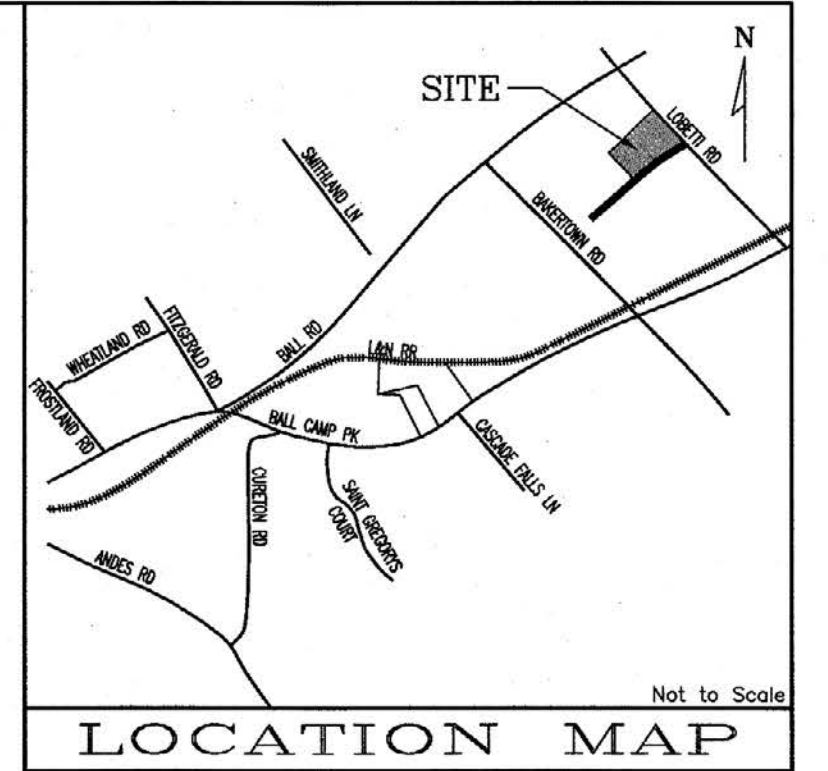
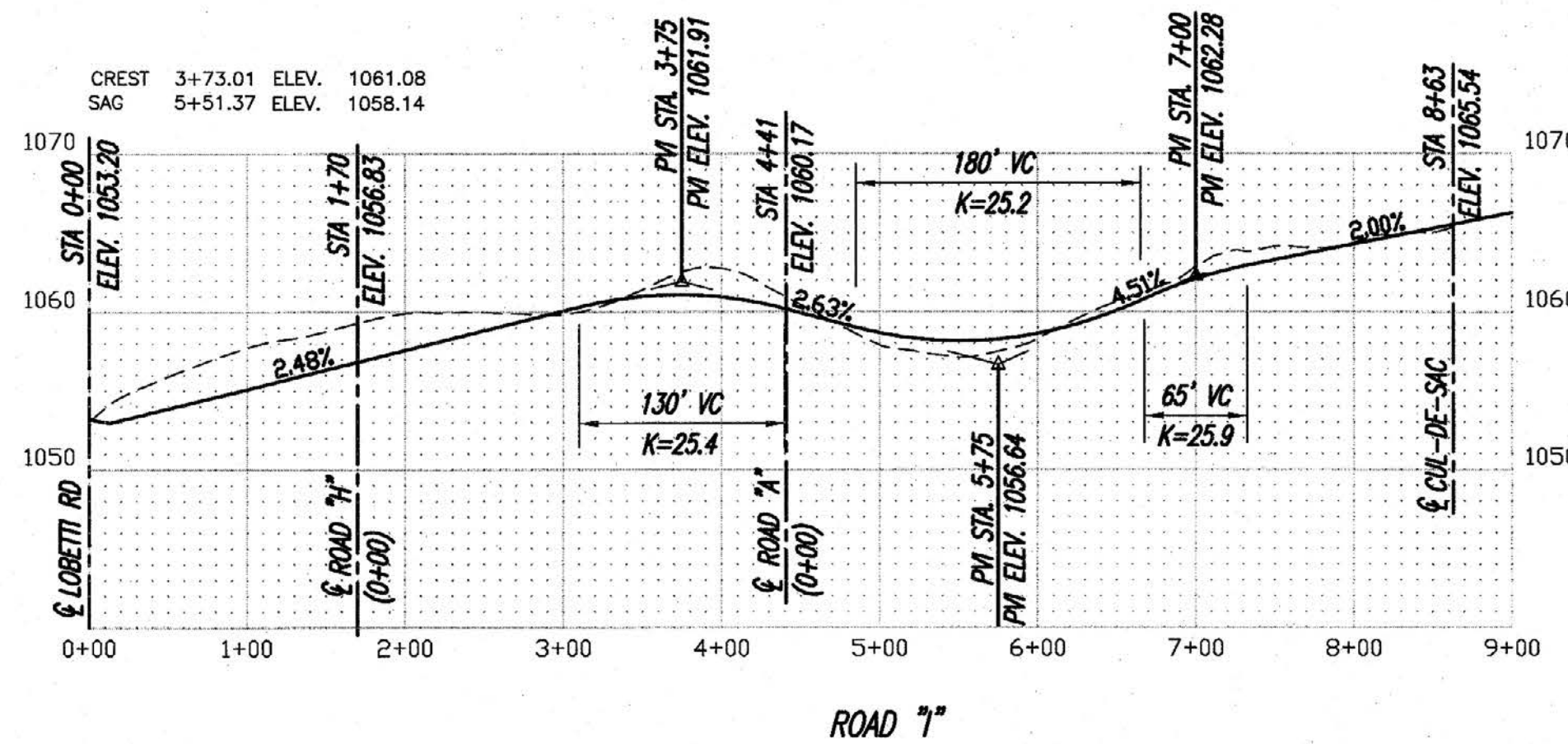
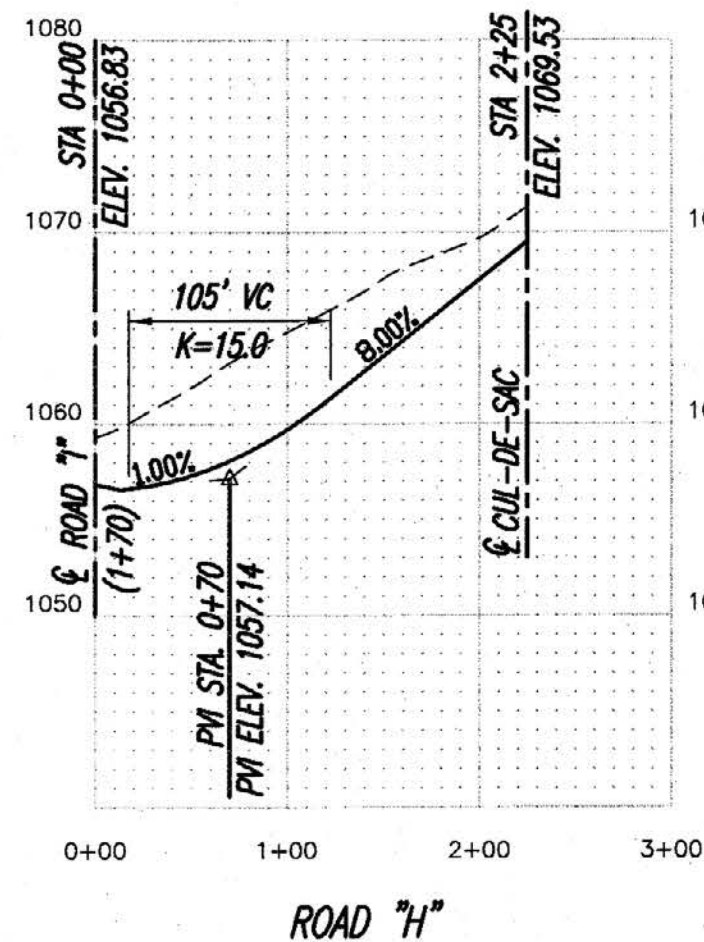
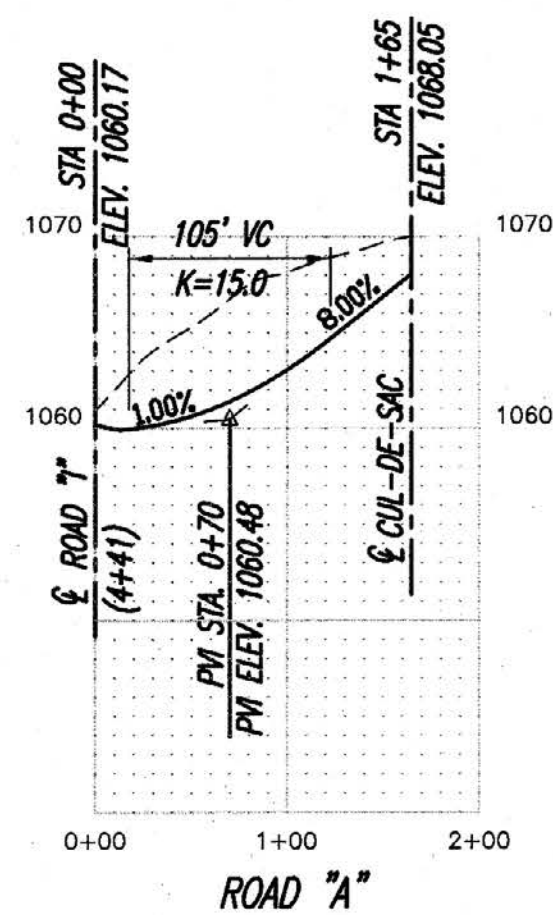


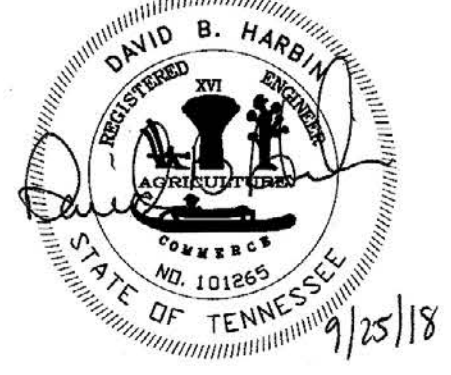


- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER, AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 37.254 ACRES SUBDIVIDED INTO 187 SINGLE FAMILY DETACHED LOTS, 5 COMMON AREAS AND PUBLIC RIGHT-OF-WAY. 2.30 ACRES IS PROVIDED IN THE 5 COMMON AREAS.
 - THIS PROPERTY IS ZONED PR.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 - UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 - BOUNDARY SURVEY BY BHN&P.
 - VARIANCES REQUESTED:
a) HORIZONTAL CURVE RADIUS FROM 250' TO 125', STA 8+00, ROAD "I".
b) HORIZONTAL CURVE RADIUS FROM 250' TO 150' STA 18+50, ROAD "I".
c) RIGHT-OF-WAY REDUCTION ON SCHAAD ROAD FROM 112' TO 102'.
d) VERTICAL CURVE LENGTH FROM 175' TO 105' (K FROM 25 TO 15), STA 0+70, ROAD "A".
e) VERTICAL CURVE LENGTH FROM 175' TO 105' (K FROM 25 TO 15), STA 0+70, ROAD "H".
f) VERTICAL CURVE LENGTH FROM 115' TO 75' (K FROM 25 TO 18.9), STA 4+00, ROAD "I".
g) REDUCTION OF THE DEPTH OF DOUBLE FRONTAGE LOTS FROM 150' TO 102' (MIN.).
 - WAVERS REQUESTED:
a) ROADWAY GRADE TO 3% MAXIMUM AT ALL INTERSECTIONS EXCEPT IN THE CASE OF SIDEWALK CROSSWALKS WHERE MAXIMUM GRADE IS 1%.
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - SIGHT DISTANCE EASEMENT ESTABLISHED OVER LOTS 110 & 161 THAT RESTRICTS PLACING ANY STRUCTURES OR VEGETATION THAT MAY IMPEDE THE VISION OF THE VERTICAL TRAFFIC.
 - BZA VARIANCE WILL BE REQUIRED FOR THE REDUCTION OF THE SEPARATION OF THE MEDIAN ON SCHAAD ROAD AND ROAD "E".
 - LANDSCAPE BUFFER ADJACENT TO PUBLIC ROADS RESTRICTS THE CONSTRUCTION OF ANY FENCES, AND ANY OTHER STRUCTURES WITHIN THE AREA.

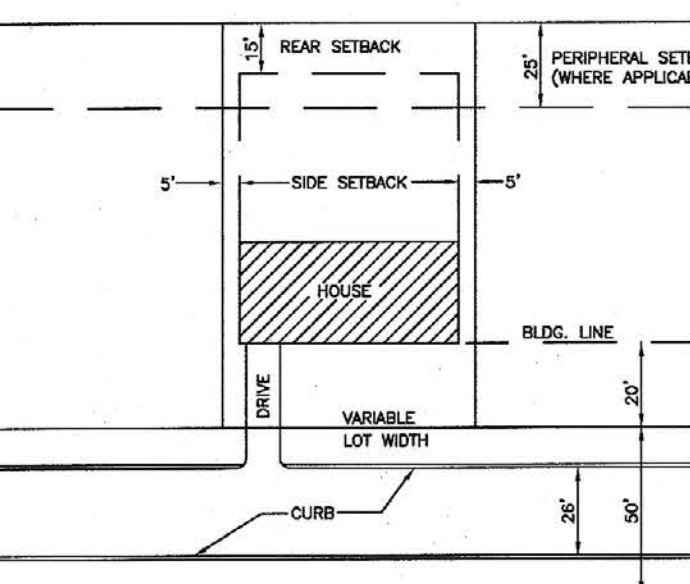
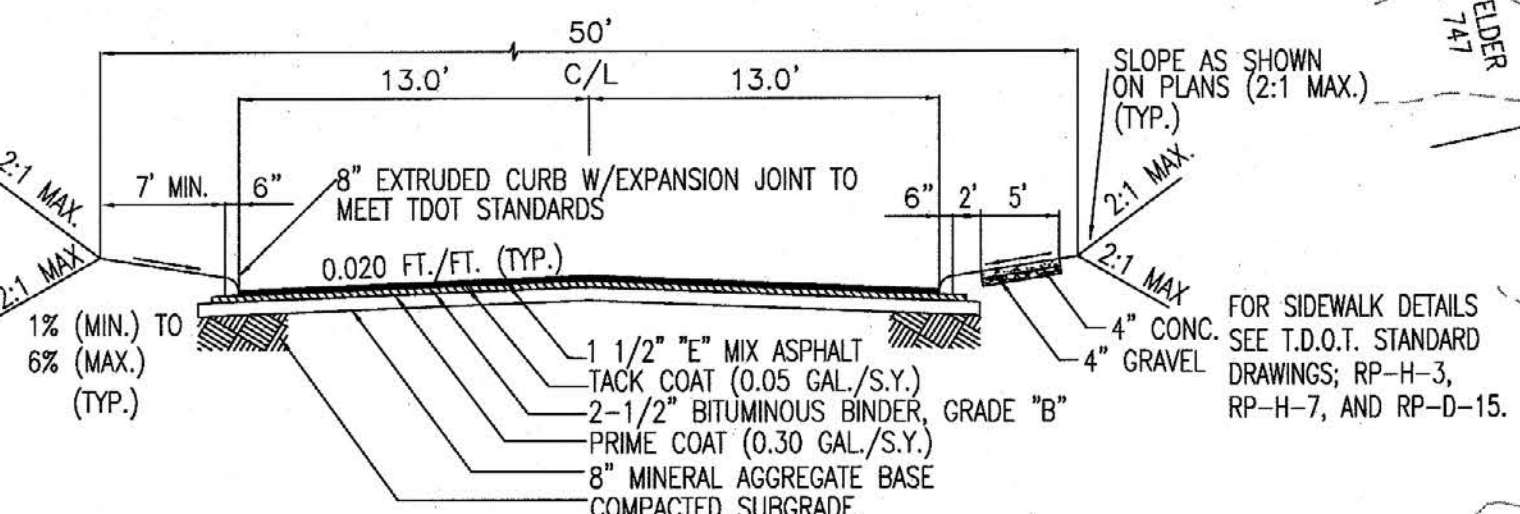
10-SD-18-C

10-D-18-UR

Revised: 9/25/2018



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. 101265



OWNER
CASCADE FALLS, LLC
7918 GATEKEEPER WAY
KNOXVILLE, TN 37923
PHONE: (865) 679-3697

DEVELOPER
BALL HOMES INC.
3609 WALDEN DRIVE
LEXINGTON, KY 40517
PHONE: (859) 288-1191

BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6473 email@bhn-p.com	DESIGNED DBH DRAWN SEW CHECKED DBH	1 9/21/18 PER MPC COMMENTS REVISION	APPR. NO. DATE	REVISION	APPR. NO. DATE	SCALE HORIZONTAL: 1" = 50' VERTICAL: 2" INTERVAL DATE 8/28/18	DEED REFERENCES: DEED BOOK 1990, PAGE 486 INSTR. #200005260035503 6" 50' 100' 150' 200' 1"=50'	CONCEPT AND DEVELOPMENT PLAN FOR BALL HOMES INC., LLC-LOBETTI RD. TXZ MAP 91, PART OF PARCEL 204 DISTRICT 6, KNOX COUNTY, TENNESSEE	25006-SP SHEET 1 OF 3 SHEET(S) Q:\25006\25006-CONCEPT-2.DWG
---	---	--	-----------------------	-----------------	-----------------------	--	---	--	--



OWNER
CASCADE FALLS, LLC
7918 GATEKEEPER WAY
KNOXVILLE, TN 37923
PHONE: (865) 679-3697



SHEET 2 OF 3 SHEET(S)

[illegible]

