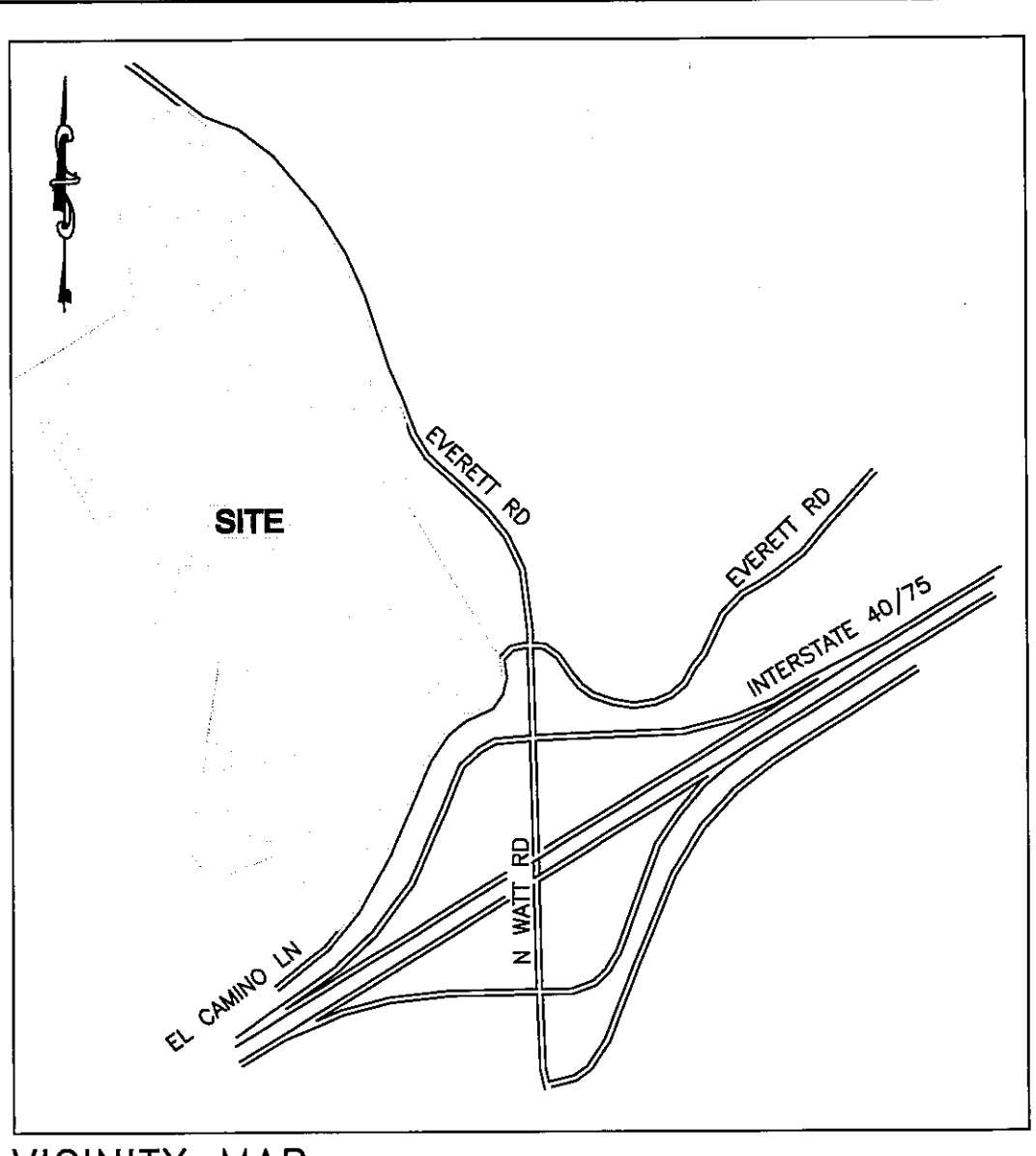
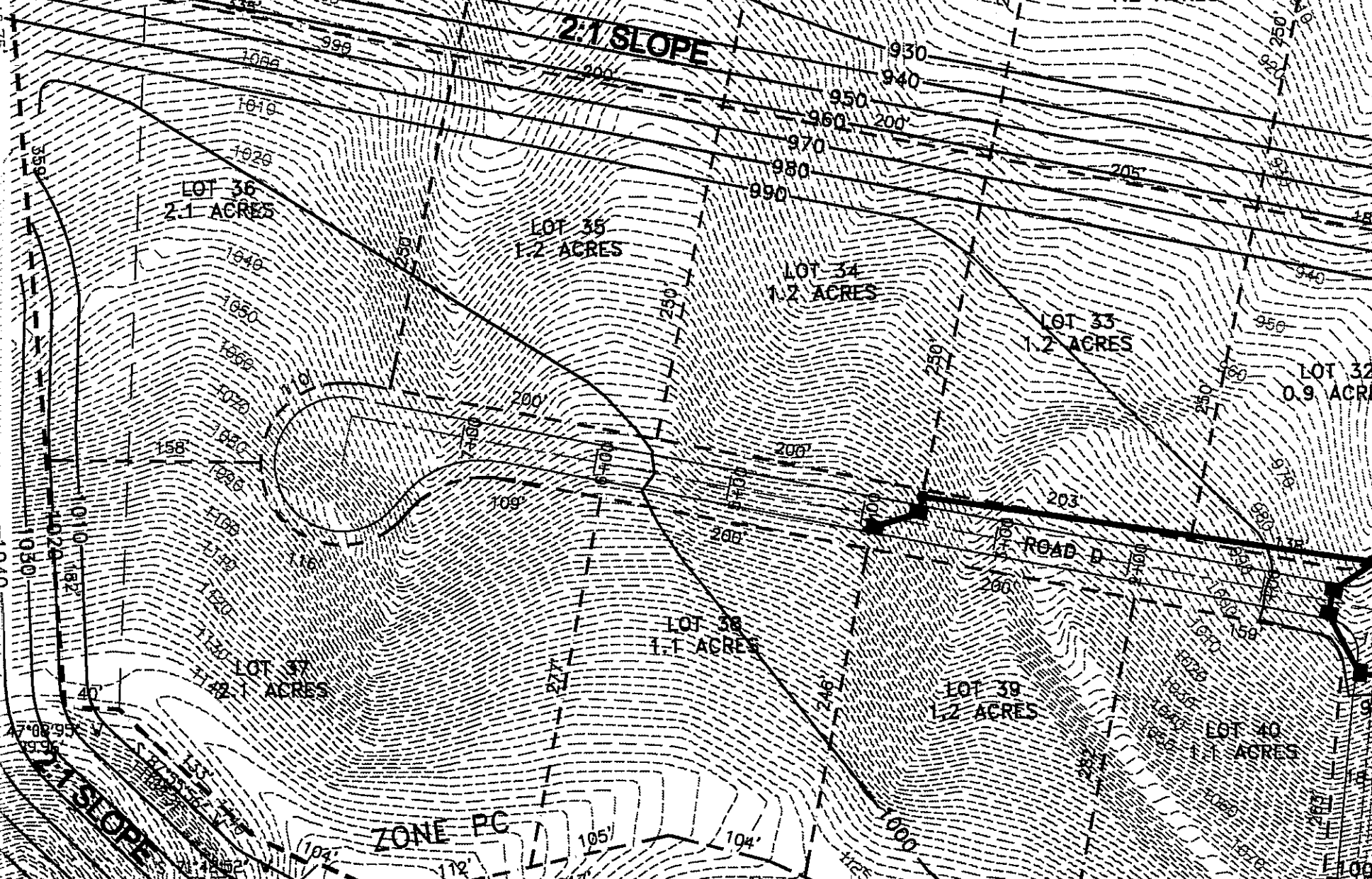
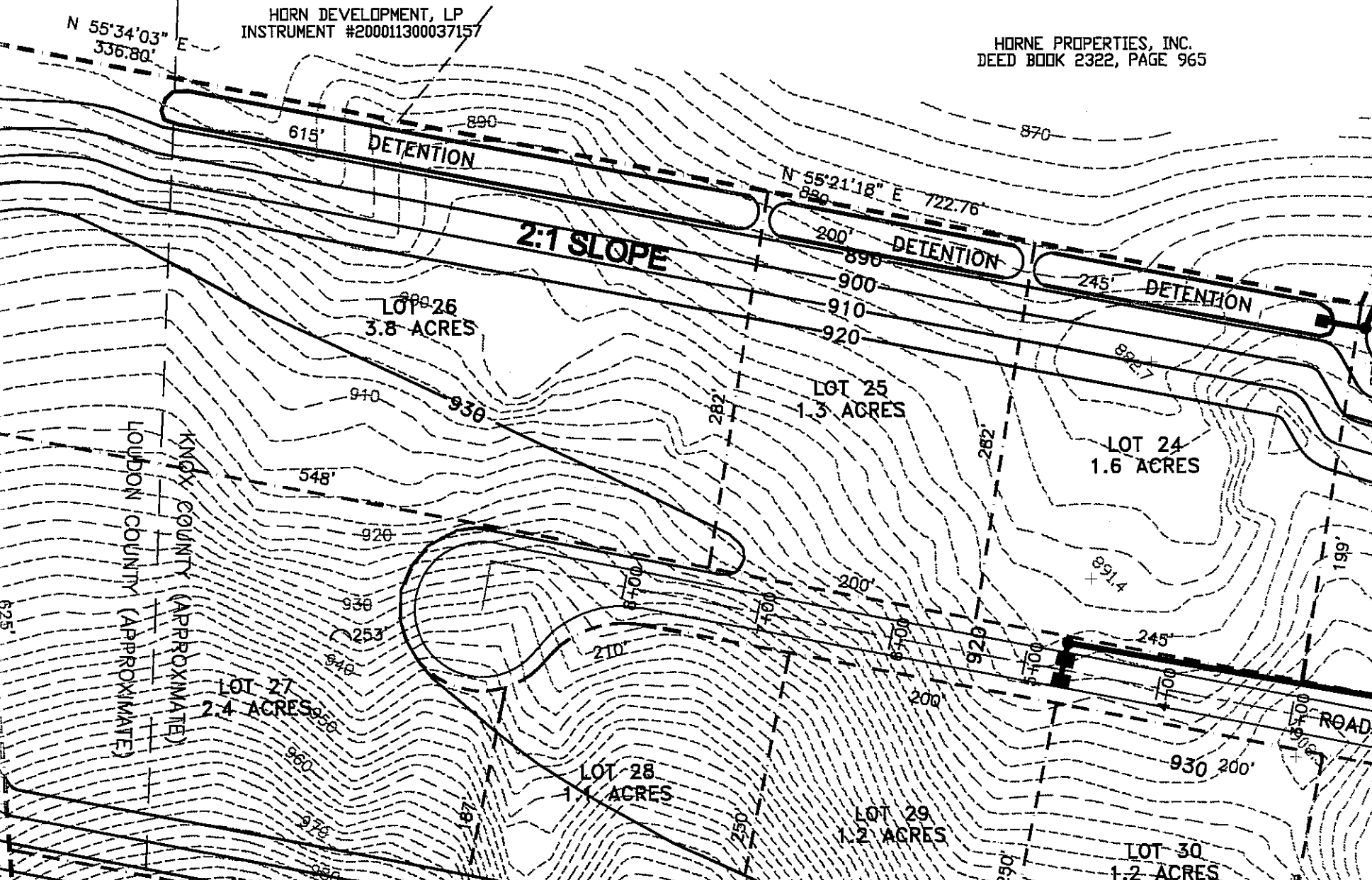
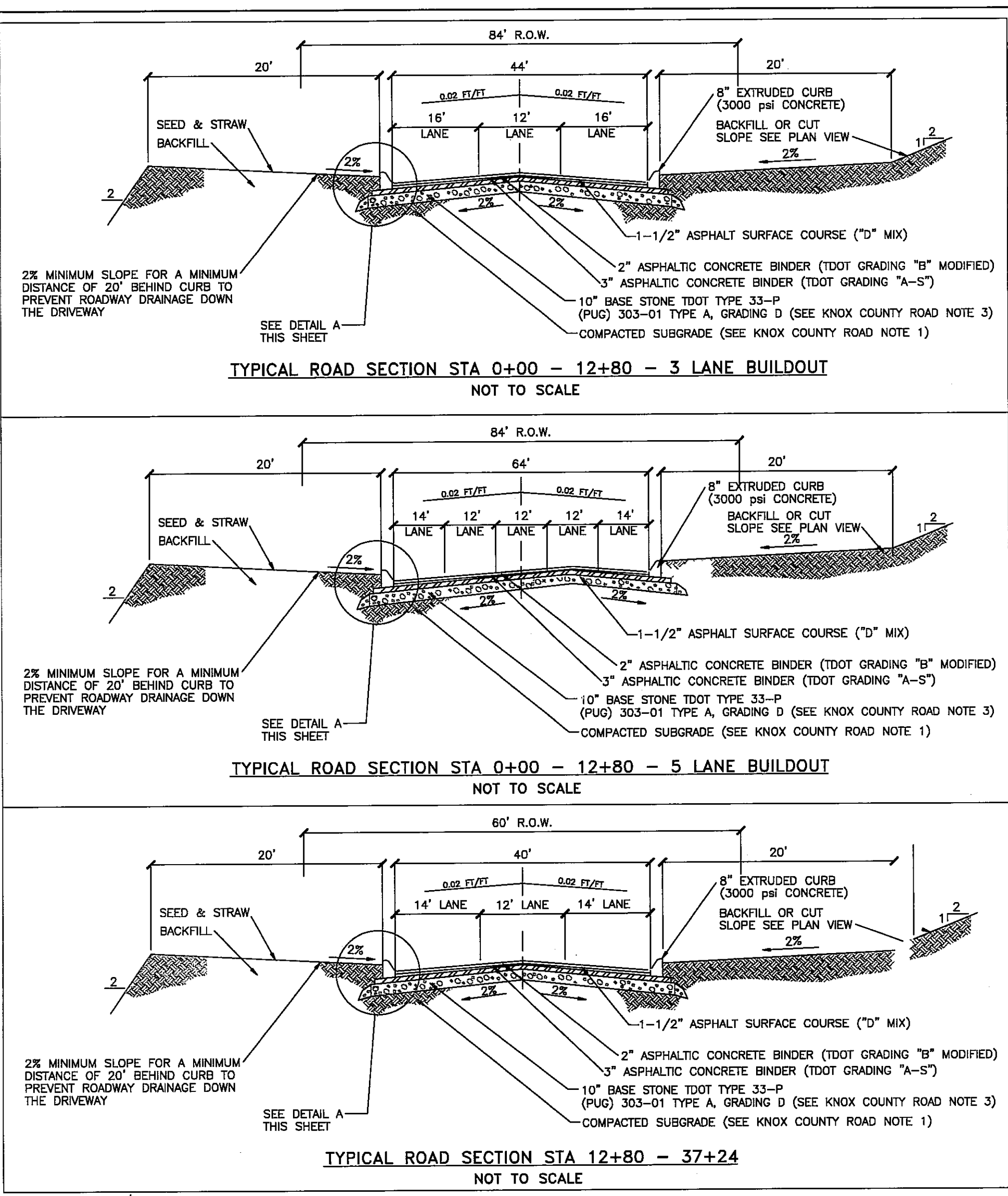
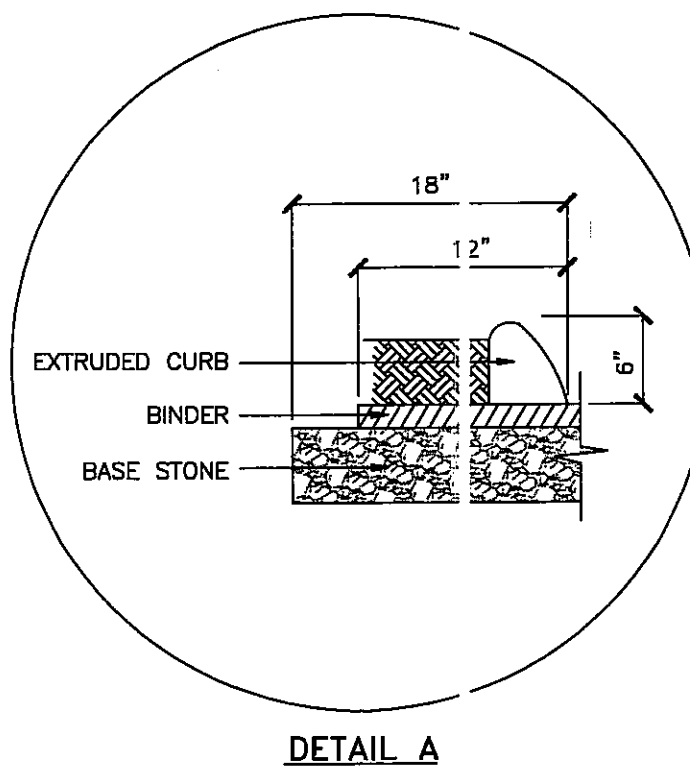
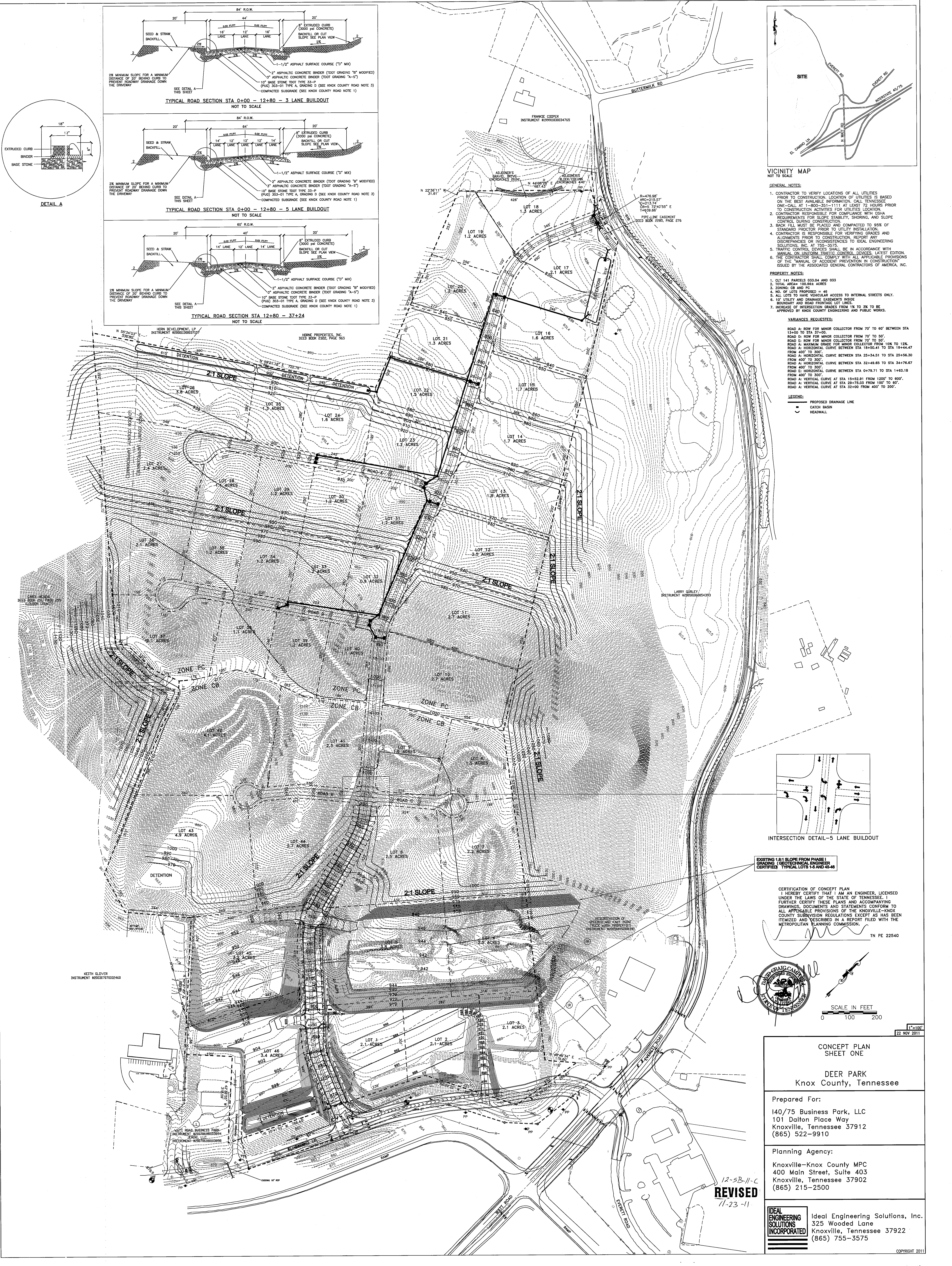




- GENERAL NOTES:
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH USHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3572.
 5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

- PROPERTY NOTES:
1. CLT 141 PARCELS 033.04 AND 033
 2. TOTAL AREA 100.00 ACRES
 3. ZONING: CB AND PC
 4. NO. OF LOTS PROPOSED = 46
 5. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 6. 10' UTILITY AND DRAINAGE EASEMENTS UNLESS BOUNDARY AND ROAD FRONTAGE LOT LINES.
 7. INCREASE OF INTERSECTION GRADES FROM 1% TO 3% TO BE APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

- VARIANCES REQUESTED:
- ROAD A: ROW FOR MINOR COLLECTOR FROM 70' TO 60' BETWEEN STA 13+00 TO STA 37+00.
 - ROAD D: ROW FOR MINOR COLLECTOR FROM 70' TO 50'.
 - ROAD E: ROW FOR MINOR COLLECTOR FROM 70' TO 50'.
 - ROAD A: MAXIMUM GRADE FOR MINOR COLLECTOR FROM 10% TO 12%.
 - ROAD A: HORIZONTAL CURVE BETWEEN STA 19+50.41 TO STA 19+44.47 FROM 400' TO 300'.
 - ROAD A: HORIZONTAL CURVE BETWEEN STA 25+34.51 TO STA 25+56.30 FROM 400' TO 300'.
 - ROAD A: HORIZONTAL CURVE BETWEEN STA 32+49.65 TO STA 34+76.67 FROM 400' TO 300'.
 - ROAD E: HORIZONTAL CURVE BETWEEN STA 0+79.71 TO STA 1+63.18 FROM 400' TO 300'.
 - ROAD A: VERTICAL CURVE AT STA 15+52.81 FROM 1200' TO 600'.
 - ROAD A: VERTICAL CURVE AT STA 29+75.03 FROM 100' TO 60'.
 - ROAD A: VERTICAL CURVE AT STA 32+00 FROM 400' TO 200'.

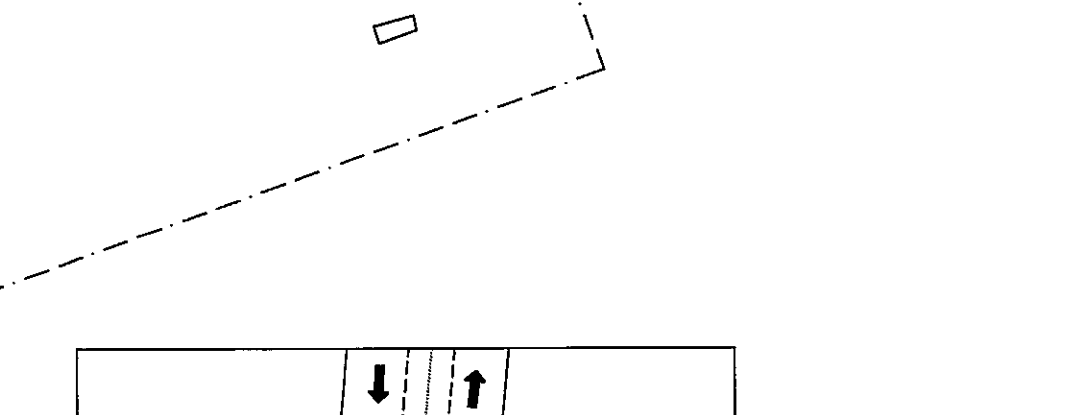
- LEGEND:
- PROPOSED DRAINAGE LINE
 - CATCH BASIN
 - HEADWALL



EXISTING 1:81 SLOPE FROM PHASE I GRADING (GEOTECHNICAL ENGINEER CERTIFIED) TYPICAL LOTS 1-6 AND 48-46

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THESE PLANS 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.

TN PE 22540



SCALE IN FEET
0 100 200
1"=100'
22 NOV 2011

CONCEPT PLAN
SHEET ONE

DEER PARK
Knox County, Tennessee

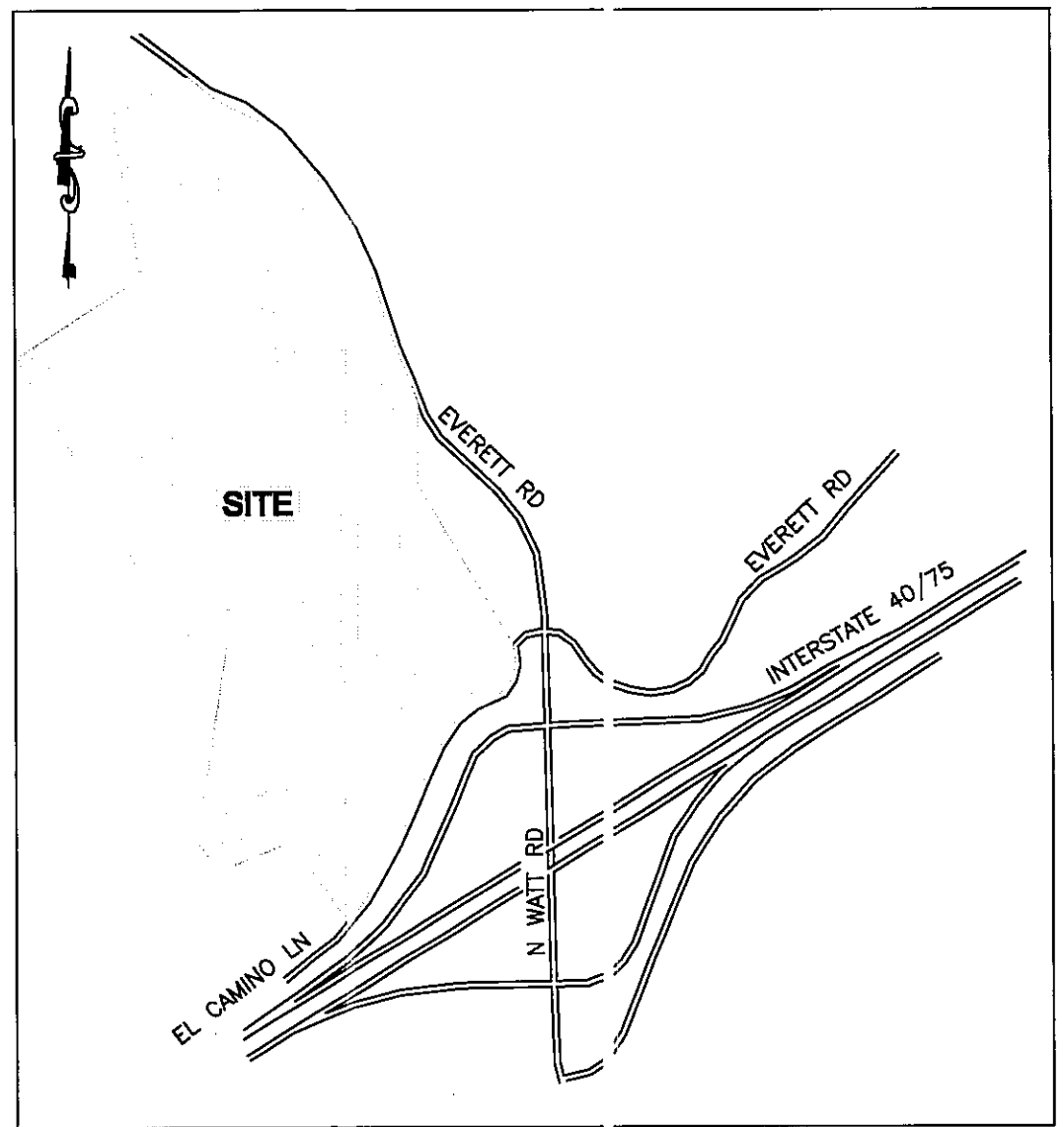
Prepared For:
140/75 Business Park, LLC
101 Dalton Place Way
Knoxville, Tennessee 37912
(865) 522-9910

Planning Agency:
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

12-5B-11-C
REVISED
11-23-11

IDEAL ENGINEERING SOLUTIONS, INC.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

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VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

PROPERTY NOTES:

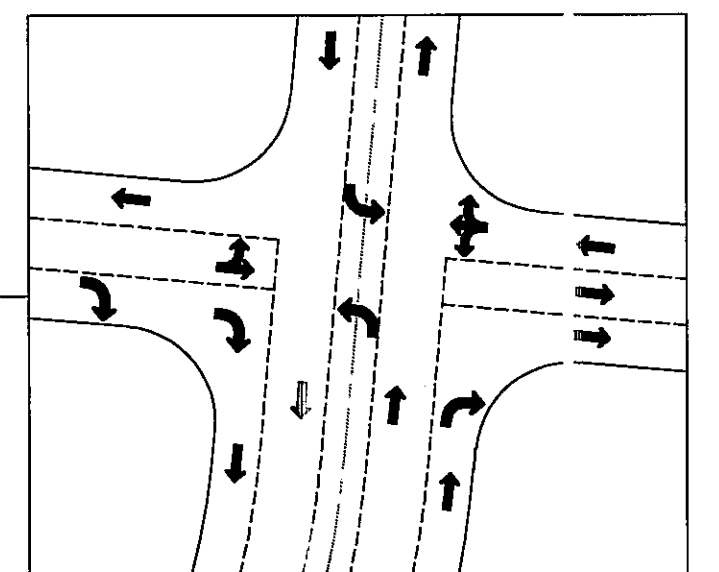
1. CLT 141 PARCELS 033.04 AND 033
2. TOTAL AREA= 100.88 ACRES
3. ZONING: CB AND PC
4. NO. OF LOTS PROPOSED = 46
5. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
6. 10' UTILITY AND DRAINAGE EASEMENTS WIDE
7. BOUNDARY AND ROAD FRONTAGE LOT LINES
8. INCREASE OF INTERSECTION GRADES FROM 1:4 TO 3% TO BE APPROVED BY KNOX COUNTY ENGINEERING / IN PUBLIC WORKS.

VARIANCES REQUESTED:

1. ROAD A: ROW FOR MINOR COLLECTOR FROM 70' TO 60' BETWEEN STA 13400 TO STA 13400.
2. ROAD D: ROW FOR MINOR COLLECTOR FROM 70' TO 50'.
3. ROAD E: ROW FOR MINOR COLLECTOR FROM 70' TO 50'.
4. ROAD A: MAXIMUM GRADE FOR MINOR COLLECTOR FROM 10% TO 12%.
5. ROAD A: HORIZONTAL CURVE BETWEEN STA 18+50.41 TO STA 19+44.47 FROM 400' TO 300'.
6. ROAD A: HORIZONTAL CURVE BETWEEN STA 25+34.51 TO STA 25+56.30 FROM 400' TO 300'.
7. ROAD A: HORIZONTAL CURVE BETWEEN STA 34+76.67 TO STA 34+76.67 FROM 400' TO 300'.
8. ROAD E: HORIZONTAL CURVE BETWEEN STA 0+79.71 TO STA 1+63.18 FROM 400' TO 300'.
9. ROAD A: VERTICAL CURVE AT STA 15+52.91 FROM 1200' TO 800'.
10. ROAD A: VERTICAL CURVE AT STA 29+75.03 FROM 100' TO 60'.
11. ROAD A: VERTICAL CURVE AT STA 32+00 FROM 400' TO 300'.

LEGEND:

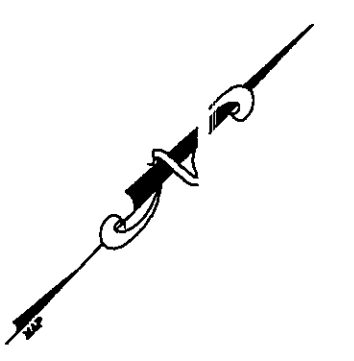
- PROPOSED DRAINAGE LINE
- CATCH BASIN
- HEADWALL



INTERSECTION DETAIL-5 LANE BUILDOUT

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS 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.

TN PE 22540



SCALE IN FEET
0 100 200

1"=100'
22 NOV 2011

GEOMETRY PLAN
SHEET TWO

DEER PARK
Knox County, Tennessee

Prepared For:

140/75 Business Park, LLC
101 Dalton Place Way
Knoxville, Tennessee 37912
(865) 522-9910

Planning Agency:

Knoxville-Knox County WPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL
ENGINEERING
SOLUTIONS
INCORPORATED

Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

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REVISED

11-23-11

