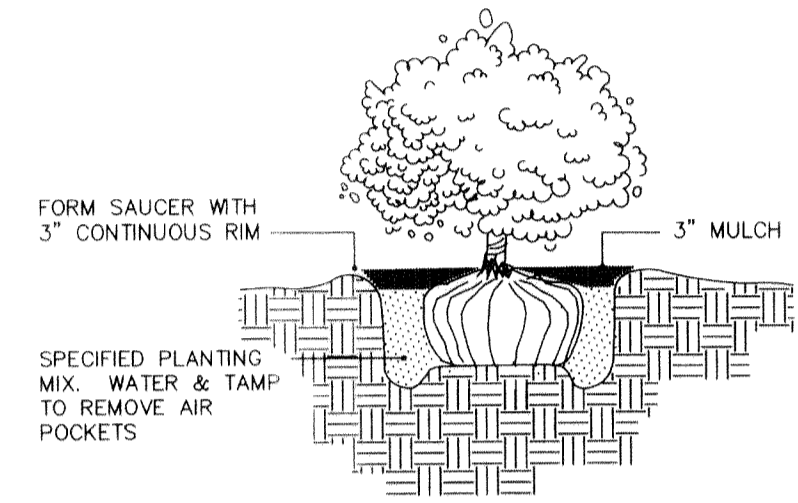
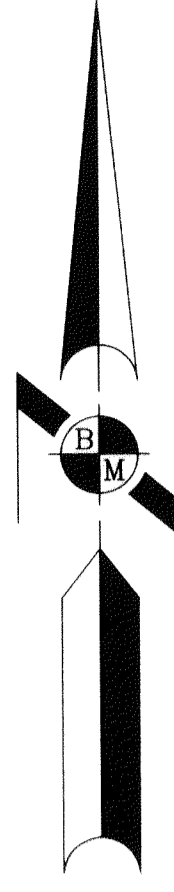
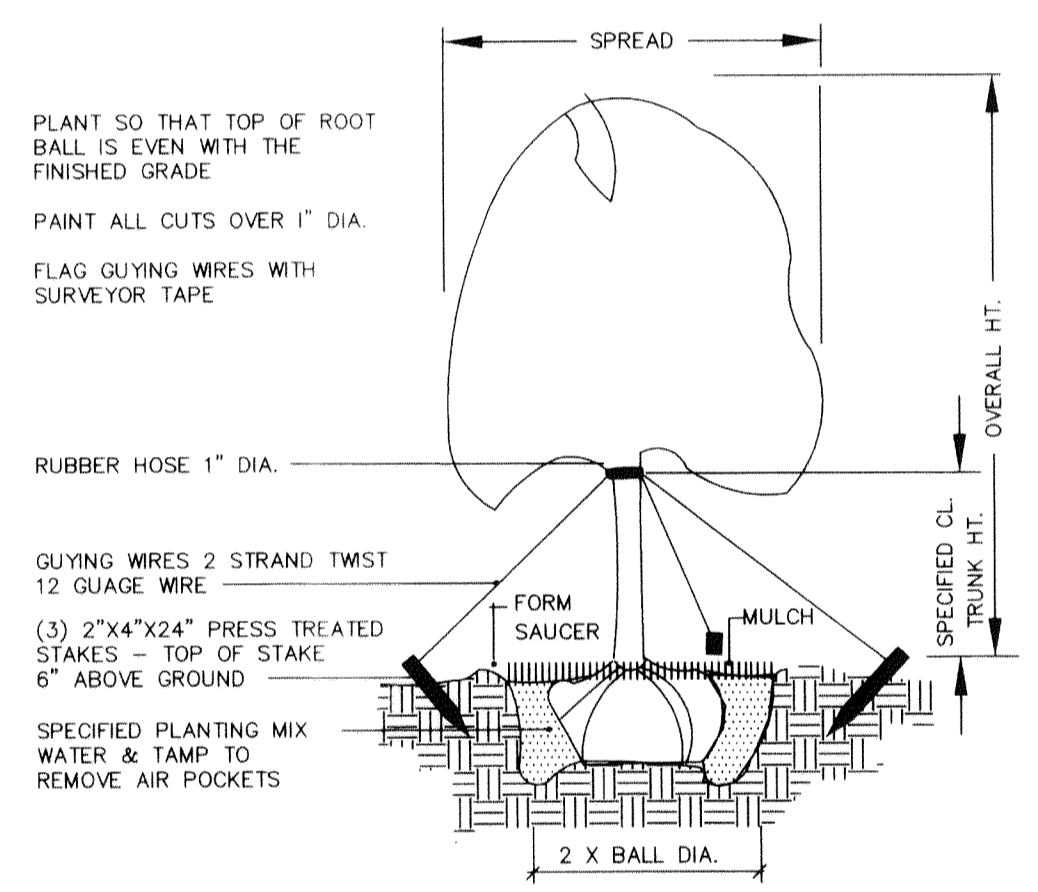


TENNESSEE STATE PLANE GRID



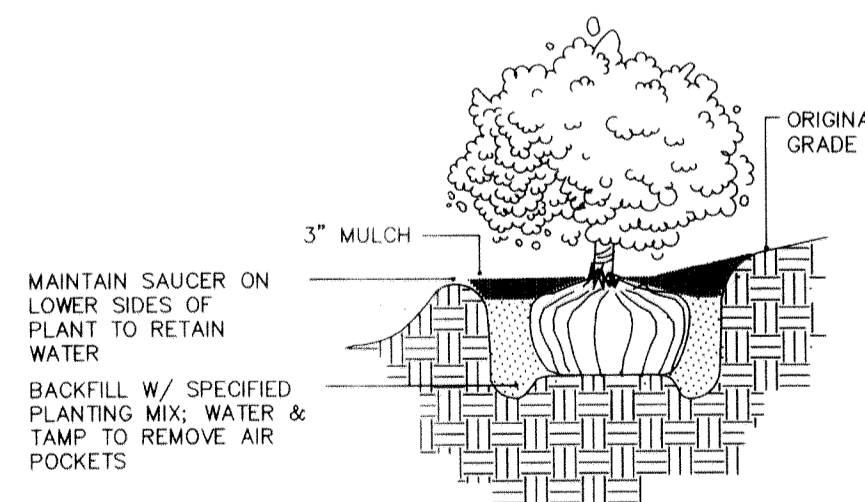
SHRUB PLANTING

SCALE: NOT TO SCALE



TREE PLANTING

SCALE: NOT TO SCALE

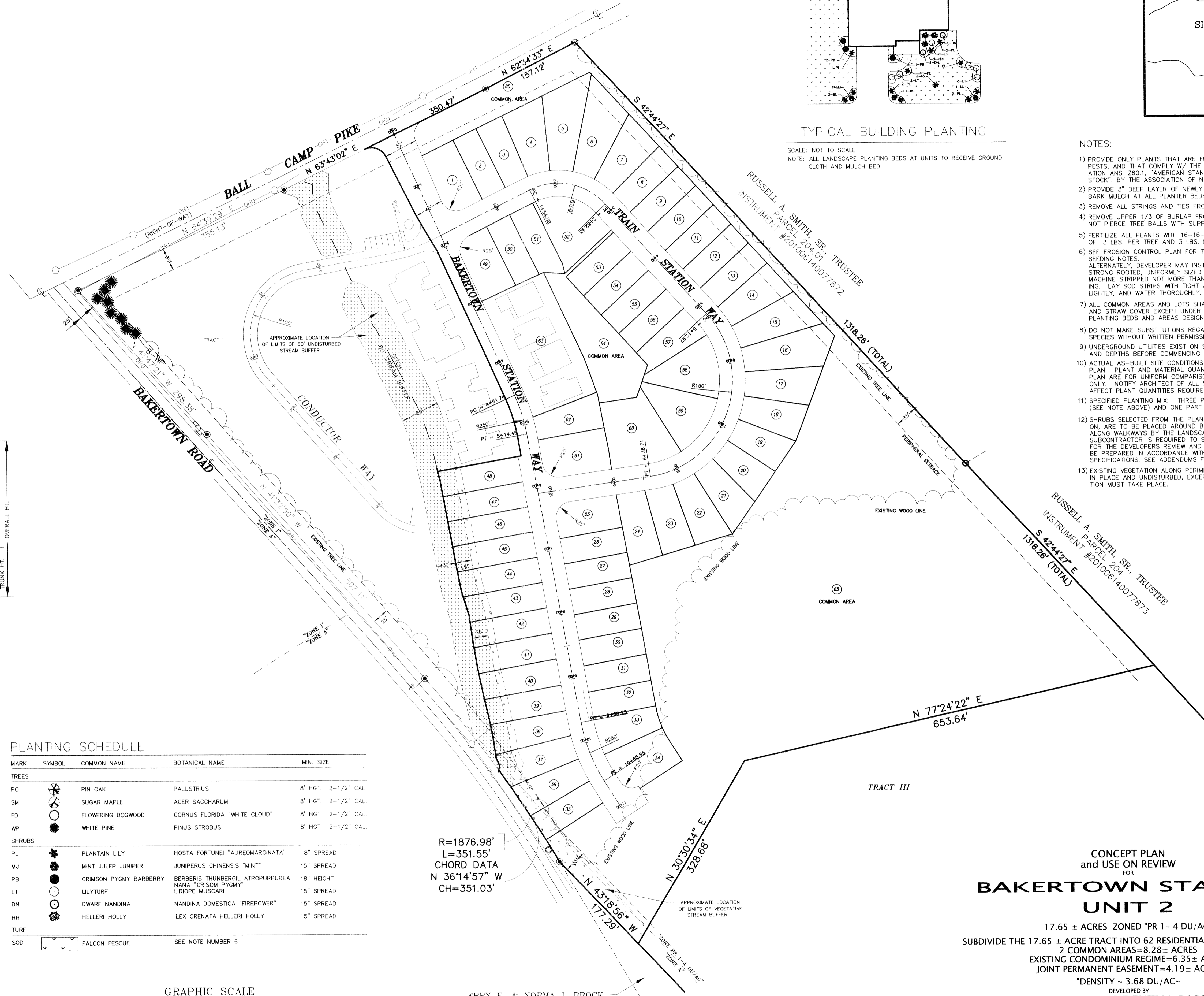
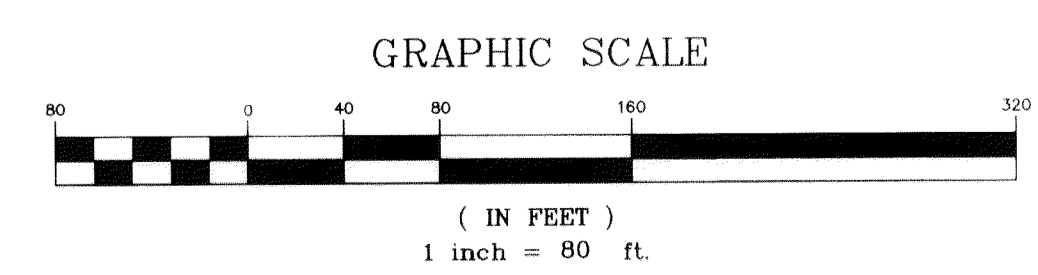


SHRUB PLANTING / SLOPES

SCALE: NOT TO SCALE

PLANTING SCHEDULE

MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	MIN. SIZE
TREES				
PO		PIN OAK	PALUSTRIS	8" HGT. 2-1/2" CAL.
SM		SUGAR MAPLE	ACER SACCHARUM	8" HGT. 2-1/2" CAL.
FD		FLOWERING DOGWOOD	CORNUS FLORIDA "WHITE CLOUD"	8" HGT. 2-1/2" CAL.
WP		WHITE PINE	PINUS STROBUS	8" HGT. 2-1/2" CAL.
SHRUBS				
PL		PLANTAIN LILY	HOSTA FORTUNEI "AUREOMARGINATA"	8" SPREAD
MJ		MINT JULEP JUNIPER	JUNIPERUS CHINENSIS "MINT"	15" SPREAD
PB		CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII ATRIOPURPUREA NANA "CRIMSON PYGMY"	18" HEIGHT
LT		LILYTURF	LIRIOPE MUSCARI	15" SPREAD
DN		DWARF NANDINA	NANDINA DOMESTICA "FIREPOWER"	15" SPREAD
HH		HELLERI HOLLY	ILEX CRENATA HELLERI HOLLY	15" SPREAD
TURF				
SOD		FALCON FESCUE	SEE NOTE NUMBER 6	



TYPICAL BUILDING PLANTING

SCALE: NOT TO SCALE
NOTE: ALL LANDSCAPE PLANTING BEDS AT UNITS TO RECEIVE GROUND CLOTH AND MULCH BED

NOTES:

- PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY W/ THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE ASSOCIATION OF NURSERYMEN.
- PROVIDE 3" DEEP LAYER OF NEWLY SHREDDED HARDWOOD BARK MULCH AT ALL PLANTER BEDS.
- REMOVE ALL STRINGS AND TIES FROM TREES AND SHRUBS.
- REMOVE UPPER 1/3 OF BURLAP FROM ALL PLANT BALLS; DO NOT PIERCE TREE BALLS WITH SUPPORT STAKES.
- FERTILIZE ALL PLANTS WITH 16-16-16 FERTILIZER AT THE RATE OF: 3 LBS. PER TREE AND 3 LBS. PER 100 S.F. OF SHRUB BED.
- SEE EROSION CONTROL PLAN FOR TEMPORARY AND PERMANENT SEEDING NOTES.
ALTERNATELY, DEVELOPER MAY INSTALL SOD WHICH IS CLEAN, STRONG ROOTED, UNIFORMLY SIZED STRIPS OF 2 YEAR OLD SOD. MACHINE STRIPPED NOT MORE THAN 72 HOURS PRIOR TO LAYING. LAY SOD STRIPS WITH TIGHT JOINTS, ROLL OR TAMP LIGHTLY, AND WATER THOROUGHLY.
- ALL COMMON AREAS AND LOTS SHALL RECEIVE SEEDED TURF AND STRAW COVER EXCEPT UNDER BUILDINGS, ROADS, SIDEWALKS, PLANTING BEDS AND AREAS DESIGNATED TO BE SODDED.
- DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.
- UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING PLANTING WORK.
- ACTUAL AS-BUILT SITE CONDITIONS MAY VARY FROM THIS PLAN. PLANT AND MATERIAL QUANTITIES AS SHOWN ON THE PLAN ARE FOR UNIFORM COMPARISON AND ESTIMATE PURPOSE ONLY. NOTIFY ARCHITECT OF ALL SITE CONDITIONS WHICH WILL AFFECT PLANT QUANTITIES REQUIRED AND/OR THEIR LOCATIONS.
- SPECIFIED PLANTING MIX: THREE PARTS TOPSOIL, FERTILIZER (SEE NOTE ABOVE) AND ONE PART PEAT MOSS.
- SHRUBS SELECTED FROM THE PLANTING SCHEDULE, LISTED HERE-ON, ARE TO BE PLACED AROUND BUILDINGS, WITHIN ISLANDS AND ALONG WALKWAYS BY THE LANDSCAPE SUBCONTRACTOR. SAID SUBCONTRACTOR IS REQUIRED TO SUBMIT PLANS AND PROPOSALS FOR THE DEVELOPERS REVIEW AND APPROVAL. SAID PLANS MUST BE PREPARED IN ACCORDANCE WITH THE CITY OF STATESVILLE'S SPECIFICATIONS. SEE ADDENDUMS FOR PLANTING AROUND BUILDINGS.
- EXISTING VEGETATION ALONG PERIMETER BOUNDARIES IS TO REMAIN IN PLACE AND UNDISTURBED, EXCEPTING WHERE UTILITY CONSTRUCTION MUST TAKE PLACE.

R=1876.98'
L=351.55'
CHORD DATA
N 36°14'57" W
CH=351.03'

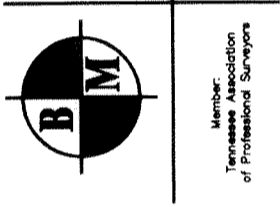
JERRY E. & NORMA J. BROCK
PARCEL 255
DEED BOOK 1312, PAGE 67

CONCEPT PLAN
and USE ON REVIEW
FOR
**BAKERTOWN STATION
UNIT 2**

17.65 ± ACRES ZONED "PR 1 - 4 DU/AC"
SUBDIVIDE THE 17.65 ± ACRE TRACT INTO 62 RESIDENTIAL LOTS=5.18± ACRES
2 COMMON AREAS=8.28± ACRES
EXISTING CONDOMINIUM REGIME=6.35± ACRES
JOINT PERMANENT EASEMENT=4.19± ACRES
"DENSITY ~ 3.68 DU/AC~"
DEVELOPED BY
BALL CAMP RESIDENTIAL PARTNERS
355 TRANE LANE
KNOXVILLE, TN 37931
(865) 330-0013

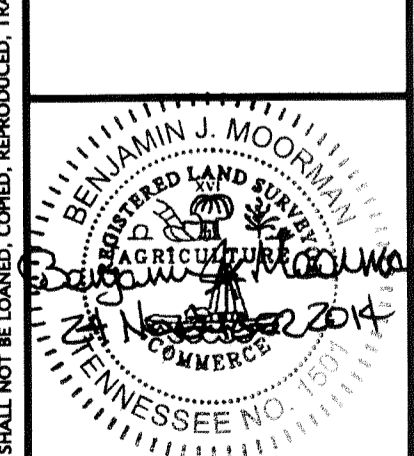
10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-4060
Facsimile (865) 692-4051

BENCHMARK ASSOCIATES, INC.



Land Planners & Land Surveyors

BAKERTOWN STATION, UNIT 2
BALL CAMP PIKE & BAKERTOWN ROAD
KNOXVILLE, KNOX COUNTY, TENNESSEE 37931
For
BALL CAMP RESIDENTIAL PARTNERS



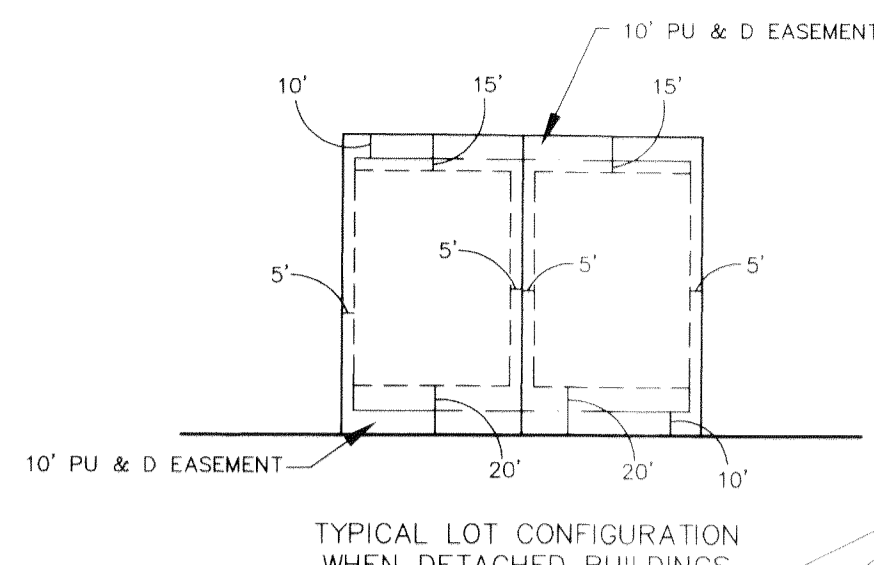
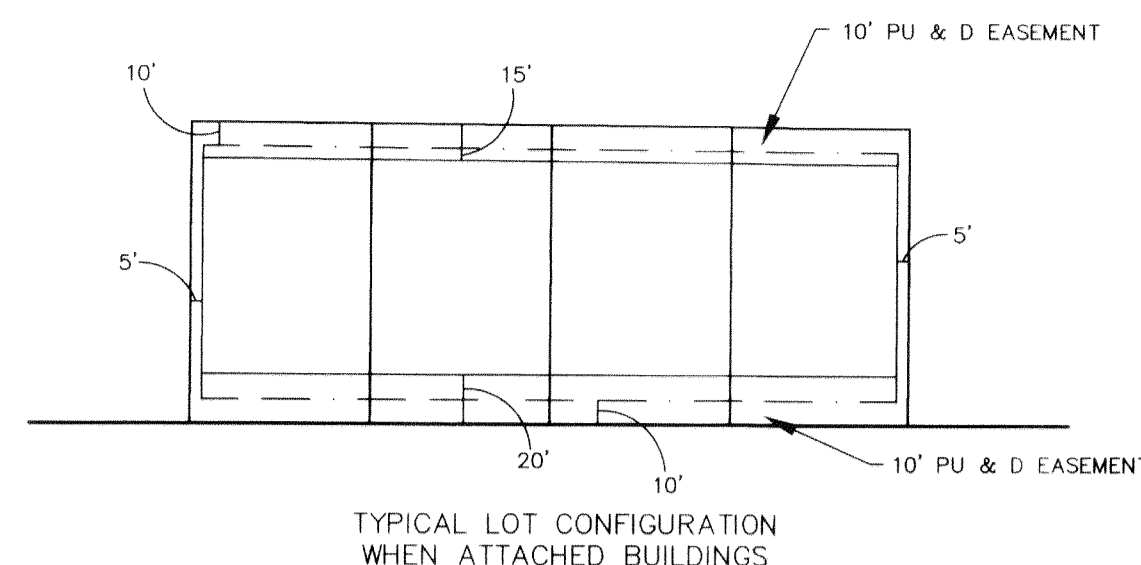
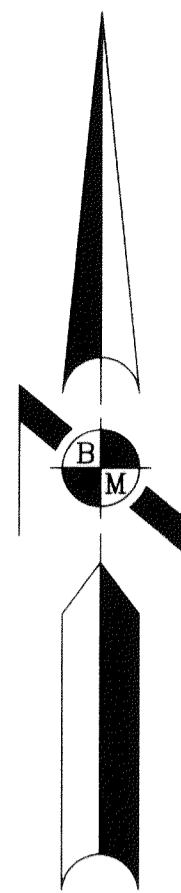
DATE: 24 NOVEMBER 2014
SCALE: 1" = 100'
DRAWN BY: LCAS
FILE NAME: 04091-LS
BM PROJECT NO.: 14091

**PRELIMINARY
LANDSCAPE PLAN**

SHEET
C-3.0

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TENNESSEE STATE PLANE GRID



VARIANCES:

- 1) REDUCE HORIZONTAL RADI FROM 250' TO 100' ON TRAIN STATION WAY BETWEEN STATION 1+54.58 AND STATION 2+82.93.
- 2) REDUCE HORIZONTAL RADI FROM 250' TO 150' ON TRAIN STATION WAY BETWEEN STATION 5+12.97 AND STATION 8+38.71.

NOTES:

- 1. PROPERTIES ARE SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS, CONDITIONS, PLANNING COMMISSION ORDINANCES, RIGHT-OF-WAYS, AND ALL EASEMENTS, IF ANY, AFFECTING SAME.
- 2. PROPERTIES BOUNDARIES SHOWN REPRESENT INSTRUMENTS OF RECORD FOUND IN INSTRUMENT #200507250007480 AND INSTRUMENT #200610310037488, ALL OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- 3. 15' SANITARY SEWER EASEMENTS ALONG ALL SANITARY SEWER LINES. LIMITS OF EASEMENTS WILL BE PLATTED AT 15' IN WIDTH, DEFINING THERE LOCATION.
- 4. UTILITY AND DRAINAGE EASEMENTS OF 5 FEET INSIDE ALL LOT LINES AND 10 FEET OUTSIDE ALL RIGHT-OF-WAY LINES AND INSIDE ALL PERIMETER BOUNDARIES, EXCEPT WHERE BUILDINGS ARE PLANNED.
- 5. BAKERTOWN STATION WAY AND TRAIN STATION WAY, AS SHOWN HEREON, ARE TO BE DEDICATED JOINT PERMANENT EASEMENTS, AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 6. THIS PROPERTY IS NOT IN A DESIGNATED FLOOD ZONE AS SHOWN ON FLOOD INSURANCE MAP FOR KNOX COUNTY, FEMA PANEL 47093C0254F, LAST REVISED ON 02 MAY 2007.
- 7. ALL TELEPHONE, ELECTRICAL, AND CABLE SYSTEMS SHALL BE PLACED UNDERGROUND UNLESS THIS IS NOT ECONOMICALLY FEASIBLE IN THE JUDGMENT OF THE UTILITY COMPANY INVOLVED.
- 8. TRASH COLLECTION SHALL BE BY INDIVIDUAL CONTAINERS FURNISHED BY WASTE DISPOSAL SERVICE TO EACH HOME.
- 9. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT.....20'
SIDE.....5', EXCEPT WHERE BUILDINGS ARE ATTACHED.
REAR.....15'
- 10. DEVELOPER SHALL PROVIDE IN THE COVENANTS AND RESTRICTIONS A CLAUSE TO PROHIBIT THE STORAGE OF RECREATIONAL VEHICLES ON SITE, WHICH ARE VISIBLE TO OTHERS.
- 11. COMMON AREAS AND SPECIFIED INTERNAL ROADS SHALL BE MAINTAINED BY ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION WITH A BUDGET SUFFICIENT TO MAINTAIN AND REPLACE SUCH IMPROVEMENTS.
- 12. CONCRETE PATIOS FOR UNITS NOT TO EXTEND INTO SETBACK AREAS IN EXCESS OF 12 FEET.
- 13. SEE SHEET CP-3.0 FOR LANDSCAPE DESIGN.
- 14. EXISTING VEGETATION ALONG PROPERTY LINES TO REMAIN AND SERVE AS BUFFER ZONES, EXCEPT WHERE UTILITIES AND STORMWATER MEASURES ARE INSTALLED, OR WHERE GRADING REQUIRES THE REMOVAL OF SAID VEGETATION.
- 15. CULVERTS TO BE SIZED TO CARRY A 100-YEAR STORM EVENT. ALL LOCAL AND STATE PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- 16. TENNESSEE STATE PLANE GRID NORTH BASED ON A BEARING OF NORTH 47°20'44" EAST WHICH IS REPRESENTATIVE OF A SURVEY OF BABELAY FARM, LLC PROPERTY PREPARED BY ABBOTT LAND SURVEYING, DATED 20 JUNE 2005, AND BEARING JOB NUMBER 50104.
- 17. TYPICAL DRIVEWAYS TO BE A MINIMUM OF 20 FEET IN LENGTH, AND 10 FEET WIDE FOR ONE CAR GARAGES AND 15 FEET IN LENGTH, AND 16 FEET WIDE FOR TWO CAR GARAGES.
- 18. THE PAVEMENT WIDTH FOR ALL INTERNAL ROADS IS AS DEFINED WITHIN PAVEMENT CROSS-SECTIONS.
- 19. ACCESS TO ALL LOTS TO BE LIMITED TO INTERNAL J.P.E.'S ONLY.
- 20. KNOX COUNTY HAS APPROVED GRADES AT THE INTERSECTIONS FROM BAKERTOWN STATION WAY TO TRAIN STATION WAY AND FROM BAKERTOWN STATION WAY TO CONDUCTOR WAY.

APPROVED VARIANCES:

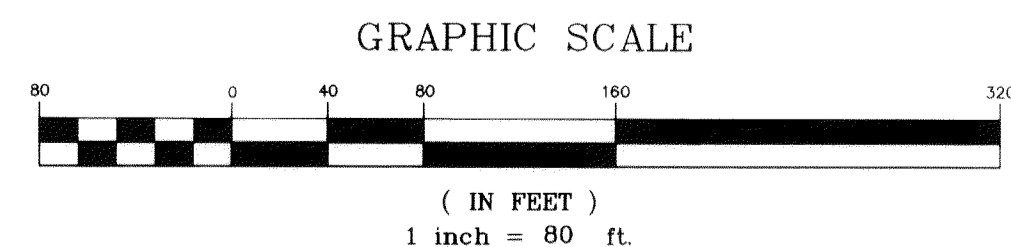
- 1) A VARIANCE TO REDUCE RIGHT-OF-WAY DEDICATION FROM 30' TO 25' FROM CENTERLINE FOR BALL CAMP PIKE AND BAKERTOWN ROAD WAS APPROVED BY MPC ON 08 SEPTEMBER 2005.
- 2) ON 24 SEPTEMBER 2004 THE KNOX COUNTY BZA APPROVED A VARIANCE FOR WAIVER OF PERIPHERAL SETBACK ON BAKERTOWN ROAD FROM 35' TO 25' FOR PROPOSED CONDOMINIUM PROJECT AT THE CORNER OF BALL CAMP PIKE AND BAKERTOWN ROAD.

MPC FILE #1-SF-15-C
MPC FILE #1-J-15-UR

R=1876.98'
L=351.55'
CHORD DATA
N 36°14'57" W
CH=351.03'

LEGEND:

- PROPOSED STORM DRAIN AND CATCH BASIN STRUCTURE
- PROPOSED HEAD WALL
- PROPOSED JUNCTION BOX
- PROPOSED AREA DRAIN
- DETENTION POND
- SIGHT DISTANCE EASEMENT
- LIMITS OF UNDISTURBED STREAM BUFFER
- LIMITS OF VEGETATIVE STREAM BUFFER



JERRY E. & NORMA J. BROCK
PARCEL 255
DEED BOOK 1312, PAGE 67

PROPERTIES INFORMATION

6th CIVIL DISTRICT OF KNOX COUNTY
CLT MAP 91, PARCEL 256.01
PORTION OF PROPERTY DESCRIPTION IN INSTRUMENT #200507250007480

PORTION OF LOT 1 AS SHOWN ON SUBDIVISION PLAT OF TRACTS I, II, AND III OF BALL CAMP RESIDENTIAL PARTNERS PROPERTY INSTRUMENT #200610310037488

OWNERS:
BALL CAMP RESIDENTIAL PARTNERS
355 TRANE LANE
KNOXVILLE, TN 37931
(865) 330-0013

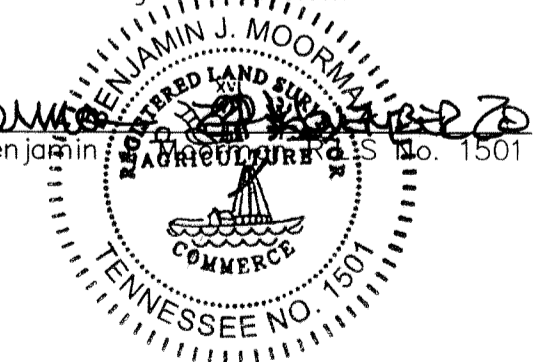
CONCEPT PLAN and USE ON REVIEW FOR BAKERTOWN STATION UNIT 2

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DEVELOPED BY
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355 TRANE LANE
KNOXVILLE, TN 37931
(865) 330-0013

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 that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission.

Benjamin A. Moon
Benchmark Associates, Inc. Benjamin A. Moon, Surveyor No. 1501



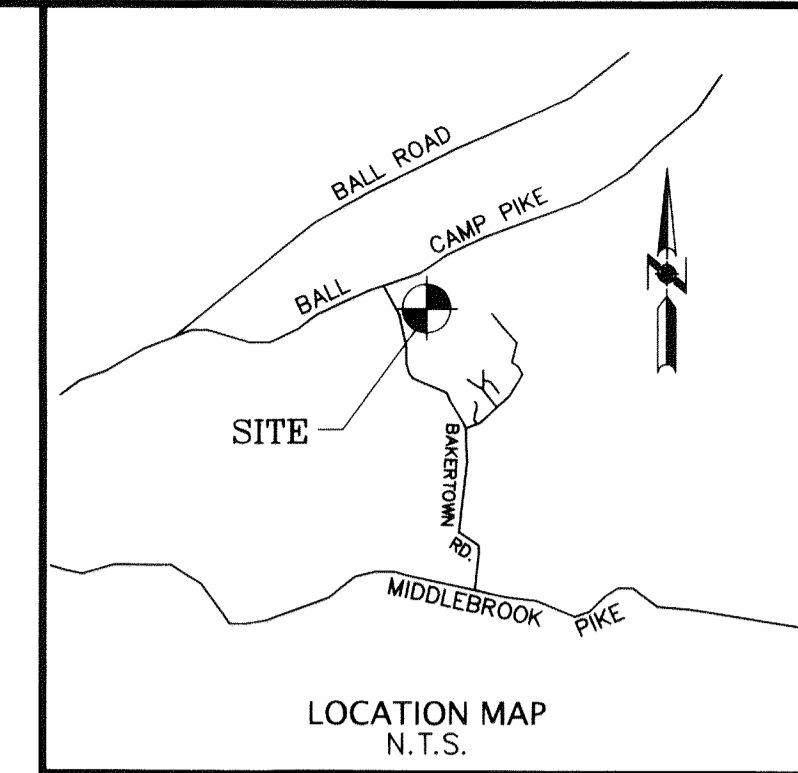
REVISED 7-23-14

BAKERTOWN STATION, UNIT 2
BALL CAMP PIKE & BAKERTOWN ROAD
KNOXVILLE, KNOX COUNTY, TENNESSEE 37931
FOR BALL CAMP RESIDENTIAL PARTNERS

DATE: 24 NOVEMBER 2014
SCALE: 1" = 80'
DRAWN BY: LGAS
FILE NAME: 14-091-CP
BM PROJECT NO.: 14091

CONCEPT PLAN

C-1.0



PROPOSED DEVELOPMENT UTILITIES:

- UNDERGROUND ELECTRICAL.....KNOXVILLE UTILITY BOARD
- SANITARY SEWERS.....WEST KNOX UTILITY DISTRICT
- NATURAL GAS.....KNOXVILLE UTILITY BOARD
- SANITARY WATER.....WEST KNOX UTILITY DISTRICT
- UNDERGROUND TELEPHONE.....AT & T
- STORM SEWERS.....KNOX COUNTY

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Phone (865) 692-4090
Facsimile (865) 692-4091