

- 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 38,595 SF SUBDIVIDED INTO 4 SINGLE FAMILY DETACHED LOTS AND COMMON AREA.
 - THIS PROPERTY IS ZONED RP-1 (PENDING).
 - 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
 - THE MCKINYEN LOT IS A PART OF THE USE ON REVIEW APPLICATION, HOWEVER IT WILL NOT BE A PART OF THE VILLAGE AT BEARDEN SUBDIVISION AND IS NOT SUBJECT TO THEIR SUBDIVISION RESTRICTIONS.

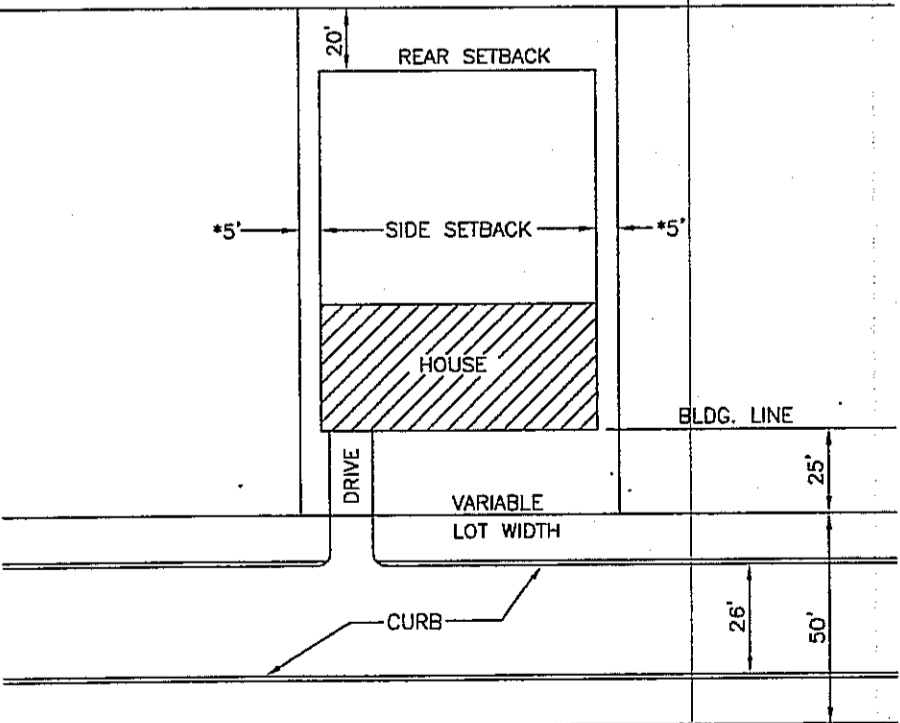


CERTIFICATION OF CONCEPT PLAN.
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY 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



7-SA-12-C
 CONCEPT & DEVELOPMENT PLAN
 FOR
 VILLAGE AT BEARDEN, PHASE II

CLT MAP 106GK, PARCEL 24
 CLT MAP 106GK, PART OF PARCEL 25
 CLT MAP 106GC, PARCEL 5
 DISTRICT 5, KNOX COUNTY, TN
 CITY BLOCK 46860
 46TH WARD, CITY OF KNOXVILLE
 SCALE: 1" = 30' MAY 18, 2012
 30 15 0 30 60



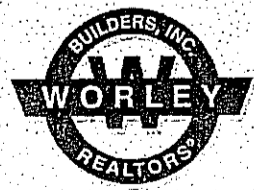
NOTE: A 25' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (WHERE APPLICABLE)

TYPICAL LOT LAYOUT
 NTS

LEGEND

IPF ●	IRON PIN FOUND
SSMH ⊙	SEWER MANHOLE
---	CENTERLINE OF PAVEMENT
WV ⊕	WATER VALVE
WM ⊕	WATER METER
PP ⊕	POWER POLE
TP □	TELEPHONE PEDESTAL
CP □	CABLE PEDESTAL
W	WATER LINE
OBU	OVERHEAD UTILITIES
SA	SANITARY SEWER LINE
GAS	GAS

DEVELOPER/OWNER:
WORLEY BUILDERS, INC.
 P.O. BOX 71022
 KNOXVILLE, TENNESSEE 37938
 PHONE: (865) 922-2600



OWNER:
CHRIS J. MCKINYEN
 1333 FRANCIS RD.
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 691-5401

DEED REFERENCES: INSTR. #200604240088644
 INSTR. #201101180043188
 PLAT REFERENCES: MAP BOOK 36L, PAGE 53
 INSTR. #201104080059701

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
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