

PARCEL 2
BLOCK 22CD

PARCEL 573.01
BLOCK 22CD

PARCEL 1
BLOCK 22CD

PARCEL 3
BLOCK 22CD

PARCEL 357
BLOCK 22CD

PARCEL 573.02
BLOCK 22CE

PARCEL 488
BLOCK 22CD

PARCEL 488.01
BLOCK 22CD

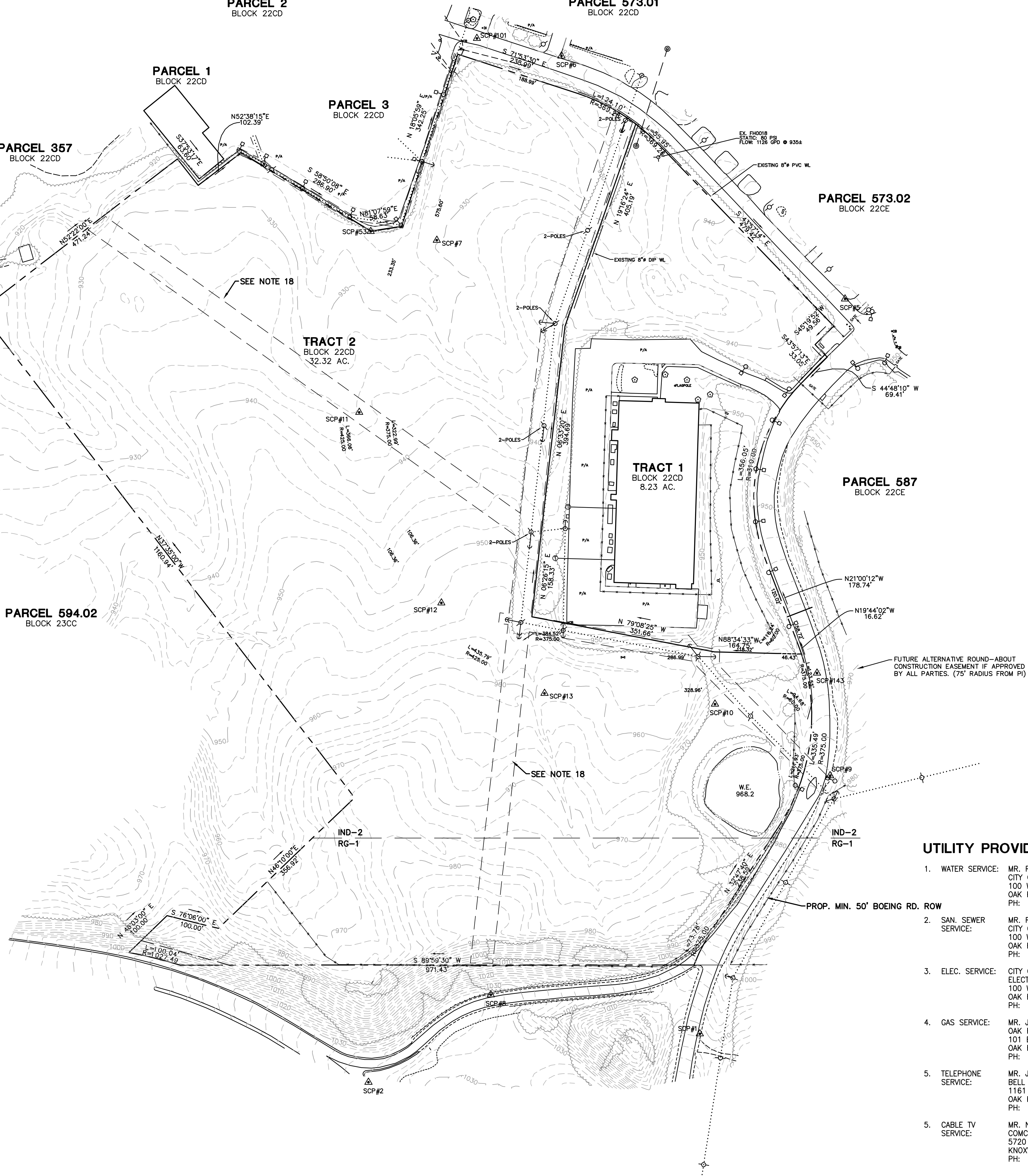
TRACT 2
BLOCK 22CD
32.32 AC.

TRACT 1
BLOCK 22CD
8.23 AC.

PARCEL 587
BLOCK 22CE

PARCEL 594.02
BLOCK 23CC

- EX. 2' INTERVAL CONTOUR
- EX. 10' INTERVAL CONTOUR
- EX. SANITARY SEWER LINE & MANHOLE S
- EX. SANITARY SEWER FORCE MAIN & VALVE F
- EX. WATER LINE, VALVE, & FIRE HYDRANT W
- EX. POWER POLE W/GUYS P
- EX. LIGHT POLE L
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELEC. & TRANSFORMER E
- PROP. UTILITY EASEMENT
- PROP. SANITARY SEWER LINE & MANHOLE S
- PROP. WATER LINE, VALVE, & FIRE HYDRANT W
- PROP. STORM DRAINAGE W/STRUCT. S
- PROP. HEADWALL W/RIPRAP H
- PAVEMENT/ASPHALT P/A
- EX. CATCHBASIN/DROP INLET C
- EX. STORM DRAIN
- PROP. STREET TREE



1. DESIGNER: BEN S. ADAMS, P.E., R.L.S., R.L.A.
ADAMS CRAFT HERZ WALKER, INC.
800 OAK RIDGE TURNPIKE, SUITE A-400
OAK RIDGE, TN 37830 PH: (865) 482-4451
2. DEVELOPER: ENCLAVE BUSINESS PARK, L.P.
WALTER WISE
1709 MIDPARK DRIVE, SUITE A-2
KNOXVILLE, TN 37921 PH: (865) 588-5717
3. SITE: CITY OF OAK RIDGE BLOCK PLAN 22CD, TRACT 1 & 2
ANDERSON COUNTY MAP/GROUP/PARCEL: 106A C 005.00
4. LOTS: 3
5. TOTAL ACRES: 32.32 (TRACT 1); 8.23 (TRACT 2)
6. ZONING: IND-2 AND RG-1
7. SETBACKS: IND-2 FRONT - 30' REAR - 25' SIDE - 25'(TOTAL 2 SIDES 50')
RG-1 FRONT - 50' REAR - 50' SIDE - 50'
8. DEDICATED ROW - 50' (EXCEPT AS SHOWN)
9. THE EXISTING SURVEY DATA SHOWN (TOPOGRAPHIC & UTILITY) FOR THIS PLAT IS DERIVED FROM DRAWINGS SUPPLIED BY CONTINENTAL AERIAL SURVEYS, FINAL PLAT BY LEMAY AND ASSOCIATES CONSULTING ENGINEERS, AND THE CITY OF OAK RIDGE UTILITY AS-BUILTS. ALSO, THE BOUNDARY AND BASIS OF BEARING IS FROM THE PLAT OF RECORD.
10. MOST RECENT RECORDED DEED AT REGISTER OF DEEDS OFFICE, ANDERSON COUNTY: DB 1365, PG. 230 AND DB 1365, PG. 234
11. PLAT OF RECORD: "THE BOEING COMPANY" DRAWING NO. 4128
RECORDED IN PLAT CABINET 7, ENVELOPE 520
SURVEYED BY: LEMAY AND ASSOC. CONSULTING ENG.
12. AN EASEMENT OF 5 FEET INSIDE ALL LOT LINES IS HEREBY RESERVED FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF OAK RIDGE.
13. FOR SPECIAL CONDITIONS AND TECHNICAL REQUIREMENTS SEE PROJECT MANUAL FOR ENCLAVE BUSINESS PARK, OAK RIDGE, TN DATED MARCH 2006.
14. CONTRACTOR/OWNER TO REVIEW AND FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN INCLUDED IN THE PROJECT DOCUMENTS FOR CONSTRUCTION MAINTENANCE.
15. CONTRACTOR TO CALL TENNESSEE ONE CALL AT 1-800-531-1111 A MINIMUM OF THREE DAYS BEFORE EXCAVATION BEGINS.
16. CONTRACTOR TO PROTECT EXISTING UNDERGROUND UTILITIES NOT NOTED FOR REMOVAL OR RELOCATION.
17. CONTRACTOR TO FOLLOW THE REQUIREMENTS OF CITY OF OAK RIDGE "STANDARD CONSTRUCTION REQUIREMENTS & DETAILS" ADOPTED DEC. 4, 2000 AS WELL AS TENNESSEE DEPT. OF HIGHWAYS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
18. A MINIMUM UTILITY EASEMENT 5' FROM E OR 5' FROM THE EDGE OF UTILITY ELEMENT EXTENDING BEYOND THE CITY'S ROW (UNLESS GREATER WIDTH IS REQUIRED DUE TO DEPTH OF UTILITY) IS HEREBY RESERVED FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF OAK RIDGE.
19. STREET TREES SHALL BE PLANTED AT INTERVALS OF 45'-50' INSIDE FRONT PROPERTY LINES, NOT OVER PUBLIC EASEMENTS WITH SPECIES SELECTED BY DEVELOPER FROM THE FOLLOWING:
- ACER CINNAMA (AMUR MAPLE) 1 1/4 TO 1 1/2 INS. CAL.
- ACER RUBRUM (RED MAPLE) 1 1/2 TO 1 3/4 INS. CAL.
- ACER SACCHARUM (SUGAR MAPLE) 1 1/2 TO 1 3/4 INS. CAL.
- CERES CANADENSIS (AMERICAN REDBUD) 6 TO 8 FT.
- KOELREUTERIA PANICULATA (GOLDEN RAIN TREE) 1 3/4 TO 2 INS. CAL.
- QUERCUS COCCINEA (SCARLET OAK) 1 3/4 TO 2 INS. CAL.
- QUERCUS PHellos (WILLOW OAK) 1 3/4 TO 2 INS. CAL.
20. ANY REQUEST TO RELOCATE EXISTING ELECTRICAL FACILITIES SHALL BE PAID BY THE REQUESTING PARTY. ALSO, THE REQUESTING PARTY WILL BE RESPONSIBLE FOR SURVEYING AND RECORDING ANY EASEMENTS REQUIRED FOR RELOCATED FACILITIES.
21. NO CONSTRUCTION OF BUILDINGS OR SIGNS SHALL TAKE PLACE WITHIN EASEMENTS OR SETBACKS WITHOUT THE WRITTEN APPROVAL OF THE CITY OF OAK RIDGE.
22. LANDSCAPING, IMPROVEMENTS, AND CONSTRUCTION WITHIN UTILITY EASEMENTS ARE PERFORMED AT THE RISK OF THE OWNER. REASONABLE CARE WILL BE TAKEN BY UTILITIES TO PRESERVE IMPROVEMENTS AND LANDSCAPING WITHIN SUBJECT EASEMENTS. THE CITY OF OAK RIDGE WILL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING IMPROVEMENTS WITHIN AFFECTED EASEMENTS THAT MAY BE DAMAGED WHILE PERFORMING WORK WITHIN THE EASEMENT.
23. 40' SOUTHERN BELL TELEPHONE AND TELEGRAPHIC COMPANY VACANT EASEMENT TO BE SURVEYED AND SHOWN ON THE FINAL PLAT.

UTILITY PROVIDERS

1. WATER SERVICE: MR. ROGER FLYNN P.E.
CITY OF OAK RIDGE
100 WOODBURY LANE
OAK RIDGE, TN 37830
PH: (865) 425-1816
2. SAN. SEWER SERVICE: MR. ROGER FLYNN P.E.
CITY OF OAK RIDGE
100 WOODBURY LANE
OAK RIDGE, TN 37830
PH: (865) 425-1816
3. ELEC. SERVICE: CITY OF OAK RIDGE
ELECTRIC DEPARTMENT
100 WOODBURY LANE
OAK RIDGE, TN 37830
PH: (865) 425-1818
4. GAS SERVICE: MR. JEFF PATTERSON
OAK RIDGE UTILITY DISTRICT
101 BUS TERMINAL ROAD
OAK RIDGE, TN 37830
PH: (865) 483-1377
5. TELEPHONE SERVICE: MR. JIM STANBAUGH
BELL SOUTH
1161 OAK RIDGE TURNPIKE
OAK RIDGE, TN 37830
PH: (865) 539-8508
5. CABLE TV SERVICE: MR. NICK PAVLIS
COMCAST
5720 ASHVILLE HIGHWAY
KNOXVILLE, TN 37924
PH: (865) 862-5102