

WELROC ENTERPRISES LLC
Consulting • Development • Engineering

376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

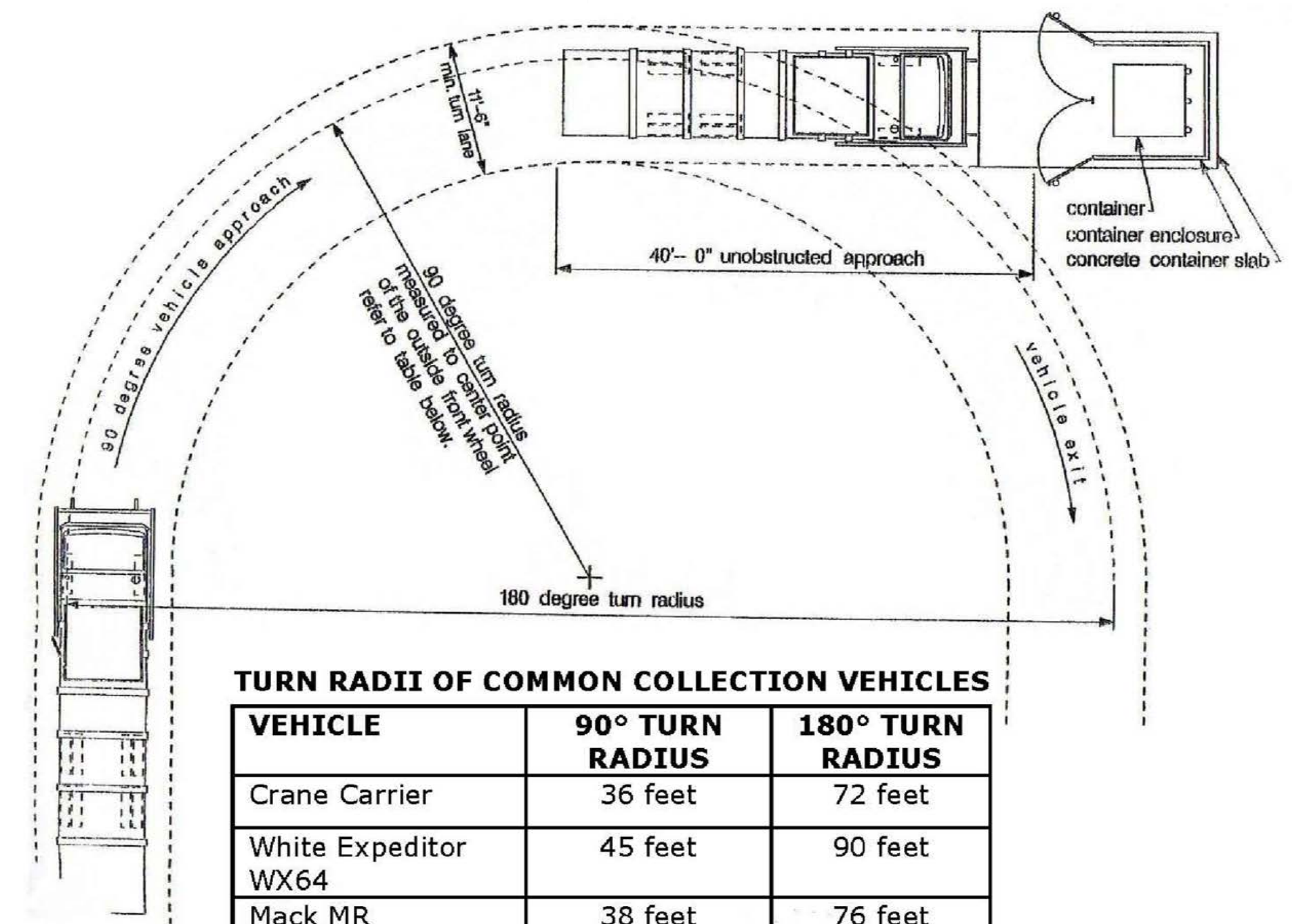
NUMBER:	REVISION:	DATE:
	REVISED BIORETENTION BASIN AREA	7-11-17
	REVISED / MOVED SITE	11-21-17
	REVISED PER COMMENTS	3-22-18

GEOMETRY PLAN

CENTRAL PIKE RETAIL CENTER

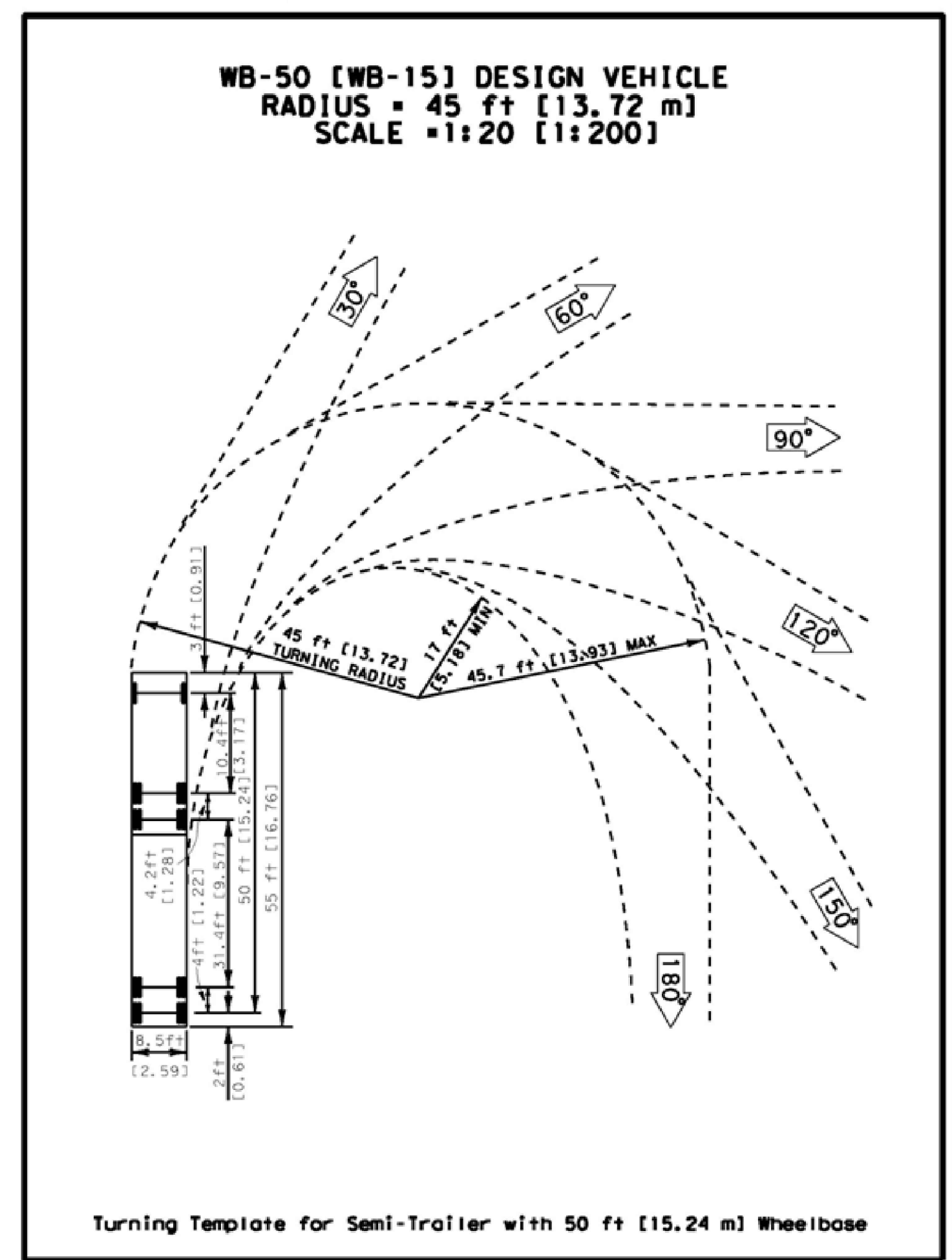
KNOXVILLE, TENNESSEE

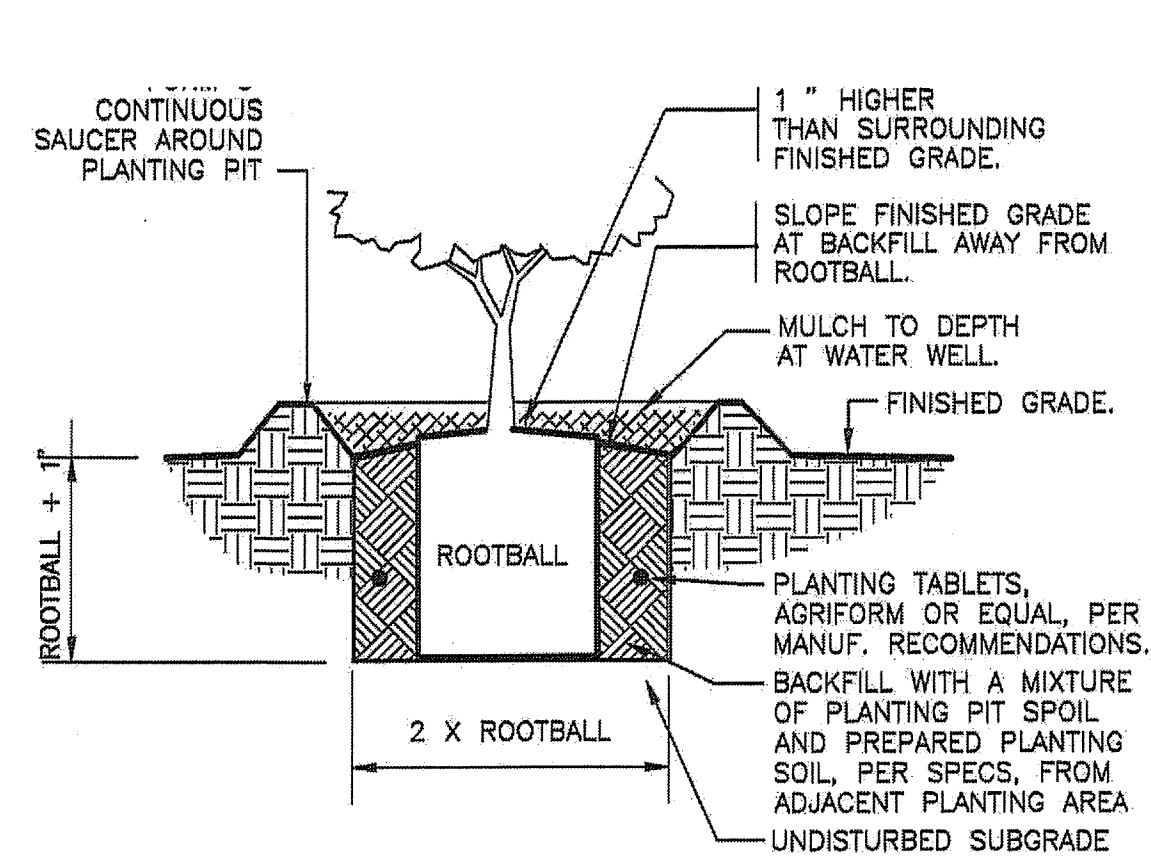
SCALE:	1"=20'
DATE:	JUNE, 2017
DRAWN BY:	J.C.
CHECKED BY:	R.C.
SHEET:	1 OF 5



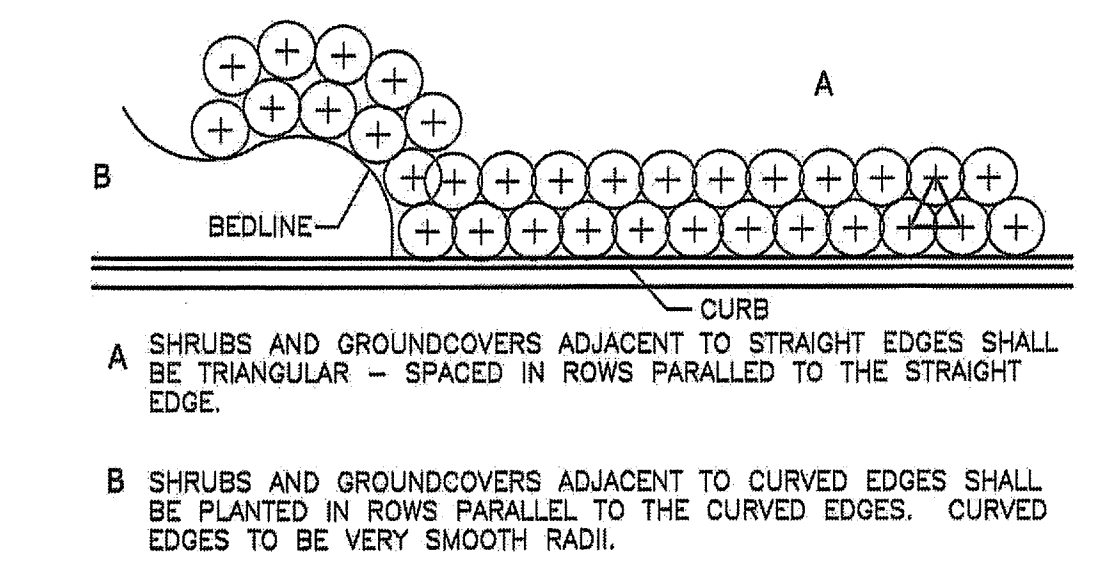
VEHICLE	90° TURN RADIUS	180° TURN RADIUS
Crane Carrier	36 feet	72 feet
White Expeditor WX64	45 feet	90 feet
Mack MR	38 feet	76 feet
Peterbilt	35 feet	70 feet

COLLECTION VEHICLE APPROACH DETAIL





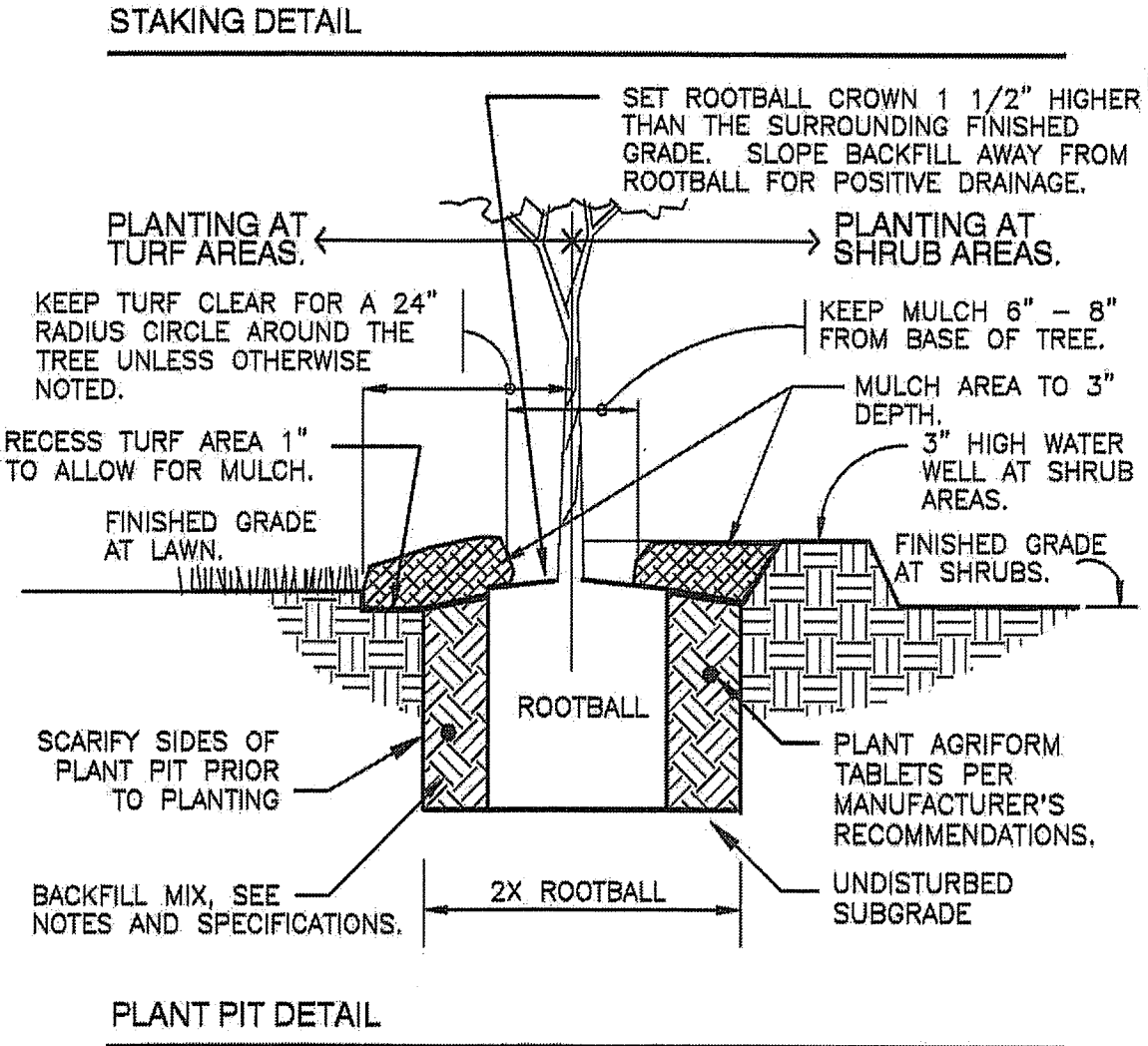
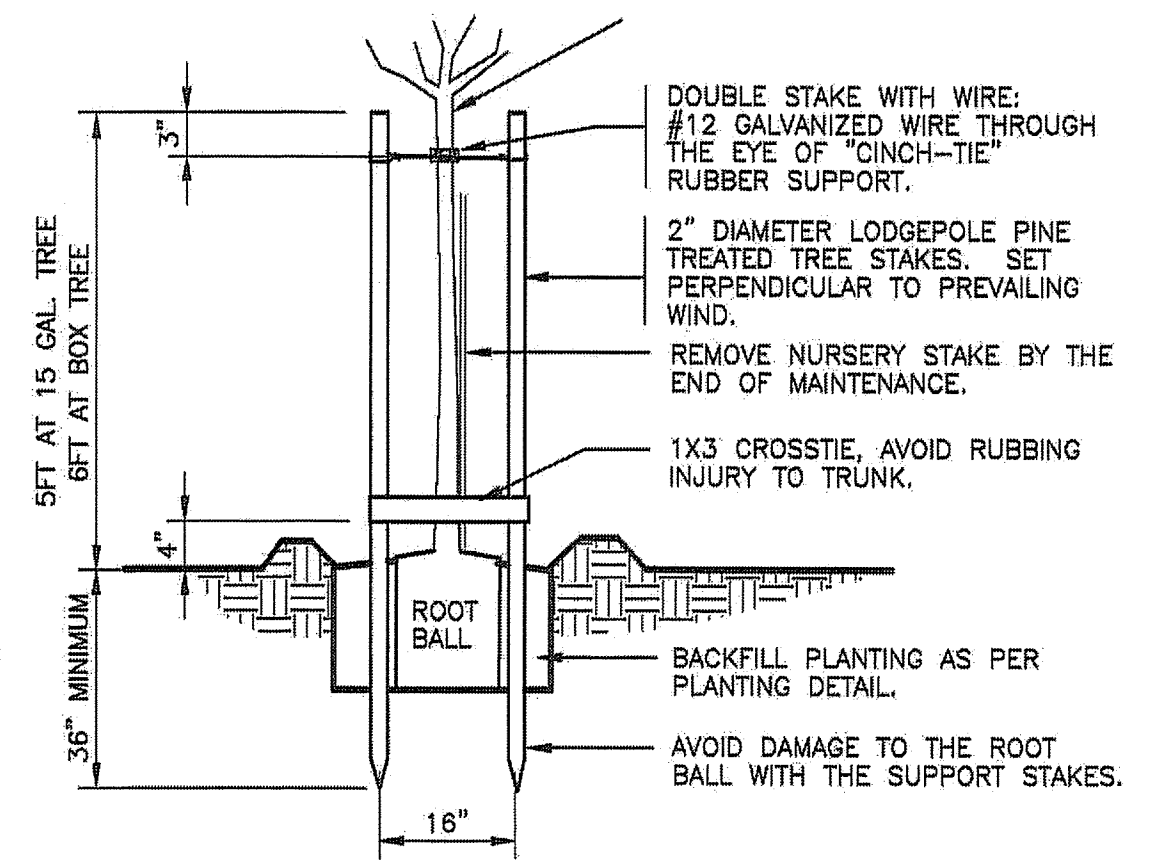
3 SHRUB PLANTING
1" = 1'-0"
DETAIL-FILE



2 TYPICAL PLANT SPACING
NOT TO SCALE
329399-04

- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

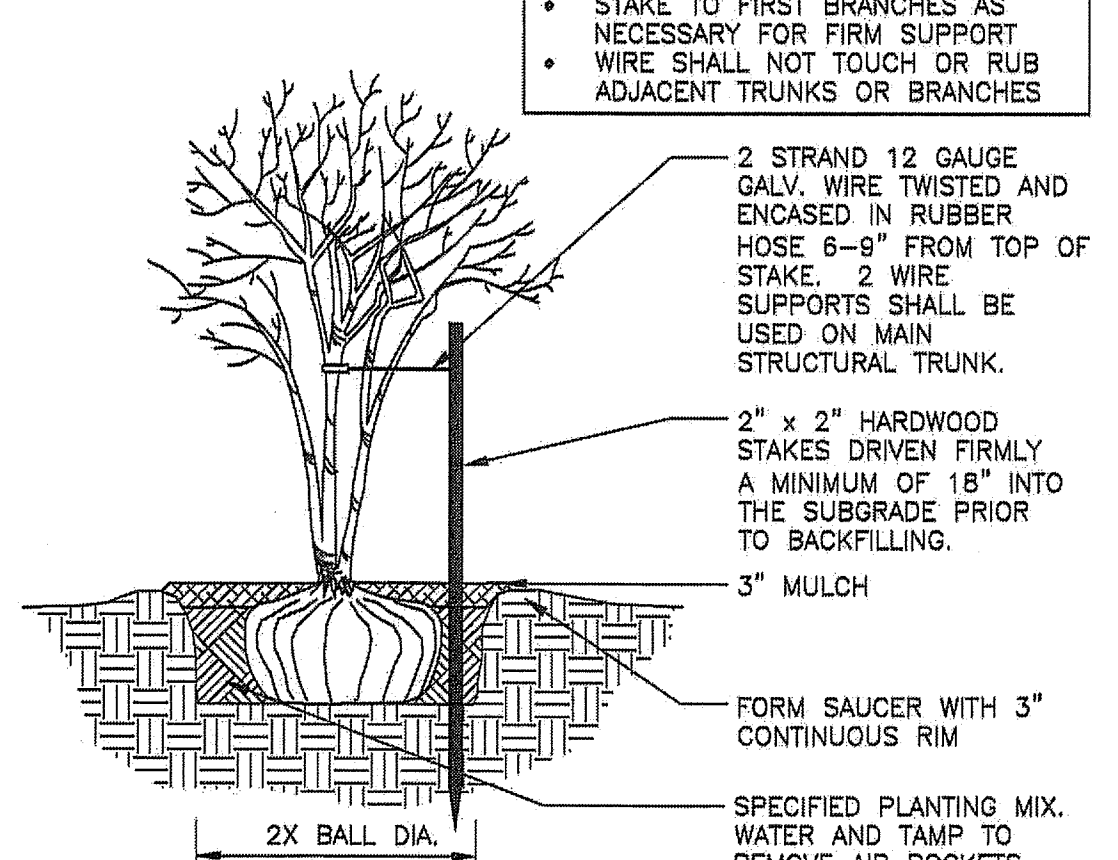
1 GENERAL PLANTING NOTES
1" = 1"



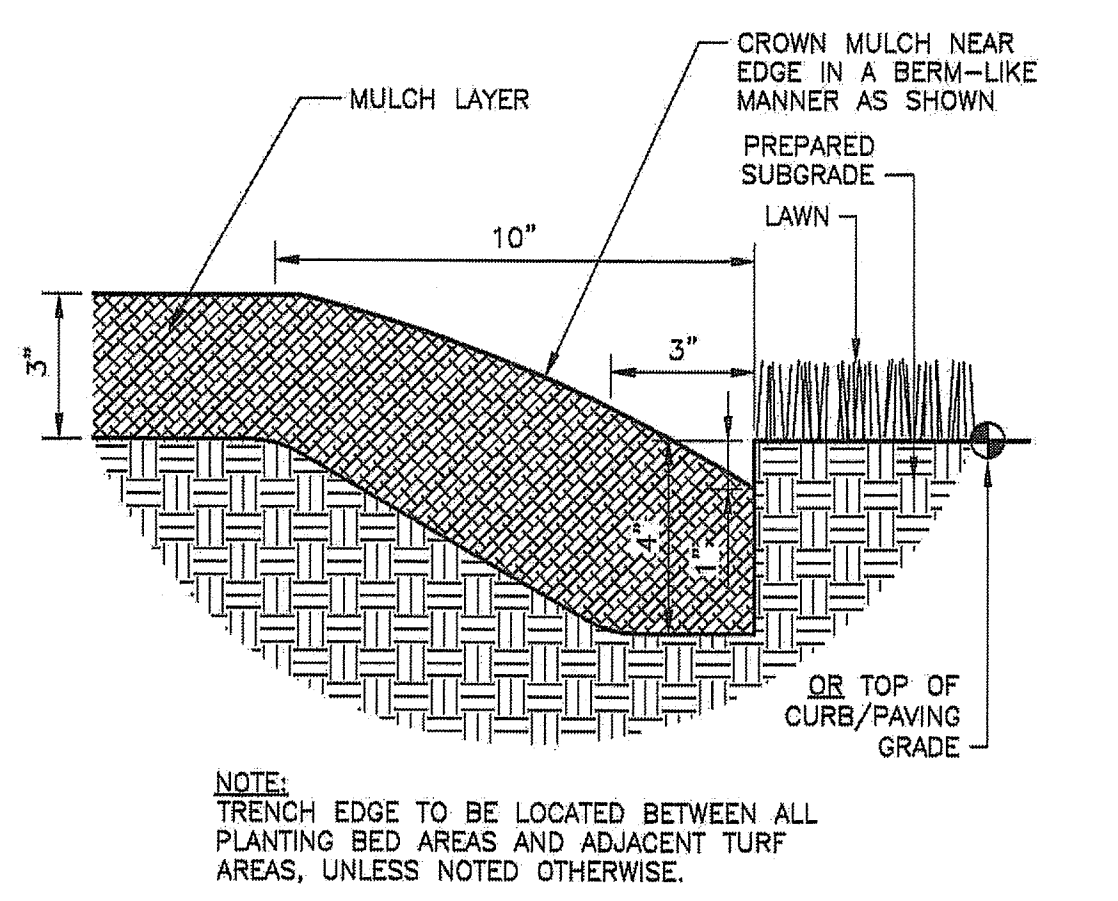
4 TREE PLANTING DOUBLE STAKE
1" = 12"
329343.19-03

- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
 - UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OF DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - 3" DEPTH PINE BARK
 - 4" DEPTH SHREDDED HARDWOOD MULCH
 - 3" DEPTH LOCAL STONE MULCH
 - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

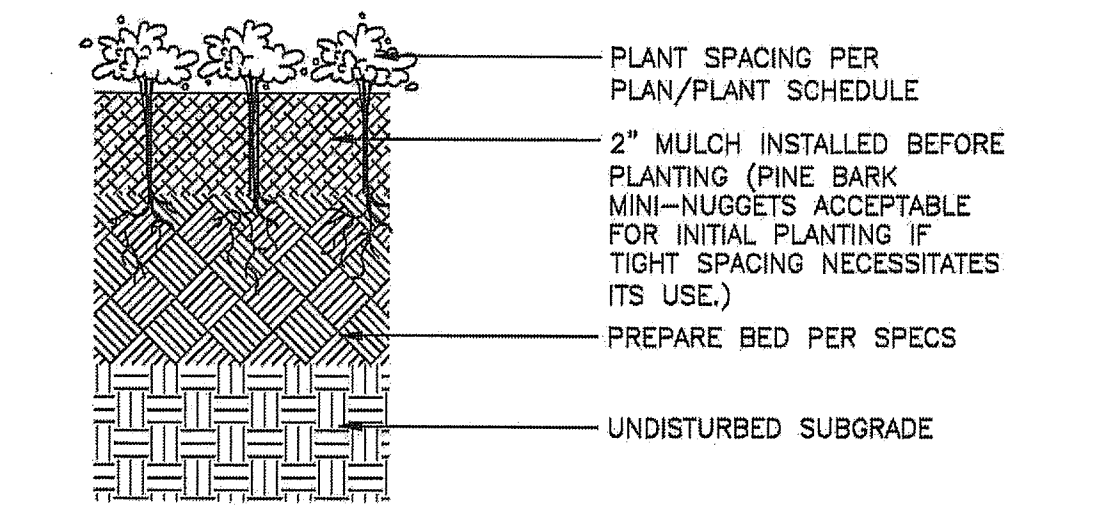
5 GROUNDCOVER PLANTING
3" = 1'-0"
329399-05



7 MULTI-TRUNK TREE STAKING
1 1/2" = 1'-0"
329343-01



6 TRENCH EDGE
3" = 1'-0"
329413.23-02



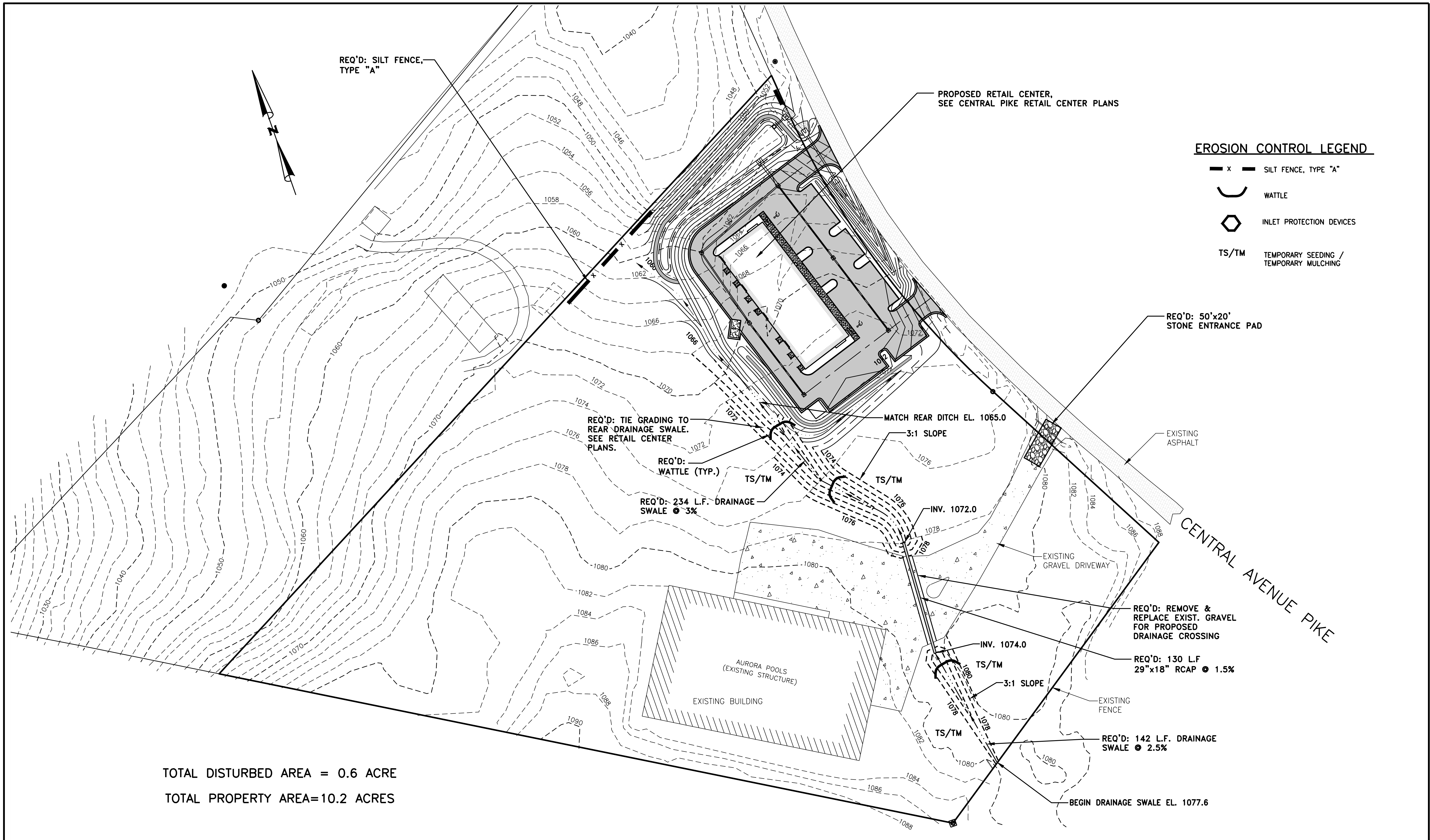
5 GROUNDCOVER PLANTING
3" = 1'-0"
329313-01

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT
	BH	7	Betula nigra / River Birch	30 gal	5'-6"
	QP	11	Quercus palustris / Pin Oak	15 gal	5'-6"
	CC	8	Cercis canadensis / Eastern Redbud	30 gal	5'-6"
	MB	10	Mahonia bealei / Leatherleaf Mahonia	3 gal	
	AG	4	Abelia x grandiflora "Rose Creek" / Rose Creek Abelia	3 gal	
	LL	18	Cupressocyparis / Leyland Cypress	15 gal	5'-6"
	HF	2	Ilex attenuata "Foster" / Foster Holly	5 gal	5'-6"
SHRUBS					
	GS	as needed	Poa pratensis / Kentucky Bluegrass		
GRASS					

4-F-18-UR
2/26/2018

NUMBER:	REVISION:	DATE:	WELROC ENTERPRISES LLC Consulting • Development • Engineering 376 LOCHMERE DRIVE MORRISTOWN, TENNESSEE, 37814	LANDSCAPING PLAN DETAILS CENTRAL PIKE RETAIL CENTER KNOXVILLE, TENNESSEE		SCALE: 1"=20'
	REVISED BIORETENTION BASIN AREA	7-11-17				DATE: JUNE, 2017
	REVISED / MOVED SITE	11-21-17				DRAWN BY: J.C.
						CHECKED BY: R.C.
						SHEET: 2 OF 2

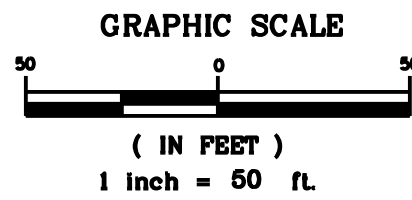


EROSION CONTROL LEGEND

- SILT FENCE, TYPE "A"
- WATTLE
- INLET PROTECTION DEVICES
- TS/TM
TEMPORARY SEEDING /
TEMPORARY MULCHING

TOTAL DISTURBED AREA = 0.6 ACRE
TOTAL PROPERTY AREA=10.2 ACRES

NUMBER:	REVISION:	DATE:
	REVISED EROSION CONTROL PLAN	8/11/17
	REVISED PER COMMENTS	3/23/18



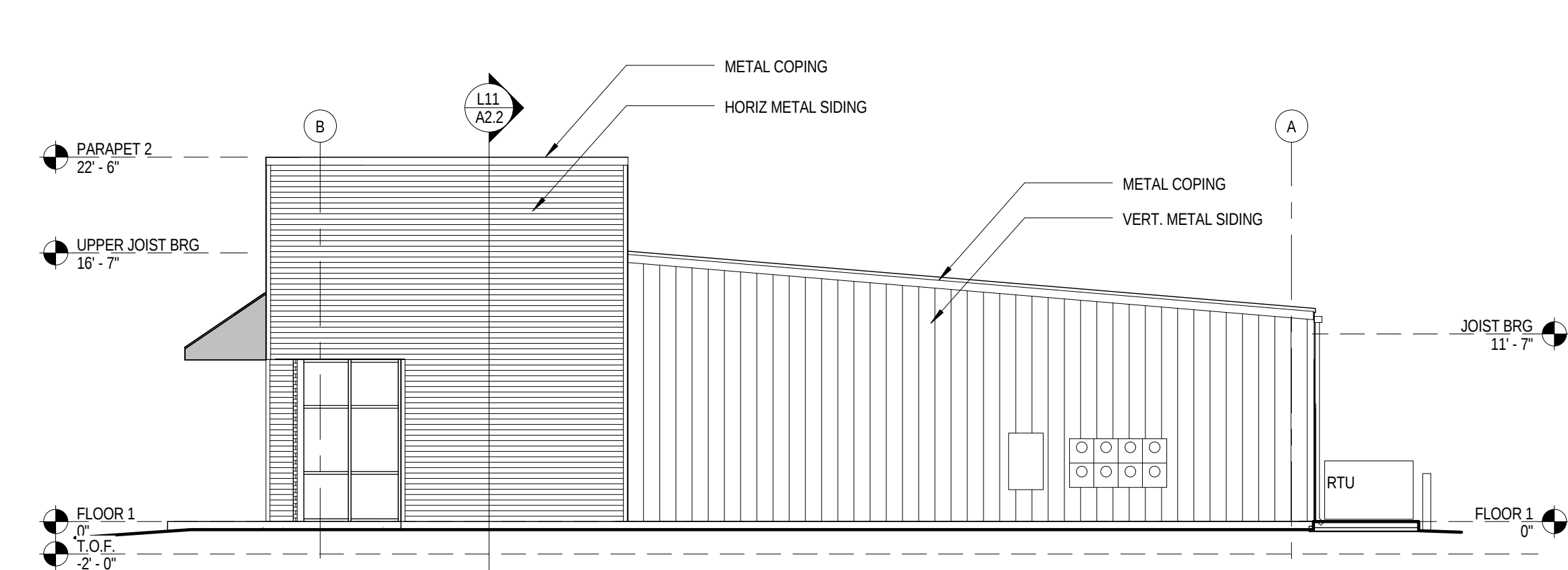
376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

OFF-SITE DRAINAGE & EROSION CONTROL

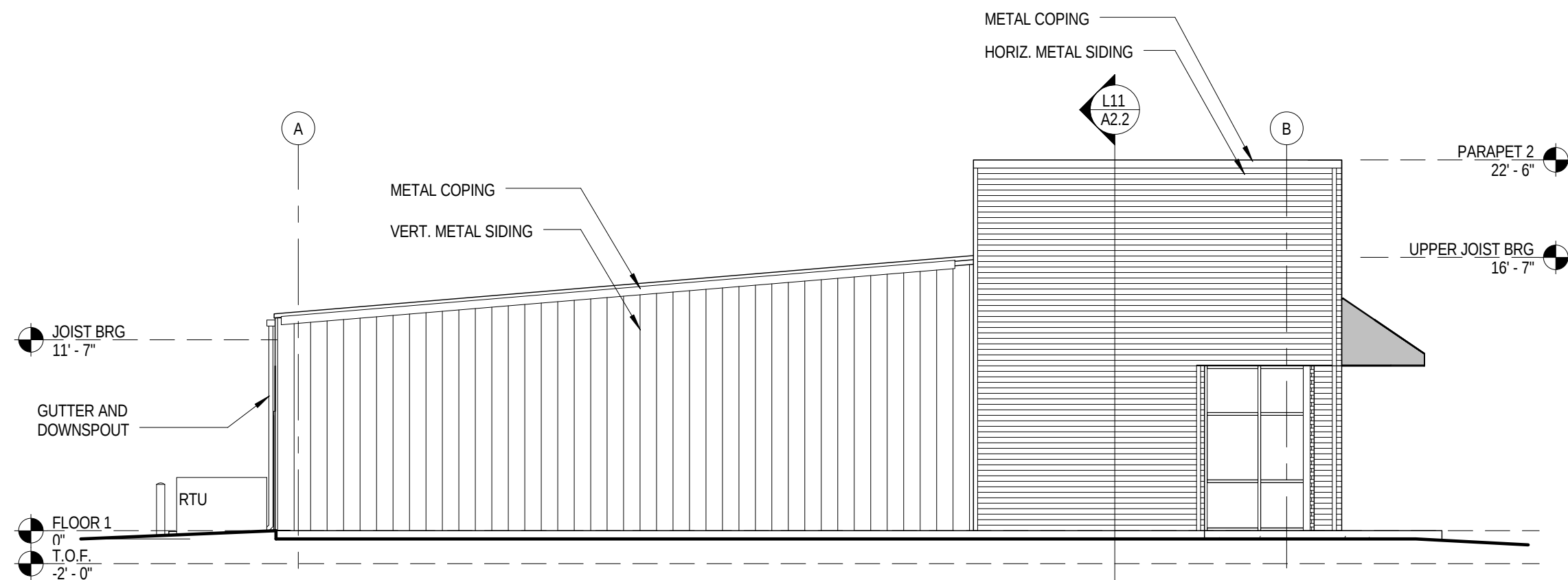
CENTRAL AVENUE PIKE PROPERTY

KNOXVILLE, TENNESSEE

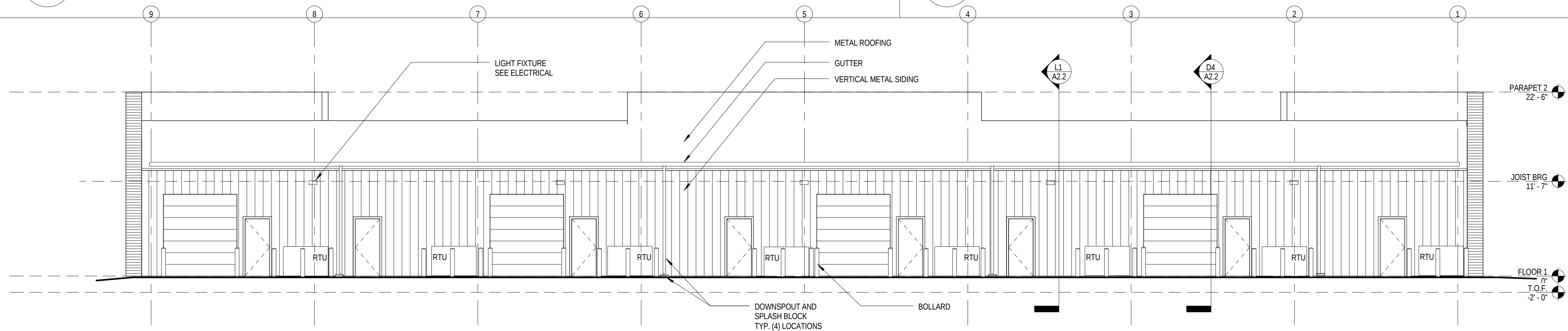
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SHEET:	1 OF 4



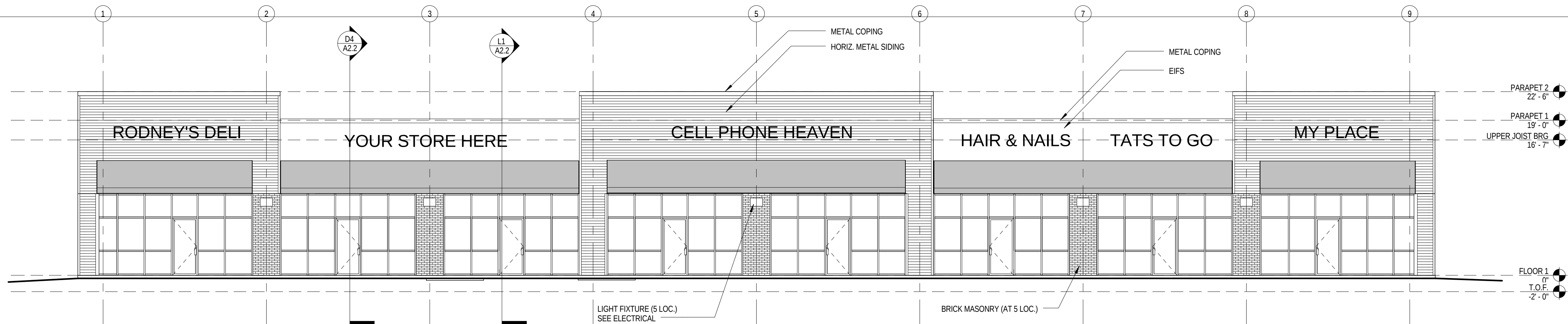
E1 NORTH ELEVATION
A2.1 1/8" = 1'-0"



E8 SOUTH ELEVATION
A2.1 1/8" = 1'-0"



H1 WEST ELEVATION
A2.1 1/8" = 1'-0"



L1 EAST ELEVATION
A2.1 1/8" = 1'-0"

4-F-18-UR
2/26/2018

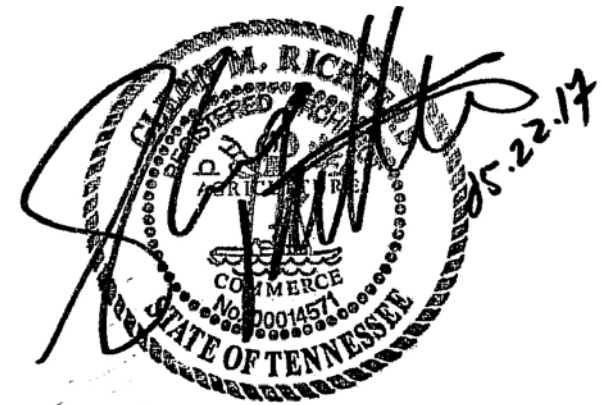
EMERALD WATER
PROPERTIES

AURORA RETAIL
CENTER

6521 CENTRAL AVENUE PIKE,
KNOXVILLE, TENNESSEE
37912

EXTERIOR ELEVATIONS

Issue	Issued by	Drawn by	Date
RFC	GMR	RWC	05/22/2017



A2.1