

DEVELOPER:
MATTHEW T. WHALEY
WHALEY CONSTRUCTION
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KODAK, TN 37766
(865)-932-0003

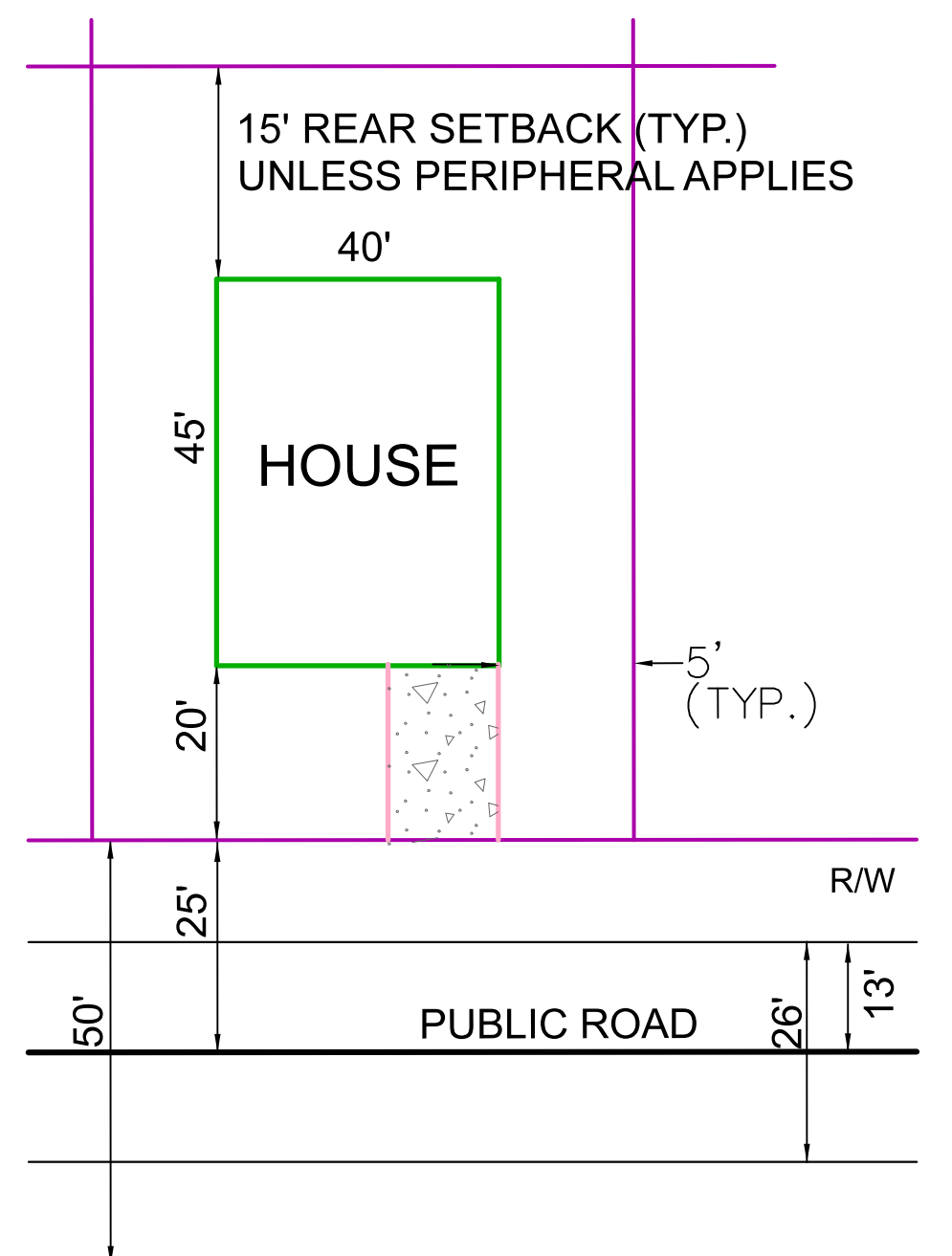
Certification of Concept Plan.

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.

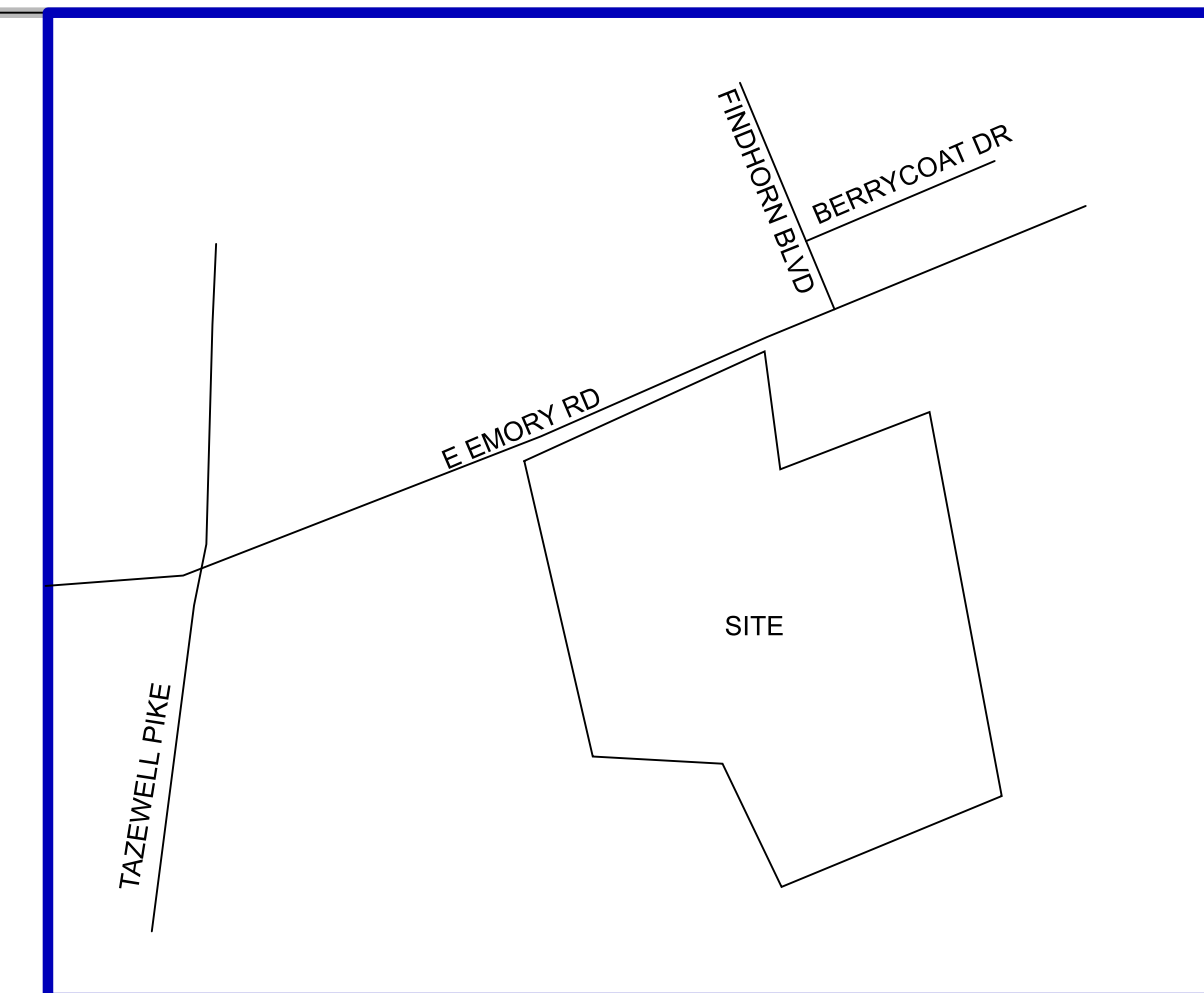
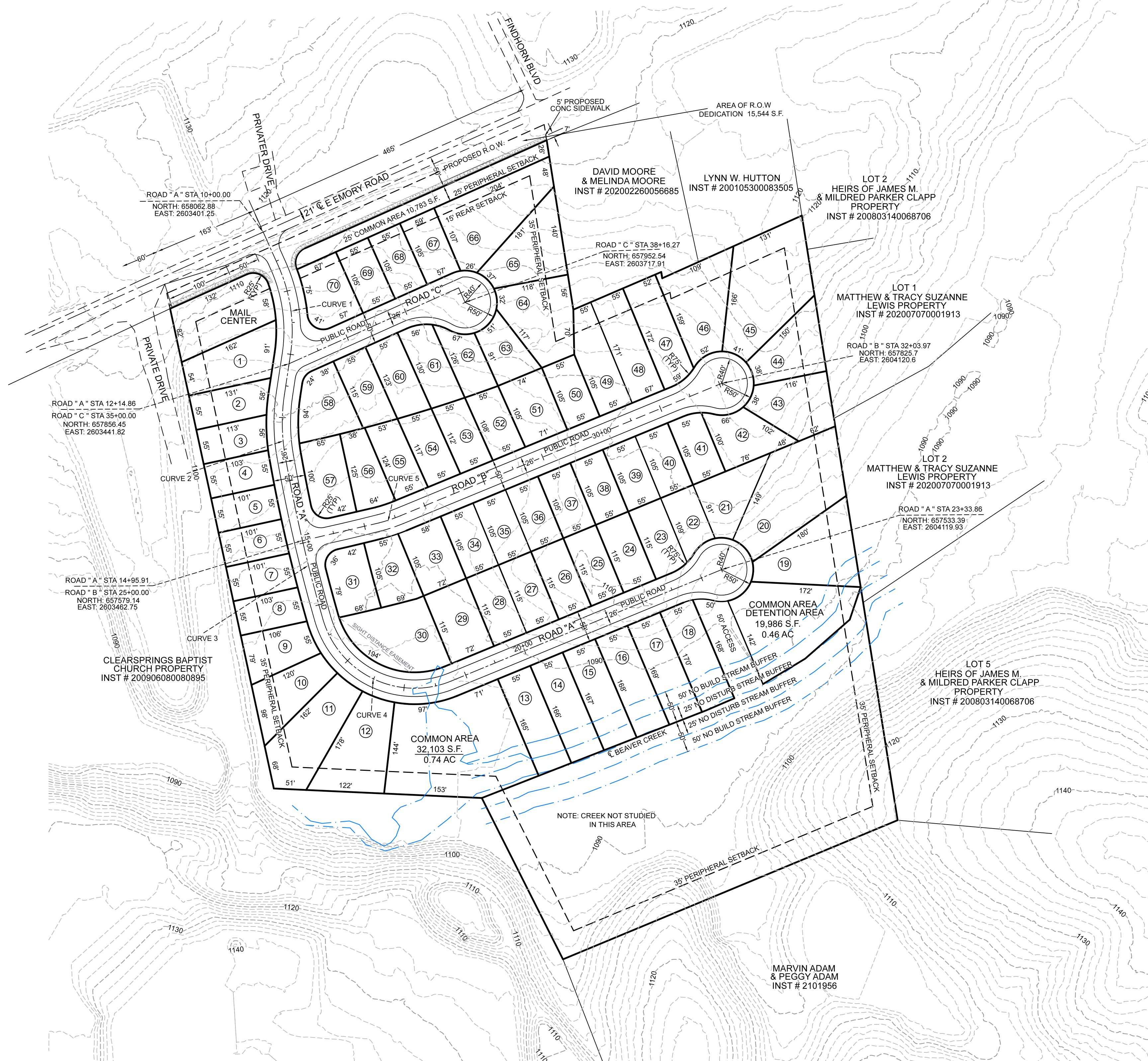
Registered Engineer _____
Tennessee Certificate No. _____

CURVE C1	CURVE C2	CURVE C3	CURVE C4	CURVE C5
PT 1:31.44	PT 1:54.72	PT 1:49.22	PT 1:79.80	PT 2:34.05
N 658.0097	N 657.808.31	N 657.711.4	N 657.456.00	N 657.606.05
E 2.603.424.96	E 2.603.434.52	E 2.603.435.72	E 2.603.494.76	E 2.603.583.02
D 32' 42" 38"	D 18° 38' 29"	D 0° 0' 17"	D 96° 21' 49"	D 8° 0' 10"
D 22° 55' 40"	D 15° 55' 55"	D 15° 55' 55"	D 15° 55' 55"	D 15° 55' 55"
R 27.370.00	R 25.000.00	R 25.000.00	R 15.000.00	R 25.000.00
L 1.427.73	L 97.61"	L 262.01"	L 252.28"	L 35.00"
T 7.373.00	T 4.924	T 1.31.12	T 1.67.66"	T 1.73.37
PT 10:58.07	PT 12:46.53	PT 12:46.15	PT 28:23.42	PT 28:23.42
PT 12:00.80	PT 13:61.15	PT 13:61.15	PT 18:75.44	PT 28:55.42

NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT



LOCATION MAP - NO SCALE

LEGEND

- 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 DATA
- 2) ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 3) EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- 4) 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.
- 5) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED FOR ACCESS.
- 6) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 7) WATER PROVIDERS: NEKUD
SEWER PROVIDERS: HPUID
- 8) THERE SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREET AND PRIVATE R.O.W. AND FIVE (5) FEET WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED (PLANNED ZONES) OR WHEN SETBACK ARE NOT REQUIRED PER THE ZONING.

TOTAL AREA: 22.50 +/- ACRES

NUMBER OF LOTS: 70

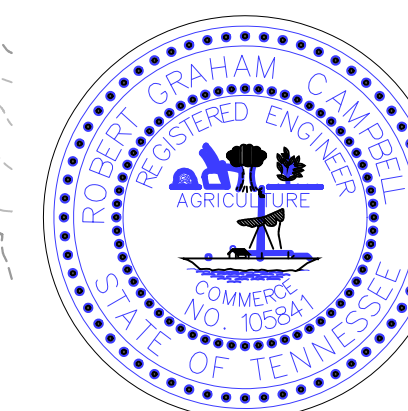
CLT MAP: 21
PARCELS: 066

DEED REFERENCE:20200326-0063648

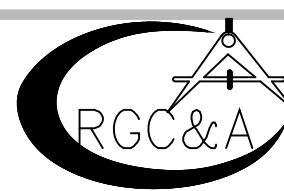
ZONING: (PR)(PENDING)

MPC FILE NUMBER: 3-SB-22-C
3-C-22-UR

Revised: 3/3/2022



1.	02-22	PER PLANNING STAFF COMMISSION	SHS	RGC
NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

CONCEPT PLAN OF IRWIN ACRES

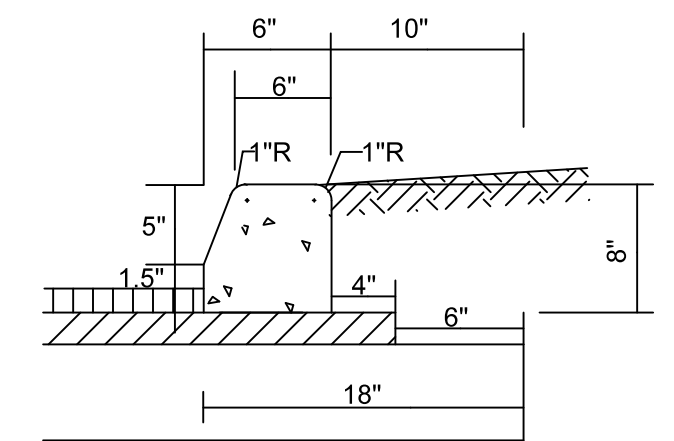
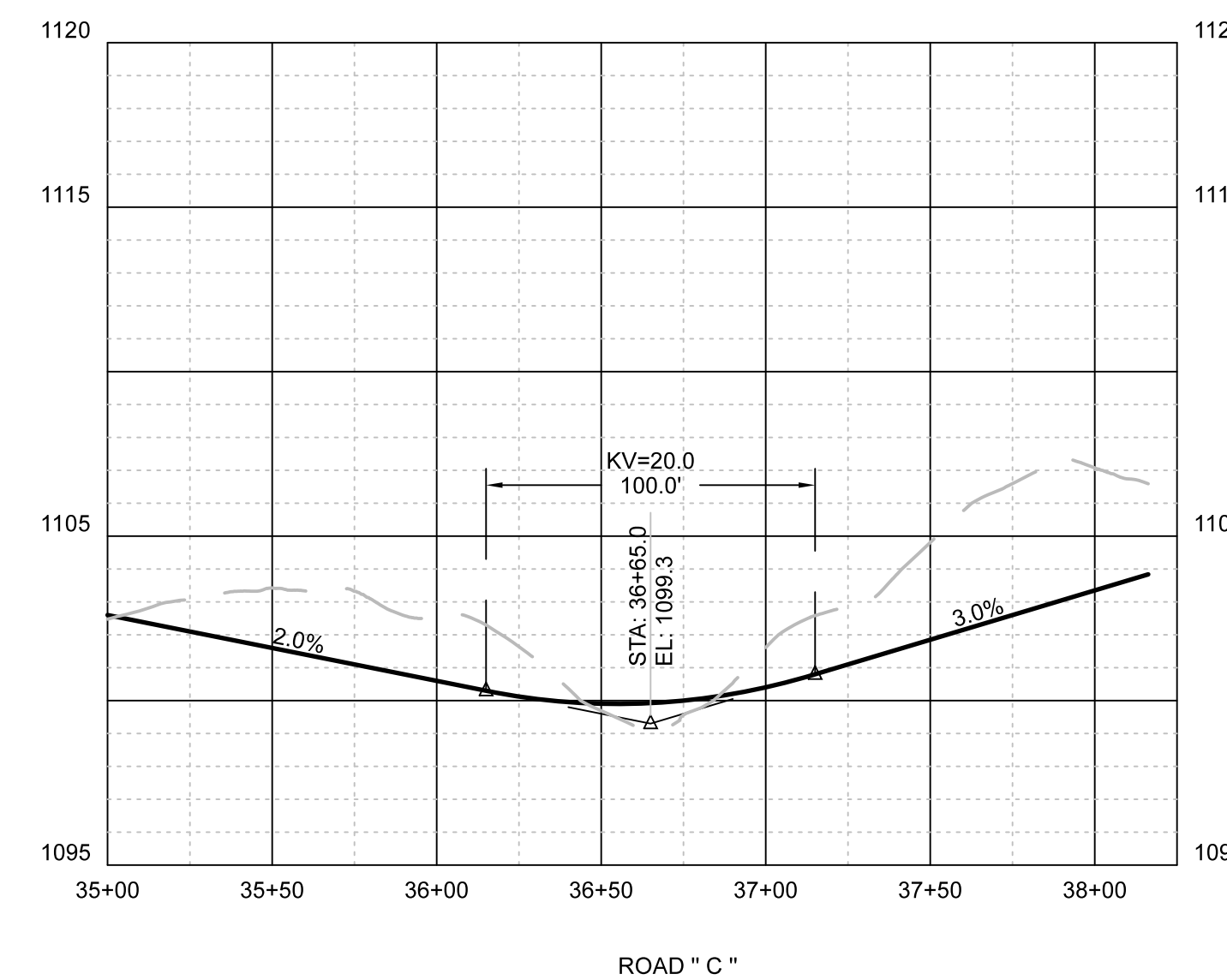
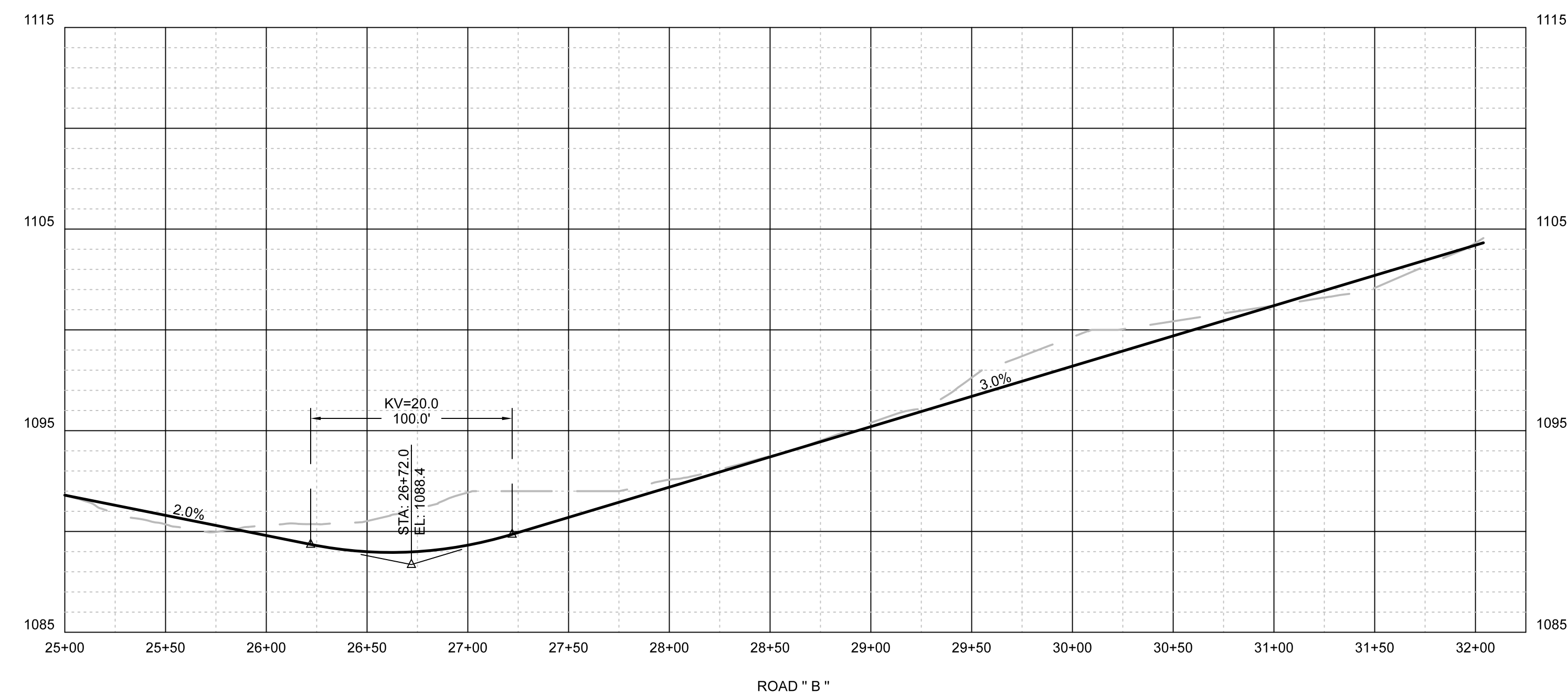
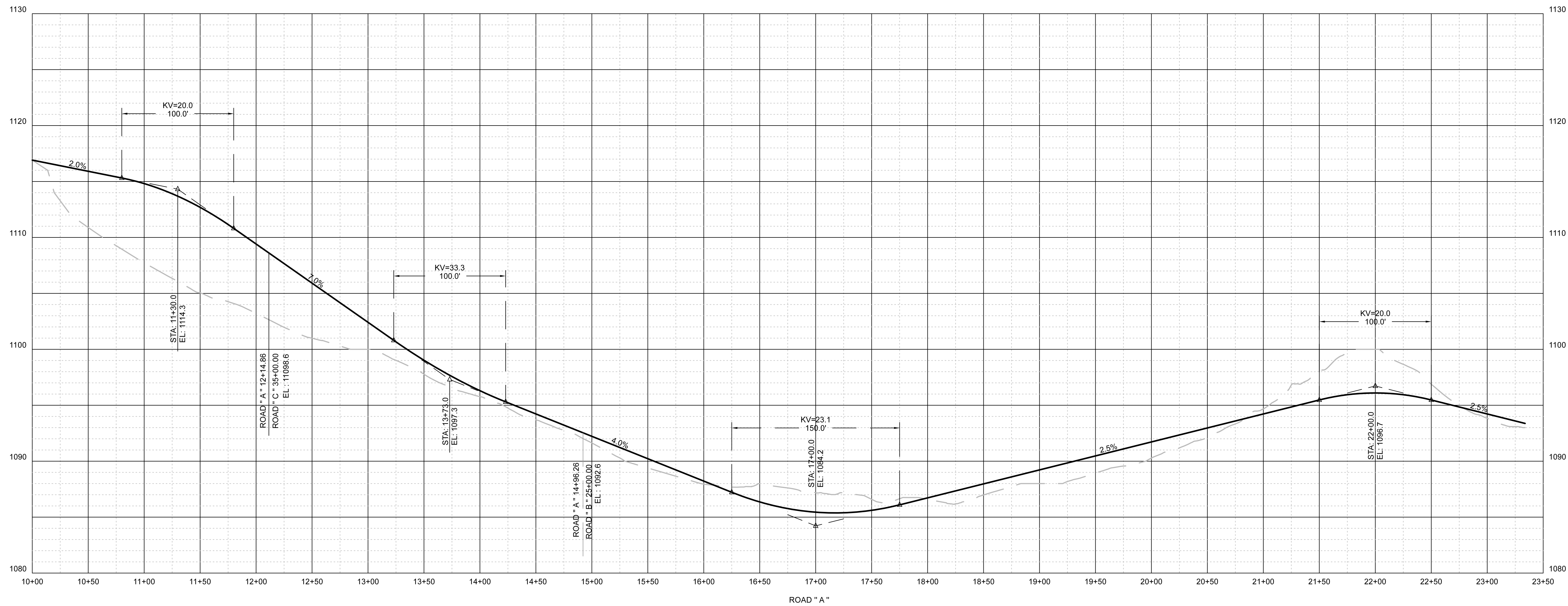
CONCEPTUAL LAYOUT

DESIGNED BY SHS	CHECKED BY RGC	SCALE 1"=100'
DRAWN BY SHS	DATE 02/18/2022	FILE NO. 21324

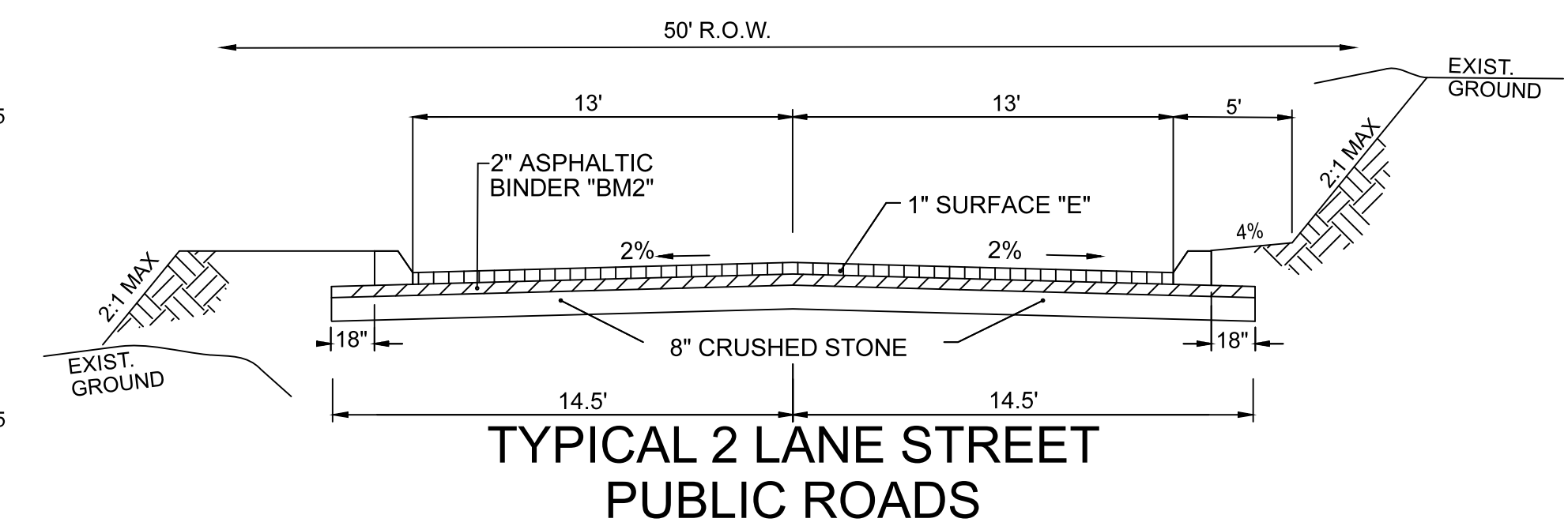
SHEET ONE

NC

OF TWO SHEETS



STANDARD DETAIL 6" EXTRUDED CURB

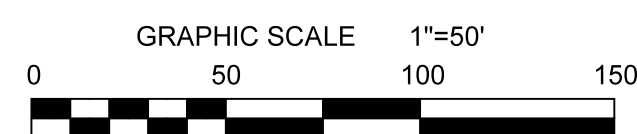


TYPICAL 2 LANE STREET PUBLIC ROADS

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.

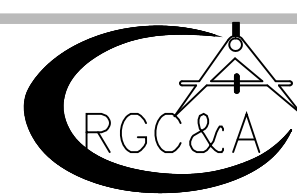
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



3-SB-22-C
3-C-22-UR
Revised: 3/3/2022

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		



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

CONCEPT PLAN OF
IRWIN ACRES

ROADWAY PROFILES

DESIGNED BY SHS	CHECKED BY RGC	SCALE 1"=50' H 1"=5' V
DRAWN BY SHS	DATE 02/18/2022	FILE NO. 21324

SHEET TWO

NO. 2

OF TWO SHEETS