USE ON REVIEW FOR

608 LOVELL ROAD APARTMENTS

608 LOVELL ROAD
KNOXVILLE, TENNESSEE

USE ON REVIEW MARCH 23, 2026

SITE DATA TABLE		
SITE ADDRESS	608 LOVELL RD KNOXVILLE, TENNESSE	
TAX MAP	MAP 131 PARCEL 65.04	
OVERALL AREA	EXISTING	PROPOSED
TOTAL PARCEL AREA	15.75 AC	15.75 AC
DEVELOPMENT AREA #1 (SUBJECT LOT)	**N/A**	**13.75 AC**
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: NORTH	35 FT	35 FT
REAR: SOUTH	25 FT	25 FT
SIDE: EAST	12 FT	12 FT
SIDE: WEST	12 FT	12 FT

BUILDING DATA	REQUIRED	PROVIDED
STORIES	3-STORY (MAX)	3-STORY
MAX. ALLOWED BUILDING HEIGHT	N/A	43' - 0"
OPEN SPACE & RECREATION AREAS	10% MIN. 1.38 ACRES	16% MIN. 2.21 ACRES
MAX. BUILDING COVERAGE PERCENTAGE	30% (MAX)	20%
UNIT DENSITY	24 UNITS / ACRE	
TOTAL UNITS	324 UNITS	
ONE BEDROOM UNITS	144 UNITS	
TWO BEDROOM UNITS	156 UNITS	
THREE BEDROOM UNITS	24 UNITS	

PARKING	MINIMUM	PROVIDED
STANDARD SPACES	414 SPACES	414 SPACES
ACCESSIBLE (INCL. VAN ACCESSIBLE)	9 (2 VAN)	9 (2 VAN)
TOTAL VEHICULAR PARKING	423 SPACES	423 SPACES

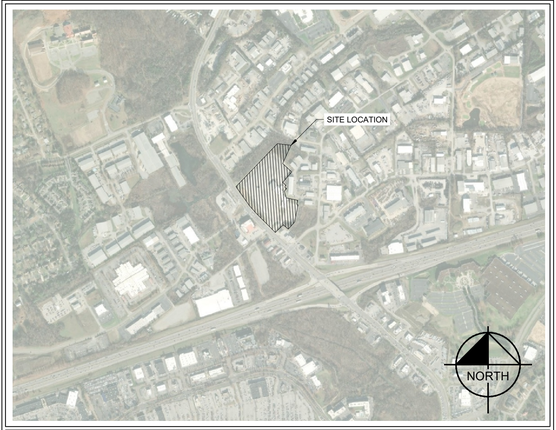
EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	608 LOVELL ROAD KNOXVILLE, TN
MAP AND PARCEL ID:	MAP 131, PARCEL 65.04
U.S. FEMA FIRM PANEL:	47093C0242G DATED 8/5/2013
EXISTING ZONING:	CB
REQUESTED ZONING	OB
EXISTING LAND USE:	TRUCK STOP

GENERAL DEVELOPMENT NOTES

1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1, 2009 EDITION AND THE FAIR HOUSING ACT.

   U.S. Justice Department:
   http://www.justice.gov/crt/housinig/fairhousing/about_fairhousingact.htm
2. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE AE" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47093C0242G.
3. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47093C0242G
4. FIRST UTILITY DISTRICT SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



VICINITY MAP
NOT TO SCALE

COUNCIL DISTRICT #3
COUNCIL MEMBER GINA OSTER
KNOX COUNTY, TN

Sheet List Table	
Sheet Number	Sheet Title
C0-00	COVER
--	SURVEY
C2-00	SITE LAYOUT - OVERALL
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
L1-00	LANDSCAPE PLAN
L1-50	LANDSCAPE NOTES
L1-00	LANDSCAPE DETAILS
D1	BLDG 1 TYPE "A" ELEVATIONS
D1.1	BLDG 1 TYPE "A" ELEVATIONS
D1.2	BLDG 1 TYPE "A" FLOOR PLAN LEVEL 1
D1.3	BLDG 1 TYPE "A" FLOOR PLAN LEVEL 2-3
D2	BLDG 2,4,5,6,7,8 TYPE "B" ELEVATIONS
D2.1	BLDG 2,4,5,6,7,8 TYPE "B" FLOOR PLAN LEVEL 1-3
D3	BLDG 3 TYPE "C" ELEVATIONS
D3.1	BLDG 3 TYPE "C" FLOOR PLAN LEVEL 1-3
D4	TRASH ENCLOSURE PLAN AND ELEV.

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4301 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37604
CONTACT: JOHN-RICHARD PATTERSON
(615) 564-2701

SURVEY
LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE
CONTACT: RICHARD E. LeMAY
PHONE: (865) 671-0183

PERMITTING / UTILITY CONTACTS

BUILDING DEPT.
ALASDAIR MACLEOD
CIVIL PLANS REVIEWER
ENGINEERING & PUBLIC WORKS
205 W. BAXTER AVENUE
KNOXVILLE, TN 37917
865-215-5859 (OFFICE)

TDOT
TENNESSEE DEPARTMENT OF TRANSPORTATION
7345 REGION LANE
KNOXVILLE, TN 37914
CONTACT: NATHAN VATTER
PHONE: (865) 594-2400

STORMWATER
ALASDAIR MACLEOD
CIVIL PLANS REVIEWER
ENGINEERING & PUBLIC WORKS
205 W. BAXTER AVENUE
KNOXVILLE, TN 37917
865-215-5859 (OFFICE)

GAS
KNOXVILLE UTILITES BOARD
(KUB) P.O. BOX 59017
KNOXVILLE ,TN 37950-9017
CONTACT: CHRIS McCORMICK
PHONE: (865) 558-2123

SANITARY SEWER
FIRST UTILITY DISTRICT (FUD)
122 DURWOOD ROAD
KNOXVILLE, TENNESSEE 37922
CONTACT: MR.JONATHAN A. HOLT, P.E.
PHONE: (865) 671-5680

WATER & SEWER
FIRST UTILITY DISTRICT (FUD)
122 DURWOOD ROAD
KNOXVILLE, TENNESSEE 37922
CONTACT: JONATHAN A. HOLT, P.E.
PHONE: (865) 671-5680

ZONING
KNOXVILLE-KNOX COUNTY PLANNING
400 MAIN STREET SUIT 403
KNOXVILLE, TN 27902
CONTACT: MIKE REYNOLDS
PHONE: (865)215-2500

FIRE
CITY OF KNOXVILLE FIRE DEPARTMENT
900 E HILL AVE SUITE 430
KNOXVILLE, TN 37915
CONTACT: STAN SHARP
PHONE: (865) 595-4480

ELECTRIC
LENOIR CITY UTILITY BOARD
(LCUB) P.O. BOX 449
KNOXVILLE ,TN 37950-9017
CONTACT: CHRIS McCORMICK
PHONE: (865) 558-2123

TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN37922
CONTACT: VICKIE DAILEY
PHONE: (865) 539-8571

OWNER / DEVELOPER

ELMINGTON
ELMINGTON CAPITAL GROUP
1030 16TH AVE. S., SUITE 500
NASHVILLE, TN 37212
PHONE: (877) 593-2740
CONTACT: RICK ESTEP

PLANS PREPARED BY

Kimley»Horn

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com
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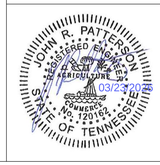
Know what's below. Call before you dig.

ENGINEER'S SEAL



PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118129141	C0-00	18

608 LOVELL ROAD - MULTIFAMILY DEVELOPMENT

Drawing name: K:\FRA_LDEV\118129141 - 608 Lovell Rd\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER Mar 23, 2026 1:25pm by: Keyshawn.Gallon

MATCH SHEET 2 OF 3
MATCH SHEET 1 OF 3

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: CARLSON BRX7+ DUAL FREQUENCY WAS USED (L1,L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09.
PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED).
DISTANCES HAVE NOT BEEN REDUCED TO GRID.

GRID NORTH

LOCATION MAP ---------- NTS

LEGEND
- LS LIGHT STANDARD
- MH SEWER MANHOLE
- STM STORMWATER MAN HOLE
- CO CLEAN OUT
- WV WATER VALVE
- GV GAS VALVE
- UP UTILITY POLE
- WM WATER METER
- GM GAS METER
- OU OVERHEAD UTILITIES
- UG UNDERGROUND UTILITIES
- FH FIRE HYDRANT
- CB CATCH BASIN
- IP(F) IRON PIN FOUND
- IP(S) IRON PIN SET
- SB SCHEDULE B ITEM
- MW MONITORING WELL

LOT 1R1
CREEKVIEW S/D RESUB
FLOOD AREA
PLAT L225-C

N 44°57'22" E
875.49'

500 YR FLOOD FRINGE

100 YR

30' UTILITY EASEMENT

9 11

30'

L2

1/2"IR(S)

1/2" IR(O) CAPPED "TDOT"

UP

WALL

ASPHALT

EBOX

1/2"IR(S)

S 45°10'44" E
66.38'

1/2" IR(O)

L3

L4

1/2"IR(S)

GATE

FENCE (TYP)

SHED

OPW

L5

1/2" IR(O)

REFRIGERATOR UNIT

S 16°37'12" E
102.58'

1/2" IR(O)

LOT 2
LEXINGTON COMMERCIAL PARK
INSTRUMENT #
20080201005741

TRACT 1
14.97± AC.

S 76°33'52" E
173.62'

1/2"IR(S)

61.13'

S 13°20'28" W

L1

1/2" IR(O)

1/2"IR(S)

GM

CB

80.99

EXISTING BUILDING
(1) STRY MASONRY & METAL
(27,986SF ±)

PAVEGROUND

SIGN

RAMP

EB EB

ASPHALT

CONC

ASPHALT

CONCRETE (TYP)

STMH

CB OPW CB OPW CB CB CB CO CB

WM

HVAC

GM

MW

UGE

ASPHALT

EX. BLDG

ASPHALT

STMH

STMH

STMH

CONCRETE (TYP)

ASPHALT

ASPHALT

GRASS

STMH

CONC PAD

SIGN

VERT C.M.P.

WALL

382.05'
N 35°17'10" W

196.79'
N 43°28'24" W

1/2"IR(S)

LANDSCAPE BED

SIGN

CB

312.16'
N 46°01'36" W

1/2"IR(S)

CO

SIGN

GRASS

LANDSCAPE AREA

ASPHALT

GRAVEL

UGE

GV

TB

2" MDPE GAS LINE

APPX ℄ DITCH

261.23'
S 13°41'14" W

1/2" IR(O) (BENT)

132.97'
S 43°59'19" W

1/2" IR(CAP)

111.02'
N 46°08'23" W

1/2" IR(O)

LEXINGTON COMMERCIAL PARK
LOT 1
INSTRUMENT #
20080201005741

LOVELL SHELL INC
INSTRUMENT #
20061218005013O

151.16'
S 44°32'51" W

WM

WM

FH

LP

SIGN

1/2" IR(O)

251.48' TO ROW

ROW DUTCHTOWN RD

SMH

SS

LOVELL ROAD
(PUBLIC ROW)

CROSSWALK

CROSSWALK

OUTLET DRIVE

- IRON PINS ALL CORNERS
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES, 10' INSIDE ALL EXTERIOR BOUNDARY LINES.
- CLT MAP 131, PARCEL 65.04
- DEED REFERENCE: INSTRUMENT # 201902010045616
- TOTAL AREA: 14.97 ACRES ± & 0.35 ACRES± TRACT 2. (15.32 ACRES±)
- PROPERTY ZONED: CB

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

RICHARD E. LEMAY
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
CIVIL ENGINEERING
TENNESSEE NO. 768
12-26-2025

OWNER
TA OPERATING LLC
24601 CENTER RIDGE RD STE 20
WESTLAKE OH 44145

REVISIONS	BY

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

ALTA SURVEY FOR:

TA OPERATING LLC

608 LOVELL RD
KNOXVILLE, TN 37932
DISTRICT 6 * KNOX COUNTY * TENNESSEE

DRAWN	REL,jr.
CHECKED	REL
DATE	12-26-2025
SCALE	1"= 40'
JOB NUMBER	6648
SHEET	1

OF 2 SHEETS

Schedule B Exceptions

I. Intentionally Deleted.

2. Intentionally Deleted.

3. Intentionally Deleted.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records. NOT SURVEY ITEM.

5. Intentionally Deleted.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, substance and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B. NOT SURVEY ITEM.

7. Intentionally Deleted.

8. All taxes for 2018, a lien due and payable but not delinquent until 3/1/2019, and for subsequent years, not yet due and payable. NOT SURVEY ITEM.

9. Easement(s) and/or right(s) of way to the Industrial Development Board of Knox County as set forth in deed recorded in Deed Book 1534, Page 513, Knox County Registry. SHOWN ON SURVEY.

10. Easement by and between The Industrial Development Board of the County of Knox; Truckstops of America; Third National Bank in Nashville, Trustee, and The First Utility District of Knox County, recorded in Deed Book 1730, Page 1009, Knox County Registry. DOES NOT EFFECT SURVEYED PROPERTY.
11. Easements, setback lines and any other matters shown or noted on plat recorded in Cabinet E, Slide 90B and 90C, Knox County Registry. SHOWN ON SURVEY.

12. Easement(s) and/or right(s) of way set forth in deed to Knox County, Tennessee recorded in Deed Book 2213, Page 331, Knox County Registry. SHOWN ON SURVEY. (TRACT 2)

13. Sanitary sewer easement granted to the First Utility District of Knox County by instrument recorded in Trust Book 1947, Page 644, Knox County Registry. SHOWN ON SURVEY.

14. Easement(s) and/or right(s) of way set forth in deed to the State of Tennessee recorded September 20, 2001 as Instrument No. 200109200022515, Knox County Registry. NOT SHOWN ON SURVEY.(EXPIRED)
15. Rights of others, including riparian rights, in and to the flow of the waters of any river, creek or stream crossing or bounding the property, without diminution.

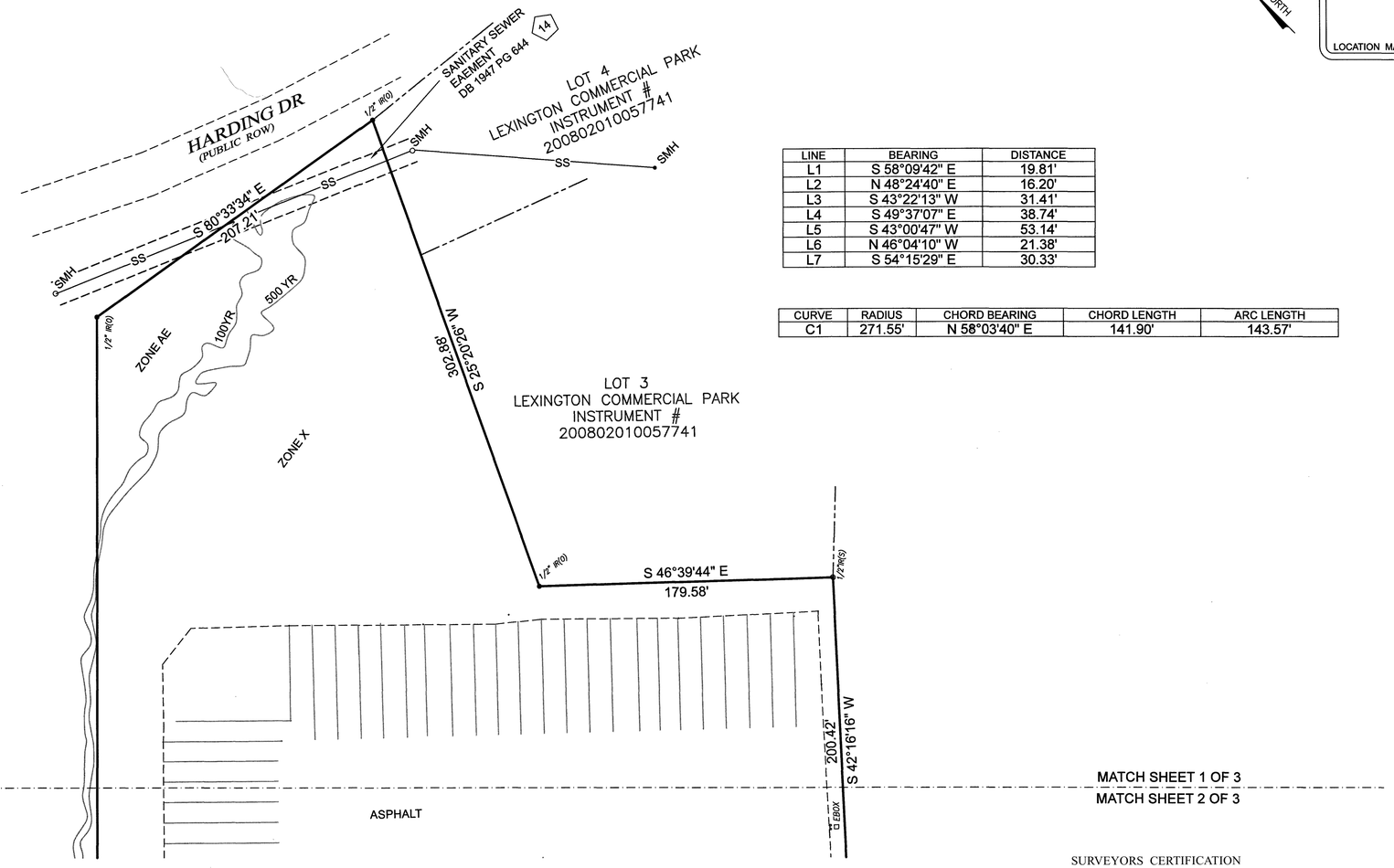
16. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of any river, creek or stream forming any portion of the boundary. NONE EXISTING.

17. Rights of tenants under unrecorded leases, as tenants only, with no options to purchase or rights of first refusal. NOT SURVEY ITEM.

18. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records contracted for by the Insured or any subtenant thereof. NOT SURVEY ITEM.

There was no observed evidence of recent street or sidewalk construction or repairs; and
There was no observable evidence of earth moving work, building construction, or building additions.

Per Table A Item 20:
Except as set forth below, there are no (i) visible encroachments upon the surveyed property by improvements on adjacent property, (ii) visible encroachments on any easement or on adjacent property, streets, or alleys by any improvements on the surveyed property, (iii) party walls, (iv) conflicts or protrusions. The exceptions to the above statements are as follows: Fence Encroachment as shown on survey.
The surveyed property is the same property as described in description shown on survey.
Commitment Number 2770487 with an effective date of November 13,2025 and that all easements, covenants and restrictions referenced in said title commitment or visible from a physical inspection of the surveyed property or otherwise known have been plotted hereon or otherwise noted as to their effect on the surveyed property.



GPS SURVEY NOTE:
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GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DA TUM IS NAVD88, GEOID09.
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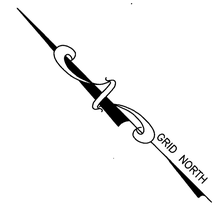
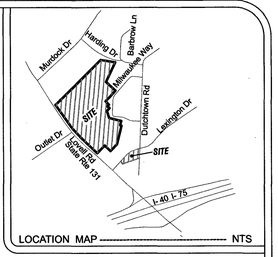




LOCATION MAP ---------- NTS

LINE	BEARING	DISTANCE
L1	S 58°09'42" E	19.81'
L2	N 48°24'40" E	16.20'
L3	S 43°22'13" W	31.41'
L4	S 49°37'07" E	38.74'
L5	S 43°00'47" W	53.14'
L6	N 46°04'10" W	21.38'
L7	S 54°15'29" E	30.33'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	271.55'	N 58°03'40" E	141.90'	143.57'

LEGEND
- LS LIGHT STANDARD
- MH SEWER MANHOLE
- STM STORMWATER MAN HOLE
- CO CLEAN OUT
- WV WATER VALVE
- GV GAS VALVE
- UP UTILITY POLE
- WM WATER METER
- GM GAS METER
- OU OVERHEAD UTILITIES
- UG UNDERGROUND UTILITIES
- FIRE HYDRANT
- CB CATCH BASIN
- IP(F) IRON PIN FOUND
- IP(S) IRON PIN SET
- SCHEDULE B ITEM
- MW MONITORING WELL

UTILITY PROVIDERS

SANITARY SEWER – FIRST UTILITY DISTRICT
WATER ———— FIRST UTILITY DISTRICT
ELECTRIC———— LENOIR CITY UTILITY BOARD
GAS———— KNOXVILLE UTILITY BOARD

NOTE:
ALL UTILITIES ARE PROVIDED ON SITE. EXACT LOCATION TO BE DETERMINED BY BY CONTACTING TENNESSEE 811 OR THE UTILITY PROVIDER.

FLOOD NOTE:
This property is found to be in ZONE "X" & ZONE "AE"
of the FEMA, Flood Insurance Rate Map No. 47093C0242G
which bears an effective date of 8/5/2013
and is partially in a Special Flood Hazard Area.

SETBACKS:
BUILDING SETBACKS TO BE DETERMINED BY PROPODED USE IN THE CB ZONE.

NOTE:
- IRON PINS ALL CORNERS
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES, 10' INSIDE ALL EXTERIOR BOUNDARY LINES.
- CLT MAP 131, PARCEL 65.04
- DEED REFERENCE: INSTRUMENT # 201902010045616
- TOTAL AREA: 15.32 ACRES± (TRACT 1–14.97 ACRES ± & TRACT 2– 0.35 ACRES±)
- PROPERTY ZONED: CB

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SURVEYORS CERTIFICATION

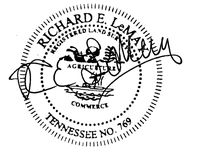
Policy No.: O–9301–004493176
File No.: 18000150908L

With respect to the survey shown hereon, prepared by the undersigned, the undersigned does hereby certify and represent to: TA Operating LLC, a Delaware limited liability company , Stewart title Guaranty Company, its successors and/or assigns as their interest may appear. that;

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2021, and includes Items 1 thru 11, and 13 thru 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Tennessee, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

12-26-2025
Date

Surveyor: 769
TN. Registration Number;



OWNER
TA OPERATING LLC
24601 CENTER RIDGE RD STE 20
WESTLAKE OH 44145

REVISIONS	BY

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

ALTA SURVEY FOR: TRACT 2

TA OPERATING LLC

KNOXVILLE, TN 37932
DISTRICT 6 * KNOX COUNTY * TENNESSEE

DRAWN	RELjr.
CHECKED	REL
DATE	12-26-2025
SCALE	1"= 40'
JOB NUMBER	6648
SHEET	2
OF	3 SHEETS

Property Description
Tract 1

Beginning at a ½ inch iron rod in the Northeastern Right of Way of Lovell Road, said iron pin being located 251.48 feet from the intersection of the Right of Way of Lovell Road and Dutchtown Road; thence from said beginning point the following calls and distances:

North 46 deg. 01 min. 36 sec. West 312.16 feet to a ½ inch iron rod;
thence North 43 deg. 28 min. 24 sec. West 196.79 feet to a ½ inch iron rod;
thence North 35 deg. 17 min. 10 sec. West 382.05 feet to a ½ inch iron rod;
thence North 48 deg. 24 min. 40 sec. East 16.20 feet to a ½ inch iron rod;
thence North 44 deg. 57 min. 22 sec. East 875.49 feet to a ½ inch iron rod;
thence South 80 deg. 33 min. 34 sec. East 207.21 feet to a ½ inch iron rod;
thence South 25 deg. 20 min. 26 sec. West 302.88 feet to a ½ inch iron rod;
thence South 46 deg. 39 min. 44 sec. East 179.58 feet to a ½ inch iron rod;
thence South 42 deg. 16 min. 16 sec. West 200.42 feet to a ½ inch iron rod;
thence South 45 deg. 10 min. 44 sec. East 66.38 feet to a ½ inch iron rod;
thence South 43 deg. 22 min. 13 sec. West 31.41 feet to a ½ inch iron rod;
thence South 49 deg. 37 min. 07 sec. East 38.74 feet to a ½ inch iron rod;
thence South 43 deg. 00 min. 47 sec. West 53.14 feet to a ½ inch iron rod;
thence South 16 deg. 37 min. 12 sec. East 102.58 feet to a ½ inch iron rod;
thence South 76 deg. 33 min. 52 sec. East 173.62 feet to a ½ inch iron rod;
thence South 13 deg. 20 min. 28 sec. West 61.13 feet to a ½ inch iron rod;
thence South 58 deg. 09 min. 42 sec. East 19.81 feet to a ½ inch iron rod;
thence South 13 deg. 41 min. 14 sec. West 261.23 feet to a ½ inch bent iron rod;
thence South 43 deg. 59 min. 19 sec. West 132.97 feet to a ½ inch iron rod;
thence North 46 deg. 08 min. 23 sec. West 111.02 feet to a ½ inch iron rod;
thence South 44 deg. 32 min. 51 sec. West 151.16 feet to a ½ inch iron rod;
marking the point of beginning, and containing 14.97 acres more or less.

Property Description
Tract 2

Beginning at an iron rod in the Southern Right of Way of Lexington Drive at the intersection of the Right of Ways of Lexington Drive, and Dutchtown Road, thence from said beginning point the following calls and distances:

South 54 deg. 15 min. 29 sec. East 30.33 feet to a ½ inch iron rod;
thence South 01 deg. 38 min. 24 sec. West 65.36 feet to a ½ inch bent iron rod;
thence South 67 deg. 41 min. 28 sec. West 212.39 feet to a ½ inch iron rod;
thence North 46 deg. 04 min. 10 sec. West 21.38 feet to a ½ inch iron rod;
thence North 42 deg. 58 min. 11 sec. East 100.83 feet to a ½ inch iron rod;
thence with a curve to the right with an arc length of 143.57 feet, having a radius of 271.55 feet, a chord bearing of North 58 deg. 03 min. 40 sec. East , and a chord length of 141.90 feet, to a ½ inch iron rod marking the point of beginning, and containing 0.35 acres more or less.

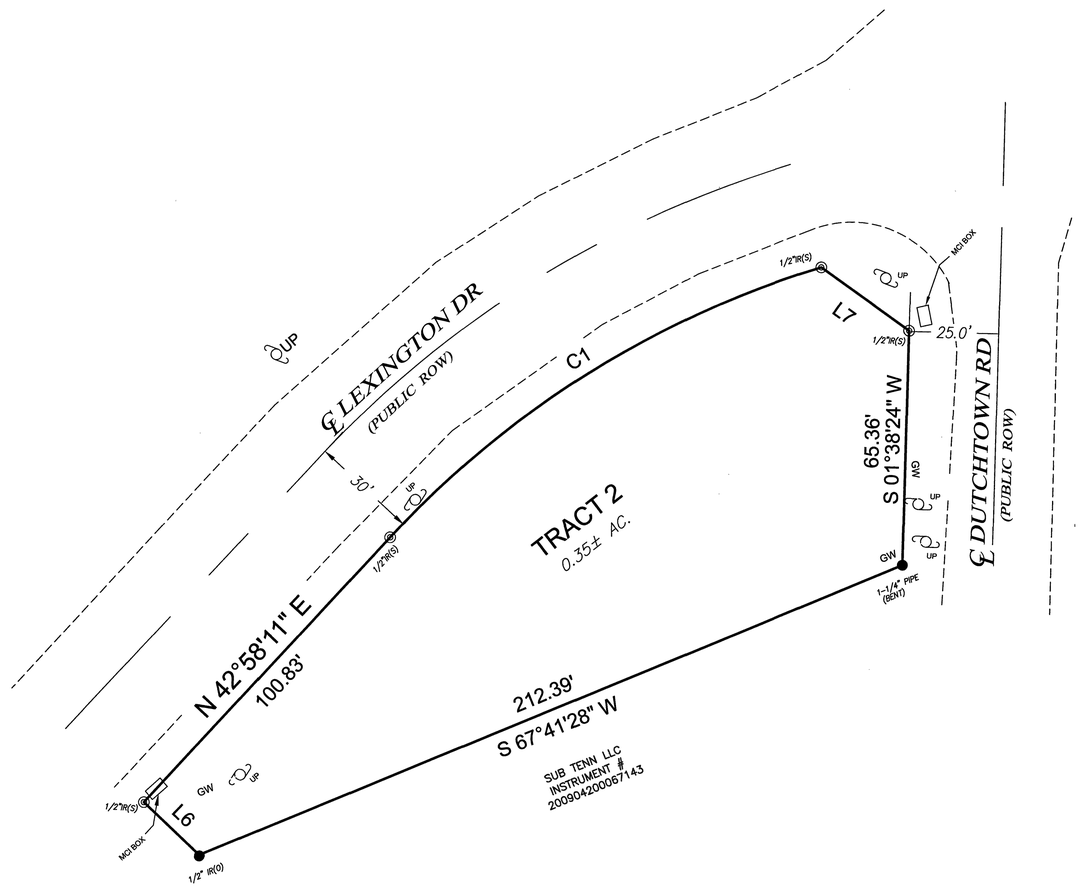
BUILDING SETBACKS: ZONE CB:

For nonresidential structures, no building shall be located closer than twenty (20) feet to the road line; no building or portion of a building used as a dwelling shall be located closer than twenty-five (25) feet to the road line; and no hotel or tourist court shall be located closer than fifty (50) feet to the road line. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

Side yards. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

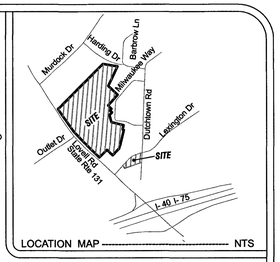
Rear yard. For nonresidential structures, there shall be a rear yard on every lot, which rear yard shall have a minimum depth of sixteen (16) feet for a one-story building, twenty (20) feet for a two-story building, and twenty-four (24) feet for a three-story building. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

Height. No building may be built to a height exceeding twice the width of the road upon which the building abuts; buildings may exceed this height limit providing the portion of the building higher than twice the width of the road is set back from every road and lot line one (1) foot for each three (3) feet of height in excess of twice the road width. For multifamily structures or developments, no building shall exceed forty-five (45) feet or four (4) stories in height as measured from the road.



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: CARLSON BRX7+ DUAL FREQUENCY WAS USED (L1,L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(MSRS2007) VERTICAL DA TUM IS NAVD88, GEOID09.
PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED).
DISTANCES HAVE NOT BEEN REDUCED TO GRID.

GRID NORTH



LOCATION MAP ---------- NTS

LEGEND

LS	LIGHT STANDARD
MH	SEWER MANHOLE
STM	STORMWATER MAN HOLE
CO	CLEAN OUT
WV	WATER VALVE
GV	GAS VALVE
UP	UTILITY POLE
WM	WATER METER
GM	GAS METER
OU	OVERHEAD UTILITIES
UG	UNDERGROUND UTILITIES
	FIRE HYDRANT
CB	CATCH BASIN
IP(F)	IRON PIN FOUND
IP(S)	IRON PIN SET
SB	SCHEDULE B ITEM
MW	MONITORING WELL

NOTE:
- IRON PINS ALL CORNERS
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES, 10' INSIDE ALL EXTERIOR BOUNDARY LINES.
- CLT MAP 131, PARCEL 65.04
- DEED REFERENCE: INSTRUMENT # 201902010045616
- TOTAL AREA: 15.32 ACRES± (TRACT 1–14.97 ACRES ± & TRACT 2– 0.35 ACRES±)
- PROPERTY ZONED: CB

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SURVEYORS CERTIFICATION

Policy No.: 0–9301–004493176
File No.: 18000150908L

With respect to the survey shown hereon, prepared by the undersigned, the undersigned does hereby certify and represent to: TA Operating LLC, a Delaware limited liability company , Stewart title Guaranty Company, its successors and/or assigns as their interest may appear. that;

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2021, and includes Items 1 thru 11, and 13 thru 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Tennessee, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

12-26-2025 — Date
Surveyor: R E LeMay — 769 Tn. Registration Number;

RICHARD E. LEMAY — REGISTERED LAND SURVEYOR — AGRICULTURE — STATE OF TENNESSEE — DEPARTMENT OF COMMERCE — TENNESSEE NO. 769 — 12-26-2025

OWNER
TA OPERATING LLC
24601 CENTER RIDGE RD STE 20
WESTLAKE OH 44145

REVISIONS	BY

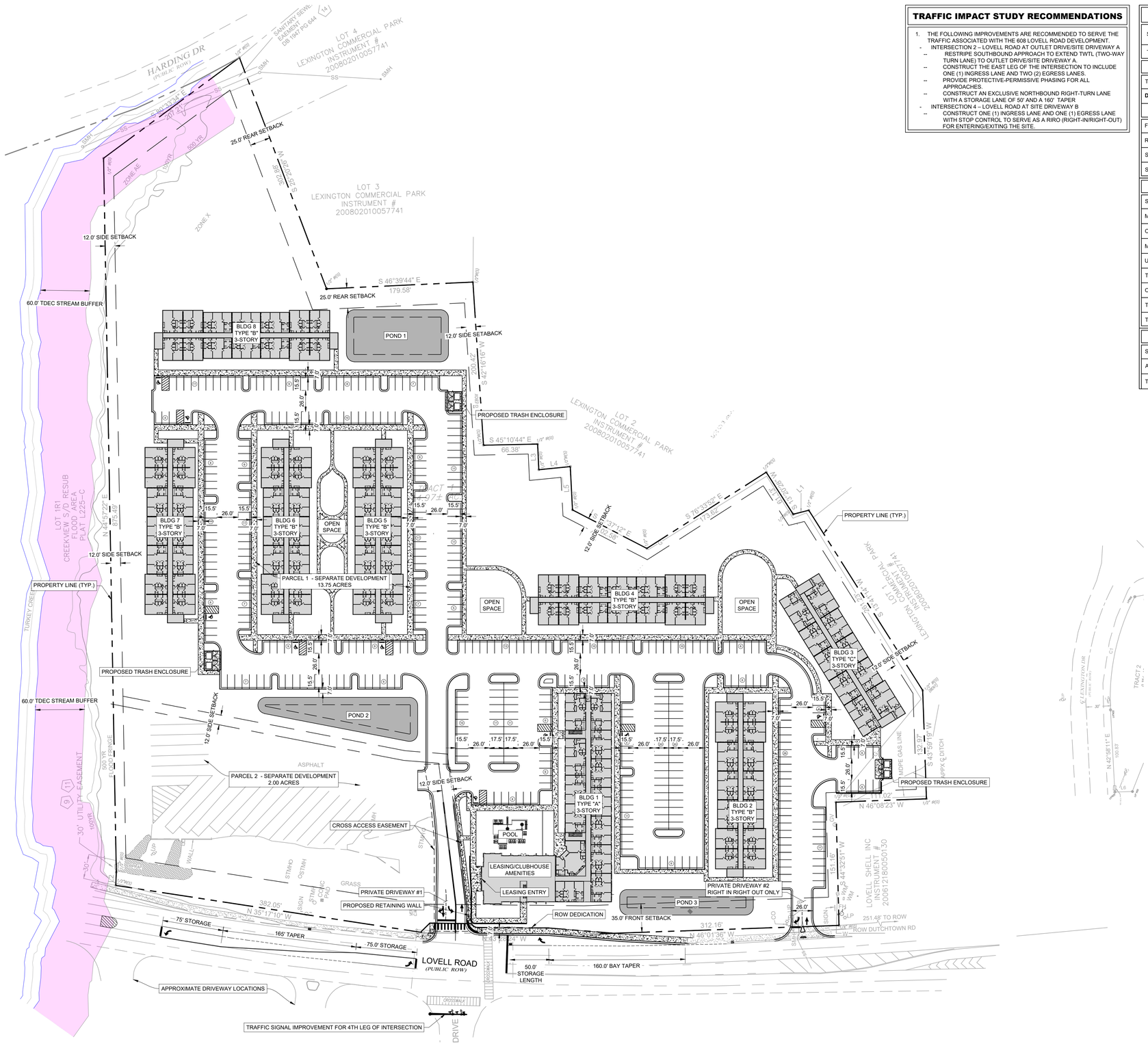
LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

ALTA SURVEY FOR: TRACT 2

TA OPERATING LLC

KNOXVILLE, TN 37932
DISTRICT 6 * KNOX COUNTY * TENNESSEE

DRAWN	REL/jr.
CHECKED	REL
DATE	12-26-2025
SCALE	1"= 20'
JOB NUMBER	6648
SHEET	3
OF	3 SHEETS


HARDING DR
(PUBLIC ROAD)
SANITARY SEWER EASEMENT DB 1947 PG 644
LOT 4
LEXINGTON COMMERCIAL PARK
INSTRUMENT # 200802010057741
SMH
SS
S 44°57'22" E
201.22'
25.0' REAR SETBACK
N 45°02'38" E
399.00'
LOT 3
LEXINGTON COMMERCIAL PARK
INSTRUMENT # 200802010057741
ZONE AE
ZONE X
100YR
500YR
12.0' SIDE SETBACK
60.0' TDEC STREAM BUFFER
S 46°39'44" E
179.56'
25.0' REAR SETBACK
BLDG 8
TYPE "B"
3-STORY
POND 1
12.0' SIDE SETBACK
S 42°16'16" W
200.47'
PROPOSED TRASH ENCLOSURE
LOT 2
LEXINGTON COMMERCIAL PARK
INSTRUMENT # 200802010057741
S 45°10'44" E
66.38'
L3
L4
L5
S 76°33'55" E
179.52'
L1
S 37°02'39" W
12.0' SIDE SETBACK
S 37°12'E
PROPERTY LINE (TYP.)
LOT 1R1
CREEKVIEW S/D RESUB
FLOOD AREA
PLAT L225-C
N 44°57'22" E
175.49'
12.0' SIDE SETBACK
BLDG 7
TYPE "B"
3-STORY
BLDG 6
TYPE "B"
3-STORY
OPEN SPACE
BLDG 5
TYPE "B"
3-STORY
26.0'
15.5'
7.0'
PARCEL 1 - SEPARATE DEVELOPMENT
13.75 ACRES
OPEN SPACE
BLDG 4
TYPE "B"
3-STORY
OPEN SPACE
BLDG 3
TYPE "C"
3-STORY
12.0' SIDE SETBACK
PROPOSED TRASH ENCLOSURE
60.0' TDEC STREAM BUFFER
POND 2
12.0' SIDE SETBACK
17.5'
ASPHALT
PARCEL 2 - SEPARATE DEVELOPMENT
2.00 ACRES
12.0' SIDE SETBACK
BLDG 1
TYPE "A"
3-STORY
BLDG 2
TYPE "B"
3-STORY
MIDPE GAS LINE
132.97'
N 46°08'23" W
PROPOSED TRASH ENCLOSURE
CROSS ACCESS EASEMENT
POOL
LEASING/CLUBHOUSE AMENITIES
LEASING ENTRY
PRIVATE DRIVEWAY #1
PROPOSED RETAINING WALL
PRIVATE DRIVEWAY #2
RIGHT IN RIGHT OUT ONLY
POND 3
ROW DEDICATION
35.0' FRONT SETBACK
LOVELL SHELL INC
INSTRUMENT # 200612180050130
151.16'
N 44°32'31" W
251.48' TO ROW
ROW DUTCHTOWN RD
312.16'
N 46°01'36" W
TURKEY CREEK
30' UTILITY EASEMENT
100YR
500 YR
FLOOD ZONE
382.05'
N 35°17'10" W
75' STORAGE
165' TAPER
75.0' STORAGE
LOVELL ROAD
(PUBLIC ROW)
50.0' STORAGE LENGTH
160.0' BAY TAPER
APPROXIMATE DRIVEWAY LOCATIONS
TRAFFIC SIGNAL IMPROVEMENT FOR 4TH LEG OF INTERSECTION
TRACT 2
N 42°58'11" E
100.83'
L6
L7
L8
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L44
L45

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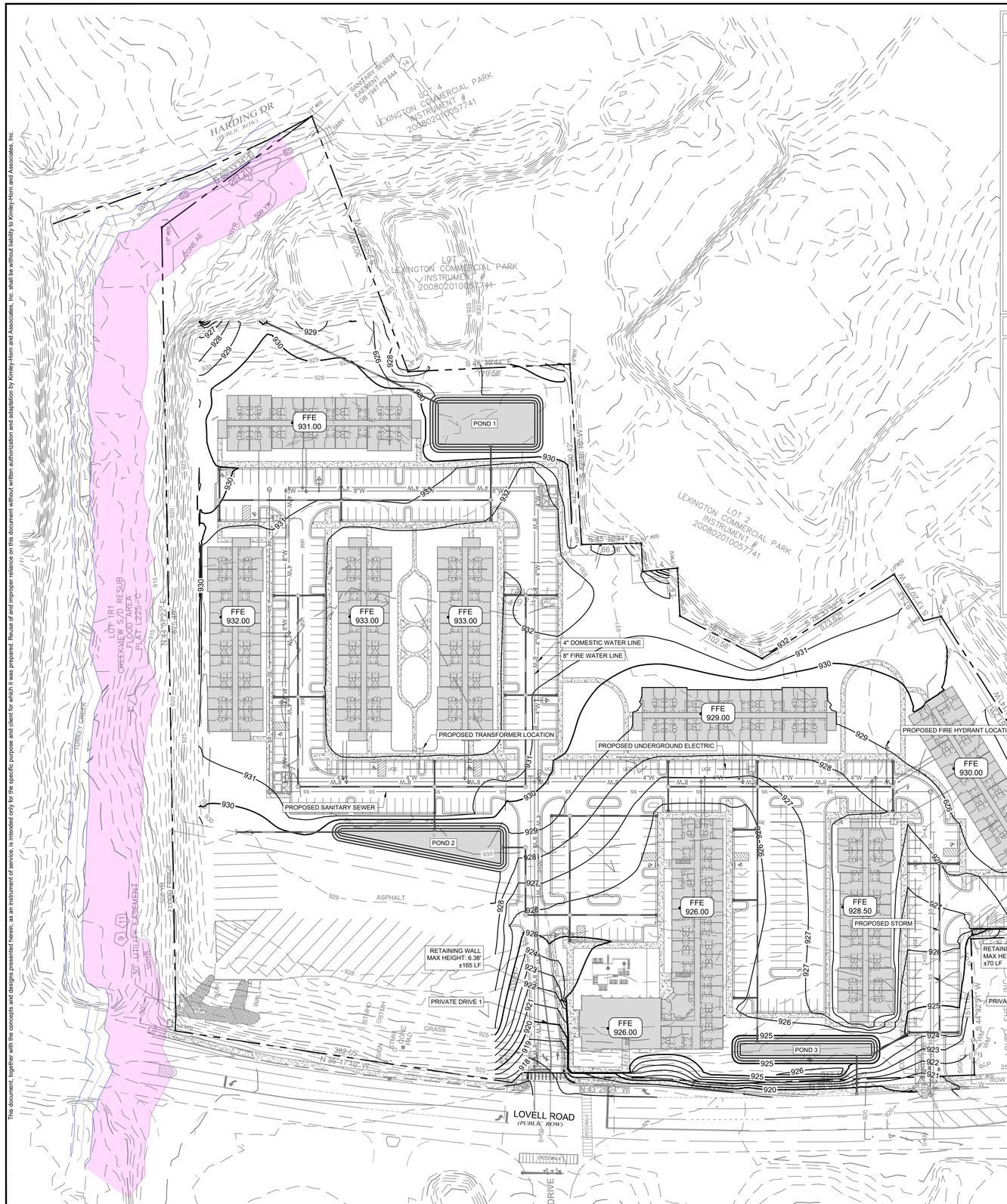
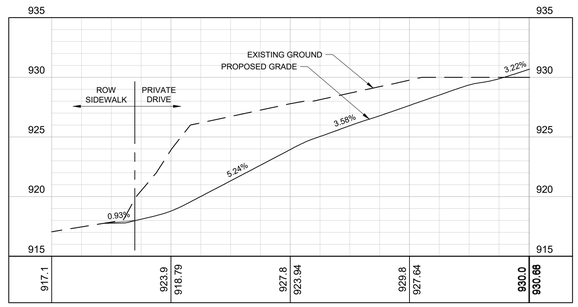
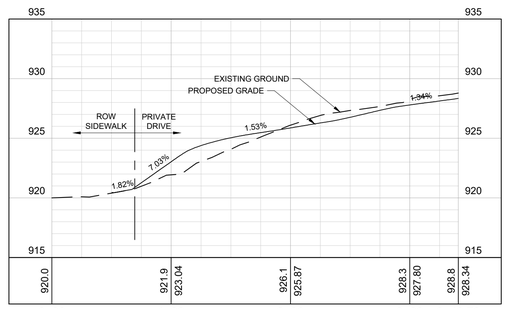


PRIVATE DRIVE 1



PRIVATE DRIVE 2



KNOXVILLE PERMITTING REFERENCE

BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD
WATER PERMIT:	TBD
SEWER PERMIT:	TBD

GRADING PLAN LEGEND

476.17	SPOT ELEVATION		
HP	HIGH POINT	LP	LOW POINT
TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE
TW	TOP OF EXPOSED WALL	BW	BOTTOM OF EXPOSED WALL
INV	INVERT	RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION		
500	EXISTING CONTOUR		
500	PROPOSED CONTOUR		

UTILITY LEGEND

	PROPOSED STORM PIPE
8" W	PROPOSED WATER MAIN
SS	PROPOSED SANITARY SEWER PIPE
SS	EXISTING SANITARY SEWER PIPE
UGE	PROPOSED UNDERGROUND ELECTRIC
G	EXISTING GAS LINE
W	EXISTING WATER MAIN
OH	EXISTING OVERHEAD ELECTRIC
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION

STREAM BUFFERS LEGEND

TEDEC 60' STREAM BUFFER	
500 YEAR FLOOD FRINGE	

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, Tennessee 37067
Main: (615) 564-2701 | www.kimley-horn.com
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608 LOVELL ROAD APARTMENTS
KNOXVILLE, TENNESSEE

JOHN R. PATTERSON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
No. 120162
03/23/2026

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	RDS
DRAWN BY:	RDS
CHECKED BY:	JRP
DATE:	1/26/2026
KIMLEY-HORN PROJECT NO.	118129141

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES							
	8	ACER RUBRUM `AUTUMN FLAME`	AUTUMN FLAME RED MAPLE	AS SHOWN	2" CAL; 8-10' HT.	B&B	FULL CANOPY, MATCHED
	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	AS SHOWN	2" CAL; 8-10' HT.	B&B	FULL CANOPY, MATCHED
	12	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` TM	ROUND-LOBED SWEET GUM	AS SHOWN	2" CAL; 8-10' HT.	B&B	FULL CANOPY, MATCHED
	10	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	AS SHOWN	2" CAL.; 8-10' HT.	B&B	FULL CANOPY, MATCHED
	10	QUERCUS PHELLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	AS SHOWN	2" CAL.; 8-10' HT.	B&B	FULL CANOPY, MATCHED
	7	ZELKOVA SERRATA `GREEN VASE`	GREEN VASE SAWLEAF ZELKOVA	AS SHOWN	2" CAL; 8-10' HT.	B&B	FULL CANOPY, MATCHED
EVERGREEN TREES							
	32	JUNIPERUS VIRGINIANA `IDYLLWILD`	IDYLLWILD RED CEDAR	AS SHOWN	2" CAL; 6-8' HT.	B&B	FULL, MATCHED

LANDSCAPE DATA TABLE

PROJECT NAME:	608 LOVELL ROAD
PROPERTY ADDRESS:	608 LOVELL ROAD KNOXVILLE, TENNESEE 37932
MAP AND PARCEL ID:	MAP 131 PARCEL 65.04
EXISTING ZONING:	CB (BUSINESS & MANUFACTURING ZONE)
EXISTING LAND USE:	TRUCK STOP
PROPOSED LAND USE:	X
SITE AREA (AC):	15.75
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

LANDSCAPE REQUIREMENTS

REQUIRED BUFFERS:
A TYPE A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG PROPERTY LINES ADJACENT TO SINGLE-FAMILY RESIDENTIAL USES, IN ACCORDANCE WITH SECTION 4.10.11 AS IF THE MULTI-DWELLING STRUCTURE DEVELOPMENT WERE A COMMERCIAL USE. (SECTION 5.31.02.A.2)
LANDSCAPE BUFFERS ARE NOT REQUIRED.

PERIMETER PARKING SCREENING:
PARKING AREA FACING PUBLIC R.O.W. SHALL BE SCREENED WITH TYPE C LANDSCAPE SCREEN AT A MINIMUM WIDTH OF 8 FT.
PERIMETER LANDSCAPE SCREENING IS NOT REQUIRED.

STREAM BUFFERS LEGEND

TEDEC 60' STREAM BUFFER

STREAM TOP OF BANK

IRRIGATION NOTE

THE AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM SHALL MEET KNOX COUNTY STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, Tennessee 37067
Main: (615) 564-2701 | www.kimley-horn.com
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608 LOVELL ROAD APARTMENTS
KNOXVILLE, TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	OAS
DRAWN BY:	OAS
CHECKED BY:	AKG
DATE:	1/26/2026
KIMLEY-HORN PROJECT NO.	118129141

LANDSCAPE PLAN

SHEET NUMBER
L1-00

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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608 LOVELL ROAD APARTMENTS
KNOXVILLE, TENNESSEE

ANNEKA KRISTINE GILLIAM
REGISTERED
AGRICULTURE
COMMERCIAL
LANDSCAPE ARCHITECT
3/23/2026

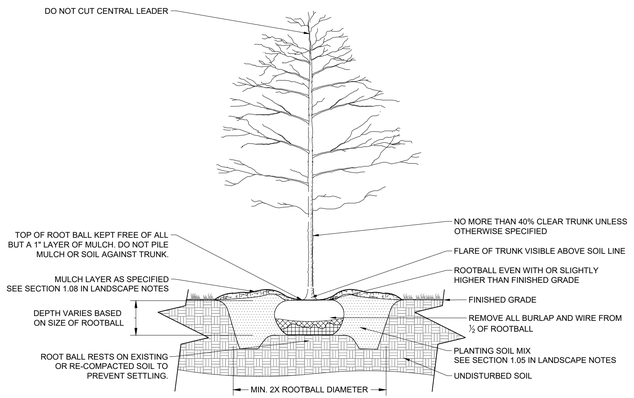
No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	OAS
DRAWN BY:	OAS
CHECKED BY:	AKG
DATE:	1/26/2026

KIMLEY-HORN PROJECT NO. 118129141

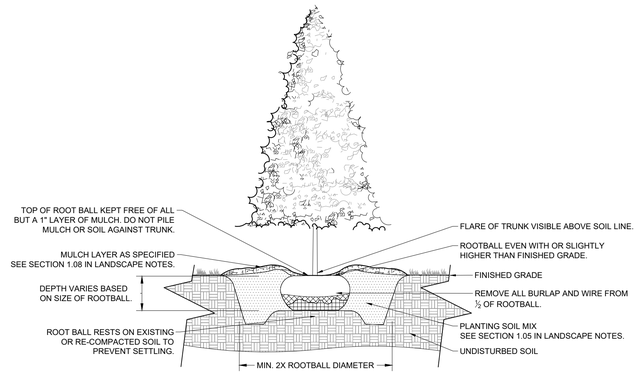
LANDSCAPE NOTES

SHEET NUMBER
L1-50



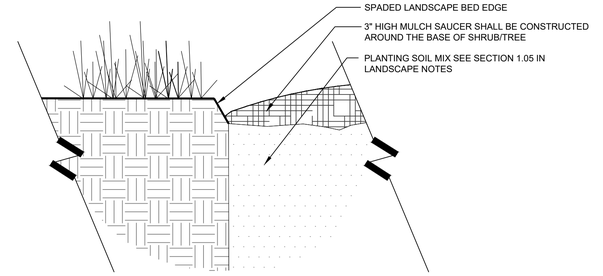
1 B&B TREE PLANTING

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 SPADED EDGE

1 1/2" = 1'-0" PO-LO1-06

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COMMERCE
LANDSCAPE ARCHITECT
3/23/2026

No.	REVISIONS	DATE	BY
1			
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8			
9			
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DESIGNED BY:	RDS
DRAWN BY:	KOG
CHECKED BY:	JRP
DATE:	1/26/2026
KIMLEY-HORN PROJECT NO.	118129141

LANDSCAPE DETAILS

SHEET NUMBER
L1-51

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1 / D1 **WEST ELEVATION**
1/8" = 1'-0"

2 / D1 **SOUTH ELEVATION**
1/8" = 1'-0"

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SEAL

PROJECT REVISIONS

ISSUED: 02/23/26

REVISED:

#	DATE	DESCRIPTION
	03/20/26	REV 1

Lovell Road

Multifamily Development

ADDRESS: Knox County, Tennessee

PROJECT NO: 26002

DRAWN BY: Author | CHECKED BY: Checker

SHEET SIZE: 30" x 42"

BLDG. 1 - TYPE "A"
ELEVATIONS

D1

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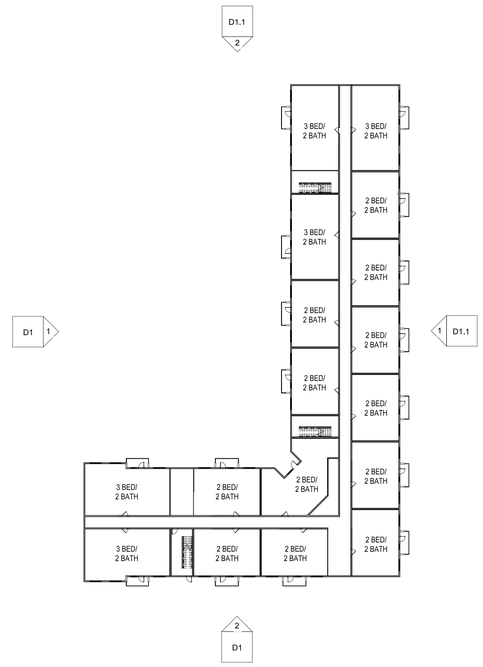
1 D1.1 EAST ELEVATION
1/8" = 1'-0"

2 D1.1 NORTH ELEVATION
1/8" = 1'-0"



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BLDG. 1 - TYPE "A" ELEVATIONS

D1.1

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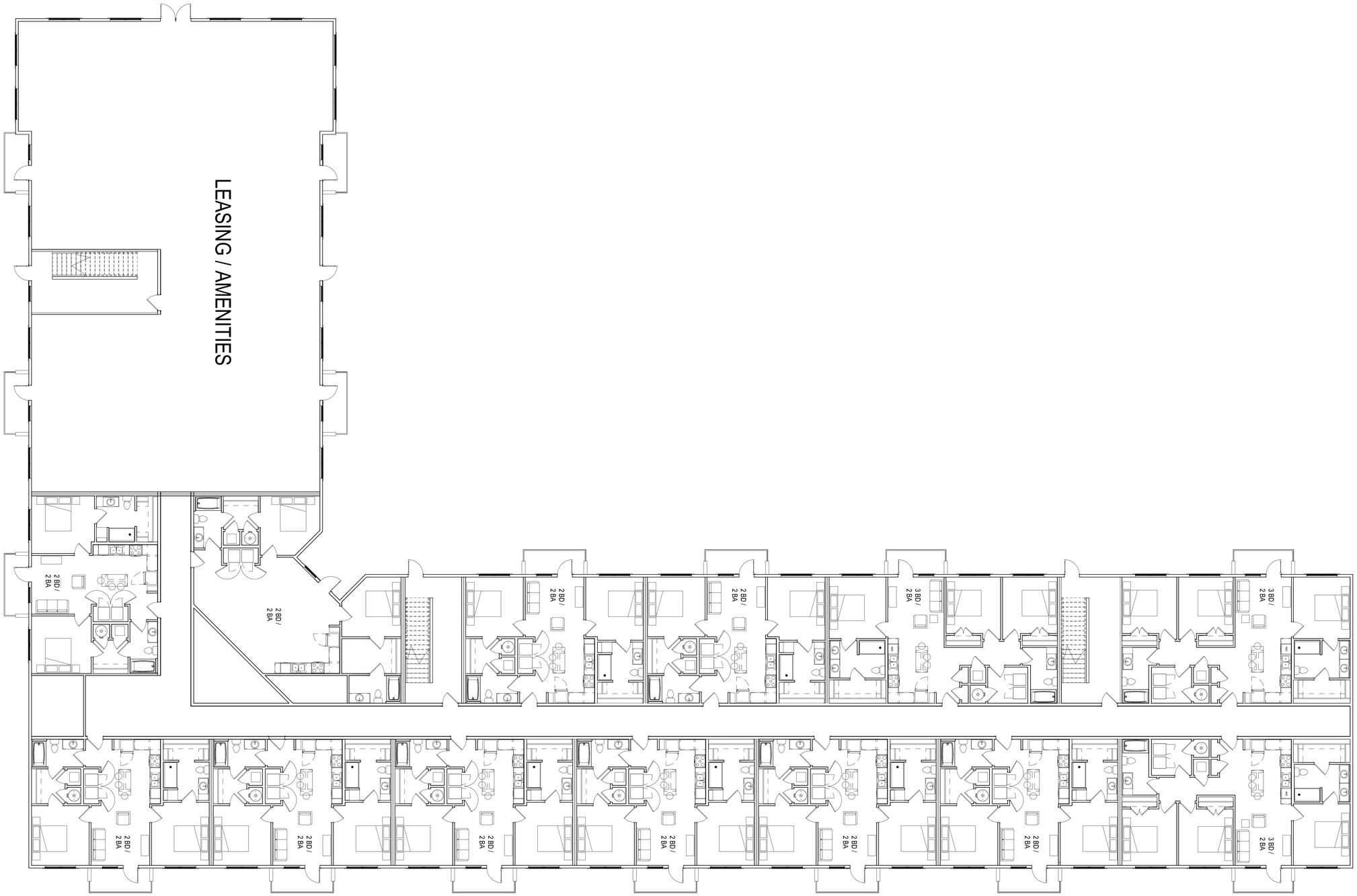

1 D1.2 OVERLALL FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

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BLDG. 1 - TYPE "A"
OVERALL FLOOR PLAN
LEVEL 1

D1.2

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1 / D1.3 OVERALL FLOOR PLAN - LEVELS 2-3

1/8" = 1'-0"

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BLDG. 1 - TYPE "A"
OVERALL FLOOR PLAN
LEVEL 2-3

D1.3

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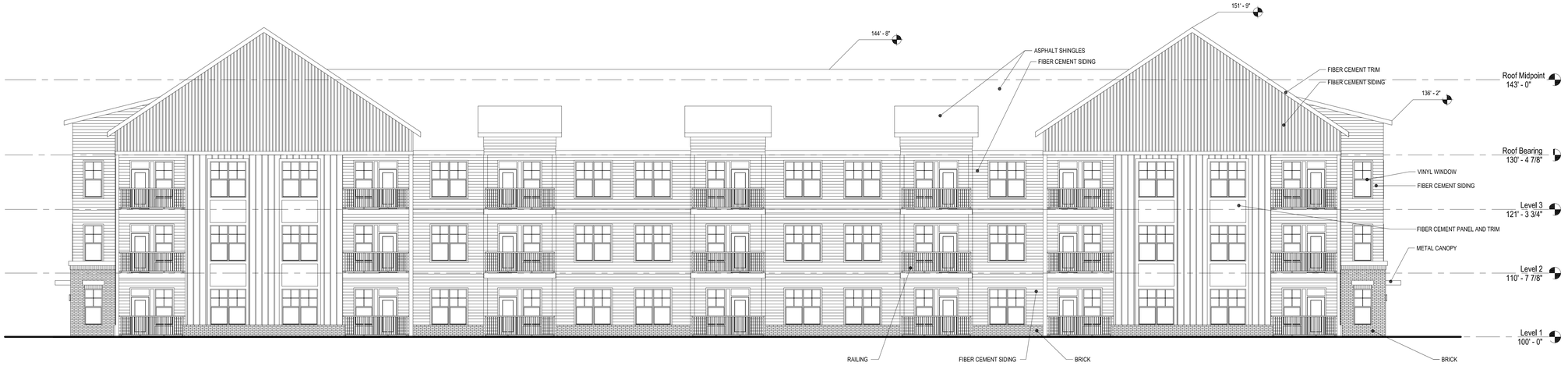
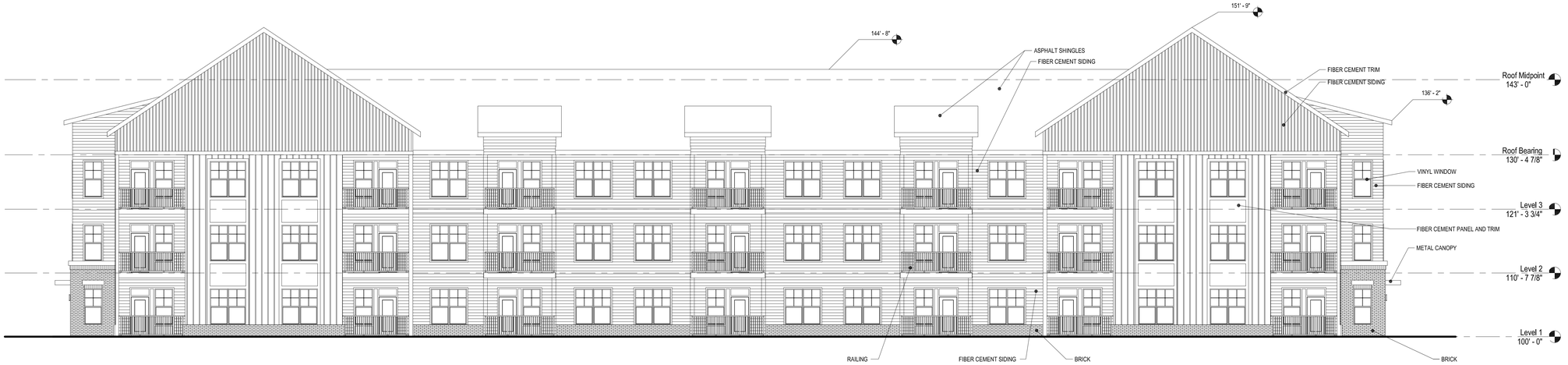


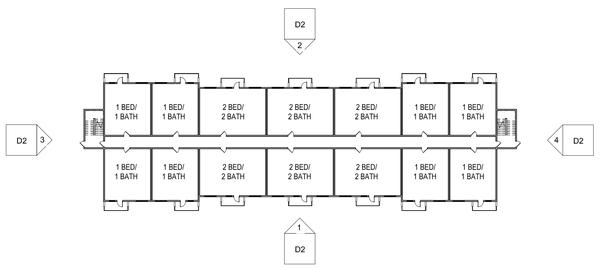
1 D2 FRONT ELEVATION
1/8" = 1'-0"



2 D2 REAR ELEVATION
1/8" = 1'-0"

3 D2 SIDE ELEVATION
1/8" = 1'-0"

4 D2 SIDE ELEVATION
1/8" = 1'-0"



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REVISED:

#	DATE	DESCRIPTION
	03/20/2026	REV 1

Lovell Road

Multifamily Development

ADDRESS: Knox County, Tennessee

PROJECT NO: 26002

DRAWN BY: Author | CHECKED BY: Checker

SHEET SIZE: 30" x 42"

BLDG. 2, 4, 5, 6, 7, 8 - TYPE "B" ELEVATIONS

D2

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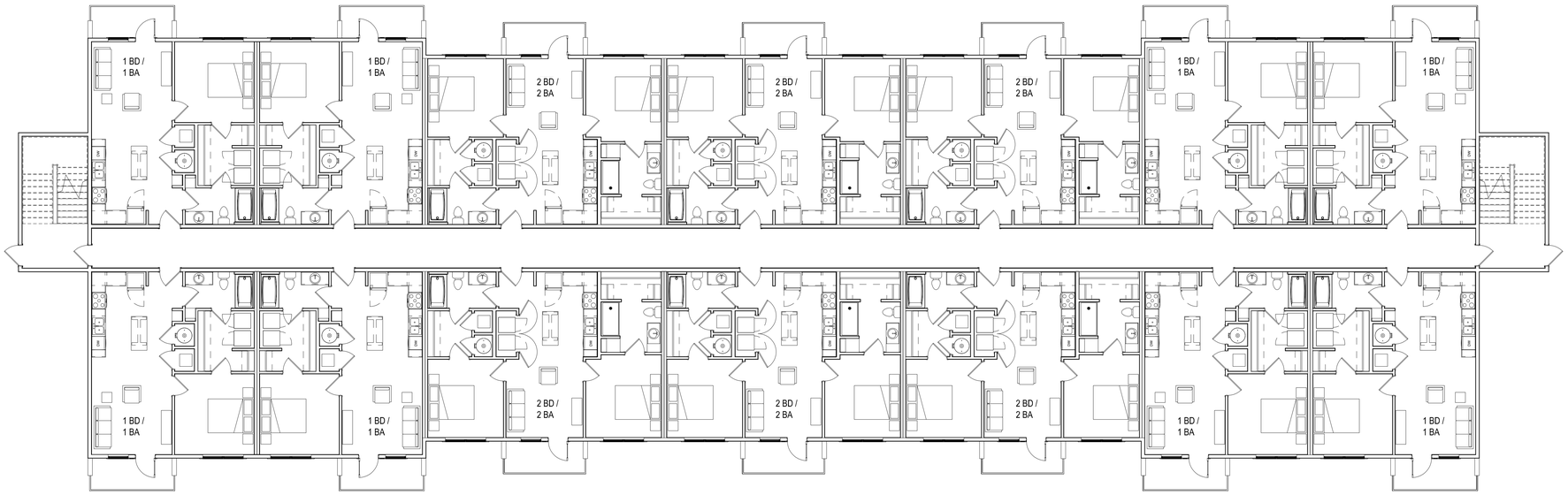

1 D2.1 OVERALL FLOOR PLAN - LEVELS 1-3
1/8" = 1'-0"

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CONSULTANTS

SEAL

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D2.1

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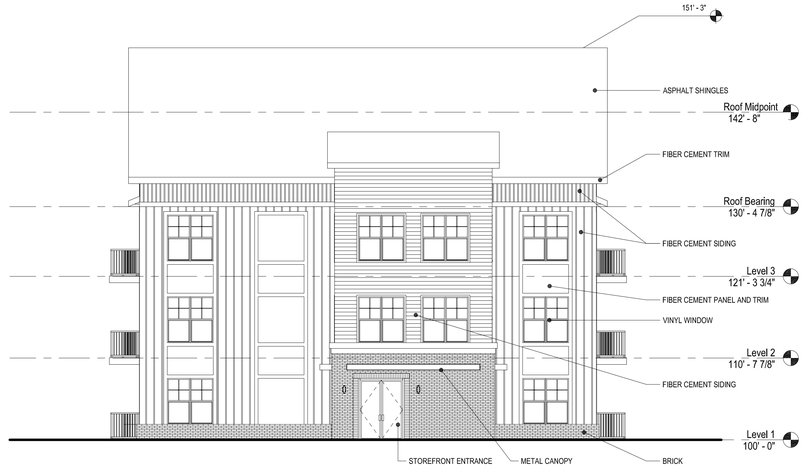
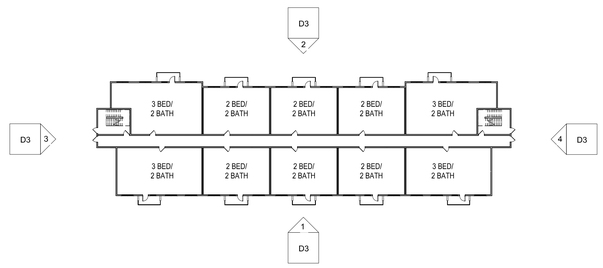
1 D3 FRONT ELEVATION
1/8" = 1'-0"

2 D3 REAR ELEVATION
1/8" = 1'-0"

3 D3 SIDE ELEVATION
1/8" = 1'-0"



4 D3 SIDE ELEVATION
1/8" = 1'-0"



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BLDG. 3 - TYPE "C" ELEVATIONS

D3

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1 D3.1 OVERALL FLOOR PLAN - LEVELS 1-3

1/8" = 1'-0"

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BLDG. 3 - TYPE "C"
OVERALL FLOOR PLAN
LEVELS 1-3

D3.1

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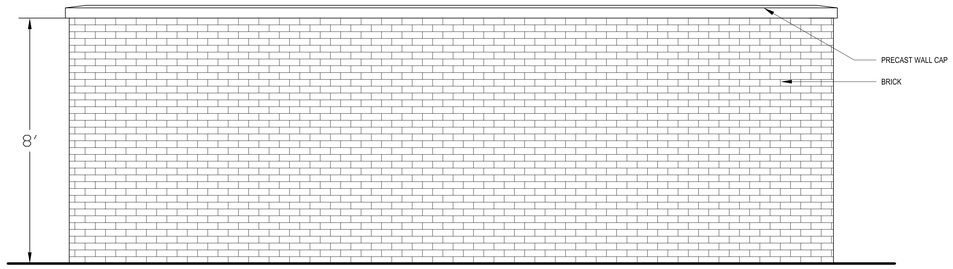
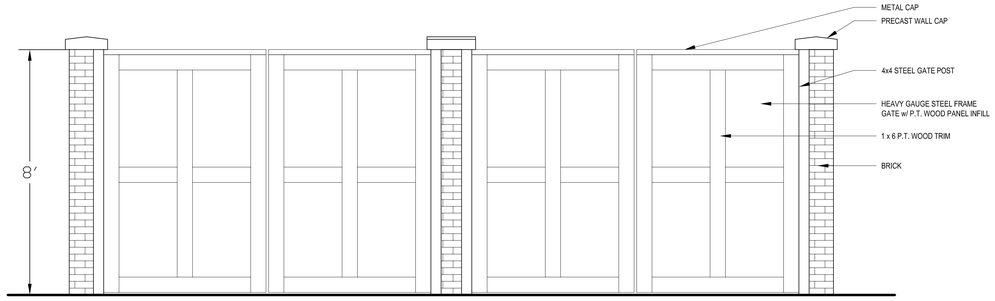
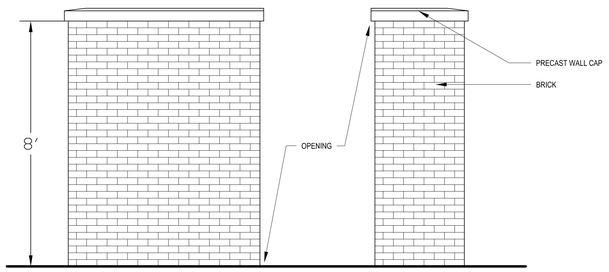


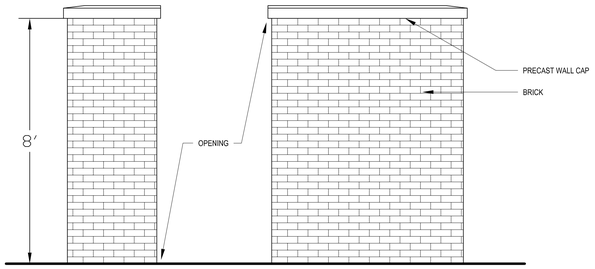
3 D4 **REAR ELEVATION**
1/2" = 1'-0"



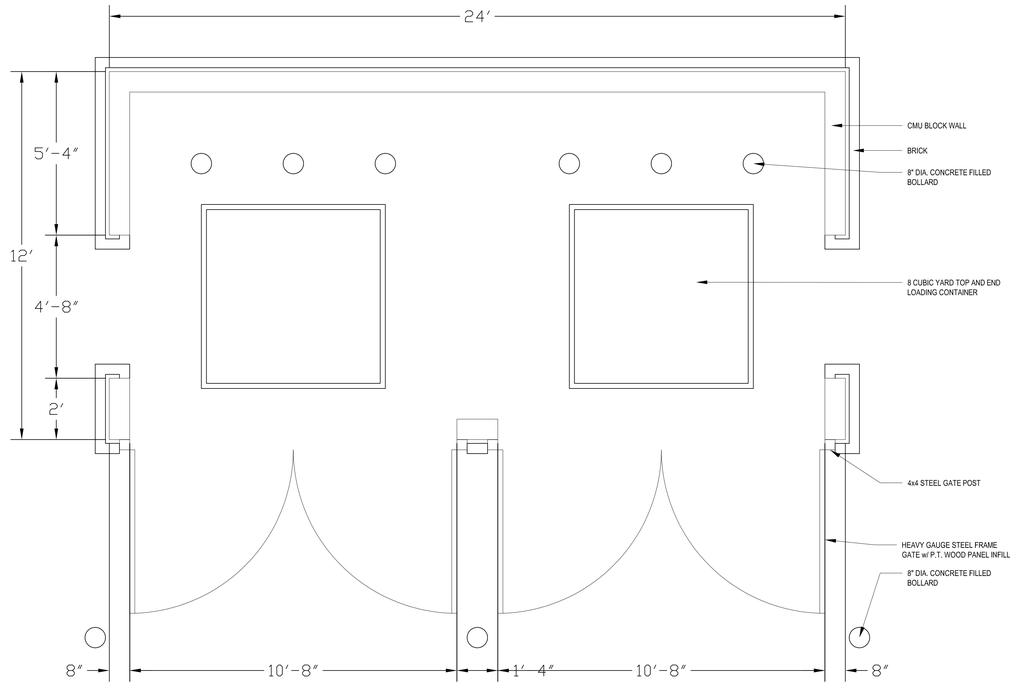
2 D4 **FRONT ELEVATION**
1/2" = 1'-0"



5 D4 **SIDE ELEVATION**
1/2" = 1'-0"



4 D4 **SIDE ELEVATION**
1/2" = 1'-0"



1 D4 **OVERALL FLOOR PLAN - LEVELS 1-3**
1/2" = 1'-0"

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TRASH ENCLOSURE PLAN & ELEVATIONS

D4

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