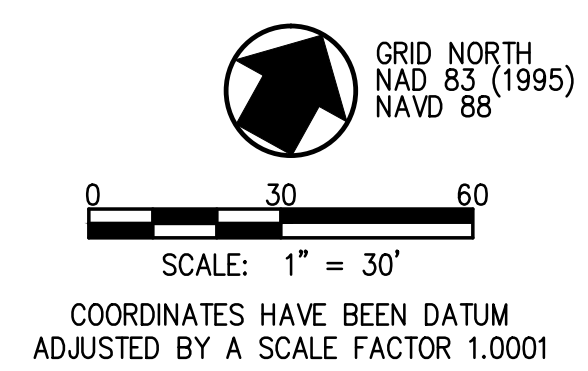


TYPICAL PARKING DETAIL
N.T.S.

18
KEENER HEIGHTS SUBDIVISION
PLAT CABINET A / SLIDE 197A
EVELYN L. STAFFORD
D.B. 2077 / PG. 785

15R-2
**RESUBDIVISION OF LOT 15 & PARTS OF LOTS 16 & 17
OF KEENER HEIGHTS SUBDIVISION**
#200512150052713
FEM PROPERTIES, LLC
#201112300035920

15R-1
**RESUBDIVISION OF LOT 15 & PARTS OF LOTS 16 & 17
OF KEENER HEIGHTS SUBDIVISION**
#201303040057613
McWHORTER PROPERTIES, LLC
#201303040057613



- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED JULY 17, 2016.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
 - PROPERTY CONCERNED REFLECTS PARCEL 13 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 121. ZONING FOR THE PROPERTY IS O-1 "OFFICE, MEDICAL AND RELATED SERVICES DISTRICT". TOTAL AREA IS 3.00± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 2.5± ACRES. CITY BLOCK NUMBER IS 47550.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
FRONT: 25 FEET
REAR: 30 FEET
SIDE: 15 FEET
 - OWNER: OTIS HELTON AND MOLLIE FAY HESTER
949 KEVIN ROAD
KNOXVILLE, TN 37923
DEVELOPER: MWW DEVELOPMENT COMPANY, LLC
9525 KATY FREEWAY, SUITE 445
HOUSTON, TEXAS 77024
 - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 - PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
 - PROPOSED PARKING SHALL MEET THE CITY OF KNOXVILLE REGULATIONS.
 - PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND CITY OF KNOXVILLE REGULATIONS.

LEGEND

	NUMBER OF PARKING SPACES
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND GAS LINE
	CATCH BASIN
	STORM MANHOLE
	REINFORCED CONCRETE PIPE
	LIGHT POLE
	POWER EQUIPMENT
	TELEPHONE LINE RISER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	SANITARY MANHOLE
	SANITARY CLEAN OUT
	SIGN
	EXISTING SHRUB
	EXISTING TREE

10-A-16-UR
Revised: 9/28/2016

SIGHT DISTANCE FROM EXISTING DRIVEWAY (40 MPH POSTED SPEED LIMIT)
WESTBOUND OUT OF DRIVEWAY
-CURRENTLY 380' OF SIGHT DISTANCE IS AVAILABLE AND WITH MINOR SITE TRIMMING 400+ SIGHT DISTANCE CAN BE ACHIEVED
EASTBOUND OUT OF DRIVEWAY
-CURRENTLY 304' OF SIGHT DISTANCE IS AVAILABLE AND WITH TRIMMING OF ONSITE LANDSCAPING (SHRUBS) ADEQUATE SIGHT DISTANCE CAN BE ACHIEVED.
SITE WILL BE PLATTED IN DESIGN PHASE AND BE COMBINED TO ONE LOT ON ALL MAPS.

PARKING REQUIREMENTS:

PROPOSED NO. OF BEDS	= 48
PROPOSED NO. OF EMPLOYEES ON LARGEST SHIFT	= 18
REQUIRED PARKING SPACES:	
1 SPACE PER FOUR BEDS (48/4)	=12
AND 1 SPACE PER EACH EMPLOYEE OF THE LARGEST SHIFT.	=18
TOTAL REQUIRED PARKING SPACES	=30
PROPOSED PARKING SPACES:	
TOTAL STANDARD SPACES PROVIDED	=38
TOTAL ACCESSIBLE SPACES PROVIDED (26 TO 50 SPACES REQUIRE 2 ACCESSIBLE SPACES)	=02
TOTAL PROPOSED PARKING SPACES	=40

MPC COMMENTS: 09-27-2016
REVISIONS: DATE

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL: 865.670.8555 | 8550 Kingston Pike
WWW.CANNON-CANNON.COM | Knoxville, TN 37919

CLIENT: **MWW DEVELOPMENT, LLC**
9525 KATY FREEWAY, SUITE 445
HOUSTON, TEXAS 77024

PROJECT: **AUTUMN LEAVES OF KNOXVILLE
6505 DEANE HILL DRIVE**
KNOXVILLE, TN 37919

**USE ON REVIEW
SITE LAYOUT PLAN**

NOT FOR CONSTRUCTION	CCI PROJECT NO.	01256-0000		
	DRAWING DATE	AUGUST 26, 2016		
	PM	AG	PIC	-
	DRAWN	LED	CHECKED	-
UOR1.01				



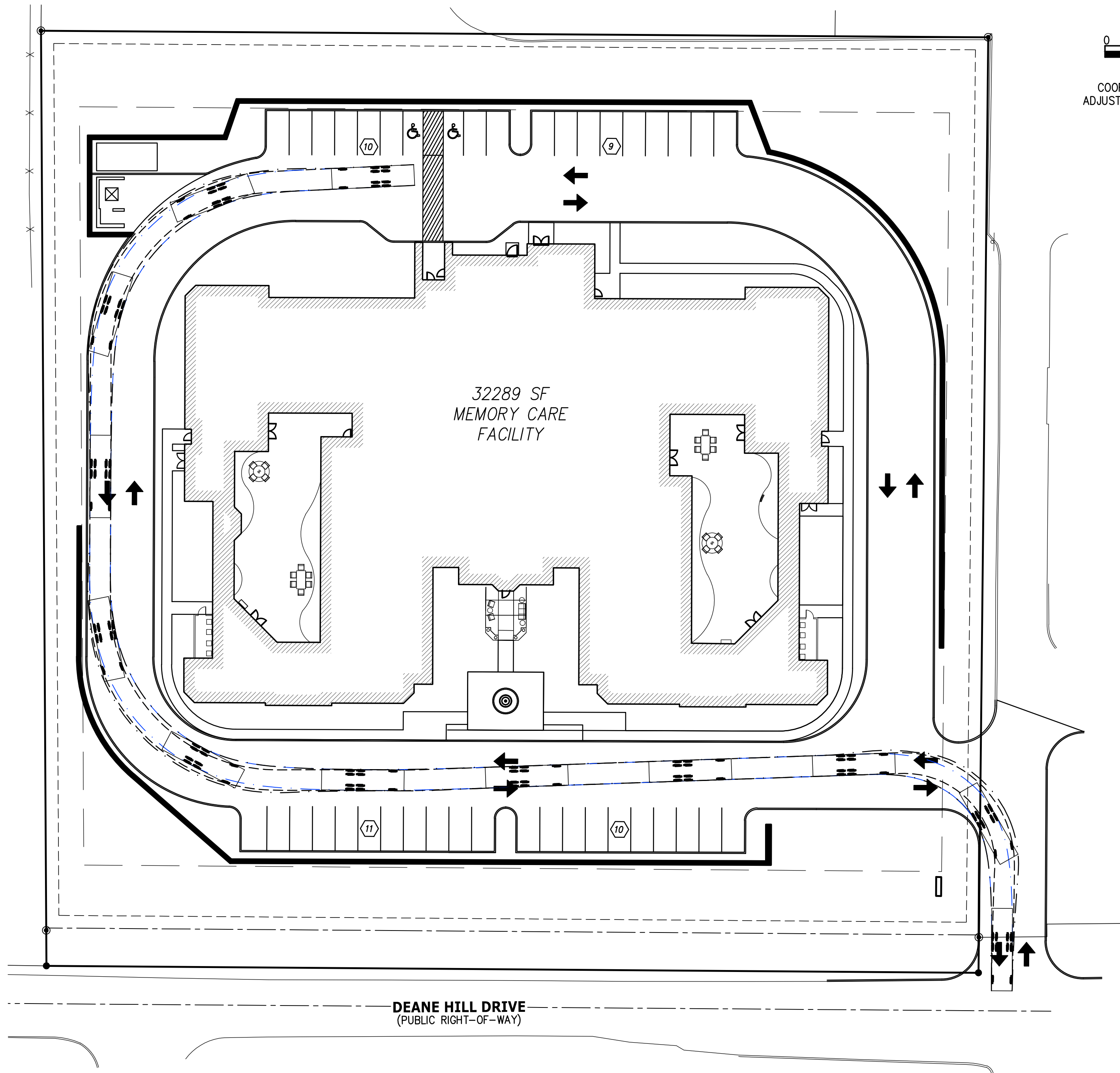
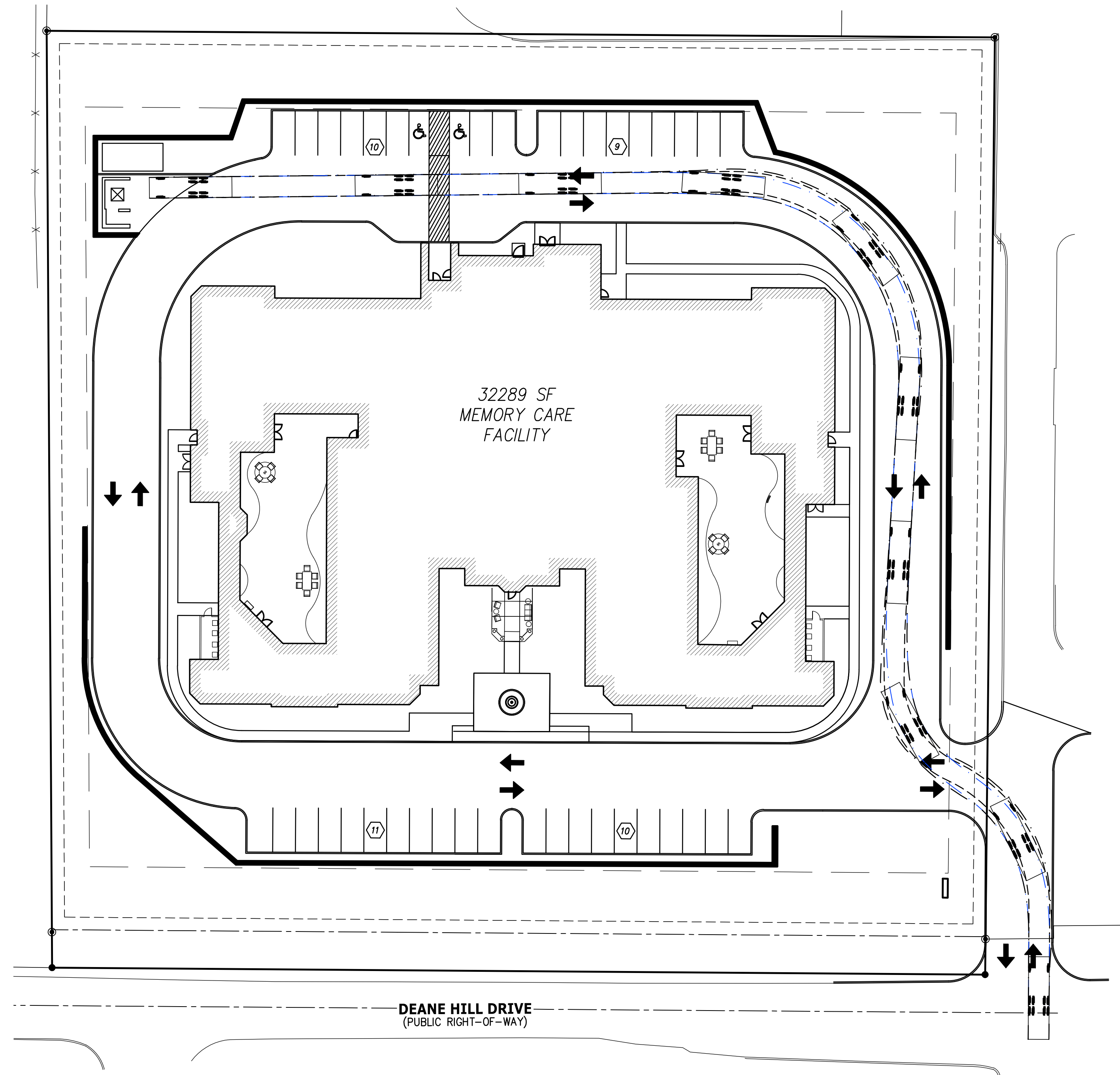
FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

GRID NORTH
NAD 83 (1995)
NAVD 88

0 30 60

SCALE: 1" = 30'

COORDINATES HAVE BEEN DATUM
ADJUSTED BY A SCALE FACTOR 1.0001



DEANE HILL DRIVE
(PUBLIC RIGHT-OF-WAY)

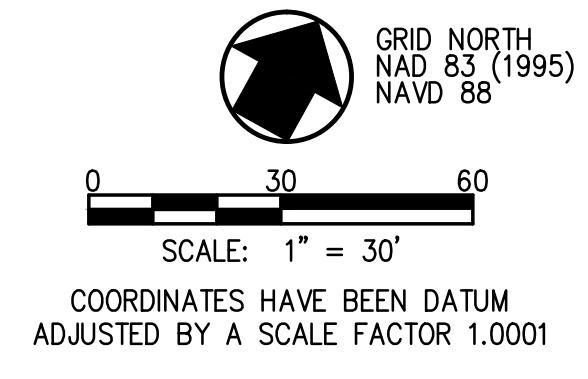
DEANE HILL DRIVE
(PUBLIC RIGHT-OF-WAY)

10-A-16-UR
Revised: 9/28/2016

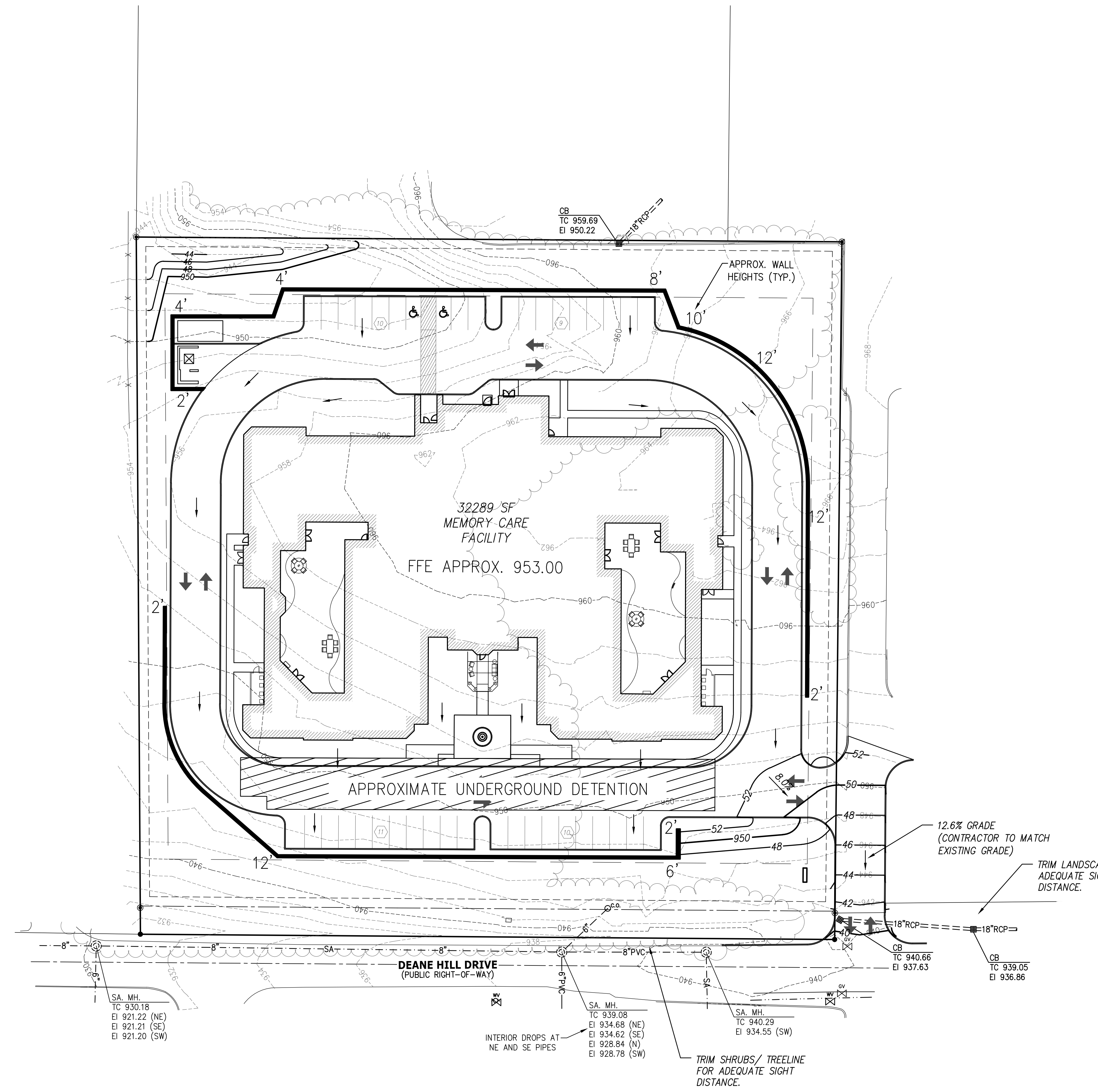
MPC COMMENTS		09-27-2016
REVISIONS		DATE
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT:		
MWW DEVELOPMENT, LLC 9525 KATY FREEWAY, SUITE 445 HOUSTON, TEXAS 77024		
PROJECT:		
AUTUMN LEAVES OF KNOXVILLE 6505 DEANE HILL DRIVE KNOXVILLE, TN 37919		
USE ON REVIEW TRUCK TURNS TO/FROM DUMPSTER		
NOT FOR CONSTRUCTION	CCI PROJECT NO. 01256-0000	
	DRAWING DATE AUGUST 26, 2016	
	PM AG PIC	- - -
	DRAWN LED CHECKED	- - -
UOR1.02		



FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION



- NOTES:**
1. STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
 2. DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT.



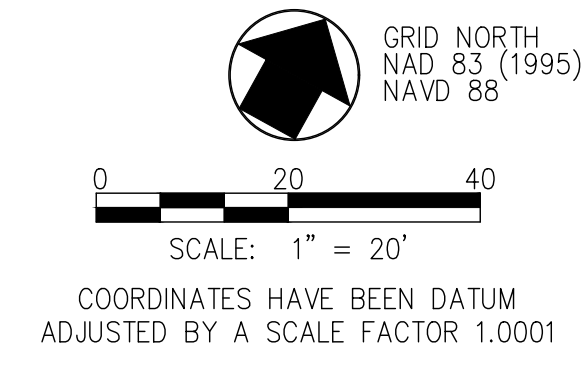
LEGEND

— 1040 —	PROPOSED CONTOUR LINE
- - - 1040 - - -	EXISTING CONTOUR LINE
- - - ST - - -	STORM SEWER LINE
→	DRAINAGE ARROW
- - - SA - - -	SANITARY SEWER LINE
- - - W - - -	WATER LINE
- - - G - - -	UNDERGROUND GAS LINE
■	CATCH BASIN
⊙	STORM MANHOLE
RCP	REINFORCED CONCRETE PIPE
⊕	LIGHT POLE
⊕	POWER EQUIPMENT
⊕	TELEPHONE LINE RISER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	GAS VALVE
⊕	SANITARY MANHOLE
⊕	SANITARY CLEAN OUT
⊕	SIGN
⊕	EXISTING SHRUB
⊕	EXISTING TREE

10-A-16-UR
Revised: 9/28/2016

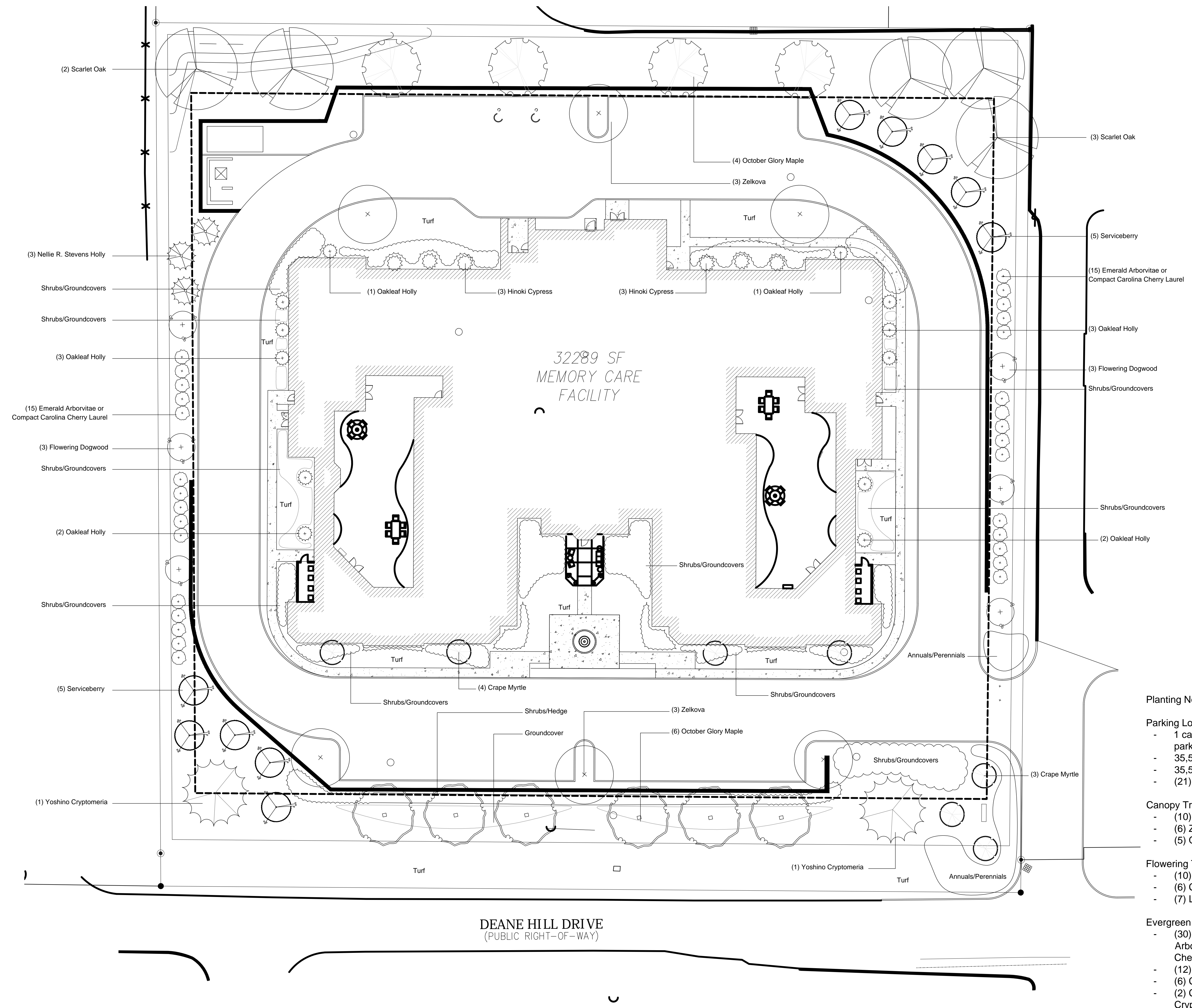
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MPC COMMENTS	09-27-2016
REVISIONS	DATE
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT:	MWW DEVELOPMENT, LLC 9525 KATY FREEWAY, SUITE 445 HOUSTON, TEXAS 77024
PROJECT:	AUTUMN LEAVES OF KNOXVILLE 6505 DEANE HILL DRIVE KNOXVILLE, TN 37919
USE ON REVIEW SITE GRADING AND DRAINAGE PLAN	
NOT FOR CONSTRUCTION	CCI PROJECT NO. 01256-0000
	DRAWING DATE AUGUST 26, 2016
	PM AG PIC -
	DRAWN LED CHECKED -
UOR2.01	



NOTES

- LANDSCAPE NOTES:**
1. EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR "AS IS."
 2. UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK. THERE ARE NO KNOWN UTILITY/TREE CONFLICTS.
 3. EXCAVATE SOIL (4" DEPTH) AND REMOVE ALL PLANT MATERIAL IN DESIGNATED PLANTING AREAS. IMPORT (4" DEPTH) STERILE TOPSOIL AND MIX WITH AN EQUAL PART ORGANIC HUMUS.
 5. ASSURE THAT ALL BEDS DRAIN AWAY FROM ALL STRUCTURES.
 6. PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, 'AMERICAN STANDARDS FOR NURSERY STOCK,' BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 7. ADD PRE-EMERGENT HERBICIDE UNDERNEATH MULCH IN LANDSCAPE BEDS.
 8. TOP DRESS BEDS WITH 3" (INCHES) DARK HARDWOOD MULCH. PROVIDE 3" (INCHES) DEEP LAYER.
 9. PLANT GROUND COVERS THROUGH MULCH.
 10. REMOVE ALL STRINGS AND OTHER TIES FROM PLANT MATERIAL.
 11. REMOVE UPPER 1/3 OF BURLAP FROM ALL PLANT ROOT BALLS.
 12. DO NOT PIERCE TREE ROOT BALLS WITH SUPPORT STAKES.
 13. ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
 14. NO EXISTING OR PROPOSED SLOPES ON SITE SHALL EXCEED 3:1.
 15. THERE ARE NO KNOWN CONFLICTS BETWEEN EXISTING OR PROPOSED UTILITIES AND THE PROPOSED PLANTINGS.
 16. THE LANDSCAPE PLAN IS CONSISTENT WITH ALL SITE PLAN SHEETS.
 17. WARRANTY ALL MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK.



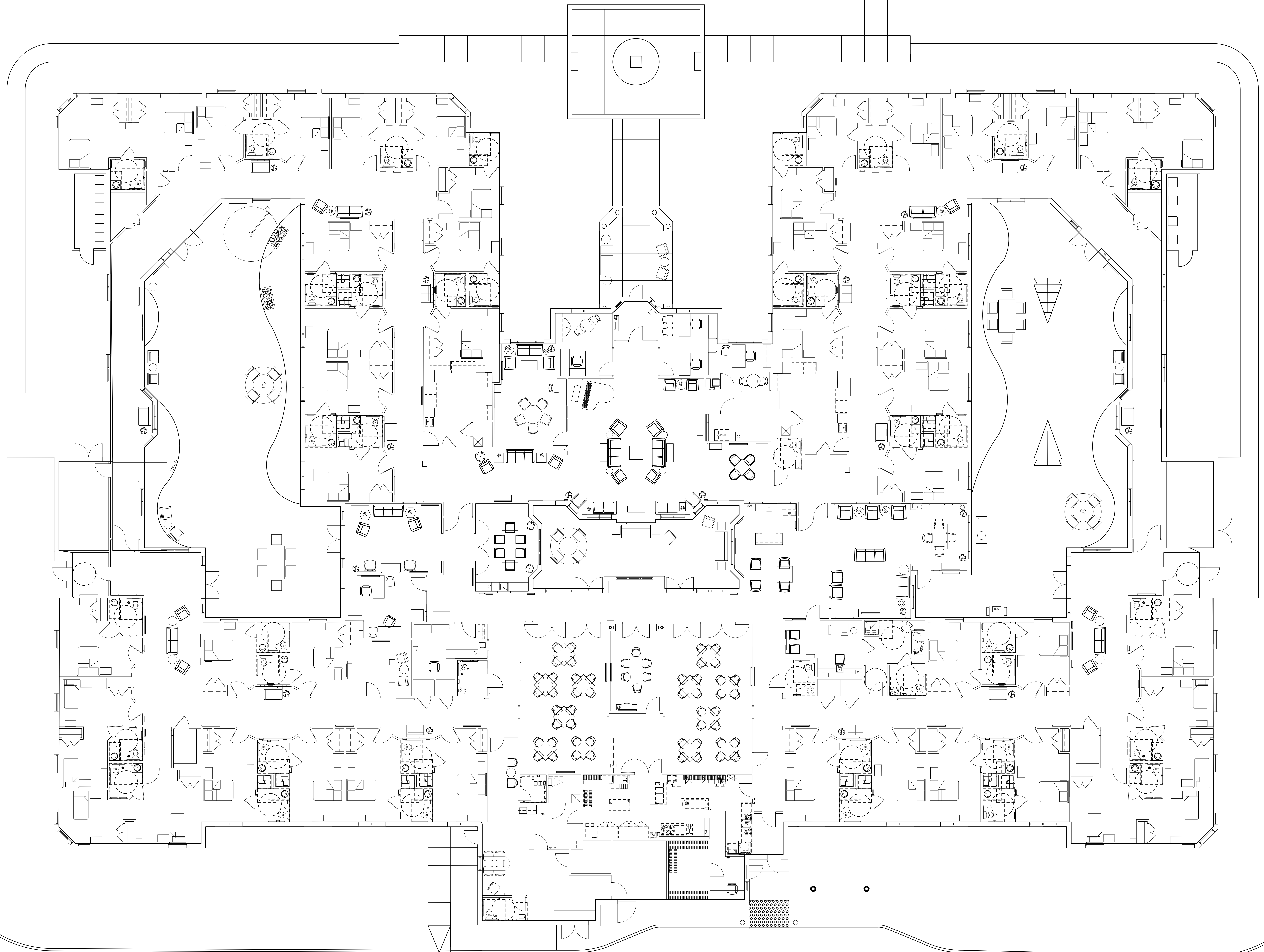
10-A-16-UR
Revised: 9/28/2016

Planting Notes:

- Parking Lot Requirements:**
- 1 canopy tree required per 3000 square feet of parking lot
 - 35,543 square feet of parking lot proposed
 - $35,543 / 3000 = (12)$ canopy trees required
 - (21) canopy trees proposed
- Canopy Trees Proposed:**
- (10) Acer rubrum, October Glory Red Maple
 - (6) Zelkova serrata, Zelkova
 - (5) Quercus coccinea, Scarlet Oak
- Flowering Trees Proposed:**
- (10) Amelanchier grandiflora, Serviceberry
 - (6) Cornus florida, Flowering Dogwood
 - (7) Lagerstroemia, Crape Myrtle
- Evergreen Trees Proposed:**
- (30) Thuja occidentalis 'Smaragd', Emerald Arborvitae or Prunus caroliniana, Carolina Cherry Laurel
 - (12) Ilex x 'Conaf', Oakleaf Holly
 - (6) Chamaecyparis obtusa, Hinoki Cypress
 - (2) Cryptomeria japonica 'Yoshino', Yoshino Cryptomeria
 - (3) Ilex 'Nellie R. Stevens', Nellie R. Stevens Holly

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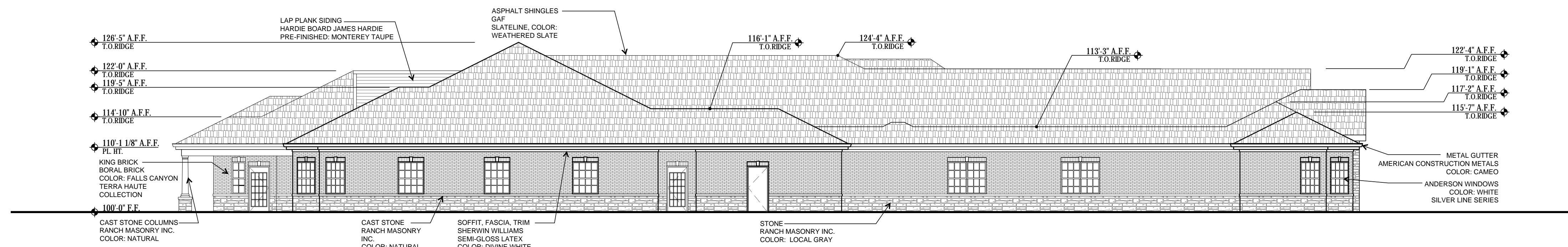
MPC COMMENTS	09-08-2016
REVISIONS	DATE
 CONSULTING ENGINEERS - FIELD SURVEYORS TEL: 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT:	MWW DEVELOPMENT, LLC 9525 KATY FREEWAY, SUITE 445 HOUSTON, TEXAS 77024
PROJECT:	AUTUMN LEAVES OF KNOXVILLE 6505 DEAN HILL DRIVE KNOXVILLE, TN 37919
USE ON REVIEW SUBMITTAL NOT FOR CONSTRUCTION LANDSCAPE PLAN	
CCI PROJECT NO.	01256-0000
DRAWING DATE	September 24, 2016
PM	PIC
DRAWN	CHECKED
LS1.01	



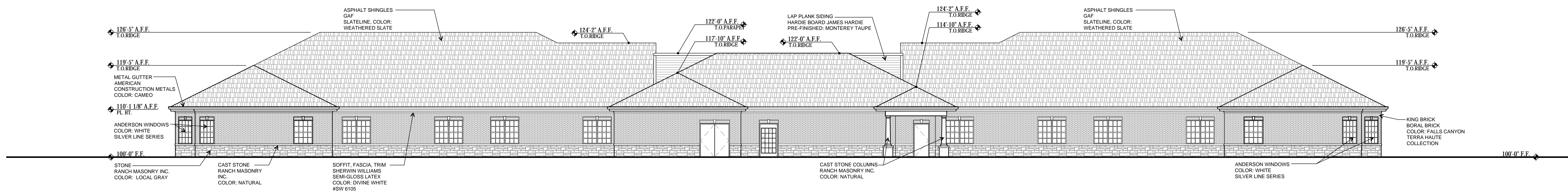
1 FURNITURE PLAN

10-A-16-UR
Revised: 9/28/2016

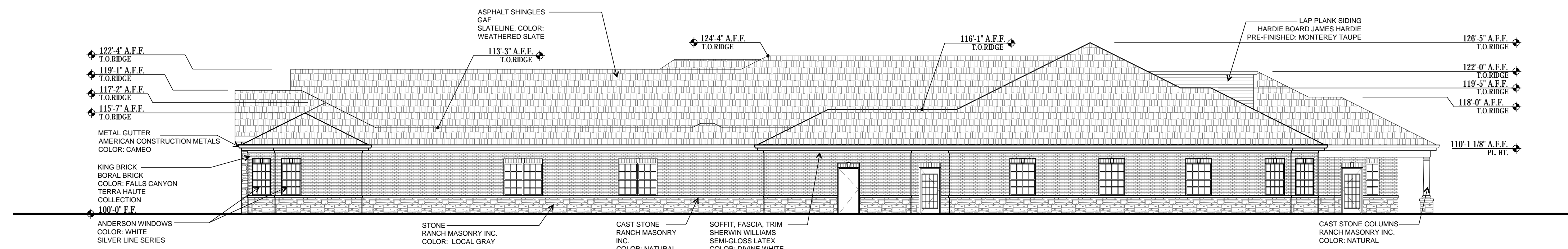
AUTUMN LEAVES OF 48 BED PROTOTYPE
XXX.XX



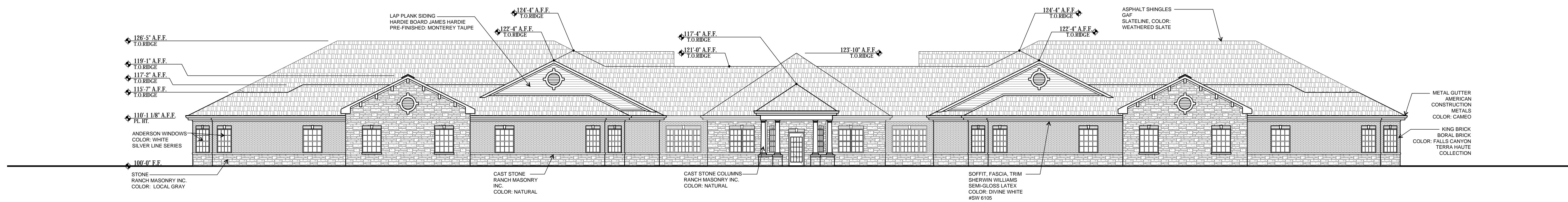
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

10-A-16-UR
Revised: 9/28/2016

MONUMENT
SIGN

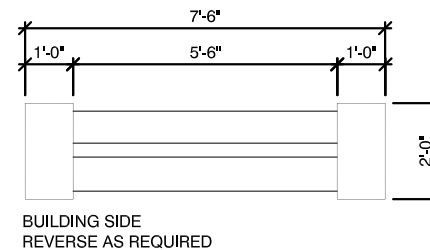
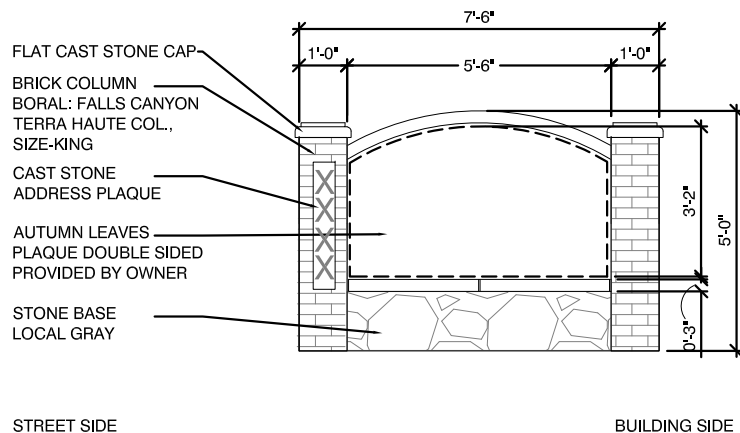
AUTUMN LEAVES OF
KNOXVILLE

THESE DOCUMENTS ARE NOT
INTENDED FOR
CONSTRUCTION PURPOSES
PRIOR TO APPROVAL.

10-A-16-UR
Revised: 9/28/2016

ISSUE DATE: 06.23.16

SHEET: 1 of 1



1 MONUMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0"

2 MONUMENT SIGN PLAN VIEW
SCALE: 1/4" = 1'-0"



- NOTES:
- REFERENCE ARCHITECTURAL DRAWINGS FOR LOCATION
 - SELECTION OF MATERIALS TO MATCH BUILDING
 - FINAL SIZE PENDING JURISDICTION.