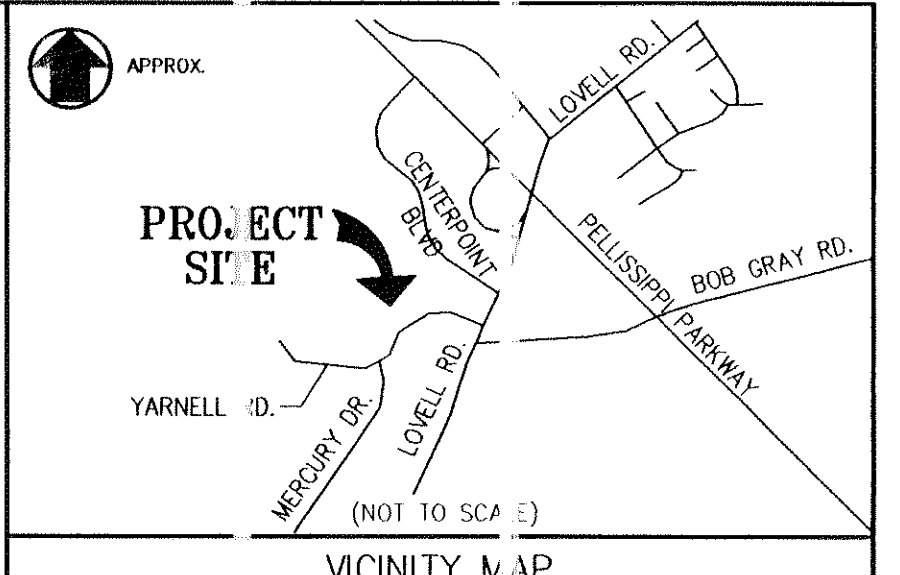


TN STATE PLANE
(NAVD 88, NAD 83)
0 120 240
SCALE: 1" = 120'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.0001



VICINITY MAP



5-D-10-02
REVISED
4-28-10

REVISIONS	DATE

Cannon & Cannon, Inc.
Consulting Engineers • Field Surveyors
8559 Kingston Pike
Knoxville, Tennessee 37919
Telephone: (615) 670-8355 • Fax: (615) 670-8866
www.cannon-cannon.com

CLIENT: **BERNARD L. WEINSTEIN & ASSOCIATES**
95 WHITE BRIDGE ROAD, SUITE 200
NASHVILLE, TN 37205
TEL. (615) 351-7151

PROJECT: **LOVELL CROSSING PHASE II**
KNOX COUNTY, TN
F.H.A. PROJECT NO. 087-35238

USE ON REVIEW
OVERALL PLAN

PRELIMINARY
FOR REVIEW
ONLY

CCI PROJECT NO. 00663-0001
DATE: MARCH 28, 2010
P.I.C.: E.S.
DRAWN: J.H.

UR1.01

LANDSCAPING:

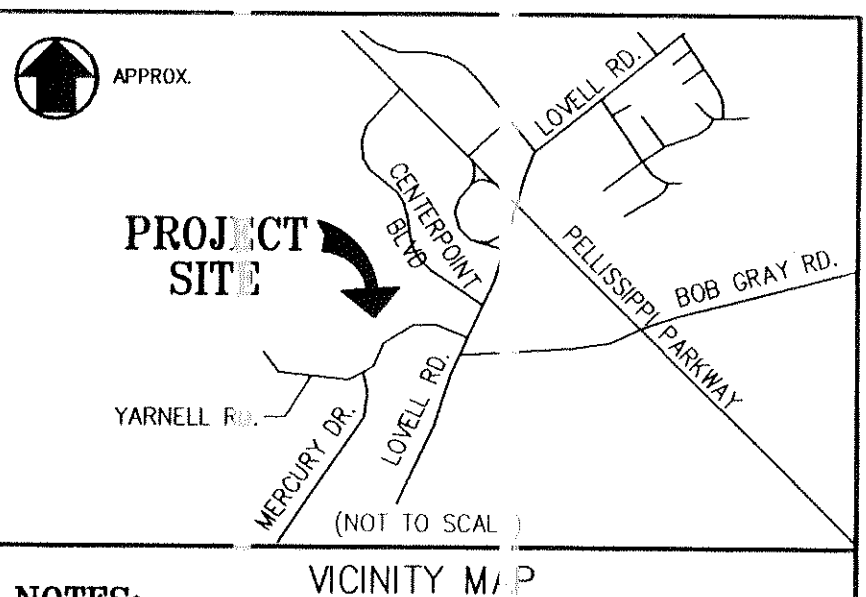
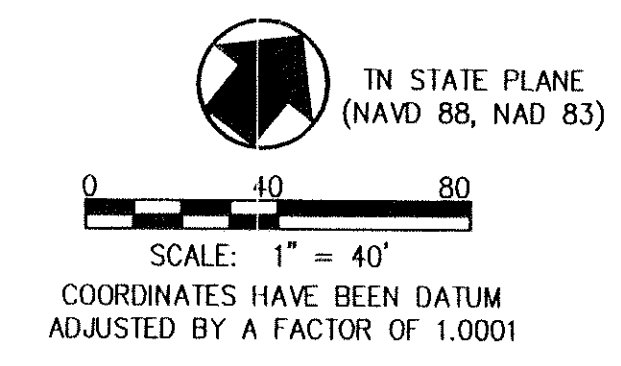
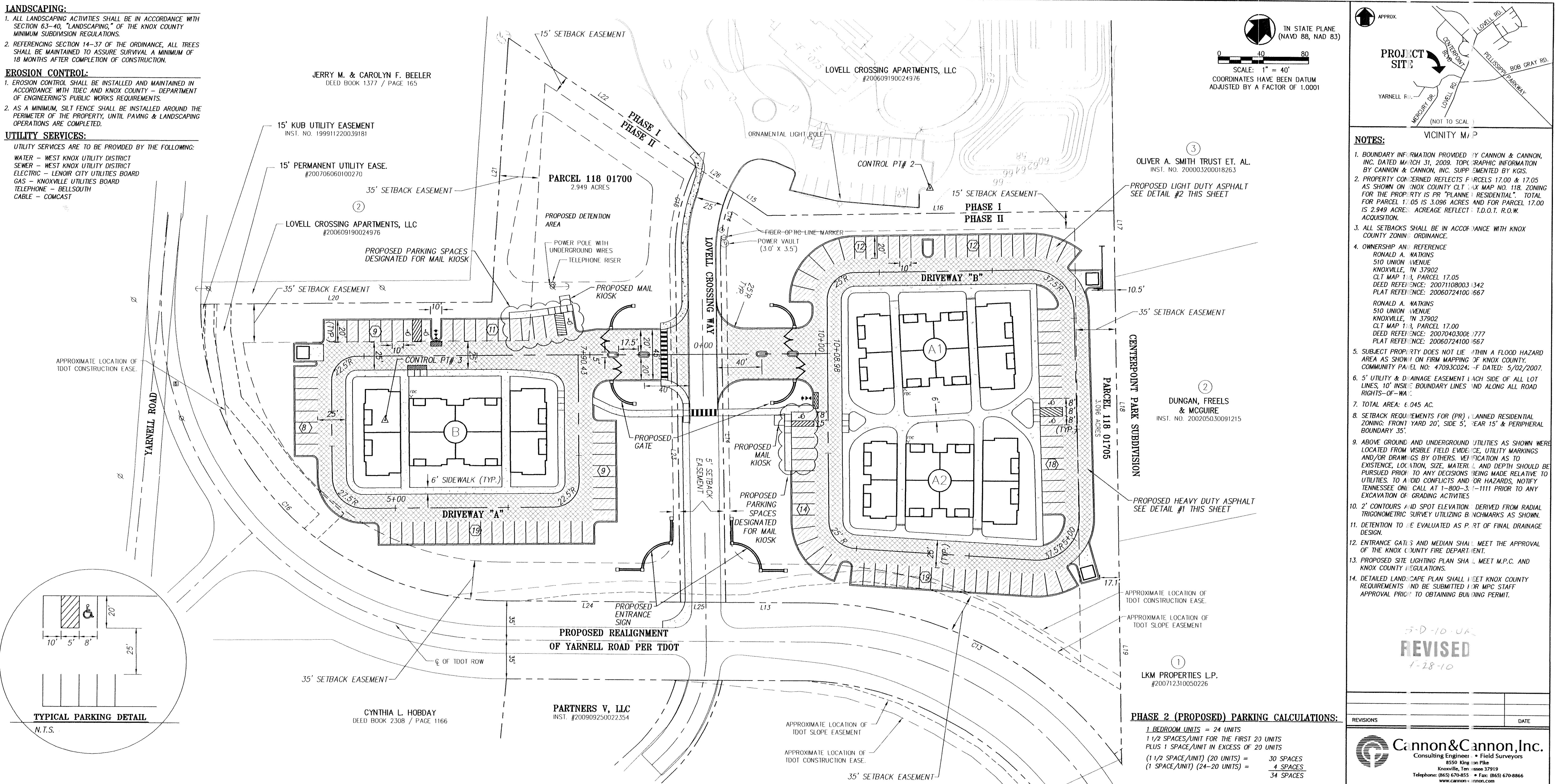
1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40, "LANDSCAPING," OF THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
2. REFERENCING SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.

EROSION CONTROL:

1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC AND KNOX COUNTY - DEPARTMENT OF ENGINEERING'S PUBLIC WORKS REQUIREMENTS.
2. AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

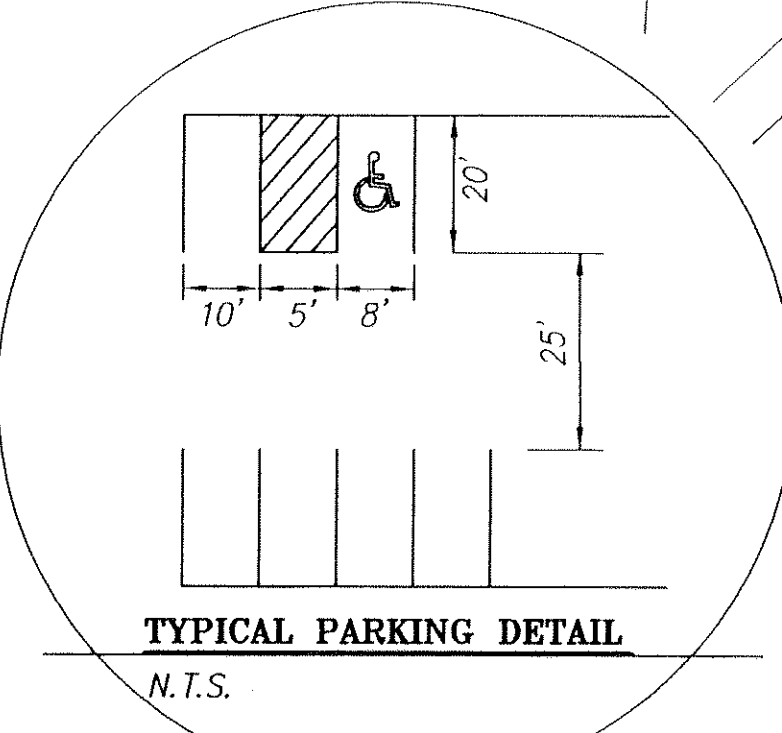
UTILITY SERVICES:

- UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:
- WATER - WEST KNOX UTILITY DISTRICT
 - SEWER - WEST KNOX UTILITY DISTRICT
 - ELECTRIC - LENOIR CITY UTILITIES BOARD
 - GAS - KNOXVILLE UTILITIES BOARD
 - TELEPHONE - BELLSOUTH
 - CABLE - COMCAST



NOTES:

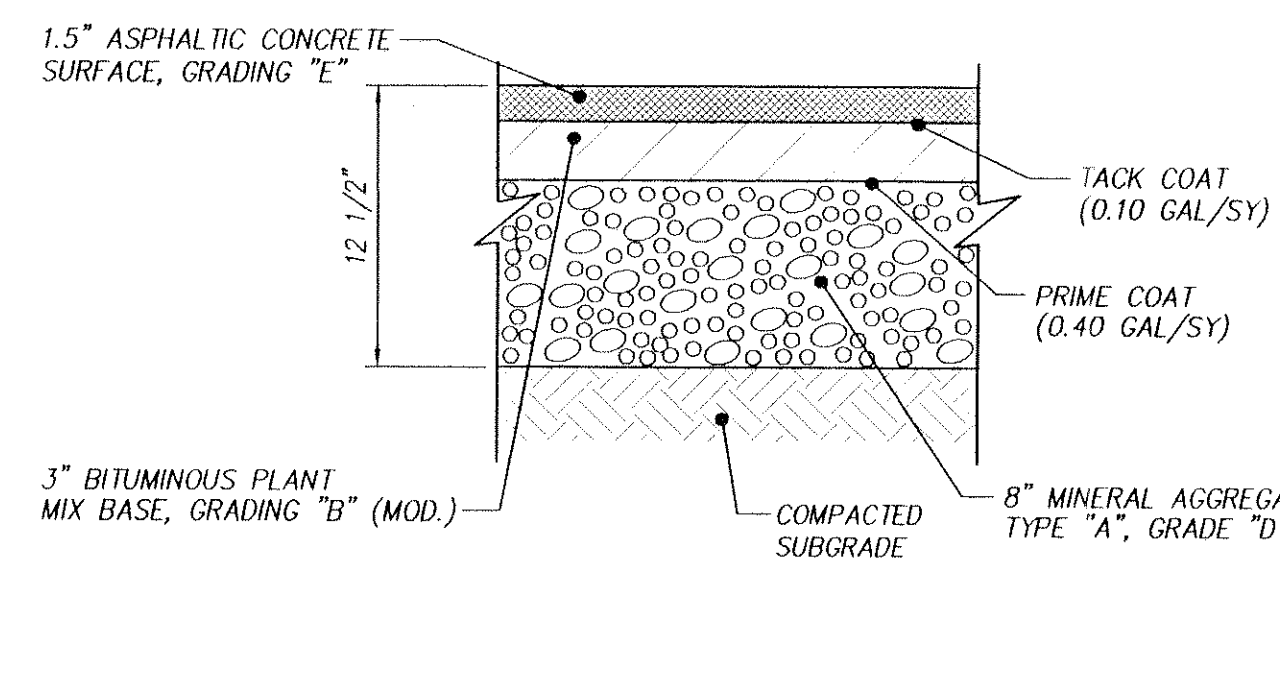
1. BOUNDARY INFORMATION PROVIDED BY CANNON & CANNON, INC. DATED MARCH 31, 2009. TOPOGRAPHIC INFORMATION BY CANNON & CANNON, INC. SUPPLEMENTED BY KGIS.
2. PROPERTY CONVEYED REFLECTS PARCELS 17.00 & 17.05 AS SHOWN ON KNOX COUNTY CLT MAP NO. 118. ZONING FOR THE PROPERTY IS PR "PLANNED RESIDENTIAL". TOTAL FOR PARCEL 17.05 IS 3.096 ACRES AND FOR PARCEL 17.00 IS 2.949 ACRES. ACREAGE REFLECTS I.D.O.T. R.O.W. ACQUISITION.
3. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE.
4. OWNERSHIP AND REFERENCE: RONALD A. WATKINS, 510 UNION AVENUE, KNOXVILLE, TN 37902, CLT MAP 1-3, PARCEL 17.05, DEED REFERENCE: 200711080031342, PLAT REFERENCE: 200607241001667. RONALD A. WATKINS, 510 UNION AVENUE, KNOXVILLE, TN 37902, CLT MAP 1-3, PARCEL 17.00, DEED REFERENCE: 200704030001777, PLAT REFERENCE: 200607241001667.
5. SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAPPING OF KNOX COUNTY, COMMUNITY PANEL NO: 47093C024, -F DATED: 5/02/2007.
6. 5' UTILITY & DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES, 10' INSIDE BOUNDARY LINES AND ALONG ALL ROAD RIGHTS-OF-WAY.
7. TOTAL AREA: 6.045 AC.
8. SETBACK REQUIREMENTS FOR (PR) PLANNED RESIDENTIAL ZONING: FRONT YARD 20', SIDE 5', REAR 15' & PERIPHERAL BOUNDARY 35'.
9. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES TO AVOID CONFLICTS AND/OR HAZARDS. NOTIFY TENNESSEE ONE CALL AT 1-800-3-1-1111 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
10. 2' CONTOURS AND SPOT ELEVATION DERIVED FROM RADIAL TRIGONOMETRIC SURVEY UTILIZING BENCHMARKS AS SHOWN.
11. DETENTION TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
12. ENTRANCE GATES AND MEDIAN SHALL MEET THE APPROVAL OF THE KNOX COUNTY FIRE DEPARTMENT.
13. PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND KNOX COUNTY REGULATIONS.
14. DETAILED LANDSCAPE PLAN SHALL MEET KNOX COUNTY REQUIREMENTS AND BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT.



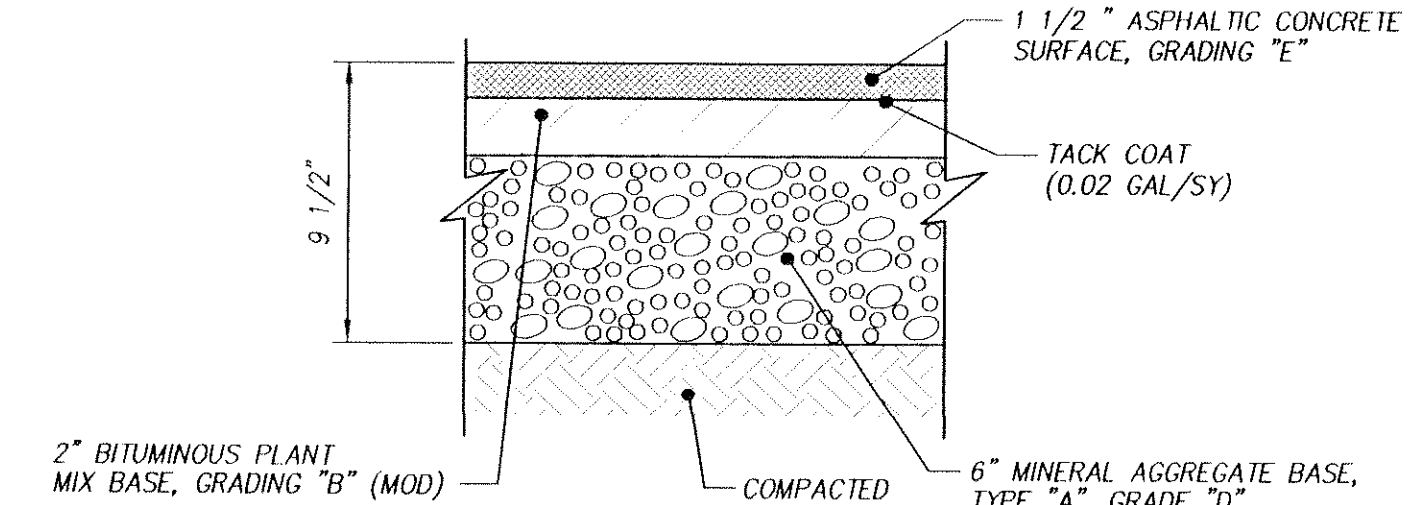
BUILDING SCHEDULE				
BUILDING TYPE	UNITS/BLDG	1 BR	1BR/2	2 BR
A1	24	12	6	6
A2	24	12	6	6
B1	24	-	-	24
TOTAL	72	24	12	36

ALLOWABLE:
ZONING PR = 72 DWELLING UNITS

PROPOSED USE:
72 DWELLING UNITS



1 HEAVY DUTY ASPHALT SECTION
N.T.S.



2 LIGHT DUTY ASPHALT SECTION
N.T.S.

PHASE 1 (EXISTING) PARKING CALCULATIONS:

- 1 BEDROOM UNITS = 36
 - 2 BEDROOM UNITS = 156
 - 3 BEDROOM UNITS = 24
 - TOTAL UNITS = 216
- REQUIRED:
- 1 1/2 SPACES/UNIT FOR THE FIRST 20 UNITS
 - 1 SPACE/EACH 1 BEDROOM UNIT IN EXCESS OF 20
 - 1 1/2 SPACES/EACH 2 OR 3 BEDROOM UNITS IN EXCESS OF 20
 - 1 HANDICAP SPACE/25 SPACES
- TOTAL SPACES REQUIRED = 306 SPACES
TOTAL HANDICAP SPACES REQUIRED = 13 SPACES
TOTAL SPACES PROVIDED = 315 SPACES
TOTAL HANDICAP SPACES PROVIDED = 23 SPACES
TOTAL GARAGE SPACES PROVIDED = 67 SPACES
TOTAL SPACES PROVIDED FOR CLUBHOUSE = 17 SPACES

PHASE 2 (PROPOSED) PARKING CALCULATIONS:

- 1 BEDROOM UNITS = 24 UNITS
 - 1 1/2 SPACES/UNIT FOR THE FIRST 20 UNITS
 - PLUS 1 SPACE/UNIT IN EXCESS OF 20 UNITS
 - (1 1/2 SPACE/UNIT) (20 UNITS) = 30 SPACES
 - (1 SPACE/UNIT) (24-20 UNITS) = 4 SPACES
 - 34 SPACES
- 1 BEDROOM/DUPLEX UNITS = 12 UNITS
 - 1 1/2 SPACES/UNIT FOR THE FIRST 20 UNITS
 - PLUS 1 1/2 SPACE/UNIT IN EXCESS OF 20 UNITS
 - (1 1/2 SPACE/UNIT) (12 UNITS) = 18 SPACES
- 2 OR MORE BEDROOM UNITS = 36 UNITS
 - 2 SPACES/UNIT FOR THE FIRST 20 UNITS
 - PLUS 1 1/2 SPACE/UNIT IN EXCESS OF 20 UNITS
 - (2 SPACES/UNIT) (20 UNITS) = 40 SPACES
 - (1 1/2 SPACES/UNIT) (36-20 UNITS) = 24 SPACES
 - 64 SPACES
- TOTAL SPACES REQUIRED = 34 SPACES
18 SPACES
64 SPACES
116 SPACES
- 101 TO 150 STANDARD PARKING SPACES REQUIRES 5 ACCESSIBLE SPACES.
- PROVIDED:
STANDARD SPACES PROVIDED = 125 SPACES
ACCESSIBLE SPACES PROVIDED = 6 SPACES
TOTAL SPACES PROVIDED = 131 SPACES

REVISIONS	DATE

Cannon & Cannon, Inc.
Consulting Engineers • Field Surveyors
8550 Kingston Pike
Knoxville, Tennessee 37919
Telephone: (865) 670-8855 • Fax: (865) 670-8866
www.cannon-cannon.com

CLIENT: **BERNARD L. WEINSTEIN & ASSOCIATES**
85 WHITE BRIDGE ROAD SUITE 200
NASHVILLE, TN 37205
TEL. (615) 352-1151

PROJECT: **LOVELL CROSSING PHASE II**
KNOX COUNTY, TN
F.H.A. PROJECT NO. 187-35238

USE ON REVIEW
SITE PLAN

PRELIMINARY FOR REVIEW ONLY

CCJ PROJECT NO. 00663-0001
DATE: MAR 12, 2010
P.L.C.: RJB
DRAWN: JRH

UR1.02

LANDSCAPING:

1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40, "LANDSCAPING," OF THE KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
2. REFERENCING SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.

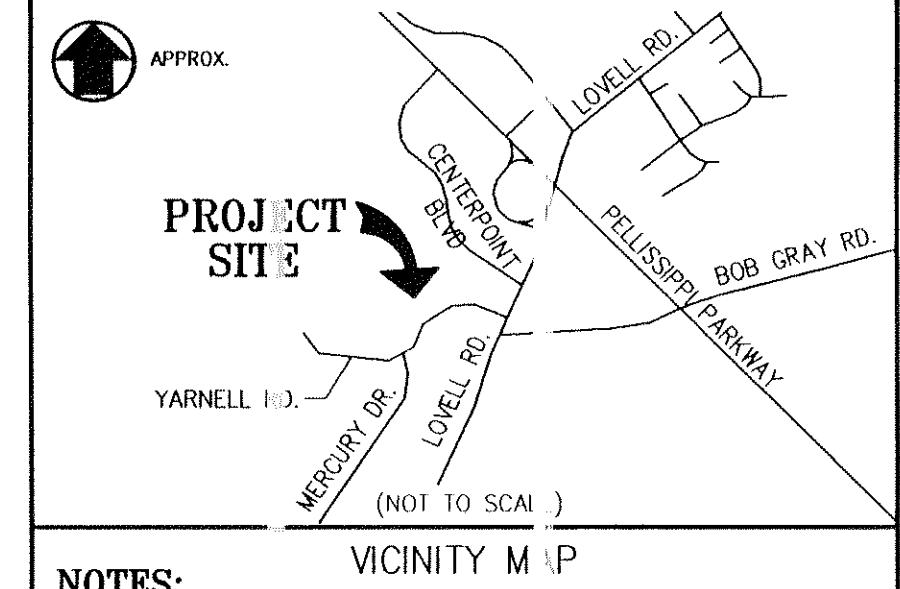
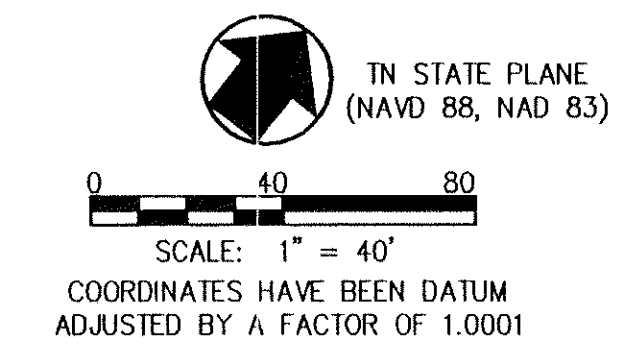
EROSION CONTROL:

1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC AND KNOX COUNTY - DEPARTMENT OF ENGINEERING'S PUBLIC WORKS REQUIREMENTS.
2. AS A MINIMUM, SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY, UNTIL PAVING & LANDSCAPING OPERATIONS ARE COMPLETED.

UTILITY SERVICES:

UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:

- WATER - WEST KNOX UTILITY DISTRICT
- SEWER - WEST KNOX UTILITY DISTRICT
- ELECTRIC - LENOIR CITY UTILITIES BOARD
- GAS - KNOXVILLE UTILITIES BOARD
- TELEPHONE - BELLSOUTH
- CABLE - COMCAST



NOTES:

1. BOUNDARY INFORMATION PROVIDED BY CANNON & CANNON, INC. DATED MARCH 31, 2009. TOPOGRAPHIC INFORMATION BY CANNON & CANNON, INC. SUPPLEMENTED BY KGIS.
2. PROPERTY COINERED REFLECTS PARCELS 17.00 & 17.05 AS SHOWN ON KNOX COUNTY CLT AX MAP NO. 118. ZONING FOR THE PROPERTY IS PR "PLANNED RESIDENTIAL". TOTAL FOR PARCEL 17.05 IS 3.83 ACRES AND FOR PARCEL 17.00 IS 3.91 ACRES.
3. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE.
4. OWNERSHIP AND REFERENCE:
RONALD A. WATKINS
510 UNION AVENUE
KNOXVILLE TN 37902
CLT MAP '8, PARCEL 17.05
DEED REFERENCE: 2007110800.3342
DEED REFERENCE: 2006072410.0667
RONALD A. WATKINS
510 UNION AVENUE
KNOXVILLE TN 37902
CLT MAP '8, PARCEL 17.00
DEED REFERENCE: 2007110800.3342
DEED REFERENCE: 2006072410.0667
5. SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAPPING OF KNOX COUNTY. COMMUNITY PLAN NO. 47093C02-2-F DATED: 5/02/2007.
6. 5' UTILITY & DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES, 10' INSIDE BOUNDARY LINES AND ALONG ALL ROAD RIGHTS-OF-WAY.
7. TOTAL AREA: 7.74 AC.
8. SETBACK REQUIREMENTS FOR (PR) PLANNED RESIDENTIAL ZONING: FRONT YARD 20', SIDE 5', REAR 15' & PERIPHERAL BOUNDARY 3'.
9. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISION BEING MADE RELATIVE TO UTILITIES TO AVOID CONFLICTS AND/OR HAZARDS. NOTIFY TENNESSEE ONE CALL AT 1-800-551-1111 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
10. 2' CONTOURS AND SPOT ELEVATIONS DERIVED FROM RADIAL TRIGONOMETRIC SURVEY UTILIZING BENCHMARKS AS SHOWN.
11. DETENTION TO BE EVALUATED AS PART OF FINAL DRAINAGE DESIGN.
12. ENTRANCE GATES AND MEDIAN SHALL MEET THE APPROVAL OF THE KNOX COUNTY FIRE DEPARTMENT.
13. PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND KNOX COUNTY REGULATIONS.
14. DETAILED LANDSCAPE PLAN SHALL MEET KNOX COUNTY REQUIREMENTS AND BE SUBMITTED FOR MPC STAFF APPROVAL PRIOR TO OBTAINING BUILDING PERMIT.

5-D-10 UR
REVISED
4-28-10

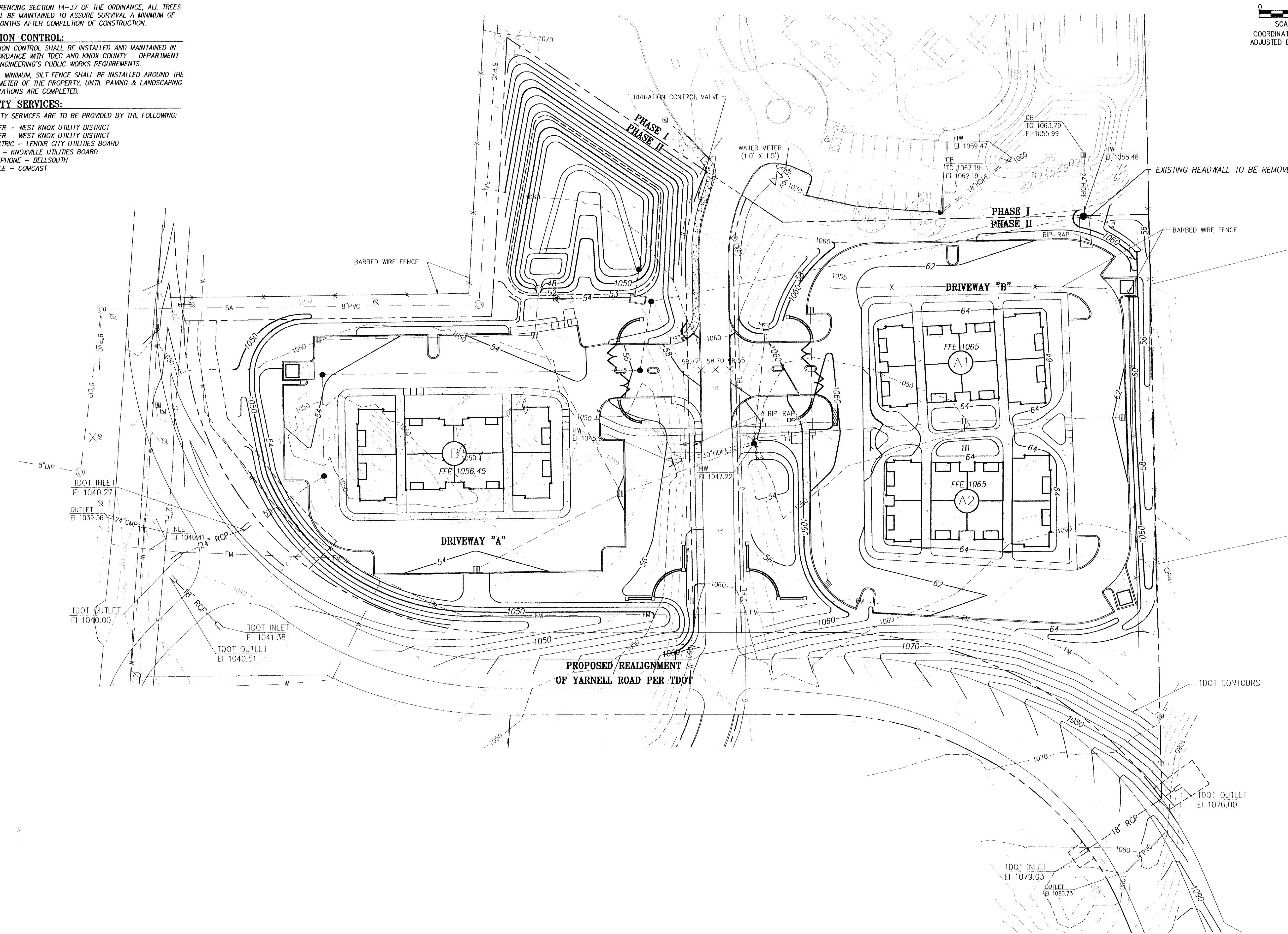
REVISIONS	DATE

CLIENT:
BERNARD L. WEINSTEIN & ASSOCIATES
85 WHITE BRIDGE ROAD, SUITE 200
NASHVILLE, TN 37205
TEL. (615) 357-7151

PROJECT:
LOVELL CROSSING PHASE II
KNOX COUNTY, TN
F.H.A. PROJECT NO. 087-35238

USE ON REVIEW
GRADING PLAN

PRELIMINARY FOR REVIEW ONLY	CCI PROJECT NO. 00663-0001
	DATE: MARCH 28, 2010
	P.I.C. J.B.
	DRAWN: J.H.
UR1.03	

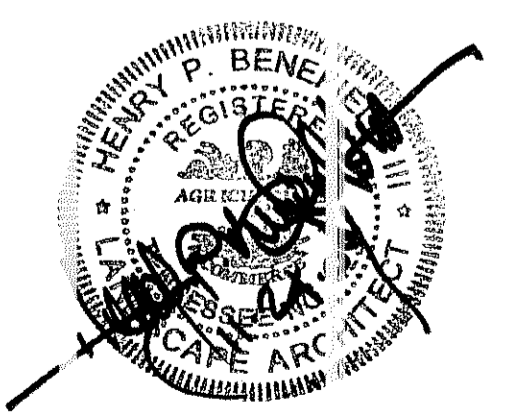


LANDSCAPING NOTES

1. Examine site on which work is to be performed. Provide percolation tests, pH tests and other tests as necessary to ascertain that adequate growing conditions will be provided for the plants. If percolation test subsoil conditions indicate retention of water in planting areas, as shown by seepage or other evidence indicating presence of underground water, rectify unsatisfactory conditions before backfilling. Do not proceed with work until unsatisfactory conditions have been corrected. Commencement of planting work indicates site conditions have been accepted by contractor "as is." The planting conditions (mainly in the parking lot islands) must be acceptable to the town and project landscape architect. An inspection will be needed at this stage of the project.
2. Underground utilities exist on site. Verify locations and depths before commencing any planting work. There are no known utility/tree conflicts.
3. Landscaping to be established in areas that have not been altered or disturbed by excavation, grading, or stripping operations, prepare soil by tilling a homogeneous mixture of fine texture, free of clumps, clods or stones larger than 2" in greatest dimension, roots and other extraneous material to a depth of not less than 6"; eliminating uneven areas and low spots; removing foreign material spreading 8" minimum topsoil.
4. If quantity of stockpiled topsoil is insufficient, provide additional topsoil as required. Ensure that topsoil is sterile, fertile, friable, natural loam, typical for locality; capable of sustaining vigorous plant growth; taken from well-drained site; free of subsurface clays, lumps or stones larger than 2" in greatest dimension, plants, weeds, animal roots; having pH value of 5.5 minimum and 7.0 maximum; containing 3 percent minimum organic matter.
5. Assume that all ponds drain away from all structures.
6. Provide and install only plants that are free from disease and pests, and that comply with the latest edition of publication ANSI Z60.1, "American Standards for Nursery Stock," by the American Association of Nurserymen.
7. Add pre-emergent herbicide underneath mulch in landscape beds.
8. Top dress beds with 3" (inches) dark hardwood mulch. Provide 3" (inches) deep layer.
9. Plant ground covers through mulch.
10. Remove all stumps and other ties from plant material.
11. Remove up to 1/3 of burlap from all plant root balls.
12. Do not pierce tree root balls with support stakes.
13. Add fertilizer as required for optimum plant performance and pre-emergent herbicide.
14. No existing or proposed slopes on site shall exceed 3:1.
15. There are no known conflicts between existing or proposed utilities and the proposed plantings. Field adjust plant material layout to accommodate utilities such as HVAC units, site lighting and transition pads.
16. The landscape plan is consistent with all site plan sheets.
17. Warranty all materials and workmanship for twelve months after substantial completion and acceptance of work.
18. Plant material, mulch, and other related landscape products must be pre-treated for fire ants.

**LOVELL CROSSING
PHASE II
KNOX COUNTY, TENNESSEE
OVERALL LANDSCAPE PLAN**

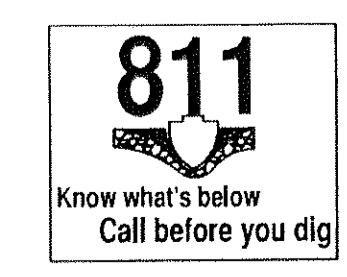
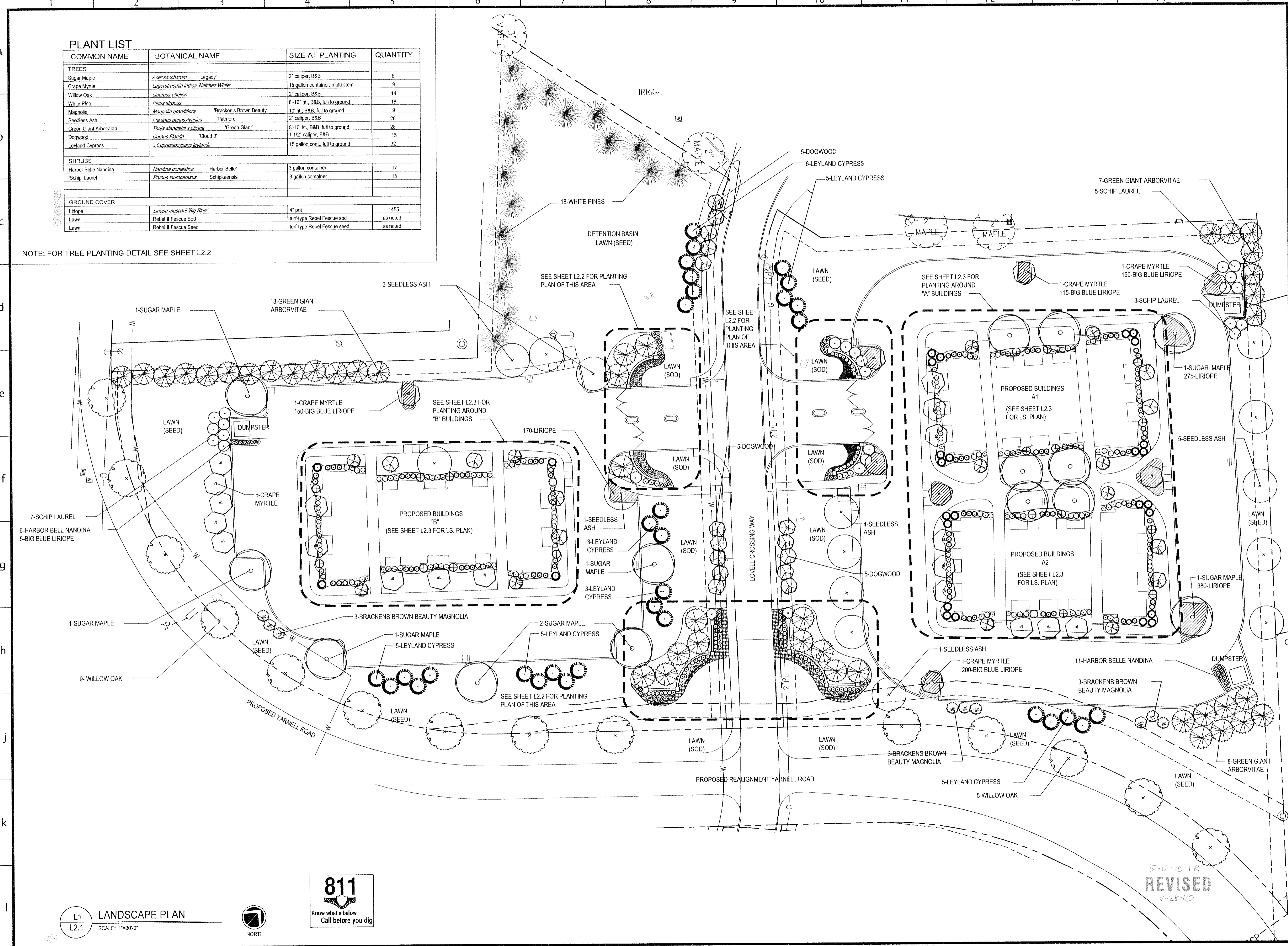
issue	drawn by	checked by	date
original	JT	TB	02.08.10
Revision	JT	TB	04.01.10



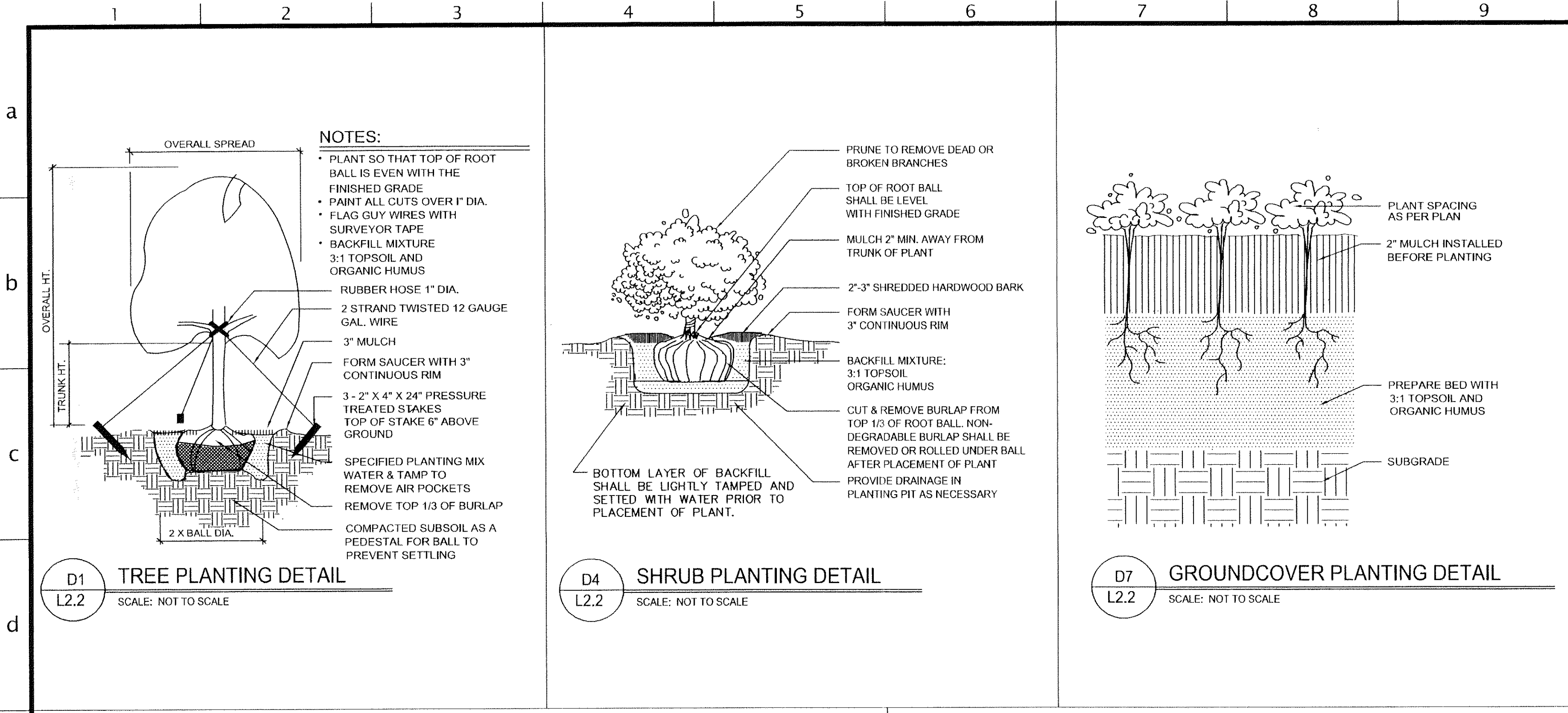
PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	QUANTITY
TREES			
Sugar Maple	<i>Acer saccharum</i> 'Legacy'	2" caliper, B&B	8
Crape Myrtle	<i>Lagerstroemia indica</i> 'Natchez White'	15 gallon container, multi-stem	9
Willow Oak	<i>Quercus phellos</i>	2" caliper, B&B	14
White Pine	<i>Pinus strobus</i>	8'-10" ht., B&B, full to ground	18
Magnolia	<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'	10' ht., B&B, full to ground	9
Seedless Ash	<i>Fraxinus pennsylvanica</i> 'Palmere'	2" caliper, B&B	28
Green Giant Arborvitae	<i>Thuja standishii x plicata</i> 'Green Giant'	8'-10" ht., B&B, full to ground	28
Dogwood	<i>Cornus Florida</i> 'Cloud 9'	1 1/2" caliper, B&B	15
Leyland Cypress	<i>x Cupressocyparis leylandii</i>	15 gallon cont., full to ground	32
SHRUBS			
Harbor Belle Nandina	<i>Nandina domestica</i> 'Harbor Belle'	3 gallon container	17
'Schip' Laurel	<i>Prunus laurocerasus</i> 'Schipkaensis'	3 gallon container	15
GROUND COVER			
Liriope	<i>Liriope muscari</i> 'Big Blue'	4" pot	1455
Lawn	Rebel II Fescue Sod	turf-type Rebel Fescue sod	as noted
Lawn	Rebel II Fescue Seed	turf-type Rebel Fescue seed	as noted

NOTE: FOR TREE PLANTING DETAIL SEE SHEET L2.2



5-D-10-VK
REVISED
4-28-10



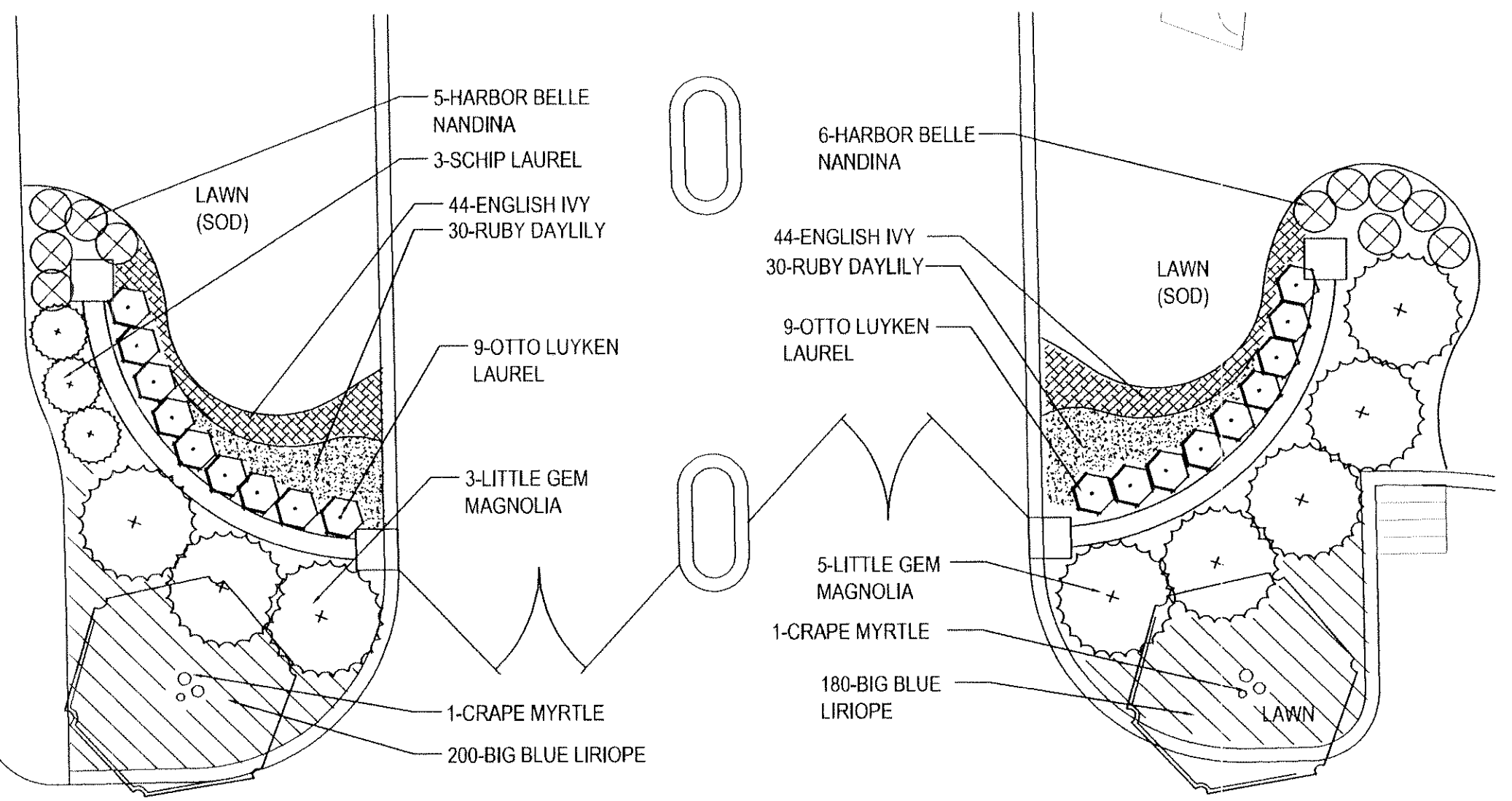
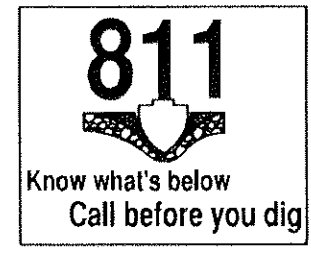
D1 TREE PLANTING DETAIL
L2.2 SCALE: NOT TO SCALE

D4 SHRUB PLANTING DETAIL
L2.2 SCALE: NOT TO SCALE

D7 GROUNDCOVER PLANTING DETAIL
L2.2 SCALE: NOT TO SCALE

PLANT LIST: BUILDING B ENTRY WALLS

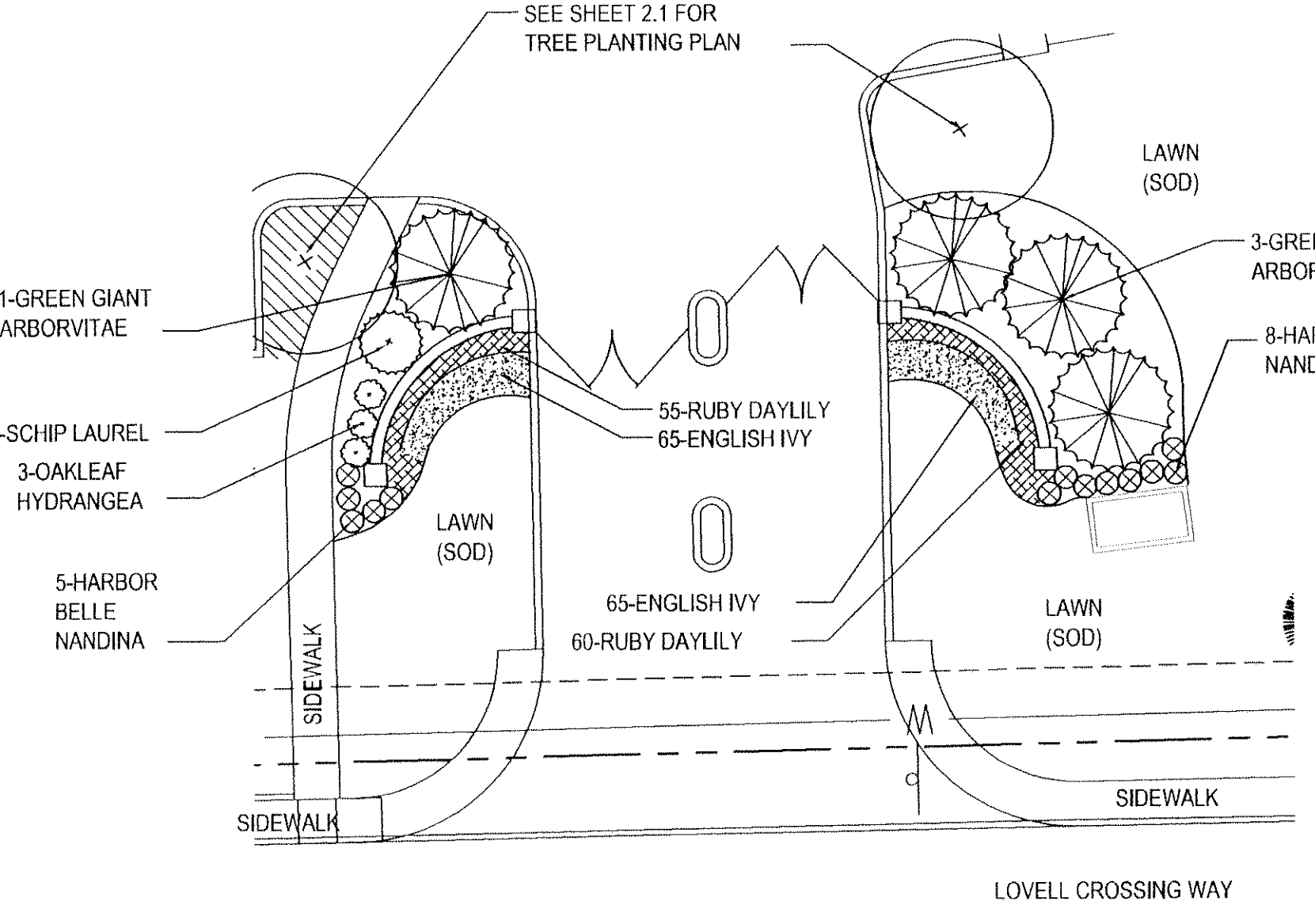
COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	QUANTITY
TREES			
Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'	12" Ht., B&B, full to ground	8
Crape Myrtle	<i>Lagerstroemia indica</i> 'Natchez White'	10" Ht., B&B, multi-stem	2
SHRUBS			
Otto Luyken Laurel	<i>Prunus laurocerasus</i> 'Otto Luyken'	30" HT., B&B	18
Harbor Belle Nandina	<i>Nandina domestica</i> 'Harbor Belle'	3 gallon container	11
'Schip' Laurel	<i>Prunus laurocerasus</i> 'Schipkaensis'	3 gallon container	3
GROUND COVER			
English Ivy	<i>Hedera helix</i>	4" pot	88
Ruby Daylily	<i>Hemerocallis</i> 'Ruby Stella'	1 gallon container	60
Big Blue Liriope	<i>Liriope muscari</i> 'Big Blue'	4" pot	360
Lawn	Rebel II Fescue Sod	turf-type Rebel Fescue sod	Sod lawn area



PLANT LIST: BUILDING B ENTRY WALLS

COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	QUANTITY
TREES			
Green Giant Arborvitae	<i>Thuja standishii x plicata</i> 'Green Giant'	12" Ht., B&B, full to ground	4
SHRUBS			
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	36" HT., B&B	3
Harbor Belle Nandina	<i>Nandina domestica</i> 'Harbor Belle'	3 gallon container	13
'Schip' Laurel	<i>Prunus laurocerasus</i> 'Schipkaensis'	3 gallon container	1
GROUND COVER			
English Ivy	<i>Hedera helix</i>	4" pot	130
Ruby Daylily	<i>Hemerocallis</i> 'Ruby Stella'	1 gallon container	115
Lawn	Rebel II Fescue Sod	turf-type Rebel Fescue sod	Sod lawn area

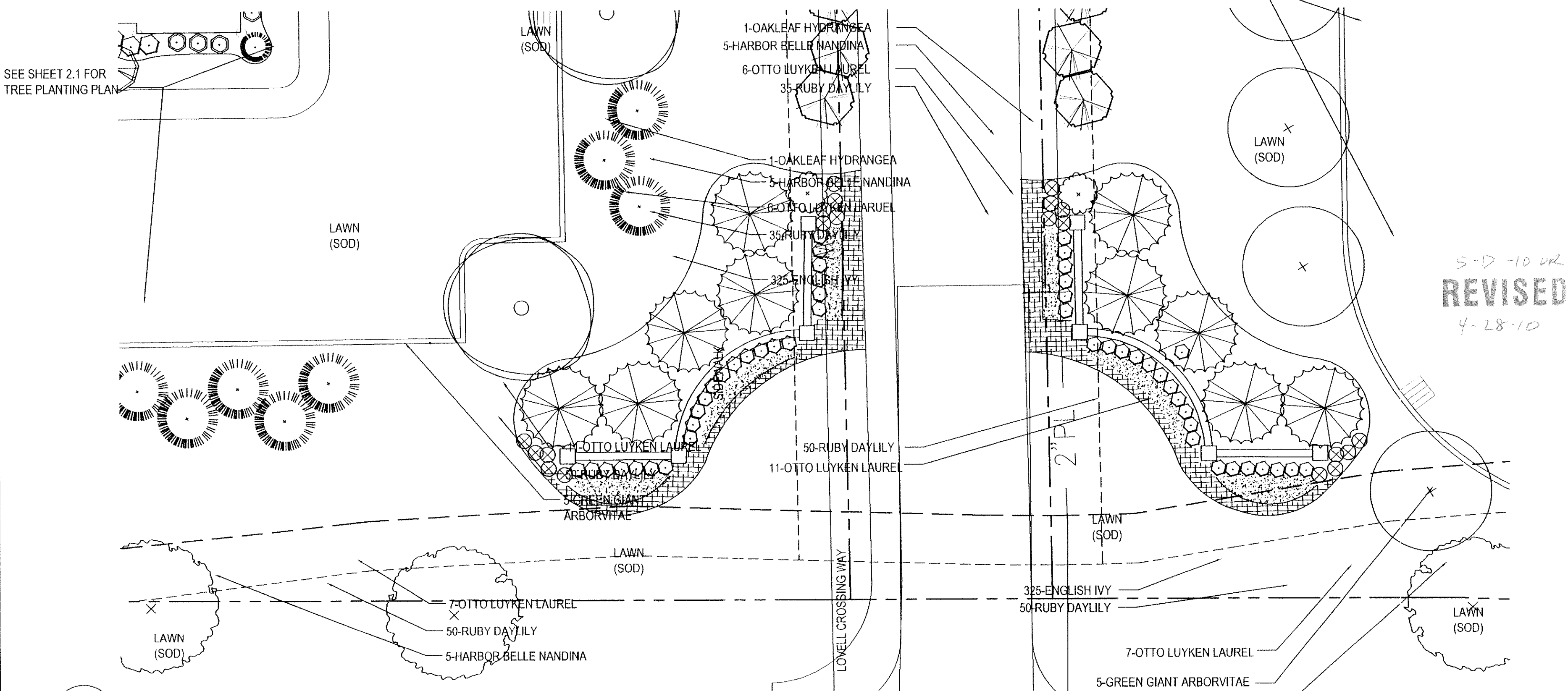
NOTE: SEE SHEET L1.2 FOR TREE PLANTING INFORMATION NOT FOUND ON THIS PLAN.



PLANT LIST: ENTRY WALLS AT LOVELL CROSSING WAY

COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	QNTY.
TREES			
Green Giant Arborvitae	<i>Thuja standishii x plicata</i> 'Green Giant'	12" Ht., B&B, full to ground	10
SHRUBS			
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	36" HT., B&B	2
Harbor Belle Nandina	<i>Nandina domestica</i> 'Harbor Belle'	3 gallon container	20
Otto Luyken Laurel	<i>Prunus laurocerasus</i> 'Otto Luyken'	3 gallon container	48
GROUND COVER			
English Ivy	<i>Hedera helix</i>	4" pot	650
Ruby Daylily	<i>Hemerocallis</i> 'Ruby Stella'	1 gallon container	270
Lawn	Rebel II Fescue Sod	turf-type Rebel Fescue sod	Sod lawn

NOTE: SEE SHEET L1.2 FOR TREE PLANTING INFORMATION NOT FOUND ON THIS PLAN.



planning
architecture
landscape architecture
516 union ave
Knoxville, tn 37902
(865) 637-7009
fax (865) 525-4778

NOTES FOR SODDED AREA:

Comply with American Sod Producers Association "Guideline Specifications For Sodding" for harvest and installation.

Time of delivery so that it will be placed within 24 hours of receipt. Protect sod against drying and breaking.

Provide strongly rooted cultivated grass sod, not less than 1 year old, free of weeds and undesirable native grasses. Sod shall be principally composed of 33% Point Fescue, 33% 2 Fescue, and 33% Fine Leaf Fescue percent of sod. Broken sods or sods with uneven edges are unacceptable. Sod pads incapable of supporting the weight of the sod when suspended vertically with a firm grasp on upper corners of pad will be rejected.

Lay sods tight with no open joints and not overlapping strips. Offset joints in adjacent courses.

Tamp or roll lightly to ensure contact with subgrade. Sift soil into minor cracks between pieces of sod.

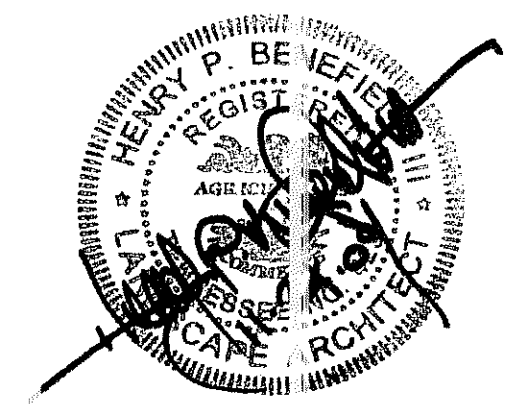
On slopes where grade is 4% or greater, secure sods to prevent slippage.

Water sod thoroughly with a fine spray immediately after installation.

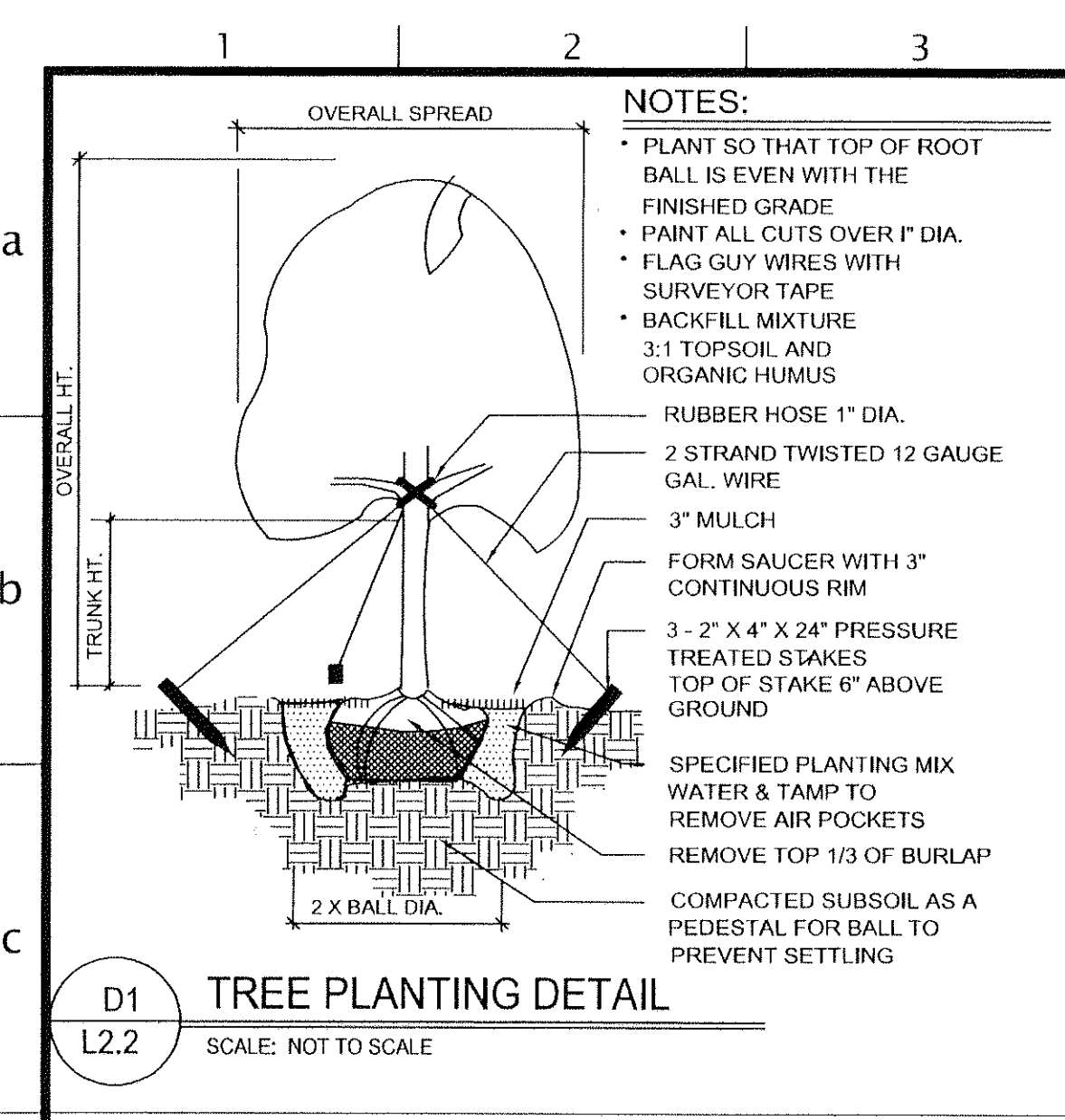
LOVELL CROSSING PHASE II KNOX COUNTY TENNESSEE

ENTRY WALL AND SIGN WALL LANDSCAPE PLANS

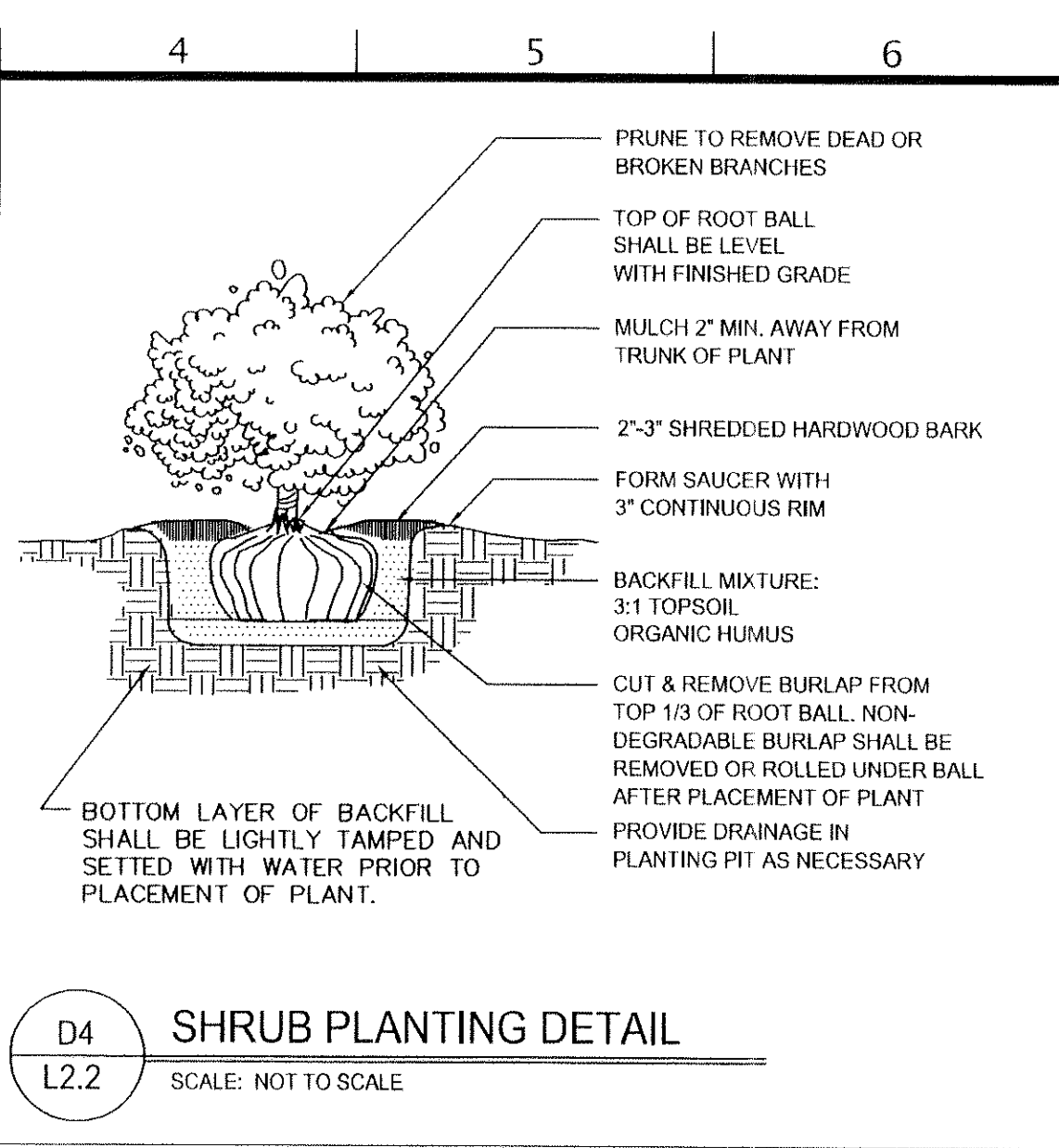
Issue	drawn by	checked by	date
original	JT	TB	02.08
Revision 1	JT	TB	04.01



sheet



D1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

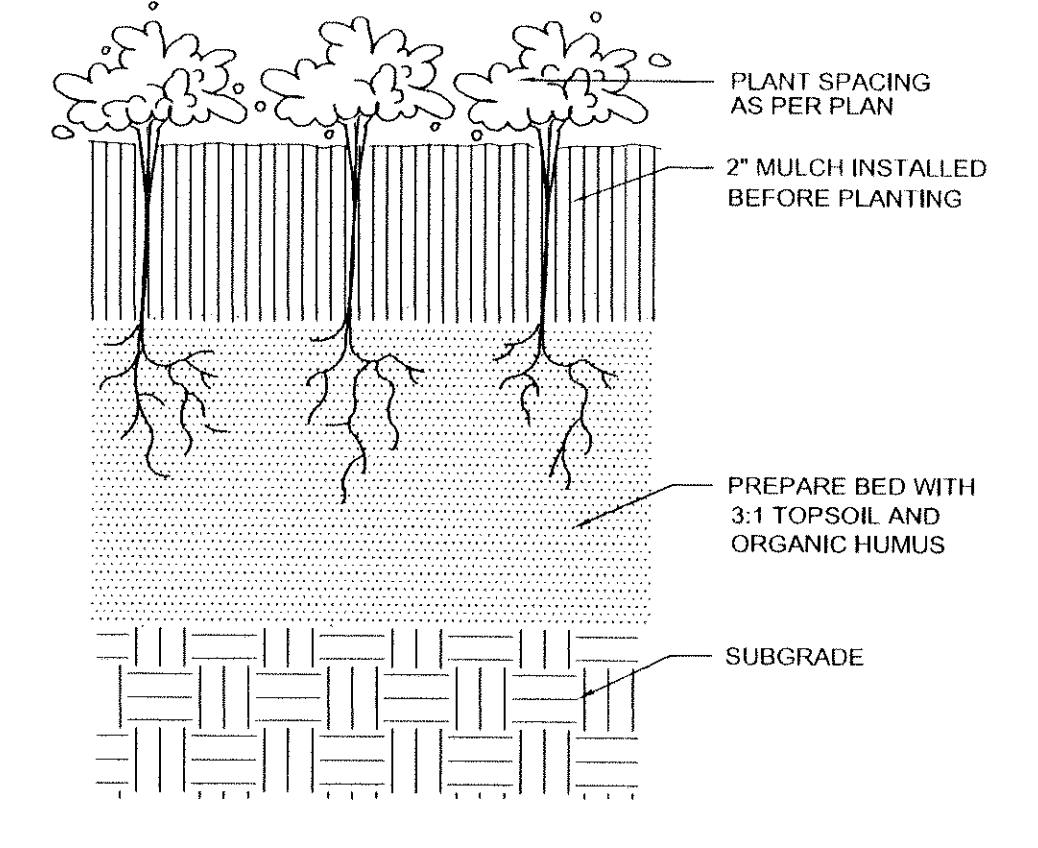


D4 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

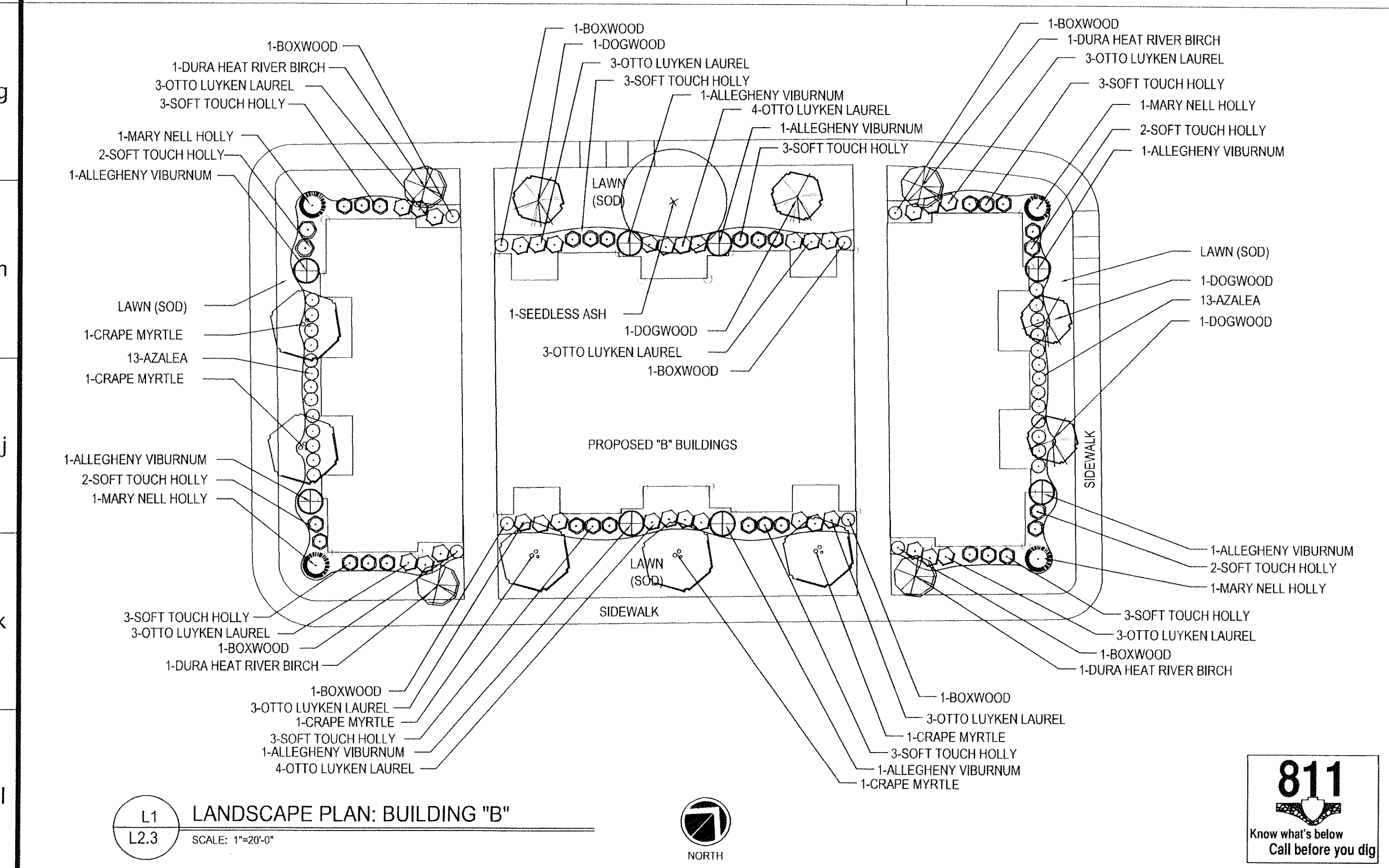
PLANT LIST: BUILDING "B"

COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	QUANTITY
TREES			
Crape Myrtle	<i>Lagerstroemia indica 'Natchez White'</i>	10' HL, B&B, multi-stem	10
Mary Nell Holly	<i>Ilex x 'Mary Nell'</i>	6' HL, B&B, full to ground	4
Seedless Ash	<i>Fraxinus pennsylvanica 'Palmore'</i>	2 1/2" caliper, B&B	1
Dura Heat River Birch	<i>Betula nigra 'BNMTF' Dura Heat</i>	1 1/2" caliper, B&B	3
Dogwood	<i>Cornus Florida 'Cloud 9'</i>	1 1/2" caliper, B&B	4
SHRUBS			
Boxwood	<i>Buxus sempervirens 'Vadar Valley'</i>	24" HT., B&B	8
Azalea	<i>Azalea x 'Robley' PP#15227</i>	3 gallon container	26
Otto Luyken Laurel	<i>Prunus laurocerasus 'Otto Luyken'</i>	24" HT., B&B	32
Leatherleaf Viburnum	<i>Viburnum rhytidophyloides 'Allegheny'</i>	3 gallon container	8
Soft Touch Holly	<i>Ilex crenata 'Soft Touch'</i>	3 gallon container	32
GROUND COVER			
Lawn	Rebel II Fescue Sod	turf-type Rebel Fescue sod	Sod lawn area

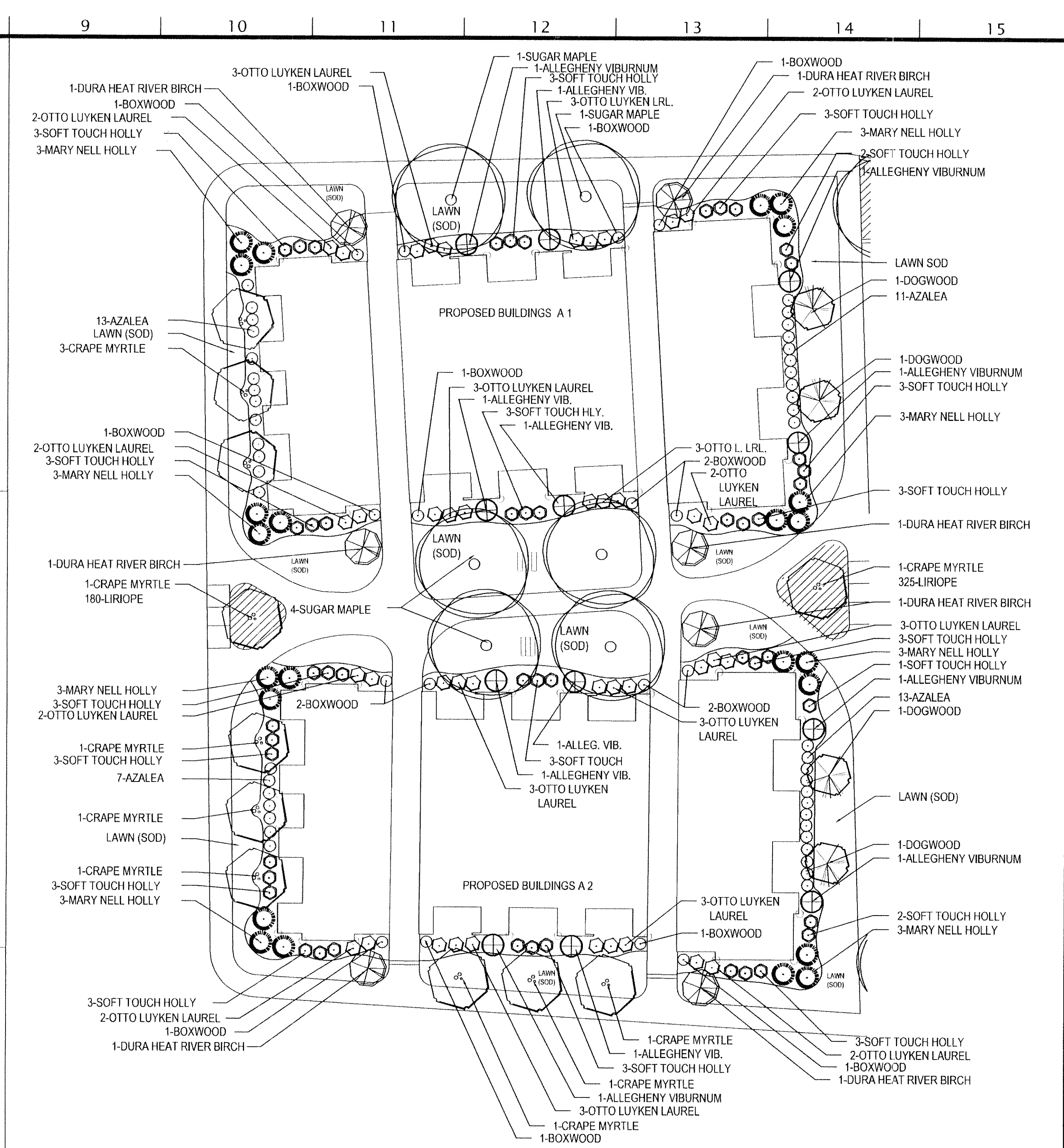
NOTE: FOR TREE PLANTING PLAN SEE SHEET L2.1



D7 GROUNDCOVER PLANTING DETAIL
SCALE: NOT TO SCALE



L1 LANDSCAPE PLAN: BUILDING "B"
SCALE: 1"=20'-0"



H9 LANDSCAPE PLAN: "A" BUILDINGS
SCALE: 1"=20'-0"

PLANT LIST: BUILDING "B"

COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	QUANTITY
TREES			
Sugar Maple	<i>Acer saccharum 'Legacy'</i>	2 1/2" caliper, B&B	6
Crape Myrtle	<i>Lagerstroemia indica 'Natchez White'</i>	10' HL, B&B, multi-stem	10
Mary Nell Holly	<i>Ilex x 'Mary Nell'</i>	6' HL, B&B, full to ground	24
Dura Heat River Birch	<i>Betula nigra 'BNMTF' Dura Heat</i>	1 1/2" caliper, B&B	16
Dogwood	<i>Cornus Florida 'Cloud 9'</i>	1 1/2" caliper, B&B	4
SHRUBS			
Boxwood	<i>Buxus sempervirens 'Vadar Valley'</i>	24" HT., B&B	8
Azalea	<i>Azalea x 'Robley' PP#15227</i>	3 gallon container	44
Otto Luyken Laurel	<i>Prunus laurocerasus 'Otto Luyken'</i>	24" HT., B&B	41
Leatherleaf Viburnum	<i>Viburnum rhytidophyloides 'Allegheny'</i>	3 gallon container	12
Soft Touch Holly	<i>Ilex crenata 'Soft Touch'</i>	3 gallon container	50
GROUND COVER			
Lawn	Rebel II Fescue Sod	turf-type Rebel Fescue sod	Sod lawn area
Liriope	<i>Liriope spicata 'Big Blue'</i>	4" pot	505

NOTE: FOR TREE PLANTING PLAN SEE SHEET L2.1

benfield richters

planning
architecture
landscape architecture

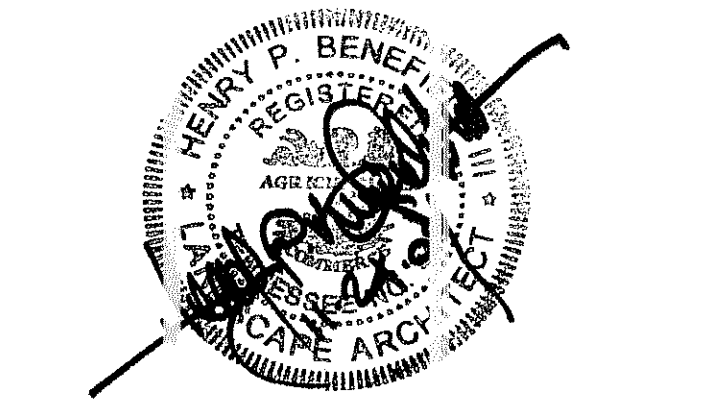
516 union ave
knoxville, tn 37902
phone: (615) 637-7009
fax: (615) 525-4778

- Examine site upon which work is to be performed. Provide percolation tests, pH tests and other tests necessary to ascertain that adequate growing conditions will be provided for the plants. If percolation test results indicate retention of water in planting areas, as shown by seepage or other evidence indicating presence of underground water, rectify unsatisfactory conditions before backfilling. Do not proceed with work until satisfactory conditions have been corrected. Commencement of planting work indicates the conditions have been accepted by contractor "as is." The planting conditions (mainly in the parking lot areas) must be acceptable to the town and project landscape architect. An inspection will be needed at this stage of the project.
- Underground utilities exist on site. Verify locations and depths before commencing any planting work. There are no known utility/free conflicts.
- Landscaping to be established in areas that have not been altered or disturbed by excavation, grading, or striping operations, prepare soil by filling a homogeneous mixture of fine bark, fine or ramps, chips or stones larger than 2" in greatest dimension, roots and other extraneous material to a depth of not less than 6", eliminating uneven areas and loose spots; removing foreign material spreading 6" minimum topsoil.
- If quantity of stockpiled topsoil is insufficient, provide additional topsoil as required. Ensure that topsoil is sterile, fertile, friable, natural loam, typical for locally capable of sustaining vigorous plant growth; taken from well-drained site; free of soil oil, clay lumps or stones larger than 2" in greatest dimension, plants, weeds, and roots; having pH value of 4 minimum and 7.0 maximum; containing 3 percent minimum organic matter.
- Assure that all beds drain away from all structures.
- Provide and install only plants that are free from disease and pests, and that comply with the latest edition of publication ANSI Z60.1, "American Standards for Nursery Stock," by the American Association of Nurserymen.
- Add pre-emergent herbicide underneath mulch in landscape beds.
- Top dress beds with 3" (inches) dark hard road mulch. Provide 3" (inches) deep layer.
- Plant ground covers through mulch.
- Remove all strings and other ties from plant material.
- Remove upper 1/3 of burlap from all plant root balls.
- Do not place tree root balls with support stakes.
- Add fertilizer as required for optimum plant performance and pre-emergent herbicide.
- No existing proposed slopes on site shall exceed 3:1.
- There are no known conflicts between existing or proposed utilities and the proposed plantings. Field adjust plant materials layout to accommodate utilities such as HVAC units, site lighting and transformer pads.
- The landscape plan is consistent with all other plan sheets.
- Warranty materials and workmanship for twelve months after substantial completion and acceptance of work.
- Plant materials, mulch, and other related landscape products must be pre-treated for insects.

LOVELL CROSSING
PHASE I
KNOX COUNTY, TENNESSEE

LANDSCAPE PLAN
FOR BUILDINGS "A" & "B"

Issue	drawn by	checked by	date
original	JT	TB	02.08.10
Revision 1	JT	TB	04.01.10



sheet
L2.3