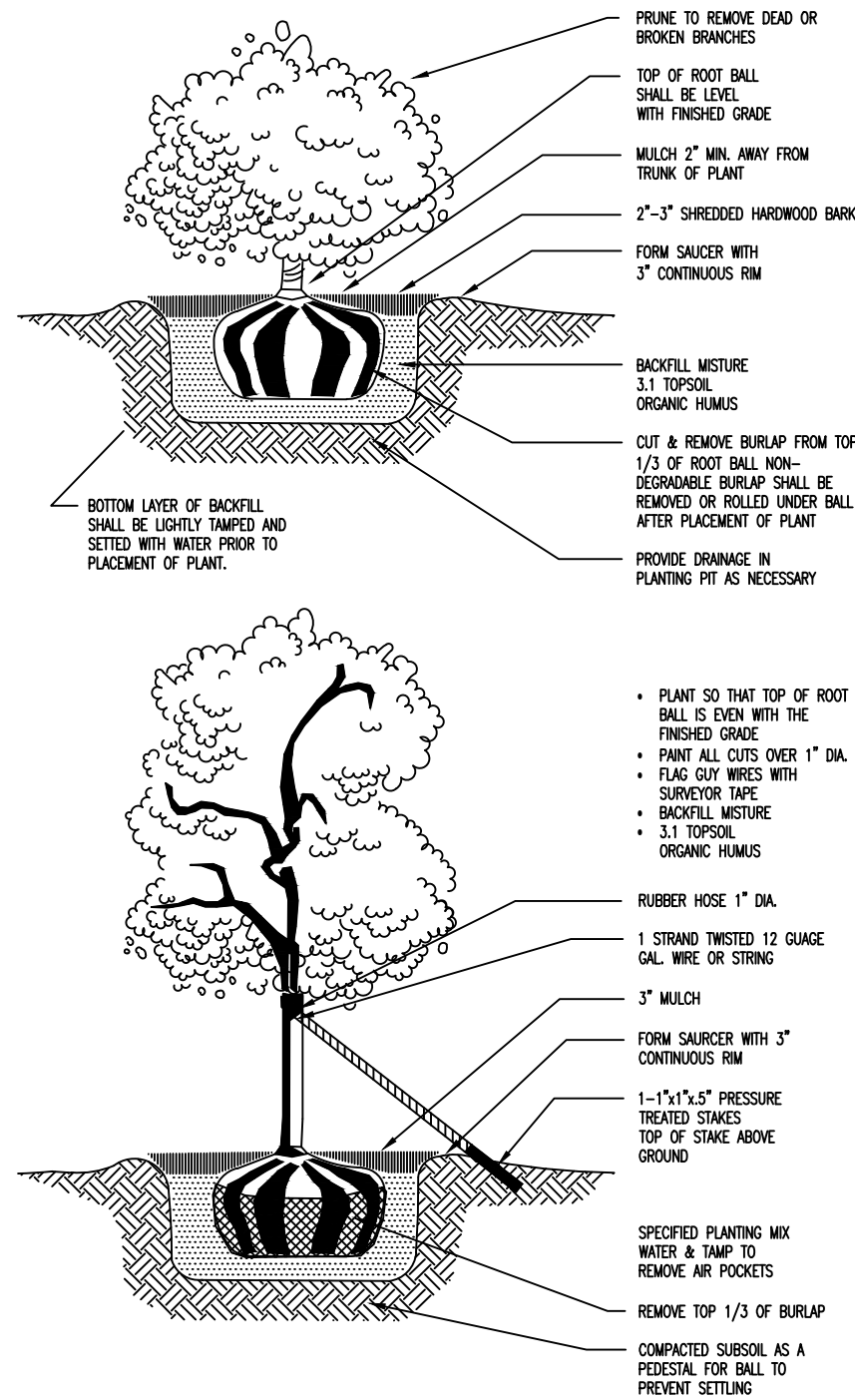


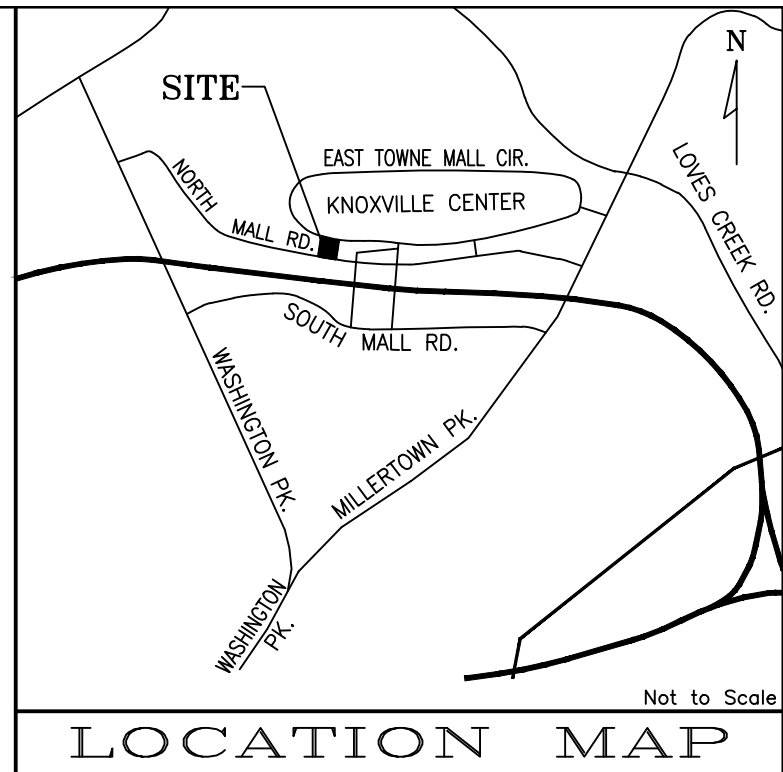
(6) 2-1/2" PINUS STROBUS (EASTERN WHITE PINE) CANOPY (WP)

Optional: Rainbird Irrigation System
RAINBIRD IRRIGATION SYSTEM w/WIRELESS RAIN CHECK
1" 375 RP Backflow Preventer ASSE approved
Rainbird Outdoor ESP Control Box
1" Water meter

PLANTING DETAILS



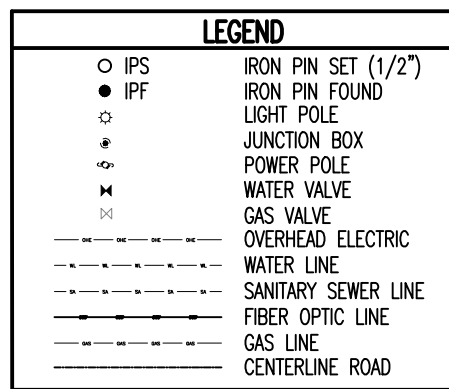
1. The building contractor to locate and mark all underground utilities and grade site to proper elevations before landscaping begins.
2. Soil conditioners to be added to topsoil for all plantings.
3. Burial to be removed from top of trees and shrubs where needed.
4. Trees to be secured with stakes.
5. Mulch will consist of pine needles, wood mulch or rock, or any combination of such.
6. All trees and plant materials are to be disease free and healthy at time of installation.
7. Plans to be guaranteed and confirmed by the property owner.
8. Bernardo Holding, LLC to maintain the quality of the design, reserves the right to make any changes necessary to the original design if plant material becomes unavailable at time of installation. Any changes will be of equal quality or better.
9. Sod to be installed as noted within the property boundary. There will be an approx. 10' ribbon of sod around curbs within the property boundary. Remainder will be on approx. 10' with a quality fescue blend grass seed, fertilized and strawed.
10. Irrigation channels to be installed by building contractor as marked-if needed.
11. Depending upon time of year and seasonal conditions, if viability of sodding is in question, straw will be needed instead, using a quality fescue grass mix and straw mulch.
12. Rainbird Irrigation is optional.



NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION AND LOCATIONS SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXCAVATED OR UNDERGROUND UTILITIES, ENCUMBRANCES AND OTHER ENCUMBRANCES MAY AFFECT THIS PROPERTY NOT COVERED IN THE BASE DEED.
2. IRON PINS FOUND (IPF) SHOWN ON SURVEY, ALL OTHERS SET BY BHP&P, UNLESS NOTED OTHERWISE ON SURVEY.
3. THIS PROPERTY CONTAINS 5.92 ACRES.
4. THIS PROPERTY IS ZONED PC-2(X).
5. QUALITY OF NORTH IS BASED ON PLAT J212C.
6. UTILITY AND DRAINAGE EASEMENT OF 10' RESERVED INSIDE ALL EXTERIOR BOUNDARY AND ROAD LINES.
7. 15' UTILITY EASEMENT EITHER SIDE OF WATER AND/OR SEWER LINES AS INSTALLED.
8. PROPERTY ADDRESS IS 3200 KNOXVILLE CIRCLE DRIVE.
9. PARKING SPACES REQUIRED (BASED ON WAREHOUSE AND DISTRIBUTION FACILITY):
MINIMUM: 23 SPACES (0.5 SPACES/1,000 SQFT)
MAXIMUM: 92 SPACES (2 SPACES/1,000 SQFT)
AVAILABLE: 7 SPACES

PARKING SPACES PROVIDED:
STANDARD SPACES: 240
ACCESSIBLE SPACES: 10
TOTAL SPACES: 247
10. THIS BUSINESS WILL FUNCTION AS A PRIMARY DISTRIBUTION CENTER FOR RUBBER PRODUCTS. TEN EMPLOYEES WILL WORK AT THE BUILDING AND THERE WILL BE 15 TO 15.5 TRUCKS AT THE FACILITY. NO OUTDOOR STORAGE OF RUBBER PRODUCTS IS ANTICIPATED. NO SEMI-TRAILER PARKING WILL BE ALLOWED.



USE ON REVIEW

CHANGE BUILDING USE FROM A RETAIL ESTABLISHMENT
TO A WAREHOUSE FACILITY. BUILDING EXTERIOR AND
PARKING LAYOUT TO REMAIN UNCHANGED.

1-H-19-UR
Revised: 1/3/2019

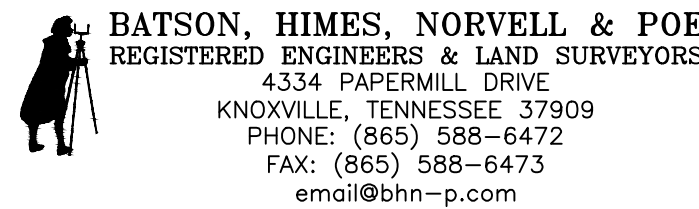
OWNER/DEVELOPER

BERNARDO HOLDING LLC
C/O: EBCO, INC.
1330 HOLMES RD
ELGIN, IL 60123
PHONE: (841) 532-9501

25105-SP

1 SHEET

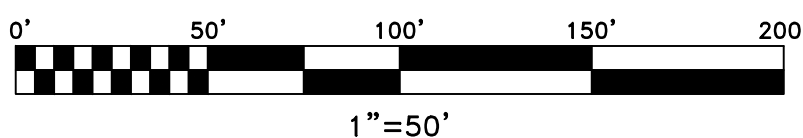
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[illegible]

SCALE
1" = 50'

DATE
11/21/18

DEED REFERENCE: 201007020000553
201007020000552
PLAT REFERENCE: J-212C



DEVELOPMENT SITE PLAN FOR
BERNARDO HOLDING LLC

CLT MAP 59 PARCEL 26.11
DISTRICT 7, KNOX COUNTY, TENNESSEE
CITY BLOCK 33970, 33TH WARD, CITY OF KNOXVILLE