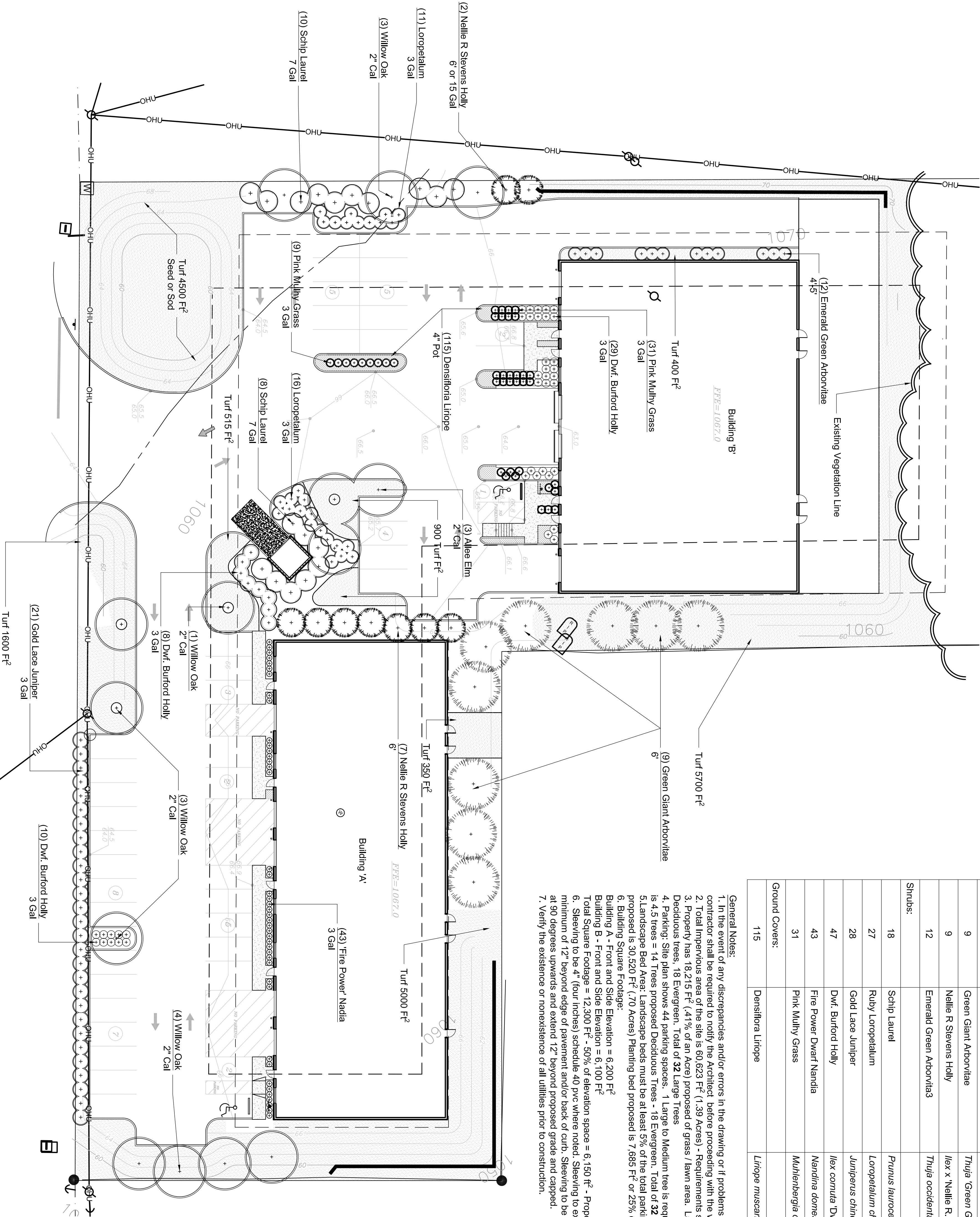


1620 Schaeffer Road Plant Schedule

Number	Common Name	Scientific Name	Size @ Install	Plant Type	Mature Size
Trees:					
3	Allee Elm	<i>Ulmus parvifolia</i> 'Emer II PP7,552	2" Cal	Deciduous	Large
11	Willow Oak	<i>Quercus phellos</i>	2" Cal	Deciduous	Large
9	Green Giant Arborvitae	<i>Thuja Green Giant</i> ¹	6" - 8"	Evergreen	Large
9	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	15 Gal	Evergreen	Medium
12	Emerald Green Arborvitae3	<i>Thuja occidentalis</i> 'Smaragd'	15 Gal	Evergreen	Medium
Shrubs:					
18	Schip Laurel	<i>Prunus laurocerasus</i> 'Schipkaensis'	7 Gal	Evergreen	Medium
27	Ruby Loropetalum	<i>Loropetalum chinense</i> 'Ruby'	3 Gal	Evergreen	Small
28	Gold Lace Juniper	<i>Juniperus chinensis</i> 'Gold Lace'	3 Gal	Evergreen	Small
47	Dwf. Burford Holly	<i>Ilex cornuta</i> 'Dwarf Burford'	3 Gal	Evergreen	Small
43	Fire Power Dwarf Nandia	<i>Nandina domestica</i> 'Firepower'	3 Gal	Evergreen	Small
31	Pink Mully Grass	<i>Muhlenbergia capillaris</i>	3 Gal	Deciduous	Small
Ground Covers:					
115	Densiflora Liriope	<i>Liriope muscarif</i> 'Densiflora'	1 Gal	Evergreen	Small

- General Notes:
1. In the event of any discrepancies and/or errors in the drawing or if problems are encountered during construction, the contractor shall be required to notify the Architect, before proceeding with the work.
 2. Total Impervious area of the site is 60,623 Ft² (1.39 Acres) - Requirements state 12 total large trees are needed for the site
 3. Property has 18,215 Ft² (4.11% of an Acre) proposed of grass / lawn area. Large trees required is 18 - Plan shows 14 Deciduous trees, 18 Evergreen. Total of 32 Large Trees
 4. Parking: Site plan shows 44 parking spaces. 1 Large to Medium tree is required for every 10 spaces. Requirement is 4.5 trees = 14 Trees proposed Deciduous Trees - 18 Evergreen. Total of 32 Large Trees
 5. Landscape Bed Area: Landscape beds must be at least 5% of the total parking square footage. Parking square footage proposed is 30,520 Ft² (70 Acres) Planting bed proposed is 7,685 Ft² or 25% of proposed parking area
 6. Building Square Footage:
Building A - Front and Side Elevation = 6,200 Ft²
Building B - Front and Side Elevation = 6,100 Ft²
Total Square Footage = 12,300 Ft² - 50% of elevation space = 6,150 ft² - Proposed 7,685 Ft²
 6. Sleeving to be 4" (four inches) schedule 40 pvc where noted. Sleeving to extend a minimum of 12" beyond edge of pavement and/or back of curb. Sleeving to be elbowed at 90 degrees upwards and extend 12" beyond proposed grade and capped.
 7. Verify the existence or nonexistence of all utilities prior to construction.



1620 Schaeffer Road Landscape / Planting Plan

1620 Schaeffer Road
Knoxville, Tennessee 37923

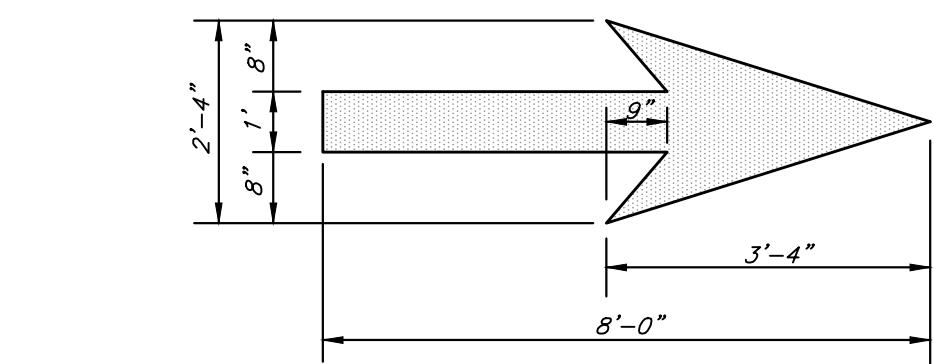
Rev 1: 01/21/2022/Rev 2: 00/00/0000

Revision	Revision Description
1	Schaeffer Road

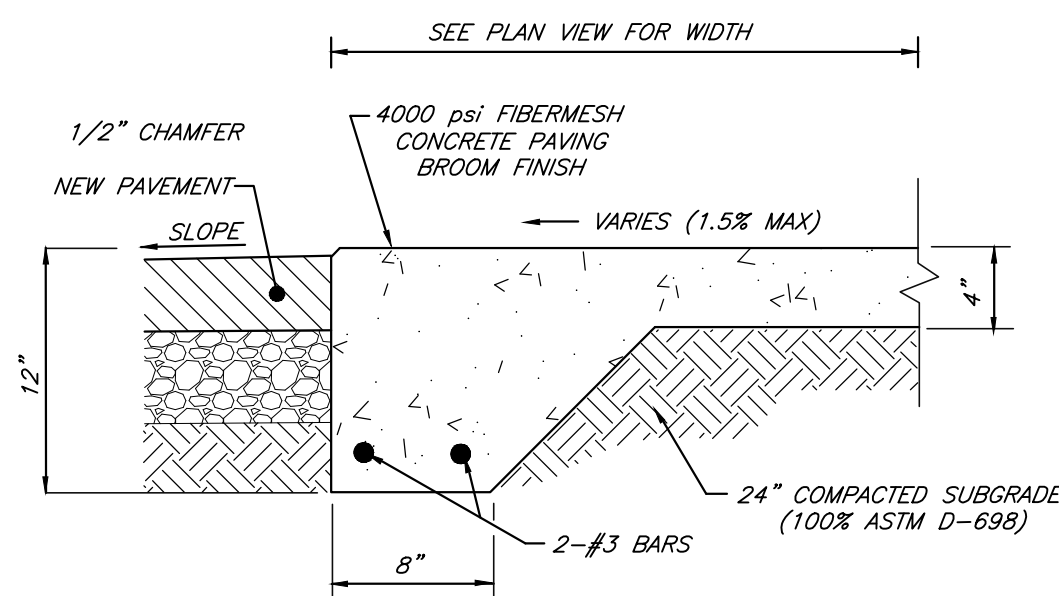
Knoxville, Tennessee

L101

Drawn By	Checked By	Date
CRH	CRH	March 1, 2022
Scale		Project Number
1" = 20'		

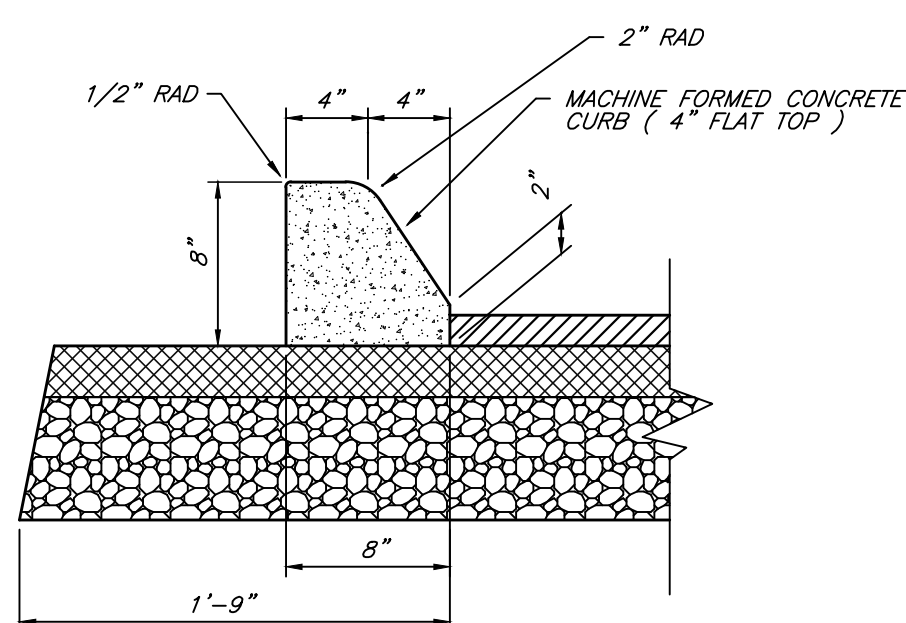


TRAFFIC ARROW DETAIL
N.T.S.

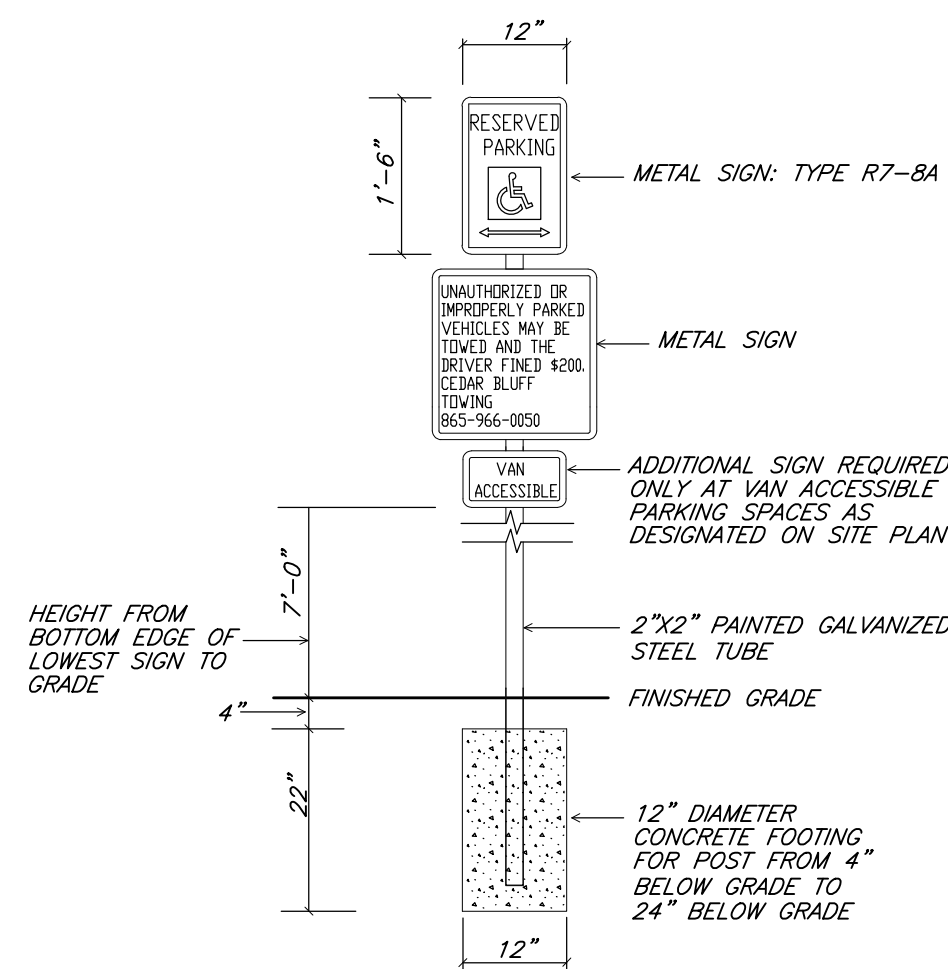


NOTE: WHERE MONOLITHIC WALK ABUTS BUILDING OR OTHER CONCRETE PAVING, INSTALL 1/2" PREMOLDED EXPANSION JOINT.

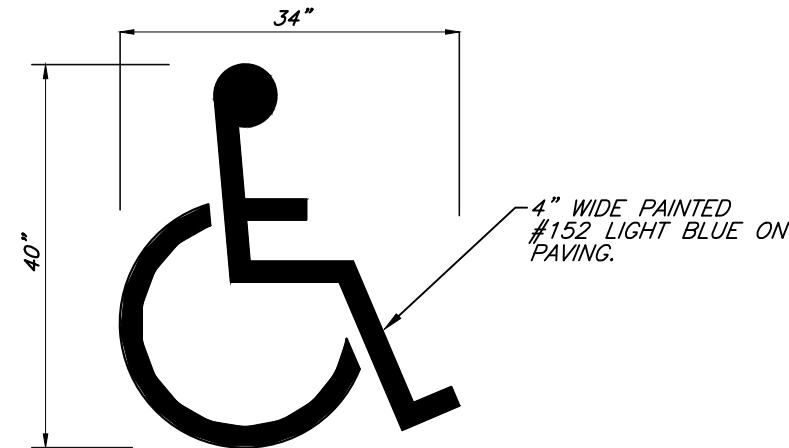
TURNDOWN SIDEWALK DETAIL
N.T.S.



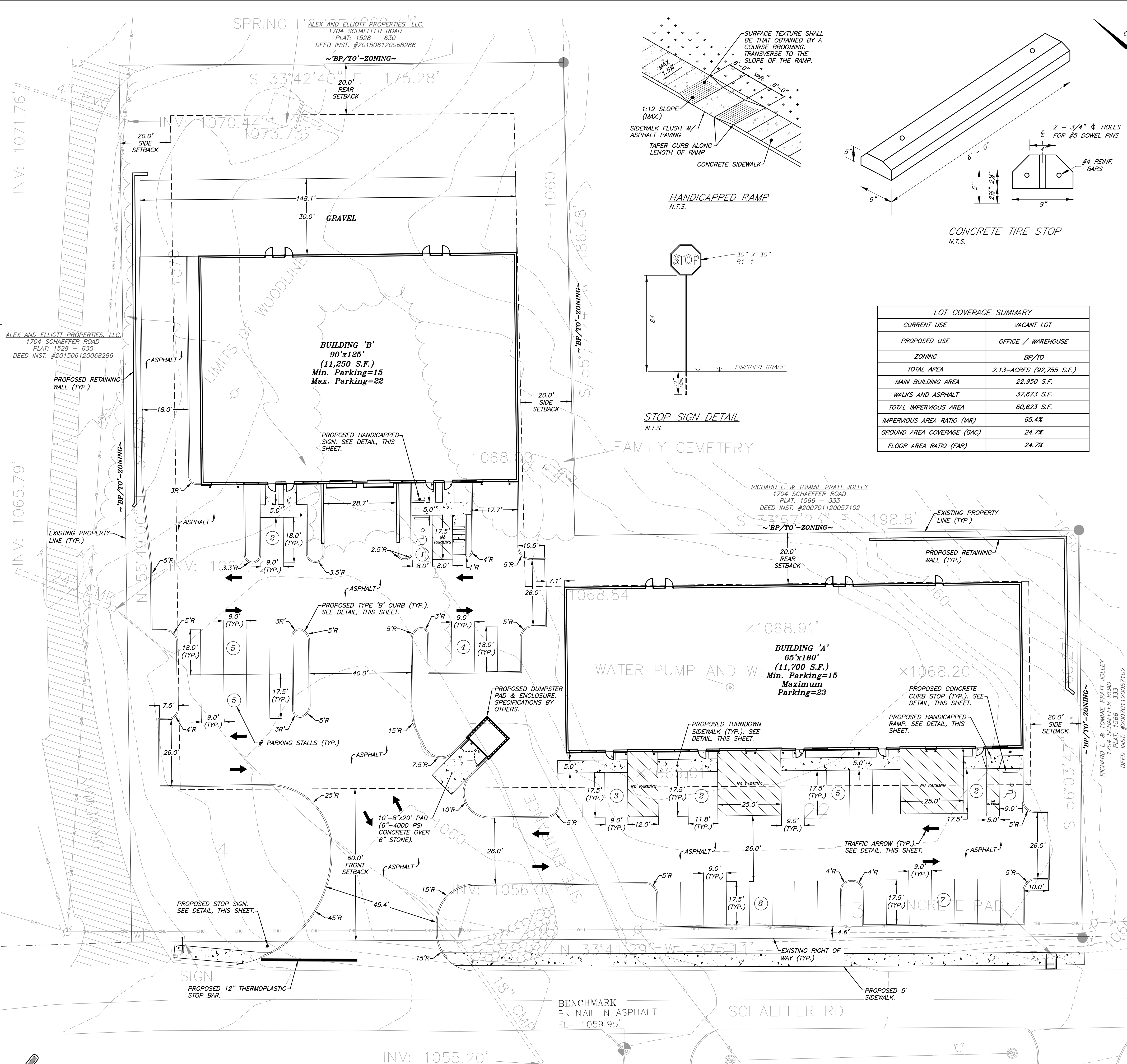
TYPE 'B' CURB
N.T.S.



HANDICAPPED SIGN DETAIL
N.T.S.



PAINTED HANDICAPPED SYMBOL
N.T.S.



LOT COVERAGE SUMMARY	
CURRENT USE	VACANT LOT
PROPOSED USE	OFFICE / WAREHOUSE
ZONING	BP/TO
TOTAL AREA	2.13--ACRES (92,755 S.F.)
MAIN BUILDING AREA	22,950 S.F.
WALKS AND ASPHALT	37,673 S.F.
TOTAL IMPERVIOUS AREA	60,623 S.F.
IMPERVIOUS AREA RATIO (IAR)	65.4%
GROUND AREA COVERAGE (GAC)	24.7%
FLOOR AREA RATIO (FAR)	24.7%

SITE PLAN NOTES:

- PROPERTY CORNERS MARKED AS NOTED.
- THIS PROPERTY IS ZONED CB/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:

BP ZONE	TECHNOLOGY OVERLAY
FRONT: 50 FEET	FRONT: 20 FEET / 60 FEET*
SIDE: 40 FEET	SIDE: 20 FEET
REAR: 30 FEET	REAR: 20 FEET
PERIPHERAL: 50 FEET	*WITH PARKING IN FRONT YARD
- 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 COMPLYING 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.
- SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
- HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- GROUND AREA COVERAGE (GAC) SHALL NOT EXCEED 25%. SEE LOT COVERAGE SUMMARY.
- FLOOR AREA RATIO (FAR) SHALL NOT EXCEED 30%. SEE LOT COVERAGE SUMMARY.
- IMPERVIOUS AREA SHALL NOT EXCEED 70% SEE LOT COVERAGE SUMMARY.

PARKING NOTES:

- THIRTY PERCENT (30%) OF THE PARKING SPACES MAY BE DESIGNATED FOR COMPACT CARS. THE MINIMUM SIZE OF A COMPACT CAR SPACE SHALL BE 8 FT. x 16 FT.
- PARKING AREAS SHALL BE LANDSCAPED ACCORDING TO SECTION 3.4 REQUIREMENTS.
- SURFACE PARKING AREAS SHOULD BE LOCATED TO THE SIDE OR TO THE REAR OF BUILDINGS. IF PARKING IS REQUIRED TO BE LOCATED IN FRONT OF A BUILDING, THE PARKING SHALL BE SEPARATED FROM THE FRONT PROPERTY LINE BY A 20 FT. LANDSCAPE BUFFER.
- PARKING REQUIRED (OFFICE / WAREHOUSE) PER TTCDA REQUIREMENTS:

BUILDING 'A' - 11,700 S.F.	1,755 S.F. - OFFICE
9,945 S.F. - WAREHOUSE	
MINIMUM 3 PER 1,000 S.F. OFFICE (1,755/1000) = 5.265	
MINIMUM 1 PER 1,000 S.F. WAREHOUSE (9,945/1000) = 9.945	
TOTAL MINIMUM = 15 (15.21)	
MAXIMUM 4.5 PER 1,000 S.F. OFFICE (1,755/1000) = 7.90	
MAXIMUM 1.5 PER 1,000 S.F. WAREHOUSE (9,945/1000) = 14.92	
TOTAL MAXIMUM = 23 (22.82)	
BUILDING 'B' - 11,250 S.F.	1,688 S.F. - OFFICE
9,562 S.F. - WAREHOUSE	
MINIMUM 3 PER 1,000 S.F. OFFICE (1,688/1000) = 5.06	
MINIMUM 1 PER 1,000 S.F. WAREHOUSE (9,562/1000) = 9.56	
TOTAL MINIMUM = 15 (14.6)	
MAXIMUM 4.5 PER 1,000 S.F. OFFICE (1,688/1000) = 7.60	
MAXIMUM 1.5 PER 1,000 S.F. WAREHOUSE (9,562/1000) = 14.34	
TOTAL MAXIMUM = 22 (21.94)	
TOTAL MINIMUM - 15 + 15 = 30	
TOTAL MAXIMUM - 23 + 22 = 45	
TOTAL PROPOSED PARKING: 44 SPACES (INCLUDING 2 H.C.)	

REQUESTED VARIANCES

- REDUCE THE REQUIRED FRONT PROPERTY LINE LANDSCAPE BUFFER FROM 20 FT. TO 4 FT. 7 INCHES.

TTCDA FILE# 3-A-22-TOB
MPC FILE# 3-E-22-UR

SHEET C-1

SITE PLAN

1620 SCHAEFFER ROAD

SITE ADDRESS: 1620 SCHAEFFER ROAD, KNOXVILLE (37932)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 104 PARCEL 120.00
SCALE: 1"=20' JANUARY 20, 2022

OWNER/DEVELOPER: JOHN McBRIDE
P.O. BOX 50904
KNOXVILLE, TN 37950
(865) 330-0013

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924



DWN: CLM CHK: CAS DWG. NO. 2112039

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

REFERENCE:

DEED INST. #20211180038020
PLAT CABINET: 18, SLIDE: 98



REVISION	DATE	GENERAL REVISIONS DESCRIPTION	CAS BY
1	2/21/22		