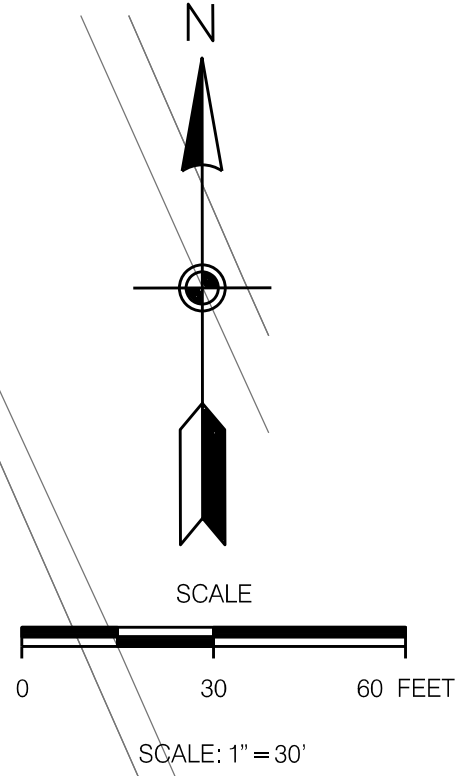
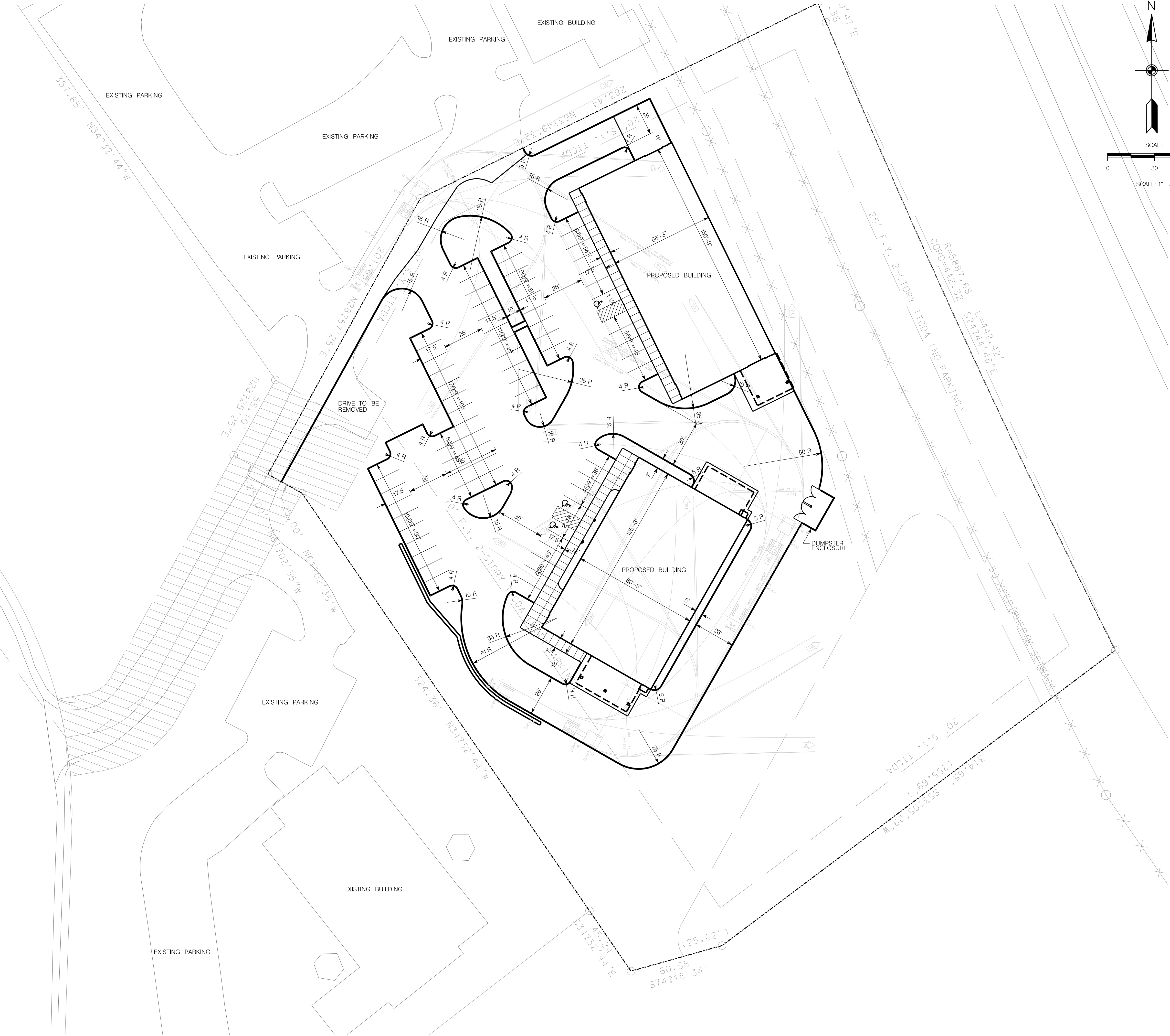
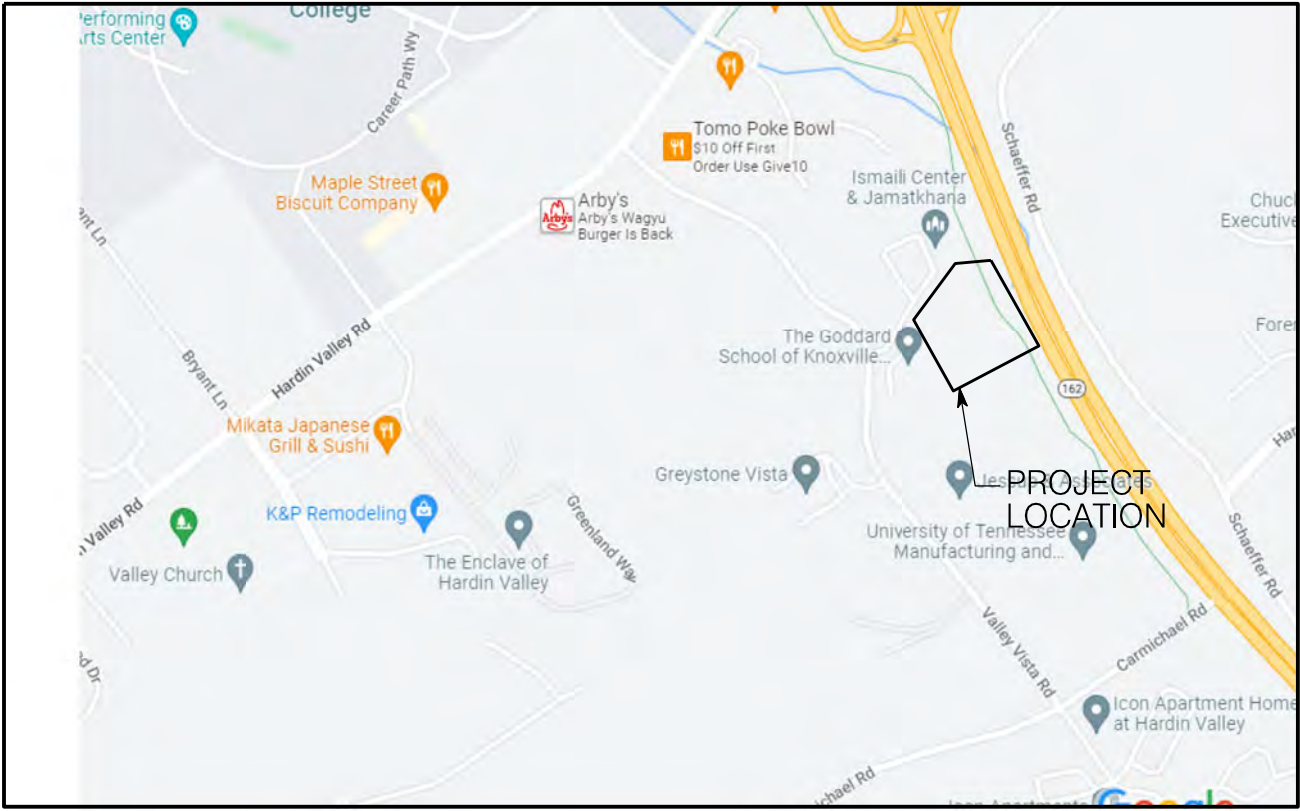




LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
	NA	FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

PROJECT DATA
USE: PEST CONTROL
ZONING: PCTO
OFFICE: 3,700 SF
WAREHOUSE: 6,346 SF
FUTURE: 9,941 (USE TO BE DETERMINED)
PARCEL: 103 12014
PARKING SUMMARY:
PARKING REQUIRED:
KNOX COUNTY – OFFICE: 4 PER 1000 SF, WAREHOUSE: 0 PER 1000 SF
TTODA – OFFICE WAREHOUSE MIN 2 PER 1000 SF, MAX 3.5 PER 1000 SF
PARKING CALCULATION:
KNOX COUNTY: 3,700 X 4 /1000 = 14.8, 6346 X 0 /1000 = 0
9941 X 4 /1000 = 39.8
TOTAL: 14.8 + 0 + 39.8 = 54.6 SPACES
TTODA: MIN: 19,987 X 2 /1000 = 40 SPACES
MAX: 19,987 X 3.5 /1000 = 70 SPACES
PROVIDED: 70 SPACES
SETBACKS:
FRONT: TTODA – 70' (PARKING IS IN FRONT OF BLDG)
SIDE: TTODA – 20'
REAR: TTODA – 20'
BUILDING AREA: 19,987 SF, 1 STORY
PARCEL AREA: 4.4 AC
IMPERVIOUS AREA: 1.72 AC
FLOOR AREA RATIO: 10.5%
IMPERVIOUS AREA RATIO: 39.2 %
GROSS AREA COVERAGE: 10.5 %



PROJECT LOCATION MAP – NOT TO SCALE

A NEW BUILDING FOR
CLEAR DEFENSE
PEST CONTROL
0 VIRGINIA PINE WAY, KNOXVILLE
TN 37922, PARCEL ID: 130-12014
DISTRICT W6, AREA 4.39 ACRES



CONCEPT LAYOUT PLAN

DATE: 22 DEC 2022
PROJECT NO.: 20025
PROJ. MGR.: G.B.

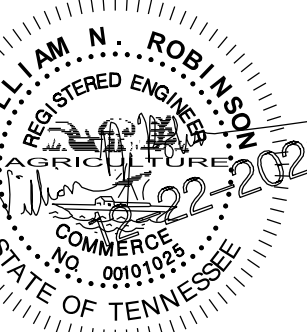
PL01

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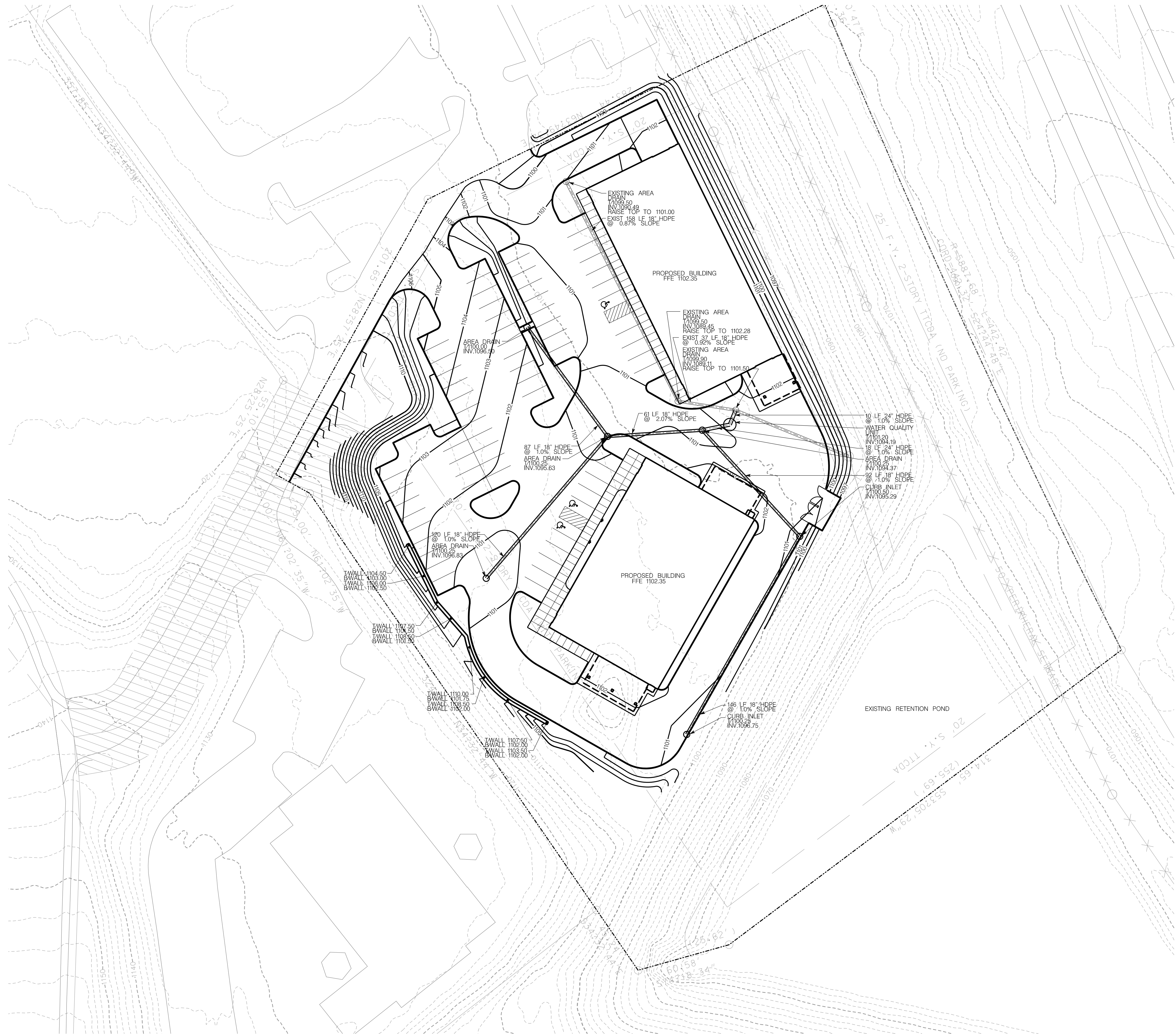
A NEW BUILDING FOR
CLEAR DEFENSE
PEST CONTROL
0 VIRGINIA PINE WAY, KNOXVILLE
TN 37922, PARCEL ID: 130-12014
DISTRICT W6, AREA 4.39 ACRES



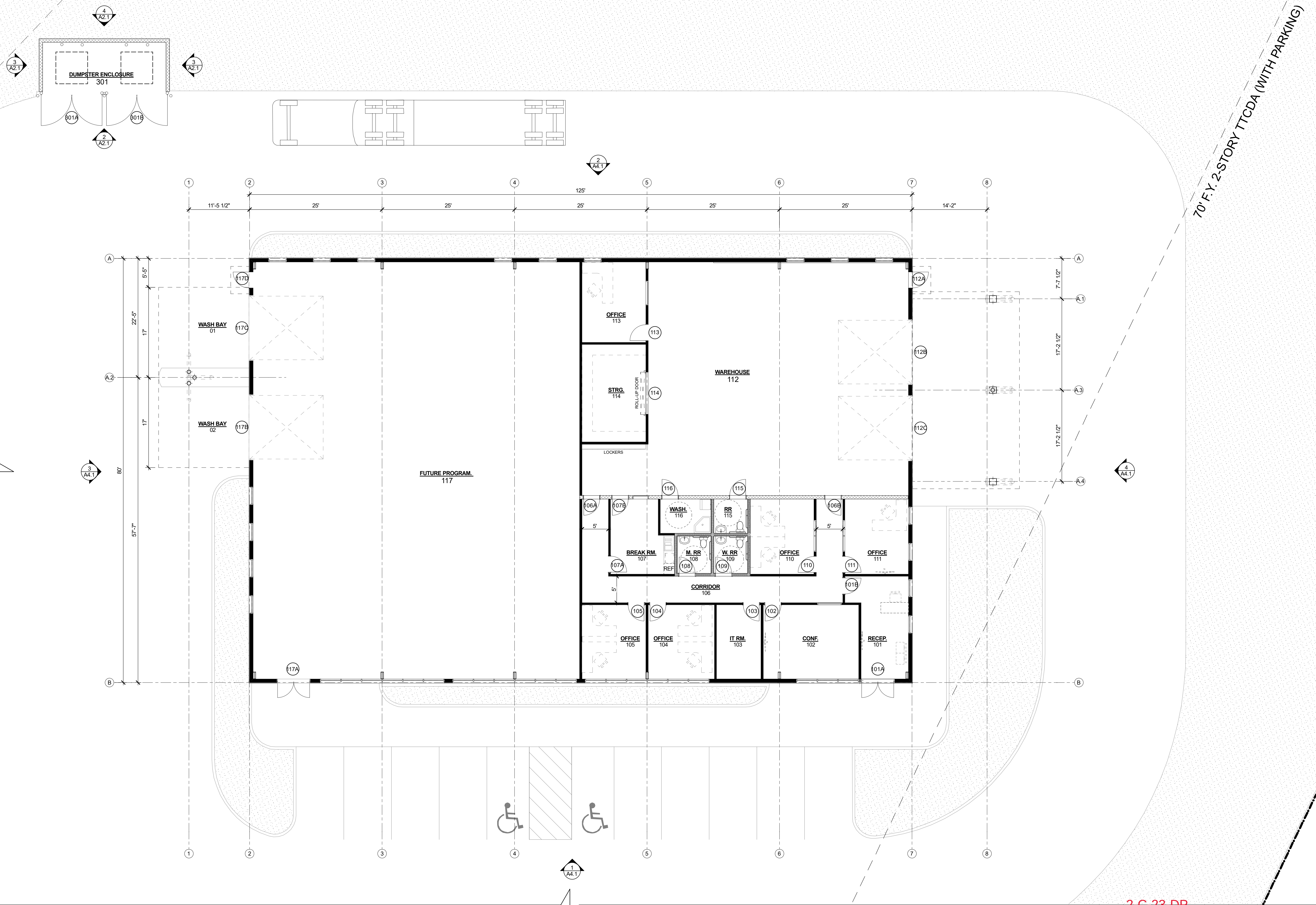
CONCEPT GRADING PLAN

DATE: 22 DEC 2022
PROJECT NO.: 20025
PROJ. MGR.: G.B.

PL02



2-C-23-DP
1/9/2023



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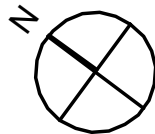
NEW BUILDINGS FOR
CLEAR DEFENSE
PEST CONTROL
0 VIRGINIA PINE WAY, KNOXVILLE,
TN 37922. PARCEL ID: 130-12014
DISTRICT W6. AREA 4.39 ACRES

PRELIMINARY -
NOT FOR
CONSTRUCTION

BLDG.1 - FLOOR PLAN

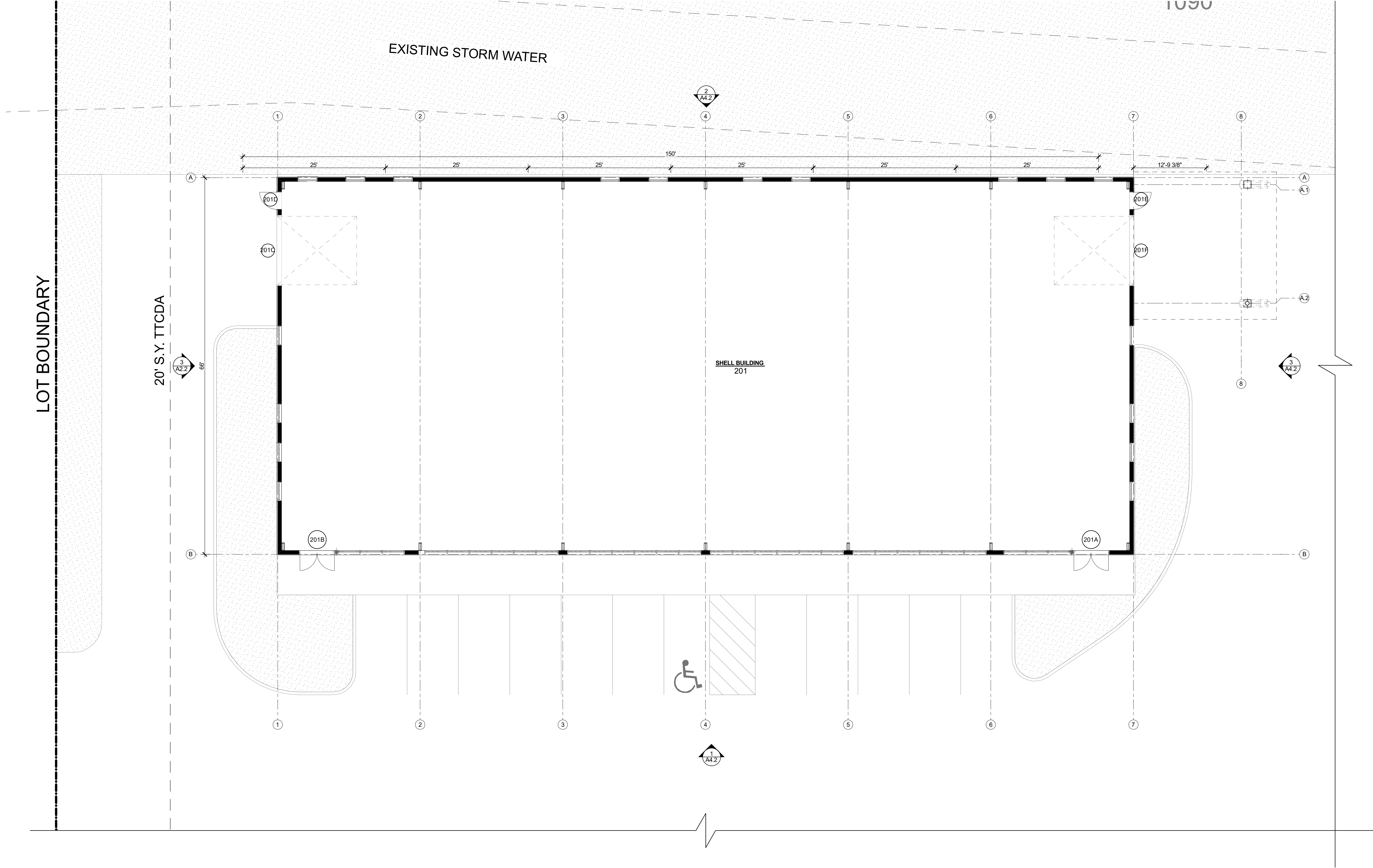
DATE: 22 DEC 2022
PROJECT NO.: 20025
PROJECT MGR.: G.B.

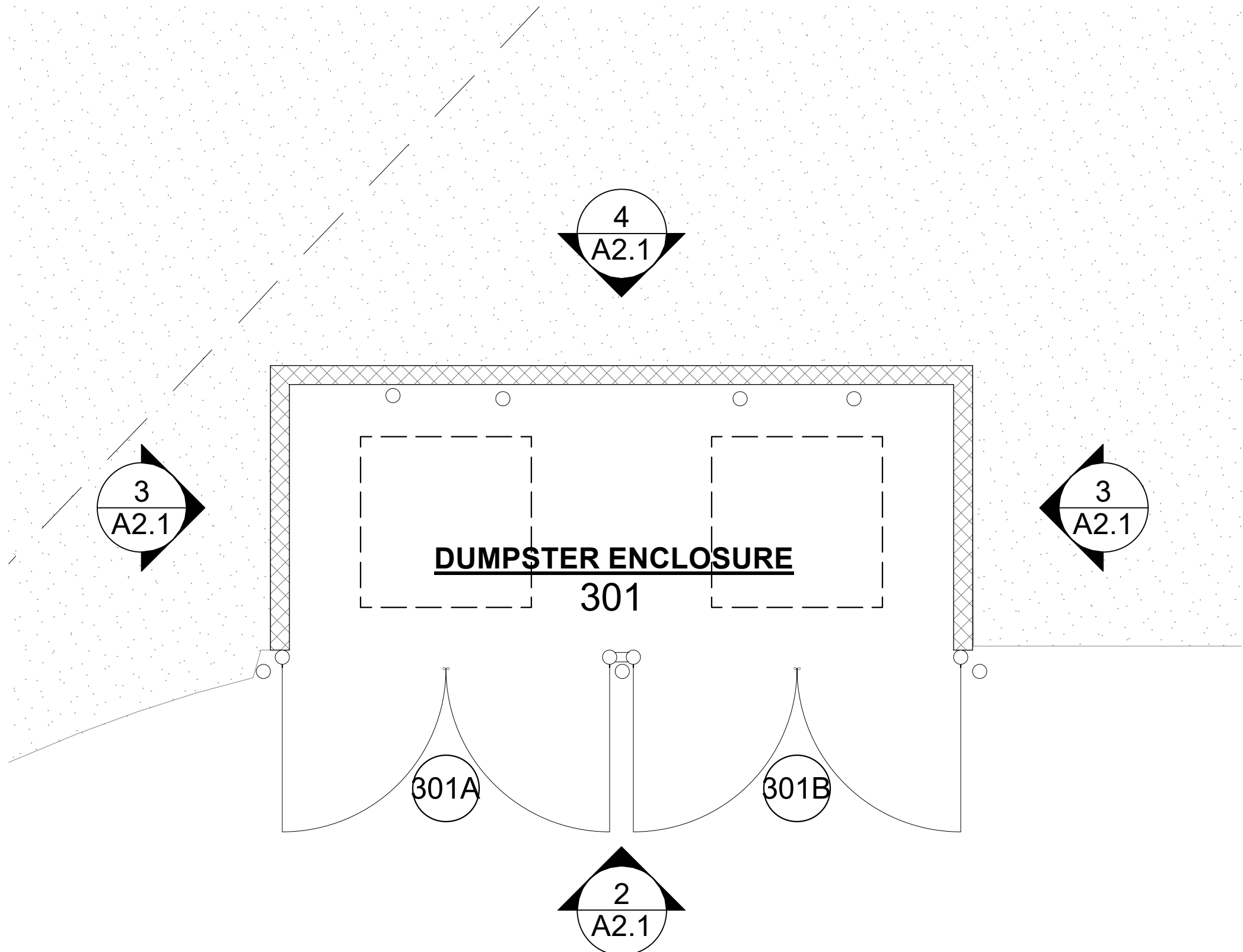
A1.1



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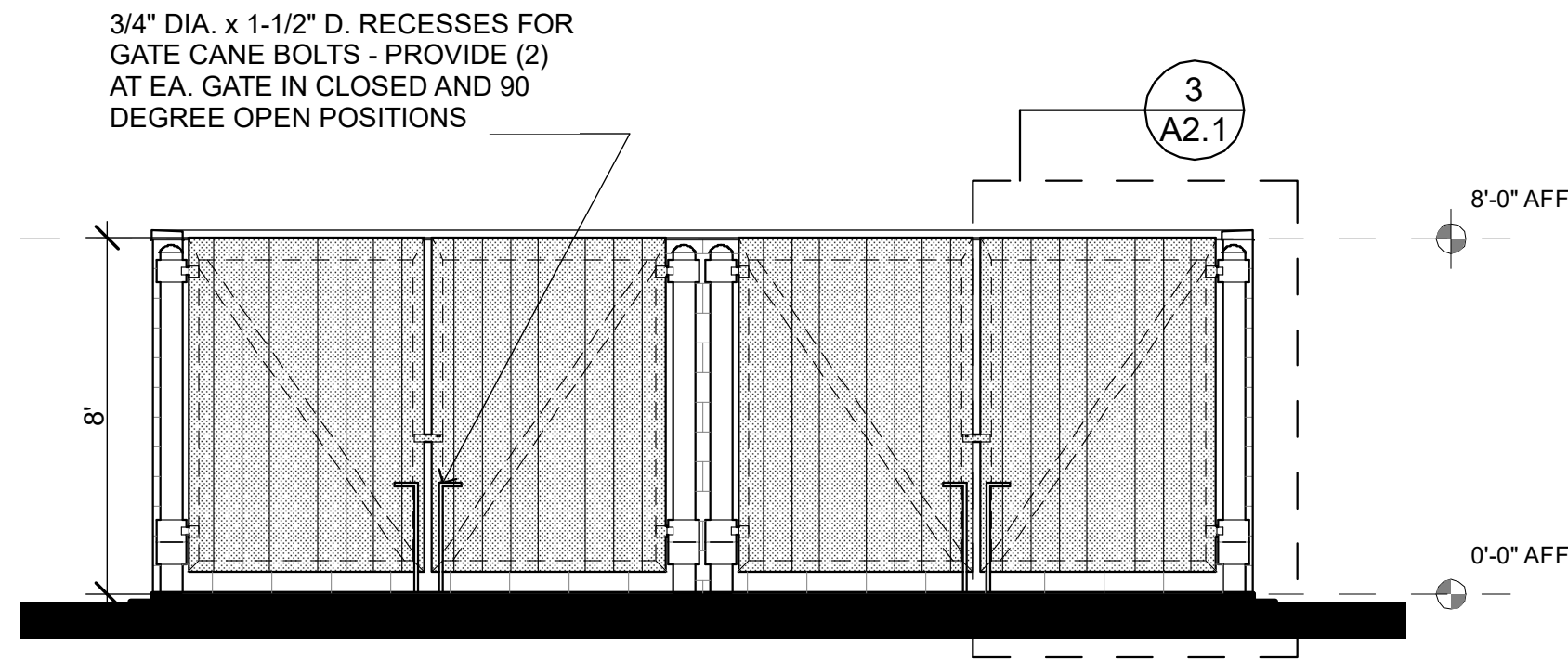


1 DUMPSTER ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"

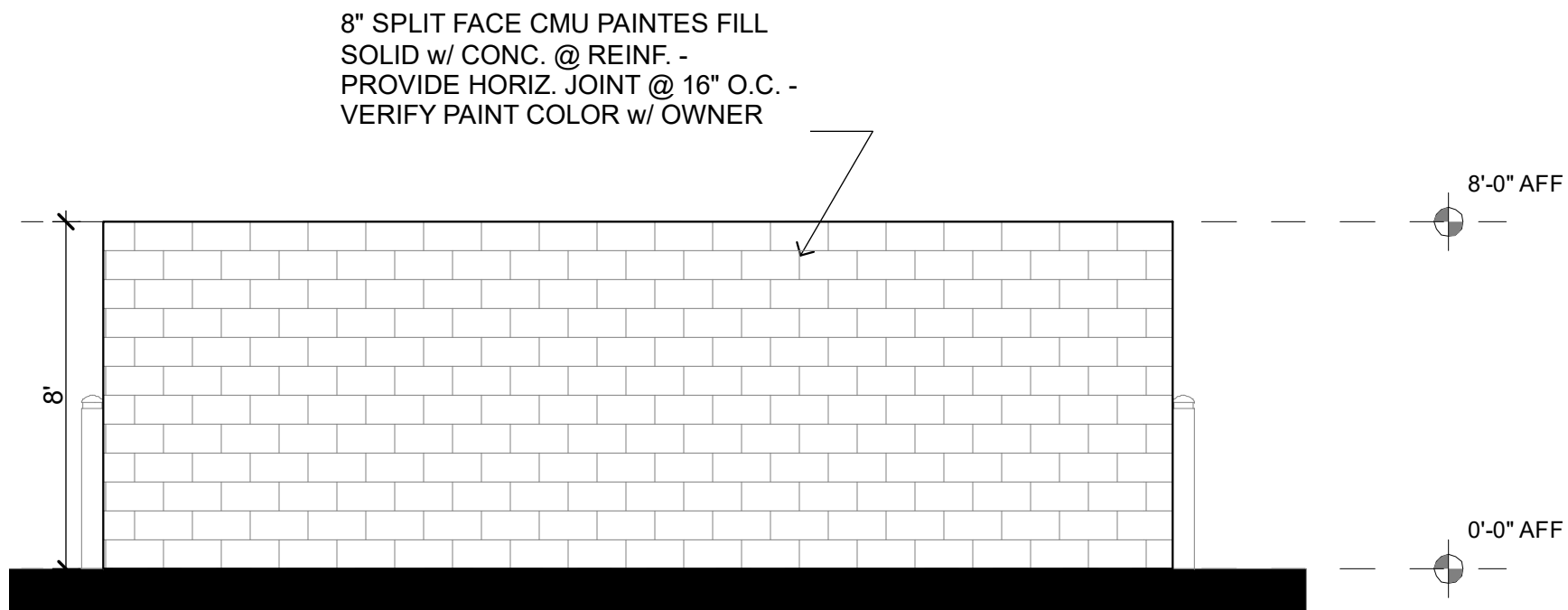


DUMPSTER ENCLOSURE - 247 SQFT

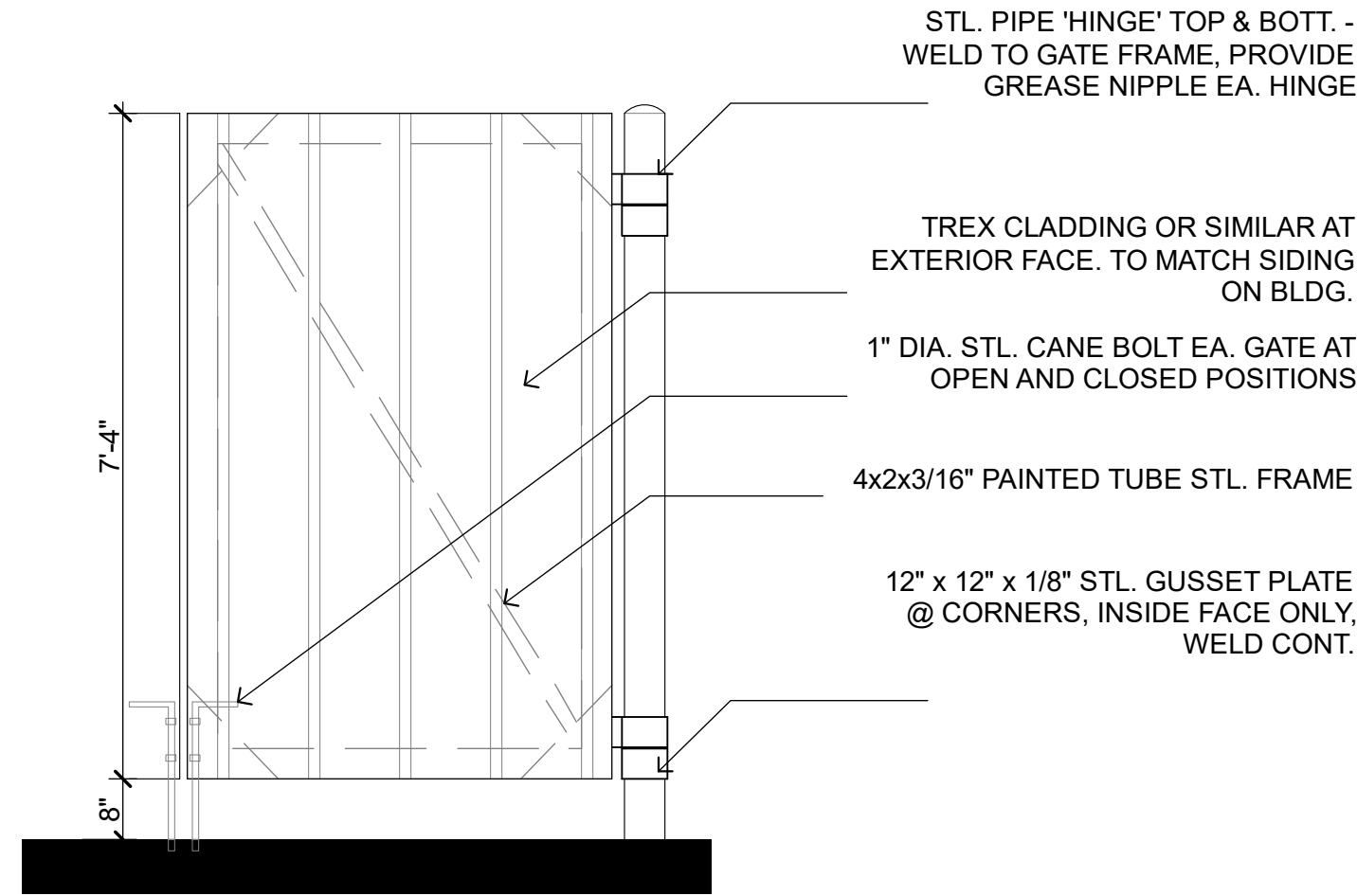
CMU COLOR: SHERWIN WILLIAMS AGREEABLE GRAY 7029
GATE: TREX CLADDING OR SIMILAR TO MATCH SIDING ON BLDGS.



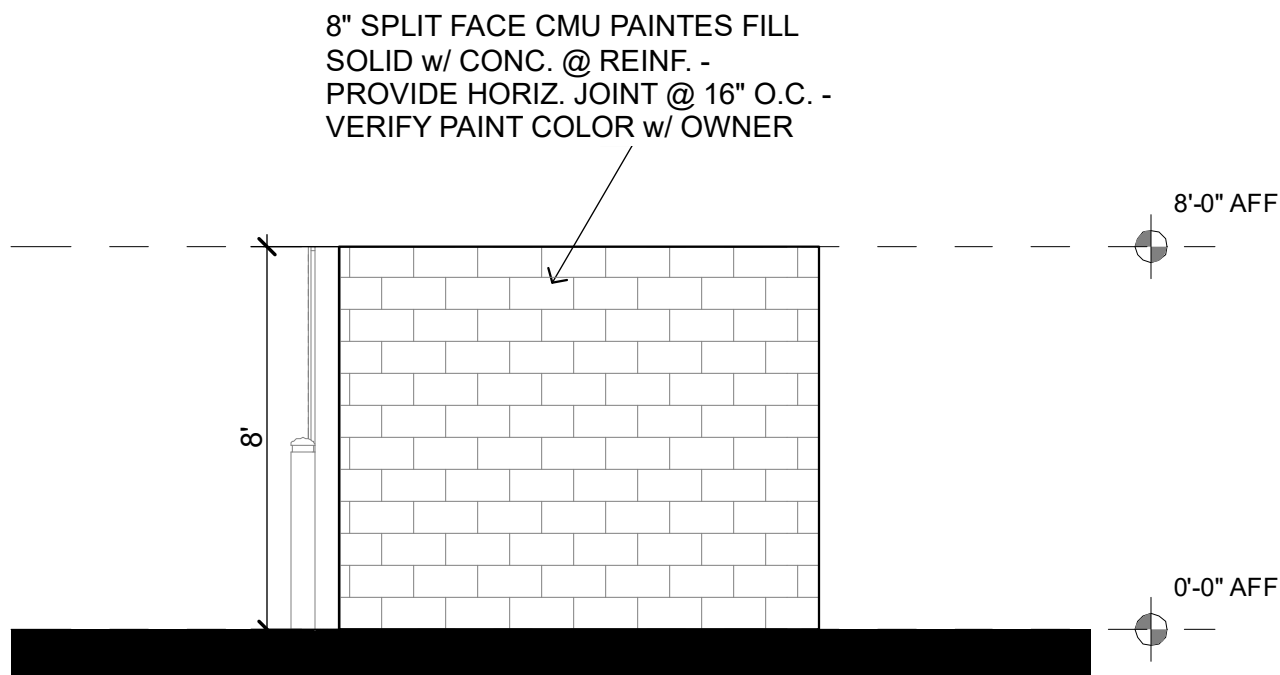
2 DUMPSTER ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 BLDG.2 - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 GATE DETAIL
SCALE: 1/2" = 1'-0"



5 DUMPSTER ENCLOSURE - SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



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PEST CONTROL
0 VIRGINIA PINE WAY, KNOXVILLE,
TN 37922. PARCEL ID: 130-12014
DISTRICT W6. AREA 4.39 ACRES

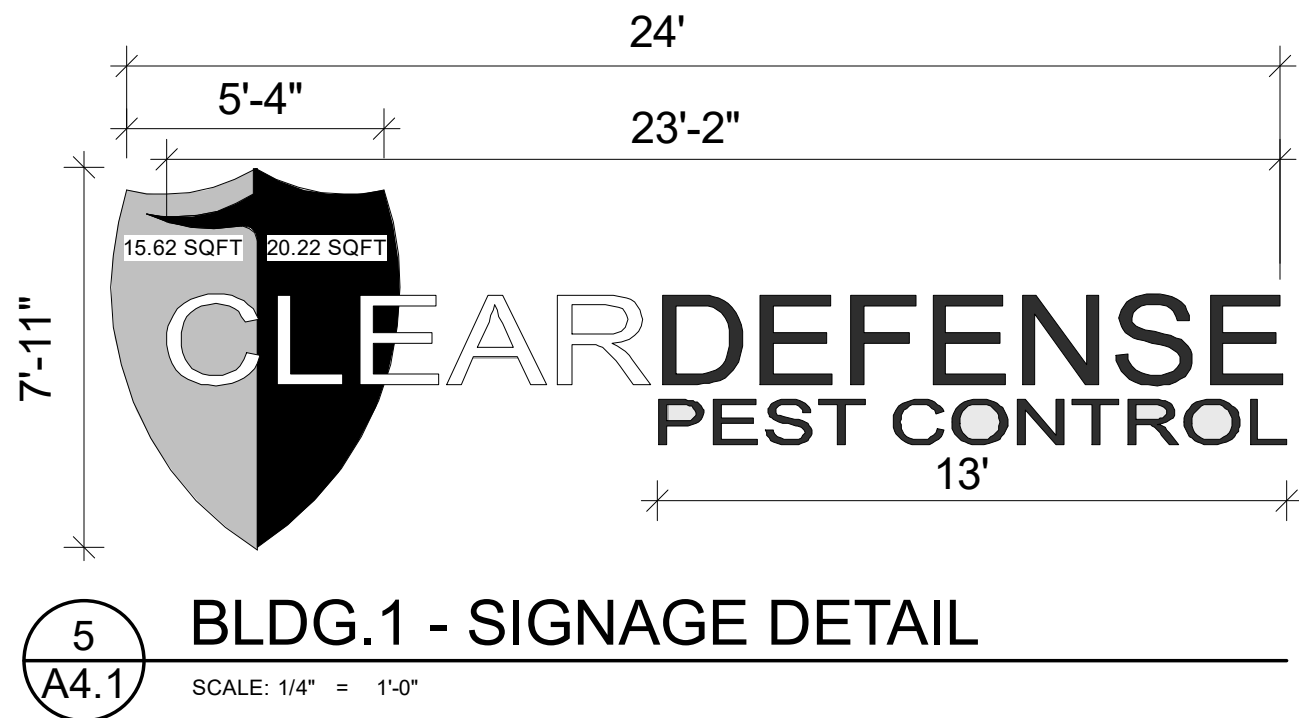
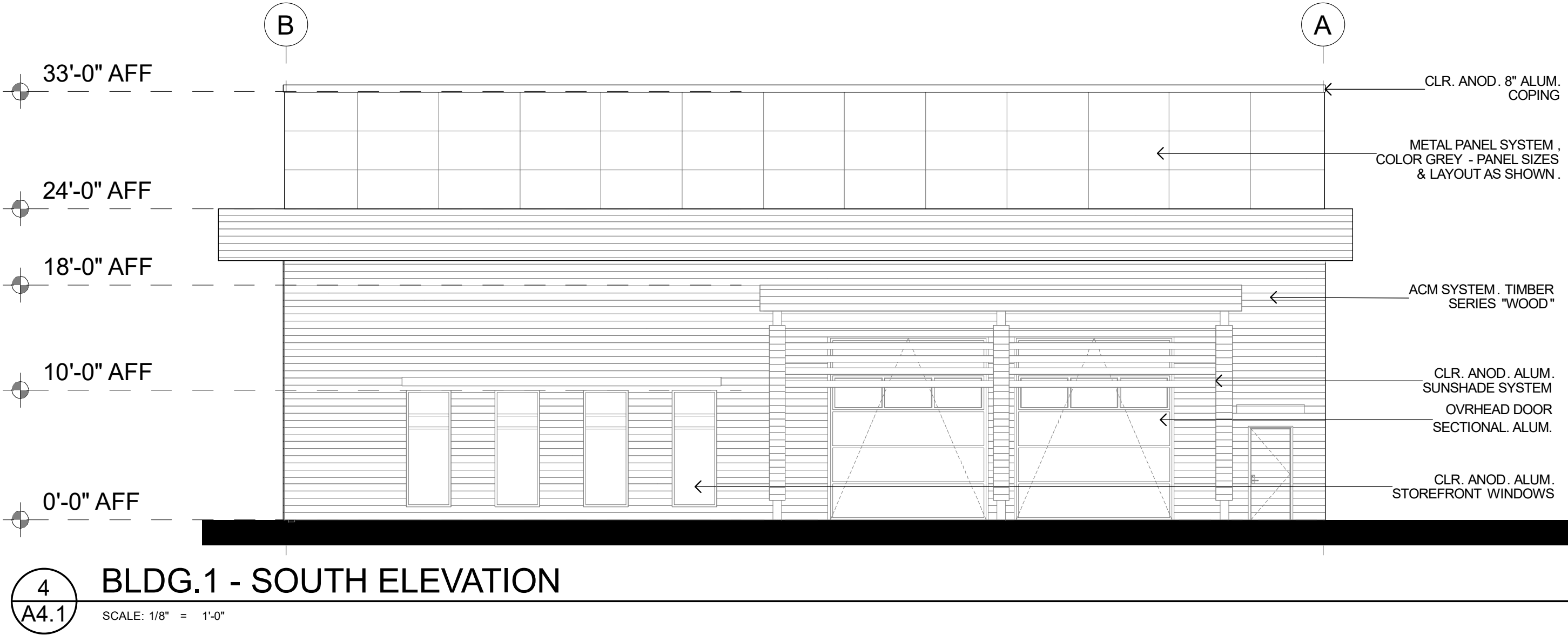
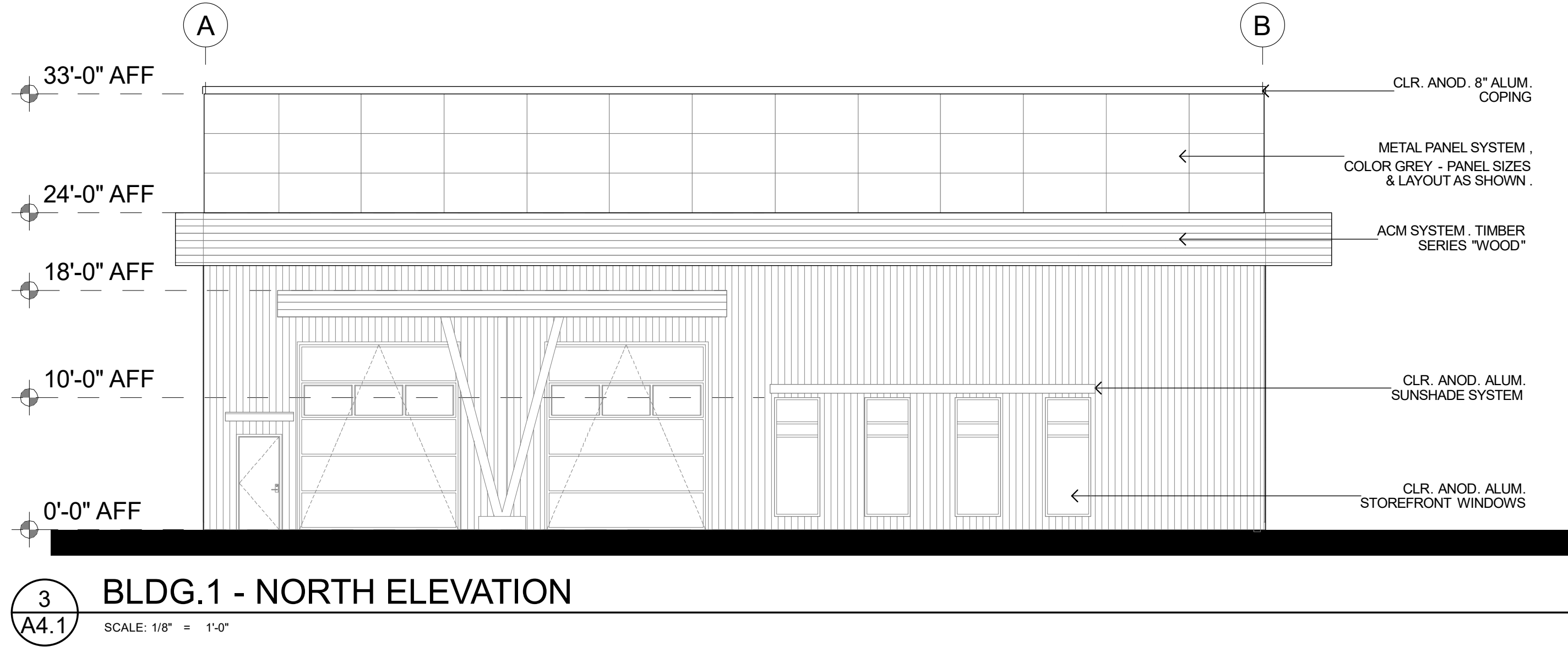
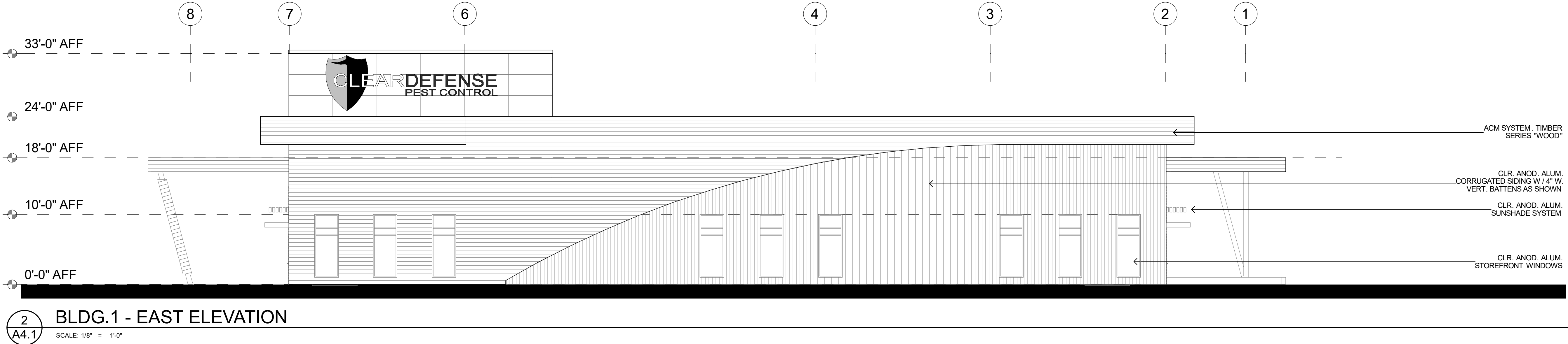
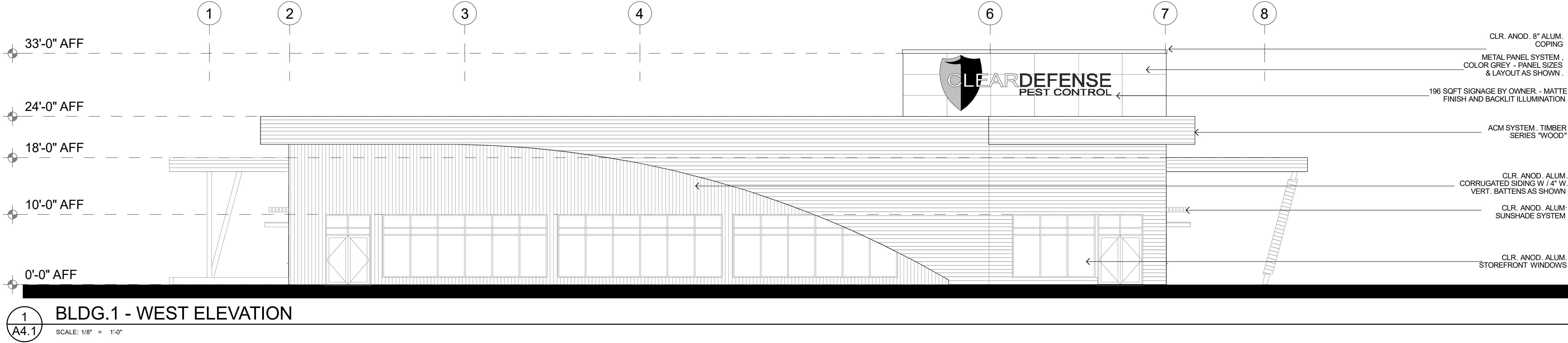
PRELIMINARY -
NOT FOR
CONSTRUCTION

UTILITIES - DUMPSTER
ENCLOSURE

DATE: 22 DEC 2022
PROJECT NO.: 20025
PROJECT MGR.: G.B.

2-C-23-DP
1/9/2023

A2.1





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NEW BUILDINGS FOR
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PEST CONTROL
0 VIRGINIA PINE WAY, KNOXVILLE,
TN 37922. PARCEL ID: 130-12014
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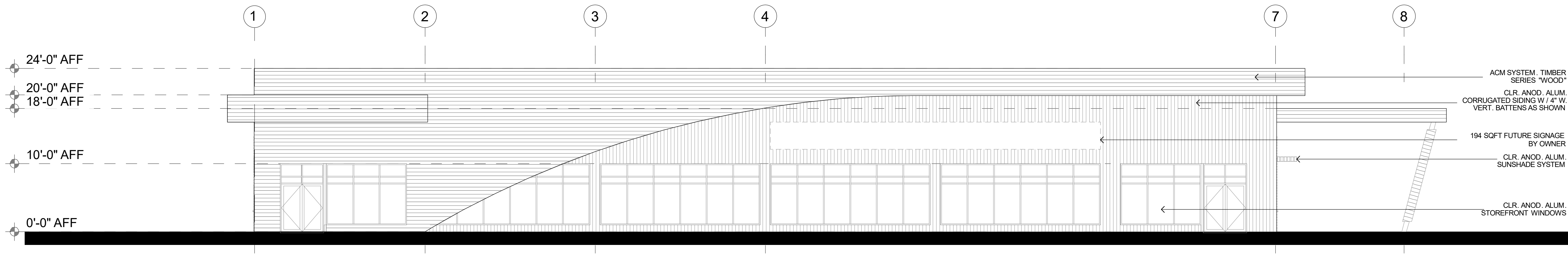
PRELIMINARY -
NOT FOR
CONSTRUCTION

BLDG.1 - ELEVATIONS +
SIGNAGE

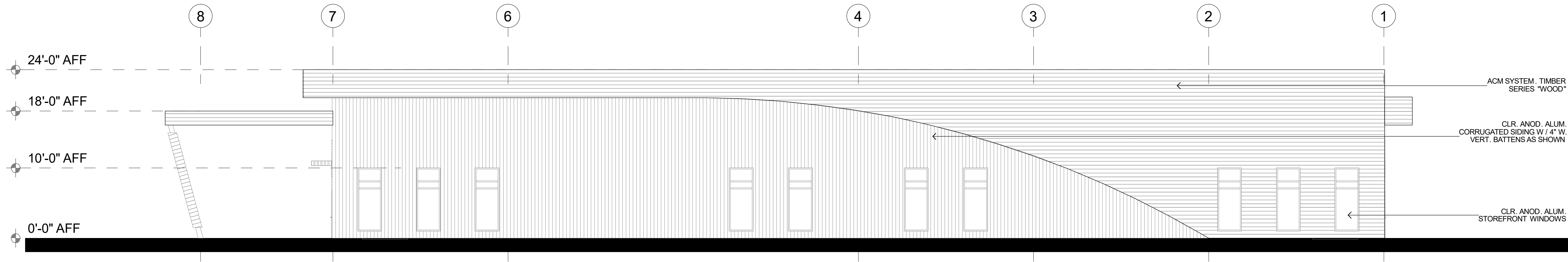
DATE: 22 DEC 2022
PROJECT NO.: 20025
PROJECT MGR.: G.B.

2-C-23-DP
1/9/2023

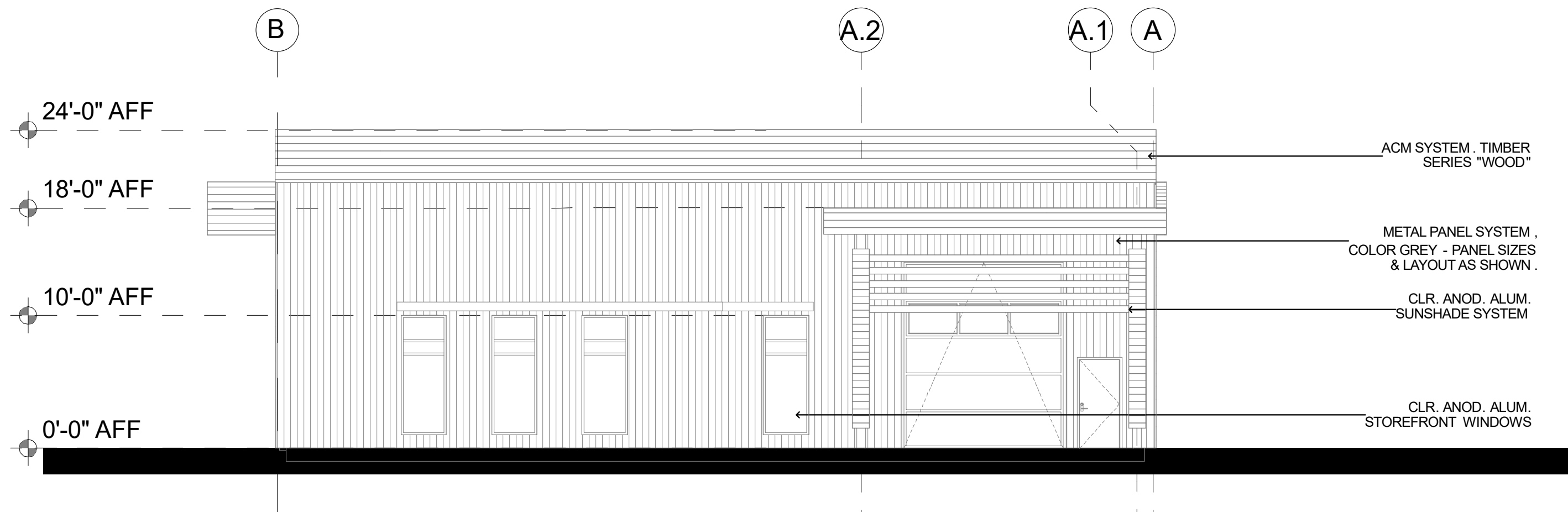
A4.1



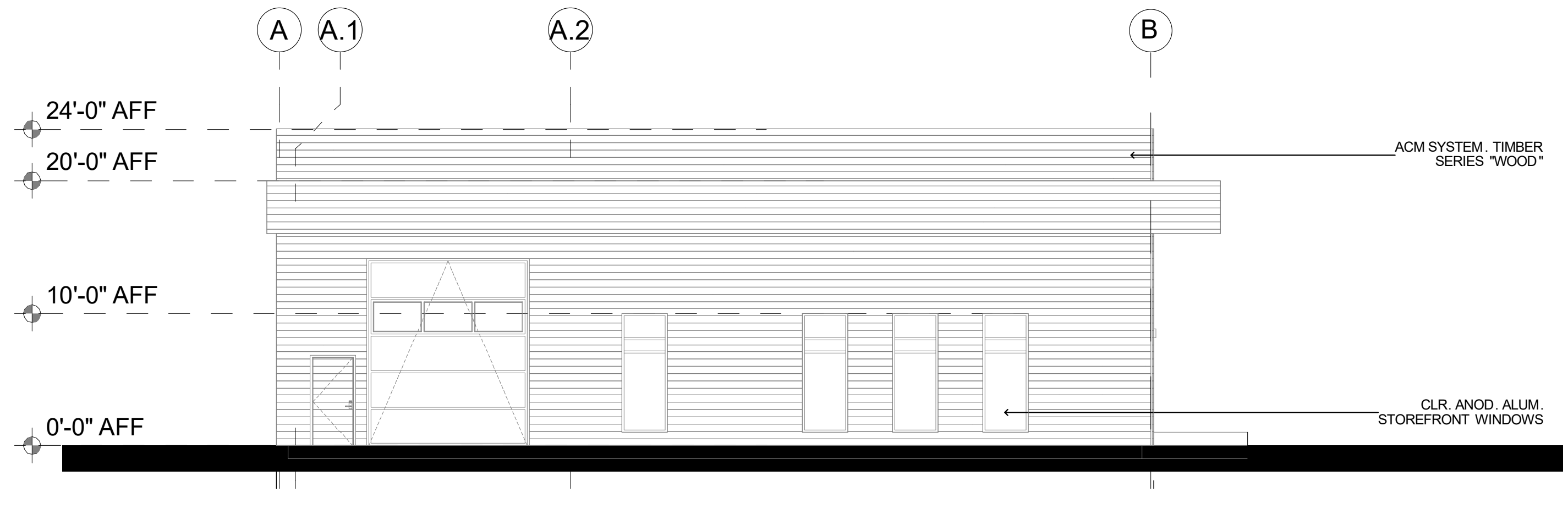
1 BLDG.2 - SOUTH-WEST ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



2 BLDG.2 - NORTH-EAST ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



3 BLDG.2 - SOUTH-EAST ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



4 BLDG.2 - NORTH-WEST ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



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TN 37922. PARCEL ID: 130-12014
DISTRICT W6. AREA 4.39 ACRES

PRELIMINARY -
NOT FOR
CONSTRUCTION

BLDG.2 - ELEVATIONS

DATE: 22 DEC 2022
PROJECT NO.: 20025
PROJECT MGR.: G.B.

2-C-23-DP
1/9/2023

A4.2



BLDG.2 - WEST VIEW

BLDG.1 - SOUTH WEST VIEW

BLDG.1 - 10,000 SQFT

BLDG.2 - 10,000 SQFT

- 1. METAL PANEL SYSTEM: ASH GRAY
- 2. METAL SIDING: ASH GRAY
- 3. ACM SYSTEM. TIMBER SERIES "WALNUT"
- 4. SUNSHADE SYSTEM: CLEAR ANODIZED ALUMINUM



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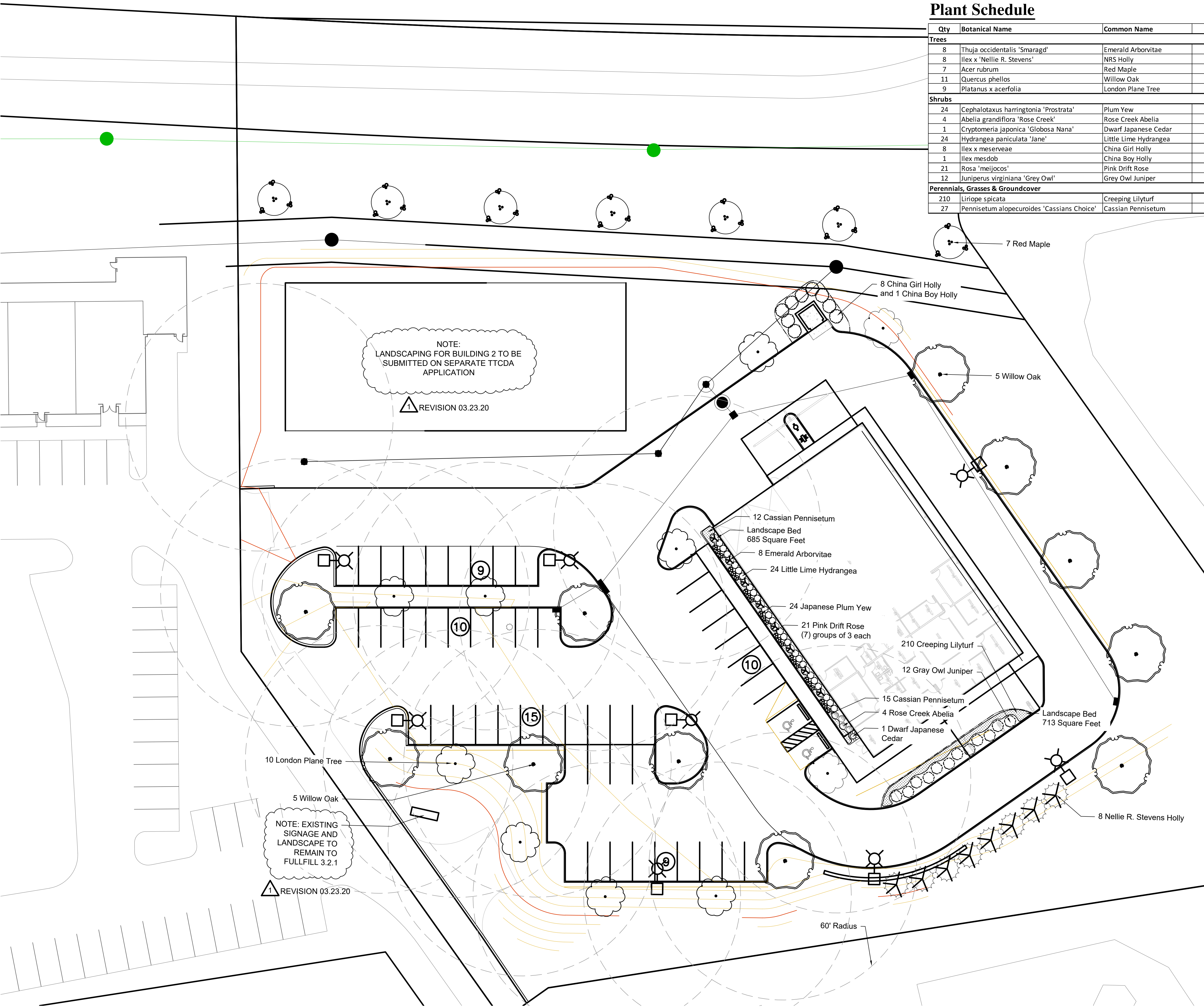
NEW BUILDINGS FOR
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TN 37922. PARCEL ID: 130-12014
DISTRICT W6. AREA 4.39 ACRES

PRELIMINARY -
NOT FOR
CONSTRUCTION

BLDG.1+ BLDG.2 - ELEVATIONS

DATE: 22 DEC 2022
PROJECT NO.: 20025
PROJECT MGR.: G.B.

2-C-23-DP
1/9/2023



Plant Schedule

Qty	Botanical Name	Common Name	Size	Notes
Trees				
8	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6' hgt.	FTG, central leader, well branched, full and dense
8	Ilex x 'Nellie R. Stevens'	NRS Holly	6' hgt.	FTG, central leader, well branched, full and dense
7	Acer rubrum	Red Maple	2" caliper	6' CT, central leader, well branched, full and dense
11	Quercus phellos	Willow Oak	2" caliper	6' CT, central leader, well branched, full and dense
9	Platanus x acerfolia	London Plane Tree	2" caliper	6' CT, central leader, well branched, full and dense
Shrubs				
24	Cephalotaxus harringtonia 'Prostrata'	Plum Yew	3 gallon	2.5' oc, full and dense
4	Abelia grandiflora 'Rose Creek'	Rose Creek Abelia	3 gallon	3' oc, full and dense
1	Cryptomeria japonica 'Globosa Nana'	Dwarf Japanese Cedar	3 gallon	full and dense
24	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3 gallon	3' oc, full and dense
8	Ilex x meserveae	China Girl Holly	15 gallon	6' oc, full and dense
1	Ilex mesdob	China Boy Holly	15 gallon	6' oc, full and dense
21	Rosa 'meijococ'	Pink Drift Rose	3 gallon	2' oc, full and dense
12	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 gallon	5' oc, full and dense, bloom color to be selected by owner
Perennials, Grasses & Groundcover				
210	Liriope spicata	Creeping Lilyturf	4" pot	12" oc, full and dense
27	Pennisetum alopecuroides 'Cassians Choice'	Cassian Pennisetum	3 gallon	2.5' oc, full and dense

REVISION 03.23.20

- added note
- LANDSCAPING FOR BUILDING 2 TO BE SUBMITTED ON SEPARATE TTCDA APPLICATION
- added note
- EXISTING SIGNAGE AND LANDSCAPE TO REMAIN TO FULLFILL 3.2.1
- revised parking lot square footage and required trees per modified layout
- revised landscape around dumpster pad

Planting Requirement Notes

This plan meets and exceeds the requirements as described under the TTCDA, section 3, 'Landscaping' requirements.

3.1.4 requires 25% newly planted trees to be evergreen. This plan provides (35) trees of which (8) are evergreen, achieving 30% evergreen trees.

3.1.5 requires 10 large maturing trees per 1 acre of yard. There is approximately 2.7 acres of yard. 10 x 2.7 = 27 required large trees. This plan provides 27 large trees.

3.1.6, no invasive exotic species have been proposed

3.3.6 requires landscaping to screen mechanical units. *Note: mechanical units not shown on plan.*

3.4.1, no parking areas are adjacent to public right of ways

3.4.3 requires (1) tree per (10) parking spaces. There are 53 proposed parking spaces. 53/10 = 5.3 trees required. This plan provides 35 trees.

3.4.4 requires no less than 5% of the surface area devoted to parking to be landscaped. The proposed parking area is approximately 44,188 square feet. 5% of 44,188 = 2,209 square feet. This plan provides approximately 2,905 square feet of shrubbery and bedding plants adjacent to the parking area and building.

3.4.5, all proposed tree species are included in the recommended tree list (Appendix B)

3.3.7 requires that no parking space be located more than 60 feet from the trunk of a larger canopy tree. See note on plan. All proposed parking spaces are within 60' of a large tree.

Required Trees:

- 27 large trees (yard requirement)
- 5 trees (parking lot requirement)
- 32 trees required
- 35 TREES PROPOSED

This plan proposes 27 large trees (9 London Plane Tree, 11 Willow Oak, 7 Red Maple), and 8 evergreen trees (8 NRS Holly).

2-C-23-DP
1/9/2023

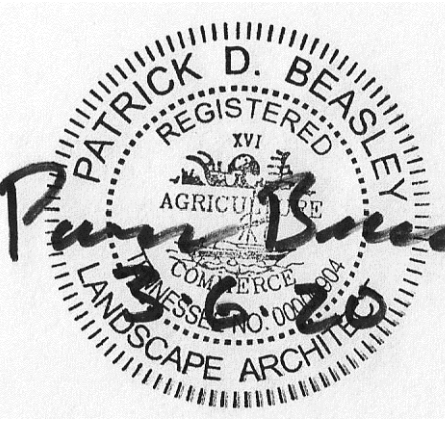


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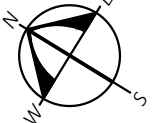
NEW BUILDING FOR
CLEAR DEFENSE
PEST CONTROL
0 VIRGINIA PINE WAY, NOXVILLE,
TN 3792 PARCEL ID:130-12014
DISTRICT W6, AREA 4.39 ACRES



Landscaping and
Tree Requirements

DATE: 6 FEB. 2020
PROJECT NO.: 20025
PROJECT MGR.: GAEA

L1.1



SITE LIGHTING FIXTURE SCHEDULE													
DESIGNATION	ILLUMINATION				POLE DESCRIPTION: MATERIAL, SHAPE,				DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			REMARKS
	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE	ALUMINUM									
S A	134	16710	4000	•	•		30 FT	POLE ARM MOUNTED, FORWARD THROW DISTRIBUTION, FULL CUT-OFF	LITHONIA	RSA 27 6G 4 DM19 DDB	CSX1 LED 60C 700 40K TFTM	DARK BRONZE FINISH	
S B	4	1500	4000				16 FT.	BUILDING MOUNTED WALL PACK, FULL CUT-OFF	LITHONIA		ARC1 LED P1 40K MVOLT	DARK BRONZE FINISH	



CSX1 LED LED Area Luminaire

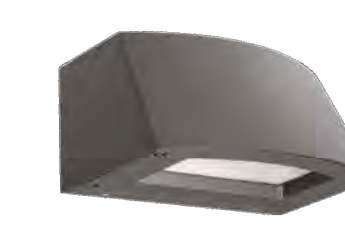
Specifications

EPA: 0.7 ft
Length: 23 1/2"
Width: 18 1/2"
Height: 5 7/8"
Weight (max): 37 lbs

Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LED	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish
CSX1 LED	60C 60 LEDs	700mA	4000K	T3M	120V	SPA	Shipped installed	Dark bronze
				T3M	208V	SPA	Shipped installed	Black
				T3M	240V	SPA	Shipped installed	Natural aluminum
				T3M	277V	SPA	Shipped installed	White
				T3M	347V	SPA	Shipped installed	Textured dark bronze
				T3M	480V	SPA	Shipped installed	Textured black
				T3M	480V	SPA	Shipped installed	Textured natural aluminum
				T3M	480V	SPA	Shipped installed	Textured white



ARC1 LED Architectural Wall Luminaire

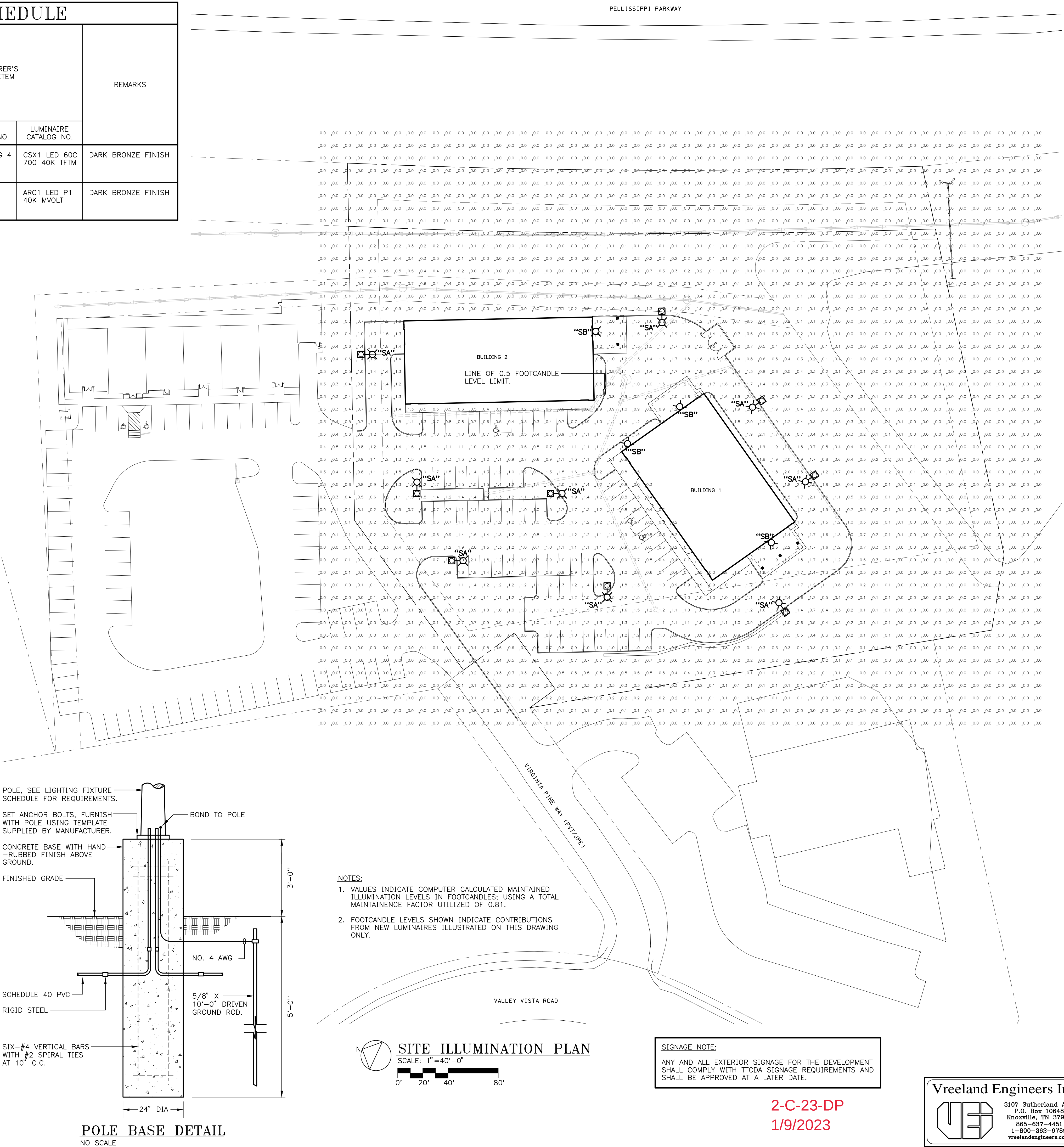
Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight (without options): 7 lbs

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT	54WH	Dark bronze
	P2 2,000 Lumens	40K 4000K	347V	FE	Black
	P3 3,000 Lumens	50K 5000K		DWG	Natural aluminum
				OSD	White
				SPKOV	Textured dark bronze
				FAD	Textured black
					Textured natural aluminum
					Textured white
					Textured sandstone





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NEW BUILDING FOR
CLEAR DEFENSE
PEST CONTROL
KNOXVILLE, TN

DATE: DEC 20 2020
PROJECT NO.: 20025
PROJECT MGR.: STUART

SE101

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