

- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED NOVEMBER 2, 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 KNOX COUNTY STANDARD SPECIFICATIONS.
 4. PROPERTY CONCERNED REFLECTS PARCEL 25.01 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 38-L "A". ZONING FOR THE PROPERTY IS CA "GENERAL BUSINESS ZONE". TOTAL AREA IS 6.11± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 4.66± ACRES.
 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 KNOX COUNTY ZONING ORDINANCE.
FRONT = 20'
SIDE = 5'
REAR = 16'
 7. OWNER: HALLS PARTNERS III, L.P.
5409 KINGSTON PIKE
KNOXVILLE, TN 37919
 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 KNOX COUNTY TREE PROTECTION ORDINANCE.
 10. PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND KNOX COUNTY REGULATIONS.

FILE # 2-C-19-UR

Revised: 1/28/2019

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
	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	NUMBER OF PARKING SPACES
	COORDINATE POINT
	HANDICAP PARKING
	HANDICAP RAMP

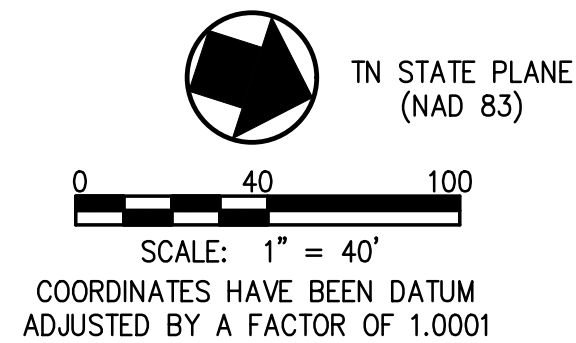
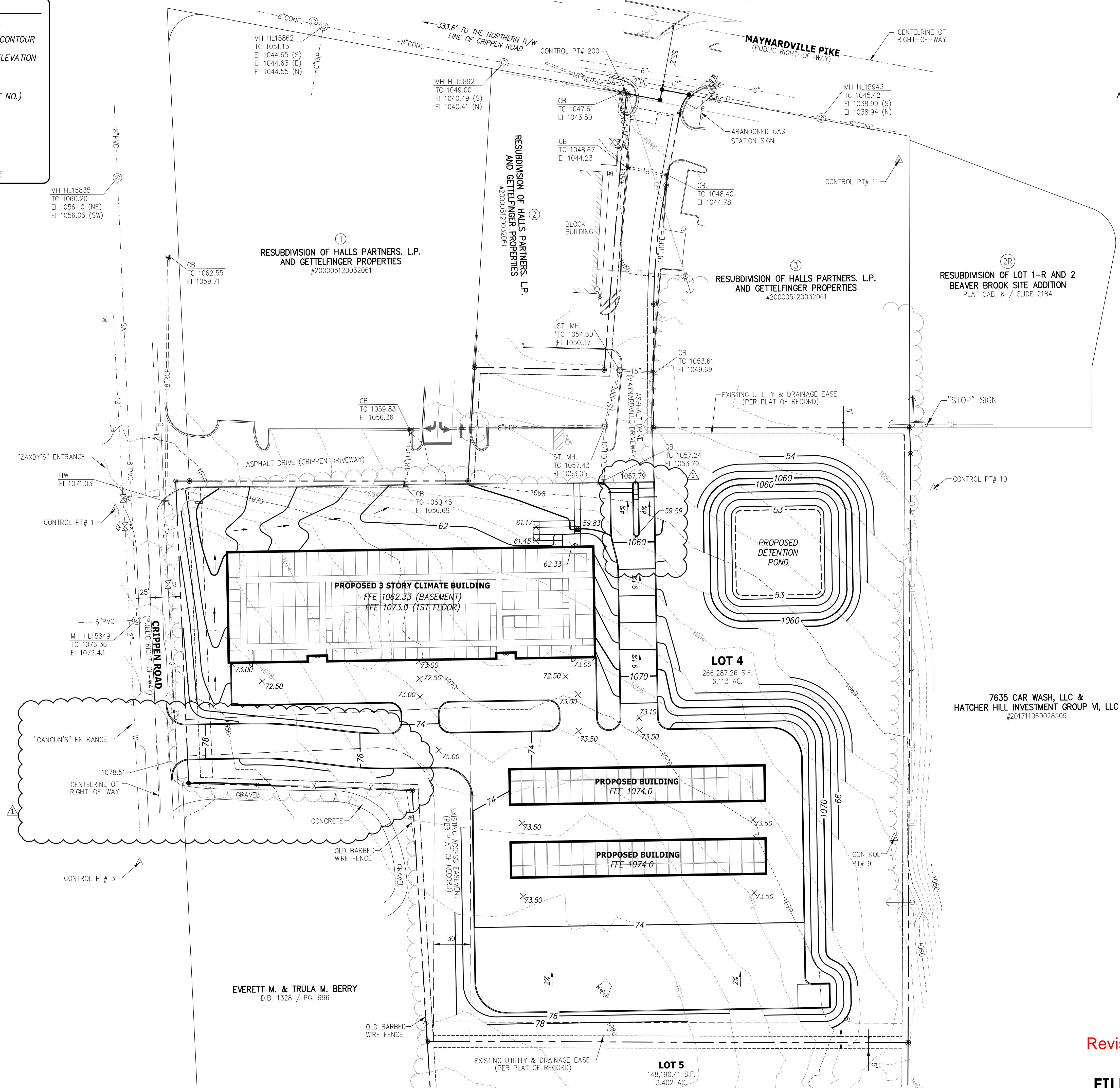
REVISED PER MPC COMMENTS		1/28/2019
REVISIONS		DATE
CANNON & CANNON INC. CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT: STERLING DEVELOPMENT 3900 EDISON LAKES PARKWAY, SUITE 201 MISHAWAKA, IN 46545		
PROJECT: MINI STORAGE DEPOT ON MAYNARDVILLE PIKE 6940 MAYNARDVILLE PIKE KNOXVILLE, TN 37918		
SITE LAYOUT PLAN		
		CCI PROJECT NO. 01000-0006
DRAWING DATE		DECEMBER 28, 2018
PM	AWG	PIC
DRAWN	CIO	CHECKED
UOR1.01		

REQUIRED PARKING:
5 SPACES + .02 PER INDOOR UNIT
478 INDOOR UNITS
5 + 9.56 = 15 SPACES

PROVIDED PARKING:
TOTAL STANDARD SPACES PROVIDED = 16 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 1 SPACES
PARKING SPACE TOTAL = 17 SPACES

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



NOTES:

- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED NOVEMBER 2, 2018.
- THE DISTURBED AREA IS APPROXIMATELY 4.66± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 6.11± ACRES.
- STORM WATER DETENTION AND WATER QUALITY TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
- A DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
- 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.
- 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.
- 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.
- 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.
- A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
- ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
- 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%
- 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%
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%
- MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
- NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
- TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
- 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.
- 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.

<div><div></div><div>REVISED PER MPC COMMENTS</div></div>		1/28/2019	
REVISIONS		DATE	
<div><div></div><div><div>CANNON & CANNON INC</div><div>CONSULTING ENGINEERS · FIELD SURVEYORS</div><div><div>TEL 865.670.8555</div><div>8550 Kingston Pike</div><div>WWW.CANNON-CANNON.COM</div><div>Knoxville, TN 37919</div></div></div></div>			
CLIENT:		<div>STERLING DEVELOPMENT</div> <div>3900 EDISON LAKES PARKWAY, SUITE 201</div> <div>MISHAWAKA, IN 46545</div>	
PROJECT:		<div>MINI STORAGE DEPOT</div> <div>ON MAYNARDVILLE PIKE</div> <div>6940 MAYNARDVILLE PIKE</div> <div>KNOXVILLE, TN 37918</div>	
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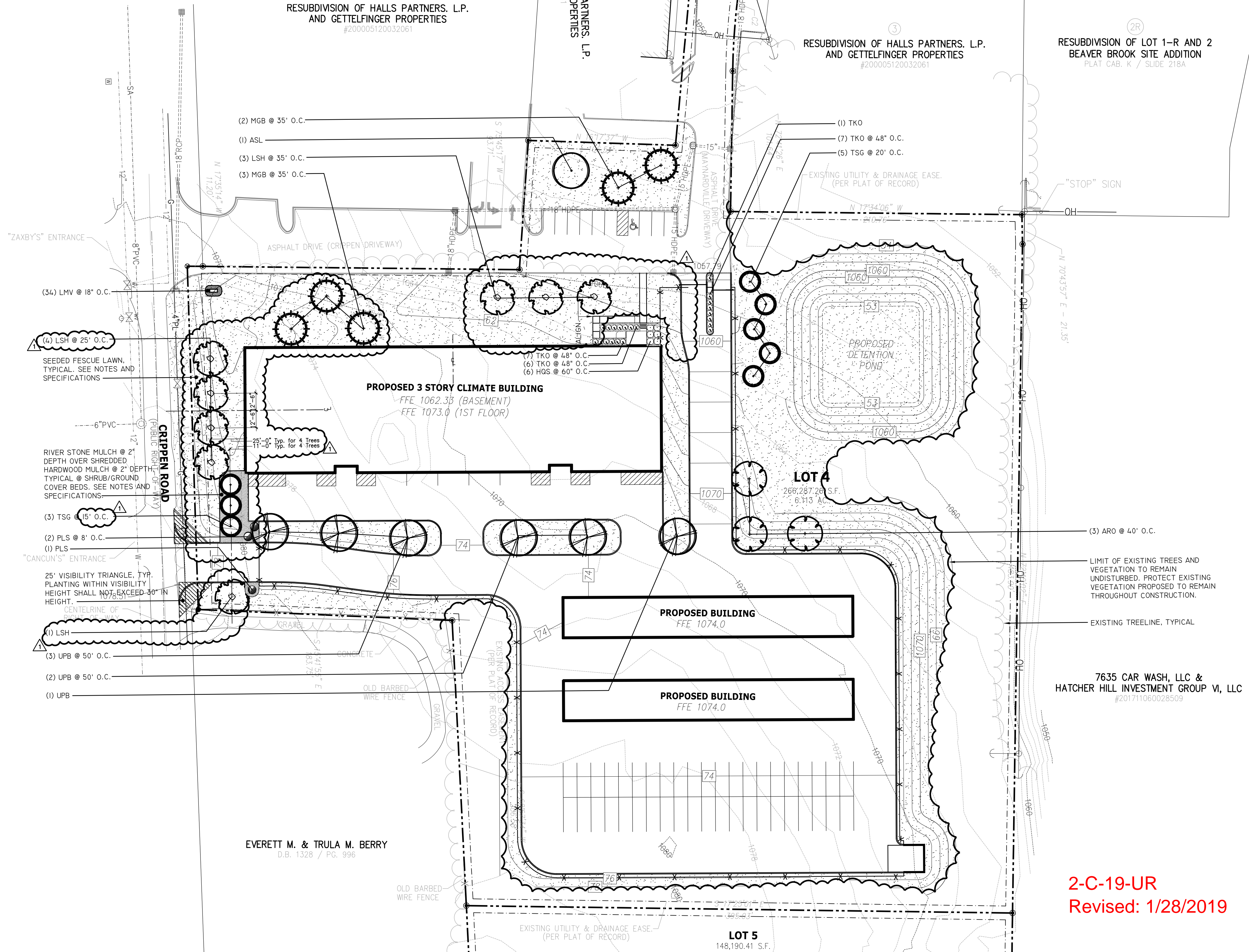
Revised: 1/28/2019

FILE # 2-C-19-UR

PERMITTING NOTES:

- THE 6.11 ACRE PARCEL IS ZONED CA. ABUTTING PROPERTIES ARE ZONED CA.
- RE. KNOX COUNTY ZONING ORDINANCE 3.51.08 PARKING LOT SETBACKS:
 - THE FRONT YARD IS IRREGULAR IN SHAPE AND DOES NOT ABUT MAYNARDVILLE PIKE, WITH THE EXCEPTION OF AN EXISTING ACCESS DRIVE. AN EXISTING SMALL PARKING LOT (10 CARS) IS LOCATED IN THE FRONT YARD. THE EXISTING PARKING LOT CAN BE ACCESSED FROM THE MAYNARDVILLE PIKE ACCESS DRIVE OR FROM AN EXISTING PARKING LOT ON THE ADJACENT PROPERTY ACCESSED FROM CRIPPEN ROAD. EITHER ACCESS TO THE PARKING LOT IS AT LEAST 250' FROM THE NEAREST R.O.W. A 10' MIN. BUFFER STRIP PLANTED WITH TREES, SHRUBS AND GRASS IS REQUIRED BETWEEN THE PARKING LOT AND R.O.W. ALTHOUGH NOT VISIBLE FROM EITHER STREET, A 48' ± WIDE BUFFER STRIP IS PROPOSED TO BE PLANTED WITH TREES AND GRASS.
- RE. KNOX COUNTY ZONING ORDINANCE 4.10.11 LANDSCAPE SCREENING:
 - NEITHER A TYPE 'A' OR TYPE 'B' LANDSCAPE SCREEN IS REQUIRED BECAUSE ADJACENT PROPERTIES ARE NOT ZONED RESIDENTIAL OR AGRICULTURE.
 - AN MPC TYPE 'C' LANDSCAPE SCREEN (8' MINIMUM WIDTH) IS REQUIRED FOR PARKING OR LOADING AREAS WHEN ADJACENT TO A PUBLIC RIGHT OF WAY. A TYPE 'C' LANDSCAPE SCREEN IS PROPOSED FOR THE LOADING AREA ADJACENT TO THE CRIPPEN ROAD R.O.W.
- RE. KNOX COUNTY ZONING 4.93- STANDARDS FOR SELF STORAGE FACILITIES
 - RE. 4.93.01.F.: NEITHER AN OPAQUE FENCE NOR A 5' LANDSCAPED BUFFER ARE REQUIRED BECAUSE THE PROPERTY IS NOT ADJACENT TO A RESIDENTIAL ZONE.
 - LANDSCAPING IS REQUIRED FOR THE FRONT YARD. DUE TO THE IRREGULAR SHAPE OF THE PROPERTY AND PROXIMITY TO A PUBLIC STREET ON THE SIDE YARD, LANDSCAPING IS PROPOSED FOR BOTH THE FRONT YARD AND THE SOUTHERN SIDE YARD.

- REGARDING ORDINANCE NO O-18-10-102, SECTION 4.93.03 STANDARDS FOR USE-ON-REVIEW APPROVAL OF INDOOR SELF SERVICE STORAGE FACILITIES IN CA COMMERCIAL... DISTRICT(S):
 - RE. 4.93.03, E.: BECAUSE THE PROPERTY DOES NOT ABUT A RESIDENTIAL ZONING DISTRICT, A 20' LANDSCAPE BUFFER IS NOT REQUIRED.
 - RE. 4.93.03, F.: A 6' MIN. WIDE PLANTING BUFFER IS PROPOSED BETWEEN THE BUILDING AND PARKING ALONG CRIPPEN ROAD. 1 TREE PER 30' OF STREET FRONTAGE IS REQUIRED. 248 L.F. / 30 L.F. = 8 TREES (MIN.) REQUIRED. EIGHT (8) TREES ARE PROPOSED ALONG CRIPPEN ROAD. SEPARATION BETWEEN PROPOSED TREES IS 15' MIN. AS REQUIRED.



MINI STORAGE DEPOT- PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
TREES						
1	ASL	Legacy Sugar Maple	<i>Acer saccharum 'Legacy'</i>	B&B	2" Cal.	Full Crowns
3	ARO	October Glory Red Maple	<i>Acer rubrum 'October Glory'</i>	B&B	2" Cal.	Full Crowns @ 40' O.C.
8	LSH	Happidaze (Fruitless) Sweetgum	<i>Liquidambar styraciflua 'Happdell'</i>	B&B	2" Cal.	Full Crown @ 25'-35' O.C.
5	MGB	Bracken's Brown Beauty Southern Magnolia	<i>Magnolia grandiflora 'Brackens Brown Beauty'</i>	B&B	8' Ht.	Full to Ground @ 35' O.C.
6	UPB	Bosque Elm	<i>Ulmus parvifolia 'Bosque'</i>	B&B	2" Cal.	Full Crowns @ 50' O.C.
8	TSG	Green Giant Arborvitae	<i>Thuja (standish x pilicata) 'Green Giant'</i>	B&B	8' Ht.	Full to Ground @ 15'-20' O.C.
SHRUBS						
6	HQS	Oakleaf Hydrangea	<i>Hydrangea quercifolia 'Snow Queen'</i>	Cont.	3 Gal., 24" Ht.	Full Plants @ 5' O.C.
3	PLS	English Laurel	<i>Prunus laurocerasus 'Schipkaensis'</i>	B&B	4' Ht.	Full Plants @ 5' O.C.
21	TKO	Double Knockout Rose	<i>Rosa x 'RADTKO'</i>	Cont.	3 Gal.	Full Plants @ 48" O.C.
GROUND COVER						
34	LMV	Variegated Liriope	<i>Liriope muscari 'Variegata'</i>	Cont.	1 Gal.	Full Plants @ 18" O.C.
L1 - SEEDED LAWN						
		Fescue Blend		Seed	Seed	

LANDSCAPE NOTES:

- 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.
- UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK.
- PLANT MATERIAL SHALL BE INSTALLED IN THE DORMANT SEASON UNLESS SPECIFIED OTHERWISE.
- 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.
- 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.
- ASSURE THAT BEDS DRAIN AWAY FROM STRUCTURES.
- CONTRACTOR SHALL STAKE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ERADICATE WEEDS AND NON-SPECIFIED PLANT MATERIAL THREE (3) WEEKS PRIOR TO PLANT/SEED INSTALLATION.
- 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 NURSEYMEN.
- ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS.
- TOP DRESS BEDS WITH 3" DARK HARDWOOD MULCH. PROVIDE 3" DEEP LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN LAWN AREAS.
- PLANT GROUND COVERS THROUGH MULCH.
- 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.
- REMOVE STRINGS AND OTHER TIES FROM PLANT MATERIAL.
- REMOVE UPPER 1/3 OF BURLAP FROM PLANT ROOT BALLS.
- DO NOT PIERCE TREE ROOT BALLS WITH SUPPORT STAKES.
- ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
- DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL, MULCH, AND OTHER RELATED LANDSCAPE PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.
- WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE (12) MONTHS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF LOSS.
- CONTRACTOR SHALL PROVIDE SUPPLEMENTAL WATERING TO NEWLY INSTALLED PLANT MATERIAL AS REQUIRED DURING THE WARRANTY PERIOD.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING REPAIRS NECESSITATED BY DAMAGE OCCURRING DURING THE PERFORMANCE OF THEIR WORK.
- CONTRACTOR SHALL REMOVE STAKES AND GUY WIRES FOR TREES APPROVED BY THE LANDSCAPE ARCHITECT DURING THE WARRANTY INSPECTION.
- SEED AREAS DISTURBED DURING CONSTRUCTION WITH APPROVED FESCUE BLEND.
- ESTABLISH LAWNS AS INDICATED ON PLANS. SEE LAWN NOTES FOR ADDITIONAL REQUIREMENTS.

LAWN NOTES:

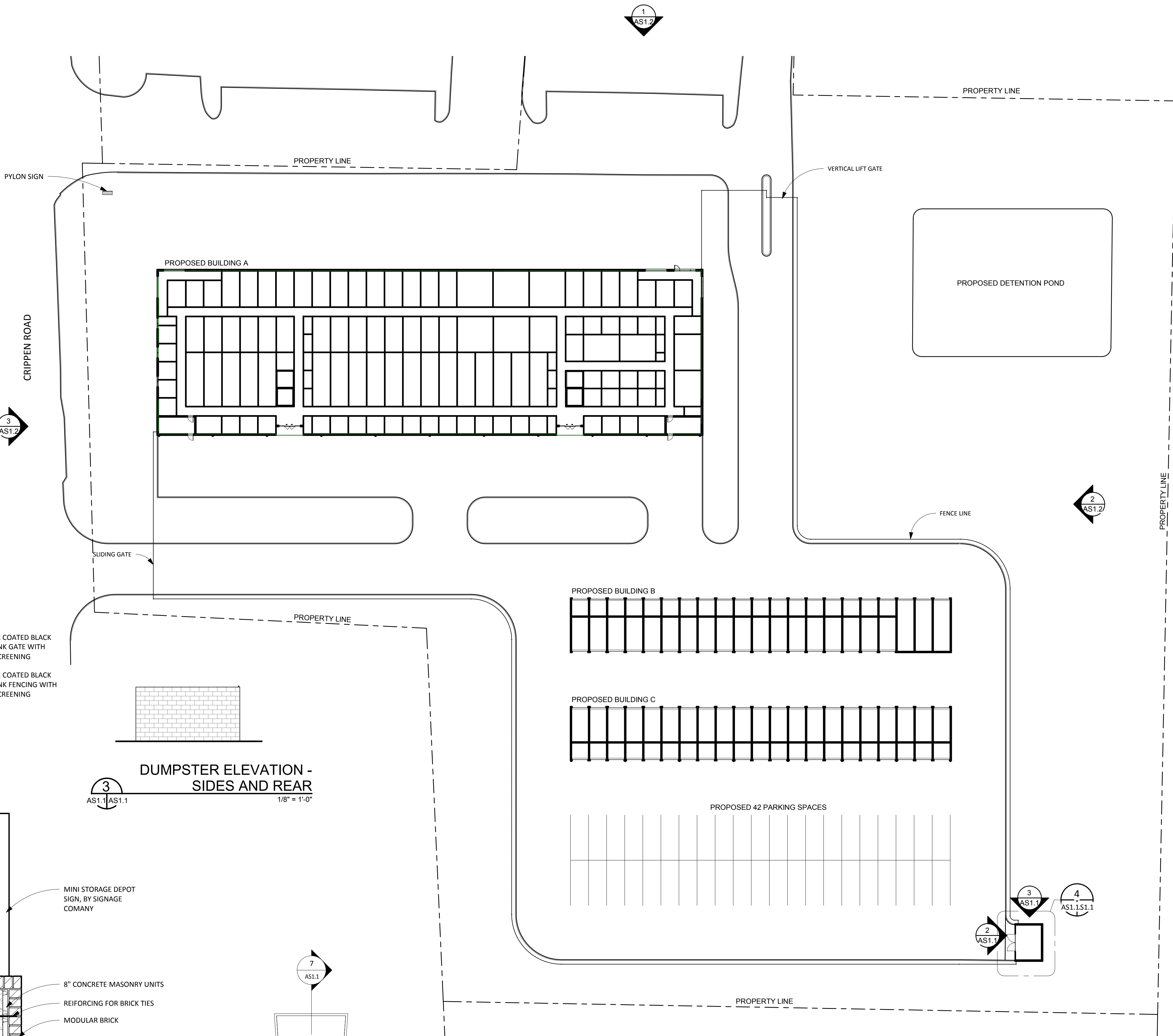
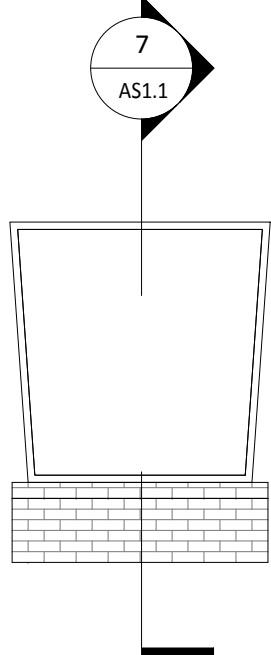
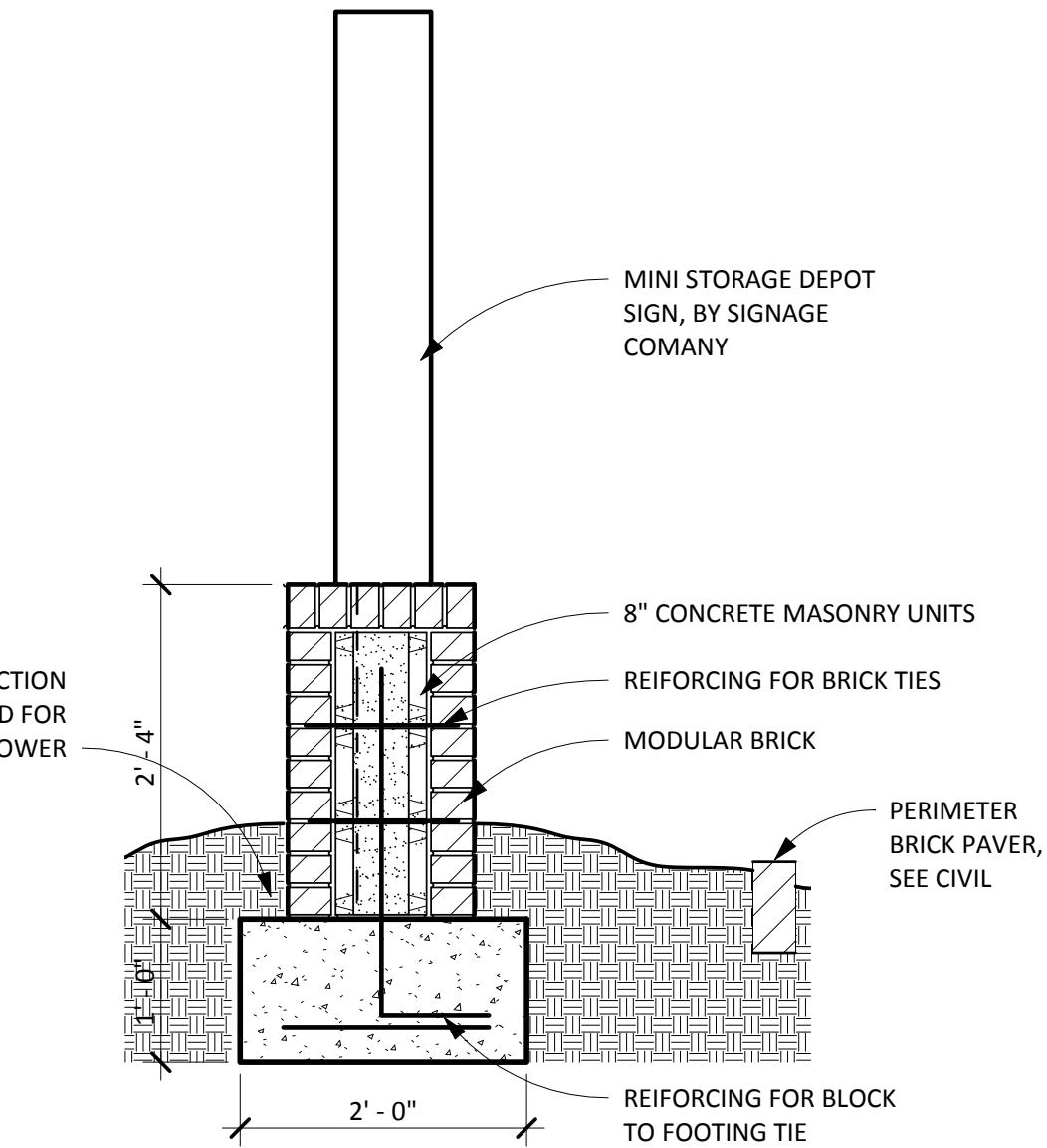
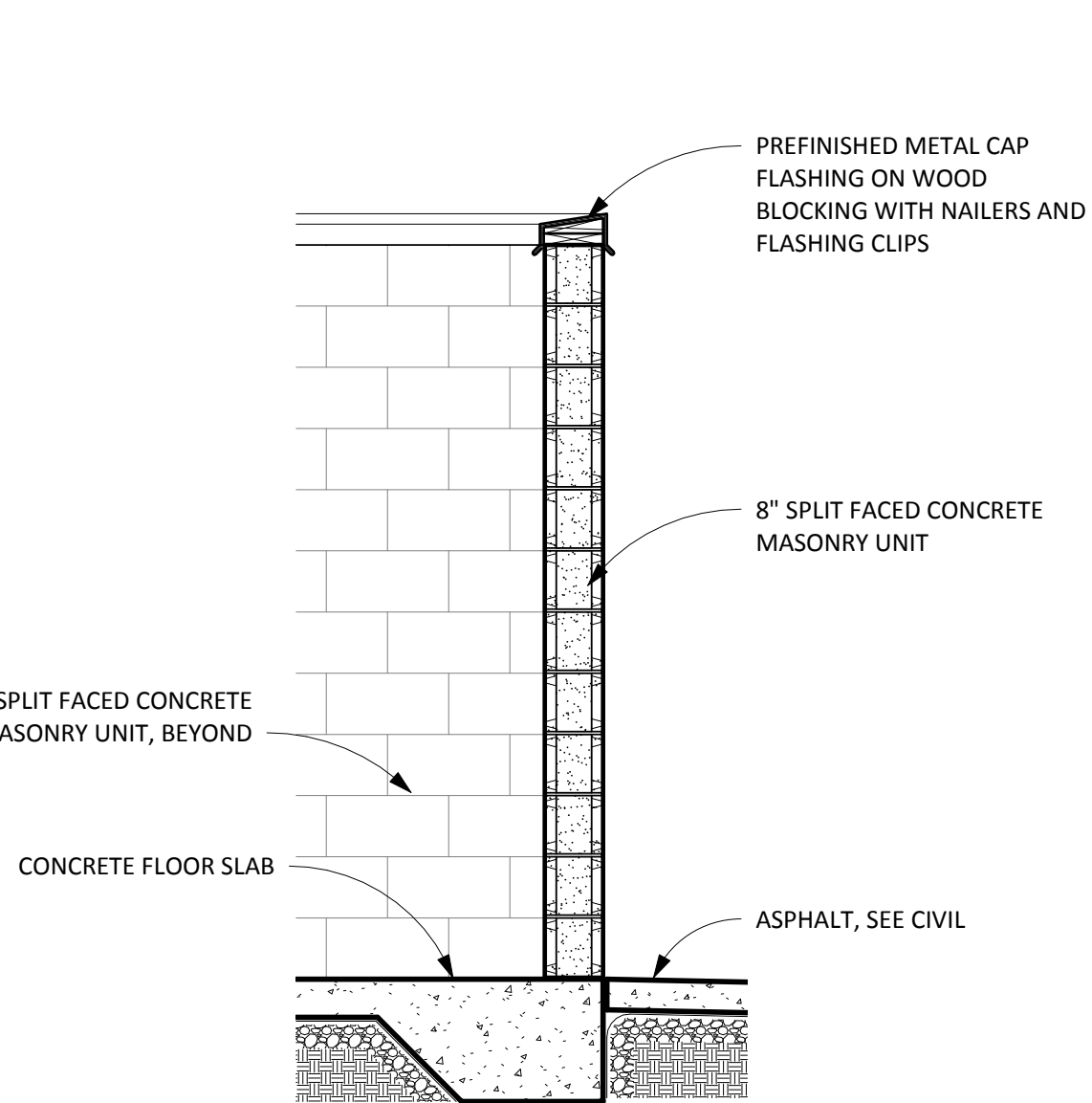
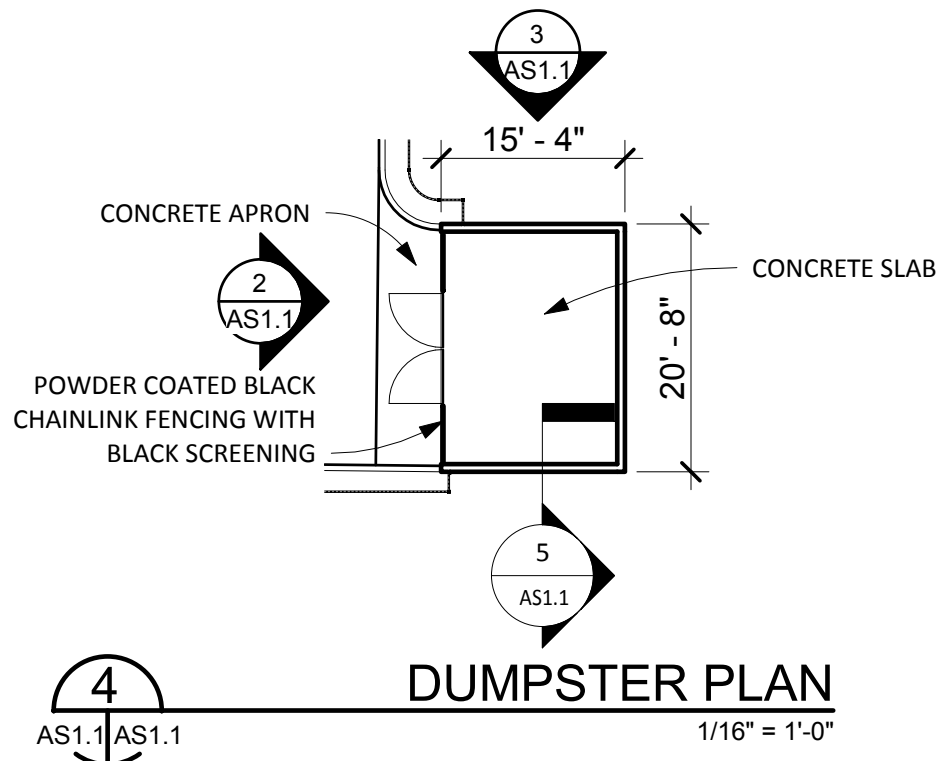
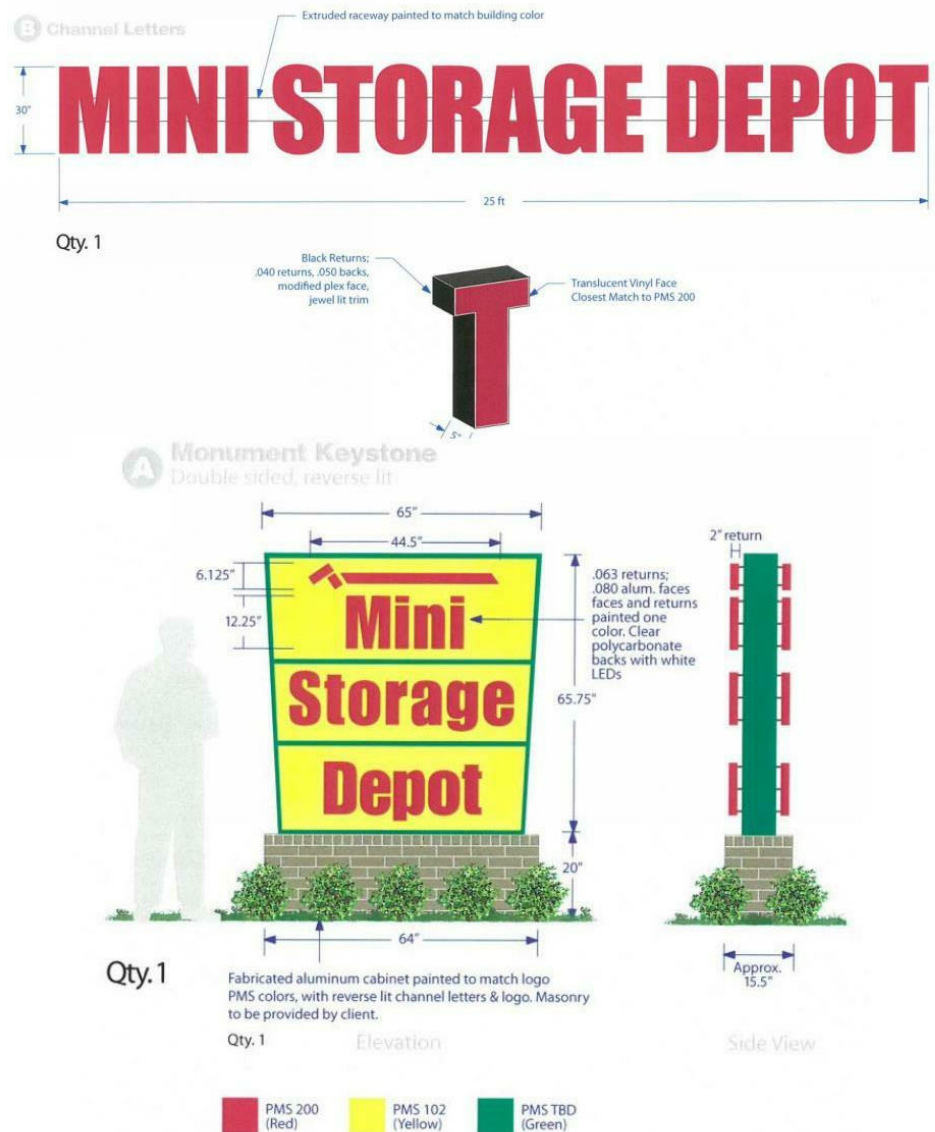
- SEED ALL LAWN AREAS AND ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS WITH APPROVED FESCUE BLEND.
- VERIFY SUBGRADE IS AT PROPER LEVELS FOR TOPSOIL AND SOD OR SEED INSTALLATION. PROCEED WITH AND COMPLETE LAWNS AND GRASSES RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS.
- 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 SEEDING LAWNS OR TO A 3" MINIMUM DEPTH FOR SODDED LAWNS.
- 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 PLANT GROWTH.
- 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.
- 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 CARBONATE. GROUND SO THAT NOT LESS THAN 90% PASSES A 10-MESH SIEVE AND NOT LESS THAN 50% PASSES A 100-MESH SIEVE.
- LIMIT PREPARATION TO AREAS WHICH SHALL BE SEED OR SODDED IMMEDIATELY.
- 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.
- FOR SODDED AREAS:
 - COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) 'GUIDELINE SPECIFICATIONS FOR SODDING' FOR HARVESTING AND INSTALLING SOD.
 - TIME SOD DELIVERY SO THAT IT WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING.
- 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.
- 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 SEEDING IN FALL, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
- WARRANTY LAWNS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE

516 UNION AVENUE
KNOXVILLE, TENNESSEE 37902
TEL: 865.335.3584

MPC COMMENTS		1/28/2019
REVISIONS		DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL: 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
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CCI PROJECT NO. 01000-0006		
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BENJAMIN JOSEPH PETERSON REGISTERED LANDSCAPE ARCHITECT NO. 00000025 EXPIRATION DATE 12/31/2020		UOR L1.01

UNIT MIX		
UNIT DESCRIPTION	SQUARE FOOTAGE	Count
CLIMATE		
5X5C	150	6
5X10C	5050	101
10X10C	14700	147
10X15C	16650	111
10X20C	16800	84
10X30C	5400	18
15X20C	1500	5
20X20C	2000	5
	62250	477
NON-CLIMATE		
10X10NC	3900	39
10X20NC	7800	39
10X30NC	900	3
	12600	81
558	74850	558



1
AS1.2
ARCHITECTURAL SITE PLAN
1" = 30'-0"

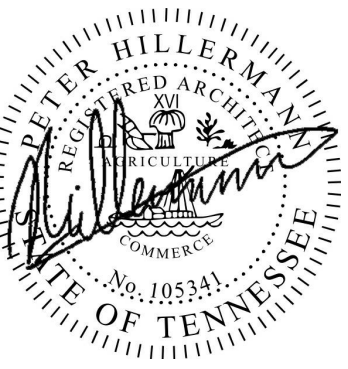
2-C-19-UR
Revised: 1/28/2019



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ARCHITECTURAL SITE PLAN

MINI STORAGE DEPOT ON MAYNARDVILLE

DRAWING TITLE

PROJECT

ISSUES / REVISIONS

NO DATE DESCRIPTION

01-28-2018 CITY REVIEW

PROJECT NO: 2018-0030

DATE: 12-21-2018

SCALE: As indicated

DRAWN BY: PH

CHECKED BY: PH

AS1.1

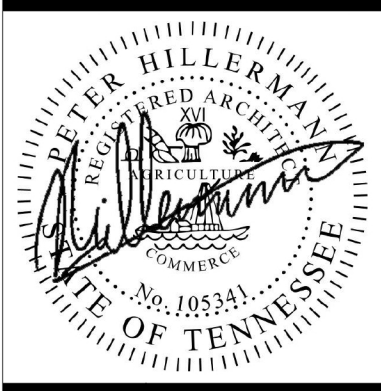
EXTERIOR FINISHES LEGEND				
COLOR CODE	MATERIAL	SURFACE	MANUFACTURER	PRODUCT INFORMATION
AWN-1	METAL AWNING	METAL CANOPY	MAPES	BRONZE ANODIZED FINISH
FNC-1	VINYL BLACK CHAINLINK FENCING	CHAINLINK FENCE		BLACK POWDER COATED CHAINLINK FENCE
GLS-2	STOREFRONT ALUMINUM	STOREFRONT	KAWNEER	BRONZE ANODIZED ALUMINUM FRAME, KAWNEER TRIFAB 451UT WITH SOLARBAN 70XL PPG GLASS
GTR-1	SOLID SMOOTH METAL GUTTER	GUTTERS AND DOWNSPOUTS	TRACHTE	COLOR: EVERGREEN
MLT-1	EXTERIOR METAL PANEL	VERTICAL SMOOTH	TRACHTE	COLOR: CREAM BEIGE
MTL-2	EXTERIOR METAL PANEL	HORIZONTAL CORRUGATED	TRACHTE	COLOR: EVERGREEN
MTL-3	EXTERIOR METAL PANEL	SMOOTH METAL FLASHING	TRACHTE	COLOR: CREAME BEIGE
MTL-4	EXTERIOR METAL PANEL	SMOOTH METAL FLASHING	TRACHTE	COLOR: EVERGREEN
SIGN-1	METAL CHANNEL LETTERS	SIGN	SIGNAGE MANUFACTURER	SIGNAGE FOR MINI STORAGE DEPOT - SIZE LESS THAN 20% OF ELEVATION PER ZONING



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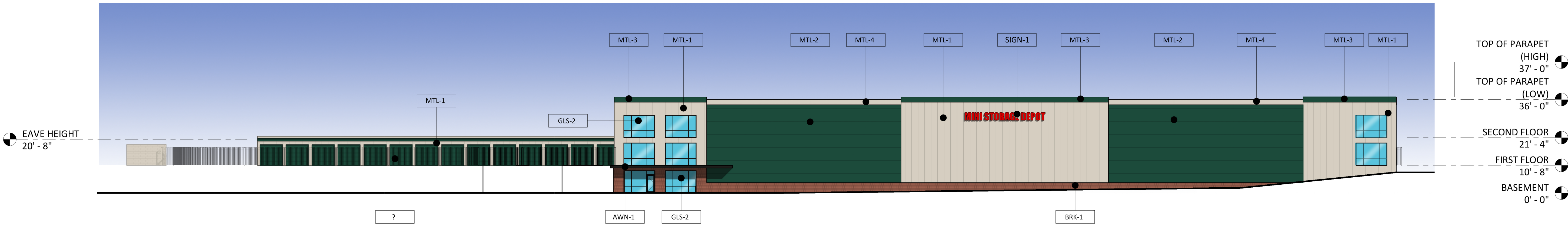
EXTERIOR SITE ELEVATION
MINI STORAGE DEPOT ON MAYNARDVILLE

DRAWING TITLE
PROJECT

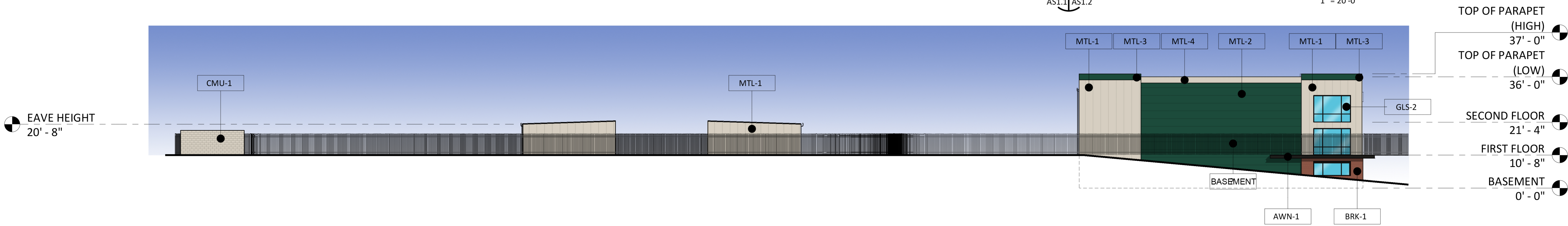
ISSUES / REVISIONS		DESCRIPTION
NO	DATE	
	01-28-2018	CITY REVIEW

PROJECT NO: 2018-0030
DATE: 12-21-2018
SCALE: 1" = 20'-0"
DRAWN BY: PH
CHECKED BY: PH

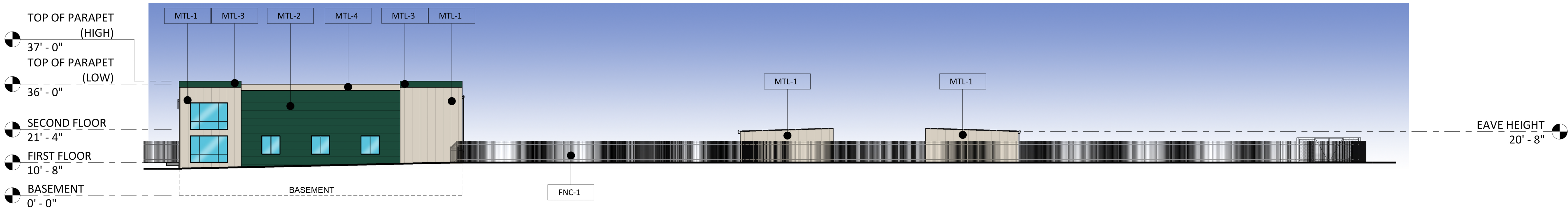
AS1.2



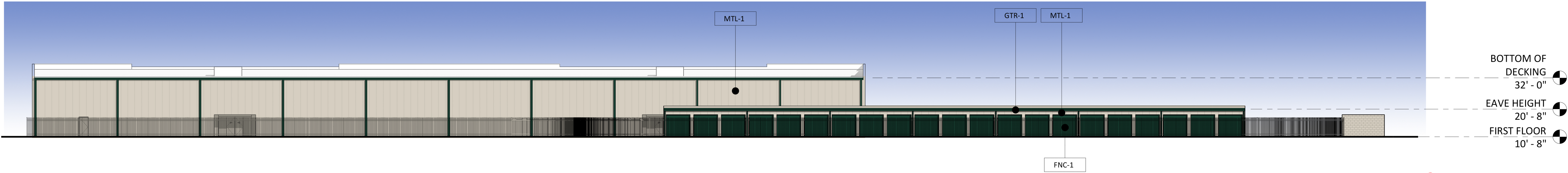
1 EXTERIOR ELEVATION - NORTH
AS1.1 AS1.2 1" = 20'-0"



2 EXTERIOR ELEVATION - EAST
AS1.1 AS1.2 1" = 20'-0"



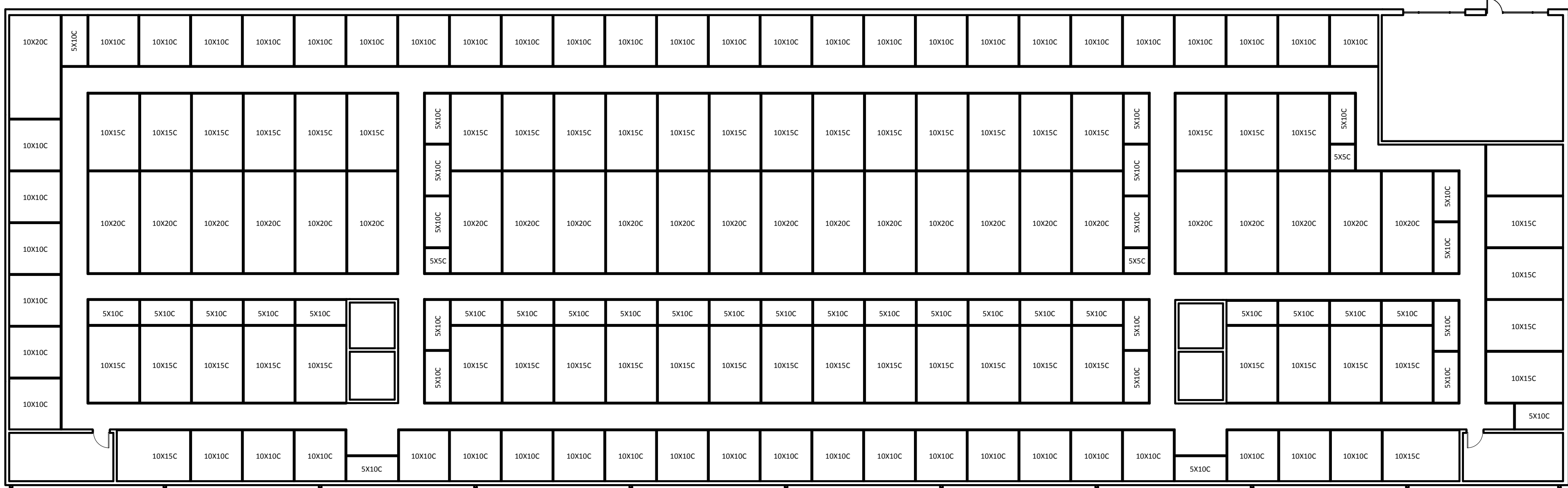
3 EXTERIOR ELEVATION - WEST
AS1.1 AS1.2 1" = 20'-0"



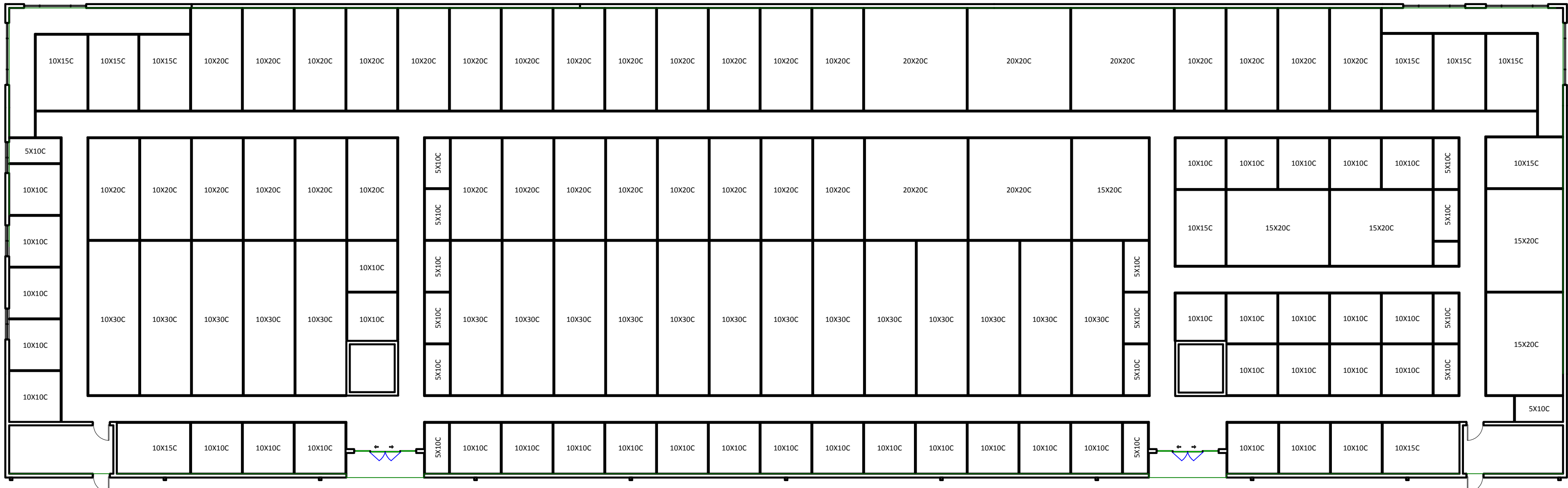
4 EXTERIOR ELEVATION - SOUTH
AS1.1 AS1.2 1" = 20'-0"

2-C-19-UR
Revised: 1/28/2019

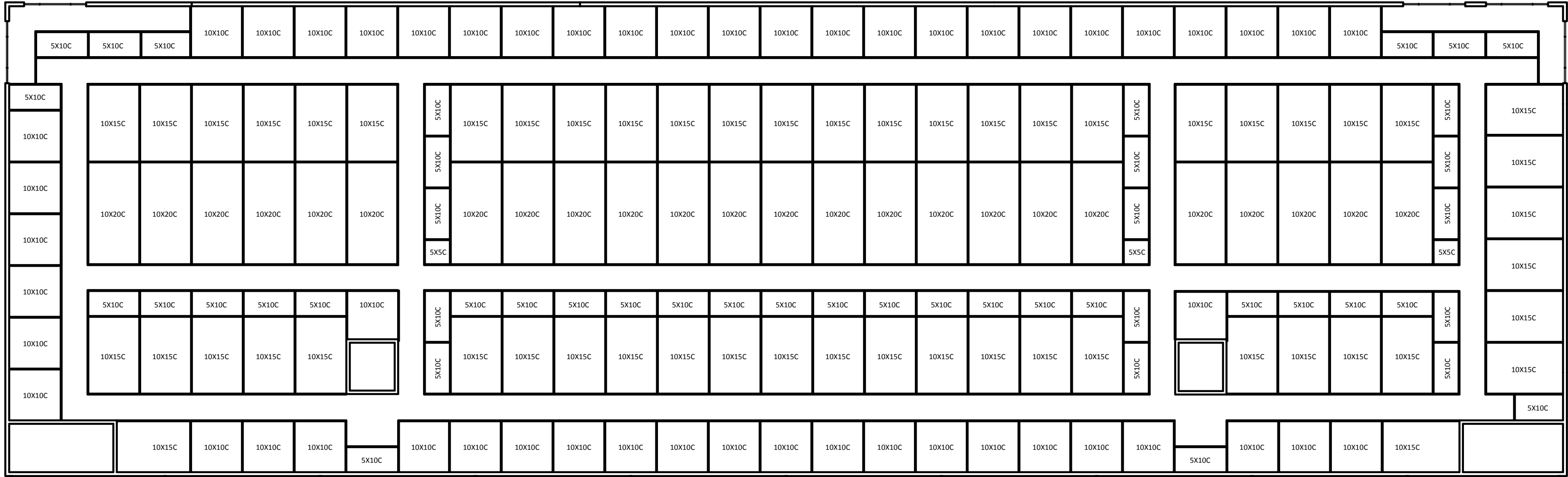
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1 OVERALL PLAN - FIRST FLOOR
1/16" = 1'-0"



2 OVERALL PLAN - SECOND FLOOR
1/16" = 1'-0"



3 OVERALL PLAN - THIRD FLOOR
1/16" = 1'-0"

UNIT MIX		
UNIT DESCRIPTION	SQUARE FOOTAGE	Count
5X5C	150	6
5X10C	5200	104
10X10C	14400	144
10X15C	17100	114
10X20C	16000	80
10X30C	5400	18
15X20C	1500	5
20X20C	2000	5
	61750	476
476	61750	476



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FFE FLOOR PLANS

MINI STORAGE DEPOT ON MAYNARDVILLE

ISSUES / REVISIONS

DESCRIPTION

NO

DATE

PROJECT NO: 2018-0021

DATE:

SCALE: 1/16" = 1'-0"

DRAWN BY: Author

CHECKED BY: Checker

AF101

2-C-19-UR
Revised: 1/28/2019