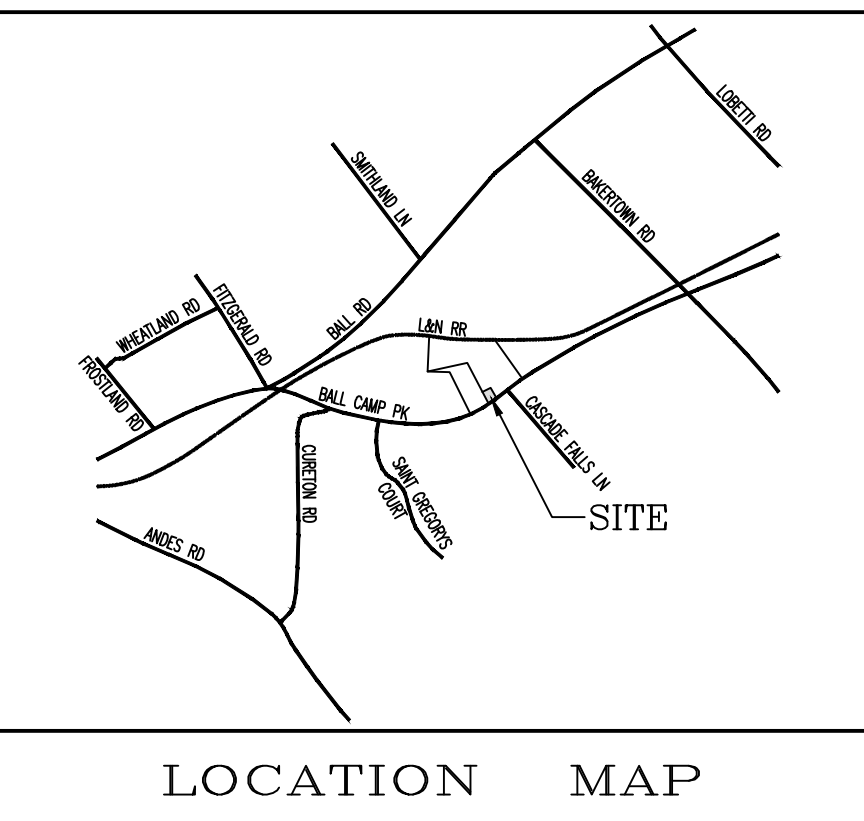
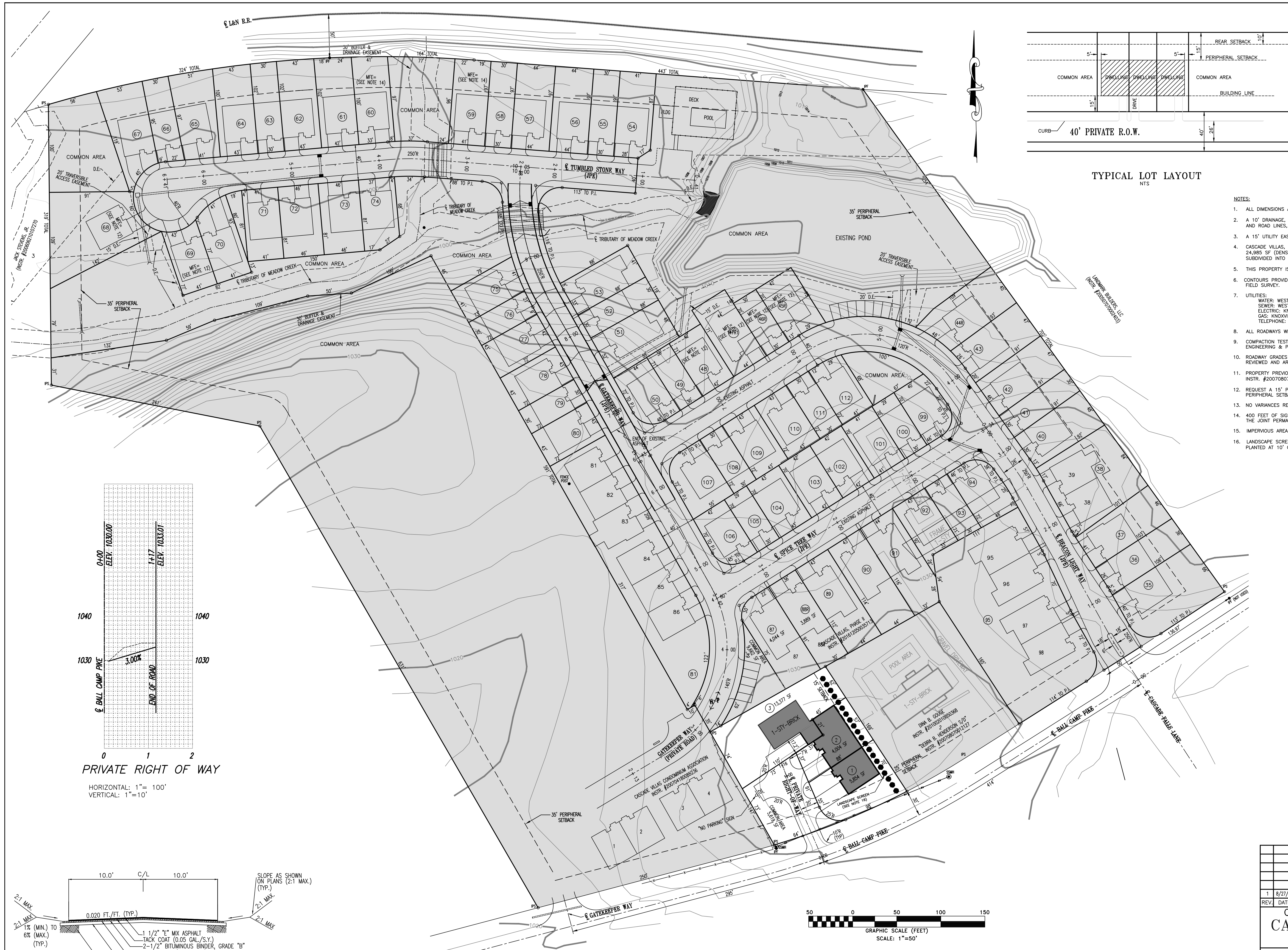
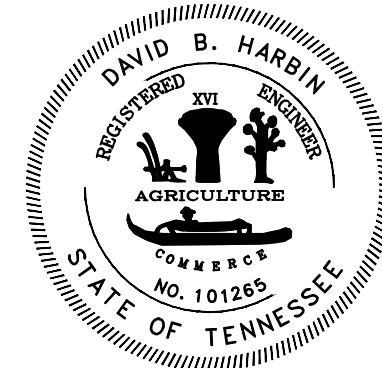




- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - CASCADE VILLAS, PHASE II-JOHNSON PROPERTY CONTAINS THREE SINGLE FAMILY ATTACHED LOTS OF 24,985 SF (DENSITY OF 5.23 DU/ACRE). THE ENTIRE DEVELOPMENT NOW CONTAINS 18.52 ACRES SUBDIVIDED INTO 119 UNITS (DENSITY OF 6.4 DU/ACRE).
 - THIS PROPERTY IS ZONED PR 7 DU/ACRE.
 - CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.I.S. ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 - ALL ROADWAYS WILL BE PRIVATE.
 - COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
 - ROADWAY GRADES AT THE INTERSECTIONS OF ALL ROADS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND ARE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.
 - PROPERTY PREVIOUSLY PLATTED AS "DEBRA HENDERSON SUBDIVISION" LOT 1 AND RECORDED AS INSTR. #200708070012127
 - REQUEST A 15' PERIPHERAL SETBACK ALONG THE NORTHEAST PROPERTY LINE AND A 25' PERIPHERAL SETBACK ALONG THE RIGHT-OF-WAY OF BALL CAMP PIKE.
 - NO VARIANCES REQUESTED.
 - 400 FEET OF SIGHT DISTANCE WILL BE CERTIFIED ON THE FINAL PLAT AT THE INTERSECTION OF THE JOINT PERMANENT EASEMENT AND BALL CAMP PIKE.
 - IMPERVIOUS AREA IS 10,292 SF. IMPERVIOUS PERCENTAGE IS 41.2%
 - LANDSCAPE SCREEN SHALL CONSIST OF A SINGLE ROW OF LEYLAND CYPRUS 5' HIGH WHICH IS PLANTED AT 10' ON CENTER.



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 _____
TENNESSEE CERTIFICATE NO. _____

OWNER:
CASCADE FALLS, LLC
c/o TERRY PATTON
7918 GATEKEEPER WAY
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 679-3697

DEED REFERENCES: INSTR. #201804300063835

REV.	DATE	REVISION DESCRIPTION
1	8/27/18	MPC COMMENTS
CONCEPT & DEVELOPMENT PLAN FOR CASCADE VILLAS, PHASE II JOHNSON PROPERTY		
CLT MAP 091, PARCEL 210.01		SCALE 1"=50'
DISTRICT 6, KNOX COUNTY, TN		DRAWN BY TPD DATE 8/1/18
CONTOUR INTERVAL=2'		DRAWING NUMBER 24176-2-JOHNSON-CP

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473



9-SC-18-C
9-J-18-UR

Revised: 8/28/20118