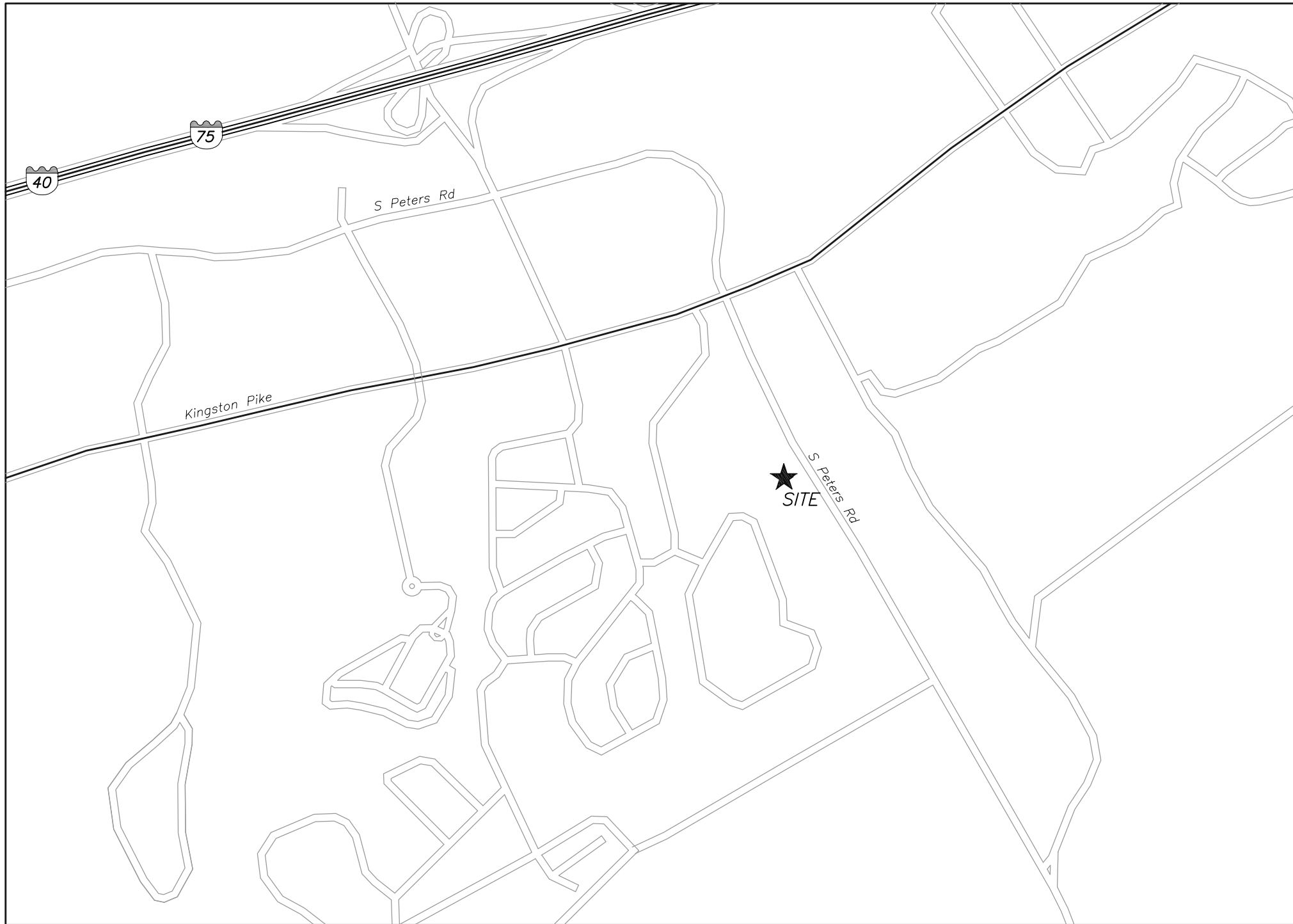


SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1507024

PRIMROSE SCHOOL

SITE ADDRESS: 267 SOUTH PETERS ROAD, KNOXVILLE, TENNESSEE 37923
CLT MAP 132, INSERT 'F', GROUP 'C', PARCEL 3



LOCATION MAP

DEVELOPER:
CLEMENS PROPERTIES, INC.
6730 LITTLE SUGARCREEK ROAD
BELLBROOK, OHIO 45305
(937) 848-4515

OWNER:
GEORGE & BARBARA WILHOIT
2419 WASHINGTON PIKE
KNOXVILLE, TN 37917



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
AND STANDARDS.
ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY FIRST UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

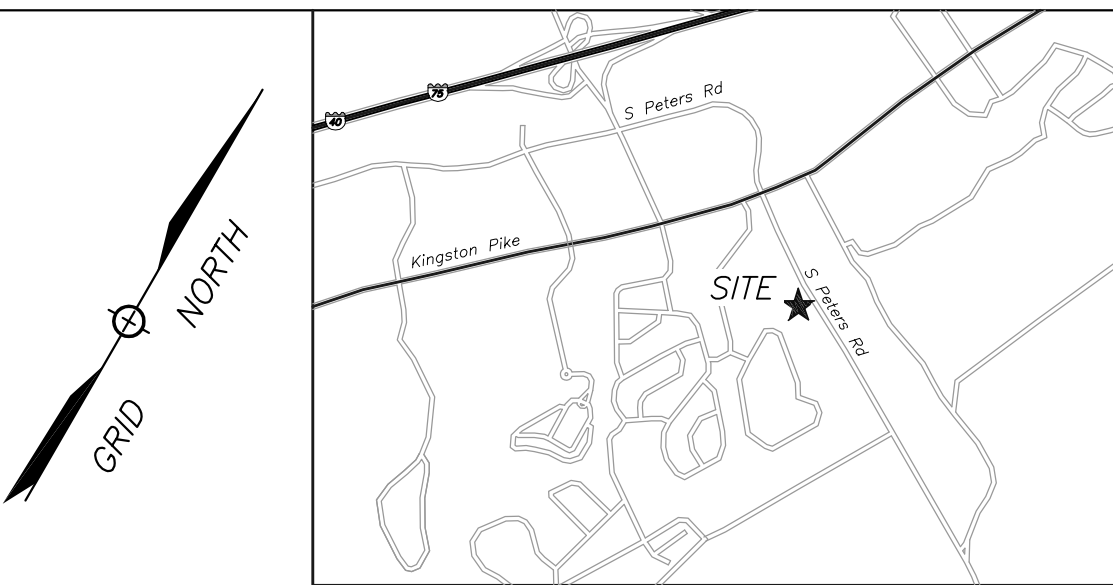
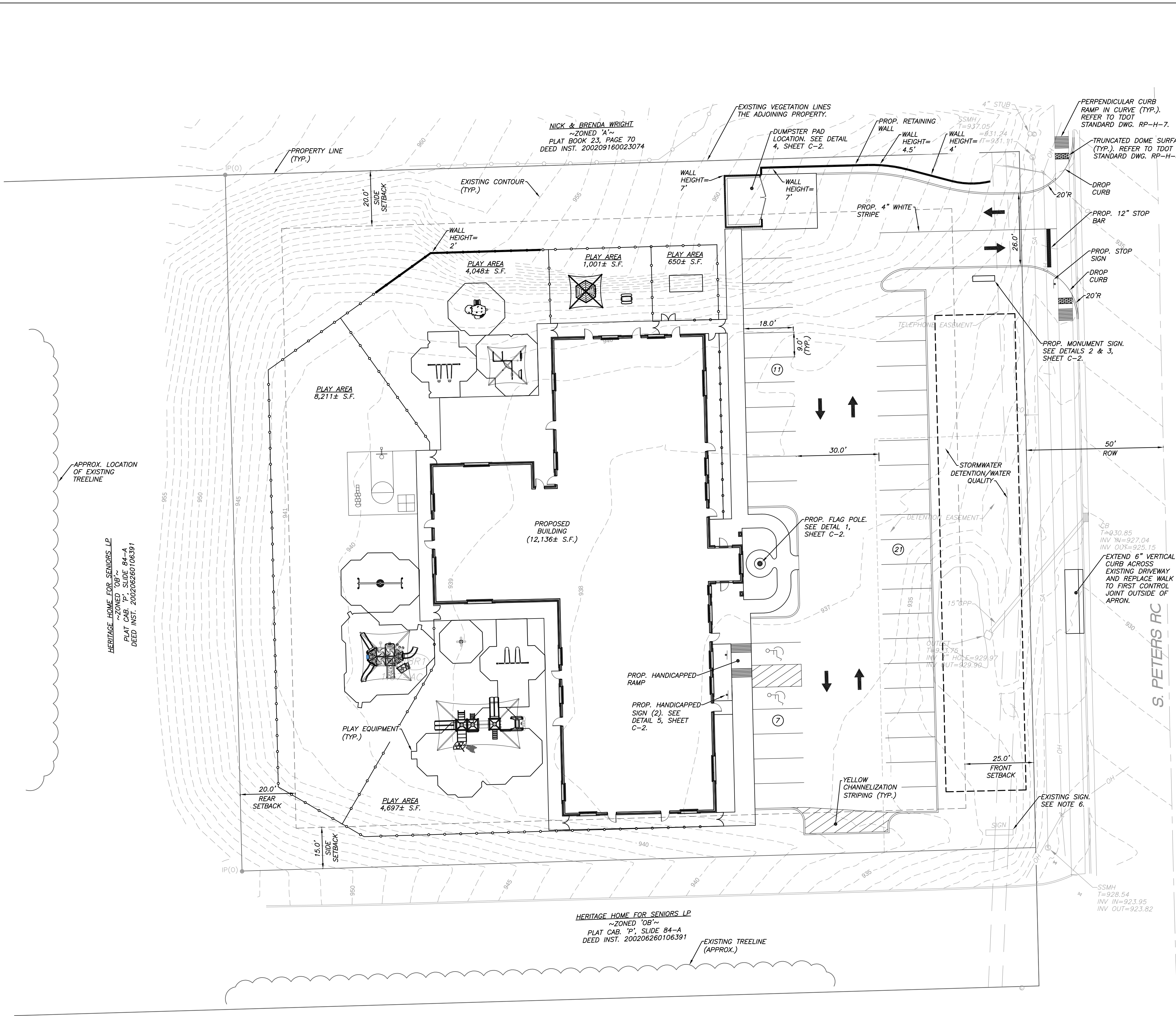
SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
SITE PLAN	C-1
SITE DETAILS	C-2
CONCEPTUAL FLOORPLAN	CP1.0
CONCEPTUAL EXTERIOR ELEVATIONS	CP2.0
LANDSCAPE PLAN	LA-1

Revised: 8/26/2015

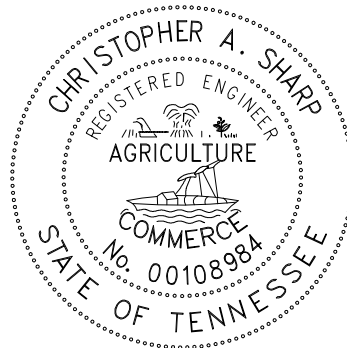
MPC# 9-F-15-UR

2	08/26/15	MPC RESUBMITTAL
ISSUE NO.	DATE	DESCRIPTION



LOCATION MAP

- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED OB. REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: TWENTY-FIVE (25') FEET;
SIDE: FIFTEEN (15') FEET;
REAR: TWENTY (20') FEET;
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. PARKING SUMMARY:
REQUIRED SCHOOL PARKING:
TWO PER 3--EMPLOYEES PLUS ONE PER EVERY 8 CHILDREN
20 EMPLOYEES * (2/3) + 180 CHILDREN * (1/8) = 36 SPACES
PROPOSED PARKING:
37 STANDARD
2 HANDICAP
39 TOTAL
 4. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
 5. REQUIRED PLAY AREA = $2500 + 100 (160-20) = 18,500$ S.F.
PROPOSED PLAY AREA = 18,607 S.F.
 6. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE EXISTING SIGN MUST BE RELOCATED TO LOT 17 (HERITAGE HOME PROPERTY) OR A SUBDIVISION PLAT MUST BE RECORDED WHICH INCORPORATES THE EXISTING SIGN INTO THE AFOREMENTIONED LOT.
 7. SEE SHEET C-2 FOR PROPOSED DRIVEWAY PROFILE.



Revised: 8/26/2015 MPC# 9-F-15-UR
SHEET C-1 2 OF 6

REFERENCE:
PLAT CABINET "P", SLIDE 84-A
DEED INST. #200904090064630

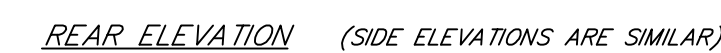
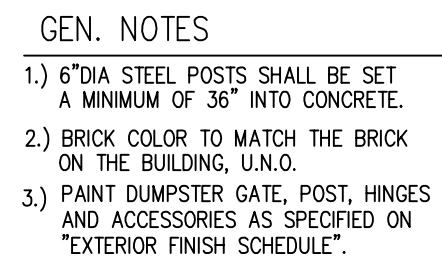
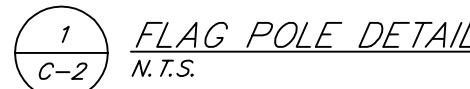
ALL WORKMANSHIP AND MATERIALS SHALL BE PER
KNOX COUNTY STANDARD SPECIFICATIONS
FOR SITE DEVELOPMENT PERMITS.



SITE DATA SUMMARY	
CURRENT USE	VACANT
PROPOSED USE	DAYCARE
ZONING	OB
TOTAL SITE AREA	1.67 ACRES
GROSS FLOOR AREA	12,136 S.F. (ONE-STORY BUILDING)
TOTAL PARKING AREA	16,895 S.F.

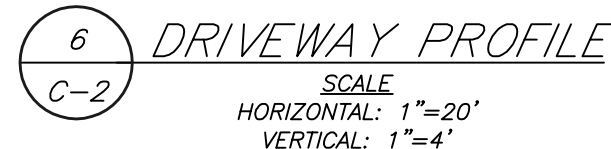
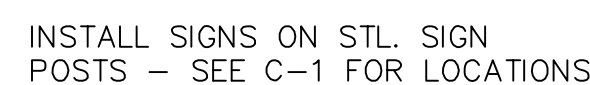
1	08/21/15	REVISED PER MPC COMMENTS	BDS
REVISION	DATE	DESCRIPTION	BY

SITE PLAN		
PRIMROSE SCHOOL		
SITE ADDRESS: 267 SOUTH PETERS ROAD, KNOXVILLE 37923		
DIST. NO. 3	INSERT "F"	KNOX CO., TN.
CLT MAP 132	GROUP "C"	PARCEL 3
SCALE: 1"=20'		JULY 27, 2015
DEVELOPER:	CLEMENS PROPERTIES, INC. 6730 LITTLE SUGARCREEK ROAD BELLBROOK, OHIO 45305 (937) 848-4515	
OWNER:	GEORGE & BARBARA WILHOIT 2419 WASHINGTON PIKE KNOXVILLE, TENNESSEE 37917	
	URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924	
DWN: BDS	CHK: CAS	DWG. NO. 1507024



SYMBOL DETAIL
N.T.S.

IN ADDITION TO SIGN, ACCESSIBLE STALLS SHALL BE OUTLINED IN BLUE AND A VIEW OF THE WHEELCHAIR WITH OCCUPANT 36"x36" OUTLINED IN WHITE CENTERED IN THE SPACE



					 URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924		
1	08/21/15		REVISED PER MPC COMMENTS	BDS			
REVISION	DATE		DESCRIPTION	BY			
					DWN: BDS	CHK: CAS	DWG. NO. 1507024

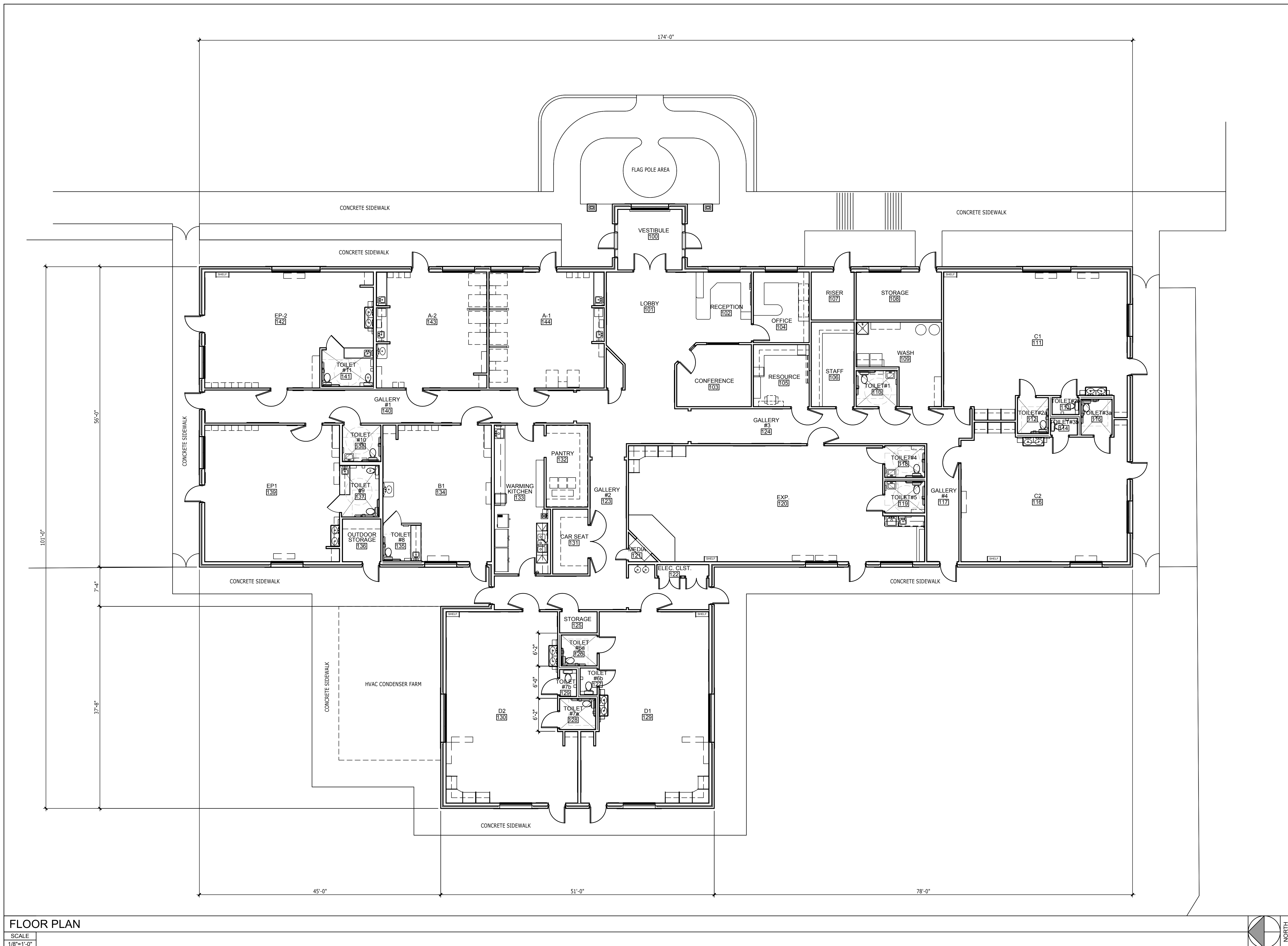
Suite B
2440 Dayton-Xenia Road
Beavercreek, Ohio 45434
937 427 2770 voice
937 426 9798 fax
info@altarchitecture.com

9-F-15-UR
Revised: 8/26/2015

**PROGRESS PRINT
NOT FOR CONSTRUCTION**

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CP1.0



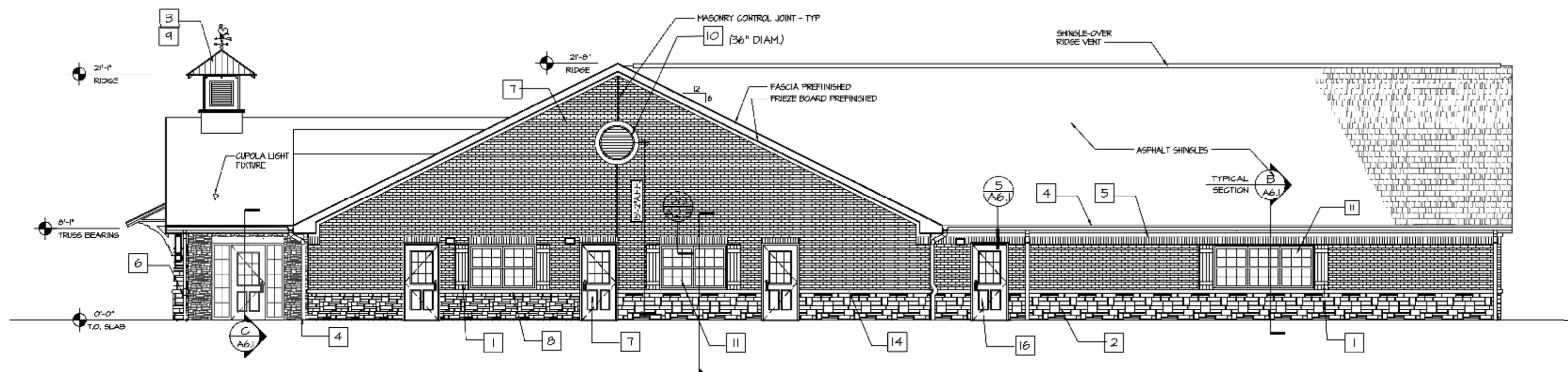
Suite B
2440 Dayton-Xenia Road
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937 427 2770 voice
937 426 9798 fax
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9-F-15-UR
Revised: 8/26/2015

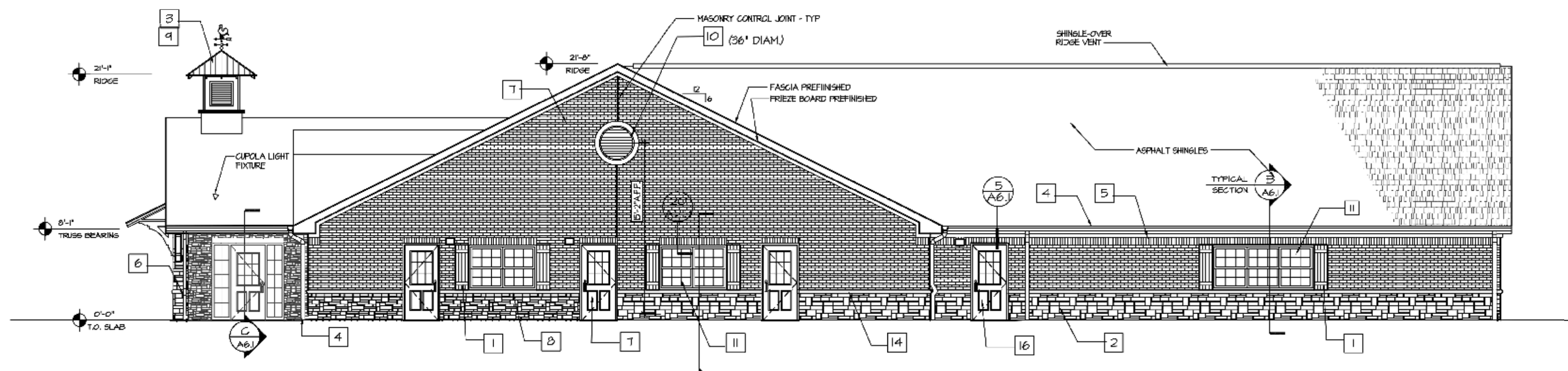
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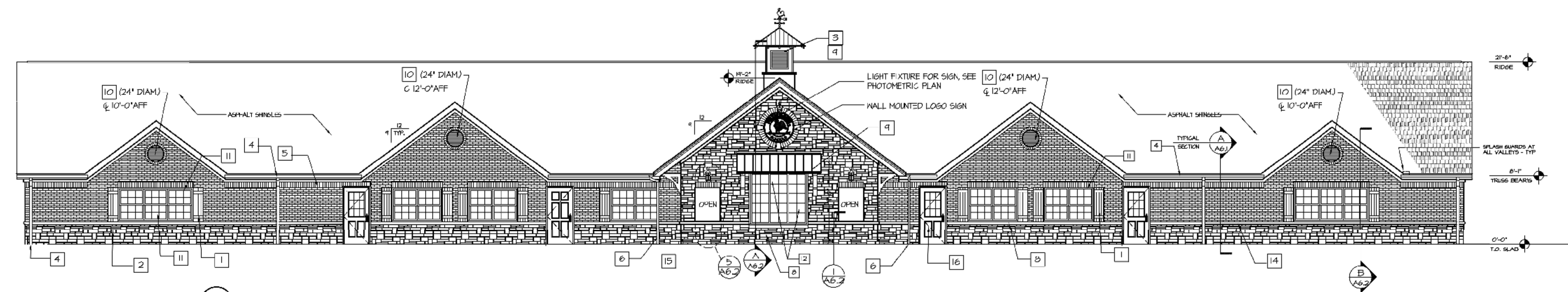
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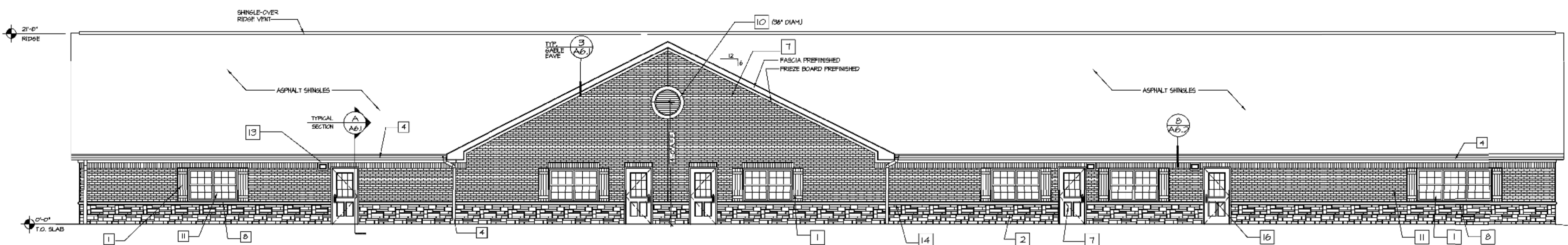
SCALE
1/8"=1'-0"



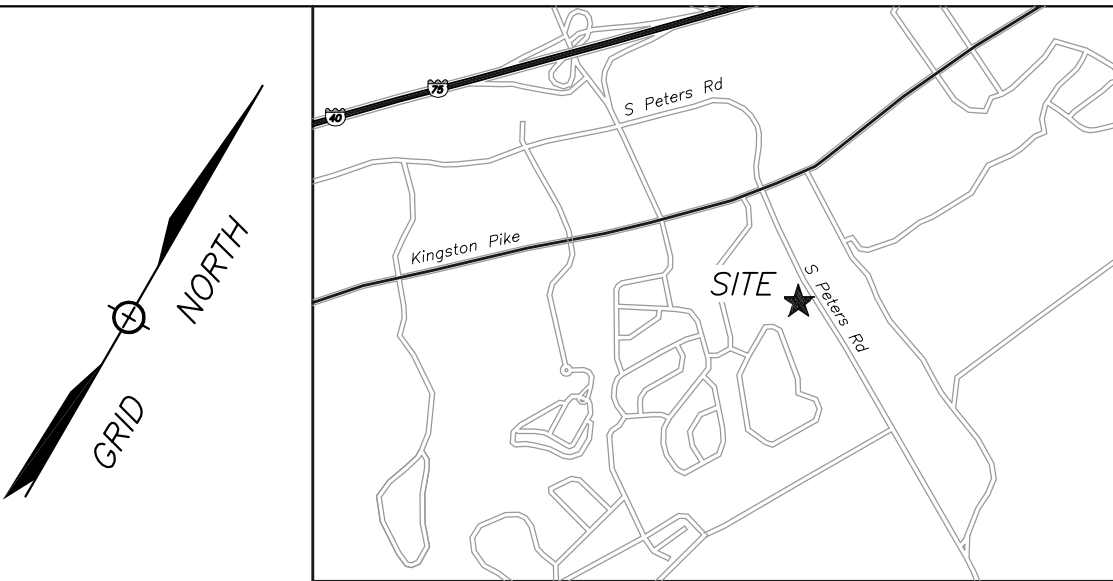
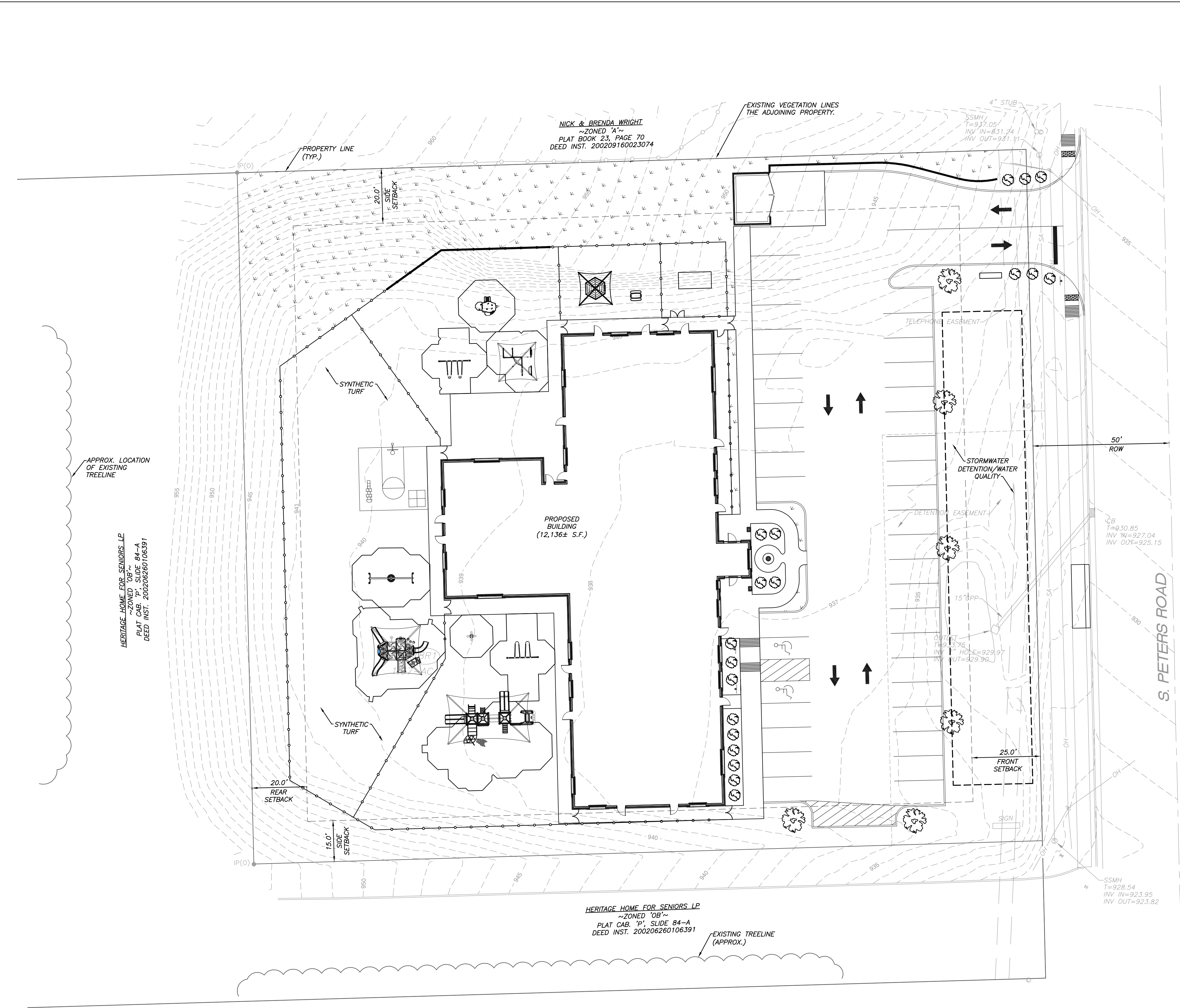
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1/8"=1'-0"



SCALE
1/8"=1'-0"



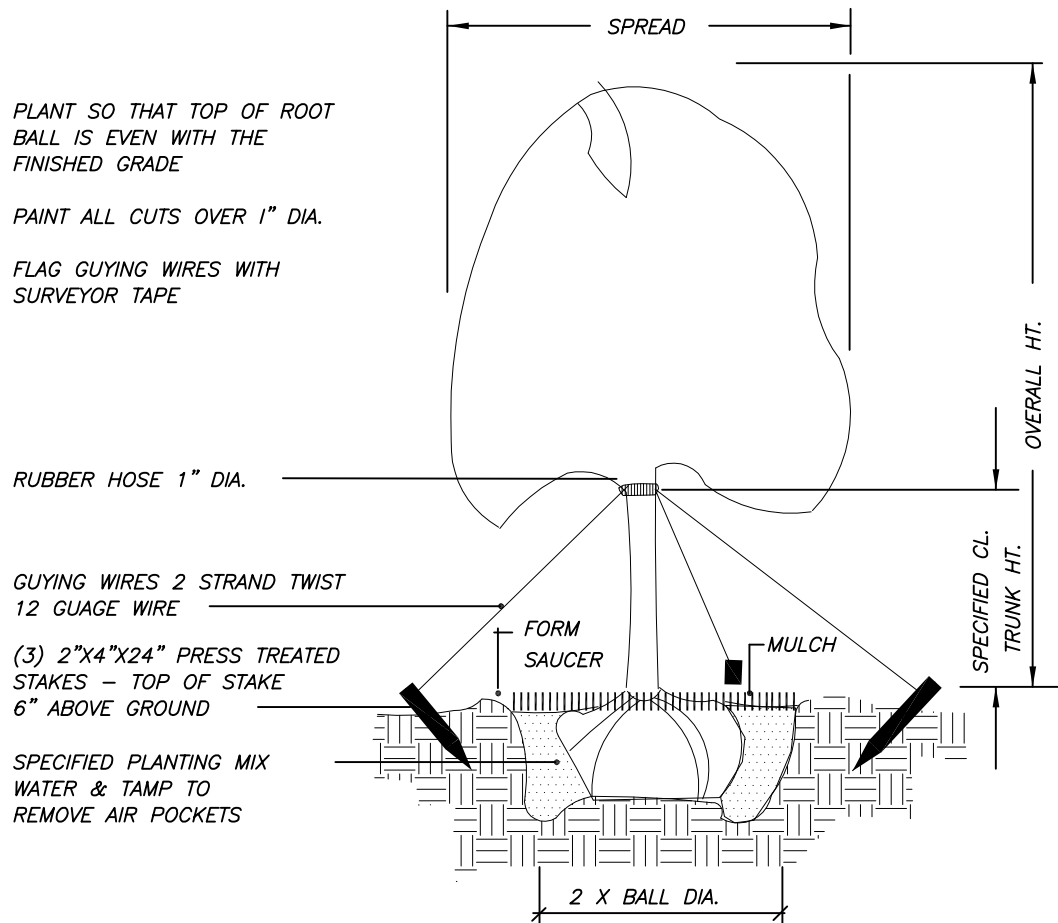
SCALE
1/8"=1'-0"



LOCATION MAP

LANDSCAPE PLAN NOTES:

- 1) ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL AT 1-800-351-1111 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
- 2) PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY W/ THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE ASSOCIATION OF NURSERYMEN.
- 3) PROVIDE 3" DEEP LAYER OF NEWLY SHREDDED HARDWOOD BARK MULCH AT ALL PLANTER BEDS.
- 4) REMOVE ALL STRINGS AND TIES FROM TREES AND SHRUBS.
- 5) REMOVE UPPER 1/3 OF BURLAP FROM ALL PLANT BALLS; DO NOT PIERCE TREE BALLS WITH SUPPORT STAKES.
- 6) FERTILIZE ALL PLANTS WITH 16-16-16 FERTILIZER AT THE RATE OF: 3 LBS. PER TREE AND 3 LBS. PER 100 S.F. OF SHRUB BED.
- 7) SPECIFIED PLANTING MIX: THREE PARTS TOPSOIL, FERTILIZER (SEE NOTE ABOVE) AND ONE PART PEAT MOSS.
- 8) SHRUBS SELECTED FROM THE PLANTING SCHEDULE, LISTED HEREON, ARE TO BE PLACED AROUND BUILDINGS, WITHIN ISLANDS AND ALONG WALKWAYS BY THE LANDSCAPE SUBCONTRACTOR. SAID SUBCONTRACTOR IS REQUIRED TO SUBMIT PLANS AND PROPOSALS FOR THE DEVELOPERS REVIEW AND APPROVAL.
- 9) EXISTING VEGETATION ALONG PERIMETER BOUNDARIES IS TO REMAIN IN PLACE AND UNDISTURBED, EXCEPTING WHERE UTILITY CONSTRUCTION MUST TAKE PLACE.



TREE PLANTING

SCALE: NOT TO SCALE

TREE/PLANT LEGEND:

- PIN OAK
- SHRUB
- MONKEY GRASS

REFERENCE:

PLAT CABINET "P", SLIDE 84-A
DEED INST. #200904090064630

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



REVISION	DATE	DESCRIPTION	BY
1	08/21/15	ADDED PER MPC COMMENTS	BDS

Revised: 8/26/2015

MPC# 9-F-15-UR

SHEET LA-1 6 OF 6

LANDSCAPE

PRIMROSE SCHOOL

SITE ADDRESS: 267 SOUTH PETERS ROAD, KNOXVILLE 37923

DIST. NO. 3 INSERT "F" KNOX CO., TN.
CLT MAP 132 GROUP "C" PARCEL 3
SCALE: 1"=20' JULY 27, 2015

DEVELOPER: CLEMENS PROPERTIES, INC.
6730 LITTLE SUGARCREEK ROAD
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