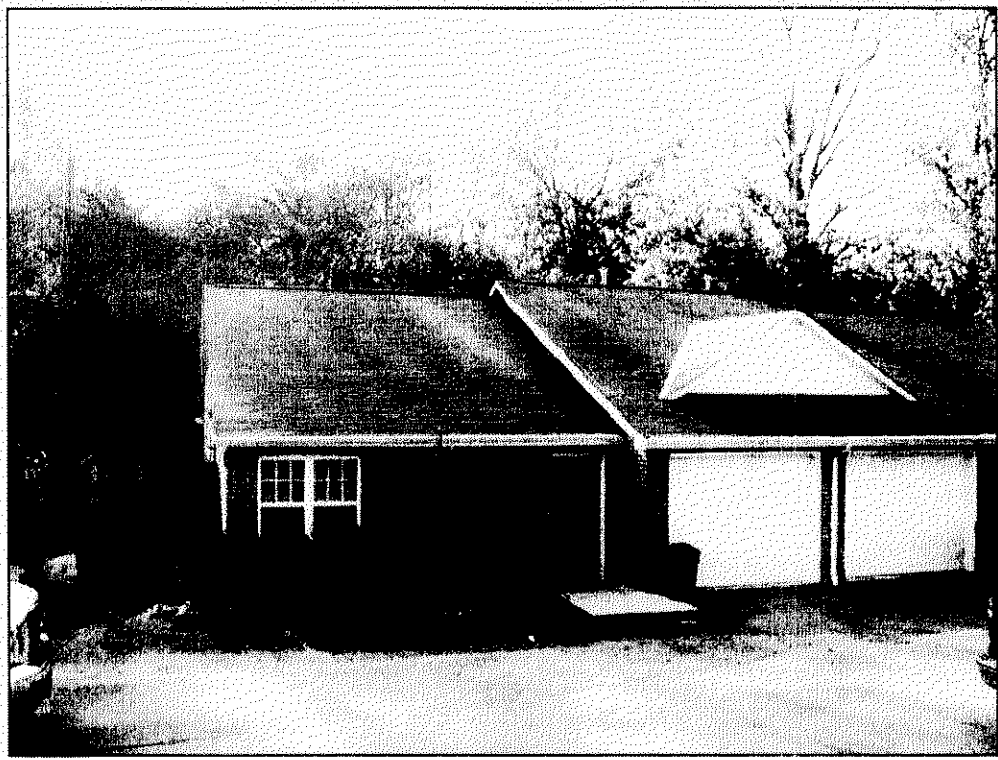
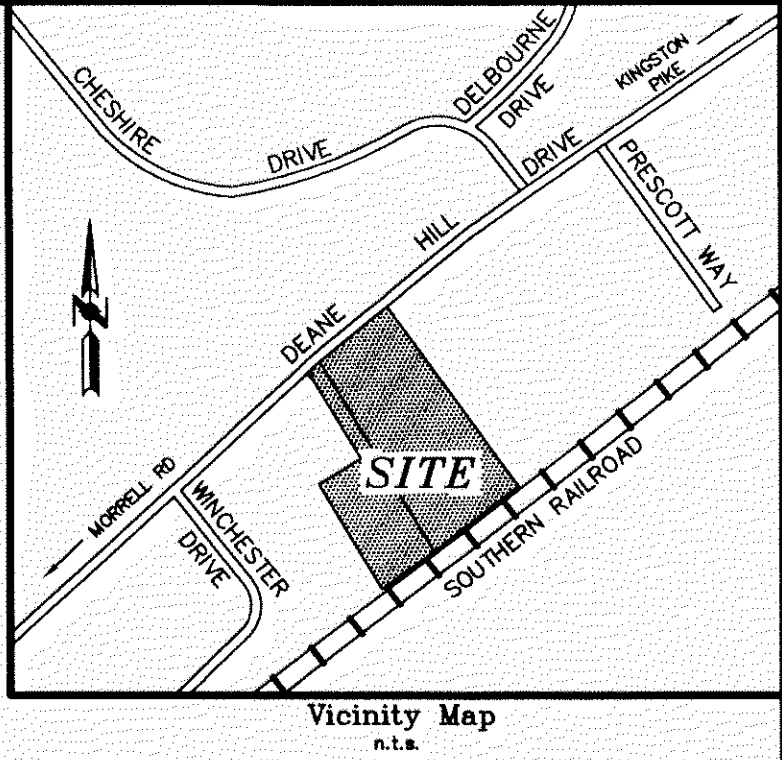


PROPOSED DEVELOPMENT UTILITIES:

UNDERGROUND ELECTRICAL.....	KNOXVILLE UTILITY BOARD
SANITARY SEWERS.....	KNOXVILLE UTILITY BOARD
NATURAL GAS.....	KNOXVILLE UTILITY BOARD
SANITARY WATER.....	KNOXVILLE UTILITY BOARD
UNDERGROUND TELEPHONE.....	BELLSOUTH
STORM SEWERS.....	CITY OF KNOXVILLE



TYPICAL CONDOMINIUM BUILDING ELEVATION
NTS

REVISED
MPC FILE #12-A-06-UR

12/4/06

PROPERTIES INFORMATION

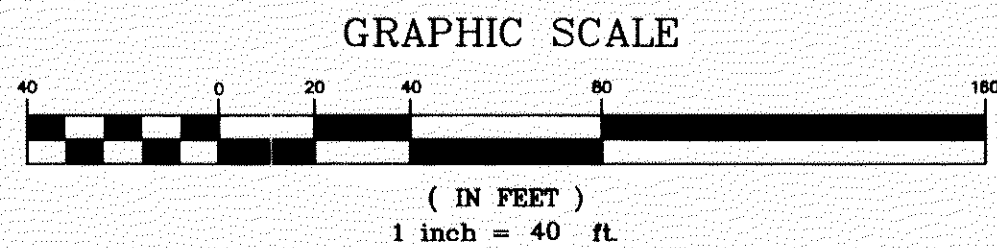
6th CIVIL DISTRICT OF KNOX COUNTY
CLT MAP 120E, GROUP "D", PARCEL 004
CITY OF KNOXVILLE WARD #47
CITY BLOCK #47630
INSTRUMENT #200505260095183

OWNER
S & E PROPERTIES, LLC
7118 DEANE HILL DRIVE
KNOXVILLE, TN 37919

6th CIVIL DISTRICT OF KNOX COUNTY
CLT MAP 120E, GROUP "D", PARCEL 003.01
CITY OF KNOXVILLE WARD #47
CITY BLOCK #47630
INSTRUMENT #200610230034980
MAP BOOK 18, PAGE 69
JOSEPH B. EVANS S/D

OWNER
S & E PROPERTIES, LLC
DEANE HILL DRIVE
KNOXVILLE, TN 37919

- LEGEND:
- PROPOSED STORM DRAIN AND CATCH BASIN STRUCTURE
 - PROPOSED HEAD WALL
 - PROPOSED DROP INLET
 - PROPOSED DRAINAGE DIRECTION
 - PROPOSED DETENTION AREA
 - PROPOSED RIGHT-OF-WAY DEDICATION



USE ON REVIEW
FOR
DEANE HILL ESTATES
5.93 ± ACRES ZONED "RP-1 1-5 DU/AC"
SUBDIVIDE THE 5.93 ± ACRE TRACT INTO 28 CONDOMINIUM UNITS
DENSITY 4.72 DU/AC
DEVELOPED BY
S & E PROPERTIES, LLC
405 MONTBROOK LANE
KNOXVILLE, TN 37919
(865) 593-1112

BENCHMARK ASSOCIATES, INC.

Land Planners • Land Surveyors

DEANE HILL ESTATES
7118 & 7128 DEANE HILL DRIVE
KNOXVILLE, TENNESSEE 37919
For
S & E PROPERTIES, LLC

DATE: 24 OCTOBER 2006
SCALE: 1" = 40'
DRAWN BY: BVL
FILE NAME: 06182-CP
BM PROJECT NO.: 06182

USE ON REVIEW

CP-1.0

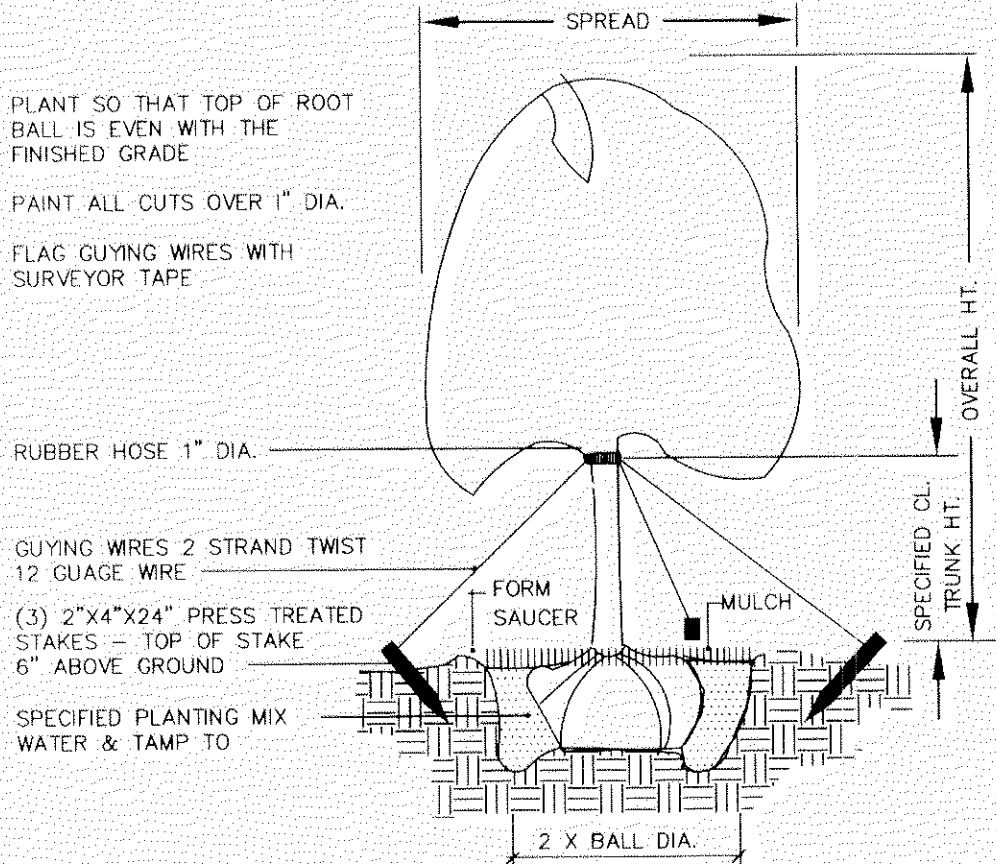
10308 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (865) 692-4000
Facsimile (865) 692-4091



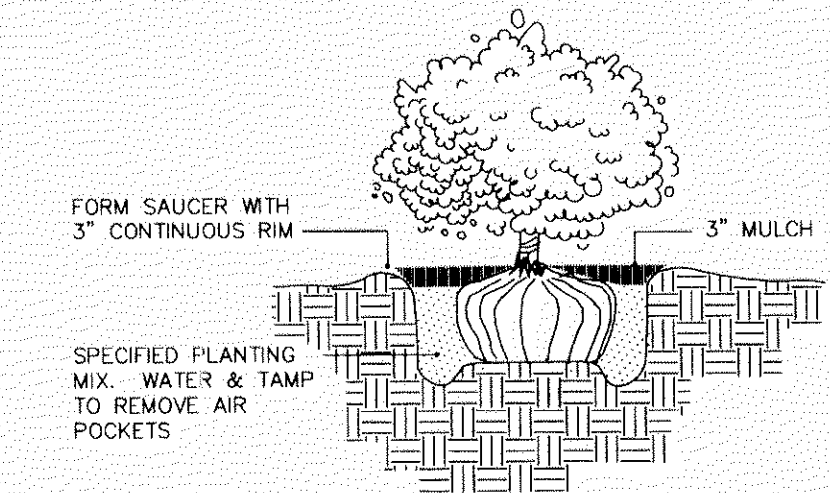
PLANTING SCHEDULE

MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	MIN. SIZE
TREES				
PO		PIN OAK	PALUSTRIS	8' HGT. 2-1/2" CAL.
SM		SUGAR MAPLE	ACER SACCHARUM	8' HGT. 2-1/2" CAL.
FD		FLOWERING DOGWOOD	CORNUS FLORIDA "WHITE CLOUD"	8' HGT. 2-1/2" CAL.
WP		WHITE PINE	PINUS STROBUS	8' HGT. 2-1/2" CAL.
SHRUBS				
PL		PLANTAIN LILY	HOSTA FORTUNEI "AUREOMARGINATA"	8" SPREAD
MJ		MINT JULEP JUNIPER	JUNIPERUS CHINENSIS "MINT"	15" SPREAD
PB		CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII, ATROPURPUREA	18" HEIGHT
LT		LILYTURF	NANA "CRISOM PYGMY" UROPE MUSCARI	15" SPREAD
DN		DWARF NANDINA	NANDINA DOMESTICA "FIREPOWER"	15" SPREAD
HH		HELLERI HOLLY	ILEX CRENATA HELLERI HOLLY	15" SPREAD
TURF				
SOD		FALCON FESCUE	SEE NOTE NUMBER 6	



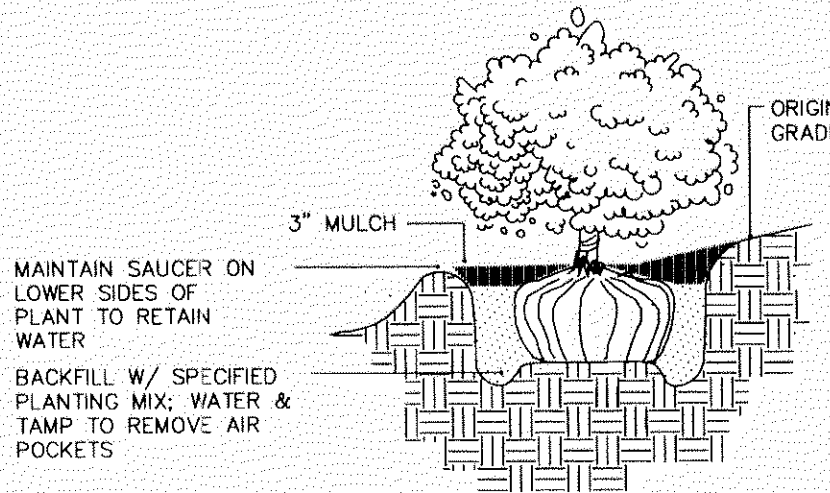
TREE PLANTING

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE

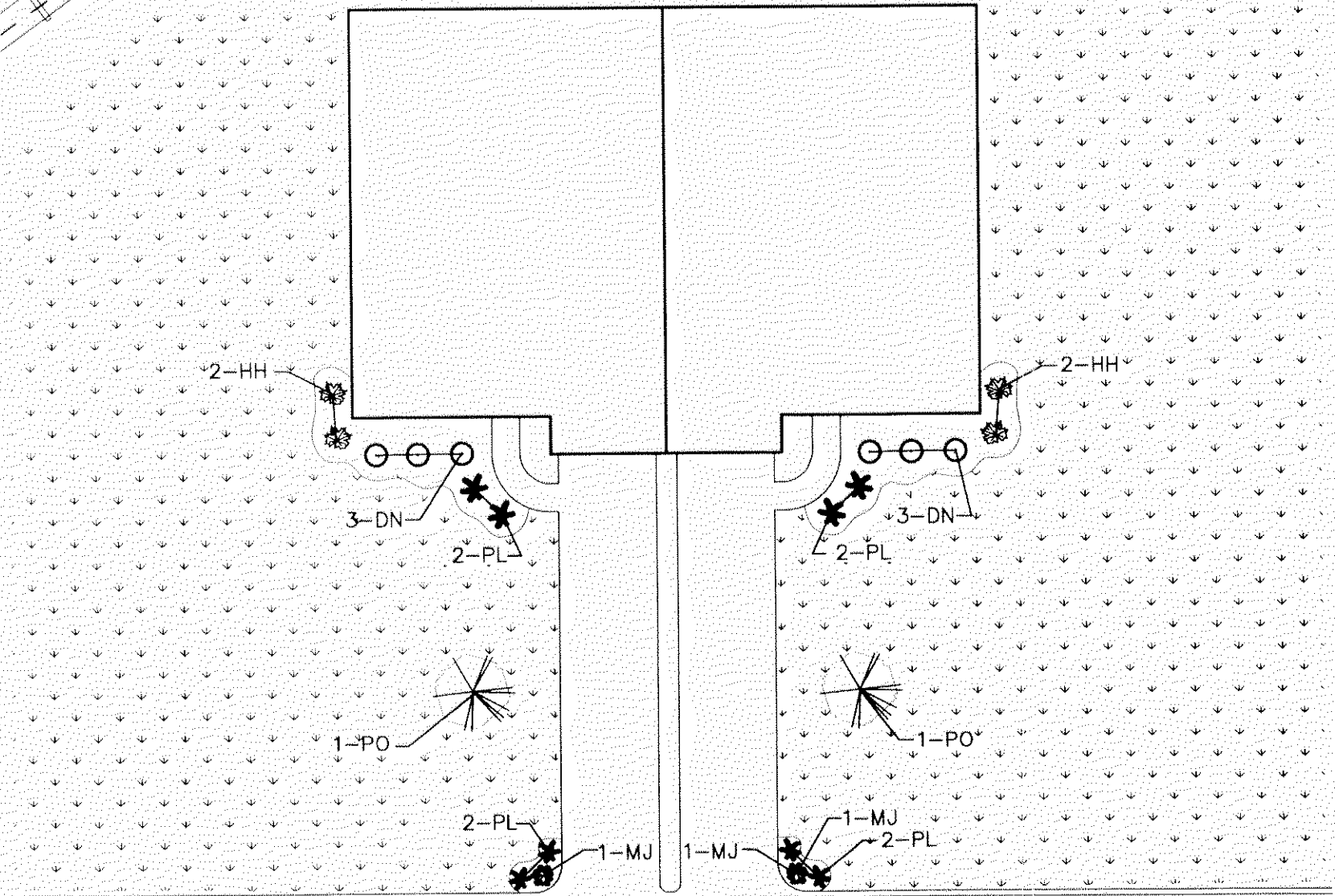


SHRUB PLANTING / SLOPES

SCALE: NOT TO SCALE

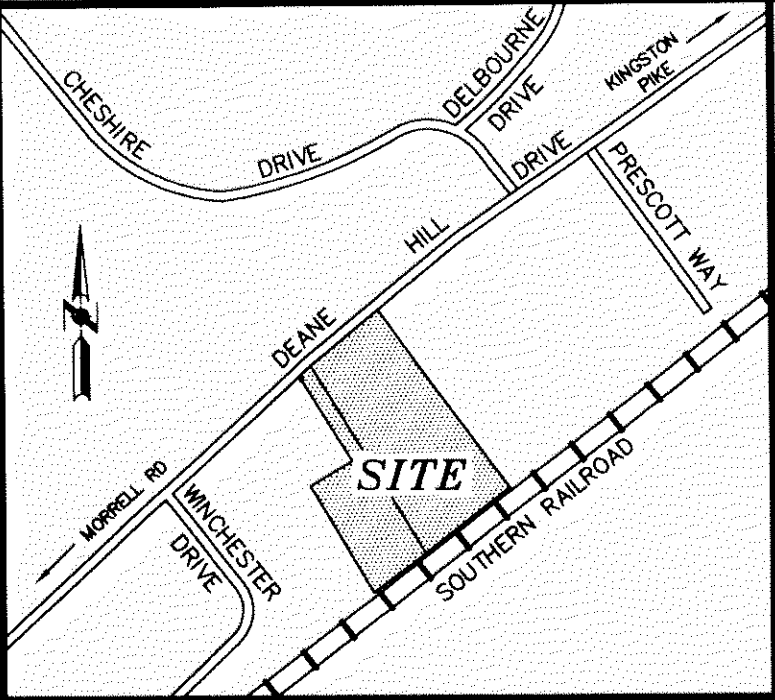
NOTES:

- 1) PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY W/ THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE ASSOCIATION OF NURSEYMEN.
- 2) PROVIDE 3" DEEP LAYER OF NEWLY SHREDDED HARDWOOD BARK MULCH AT ALL PLANTER BEDS.
- 3) REMOVE ALL STRINGS AND TIES FROM TREES AND SHRUBS.
- 4) REMOVE UPPER 1/3 OF BURLAP FROM ALL PLANT BALLS; DO NOT PIERCE TREE BALLS WITH SUPPORT STAKES.
- 5) FERTILIZE ALL PLANTS WITH 16-16-16 FERTILIZER AT THE RATE OF: 3 LBS. PER TREE AND 3 LBS. PER 100 S.F. OF SHRUB BED.
- 6) SEE EROSION CONTROL PLAN FOR TEMPORARY AND PERMANENT SEEDING NOTES. ALTERNATELY, DEVELOPER MAY INSTALL SOD WHICH IS CLEAN, STRONG ROOTED, UNIFORMLY SIZED STRIPS OF 2 YEAR OLD SOD, MACHINE STRIPPED NOT MORE THAN 72 HOURS PRIOR TO LAYING. LAY SOD STRIPS WITH TIGHT JOINTS, ROLL OR TAMP LIGHTLY, AND WATER THOROUGHLY.
- 7) ALL COMMON AREAS AND LOTS SHALL RECEIVE SEEDED TURF AND STRAW COVER EXCEPT UNDER BUILDINGS, ROADS, SIDEWALKS, PLANTING BEDS AND AREAS DESIGNATED TO BE SODDED.
- 8) DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.
- 9) UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING PLANTING WORK.
- 10) ACTUAL AS-BUILT SITE CONDITIONS MAY VARY FROM THIS PLAN. PLANT AND MATERIAL QUANTITIES AS SHOWN ON THE PLAN ARE FOR UNIFORM COMPARISON AND ESTIMATE PURPOSE ONLY. NOTIFY ARCHITECT OF ALL SITE CONDITIONS WHICH WILL AFFECT PLANT QUANTITIES REQUIRED AND/OR THEIR LOCATIONS. SPECIFIED PLANTING MIX: THREE PARTS TOPSOIL, FERTILIZER (SEE NOTE ABOVE) AND ONE PART PEAT MOSS.
- 12) SHRUBS SELECTED FROM THE PLANTING SCHEDULE, LISTED HERE-ON, ARE TO BE PLACED AROUND BUILDINGS, WITHIN ISLANDS AND ALONG WALKWAYS BY THE LANDSCAPE SUBCONTRACTOR. SAID SUBCONTRACTOR IS REQUIRED TO SUBMIT PLANS AND PROPOSALS FOR THE DEVELOPERS REVIEW AND APPROVAL. SAID PLANS MUST BE PREPARED IN ACCORDANCE WITH THE CITY OF STATESVILLE'S SPECIFICATIONS FOR PLANTING AROUND BUILDINGS.
- 13) EXISTING VEGETATION ALONG PERIMETER BOUNDARIES IS TO REMAIN IN PLACE AND UNDISTURBED, EXCEPTING WHERE UTILITY CONSTRUCTION MUST TAKE PLACE.



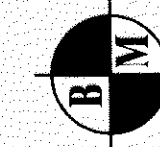
TYPICAL BUILDING PLANTING

SCALE: NOT TO SCALE
NOTE: ALL LANDSCAPE PLANTING BEDS AT UNITS TO RECEIVE GROUND CLOTH AND MULCH BED



Vicinity Map
n.t.s.

BENCHMARK ASSOCIATES, INC.



Land Planners



Land Surveyors

DEANE HILL ESTATES

7118 & 7128 DEANE HILL DRIVE
KNOXVILLE, TENNESSEE 37919

For
S & E PROPERTIES, LLP

LANDSCAPING PLAN and USE ON REVIEW PLAN

FOR

DEANE HILL ESTATES

5.93 ± ACRES ZONED "RP-1 1-5 DU/AC"
SUBDIVIDE THE 5.93 ± ACRE TRACT INTO 28 CONDOMINIUM UNITS

DENSITY 4.72 DU/AC

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LANDSCAPING PLAN

SHEET

CP-3.0

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