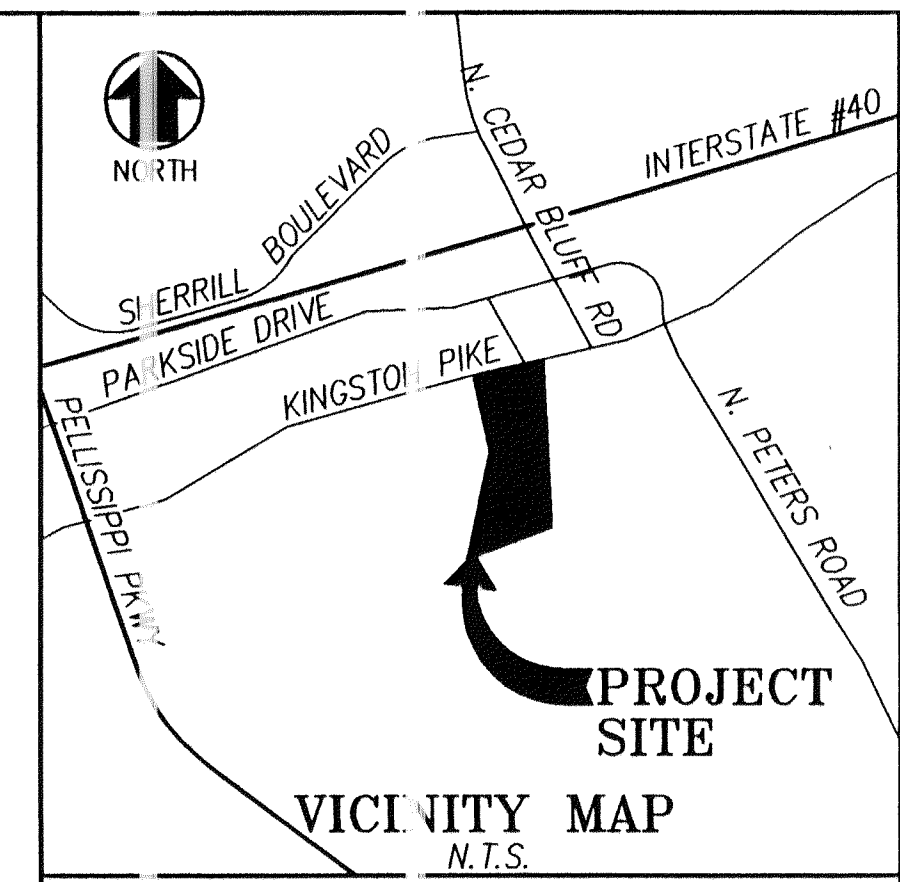


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REVISED
7/29/09



REVISIONS	DATE
Cannon & Cannon, Inc. Consulting Engineers • Field Surveyors 8550 Kingston Pike Knoxville, Tennessee 37919 Telephone: (665) 670-8555 • Fax: (665) 670-8866 www.cannon-cannon.com	
CLIENT:	KINGSTON PIKE, LLC 6151 POWERS FERRY ROAD, SUITE 690 ATLANTA, GA. 30339-2959 TEL. NO. (770) 953-1780
PROJECT:	SHERRILL HILL DEVELOPMENT KINGSTON PIKE KNOXVILLE, TENNESSEE
COMMERCIAL DEVELOPMENT CONCEPT PLAN	
CCI PROJECT NO.	00771-0000.2
DATE	JULY 28, 2009
P.L.C.	RUB
DRAWN	JTP
CP0.01	

LANDSCAPING:

1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 6.3-40, "LANDSCAPING," OF THE KNOXVILLE, KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
2. REFERENCE TO SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.
3. PROPOSED LANDSCAPING WITHIN AND ADJACENT TO THE PROPOSED BOULEVARD SHALL MAINTAIN THE TRAFFIC LINE OF SIGHT AND VISIBILITY.

EROSION CONTROL:

1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC AND THE CITY OF KNOXVILLE - DEPARTMENT OF ENGINEERING REQUIREMENTS.
2. AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

UTILITY SERVICES:

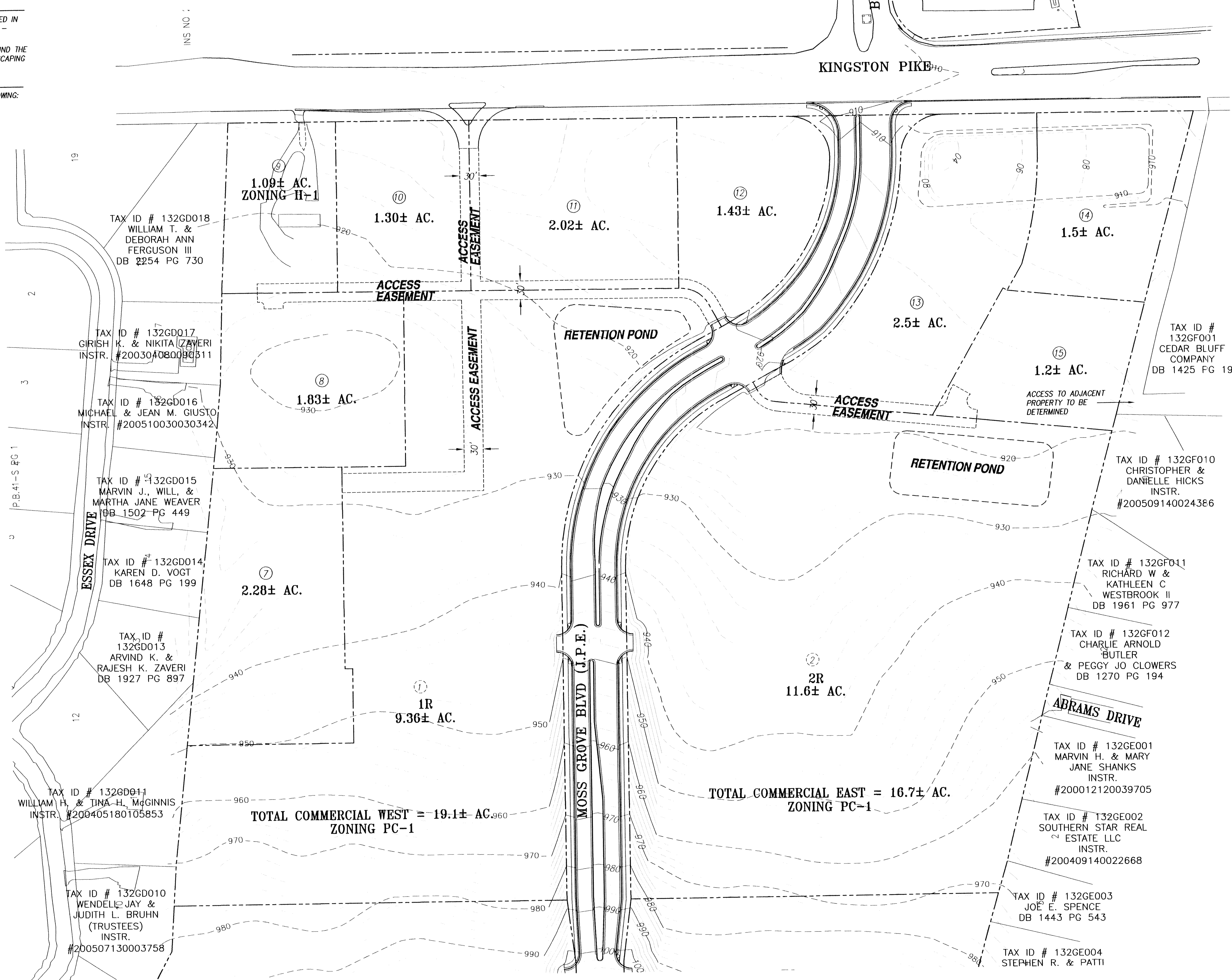
UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:

WATER - FIRST UTILITY DISTRICT
SEWER - FIRST UTILITY DISTRICT
ELECTRIC - KNOXVILLE UTILITIES BOARD
GAS - KNOXVILLE UTILITIES BOARD
TELEPHONE - AT&T, COMCAST, KNOLOGY

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am an Engineer, licensed to do engineering under the laws of the State of Tennessee. I further certify that the plan 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 Metropolitan Planning Commission.

Jeff Beckett, P.E.
Engineer
Tennessee Certificate No. 105722



8-SE-09-C
8-J-09-VR
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7/29/09

PROJECT SITE VICINITY MAP
N.T.S.

GENERAL NOTES:

1. PROPERTY CONCERNED REFLECTS PARCEL 027.01 AND 027.02 AS SHOWN ON CITY OF KNOXVILLE CLT TAX MAP NO. 132.
2. ZONING FOR THE PROPERTY IS PC-1, O-1, AND RP-1. CITY BLOCK NUMBER IS 41346.
3. AREA OF PROPOSED DEVELOPMENT = 104.9± ACRES.
4. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED.
5. PROPERTY OWNER:
KINGSTON PIKE, LLC
6151 POWERS FERRY ROAD, SUITE 690
ATLANTA, GA. 30339-2959
TEL. NO. (770) 853-1780
FAX NO. (770) 858-8103
6. THE TOPOGRAPHIC DATA SHOWN WAS AERIAL PROVIDED BY CONTINENTAL AERIAL, INC. DATED 8-03-07 & THE BOUNDARY DATA WAS PROVIDED BY MICHAEL BRADY, INC., DATED 8-03-07 SUPPLEMENTED BY K.G.I.S., DATED JULY 24, 2007.
7. RETENTION BASIN AND WATER QUALITY WILL BE ADDRESSED AS PART OF THE FINAL CONSTRUCTION DRAWINGS.
8. IMPROVEMENTS AND ACCESS ALONG KINGSTON PIKE SHALL MEET DOT APPROVAL.
9. REFERENCE TO THE CITY OF KNOXVILLE COUNCIL ACTION DATED 9-5-07, THERE SHALL BE A 75 FOOT "NO BUILD" AREA FROM THE ADJACENT RESIDENTIALLY ZONED PROPERTIES WITH 50 FEET TO BE UNDISTURBED UNLESS BY AGREEMENT BETWEEN THE PROPERTY OWNER AND ADJOINING RESIDENTIAL OWNERS WITH THE APPROVAL OF MPC, A BERM OR FENCE OR ADDITIONAL VEGETATION IS PLACED IN THE UNDISTURBED AREA AND A 25 FOOT BUILDING SETBACK FROM THE BUFFER AREA GIVING A TOTAL OF A 75 FOOT BUILDING SETBACK.
10. IT IS THE DEVELOPER'S INTENT TO PROMOTE SURVIVAL OF MATURE TREES WITHIN THE 50 FOOT BUFFER. WHERE THE DRIVELINES OF MATURE TREES EXTEND OUTSIDE THE 50 FOOT BUFFER, AN EVALUATION OF PRESERVING THE MATURE TREES WILL BE MADE ON A CASE BY CASE BASIS. ALL WORK ASSOCIATED WITHIN THE BUFFER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AS OUTLINED IN NOTE #9 ABOVE.

LEGEND

- BOUNDARY LINE
- - - 900 - - - EXISTING CONTOUR
- (#) PROPOSED LOT NUMBER

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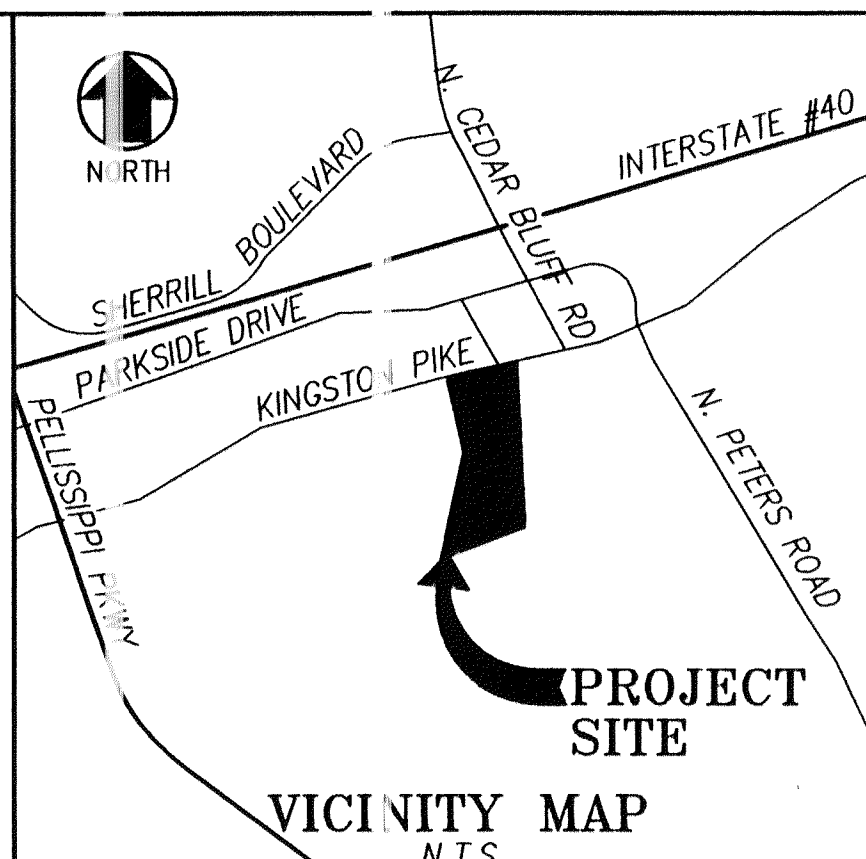
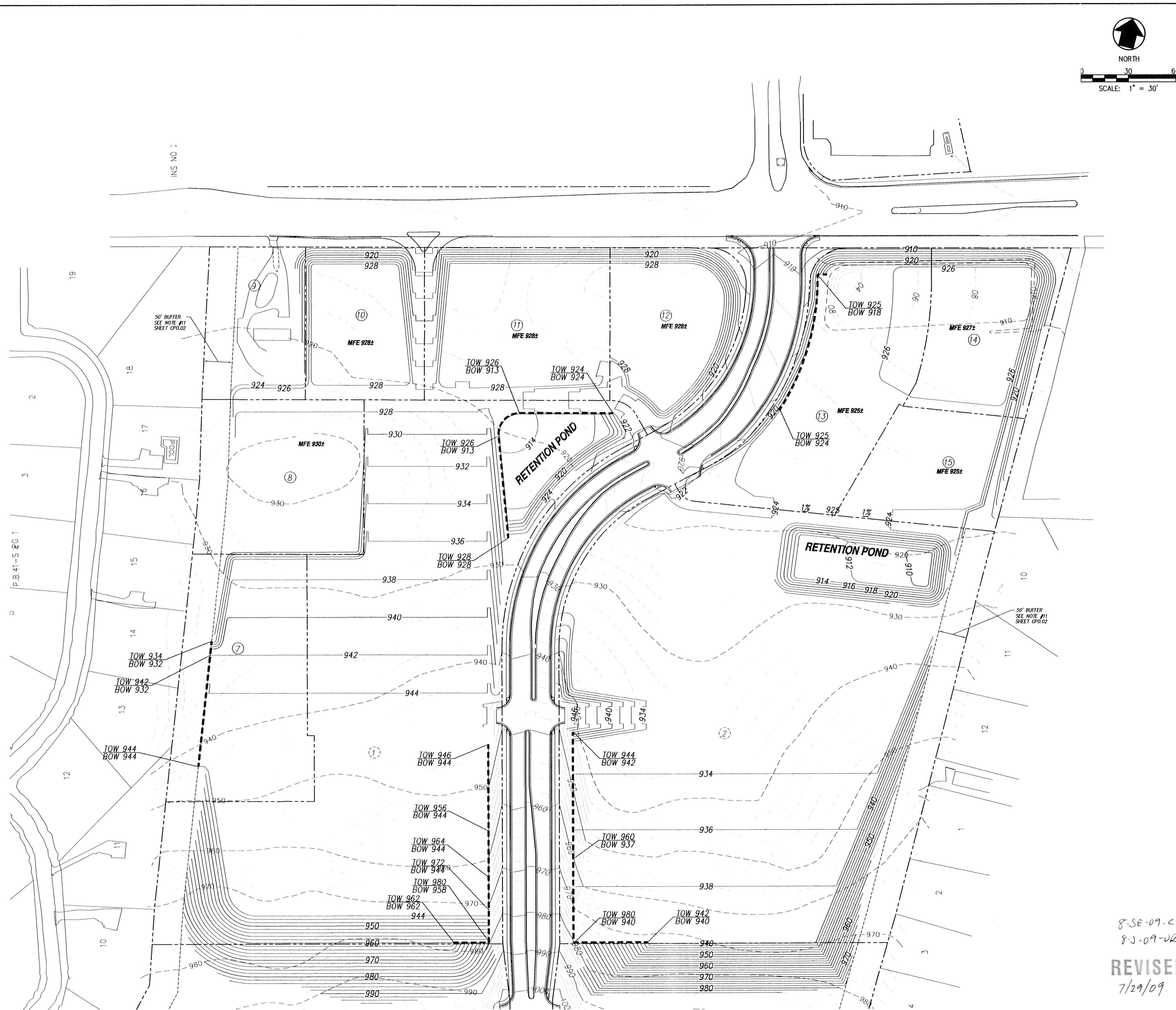
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PROJECT: **SHERRILL HILL DEVELOPMENT
KINGSTON PIKE
KNOXVILLE, TENNESSEE**

**COMMERCIAL DEVELOPMENT
CONCEPT PLAN**

CCI PROJECT NO.	00771-0000.2
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DRAWN	JTP

CP0.02



GENERAL NOTES:
1. REFER TO SHEET CP0.02 FOR GENERAL NOTES.

LEGEND	
---	BOUNDARY LINE
---900---	EXISTING CONTOUR
#	PROPOSED LOT NUMBER
---	PROPOSED WALL

REVISIONS	DATE

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TEL. N. (770) 953-1780

PROJECT: **SHERRILL MILL DEVELOPMENT**
KINGSTON PIKE
KNOXVILLE, TENNESSEE

COMMERCIAL DEVELOPMENT
CONCEPT PLAN

CO PROJECT NO.	00771-0000.2
DATE	JULY 28, 2009
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DRAWN	JTP

CP0.03

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