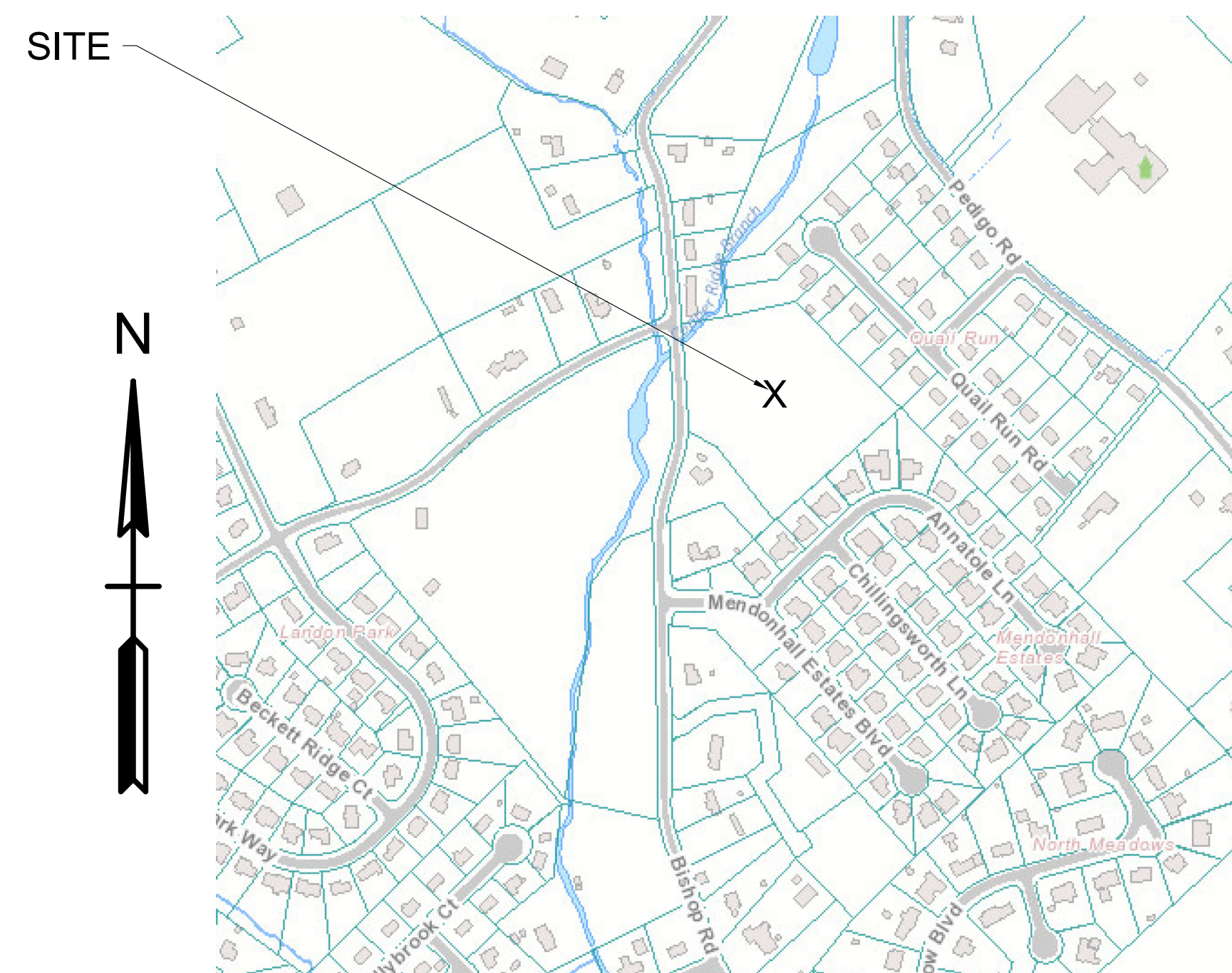


19117_GRC.dwg COVER SHEET 2/24/2025 08:37:37 1:1

SITE DEVELOPMENT PLAN MEREDITH PARK KNOX COUNTY, TENNESSEE

- INDEX OF SHEETS:
- COVER SHEET
 - SHEET 1: EXISTING SITE CONDITIONS
 - SHEET 2: SITE LAYOUT
 - SHEET 3: ROAD PROFILES
 - SHEET 4: GRADING AND DRAINAGE
 - SHEET 5: DETAILS



LOCATION MAP
NOT TO SCALE

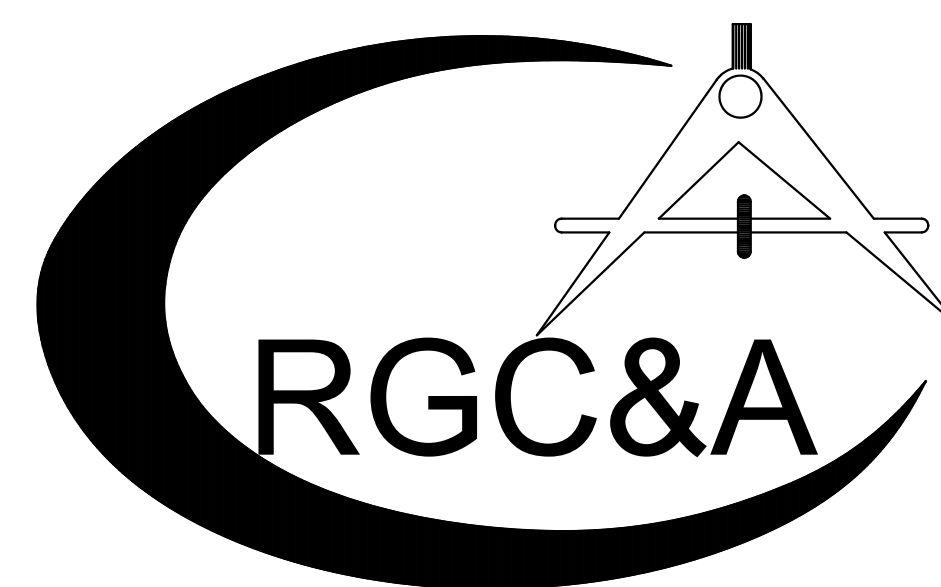
DEVELOPER: CANNON AND KUIPERS, LLC
517 CALLAHAN DRIVE, SUITE 101
KNOXVILLE, TN 37912
CHAD ROBERTS
PHONE: (865) 237-4404

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938

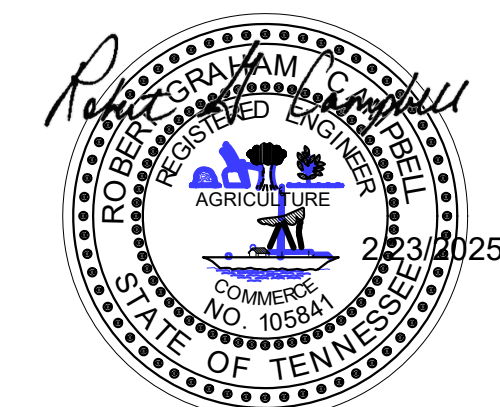
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

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

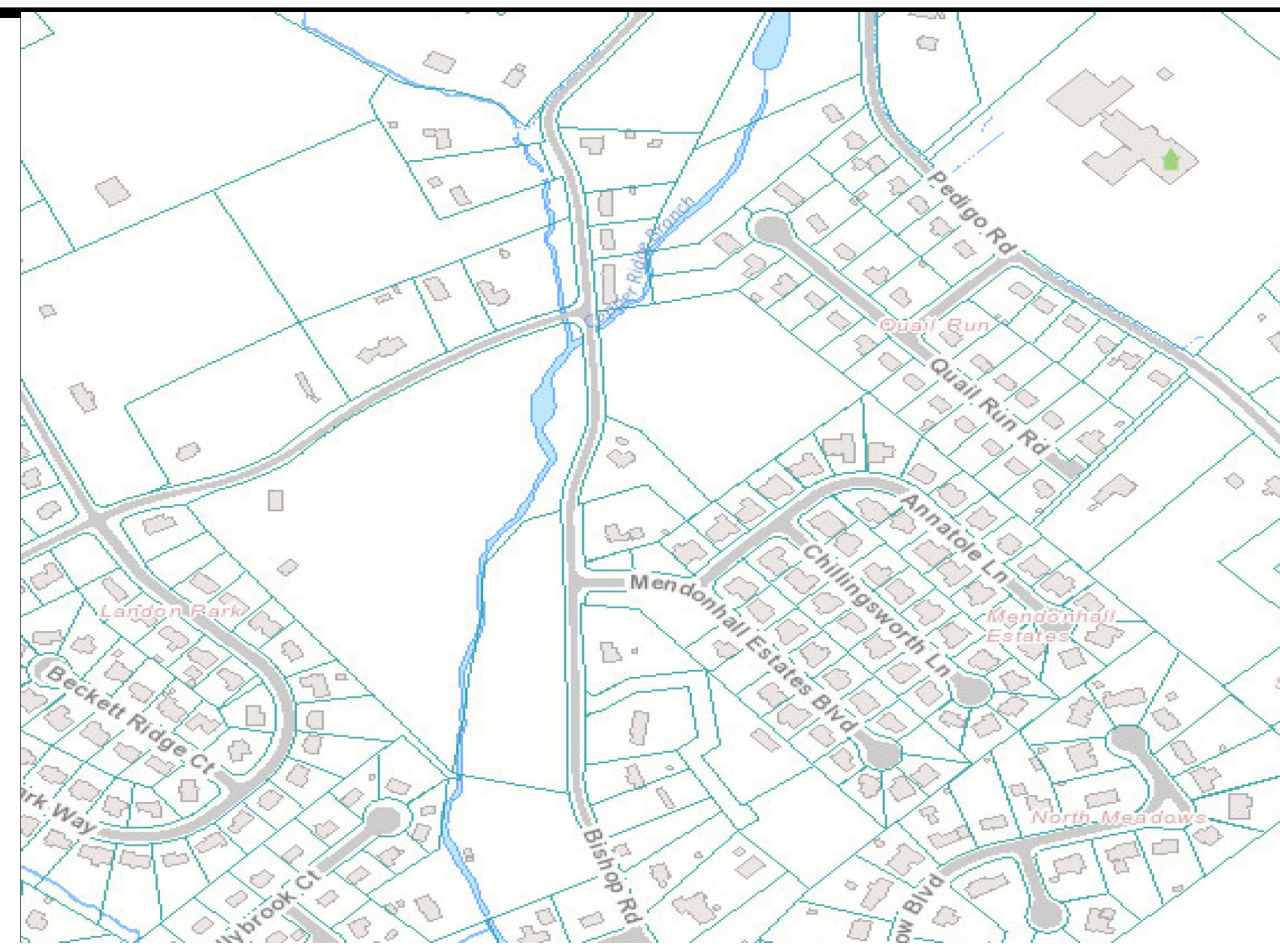
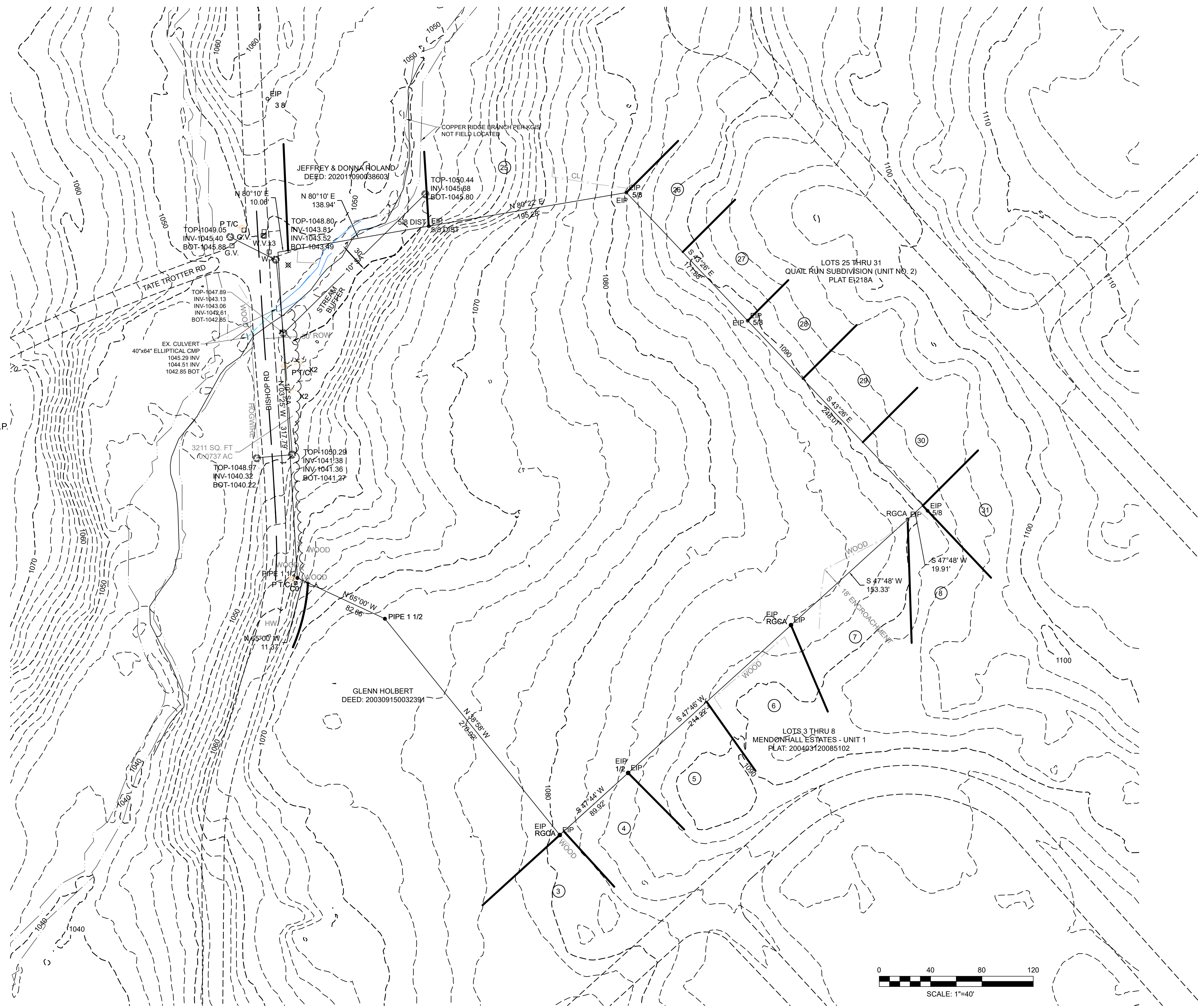
CLT MAP: 047
PARCELS: 062
DEED REFERENCE: 20200114-0046659
ZONING: PR (<4.5 DU/AC)
TOTAL DEEDED ACREAGE: +/- 5.56 AC
SINGLE FAMILY LOTS: 11
ATTACHED TOWNHOME LOTS: 14
TOTAL NUMBER OF DWELLING UNITS: 25
PLANNING FILE NUMBER: 3-SD-25-C / 3-G-25-DP



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



GRID CONVERGENCE N 01°10'27" W



SITE MAP NOT TO SCALE

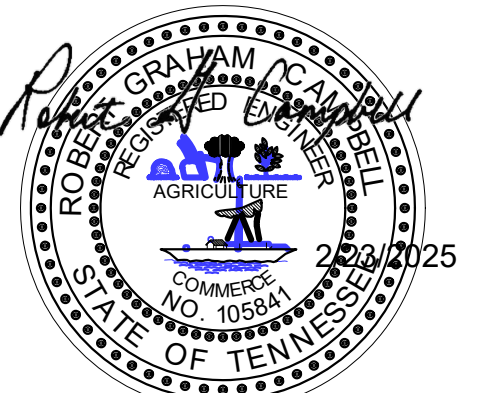
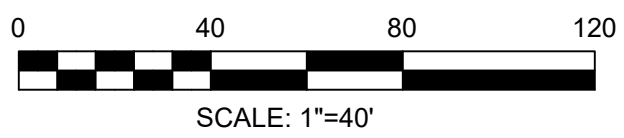
LEGEND	
	EXISTING IRON PIN
	MANHOLE
	LIGHTPOLE
	WATER VALVE
	POWER/TELEPHONE POLE
	GUY WIRE
	GAS VALVE
	EXISTING GRADE
	TREELINE
	STREAM
	ROW DEDICATED

DEVELOPER: CANNON AND KUIPERS, LLC
 517 CALLAHAN DRIVE, SUITE 101
 KNOXVILLE, TN 37912
 CHAD ROBERTS
 PHONE: (865) 237-4404

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 7523 TAGGART LANE
 KNOXVILLE, TN 37938

621 WALL STREET
 SEVIERVILLE, TN 37862
 (865) 429-4683

TOTAL DEEDED ACREAGE: +/- 5.56 AC
 CLT MAP: 047
 PARCELS: 062
 DEED REFERENCE: 20200114-0046659
 ZONING: PR (< 4.5 DU/AC)
 PLANNING FILE NUMBER: 3-SD-25-C / 3-G-25-DP



NO.	DATE	DESCRIPTION	BY	CKD.

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

EXISTING SITE CONDITIONS
 MEREDITH PARK

BISHOP RD
 KNOX COUNTY

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=40'	SHEET NO. 1
DRAWN BY AJJ	DATE 02/24/2025	FILE NO. 19117	OF 5 SHEETS

19117_GRC&A_EXISTING_SITE_CONDITIONS_2/24/2025_08:42:21.11

TN
GRID CONVERGENCE N 01° 10' 27" W

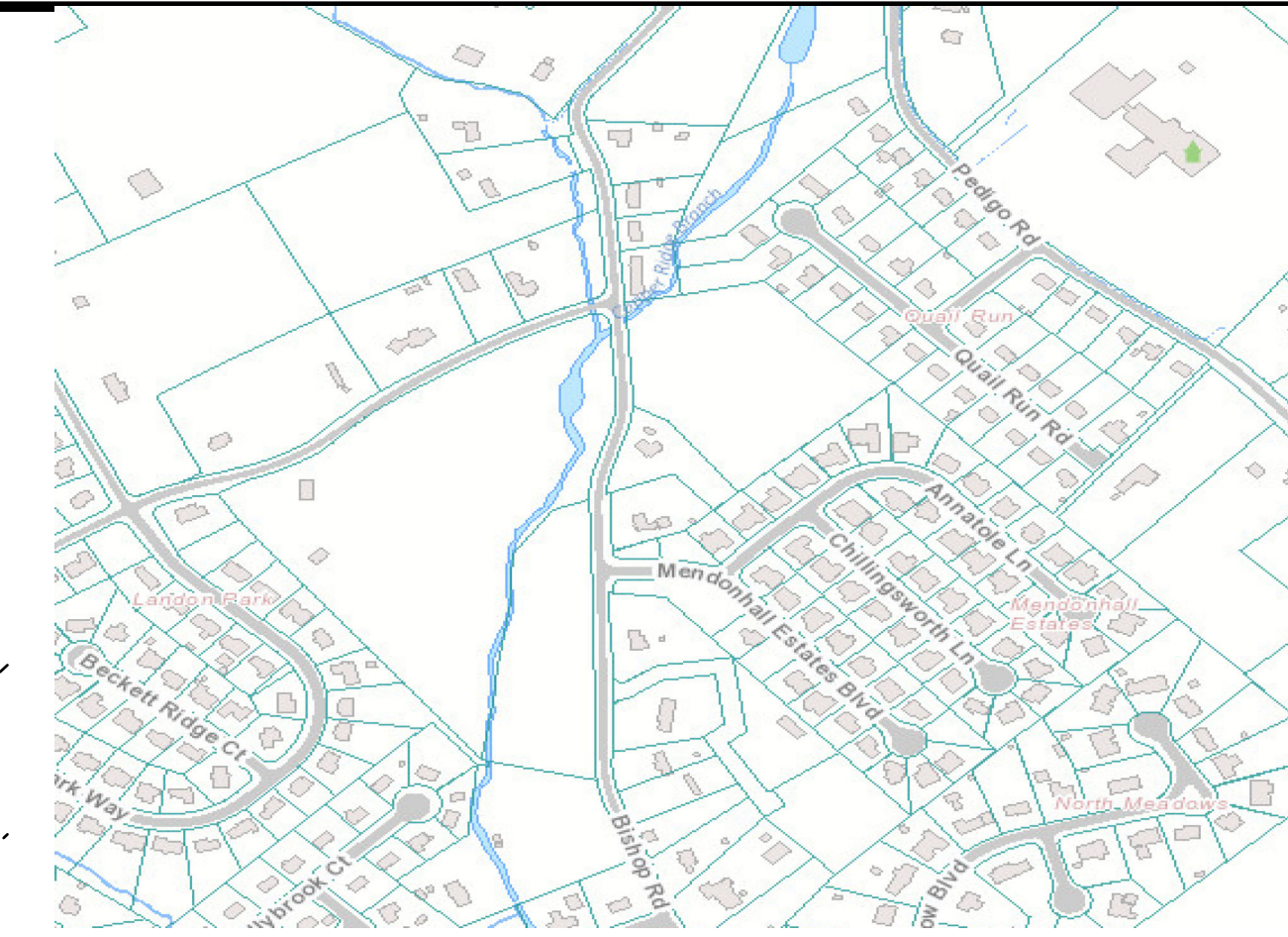
DEVELOPER: CANNON AND KUIPERS, LLC
517 CALLAHAN DRIVE, SUITE 101
KNOXVILLE, TN 37912
CHAD ROBERTS
PHONE: (865) 237-4404

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

COPPER RIDGE BRANCH PER KGIS
NOT FIELD LOCATED

JEFFREY & DONNA ROLAND
DEED: 202011090038603

LOTS 25 THRU 31
QUAIL RUN SUBDIVISION (UNIT NO. 2)
PLAT E-218A



SITE MAP
NOT TO SCALE

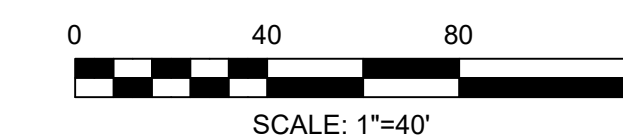
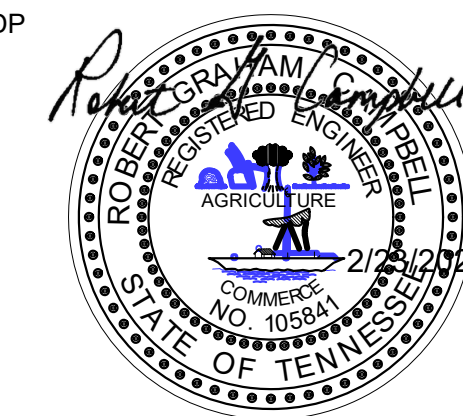
LEGEND

- EXISTING IRON PIN
- MANHOLE
- LIGHTPOLE
- WATER VALVE
- POWER/TELEPHONE POLE
- GUY WIRE
- GAS VALVE
- EXISTING GRADE
- TREELINE
- STREAM
- ROW DEDICATED

NOTES:

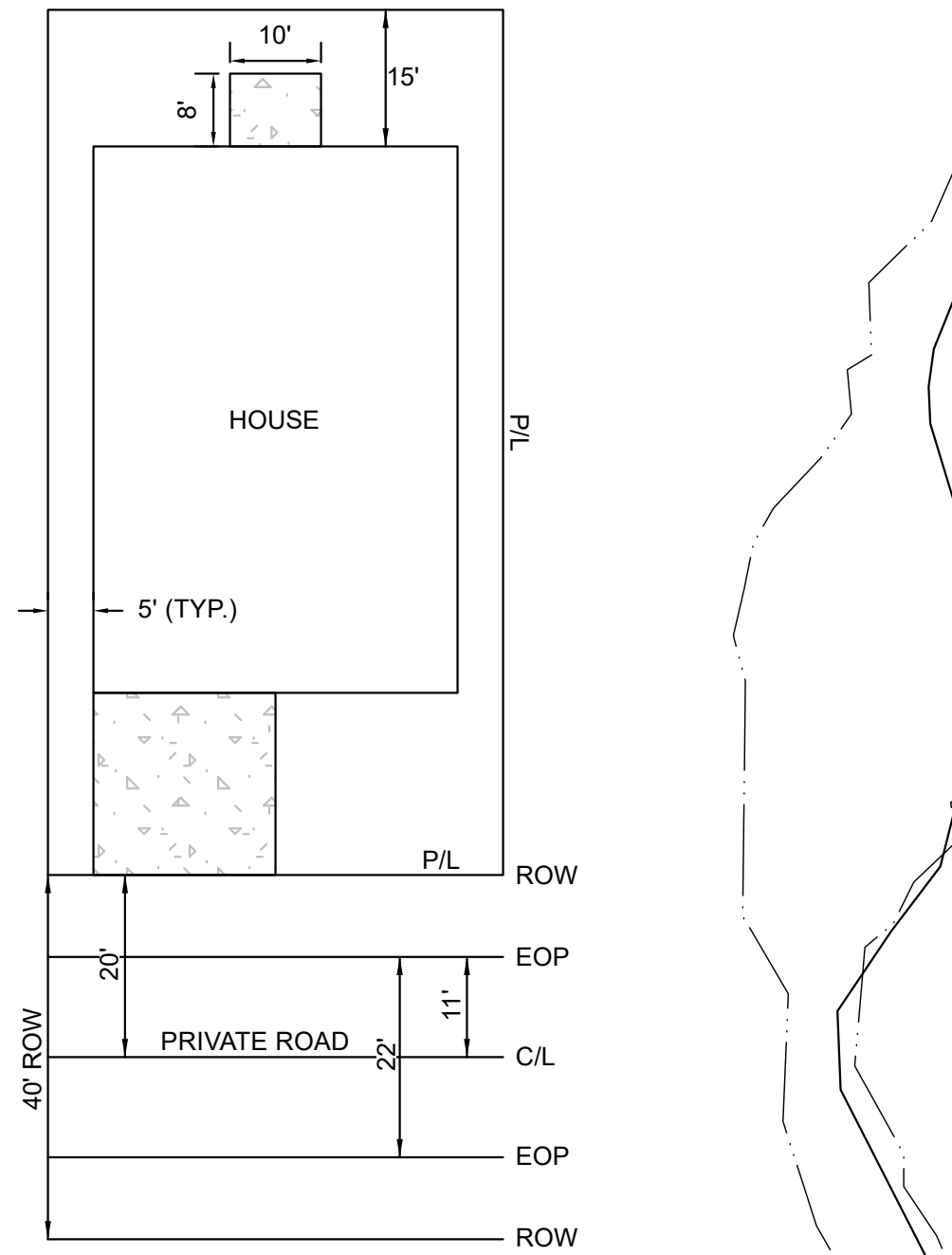
1. EXISTING CONTOURS BASED ON STATE LIDAR DATA.
2. ACCESS TO UNITS 1-25 FROM INTERNAL ROAD SYSTEM ONLY.
3. EXISTING BUILDINGS ON PARCEL ARE TO BE REMOVED.
4. DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION PER SWPPP.
5. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY.
6. STREAM BUFFER TO BE MAINTAINED ALONG COPPER RIDGE BRANCH IN THE NORTHWEST PORTION OF THE PROPERTY.
7. SIGHT DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG BISHOP ROAD.
8. 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.
9. LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
10. LANDSCAPE BUFFER TO BE PROVIDED ALONG THE PROPERTY LINE SHARED WITH THE HISTORIC ALEXANDER BISHOP HOUSE AND ALSO ALONG THE NORTHEAST LINE ADJOINING QUAIL RUN SUBDIVISION.
11. SIGHT DISTANCE EASEMENTS TO BE PLATTED ALONG ROAD B. SPEED LIMIT FOR SUBDIVISION TO BE LOWERED TO 15 MPH.
12. AFTER FURTHER INVESTIGATING THE LOCATION OF CURD CEMETERY, IT HAS BEEN CONCLUDED BY A REGISTERED PROFESSIONAL ARCHAEOLOGIST THAT THE LOCATION OF CURD CEMETERY IS BETWEEN LOTS 8 & 9 OF THE MENENHALL ESTATES SUBDIVISION SOUTHEAST OF THIS PROPERTY. PORTION OF LOT 8 SHOWN.

TOTAL DEEDED ACREAGE: +/- 5.56 AC
NUMBER OF LOTS: 25
CLT MAP: 047
PARCELS: 062
DEED REFERENCE: 20200114-0046659
ZONING: PR (4-5 DUJAC)
PLANNING FILE NUMBER: 3-SD-25-C / 3-G-25-DP

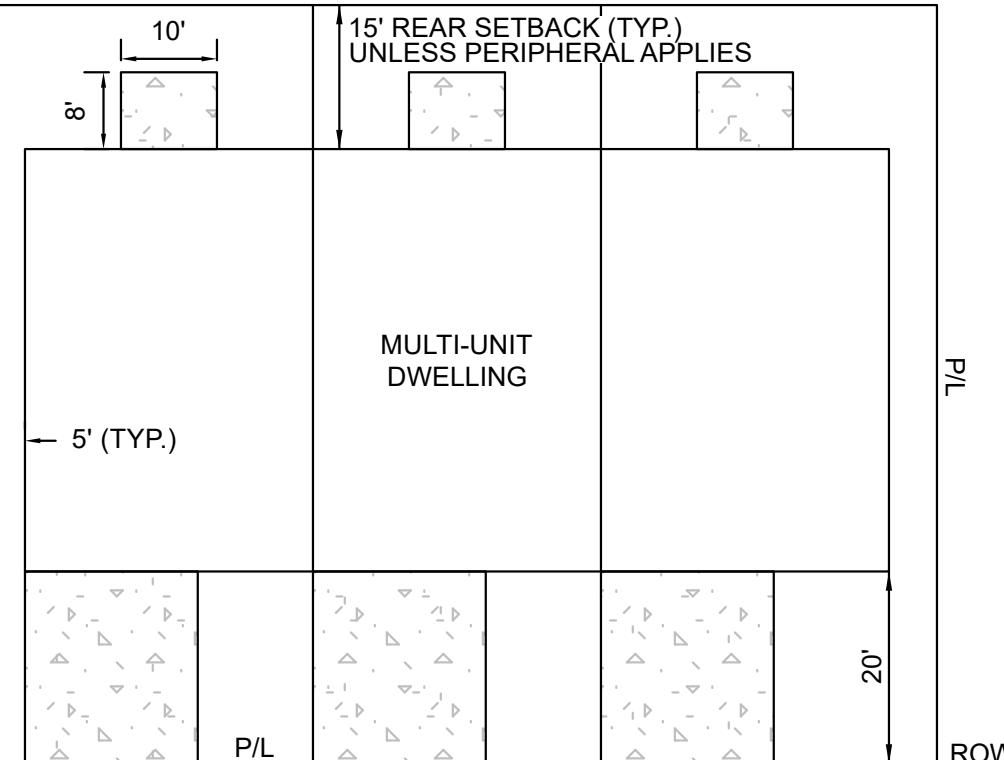


LOT NUMBER	SQ. FT / AC
1	12834 / 0.29
2	6882 / 0.16
3	5427 / 0.12
4	5378 / 0.12
5	5329 / 0.12
6	8951 / 0.21
7	8288 / 0.19
8	5919 / 0.14
9	8157 / 0.19
10	10633 / 0.24
11	5000 / 0.11
12	6847 / 0.16
13	4602 / 0.11
14	2797 / 0.06
15	4578 / 0.11
16	5291 / 0.12
17	4534 / 0.10
18	6377 / 0.15
19	4135 / 0.09
20	2482 / 0.06
21	2456 / 0.06
22	2456 / 0.06
23	3897 / 0.09
24	7626 / 0.18
25	7626 / 0.18

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00'	96.90'	93.16'	N 65°36'14" W 55°31'15"
C2	100.00'	314.16'	200.00'	S 37°50'36" E 180°00'00"



NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER



NOTE: THREE DAYS PRIOR TO ANY EARTHWORK DEMOLITION OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111. CONTRACTOR IS RESPONSIBLE TO OBTAIN A PERMIT FOR ANY EXISTING UTILITY AND SAVE CONFIRMATION NUMBER.

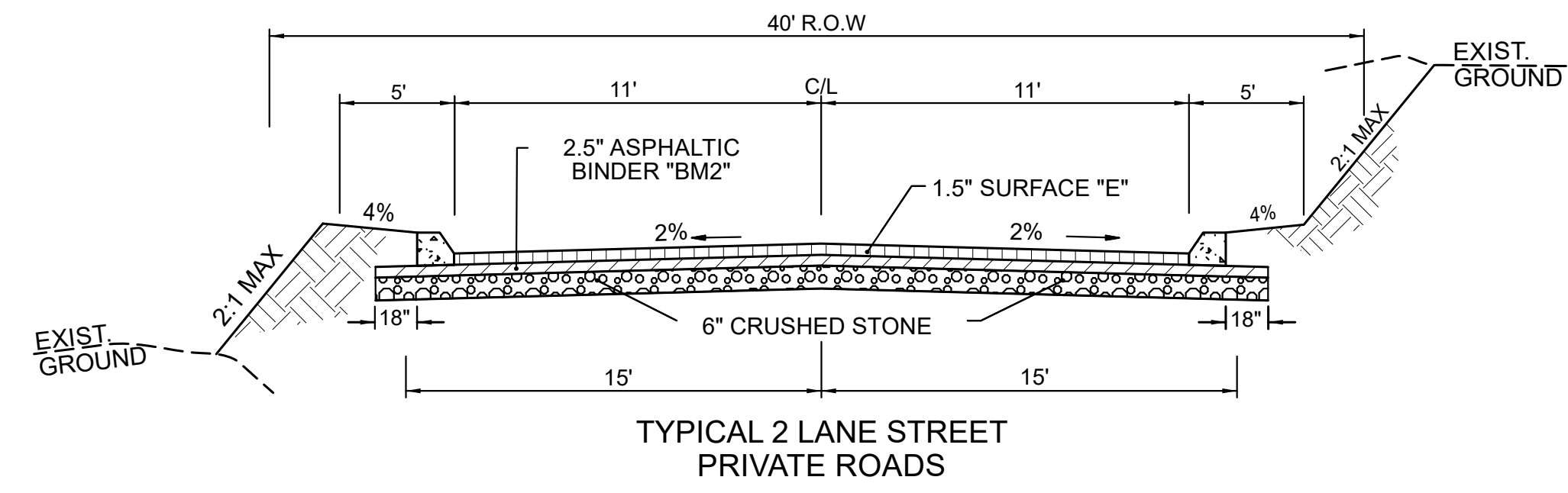
NO.	DATE	DESCRIPTION	BY	CKD.

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

SITE LAYOUT
MEREDITH PARK

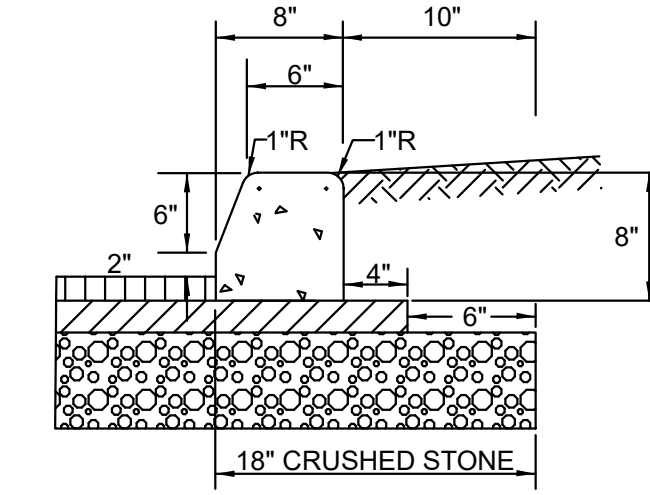
BISHOP RD
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
GMT/AJJ	RGK	1"=40'	2
DRAWN BY	DATE	FILE NO.	OF
AJJ	02/24/2025	19117	5 SHEETS

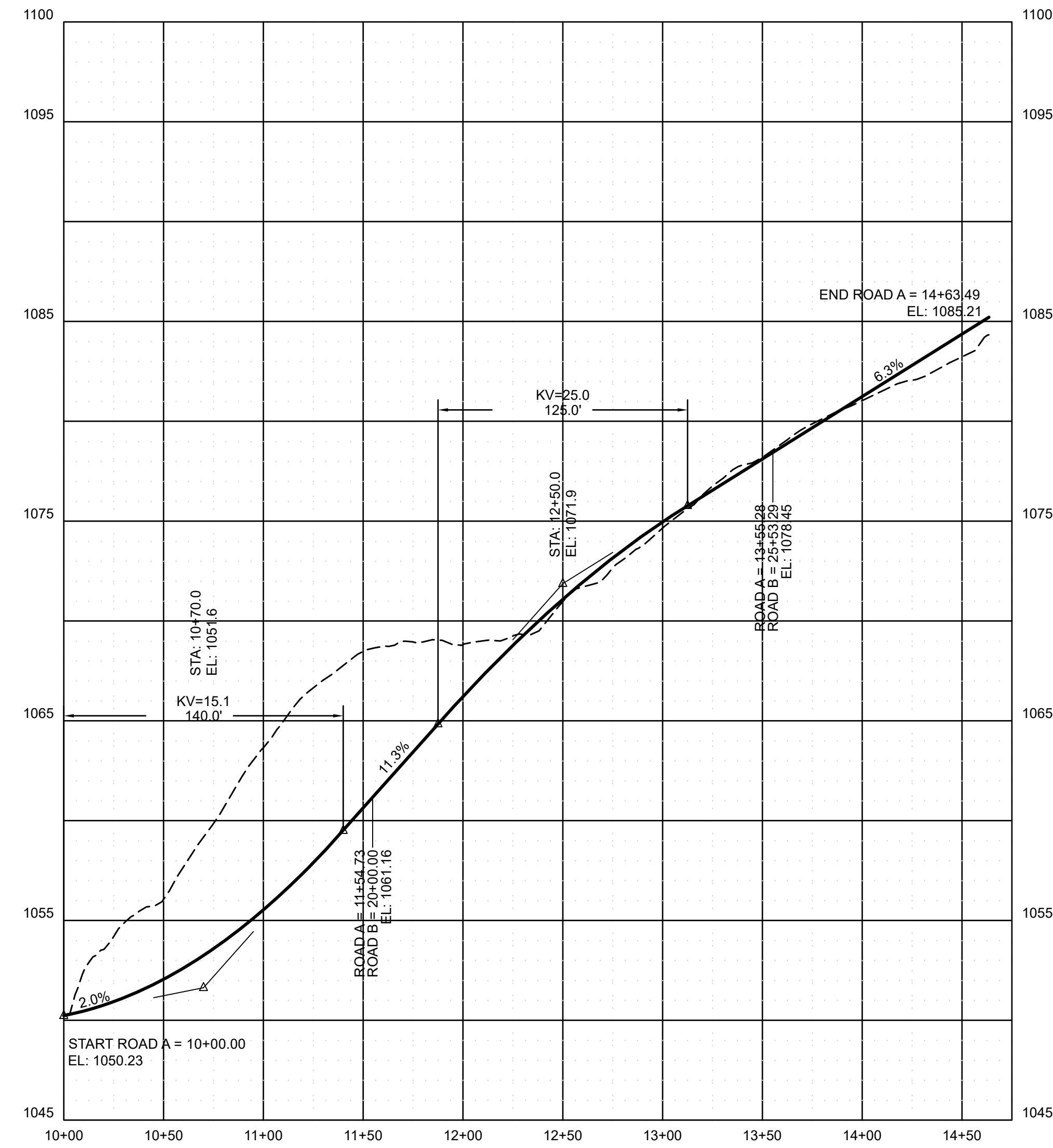


TYPICAL 2 LANE STREET
PRIVATE ROADS

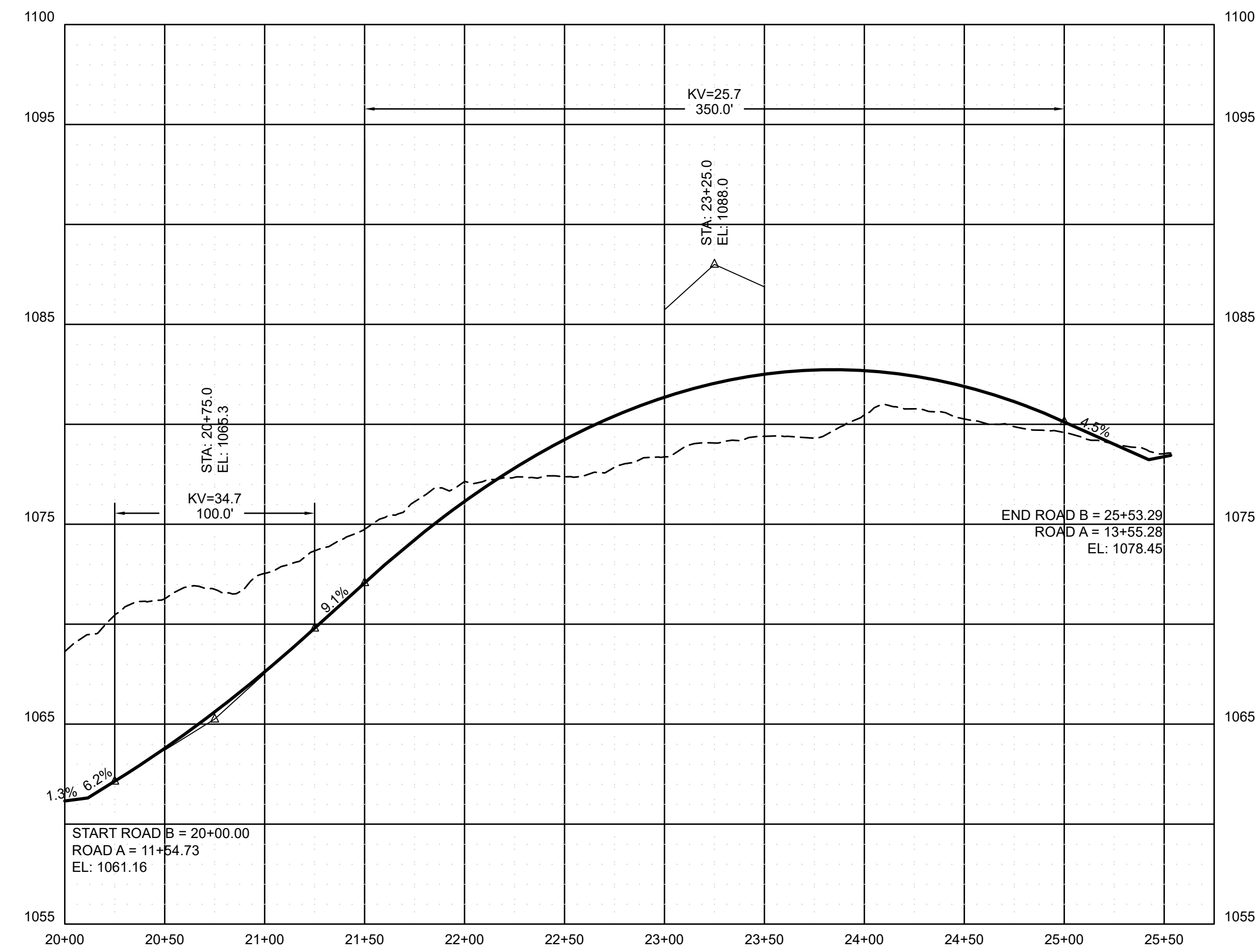
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND 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 10% OR GREATER.



STANDARD DETAIL 6" EXTRUDED CURB

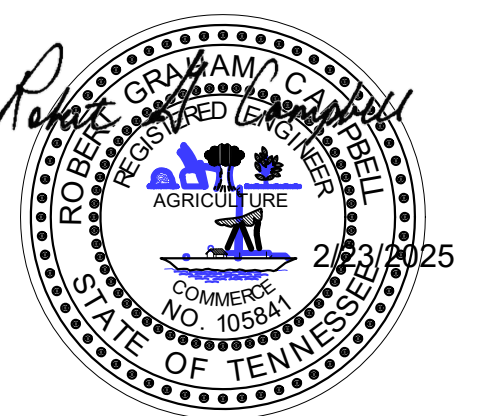


PARKERS CREEK WAY



JUDY ANN WAY

19117_GS.dwg PROFILES 2/24/2025 08:42:48 1:1



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

ROAD PROFILES

MEREDITH PARK

DESIGNED BY GMT/AJJ	CHECKED BY RGC	SCALE 1"=50'H 1"=25'V
DRAWN BY AJJ	DATE 02/24/2025	FILE NO. 19117

SHEET NO. **3**
OF 5 SHEETS

TN
GRID CONVERGENCE N 01° 02' 27" W

DEVELOPER: CANNON AND KUIPERS, LLC
517 CALLAHAN DRIVE, SUITE 101
KNOXVILLE, TN 37912
CHAD ROBERTS
PHONE: (865) 237-4404

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

JEFFREY & DONNA ROLAND
DEED: 202011090038603

COPPER RIDGE BRANCH PER KGIS
NOT FIELD LOCATED

POND #1
TOP-1062.00
INV-1050.00

LOTS 25 THRU 31
QUAIL RUN SUBDIVISION (UNIT NO. 2)
PLAT E-218A

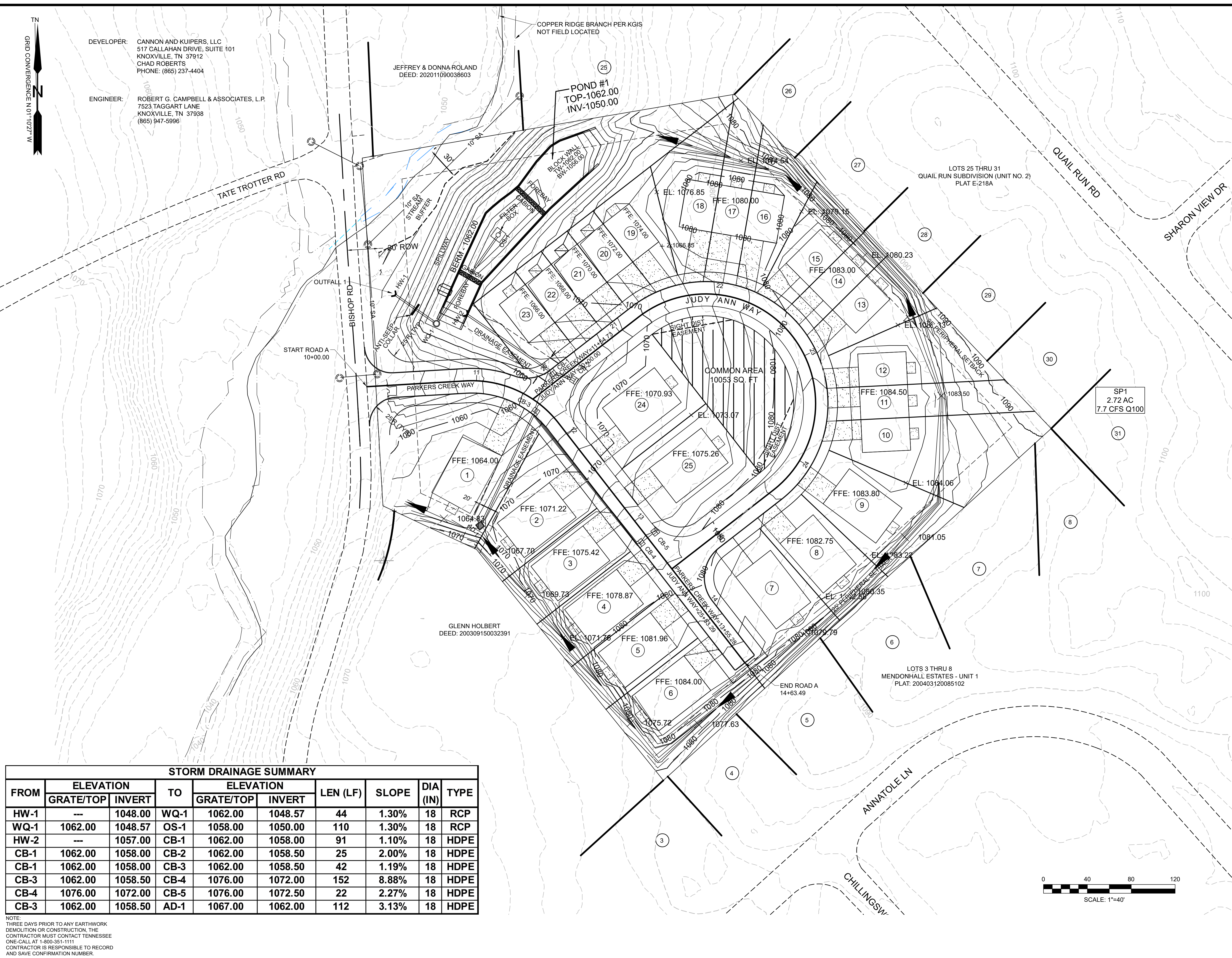
SITE MAP
NOT TO SCALE

LEGEND

EXISTING IRON PIN	EIP	EXISTING IRON PIN	SILT FENCE
IRON PIN SET	RIP	ROD W/ CAP	CONSTRUCTION EXIT
MANHOLE	MH	MANHOLE	STORM DRAIN INLET PROTECTION
LIGHT POLE	LP	LIGHT POLE	STORM DRAIN OUTLET PROTECTION
SIGN	SW	WATER VALVE	OVERLAND DRAINAGE PATTERN
WATER VALVE	WV	POWER/TELEPHONE	EROSION CONTROL MATTING
POWER/TELEPHONE	P/T	GUY WIRE	ROCK CHECK DAM
GUY WIRE	G.W.	GAS VALVE	EXISTING GRADE
		G.V.	PROPOSED GRADE
			WET WEATHER CONVEYANCE (WWC)
			STREAM
			TREELINE
			ROW DEDICATED

- NOTES:
- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
 - ACCESS TO UNITS 1-25 FROM INTERNAL ROAD SYSTEM ONLY.
 - EXISTING BUILDINGS ON PARCEL ARE TO BE REMOVED.
 - DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
 - THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
 - STREAM BUFFER TO BE MAINTAINED ALONG COPPER RIDGE BRANCH IN THE NORTHWEST PORTION OF THE PROPERTY.
 - SIGHT DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG BISHOP ROAD.
 - 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.
 - LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
 - LANDSCAPE BUFFER TO BE PROVIDED ALONG THE PROPERTY LINE SHARED WITH THE HISTORIC ALEXANDER BISHOP HOUSE AND ALSO ALONG THE NORTHEAST LINE ADJOINING QUAIL RUN SUBDIVISION.
 - SIGHT DISTANCE EASEMENTS TO BE PLATTED ALONG ROAD B. SPEED LIMIT FOR SUBDIVISION TO BE LOWERED TO 15 MPH.
 - AFTER FURTHER INVESTIGATING THE LOCATION OF CURD CEMETERY, IT HAS BEEN CONCLUDED BY A REGISTERED PROFESSIONAL ARCHAEOLOGIST THAT THE LOCATION OF CURD CEMETERY IS BETWEEN LOTS 8 & 9 OF THE MENDENHALL ESTATES SUBDIVISION SOUTHEAST FROM THIS PROPERTY.

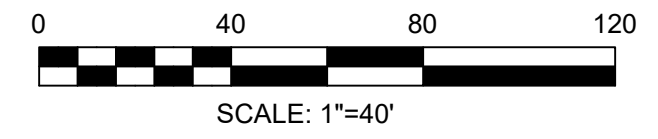
TOTAL DEEDED ACREAGE: +/- 5.56 AC
NUMBER OF LOTS: 25
CLT MAP: 047
PARCELS: 062
DEED REFERENCE: 20200114-0046659
ZONING: PR (<4.5 DU/AC)
PLANNING FILE NUMBER: 3-SD-25-C / 3-G-25-DP



STORM DRAINAGE SUMMARY

FROM	ELEVATION		TO	ELEVATION		LEN (LF)	SLOPE	DIA (IN)	TYPE
	GRATE/TOP	INVERT		GRATE/TOP	INVERT				
HW-1	---	1048.00	WQ-1	1062.00	1048.57	44	1.30%	18	RCP
WQ-1	1062.00	1048.57	OS-1	1058.00	1050.00	110	1.30%	18	RCP
HW-2	---	1057.00	CB-1	1062.00	1058.00	91	1.10%	18	HDPE
CB-1	1062.00	1058.00	CB-2	1062.00	1058.50	25	2.00%	18	HDPE
CB-1	1062.00	1058.00	CB-3	1062.00	1058.50	42	1.19%	18	HDPE
CB-3	1062.00	1058.50	CB-4	1076.00	1072.00	152	8.88%	18	HDPE
CB-4	1076.00	1072.00	CB-5	1076.00	1072.50	22	2.27%	18	HDPE
CB-3	1062.00	1058.50	AD-1	1067.00	1062.00	112	3.13%	18	HDPE

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK DEMOLITION OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111. CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.



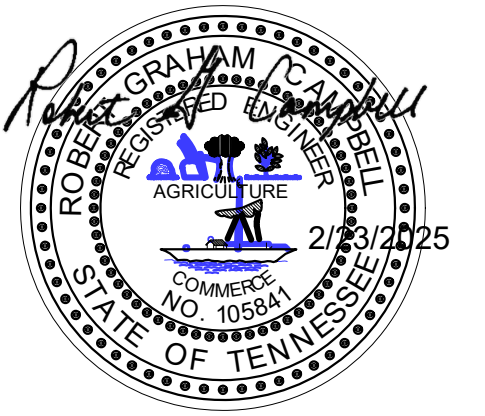
NO.	DATE	DESCRIPTION	BY	CKD.

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

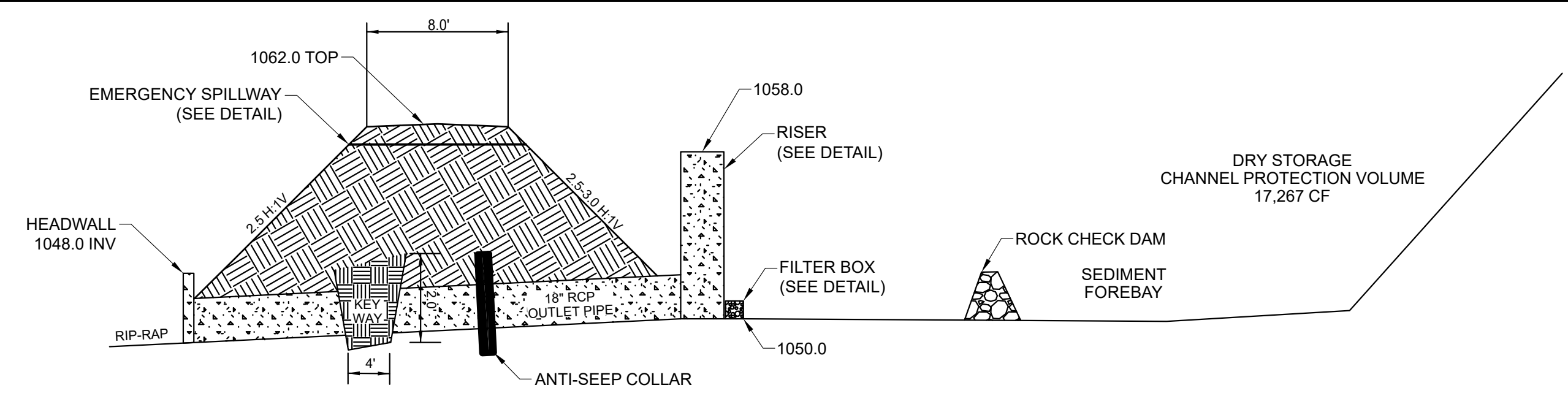
GRADING AND DRAINAGE
MEREDITH PARK

0 BISHOP RD
KNOX COUNTY

DESIGNED BY GMT/AJJ	CHECKED BY RGC	SCALE 1"=40'	SHEET NO. 4
DRAWN BY AJJ	DATE 02/24/2025	FILE NO. 19117	OF 5 SHEETS



18117_GCR.dwg DETAILS 2/24/2025 08:43:18 1:1

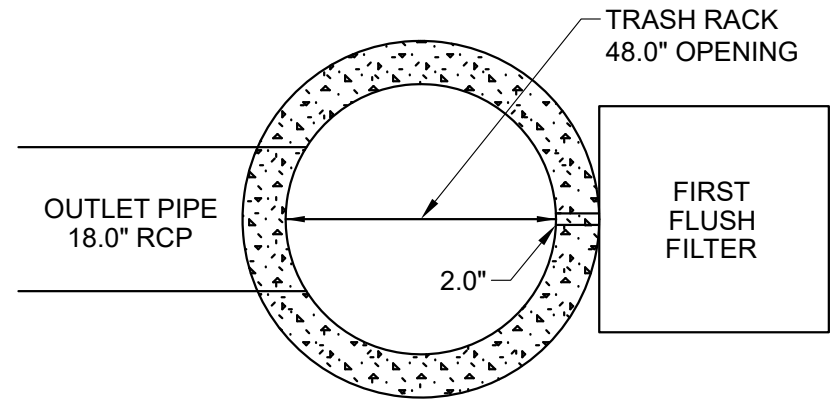


NOTE: EXCAVATE TRENCH AND INSTALL OUTLET PIPE ON COMPACTED SOIL WITH NO GRAVEL BEDDING. BACKFILL & COMPACT AROUND PIPE IN 6" LIFTS.

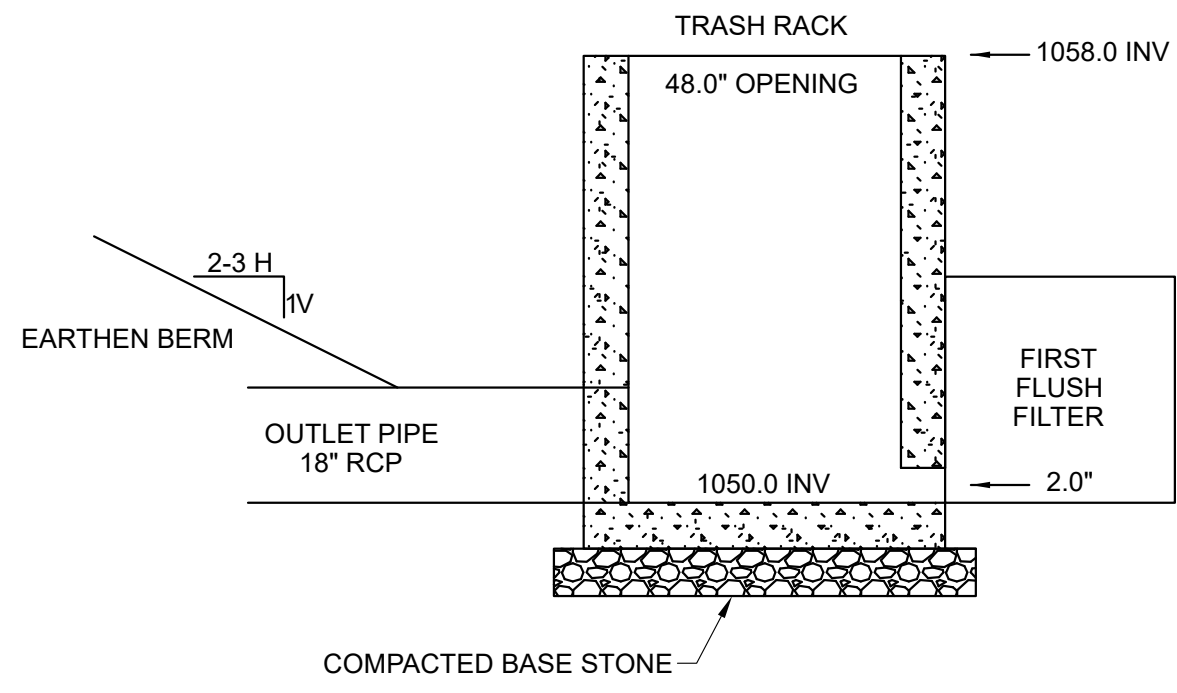
- GENERAL NOTES:**
1. INSTALL POND AS FIRST ITEM OF CONSTRUCTION. SEED & STABILIZE IMMEDIATELY UPON COMPLETION OF GRADING.
 2. INSTALL OUTLET STRUCTURE & OUTLET PIPE. PLUG CHANNEL PROTECTION ORIFICE DURING CONSTRUCTION & INSTALL SKIMMER DEVICE FOR USE AS A TEMPORARY SEDIMENT BASIN.
 3. REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STABILIZED.
 4. UNPLUG CHANNEL PROTECTION ORIFICE. REMOVE SKIMMER, & INSTALL 3" HDPE PIPE & FIRST FLUSH FILTER WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
 5. POND WILL REMAIN FOR PERMANENT STORM WATER DETENTION.

- CONSTRUCTION NOTES:**
1. CLEAR BASIN AREA OF ALL ORGANIC MATERIALS.
 2. EXCAVATE CUTOFF TRENCH ALONG THE CENTERLINE OF THE DAM. TRENCH TO BE AT LEAST 2.0' DEEP WITH BOTTOM WIDTH OF 4.0' & SIDE SLOPES LESS THAN 1.0H:1.0V.
 3. SCARIFY ALL FILL AREAS.
 4. PLACE FILL IN 6.0" LAYERS USING MATERIAL WITH HIGH SILT/CLAY MATERIAL & PROVIDE 95% COMPACTION.

**DRY DETENTION BASIN
TYPICAL CROSS-SECTION
NO SCALE**



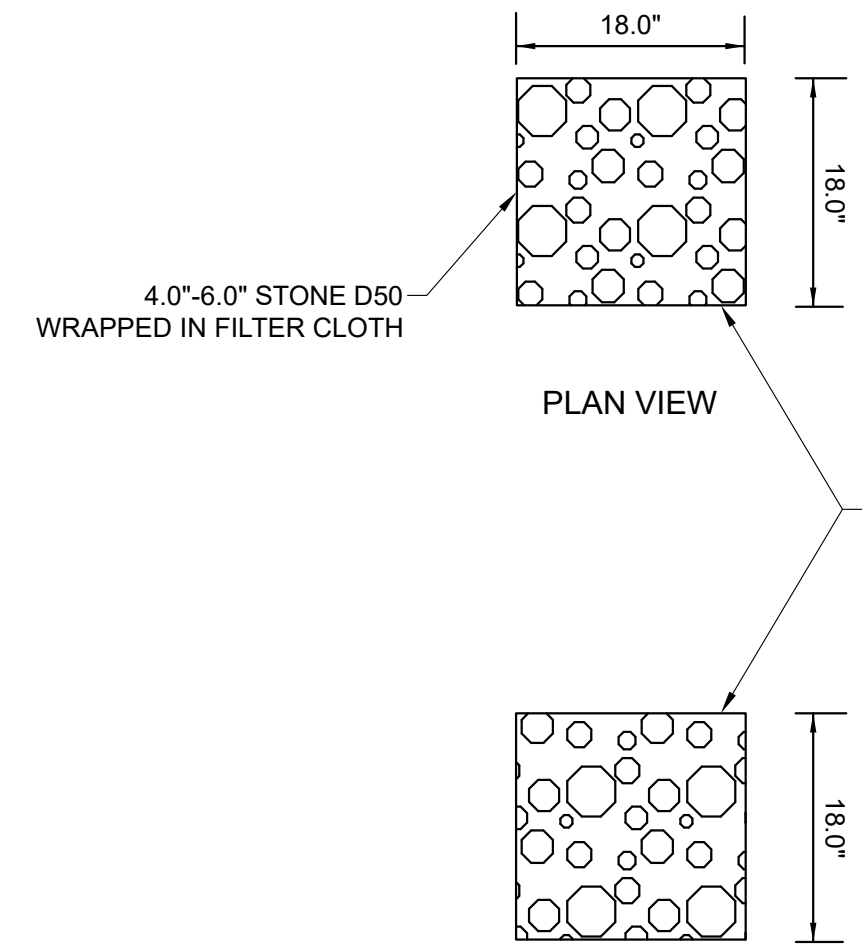
PLAN VIEW



CROSS-SECTION

RISER DETAIL - N.T.S.

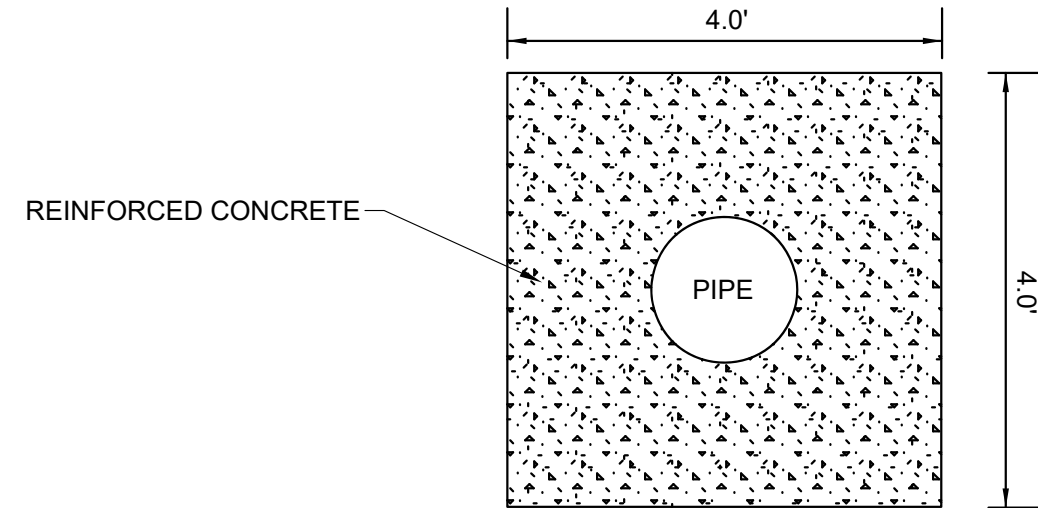
**STANDARD PRE-CAST
MANHOLE OR CONCRETE
BLOCK BOX**



CROSS-SECTION

FIRST FLUSH FILTER DETAIL - N.T.S.

WELDED STEEL CAGE

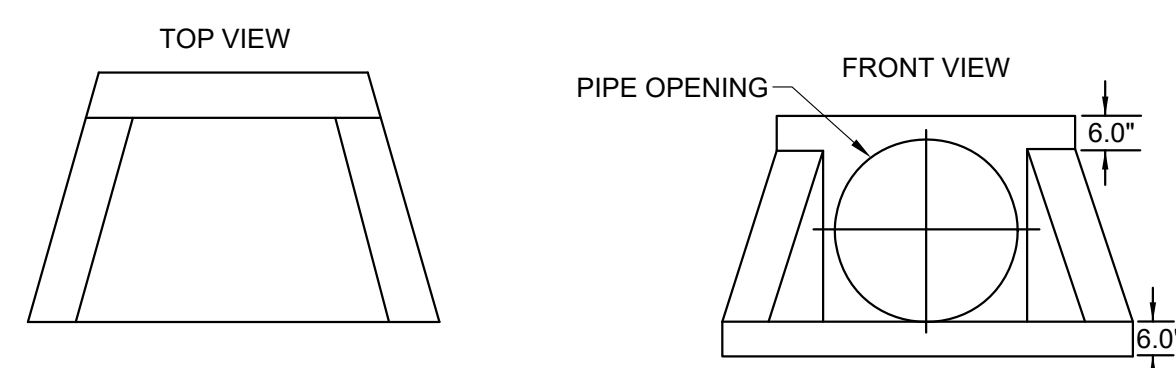


REINFORCED CONCRETE

SEAL WITH BITUMINOUS JOINT MATERIAL OR EQUIVALENT

REINFORCED CONCRETE

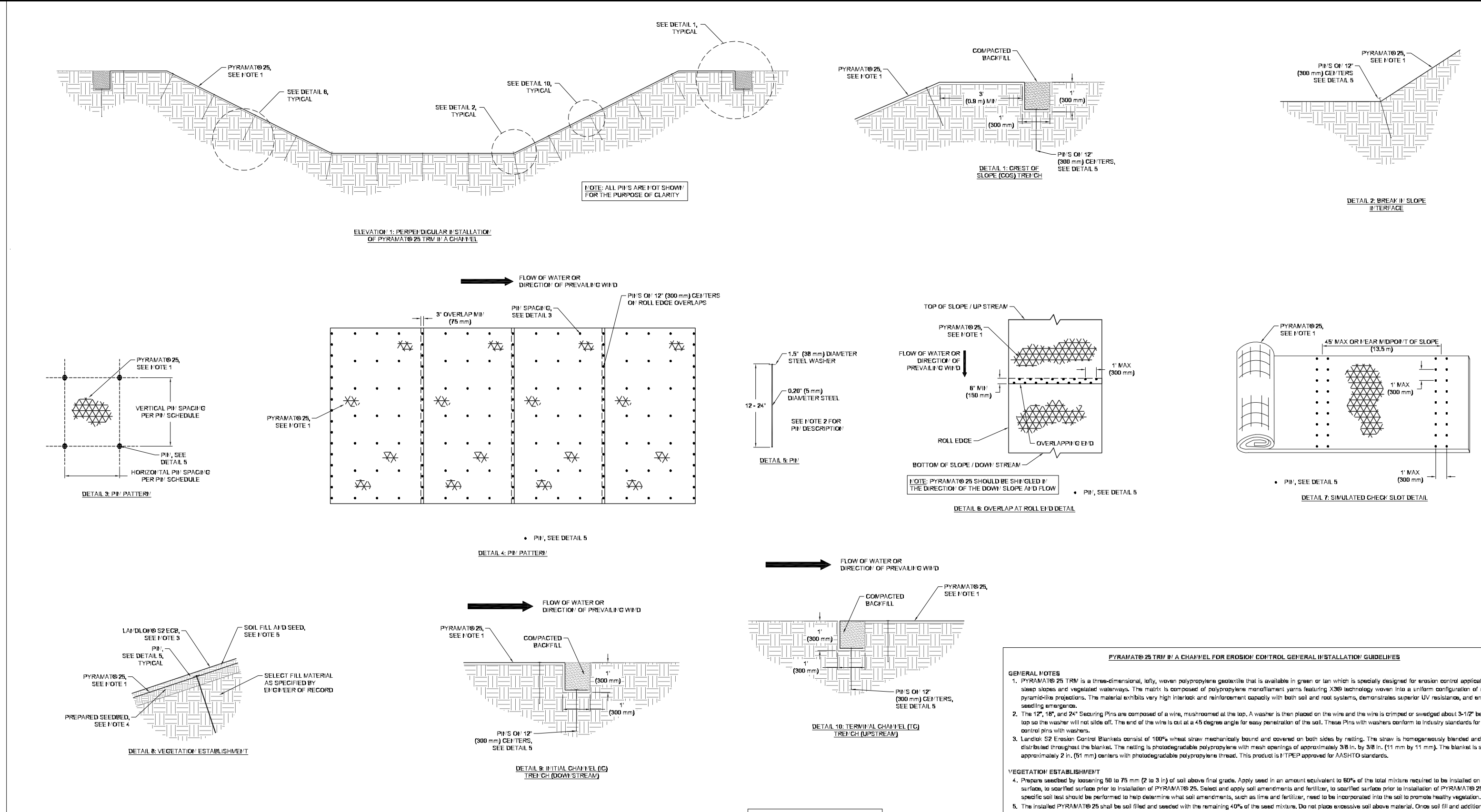
**ANTI-SEEP COLLAR DETAIL
PIPE ANCHOR DETAIL
N.T.S.**



NOTES:

1. MINIMUM REINFORCING WIRE REINFORCEMENT 4 x 4 W7 x W7
2. SHERMAN DIXIE PRECAST HEADWALL, DRAWING ET-001 OR EQUAL

HEADWALL DETAIL - N.T.S.

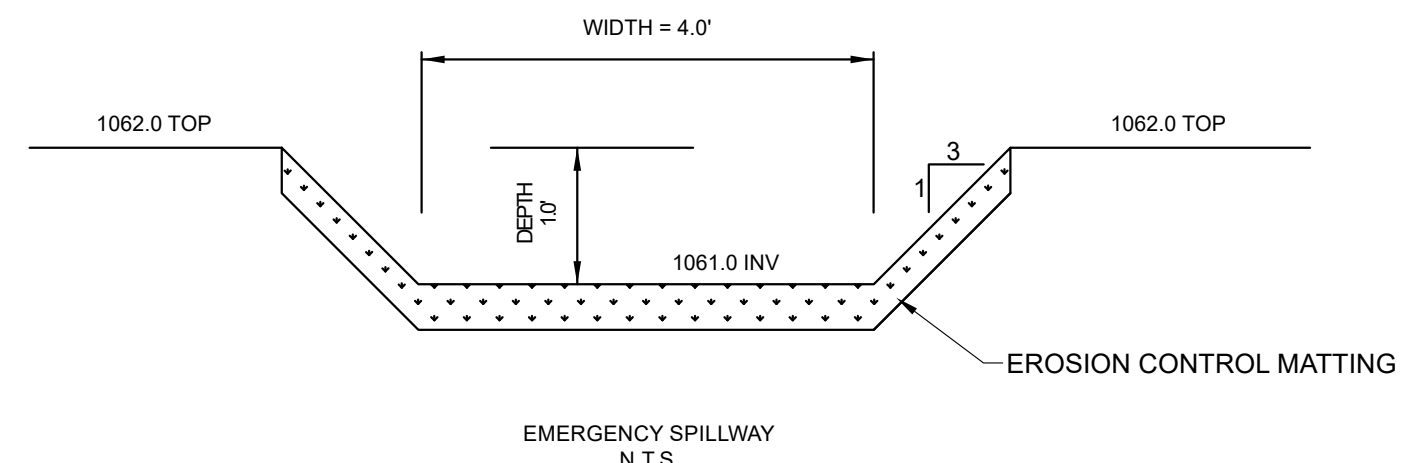


EROSION CONTROL INSTALLATION DETAILS

Propex GEOSOLUTIONS TURF REINFORCEMENT MAT (TRM) PYRAMAT IS INSTALLATION DETAILS FOR CHANNELS

© 2017 Propex Geosolutions, LLC

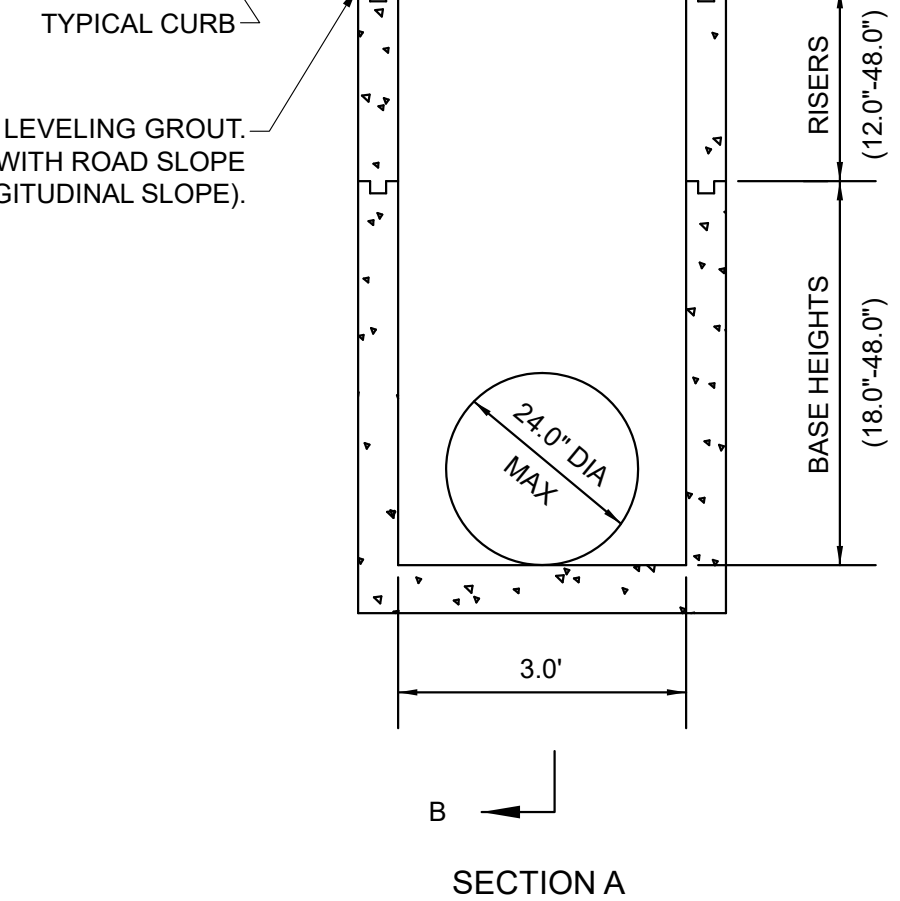
PY SCHEDULE	
SECURE DEVICE	PIV
HORIZONTAL PIV (SPICE 0)	2' (20' x 3')
VERTICAL PIV (SPICE 0)	2' (20' x 3')
EXPOSURE 1 DEPTH	PER SUPPLY CATALOG SECTION



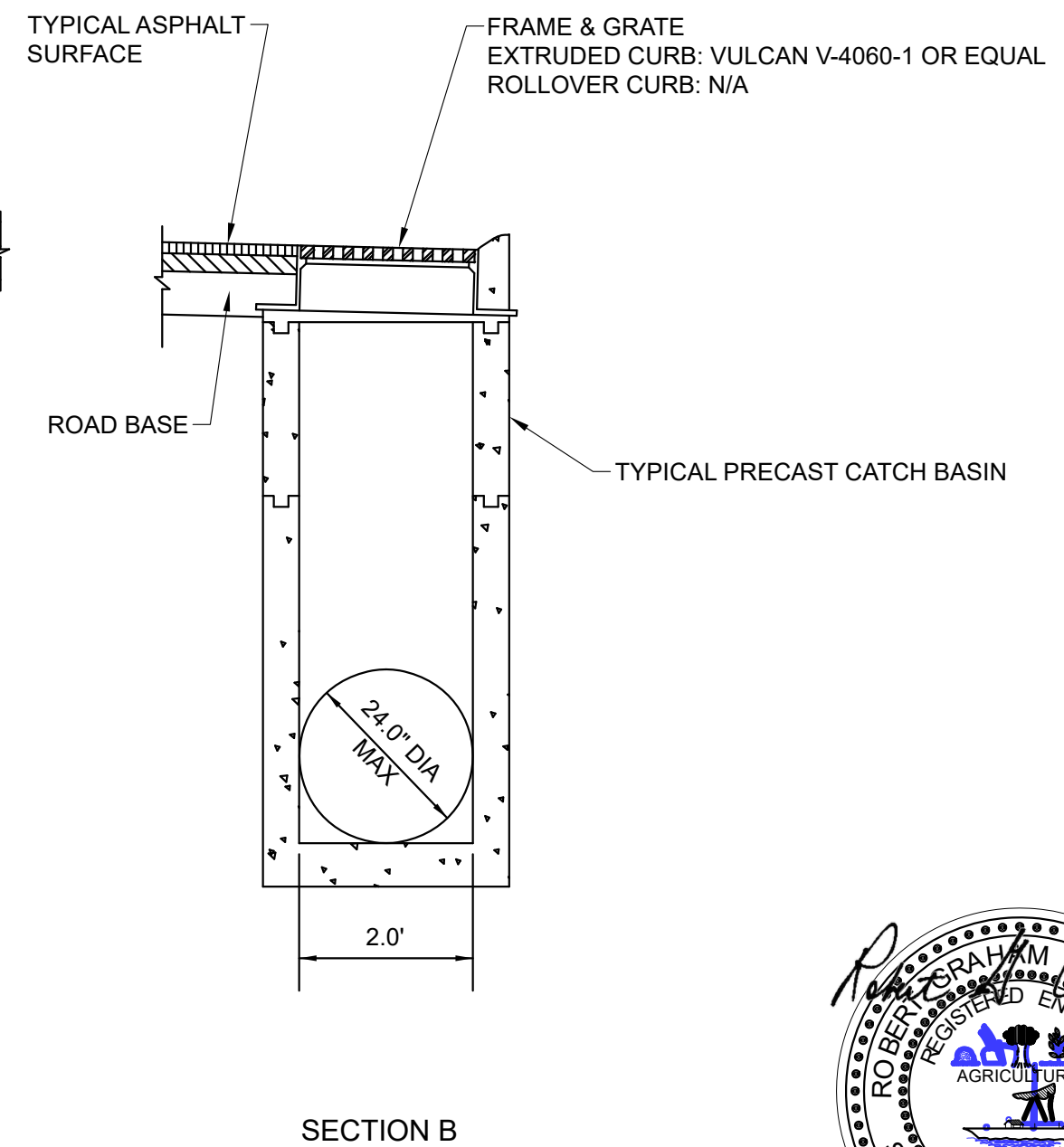
EMERGENCY SPILLWAY N.T.S.

TYPICAL CURB

SLOPE FRAME & GRATE WITH ROAD SLOPE (CROSS SLOPE & LONGITUDINAL SLOPE).



SECTION A



SECTION B

TYPICAL CATCH BASIN DETAIL - N.T.S.



NO.	DATE	DESCRIPTION	BY	CKD.

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

DETAILS

MEREDITH PARK

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	NO SCALE	5
DRAWN BY	DATE	FILE NO.	NO.
AJJ	02/24/2025	18117	5