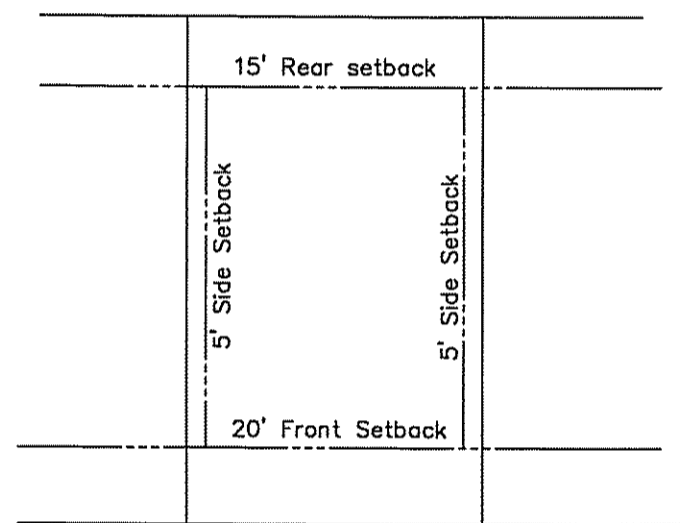


LOCATION MAP
NOT TO SCALE

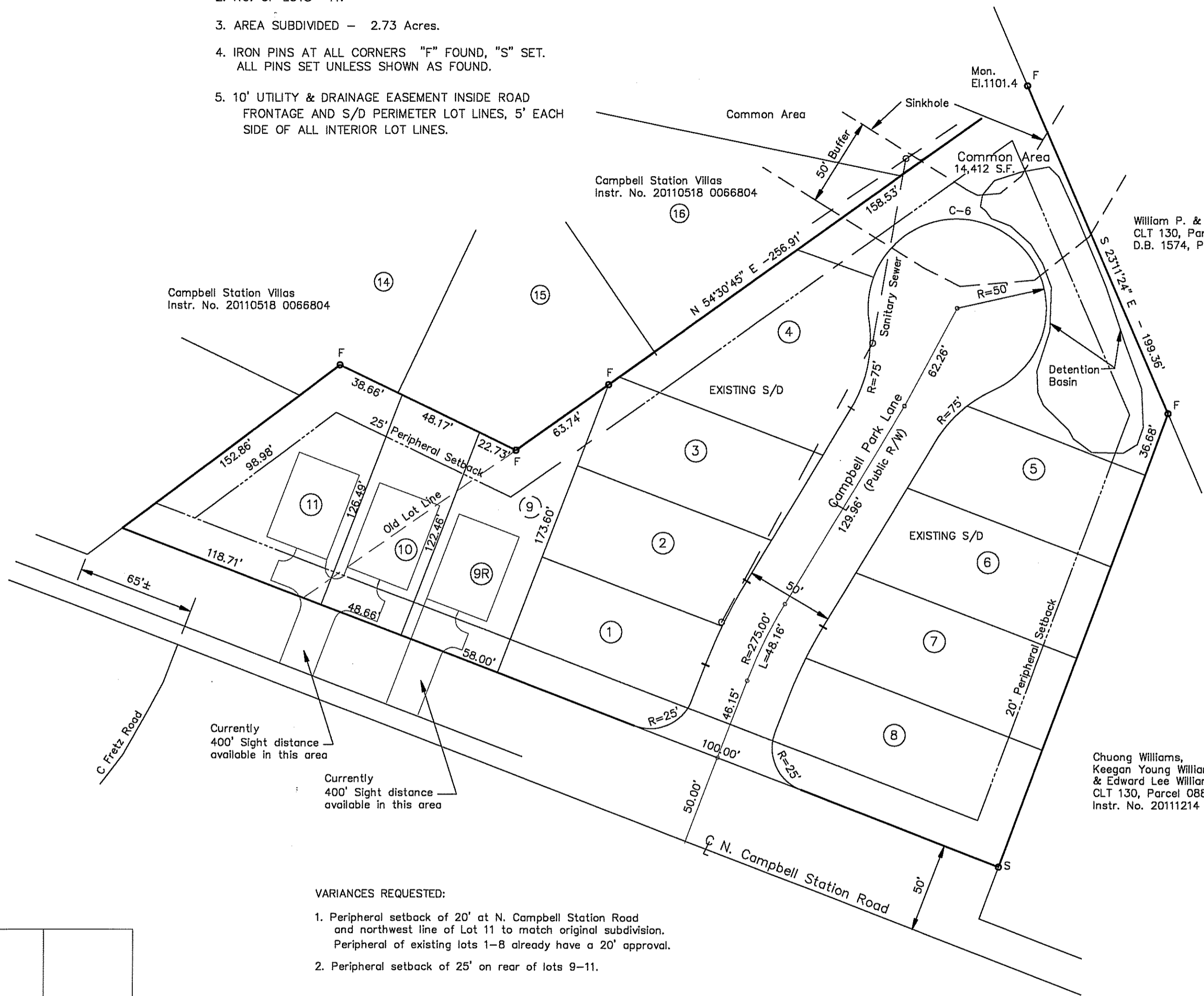
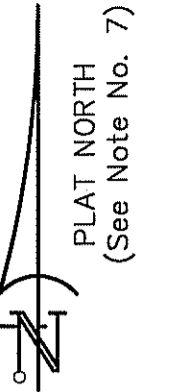
All setbacks subject to
20' or 25' Peripheral Setback
as indicated on drawing



TYPICAL LOT LAYOUT
NTS

NOTES:

1. CLT MAP 130, PARCEL 065 & CLT 130J, GROUP E, PARCEL 001.
2. NO. OF LOTS - 11.
3. AREA SUBDIVIDED - 2.73 Acres.
4. IRON PINS AT ALL CORNERS "F" FOUND, "S" SET. ALL PINS SET UNLESS SHOWN AS FOUND.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.



Currently
400' Sight distance
available in this area

Currently
400' Sight distance
available in this area

VARIANCES REQUESTED:

1. Peripheral setback of 20' at N. Campbell Station Road and northwest line of Lot 11 to match original subdivision. Peripheral of existing lots 1-8 already have a 20' approval.
2. Peripheral setback of 25' on rear of lots 9-11.

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a Surveyor, licensed to do surveying 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 RLS #1306

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN 37804
PH. 406-7324

DEVELOPER:
Brandywine at Campbell Station Road, LLC
c/o Bruce Matzel
941 Fretz Road
Knoxville, TN. 37932
PH. (732) 616-3386

Chuong Williams,
Keegan Young Williams,
& Edward Lee Williams
CLT 130, Parcel 088
Instr. No. 20111214 0032784

6-SD-17-C
6-F-17-UR
REVISED!
5-30-17

REVISED
CONCEPT PLAN AND SITE PLAN

CAMPBELL PARK S/D

CLT MAP 130, PARCEL 065 &
CLT MAP 130J, GROUP E, PARCEL 001=009

DISTRICT 6 - KNOX CO., TENN.

SCALE: 1"=50' APRIL 24, 2017
MAY 24, 2017

