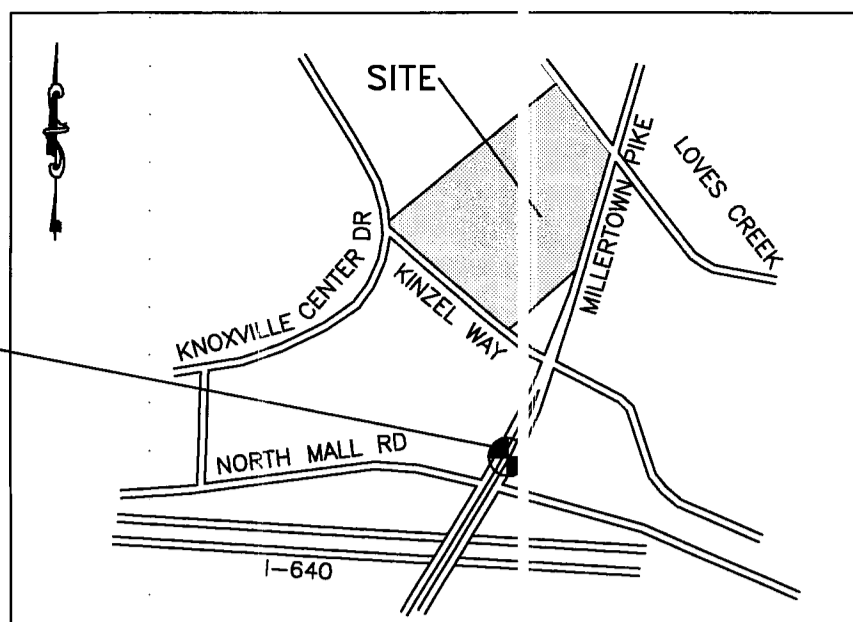


BENCHMARK
DESCRIPTION: 3.25" ALUM DISK SET
IN CONCRETE MEDIAN, STAMPED "CITY
OF KNOXVILLE SURVEY CONTROL
MONUMENT, 0660, 1999"
LOCATION: SET IN MEDIAN IN CENTER
OF MILLERTOWN PIKE, NE OF MALL
ROAD NORTH
ELEVATION:
N: 624792.177
E: 259785.200
NAVD88: 989.23



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 607-9881.
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.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH CITY OF KNOXVILLE.

PROPERTY NOTES:

1. TOTAL AREA = 1.3± ACRES
2. NO. OF LOTS = 9
3. CLT 58, PARCEL 32
4. EXISTING ZONING: SC-3
5. SETBACKS:
FRONT: 25 FT.
SIDE: 25 FT. IF BUILDING ADJACENT TO RESIDENTIAL
REAR: 0 FT. (50' IF RETAIL SERVICE) FROM REAR)
6. 10' DRAINAGE AND UTILITY EASEMENT IN SIDE EXTERIOR AND ROAD FRONTAGE, LOT LINES, 5' EACH SIDE OF INTERIOR LINES.
7. INCREASE OF INTERSECTION GRADES FROM 1% TO 3% TO BE APPROVED BY CITY OF KNOXVILLE ENGINEERING.

LEGEND:

- PROPOSED DRAINAGE LINE
- CATCH BASIN
- HEADWALL
- EXISTING POWER POLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER MAIN

UTILITIES:

- WATER: KUB
- SEWER: KUB
- ELECTRIC: KUB
- SOLID WASTE: PRIVATE HAULER
- TELEPHONE: ATT

SCALE IN FEET

0 50 100

1"=50'

18 MAY 2011

USE-ON-REVIEW
SHEET ONE

5321 MILLERTOWN PIKE
Knoxville, Tennessee

Prepared For:

Construction Design and Management
210 Bank Street
Lenoir City, Tennessee 37771
(865) 986-7090

Planning Agency:

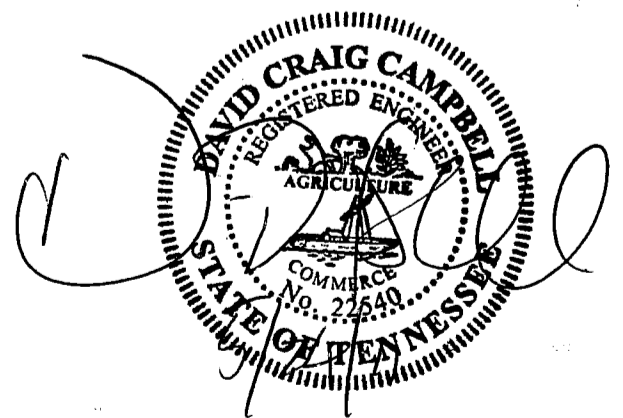
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL
ENGINEERING
SOLUTIONS
INCORPORATED

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

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

6-6-11-UR
REVISED
5-25-11



CERTIFICATION OF USE-ON-REVIEW 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.

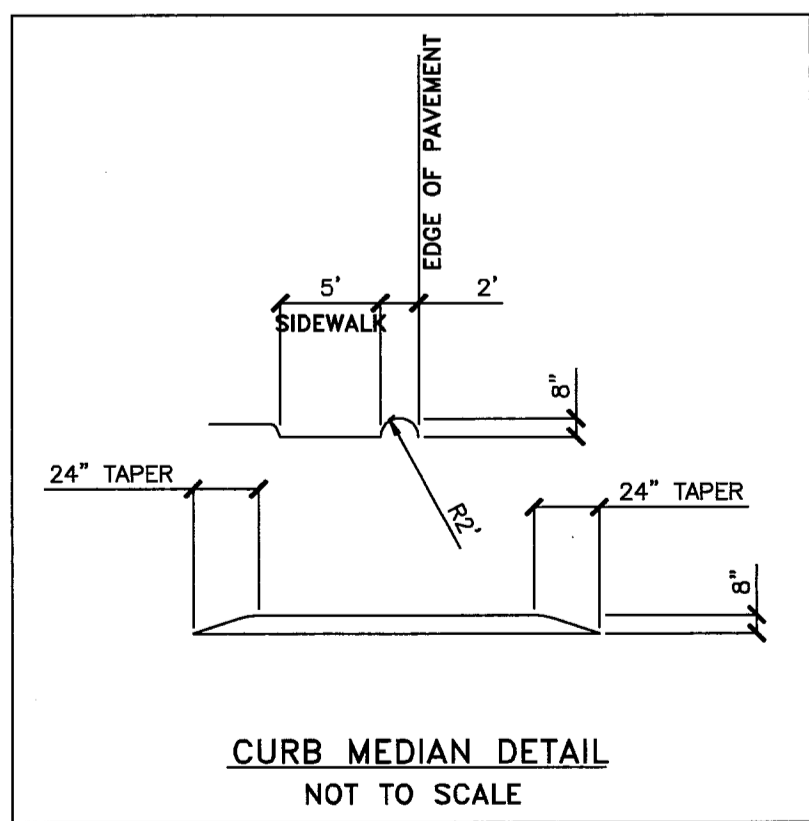
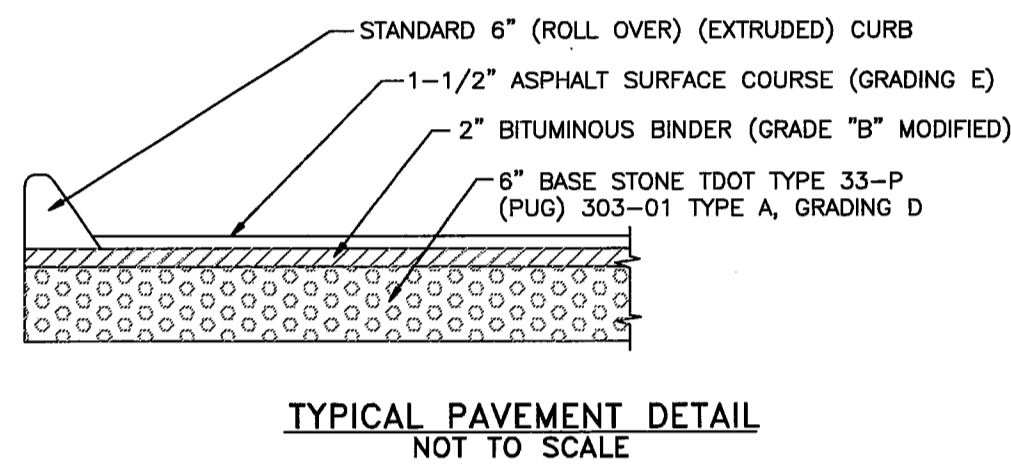
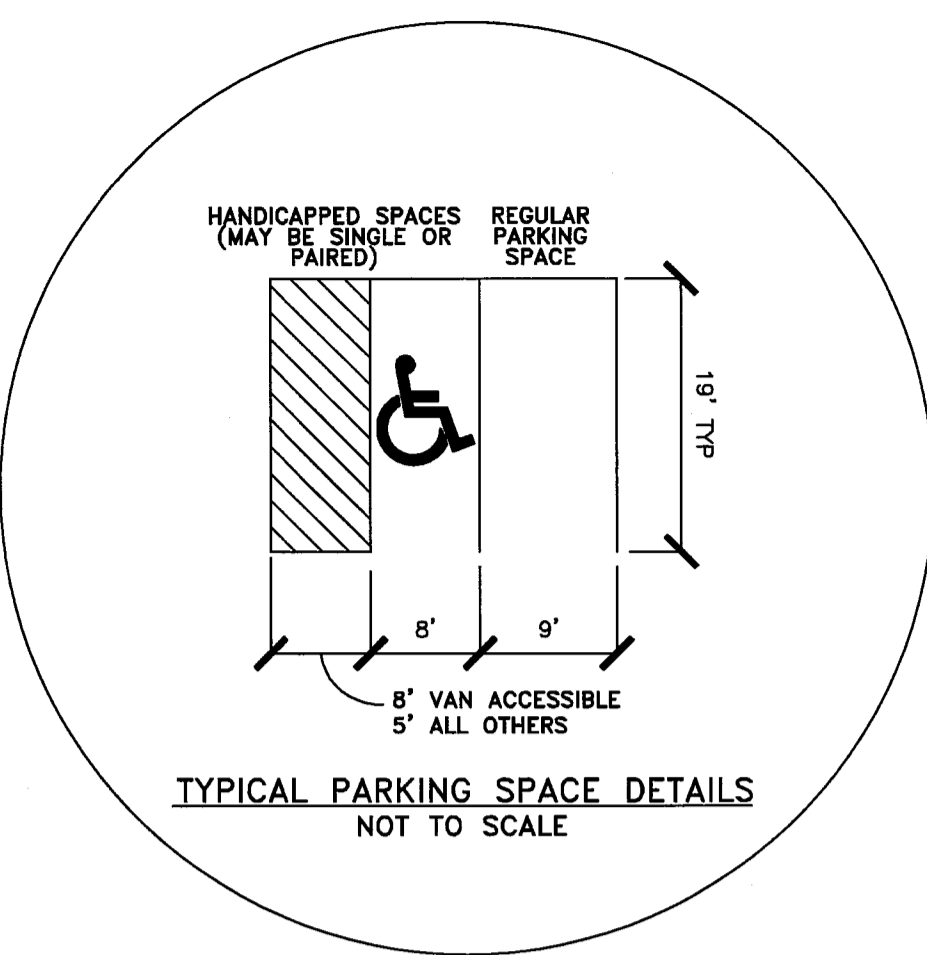
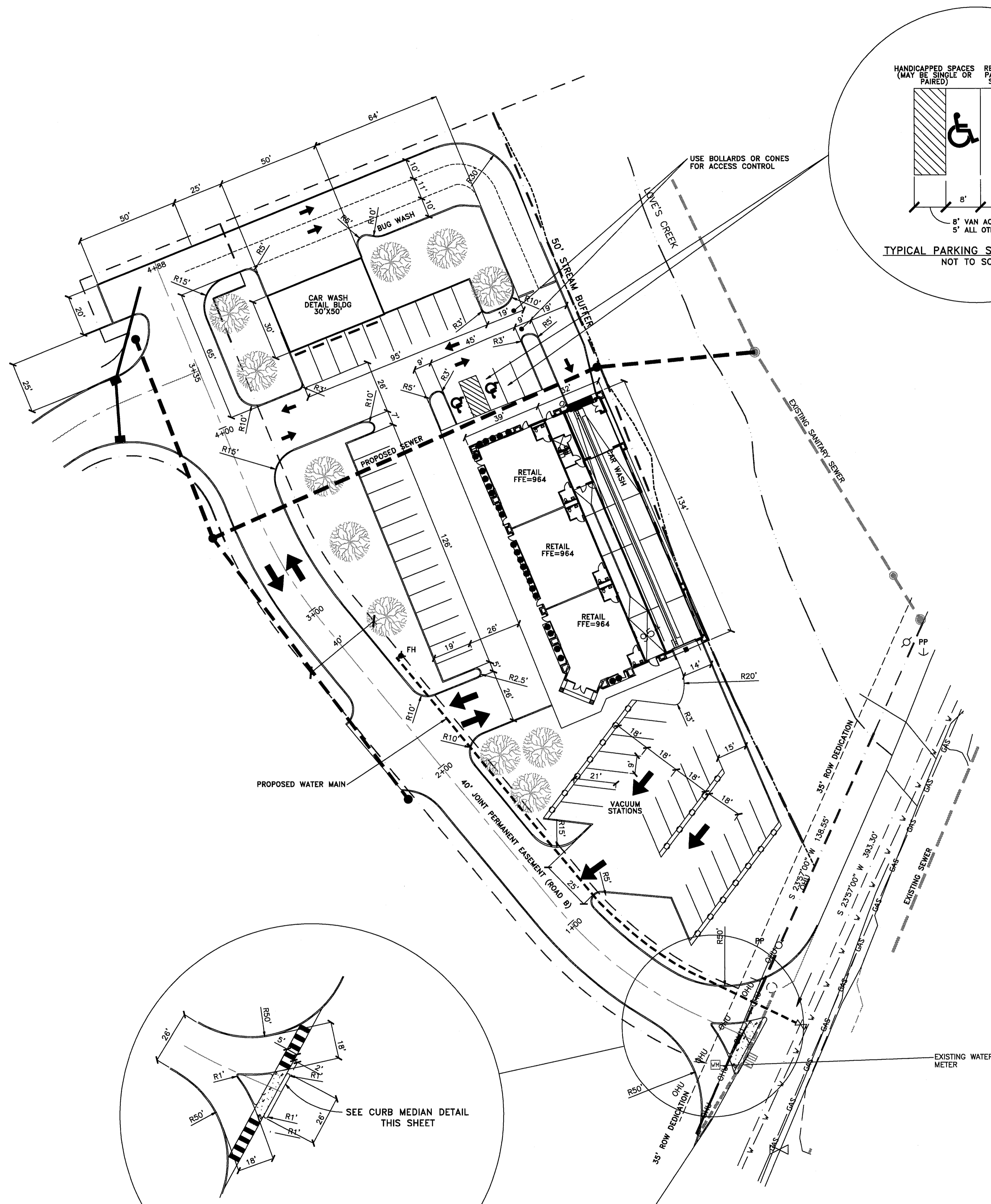
TP PE 22540

NOTE:

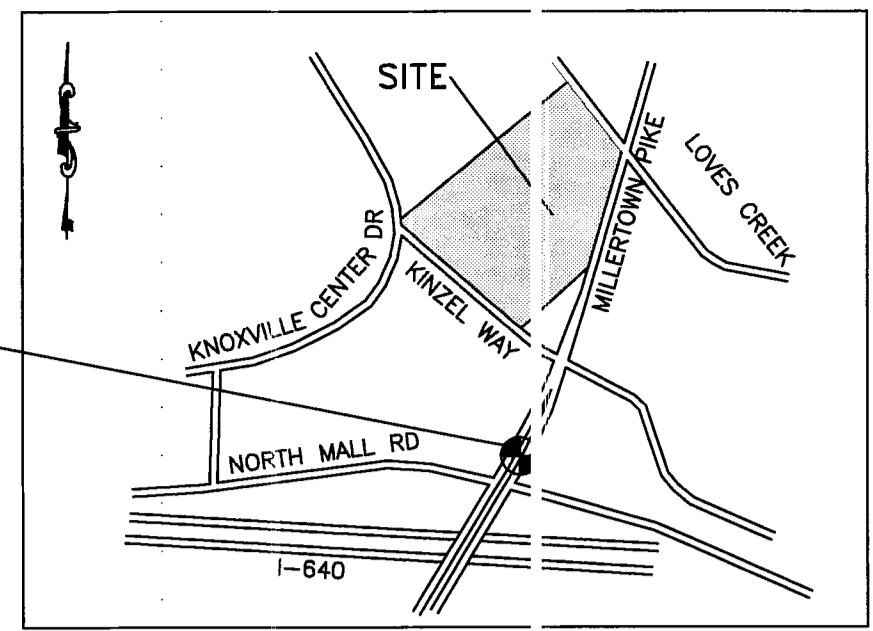
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

Contractor shall shore and brace all open cut trenches
as required by State and Federal Laws and Local
Ordinances; to conform with recommendations set forth
in AGC Manual of Accident Prevention in Construction; to
protect life, property, or work; to avoid excessively wide
cuts in unstable material.

OSHA RULES SHALL BE ABIDED BY



BENCHMARK
DESCRIPTION: 3.25" ALUM DISK SET IN CONCRETE MEDIAN, STAMPED "CITY OF KNOXVILLE SURVEY CONTROL MONUMENT, 0060, 1999"
LOCATION: SET IN MEDIAN IN CENTER OF MILLERTOWN PIKE, NE OF MALL ROAD NORTH
ELEVATION:
N: 624792.177
E: 2597993.200
NAVD88: 989.23



LANDSCAPE REQUIREMENTS:
FOR EACH 5,000 SF OF PARKING AREA, A TREE SHALL BE PROVIDED THAT WILL OBTAIN A MIN. HEIGHT OF FORTY (40) FEET AT MATURITY.

ALL YARDS NOT BEING UTILIZED FOR PARKING, DRIVEWAYS, OR SERVICE AREAS SHALL BE LEFT IN NATURAL VEGETATION OR LANDSCAPED IN A MANNER ACCEPTABLE TO THE PLANNING COMMISSION.

18,820 SF OF PAVED PARKING = 18,400/5,000 = 4 TREES REQUIRED

PROPOSED TREE LOCATION
SHRUBS-TO BE SELECTED

PARKING REQUIREMENTS:
RETAIL: 1 SPACE PER 200 SF GROSS AREA = 4591 SF/250 = 23 SPACES
CARWASH EMPLOYEE PARKING = 5
NUMBER OF PARKING SPACES REQUIRED = 28
NUMBER OF PARKING SPACES SHOWN = 28 WITH 2 HANDICAPPED SPACES

- GENERAL NOTES:**
- 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.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 607-9861.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - 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.
 - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH CITY OF KNOXVILLE.
 - ROADWAY SIGNAGE AND MARKINGS PER CITY OF KNOXVILLE PUBLIC WORKS STANDARDS.

- PROPERTY NOTES:**
- TOTAL AREA = 1.3± ACRES
 - NO. OF LOTS = 9
 - CLT 50, PARCEL 33
 - EXISTING ZONING: SC-3
 - SETBACKS:
FRONT: 25 FT.
SIDE: 25 FT. 1' BUILDING ADJACENT TO RESIDENTIAL
REAR: 0 FT. (33' IF RETAIL SERVICE) FROM REAR
 - 10' DRAINAGE AND UTILITY EASEMENT IN SIDE EXTERIOR AND ROAD FRONTAGE, LOT LINES, 5' EACH SIDE OF INTERIOR LINES.
 - INCREASE OF INTERSECTION GRADES FROM 1% TO 3% TO BE APPROVED BY CITY OF KNOXVILLE ENGINEERING.

- LEGEND:**
- PROPOSED DRAINAGE LINE
 - CATCH BASIN
 - HEADWALL
 - EXISTING POWER POLE
 - EXISTING SANITARY SEWER MAIN HOLE
 - PROPOSED SANITARY SEWER MAIN HOLE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER MAIN
- UTILITIES:**
- WATER: KUB
 - SEWER: KUB
 - ELECTRIC: KUB
 - SOLID WASTE: PRIVATE HAULER
 - TELEPHONE: ATT

SCALE IN FEET
0 30 60
1"=30'
25 APR 2011

USE-ON-REVIEW DETAILS SITE PLAN SHEET TWO

5321 MILLERTOWN PIKE
Knoxville, Tennessee

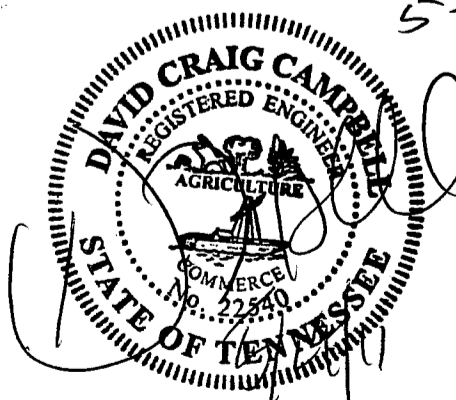
Prepared For:
Construction Design and Management
210 Bank Street
Lenoir City, Tennessee 37711
(865) 986-7090

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

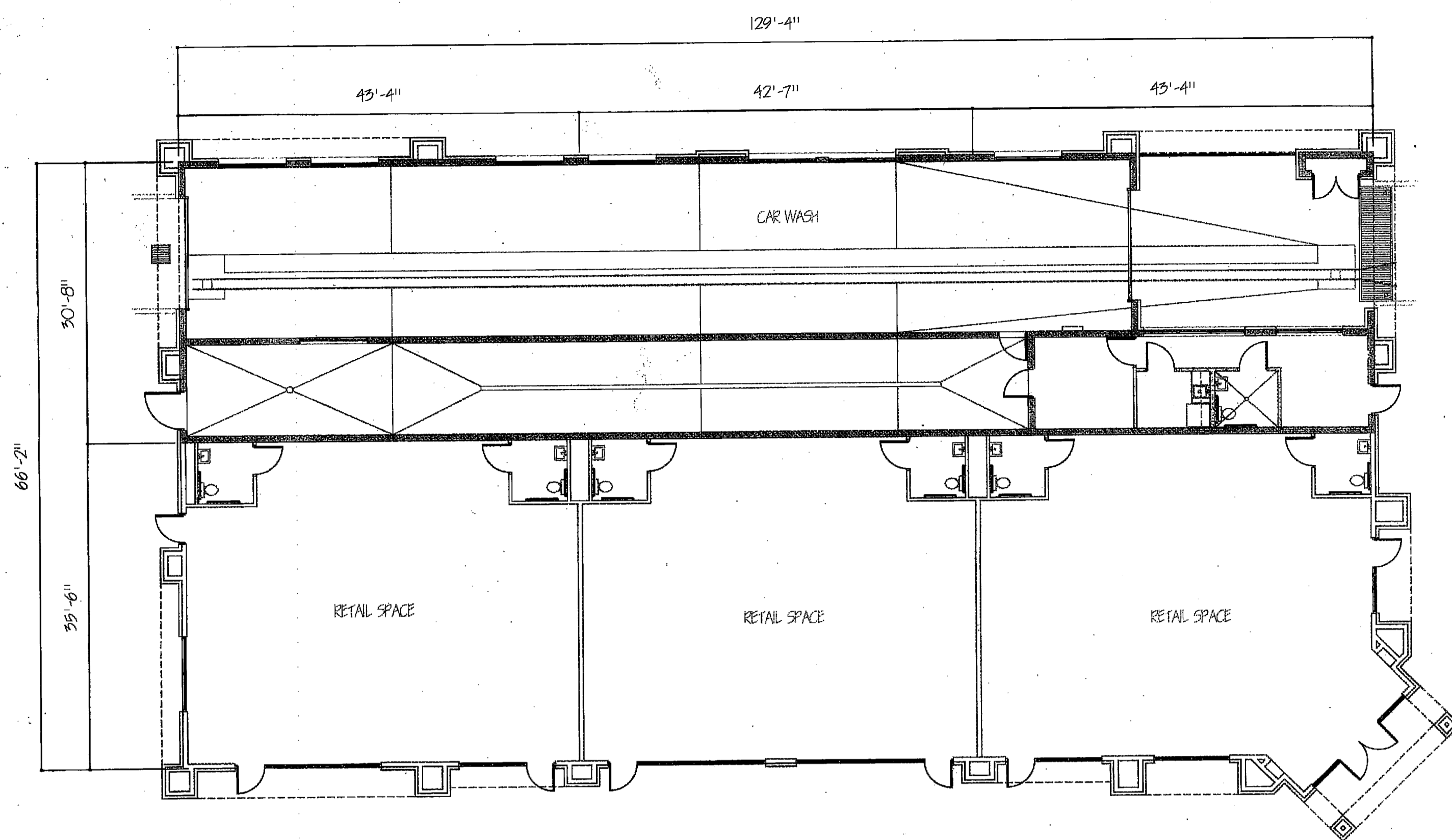
IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575



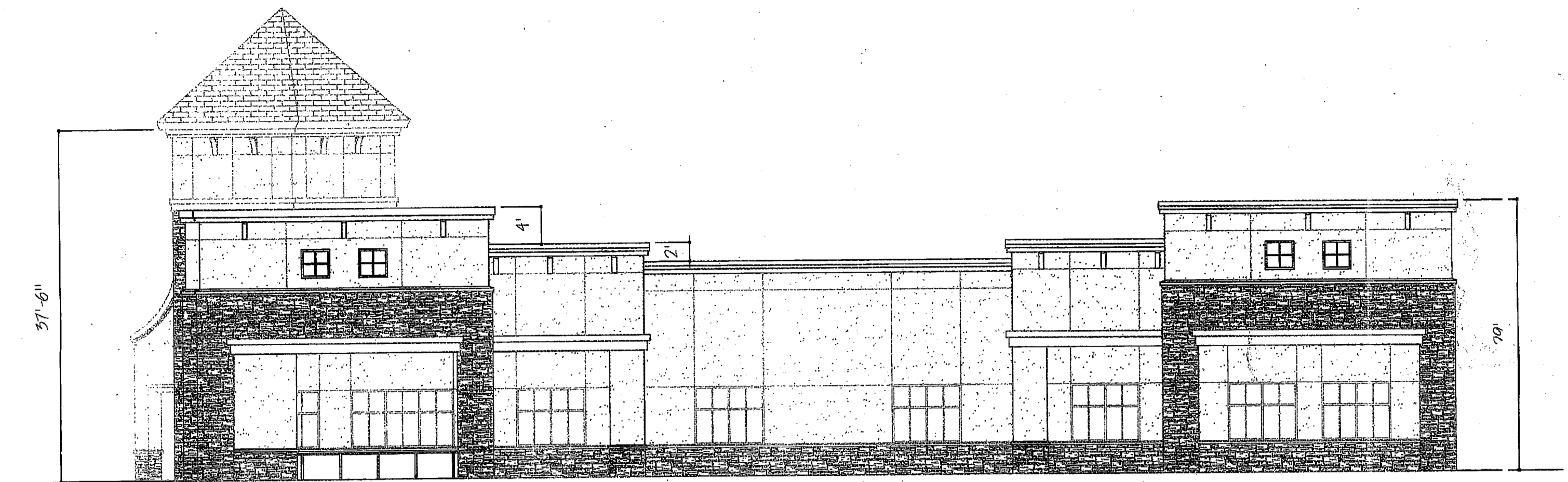
6-G-11-VR
REVISED
5-25-11



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances, to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction, to protect life, property, or work; to avoid excessively wide cuts in unstable material.
OSHA RULES SHALL BE ABIDED BY



MAIN FLOOR PLAN (RETAIL / CARWASH)
Scale: $\frac{3}{32}'' = 1'-0''$
4,620 sqft. Retail



REAR EXTERIOR ELEVATION
Scale: $\frac{3}{32}'' = 1'-0''$



EXTERIOR ELEVATION
Scale: $\frac{3}{32}'' = 1'-0''$



FRONT EXTERIOR ELEVATION
Scale: $\frac{3}{32}'' = 1'-0''$



EXTERIOR ELEVATION
Scale: $\frac{3}{32}'' = 1'-0''$

6-6-11 OR
REVISED
5-25-11

102 Chaho Road
Knoxville, Tennessee 37934
Phone: (865) 777-1720

The Foxhollow-Goodson Group
Nashville * Knoxville

Proposed Plans
for
Millertown Retail Development
Knoxville, Tennessee