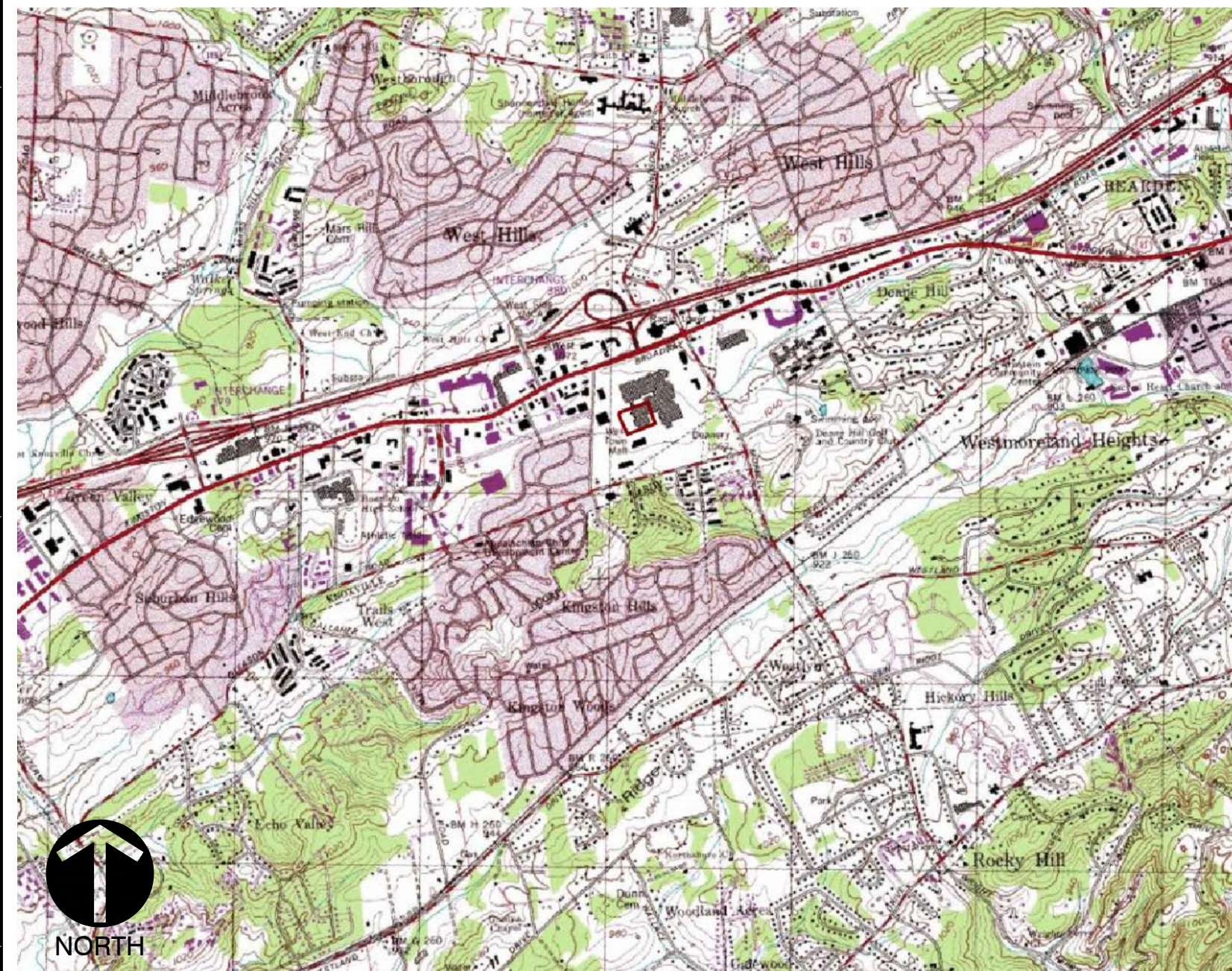


VICINITY MAP



U.S.G.S. MAP

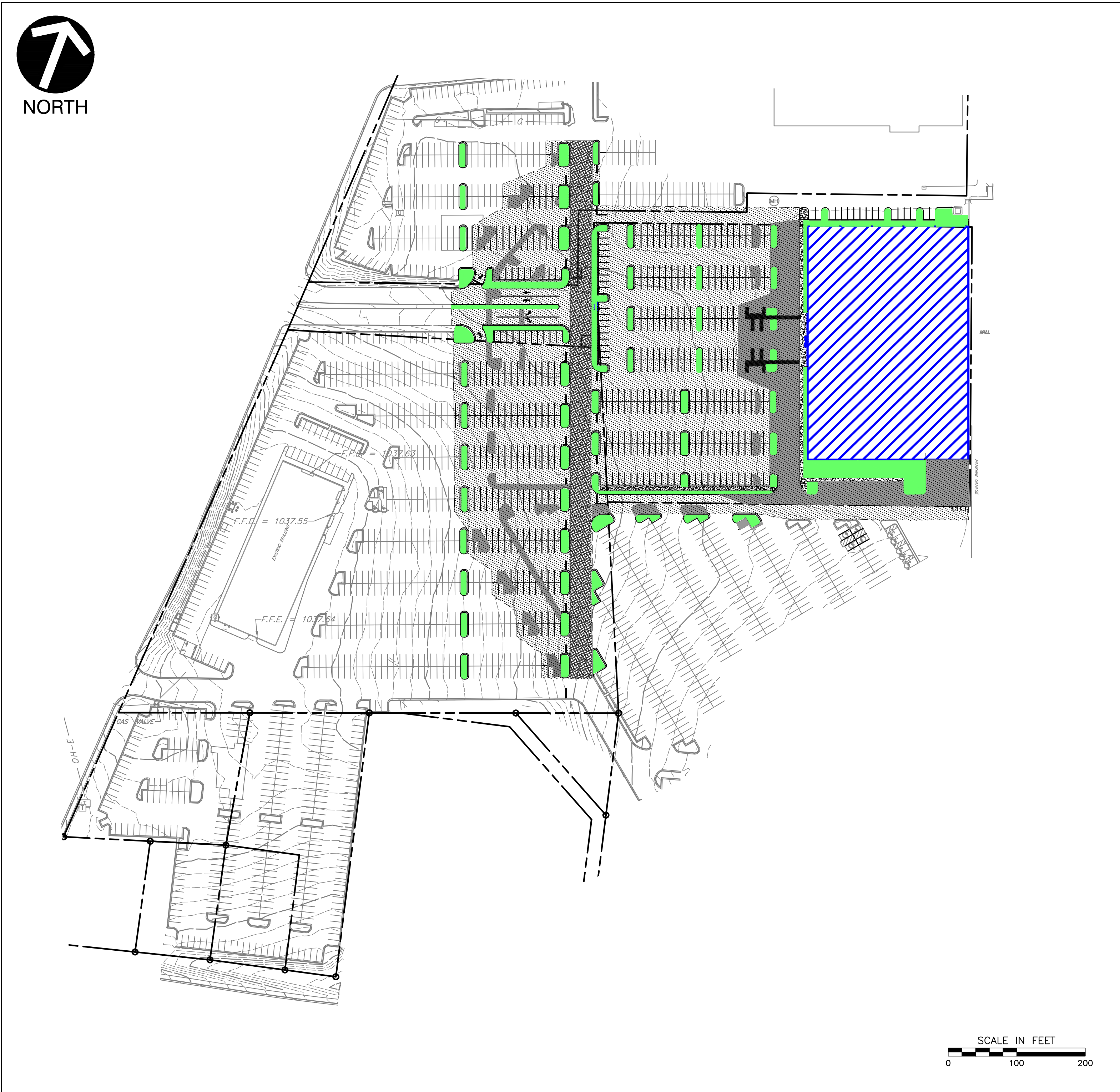
USGS 7.5 MIN TOPOGRAPHIC MAP



WEST TOWN MALL IMPROVEMENTS

WEST TOWN MALL - KNOXVILLE, TN

DEVELOPMENT PLANS  
APRIL 2018



LIST OF DRAWINGS

- C000 COVER SHEET
- C100 SITE DEMOLITION PLAN
- C200A OVERALL MALL SITE
- C200 SITE LAYOUT PLAN
- C300 SITE GRADING PLAN
- C400 SITE DRAINAGE PLAN
- C500 SITE UTILITY PLAN
- C700 LANDSCAPING PLAN
- ELEVATIONS
- PHOTOMETRIC PLAN

5-I-18-UR  
Revised: 4/27/2018

DEVELOPER

WEST TOWN MALL, LLC  
225 WEST WASHINGTON STREET  
INDIANAPOLIS, IN 46204

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS  
2704 CHEROKEE FARM WAY, STE. 101  
KNOXVILLE, TN 37920  
PH: 865-977-9997  
CONTACTS: MATT SPRINKLE, PE

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISION RECORD

NO.	DATE	DESCRIPTION
1	04/27/2018	REVISION 1

**C&E**  
**Civil & Environmental Consultants, Inc.**  
2704 Cherokee Farm Way · Suite 101 · Knoxville, TN 37920  
Ph: 865.977.9997 · Fax: 865.977.9919  
www.cceinc.com

WEST TOWN MALL LLC  
WEST TOWN MALL IMPROVEMENTS  
7600 KINGSTON PIKE  
KNOXVILLE, TN

COVER SHEET

DATE:	APRIL 2018	DRAWN BY:	CER
DWG SCALE:	AS NOTED	CHECKED BY:	MSS
PROJECT NO:	175-250	APPROVED BY:	175-250
			DRAFT

DRAWING NO.:

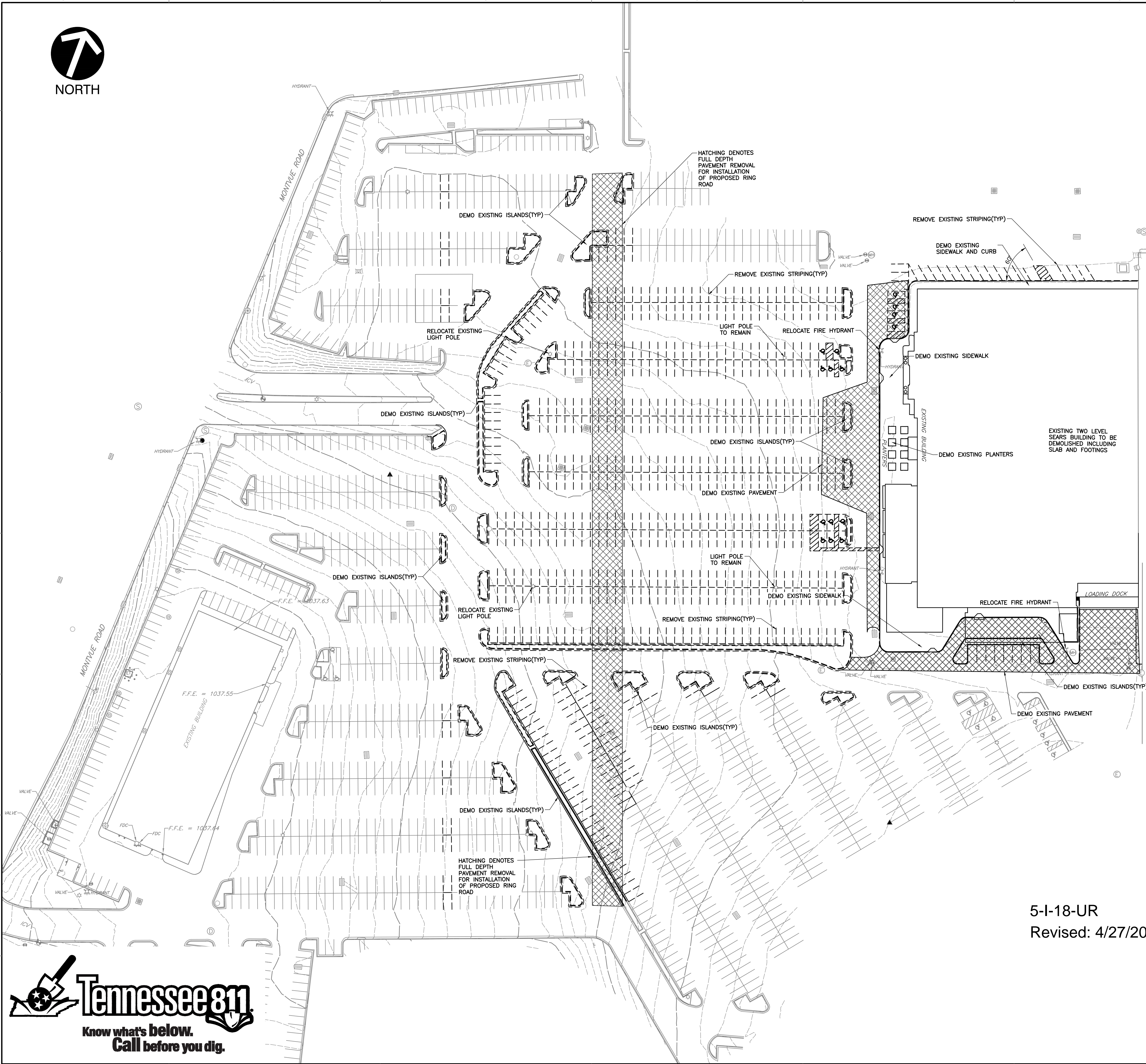
C000

SHEET OF





A:\2017\175-3501-CADD\DWG\175250-C01-C100.dwg(LAYOUT) LS(4/26/2018 - 9:00am) - LP: 4/26/2018 4:37 PM



#### LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING PARKING SPACE COUNT
- PROPOSED PARKING SPACE COUNT
- PROPOSED CURB
- PROPOSED BUILDING
- FUTURE BUILDING
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SEAL COAT AREAS
- FULL DEPTH PAVEMENT DEMOLITION

#### SURVEY MISC. NOTES

- COORDINATE REFERENCE: TENNESSEE STATE PLANE NAD 83.

#### REFERENCE

- EXISTING PROPERTY DATA WAS PREPARED BY CEC. TOPOGRAPHIC INFORMATION SHOWN IS FIELD WORK PERFORMED BY CEC.
- THE PROPERTY SHOWN ON THIS PLAN IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO. 47093C0266F BEARING AN EFFECTIVE DATE OF MAY 2, 2007.

5-I-18-UR  
Revised: 4/27/2018

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

SCALE IN FEET  
0 50 100

#### REVISION RECORD

NO.	DATE	DESCRIPTION
1	04/27/2018	REVISION 1

**Civil & Environmental Consultants, Inc.**  
2704 Cherokee Farm Way · Suite 101 · Knoxville, TN 37920  
Ph: 865.977.9997 · Fax: 865.977.9919  
www.cecinc.com

**WEST TOWN MALL LLC**  
**WEST TOWN MALL IMPROVEMENTS**  
**7600 KINGSTON PIKE**  
**KNOXVILLE, TN**

#### SITE DEMOLITION PLAN

DRAWING NO.:

**C100**

SHEET OF

DATE:	APRIL 2018	DRAWN BY:	CER
DWG SCALE:	1"=50'	CHECKED BY:	MSS
PROJECT NO.:			175-250
APPROVED BY:			DRAFT





MONTIE ROAD

HATCHING INDICATES  
NEW FULL DEPTH  
HEAVY DUTY ASPHALT  
RING ROAD

LIMITS OF NEW PAVEMENT SEAL COAT

EXISTING  
DILLARD'S

F.F.E. = 1012.34

GRAY SHADED AREAS INDICATE WHERE  
FULL DEPTH PAVEMENT IS FOR  
GRADING IN FRONT OF NEW BUILDING

PROPOSED  
ANCHOR TENANT  
± 80,000 SF

310 SPACES

GRAY SHADED AREAS INDICATE WHERE  
FULL DEPTH PAVEMENT IS REQUIRED AT  
LOCATIONS OF DEMOLISHED ISLANDS

PROPOSED  
RIGHT-IN  
ONLY ACCESS

PROPOSED  
RIGHT-OUT  
ONLY ACCESS

MALL

LOADING DOCK

PARKING GARAGE

HEAVY DUTY  
CONCRETE  
PAVEMENT

SCREEN WALL

GRAY SHADED AREAS INDICATE WHERE  
FULL DEPTH PAVEMENT IS REQUIRED AT  
LOCATIONS OF DEMOLISHED ISLANDS

HATCHING INDICATES  
NEW FULL DEPTH  
HEAVY DUTY ASPHALT  
RING ROAD

5-I-18-UR  
Revised: 4/27/2018

### MISC. NOTES

- CROSS PARKING EASEMENTS GRANTED BY DOCUMENT TITLED "RECIPROCAL EASEMENT AND OPERATING AGREEMENT BY AND AMONG DILLARD DEPARTMENT STORES, INC., AND J.C.PENNEY PROPERTIES, INC., AND SEARS, ROEBUCK AND CO., AND WEST TOWN MALL JOINT VENTURE" INST 64579WB2176PG992.
- VARIANCE GRANTED FOR PARCEL 120KA00103 AT APRIL 19, 2018 CITY OF KNOXVILLE BOARD OF ZONING APPEALS MEETING TO REDUCE THE MINIMUM DRIVE AISLE WIDTH FOR 90 DEGREE PARKING FROM 26 FEET TO 25 FEET PER ARTICLE 5, SECTION 7.E.1.d.TABLE 3.
- VARIANCE GRANTED FOR PARCEL 120KA00103 AT APRIL 19, 2018 CITY OF KNOXVILLE BOARD OF ZONING APPEALS MEETING TO REDUCE THE MINIMUM REQUIRED NUMBER OF DIVIDER MEDIANS FROM 1 MEDIAN PER EVERY SIX PARKING ROWS TO 0 MEDIANS PER EVERY SIX PARKING ROWS PER ARTICLE 5, SECTION 7.G.5.c.
- VARIANCE GRANTED FOR PARCEL 120KA013 AT APRIL 19, 2018 CITY OF KNOXVILLE BOARD OF ZONING APPEALS MEETING TO REDUCE THE MINIMUM DRIVE AISLE WIDTH FOR 90 DEGREE PARKING FROM 26 FEET TO 25.4 FEET PER ARTICLE 5, SECTION 7.E.1.d.TABLE 3.

### LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING PARKING SPACE COUNT
- PROPOSED PARKING SPACE COUNT
- PROPOSED CURB
- PROPOSED BUILDING
- FUTURE BUILDING
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SEAL COAT AREAS
- PROPOSED FULL DEPTH HEAVY DUTY ASPHALT RING ROAD

### SURVEY MISC. NOTES

- COORDINATE REFERENCE: TENNESSEE STATE PLANE NAD 83.

### REFERENCE

- EXISTING PROPERTY DATA WAS PREPARED BY CEC. TOPOGRAPHIC INFORMATION SHOWN IS FIELD WORK PERFORMED BY CEC.
- THE PROPERTY SHOWN ON THIS PLAN IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO. 47093C0266F BEARING AN EFFECTIVE DATE OF MAY 2, 2007.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

SCALE IN FEET  
0 50 100

### REVISION RECORD

NO	DATE	DESCRIPTION
1	4/27/2018	REVISION 1

**Civil & Environmental Consultants, Inc.**  
2704 Cherokee Farm Way · Suite 101 · Knoxville, TN 37920  
Ph: 865.977.9997 · Fax: 865.977.9919  
www.cecinc.com

**WEST TOWN MALL LLC**  
**WEST TOWN MALL IMPROVEMENTS**  
**7600 KINGSTON PIKE**  
**KNOXVILLE, TN**

### SITE LAYOUT PLAN

DATE:	APRIL 2018	DRAWN BY:	CER
DWG SCALE:	1"=50'	CHECKED BY:	MSS
PROJECT NO:	175-250	APPROVED BY:	DRAFT

DRAWING NO.:  
**C200**  
SHEET OF



A:\2017\175-250\175250-001-C200-Site Plan.dwg (4/27/2018 9:53 AM) - Lp: 4/27/2018 9:53 AM





Montvue Road

Kingston Pike

MALL PARCEL

DILLARD'S PARCEL

Dillard's

belk  
WOMEN

WEST TOWN MALL

PROJECT AREA

MALL PARCEL

MALL PARCEL

MALL PARCEL

JCPenney

JC  
PENNEY  
PARCEL

Gleason Drive

WESTVIEW TOWERS PROPERTY



## PROJECT DATA

GROSS FLOOR AREA (GFA)

MALL:	609,237 SF
BELK WOMEN'S:	162,885 SF
BELK MEN'S:	144,000 SF
JC PENNEY:	151,060 SF
CHEESECAKE FACTORY:	8,053 SF
LONGHORN:	6,170 SF
SEARS TBA:	24,192 SF
PROPOSED ANCHOR:	80,000 SF

TOTAL GFA: 1,185,597 SF

PARKING PROVIDED:

STANDARD SPACES:	6,561
ACCESSIBLE SPACES:	83
TOTAL SPACES:	6,644

PARKING RATIO BY GFA: 5.53 SPACES PER 1,000 SF

PARKING REQUIRED:

3 PER 1,000SF (MIN): 3,557  
6 PER 1,000SF (MAX): 7,114  
ACCESSIBLE STALLS: 20 + 1 FOR EACH 100  
OVER 1,000 = 20 + (5644/100) = 77

## LEGEND

	EXISTING BUILDING
	EXISTING PAVEMENT
	EXISTING PARKING SPACE COUNT
	PROPOSED PARKING SPACE COUNT
	PROPOSED CURB
	PROPOSED BUILDING
	FUTURE BUILDING
	PROPOSED LANDSCAPE AREA
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SEAL COAT AREAS

5-I-18-UR

Revised: 4/27/2018

## SURVEY MISC. NOTES

- COORDINATE REFERENCE: TENNESSEE STATE PLANE NAD 83.

## REFERENCE

- EXISTING PROPERTY DATA WAS PREPARED BY CEC. TOPOGRAPHIC INFORMATION SHOWN IS FIELD WORK PERFORMED BY CEC.
- THE PROPERTY SHOWN ON THIS PLAN IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO. 47093C0266F BEARING AN EFFECTIVE DATE OF MAY 2, 2007.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

SCALE IN FEET  
0 100 200

REVISION RECORD

DESCRIPTION

NO. DATE

1 04/27/2018 REVISION 1

**Civil & Environmental Consultants, Inc.**  
2704 Cherokee Farm Way · Suite 101 · Knoxville, TN 37920  
Ph: 865.977.9997 · Fax: 865.977.9919  
www.cecinc.com

**WEST TOWN MALL LLC**  
**WEST TOWN MALL IMPROVEMENTS**  
**7600 KINGSTON PIKE**  
**KNOXVILLE, TN**

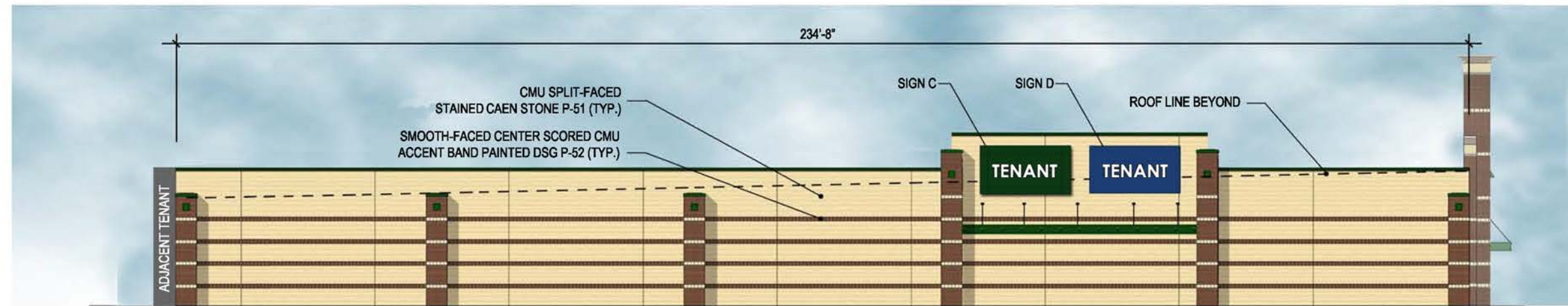
OVERALL MALL  
SITE

DATE:	APRIL 2018	DRAWN BY:	CER
DWG SCALE:	1"=100'	CHECKED BY:	MSS
PROJECT NO.:	175-250	APPROVED BY:	DRAFT

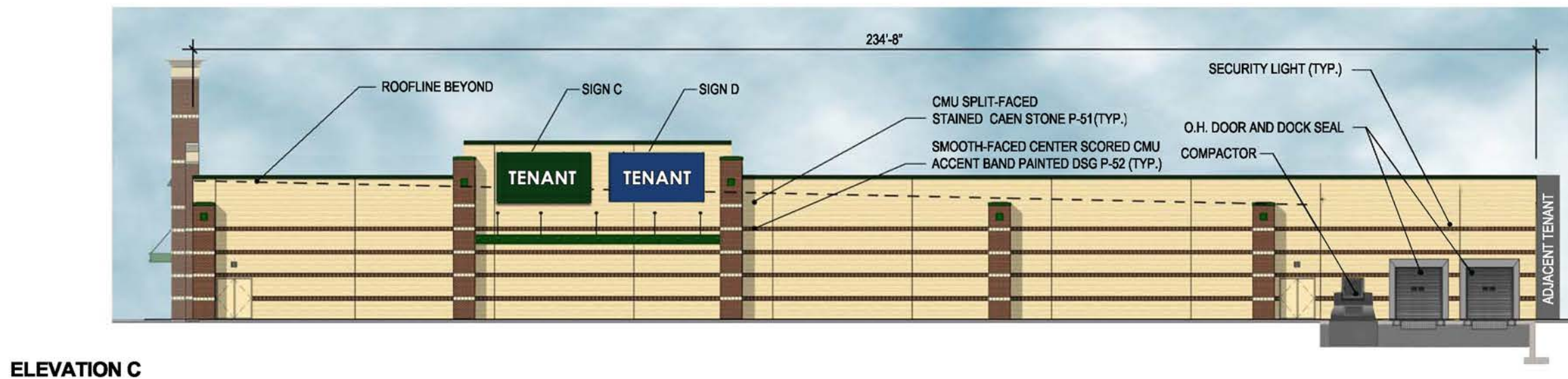
DRAWING NO.:  
**C200A**

SHEET OF

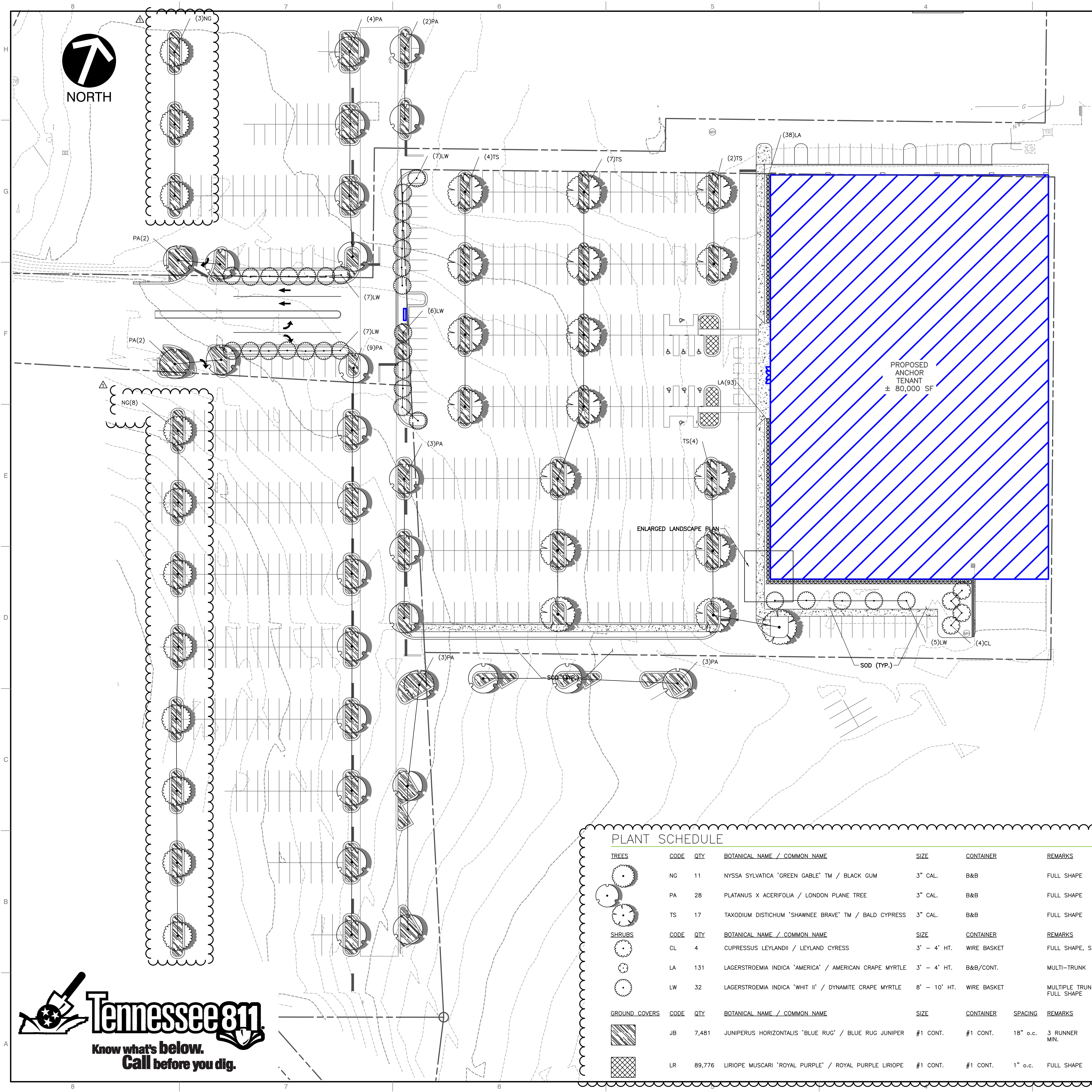




5-I-18-UR  
Revised: 4/27/2018





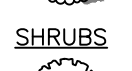
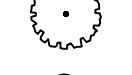






ENLARGED LANDSCAPE PLAN  
1"=5'

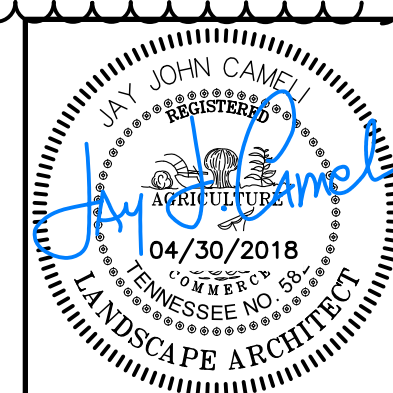

TOTAL SITE ACREAGE	TOTAL TREES PER ACRE REQUIRED	TOTAL REQUIRED TREES	TOTAL TREES PROVIDED
5.06 AC	8	40	45

5-I-18-UR  
Revised: 5/1/2018

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	REMARKS	
	NG	11	NYSSA SYLVATICA 'GREEN GABLE' TM / BLACK GUM	3" CAL.	B&B	FULL SHAPE	
	PA	28	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	3" CAL.	B&B	FULL SHAPE	
	TS	17	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM / BALD CYPRESS	3" CAL.	B&B	FULL SHAPE	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	REMARKS	
	CL	4	CUPRESSUS LEYLANDII / LEYLAND CYRESS	3' - 4' HT.	WIRE BASKET	FULL SHAPE, SHEARED	
	LA	131	LAGERSTROEMIA INDICA 'AMERICA' / AMERICAN CRAPE MYRTLE	3' - 4' HT.	B&B/CONT.	MULTI-TRUNK	
	LW	32	LAGERSTROEMIA INDICA 'WHIT II' / DYNAMITE CRAPE MYRTLE	8' - 10' HT.	WIRE BASKET	MULTIPLE TRUNK FULL SHAPE	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	JB	7,481	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	#1 CONT.	#1 CONT.	18" o.c.	3 RUNNER MIN.
	LR	89,776	LIRIOPE MUSCARI 'ROYAL PURPLE' / ROYAL PURPLE LIRIOPE	#1 CONT.	#1 CONT.	1" o.c.	FULL SHAPE

GENERAL LANDSCAPE NOTES:

1. SEE SHEET C701 FOR PLANTING, IRRIGATION NOTES, AND DETAILS
2. PER CITY OF KNOXVILLE, ALL TREES RETAINED OR PROVIDED ARE TO MEET CITY OF KNOXVILLE LAND DEVELOPMENT MANUAL ARTICLE II TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE OF COMPLETE CONSTRUCTION, FINAL PLAT APPROVAL OR PLANTING. ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.

[illegible]

**Civil & Environmental Consultants, Inc.**  
 2704 Cherokee Farm Way · Suite 101 · Knoxville, TN 37920  
 Ph: 865.977.9997 · Fax: 865.977.9919  
[www.cecinc.com](http://www.cecinc.com)

**WEST TOWN MALL LLC  
WEST TOWN MALL IMPROVEMENTS  
7600 KINGSTON PIKE  
KNOXVILLE, TN**

DATE: \_\_\_\_\_

DWG SCALE: \_\_\_\_\_

PROJECT NO: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DRAWING NO.: \_\_\_\_\_

CLG: \_\_\_\_\_

JJC: \_\_\_\_\_

JJC: \_\_\_\_\_





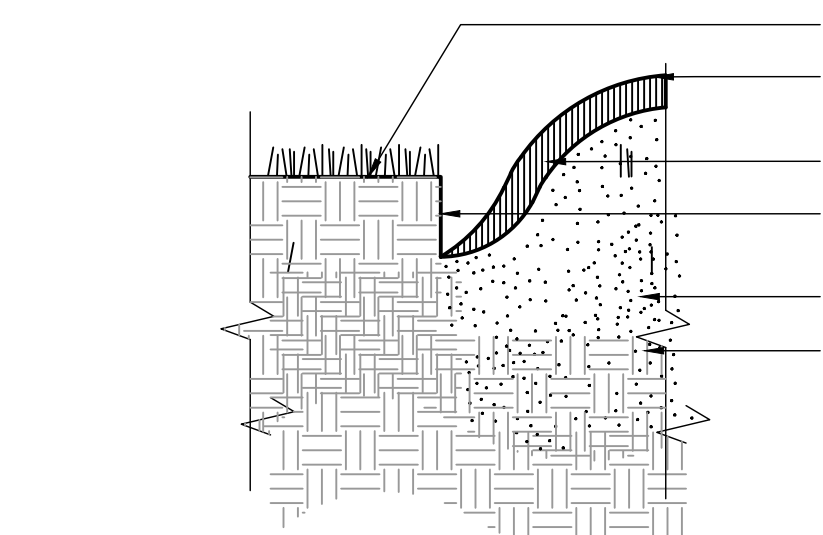
\\SPR-MW\\M&E\\Projects\\2017\\175-2501-CADD\\DWG\\175250-001-C700-Landscape Planting\\C701\\LS16-1\\2018 - original.dwg - (P: 5/1/2018 2:04 PM)

PLANTING NOTES

1. THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY REQUIRE RE-APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE-APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
3. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE. BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANT SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z-60, LATEST EDITION FOR SIZE AND QUALITY.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE. REFER TO THE WRITTEN SPECIFICATIONS.
5. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. ALL TREES 2-INCH CALIPER AND LARGER SHALL BE STAKED AND GUYED AS SPECIFIED. STAKE AND GUYED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR 12 MONTHS AFTER FINAL ACCEPTANCE.
7. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESE SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH ANSI STANDARDS.
8. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S APPROVAL.
9. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE LANDSCAPE ARCHITECT ARE SUBJECT TO REJECTION AND/OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
10. PRE-EMERGENT HERBICIDES, TRIFLURAL OR EPTAM, SHALL BE APPLIED TO ALL PLANTING BEDS. APPLY AT MANUFACTURERS RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL MIXES.
11. APPLY ROOT STIMULATOR, CONTAINING MICRORRHIZAZA, TO ALL PLANTS PRIOR TO BACK FILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
12. SEEDING: EVENLY APPLY THE TEMPORARY/PERMANENT SEED MIXTURES USING HYDROSEEDING, BROADCAST, OR DRILL SEEDING METHODS THAT PLANT SEED LESS THAN 1/4-INCH BELOW THE GROUND SURFACE. APPLY LEGUME SEED INOCULANTS SPECIFICALLY MADE FOR THE LEGUME SEED TYPE BEING APPLIED AT FIVE TIMES THE MANUFACTURER'S RECOMMENDED RATE. USE NO SEED OR INOCULANT THAT HAS BEEN IMPROPERLY STORED, EXPIRED, OR SEED OLDER THAN 9 MONTHS FROM THE SEED TEST DATE. IF HYDROSEEDING METHODS ARE USED SEED, INOCULANTS, FERTILIZERS, AND POLYMER TACKIFIER/SOIL STABILIZER (BELOW) MAY BE APPLIED IN ONE APPLICATION, PROVIDED THAT SEED AND INOCULANTS ARE NOT HELD IN A SLURRY WITH FERTILIZERS FOR MORE THAN ONE HOUR.
13. ALL DISTURBED AREAS THAT DO NOT RECEIVE MULCH OR OTHER SPECIFIED IMPROVEMENTS ARE TO BE FINE GRADED TO TRANSITION SMOOTHLY INTO ADJACENT GRADES AND RECEIVE THE FOLLOWING PERMANENT SEED MIX IF NO OTHER PERMANENT SEED MIX IS PROVIDED: PERMANENT SEED MIX SHALL MATCH THE EXISTING LAWN TYPE AND CONSIST OF A MINIMUM 4 NAMED VARIETIES OF EACH SEED TYPE. SUBMIT THE SEED MIX TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SEEDING.
14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE (1) YEAR BEGINNING UPON THE WRITTEN DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. ANY PLANTS SUBJECT TO REPLACEMENT SHALL BE MADE AT THE END OF THE WARRANTY PERIOD OR AT TIME AS DETERMINED BY THE OWNERS REPRESENTATIVE. ALL PLANTS MUST BE ALIVE AND HEALTHY FOR REVIEW AND APPROVAL BY LOCAL AUTHORITIES AS APPROPRIATE FOR OCCUPANCY PERMIT.
15. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE FROM THE CONTRACTOR. ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
16. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
17. ALL TREE, SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, SHREDDED HARDWOOD BARK. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED.
18. THE TYPICAL PLANTING SOIL BACKFILL MIX FOR BEDS AND PLANT BACKFILL SHALL CONSIST OF THE FOLLOWING:  
2/3 SITE SOIL  
1/3 SOIL AMENDMENTS (BY VOLUME AS FOLLOWS)  
2 PARTS HUMUS AND OR PEAT  
1 PART COARSE RIVER SAND  
1 PART STERILIZED COMPOSTED COW MANURE  
COMMERCIAL FERTILIZER AND LIME AS RECOMMENDED BY THE SOILS TEST REPORT.  
COMPLETELY BLEND BACKFILL SOIL MIX PRIOR TO PLACEMENT.

IRRIGATION NOTES

1. CONTRACTOR SHALL SCHEDULE COORDINATION MEETING WITH LANDSCAPE ARCHITECT TO DISCUSS SPECIFIC LIMITS OF IRRIGATION. FOR BIDDING PURPOSES THE PROPOSED AREA OF IRRIGATION IS TO BE THE TURF AND PLANTING BEDS AROUND THE PROPOSED BUILDING.
2. ALL PRODUCTS SHALL HAVE CUT SHEETS SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR TO SUBMIT DETAILED IRRIGATION LAYOUT PLANS TO LANDSCAPE ARCHITECT INDICATING:  
4. LOCATION, TYPE AND COVERAGE OF HEADS (SPRAY ARC)  
5. ZONE MAP WITH FLOW RATES  
6. DETAILED IRRIGATION PROGRAMMING SCHEDULE TO ENSURE MAXIMUM PERFORMANCE OF SYSTEM.  
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING GPM RATE AND PSI FOR SYSTEM CALCULATIONS.  
8. PROPOSED IRRIGATION SYSTEM AND LAYOUT SHALL:  
9. PROVIDE 1 1/2" SERVICE ASSEMBLY (MIN.).  
10. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER MADE OF BRASS OR COPPER WITH LOK-BOX PROTECTIVE ENCLOSURE.  
11. PROVIDE COMPUTER CONTROLLER TYPE: RAINBIRD ESP-SAT OR EQUAL WITH PEDESTAL KIT: RAINBIRD LXMMSPEED SERIES OR EQUAL TO BE LOCATED IN WATER RISER ROOM OR WALL OF SERVICE COURT AREA.  
12. SPRAY HEADS SHALL BE RAINBIRD 1800 SAM-P.R.S. SERIES OR EQUAL.  
13. SPRAY HEADS TO BE LOCATED AND DIRECTED TO ELIMINATE OVERSPRAY ON ALL "BUILT FEATURES" ON-SITE.  
14. ALL NEWLY INSTALLED PLANT MATERIALS AND TURF SHALL BE FULLY IRRIGATED TO ENSURE PLANT HEALTH AND GROWTH SUCCESS.  
15. TURF IRRIGATION HEADS DESIGNED TO MINIMIZE OPPORTUNITY FOR VANDALISM OR DESTRUCTION BY MAINTENANCE VEHICLES.  
16. PROVIDE QUICK COUPLERS RAINBIRD MODEL 33 DIRC WITH CORRESPONDING VALVE KEY MODEL NO. 33DK AND HOSE SWIVEL MODEL NO. SH-O. LOCATE QUICK COUPLER SPACED APPROXIMATELY 200 FEET ALONG MAINLINE IN RAINBIRD PVB VALVE BOX OR APPROVED EQUAL. CONTRACTOR TO COORDINATE FINAL LOCATION WITH LANDSCAPE ARCHITECT OR AS NOTED ON PLANS.  
17. THE IRRIGATION CONTRACTOR SHOULD COORDINATE HIS LAYOUT AND INSTALLATION WITH THE GENERAL CONTRACTORS ON THE SITE. STRUCTURES OR PAVEMENT NOTED ON THE PLAN, BUT NOT IN PLACE, SHOULD BE STAKED. THE IRRIGATION SYSTEMS SHOULD NOT INTERFERE WITH FUTURE PLACEMENT OF THESE PAVED SURFACES OR STRUCTURES.  
18. CONTROLLER TO BE MOUNTED AND LOCATED ON LOCKING PEDESTAL STAND. SUBMIT CUT SHEET FOR APPROVAL TO LANDSCAPE ARCHITECT.  
19. CONTRACTOR SHALL INSTALL 4" SCHEDULE 40 PVC PIPE SLEEVES A MINIMUM DEPTH OF 18" BELOW FINISH GRADE. CAP ENDS AND EXTEND SLEEVES 2' - 0" BEYOND EDGE OF PAVEMENT. LAY SLEEVES IN 3" GRAVEL BED, BACKFILL WITH GRAVEL AND COMPACT. SLEEVES SHALL BE INSTALLED BY IRRIGATION CONTRACTOR UNLESS ARRANGED OTHERWISE.  
20. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY CONSTRUCTION PERMITS AND FEES. THIS INCLUDES SUPPLY AND INSTALLATION OF WATER METER AND BACKFLOW PREVENTER OF APPROPRIATE SIZE.  
21. GENERAL CONTRACTOR SHALL PROVIDE 120-VOLT POWER SOURCE FOR CONTROLLER.  
22. INSTALL ADDITIONAL AUTOMATIC DRAIN VALVES AS REQUIRED TO DRAIN ALL LINES FOR PROTECTION AGAINST WINTER FREEZE DAMAGE. LOCATE MANUAL DRAIN VALVES AT LOW POINT ON MAIN.  
23. 24V WIRING TO BE MINIMUM AWG 12/1; SUITABLE FOR DIRECT BURIAL PER CODE, COLOR CODED. BURY WITH SLACK, BENEATH OR ADJACENT TO PIPE FOR PROTECTION. SPLICE WITH KING INNOVATION DBR/Y-600 WATERPROOF SPLICE, OR APPROVED EQUAL.  
24. INSTALL AUTOMATIC CONTROL VALVES IN RAINBIRD PVB VALVE BOXES OF APPROPRIATE SIZE OR APPROVED EQUAL.  
25. COMPLETE ALL WORK IN COMPLIANCE WITH LOCAL AND STATE CODES. PROVIDE ALL NECESSARY PERMITS AT THE COST OF THE IRRIGATION CONTRACTOR.  
26. UPON COMPLETION OF IRRIGATION SYSTEM, CONTRACTOR SHALL TEST AND ADJUST SYSTEM WITH LANDSCAPE ARCHITECT PRESENT.  
27. CONTRACTOR TO MAKE 1 MONTH, 6 MONTH, 9 MONTH and 1 YEAR MAINTENANCE VISITS WITH OWNER TO VERIFY ADEQUATE PERFORMANCE AND OPERATION OF SYSTEM. NECESSARY ADJUSTMENTS TO BE MADE AT NO COST.  
28. DISCREPANCIES BETWEEN THE FIELD LAYOUT AND CONTRACT DOCUMENTS SHOULD BE REPORTED AS SOON AS POSSIBLE TO THE OWNER AND LANDSCAPE ARCHITECT IN CASE REVISIONS ARE NECESSARY. INADEQUATE IRRIGATION COVER SHOULD BE NOTED AND CORRECTED BEFORE THE IRRIGATION CONTRACTOR LEAVES THE SITE.



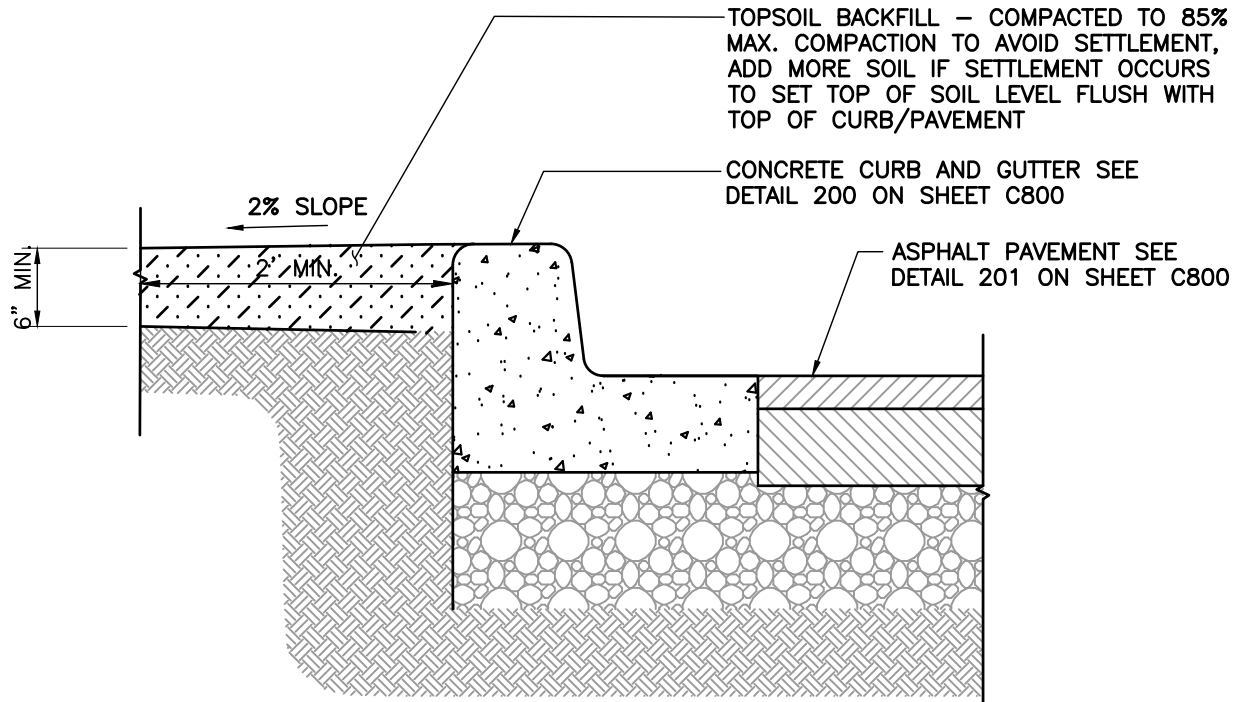
PLANTING BED EDGE DETAIL

N.T.S.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

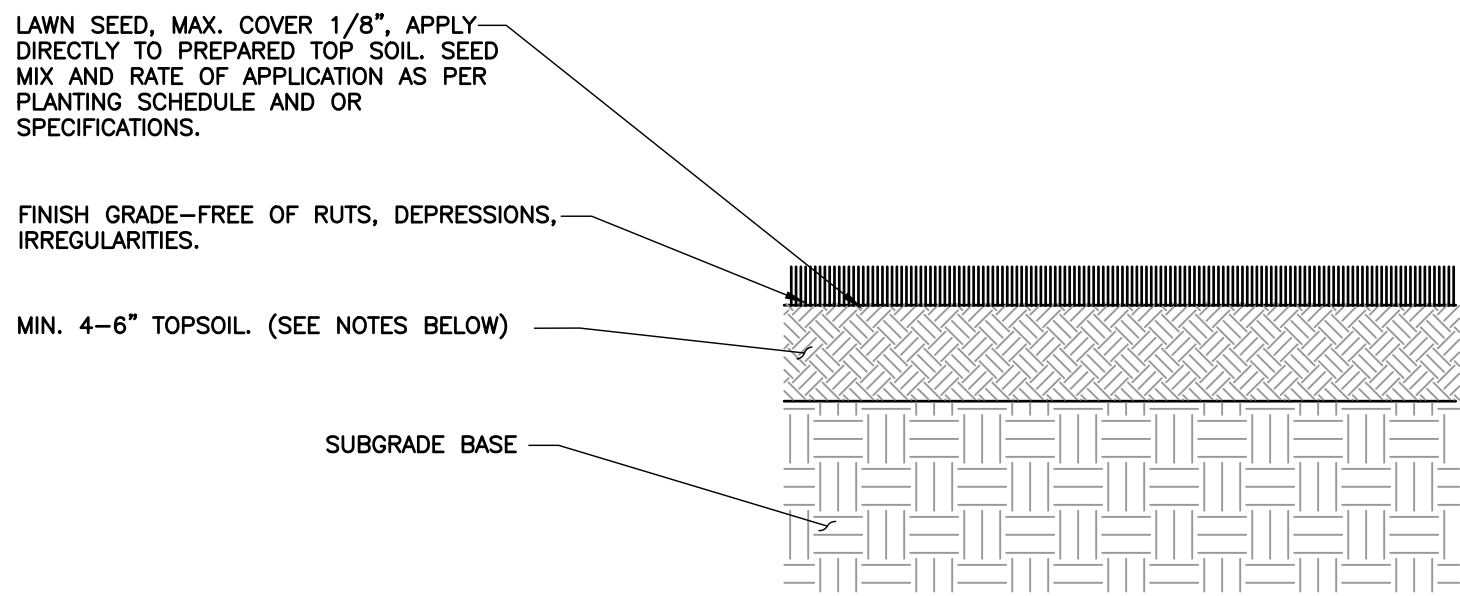


NOTES:

1. SUBGRADE SURFACE TO FREE OF ALL DEBRIS AND CLEAN SOIL FILL. LANDSCAPE ARCHITECT TO APPROVE SUBSOIL CONDITIONS PRIOR TO TOPSOIL PLACEMENT.
2. COMPACT PLANTING SOIL AND SUBSOIL AREAS TO 85% MAX. COMPACTION TO AVOID SETTLEMENT ADJACENT TO PAVEMENTS

TOPSOIL BACKFILL DETAIL

N.T.S.

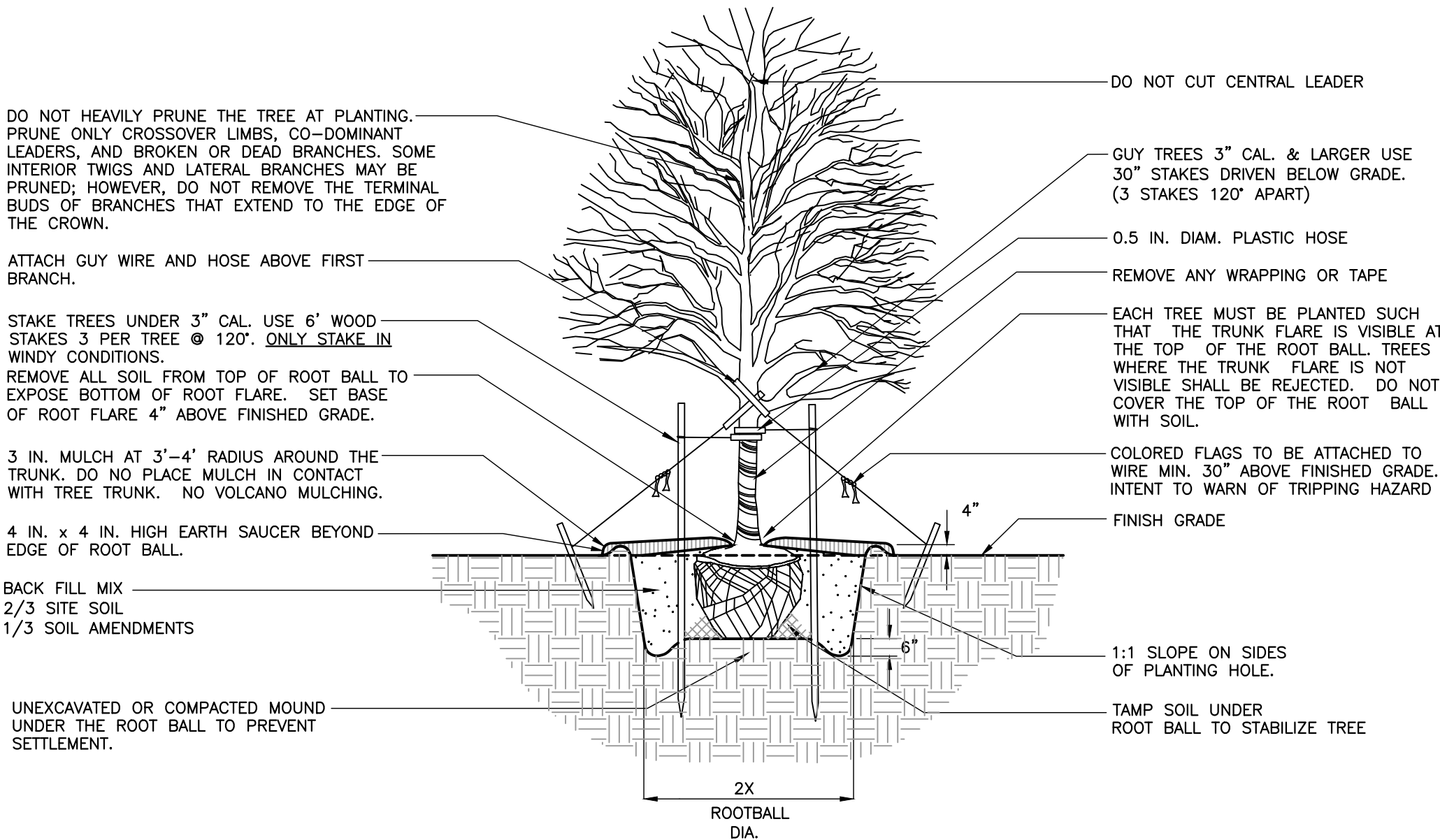


NOTES:

1. MINIMUM TOPSOIL DEPTH IS 4-6 INCHES.
2. TOPSOIL SHOULD HAVE A GOOD HUMUS CONTENT. THIS CAN BE 20 TONS OF COMPOSTED MANURE PER ACRE OR 170 BALES OF PEAT PER ACRE.
3. TOPSOIL WITH A PH OF 6 OR LESS WILL NEED A LIME AMENDMENT. EVENLY APPLY HYDRATED LIME OR GROUND LIMESTONE TO TOP SOIL UNTIL PH IS ADJUSTED TO BETWEEN 6-7. PH BELOW 5.5 OR ABOVE 7.5 IS UNACCEPTABLE FOR LAWNS.
4. 650 LBS OF SLOW RELEASE WELL BALANCED FERTILIZER 10-10-10 PER ACRE SHOULD BE HARROWED INTO THE TOPSOIL PRIOR TO SEEDING.
5. SEEDING IS BEST IN THE LATE SUMMER-EARLY AUTUMN. A HARROW MAY BE USED TO OBTAIN AN EVEN SURFACE THAT IS FIRM. THE SEED MAY BE MECHANICALLY SPREAD INTO THE SURFACE AS PER THE PLANTING SCHEDULE AND OR SPECIFICATIONS.
6. SEE SPECIFICATIONS FOR ADDITIONAL NOTES.

LAWN PLANTING DETAIL

N.T.S.



NOTES:

1. TREES TO BE STAKED AS DETAILED ONLY IN WINDY CONDITIONS.
2. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF ROOT BALL TO PERIMETER OF ROOT BALL. DO NOT ALLOW PONDING OF WATER UNDER ROOTBALL.
3. REMOVE TOP HALF OF WIRE BASKET AFTER PLACING ROOTBALL IN PLANT PIT.
4. REMOVE ROPE TIES & TOP 1/3 OF BURLAP FROM ROOT BALL AFTER PLANTING.
5. POLYPROPYLENE STRAPS MAY BE SUBSTITUTED IN LIEU OF WIRES, ARBORTIE OR EQUIVALENT.
6. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

WEST TOWN MALL LLC  
WEST TOWN MALL IMPROVEMENTS  
7600 KINGSTON PIKE  
KNOXVILLE, TN

LANDSCAPE DETAILS

DATE:	APRIL 2018	DRAWN BY:	CLG
DWG SCALE:	SEE SHEET	CHECKED BY:	JJC
PROJECT NO:	175-250	APPROVED BY:	JJC

DRAWING NO.:  
**C701**  
SHEET OF

**CEC**  
**Civil & Environmental Consultants, Inc.**  
2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920  
Ph: 865.977.9997 - Fax: 865.977.9919  
www.cecinc.com

REVISION RECORD

NO.	DATE	DESCRIPTION
1	4/30/2018	CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		