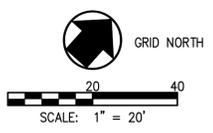


J. FINLEY WEST S/D
CABINET L. SLIDE 233A
1
FINLEY J. WEST & CONNIE LANE
D.B. 2222, PG. 230



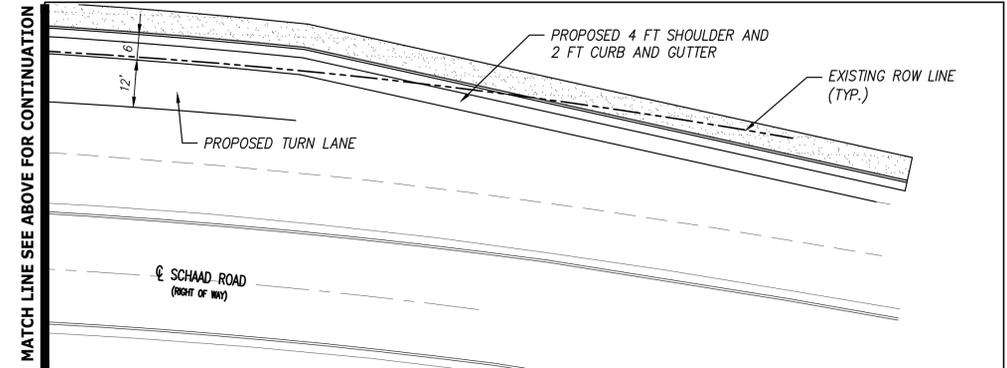
- NOTES**
- PROPERTY CONCERNED REFLECTS PARCEL 12.01 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 92. ZONING FOR THE PROPERTY IS CN "NEIGHBORHOOD COMMERCIAL". TOTAL AREA IS 2.69± ACRES.
 - SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 25'
PARKING: 10'
 - PROPERTY OWNER:
ROBERT KADUNCE
3216 JOHNSON RD.
KNOXVILLE, TN 37931

DEVELOPER:
CALLOWAY-HUNT REAL ESTATE
P.O. BOX 6618
MARYVILLE, TN 37802
 - PERIMETER SHALL BE LANDSCAPED AND SLOPES ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 - PROPOSED BUILDING 6,472 S.F. - INTERIOR USE FOOD SERVICE AND KITCHEN AREA 1,863 S.F., CONVENIENCE MARKET AREA 4,609 S.F.
 - TOTAL PARKING PROVIDED = 39 SPACES
SEE PARKING TABLE.
- TRAFFIC IMPROVEMENTS PER TRAFFIC IMPACT STUDY**
- PROPOSED RIGHT TURN LANE OFF SCHAAD ROAD TO ACCESS E-Z STOP SITE. RIGHT TURN LANE TO BE 150' OF STORAGE WITH 138' LANE TAPER. PROPOSED RIGHT IN, RIGHT OUT ACCESS ONLY.
 - SECOND DRIVEWAY ACCESS OFF SCHAAD ROAD LOCATED APPROXIMATELY 143' FROM RIGHT-OF-WAY TO ACCOMMODATE LARGE TRUCK ACCESS. PROPOSED RIGHT IN, RIGHT OUT ONLY.
 - ADDITIONAL LEFT TURN LANE WITH 100' OF STORAGE TO BE ADDED ON JOHNSON ROAD TO BE COORDINATED WITH TRAFFIC SIGNAL IMPROVEMENTS.
 - TWO-WAY DRIVEWAY ACCESS OFF JOHNSON ROAD INTO E-Z STOP SITE APPROXIMATELY 133' FROM INTERSECTION RIGHT-OF-WAY.

- LEGEND**
- PROPOSED ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - EXIST. R.O.W.
 - BUILDING SETBACK LINE
 - EXIST. EASEMENT LINE
 - NUMBER OF PARKING SPACES
 - ACCESSIBLE PARKING
 - ACCESSIBLE RAMP

PARKING SUMMARY

ESTABLISHMENT FOR SALE AND CONSUMPTION ON THE PREMISES OF BEVERAGES, FOOD OR REFRESHMENTS ONE (1) PER THREE (3) EMPLOYEES, PLUS ONE (1) PER ONE HUNDRED (100) S.F. FLOOR SPACE, OR ONE (1) PER THREE (3) FIXED SEATS, WHICHEVER IS GREATER	GASOLINE SERVICE STATION ONE (1) SPACE FOR EACH EMPLOYEE, PLUS TWO (2) FOR EACH SERVICE BAY 2 EMPLOYEES = 2 SPACES 8 SERVICE BAYS = 16 SPACES TOTAL = 2 + 16 = 18 SPACES
3 EMPLOYEES = 1 SPACE 1,863 S.F. OF FLOOR SPACE = 19 SPACES, OR 20 FIXED SEATS = 7 SPACES (FLOOR SPACE IS GREATER) TOTAL = 1 + 19 = 20 SPACES	
TOTAL PARKING REQUIRED = 18 + 20 = 38 SPACES TOTAL PARKING PROVIDED = 39 SPACES	



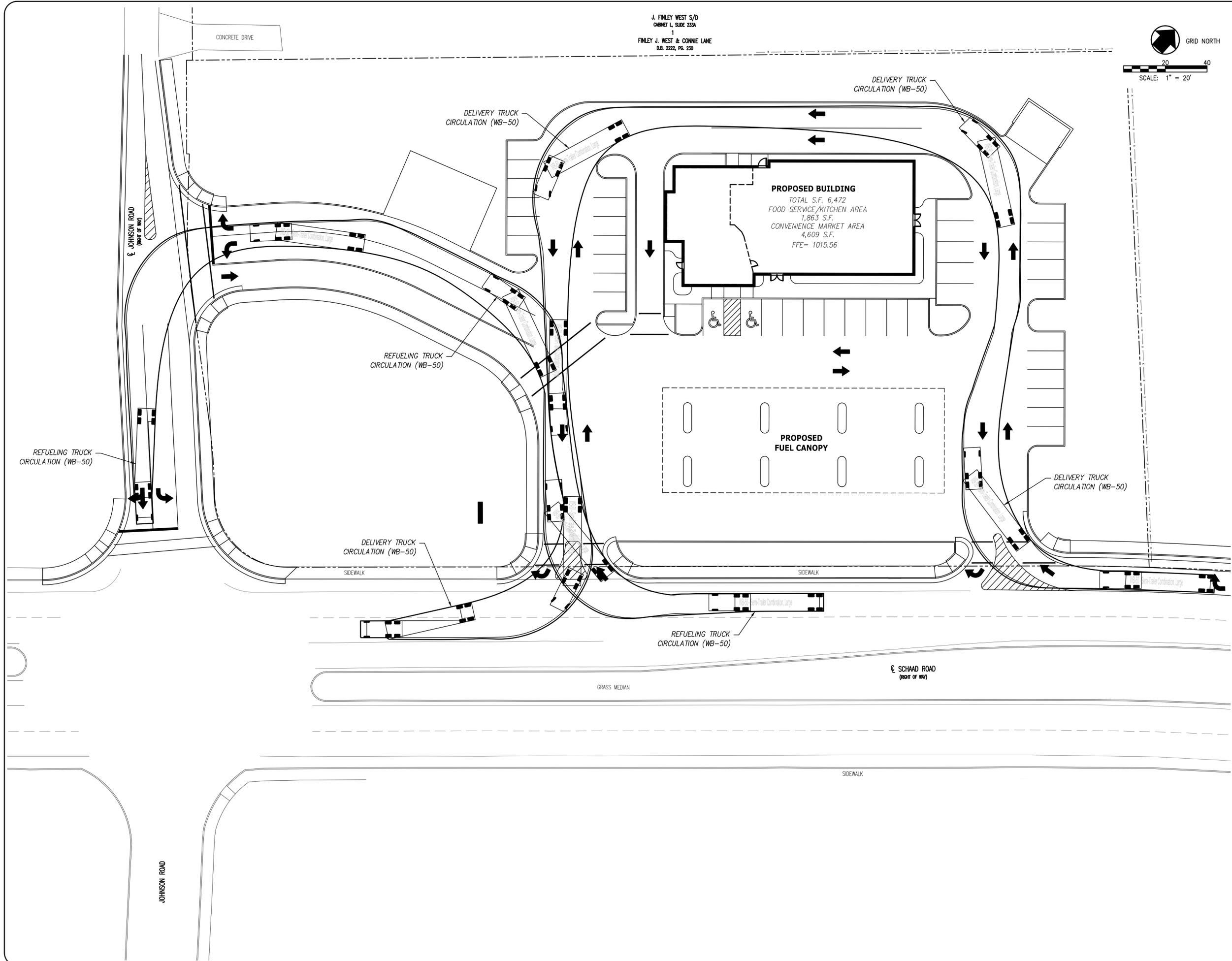
MATCH LINE SEE BELOW FOR CONTINUATION

REVISIONS	DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802
PROJECT:	E-Z STOP FOOD MART SCHAAD ROAD KNOX COUNTY, TN 37931
SITE LAYOUT PLAN	
USE ON REVIEW SUBMITTAL FILE NUMBER: 12-D-21-UR	CCI PROJECT NO. 01634-0001
	DRAWING DATE DECEMBER 1, 2021
	PM DKN QC JRH
	DRAWN LED
UOR1.01	

J. FINLEY WEST S/D
 CABINET L. SLIDE 233A
 1
 FINLEY J. WEST & CONNIE LANE
 D.B. 2222, PG. 230



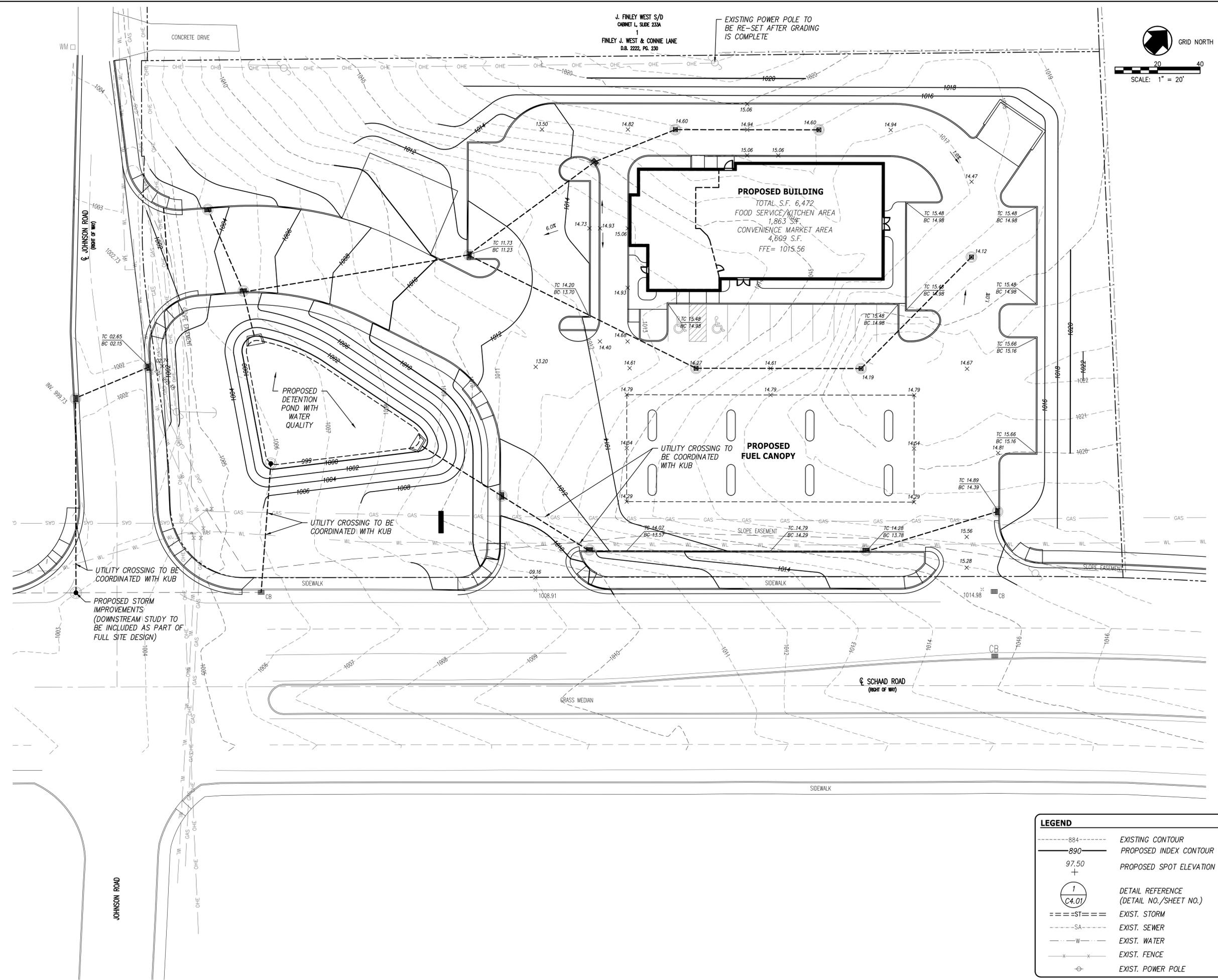
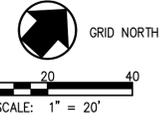
20 40
 SCALE: 1" = 20'



REVISIONS	DATE
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802	
PROJECT: E-Z STOP FOOD MART SCHAAD ROAD KNOX COUNTY, TN 37931	
TRUCK TURN PLAN	
USE ON REVIEW SUBMITTAL FILE NUMBER: 12-D-21-UR	CCI PROJECT NO. 01634-0001
	DRAWING DATE DECEMBER 1, 2021
	PM DKN QC JRH
	DRAWN LED
UOR1.02	

J. FINLEY WEST S/D
 CABINET L. SLIDE 233A
 1
 FINLEY J. WEST & CONNIE LANE
 D.B. 2222, PG. 230

EXISTING POWER POLE TO
 BE RE-SET AFTER GRADING
 IS COMPLETE

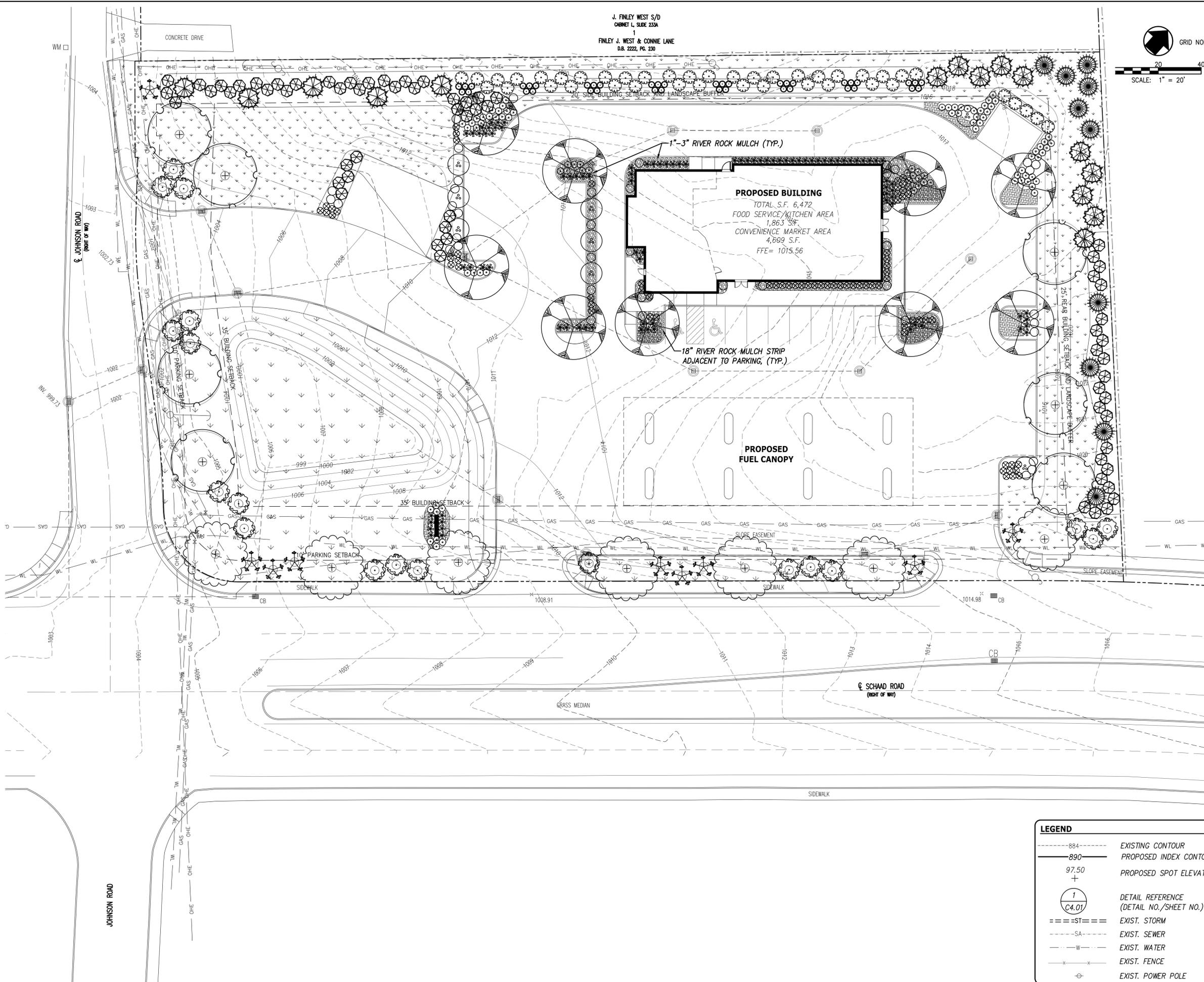
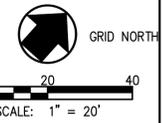


LEGEND

---884---	EXISTING CONTOUR
890	PROPOSED INDEX CONTOUR
97.50 +	PROPOSED SPOT ELEVATION
(1) C4.01	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
==ST==	EXIST. STORM
-SA-	EXIST. SEWER
-W-	EXIST. WATER
-X-X-	EXIST. FENCE
⊕	EXIST. POWER POLE

REVISIONS	DATE								
CANNON & CANNON INC. CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919									
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802								
PROJECT:	E-Z STOP FOOD MART SCHAAD ROAD KNOX COUNTY, TN 37931								
SITE GRADING AND DRAINAGE PLAN									
USE ON REVIEW SUBMITTAL FILE NUMBER: 12-D-21-UR	CCI PROJECT NO. 01634-0001 DRAWING DATE DECEMBER 1, 2021								
	<table border="1"> <tr> <td>PM</td> <td>DKN</td> <td>QC</td> <td>JRH</td> </tr> <tr> <td>DRAWN</td> <td>LED</td> <td></td> <td></td> </tr> </table>	PM	DKN	QC	JRH	DRAWN	LED		
	PM	DKN	QC	JRH					
	DRAWN	LED							
UOR2.01									

J. FINLEY WEST S/D
 CABINET L, SLIDE 233A
 1
 FINLEY J. WEST & CONNIE LANE
 D.B. 2222, PG. 230



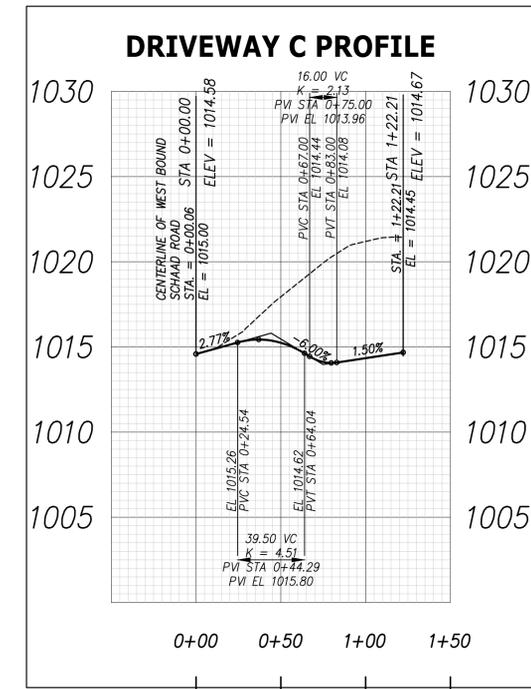
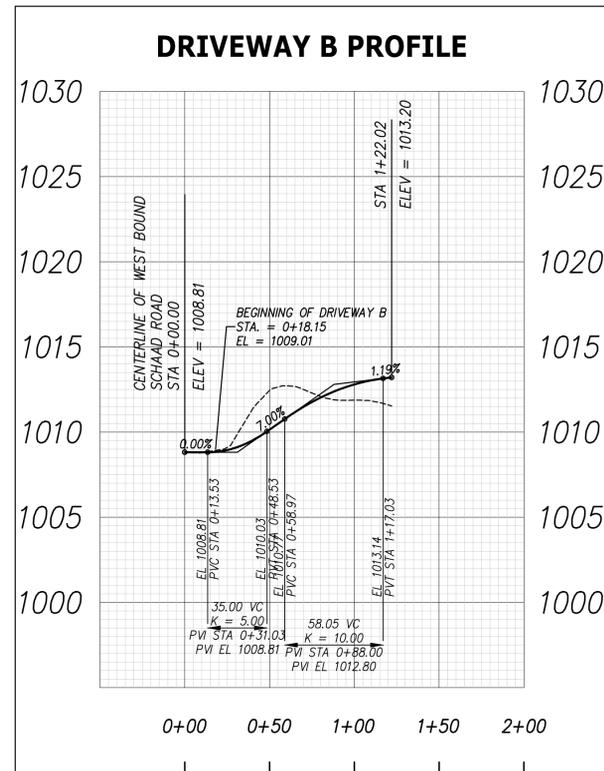
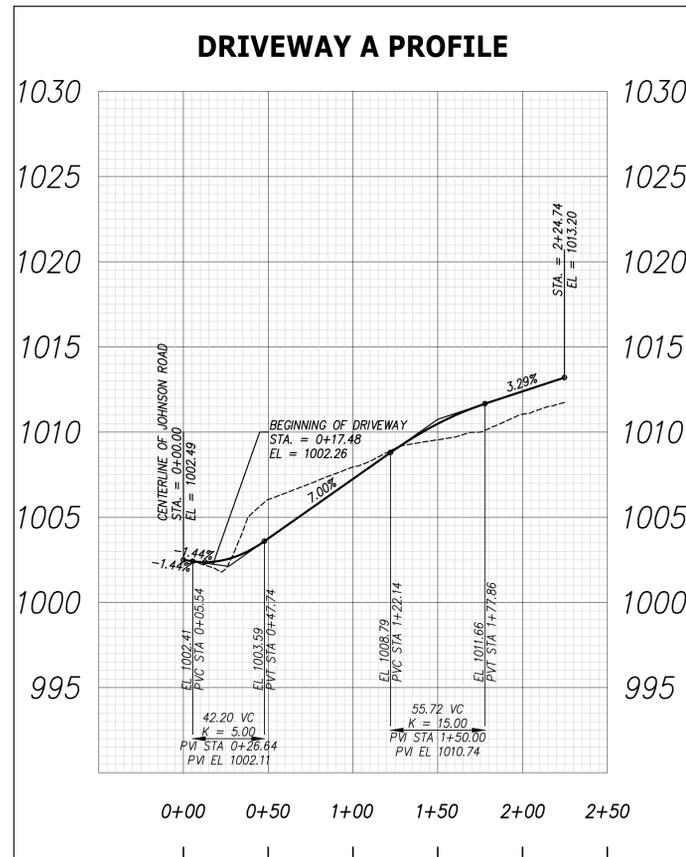
- CANOPY TREES**
- QUERCUS PHELLOS 'HIGHTOWER' - HIGHTOWER WILLOW OAK, REACHES 50' HT.
 - QUERCUS RUBRA - RED OAK, REACHES 50' HT.
 - ZELKOVA SERRATA 'GREEN VASE' - GREEN VASE ZELKOVA, REACHES 50' HT.
- NOTE: 2" MIN. CALIPER, B&B, FULL CANOPY, STRONG CENTRAL LEADER, WELL-MATCHED
- EVERGREEN TREES**
- ILEX X 'NELLIE R. STEVENS' - NELLIE STEVENS HOLLY
 - THUJA OCCIDENTALIS 'SMARAGD' - EMERALD GREEN ARBORVITAE
 - THUJA STANDISHII 'PLICATA' - GREEN GIANT ARBORVITAE
- NOTE: MIN. 6'-8' HT., B&B, FULL, SYMMETRICAL CANOPY, PYRAMIDAL FORM, WELL-MATCHED
- ORNAMENTAL TREES**
- CERCIS CANADENSIS 'ACE OF HEARTS' - ACE OF HEARTS REDBUD
 - CORNUS FLORIDA 'CHEROKEE PRINCESS' - CHEROKEE PRINCESS DOGWOOD
 - LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' - NATCHEZ CRAPE MYRTLE
- SHRUBS**
- BERBERIS THUNBERGII 'SUNJOY TANGEL' - SUNJOY TANGEL BARBERRY, 3' O.C.
 - ILEX CRENATA 'SKY PENCIL' - SKY PENCIL HOLLY, 3' O.C.
 - ILEX GLABRA 'HOOGENDORN' - HOOGENDORN INKBERRY HOLLY, 3' O.C.
 - SPIRAEA JAPONICA 'GOLDMOUND' - GOLDMOUND SPIREA, 4' O.C.
 - PRUNUS LAUROCERASUS 'OTTO LUYKEN' - OTTO LUYKEN LAUREL, AS SHOWN
 - VIBURNUM X PRAGENSE - PRAGUE VIBURNUM, AS SHOWN
- NOTE: #3 CONTAINER, WELL-MATCHED, FULL IN POT
- GROUND COVER/ORNAMENTAL GRASS**
- LIRIOPE MUSCARI 'BIG BLUE' - BIG BLUE LIRIOPE, 2' O.C.
 - MISCANTHUS SINENSIS 'YAKUSHIMA' - DWARF MAIDEN GRASS
- NOTE: #1 CONTAINER, WELL-MATCHED, FULL IN POT
- SOD AREAS**
- SOD AREAS
- RIVER ROCK MULCH**
- RIVER ROCK MULCH

- LANDSCAPE REQUIREMENTS**
- TOTAL FRONTAGE AT SCHAAD ROAD= 454'
 REQUIRED: 1 LARGE CANOPY TREE/60' = 8 TREES AT FRONT YARD
 1 ORNAMENTAL TREE/25' = 18 TREES AT FRONT YARD
 PROVIDED: 8 TREES AT 50' HT. OR GREATER AT MATURITY, 18 ORNAMENTAL TREES
 - TOTAL FRONT AT JOHNSON ROAD= 242'
 REQUIRED: 1 LARGE CANOPY TREE/60' = 4 TREES AT FRONT YARD
 1 ORNAMENTAL TREE/25' = 10 TREES AT FRONT YARD
 PROVIDED: 4 TREES AT 50' HT. OR GREATER AT MATURITY, 10 ORNAMENTAL TREES
- NOTE: DUE TO UTILITY CONFLICTS ON JOHNSON ROAD, TREES REQUIRED IN FRONTAGE HAVE BEEN SHIFTED ACCORDING.
- 20' SIDE YARD: ADJACENT TO RESIDENTIAL
 REQUIRED: 1 EVERGREEN TREE/30' WITH SHRUBS AND GROUND COVER
 - 25' REAR YARD: ADJACENT TO AGRICULTURAL
 REQUIRED: 1 EVERGREEN TREE/25' SPACED AT 30' WITH SHRUBS AND GROUND COVER.
 - PARKING LOT: REQUIRED 1 TREE/ISLAND, 1 TREE PER 10 SPACES. PROPOSED PARKING = 39 SPACES, 4 TREES REQUIRED, 10 TERMINAL ISLANDS = 10 TREES REQUIRED, 10 TREES PROVIDED.
 NOTE: SOME SPACE IS LIMITED IN TERMINAL ISLANDS. CANOPY TREE HAS BEEN PLACED ALONG PARKING IN CLOSE PROXIMITY AND SMALLER TREE PROVIDED IN THE TERMINAL ISLAND.
 - PROPOSED BUILDING FACADE = 362 LINEAR FEET (L.F.)
 REQUIRED: 4' LANDSCAPE BED AT 50% OF BUILDING = 181 L.F., 245' PROVIDED

LEGEND

---884---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
+	
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
==ST==	EXIST. STORM
---SA---	EXIST. SEWER
---W---	EXIST. WATER
---F---	EXIST. FENCE
⊕	EXIST. POWER POLE

<p>REVISIONS</p> <p>CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS</p> <p>TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM KNOXVILLE, TN 37919</p>	DATE
<p>CLIENT: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802</p>	
<p>PROJECT: E-Z STOP FOOD MART SCHAAD ROAD KNOX COUNTY, TN 37931</p>	
<p>LANDSCAPE PLAN</p>	
<p>USE ON REVIEW SUBMITTAL FILE NUMBER: 12-D-21-UR</p>	
<p>UOR3.01</p>	



REVISIONS	DATE
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802	
PROJECT: E-Z STOP FOOD MART SCHAAD ROAD KNOX COUNTY, TN 37931	
DRIVEWAY PROFILES	
USE ON REVIEW SUBMITTAL FILE NUMBER: 12-D-21-UR	CCI PROJECT NO. 01634-0001
	DRAWING DATE DECEMBER 1, 2021
	PM DKN QC JRH
	DRAWN LED
UOR4.01	