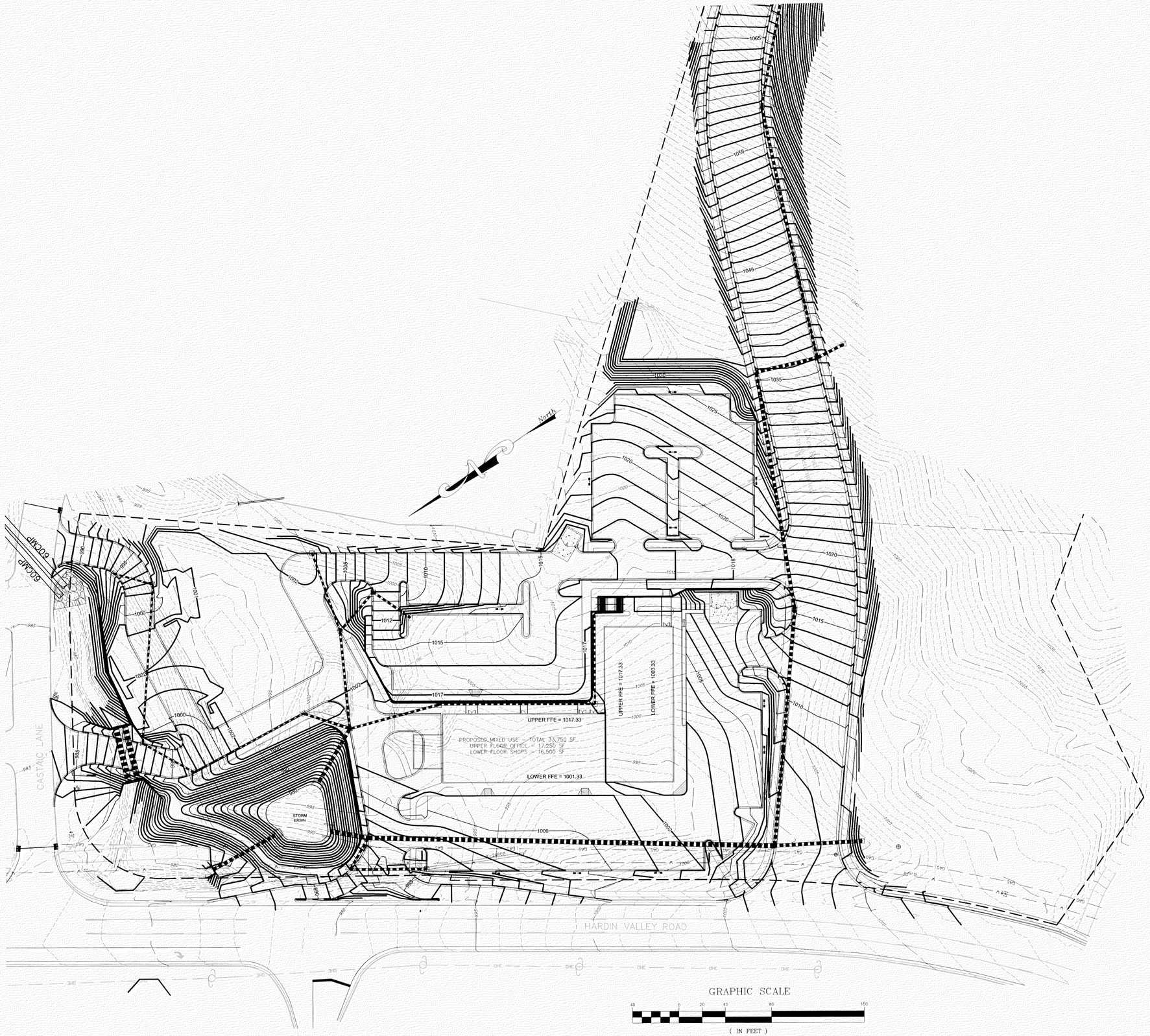


12-14-06-UR

REVISED
12-20-06

U.O.R.

DATE

SITE INCORPORATED
Site Infrastructure Transportation Engineers
2033 Castaic Lane, Suite 101
Phone: (865) 693-3010
Knoxville, TN 37932
Fax: (865) 693-3868

USE ON REVIEW

Site Grading Plan

Shops at Vista Dei Monte

Hardin Valley Road & A New Road
Knox County, Tennessee
Hardin Valley Land Partners, LLC

DRAWN BY: jjs DATE: 12/20/06
CHECKED BY: dcr FILE: 1675-BASE

REVISIONS

NO.	DATE	COMMENTS

C3.0

PARKING ANALYSIS:

PROPOSED MIXED USE BUILDING:	
UPPER FLOOR AREA - OFFICE:	17,250 SF
LOWER FLOOR AREA - SHOPS:	16,500 SF
TOTAL FLOOR AREA:	33,750 SF
PARKING REQUIREMENTS PER KNOX COUNTY:	
UPPER FLOOR - OFFICE: 1 SPACE PER 250 SF FLOOR AREA	= 69 SPACES
LOWER FLOOR - SHOPS: 1 SPACE PER 200 SF FLOOR AREA	= 83 SPACES
TOTAL SPACES REQUIRED:	152 SPACES
TOTAL SPACES PROVIDED:	156 SPACES
TOTAL A.D.A. SPACES REQUIRED:	5 SPACES
TOTAL A.D.A. SPACES PROVIDED:	8 SPACES
TYPICAL PARKING STALL DIMENSIONS:	10' X 20'
TYPICAL PARKING LOT DRIVE WIDTH:	25'

SITE ANALYSIS:

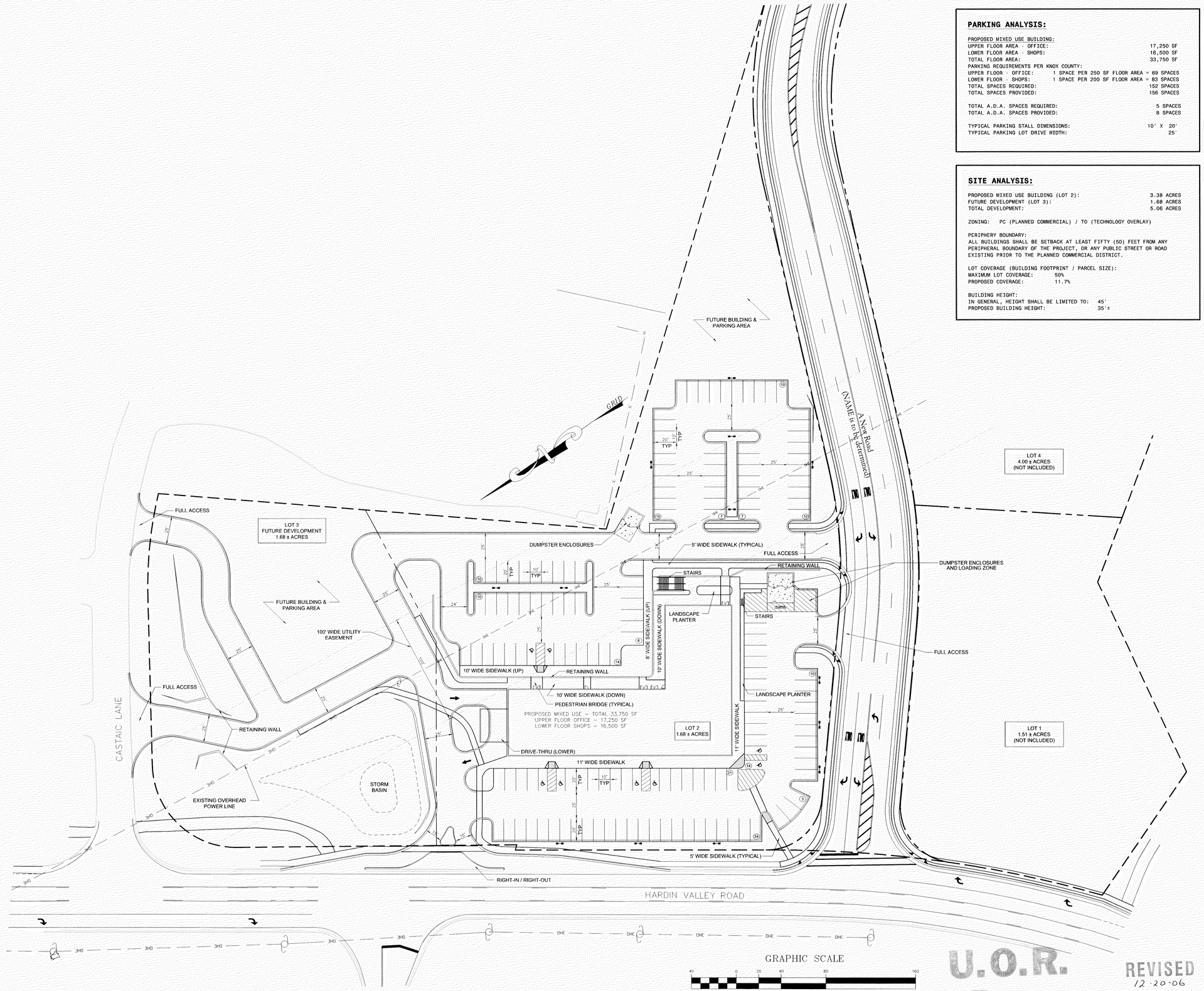
PROPOSED MIXED USE BUILDING (LOT 2):	3.38 ACRES
FUTURE DEVELOPMENT (LOT 3):	1.68 ACRES
TOTAL DEVELOPMENT:	5.06 ACRES

ZONING: PC (PLANNED COMMERCIAL) / TO (TECHNOLOGY OVERLAY)

PERIPHERY BOUNDARY:
ALL BUILDINGS SHALL BE SETBACK AT LEAST FIFTY (50) FEET FROM ANY PERIPHERAL BOUNDARY OF THE PROJECT, OR ANY PUBLIC STREET OR ROAD EXISTING PRIOR TO THE PLANNED COMMERCIAL DISTRICT.

LOT COVERAGE (BUILDING FOOTPRINT / PARCEL SIZE):
MAXIMUM LOT COVERAGE: 50%
PROPOSED COVERAGE: 11.7%

BUILDING HEIGHT:
IN GENERAL, HEIGHT SHALL BE LIMITED TO: 45'
PROPOSED BUILDING HEIGHT: 35'±



U.O.R.
DATE 12-M-06-UR

REVISED 12-20-06

SITE INCORPORATED
Site Infrastructure Transportation Engineers
2033 Castaic Lane, Suite 101 Knoxville, TN 37932
Phone: (865) 693-3010 Fax: (865) 693-3868

USE ON REVIEW

Site Layout Plan

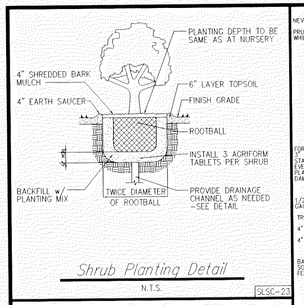
Shops at Vista Dei Monte
Hardin Valley Road & A New Road
Knox County, Tennessee
Hardin Valley Land Partners, LLC

DRAWN BY: js DATE: 12/20/06
CHECKED BY: dor FILE: 1675-layout

REVISIONS

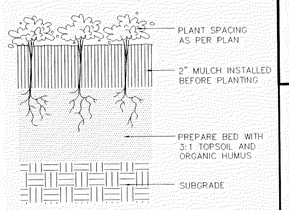
NO.	DATE	COMMENTS

C4.0



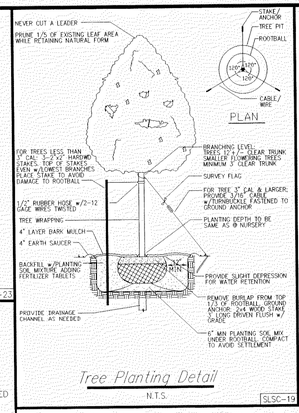
Shrub Planting Detail

N.T.S. SLSC-23



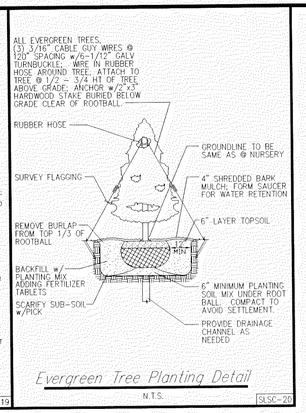
Ground Cover Planting Detail

N.T.S.



Tree Planting Detail

N.T.S. SLSC-19

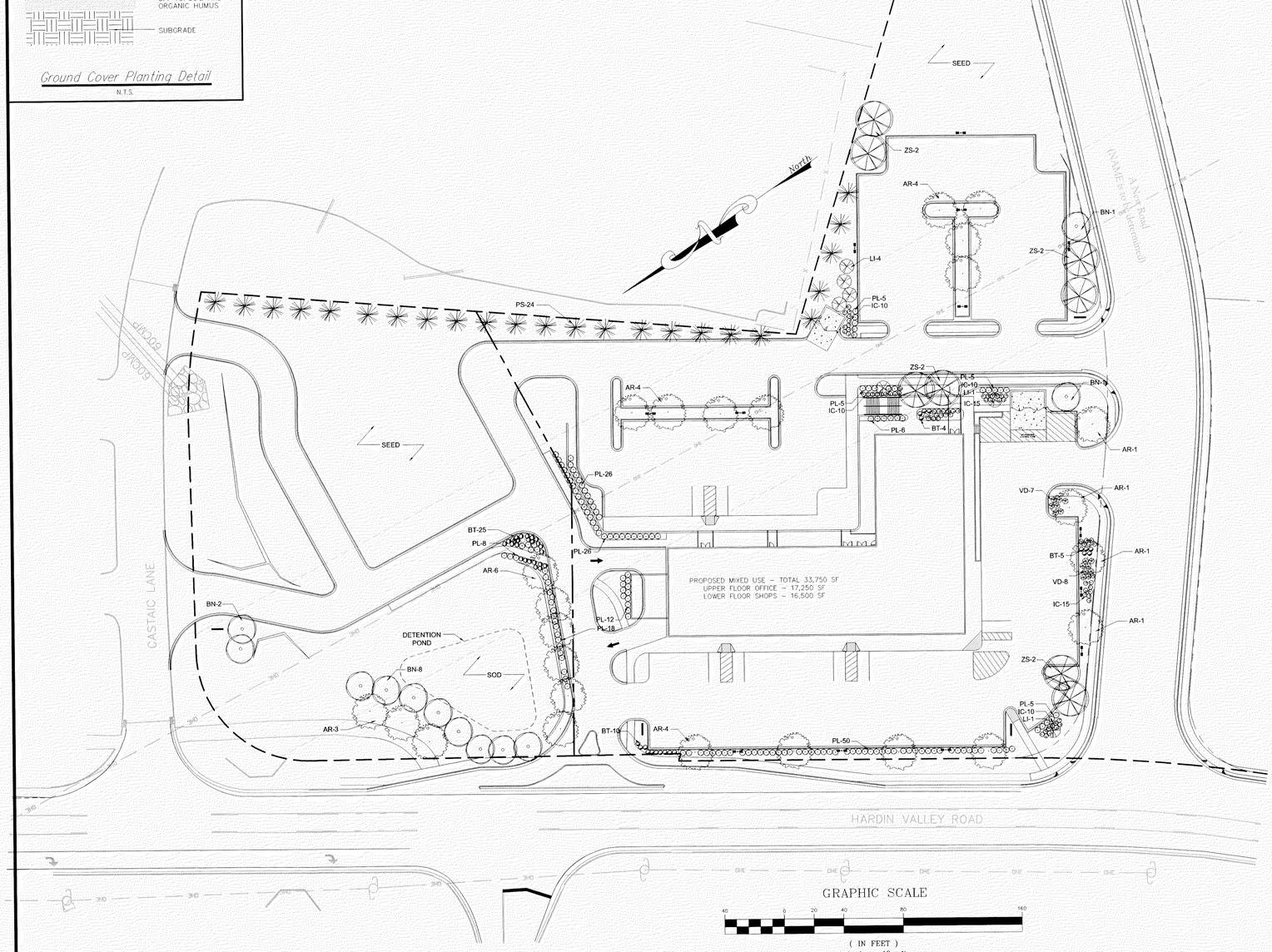


Evergreen Tree Planting Detail

N.T.S. SLSC-20

PLANT MATERIAL SCHEDULE						
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	* MINIMUM SIZE	SPACING	REMARKS
TREES						
AR	XX	Acer rubrum "Red Sunset"	Red Sunset Red Maple	2" cal.	As Shown	
BN	XX	Betula nigra "Heritage"	Heritage River Birch	2" cal.	As Shown	Multistem Tree Form
LI	XX	Lagerstroemia indica "Cherokee"	Crapemyrtle	6' height	As Shown	Multistem Tree Form
PS	XX	Pinus strobus	Eastern White Pine	6' height	20'-0" O.C.	
ZS	XX	Zelkova serrata "Village Green"	Village Green Japanese Zelkova	2" cal.	As Shown	
SHRUBS						
BT	XX	Berberis thunbergii atropurpurea	Crimson Pygmy Barberry	15" height/spread	3'-0" O.C.	
IC	XX	Ilex crenata	Helleri Holly	15" height/spread	3'-0" O.C.	
PL	XX	Prunus laurocerasus	Otto Luyken Laurel	18" height/spread	4'-0" O.C.	
VD	XX	Viburnum davidii	David Viburnum	18" height/spread	4'-0" O.C.	
GROUNDCOVERS, PERENNIALS AND ANNUALS						
JC	XX	Juniperus conferta	Blue Pacific Shore Juniper	1 gallon	3'-6" O.C.	
LM	XX	Liriope muscari	Monkeygrass	4" pot	12" O.C.	

* TREE CALIPER SHALL BE MEASURED AT A POINT 6" ABOVE THE GROUND



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SITE/LANDSCAPING CD362

GRASSING SCHEDULE

GRASS SEED SHALL BE AS FOLLOWS:

FEB-MAY.	KENTUCKY-31 TALL FESCUE	6 LB/1000 SF
	ANNUAL RYE GRASS	1 LB/1000 SF
SEPT.	KENTUCKY-31 TALL FESCUE	6 LB/1000 SF
	ANNUAL RYE GRASS	1 LB/1000 SF
HIGHWAY MIX. . .	VERIFY MIX PRIOR TO HYDROSEEDING	
SOD:.	BERMUDA	
LIME:.	150 LBS/1000 SF	
FERTILIZER:. . . .	10/10/10	20 LB/1000 SF
PHOSPHORUS:. . .	20% SUPERPHOSPHATE	15 LB/1000 SF
MULCH:	STRAW (CRIMPED) EROSION CONTROL NET OR MULCH BINDER ON SLOPES.	70 LB/1000 SF

	MIN. SEED PURITY	MIN. GERM.	MAX. WEED
TALL FESCUE.	98%	90%	0.1%
ANNUAL RYE.	98%	85%	0.1%

- Planting shall be complete on all areas not receive paving or be built upon within 14 working days of completion of grading.
- All lime & fertilizer amounts shown in the phosphorus section above are minimum and shall be verified after soil analysis is accomplished.
- All grassing/crownvetch shall be by Landscape Contractor.

SITE/LANDSCAPING CD168

SITE LANDSCAPE NOTES

GENERAL
The requirements listed below are intended to supplement the Owner's contract requirements, if any.

BIDDING
Bids shall include all labor, materials, services, and equipment necessary for completion of the work shown on the drawings.

Landscape Contractor by his proposal acknowledges that he has become familiar with the local conditions effecting the performance and cost of the work at the place where the work is to be completed and that he has inspected the site in all particulars.

The Owner reserves the right to reject any or all bids.

GRASSING
Grassing of all disturbed areas not paved or built upon shall be the responsibility of the Grading Contractor and is not in landscaping contract unless noted otherwise.

TOPSOIL & MULCH
It is the responsibility of the general contractor to fill planting beds with 4" of the best available on-site topsoil. If the Landscape Contractor feels that more on-site topsoil or off-site topsoil is required for the long term survival of the plant materials, then he shall include this on his proposal as an alternate.

The Landscape Contractor is responsible for preparation of soils in the growing areas prior to planting in a manner that promotes long term vigor and plant survival.

Topsoil shall be cleaned and pulverized as necessary by Landscape Contractor to provide a fine, even textured soil for planting beds. Landscape Contractor shall provide fertilizer for planting beds as required.

Landscape Contractor shall provide 4" of hardwood bark mulch at all planting beds, individual trees and shrub groupings. Prior to mulching, planting beds shall be treated with a granular herbicide to prevent weed growth.

Individual trees shall have 4' diameter min of mulch. Entire area of planting islands shall be mulched, unless otherwise noted. Mulch shall be installed in a manner such that it is not in direct contact with the trunks of the trees.

PLANT MATERIAL
Provide & install plant material as per material schedule and planting bed schedule.

Substitutions shall be similar in form and appearance to the originally specified plant. All substitutions to be considered for inclusion on the proposal must be requested prior to final bid and are subject to Architects approval. Otherwise substitutions may be requested by note on the proposal, but not included in proposal price.

Do not plant trees or shrubs closer than three feet from the back edge (inside the planting area) from any curb, nor within the 25 ft. vision triangle of any drive/right-of way intersection.

All plant materials must meet or exceed the most recent issue of the American Standard for Nursery Stock American Association of Nurseryman Standards.

All plant materials shall be handled and stored in a manner that does not adversly affect growth or survival.

Plant materials which do not meet the above quality standards will be rejected and replaced with new plants that meet the standards.

The Landscape Contractor is responsible for staking/guying all plants which could be bent or displaced by weather conditions.

The Landscape Contractor shall thoroughly water each plant a minimum of 3 times at intervals of no less than 3 days between each watering. The first watering shall take place within 3 hours of installation of each individual plant.

The Landscape Contractor shall notify the owner and the responsible design consultant when plantings are completed and ready for inspection.

U.O.R.
DATE 12-M-06-UR

REVISED 12-20-06

SITE INCORPORATED
Site Infrastructure Transportation Engineers
2033 Castaic Lane, Suite 101
Phone: (865) 693-5210
Knoxville, TN 37932
Fax: (865) 693-5868

USE ON REVIEW

Site Landscape Plan

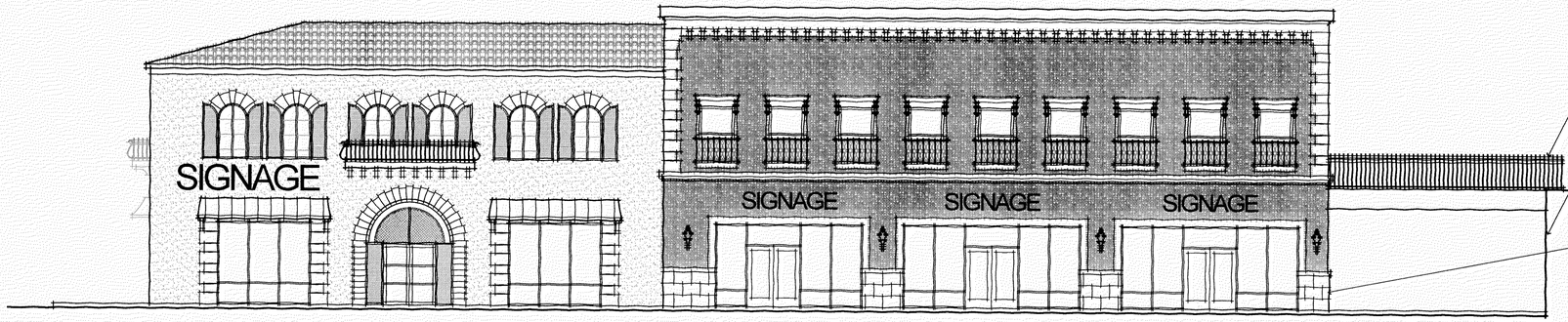
Shops at Vista Dei Monte
Hardin Valley Road & A New Road
Knox County, Tennessee
Hardin Valley Land Partners, LLC

DRAWN BY: jls DATE: 12/20/06
CHECKED BY: dor FILE: 1675-landscape

REVISIONS

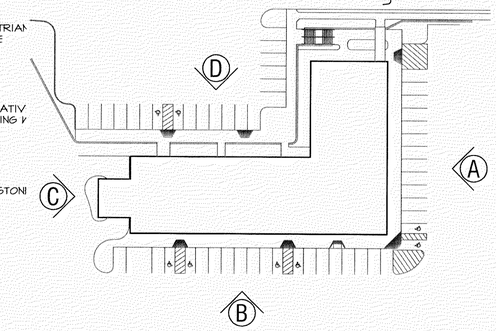
NO.	DATE	COMMENTS

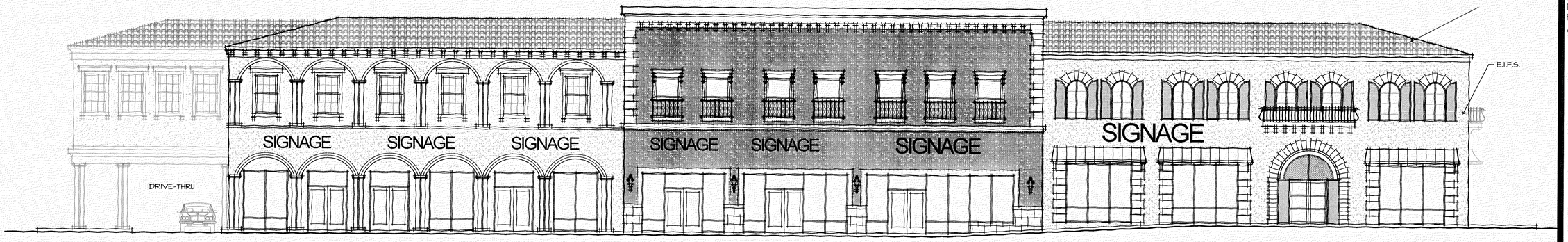
C7.0



Elevation 'A'

For Reference Only

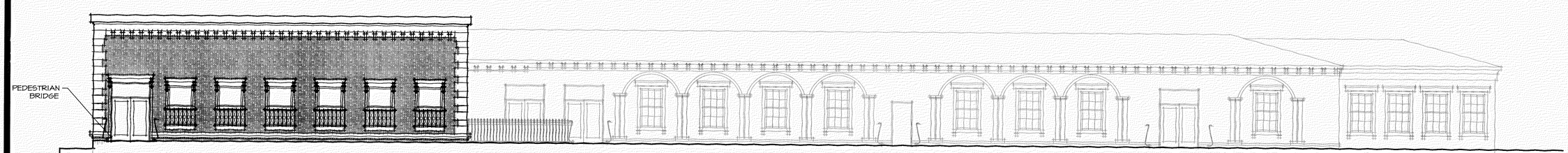




Elevation 'B'

Elevation 'C'

SIGNAGE NOTES:
ONE FACE SIGN WILL BE PERMITTED PER RETAIL SUITE AT ONE SQUARE FOOT OF SIGN SPACE FOR EACH FOOT OF SUITE FRONTAGE.



Elevation 'D'

U.O.R. REVISED
DATE 12-20-06
12-M-06-UR

studio 7, pllc
ARCHITECTURE PLANNING INTERIORS
2033 Castaic Lane Suite 102
Knoxville Tennessee 37932
o 865 934 0277 f 865 693 5868

Shops at Vista Dei Monte

Hardin Valley Road & To Be Determined Drive
Knox County, Tennessee
Hardin Valley Land Partners, LLC

THIS DRAWING HAS BEEN ISSUED:

- [x] FOR INFO/REVIEW
- [ ] FOR PERMITTING
- [ ] FOR PRICING/BIDDING
- [ ] FOR CONSTRUCTION

ISSUED DATE: 12/20/06

DRN BY CGS CHK BY LEL

647 STUDIO 7 PROJECT #

REV	DRN BY	DATE	CHK BY

BUILDING ELEVATIONS

A1