

PROPOSED SITE PLAN of the BUTLER VETERINARY SERVICES

BEING LOCATED ON CLT MAP 103, AND REPRESENTED AS PARCEL 084
SITUATED WITHIN THE SIXTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

NOTES

- DIMENSIONS ARE TO FACE OF BLOCK OF BUILDING AND TO EDGE OF PAVING.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGED UTILITIES.
- THE CONTRACTOR SHALL KEEP THE SITE IN SUCH CONDITION THAT WATER WILL MAINTAIN POSITIVE DRAINAGE AND NOT STAND IN ANY AREA.
- ADEQUATELY SIZED DRAINAGE SWALES MUST BE MAINTAINED BY CONTRACTOR DURING AND AFTER CONSTRUCTION ALONG ALL APPROPRIATE LOT LINES. LATERAL SUPPORT SHALL BE MAINTAINED ALONG ALL PROPERTY LINES AND ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR DURING AND AFTER CONSTRUCTION.
- PARKING DATA:
STALL WIDTH: 10' (VAN ACCESSIBLE 9')
STALL DEPTH: 20'
DRIVE AISLE: 26'
- THE SIGHT DISTANCE AT THE ENTRANCE DRIVE WAS CONFIRMED TO BE IN EXCESS OF 300'.
- NO GENERAL PROPERTY SURVEY WAS PERFORMED, AS SHOWN, IN ASSOCIATION WITH THIS PROJECT. PROPERTY BOUNDARIES ARE ESTIMATED. HOWEVER, IMPROVEMENT LOCATIONS ARE WELL WITHIN ZONING SETBACK REQUIREMENTS.
- WATER QUALITY FACILITY EASEMENT AND TRAVERSABLE ACCESS EASEMENTS ARE REQUIRED FOR THIS DEVELOPMENT. SAID EASEMENTS MUST BE IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY BEING PROVIDED.
- ANY FUTURE SUBDIVISION MUST PRODUCE A LOT THAT WILL MAINTAIN COMPLIANCE WITH ZONING AND TTCDA DESIGN GUIDELINES.

PARKING REQUIREMENTS

COUNTY REQUIREMENTS (SECTION 3.50 OF KNOX COUNTY ZONING ORDINANCE, MEDICAL CLINIC):

NEW SPACES REQUIRED = (3) PATIENT SPACES PER STAFF DOCTOR + (2) SPACES FOR EVERY 3 EMPLOYEES + (1) SPACE PER STAFF DOCTOR

6 EMPLOYEES ON LARGEST SHIFT = 2 SPACES

TOTAL SPACES REQUIRED = 8

TTCDA REQUIREMENTS:

NEW SPACES REQUIRED = (2) SPACES PER 1000 S.F. OF GROSS FLOOR AREA

3,400 SF/1000 x 2 = 7 SPACES (INCLUDING 2 VAN ACCESSIBLE)

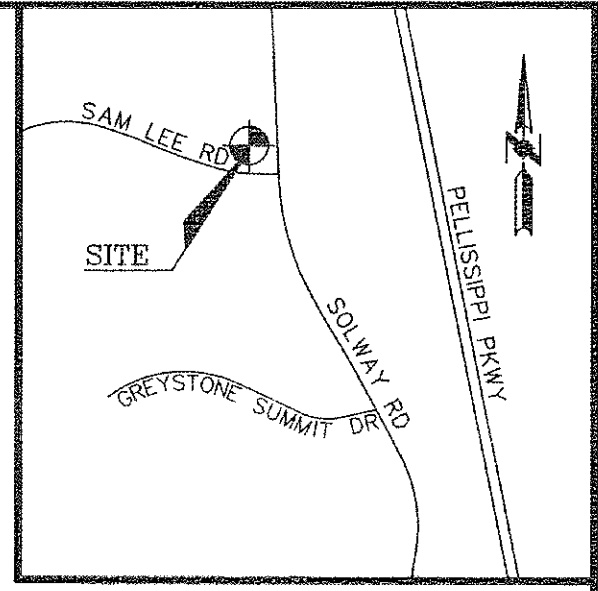
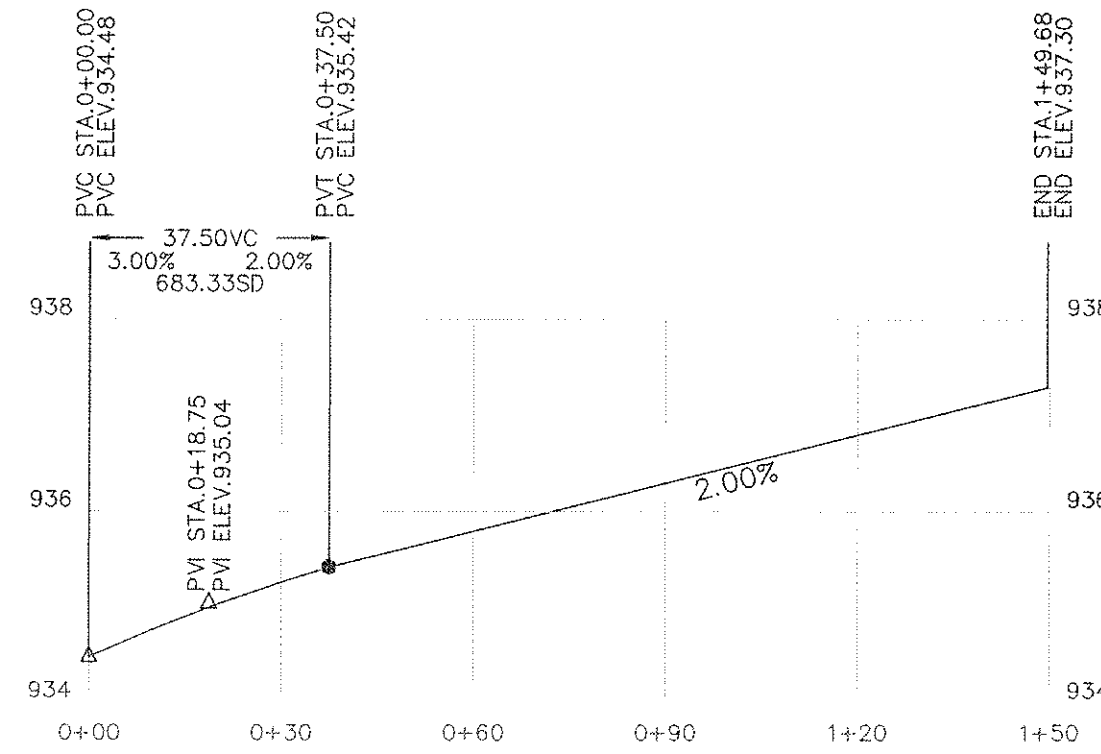
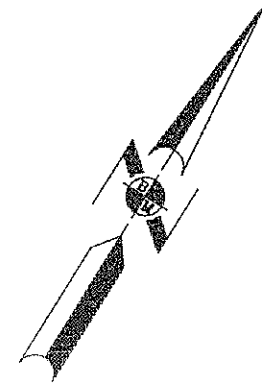
TOTAL SPACES PROVIDED = 19 (INCLUDING 2 VAN ACCESSIBLE)

DEVELOPMENT DENSITY

GROUND AREA COVERAGE (GAC):
REQUIRED - LESS THAN OR EQUAL TO 25%
PROVIDED: 3,490 SF BUILDING FOOTPRINT / 7,169,976 = 0.000487%

FLOOR AREA RATIO (FAR):
REQUIRED - LESS THAN OR EQUAL TO 30%
PROVIDED: 3,490 SF BUILDING FOOTPRINT / 9,395 = 0.000487%

IMPERVIOUS AREA RATIO (IAR):
REQUIRED - LESS THAN OR EQUAL TO 70%
PROVIDED: 9,631 SF IMPERVIOUS AREA / 7,169,976 = 0.001343%

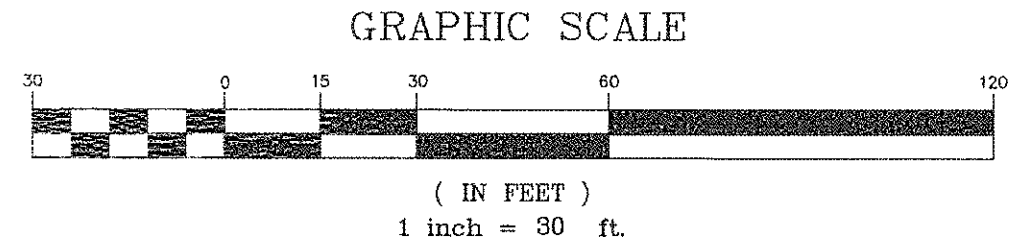
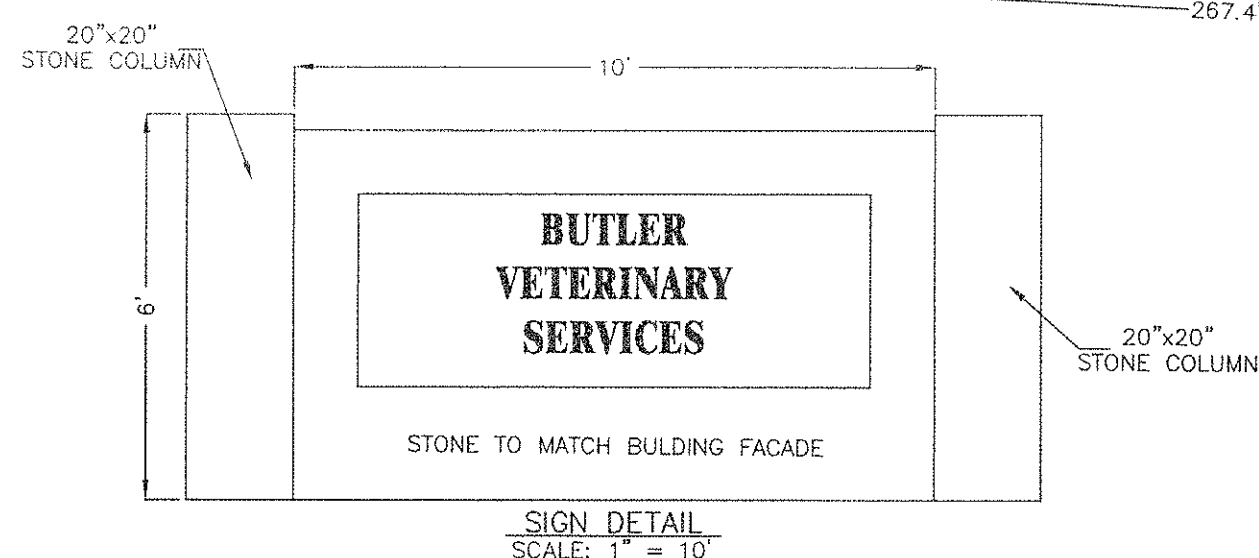
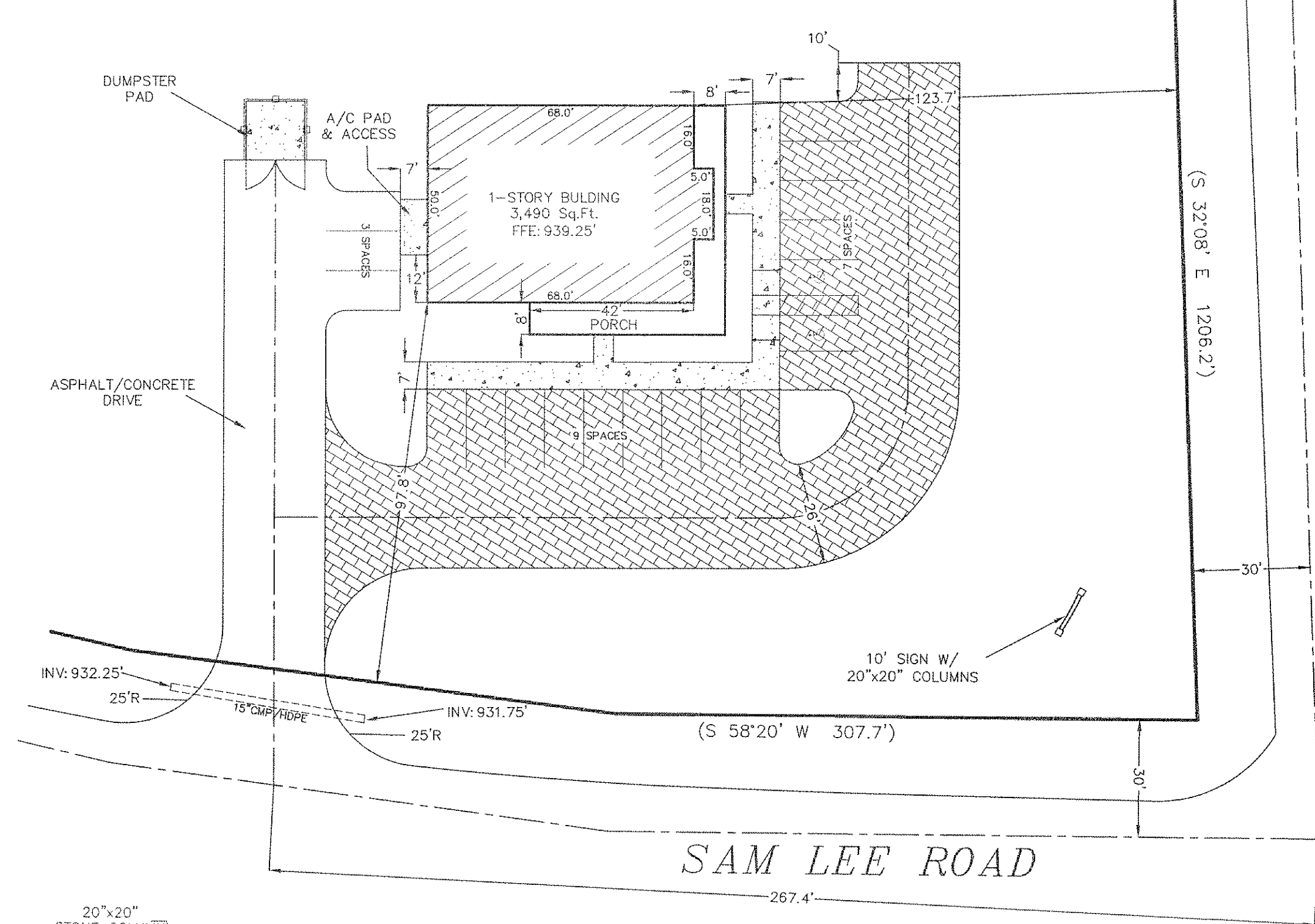


SITE DATA

ZONED:	A, AGRICULTURAL WITH TO, TECHNOLOGY OVERLAY
TOTAL LOT AREA:	164.6± acres 7,169,976± sq.ft.
PROPOSED BUILDING ADDITION:	3,490± sq.ft.
PROPOSED IMPERVIOUS SURFACE: "INCLUSIVE OF BUILDING"	9,631± sq.ft.

LEGEND

(S 42° 18' 16" W)	RECORD CALLS
[Symbol]	FENCE
[Symbol]	ASPHALT PAVERS
[Symbol]	CONCRETE SURFACE



3-F-17-UR
Revised: 2/22/2017



© 2017 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

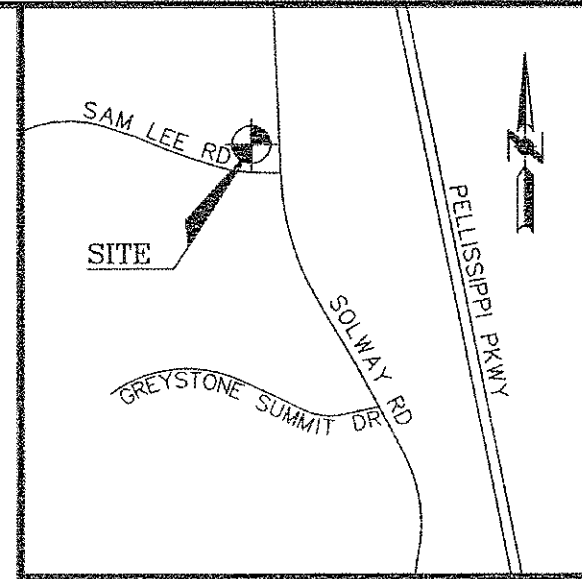
<p>BENCHMARK ASSOCIATES, INC. Land Planners • Land Surveyors</p>	<p>10308 Hardin Valley Road Knoxville, Tennessee 37932</p> <p>Phone (865) 692-4090 Facsimile (865) 692-4091</p>	<p>SITE PLAN of the BUTLER VETERINARY SERVICES</p> <p>Property Address: 3031 SOLWAY RD KNOXVILLE, TENNESSEE 37931 KNOX COUNTY, TENNESSEE</p>		<p>SITE PLAN</p>
		<p>DATE: 21 FEBRUARY 2017 SCALE: 1" = 30' DRAWN BY: JRB FILE NAME: 16222-SITEPLAN BM PROJECT NO.: 16222</p>	<p>1 of 3</p>	

GRADING PLAN of the BUTLER VETERINARY SERVICES

BEING LOCATED ON CLT MAP 103, AND REPRESENTED AS PARCEL 084
SITUATED WITHIN THE SIXTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

SITE DATA

ZONED: A, AGRICULTURAL WITH TO, TECHNOLOGY OVERLAY
TOTAL LOT AREA: 164.6± acres
7,169,976± sq.ft.
PROPOSED BUILDING ADDITION: 3,490± sq.ft.
PROPOSED IMPERVIOUS SURFACE: 9,631± sq.ft.
"INCLUSIVE OF BUILDING"



LOCATION MAP
N.T.S.

NOTES

- 1) DIMENSIONS ARE TO FACE OF BLOCK OF BUILDING AND TO EDGE OF PAVING.
- 2) CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGED UTILITIES.
- 3) THE CONTRACTOR SHALL KEEP THE SITE IN SUCH CONDITION THAT WATER WILL MAINTAIN POSITIVE DRAINAGE AND NOT STAND IN ANY AREA.
- 4) ADEQUATELY SIZED DRAINAGE SWALES MUST BE MAINTAINED BY CONTRACTOR DURING AND AFTER CONSTRUCTION ALONG ALL APPROPRIATE LOT LINES. LATERAL SUPPORT SHALL BE MAINTAINED ALONG ALL PROPERTY LINES AND ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR DURING AND AFTER CONSTRUCTION.
- 5) PARKING DATA:
STALL WIDTH: 10' (VAN ACCESSIBLE 9')
STALL DEPTH: 20'
DRIVE AISLE: 25'
- 6) EXISTING CONTOURS, AS SHOWN HEREON, TAKEN FROM KGIS MAPPING.

PARKING REQUIREMENTS

COUNTY REQUIREMENTS (SECTION 3.50 OF KNOX COUNTY ZONING ORDINANCE, MEDICAL CLINIC(S)):

NEW SPACES REQUIRED = (3) PATIENT SPACES PER STAFF DOCTOR + (2) SPACES FOR EVERY 3 EMPLOYEES + (1) SPACE PER STAFF DOCTOR

6 EMPLOYEES ON LARGEST SHIFT = 2 SPACES

TOTAL SPACES REQUIRED = 6

TICDA REQUIREMENTS:

NEW SPACES REQUIRED = (2) SPACES PER 1000 S.F. OF GROSS FLOOR AREA

3,400 SF/1000 x 2 = 7 SPACES (INCLUDING 2 VAN ACCESSIBLE)

TOTAL SPACES PROVIDED = 19 (INCLUDING 2 VAN ACCESSIBLE)

DEVELOPMENT DENSITY

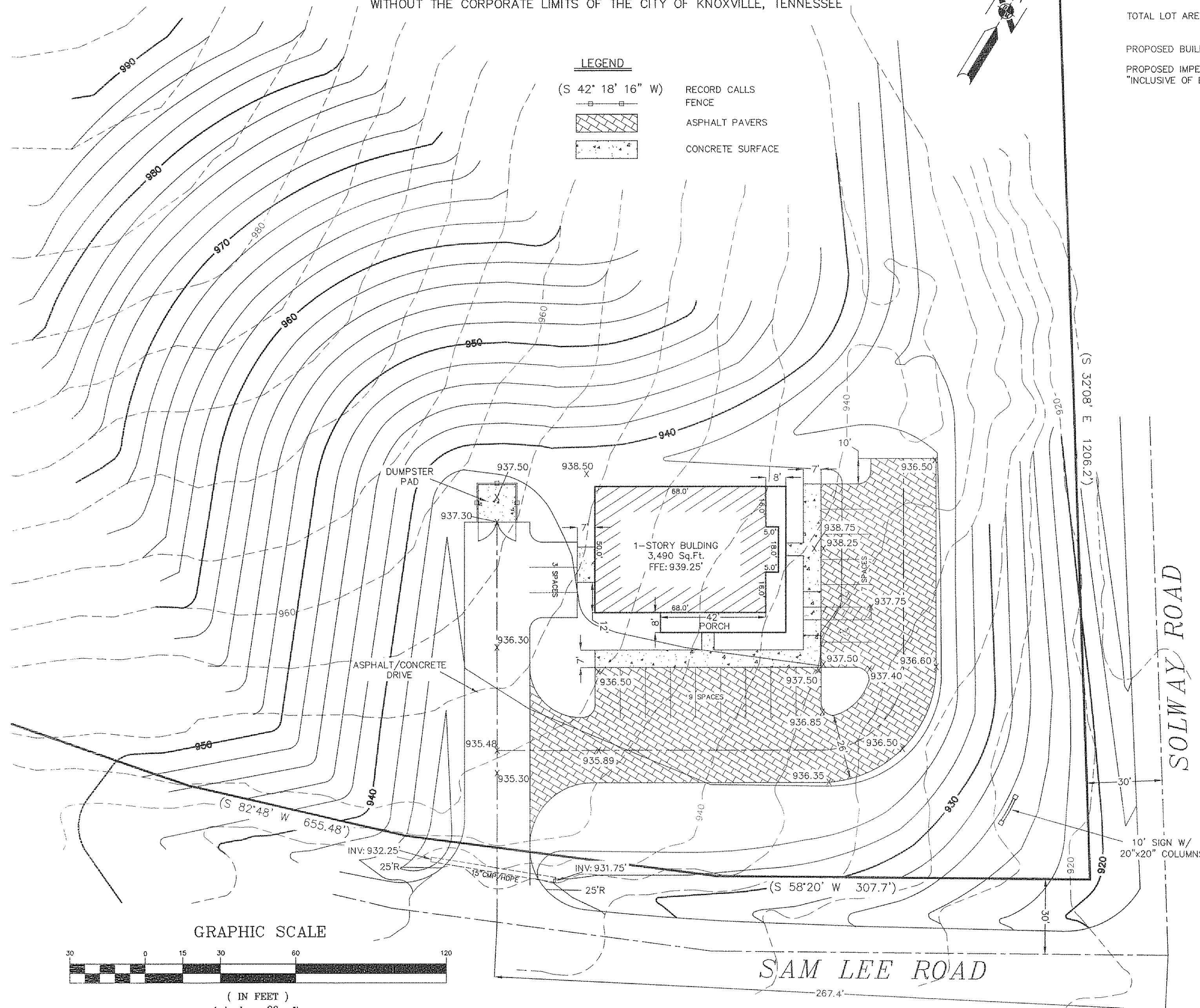
GROUND AREA COVERAGE (GAC): REQUIRED - LESS THAN OR EQUAL TO 25%
PROVIDED: 3,490 SF BUILDING FOOTPRINT / 7,169,976 = 0.000487%

FLOOR AREA RATIO (FAR): REQUIRED - LESS THAN OR EQUAL TO 30%
PROVIDED: 3,490 SF BUILDING FOOTPRINT / 7,169,976 = 0.000487%

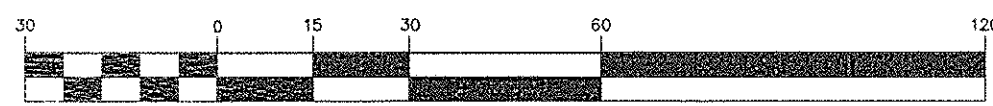
IMPERVIOUS AREA RATIO (IAR): REQUIRED - LESS THAN OR EQUAL TO 70%
PROVIDED: 9,631 SF IMPERVIOUS AREA / 7,169,976 = 0.001343%

LEGEND

- (S 42° 18' 16" W) RECORD CALLS FENCE
- ASPHALT PAVERS
- CONCRETE SURFACE

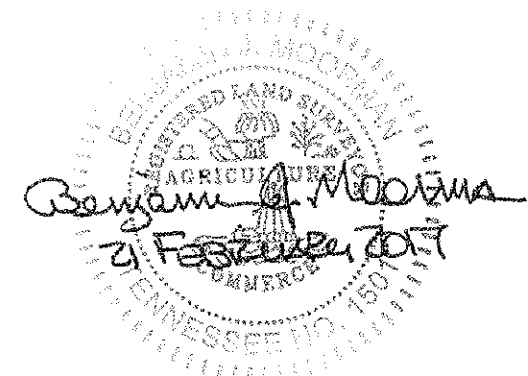


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

3-F-17-UR
Revised: 2/22/2017



© 2017 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.



BENCHMARK ASSOCIATES, INC.

Land Planners • Land Surveyors

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (865) 692-4090
Facsimile (865) 692-4091

GRADING PLAN of the BUTLER VETERINARY SERVICES

Property Address:
3031 SOLWAY RD
KNOXVILLE, TENNESSEE 37931
KNOX COUNTY, TENNESSEE

GRADING PLAN

DATE: 21 FEBRUARY 2017
SCALE: 1" = 30'
DRAWN BY: JRB
FILE NAME: 16222-SITEPLAN
BM PROJECT NO.: 16222

2 of 3

LANDSCAPING PLAN of the BUTLER VETERINARY SERVICES

BEING LOCATED ON CLT MAP 103, AND REPRESENTED AS PARCEL 084
SITUATED WITHIN THE SIXTH COUNTY COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

NOTES

- CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY AND MARK THE EXACT LOCATION OF ALL EXISTING UTILITIES (WATER, SEWER, GAS, ELECTRIC, SEPTIC TANKS, ETC.)
- SOIL USED IN THE BACKFILL OF PLANTING PITS AND LANDSCAPE BEDS SHALL BE CLEAN AND WEED FREE, AND SHALL BE MIXED WITH 25% PEAT MOSS/PINE BARK BY VOLUME 12:6:6
- ALL TREES RETAINED OR NEW SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR TWELVE MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE 12 MONTHS SHALL BE REPLACED WITHIN 9 MONTHS OF LOSS.
- PROPOSED PLANT MATERIAL WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.

DEVELOPMENT DENSITY

GROUND AREA COVERAGE (GAC):	REQUIRED - LESS THAN OR EQUAL TO 25%
	PROVIDED: 3,490 SF BUILDING FOOTPRINT / 7,169,976 = 0.000487%
FLOOR AREA RATIO (FAR):	REQUIRED - LESS THAN OR EQUAL TO 30%
	PROVIDED: 3,490 SF BUILDING FOOTPRINT / 7,169,976 = 0.000487%
IMPERVIOUS AREA RATIO (IAR):	REQUIRED - LESS THAN OR EQUAL TO 70%
	PROVIDED: 9,631 SF IMPERVIOUS AREA / 7,169,976 = 0.001343%

SITE DATA

ZONED:	A, AGRICULTURAL WITH TO, TECHNOLOGY OVERLAY
TOTAL LOT AREA:	164.6± acres 7,169,976± sq.ft.
PROPOSED BUILDING ADDITION:	3,490± sq.ft.
PROPOSED IMPERVIOUS SURFACE: "INCLUSIVE OF BUILDING"	9,631± sq.ft.

LEGEND

(S 42° 18' 16" W)	RECORD CALLS
	RIVER BIRCH
	PIN OAK
	AMERICAN ARBORVITAE
	BURFORD HOLLY
	NANDINA
	AZALEA
	CONCRETE SURFACE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

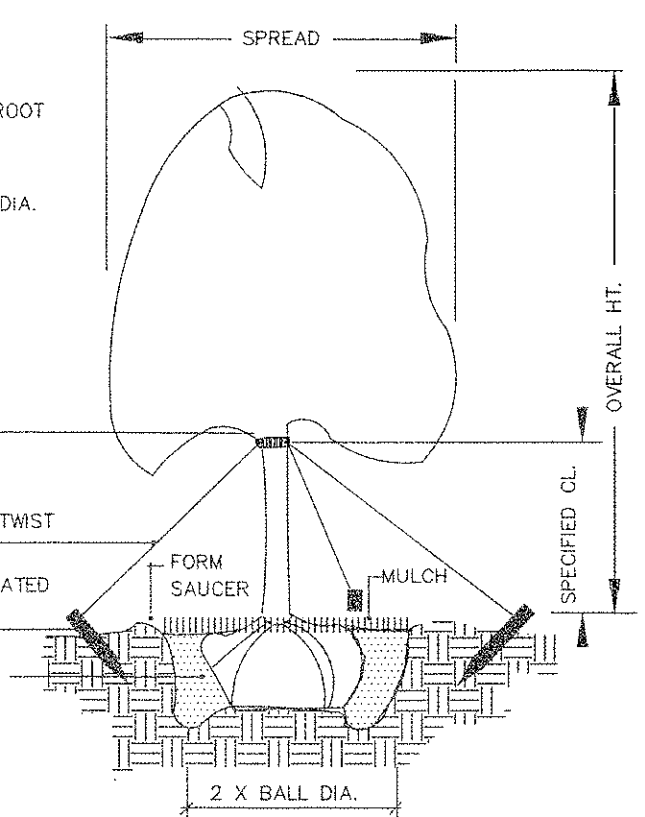
PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
PAINT ALL CUTS OVER 1" DIA.
FLAG GUYING WIRES WITH SURVEYOR TAPE

RUBBER HOSE 1" DIA.

GUYING WIRES 2 STRAND TWIST 12 GAUGE WIRE

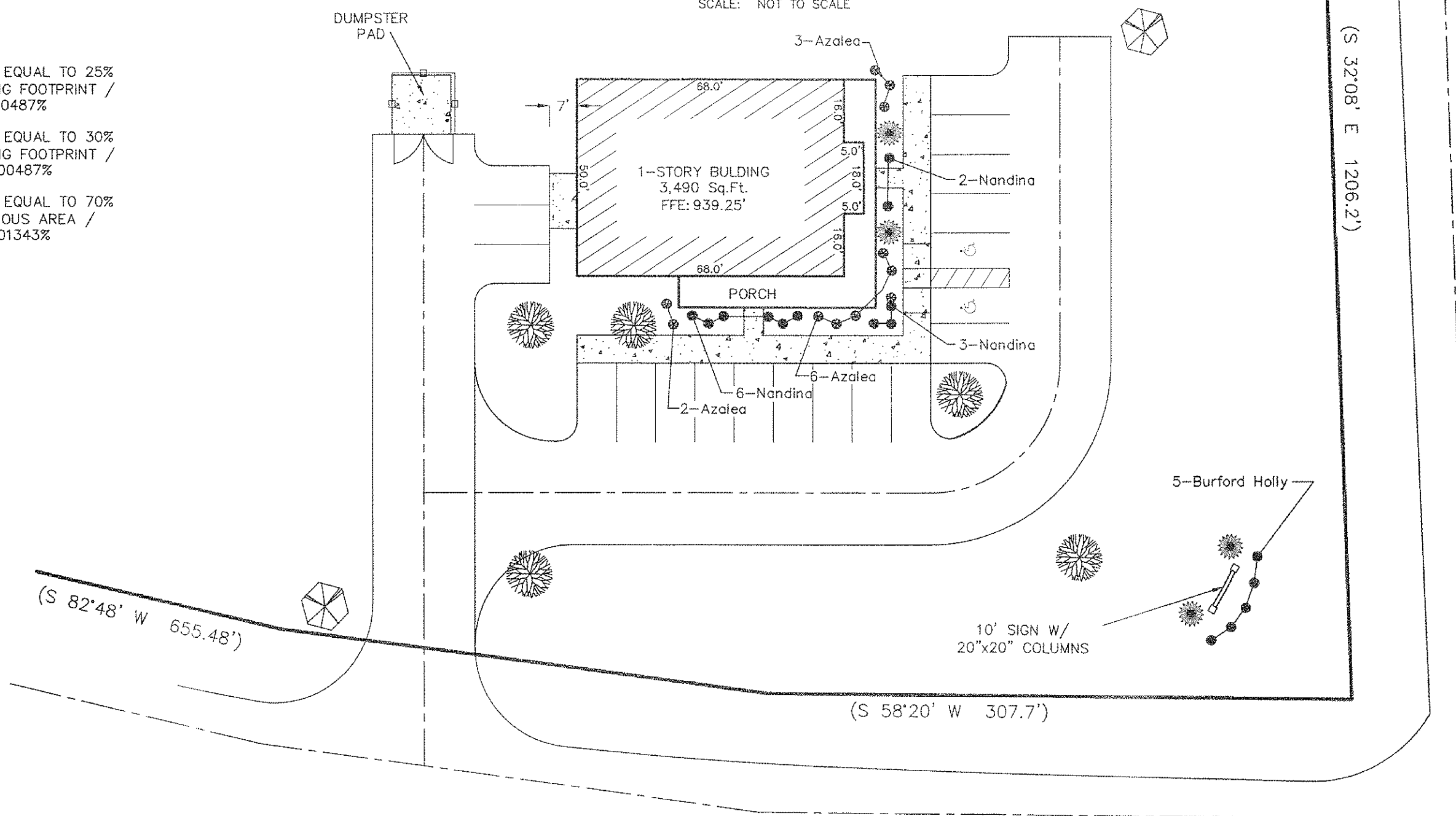
(3) 2"x4"x24" PRESS TREATED STAKES - TOP OF STAKE 6" ABOVE GROUND

SPECIFIED PLANTING MIX WATER & TAMP TO

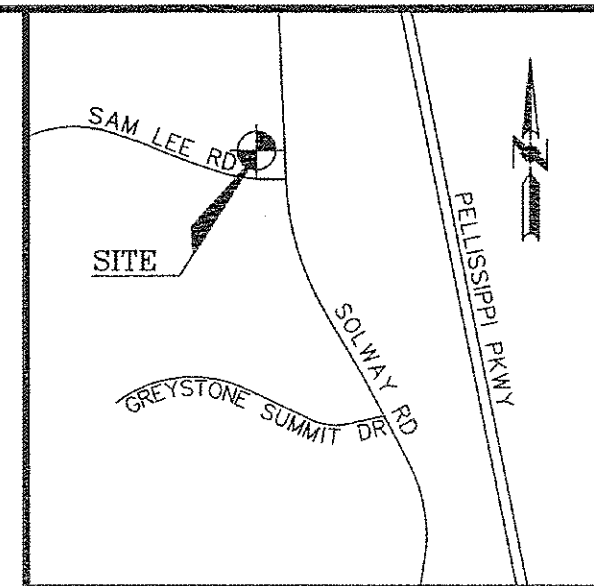


TREE PLANTING

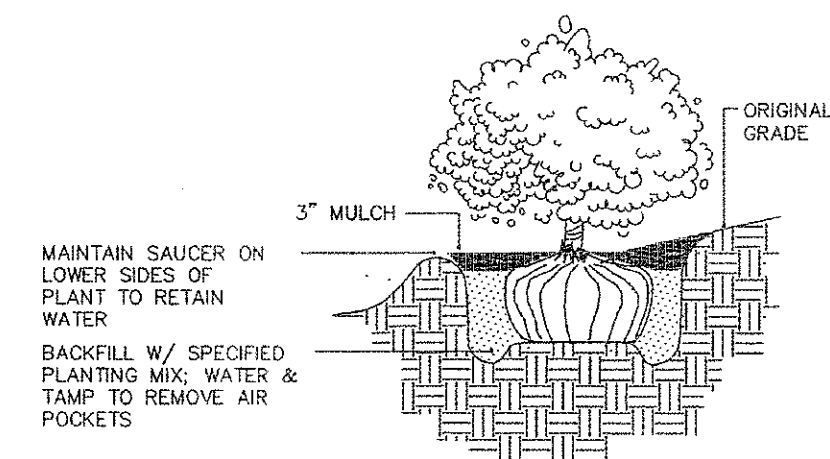
SCALE: NOT TO SCALE



INV: 911.40'

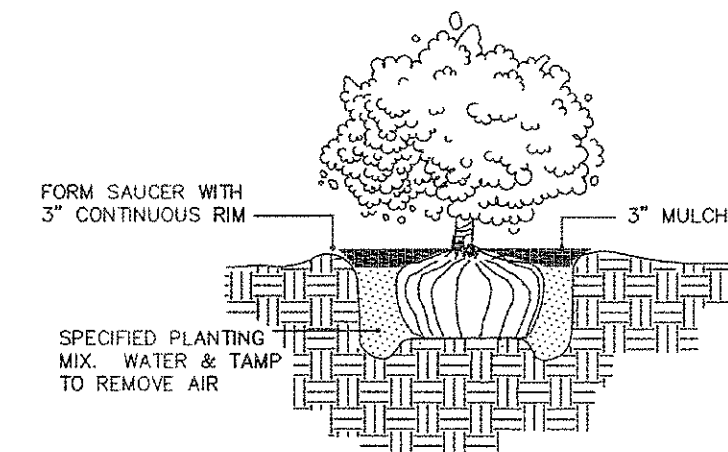


LOCATION MAP
N.T.S.



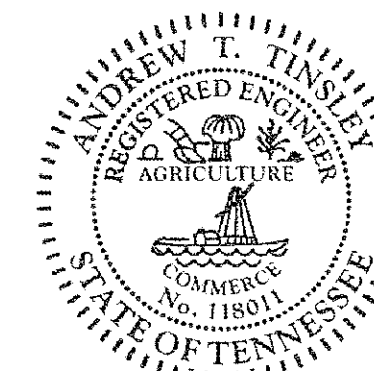
SHRUB PLANTING / SLOPES

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE



SAM LEE ROAD

3-F-17-UR

Revised: 2/22/2017

© 2017 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.



BENCHMARK ASSOCIATES, INC.

Land Planners • Land Surveyors

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (865) 692-4090
Facsimile (865) 692-4091

LANDSCAPING PLAN of the BUTLER VETERINARY SERVICES

Property Address:
3031 SOLWAY RD
KNOXVILLE, TENNESSEE 37931
KNOX COUNTY, TENNESSEE

LANDSCAPING PLAN

DATE: 21 FEBRUARY 2017
SCALE: 1" = 30'
DRAWN BY: JRB
FILENAME: 16222-SITEPLAN
PROJECT NO.: 16222

SHEET

3 of 3

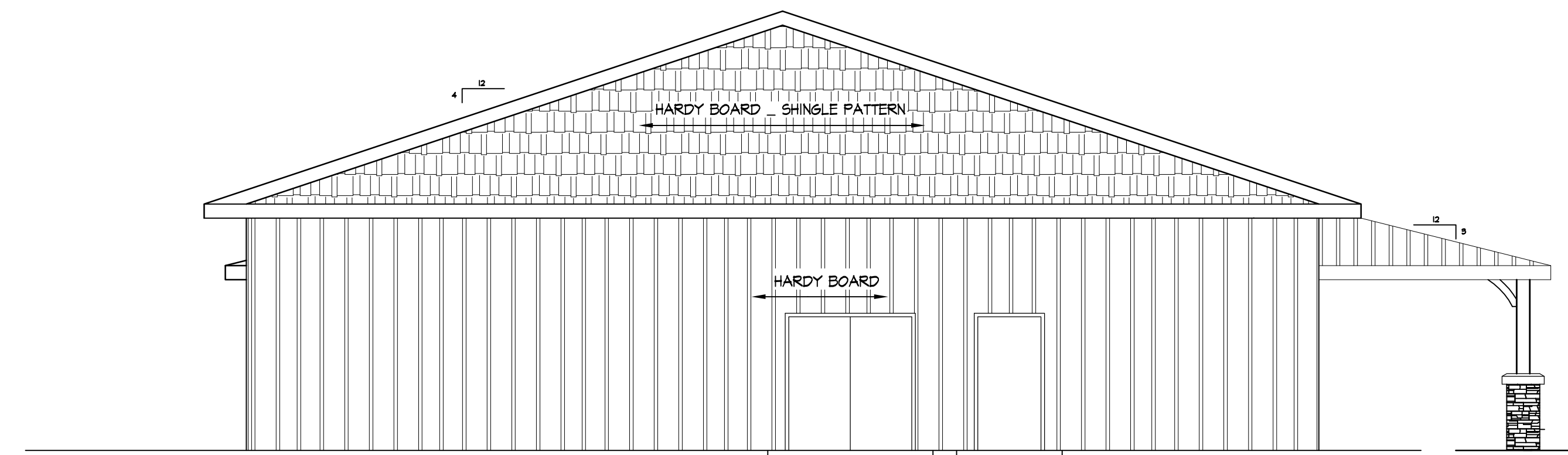


ROBERT L. KRUSENKLAS ARCHITECT

P. O. BOX 1714
PIGEON FORGE, TN 37868
865-803-9369



1 FRONT ELEVATION
A102 SCALE: 3/8" = 1'-0" 17002 elevation.dwg



2 REAR ELEVATION
A102 SCALE: 3/16" = 1'-0" 17002 elevation.dwg

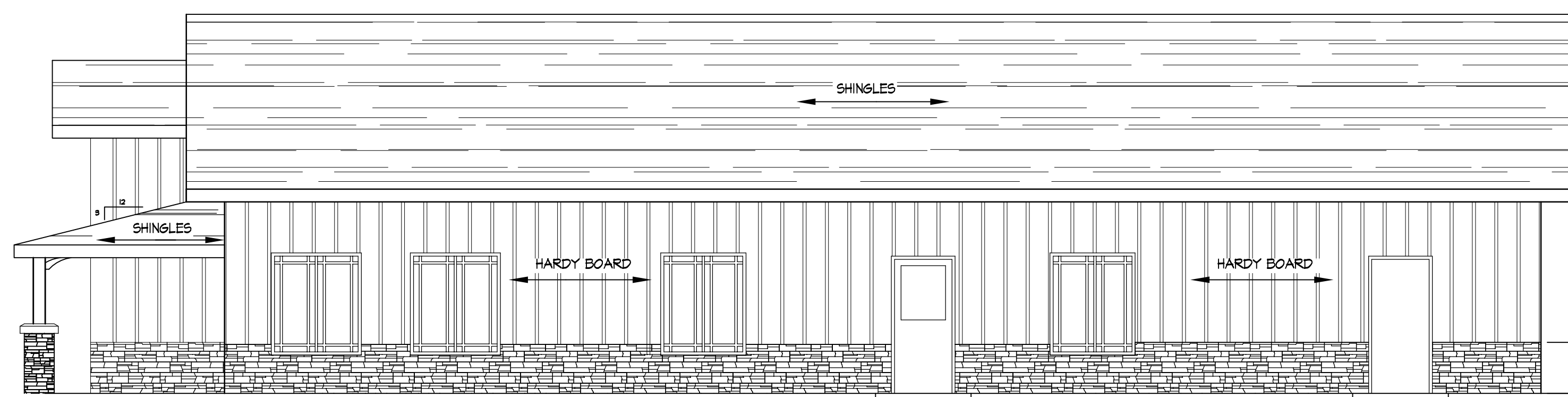
HARDY BOARD - SIDING - (GRASSY SAVANNAH)
LEFT, RIGHT, AND REAR ELEVATIONS

BOARD AND BATTEN FRONT ELEVATION

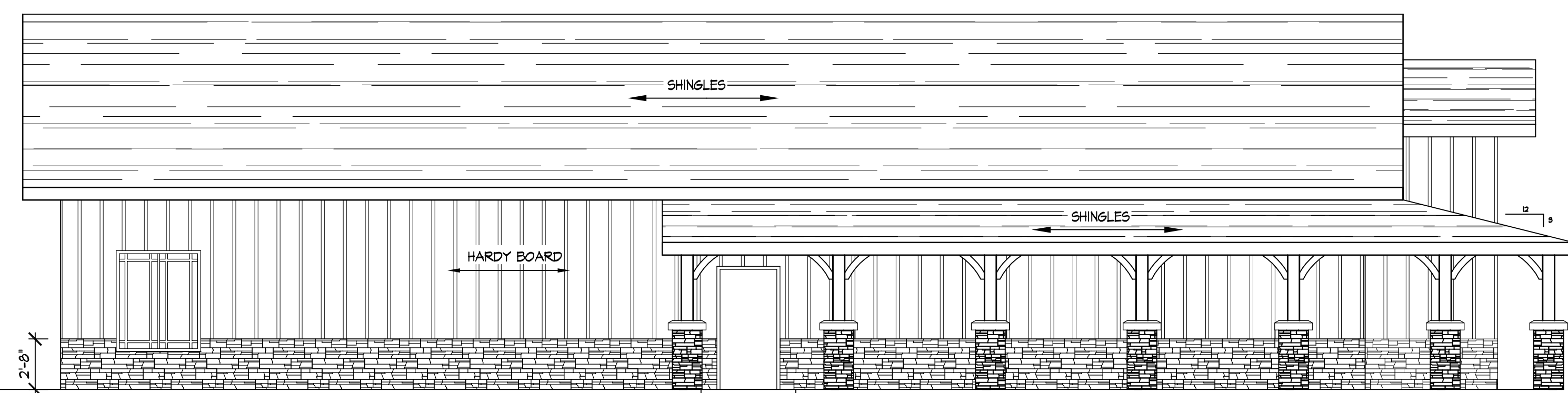
PAINT - BEHR - HAVANA COFFEE
TRIM - SLEEK WHITE
SHAKE - HAVANA COFFEE
STONE - MOSSY CREEK

ROOF - SHINGLES (TANKS WEATHERWOOD)

3-F-17-UR
Revised: 2/22/2017



3 RIGHT ELEVATION
A102 SCALE: 3/16" = 1'-0" 17002 elevation.dwg



4 LEFT ELEVATION
A102 SCALE: 3/16" = 1'-0" 17002 elevation.dwg

Nathan Butler
Veterinary Clinic

ALL RIGHTS RESERVED
This drawing is the property of the architect and shall not be reproduced in whole or in part. This drawing shall not be used for the construction of any other project without the written consent of this firm.

Drawn By:
cac

Original Issue Date:
1/21/2017

Revisions:
No. Date Description

No.	Date	Description

A102
ELEVATIONS

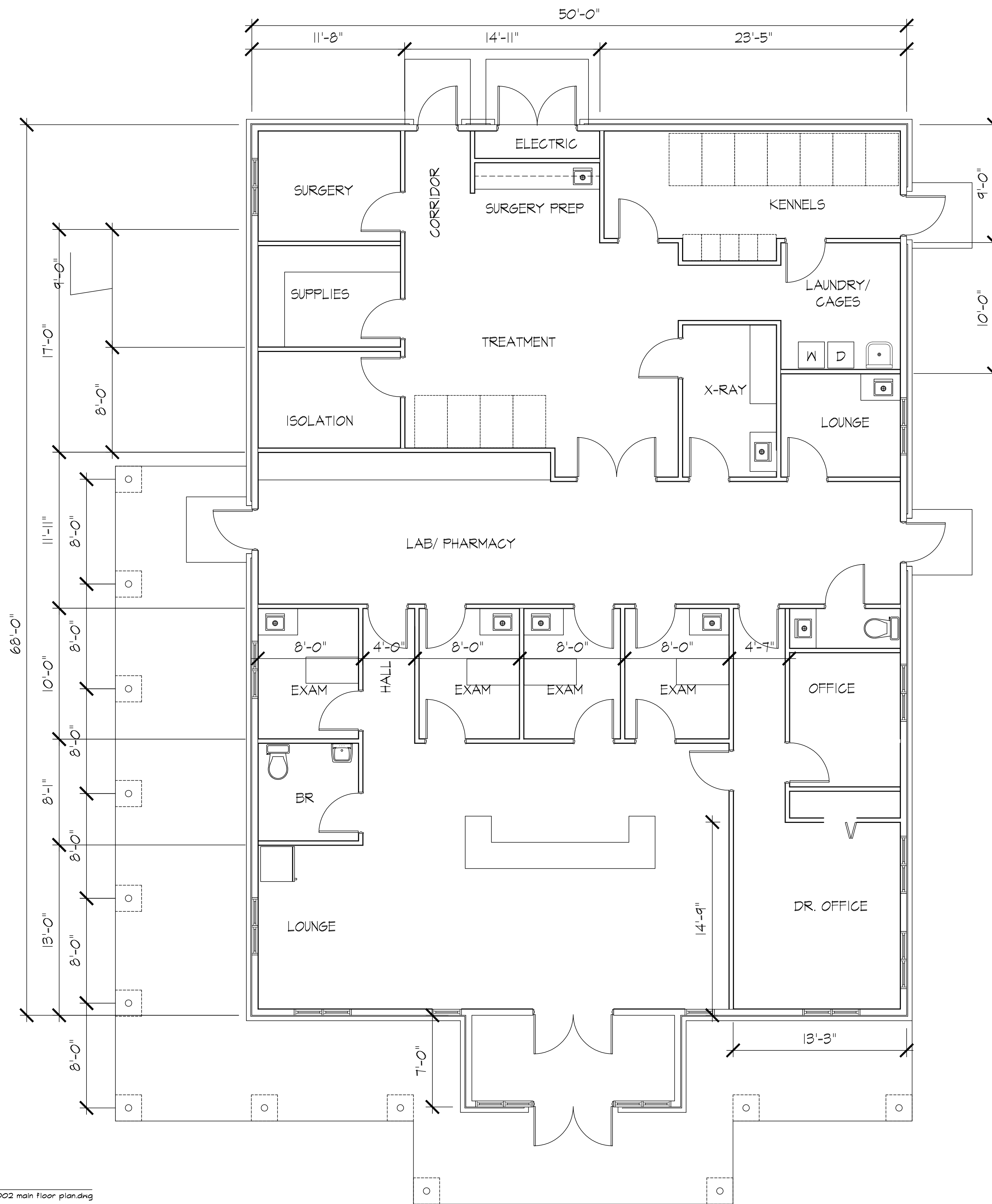


ROBERT L. KRUSENKLAS ARCHITECT

P. O. BOX 1714
PIGEON FORGE, TN 37868
865-803-9369



Nathan Butler
Veterinary Clinic



3-F-17-UR
Revised: 2/22/2017

ALL RIGHTS RESERVED
This drawing is the property of the architect and shall not be reproduced in whole or in part. This drawing shall not be used for the construction of any other project without the written consent of this firm.

Drawn By:
cac

Original Issue Date:
1/21/2017

Revisions:		
No.	Date	Description

A101

FLOOR PLANS

© RLK ARCHITECT 2017 17001