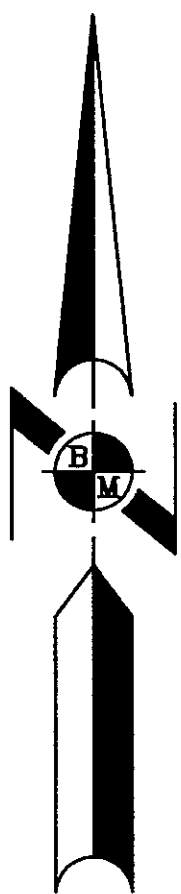


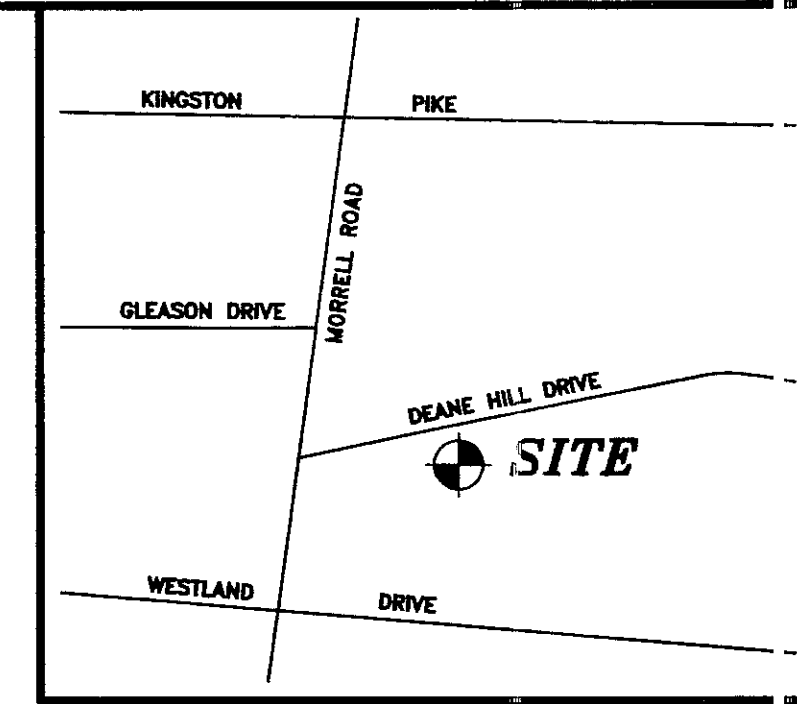
UNDERGROUND ELECTRICAL.....KNOXVILLE UTILITY BOARD  
SANITARY SEWERS.....KNOXVILLE UTILITY BOARD  
NATURAL GAS.....KNOXVILLE UTILITY BOARD  
WATER.....KNOXVILLE UTILITY BOARD  
UNDERGROUND TELEPHONE.....AT&T  
STORM SEWERS.....CITY OF KNOXVILLE

KNOXVILLE GRID NORTH



**"PROPOSED" CONCEPT & USE-ON-REVIEW PLAN of the  
DEANE HILL VILLAGE**

BEING LOCATED ON CLT MAP 120E, GROUP "D" AND BEING REPRESENTED AS PARCEL 004  
SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE  
47th WARD OF THE CITY OF KNOXVILLE, TENNESSEE  
CITY BLOCK 47630



**NOTES**

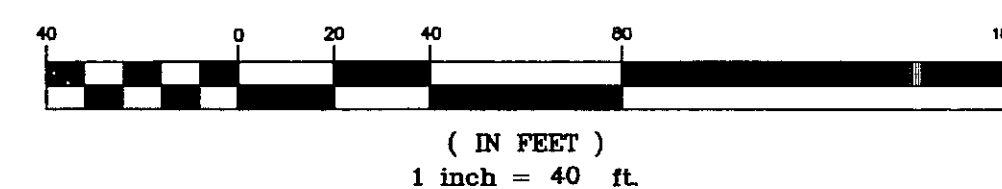
- PROPERTY LIES IN THE NAME OF K M & H DEVELOPMENT COMPANY, LLC, AND IS OF RECORD IN INSTRUMENT #20102150049100 AND PLAT PROPERTY ALSO RECORDED AS LOT 1 OF S & E PROPERTIES, PLAT REFERENCED AS INSTRUMENT #200701040054886. ALL INSTRUMENTS ARE OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. EXISTING UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN OR NOT SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- KNOXVILLE GRID NORTH BASED ON A BEARING OF SOUTH 48°14'50" WEST FROM CONTROL STATION No. 0424 TO CONTROL STATION No. 0425. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
- PROPERTY IS ZONED RP-1 1-5 DU/AC REQUIRING THE FOLLOWING SETBACKS:  
FRONT.....15'  
SIDE.....5'  
REAR.....15'  
PERIPHERAL.....25'
- UTILITY AND DRAINAGE EASEMENTS OF 10' OUTSIDE ROAD RIGHTS OF WAYS AND INSIDE ALL PERIMETER BOUNDARIES.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C", BEING OUTSIDE THE 500 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 47053C0267, EFFECTIVE DATE 02 MAY 2007.
- THE CHAIN LINK FENCE, SHOWN HEREON ALONG THE COMMON PROPERTY LINE OF SHERROD, LIES WHOLLY ON SHERROD PROPERTY.
- THE WELD WIRE FENCE, SHOWN HEREON ALONG THE COMMON PROPERTY LINE OF SHERROD, MEANDERS WITHIN 1.7' OF SAID LINE.
- THE WET WEATHER CONVEYANCE REPRESENTED HEREON WAS CLASSIFIED AS SUCH BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION BEARING CASE NUMBER 6182. TDEC MADE A SIMILAR CLASSIFICATION IN FEBRUARY OF 2006, AS REPRESENTED IN A LETTER WHICH IS ON FILE IN THE CITY OF KNOXVILLE ENGINEERING OFFICE.
- EASEMENTS ASSOCIATED WITH THE SANITARY SEWER LINES REPRESENTED HEREON ARE OF RECORD WITHIN DEED BOOK 1299, PAGE 689; DEED BOOK 1302, PAGE 889 AND DEED BOOK 1368, PAGE 648 OF SAID REGISTER'S OFFICE. SAID EASEMENTS ARE DESCRIBED AS THE WIDTH OF PROPERTY NECESSARY TO INSTALL AND MAINTAIN AN EIGHT INCH SEWER LINE, WITH THE NECESSARY MANHOLES, WYES AND APPURTENANCES THERETO.
- PROPERTY IS SUBJECT TO A CLASS CORRIDOR JUDGEMENT, WHICH IS OF RECORD AS INSTRUMENT #200510050031545 IN SAID REGISTER'S OFFICE.
- PROPERTY IS SUBJECT TO RIGHTS IN FAVOR OF NORFOLK SOUTHERN RAILWAY ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF SAID RAILWAY.

**NOTES:**

- PROPERTIES ARE SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS, CONDITIONS, PLANNING COMMISSION ORDINANCES, RIGHT-OF-WAYS, AND ALL EASEMENTS, IF ANY, AFFECTING SAME.
- PROPERTY BOUNDARIES, AS SHOWN HEREON, ARE REPRESENTATIVE OF FIELD SURVEYS PERFORMED BY BENCHMARK ASSOCIATES, INC., AND DATED 08 FEBRUARY 2012.
- 15' SANITARY SEWER EASEMENTS ALONG ALL NEW SANITARY SEWER LINES. LIMITS OF EASEMENTS TO LIE 7.5' EACH SIDE OF NEW SEWER LINES AS DESIGNED.
- 10' UTILITY AND DRAINAGE EASEMENTS OF 10 FEET INSIDE ALL PERIMETER BOUNDARY LINES AND RIGHT-OF-WAY LINES, AND 5' EACH SIDE OF INTERNAL LOT LINES, EXCEPT WHERE BUILDINGS ARE SHOWN HEREON.
- ROAD "A" IS TO BE A PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF KNOXVILLE. DRIVES "B" AND "C" ARE TO BE 40' JOINT PERMANENT EASEMENTS, AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AND SHALL BE BUILT PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS.
- ALL TELEPHONE, ELECTRICAL, AND CABLE SYSTEMS SHALL BE PLACED UNDERGROUND UNLESS THIS IS NOT ECONOMICALLY FEASIBLE IN THE JUDGMENT OF THE UTILITY COMPANY INVOLVED.
- TRASH COLLECTION SHALL BE BY INDIVIDUAL CONTAINERS FURNISHED BY WASTE DISPOSAL SERVICE TO EACH HOME.
- DEVELOPER SHALL PROVIDE IN THE COVENANTS AND RESTRICTIONS A CLAUSE TO PROHIBIT THE STORAGE OF RECREATIONAL VEHICLES ON SITE.
- COMMON AREAS AND JOINT PERMANENT EASEMENTS SHALL BE MAINTAINED BY ESTABLISHMENT OF A HOME OWNERS ASSOCIATION WITH A BUDGET SUFFICIENT TO MAINTAIN AND REPLACE SUCH IMPROVEMENTS.
- CONCRETE PATIOS FOR UNITS NOT TO EXTEND INTO SETBACK AREAS IN EXCESS OF 12 FEET.
- SEE SHEET 4 OF 4 FOR LANDSCAPE DESIGN.
- EXISTING VEGETATION ALONG PROPERTY LINES TO REMAIN AND SERVE AS BUFFER ZONES, EXCEPT WHERE UTILITIES AND STORMWATER MEASURES ARE INSTALLED, OR WHERE GRADING REQUIRES THE REMOVAL OF SAID VEGETATION.
- ALL UNITS TO HAVE ACCESS TO INTERNAL ROAD STRUCTURES ONLY.
- CULVERTS TO BE SIZED TO CARRY A 100-YEAR STORM EVENT. ALL LOCAL AND STATE PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- PRIOR TO ISSUANCE OF BUILDING PERMITS A PLAT MUST BE RECORDED CREATING 28 BUILDABLE LOTS AND 2 COMMON AREA LOTS.
- TYPICAL DRIVEWAYS TO BE A MINIMUM OF 22 FEET IN LENGTH, AND 16 FEET WIDE. ALL UNITS TO HAVE TWO CAR GARAGES.

**REVISED**  
3-28-12

GRAPHIC SCALE



**VARIANCES:**

- VARIANCE TO REDUCE STREET SURFACE FROM 26' TO 24'.
- VARIANCE TO REDUCE THE J.P.E. STREET SURFACE FROM 22' TO 20'.

MPC FILE #4-SB-12-C

MPC FILE #4-E-12-UR

**PROPERTIES INFORMATION**

6th CIVIL DISTRICT OF KNOX COUNTY  
47th WARD OF THE CITY OF KNOXVILLE  
CLT MAP 120E, GROUP "D", 004  
INSTRUMENT #201102150049100

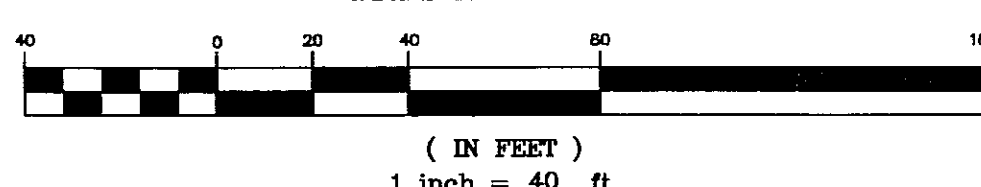
OWNER:  
K M & H DEVELOPMENT COMPANY, LLC  
1917 OAKLEIGH WAY  
KNOXVILLE, TN 37919  
865-588-6836

**Certification of Concept Plan**

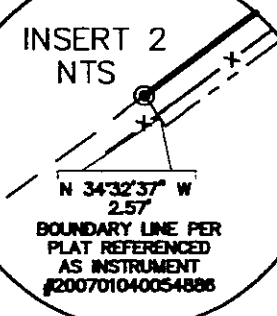
I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission.

*Benjamin J. Moorman* 23 Feb 2012  
Benchmark Associates, Inc. Benjamin J. Moorman R.L.S. No. 1501

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



**LEGEND**

- ANGLE IRON FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- LOT NUMBERS
- WATER CALLS
- UTILITY POLE
- WATER VALVE
- CATCH BASIN/AREA DRAIN STRUCTURE
- FIRE HYDRANT
- GAS METER
- WATER METER
- SANITARY SEWER MANHOLE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- CHAIN LINK FENCE
- WELD WIRE FENCE
- REMANENTS OF FENCE
- STORM DRAIN PIPE AND HEAD WALL STRUCTURE

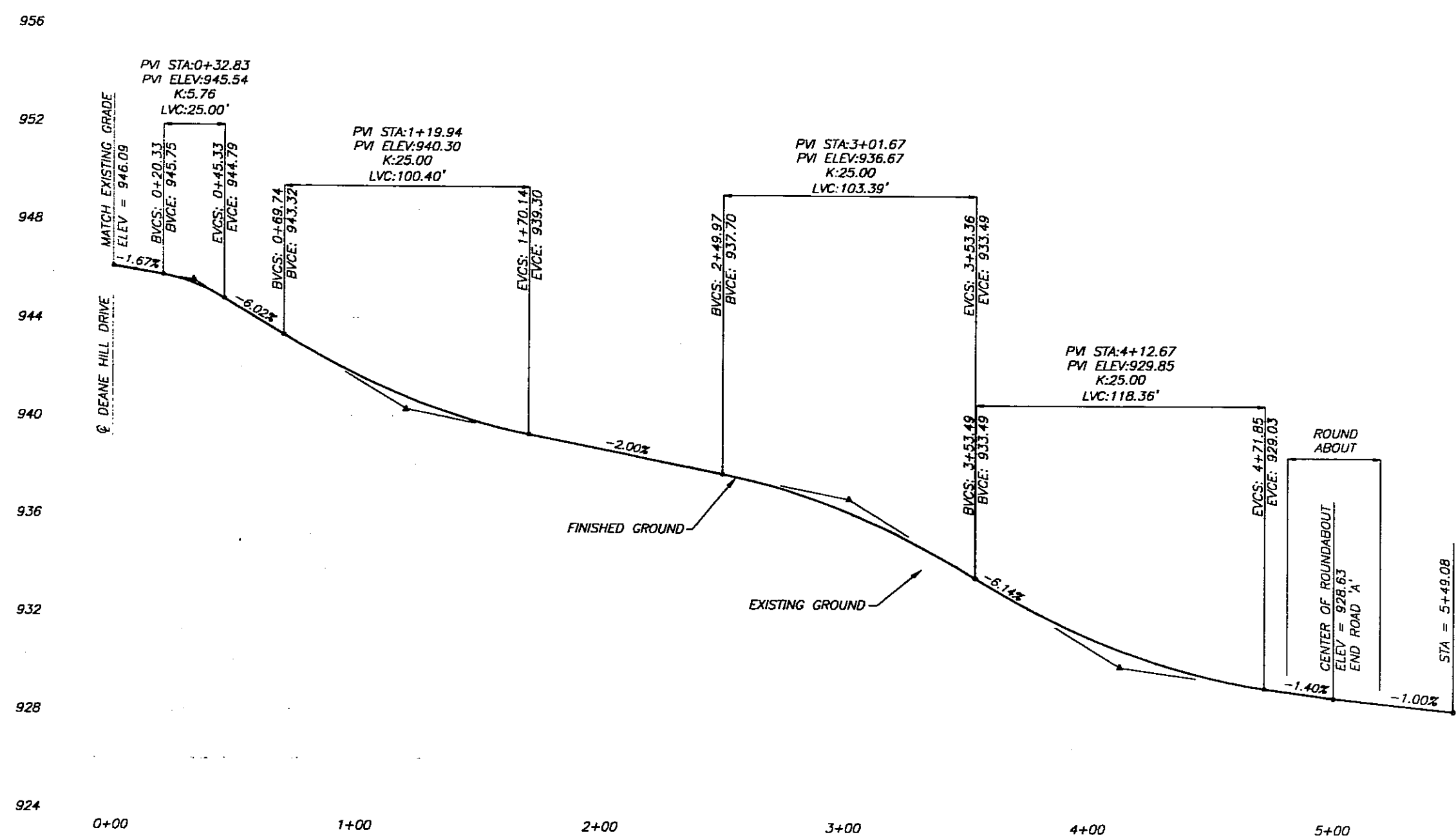
SITE PLAN  
FOR USE ON REVIEW

**DEANE HILL VILLAGE**

5.65 ± ACRES ZONED RP-1 1-5 DU/AC  
(28 LOTS 4.96 UNITS/ACRE)

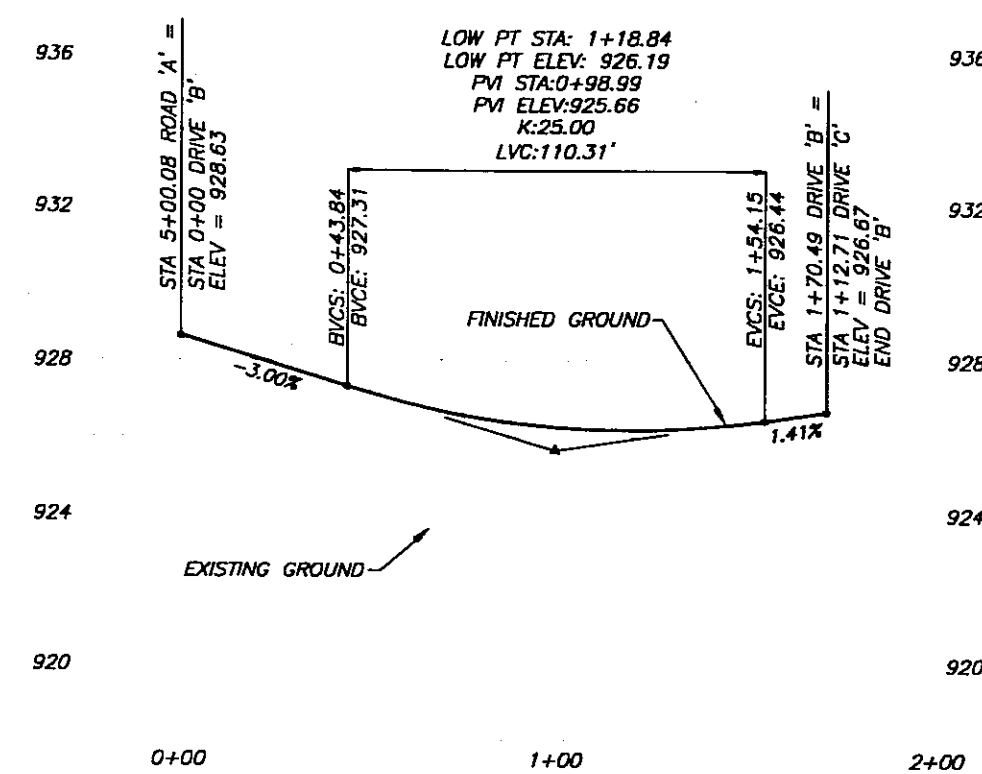
DEVELOPED BY  
**K M & H DEVELOPMENT COMPANY, LLC**

1917 OAKLEIGH WAY  
KNOXVILLE, TN 37919  
(865) 588-6836



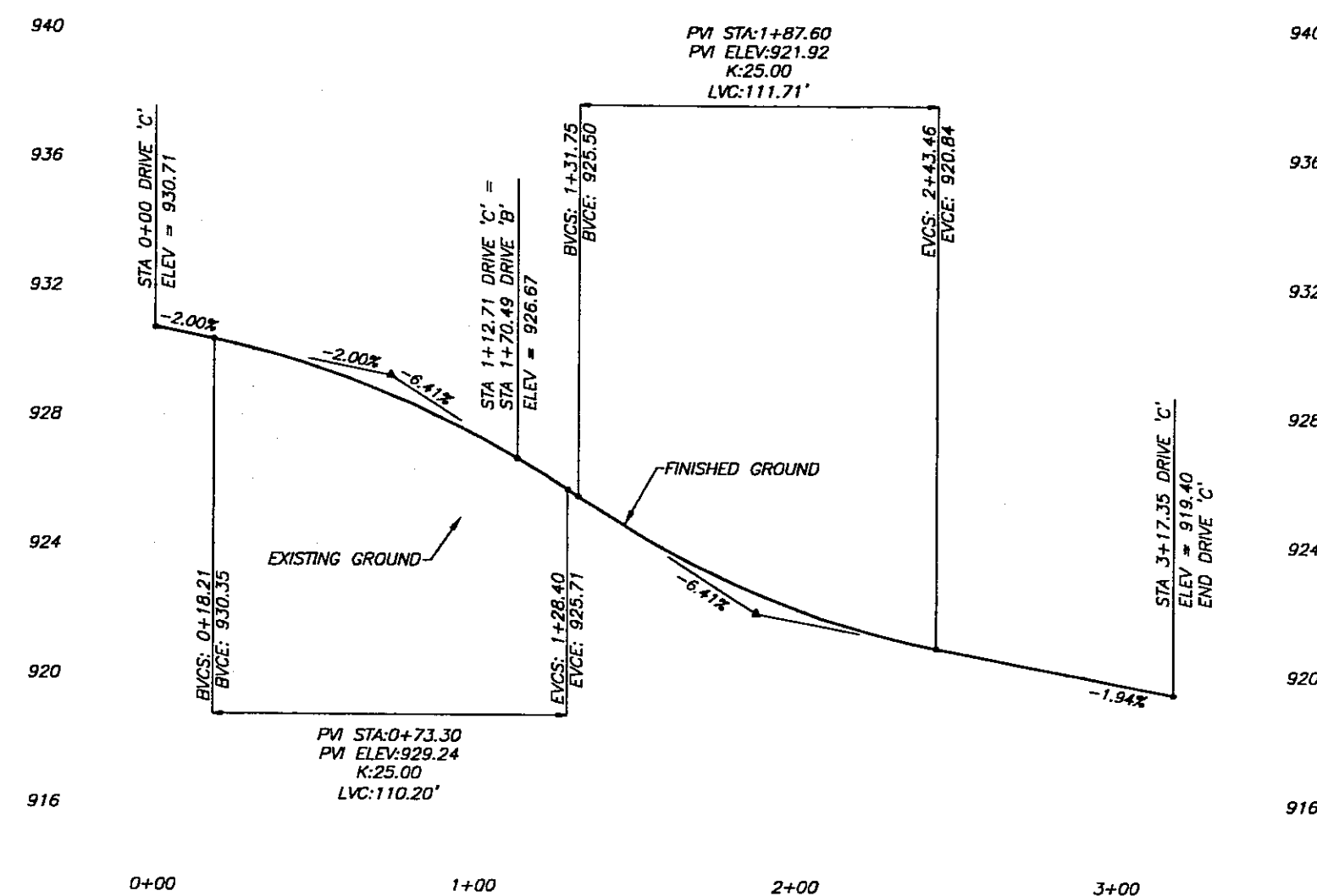
ROAD 'A'

SCALE:  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'



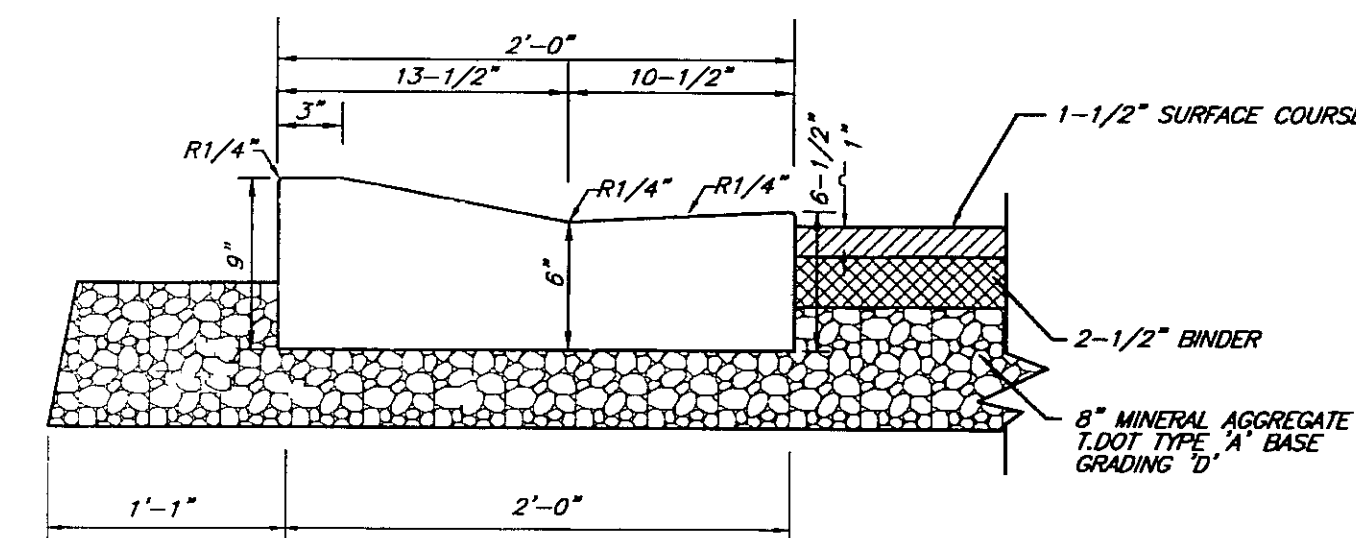
DRIVE 'B'

SCALE:  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'



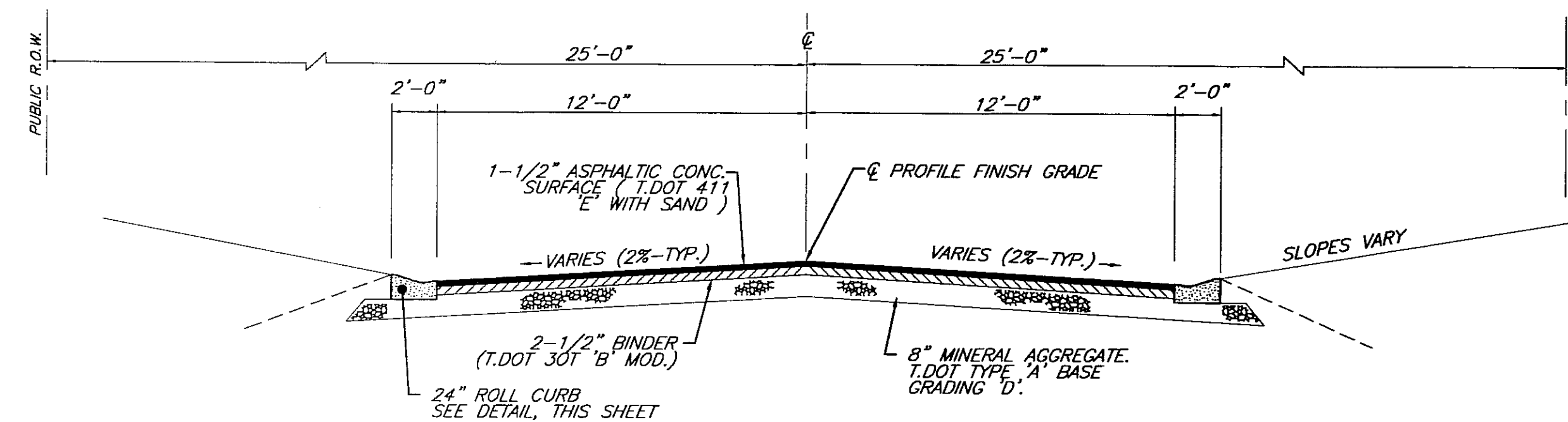
DRIVE 'C'

SCALE:  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'



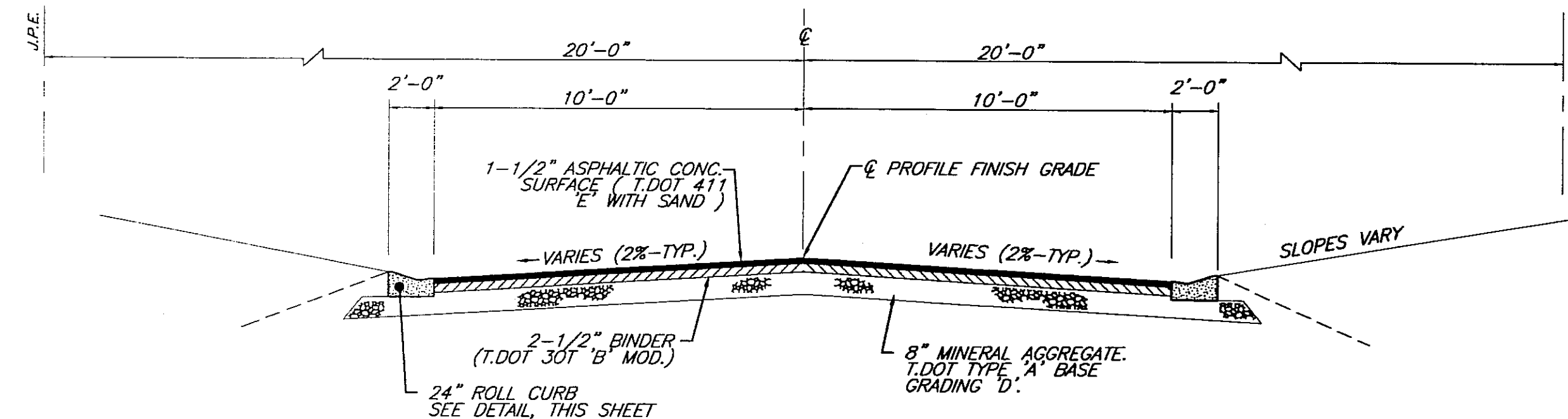
24" ROLL CURB DETAIL

N.T.S.



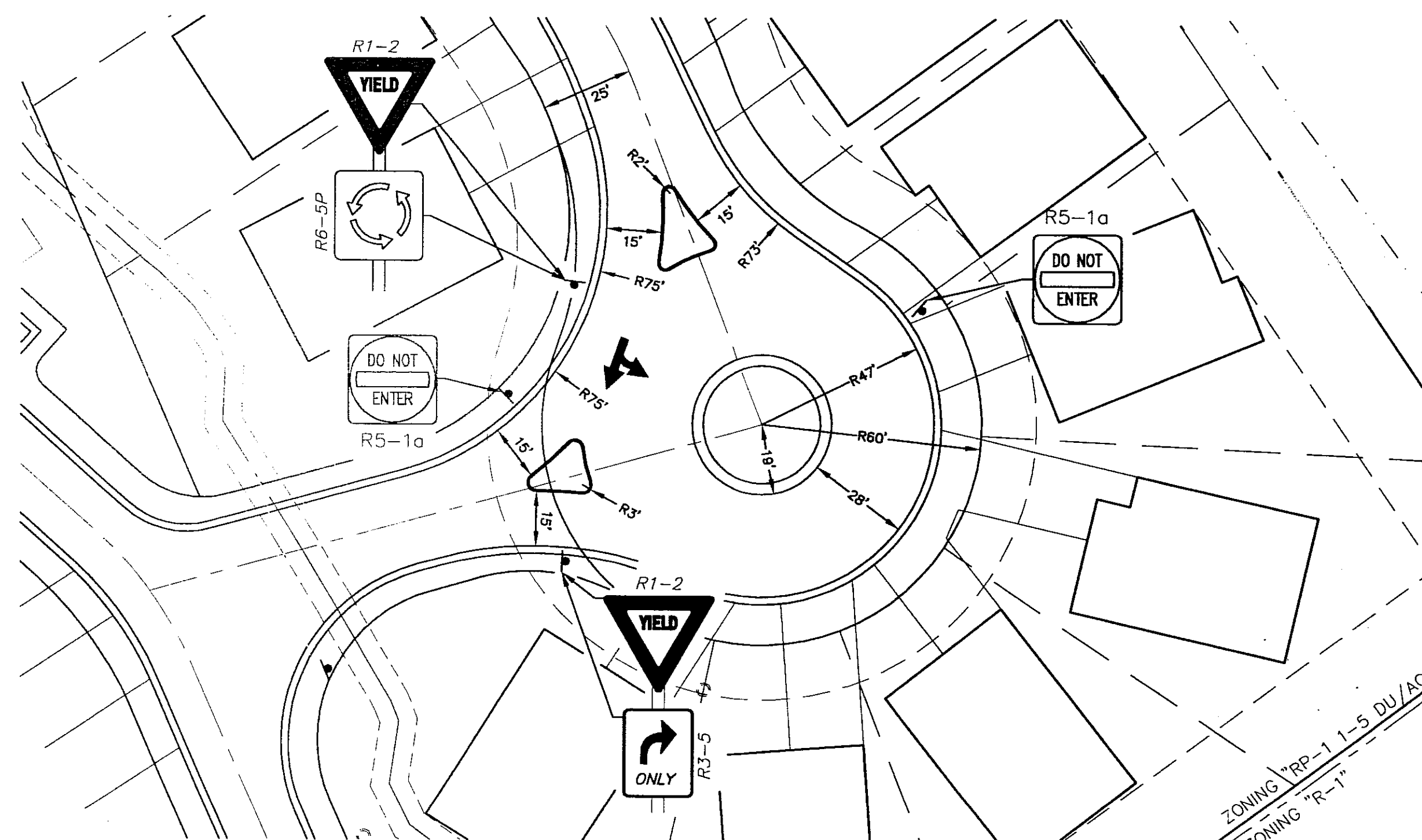
TYPICAL SECTION-CITY STREET

N.T.S.



TYPICAL SECTION-PRIVATE DRIVE

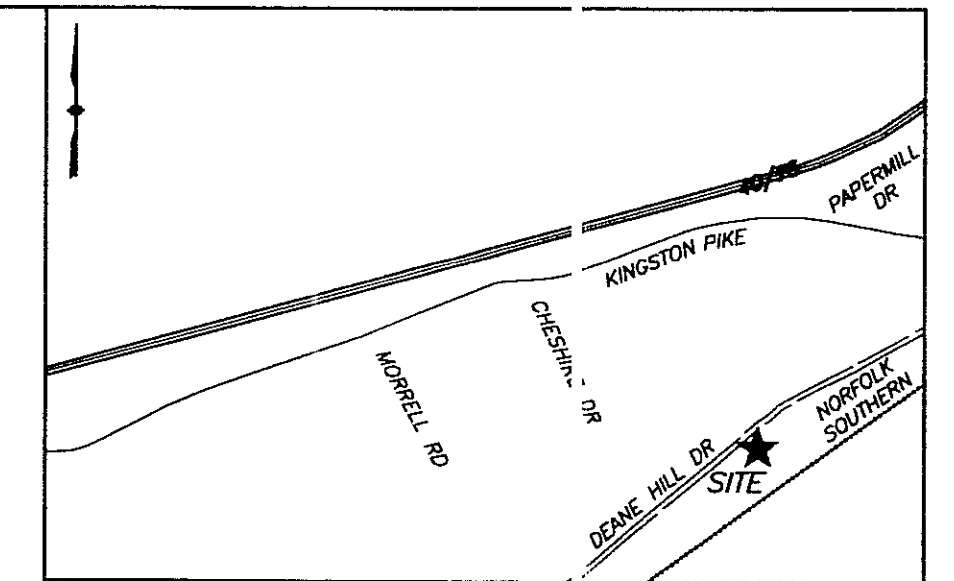
N.T.S.



ROUNDABOUT GEOMETRY & SIGNING

SCALE: 1"=30'

REVISION	DATE	DESCRIPTION	BY
1	3/23/12	REVISED PER COMMENTS FROM DEVELOPMENT MEETING	BDS



LOCATION MAP



SHEET 2 OF 4

ROAD PROFILES

DEANE HILL VILLAGE

SITE ADDRESS: 7118 DEANE HILL DR., KNOXVILLE, TN 37919

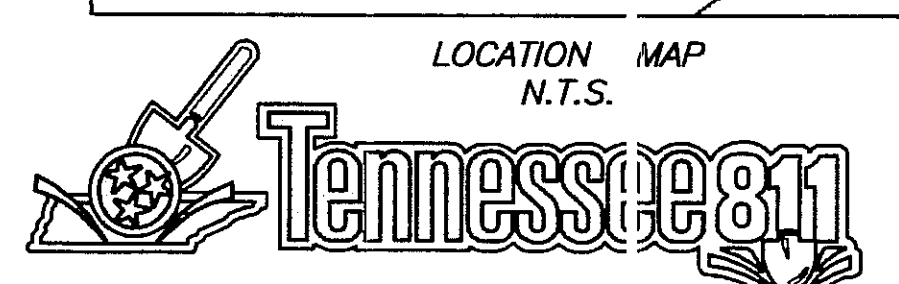
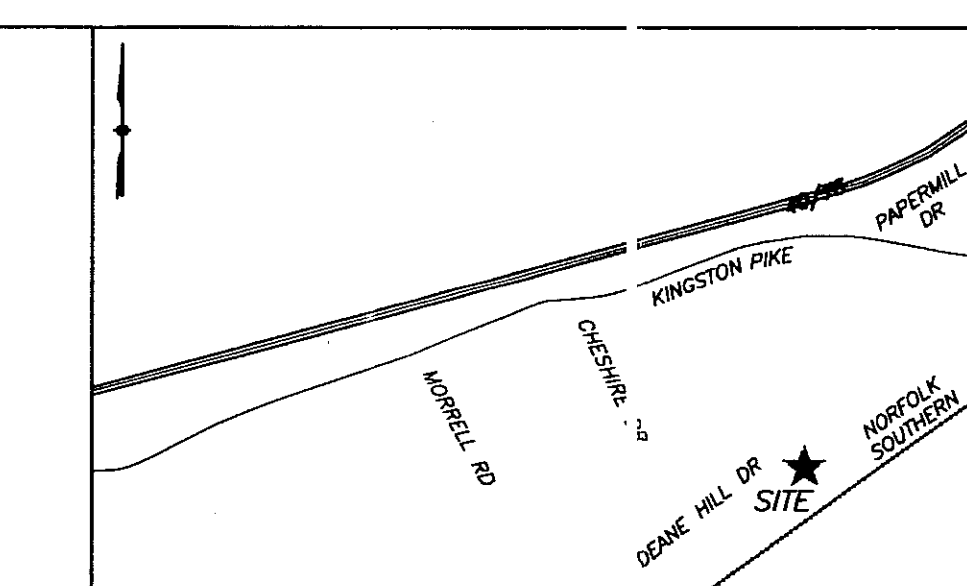
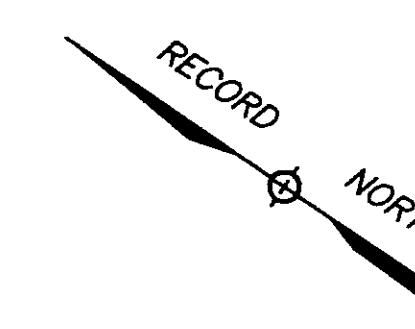
CITY OF KNOXVILLE KNOX CO., TN.  
WARD NO. 47 CITY BLDG NO. 47630  
CLT MAP 120 PARCEL 004  
SCALE: AS NOTED FEBRUARY 2012

OWNER: K, M & H DEVELOPMENT COMPANY, LLC.  
1917 OAKLEIGH WA  
KNOXVILLE, TENNESSEE 37919  
(865) 588-5507

URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37922  
(865) 966-1924

DWN: BDS CHK: CAS LG: NO. 1101005





- GRADING AND DRAINAGE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF USABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE SWPPP AND RELATED PERMITS ISSUED BY THE TDEI.
  4. THIS PROPOSED GRADING AND DRAINAGE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

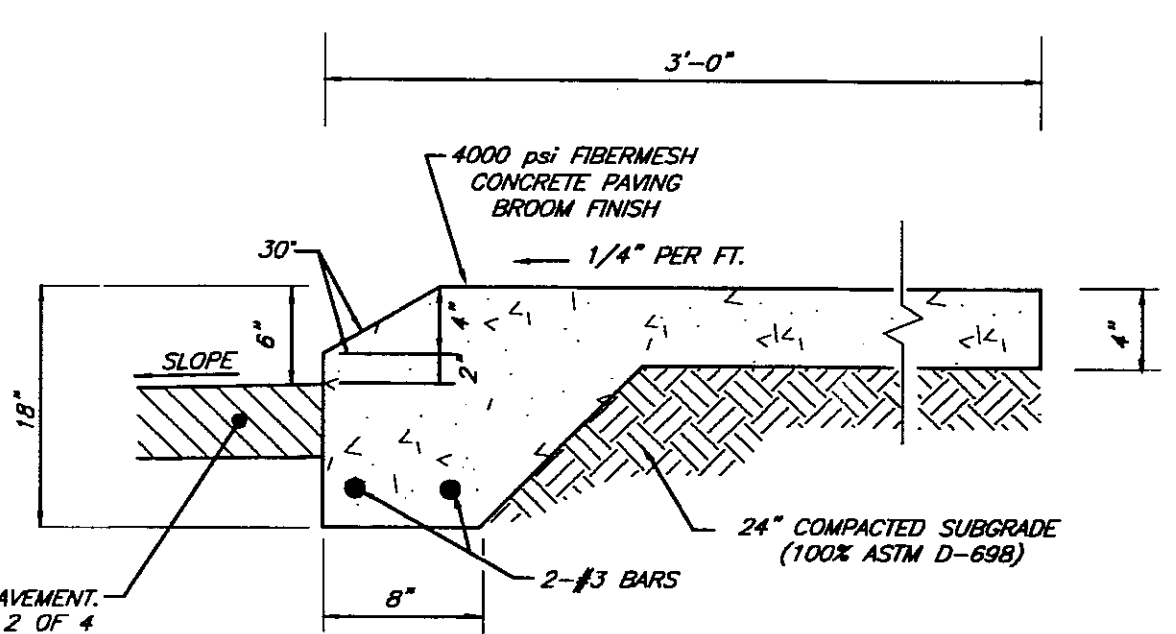


4-SB-12-C  
4-E-12-UR  
**REVISED**  
3-28-12

SHEET 3 OF 4



REVISION	DATE	DESCRIPTION	BY
1	3/23/12	ADDED PER COMMENTS FROM DEVELOPMENT MEETING	BDS



NOTE: WHERE MONOLITHIC WALK ABUTS BUILDING OR OTHER CONCRETE PAVING, INSTALL 1/2" PREMOULDED EXPANSION JOINT.

MOUNTABLE TURNDOWN SIDEWALK DETAIL

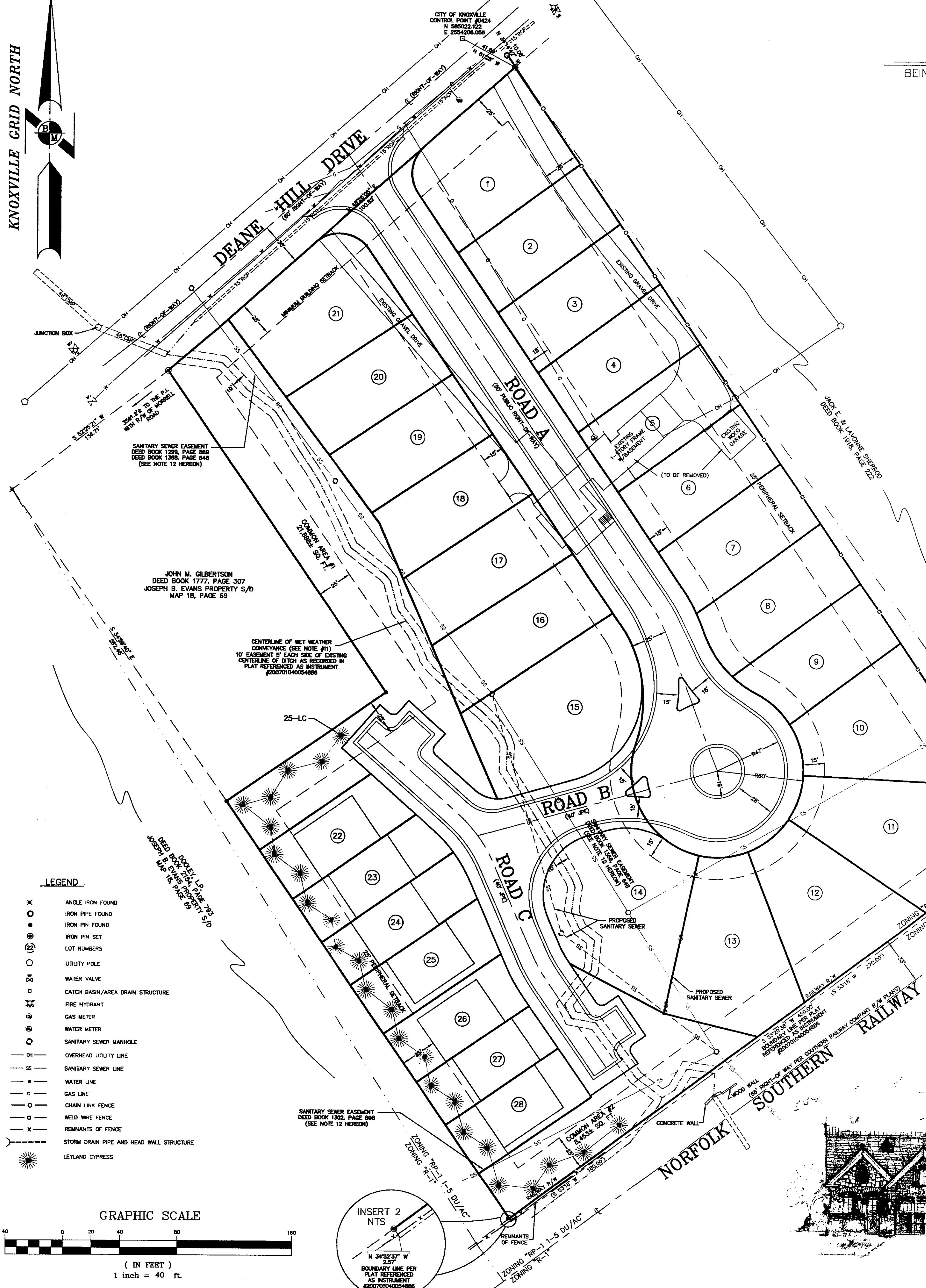
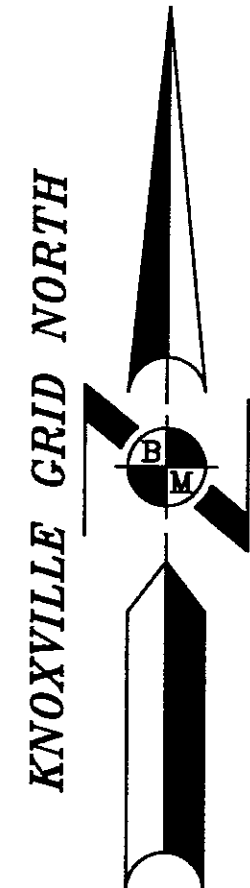
PRELIMINARY GRADING & DRAINAGE PLAN  
**DEANE HILL DEVELOPMENT**  
SITE ADDRESS: 7118 DEANE HILL DR, KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO., TN.  
WARD NO. 47 CITY BLOCK NO. 47630  
CLT MAP 120 PARCEL 004  
SCALE: 1"=30' FEBRUARY 2012

OWNER: K, M & H DEVELOPMENT COMPANY, LLC.  
1917 OAKLEIGH WAY  
KNOXVILLE, TENNESSEE 37919  
(865) 588-5507

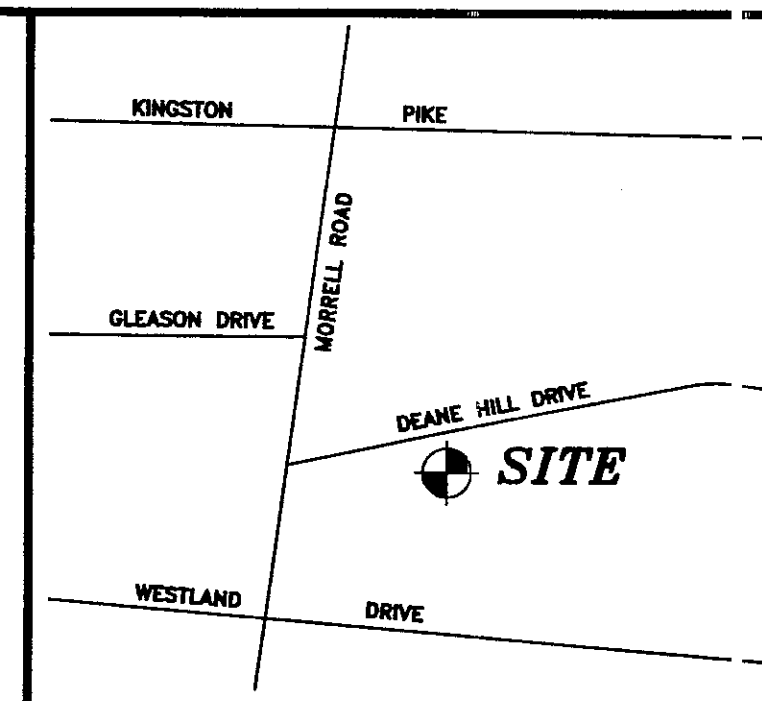
URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37922  
(865) 966-1921

DWN: BDS CHK: CAS LFG NO. 1101005

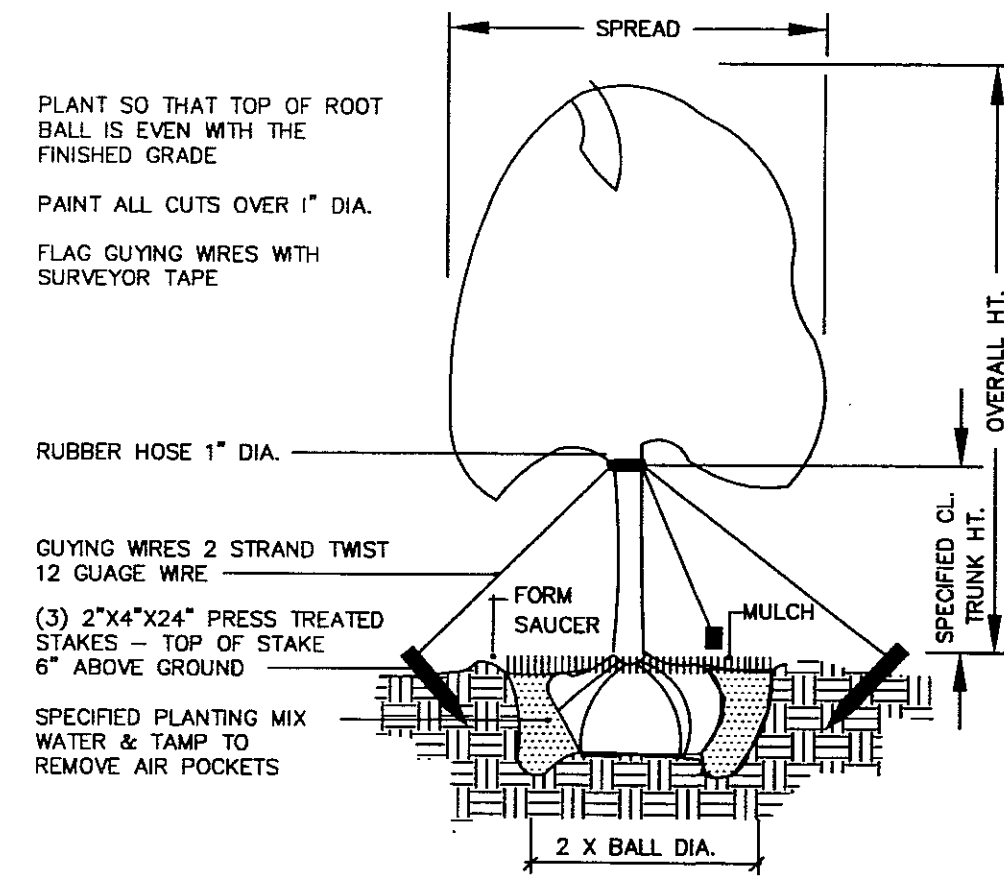


**LANDSCAPING PLAN of the  
DEANE HILL VILLAGE**

BEING LOCATED ON CLT MAP 120E, GROUP "D" AND BEING REPRESENTED AS PARCEL 004  
SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE  
47th WARD OF THE CITY OF KNOXVILLE, TENNESSEE  
CITY BLOCK 47630



MPC FILE #4-SB-12-C  
MPC FILE #4-E-12-UR



**TREE PLANTING**  
SCALE: NOT TO SCALE

**NOTES:**

- 1) PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY W/ THE LATEST EDITION OF PUBLIC-ATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE ASSOCIATION OF NURSERMEN.
- 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 LAY-ING. LAY SOD STRIPS WITH TIGHT JOINTS, ROLL OR TAMP LIGHTLY, AND WATER THOROUGHLY.
- 7) ALL COMMON AREAS AND LOTS SHALL RECEIVE SEEDING TURF AND STRAW COVER EXCEPT UNDER BUILDINGS, ROADS, SIDEWALKS, PLANTING BEDS AND AREAS DESIGNATED TO BE SOODED.
- 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.
- 11) 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. SEE ADDENDUMS FOR PLANTING AROUND BUILDINGS.
- 13) EXISTING VEGETATION ALONG PERIMETER BOUNDARIES IS TO REMAIN IN PLACE AND UNDISTURBED, EXCEPTING WHERE UTILITY CONSTRUCTION MUST TAKE PLACE.

**LANDSCAPING PLAN  
FOR USE ON REVIEW  
OF  
DEANE HILL VILLAGE**

5.65 ± ACRES ZONED RP-1 1-5 DU/AC  
(28 LOTS 4.96 UNITS/ACRE)

DEVELOPED BY  
**K M & H DEVELOPMENT COMPANY, LLC**

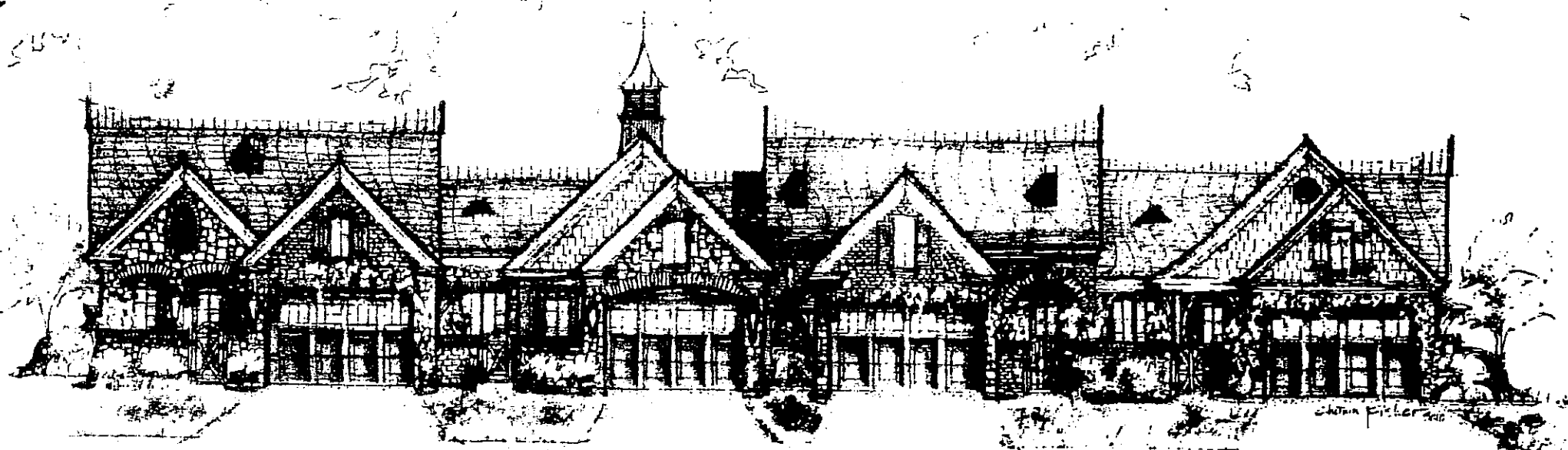
1917 OAKLEIGH WAY  
KNOXVILLE, TN 37919  
(865) 588-6836

**Certification of Concept Plan**

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itimized, described, and justified in a report filed with the Metropolitan Planning Commission.

*Benjamin J. Moorman* 23 March 2012  
Benjamin J. Moorman R.L.S. No. 1501

4-SB-12-C  
4-E-12-UR  
**REVISED**  
3-28-12

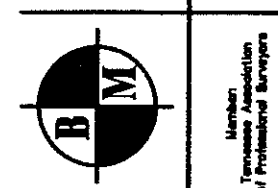


**MULTI-FAMILY BUILDING ELEVATION**



**SINGLE FAMILY BUILDING ELEVATION**

**BENCHMARK ASSOCIATES, INC.**



Land Planners • Land Surveyors

**DEANE HILL VILLAGE**  
7118 DEANE HILL DRIVE  
KNOXVILLE, KNOX COUNTY, TENNESSEE 37919  
For  
**K M & H DEVELOPMENT COMPANY, LLC**