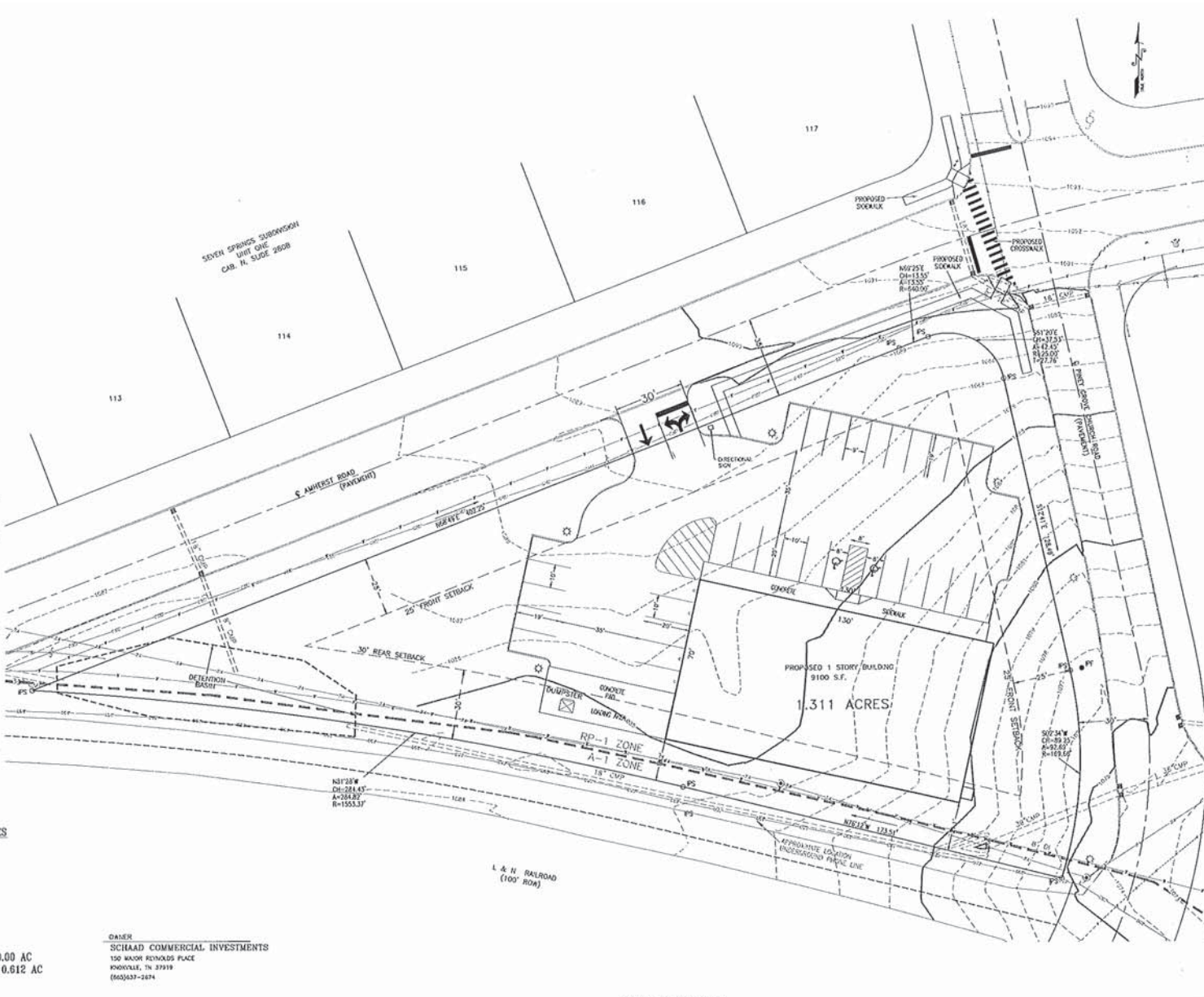




- NOTES:
1. ROW HAS SET AT ALL CORNERS UNLESS NOTED OTHERWISE ON SUBJECT.
 2. 10' SETBACK AND CONSTRUCTION EASEMENTS AROUND ALL EXISTING LOT LINES AND ALONG ALL ROADS 2' (12%) DRAINS AND EROSION CONTROL CHANNELS BOUND BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS AS SHOWN.
 3. SANITARY SEWER EASEMENT OF 10', 2' EACH SIDE OF SEWER AS SHOWN (SEE PLAN). (N/A)
 4. THE PROPERTY IS 1.311 ACRES.
 5. THE UNDERGROUND UTILITY SEWER HAS BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING EASEMENTS. THE SURVEYOR MAKES NO WARRANTY, THAT ALL UNDERGROUND UTILITIES HAVE BEEN FULLY LOCATED IN THE AREA. OTHER AS SHOWN OR APPROVED. THE SURVEYOR MAKES NO WARRANTY THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES ADVISE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 6. PROPERTY IS LOCATED GREATER THAN 200' FROM A SCHOOL. EXISTING SCHOOL LINES WILL BE AS FOLLOWS:
FROM 30' SIDE - 15'
FROM 30' SIDE - 15'
 7. SEVEN SPRINGS SUBDIVISION CONTAINS 241 LOTS UNDER THE RP-1 ZONE. A CONSTRUCTION EASEMENT IS ALIGNED THROUGH LOT 106 ON PERMANENT AVENUE. THE ADE OF CONSTRUCTION USE IS ALLOWED FOR ONLY 100 RESIDENTIAL UNITS CONSTRUCTION. ADA STANDARDS REQUIRED.
A. REAR BUILDING SETBACK FROM 20' TO 18.2 FEET.
B. PARKING REQUIREMENT FROM 48 TO 32 SPACES.

- LEGEND
- Iron Pin Found
 - Iron Pin Set
 - ⊙ Sanitary Sear Monitor
 - ⊙ Power Pole
 - Guy
 - Catch Basin
 - Overhead Utilities
 - Overhead Telephone
 - Underground Telephone
 - Sanitary Sear Line
 - Waterline



PARKING TABLE
 30 PARKING SPACES
 2 ACCESSIBLE HANDICAP SPACES
 32 TOTAL PARKING SPACES

SITE AREA = 1.311 AC
 EXISTING IMPERVIOUS AREA = 0.00 AC
 PROPOSED IMPERVIOUS AREA = 0.612 AC

DRAWN BY
 SCHAAD COMMERCIAL INVESTMENTS
 150 MAJOR REYNOLDS PLACE
 KNOXVILLE, TN 37919
 (605)437-2824

10-C-14-UR
 A B
 REVISED
 11-5-14

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4376 PIPERDALE DRIVE
 KNOXVILLE, TN 37932-3799
 PHONE: (605) 503-4472
 FAX: (605) 588-1473
 em@batson-p.com

DESIGNED	DATE	REVISION	APPR.	DATE
HH				
DR	3/11/05/14	ADDED DIRECTIONAL SIGN & 2 LANE INTERSECTIONS		
DR	2/30/02/14	REMOVED VARIANCE REQUEST FOR SIGN AND ADDED ZONE LINE		
CHKD	11/9/24/14	REVISED PER NRC COMMENTS		

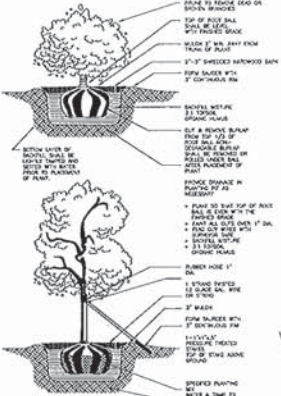
VERTICAL DATUM IS NAVD83	SCALE HORIZONTAL: 1" = 20' VERTICAL: 1" = 1'
DEED REFERENCES: INST#20110720005401	DATE 08/22/14

DEVELOPMENT PLAN FOR
DOLLAR GENERAL STORE
SEVEN SPRINGS COMMERCIAL
 CLT NO. 92, PART OF PARCEL 92
 DISTRICT 6, KNOX COUNTY, TENNESSEE
 45th WARD, CITY BLOCK 45530, CITY OF KNOXVILLE

22849-C1
 SHEET 1 OF 1 SHEET

- The planting contractor to locate and mark all proposed lot lines and grade site in proper locations before landscaping begins.
- Soil conditions to be tested to verify for all plantings.
- Stumps to be removed from top of trees and stumps where needed.
- Stumps to be located with stakes.
- Stumps to be removed from top of trees and stumps where needed.
- All trees and plant material to be delivered free and healthy at time of installation.
- Plant material to be guaranteed and maintained by the property owner.
- Soil conditions to be verified to ensure the quality of the soil. Reserve the right to make any changes necessary to the original plan if plant material becomes unavailable at time of installation. Any changes will be of equal quality or better.
- Soil to be tilled as noted within the property boundary. There will be an approx. 10' zone of soil around all curbs within the property line. The remainder will be seeded with a quality friable blend grass seed, fertilized and irrigated.
- Irrigation system to be installed by landscaping contractor in accordance with the following notes:
- Depending upon time of year and seasonal conditions, if vicinity of sodding is in question, water source will be tested to verify a quality friable grass mix and other plants.
- Approved irrigation is optional.

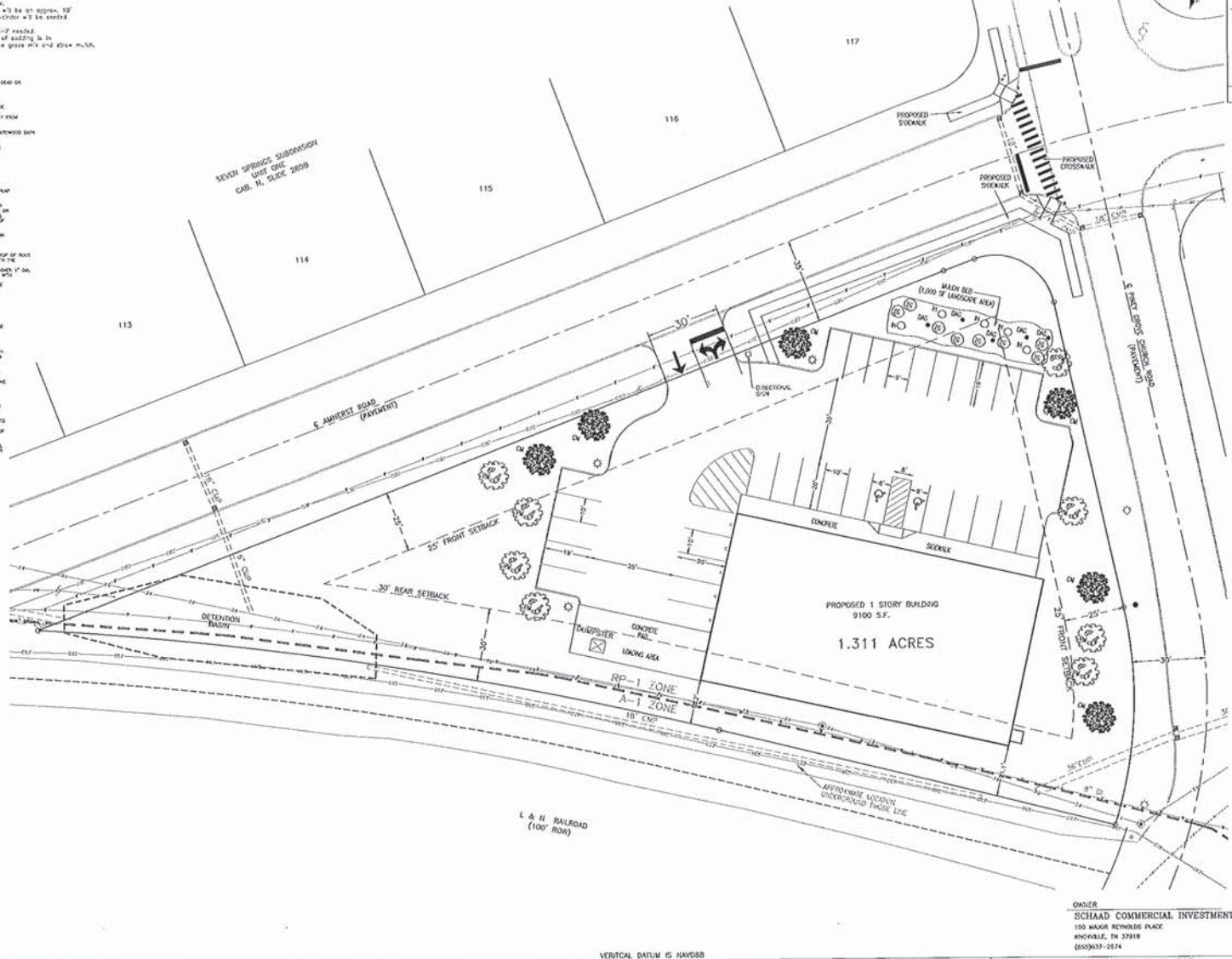
PLANTING DETAILS



- TREE LEGEND**
- 8 2" Cal. Acer rubrum 'Bridgeline' Red Maple (RM)
 - 6 2" Cal. Lagerströmia indica 'Crimpe Myrtle' (CM)
- SHRUB LEGEND**
- 8 3 gal. 'Sereia's' 'Sabinum' Zebra Grass (ZZ)
 - 5 3 gal. 'Rhopilepis' indica 'Urban Alexander' (HU)
 - 5 3 gal. 'Maorivine' 'Gloria Xosha' (GX)

Optional: Perforated Irrigation System
 PERFORATED IRRIGATION SYSTEM & PRESSURE MAIN CHECK
 1" 375 RP Backflow Preventer ASSE approved
 Backflow Outdoor ESP Control Box
 1" Water meter

- LEGEND**
- Ogr Iron Pin Found
 - gs Iron Pin Set
 - ⊙ Sanitary Sewer Manhole
 - ⌂ Power Pole
 - ⚡ Guy
 - Catch Basin
 - Overhead Utilities
 - Overhead Telephone
 - Underground Telephone
 - Sanitary Sewer Line
 - Waterline



10-C-14-UR
 A B
 REVISED
 11-5-14

OWNER
 SCHAAD COMMERCIAL INVESTMENTS
 150 MAJOR RENOVUE PLACE
 KNOXVILLE, TN 37919
 (606)637-2874

BATSON, HIMES, NOBLE & POE REGISTERED ENGINEERS & LAND SURVEYORS 424 PIPER DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (606) 588-6572 FAX: (606) 588-6473 en@batson-p.com	DESIGNED	###								VERTICAL DATUM IS NAVD88	SCALE	1"=20'	DEED REFERENCES:	INST#201107280005401	LANDSCAPE PLAN FOR DOLLAR GENERAL STORE SEVEN SPRINGS COMMERCIAL CLI NO. 92, PART OF PARCEL 92 DISTRICT 6, KNOX COUNTY, TENNESSEE 45th WARD, CITY BLOCK 45530, CITY OF KNOXVILLE	22849-LP
	DRAWN	SEW	3/11/09/14	ADDED DIRECTIONAL SIGN & 2 LANE DRIVE/ACCESS						DATE	08/22/14			SHEET 1		OF 1 SHEET
	CHECKED	###	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.						