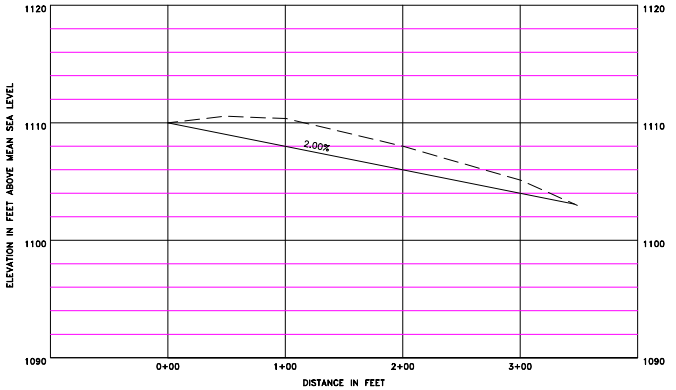
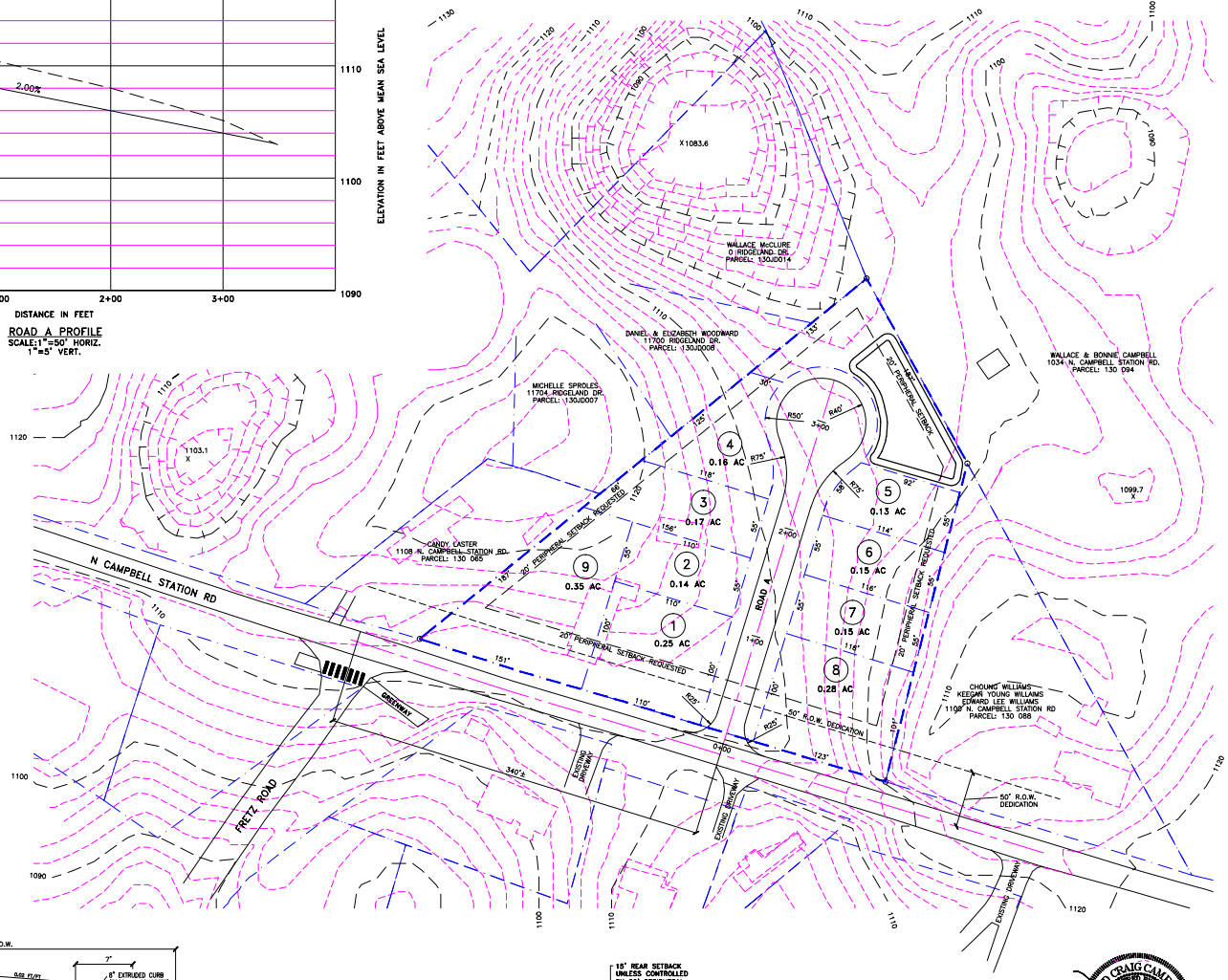
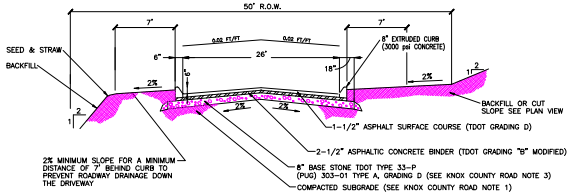
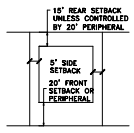


ROAD A PROFILE
SCALE: 1"=50' HORIZ.
1"=5' VERT.





TYPICAL KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE



TYPICAL LOT LAYOUT
NOT TO SCALE

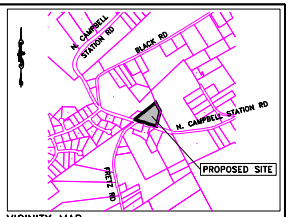
CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

TN PE 22540

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction; to protect life, property, or work; to avoid excessively wide cuts in unstable material.

OSHA RULES SHALL BE ADHED BY



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

1. TOTAL AREA = 2.53± ACRES
2. CLT 130 PARCEL 086
3. EXISTING ZONING: PR (1-4 DU/AC)
4. PROPOSED NUMBER OF LOTS: 9
5. 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINE.
6. ALL LOTS EXCEPT LOT 9 TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.

SETBACKS:

FRONT: 20 FT.
SIDE: 5 FT.
REAR: 15 FT. SETBACK UNLESS CONTROLLED BY 20' PERIPHERAL

UTILITIES:

WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOIR CITY UTILITIES BOARD
SOLID WASTE: PRIVATE HAULER
TELEPHONE: AT&T

LEGEND:

PROPOSED DRAINAGE LINE
PROPOSED CATCH BASIN
WATER MAIN
SEWER LINE
EXISTING SEWER MANHOLE

BEFORE YOU DIG STOP CALL 1-800-351-1111 TENNESSEE ONE CALL IT'S THE LAW

VARIANCES REQUESTED:

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

SCALE IN FEET
0 50 100
1"=50'
23 FEB 2015

SHEET ONE

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 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

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