

PROPOSED MASTER  
DETENTION POND

FUTURE DEVELOPMENT

PHASE 3  
2.95 AC

PHASE 2  
PROPOSED MOB  
3 STORY BUILDING  
70,000 SF TOTAL  
280 SPACES REQUIRED  
344 SPACES PROVIDED  
FFE 1003.15

PHASE 1  
PROPOSED MOB  
2 STORY BUILDING  
15,000 SF PER FLOOR  
120 SPACES REQUIRED  
159 SPACES PROVIDED  
FFE 992.10

PHASE 1  
2.45 AC

PHASE 2  
5.39 AC

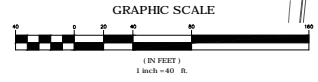
ROAD  
1.55 AC

11-B-17-UR  
Revised: 11/9/2017

PARKING REQUIREMENTS	
PHASE 1 1 SPACE PER 250 SF	120 - SPACES REQUIRED 159 - SPACES PROVIDED
PHASE 2 1 SPACE PER 250 SF	280 - SPACES REQUIRED 344 - SPACES PROVIDED

SITE LAYOUT PLAN

SCALE: 1" = 40'-0"



Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

**MBI**  
michael brady inc.  
299 N. WESCAMBER RD.  
KNOXVILLE, TENNESSEE  
PHONE: 865.584.0999  
FAX: 865.584.5213  
www.michaelbradyinc.com

THE DESIGN PROFESSIONAL  
SERVES AND ASSUMES  
RESPONSIBILITY AND LIABILITY  
FOR THE DESIGN AND CONSTRUCTION  
FROM PERMIT TO FULL  
OCCUPANCY. THE DESIGN PROFESSIONAL  
AND THE DESIGN PROFESSIONAL  
COUNTY. THE DESIGN PROFESSIONAL  
SERVES AND ASSUMES LIABILITY FOR  
THE DESIGN PROFESSIONAL'S  
SERVICES WITH RESPECT TO  
ANY AND ALL DESIGN, CONSTRUCTION  
OR CONSTRUCTION DOCUMENTS  
PREPARED BY THE DESIGN PROFESSIONAL.

COPYRIGHT © MICHAEL BRADY INC. 2017

NOT FOR CONSTRUCTION

SHERRILL BLVD. MEDICAL  
OFFICE COMPLEX  
SHERRILL BLVD  
KNOXVILLE, TN 37923

A NEW DEVELOPMENT FOR:  
SHERRILL BLVD. MEDICAL  
OFFICE COMPLEX  
SHERRILL BLVD  
KNOXVILLE, TN 37923

THIS DRAWING HAS BEEN REVIEWED:  
FOR REVIEW ONLY  
FOR PERMITTING ONLY  
SCHEMATIC DESIGN  
DESIGN DEVELOPMENT  
CONSTRUCTION DOCUMENTS

Drawing Title:  
SITE LAYOUT PLAN

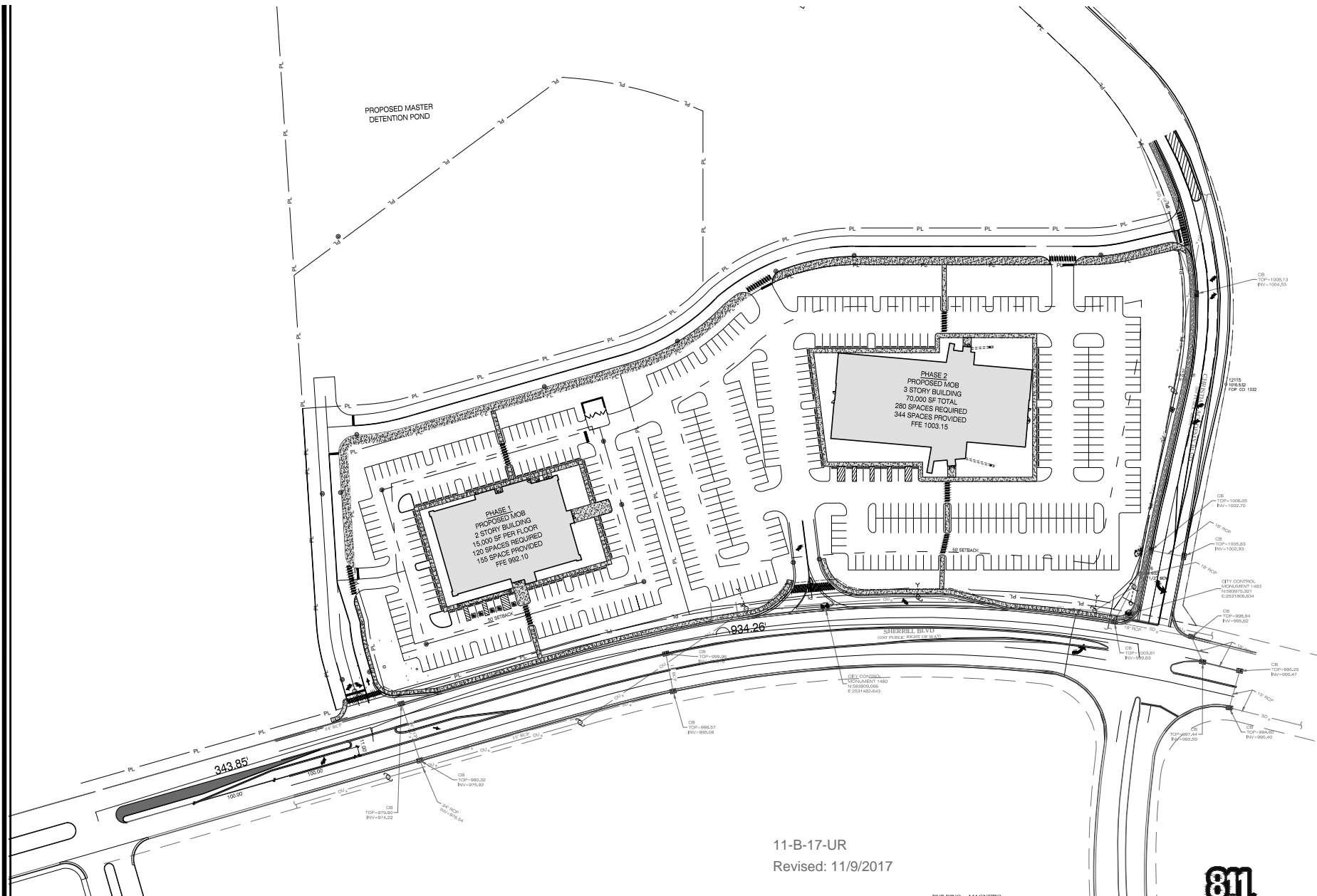
Date: 09/22/2017

Designed By: J.M.P.  
Drawn By: J.S.B.  
Reviewed By: D.M.M.

Comm. No. 170525.01

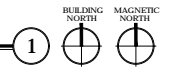
Revisions:  
REV #1 10/25/2017  
REV #2 11/02/2017  
REV #3 11/02/2017

Sheet  
of  
C3.0



**PROXIMITY SITE PLAN**  
SCALE: 1" = 50'-0"

11-B-17-UR  
Revised: 11/9/2017



Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

280 N. WESCAMBER RD.  
KNOXVILLE, TENNESSEE  
PHONE: 865.584.0909  
FAX: 865.584.5213  
www.michaelbradyinc.com  
michael brady inc.  
architectural engineering services

THE BRAND'S PROFESSIONAL ENGINEERS AND ARCHITECTS ASSOCIATION (BPEA) IS A MEMBER OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS (NAPEA). THE BRAND'S PROFESSIONAL ENGINEERS AND ARCHITECTS ASSOCIATION (BPEA) IS A MEMBER OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS (NAPEA). THE BRAND'S PROFESSIONAL ENGINEERS AND ARCHITECTS ASSOCIATION (BPEA) IS A MEMBER OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS (NAPEA).

COPYRIGHT © MICHAEL BRADY INC. 2017

NOT FOR CONSTRUCTION

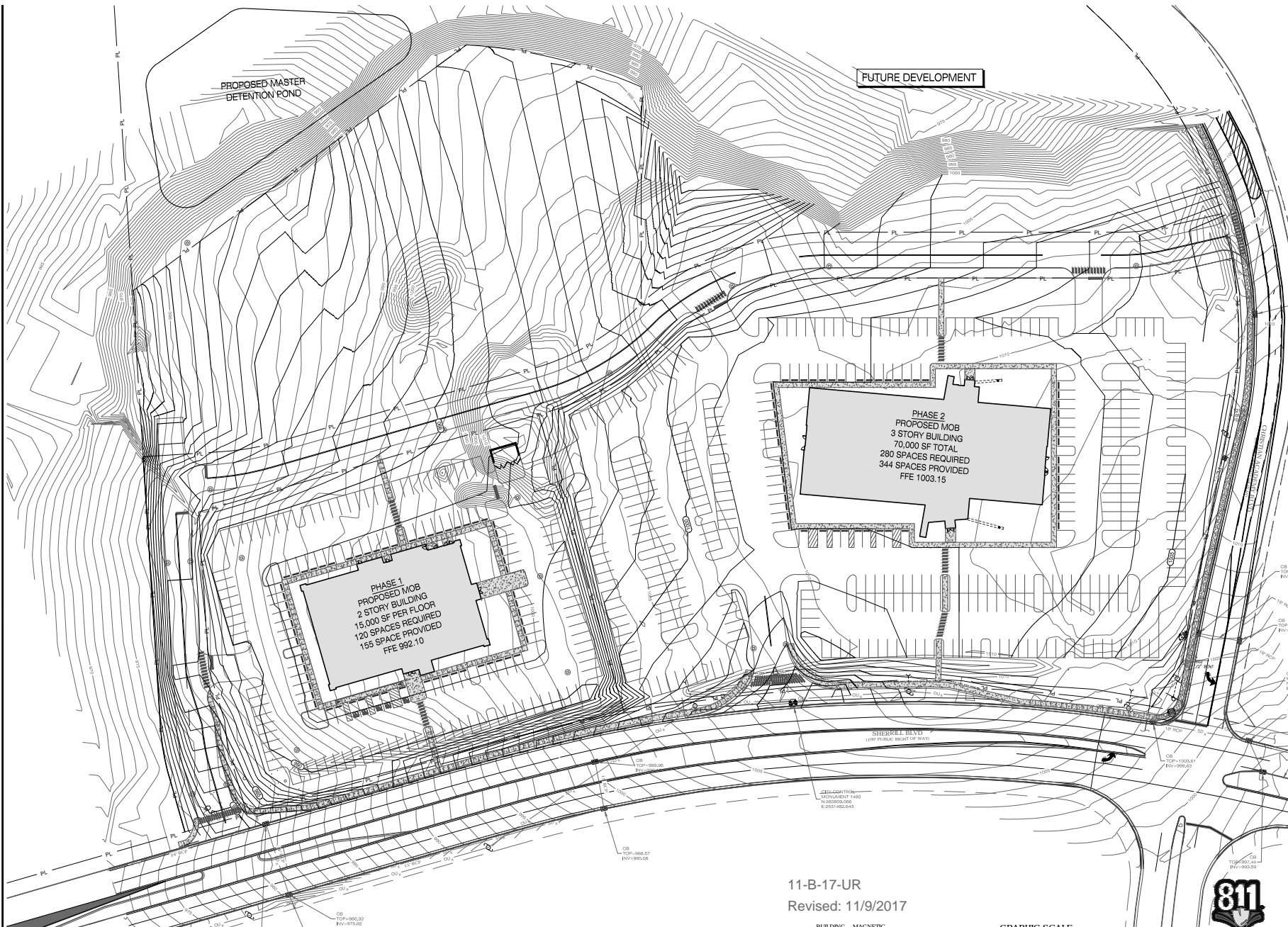
**SHERRILL BLVD. MEDICAL OFFICE COMPLEX**  
SHERRILL BLVD  
KNOXVILLE, TN 37923

A NEW DEVELOPMENT FOR:  
THIS DRAWING HAS BEEN PREPARED FOR REVIEW ONLY FOR PERMITTING ONLY SCHEMATIC DESIGN DESIGN DEVELOPMENT CONSTRUCTION DOCUMENTS

Drawing Title:  
PROXIMITY SITE PLAN

Date: 09/22/2017  
Designed By: J.M.P.  
Drawn By: J.S.B.  
Reviewed By: D.J.M.  
Comm. No. 170525.01  
Revisions:  
REV #1 10/25/2017  
REV #3 11/02/2017

Sheet No. of C3.1



PROPOSED MASTER  
DETENTION POND

FUTURE DEVELOPMENT

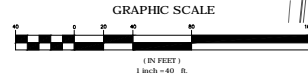
PHASE 1  
PROPOSED MOB  
2 STORY BUILDING  
15,000 SF PER FLOOR  
120 SPACES REQUIRED  
155 SPACES PROVIDED  
FFE 992.10

PHASE 2  
PROPOSED MOB  
3 STORY BUILDING  
70,000 SF TOTAL  
280 SPACES REQUIRED  
344 SPACES PROVIDED  
FFE 1003.15

**SITE GRADING PLAN**

SCALE: 1" = 40'-0"

11-B-17-UR  
Revised: 11/9/2017



Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

**MBI**  
michael brady inc.  
299 N. WESCAMBER RD.  
KNOXVILLE, TENNESSEE  
PHONE: 865.584.0909  
FAX: 865.584.5213  
www.michaelbradyinc.com

THE DESIGN PROFESSIONAL  
HEREIN AND ALL ARE  
RESPONSIBLE AND LIABLE  
FROM FAILURE TO FOLLOW  
THEIR PROFESSIONAL  
DUTY. THE DESIGNER  
HEREIN SHALL NOT BE  
RESPONSIBLE FOR ANY  
CONSTRUCTION DEFECTS  
OR OMISSIONS THAT ARE  
THE RESULT OF THE  
DESIGNER'S NEGLIGENCE  
OR INEPTITUDE. THE  
DESIGNER'S LIABILITY  
SHALL BE LIMITED TO  
THE AMOUNT OF THE  
FEES RECEIVED BY THE  
DESIGNER FOR THE  
SERVICES PROVIDED.

COPYRIGHT © MICHAEL BRADY INC. 2017

NOT FOR CONSTRUCTION

**SHERRILL BLVD. MEDICAL  
OFFICE COMPLEX**  
SHERRILL BLVD  
KNOXVILLE, TN 37923

A NEW DEVELOPMENT FOR:  
1. AS DRAWING HAS BEEN REVIEWED:  
2. FOR REVIEW ONLY  
FOR PERMITTING ONLY  
SCHEMATIC DESIGN  
DESIGN DEVELOPMENT  
CONSTRUCTION DOCUMENTS

Drawing Title:  
SITE GRADING PLAN

Date: 09/22/2017  
Designed By: J.M.P.  
Drawn By: J.S.B.  
Reviewed By: D.M.M.  
Comm. No. 170525.01  
Revisions:  
REV #1 10/25/2017  
REV #3 11/06/2017

Sheet: 1 of 4  
Sheet No. C4.0

**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	32	RED MAPLE / <i>Acer rubrum</i> 'October Glory' TM	30-50' H	3"	B&B
	31	RIVER BIRCH / <i>Betula nigra</i>	40-70' H	3"	B&B
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	36	LEYLAND CYPRESS / <i>Cupressocyparis leylandii</i>	8-10' H	2"	B&B

**LANDSCAPE REQUIREMENTS**

**PC-1 REQUIREMENTS**  
 1 TREE PER 5,000 SF OF OPEN SPACE OR PARKING

61 - TREES REQUIRED  
 63 - TREES PROVIDED

15' PERIMETER BUFFER FROM RESIDENTIAL

36 - TREES PROVIDED

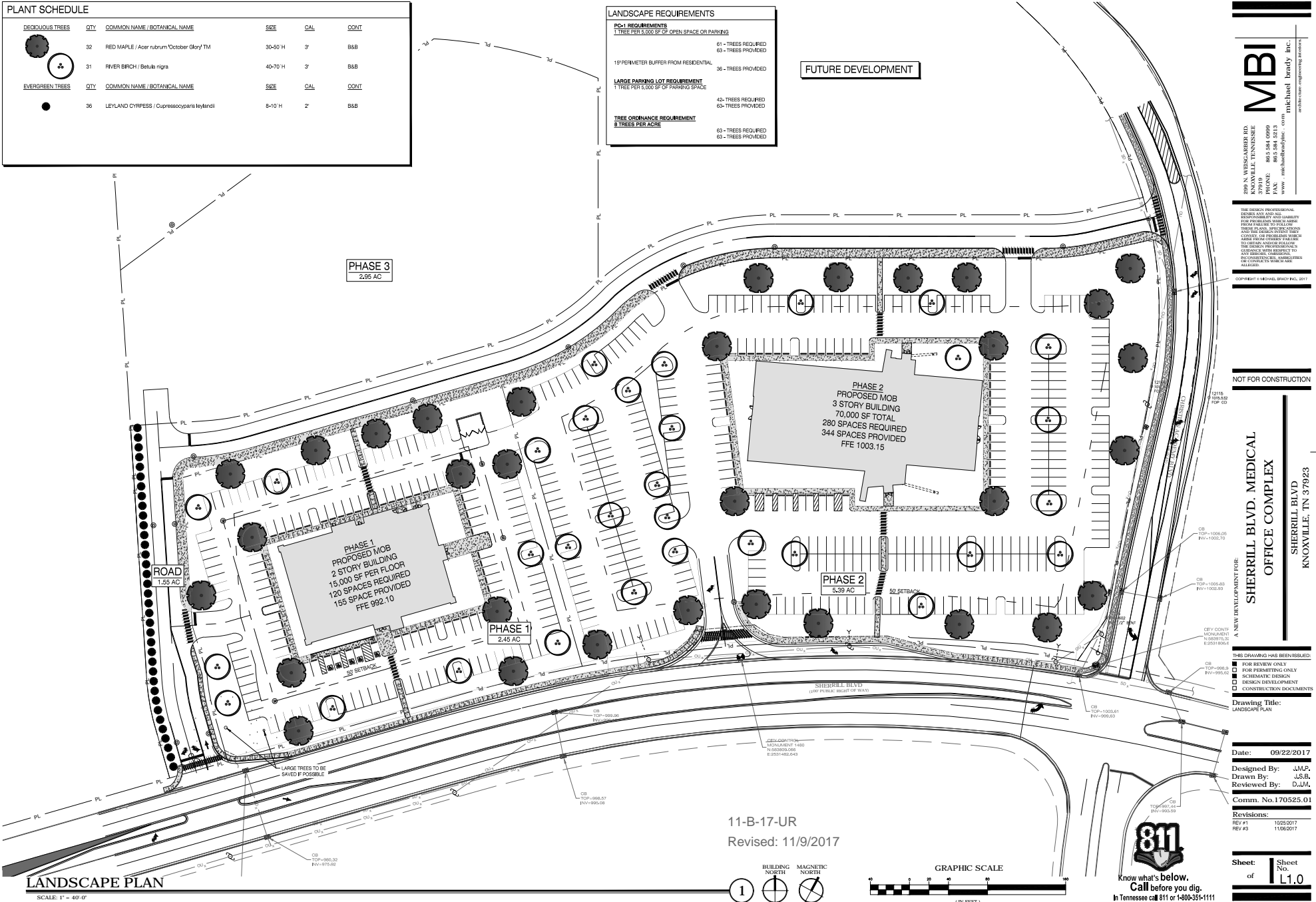
**LARGE PARKING LOT REQUIREMENT**  
 1 TREE PER 5,000 SF OF PARKING SPACE

42 - TREES REQUIRED  
 63+ - TREES PROVIDED

**TREE ORNANCE REQUIREMENT**  
 8 TREES PER ACRE

63 - TREES REQUIRED  
 63 - TREES PROVIDED

**FUTURE DEVELOPMENT**



**MBI**  
 michael brady inc.  
 299 N. WESCAMBER RD.  
 KNOXVILLE, TENNESSEE  
 PHONE: 865.584.0909  
 FAX: 865.584.5213  
 www.michaelbrady.com

THE DESIGN PROFESSIONAL  
 DESIGN AND ANY AND ALL  
 RESPONSIBILITY AND LIABILITY  
 FROM THIS PLAN TO FOLLOW  
 THESE AND ANY SPECIFICATIONS  
 AND THE DESIGN PROFESSIONAL  
 COUNTY, OR FEDERAL LAW WITH  
 NONE FROM OTHER FEDERAL  
 THE DESIGN PROFESSIONAL'S  
 LIABILITY WITH RESPECT TO  
 ANY UNLAWFUL, HARMFUL, OR  
 BE CONSIDERED TO BE  
 NEEDED.

COPYRIGHT © MICHAEL BRADY INC. 2017

NOT FOR CONSTRUCTION

**SHERRILL BLVD. MEDICAL  
 OFFICE COMPLEX**  
 SHERRILL BLVD  
 KNOXVILLE, TN 37923

A NEW DEVELOPMENT FOR:  
 CITY COUNTY MONUMENT  
 11-1705-01  
 11-1705-01  
 11-1705-01

THIS DRAWING HAS BEEN REVIEWED:  
 FOR REVIEW ONLY  
 FOR PERMITTING ONLY  
 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCUMENTS

Drawing Title:  
 LANDSCAPE PLAN

Date: 09/22/2017  
 Designed By: J.M.P.  
 Drawn By: J.S.B.  
 Reviewed By: D.M.M.  
 Comm. No. 170525.01

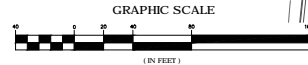
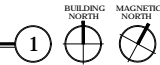
Revisions:  
 REV #1 10/25/2017  
 REV #3 11/02/2017

Sheet  
 of 1  
 L1.0

**LANDSCAPE PLAN**

SCALE: 1" = 40'-0"

11-B-17-UR  
 Revised: 11/9/2017



Know what's below.  
 Call before you dig.  
 In Tennessee call 811 or 1-800-351-1111