

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING TOPO INDEX CONTOUR (10-FT)
- EXISTING TOPO INTERMEDIATE CONTOUR (2-FT)
- OHP
- EXISTING UTILITY POLE
- SA
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- 6" W
- EXISTING WATER LINE
- GAS
- EXISTING GAS LINE

SITE DATA

EXISTING AREA: ± 3.85 ACRES
EXISTING ZONING: PR (UP TO 12 DU/AC)
EXISTING SECTOR PLAN: MDR
PROPOSED DENSITY: 46 UNITS / ± 3.85 = ± 11.95 DU/AC
TYPE OF RESIDENTIAL: ATTACHED TOWNHOMES, 2+ BEDROOMS
SETBACKS:
- PERIPHERAL: 15' TO 35' (SEE PLAN FOR PROPOSED LOCATIONS)
ADJACENT ZONING:
- NORTH: ROW & RA
- SOUTH: PR & RA
- WEST & EAST: RA
MAXIMUM SITE COVERAGE: 50% BY BUILDINGS
- PROPOSED SITE COVERAGE = ± 0.63 AC BUILDINGS / ± 3.84 AC = 16%
HEIGHT REGULATIONS: HOUSES SHALL NOT EXCEED (3) STORIES
PARKING AREA: PROPOSED PARKING & AISLES = ± 1.1 AC / 47,675 SF

PARKING CALCULATIONS

	MINIMUM REQUIRED	PROVIDED
STANDARD SPACES	RESIDENTIAL/MULTI-DWELLING = (1.5) PER DWELLING UNIT FOR FIRST 20 UNITS + (1.5) FOR EA. TWO+ BEDROOM UNIT IN EXCESS OF 20 = 20 UNITS x (1.5) + 26 UNITS x (1.5) = 69	± 95
ACCESSIBLE SPACES	0	0
COMPACT SPACES	0	0

STANDARD PARKING SPACE SIZE = 90-DEGREES = 9' WIDE X 15.5' LONG
PARKING AISLE WIDTH = 26'

GENERAL NOTES

- EXISTING SITE INFORMATION SHOWN FROM SURVEY BY LEMAY AND ASSOCIATES DATED, 10/24/2023.
- EXISTING SITE TOPOGRAPHIC INFORMATION SHOWN AS A COMBINATION OF TOPOGRAPHY SURVEY BY LEMAY AND ASSOCIATES DATED, 10/24/2023 AND TN PUBLIC USGS 3DEP LIDAR FOR KNOX COUNTY DATED 2016.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR PERIMETER BOUNDARY LINES.
- LOCATIONS OF UTILITIES SHOWN HEREON ARE APPROXIMATE AND OBTAINED FROM SURVEY BY OTHERS AND PROVIDER UTILITY MAPS. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AS REQUIRED IN PROXIMITY TO WORK.
- UTILITY PROVIDERS:
5.1. WATER = FIRST UTILITY DISTRICT KNOX
5.2. SEWER = FIRST UTILITY DISTRICT KNOX
5.3. GAS = KNOXVILLE UTILITIES BOARD
5.4. ELECTRIC = KNOXVILLE UTILITIES BOARD
- PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM MAP # 47093C0266F WITH AN EFFECTIVE DATE OF 05/02/2007.

REVISION		
NO.	DATE	DESCRIPTION

SEAL

FOR REVIEW PURPOSES ONLY

ENGINEERING

LJA

265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.LJA.com

CLIENT/DEVELOPER

HENSON DEVELOPMENTS

CONTACT: JOSHUA HENSON
joshua@hensondev.com
phone: 865.805.9684
www.hensondev.com

PROJECT

PROJECT NAME
WESTLAND TOWNHOMES

PROJECT ADDRESS
7933 WESTLAND DRIVE
KNOXVILLE, TN 37919
KNOX COUNTY

PROJECT PARCEL ID
133GC006

NORTH

NORTH

HORIZONTAL DATUM: SEE SURVEY
VERTICAL DATUM: NAVD88

SCALE

SCALE BAR 1" = 30'

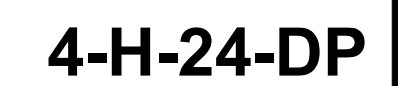
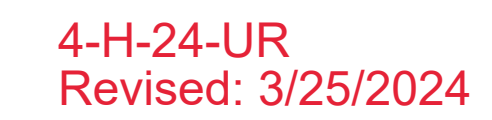
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DATE
MARCH 25, 2024

LJA PROJECT NO
TN5042-2401

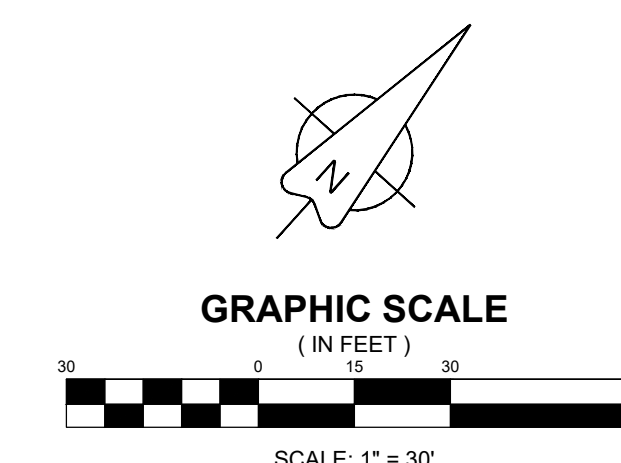
SHEET TITLE
SITE PLAN

SHEET NUMBER
C-200



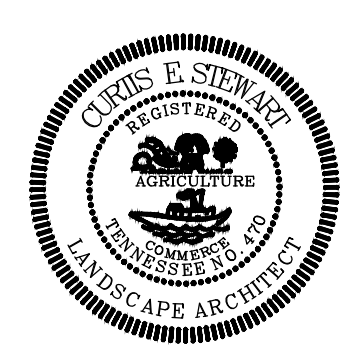
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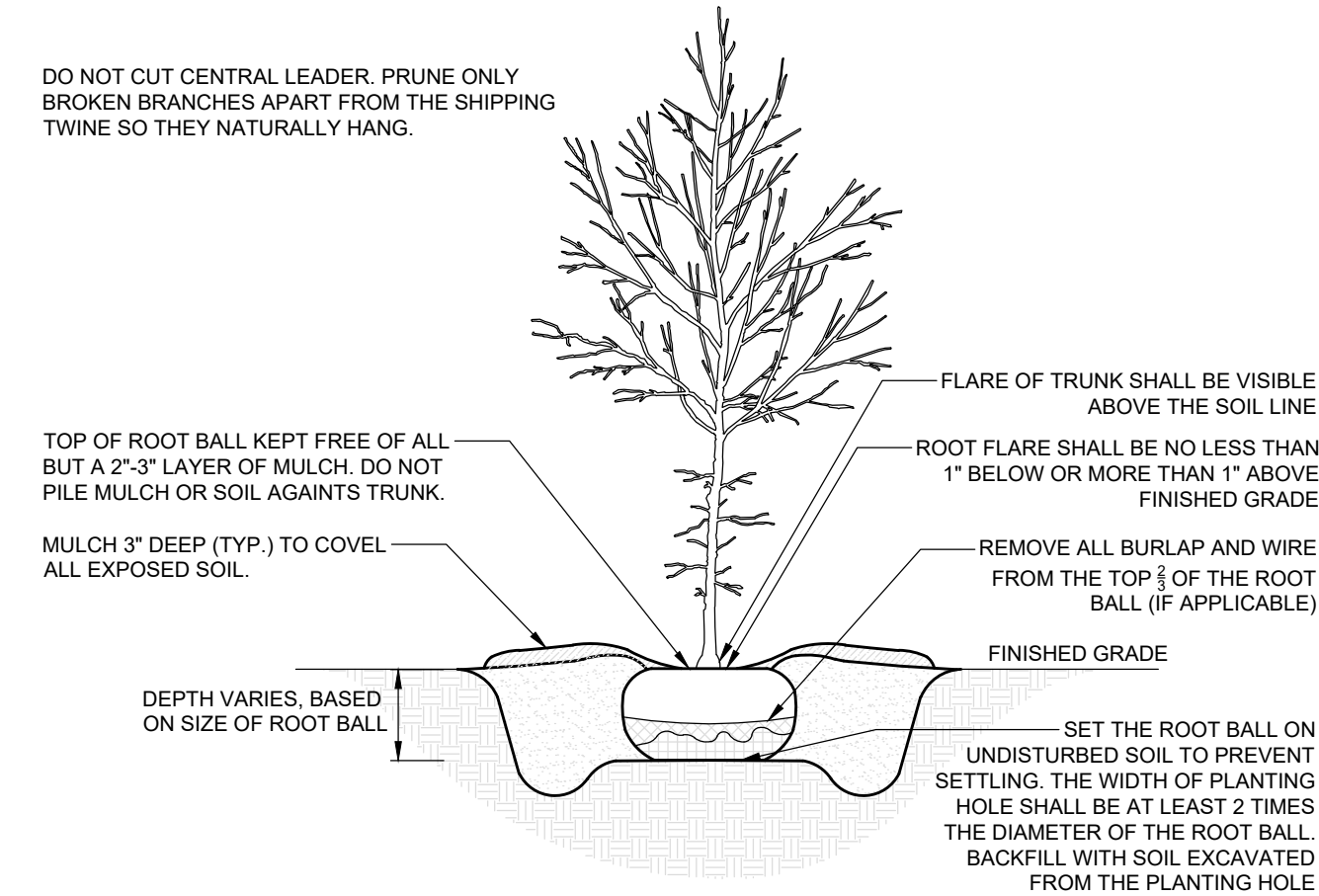


DATE:	NO.	DATE	REVISIONS
03/25/2024	DES	03/25/24	REVISION 1
SCALE:			
AS SHOWN			
UNIT:			
1-SQUARE			
REVIEWER:			
DES.			

WESTLAND TOWNHOMES



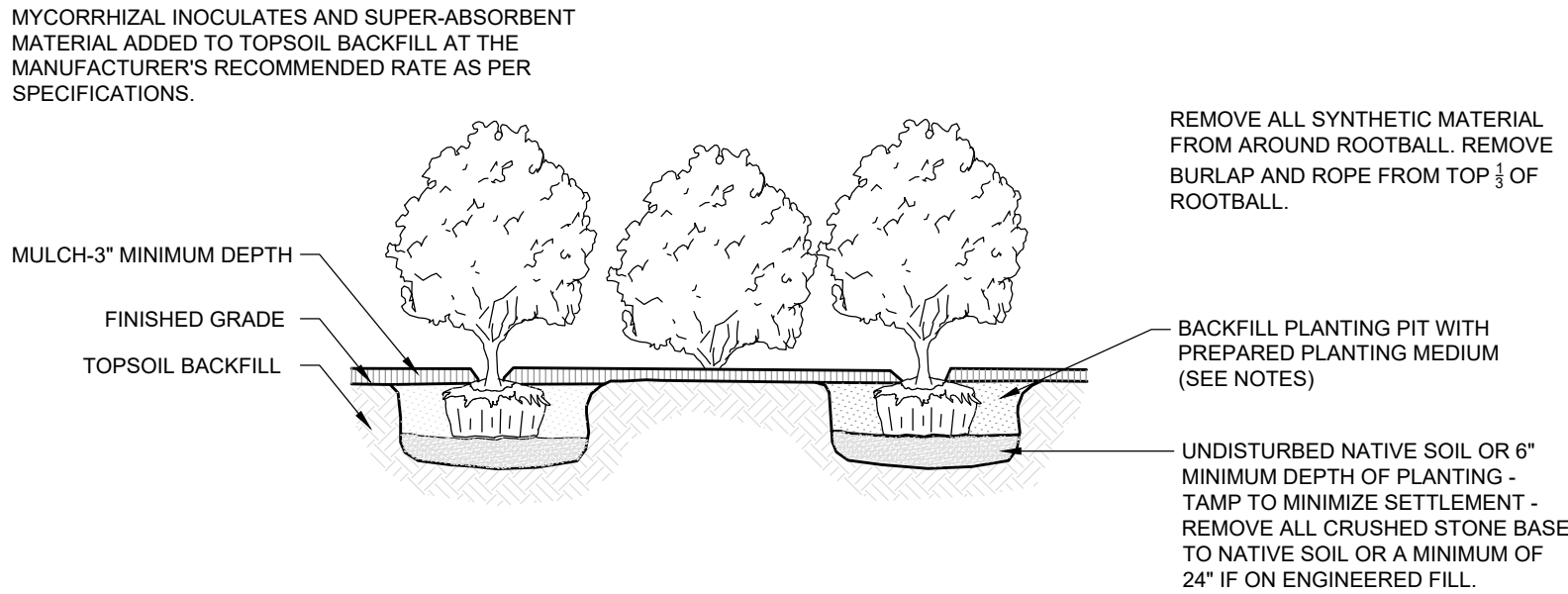
SHEET
L 1.0



TREE PLANTING DETAIL

NOT TO SCALE

- TREE PLANTING NOTES:
- ALL PLANTING SELECTIONS AND ACTIVITIES MUST BE APPROVED BY THE CITY OF KNOXVILLE URBAN FORESTER.
 - BALLED-AND-BURLAPPED (B&B) STOCK FROM NURSERY SHALL MEET ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE AND THE MOUND SHALL BE NO GREATER THAN 2" ABOVE GRADE. NO EXCESS SOIL SHALL TOUCH THE TRUNK OF THE TREE AND BE GREATER THAN 2" ABOVE GRADE.
 - PLANTING EXCAVATION SHALL BE 2 TIMES THE WIDTH OF THE ROOT BALL. ALL PLANTING WRAP SHALL BE REMOVED.
 - STAKE THE TREE IF NECESSARY.



SHRUB PLANTING IN GROUP DETAIL

NOT TO SCALE

GENERAL NOTES:

- UTILITY SERVICES EXIST ON SITE. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, RIGHT-OF-WAYS, EASEMENTS, ETC., SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND UTILITY COMPANIES. COMMENCEMENT OF PROJECT INSTALLATION INDICATES ACKNOWLEDGMENT OF AND ACCEPTANCE BY THE CONTRACTOR OF EXISTING CONDITIONS.
- ACTUAL AS-BUILT AND/OR EXISTING SITE CONDITIONS MAY VARY AS SHOWN ON THIS PLAN.
- DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE IMPROVED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
- FINAL ACCEPTANCE: THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE WILL PROVIDE THE FINAL INSPECTION. SHOULD THE INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY THE DEFICIENCIES.
- DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION. THE PROJECT SITE SHALL BE LEFT IN A CLEAN CONDITION AT THE END OF EVERY WORK DAY.
- CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITY.
- THE LOCATION OF ALL PLANT MATERIALS SHOWN ON THE PLAN SHALL BE FIELD LOCATED AND STAKED/FLAGGED BY THE CONTRACTOR.
- DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE OWNER OR LANDSCAPE ARCHITECT.
- REMOVE ALL METAL BASKETS, STRINGS AND OTHER TIES FROM TREES.
- FERTILIZE ALL PLANTS WITH 16-16-16 SLOW RELEASE FERTILIZER AT THE RATE OF: 3 POUNDS PER CUBIC YARD OF SOIL MIX. 3 POUNDS PER 100 SF OF BED FOR SHRUBS AND GROUND COVER.
- ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED. IF ROOTS ARE GIRDLING OR CIRCLING THEY MUST BE LOOSENEED OR CUT.
- THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
- FOLD DOWN OR CUT THE BURLAP FROM THE TOP 1/3 OF THE BALL OR TO THE WIDEST TOP EDGE OF THE BALL IN ORDER TO EXPOSE THE TOP PLANE OF THE BALL. REMOVE ALL NAILS, STAPLES, ETC USED TO HOLD THE BALL TOGETHER.
- TREE BALLS SHALL HAVE A MINIMUM DIAMETER IN FEET EQUAL TO 10" FOR EACH CALIPER INCH OF THE TREE.
- ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARP AULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
- NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE. NO PLANT MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN REQUIRED BURLAP, STAVES, ROPES OR PLATFORM HAVE BEEN REMOVED.
- PRE-EMERGENT HERBICIDE (TREFLAN OR EQUIVALENT) SHALL BE APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS, PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL.
- ALL PLANTING BEDS AND TREE AND SHRUB PLANTINGS SHALL RECEIVE A MINIMUM 3" DEEP SHREDDED HARDWOOD MULCH LAYER. CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL, INCLUDING GRASS AREAS, UNTIL FINAL ACCEPTANCE BY OWNER.
- WATER ALL PLANT MATERIAL AT TIME OF PLANTING. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE.
- OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OR ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.
- REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO PLANTS, GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.
- ONLY ONE REPLACEMENT PER TREE, SHRUB, OR PLANT WILL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.

4-H-24-UR
Revised: 3/25/2024

LANDSCAPE DETAILS

7919,7923,7927,7931,7933 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE

WESTLAND TOWNHOMES



PROJECT
05-0515

SHEET
L 2.0



2 | BUILDING A FRONT
A004 | 1/8" = 1'-0"



3 | BUILDING A REAR
A004 | 1/8" = 1'-0"

Site Design

HENSON DEVELOPMENT
7927 WESTLAND DRIVE
KNOXVILLE, TN 37919
06/26/23



1 | Axon
A004

4-H-24-DP