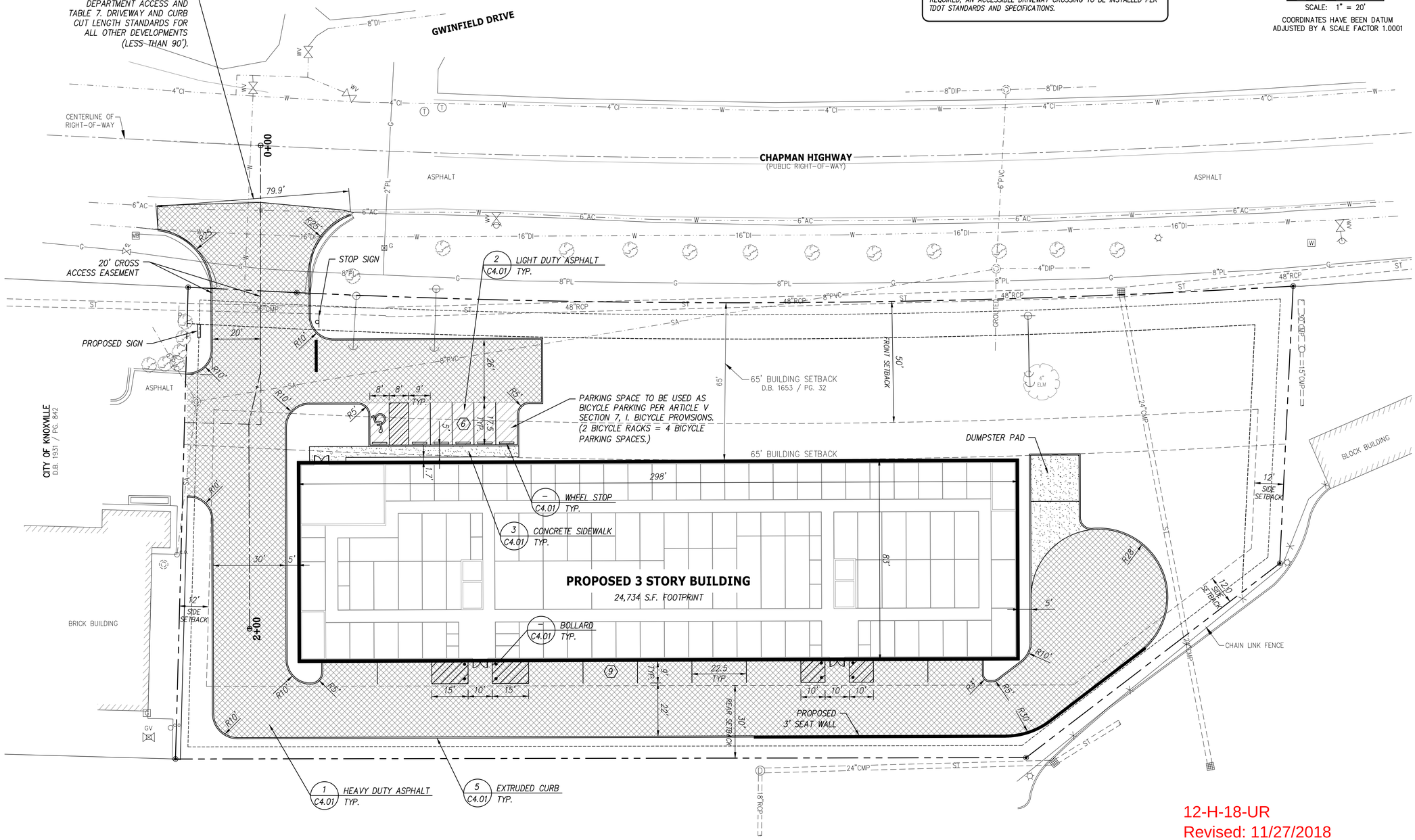
SPECIAL NOTE:

SIDEWALKS ALONG CHAPMAN HIGHWAY MAY BE REQUIRED. A CITY OF KNOXVILLE PROJECT IS PENDING GRANT APPROVAL. STATUS OF GRANT APPROVAL TO BE VERIFIED DECEMBER 2018. IF SIDEWALKS ARE NOT REQUIRED, AN ACCESSIBLE DRIVEWAY CROSSING TO BE INSTALLED PER TDOT STANDARDS AND SPECIFICATIONS.

GRID NORTH
NAD 83 (1995)
NAVD 88

0 20 40
SCALE: 1" = 20'

COORDINATES HAVE BEEN DATUM ADJUSTED BY A SCALE FACTOR 1.0001



12-H-18-UR
Revised: 11/27/2018

NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED AUGUST 10, 2018.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
4. PROPERTY CONCERNED REFLECTS PARCEL 24.03 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 123. ZONING FOR THE PROPERTY IS C-4 "HIGHWAY AND ARTERIAL COMMERCIAL DISTRICT". TOTAL AREA IS 1.89± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 1.47± ACRES. CITY BLOCK NUMBER IS 27190.
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
   FRONT = 30' (50' ON ARTERIAL STREETS)
   65' (PER DEED)
   SIDE = 12' (50' ABUTTING A RESIDENTIAL DISTRICT)
   REAR = 10' (30 IF SERVICED FROM REAR OF BUILDING)
   (50' ABUTTING AND RESIDENTIAL DISTRICT)
7. OWNER: THREE WOOD GP
   211 W YOUNG HIGH PIKE
   KNOXVILLE, TN 37920
8. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
9. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
10. PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND CITY OF KNOXVILLE REGULATIONS.
11. VEHICULAR USE AREA = 22,908 S.F.

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- 1 / C3.01 DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- 22 NUMBER OF PARKING SPACES
- 1 COORDINATE POINT
- HANDICAP PARKING
- HANDICAP RAMP

REVISIONS	DATE
1 MPC COMMENTS	11/27/2018

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 WWW.CANNON-CANNON.COM
8550 Kingston Pike
Knoxville, TN 37919

CLIENT:
STERLING DEVELOPMENT, LLC
3900 EDISON LAKES PARKWAY, SUITE 201
MISHAWAKA, IN 46545

PROJECT:
MINI STORAGE DEPOT ON CHAPMAN
4705 CHAPMAN HIGHWAY
KNOXVILLE, TN 37920

SITE LAYOUT PLAN

ALAN W. GRISSOM REGISTERED ENGINEER AGRICULTURE COMMERCE No. 117303 STATE OF TENNESSEE 11-27-18

CCI PROJECT NO.	01000-0004
DRAWING DATE	OCTOBER 26, 2018
PM AWG	PIC -
DRAWN CIO	CHECKED -

UOR1.01

FINAL PLAT OF KNUTIE KUNTRY
#199704210000216
SELF STORAGE PORTOLIO II DST
#201612010034782

BICYCLE PARKING REQUIREMENTS:

REQUIRED:

NON-RESIDENTIAL LESS THAN 50 MOTOR VEHICLE PARKING SPACES = 4 BICYCLE PARKING SPACES

PROVIDED:

4 BICYCLE PARKING SPACES PER ARTICLE V, SECTION 7, I. 4.

VEHICULAR PARKING REQUIREMENTS:

REQUIRED:

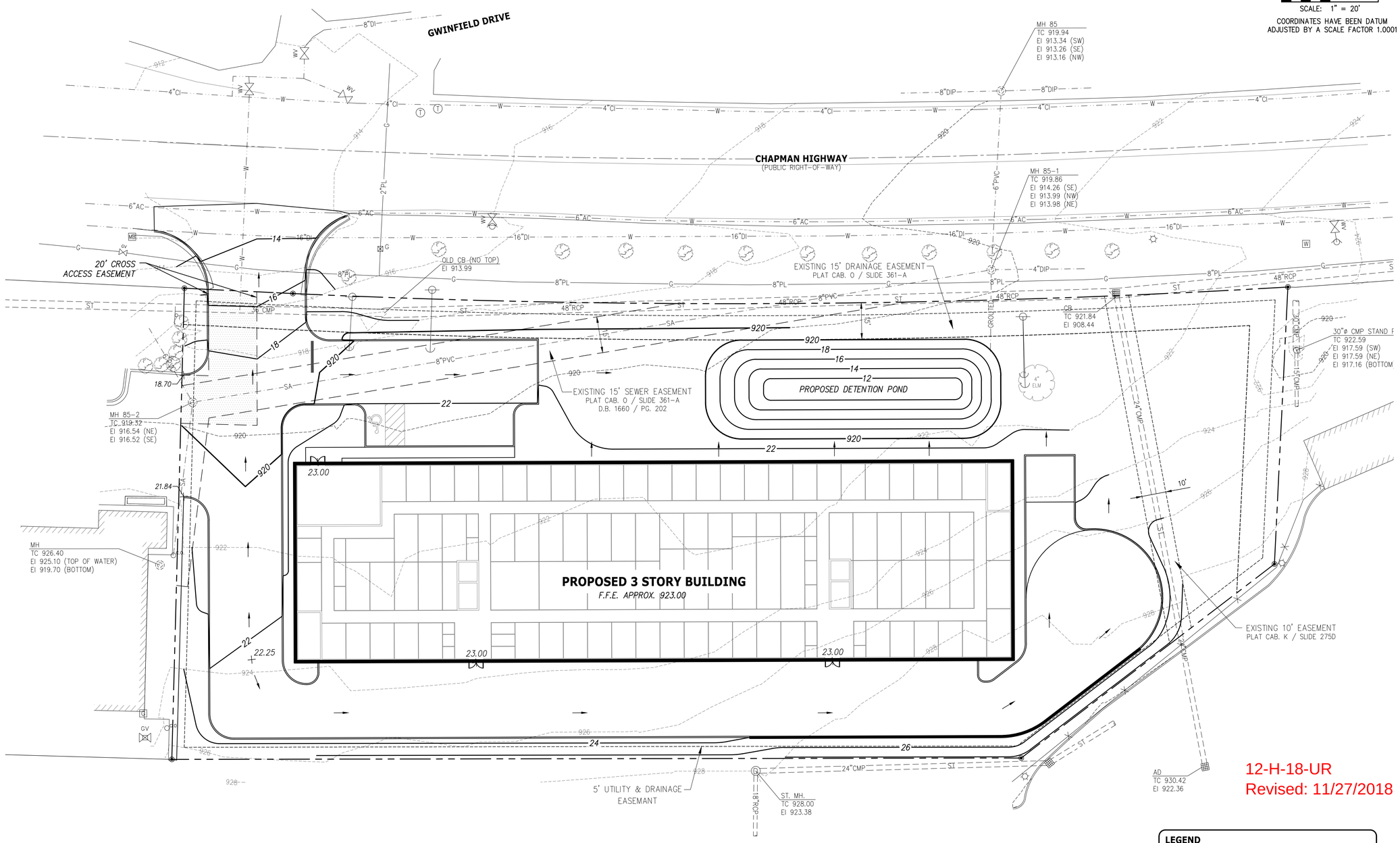
SELF-STORAGE FACILITY: ENCLOSED
MINIMUM: 5 SPACES ADJACENT TO THE OFFICE/ENTRY + 0.02 PER UNIT
MAXIMUM: 7 SPACES ADJACENT TO THE OFFICE/ENTRY + 0.033 PER UNIT
TOTAL PROPOSED STORAGE UNITS = 420
5 + (420 x 0.02) = 13.4 MINIMUM REQUIRED SPACES
7 + (420 x 0.033) = 20.86 MAXIMUM REQUIRED SPACES
1 TO 25 STANDARD SPACES REQUIRES 1 ACCESSIBLE VAN SPACE

PROVIDED:

TOTAL STANDARD SPACES PROVIDED = 14 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 1 SPACES
PARKING SPACE TOTAL= 15 SPACES

811 Know what's below Call before you dig

FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION



NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED AUGUST 10, 2018.
2. THE DISTURBED AREA IS APPROXIMATELY 1.47± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 1.89± ACRES.
3. STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
4. A DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT.
5. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
6. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
7. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
8. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
9. STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
10. A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
11. ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEEDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
12. **TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:**

SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
5/1 TO 7/15	SUDAN – SORGHUM	100%
5/1 TO 7/15	STAR MILLET	100%
7/15 TO 1/1	BALBOA RYE	67%
	ITALIAN RYE	33%

13. **PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:**

SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
6/1 TO 8/15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
4/15 TO 8/15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
8/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
2/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

14. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
15. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
16. NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
17. TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
18. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
19. 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.

LEGEND

884	EXISTING CONTOUR
890	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
1 / C4.01	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
ST	EXIST. STORM
SA	EXIST. SEWER
W	EXIST. WATER
X	EXIST. FENCE
	EXIST. POWER POLE

REVISIONS	DATE
1 MPC COMMENTS	11/27/2018

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 WWW.CANNON-CANNON.COM
8550 Kingston Pike Knoxville, TN 37919

CLIENT:
STERLING DEVELOPMENT, LLC
3900 EDISON LAKES PARKWAY, SUITE 201
MISHAWAKA, IN 46545

PROJECT:
MINI STORAGE DEPOT ON CHAPMAN
4705 CHAPMAN HIGHWAY
KNOXVILLE, TN 37920

SITE GRADING AND DRAINAGE PLAN

ALAN W. GRISSOM REGISTERED ENGINEER NO. 117338 STATE OF TENNESSEE 11-27-18

CCI PROJECT NO.	01000-0004
DRAWING DATE	OCTOBER 26, 2018
PM AWG	PIC -
DRAWN CIO	CHECKED -

UOR2.01

811 Know what's below Call before you dig

FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

MINI STORAGE DEPOT ON CHAPMAN

12-H-18-UR
Revised: 11/27/2018

ISSUED FOR CONSTRUCTION

COPYRIGHT NOTICE. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF H2A CORPORATION.

PETER HILLERMANN
REGISTERED ARCHITECT
No. 105341
STATE OF TENNESSEE

DRAWING TITLE
COVER SHEET

PROJECT
MINI STORAGE DEPOT ON CHAPMAN
4705 CHAPMAN HIGHWAY
KNOXVILLE, TENNESSEE 37920

ISSUES / REVISIONS

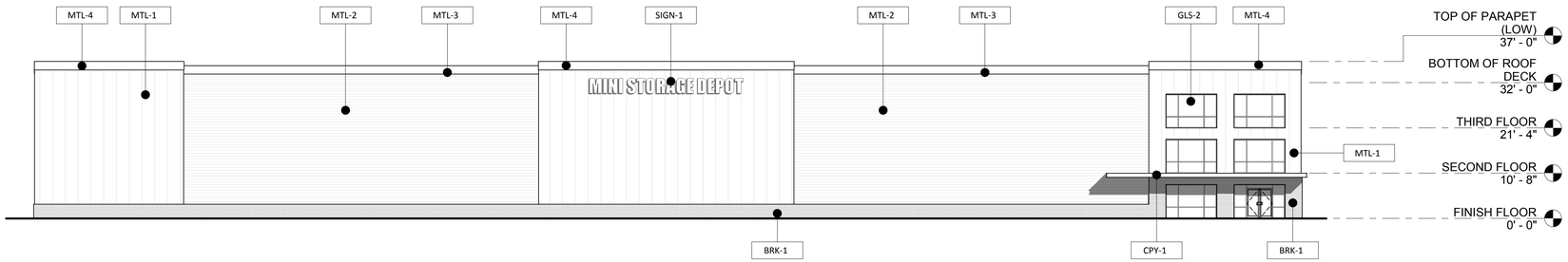
NO	DATE	DESCRIPTION
	10-29-2018	CITY REVIEW

PROJECT NO:	2018-0021
DATE:	10-26-2018
SCALE:	
DRAWN BY:	PH
CHECKED BY:	PH

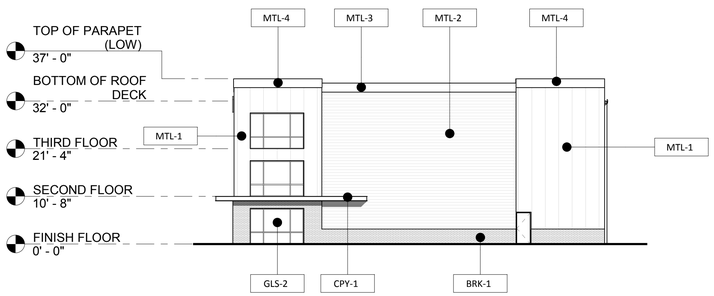
A0.1

PLOT DATE: 10/29/2018 10:58:53 AM|LE NAME: \\H2A\PRODUCTION\AS\Shared Folders\Company\2018\2018-0021 MSD-Chapman\01-Arch Design\MSD-Chapman-SD.rvt

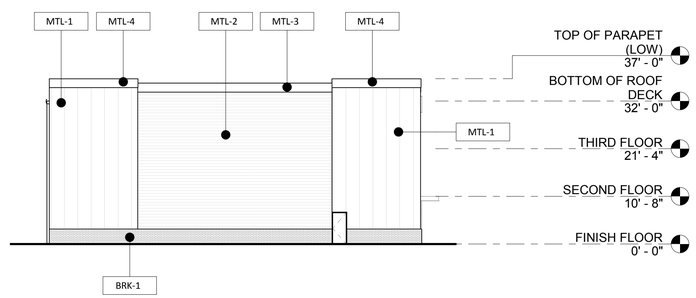
EXTERIOR FINISHES LEGEND				
COLOR CODE	MATERIAL	SURFACE	MANUFACTURER	PRODUCT INFORMATION
BRK-1	EXTERIOR BRICK	EXTERIOR WALLS	BORAL BRICK	COLOR: CRIMSON MODULAR
CPY-1	FABRIC CANOPY	CANOPY		MATCH TRACHTE EVERGREEN
GLS-2	ALUMINUM FRAMES AND GLASS	STOREFRONT	KAWNEER	BRONZE ANODIZED CLADDING WITH PPG LOW-E GLASS, COLOR: SOLAR BRONZE
GTR-1	METAL GUTTER	GUTTERS AND DOWNSPOUTS	TRACHTE	COLOR: EVERGREEN
HMD-1	EXTERIOR PAINT	MAN DOORS	OWNER REVIEW	COLOR: MATCH MTL-1
MTL-1	METAL PANEL	EXTERIOR WALLS	TRACHTE	COLOR: CREAM BEIGE
MTL-2	METAL PANEL	EXTERIOR WALLS	TRACHTE	COLOR: EVERGREEN
MTL-3	METAL PANEL TRIM	WALL FLASHING	TRACHTE	COLOR: CREAM BEIGE
MTL-4	METAL PANEL TRIM	WALL FLASHING	TRACHTE	COLOR: EVERGREEN
SIGN-1	ACRYLIC CHANNEL LETTERING	SIGNAGE		MINI STORAGE DEPOT OWNER SIGNAGE - CHANNEL LETTERS



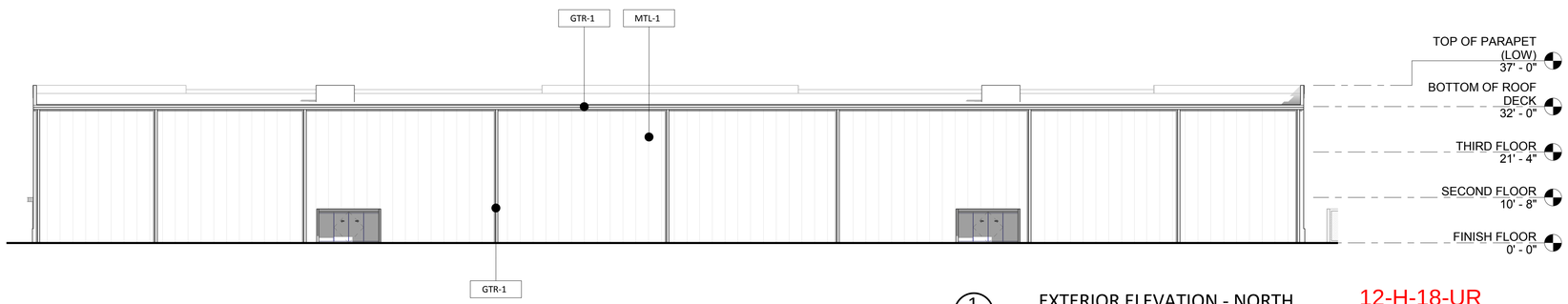
2 A2.1 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



3 A2.1 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



4 A2.1 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



1 A2.1 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

12-H-18-UR
Revised: 11/27/2018

H2A

WWW.H2ACORP.COM

ISSUED FOR CONSTRUCTION

COPYRIGHT NOTICE. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF H2A CORPORATION.

PETER HILLERMAN REGISTERED ARCHITECT No. 10531 STATE OF TENNESSEE

DRAWING TITLE: EXTERIOR ELEVATIONS

PROJECT: MINI STORAGE DEPOT ON CHAPMAN
4705 CHAPMAN HIGHWAY
KNOXVILLE, TENNESSEE 37920

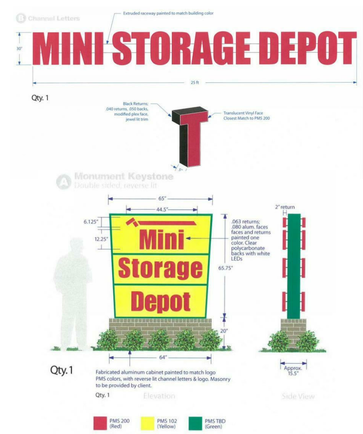
ISSUES / REVISIONS

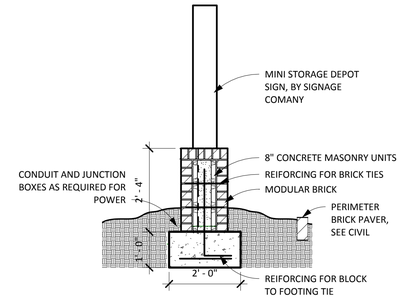
NO	DATE	DESCRIPTION
	10-29-2018	CITY REVIEW

PROJECT NO: 2018-0021
DATE: 10-26-2018
SCALE: 1/16" = 1'-0"
DRAWN BY: PH
CHECKED BY: PH

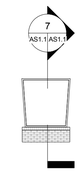
A2.1

PLOT DATE: 10/29/2018 10:58:56 AM FILE NAME: \\H2APRODUCTION\VM\Shared Folders\Company\2018\2018-0021 MSD Chapman\01-Arch Design\MSD Chapman-SD.rvt

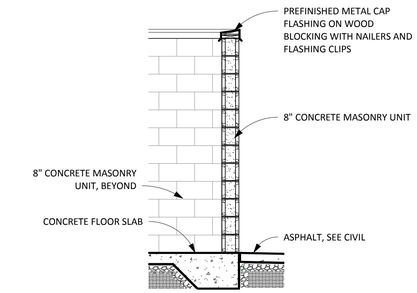




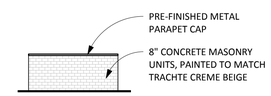
7 AS1.1 AS1.1 PYLON - SECTION
1/2" = 1'-0"



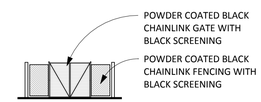
6 AS1.1 ELEVATION - PYLON
1/8" = 1'-0"



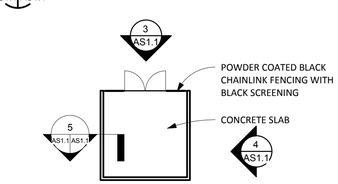
5 AS1.1 AS1.1 DUMPSTER SETION
3/8" = 1'-0"



4 AS1.1 AS1.1 ELEVATIONS - SIDES AND REAR
1/16" = 1'-0"



3 AS1.1 AS1.1 ELEVATIONS - FRONT
1/16" = 1'-0"



2 AS1.1 DUMPSTER PLAN
1/16" = 1'-0"

12-H-18-UR
Revised: 11/27/2018

H2A

WWW.H2ACORP.COM

ISSUED FOR CONSTRUCTION

COPYRIGHT NOTICE. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF H2A CORPORATION.

PETER HILLERMAN REGISTERED ARCHITECT COMMERCE No. 10531 STATE OF TENNESSEE

DRAWING TITLE
ARCHITECTURAL SITE PLAN

PROJECT
MINI STORAGE DEPOT ON CHAPMAN
4705 CHAPMAN HIGHWAY
KNOXVILLE, TENNESSEE 37920

ISSUES / REVISIONS

NO	DATE	DESCRIPTION
	10-29-2018	CITY REVIEW

PROJECT NO:	2018-0021
DATE:	10-26-2018
SCALE:	As indicated
DRAWN BY:	PH
CHECKED BY:	PH

AS1.1

PLOT DATE: 10/29/2018 11:11:39 JAMLE NAME: \\H2APRODUCTION\NS\Shared Folders\Company\2018\2018-0021 MSD-Chapman\01-Arch Design\MSD-Chapman-SD.rvt

MINI STORAGE DEPOT- PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
TREES						
2	ASL	Legacy Sugar Maple	*Acer saccharum 'Legacy'*	B&B	2" Cal.	Full Crowns
4	CFA	Appalachian Spring Dogwood	*Cornus florida 'Appalachian Spring'*	B&B	6' Ht.	Full Crowns
4	MGB	Bracken's Brown Beauty Southern Magnolia	Magnolia grandiflora 'Brackens Brown Beauty'	B&B	8' Ht.	Full to Ground @ 25' O.C.
3	MVA	Sweetbay Magnolia	*Magnolia virginiana*	CONT.	6'-8' Ht.	Full Crowns, Multi-Stem, 3 Dominant Leaders, Prune lower branches to 36" Clr. Ht.
2	UPB	Bosque Elm	*Ulmus parvifolia 'Bosque'*	B&B	2" Cal.	Full Crowns
2	UPE	Everclear Elm	*Ulmus parvifolia 'BSNUPF'*	B&B	2" Cal.	Full Crowns
SHRUBS						
3	HPJ	Little Lime Hydrangea	*Hydrangea paniculata 'Jane'*	Cont.	7 Gal.	Full Plants @ 5' O.C.
29	ICB	Dwarf Burford Holly	*Ilex cornuta 'Burfordii Nana'*	Cont.	3. Gal.	Full Plants @ 5' O.C.
11	PLS	English Laurel	*Prunus laurocerasus 'Schipkaensis'*	B&B	4' Ht.	Full Plants @ 5' O.C.
GROUNDCOVER						
108	LMV	Variegated Liriope	*Liriope muscari 'Variegata'*	Cont.	1 Gal.	Full Plants @ 18" O.C.
L1 - SEEDED LAWN						
		Fescue Blend		Seed	Seed	

LANDSCAPE NOTES:

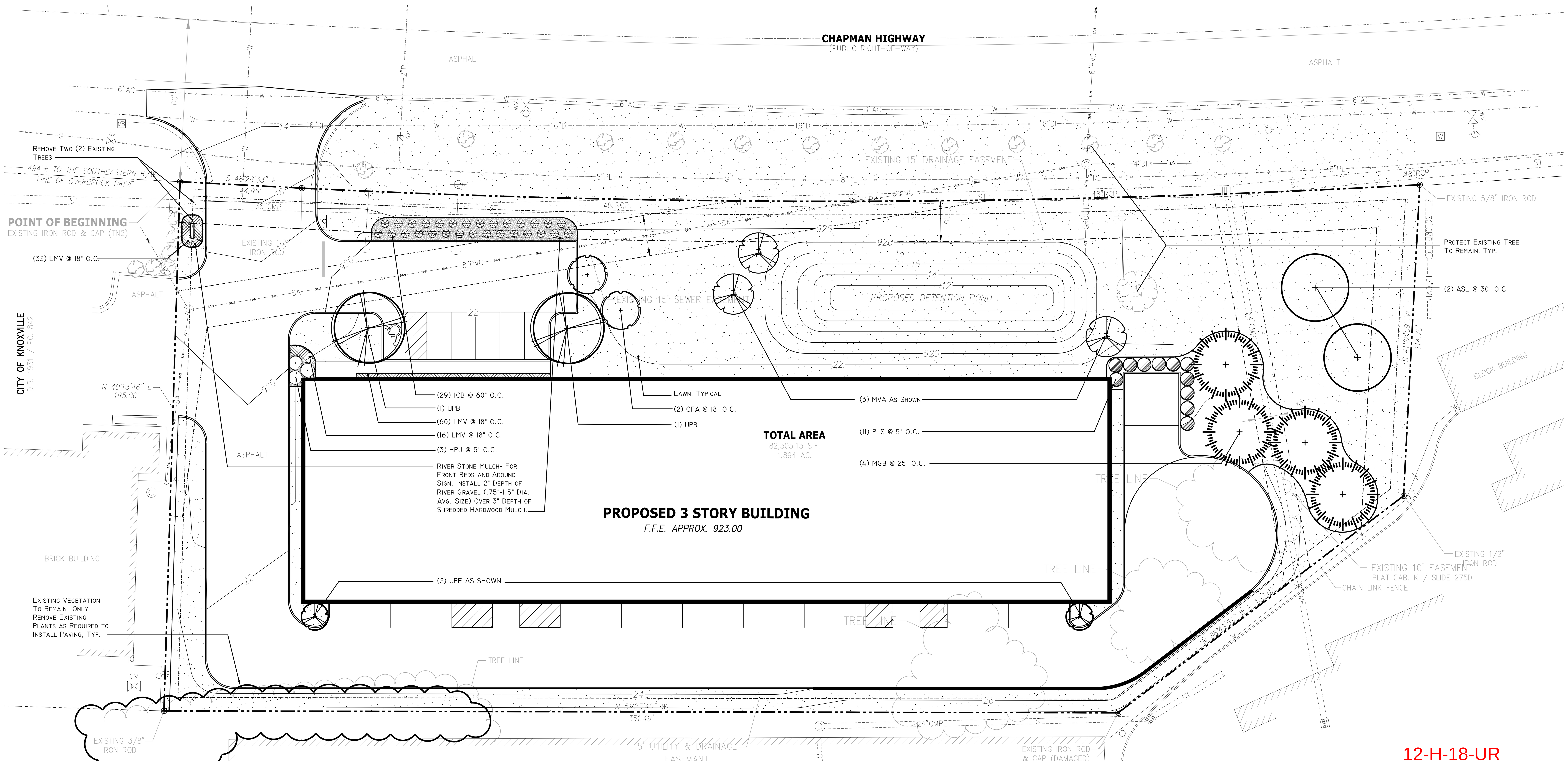
1. EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR.
2. UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK.
3. PLANT MATERIAL SHALL BE INSTALLED IN THE DORMANT SEASON UNLESS SPECIFIED OTHERWISE.
4. FOR LANDSCAPING BEDS (AREAS OF MASS PLANTING OF SHRUBS AND/OR GROUNDCOVERS) TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STRIPPING OPERATIONS, PREPARE SOIL BY TILLING TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, ROOTS AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4"; ELIMINATING UNEVEN AREAS AND LOWSPOTS; REMOVING FOREIGN MATERIALS; SPREADING 8" MINIMUM TOPSOIL. DEFINE BEDS WITH TRENCHED EDGING AT LAWNS.
5. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 8" DEPTH AT PLANTING BEDS. ENSURE THAT TOPSOIL IS STERILE, FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY; CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; TAKEN FROM WELL-DRAINED SITE; FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS; HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 4 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS PLANT GROWTH.
6. ASSURE THAT BEDS DRAIN AWAY FROM STRUCTURES.
7. CONTRACTOR SHALL STAKE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION.
8. CONTRACTOR SHALL ERADICATE WEEDS AND NON-SPECIFIED PLANT MATERIAL THREE (3) WEEKS PRIOR TO PLANT/SEED INSTALLATION.
9. PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS.
11. TOP DRESS BEDS WITH 3" DARK HARDWOOD MULCH. PROVIDE 3" DEEP LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN LAWN AREAS.
12. PLANT GROUND COVERS THROUGH MULCH.
13. PROVIDE AND INSTALL 2" DEPTH OF RIVER GRAVEL MULCH OVER SHREDDED HARDWOOD MULCH AT SHRUB/ GROUND COVER BEDS AS INDICATED ON PLANS. RIVER GRAVEL SHALL BE TAN-GRAY IN COLOR WITH GRAVEL SIZES BETWEEN 3/4" AND 1-1/2" IN DIAMETER.
14. REMOVE STRINGS AND OTHER TIES FROM PLANT MATERIAL.
15. REMOVE UPPER 1/3 OF BURLAP FROM PLANT ROOT BALLS.
16. DO NOT PIERCE TREE ROOT BALLS WITH SUPPORT STAKES.
17. ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
18. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
19. PLANT MATERIAL, MULCH, AND OTHER RELATED LANDSCAPE PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.
20. WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE TWELVE (12) MONTHS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF LOSS.
21. CONTRACTOR SHALL PROVIDE SUPPLEMENTAL WATERING TO NEWLY INSTALLED PLANT MATERIAL AS REQUIRED DURING THE WARRANTY PERIOD.
22. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING REPAIRS NECESSITATED BY DAMAGE OCCURRING DURING THE PERFORMANCE OF THEIR WORK.
23. CONTRACTOR SHALL REMOVE STAKES AND GUY WIRES FOR TREES APPROVED BY THE LANDSCAPE ARCHITECT DURING THE WARRANTY INSPECTION.
24. SEED AREAS DISTURBED DURING CONSTRUCTION WITH APPROVED FESCUE BLEND.
25. ESTABLISH LAWNS AS INDICATED ON PLANS. SEE LAWN NOTES FOR ADDITIONAL REQUIREMENTS.

LAWN NOTES:

1. SEED ALL LAWN AREAS AND ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS WITH APPROVED FESCUE BLEND.
2. VERIFY SUBGRADE IS AT PROPER LEVELS FOR TOPSOIL AND SOD OR SEED INSTALLATION. PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS.
3. FOR NEW LAWNS, PREPARE SOIL BY TILLING TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, ROOTS AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4"; ELIMINATING UNEVEN AREAS AND LOW SPOTS; REMOVING FOREIGN MATERIALS; SPREADING TOPSOIL TO A 4" MINIMUM DEPTH FOR SEEDED LAWNS OR TO A 3" MINIMUM DEPTH FOR SODDED LAWNS.
4. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED. ENSURE THAT TOPSOIL IS FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY; CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; TAKEN FROM WELL-DRAINED SITE; FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS; HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS LAWN GROWTH.
5. REFURBISH EXISTING LAWNS TO REMAIN WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION. INCLUDE CORE AERATION, OVERSEEDING, STRAW AT THIN OR BARE AREAS AND FERTILIZER AS REQUIRED.
6. PROVIDE FERTILIZER, WITH NOT LESS THAN 6 PERCENT TOTAL NITROGEN, 12 PERCENT PHOSPHORIC ACID, AND 12 PERCENT SOLUBLE POTASH. PROVIDE NITROGEN IN A FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH; AT LEAST 50% OF NITROGEN TO BE ORGANIC FORM. PROVIDE LIME FROM NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES, GROUND SO THAT NOT LESS THAN 90% PASSES A 10-MESH SIEVE AND NOT LESS THAN 50% PASSES A 100-MESH SIEVE.
7. LIMIT PREPARATION TO AREAS WHICH SHALL BE SEEDED OR SODDED IMMEDIATELY.
8. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE SEEDING OR SODDING. DO NOT CREATE A MUDDY CONDITION. DO NOT SEED OR SOD WHEN THE GROUND IS FROZEN.
9. FOR SODDED AREAS:
   - 9.1. COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) "GUIDELINE SPECIFICATIONS FOR SODDING" FOR HARVESTING AND INSTALLING SOD.
   - 9.2. TIME SOD DELIVERY SO THAT IT WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING.
   - 9.3. PROVIDE STRONGLY ROOTED CULTIVATED GRASS SOD, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES PRINCIPALLY COMPOSED OF : 40% THERMAL BLUE OR SPF-30 BLUE GRASS, 20% MONET TALL FESCUE, 20% VAN GOGH TALL FESCUE AND 20% PADRE TALL FESCUE. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT.
10. MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION AND NOT LESS THAN 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION. IF SEEDED IN FALL CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
11. WARRANTY LAWNS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
12. SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

PERMITTING NOTES:

1. The 1.89 Acre Parcel is Zoned C-4. Abutting Properties are Zoned C-4.
2. Re. Knoxville Tree Protection Ordinance, Chapter 14-34 Destruction or Removal of Trees; Few Trees Exist on Site. Three (3) Small Groves of Mixed Deciduous Trees & Underbrush (Totaling 4,300+/- SF) Will Be Removed to Allow Site Grading and Paving. Two (2) Dogwoods Will Be Removed For Sign Construction/Visibility.
3. Re. Knoxville Tree Protection Ordinance, Chapter 14-35 Protection of Trees of Historical or Botanical Importance; No Existing Trees on Site are of Historical or Botanical Importance.
4. Re. Knoxville Tree Protection Ordinance, Chapter 14-36 Planting of Trees;
   - 4.1. Site=1.89 acres X 8 trees/acre = 15 (min.) trees required. Fifteen (15) trees are proposed.
   - 4.2. At least half of required trees shall reach 50' ht. at maturity. 15/2=7.5. Eight (8) of the proposed trees are large shade species which typically exceed 50' ht. at maturity.
   - 4.3. All proposed shade trees shall be equal to or greater than the 2" caliper minimum size required at installation.
5. Re. Knoxville Tree Protection Ordinance, Chapter 14-37 Maintenance and Replacement of Trees; See Landscape Notes.
6. Re. Knoxville Zoning Regulations Article IV, 2.2.7 for C-4 Highway and Arterial Commercial Districts Does not Contain Landscape Requirements Unique to this District.
7. Re. Knoxville Zoning Regulations Article V, Section 3,G, 7, f.- Development Standards for Uses Permitted on Review-Self Storage Facilities:
   - 7.1. Neither a 6' Opaque Fence Nor a 5' Landscape Buffer Zone (Planted with Deciduous And/Or Evergreen Shrubs) are Required by V,3,G for the Side and Rear Property Lines Because They Do not Abut Residential Zones.
   - 7.2. Landscaping Consistent with These Requirements is Proposed for the Front Yard as Illustrated on the Landscape Plan.
8. Knoxville Zoning Regulations Article V, Section 7 Minimum Off-Street Parking, Access and Driveway Requirements:
   - 8.1. For The Proposed Parking Lot Adjacent to the Chapman Highway R.O.W., Perimeter Landscaping is Proposed. Trees Are Not Proposed Along the Northern Side Due to Utility and Drainage Easements. A 10' Wide Double Row of Evergreen Shrubs Are Proposed to Provide Screening of the Parking Lot in Accordance with Article V, Section 7, J, 2, c, 2).
   - 8.2. Interior Landscaping Is Proposed For the Parking Lot and Parallel Parking in Accordance with Article V, Section 7, J, 3,



12-H-18-UR
Revised: 11/29/2018

811
Know what's below
Call before you dig

1 / L1.01 LANDSCAPE PLAN - USE ON REVIEW
SCALE: 1"=20'-0"

0 20' 40' 60'

FOR USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
516 Union Avenue
Knoxville, Tennessee 37902
Tel: 865.335.3584

REVISIONS	DATE
1 MPC COMMENTS	11/27/2018

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 | 8550 Kingston Pike, Knoxville, TN 37919
WWW.CANNON-CANNON.COM

CLIENT:
STERLING DEVELOPMENT, LLC
3900 EDISON LAKES PARKWAY, SUITE 201
MISHAWAKA, IN 46545

PROJECT:
MINI STORAGE DEPOT ON CHAPMAN
4705 CHAPMAN HIGHWAY
KNOXVILLE, TN 37920

LANDSCAPE PLAN

BENJAMIN JOSEPH PETHEL REGISTERED AGRICULTURE COMMERCE No. 00000525 LANDSCAPE ARCHITECT 11-27-18

CCI PROJECT NO.	01000-0004		
DRAWING DATE	OCTOBER 29, 2018		
PM	AWG	PIC	-
DRAWN	TPS	CHECKED	TPS

UOR L1.01