

VICINITY MAP

- GENERAL NOTES:**
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE UTILITIES BOARD FOR LOCATION OF UTILITIES.
 2. RECOMMENDATIONS FOR UTILITIES LOCATION, DEPTH, AND SIZE TO BE DETERMINED BY THE CONTRACTOR.
 3. RECOMMENDATIONS FOR SLOPE, STABILITY, SHORING, AND SLOPE PROTECTION TO BE DETERMINED BY THE CONTRACTOR.
 4. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO REAL ENGINEERING DESIGN.
 5. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO REAL ENGINEERING DESIGN.
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 7. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO REAL ENGINEERING DESIGN.

PROPERTY NOTES:

1. TOTAL AREA = 2.538 ACRES
2. C11182 PARCEL ONE
3. C11182 PARCEL TWO
4. PROPOSED NUMBER OF LOTS = SEVEN (7) (1.4 AC/LOT)
5. PROPOSED LOT AREA = 0.219 AC PER LOT
6. ALL LOTS EXCEPT LOT 8 TO HAVE VEHICULAR ACCESS TO EXISTING STREETS UNLTD.

SETBACKS:

- FRONT: 20 FT.
 REAR: 20 FT.
 SIDE: 5 FT. SETBACK UNLESS CONTROLLED BY 20' METROPOLITAN ZONING ORDINANCE.

UTILITIES:

- WATERS: FIRST UTILITY DISTRICT
 ELECTRIC: KNOX CITY UTILITIES BOARD
 TELEPHONE: KNOX CITY UTILITIES BOARD
 GAS: KNOX CITY UTILITIES BOARD

LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- EXISTING SEWER MANHOLE
- SEWER LINE
- SEWER MANHOLE
- EXISTING SEWER MANHOLE

VARIABLES REQUESTED:

1. REDUCTION IN REQUIRED INTERSECTION SEPARATION FROM 400' TO 340'.

SCALE IN FEET
 0 50 100
 1:500
 05 MAR 2015

CONCEPT PLAN

CAMPBELL PARK
 KNOX COUNTY, TENNESSEE

Prepared For:

Campbell Station Partners, LLC
 12023 Woodhollow Lane
 Knoxville, Tennessee 37932
 (865) 755-3575

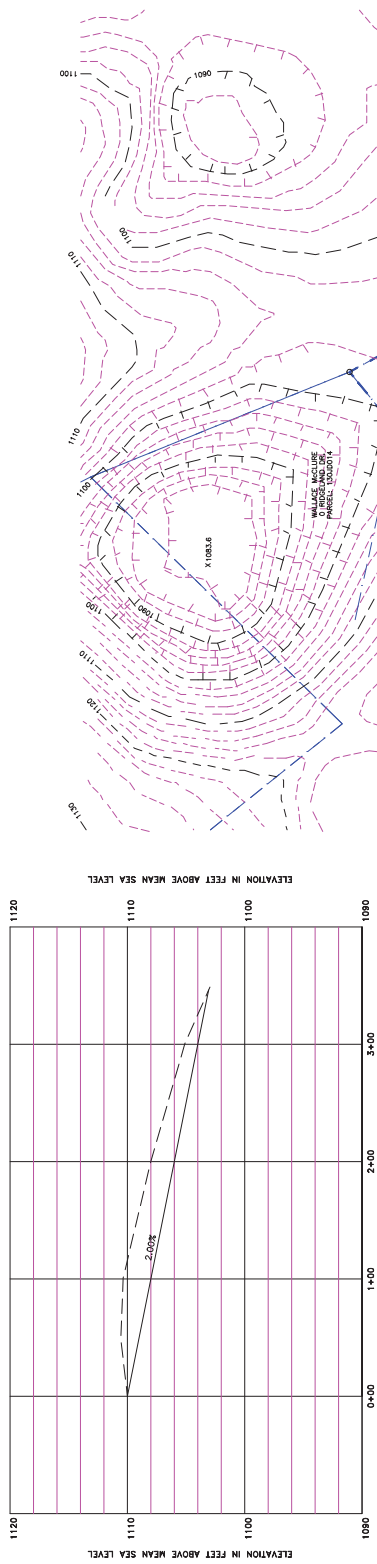
Planning Agency:

Knoxville-Knox County MPC
 400 Main Street, Suite 405
 Knoxville, Tennessee 37902
 (865) 215-2500

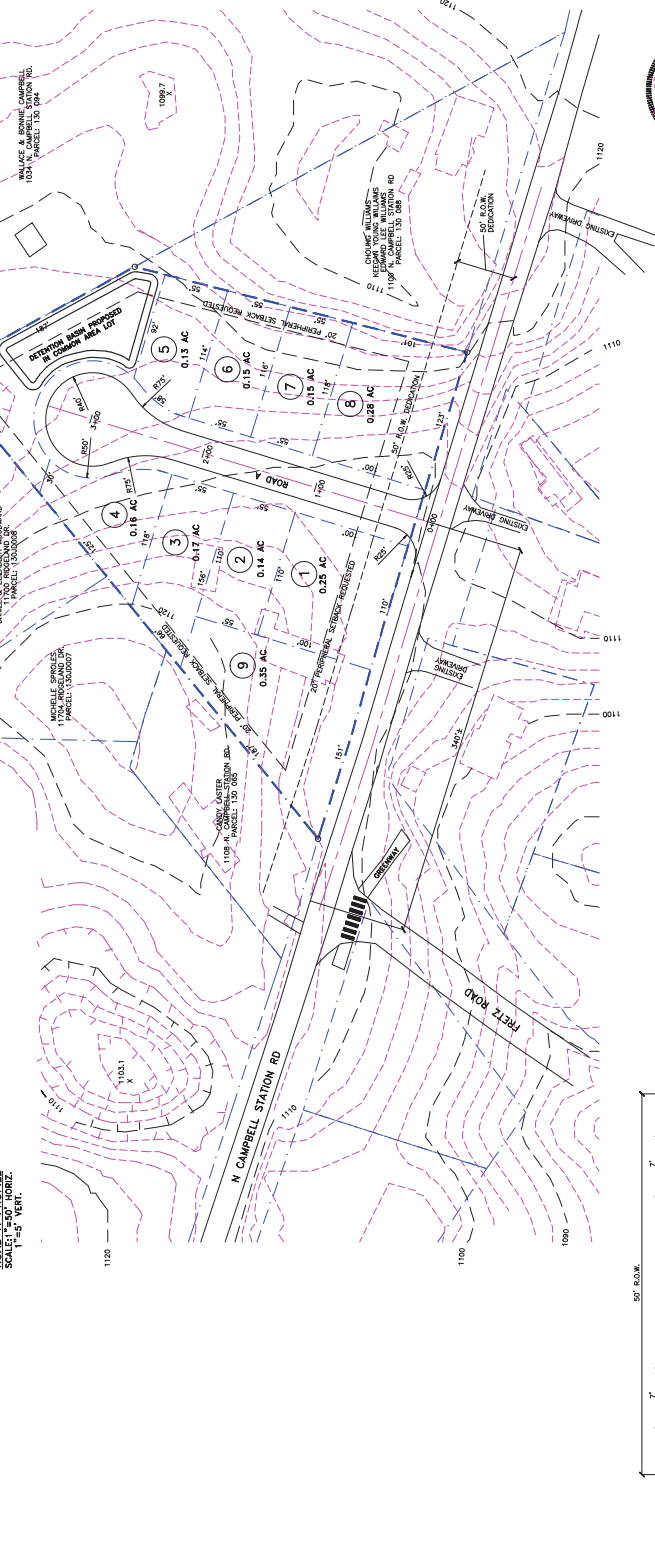
IDEAL ENGINEERING SOLUTIONS INCORPORATED

Ideal Engineering Solutions, Inc.
 325 Woodford Lane
 Knoxville, Tennessee 37922
 (865) 755-3575

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ROAD A PROFILE
 SCALE: 1"=50' HORIZ.
 1"=5' VERT.



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. MY DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY ZONING ORDINANCE AND THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION.

TYPICAL LOT LAYOUT
 NOT TO SCALE

TYPICAL KNOX COUNTY ROAD CROSS SECTION
 NOT TO SCALE

NOTES:
 CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY SAFETY. Contractor shall show and locate all lines and trenches in accordance with recommendations set forth in this report. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies to real engineering design. ALL LOTS SHALL BE BUNDLED BY