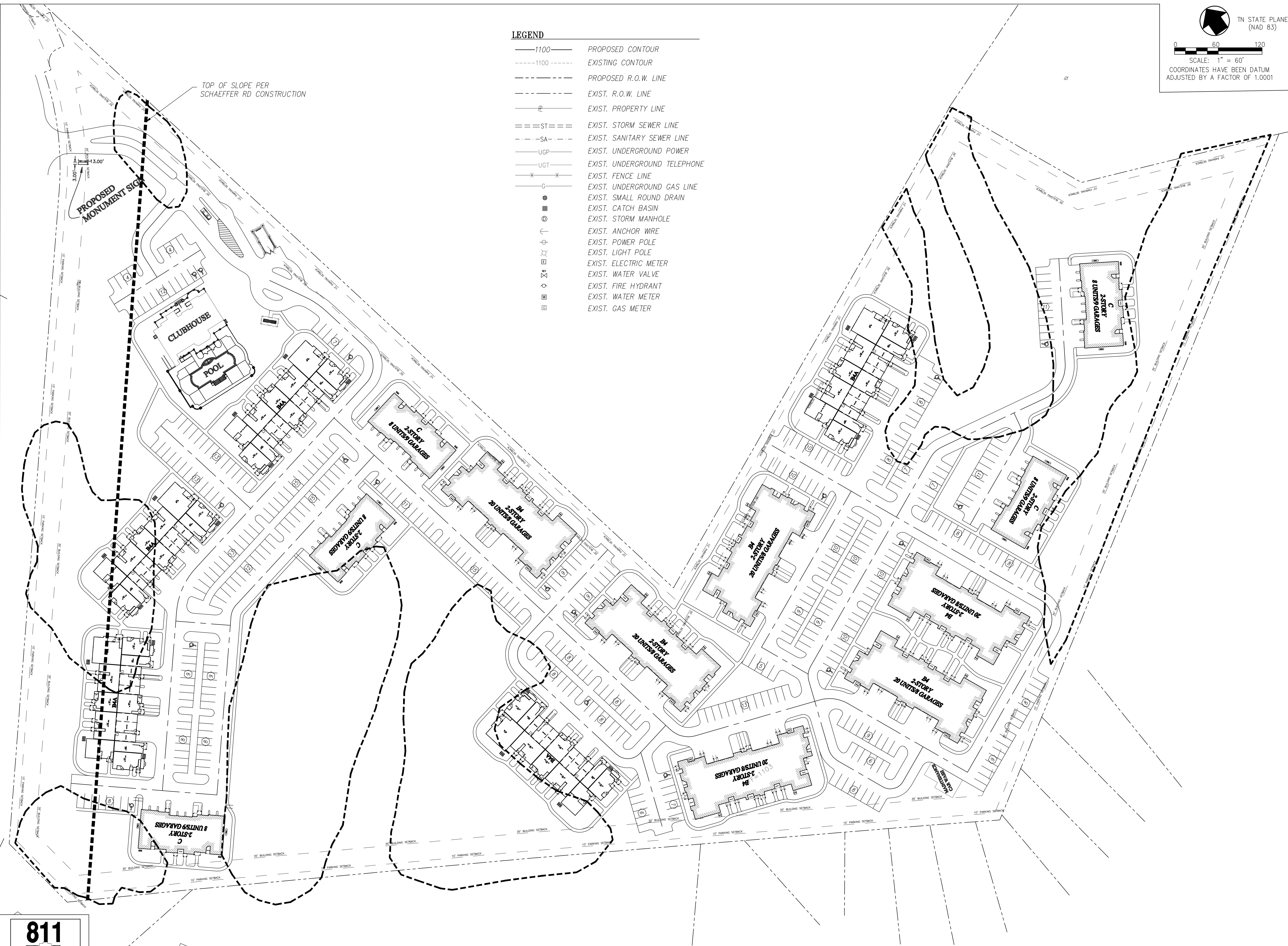




TN STATE PLANE
(NAD 83)

0 60 120

SCALE: 1" = 60'

COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.0001

- LEGEND**
- 1100— PROPOSED CONTOUR
 - - -1100- - - EXISTING CONTOUR
 - - - - - PROPOSED R.O.W. LINE
 - - - - - EXIST. R.O.W. LINE
 - - - - - EXIST. PROPERTY LINE
 - ==ST== EXIST. STORM SEWER LINE
 - - -SA- - - EXIST. SANITARY SEWER LINE
 - UGP- EXIST. UNDERGROUND POWER
 - UGT- EXIST. UNDERGROUND TELEPHONE
 - X-X- EXIST. FENCE LINE
 - G- EXIST. UNDERGROUND GAS LINE
 - EXIST. SMALL ROUND DRAIN
 - ⊙ EXIST. CATCH BASIN
 - ⊙ EXIST. STORM MANHOLE
 - ⊙ EXIST. ANCHOR WIRE
 - ⊙ EXIST. POWER POLE
 - ⊙ EXIST. LIGHT POLE
 - ⊙ EXIST. ELECTRIC METER
 - ⊙ EXIST. WATER VALVE
 - ⊙ EXIST. FIRE HYDRANT
 - ⊙ EXIST. WATER METER
 - ⊙ EXIST. GAS METER

SITE DATA:	
TOTAL USEABLE AREA	27.49 ACRES
TOTAL POTENTIAL ROW	1.41 ACRES
TOTAL SITE AREA	28.90 ACRES
GROSS DENSITY	9.34 DU/AC
BUILDING TYPE TOTALS:	
B-4A	5 BLDG 110 UNITS 30 GARAGES
B-4	6 BLDG 120 UNITS 48 GARAGES
C	5 BLDG 40 UNITS 45 GARAGES
TOTAL	16 BLDG 270 UNITS 123 GARAGES
GARAGE TOTALS:	
NUMBER OF ATTACHED	123 GARAGES
NUMBER OF STAND ALONE	0 GARAGES
TOTAL NUMBER OF GARAGE	123 GARAGES
SITE SUMMARY:	
TOTAL SITE AREA	28.90 ACRES
TOTAL NUMBER OF UNITS	270 UNITS
REQUIRED PARKING:	
REQUIRED SPACES PER UNIT	2.0 (CODE)
REQUIRED SPACES PER CH	20-24 (CPC)
REQUIRED HC PER BLDG	1.0 PLUS 2 PER CH
PROVIDED UNIT PARKING:	
PROVIDED PARKING	439 SPACES
PROVIDED COMPACT STALLS	0 SPACES
PROVIDED GARAGE	123 SPACES
TOTAL PROVIDED PARKING	562 SPACES (20 HANDICAP)
PROVIDED CLUBHOUSE PARKING:	
PROVIDED CLUBHOUSE SPACES	20 SPACES (2 HANDICAP)
SITE INFORMATION:	
MAX BUILDING HEIGHT:	45 FEET
EXISTING ZONING:	PC-1 RETAIL AND OFFICE PARK DISTRICT AND BP-1 BUSINESS AND TECHNOLOGY
PLANNED ZONING:	OB - 24 DU/ACRE
ADJACENT ZONING:	N CA S A AND PR 1-3 E A W PC

REVISIONS	DATE

Cannon&Cannon, Inc.
Consulting Engineers • Field Surveyors
8550 Kingston Pike
Knoxville, Tennessee 37919
Telephone: (865) 670-8555 • Fax: (865) 670-8866
www.cannon-cannon.com

CLIENT: CONTINENTAL PROPERTIES COMPANY, INC.
4309 PABLO OAKS COURT, SUITE 3
JACKSONVILLE, FL 32224
TEL. (904) 223-2400
FAX. (904) 223-2401

PROJECT: ---
HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE

PRELIMINARY SITE SKETCH

PRELIMINARY FOR REVIEW ONLY	CCI PROJECT NO. 00871-0000
	DATE JANUARY 2, 2009
	P.I.C. KR
	DRAWN WBW
C1.01	

811
Know what's below
Call before you dig