A New Mixed-Use Commercial Development named:

Village at Hardin Valley

TBD

Knoxville, TN 37932



TITLE TO.0 Cover Sheet SURVEY V1.1 Plat LIFE SAFETY LS1.1 LIFE SAFETY LS1.1 LIFE Safety Plan CIVIL C-1 C-2 Site Demolition Plan C-2 Site Plan LANDSCAPE L1.1 Landscape Plan L1.2 Landscape Plan Schedule, Notes, & Details L1.3 Landscape Details ARCHITECTURAL A1.1 Floor Plan A1.2 Roof Plan A1.3 Floor Plan Enlargements A3.1 Building Elevations A3.2 Building Elevations A3.1 Building & Wall Sections A4.1 Building & Wall Sections A5.1 Signage & Enclosure Drawings A6.1 Door Schedule & Storefront Elevations A6.3 Details ELECTRICAL E3.0 Site Plan - Photometrics								
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Room Name

101a

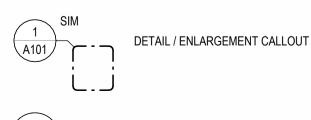
ACCESSORY TAG BUILDING ELEVATION MARKER ACT-1 10'-11 1/2" **CEILING TAG** CENTERLINE SYMBOL INTERIOR ELEVATION MARKER 01 **DEMOLITION TAG** (101a) DOOR TAG BUILDING SECTION MARKER FENESTRATION TAG Level Elevation LEVEL & ELEVATION MARKER PROJECT NORTH DESIGNATOR & TRUE NORTH ARROW

REVISION TAG

ROOM TAG

WALL TAG

SPOT ELEVATION MARKER





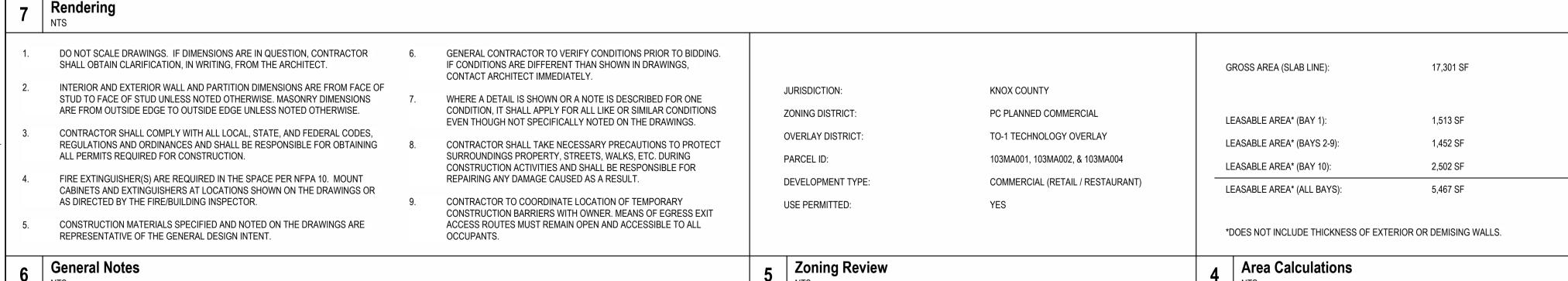
rstudio

design

865.523.5001 | studiofourdesign.com

s	sue Date: 03.25.2024	
Re	evisions	
#	Description	Date

23091 Job Number: **Cover Sheet**



5 Zoning Review Landscape Architect:

Structural Engineer: Elam Structural Engineering, LLC P.O. Box 30799 Knoxville, Tennessee 37930

M/E/P Engineer: Proficient Engineering 4110 Sutherland Ave Knoxville, TN 37919 Contact: Tommy Wasmund, PE

Contact: Josh Elam, PE T: 865.607.3517 E: elam@elamse.com

T: 865.409.5755

E: david.hobbs.1971@gmail.com Project Contacts

11707 Couch Mill Road

Knoxville, TN 37932

Contact: David Hobbs

T: 865.964.9254

NTS

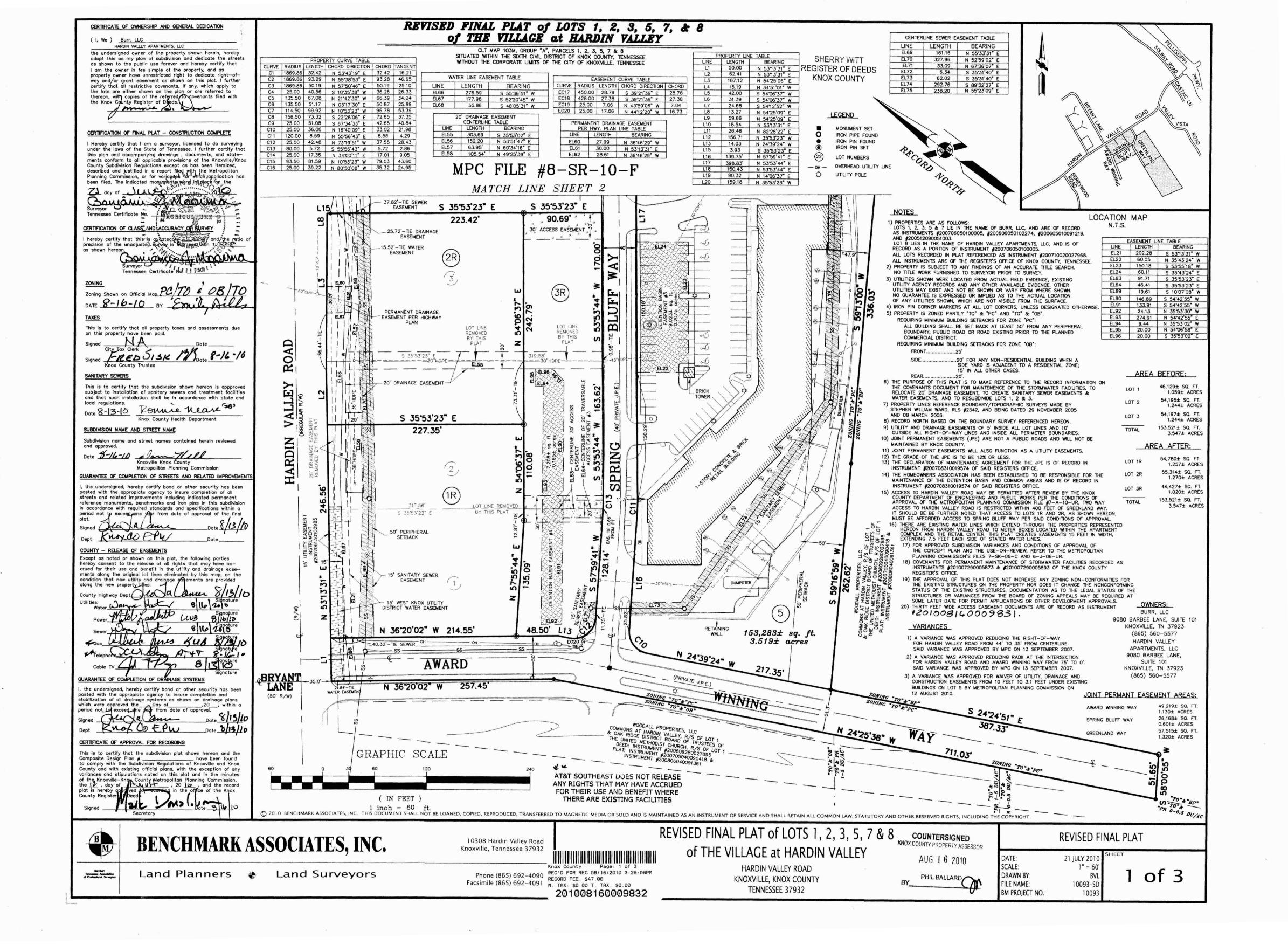
Studio Four Design, Inc. 414 Clinch Avenue Knoxville, TN 37902

Civil Engineer: Urban Engineering 10330 Hardin Valley Rd Contact: Stacy Cox, AIA T: 865.523.5001 E: scox@s4dinc.com

Knoxville, TN 37932 Contact: Chris Sharp, PE T: 865.966.1924 E: chris@urban-eng.com 2110 Holderwood Ln Knoxville, TN 37922 Contact: Ben J. Pethel, ASLA T: 865.335.3584 E: bpethel@penlandstudio.com

The Penland Studio

E: twasmund@proficientengineering.com





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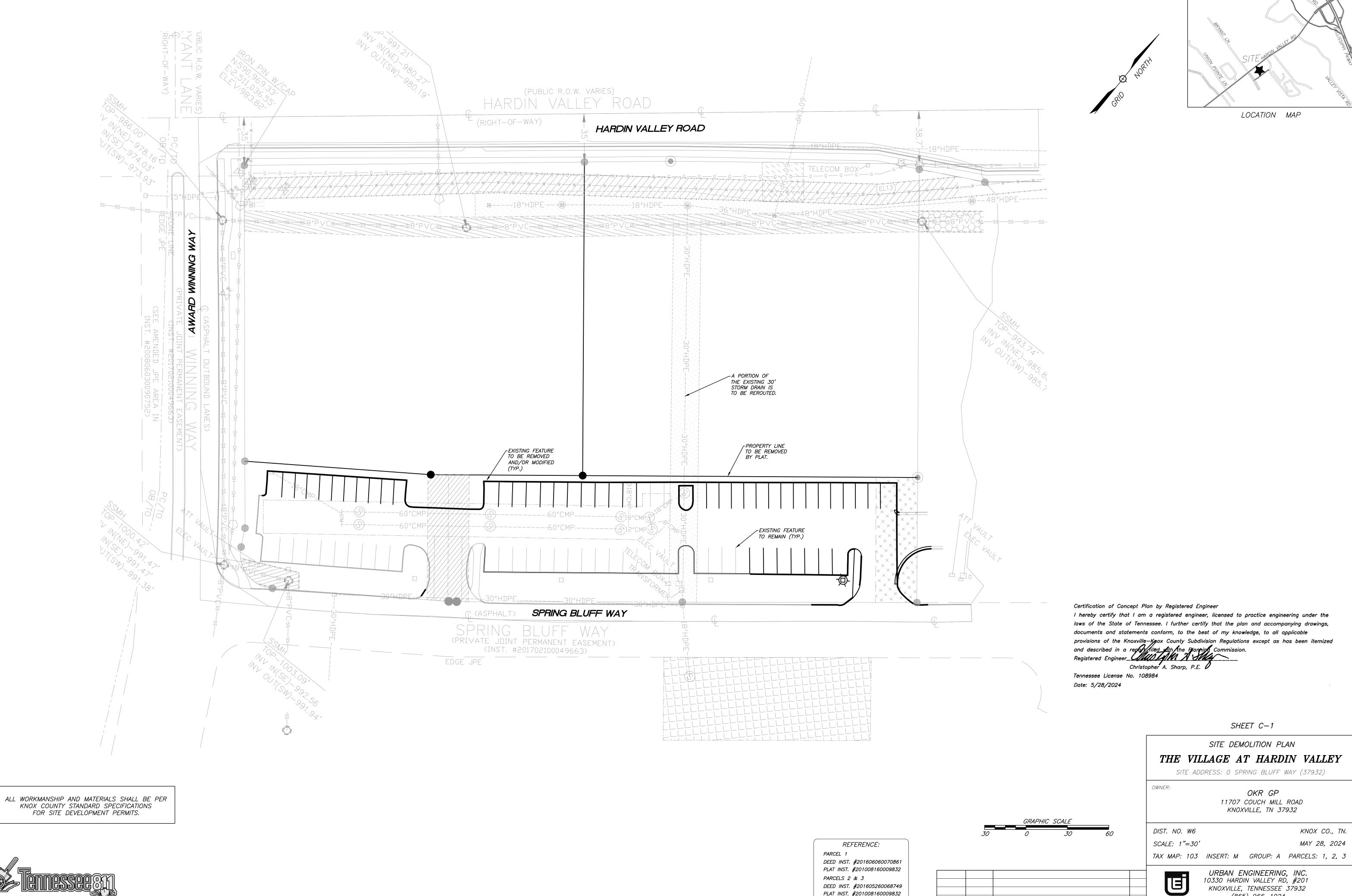
37932

TBD

ls	sue Date: 03.25.202	4
Re	evisions	
#	Description	Date

Job Number:

23091



PARCELS 2 & 3

DEED INST. #201605260068749 PLAT INST. #201008160009832

(865) 966-1924

DWG. NO. 2403010

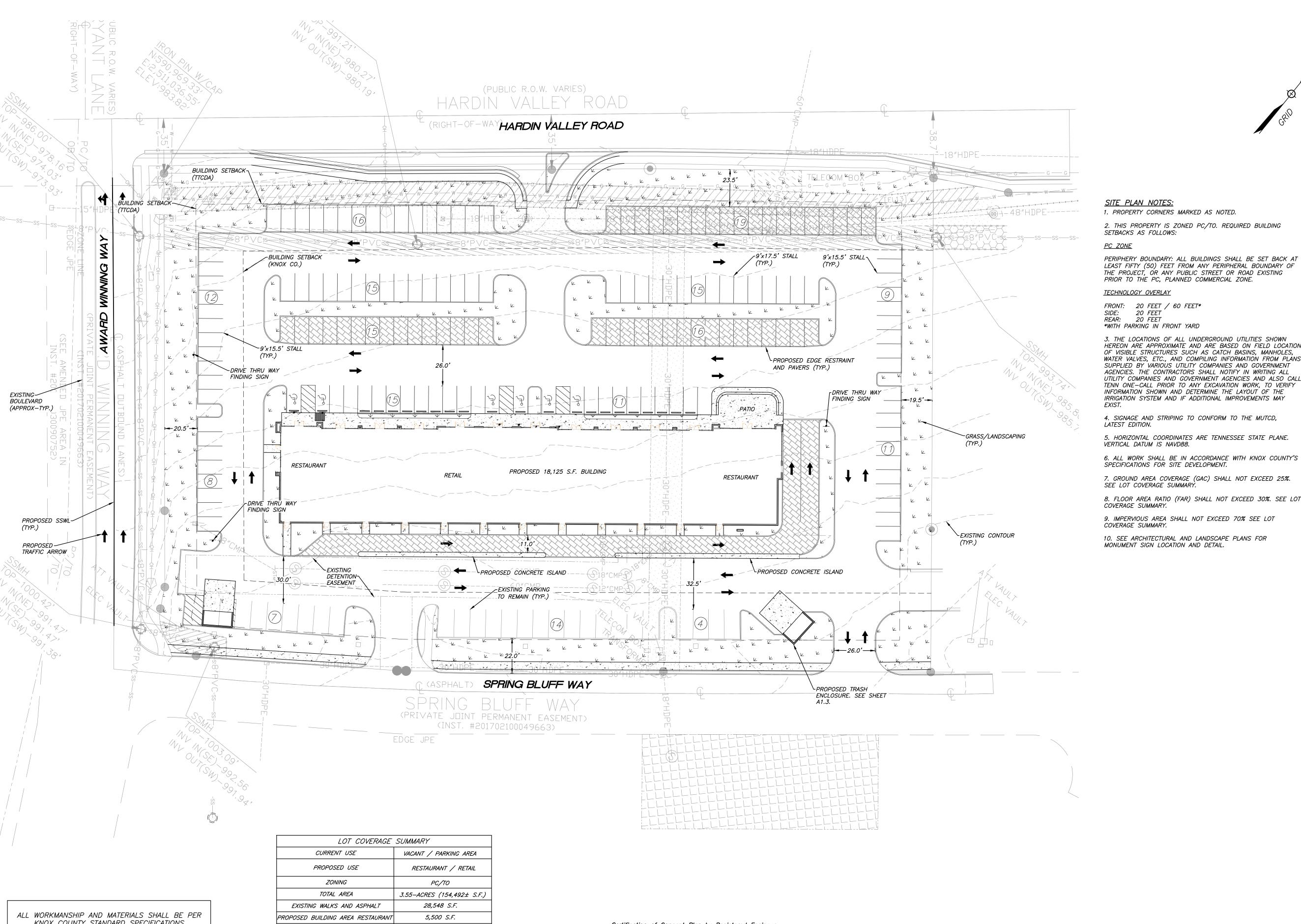
CHK: CAS

DWN: CLM

REVISED PER PLANNING & EPW COMMENTS

DESCRIPTION

REVISION DATE





LOCATION MAP

SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.

2. THIS PROPERTY IS ZONED PC/TO. REQUIRED BUILDING SETBACKS AS FOLLOWS:

<u>PC ZONE</u>

PERIPHERY BOUNDARY: ALL BUILDINGS SHALL BE SET BACK AT LEAST FIFTY (50) FEET FROM ANY PERIPHERAL BOUNDARY OF THE PROJECT, OR ANY PUBLIC STREET OR ROAD EXISTING PRIOR TO THE PC, PLANNED COMMERCIAL ZONE.

TECHNOLOGY OVERLAY

FRONT: 20 FEET / 60 FEET*

SIDE: 20 FEET REAR: 20 FEET

*WITH PARKING IN FRONT YARD

3. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY

4. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.

5. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.

SPECIFICATIONS FOR SITE DEVELOPMENT. 7. GROUND AREA COVERAGE (GAC) SHALL NOT EXCEED 25%.

SEE LOT COVERAGE SUMMARY. 8. FLOOR AREA RATIO (FAR) SHALL NOT EXCEED 30%. SEE LOT

9. IMPERVIOUS AREA SHALL NOT EXCEED 70% SEE LOT COVERAGE SUMMARY.

10. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR MONUMENT SIGN LOCATION AND DETAIL.

PARKING NOTES:

1. THIRTY PERCENT (30%) OF THE PARKING SPACES MAY BE DESIGNATED FOR COMPACT CARS. THE MINIMUM SIZE OF A COMPACT CAR SPACE SHALL BE 8 FT. x 16 FT.

2. PARKING AREAS SHALL BE LANDSCAPED ACCORDING TO SECTION 3.4 REQUIREMENTS.

3. SURFACE PARKING AREAS SHOULD BE LOCATED TO THE SIDE OR TO THE REAR OF BUILDINGS. IF PARKING IS REQUESTED TO BE LOCATED IN FRONT OF A BUILDING, THE PARKING SHALL BE SEPARATED FROM THE FRONT PROPERTY LINE BY A 20 FT. LANDSCAPE BUFFER.

4. REQUIRED PARKING (RESTAURANT/RETAIL)

TTCDA:

<u>RESTAURANT:</u>

MINIMUM - 7.5 PER 1000 SQ. FT. OF GROSS FLOOR AREA 5000/1000 = 5 5 * 7.5 = 37.5

MINIMUM SPACES REQUIRED = 68

MAXIMUM - 15 PER 1000 SQ. FT. OF GROSS FLOOR AREA

MINIMUM - 3 PER 1000 SQ. FT. OF GROSS FLOOR AREA 12625/1000 = 12.625 12.625 * 3 = 38

MINIMUM SPACES REQUIRED = 38

MAXIMUM SPACES REQUIRED = 112

MAXIMUM - 4.5 PER 1000 SQ. FT. OF GROSS FLOOR AREA 12625/1000 = 12.625 12.625 * 4.5 = 57

TOTAL MINIMUM SPACES REQUIRED = 80

MAXIMUM SPACES REQUIRED = 57

TOTAL MAXIMUM SPACES REQUIRED = 169

KNOX COUNTY:

RESTAURANT:

ONE (1) PER THREE (3) EMPLOYEES, PLUS ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF USABLE FLOOR SPACE; OR ONE (1) PER THREE (3) FIXED SEATS, WHICHEVER IS THE

27 (EMPLOYEES) / 3 = 9

5000 / 100 = 50

REQUIRED PARKING = 59

<u>RETAIL:</u>

ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF RETAIL FLOOR SPACE.

12625 / 100 = 126

REQUIRED PARKING = 126

TOTAL REQUIRED PARKING = 169

PROPOSED PARKING: 187 (INCLUDING 6 HANDICAP)

SHEET C-2

SITE PLAN

THE VILLAGE AT HARDIN VALLEY

SITE ADDRESS: O SPRING BLUFF WAY (37932)

OWNER:

OKR GP 11707 COUCH MILL ROAD KNOXVILLE, TN 37932

DIST. NO. W6 SCALE: 1"=30'

KNOX CO., TN. MARCH 25, 2024

DWG. NO. 2403010

TAX MAP: 103 INSERT: M GROUP: A PARCELS: 1, 2, 3

CHK: CAS

URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924

E REVISED PER PLANNING & EPW COMMENTS DWN: CLM

REVISION DESCRIPTION

REFERENCE:

DEED INST. #201606060070861

PLAT INST. #201008160009832

DEED INST. #201605260068749

PLAT INST. #201008160009832

PARCEL 1

PARCELS 2 & 3

Date: 5/28/2024

Certification of Concept Plan by Registered Engineer I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, and described in a report filed with the Planning Commission.

Registered Engineer AMD AM November 1

Christopher A. Sharp, P.E. Tennessee License No. 108984

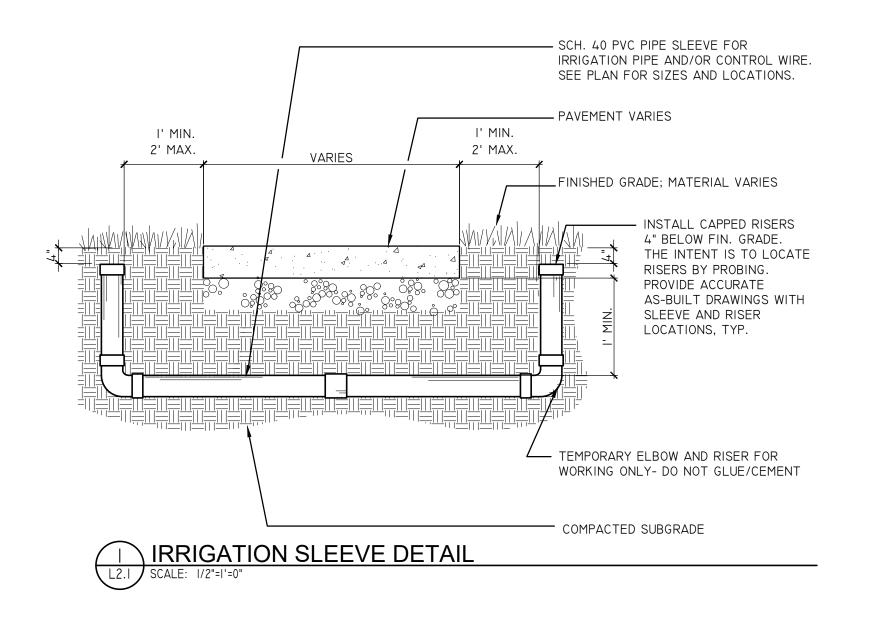
18,125 S.F. TOTAL BUILDING AREA PROPOSED WALKS AND ASPHALT PERMEABLE PAVER AREA TOTAL IMPERVIOUS AREA IMPERVIOUS AREA RATIO (IAR) GROUND AREA COVERAGE (GAC)

KNOX COUNTY STANDARD SPECIFICATIONS PROPOSED BUILDING AREA RETAIL FOR SITE DEVELOPMENT PERMITS.

67,211 S.F. 15,035 S.F. 98,849 S.F. 64.0% 11.7% FLOOR AREA RATIO (FAR) 11.7%

12,625 S.F.

QUANTITY	SYMBO	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @	REMARKS
					INSTALLATION	
DECIDUO						
3	ARO	October Glory Red Maple	Acer rubrum 'October Glory'	В&В	2" Cal.	Specimen
2	MVA	Sweetbay Magnolia	Magnolia virginiana	В&В	6'-8'Ht.	Matched Specimen, 3 Canes, Branched @ 3' Ht.
2	NSA	Wildfire Blackgum	Nyssa sylvatica 'Wildfire'	B&B	2" Cal.	Specimen
3	PYA	Akebono Cherry	Prunus yedoensis 'Akebono'	B&B	2" Cal.	Specimen, Single Leader
4	QLA	Overcup Oak	Quercus lyrata	B&B	2" Cal.	Specimen
4	TDM	Bald Cypress	Taxodium distichum	B&B	2" Cal.	Full Crowns
5	UPA	Allee Lacebark Elm	Ulmus parvifolia 'Emer II' Allee	B&B	2" Cal.	Specimen
10	ZSG	Green Vase Zelkova	Zelkova serrata 'Green Vase'	B&B	2" Cal.	Specimen
33	20	8	5	TOTAL D	ECIDUOUS, PARKING	SHADE, YARD SHADE, ORNAMENTAL
EVERGREE						
2	NRS	Nellie R. Stevens Holly*	Ilex x 'Nellie R. Stevens'	B&B	6' Ht.	Full to Ground @ 15' O.C.
27	JCH	Hetzii Juniper*	Juniperus chinensis "Hetzii Columnaris"	B&B	7' Ht.	Full to Ground @ 5' O.C.
29	37		46.8%	TOTAL E	VERGREEN, TOTAL LA	RGE YARD (Lg. Evergreen & Shade), EVERGREEN PERCENTAGE
SHRUBS						
25	AGR	Rose Creek Abelia*	Abelia grandiflora 'Rose Creek'	Cont.	3 Gal.	Full Plants @ 48" O.C.
33	HPJ	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	Cont.	3 Gal.	Full Plants @ 48" O.C.
39	ICB	Dwarf Burford Holly*	Ilex cornuta 'Burfordii Nana'	Cont.	3 Gal.	Full Plants @ 48" O.C.
21	IVH	Henry's Garnet Sweetspire	Itea virginica 'Henry's Garnet'	Cont.	3 Gal.	Full Plants @ 48" O.C.
18	PLS	Schip Laurel*	Prunus laurocerasus 'Schipkaensis'	Cont.	36" Ht. (Min.)	Full Plants @ 60" O.C.
30	RMI	Peach Drift Rose	Rosa x 'Meiggili'	Cont.	3 Gal.	Full Plants @ 36" O.C.
25	TOE	Emerald Green Arborvitae*	Thuja occidentalis 'Emerald Green'	Cont.	5' Ht. (Min.)	Full to Ground @ 48" O.C.
GROLIND	COVERS &	 PERENNIALS				
119		Stella D'Oro Daylily (Daylilly/Daffodil Mix)	Hemerocallis 'Stella D'Oro'	Cont.	1 Gal.	Full Plants @ 18" O.C See Detail 5/L2.2
205	JCB	Blue Pacific Juniper*	Juniperus conferta 'Blue Pacific'	Cont.	3 Gal.	Full Plants @ 36" O.C.
349	LMB	Big Blue Liriope*	Liriope muscari 'Big Blue'	Cont.	4" Pots	Full Plants @ 18" O.C.
23	MCA	Pink Muhly Grass	Muhlenbergia capillaris	Cont.	3 Gal.	Full Plants @ 36" O.C.
357	DDM-B	Dutch Master Daffodil (Daylilly/Daffodil Mix)	Narcissus 'Dutch Master'	Bulbs	DN2	3 bulbs/group @ 18" O.C See Detail 5/L2.2
65	PAH	Hameln Pennisetum	Pennisetum allopecuroides 'Hameln'	Cont.	1 Gal.	Full Plants @ 30" O.C.
0.5	1 711	Trainen i Cilinoctum	Chinisetani unopecurolaes Tiameni	COIIL.	T Gal.	i an rianta @ 50 O.C.
LAWNS						
11,050	1	Seeded Lawns - Fescue Blend		Seed	SF	See Notes and Specifications
24,400	1	Sodded Lawns - Fescue Blend		Sod	SF	See Notes and Specifications



TTCDA NOTES:

- I. TTCDA GUIDELINES 3.I.4: AT LEAST 25% OF PROPOSED/EXISTING TREES SHALL BE EVERGREEN. 47% OF THE PROPOSED TREES ARE
- 2. TTCDA GUIDELINES 3.1.5: FOR DEVELOPMENT SITES, AT LEAST 10 LARGE MATURING TREES ARE REQUIRED PER ACRE OF YARD SPACE. 0.7 ACRES OF YARD SPACE X IO = 7 (MIN.) LARGE TREES REQUIRED. 8 LARGE MATURING TREES ARE PROPOSED IN YARD SPACE OPEN AREAS.
- 3. TTCDA GUIDELINES 3.1.7: EVERGREEN PLANT MATERIAL SHOULD BE USED TO SCREEN PARKING AND TO PROVIDE TRANSITIONS BETWEEN LAND USES. EVERGREEN SHRUBS ARE PROPOSED TO SCREEN PARKING.
- 4. TTCDA GUIDELINES 3.3.3: AREAS AROUND THE BUILDINGS EQUAL TO AT LEAST 50% OF EACH FRONT AND SIDE ELEVATIONS SHALL BE LANDSCAPED WITH ORNAMENTAL TREES, SHRUBS AND BEDDING PLANTS.
- 5. TTCDA GUIDELINES 3.3.6: LANDSCAPING SHOULD BE USED TO SCREEN MECHANICAL EQUIPMENT AND OTHER UNSIGHTLY BUILDING
- ELEMENTS. EVERGREEN SHRUBS ARE PROPOSED TO SCREEN THE DUMPSTER ENCLOSURES AND MECHANICAL EQUIPMENT.
- 6. TTCDA GUIDELINES 3.4.I: PARKING AREAS SHOULD BE SCREENED FROM PUBLIC RIGHTS-OF-WAY. SHRUBS ARE PROPOSED TO SCREEN PARKING FROM PUBLIC STREETS.
- 7. TTCDA GUIDELINES 3.4.3: TREES SHALL BE REQUIRED AT THE RATE OF ONE (I) MEDIUM OR LARGE MATURING CANOPY TREE FOR EVERY TEN PARKING SPACES PROVIDED. 196 PARKING SPACES= 20 SHADE TREES REQUIRED. 20 SHADE TREES ARE PROPOSED AT THE PARKING
- 8. TTCDA GUIDELINES 3.4.4: IN ADDITION TO THE PLANTING OF REQUIRED CANOPY TREES, PLANTING AREAS FOR ORNAMENTAL TREES, SHRUBBERY AND BEDDING PLANTS SHALL BE NO LESS THAN FIVE (5) PERCENT OF THE SURFACE AREA DEVOTED TO PARKING. 74,320 SF X .05= 3,715 SF MINIMUM REQUIRED. AT LEAST 3,715 SF OF PLANTING ADJACENT TO PARKING IS PROPOSED.

LANDSCAPE NOTES:

- I. 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 OR 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.
- 2. UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK.
- 3. COORDINATE PROTECTION OF EXISTING TREES AND VEGETATION TO REMAIN PRIOR TO GROUND BREAK. PROTECT EXISTING TREES AND VEGETATION SHOWN TO REMAIN THROUGHOUT CONSTRUCTION.
- 4. PLANT MATERIAL SHALL BE INSTALLED IN THE DORMANT SEASON UNLESS SPECIFIED OTHERWISE.
- 5. FOR LANDSCAPING BEDS (AREAS OF MASS PLANTING OF SHRUBS AND/OR GROUND COVERS) TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STRIPPING OPERATIONS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, ROOTS AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4"; ELIMINATING UNEVEN AREAS AND LOW SPOTS; REMOVING FOREIGN MATERIALS; SPREADING 8" MINIMUM TOPSOIL. DEFINE BEDS WITH TRENCHED EDGING AT
- 6. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 8" DEPTH AT PLANTING BEDS. 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 SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS; HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 4 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS PLANT GROWTH.
- 7. ASSURE THAT BEDS DRAIN AWAY FROM STRUCTURES. 8. CONTRACTOR SHALL STAKE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION.
- 9. CONTRACTOR SHALL ERADICATE WEEDS AND NON-SPECIFIED PLANT MATERIAL AT LEAST THREE (3) WEEKS PRIOR TO PLANT/SEED INSTALLATION. 10. PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.I, "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- II. ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS. 12. MULCH TREE RINGS WITH 3" DEPTH OF APPROVED SHREDDED HARDWOOD BARK MULCH IN A FOUR FOOT DIAMETER FOR TREES IN LAWN AREAS.
- 13. UNLESS NOTED OTHERWISE, MULCH BEDS WITH 3" DEPTH OF APPROVED SHREDDED HARDWOOD MULCH.
- 14. PLANT GROUND COVERS THROUGH MULCH.
- 15. REMOVE STRINGS AND OTHER TIES FROM PLANT MATERIAL
- 16. REMOVE UPPER 1/3 OF BURLAP FROM PLANT ROOT BALLS.
- 17. DO NOT PIERCE TREE ROOT BALLS WITH SUPPORT STAKES. 18. ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
- 19. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- 20. PLANT MATERIAL, MULCH, AND OTHER RELATED LANDSCAPE PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS. 21. WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE TWELVE (12) MONTHS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF LOSS.
- 22. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING REPAIRS NECESSITATED BY DAMAGE OCCURRING DURING THE PERFORMANCE OF THEIR WORK. 23. CONTRACTOR SHALL REMOVE STAKES AND GUY WIRES FOR TREES APPROVED BY THE LANDSCAPE ARCHITECT DURING THE WARRANTY INSPECTION.
- 24. SEED AREAS DISTURBED DURING CONSTRUCTION WITH APPROVED FESCUE BLEND. 25. ESTABLISH LAWNS AS INDICATED ON PLANS, SEE LAWN NOTES FOR ADDITIONAL REQUIREMENTS.
- 26. INSTALL APPROVED RIVER GRAVEL AND/OR RIVER COBBLES AS SHOWN ON THE LANDSCAPE PLAN.
- 27. RIVER COBBLES SHALL BE SIMILAR IN COLOR TO APPROVED RIVER GRAVEL. SUBMIT SAMPLES OF 3" AVG. DIAMETER AND 6" AVG. DIAMETER FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- 28. PROVIDE METAL BED EDGING AS SHOWN ON THE PLAN.
- 29. SEE LANDSCAPE DETAILS AND WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

LAWN NOTES:

- I. SEED ALL LAWN AREAS AND ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS WITH APPROVED FESCUE BLEND.
- 2. VERIFY SUBGRADE IS AT PROPER LEVELS FOR TOPSOIL AND SOD OR SEED INSTALLATION. PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS.
- 3. FOR NEW LAWNS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, ROOTS AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4"; ELIMINATING UNEVEN AREAS AND LOW SPOTS; REMOVING FOREIGN MATERIALS; SPREADING TOPSOIL TO A 4" MINIMUM DEPTH FOR SEEDED LAWNS OR TO A 3" MINIMUM DEPTH FOR
- 4. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED. ENSURE THAT TOPSOIL IS FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY; CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; TAKEN FROM WELL-DRAINED SITE; FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS; HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED
- TO PROMOTE VIGOROUS LAWN GROWTH. 5. REFURBISH EXISTING LAWNS TO REMAIN WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION. INCLUDE CORE AERATION, OVERSEEDING, STRAW AT THIN OR BARE AREAS AND FERTILIZER AS REQUIRED.
- 6. PROVIDE FERTILIZER, WITH NOT LESS THAN 6 PERCENT TOTAL NITROGEN, 12 PERCENT PHOSPHORIC ACID, AND 12 PERCENT SOLUBLE POTASH. PROVIDE NITROGEN IN A FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH; AT LEAST 50% OF NITROGEN TO BE ORGANIC FORM. PROVIDE LIME FROM NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES, GROUND SO THAT NOT LESS THAN 90% PASSES A 10-MESH SIEVE AND NOT LESS THAN 50% PASSES
- A 100-MESH SIEVE. 7. LIMIT PREPARATION TO AREAS WHICH SHALL BE SEEDED OR SODDED IMMEDIATELY.
- 8. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE SEEDING OR SODDING. DO NOT CREATE A MUDDY CONDITION. DO NOT SEED OR SOD WHEN THE GROUND IS FROZEN. FOR SODDED AREAS:
- 9.1. COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) "GUIDELINE SPECIFICATIONS FOR SODDING" FOR HARVESTING AND INSTALLING
- 9.2. TIME SOD DELIVERY SO THAT IT WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING. PROVIDE STRONGLY ROOTED CULTIVATED GRASS SOD, NOT LESS THAN I YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES PRINCIPALLY COMPOSED OF: 47% WARRIOR TALL FESCUE, 33% BANDIT TALL FESCUE AND 20% BRAVO 2 TALL FESCUE (OR APPROVED BLEND OF 3 TALL FESCUE VARIETIES IN SIMILAR PROPORTIONS.) BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT.
- IO. MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION AND NOT LESS THAN 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION. IF SEEDED IN FALL CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS
- II. WARRANTY LAWNS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 12. SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

IRRIGATION SLEEVING NOTES:

- I. CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT, THE ARCHITECT, AND THE OWNER WITH AS-BUILT DRAWINGS OF THE SLEEVE LOCATIONS AND STUB-UPS.
- 2. IRRIGATION SYSTEMS SHALL BE INDEPENDENTLY METERED UNLESS OTHERWISE DIRECTED BY THE OWNER.
- 3. SLEEVES UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC, SIZED AS
- NOTED. SEE SLEEVE DETAIL FOR ADDITIONAL REQUIREMENTS.
- 4. THE INTENT OF THE IRRIGATION SLEEVE PLAN IS TO PROVIDE ACCESS TO PLANTING BEDS WITHOUT PAVEMENT CUTTING AND MINIMAL DISTURBANCE TO LANDSCAPING FOR LANDSCAPE IRRIGATION THAT MAY BE INSTALLED IN THE FUTURE.

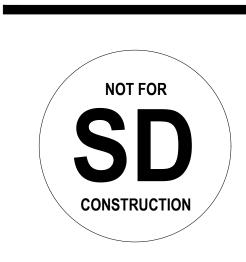


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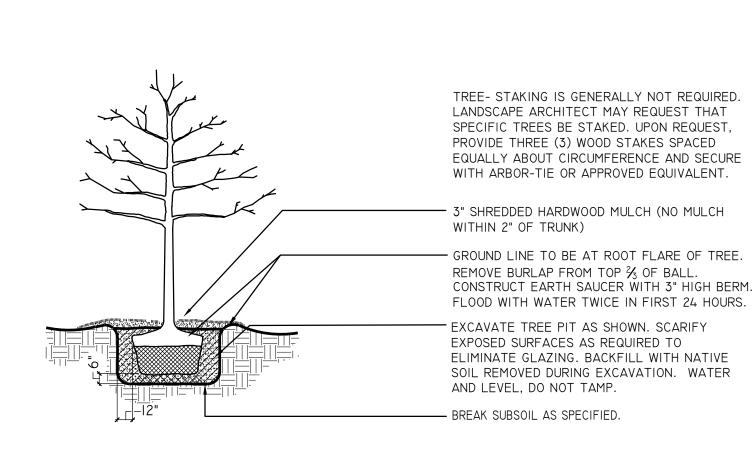
Project Phase: Schematic Design

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Re	visions	
#	Description	Date
	Staff Comments	6/24/24

Landscape Plant Schedule

Job Number:

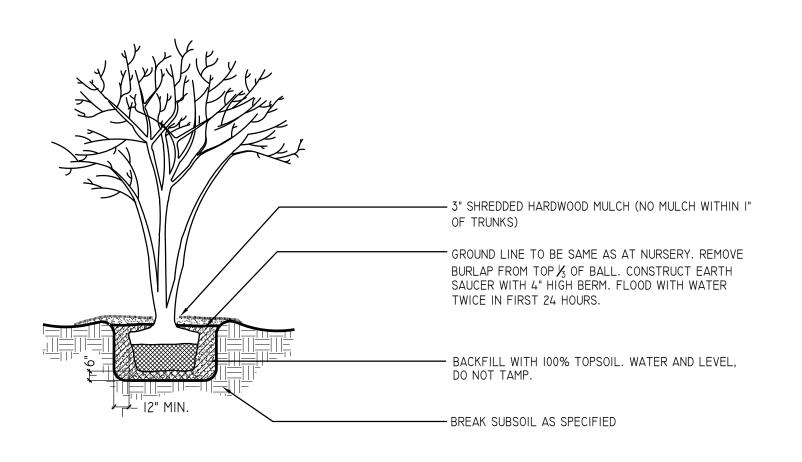
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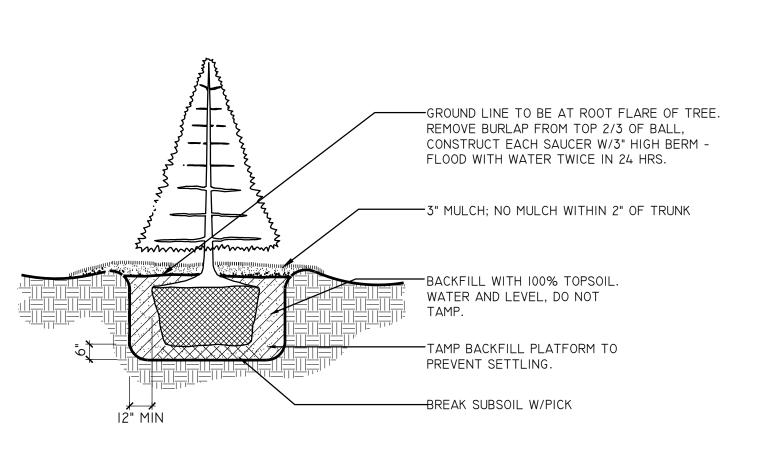


TREE PLANTING & GUYING TO 3" CAL.

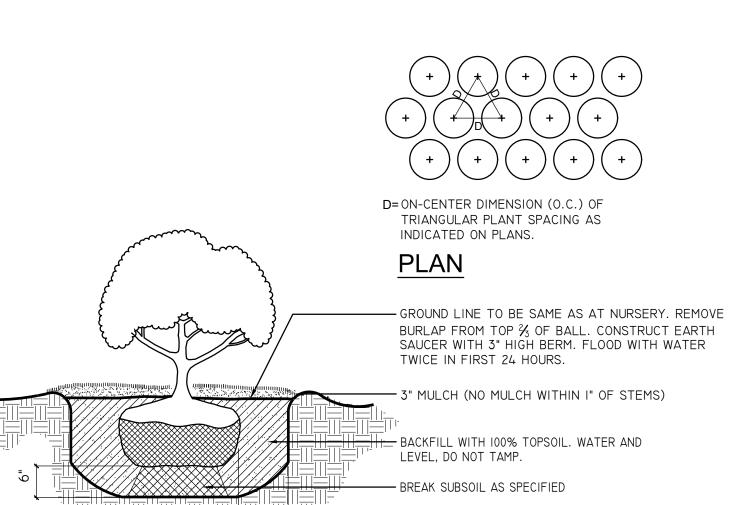
SCALE: NOT TO SCALE

2 TREE PLANTING - MULTI-STEM TREE
L2.2 SCALE: NOT TO SCALE





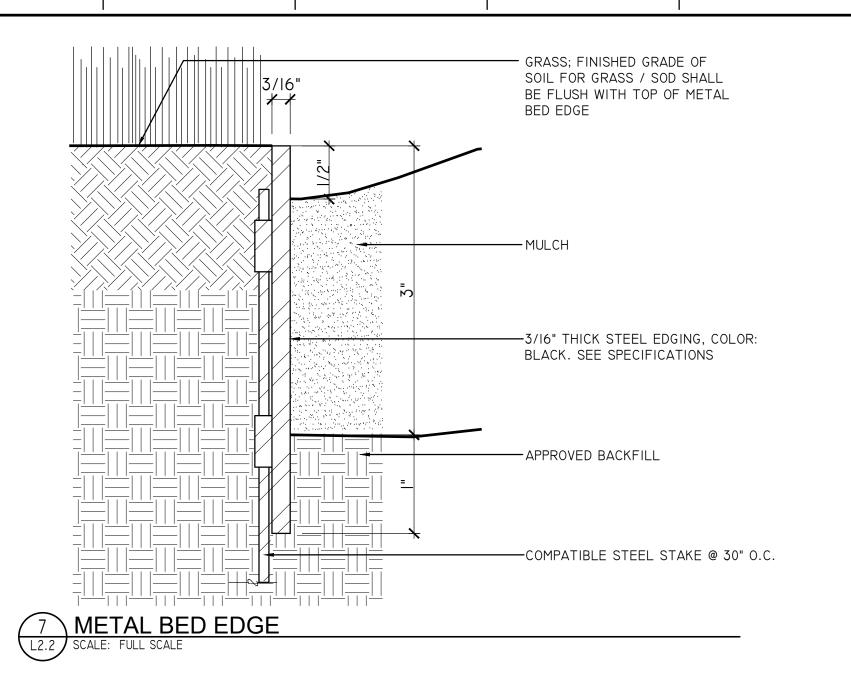
3 EVERGREEN TREE - TO 8' HT.



NOTE: EXCAVATE ENTIRE

BED/PLANTER AND BACKFILL WITH 8" DEPTH OF APPROVED TOPSOIL

SHRUB PLANTING DETAIL



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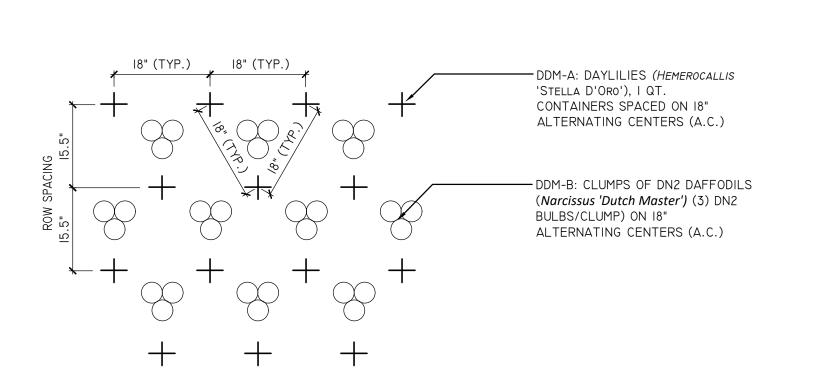
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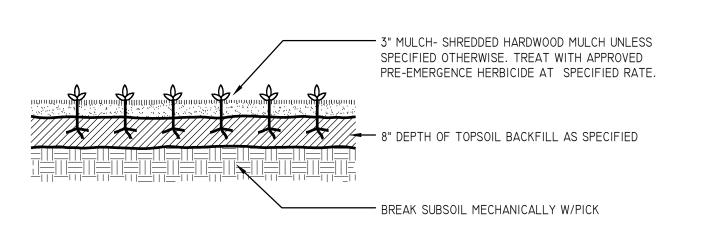
37932

Project Phase: Schematic Design Issue Date: 05.28.2024 # Description Staff Comments 6/24/24

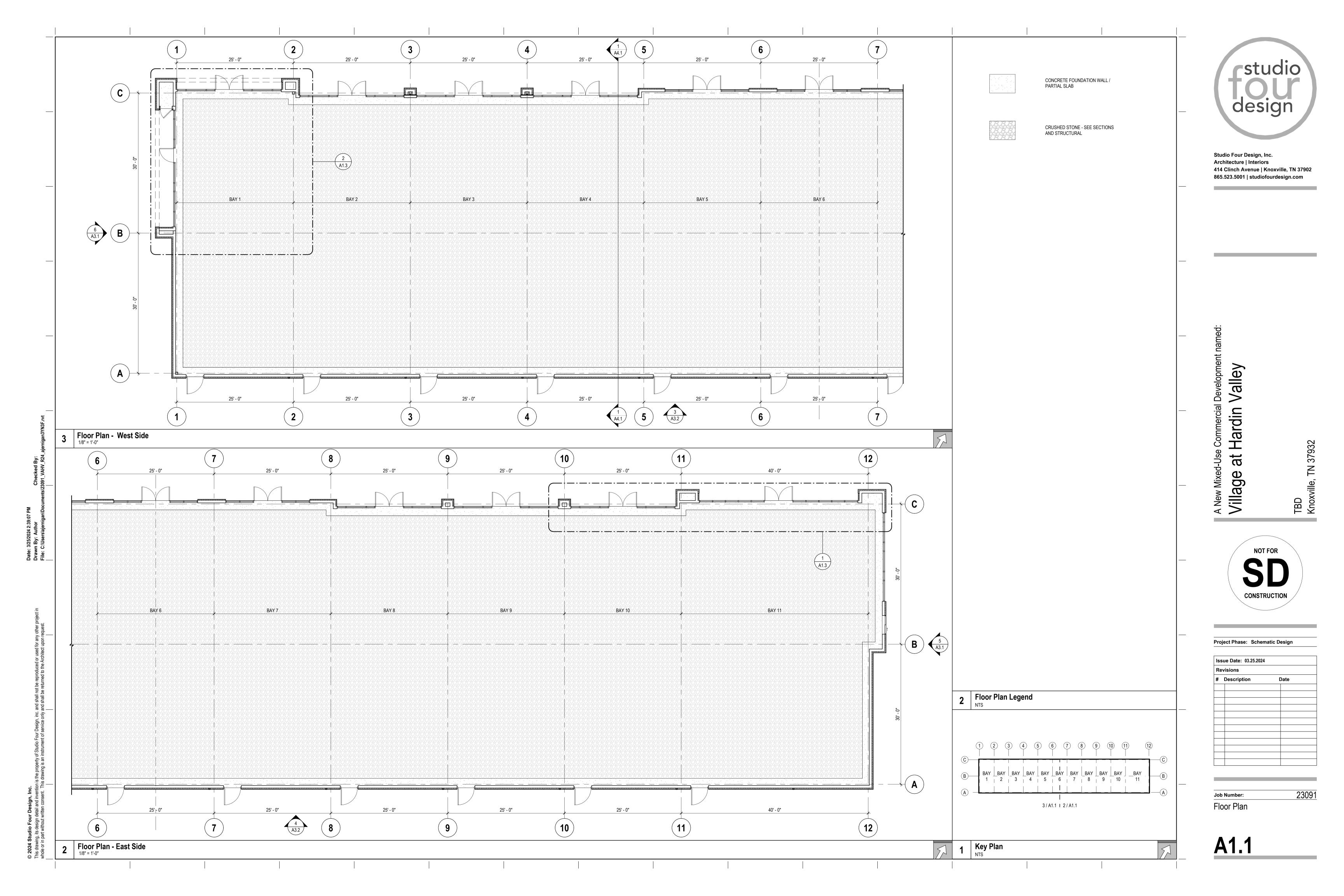
23091 Job Number: Landscape Details

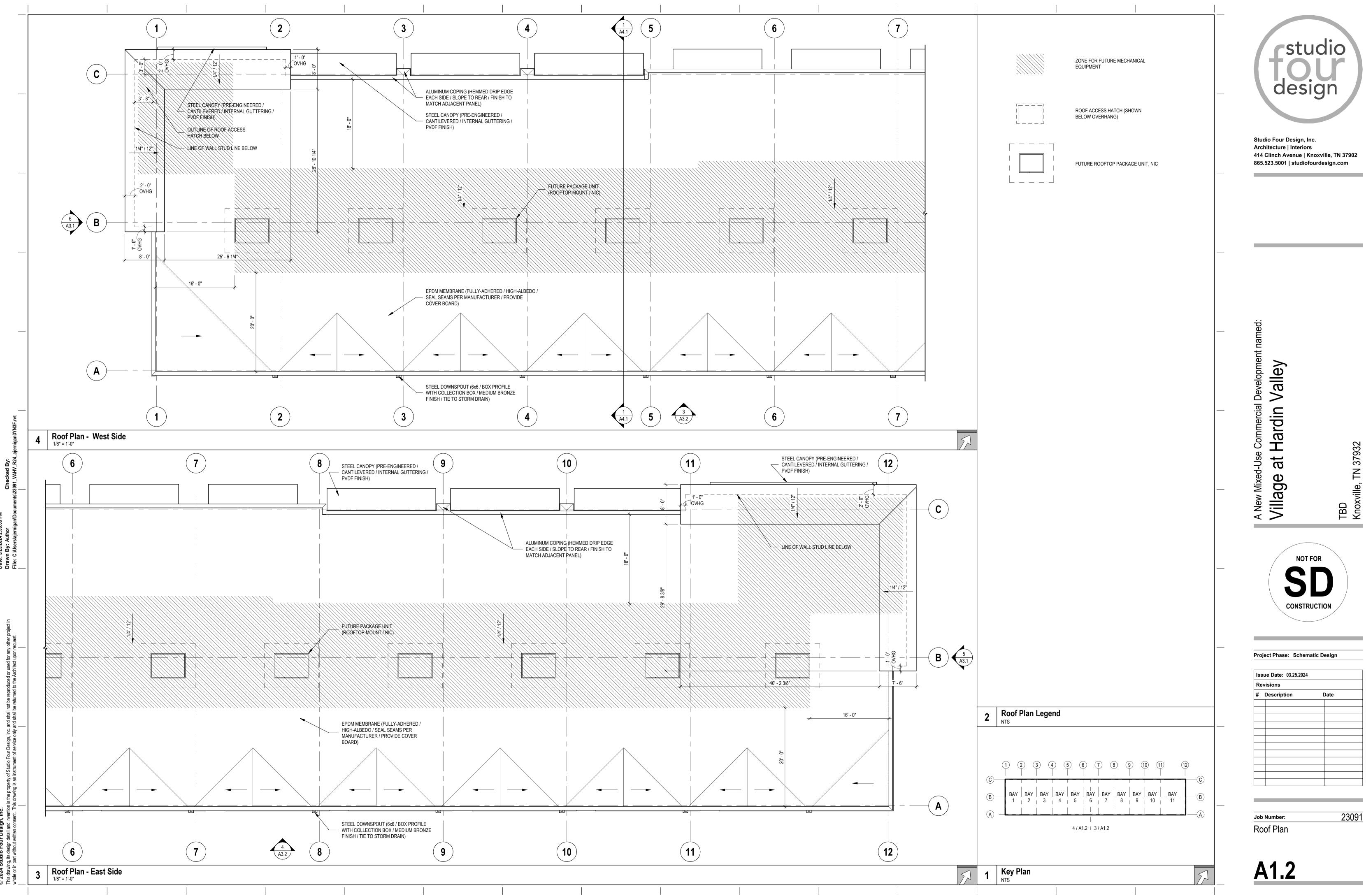


5 COLOR BED SPACING
L2.2 SCALE: N.T.S.

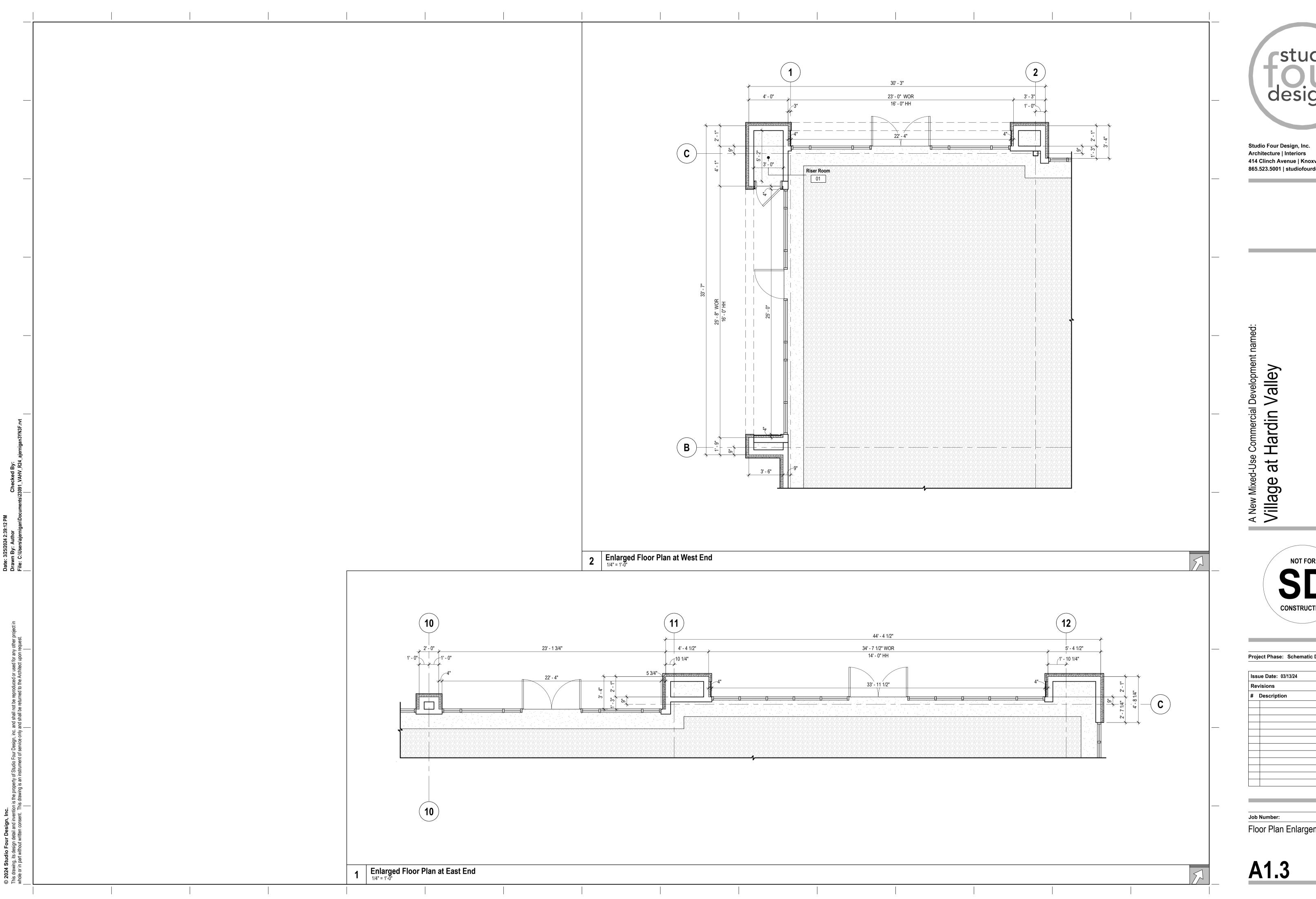


6 GROUND COVER/PERENNIAL PLANTING
L2.2 SCALE: NOT TO SCALE





Issue Date: 03.25.202	24
Revisions	
# Description	Date



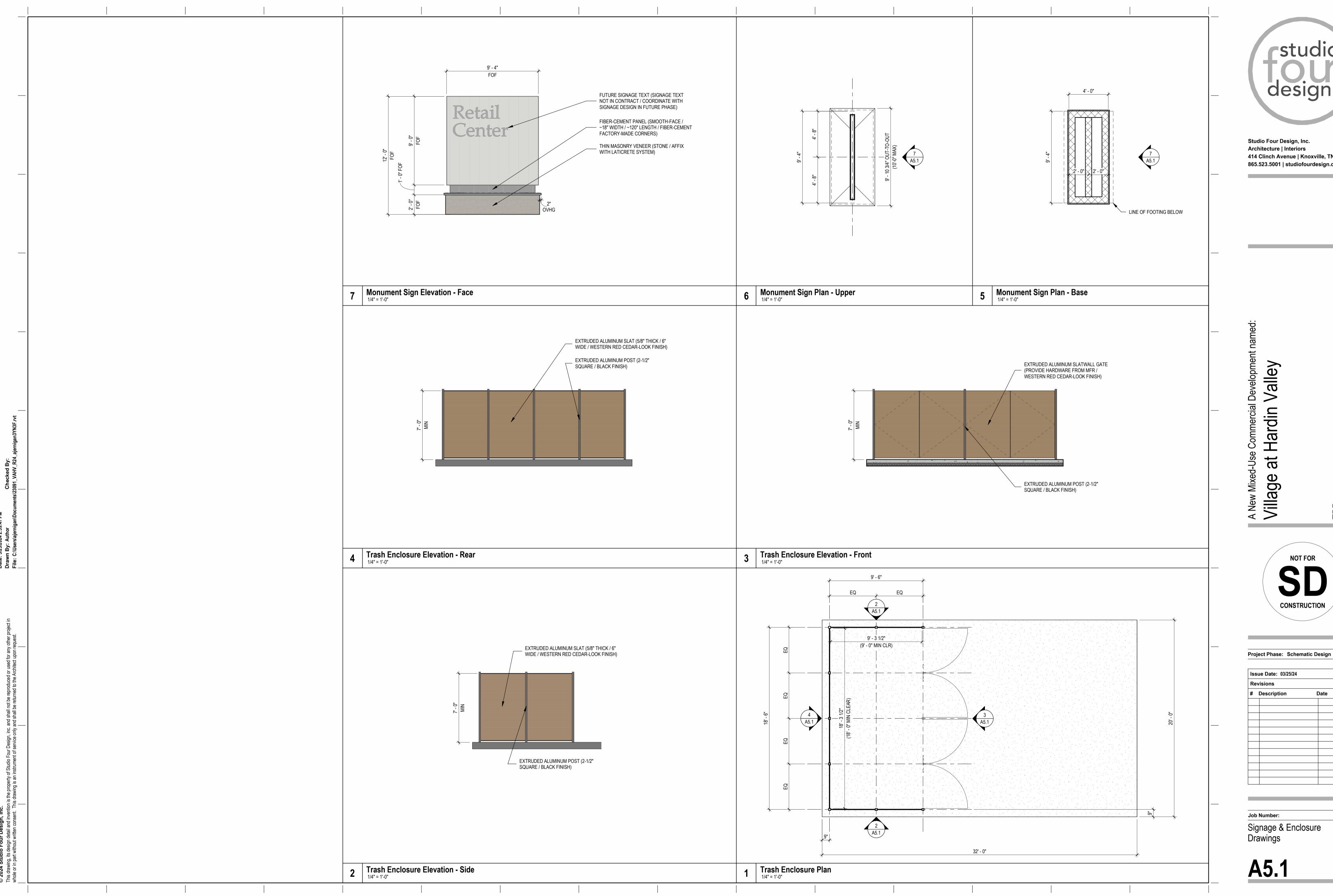


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Revisions	
Description	Date

23091 Floor Plan Enlargements



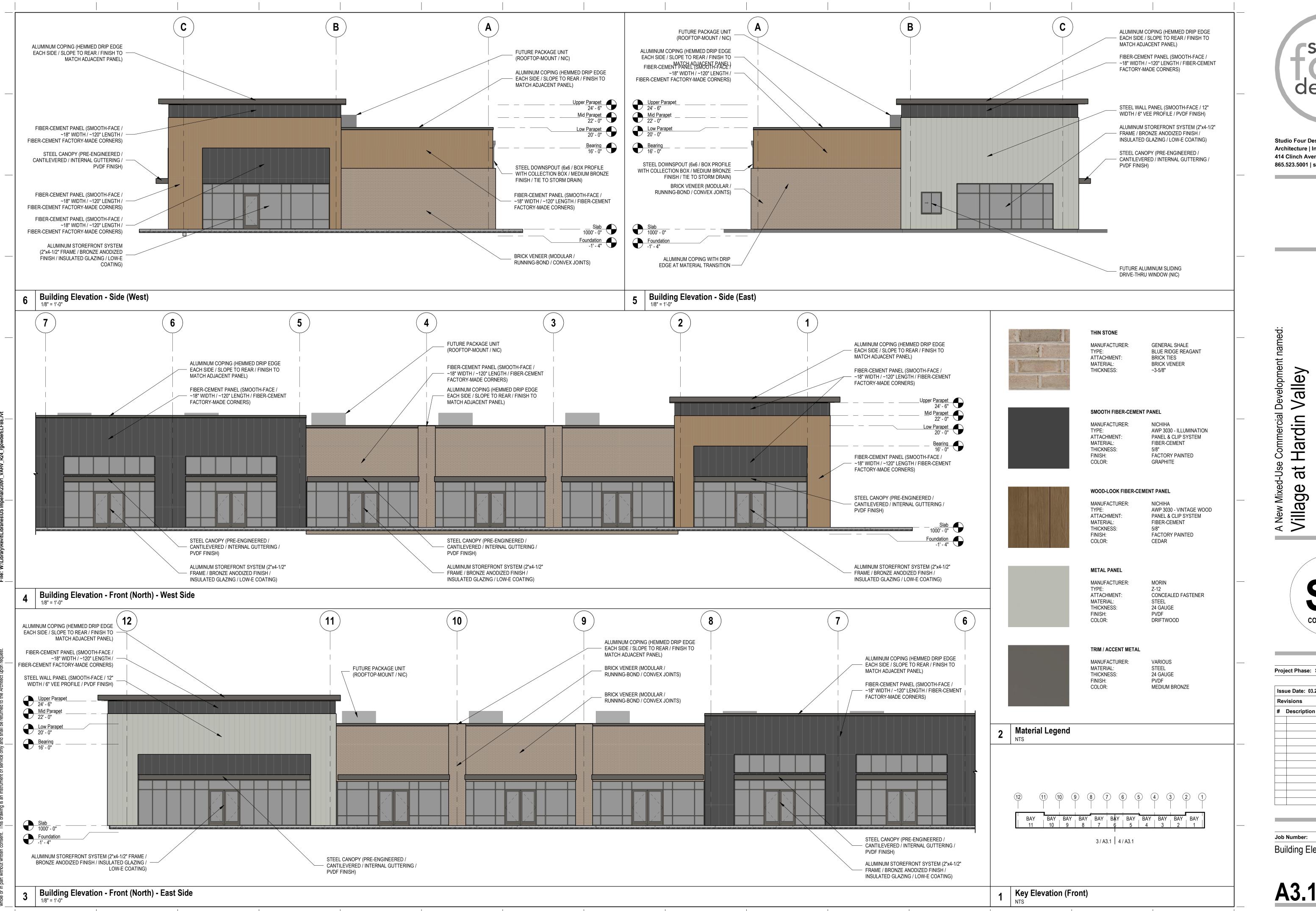


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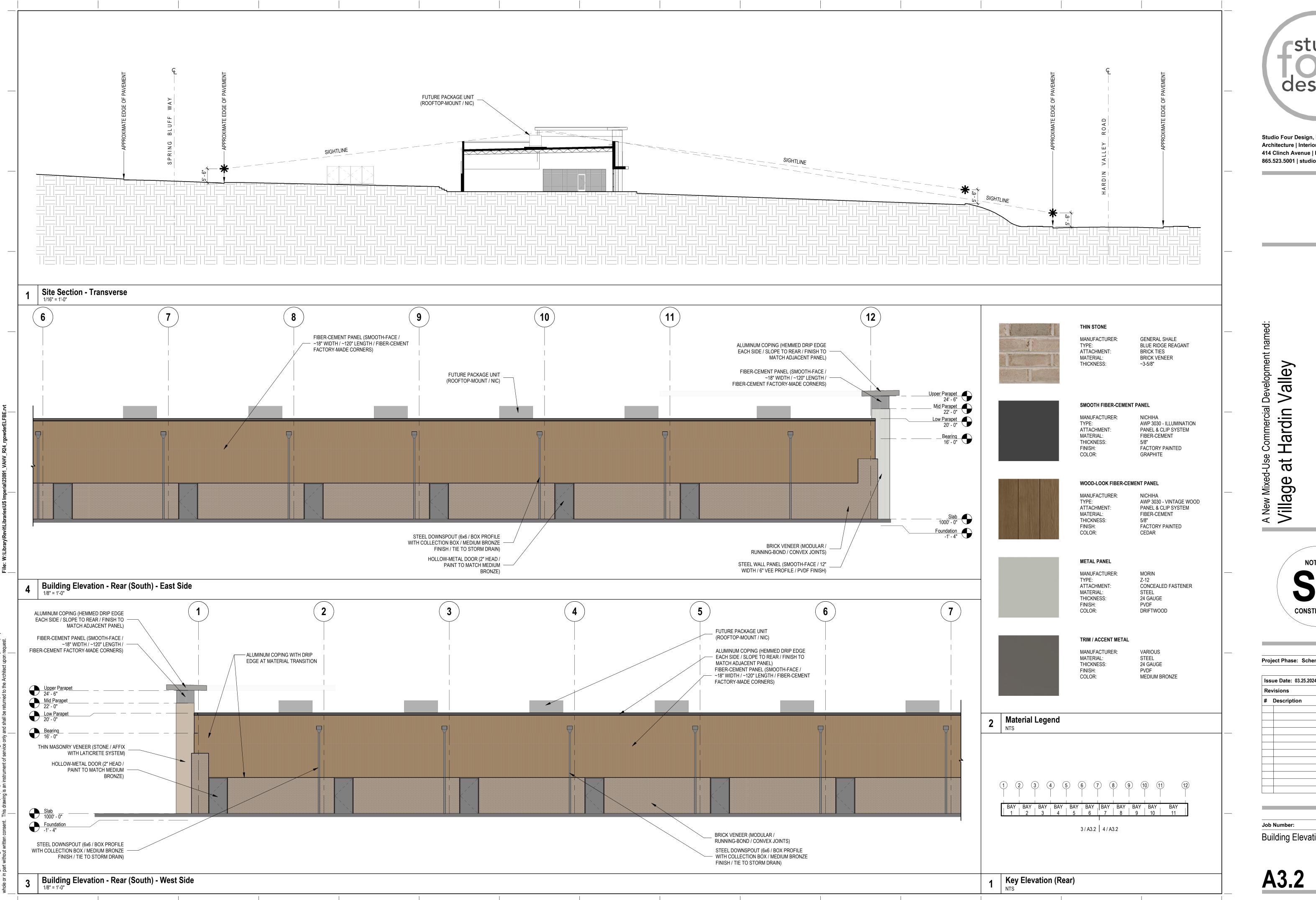
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Project Phase: Schematic Design Issue Date: 03.25.2024 Date # Description 23091

Building Elevations



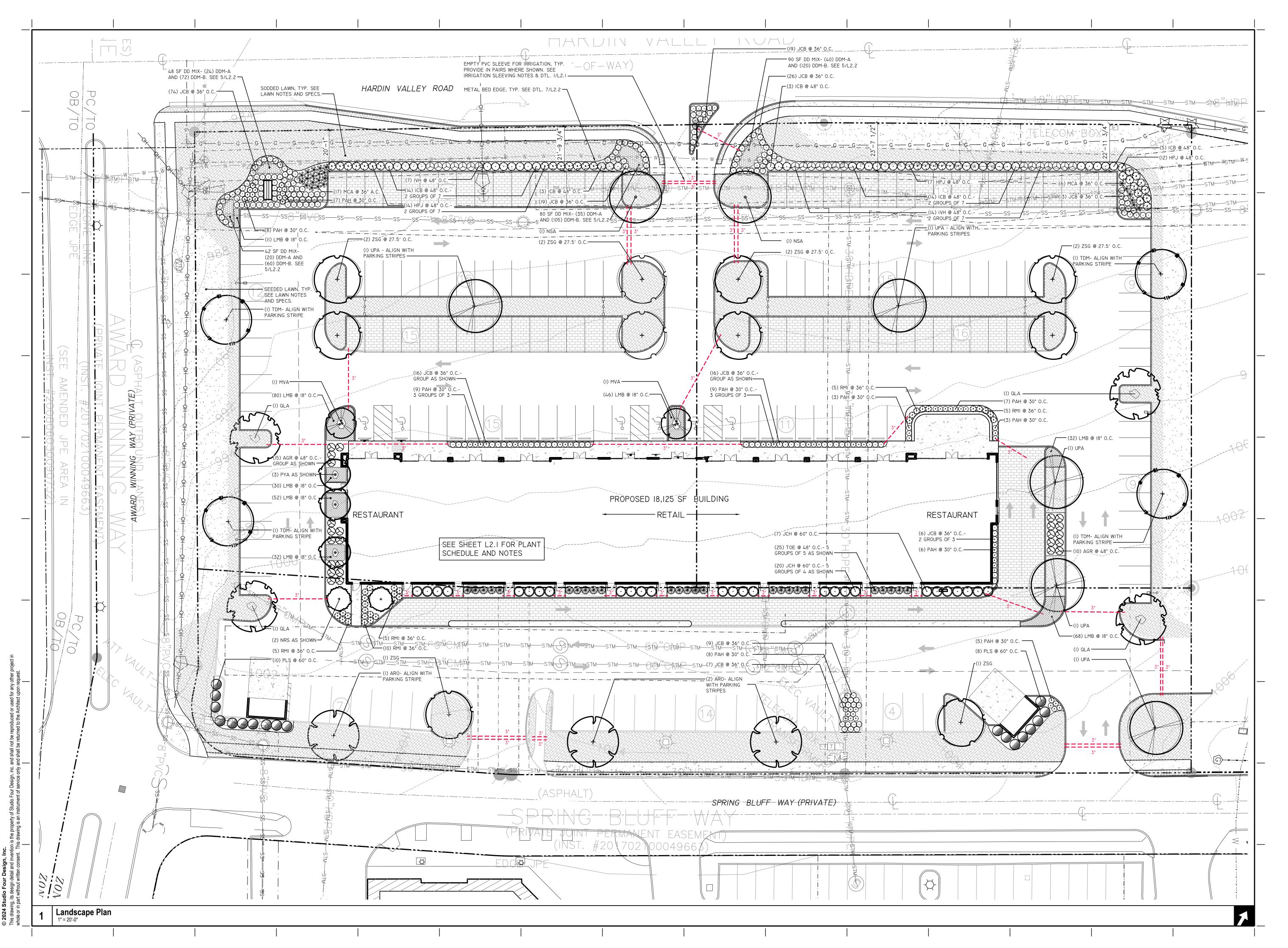


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Building Elevations





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Project Phase: Schematic Design

Issue Date: 05.28.2024

Revisions

Description Date

Staff Comments 6/24/24

Job Number:
Landscape Plan

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Symbol	chedule Qty	Label	Arrangement	LLF	Luminaire	Description	Luminaire	Total	[MANUFAC]
	Z 0 J				Lumens		Watts	Watts	
	9	SB	Single	0.900	5468	SIGNIFY OPF-S-A01-730-T4M-AR1-	41.88	376.92	SIGNIFY CANADA
						UNV-HIS			LTD
	6	SB2	Back-Back	0.900	2665	SIGNIFY OPF-S-P01-730-T4M-AR1-	14.8	177.6	SIGNIFY CANADA
						UNV			LTD
\rightarrow	15	SC	Single	0.900	2864	SIGNIFY GWS-A02-740-T4M-UNV	16.89	253.35	GARDCO

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK SIDEWALK	Illuminance	Fc	1.16	1.6	0.4	2.90	4.00
BNDR	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.
FRONT SIDEWALK	Illuminance	Fc	0.98	2.4	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.85	2.5	0.1	8.50	25.00



Processed By: BRADY ISBILL Processed By: BRADY ISBILL or grouped. As such, specification decisions must be thoroughly based upon experience consultation with the manufacturer and above all common sense	This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.)	Office: KNOXVILLE, TENNESSEE based on standardized industry procedures.	Sales Rep: Disclaimer: Second in the provides this photometric report for purposes of comparison	Disclaimer: SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures. This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.) In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thoroughly based upon experience consultation with the manufacturer and above all common sense	Sales Rep: Office: KNOXVILLE, TENNESSEE Contact: (865) 633-9288 Processed By: BRADY ISBILL
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Date:6/25/2024

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