

CONCEPT PLAN / USE ON REVIEW

TERRA VISTA TOWNHOMES

DISTRICT NO. 6

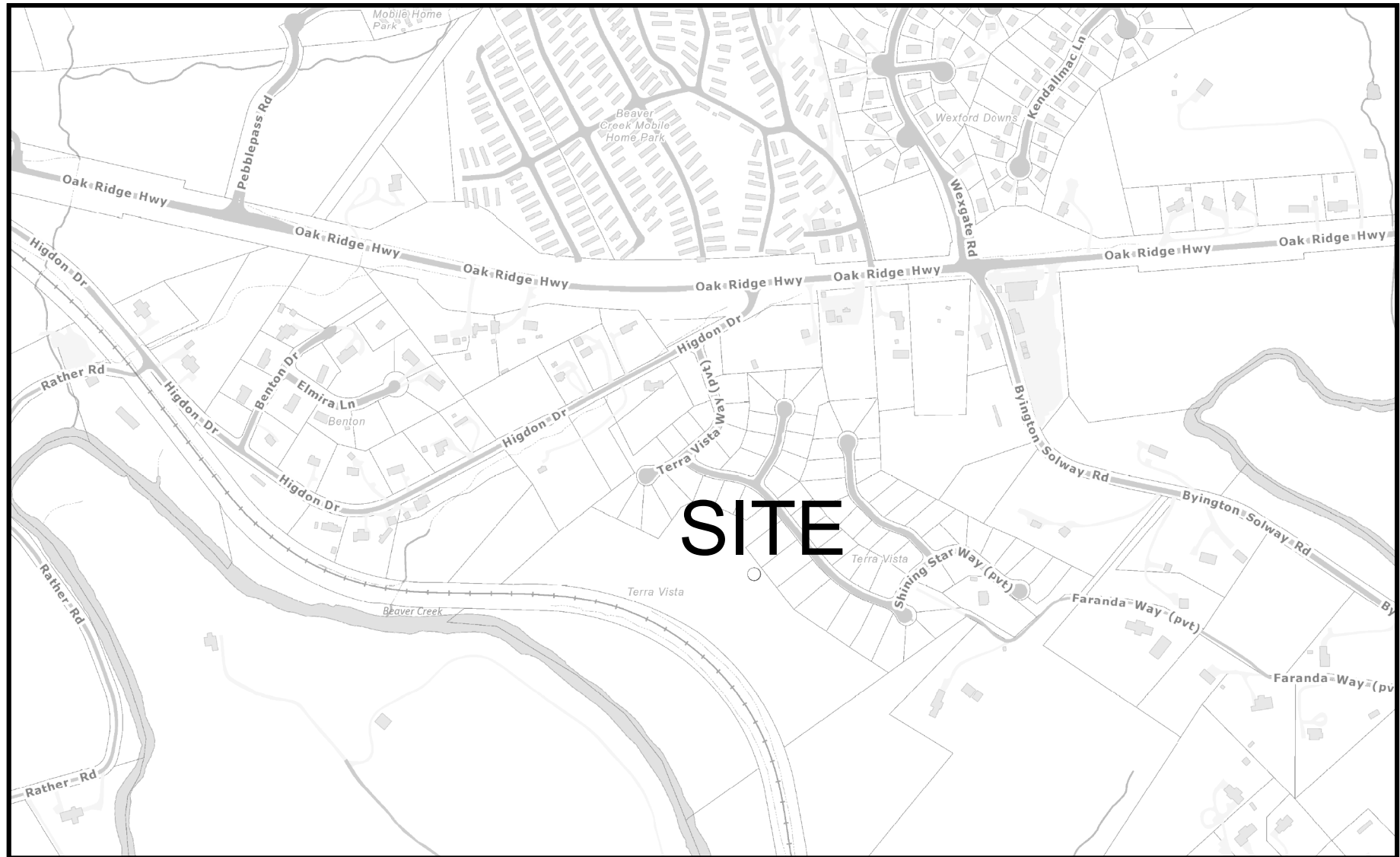
HIGDON ROAD
KNOX COUNTY, TN

CLT MAP: 090HA
PARCELS: 001 THRU 072

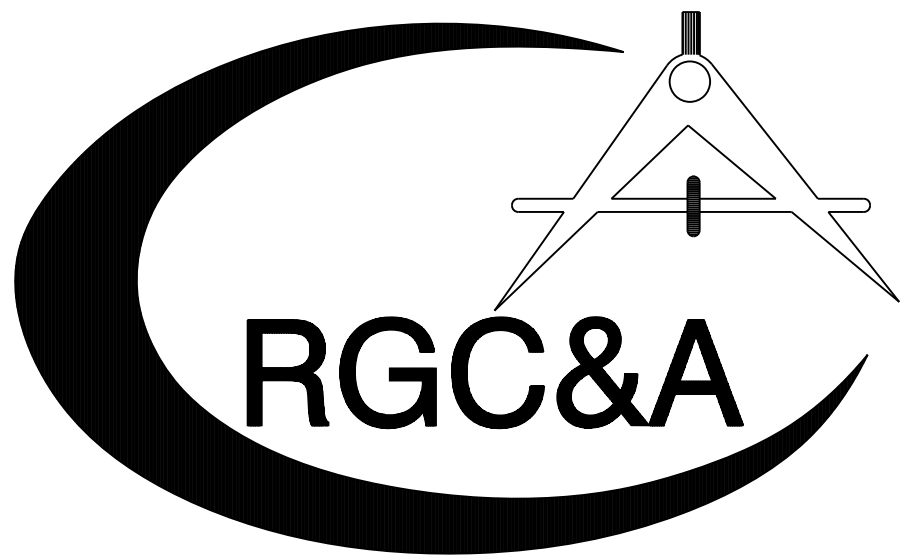
ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

OWNER:
BEP TERRA VISTA, LLC
6525 SUITE 500 BELCREST ROAD
HYATTSVILLE, MD 20782

DEVELOPER/APPLICANT:
MESANA INVESTMENTS
1920 EBENEZER ROAD
KNOXVILLE, TN 37922
SCOTT DAVIS
PHONE: (865) 693-3356

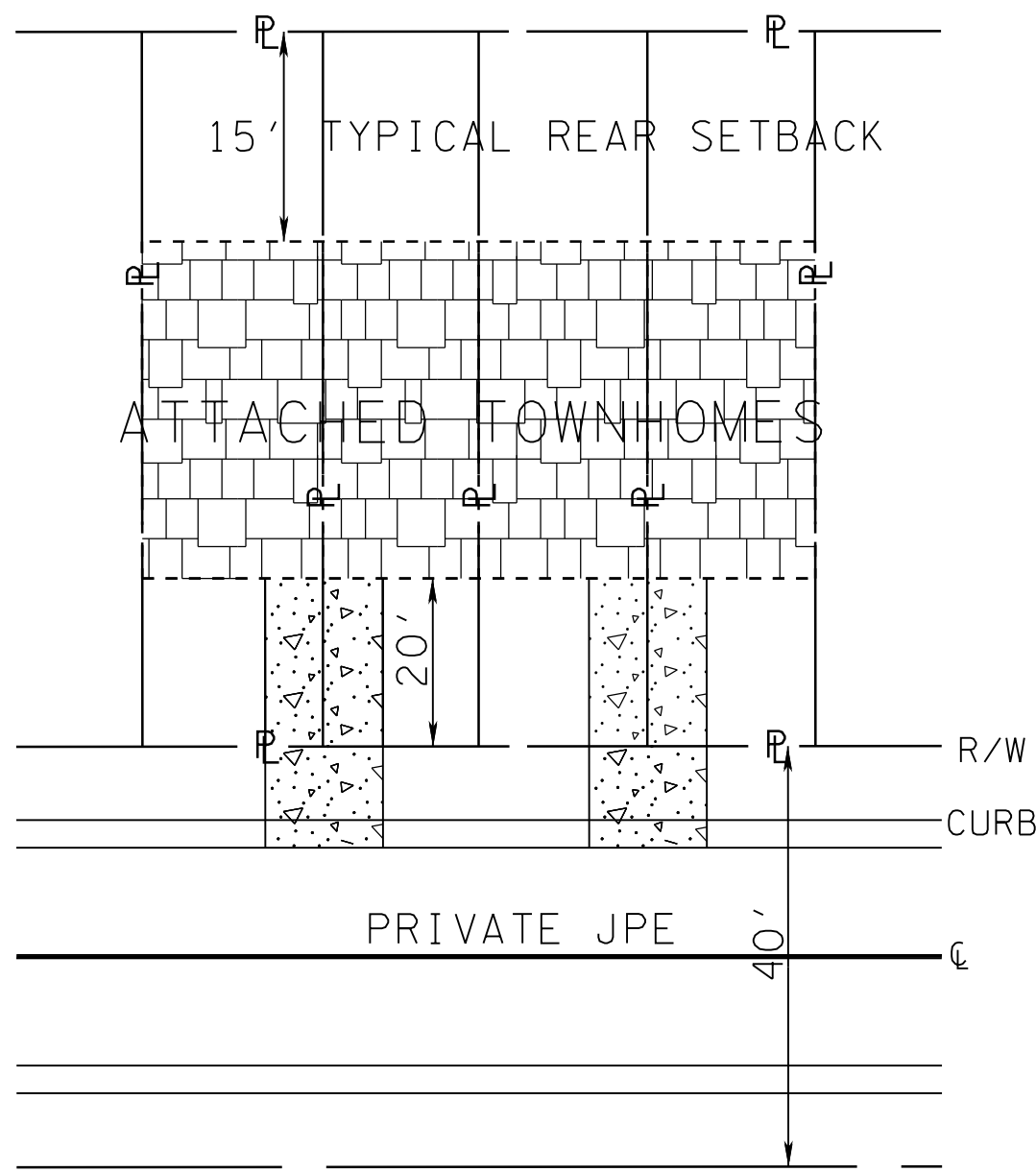


LOCATION MAP

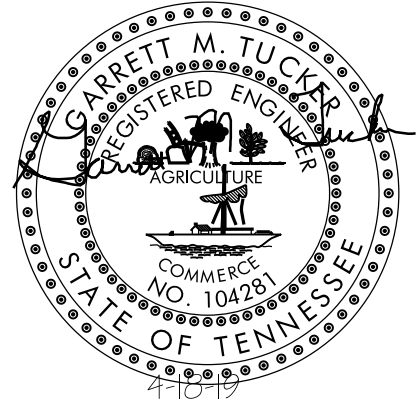


ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT
(ATTACHED TOWNHOMES)

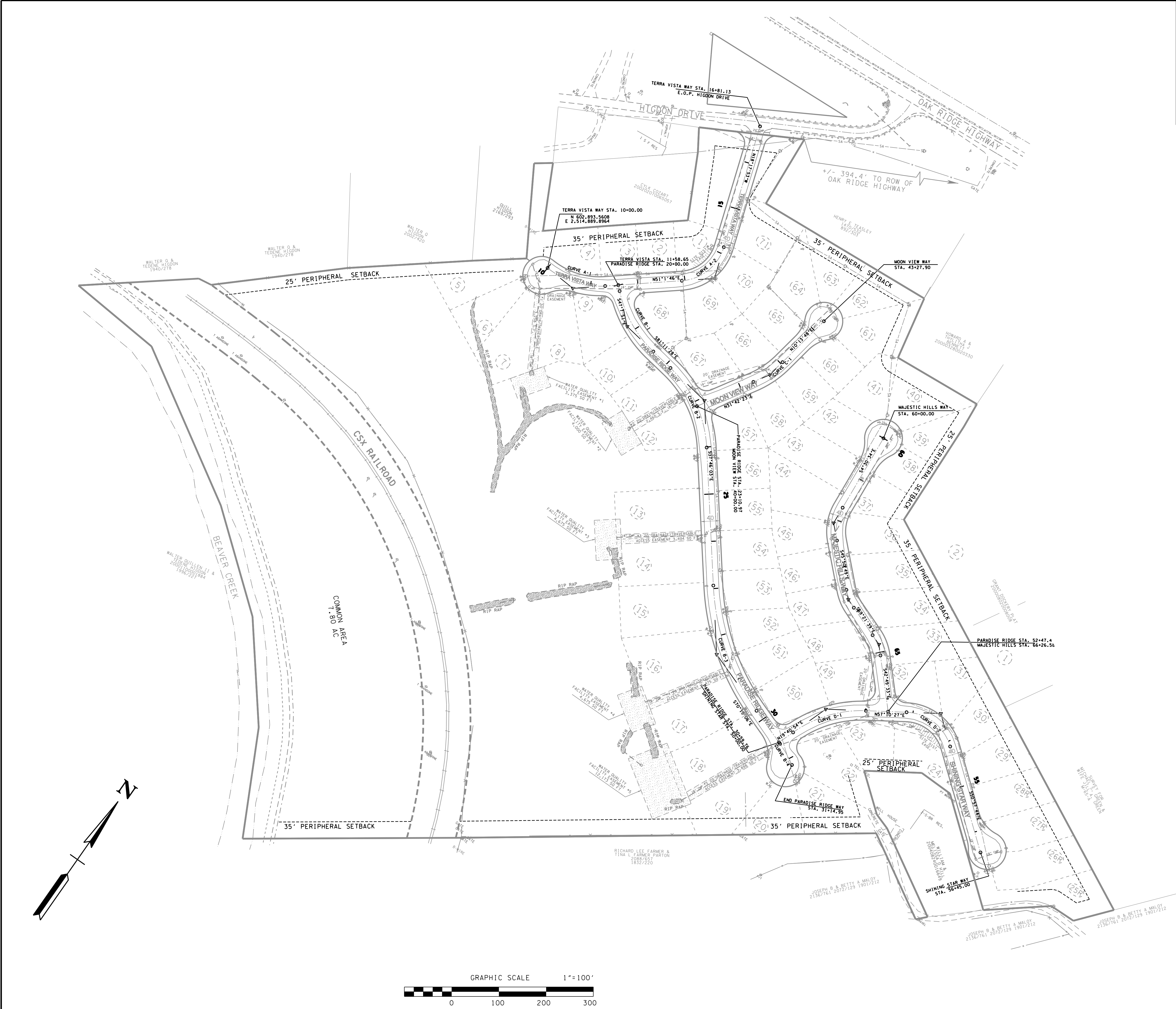


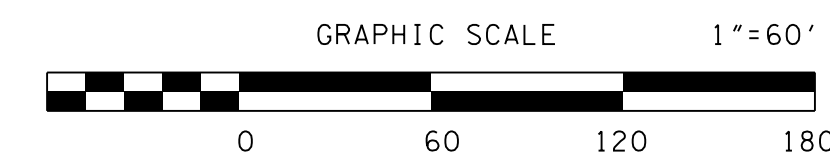
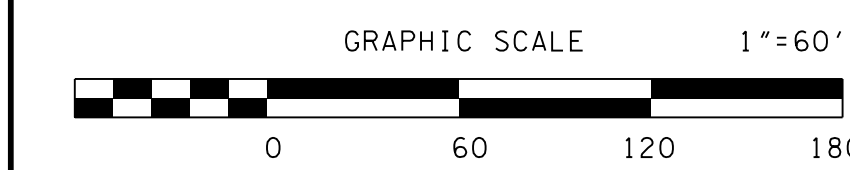
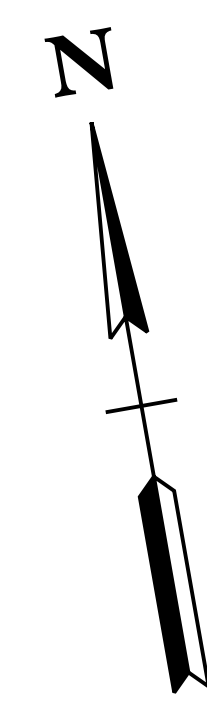
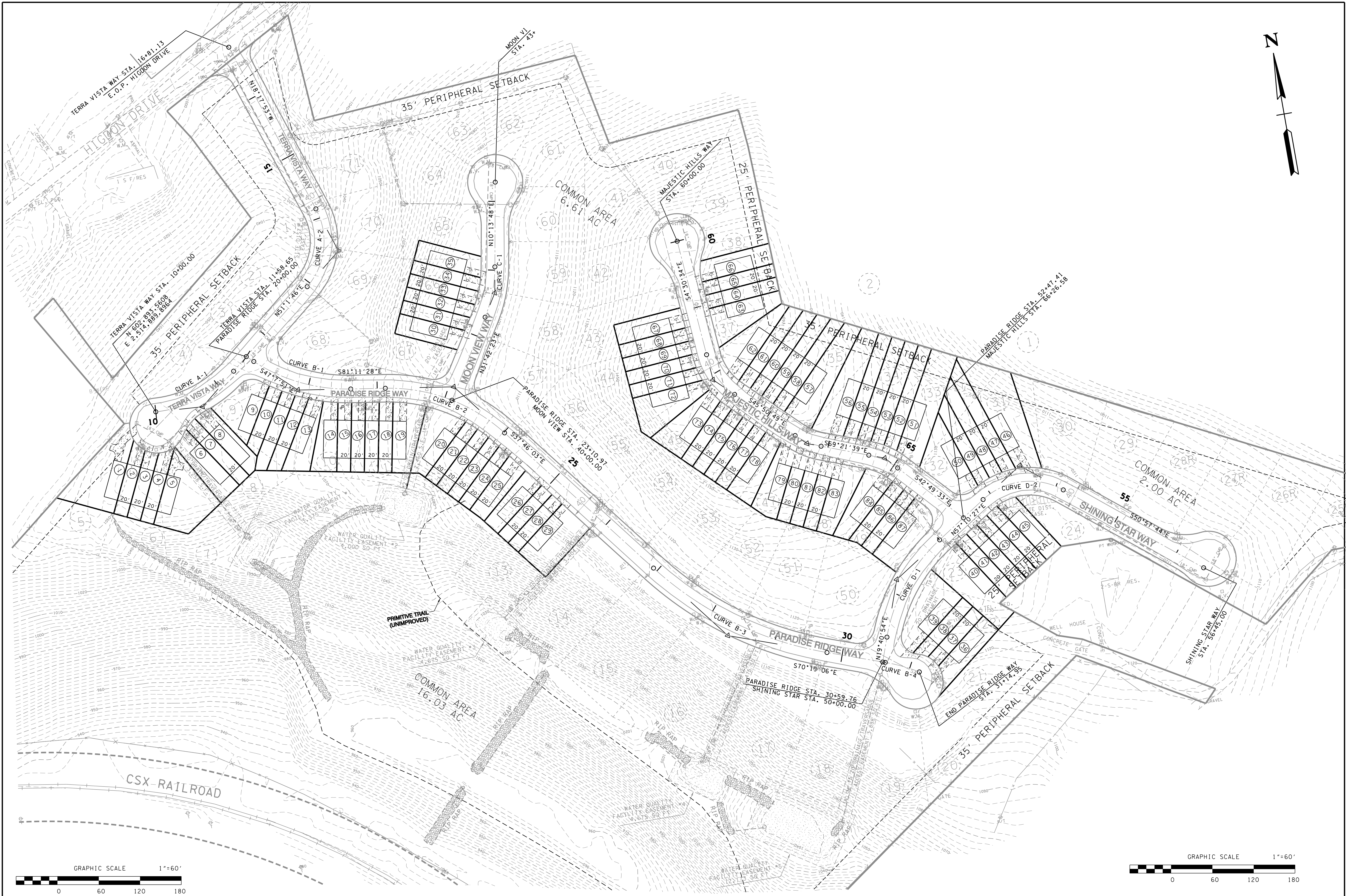
Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: Garrett M. Tucker
Tennessee Certificate No. 104281

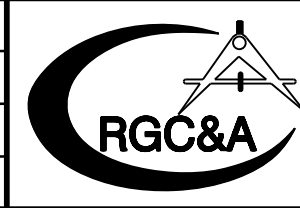
CURVE ROAD-1 PI 10+68.54 PC 10+00.00 PT 11+30.65 Δ 42°46'29" D 32°44'25" R 175.000 L 130.648 T 68.537	ROAD ROAD-2 PI 13+62.53 PC 12+93.38 PT 14+14.38 Δ 69°19'39" D 57°17'45" R 100.000 L 121.000 T 69.150	CURVE ROAD-3 PI 20+89.55 PC 20+12.97 PT 21+61.59 Δ 34°03'37" D 22°55'06" R 250.000 L 148.058 T 76.576	CURVE ROAD-2 PI 23+11.38 PC 22+11.83 PT 24+01.30 Δ 43°25'24" D 22°55'06" R 250.000 L 148.058 T 99.546	CURVE ROAD-3 PI 28+39.52 PC 26+93.54 PT 29+77.60 Δ 32°33'02" D 11°27'33" R 500.000 L 284.058 T 145.976	CURVE ROAD-4 PI 30+89.37 PC 30+63.60 PT 31+14.95 Δ 11°46'07" D 22°55'06" R 250.000 L 51.350 T 25.770
CURVE ROAD-1 PI 41+67.80 PC 41+29.88 PT 42+04.84 Δ 37°29'33" D 21°28'35" R 200.000 L 130.648 T 37.928	CURVE ROAD-1 PI 51+21.52 PC 50+36.67 PT 52+00.26 Δ 37°29'33" D 22°55'06" R 250.000 L 121.000 T 69.150	CURVE ROAD-2 PI 53+58.86 PC 52+86.39 PT 54+11.82 Δ 71°51'49" D 57°17'45" R 100.000 L 163.592 T 72.473	CURVE ROAD-1 PI 62+08.07 PC 61+70.35 PT 62+42.50 Δ 41°20'15" D 57°17'45" R 100.000 L 129.426 T 37.724	CURVE ROAD-2 PI 63+69.66 PC 63+48.85 PT 63+89.89 Δ 23°30'50" D 57°17'45" R 100.000 L 129.426 T 20.813	CURVE ROAD-3 PI 64+83.97 PC 64+60.39 PT 65+06.70 Δ 26°32'06" D 57°17'45" R 100.000 L 46.312 T 23.579

- NOTES:
- 1) EXISTING STORMWATER PONDS PREVIOUSLY CONSTRUCTED.
 - 2) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY, NAVD 1988.
 - 3) EXISTING PAVED ROADWAYS TO REMAIN PRIVATE STREETS AS PREVIOUSLY APPROVED AND CONSTRUCTED.
 - 4) INTERSECTION IMPROVEMENTS AT HIGDON DRIVE AND OAK RIDGE HWY PREVIOUSLY COMPLETED BY ORIGINAL DEVELOPER WITH APPROVAL FROM KNOX COUNTY AND TDOT.
 - 5) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - 6) HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREAS, PRIVATE ROADS, AND STORM WATER FACILITIES.
 - 7) HOA TO MONITOR OFF-STREET PARKING NEEDS AND DESIGNATE LOCATIONS FOR OVERFLOW PARKING ALONG UNUSED PORTION OF STREETS. THESE LOCATIONS MAY VARY OVER TIME BASED ON NEEDS AND PREFERENCES OF RESIDENTS.
 - 8) ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 - 9) NEW FINAL PLAT OF SUBDIVISION TO BE RECORDED TO CHANGE THE EXISTING 71 SINGLE FAMILY RESIDENTIAL LOTS TO 86 TOWNHOME LOTS AS A PLANNED UNIT DEVELOPMENT (PUD).
 - 10) SUBDIVISION VARIANCE TO BE APPROVED FOR REDUCTION OF LOT WIDTHS FROM 25 FEET TO 20 FEET.
 - 11) WAIVER TO BE APPROVED FOR REDUCTION OF PERIPHERAL SETBACK FROM 35 FEET TO 25 FEET AS SHOWN.
 - 12) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - 13) A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
 - 14) THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD IS HEREBY CERTIFIED TO MEET THE MINIMUM SUBDIVISION REGULATIONS.
 - 15) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE PREVIOUS CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSIONS FILES 6-SH-07-F AND 6-J-07-UR.
 - 16) DECLARATION OF JOINT PERMANENT EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NUMBER 200809080017207 & 200809080017208
 - 17) HOMEOWNERS ASSOCIATION AGREEMENT RECORDED IN INSTRUMENT NUMBER 200809080017209
 - 18) EXISTING STORMWATER ISSUES AND EROSION FROM PREVIOUS SITE DEVELOPMENT TO BE ADDRESSED.
 - 19) LARGE OPEN SPACE COMMON AREAS PROVIDED FOR AMENITIES WITH PRIMITIVE HIKING TRAILS.
 - 20) EXISTING UTILITIES TO BE BROUGHT INTO SERVICE IN COORDINATION WITH THE UTILITY PROVIDERS. REPAIRS TO BE MADE AND ADDITIONAL SERVICE LINES TO BE PROVIDED AS NEEDED.





NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

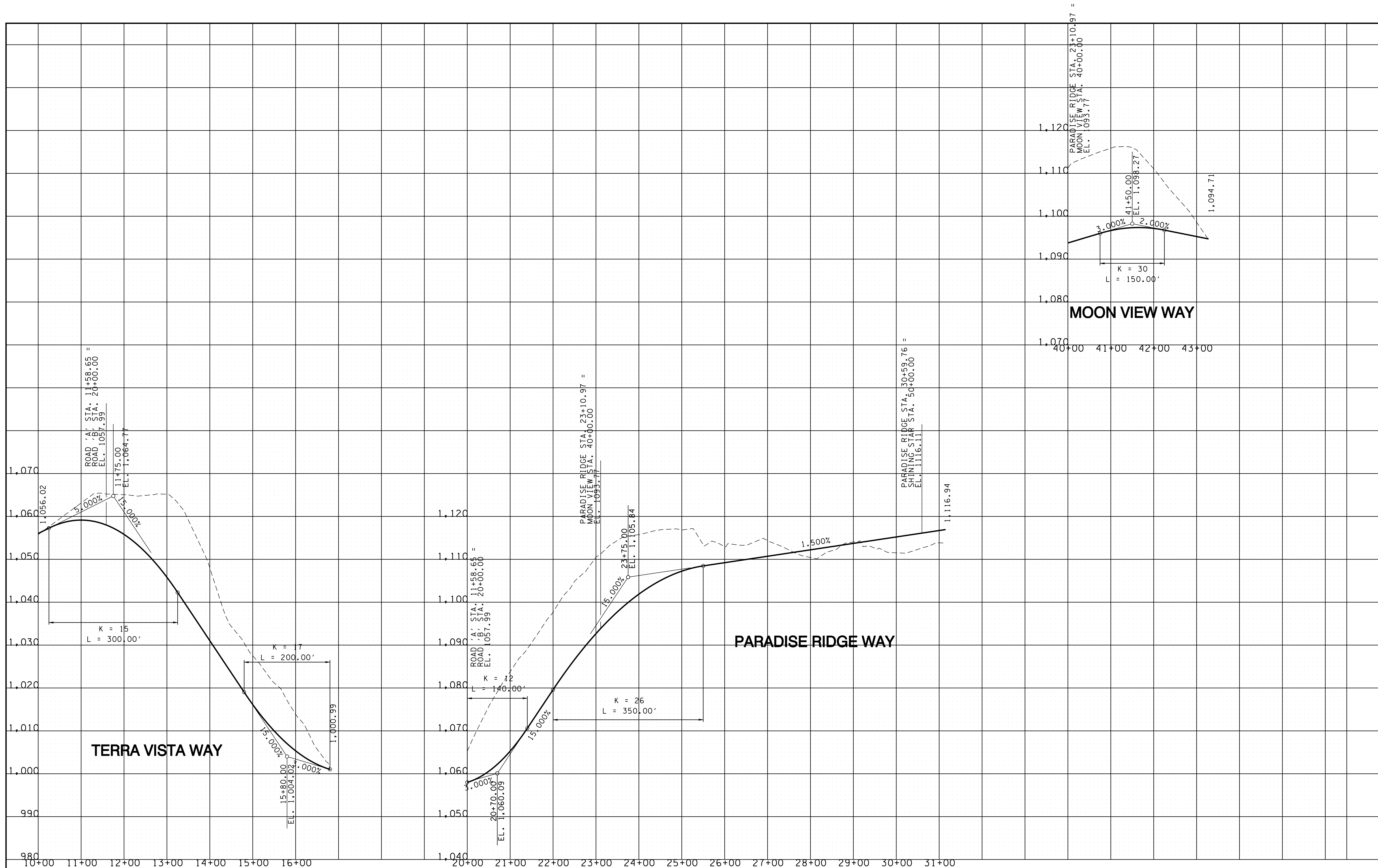


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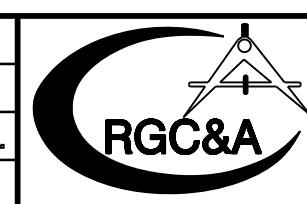
TERRA VISTA TOWNHOMES

PROPOSED LAYOUT

DRAWN BY GMT	CHECKED BY GMT	SCALE 1"=60'	SHEET THREE NO. 3
	DATE 4-18-19	FILE NO. 17015	OF FIVE SHEETS



1	10/12/07	MODIFIED PROFILES ON ROADS 'B', 'D', AND 'E'	JPS	GMT
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

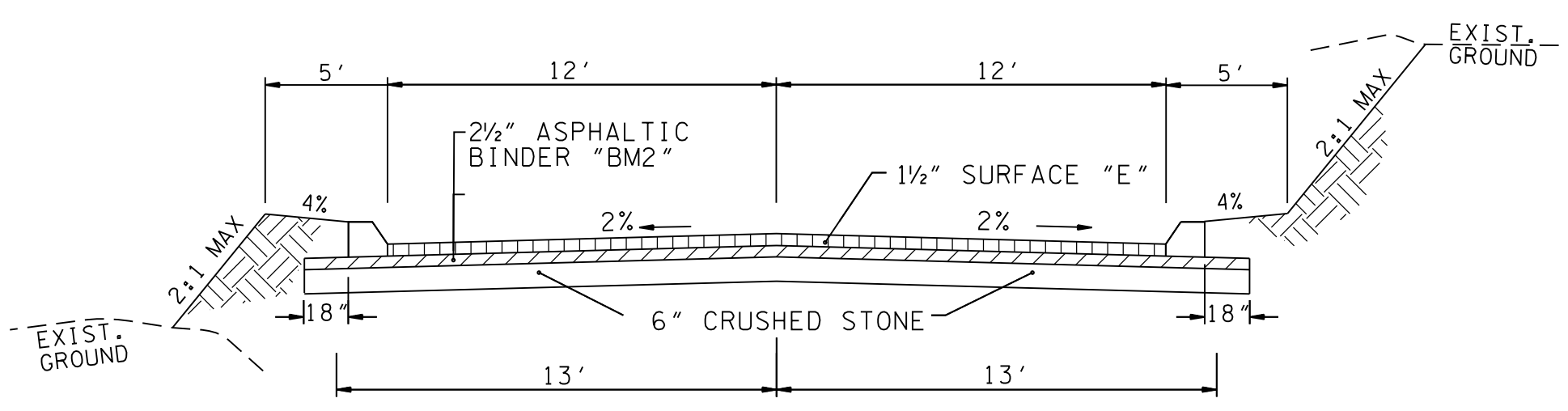


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CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

TERRA VISTA SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

ROAD PROFILES

DESIGNED BY JPS	CHECKED BY GMT	SCALE H: 1" = 100' V: 1" = 10'	SHEET FOUR NO. 4 OF FIVE SHEETS
DRAWN BY JPS	DATE 05/04/07	FILE NO. 06129	

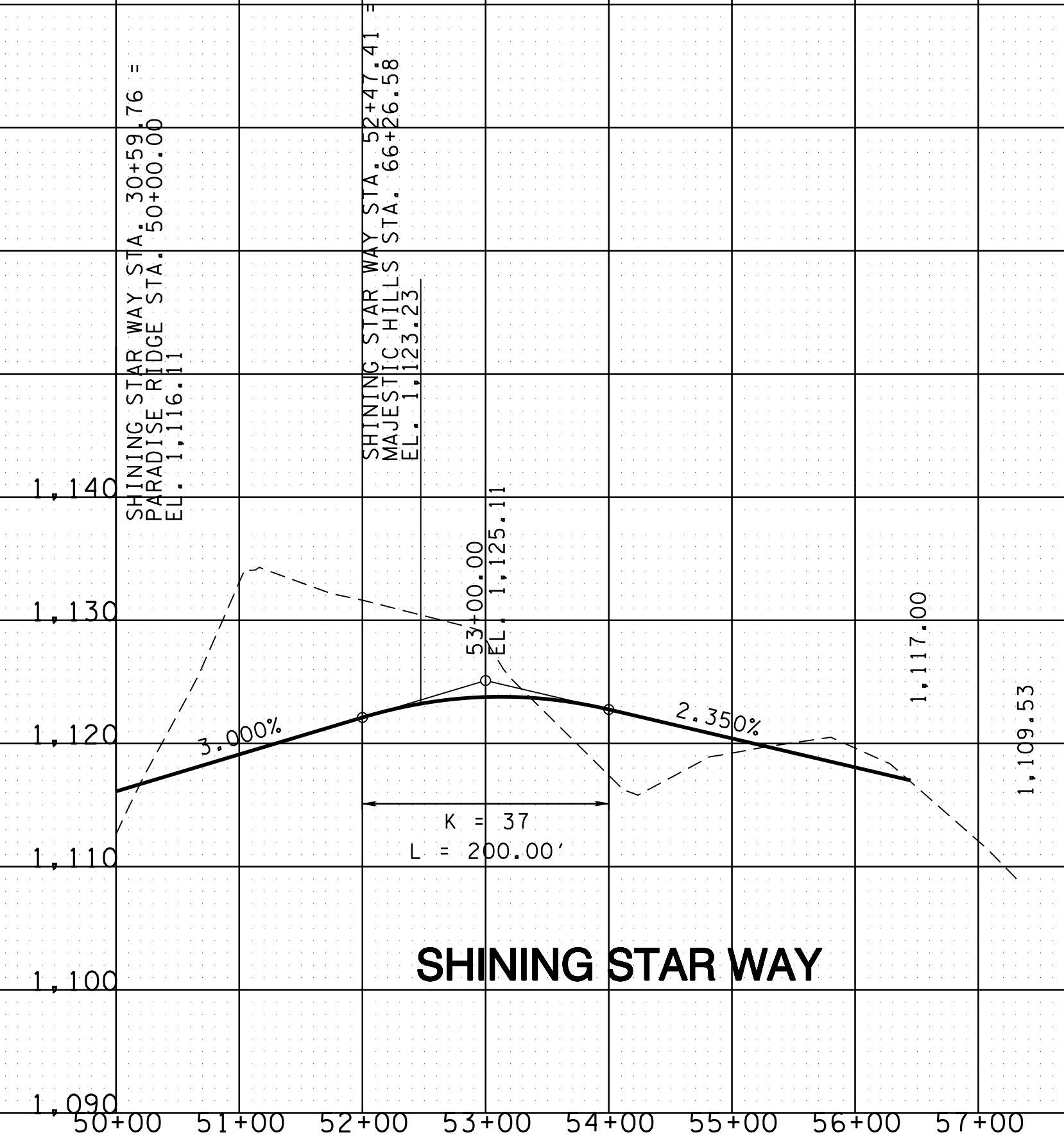


**TYPICAL 2 LANE STREET
(PRIVATE ROAD)**

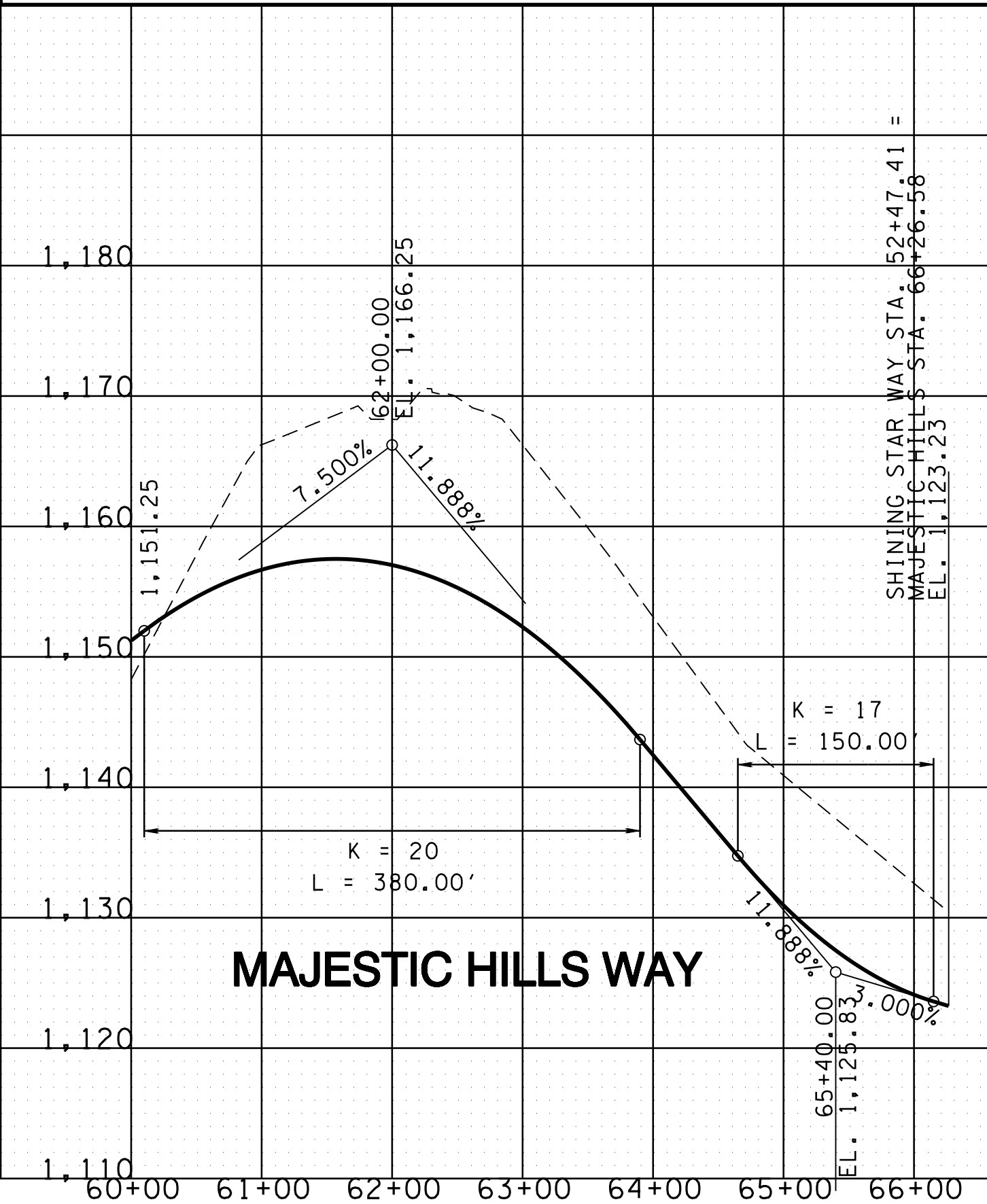
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



SHINING STAR WAY



MAJESTIC HILLS WAY

1	10/12/07	MODIFIED PROFILES ON ROADS 'B', 'D', AND 'E'	JPS	GMT
2	04/09/08	MODIFIED ROADS 'D' AND 'E' PROFILES TO ELIMINATE POND 6		
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



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KNOXVILLE, TENNESSEE

TERRA VISTA SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

ROAD PROFILES - ROADS 'D' AND 'E'
(PRIVATE DRIVES)

DESIGNED BY JPS	CHECKED BY GMT	SCALE H: 1" = 100' V: 1" = 10'	SHEET FIVE NO. 5
DRAWN BY JPS	DATE 05/04/07	FILE NO. 06129	
OF FIVE SHEETS			