

SUBJECT PROPERTY:
 0 - 11th Avenue East
 Maplewood, TN 37003
 POC: 726.40.028
 (411 ACRES - 48.38 ACFT.)

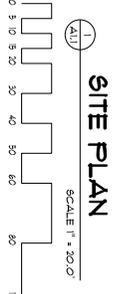
11th AVENUE EAST
 5 09 25' 32" W 155.64

ADJACENT PROPERTY:
 ZONED LIMITED BUSINESS
 COMMERCIAL

ADJACENT PROPERTY:
 ZONED RESIDENTIAL

FIRE PROTECTION NOTES:
 1. WATER SUPPLY LINE TO BE PROVIDED BY THE ENGINEER.
 2. A 60 SECOND VALVE TO BE LOCATED ON WATER SUPPLY LINE AND SHOWN ON CIVIL ENGINEER DOCUMENTS.
 3. CIVIL ENGINEER TO SUPPLY FIRE LATER H2O CALCULATIONS.

SITE AREA CALCULATIONS:
 66268 USABLE LOT AREA + 4839 S.F. (N.I.I. ACRES)
 BUILDING COVER:
 PRINCIPLE BUILDINGS + 11820 S.F.
 TOTAL BUILDING COVER + 34.1%
 MAXIMUM BUILDING COVER + 38%
 IMPERVIOUS SURFACE COVER:
 TOTAL BUILDING AREA + 11820 S.F.
 IMPERVIOUS ASPHALT PARKING + 0 S.F.
 CONCRETE DRIVEWAYS + 0 S.F.
 TOTAL IMPERVIOUS AREA + 21740 S.F.
 TOTAL IMPERVIOUS COVER + 59.15%
 MAXIMUM IMPERVIOUS COVER + 65%



ZONING INFORMATION:
 CURRENT ZONING: LIMITED BUSINESS COMMERCIAL
 2020 COMPREHENSIVE PLAN COMMERCIAL
 PROPOSED USE:
 2190.03 - PERMITTED USES
 9180.1 - Residential care facilities such as nursing homes, assisted living facilities and senior facilities (excludes hospitals, sanitariums or similar institutions).

SHEET INDEX:

A11	SITE PLAN
A12	LANDSCAPE
A21	FIRST FLOOR PLAN
A22	SECOND FLOOR PLAN
A23	THIRD FLOOR PLAN
A31	EXTERIOR ELEVATION
A32	EXTERIOR ELEVATIONS
A33	EXTERIOR ELEVATION

TOO DESIGN
 100102264

KENNEDY PROPERTY MANAGEMENT
 11th Avenue East Maplewood

Plan Date:
 08/26/2024

Prepared By:
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Checked By:
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Approved By:
 Todd Ostrum

JIM MACKAY ARCHITECT