

- SITE NOTES:**
- THERE WILL BE NO INCREASE IN IMPERVIOUS AREA AS PART OF THIS DEVELOPMENT.
  - EXISTING PARKING LOT WILL BE RE-STRIPTED & RE-PAVED AS SHOWN.
  - EXISTING LIGHT POLE LOCATIONS WILL REMAIN, BUT FIXTURES WILL BE UPDATED PER SITE LIGHTING PLAN.

**PARKING DATA**

LOT 1 & 2 (138,594 SF)	SPACES	RATIO
EXISTING	659 SPACES	4.58/1,000
REQUIRED	695 SPACES	5.0/1,000
PROVIDED	643 SPACES	4.63/1,000

LOT 3 (112,985 SF)	SPACES	RATIO
EXISTING	511 SPACES	4.52/1,000
REQUIRED	565 SPACES	5.0/1,000
PROVIDED	581 SPACES	5.14/1,000

**TOTAL**

TOTAL OVERALL PARKING	1224 SPACES
EXCLUDING APPROX. 11 CART CORRALS	1213 SPACES
REQUIRED OVERALL PARKING	1260 SPACES
TOTAL S.F.	251,959 S.F.
PROVIDED PARKING RATIO	4.81/1,000
REQUIRED PARKING RATIO	5.0/1,000

NOTES:  
1. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING. (COUNT INCLUDES ACCESSIBLE SPACES)

**SITE DATA**

LOT #1 (BARGAIN HUNT)	±0.72 AC.
SHOPPING CENTER:	
LOT #2	±0.16 AC.
LOT #3	±13.65 AC.
TOTAL (#2 + #3)	±23.81 AC.
EXISTING IMPERVIOUS AREA:	± 20.56 AC.
PROPOSED IMPERVIOUS AREA:	± 20.30 AC.

LAND USE CLASSIFICATION: COMMERCIAL  
ZONING CLASSIFICATION: SC- SHOPPING CENTER  
LOCAL JURISDICTION: KNOX COUNTY

**SITE LEGEND:**

SIGN

HANDICAP SYMBOL

PAINTED STOP BAR

CART CORRAL

PROPOSED PARKING SPACES

SITE LIGHTING

DIRECTIONAL ARROW

PROPOSED BUILDING

PROPOSED 18" CURB AND GUTTER

STANDARD DUTY PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

HEAVY DUTY ASPHALT

**BUILDING DATA**

EXISTING GROSS BUILDING AREA:	BARGAIN HUNT:	141,849 SF.
	VACANT:	187,125 SF.
	RETAIL SHOPS:	141,806 SF.
	VACANT:	22,381 SF.
	INGLES:	143,798 SF.
	TOTAL EX. AREA:	241,959 SF.
PROPOSED GROSS BUILDING AREA:	BARGAIN HUNT:	141,849 SF.
	RURAL KING:	187,125 SF.
	RETAIL SHOPS:	141,806 SF.
	VACANT:	22,381 SF.
	INGLES:	143,798 SF.
	FENCED DISPLAY:	10,000 SF.
	TOTAL EX. AREA:	251,959 SF.

BUILDING SETBACKS REQ'D:  
60' SETBACK WITH PARKING  
20' SETBACK WITHOUT PARKING

**PAINTING STRIPING LEGEND**

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SWSL/2" - SINGLE WHITE SOLID LINE / 2" WIDE

CONTRACTOR TO REMOVE AND RE-USE 11 EXISTING CART CORALS. REPLACE CORALS IN SAME GENERAL AREA UPON COMPLETION OF PARKING LOT RECONSTRUCTION.

PLANS PREPARED BY:

**CAMPBELL**

ENGINEERING & ASSOCIATES, INC.  
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Greenville, SC 29615  
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Fax: (864) 333-4095

SEAL:

7-B-16-UR  
Revised: 6/29/2016

**CROSSROADS CENTER**

**SHOPPING CENTER**

7300, 7349 & 7366 NORRIS FREEWAY  
KNOXVILLE, TN 37918  
KNOX COUNTY, TN

DEVELOPER:

**U.S. PROPERTIES GROUP, INC.**

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PHONE: (803) 407-4555  
E-MAIL: chicks@uspginc.com

REVISIONS:


CHECKED BY: TWC

DRAWING BY: HLM

DATE: 05/26/16

TITLE:

**SITE PLAN**

SHEET NUMBER:

**C-1.0**

COMMENTS:

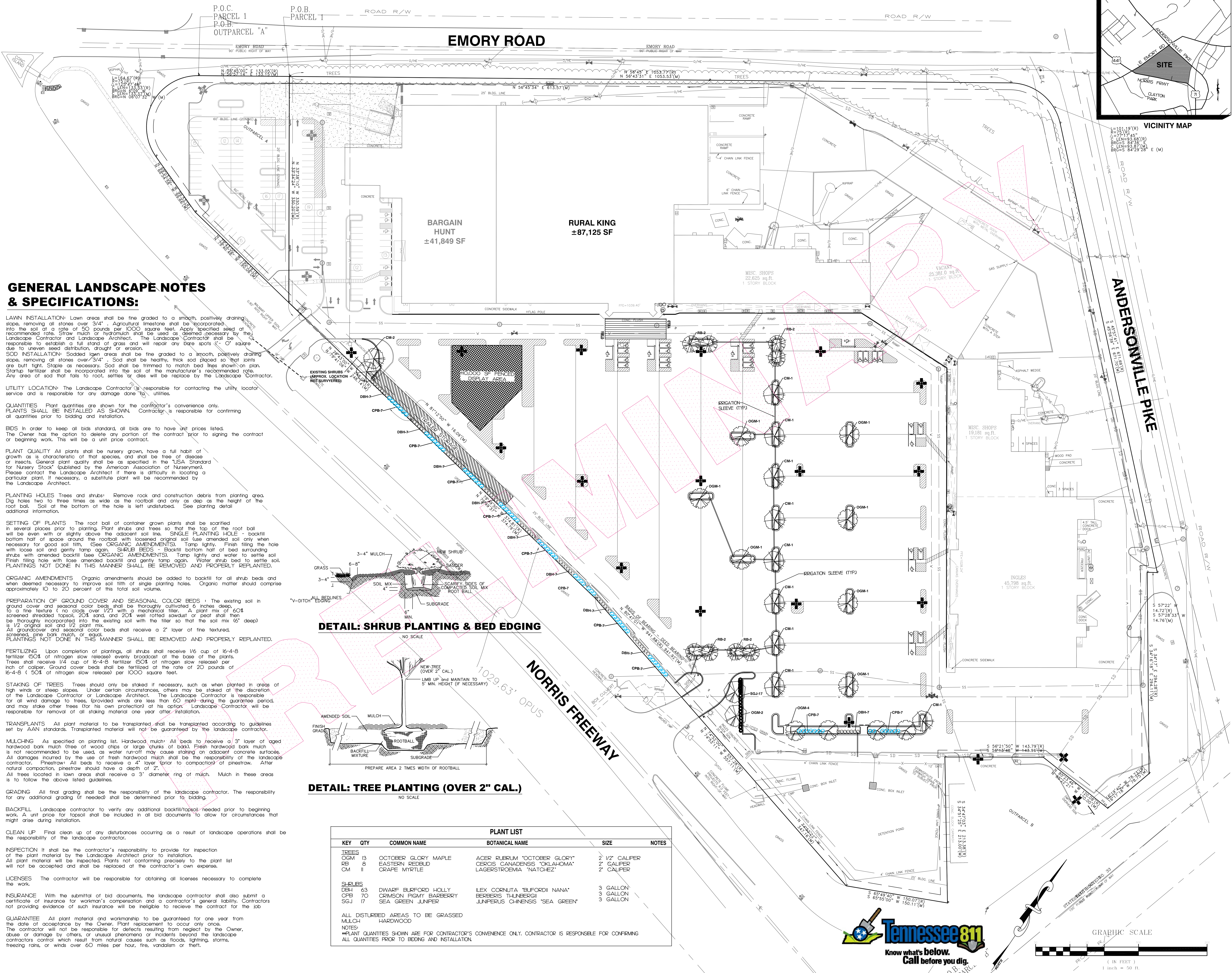
Tennessee 811

Know what's below.  
Call before you dig.

GRAPHIC SCALE

1 inch = 50 feet





## GENERAL LANDSCAPE NOTES & SPECIFICATIONS:

**LAWN INSTALLATION:** Lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed at recommended rate. Straw mulch or hydromulch shall be used as deemed necessary by the Landscape Contractor and Landscape Architect. The Landscape Contractor shall be responsible to establish a full stand of grass and will repair any bare spots 3" x 3" square due to uneven seed distribution, drought or erosion.

**SOD INSTALLATION:** Sodded lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Sod shall be healthy, thick sod placed so that joints are tight. Staples as necessary. Sod shall be trimmed to match bed lines shown on plan. Startup fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies will be replaced by the Landscape Contractor.

**UTILITY LOCATION:** The Landscape Contractor is responsible for contacting the utility locator service and is responsible for any damage done to utilities.

**QUANTITIES:** Plant quantities are shown for the contractor's convenience only. PLANTS SHALL BE INSTALLED AS SHOWN. Contractor is responsible for confirming all quantities prior to bidding and installation.

**BIDS:** In order to keep all bids standard, all bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.

**PLANT QUALITY:** All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" (published by the American Association of Nurserymen). Please contact the Landscape Architect if there is difficulty in locating a particular plant. If necessary, a substitute plant will be recommended by the Landscape Architect.

**PLANTING HOLES:** Trees and shrubs: Remove rock and construction debris from planting area. Dig holes two to three times as wide as the rootball and only as deep as the height of the root ball. Soil at the bottom of the hole is left undisturbed. See planting detail additional information.

**SETTING OF PLANTS:** The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that the top of the root ball will be even with or slightly above the adjacent soil line. **SINGLE PLANTING HOLE:** Backfill bottom half of space around the rootball with loosened original soil (use amended soil only when necessary for good soil fill). (See ORGANIC AMENDMENTS). Tamp lightly. Finish filling the hole with loose soil and gently tamp again. **SHRUB BEDS:** Backfill bottom half of bed surrounding shrubs with amended backfill (see ORGANIC AMENDMENTS). Tamp lightly and water to settle soil. Finish filling hole with loose amended backfill and gently tamp again. Water shrub bed to settle soil. **PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.**

**ORGANIC AMENDMENTS:** Organic amendments should be added to backfill for all shrub beds and when deemed necessary to improve soil fill of single planting holes. Organic matter should comprise approximately 10 to 20 percent of this total soil volume.

**PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS:** The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep to a fine texture (no clods over 1/2") with a mechanical tiller. A plant mix of 60% screened shredded topsoil, 20% well rotted dust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is 1/2 original soil and 1/2 plant mix. All groundcover and seasonal color beds shall receive a 2" layer of fine textured, screened, pine bark mulch or equal. **PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.**

**FERTILIZING:** Upon completion of plantings, all shrubs shall receive 1/6 cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% of nitrogen slow release) per 1000 square feet.

**STAKING OF TREES:** Trees should only be staked if necessary, such as when planted in areas of high winds or steep slopes. Under certain circumstances, others may be staked at the discretion of the Landscape Contractor or Landscape Architect. The Landscape Contractor is responsible for all wind damage to trees, provided winds are less than 60 mph during the guarantee period, and may stake other trees (for his own protection) at his option. Landscape Contractor will be responsible for removal of all staking material one year after installation.

**TRANSPLANTS:** All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

**MULCHING:** As specified on planting list, Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Pine straw: All beds to receive a 4" layer (prior to composting) of pine straw. After natural compaction, pine straw should have a depth of 2". All trees located in lawn areas shall receive a 3" diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines.

**GRADING:** All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

**BACKFILL:** Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

**CLEAN UP:** Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

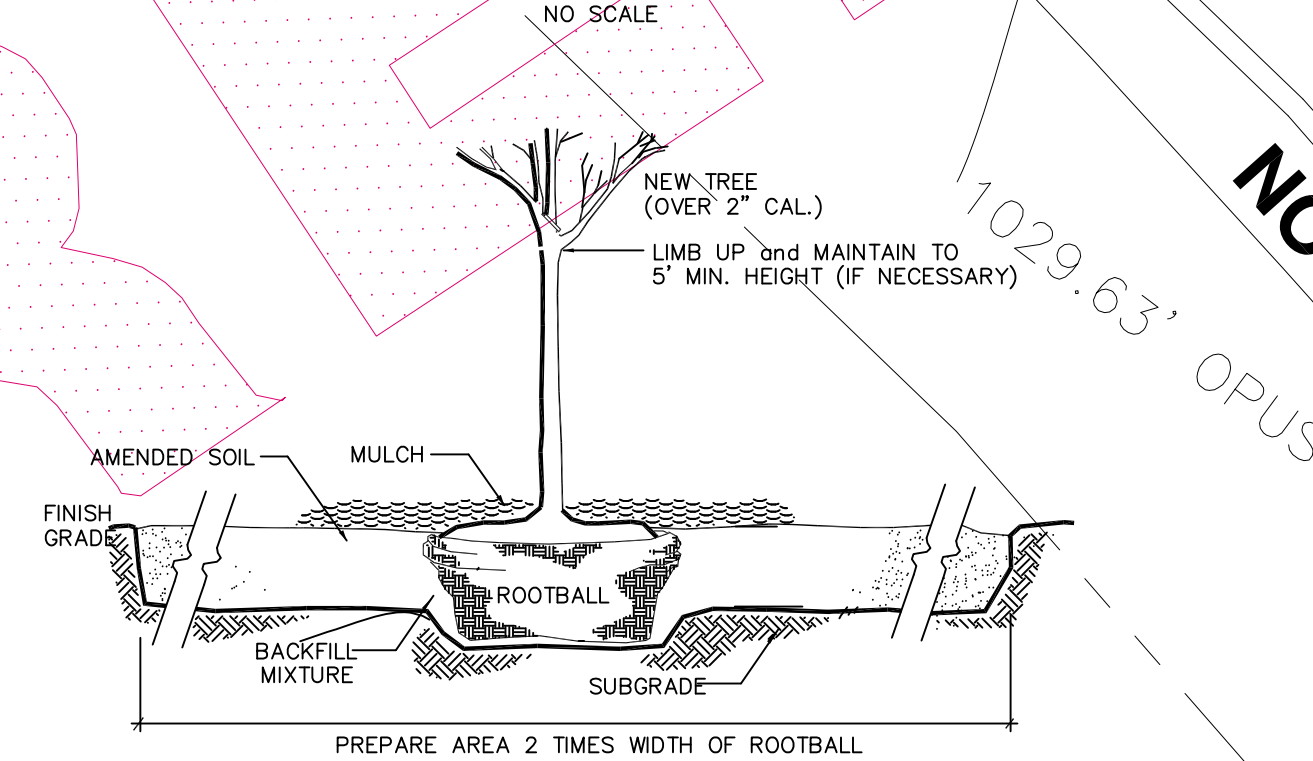
**INSPECTION:** It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.

**LICENSES:** The contractor will be responsible for obtaining all licenses necessary to complete the work.

**INSURANCE:** With the submittal of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.

**GUARANTEE:** All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractor's control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 60 miles per hour, fire, vandalism or theft.

## DETAIL: SHRUB PLANTING & BED EDGING



## DETAIL: TREE PLANTING (OVER 2" CAL.)

NO SCALE

PLANT LIST				
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
OQM	13	OCTOBER GLORY MAPLE	ACER RUBRUM "OCTOBER GLORY"	2 1/2" CALIPER
RB	8	EASTERN REDBUD	CERCIS CANADENSIS "OKLAHOMA"	2" CALIPER
CM	11	GRAPE MYRTLE	LAGERSTROEMIA "NATCHEZ"	2" CALIPER
SHRUBS				
DBH	63	DWARF BURFORD HOLLY	ILEX CORNUTA "BURFORDII NANA"	3 GALLON
CPB	70	CRIMSON PIGMY BARBERRY	BERBERIS THUNBERGII	3 GALLON
SGJ	17	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS "SEA GREEN"	3 GALLON
ALL DISTURBED AREAS TO BE GRASSED				
MULCH: HARDWOOD				
NOTES:				
*PLANT QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING				
ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION.				

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SEAL:

7-B-16-UR  
Revised: 6/29/2016

DEVELOPER:  
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800 COLUMBIANA DR, STE 220  
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PHONE: (803) 407-4555  
E-MAIL: chicks@uspg.com

REVISIONS:  


CHECKED BY: TWC  
DRAWING BY: HLM  
DATE: 05/26/16

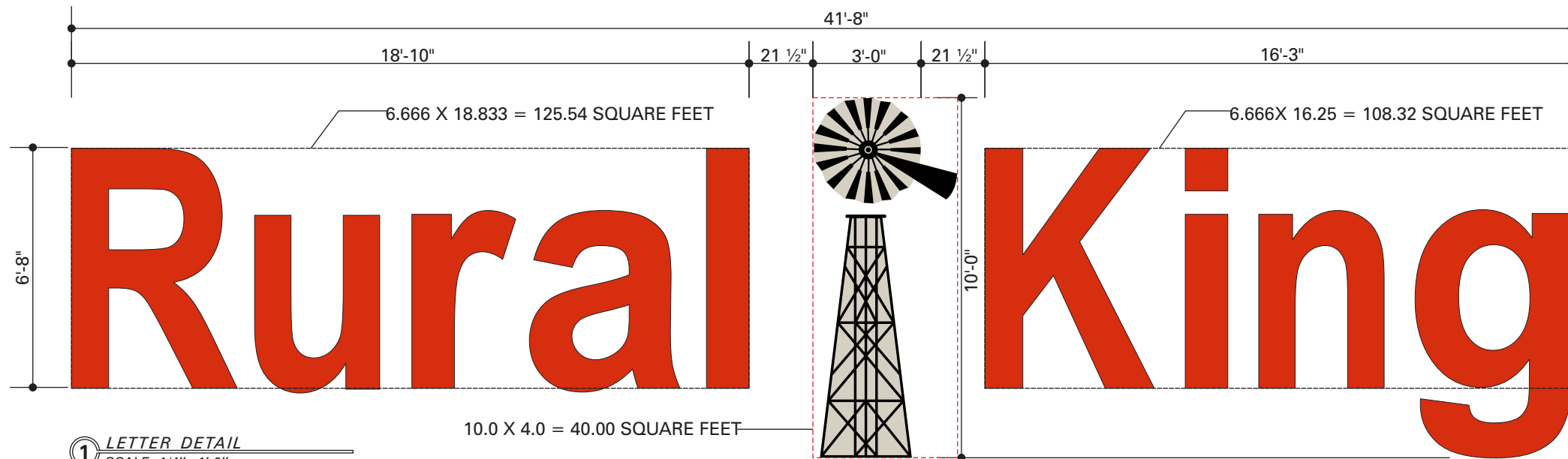
TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C-2.0**

COMMENTS:

**CROSSROADS CENTER**  
**SHOPPING CENTER**  
7300, 7349 & 7366 NORRIS FREEWAY  
KNOXVILLE, TN 37918  
KNOX COUNTY, TN





1 LETTER DETAIL  
SCALE: 1/4" = 1'-0"

ONE (1) SET OF FRONT LIT PLEX FACE CHANNEL AND LOGO WITH REMOTE POWER SUPPLIES.  
TOTAL SQUARE FEET = 273.86

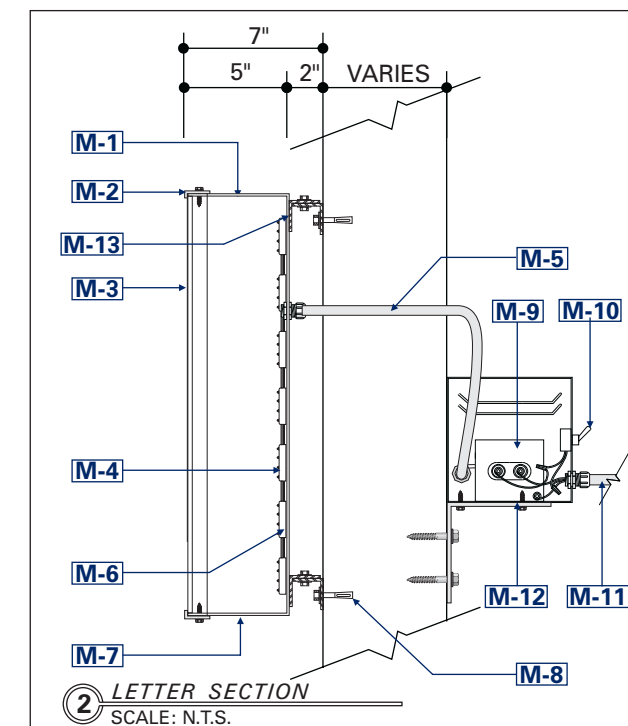
COLOR SCHEDULE:

RED PLEXIGLASS #2793 RED	3M VINYL #3635-222 DUAL COLOR FILM BLACK	BLACK RETURNS & JEWELITE	SHERWIN WILLIAMS TONY TAUPE SW 7038 OPAQUE



3 BUILDING FRONT ELEVATION  
SCALE: NOT TO SCALE

7-B-16-UR  
6/20/2016



2 LETTER SECTION  
SCALE: N.T.S.

MATERIAL	DESCRIPTION
M1	ALUMINUM RETURNS AND BACKS. FINISH TO BE BLACK. INSIDE OF LETTERS TO BE WHITE.
M2	1" BLACK JEWELITE.
M3	RED AND WHITE PLASTIC FACES.
M4	RED & WHITE L.E.D. STRIPS MOUNTED INSIDE OF LETTERS.
M5	SEALTITE CONDUIT AND CONNECTORS.
M6	LED STRIPS TO BE MOUNTED TO BACKS OF LETTERS WITH VHB DOUBLE SIDED TAPE AND SILICONE.
M7	1/4" WEEP HOLES AS REQUIRED.
M8	MOUNTING HARDWARE. TYPE TO BE DETERMINED BY WALL CONSTRUCTION.
M9	(120 VOLT) L.E.D. POWER SUPPLIES IN METAL BOXES.
M10	DISCONNECT SWITCH.
M11	PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.
M12	WEATHERPROOF METAL BOXES.
M13	2" GALVANIZED STEEL CLIPS (ALL CLIPS TO BE PROVIDED BY INTERNATIONAL SIGN). MOUNTING HARDWARE BY OTHERS.

INTERNATIONAL C & C CORPORATION  
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**INTERNATIONAL**  
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Client:  
RURAL KING  
7340 NORRIS FREEWAY  
KNOXVILLE, TN.

Date:  
MAY 26, 2016

Drawing Number:  
E16156-50-KNOXVILLE TN

Revisions:	DATE:	DESCRIPTION:
1	00-00	NR
2	00-00	NR
3	00-00	NR
4	00-00	NR
5	00-00	NR
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7	00-00	NR
8	00-00	NR
9	00-00	NR
10	00-00	NR

Sales Person:  
BETH RENFRO

Scale:  
AS NOTED

Drawn by:  
O. BARNITZ

CLIENT/LANDLORD APPROVAL

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☐ REVISE AND RESUBMIT

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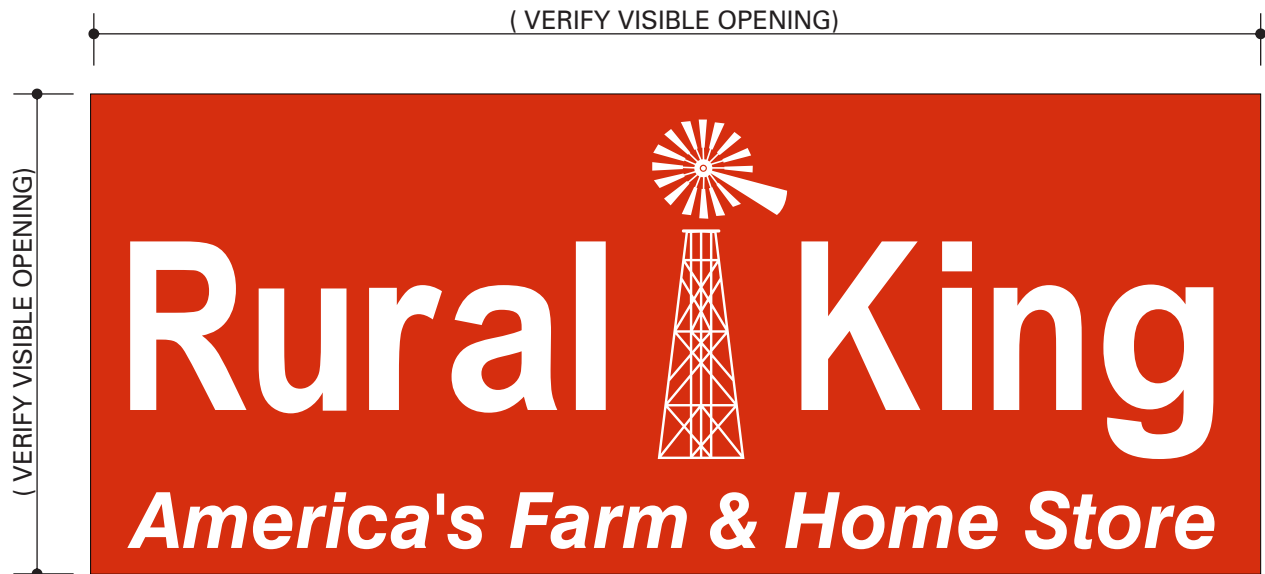
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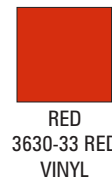
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SHEET NO. 101



**1** FACE DETAIL  
SCALE: NOT TO SCALE

TWO (2) NEW SETS OF VINYL FOR EXISTING PAN-FORMED WHITE PLASTIC FACE.  
REMOVE EXISTING VINYL. FIELD VERIFY PAN AREA.

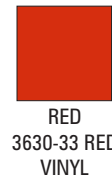


RED  
3630-33 RED  
VINYL

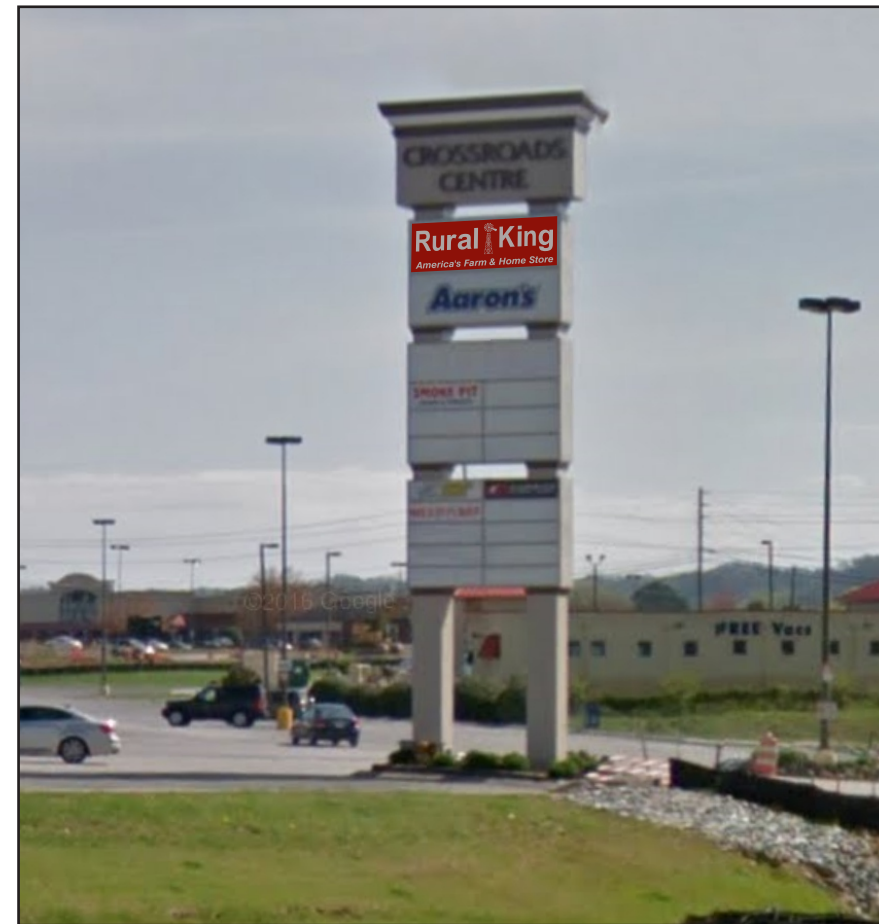


**2** FACE DETAIL  
SCALE: NOT TO SCALE

TWO (2) NEW SETS OF VINYL FOR EXISTING PAN-FORMED WHITE PLASTIC FACE.  
REMOVE EXISTING VINYL. FIELD VERIFY PAN AREA.



RED  
3630-33 RED  
VINYL



7-B-16-UR  
6/20/2016

INTERNATIONAL C & C CORPORATION  
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**Client:**  
RURAL KING  
7340 NORRIS FREEWAY  
KNOXVILLE, TN.

**Date:**  
MAY 26, 2016

**Drawing Number:**  
E16156-50-KNOXVILLE TN

**Revisions:**

DATE:	DESCRIPTION:
<b>1</b> 00-00	NR
<b>2</b> 00-00	NR
<b>3</b> 00-00	NR
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<b>7</b> 00-00	NR
<b>8</b> 00-00	NR
<b>9</b> 00-00	NR
<b>10</b> 00-00	NR

**Sales Person:**  
BETH RENFRO

**Scale:**  
AS NOTED

**Drawn by:**  
O. BARNITZ

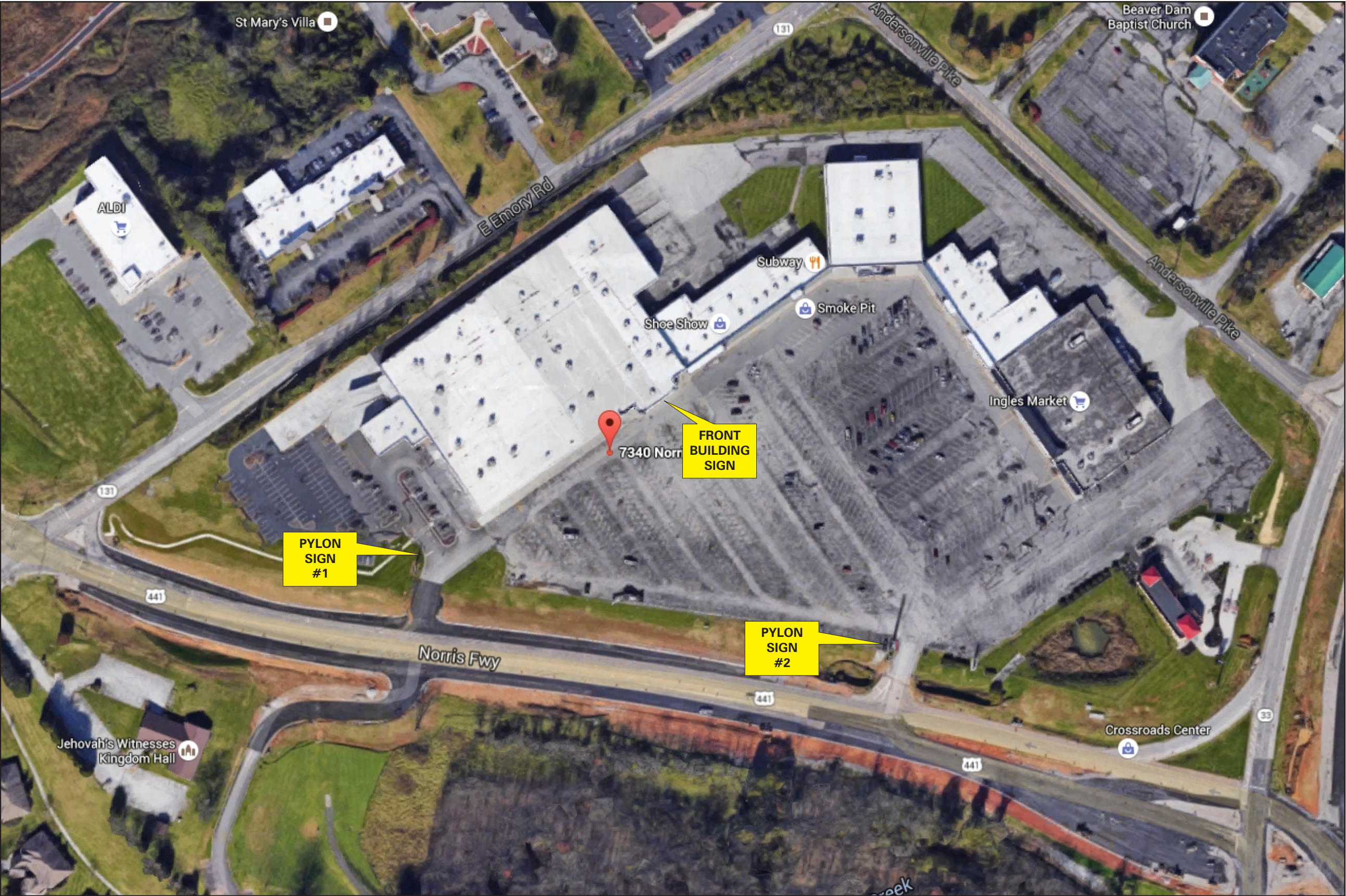
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Title: \_\_\_\_\_  
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**SHEET NO. 102**





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6/20/2016

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O. BARNITZ

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