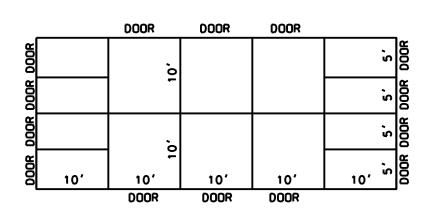


SITE DATA SITE AREA: 6.0 ACRES ZONING: CB (KNOX COUNTY) PROPOSED USE: SELF STORAGE PROPOSED TOTAL UNITS: 385 UNITS MAX. UNIT SIZE: 600 SF TYP. UNIT SIZE: 10'×10' OR 100 SF REQUIRED PARKING: 1 SPACE PER EMPLOYEE + 3 FOR CUSTOMERS = 4 PROPOSED PARKING: 7 SPACES



TYPICAL BUILDING

8-K-16-UR Revised 7/29/2016

1. THE PURPOSE OF THIS PLAN IS TO SHOW A SITE LAYOUT FOR THE PARCEL HEREON ONLY. 2. BEARINGS SHOWN HEREON ARE BASED ON DEED NORTH RECORDED IN INSTRUMENT NUMBER 20121015-0024249 ROKC.

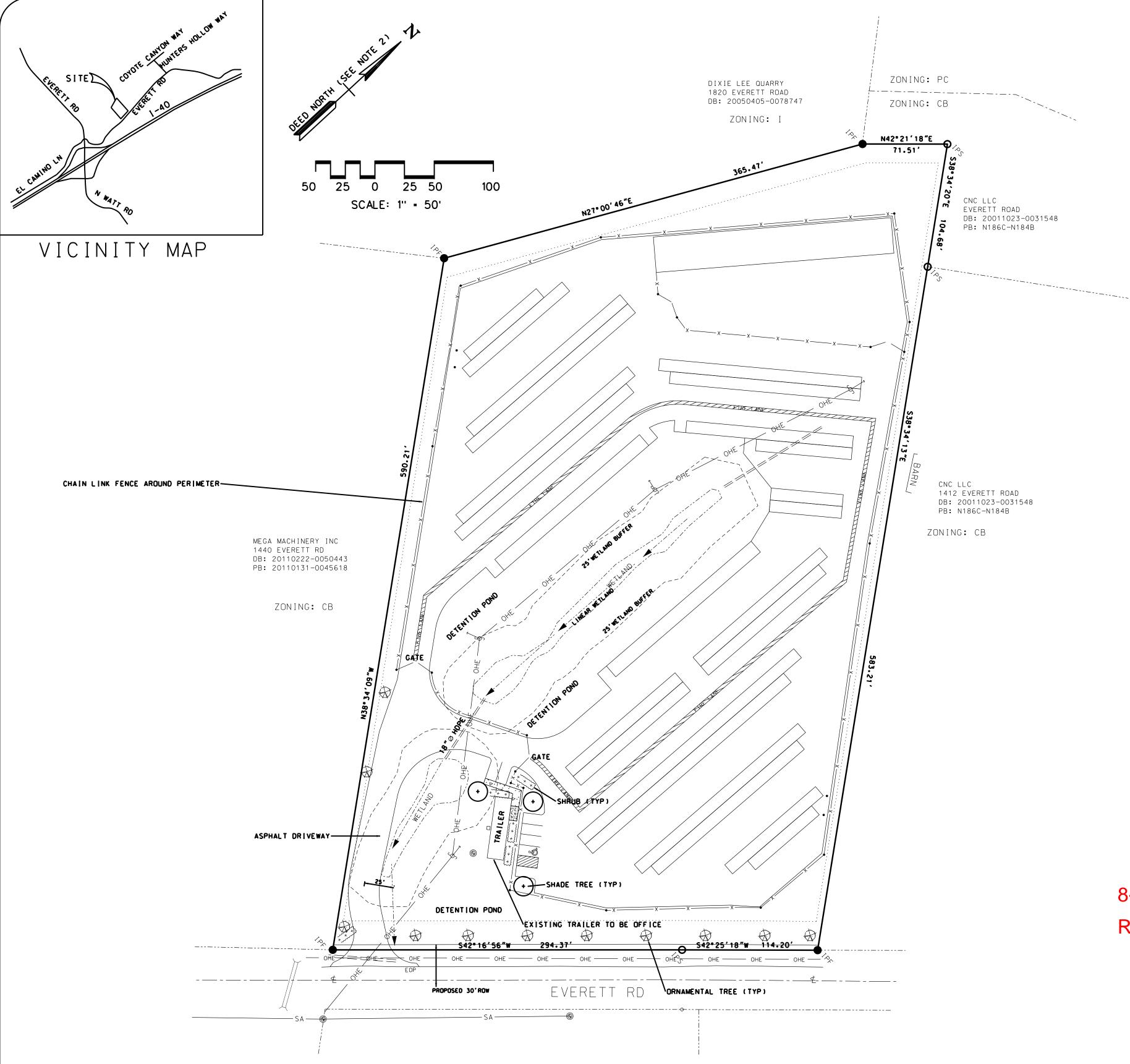
3. THIS PROPERTY IS ZONED CB IN KNOX COUNTY. SETBACKS SHOWN ARE PER ZONING FOR 1 STORY: FRONT - 20' COMMERCIAL USE, 25' RESIDENTIAL AND 50' HOTEL. SIDE 5' MINIMUM +2' PER EACH STORY ABOVE THE FIRST, REAR - 16' FOR 1 STORY BUILDING, 20' FOR TWO STORY BUILDING AND 24' FOR A THREE STORY BUILDING. 4. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR UTILITY MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY.

5. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 47093C0238F, REVISED DATE MAY 2, 2007. 6. TOTAL AREA THIS PROPERTY: 6.0 ACRES.

7. DEED REFERENCE: INST. NO. 20121015-0024249.

8. ALL LIGHTING TO BE CONTAINED WITHIN THE PROPERTY LINES USING SHOE BOX TYPE LIGHTS. 9. SEE LANDSCAPE PLAN FOR LANDSCAPE DETAILS.

		$\overline{}$
REVISIONS NO. DATE DESCRIPTION 1 7/28/16 MPC COMMENTS		
SITE LAYOUT PLAN	LANCASTER SELF STORAGE	1430 EVERETT ROAD DISTRICT W6 KNOX CO TENNESSEE CLT MAP 141 1B PARCEL 35.04
	W. SCOTT WILLIAMS A ASSOCIATES	4530 Annelee Vey Knoxville. TENNESSEE 37921 P. &. F: (865) 692-9809 E-MalL: #scottwill@comcest.net LAND SURVEYING
STEVE LANCASTER 1430 EVERETT RD KNDXVILLE. TN 37932		
URIGINAL ISS JUNE 26 SHEET NO.		16



KEY	Botanical Name	Common Name	Size
SHADE	TREES:		
AC	Acer campestre	Hedge Maple	2 1/2" Dia
CC	Cercis canadensis	Eastern Redbud - Single-stem	1 3/4" Dia
MXS	Magnolia x soulangiana	Saucer Magnolia	7'-8' tall
CJ	Cercidiphyllum japonicum	Japanese Katsuratree - Female	2 1/2" Dia
QI	Quercus imbricaria	Shingle Oak	2 1/2" Dia
QP	Quercus phellos	Willow Oak	2 1/2" Dia
QS	Quercus shumardii	Shumard Oak	2 1/2" Dia
LSR	Liquidambar styraciflua 'Rotundiloba'	Sweetgum	2 1/2" Dia
ORNAI	MENTAL TREES/SHRUBS/PERENNIALS:		
RAL [£]	Ribes alpinum	Alpine Current	5 Gal. Con
FG §	Fothergilla gardenii	Dwarf Fothergilla	5 Gal. Con
HQS	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	5 Gal. Con
IVH §	Itea virginica 'Henry's Garnet'	Itea/Sweetspire	3 Gal. Con
RAG [£]	Rhus aromatica 'Gro-low'	Gro-low Frag. Sumac	3 Gal. Con
LSS	Lirope spicata	Spreading Liriope	4 Inch Pot
JVG	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 Gal. Con
f Space	s comparable in size to other plants in this size category. plants at 5 feet on-center, typical. plants at 36"-42" on-center, typical.		

XX #

General Landscape Notes:

- B. Plant materials are provided for the convenience of the Owner/Contractor and may need field adjustment from this plan based upon unseen and/or unfavorable conditions encountered on the site. C. The contractor shall be responsible for staking, when determined necessary, and layout of the plantings on this project.
- G. All landscape planting beds shall be tilled a minimum of 18" deep and soil shall be amended with 1 pt. organic material additives to 3 pts. native/in-place soils. Soil that is wet or sticky shall be mixed with additional fine compost and allowed to dry out prior to planting. NO planting shall take place in mud or the rain. Beds shall be mulched continuously to a depth of 3", typical.
- material at the time of planting. Wire tree baskets shall be cut and removed per details prior to backfilling and mulching. I. All existing lawn areas disturbed by construction, including but not limited to grading & earthwork and site utility work shall be finish graded to match existing grades and seeded to match unless otherwise indicated. Extend limits of seeding/sodding to include all disturbed areas.
- from any wall. K. Contractor shall consult and be in compliance with industry standard ANSI A 300 for woody plant material planting, tree protection, pruning and the like. Standards are commercially available via the ISA (International Society of Arboriculture). L. Tree stumps and related wood chips should be ground down and removed to a minimum depth of 12" for best results. Wood chips should be reused as mulch under specified mulch or as an amendment for topsoil/planting soil (as directed).
- O. Plants shall be guaranteed for 12 months after the formal acceptance of the planting by the Owner and shall be alive and in satisfactory growth at the end of the guarantee period.

Legend:			
(\cdot)	New Shade tree.		
\oplus	New medium- sized/ornamental tree. (2" CAL)		
{+ + + 	New shrub - space at 5'-0"		
<u>+++</u>)	New shrub - space at 36"- 42"		
*** *	New shrub - space at 48"		

8-K-16-UR Revised 7/29/2016

A. The Contractor is hereby notified of the existence of underground utilities. The Contractor shall verify the location and protect all utilities prior to the commencement of digging. Notify the Project Engineet of any conflicts prior to proceeding. Contractor assumes liability for utilities damaged/interrupted utility services.

D. The contractor shall prepare a cultivated bed around each group of shrubs and/or ground cover bed, the same shape and size as shown on the plan. The entire bed shall be mulched per planting details. A crisp, well defined edge shall be developed between any shrub and/or ground cover bed and the adjoining lawn area. E. Only nursery-grown plant material from the same USDA hardiness zone (Zone 6) shall be used unless verified with the Architect. Collected plant material is not acceptable and will be rejected by the Architect. Plant material shall be inspected by Architect prior to installation. F. Unless otherwise indicated, <u>3</u>" of shredded hardwood bark mulch shall be used in all shrub and/or ground cover beds and around all trees planted in accordance with the planting details, being careful to not place mulch immediately adjacent to the plant stem(s)/trunk.

H. The Contractor shall be responsible for the complete removal of all binding cords and ropes from the trunks of all balled and burlapped (or non-container-grown) plant material during planting as required by the planting details. Any debris, fiber, identification tags and ribbons shall be removed completely from all plant

J. Unless otherwise authorized by the Architect, medium spreading shrubs shall be planted no closer than 30" to any adjoining wall or paved area. Large spreading shrubs shall be planted no closer than 36" to any adjoining wall or paved area.

M. Tree staking shall ONLY be performed if trees are unable to sustain winds or weather and shall not be kept on the trees longer than one year. After this point all stakes and straps shall be removed to avoid damaging the integrity/health of the trees. No metal stakes, wires and/or hoses are permitted. N. It is the responsibility of the landscape contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil and installing trees and shrubs. The contractor should fill the bottom of the hole with 6" of water. The water should percolate into the soil within a 24 hour period. The Architect shall verify accuracy and effect of percolation testing. In the event that inadequate drainage is found to support planting a perforated drain tile may be used with the approval of the Architect otherwise an alternate planting location may be required.



SITE AREA: 6.0 ACRES ZONING: CB (KNOX COUNTY) PROPOSED USE: SELF STORAGE PROPOSED TOTAL UNITS: 385 UNITS

