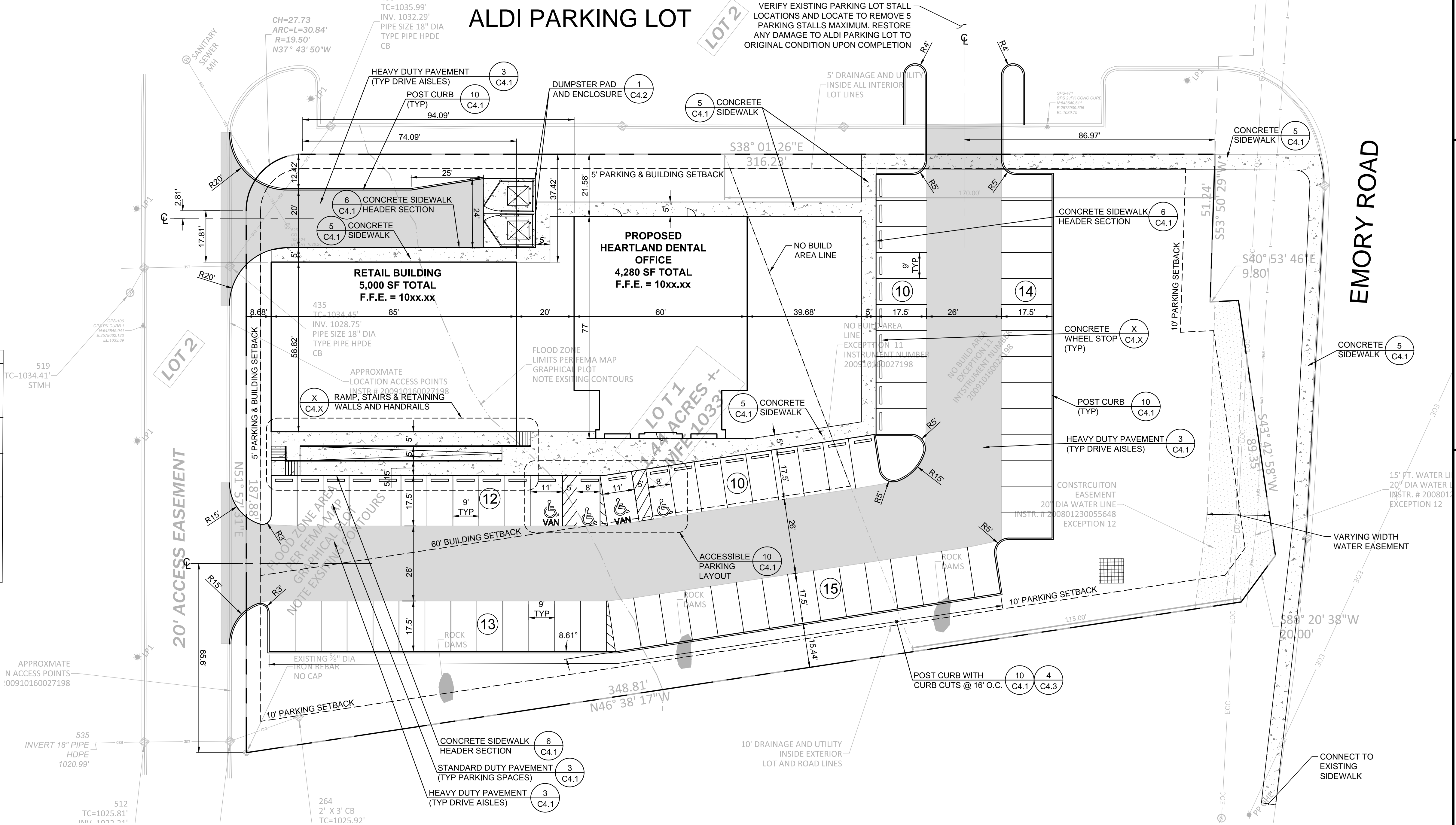
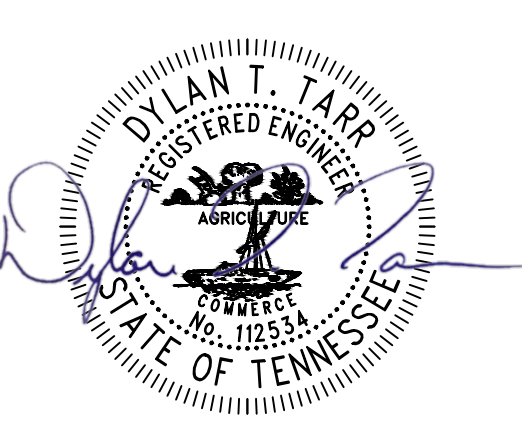
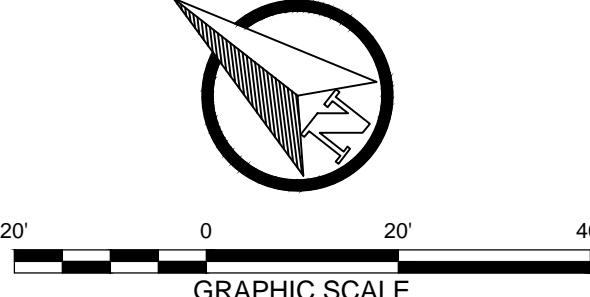


- SITE DATA TABLE
- PROPERTY ZONED: SC (SHOPPING CENTER)
 - SETBACKS: FRONT = 60'
LEFT SIDE = 20'
RIGHT SIDE = 5'
REAR = 10'
 - SITE AREA 62,544 S.F. = 1.44 ACRES
 - BUILDING AREA:
-DENTAL OFFICE = 4,280 S.F. GROSS AREA
ONE-STORY, MAX HEIGHT = 24'-0"
-RETAIL BUILDING = 5,000 S.F. GROSS AREA
ONE-STORY, MAX HEIGHT = 25'-0"
 - PARING REQUIREMENTS:
1 SPACE PER 100 SF RETAIL SPACE
1 SPACE PER 250 SF PROFESSIONAL OFFICE SPACE
RETAIL PARKING REQUIRED: 50 SPACES
OFFICE PARKING REQUIRED: 17.12 SPACES
OFFICE PARKING PROVIDED: 18 SPACES
ADDITIONAL PARKING PROVIDED: 5 SPACES
TOTAL PARKING PROVIDED: 73 SPACES
 - EXISTING IMPERVIOUS AREA: 0.00 ACRES = 0%
EXISTING PERVIOUS AREA: 1.44 ACRES = 100%
 - PROPOSED IMPERVIOUS AREA: 0.88 ACRES = 61%
PROPOSED PERVIOUS AREA: 0.56 ACRES = 39%

| STRIPING LEGEND | |
|--|---|
| YELLOW CURBING AND BOLLARDS - PARKING LOT: | SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF RUST. TWO COATS SHERWIN WILLIAMS - KEM4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300 |
| STRIPING - PARKING LOT: | SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495 |
| HANDICAP STRIPING - PARKING LOT: | SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE AND WHITE. |
| FIRE LANE STRIPING - PARKING LOT: | SURFACES SHOULD BE CLEAN, DRY. STRIPING TO BE PAINTED RED, AND "FIRE LANE NO PARKING" TO BE PAINTED RED OR WHITE. COORDINATE AND CONFIRM SPACING AND PAINT COLOR WITH CITY FIRE MARSHAL INSPECTOR, CALL KNOX COUNTY FIRE PREVENTION BUREAU AT 865-215-4660. |



6-C-18-UR
Revised: 5/31/2018



HEARTLAND DENTAL DEVELOPMENT PROGRAM
PROFESSIONAL RESOURCE DEVELOPMENT, INC.
4103 EAST EMORY ROAD
KNOX COUNTY, TN
KNOX COUNTY FILE #: 6-C-18-UR

| | |
|----------------|------------|
| REVISIONS: | |
| PERMIT SET | 05/18/2018 |
| SITE PLAN REV. | 05/29/2018 |
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| | |
| PROJ. NO.: | 18005 |

SITE LAYOUT PLAN

C2.1

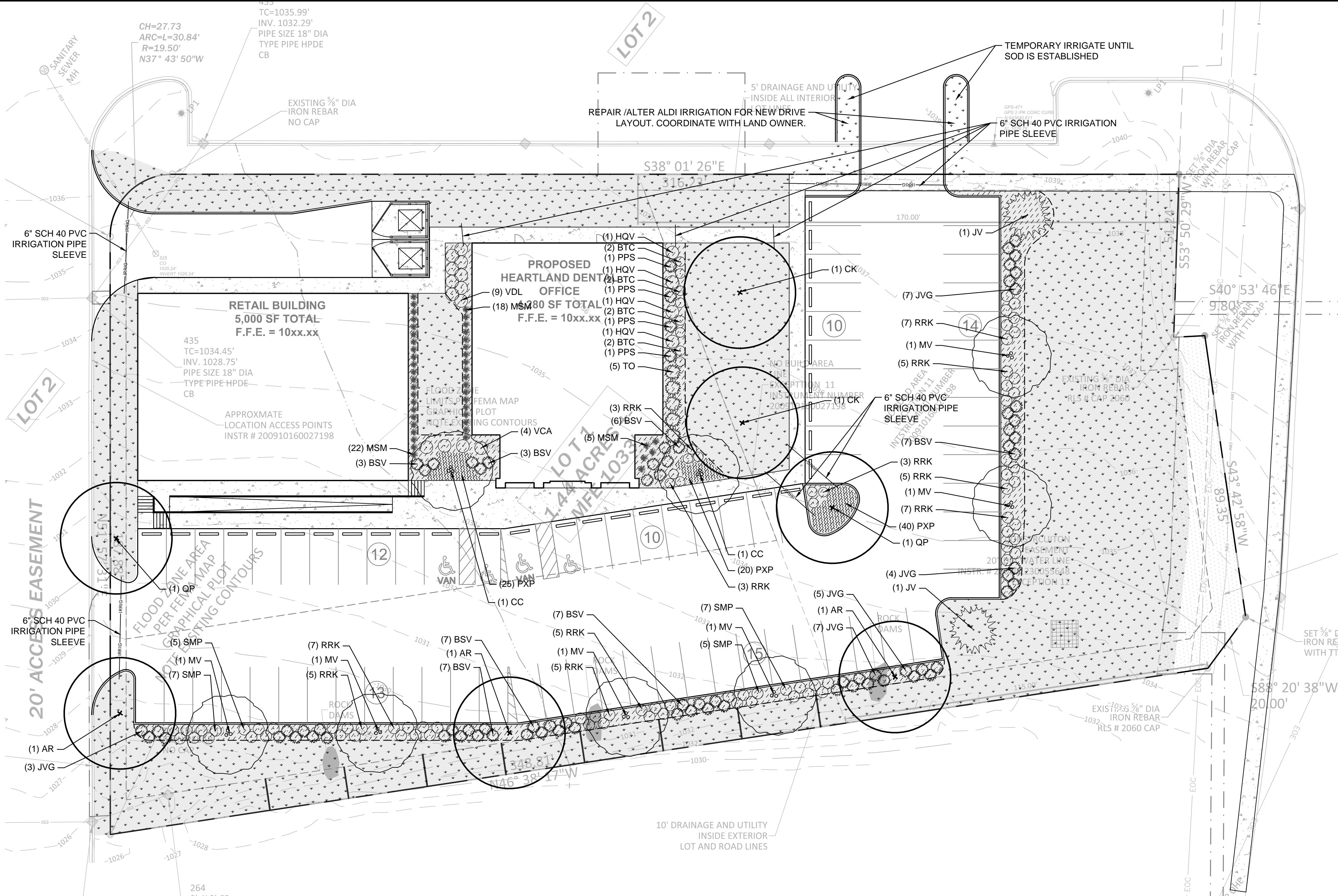
C2.1 SITE.dwg

- LANDSCAPE NOTES**
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING
 2. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 3. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SODDING AND SEEDING AS SHOWN BY THE PLAN.
 4. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
 5. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
 6. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB
 8. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED SOD AND SEED BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
 9. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
 10. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.
 11. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
 12. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
 13. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 14. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
 15. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - A. SAND SHALL BE CLEAN MASONRY SAND.
 - B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 - C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
 16. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
 17. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE INORGANIC MINERAL MULCH. MULCH TO BE 1.5" LOCAL ANGULAR RIVER ROCK. COLOR: MIX OF BEIGE, GREY, BROWN. SOIL SEPARATOR FABRIC REQUIRED.
 18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
 19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
 20. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, SEVERE WEATHER OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
 21. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
 22. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 23. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT AND CITY OF SEQUIN.
 24. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
 25. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE. FINAL CERTIFICATE OF OCCUPANCY MAY BE WITHHELD UNTIL PLANTING IS COMPLETE.

PLANTING DATES

SPRING: FEBRUARY 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
WINTER: DECEMBER 1 - FEBRUARY 14
 26. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
 27. THE IRRIGATION SYSTEM IS TO BE DESIGN BUILD AND WILL CONSIST OF DRIP IRRIGATION IN ALL PLANTING BEDS, UNLESS SPECIFIED OTHERWISE. ALL SOD AND NATIVE SEED AREAS SHALL BE IRRIGATED WITH POP-UP OR SPRAY HEADS.

- IRRIGATION NOTES**
1. IRRIGATION SYSTEM TO BE DESIGN BUILD BY CONTRACTOR.
 2. ALL LATERAL AND SUPPLY LINES SHALL BE CLASS 200 PVC, SIZED FOR FLOW VELOCITIES OF 5 FT./SEC. OR LESS.
 3. PROVIDE TWO * QUICK COUPLING VALVES ON SUPPLY LINE.
 4. PROVIDE AUTOMATIC DRAIN VALVES AT ALL LOW POINTS ON SUPPLY AND LATERAL LINES.
 5. PROVIDE TWO PLASTIC SUPPLY LINE MANUAL DRAIN VALVES.
 6. ACCEPTABLE SYSTEM COMPONENTS:
 - A. SYSTEM CONTROLLER: HUNTER X-CORE SERIES, TORO TMC-212 SERIES, RAIN BIRD RXZ SERIES. CONTROLLER SHALL BE LOCATED IN THE RECEIVING AREA NEXT TO THE ELECTRICAL PANEL.
 - B. ZONE CONTROL VALVES: HUNTER PGV SERIES, TORO 250/260 SERIES, RAIN BIRD DV/DVF SERIES
 - C. SPRINKLER HEADS: HUNTER SRM AND PRO SPRAY SERIES, TORO 570Z AND 300 SERIES, RAIN BIRD 1800 AND 3500 SERIES
 - D. RAIN/FREEZE SENSORS: HUNTER RAIN CLIK PLUS HUNTER FREEZE CLIK, TORO TWRFS RAIN/FREEZE SENSOR OR RAIN BIRD WR2 WIRELESS RAIN/FREEZE SENSOR.



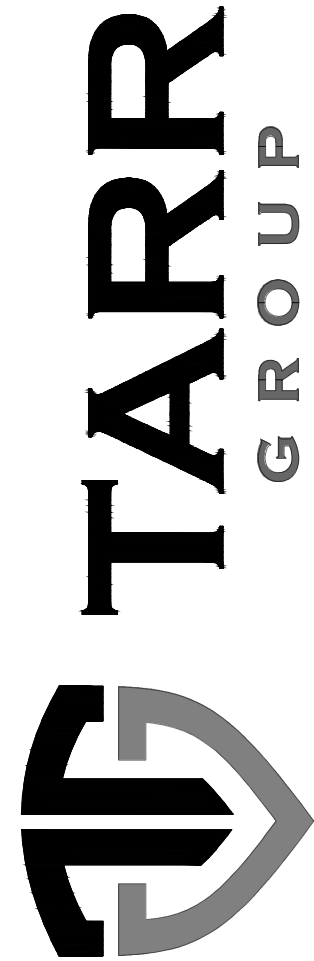
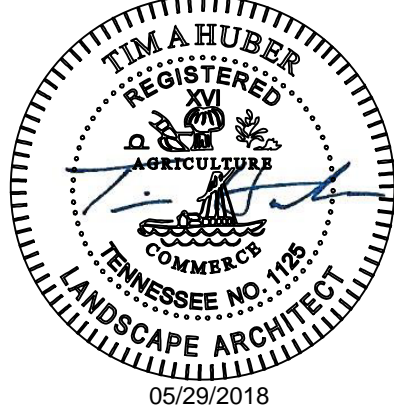
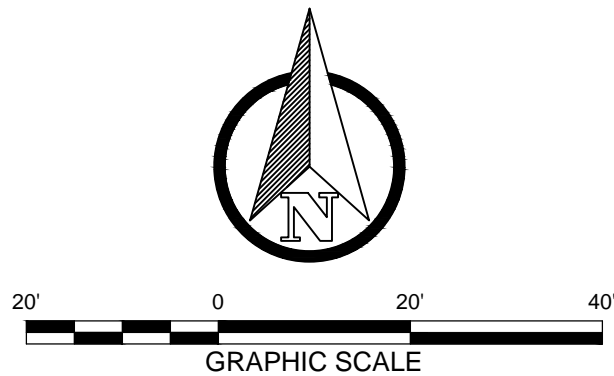
LEGEND

- | | |
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| | AREA TO BE SODDED WITH TURF-TYPE FESCUE GRASS OR ARCHITECT APPROVED EQUAL. |
| | INORGANIC MULCH |
| | IRRIGATION COVERAGE AREA |

PLANT LIST

| SYM | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|--------------------------------|---|----------------------------|----------------|----------------|
| TREES | | | | |
| AR | Acer rubrum | Red Maple | 2" CAL. | B&B |
| CC | Cercis canadensis | Eastern Red Bud | 2" CAL. | B&B |
| CK | Cladrastis kentukea 'Perkins Pink' | Yellowwood | 2" CAL. | B&B |
| JV | Juniperus virginiana | Eastern Red Cedar | 8'-0" MIN. HT. | B&B |
| MV | Magnolia virginiana | Sweetbay Magnolia | 8'-0" MIN. HT. | B&B, MULTISTEM |
| QP | Quercus palustris | Pin Oak | 2" CAL. | B&B |
| TO | Thuja occidentalis 'Emerald' | Emerald Green Arborvitae | 6'-0" MIN. HT. | B&B |
| SHRUBS | | | | |
| BTC | Berberis thunbergii 'Crimson Pygmy' | Dwarf Barberry | 3 GAL. | 24" MIN WIDTH |
| BSV | Buxus sempervirens 'Varder Valley' | Varder Valley Boxwood | 3 GAL. | 24" MIN WIDTH |
| HQV | Hydrangea quercifolia 'Vaughn's Lillie' | dwarf Oakleaf Hydrangea | 3 GAL. | 24" MIN WIDTH |
| JVG | Juniperus virginiana 'Grey Owl' | Grey Owl Juniper | 3 GAL. | 24" MIN WIDTH |
| PPS | Picea pungens 'Sester Dwarf' | Globe Blue Spruce | 3 GAL. | 24" MIN WIDTH |
| RRK | Rosa 'Radrazz' | Knockout Rose | 3 GAL. | 24" MIN WIDTH |
| SMP | Syringa meyeri 'Paliban' | Dwarf Korean Lilac | 3 GAL. | 24" MIN WIDTH |
| VCA | Viburnum carlesii 'Aurora' | Korean Spice Viburnum | 3 GAL. | 24" MIN WIDTH |
| VDL | Viburnum dentatum 'Little Joe' | Little Joe Viburnum | 3 GAL. | 24" MIN WIDTH |
| GRASSES / GROUND COVERS | | | | |
| MSM | Miscanthus sinensis 'Morning Light' | Morning Light Maiden Grass | 3 GAL. | 24" MIN HEIGHT |
| PXP | Phlox x 'Paparazzi Lindsay' | Paparazzi Phlox | 1 GAL. | 12" MIN WIDTH |

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KNOX COUNTY, TN
KNOX COUNTY FILE #: 6-C-18-UR

REVISIONS:
PERMIT SET 05/18/2018
SITE PLAN REV. 05/29/2018

PROJ. NO.: 18005

LANDSCAPE PLAN

L2.1