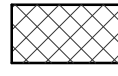

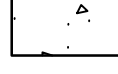
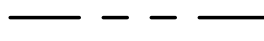
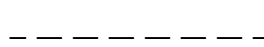



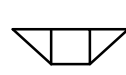

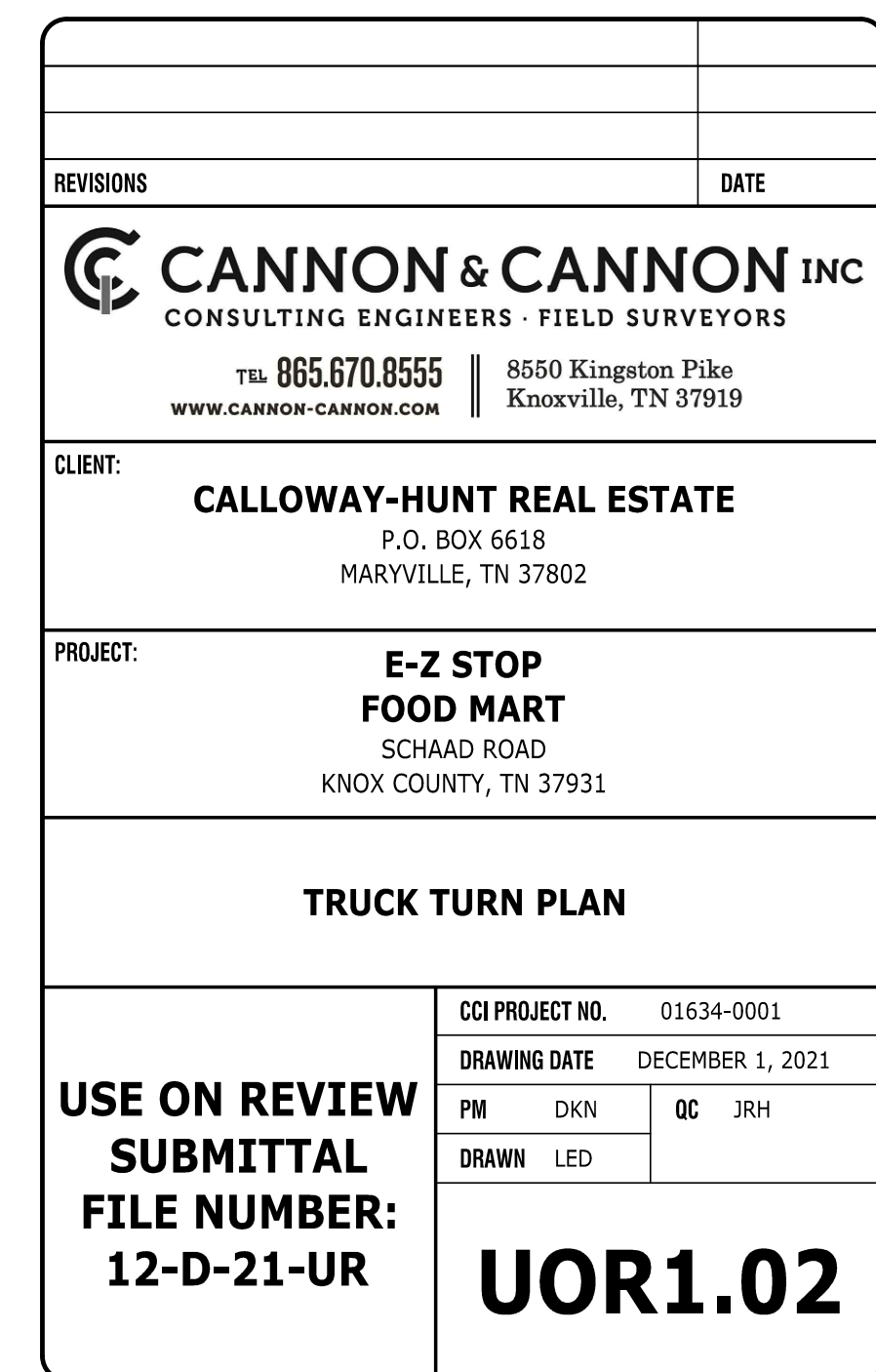
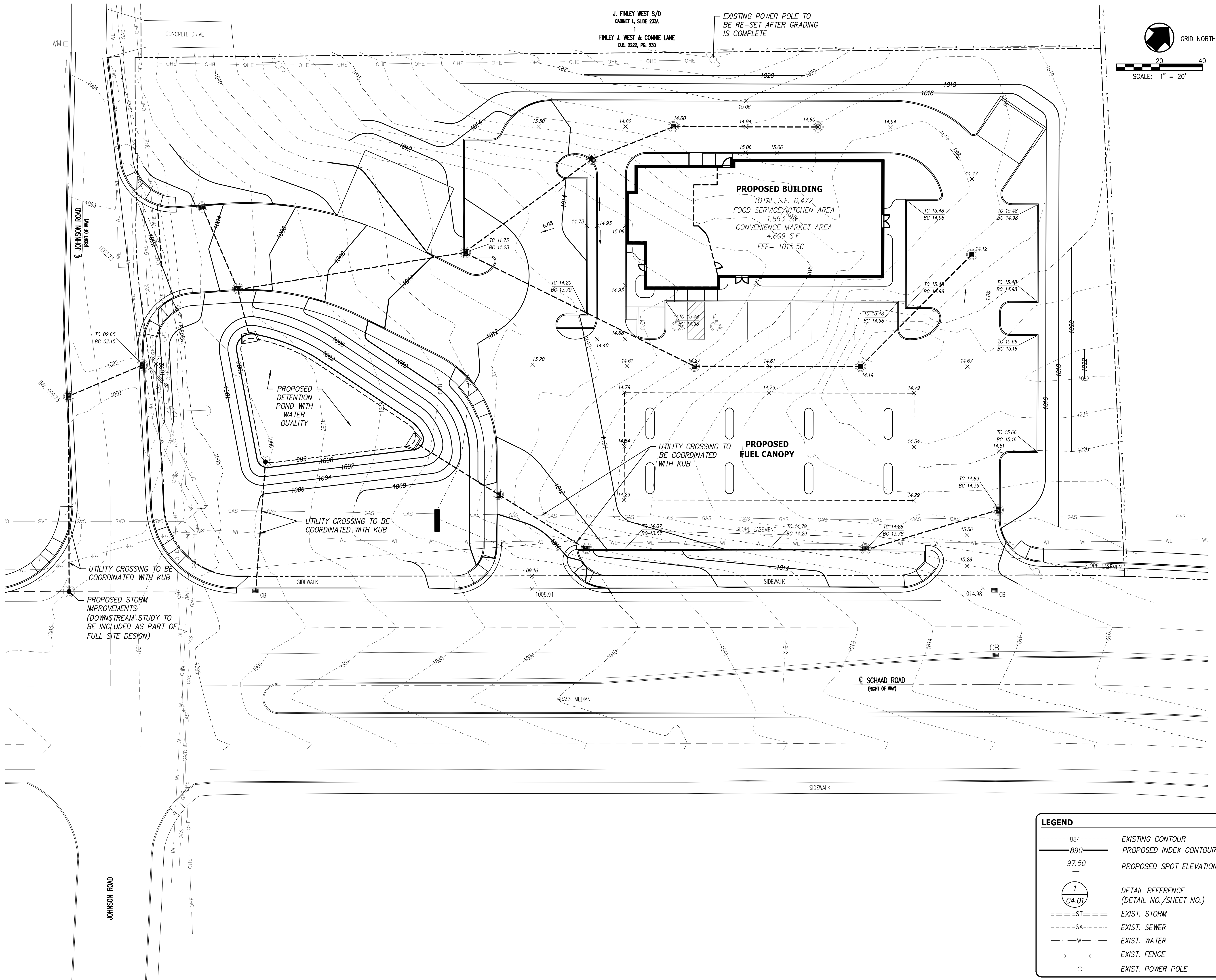
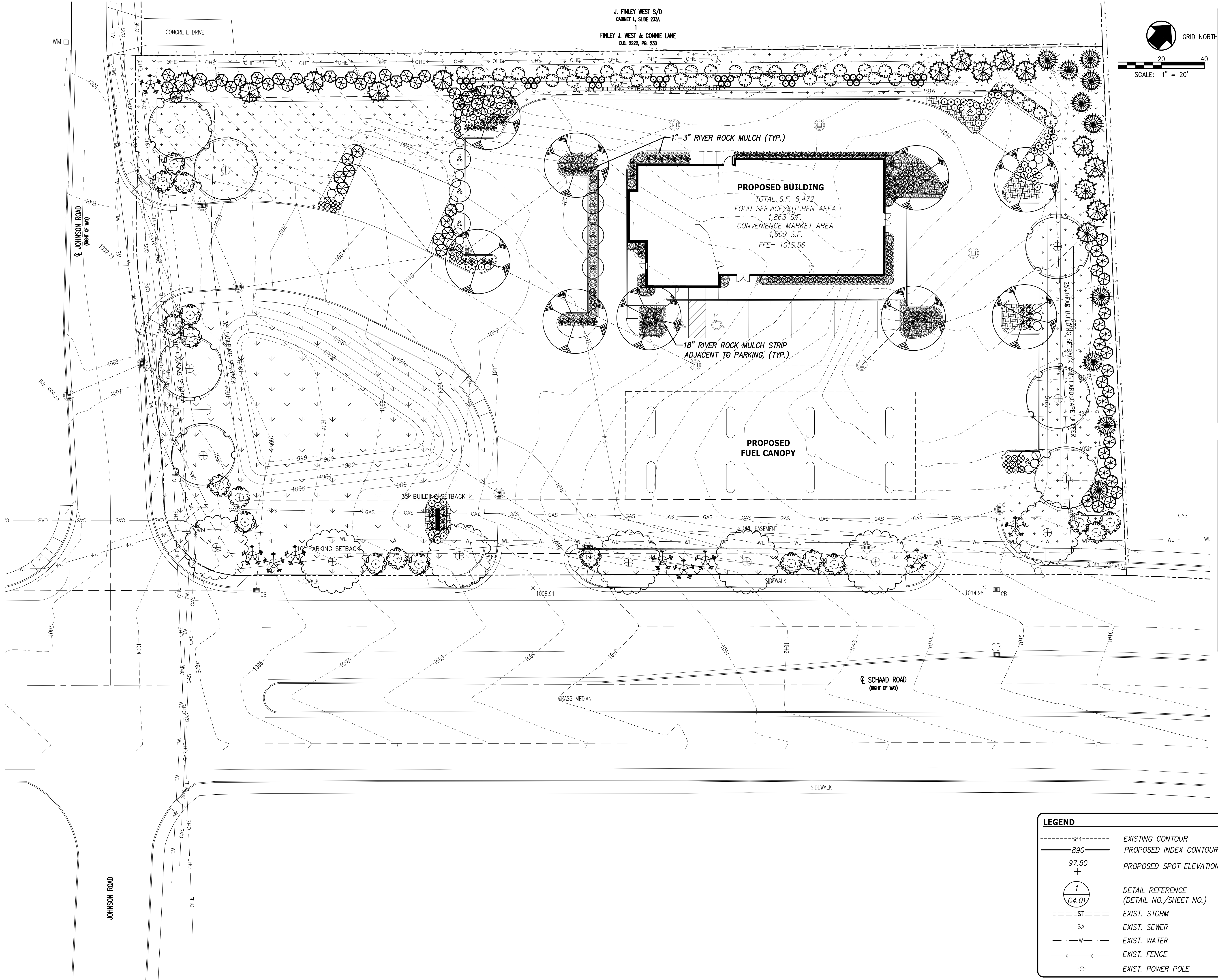


NOTES															
1. PROPERTY CONCERNED REFLECTS PARCEL 12.01 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 92. ZONING FOR THE PROPERTY IS CN "NEIGHBORHOOD COMMERCIAL". TOTAL AREA IS 2.69± ACRES.															
2. SETBACKS: FRONT: 35' SIDE: 20' REAR: 25' PARKING: 10'															
3. PROPERTY OWNER: ROBERT KADUNCE 3216 JOHNSON RD. KNOXVILLE, TN 37931 DEVELOPER: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802															
4. PERIMETER SHALL BE LANDSCAPED AND SLOPES ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.															
5. PROPOSED BUILDING 6,472 S.F. - INTERIOR USE FOOD SERVICE AND KITCHEN AREA 1,863 S.F., CONVENIENCE MARKET AREA 4,609 S.F.															
6. TOTAL PARKING PROVIDED = 39 SPACES SEE PARKING TABLE.															
TRAFFIC IMPROVEMENTS PER TRAFFIC IMPACT STUDY															
1. 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.															
2. SECOND DRIVEWAY ACCESS OFF SCHAAD ROAD LOCATED APPROXIMATELY 143' FROM RIGHT-OF-WAY TO ACCOMMODATE LARGE TRUCK ACCESS. PROPOSED RIGHT IN, RIGHT OUT ONLY.															
3. ADDITIONAL LEFT TURN LANE WITH 100' OF STORAGE TO BE ADDED ON JOHNSON ROAD TO BE COORDINATED WITH TRAFFIC SIGNAL IMPROVEMENTS.															
4. 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													
<table><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2">REVISIONS</td><td colspan="2">DATE</td></tr></table>												REVISIONS		DATE	
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<div><div>CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919</div></div>															
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															





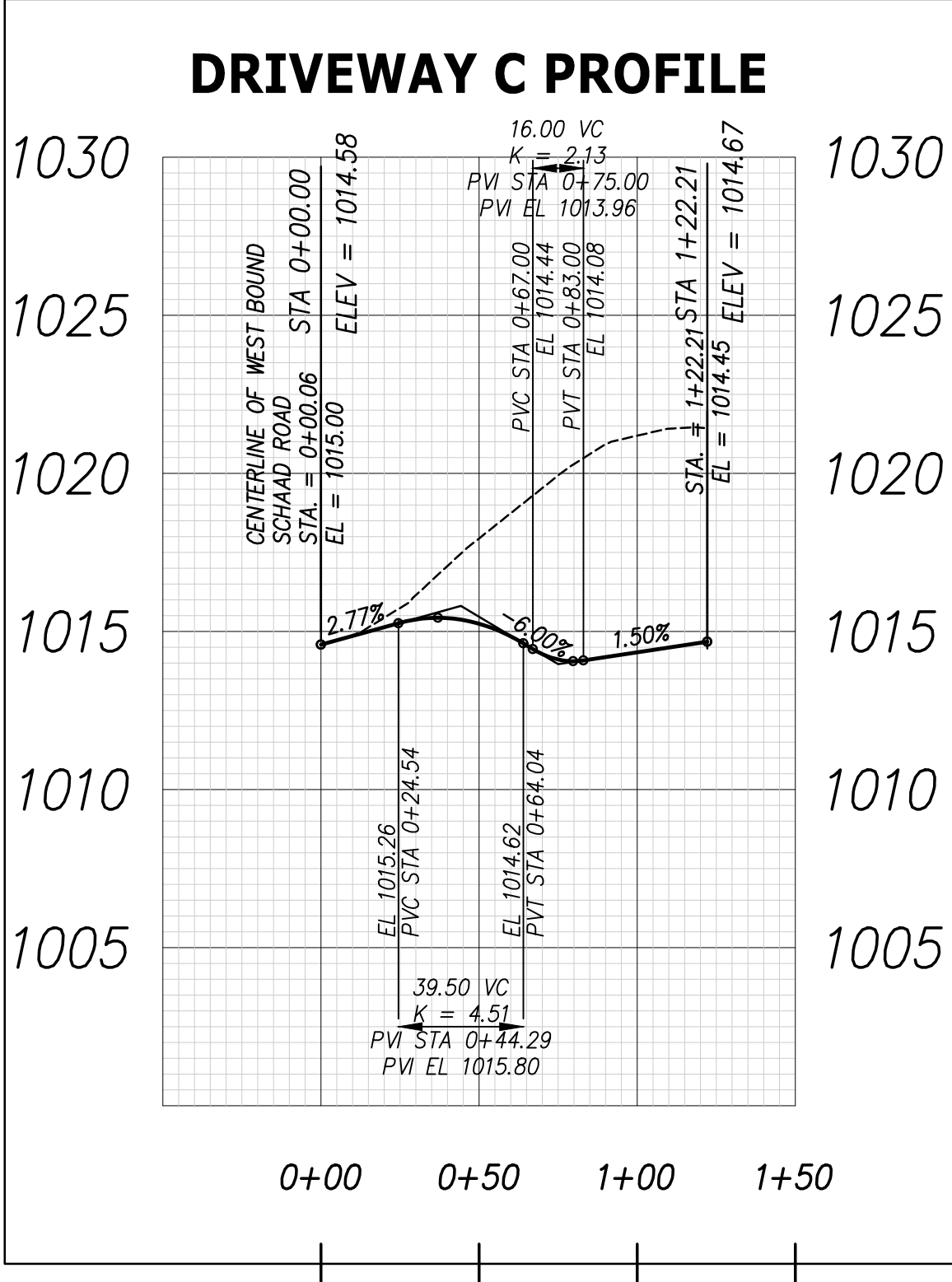
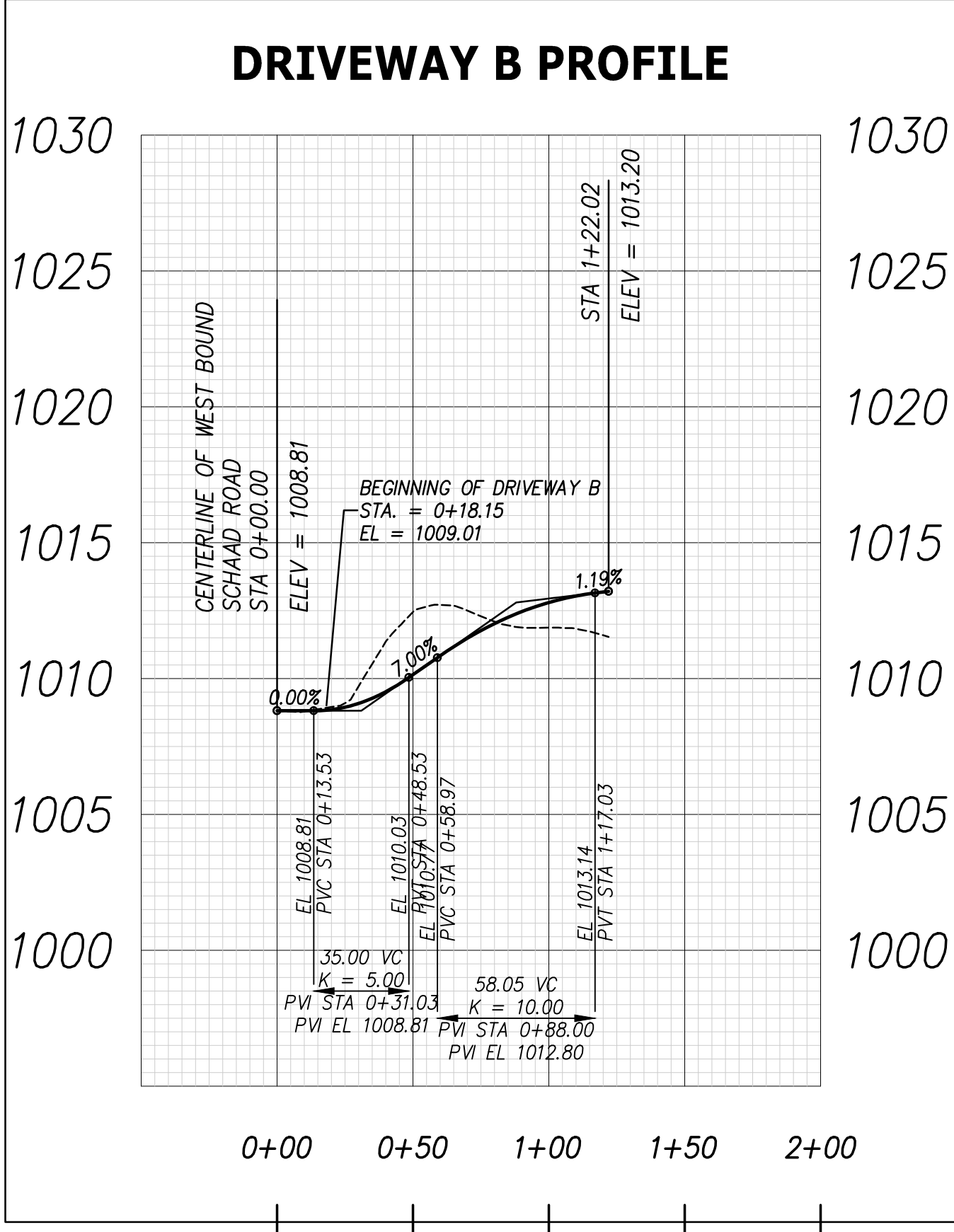
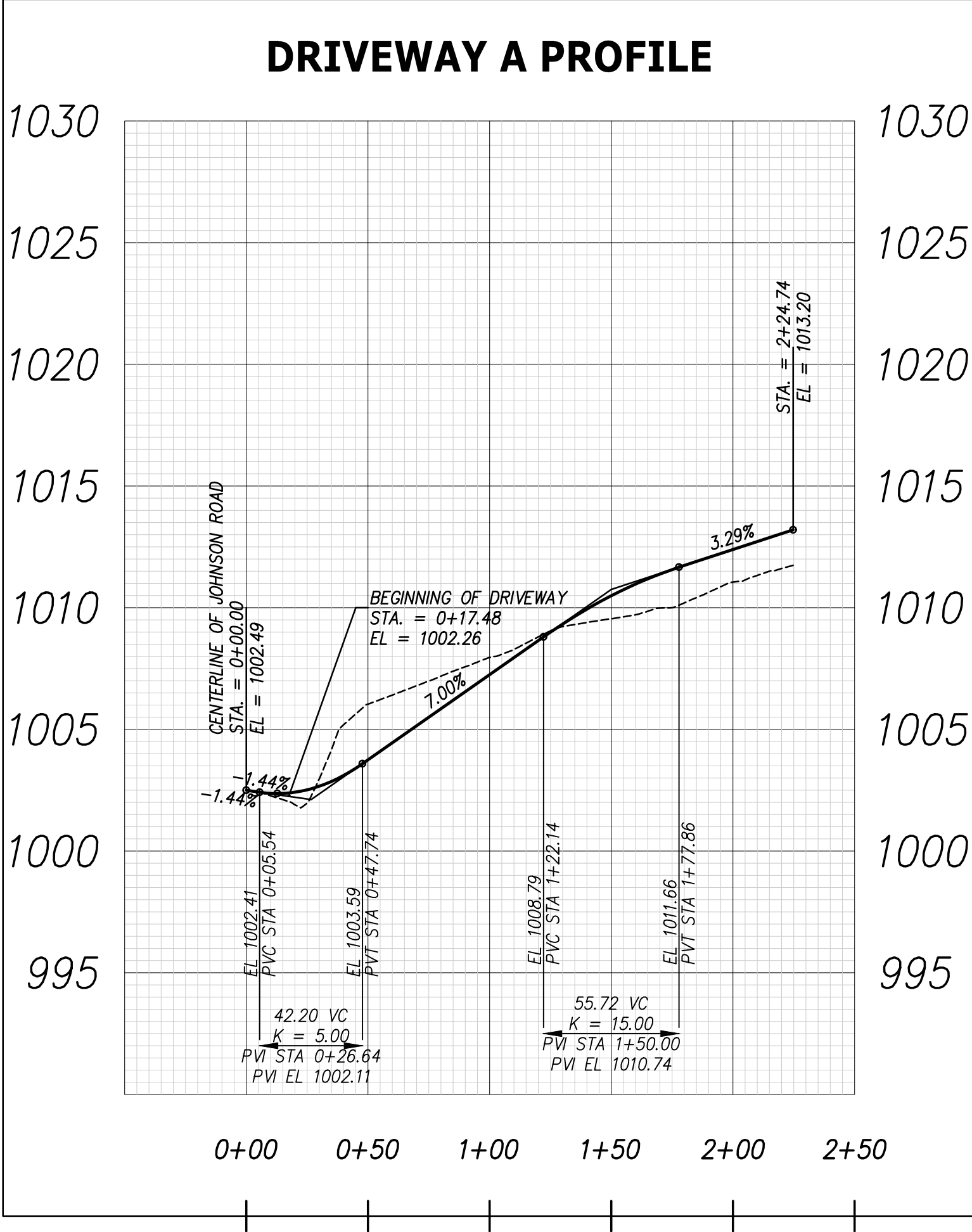
REVISIONS		DATE
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802		
PROJECT: E-Z STOP FOOD MART SCHAAD ROAD KNOX COUNTY, TN 37931		
SITE GRADING AND DRAINAGE PLAN		
USE ON REVIEW SUBMITTAL FILE NUMBER: 12-D-21-UR	CCI PROJECT NO. 01634-0001	
	DRAWING DATE DECEMBER 1, 2021	
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	DRAWN LED	
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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 STANDISH X PLICATA 'GREEN GIANT' - 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 TANGELO' - SUNJOY TANGELO BARBERRY, 3' O.C.
	ILEX CRENATA 'SKY PENCIL' - SKY PENCIL HOLLY, 3' O.C.
	SPIREA JAPONICA 'HOOGENDORN' - HOOGENDORN INKBERRY HOLLY, 3' O.C.
	SPIREA 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
	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	

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CLIENT: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37802		
PROJECT: E-Z STOP FOOD MART SCHAAD ROAD KNOX COUNTY, TN 37931		
LANDSCAPE PLAN		
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CLIENT: <div>CALLOWAY-HUNT REAL ESTATE</div> <div>P.O. BOX 6618</div> <div>MARYVILLE, TN 37802</div>			
PROJECT: <div>E-Z STOP</div> <div>FOOD MART</div> <div>SCHAAD ROAD</div> <div>KNOX COUNTY, TN 37931</div>			
DRIVEWAY PROFILES			
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