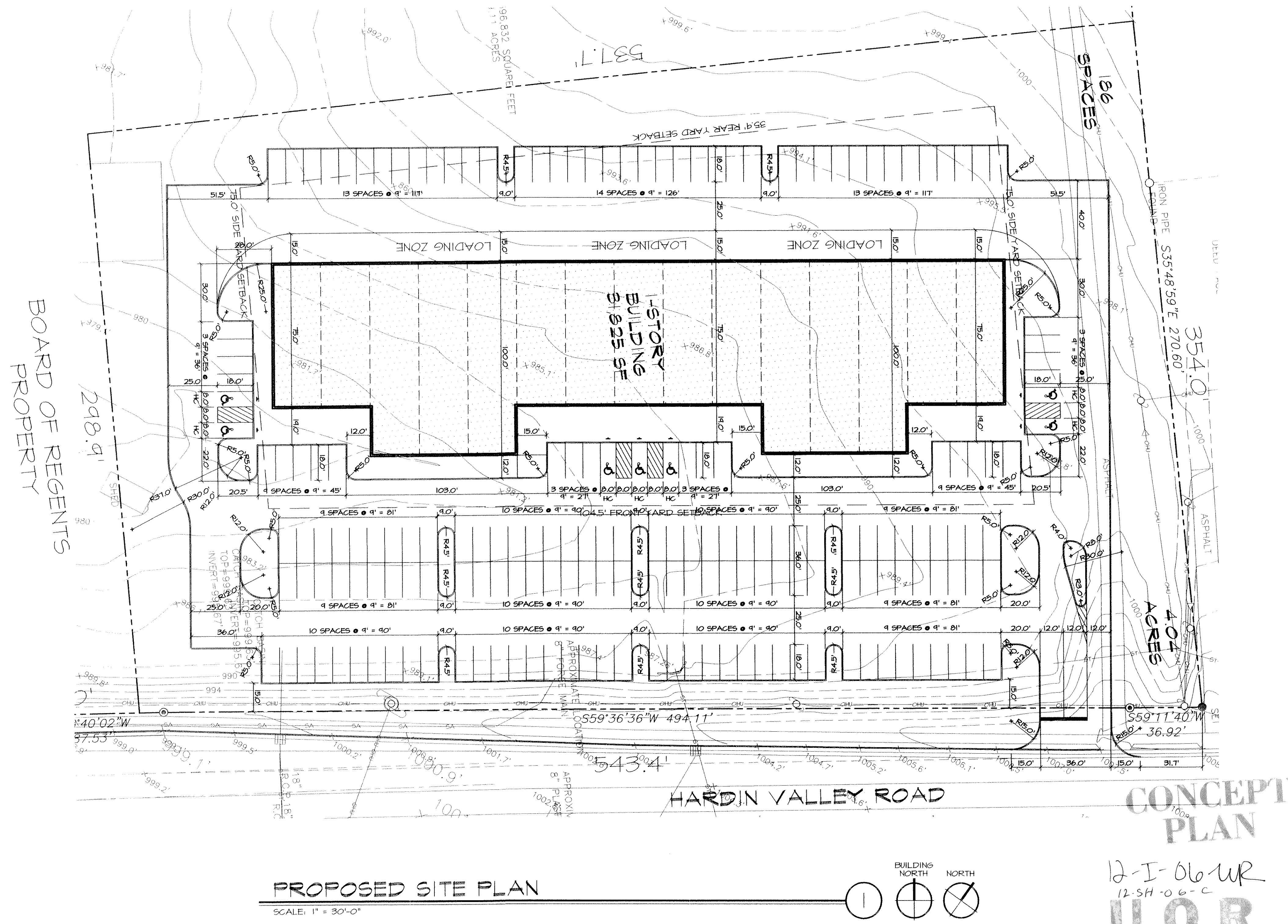




PROJECT INFORMATION

PROJECT NAME: THE VILLAGE AT HARDIN VALLEY
NORTH RETAIL - PHASE III

SITE LOCATION:
HARDIN VALLEY ROAD
KNOX COUNTY, TENNESSEE

PROJECT OWNER:
JIMMIE DOSS & JAMES PINKSTON
9080 BARBEE LANE, SUITE 101
KNOXVILLE, TENNESSEE 37122

PROJECT DESCRIPTION:
RETAIL SHELL BUILDING

JURISDICTION:
KNOX COUNTY
400 MAIN STREET
KNOXVILLE, TENNESSEE 37117
(865) 215-2325

PROJECT CONTACT PERSON:
MICHAEL BRADY, AIA
MICHAEL BRADY INC.
291 N. WEISGARBER ROAD
KNOXVILLE, TENNESSEE 37119
TEL (865) 584-0444
FAX (865) 584-5213

SITE AREA: 4.03 ACRES
SITE ZONING: PLANNED COMMERCIAL - PC
CLT MAP NO.: 103
LOT NO.: PARCELS 103

SURVEY INFORMATION TAKEN FROM
SURVEY BY: KGIS

PROJECT LOGGED UNDER PREVIOUS FILE NUMBERS:
MPC FILE NO.: 12-I-06-UR

BUILDING SETBACKS PER TTCDA GUIDELINES:
REAR (R): 35.4'
SIDE (S): 15.0'
FRONT (F): 104.5'
SIDE (N): 15.0'

BUILDING SQUARE FOOTAGE:
SHOPPING CENTER - 31,825 SF

DENSITY CALCULATIONS

GROUND AREA COVERAGE (GAC):
 $\frac{31,825 \text{ SF BUILDING LOT COVERAGE}}{176,108 \text{ SF LOT AREA}} = 18\%$

FLOOR AREA RATIO (FAR):
 $\frac{31,825 \text{ GSF BUILDING}}{176,108 \text{ SF LAND AREA}} = 18\%$

IMPERVIOUS AREA RATIO (IAR):
 $\frac{122,148 \text{ SF IMPERVIOUS AREA}}{176,108 \text{ GSF OF LOT}} = 69\%$

PARKING CALCULATIONS

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT
AUTHORITY PARKING REGULATIONS:

1 SPACE FOR EVERY 1.2 EMPLOYEES
OR
1 SPACE FOR EVERY 300 GROSS SQ. FT.

KNOX COUNTY ZONING PARKING REQUIREMENTS FOR
SHOPPING CENTERS:

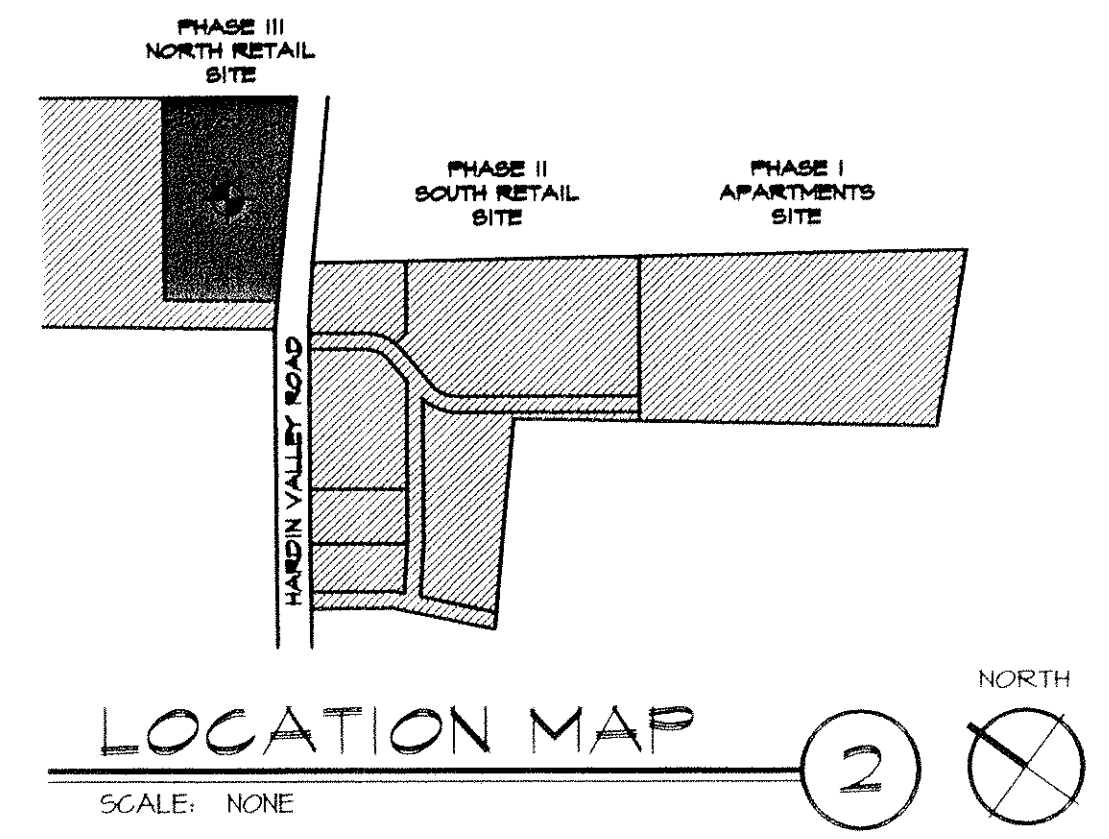
1 SPACE FOR EVERY 200 GROSS SQ. FT.

TOTAL RETAIL SQ.FT.: 31,825 SQ. FT.

TOTAL MIN. REQUIRED
PARKING PER TTCDA: / 300 SQ.FT. = 106 SPACES

TOTAL MIN. REQUIRED
PARKING PER COUNTY: / 200 SQ.FT. = 159 SPACES

TOTAL PARKING PROVIDED: 184 SPACES



Michael Brady Inc.
Architecture Interiors Civil Structural Mechanical Electrical
Surveying Information Systems

Phone: (865) 584-0444
Knoxville, TN 37919
www.mbrarch.com

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RESPONSIBILITY AND LIABILITY
FOR PROBLEMS WHICH ARISE
FROM FAILURE TO FOLLOW
THESE PLANS, SPECIFICATIONS
AND THE DESIGN INTENT. THE
CONTRACTOR'S FAILURE
TO OBTAIN AND/OR FOLLOW
THE DESIGN PROFESSIONAL'S
GUIDANCE WITH RESPECT TO
ANY PROPOSED CHANGES TO
THE CONTRACT DOCUMENTS
OR TO THE PLANS WHICH ARE
ALLOTTED.

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NOT FOR
CONSTRUCTION

A NEW DEVELOPMENT FOR:
THE VILLAGE AT HARDIN
VALLEY - NORTH RETAIL SITE
HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE

THIS DRAWING HAS BEEN ISSUED:
FOR REVIEW ONLY
FOR PERMITTING ONLY
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS

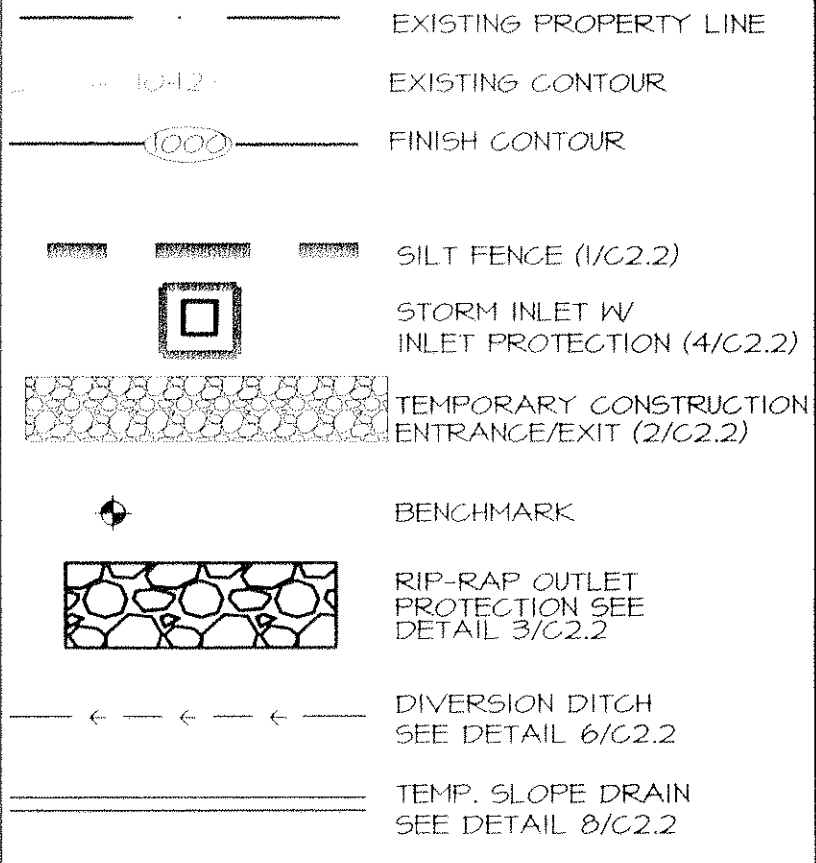
Drawing Title:
SITE PLAN & NOTES

Date: 06/04/07
Designed By: M.G.B.
Drawn By: H.B.A.
Reviewed By: M.G.B.
Comm. No. 05715
Revisions:

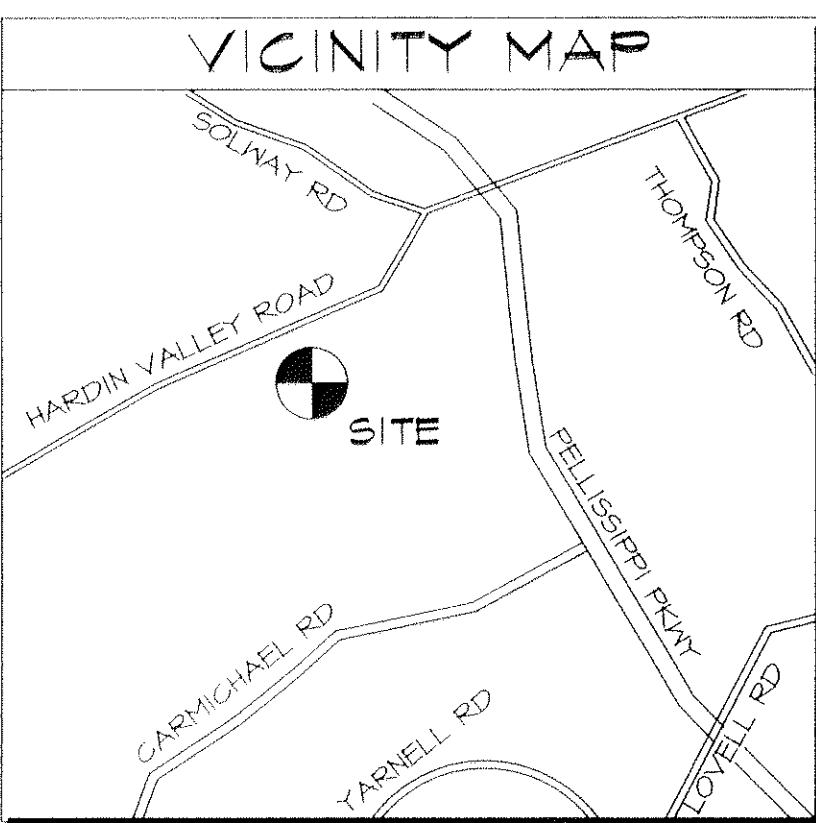
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C.I.I.

12-I-06-UR
12-SH-06-C
U.O.R.
DATE 6/4/07
REVISED

SITE GRADING LEGEND



BEFORE YOU
DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW



GRADING AND
EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE A MINIMUM REQUIREMENT.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, MODIFYING AND ADDING EROSION CONTROL MEASURES DURING CONSTRUCTION TO KEEP SILT FROM EXITING THIS SITE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS RELATED TO SITE GRADING AND STORMWATER RUNOFF.
3. EROSION CONTROL SHALL BE MAINTAINED UNTIL PAVING IS COMPLETED AND LAWNS HAVE BEEN ESTABLISHED.
4. CONTRACTOR TO FIELD VERIFY ROAD GRADES PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO COORDINATE ALL NEW SITE GRADING WITH OWNER'S REP. ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO ENSURE PROPER COHESION WITH OVERALL SITE DRAINAGE PLAN.
6. THE MINIMUM SLOPE FOR PARKING, SIDEWALKS, AND LANDSCAPED AREAS IS 1%. CONTRACTOR SHALL NOTIFY ENGINEER IF SLOPES ARE LESS THAN 1%.
7. ADJUST SWALES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FUTURE BUILDING FOUNDATIONS.
8. MAXIMUM SLOPE IN HANDICAP PARKING AREAS IS 2%. NOTIFY ENGINEER IF SLOPE EXCEEDS 2% IN THIS AREA. MAXIMUM SIDEWALK SLOPE IS 5%. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
9. SEED AND MULCH DISTURBED AREAS IMMED. AFTER CONSTRUCTION.
APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
APPLY PERMANANT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
10. DRAINAGE STRUCTURE INVERTS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR TO FIELD VERIFY VERY CRITICAL GRADES AT ENTRANCES PRIOR TO CONSTRUCTION.
12. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
13. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN REPRESENT FINISHED GRADES. CONTRACTOR SHALL ADJUST FOR PAVEMENT SECTIONS, BUILDING FOUNDATIONS, ETC.
14. ADJUST CATCH BASIN TOPS AS NECESSARY TO MATCH FINAL GRADES.
15. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS
16. NO SLOPE SHALL BE STEEPER THAN 2(H):1(V)

