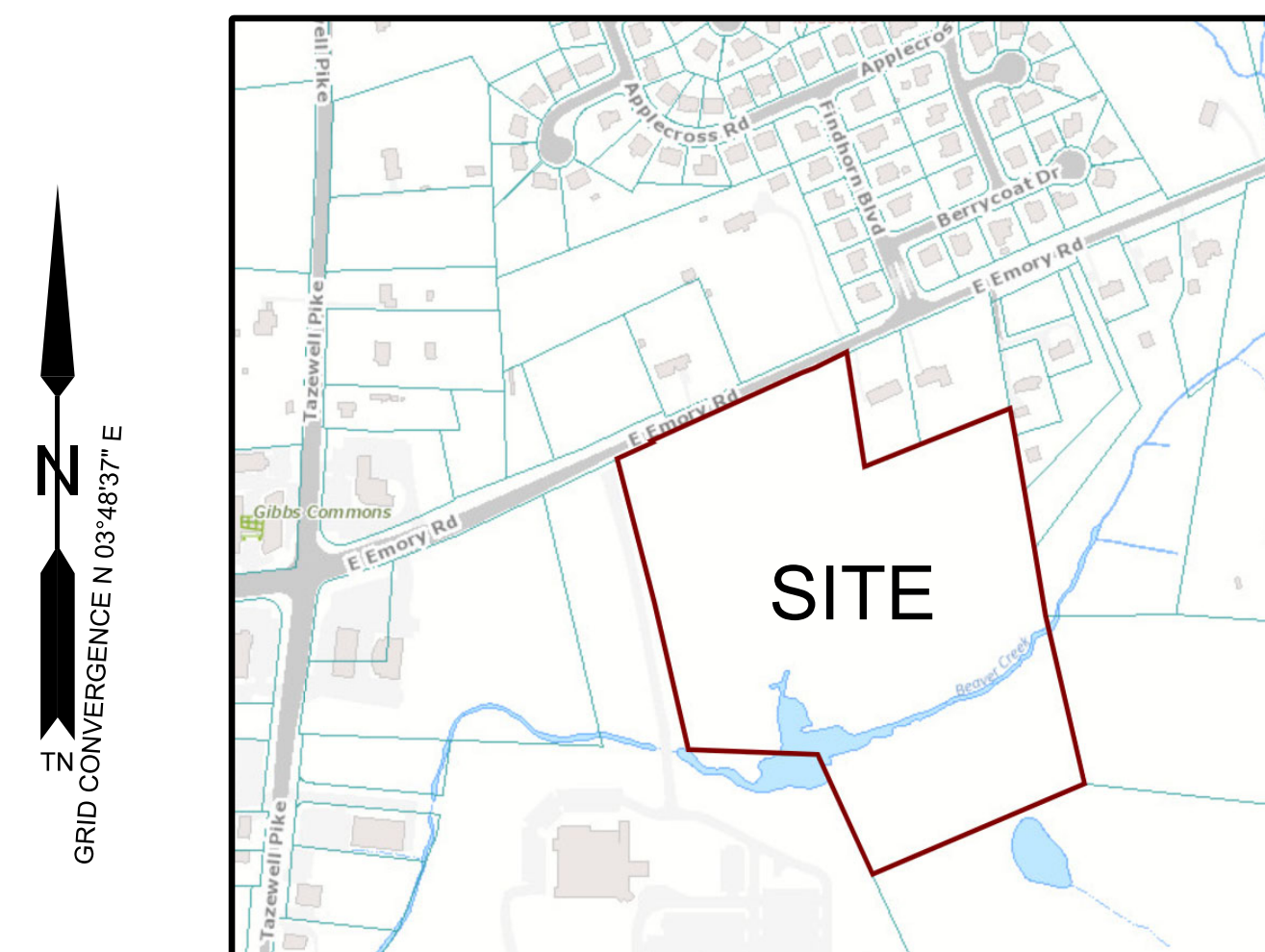


CONCEPT PLAN FOR IRWIN ACRES KNOX COUNTY, TENNESSEE

INDEX OF SHEETS

SHEET NO.	SHEET NAME
1	COVER SHEET
2	EXISTING CONDITION
3 - 5	CONCEPTUAL LAYOUT
6 - 7	ROAD PROFILES



LOCATION MAP
N.T.S

LEGEND

●	EIP EXISTING IRON PIN	—	SILT FENCE
○	IRON PIN SET + ROD W/CAP	CE	CONSTRUCTION EXIT
⊙	MANHOLE	IP	STORM DRAIN INLET PROTECTION
○	LIGHT POLE	OP	STORM DRAIN OUTLET PROTECTION
⊕	SIGN	—	OVERLAND DRAINAGE PATTERN
⊞	WATER VALVE	MA	EROSION CONTROL MATTING
W.V.	WATER VALVE	CD	ROCK CHECK DAM
— P/T/C	POWER/TELEPHONE	— 1150	EXISTING GRADE
- - -	GUY WIRE	— 1150	PROPOSED GRADE
W.M.	WATER METER	—	EDGE OF WETLAND
⊙	SURVEY CONTROL POINT/BENCHMARK	—	STREAM

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



KNOXVILLE , TENNESSEE

8-SD-22-C
Revised: 7/25/2022

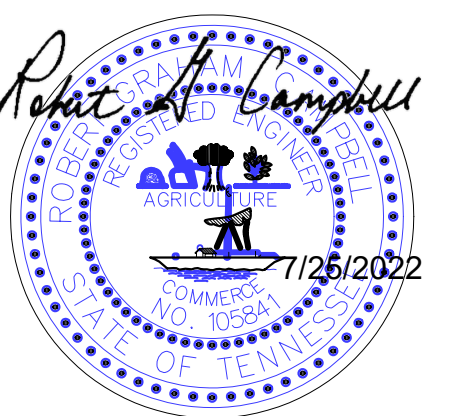


ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

DEVELOPER: MATTHEW T. WHALEY, WHALEY CONSTRUCTION, LLC
3909 SNYDER RD
KODAK, TN 37766
(865) 932-0003

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.

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

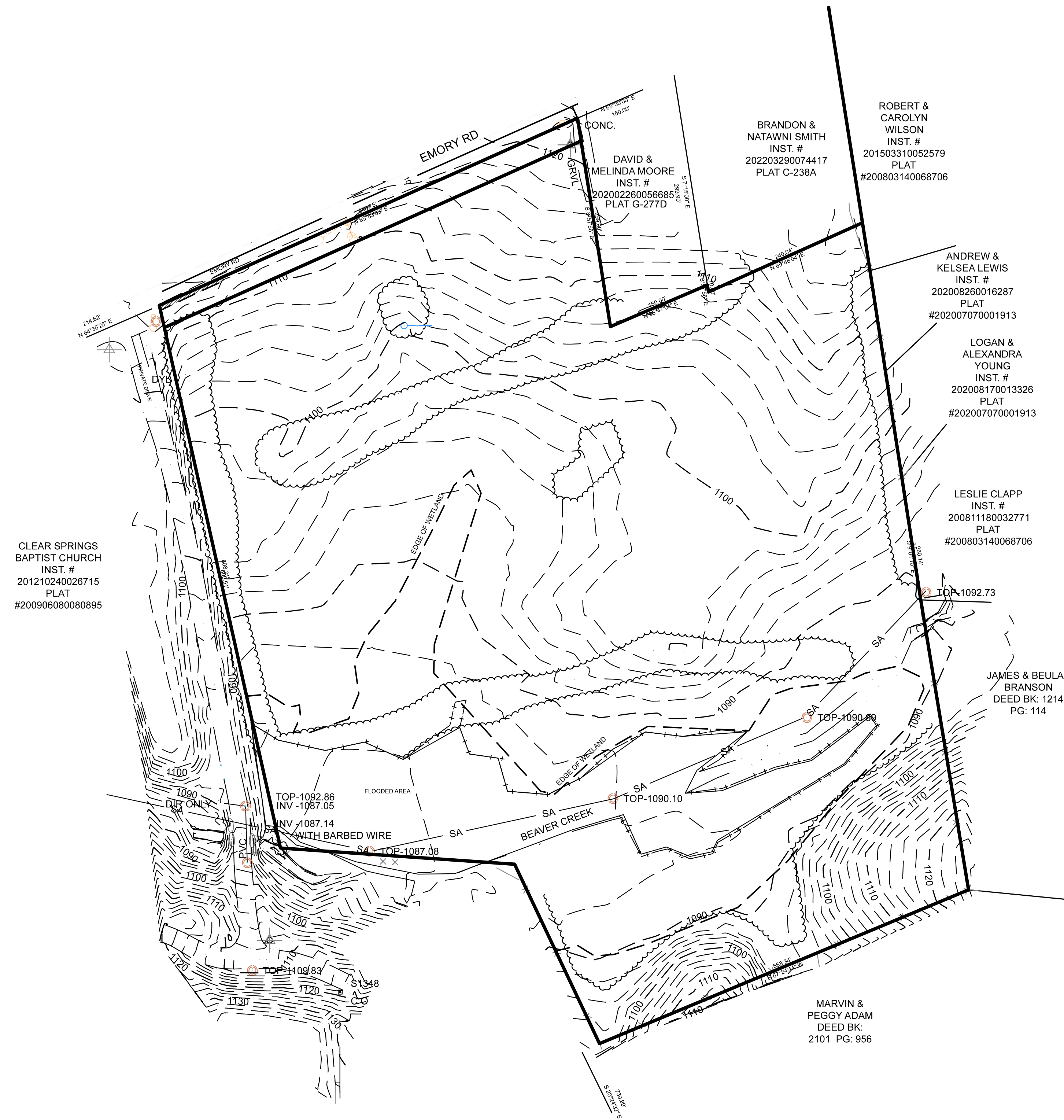


07-22	PER PLANNING STAFF COMMISSION	SOH	RGC	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	IRWIN ACRES FOR MATTHEW T. WHALEY	CONCEPT PLAN KNOX COUNTY	DESIGNED BY	CHECKED BY	SCALE	SHEET
NO.	DATE	DESCRIPTION	BY				CKD.	RGC-A	RGC	1"=50'
							DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
							SOH	06/21/2022	21324	

GRID CONVERGENCE N 03°48'38" E



NOTE:
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CLEAR SPRINGS
BAPTIST CHURCH
INST. #
201210240026715
PLAT
#200906080080895

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
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8-SD-22-C
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NO.	DATE	DESCRIPTION	BY	CHKD.



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

IRWIN ACRES
FOR
MATTHEW T. WHALEY

EXISTING CONDITION
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=100'	NO. 2
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
SOH	6/16/2022	21324	

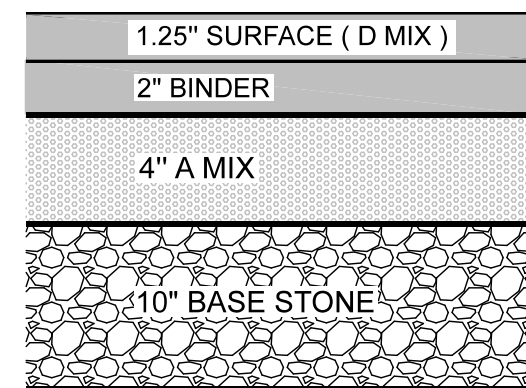
GRID CONVERGENCE N 01°11'52.9" W



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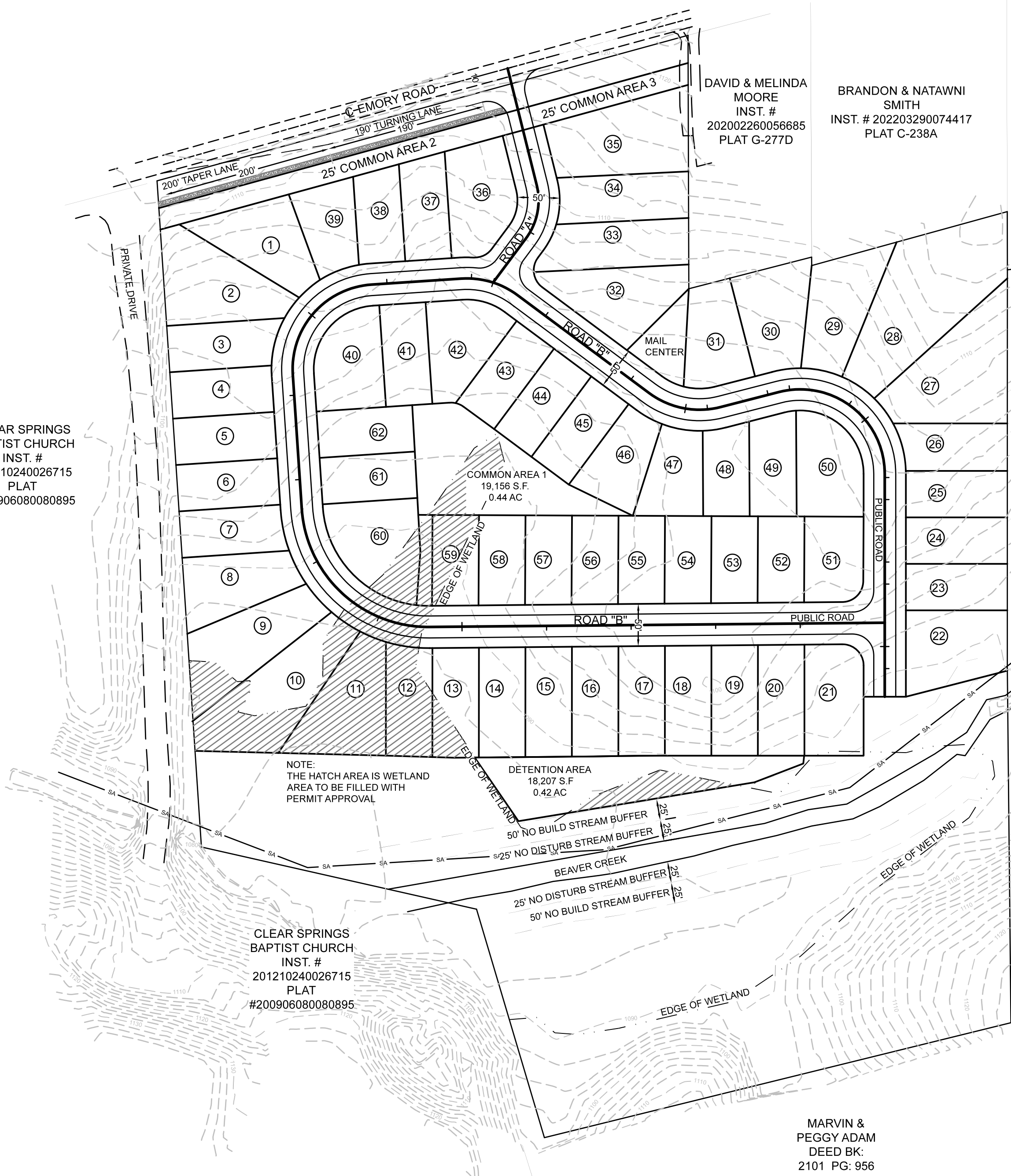
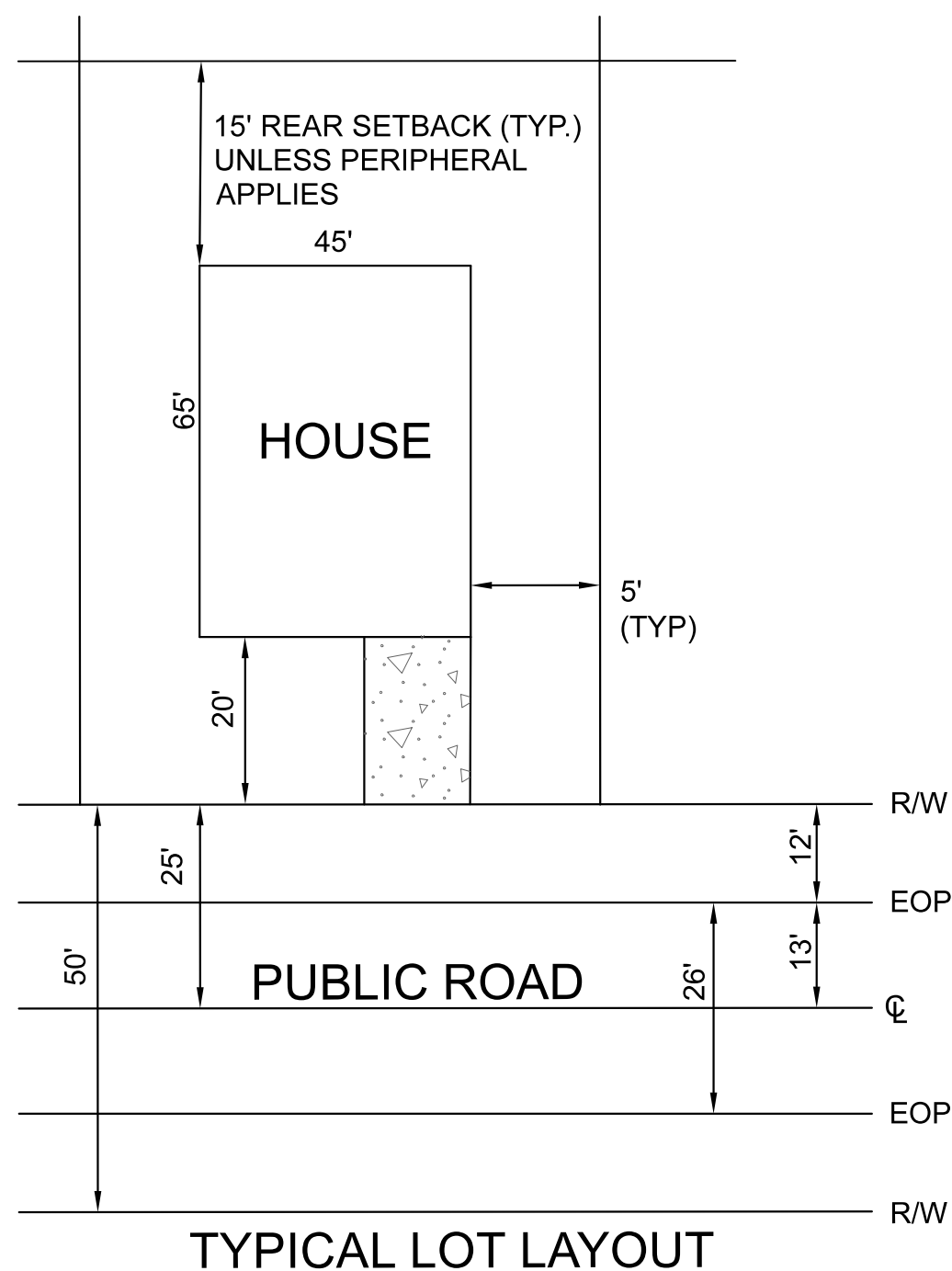
NOTES:

- EXISTING CONTOURS BASED ON SURVEY DATED 02/15/2022 BY MARK TUCKER.
- ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- 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, SEE SWPPP.
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- WATER PROVIDERS: NEKUD
SEWER PROVIDERS: HPUD
- ANY/ALL STRIPING IN TDOT R.O.W. SHALL BE THERMOPLASTIC.
- STANDARD UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT OF WAYS (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.



PAVEMENT SECTION
IN
TDOT R.O.W.

NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



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(865) 947-5996

DEVELOPER: MATTHEW T. WHALEY, WHALEY CONSTRUCTION, LLC
3909 SNYDER RD
KODAK, TN 37766
(865) 932-0003

TOTAL AREA: 22.50 +/- ACRES
NUMBER OF LOTS: 62
PARCELS: 21
CLT MAP: 066
DEED REFERENCE: 20200326-0063648
ZONING: PR UP TO 4 DU/AC
MPC FILE NUMBER: 8-SD-22-C

8-SD-22-C
Revised: 7/25/2022



07-22	PER PLANNING STAFF COMMISSION	SOH	RGC
NO.	DATE	DESCRIPTION	REVISIONS
		BY	CKD.

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

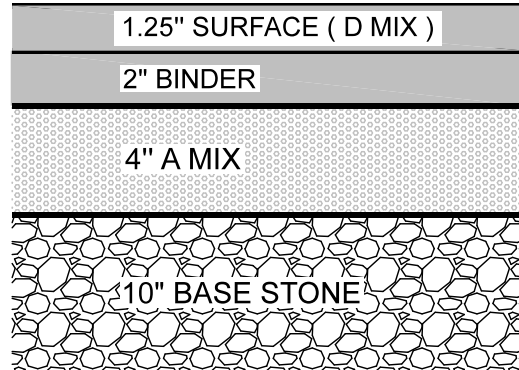
IRWIN ACRES
FOR
MATTHEW T. WHALEY

CONCEPT PLAN - OVERALL PLAN
KNOX COUNTY

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=100'	SHEET NO. 3
DRAWN BY SOH	DATE 6/16/2022	FILE NO. 21324	OF SEVEN SHEETS

GRID CONVERGENCE N 01°15'29" W

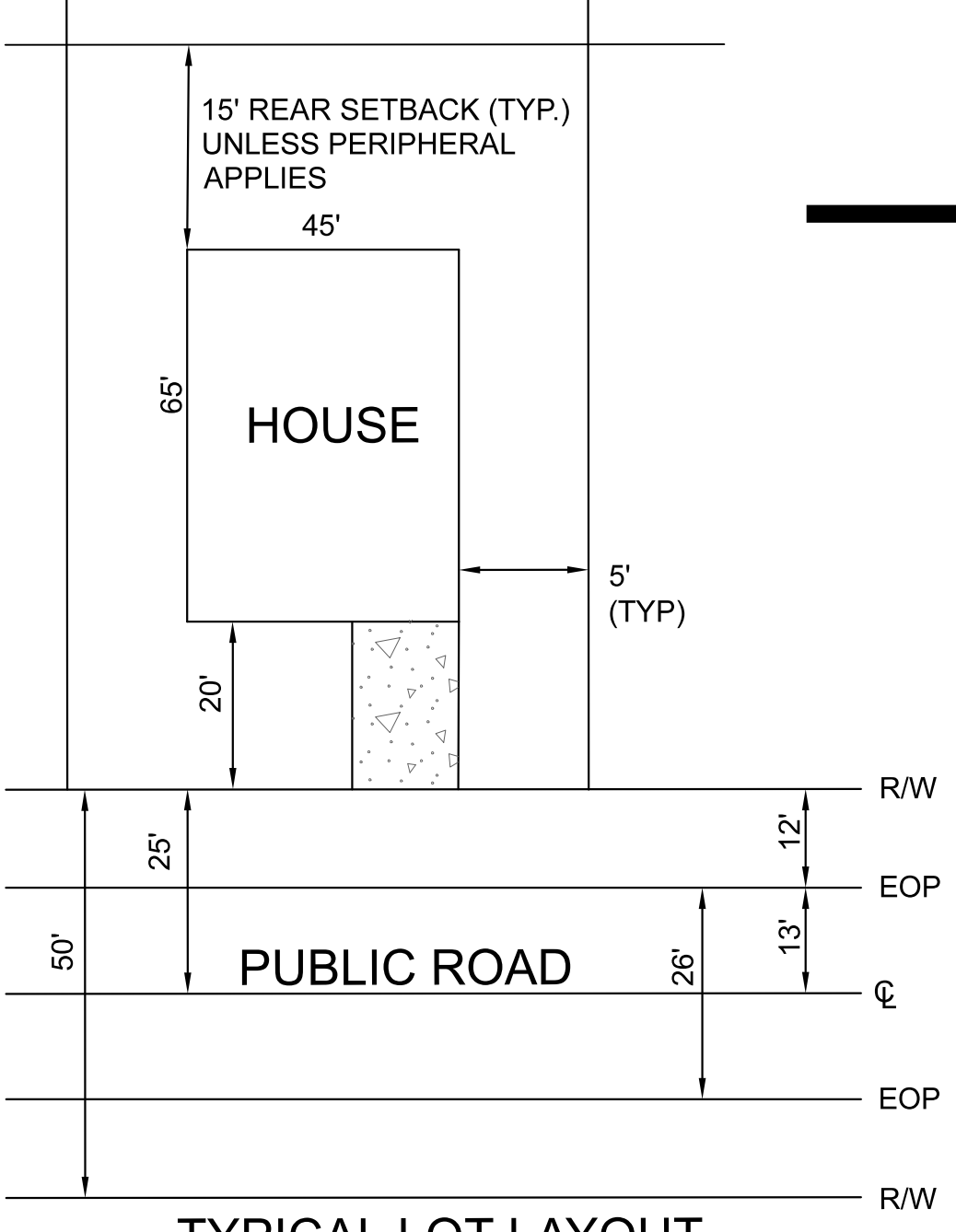
- NOTES:
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PAVEMENT SECTION IN TDOT R.O.W.

CLEAR SPRINGS BAPTIST CHURCH
INST. # 201210240026715
PLAT #200906080080895

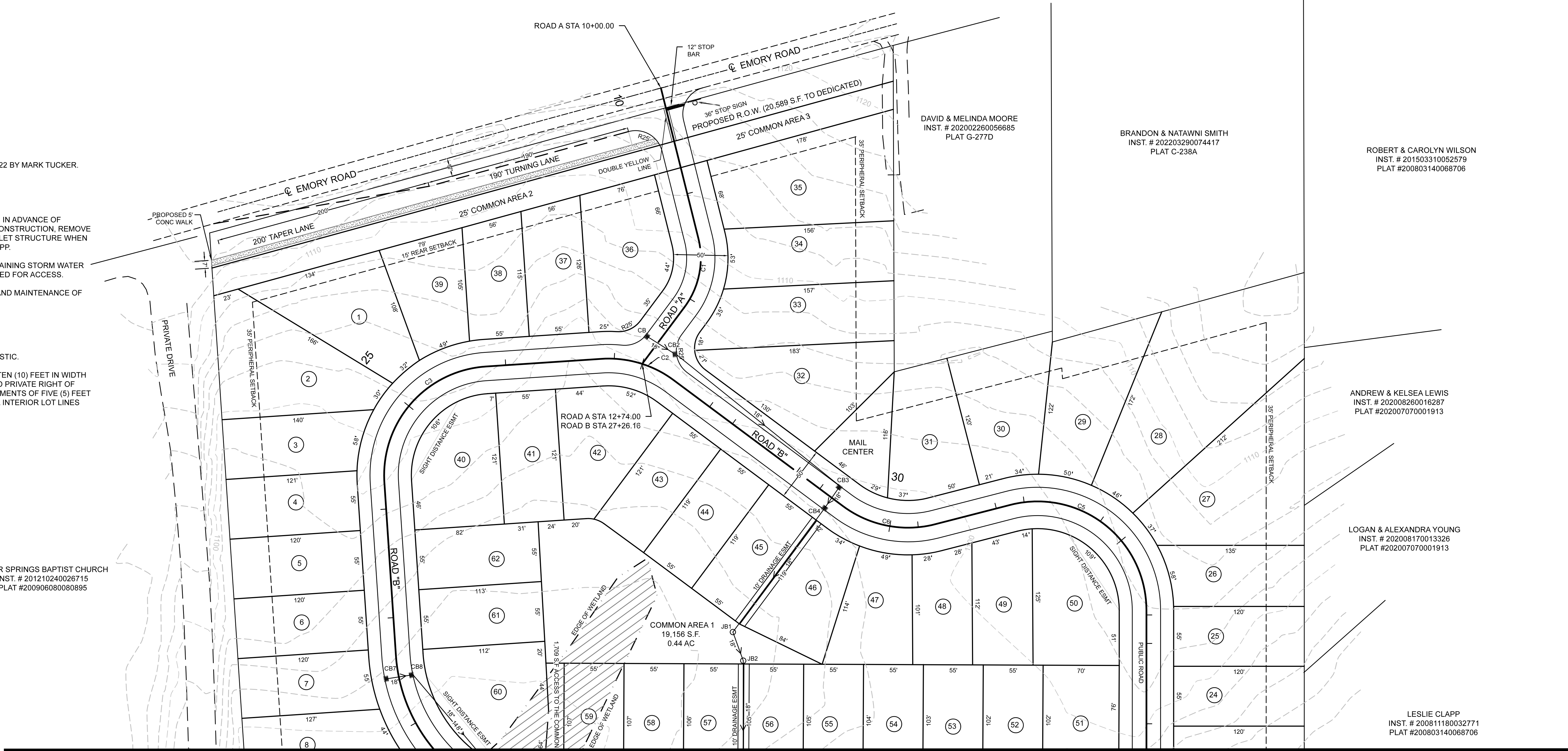
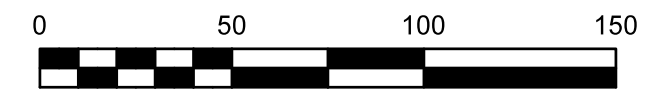
NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT



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.



MATCHLINE SHEET 5

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

DEVELOPER: MATTHEW T. WHALEY, WHALEY CONSTRUCTION, LLC
3909 SNYDER RD
KODAK, TN 37766
(865) 932-0003

TOTAL AREA: 22.50 +/- ACRES
NUMBER OF LOTS: 62
PARCELS: 21
CLT MAP: 066
DEED REFERENCE: 20200326-0063648
ZONING: PR UP TO 4 DU/AC
MPC FILE NUMBER: 8-SD-22-C

8-SD-22-C
Revised: 7/25/2022



07-22	PER PLANNING STAFF COMMISSION	SOH	RGC
NO.	DATE	DESCRIPTION	REVISIONS
		BY	CKD.

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

IRWIN ACRES
FOR
MATTHEW T. WHALEY

CONCEPT PLAN
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50'	NO. 4
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
SOH	06/21/2022	21324	



GD CONVERGENCE N 01°11'52.97" W

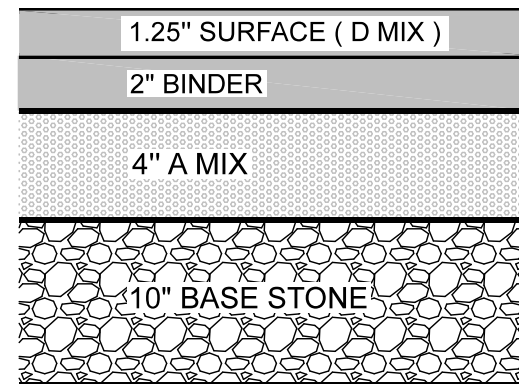
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MATCHLINE SHEET 4

CLEAR SPRINGS BAPTIST CHURCH
INST. # 201210240026715
PLAT #200906080080895

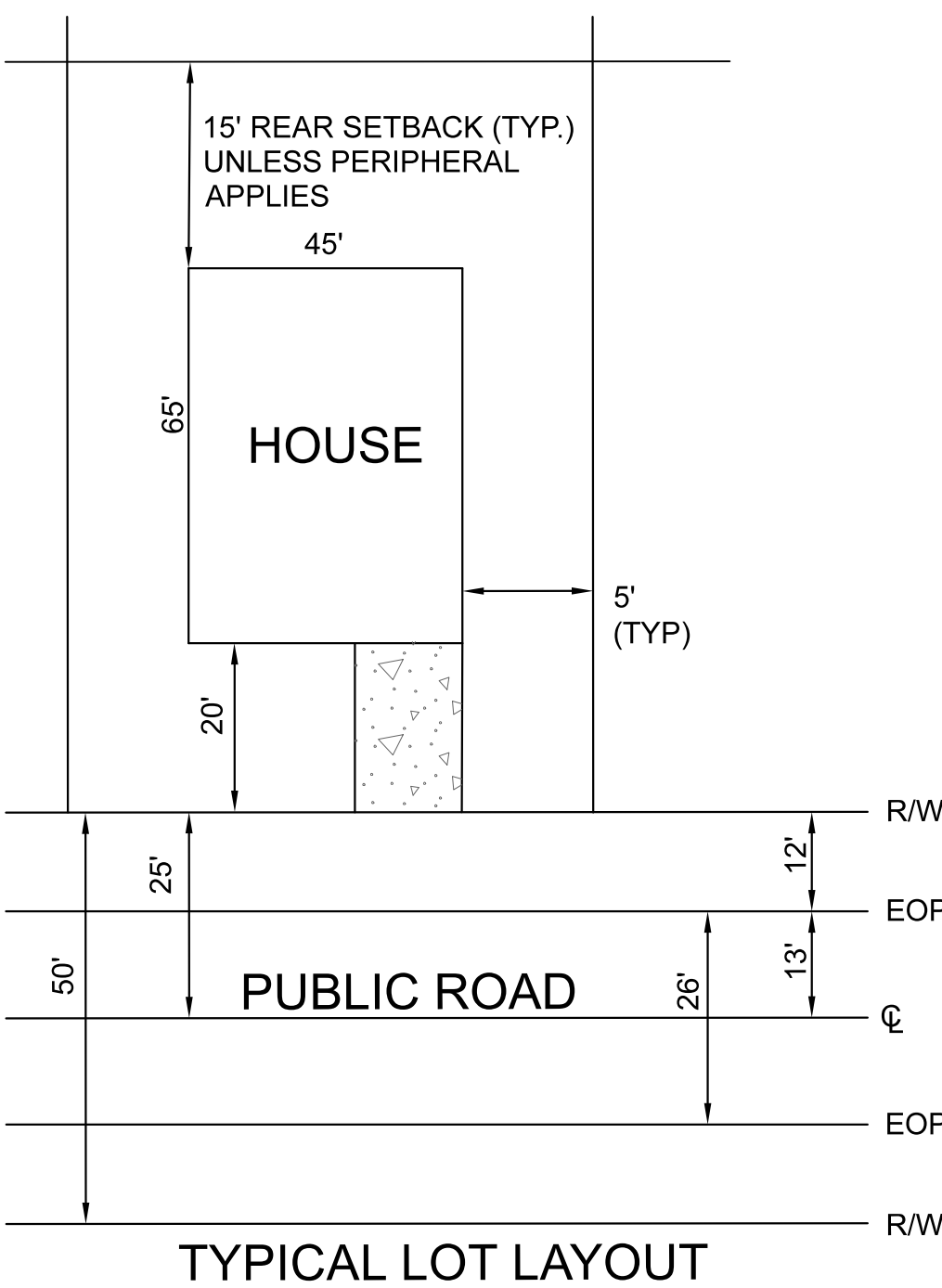
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PAVEMENT SECTION
IN
TDOT R.O.W.

NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



CURVE C1	CURVE C2	CURVE C3	CURVE C4	CURVE C5	CURVE C 6
P.I. 11+77.58	P.I. 27+26.16	P.I. 25+24.61	P.I. 21+80.18	P.I. 32+42.41	P.I. 30+00.60
N 658,036.51	N 657,913.54	N 658,920.93	N 658,920.93	N 657,838.27	N 657,813.62
E 2,603,621.05	E 2,603,621.05	E 2,603,576.05	E 2,603,576.05	E 2,604,012.90	E 2,603,861.09
Δ 50° 38' 21"	Δ 40° 27' 33"	Δ 90° 00' 00"	Δ 86° 43' 29"	Δ 104° 28' 20"	Δ 51° 05' 31"
D 76° 23' 40"	D 57° 17' 45"	D 57° 17' 45"	D 38° 11' 50"	D 57° 17' 45"	D 57° 17' 45"
R 75.00	R 100.00	R 100.00	R 100.00	R 100.00	R 100.00
L 64.15'	L 69.16'	L 141.42'	L 205.98'	L 158.07'	L 86.25'
T 35'	T 37'	T 100'	T 141.66'	T 129.01'	T 48'
PC 11+42.37	PC 26+88.18	PC 24+24.61	PC 20+38.52	PC 31+13.40	PC 29+52.81
PT 12+08.65	PT 27+58.80	PT 25+81.69	PT 22+65.57	PT 32+95.68	PT 30+41.98

MARVIN & PEGGY ADAM
DEED BK: 2101 PG: 956

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
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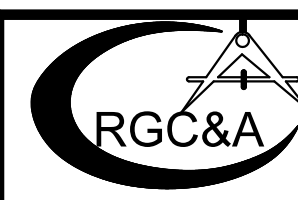
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NO.	DATE	DESCRIPTION	BY	CHKD.
07-22		PER PLANNING STAFF COMMISSION	SOH	RGC
		REVISIONS		

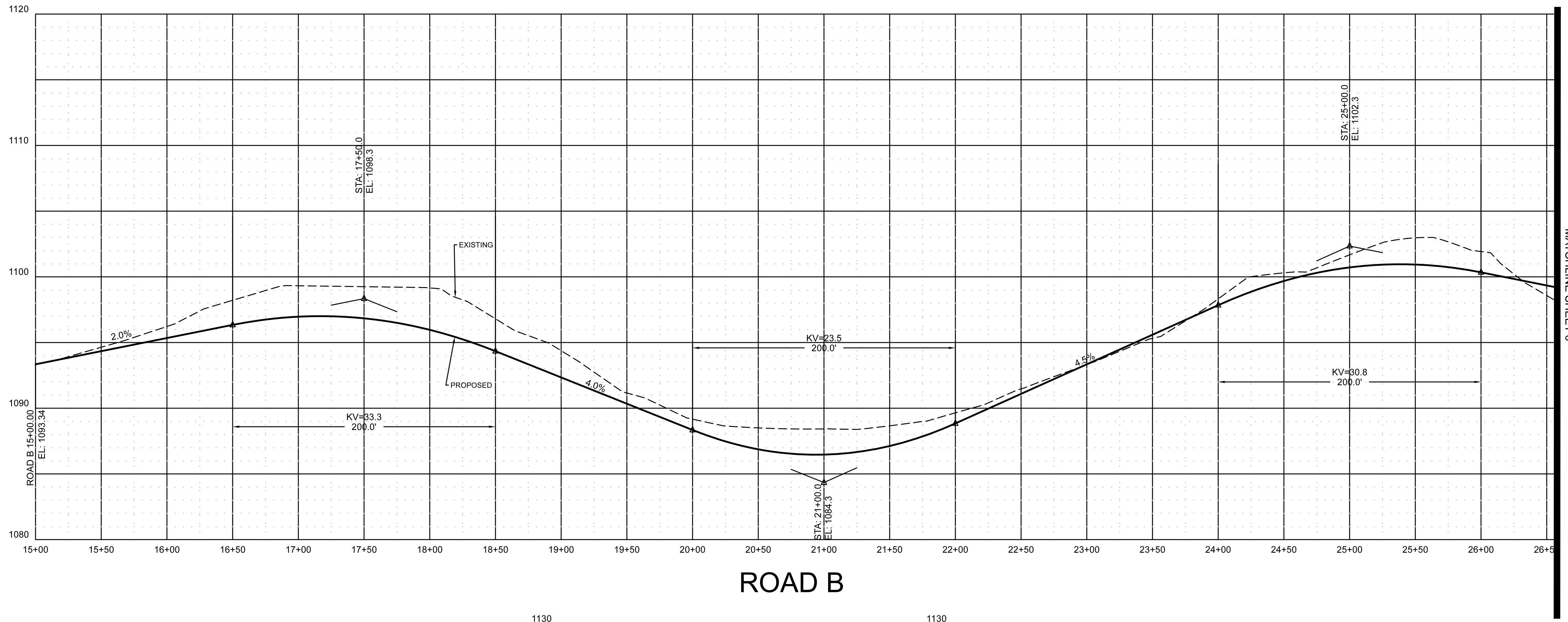


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CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

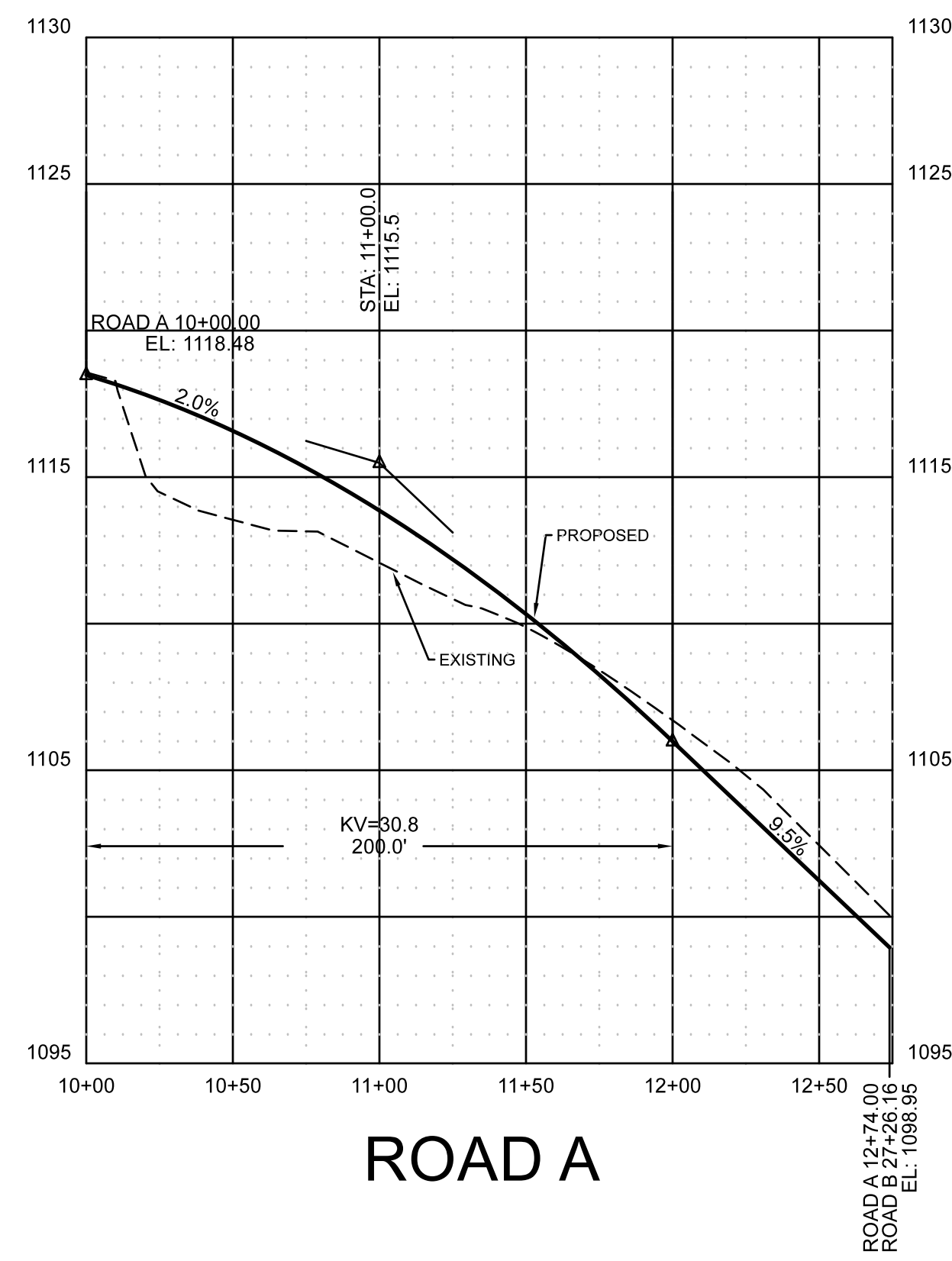
IRWIN ACRES
FOR
MATTHEW T. WHALEY

CONCEPT PLAN
KNOX COUNTY

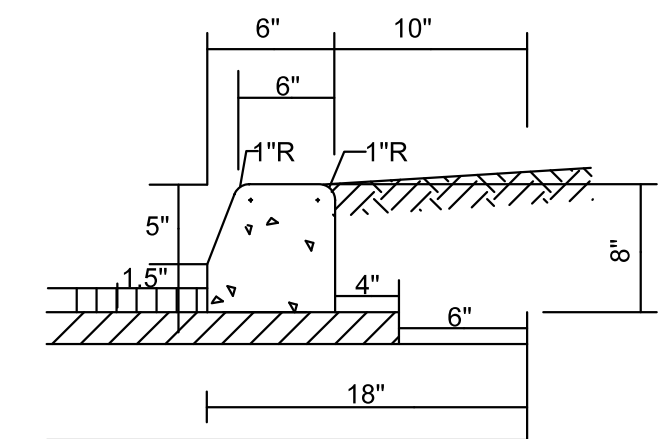
DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50'	5
DRAWN BY	DATE	FILE NO.	NO.
SOH	6/16/2022	21324	5
			OF SEVEN SHEETS



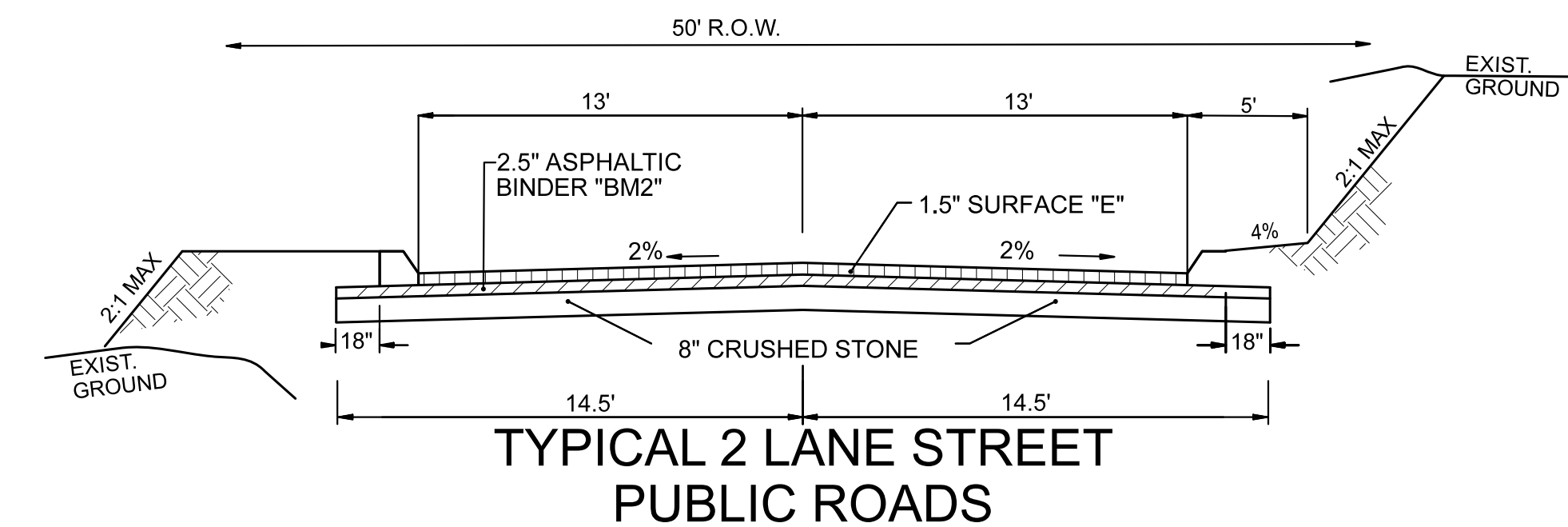
ROAD B



ROAD A



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.

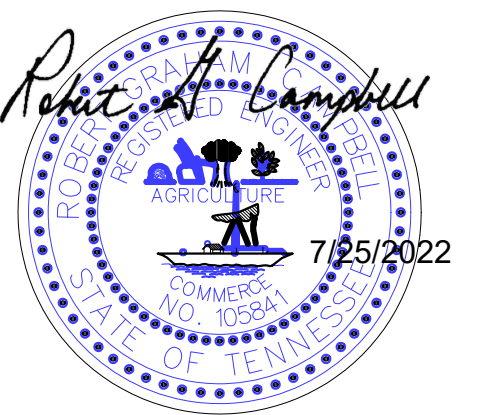


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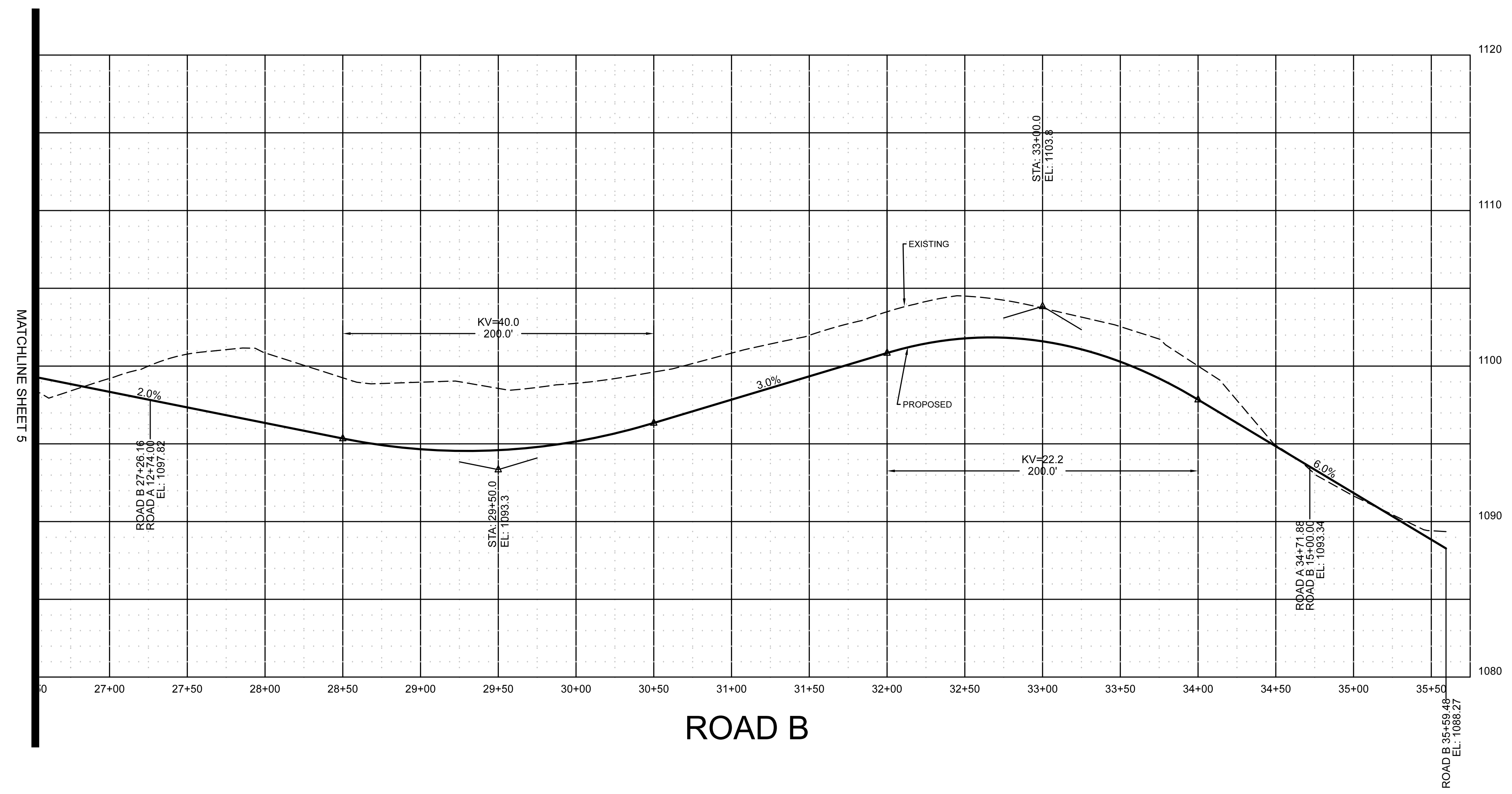
07-22	PER PLANNING STAFF COMMISSION	SOH	RGC
NO.	DATE	DESCRIPTION	BY
		REVISIONS	CKD.

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

IRWIN ACRES
FOR
MATTHEW T. WHALEY

ROAD PROFILES
KNOX COUNTY

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50' H 1"=8' V	SHEET NO. 6
DRAWN BY SOH	DATE 06/21/2022	FILE NO. 21324	OF SEVEN SHEETS



ROAD B



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

IRWIN ACRES
FOR
MATTHEW T. WHALEY

ROAD PROFILES
KNOX COUNTY

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50' H 1"=8' V	SHEET NO. 7
DRAWN BY SOH	DATE 06/21/2022	FILE NO. 21324	OF SEVEN SHEETS