

TIRE DISCOUNTERS

XXXX MOSS GROVES BLVD KNOXVILLE, TN

LOT DATA

PARCEL #132 02719 (1.75 ACRES)
LOT 2RIA SHERRILL HILL RESUB
PLAT - 20150513-0061635
LONG. -84.091097, LAT. 35.909076
ZONING (PC-1(k)) RETAIL AND OFFICE PARK DISTRICT

SITE DATA

PERMITTED: VEHICULAR REPAIR FACILITIES
PROPOSED BUILDING AREA
7,800 SQ. FT.

F.A.R. CALCULATION

FLOOR AREA CALCULATION
F.A.R. = 7,800 SQ. FT. / 76,080 SQ. FT. = 10.25%

ISR CALCULATION (OPEN SPACE)

(ALL GRASS AREAS AND LANDSCAPE AREAS)
EXISTING LOT - 1.747 ACRES (76,080.18 SQ. FT.)
PROPOSED IMPERVIOUS AREA= 42,700 SQ. FT.
PROPOSED ISR= 56% IMPERVIOUS

SETBACK REQUIREMENTS (PC-1)

FRONT YARD - 25'
SIDE YARD - 0'
REAR YARD - 0'

PARKING ANALYSIS

PARKING REQUIRED: UNAVAILABLE

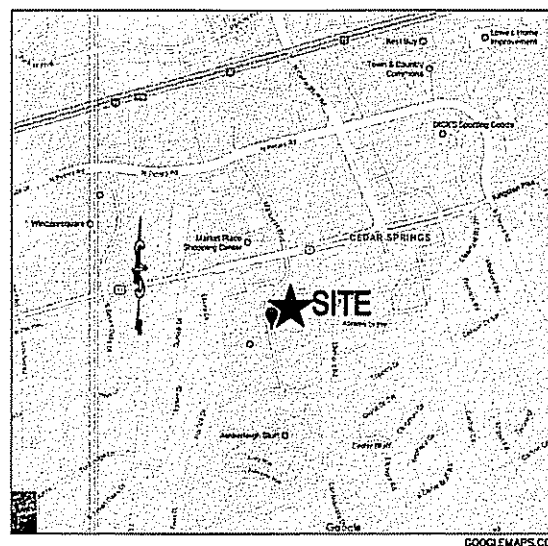
PARKING PROVIDED:

TYP. 9'X19' PARKING SPACES= 29 SPACES
HANDICAP - 1 SPACES
TOTAL PARKING 30 SPACES

FLOOD DATA

ZONE X
MAP: 47093C0262F
MAP DATE: MAY 2, 2007

VICINITY MAP:



OWNER:

KINGSTON PIKE LLC
6151 POWERS FERRY RD STE 690
ATLANTA, GA 30339

DEVELOPER

SLATE RIDGE HOLDINGS (ROBERT OESTREICHER)
3650 E. KEMPER RD
CINCINNATI, OHIO 45241
OFFICE: (513) 618-7308
FAX: (513) 618-7309

PREPARER/ENGINEER:

LEESMAN ENGINEERING & ASSOC.
STEVEN J. LEESMAN P.E.
2720 TOPIC HILLS DRIVE
CINCINNATI, OHIO 45248
PH 513-417-0420, FAX 513-347-3495

DRAWING INDEX

SHT #	DESCRIPTION	DATE
T1	TITLE SHEET / DESIGN CRITERIA / VICINITY MAP	AUG. 18, 2017
C1	EXISTING SITE & ESPC PLAN	AUG. 18, 2017
C2	SITE PLAN	AUG. 18, 2017
C3	UTILITY PLAN	AUG. 18, 2017
C4	GRADING PLAN	AUG. 18, 2017
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L1	LANDSCAPE PLAN	AUG. 18, 2017



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KNOXVILLE, TENNESSEE
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513-417-0420

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engineers

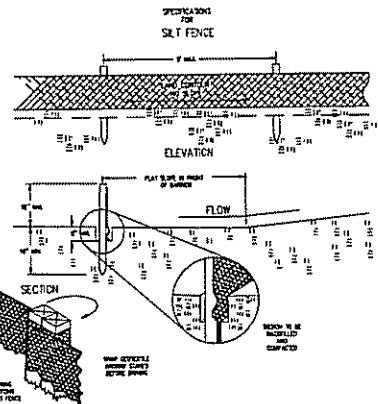
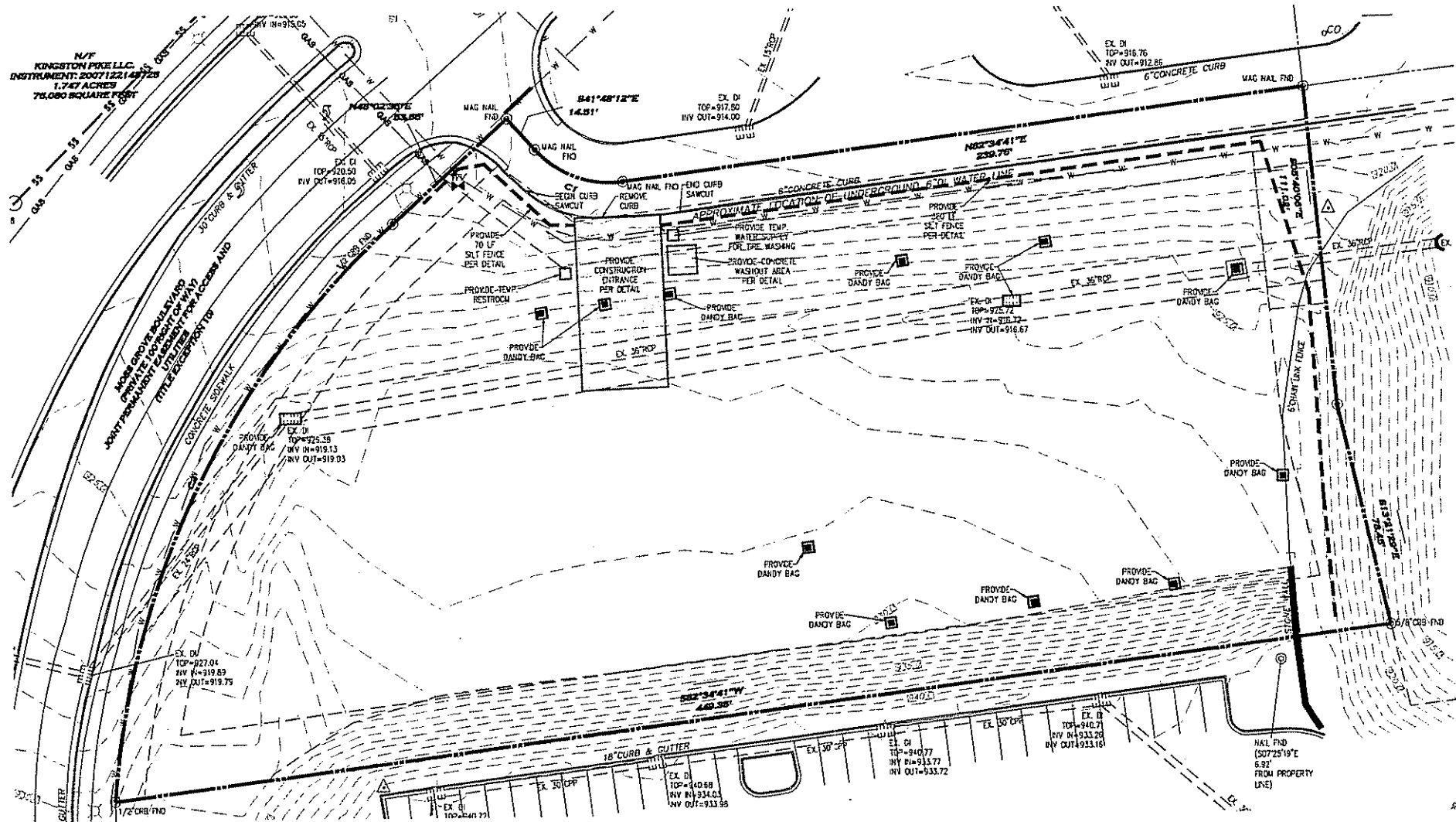
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TITLE SHEET

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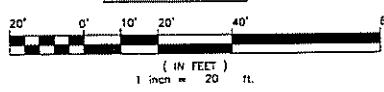
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T1



1. THE SIZE - TWO INCH PILE SHALL BE USED IN ALL EXISTING CONCRETE CURBS.
2. ELEVATION - THE CONSTRUCTION FENCE SHALL BE AS LOW AS POSSIBLE TO MINIMIZE THE RISK OF DAMAGE TO THE EXISTING CURB AND TO THE ADJACENT PROPERTY. THE FENCE SHALL BE PLACED TO THE OUTSIDE OF THE CURB AND SHALL BE AT LEAST 12 INCHES FROM THE CURB.
3. MATERIALS - THE FENCE SHALL BE MADE OF 1/2\"/>

ESCP PLAN



ESCP INSTALLATION AND MAINTENANCE NOTES:

- PRE-CONSTRUCTION VEGETATION SHALL NOT BE DISTURBED MORE THAN 15 DAYS PRIOR TO ANY EXCAVATION ACTIVITIES.
- ALL CONTROLS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPEC AND GOOD ENGINEERING PRACTICES.
- ANY OFF SITE SEDIMENT ACCUMULATIONS SHALL BE REMOVED DAILY. OFF SITE ACCUMULATIONS DEPOSITED ON PRIVATE PROPERTY SHALL BE REMOVED BY THE CONTRACTOR AND THE ADJACENT LAND OWNERS.
- IF SEDIMENT ENTERS WATERWAYS OF THE STATE, TDEC-WPC WILL BE NOTIFIED IMMEDIATELY AND CONSULTED WITH CONCERNING REMOVAL OF SAID SEDIMENT IF REQUIRED.
- SEDIMENT SHALL BE REMOVED FROM ANY SEDIMENT CONTROL DEVICES WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EXPOSED LITTER, DEBRIS, CHEMICALS, ETC., SHALL BE PROPERLY STORED OR DISPOSED OF PRIOR TO ANTICIPATED STORM EVENTS.
- REMOVAL OF STANDING MIDDY WATER FROM THE SITE SHALL BE ACCOMPLISHED WITH A PUMP/SLURRY BAG COMBINATION OR SAID WATER WILL BE DEPOSITED INTO EXISTING SEDIMENT CONTROL DEVICES VIA A PUMP.

EROSION CONTROL NOTES:

- 1) ALL AREAS THAT ARE UNPROTECTED SHALL BE SEED IN A TIMELY MANNER. NO UNPROTECTED AREA SHALL BE LEFT UNSEED FOR MORE THAN 14 DAYS.
- 2) USE TEMPORARY SEEDING AND/OR VEGETATION TO PROTECT AREAS THAT ARE BARE SOIL.
- 3) USE OF SPRINKLERS OVER DRY SOIL TO KEEP DUST TO A MINIMUM.
- 4) NO WORK SHALL COMMENCE UNTIL ALL SEDIMENT AND EROSION PROTECTION MEASURES HAVE BEEN INSTALLED AND INSPECTED.
- 5) ALL SEDIMENT AND EROSION MEASURES ARE TO BE INSPECTED ON A REGULAR BASIS, IF AT ANY TIME THESE MEASURES ARE TO FAIL THE CONTRACTOR IS TO REPAIR IMMEDIATELY.
- 6) UPON COMPLETION OF GRADING A MINIMUM OF 4 INCHES OF TOPSOIL IS TO BE PLACED OVER GRASSED AREAS. FINAL GRASS SEEDING IS TO BE PER LANDSCAPE ARCHITECT PLAN.
- 7) WHEN PROJECT IS COMPLETE AND INSPECTED BY CITY STORM WATER DEPT. THE EROSION CONTROL MEASURES ARE TO BE REMOVED AND SEEDING PER LANDSCAPE PLAN FINAL SEEDING CHART.
- 8) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
- 9) STEEP SLOPES (35% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED W/ STRAW MAT.

EROSION CONTROL SCHEDULE:

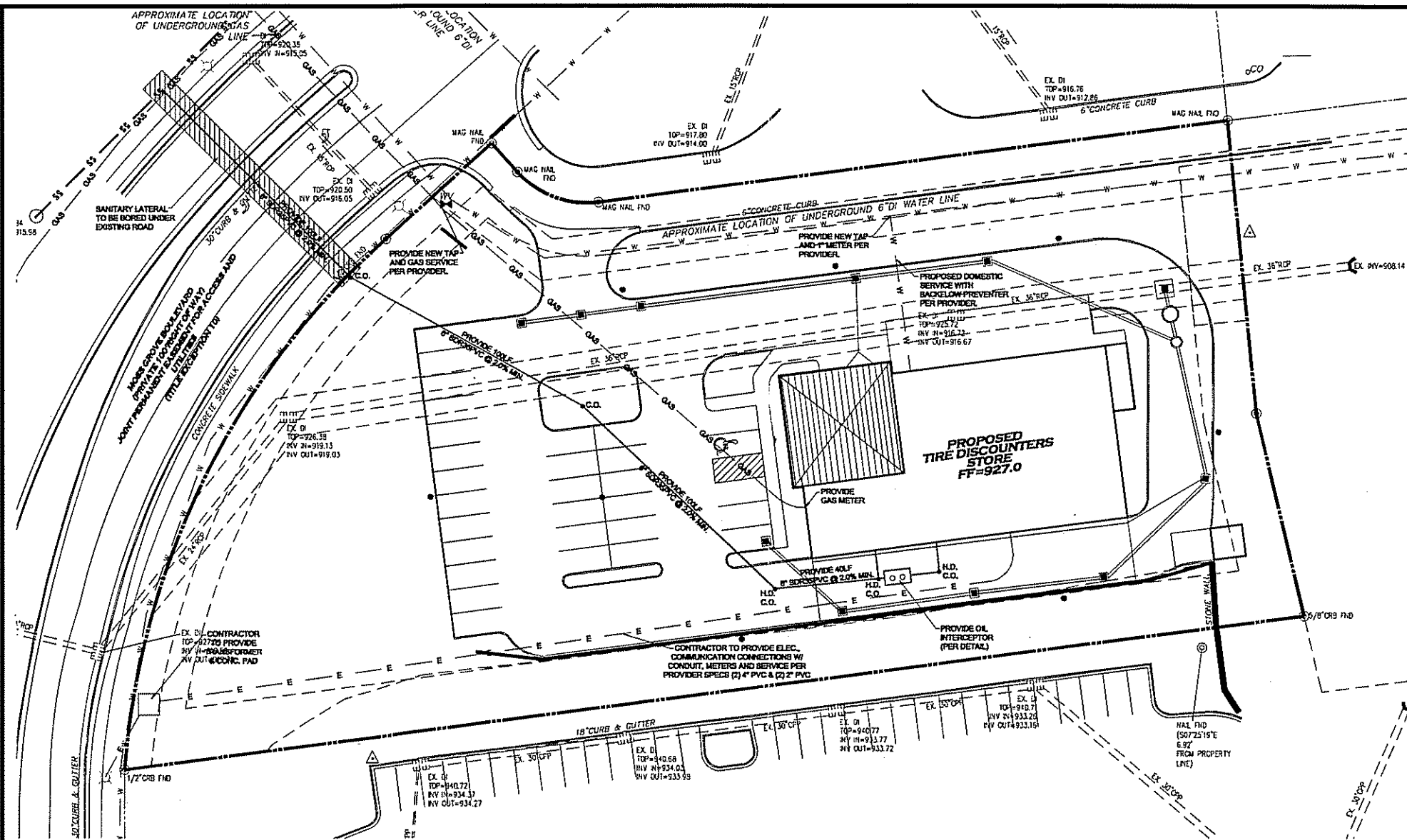
ALL EROSION AND SEDIMENT MEASURES ARE TO BE IN PLACE AND INSPECTED PRIOR TO ANY CLEARING OR GRADING. THESE MEASURES SHALL BE CHECKED AND INSPECTED ON A REGULAR BASIS AND AT NO TIME SHALL BE REMOVE UNTIL COMPLETION OF PROJECT AND FINAL APPROVAL FROM CITY STORM WATER DEPT.

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT UTILITIES PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES IGNORED TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD AND UNDERGROUND UTILITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF TENNESSEE CONSTRUCTION AND MATERIAL SPECIFICATIONS.
6. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH Dikes, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MACH MATTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROCESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
7. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL CRACKS AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
8. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
9. ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
10. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF KNOXVILLE AND TDEC DETAILS AND SPECIFICATIONS.
11. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
12. LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS.
13. ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

3 WORKING DAYS
BEFORE YOU DIG
TENNESSEE11 UTILITY PROTECTION
CALL 811

NO. _____		DATE _____	
BY _____		REVISIONS AND/OR ISSUES	
TIRE DISCOUNTS XXXX MOORE DRIVE BLVD. KNOXVILLE, TENNESSEE			
LEEBSMAN ENGINEERING & ASSOC. ENGINEERING, SURVEYING, PLANNING 8700 TOPPING HILLS, CINCINNATI, OHIO 45248 513-451-0420			
SJL engineers			
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EXISTING SITE ESCP PLAN			
PROJ. NO. TD-CEDAR	DATE 8/18/17		
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UTILITY NOTES

- A. VERIFY EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- B. ROCK DOWN SPOUTS FROM THE PROPOSED BUILDING ARE TO DRAIN INTO STORM SEWER SYSTEM.
- C. TRAFFIC MARKING PAINT IN RIGHT-OF-WAY SHALL BE TYPED ITEM PARKING LOT MARKING PAINT SHALL BE ALKALINE-RESISTANT TYPE, AASHTO M243 TYPE 1 4\"/>

NO.	REVISIONS AND/OR ISSUES	DATE
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TIRE DISCOUNTERS
LEESMAN ENGINEERING & ASSOC.
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 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513-477-0400

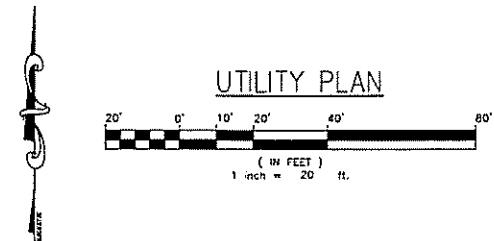
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engineers

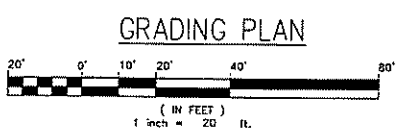
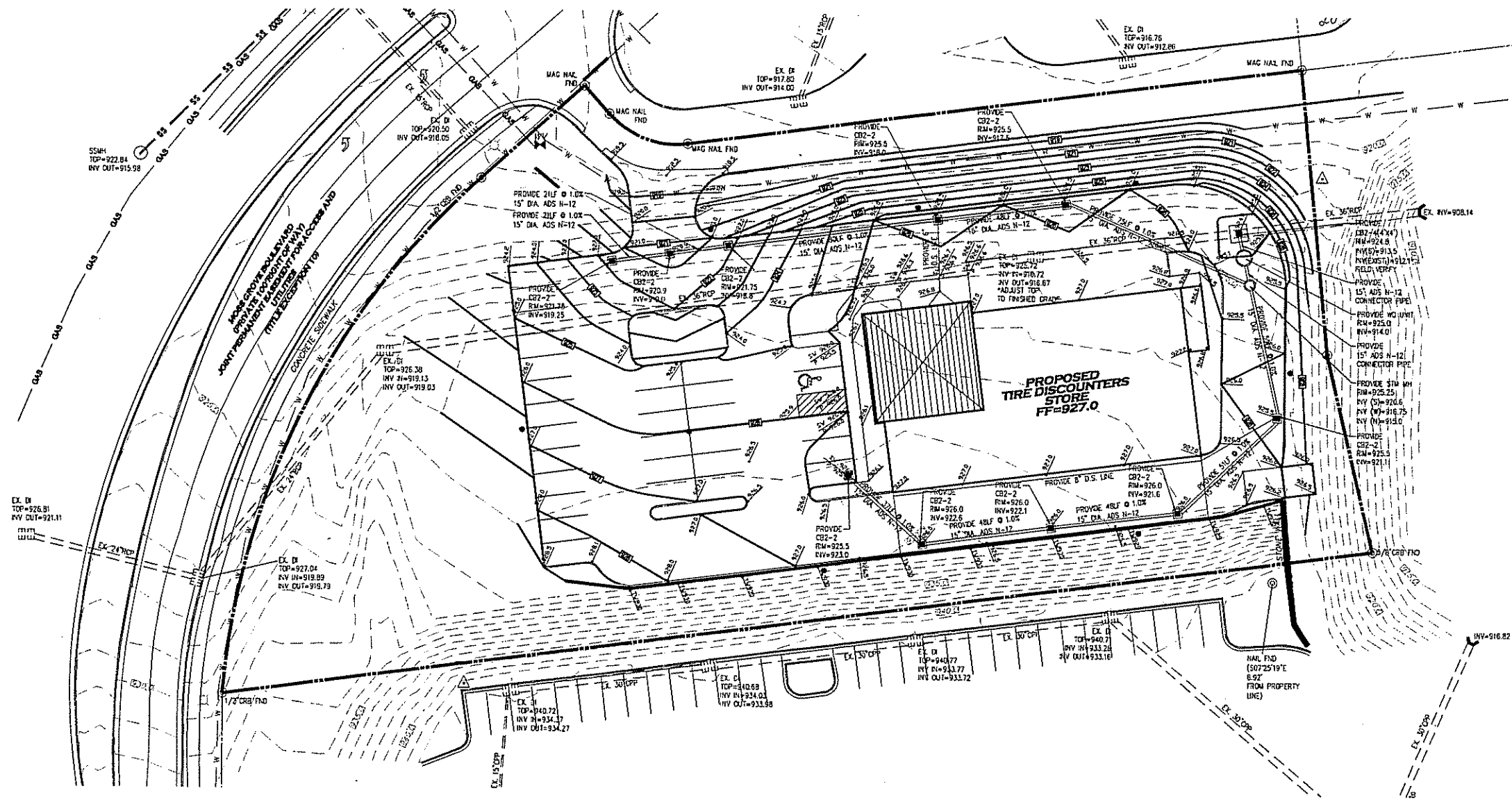
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UTILITY PLAN

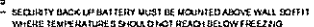
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TIRE DISCOUNTERS XXXX GROVE BLVD. KNOXVILLE, TENNESSEE LEESMAN ENGINEERING & ASSOC. ENGINEERING, SURVEYING, PLANNING 2720 TOPPIC HILLS, CINCINNATI, OHIO 45248 513.417-0400 SJL engineers	DATE: _____ BY: _____ REVISIONS AND/OR ISSUES <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> DRAWING TITLE GRADING PLAN <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">PROJ. NO.</td> <td style="width: 33%;">DATE</td> <td style="width: 33%;">BY</td> </tr> <tr> <td>TO - CEDAR</td> <td>8/18/17</td> <td> </td> </tr> <tr> <td>DRAWN</td> <td>TMD</td> <td>CHECKED</td> </tr> <tr> <td> </td> <td> </td> <td>S.A.</td> </tr> </table> DRAWING NO. C4	NO.	DESCRIPTION	DATE													PROJ. NO.	DATE	BY	TO - CEDAR	8/18/17		DRAWN	TMD	CHECKED			S.A.
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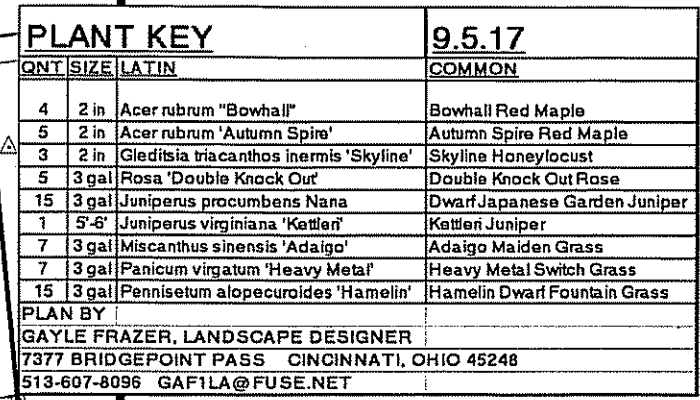


→ WALL MOUNTED BATTERY BACKUP FIXTURE (11A E-AMTDCZ)
CENTRED ABOVE DOOR AND MOUNTED AS PER A.S.P.

LABEL	AVG	MAX	MIN	AVG/ft ²	MAX/ft ²
PAVED AREA	4.96	12.5	1.0	4.96	12.50
UNDEFINED AREA	0.81	9.8	0.0	N/A	N/A

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LF	ARR WATT	TOTAL WATT	WALL/FACILE	DESCRIPTION
	8	A3	SINGLE	27344	1020	275.67	1884.02	Chm, Inc	STR LWY3WE-HF-2 FL, OK-A 5K
	3	A4	SINGLE	26153	1020	274	558	Chm, Inc	STR LWY4WE-HF-2 FL, OK-A 5K
	1	S	SINGLE	1074	1020	17.619	17.619	Chm, Inc	KR8-1X, 4K, 120V EFL, W/ KMT 050G

TIRE DISCOUNTS - CEDAR BLUFF
 KNOXVILLE, TN
 800-555-5555
 RL-4805-S1-R1



- ***CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.**
- ***PROTECT QUALITY, SIZE, CONDITION, AND VARIETY OF EXISTING PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN AND 26G1.**
- ***"AMERICAN STANDARD FOR NURSERY STOCK"**
- ***FURNISH NURSERY-GROWN TREES AND SHRUBS, COMPLYING WITH AND 26G1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE ADEQUATE WATERING AND CARE TO PREVENT DROUGHT STRESS, FREE OF DISEASE, INSECTS, ECGS, LARVAE, AND DEFECTS SUCH AS CANCER, SCALE, OR OTHER INJURIES.**
- ***PROVIDE TREES AND SHRUBS OF SIZES AND CHARGES COMPLYING WITH AND 26G1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS SHALL BE LARGER SIZE AND CHARGE IF ACCEPTED BY THE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.**
- ***FOR LANDSCAPING PURPOSES, TREES AND SHRUBS SHALL BE SPECIALLY GROWN, SHOWING STRONG, UNIFORM GROWTH HABITS, BEING WELL-BALANCED, SHOWING STRONG STOOD FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LARVAE, AND ADEQUATE WATERING AND CARE TO PREVENT DROUGHT STRESS.**
- ***LARGE TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF ONE AND AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAP BEARING LEGIBLE DESIGNATION OF VARIETAL AND CALIPER.**
- ***LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS OF THIS SPECIFICATION. TREES AND SHRUBS NOT MEETING REQUIREMENTS SHALL BE REMOVED RIGHT TO OBSERVE TREES AND SHRUBS UNIFORM FOR SIZE AND GROWTH OF BALLS.**
- ***REPAIR OR REPLACE TREES AND SHRUBS DEFECTIVE OR DAMAGED BY DEFECTS AND TO RE-ECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING CONSTRUCTION PROCESS. TREES AND SHRUBS SHALL BE REPLACED IMMEDIATELY FROM PROJECT SITE.**
- ***SOILS SHALL BE OF THE FOLLOWING RANGE OF 5.5 TO 7.7, A MINIMUM OF 95 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRACTABLE MATERIALS HARMFUL TO PLANT GROWTH.**
- ***COMPOST SHALL BE WELL COMPOSTED, FREE OF STONES, AND FREE OF ORGANIC MATERIAL ON RANGE OF 5.5 TO 8.0, MOISTURE CONTENT 30 TO 35 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH NO. 100 SIEVE, AND NO SALI CONTENT IN EXCESS OF 10 PERCENTS; NOT EXCEEDING 80 PERCENT HEAVY CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.**
- ***TREES SHALL BE SLOW-GROWING OR POLETTED COMPOSTS OF 50 PERCENT WATER-INSOLUBLE MATERIALS AND POTASSIUM IN THESE RECOMMENDATIONS. TYPE OF SOIL BEING GROWN.**
- ***MULCH TO BE FREE FROM DEFECTIVE MATERIALS, SUCH AS TWIGG, AS A TOP DRESSING OF TREES AND SHRUBS, AND WILL BE EITHER SHIELDED HANDWORK OR PREPARED BY MACHINERY UNLESS NOTED OTHERWISE.**
- PREPARATION AND PLANTING**
- ***LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLANT WITHIN THREE FEET OF AN UNDERGROUND UTILITY LINE, THE UTILITY LINE SHALL BE EXPOSED FOR PROTECTION.**
- ***PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING.**

PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-RELATED RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

PLANT OUT INDIVIDUAL TREES AND SHRUBS LOCATIONS AND AREAS FOR MULTIPLE PLANTING PLANTINGS. PROVIDE OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF PLANTING BEFORE PLANTING BEGINS. PLANTING MATERIALS AS REQUIRED.

TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHEN NOTED ON PLANS.

- ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:
 - EROSION UPGRADE TO A DEPTH OF 4" - 6" - REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROCKS, RUBBER, AND OTHER EXTRANEOUS MATERIALS AND LEGGERS.
 - SPREAD COMPOST AT A DEPTH OF 4" - 6" AND TILL WITH LOOSEEN SHMADGE, MIXING THOROUGHLY.
 - PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE, SOLE, AND RAKE, REMOVE ROCKS, AND FILL WITH SOIL.
 - EDGE BEDS 3" - 4" DEEP (SEE DETAIL).

NOTIFY LANDSCAPE ARCHITECT IF SUGGEST CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER RUNOFF OR PLANTING IN AREA OF SHEDD PIT.

ALL PLANTS ARE TO BE FERTILIZED WITH A SLOW-RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.

IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE PLANTS PERMANENT UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.

- ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 2" - 4" WITH AN APPROPRIATE MULCH BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

FOR ALL PLANT MATERIALS, PRIOR TO REMOVE DEAD OR INJURED BRANCHES UNLESS OTHERWISE REQUESTED BY LANDSCAPE ARCHITECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

- KEEP ADJACENT PAVEMENTS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA FREE OF UNNECESSARY OBSTRUCTIONS.
- PROTECT EXISTING PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRUCKS, AND OTHERS. MAINTAIN RECORDS OF DAMAGE DURING THE PROJECT AND PREVENTIVE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXISTING PLANTING.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, EXCESS SOIL, WASTE, AND DEBRIS, AND LEGALLY DISPOSE OF THEM AT OWNER'S PROPERTY.

WARRANTY

CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.

CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNDESIRABLE GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, GRASS COVERS, AND OTHER EXTERIOR PLANTINGS.

SERVICES PROVIDED BY WARRANTY SHALL INCLUDE:

- MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD.
- IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT, UNLESS RELATED TO PLANT IN THE FOLLOWING PLANTING SEASON.
- REPLACEMENT OF EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNDESIRABLE CONDITION AT END OF WARRANTY PERIOD.

WARRANTY SHALL BE LIMITED TO THE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

SEEDING:

PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.

AREA TO BE DEEPED TO A DEPTH OF 4" HAKE TILLED AREA TO REMOVE CERBS OR CLUMPS IN SITE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.

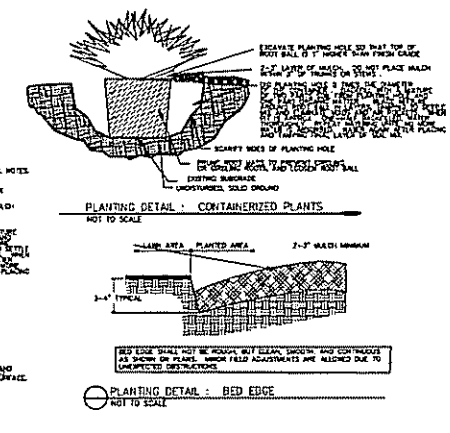
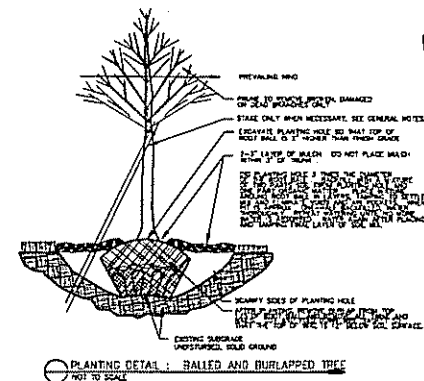
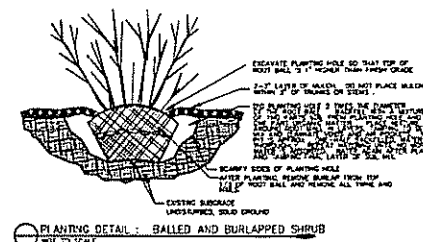
SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.

HAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH ONE INCH.

PROTECT SEEDING AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION-CONTROL, FIBER MESH, RETAINED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

PROTECT ALL OTHER SEEDING AREAS BY SPREADING STRAW LAYER AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONFOUSING STRAIN 1-1/2" IN THICK, DEPTH OVER SEEDING AREAS.

PLANTING DETAIL: BALLED AND BURLAPPED SHRUB



TIRE DISCOUNTERS
XXXX MOORE GROVE BLVD.
KNOXVILLE, TENNESSEE

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
3750 TOPIC HILLS, CINCINNATI, OHIO 45240 513-517-0430



SJL **Engineers**

DRAWING TITLE

LANDSCAPE PLAN

PROG. NO. TD-CEDAR	DATE 8/18/17
DRAWN GAF	CHECKED SIL

DRAWING NO.
L1