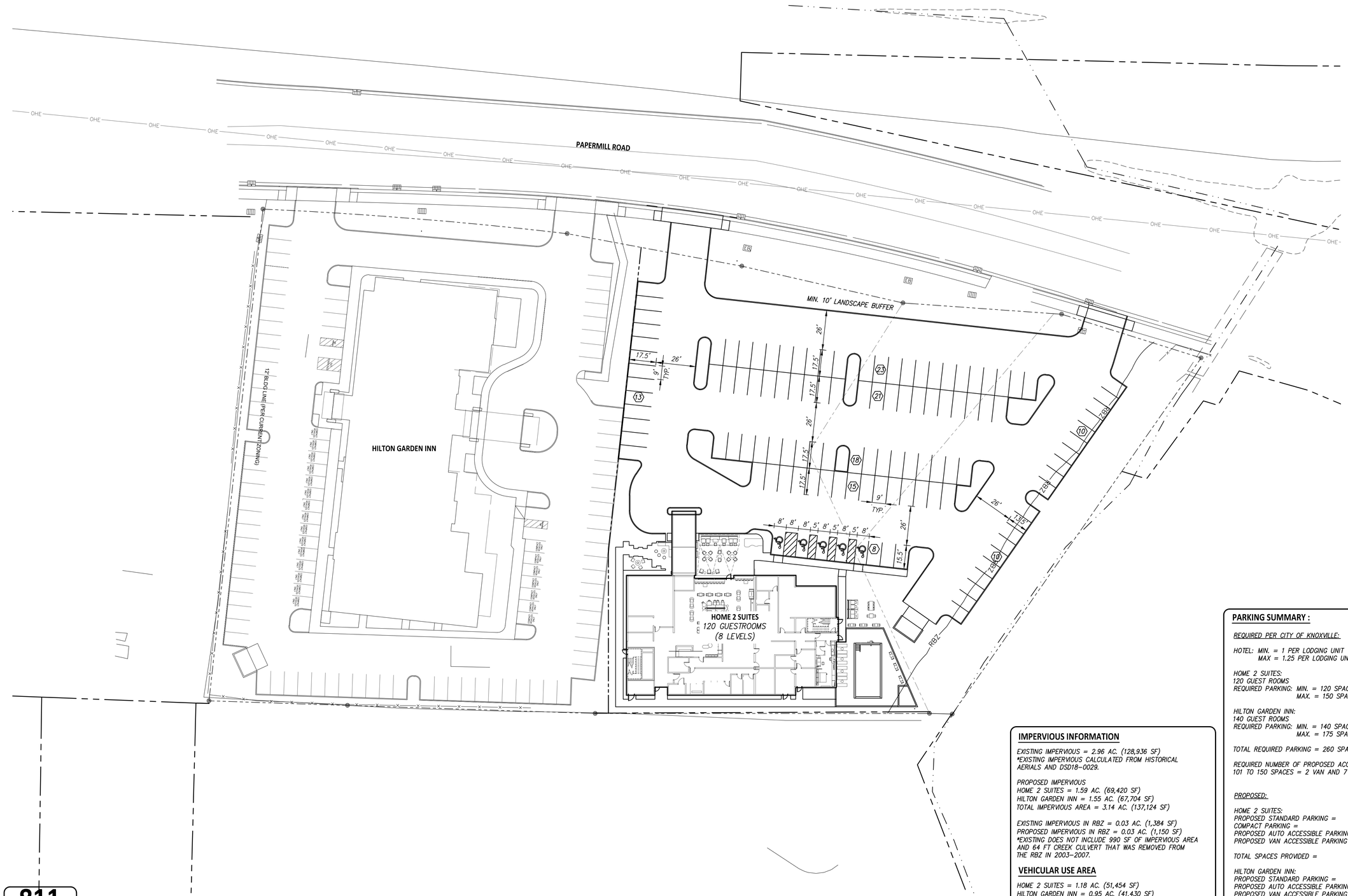

IMPERVIOUS INFORMATION

EXISTING IMPERVIOUS = 2.96 AC. (128,936 SF)
*EXISTING IMPERVIOUS CALCULATED FROM HISTORICAL AERIALS AND DSD18-0029.

PROPOSED IMPERVIOUS
HOME 2 SUITES = 1.59 AC. (69,420 SF)
HILTON GARDEN INN = 1.55 AC. (67,704 SF)
TOTAL IMPERVIOUS AREA = 3.14 AC. (137,124 SF)

EXISTING IMPERVIOUS IN RBZ = 0.03 AC. (1,384 SF)
PROPOSED IMPERVIOUS IN RBZ = 0.03 AC. (1,150 SF)
*EXISTING DOES NOT INCLUDE 990 SF OF IMPERVIOUS AREA AND 64 FT CREEK CULVERT THAT WAS REMOVED FROM THE RBZ IN 2003-2007.

VEHICULAR USE AREA

HOME 2 SUITES = 1.18 AC. (51,454 SF)
HILTON GARDEN INN = 0.95 AC. (41,430 SF)
TOTAL VEHICULAR USE AREA = 2.13 AC. (92,884 SF)

NOTES:

1. REFER TO SHEET C002 FOR GENERAL NOTES.

PARKING SUMMARY :

REQUIRED PER CITY OF KNOXVILLE:

HOTEL: MIN. = 1 PER LODGING UNIT
MAX = 1.25 PER LODGING UNIT

HOME 2 SUITES:
120 GUEST ROOMS
REQUIRED PARKING: MIN. = 120 SPACES
MAX. = 150 SPACES

HILTON GARDEN INN:
140 GUEST ROOMS
REQUIRED PARKING: MIN. = 140 SPACES
MAX. = 175 SPACES

TOTAL REQUIRED PARKING = 260 SPACES

REQUIRED NUMBER OF PROPOSED ACCESSIBLE SPACES FOR 101 TO 150 SPACES = 2 VAN AND 7 STANDARD

PROPOSED:

HOME 2 SUITES:
PROPOSED STANDARD PARKING = 93 SPACES
COMPACT PARKING = 20 SPACES
PROPOSED AUTO ACCESSIBLE PARKING = 2 SPACES
PROPOSED VAN ACCESSIBLE PARKING = 3 SPACES

TOTAL SPACES PROVIDED = 118 SPACES

HILTON GARDEN INN:
PROPOSED STANDARD PARKING = 105 SPACES
PROPOSED AUTO ACCESSIBLE PARKING = 4 SPACES
PROPOSED VAN ACCESSIBLE PARKING = 1 SPACES

TOTAL SPACES PROVIDED = 110 SPACES

A SHARED PARKING AGREEMENT IS PROVIDED WITH 6005 BROOKVALE IN TO PROVIDE 32 SPACES

TOTAL COMBINED SPACES PROVIDED = 260 SPACES

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PROJECT:

HOME 2 SUITES

PAPERMILL DRIVE
KNOXVILLE, TN 37919

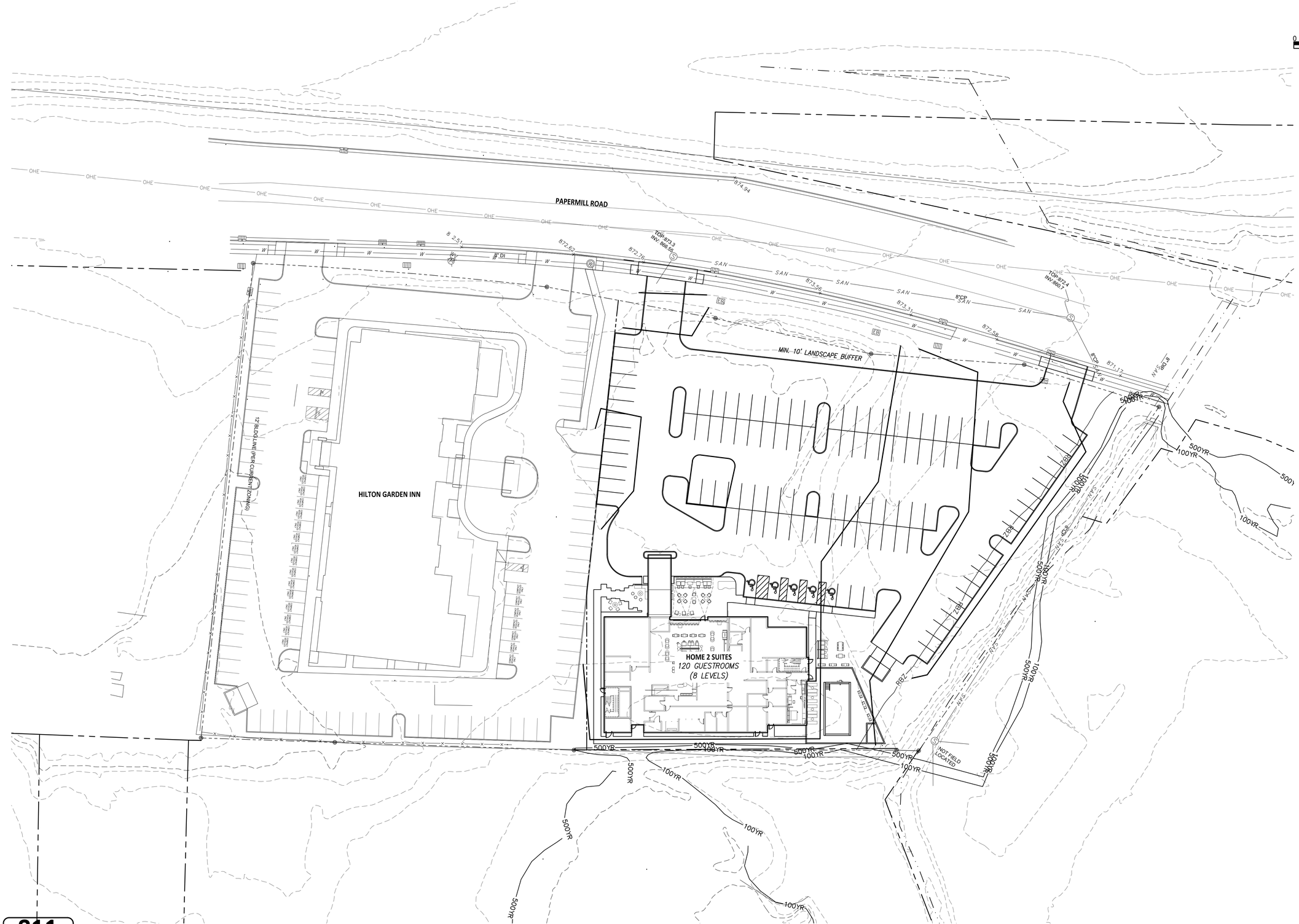
CANNON & CANNON INC
10025 Investment Drive, Suite 120
Knoxville, TN 37932
865.670.8555
www.cci-corp.com

CLIENT:
THE 9 GROUP
9128 EXECUTIVE PARK DRIVE
KNOXVILLE, TN 37928
(865)405-9999

CCI PROJ. NO.	01490-0004
DATE:	JANUARY 17, 2025
PM/PC:	AK
DRAWN BY:	CO

SITE LAYOUT PLAN

C101



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NOTES:

1. *REFER TO SHEET C002 FOR GENERAL NOTES.*

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1	--/--/----	REVISED PER CITY OF KNOXVILLE COMMENTS

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SITE GRADING & DRAINAGE PLAN

C201