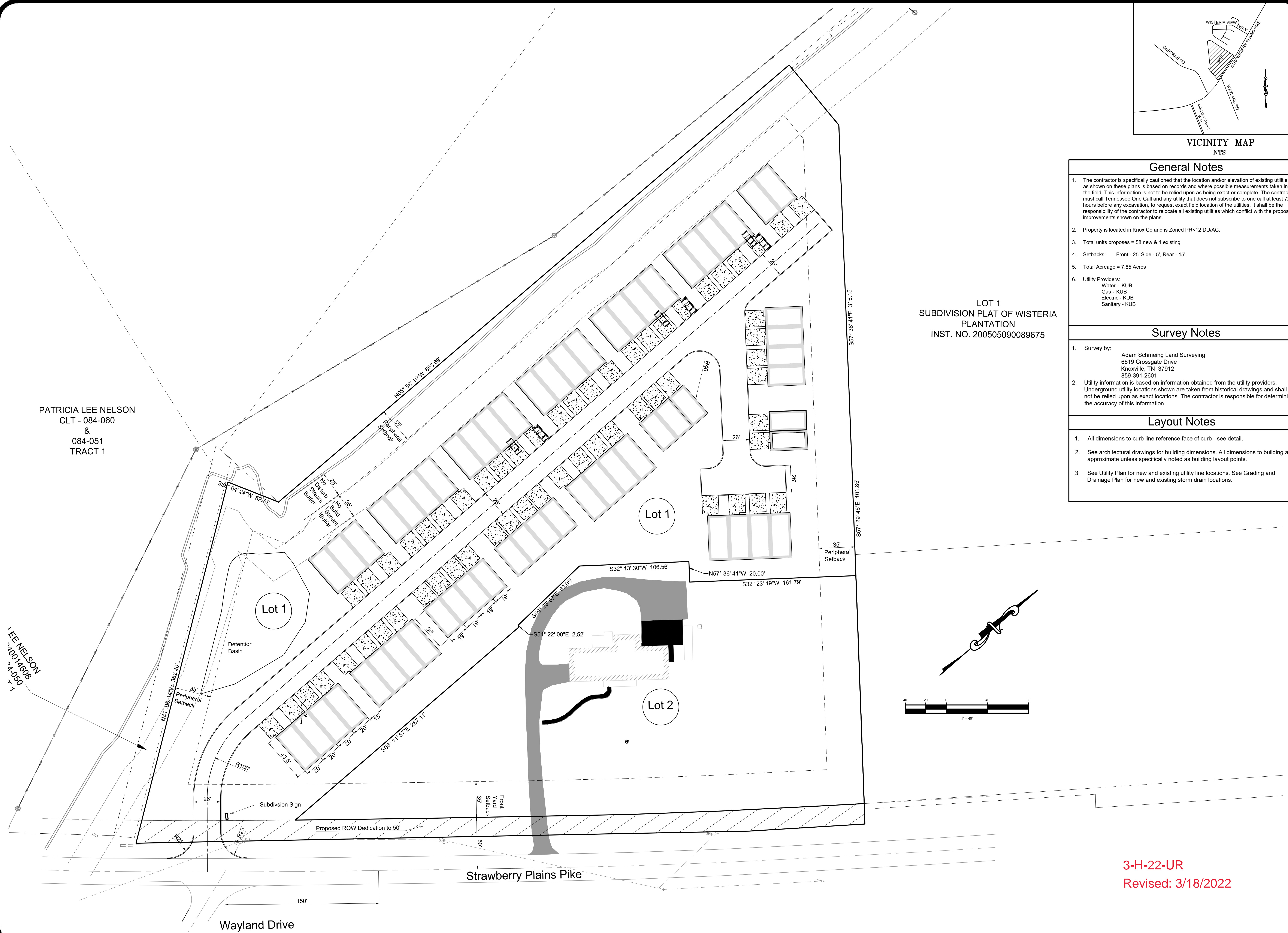
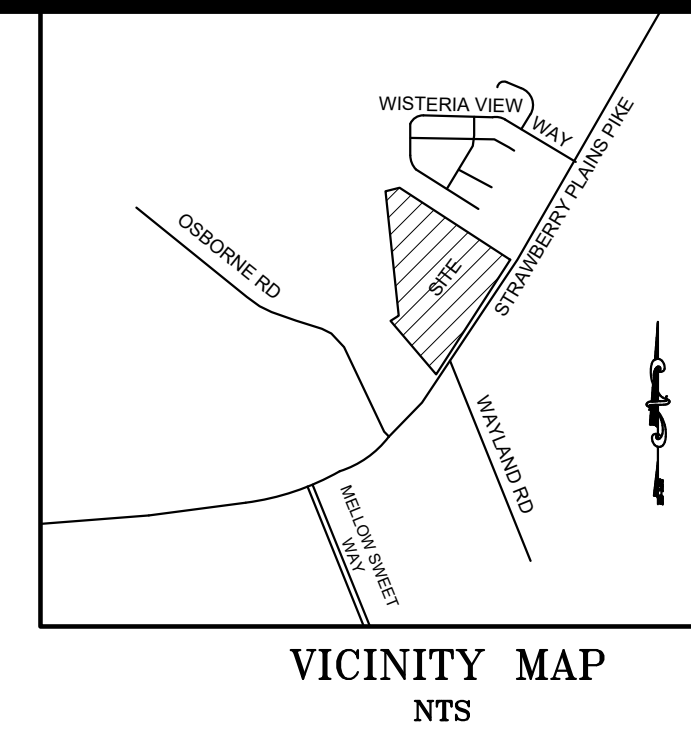


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PATRICIA LEE NELSON
CLT - 084-060
&
084-051
TRACT 1



LOT 1
SUBDIVISION PLAT OF WISTERIA
PLANTATION
INST. NO. 200505090089675



General Notes

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- Property is located in Knox Co and is Zoned PR-12 DU/AC.
- Total units proposes = 58 new & 1 existing
- Setbacks: Front - 25' Side - 5', Rear - 15'
- Total Acreage = 7.85 Acres
- Utility Providers:
Water - KUB
Gas - KUB
Electric - KUB
Sanitary - KUB

Survey Notes

- Survey by:
Adam Schmeing Land Surveying
6519 Crossgate Drive
Knoxville, TN 37912
859-391-2601
- Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.

Layout Notes

- All dimensions to curb line reference face of curb - see detail.
- See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
- See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

Project: **Strawberry Meadows**
6721 Strawberry Plains Pike
Eddie D & C Investments
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Drawing Description:
Site Layout Plan

No.	Date	Revision

Not For Construction For Review Only

Drawn By	
Checked	
Approved	
Job No.	2021134
1"=40' Scale	01-18-22 Date

C-101
Sheet No.

3-H-22-UR
Revised: 3/18/2022

CONCEPT PLANTING SCHEDULE

	HAWTHORN / <i>Crataegus viridis</i> 'Winter King'	10-12H	3'Gal
	RED MAPLE / <i>Acer rubrum</i> 'October Glory'™	10-12H	2'Gal
	RIVER BIRCH / <i>Betula nigra</i> 'Dura Heat' Multi-Trunk	10-12H	2'Gal
	WILLOW OAK / <i>Quercus phellos</i>	10-12H	2'Gal
	EVERGREEN TREES		
	COMMON / BOTANICAL NAME	SIZE	GAL
	FOSTER HOLLY / <i>Ilex attenuata</i> 'Foster's'	6-7' ht.	
	JAPANESE CEDAR / <i>Cryptomeria japonica</i>	6-7' ht.	
	SWEET BAY / <i>Magnolia virginiana</i>	6-7' ht.	
	WHITE PINE / <i>Pinus strobus</i>	6-7' ht.	
	FLOWERING TREES		
	COMMON / BOTANICAL NAME	SIZE	GAL
	GRAPE MYRTLE / <i>Lagerstroemia indica</i> 'Muskogee'	7-8H	1.5' trunk / 1.5'Gal
	KOUSA DOGWOOD / <i>Cornus kousa</i> White	7-8H	1.5'Gal
	DECIDUOUS SHRUBS		
	COMMON / BOTANICAL NAME	SIZE	CONT.
	BURNING BUSH / <i>Euonymus alatus</i> 'Compactus'	36"H	B#B
	MINI, GRAPE MYRTLE / <i>Lagerstroemia indica</i> 'Pokomoke'	12-15"H	3 gal
	OAKLEAF HYDRANGEA / <i>Hydrangea quercifolia</i>	24-30"H	B#B
	PEE WEE HYD. / <i>Hydrangea quercifolia</i> 'Pee Wee'	15-18" H	3 gal
	EVERGREEN SHRUBS		
	COMMON / BOTANICAL NAME	SIZE	CONT.
	DWARF NANDINA / <i>Nandina domestica</i> 'Gulf Stream'	12-15"H	3 gal
	INDIAN HAWTHORN / <i>Rhaphiolepis indica</i> 'Indian Princess'	12-15"H	3 gal
	JAP. HOLLY / <i>Ilex crenata</i> 'Hoogendoorn'	15-18" H	3 gal
	OTTO LUYKEN LAUREL / <i>Prunus laurocerasus</i> 'Otto Luyken'	18-24"H	B#B
	FLUM YE'W / <i>Cephalotaxus harringtonia</i> 'Prostrata'	12-15"H	3 gal

SLOPE SEED MIX SPECIFICATION:

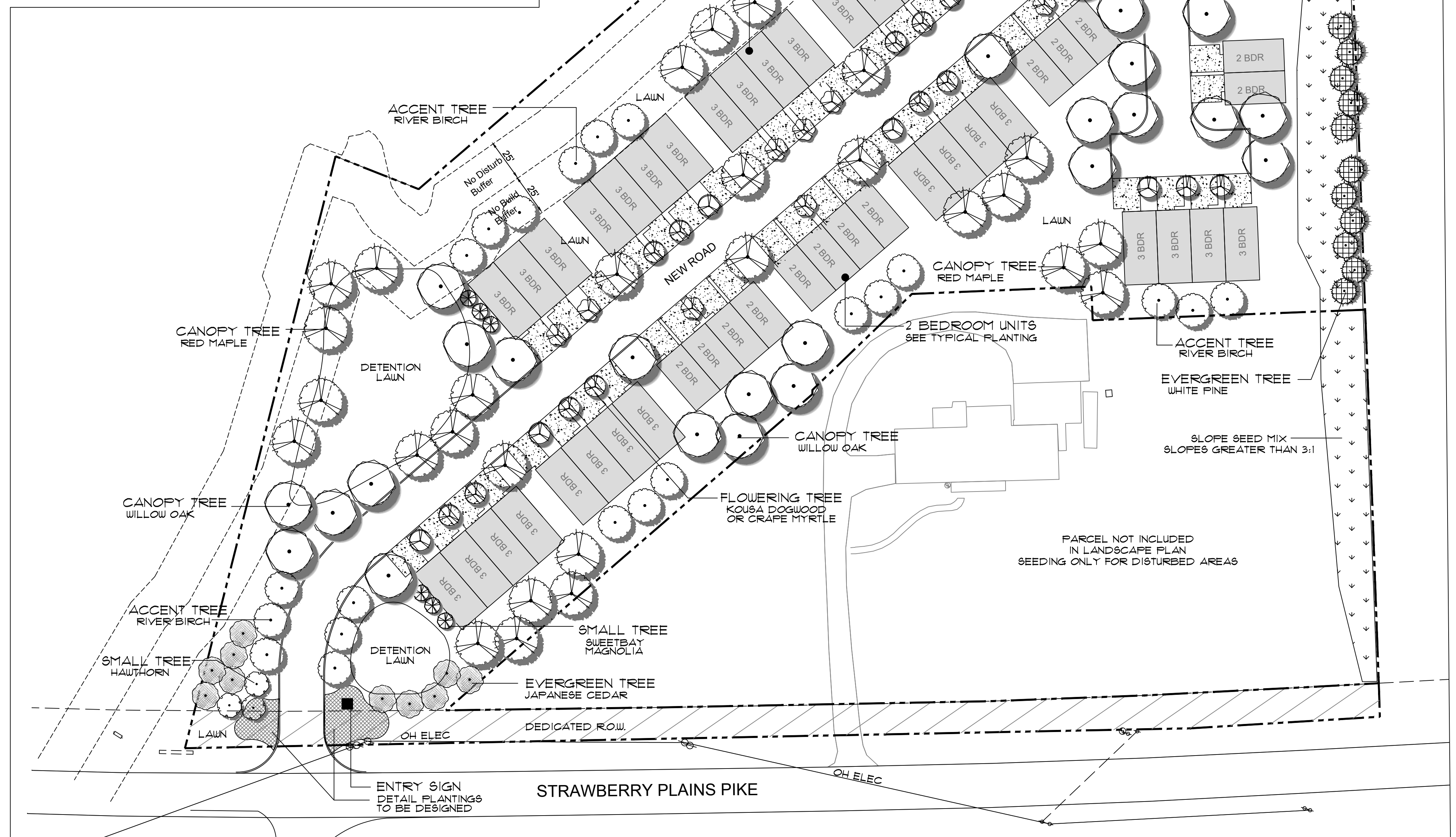
1. LOOSEN THE SOIL TO ACCEPT THE SEED MIX.
2. APPLY AGRICULTURAL LIME AS PER A SOIL TEST OR AT A RATE OF 1 TO 2 TONS PER ACRE.
3. SEED THE SLOPE WITH A MIXTURE AS FOLLOWS:
 - CUSTOM MIXTURE (STOCK SEED FARMS 1-800-759-1520):
 - BUFFALOGRASS (35%) (*BUCHLOE DACTYLOIDES* 'TEXOKA')
 - BLUE GRAMA (20%) (*BOUPELOUA GRACILLUS*)
 - SIDEOATS GRAMA (15%) (*BOUPELOUA CURTIFENDULA*)
 - LITTLE BLUE STEM (15%) (*SCHIZACHYRIUM SCOPARIUM*)
 - SHEEP FESCUE (15%) (*FESTUCA OVINA*)
 - SEEDING DATE: LATE SPRING TO MID SUMMER
 - SEEDING RATE: BROADCAST: 1 LBS / 1000 SQFT.
- CUSTOM MIXTURE (STOCK SEED FARMS 1-800-759-1520):
 - KENTUCKY 31 TALL FESCUE (15%) (*FESTUCA ARUNDINACEA*)
 - CREEPING RED FESCUE (15%) (*FESTUCA RUBRA*)
 - VIRGINIA WILD RYE (20%) (*ELYMUS VIRGINICUS*)
 - RIVER OATS (15%) (*CHASMANTHIUM LATIFOLIUM*)
 - CANADA WILD RYE (10%) (*ELYMUS CANADENSIS*)
 - RED TOP (5%) (*AGROSTIS GIGANTEA*)
 - RIVERBANK WILD RYE (20%) (*ELYMUS RIPARIUS*)
 - SEEDING DATE: LATE SUMMER TO EARLY FALL
 - SEEDING RATE: BROADCAST: 1 LBS / 1000 SQFT.
4. FERTILIZE WITH STARTER MIXTURE (10-30-5) AS PER MANUFACTURERS SPECIFICATIONS.
5. COVER THE SLOPE WITH 'CURLEX BLANKET' EROSION MATTING OR CRIMPED STRAW.
6. MAINTAIN WATERING UNTIL ESTABLISHED.

EXISTING VEGETATION TO BE PRESERVED IN 25' NO DISTURB BUFFER

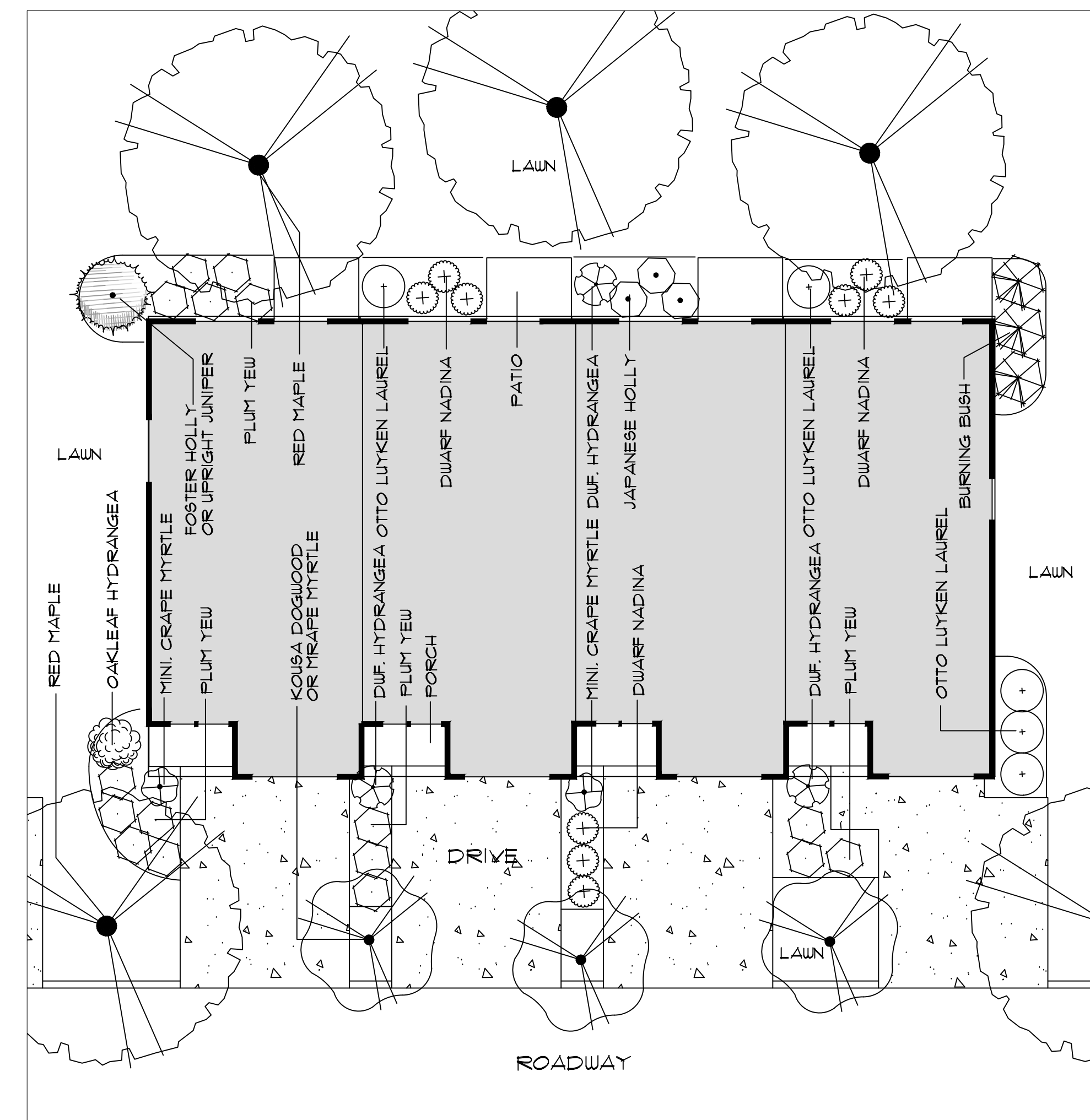
3 BEDROOM UNITS SEE TYPICAL PLANTING

2 BEDROOM UNITS SEE TYPICAL PLANTING

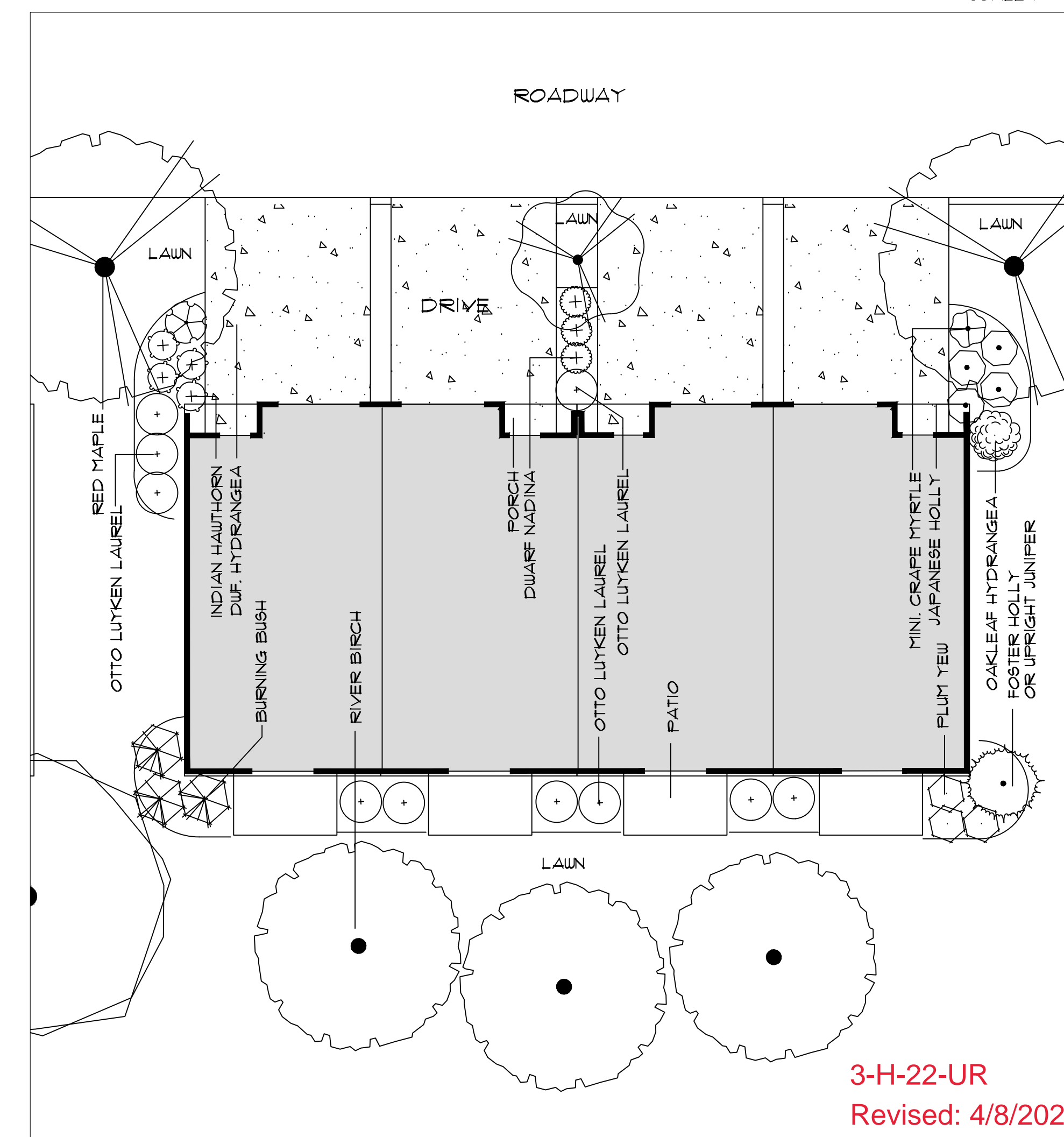
PARCEL NOT INCLUDED IN LANDSCAPE PLAN SEEDING ONLY FOR DISTURBED AREAS



Overall Landscape Plan
SCALE 1" = 40'



Typical 3 Bedroom Planting
SCALE 1" = 10'

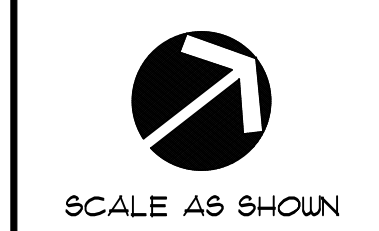


Typical 2 Bedroom Planting
SCALE 1" = 10'

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE AND LAND PLANNING
799 N. WEIGANBER RD., SUITE 201, KNOXVILLE, TN 37919
(865) 588-1331

Concept Landscape Plan
Strawberry Meadows
6721 Strawberry Plains Pike Knoxville, Tennessee

JOB NO. 222002
DRAWN: MAV/RJM
DATE: JAN. 19, 2022
REVISIONS: APR. 6, 2022



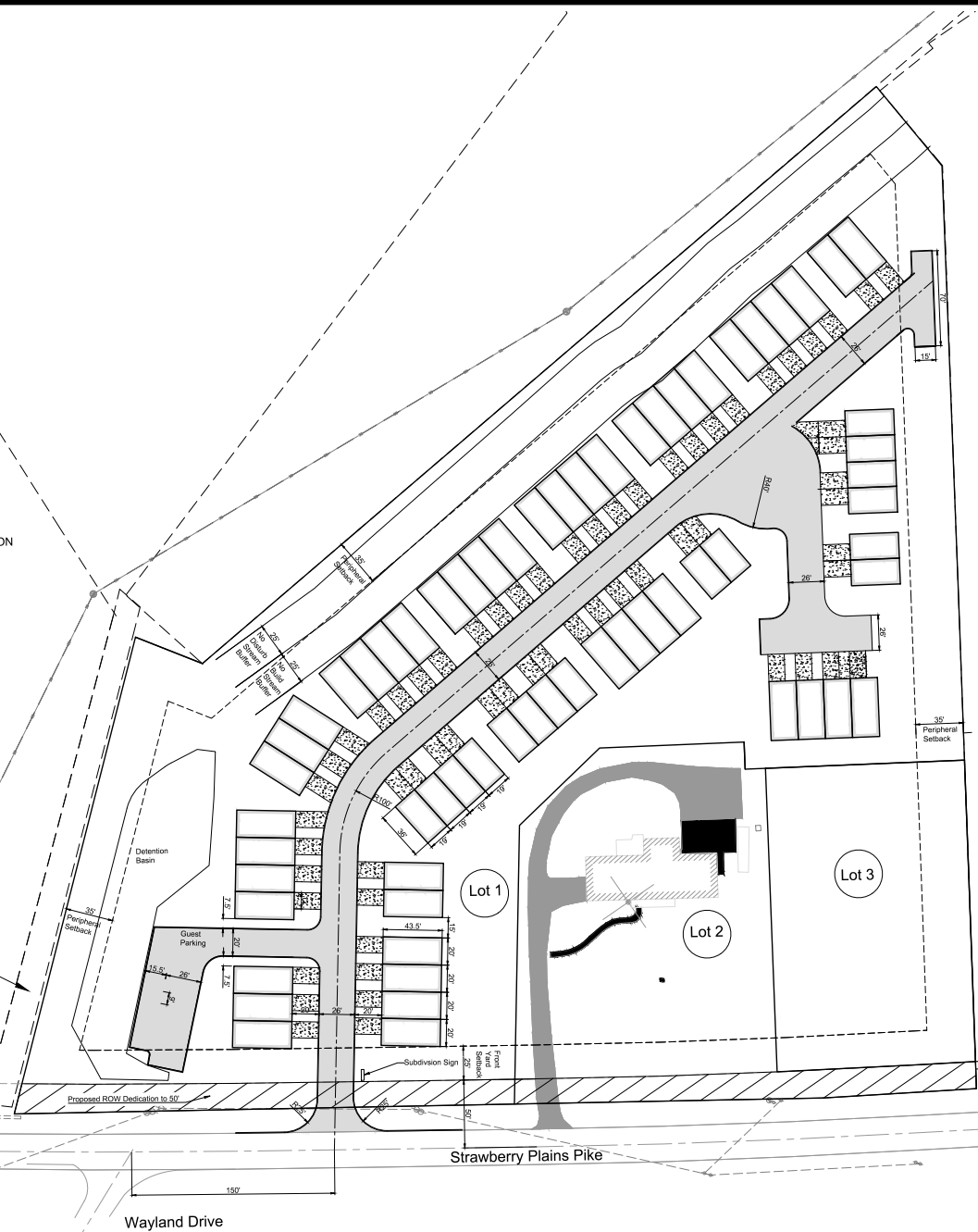
3-H-22-UR
Revised: 4/8/2022

L-1

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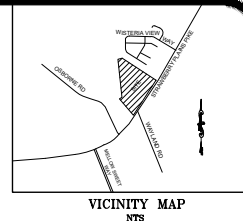
PATRICIA LEE NELSON
CLT - 084-060
&
084-051
TRACT 1

PATRICIA LEE NELSON
CLT - 084-060
&
084-051
TRACT 1



LOT 1
SUBDIVISION PLAT OF WISTERIA
PLANTATION
INST. NO. 200505090089675

LOT 2
SUBDIVISION PLAT OF WISTERIA
PLANTATION
INST. NO. 200505090089675

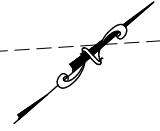


General Notes

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- Setbacks: Front - 25' Side - 5', Rear - 15'.
- Total Acreage = 7.85 Acres
- Utility Providers:
Water - KUB
Gas - KUB
Electric - KUB
Sanitary - KUB
Other - KUB

Survey Notes

- Survey by:
Adam Schmeig Land Surveying
6619 Crossgate Drive
Knoxville, TN 37912
859-391-2601
- Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.



Project: **Strawberry Meadows**
6721 Strawberry Plains Pike
Eddie D & C Investments
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE 104 KNOXVILLE, TENNESSEE 37922
PH: 665-57-1221

Drawing Description:
Site Layout Plan

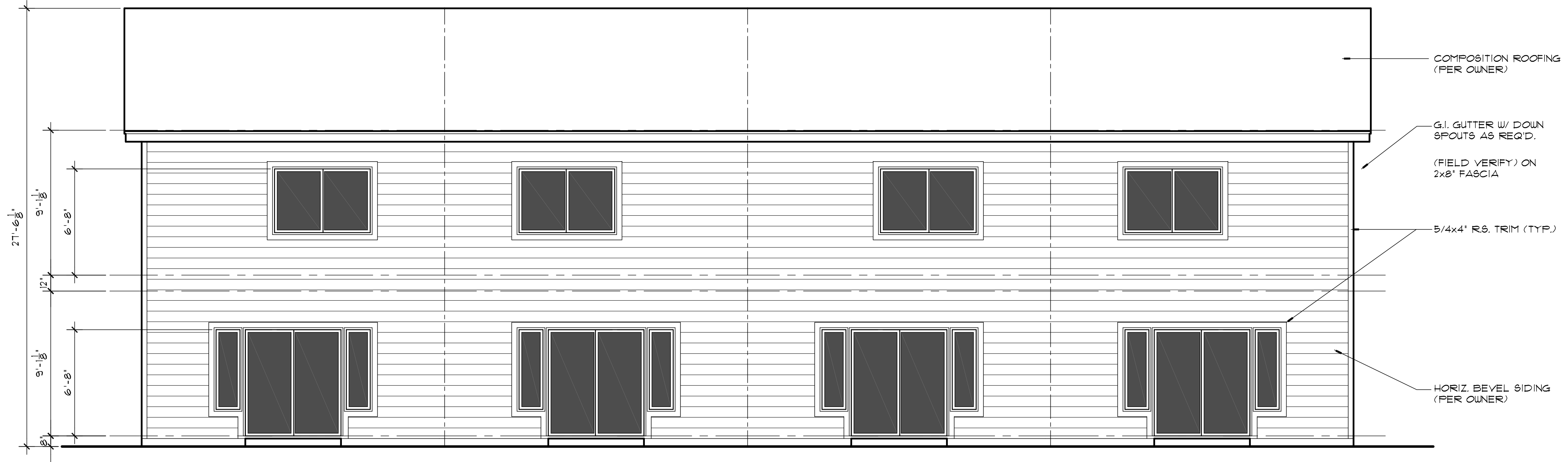
No.	Date	Revision

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Drawn By	
Checked	
Approved	
Job No.	2021134
Scale	1"=40'
Date	01-18-22

C-101
Sheet No.

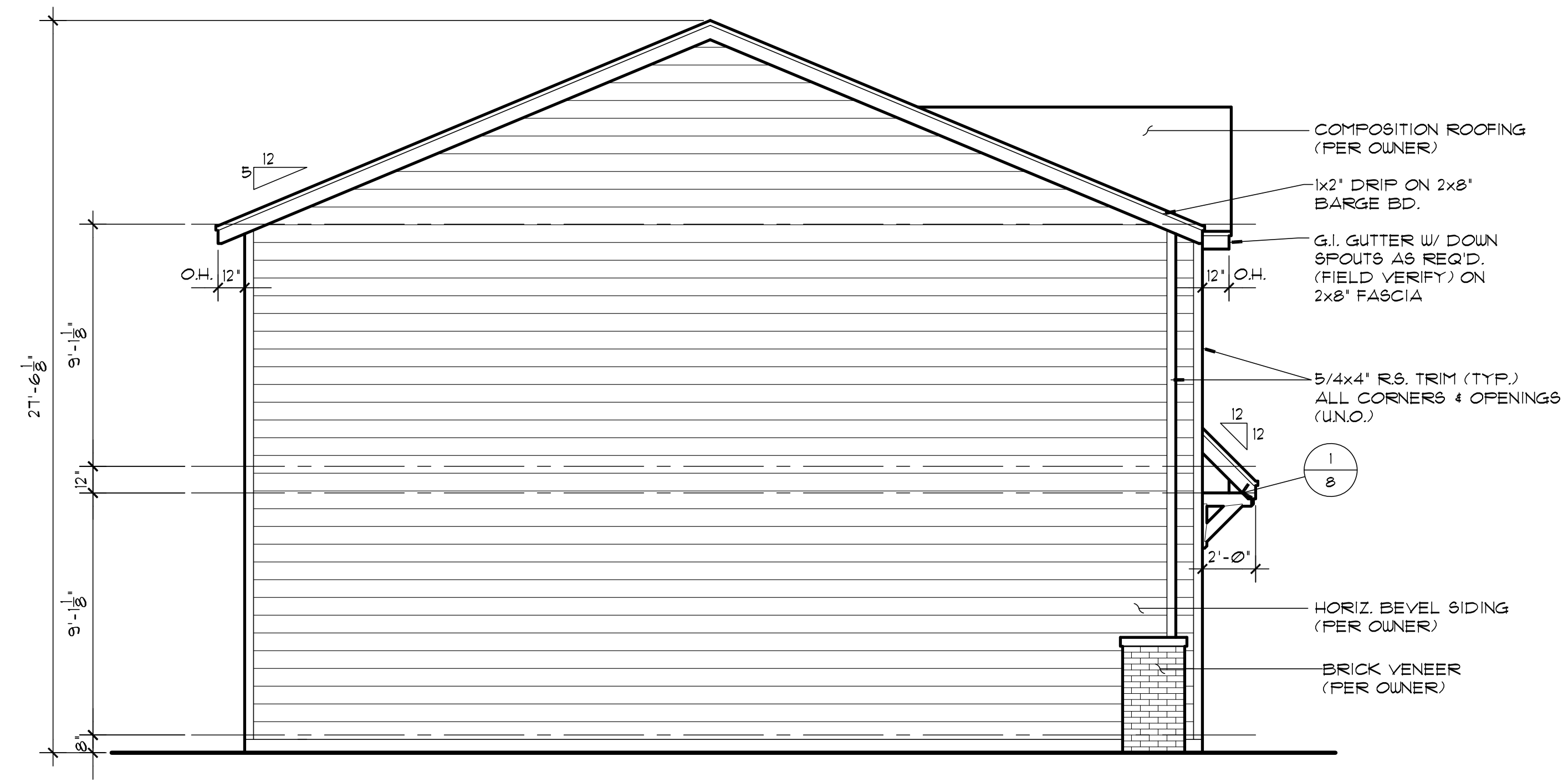
3-H-22-UR



REAR ELEVATION

SCALE: 1/4"=1'-0"

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LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

3-H-22-UR
 4/1/2022

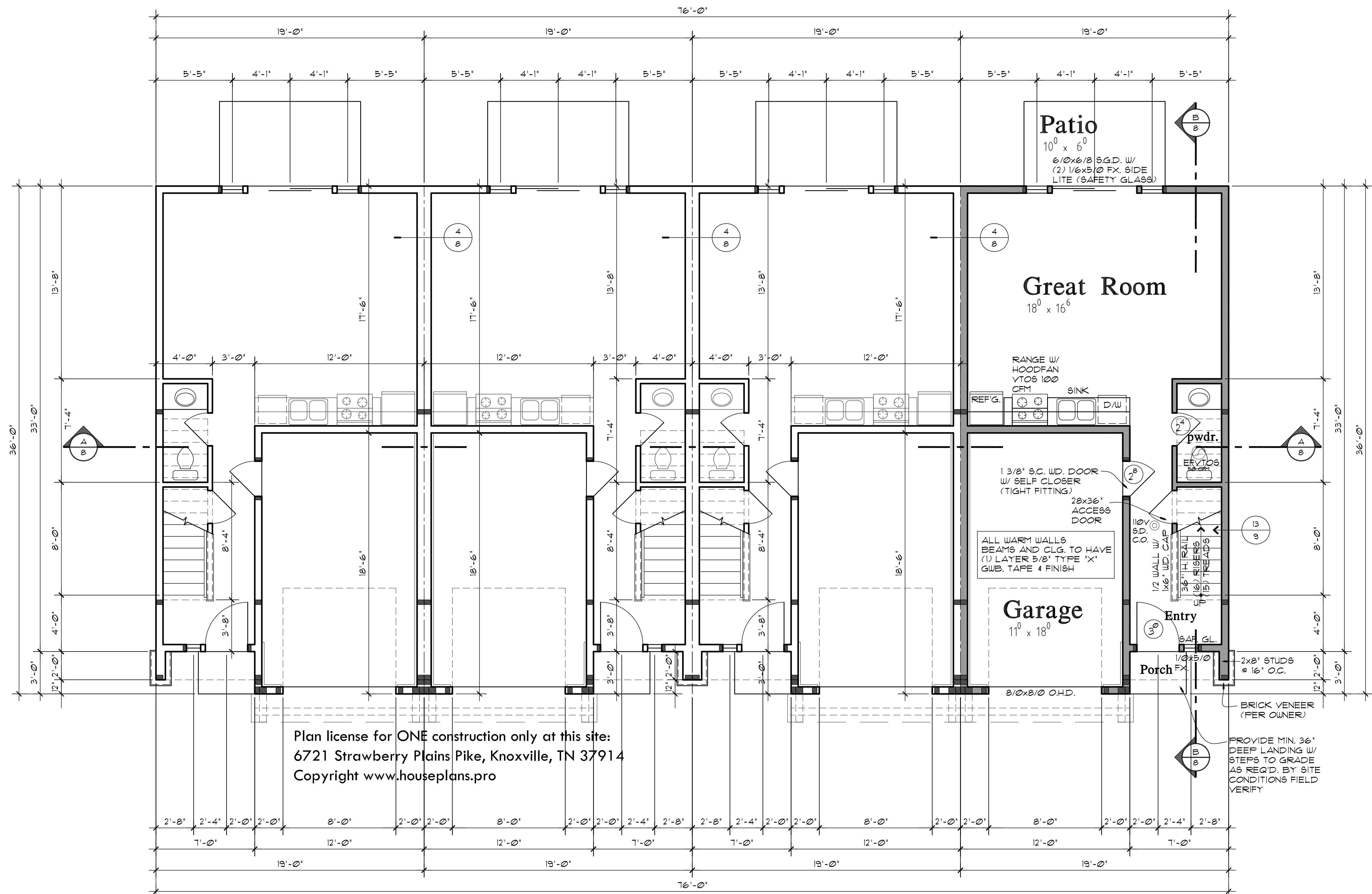
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REVISIONS	2-HOUR	CFB	F-542
DRAWN BY:	CHECKED BY:	DATE:	
	DAW	4/20/19	

SHEET	2	OF	9
PLAN NUMBER	F-599		

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102V
 S.D.
 CO
 Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms 4 in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.

NOTE:
 ALL NOTES AND DIMENSIONS TYPICAL EACH UNIT

SQUARE FOOTAGE:	
FIRST FLOOR:	449#
SECOND FLOOR:	630#
TOTAL LIVING AREA:	1079#
GARAGE:	214#

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

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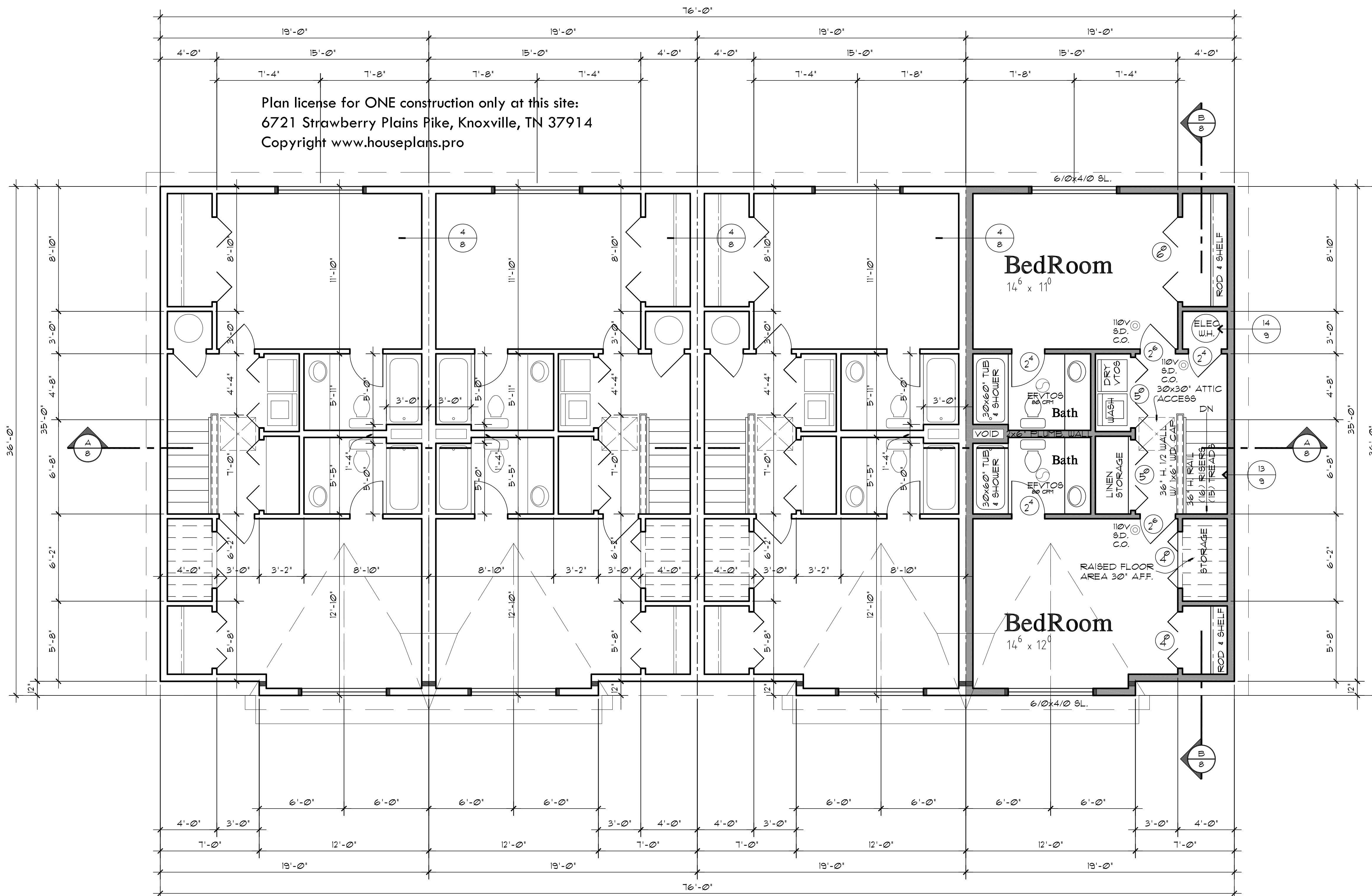
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REVISIONS	2-HOUR	CFB	DATE
F-542			4/20/19

SHEET
4
 OF
9

PLAN NUMBER:
 F-599

3-H-22-UR
 4/1/2022



SECOND FLOOR PLAN

3-H-22-UR
4/1/2022

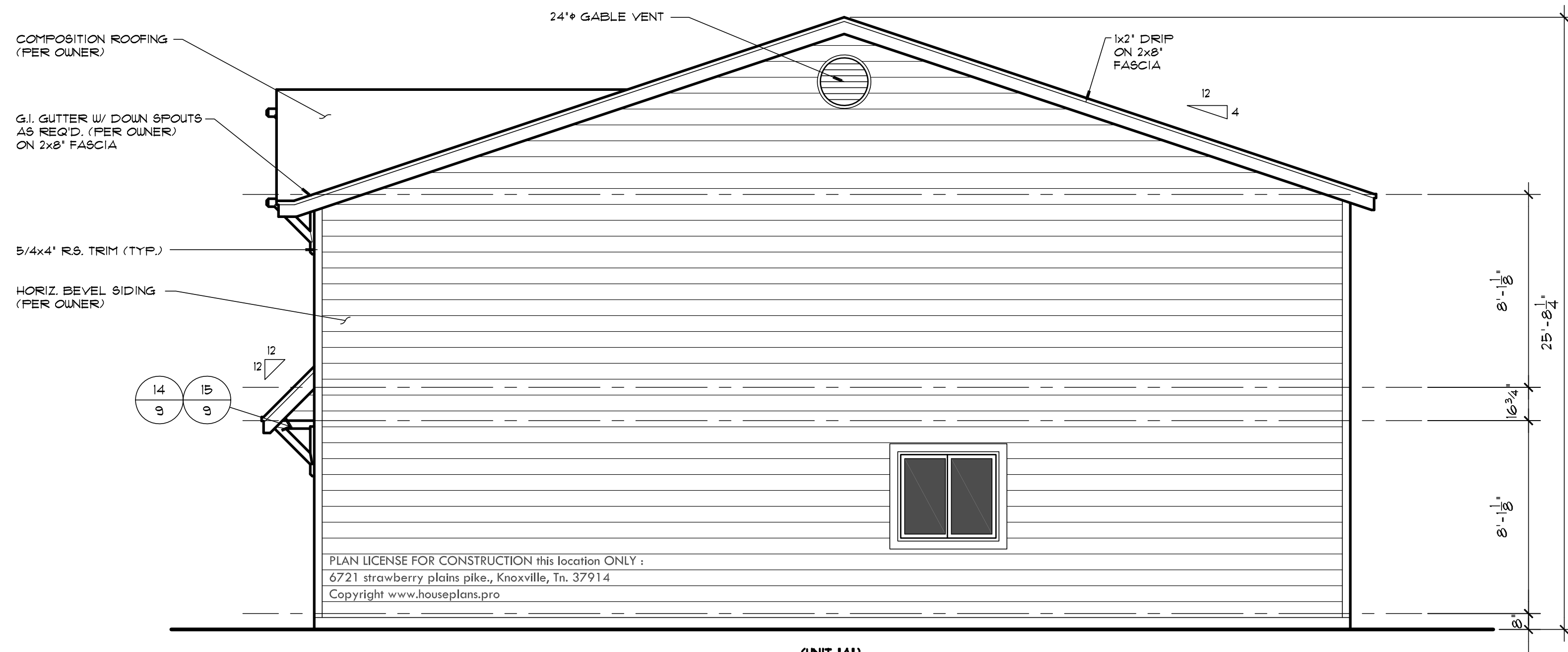
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	F-542	
DRAWN BY:	DAW	
CHECKED BY:	DAW	
DATE:	4/20/19	
SHEET	6	OF
PLAN NUMBER:	F-599	

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Right Side Elevation

© www.houseplans.pro

SCALE: 1/4"=1'-0"



Front Elevation

© www.houseplans.pro

SCALE: 1/4"=1'-0"

NOTE:
REFER TO SHEET (L1) OF 3 FOR
(S) UNIT ELEVATION LAYOUT

3-H-22-UR
4/1/2022

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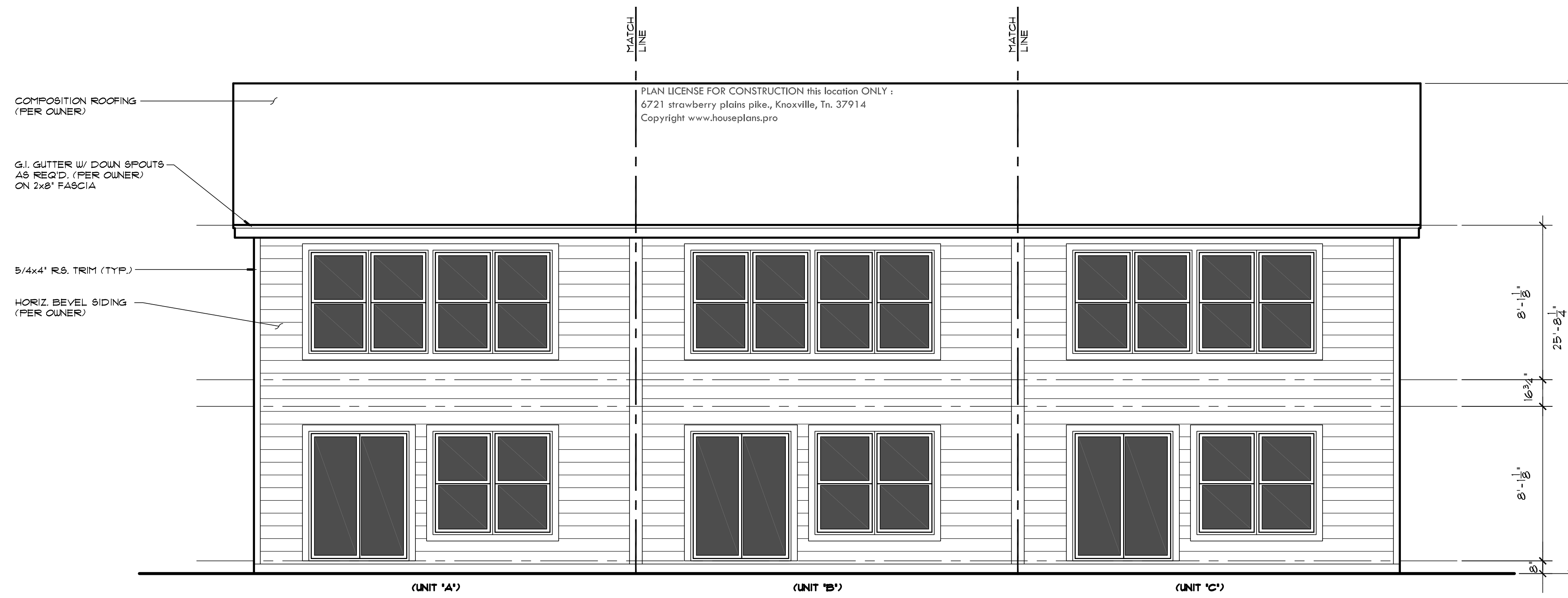
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REVISIONS	T-400
MONO SLAB	CFB
DRAWN BY :	DAW
CHECKED BY :	DAW
DATE	10/20/20

SHEET
1 OF 3

PLAN NUMBER
T-433

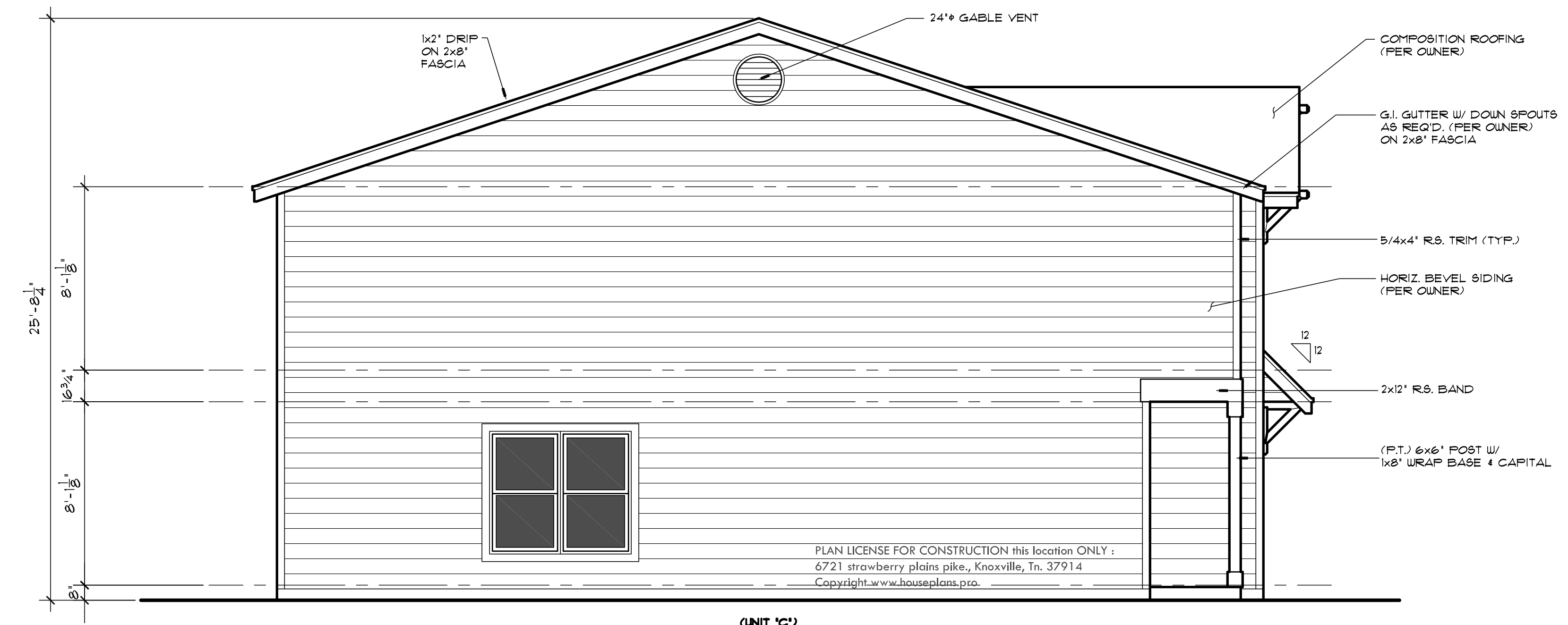


Rear Elevation

© www.houseplans.pro

SCALE: 1/4"=1'-0"

NOTE:
REFER TO SHEET (L1) OF 3 FOR
(S) UNIT ELEVATION LAYOUT



Left Side Elevation

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SCALE: 1/4"=1'-0"

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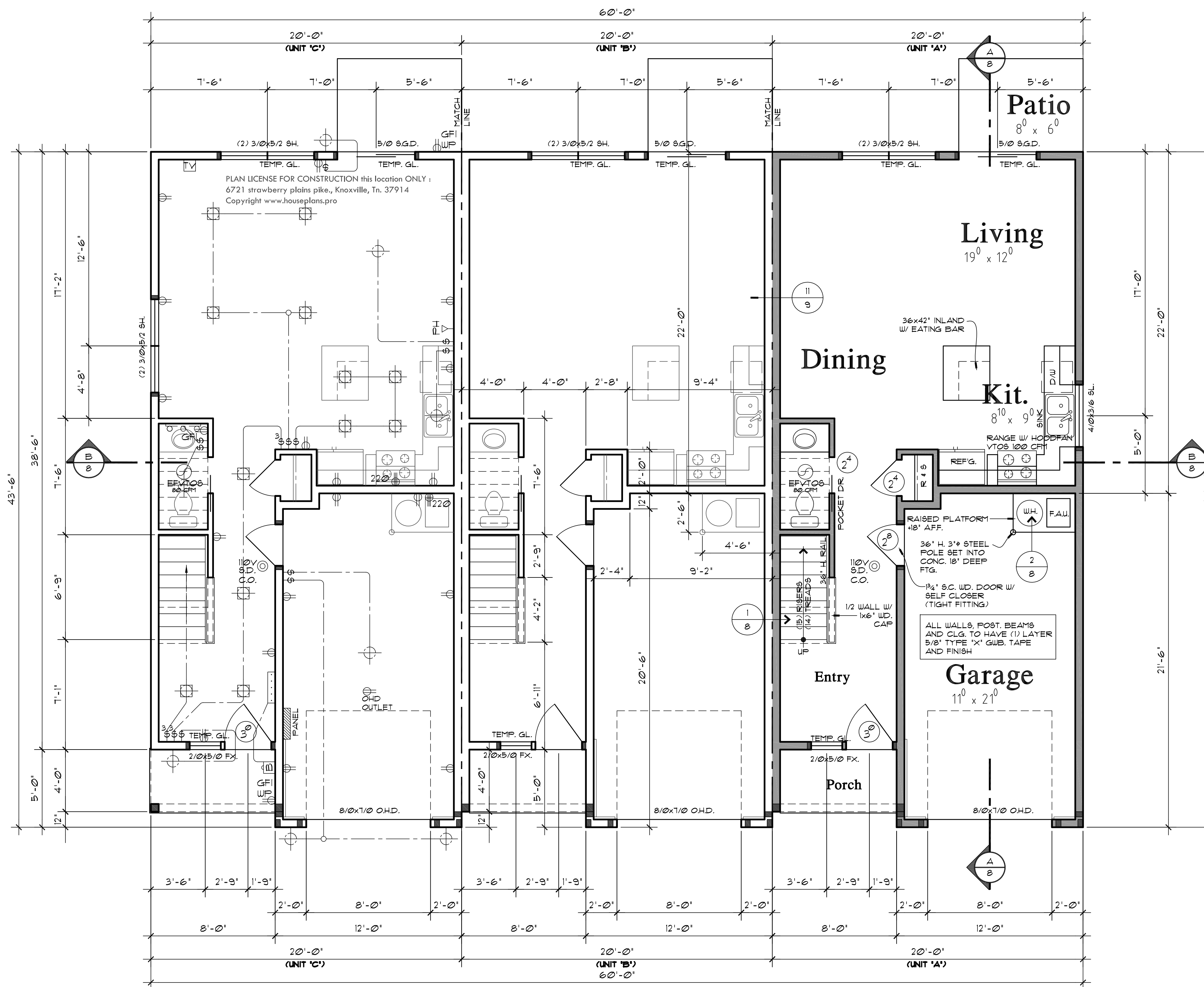
REVISIONS	T-400
MONO SLAB	CFB
DRAWN BY:	DAW
CHECKED BY:	DAW
DATE:	10/20/20

SHEET
 2 OF 9
 PLAN NUMBER
 T-433

3-H-22-UR
 4/1/2022

ELECTRICAL LEGEND

- RECESSED LIGHT FIXTURE
- CEILING MNTD. LIGHT FIXTURE
- WALL MNTD. LIGHT FIXTURE
- EXHAUST FAN W/ LIGHT FIXTURE
- CEILING MNTD. EXHAUST FAN
- WALL MNTD. STRIP FIXTURE
- CEILING MNTD. TRACK LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- 110V SMOKE DETECTOR
- THERMOSTAT
- GAS STUB
- ELECTRICAL PANEL
- CEILING MNTD. CHANDELIER LIGHT FIXTURE
- DOOR BELL
- DOOR CHIMES
- CEILING FAN
- 110V DUPLEX RECEPTACLE
- 110V DUPLEX HALF SWITCHED
- 110V DUPLEX W/ GROUND FAULT INTERRUPT CIRCUIT
- 110V DUPLEX W/ GROUND FAULT INTERRUPT CIRCUIT W/ WATER PROOF COVER
- 220V DEDICATED RECEPTACLE
- 110V DUPLEX FLOOR MOUNTED
- TELEPHONE
- TELEVISION / CABLE REC.
- SWITCH
- HOSE BIB



110V SMOKE/CO
© smoke/carbon monoxide detector
Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms. 4 in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.

Main Floor Plan

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SCALE: 1/4"=1'-0"

NOTE: ALL NOTES AND DIMENSIONS TYPICAL EACH UNIT

3-H-22-UR
4/1/2022

SQUARE FOOTAGE	
MAIN	583 SQ. FT.
UPPER	821 SQ. FT.
TOTAL	1410 SQ. FT.
GARAGE	241 SQ. FT.

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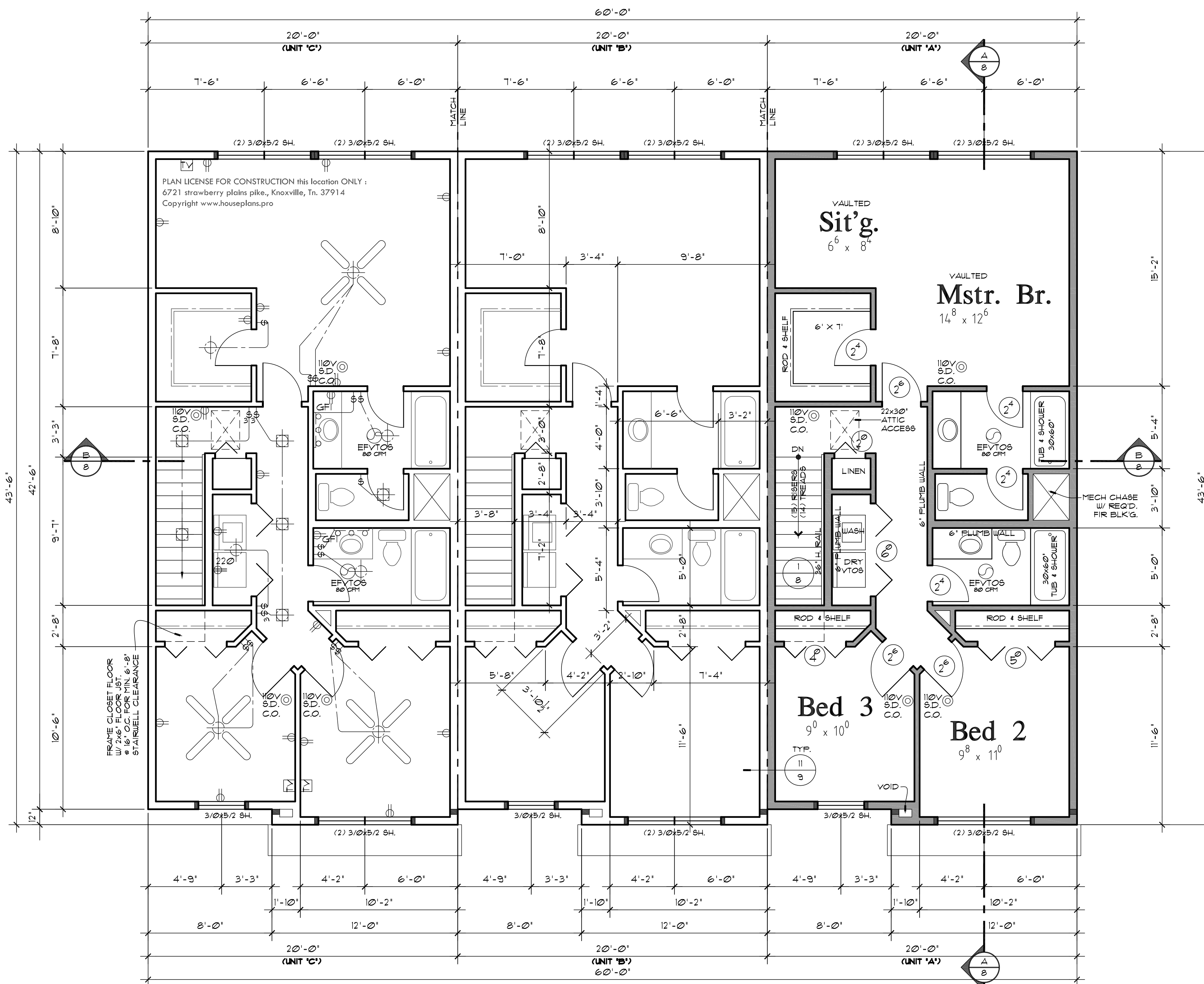
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REVISIONS	T-400
MONO SLAB	CFB
DRAWN BY	DAU
CHECKED BY	DAU
DATE	10/20/20
SHEET	4 OF 9
PLAN NUMBER	T-433

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ELECTRICAL LEGEND

- RECESSED LIGHT FIXTURE
- CEILING MNTD. LIGHT FIXTURE
- WALL MNTD. LIGHT FIXTURE
- EXHAUST FAN W/ LIGHT FIXTURE
- CEILING MNTD. EXHAUST FAN
- WALL MNTD. STRIP FIXTURE
- CEILING MNTD. TRACK LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- 110V SMOKE DETECTOR
- THERMOSTAT
- GAS STUB
- ELECTRICAL PANEL
- CEILING MNTD. CHANDELIER LIGHT FIXTURE
- DOOR BELL
- DOOR CHIMES
- CEILING FAN
- 110V DUPLEX RECEPTACLE
- 110V DUPLEX HALF SWITCHED
- 110V DUPLEX W/ GROUND FAULT INTERRUPT CIRCUIT
- 110V DUPLEX W/ GROUND FAULT INTERRUPT CIRCUIT W/ WATER PROOF COVER
- 220V DEDICATED RECEPTACLE
- 110V DUPLEX FLOOR MOUNTED
- TELEPHONE
- TELEVISION / CABLE REC.
- SWITCH
- HOSE BIB



NOTE: REFER TO SHEET (L2) OF 3 FOR (S) UNIT UPPER FLOOR PLAN LAYOUT

Upper Floor Plan

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SCALE: 1/4"=1'-0"

NOTE: ALL NOTES AND DIMENSIONS TYPICAL EACH UNIT

110V SMOKE/ CARBON MONOXIDE DETECTOR

Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms. 4 in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.

3-H-22-UR
4/1/2022

SQUARE FOOTAGE	
MAIN	583 SQ. FT.
UPPER	821 SQ. FT.
TOTAL	1410 SQ. FT.
GARAGE	241 SQ. FT.

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building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	T-400
MONO SLAB	CFB
DRAWN BY	DAW
CHECKED BY	DAW
DATE	10/20/20
SHEET	6 OF 9
PLAN NUMBER	T-433

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