FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

October 19, 2023

Farragut Town Hall - Board Room - 7:00 p.m.

For questions, please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org.

1. **Approval of agenda**

2. **Approval of minutes – September 21, 2023**

3. **Discussion and public hearing on a recommendation to the Board of Mayor and Aldermen concerning a traffic calming application on St. John Court in Prestwick Place Subdivision**

4. **Discussion and public hearing on a final plat for Grigsby Park, Phase 1, Parcel 096, Tax Map 142, 4.64 Acres, 14 Lots, Zoned R-4 (Belle Investment Company, Applicant)**

5. **Discussion and public hearing on a final plat for 11715 Grigsby Chapel Road, 2.46 Acres, 4 Lots, Zoned R-1 (Lynch Surveys, LLC., Applicant)**

6. **Discussion and public hearing on a re-subdivision plat of Parcels 08602 and 08604, Tax Map 151, 6.16 Acres, 2 Lots, Zoned C-1 (Pinnacle Land Surveying, Inc., Applicant)**

7. **Discussion and public hearing on a site plan for Dollar General and Advance Auto Parts, Parcel 08602, Tax Map 151, 3.05 Acres, Zoned C-1 (JMB Investment Company, Applicant)**

8. **Discussion and public hearing on a site plan for Dunkin Farragut, 13038 Kingston Pike, 1 Acre, Zoned C-1 (Urban Engineering, Inc., Applicant)**

9. **Discussion and public hearing on a request to amend the Farragut Zoning Ordinance to address buffer strip requirements where an adjacent property is shown as non-residential on the Future Land Use Map (Schaad Companies, Applicant)**

10. **Discussion on a request to rezone properties currently shown as Rural Single-Family Acre Residential (R-1-S-A) to Rural Residential (R-1) and to amend the Farragut Zoning Ordinance to remove the R-1-S-A as a zoning district (Mike Tuell, Applicant)**

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

11. Discussion on a concept plan involving a mixture of different residential rental building types for purposes of determining if there is support for recommending associated amendments to the Farragut Zoning Ordinance (Novu Residential Group, LLC., Applicant)

12. Discussion on the status of the Development Plan for Phase II of the Kingston Pike Village at the southwest intersection of Kingston Pike and S. Watt Road and a vote on a phasing plan for the multi-family portion of the project

13. Approval of utilities

14. Citizen forum

Public Comment Protocol

The Planning Commission welcomes and invites Farragut residents to participate in public meetings. At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Planning Director or other designated staff member. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic. During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize individuals for public comment based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment;
2. Any Farragut resident, property owner, or business owner interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Planning Director or other designated staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

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Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

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MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

September 21, 2023

MEMBERS PRESENT	**MEMBERS ABSENT**
Scott Russ, Chairman	Ron Pinchok
Ed St. Clair, Vice Chairman	Noah Myers
Shannon Preston, Secretary	
Ron Williams, Mayor	
Louise Povlin, Vice Mayor	
Jon Greene	
Jeff Devlin (newly appointed member)	
Leo Davis, Youth Representative	

Staff Representative: Mark Shipley, Community Development Director
Eric Schindler, Assistant Town Engineer
Darryl Smith, Town Engineer

1. **Approval of agenda**
   The staff recommended approval of the agenda as submitted.

   A motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

2. **Approval of minutes – August 17, 2023**
   The staff recommended approval of the minutes as submitted.

   A motion was made by Commissioner St. Clair to follow the staff's recommendation. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

3. **Discussion and public hearing on a recommendation to the Board of Mayor and Aldermen concerning a traffic calming application on Sonja Drive in the Farragut View Subdivision**
   The staff reviewed this item and recommended approval to the Board of Mayor and Aldermen.

   A motion was made by Vice Mayor Povlin to recommend to the Board of Mayor and Aldermen approval of the traffic calming installations at all four locations at this time. The motion was seconded by Commissioner St. Clair. Staff had recommended that the speed cushion shown at 11016 Sonja Drive be completed once the road widening and sidewalk project for this section of Sonja Drive was completed. Vice Mayor Povlin asked that this not be delayed due to the need for traffic calming along this section of Sonja Drive.

   Some general discussion ensued, and one citizen spoke in support of the traffic calming measures. Commissioners then voted unanimously to approve the motion made by Vice Mayor Povlin.

4. **Discussion and public hearing on a recommendation to the Board of Mayor and Aldermen concerning a traffic calming application on Admiral Road in the Farragut View Subdivision.**
   The staff reviewed this item and recommended approval to the Board of Mayor and Aldermen.

   A motion was made by Vice Mayor Povlin to recommend to the Board of Mayor and Aldermen approval of the traffic calming installations at all three locations at this time. The motion was seconded by Commissioner St. Clair and was approved unanimously.

5. **Discussion and public hearing on exterior renovations associated with the conversion of the Country Inn and Suites to a La Quinta Inn at 805 N. Campbell Station Road, Zoned C-2 (Oysk3 Architects, Applicant)**
   The staff reviewed this item and recommended approval of the proposed exterior modifications. Jim Odle, the project architect, spoke on behalf of the applicant and passed around building color samples.

   A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

6. **Request for approval of a variance from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance associated with the removal of the existing access to McFee Road that services 1006, 1008, and 1010 McFee Road and the addition of a new access to service the same three lots roughly 163 feet north of the access to be removed. The proposed access would be 153 feet south of Scarlet Sage Drive in the Meadows on McFee Subdivision resulting in a variance request of 247 feet (Kevin Robson, Applicant)**
   The staff reviewed this item and recommended approval subject to the following:
   1. Obtaining approval from the Board of Mayor and Aldermen.
   2. Applying for and obtaining approval of a right of way permit.
   3. Amending the final plat for Chantilly Acres to account for the modified access easement.

   A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair. Kevin Robson and Amit Naskar spoke as the applicants. Mr. Naskar asked if the proposed relocated access could be moved to the north slightly. Commissioners were open to this request and a revised motion was made by Vice Mayor Povlin to recommend approval of a relocated access that would service 1006, 1008, and 1010 McFee Road subject to the staff's recommendation and with the suggestion that the proposed access be moved to the north in a location to be determined by the Town Engineer and the applicants prior to presenting this to the Board of Mayor and Aldermen. The amended motion was seconded by Commissioner St. Clair and was approved unanimously.

7. **Discussion on a request to amend the Farragut Zoning Ordinance to address buffer strip requirements where an adjacent property is shown as non-residential on the Future Land Use Map (Schaad Companies, Applicant)**
   For discussion purposes only.

8. **Approval of utilities**

None.

9. Citizen forum
None.

The meeting was adjourned at 8:11 p.m.

_____
Shannon Preston, Secretary

MEETING DATE: October 19, 2023 **AGENDA ITEM #3**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Eric Schindler, Assistant Town Engineer

SUBJECT: Discussion and public hearing on a recommendation to the Board of Mayor and Aldermen concerning a traffic calming application on St. John Court in Prestwick Place Subdivision.

INTRODUCTION AND BACKGROUND:

This agenda item involves the proposed installation of three (3) sets of speed cushions on St. John Court. On January 29, 2021, the Town of Farragut received a Traffic Calming Application from residents located along St. John Court in the Prestwick Place Subdivision. In accordance with the Town's Traffic Calming Policy (available at www.townoffarragut.org), the Town's Engineering Department conducted a series of speed studies within the speed zone (the street or portion of street where speeding occurs). The study results indicated excessive speeding in one of the three locations where traffic speed data was collected. Excessive speeding is defined by an 85th percentile speed greater than 10 mph over the posted speed limit.

A speed study was conducted in three locations on St. John Court, with the study conducted at 638 St. John Court showing excessive speeding. Excessive speeding is defined by an 85th percentile speed greater than 10 mph over the posted speed limit. The speed limit on St. John Court is 25 mph.

Table 1. Results of Prestwick Place Speed Studies

Approximate Location	**85th Percentile Speed**
638 St. John Court	39.9 mph
710 St. John Court	32.5 mph
St. John Court at Oconnell	27.6 mph

Public Meeting

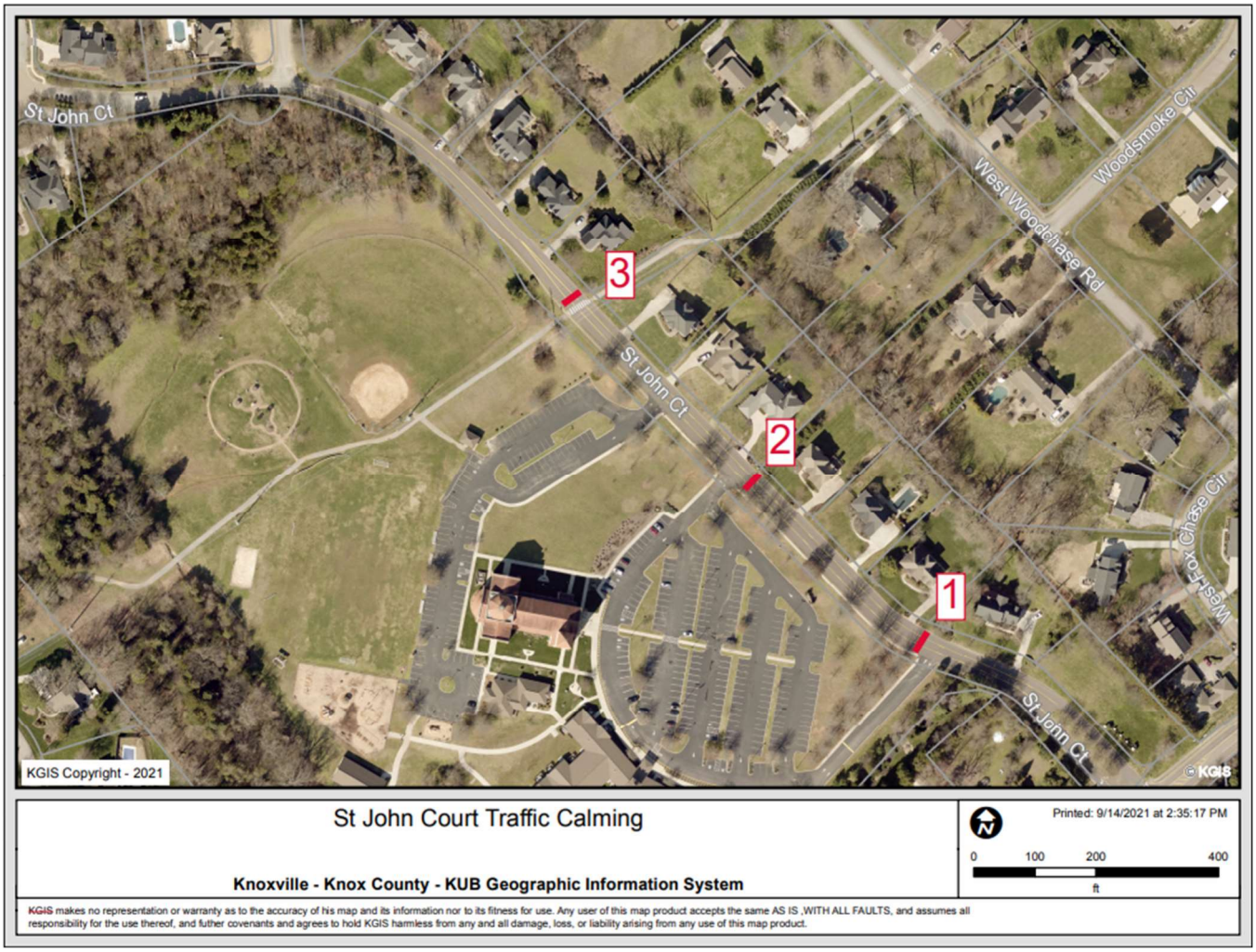
A public meeting was held August 9, 2023, to gauge support and obtain resident feedback. The support from the residents in attendance was overwhelmingly positive.

Vote Tabulation/Determination

The Traffic Calming Policy requires that greater than 50% of the returned ballots from the speed zone be in favor of traffic calming devices. Thirteen ballots were mailed out and a total of 11 votes were received, with 11 (100%) of those votes being in favor of traffic calming devices.

St. John Court Traffic Calming Vote Tabulation				
# OF YES VOTES	# OF NO VOTES	Total **Received** Ballots	Total **Mailed** Ballots	% of Total Mailed Ballots Received
11	0	11	13	85%
100.0%	0.0%			

RECOMMENDATION:



The Traffic Team proposes installation of speed cushions at the approximate location of 704 St. John Court (Location 3 on above map), 632 St. John Court (Location 2 on above map), and 614 St. John Court (Location 1 on above map).

Plan: Three (3) locations for speed cushions.

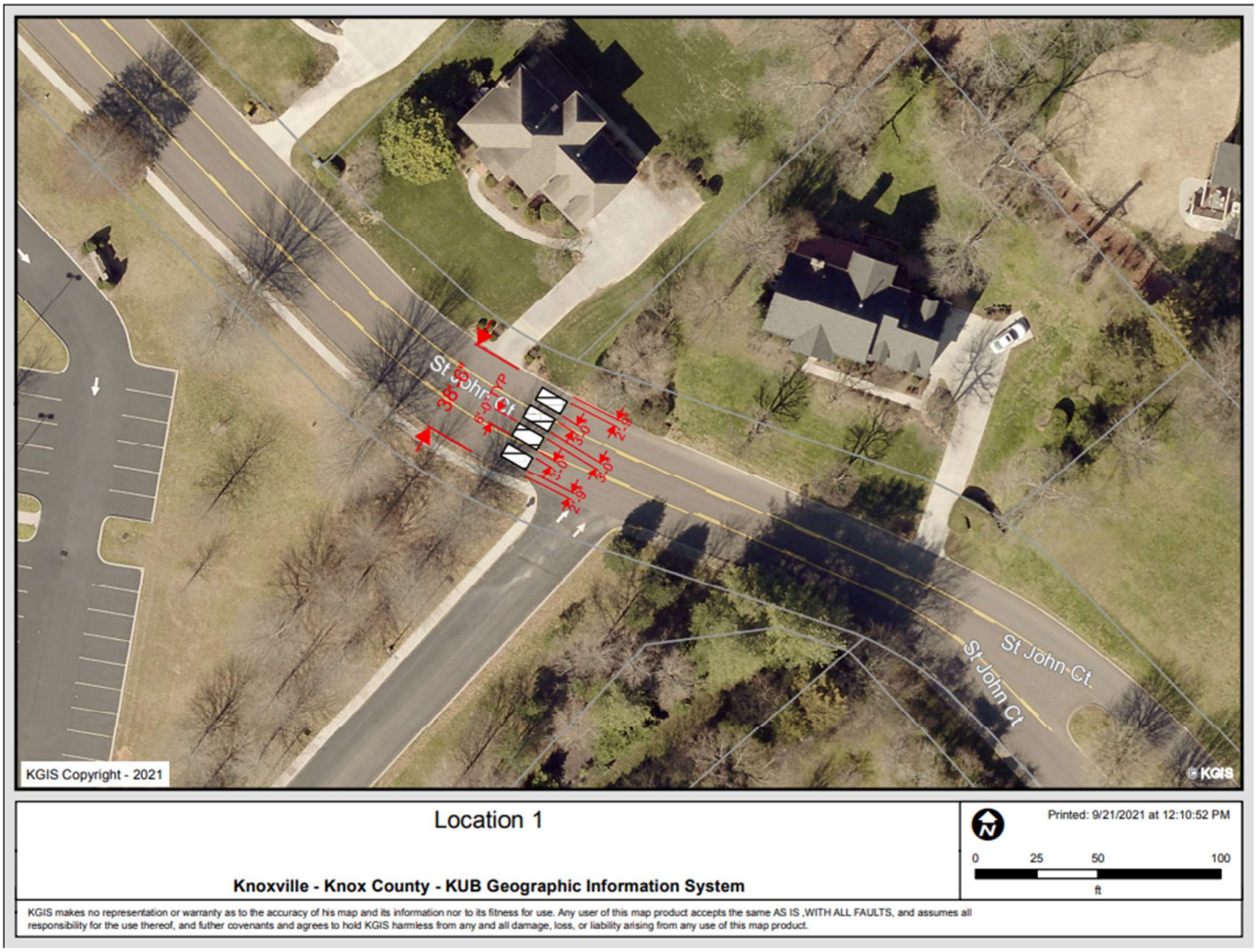
Schedule: Work to be performed by the Town's On-Call Roadway Maintenance Contractor as their schedule permits.

Cost: Estimated $21,500**.**

The staff recommends installation of asphalt speed cushions at the three (3) proposed locations. A total of four (4) speed cushions will be installed at each location due to the existence of a center turn lane. An

approximate plan view drawing of the layout for each set of speed cushions, an aerial image of the speed cushions at Midhurst Road, example photos of other installed speed cushions, and the speed cushion detail sheet can be found in the additional information below.

Additional Information:



Location 2

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0 25 50 100

ft

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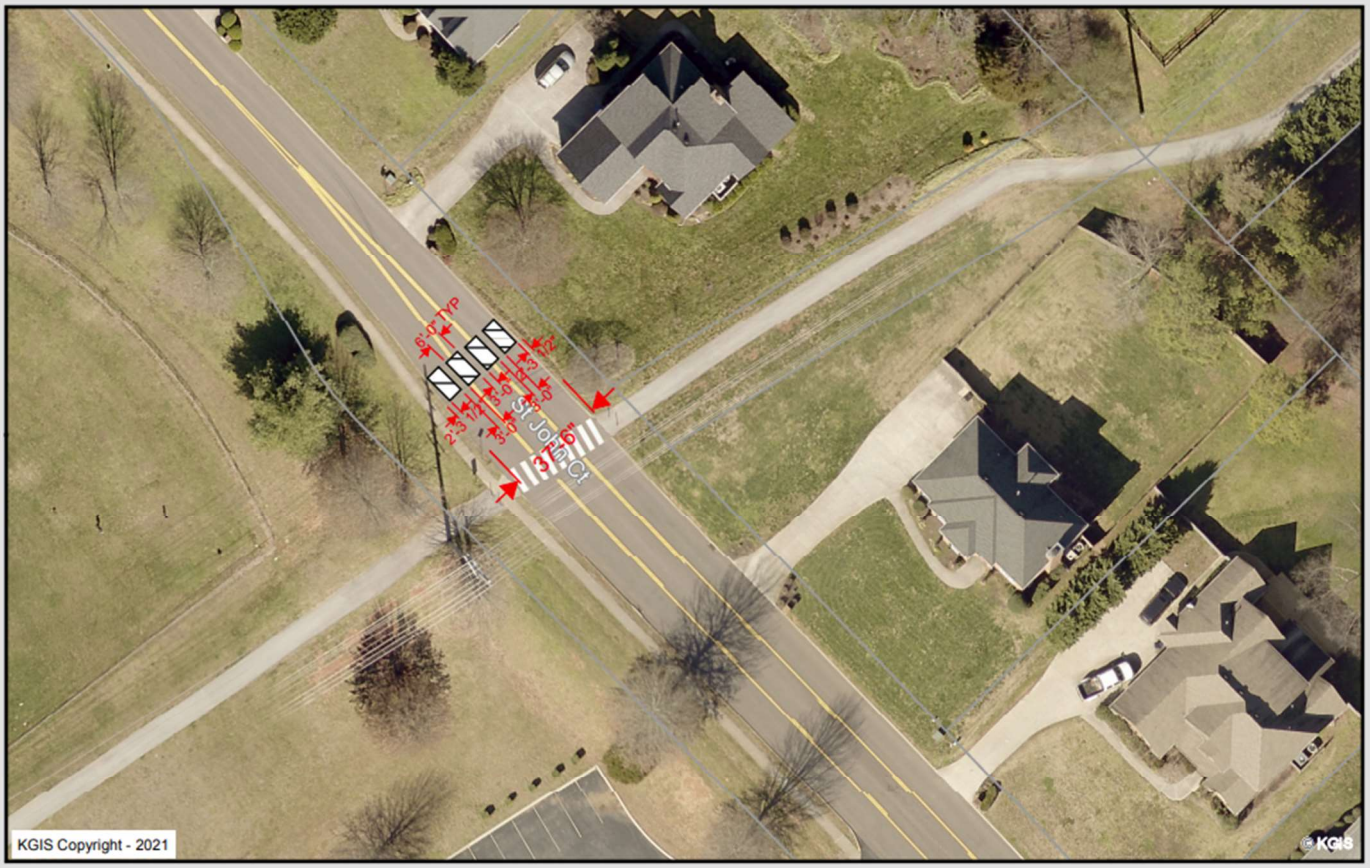

Location 3

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0 25 50 100

ft

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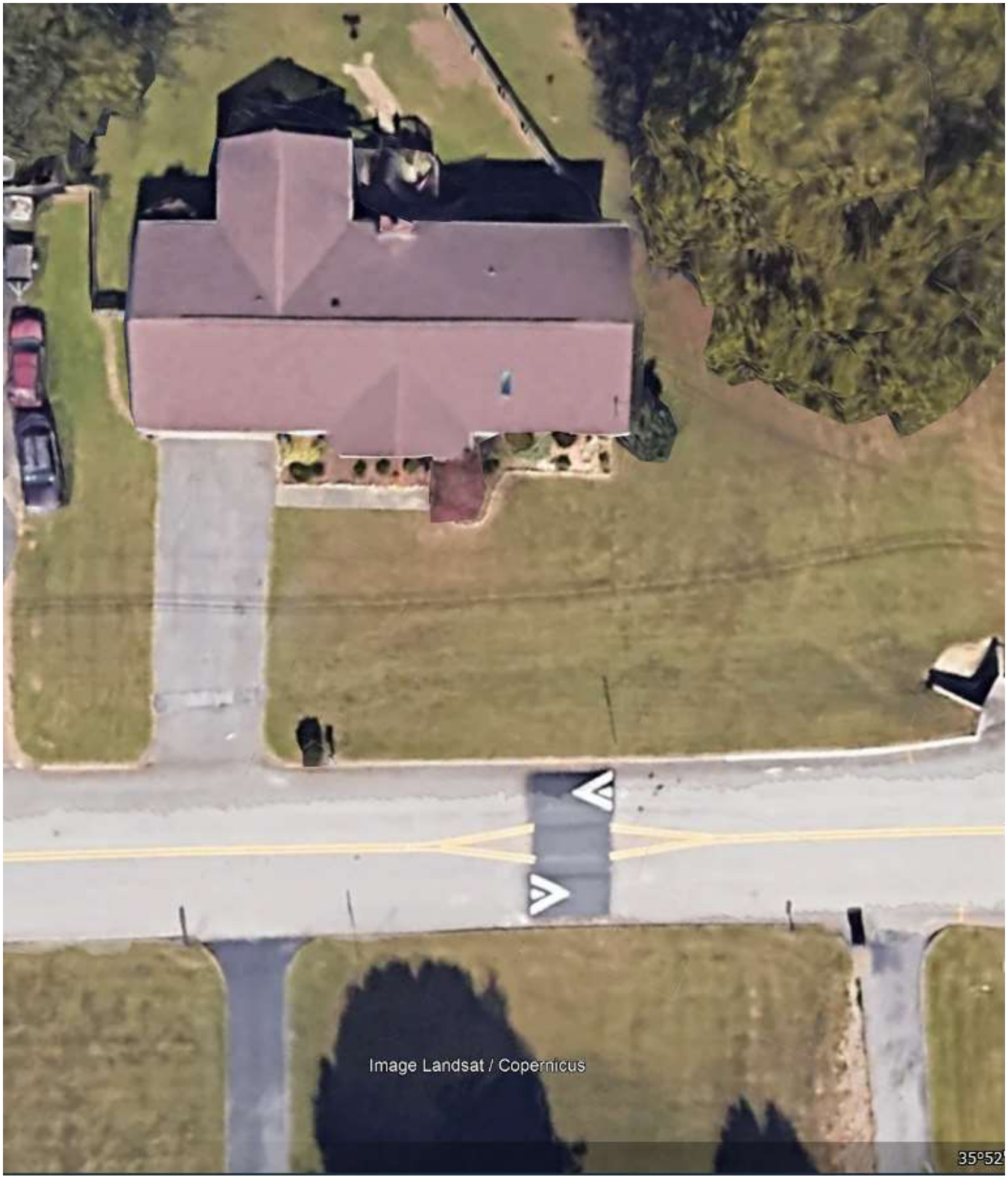
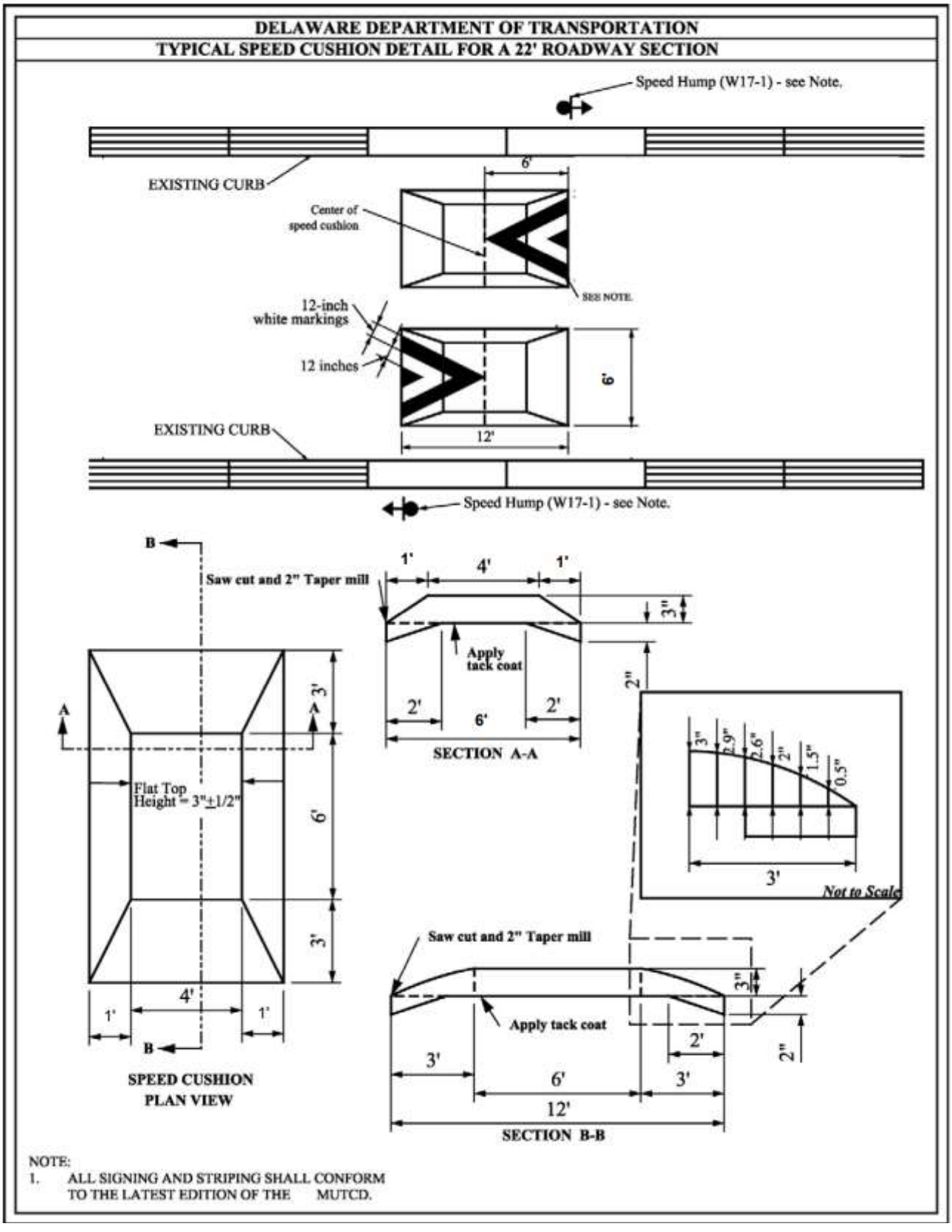


Midhurst Road Speed Cushions installed in 2022

National Association of City Transportation Officials (NACTO.org)

Federal Highway Administrations Traffic Calming ePrimer (safety.fhwa.dot.gov/speedmgt)

Additional examples of speed cushions that have been implemented (stock photos, not in Town of Farragut)



Speed Hump Detail Sheet

MEETING DATE: October 19, 2023 **AGENDA ITEM #4**

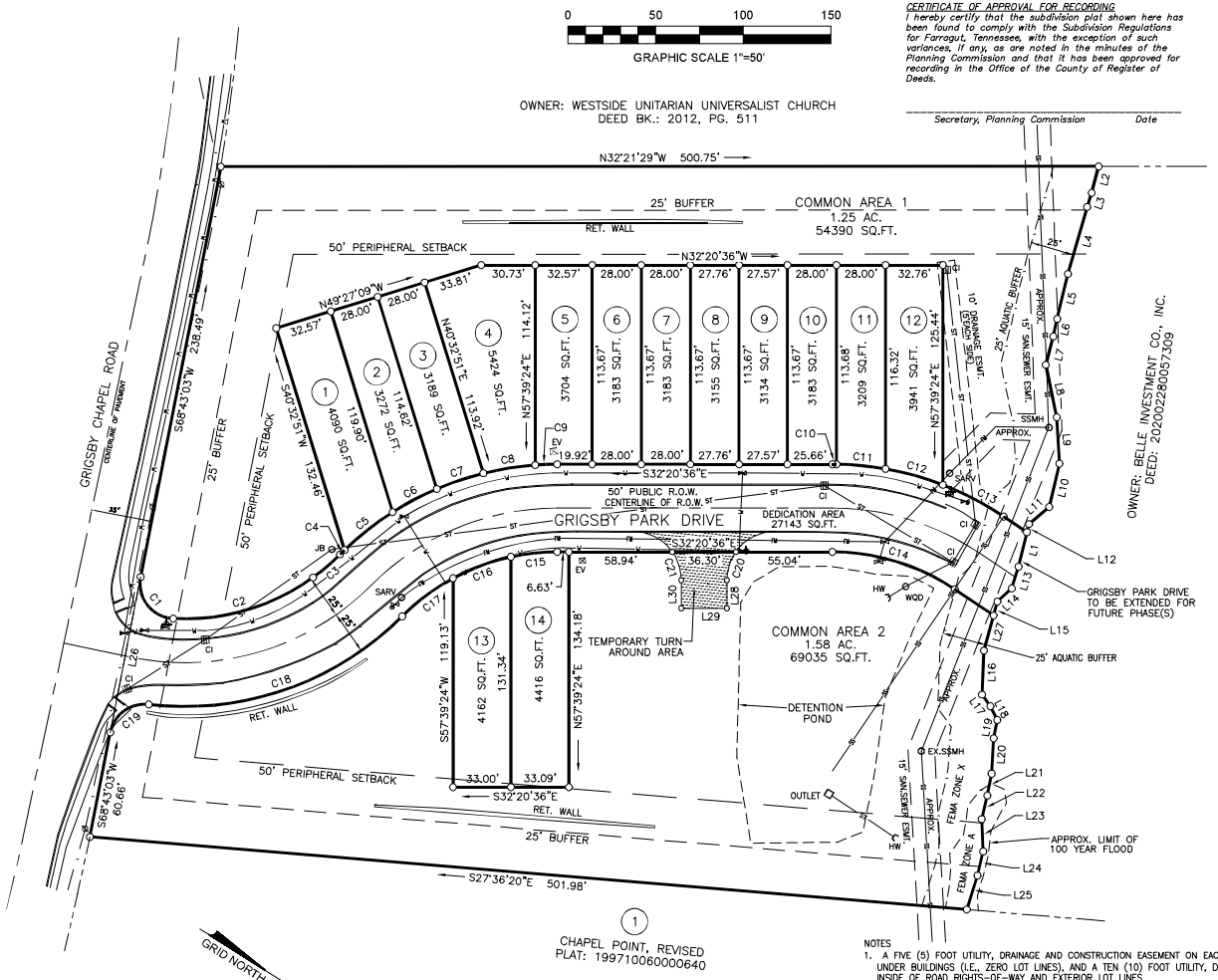
REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for Grigsby Park, Phase 1, Parcel 096, Tax Map 142, 4.64 Acres, 14 Lots, Zoned R-4 (Belle Investment Company, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a request for approval of a final plat for the first phase of the Grigsby Park Subdivision to the east of the Westside Unitarian Universalist Church along Grigsby Chapel Road. This phase has been largely completed for some time except for the completion of a temporary turnaround on the east side of Grigsby Park Drive just before the detention basin. For now, this turnaround will be situated where a three-unit building will be platted and constructed at such time that the temporary turnaround is no longer needed.

RECOMMENDATION: The landscape plan for the buffer strip, detention basin, and streetscaping was approved by the Visual Resources Review Board on September 26. If the site is otherwise ready for approval based on completion of field related items, staff will be recommending that the approved plant material be installed before the end of the year and that the 2-year landscape completion/maintenance letter of credit be provided in an amount to be determined by Town staff. Staff will also recommend that completion and maintenance letters of credit be provided for streets, pedestrian facilities, and the stormwater detention basin prior to the Town signing the final plat. The latest version of the final plat is included in the packet.



CHAPEL POINT, REVISED
PLAT: 199710060000640

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°24'01"E	20.20'
L2	N72°24'01"E	15.66'
L3	N75°18'22"E	8.50'
L4	N73°38'32"E	39.70'
L5	N71°09'27"E	26.34'
L6	N69°55'30"E	10.31'
L7	N72°40'39"E	16.70'
L8	N45°53'40"E	30.57'
L9	N54°15'50"E	26.50'
L10	N70°57'11"E	25.35'
L11	S72°39'56"E	15.16'
L12	N71°24'01"E	4.77'
L13	N75°02'15"E	13.04'
L14	S74°43'49"E	11.11'
L15	N73°01'35"E	8.18'
L16	N59°59'53"E	25.16'
L17	N22°00'57"E	8.08'
L18	N30°49'39"E	8.84'
L19	N68°54'58"E	10.66'
L20	N60°55'42"E	20.19'
L21	N68°46'36"E	12.76'
L22	N71°07'31"E	13.78'
L23	N54°56'57"E	18.55'
L24	N71°11'03"E	14.08'
L25	N75°09'34"E	20.34'
L26	S68°43'03"W	90.48'
L27	N73°01'35"E	20.81'
L28	N57°39'24"E	16.00'
L29	S32°20'36"E	26.00'
L30	S57°39'24"W	16.00'

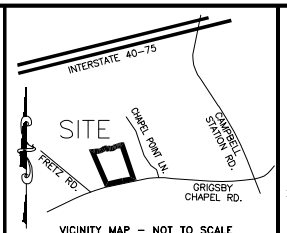
CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	34.22'	20.00'	30.19'	N19°42'14"E	23.02'
C2	84.78'	125.00'	83.17'	N48°44'27"W	44.10'
C3	20.22'	125.00'	20.20'	N72°48'23"W	10.13'
C4	3.61'	175.00'	3.61'	N76°51'01"W	1.80'
C5	34.97'	175.00'	34.91'	N70°32'07"W	17.54'
C6	28.53'	175.00'	28.49'	N60°08'28"W	14.29'
C7	28.04'	175.00'	28.01'	N50°52'53"W	14.05'
C8	29.94'	175.00'	29.90'	N41°23'25"W	15.01'
C9	12.66'	175.00'	12.66'	N34°24'58"W	6.33'
C10	2.34'	175.00'	2.34'	N31°57'37"W	1.17'
C11	28.15'	175.00'	28.12'	N26°58'06"W	14.11'
C12	34.06'	175.00'	34.01'	N16°47'01"W	17.08'
C13	39.18'	175.00'	39.10'	N04°47'37"W	19.67'
C14	74.10'	125.00'	73.02'	S15°21'41"E	38.17'
C15	26.67'	125.00'	26.62'	S38°27'18"E	13.38'
C16	35.31'	125.00'	35.19'	S52°39'29"E	17.77'
C17	36.42'	125.00'	36.29'	S69°05'43"E	18.34'
C18	158.35'	175.00'	153.01'	S51°31'04"E	85.06'
C19	29.91'	20.00'	27.20'	S68°26'19"E	18.55'
C20	17.26'	28.00'	16.99'	N75°18'50"E	8.91'
C21	17.26'	28.00'	16.99'	S39°59'58"W	8.91'

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County of Register of Deeds.

Secretary, Planning Commission *Date*

CERTIFICATE FOR STREET APPROVAL
I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Town Engineer –License No.: *Date*



VICINITY MAP – NOT TO SCALE

SURVEYOR:
HOWARD T. DAWSON, RLS 1301
SITE INCORPORATED
10215 TECHNOLOGY DR.
KNOXVILLE, TN 37932
PH: (865) 777-4160

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

CERTIFICATE OF SURVEY ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

10-3-23
Surveyor / No. 1301 *Date*

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number_____, page _____, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Signature *Date*

Signature *Date*

TAXES AND ASSESSMENTS:
This is to certify that all property taxes and assessments due on this property have been paid.

Signed:_____ Date:_____
Knox County Trustee

CERTIFICATE OF APPROVAL OF STREET NAMES
This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division *Date*

CERTIFICATE OF ELECTRIC, GAS & TELEPHONE AVAILABILITY
This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date GAS– Name, Title, and Agency of of Authorized Approving Agent

Date ELECTRIC– Name, Title, and Agency of Authorized Approving Agent

Date TELEPHONE– Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF WATER AND SEWER AVAILABILITY
I hereby certify that every lot within this subdivision will have available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Date *Name, Title, and Agency of Authorized Approving Agent*

NOTES
1. A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS (I.E., ZERO LOT LINES), AND A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
2. PROPERTY IS ZONED "R-4" PER CURRENT K.G.I.S. DATA.
   -MINIMUM BUILDING SETBACKS:
   -FRONT: 20 FEET FROM BACK OF CURB
   -SIDE: 0 (ZERO) UNDER ATTACHED BUILDINGS, MINIMUM OF 10 FEET BETWEEN BUILDINGS
   -REAR: TO CONFORM WITH CURRENT ZONING REQUIREMENTS
   -PERIPHERAL 50 FEET AS SHOWN.
3. PROPERTY IS KNOWN AND DESIGNATED AS:
   -TAX MAP 142, PARCEL 096
   -DEED REFERENCE: INST. NO. 202002280057309
4. THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
   -G.P.S. RECEIVER INFO.: FOIF A90
   -G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S.
   -OF LESS THAN 0.1 FEET.
   -BASE INFO.: T.D.O.T. CORS BASE ID: TN17
5. THE PURPOSE OF THIS PLAT IS TO CREATE THE 14 LOTS AND 2 COMMON AREAS AND TO DEDICATE THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
6. PER FLOOD INSURANCE RATE MAP (FIRM) 47093C0243G LAST REVISED AUGUST 5, 2013, THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE (ZONE A). – LIMITS OF SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE PER GRAPHIC REPRESENTATION ON THE ABOVE REFERENCED F.J.R.M. ONLY.
7. 10 FOOT WIDE EASEMENTS (5 FEET EACH SIDE OF CENTER) OF ALL WATER LINES INSTALLED IN THIS SUBDIVISION, AND 15 FOOT WIDE EASEMENTS (7.5 FEET EACH SIDE OF CENTER) OF ALL SEWER LINES INSTALLED IN THIS SUBDIVISION. SAID EASEMENT AREAS LYING OUTSIDE THE STANDARD UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS ARE SHOWN HEREON.
8. UNLABELED LOT CORNERS ARE 1/2" NEW, SET IRON PINS EXCEPT CORNERS IN IMPERVIOUS SURFACES WHICH ARE NEW, SET NAILS. OTHER UNLABELED CORNERS ARE CALCULATED, UNMONUMENTED POINTS.
9. THIS SITE IS UNDER ACTIVE DEVELOPMENT. IMPROVEMENTS UNDER CONSTRUCTION ARE NOT SHOWN HEREON.
10. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.
11. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
12. THE STORMWATER MAINTENANCE AGREEMENT FOR THIS DEVELOPMENT IS OF RECORD UNDER INSTRUMENT NO.: _____
13. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC FUBBER EXCEPT AS PERMITTED BY THE TOWN.
14. LOTS 1 THRU 4 SHALL HAVE ONE BUILDING CONTAINING 4 UNITS; LOTS 5 THRU 12 SHALL HAVE ONE BUILDING CONTAINING 8 UNITS; AND LOTS 13 THRU 17 SHAL HAVE ONE BUILDING CONTAINING 5 UNITS.
15. NO PORTION OF ANY BUILDING ON ANY LOT SHALL ENCROACH UPON THE 50 FOOT PERIPHERAL SETBACK.
16. LOTS 15, 16, AND 17 AS APPROVED ON THE PRELIMINARY PLAT ARE NOT BEING PLATTED AT THIS TIME DUE TO CREATION OF THE TEMPORARY TURN AROUND AREA AS SHOWN HEREON. ONCE AN ALTERNATE TURN AROUND HAS BEEN APPROVED AND CONSTRUCTED LOTS 15, 16, AND 17 MAY BE PLATTED.

NOTE:
DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG. NO. 220022-FP

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

HOWARD T. DAWSON
REGISTERED LAND SURVEYOR
No. 1301
STATE OF TENNESSEE
10-3-23

Final Plat of
Grigsby Park, Phase 1
Grigsby Park Drive and Grigsby Chapel Road
Dist. 6 of Knox Co., TN -- Town of Farragut
Owner: Belle Investment Co., Inc., 620 Mabry Hood Rd., Knoxville, TN 37923

REVISIONS

NO.	DATE	COMMENTS
1	08/10/2022	REVIEW COMMENT ADDRESSED
2	09/01/2022	GRIGSBY PARK DRIVE EXTENDED
3	10/3/2023	TEMP. TURN AROUND AND NOTE 16

ORIGINAL ISSUE: 07/07/2022
SITE PROJECT#: ---
FILE: 220022-FP

PLAT

MEETING DATE: October 19, 2023 **AGENDA ITEM #5**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for 11715 Grigsby Chapel Road, 2.46 Acres, 4 Lots, Zoned R-1 (Lynch Surveys, LLC., Applicant)

INTRODUCTION AND BACKGROUND: This property is currently one tract and is situated just to the west of the Holly Oaks Subdivision off Grigsby Chapel Road. The request is to subdivide this into four lots.

.

DISCUSSION: Grigsby Chapel Road is classified as a Minor Arterial so new accesses are required to be 400 feet apart. The property currently includes one dwelling unit with a circular drive. There is a raised traffic calming island along the frontage of where the three additional lots are proposed. Some considerations related to this item are:

1. The plat does not provide for the required 10% open space. This will either need to be provided or a variance requested and approved. Staff would support a variance because this is an in-fill area that has no contiguous area available for additional incremental subdivision.
2. When the circular driveway was constructed a number of years ago, it was not approved by the Town and the owner was informed that should he desire to further subdivide his property the east leg of the circular drive would have to be removed and accesses for the additional lots to be created would be tied into the western leg of the circular drive that lines up with Altamira Drive on the south side of Grigsby Chapel Road.
3. If the subdivision is approved, the lots being created will have to access Grigsby Chapel Road as described above. This will result in a driveway that parallels Grigsby Chapel Road. An alternative to this that would potentially be more aesthetically pleasing would be a right-in-right-out shared access roughly midway between Altamira Drive and Deanwood Lane.
4. Clarity must be provided as to how the joint access drive will be maintained by the affected property owners.

.

RECOMMENDATION: The revised plat is included in the packet. Staff will make a recommendation at the meeting.

TOTAL AREA = 2.50 ACRES

TOTAL LOTS = 4

TN GRID

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets alleys, walks, parks, and other open space to public or private use as noted.

_____, 20 _____
DATE:

OWNER _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled WARREN PROPERTY have been installed in accordance with current local and state government requirements.

_____
Date

_____
Name, Title, and Agency
of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled

WARREN PROPERTY – have been installed in accordance with current local and state government requirements.

_____
Date Name, Title, and Agency of
Authorized Approving Agent

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $ _____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (are) public streets maintained at public expense.

_____ _____
DATE TOWN ENGINEER
License No.:

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

_____
Date / Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

_____
Knox County Addressing Division / Date

GRAPHIC SCALE

-50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SYMBOL LEGEND			
○	IRON PIN (SIZE&TYPE)	◉	IRON PIN SET
LINE LEGEND			

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.58	S28°09'07"W
L2	38.59	N27°08'41"W
L3	142.49	N64°42'32"W
L4	36.03	N36°45'32"W
L5	126.16	N56°31'28"E
L6	125.08	N32°21'44"E
L7	20.00	S57°38'13"E
L8	125.19	S32°21'45"W
L9	67.90	S56°31'27"W
L10	19.10	S21°17'04"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	153.91	656.19	N39°43'52"E	153.56
C2	160.49	676.19	S39°48'07"W	160.12

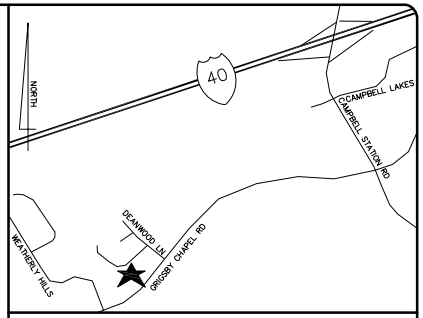
CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service with such subdivision.

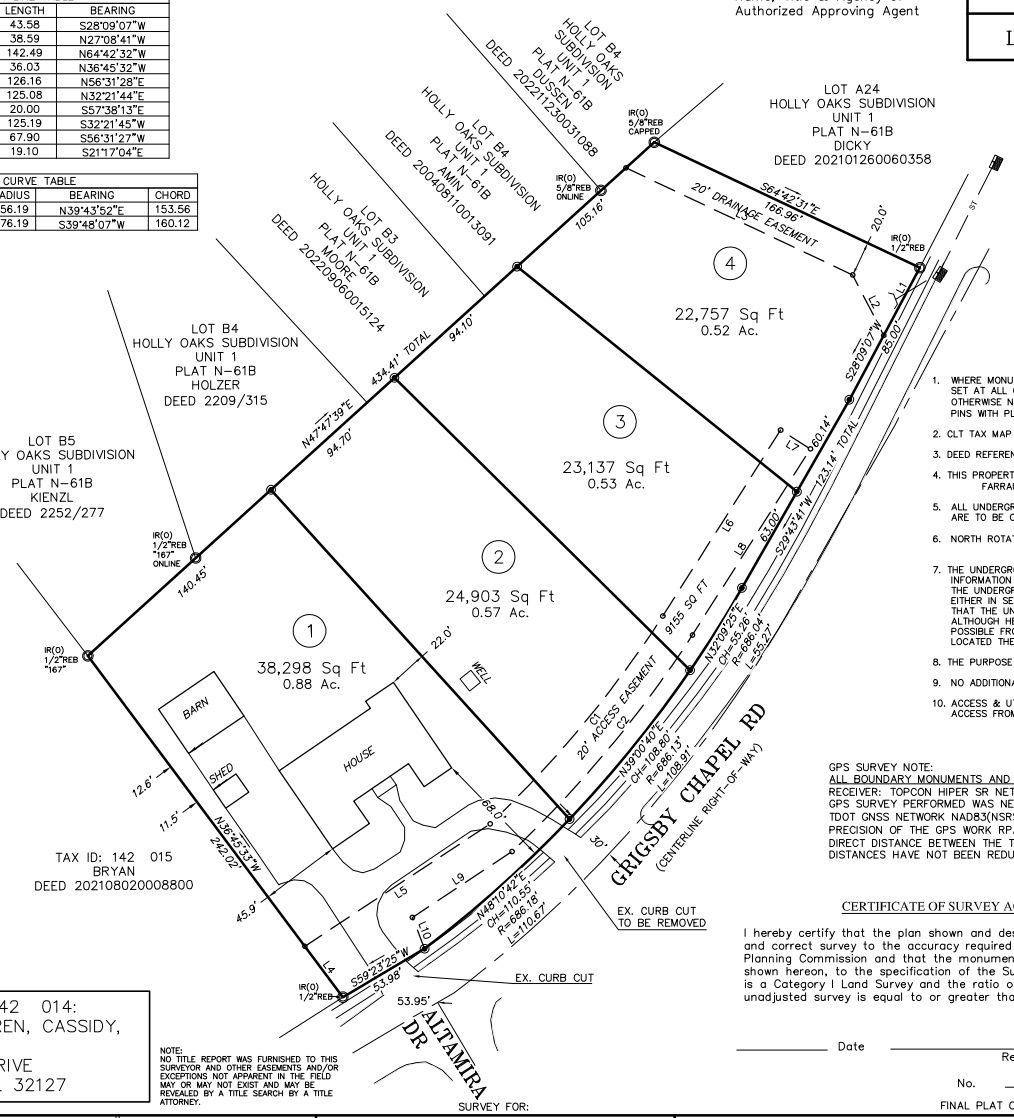
_____ GAS _____
Date Name, Title & Agency of
Authorized Approving Agent

_____ ELECTRIC _____
Date Name, Title & Agency of
Authorized Approving Agent

_____ TELEPHONE _____
Date Name, Title & Agency of
Authorized Approving Agent



LOCATION MAP NO SCALE



1. WHERE MONUMENTATION WAS FOUND IT HAS BEEN IDENTIFIED, IRON PINS ARE TO BE SET AT ALL CORNERS AT TIME OF COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
2. CLT TAX MAP 142 PARCEL 14
3. DEED REFERENCES – 202304260057607
4. THIS PROPERTY IS ZONED AS FOLLOWS: FARRAUGT (R-1)
5. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
6. NORTH ROTATION: NAD83(NSRS2007)
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. THE PURPOSE OF THIS PLAT SUBDIVIDE PROPERTY INTO 4 LOTS.
9. NO ADDITIONAL CURB CUTS FOR ANY LOT TO GRIGSBY CHAPEL ROAD ARE ALLOWED.
10. ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 2-4 ESTABLISHES JOINT ACCESS FROM EXISTING DRIVEWAY.

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09.
PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED).
DISTANCES HAVE NOT BEEN REDUCED TO GRID.

TAX ID: 142 015
BRYAN
DEED 202108020008800

OWNER PARCEL 142 014:
DEMUTH, D. WARREN, CASSIDY, AND A. WARREN
821 HIGHPOINT DRIVE
PORT ORANGE, FL 32127

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

_____ Date _____
Registered Surveyor
No. 2447

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2447

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: R. LYNCH/C. VITKUS	1 09/29/2023
CHECKED BY: R. LYNCH	2 10/05/2023
APPROVED BY: R.S.L.	3
SCALE: 1" = 50'	4
DATE: 09/18/2023	5
	6

SURVEY FOR:
Saddlebrook Properties
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

FINAL PLAT OF:
Warren Property
Grigsby Chapel Road
District FW, Knox County, Tennessee
Knoxville, Tennessee

PROJECT NO.
4845

MEETING DATE: October 19, 2023 **AGENDA ITEM #6**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a re-subdivision plat of Parcels 08602 and 08604, Tax Map 151, 6.16 Acres, 2 Lots, Zoned C-1 (Pinnacle Land Surveying, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a re-subdivision of Parcel 08602, Tax Map 151 associated with the development of the Dollar General and Advance Auto that will be discussed under the next agenda item.

This plat is only being presented to the Planning Commission because the effect of the plat would be that the property where the Dollar General and Advance Auto are proposed would not be able to have an access that would line up with the Fast Pace Urgent Care facility that was recently completed on the north side of Kingston Pike. The existing lot of record as shown in the packet extends to the east beyond the frontage of the Fast Pace Urgent Care facility and would have the physical space to provide for an access to Kingston Pike that would line up with the Fast Pace Urgent Care access.

Having access lined up across from each other lessens conflicts in the center turn lane and generally creates a greater level of safety because motorists can see what someone is doing across from them. Kingston Pike is classified as a major arterial street and new access points are required to be 400 feet apart per the Town's Driveways and Other Access Ways Ordinance. Where this is not being provided, an applicant must request a variance and demonstrate why they are not able to comply with the Town's access requirements.

In this general portion of Kingston Pike, there are several undeveloped tracts, and some ability exists to proactively establish an access control system far superior to older portions of the Town with development that either pre-dates the Town or the Town's Driveways and Other Access Ways Ordinance. The importance of coordinating accesses in this relatively undeveloped section of Kingston Pike was mentioned when the Mormon Temple site plan was approved. It was noted that accesses on the south side of Kingston Pike should be coordinated with those on the north side to line up where possible.

RECOMMENDATION: The latest revised plat is included in the packet.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we) are the owners(s) of the property shown and described hereon as evidenced in Book 2312, Page 190 and Book 2312, Page 187, County Registers Office and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date _____ Owner _____

Date _____ Owner _____

Certification of Class and Accuracy of Survey

I hereby certify that the plan shown hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category II land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date _____

Registered Land Surveyor _____

Tennessee Certificate No. 2663

Certificate of Approval of Water System

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Re-Subdivision of Lots 1 & 2 ICEARIUM have been installed in accordance with current local and state government requirements.

Date _____

_____

Name, Title and Agency of Authorized Agent

Certificate of Approval of Sewer System

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Re-Subdivision of Lots 1 & 2 ICEARIUM have been installed in accordance with current local and state government requirements.

Date _____

_____

Name, Title and Agency of Authorized Agent

Certificate of Electric, Gas and Telephone Availability

This is to certify that every lot within this subdivision has available to it a source for service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date _____ _____
Gas Name, Title and Agency of Authorized Agent

Date _____ _____
Electric Name, Title and Agency of Authorized Agent

Date _____ _____
Telephone Name, Title and Agency of Authorized Agent

Certificate for Street Approval

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $ ____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense

Date _____

_____

Town Engineer License No.

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Sewer
Date _____ Signature _____

Water
Date _____ Signature _____

Electricity
Date _____ Signature _____

Gas
Date _____ Signature _____

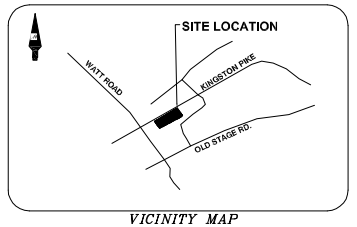
Telephone
Date _____ Signature _____

Cable
Date _____ Signature _____

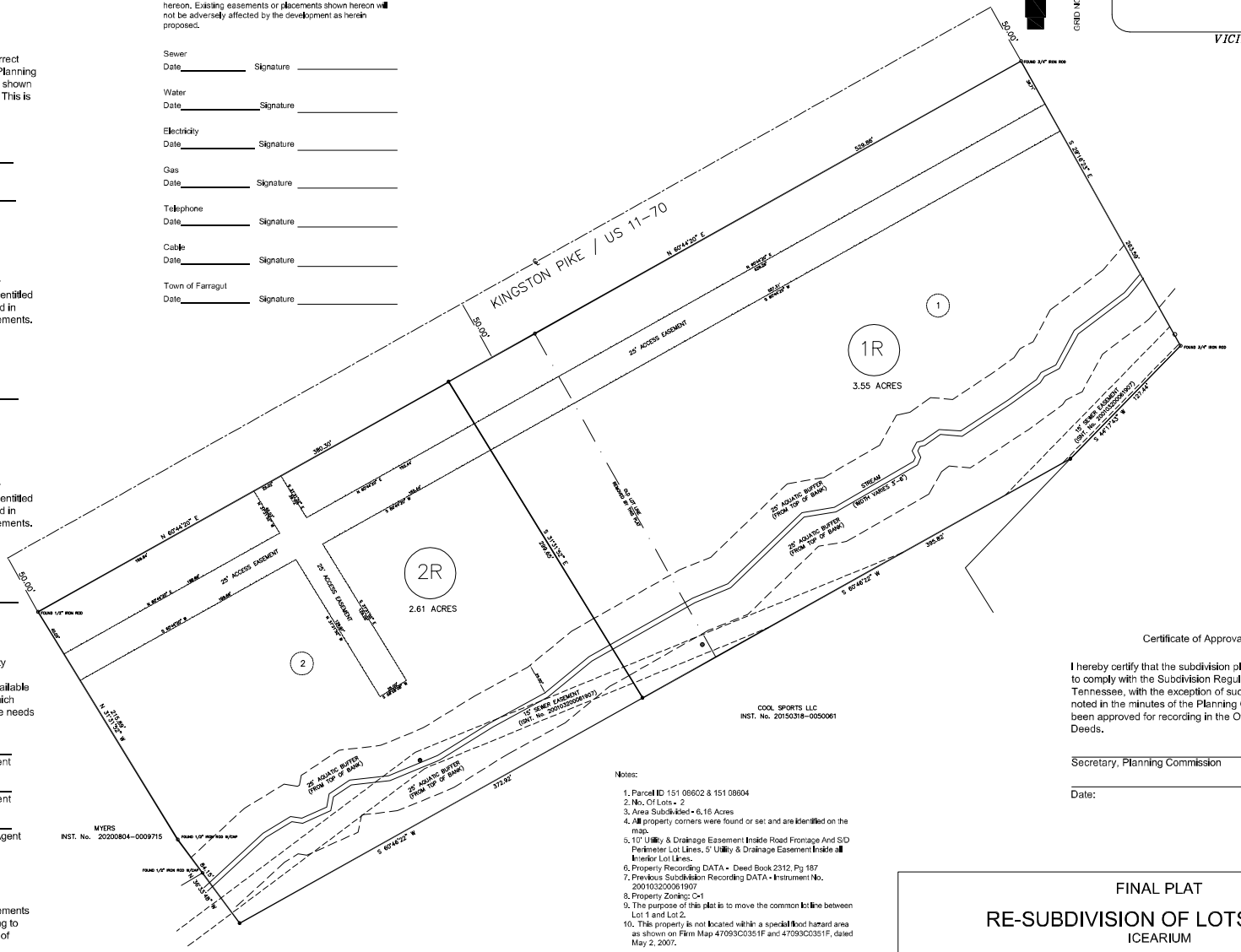
Town of Farragut
Date _____ Signature _____

60 0 60 120
SCALE IN FEET
SCALE : 1" = 60'

BEARING BASIS:
GRID NORTH BASED ON G.P.S. OBSERVATIONS



VICINITY MAP



Legend

PROPERTY BOUNDARY	
BUILDING	
EASEMENT	
EDGE OF PAVEMENT	
EDGE OF CONCRETE	
OVERHEAD UTILITIES	
FENCE	
TRENCH	
WATER VALVE	WV
WATER METER	WM
FIRE HYDRANT	FH
BACK FLOW PREVENTOR	BF
POWER POLE	PP
TELECOMMUNICATIONS	TC
BOLLARD	BL
CATCH BASIN	CB
SEWER VALVE	SV
COMMUNICATION RISER	CR
SPRINKLER VALVE	SP
LIGHT POLE	LP
MANHOLE	PROPOSED RESIDENCE
VAULT (UTILITIES)	V
IRON ROD (FOUND)	○
IRON ROD (SET)	●
NAIL (FOUND)	●
NAIL (SET)	●

Notes:

1. Parcel ID 151 08602 & 151 08604
2. No. Of Lots - 2
3. Area Subdivided - 6.16 Acres
4. All property corners were found or set and are identified on the map.
5. 10' Utility & Drainage Easement Inside Road Frontage And S/D Perimeter Lot Lines. 5' Utility & Drainage Easement Inside all Interior Lot Lines.
6. Property Recording DATA - Deed Book 2312, Pg 187
7. Previous Subdivision Recording DATA - Instrument No. 200103200061907
8. Property Zoning: C-1
9. The purpose of this plat is to move the common lot line between Lot 1 and Lot 2.
10. This property is not located within a special flood hazard area as shown on Firm Map 47093C0351F and 47093C0351F, dated May 2, 2007.

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

_____
Secretary, Planning Commission

_____
Date:

Certificate of Approval of Street Names

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Date _____ _____
Knox County Addressing Department

OWNER:
Horne Development LP
205 N Cedar Bluff Rd.
Knoxville, TN 37923

FINAL PLAT

RE-SUBDIVISION OF LOTS 1 AND 2

ICEARIUM

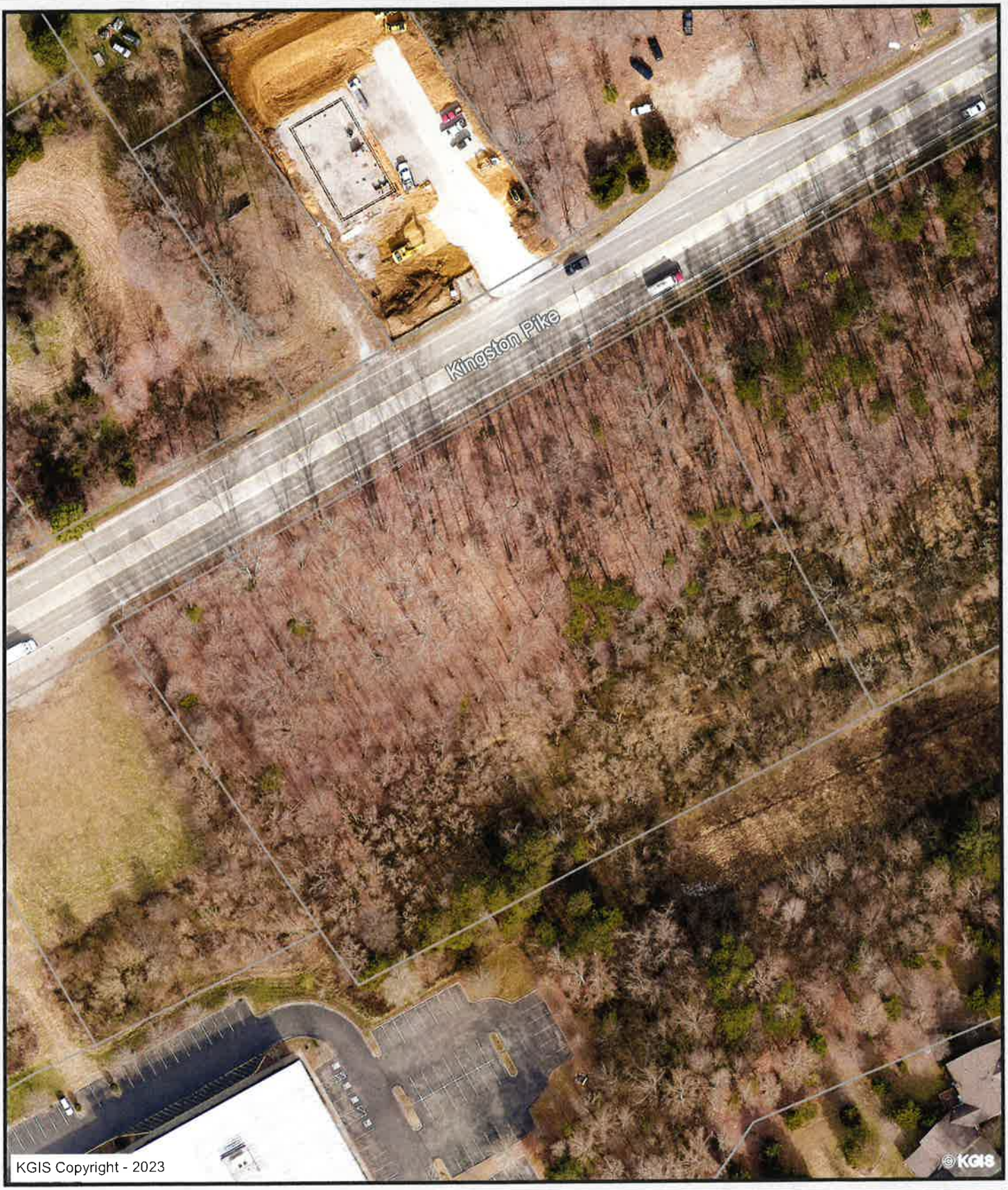
TOWN OF FARRAGUT - DISTRICT 6 - KNOX COUNTY, TN

PINNACLE
Land Surveying, Inc.
212 Battle Front Trail
Knoxville, TN 37934
Phone: 865.548.2385
www.pinnaclelandsurvey.com

Revisions	
Issued 09/18/23	
1	Address Initial Comments 10/6/23
Drafted By: RMT 09/18/23	

Project Number 23-112

Drawing Number 2



Existing Parcel with Access Shown on North side of Kingston Pi

Printed: 10/12/2023 at 9:00:04 AM

0 50 100 200

ft

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

MEETING DATE: October 19, 2023 **AGENDA ITEM #7**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for Dollar General and Advance Auto Parts, Parcel 08602, Tax Map 151, 3.05 Acres, Zoned C-1 (JMB Investment Company, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for a Dollar General and Advance Auto Parts development along the south side of Kingston Pike just to the northeast of the Icearium. As proposed, the Dollar General building is 10,767 square feet and the Advance Auto building is 6,889 square feet. There is a proposed full access that, as presented, will require a variance from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance. The nearest portion of the proposed access would be 144 feet from the nearest portion of the Fast Pace Urgent Care access. The applicant's variance justification is that the proposed access is located in the center of the development and enhances safe truck access. They also mention that a deceleration lane is being provided at the request of the Town and cross access is being stubbed into the properties to the east and west to eventually provide other ways into and out of the development. Due to concerns over the proposed access to Kingston Pike, staff have met with the applicant and their engineer and reviewed this in more detail.

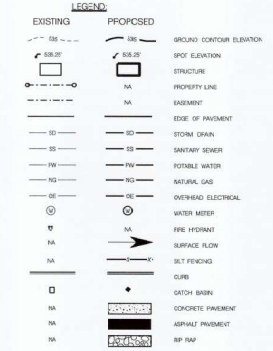
During the review with staff, it was noted that the staff could not support the variance that would be needed for the proposed access due to concerns over potential conflicts in the center turn lane resulting from the offset that the proposed access would create in relation to the existing access for the Fast Pace Urgent Care. In terms of its arrangement, this offset would be like the Kohl's/Jamestowne Boulevard offset that has been an issue for years. Staff mentioned other options for the applicant to consider and then discuss those with their traffic engineer. Depending on what they decide, the item may be postponed. Staff will provide an update with the staff recommendations that will be provided prior to the meeting.

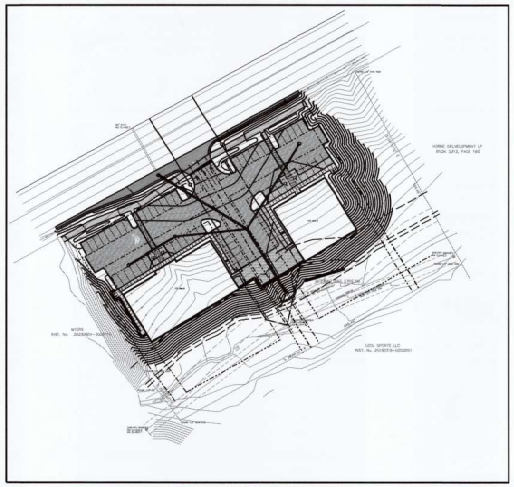
In terms of other aspects of this development, stormwater detention will be accommodated with pervious pavers. This will also satisfy the Town's requirement for low impact development stormwater measure. The property is heavily tree covered and there is an aquatic buffer on the south portion of the property. Tree cover within the aquatic buffer will be left undisturbed.

RECOMMENDATION: As mentioned above, if the applicant proceeds with the site plan as proposed the staff will not be able to support the variance needed for the proposed access onto Kingston Pike. Thus, the staff would not support the site plan as submitted and that is included in the packet.

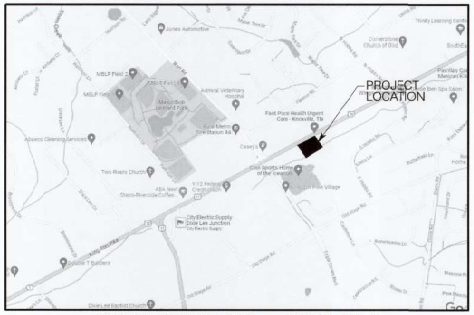
DRAWING INDEX

SHEET NO.	DESCRIPTION	
1 OF 24	C1.1	TITLE SHEET
2 OF 24	C1.2	SITE LAYOUT PLAN
3 OF 24	C1.3	EROSION CONTROL PLAN 1
4 OF 24	C1.4	EROSION CONTROL PLAN 2
5 OF 24	C1.5	SITE GRADING PLAN
6 OF 24	C1.6	SITE UTILITY PLAN
7 OF 24	C1.7	SUBGRADE PLAN
8 OF 24	C2.1	SITE DETAILS 1
9 OF 24	C2.2	SITE DETAILS 2
10 OF 24	C2.3	CURB DETAILS
11 OF 24	T1	TREE PRESERVATION PLAN / DETAILS
12 OF 24	1	SURVEY
13 OF 24	2	PROPOSED SUBDIVISION PLAT
14 OF 24	L-1	DOLLAR GENERAL LANDSCAPE PLAN
15 OF 24	I-2	DOLLAR GENERAL IRRIGATION PLAN
16 OF 24	L-2	ADVANCE AUTO LANDSCAPE PLAN
17 OF 24	I-2	ADVANCE AUTO IRRIGATION PLAN
18 OF 24	E-1	SITE LIGHTING PHOTOMETRIC
19 OF 24	E-2	SITE LIGHTING SPEC. SHEETS
20 OF 24	F01	FIXTURE / FLOOR PLAN DOLLAR GENERAL
21 OF 24	F1	FIXTURE / FLOOR PLAN ADVANCE AUTO
22 OF 24	A02	EXTERIOR ELEVATIONS DOLLAR GENERAL
23 OF 24	A06	EXTERIOR ELEVATIONS ADVANCE AUTO
24 OF 24	A03.1	DUMPSTER ENCLOSURE DETAILS





OVERALL SITE – SCALE: 1"=80'



PROJECT LOCATION MAP = NOT TO SCALE

ENTRANCE LOCATION – SCALE 1" = 160'

WILL ROBINSON & ASSOCIATES
1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200
wrassociates@bellsouth.net

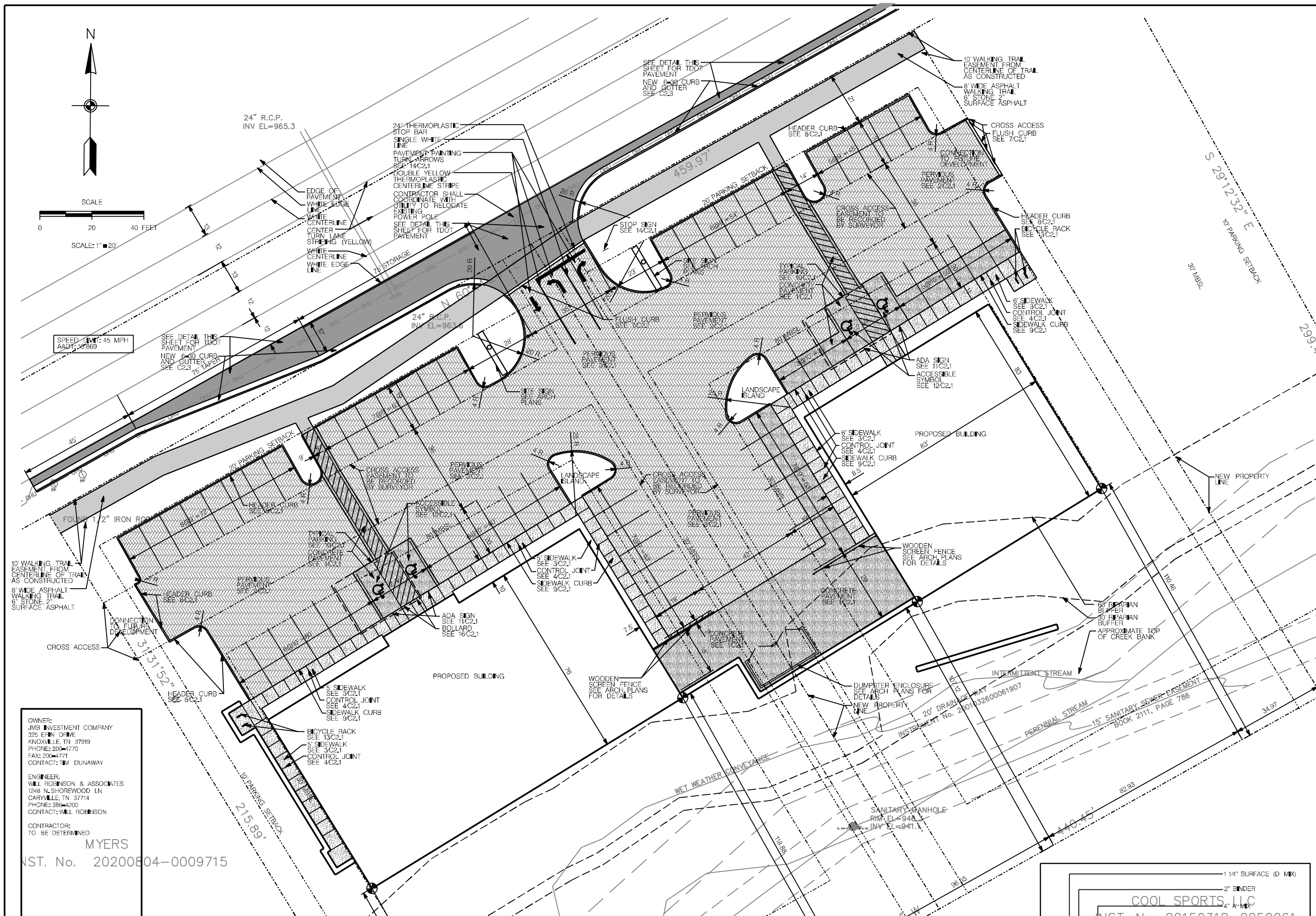
WILLIAM N. ROBINSON
REGISTERED ENGINEER
10-02-2023
STATE OF TENNESSEE

A Site Plan for:
Dollar General
And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10-02-2023
FILE NAME:	
PROJECT NO:	

C1.1
TITLE SHEET
SHEET 1 OF 18
DRAWING

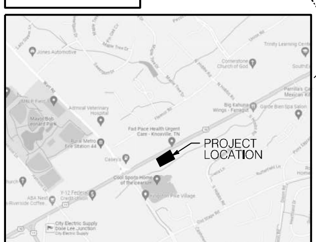


OWNER:
JMB INVESTMENT COMPANY
325 ERIN DRIVE
KNOXVILLE, TN 37919
PHONE: 200-4770
FAX: 200-4771
CONTACT: TIM DUNAWAY

ENGINEER:
WILL ROBINSON & ASSOCIATES
1248 N. SHOREWOOD LN
CARYVILLE, TN 37714
PHONE: 386-4200
CONTACT: WILL ROBINSON

CONTRACTOR:
TO BE DETERMINED

MYERS
INST. No. 20200804-0009715

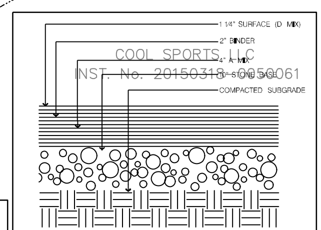


PROJECT LOCATION MAP - NOT TO SCALE

NOTE:
THIS PROJECT DRAINS AWAY FROM TDOT RIGHT OF WAY THERE WILL BE NO INCREASE IN RUNOFF TO THE RIGHT OF WAY FOR A 50 YEAR STORM EVENT

ALL PAVEMENT MARKINGS ON TDOT RIGHT OF WAY SHALL BE THERMOPLASTIC

SUFFICIENT SIGHT DISTANCE IS PROVIDED PER TDOT STANDARDS



RIGHT OF WAY PAVEMENT

TENNESSEE DEPARTMENT OF TRANSPORTATION
REGION ONE - KNOXVILLE
PAVEMENT SECTION

NOTE: USE THIS PAVEMENT SECTION FOR ANY REQUIRED PAVING WORK ON THE TDOT SIDE OF THE EXISTING CURB OR EDGE OF PAVEMENT, ALSO USE THIS SECTION FOR DECEL LANES, TURN LANES, TAPERS, AND CROSSOVERS

LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA	S	SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

SITE LAYOUT NOTES

1. USE: RETAIL STORE/AUTO PARTS STORE, ZONING: C-1, PARCEL 151 08602
2. TOTAL BUILDING AREA: RETAIL: 10,767 SF AUTO PARTS: 6,889 SF (1 STORY)
3. TOTAL SITE: 2.61 AC, TOTAL DIST AREA: 2.17 AC, TOTAL NEW IMPERV: 1.53 AC.
4. DEED REFERENCE: 2312-187
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0352-F.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY PINNACLE SURVEYING DATED 07/2023. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS REPSONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
   TOTAL REQUIRED (RETAIL): 43 SPACES, (AUTO PARTS): 28 SPACES
   TOTAL PROVIDED: (RETAIL): 36 SPACES (WAIVER REQUESTED), (AUTO PARTS): 28 SPACES
   BASIS: RETAIL: 1 SPACE PER 250 GROSS SF
10. SETBACKS:
    FRONT: 80'
    SIDE: 60' TOTAL, MIN 20'
    REAR: 30'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE 'MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION' ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMPS, ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

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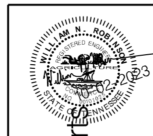
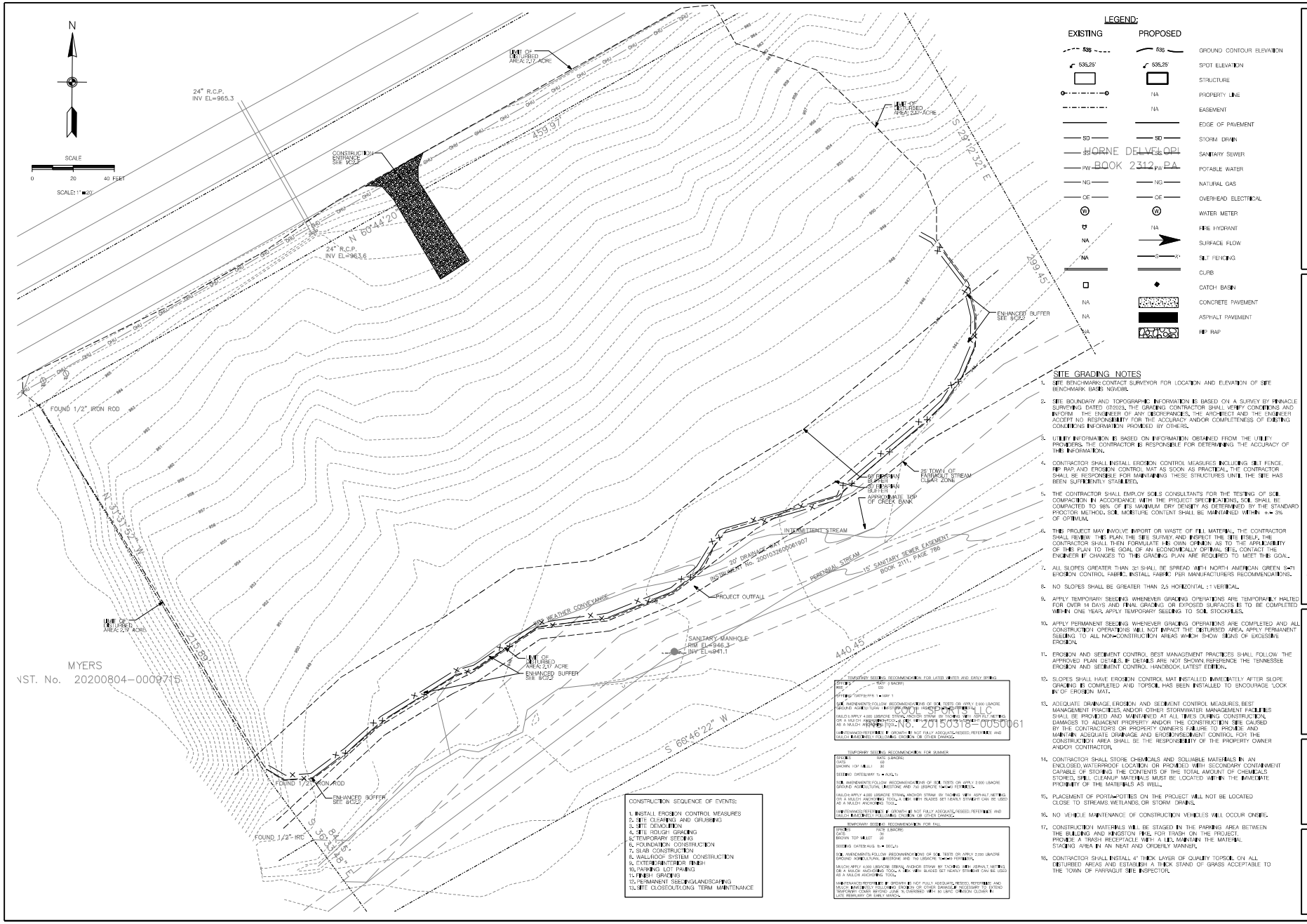


A Site Plan for:
Dollar General And Advance Auto Parts Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 10-02-2023
FILE NAME:
PROJECT NO:

C1.2
SITE LAYOUT PLAN
SHEET 2 OF 18
DRAWING



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		EDGE OF PAVEMENT
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SS	SS	SANITARY SEWER
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NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA	SF SF	SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASED NGVD88.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY PINNACLE SURVEYING, DATED 07/2021. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP, AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-m1 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2:1 HORIZONTAL : 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE 'LOCK IN' OF EROSION MAT.
13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUABLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
15. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
16. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
17. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND KINGSTON PIKE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID, MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
18. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE TOWN OF FARRAGUT SITE INSPECTOR.

WILL ROBINSON & ASSOCIATES
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Caryville, TN 37714
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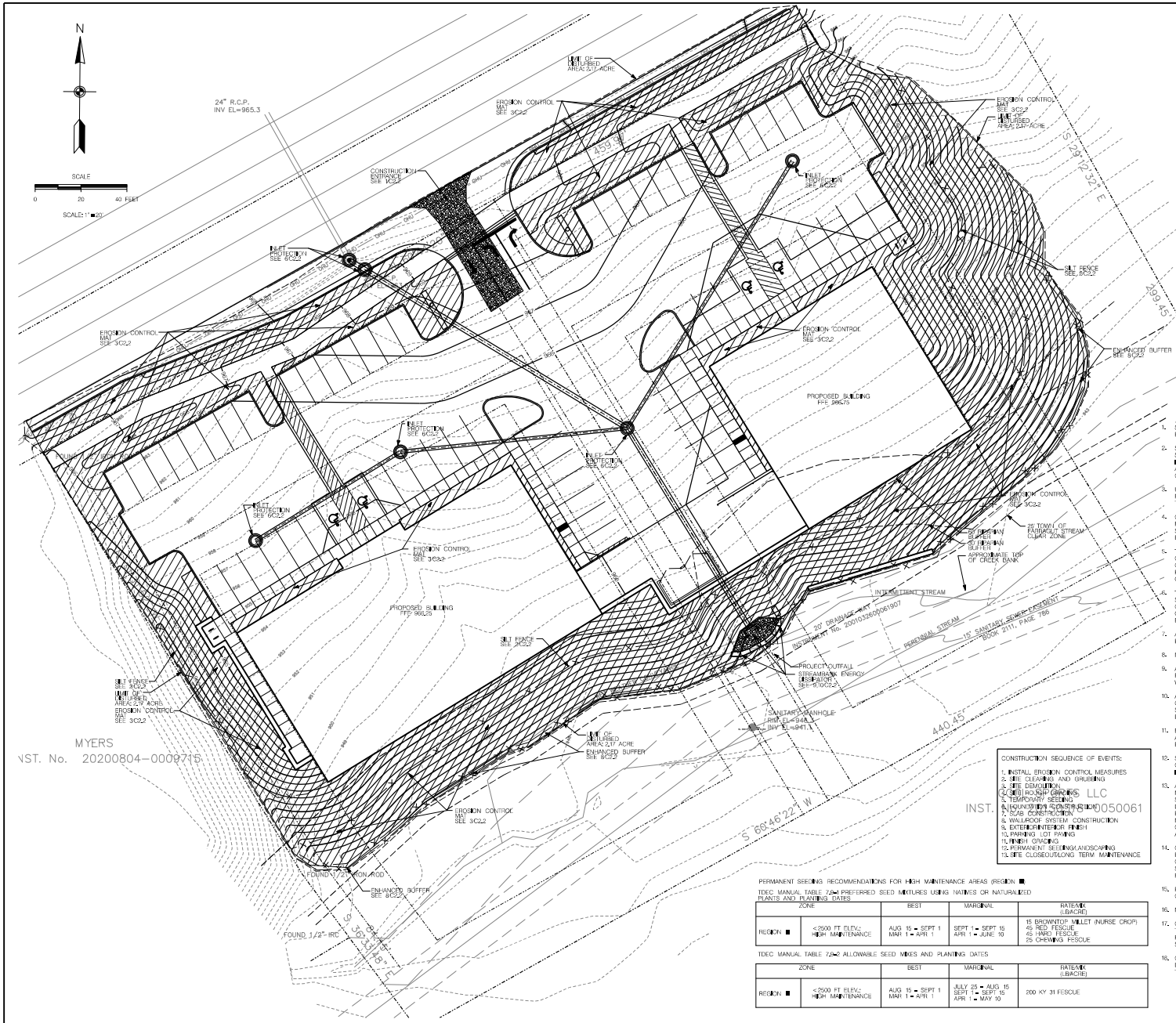
WILLIAM N. ROBINSON
REGISTERED
STATE OF TENNESSEE
103

A Site Plan for:
Dollar General And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10-02-2023
FILE NAME:	
PROJECT NO:	

C1.3
EROSION CONTROL - 1
SHEET 3 OF 18
DRAWING



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CONSTRUCTION SEQUENCE OF EVENTS:

1. INSTALL EROSION CONTROL MEASURES
2. SITE CLEARING AND GRUBBING
3. SITE DEMOLITION
4. ROUGH GRADING
5. TEMPORARY SEEDING
6. FOUNDATION CONSTRUCTION
7. SLAB CONSTRUCTION
8. WALLROOF SYSTEM CONSTRUCTION
9. EXTERIOR/INTERIOR FINISH
10. PARKING LOT PAVING
11. FINISH GRADING
12. PERMANENT SEEDING/LANDSCAPING
13. SITE CLOSEOUT/LONG TERM MAINTENANCE

PERMANENT SEEDING RECOMMENDATIONS FOR HIGH MAINTENANCE AREAS (REGION II)

TDEC MANUAL TABLE 7.2-1 PREFERRED SEED MIXTURES USING NATIVES OR NATURALIZED PLANTS AND PLANTING DATES

ZONE		BEST	MARGINAL	RATE/MIX (LB/ACRE)
REGION II	<2500 FT. ELEV.: HIGH MAINTENANCE	AUG. 15 – SEPT 1 MAR 1 – APR 1	SEPT 1 – SEPT 15 APR 1 – JUNE 10	15 BROWNTOP MILLET (NURSE CROP) 45 RED FESCUE 45 HARD FESCUE 25 CHEWINGS FESCUE

TDEC MANUAL TABLE 7.2-2 ALLOWABLE SEED MIXES AND PLANTING DATES

ZONE		BEST	MARGINAL	RATE/MIX (LB/ACRE)
REGION II	<2500 FT. ELEV.: HIGH MAINTENANCE	AUG. 15 – SEPT 1 MAR 1 – APR 1	JULY 25 – AUG. 15 SEPT 1 – SEPT 15 APR 1 – MAY 10	200 KY 31 FESCUE

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A Site Plan for:
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REVISIONS:

DRAWN:	WNR
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C1.4
EROSION CONTROL – 2
SHEET 4 OF 18
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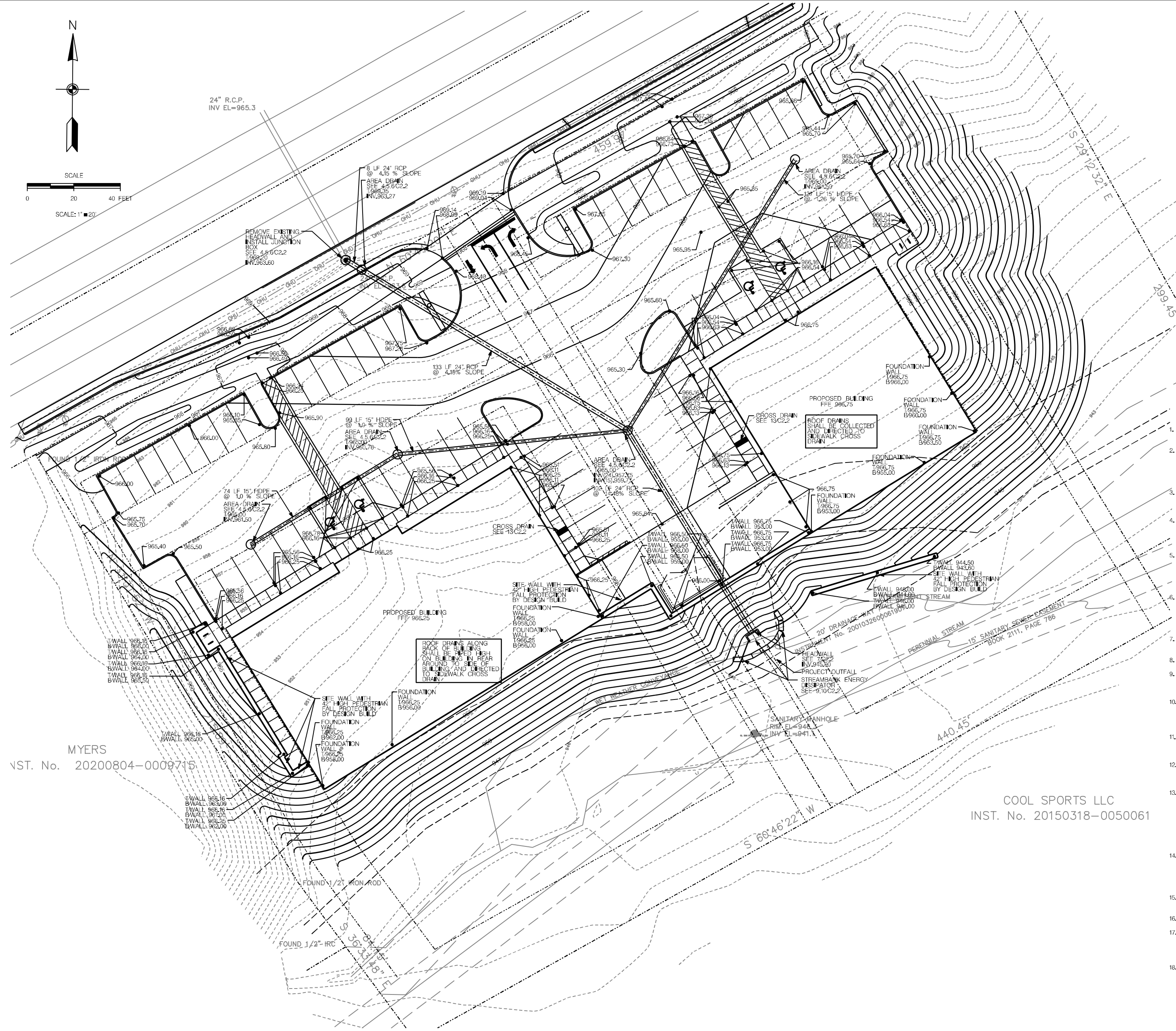

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7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2.5 HORIZONTAL : 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
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11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE 'LOCK IN' OF EROSION MAT.
13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUABLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
15. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
16. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
17. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND KINGSTON PIKE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
18. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE TOWN OF FARRAGUT SITE INSPECTOR.

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A Site Plan for:

Dollar General And Advance Auto Parts Farragut

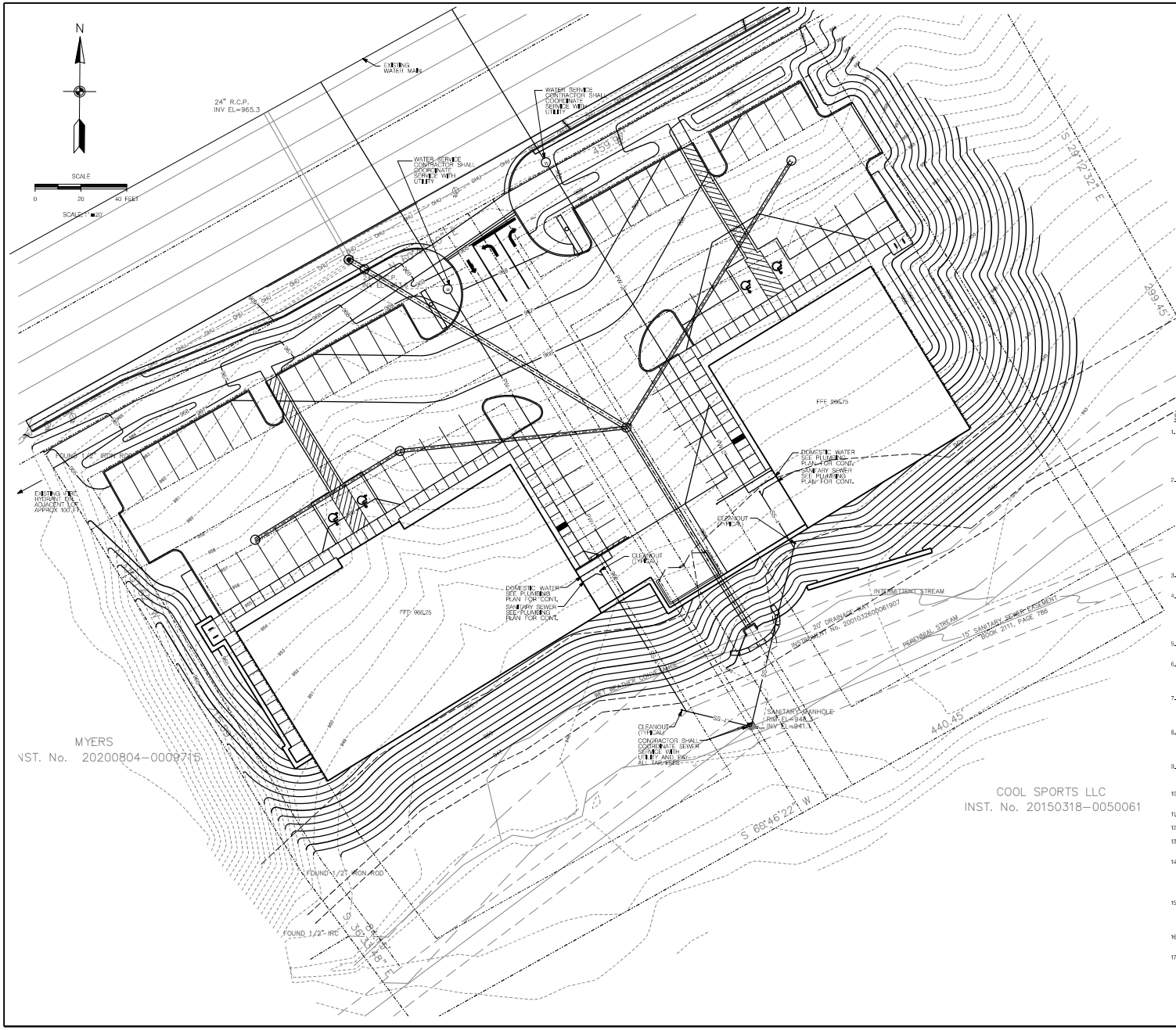
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10-02-2023
FILE NAME:	
PROJECT NO:	

C1.5

SITE GRADING PLAN
SHEET 5 OF 18
DRAWING



LEGEND;

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA	S	SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

SITE UTILITY NOTES

1. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY PINNACLE SURVEYING DATED 07/2023. THE CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ARCHITECT OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
2. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, DESIGN PLANS FOR THE DEVELOPMENT AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL LOCAL UTILITY PROVIDERS AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING. CONTRACTOR SHALL PAY ALL FEES.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR LOCAL UTILITY PROVIDERS SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE. AS BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO UTILITY PROVIDERS AS REQUIRED AFTER CONSTRUCTION AND CERTIFIED TO ENGINEER OF RECORD.
5. CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 18" ON WATER LINES AND 4 FEET ON SEWER LINES.
6. WATER, SEWER, AND STORM LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) UNLESS NOTED OTHERWISE.
7. WATER LINES SHALL BE AS FOLLOWS:
   3" WATER LINE-PEX (ASTM F876 AND AWWA C904)
   PIPE SIZES 4 INCHES AND LARGER-DUCTILE IRON WATER PIPE (AWWA C151, PRESSURE CLASS 350 (4 INCHES - 12 INCHES).
8. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   PVC (SCHEDULE 40 PVC, ASTM D-2786, CONTINUALLY MARKED AS REQUIRED), FOR PIPE LESS THAN 12 FEET DEEP
   DUCTILE IRON PIPE (AWWA C151), FOR PIPES GREATER THAN 12 FEET DEEP.
9. TOPS OF EXISTING UTILITY STRUCTURES SHALL BE RAISED OR LOWERED AS NECESSARY TO BE FLUSH WITH THE PROPOSED PAVEMENT GRADE AND 6 INCHES ABOVE FINISHED GRADE IN UNPAVED AREAS.
10. GAS LINES SHALL BE SIZED, LOCATED, AND INSTALLED BY LOCAL UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE AND PAY ALL FEES.
11. REFER TO ARCHITECTURAL/MEP PLANS FOR TIE IN OF ALL UTILITIES.
12. REFER TO ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
13. FIRE PROTECTION SERVICE SHALL BE BY EXISTING FIRE HYDRANT AS DEPICTED ON THIS PLAN.
14. CONTRACTOR SHALL TAKE SPECIAL CARE TO BED, BACKFILL AND COMPACT PIPE CROSSINGS WHERE A WATER OR SANITARY SEWER MAIN CROSSES WITH STORM SEWERS. CROSSINGS SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE ENVELOPE SUCH THAT STORM SEWER DOES NOT BEAR DIRECTLY ON WATER OR SANITARY SEWER MAINS.
15. SEWER LINES SHALL HAVE A MINIMUM 6 INCHES OF STONE BEDDING AND BACKFILL AROUND THE CIRCUMFERENCE OF THE PIPE (TYPE 57 OR 67). UNDER ALL ROADS AND PAVED AREAS, WATER AND SEWER MAINS MUST BE STONE BACKFILLED FULL DEPTH TO PAVEMENT SUBGRADE.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTION, TAP, USE, AND OTHER FEES REQUIRED TO CONNECT WATER, SEWER, AND GAS.
17. ANY EXISTING UTILITY STRUCTURES SHALL BE BROUGHT INTO CONFORMANCE WITH FINISH GRADE IN ACCORDANCE WITH THE RULES, RATES, AND POLICIES OF THE UTILITY OWNER.

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A Site Plan for:
Dollar General And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10-02-2023
FILE NAME:	
PROJECT NO:	

C1.6
SITE UTILITY PLAN
SHEET 6 OF 18
DRAWING

LEGEND;

EXISTING	PROPOSED	
536	536	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA	SF	SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASED NGVD88.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY PINNACLE SURVEYING, DATED 07/2023. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP, AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +- 3% OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-75 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2:1 HORIZONTAL :1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
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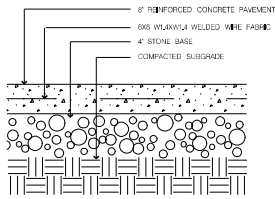
WILLIAM N. ROBINSON 103 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

A Site Plan for:
Dollar General And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10-02-2023
FILE NAME:	
PROJECT NO:	

C1.7
SUBGRADE PLAN
SHEET 7 OF 18
DRAWING



1 C2.1 TYPICAL CONCRETE PAVING SECTION

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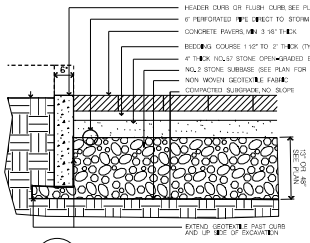

2 C2.1 CONCRETE PAVER SECTION

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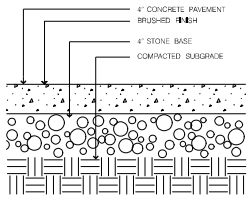

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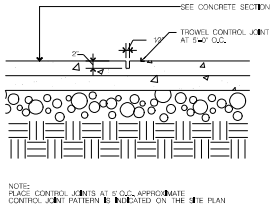

4 C2.1 CONTROL JOINT DETAIL

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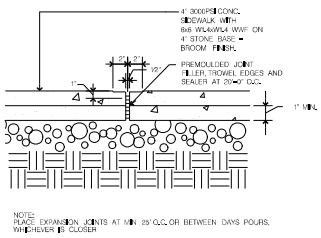

5 C2.1 EXPANSION JOINT DETAIL

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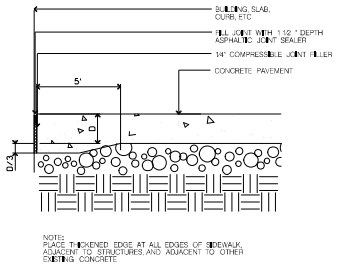

6 C2.1 THICKENED EDGE DETAIL

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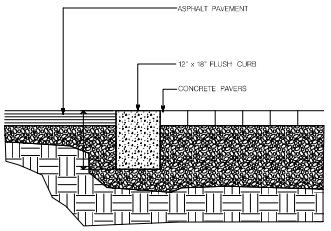

7 C2.1 FLUSH CURB DETAIL

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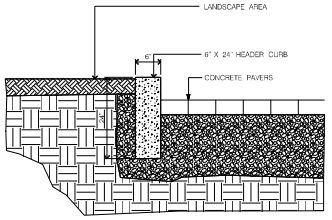

8 C2.1 HEADER CURB DETAIL

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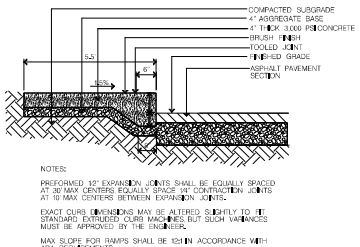

9 C2.1 SIDEWALK WITH INTEGRAL CURB

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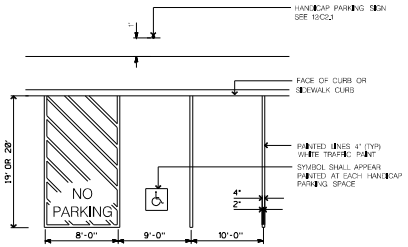

10 C2.1 TYPICAL PARKING SPACE DETAIL

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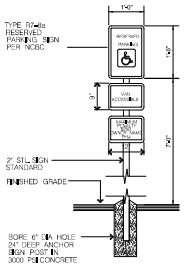

11 C2.1 HANDICAP SIGN

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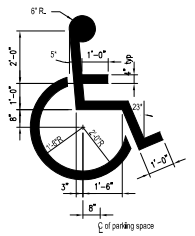

12 C2.1 ACCESSIBILITY SYMBOL

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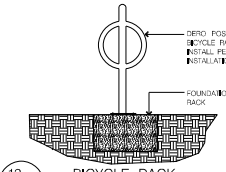

13 C2.1 BICYCLE RACK

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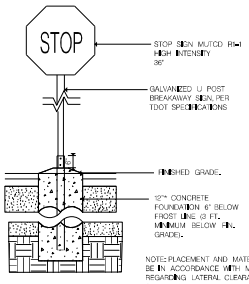

14 C2.1 STOP SIGN

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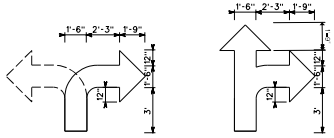

15 C2.1 PAVEMENT PAINTING

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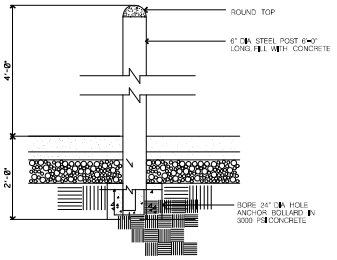

16 C2.1 BOLLARD DETAIL

NOT TO SCALE

WILL ROBINSON & ASSOCIATES
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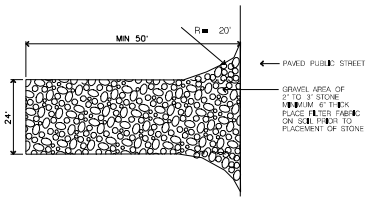
A Site Plan for:
Dollar General
And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 10-02-2023
FILE NAME:
PROJECT NO:

C2.1
SITE DETAILS - 1
SHEET 8 OF 18
DRAWING



1 C2.2 CONSTRUCTION ENTRANCE DETAIL

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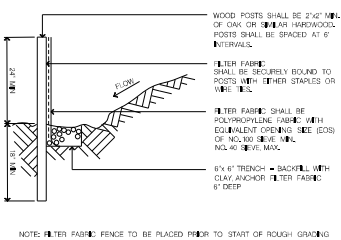
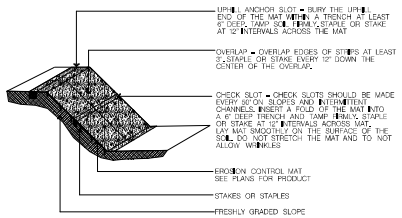


NOTE: FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING

2 C2.2 SILT FENCE DETAIL

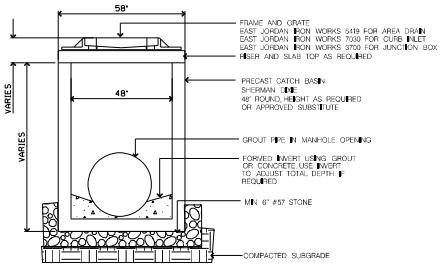
NOT TO SCALE



NOTES:
FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS. IN THE EVENT OF CONFLICT IN REQUIREMENTS, USE THE MORE RESTRICTIVE REQUIREMENT.

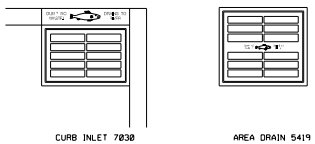
3 C2.2 EROSION MAT INSTALLATION

NOT TO SCALE



4 C2.2 48" ROUND CATCH BASIN DETAIL

NOT TO SCALE



5 C2.2 ENVIRONMENTAL MESSAGE DETAIL

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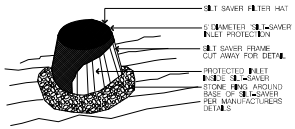
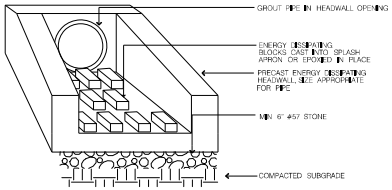


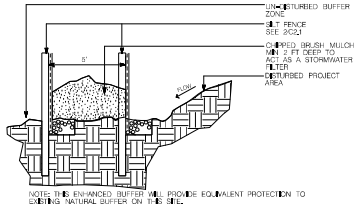
6 C2.2 INLET PROTECTION DETAIL

NOT TO SCALE



7 C2.2 ENERGY DISSIPATING HEADWALL DETAIL

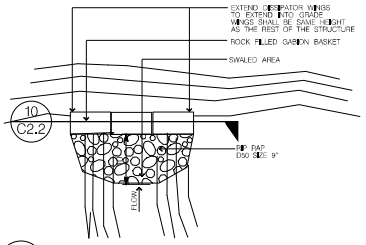
NOT TO SCALE



NOTE: THIS ENHANCED BUFFER WILL PROVIDE EQUIVALENT PROTECTION TO EXISTING NATURAL BUFFER ON THIS SITE.

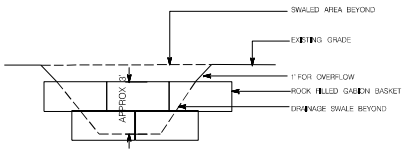
8 C2.2 ENHANCED BUFFER DETAIL

NOT TO SCALE



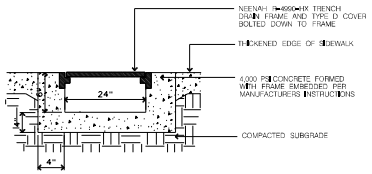
9 C2.1 STREAMBANK ENERGY DISSIPATOR

NOT TO SCALE



10 C2.2 DISSIPATOR SECTION

NOT TO SCALE



11 C2.2 SIDEWALK CROSS DRAIN DETAIL

NOT TO SCALE

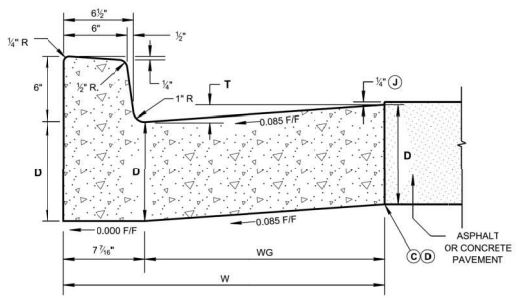
WILL ROBINSON & ASSOCIATES
1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200
wrassociates@bellsouth.net

A Site Plan for:
Dollar General
And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

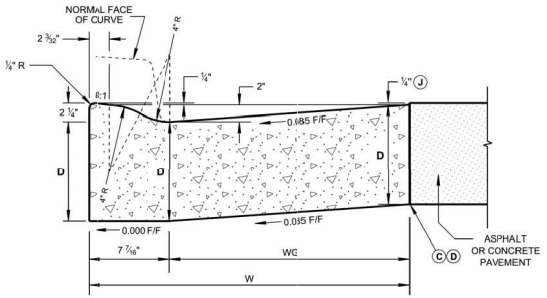
REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 10-02-2023
FILE NAME:
PROJECT NO:

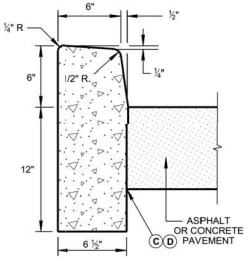
C2.2
SITE DETAILS - 2
SHEET 9 OF 18
DRAWING



6" CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



6" DETACHED CONCRETE CURB
(PAY ITEM NO. 702-01)

REV. 06-28-2019: REVISED DETAILS FOR 6" CONCRETE COMBINEC CURB AND GUTTER AND LOWERED CONCRETE CURB. GENERAL NOTES: ADDED NOTE (J). REVISED NOTES (C) AND (D). MOVED LOWERED CONCRETE CURB NOTES TO NOTES NOS. (K) AND (L). ADJUSTED WIDTH OF GUTTER (WG) DIMENSIONS. REDREW SHEET.

REV. 03-04-2021: REVISED THE DESCRIPTION OF THE STANDARD DRAWING. REMOVED TYPE 6-42 FROM THE DRAWING AND REVISED TABLES. REMOVED "COMBINED" FROM THE TITLE AND FROM THE TABLES.

CONCRETE CURB AND GUTTER TABLE			
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES
6-30	30	22 9/16"	2
6-36	36	28 9/16"	2½

QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534

QUANTITIES FOR CURB AND GUTTER			
DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
6	30	0.05573	0.04875
	36	0.06499	0.05804
7	30	0.06345	0.05647
	36	0.07425	0.06730

LEGEND

D = VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T = VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
W = TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG = WIDTH OF GUTTER

GENERAL NOTES

(A) FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.

(B) THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.

(C) CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.

(D) EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
1. AT TANGENT POINTS OF CIRCULAR CURBS.
2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
3. AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
4. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
5. THE MAXIMUM SPACING IS TO BE 100 FEET LINEAR.
6. BETWEEN CONCRETE CURBS OF CURB AND GUTTERS AND CONCRETE PAVEMENT, IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.

(E) CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.

(F) EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.

(G) ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.

(H) THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.

(I) PAYMENT WILL BE AS FOLLOWS:
ITEM NO. 702-01 CONCRETE CURB, PER C.Y.
ITEM NO. 702-03 CONCRETE COMBINED CURB AND GUTTER, PER C.Y.

(J) THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

(K) TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

(L) TO BE USED FOR PROPOSED RAMP OPENINGS.

(Replaced Std Dwg RP-NMC-11)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

VERTICAL CONCRETE CURB AND CURB AND GUTTER
(FOR 6" & 7" GUTTER DEPTH)

05-15-2018 | RP-VC-11

NOT TO SCALE

3/10/2021 8:37:03 AM
P:\StandDraw\DESIGN STANDARDS\Standards Drawings Library\Standard Roadway Drawings - CURRENT\In Progress\10-104.00 Roadway, Pavement Appurtenances and Fence IP\104.03 Curbs IP\RPVC11-202103

WILL ROBINSON & ASSOCIATES
1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200
wrassociates@bellsouth.net

A Site Plan for:
Dollar General
And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 10-02-2023
FILE NAME:
PROJECT NO:

C2.3
SITE DETAILS – 3
SHEET 10 OF 18
DRAWING

LEGEND

1216 / 14" OAK — TREE LOCATION AND IDENTIFICATION NUMBER

LIMITS OF DISTURBANCE BOUNDARY

TREE PROTECTION FENCING

NOTES

1. SPECIFIC PROTECTED TREE LOCATIONS SHOWN ON PLAN WERE SUPPLIED BY PINNACLE LAND SURVEYING. TREE INVENTORY ON THIS SHEET INCLUDES SPECIFIC POINT NUMBER IDENTIFICATION SUPPLIED BY SURVEYOR FOR REFERENCE.
2. ALL PROTECTED TREES AND TREE COVERED AREAS ARE SHOWN ON PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
3. ENVIRONMENTALLY SENSITIVE AREAS SHOWN, AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE, ON THIS PROPERTY.
4. TEMPORARY CONSTRUCTION ACTIVITIES, SUCH AS EQUIPMENT STORAGE, WORKER PARKING, AND/OR IF APPLICABLE, BURN HOLES, SHALL BE CONFINED COMPLETELY WITHIN THE AREA OF DISTURBANCE IN THE GENERAL LOCATION SHOWN ON PLAN. ANY MODIFICATIONS SHALL BE COORDINATED THROUGH AND, AT A MINIMUM, APPROVED BY THE TOWN STAFF.
5. IF BURN HOLES ARE TO BE USED, CONTACT THE TOWN OF FARRAGUT FIRE MARSHALL TO OBTAIN PROPER PERMITS.
6. PROTECTED TREES, AS NOTED IN THE TREE INVENTORY, SHALL HAVE TREE PROTECTION FENCING WHICH SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PROTECTION FENCING DETAIL UNLESS OTHERWISE SHOWN ON PLAN. THE LOCATION OF TREE PROTECTIVE FENCING WHICH HAS BEEN APPROVED BY THE TOWN OF FARRAGUT, AS REFLECTED ON THE APPROVED PLANS, MUST NOT BE REMOVED OR ALTERED IN ANY WAY. ANY SUCH ALTERATION OF PROTECTIVE FENCING WILL RESULT IN AN IMMEDIATE STOP WORK ORDER FOR THE ENTIRE PROJECT.
7. IN ADDITION TO TREE PROTECTION FENCING REQUIRED FOR SPECIFICALLY PROTECTED TREES, THE PROPOSED LIMITS OF DISTURBANCE WHICH ABUT ANY WOODED AREAS OR ENVIRONMENTALLY SENSITIVE AREAS SHALL BE STAKED AND BARRICADED WITH TREE PROTECTION FENCING, UNLESS AN EQUIVALENT MATERIAL IS APPROVED BY THE TOWN STAFF. THESE MEASURES SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
8. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE TOWN STAFF AND/OR THE PROFESSIONAL RESPONSIBLE FOR PREPARING THE TREE PRESERVATION/REMOVAL PLAN ASSOCIATED WITH THIS PROJECT SHALL CHECK AND APPROVE THE PLACEMENT OF TREE PROTECTION FENCING, AS PROVIDED FOR ON THE APPROVED PLANS.
9. TO ENSURE THE SURVIVAL OF ANY TREES WHICH DRIP LINES SUBSTANTIALLY ENCROACH WITHIN THE PROPOSED LIMITS OF DISTURBANCE, A WRITTEN ASSESSMENT AND AN ON SITE MEETING WITH A LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST MAY BE NEEDED.

TREE INVENTORY

TREE SURVEY BY PINNACLE LAND SURVEYING, INC., 7-10-2023.

* NO — DENOTES PRESERVED TREE OFF PROPERTY OR OUTSIDE THE 20' DISTURBANCE LIMIT. NO CREDIT GIVEN IN CALCULATIONS.

TREE NUMBER	DBH / SPECIES	TO BE REMOVED
1210	14" MAPLE	YES
1211	10" WALNUT	* NO
1212	10" WALNUT	* NO
1213	10" DOGWOOD	YES
1214	24" MAPLE	YES
1215	18" MAPLE	YES
1216	14" OAK	YES
1217	14" MAPLE	YES
1218	16" SWEETGUM	YES
1219	16" SWEETGUM	YES
1220	12" SWEETGUM	YES
1221	10" SWEETGUM	YES
1222	60" OAK	YES
1223	6" REDBUD	YES
1224	24" BLACKGUM	YES
1225	30" BLACKGUM	YES
1226	36" OAK	YES
1227	6" REDBUD	YES
1228	18" OAK	YES
1229	12" MAPLE	YES
1230	36" OAK	YES
1231	20" OAK	YES
1232	28" OAK	YES
1233	40" OAK	YES
1234	16" OAK	YES
1235	16" OAK	YES
1236	14" POPLAR	YES
1237	21" OAK	YES
1238	10" POPLAR	YES
1239	22" BLACKOAK	YES
1240	10" WALNUT	YES
1241	10" OAK	YES
1242	14" OAK	YES
1243	14" POPLAR	YES
1244	12" SWEETGUM	YES
1245	10" BLACKGUM	YES
1246	10" BLACKGUM	YES
1247	10" /4" BEECH	YES
1248	12"/8" BEECH	YES
1249	26" OAK	YES
1250	8" DOGWOOD	YES
1251	34" BLACKGUM	YES
1252	12" POPLAR	YES
1253	12" BLACKGUM	YES
1254	10" DOGWOOD	YES
1255	10" DOGWOOD	YES
1256	8" DOGWOOD	YES
1257	22" BLACKGUM	YES
1258	6" DOGWOOD	YES
1259	10" DOGWOOD	* NO
1260	10" OAK	YES
1261	10" WALNUT	YES
1262	12" PINE	YES
1263	14" OAK	YES
1264	24" SWEETGUM	YES
1265	18" BLACKGUM	NO
1266	22" OAK	NO
1267	26" OAK	NO
1268	10" OAK	NO
1269	24" POPLAR	YES
1270	10" DOGWOOD	YES
1271	12" POPLAR	YES
1272	12" POPLAR	YES
1273	14" POPLAR	YES
1274	10" WALNUT	YES
1275	10" POPLAR	YES
1276	12" POPLAR	YES
1277	10" SWEETGUM	YES
1278	10" BLACKGUM	YES
1279	10" BLACKGUM	YES
1280	14" OAK	YES
1281	10" SWEETGUM	YES
1282	24" OAK	YES
1283	14" POPLAR	YES
1284	14" POPLAR	YES
1285	16" SWEETGUM	YES
1286	12" BLACKGUM	YES
1287	12" BLACKGUM	YES
1288	12" BLACKGUM	YES
1289	22" SWEETGUM	YES
1290	10" DOGWOOD	YES
1291	10" SWEETGUM	YES
1292	14" BLACKGUM	YES
1293	14" BLACKGUM	YES
1294	16" BLACKGUM	YES
1295	12" BLACKGUM	YES
1296	12" BLACKGUM	NO
1297	12" BLACKGUM	NO
1298	10" BLACKGUM	NO
1299	16" BLACKGUM	YES
1300	12" BLACKGUM	YES
1301	14" OAK	YES
1302	12" BLACKGUM	YES
1303	12" POPLAR	YES
1304	12" POPLAR	YES
1305	14" POPLAR	YES
1306	12" POPLAR	YES
1307	12" OAK	YES
1308	24" OAK	YES
1309	24" BLACKGUM	YES
1310	16" BLACKGUM	YES
1311	12" BLACKGUM	YES
1312	22" OAK	YES
1313	30" OAK	YES
1314	30" OAK	YES
1315	24" OAK	YES
1316	DBL 18" OAK	YES
1317	28" OAK	YES
1318	15" PINE	YES
1319	20" BLACKGUM	YES
1320	16" POPLAR	YES
1321	20" POPLAR	YES
1322	DBL 20" BLACKGUM	YES
1323	10" BLACKGUM	YES
1324	12" BLACKGUM	YES
1325	10" BEECH	YES
1326	18" PINE	YES
1327	16" BLACKGUM	YES
1328	22" BLACKGUM	YES
1329	22" POPLAR	YES
1330	12" BLACKGUM	YES
1331	12" BLACKGUM	YES
1332	10" POPLAR	YES
1333	10" POPLAR	YES
1334	10" POPLAR	YES
1335	10" POPLAR	YES
1336	12" POPLAR	YES
1337	10" POPLAR	YES
1338	12" SWEETGUM	YES
1339	12" SWEETGUM	YES
1340	12" SWEETGUM	YES
1341	10" POPLAR	YES
1342	24" OAK	YES
1343	12" OAK	YES
1344	12" BLACKGUM	YES
1345	12" OAK	YES
1346	24" BLACKGUM	YES
1347	10" POPLAR	YES
1348	18" OAK	YES
1349	18" OAK	YES
1350	DBL 12" OAK	YES
1351	12" OAK	YES
1352	14" OAK	YES
1353	12" OAK	YES
1354	12" OAK	YES
1355	10" DOGWOOD	YES
1356	18" PINE	YES
1357	18" PINE	YES
1358	18" PINE	YES
1359	16" POPLAR	YES
1360	10" SWEETGUM	YES
1362	16" PINE	YES
1363	DBL 12" BLACKGUM	YES
1366	16" OAK	YES
1367	10" MAPLE	YES
1368	12" WALNUT	YES
1369	12" POPLAR	YES
1370	10" POPLAR	NO
1371	10" WALNUT	NO
1372	32" OAK	* NO
1373	28" OAK	NO
1374	DBL 16" BLACK GUM	NO
1375	16" BLACK GUM	NO
1376	DBL 12" BLACK GUM	* NO
1377	18" BLACK GUM	* NO
1378	12" BLACK GUM	YES
1379	12" MAPLE	YES
1380	TRPL 24" OAK	YES
1381	30" BLACK GUM	YES
1383	30" OAK	YES
1384	28" OAK	NO
1386	DBL 12" BLACK GUM	NO
1387	10" MAPLE	* NO
1388	14" BLACK GUM	* NO
1389	12" WALNUT	NO
1390	32" BLACK GUM	NO
1391	12" MAPLE	YES
1392	12" WALNUT	NO
1393	12" OAK	NO
1394	14" BLACK GUM	NO
1395	10" SWEET GUM	NO
1396	14" WALNUT	YES
1397	12" OAK	YES
1398	12" WALNUT	YES
1399	12" WALNUT	YES
1400	12" WALNUT	YES
1401	10" WALNUT	YES
1402	12" WALNUT	YES
1403	16" MAPLE	YES
1404	10" SWEETGUM	YES
1405	24" BLACKGUM	YES
1406	10" MAPLE	YES
1407	15" PINE	YES
1408	18" MAPLE	YES
1409	10" BLACKGUM	YES
1410	20" MAPLE	YES
1411	10" DOGWOOD	YES
1412	12" WALNUT	YES
1413	10" WALNUT	YES
1414	10" WALNUT	NO
1415	DBL 12"	YES
1416	14" HARDWOOD	NO

TREE REPLACEMENT SCHEDULE

SIZE OF HARDWOOD TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
10" TO 15" DBH	105	210
16" TO 20" DBH	24	72
> 20" DBH	32	128
SIZE OF EVERGREEN TREE PROPOSED FOR REMOVAL	**NUMBER IN CATEGORY**	**NUMBER OF NEW REPLACEMENT TREES REQUIRED**
15" TO 20" DBH	6	9
> 20" DBH	NA	NA
TOTAL CALIPER INCHES OF DOGWOOD & REDBUDS	**NUMBER IN CATEGORY**	**NUMBER OF NEW REPLACEMENT TREES REQUIRED**
<10"	36" CALIPER INCHES	4
	TOTAL	423

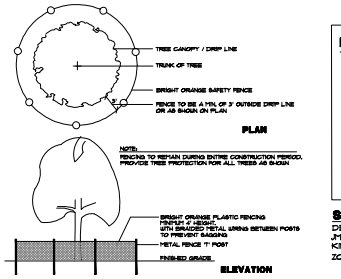
TREE CREDIT PROVISION

SIZE OF HARDWOOD TREE TO BE SAVED	NUMBER IN CATEGORY	NEW TREE CREDIT
10" TO 15" DBH	13	52
16" TO 20" DBH	2	12
> 20" DBH	5	40
SIZE OF EVERGREEN TREE TO BE SAVED	**NUMBER IN CATEGORY**	**NEW TREE CREDIT**
16" TO 20" DBH	NA	NA
> 20" DBH	NA	NA
	TOTAL	104

TREE REPLACEMENT/CREDIT SUMMARY

REQUIRED REPLACEMENT TREES	423
CREDIT FOR SAVED TREES	104
NEW TREES REQUIRED	319

25% TREE CONSERVATION RULE APPLIES
SEE LANDSCAPE PLAN FOR REQUIREMENTS

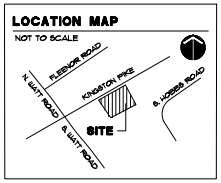


TREE PROTECTION FENCING

SCALE: NOT TO SCALE

LOCATION MAP

NOT TO SCALE

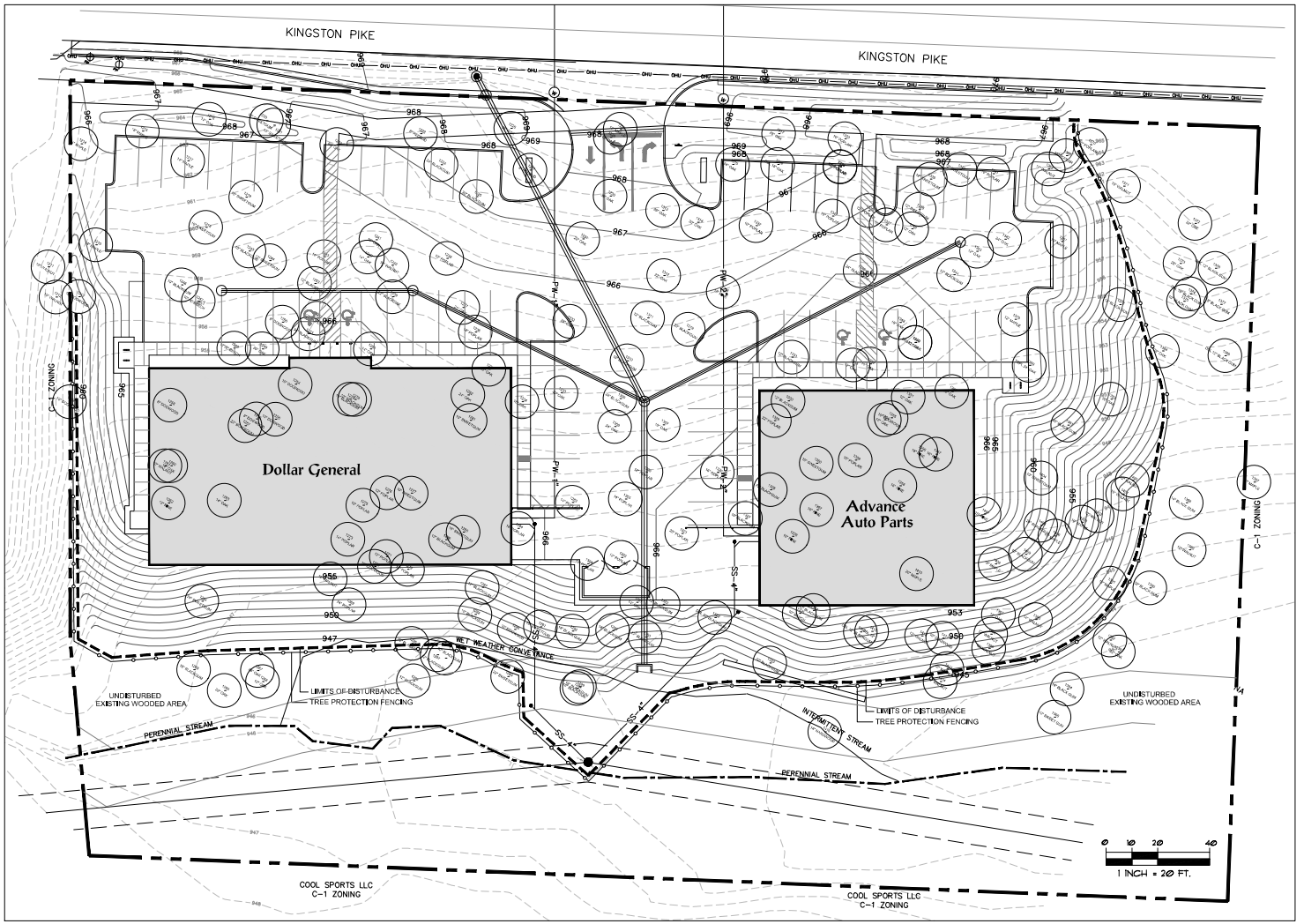


SITE DATA

DEVELOPER:
JMB INVESTMENT CO.
KINGSTON PIKE

PARCEL ID:
PARCEL 151 006.02

ZONE: C-1



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE ..... LAND PLANNING
299 N. WEISGARBER RD., SUITE 201 KNOXVILLE, TN. 37919
(865) 588-1331

Tree Preservation / Removal Plan

Advanced Auto Parts & Dollar General Stores

Kingston Pike, Farragut, Tennessee

JOB NO.	223044
DRAWN:	MAV/RJM
DATE:	SEP. 18, 2023
REVISIONS:	OCT. 5, 2023

T-1

PLANTING SPECIFICATIONS

SCOPE OF WORK
PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCES AND STANDARDS
PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ORDINANCES.

PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK.
CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATIONS INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PROJECT CONDITIONS
REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY R.O.W. / PROPERTY LINE WITH OWNER.
IF CONDITIONS DETRIMENTAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT
LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS.
CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK.
ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE, WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS.

EROSION CONTROL AND SITE CLEANUP
PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHRUBS AND GROUNDCOVERS

PLANT MATERIAL
NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM.
GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE)
PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

SUBMITTALS
PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONERS PRIOR TO INSTALLATION.

PLANT INSPECTION
THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS
FERTILIZER: COMMERCIAL GRADE, 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURAL STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND MIXTURE.

EXISTING SOIL
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT REPORT ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

TOP SOIL
1. FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY.
2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
3. TAKEN FROM WELL-DRAINED SITE.
4. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN ONE INCH" IN DIAMETER, PLANTS, WEEDS, AND ROOTS.
5. HAVING PH VALUE OF 5.4 MINIMUM AND 7.0 MAXIMUM.
6. CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER.
7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH, ORGANIC MATTER AND PH VALUE

UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 12 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

PLANTING SOIL MIX:
5 PARTS TOPSOIL (LOAM) AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)

NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.

PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS):
1. TILL SOIL TO A DEPTH OF 12 INCHES.
2. ADD MINIMUM OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.
3. EVENLY TILL TO DEPTH OF 6 INCHES.
4. RAKE TO LEVEL GRADE THEN ADD 2 INCHES PINE BARK MULCH PRIOR TO PLANTING.

LANDSCAPE BEDS
ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL 'V' TRENCH EDGE ADJACENT TO LAWNS (SEE DETAIL).

MULCHES
MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ON YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL EXHIBIT UNIFORM TEXTURE COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING
REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS.
PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS.
ROOTS OF GROUNDCOVER TO BE PLANTED IN SOIL NOT MULCH TOP DRESSING.

MAINTENANCE
MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.
SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO LANDSCAPE ARCHITECT.

INSPECTION AND ACCEPTANCE
UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTING SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF FOLIAGE WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION PUNCH LIST ITEMS (EXCLUSIVE OF SEASON REPLACEMENT PLANTING) HAVE BEEN CORRECTED TO THE SATISFACTORY OF THE LANDSCAPE ARCHITECT.

GUARANTEE AND REPLACEMENT
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD

LAWNS AND GRASSES

QUALITY ASSURANCE
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

PROJECT CONDITIONS
PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS. PROJECT MANAGER TO INFORM CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO PERFORM WORK.

FERTILIZER AND LIME
FERTILIZER WITH COMMERCIAL FERTILIZER. PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION
LIME TO BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% CARBONATES.
MINIMUM OF 30 % MAGNESIUM CARBONATES.

SEED
SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

SEED SOIL PREPARATION
1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.
2. ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
3. TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF CLODS.
4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEOUS MATERIAL.
5. APPLY TOPSOIL LAYER IF SPECIFIED.
6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.
7. APPLY FERTILIZED AT RATE REQUIRED BY ANALYSIS.
8. MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL

SEEDING AND STRAWING
APPLY SEED AT RATE SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS, EVENLY, BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL AND ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 LBS.
IMMEDIATELY FOLLOWING ROLLING, APPLY STRAW UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1-1/2 INCH LOOSE MEASURE. MAINTAIN CLEAR OF TREES AND SHRUBS.
ON SEEDED SLOPES, WHERE GRADE IS 3:1 OR GREATER, COVER WITH EROSION FABRIC.

LAWN MAINTENANCE
MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.
IF SEEDED IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE, LAWN, FREE OF ERODED OR BARE AREAS.

Tennessee 811
Know what's **below.** **Call** before you dig.

LANDSCAPE REQUIREMENTS DOLLAR GENERAL

TOTAL IMPERVIOUS SURFACES: 31,664 SQFT.

ITEM	REQUIRED	PROPOSED
REQUIRED SHADE TREES	13 TREES	14 TREES SEE NOTE #1
REQUIRED REPLACEMENT TREES SEE NOTE #8	16 TREES	16 TREES
REQUIRED LANDSCAPING BETWEEN BUILDING AND PARKING	555 S.F.	702 S.F.

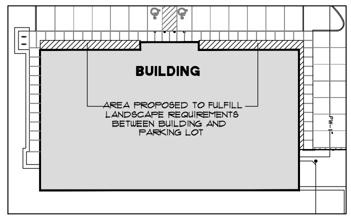
NOTES:
1. UNDERSTORY TREES ARE PROPOSED TO FULFILL THE REQUIREMENTS FOR TREES DUE TO PROXIMITY TO OH WIRES AND GENERAL VISIBILITY OF BUSINESS.

PLANT SCHEDULE DOLLAR GENERAL

DECIDUOUS TREES	COMMON / BOTANICAL NAME	SIZE	CAL
5	BOSQUE ELM / Ulmus parvifolia 'Bosque'	10-12'H	2"Cal
7	RED MAPLE / Acer rubrum 'Red Sunset'	10-12'H	2"Cal
5	TULIP TREE / Liriodendron tulipifera	10-12'H	2"Cal
EVERGREEN TREES	COMMON / BOTANICAL NAME	SIZE	CAL
7	AMERICAN HOLLY / Ilex opaca	7-8'H	
3	NELLIE R STEVENS / Ilex var. 'Nellie R Stevens'	6-7' ht.	
FLOWERING TREES	COMMON / BOTANICAL NAME	SIZE	CAL
6	KOUSA DOGWOOD / Cornus kousa White	8'H	2"Cal
DECIDUOUS SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT
23	ABELIA / Abelia x 'Rose Creek'	18"H	3 gal
4	CARPET ROSE / Rosa x 'Flower Carpet Pink'	10-12"H	3 gal
5	OAKLEAF HYDRANGEA / Hydrangea quercifolia	24-30"H	B&B
4	PEE WEE HYD. / Hydrangea quercifolia 'Pee Wee'	15-18" H	3 gal
EVERGREEN SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT
48	CHESTNUT HILL LAUREL / Prunus laurocerasus 'Chestnut Hill'	18"H	B&B
11	DWF. BURFORD HOLLY / Ilex cornuta 'Burfordii Nana'	15-18" H	3 gal
9	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	24"H	B&B
GRASSES	COMMON / BOTANICAL NAME	SIZE	CONT
26	MUHLY GRASS / Muhlenbergia capillaris	10-12"H	1 gal
GROUND COVERS	COMMON / BOTANICAL NAME	CONT	SPACING
28	DAYLILY / Hemerocallis hybrid 'Stella de Oro'	1 gal	18" O.C.
413	LIRIOPE / Liriope muscari 'Big Blue'	4"pot	12" O.C
ADDITIONAL ITEMS	MATERIAL		DESCRIPTION
as per plan	HARDWOOD MULCH trees and shrubs		cu. yd. (allowance)
as per plan	TOP SOIL - PLANTING BEDS (12" all planting bed areas / 4" all lawn areas)		cu. yd. (allowance)
as per plan	SEED Lebanon 'Winning Colors' and Transition Blend 50/50 mix or approved equal		sq. ft. (allowance)
as per plan	ROCK MULCH 4-6" river slick stone with pea gravel infill		sq. ft. (allowance)

QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY.
CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.

REQUIRED LANDSCAPING DIAGRAM

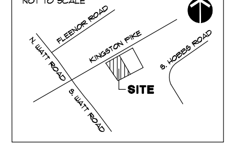


LANDSCAPE NOTES

1. SEED AS SHOWN ALL AREAS DISTURBED BY GRADING (TYP.) WITH MIX SHOWN. SOW GRASS SEED UNIFORMLY IN TWO DIRECTIONS & PROTECT W/ STRAW TO A LOOSE DEPTH OF 1-1/2 MINIMUM.
2. PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO LANDSCAPE INSTALLATION, CONTRACTOR FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
3. SELECTION AND PLACEMENT OF PLANT MATERIALS WILL NOT CREATE VISIBILITY PROBLEMS FOR INGRESS / EGRESS OF SITE. COORDINATE PLACEMENT W/ TOWN STAFF.
4. STORM WATER DETENTION HANDLED BY PERVIOUS PAVING.
5. BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
6. PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
7. PLANT MATERIAL, MULCH AND OTHER RELATED PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.
8. TREE CONSERVATION RULE APPLIES TO REPLACEMENT TREES. REQUIRED TREES SHALL NOT EXCEED MORE THAN 20% OF REQUIRED NON-BUFFER TREES.

LOCATION MAP

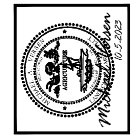
NOT TO SCALE



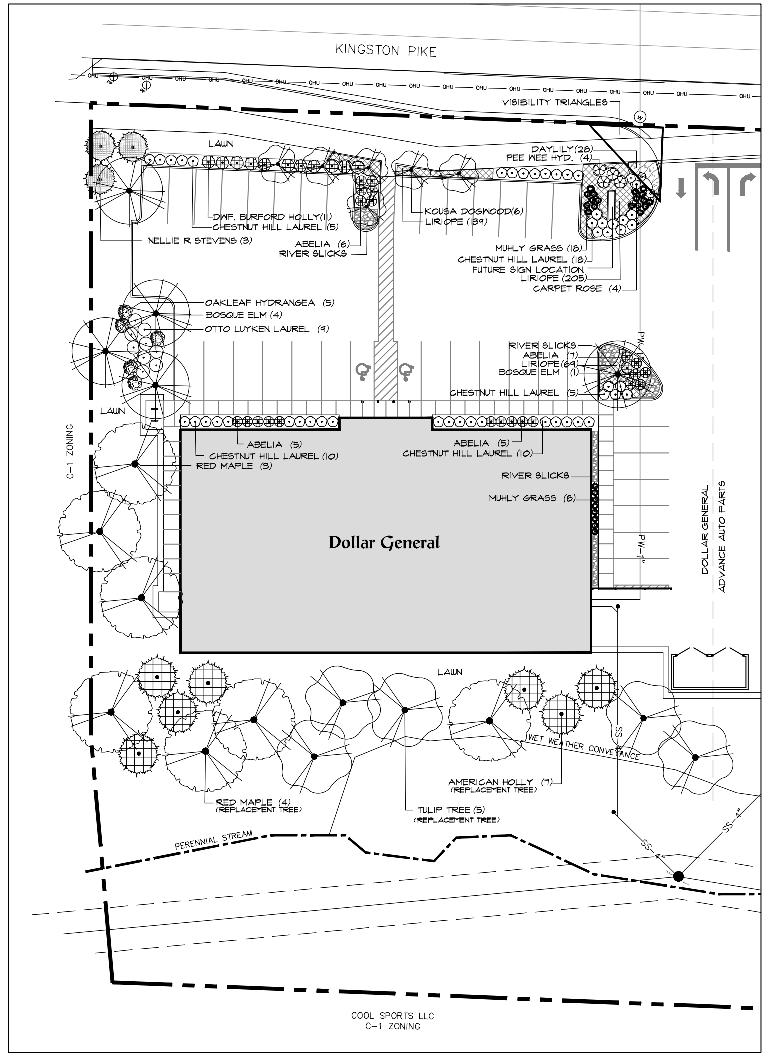
SITE DATA

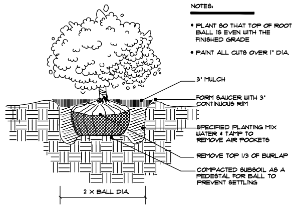
DEVELOPER:
JMB INVESTMENT CO.
KINGSTON PIKE
ZONE: C-1

PARCEL ID:
PART OF PARCEL 151 08602

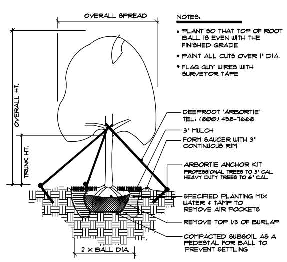


MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE ..... LAND PLANNING
299 N. WEISGARBER RD. SUITE 201 KNOXVILLE, TN. 37919
(865) 588-1331

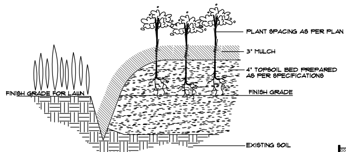




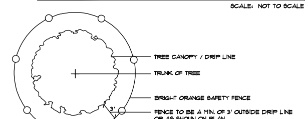
SHRUB PLANTING
SCALE: NOT TO SCALE



TREE PLANTING - GUY WIRES
SCALE: NOT TO SCALE

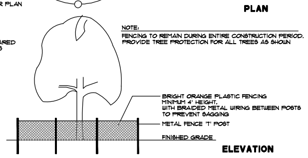


BED PREPARATION
SCALE: NOT TO SCALE



PLAN

NOTE:
FENCING TO REMAIN DURING ENTIRE CONSTRUCTION PERIOD. PROVIDE TREE PROTECTION FOR ALL TREES AS SHOWN



ELEVATION

TREE PROTECTION FENCING
SCALE: NOT TO SCALE

Landscape Plan

Dollar General
Kingston Pike, Farragut, Tennessee

JOB NO.	223044
DRAWN:	MAV/RJM
DATE:	SEP. 18, 2023
REVISIONS:	OCT. 5, 2023

L-1

IRRIGATION SPECIFICATIONS

SCOPE OF WORK:
The contractor is to provide all labor and equipment necessary to provide a complete, functional irrigation system that is in compliance with the specifications, applicable codes, and regulations.

SYSTEM DESIGN:
This drawing illustrates head placement. Contractor shall submit shop drawings of pipe layout, valve location, meter and back-flow preventer location, etc. to architect along with materials list and production specifications prior to award of contract and a minimum of two weeks prior to installation. Drawings shall be on vellum and at same scale as planting plan. Review planting and utilities plan to insure piping / head layout does not conflict with plant material or utilities. Do not start installation until shop drawing and materials lists are accepted.

SYSTEM PRESSURE AND FLOW REQUIREMENTS:
Design the system with criteria of a minimum of working pressure being available at each head. Determine the actual pressure and flows available on site prior to beginning work. The irrigation contractor shall be responsible to insure satisfactory operation of system including full coverage and equipment.

Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attentions of the owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.

PROJECT CONDITIONS:
The contractor shall verify that required utilities are available, in proper location, and ready to use.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures, and utilities. The irrigation contractor shall repair or replace all items damaged by his/her work.

Coordinate installation of piping with the Landscape Plan and Landscape Contractor to minimize conflicts with plantings.

Prior to making connections, the location of the connection to the existing water supply will be cleared by the General Contractor or Owner.

Irrigation contractor shall coordinate with utility contractor for 120 vac electrical power source controller location. The irrigation contractor shall make the final connection from the electrical source to the controller.

The contractor shall comply with applicable code and authorities having jurisdiction for all meters, backflow prevention devices, all piping between point of connection and backflow preventer, and component requirements and specifications.

PERMITS:
Obtain all permits, licenses and arrange for inspections as required to complete the work. Submit satisfactory evidence of such prior to payment for the work.

PRODUCTS:
Equipment and installation shall comply with manufacturer's specifications.

Meter: as required by local utilities board or governing body - sized to meet system requirements.

Reduced pressure backflow preventer: sized to meet system demands. Back flow preventer shall comply with local codes. Enclose in an insulated fiberglass cover.

Control valves: use electrically operated glove valve of pvc and stainless steel construction. Size valve to meet existing pressure and flow conditions.

Valve boxes: use pvc valve box with cover sized to house valves of sufficient strength to withstand vehicular traffic. Place washed stone French Drain below each valve box. Size drain area to twice the dimensions of box.

Turn valves to be ¼ turn ball valves. No stem / gate valves accepted.

Controller: use a ul listed solid state automatic controller with manual programming for lawn or shrub watering, with internal transformer, housed in a lockable metal cabinet or interior room and ground as per manufacturers specs. Size controller for system requirements and future expansion. 120 volt service and hook-up to controller shall be by owner. Coordinate with project superintendent.

Automatic rain shut off -use 'RSD-B Ex' or 'Rain Check"

Low voltage control wire:
Wire to be 14 gauge.
All common ground wire shall be white.
Different color wires shall be used on positive wire for each valve.
Trace wire to be "green". Install on all plastic piping.
No wires are to be spliced between valve and controller except at valve location.
All valve hook-ups shall be with 3M DBY wire connectors or equal.
Provide 12 inch lighting expansion coil on all valves.

Manual drain valve: locate manual drain valve at the low point of the main line. Locate at the low points of the lateral lines. Provide dry sump of a minimum of 3 cu. Ft. Of washed gravel at valves.

Manual valve: provide a manual valve on the upstream side of each automatic station. Size to match control valve.

Pipe: Use SCH. 40 PVC for main line, laterals and sleeves.
Pipe over 2-inch size to be gasket pipe. Mount all heads located in lawn and on flex risers. Use solvent cement that is compatible with PVC pipe according to manufacturer's standards.

Sleeves: coordinate locations and sizes with general contractor prior to installation of walks, walls, curbs and drives. Sleeves to be schedule 40 pvc pipe and a minimum of 8" depth. Mark locations with colored states at each end.

EXECUTION:
Verify the correctness of all finish grades within work area to insure proper depth of sprinkler system pipe.

Excavation and trenching: perform all excavations and trenching as is required to complete the work and restore all surfaces to their original condition after the work is complete. Place all pipe in common trenches where possible, maintain a minimum of 6" distance between parallel pipe in common trenches.

Trenches shall be sufficient depths to provide the minimum cover from finish grade as follows:
natural grade areas:
18" minimum cover over main lines
12" minimum cover over control wires from controller to valves
12" minimum cover over lateral lines to heads.

Pipe line assemble: install remote control valves and group together where practical: place no closer than 12 inches to walk edges, building, and walls. Plastic pipe and fitting shall be solvent welded using solvents and methods as recommended by manufacturer of the pipe, except where screwed connections area required. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction. Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.,

Sprinkler heads: install sprinkler heads as per the manufacturer's instructions. No sprinkler head shall be installed any closer than 3" to any walkway or curb to allow for edging operations. Install flush with finish grade of mulch or lawn. The contractor shall be responsible for full and complete coverage of all irrigated areas and shall make necessary adjustment to sprinkler heads at no additional cost to the owner.

Sprinkler head pop-up sizes:
4 inch for turf areas
8 inch for ground cover
12 inch for shrubs - with riser extensions as necessary.

Closing pipe and flushing lines: Cap or plug all openings as soon as lines have been installed to prevent the entrance of materials that would obstruct the pipe. Leave in place until removal is necessary for completion of installation. Thoroughly flush out all water lines before installing heads, valves and other hydrants. Test in accordance with paragraph on hydrostatic tests. Upon completion of the testing, the contractor shall complete assembly and adjust sprinkler heads for proper distribution.

The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal over spray onto walks, streets, paving, walls, etc. Install 1800 (pressure compensating screens) to reduce or eliminate said over spray, if necessary.

All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valves boxes and/or titled with 1" heat braided letters.

Install check valves on all heads in areas where grade exceeds 4:1, where post valve shut-off draining of the irrigation head occurs, or as directed by the owner's representative.

Quick couplers valves shall be installed as shown on plan.

All mainline and lateral piping and control wires under paving shall be installed in separate sleeves. Unless otherwise noted, sleeves shall be schedule 40 PVC. Control wire sleeves shall be sufficient size for the required number of wires under paving. Provide PVC sleeves for irrigation pipes and wiring that crosses under walks, streets and concrete pads. Combine piping whenever possible to reduce quantity of sleeving materials. Coordinate timing and placement of sleeving with commercial contractor.

When installing irrigation pipe along curbs or in islands, place pipe as close to curb as possible to allow for planting of trees, shrubs, and ground covers.

After piping is installed, but before sprinkler heads are installed and backfilling commences, open valves and flush system with a full head of water.

Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in latchable valve box for easy access. Place one cubic foot of gravel below valve.

Automatic drain valves are to be located at all low points on irrigation lateral lines. Where low point is at end of line locate valve a minimum of 12" from end of sprinkler head. Place valves on top of one cubic foot of gravel.

Automatic controllers: connect remove control valves to controller in a clockwise sequence to correspond with station settings beginning with station 1, 2, 3, etc.

Automatic control wiring: install control wires, sprinkler mains and laterals in common trenches wherever possible. Install control wires at least 12" below finish grade and lay to the side and below main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires. Tie wires in bundles at 10' intervals. All wire passing under existing or future walkways shall be encased in plastic or galvanized steel conduit extending at least 12" beyond edges of paving. Run wires for any future work.

Backfill and compacting: after system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish. Backfill for all trenches, regardless of the type of pipe covered. Shall be compacted to minimum 90% density. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas. Dress of all areas to finish grades. owner

Provide thrust blocks on main line at all angles and turns of 45 degrees or more as required for proper operation of system.

HYDROSTATIC TESTS:
Request the presence of the contracting officer at least 24 hours in advance of testing. Testing to be accomplished at the expense of the contractor and in the presence of the contracting officer. Center load piping with small amount of backfill to prevent arching or slipping under pressure. Apply a continuous and static water pressure of 60 psi when welded plastic joints have cured at least 24 hours and with the risers capped as follows: main lines and sub-mains to be tested for 2 hours. Repair leaks resulting from tests. Contractor may fill trenches, but leave "connections" open for testing inspection. Provide safety precautions as necessary for any opens areas.

COVERAGE TESTS:
Perform a test coverage of the system in the presence of the contracting officer to assure complete coverage of the landscape. Correction of any inadequacies of coverage is to be contractor's responsibility.

CLEANUP:
Contractor shall keep the premises clean and free of excess equipment, material and rubbish during work in progress. Upon completion of work, remove all material, equipment and debris resulting from irrigation work. All paved area shall be cleaned and left in acceptable condition as approved by job superintendent.

GUARANTEE & MAINTENANCE:
Maintenance and replacement of system: Guarantee all materials and workmanship for one year from date of installation. It must be inspected and approved by the contracting officer both after the installation and at the end of the guaranteed period. Correct and replace any defects in materials and workmanship immediately and at no cost to the owner.

Provide all valves, drains, fittings, and taps necessary to winterize and or drain the entire system from supply line tap to laterals. Winterization of system and initial spring start up is to be provided by contractor. Contractor as part of guarantee at no additional cost shall repair freeze damage.

FINAL SUBMITTALS AND REQUIREMENTS:
Contractor shall test irrigation system in presence of owner's representative before leaving site. Contractor shall also provide instructions to owner's representative for the operation of the irrigation controller and a schedule showing the length of time each valve is required to be open to provide a determined amount of water. The contractor shall also supply the following

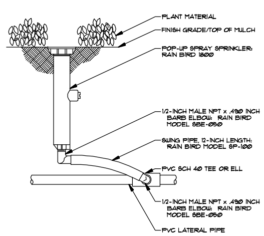
Accurate and complete "as-built" plan of irrigation system.
As-built plans shall be to the same scale as the layout plan (or larger if needed for clarity).
8 ½" x 11" zone map to be placed inside control box.
Instructions for maintenance of system and controls, seasonal activation and shutdown, and manufacturers' parts catalog to owner' representative.
Ten (10) percent extra of each type of head installed.
Twenty Four (24) Sediment trap strainer baskets.

IRRIGATION LEGEND

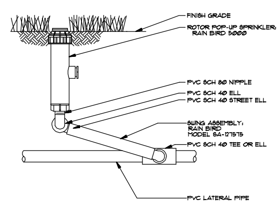
- SPRAY RADIUS (I.E. QUARTER, THIRD, HALF, TWO THIRDS, THREE QUARTERS, FULL)
- TYPE OF HEAD (I.E. RAINBIRD 1806 12 SERIES MPR)
- SPRAY RADIUS INITIAL
- PVC — 4' PVC IRRIGATION PIPE SLEEVE

GENERAL:

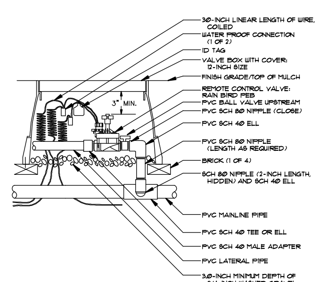
- NOTES ARE SUPPLEMENT TO IRRIGATION SPECIFICATIONS
- CONTRACTOR TO VERIFY AVAILABLE PRESSURE PRIOR TO CONSTRUCTION
- IRRIGATION CONTRACTOR RESPONSIBLE FOR PIPE SLEEVES. COORDINATE WITH GENERAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL BE AWARE OF THE WATERING TIMES ON EACH ZONE. ADJUST ZONES TO FIT PLANT REQUIREMENTS.
- PROVIDE SEPARATE ZONES FOR LAWN AND SHRUB AREAS OR AS SHOWN
- CONTRACTOR TO VERIFY POINT OF CONNECTION WITH UTILITY DISTRICT AND OWNER FOR WATER AND ELECTRICAL.
- RAINBIRD ESP SERIES MODULAR. VERIFY LOCATION OF CONTROLLER WITH OWNER. PROVIDE SEPARATE CONTROLLER FOR EACH BUSINESS.



POP-UP SPRAY



ROTARY HEAD



REMOTE CONTROL VALVE

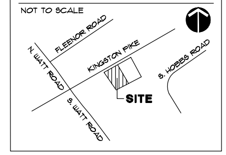
Tennessee 811
Know what's **below.** **Call** before you dig.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
EST LCS RCS CST SST	Rain Bird 1812 15 Strip Series	18
Q T H F	Rain Bird 1812 8 Series MPR	2
Q T H TT TQ F	Rain Bird 1812 15 Series MPR	9
4 6 8 10 12 15 17	Rain Bird 1812 ADJ	8
CST Q H F	Rain Bird 1804-5 Series Stream	2
SYMBOL	**MANUFACTURER/MODEL**	**QTY**
ARC 25	Rain Bird 5006-PL-MPR 25	13

LOCATION MAP

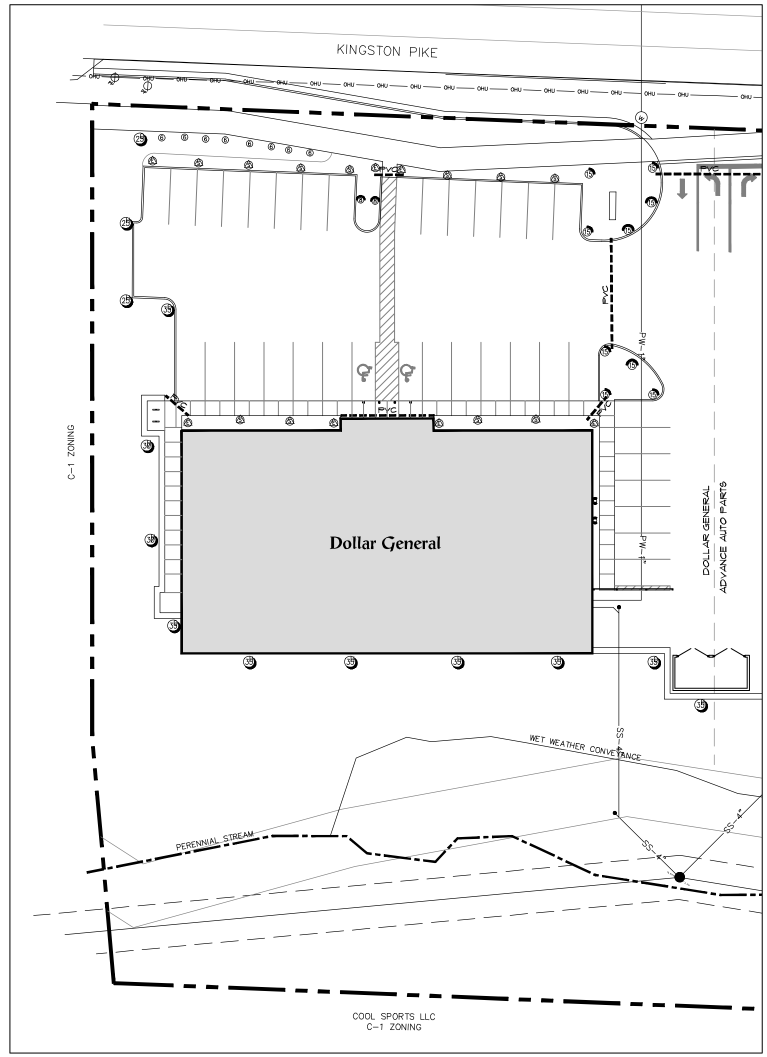
NOT TO SCALE



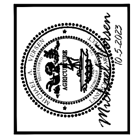
SITE DATA

DEVELOPER:
JMB INVESTMENT CO.
KINGSTON PIKE
ZONE: C-1

PARCEL ID:
PART OF PARCEL 151 08602



0 10 20 40
1 INCH = 20 FT.



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE ..... LAND PLANNING
299 N. WEISGARBER RD. SUITE 201 KNOXVILLE, TN. 37919
(865) 588-1331

Irrigation Plan

Dollar General

Kingston Pike, Farragut, Tennessee

JOB NO.	223044
DRAWN:	MAV/RJM
DATE:	SEP. 18, 2023
REVISIONS:	OCT. 5, 2023

L-1

PLANTING SPECIFICATIONS

SCOPE OF WORK
PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

REFERENCES AND STANDARDS
PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ORDINANCES.

PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK.
CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATIONS INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PROJECT CONDITIONS
REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY R.O.W. / PROPERTY LINE WITH OWNER.
IF CONDITIONS DETRIMENTAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT
LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS.
CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK.
ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTINGS, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE, WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS.

EROSION CONTROL AND SITE CLEANUP
PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHRUBS AND GROUNDCOVERS

PLANT MATERIAL
NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM.
GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE)
PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

SUBMITTALS
PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONERS PRIOR TO INSTALLATION.

PLANT INSPECTION
THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS
FERTILIZER: COMMERCIAL GRADE, 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURAL STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND MIXTURE.

EXISTING SOIL
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT REPORT ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

TOP SOIL
1. FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY.
2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
3. TAKEN FROM WELL-DRAINED SITE.
4. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN ONE INCH" IN DIAMETER, PLANTS, WEEDS, AND ROOTS.
5. HAVING PH VALUE OF 5.4 MINIMUM AND 7.0 MAXIMUM.
6. CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER.
7. TEST TOPSOIL TO INSURE PROPER PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH, ORGANIC MATTER AND PH VALUE

UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 12 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

PLANTING SOIL MIX:
5 PARTS TOPSOIL (LOAM) AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)

NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.

PREPARED PLANTING BED AREAS (ANNUALS & GROUNDCOVERS):
1. TILL SOIL TO A DEPTH OF 12 INCHES.
2. ADD MINIMUM OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.
3. EVENLY TILL TO DEPTH OF 6 INCHES.
4. RAKE TO LEVEL GRADE THEN ADD 2 INCHES PINE BARK MULCH PRIOR TO PLANTING.

LANDSCAPE BEDS
ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL 'V' TRENCH EDGE ADJACENT TO LAWNS (SEE DETAIL).

MULCHES
MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ON YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL EXHIBIT UNIFORM TEXTURE COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING
REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS.
PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS.
ROOTS OF GROUNDCOVER TO BE PLANTED IN SOIL NOT MULCH TOP DRESSING.

MAINTENANCE
MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.
SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO LANDSCAPE ARCHITECT.

INSPECTION AND ACCEPTANCE
UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTING SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF FOLIAGE WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION PUNCH LIST ITEMS (EXCLUSIVE OF SEASON REPLACEMENT PLANTING) HAVE BEEN CORRECTED TO THE SATISFACTORY OF THE LANDSCAPE ARCHITECT.

GUARANTEE AND REPLACEMENT
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD

LAWNS AND GRASSES

QUALITY ASSURANCE
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

PROJECT CONDITIONS
PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS. PROJECT MANAGER TO INFORM CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO PERFORM WORK.

FERTILIZER AND LIME
FERTILIZER WITH COMMERCIAL FERTILIZER. PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION
LIME TO BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% CARBONATES.
MINIMUM OF 30 % MAGNESIUM CARBONATES.

SEED
SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

SEED SOIL PREPARATION
1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.
2. ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
3. TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF CLODS.
4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEOUS MATERIAL.
5. APPLY TOPSOIL LAYER IF SPECIFIED.
6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.
7. APPLY FERTILIZED AT RATE REQUIRED BY ANALYSIS.
8. MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL

SEEDING AND STRAWING
APPLY SEED AT RATE SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS, EVENLY, BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL AND ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 LBS.
IMMEDIATELY FOLLOWING ROLLING, APPLY STRAW UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1-1/2 INCH LOOSE MEASURE. MAINTAIN CLEAR OF TREES AND SHRUBS.
ON SEEDED SLOPES, WHERE GRADE IS 3:1 OR GREATER, COVER WITH EROSION FABRIC.

LAWN MAINTENANCE
MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.
IF SEEDED IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE, LAWN, FREE OF ERODED OR BARE AREAS.

Tennessee 811
Know what's below. Call before you dig.

LANDSCAPE REQUIREMENTS ADVANCE AUTO PARTS

TOTAL IMPERVIOUS SURFACES: 26,246 SQFT.

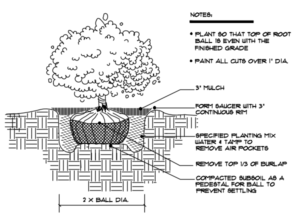
ITEM	REQUIRED	PROPOSED
REQUIRED SHADE TREES	10 TREES	12 TREES SEE NOTE #1
REQUIRED REPLACEMENT TREES SEE NOTE #8	12 TREES	12 TREES
REQUIRED LANDSCAPING BETWEEN BUILDING AND PARKING	410 SF.	650 SF.

NOTES:
1. UNDERSTORY TREES ARE PROPOSED TO FULFILL THE REQUIREMENTS FOR TREES DUE TO PROXIMITY TO OH WIRES AND GENERAL VISIBILITY OF BUSINESS.

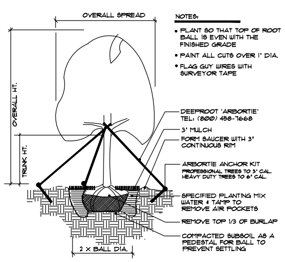
PLANT SCHEDULE ADVANCE AUTO PARTS

DECIDUOUS TREES	COMMON / BOTANICAL NAME	SIZE	CAL
5	BOSQUE ELM / Ulmus parvifolia 'Bosque'	10-12'H	2"Cal
5	RED MAPLE / Acer rubrum 'Red Sunset'	10-12'H	2"Cal
3	TULIP TREE / Liriodendron tulipifera	10-12'H	2"Cal
EVERGREEN TREES	COMMON / BOTANICAL NAME	SIZE	CAL
6	AMERICAN HOLLY / Ilex opaca	7-8'H	
4	NELLIE R STEVENS / Ilex var. 'Nellie R Stevens'	6-7' ht.	
FLOWERING TREES	COMMON / BOTANICAL NAME	SIZE	CAL
5	KOUSA DOGWOOD / Cornus kousa White	8'H	2"Cal
DECIDUOUS SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT
23	ABELIA / Abelia x 'Rose Creek'	18"H	3 gal
4	CARPET ROSE / Rosa x 'Flower Carpet Pink'	10-12"H	3 gal
5	OAKLEAF HYDRANGEA / Hydrangea quercifolia	24-30"H	B&B
4	PEE WEE HYD. / Hydrangea quercifolia 'Pee Wee'	15-18" H	3 gal
EVERGREEN SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT
36	CHESTNUT HILL LAUREL / Prunus laurocerasus 'Chestnut Hill'	18"H	B&B
14	DWF. BURFORD HOLLY / Ilex cornuta 'Burfordii Nana'	15-18" H	3 gal
9	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	24"H	B&B
GRASSES	COMMON / BOTANICAL NAME	SIZE	CONT
23	MUHLY GRASS / Muhlenbergia capillaris	10-12"H	1 gal
GROUND COVERS	COMMON / BOTANICAL NAME	CONT	SPACING
25	DAYLILY / Hemerocallis hybrid 'Stella de Oro'	1 gal	18" O.C.
247	LIRIOPE / Liriope muscari 'Big Blue'	4"pot	12" O.C
ADDITIONAL ITEMS	MATERIAL	DESCRIPTION	
as per plan	HARDWOOD MULCH trees and shrubs	cu. yd. (allowance)	
as per plan	TOP SOIL - PLANTING BEDS (12" all planting bed areas / 4" all lawn areas)	cu. yd. (allowance)	
as per plan	SEED Lebanon 'Winning Colors' and Transition Blend 50/50 mix or approved equal	sq. ft. (allowance)	
as per plan	ROCK MULCH 4-6" river slick stone with pea gravel infill	sq. ft. (allowance)	

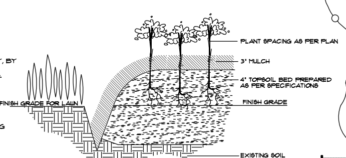
QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY.
CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.



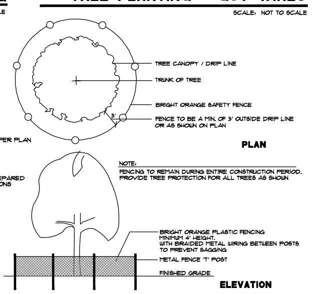
SHRUB PLANTING
SCALE: NOT TO SCALE



TREE PLANTING - GUY WIRES
SCALE: NOT TO SCALE

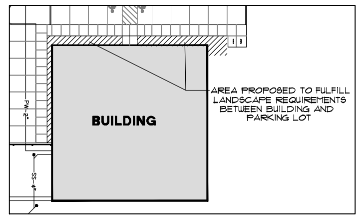


BED PREPARATION
SCALE: NOT TO SCALE



TREE PROTECTION FENCING
SCALE: NOT TO SCALE

REQUIRED LANDSCAPING DIAGRAM

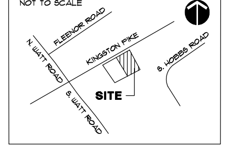


LANDSCAPE NOTES

1. SEED AS SHOWN ALL AREAS DISTURBED BY GRADING (TYP.) WITH MIX SHOWN. SOW GRASS SEED UNIFORMLY IN TWO DIRECTIONS & PROTECT W/ STRAW TO A LOOSE DEPTH OF 1-1/2 MINIMUM.
2. PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO LANDSCAPE INSTALLATION, CONTRACTOR FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
3. SELECTION AND PLACEMENT OF PLANT MATERIALS WILL NOT CREATE VISIBILITY PROBLEMS FOR INGRESS / EGRESS OF SITE. COORDINATE PLACEMENT W/ TOWN STAFF.
4. STORM WATER DETENTION HANDLED BY PERVIOUS PAVING.
5. BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
6. PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
7. PLANT MATERIAL, MULCH AND OTHER RELATED PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.
8. TREE CONSERVATION RULE APPLIES TO REPLACEMENT TREES. REQUIRED TREES SHALL NOT EXCEED MORE THAN 20% OF REQUIRED NON-BUFFER TREES.

LOCATION MAP

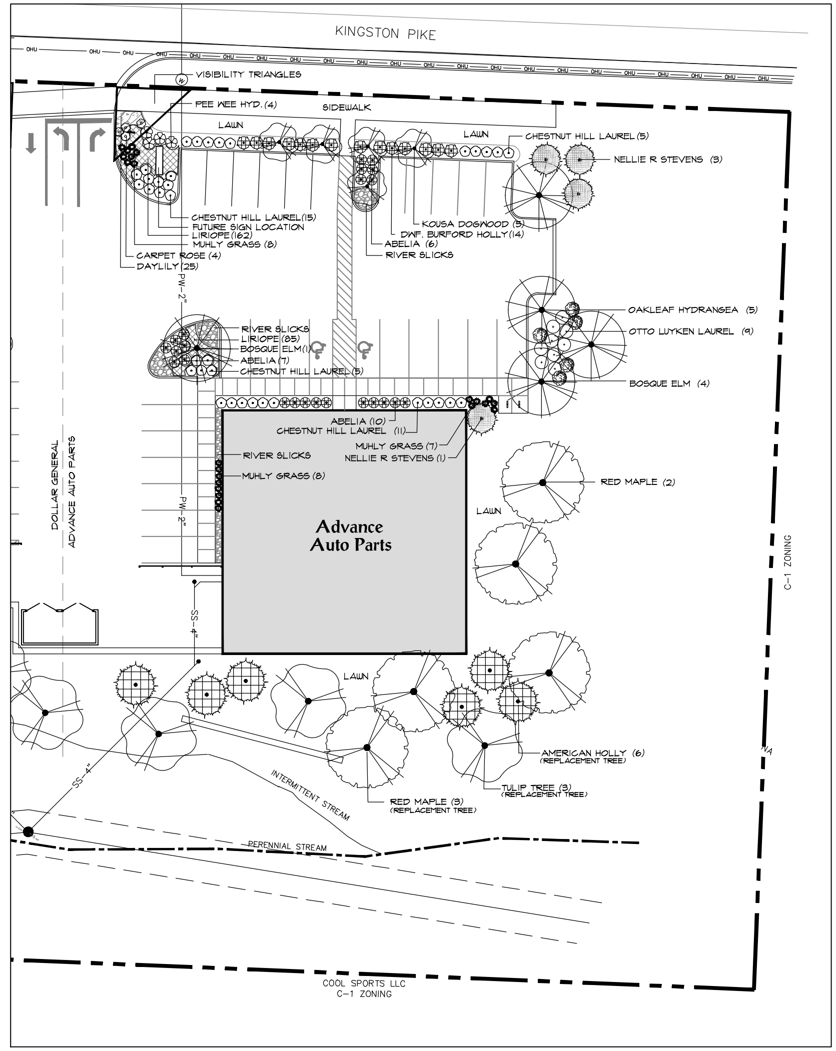
NOT TO SCALE



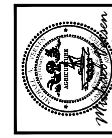
SITE DATA

DEVELOPER:
JMB INVESTMENT CO.
KINGSTON PIKE
ZONE: C-1

PARCEL ID:
PART OF PARCEL 151 08602



0 10 20 40
1 INCH = 20 FT.



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE ..... LAND PLANNING
299 N. WEISGARBER RD. SUITE 201 KNOXVILLE, TN. 37919
(865) 588-1331

Landscape Plan

Advanced Auto Parts
Kingston Pike, Farragut, Tennessee

JOB NO.	223044
DRAWN:	MAV/RJM
DATE:	SEP. 28, 2023
REVISIONS:	OCT. 5, 2023

L-2

IRRIGATION SPECIFICATIONS

SCOPE OF WORK:
The contractor is to provide all labor and equipment necessary to provide a complete, functional irrigation system that is in compliance with the specifications, applicable codes, and regulations.

SYSTEM DESIGN:
This drawing illustrates head placement. Contractor shall submit shop drawings of pipe layout, valve location, meter and back-flow preventer location, etc. to architect along with materials list and production specifications prior to award of contract and a minimum of two weeks prior to installation. Drawings shall be on vellum and at same scale as planting plan. Review planting and utilities plan to insure piping / head layout does not conflict with plant material or utilities. Do not start installation until shop drawing and materials lists are accepted.

SYSTEM PRESSURE AND FLOW REQUIREMENTS:
Design the system with criteria of a minimum of working pressure being available at each head. Determine the actual pressure and flows available on site prior to beginning work. The irrigation contractor shall be responsible to insure satisfactory operation of system including full coverage and equipment.

Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attentions of the owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.

PROJECT CONDITIONS:
The contractor shall verify that required utilities are available, in proper location, and ready to use.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures, and utilities. The irrigation contractor shall repair or replace all items damaged by his/her work.

Coordinate installation of piping with the Landscape Plan and Landscape Contractor to minimize conflicts with plantings.

Prior to making connections, the location of the connection to the existing water supply will be cleared by the General Contractor or Owner.

Irrigation contractor shall coordinate with utility contractor for 120 vac electrical power source controller location. The irrigation contractor shall make the final connection from the electrical source to the controller.

The contractor shall comply with applicable code and authorities having jurisdiction for all meters, backflow prevention devices, all piping between point of connection and backflow preventer, and component requirements and specifications.

PERMITS:
Obtain all permits, licenses and arrange for inspections as required to complete the work. Submit satisfactory evidence of such prior to payment for the work.

PRODUCTS:
Equipment and installation shall comply with manufacturer's specifications.

Meter: as required by local utilities board or governing body - sized to meet system requirements.

Reduced pressure backflow preventer: sized to meet system demands. Back flow preventer shall comply with local codes. Enclose in an insulated fiberglass cover.

Control valves: use electrically operated glove valve of pvc and stainless steel construction. Size valve to meet existing pressure and flow conditions.

Valve boxes: use pvc valve box with cover sized to house valves of sufficient strength to withstand vehicular traffic. Place washed stone French Drain below each valve box. Size drain area to twice the dimensions of box.

Turn valves to be ¼ turn ball valves. No stem / gate valves accepted.

Controller: use a ul listed solid state automatic controller with manual programming for lawn or shrub watering, with internal transformer, housed in a lockable metal cabinet or interior room and ground as per manufacturers specs. Size controller for system requirements and future expansion. 120 volt service and hook-up to controller shall be by owner. Coordinate with project superintendent.

Automatic rain shut off -use 'RSD-B Ex' or 'Rain Check"

Low voltage control wire:
Wire to be 14 gauge.
All common ground wire shall be white.
Different color wires shall be used on positive wire for each valve.
Trace wire to be "green". Install on all plastic piping.
No wires are to be spliced between valve and controller except at valve location.
All valve hook-ups shall be with 3M DBY wire connectors or equal.
Provide 12 inch lighting expansion coil on all valves.

Manual drain valve: locate manual drain valve at the low point of the main line. Locate at the low points of the lateral lines. Provide dry sump of a minimum of 3 cu. Ft. Of washed gravel at valves.

Manual valve: provide a manual valve on the upstream side of each automatic station. Size to match control valve.

Pipe: Use SCH. 40 PVC for main line, laterals and sleeves.
Pipe over 2-inch size to be gasket pipe. Mount all heads located in lawn and on flex risers. Use solvent cement that is compatible with PVC pipe according to manufacturer's standards.

Sleeves: coordinate locations and sizes with general contractor prior to installation of walks, walls, curbs and drives. Sleeves to be schedule 40 pvc pipe and a minimum of 8" depth. Mark locations with colored states at each end.

EXECUTION:
Verify the correctness of all finish grades within work area to insure proper depth of sprinkler system pipe.

Excavation and trenching: perform all excavations and trenching as is required to complete the work and restore all surfaces to their original condition after the work is complete. Place all pipe in common trenches where possible. maintain a minimum of 6" distance between parallel pipe in common trenches.

Trenches shall be sufficient depths to provide the minimum cover from finish grade as follows:
natural grade areas:
18" minimum cover over main lines
12" minimum cover over control wires from controller to valves
12" minimum cover over lateral lines to heads.

Pipe line assemble: install remote control valves and group together where practical: place no closer than 12 inches to walk edges, building, and walls. Plastic pipe and fitting shall be solvent welded using solvents and methods as recommended by manufacturer of the pipe, except where screwed connections area required. Pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction. Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters..

Sprinkler heads: install sprinkler heads as per the manufacturer's instructions. No sprinkler head shall be installed any closer than 3" to any walkway or curb to allow for edging operations. Install flush with finish grade of mulch or lawn. The contractor shall be responsible for full and complete coverage of all irrigated areas and shall make necessary adjustment to sprinkler heads at no additional cost to the owner.

Sprinkler head pop-up sizes:
4 inch for turf areas
8 inch for ground cover
12 inch for shrubs - with riser extensions as necessary.

Closing pipe and flushing lines: Cap or plug all openings as soon as lines have been installed to prevent the entrance of materials that would obstruct the pipe. Leave in place until removal is necessary for completion of installation. Thoroughly flush out all water lines before installing heads, valves and other hydrants. Test in accordance with paragraph on hydrostatic tests. Upon completion of the testing, the contractor shall complete assembly and adjust sprinkler heads for proper distribution.

The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal over spray onto walks, streets, paving, walls, etc. Install 1800 (pressure compensating screens) to reduce or eliminate said over spray, if necessary.

All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valves boxes and/or titled with 1" heat braided letters.

Install check valves on all heads in areas where grade exceeds 4:1, where post valve shut-off draining of the irrigation head occurs, or as directed by the owner's representative.

Quick couplers valves shall be installed as shown on plan.

All mainline and lateral piping and control wires under paving shall be installed in separate sleeves. Unless otherwise noted, sleeves shall be schedule 40 PVC. Control wire sleeves shall be sufficient size for the required number of wires under paving. Provide PVC sleeves for irrigation pipes and wiring that crosses under walks, streets and concrete pads. Combine piping whenever possible to reduce quantity of sleeving materials. Coordinate timing and placement of sleeving with commercial contractor.

When installing irrigation pipe along curbs or in islands, place pipe as close to curb as possible to allow for planting of trees, shrubs, and ground covers.

After piping is installed, but before sprinkler heads are installed and backfilling commences, open valves and flush system with a full head of water.

Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in latchable valve box for easy access. Place one cubic foot of gravel below valve.

Automatic drain valves are to be located at all low points on irrigation lateral lines. Where low point is at end of line locate valve a minimum of 12" from end of sprinkler head. Place valves on top of one cubic foot of gravel.

Automatic controllers: connect remove control valves to controller in a clockwise sequence to correspond with station settings beginning with station 1, 2, 3, etc.

Automatic control wiring: install control wires, sprinkler mains and laterals in common trenches wherever possible. Install control wires at least 12" below finish grade and lay to the side and below main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires. Tie wires in bundles at 10' intervals. All wire passing under existing or future walkways shall be encased in plastic or galvanized steel conduit extending at least 12" beyond edges of paving. Run wires for any future work.

Backfill and compacting: after system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish. Backfill for all trenches, regardless of the type of pipe covered, Shall be compacted to minimum 90% density. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas. Dress of all areas to finish grades. owner

Provide thrust blocks on main line at all angles and turns of 45 degrees or more as required for proper operation of system.

HYDROSTATIC TESTS:
Request the presence of the contracting officer at least 24 hours in advance of testing. Testing to be accomplished at the expense of the contractor and in the presence of the contracting officer. Center load piping with small amount of backfill to prevent arching or slipping under pressure. Apply a continuous and static water pressure of 60 psi when welded plastic joints have cured at least 24 hours and with the risers capped as follows: main lines and sub-mains to be tested for 2 hours. Repair leaks resulting from tests. Contractor may fill trenches, but leave "connections" open for testing inspection. Provide safety precautions as necessary for any opens areas.

COVERAGE TESTS:
Perform a test coverage of the system in the presence of the contracting officer to assure complete coverage of the landscape. Correction of any inadequacies of coverage is to be contractor's responsibility.

CLEANUP:
Contractor shall keep the premises clean and free of excess equipment, material and rubbish during work in progress. Upon completion of work, remove all material, equipment and debris resulting from irrigation work. All paved area shall be cleaned and left in acceptable condition as approved by job superintendent.

GUARANTEE & MAINTENANCE:
Maintenance and replacement of system: Guarantee all materials and workmanship for one year from date of installation. It must be inspected and approved by the contracting officer both after the installation and at the end of the guaranteed period. Correct and replace any defects in materials and workmanship immediately and at no cost to the owner.

Provide all valves, drains, fittings, and taps necessary to winterize and or drain the entire system from supply line tap to laterals. Winterization of system and initial spring start up is to be provided by contractor. Contractor as part of guarantee at no additional cost shall repair freeze damage.

FINAL SUBMITTALS AND REQUIREMENTS:
Contractor shall test irrigation system in presence of owner's representative before leaving site. Contractor shall also provide instructions to owner's representative for the operation of the irrigation controller and a schedule showing the length of time each valve is required to be open to provide a determined amount of water. The contractor shall also supply the following

Accurate and complete "as-built" plan of irrigation system.
As-built plans shall be to the same scale as the layout plan (or larger if needed for clarity).
8 ½" x 11" zone map to be placed inside control box.
Instructions for maintenance of system and controls, seasonal activation and shutdown, and manufacturers' parts catalog to owner' representative.
Ten (10) percent extra of each type of head installed.
Twenty Four (24) Sediment trap strainer baskets.

IRRIGATION LEGEND

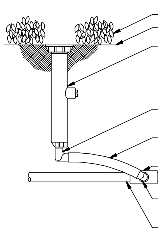
SPRAY RADIUS (I.E. QUARTER, THIRD, HALF, TWO THIRDS, THREE QUARTERS, FULL)
TYPE OF HEAD (I.E. RAINBIRD 1806 12 SERIES MPR)
SPRAY RADIUS INITIAL
PVC — 4" PVC IRRIGATION PIPE SLEEVE

GENERAL:

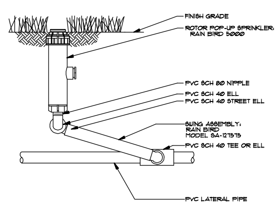
- NOTES ARE SUPPLEMENT TO IRRIGATION SPECIFICATIONS
- CONTRACTOR TO VERIFY AVAILABLE PRESSURE PRIOR TO CONSTRUCTION
- IRRIGATION CONTRACTOR RESPONSIBLE FOR PIPE SLEEVES. COORDINATE WITH GENERAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL BE AWARE OF THE WATERING TIMES ON EACH ZONE. ADJUST ZONES TO FIT PLANT REQUIREMENTS.
- PROVIDE SEPARATE ZONES FOR LAWN AND SHRUB AREAS OR AS SHOWN
- CONTRACTOR TO VERIFY POINT OF CONNECTION WITH UTILITY DISTRICT AND OWNER FOR WATER AND ELECTRICAL.
- RAINBIRD ESP SERIES MODULAR. VERIFY LOCATION OF CONTROLLER WITH OWNER. PROVIDE SEPARATE CONTROLLER FOR EACH BUSINESS.

IRRIGATION SCHEDULE

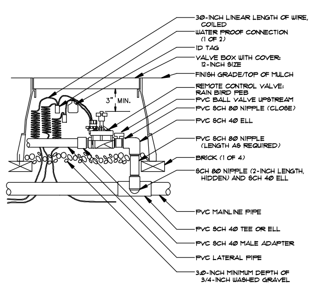
SYMBOL	MANUFACTURER/MODEL	QTY
SST	Rain Bird 1806 15 Strip Series	13
EST LCS RCS CST SST	Rain Bird 1812 15 Strip Series	14
Q T H F	Rain Bird 1812 8 Series MPR	2
Q T H TT TQ F	Rain Bird 1812 12 Series MPR	1
Q T H TT TQ F	Rain Bird 1812 15 Series MPR	8
CST Q H F	Rain Bird 1804-5 Series Stream	2
SYMBOL	**MANUFACTURER/MODEL**	**QTY**
ARC 25	Rain Bird 5006-PL-MPR 25	14



POP-UP SPRAY



ROTARY HEAD

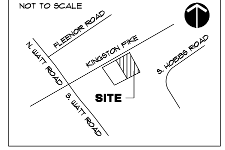


REMOTE CONTROL VALVE

Tennessee 811
Know what's below. Call before you dig.

LOCATION MAP

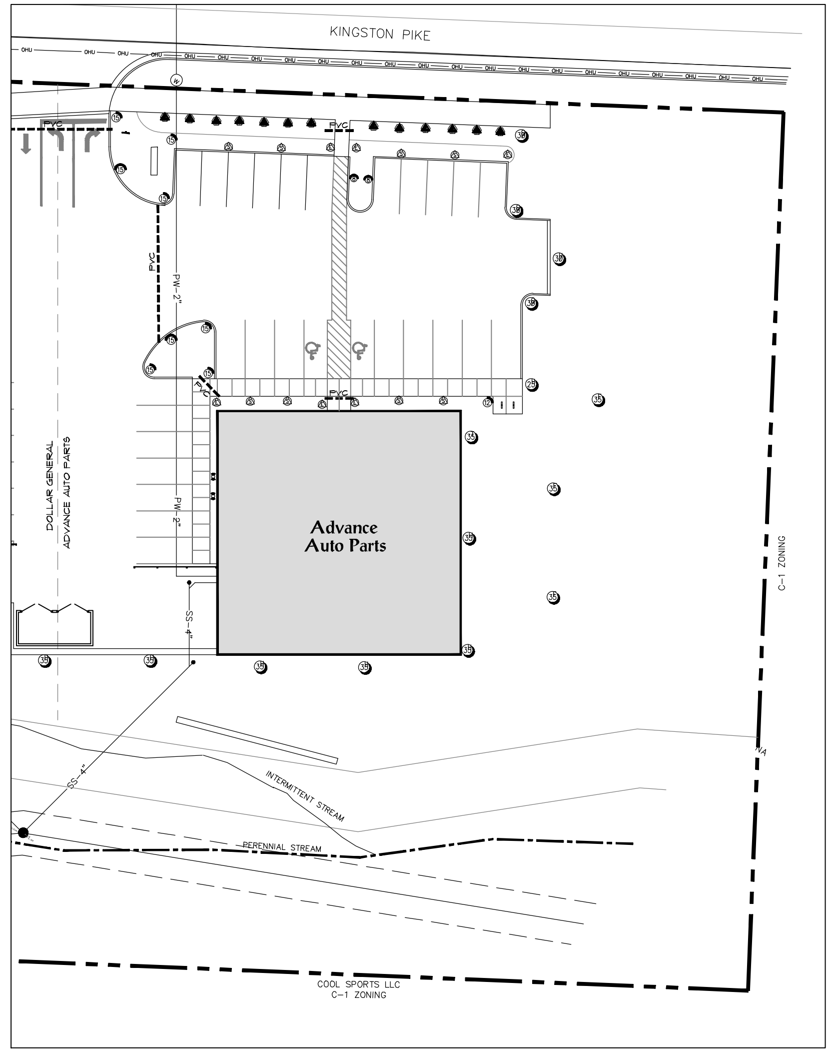
NOT TO SCALE



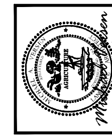
SITE DATA

DEVELOPER:
JMB INVESTMENT CO.
KINGSTON PIKE
ZONE: C-1

PARCEL ID:
PART OF PARCEL 151 08602



0 10 20 40
1 INCH = 20 FT.



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE ..... LAND PLANNING
299 N. WEISGARBER RD. SUITE 201 KNOXVILLE, TN. 37919
(865) 588-1331

Irrigation Plan

Advanced Auto Parts
Kingston Pike, Farragut, Tennessee

JOB NO.	223044
DRAWN:	MAV/RJM
DATE:	SEP. 28, 2023
REVISIONS:	OCT. 5, 2023

I-2

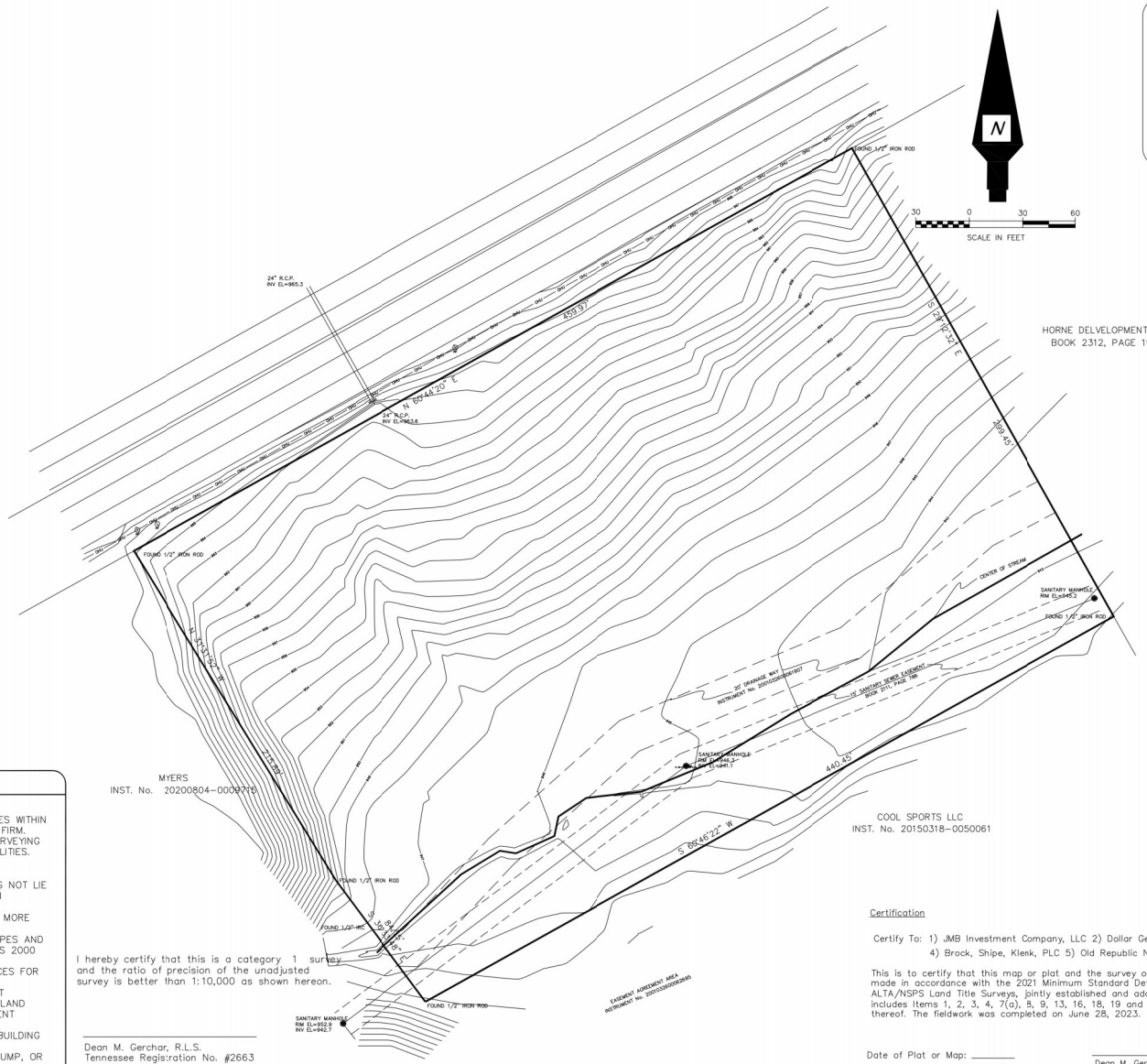
COMMITMENT DESCRIPTION:

Land in Knox County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat of Icearium, of record in Instrument No. 200103260006190 7, Register's Office for Knox County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a part of the same property conveyed to HORNE DEVELOPMENT L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from KINGSTON-WATT, LTC., A TENNESSEE LIMITED PARTNESHIP, of record in Book 2312, page 187, dated December 29, 1998, said Register's Office.

RECORDED DOCUMENTS SCHEDULE B-II

ITEM #	COMMENTS
8	INSTRUMENT No. 200103260061907 AFFECTS AND SHOWN HEREON
9	BOOK 1830, PAGE 489, UNABLE TO DETERMINE/NO PLAT OF SURVEY ATTACHED
10	BOOK 2111, PAGE 786, AFFECTS AND SHOWN HEREON
11	INSTRUMENT No. 200103220062695, AFFECTS AND NOT SHOWN HEREON



VICINITY MAP

811 Know what's below. Call before you dig.

Legend

- PROPERTY BOUNDARY
- BUILDING
- PLAT EASEMENT
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- OVERHEAD UTILITIES
- FENCE
- SETBACK
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BACK FLOW PREVENTOR
- POWER POLE
- TELECOMMUNICATIONS
- BOLLARD
- CATCH BASIN
- SEWER VALVE
- COMMUNICATION RISER
- CLEANOUT
- LIGHT POLE
- SANITARY MANHOLE
- VAULT (UTILITIES)
- IRON ROD (FOUND)
- IRON ROD (SET)
- NAIL (FOUND)
- NAIL (SET)

General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS.
2. UTILITIES SHOWN HEREON ARE BASED ON ANY VISIBLE ABOVE GROUND UTILITIES WITHIN THE PROPERTY AND REPRESENT ALL UTILITY INFORMATION PROVIDED TO THIS FIRM. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. PINNACLE LAND SURVEYING MAKES NO GUARANTEE AS TO THE EXISTENCE OR NONEXISTENCE OF SAID UTILITIES.
3. DATA COLLECTED USING GPS/RTK AND CONVENTIONAL RADIAL METHODS.
4. PROPERTY IS ZONED: T.B.D.
5. BY SCALE THE F.I.R.M. FLOOD MAPS, THE HEREON DESCRIBED PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. TAKEN FROM MAP **#47093C0291F**, WITH AN EFFECTIVE DATE OF MAY 2, 2005.
6. SUBJECT PROPERTY CONTAINS 96,495.09 TOTAL SQUARE FEET (2.215 ACRES) MORE OR LESS.
7. SURVEY PREPARED IN ACCORDANCE WITH RULE NO. 0820-03-.07 SURVEY TYPES AND REQUIREMENTS FOUND IN THE TENNESSEE SURVEYORS LAWS AND REGULATIONS 2000 EDITION.
8. SITE CONTAINS 0 REGULAR PARKING SPACES AND 0 HANDICAP PARKING SPACES FOR A TOTAL NUMBER OF 0 FARKING SPACES ON THE PROPERTY
9. THIS SURVEYOR FOUND NO MARKINGS BY ANY PROFESSIONAL OR GOVERNMENT AGENCY OUTLINING OR DEPICTING ANY WETLANDS. CONFIRMATION OF ANY WETLAND IMPACTS SHOULD BE DONE BY ENVIRONMENTAL PROFESSIONALS OR GOVERNMENT OFFICIALS.
10. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, NO EVIDENCE OF BUILDING WORK OR BUILDING ADDITIONS.
11. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
12. SUBJECT PROPERTY ABUTS KINGSTON PIKE.
13. BUILDING SETBACKS ARE T.B.D.
14. ELEVATIONS SHOWN HEREON ARE ASSUMED.
15. THIS SURVEYOR WAS PROVIDED A COPY OF OLD REPUBLIC TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER No. 232250, WITH AN EFFECTIVE DATE OF MAY 23, 2023..

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is better than 1:10,000 as shown hereon.

Dean M. Gerchar, R.L.S.
Tennessee Registration No. #2663

Certification

Certify To: 1) JMB Investment Company, LLC 2) Dollar General 3) SouthEast Bank 4) Brock, Shipe, Klenk, PLC 5) Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, 16, 18, 19 and 20 of Table A thereof. The fieldwork was completed on June 28, 2023.

Date of Plat or Map: _____

Dean M. Gerchar, R.L.S.
Tennessee Registration No. #2663

DATE OF FIELD SURVEY: 06/28/2023

PREPARED FOR:

Schaad Brown Real Estate
325 Erin Drive
Knoxville, TN 37919

SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMPED SEAL OF A TENNESSEE REGISTERED SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

KINGSTON PIKE
KNOXVILLE, TN

PINNACLE Land Surveying, Inc.
www.pinnaclelandsurvey.com
212 Battle Front Trail
Knoxvile, TN 37934
Phone: 865.548.2385

Revisions	
.	Issued to Client: 07/13/2023
1	Additional Topo: 07/31/2023
2	Stream Location: 08/09/2023
3	
4	
	Drafted By: RMT 07/13/2023

Project Number: 23-112

Drawing Number: 1

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we) are the owners(s) of the property shown and described hereon as evidenced in Book 2312, Page 190 and Book 2312, Page 187, County Registers Office and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date _____ Owner _____

Date _____ Owner _____

Certification of Class and Accuracy of Survey

I hereby certify that the plan shown hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date _____

Registered Land Surveyor _____

Tennessee Certificate No. 2663

Certificate of Approval of Water System

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Re-Subdivision of Lots 1 & 2 ICEARIUM have been installed in accordance with current local and state government requirements.

Date _____

_____

Name, Title and Agency of Authorized Agent

Certificate of Approval of Sewer System

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Re-Subdivision of Lots 1 & 2 ICEARIUM have been installed in accordance with current local and state government requirements.

Date _____

_____

Name, Title and Agency of Authorized Agent

Certificate of Electric, Gas and Telephone Availability

This is to certify that every lot within this subdivision has available to it a source for service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date_____ _____
Gas Name, Title and Agency of Authorized Agent

Date_____ _____
Electric Name, Title and Agency of Authorized Agent

Date_____ _____
Telephone Name, Title and Agency of Authorized Agent

Certificate for Street Approval

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense

Date_____

_____

Town Engineer License No.

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Sewer
Date_____ Signature _____

Water
Date_____ Signature _____

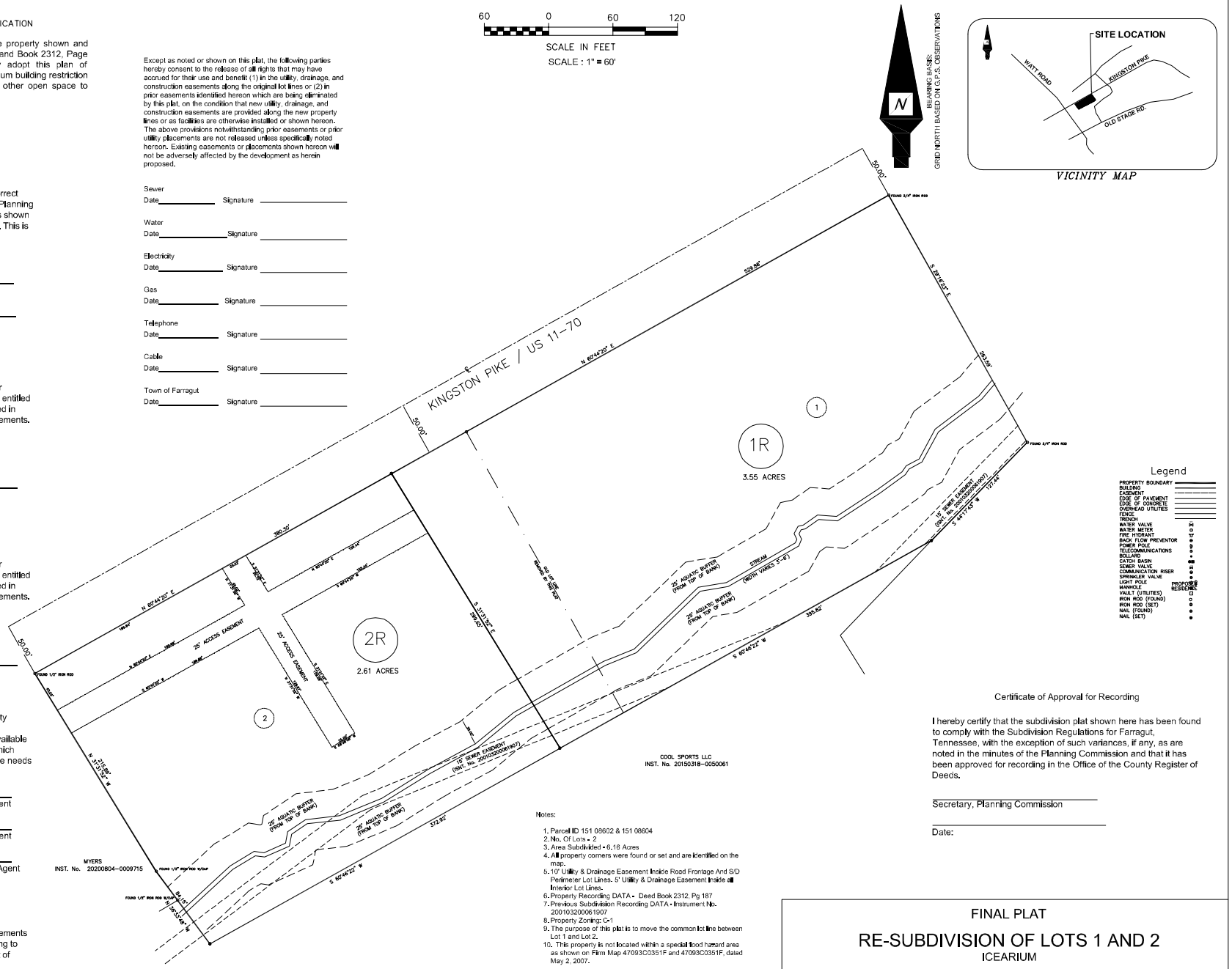
Electricity
Date_____ Signature _____

Gas
Date_____ Signature _____

Telephone
Date_____ Signature _____

Cable
Date_____ Signature _____

Town of Farragut
Date_____ Signature _____



Legend

PROPERTY BOUNDARY
BUILDING
EASEMENT
EDGE OF PAVEMENT
EDGE OF CONCRETE
OVERHEAD UTILITIES
FENCE
TRENCH
WATER VALVE
WATER METER
FIRE HYDRANT
BACK FLOW PREVENTOR
POWER POLE
TELECOMMUNICATIONS
BOLLARD
CATCH BASIN
SEWER VALVE
COMMUNICATION RISER
SPRINKLER VALVE
LIGHT POLE
MANHOLE
VAULT (UTILITIES)
IRON ROD (FOUND)
IRON ROD (SET)
NAIL (FOUND)
NAIL (SET)
PROPOSED RESIDENCE

Notes:

1. Parcel ID 151 08602 & 151 08604
2. No. Of Lots - 2
3. Area Subdivided - 6.16 Acres
4. All property corners were found or set and are identified on the map.
5. 10' Utility & Drainage Easement Inside Road Frontage And S/D Perimeter Lot Lines. 5' Utility & Drainage Easement Inside all Interior Lot Lines.
6. Property Recording DATA - Deed Book 2312, Pg 187
7. Previous Subdivision Recording DATA - Instrument No. 200103200061907
8. Property Zoning: C-1
9. The purpose of this plat is to move the common lot line between Lot 1 and Lot 2.
10. This property is not located within a special flood hazard area as shown on Firm Map 47093C0351F and 47093C0351F, dated May 2, 2007.

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

_____
Secretary, Planning Commission

_____
Date:

Certificate of Approval of Street Names

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Date_____ _____
Knox County Addressing Department

OWNER:
Horne Development LP
205 N Cedar Bluff Rd.
Knoxville, TN 37923

FINAL PLAT

RE-SUBDIVISION OF LOTS 1 AND 2
ICEARIUM

TOWN OF FARRAGUT - DISTRICT 6 - KNOX COUNTY, TN

PINNACLE
Land Surveying, Inc.
212 Battle Front Trail
Knoxville, TN 37934
Phone: 865.548.2385
www.pinnaclelandsurvey.com

Revisions	
Issued 09/18/23	
1	Address Initial Comments 10/6/23
Drafted By: RMT 09/18/23	

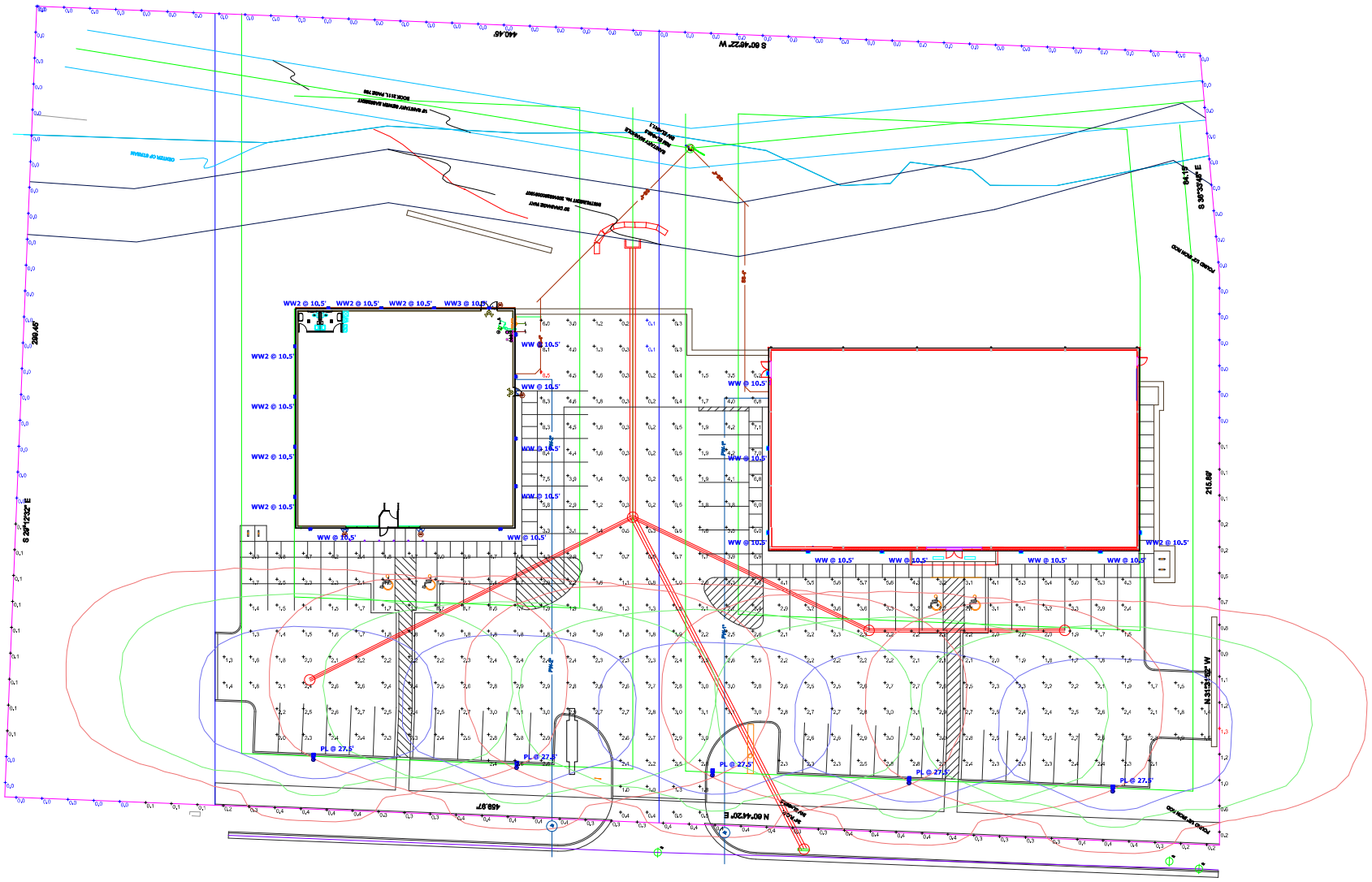
Project Number 23-112

Drawing Number 2

Statistics							
Description	Symbol	Avg	Max	Min	Max/Avg	Max/Min	Avg/Min
Property Line Light Levels	+	0.2 fc	1.3 fc	0.0 fc	6.50	N/A	N/A
Parking Lot Light Levels	+	2.5 fc	8.5 fc	0.1 fc	3.40	85.0:1	25.0:1

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	PL	5	DSX0-LED-P6-40K-70CRI-T3M-MVOLT-HS	Single Head Lithonia DSX0 Series LED Area Unit w/Type T3M Distribution (25ft. Pole Height w/2.5ft. Concrete Base) FULL CUTOFF DESIGN & HOUSE SIDE SHIELDING	LED/4000K (FULL CUTOFF DESIGN & HOUSE SIDE SHIELDING)	137
	WW	13	DSXW1-LED-20C-700-40K-T3M-MVOLT	Lithonia DSXW1 Series Wall Mount LED Unit w/Type T3M Distribution (10.5ft. Fixture Mounting Heights) FULL CUTOFF DESIGN	LED/4000K (FULL CUTOFF DESIGN)	45.7
	WW2	8	DSXW1-LED-10C-350-40K-T3M-MVOLT	Lithonia DSXW1 Series Wall Mount LED Unit w/Type T3M Distribution (10.5ft. Fixture Mounting Heights) FULL CUTOFF DESIGN	LED/4000K (FULL CUTOFF DESIGN)	13.3
	WW3	1	DSXW1-LED-10C-350-40K-T3M-120-PE	Lithonia DSXW1 Series Wall Mount LED Unit w/Type T3M Distribution (10.5ft. Fixture Mounting Heights) FULL CUTOFF DESIGN8 & PHOTOCELL	LED/4000K (FULL CUTOFF DESIGN)	13.3

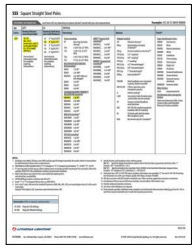


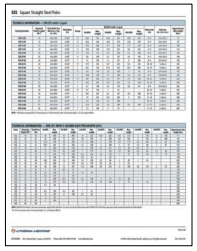
Dollar General & Advance Auto Parts - Farragut, TN
Parking Lot Photometric Lighitng Design

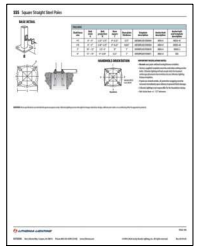
Designer
Adam Carrier
Date
09/25/2023
Scale
Not to Scale
Drawing No.

Summary

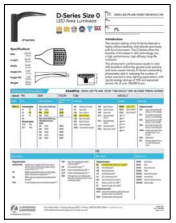
TYPE PL (POLE)

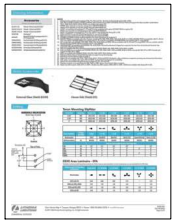


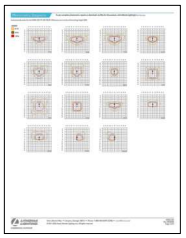


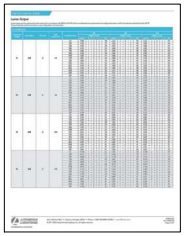


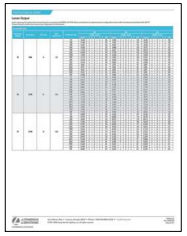
TYPE PL

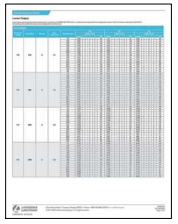


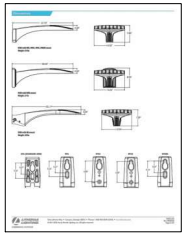


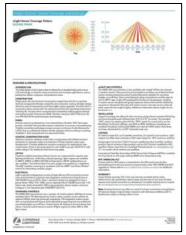












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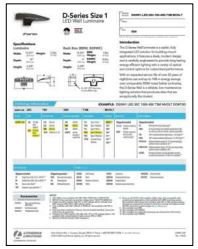

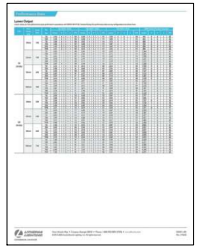

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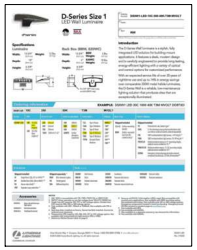

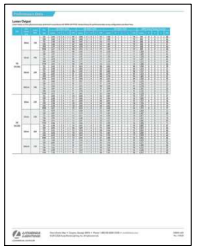

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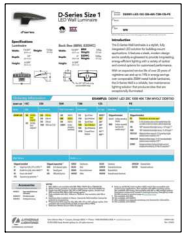

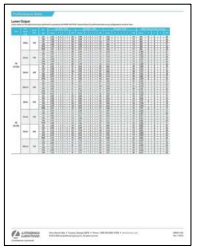

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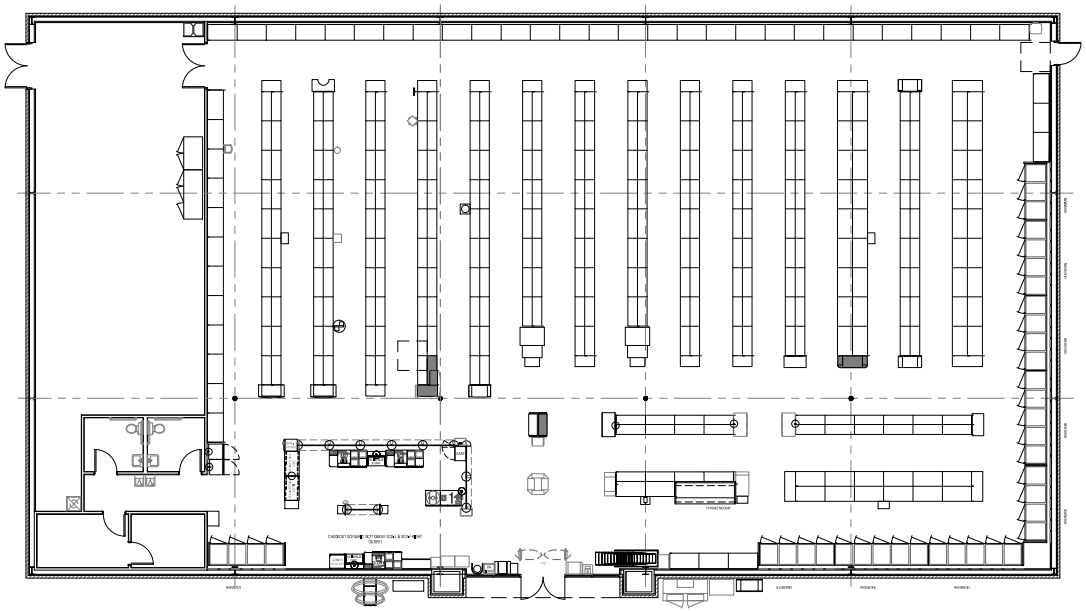

1 F01 FIXTURE PLAN - FOR REFERENCE ONLY
1/8" = 1'-0"

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PROJECT NAME:
DOLLAR GENERAL
FOR
JMB INVESTMENT
COMPANY, LLC
DESIGN BASED ON 2023
PROTOTYPE "C"

PROJECT NO: 23118

PROJECT ADDRESS:

KINGSTON PIKE
FARRAGUT, TN 37934

SEAL: 10/9/2023

CORPORATE ENTITY:
C.L. HELT, ARCHITECT, INC. A NORTH CAROLINA PROFESSIONAL CORPORATION DBA HELT DESIGN.

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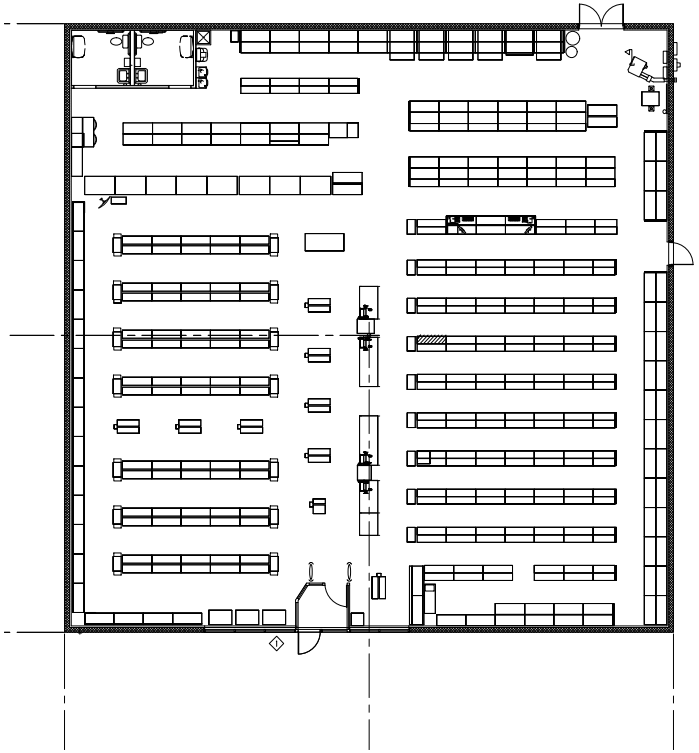
NO.	DATE	DESCRIPTION

DRAWN BY: S. GRANDISON
CHECKED BY: J. ZINK

DATE:: 10/9/2023

SHEET TITLE:
FIXTURE PLAN - FOR REFERENCE ONLY

SHEET NUMBER:
F01



1 FIXTURE PLAN FOR REFERENCE ONLY
SCALE: 1/8"=1'-0"

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PROJECT NAME:
ADVANCED AUTO PARTS
FOR
JMB INVESTMENT COMPANY, LLC

PROJECT NO: 23119

PROJECT ADDRESS:
KINGSTON PIKE
FARRAGUT, TN 37934

SEAL:

10/09/2023

CORPORATE ENTITY:
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DATE:: 8/21/2023

SHEET TITLE:
FIXTURE PLAN
FOR REFERENCE ONLY

SHEET NUMBER:
F1

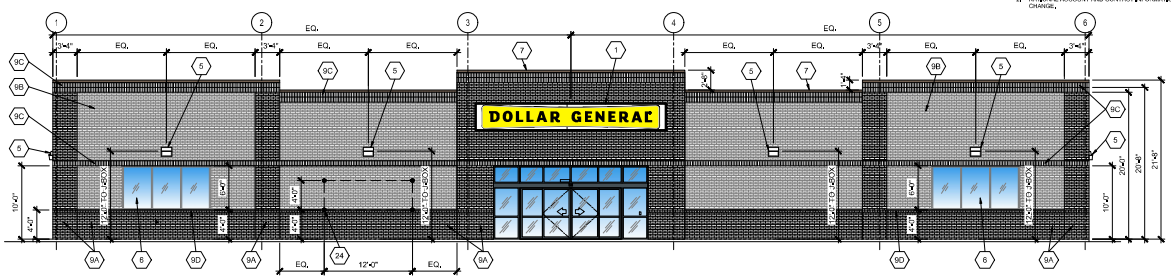
COLOR KEY

GENERAL SHALE BASILICA

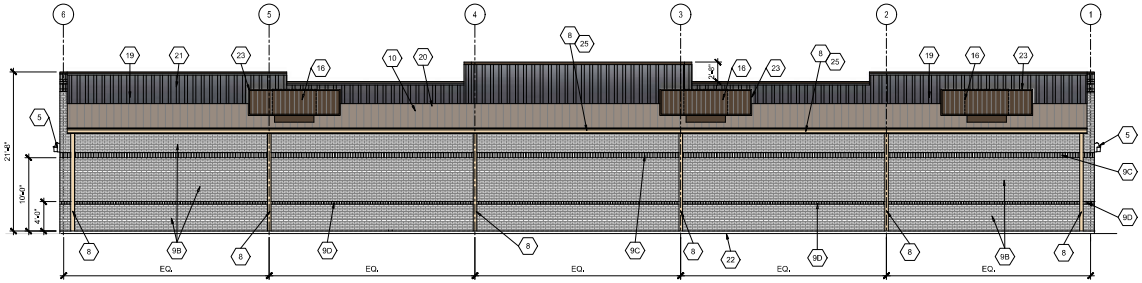
GENERAL SHALE MORNING SMOKE

EXTERIOR FINISHES	STANDARD COLORS
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO COLORS SHOWN UNLESS AUTHORITY HAVING JURISDICTION DOES NOT ALLOW	MANUFACTURER & STYLE TO BE SELECTED BY OWNER
GUTTERS	●
DOWN SPOUTS	●
ENTRANCE PANELS METAL WALL PANELS, REVERSED RIB PROFILE	
FRONT PANELS METAL WALL PANELS, REVERSED RIB PROFILE	
RED BRICK	
BRICK AT ENTRANCE, 4'-0" WAINSCOAT, VERTICAL ACCENT AREA, ROWLOCK & SOLDIER COURSE ACCENTS	
AWNINGS	
COPING AND ROOF TRIM	
STOREFRONT SYSTEM	
STANDING SEAM METAL ROOF PANELS	
LINER PANELS, 26 GA (INTERIOR SALES FLOOR & RECEIVING AREA)	

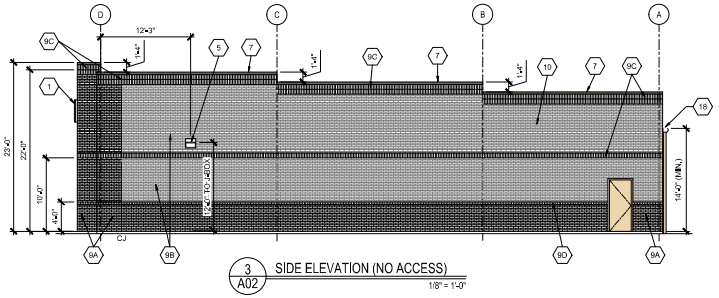
NOTE:
1. REFER TO SHEET T01 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.



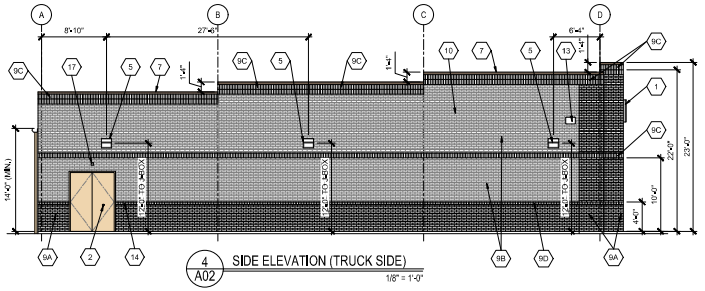
1 A02 FRONT ELEVATION
1/8" = 1'-0"



2 A02 REAR ELEVATION
1/8" = 1'-0"



3 A02 SIDE ELEVATION (NO ACCESS)
1/8" = 1'-0"



4 A02 SIDE ELEVATION (TRUCK SIDE)
1/8" = 1'-0"

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP, WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF CANOPY. CONTRACTOR IS TO PROVIDE ADEQUATE STRUCTURE TO SUPPORT SIGN. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
2. 2" DOOR SCOPE.
3. NOT USED.
4. NOT USED.
5. WALL PACK, 12'-0" TO J-BOX, REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
6. ALUMINUM AND GLASS STOREFRONT IN CLEAR ANODIZED ALUMINUM FRAME, GLASS TO RECEIVE OPACI-COAT 300 ON INTERIOR SURFACE, COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
7. TRIM - SEE FINISH SCHEDULE FOR COLOR.
8. GUTTER AND DOWNSPOUT - SEE FINISH SCHEDULE FOR COLOR.
9A. 4" BRICK VENEER AT ENTRANCE. 4'-0" HIGH WAINSCOAT & VERTICAL ACCENT AREA, STYLE & COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
9B. 4" BRICK VENEER, STYLE & COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
9C. BRICK SOLDIER COURSE ACCENT COLOR, STYLE & COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
9D. BRICK ROWLOCK COURSE ACCENT COLOR, STYLE & COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL.
10. STANDING SEAM METAL ROOF.
11. NOT USED.
12. NOT USED.
13. VENT FOR BATHROOM EXHAUST, REFER TO MECHANICAL DRAWING M1 FOR ADDITIONAL INFORMATION.
14. DOOR BUZZER, REFER TO ELECTRICAL DRAWING E1 FOR ADDITIONAL INFORMATION.
15. NOT USED.
16. HVAC UNITS MOUNTED ON ROOF, REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOOR AT 9'-0" A.F.F.
18. MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
19. PARAPET BEYOND.
20. IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
21. EXTEND PARAPET WALL UP AS NEEDED TO SCREEN ROOF MOUNTED EQUIPMENT IF REQUIRED BY LOCAL ORDINANCE.
22. FINISH GRADE TO BE A MINIMUM OF 6" BELOW FINISHED FLOOR LEVEL AT ALL NONPAVED AREAS.
23. RTU ENVISOR SCREEN BY CITYSCAPES OR EQUAL, STYLE & COLOR TO BE SELECTED BY OWNER & APPROVED BY DOLLAR GENERAL. PROVIDE SCREEN TO SIDE(S) OF RTU AS REQUIRED TO ELIMINATE VISIBILITY OF UNITS FROM ADJACENT PROPERTIES.
24. NOT USED.
26. GUTTER LEAF GUARDS IF WITHIN 25'-0" OF A TREE.

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PROJECT NAME:
DOLLAR GENERAL
FOR
JMB INVESTMENT COMPANY, LLC
DESIGN BASED ON 2023 PROTOTYPE "C"

PROJECT NO: 23118

PROJECT ADDRESS:
KINGSTON PIKE
FARRAGUT, TN 37934

SEAL: 10/9/2023

TIMOTHY W. JOHNSON REGISTERED ARCHITECT No. 0010463 STATE OF TENNESSEE

CORPORATE ENTITY:
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DRAWN BY: S. GRANDISON
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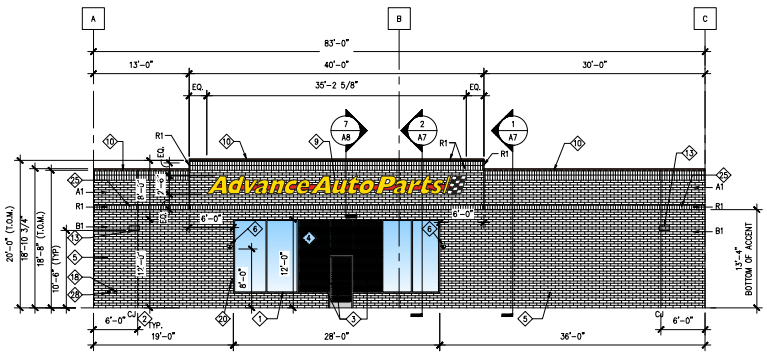
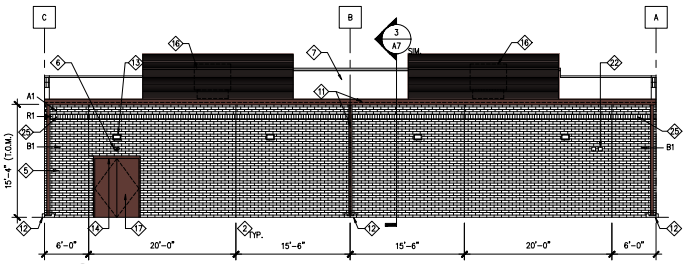
DATE: 10/9/2023

SHEET TITLE:
EXTERIOR ELEVATIONS

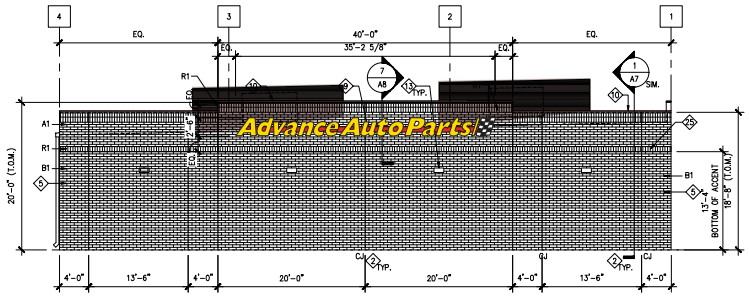
SHEET NUMBER:
A02



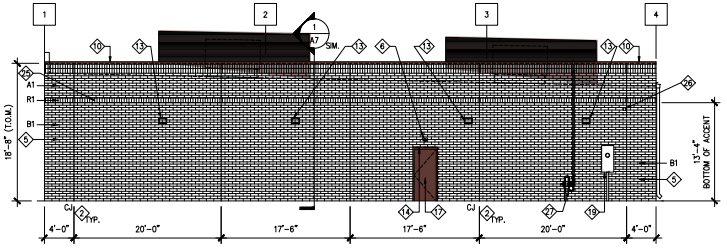
1 A6 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 A6 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 A6 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 A6 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

COLOR KEY

QUIK-BRIK EARTHTONE

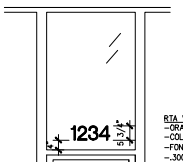
QUIK-BRIK PROMENADE

EXTERIOR ELEVATION KEY NOTES:

1. PROVIDE OLDCASTLE SERIES 3000 CS 2" x 4 1/2" MULLION PROFILE, CENTER SET, EXTERIOR LOADED FLUSH GLAZE STOREFRONT SYSTEM WITH 1" CLEAR LOW 'E' INSULATED GLASS. STOREFRONT SYSTEM COLOR TO BE CLEAR ANODIZED ALUMINUM. REFER TO RESPONSIBILITY MATRIX FOR ADDITIONAL INFORMATION. NO SUBSTITUTIONS. SEALANT COLOR TO BE LIGHT GRAY.
2. MASONRY CONTROL JOINT. 20'-0" MAX. & 10'-0" COMBINED MAX. AT CORNER.
3. HATCH AREA REPRESENTS AREA OF TEMPERED GLAZING.
4. G.C. TO PROVIDE & INSTALL 5 3/4" VINYL WHITE ON BLACK ADDRESS NUMBERS BY MFR: "FAST SIGNS" ON FRONT WINDOWS CENTERED OVER DOOR, BOTTOM EDGE OF NUMBER SHALL SET 4" ABOVE FRAME – REFER TO DETAIL 5/A6 FOR ADDITIONAL INFORMATION.
5. SPLIT FACE CMU – REFER TO MFR. PERFORMANCE SPECIFICATION(S) FOR INSTALLATION. REFER TO ELEVATIONS AND MATERIAL SCHEDULE FOR COLOR
6. EMERGENCY LIGHT, REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
7. LINE OF ROOF (BEYOND).
8. NOT USED
9. REFER TO ELECTRICAL DRAWINGS FOR SIGNAGE REQUIREMENTS. SIGNAGE IS PERMITTED SEPARATELY AND INSTALLED BY OTHERS. SIGNAGE IS SHOW FOR REFERENCE ONLY.
10. METAL COPING, PAINT TO MATCH ADJACENT CMU (TYP).
11. GUTTERS AND DOWNSPOUTS PREFINISHED TO MATCH A1. PROVIDE SAMPLE TO CM PRIOR TO ORDERING
12. INSTALL 12"X24"X2 3/8" PRECAST CONCRETE SPLASH BLOCKS UNDER EACH DOWNSPOUT.
13. WALL MOUNTED LIGHT FIXTURE – REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. QUANTITIES AND LOCATION VARY PER SITE.
14. RAIN DEFLECTOR ATTACHED TO DOOR FRAME – REFER TO DOOR HARDWARE SCHEDULE.
15. NOT USED
16. ROOF TOP UNIT BEYOND – REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
17. HOLLOW METAL DOOR AND FRAME PAINT TO MATCH COLOR OF ADJACENT WALL SURFACE.
18. ELECTRICAL OUTLET, REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
19. ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
20. KNOX BOX IF REQUIRED BY CODE. G.C. TO COORDINATE WITH FIRE MARSHAL FOR TYPE AND FINAL LOCATION.
21. NOT USED
22. EXHAUST FAN CAP– REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
23. INSTALL 4 – 1/2" – GALVANIZED STEEL ANCHOR EYE BOLTS. EPOXY SET INTO MASONRY WALL FOR FUTURE SIGN BANNER.
24. 15'-0" X 6'-0" FUTURE SIGN BANNER
25. SMOOTH FACE CMU – REFER TO MFR. PERFORMANCE SPECIFICATION(S) FOR INSTALLATION. REFER TO ELEVATIONS AND MATERIAL SCHEDULE FOR COLOR
26. UNIT HEATER EXHAUST VENT CAP – PAINT TO MATCH EXISTING ADJACENT WALL. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
27. GAS METER – PAINT TO MATCH EXISTING ADJACENT WALL. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
28. WALL HYDRANT, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

1. ALL EXTERIOR SIGNS ARE PROVIDED AND INSTALLED BY ADVANCE AUTO PARTS. ALL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT CONCRETE, 7-⅝" X 7-⅝" X 15-⅝", WITH ⅜" MORTAR JOINTS, WITH TOTAL COURSE HEIGHT TO EQUAL 8", IN RUNNING BOND PATTERN.
3. PROVIDE TOOLED CONCAVE MORTAR JOINTS UNLESS NOTED OTHERWISE. MORTAR JOINTS ARE TO BE STRUCK AND BRUSHED.
4. ALL CONTROL, BUILDING AND EXPANSION JOINTS TO BE INSTALLED PER ASTM, CONCRETE AND/OR BRICK INDUSTRY STANDARDS AS APPLICABLE.
5. PROVIDE SEALANT AT ALL UNLIKE MATERIALS.



RTA VINYL
-ORACAL 651 WHITE, 2.5 MIL VINYL
-COLORS ARE WHITE ON BLACK
-FONT SIZE IS 5.75"
-.300" BLACK OUTLINE
-.02" BLEED
-COMPRESSION, NONE
-FONT IS STANDARD BOLD CONDENSED
-INSTALL 4" ABOVE DOOR FRAME

5 A6 ADDRESS DETAIL
SCALE: 1/2" = 1'-0"

MATERIAL SCHEDULE

MATERIAL:	EXTERIOR PAINT:	LOCATION:
A1	AAP–A1, QUIK BRIK PROMENADE	EXTERIOR WALLS, METAL DOORS PAINTED TO MATCH QUIK BRIK
B1	AAP–B1, QUIK BRIK PROMENADE	EXTERIOR WALLS, METAL DOORS PAINTED TO MATCH QUIK BRIK
R1	QUIK BRIK EARTHTONE	QUIK BRIK SOLDIER COURSE
RAILS	BLACK	HANDRAILS (EXTERIOR PAINT ONLY)
SAFETY	SAFETY YELLOW	BOLLARDS, MANDATED SAFETY AREAS

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PROJECT NAME:
ADVANCED AUTO PARTS FOR JMB INVESTMENT COMPANY, LLC

PROJECT NO: 23119

PROJECT ADDRESS:
KINGSTON PIKE
FARRAGUT, TN 37934

SEAL: 10/09/2023

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DRAWN BY: B. WOODS
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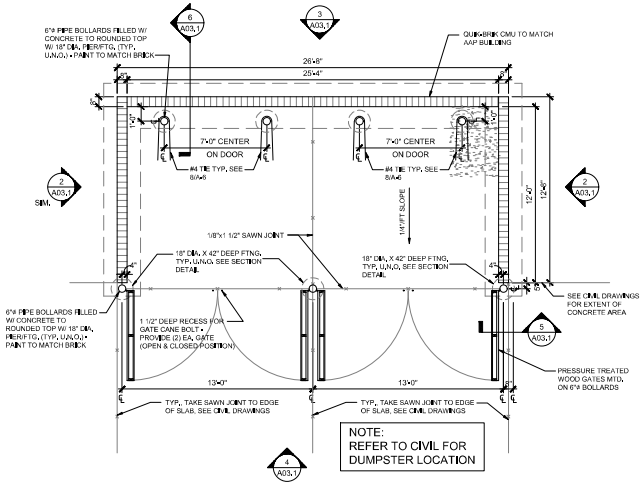
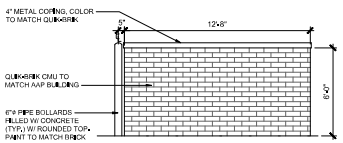
DATE: 8/21/2023

SHEET TITLE:
EXTERIOR ELEVATIONS

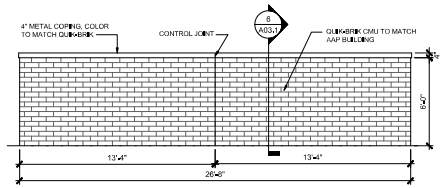
SHEET NUMBER:
A06



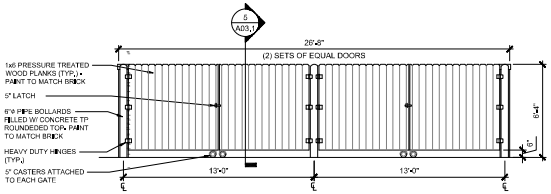
1 A03.1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



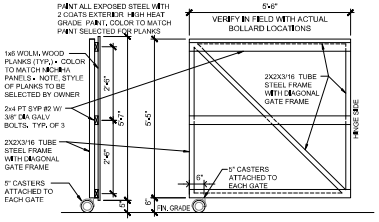
2 A03.1 SIDE ELEVATION
1/4" = 1'-0"



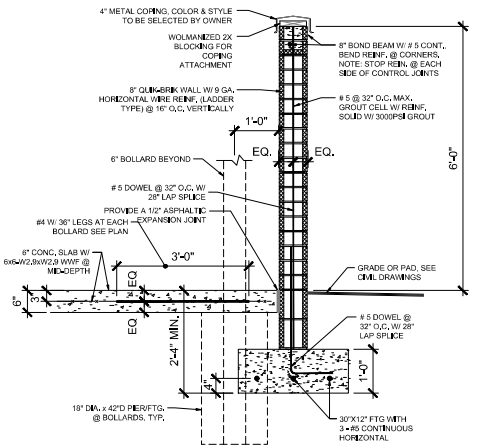
3 A03.1 REAR ELEVATION
1/4" = 1'-0"



4 A03.1 FRONT ELEVATION
1/4" = 1'-0"



5 A03.1 GATE SECTION
1/2" = 1'-0"



6 A03.1 WALL SECTION
3/4" = 1'-0"

HELT
DESIGN
ARCHITECTURE INTERIORS

6405 W. WILKINSON BLVD, STE. 100
BELMONT, NC 28012

704.342.1686
HELTDESIGN.COM
INFO@HELTDESIGN.COM

PROJECT NAME:
DOLLAR GENERAL
FOR
JMB INVESTMENT COMPANY, LLC
DESIGN BASED ON 2023 PROTOTYPE "C"

PROJECT NO: 23118

PROJECT ADDRESS:
KINGSTON PIKE
FARRAGUT, TN 37934

SEAL: 10/9/2023

CORPORATE ENTITY:
C.L. HELT, ARCHITECT, INC. A NORTH CAROLINA PROFESSIONAL CORPORATION DBA HELT DESIGN.

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DRAWING RELEASE:

NO.	DATE	DESCRIPTION

DRAWN BY: S. GRANDISON
CHECKED BY: J. ZINK

DATE:: 10/9/2023

SHEET TITLE:
DUMPSTER DETAILS

SHEET NUMBER:
A03.1

MEETING DATE: October 19, 2023 **AGENDA ITEM #8**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for Dunkin Farragut, 13038 Kingston Pike, 1 Acre, Zoned C-1 (Urban Engineering, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for a Dunkin Donuts facility just to the east of the Dixie Lee Liquor Store near Watt Road and Kingston Pike. As proposed, the building is 2,196 square feet. There is proposed to be a right in right out access onto Kingston Pike with a taper for eastbound traffic. The proposed access is within an existing platted access easement to Kingston Pike so no variance would be needed. Through the plat, the Planning Commission has already established where the Kingston Pike access is to be provided. When development is proposed on the north side of Kingston Pike, coordination will be needed with those property owners to try to line up the access with the Dunkin Donuts access.

The site plan is also showing a vehicular connection to the Dixie Lee Liquor Store property which would provide an opportunity to access a signalized intersection at Watt Road and Kingston Pike. There is also access proposed to the Icearium property and a stubbed-out access to the property to the east. The continuation of access to the Icearium property will involve coordination with the affected property owners. When the Icearium plat was approved and the site was developed, there were provisions made for access to be tied to the property to the north along an existing unimproved accessway. Stormwater detention will be addressed with over 10,000 square feet of permeable pavers in the parking lot. This also addresses the Town's requirement for Low Impact Development stormwater measures for new site development.

As proposed, the building is 77% brick which satisfies the minimum requirement of 75% masonry on the net façade of the building.

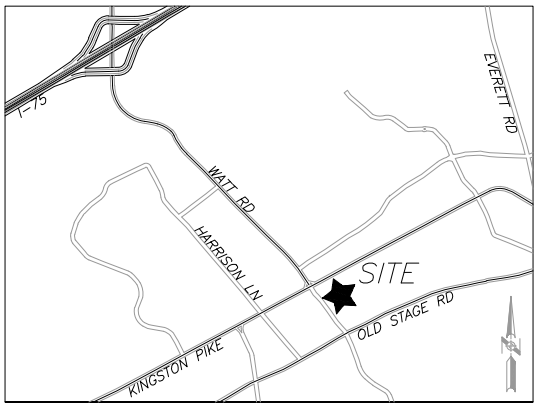
RECOMMENDATION: Included in the packet is the revised site plan set. Staff will make a recommendation at the meeting.

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1908022

DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934
CLT MAP 151, PARCEL 84.01



LOCATION MAP

DEVELOPER:
BLUEMONT GROUP, LLC
LARA SIEVERS
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37923
(865) 392-1881
laras@bluemontgroup.net

OWNER:
KNICK & NOAH MYERS
12748 KINGSTON PIKE, SUITE 206
FARRAGUT, TN 37934
(865) 675-3823
knick@myers-bros.com

PROJECT ARCHITECT:
OLIVERI ARCHITECTS
JOHN ROMAN
1004 INDIANA AVENUE
PALM HARBOR, FL 34683
(727) 781-7525
john@oliveriarchitects.com

LANDSCAPE ARCHITECT:
BEASLEY LANDSCAPE ARCHITECTS
PATRICK BEASLEY
2616 TEEPLE STREET
KNOXVILLE, TN 37917
(865) 441-4428
patrick@beasleyla.com

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924
chris@urban-eng.com

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL – AS DIRECTED BY LCUB
GAS – AS DIRECTED BY KUB
WATER – AS DIRECTED BY FIRST UTILITY DISTRICT
CABLE TV – AS DIRECTED BY CHARTER
TELEPHONE – AS DIRECTED BY TDS
TOWN OF FARRAGUT – ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES

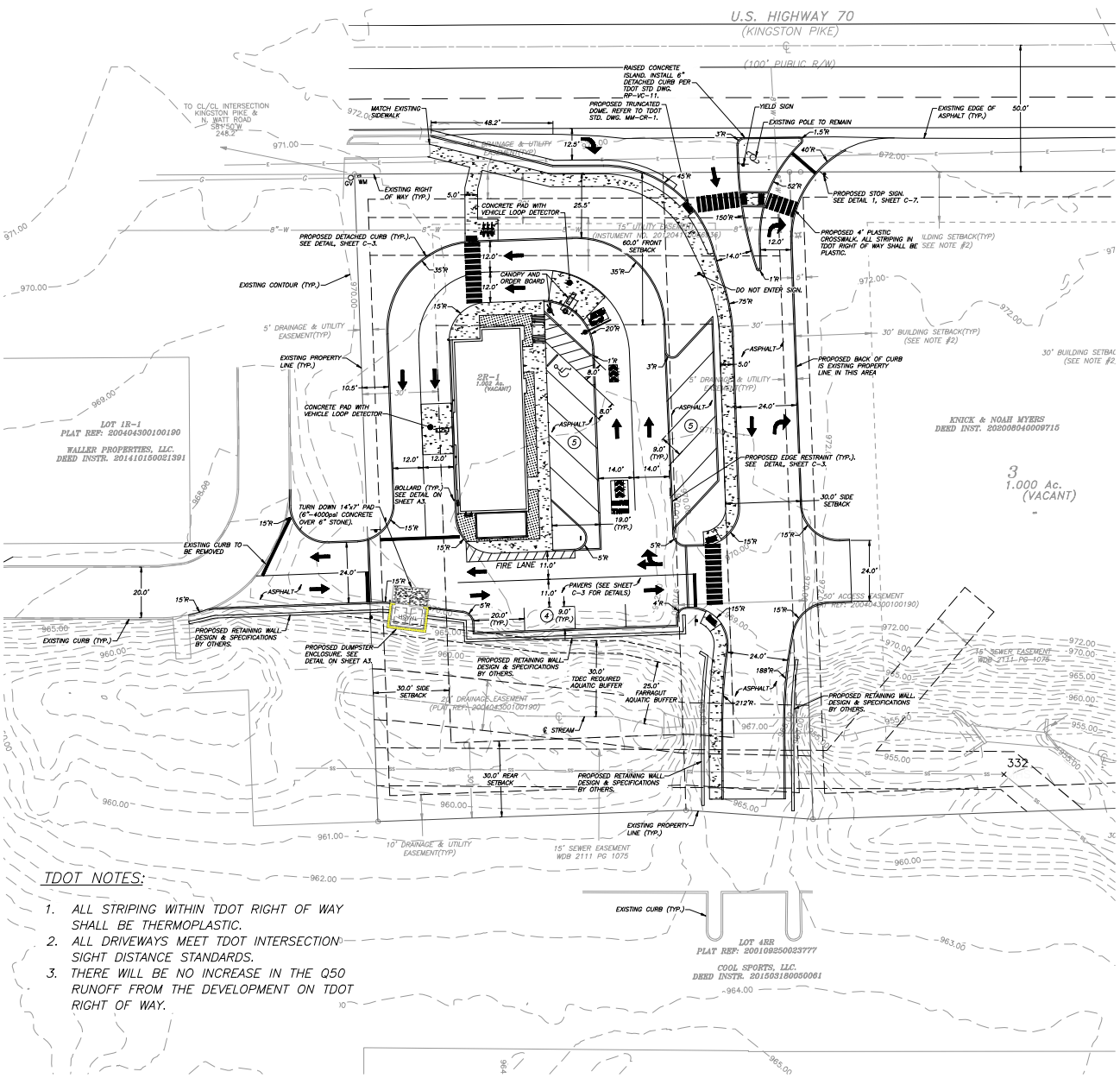
SHEET INDEX

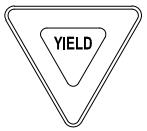
TITLE	SHEET
TITLE SHEET	C-0 (1 OF 16)
SITE PLAN	C-1 (2 OF 16)
GRADING AND DRAINAGE PLAN	C-2 (3 OF 16)
PAVER LAYOUT PLAN	C-3 (4 OF 16)
EROSION AND SEDIMENT CONTROL PLAN (PHASE 1)	C-4 (5 OF 16)
EROSION AND SEDIMENT CONTROL PLAN (PHASE 2)	C-5 (6 OF 16)
SITE WATER AND SEWER PLAN	C-6 (7 OF 16)
SITE CONSTRUCTION DETAILS	C-7 (8 OF 16)
SITE CONSTRUCTION DETAILS	C-8 (9 OF 16)
SITE CONSTRUCTION DETAILS	C-9 (10 OF 16)
FLOOR PLAN	A1 (11 OF 16)
ARCHITECTURAL ELEVATIONS	A2 (12 OF 16)
ARCHITECTURAL DETAILS	A3 (13 OF 16)
SITE PHOTOMETRIC PLAN	EP1 (14 OF 16)
SITE PHOTOMETRIC DETAILS	EP2 (15 OF 16)
LANDSCAPE PLAN	LA1 (16 OF 16)

BUILDING SUMMARY:

BUILDING AREA (S.F.):	2,196
NUMBER OF STORIES:	1
CONSTRUCTION TYPE:	VB
OCCUPANCY TYPE:	ASSEMBLY A-2
ONE-HOUR PROTECTED:	NO
BUILDING SPRINKLED:	YES

ISSUE NO.	DATE	DESCRIPTION
2	10/09/23	TOF SUBMITTAL 2



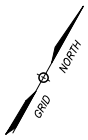


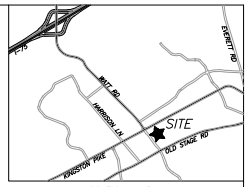
R1-2

R5-1

TDOT NOTES:

1. ALL STRIPING WITHIN TDOT RIGHT OF WAY SHALL BE THERMOPLASTIC.
2. ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.
3. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ON TDOT RIGHT OF WAY.





LOCATION MAP

SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED C-1, GENERAL COMMERCIAL. REQUIRED BUILDING SETBACKS AS FOLLOWS:
   FRONT: 20'/60'/80'
   SIDE: MINIMUM 20'/TOTAL 60'
   REAR: 30'
3. VEHICLE PARKING: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA + 1 SPACE PER 200 SQUARE FEET OF OUTDOOR SEATING AREA.
   PROPOSED BUILDING GROSS FLOOR AREA = 2,100 S.F.
   PROPOSED OUTDOOR SEATING AREA = 0 S.F.
   REQUIRED PARKING = 11 SPACES
   PROPOSED PARKING = 14 SPACES (INCLUDING 1 H.C.)

   BICYCLE PARKING: 2 BICYCLE SPACES PER 25 VEHICLE SPACES FOR THE FIRST 100 VEHICLE SPACES, PLUS 2 BIKE SPACES PER 50 VEHICLE SPACES FOR THE NEXT 400 VEHICLE SPACES.

   REQUIRED BICYCLE SPACES = 2
   PROVIDED BICYCLE SPACES = 3
4. TOTAL SITE AREA = 43,647 S.F. (1.002 ACRES)
   PERMEABLE PAVER AREA = 10,392 S.F.
   BUILDING & ACCESSORIES = 2,196 S.F.
   PARKING & FLATWORK AREA = 13,175 S.F.
   TOTAL IMPERVIOUS AREA = 15,371 S.F.
   TOTAL LOT COVERAGE = 35%
5. REQUIRED FOUNDATION PLANTING = 2.5 x 83' = 208 S.F.
   PROPOSED FOUNDATION PLANTING = 463 S.F.
6. THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
7. TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
8. FIRE LANES SHALL BE 3' WIDE WITH 1'-9" LETTERING AS SHOWN ON THE PLAN.
9. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
10. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. PROVIDE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDING. PROVIDE SAWED CONSTRUCTION JOINTS AT 5' INTERVALS.
12. SETBACKS SHOWN ON THIS PLAN ARE PER THE CURRENT TOWN OF FARRAGUT ZONING ORDINANCE.
13. THE CENTERLINES OF PROPOSED SIDEWALKS LOCATED OUT OF PUBLIC RIGHT OF WAY = THE CENTERLINE OF A PROPOSED 20' EASEMENT.
14. ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.
15. ALL PROPOSED HVAC IS ROOF-MOUNTED. ALL HVAC UNITS SHALL BE SCREENED BY THE BUILDING THEY ARE SERVING SO THAT THEY ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR RIGHTS OF WAYS.
16. ALL TRAFFIC MARKINGS WITHIN T.D.O.T. RIGHT OF WAY SHALL BE THERMOPLASTIC PER T.D.O.T. SPECIFICATIONS.
17. SEE DETAIL 12 ON SHEET C-7 FOR ACCESS ROAD TYPICAL SECTION.

SYMBOL	DESCRIPTION	DETAIL
	TRAFFIC ARROW	SEE DETAIL 6, SHEET C-7
	STOP SIGN / HANDICAP SIGN	STOP SIGN, SEE DETAIL 1, SHEET C-7 HANDICAP SIGN, SEE DETAIL 2, SHEET C-7
	12" STOP BAR	
	PAINTED HANDICAP SYMBOL	SEE DETAIL 4, SHEET C-7
	3-STALL BIKE RACK	SEE DETAIL 9, SHEET C-7
14	NO. OF PARKING STALLS (PROP.)	
	CONCRETE SIDEWALK / PAD	
	FOUNDATION PLANTING	
	HANDICAP RAMP	SEE DETAIL 7, SHEET C-7
	4' CROSSWALK	

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

GRAPHIC SCALE
20 0 20 40

REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

SHEET C-1

SITE PLAN

DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

DIST. FW — KNOX COUNTY
TOWN OF FARRAGUT — TENNESSEE
CLT MAP 151 — PARCEL 84.01
SCALE: 1"=20' — AUGUST 10, 2023

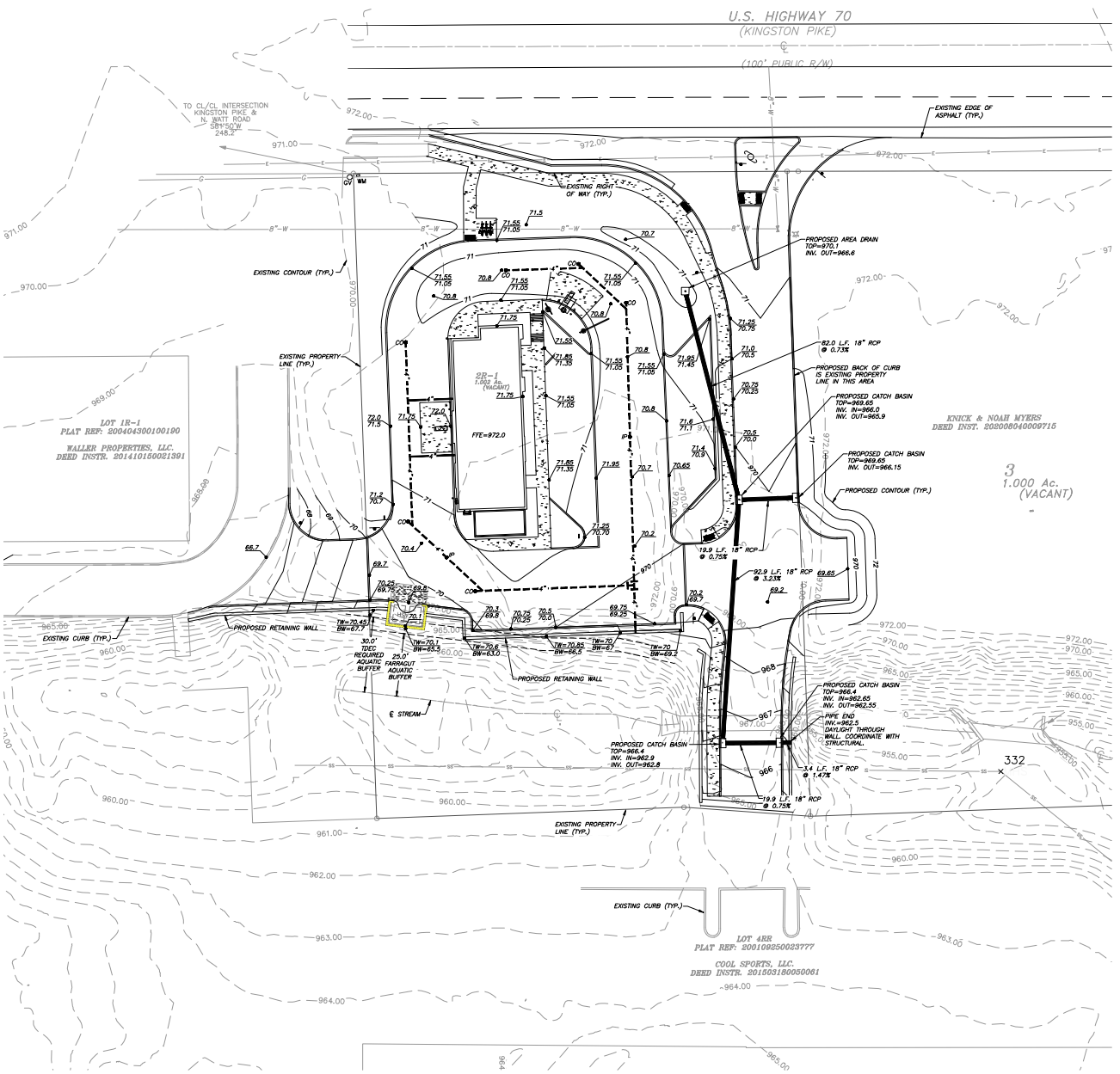
DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

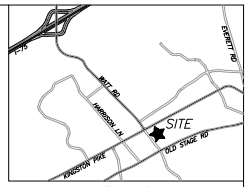
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2306026

CHRISTOPHER A. SHAW — REGISTERED ENGINEER — No. 001088 — STATE OF TENNESSEE
10.9.23

Tennessee811





LOCATION MAP

GRADING & DRAINAGE NOTES:

1. CLEAR AND GRUB. CLEARING AND GRUBBING INCLUDES THE REMOVAL TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA WITHIN 6" OF THE GROUND SURFACE. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.

2. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESPREADING AND SEEDING. SURROUND TOPSOIL PILES WITH SILT FENCE, STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.

3. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEM TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.

4. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM ONSITE OR APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.

5. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)

   a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR – LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.

   b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.

6. CONCRETE PIPE SHALL BE CLASS III. BACKFILL ALL PIPE TRENCHES UNDER PAVEMENT WITH CRUSHED STONE AGGGREGATE BASE (TDOT 303D), OTHER TRENCH AREAS WITH WELL COMPACTED CLAY. INSTALL ALL PIPE PER MANUFACTURERS RECOMMENDATIONS.

7. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.

8. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF THE TOWN OF FARRAGUT.

9. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT IS 0.94 ACRES±.

10. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS AND PAVING WITHIN DRIVES AND PARKING LOTS.

11. INSTALL TRM (LANDLOCK 435, AS DISTRIBUTED BY SUPERIOR DRAINAGE, OR EQUIVALENT). PERMANENT GROUND COVER SHALL BE NON-INVASIVE AND REQUIRE LOW TO NO MAINTENANCE. COORDINATE SPECIFIC PLANTING WITH THE TOWN OF FARRAGUT.

12. RETAINING WALL ELEVATIONS ARE EXISTING AND FINISHED GRADES AND DO NOT ALLOW FOR CAP BLOCK OR BURIED BLOCK.

13. THERE IS NO AQUATIC BUFFER ON THE SUBJECT PROPERTY.

LEGEND:

- 890 — EXISTING CONTOUR
- 90 — PROPOSED CONTOUR
- 895.5 / 895.0 — PROPOSED SPOT ELEVATION

SHEET C-2

GRADING AND DRAINAGE PLAN

DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 84.01
SCALE: 1"=20'	AUGUST 10, 2023

DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

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

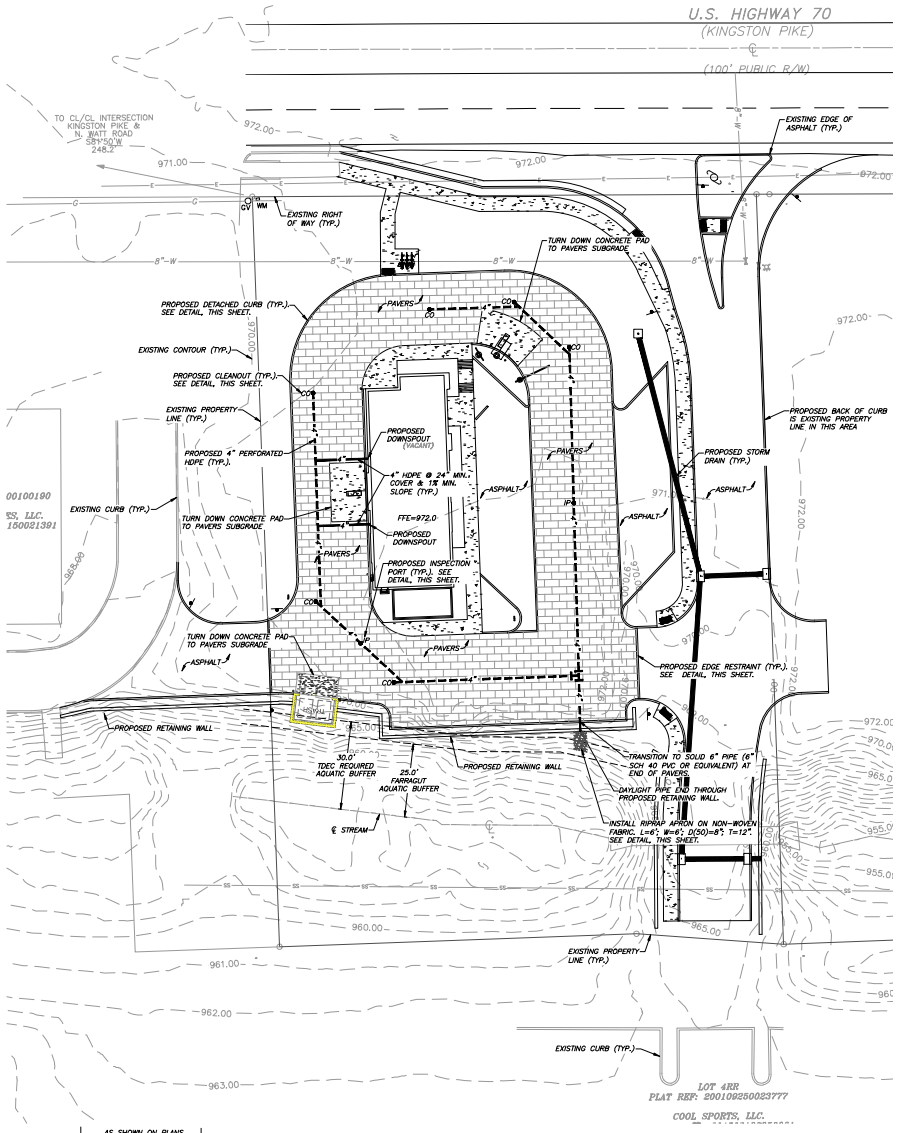
DWN: CLM | CHK: CAS | DWG. NO. 2306026

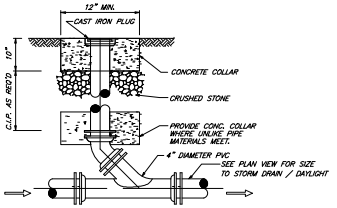
REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

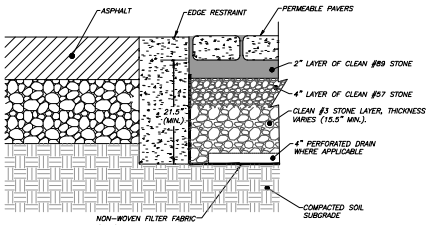
GRAPHIC SCALE
20 0 20 40

Tennessee811

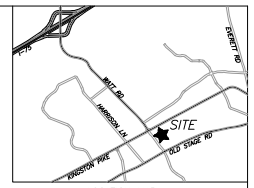




TYPICAL CLEANOUT DETAIL (STORM)
N.T.S.



EDGE RESTRAINT WITH PAVERS
N.T.S.



LOCATION MAP

PERMEABLE PAVER NOTES:

1) 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 EXIST.

2) PERMEABLE PAVERS SHALL BE AQUABRIK OR EQUIVALENT AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

3) PVC AGGREGATE DRAINS SHALL BE 4" PERFORATED HDPE (SDR 17) UNLESS OTHERWISE NOTED.

4) INSTALL POST CURB / EDGE RESTRAINT FULL DEPTH (TO SUBGRADE).

5) ALL PIPING UNDER OR WITHIN 3' OF PROPOSED ASPHALT OR CONCRETE SHALL BE BACKFILLED WITH STONE.

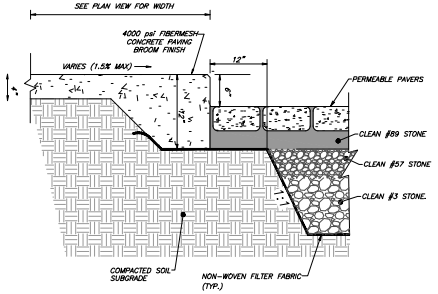
DRAINAGE NOTES:

1. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF THE CITY OF KNOXVILLE.

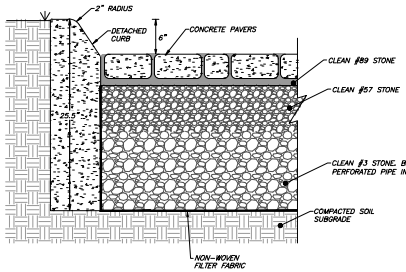
2. ALL PIPING UNDER OR WITHIN 3' OF ASPHALT DRIVES SHALL BE BACKFILLED WITH STONE.

3. ALL MATERIALS AND INSTALLATION METHODS SHALL BE PER TDOT'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

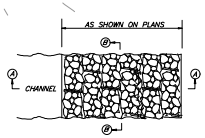
4. PROVIDE WATER TIGHT JOINTS FOR PIPES AND STRUCTURES IN PAVER AREA.



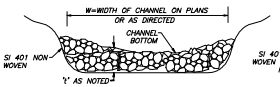
TURNDOWN SIDEWALK DETAIL AT PAVERS
N.T.S.



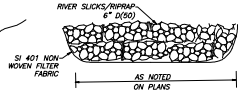
DETACHED CURB WITH PAVERS



PLAN
NTS

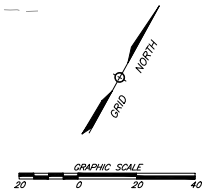


SECTION Ⓑ–Ⓑ
NTS



SECTION Ⓐ–Ⓐ
NTS

RIP RAP DETAIL
N.T.S.



REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

CHRISTOPHER A. SHARP — REGISTERED ENGINEER — AGENT OF RECORD — 0107809 — STATE OF TENNESSEE — 10.9.23

SHEET C-3

PAVER PLAN

DUNKIN'

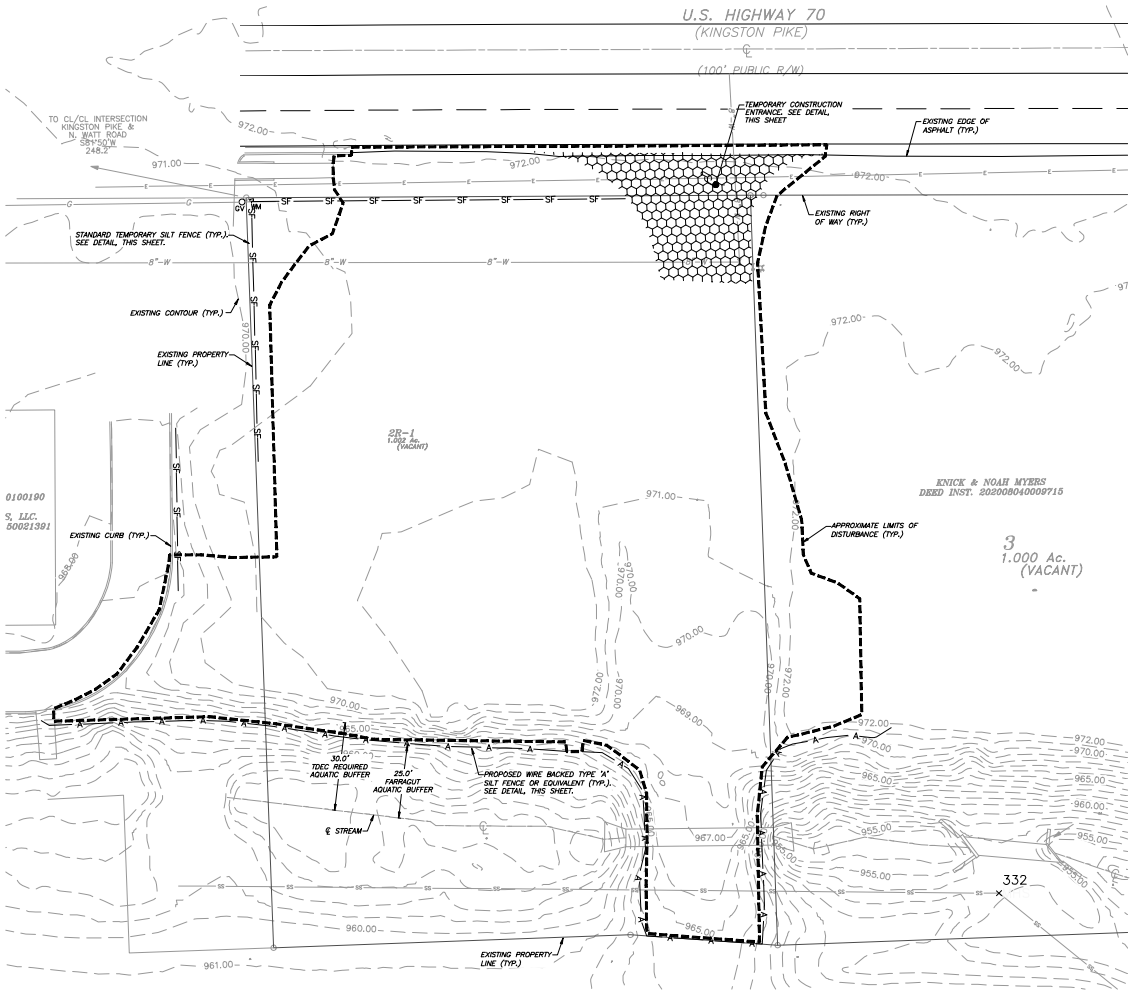
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 84.01
SCALE: 1"=20'	AUGUST 10, 2023

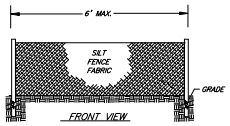
DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

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

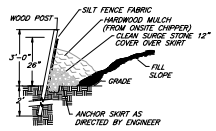
DWN: CLM	CHK: CAS	DWG. NO. 2306026



SILT FENCE NOTES:
- SILT FENCE/STRAW BALE CHECK DAM
- USE SILT FENCE ONLY WHEN DRAINAGE AREA PLACEMENT SUGGESTED AT MINOR SWALES DOES NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE AND NEVER IN AREAS OF CONCENTRATED FLOW GREATER THAN ONE CUBIC FEET PER SECOND

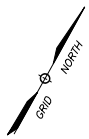


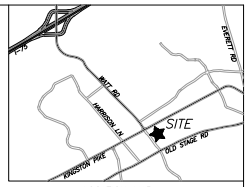
FRONT VIEW



SIDE VIEW

STANDARD TEMPORARY SILT FENCE
N.T.S.

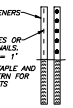




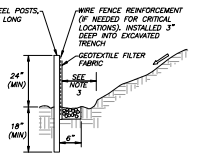
LOCATION MAP

NOTES:

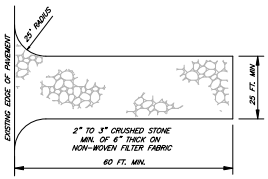
1. POST SPACING SHALL BE 8' MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPES OR ALONG SITE PERIMETER.
2. POST SPACING SHALL BE 6' MAXIMUM AT THE BOTTOM OF STEEP SLOPES. POST SPACING SHALL BE 4' MAXIMUM WITHIN A DRAINAGE CHANNEL.
3. PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG SLOPES TO IMPOUND STORMWATER RUNOFF. SEE FIGURE ES-14-3 (TDEC HANDBOOK).



TYPICAL STAPLE AND NAIL PATTERN FOR WOOD POSTS



TYPE 'A' SILT FENCE
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

EROSION & SEDIMENT CONTROL NOTES

1. 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 EXIST.
2. THE CONTRACTOR SHALL MEET ONSITE WITH THE ENGINEER TO APPROVE THE LOCATION OF THE SILT FENCES AND OTHER EROSION CONTROL FEATURES PRIOR TO BREAKING GROUND.
3. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPP) SUBMITTED TO THE TOWN OF FARRAGUT AND THE TDEC EROSION CONTROL HANDBOOK.
5. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
   TOPSOIL TO UNIFORM DEPTH OF 4" (MIN.)
   AGRICULTURAL LIME — 3 TONS/ACRE
   3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
   0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
   10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.

   100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)

   IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEEDED. SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
8. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (0.94± ACRE).

SEQUENCE OF WORK ACTIVITIES:

PHASE 1:

1. INSTALL SILT FENCES AND TEMPORARY CONSTRUCTION ENTRANCE.
2. MEET WITH THE ENGINEER AND THE TOWN TO REVIEW BMP INSTALLATION.

PHASE 2:

3. DEMOLISH FEATURES, AS SHOWN ON THE SITE PLAN (SHEET C-1).
4. STRIP AND STOCKPILE TOPSOIL.
5. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
6. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
7. CUT/FILL FOR THE OVERALL SITE.
8. INSTALL DRAINAGE AND UTILITIES. INSTALL EROSION EELS PER DETAIL, THIS SHEET.
9. FINALIZE SUB-GRADE, STONE, INSTALL PAVING & FLATWORK AND RESPREAD TOPSOIL.
10. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK.

*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.

SHEET C-4

EROSION & SEDIMENT CONTROL PLAN (PHASE 1)

DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 84.01
SCALE: 1"=20'	AUGUST 10, 2023

DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

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

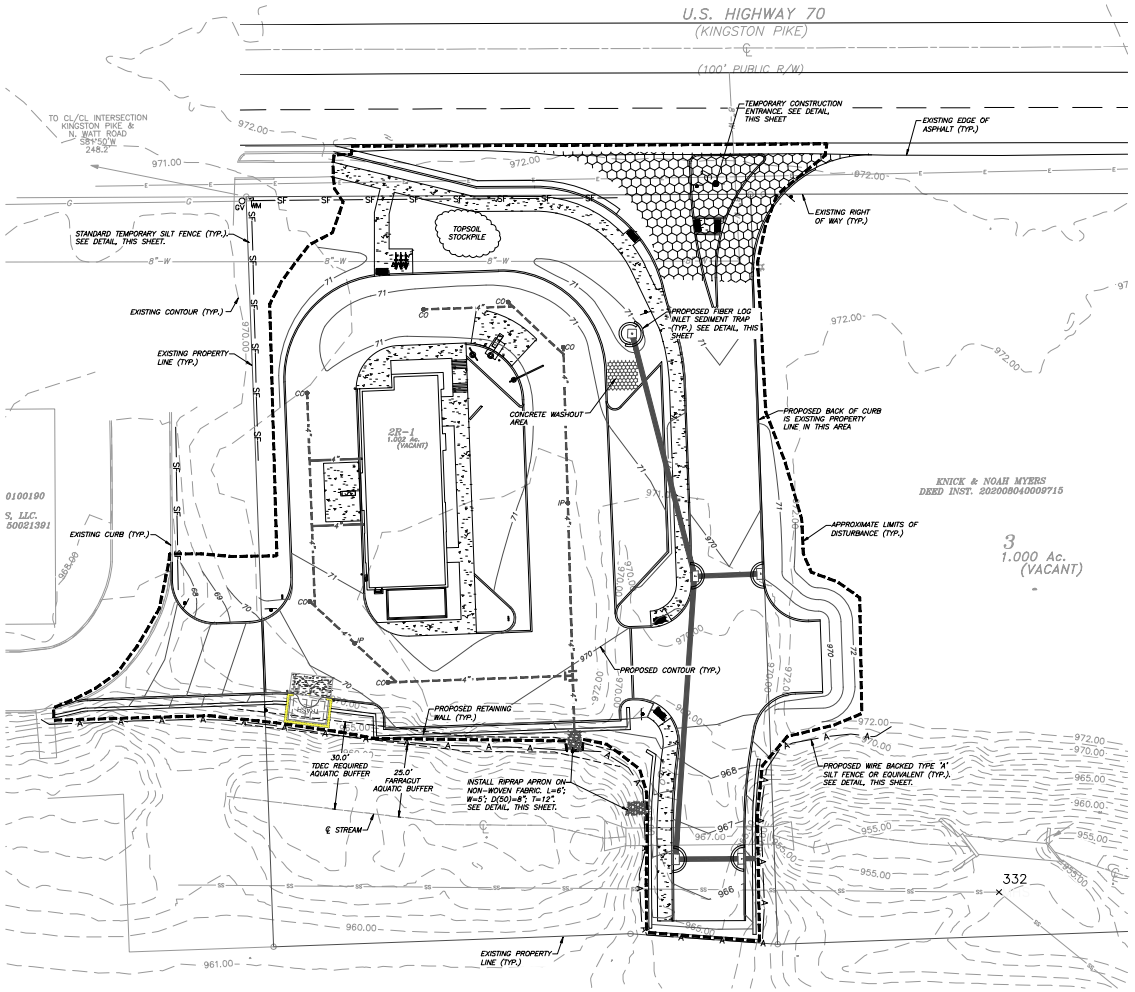
DWN: CLM	CHK: CAS	DWG. NO. 2306026

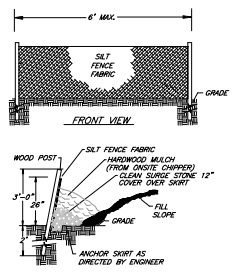
REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

GRAPHIC SCALE
20 0 20 40

Tennessee 811





STANDARD TEMPORARY SILT FENCE
N.T.S.

SILT FENCE NOTES:
-SILT FENCE/STRAW BALE CHECK DAM -USE SILT FENCE ONLY WHEN DRAINAGE AREA PLACEMENT SUGGESTED AT MINOR SWALES DOES NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE AND NEVER IN AREAS OF CONCENTRATED FLOW GREATER THAN ONE CUBIC FEET PER SECOND

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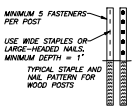
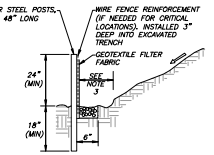
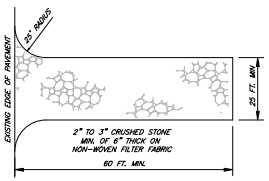
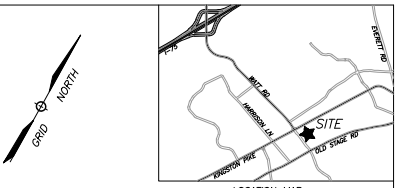




TYPE 'A' SILT FENCE
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES

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1. INSTALL SILT FENCES AND TEMPORARY CONSTRUCTION ENTRANCE.
2. MEET WITH THE ENGINEER AND THE TOWN TO REVIEW BMP INSTALLATION.

PHASE 2:

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4. STRIP AND STOCKPILE TOPSOIL.
5. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
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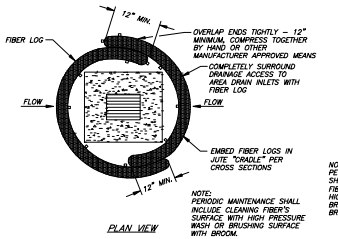
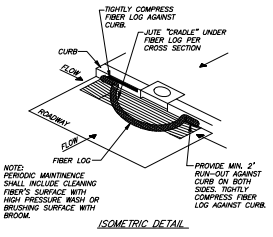
CHRISTOPHER A. SHAW — REGISTERED ENGINEER — No. 0010866 — STATE OF TENNESSEE — 10-9-23

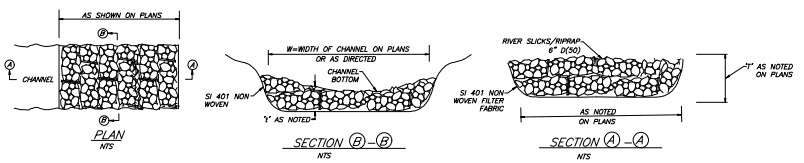


PLAN VIEW



ISOMETRIC DETAIL

FIBER LOG INLET SEDIMENT TRAP
N.T.S.



RIP RAP DETAIL
N.T.S.

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

GRAPHIC SCALE
20 0 20 40

REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

SHEET C-5

EROSION & SEDIMENT CONTROL PLAN (PHASE 2)

DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

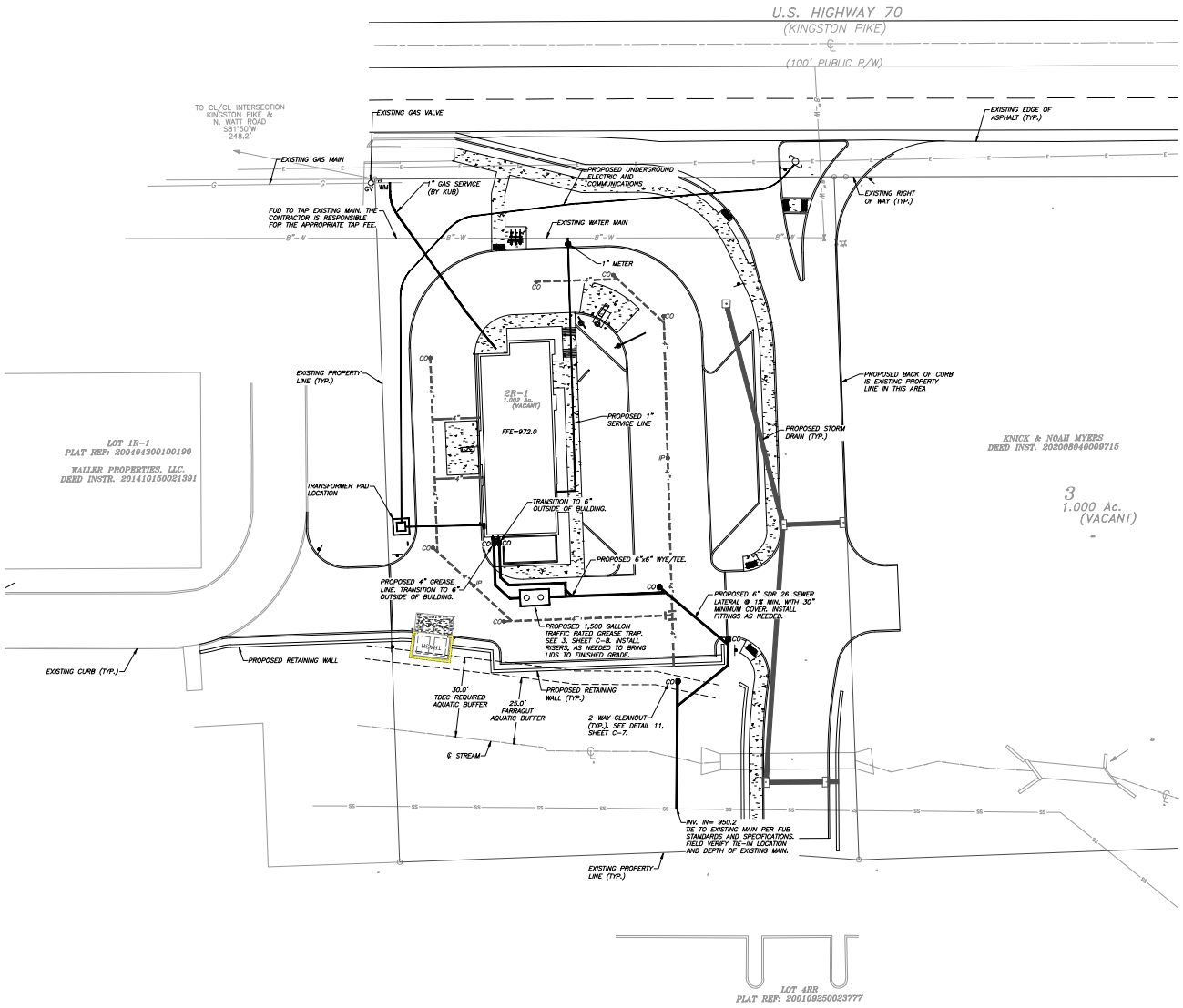
DIST. FW — KNOX COUNTY
TOWN OF FARRAGUT — TENNESSEE
CLT MAP 151 — PARCEL 84.01
SCALE: 1"=20' — AUGUST 10, 2023

DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

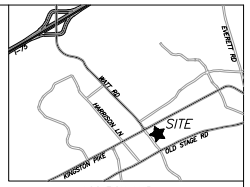
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2306026

Tennessee811



GRID NORTH



LOCATION MAP

FIRE PROTECTION NOTE:

1. ALL POINTS OF THE PROPOSED BUILDING ARE WITHIN 400 FEET OF THE PROPOSED HYDRANT.

FIRE FLOW DATA:

FIRE HYDRANT H189080 WAS FLOWED ON AUGUST 17, 2023. THE HYDRANT IS LOCATED ON THE SOUTH SIDE OF KINGSTON PIKE, AND IS LOCATED NEAR THE INTERSECTION OF WATT ROAD AND KINGSTON PIKE.

FLOW RATE=1,500 GPM
STATIC PRESSURE=103 PSI
RESIDUAL PRESSURE=85 PSI

FUD SEWER NOTES

1. ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
2. SEWER LINE MATERIALS, INSTALLATION AND TESTING PER FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT EDITION).
3. ALL CLEANOUTS SHALL BE UNIDIRECTION CLEANOUTS AS MANUFACTURED BY PLASTIC TRENDS (G 1006) AND EXTEND 3" ABOVE FINISHED GRADE TO MARK SEWER SERVICE CONNECTIONS UNTIL BUILDING CONNECTION IS MADE.
4. SEE DETAIL 6, SHEET C-8 FOR PIPE BEDDING SPECIFICATIONS.
5. CLEANOUT TOPS TO MATCH PLAN FINISHED GRADES AFTER CONNECTION IS MADE.
6. ADJUST SERVICE ALIGNMENT, AS NECESSARY TO AVOID EXISTING TREES THAT ARE TO REMAIN.
7. ALL PIPING UNDER OR WITHIN 3' OF PAVEMENT SHALL BE BACKFILLED WITH STONE.
8. AT ALL SEWER ENTRY POINTS THAT AREN'T GOING TO BE ACTIVE IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION, STUB INTO BUILDING AND PLUG. COORDINATE WITH MPE.

FUD WATER NOTES

1. ALL WORK TO BE PERFORMED WILL BE IN ACCORDANCE WITH THE FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT (CURRENT EDITION) SPECIFICATIONS AND DETAILS.
2. WATER LINE MATERIALS, INSTALLATION AND TESTING PER FIRST UTILITY DISTRICT WATER AND WASTEWATER DEPARTMENT STANDARDS (CURRENT EDITION).
3. FUD SHALL PERFORM ALL WATER LINE TAPS REQUIRED FOR THIS PROJECT.
4. SERVICE LINE (FROM MAIN TO METER) SHALL BE TYPE 'K' COPPER, PER FUD SPECIFICATIONS.
5. ALL SERVICES SHALL HAVE 30" MINIMUM COVER.
6. SEE DETAIL 5, SHEET C-7 FOR PIPE BEDDING SPECIFICATIONS.
7. ALL PIPING UNDER OR WITHIN 3' OF PAVEMENT SHALL BE BACKFILLED WITH STONE.

KUB GAS NOTE

1. GAS LINE MATERIALS & INSTALLATION PER KNOXVILLE UTILITIES BOARD STANDARDS AND SPECIFICATIONS (CURRENT EDITION).

Tennessee811

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

GRAPHIC SCALE
20 0 20 40

CHRISTOPHER A. SHARP
REGISTERED ENGINEER
No. 001080
STATE OF TENNESSEE
10.9.23

SHEET C-6

SITE UTILITIES PLAN

DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

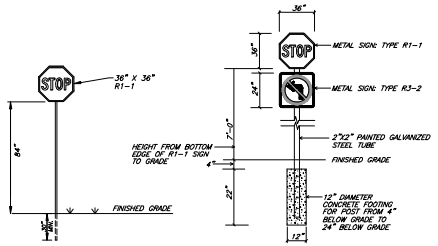
DIST. FW — KNOX COUNTY
TOWN OF FARRAGUT — TENNESSEE
CLT MAP 151 — PARCEL 84.01
SCALE: 1"=20' — AUGUST 10, 2023

DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

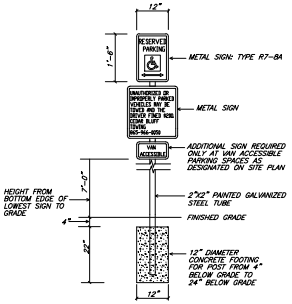
REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

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

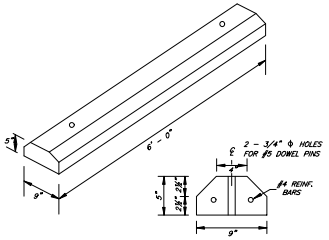
DWN: CLM | CHK: CAS | DWG. NO. 2306026



1 C-7 STOP SIGN DETAIL N.T.S.



2 C-7 HANDICAPPED SIGN DETAIL N.T.S.



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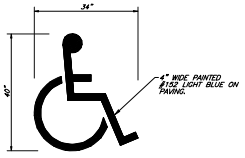
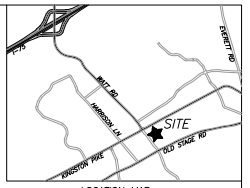
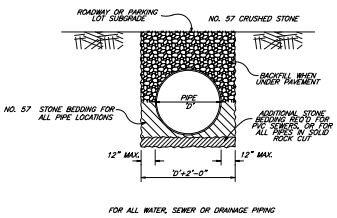


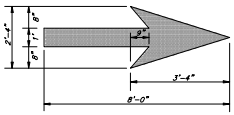
4 C-7 PAINTED HANDICAPPED SYMBOL N.T.S.



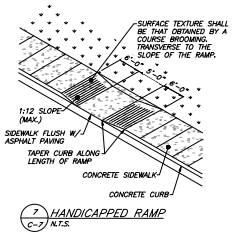
LOCATION MAP



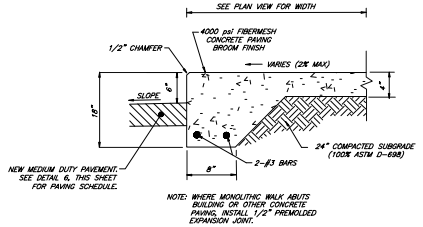
5 C-7 PIPE BEDDING & BACKFILL DETAIL N.T.S.



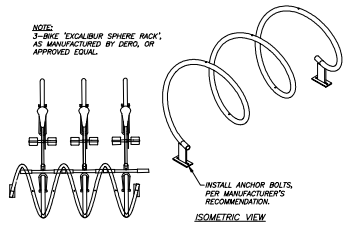
6 C-7 TRAFFIC ARROW DETAIL N.T.S.



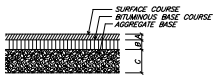
7 C-7 HANDICAPPED RAMP N.T.S.



8 C-7 TURNDOWN SIDEWALK DETAIL N.T.S.

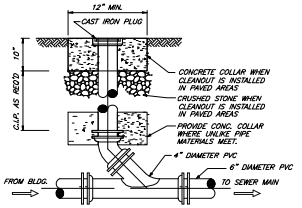


9 C-7 3-BIKE RACK DETAIL N.T.S.

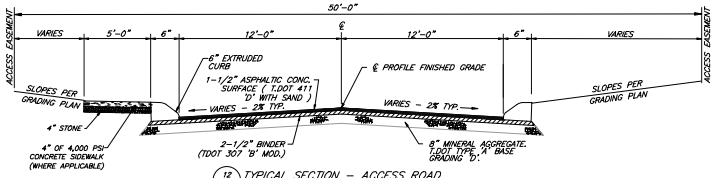


DIMENSION	MEDIUM DUTY	HEAVY DUTY
A	1 1/2"	2"
B	2"	3"
C	6"	8"

10 C-7 PAVING SCHEDULE N.T.S.



11 C-7 SANITARY SEWER CLEANOUT N.T.S.



12 C-7 TYPICAL SECTION - ACCESS ROAD N.T.S.

CHRISTOPHER A. SHARP — REGISTERED ENGINEER — AGENCY NO. 101081 — STATE OF TENNESSEE — 10.9.23

Tennessee 811

REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

SHEET C-7

CONSTRUCTION DETAILS

DUNKIN'

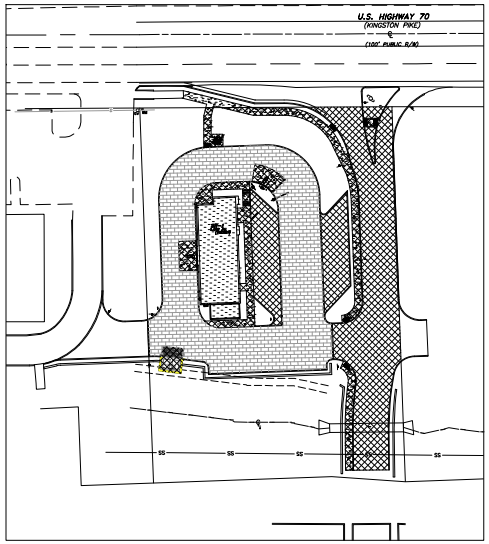
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

DIST. FW — KNOX COUNTY
TOWN OF FARRAGUT — TENNESSEE
CLT MAP 151 — PARCEL 84.01
SCALE: AS NOTED — AUGUST 10, 2023

DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

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

DWN: CLM | CHK: CAS | DWG. NO. 2306026



1 C-8 LOT COVERAGE DIAGRAM
SCALE: 1"=40'

GRID NORTH

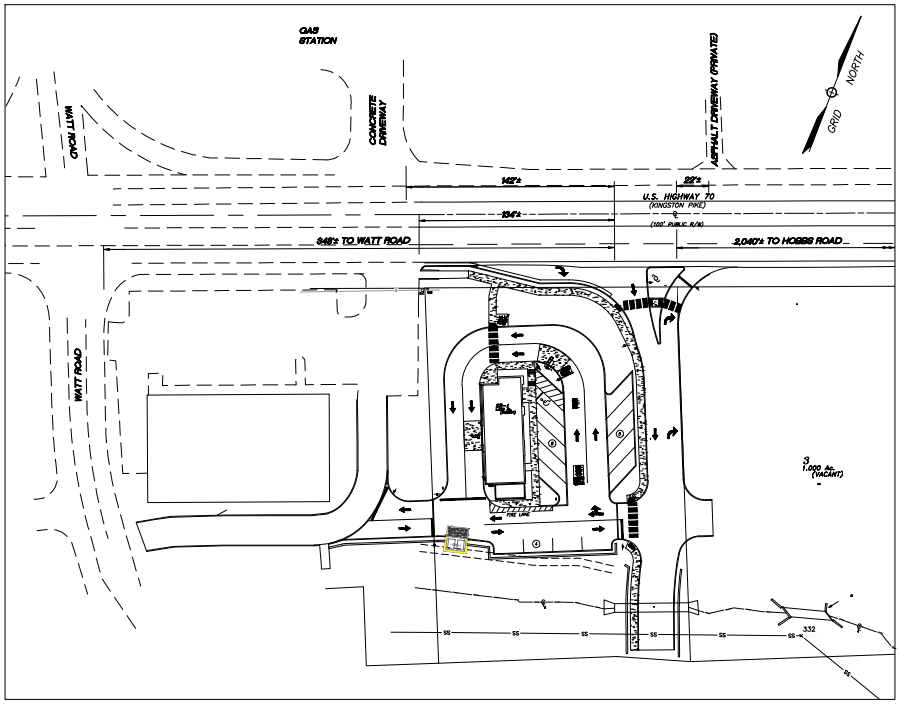
BUILDING & ACCESSORIES (2,196 S.F.)

PARKING & FLATWORK (13,175 S.F.)

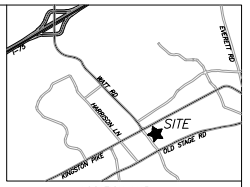
PERMEABLE PAVERS (10,392)

TOTAL SITE AREA = 43,647 S.F. (1.002 ACRES)
BUILDING & ACCESSORIES = 2,196 S.F.
PARKING & FLATWORK AREA = 13,175 S.F.
PERMEABLE PAVERS = 10,392 S.F.

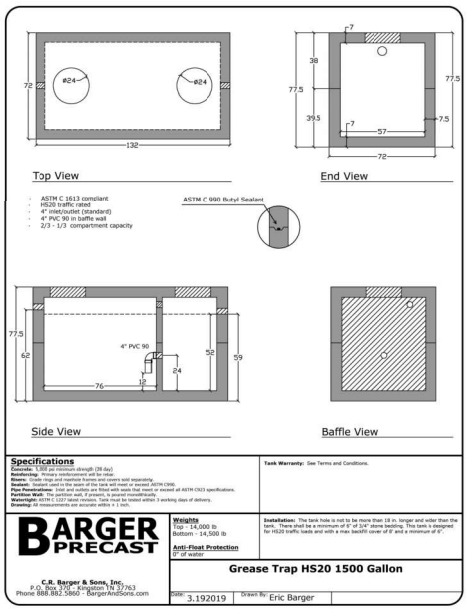
TOTAL IMPERVIOUS AREA = 15,371 S.F. (35%)



2 C-8 ACCESS DIAGRAM
SCALE: 1"=40'



LOCATION MAP



3 C-8 GREASE TRAP
N.T.S.

Tennessee811

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
No. 091088
STATE OF TENNESSEE
10.9.23

REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

SHEET C-8

CONSTRUCTION DETAILS

DUNKIN'

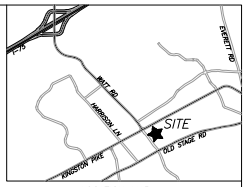
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

DIST. FW — KNOX COUNTY
TOWN OF FARRAGUT — TENNESSEE
CLT MAP 151 — PARCEL 84.01
SCALE: AS NOTED — AUGUST 10, 2023

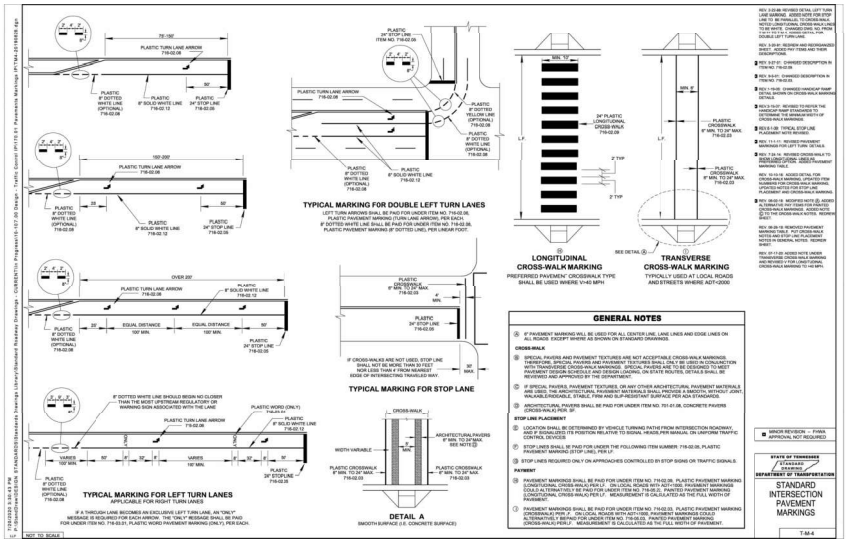
DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

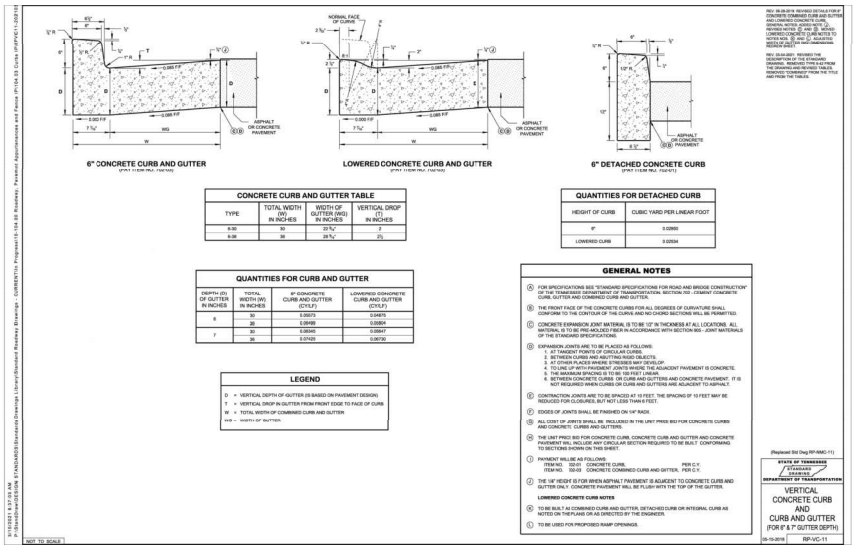
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2306026



LOCATION MAP





SHEET C-9

CONSTRUCTION DETAILS

DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 84.01
SCALE: AS NOTED	AUGUST 10, 2023

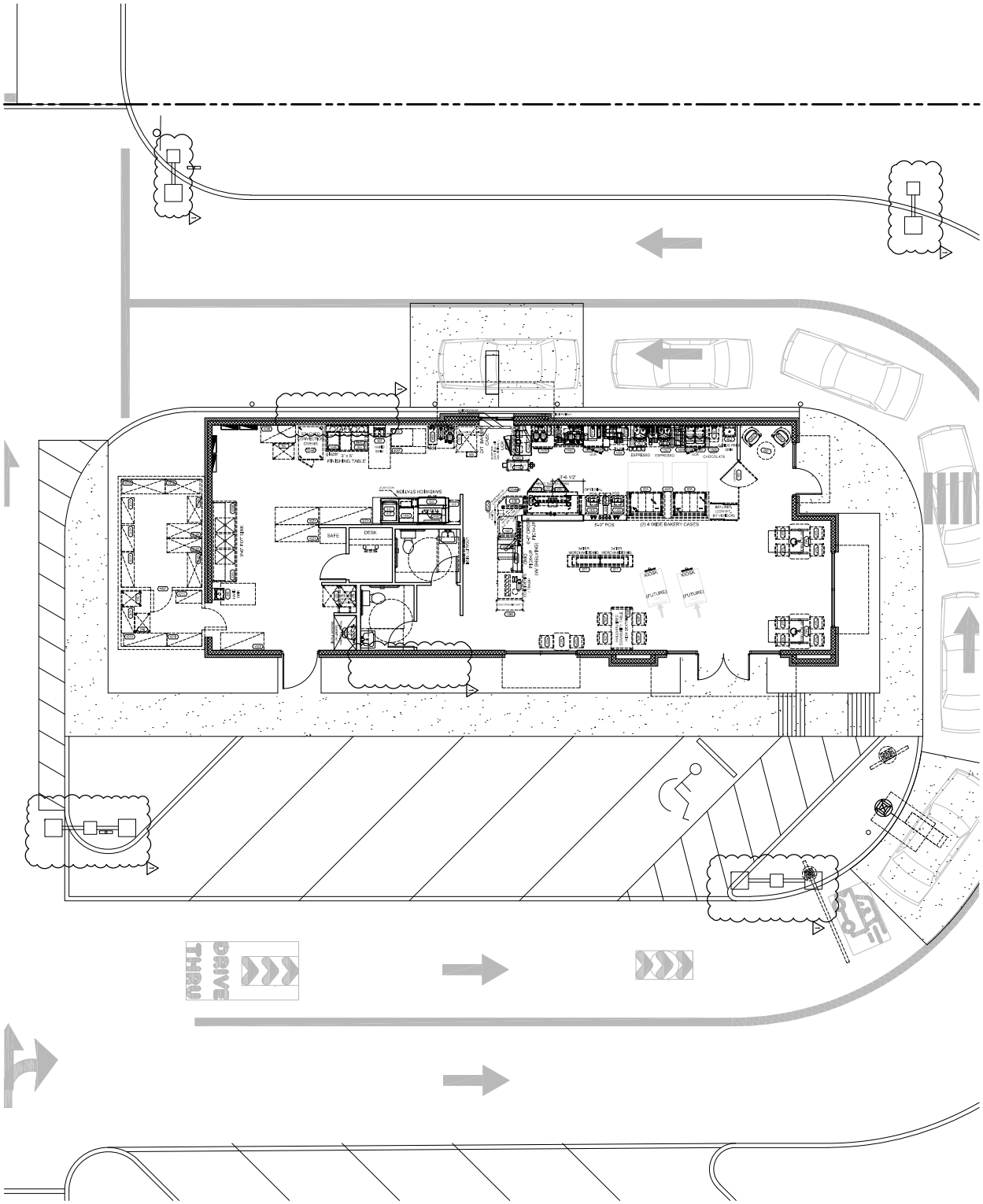
DEVELOPER:

BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

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

REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

DWN: CLM | CHK: CAS | DWG. NO. 2306026

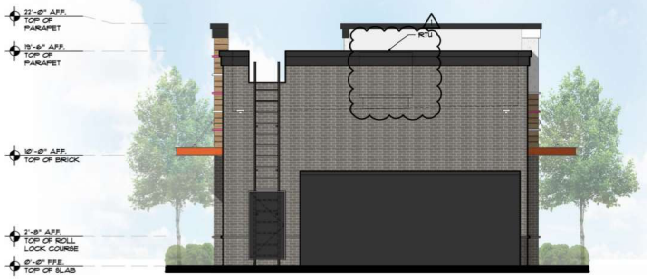


1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

1995 SQFT

Sheet: A1	Job: 23-131	Drawn: VB	Project Mgr: JDR	Scale: AS NOTED	Date: 10. 09. 23	New Freestanding DUNKIN' DONUTS 13038 Kingston Pike Farragut, TN 37934	DESIGN DEVELOPMENT SCHEME 'B'		© 2023 OLIVERI ARCHITECTS. ALL INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF OLIVERI ARCHITECTS. ALL RIGHTS RESERVED.	OLIVERI ARCHITECTS AA-0002921 Member of the American Institute of Architects 1004 Indiana Avenue • Palm Harbor, FL 34683 Phone 727 . 781 . 7525 www.oliverarchitects.com	REVISIONS 10.09.23 SUBMISSION	BY VB

1 NORTHWEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTHEAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

3 SOUTHWEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

4 NORTHEAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES

- EFS - SHERWIN WILLIAMS SW 7064 "GAUNTLET GRAY"
- EFS - SHERWIN WILLIAMS SW 7064 "NEBULOUS WHITE"
- FULL BRICK - BRICKIT PRODUCTS - TITANIUM METALLIX RANGE SERIES - "ARCTIC SHADOW"
- SHERWIN WILLIAMS SW 6885 "KNOCKOUT ORANGE"
- SHERWIN WILLIAMS SW 6840 "EXUBERANT PINK"
- SHERWIN WILLIAMS SW 7069 "IRON ORE"
- EFS - WOOD PATTERN WITH "V" REVEALS SW 6108 "LATTE"

CALCULATIONS

NET FACADE MATERIAL AREA - 4,160 SQFT
NET MASONRY FACADE AREA - 2900 SQFT
NET MASONRY FACADE AREA PERCENTAGE - 71%

REVISIONS	BY
10. 09. 23 CLIENT COMMENTS	VB

OLIVERI ARCHITECTS
A.A. 0002821
Member of The American Institute of Architects
1304 Eastern Ave. - Suite 100 - Knoxville, TN 37917
Phone 727. 781. 7325
www.oliveriarchitects.com

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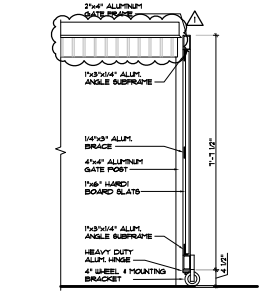
DESIGN DEVELOPMENT SCHEME 'B'

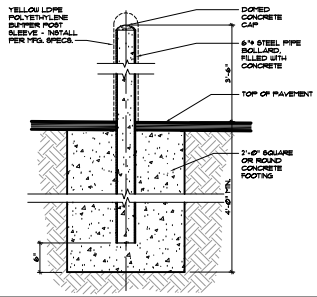
New Freestanding
DUNKIN' DONUTS
13038 Kingston Pike
Farragut, TN 37934

Date: 10. 09 .23
Scale: AS NOTED
Project Mgr: JDR
Drawn: JDR
Job: 23-131

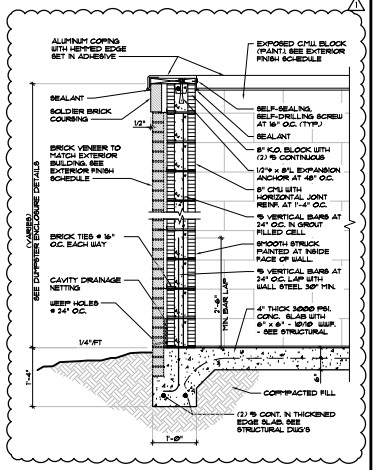
Sheet
A2



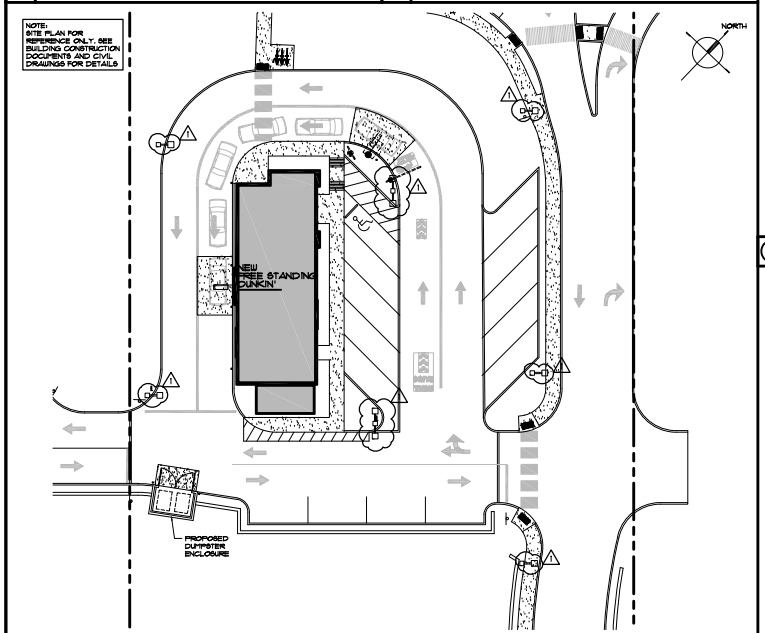
4 GATE DETAIL
SCALE: 3/4" = 1'-0"



5 BOLLARD
SCALE: N.T.S



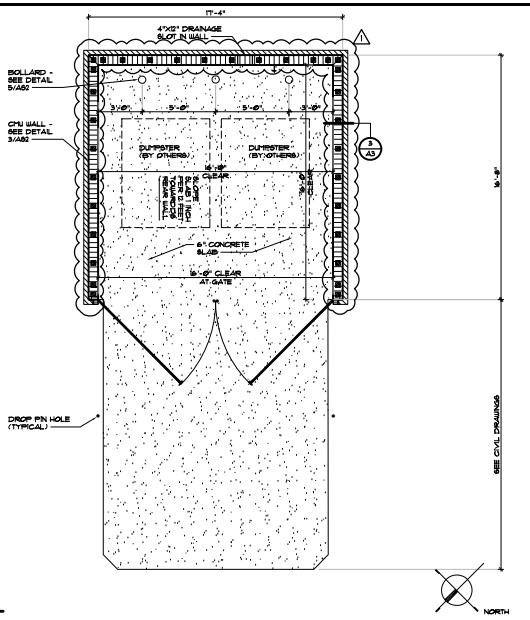
3 WALL SECTION AT DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"

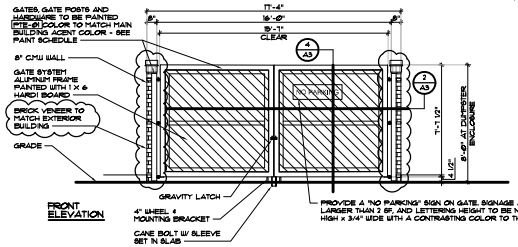


6 PARTIAL SITE PLAN
SCALE: 1" = 20'-0"

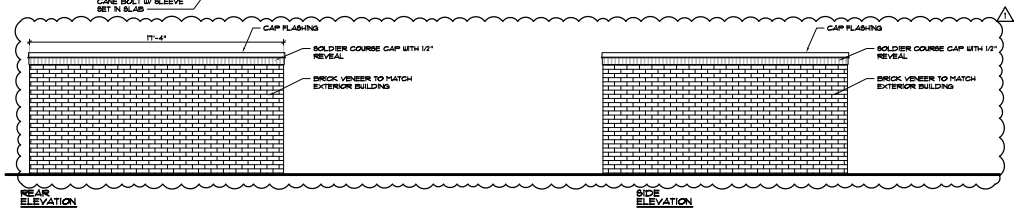
CITY OF NORTH PORT DUMPSTER ENCLOSURE REQUIREMENTS:

1. CORRAL PAD MUST BE CONSTRUCTED OF CONCRETE 4" THICK (TYP.)
2. CORRAL PAD MUST BE INCLUDED FRONT TO BACK 1 INCH IN 2 FEET TO ALLOW FOR WATER RUNOFF.
3. CONCRETE CORRAL WILL ENCLOSE THE DUMPSTER PAD A MIN. 6 FEET HIGH ON THREE SIDES WITH A GATE ON THE FRONT
4. HE FRONT GATE MUST BE A DOUBLE GATE, THE WIDTH OF THE CORRAL FRONTAL AREA MINUS THE STRUCTURAL SUPPORTS ON THE SIDE
5. MIN. GATE OPENING IS 20' x 10' x 6'
6. FRONT GATES MUST NOT HAVE A CENTER GATE SUPPORT THAT WOULD IMPEDED ACCESS TO THE DUMPSTER
7. THE GATES MUST HAVE SOME SORT OF LATCH MECHANISM TO ENSURE THE GATES REMAIN OPEN ENTRY, DUMPING PROCESS, AND EXIT
8. THE BACK CORRAL MUST HAVE A STURDY, RELIABLE BACKSTOP TO PREVENT DAMAGE
9. GATE MUST BE OPAQUE MATERIAL OR AT LEAST 75% TRANSLUCENT
10. MIN. INTERIOR DUMPSTER ENCLOSURE DIMENSIONS MUST BE 20' WIDE x 10' DEEP.



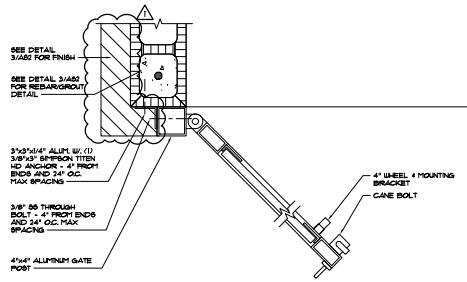


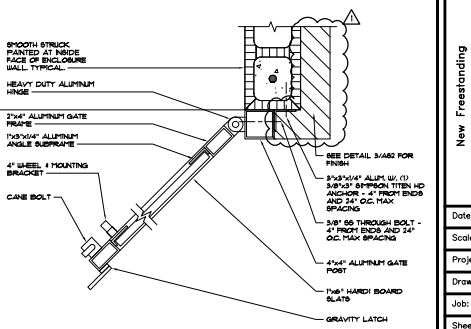
FRONT ELEVATION



REAR ELEVATION | SIDE ELEVATION

1 DUMPSTER ENCLOSURE PLAN / ELEVATION
SCALE: 1/4" = 1'-0"





2 GATE DETAIL
SCALE: 1 1/2" = 1'-0"

REVISIONS	BY
1 10.09.23 SUP COMMENTS	VB

OLIVERI ARCHITECTS
AA26002621
Member of the American Institute of Architects
1004 Jetland Avenue - Palm Harbor, FL 34683
Phone 727.781.7826
www.oliveriarchitects.com

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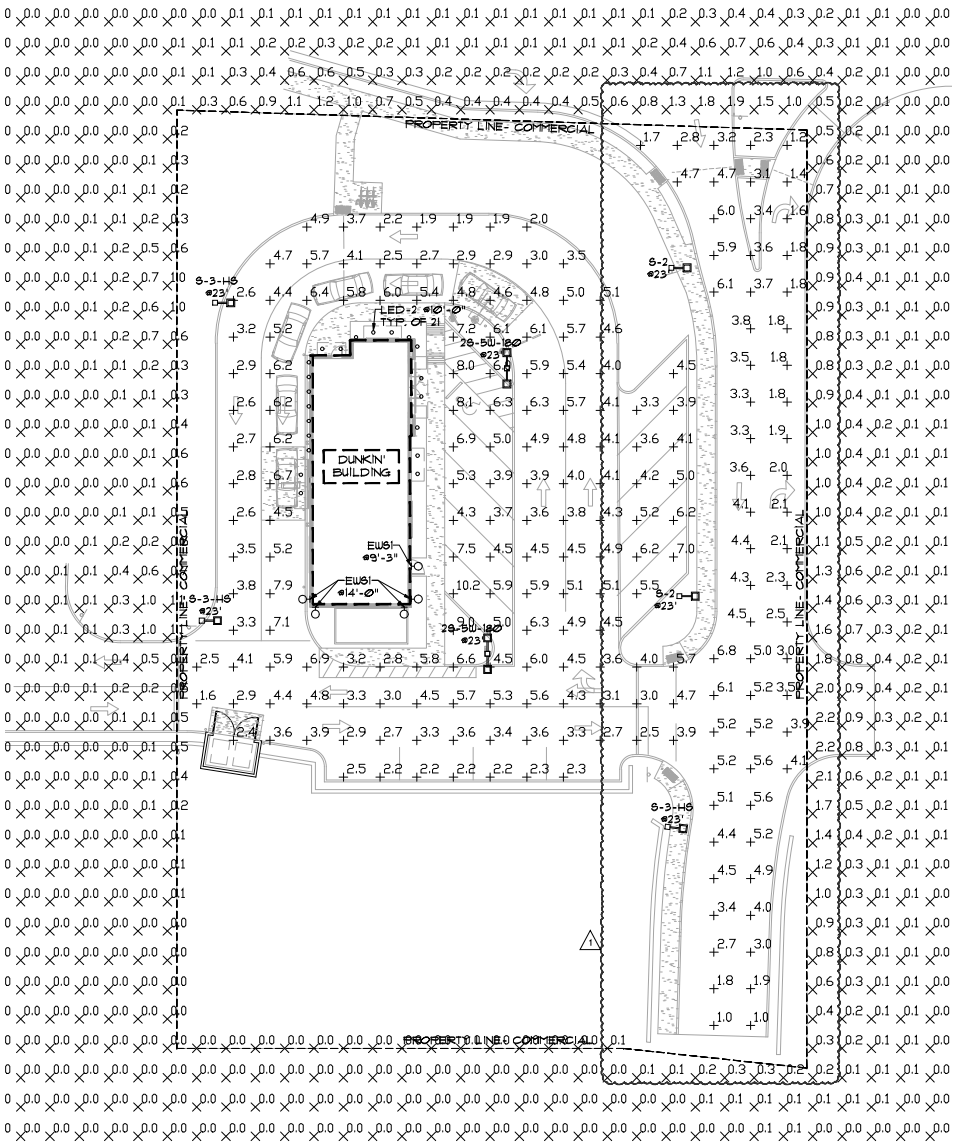
DESIGN DEVELOPMENT SCHEME "B"

New Freestanding
DUNKIN' DONUTS
13038 Kingston Pike
Farragut, TN 37934

Date: 10. 09 .23
Scale: AS NOTED
Project Mgr: JDR
Drawn: JDR
Job: 23-131

Sheet
A3



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	4.5 fc	19.2 fc	1.6 fc	6.4:1	2.8:1
ACCESS ROAD TO ADJACENT PROPERTY	+	3.5 fc	6.8 fc	1.0 fc	6.8:1	3.5:1
PROPERTY LINE-COMMERCIAL	X	0.1 fc	2.2 fc	0.0 fc	N/A	N/A

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

PHOTOMETRIC PLANS GENERAL NOTES:

1. THE INSTALLATION OF LIGHT FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, LOCAL AND STATES CODES AND REQUIREMENTS.
2. PHOTOMETRIC ANALYSIS IS BASED ON LIGHTING FIXTURES SHOWN ON THE PHOTOMETRICS DRAWINGS. IF DIFFERENT FIXTURES ARE SELECTED, THE PHOTOMETRIC PLANS MUST BE ANALYZED AGAIN AND SUBMIT TO THE BUILDING PERMIT DEPARTMENT TO VERIFY COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
3. COORDINATE SITE LIGHT POLE LOCATIONS WITH LANDSCAPE ARCHITECT AND PLANS, CIVIL ENGINEER AND PLANS, AND OTHER TRADES AND PLANS TO MAKE CERTAIN THAT POLE LOCATIONS DO NOT IMPEDE ON PARKING AND SITE UTILITY FUNCTIONS.

1 SITE PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

REVISIONS	BY
1 10.09.23	GP

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10-09-23

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Project No. 2348

New Freestanding
DUNKIN' DONUTS
13038 Kingston Pike
Farragut, TN 37934

Date: 08. 10 .23
Scale: AS NOTED
Project Mgr: JDR
Drawn:
Job: 23-131

Sheet
EP1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Color Temperature	Orientation	Mounting
	25-SW-180	2	LSI INDUSTRIES, INC.	MRB-LED-18L-SIL-SW-40-70CRI -DIMMING	OUTDOOR SMALL AREA LED LIGHT FIXTURE	1	11639	0.85	216	4,000K	HORIZONTAL	POLE MOUNTED AT 23'-0" AFG
	S-3-H5	3	LSI INDUSTRIES, INC.	MRB-LED-18L-SIL-3-40-70CRI-H	OUTDOOR SMALL AREA LED LIGHT FIXTURE	1	14532	0.85	135	4,000K	HORIZONTAL	POLE MOUNTED AT 23'-0" AFG
	S-2	2	LSI INDUSTRIES, INC.	MRB-LED-18L-SIL-2-40-70CRI -DIMMING	OUTDOOR SMALL AREA LED LIGHT FIXTURE	1	11534	0.85	135	4,000K	HORIZONTAL	POLE MOUNTED AT 23'-0" AFG
	EW1	5	WAC Lighting	SHARK(12) A032714	OUTDOOR WALL LED LIGHT FIXTURE	1	2048	0.85	28	3,000K	HORIZONTAL	WALL MOUNTED AT 14'-0" AND 15'-3" AFG
	LED-2	21	DMF Lighting	DRD2M09040-DRD2TR48	OUTDOOR DOWNLIGHT LED LIGHT FIXTURE	1	1158	0.85	13.5	4,000K	HORIZONTAL	RECESSED MOUNTED AT 10'-0" AFG

LIGHT FIXTURE SCHEDULE NOTES:

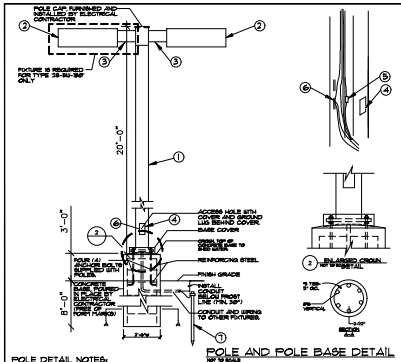
1. COORDINATE FINAL FINISHES, COLORS AND SIZES OF ALL LIGHT FIXTURES AND POLES WITH THE AHJ, ARCHITECT, LANDLORD AND OWNER PRIOR TO ORDERING.
2. PROVIDE ALL REQUIRED SUPPORTS, HANGERS, ETC. FOR COMPLETE INSTALLATION.
3. IF CONTRACTOR SUBMITS AN ALTERNATIVE LIGHT FIXTURE PACKAGE THAT DEVIATE FROM THE SPECIFIED ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING THE ARCHITECT AND ENGINEER (AMOUNT TBD.) TO REVIEW THE ALTERNATIVE FIXTURE PACKAGE. CONTRACTOR SHALL SUBMIT A COMPLETE LIGHTING CUT SHEETS FOR ENGINEER REVIEW AND APPROVAL. A LIGHTING PHOTOMETRIC STUDY AND PLANS MUST BE SUBMITTED FOR VERIFICATION OF THE LIGHTING LEVELS, RATIOS, PERFORMANCE AND COMPLIANCE WITH THE STATE AND LOCAL LIGHTING ORDINANCES AND REQUIREMENTS.
4. FIXTURES ARE FURNISHED AND INSTALLED BY G.C.
5. REFER TO OTHER ELECTRICAL SHEETS FOR ADDITIONAL REQUIREMENTS.

TIME CONTROLS AND MOTION DETECTORS.

1. LIGHTING ON NON-RESIDENTIAL SITES MUST INCLUDE TIME CONTROLS. THE TIME CONTROLS MUST DIM ALL OUTDOOR LIGHTS BY AT LEAST 50% OF NORMAL ILLUMINATION LEVELS WITHIN ONE HOUR OF THE CLOSE OF BUSINESS ON THE SITE. THE LIGHTS MUST REMAIN DIMMED UNTIL THE BUSINESS RE-OPENS IN THE MORNING OR THE AUTOMATIC LIGHT SENSORS SWITCH THE LIGHT OFF IN THE MORNING. DIMMED LIGHTS MAY RETURN TO FULL LUMINANCE FOR NO MORE THAN 30 SECONDS IF TRIGGERED BY A MOTION DETECTOR.
2. LIGHT SENSORS. ALL OUTDOOR LIGHTING MUST INCLUDE LIGHT SENSORS THAT AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHT EXCEEDS 85% OF THE GROUND LEVEL LUMINANCE OF THE FIXTURE.
3. MANUAL CONTROLS. ALL ELECTRICAL CIRCUITS FOR OUTDOOR LIGHTING MUST INCLUDE MANUALLY CONTROLLED SWITCHES CONVENIENTLY LOCATED FOR MANUAL OPERATION.
4. REFER TO OTHER ELECTRICAL SHEETS FOR ADDITIONAL REQUIREMENTS.

LUMINAIRES & LAMPS FURNISHED BY VILLA LIGHTING INC. ST LOUIS, MO. 63123 (800)325-0693 WWW.VILLALIGHTING.COM

1. THE EC SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
2. THE EC SHALL REPORT ANY DAMAGED LIGHT FIXTURES OR MISSING PARTS TO VILLA LIGHTING WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
3. DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT, MOUNTING LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED WILL VOID THE CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.
4. CALCULATIONS ARE BASED UPON A COMPUTER SIMULATION AND ACTUAL FIELD CALCULATIONS MAY VARY.
5. FIXTURES MOUNTED ON 20' POLE + 3' BASE PER DUNKIN' STANDARD.

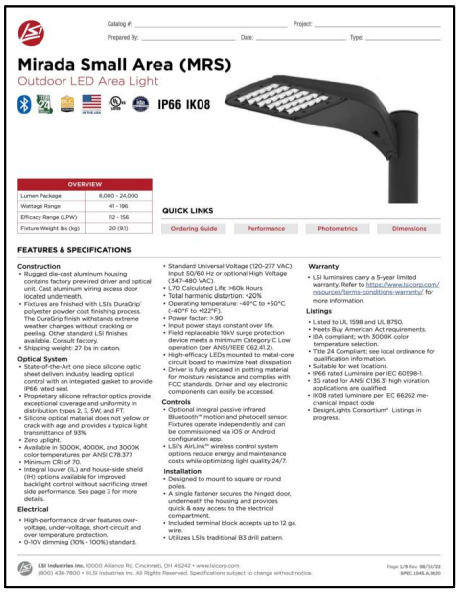


POLE AND POLE BASE DETAIL

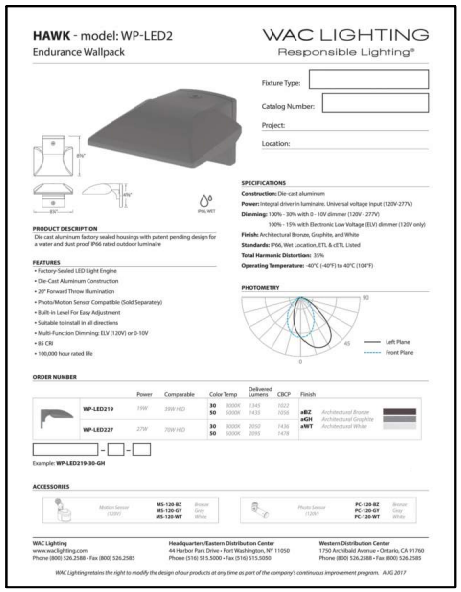
POLE DETAIL NOTES:

1. PROVIDE A 20'-0" SQUARE POLE WITH WELDED BASE PER DUNKIN' STANDARD (VERIFY POLE TYPE AND FINISHES WITH ARCHITECT AND OWNER PRIOR TO ORDERING). COMPLETE WITH MOUNTING DEVICE AND LUMINARIES IN PLACE. SHALL BE CAPABLE OF WITHSTANDING A SUSTAINED WIND VELOCITY OF NOT LESS THAN REQUIRED BY FLORIDA BUILDING CODE. PROVIDE SIGNED AND SEALED DRAWINGS BY A FLORIDA STATE LICENSED PROFESSIONAL STRUCTURAL ENGINEER.
2. PROVIDE REQUIRED, POLE TOP TENON, BRACKET ARM AND ACCESSORIES COMPATIBLE WITH POLE DESIGN.
3. PROVIDE GROUND WIRE ATTACHED TO GROUND LUG OR THROUGH BOLT ON BRACKET ARM, AND TO GROUND LUG ON LUMINAIRE.
4. STANDARD HANDHOLE WITH ALUMINUM COVER ATTACHED WITH STAINLESS STEEL MACHINE SCREWS. MAKE CIRCUIT SPLICES IN THIS HANDHOLE.
5. PROVIDE 10 AMP FNQ SLOW BLOW FUSE.
6. SPLICE GROUND WIRES INSIDE HANDHOLE AND SECURELY BOND GROUND WIRES TO A CONTINUOUS STEEL BAR IN THE POLE.
7. PROVIDE 3/4 " DIA. X 10'-0" COPPER GROUND ROD AT EACH POLE. PROVIDE #2 AWG, CU BARE GROUND WIRE FROM EACH LUMINAIRE AND BONDED TO GROUND ROD (TYPICAL). PROVIDE THE CONCRETE POLE WITH A #4 AWG STRANDED BARE COPPER CONDUCTOR BONDED TO STEEL BAR IN POLE AND TO GROUND ROD.

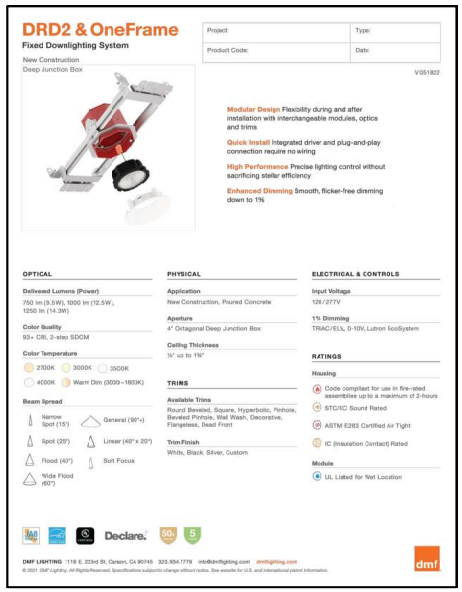
CONTRACTOR TO OBTAIN APPROVAL FROM LANDLORD, OWNER, LOCAL AND STATE CODE AUTHORITIES AND ORDINANCES FOR THE TYPES, FINISHES, AND REQUIREMENTS OF THE LIGHT FIXTURES AND SITE POLES PRIOR TO ORDERING.



TYPE 'S-xx' SITE POLE LIGHT FIXTURES



TYPE 'EW1' WALL MOUNTED LIGHT FIXTURE



TYPE 'LED-2' DOWNLIGHT

1 SITE PHOTOMETRIC DETAILS
SCALE: NOT TO SCALE

REVISIONS

	BY
10.09.23	GP

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New Freestanding
DUNKIN' DONUTS
13038 Kingston Pike
Farragut, TN 37934

Date: 08. 10 .23
Scale: AS NOTED
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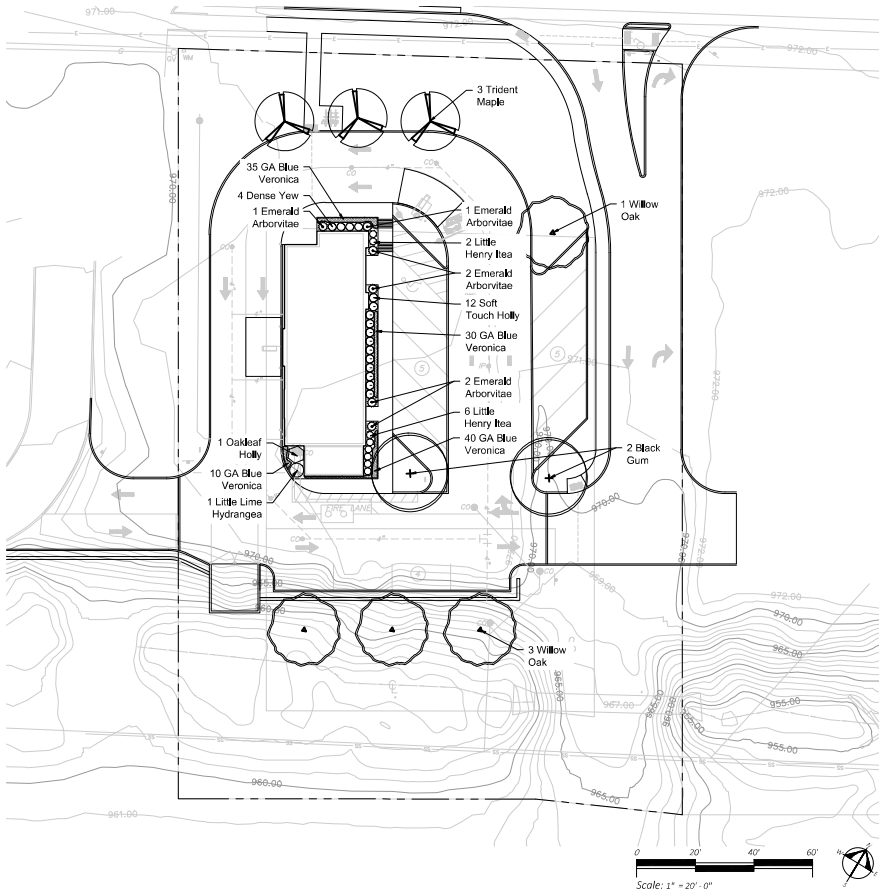
Sheet
EP2



Tree Planting Requirements

One shade tree per every 2500 SF of improvements.

Improvements	
- Building and Accessories	2,196 square feet
- Parking and Flatwork	10,302 square feet
Total Improvements	12,498
	12,498 / 2,500 = 5 shade trees required
Total Shade Trees Required:	5 Trees, 2" caliper minimum
Total Trees Provided:	5 Trees, 2" caliper minimum

Landscaping Between Buildings and Parking Lot

A landscaped area between all buildings and any abutting parking lots and vehicular access ways is required. The minimum landscaped area shall be determined by multiplying 2½ feet by the building's length facing a parking lot or vehicular access way.

83 linear feet of bulding exist facing the parking lot and entry access areas.

83 x 2.5 = 208 square feet required

463 square feet provided

Site Calculations:

Total site area: 43647 SF (1.002 acres)

- Permeable Paver Area = 10,459 SF
- Building and Accessories = 2,196 SF
- Parking and Flatwork Area = 10,302 SF
- Total Impervious Area = 12,498 SF
- Total Lot Coverage = 29%

Street Frontage Shade Tree Requirement:

For any development, regardless of the parking lot location, at least 25 percent of the total required number of shade trees shall be planted in the front yard(s) between the principle building and adjacent public rights-of-way.

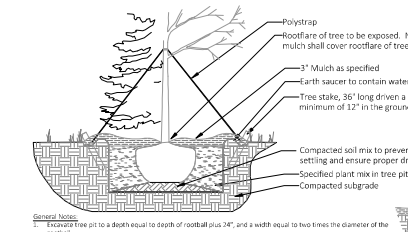
- 5 shade trees required, 5 x 25% = 1.25
- 2 Shade trees required in front yard
- 3 Trident Maple proposed in front yard

PLANTING LEGEND:

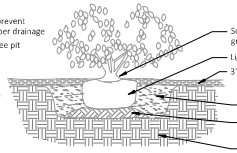
Qnty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
3	Acer buergerianum	Trident Maple	2" cal.	central leader, full and dense
2	Nyssa sylvatica	Blackgum	2" cal.	central leader, full and dense
4	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense
Evergreen Trees				
1	Ilex 'Conaf'	Oakleaf Holly	6' hgt.	central leader, full and dense
6	Thuja occidentalis 'Emerald Green'	Emerald Arborvitae	6' hgt.	central leader, full and dense
Deciduous Shrubs				
1	Hydrangea panniculata 'Jame'	Little Lime Hydrangea	3 gallon	5' oc, full and dense
8	Itea virginica 'Sprich'	Little Henry Itea	3 gallon	2.5' oc, full and dense
Evergreen Shrubs				
12	Ilex crenata 'Soft Touch'	Soft Touch Holly	3 gallon	3' oc, full and dense
4	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	3' oc, full and dense
Perennials & Groundcover				
115	Veronica peduncularis 'Georgia Blue'	GA Blue Veronica	1 gallon	12" oc, full and dense

PLANTING NOTES

1. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
2. Contractor to provide allowance for soil ammendments, percolation tests, soil tests, mulch and irrigation.
3. Irrigation system to be drip unless otherwise noted and approved.
4. Contractor to complete work within schedule established by owner.
5. Contractor to provide one year warranty for all plant material from date of substantial completion.
6. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
7. The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
8. All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
9. Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
10. No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
11. Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
12. Test plant beds and plant pits for adequate drainage . Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
13. Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
14. Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
15. Set all plants plumb and turned so that the most attractive side is viewed.
16. Plants shall be measured to their main structure, not tip to tip of branches.
17. Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
18. Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
19. Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
20. All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
21. All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
22. Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
23. If rootball is wrapped in non-biodegradeable burlap, remove entire wrap after placed in pit.



General Tree Planting
Scale: NTS



Shrub & Perennial Planting
Scale: NTS

Beasley
LANDSCAPE ARCHITECTS
Patrick Beasley
865.442.4428

PATRICK D. BEASLEY
REGISTERED
LANDSCAPE ARCHITECT
09-18-23

Dunkin

13038 Kingston Pike

Knoxville Tennessee 37934

Submittal Record

Preliminary Plans
Not for Construction

September 18, 2023

Landscape Plan

L100

MEETING DATE: October 19, 2023 **AGENDA ITEM #9**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the Farragut Zoning Ordinance to address buffer strip requirements where an adjacent property is shown as non-residential on the Future Land Use Map (Schaad Companies, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed at last month's Planning Commission meeting and involves a request to amend the buffer strip requirements in the General Commercial District (C-1) to provide the Planning Commission with the ability to evaluate the buffer strip requirements based on whether a property currently zoned residential or agricultural is shown as a non-residential land use on the adopted Future Land Use Map. In this case, the Planning Commission may consider a modification to the buffer strip requirements based on the surrounding built environment and context. This may include whether the property is adjacent to a major arterial street or surrounded by non-residential development.

DISCUSSION: Staff presented some draft language at the September meeting. There was general support for this language, and it is now reflected in Ordinance 23-16. As explained last month, this language does not waive the buffer requirement. It provides the Planning Commission with the opportunity to consider the surrounding context and a property's Future Land Use Map designation to evaluate whether and to what extent a buffer may be appropriate.

RECOMMENDATION: Staff recommends approval of Resolution PC-23-11 which recommends approval of Ordinance 23-16.

RESOLUTION PC-23-11

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), TO MODIFY BUFFER STRIP REQUIREMENTS ALONG SIDE AND REAR PROPERTY LINES

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on October 19, 2023;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 23-16.

ADOPTED this 19th day of October 2023.

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

ORDINANCE: **23-16**
PREPARED BY: **Shipley**
REQUESTED BY: **Town of Farragut**
CERTIFIED BY FMPC: **October 19, 2023**
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), C. AREA REGULATIONS, 5. BUFFER STRIPS, B., TO ADDRESS BUFFER STRIP REQUIREMENTS WHERE AN ADJACENT PROPERTY IS SHOWN AS NON-RESIDENTIAL ON THE FUTURE LAND USE MAP

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section XII., General Commercial District (C-1), Subsection C. Area Regulations, 5. Buffer strips, b. of the Farragut Zoning Ordinance, Ordinance 86-16.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended as follows:

SECTION 1.

5. Buffer strips.

   b. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural unless such property is shown as a non-residential land use on the adopted Future Land Use Map. In this case, the Planning Commission may consider a modification to the buffer strip based on the surrounding built environment and context. This may include whether the property is adjacent to a major arterial street or surrounded by non-residential development.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

_____
Ron Williams, Mayor

_____
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2023, with approval recommended.

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

c. All structures developed as an integral part of a recreational facility/use are set back a minimum of 40 feet in the front yard and ten feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line.

25. Utility uses.

C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. Please refer to Illustrations 6, 7 and 8 (see Chapter 1). These illustrations depict the intent of the following regulations. Setbacks shall be measured from the nearest point of any property line and all structures shall comply with the following setback requirements:

1. *Front Yards.*

   a. Where a parking lot is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 80 feet;

   b. Where only a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 60 feet; or

   c. Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 20 feet.

   d. All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of 20 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

   With the exception of linear pedestrian facilities that connect to similar facilities in the right-of-way, no structures shall encroach into the public right of way and/or platted utility easements. Detention basin structures that are not associated with a low impact development measure shall be set back from the nearest point of any right-of-way a minimum of ten feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.

   Service areas and their associated structures (e.g., dumpsters, loading areas, utility building) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

2. *Side yards.* All buildings shall be set back a combined total of at least 60 feet on the two sides, but not less than 20 feet on any one side.

3. *Side and rear yards.* All accessory structures shall be set back a minimum of ten feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

4. *Rear yards.* All buildings shall be set back a minimum of 30 feet.

5. *Buffer strips.*

   a. There shall be a buffer strip a minimum of 35 feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural;

b. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or ~~agriculture~~ agricultural unless such property is shown as a non-residential land use on the adopted Future Land Use Map. In this case, the Planning Commission may consider a modification to the buffer strip based on the surrounding built environment and context. This may include whether the property is adjacent to a major arterial street or surrounded by non-residential development.

;

c. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and

d. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

6. *Maximum lot coverage.* Total lot coverage: 70 percent.

7. *Land area.* Minimum lot size of one acre.

D. *Height regulations.* No structure shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance.

E. *Parking.* As regulated in Chapter 4.

In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of 60 percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.

F. *Mixed Use Town Center.*

1. *General Description and Purpose.*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e., at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map, the following provisions shall apply.

2. *Permitted Principal and Accessory Uses and Structures.* (If a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC.)

a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any "big box" entities where the total gross square footage exceeds 25,000 square feet.

b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. A drive-through lane may be permitted provided the following criteria are satisfied:

MEETING DATE: October 19, 2023 **AGENDA ITEM #10**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

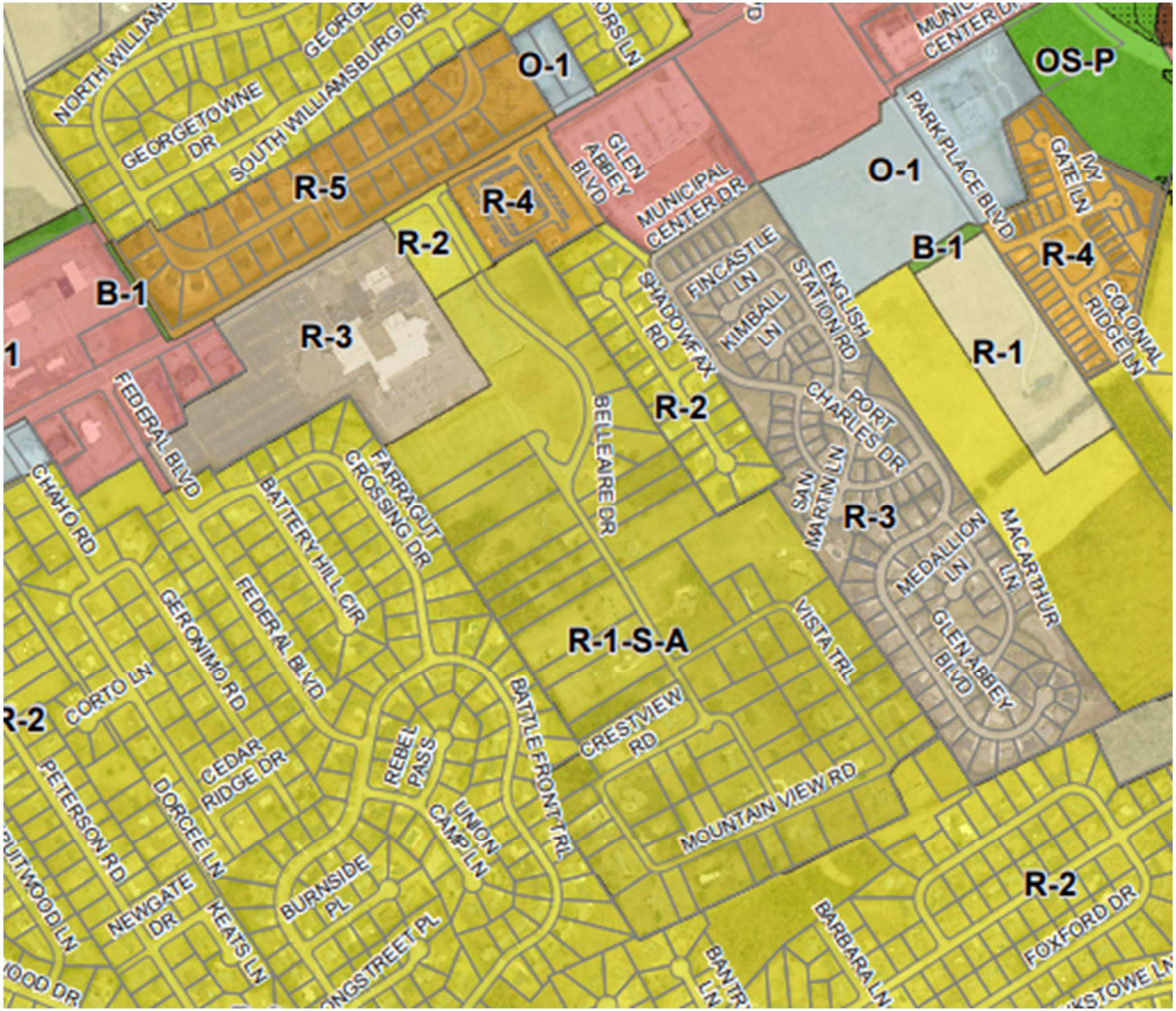
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone properties currently shown as Rural Single-Family Acre Residential (R-1-S-A) to Rural Residential (R-1) and to amend the Farragut Zoning Ordinance to remove the R-1-S-A as a zoning district (Mike Tuell, Applicant)

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and involves both a zoning map and zoning ordinance amendment. Currently, one of the Town's residential zoning districts is the Rural Single-Family Acre Residential District (R-1-S-A). This district is very similar to the Rural Residential District (R-1) with the biggest difference being the requirement for a lot size of at least one acre. Only the Belleaire Subdivision and a portion of the Concord Baptist property are zoned R-1-S-A. Though it has been a zoning district for many years, there have been no rezoning requests for R-1-S-A. As the Town has developed over the years the vast majority of newer subdivisions trend toward smaller lots with larger amounts of common open space.

In fact, in addition to the R-1-S-A being a district that is never used, one of the main reasons this item is being presented is that over half of the existing lots in the Belleaire Subdivision are less than one acre. Thus, these lots are non-compliant with the one-acre minimum lot size specified in R-1-S-A. This limits modifications to existing lots that would otherwise be reasonable. It is likely that the R-1-S-A was applied to Belleaire since most of the oldest platted lots along Belleaire Drive were more than one acre. The staff is unclear as to why the subdivision was not rezoned to R-1, which only requires a minimum lot size of 20,000 square feet (.46 acres) since the lots south of Belleaire Drive were mostly under one acre but more than 20,000 square feet.

The applicant's request to rezone the lots currently zoned R-1-S-A to R-1 would make all of the lots compliant with the minimum lot size and not affect how the properties are being used since, other than the minimum lot size, the R-1 District is virtually identical to the R-1-S-A. The only other differences are that the side yard setbacks for dwelling units are a combined 50 feet in R-1-S-A vs. 40 feet in R-1. The R-1-S-A also allows parks, playgrounds and playfields, neighborhood and municipal buildings, and libraries if approved as a special exception. These are not options in the R-1 and would best be covered under the Community Service District (S-1).


O-1
OS-P
R-5
R-4
R-2
B-1
R-3
R-1
R-1-S-A
NORTH WILLIAMS
GEORGE
GEORGETOWNE DR
SOUTH WILLIAMSBURG DR
GLEN ABBEY BLVD
MUNICIPAL CENTER DR
PARK PLACE BLVD
IVY GATE LN
COLONIAL RIDGE LN
FINCASTLE LN
KIMBALL LN
ENGLISH STATION RD
SHADOWFAX RD
PORT CHARLES DR
SAN MARTIN LN
MACARTHUR LN
MEDALLION LN
GLEN ABBEY BLVD
FEDERAL BLVD
CHAHO RD
BATTERY HILL CIR
FARRAGUT CROSSING DR
BELLEAIRE DR
GERONIMO RD
CORTO LN
CEDAR RIDGE DR
REBEL PASS
UNION CAMP LN
BATTLE FRONT TRL
CRESTVIEW RD
VISTA TRL
MOUNTAIN VIEW RD
PETERSON RD
DORCEE LN
NEWGATE DR
KEATS LN
BURNSIDE PL
BARBARA LN
FOXFORD DR

MEETING DATE: October 19, 2023 **AGENDA ITEM #11**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a concept plan involving a mixture of different residential rental building types for purposes of determining if there is support for recommending associated amendments to the Farragut Zoning Ordinance (Novu Residential Group, LLC., Applicant)

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and was discussed briefly under a citizen forum item at the August Planning Commission meeting. The applicant is requesting early feedback on whether the Planning Commission would be open to potential amendments to the Town's Zoning Ordinance to provide for the opportunity to mix a variety of different residential rental building types in the same development. This would include a mixture of detached cottages, duplexes, townhomes, and small apartments.

DISCUSSION: Included in the packet are Power Point slides that show how the above-mentioned residential building types may be situated on a site that the applicant is interested in along a portion of Snyder Road across from the Tapestry apartment development in Knox County. The slides also provide some images of what these buildings may generally look like. Currently, the Town's Zoning Ordinance does not provide for the type of development that the applicant is proposing. Many of the housing products would be considered "Missing Middle" housing that includes a range of multiunit or clustered housing types that are often compatible in scale with single-family homes.

As the area has grown and housing costs have risen significantly the Missing Middle products can be options for more attainable housing and can provide an interesting variety of housing mixed as part of a common development. An area nearby with a mix of housing types and scales is the Northshore Town Center. Though single family, the variety of building forms range from 3 story townhomes to much smaller one-story detached cottages.

The staff would encourage in this review that the Commission focus on the scale (namely the footprint area and height) of the buildings and not whether they are rental or for purchase. The applicant's development would be on a 14.43-acre tract and is proposed to have 128 units for a density of 8.87 dwelling units per acre. Since the land would be maintained by the property owner's association, a certain minimum number of units are needed for this to be viable from a maintenance perspective.

Though amending the Zoning Ordinance and Zoning Map to provide for what the applicant is proposing is ultimately a Board of Mayor and Aldermen decision, should there be support for pursing this, the staff would recommend that any rezoning of property that would provide for a district that could accommodate this type of housing mixture would be tied to a concept plan. This is what has recently been applied to the Community Service (S-1) and Open Space Mixed Residential Overlay (R-1/OSMR). In this manner, the breakdown of housing types, scale, locations, and phasing would be known prior to

amending the Zoning Map and the applicant would be tied to this plan with only minor revisions being permitted. Some additional questions concerning this request are:

1. If this is desired, should it be part of an existing zoning district or should a new “planned residential” district be created?
2. For the property involved, the Future Land Use Map would need to be amended from Open Space Cluster to, based on what is proposed, Medium Density Residential.
3. Is this a housing option that may be considered in other parts of the Town?
4. What type of infrastructure would be needed to support this type of development?

novu
RESIDENTIAL GROUP

Snyder Road / Outlet Drive Area

Proposed Concept Plan

Cottages Elevation Examples 1br/1ba and 2br/2ba

Tuck Under TH Elevation Examples 2br / 2ba

Deluxe TH Elevation Examples
2br – 4br

Multifamily Building Elevation Examples 1br and 2br

Multifamily Building Scale to Townhomes

Massing Diagrams

NOVU
RESIDENTIAL GROUP

Unit Metrics

Building #	1BR Cottage	1BR Carriage	1BR Flat	2BR Cottage	2BR Tuckunder	2BR Deluxe	2BR Flat	3BR Deluxe	4BR Deluxe
01	1			1					
02	1								
03	1			1					
04				1					
05		1							
06				1		4			
07								1	
08				1					
09	1			1					
10	1			1					
11							2		
12								2	
13								2	
14							2		
15									1
16								1	
17								1	
18	1								
19									1
20					1				
21					1				
22					1				
23					1				
24			14				14		
25			14				14		
26		1							
27		1							
28	1								
29	1								
30	1								
31	1								
32					1				
33					1				
34	1			1					
35	1			1					
36	1			1					

Total # of Type	11	6	28	9	24	4	28	11	8
SF Per Unit	740	870	732	1096	610	1204	1065	1599	1868
SF Per Unit Type	8140	5220	19656	8768	31440	4816	29820	16999	14944

Total RHSF 139693

125 UNIT
Avg 1091 h/u

Building Metrics

Building #	Building Type	Unit Types	Elevation Example	Ground Level GSF*
01	1BR/2BR Twin	1BR Cottage, 2BR Cottage	06	1953
02	1BR Cottage	1BR Cottage	06	731
03	1BR/2BR Twin	1BR Cottage, 2BR Cottage	06	1939
04	1BR Cottage	1BR Cottage	06	1147
05	1BR Carriage Twin	1BR Carriage	05	1140
06	2BR Mixed		03	5265
07	2BR Tuckunder • 9 Units	2BR Tuckunder	02	4100
08	4BR Deluxe Townhouse • 3 Units	2BR, 3BR, or 4BR Deluxe Townhouse	04	4032
09	1BR/2BR Twin	1BR Cottage, 2BR Cottage	06	1939
10	1BR/2BR Twin	1BR Cottage, 2BR Cottage	06	1939
11	3BR Deluxe Townhouse • 1 Unit	2BR, 3BR, or 4BR Deluxe Townhouse	04	3380
12	3BR Deluxe Townhouse • 2 Units	2BR, 3BR, or 4BR Deluxe Townhouse	04	2780
13	3BR Deluxe Townhouse • 2 Units	2BR, 3BR, or 4BR Deluxe Townhouse	04	2780
14	3BR Deluxe Townhouse • 2 Units	2BR, 3BR, or 4BR Deluxe Townhouse	04	2780
15	3BR Deluxe Townhouse • 2 Units	2BR, 3BR, or 4BR Deluxe Townhouse	04	2780
16	3BR Deluxe Townhouse • 1 Unit	2BR, 3BR, or 4BR Deluxe Townhouse	04	3380
17	3BR Deluxe Townhouse • 1 Units	2BR, 3BR, or 4BR Deluxe Townhouse	04	3380
18	1BR Carriage	1BR Carriage	05	1139
19	1BR Carriage	1BR Carriage	05	1139
20	3BR Deluxe Townhouse • 8 Units	2BR, 3BR, or 4BR Deluxe Townhouse	04	10640
21	2BR Tuckunder • 6 Units	2BR Tuckunder	02	6150
22	2BR Tuckunder • 6 Units	2BR Tuckunder	02	6150
23	2BR Tuckunder • 6 Units	2BR Tuckunder	02	6150
24	Flats • 28 Units	1BR Flat, 2BR Flat	01	18812
25	Flats • 28 Units	1BR Flat, 2BR Flat	01	18812
26	1BR Carriage	1BR Carriage	05	1139
27	1BR Carriage	1BR Carriage	05	1139
28	1BR Cottage	1BR Cottage	06	1191
29	1BR Cottage	1BR Cottage	06	1191
30	1BR Cottage	1BR Cottage	06	1191
31	1BR Cottage	1BR Cottage	06	1191
32	2BR Tuckunder • 2 Units	2BR Tuckunder	02	3275
33	2BR Tuckunder • 3 Units	2BR Tuckunder	02	3275
34	1BR/2BR Twin	1BR Cottage, 2BR Cottage	06	1939
35	1BR/2BR Twin	1BR Cottage, 2BR Cottage	06	1939
36	2BR Cottage	2BR Cottage	06	1947

139693

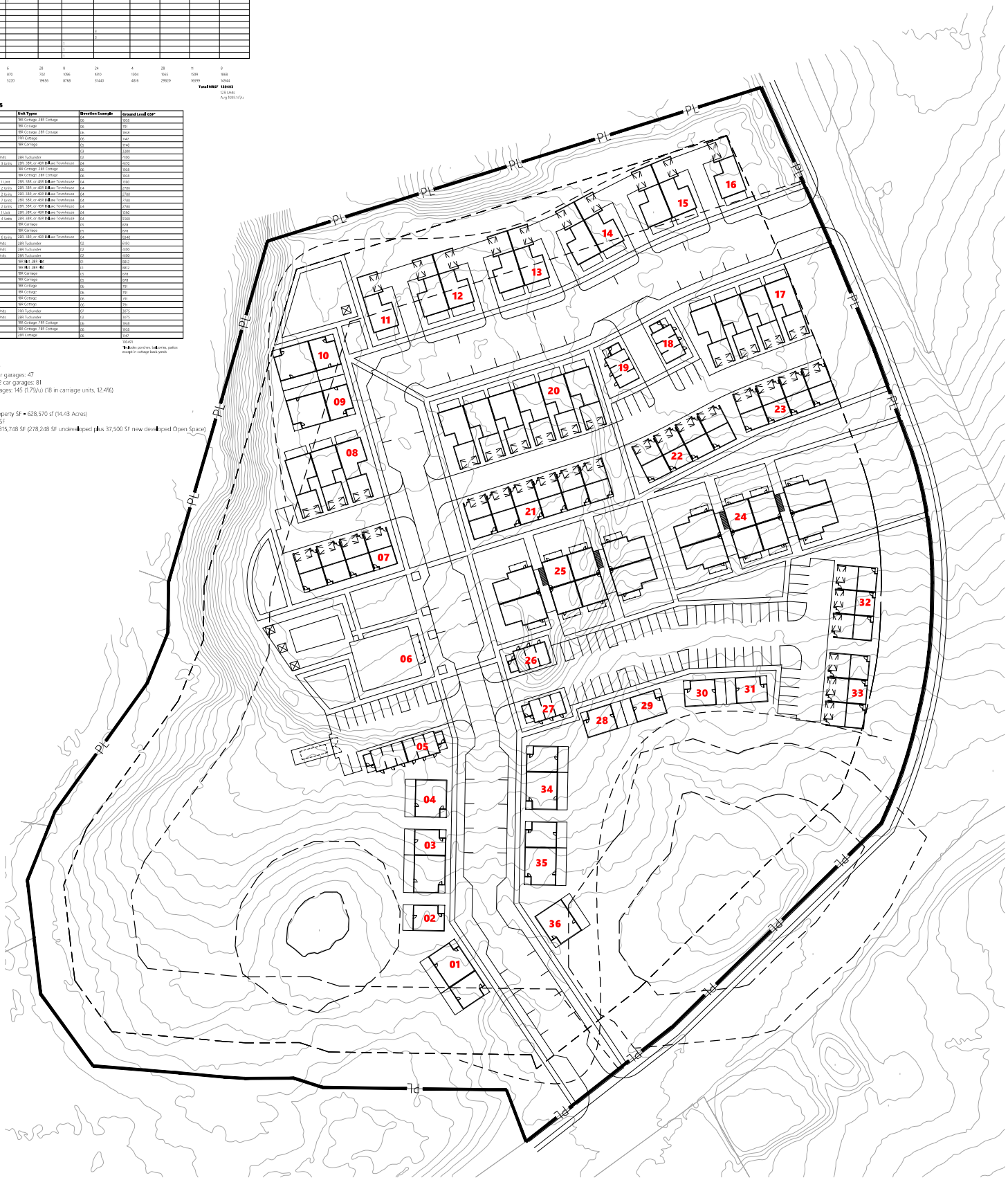
* Includes porches, balconies, patios except in cottage back yards

Parking Metrics

Units with attached 2 car garages: 47
Units without attached 2 car garages: 81
Parking not in 2 car garages: 145 (1.79/u) (18 in carriage units, 12.4%)

Site Metrics

Property • 628,Total Property SF • 628,570 sf (14.43 Acres)
Total Dev SF • 352,500 SF
Total Open Space SF • 315,748 SF (278,248 SF undeveloped plus 37,500 SF new developed Open Space)



Novu Snyder Road: Site Plan Rough Draft 1:60 | 10/06/2023

MEETING DATE: October 19, 2023 **AGENDA ITEM #12**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on the status of the Development Plan for Phase II of the Kingston Pike Village at the southwest intersection of Kingston Pike and S. Watt Road and a vote on a phasing plan for the multi-family portion of the project

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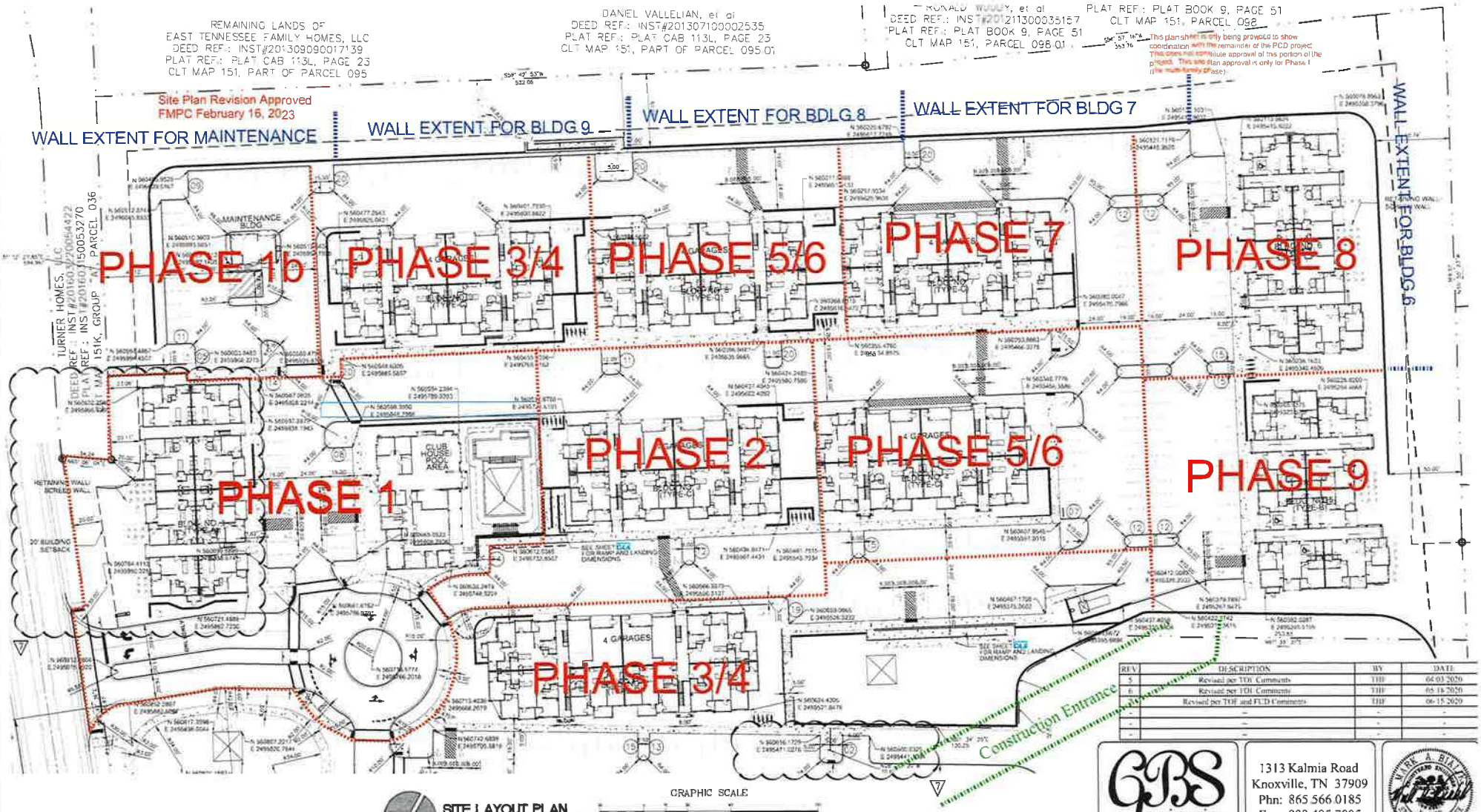
INTRODUCTION AND BACKGROUND: This item is on the agenda so that the developer of the Kingston Pike Village Planned Commercial Development (PCD) project can provide an update on the non-multi-family portion of their development plan that was required as part of the rezoning process. Also requested is the Planning Commission's review and approval of a phasing plan proposed for the multi-family portion of the project.

DISCUSSION: The original development plan that was filed with the rezoning to PCD included a multi-family component, two retail buildings along Kingston Pike, and a grocery store in the middle portion of the development. Since that time significant progress has been made with the first phase which includes the multi-family component. However, the grocery store that was originally envisioned decided not to proceed. Consequently, the non-multifamily portion of this project has been under review by the developer to see what other options may be possible.

In the PCD District, any major change to the development plan will require approval from both the Planning Commission and the Board of Mayor and Aldermen. For the upcoming meeting on October 19, the developer will provide an update on what they have been working on and what they may be interested in presenting in the next couple of months. Some preliminary discussions with Town staff have indicated that the grocery store component has been abandoned. The applicant is pursuing smaller footprint buildings that would potentially transition better to the multi-family buildings to the south. The staff would see this as an opportunity to improve the overall project though the specifics of what are envisioned will need to be evaluated.

An additional objective of this agenda item is to review and act on a proposed phasing plan for the multi-family portion of this project. Work has been initiated on the façade that will cover the soil nail wall. This work is anticipated to take about four months. There will be some buildings completed by the end of this year and ready for occupancy. The applicant is requesting the opportunity to occupy buildings that are not adjacent to the soil nail wall. The areas proposed to open to the public will be physically separated from areas still under construction, including the area around the soil nail wall. This type of phased construction is typical for large multi-building projects and was applied to the Overlook at Campbell Station multi-family project that was completed a couple of years ago.

A copy of the proposed phasing plan is included in the packet. The applicant will be present to review and answer questions.



SITE LAYOUT PLAN
Scale 1" = 30'-0"

GRAPHIC SCALE

REV	DESCRIPTION	BY	DATE
5	Revised per TDE Comments	THF	04/03/2020
6	Revised per TDE Comments	THF	05/18/2020
7	Revised per TDE and FLD Comments	THF	06/15/2020
-	-	-	-
-	-	-	-
-	-	-	-

GBS engineering
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

REV	DESCRIPTION	BY	DATE
A	Revised per Town of Farragut Comments	THF	06/06/2018
B	Revised per Town of Farragut Comments	THF	07/09/2018
1	Revised per HUD Comments	MAB	09/14/2018
2	Revised per HUD Comments	THF	03/20/2019
4	Revised per TDE Comments	MAB	01/03/2020

NOTES:
- SEE DRAWINGS C3.1 & C3.2 FOR BLOWUPS OF DIMENSIONS.

SEE COVER SHEET FOR LEGEND

Tennessee 811 Know what's below. Call before you dig.

SHEET 40 OF 107

TITLE:	SITE LAYOUT PLAN	DRAWN BY:	THF
LOCATION:	115 S WATT RD FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel Nos. 079.05, 079.080, 081	CHECKED BY:	MAB
		FILE NAME:	2140-C3.0
		JOB NUMBER	2140
Owner:	WATT ROAD INVESTMENTS, LLC	ISSUE DATE:	05/18/2018
		SHEET NO.	C3.1