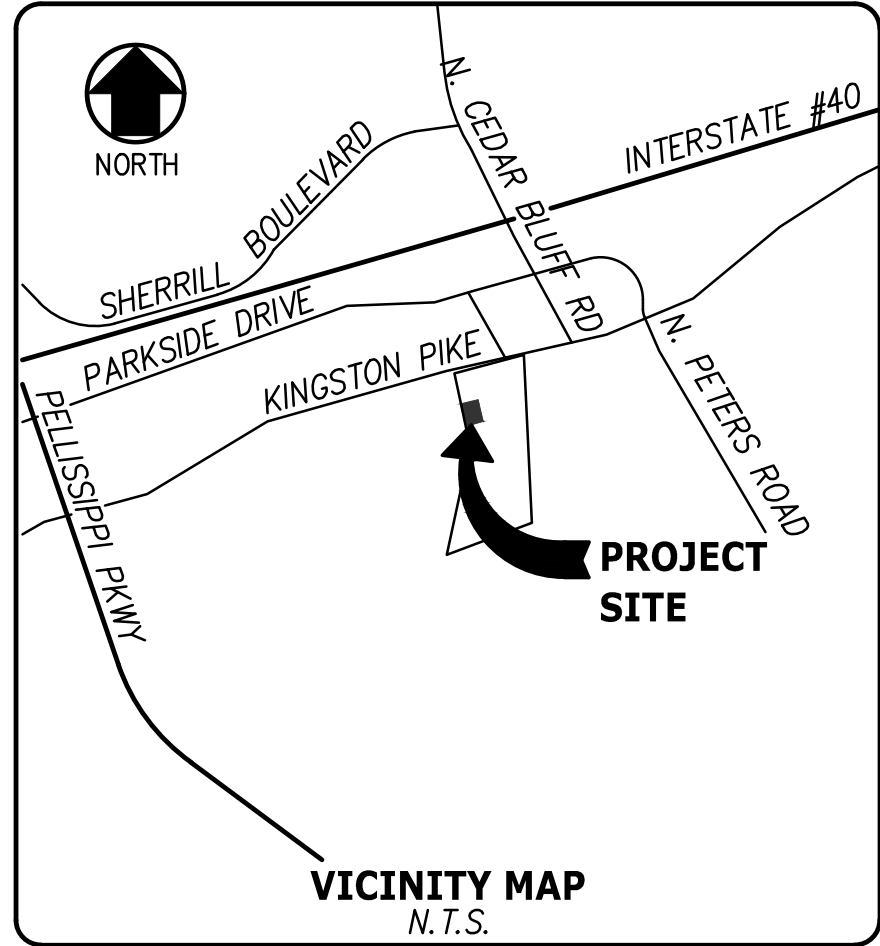


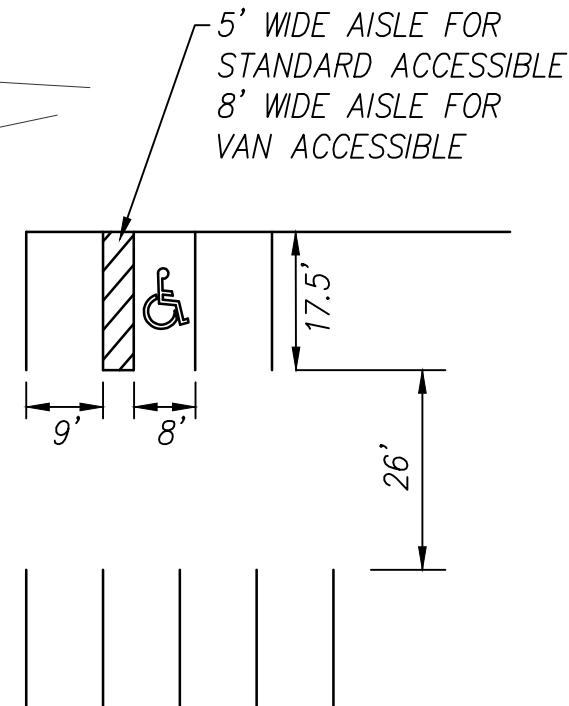
GRID NORTH
NAD 83 (1995)
NAVD 88

SCALE: 1" = 50'

COORDINATES HAVE BEEN DATUM
ADJUSTED BY A SCALE FACTOR 1.0001



- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC., DATED SEPTEMBER 27, 2011 AND SUPPLEMENTED WITH ASBUILT SURVEY DATED OCTOBER 03, 2011.
 - PROPERTY CONCERNED REFLECTS PARCEL 27.17 (ID 132 02717) AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 132. ZONING FOR THE PROPERTY IS PC-1, "RETAIL AND OFFICE PARK DISTRICT". TOTAL AREA IS 1.00± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.72± ACRES. CITY BLOCK NUMBER IS 46346.
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
 - PROPERTY OWNER (PER KGIS):
KINGSTON PIKE, LLC
3440 STE 1400 PEACHTREE RD NE
ATLANTA, GA 30326
OWNER/DEVELOPER:
DAVIS, MATTHEWS & QUIGLEY P.C.
3440 STE 1400 PEACHTREE RD NE
ATLANTA, GA 30326
TEL. NO. (404) 261-3900
EMAIL: RQigley@DMGLaw.com
 - ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40, "LANDSCAPING," OF THE KNOXVILLE, KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
 - REFERENCING SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.
 - UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:
WATER - FIRST UTILITY DISTRICT
SEWER - FIRST UTILITY DISTRICT
ELECTRIC - KNOXVILLE UTILITIES BOARD
GAS - KNOXVILLE UTILITIES BOARD
COMMUNICATIONS - AT&T, COMCAST, KNOLOGY
 - RETENTION AND WATER QUALITY HAS BEEN PROVIDED FOR THIS PROPERTY UNDER PREVIOUS DEVELOPMENTS.
 - THE PERIMETER 50 FOOT BUFFER IS TO BE UNDISTURBED UNLESS BY AGREEMENT BETWEEN THE PROPERTY OWNER AND ADJOINING RESIDENTIAL OWNERS WITH THE APPROVAL OF MPC, A BERM OR FENCE OR ADDITIONAL VEGETATION IS PLACED IN THE UNDISTURBED AREA.
 - PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 - PROPOSED SITE LIGHTING PLAN SHALL MEET KNOX PLANNING AND CITY OF KNOXVILLE REGULATIONS.



TYPICAL PARKING DETAIL
N.T.S.

PARKING SUMMARY:

REQUIRED PARKING
RETAIL/BUSINESS SPACE
3 SPACES PER 1,000 SQ. FT.
7,500/1,000 X 3 = 23 PARKING SPACES
MAXIMUM = 6 SPACE PER 1,000 = 45 PARKING SPACES

1-25 STANDARD SPACES REQUIRES
1 VAN ACCESSIBLE SPACE
ACCESSIBLE SPACES REQUIRED = 1 ACCESSIBLE SPACE

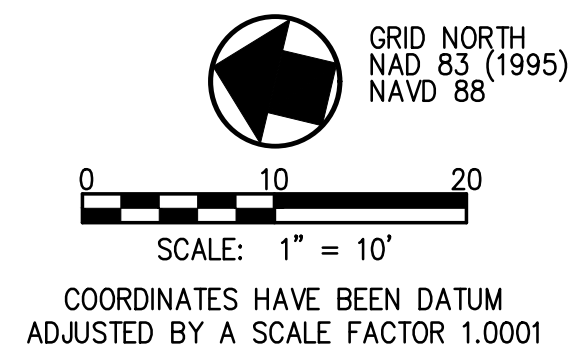
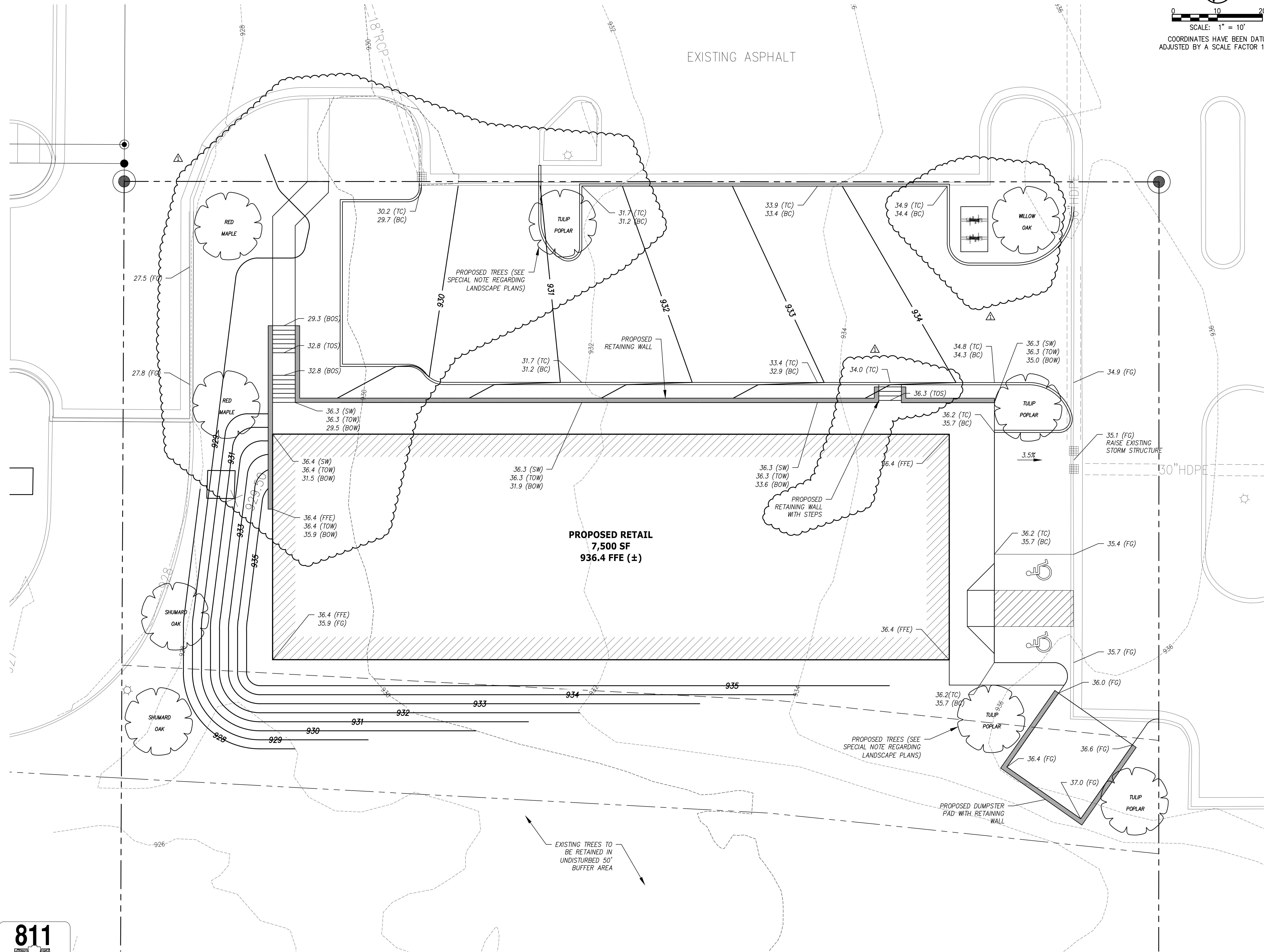
PROVIDED:
TOTAL STANDARD SPACES PROVIDED = 16 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 2 SPACES
TOTAL BICYCLE SPACES PROVIDED = 4 SPACES
BICYCLE SPACE COUNTS AS PARKING = 1 SPACE
TOTAL CROSS-EASEMENT SPACES = 5 SPACES
TOTAL SPACES PROVIDED = 24 SPACES

LEGEND

- EXIST. PROP. LINE
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- 1
C3.01
DETAIL REFERENCE
(DETAIL NO./SHEET NO.)
- 22
NUMBER OF PARKING SPACES
- 1
COORDINATE POINT
- ACCESSIBLE PARKING
- ACCESSIBLE RAMP

Revised: 8/26/2019

REVISED PER KNOX PLANNING COMMENTS		8/26/2019
REVISIONS		DATE
CANNON & CANNON INC. CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT: KINGSTON PIKE, LLC 3400 SUITE 1400 PEACHTREE RD NE ATLANTA, GA 30326		
PROJECT: SHERILL HILL LOT 1R7 USE ON REVIEW MOSS GROVE BLVD KNOXVILLE, TN 37922		
USE ON REVIEW OVERALL SITE LAYOUT		
USE ON REVIEW SUBMITTAL (9-D-19-UR)		
CCI PROJECT NO. 00771-0000		
DRAWING DATE JULY 29, 2019		
PM JRH	QC	
DRAWN LED		
UOR1.01		



- NOTES:**
1. SEE SHEET UR1.01.
 2. BUILDING ROOF DRAINS AND PARKING AREAS SHALL BE DIRECTED TO THE EXISTING STORM SEWER SYSTEM THAT IS CONNECTED TO A WATER QUALITY UNIT AND RETENTION POND.

LANDSCAPING SUMMARY:

REQUIRED TREES
8 PER AC.
8 X 1.0 AC. = 8 TREES

PROVIDED:
9 TREES CAPABLE OF ATTAINING A HEIGHT > 50 FEET
(2 RED MAPLE, 2 SHUMARD OAK, 4 TULIP POPLAR AND 1 WILLOW OAK)

TREES SHOWN FOR USE ON REVIEW ONLY. FINAL LANDSCAPE PLAN TO BE DEVELOPED BY A LANDSCAPE ARCHITECT AND SUBMITTED TO THE CITY OF KNOXVILLE FOR SITE PLAN APPROVAL PRIOR TO A BUILDING PERMIT. CURRENTLY THERE ARE EXISTING TREES ON-SITE THAT WILL BE RETAINED IN THE 50' UNDISTURBED BUFFER AND ARE NOT ACCOUNTED FOR ON THIS PLAN.

REVISED PER KNOX PLANNING COMMENTS		8/26/2019
REVISIONS		DATE
CANNON & CANNON INC CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT: KINGSTON PIKE, LLC 3400 SUITE 1400 PEACHTREE RD NE ATLANTA, GA 30326		
PROJECT: SHERILL HILL LOT 1R7 USE ON REVIEW MOSS GROVE BLVD KNOXVILLE, TN 37922		
USE ON REVIEW ENLARGED GRADING PLAN/LANDSCAPE		
USE ON REVIEW SUBMITTAL (9-D-19-UR)	CCI PROJECT NO. 00771-0000	
	DRAWING DATE JULY 29, 2019	
	PM JRH	QC
	DRAWN LED	
UOR1.02		



Revised: 8/26/2019