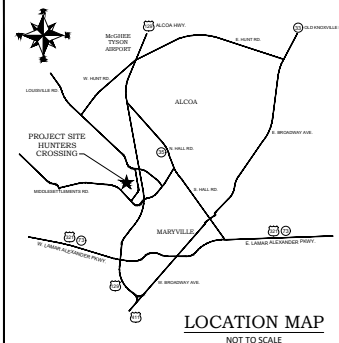
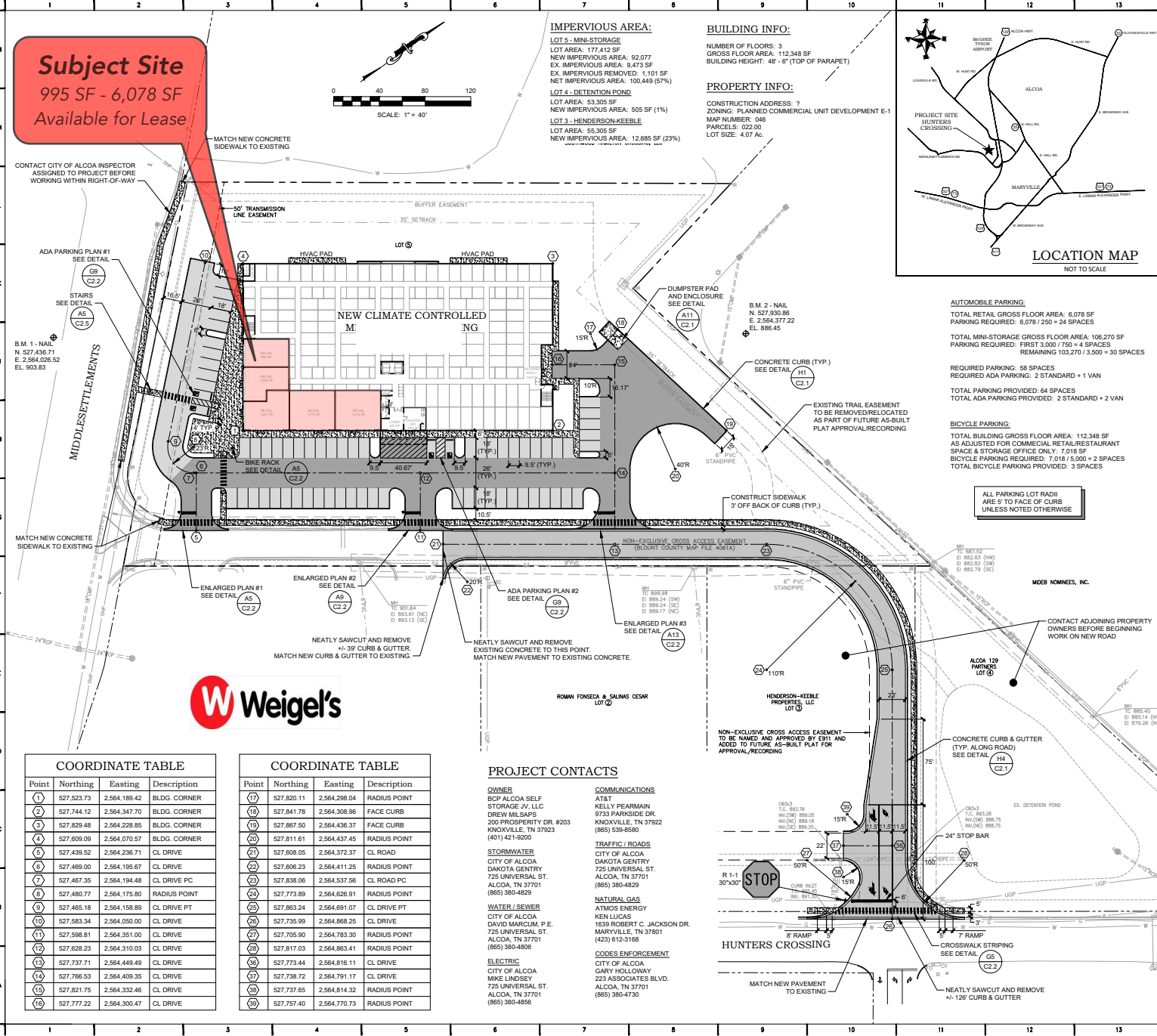


Subject Site
995 SF - 6,078 SF
Available for Lease



LEGEND

- EXISTING**
- IRON ROD
 - LIGHTY POLE
 - UTILITY POLE
 - ELECTRIC SECTIONALIZING CABINET
 - TRANSFORMER
 - TELEPHONE PEDESTAL
 - GAS MARKER
 - FIBER OPTIC MARKER
 - COMMUNICATIONS VAULT
 - VALVE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - MANHOLE
 - CATCH BASIN
 - CURB INLET
 - ROUND AREA DRAIN
 - SIGN
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - WATER LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - REINFORCED CONCRETE PIPE
 - POLYVINYL CHLORIDE
 - DUCTILE IRON
 - UNDERGROUND POWER LINE
 - OVERHEAD POWER LINE
 - TELEPHONE LINE
 - PROPERTY BOUNDARY
 - BENCH MARK
- NEW**
- LIGHT DUTY PAVEMENT (A1 C2.1)
 - MEDIUM DUTY PAVEMENT (A1 C2.1)
 - CONCRETE (A1 C2.1)
 - SIDEWALK (A1 C2.1)
 - HEAVY DUTY PAVEMENT (A1 C2.1)

AUTOMOBILE PARKING:
TOTAL RETAIL GROSS FLOOR AREA: 6,078 SF
PARKING REQUIRED: 6,078 / 250 = 24 SPACES

TOTAL MINI-STORAGE GROSS FLOOR AREA: 106,270 SF
PARKING REQUIRED: FIRST 3,000 / 750 = 4 SPACES
REMAINING 103,270 / 3,500 = 30 SPACES

REQUIRED PARKING: 58 SPACES
REQUIRED ADA PARKING: 2 STANDARD + 1 VAN

TOTAL PARKING PROVIDED: 64 SPACES
TOTAL ADA PARKING PROVIDED: 2 STANDARD + 2 VAN

BICYCLE PARKING:
TOTAL BUILDING GROSS FLOOR AREA: 112,348 SF
AS ADJUSTED FOR COMMERCIAL RETAIL/RESTAURANT SPACE & STORAGE OFFICE ONLY: 7,018 SF
BICYCLE PARKING REQUIRED: 7,018 / 5,000 = 2 SPACES
TOTAL BICYCLE PARKING PROVIDED: 3 SPACES

ALL PARKING LOT RADII ARE 5' TO FACE OF CURB UNLESS NOTED OTHERWISE

GENERAL NOTES

1. EXISTING FEATURES & PROPERTY BOUNDARY TAKEN FROM SURVEY PROVIDED BY CANNON & CANNON, INC. NO SURVEY PERFORMED BY C2RL ENGINEERS, INC. CONTRACTOR SHALL CONTACT CANNON & CANNON TO ESTABLISH SURVEY CONTROL FOR THIS SITE.
2. DIMENSIONS AND COORDINATES RELATIVE TO CURBING ARE TO FACE OF CURB.
3. THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED. CONTRACTOR IS REQUIRED TO PLACE A WARNING ONE-CALL PRIOR TO BEGINNING CONSTRUCTION. TN-1 CALL TICKET NUMBER MUST BE KEPT KNOWN BY ALL EXCAVATORS ON SITE.
4. **TREE REQUIREMENT:**
NEW PAVED AREA: 53,782 SF
REQUIRED TREES: 53,782 / 2,000 = 27 TREES (ASSUMES 2" CALIPER)
5. ALL TREES PLANTED TO MEET SITE DESIGN REQUIREMENTS AND SHALL COMPLY WITH SUB-CHAPTER 2.20 OF THE CITY OF ALCOA ZONING AND LAND USE CONTROL.
6. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR ALL TRAFFIC CONTROL.
7. A MINIMUM OF TWO (2) DAYS NOTICE SHALL BE GIVEN IN ADVANCE BEFORE ANY ROAD OR LANE CLOSURES ARE TO PROCEED.
8. ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERRECTED UP TO ONE WEEK BEFORE NECESSITY, IF THE SIGN FACE IS FULLY COVERED.
9. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE PRINTED SET OF CONTRACT DOCUMENTS AND SPECIFICATIONS REFLECT THE SCOPE OF THE CONSTRUCTION. CONTRACTORS MAY USE THE ELECTRONIC FILES AT THEIR OWN RISK.
10. CONTRACTOR SHALL CONTACT THE CITY OF ALCOA INSPECTOR TO INSPECT ALL WORK WITHIN THE EXISTING OR FUTURE RIGHT-OF-WAY.
11. AUTOCAD FILES AVAILABLE UPON REQUEST. HOWEVER, CONTRACTORS ARE CAUTIONED THAT THE PRINTED SET OF CONTRACT DOCUMENTS AND SPECIFICATIONS REFLECT THE SCOPE OF THE CONSTRUCTION. CONTRACTORS MAY USE THE ELECTRONIC FILES AT THEIR OWN RISK.

COORDINATE TABLE

Point	Northing	Eastng	Description
1	527,523.73	2,564,189.42	BLDG. CORNER
2	527,744.12	2,564,347.70	BLDG. CORNER
3	527,829.48	2,564,228.85	BLDG. CORNER
4	527,609.06	2,564,070.57	BLDG. CORNER
5	527,439.52	2,564,236.71	CL DRIVE
6	527,469.00	2,564,195.67	CL DRIVE
7	527,467.35	2,564,194.48	CL DRIVE PC
8	527,480.77	2,564,175.80	RADIUS POINT
9	527,465.18	2,564,158.89	CL DRIVE PT
10	527,583.34	2,564,050.00	CL DRIVE
11	527,598.61	2,564,351.00	CL DRIVE
12	527,628.23	2,564,310.03	CL DRIVE
13	527,737.71	2,564,449.49	CL DRIVE
14	527,766.53	2,564,409.35	CL DRIVE
15	527,821.75	2,564,332.46	CL DRIVE
16	527,777.22	2,564,300.47	CL DRIVE

COORDINATE TABLE

Point	Northing	Eastng	Description
17	527,820.11	2,564,298.04	RADIUS POINT
18	527,841.78	2,564,308.96	FACE CURB
19	527,897.50	2,564,436.37	FACE CURB
20	527,811.61	2,564,437.45	RADIUS POINT
21	527,808.05	2,564,372.37	CL ROAD
22	527,806.23	2,564,411.25	RADIUS POINT
23	527,838.06	2,564,537.56	CL ROAD PC
24	527,773.89	2,564,626.91	RADIUS POINT
25	527,863.24	2,564,691.07	CL DRIVE PT
26	527,735.99	2,564,869.25	CL DRIVE
27	527,705.90	2,564,783.30	RADIUS POINT
28	527,817.03	2,564,863.41	RADIUS POINT
29	527,773.44	2,564,816.11	CL DRIVE
30	527,738.72	2,564,791.17	CL DRIVE
31	527,737.65	2,564,814.32	RADIUS POINT
32	527,757.40	2,564,770.73	RADIUS POINT

PROJECT CONTACTS

- OWNER**
SCP ALCOA SELF STORAGE JV, LLC
DREW MILSPAS
200 PROSPERITY DR. #203
KNOXVILLE, TN 37923
(401) 421-9200
- COMMUNICATIONS**
AT&T
KELLY PEARMAIN
9733 PARKSIDE DR.
KNOXVILLE, TN 37922
(865) 539-8580
- TRAFFIC / ROADS**
CITY OF ALCOA
DAKOTA GENTRY
725 UNIVERSAL ST.
ALCOA, TN 37701
(865) 380-4829
- NATURAL GAS**
ATMOS ENERGY
KEN LUCAS
1639 ROBERT C. JACKSON DR.
MARYVILLE, TN 37681
(423) 612-3168
- WATER / SEWER**
CITY OF ALCOA
DAVID MARCUM, P.E.
725 UNIVERSAL ST.
ALCOA, TN 37701
(865) 380-4806
- ELECTRIC**
CITY OF ALCOA
MIKE LINDSEY
223 ASSOCIATES BLVD.
ALCOA, TN 37701
(865) 380-4730



C2RL, INC
engineers
240 W. Bessemer Street, Alcoa, TN, 37701
Ph. (865) 960-3500

DATE: _____
REVISIONS: _____

Store Space - Self Storage
Alcoa, Tennessee
BCP Alcoa Self Storage JV, LLC
Alcoa, Tennessee
Site Layout Plan



JOB NO: 432.05
DATE: 11.6.23
DRAWN: TCC
CHECKED: JRW

PROJECT #23-056

C1.1