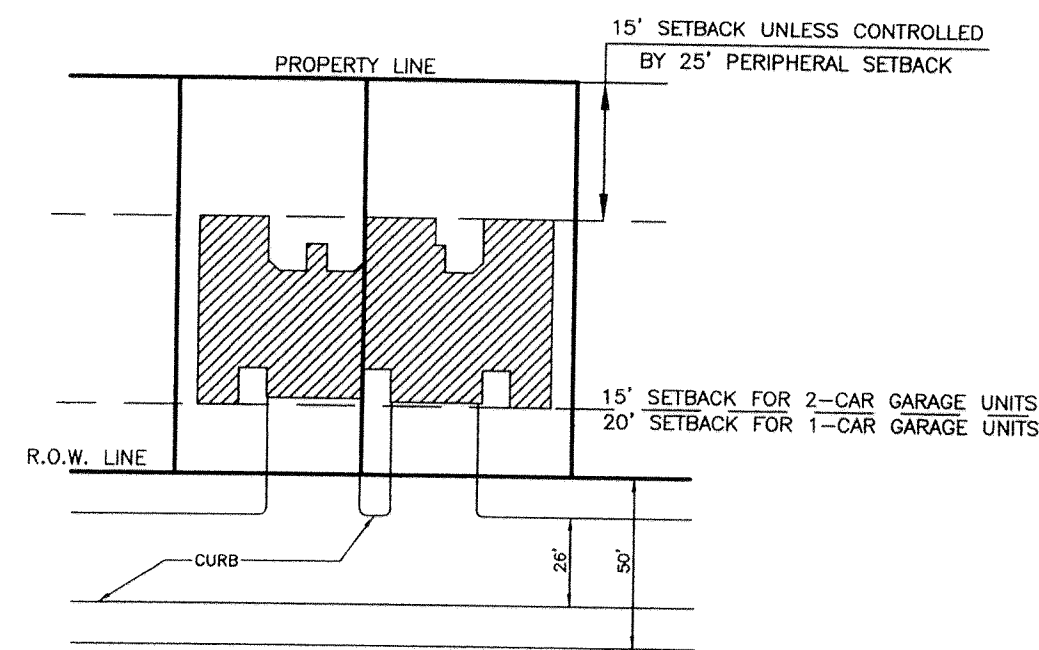


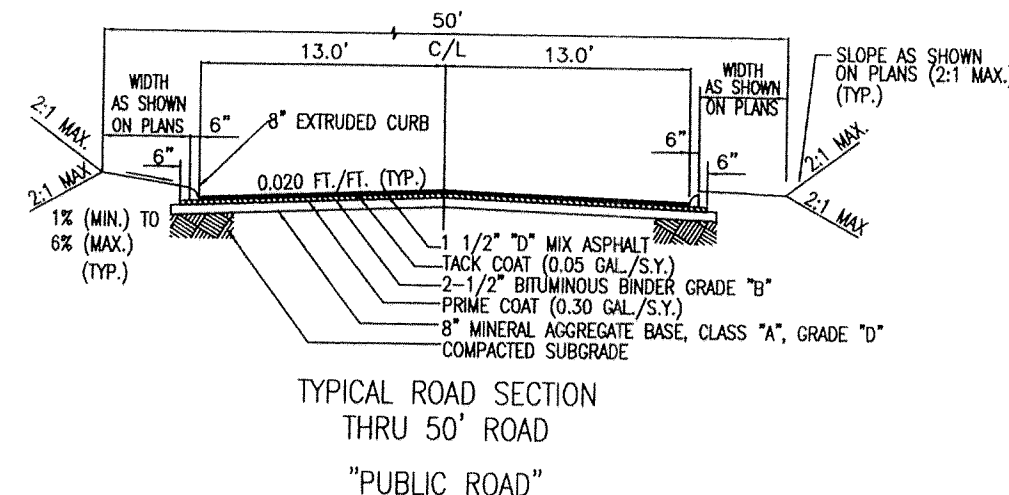
SCALE:  
1" = 100' H  
10' V



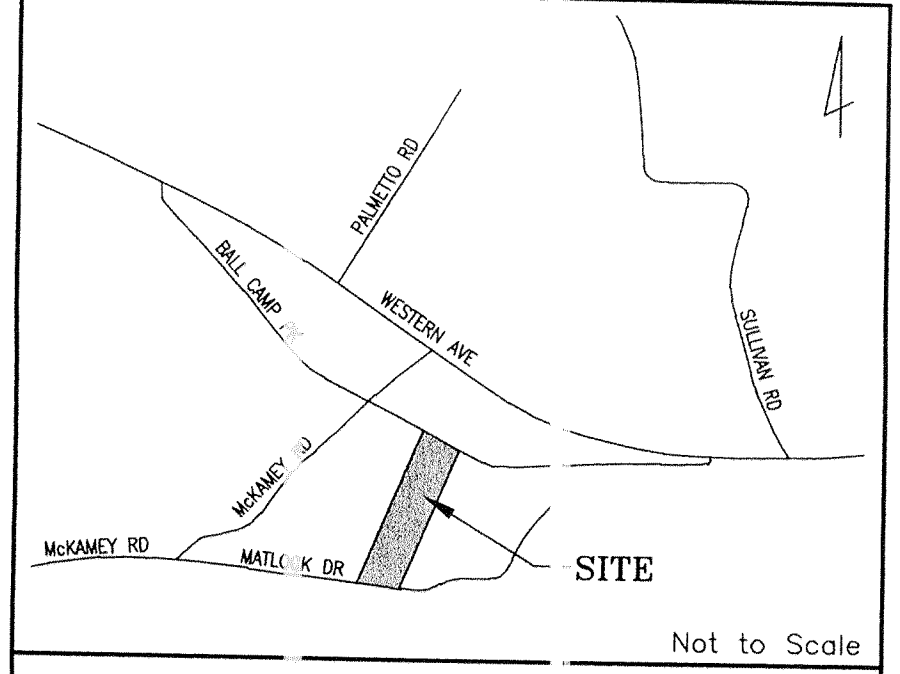
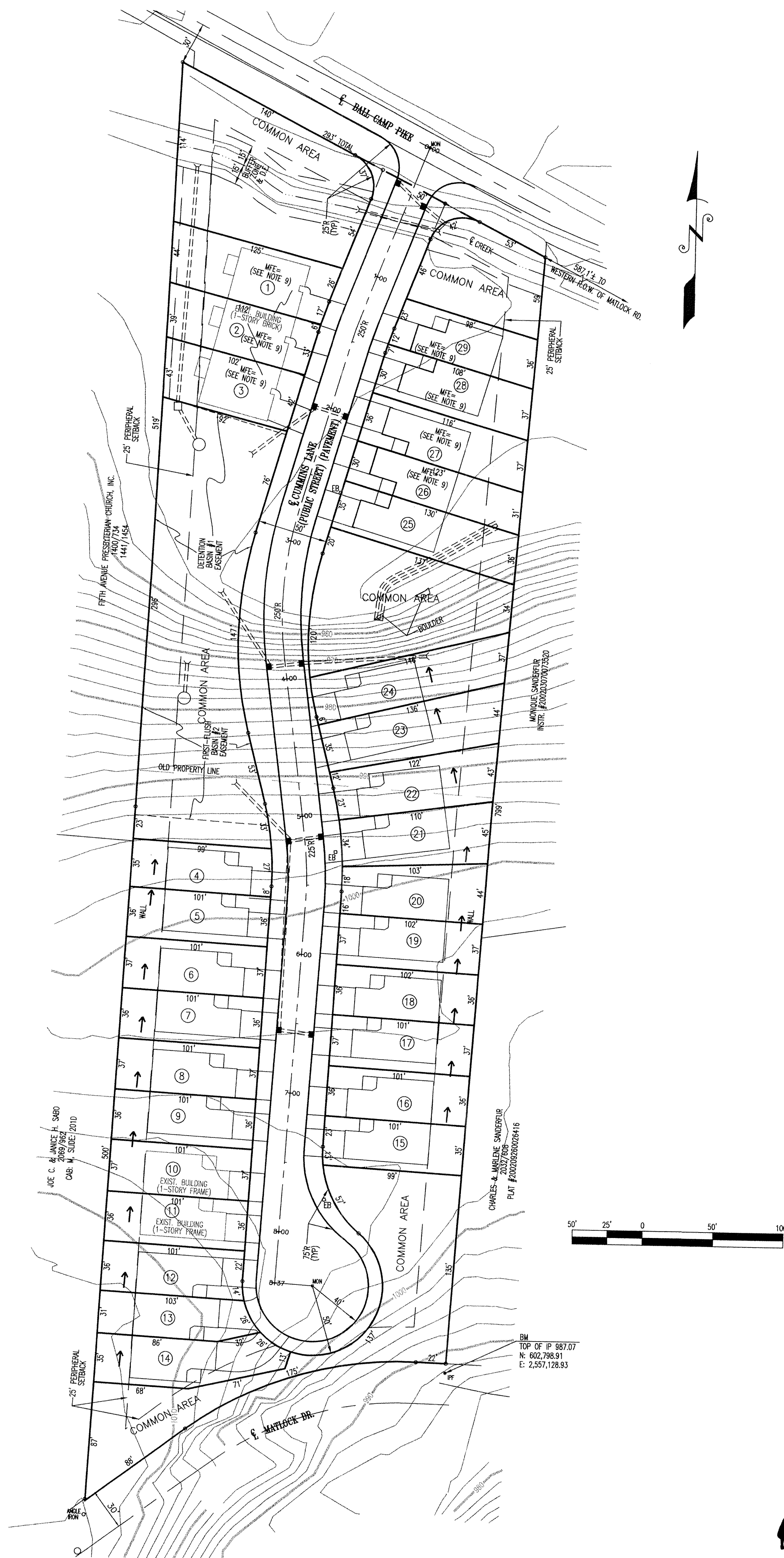
TYPICAL UNIT LAYOUT  
FOR SINGLE FAMILY ATTACHED

Not to Scale

\*\* NO PART OF RETAINING WALLS TO BE CONSTRUCTED IN R.O.W.



TYPICAL ROAD SECTION  
THRU 50' ROAD  
"PUBLIC ROAD"



LOCATION MAP

- NOTES:
- ALL DIMENSION AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS UNIT CONTAINS APPROXIMATELY 5.20 ACRES OF 29 SINGLE-FAMILY ATTACHED LOTS AND PUBLIC ROAD.
  - THIS PROPERTY IS ZONED RP-1.
  - CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.I.S.
  - UTILITIES:  
WATER: KNOXVILLE UTILITIES BOARD  
SEWER: KNOXVILLE UTILITIES BOARD  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  - MINIMUM FLOOR ELEVATION FOR UNITS 1-3 & 21-29 IS 1' ABOVE THE ROAD IN FRONT OF EACH UNIT.
  - ROADWAY GRADE OF 3.42% AT INTERSECTION OF BALL CAMP PIKE HAS BEEN REVIEWED AND IS APPROVED BY THE CITY OF KNOXVILLE DEPT. OF ENGINEERING.
  - ELEVATIONS BASED ON NAD 83 DATUM.



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 David B. Harbin  
TENNESSEE CERTIFICATE NO. 101205

5-SE-09-C

OWNER/DEVELOPER:  
KL REAL ESTATE CORP.  
SUITE 174  
11803 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37922  
PHONE: (865) 414-1942

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE (865) 588-6472  
FAX (865) 588-6473  
bhn-p@netgrp.net

REV	DATE	REVISION DESCRIPTION	6/3/25/09	CONVERT TO P.U.D.
5	08/05/08	DEFINED PHASE I		
4	05/05/08	ADDED UNIT, SPRING BOX & DETAIL		
3	4/3/08	UNIT SIZE & REMOVED LOT LINES		
2	1/23/08	C.O.K. COMMENTS		
1	1/6/08	C.O.K. COMMENTS		
CONCEPT PLAN FOR BALL CAMP VILLAS				
CLT MAP 93HA, PARCEL 7.17			SCALE AS NOTED	DRAWN BY TPD
DEED REFERENCES: INSTR.#200517:270054949			DATE: 10-18-05	
CITY BLOCK 44370, WARD 44				
DISTRICT 5, KNOX COUNTY, TN				
SHEET 2 OF 5			DRAWING NUMBER	
CONTOUR INTERVAL=2'			4039-C	