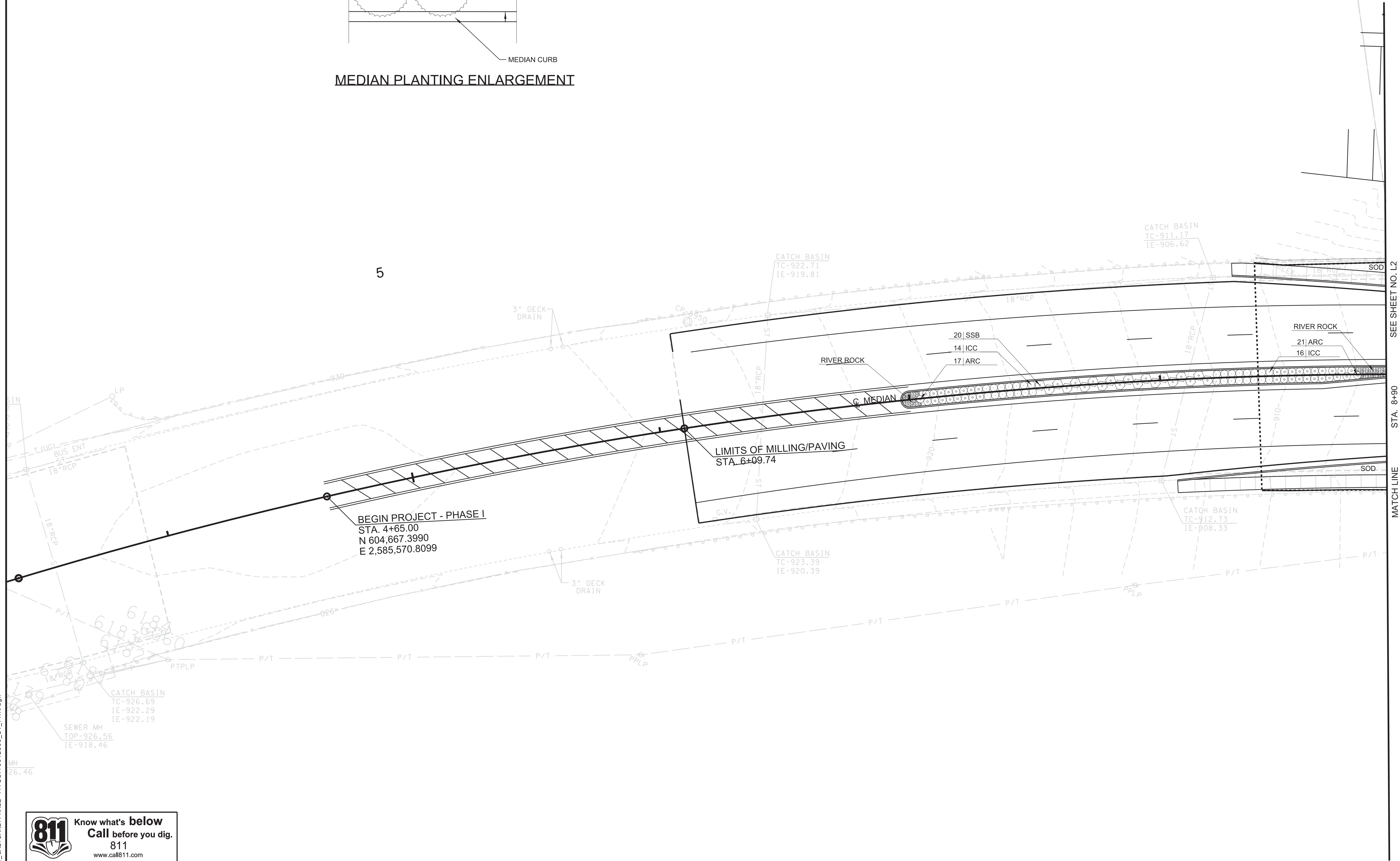


MEDIAN PLANTING ENLARGEMENT

PROJECT No.		YEAR		SHEET No.	
15A-R-0584		2017		L1	
REVISIONS					
No.	DATE	BY	BRIEF DESCRIPTION		

- NOTES:
1. SEE SHEET L0 FOR LANDSCAPE NOTES.
  2. ALL DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE INDICATED.
  3. SEE LANDSCAPE DETAILS AND PLANT SCHEDULE ON SHEET L5.
  4. REFER TO CIVIL DRAWINGS FOR ROADWAY INFORMATION.





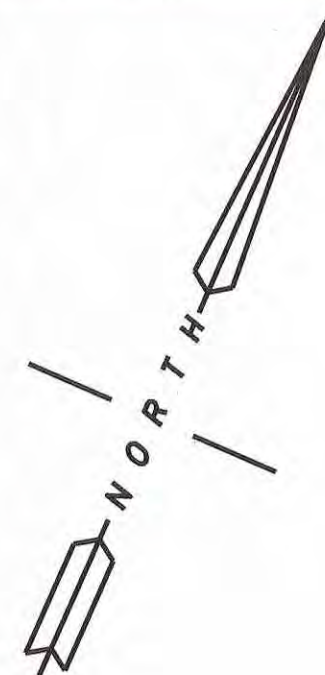
Know what's below  
Call before you dig.  
811  
www.call811.com

Location of all underground utilities shown hereon are approximate and are based on field location of visible structures such as catch basins, manholes, water gates, etc. and compiling information from utility company plans. The utilities shown hereon may not comprise all of the existing utilities in this area, either in service or abandoned. In accordance with The Underground Utility Damage Prevention Act, prior to any excavation work call Tennessee One Call System, Inc. at 1-800-351-1111.



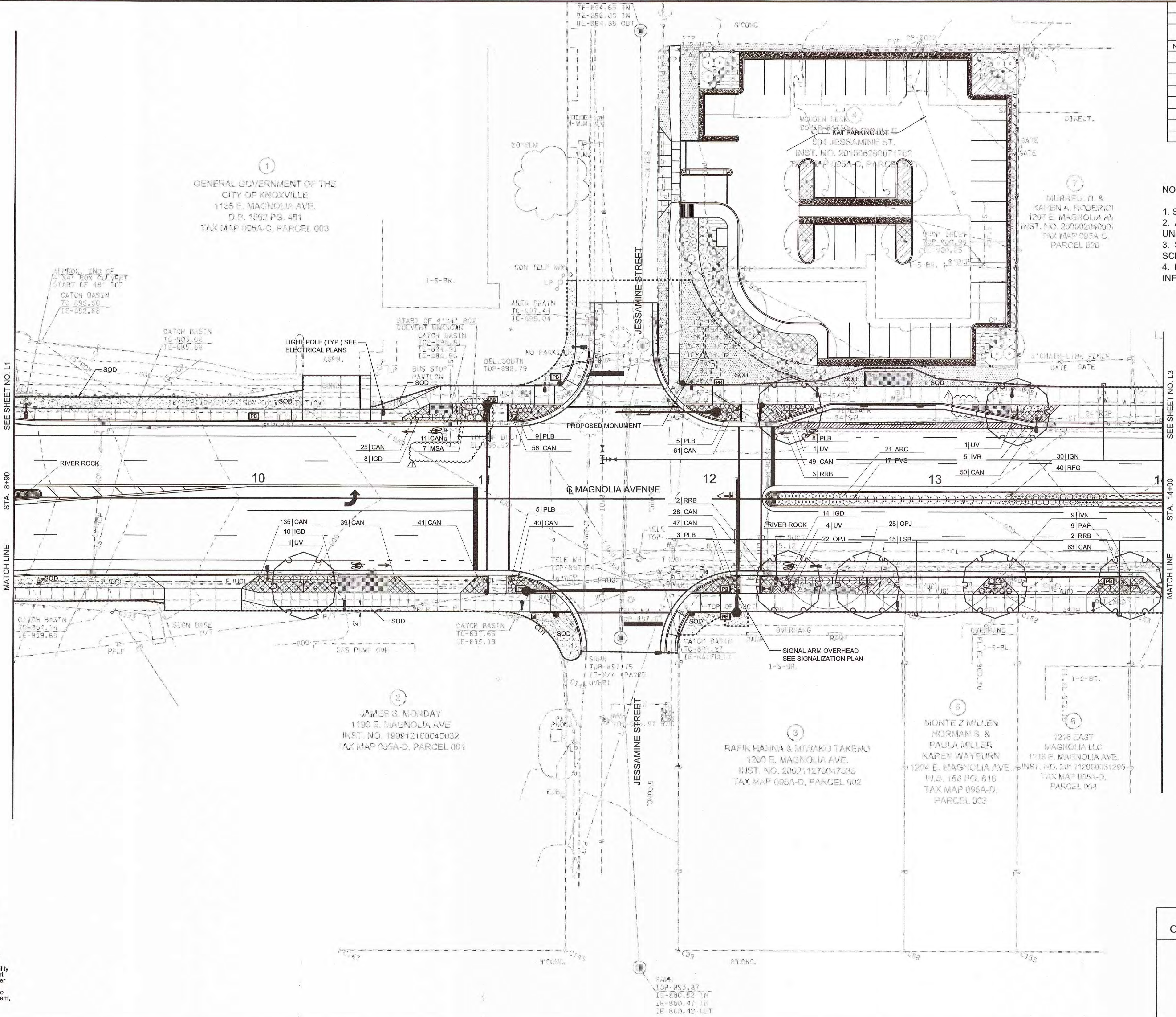
CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT	DRAWN: DKN DESIGNED: DKN DATE: 11-06-17 CHECKED: JBS APPROVED: COT
LANDSCAPE PLAN MAGNOLIA AVENUE STREETSCAPE PROJECT PHASE I BEGIN OF PROJECT TO STA. 6+90 SCALE: 1" = 20'	





PROJECT No.		YEAR		SHEET No.	
15A-R-0584		2018		L2	
REVISIONS					
No.	DATE	BY	BRIEF DESCRIPTION		
1	04-03-2018	DKN	TREE REMOVAL/ SHRUB REPLACEMENT		

- NOTES:
1. SEE SHEET L1 FOR LANDSCAPE NOTES.
  2. ALL DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE INDICATED.
  3. SEE LANDSCAPE DETAILS AND PLANT SCHEDULE ON SHEET L5.
  4. REFER TO CIVIL DRAWINGS FOR ROADWAY INFORMATION.





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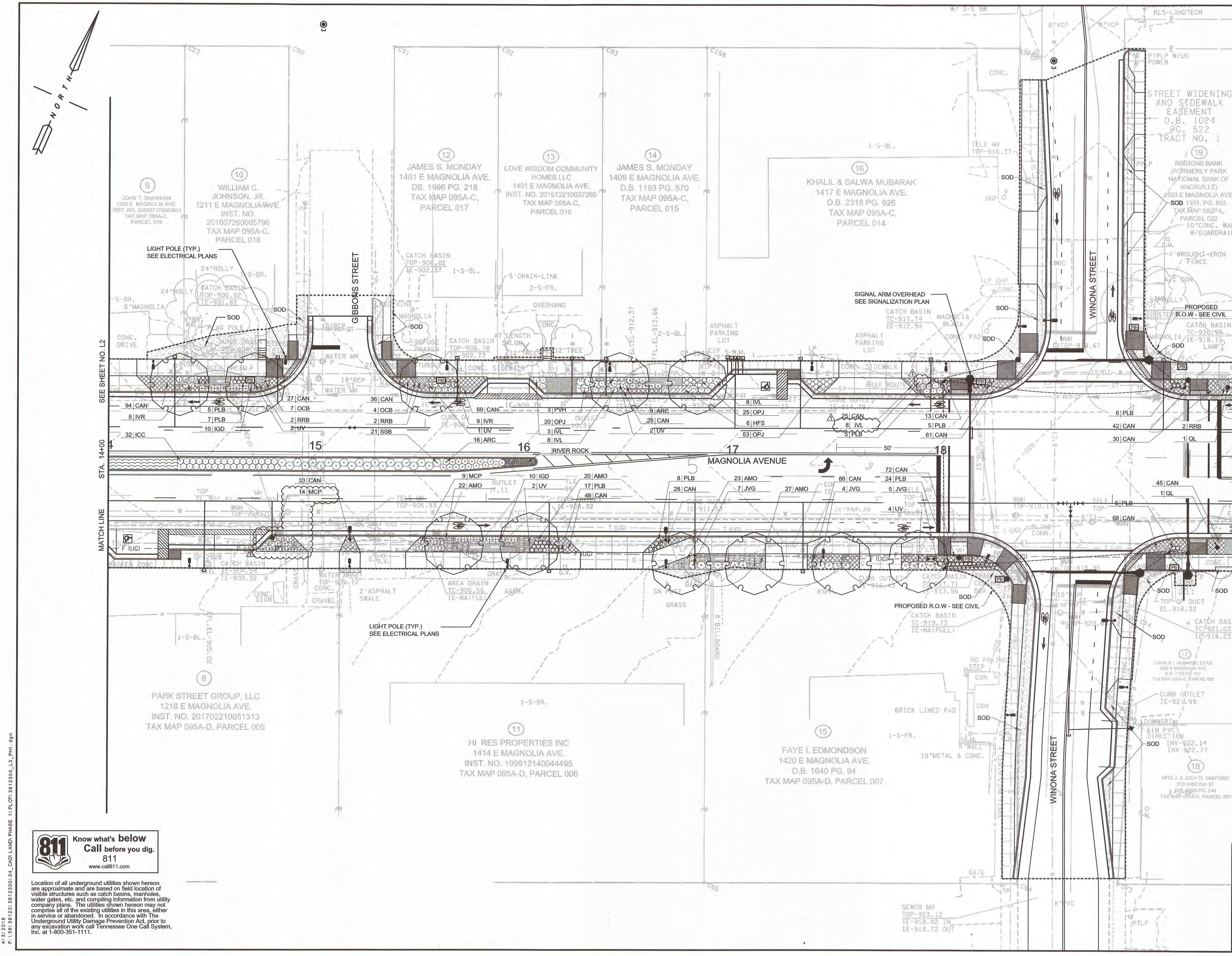
CITY OF KNOXVILLE  
OFFICE OF REDEVELOPMENT

**LANDSCAPE PLAN**  
MAGNOLIA AVENUE  
STREETSCAPE PROJECT  
PHASE I

STA. 8+90 TO STA. 14+00  
SCALE: 1" = 20'

DRAWN: DKN  
DESIGNED: DKN  
DATE: 11-06-17  
CHECKED: JBS  
APPROVED: COT





PROJECT No.	YEAR	SHEET No.
15A-R-0584	2017	L3
REVISIONS		
No.	DATE	BY
1	04-03-2018	DKN
BRIEF DESCRIPTION		
REVISED FOR PHASE I BID		

- NOTES:
1. SEE SHEET L0 FOR LANDSCAPE NOTES.
  2. ALL DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE INDICATED.
  3. SEE LANDSCAPE DETAILS AND PLANT SCHEDULE ON SHEET L5.
  4. REFER TO CIVIL DRAWINGS FOR ROADWAY INFORMATION.



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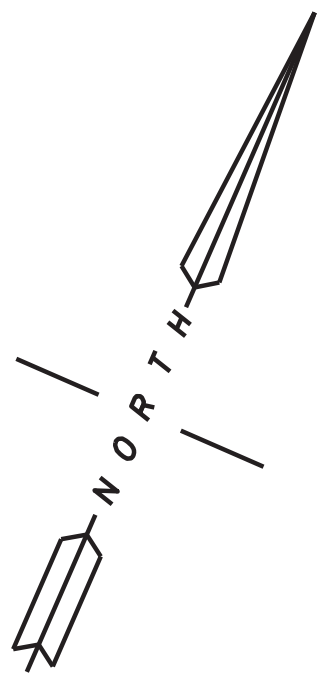
CITY OF KNOXVILLE  
OFFICE OF REDEVELOPMENT

**LANDSCAPE PLAN**  
MAGNOLIA AVENUE  
STREETSCAPE PROJECT  
PHASE I

STA. 14+00 TO STA. 18+00  
SCALE: 1" = 20'

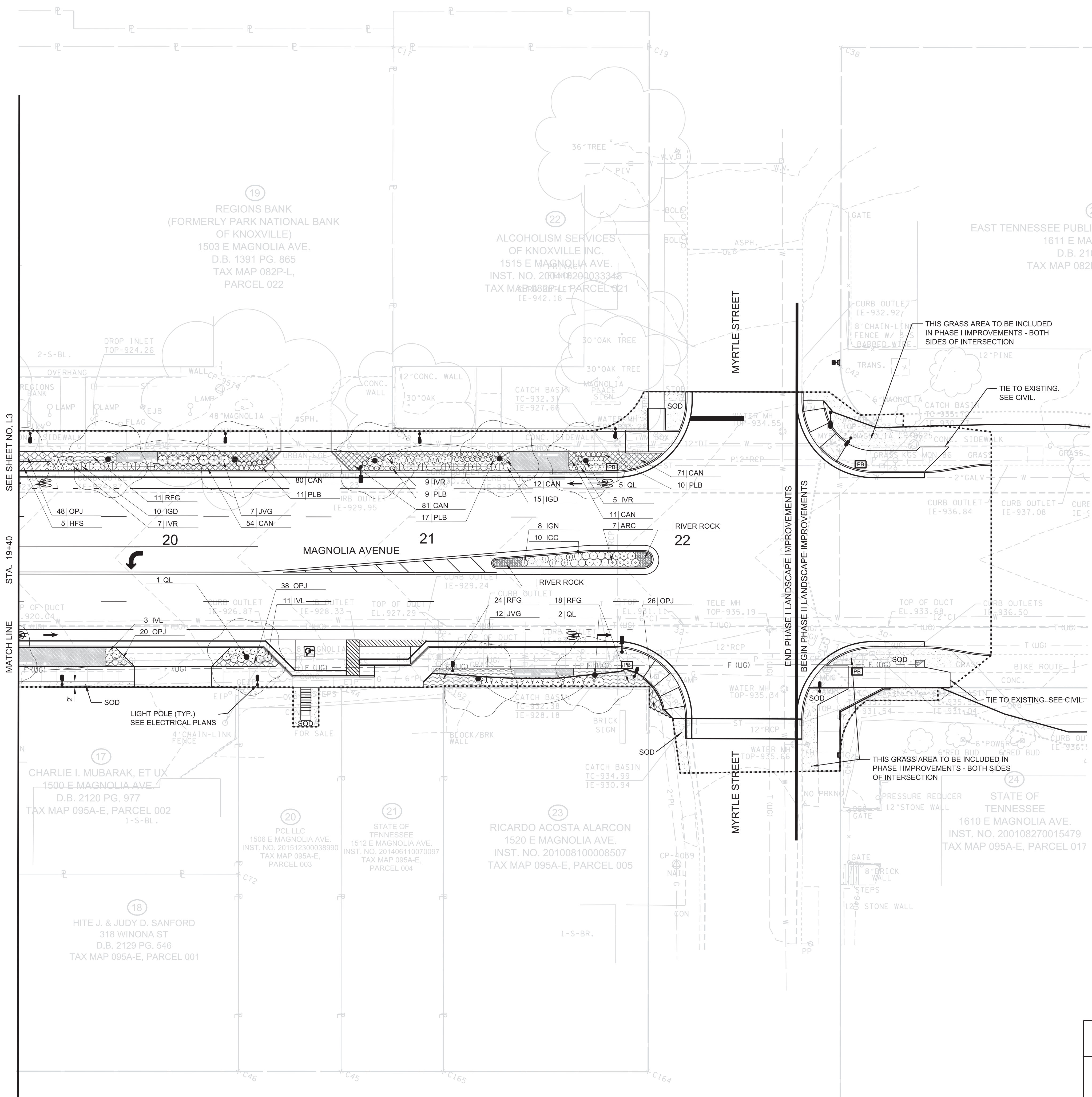
DRAWN: DKN  
DESIGNED: JBS  
DATE: 11-06-17  
CHECKED: JBS  
APPROVED: COT





PROJECT No.	YEAR	SHEET No.	
15A-R-0584	2017	L4	
REVISIONS			
No.	DATE	BY	BRIEF DESCRIPTION

- NOTES:
1. SEE SHEET L0 FOR LANDSCAPE NOTES.
  2. ALL DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE INDICATED.
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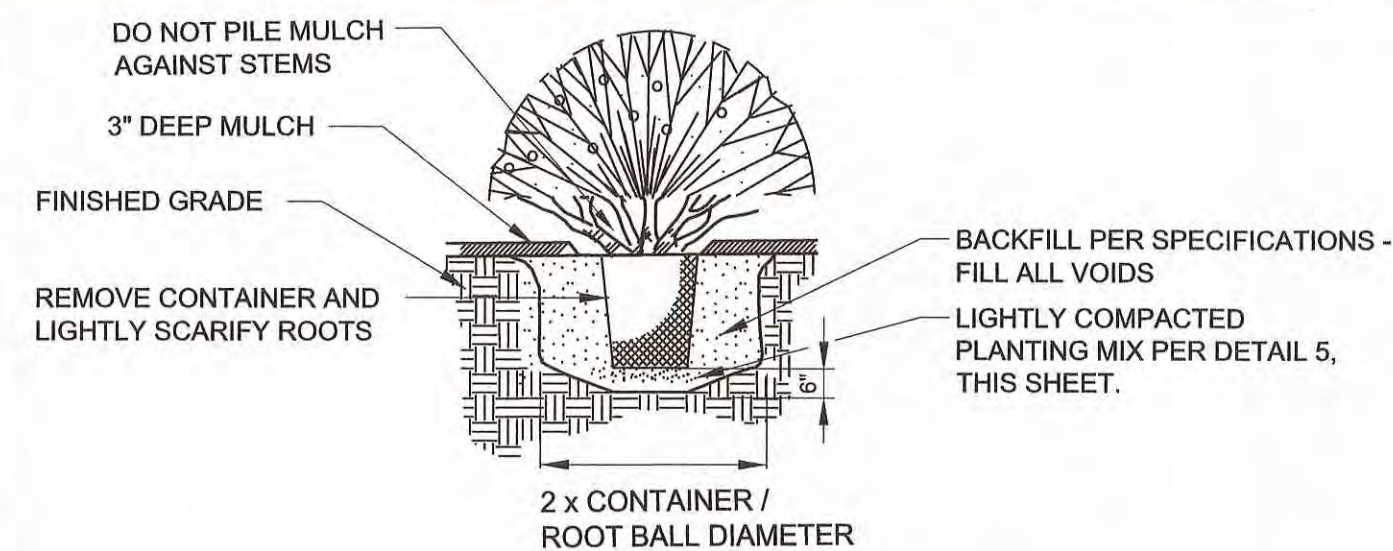
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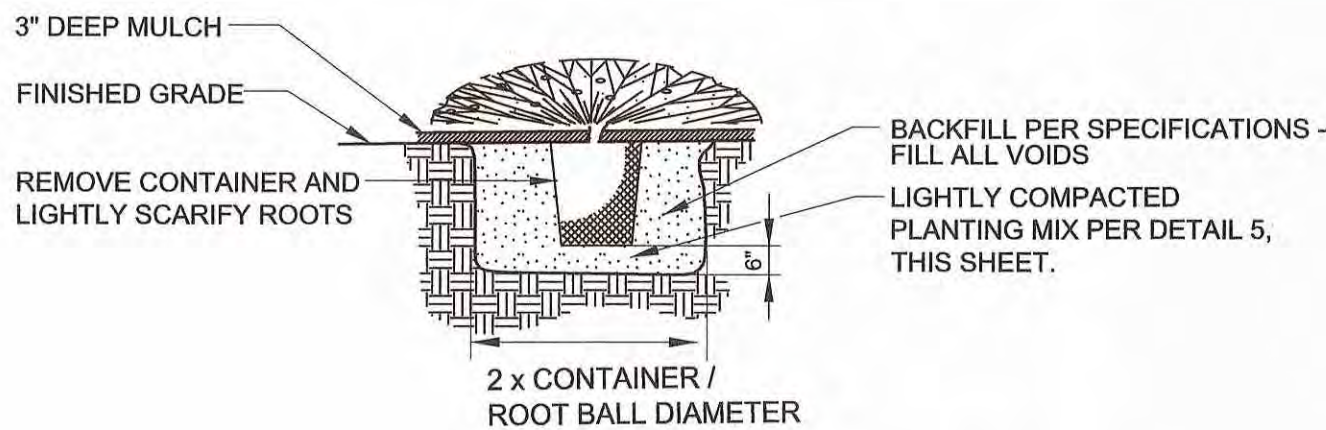


CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT		DRAWN: DKN DESIGNED: JBS DATE: 11-06-17 CHECKED: JBS APPROVED: COT
LANDSCAPE PLAN MAGNOLIA AVENUE STREETSCAPE PROJECT PHASE I		
STA. 19+40 TO END OF PROJECT SCALE: 1" = 20'		

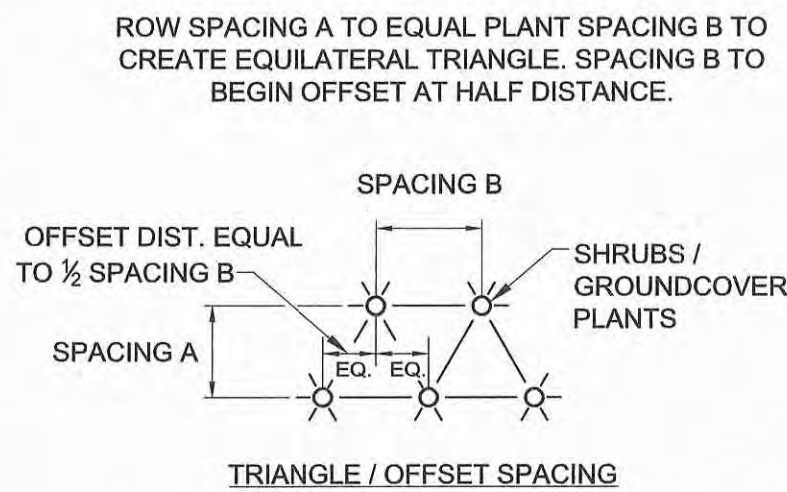




1 TYPICAL SHRUB PLANTING DETAIL  
L5 1/4"=1'-0"

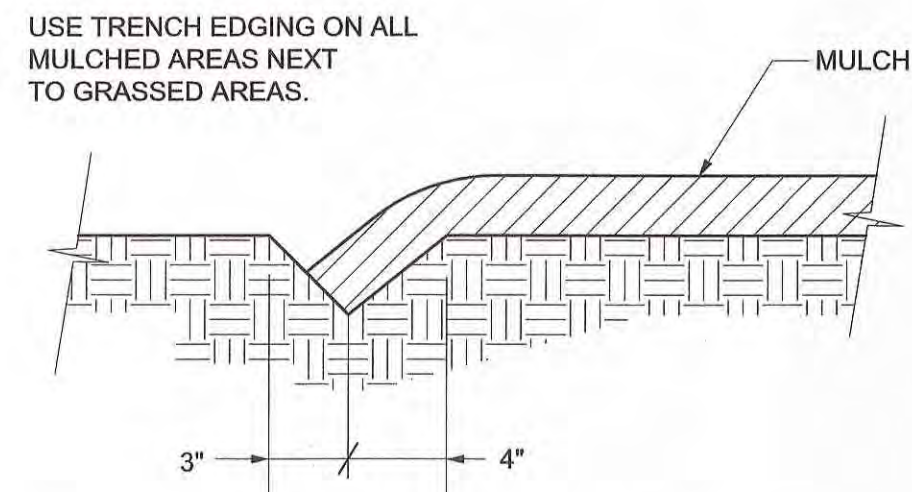


2 TYPICAL GROUNDCOVER PLANTING DETAIL  
L5 NTS

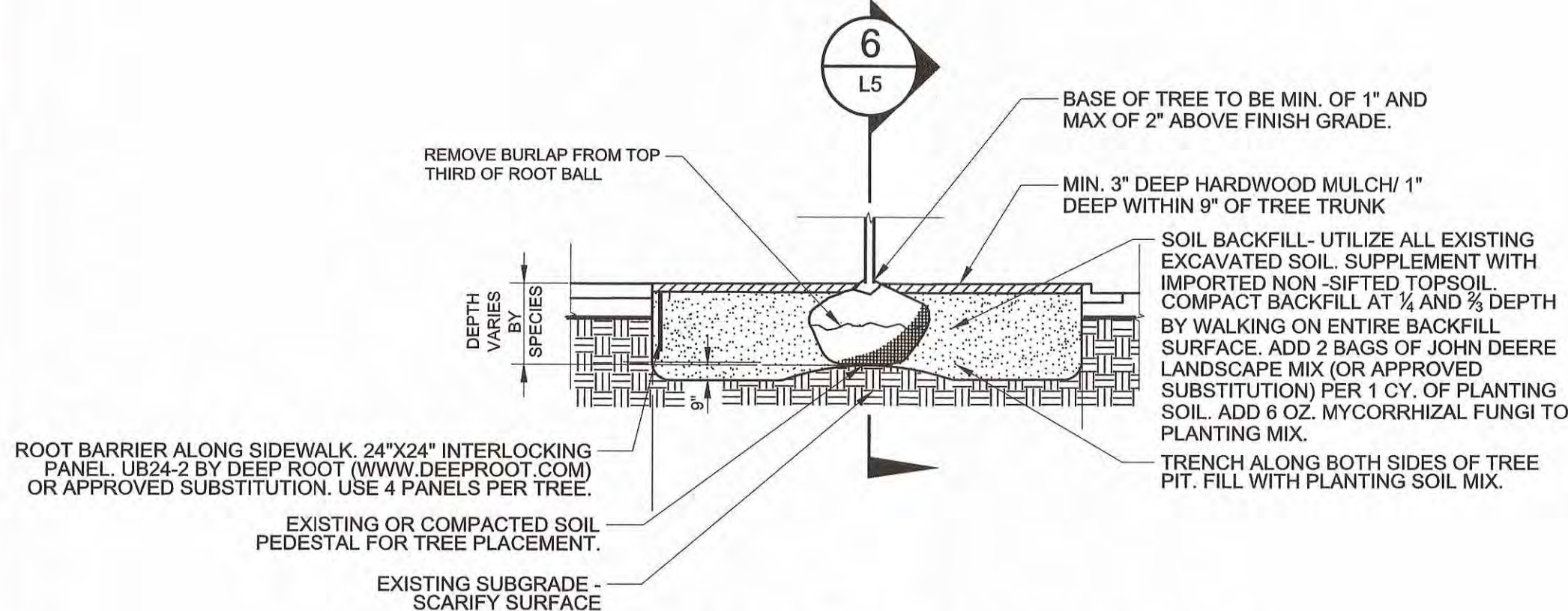


3 TYPICAL PLANT SPACING DETAIL  
L5 NTS

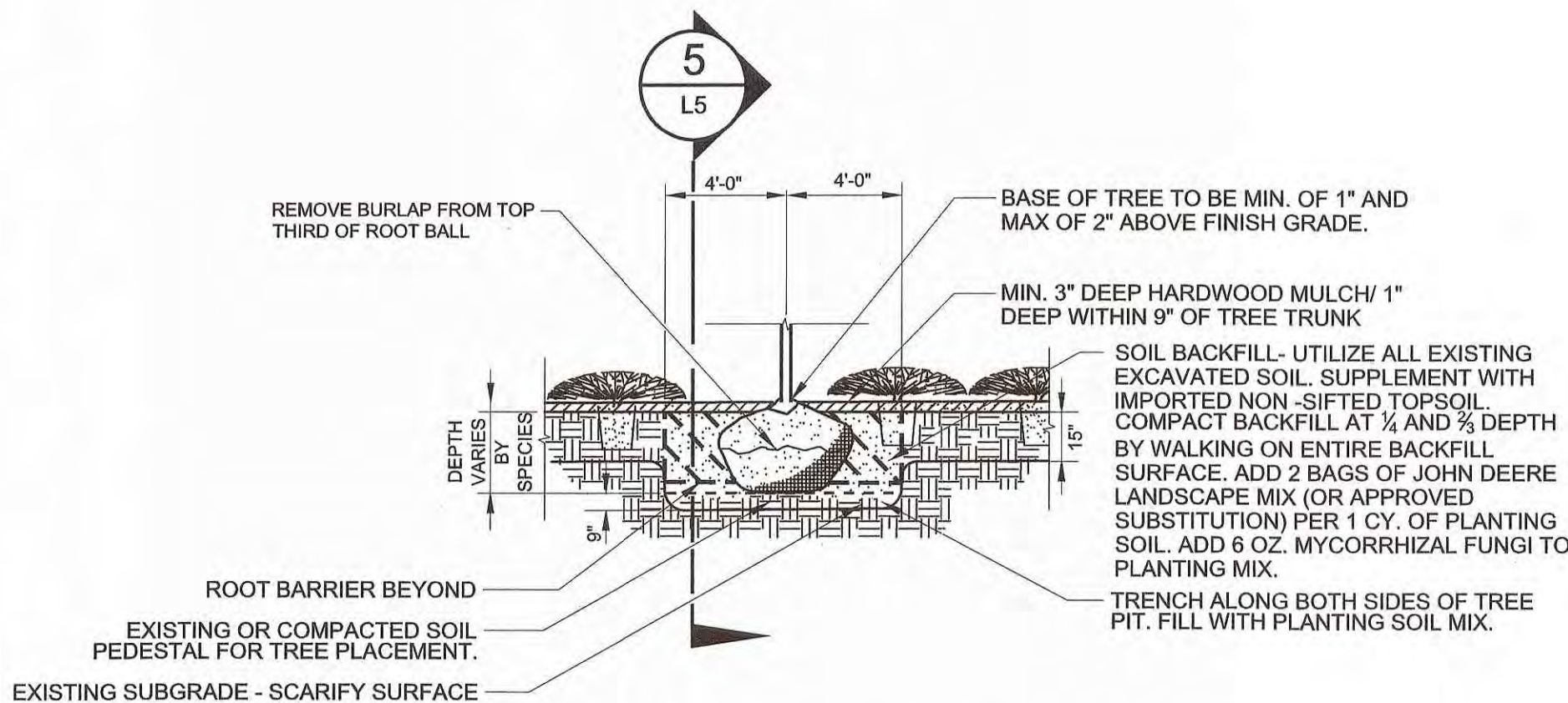
ROW SPACING (A)	PLANT SPACING (B)	OFFSET DIST. (1/2 B)
6" O.C.	6" O.C.	3"
8" O.C.	8" O.C.	4"
10" O.C.	10" O.C.	5"
12" O.C.	12" O.C.	6"
15" O.C.	15" O.C.	7.5"
18" O.C.	18" O.C.	9"
24" O.C.	24" O.C.	12"
30" O.C.	30" O.C.	15"
36" O.C.	36" O.C.	18"
42" O.C.	42" O.C.	21"
48" O.C.	48" O.C.	24"



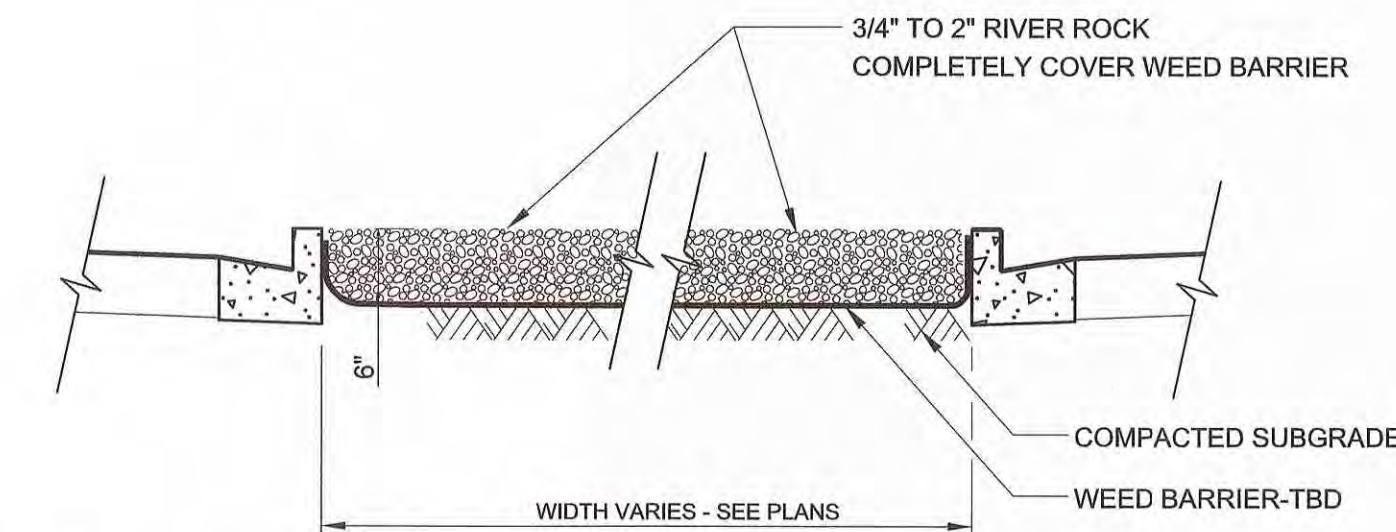
4 TYPICAL TRENCH EDGING DETAIL  
L5 NTS



5 TREE PIT PLANTING DETAIL - ACROSS PLANTER  
L5 NTS



6 TREE PIT PLANTING DETAIL - PARALLEL TO CURB  
L5 NTS



7 RIVER ROCK @ MEDIANS  
L5 NTS

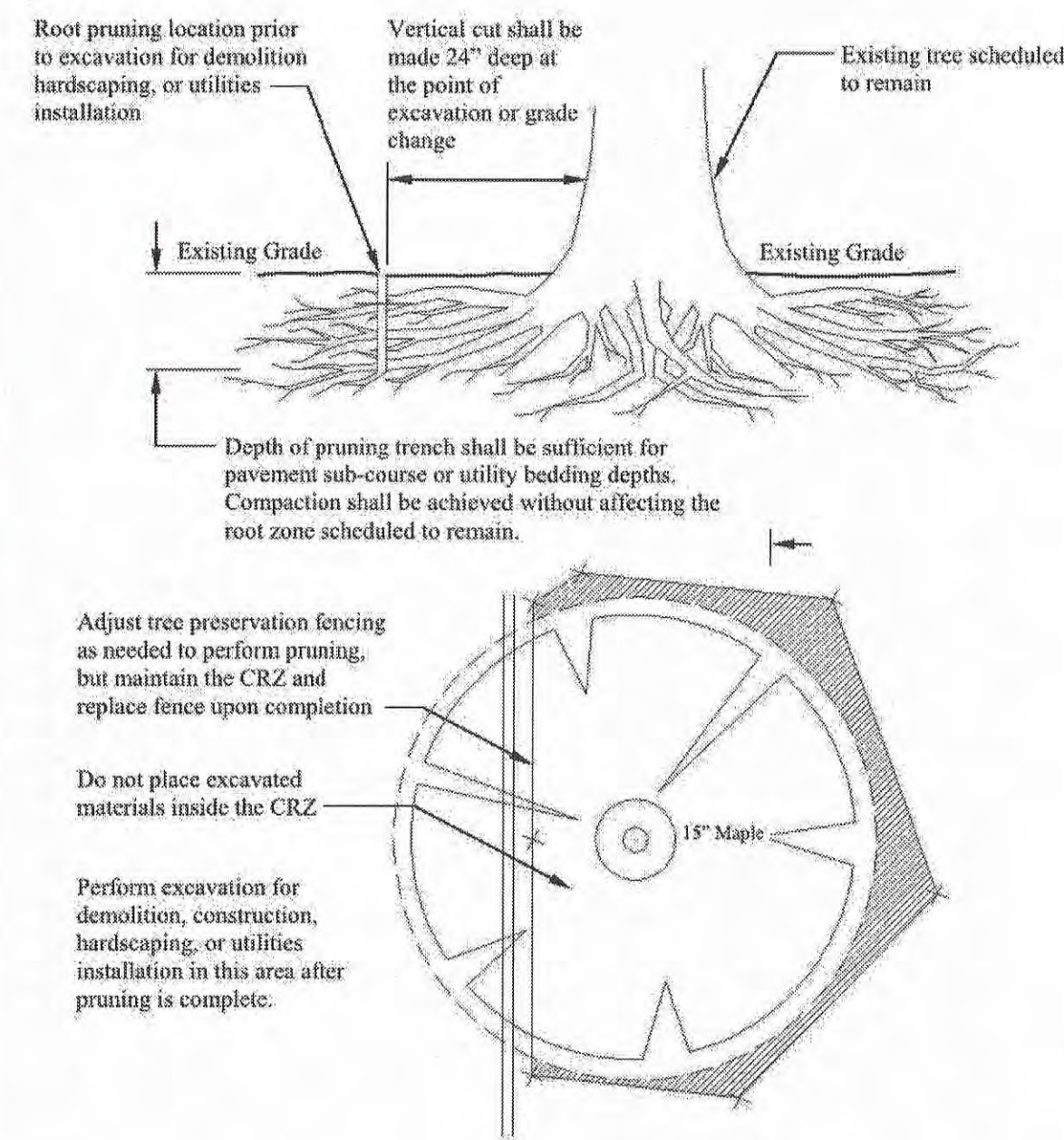


Figure TP-03-01  
Root Pruning

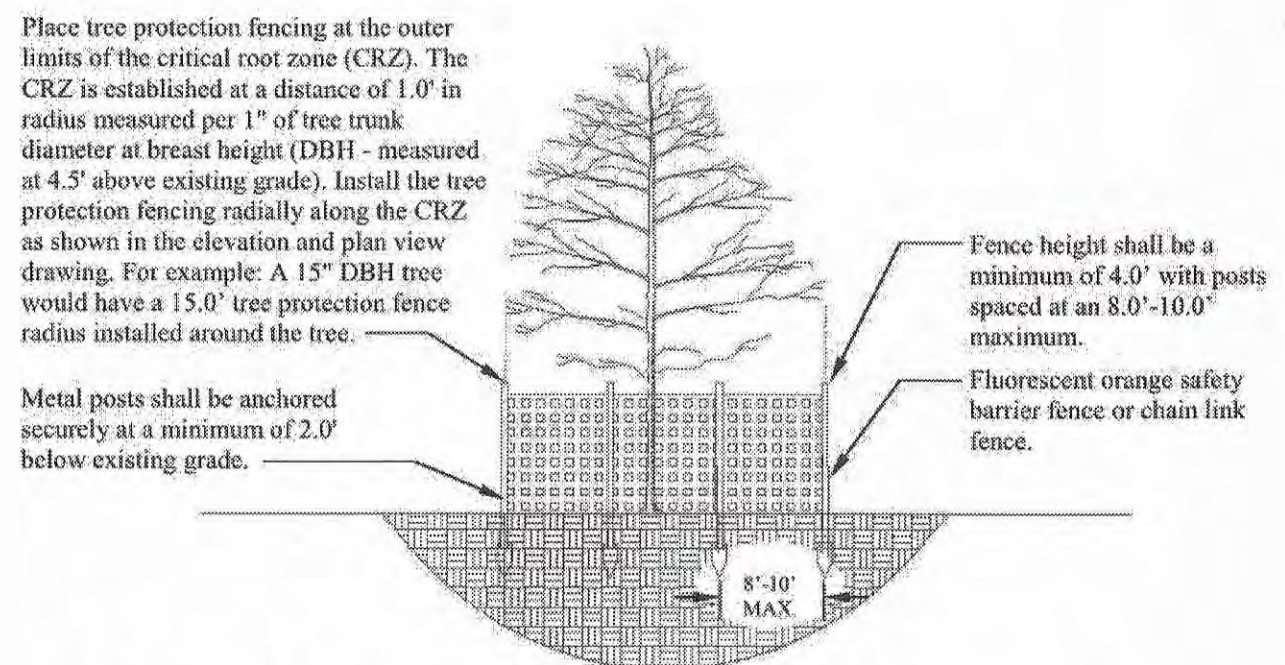
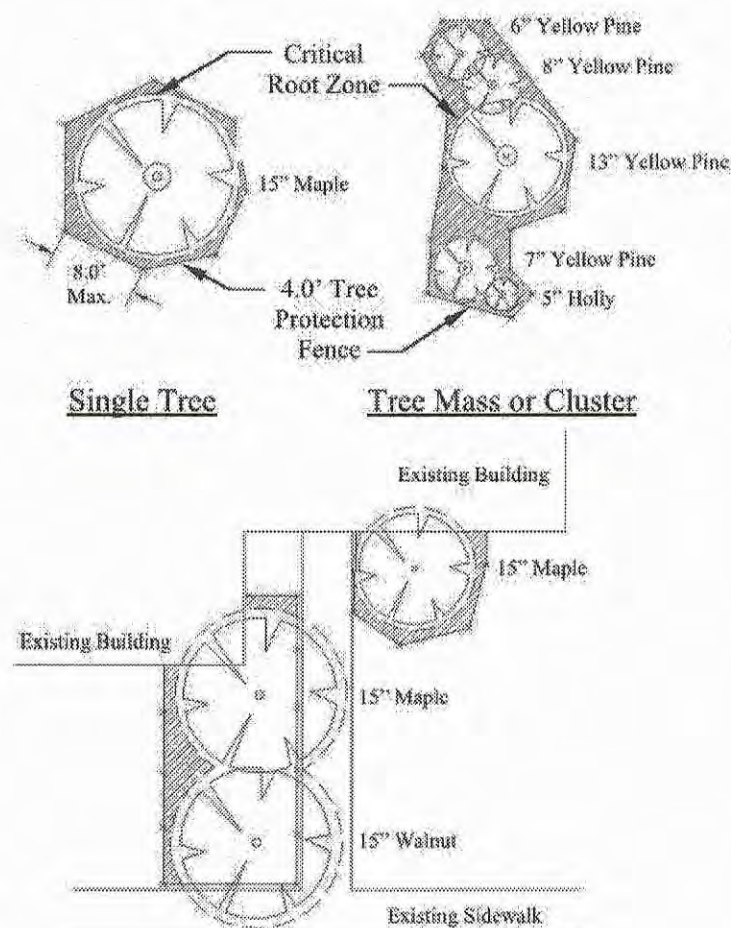


Figure TP-02-01  
Tree Preservation Fencing



For Close Proximity to Buildings or Hardscaping

- Root Pruning Notes:
- Vertical cut shall be made at the limit of grading or excavation.
  - Contractor shall use a rock saw, vibratory plow, cable puller, or similar mechanical device, or a sharpened shovel or spade and hand pruners if done manually.
  - Contractor shall have the blade sharpened on mechanical root pruners prior to the start of the project.
  - Contractor shall, upon completion of the cut, immediately backfill the cut with soil, avoiding any voids. Construction fencing shall be installed no closer to the trunk of the tree than the location where the root pruning took place.
  - All root pruning within the CRZ must be approved by the Urban Forester or Designer.

8 ROOT PRUNING DETAIL (PER CITY OF KNOXVILLE)  
L5 NTS

- Tree Protection Fencing Notes:
- Work shall be performed by hand in the CRZ, or by equipment that is positioned outside of the CRZ.
  - Direct construction or demolition activity and debris removal away from trees in such a manner that does not enter the CRZ, damage the tree structurally, or remove foliage.

9 TREE PROTECTION FENCING DETAIL (PER CITY OF KNOXVILLE)  
L5 NTS

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SPACING	REMARKS
OL	10	Quercus lyrata 'Highbeam'	Highbeam Overcup Oak	B & B	As Shown	Matched, Straight trunk, Full canopy
ULV	18	Ulmus americana 'Princeton'	American Elm	B & B	As Shown	Matched, Straight Trunk, Full Canopy
SHRUBS						
	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	REMARKS
ARC	91	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	3 gal	36" O.C.	Full in Container, Well Rooted in Pot
ICC	72	Ilex cornuta 'Carissa'	Carissa Holly	3 gal	36" O.C.	Full in Container, Well Rooted in Pot
IGD	77	Ilex glabra 'Densa'	Inkberry Holly	3 gal	36" O.C.	Full in Container, Well Rooted in Pot
IGN	38	Ilex glabra 'Nigra'	Nigra Inkberry	3 gal	36" O.C.	Full in Container, Well Rooted in Pot
IVR	40	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal	36" O.C.	Full in Container, Well Rooted in Pot
IVN	4	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal	36" O.C.	Full in Container, Well Rooted in Pot
IVL	39	Itea virginica 'Little Henry' TM	Virginia Sweetspire	3 gal	36" O.C.	Full in Container, Well Rooted in Pot
JVG	35	Juniperus virginiana 'Gray Owl'	Eastern Redcedar	5 gal	48" O.C.	Full in Container, Well Rooted in Pot
JSA	7	Miscanthus sinensis 'Adagio'	Adagio Foliage Grass	3 gal	42" O.C.	Full in Container, Well Rooted in Pot
MCP	23	Muhlenbergia capillaris	Pink Muhly	3 gal	36" O.C.	Full in Container, Well Rooted in Pot
PVH	3	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	3 gal	48" O.C.	Full in Container, Well Rooted in Pot
PVS	17	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 gal	48" O.C.	Full in Container, Well Rooted in Pot
PLB	159	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal	24" O.C.	Full in Container, Well Rooted in Pot
SSB	41	Sorghastrum nutans 'Sioux Blue'	Blue Indian Grass	3 gal	48" O.C.	Full in Container, Well Rooted in Pot
GROUND COVERS/ HERBS/ PERENNIALS						
	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	REMARKS
AMO	92	Achillea millefolium 'Oertel's Rose'	Oertel's Rose Yarrow	1 gal	24" O.C.	Full in Container, Well Rooted in Pot
CAN	1,759	Coreopsis auriculata 'Nana'	Mouse-Eared Tickseed	1 gal	15" O.C.	Full in Container, Well Rooted in Pot
HFS	11	Hypericum frondosum 'Sunburst'	Sunburst Hypericum	5 gal	42" O.C.	Full in Container, Well Rooted in Pot
LSB	15	Leucanthemum maximum 'Becky'	Shasta Daisy	3 gal	30" O.C.	Full in Container, Well Rooted in Pot
OCB	11	Ocimum basilicum	Sweet Basil	1 gal	18" O.C.	Full in Container, Well Rooted in Pot
OPJ	280	Ophiopogon japonicus	Mondo Grass	4" pot	15" O.C.	Full in Container, Well Rooted in Pot
PTG	15	Pachysandra terminalis 'Green Sheen'	Japanese Spurge	4" pot	18" O.C.	Full in Container, Well Rooted in Pot
PAF	9	Perovskia atriplicifolia 'Filigran'	Russian Sage	1 gal	30" O.C.	Full in Container, Well Rooted in Pot
RRB	13	Rosmarinus officinalis 'Roman Beauty'	Roman Beauty Rosemary	3 gal	42" O.C.	Full in Container, Well Rooted in Pot
RFG	93	Rudbeckia fulgida sultivantii 'Goldsturm'	Black-eyed Susan	3 gal	36" O.C.	Full in Container, Well Rooted in Pot
SOD/SEED						
	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	REMARKS
FR	8,844 sf	Festuca arundinacea 'Rebel II'	Tall Fescue			See Sod Notes for Specifications

10 PHASE 1 PLANT SCHEDULE  
L5 NTS

PROJECT No.		YEAR	SHEET No.
15A-R-0584		2017	L5
REVISIONS			
No.	DATE	BY	BRIEF DESCRIPTION
1	04-03-2018	DKN	REVISED FOR PHASE I BID

CITY OF KNOXVILLE  
OFFICE OF REDEVELOPMENT

LANDSCAPE DETAILS  
MAGNOLIA AVENUE  
STREETSCAPE PROJECT  
PHASE I

DRAWN: DKN  
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DATE: 11-06-17  
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