

MIN. 50' BUILDING SETBACK FROM CREST OF APPARENT SINKHOLE. STRUCTURES WITHIN THE 50-FT BUFFER REQUIRE A FAVORABLE GEOTECHNICAL STUDY

KNOX COUNTY
119HF015
D.B. 2031 PG. 915
ZONING: A

PARKING REQ'TS: 1 SPACE PER 100 SF OF USABLE FLOOR SPACE PLUS 1 PER 3 EMPLOYEES; OR 1 PER 3 FIXED SEATS WHICHEVER IS GREATER

SPACES REQ'D: GROSS FLOOR AREA=2200 SF
USABLE FLOOR SPACE=75% OF TOTAL SPACE
(2200*75)/100 = 17 SPACES REQUIRED
INCLUDING 2 REQUIRED HC SPACES
PLUS 1 SPACE PER 3 EMPLOYEES @ 9 EMPLOYEES
= 3 EMPLOYEE SPACES REQUIRED
TOTAL SPACES REQUIRED=20

SPACES SHOWN: 20 SPACES WITH 2 HANDICAPPED SPACES

LANDSCAPING REQ'TS: (PER KNOX COUNTY ZONING REGULATIONS)

- PLANTING ISLAND: 1 NATIVE SHADE TREE AND SHRUBS AND GROUNDCOVER
- END OF PARKING ROW: 1 NATIVE SHADE TREE SURROUNDED BY SHRUBS AND GROUNDCOVER
- 1 NATIVE SHADE TREE FOR EVERY 10 PARKING SPACES OR FRACTION THEREOF
- FRONT, SIDES, AND REAR LANDSCAPING REQUIREMENTS

• NORTH SIDE: 1 EVERGREEN TREE EVERY 30' OR FRACTION THEREOF (SHRUBS PLACED MIN. 10' FROM BASE OF TREE)

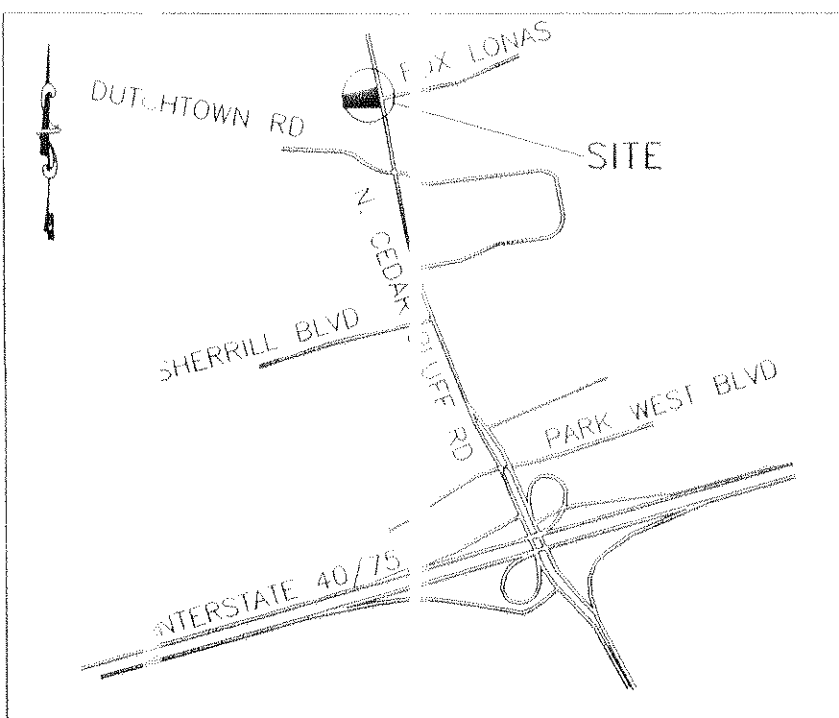
• SOUTH SIDE: 1 SHADE TREE EVERY 90' OR FRACTION THEREOF AND ONE ORNAMENTAL TREE EVERY 25' OF PORTION THEREOF AND NO CLOSER THAN 15' TO SHADE TREE

REAR: 1 EVERGREEN TREE EVERY 25' OR FRACTION THEREOF (SHRUBS PLACED MIN. 10' FROM BASE OF TREE)

FRONT: 1 SHADE TREE EVERY 60' OR FRACTION THEREOF AND NO CLOSER THAN 15' TO SHADE TREE

LEGEND:

- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUB
- PROPOSED LANDSCAPING AROUND BUILDING



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 607-9681.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

- TOTAL AREA = 0.8214 ACRES
- CLT 119 HF PARCEL 014
- EXISTING ZONING: NEIGHBORHOOD COMMERCIAL (CN)

SETBACKS:

FRONT: 35 FT. (PARKING: 10 FT.)
SIDE: 20 FT. (RESIDENTIAL) 10 FT. (NON-RESIDENTIAL)
REAR: 25 FT.

UTILITIES:

WATER: WEST KNOX UTILITIES DISTRICT
SEWER: WEST KNOX UTILITIES DISTRICT
ELECTRIC: KNOX CITY UTILITIES BOARD
SOLID WASTE: PRIVATE HAULER
TELEPHONE: AT&T

LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING WATER MAIN
- EXISTING FENCE
- EXISTING DRAINAGE LINE
- PROPOSED DOOR LOCATION

NOTE: CONTOUR INTERVAL=2'

1"=20'

23 JUN 2009

USE ON REVIEW PLAN

513 N. CEDAR BLUFF ROAD
(POPEYE'S LOUISIANA KITCHEN)
Knox County, Tennessee

Prepared For:

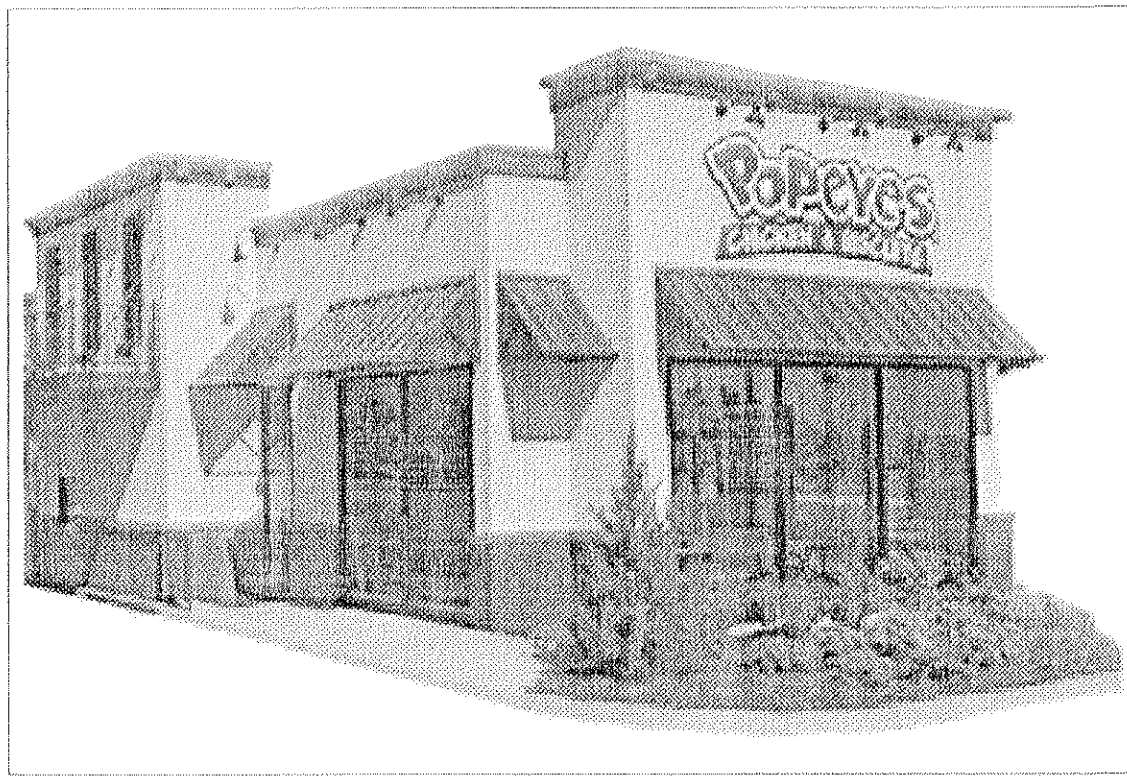
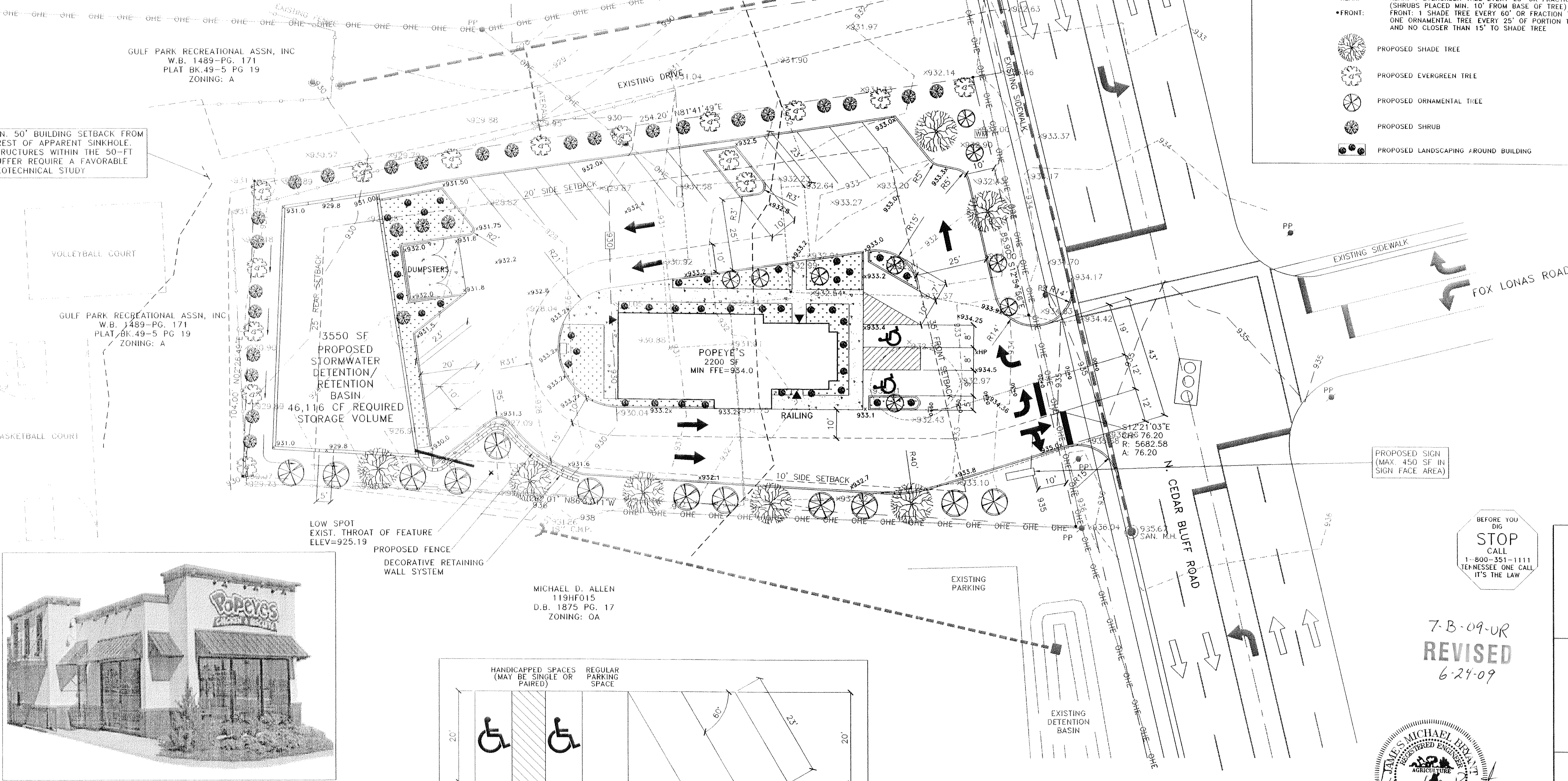
Cedar Bluff Land Partners, LLC
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

Municipality:

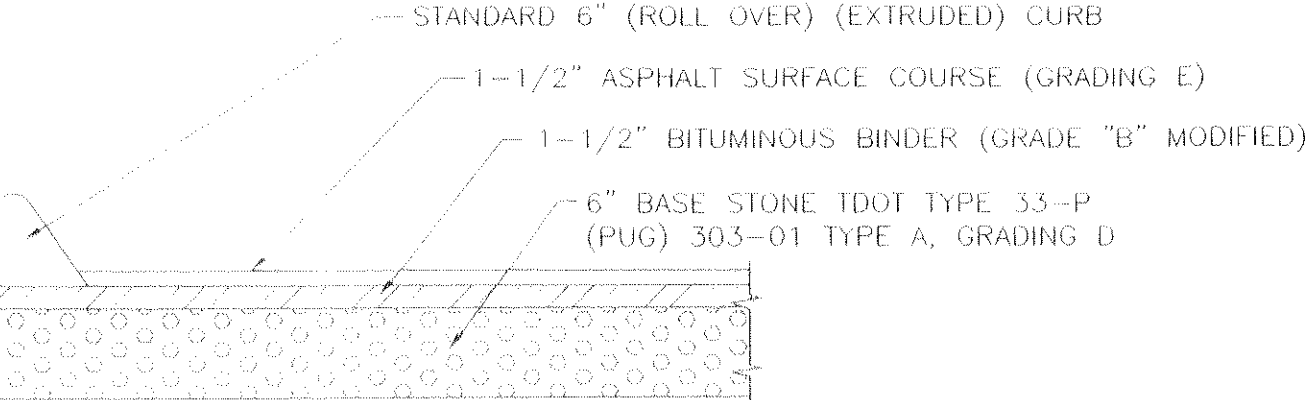
Knox County Department of Engineering and Public Works
205 W. Baxter Avenue
Knoxville, Tennessee 37917
(865) 215-4800

IDEAL ENGINEERING SOLUTIONS INCORPORATED

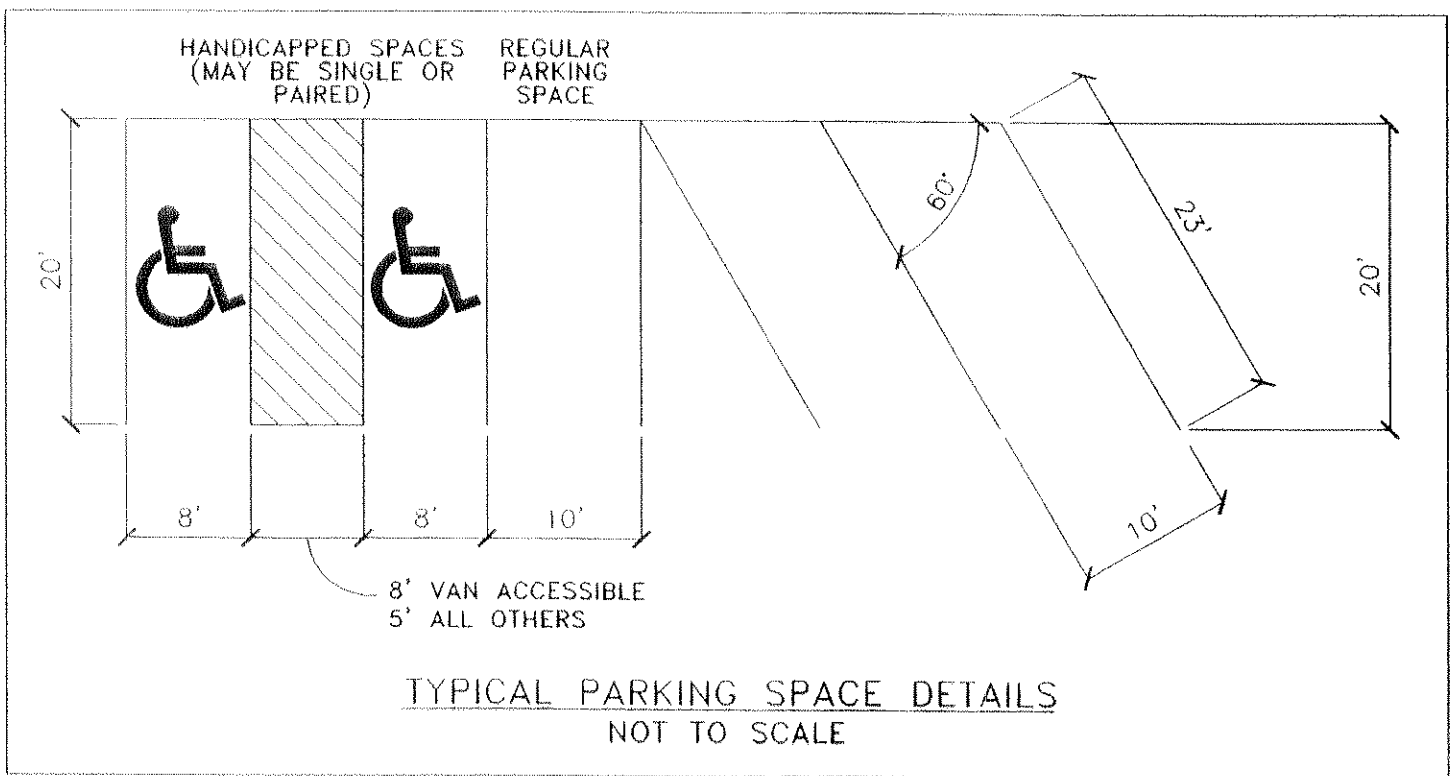
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 607-9681



EXTERIOR ELEVATION



TYPICAL PAVEMENT DETAIL
NOT TO SCALE



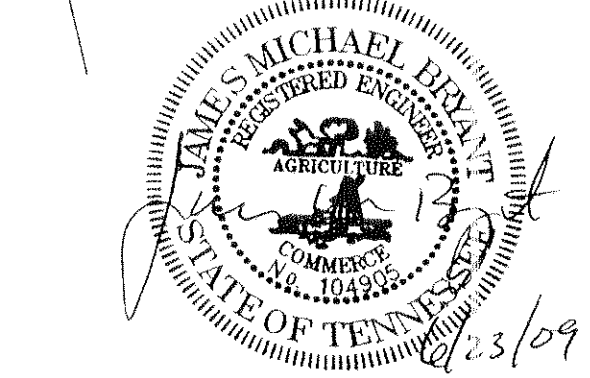
TYPICAL PARKING SPACE DETAILS
NOT TO SCALE

CERTIFICATION OF USE ON REVIEW PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

James C. Bzjet

TN PE 104905



NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances, to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction, to protect life, property, or work, to avoid excessively wide cuts in unstable material.

OSHA RULES SHALL BE ABIDED BY