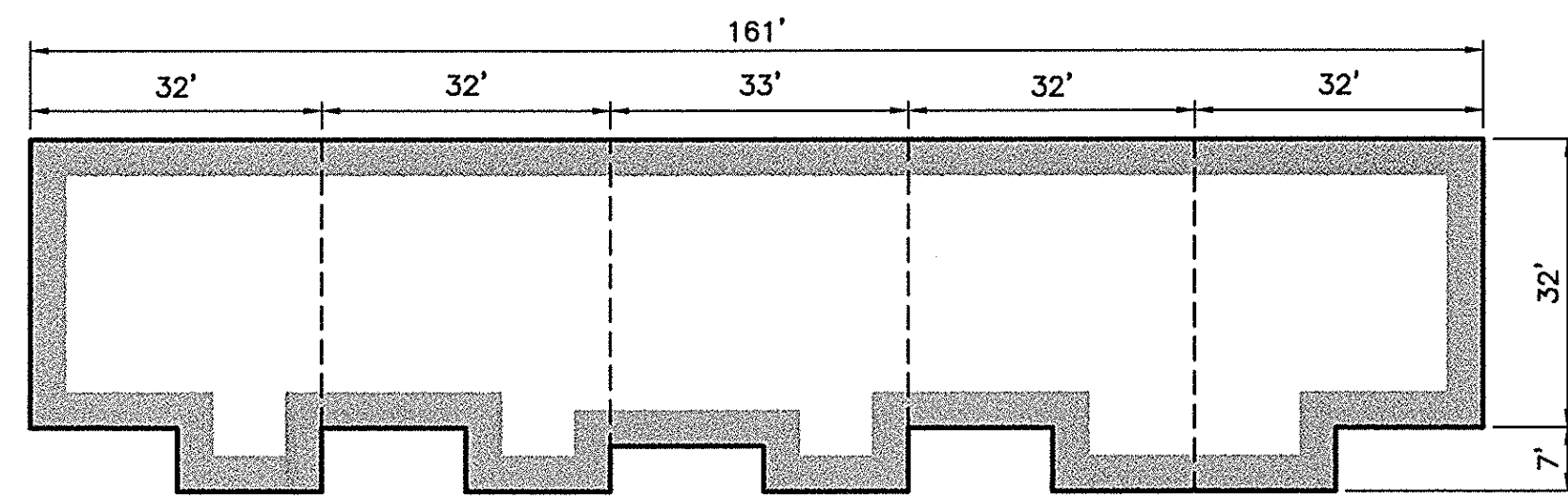


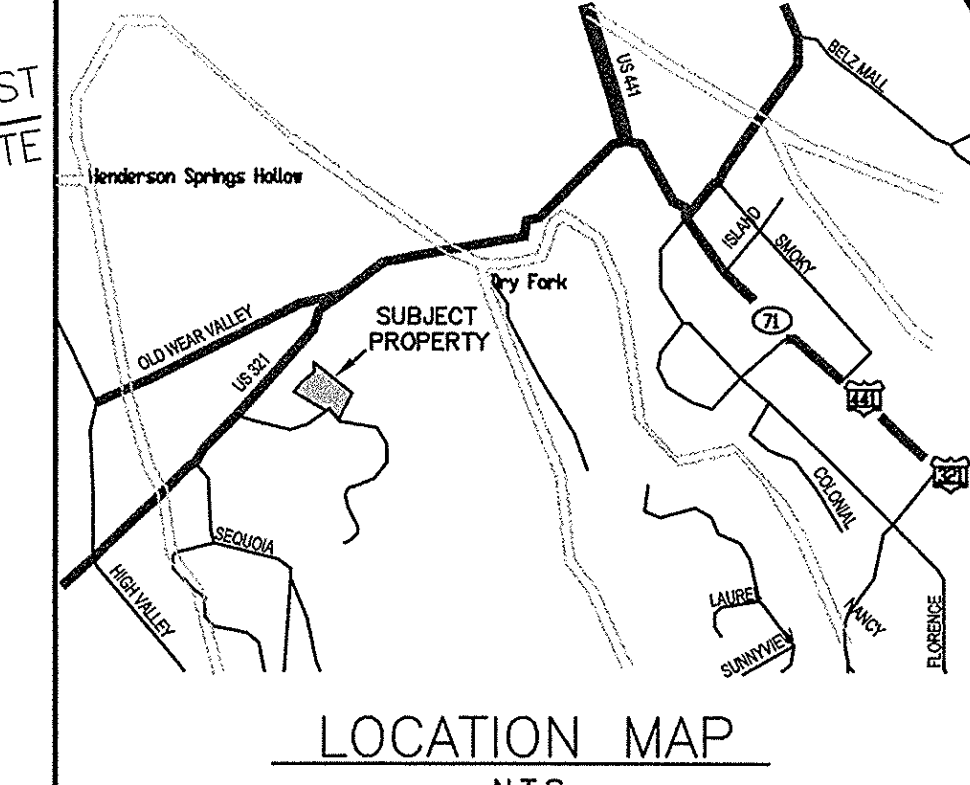
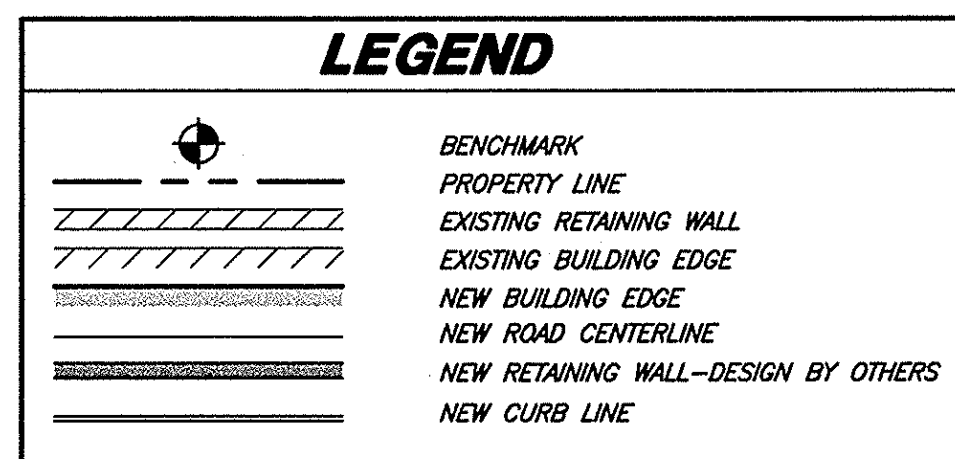
CONTROL POINT TABLE

CONTROL PT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1315	5188.18	9905.78	1067.46	PK NAIL
2000	5198.78	9970.99	N/A	PK NAIL
2001	5189.82	9932.09	N/A	PK NAIL
2029	5427.28	9888.47	1056.78	PK NAIL



BUILDING DIMENSION PLAN

1"=20'



LOCATION MAP

N.T.S.

PHASE 4 NOTES

- PHASE 4 INCLUDES 1 - 5 STORY BUILDING WITH 20 - 2 BEDROOM UNITS.
- DETENTION BASIN DESIGNED DURING PHASE 1 AND THE UNDERGROUND DETENTION SYSTEM DESIGNED DURING PHASE 2.

LAYOUT NOTES

- ALL DIMENSIONS TO CURB LINE REFERENCE FACE OF CURB.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- SEE UTILITY PLAN FOR NEW AND EXISTING UTILITY LINE LOCATIONS. SEE GRADING AND DRAINAGE PLAN FOR NEW AND EXISTING STORM DRAIN LOCATIONS.
- THIS LAYOUT PLAN SHOWS THE LOCATION OF SEVERAL RETAINING WALLS WHICH WILL BE REQUIRED IN ORDER TO CONSTRUCT THE FINISHED GRADES INDICATED ON THE GRADING PLAN. NO RETAINING WALL DESIGN HAS BEEN DONE BY LAND DEVELOPMENT SOLUTIONS (LDS). THE OWNER AND/OR CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TENNESSEE, TO DESIGN THE RETAINING WALLS INDICATED. THE RETAINING WALL DESIGN ENGINEER SHALL VERIFY ALL EXISTING TOPOGRAPHY AND SOIL CONDITIONS AND SHALL ANALYZE THE PROPOSED FINISHED GRADES TO DETERMINE THE APPROPRIATE WALL DESIGN. ANY CHANGES TO PROPOSED FINISHED GRADES REQUIRED BY RETAINING WALL DESIGN AND/OR CONSTRUCTION SHALL BE SUBMITTED TO LDS FOR REVIEW TO DETERMINE THEIR IMPACT UPON THE GRADING AND DRAINAGE DESIGN. ALL FINISHED EARTH SLOPES SHALL BE NO STEEPER THAN 2H TO 1V UNLESS APPROVED BY A LICENSED GEOTECHNICAL ENGINEER. ALL FINISHED EARTH SLOPES SHALL BE COVERED WITH PERMANENT VEGETATION TO PREVENT EROSION.

NOTES:
PARKING LOT ISLANDS, LANDSCAPE AISLES AND LANDSCAPE SETBACKS TO BE LANDSCAPED PER PIGEON FORGE LANDSCAPE REQUIREMENTS.

GENERAL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL TENNESSEE ONE CALL AND ANY UTILITY THAT DOES NOT SHOW TO ONE CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION, TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- OWNER: JADECO, LLC
9835 CLEARVIEW CT., UNIT B
MONICA, IL 60448
PH. 708-478-7878
- PROPERTY IS LOCATED IN CITY OF PIGEON FORGE AND IS ZONED C-1.
- LOT ACREAGE = 4.05 ACRES.

TOTAL DEVELOPMENT STATISTICS

4.05 ACRES CONDOMINIUM/CABIN DEVELOPMENT

LOT 7 & PART OF 6 VALLEY HEIGHTS SUBDIVISION

SURVEYOR: EDDIE MILLER, RLS
LAND DEVELOPMENT SOLUTIONS
310 SIMMONS ROAD, SUITE K
KNOXVILLE, TN 37922

PHASE 4 - RESIDENTIAL/CONDOMINIUM WITH 25 UNITS TOTAL - 6 STORY BUILDING

20 TWO BEDROOM UNITS - 1,134 SF/UNIT = 1.5 SPACES/UNIT
05 TWO BEDROOM UNITS - 1,199 SF/UNIT = 1.5 SPACES/UNIT

REQUIRED PARKING - 38 SPACES (2 DISABLED)
PROVIDED PARKING - 38 SPACES (2 DISABLED)

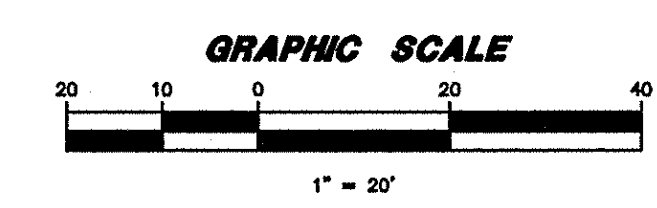
STANDARD PARKING SPACE - 9'x18'

PHASE 1
6 DUPLEX CABINS (12 UNITS)
2 SINGLE UNIT CABINS
1 CHECK-IN BUILDING

PHASE 2
6 DUPLEX CABINS (12 UNITS)
1 SINGLE UNIT CABIN

PHASE 3
1 SINGLE UNIT CABIN

NO.	DATE	REVISION
1	4/19/05	ADDED BUILDING DIMENSION PLAN
2	11/01/05	ISSUED FOR CONSTRUCTION
3	2/14/06	ADDED 6TH FLOOR AND ADD'L PARKING
4	2/20/06	ADDED DUMPSTER



C:\lvs\projects\Big Bear 2006\dwg\Big Bear 2006 Master.dwg Feb 28, 2006 - 2:57pm Matt Sprinkle

PROJECT: **BIG BEAR LODGE & RESORT**
JADECO, LLC
PIGEON FORGE, TENNESSEE

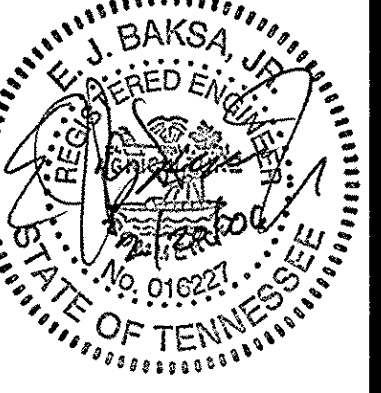
LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K - KNOXVILLE, TENNESSEE 37922
PHONE: 865-671-2281 FAX: 865-671-2283

PHASE 4 SITE LAYOUT PLAN

DRAWING DESCRIPTION:

NO.	DATE	REVISION
1	4/19/05	ADDED BUILDING DIMENSION PLAN
2	11/01/05	ISSUED FOR CONSTRUCTION
3	2/14/06	ADDED 6TH FLOOR AND ADD'L PARKING
4	2/20/06	ADDED DUMPSTER



DRAWN BY	MS
CHECKED	EJM
APPROVED	EJM
JOB NO.	205024

1"=20" SCALE 10/25/05 DATE

C-1
SHEET NO.