

GENERAL CONCEPT PLAN

BEACON PARK

KNOX COUNTY, TENNESSEE

PROPERTY OWNERS

Beacon Park, LLC
150 Major Reynolds Place
Knoxville, Tennessee 37919

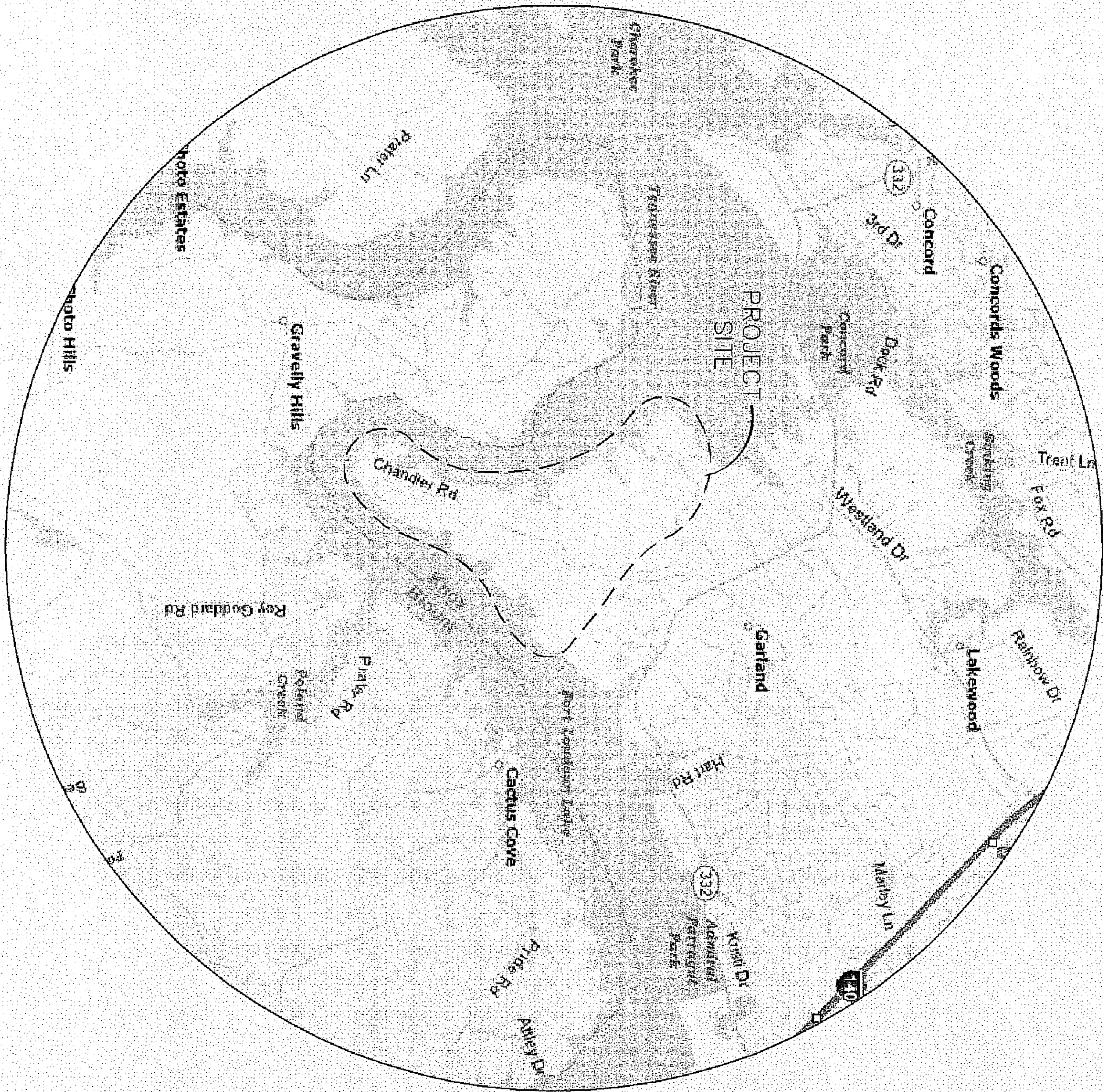
Kent Ingram
1701 Chandler Road
Knoxville, Tennessee 37922

David Ingram
1320 Bradford Lane
Knoxville, Tennessee 37919

Albert Ingram
2508 Chandler Road
Knoxville, Tennessee 37922

LAND PLANNER LANDSCAPE ARCHITECT/ CIVIL ENGINEER

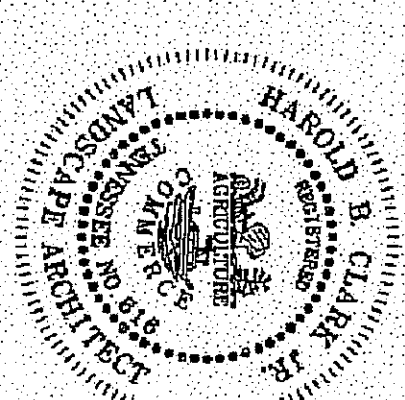
LandDesign, Inc
135 Second Avenue North
Suite 201
Franklin, TN 37064
615.591.7164



LOCATION MAP

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C-2.9 Road Plan and Profile	4/10/06	5/01/06



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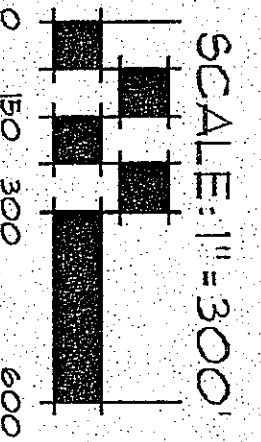
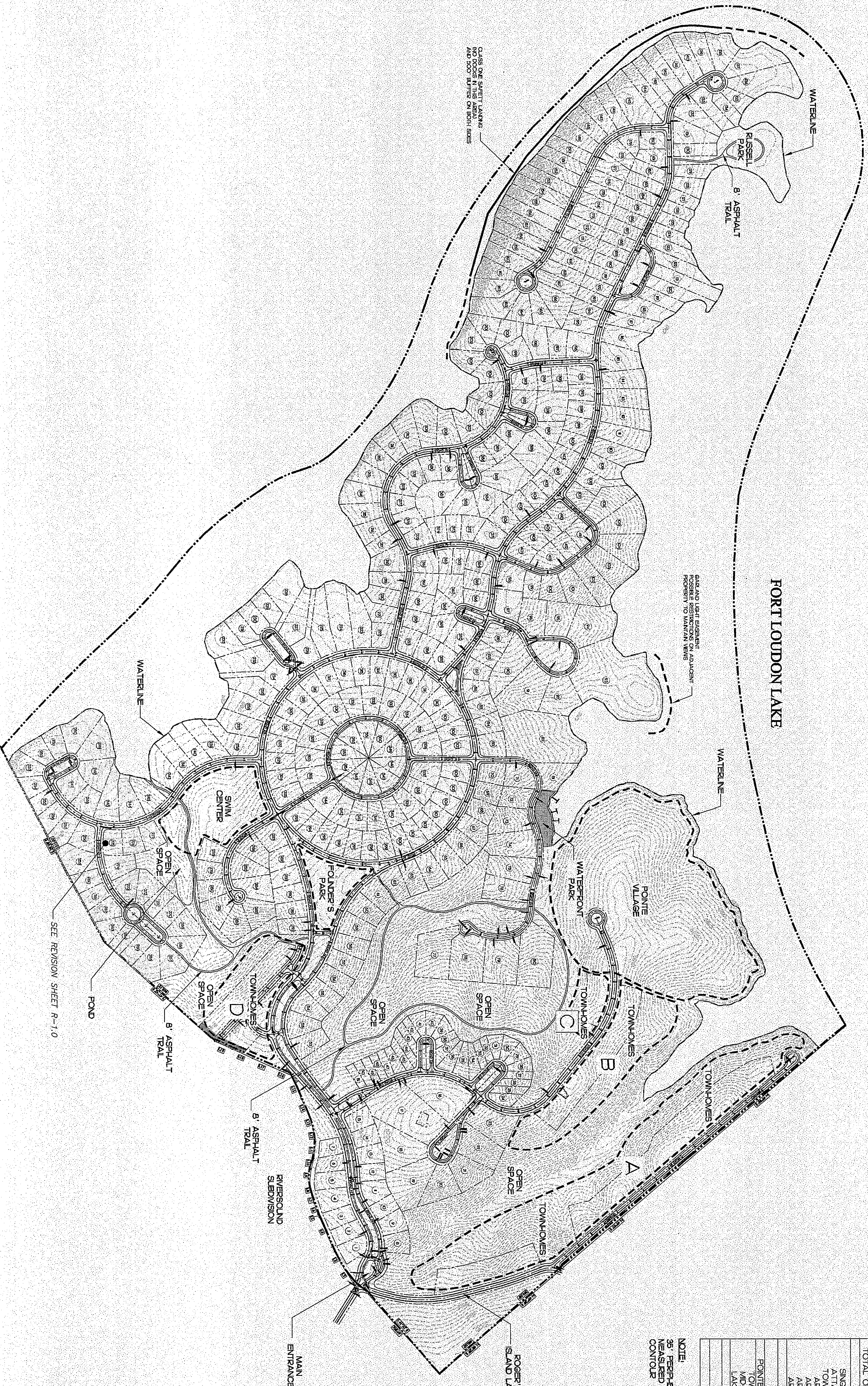
Job No. 3005149
Sheet No. CVR
Date: 04/10/06
Resubmitted: 6/27/11

LINE	BEARING	DISTANCE
1.1	S91°50'E	138.97'
1.2	S89°11'E	183.45'
1.3	S58°11'E	83.45'
1.4	S53°56'E	219.00'
1.5	S24°14'E	82.18'
1.6	S24°14'E	82.18'
1.7	S12°48'E	47.63'
1.8	S10°17'E	74.56'
1.9	S02°48"N	84.81'
1.10	S02°48"N	100.24'
1.11	S10°18'E	77.39'
1.12	S17°05'E	59.22'
1.13	S25°22'W	140.24'
1.14	S25°41'E	140.24'
1.15	S59°46'E	131.21'
1.16	S59°46'E	112.75'

STORM LEGEND	PROPOSED
STORM SEWER	---
STORM SEWER EMBANKMENT	---
HEADWALLS	---
CURB INLET	---
MANHOLE	---
MANHOLE BOX	---

SITE TABULATIONS	
TOTAL SITE ACRES:	1.29 AC.
TOTAL OPEN SPACE:	1.00 AC (22%)
SINGLE FAMILY HOMESITES	
ATTACHED VILLAGES	365
TOWNHOUSES	92
AREA A	28
AREA B	28
AREA C	24
AREA D	24
SUBTOTAL	505
POINTE VILLAGE	
TOWNHOUSES	51
MID-RISE CONDOMINIUMS	120
LAFRONT CONDOMINIUMS	144
TOTAL	365
TOTAL DWELLING UNITS	870

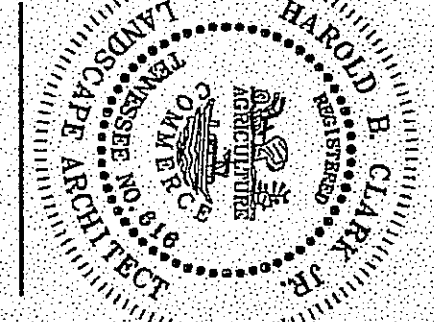
NOTE:
25' PERIPHERAL SETBACK TO BE
MEASURED FROM SLIVER POOL 80
CONTOUR



REVISED
7/24/11

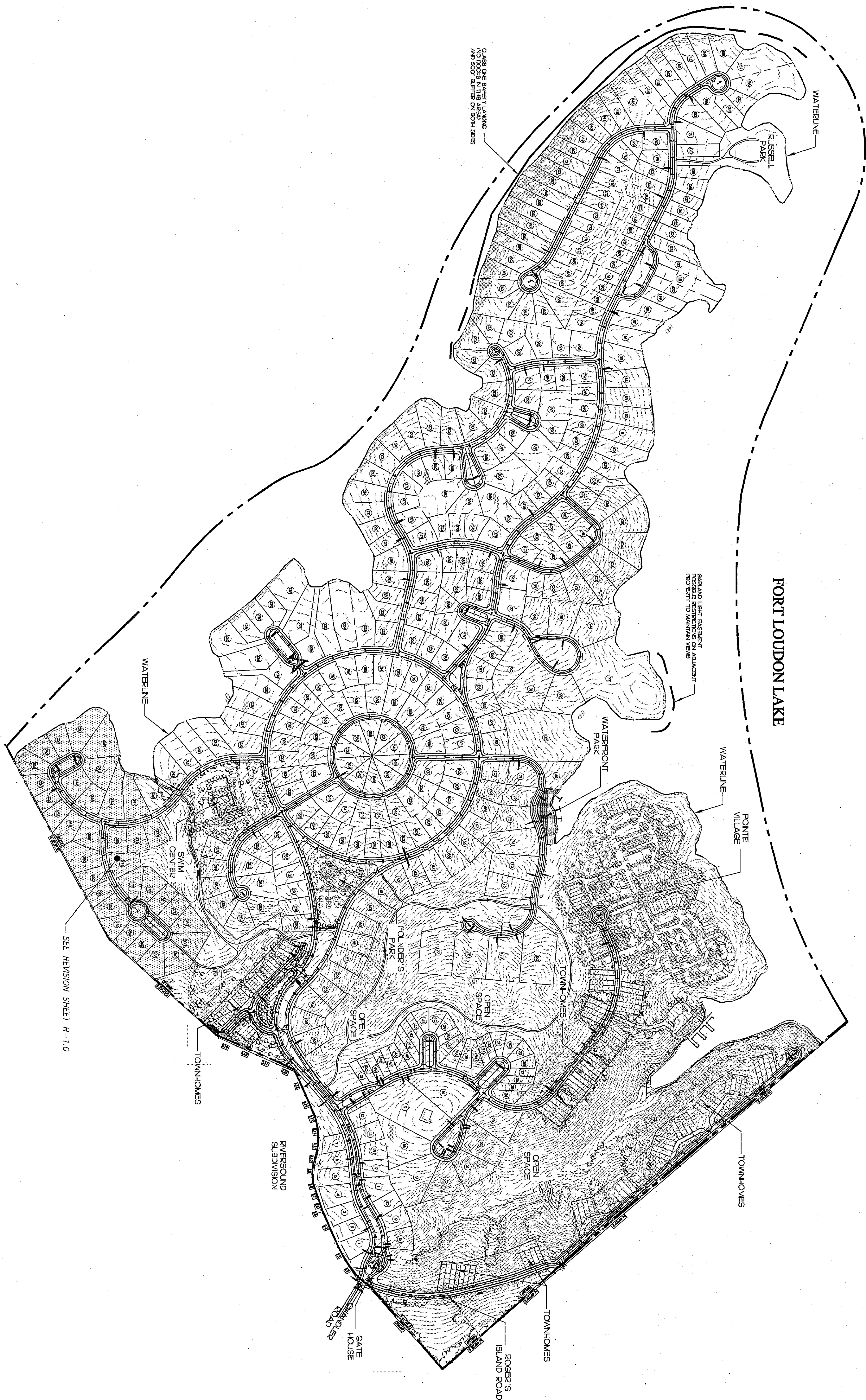
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DESIGNED BY: HBC
DRAWN BY: APP
CHECKED BY: HBC
O.C. BY: HBC
SCALE: 1"=300'
PROJECT #: 3005149
SHEET NUMBER:
1-1-1

Beacon Park
Concept Plan
Schaad Companies
OVERALL SITE PLAN



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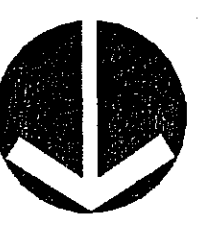
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NOTE:
35' PERIPHERAL SETBACK TO BE
MEASURED FROM SWIMMER POOL BR
CONTOLAR

8-SA-11-C

SCALE: 1" = 300'
0 150 300 600

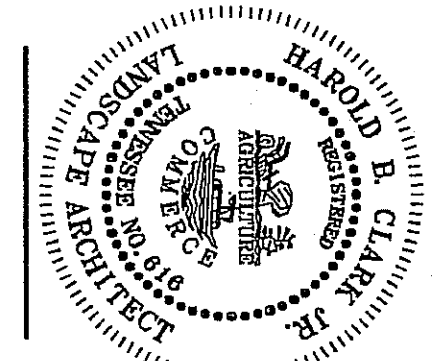


DATE: 04/10/06
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SCALE: 1"=300'
PROJECT#: 3005149

REVISIONS:

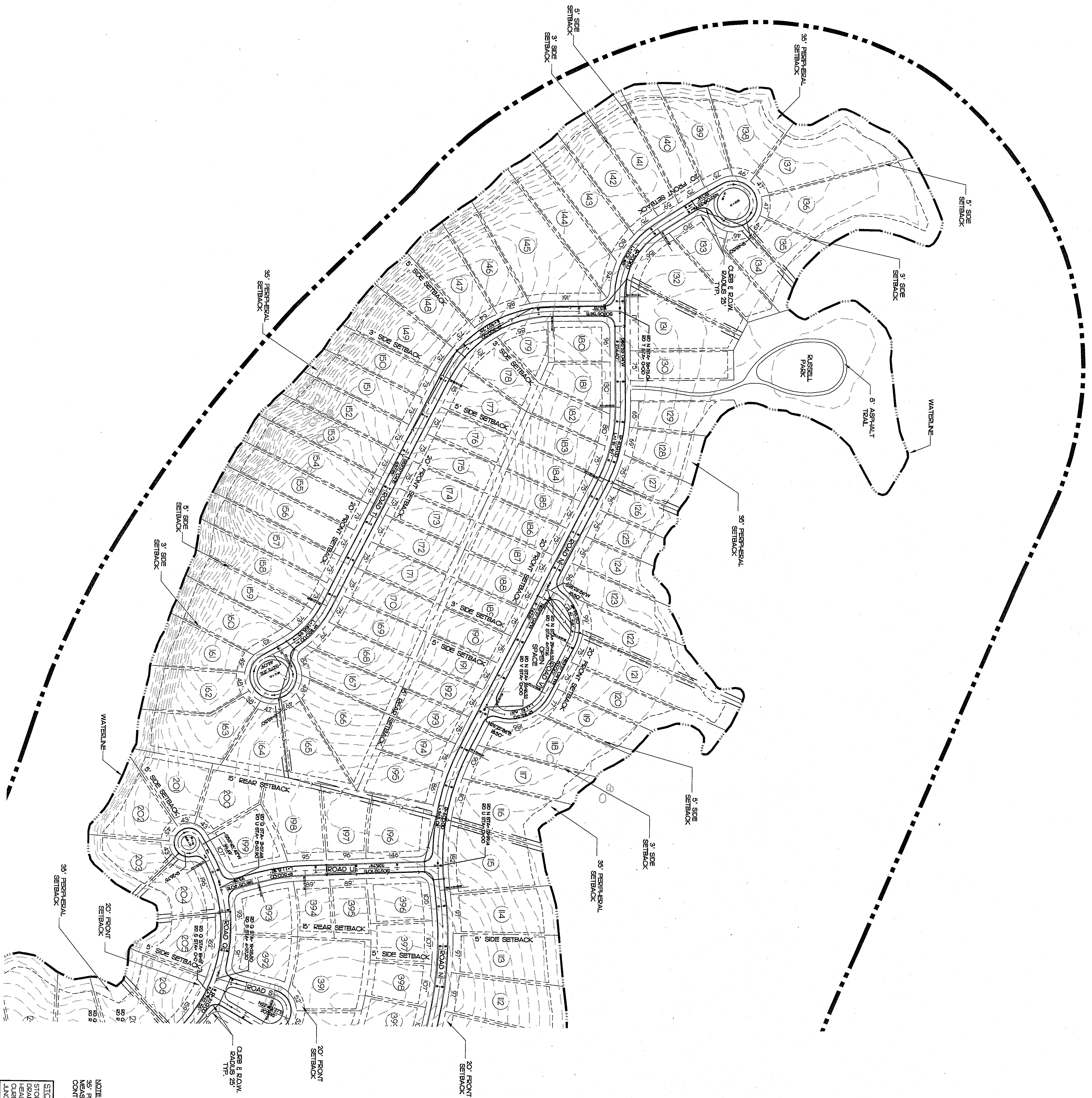
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L-1.2

Beacon Park
Concept Plan
Schaad Companies
OVERALL SITE PLAN



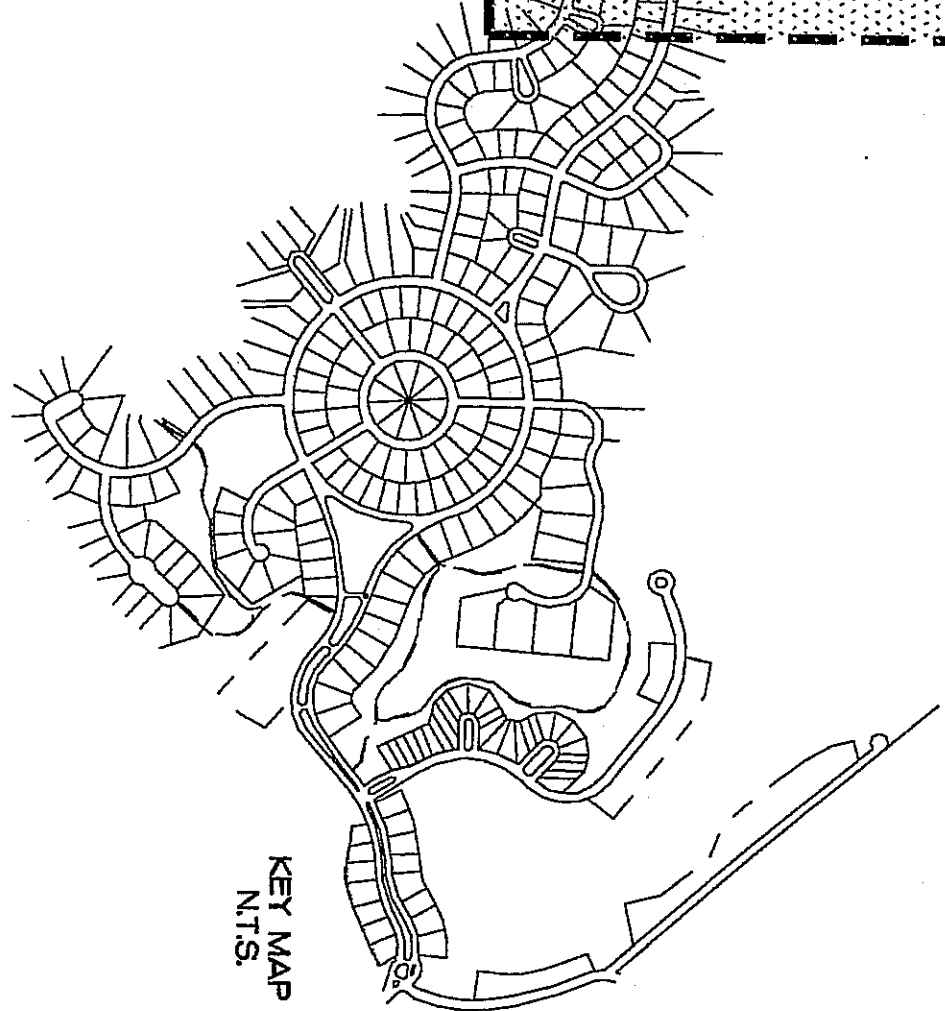
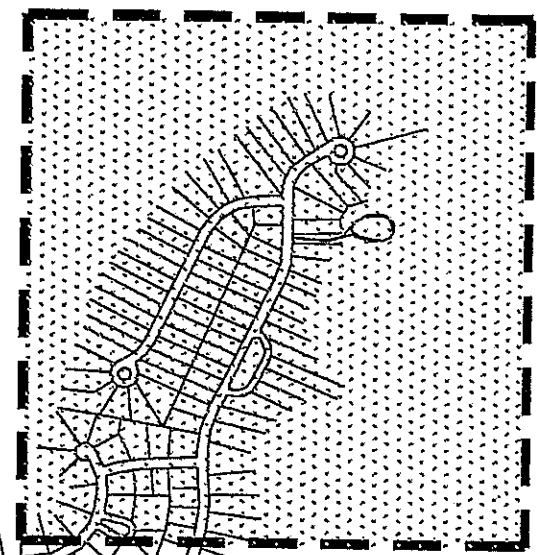
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Company # 1105 110

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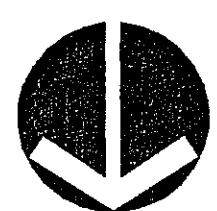


NOTE:
35' PERIPHERAL SETBACK TO BE
MAINTAINED FROM SUMMER POOL. B13
CONTOUR

STORM LEGEND	PROPOSED
STORM SEWER	---
STORM SEWER	---
HEADWALL / JES	---
CLUB NET	---
JUNCTION BOX	---



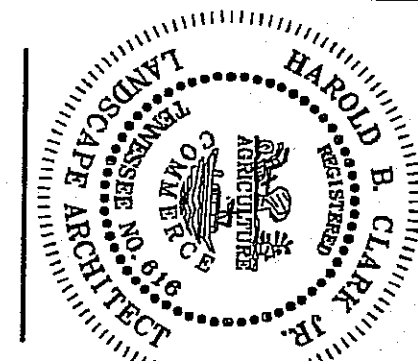
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DATE: 04/10/06
DESIGNED BY: HBC
DRAWN BY: APP
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SCALE: 1"=100'
PROJECT #: 3005149

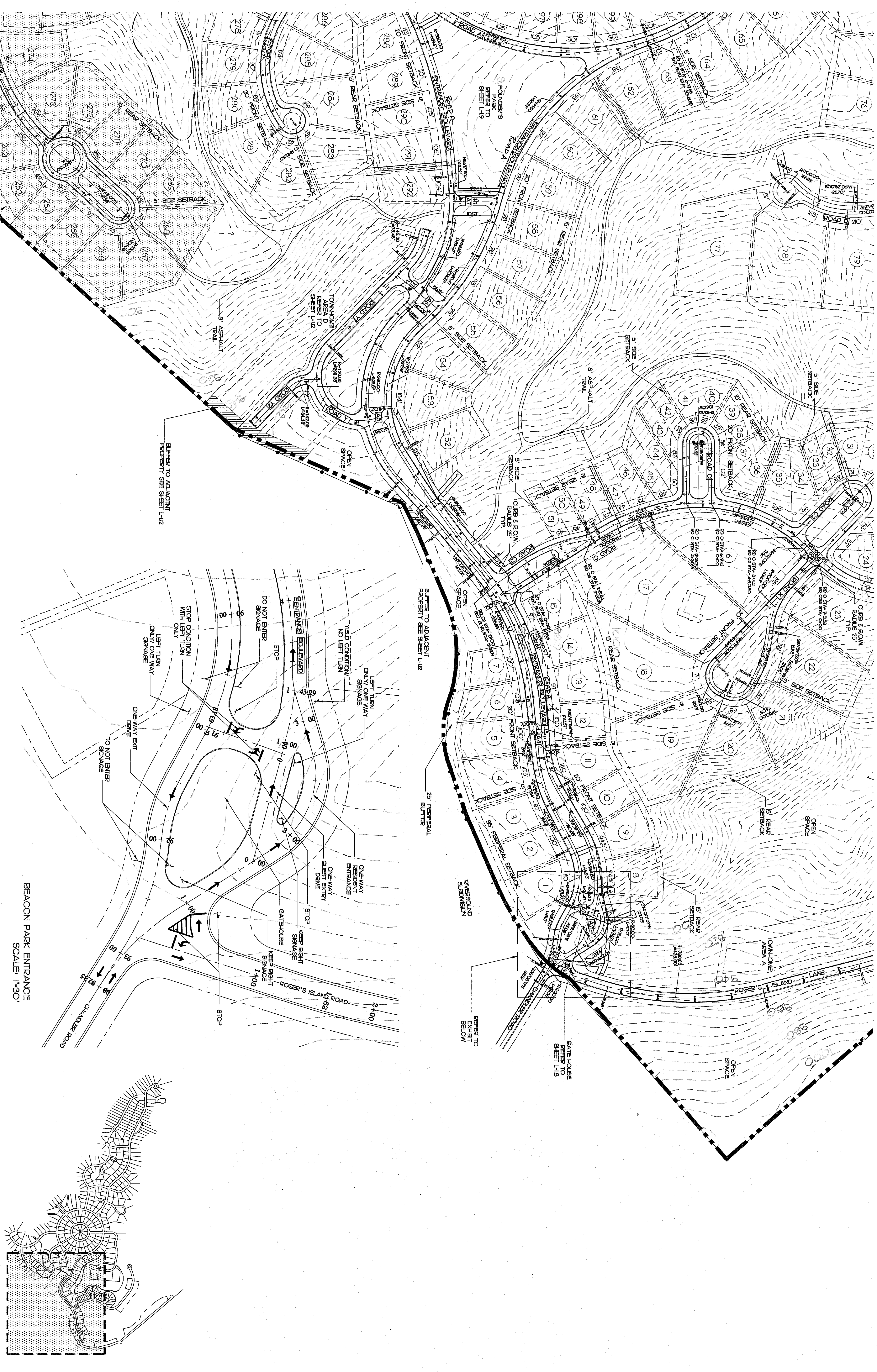
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Beacon Park
Concept Plan
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SITE LAYOUT



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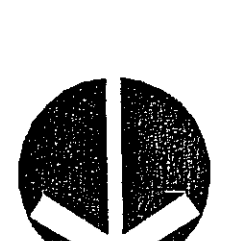


BEACON PARK ENTRANCE
SCALE: 1"=30'

NOTE:
35' PERIPHERAL SETBACK TO BE
MEASURED FROM SWIMMER POOL 813
CONTOUR

STORM LEGEND	PROPOSED
STORM SEWER	—
DRAINAGE EASEMENT	—>
HEADWALL/PES	- . - .
CURB INLET	∨
JUNCTION BOX	■
	●

SCALE: 1 = 100



KEY MAIN
NTS.

DATE: 04/10/06
DESIGNED BY: HBC
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CHECKED BY: HBC
Q.C. BY: HBC
SCALE: 1"=200'
PROJECT #: 3005149

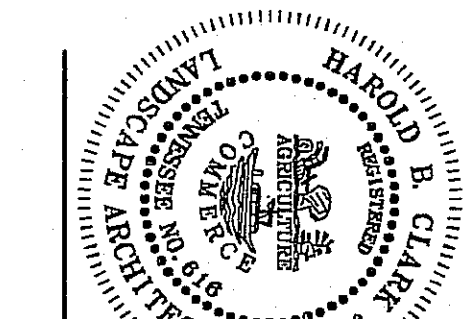
SHEET NUMBER#:
17

Beacon Park

Concept Plan

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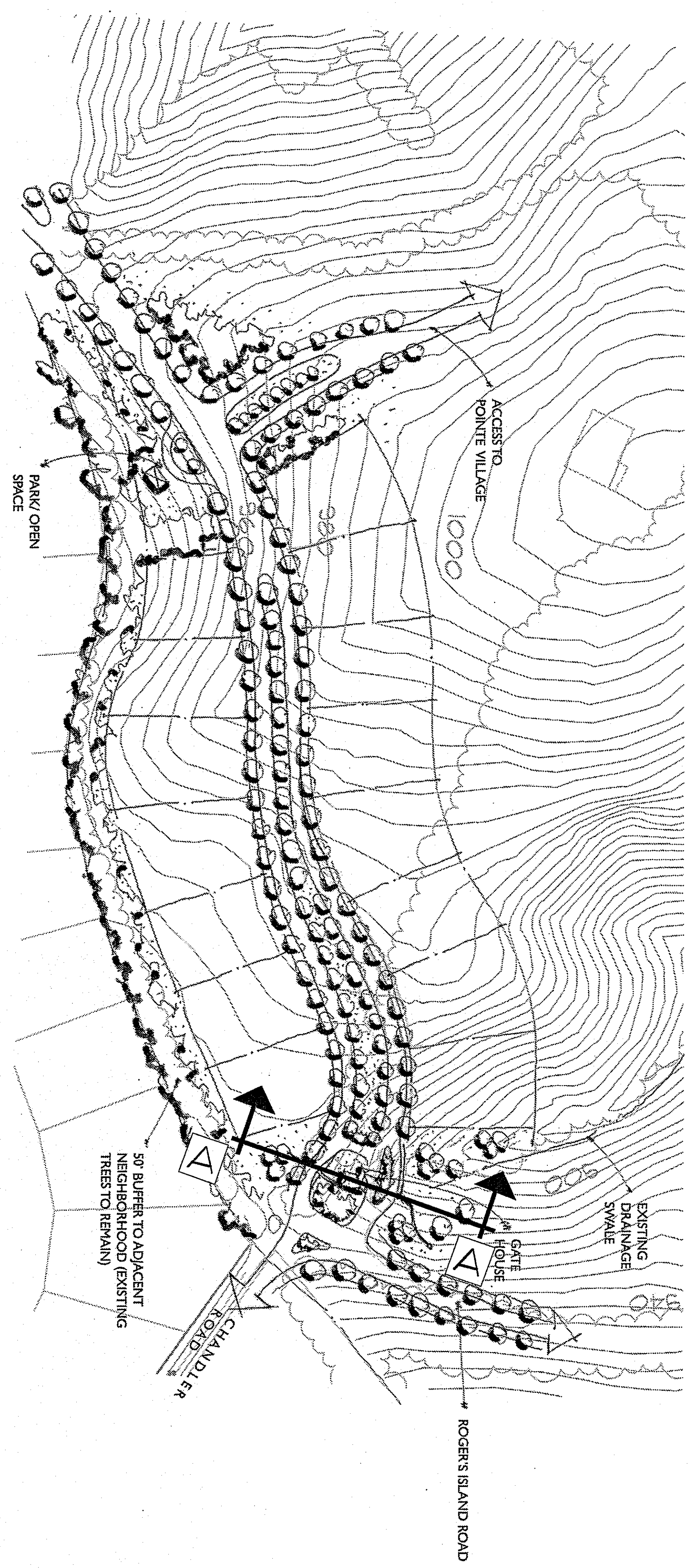
SITE LAYOUT



Schaa
composites • stucco
compositions in
stucco

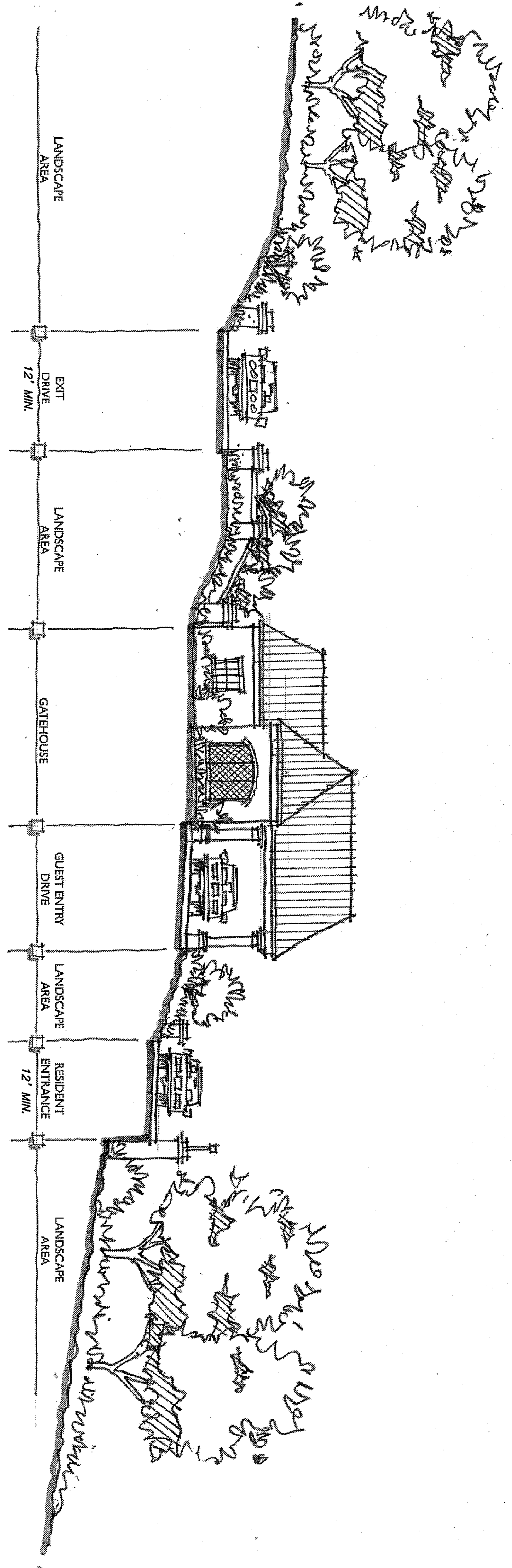
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1 MAIN ENTRANCE
L-17 PLAN

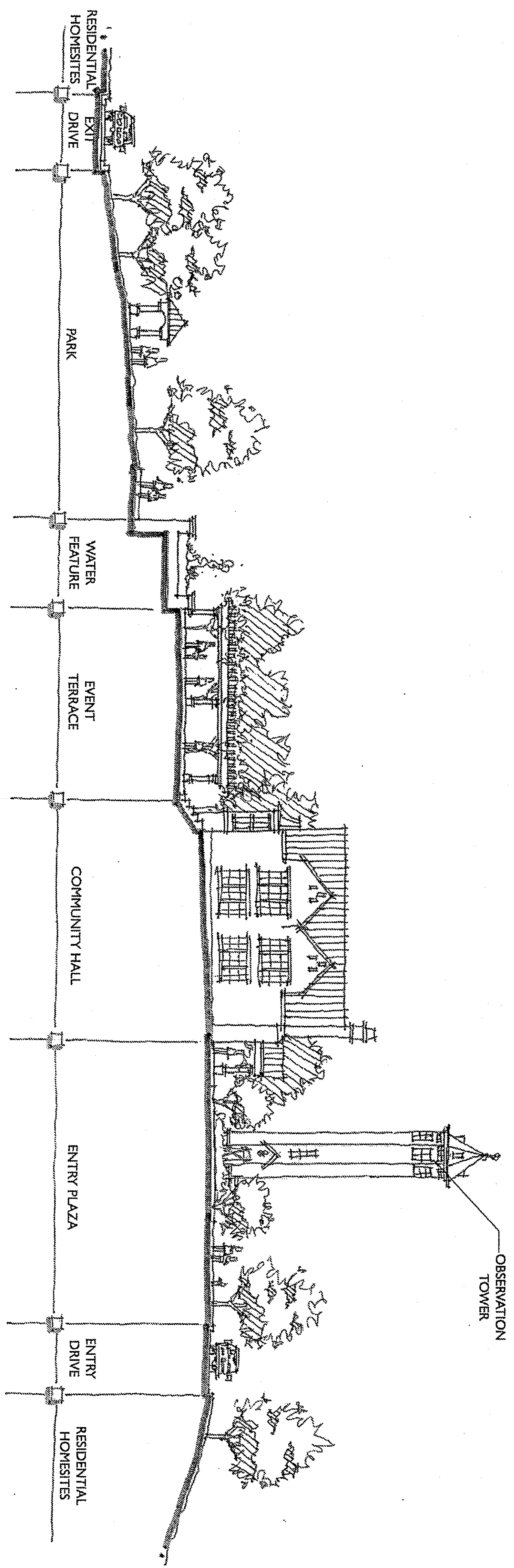
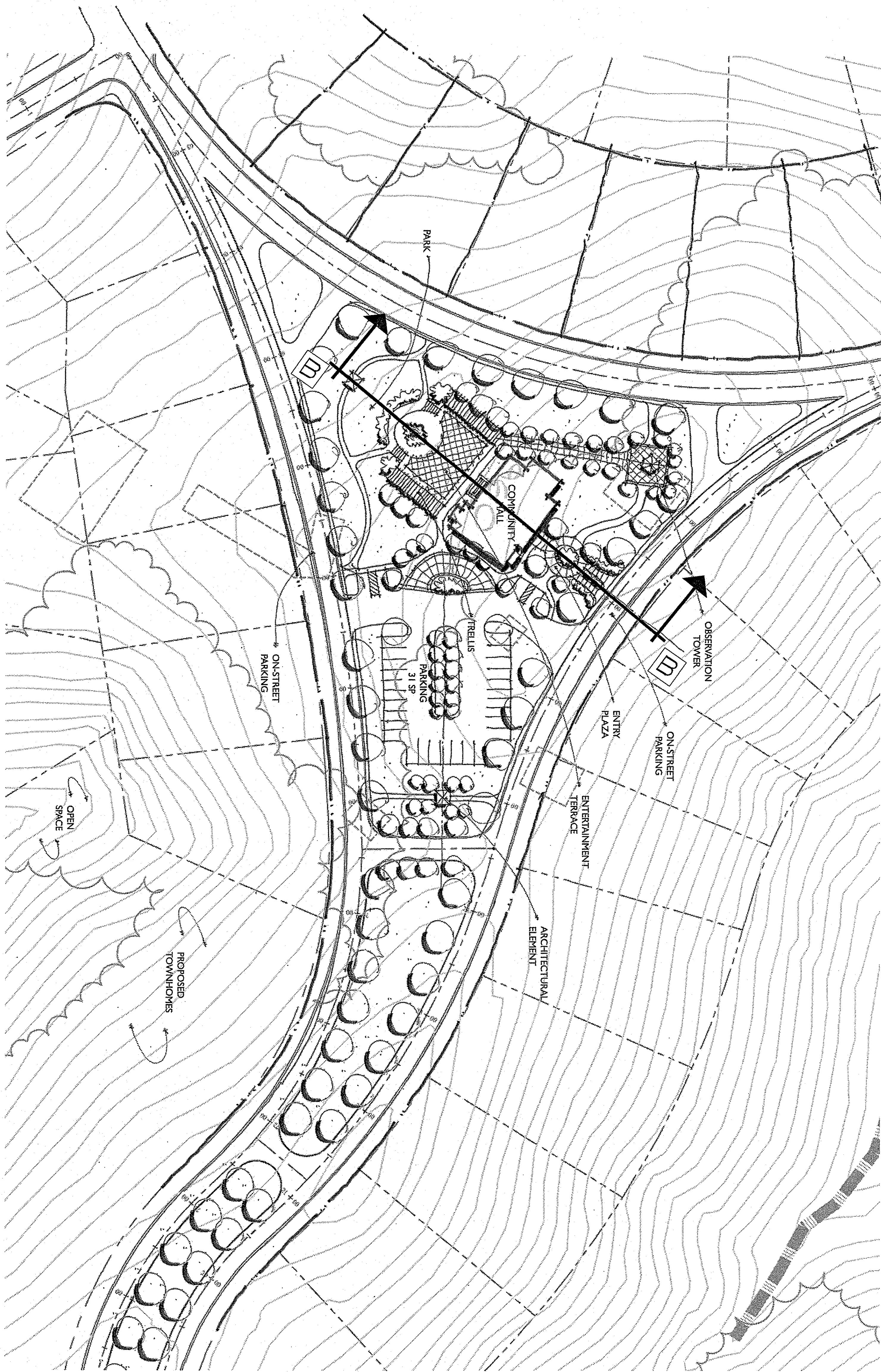
1" = 100'



2 MAIN ENTRANCE
L-17 SECTION A

1" = 10'

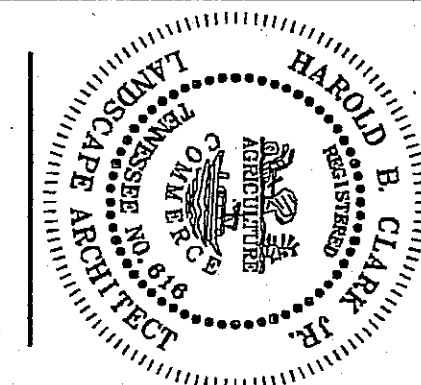
8-5A-11-C



Beacon Park
Concept Plan
Schaad Companies
DETAIL AREA PLAN

DATE: 04/10/06
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DRAWN BY: APP
CHECKED BY: HBC
SCALE: AS NOTED
PROJECT#: 3005149
SHEET NUMBER:
L-1.9

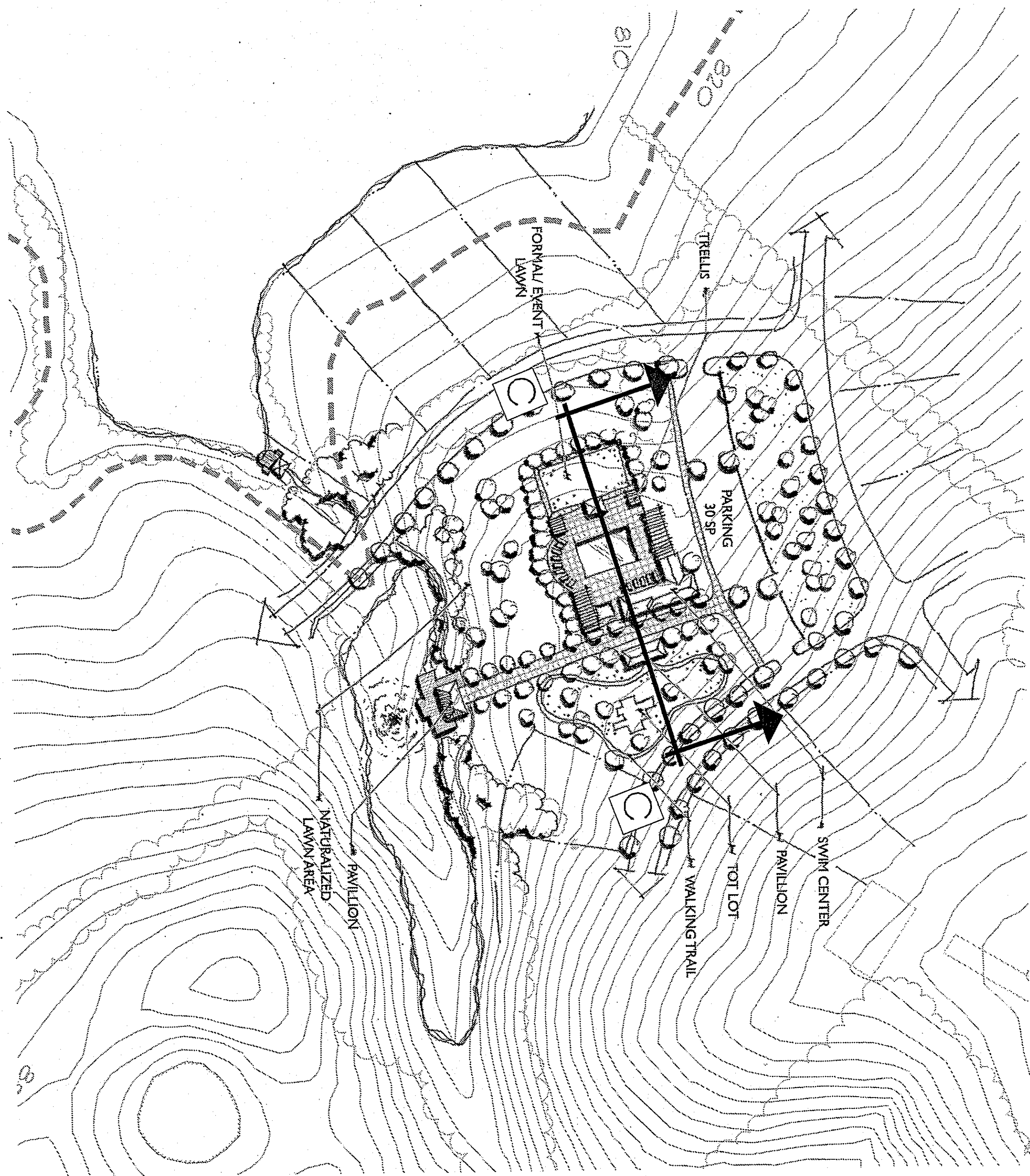
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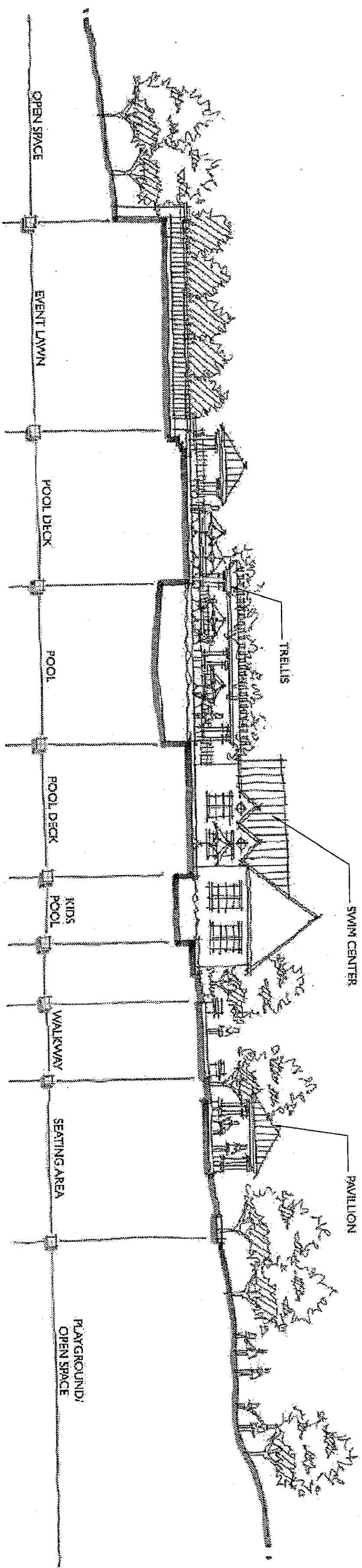
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8.SA-11-C



1 SWIM CENTER COMPLEX
L-19 PLAN

1" = 100'



2 SWIM CENTER COMPLEX
L-19 SECTION C

1" = 20'

8-SA-11-C

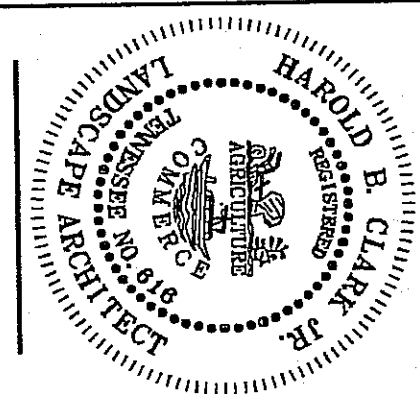
DATE: 04/10/06
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CHECKED BY: HBC
Q.C. BY: HBC
SCALE: AS NOTED
PROJECT #: 3005149

SHEET NUMBER:
L-1.10

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DETAIL AREA PLAN



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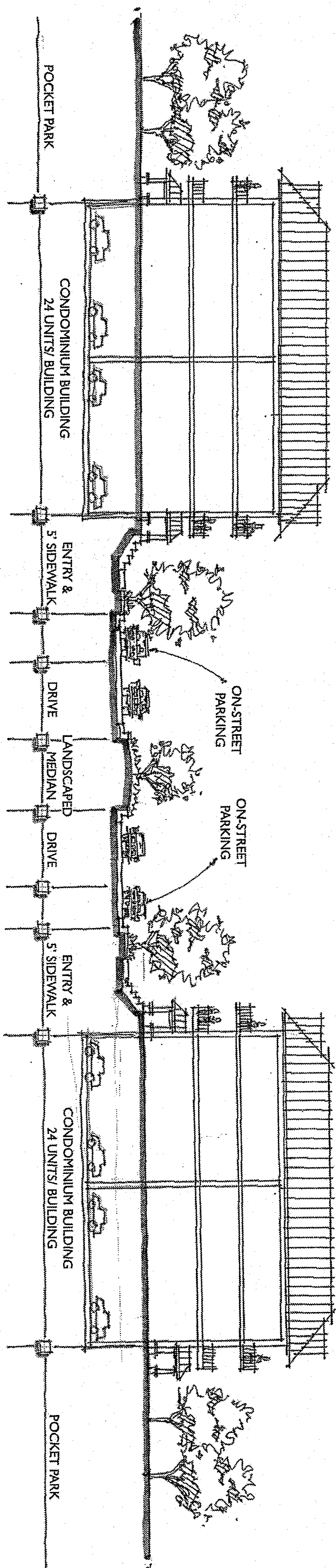


POINTE VILLAGE TABULATIONS

TOTAL UNITS	35
TOTAL PARKING	690

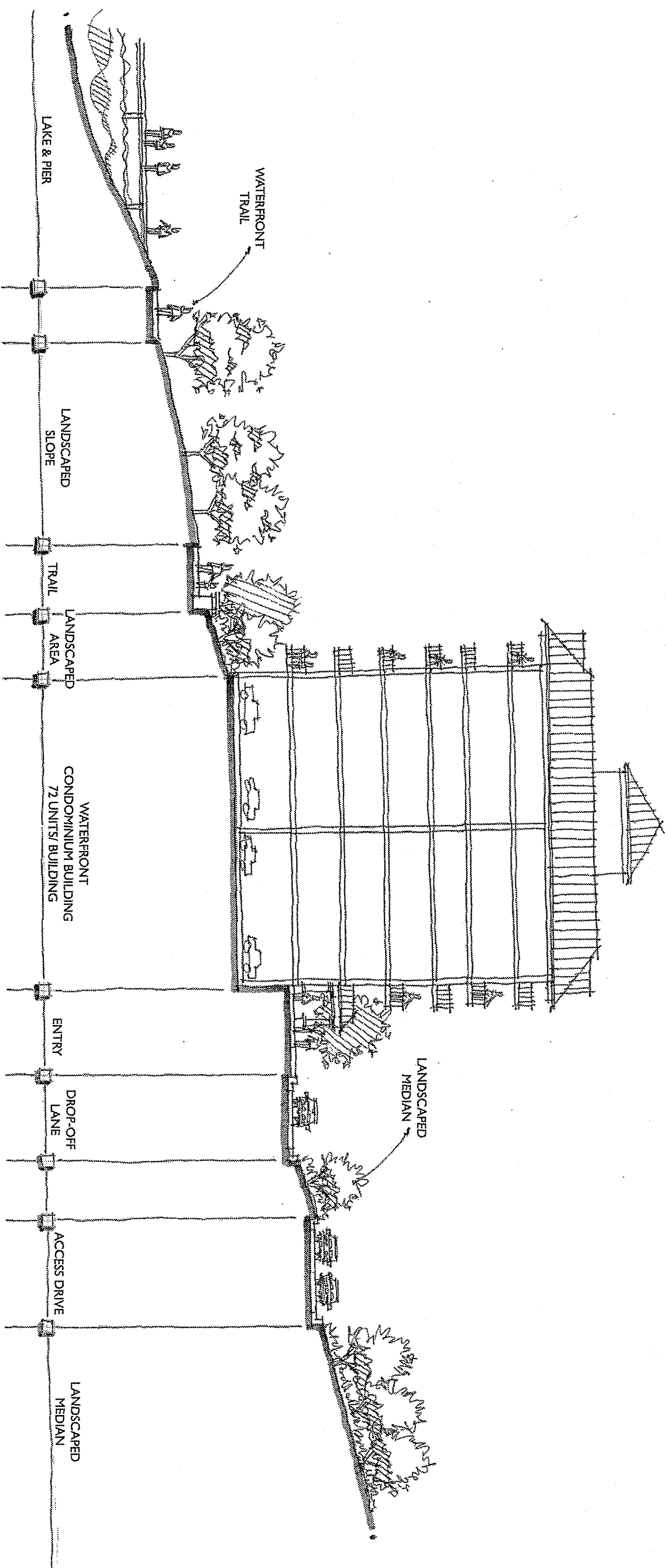
1 POINTE VILLAGE
L-110 PLAN

1" = 100'



2 POINTE VILLAGE
L-110 SECTION D

1" = 20'



3 POINTE VILLAGE
L-110 SECTION E

1" = 20'

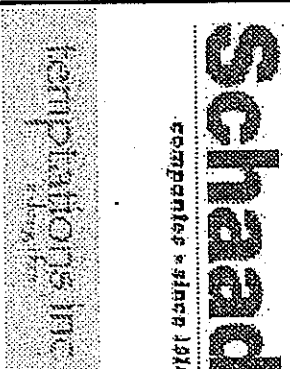
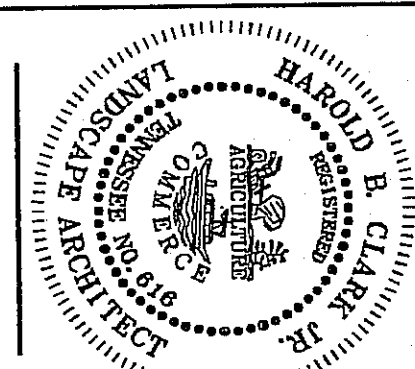
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DATE: 04/10/06
DESIGNED BY: HBC
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CHECKED BY: HBC
Q.C. BY: HBC
SCALE: AS NOTED
PROJECT #: 3005149

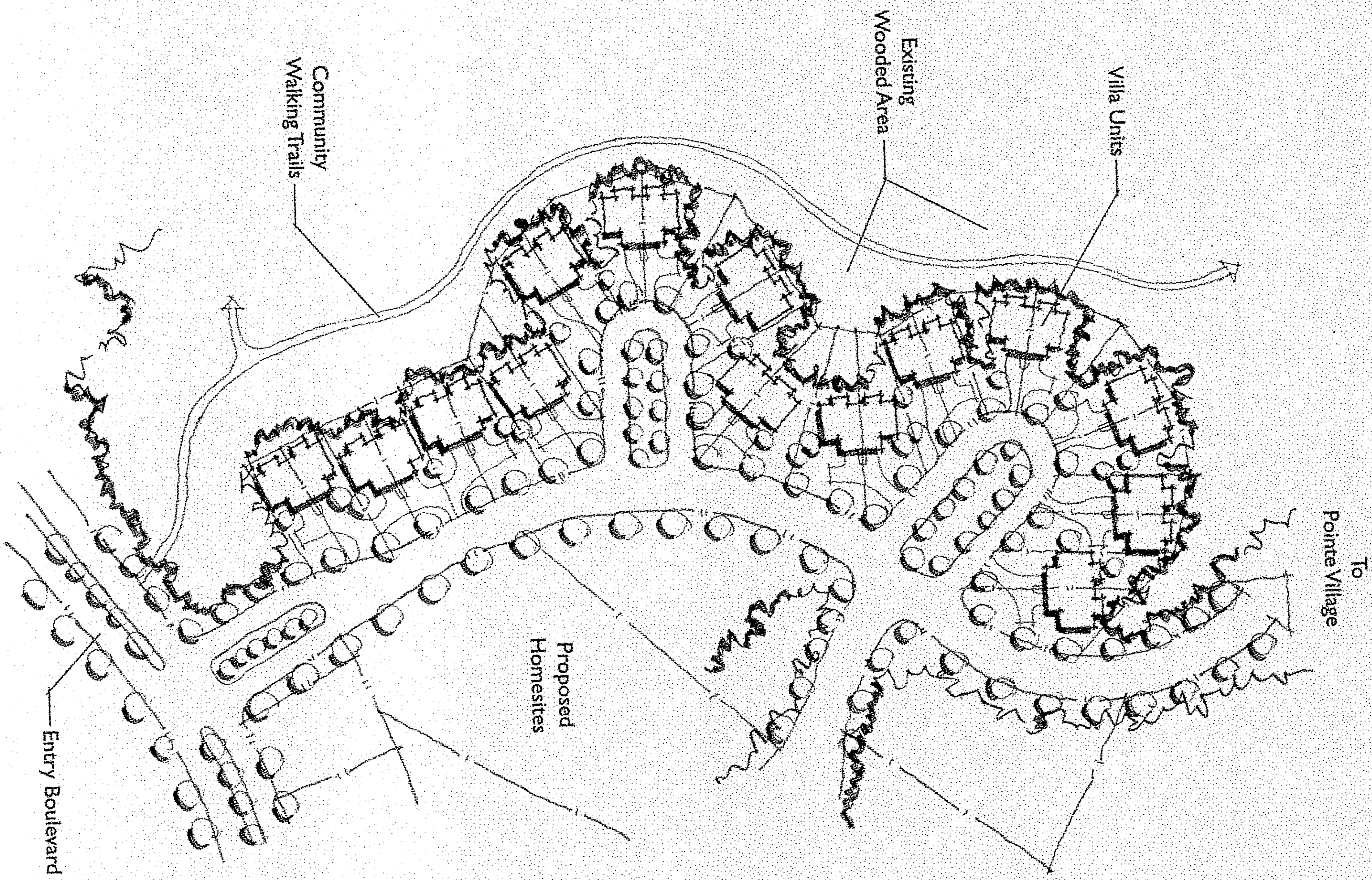
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Concept Plan
Schaad Companies
DETAIL AREA PLAN

SHEET NUMBER:
L-1.1.1

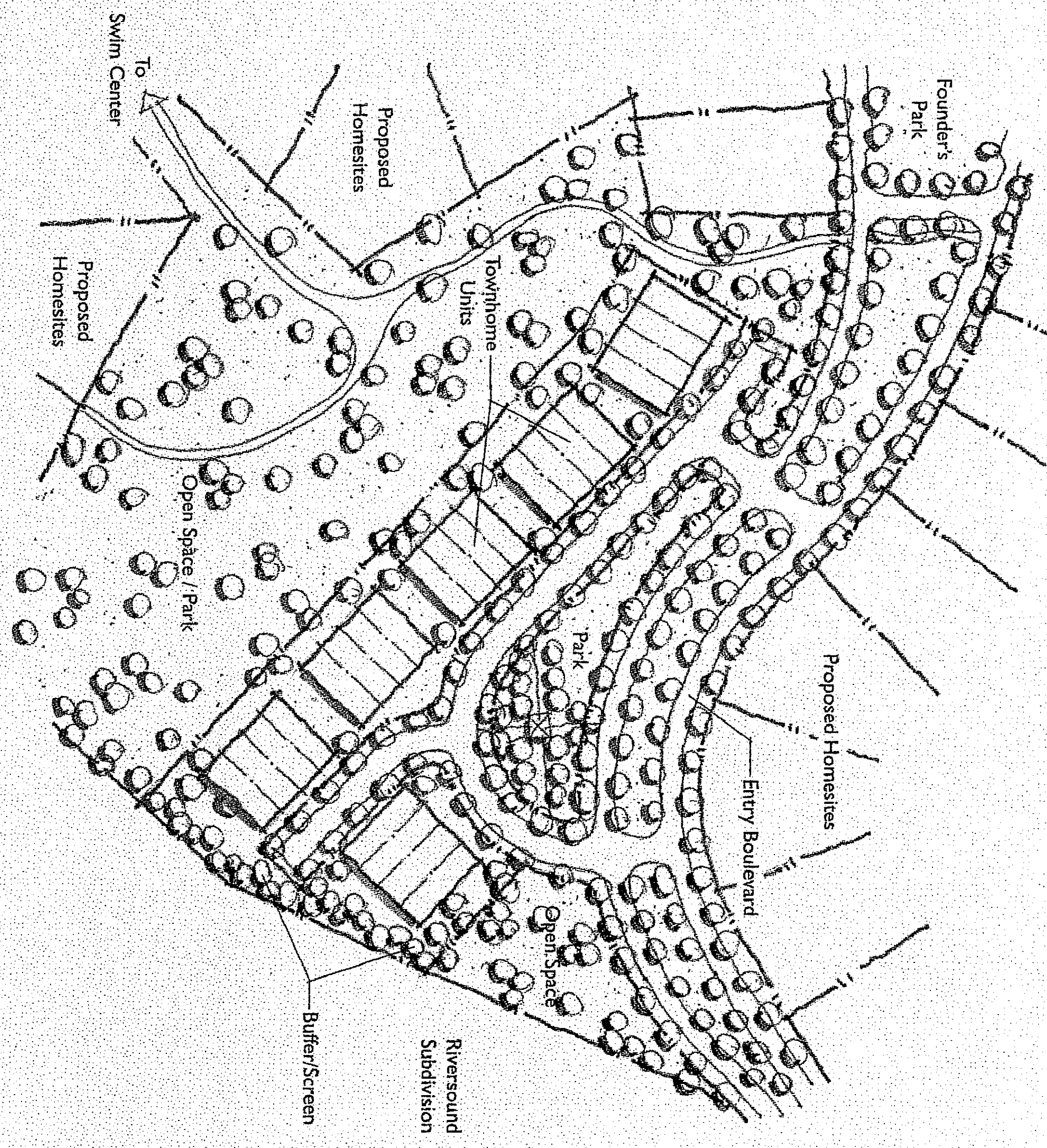


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1 VILLAS
L-112 ELEVATION

1" = 100'



2 TOWNHOMES
L-112 PLAN

1" = 100'



Note: Buffer to be a mix of 6"-8' evergreen trees & 3"-4' evergreen shrubs

3 35' VEGETATED BUFFER
L-112 ELEVATION

NTS

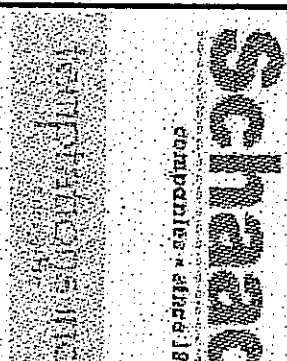
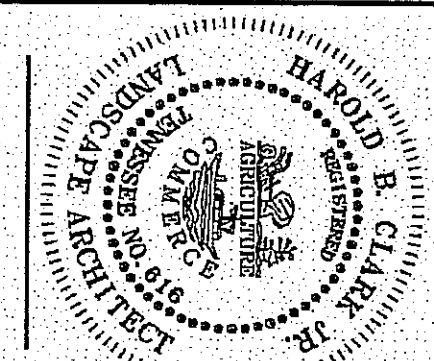
8-SA-11-C

DATE: 04/10/06
DESIGNED BY: HBC
DRAWN BY: JVP
CHECKED BY: HBC
Q.C. BY: HBC
SCALE: AS NOTED
PROJECT #: 3005149

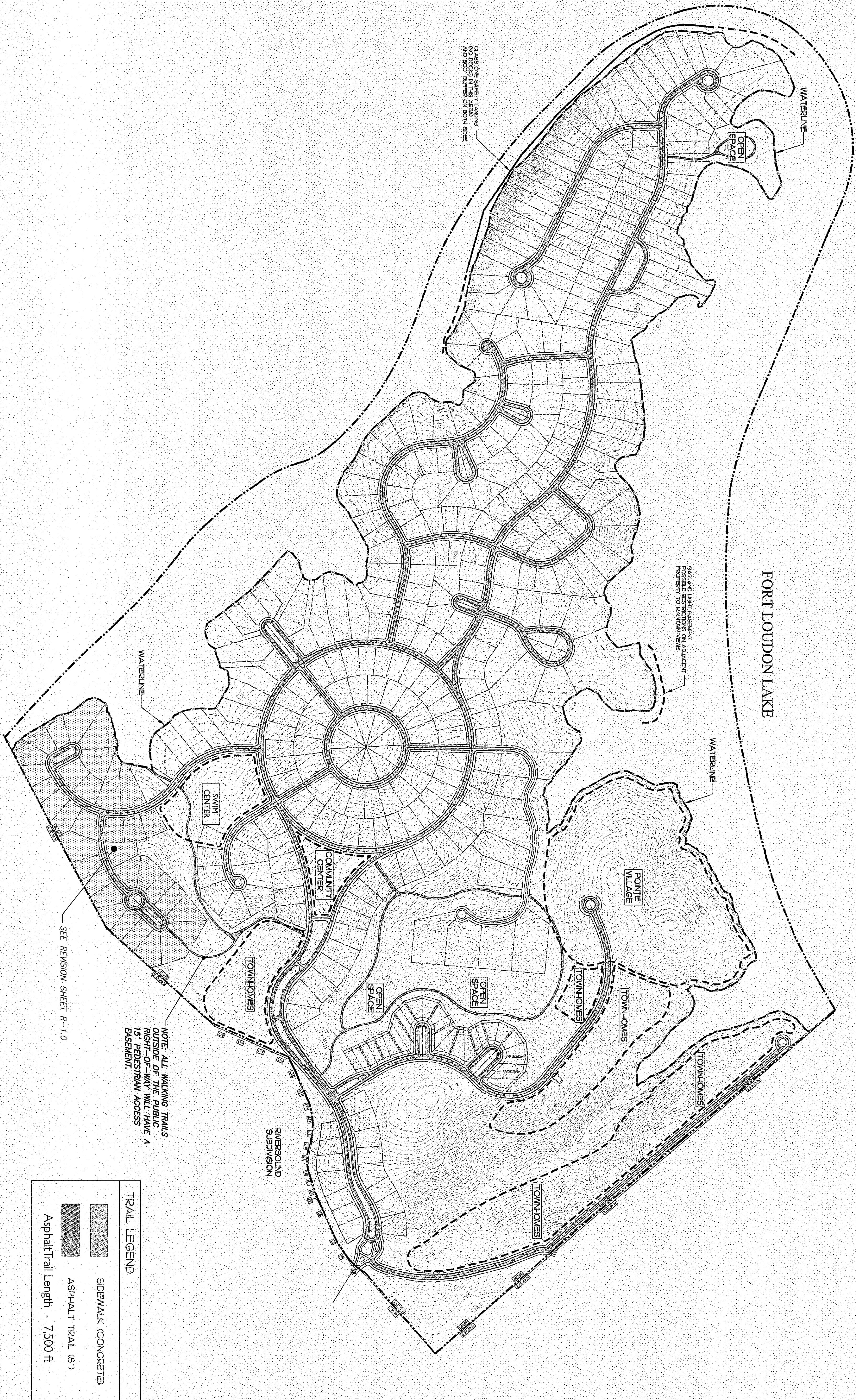
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REVISIONS:

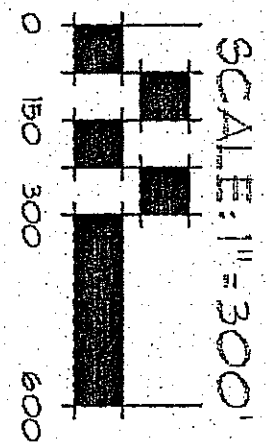
Beacon Park
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DETAIL AREA PLAN



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TRAIL LEGEND	
	SIDEWALK (CONCRETE)
	ASPHALT TRAIL (8')
Asphalt Trail Length - 7,500 ft	



DATE: 04/10/06
 DESIGNED BY: HBC
 DRAWN BY: APH
 CHECKED BY: HBC
 Q.C. BY: HBC
 SCALE: 1"=300'
 PROJECT #: 3005149

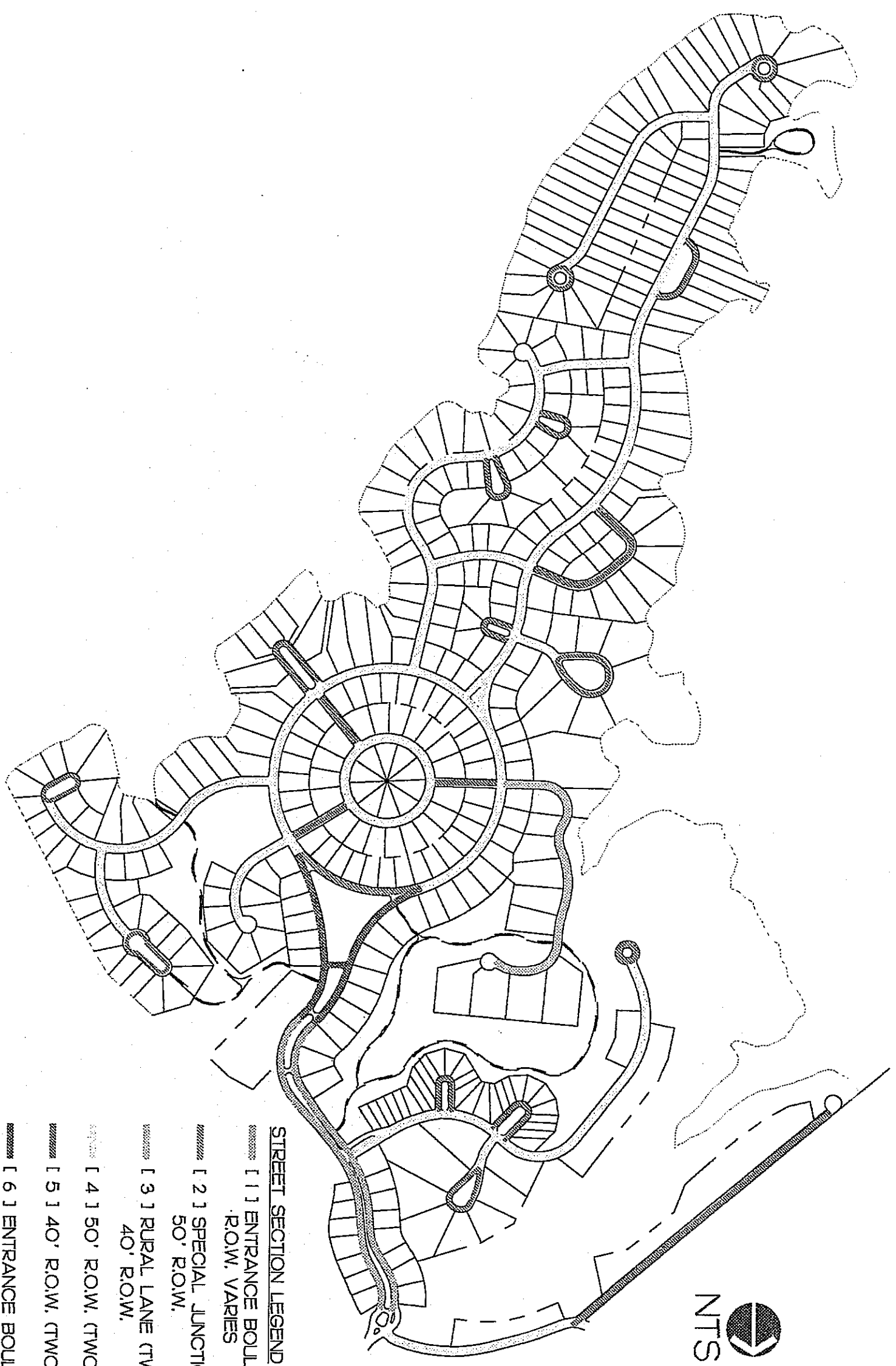
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 TRAIL SYSTEM PLAN

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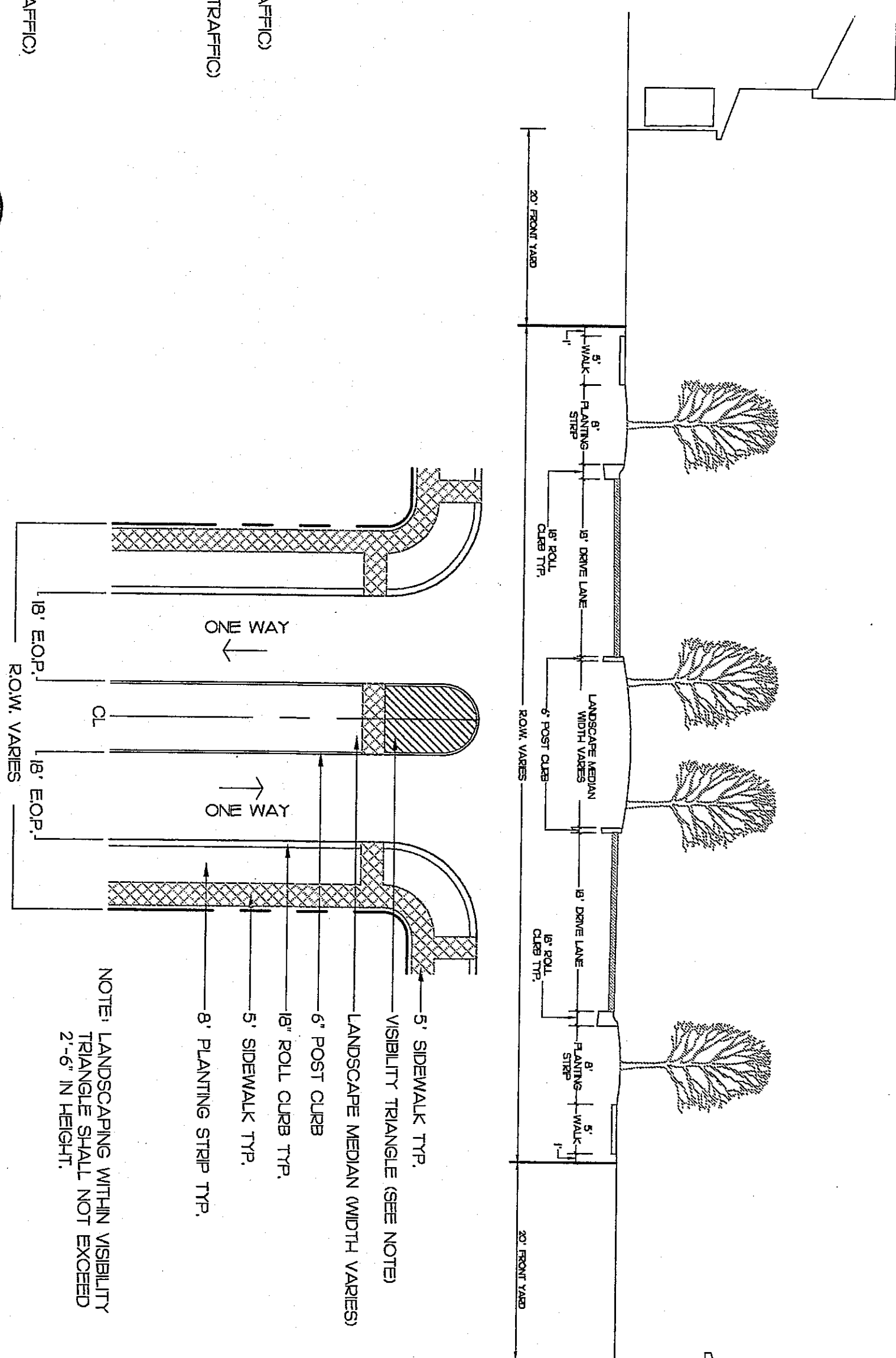
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L-2.0

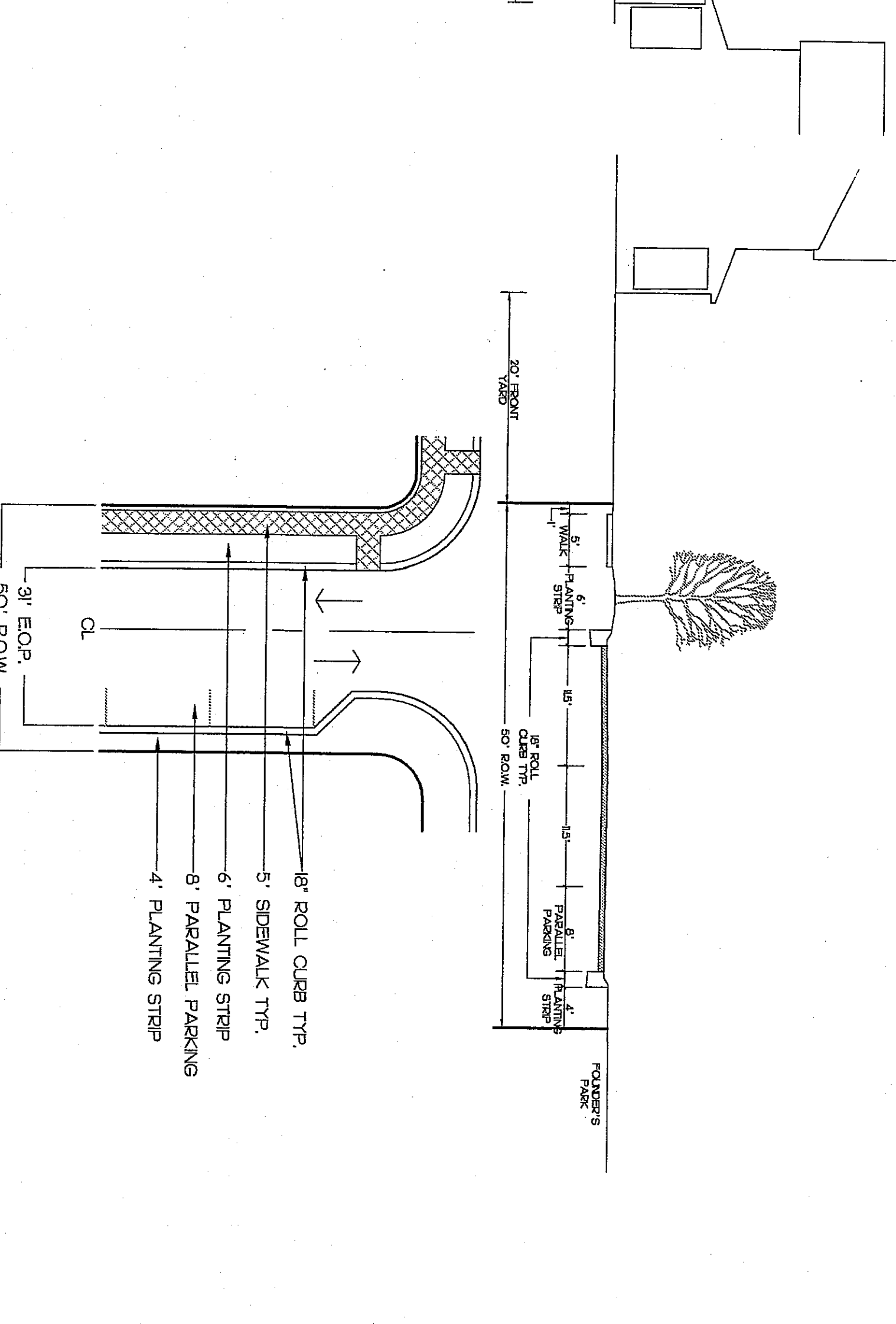


- SHEET SECTION LEGEND**
- 1.1 ENTRANCE BOULEVARD (ONE WAY TRAFFIC) ROW VARIES
 - 1.2 SPECIAL JUNCTION ROAD (TWO WAY TRAFFIC) 50' ROW
 - 1.3 RURAL LANE (TWO WAY TRAFFIC) 40' ROW
 - 1.4 50' ROW (TWO WAY TRAFFIC)
 - 1.5 40' ROW (TWO WAY TRAFFIC)
 - 1.6 ENTRANCE BOULEVARD (ONE WAY TRAFFIC) ROW VARIES
 - 1.7 RESIDENTIAL LOOP DRIVE (ONE WAY TRAFFIC) ROW VARIES

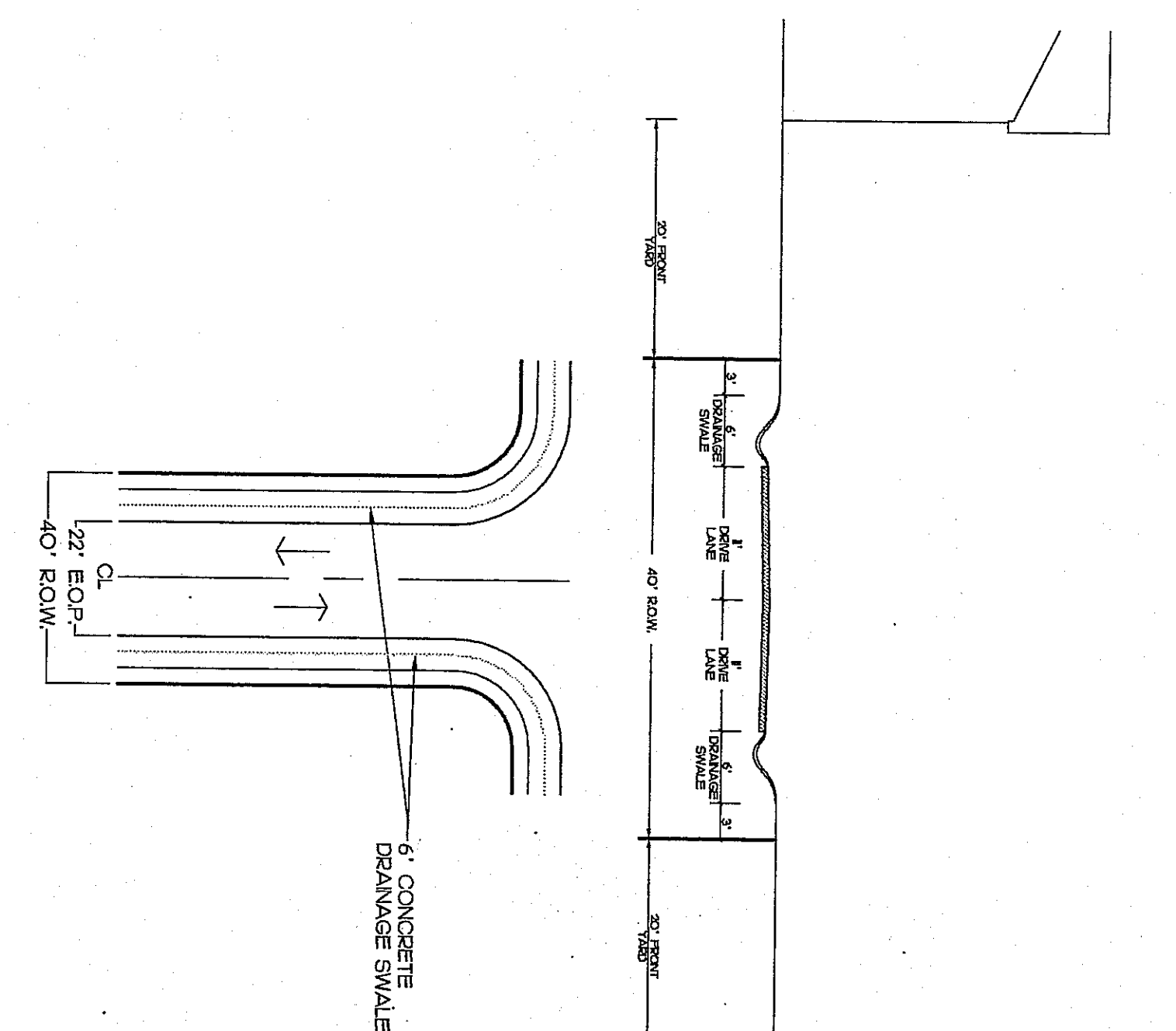
1 ROW VARIES - ENTRANCE BOULEVARD (NO PARKING)



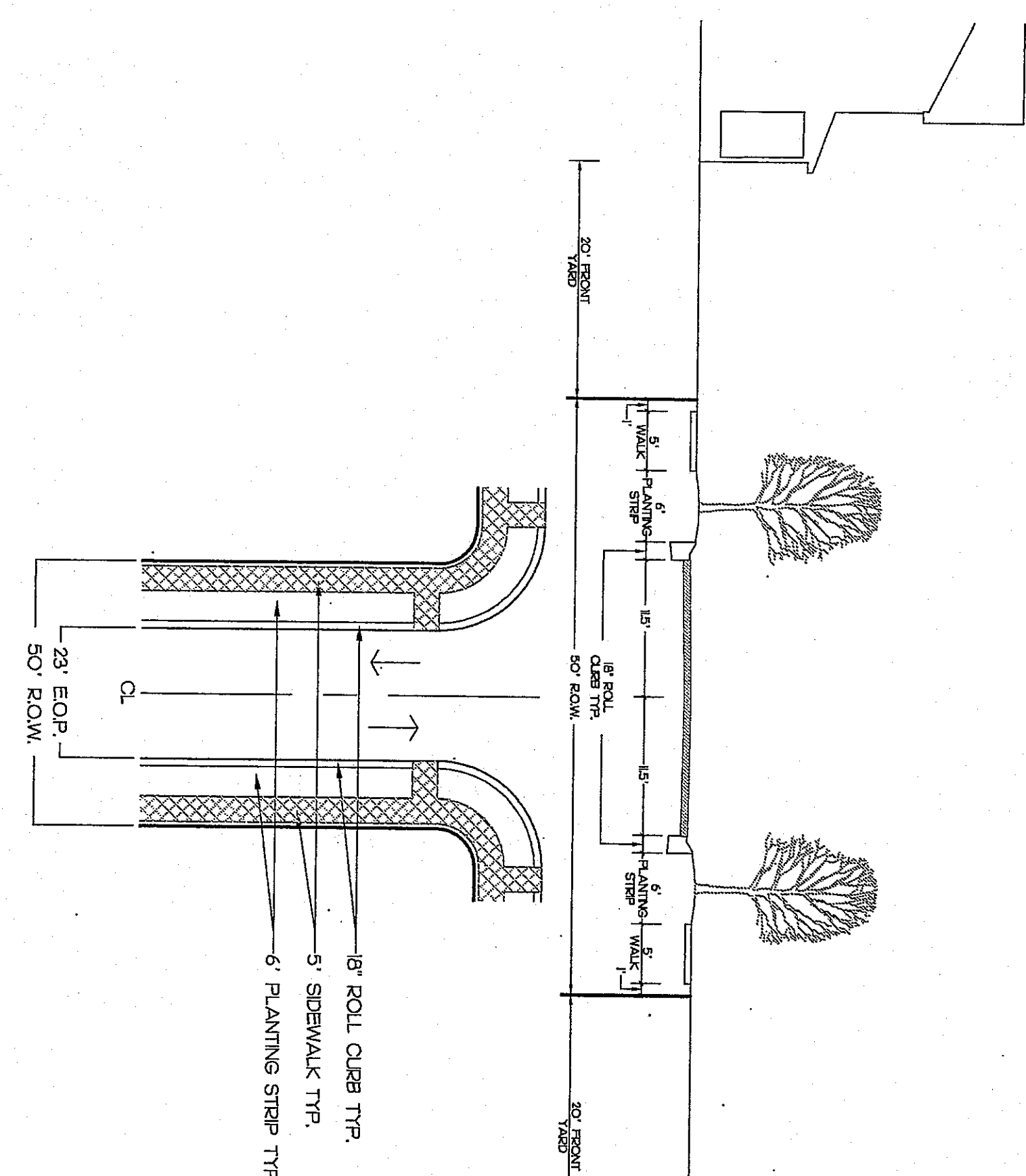
2 50' ROW - SPECIAL JUNCTION ROAD (PARKING ONE SIDE)



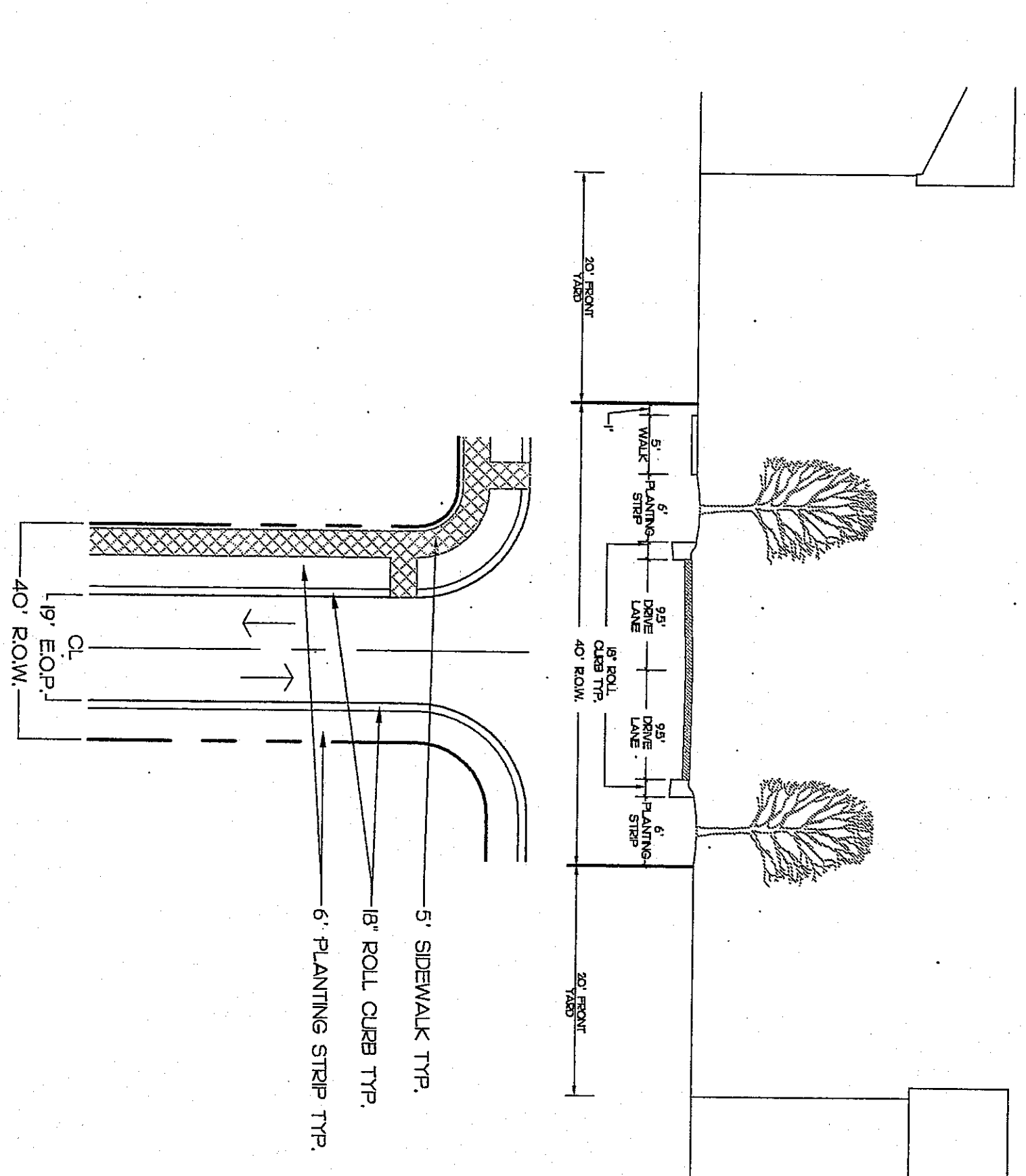
3 40' ROW - RURAL LANE (ROADS: D)



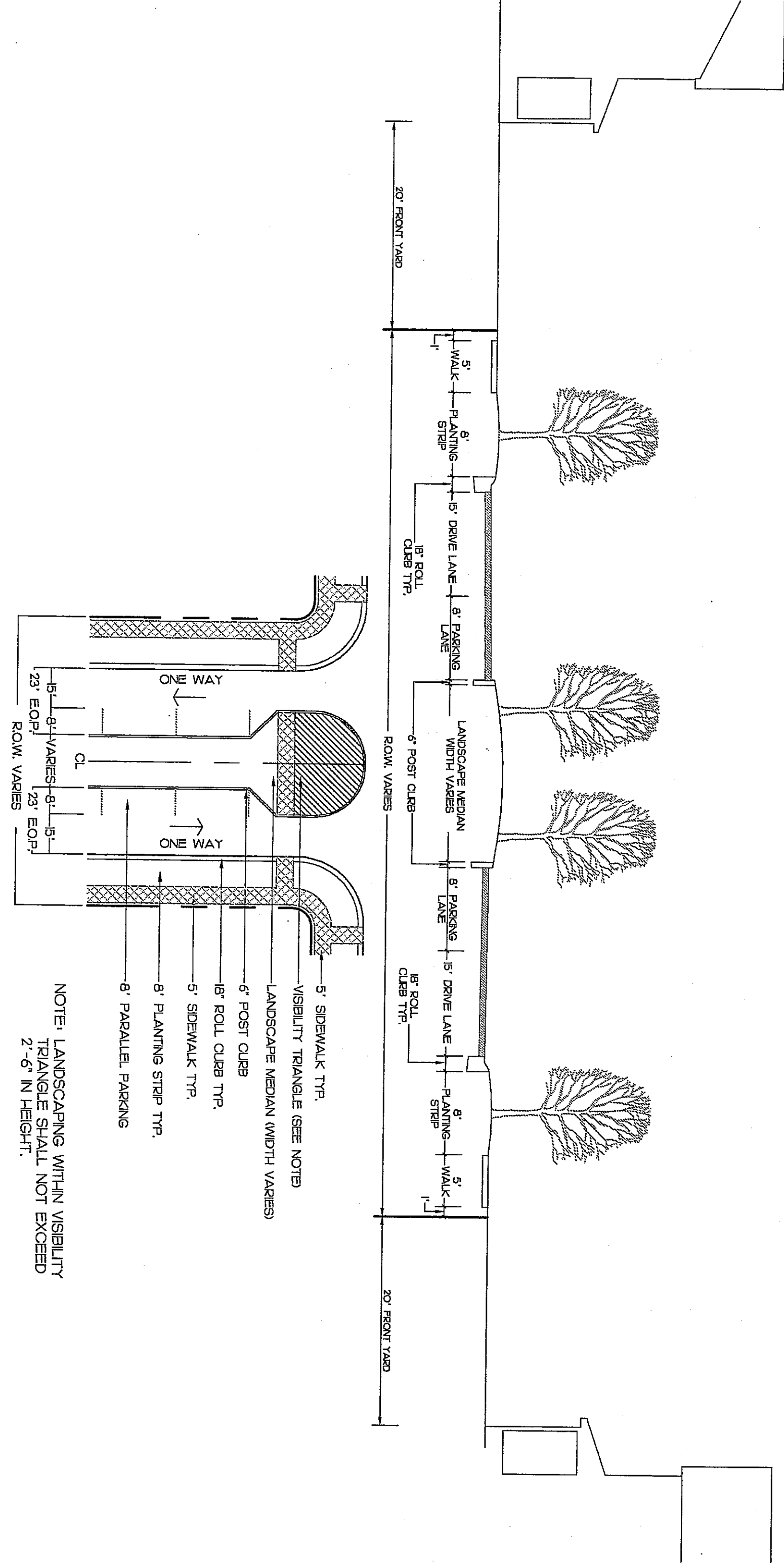
4 50' ROW - RESIDENTIAL STREET (ROADS: AC, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)



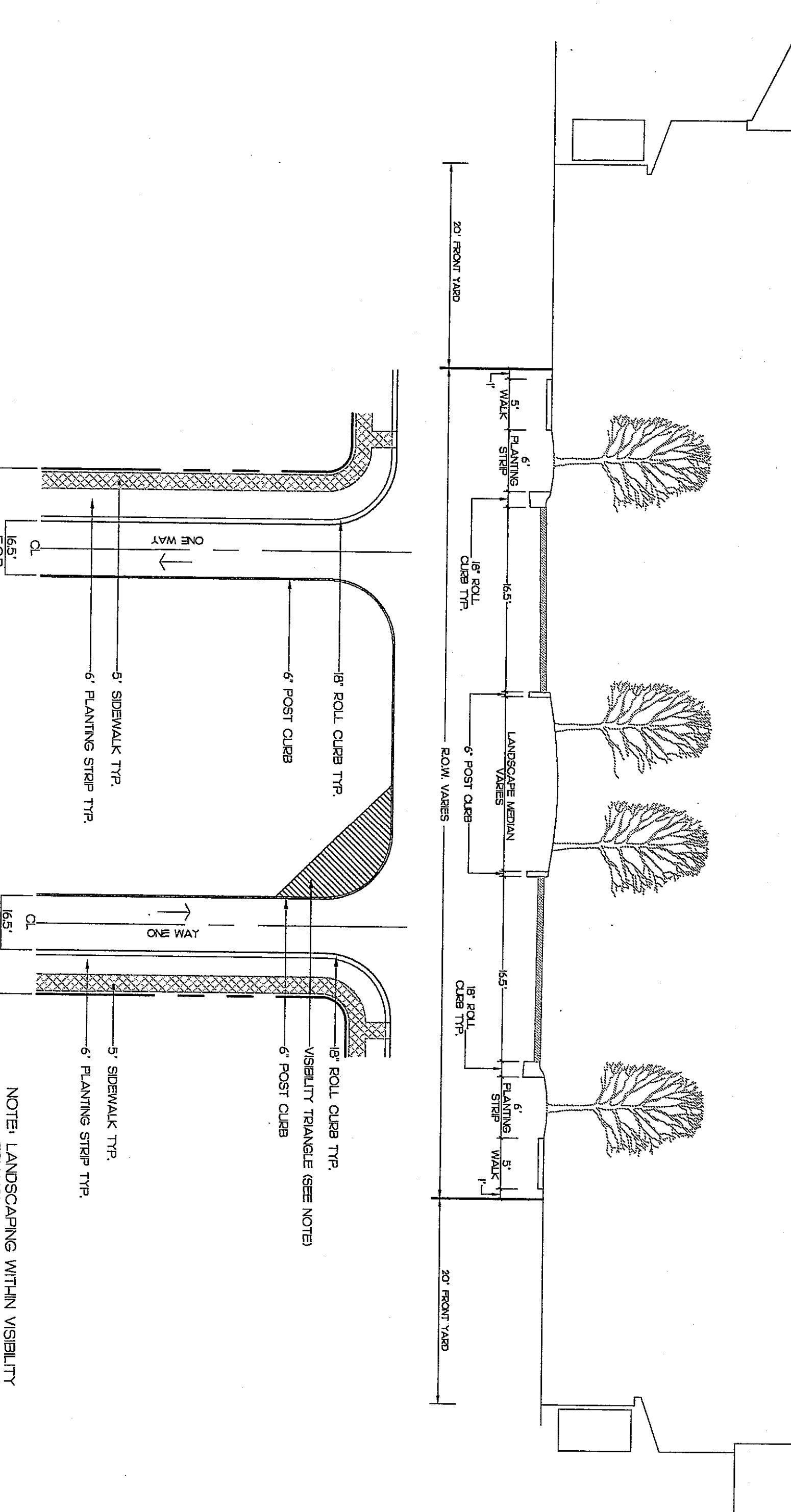
5 40' ROW - RESIDENTIAL STREET (ROADS: B, L, L, O)

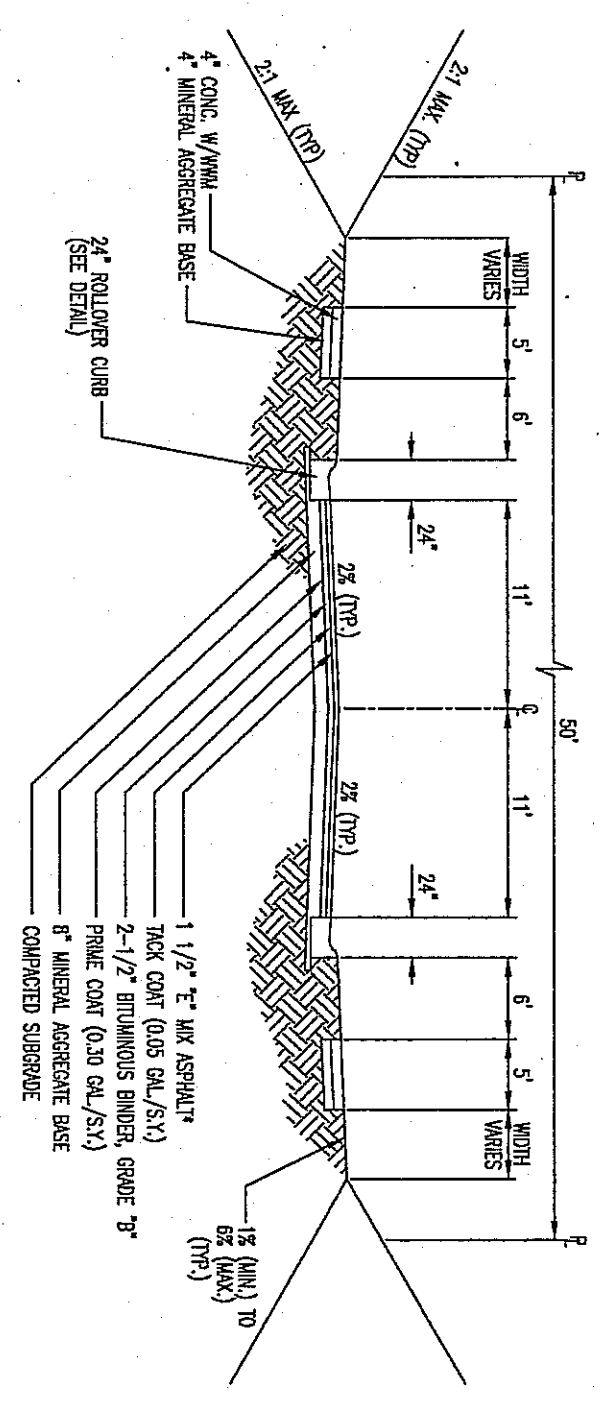
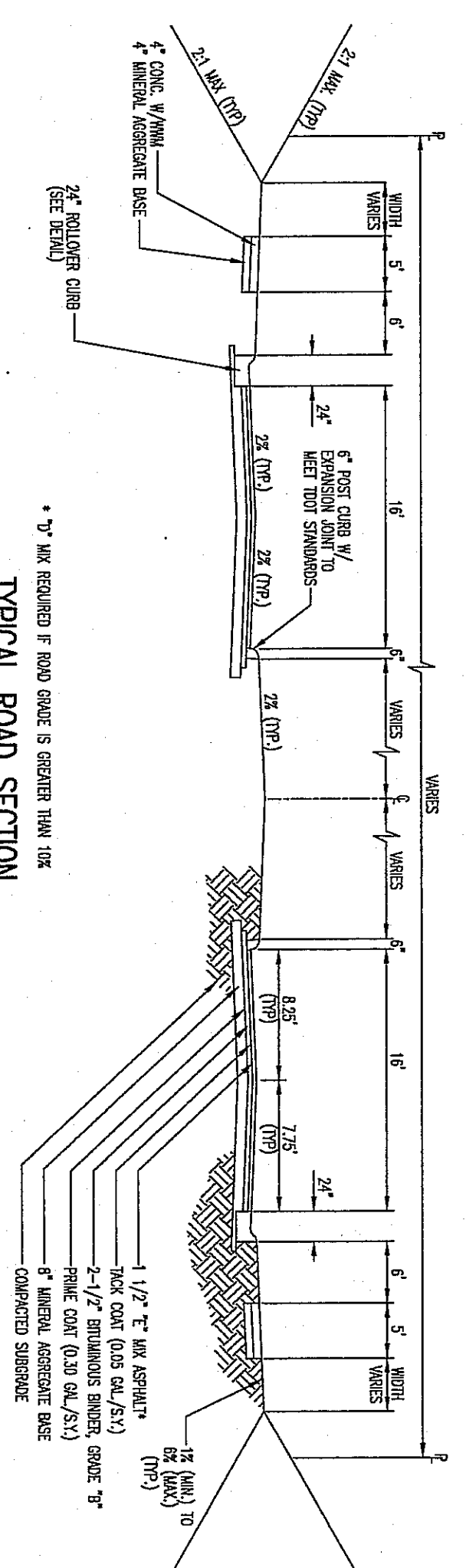
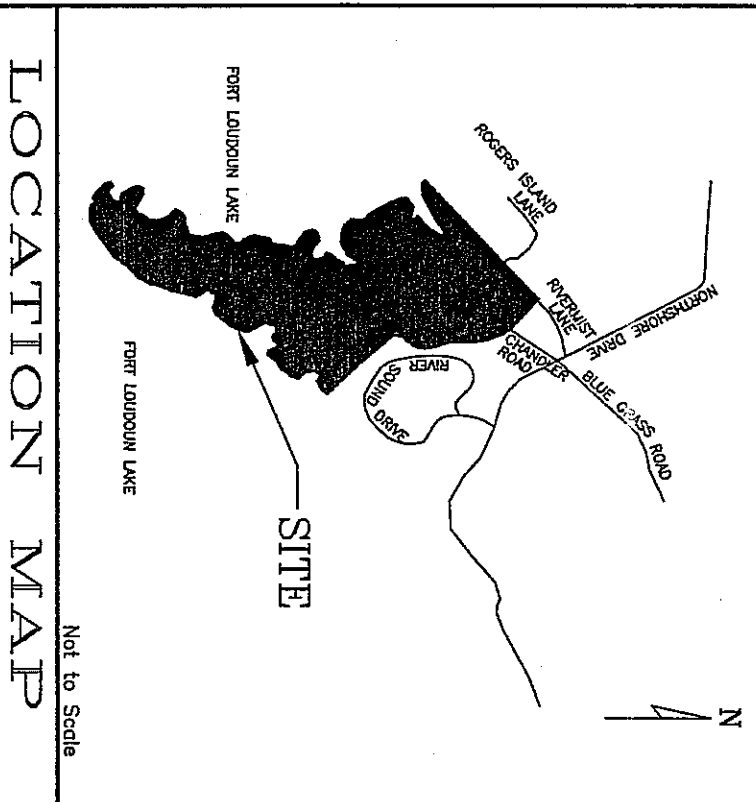


6 ROW VARIES - ENTRANCE BOULEVARD (INTERIOR PARKING)

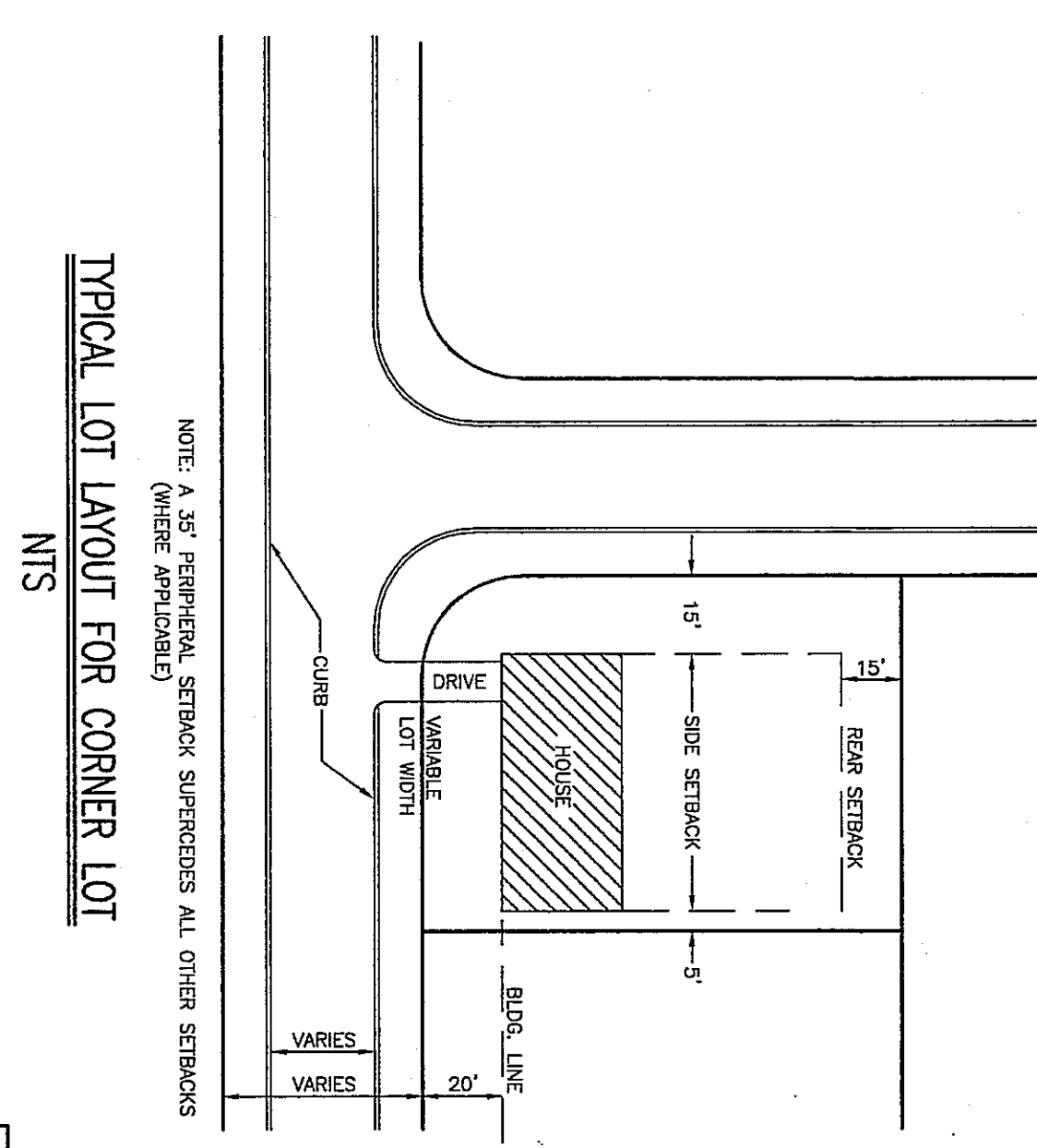
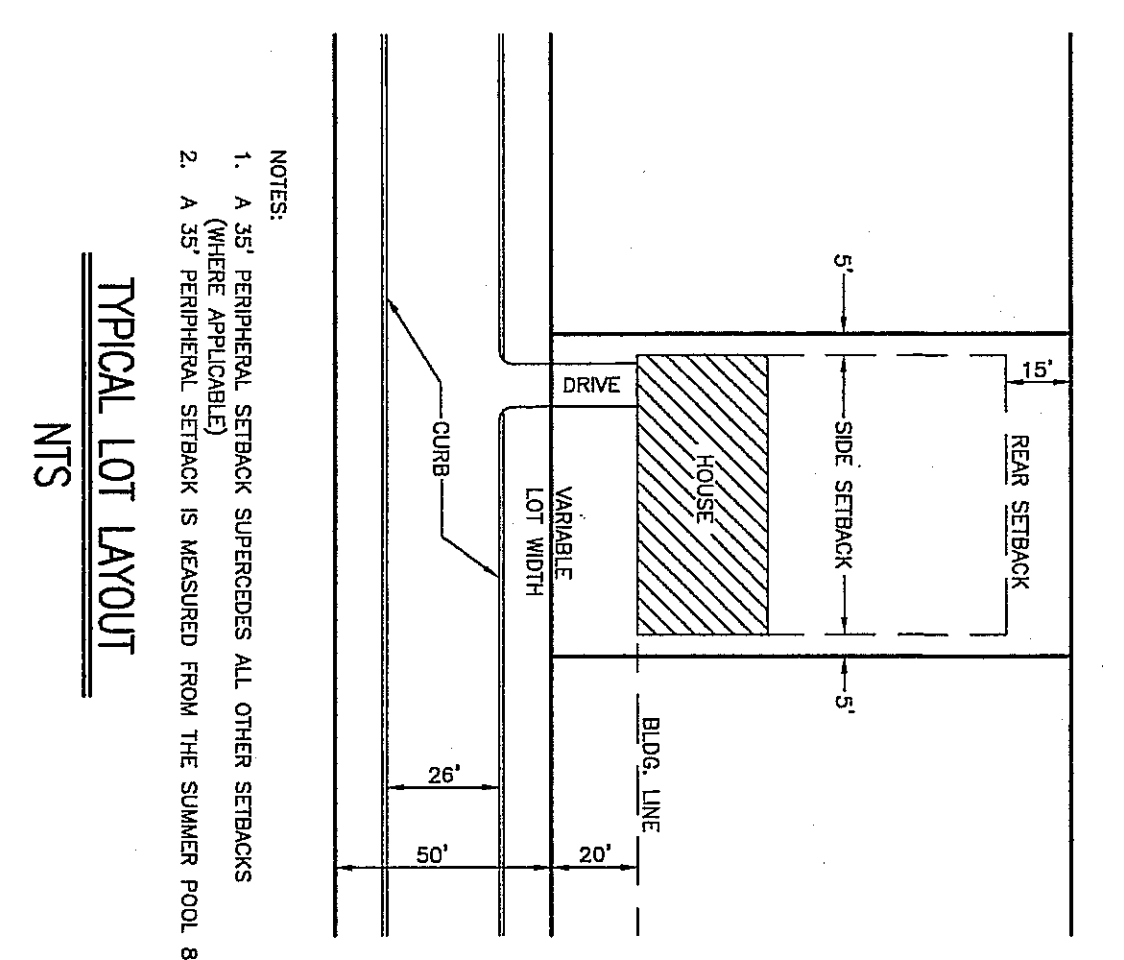


7 ROW VARIES - RESIDENTIAL LOOP DRIVE (ROADS: C, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)





ROAD "G", STA 0+00 TO STA 8+96
ROAD "F", STA 0+00 TO STA 8+96



BEACON PARK
ESTABLISHED 2007

REVISION DESCRIPTION
DATE
BY
REVISED CONCEPT & DEVELOPMENT PLAN FOR
BEACON PARK

DATE: 09/28/07
SCALE: 1"=100'
DRAWN BY: TPD
CHECKED BY: TPD
DESIGNED BY: TPD
PROJECT NO.: 04-0000-12-000-12-000
SHEET 1 OF 2 SHEETS
R-1.0

8-S-11-c

DEVELOPER/OWNER:
BEACON PROPERTIES, LLC
P.O. BOX 51058
KNOXVILLE, TN 37950-1058
PHONE: (605) 587-2874

BAITSON, HINES, NORVELL, & POE
REGISTERED ENGINEERS & LAND SURVEYORS
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