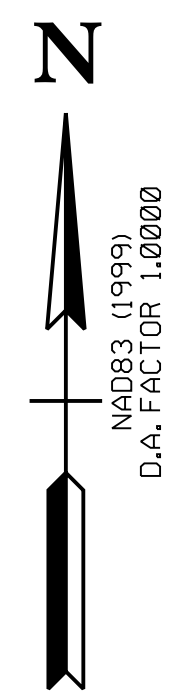
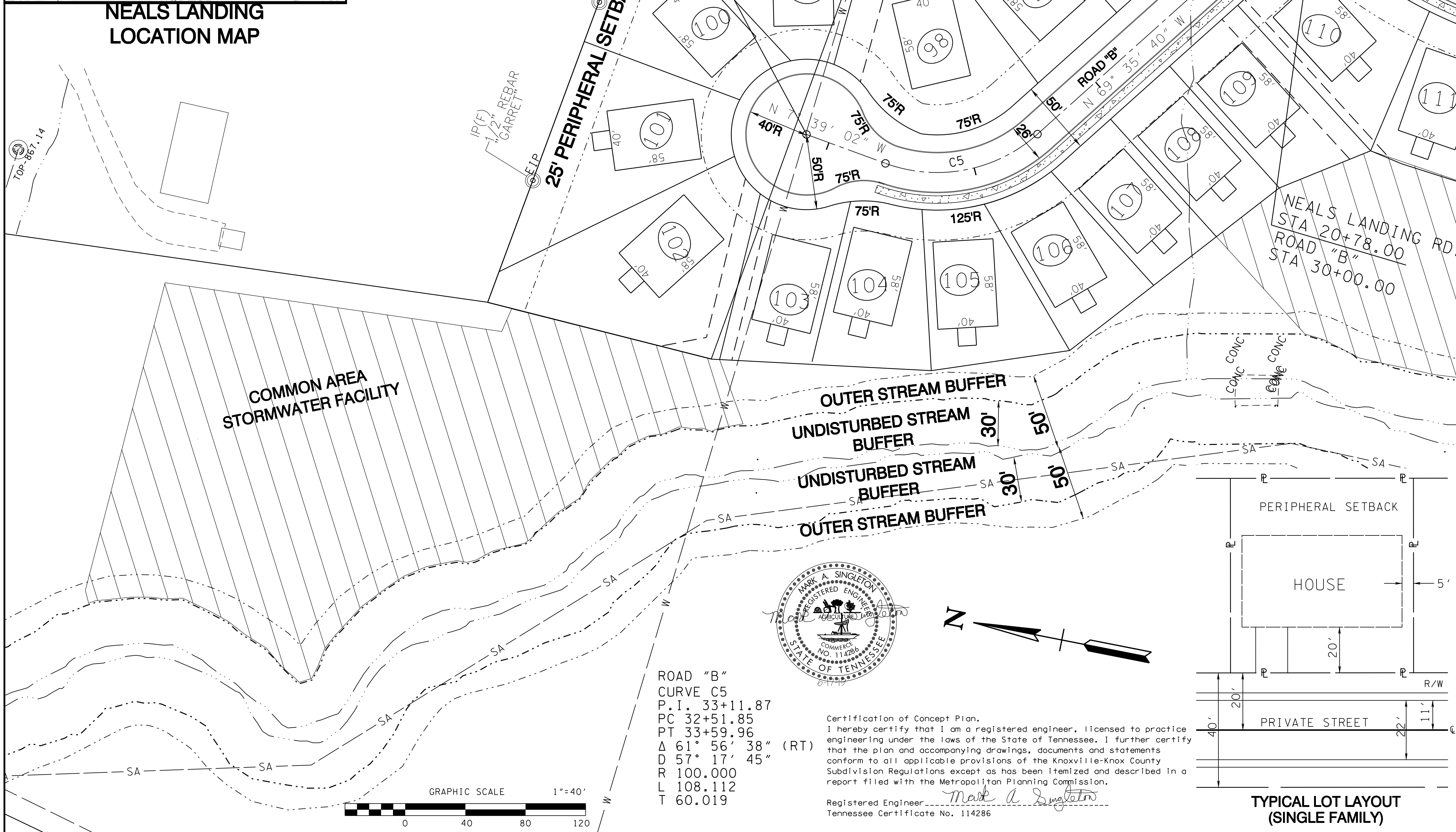


SITE LOTS 99-102

NEALS LANDING LOCATION MAP



N
MAD83 (1999)
D.A. FACTOR 1.0000



COMMON AREA STORMWATER FACILITY

OUTER STREAM BUFFER

UNDISTURBED STREAM BUFFER

UNDISTURBED STREAM BUFFER

OUTER STREAM BUFFER

PERIPHERAL SETBACK

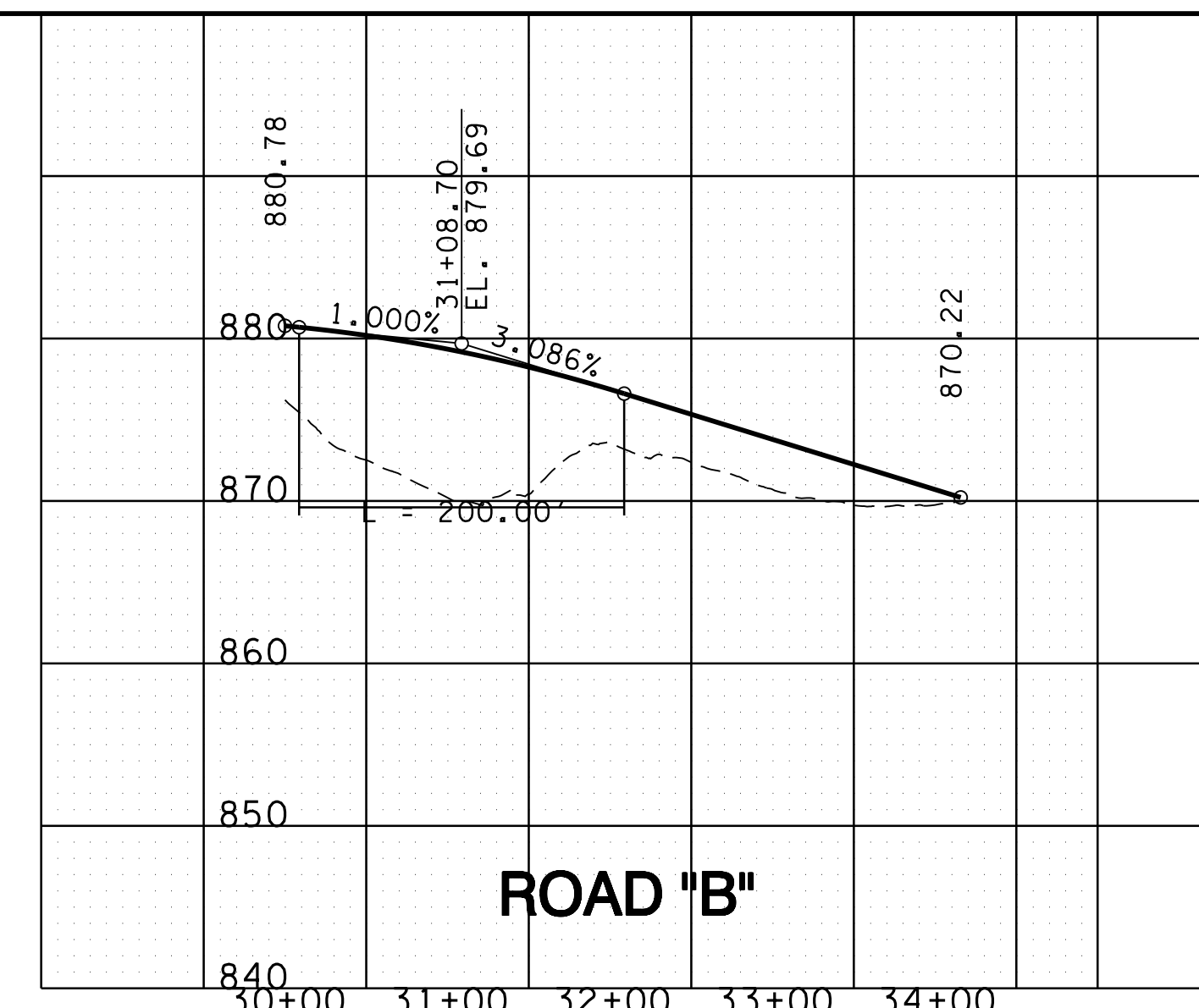
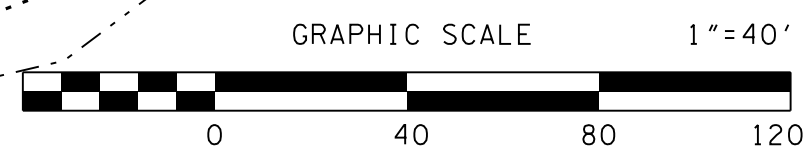
HOUSE

TYPICAL LOT LAYOUT (SINGLE FAMILY)

ROAD "B"
CURVE C5
P.I. 33+11.87
PC 32+51.85
PT 33+59.96
Δ 61° 56' 38" (RT)
D 57' 17' 45"
R 100.000
L 108.112
T 60.019

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. 114286



ROAD "B"

NOTES:

- 1) DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
- 2) EXISTING CONTOURS BASED ON K.G.I.S. PROVIDED BY LYNCH SURVEYS.
- 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 4) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 5) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- 6) a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
b. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
- 7) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
- 8) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 9) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 10) REDUCE 35' PERIPHERAL SETBACK TO 25'.

LEGEND

⊙ EIP	EXISTING IRON PIN	W.V. □	WATER VALVE
□ G.V.	GAS VALVE	⊗	FIRE HYDRANT
□ W.M.	WATER METER	FJ	CATCH BASIN
⊙	MANHOLE	⊕	POWER/TELEPHONE
○	LIGHT POLE	⋯	GUY WIRE
⊣	SIGN	⊙	BENCH MARK / SURVEY CONTROL

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

CLT MAP: 61
PARCEL: PART OF 70.01
DISTRICT 8
TOTAL AREA: 1.74 ACRES
NUMBER OF LOTS: 4
PROPERTY ZONED: PR (PENDING)

DEVELOPER:
EAGLE BEND DEVELOPMENT
SCOTT DAVIS
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
(865) 693-3356

MPC FILE NUMBER: 8-SB-19-C / 8-A-19-UR

NO.	DATE	DESCRIPTION	BY	CHK.



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

NEALS LANDING - UNIT 3

SITE LAYOUT
LOTS 99-102

DESIGNED BY	CHECKED BY	SCALE	SHEET
MAS	RGC	1" = 40'	NO. 24C
DRAWN BY	DATE	FILE NO.	
MAS	6-17-19	18131	

NEALS LANDING RD
 CURVE C1
 P.I. 12+12.18
 PC 10+55.37
 PT 13+56.64
 Δ 39° 13' 52" (LT)
 D 13° 01' 18"
 R 440.000
 L 301.274
 T 156.812

ROAD "A"
 CURVE C4
 P.I. 22+57.24
 PC 20+94.04
 PT 23+42.30
 Δ 94° 49' 37" (LT)
 D 38° 11' 50"
 R 150.000
 L 248.256
 T 163.201

NEALS LANDING RD
 CURVE C2
 P.I. 23+50.51
 PC 17+02.27
 PT 23+53.59
 Δ 133° 16' 39" (RT)
 D 20° 27' 46"
 R 280.000
 L 651.316
 T 648.243

ROAD "B"
 CURVE C5
 P.I. 33+11.87
 PC 32+51.85
 PT 33+59.96
 Δ 61° 56' 38" (RT)
 D 57° 17' 45"
 R 100.000
 L 108.112
 T 60.019

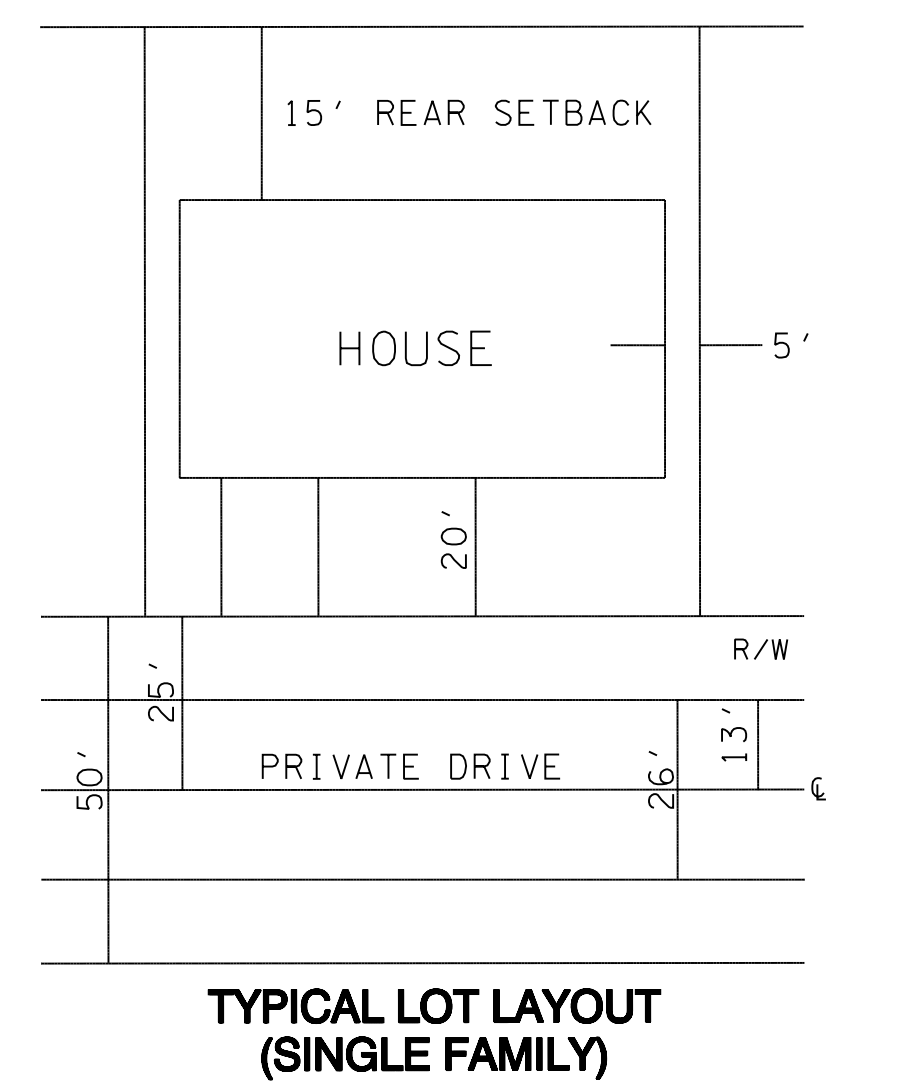
NEALS LANDING RD
 CURVE C3
 P.I. 26+87.73
 PC 26+54.75
 PT 27+20.68
 Δ 4° 43' 19" (RT)
 D 7° 09' 43"
 R 800.000
 L 65.932
 T 32.984

VISTA VIEW LANE
 CURVE C6
 P.I. 41+47.75
 PC 41+08.07
 PT 41+87.27
 Δ 9° 04' 31" (RT)
 D 11° 27' 33"
 R 500.000
 L 79.197
 T 39.682

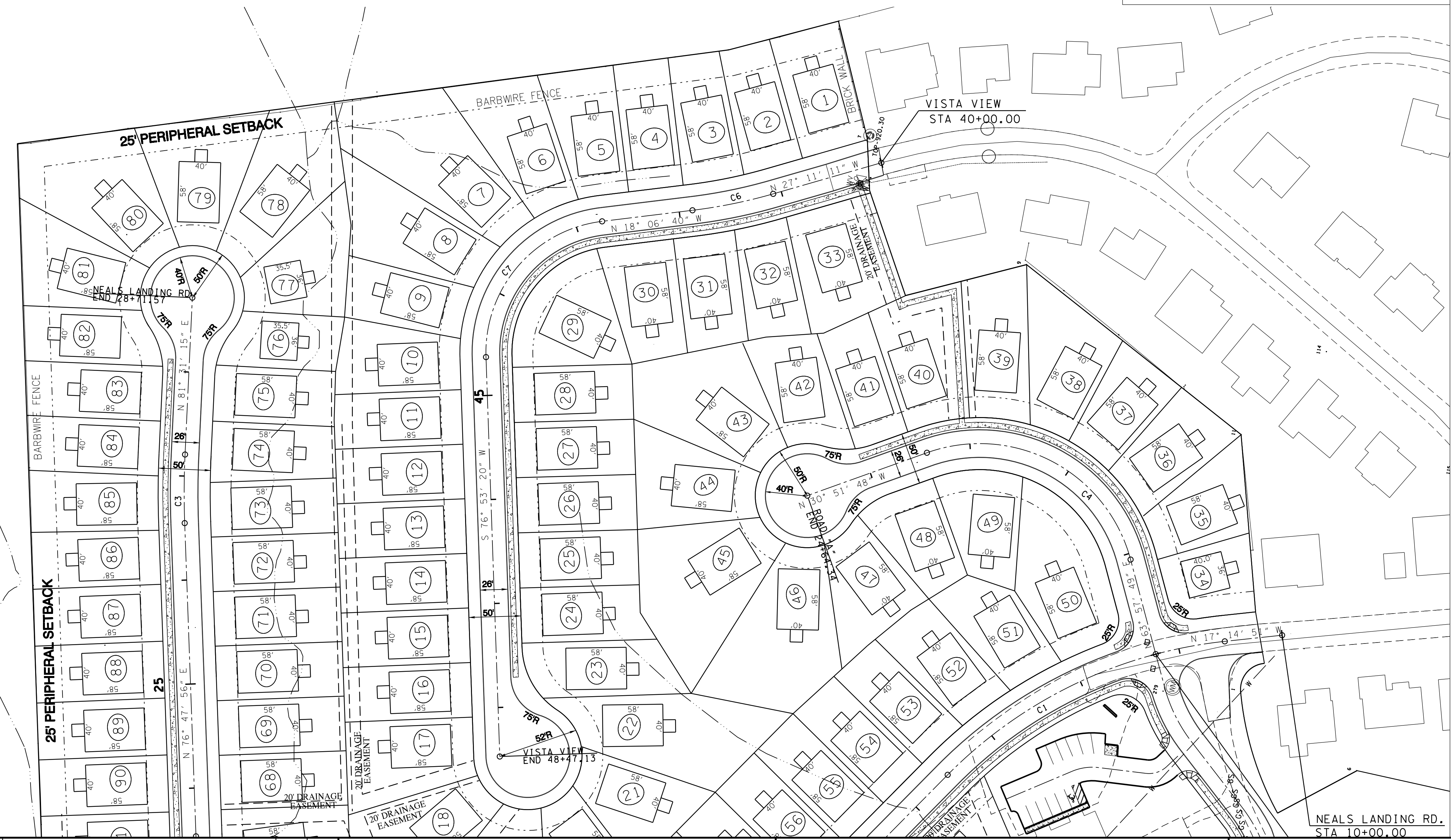
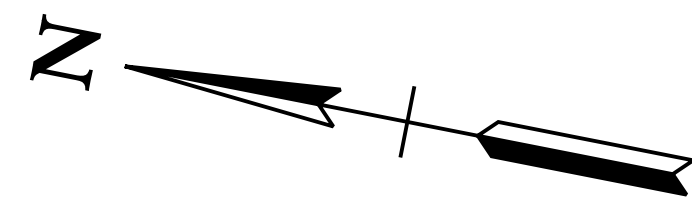
NEALS LANDING RD
 CURVE C3
 P.I. 26+87.73
 PC 26+54.75
 PT 27+20.68
 Δ 4° 43' 19" (RT)
 D 7° 09' 43"
 R 800.000
 L 65.932
 T 32.984

VISTA VIEW LANE
 CURVE C7
 P.I. 43+91.08
 PC 42+74.70
 PT 44+63.11
 Δ 85° 00' 01" (LT)
 D 45° 06' 53"
 R 127.000
 L 188.409
 T 116.374

NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



- NOTES:
- EXCAVATE PERMANENT STORMWATER 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.
 - EXISTING CONTOURS BASED ON KGIS PROVIDED BY LYNCH SURVEYS.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON- CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
 - LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE KNOX COUNTY ENGINEERING, TREE PROTECTION ORDINANCE.
 - PRIOR TO LAND DISTURBANCE, A SITE DEVELOPMENT PERMIT TO BE OBTAINED FROM KNOX COUNTY. ADDITIONAL ENGINEERING ANALYSIS AND OTHER DOCUMENTS WILL BE REQUIRED FOR ISSUANCE OF THE SITE PERMIT. ADDITIONAL STORMWATER EASEMENTS AND FACILITIES MAY BE REQUIRED.
 - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - ROADWAYS TO BE PRIVATE RIGHT OF WAYS.
 - EASEMENTS TO BE PROVIDED FOR SWALES AND STORMWATER PIPES AS PART OF SITE DEVELOPMENT PLAN AND FINAL PLATTING.
 - SINGAGE SHALL BE PLACED BASED ON 25 MPH DESIGN SPEED.
 - LOCATIONS OF MAIL KIOSKS TO BE APPROVED BY THE U.S. POSTAL SERVICE.
 - MAXIMUM DRIVEWAY WIDTH TO BE 18 FEET.

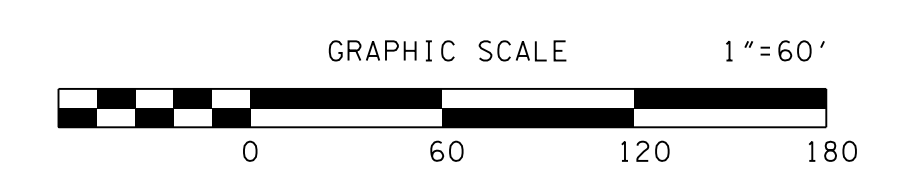
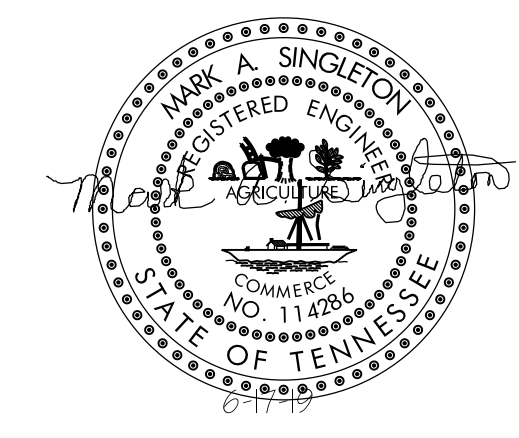


ENGINEER:
 ROBERT G. CAMPBELL
 AND ASSOCIATES
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7556

DEVELOPER:
 EAGLE BEND DEVELOPMENT
 SCOTT DAVIS
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922
 (865) 693-3356

CLT MAP: 61
 PART OF PARCEL: 070
 DISTRICT 8
 TOTAL AREA: 25.1 ACRES
 NUMBER OF LOTS: 122 RESIDENTIAL 1 COMMERCIAL
 PROPERTY ZONED: PR (PLANNING RESIDENTIAL)

MPC FILE NUMBER: 10-SC-18-C / 10-C-18-UR
 (AS REVISED BY 8-SB-19-C / 8-A-19-UR)



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

NEALS LANDING - UNIT 3

SITE LAYOUT

DESIGNED BY MAS	CHECKED BY RGC	SCALE 1" = 60'	SHEET FOUR NO. 4
DRAWN BY MAS	DATE 6-17-19	FILE NO. 18131	OF TWENTY SHEETS

NEALS LANDING RD
 CURVE C1
 P.I. 12+12.18
 PC 10+55.37
 PT 13+56.64
 Δ 39° 13' 52" (LT)
 D 13° 01' 18"
 R 440.000
 L 301.274
 T 156.812

ROAD "A"
 CURVE C4
 P.I. 22+57.24
 PC 20+94.04
 PT 23+42.30
 Δ 94° 49' 37" (LT)
 D 38° 11' 50"
 R 150.000
 L 248.256
 T 163.201

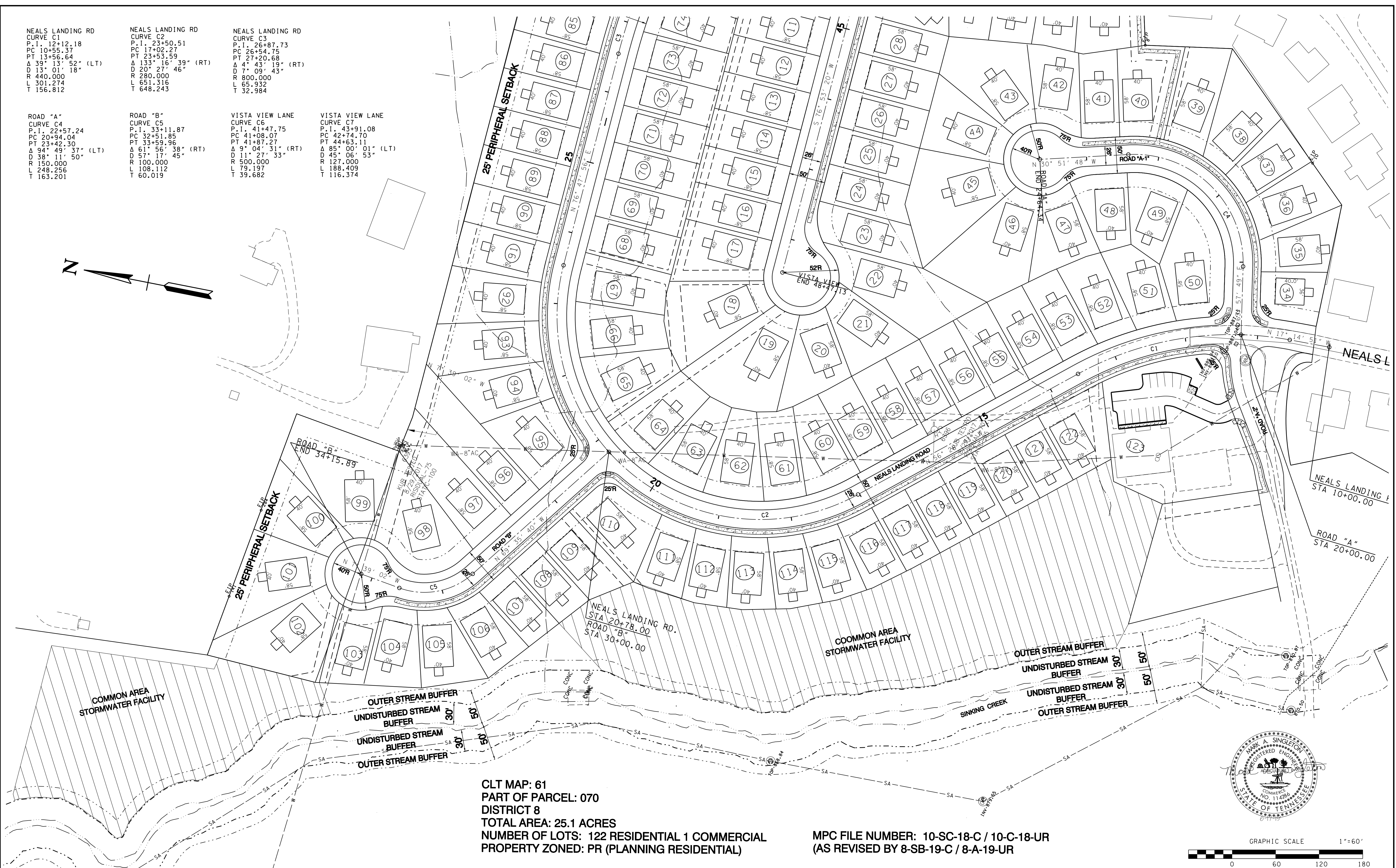
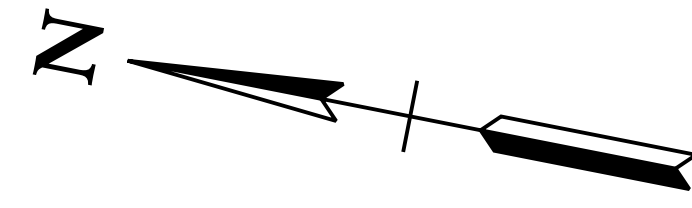
NEALS LANDING RD
 CURVE C2
 P.I. 23+50.51
 PC 17+02.27
 PT 23+53.59
 Δ 133° 16' 39" (RT)
 D 20° 27' 46"
 R 280.000
 L 651.316
 T 648.243

ROAD "B"
 CURVE C5
 P.I. 33+11.87
 PC 32+51.85
 PT 33+59.96
 Δ 61° 56' 38" (RT)
 D 57° 17' 45"
 R 100.000
 L 108.112
 T 60.019

NEALS LANDING RD
 CURVE C3
 P.I. 26+87.73
 PC 26+54.75
 PT 27+20.68
 Δ 4° 43' 19" (RT)
 D 7° 09' 43"
 R 800.000
 L 65.932
 T 32.984

VISTA VIEW LANE
 CURVE C6
 P.I. 41+47.75
 PC 41+08.07
 PT 41+87.27
 Δ 9° 04' 31" (RT)
 D 11° 27' 33"
 R 500.000
 L 79.197
 T 39.682

VISTA VIEW LANE
 CURVE C7
 P.I. 43+91.08
 PC 42+74.70
 PT 44+63.11
 Δ 85° 00' 01" (LT)
 D 45° 06' 53"
 R 127.000
 L 188.409
 T 116.374



CLT MAP: 61
 PART OF PARCEL: 070
 DISTRICT 8
 TOTAL AREA: 25.1 ACRES
 NUMBER OF LOTS: 122 RESIDENTIAL 1 COMMERCIAL
 PROPERTY ZONED: PR (PLANNING RESIDENTIAL)

MPC FILE NUMBER: 10-SC-18-C / 10-C-18-UR
 (AS REVISED BY 8-SB-19-C / 8-A-19-UR)

MARK A. SINGLETON
 REGISTERED ENGINEER
 COMMERCIAL
 NO. 114266
 STATE OF TENNESSEE

GRAPHIC SCALE 1"=60'
 0 60 120 180

NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

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

NEALS LANDING - UNIT 3

SITE LAYOUT

DESIGNED BY MAS	CHECKED BY RGC	SCALE 1" = 60'	SHEET FIVE NO. 5
DRAWN BY MAS	DATE 6-17-19	FILE NO. 18131	OF TWENTY SHEETS