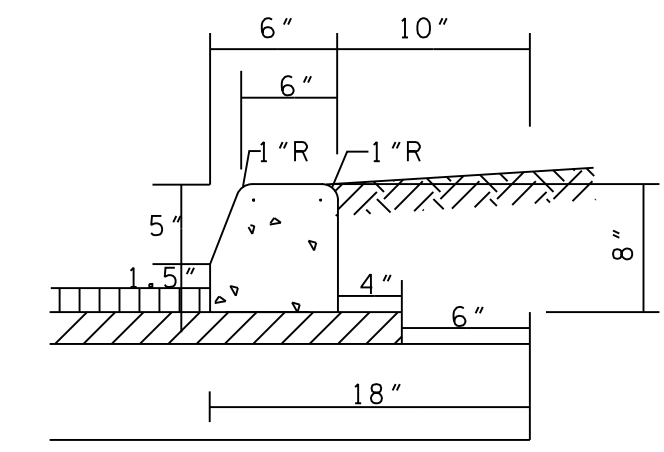
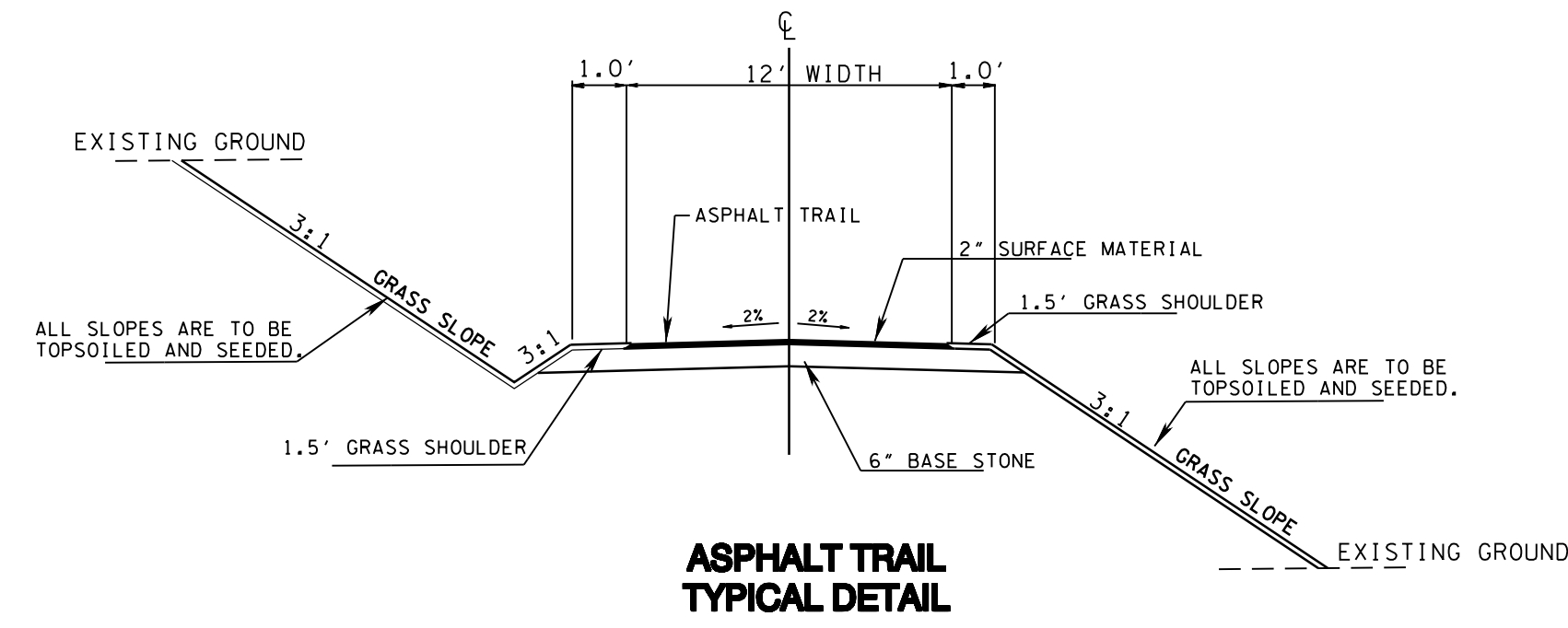
NO.	DATE	DESCRIPTION	BY	CHKD.

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

**TWIN OAK LANDING
CONCEPT PLAN**

ROAD PROFILES

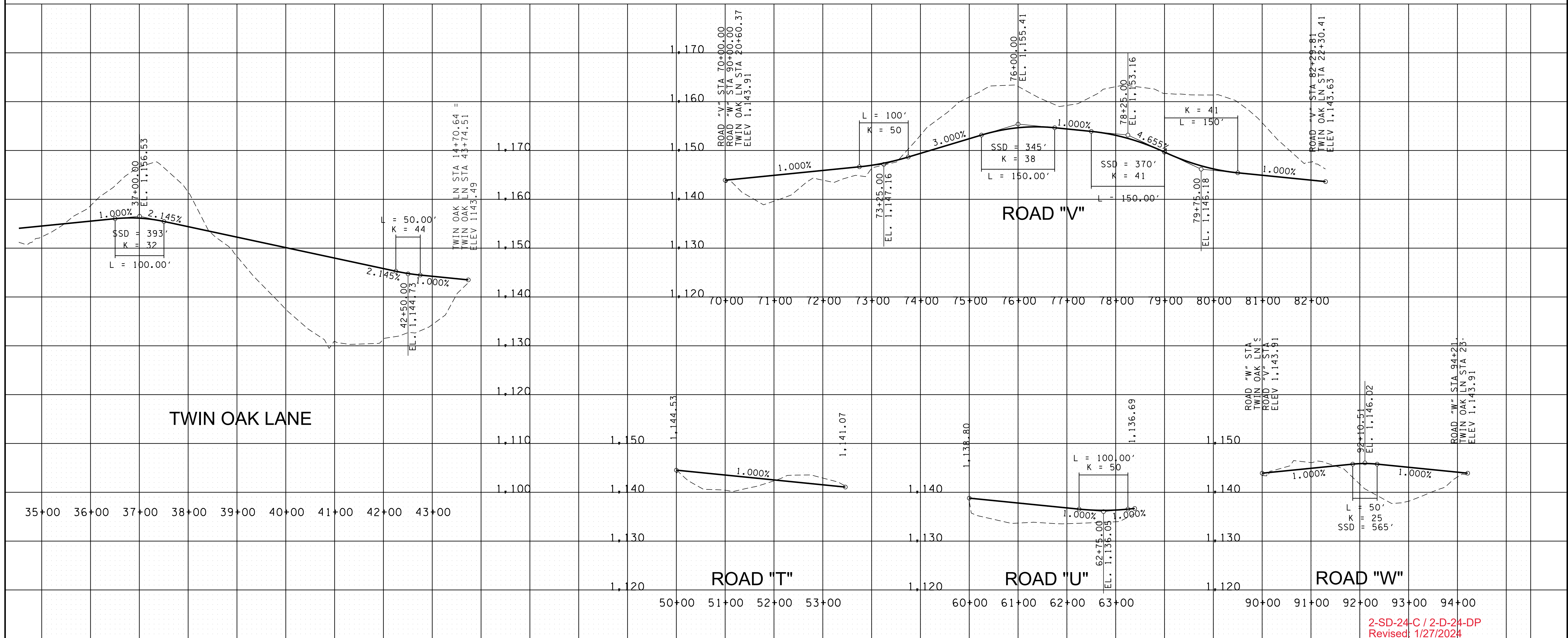
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DRAWN BY GMT	DATE 12-13-23	FILE NO. 15041	OF 4 SHEETS



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-SD-24-C / 2-D-24-DP
Revised: 1/27/2024

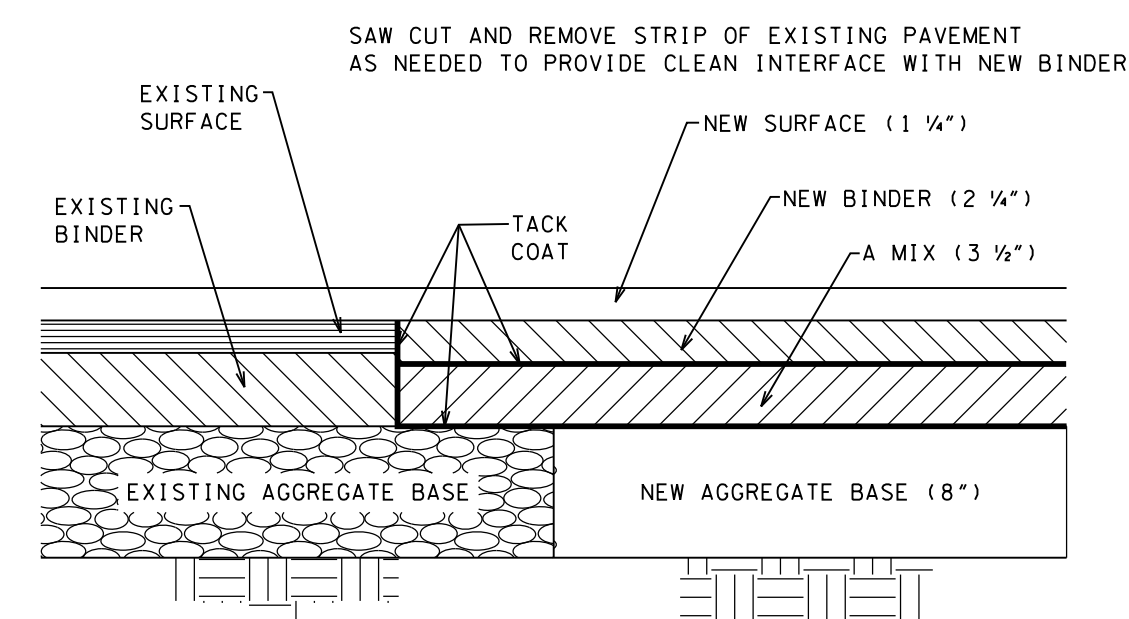
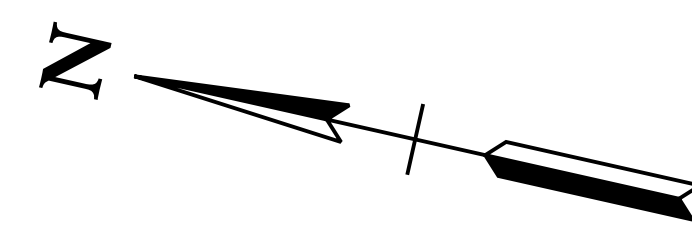
NO.	DATE	DESCRIPTION	BY	CHKD.

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

**TWIN OAK LANDING
CONCEPT PLAN**

ROAD PROFILES

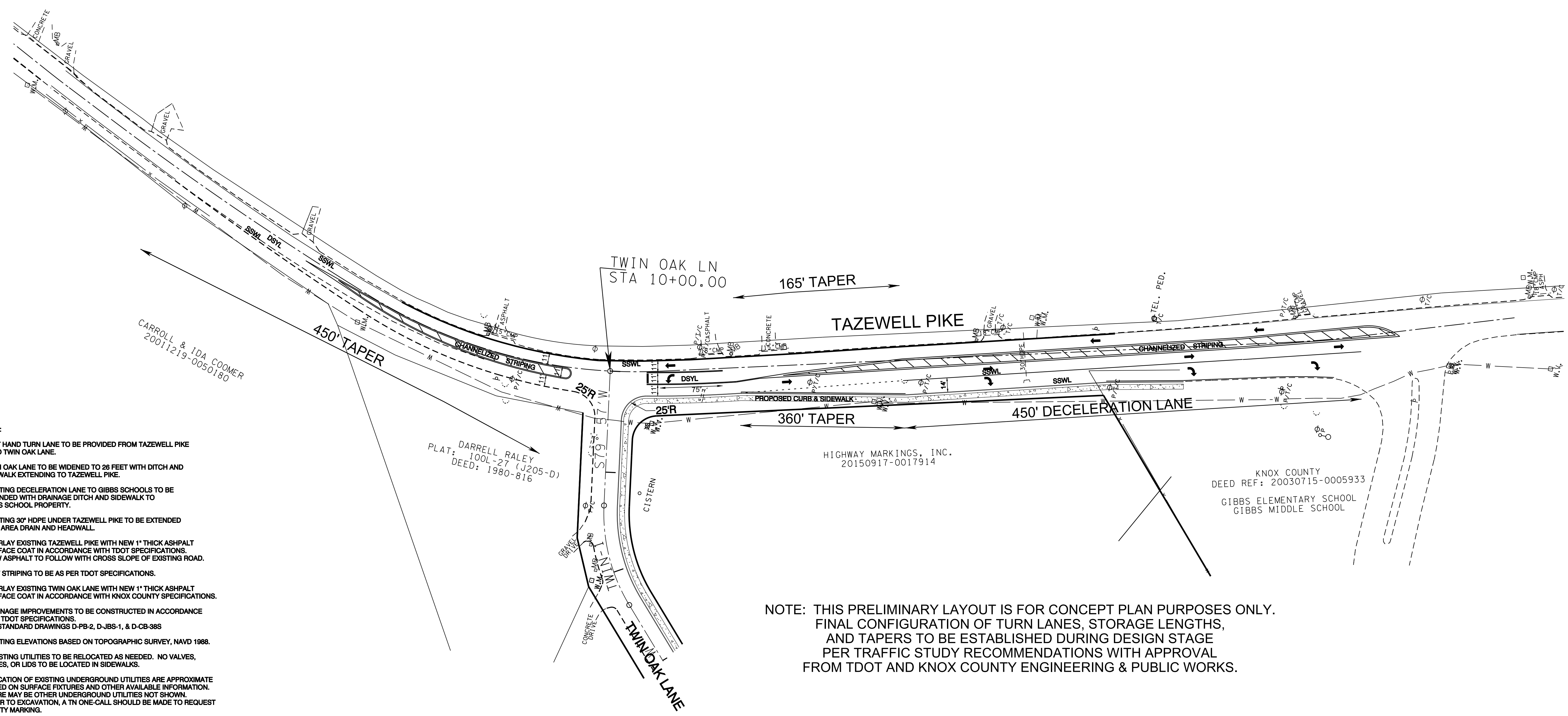
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DRAWN BY GMT	DATE 1-27-24	FILE NO. 15041	OF 4 SHEETS



**TAZEWELL PIKE WIDENING DETAIL
TDOT PAVEMENT SECTION
NO SCALE**

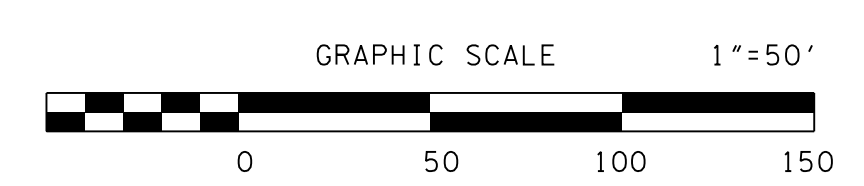
- TDOT STANDARD DRAWINGS TO BE REFERENCED:
- SIDEWALKS: RP-S-7
 - CURB: RP-NMC-10
 - CURB RAMPS: RP-H-3
 - RP-H-4
 - RP-H-5
 - RP-H-8
 - RP-H-9
 - STRIPING: T-M-1
 - T-M-2
 - T-M-3
 - T-M-4

- LEGEND**
- EIP IRON PIN FOUND
 - PIPE FOUND
 - G.V. GAS VALVE
 - W.M. WATER METER
 - ⊗ MANHOLE
 - ⊠ SIGN
 - W.V. WATER VALVE
 - ⊗ FIRE HYDRANT
 - ⊕ P/T POWER/TELEPHONE
 - ⋯ GUY WIRE
 - ⊕ SURVEY CONTROL POINT



- NOTES:**
- 1) LEFT HAND TURN LANE TO BE PROVIDED FROM TAZEWELL PIKE ONTO TWIN OAK LANE.
 - 2) TWIN OAK LANE TO BE WIDENED TO 26 FEET WITH DITCH AND SIDEWALK EXTENDING TO TAZEWELL PIKE.
 - 3) EXISTING DECELERATION LANE TO GIBBS SCHOOLS TO BE EXTENDED WITH DRAINAGE DITCH AND SIDEWALK TO GIBBS SCHOOL PROPERTY.
 - 4) EXISTING 30" HDPE UNDER TAZEWELL PIKE TO BE EXTENDED WITH AREA DRAIN AND HEADWALL.
 - 5) OVERLAY EXISTING TAZEWELL PIKE WITH NEW 1" THICK ASPHALT SURFACE COAT IN ACCORDANCE WITH TDOT SPECIFICATIONS. NEW ASPHALT TO FOLLOW WITH CROSS SLOPE OF EXISTING ROAD.
 - 6) NEW STRIPING TO BE AS PER TDOT SPECIFICATIONS.
 - 7) OVERLAY EXISTING TWIN OAK LANE WITH NEW 1" THICK ASPHALT SURFACE COAT IN ACCORDANCE WITH KNOX COUNTY SPECIFICATIONS.
 - 8) DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH TDOT SPECIFICATIONS. SEE STANDARD DRAWINGS D-PB-2, D-JBS-1, & D-CB-38S.
 - 9) EXISTING ELEVATIONS BASED ON TOPOGRAPHIC SURVEY, NAVD 1988.
 - 10) EXISTING UTILITIES TO BE RELOCATED AS NEEDED. NO VALVES, BOXES, OR LIDS TO BE LOCATED IN SIDEWALKS.
 - 11) LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON SURFACE FIXTURES AND OTHER AVAILABLE INFORMATION. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. PRIOR TO EXCAVATION, A TN ONE-CALL SHOULD BE MADE TO REQUEST UTILITY MARKING.
 - 12) CONTRACTOR TO WORK DURING OFF PEAK TIMES WHILE IN THE RIGHT OF WAY
 - 13) RELOCATED UTILITY POLES TO BE 10' OFF CURB
 - 14) MILL ASPHALT AT TIE INS FOR A SMOOTH TRANSITION
 - 15) RELOCATE SCHOOL FLASHERS AND SCHOOL ZONE SIGNS

NOTE: THIS PRELIMINARY LAYOUT IS FOR CONCEPT PLAN PURPOSES ONLY. FINAL CONFIGURATION OF TURN LANES, STORAGE LENGTHS, AND TAPERS TO BE ESTABLISHED DURING DESIGN STAGE PER TRAFFIC STUDY RECOMMENDATIONS WITH APPROVAL FROM TDOT AND KNOX COUNTY ENGINEERING & PUBLIC WORKS.



2-SD-24-C / 2-D-24-DP
Revised: 1/27/2024

NO.	DATE	DESCRIPTION	BY	CHK.
REVISIONS				

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

**TWIN OAK LANDING
CONCEPT PLAN**

**TAZEWELL PIKE (S.R. 331)
WIDENING & STRIPING PLAN**

DESIGNED BY GMT	CHECKED BY RGC	SCALE AS SHOWN	SHEET NO. 4 OF FOUR SHEETS
DRAWN BY GMT	DATE 1-18-24	FILE NO. 15041	