FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

November 16, 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 – October 19, 2023**

3. **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)**

4. **Discussion and public hearing on a re-subdivision plat of Parcels 086, 08602, 08604, and 087, Tax Map 151, 11.17 Acres, 3 Lots, Zoned C-1 (Pinnacle Land Surveying, Inc., Applicant)**

5. **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)**

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

7. **Discussion and public hearing on a site plan for Dogtopia Dog Day Care, 12925 Kingston Pike, 1.1 Acres, Zoned C-1 (Chris Sharp – Urban Engineering, Applicant)**

8. **Discussion and public hearing on a site plan for an addition and parking reconfiguration for the PALS Knoxville (formerly Jones Automotive), 314 N. Watt Road, 1 Acre, Zoned C-1 (Adam White, Applicant)**

9. **Discussion and public hearing on a request to rezone properties currently shown as Rural Single-Family Acre Residential (R-1-S-A) to Rural Residential (R-1) (Mike Tuell, Applicant)**

10. **POSTPOINED AT THE REQUEST OF THE APPLICANT - Discussion on zoning ordinance amendment options related to a concept plan involving a mixture of different residential rental building types (Novu Residential Group, LLC., 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 request to rezone the property located at 209 N. Watt Road from R-1 to C-1, 1.70 Acres (Debra Wilkerson, Applicant)

12. Approval of utilities

13. 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.

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

October 19, 2023

MEMBERS PRESENT
Ed St. Clair, Vice Chairman
Shannon Preston, Secretary
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Jon Greene
Ron Pinchok
Noah Myers
Jeff Devlin
Leo Davis, Youth Representative

MEMBERS ABSENT
Scott Russ, Chairman

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

1. **Approval of agenda**
   The staff recommended that the agenda be amended to remove Items 4, 6, 7, and 8.

   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.

2. **Approval of minutes – September 21, 2023**
   The staff recommended approval of the minutes as submitted.

   A motion was made by Mayor Williams to follow the staff's recommendations. The motion was seconded by Vice Mayor and was approved unanimously with the exception of Commissioners Myers and Pinchok abstaining since they were absent at the September meeting.

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**
   Eric Schindler reviewed this item and recommended approval.

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

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)**
   Postponed due to incomplete field items.

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)**

The staff reviewed this item and noted that the applicant has requested a variance from the 10% open space requirement. The staff indicated that this would need to be acted on separately and recommended approval since, as provided for in the Subdivision Regulations, this is an in-fill area that has no contiguous area available for additional incremental subdivision.

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

In terms of the plat, the staff recommended approval subject to the following:

1. Please clarify how the driveway will be jointly maintained by all property owners. Staff assumes there will be a separate recorded easement agreement. If so, please reference.
2. How will each of these proposed lots be tied into and serviced from the existing water and sewer infrastructure? KGIS only shows a water main on the opposite side of Grigsby Chapel Road and a single sewer stub to the property from the Holly Oaks Subdivision. Is this correct and do you plan an individual service line to those existing facilities for each lot? Any utility line (main) extensions beyond individual service lines would require planning commission review and approval.
3. Please keep the proposed access easement at least 10 feet from the front property/right of way line to avoid potential conflicts with standard 10-foot utility and drainage easement along the front line.
4. The eastern leg of the existing circular drive must be removed before the Town can sign off on the final plat since this is an existing noncompliant condition that was to be removed when the property was further subdivided. The remainder of the driveway should be shifted to the south to achieve alignment with the driveway that will service Lots 2-4. That work may be performed later since only the access point is an existing noncompliant condition.
5. Please update Note 10 to be access only and note the width or as shown for clarity. Please also clarify that the only access for the four lots is the existing access that lines up with Altamira Drive.
6. Please provide the standard lot line utility and drainage easements.
7. Please provide setback notes and/or reference to zoning.
8. Please verify that the area shown as a closed contour in the southeast corner of Lot 4 is not a sinkhole.
9. How will deliveries, trash service, etc., be accommodated with the long joint access driveway? This would be another reason (in addition to aesthetics) for having a shared right in right out access midway between Altamira and Deanwood.

Russ Rackley spoke on behalf of the applicant. Some discussion ensued. Mr. Rackley noted that, in relation to comment #2, the water and sewer lines would be extended only by service lines. Mr. Rackley also requested that, in relation staff comment #4, only the circular drive portion within the right of way be removed for now and the curbing re-installed and the remainder of the circular drive removed later when additional work was conducted on the property. The staff indicated that the main objective for now was that the second access point was removed so it could not be used, and the only access point would be the one that will line up with Altamira Drive. Some discussion also occurred regarding staff comments 8 and 9.

Regarding comment #4, Commissioners were okay with only the right of way portion of the noncompliant circular drive being removed for now. Commissioners were also in support of removing staff comments # 8 and 9. With these modifications to the staff's recommendations,

a motion was made by Vice Mayor Povlin to approve the plat subject to the amended staff recommendations. The motion was seconded by Commissioner Myers and was approved unanimously.

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)**
   Postponed.

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)**
   Postponed.

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

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)**
   The staff reviewed this item and recommended approval of Resolution PC-23-11 which recommends approval of Ordinance 23-16.

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

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)**
    For discussion purposes only.

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)**
    For discussion purposes only.

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**
    Commissioners provided input on a concept presented by the applicant for the non-multifamily portion of the PCD project. It was noted that drive-through businesses are required to be internal to a PCD development and the applicant would need to remember that when marketing the property.

    Commissioners also were okay with the Town staff approving appropriate phasing for the occupancy of the multi-family buildings and ensuring that the public will be completely separated from all areas of construction. This is what was administered with the Overlook at Campbell Station project and will likely be applied to the Town Center at Biddle Farms.

13. Approval of utilities
None.

14. Citizen forum
None.

The meeting was adjourned at 9:07 p.m.

_____
Shannon Preston, Secretary

MEETING DATE: November 16, 2023 **AGENDA ITEM #3**

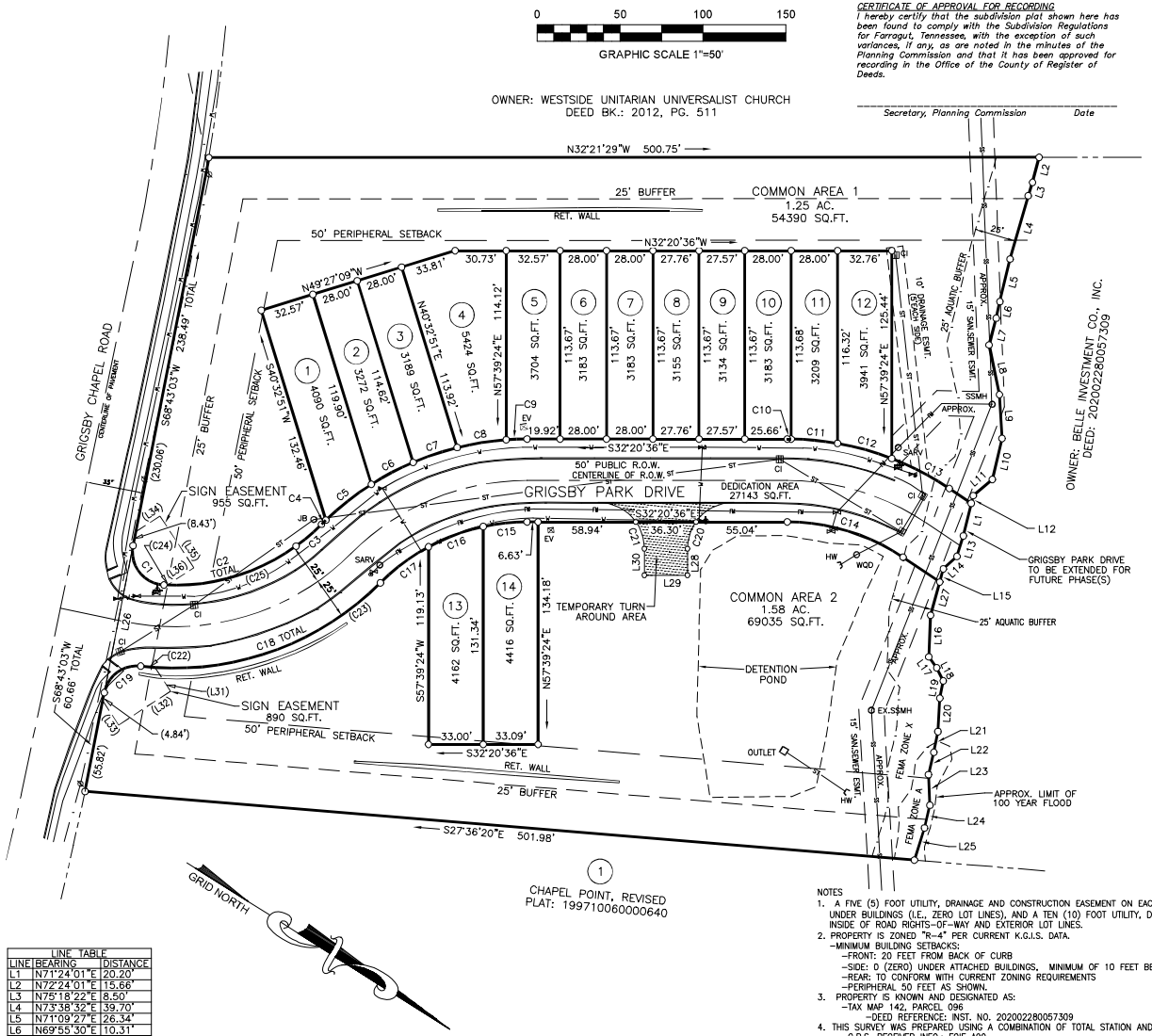
REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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 is 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. Other than the trees to be used for streetscaping, the landscaping has been installed. The trees to be used for streetscaping will be installed as each building is completed. Staff will make a recommendation on plat approval based on whether the other required field items have been completed. Completion and maintenance letters of credit will also be required. The latest version of the final plat is included in the packet.



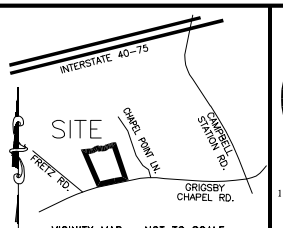
CHAPEL POINT, REVISED
PLAT: 199710060000640

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.

11-3-23
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 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*

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°07'51"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'
L31	N24°31'48"E	17.07'
L32	S65°28'12"E	37.34'
L33	S24°31'48"W	17.59'
L34	N65°28'12"W	17.45'
L35	N24°31'48"E	37.34'
L36	S65°28'12"E	19.10'

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°39'23"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'
C22	8.68'	175.00'	8.68'	N27°00'59"W	4.34'
C23	149.67'	175.00'	145.15'	N52°56'22"W	79.76'
C24	2.07'	125.00'	2.07'	S29°47'04"E	1.03'
C25	82.71'	125.00'	81.21'	S49°12'55"E	42.94'

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.: TOPCON HIPER V
   -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
TENNESSEE
11-3-23

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
4	11-3-2023	SIGN EASEMENTS ADDED

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

PLAT

MEETING DATE: November 16, 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 re-subdivision plat of Parcels 086, 08602, 08604, and 087, Tax Map 151, 11.17 Acres, 3 Lots, Zoned C-1 (Pinnacle Land Surveying, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a re-subdivision of Parcels 086, 08602, 08604, and 087, Tax Map 151. Part of the re-subdivision is associated with the development of the Dollar General and Advance Auto that will be discussed under the next agenda item. The remainder of the area reconfigures three existing lots into two lots that are not planned for development at this time. For the portions of the re-subdivision that are not being developed at this time, the applicant has requested a variance from the requirement in the Subdivision Regulations for a pedestrian facility to be constructed along Kingston Pike (arterial street) in association with a subdivision of property. This variance will need to be acted on prior to acting on the plat. The staff supports this variance provided a note is added to the plat which states that the requirement for constructing a pedestrian facility along the frontage of Kingston Pike will be satisfied when those areas of these tracts fronting along Kingston Pike are developed. This would be handled through the site plan approval process and subject to all applicable Town of Farragut requirements.

This plat was postponed last month and has been revised to provide for a full access easement associated with the Dollar General and Advance Auto that will line up with the Fast Pace Urgent Care access on the north side of Kingston Pike. Originally, full access was proposed further west with an offset that created concerns with conflicts in the center turn lane. The staff met with the design engineer and project manager and the access was revised as noted above and a right in right out access is now proposed on the western end of the property. This access arrangement addressed the staff's concerns with the potential center turn lane conflicts. The proposed right in right out access would be supported by the Town Engineer as it provides an additional opportunity to access the property in a controlled manner with the full access situated to line up with an existing access on the north side of Kingston Pike. The variance needed for this right in right out access will be part of the site plan review associated with the next agenda item.

RECOMMENDATION: The latest revised plat is included in the packet. The staff supports the pedestrian facility variance as noted above. Staff will make a recommendation on the plat at the meeting.

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 _____

100 0 100 200
SCALE IN FEET
SCALE : 1" = 100'

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

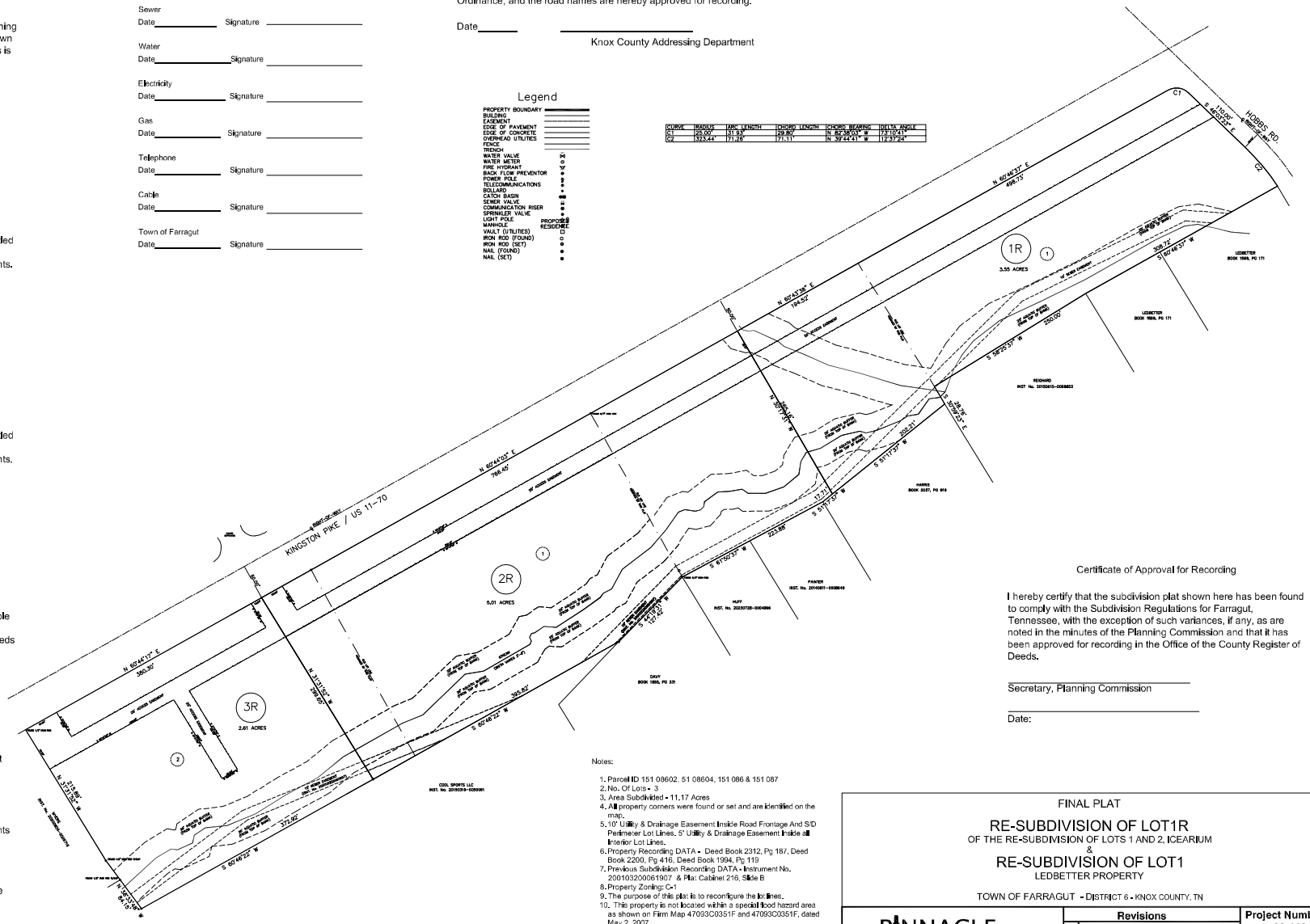
BEARING BASIS: GRID NORTH BASED ON G.P.S. OBSERVATIONS

SITE LOCATION
WATT ROAD
KINGSTON PIKE
OLD STAGE RD.
VICINITY MAP

Legend

PROPERTY BOUNDARY
BUILDING
EASEMENT
EDGE OF PAVEMENT
EDGE OF CONCRETE
OVERHEAD UTILITIES
FENCE
TREES
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)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	31.93'	29.80'	N 82°36'05" W	73°10'41"
C2	323.44'	71.26'	71.11'	N 39°44'41" W	12°37'24"



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:

Notes:

1. Parcel ID 151 08602. 51 08604, 151 086 & 151 087
2. No. Of Lots - 3
3. Area Subdivided - 11.17 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, Deed Book 2200, Pg 416, Deed Book 1994, Pg 119
7. Previous Subdivision Recording DATA - Instrument No. 200103200061907 & Pla: Cabinet 216, Slide B
8. Property Zoning: C-1
9. The purpose of this plat is to reconfigure the lot lines.
10. This property is not located within a special flood hazard area as shown on Firm Map 47093C0351F and 47093C0351F, dated May 2, 2007.
11. The Access Easement shown hereon may be reconfigured during the site plan process for each Lot.

FINAL PLAT

RE-SUBDIVISION OF LOT1R
OF THE RE-SUBDIVISION OF LOTS 1 AND 2, ICEARIUM
&
RE-SUBDIVISION OF LOT1
LEDBETTER PROPERTY

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 10/-/23
1	
2	
	Drafted By: RMT 10/-/23

Project Number 23-112

Drawing Number 3

MEETING DATE: November 16, 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 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. This item was postponed last month because the proposed access was not supported by the staff and needed to be modified to eliminate concerns with conflicts in the center turn lane.

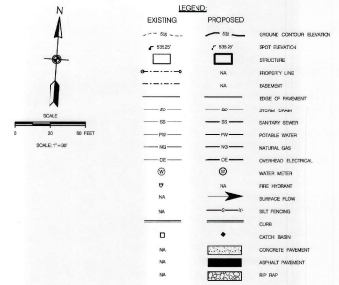
DISCUSSION: The Dollar General building is 10,767 square feet and the Advance Auto building is 6,889 square feet. As noted in the previous item, the applicant has revised their access request and is showing the full access lining up with the Fast Pace Urgent Care access on the north side of Kingston Pike. To further facilitate access, the site plan now also includes a right in right out access near the western boundary of the development. This access is within 400 feet of the full access (roughly 317 feet apart) and an existing residential driveway (roughly 209 feet apart) on the north side of Kingston Pike. As a result, the Commission will need to make a recommendation on the variance needed for this access from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance. Provided the curbing is extended to flare out and lessen the likelihood of a left turn out, the staff is in support of this access and associated variance. Cross access to the east and west is also proposed.

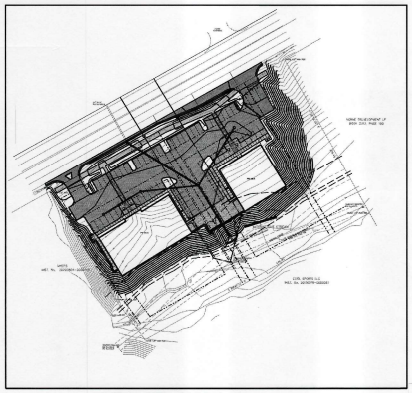
In terms of other aspects of this development, stormwater detention will be accommodated with pervious pavers. This will also satisfy the Town's requirement for low impact development stormwater measures. A walking trail will be constructed along the Kingston Pike frontage with sidewalk connections into the development. 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: The latest site plan set is included in the packet. The buildings are shown with a mostly brick veneer. The applicant will be bringing a color and materials board to the meeting. The staff needs to make sure the veneer is masonry, as defined in the Town's Architectural Design Standards, and not panelized brick, which is not permitted. The staff will make a recommendation on the site plan at the meeting.

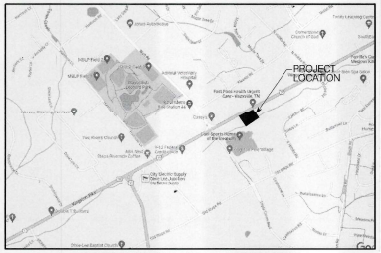
DRAWING INDEX

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

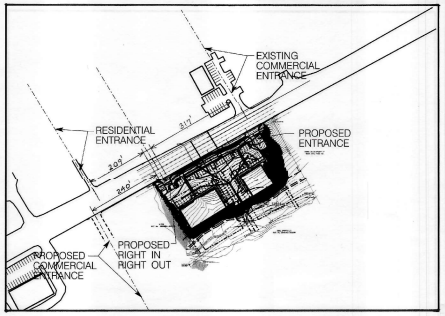




OVERALL SITE – SCALE: 1" = 80'



PROJECT LOCATION MAP = NOT TO SCALE



ENTRANCE LOCATION – SCALE: 1" = 160'

WILL ROBINSON & ASSOCIATES
1248 N. Sherwood Ln
Cookeville, TN 38714
(865) 386-4200
wrassociates@bellsouth.net

PROFESSIONAL SEAL:

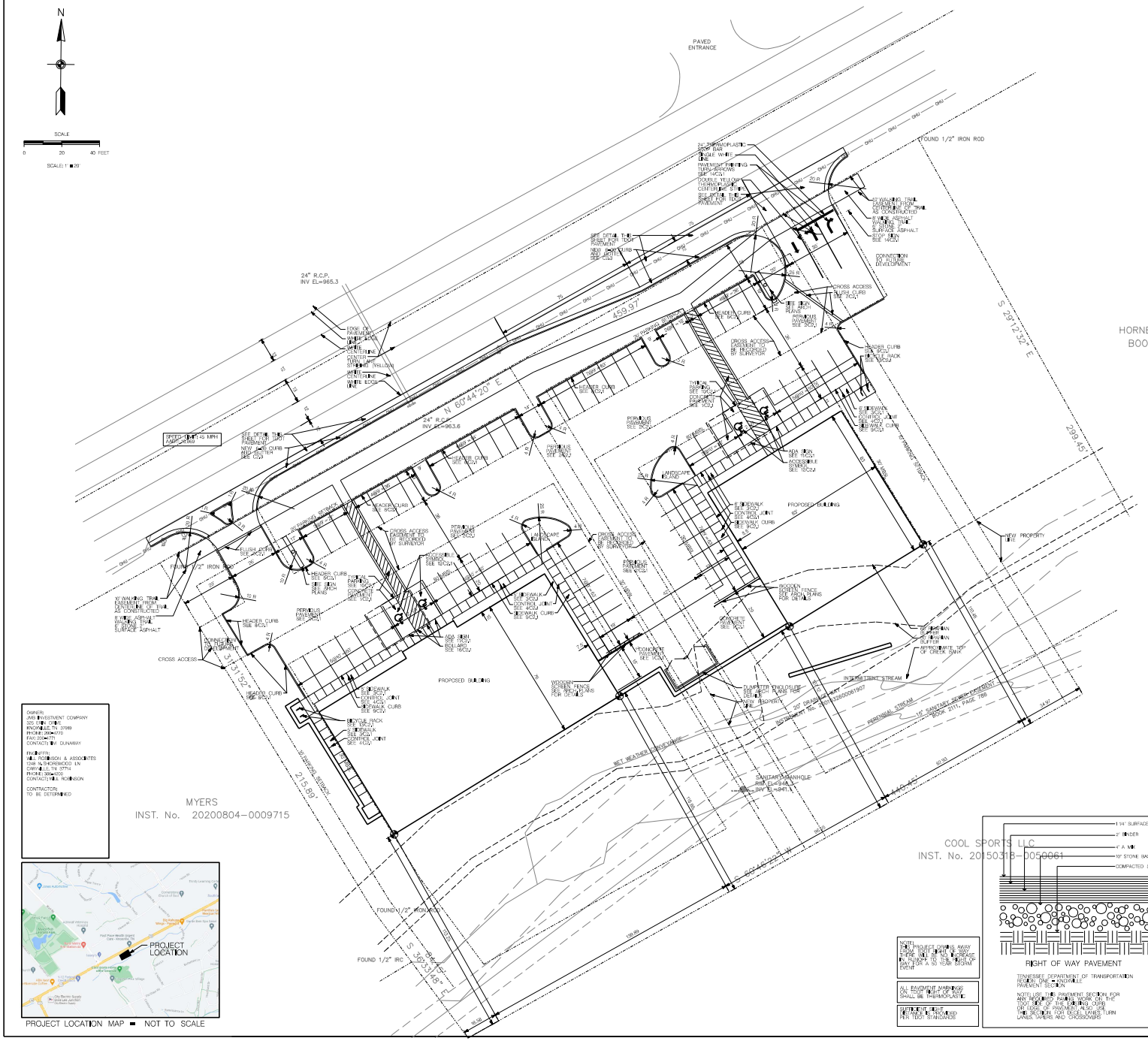


A Site Plan for:
Dollar General
And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	11-02-2023
FILE NAME:	
PROJECT NO:	

C1.1
TITLE SHEET
SHEET 1 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		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-4. PARCEL 161.08602
2. TOTAL BUILDING AREA: RETAIL 10,767 SF (1 STORY) AUTO PARTS: 6,888 SF (1 STORY)
3. TOTAL SITE: 5.61 AC, TOTAL DIST AREA: 5.17 AC, TOTAL NEW IMPERV: 4.23 AC.
4. DEED REFERENCE: 2812-187
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0382-F.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY KNAPACK SURVEYING DATED 02/2023. 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 RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
TOTAL REQUIRED: (RETAIL) 43 SPACES, (AUTO PARTS) 26 SPACES
TOTAL PROVIDED: (RETAIL) 34 SPACES (WAIVER REQUESTED), (AUTO PARTS) 30 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 DISCREPANCIES OR INTERFERENCES.
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.

OWNER:
JMB INVESTMENT COMPANY
325 BOYD CIRCLE
KNOXVILLE, TN 37919
PHONE: 250-4770
FAX: 200-4771
CONTACT: M. DUNAWAY

ENGINEER:
WILL ROBINSON & ASSOCIATES
1248 N. SHORWOOD LN
CARNEVILLE, TN 37714
PHONE: 865-384-2300
CONTACT: WILL ROBINSON

CONTRACTOR:
TO BE DETERMINED

PROJECT LOCATION MAP ■ NOT TO SCALE

WILL ROBINSON & ASSOCIATES
1248 N. Shorewood Ln
Caryville, TN 37714
(865) 384-2300
wrassociates@bellsouth.net

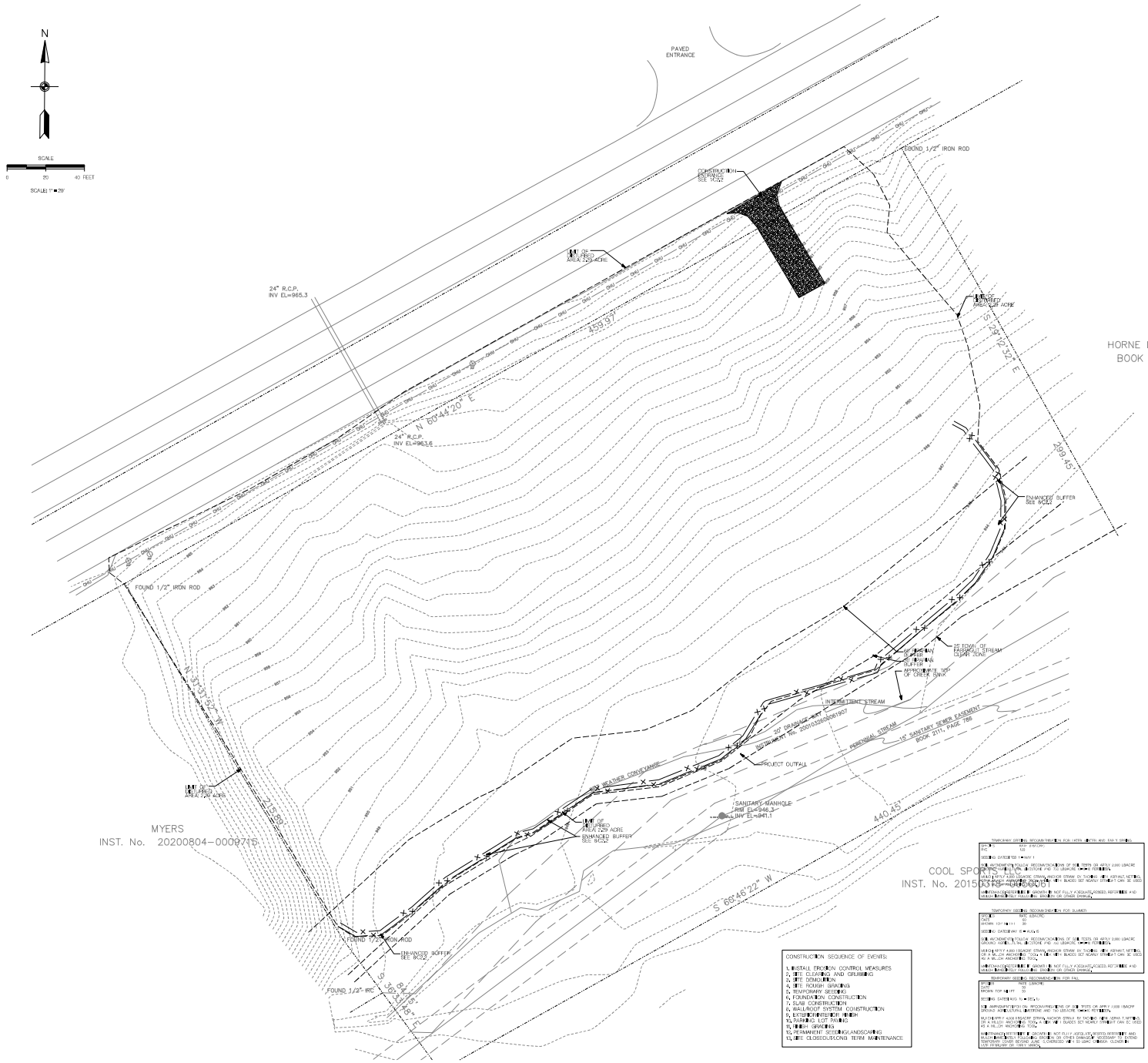
PROFESSIONAL SEAL:

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

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	11-20-2023
FILE NAME:	
PROJECT NO:	

C1.2
SITE LAYOUT PLAN
SHEET 2 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 GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK. BASIS: NGVD88.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY PINNACLE SURVEYING DATED 11/7/2023. 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 OPTIMUM 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 OF 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 ON 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 SOLUBLE 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.

TEMPORARY SEEDING RECOMMENDATION FOR SUMMER

SPECIES	RATE (LBS/ACRE)
OATS	100
ANNUAL RYEGRASS	50
BROWN TOP MILLET	30

SEEDING DATES MAY 1 – AUG 15

SOIL AMENDMENTS: APPLY 4000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 500 LBS/ACRE 10-20-20 FERTILIZER.

MULCHING: APPLY 4000 LBS/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT EMULSION, OR A NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR REPLACEMENTS AS SOON AS POSSIBLE. REPAIR ANY DAMAGED SLOPES OR OTHER DAMAGES AS NECESSARY TO EXTEND TEMPORARY SEEDING BEYOND JUNE 15 INTERESTED PARTIES SHOULD CONTACT THE U.S. DEPARTMENT OF AGRICULTURE

TEMPORARY SEEDING RECOMMENDATION FOR SUMMER

SPECIES	RATE (LBS/ACRE)
OATS	100
ANNUAL RYEGRASS	50
BROWN TOP MILLET	30

SEEDING DATES MAY 1 – AUG 15

SOIL AMENDMENTS: APPLY 4000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 500 LBS/ACRE 10-20-20 FERTILIZER.

MULCHING: APPLY 4000 LBS/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT EMULSION, OR A NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR REPLACEMENTS AS SOON AS POSSIBLE. REPAIR ANY DAMAGED SLOPES OR OTHER DAMAGES AS NECESSARY TO EXTEND TEMPORARY SEEDING BEYOND JUNE 15 INTERESTED PARTIES SHOULD CONTACT THE U.S. DEPARTMENT OF AGRICULTURE

TEMPORARY SEEDING RECOMMENDATION FOR FALL

SPECIES	RATE (LBS/ACRE)
RYE	120
BROWN TOP MILLET	30

SEEDING DATES AUG 15 – DEC 1

SOIL AMENDMENTS: ON PREVIOUSLY LIMED SOILS OR APPLY 4000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 500 LBS/ACRE 10-20-20 FERTILIZER.

MULCHING: APPLY 4000 LBS/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT EMULSION, OR A NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

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PROFESSIONAL SEAL:

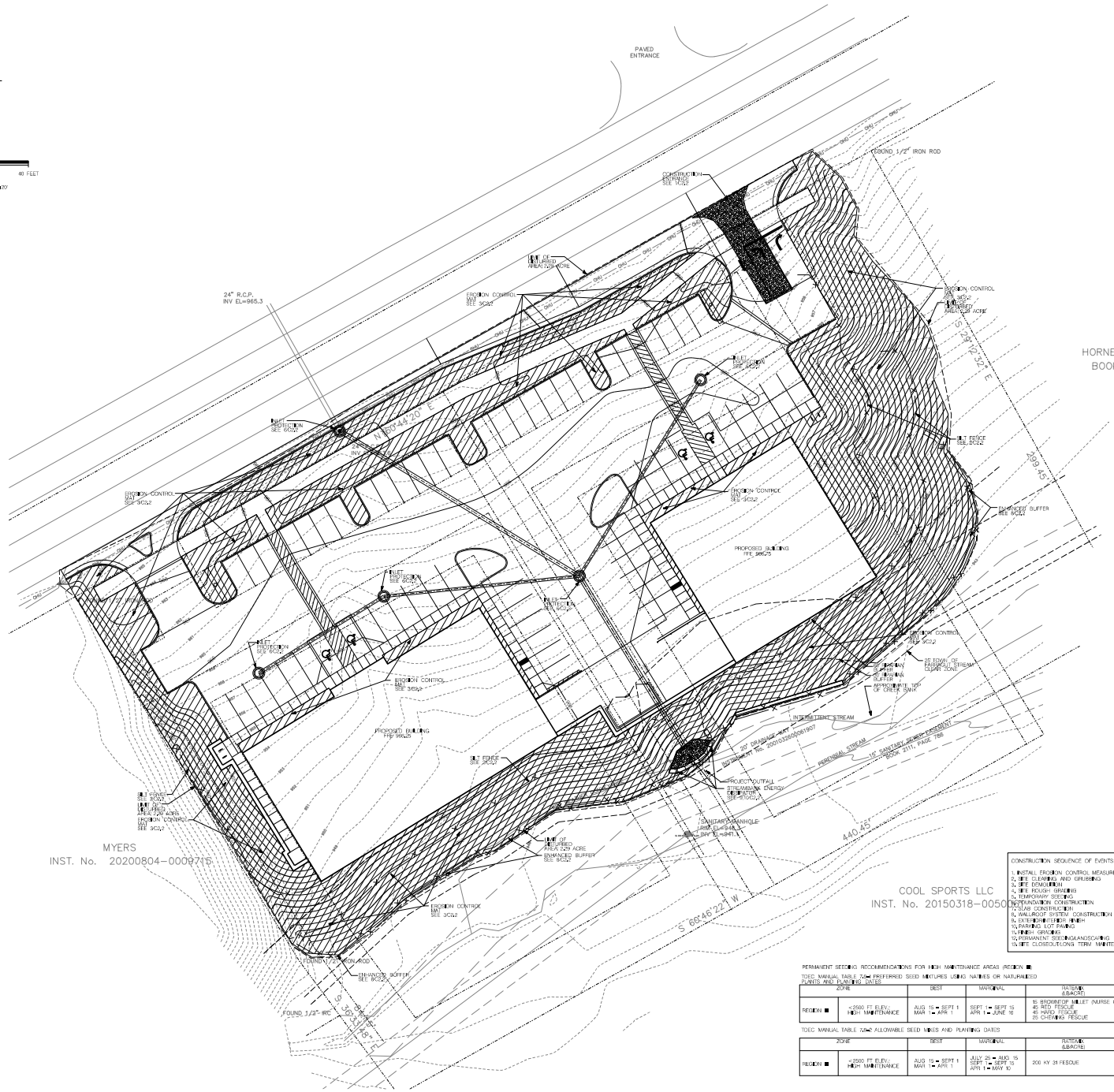


A Site Plan for:
Dollar General
And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 11-20-2023
FILE NAME:
PROJECT NO:

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



LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
NA	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 NAVD88.
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. ISSUES. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THE PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THE GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S677 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, SEDIMENT 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 SHALL 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 BUILDINGS 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.

CONSTRUCTION SEQUENCE OF EVENTS:
1. INSTALL EROSION CONTROL MEASURES
2. SITE CLEARING AND GRUBBING
3. SITE DEMOLITION
4. SITE ROUGH GRADING
5. TEMPORARY SEEDING
6. FOUNDATION CONSTRUCTION
7. SLAB CONSTRUCTION
8. WALL/ROOF 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 III)

TDEC MANUAL TABLE 7-2 PREFERRED SEED MIXTURES USING NATIVES OR NATURALIZED PLANTS AND PLANTING DATES

ZONE		BEST	MARGINAL	RATE/MIX (LB/ACRE)
REGION III	<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) 40 RED FESCUE 40 HARD FESCUE 25 CHEWINGS FESCUE

TDEC MANUAL TABLE 7-2 ALLOWABLE SEED MIXES AND PLANTING DATES

ZONE		BEST	MARGINAL	RATE/MIX (LB/ACRE)
REGION III	<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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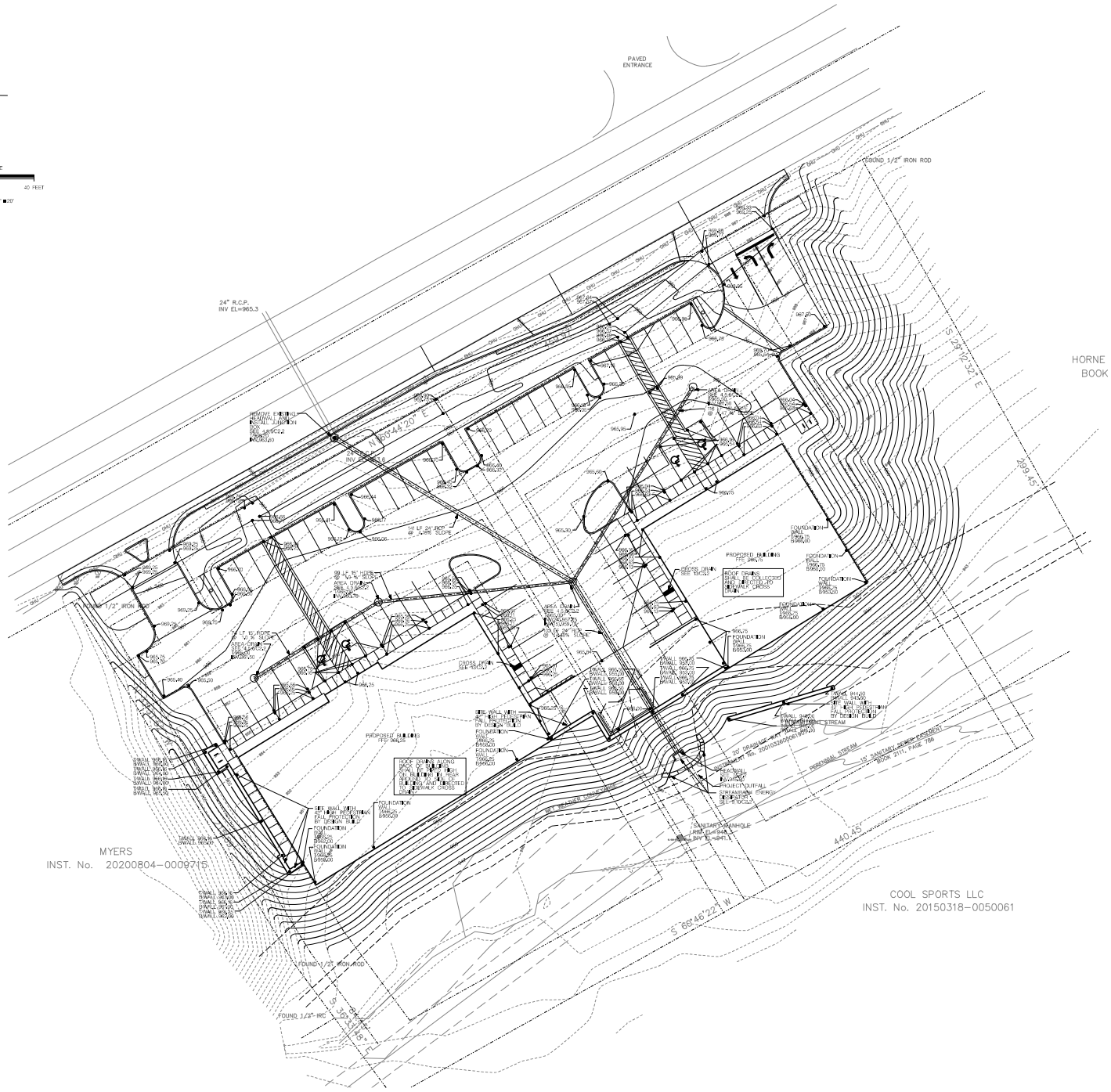
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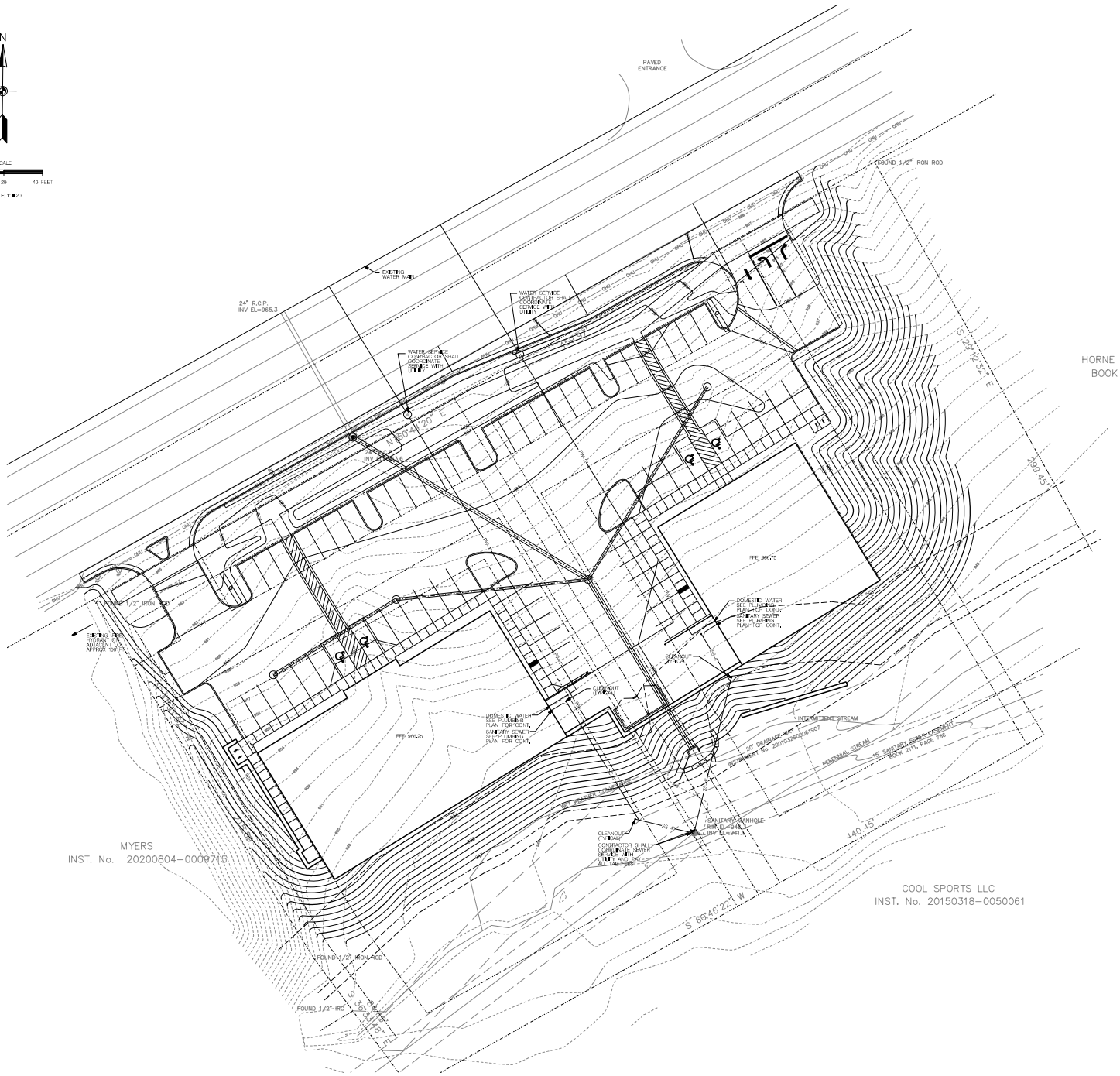
A Site Plan for:
Dollar General
And Advance Auto Parts
Farragut
Kingston Pike
Farragut, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 11-02-2023
FILE NAME:
PROJECT NO:

C1.4
EROSION CONTROL – 2
SHEET 4 OF 18
DRAWINGS


N
SCALE
0 20 40 FEET
SCALE:1" = 20'
PAVED ENTRANCE
FOUND 1/2" IRON ROD
24" R.C.P. INV EL=965.3
S 29°32'32" E
299.45'
S 66°46'20" W
440.45'
S 66°46'22" W
REMOVE EXISTING HEADWALL AND INSTALL JUNCTION BOX
INV EL=965.8
INV EL=965.6
INV EL=965.4
INV EL=965.2
INV EL=965.0
INV EL=964.8
INV EL=964.6
INV EL=964.4
INV EL=964.2
INV EL=964.0
INV EL=963.8
INV EL=963.6
INV EL=963.4
INV EL=963.2
INV EL=963.0
INV EL=962.8
INV EL=962.6
INV EL=962.4
INV EL=962.2
INV EL=962.0
INV



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 07/2021. 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 COPIED 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:
   - WATER LINES 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 ASTM D3034, 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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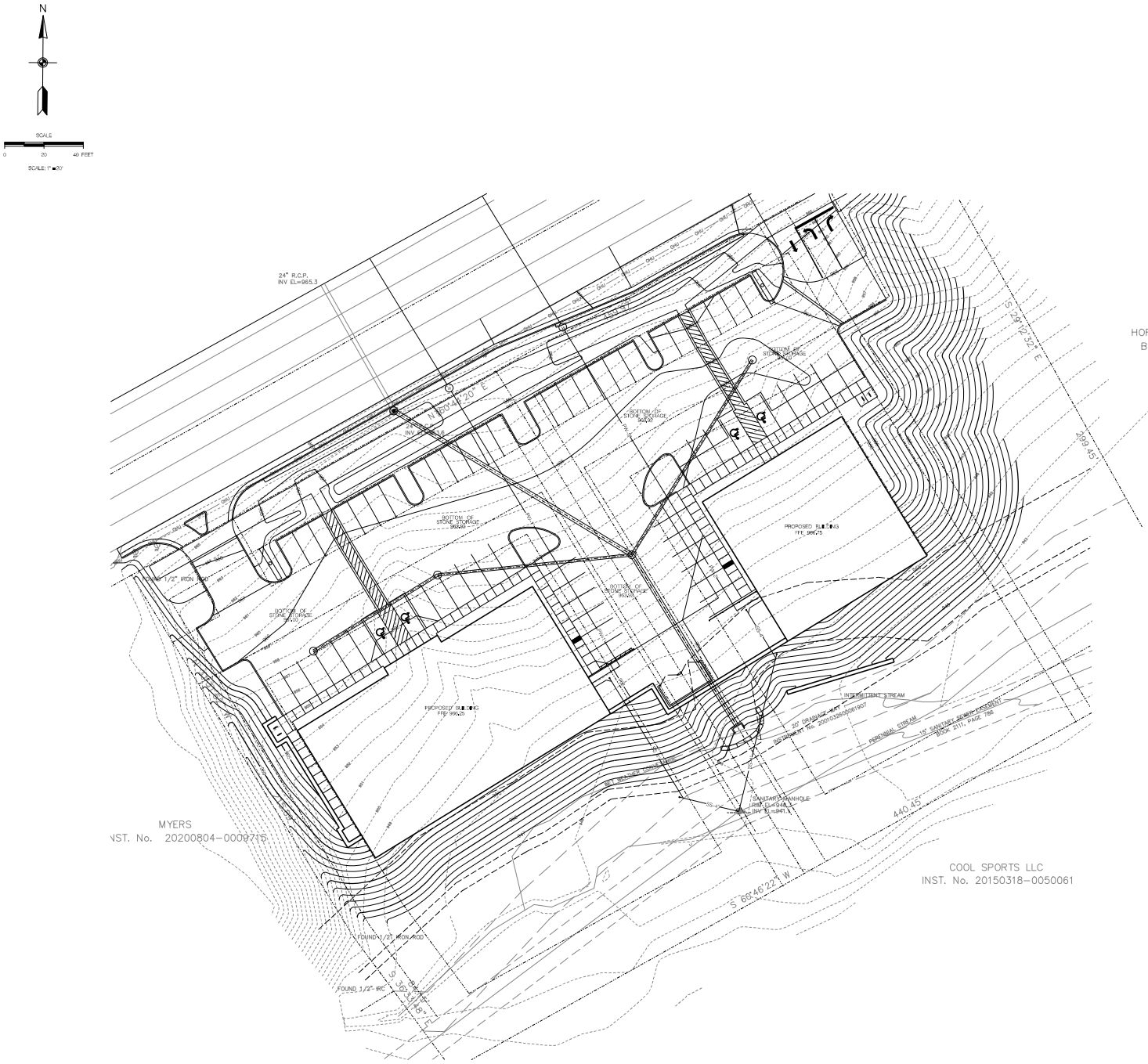
PROFESSIONAL SEAL:

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

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	11-20-2023
FILE NAME:	
PROJECT NO:	

C1.6
SITE UTILITY PLAN
SHEET 6 OF 18 DRAWINGS



SITE GRADING NOTES

1. SITE BENCHMARKS CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK. BASIS 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.
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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 OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
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14. CONTRACTOR SHALL STORE CHEMICALS AND SQUABBLE 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.
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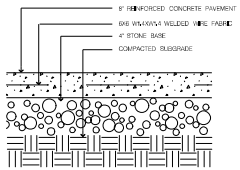
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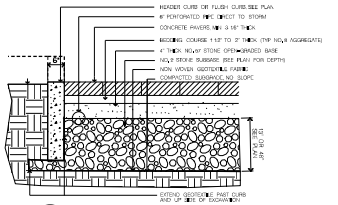
REVISIONS:

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DATE:	11-20-2023
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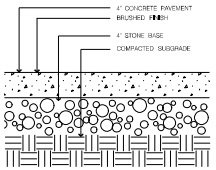
C1.7
SUBGRADE PLAN
SHEET 7 OF 18 DRAWINGS



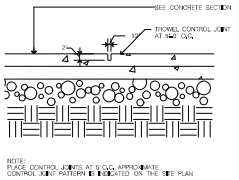
1 C2.1 TYPICAL CONCRETE PAVING SECTION
NOT TO SCALE



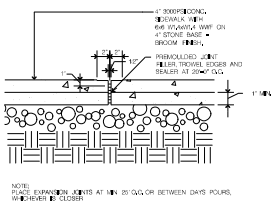
2 C2.1 CONCRETE PAVER SECTION
NOT TO SCALE



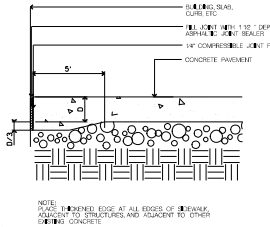
3 C2.1 TYPICAL SIDEWALK SECTION
NOT TO SCALE



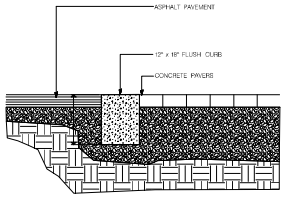
4 C2.1 CONTROL JOINT DETAIL
NOT TO SCALE



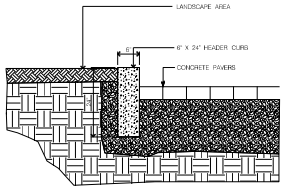
5 C2.1 EXPANSION JOINT DETAIL
NOT TO SCALE



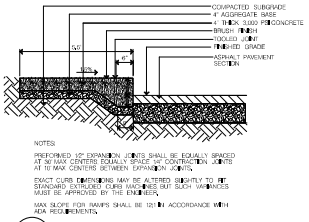
6 C2.1 THICKENED EDGE DETAIL
NOT TO SCALE



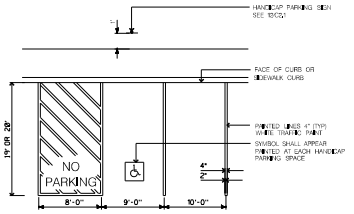
7 C2.1 FLUSH CURB DETAIL
NOT TO SCALE



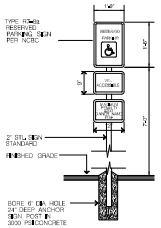
8 C2.1 HEADER CURB DETAIL
NOT TO SCALE



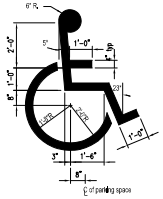
9 C2.1 SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE



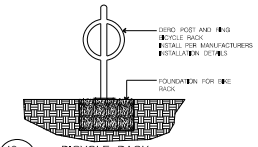
10 C2.1 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



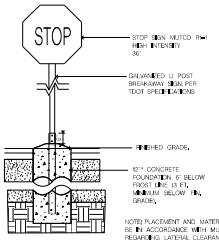
11 C2.1 HANDICAP SIGN
NOT TO SCALE



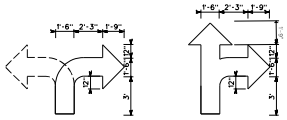
12 C2.1 ACCESSIBILITY SYMBOL
NOT TO SCALE



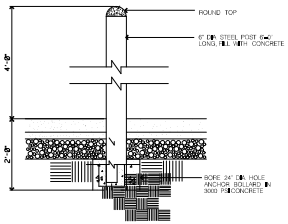
13 C2.1 BICYCLE RACK
NOT TO SCALE



14 C2.1 STOP SIGN
NOT TO SCALE



15 C2.1 PAVEMENT PAINTING
NOT TO SCALE



16 C2.1 BOLLARD DETAIL
NOT TO SCALE

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Caryville, TN 37714
(865) 384-2300
wrassociates@bellsouth.net

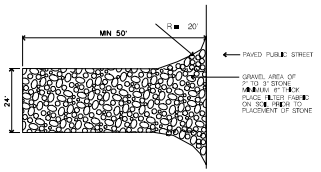
PROFESSIONAL SEAL:

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

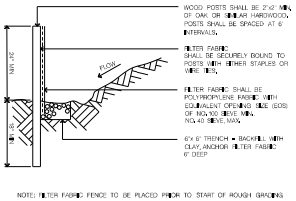
REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 11-20-2023
FILE NAME:
PROJECT NO:

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

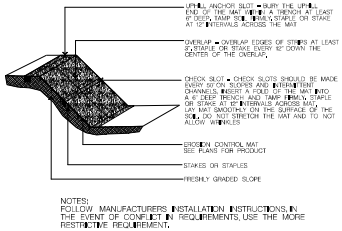


1 C2.2 CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



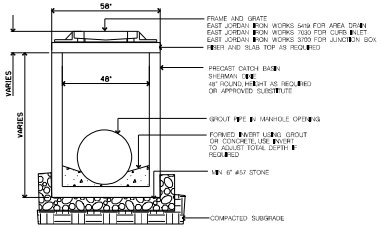
NOTE: FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING

2 C2.2 SILT FENCE DETAIL
NOT TO SCALE

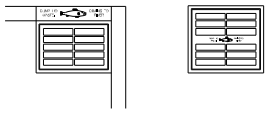


NOTES:
FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS. IN THE EVENT OF CONFLICT IN REQUIREMENTS, USE THE MORE RESTRICTIVE REQUIREMENT.

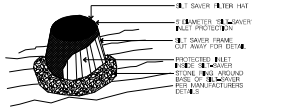
3 C2.2 EROSION MAT INSTALLATION
NOT TO SCALE



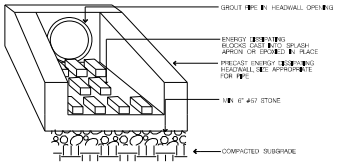
4 C2.2 48" ROUND CATCH BASIN DETAIL
NOT TO SCALE



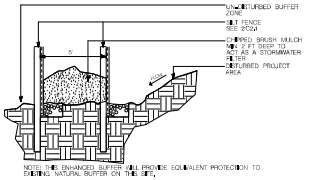
5 C2.2 ENVIRONMENTAL MESSAGE DETAIL
NOT TO SCALE



6 C2.2 INLET PROTECTION DETAIL
NOT TO SCALE

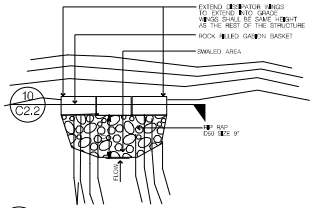


7 C2.2 ENERGY DISSIPATING HEADWALL DETAIL
NOT TO SCALE

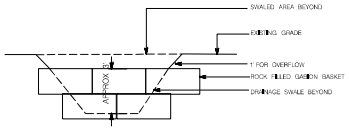


MODIFIED BUFFER ENHANCED BUFFER SHALL PROVIDE EQUIVALENT PROTECTION TO EXISTING NATURAL BUFFER ON THIS SITE.

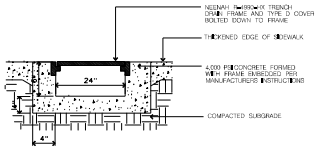
8 C2.2 ENHANCED BUFFER DETAIL
NOT TO SCALE



10 C2.2 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

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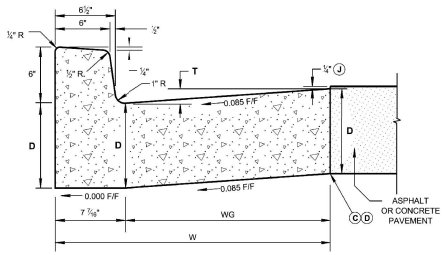
PROFESSIONAL SEAL:

A Site Plan for:
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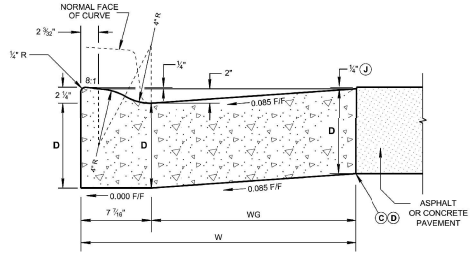
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DATE:	11-20-2023
FILE NAME:	
PROJECT NO:	

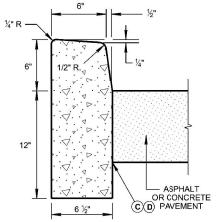
C2.2
SITE DETAILS - 2
SHEET 9 OF 16 DRAWINGS



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 COMBINED 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 8-42 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"	0.02550
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 OR 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:\Standard\w\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

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wrassociates@bellsouth.net

PROFESSIONAL SEAL:

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

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 11-20-2023
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 LOCATIONS 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 FIELD 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 REPLACEMENT SCHEDULE

SIZE OF HARDWOOD TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
10" TO 15" DBH	107	214
16" TO 20" DBH	75	75
> 20" DBH	34	136
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" CAL INCHES	4
		TOTAL 435

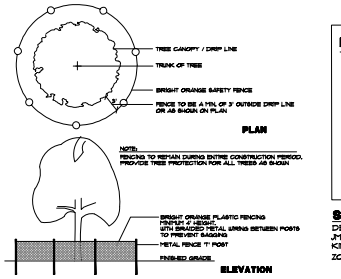
TREE CREDIT PROVISION

SIZE OF HARDWOOD TREE TO BE SAVED	NUMBER IN CATEGORY	NEW TREE CREDIT
10" TO 15" DBH	11	44
16" TO 20" DBH	1	6
> 20" DBH	3	24
SIZE OF EVERGREEN TREE TO BE SAVED	NUMBER IN CATEGORY	NEW TREE CREDIT
15" TO 20" DBH	NA	NA
> 20" DBH	NA	NA
		TOTAL 74

TREE REPLACEMENT/CREDIT SUMMARY

REQUIRED REPLACEMENT TREES	438
CREDIT FOR SAVED TREES	74
NEW TREES REQUIRED	364

25% TREE CONSERVATION RULE APPLIES
SEE LANDSCAPE PLAN FOR REQUIREMENTS

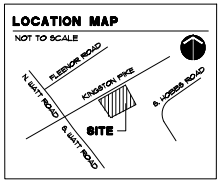


TREE PROTECTION FENCING

SCALE: NOT TO SCALE

LOCATION MAP

NOT TO SCALE



SITE DATA

DEVELOPER:
JMB INVESTMENT CO.
KINGSTON PIKE

PARCEL ID:
PARCEL 151 006.02

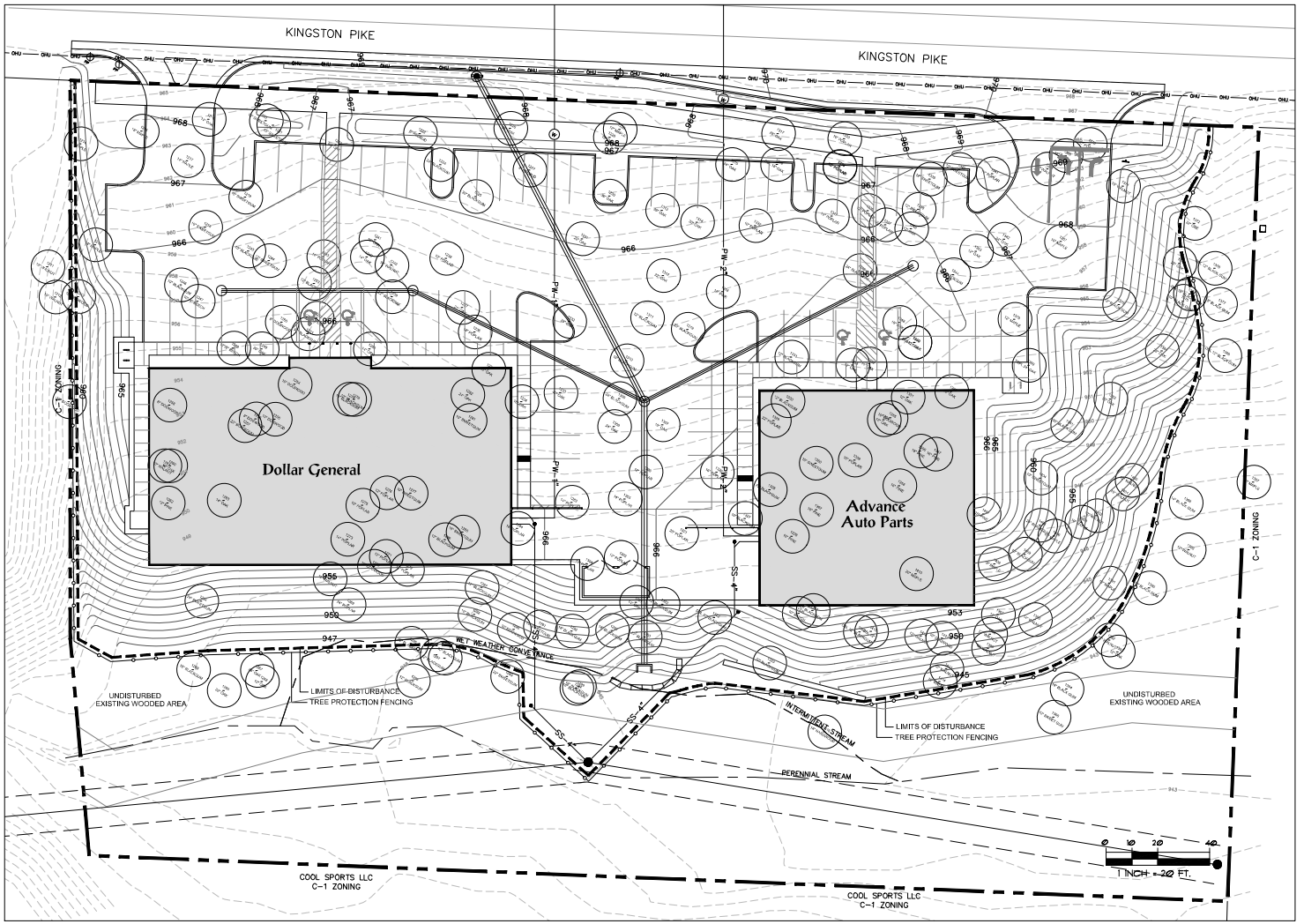
ZONE: C-1

TREE INVENTORY

TREE SURVEY BY PINNACLE LAND SURVEYING, INC., 7-13-2023.

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

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



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:	SEPT. 18, 2023
REVISIONS:	OCT. 5, 2023
	NOV. 3, 2023

T-1

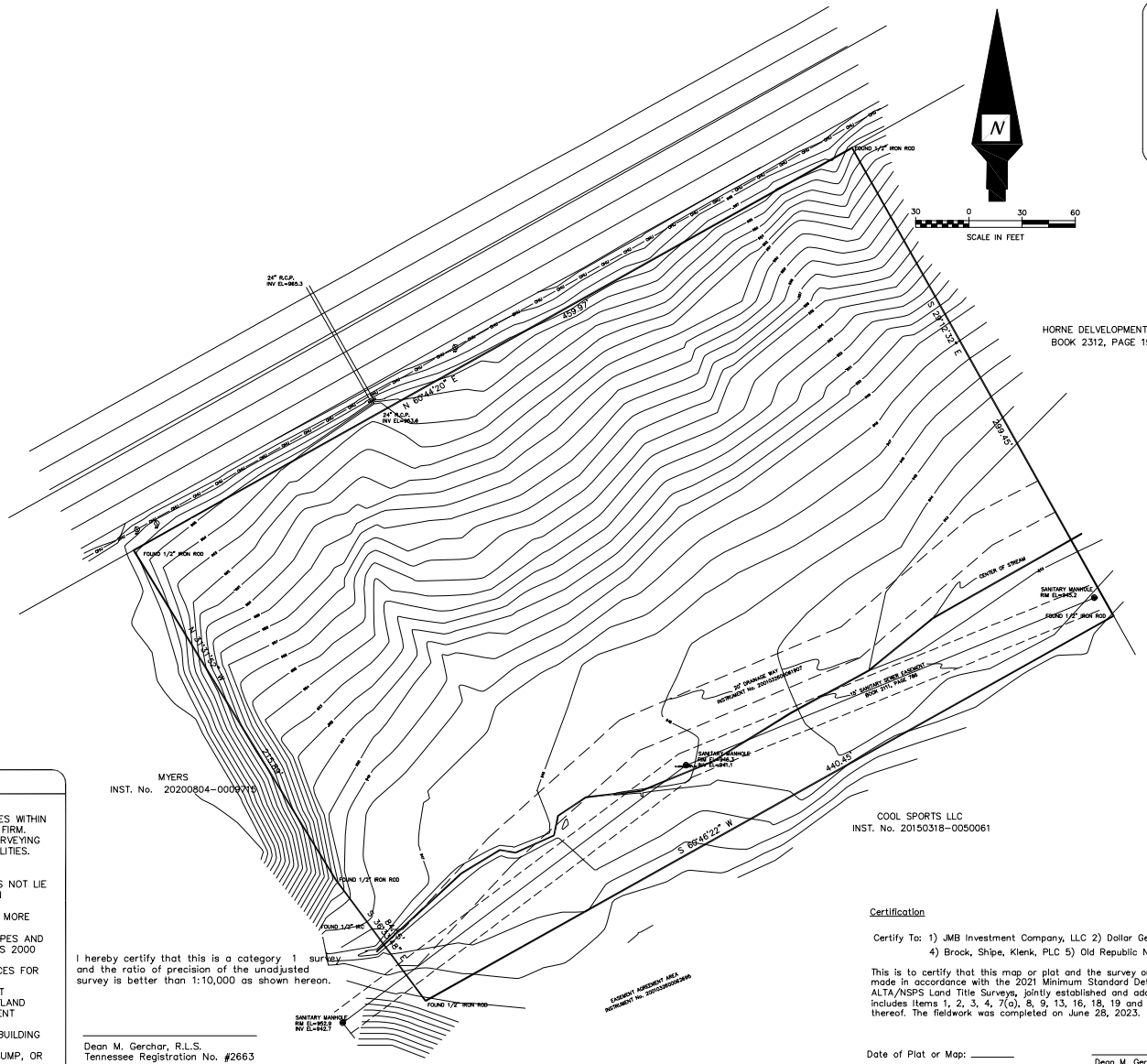
COMMITMENT DESCRIPTION:

Land in Knox County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat of Icearium, of record in Instrument No. 200103260061907, 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, LTD., 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

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 PARKING 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
Knoxville, 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 _____

100 0 100 200
SCALE IN FEET
SCALE : 1" = 100'

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

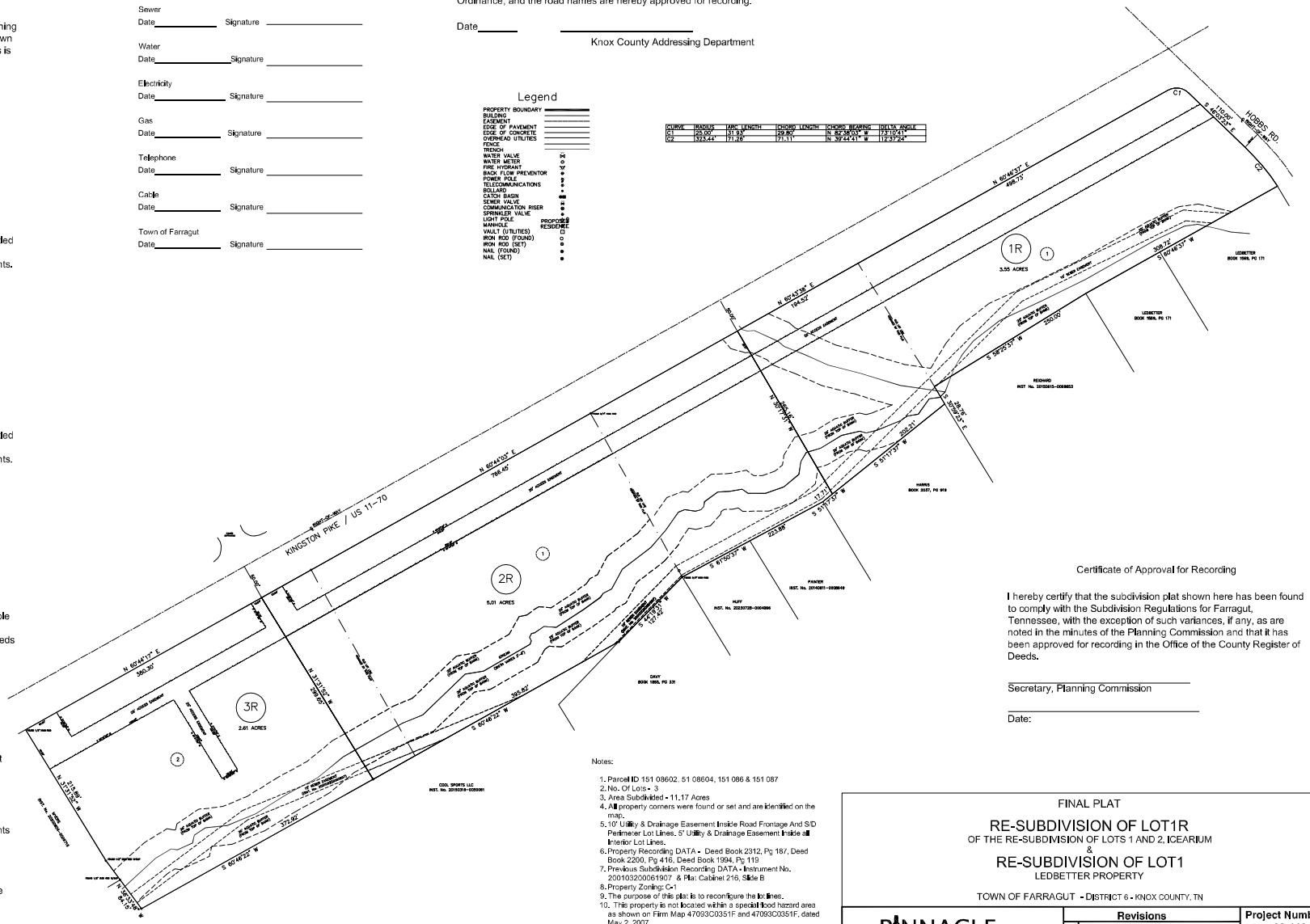
BEARING BASIS: GRID NORTH BASED ON G.P.S. OBSERVATIONS

SITE LOCATION
WATT ROAD
KINGSTON PIKE
OLD STAGE RD.
VICINITY MAP

Legend

PROPERTY BOUNDARY
BUILDING
EASEMENT
EDGE OF PAVEMENT
EDGE OF CONCRETE
OVERHEAD UTILITIES
FENCE
TREES
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)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	31.93'	29.80'	N 82°36'05" W	73°10'41"
C2	323.44'	71.26'	71.11'	N 39°44'41" W	12°37'24"



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:

Notes:

1. Parcel ID 151 08602. 51 08604, 151 086 & 151 087
2. No. Of Lots - 3
3. Area Subdivided - 11.17 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, Deed Book 2200, Pg 416, Deed Book 1994, Pg 119
7. Previous Subdivision Recording DATA - Instrument No. 200103200061907 & Pla: Cabinet 216, Slide B
8. Property Zoning: C-1
9. The purpose of this plat is to reconfigure the lot lines.
10. This property is not located within a special flood hazard area as shown on Firm Map 47093C0351F and 47093C0351F, dated May 2, 2007.
11. The Access Easement shown hereon may be reconfigured during the site plan process for each Lot.

FINAL PLAT

RE-SUBDIVISION OF LOT1R
OF THE RE-SUBDIVISION OF LOTS 1 AND 2, ICEARIUM
&
RE-SUBDIVISION OF LOT1
LEDBETTER PROPERTY

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 10/-/23
1	
2	
	Drafted By: RMT 10/-/23

Project Number 23-112

Drawing Number 3

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 ROW, / 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.

SUBSTITUTIONS
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 5.6 MINIMUM AND 7.6 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 8 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 LANDSCAPE SURFACES AND INSTALL "V" TRENCH EDGE ADJACENT TO LAWN (SEE DETAIL)

MULCHES
MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, SOD, CANES, 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 SEEDING

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
PROCESS 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 50 % 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 FERTILIZER 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 BEDDED 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.

Tennessee811 Know what's below. Call before you dig.

LANDSCAPE REQUIREMENTS DOLLAR GENERAL

TOTAL IMPERVIOUS SURFACES: 31,133 SQFT.

ITEM	REQUIRED	PROPOSED
REQUIRED SHADE TREES	13 TREES	15 TREES SEE NOTE A
REQUIRED REPLACEMENT TREES	16 TREES	16 TREES SEE NOTE B
REQUIRED LANDSCAPING BETWEEN BUILDING AND PARKING	555 SF.	1612 SF.

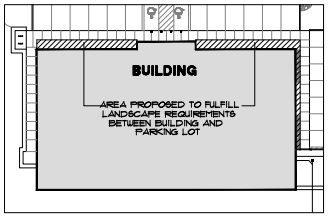
NOTES:
A. UNDERSTORY TREES ARE PROPOSED TO FULFILL THE REQUIREMENTS FOR TREES DUE TO PROXIMITY TO OH WIRES.
B. TREE CONSERVATION RULE APPLIES TO REPLACEMENT TREES. REQUIRED TREES SHALL NOT EXCEED MORE THAN 20% OF REQUIRED NON-BUFFER TREES.

PLANT SCHEDULE DOLLAR GENERAL

DECIDUOUS TREES	COMMON / BOTANICAL NAME	SIZE	CAL.	SPECIFIC REQUIREMENT
5	BOSQUE ELM / Ulmus parvifolia 'Bosque'	10-12'H	2"Cal	SHADE - 5
7	RED MAPLE / Acer rubrum 'Red Sunset'	10-12'H	2"Cal	SHADE - 3 REPLACEMENT -4
5	TULIP TREE / Liriodendron tulipifera	10-12'H	2"Cal	REPLACEMENT -5
EVERGREEN TREES	COMMON / BOTANICAL NAME	SIZE	CAL.	
7	AMERICAN HOLLY / Ilex opaca	7-8'H		REPLACEMENT -7
9	NELLIE R STEVENS / Ilex var. 'Nellie R Stevens'	6-7' Ht.		
FLOWERING TREES	COMMON / BOTANICAL NAME	SIZE	CAL.	
7	KOUSA DOGWOOD / Cornus kousa Pinks	8'H	2"Cal	SHADE - 7 (SUBSTITUTION)
DECIDUOUS SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT	
52	ABELIA / Abelia x 'Rose Creek'	18"H	3 gal	
6	CARPET ROSE / Rosa x 'Flower Carpet Pink'	10-12"H	3 gal	
5	OAKLEAF HYDRANGEA / Hydrangea quercifolia	24-30"H	3#B	
EVERGREEN SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT	
44	CHESTNUT HILL LAUREL / Prunus laurocerasus 'Chestnut Hill'	18"H	3#B	
10	DWF. BURFORD HOLLY / Ilex cornuta 'Burfordii Nana'	15-18" H	3 gal	
4	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	24"H	3#B	
GRASSES	COMMON / BOTANICAL NAME	SIZE	CONT	
15	MUHLY GRASS / Muhlenbergia capillaris	10-12"H	1 gal	
GROUND COVERS	COMMON / BOTANICAL NAME	CONT	SPACING	
14	DAYLILY / Hemerocallis hybrid 'Stella de Oro'	1 gal	18" O.C.	
580	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 'Mixing Colors' and Transition Blend 50/50 mix or approved equal		sq. ft. (allowance)	
as per plan	ROCK MULCH 4-6" river stick 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

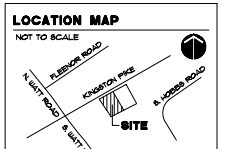


LANDSCAPE NOTES

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 FIRE-TREATED FOR FIRE ANTS.

LOCATION MAP

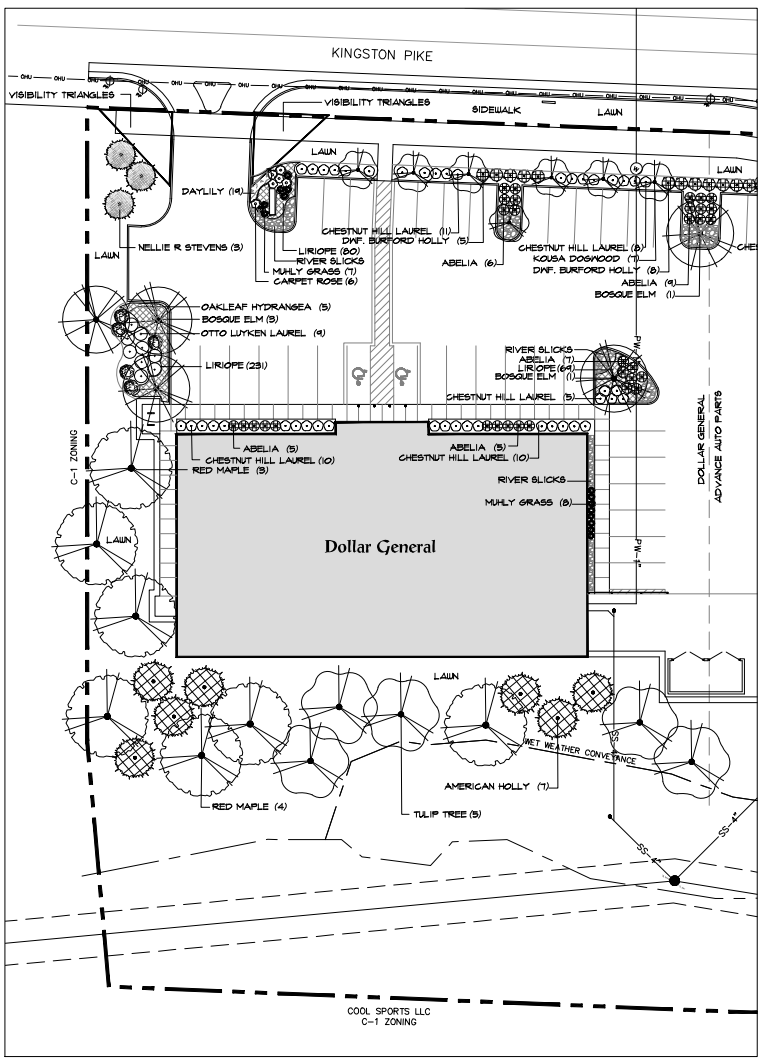
NOT TO SCALE



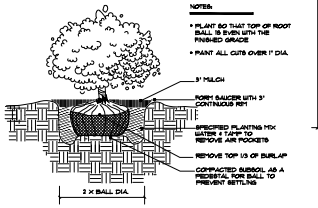
SITE DATA

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

PARCEL ID:
PART OF PARCEL 151 086.02

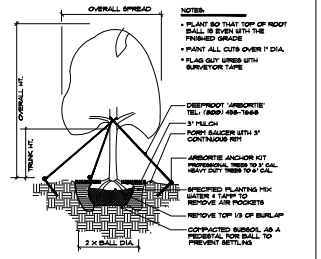


0 10 20 40
1 INCH = 20 FT.



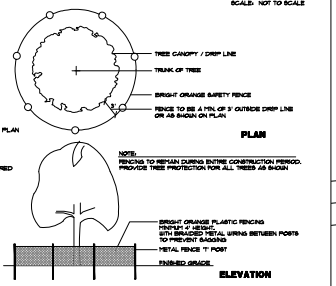
SHRUB PLANTING

SCALE: NOT TO SCALE



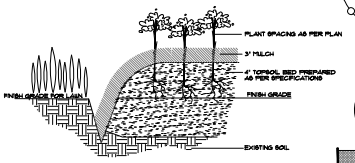
TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



TREE PROTECTION FENCING

SCALE: NOT TO SCALE



BED PREPARATION

SCALE: NOT TO SCALE

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

Landscape Plan

Dollar General

Kingston Pike, Farragut, Tennessee

JOB NO.	223044
DRAWN:	MAV/RJM
DATE:	SEP. 18, 2023
REVISIONS:	OCT. 5, 2023
	OCT. 12, 2023
	NOV. 3, 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/ Et" 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 slates 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 assembly: 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 wherever 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 lockable valve box for easy access. Place one cubic foot of gravel at drain 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.

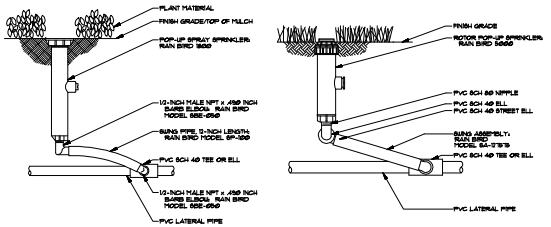
FINAL SUBMITTALS AND REQUIREMENTS:
Contractor shall test irrigation system in presence of owner's representative before leaving site. Contractor shall also provide instructions to owner's representative for the operation of the irrigation controller and a schedule showing the length of time each valve 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

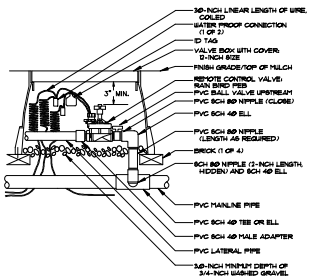
- SPRAY RADIUS (1E QUARTER, THIRD, HALF, TWO THIRDS, THREE QUARTERS, FULL)
- TYPE OF HEAD (1E. RAINBIRD 1806 12 SERIES MPR)
- SPRAY RADIUS INITIAL
- PVC — 4" PVC IRRIGATION PIPE SLEEVE

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



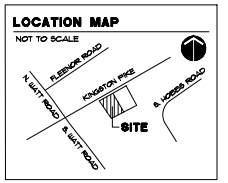
REMOTE CONTROL VALVE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
EST LSA RCS CST SST	Rain Bird 1812 15 Strip Series	8
Q T H	Rain Bird 1812 8 Series MPR	2
Q T H	Rain Bird 1812 10 Series MPR	2
Q T H	Rain Bird 1812 12 Series MPR	22
Q T H TT TQ	Rain Bird 1812 15 Series MPR	4
CST Q H	Rain Bird 1804-S Series Stream	2
SYMBOL	MANUFACTURER/MODEL	QTY
25	Rain Bird 5006-PL-MPR 25	15

LOCATION MAP

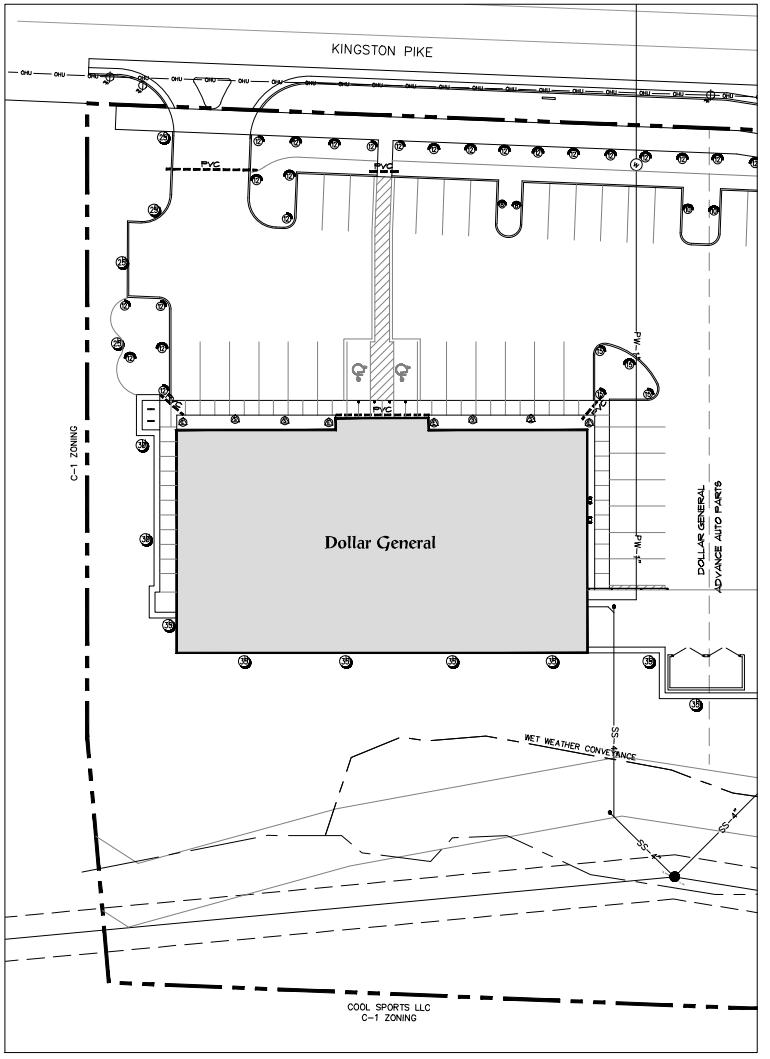
NOT TO SCALE



SITE DATA

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

PARCEL ID:
PART OF PARCEL 131 056.02



0 10 20 40
1 INCH = 20 FT.

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MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE ..... LAND PLANNING
299 N. WEISGARBER RD. SUITE 201 KNOXVILLE, TN. 37919
(865) 588-1351

Irrigation Plan

Dollar General
Kingston Pike, Farragut, Tennessee

JOB NO.	223044
DRAWN:	MAV/RJM
DATE:	SEPT. 18, 2023
REVISIONS:	OCT. 5, 2023
	NOV. 3, 2023

I-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 ROW / 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.

GUARANTEES
PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS, SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOILS, 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 4 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
3 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 GRADES 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 ONE 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 BED 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 9" 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.

Tennessee811
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 A
REQUIRED REPLACEMENT TREES	12 TREES	12 TREES SEE NOTE B
REQUIRED LANDSCAPING BETWEEN BUILDING AND PARKING	410 SF.	650 SF.

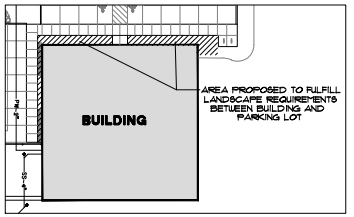
NOTES:
A. UNDERSTORY TREES ARE PROPOSED TO FULFILL THE REQUIREMENTS FOR TREES DUE TO PROXIMITY TO OH WIRES.
B. TREE CONSERVATION RULE APPLIES TO REPLACEMENT TREES. REQUIRED TREES SHALL NOT EXCEED MORE THAN 20% OF REQUIRED NON-BUFFER TREES.

PLANT SCHEDULE ADVANCE AUTO PARTS

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

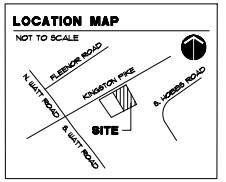


LANDSCAPE NOTES

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.

LOCATION MAP

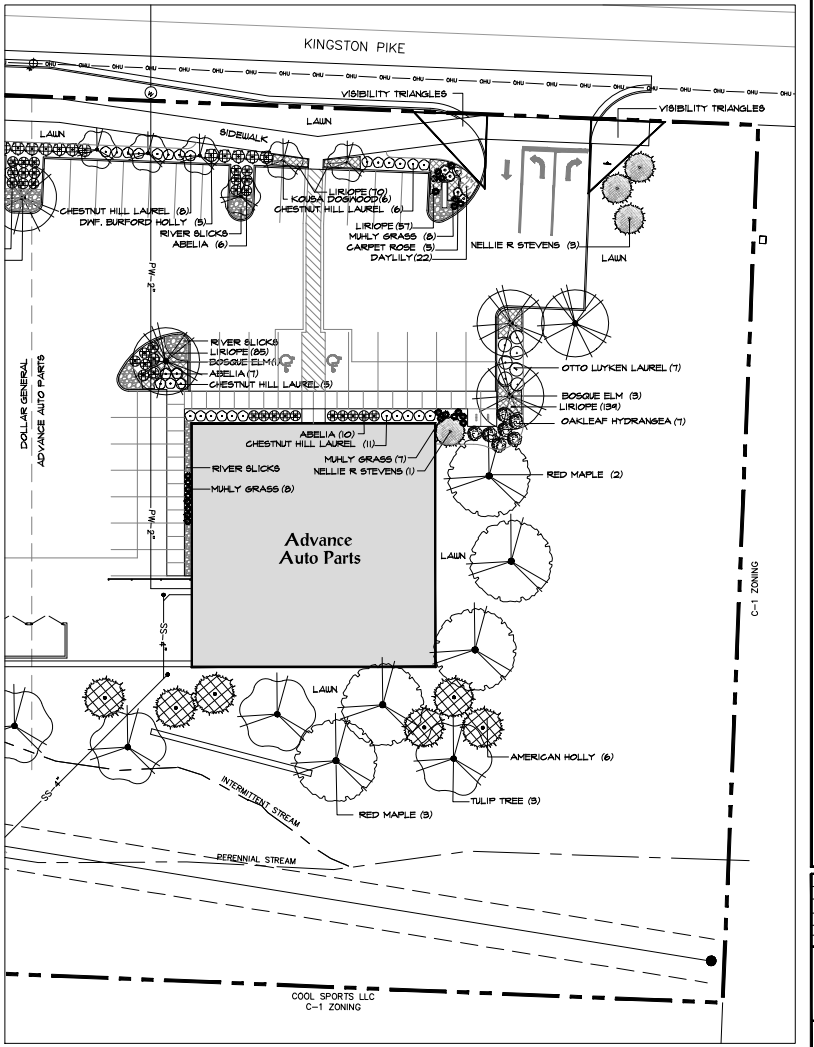
NOT TO SCALE



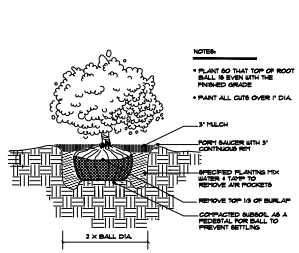
SITE DATA

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

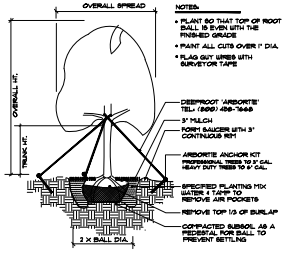
PARCEL ID:
PART OF PARCEL 151 02602



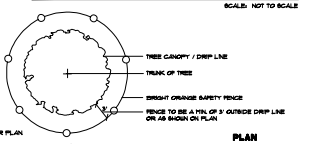
0 10 20 40
1 INCH = 20 FT.



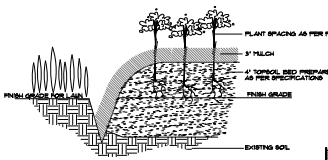
SHRUB PLANTING
SCALE: NOT TO SCALE



TREE PLANTING - GUY WIRES
SCALE: NOT TO SCALE



TREE PROTECTION FENCING
SCALE: NOT TO SCALE



BED PREPARATION
SCALE: NOT TO SCALE

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
	OCT. 12, 2023
	NOV. 3, 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 globe 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 stakes 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 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 put 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 tifed 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 remote 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.

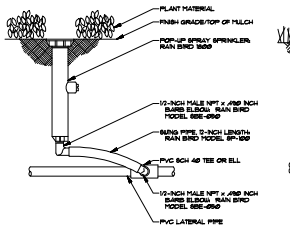
FINAL SUBMITTALS AND REQUIREMENTS:
Contractor shall test irrigation system in presence of owner's representative before leaving site. Contractor shall also provide instructions to owner's representative for the operation of the irrigation controller and a schedule showing the length of time each valve 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.

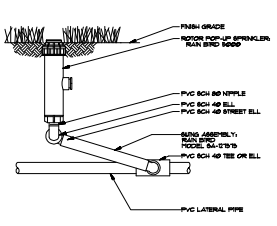
IRRIGATION LEGEND

SPRAY RADIUS (1/8 QUARTER, THIRD, HALF, TWO THIRDS, THREE QUARTERS, FULL)
TYPE OF HEAD (IE. RAINBIRD 1806 12 SERIES MPR)
SPRAY RADIUS INITIAL
PVC 4" PVC IRRIGATION PIPE SLEEVE

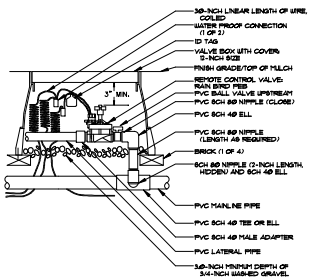
GENERAL:
- NOTES ARE SUPPLEMENT TO IRRIGATION SPECIFICATIONS
- CONTRACTOR TO VERIFY AVAILABLE PRESSURE PRIOR TO CONSTRUCTION
- IRRIGATION CONTRACTOR RESPONSIBLE FOR PIPE SLEEVES, COORDINATE WITH GENERAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL BE AWARE OF THE WATERING TIMES ON EACH ZONE. ADJUST ZONES 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

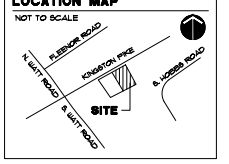
Know what's below. Call before you dig.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
EST LCS RCS CST SST	Rain Bird 1812 15 Strip Series	18
Q T H	Rain Bird 1812 8 Series MPR	11
Q T H TT TQ	Rain Bird 1812 12 Series MPR	6
Q T H TT TQ	Rain Bird 1812 15 Series MPR	4
CST Q H P	Rain Bird 1804-5 Series Stream	2
SYMBOL	MANUFACTURER/MODEL	QTY
25	Rain Bird 5006-PL-MPR 25	12

LOCATION MAP

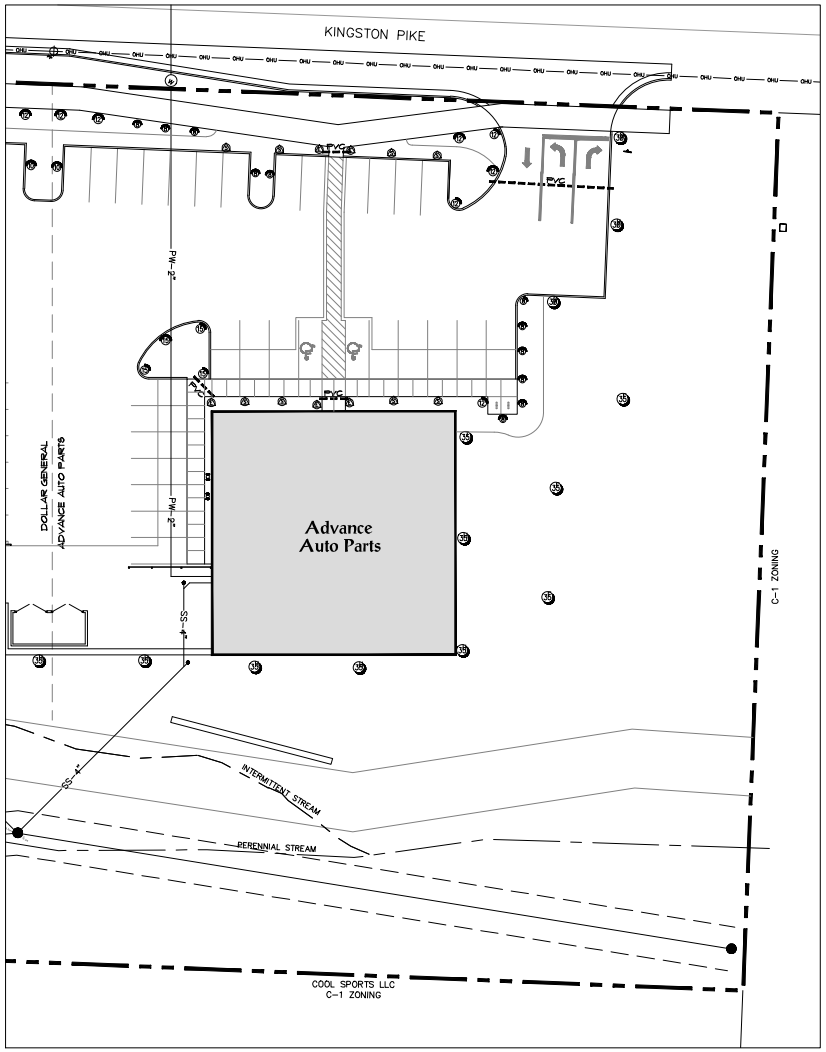
NOT TO SCALE



SITE DATA

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

PARCEL ID:
PART OF PARCEL 151 086.02



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

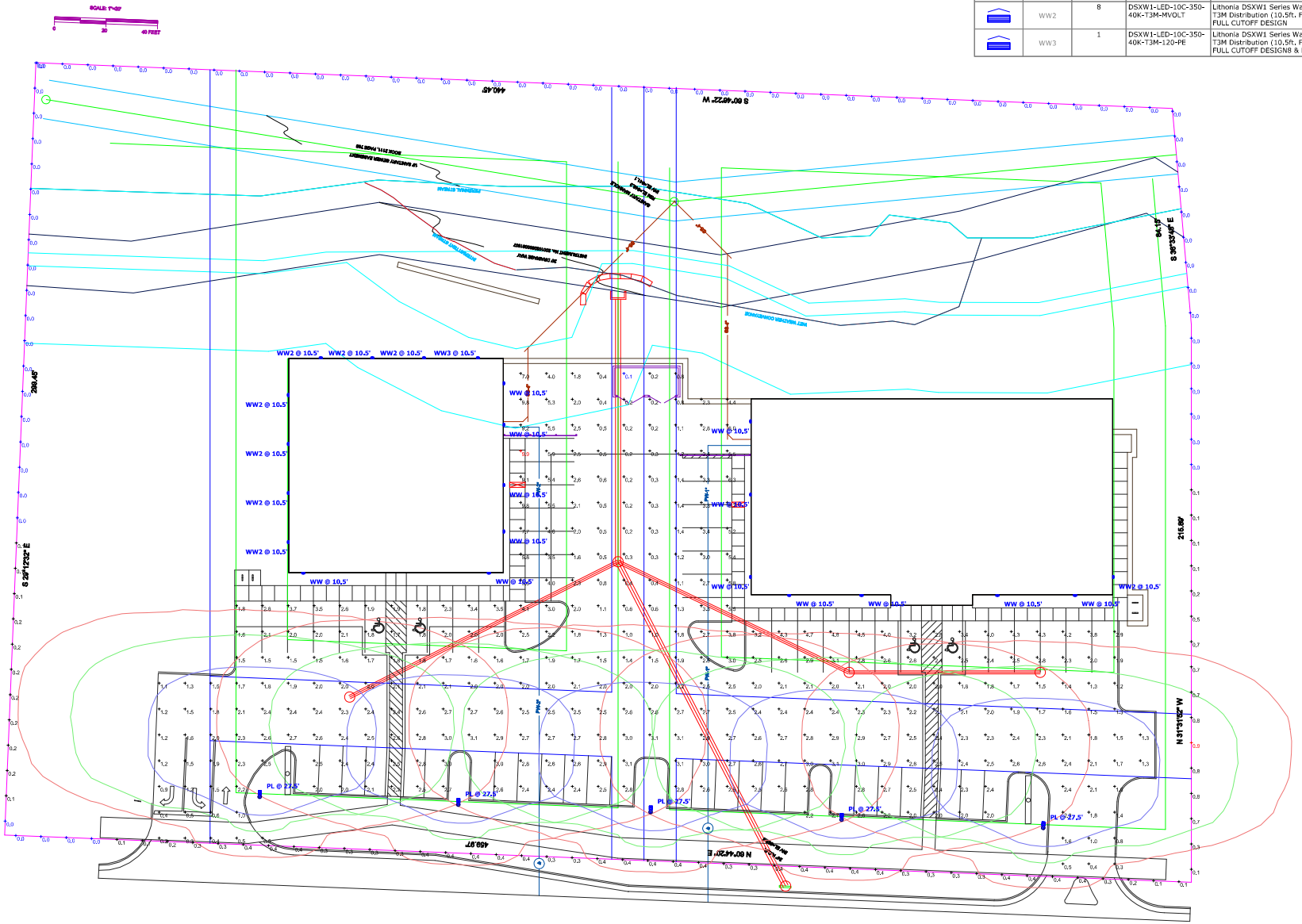
Kingston Pike, Farragut, Tennessee

JOB NO.	223044
DRAWN:	MAV/RJM
DATE:	SEPT. 28, 2023
REVISIONS:	OCT. 5, 2023
	NOV. 3, 2023

I-2

Statistics							
Description	Symbol	Avg	Max	Min	Max/Avg	Max/Min	Avg/Min
Property Line Light Levels	+	0.2 fc	0.9 fc	0.0 fc	4.50	N/A	N/A
Parking Lot Light Levels	+	2.4 fc	9.9 fc	0.1 fc	4.13	99.0:1	24.0:1

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
11/06/2023
Scale
Not to Scale
Drawing No.

Summary

TYPE PL (POLE)

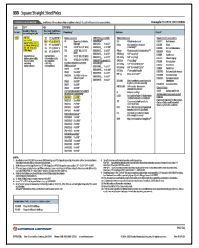
TYPE PL

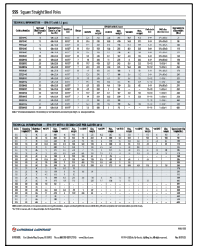
TYPE WW

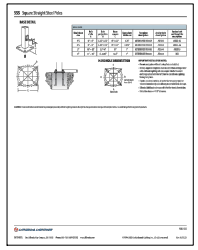
TYPE WW2

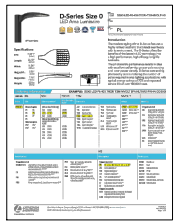
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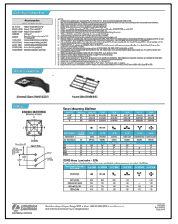


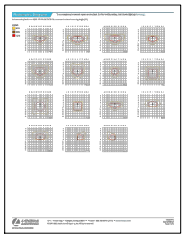


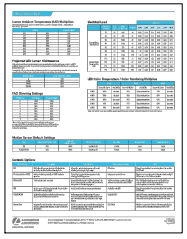


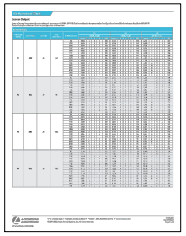


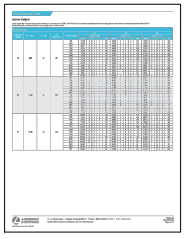


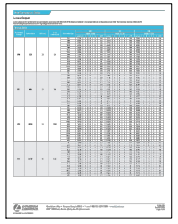


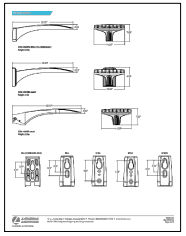


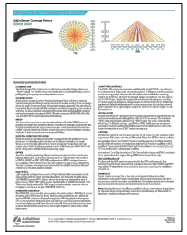


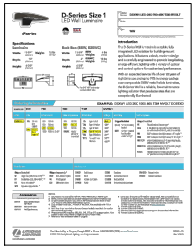


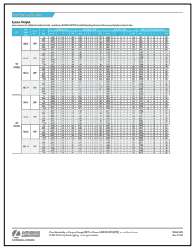


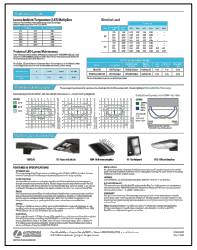


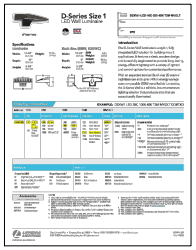


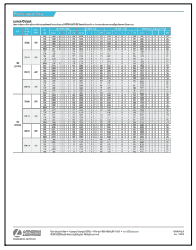


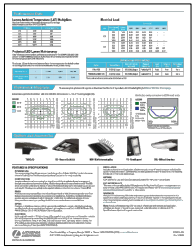


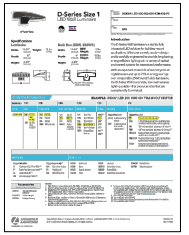


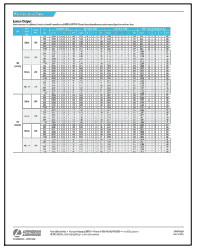


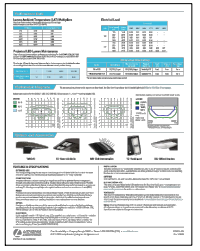




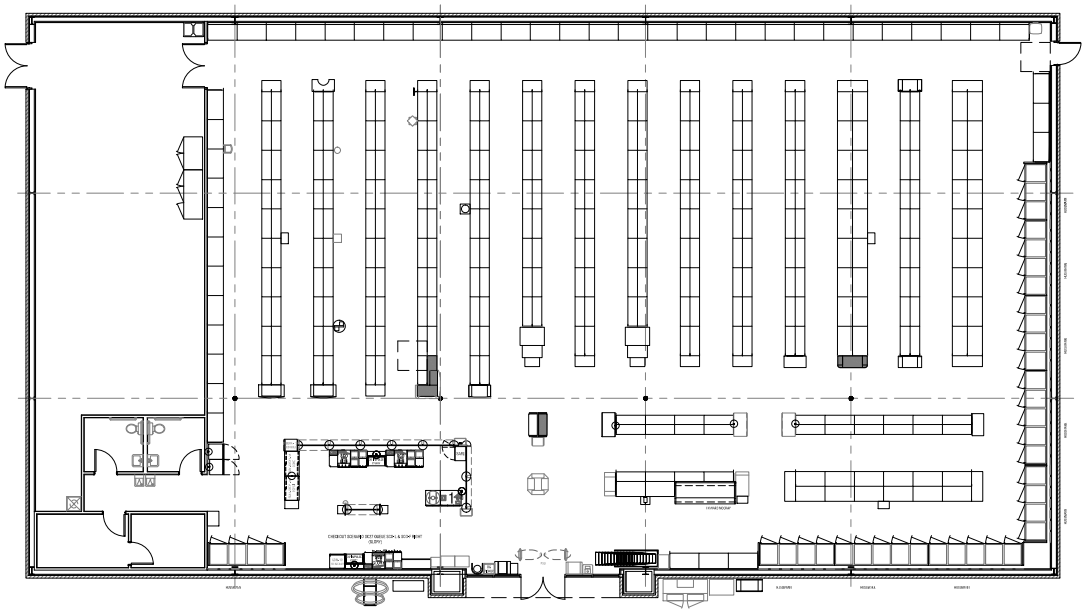








SITE LIGHTING SPECS SHEET



1 F01 FIXTURE PLAN - FOR REFERENCE ONLY
1/8" = 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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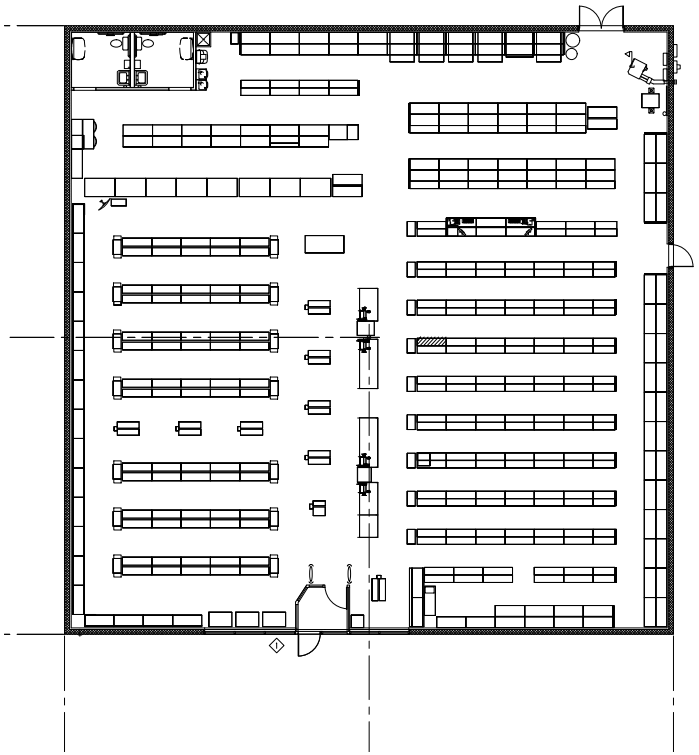
NO.	DATE	DESCRIPTION

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
F1 SCALE: 1/8"=1'-0"

[redacted]

[redacted]

HELT
DESIGN
ARCHITECTURE INTERIORS

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

704.342.1686
HELTDESIGN.COM
INFO@HELTDESIGN.COM

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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NO.	DATE	DESCRIPTION

DRAWN BY: B. WOODS
CHECKED BY: J. ZINK

DATE:: 8/21/2023

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FIXTURE PLAN
FOR REFERENCE ONLY

SHEET NUMBER:
F1

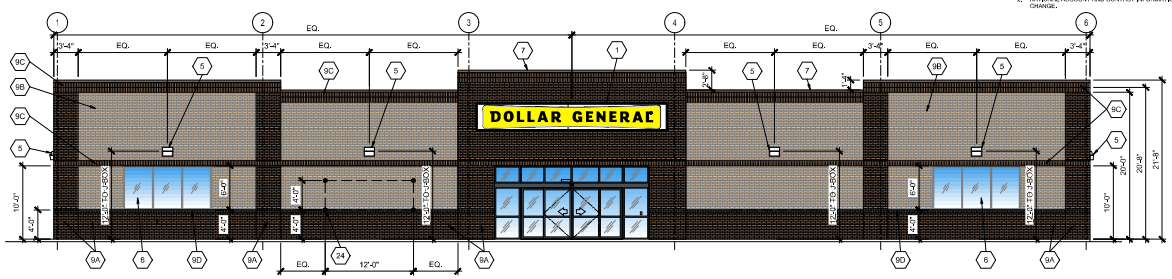
COLOR KEY

GENERAL SHALE BASILICA

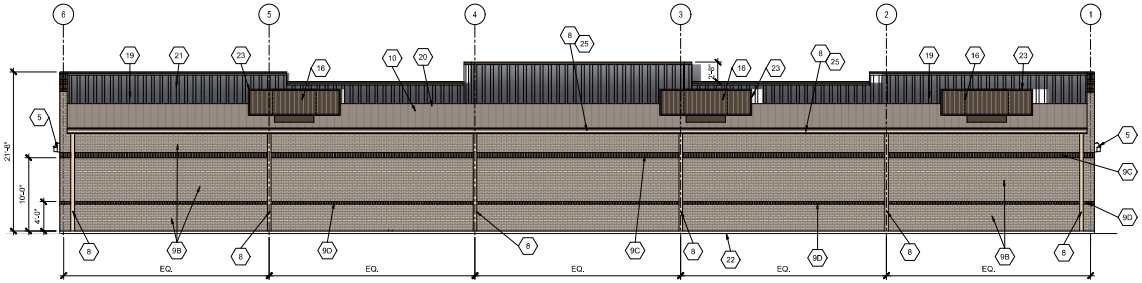
GENERAL SHALE MORNING SMOKE

EXTERIOR FINISHES	STANDARD COLORS						
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO COLORS SHOWN UNLESS AUTHORITY HAVING JURISDICTION DOES NOT ALLOW	NICHIHA CEDRAL WOOD CLAD WALLBOARD SYSTEM VINTAGE WOOD	PAINT OR PREFINISH METAL WILLIAMS SHERWIN	GENERAL SHALE BASILICA	GENERAL SHALE MORNING SMOKE	BRONZE	COOL COTTON MATTE	GALVALUME
GUTTERS	●						
DOWN SPOUTS	●						
ENTRANCE PANELS METAL WALL PANELS, REVERSE-RIB PROFILE							
FRONT PANELS METAL WALL PANELS, REVERSE-RIB PROFILE							
FIELD 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, 29 GA (INTERIOR SALES FLOOR & RECEIVING AREA)						●	

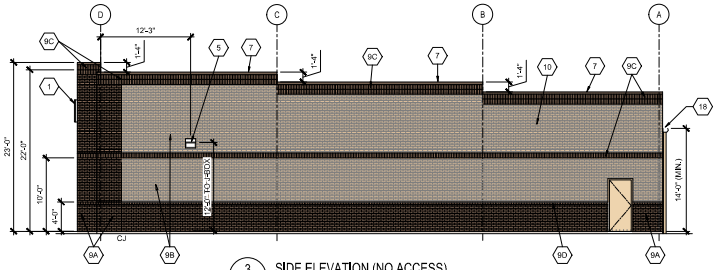
NOTE:
1. REFER TO SHEET T01 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.



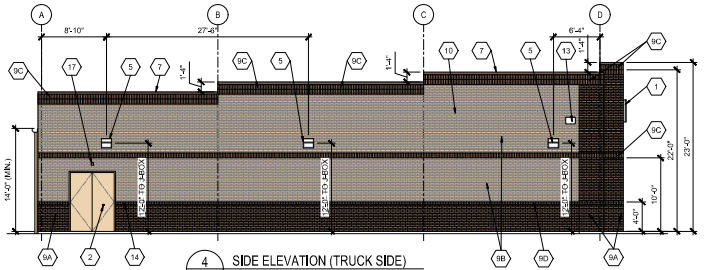
1 A02 FRONT ELEVATION 1/8" = 1'-0"



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.

HELT DESIGN
ARCHITECTURE INTERIORS

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

704.342.1686
HELTDESIGN.COM
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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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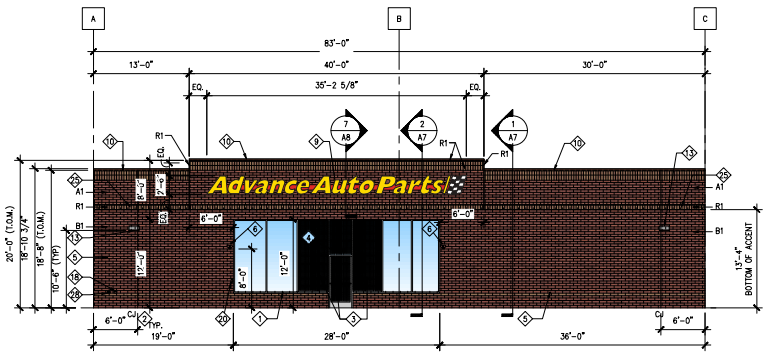
NO.	DATE	DESCRIPTION
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DRAWN BY: S. GRANDISON
CHECKED BY: J. ZINK

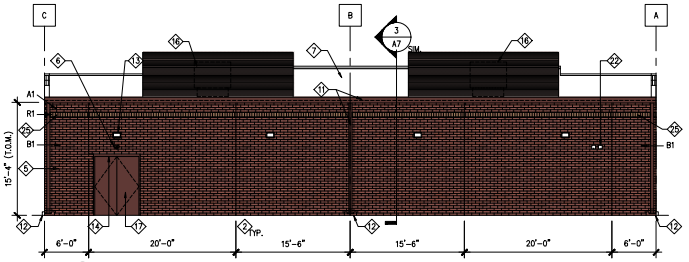
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SHEET TITLE:
EXTERIOR ELEVATIONS

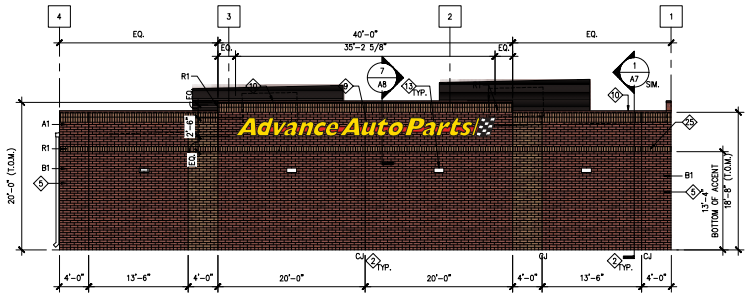
SHEET NUMBER:
A02



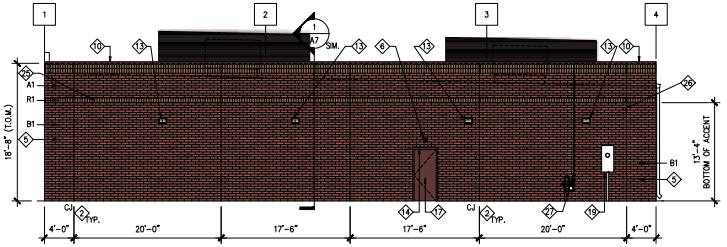
1 A6 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

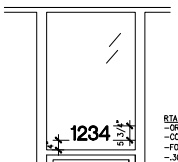
QUIK-BRIK PROMENADE

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.



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

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

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: 10/03/2023



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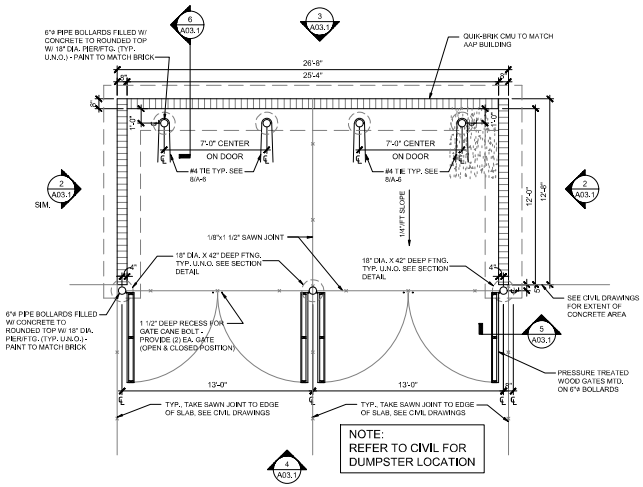
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NO.	DATE	DESCRIPTION

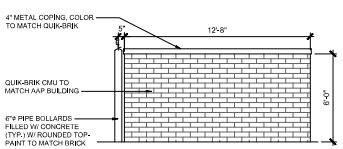
DRAWN BY: B. WOODS
CHECKED BY: J. ZINK
DATE: 8/21/2023

SHEET TITLE:
EXTERIOR ELEVATIONS

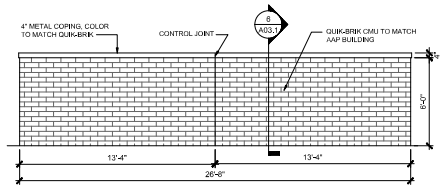
SHEET NUMBER:
A06



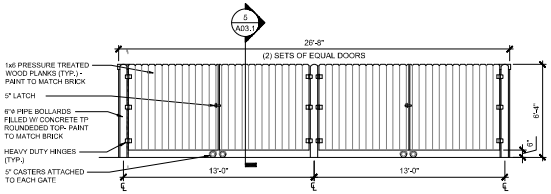
1 A03.1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



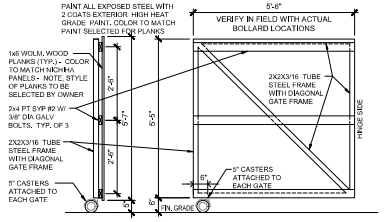
2 A03.1 SIDE ELEVATION
1/4" = 1'-0"



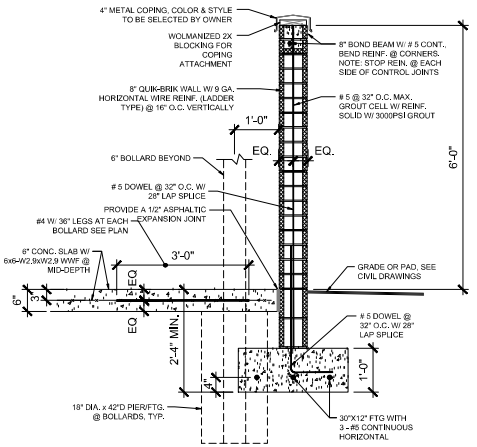
3 A03.1 REAR ELEVATION
1/4" = 1'-0"



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"

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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:
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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: November 16, 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 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 shows 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.

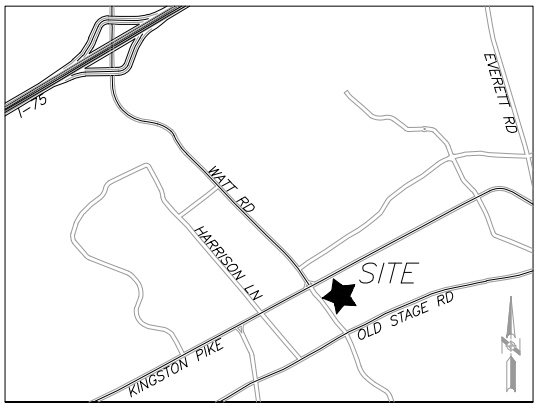
RECOMMENDATION: Included in the packet is the revised site plan set. The applicant will be bringing a color and materials board to the meeting. The staff needs to make sure the veneer is masonry, as defined in the Town's Architectural Design Standards, and not panelized brick, which is not permitted. 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

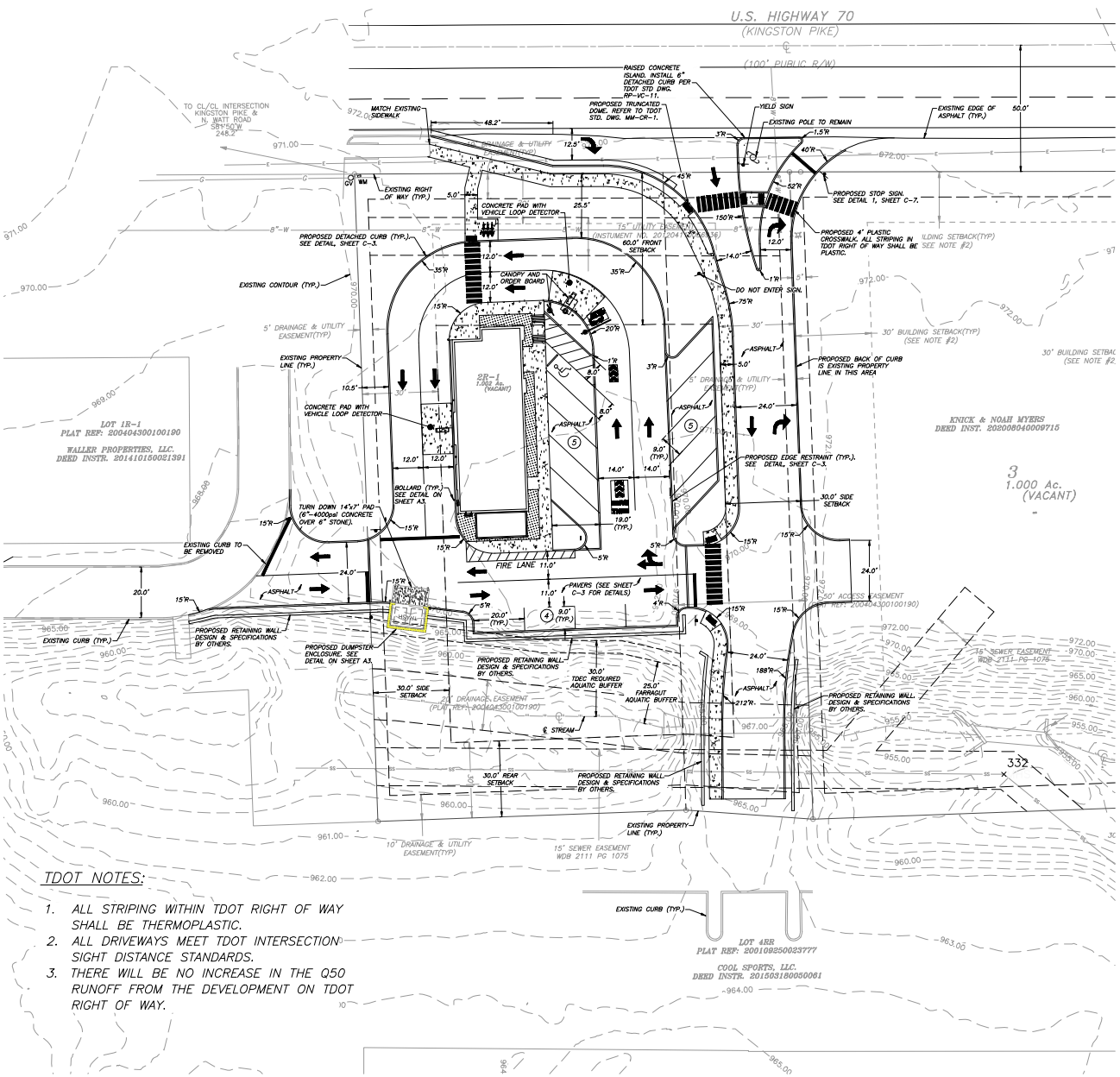
SHEET INDEX

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

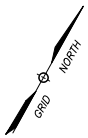


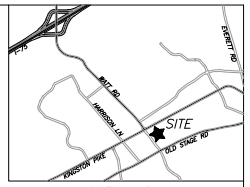


R1-2



R5-1





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	

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.

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

GRAPHIC SCALE
20 0 20 40

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

CHRISTOPHER A. SIMS
REGISTERED ENGINEER
No. 0070808
STATE OF TENNESSEE
10.9.23

SHEET C-1

SITE PLAN
DUNKIN'
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

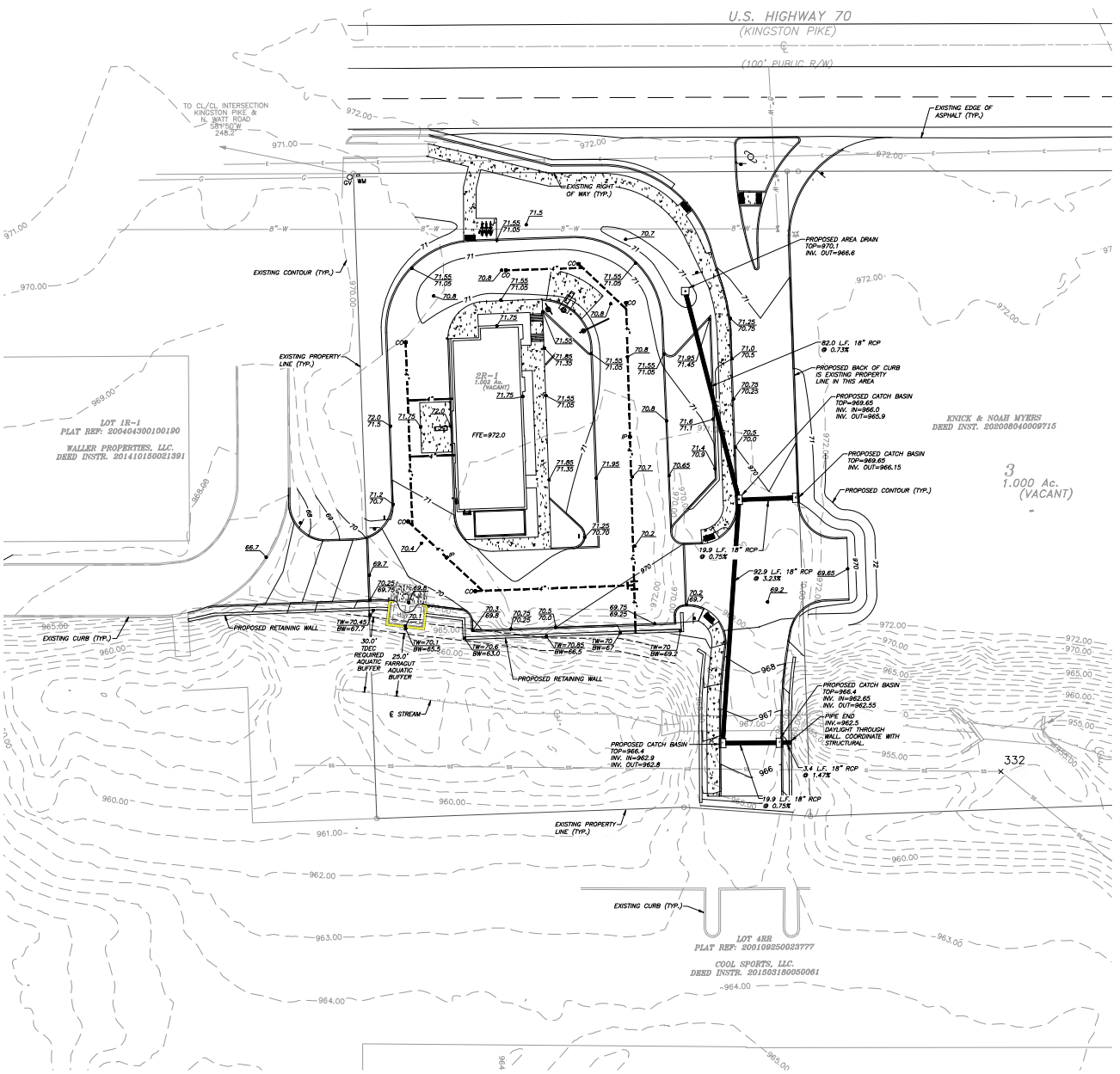
DIST. FW — KNOX COUNTY
TOWN OF FARRAGUT — TENNESSEE
CLT MAP 151 — PARCEL 84.01
SCALE: 1"=20' — AUGUST 10, 2023

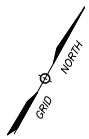
DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

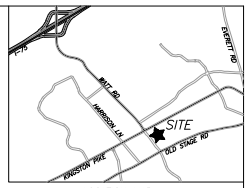
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

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

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

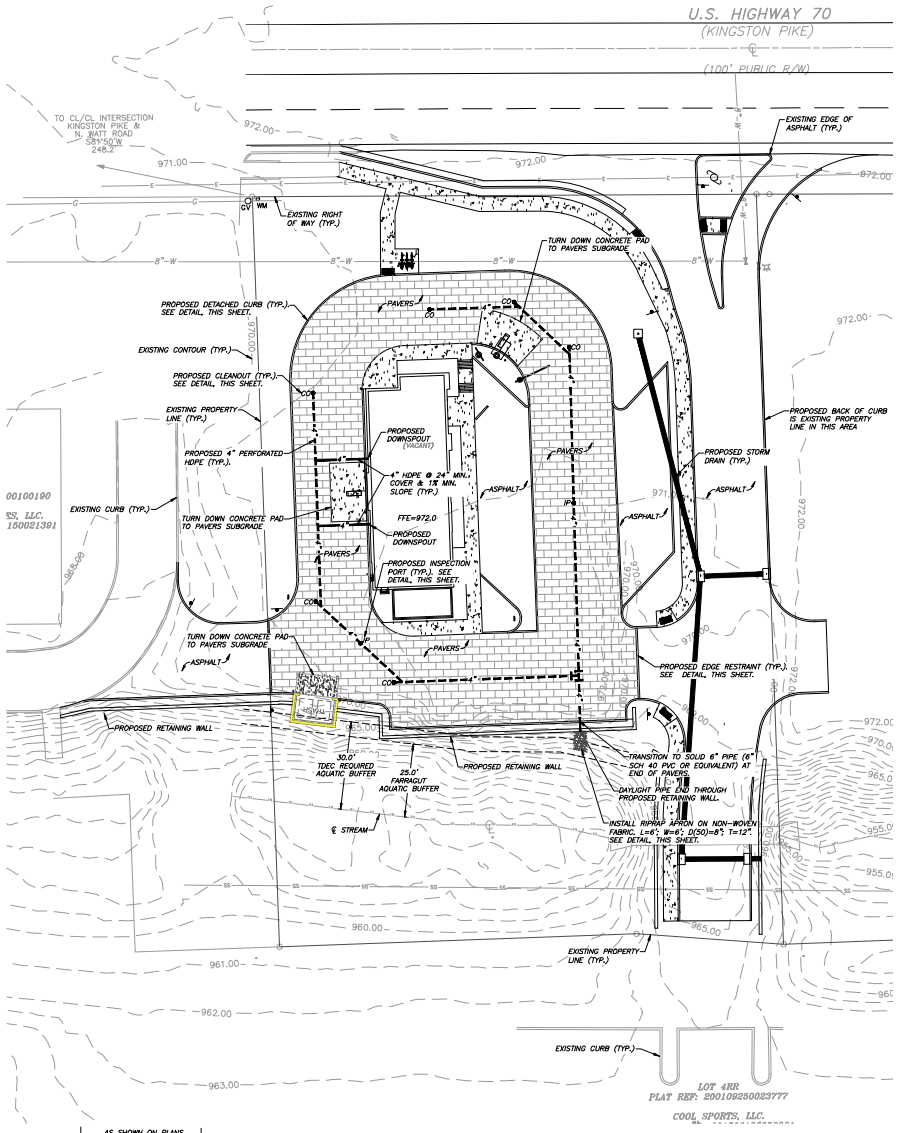
DWN: CLM | CHK: CAS | DWG. NO. 2306026

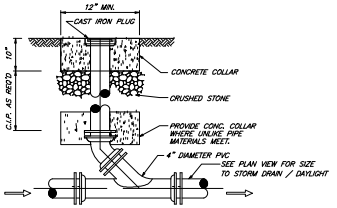
REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

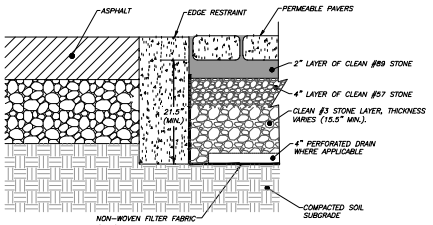
GRAPHIC SCALE
20 0 20 40

Tennessee811

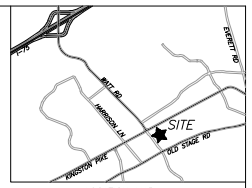




TYPICAL CLEANOUT DETAIL (STORM)
N.T.S.



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.

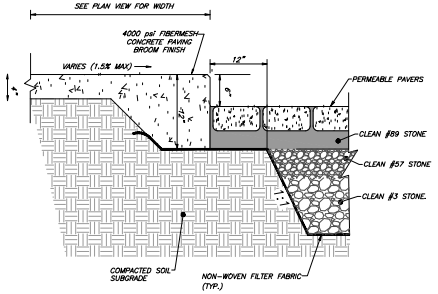
DRAINAGE NOTES:

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.

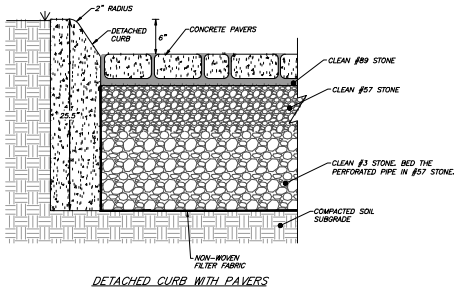
2. ALL PIPING UNDER OR WITHIN 3' OF ASPHALT DRIVES SHALL BE BACKFILLED WITH STONE.

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

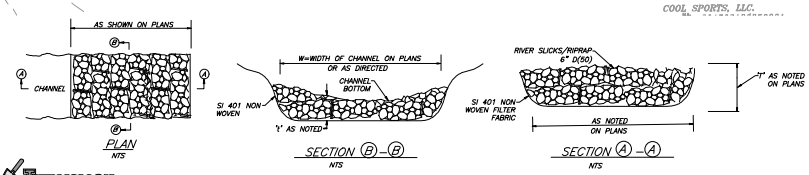
4. PROVIDE WATER TIGHT JOINTS FOR PIPES AND STRUCTURES IN PAVER AREA.



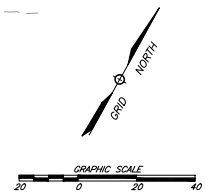
TURNDOWN SIDEWALK DETAIL AT PAVERS
N.T.S.



DETACHED CURB WITH PAVERS



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. SIMPSON — REGISTERED ENGINEER — No. 0071088 — STATE OF TENNESSEE — 10.9.23

SHEET C-3

PAVER PLAN

DUNKIN'

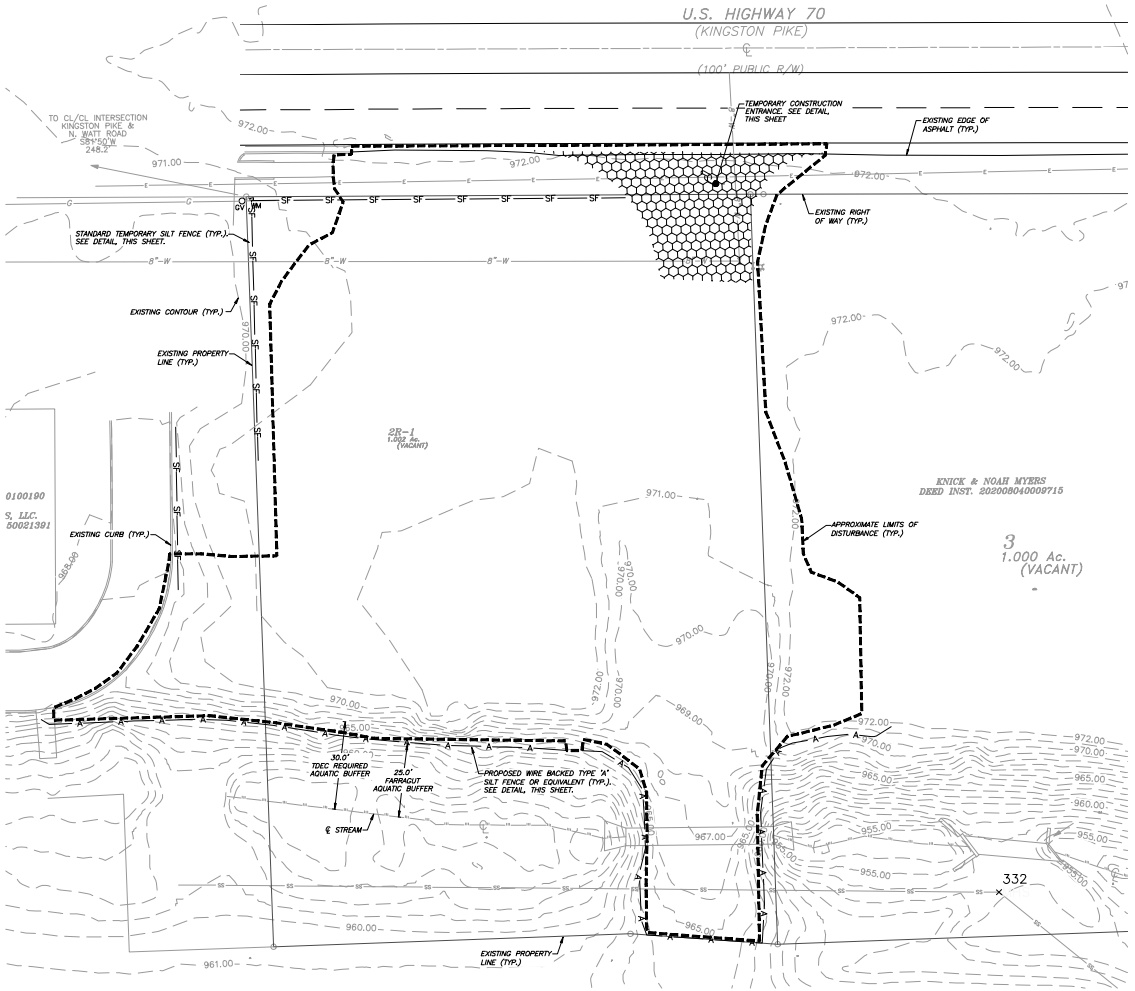
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

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

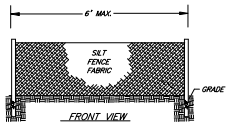
DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

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

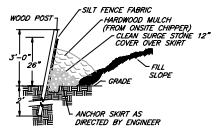
DWN: CLM | CHK: CAS | DWG. NO. 2306026



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

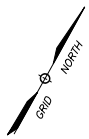


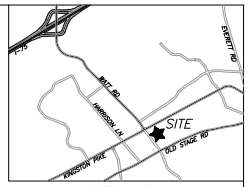
FRONT VIEW



SIDE VIEW

STANDARD TEMPORARY SILT FENCE
N.T.S.

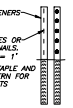




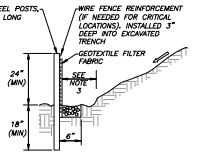
LOCATION MAP

NOTES:

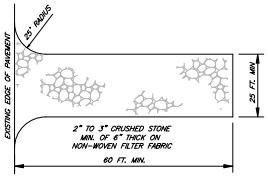
1. POST SPACING SHALL BE 8' MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPES OR ALONG SITE PERIMETER.
2. POST SPACING SHALL BE 6' MAXIMUM AT THE BOTTOM OF STEEP SLOPES. POST SPACING SHALL BE 4' MAXIMUM WITHIN A DRAINAGE CHANNEL.
3. PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG 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

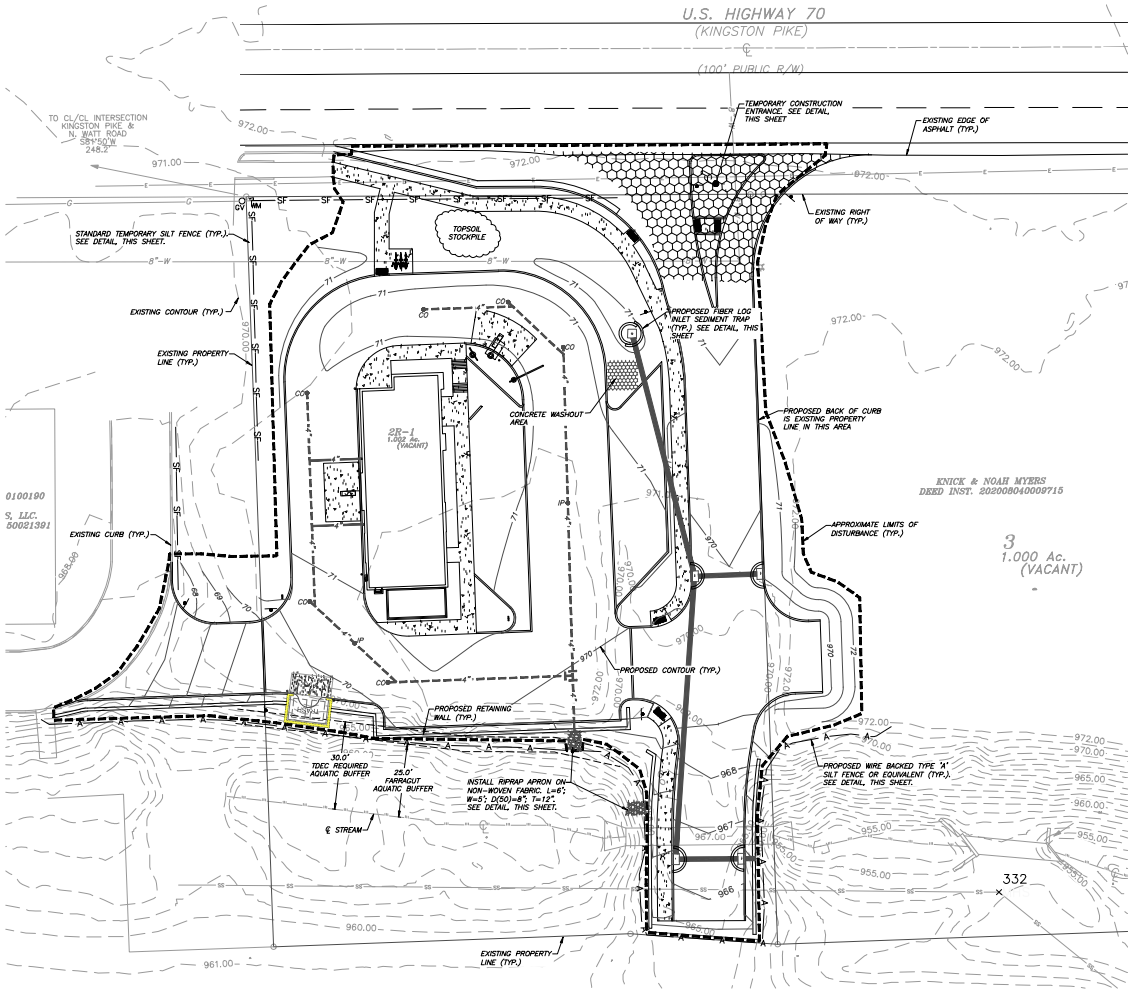
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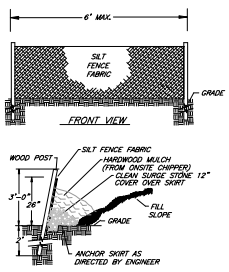
REVISION	DATE	DESCRIPTION	BY
1	10/09/23	GENERAL REVISIONS	CLM

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

GRAPHIC SCALE
20 0 20 40

Tennessee 811



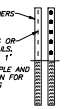


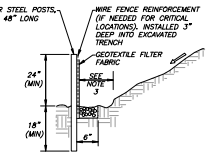
STANDARD TEMPORARY SILT FENCE
N.T.S.

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

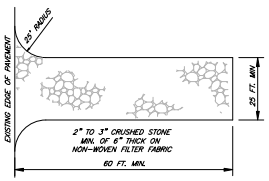
NOTES:

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).

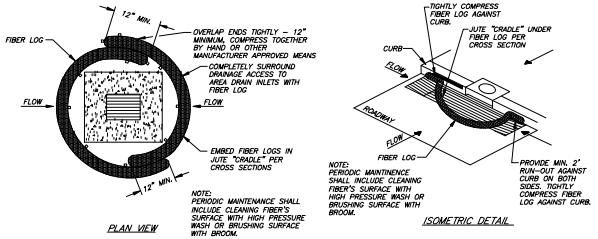




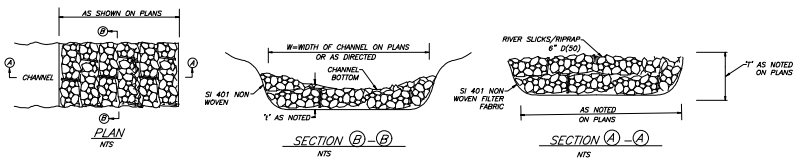
TYPE 'A' SILT FENCE
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



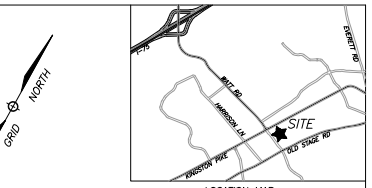
FIBER LOG INLET SEDIMENT TRAP
N.T.S.



RIP RAP DETAIL
N.T.S.

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

GRAPHIC SCALE
20 0 20 40



LOCATION MAP

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.

CHRISTOPHER A. SHARP — REGISTERED ENGINEER — No. 0010686 — STATE OF TENNESSEE — 10.9.23

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

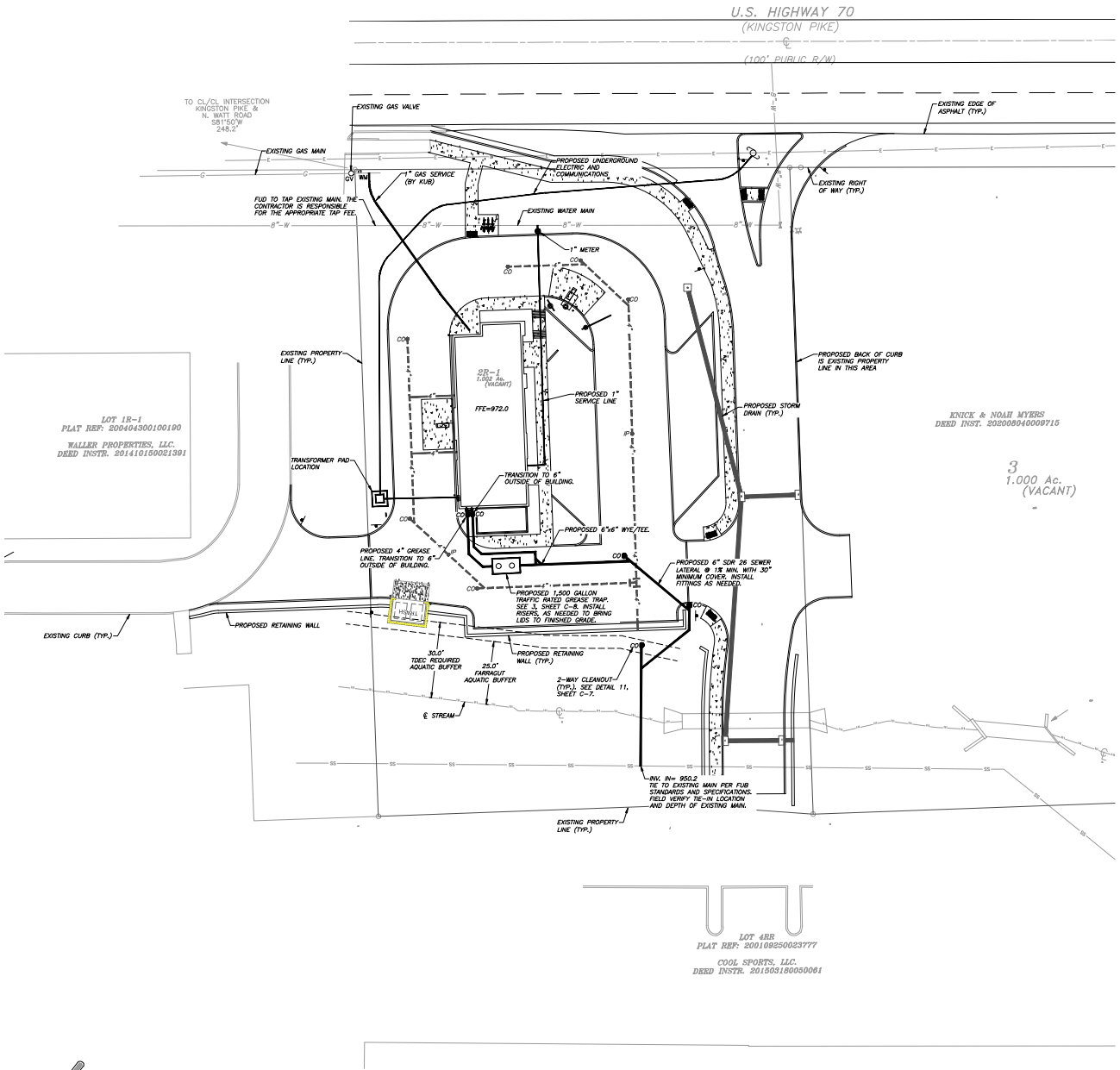
DIST. FW — KNOX COUNTY
TOWN OF FARRAGUT — TENNESSEE
CLT MAP 151 — PARCEL 84.01
SCALE: 1"=20' — AUGUST 10, 2023

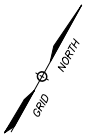
DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

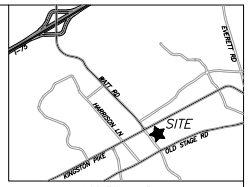
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

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

Tennessee811







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. SIMS
REGISTERED ENGINEER
No. 001080
PROFESSIONAL ENGINEER
STATE OF TENNESSEE
10.9.23

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

SHEET C-6

SITE UTILITIES PLAN

DUNKIN'

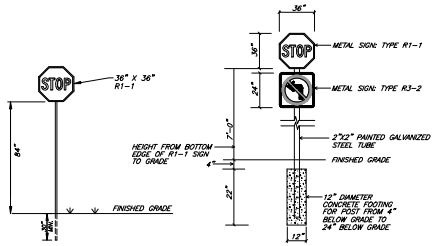
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

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

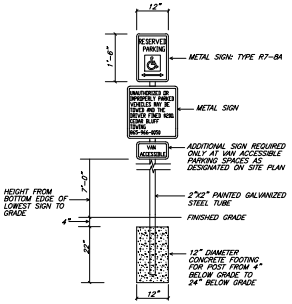
DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

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

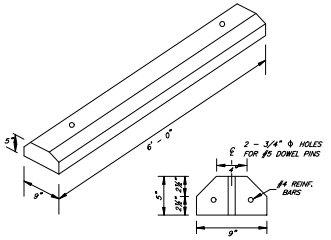
DWN: CLM | CHK: CAS | DWG. NO. 2306026



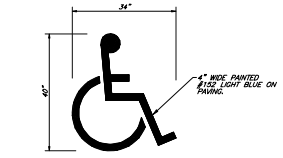
1 C-7 STOP SIGN DETAIL N.T.S.



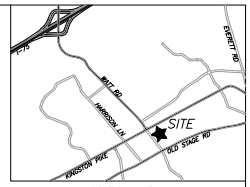
2 C-7 HANDICAPPED SIGN DETAIL N.T.S.



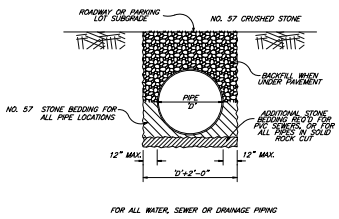
3 C-7 CONCRETE TIRE STOP N.T.S.



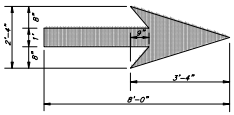
4 C-7 PAINTED HANDICAPPED SYMBOL N.T.S.



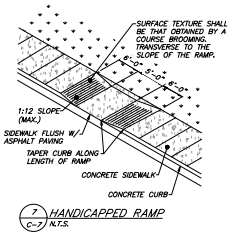
LOCATION MAP



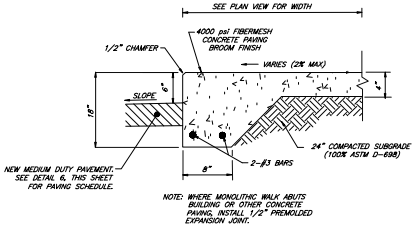
5 C-7 PIPE BEDDING & BACKFILL DETAIL N.T.S.



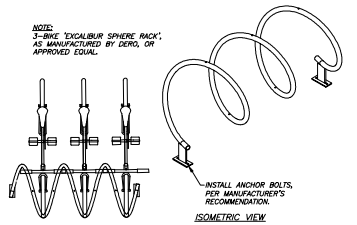
6 C-7 TRAFFIC ARROW DETAIL N.T.S.



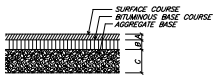
7 C-7 HANDICAPPED RAMP N.T.S.



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

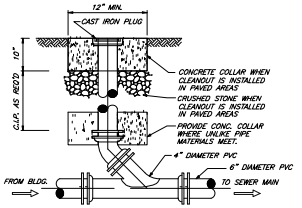


9 C-7 3-BIKE RACK DETAIL N.T.S.

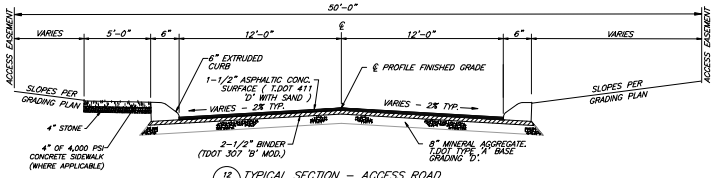


DIMENSION	MEDIUM DUTY	HEAVY DUTY
A	1 1/2"	2"
B	2"	3"
C	6"	8"

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.

Tennessee 811

CHRISTOPHER A. SIMMONS — REGISTERED ENGINEER — No. 001080 — STATE OF TENNESSEE — 10.9.23

SHEET C-7

CONSTRUCTION DETAILS

DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

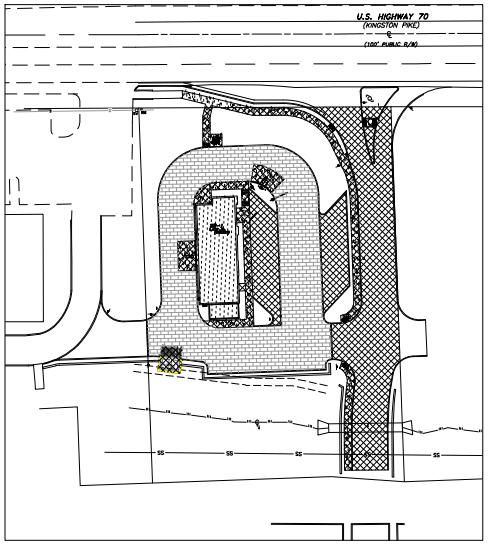
DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 84.01
SCALE: AS NOTED	AUGUST 10, 2023

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

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

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



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

GRID NORTH

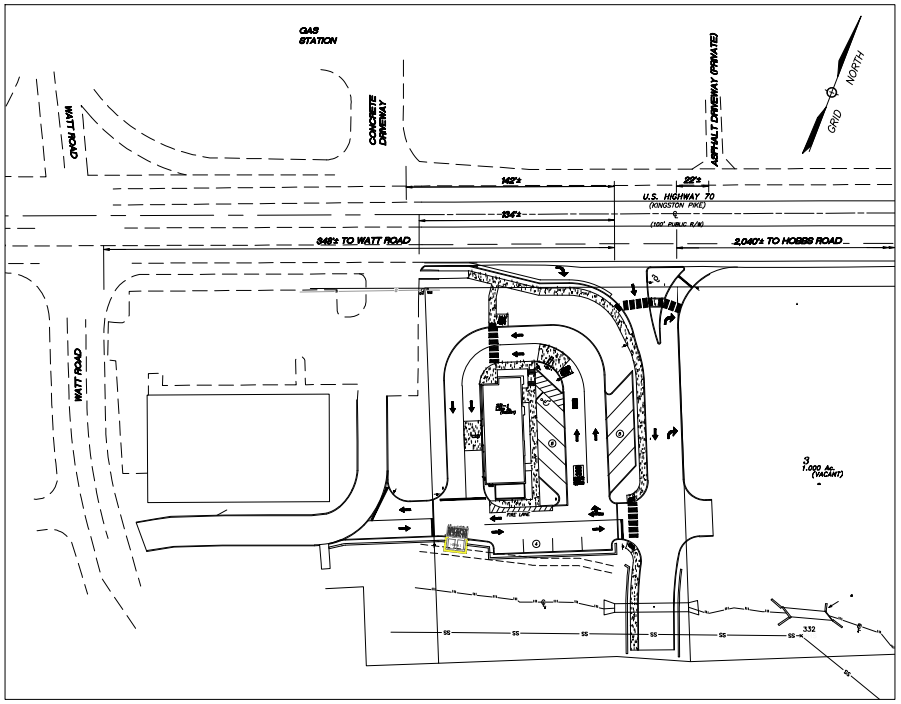
BUILDING & ACCESSORIES (2,196 S.F.)

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

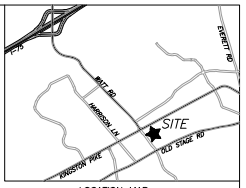
PERMEABLE PAVERS (10,392)

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.

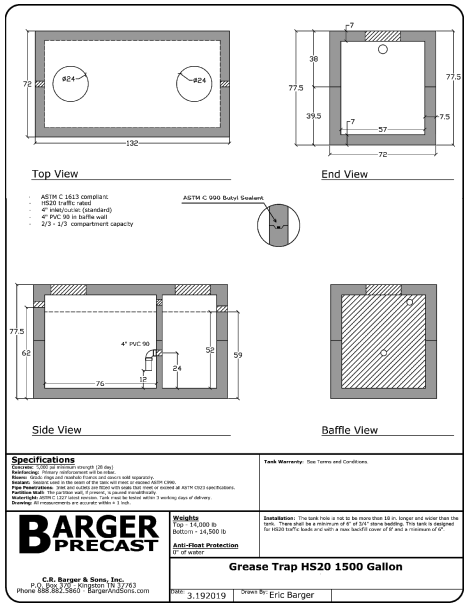
TOTAL IMPERVIOUS AREA = 15,371 S.F. (35%)



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



LOCATION MAP



Specifications

Concrete: 5,000 psi minimum strength (28 day)
Reinforcing: #4 rebar @ 12" o.c. each way
Risers: Male-Male and Female-Female and covers sold separately.
Sealant: Sealant used in the seam of the tank will meet or exceed ASTM C990.
Inlet/Outlet: Inlet and outlet pipes will be cast in place and will meet or exceed at ASTM C923 specifications.
Partition Wall: The partition wall, if present, is poured in the tank body.
Watertight: ASTM C 1227 Leak Exercise. Tank must be tested within 3 working days of delivery.
Drawing: All measurements are accurate within ± 1 inch.

Tank Warranty: See Terms and Conditions.

Weights
Top - 14,000 lb
Bottom - 14,500 lb

Anti-Float Protection
0" of water

Installation: The tank hole is not to be more than 18 in. longer and wider than the tank. There shall be a minimum of 6" of 3/4" stone bedding. This tank is designed for HS20 traffic loads and with a max backfill cover of 8' and a minimum of 6"

BARGER PRECAST

C.B. Barger & Sons, Inc.
P. O. Box 7 OC - Kingston TN 37763
Phone 888.882.5860 - BargerAndSons.com

Grease Trap HS20 1500 Gallon

Date: 3.192019 | Drawn By: Eric Barger

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

Tennessee811

CHRISTOPHER A. SMITH
REGISTERED ENGINEER
No. 0010868
PROFESSIONAL ENGINEER
STATE OF TENNESSEE
10.9.23

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

SHEET C-8

CONSTRUCTION DETAILS

DUNKIN'

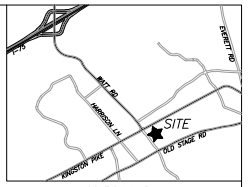
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934

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

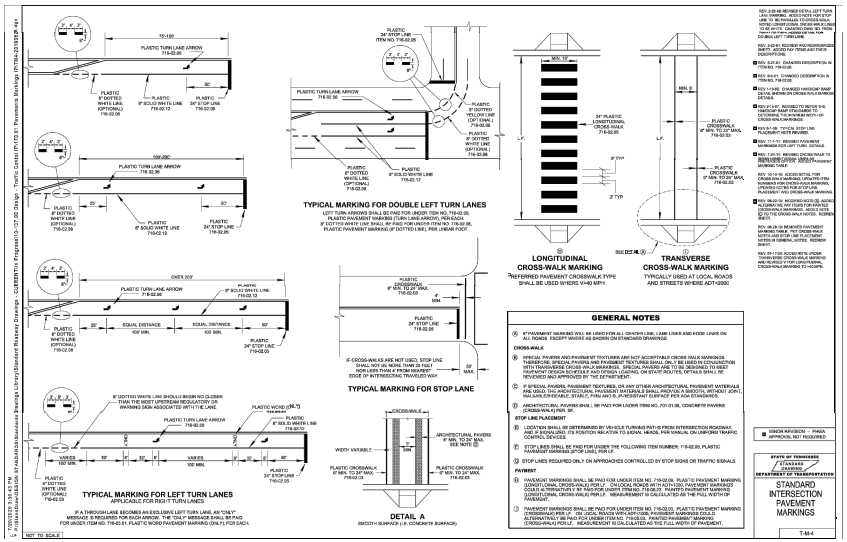
DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

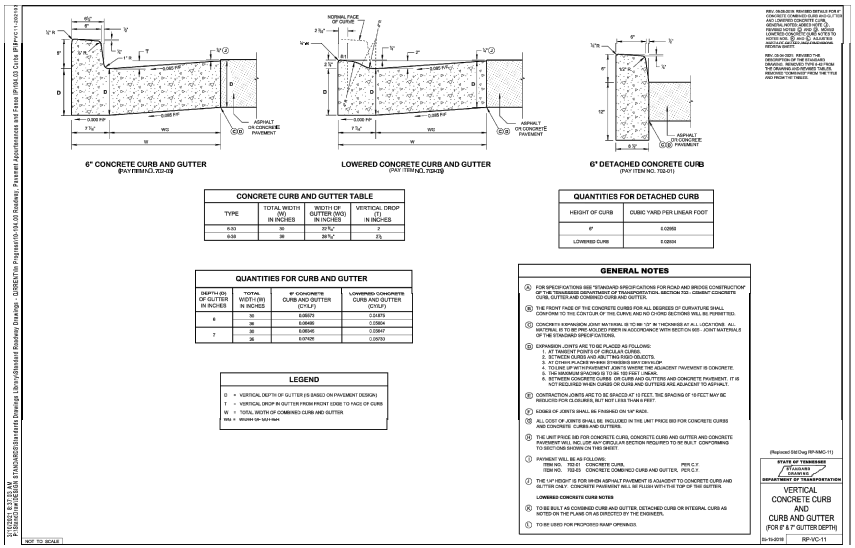
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

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

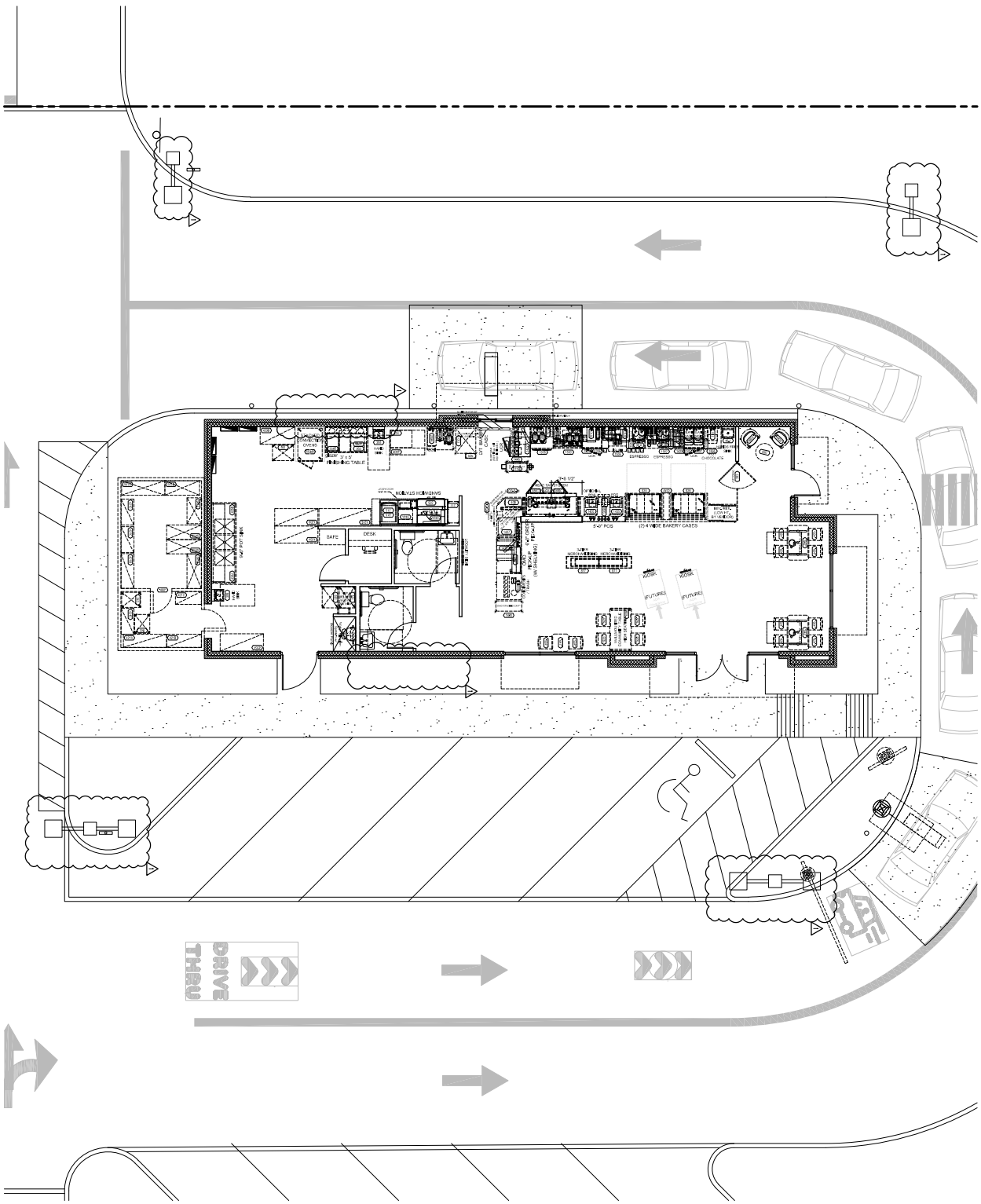
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

CHRISTOPHER A. SHAW — REGISTERED ENGINEER — No. 001080 — STATE OF TENNESSEE — 10.9.23

Tennessee811

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

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



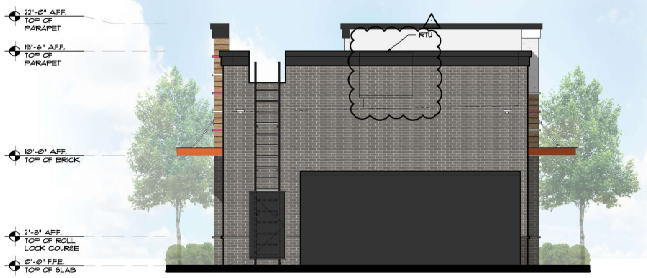
1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

1995 SQFT

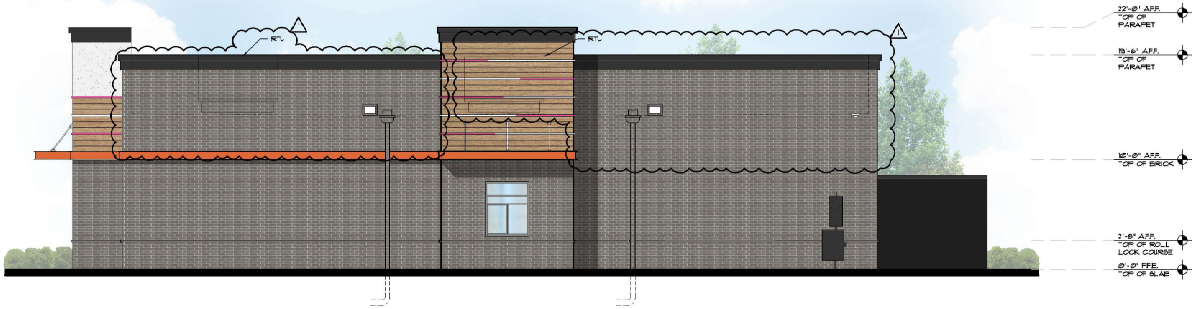
Sheet A1	Job: 23-131	Drawn: VB	Project Mgr: JDR	Scale: AS NOTED	Date: 10. 09 .23	New Freestanding DUNKIN' DONUTS 13038 Kingston Pike Farragut, TN 37934	DESIGN DEVELOPMENT SCHEME 'B'		© 2023 OLIVERI ARCHITECTS. ALL INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF OLIVERI ARCHITECTS. ALL RIGHTS 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 1 10.09.23 SUP COMMENTS 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

- EIFS - SHERWIN WILLIAMS SW 7064 "GAUNTLET GRAY"
- EIFS - SHERWIN WILLIAMS SW 7064 "NEBULOUS WHITE"
- FULL BRICK - BRICKT PRODUCTS - "TITANIUM METALLIX RANGE SERIES - "ARCTIC SHADOW"
- SHERWIN WILLIAMS SW 6885 "KNOCKOUT ORANGE"
- SHERWIN WILLIAMS SW 6842 "EXUBERANT PINK"
- SHERWIN WILLIAMS SW 7069 "IRON ORE"
- EIFS - WOOD PATTERN WITH ½" REVEALS SW 6108 "LATTE"

CALCULATIONS

NET FACADE MATERIAL AREA - 4,160 SQFT
NET "MASONRY" FACADE AREA - 2,982 SQFT
NET "MASONRY" FACADE AREA PERCENTAGE - 71.5%

REVISIONS	BY
1 10.09.23 SUBMITTAL	VB

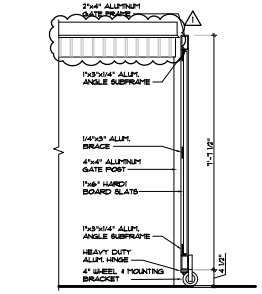
OLIVERI ARCHITECTS
AA-0003821
Member of the American Institute of Architects
101 Eastgate Boulevard, Suite 1 Mount Juliet, TN 37122
Phone 727 751 7727
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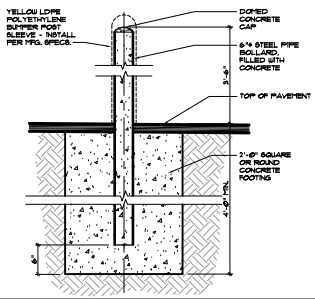
DESIGN DEVELOPMENT SCHEME 'B'

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

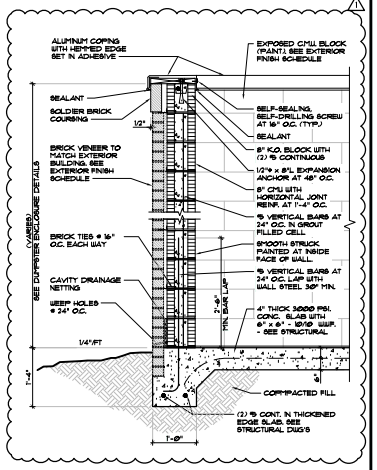
Date: 10. 09 23
Scale: AS NOTED
Project Mgr: JDR
Drawn: JDR
Job: 23-131
Sheet
A2



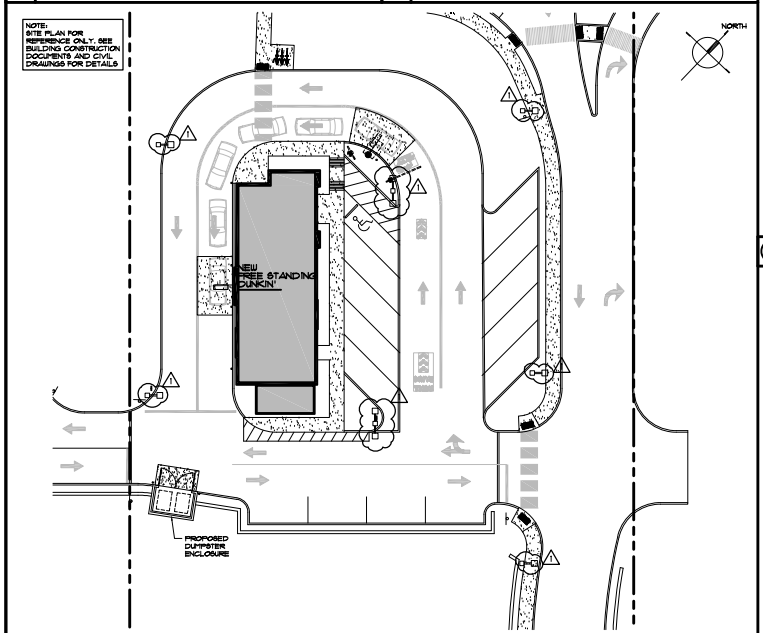
4 GATE DETAIL
SCALE: 3/4" = 1'-0"



5 BOLLARD
SCALE: N.T.S



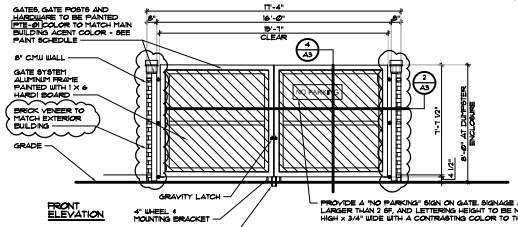
3 WALL SECTION AT DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"



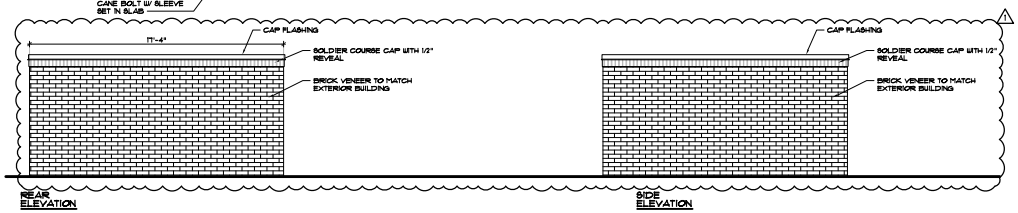
6 PARTIAL SITE PLAN
SCALE: 1" = 20'-0"

CITY OF NORTH PORT DUMPSTER ENCLOSURE REQUIREMENTS:

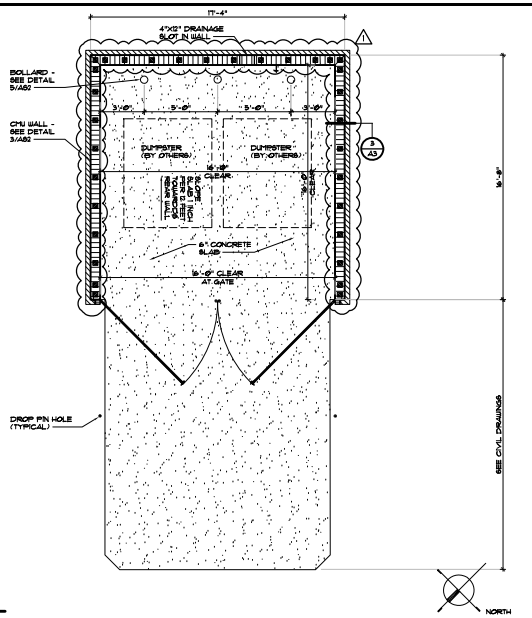
1. CORRAL PAD MUST BE CONSTRUCTED OF CONCRETE 4" THICK (MIN.)
2. CORRAL PAD MUST BE INCLUDED FRONT TO BACK 1 INCH IN 2 FEET TO ALLOW FOR WATER RUNOFF.
3. CONCRETE CORRAL WILL ENCLOSE THE DUMPSTER PAD A MIN. 6 FEET HIGH ON THREE SIDES WITH A GATE ON THE FRONT
4. HE FRONT GATE MUST BE A DOUBLE GATE, THE 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.



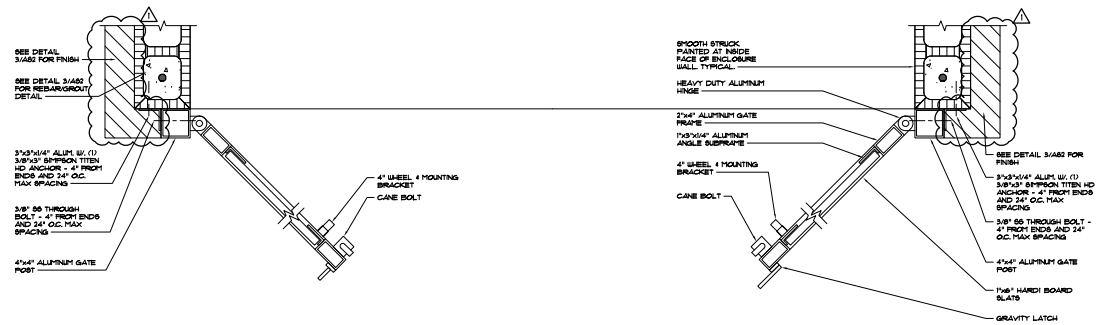
FRONT ELEVATION



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. 09.23 SUP COMMENTS	VB

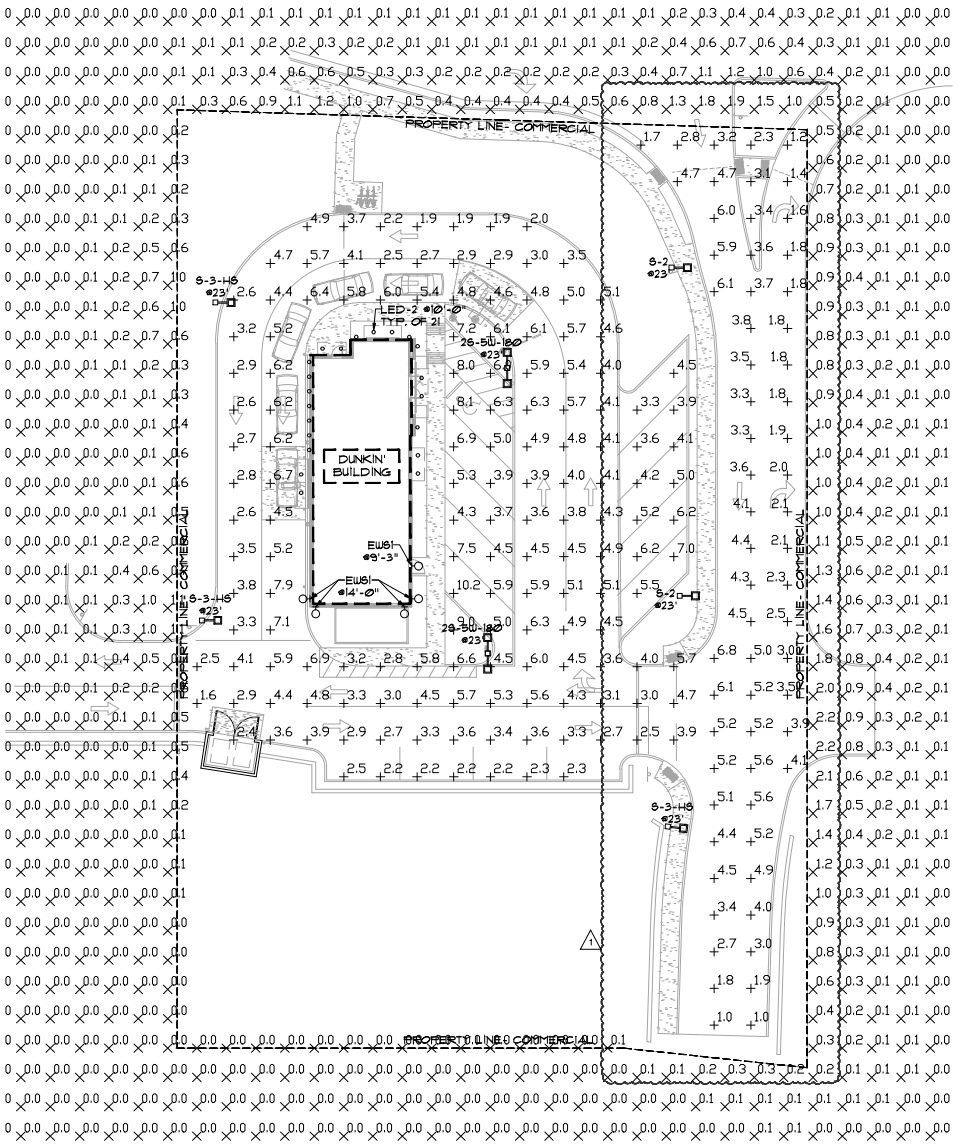
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DESIGN DEVELOPMENT SCHEME "B"

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	10.2 fc	1.6 fc	6.4:1	2.8:1
ACCESS ROAD TO BUSES	+	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 PRESIDE 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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TN Lic. No. 109189
10-09-23

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405 2nd Street South, Suite B
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Ph. 727.888.1366 Fx. 727.777.8625
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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
	S8-SW-180	2	LSI INDUSTRIES, INC.	MRS-LED-18L-SIL-SW-40-70CRI -DIMMING	OUTDOOR SMALL AREA LED LIGHT FIXTURE	1	17639	0.85	210	4,000K	HORIZONTAL	POLE MOUNTED AT 23'-0" AFG
	S-3-H5	3	LSI INDUSTRIES, INC.	MRS-LED-18L-SIL-3-40-70CRI-H	OUTDOOR SMALL AREA LED LIGHT FIXTURE	1	14932	0.85	135	4,000K	HORIZONTAL	POLE MOUNTED AT 23'-0" AFG
	S-2	2	LSI INDUSTRIES, INC.	MRS-LED-18L-SIL-2-40-70CRI -DIMMING	OUTDOOR SMALL AREA LED LIGHT FIXTURE	1	11934	0.85	135	4,000K	HORIZONTAL	POLE MOUNTED AT 23'-0" AFG
	EW1	5	WAC Lighting	SHARK(2) 4032714	OUTDOOR WALL LED LIGHT FIXTURE	1	2049	0.85	28	3,000K	HORIZONTAL	WALL MOUNTED AT 14'-0" AND 8'-6" AFG
	LED-2	21	DMF Lighting	DRD2ME940-DRD2TR48	OUTDOOR DOWNLIGHT LED LIGHT FIXTURE	1	1156	0.85	13.5	4,000K	HORIZONTAL	RECESSED MOUNTED AT 10'-0" AFG

LIGHT FIXTURE SCHEDULE NOTES:

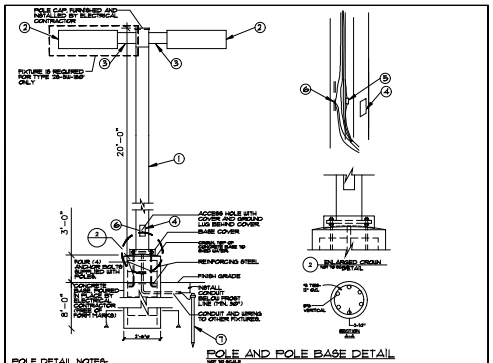
1. COORDINATE FINAL FINISHES, COLORS AND SIZES OF ALL LIGHT FIXTURES AND POLES WITH THE AHJ, ARCHITECT, LANDLORD AND OWNER PRIOR TO ORDERING.
2. PROVIDE ALL REQUIRED SUPPORTS, HANGERS, ETC. FOR COMPLETE INSTALLATION.
3. IF CONTRACTOR SUBMITS AN ALTERNATIVE LIGHT FIXTURE PACKAGE THAT DEVIATE FROM THE 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. 63103 (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 LUMINAIRES IN PLACE, SHALL BE CAPABLE OF WITHSTANDING A SUSTAINED WIND VELOCITY OF NOT LESS THAN REQUIRED BY THE ORIDA 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 #10 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.

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight: lbs (kg)	20 (9.1)

QUICK LINKS: Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, SW, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 83 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant, with 3000K color temperature selection.
- Title 24 Compliant, see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

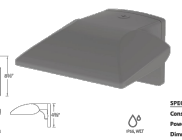
TYPE 'S-xx' SITE POLE LIGHT FIXTURES

HAWK - model: WP-LED2

Endurance Wallpack

WAC LIGHTING
Responsible Lighting®

Fixture Type: _____
Catalog Number: _____
Project: _____
Location: _____

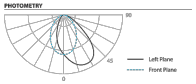


PRODUCT DESCRIPTION
Die-cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

FEATURES
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to Install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

SPECIFICATIONS
Construction: Die-cast aluminum
Power: Integral driver in luminaire. Universal voltage input (120V-277V)
Dimming: 100% - 30% with 0 - 10V dimmer (120V - 277V)
100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Finish: Architectural Bronze, Graphite, and White
Standards: IP66, Wet Location, ETL & cETL Listed
Total Harmonic Distortion: 20%
Operating Temperature: -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



ORDER NUMBER

		Power	Comparable	Color Temp	Delivered Lumens	CBCP	Finish
	WP-LED219	19W	39W HID	30 3000K 50 5000K	1941 1533	1622 1356	aBZ Architectural Bronze aGH Architectural Graphite aWT Architectural White
	WP-LED227	27W	70W HID	30 3000K 50 5000K	2950 2965	1436 1478	

Example: WP-LED219-30-GH

ACCESSORIES

Motion Sensor (120V)	MS-120-BZ Bronze MS-120-GY Gray MS-120-WT White	Photo Sensor (120V)	PC-120-BZ Bronze PC-120-GY Gray PC-120-WT White

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

TYPE 'EW1' WALL MOUNTED LIGHT FIXTURE

DRD2 & OneFrame

Fixed Downlighting System

New Construction
Deep Junction Box

Project:	Type:
Product Code:	Date:

V051822



Modular Design Flexibility during and after installation with interchangeable modules, optics and trims

Quick Install Integrated driver and plug-and-play connection require no wiring

High Performance Precise lighting control without sacrificing stellar efficiency

Enhanced Dimming Smooth, flicker-free dimming down to 1%

OPTICAL

Delivered Lumens (Power)
750 lm (9.5W), 1000 lm (12.5W), 1250 lm (14.3W)

Color Quality
93+ CRI, 2-step SDCM

Color Temperature
2700K, 3000K, 3500K, 4000K, Warm Dim (3000-1800K)

Beam Spread
Narrow Spot (15°), Spot (25°), Flood (40°), Wide Flood (60°), General (95°+), Linear (40° x 20°), Soft Focus

PHYSICAL

Application
New Construction, Poured Concrete

Aperture
4" Octagonal Deep Junction Box

Ceiling Thickness
½" up to 1½"

TRIMS

Available Trims
Round Beveled, Square, Hyperbolic, Pinhole, Beveled Pinhole, Wall Wash, Decorative, Flangeless, Dead Front

Trim Finish
White, Black, Silver, Custom

ELECTRICAL & CONTROLS

Input Voltage
120/277V

1% Dimming
TRIAC/ELV, 0-10V, Lutron EcoSystem

RATINGS

Housing
A Code compliant for use in fire-rated assemblies up to a maximum of 2-hours
S1 STC/IIC Sound Rated
S2 ASTM E283 Certified Air Tight
IC IC (Insulation Contact) Rated

Module
UL UL Listed for Wet Location

Declare. 50+ 5

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 323.894.7779 info@dmflighting.com dmflighting.com

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TYPE 'LED-2' DOWNLIGHT

SITE PHOTOMETRIC DETAILS

SCALE: NOT TO SCALE

REVISIONS	BY
10.09.23	GP

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Member of the American Institute of Architects
1204 Lindsey Lane, Suite 101 Murfreesboro, TN 37129
Phone 727 . 781 . 7325
www.drivenarchitecture.com

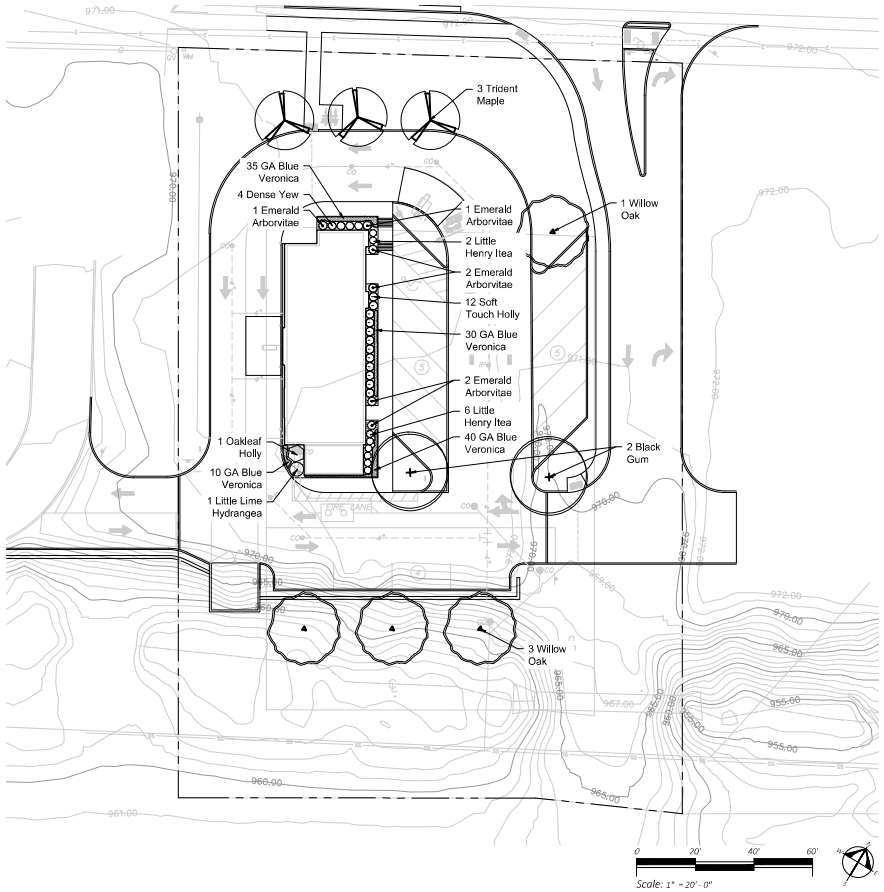
GARLAND PATTERSON, P.E.
TN LIC. No. 125189
10-09-23

GARLAND PATTERSON, P.E.
405 2nd Street South, Suite B
Safety Harbor, FL 34695
Ph. 727.686.1366 Fax. 727.797.8625
©CompPA 2023 •Project No. 2346

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
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.

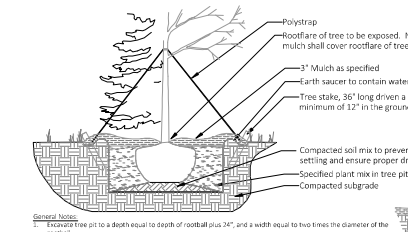
- 5 shade trees required, 5 x 25% = 1.25
- 2 Shade trees required in front yard
- 3 Trident Maple proposed in front yard

PLANTING LEGEND:

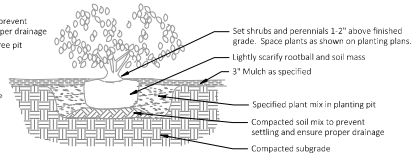
Qnty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
3	Acer buergerianum	Trident Maple	2" cal.	central leader, full and dense
2	Nyssa sylvatica	Blackgum	2" cal.	central leader, full and dense
4	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense
Evergreen Trees				
1	Ilex 'Conaf'	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: November 16, 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 Dogtopia Dog Day Care, 12925 Kingston Pike, 1.1 Acres, Zoned C-1 (Chris Sharp – Urban Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for site plan approval for a dog day care facility on the small tract to the east of the Mormon Temple project along Kingston Pike. This tract had been an old house site owned by Christ Covenant Presbyterian Church. It is triangular shaped with a major drainageway along the eastern portion of the property.

DISCUSSION: Though the property had a driveway for the old house, the location needed to be modified for this development. Consequently, the proposed access will need a variance from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance. The proposed access for this project will be roughly 185 feet from the eastern edge of the right in right out access for the Mormon Temple to the west. This would result in a variance of 215 feet. Since a connection was not required into the Dogtopia property from the Mormon Temple site, staff supports the variance needed for the Dogtopia access. TDOT will also need to approve the access.

In terms of other site related components, stormwater detention will be addressed with permeable pavers. This will also satisfy the Town's requirement for low impact development stormwater applications. A walking trail will be constructed along the Kingston Pike frontage but will terminate, at least for now, where the major drainageway crosses Kingston Pike. That remaining section of walking trail will need to be constructed when the box culvert under Kingston Pike is widened. An agreement that will run with the land will need to be prepared, approved, and recorded to ensure that the property owner will complete their remaining walking trail portion when conditions permit along Kingston Pike. This will require coordination with the Town and with TDOT.

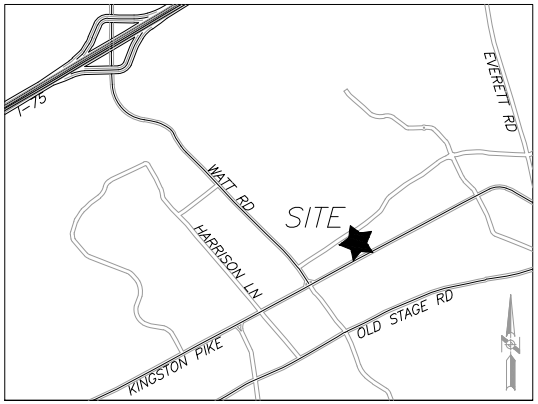
RECOMMENDATION: Included in the packet is the latest version of the site plan. The applicant will be bringing a color and materials board to the meeting. The staff needs to make sure the veneer is masonry, as defined in the Town's Architectural Design Standards, and not panelized brick, which is not permitted. The staff will make a recommendation at the meeting.

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 2304018

DOGTOPIA OF FARRAGUT

SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934
CLT MAP 151, PARCEL 067



LOCATION MAP

OWNER/DEVELOPER:
JAGG REAL ESTATE LLC
JEREMIAH WEBB
6812 SHERWOOD DRIVE
KNOXVILLE, TN 37919
(937) 232-3313
jeremiah.webb@dogtopia.com

PROJECT ARCHITECT:
ALT ARCHITECT
JIM ALT
2440 DYTON-XENIA RD STE B
BEAVERCREEK, OHIO 45434
(937) 427-2770 x102
jalt@altarchitecture.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

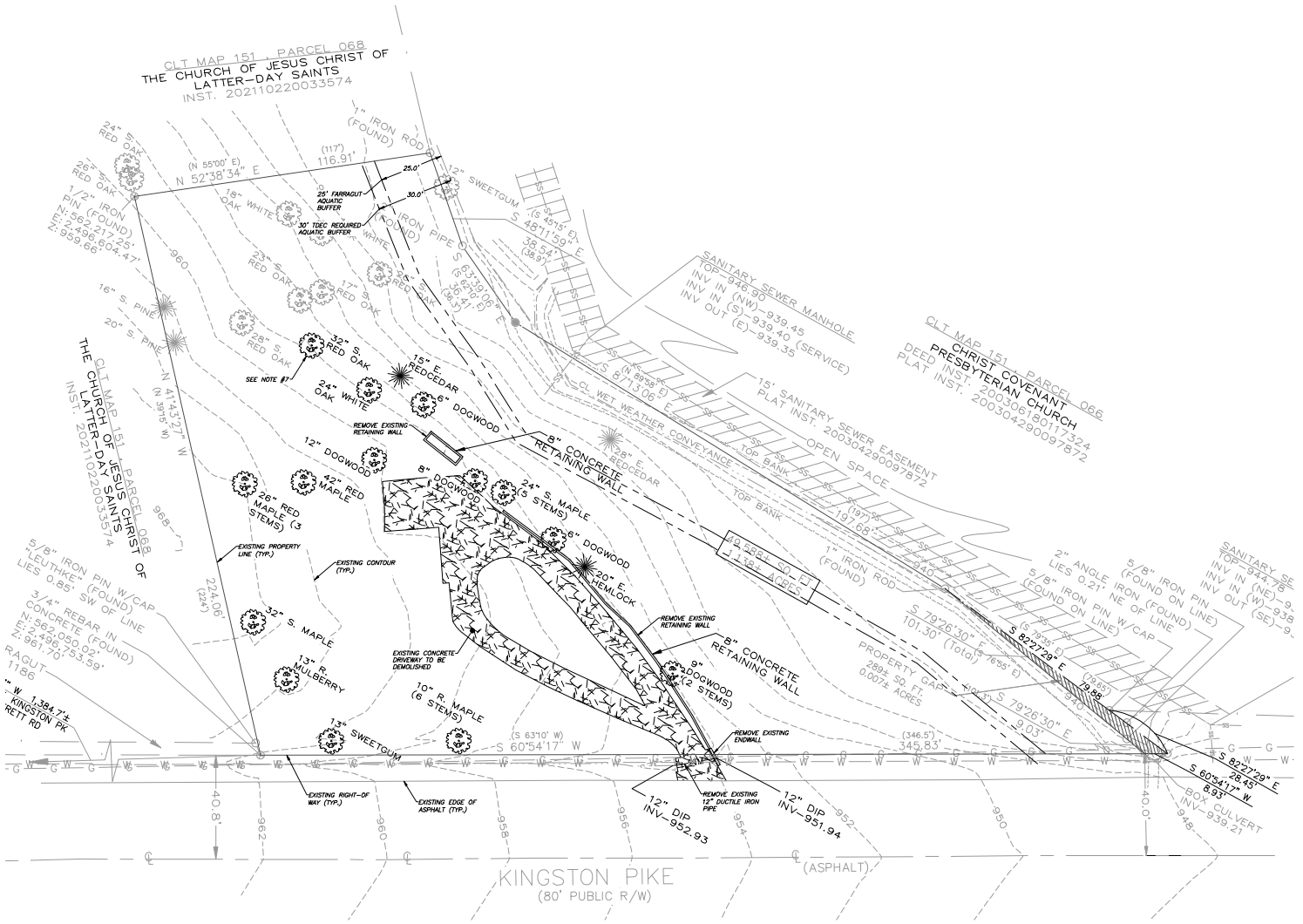
SHEET INDEX

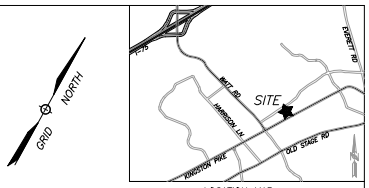
TITLE	SHEET
TITLE SHEET	C-0 (1 OF 19)
SITE DEMOLITION PLAN	C-1 (2 OF 19)
SITE PLAN	C-2 (3 OF 19)
GRADING PLAN	C-3 (4 OF 19)
DRAINAGE & PAVER PLAN	C-4 (5 OF 19)
EROSION AND SEDIMENT CONTROL PLAN (PHASE 1)	C-5 (6 OF 19)
EROSION AND SEDIMENT CONTROL PLAN (PHASE 2)	C-6 (7 OF 19)
SITE UTILITIES PLAN	C-7 (8 OF 19)
SITE CONSTRUCTION DETAILS	C-8 (9 OF 19)
SITE CONSTRUCTION DETAILS	C-9 (10 OF 19)
FLOOR PLAN	A-1 (11 OF 19)
ARCHITECTURAL EXTERIOR ELEVATION	A2.1 (12 OF 19)
ARCHITECTURAL EXTERIOR ELEVATION	A2.2 (13 OF 19)
ARCHITECTURAL PERSPECTIVE VIEWS	A2.3 (14 OF 19)
ARCHITECTURAL DETAILS	AS 2.0 (15 OF 19)
PARKING LOT PHOTOMETRIC LIGHTING DESIGN	EP-1 (16 OF 19)
RETAINING WALLS	S-1 (17 OF 19)
TREE PROTECTION & REPLACEMENT PLAN	L100 (18 OF 19)
LANDSCAPE PLAN	L101 (19 OF 19)

BUILDING SUMMARY:

BUILDING AREA (S.F.):	7,000
NUMBER OF STORIES:	1
CONSTRUCTION TYPE:	VB (COMBUSTIBLE UNPROTECTED)
USE:	B BUSINESS (KENNEL)
RATED CONSTRUCTION:	NONE

ISSUE NO.	DATE	DESCRIPTION
2	11/6/23	SUBMITTAL 2
1	10/16/23	SUBMITTAL 1





LOCATION MAP

SITE DEMOLITION PLAN 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 REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.

3) IF APPLICABLE, THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE GAS METERS AND SERVICE LINES WITH THE KNOXVILLE UTILITIES BOARD AND THE REMOVAL OF THE ELECTRIC METERS AND SERVICES WITH LENOIR CITY UTILITIES BOARD.

4) EXISTING CONCRETE DRIVEWAY SHALL BE REMOVED TO SUBGRADE.

5) IF APPLICABLE, EXISTING WATER METERS AND SERVICE LINES SHALL BE REMOVED OR RELOCATED, AS DIRECTED BY FIRST UTILITY DISTRICT.

6) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ATTAIN PERMISSION FROM THE ADJOINING PROPERTY OWNER FOR OFFSITE WORK.

7) SEE SHEET L100 FOR TREES TO BE REMOVED.

CHRISTOPHER A. SHARP REGISTERED ENGINEER 120191 STATE OF TENNESSEE

11/6/23

SHEET C-1

SITE DEMOLITION PLAN

DOGTOPIA OF FARRAGUT

SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT 37934

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 67
SCALE: 1"=20'	OCTOBER 16, 2023

OWNER/DEVELOPER:
JAGG REAL ESTATE LLC
6812 SHERWOOD DRIVE
KNOXVILLE, TN 37919
(937) 232-3313

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

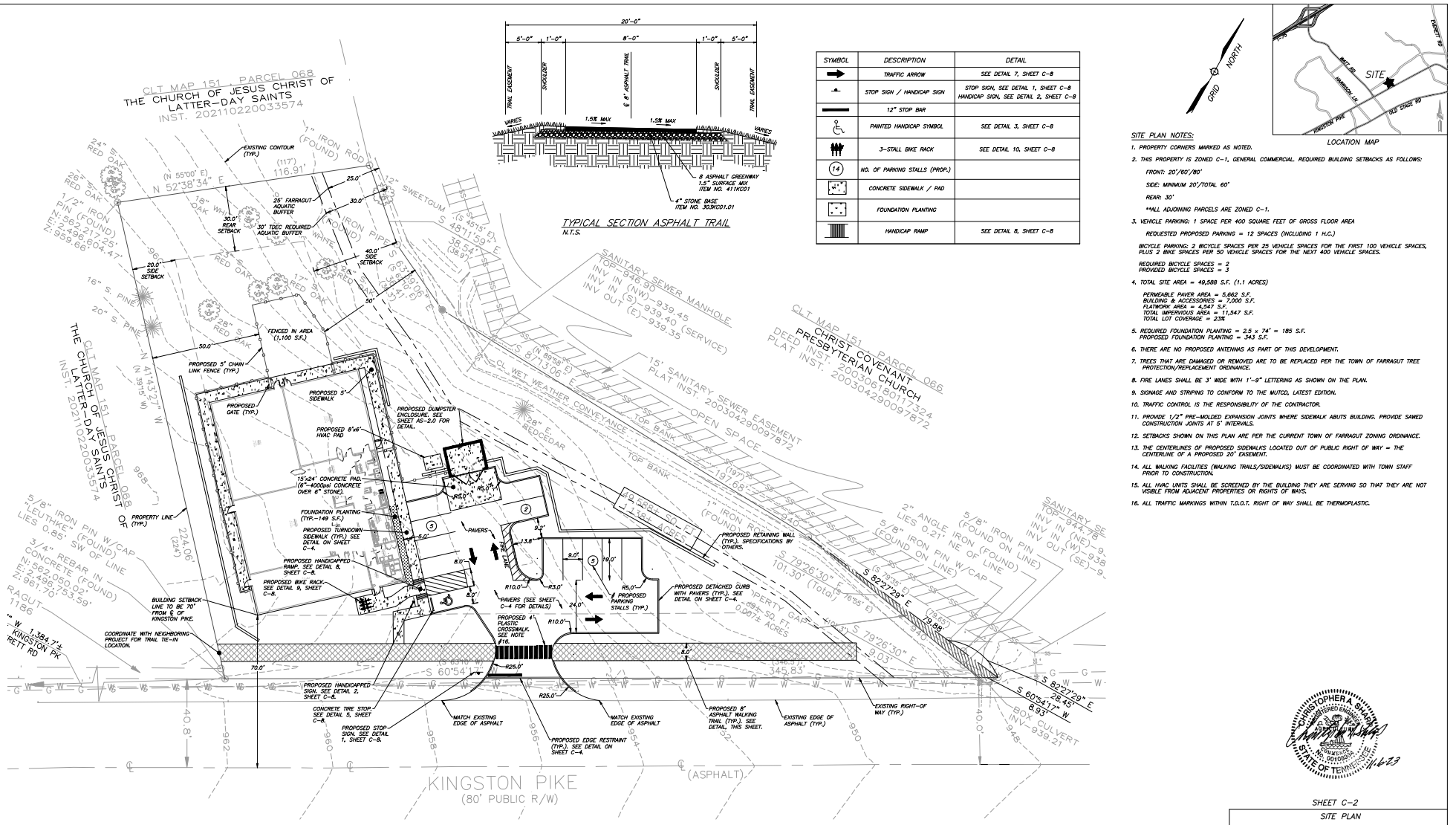
DWN: BS | CHK: CAS | DWG. NO. 2304018

REFERENCE:
RECORDED DEED: 202304060054048

GRAPHIC SCALE
20 0 20 40

REVISION	DATE	DESCRIPTION	BY
1	11/6/23	REVISED PER TOF COMMENTS	BS

Tennessee811



TYPICAL SECTION ASPHALT TRAIL
N.T.S.

SYMBOL	DESCRIPTION	DETAIL
	TRAFFIC ARROW	SEE DETAIL 7, SHEET C-8
	STOP SIGN / HANDICAP SIGN	STOP SIGN, SEE DETAIL 1, SHEET C-8 HANDICAP SIGN, SEE DETAIL 2, SHEET C-8
	12" STOP BAR	
	PAINTED HANDICAP SYMBOL	SEE DETAIL 3, SHEET C-8
	3-STALL BIKE RACK	SEE DETAIL 10, SHEET C-8
(14)	NO. OF PARKING STALLS (PROP.)	
	CONCRETE SIDEWALK / PAD	
	FOUNDATION PLANTING	
	HANDICAP RAMP	SEE DETAIL 8, SHEET C-8

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'
   **ALL ADJOINING PARCELS ARE ZONED C-1.
3. VEHICLE PARKING: 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA
   REQUESTED PROPOSED PARKING = 12 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 = 49,588 S.F. (1.1 ACRES)
   PERMEABLE PAVER AREA = 5,662 S.F.
   BUILDING & ACCESSORIES = 7,000 S.F.
   FLATWORK AREA = 4,547 S.F.
   TOTAL IMPERVIOUS AREA = 11,547 S.F.
   TOTAL LOT COVERAGE = 23%
5. REQUIRED FOUNDATION PLANTING = 2.5 x 74' = 185 S.F.
   PROPOSED FOUNDATION PLANTING = 343 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 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.

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.

Tennessee811

GRAPHIC SCALE
20 0 20 40

REVISION	DATE	DESCRIPTION	BY
1	11/6/23	REVISED PER TOF COMMENTS	BS

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
STATE OF TENNESSEE
11/6/23

SHEET C-2

SITE PLAN

DOGTOPIA OF FARRAGUT

SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT 37934

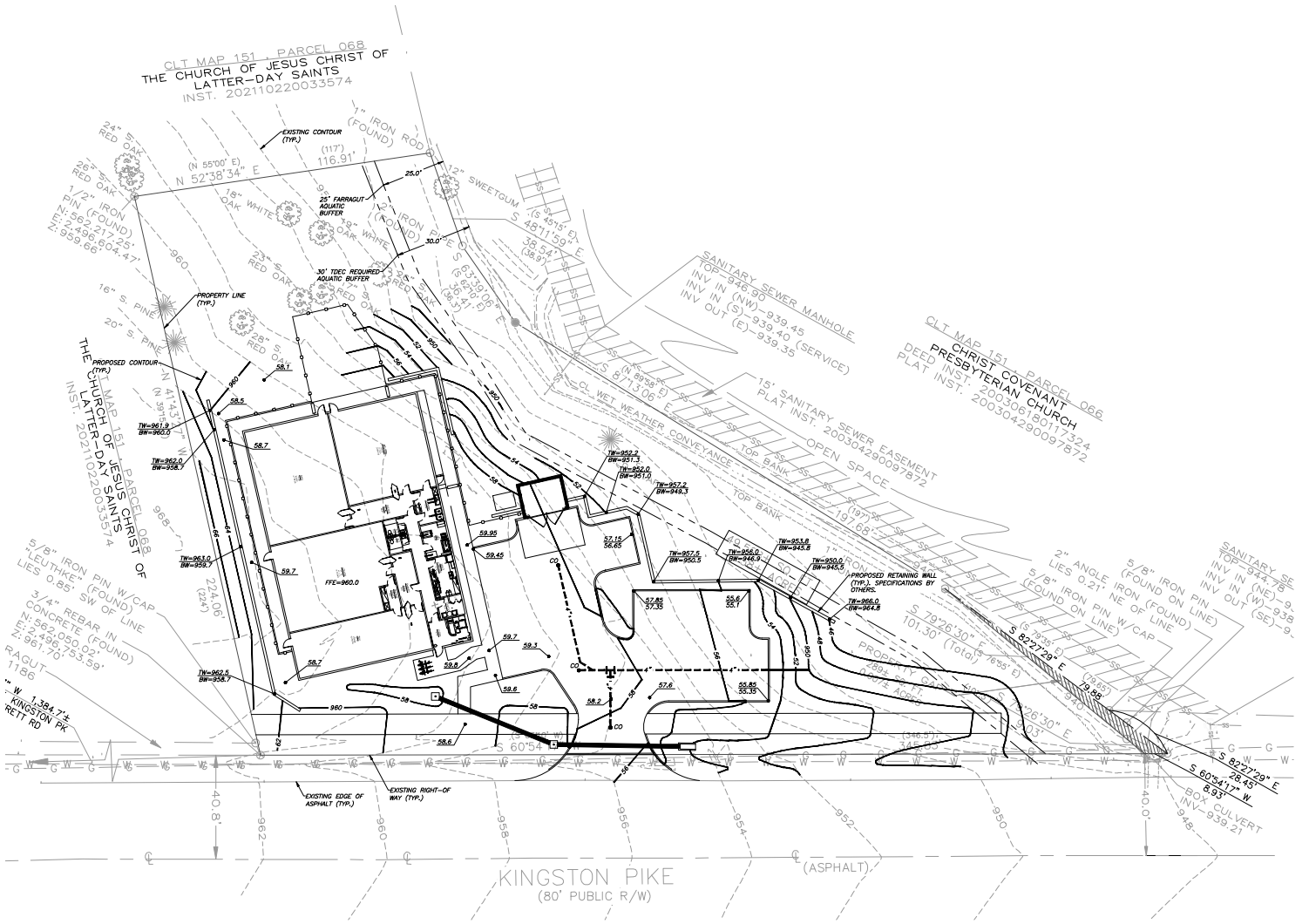
DIST, FW	KNOX COUNTY
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(865) 966-1924

DWN: BS | CHK: CAS | DWG. NO. 2304018



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 AGGREGATE BASE (TDOT 303.02). 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 TOPSOIL. 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 0.8-ACRE±.

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.

LEGEND:

- 990 — EXISTING CONTOUR
- 90 — PROPOSED CONTOUR
- 55.6 / 55.1 — PROPOSED SPOT ELEVATION

CHRISTOPHER A. SHAW — REGISTERED ENGINEER — NO. 0010895 — STATE OF TENNESSEE — 11.6.23

SHEET C-3

GRADING PLAN

DOGTOPIA OF FARRAGUT

SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT 37934

DIST, FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 67
SCALE: 1"=20'	OCTOBER 16, 2023

OWNER/DEVELOPER:
JAGG REAL ESTATE LLC
6812 SHERWOOD DRIVE
KNOXVILLE, TN 37919
(937) 232-3313

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

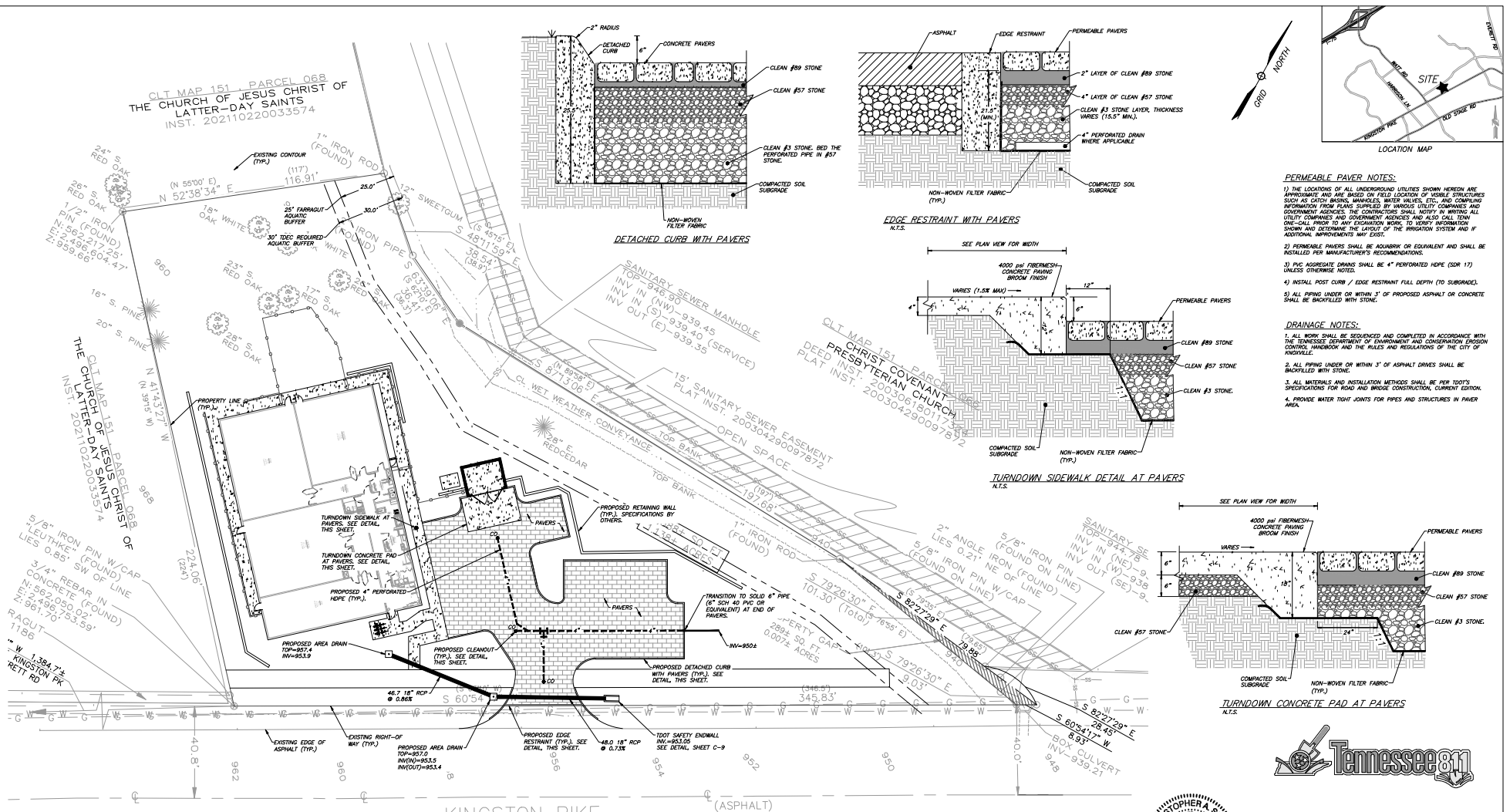
DWN: BS | CHK: CAS | DWG. NO. 2304018

REFERENCE:
RECORDED DEED: 202304060054048

GRAPHIC SCALE
20 0 20 40

REVISION	DATE	DESCRIPTION	BY
1	11/6/23	REVISED PER TOF COMMENTS	BS

Tennessee 811



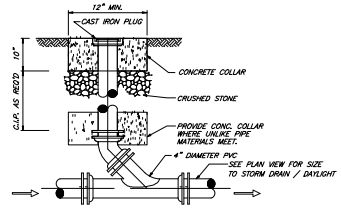
DETACHED CURB WITH PAVERS

EDGE RESTRAINT WITH PAVERS
N.T.S.

LOCATION MAP

TURNDOWN SIDEWALK DETAIL AT PAVERS
N.T.S.

TURNDOWN CONCRETE PAD AT PAVERS
N.T.S.



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

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.

Tennessee 811

CHRISTOPHER A. SHAW — REGISTERED ENGINEER — No. 120194 — STATE OF TENNESSEE — 11/6/23

GRAPHIC SCALE
20 0 20 40

REFERENCE:
RECORDED DEED: 202304060054048

REVISION	DATE	DESCRIPTION	BY
1	11/6/23	REVISED PER TOF COMMENTS	BS

SHEET C-4

DRAINAGE & PAVER PLAN

DOGTOPIA OF FARRAGUT

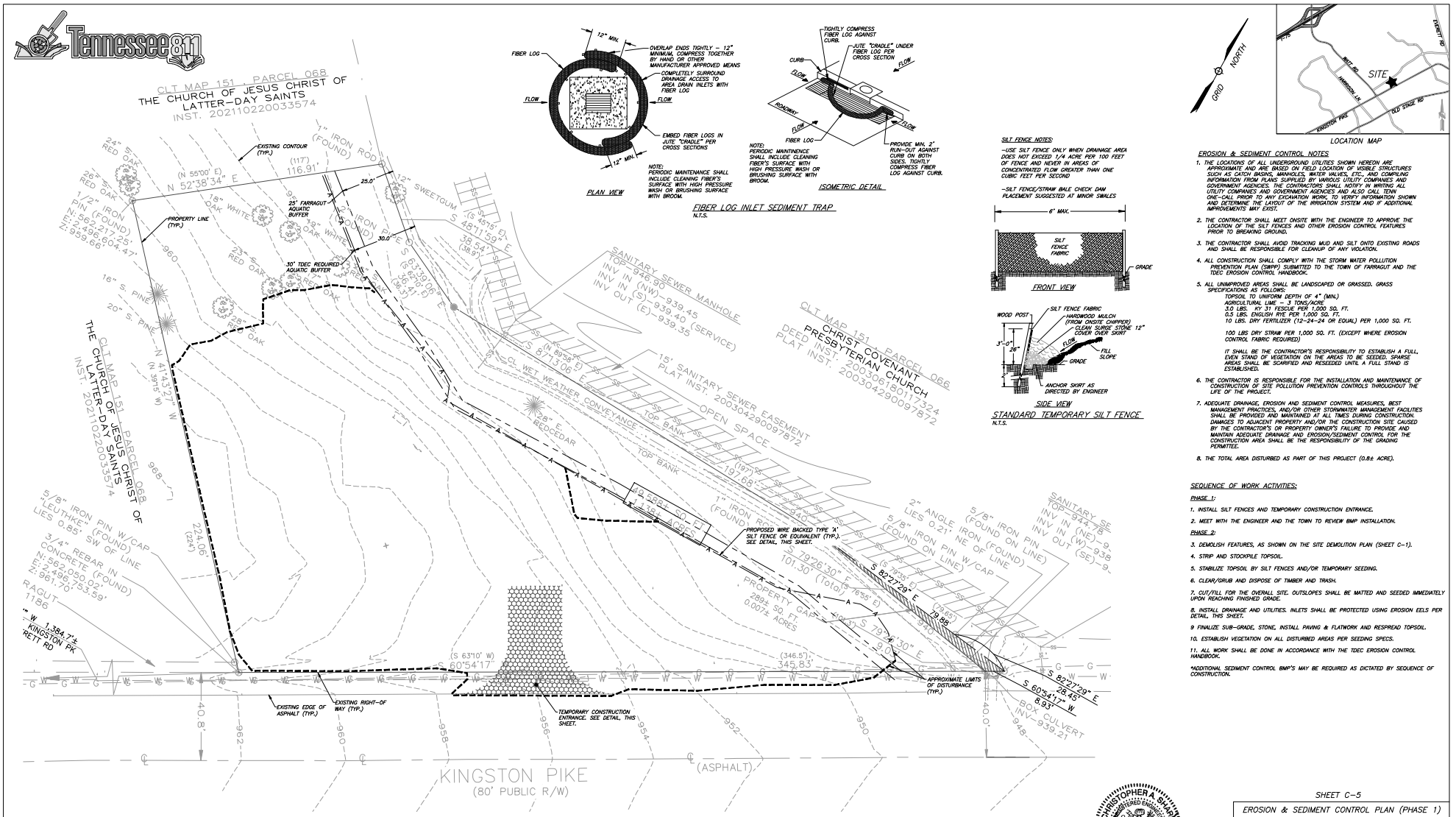
SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT 37934

DIST, FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 67
SCALE: 1"=20'	OCTOBER 16, 2023

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

DWN: BS	CHK: CAS	DWG. NO. 2304018



NOTE: PERIODIC MAINTENANCE SHALL INCLUDE CLEANING FIBER'S SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.

PLAN VIEW

NOTE: PERIODIC MAINTINENCE SHALL INCLUDE CLEANING FIBER'S SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.

ISOMETRIC DETAIL

FIBER LOG INLET SEDIMENT TRAP
N.T.S.

SILT FENCE NOTES:

–USE SILT FENCE ONLY WHEN DRAINAGE AREA 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

–SILT FENCE/STRAW BALE CHECK DAM PLACEMENT SUGGESTED AT MINOR SWALES

FRONT VIEW

SIDE VIEW

STANDARD TEMPORARY SILT FENCE
N.T.S.

LOCATION MAP

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 (0.8± ACRE).

SEQUENCE OF WORK ACTIVITIES:

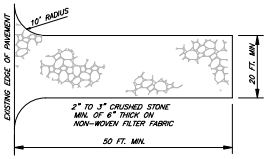
PHASE 1:

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 DEMOLITION PLAN (SHEET C–1).
4. STRIP AND STOCKPILE TOPSOIL.
5. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
6. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
7. CUT/FILL FOR THE OVERALL SITE. OUTSLOPES SHALL BE MATTED AND SEEDED IMMEDIATELY UPON REACHING FINISHED GRADE.
8. INSTALL DRAINAGE AND UTILITIES. INLETS SHALL BE PROTECTED USING 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.

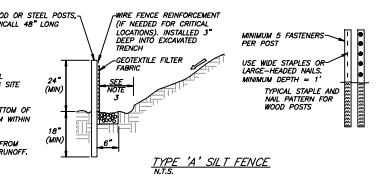
*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

TYPE 'A' SILT FENCE 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.



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

GRAPHIC SCALE
20 0 20 40

REFERENCE:
RECORDED DEED: 202304060054048

REVISION	DATE	DESCRIPTION	BY
1	11/6/23	REVISED PER TOF COMMENTS	BS

CHRISTOPHER A. SHARP — REGISTERED ENGINEER — NO. 201082 — STATE OF TENNESSEE — 11-6-23

SHEET C–5

EROSION & SEDIMENT CONTROL PLAN (PHASE 1)

DOGTOPIA OF FARRAGUT

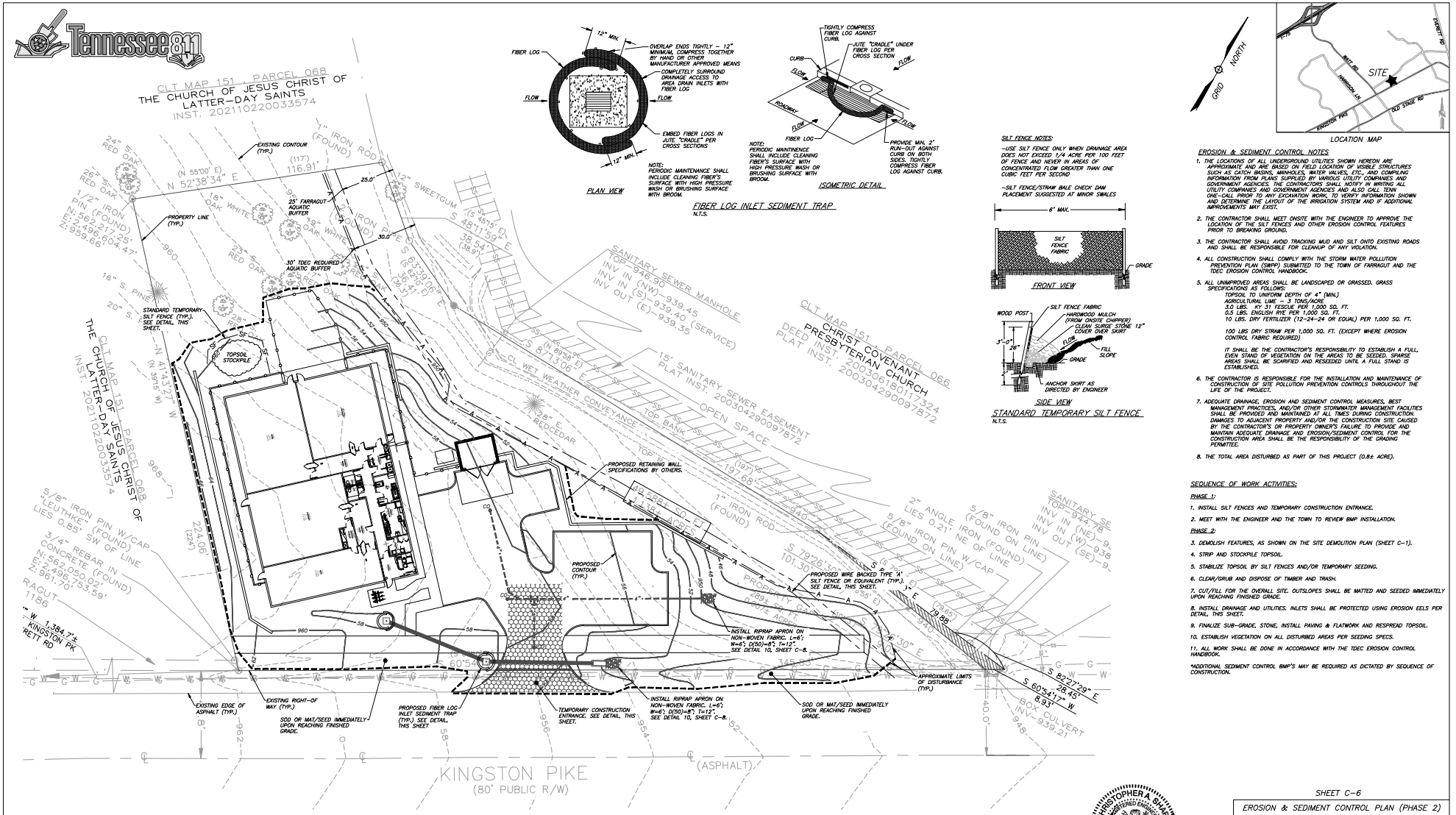
SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT 37934

DIST, FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 67
SCALE: 1"=20'	OCTOBER 16, 2023

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DWN: BS | CHK: CAS | DWG. NO. 2304018



PLAN VIEW

ISOMETRIC DETAIL

FIBER LOG INLET SEDIMENT TRAP
N.T.S.

SILT FENCE NOTES:

-USE SILT FENCE ONLY WHEN DRAINAGE AREA 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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FRONT VIEW

SIDE VIEW

STANDARD TEMPORARY SILT FENCE
N.T.S.

LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES

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   3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
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8. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (0.8± ACRE).

SEQUENCE OF WORK ACTIVITIES:

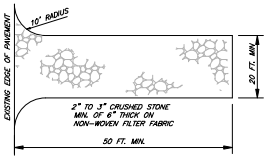
PHASE 1:

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 DEMOLITION PLAN (SHEET C-1).
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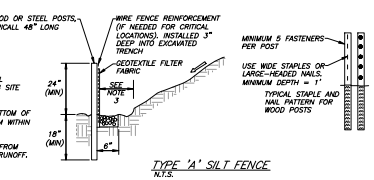
*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

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1. POST SPACING SHALL BE 8' MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPES OR ALONG SITE PERIMETER.
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TYPE 'A' SILT FENCE
N.T.S.

GRAPHIC SCALE
20 0 20 40



REFERENCE:
RECORDED DEED: 202304060054048

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1	11/6/23	REVISED PER TDF COMMENTS	BS

SHEET C-6

EROSION & SEDIMENT CONTROL PLAN (PHASE 2)

DOGTOPIA OF FARRAGUT

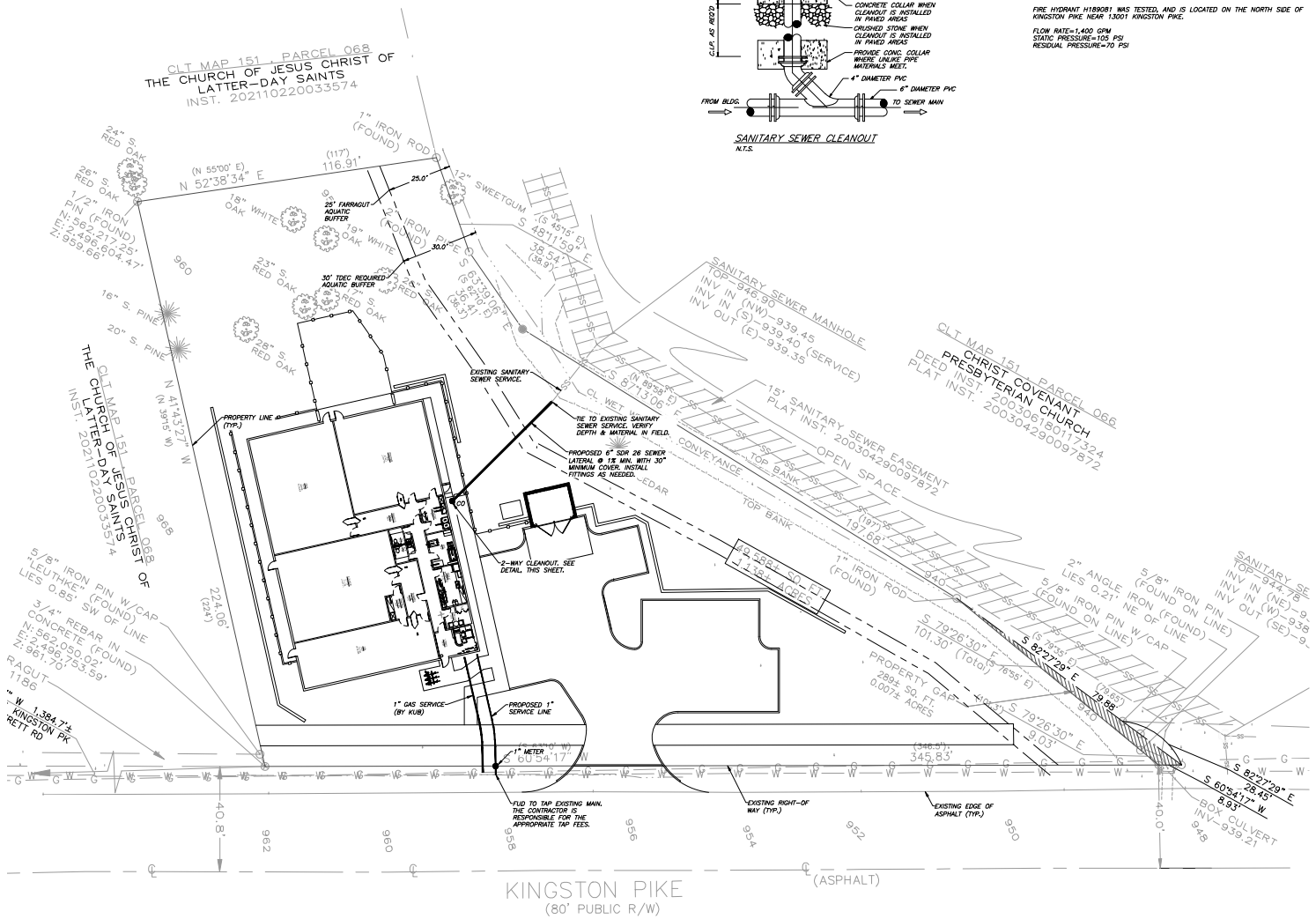
SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT 37934

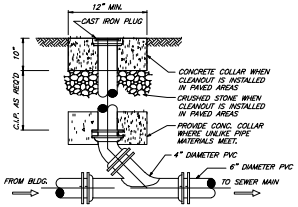
DIST, FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 67
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DWN: BS | CHK: CAS | DWG. NO. 2304018





SANITARY SEWER CLEANOUT
N.T.S.

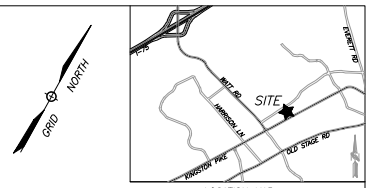
FIRE PROTECTION NOTE:

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

FIRE FLOW DATA:

FIRE HYDRANT H189081 WAS TESTED, AND IS LOCATED ON THE NORTH SIDE OF KINGSTON PIKE NEAR 13001 KINGSTON PIKE.

FLOW RATE=1,400 GPM
STATIC PRESSURE=105 PSI
RESIDUAL PRESSURE=70 PSI



LOCATION MAP

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 6, SHEET C-8 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).





GRAPHIC SCALE
20 0 20 40

REFERENCE:
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SHEET C-7

SITE UTILITIES PLAN

DOGTOPIA OF FARRAGUT

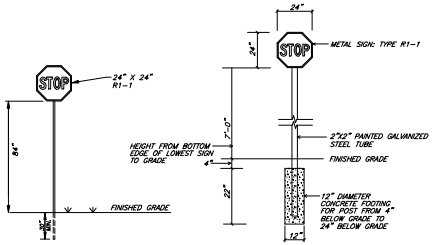
SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT 37934

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 67
SCALE: 1"=20'	OCTOBER 16, 2023

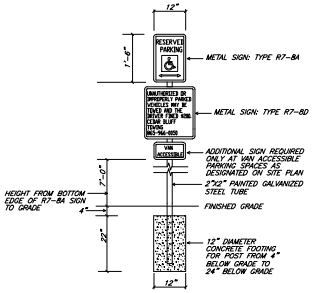
OWNER/DEVELOPER:
JAGG REAL ESTATE LLC
6812 SHERWOOD DRIVE
KNOXVILLE, TN 37919
(937) 232-3313

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

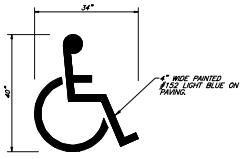
DWN: BS	CHK: CAS	DWG. NO. 2304018



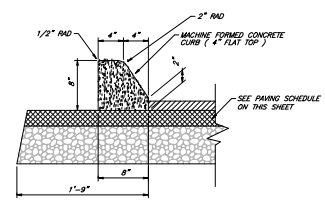
1 C-8 STOP SIGN DETAIL N.T.S.



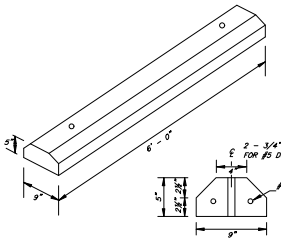
2 C-8 HANDICAPPED SIGN DETAIL N.T.S.



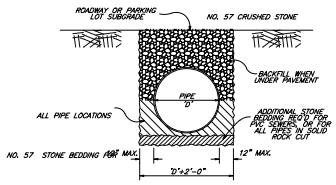
3 C-8 PAINTED HANDICAPPED SYMBOL N.T.S.



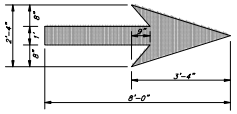
4 C-8 TYPE 'B' CURB AND PAVEMENT DETAIL N.T.S.



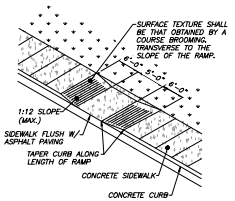
5 C-8 CONCRETE TIRE STOP N.T.S.



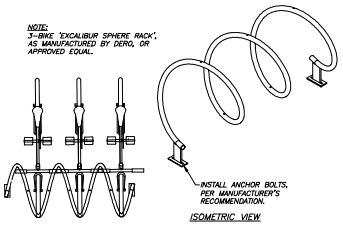
6 C-8 PIPE BEDDING & BACKFILL DETAIL N.T.S.



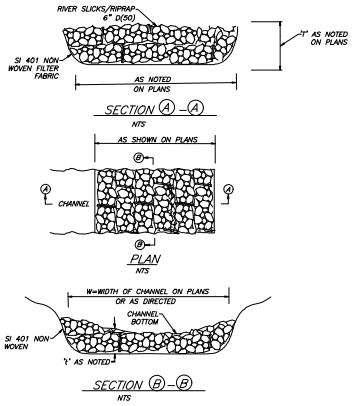
7 C-8 TRAFFIC ARROW DETAIL N.T.S.



8 C-8 HANDICAPPED RAMP N.T.S.



9 C-8 3-BIKE RACK DETAIL N.T.S.



10 C-8 RIP RAP DETAIL N.T.S.



REFERENCE:
RECORDED DEED: 202304060054048

REVISION	DATE	DESCRIPTION	BY
1	11/6/23	REVISED PER TOF COMMENTS	BS

SHEET C-8

CONSTRUCTION DETAILS

DOGTOPIA OF FARRAGUT

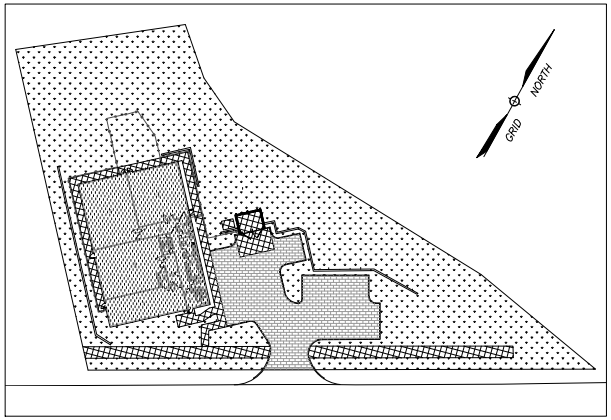
SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT 37934

DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 151	PARCEL 67
SCALE: N.T.S.	OCTOBER 16, 2023

OWNER/DEVELOPER:
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KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: BS	CHK: CAS	DWG. NO. 2304018



BUILDING & ACCESSORIES (7,000 S.F.)

FLATWORK (4,547 S.F.)

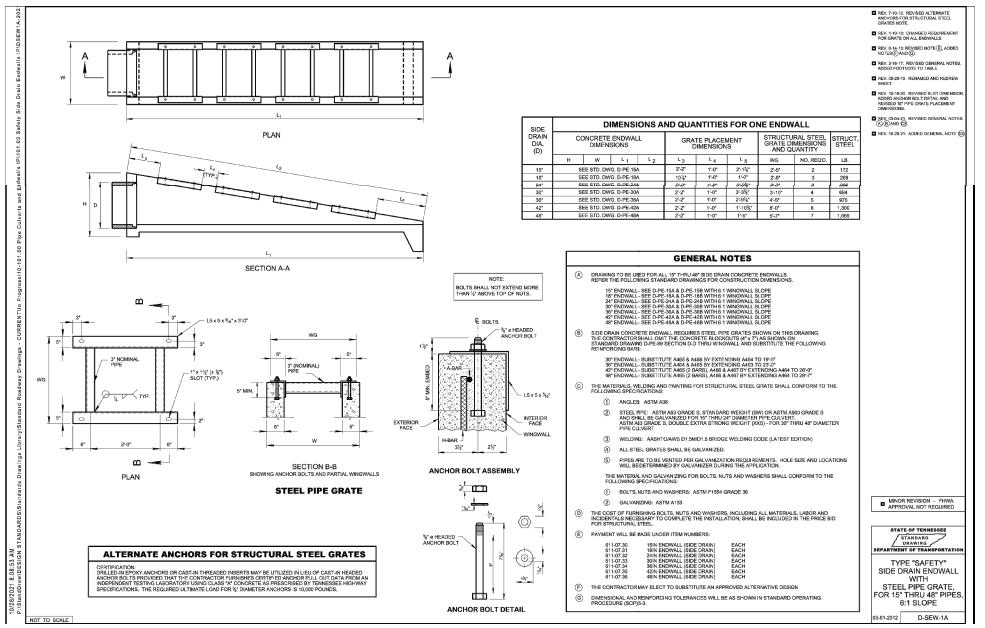
PERMEABLE PAVERS (5,662)

GRASS & LANDSCAPING (32,379 S.F.)

TOTAL SITE AREA = 49,588 S.F. (1.002 ACRES)
BUILDING & ACCESSORIES = 7,000 S.F.
FLATWORK AREA = 4,547 S.F.
PERMEABLE PAVERS = 5,662 S.F.
GRASS & LANDSCAPING = 32,379 S.F.

TOTAL IMPERVIOUS AREA = 11,547 S.F. (23%)

1 C-9 LOT COVERAGE DIAGRAM
SCALE: 1"=40'



SIDE DRAIN DIA. (D)	DIMENSIONS AND QUANTITIES FOR ONE ENDWALL									
	CONCRETE ENDWALL DIMENSIONS				GRATE PLACEMENT DIMENSIONS			STRUCTURAL STEEL GRATE DIMENSIONS AND QUANTITY		STRUCT. STEEL
	H	W	L_1	L_2	L_3	L_4	L_5	WG	NO. REQ'D.	LB.
15"	SEE STD. DWG. D-PE-18A				2'-2"	1'-0"	2'-10"	2'-0"	2	172
18"	SEE STD. DWG. D-PE-18A				1'-0½"	1'-0"	1'-10"	2'-6"	3	258
24"	SEE STD. DWG. D-PE-24A				0'-0"	1'-0"	0'-0⅝"	3'-0"	4	344
30"	SEE STD. DWG. D-PE-24A				2'-2"	1'-0"	2'-3⅝"	3'-10"	4	504
36"	SEE STD. DWG. D-PE-36A				2'-2"	1'-0"	2'-9⅛"	4'-0"	5	975
42"	B65 STD. DWG. D-PE-42A				2'-2"	1'-0"	1'-1 0⅝"	5'-0"	6	1,306
48"	SEE STD. DWG. D-PE-48A				2'-2"	1'-0"	1'-3"	6'-2"	7	1,668

GENERAL NOTES

A. DRAWING TO BE USED FOR ALL 15" THRU 48" SIDE DRAIN CONCRETE ENDWALLS. REFER THE FOLLOWING STANDARD DRAWINGS FOR CONSTRUCTION DIMENSIONS.
15" ENDWALL - SEE D-PE-15A & D-PE-18B WITH 6:1 WINGWALL SLOPE
18" ENDWALL - SEE D-PE-18A & D-PE-18B WITH 6:1 WINGWALL SLOPE
24" ENDWALL - SEE D-PE-24A & D-PE-24B WITH 6:1 WINGWALL SLOPE
30" ENDWALL - SEE D-PE-30A & D-PE-30B WITH 6:1 WINGWALL SLOPE
36" ENDWALL - SEE D-PE-36A & D-PE-36B WITH 6:1 WINGWALL SLOPE
42" ENDWALL - SEE D-PE-42A & D-PE-42B WITH 6:1 WINGWALL SLOPE
48" ENDWALL - SEE D-PE-48A & D-PE-48B WITH 6:1 WINGWALL SLOPE

B. SIDE DRAIN CONCRETE ENDWALL: REQUIRES STEEL PIPE GRATES SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL CAST THE CONCRETE BLOCKOUTS (4"x 7") AS SHOWN ON STANDARD DRAWING D-PE-36 SECTION D-D THRU B (ENDWALL) AND SUBSTITUTE THE FOLLOWING REINFORCING BARS:
30" ENDWALL - SUBSTITUTE A466 & A488 BY EXTENDING A464 TO 15'-0"
36" ENDWALL - SUBSTITUTE A354 & A466 BY EXTENDING A453 TO 25'-0"
42" ENDWALL - SUBSTITUTE A460 (I BARS), A466 & A467 BY EXTENDING A464 TO 26'-9"
48" ENDWALL - SUBSTITUTE A460 (I BARS), A466 & A467 BY EXTENDING A464 TO 28'-7"

C. THE MATERIALS, WELDING AND PAINTING FOR STRUCTURAL STEEL GRATE SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
1. ANGLES ASTM A36
2. STEEL PIPE ASTM A53 GRADE B, STANDARD WEIGHT (SW) OR ASTM A500 GRADE B AND SHALL BE GALVANIZED FOR 15" THRU 24" DIAMETER PIPE CULVERT. ASTM A53 GRADE B, DOUBLE EXTRA STRONG WEIGHT (XXS) - FOR 30" THRU 48" DIAMETER PIPE CULVERT.
3. WELDING: AASHTO/AWS D1.5M/D1.5 BRIDGE WELDING CODE (LATEST EDITION)
4. ALL STEEL GRATES SHALL BE GALVANIZED.
5. PIPES ARE TO BE VENTED FOR GALVANIZATION REQUIREMENTS. HOLE SIZE AND LOCATIONS WILL BE DETERMINED BY GALVANIZER DURING THE APPLICATION.

THE MATERIAL AND GALVANIZING FOR BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
1. BOLTS, NUTS AND WASHERS: ASTM F1554 GRADE 36
2. GALVANIZING: ASTM A153

D. THE COST OF FURNISHING BOLTS, NUTS AND WASHERS, INCLUDING ALL MATERIALS, LABOR AND INCIDENTALS NECESSARY TO COMPLETE THE INSTALLATION, SHALL BE INCLUDED IN THE PRICE BID FOR STRUCTURAL STEEL.

E. PAYMENT WILL BE MADE UNDER ITEM NUMBERS:

611-07.30	15in ENDWALL (SIDE DRAIN)	EACH
611-07.31	18in ENDWALL (SIDE DRAIN)	EACH
611-07.32	24in ENDWALL (SIDE DRAIN)	EACH
611-07.33	30in ENDWALL (SIDE DRAIN)	EACH
611-07.34	36in ENDWALL (SIDE DRAIN)	EACH
611-07.35	42in ENDWALL (SIDE DRAIN)	EACH
611-07.36	48in ENDWALL (SIDE DRAIN)	EACH

F. THE CONTRACTOR MAY ELECT TO SUBSTITUTE AN APPROVED ALTERNATIVE DESIGN.

G. DIMENSIONAL AND REINFORCING TOLERANCES WILL BE AS SHOWN IN STANDARD OPERATING PROCEDURE (SOP)3-3.

ALTERNATE ANCHORS FOR STRUCTURAL STEEL GRATES

CERTIFICATION:
DRILLED-IN EPOXY ANCHORS OR CAST-IN THREADED INSERTS MAY BE UTILIZED IN LIEU OF CAST-IN HEADED ANCHOR BOLTS PROVIDED THAT THE CONTRACTOR FURNISHES CERTIFIED ANCHOR PULL OUT DATA FROM AN INDEPENDENT TESTING LABORATORY USING CLASS "A" CONCRETE AS PRESCRIBED BY TENNESSEE HIGHWAY SPECIFICATIONS. THE REQUIRED ULTIMATE LOAD FOR ½" DIAMETER ANCHORS IS 10,000 POUNDS.

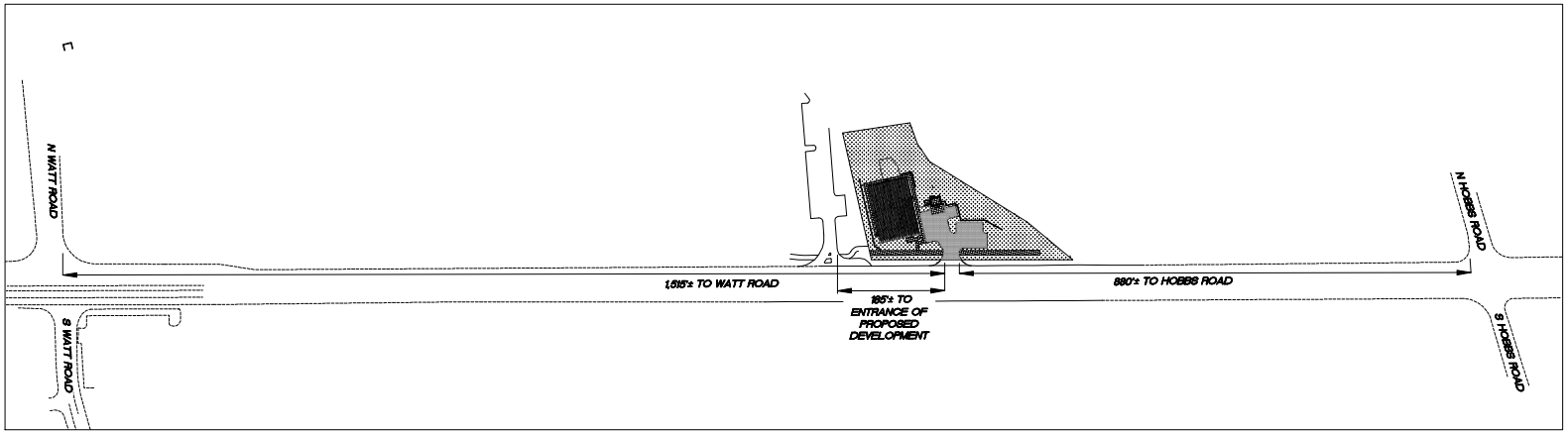
REV. 7-10-12: REVISED ALTERNATE ANCHORS FOR STRUCTURAL STEEL GRATES NOTE.
REV. 1-10-13: CHANGED REQUIREMENT FOR GRATE ON ALL ENDWALLS
REV. 6-10-13: REVISED NOTE Ⓒ, ADDED NOTE Ⓖ AND Ⓖ
REV. 2-10-17: REVISED GENERAL NOTES. ADDED POSITIVES TO TABLE.
REV. 08-08-18: RENAMED AND REDRAWN SHEET.
REV. 10-18-20: REVISED B-07 DIMENSION, ADDED ANCHOR BOLT DETAIL AND REVISED 30" PIPE GRATE PLACEMENT DIMENSIONS.
REV. 09-04-23, REVISED DIMENSIONAL NOTES Ⓒ, Ⓓ AND Ⓔ
REV. 10-26-23: ADDED GENERAL NOTE Ⓖ

■ MINOR REVISION — TYPIFIA APPROVAL NOT REQUIRED

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

TYPE "SAFETY" SIDE DRAIN ENDWALL WITH STEEL PIPE GRATE, FOR 15" THRU 48" PIPES, 6:1 SLOPE

03-01-2012 D-SEW-1A



2 C-9 ACCESS DIAGRAM
SCALE: 1"=40'

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
No. 0010855
STATE OF TENNESSEE
11/6/23

REFERENCE:
RECORDED DEED: 202304060054048

REVISION	DATE	DESCRIPTION	BY
1	11/6/23	REVISED PER TOF COMMENTS	BS

SHEET C-9

CONSTRUCTION DETAILS

DOGTOPIA OF FARRAGUT

SITE ADDRESS: 12925 KINGSTON PIKE, FARRAGUT 37934

DIST. FW — KNOX COUNTY
TOWN OF FARRAGUT — TENNESSEE
CLT MAP 151 — PARCEL 67
SCALE: AS NOTED — OCTOBER 16, 2023

OWNER/DEVELOPER:
JAGG REAL ESTATE LLC
6812 SHERWOOD DRIVE
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(937) 232-3313

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

DWN: BS | CHK: CAS | DWG. NO. 2304018

10/26/2023 4:08:53 AM
P:\Standard\DESIGN STANDARDS\Standard Roadway Drawings - CURRENT\To Program\D-10 Pipe Culverts and Endwalls (PDF)\D-10 Safety End Drain Endwalls - (PDF)\D-SEW-1A.dgn

DAYCARE DATA

TOTAL DAYCARE CENTER AREA: 7,000 S.F.

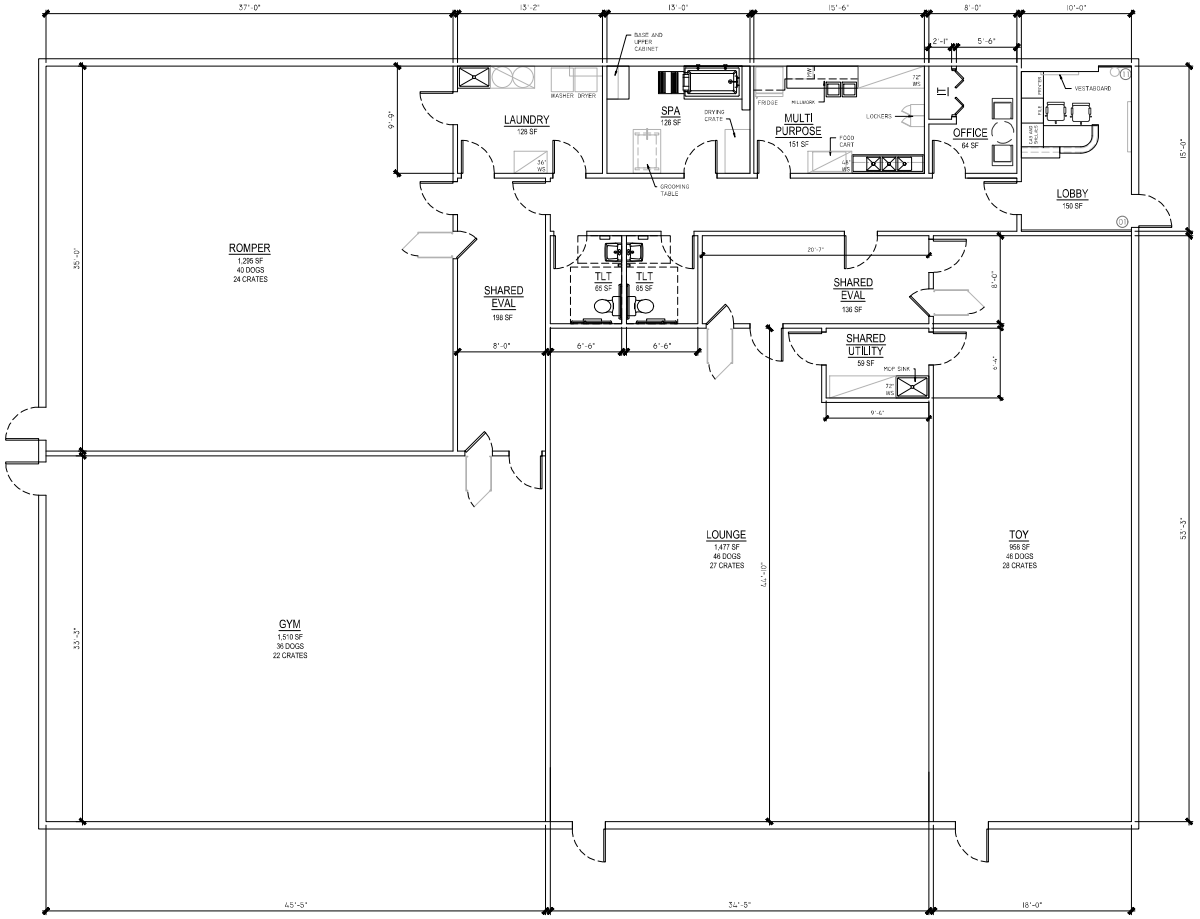
PLAYROOM AREAS:

TOY -	958 S.F.
LOUNGE -	1,477 S.F.
ROMPER -	1,295 S.F.
GYM -	1,510 S.F.
TOTAL =	5,210 S.F.

EFFICIENCY (PLAYROOM / TOTAL AREA) = 74.4%
TOTAL DOG COUNT = 166

FRANCHISE OPTIONS:

POTTY DRAINS	YES / NO
HOSE BIBS	YES / NO
WINDOWS BTWN PLAY RM.	YES / NO
SUITES?	YES / NO
OUTDOOR PLAY AREA	YES / NO
# OF SPA TUBS	1 / 2
DW +1 COMP SINK	YES / NO
3 COMP SINK	YES / NO

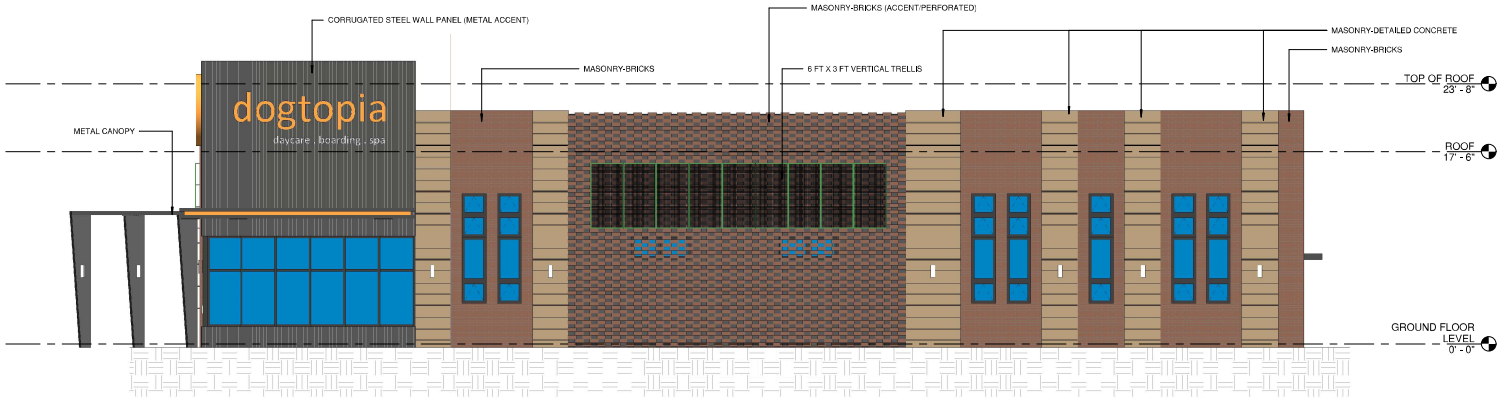


FLOOR PLAN

1 FLOOR PLAN
10/16/2023

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

A-1



1 SOUTH EAST ELEVATION

A2.1 SCALE 3/16" = 1'-0"



2 SOUTH WEST ELEVATION

A2.1 SCALE 3/16" = 1'-0"

MATERIAL AREA PERCENTAGE

MASONRY	5386 SF	75%
METAL ACCENT	840 SF	12 %
DOORS AND WINDOWS	993 SF	13 %
OVERALL FACADE	7219 SF	100%

MATERIAL LEGEND:

- MASONRY-BRICK
- MASONRY-DETAILED CONCRETE
- CORRUGATED STEEL WALL PANEL (METAL ACCENT)
- MASONRY-BRICKS (ACCENT/PERFORATED)

22067

ALT Architecture Inc.
Architecture - Engineering
Interior Architecture - Planning

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Beavercreek, Ohio 45434
937 427 2770 voice
937 426 9798 fax
info@altarchitecture.com

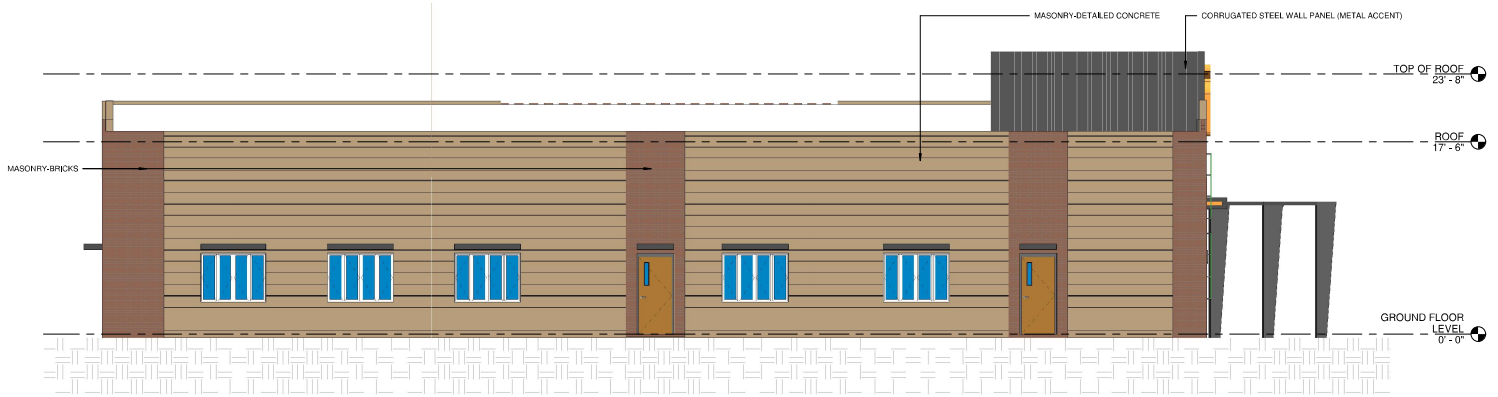
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REGISTERED ARCHITECT JAMES M. ALTER STATE OF TEXAS

NO.	DATE	DESCRIPTION
-	11/06/2023	PLANNING REVIEW RESUBMITTAL

EXTERIOR ELEVATION

A2.1



1 NORTH WEST ELEVATION

A2.2 SCALE 3/16" = 1'-0"



2 NORTH EAST ELEVATION

A2.2 SCALE 3/16" = 1'-0"

MATERIAL AREA PERCENTAGE

MASONRY	5386 SF	75%
METAL ACCENT	840 SF	12 %
DOORS AND WINDOWS	993 SF	13 %
OVERALL FACADE	7219 SF	100%

MATERIAL LEGEND:

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- CORRUGATED STEEL WALL PANEL (METAL ACCENT)
- MASONRY-BRICKS (ACCENT/PERFORATED)

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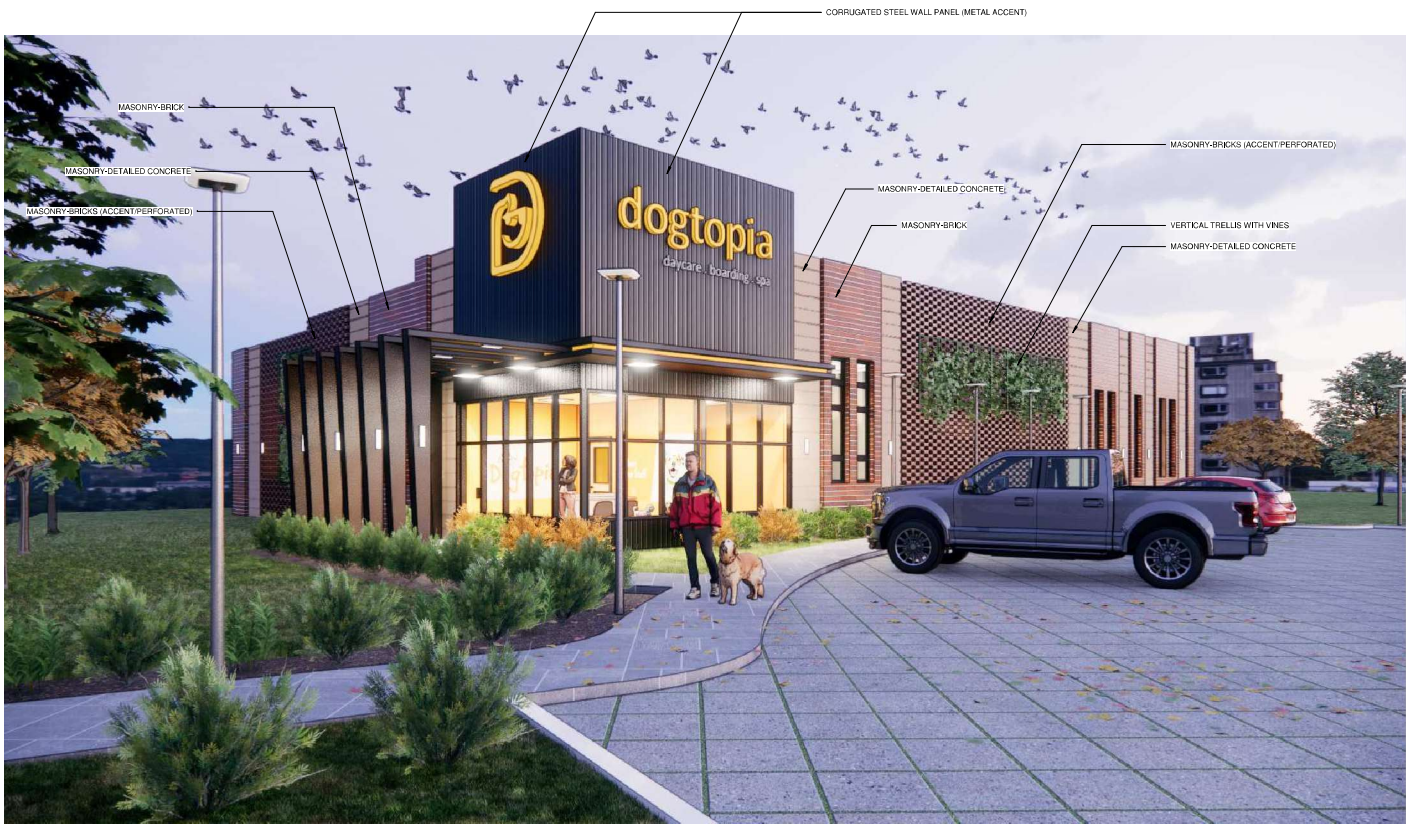
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REGISTERED ARCHITECT JAMES M. ALTHEN STATE OF TEXAS

NO.	DATE	DESCRIPTION
-	11/06/2023	PLANNING REVIEW RESUBMITTAL

EXTERIOR ELEVATION

A2.2



1 **EXTERIOR PERSPECTIVE**

A2.3 SCALE 1/8" = 1'-0"

MATERIAL AREA PERCENTAGE

MASONRY	5386 SF	75%
METAL ACCENT	840 SF	12 %
DOORS AND WINDOWS	993 SF	13 %
OVERALL FACADE	7219 SF	100%

MATERIAL LEGEND:

- MASONRY-BRICK
- MASONRY-DETAILED CONCRETE
- CORRUGATED STEEL WALL PANEL (METAL ACCENT)
- MASONRY-BRICKS (ACCENT/PERFORATED)

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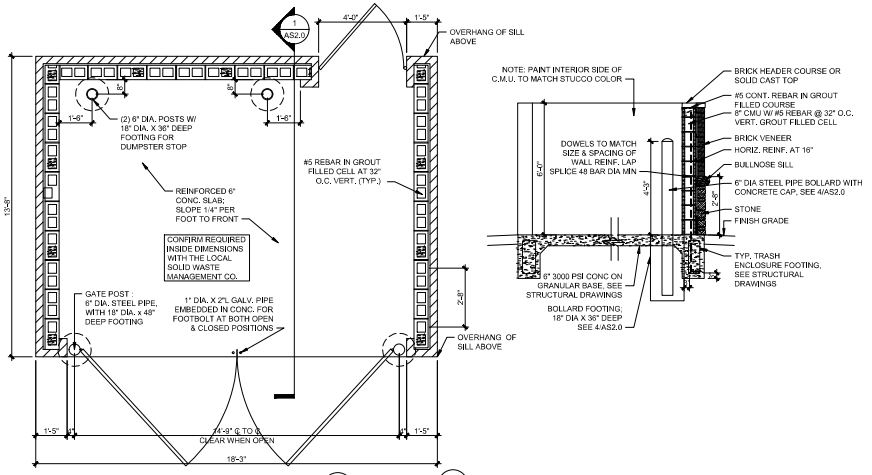
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REGISTERED ARCHITECT JAMES M. ALT STATE OF TEXAS

NO.	DATE	DESCRIPTION
-	11/06/2023	PLANNING REVIEW RESUBMITTAL

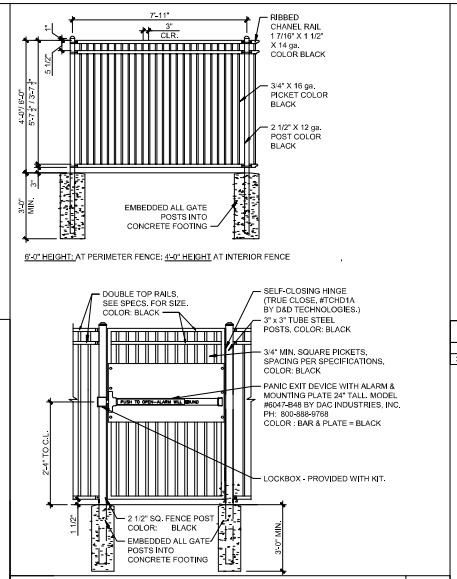
PERSPECTIVE VIEW

A2.3



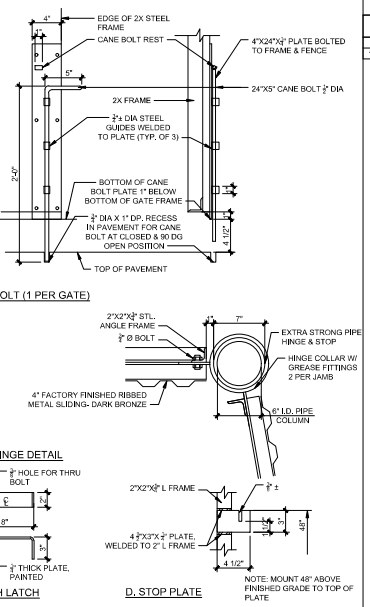
ORNAMENTAL GATE DTLS | 1

SCALE	
3/8"=1'-0"	AS2.0
	AS1.0



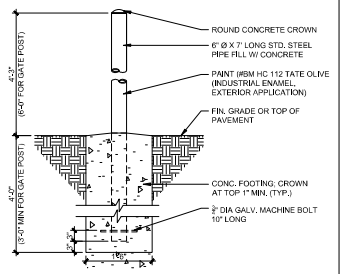
FENCE AND GATE DETAILS | 3

SCALE	
1-1/2"=1'-0"	AS2.0
	AS1.0



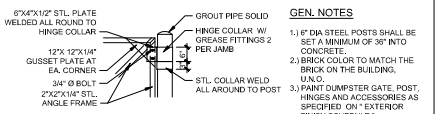
HARDWARE DETAILS | 2

SCALE	
1-1/2"=1'-0"	AS2.0
	AS1.0



BOLLARD (OR GATE POST) DETAIL | 4

SCALE	
3/4"=1'-0"	AS2.0
	AS1.0



GEN. NOTES

1.) 6" DIA STEEL POSTS SHALL BE SET A MINIMUM OF 36" INTO CONCRETE.
2.) BRICK COLOR TO MATCH THE BRICK ON THE BUILDING, U.N.O.
3.) PAINT DUMPSTER GATE, POST, HINGES AND ACCESSORIES AS SPECIFIED ON " EXTERIOR FINISH SCHEDULE ".

HINGE DETAIL | 9

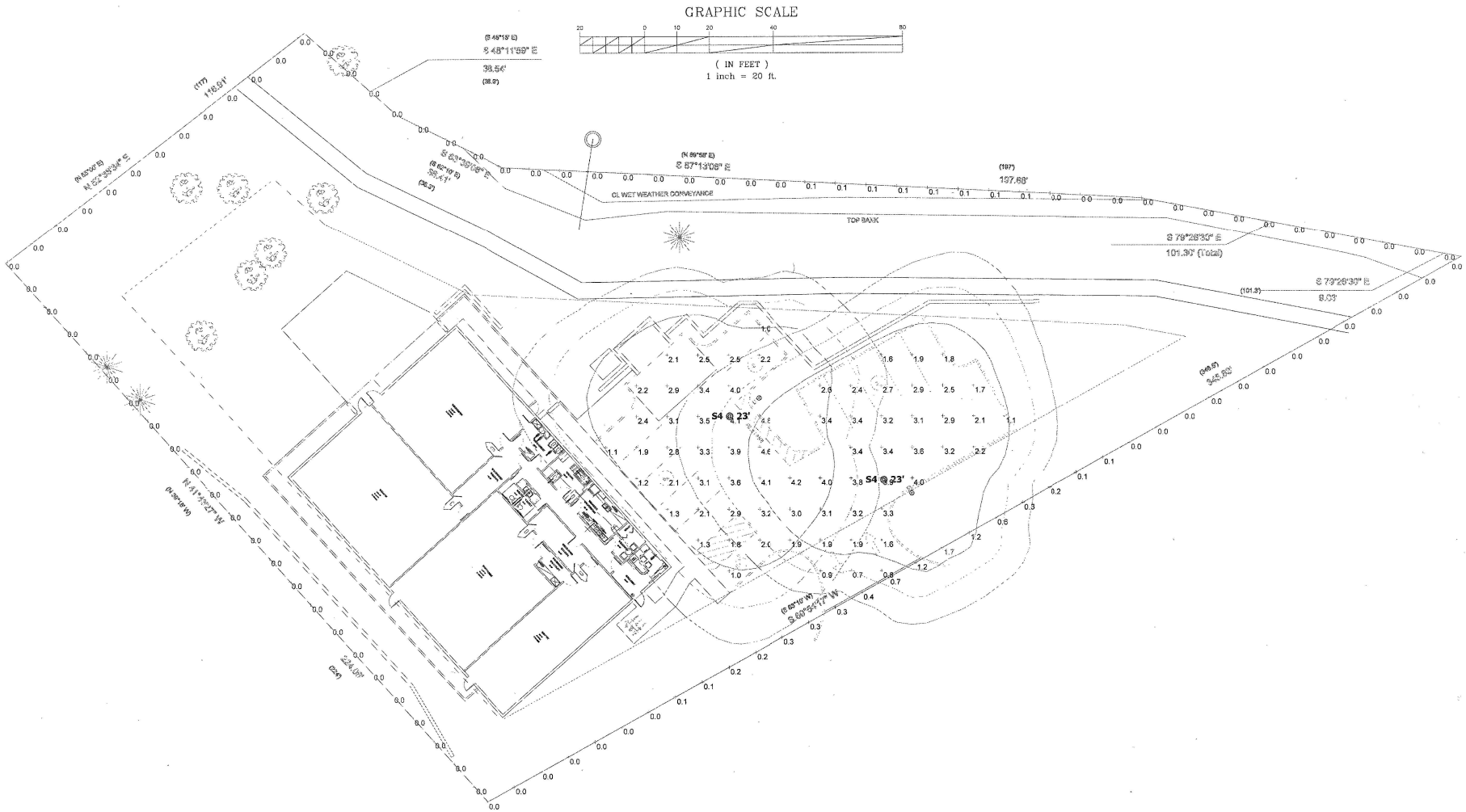
SCALE	
1/2"=1'-0"	AS2.0
	-

SITE DETAILS

AS2.0

Schedule						
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	S4	2	VLTG-S-LED-FT-740	Single Head VILLA Lighting Brand Small LED Area Unit w/Forward Throw Distribution (20ft. Pole Height w/3ft. Concrete Base)	LED/4000K CCT, 70 CRI LEDs	111

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line Light Levels	+	0.1 fc	1.7 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	+	2.6 fc	4.8 fc	0.7 fc	6.9:1	3.7:1

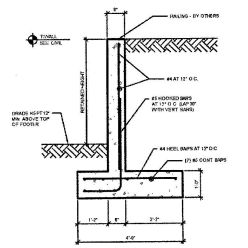


Dogtopia of Farragut - Farragut, TN (Kingston Pike)
Parking Lot Photometric Lighting Design

Designer
Adam Carrier
Date
10/17/2023
Scale
Not to Scale
Drawing No.

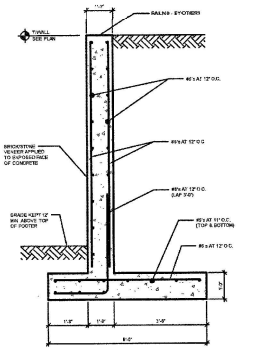
Summary

22067



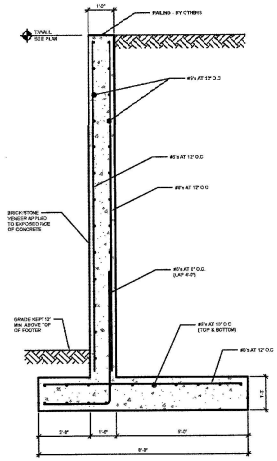
WALL SECTION: RETAINED HEIGHT = 4' OR LESS
SCALE: 3/4" = 1'-0"

✔



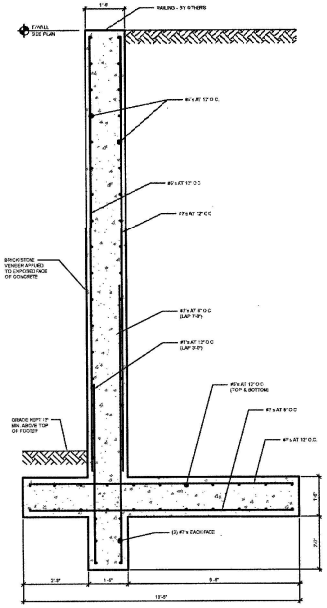
WALL SECTION: RETAINED HEIGHT = 8' - 4'
SCALE: 3/4" = 1'-0"

✔



WALL SECTION: RETAINED HEIGHT = 12' - 8'
SCALE: 3/4" = 1'-0"

✔



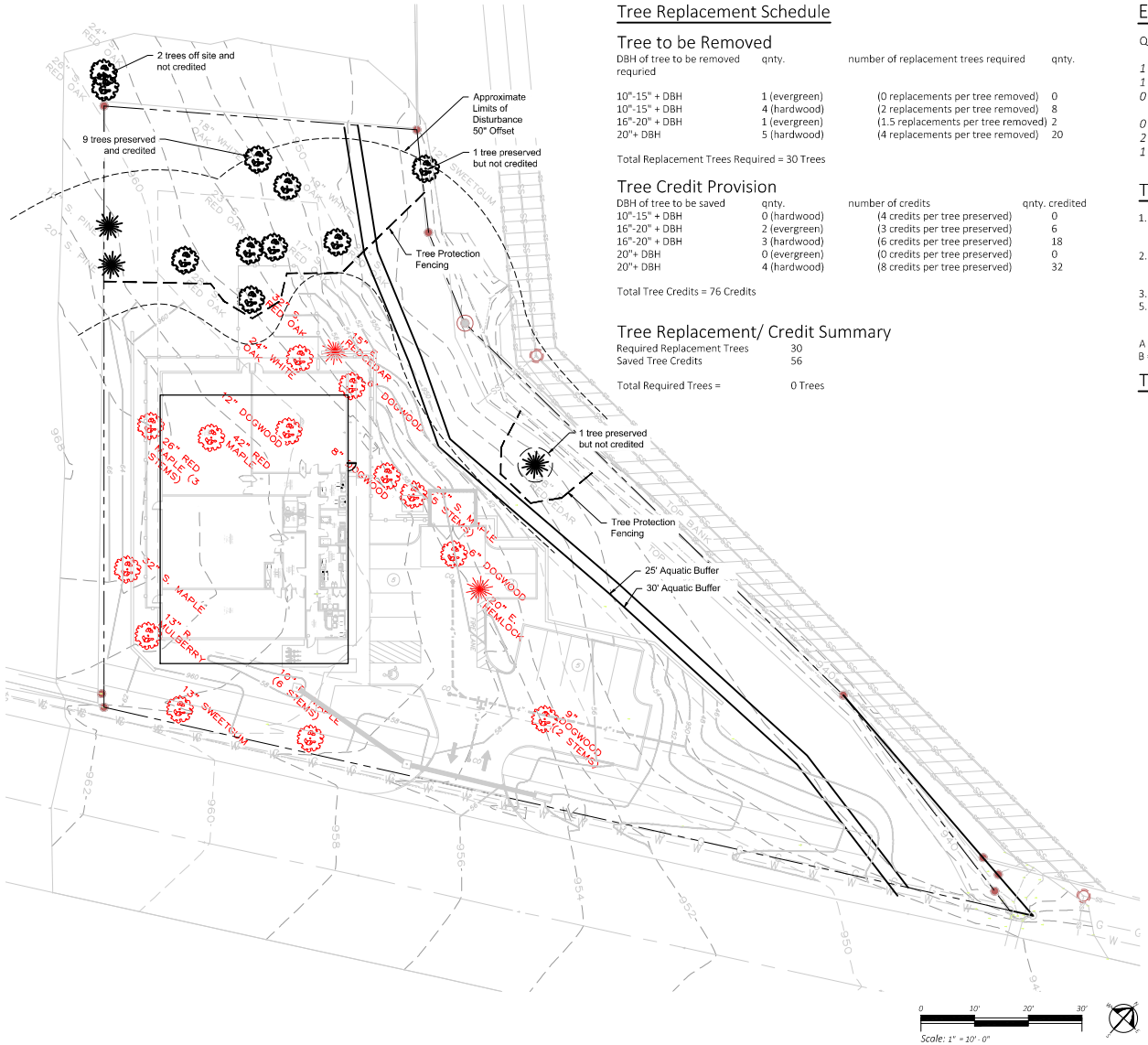
WALL SECTION: RETAINED HEIGHT = 16' - 12'
SCALE: 3/4" = 1'-0"

N.A.

UTOPIA OF FARRAGUT, TN
RETAINING WALLS

10.17.2023

JAMES M. ALT
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 104991
ARCHITECT



Tree Replacement Schedule

Tree to be Removed

DBH of tree to be removed requried	qnty.	number of replacement trees required	qnty.
10"-15" + DBH	1 (evergreen)	(0 replacements per tree removed)	0
10"-15" + DBH	4 (hardwood)	(2 replacements per tree removed)	8
16"-20" + DBH	1 (evergreen)	(1.5 replacements per tree removed)	2
20"+ DBH	5 (hardwood)	(4 replacements per tree removed)	20

Total Replacement Trees Required = 30 Trees

Tree Credit Provision

DBH of tree to be saved	qnty.	number of credits	qnty. credited
10"-15" + DBH	0 (hardwood)	(4 credits per tree preserved)	0
16"-20" + DBH	2 (evergreen)	(3 credits per tree preserved)	6
16"-20" + DBH	3 (hardwood)	(6 credits per tree preserved)	18
20"+ DBH	0 (evergreen)	(0 credits per tree preserved)	0
20"+ DBH	4 (hardwood)	(8 credits per tree preserved)	32

Total Tree Credits = 76 Credits

Tree Replacement/ Credit Summary

Required Replacement Trees	30
Saved Tree Credits	56
Total Required Trees =	0 Trees

Evergreen Tree Inventory

Qnty	DBH	
1	*10"-15"*	*to be removed*
1	*16"-20"*	*to be removed*
0	*20"+*	*to be removed*
0	*10"-15"*	*to be preserved*
2	*16"-20"*	*to be preserved*
1	*20"+*	*to be preserved*

Deciduous Tree Inventory

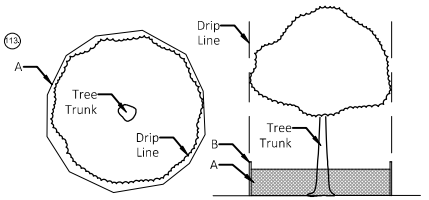
Qnty	DBH	
4	*< 10"*	*to be removed*
4	*10"-15"*	*to be removed*
0	*16"-20"*	*to be removed*
6	*20"+*	*to be removed*
1	*10"-15"*	*to be preserved*
3	*16"-20"*	*to be preserved*
5	*20"+*	*to be preserved*

Tree Protection Notes

1. Tree protection fencing shall be installed around trees to remain. Use 4 foot height, orange, plastic construction fencing fastened to metal post. Space post 8' on center. Install fencing minimum of one foot outside of drip line.
2. Contractor responsible for maintaining tree protection fencing throughout the construction process. Tree protection fencing shall remain undisturbed. Do not backfill, grade, or store any material or equipment within protected area.
3. Silt fencing, where applicable, shall be outside of tree fencing protection.
5. Where trees are to be removed, such trees shall be flagged and shall be felled away from, rather than into areas with existing trees to be preserved.

A = 4 foot height, orange, plastic construction fencing fastened to metal post.
B = Metal post.

Tree Protection Detail



Beasley LANDSCAPE ARCHITECTS

Patrick Beasley
865.442.4428

PATRICK D. BEASLEY REGISTERED LANDSCAPE ARCHITECT 10-18-23

Dogtopia

12925 Kingston Pike

Farragut Tennessee 37934

Submittal Record
11.06.23 Revised Tree Replacement Schedule

October 18, 2023

Tree Protection & Replacement Plan

L100

Tree Planting Requirements

One shade tree per every 2500 SF of improvements.

Improvements
- Building and Accessories 7,000 square feet
- Parking and Flatwork 4,547 square feet

Total Improvements 11,547
11,547 / 2,500 = 4.6 shade trees required

Total Shade Trees Required: 5 Trees, 2" caliper minimum
Total Trees Provided: 6 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.

74 linear feet of building exist facing the parking lot and entry access areas.

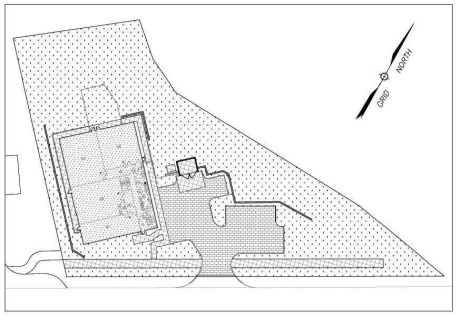
74 x 2.5 = 185 square feet required

343 square feet provided (does not include artificial turf area or terminal parking lot islands)

Site Calculations:

Total site area: 49,588 SF (1.002 acres)

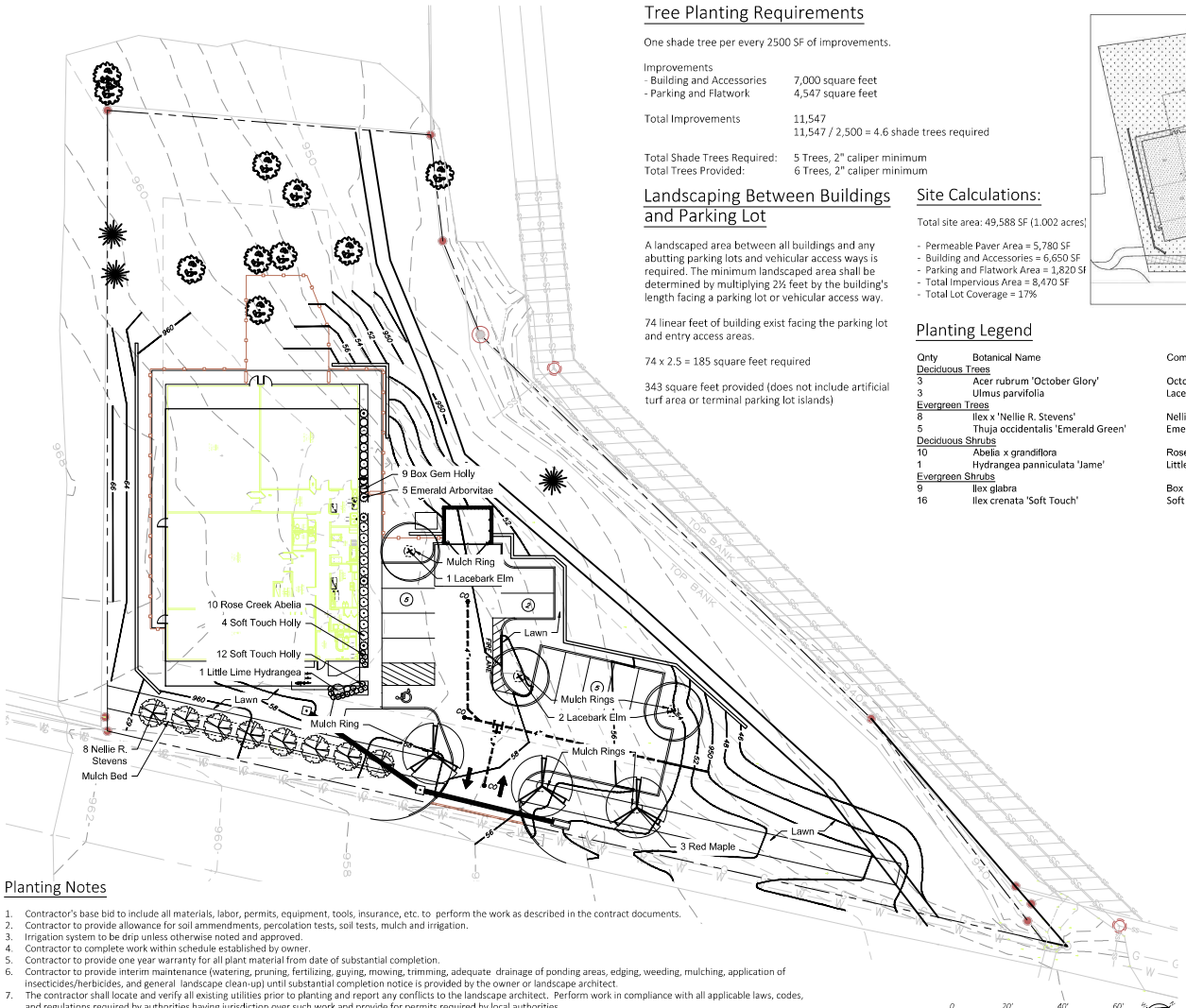
- Permeable Paver Area = 5,780 SF
- Building and Accessories = 6,650 SF
- Parking and Flatwork Area = 1,820 SF
- Total Impervious Area = 8,470 SF
- Total Lot Coverage = 17%



1 LOT COVERAGE DIAGRAM
C-9 SCALE: 1"=40'

Planting Legend

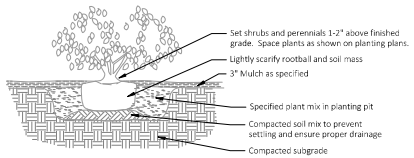
Qnty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
3	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense
3	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense
Evergreen Trees				
8	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense
5	Thuja occidentalis 'Emerald Green'	Emerald Arborvitae	6' hgt.	central leader, full and dense
Deciduous Shrubs				
10	Abelia x grandiflora	Rose Creek Abelia	3 gallon	4' oc, full and dense
1	Hydrangea panniculata 'Jame'	Little Lime Hydrangea	3 gallon	full and dense
Evergreen Shrubs				
9	Ilex glabra	Box Gem Holly	3 gallon	3' oc, full and dense
16	Ilex crenata 'Soft Touch'	Soft Touch Holly	3 gallon	2' oc, full and dense



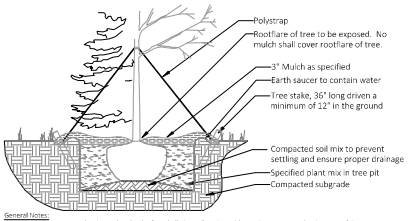
0 20' 40' 60'
Scale: 1" = 20' - 0"

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.



Shrub & Perennial Planting
Scale: NTS



General Notes:
1. Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
2. Fill tree pit with water and confirm percolation rate. (Notify landscape architect if poor drainage conditions exist.)
3. Install tree per detail avoiding any damage to rootball or trunk of tree.
4. Add specified plant mix and soil ammedments.
5. Remove burlap on top 1/3 of tree rootball. Remove burlap on top 1/3 of tree rootball.
6. Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
7. Stake and guy tree with specified materials.

General Tree Planting
Scale: NTS

Beasley LANDSCAPE ARCHITECTS
Patrick Beasley
865.441.4428

PATRICK D. BEASLEY REGISTERED LANDSCAPE ARCHITECT 10-18-23

Dogtopia

12925 Kingston Pike

Farragut Tennessee 37934

Submittal Record
11.06.23 Added Landscape Plan

October 18, 2023

Landscape Plan

L101

MEETING DATE: November 16, 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 an addition and parking reconfiguration for the PALS Knoxville (formerly Jones Automotive), 314 N. Watt Road, 1 Acre, Zoned C-1 (Adam White, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for site plan approval for an addition and parking lot improvements at the former Jones Automotive site at 314 N. Watt Road.

DISCUSSION: The site plan includes a number of improvements that will enhance this existing development. In the rear of the building there is a proposed 876 square foot expansion mostly for a customer waiting area. There are also improvements to the parking lot with landscaped islands and the creation of a dumpster enclosure. A sidewalk is proposed to connect to the sidewalk along N. Watt Road and bicycle parking is being added.

In terms of the building, the existing building is a concrete block building that pre-dates the Town's Architectural Design Standards (ADS). The applicant is proposing to bring the building more into compliance with the ADS by adding brick to the west and north elevations that are the most visible. In the back of the building the applicant is proposing hardiplank. From the staff's perspective, these incremental improvements to the building are consistent with how other buildings have been addressed that pre-date the ADS.

RECOMMENDATION: Included in the packet is the latest version of the site plan. The staff will make a recommendation at the meeting.

PERMIT SET

314 WATT ROAD

TOWN OF FARRAGUT, TENNESSEE

NOVEMBER 6, 2023

SITE DATA

FARRAGUT WARD:	1
ALDERMAN:	SCOTT MEYER
PARCEL ID.:	151 020.01
SITE ADDRESS:	314 WATT ROAD KNOXVILLE, TENNESSEE 37934
SITE ACREAGE:	1.000 AC. (43,582 FT²)
EXISTING ZONING:	FAR/C-1 GENERAL COMMERCIAL DISTRICT)
PROPOSED USE:	COMMERCIAL EXPANSION
FRONT SETBACK:	80 FEET MIN.
SIDE SETBACK:	60 FEET TOTAL MIN.
REAR SETBACK:	30 FEET MIN.

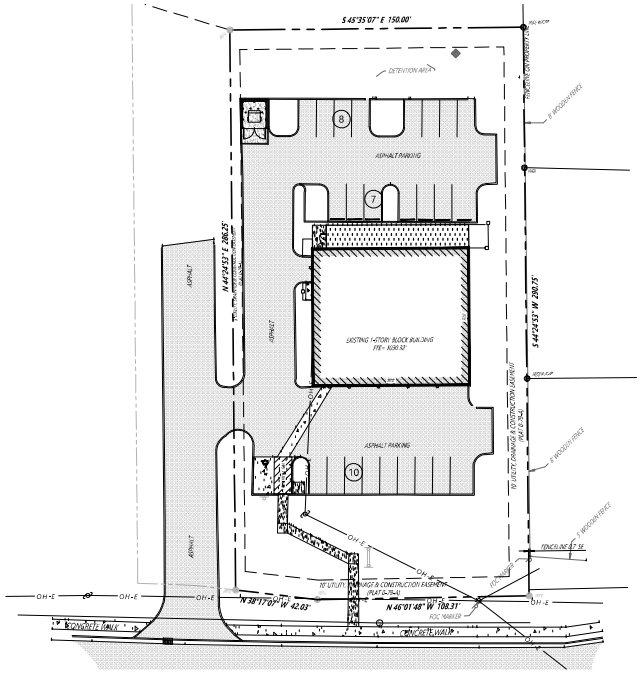
IMPERVIOUS SURFACE AREA	
EXISTING IMPERVIOUS AREA:	0.508 AC. (22,123 FT²)
NEW IMPERVIOUS AREA:	0.022 AC. (960 FT²)
DEMOLISHED IMPERVIOUS AREA:	0.023 AC. (1,000 FT²)
PROPOSED IMPERVIOUS AREA:	0.507 AC. (22,083 FT²)
LIMITS OF DISTURBANCE:	0.107 AC. (4,675 FT²)

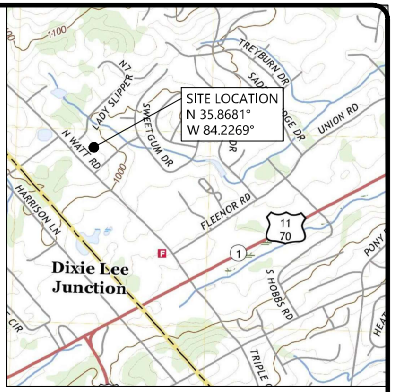
PARKING SUMMARY	
PARKING REQUIRED:	
BIKE PARKING:	1 RACK (2 BIKES) PER 25 SPACES
AUTOMOBILE REPAIR SHOP:	1 PER 250 GFA (1 ADA) 25 SPACES REQUIRED
PARKING PROVIDED:	
BIKE:	1 RACK (2 BIKES)
SURFACE:	25 SPACES (1 ADA)
TOTAL:	25 SPACES PROVIDED

OWNER:	WHITE PROPERTIES III, LLC
ADDRESS:	5801 MIDDLEBROOK PIKE KNOXVILLE, TENNESSEE 37909
PHONE NO.:	(865)-755-1500
CONTACT NAME:	ADAM WHITE
CONTACT E-MAIL ADDRESS:	adam@palsknoxville.com
CIVIL ENGINEER:	S&ME, INC.
ADDRESS:	6515 NIGHTINGALE LANE KNOXVILLE, TENNESSEE 37909
PHONE NO.:	(865)-970-0003
ENGINEER NAME:	BRAD SALSBURY
ENGINEER E-MAIL ADDRESS:	bsalsbury@smeinc.com

RECORDED DOCUMENTS: DEED BOOK 20230628 PAGE 0069461

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0351F, 05/02/2007, COMMUNITY NAME: TOWN OF FARRAGUT.





VICINITY MAP
NOT TO SCALE

N

Sheet List Table	
Sheet Number	**Sheet Title**
C0.0	COVER
C1.0	EXISTING CONDITIONS
C3.0	INITIAL EROSION CONTROL PLAN
C3.1	FINAL EROSION CONTROL PLAN
C3.2	SEDIMENT AND EROSION CONTROL DETAILS
C4.0	DEMOLITION PLAN
C5.0	SITE LAYOUT PLAN
C6.0	GRADING & DRAINAGE PLAN
C8.0	DETAILS

ARCHITECT

BEST & ASSOCIATES ARCHITECTS
1604 MIDDLESETTLEMENTS ROAD
MARYVILLE, TENNESSEE 37801
(865) 977-1610

OWNER/DEVELOPER

WHITE PROPERTIES III, LLC
5801 MIDDLEBROOK PIKE
KNOXVILLE, TENNESSEE 37909
(865)-755-1500

CIVIL ENGINEER

6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

C0.0
COVER

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 151, KNOX COUNTY, TN.

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3.1. FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN AUGUST 1, 2023 UTILIZING TRIMBLE R12 & R12i DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83(2011), GEOID 12B.

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0351F, DATED 05/02/2007.

5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TN (ROKC).

9. DEED REFERENCE(S): INST. NO. 202306280069461

10. PLAT REFERENCE(S): PLAT BOOK 0-79-4

11. SURVEY FIELD DATA COLLECTED ON AUGUST 1, 2023.

12. SUBJECT PROPERTY IS CURRENTLY ZONED "FAR/C-1: GENERAL COMMERCIAL DISTRICT. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT TOWN OF FARRAGUT PLANNING & ZONING: 865-966-7057.

LEGEND

PARCEL NO.	(01)
LOT NO.	01
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
IRON PIPE (OLD)	IP(O)
P.K NAIL (OLD)	PK(O)
CONCRETE MON (OLD)	MON(O)
PROPERTY LINE	
FENCE LINE	-X-
CONTOUR LINE	
OVERHEAD POWER LINE	O.H.-E
SANITARY SEWER LINE	8"S.AN
STORM SEWER LINE	15"S.T
WATER LINE	8"W
GAS LINE	2"G
ELECTRIC RISER	E
ELECTRIC METER	E
UTILITY POLE	
GUY WIRE	
UTILITY POLE W/ LIGHT	
SANITARY SEWER MANHOLE	S
STORM SEWER MANHOLE	D
CURB INLET	
CATCH BASIN	
CLEANOUT	CO
FIRE HYDRANT	
WATER METER	W
WATER VALVE	
GAS METER	G
GAS VALVE	
SIGN POST	
BOLLARD	
CONCRETE	

SITE DATA

PROPERTY LOCATED ON KNOX COUNTY TAX MAP 151, PARCEL 020.01

CITY:	KNOXVILLE, TOWN OF FARRAGUT
COUNTY:	KNOX
STATE:	TN
DISTRICT:	6TH
SITE ADDRESS:	314 WATT ROAD KNOXVILLE, TOWN OF FARRAGUT, TN
OWNER:	WHITE PROPERTIES III, LLC 5801 MIDDLEBROOK PK KNOXVILLE,TN 37921

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown Boundary & Topographic Survey represents a Category "T" survey having an unadjusted ratio of precision greater than 1:10,000 and is true and correct.

By:_____ Date:_____

JEFFREY K. KIMBRO TN Registered Surveyor No. 1756

TNSPC

GRAPHIC SCALE
1" = 20'

BOUNDARY AND TOPOGRAPHIC SURVEY

WHITE PROPERTIES III, LLC

TAX MAP 151, PARCEL 020.01
KNOXVILLE, TOWN OF FARRAGUT, KNOX COUNTY, TN

PROJECT NUMBER
23430313

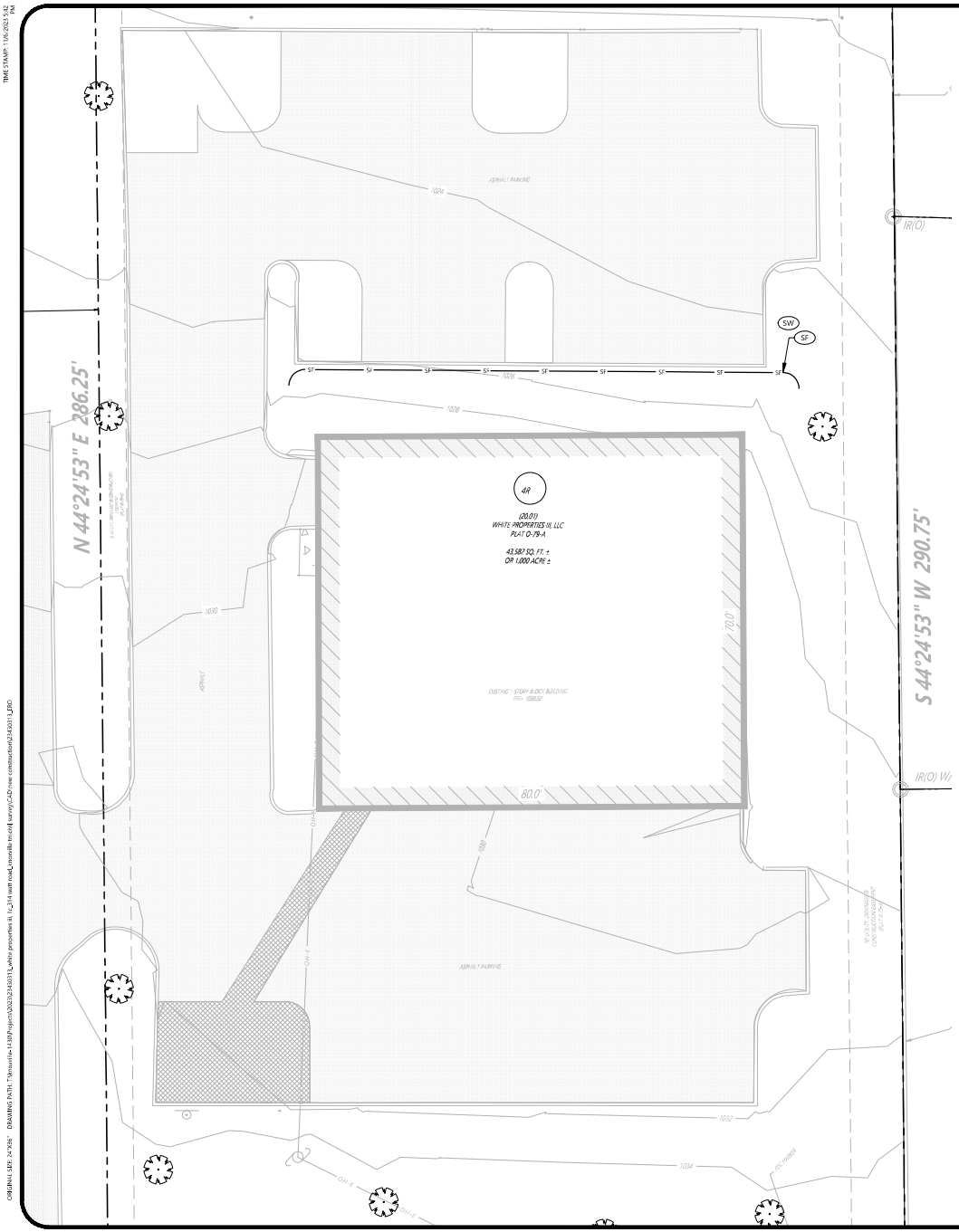
SHEET NUMBER
C1.0

658 GRASSMERE PARK DRIVE, STE 190
NASHVILLE, TN 37211
(615) 385-4144

WHITE PROPERTIES III, LLC
CLIENT STREET
CLIENT CITY, STATE, ZIP
CLIENT PHONE

NO.	DATE	DESCRIPTION	BY	CHK	APV

DRAWING PATH: I:\Kimley-Horn\ie-1430\Projects\23230313_white properties iii, llc_314 watt road_knoxville tn\civil survey\CAD\Survey\23430313_314 Watt Rd_sg01.mxm.dwg



EROSION CONTROL NOTES:

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 0.130 ACRES.
2. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0351F OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR KNOX COUNTY, TENNESSEE, WITH AN EFFECTIVE DATE OF 05/02/2007.
3. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
6. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
7. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
8. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
9. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
10. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
11. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE JURISDICTION HAVING AUTHORITY'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
13. SOD ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

EROSION CONTROL KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
CE	TEMPORARY CONSTRUCTION ENTRANCE	1 / C3.1
SF	SILT FENCE	2 / C3.1
SW	STRAW WATTLE	3 / C3.1
TS	TEMPORARY VEGETATION	4 / C3.1
PS	PERMANENT VEGETATION	5 / C3.1

SITE DESCRIPTION AND NOTES:

THE SITE IS LOCATED ON TAX MAP 151, PARCEL 020.01 IN FARRAGUT, KNOX COUNTY COUNTY, TENNESSEE. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 0.130± ACRES TO CONSTRUCT COMMERCIAL EXPANSION.

1. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION - [XXX 20XX]
   COMPLETE CONSTRUCTION - [XXX 20XX]
1. CONSTRUCTION SEQUENCE.
   A. ATTEND PRE-CONSTRUCTION MEETING.
   B. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER CONTROL MEASURES.
   C. CONTACT LOCAL ENVIRONMENTAL AGENCY - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
   D. CLEAR AND GRUB THE REMAINING SITE.
   E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
   F. UPON PERMANENT SITE STABILIZATION APPLY PERMANENT CONTROL MEASURES.
   G. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
3. TOTAL PROJECT AREA = 43,582 SF (1.000± AC.)
   DISTURBED AREA = 7,247 S.F. (0.130± AC.)
4. SEE SHEET C3.1 FOR EROSION CONTROL NOTES.

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
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3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
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EROSION CONTROL LEGEND

EX CONTOUR (10 FT)
EX CONTOUR (2 FT)
PROPERTY LINE
LIMITS OF DISTURBANCE — LOD —
SILT FENCE / STRAW WATTLES — SF —
CONSTRUCTION EXIT

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

0 10 20 30
GRAPHIC SCALE 1" = 10' (IN FEET)
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83/27

6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

PALS Personal Auto Locator Service

NO.	DATE	DESCRIPTION	BY	CHK	APV

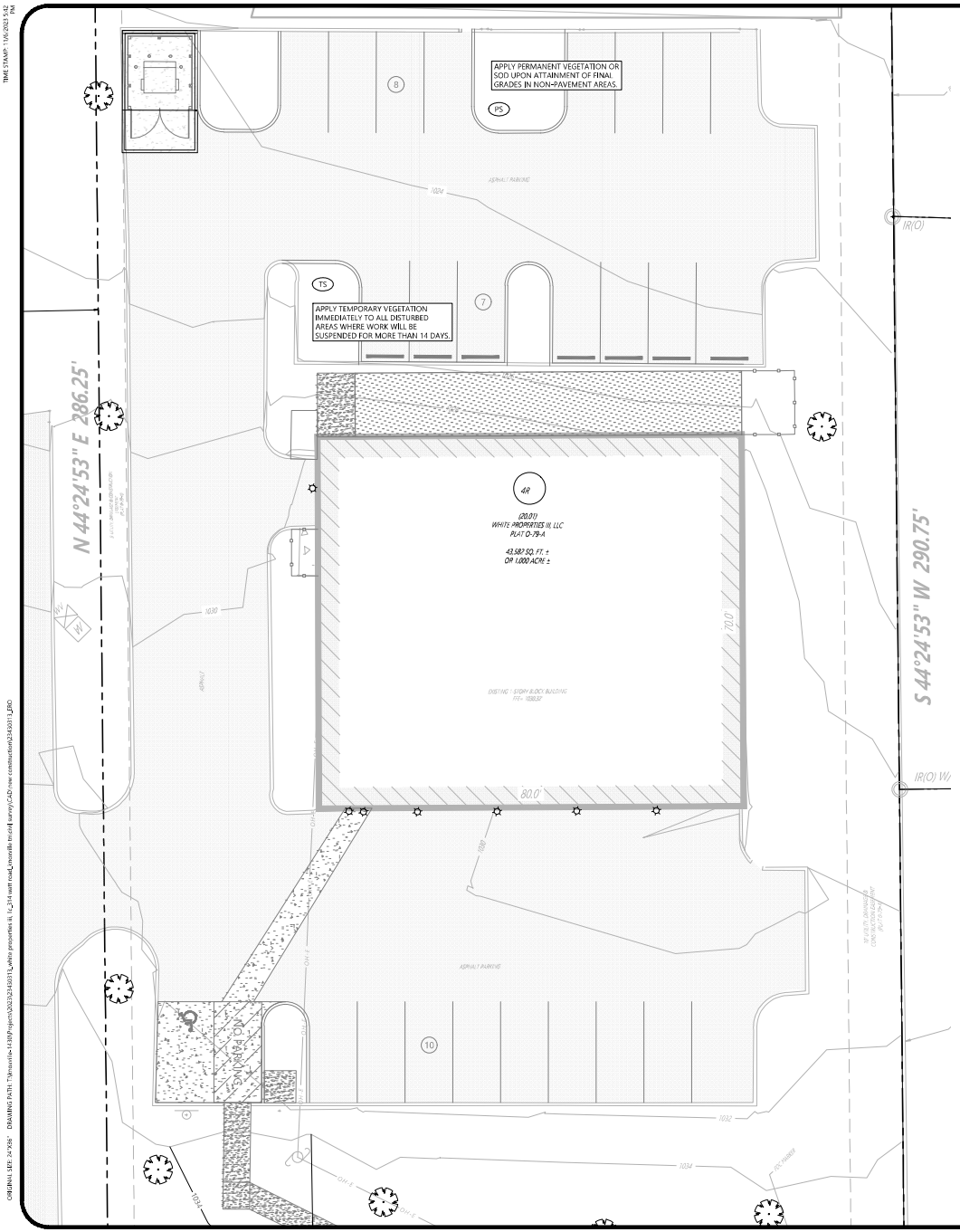
INITIAL EROSION CONTROL PLAN

PERMIT SET
314 WATT ROAD
FARRAGUT, KNOX COUNTY, TENNESSEE

PROJECT NUMBER
23430313

DRAWING NUMBER
C3.0

TIME STAMP: 11/6/2023 5:42 PM
ORIGINAL SIZE: 24"X36" DRAWING PATH: T:\Projects-14.5\Projects\2023\23430313_white properties iii_1y_314 watt road_knoxville tn\civil survey\CAD\new construction\23430313_GRD



TREE PROTECTION NOTES

1. PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR SHALL STAKE THE LIMITS OF CLEARING, GRADING AND BUILDING FOOTPRINTS THAT AFFECT THE TREE PRESERVATION AREAS.
2. THE LOCATION OF TREE PROTECTION MEASURES SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION COMMENCING. TREE PROTECTION BARRICADES SHALL CONSIST OF ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, AND SHALL BE INSTALLED IN LOCATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL INSTALL ADEQUATE TREE PROTECTION MEASURES PRIOR TO ANY GRADING ACTIVITIES TO PREVENT CONSTRUCTION ACTIVITIES WITHIN PROXIMITY OF SPECIMEN TREES.
4. ALL GRADING WITHIN PROTECTED-ROOT-ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF EXPOSED ROOTS ARE NOT COVERED WITHIN 24 HOURS, COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL COVERED WITH BACKFILL.
6. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO BE PRESERVED.
7. WHENEVER GRADING OR EXCAVATION IS DIRECTED WITHIN THE CANOPY COVERAGE AREA OF A TREE TO BE PRESERVED, FIRST CUT ROOTS USING A "DITCH WITCH" OR SIMILAR DEVICE TO PROVIDE CLEAN CUT OF ROOTS AT LIMITS OF ACTIVITY (PRIOR TO USE OF BACKHOE OR BULLDOZER). DO NOT ALLOW HEAVY EQUIPMENT WITHIN THE AREA BETWEEN CUT LINE AND TRUNK OF TREE. TRENCHES TO BE BACKFILLED AND TAMPERED TO MINIMIZE SETTLEMENT.
8. BARRICADES SHALL ENCROACH ON AREAS TO BE PAVED UNTIL PAVING AND/OR GRADE ADJUSTMENT ACTIVITIES BEGIN. ONLY THEN SHALL BARRICADES BE MOVED TO THE MAXIMUM ALLOWABLE PROTECTED ROOT TREE SAVE ZONE THAT WILL NOT ENCROACH ON THE PLANNED CONSTRUCTION. REMOVAL OF BARRICADE SHALL OCCUR ONLY AFTER PAVING IS COMPLETED AND CURBING IS INSTALLED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION WHEN PERIODS OF DROUGHT EXCEED SEVEN DAYS. UTILIZE OSCILLATING TYPE SPRINKLERS TO COVER ENTIRE PROTECTED ROOT ZONE FOR FOUR HOURS EACH WEEK.
10. ROOT AREA OF TREES WHERE SOIL HAS BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITY SHALL BE VERTICALLY MULCHED (AERATED) AT DIRECTION OF LANDSCAPE ARCHITECT. THIS SHALL BE ACCOMPLISHED BY AUGURING THE SOIL IN A 2'-GRID PATTERN TO WITHIN 3' OF TRUNK AND TO 10' BEYOND THE DRIP LINE. A 2" TO 3" HAND OPERATED AUGUR SHALL BE USED TO DRILL HOLES TO A MINIMUM DEPTH OF 12". TYPE OF BACKFILL WILL BE DETERMINED BY THE QUALIFIED PROFESSIONAL.
11. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITY MAY OCCUR ON THE SURFACE OF TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE QUALIFIED PROFESSIONAL
12. REMOVAL OF ALL TREE PROTECTION FENCING, SILT FENCING AND SIGNAGE WILL BE DONE BY THE GENERAL CONTRACTOR WHEN PERMITTED BY THE LOCAL CODE ENFORCEMENT OFFICIALS. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING AND/OR SIGNAGE WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.

NOTE:

CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:

1. THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
2. DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).

EROSION CONTROL LEGEND

EX CONTOUR (10 FT)
EX CONTOUR (2 FT)
PROPERTY LINE
LIMITS OF DISTURBANCE — LOD —
RIPRAP AT OUTFALL

EROSION CONTROL KEYNOTES

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0 10 20 30
GRAPHIC SCALE 1" = 10' (IN FEET)
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83/27

6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

PALS Personal Auto Locator Service

NO.	DATE	DESCRIPTION	BY	CHK	APV

FINAL EROSION CONTROL PLAN

PERMIT SET
314 WATT ROAD
FARRAGUT, KNOX COUNTY, TENNESSEE

PROJECT NUMBER
23430313

DRAWING NUMBER
C3.1

TIME STAMP: 1/6/2023 5:42 PM
DRAWING PATH: T:\Projects\23430313_white properties iii_1y_314 watt road_knoxville tn\civil survey\CAD\new construction\23430313_GRD
ORIGINAL SIZE: 24"X36"

PREFERRED SEED MIXES USING NATIVES OR NATURALIZED PLANTS AND PLANTING DATES

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (LB/AC PLS)
REGION III EAST TENNESSEE	>2500 FT ELEVATION; STEEP SLOPES	MAR 20 – APR 30	AUG 15 – AUG 30 MAR 1 – MAR 20 APR 20 – JUNE 15	15 BROWNTOP MILLET* (NURSE CROP) 5 PURPLETOP 10 LITTLE BLUESTEM 10 INDIAN GRASS 2 BLACK-EYED SUSAN 0.5 MONARDA (BERGAMOT) 4 MARYLAND SENNA
	<2500 FT ELEVATION; STEEP SLOPES	AUG 15 – SEPT 1 **MAR 1 – APR 1**	SEPT 1 – SEPT 15 APR 1 – JUNE 10	
	>2500 FT ELEV.; SHALLOW SOILS	MAR 20 – APR 20	AUG 15 – AUG 30 MAR 5 – MAR 20 APRIL 20 – JUNE 15	15 BROWNTOP MILLET* (NURSE CROP) 4 PURPLETOP 10 LITTLE BLUESTEM 10 BROOMSEDGE 2 PARTRIDGE PEA 2 BLACK-EYED SUSAN 0.5 MONARDA (BERGAMOT)
	<2500 FT ELEV.; SHALLOW SOILS	AUG 15 – SEPT 1 **MAR 1 – APR 1**	SEPT 1 – SEPT 15 APR 1 – JUNE 10	
	>2500 FT. ELEV.; MODERATE SLOPES	MAR 20 – APR 20	AUG 15 – AUG 30 MAR 5 – MAR 20 APR 20 – JUNE 15	15 BROWNTOP MILLET* (NURSE CROP) 4 PURPLETOP 10 LITTLE BLUESTEM 10 INDIAN GRASS 2 BLACK-EYED SUSAN 0.5 MONARDA (BERGAMOT) 4 MARYLAND SENNA
	<2500 FT. ELEV.; MODERATE SLOPES	AUG 15 – SEPT 1 **MAR 1 – APR 1**	SEPT 1 – SEPT 15 APR 1 – JUNE 10	
	>2500 FT ELEV.; HIGH MAINTENANCE	**MAR 20 – APR 20**	AUG 15 – AUG 30 MAR 5 – MAR 20 APR 20 – JUNE 15	15 BROWNTOP MILLET* (NURSE CROP) 45 RED FESCUE* 45 HARD FESCUE* 25 CHEWING FESCUE*
	<2500 FT ELEV.; HIGH MAINTENANCE	AUG 15 – SEPT 1 **MAR 1 – APR 1**	SEPT 1 – SEPT 15 APR 1 – JUNE 10	

ALLOWABLE SEED MIXES AND PLANTING DATES

ZONE		BEST	MARGINAL	RATE/MIX (LB/AC PLS)
REGION III EAST TENNESSEE	>2500 FT ELEVATION; STEEP SLOPES	JULY 25 - AUG 15 **MAR 20 – APR 20**	JULY 15 – JULY 25 AUG 15 – AUG 30 MAR 1 - MAR 20 APR 20 – MAY 15	100 KY 31 FESCUE** 20 KOBE LESPEDEZA** 10 KOREAN LESPEDEZA** 5 REDTOP
	<2500 FT ELEVATION; STEEP SLOPES	AUG 15 – SEPT 1 **MAR 1 – APR 1**	JULY 25 – AUG 15 SEPT 1 – SEPT 15 APR 1 – MAY 10	
	>2500 FT ELEV.; SHALLOW SOILS	JULY 25 – AUG 15 **MAR 20 – APR 20**	JULY 15 – JULY 25 AUG 15 – AUG 30 MAR 1 - MAR 20 APR 20 – MAY 15	40 KY 31 FESCUE** 10 KOREAN LESPEDEZA** 10 REDTOP 10 CROWN VETCH**
	<2500 FT ELEV.; SHALLOW SOILS	AUG 15 – SEPT 1 **MAR 1 – APR 1**	JULY 25 – AUG 15 SEPT 1 – SEPT 15 APR 1 – MAY 10	
	>2500 FT. ELEV.; MODERATE SLOPES	JULY 25- AUG 15 **MAR 20 – APR 20**	JULY 15 – JULY 25 AUG 15 – AUG 30 MAR 1- MAR 20 APR 20 – MAY 15	60 KY 31 FESCUE** 15 KOREAN LESPEDEZA** 15 KOBE LESPEDEZA**
	<2500 FT. ELEV.; MODERATE SLOPES	AUG 15 – SEPT 1 **MAR 1 – APR 1**	JULY 25 – AUG 15 SEPT 1 – SEPT 15 APR 1 – MAY 10	
	>2500 FT ELEV.; HIGH MAINTENANCE	JULY 25 - AUG 15 **MAR 20 – APR 20**	JULY 15 – JULY 25 AUG 15 – AUG 30 MAR 1 - MAR 20 APR 20 – MAY 15	200 KY 31 FESCUE**
	<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	

TABLE NOTES:

1. SOURCE: SECTION 7.9 OF THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, 4TH EDITION, AUGUST 2012.
2. SPECIES WITH* ARE NON-NATIVE BUT DO NOT SPREAD.
3. BOLD DATES ARE THE PREFERRED DATES FOR SEEDING.
4. HIGH MAINTENANCE AREAS INCLUDE LAWNS AND OTHER GRASSED AREAS THAT WILL BE MAINTAINED FOR AESTHETICS.

PERMANENT VEGETATION NOTES:

1. CONSTRUCTION SPECIFICATIONS SHALL COMPLY WITH SECTION 7.8 OF THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, 4TH EDITION AUGUST 2012.
2. ONLY CERTIFIED SEED SHALL BE USED.
3. SEEDING RATES SHOWN IN THE TABLES ARE PURE LIVE SEED (PLS) WHICH IS THE PRODUCT OF THE PURITY SHOWN ON THE SEED TAG MULTIPLIED BY THE GERMINATION. ACTUAL SEEDING RATE WILL EQUAL THE RATE SHOWN IN THE TABLES DIVIDED BY THE PLS.
4. RYEGRASS SHALL NOT BE USED IN ANY SEED MIXTURE CONTAINING PERMANENT, PERENNIAL SPECIES.
5. TOPSOIL SHALL BE REPLACED ON ALL AREAS TO BE PERMANENTLY SEEDED.
6. SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2-3 TONS/ACRE GROUND AGRICULTURAL LIMESTONE AND 500-1,200 LBS/ACRE OF 10-10-10 FERTILIZER.
7. APPLY STRAW MULCH AT A RATE OF 2 TONS/ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70% AND ANCHOR WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL.
8. IF A STAND HAS INADEQUATE COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. IRRESPECTIVE THE STAND AFTER SEEDBED PREPARATION OR OVERSEED THE STAND. CONSIDER SEEDING A TEMPORARY, ANNUAL SPECIES IF THE TIME OF YEAR IS NOT APPROPRIATE FOR PERMANENT SEEDING.

5 PERMANENT VEGETATION (PS)

TEMPORARY SEEDING RECOMENDATIONS

TEMPORARY SEEDING RECOMMENDATION FOR LATE WINTER AND EARLY SPRING			
SEEDING RATE (LB/AC)		SEEDING DATES	
RYE	120	EAST	ABOVE 2500 FEET: FEB. 15 - MAY 15
			BELOW 2500 FEET: FEB. 1– MAY 1
		MIDDLE	JAN. 1 - MAY 1
		WEST	DEC. 1 - APR. 15
TEMPORARY SEEDING RECOMMENDATION FOR SUMMER			
SEEDING RATE (LB/AC)		SEEDING DATES	
OATS	60	EAST	MAY 15 - AUG. 15
BROWN TOP MILLET	30	MIDDLE	MAY 1 - AUG. 15
		WEST	APR. 15 - AUG. 15
TEMPORARY SEEDING RECOMMENDATION FOR FALL			
SEEDING RATE (LB/AC)		SEEDING DATES	
OATS	30	EAST	AUG 15 – DEC 15
WINTER WHEAT	30	MIDDLE	AUG. 15 – DEC 30
		WEST	AUG. 15 – DEC 30

TABLE NOTES:

1. SOURCE: SECTION 7.8 OF THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, 4TH EDITION, AUGUST 2012.

TEMPORARY VEGETATION NOTES:

1. CONSTRUCTION SPECIFICATIONS SHALL COMPLY WITH SECTION 7.8 OF THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, 4TH EDITION AUGUST 2012.

SOIL NOTES:

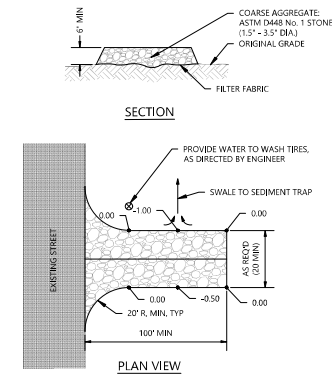
SOIL AMENDMENTS - LATE WINTER, EARLY SPRING, SUMMER, AND FALL:
FOLLOW RECOMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/AC GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH - LATE WINTER, EARLY SPRING, SUMMER, AND FALL:
APPLY 4,000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE - LATE WINTER, EARLY SPRING, AND SUMMER:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

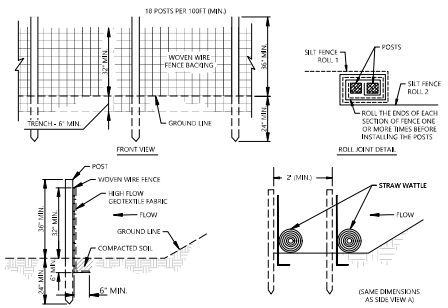
MAINTENANCE - FALL:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSART TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

4 TEMPORARY SEEDING (TS)



1 TEMPORARY CONSTRUCTION ENTRANCE

NO SCALE

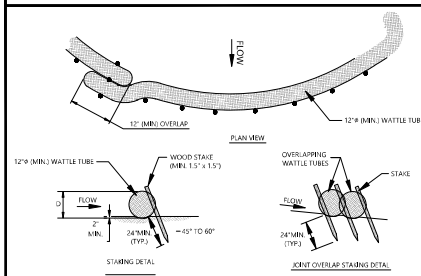


NOTES:

1. SILT FENCE FOR THIS PROJECT SHALL BE TYPE C SILT FENCE WITH WIRE REINFORCEMENT BACKING.
2. 48" STEEL POSTS (1.3 LB/FT MIN.) SHALL BE USED. STEEL POSTS SHALL BE SPACED AT 4' O.C. MAX.
3. WHERE DOUBLE ROW OF SILT FENCE IS INDICATED ON DRAWINGS, ROWS SHALL BE SPACED A MINIMUM OF 3 FEET APART (SIDE VIEW B ABOVE).
4. 12" DIAMETER STRAW WATTLE (NORTH AMERICAN GREEN-WS1210 OR ENGINEER-APPROVED EQUIVALENT) TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS ALONG INSIDE TOE OF BOTH ROWS OF SILT FENCE WHERE DOUBLE ROW OF SILT FENCE IS INDICATED ON DRAWINGS (SEE SIDE VIEW B ABOVE). ACCUMULATED SEDIMENTS BEHIND SILT FENCE WITH STRAW WATTLES SHALL BE REMOVED BY HAND METHODS.
5. SILT FENCE SHOULD NOT BE INSTALLED ACROSS STREAMS, DITCHES, WATERWAYS, OR OTHER CONCENTRATED FLOW AREAS.
6. ALL SILT FENCE SHOULD BE INSTALLED ALONG THE CONTOUR, NOT UP OR DOWN A SLOPE EXCEPT AT ENDS WHERE SILT FENCE SHOULD BE TURNED UPSLOPE A MINIMUM OF 3'.
7. STRAW BALES SHOULD BE STAKED IN PLACE AT ENDS OF SILT FENCE.
8. SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO 1/2 THE ORIGINAL HEIGHT OF THE SILT FENCE. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY 6 MONTHS).
9. ALL SEDIMENT ACCUMULATED AT THE FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE

2 SILT FENCE (SF)

NO SCALE



NOTES:

1. STRAW WATTLE SHALL BE 12" (MIN) STRAW WATTLE.
2. WATTLES SHALL BE TRENCHED INTO GROUND SURFACE AT LEAST 2" DEEP.
3. WEIGHTED SEDIMENT TUBES (E.G. EROSION BEST) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS MAY BE USED IN LIEU OF STRAW WATTLES.

3 STRAW WATTLE SEDIMENT BARRIER (SW)

NO SCALE

6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

PALS Personal Auto Locator Service

NO.	DATE	DESCRIPTION	BY	CHK	ATH

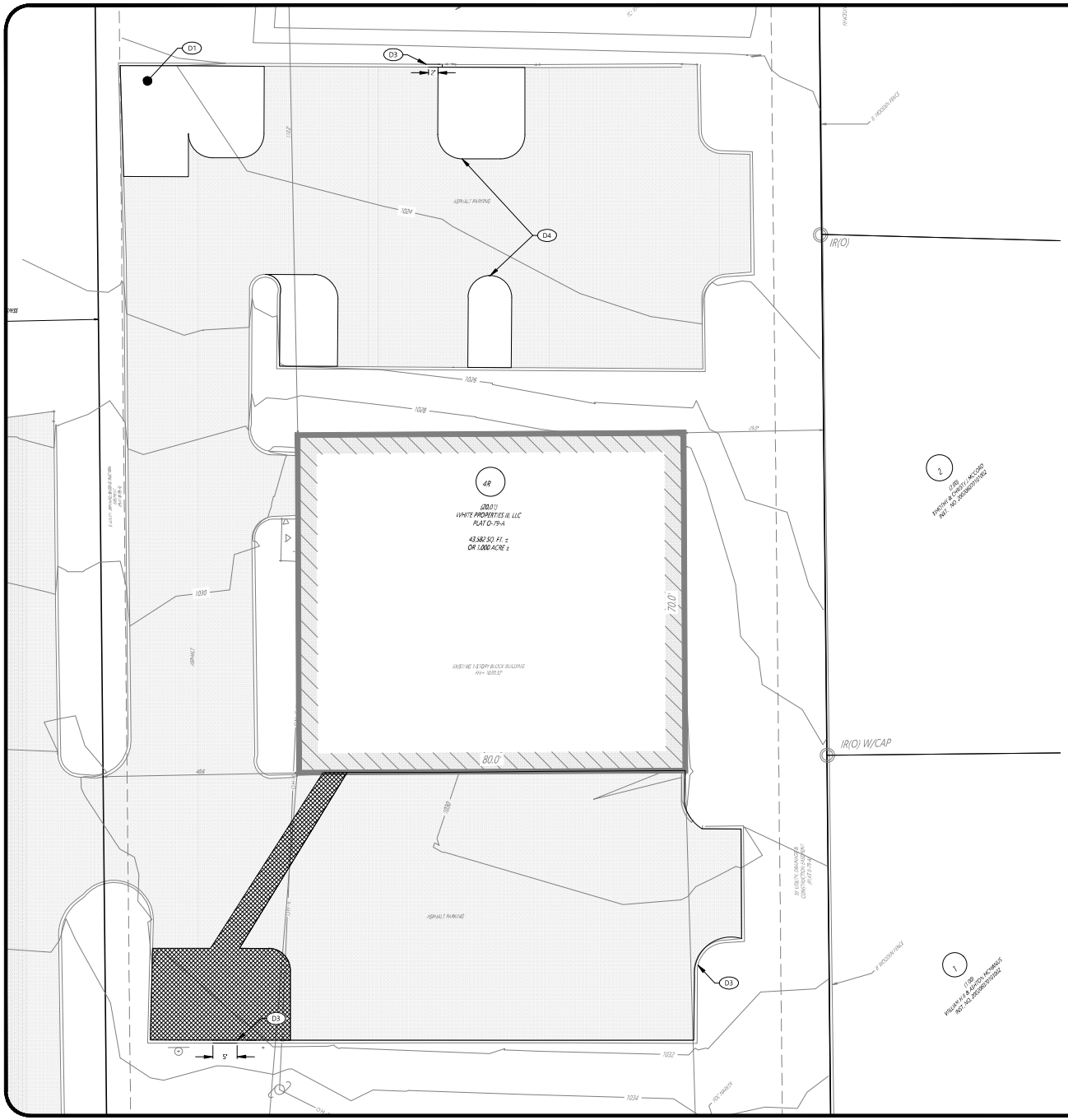
SEDIMENT AND EROSION CONTROL DETAILS

PERMIT SET
314 WATT ROAD
FARRAGUT, KNOX COUNTY, TENNESSEE

PROJECT NUMBER
23430313

DRAWING NUMBER
C3.2

TIME STAMP - 11/6/2023 3:42 PM
ORIGINAL SIZE: 24"X36" DRAWING PATH: T:\Knoxville-1\PROJECTS\2023\23430313_white properties lot 1_314 watt road\Knoxville tn\civil survey\CAD\new construction\23430313_GRD



DEMOLITION KEYNOTES	
CODE	DESCRIPTION
D1	REMOVE EXISTING ASPHALT PAVEMENT
D3	REMOVE EXISTING CONCRETE CURB
D4	EVENLY SAWCUT

LEGEND

ASPHALT PAVEMENT TO REMOVE

DEMOLITION NOTES

1. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, UTILITY STRUCTURES, LIGHTING STANDARDS, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN OR REQUIRED TO REMAIN IN SERVICE UNTIL REPLACEMENT. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
4. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE SITE LAYOUT PLAN & UTILITY INSTALLATION.
5. CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS.
10. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
11. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION IN ACCORDANCE WITH THE TREE PROTECTION NOTES.
12. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
13. THE CONTRACTOR SHALL INCORPORATE INTO THEIR WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
14. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
15. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24" (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS AND OUTSIDE THE BUILDING FOOT PRINT. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.
16. WHERE EXISTING IRRIGATION LINES LIE WITHIN THE AREA AFFECTED BY THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL REWORK THE EXISTING IRRIGATION SYSTEMS IN ACCORDANCE WITH DIRECTIVES NOTED ON THE LANDSCAPE PLAN. SERVICE SHALL BE MAINTAINED DURING CONSTRUCTION TO THE LANDSCAPED AREAS CURRENTLY IRRIGATED.

TREE PROTECTION NOTES

1. NO TREE REMOVAL IS ANTICIPATED FOR THIS PROJECT.
2. INSTALL TREE PROTECTION AS INDICATED ON SHEET C3.0 TO PROTECT EXISTING LANDSCAPING.
3. SEE SHEET C3.1 FOR ADDITIONAL TREE PROTECTION NOTES

Know what's below.
Call before you dig.

0 10 20 30
GRAPHIC SCALE 1" = 10' (IN FEET)
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83/27

6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

PALS
Personal Auto Locator Service

NO.	DATE	DESCRIPTION	BY	CHK	ATV

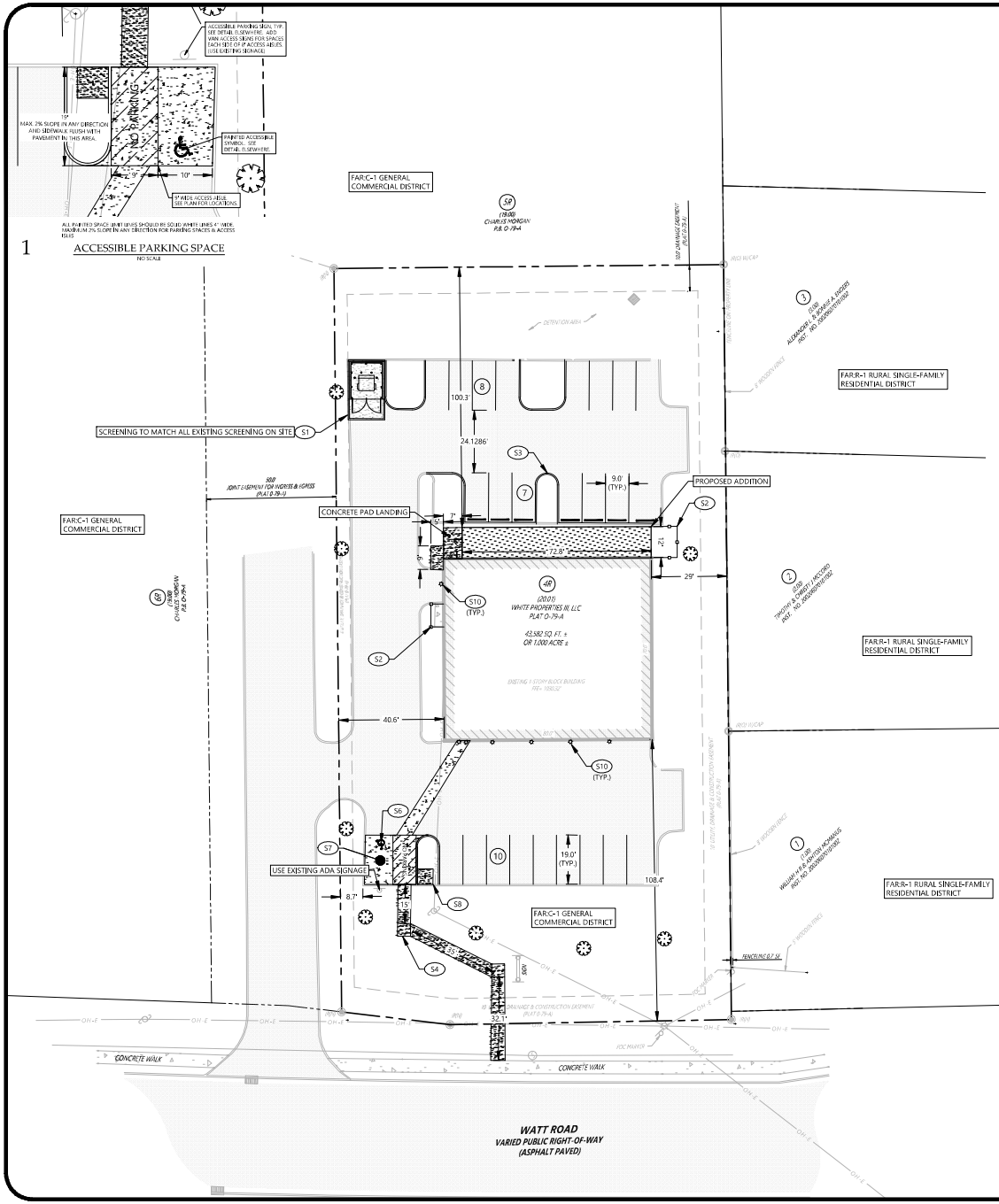
DEMOLITION PLAN

PERMIT SET
314 WATT ROAD
FARRAGUT, KNOX COUNTY, TENNESSEE

PROJECT NUMBER
23430313

DRAWING NUMBER
C4.0

PLOTTED: 11/6/2023 1:42 PM
ORIGINAL SIZE: 24"X36" DRAWING PATH: T:\Knoxville-1\PROJECTS\2023\23430313_white properties iii_1_314 watt road\Knoxville fin civil survey\CAD\new construction\23430313_C4.0.dwg



SITE DATA

FARRAGUT WARD:	1
ALDERMAN:	SCOTT MEYER
PARCEL ID.:	151 020.01
SITE ADDRESS:	314 WATT ROAD KNOXVILLE, TENNESSEE 37934
SITE ACREAGE:	1.000 AC. (43,582 FT²)
EXISTING ZONING:	FAR/C-1 GENERAL COMMERCIAL DISTRICT)
PROPOSED USE:	COMMERCIAL EXPANSION
FRONT SETBACK:	80 FEET MIN.
SIDE SETBACK:	60 FEET TOTAL MIN.
REAR SETBACK:	30 FEET MIN.
IMPERVIOUS SURFACE AREA	
EXISTING IMPERVIOUS AREA:	0.508 AC. (22,123 FT²)
NEW IMPERVIOUS AREA:	0.022 AC. (960 FT²)
DEMOLISHED IMPERVIOUS AREA:	0.023 AC. (1,000 FT²)
PROPOSED IMPERVIOUS AREA:	0.507 AC. (22,083 FT²)
LIMITS OF DISTURBANCE:	0.107 AC. (4,675 FT²)
PARKING SUMMARY	
PARKING REQUIRED:	
BIKE PARKING:	1 RACK (2 BIKES) PER 25 SPACES
AUTOMOBILE REPAIR SHOP:	1 PER 250 GFA (1 ADA)
	25 SPACES REQUIRED
PARKING PROVIDED:	
BIKE:	1 RACK (2 BIKES)
SURFACE:	25 SPACES (1 ADA)
TOTAL:	25 SPACES PROVIDED
OWNER:	WHITE PROPERTIES III, LLC
ADDRESS:	5801 MIDDLEBROOK PIKE KNOXVILLE, TENNESSEE 37909
PHONE NO.:	(865)-755-1500
CONTACT NAME:	ADAM WHITE
CONTACT E-MAIL ADDRESS:	adam@palsknoxville.com
CIVIL ENGINEER:	S&ME, INC.
ADDRESS:	6515 NIGHTINGALE LANE KNOXVILLE, TENNESSEE 37909
PHONE NO.:	(865)-970-0003
ENGINEER NAME:	BRAD SALSBURY
ENGINEER E-MAIL ADDRESS:	bsalsbury@smeinc.com

RECORDED DOCUMENTS: DEED BOOK 20230628 PAGE 0069461

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0351F, 05/02/2007, COMMUNITY NAME: TOWN OF FARRAGUT.

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1	DUMPSTER PAD WITH SCREEN FENCE	1 / C8.1
S2	6' SCREEN FENCE (COLOR TO MATCH BUILDING)	
S3	EXTRUDED CONCRETE CURB	2 / C8.0
S4	CONCRETE SIDEWALK	3 / C8.0
S5	SIDEWALK JOINTS	4 / C8.0
S6	ACCESSIBLE SYMBOL	5 / C8.0
S7	ACCESSIBLE PARKING SPACE	1 / C5.0
S8	POST AND RING BICYCLE RACK	7 / C8.0
S9	CONCRETE PAVEMENT	8 / C8.0
S10	EXTERIOR LIGHT	9 / C8.0

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PAINTED STRIPE
- CONCRETE CURB
- FENCE

GENERAL NOTES

1. THE PROJECT SITE IS SHOWN ON JURISDICTION, TAX MAP 151, AS PARCEL 020.01.
2. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
4. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY S&ME, INC. DATED 08/21/2023.
5. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER.
6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.

SITE LAYOUT NOTES

1. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
2. THE PROPOSED BUILDING SHALL BE LAID OUT UTILIZING THE EXISTING STRUCTURE AS A CONTROL POINT AND THE ARCHITECTURAL DRAWINGS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF EXTERIOR WALL. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
5. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
6. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
7. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
8. ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 HORIZONTAL : 12 VERITCAL. GRADES WITHIN ACCESSIBLE PARKING SPACES SHALL BE MAXIMUM 2% IN ALL DIRECTIONS.
9. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
10. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
11. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.

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

GRAPHIC SCALE 1" = 20' (IN FEET) 0 20 40 60

VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83/27

6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

PALS Personal Auto Locator Service

NO.	DATE	DESCRIPTION	BY	CHK	APV

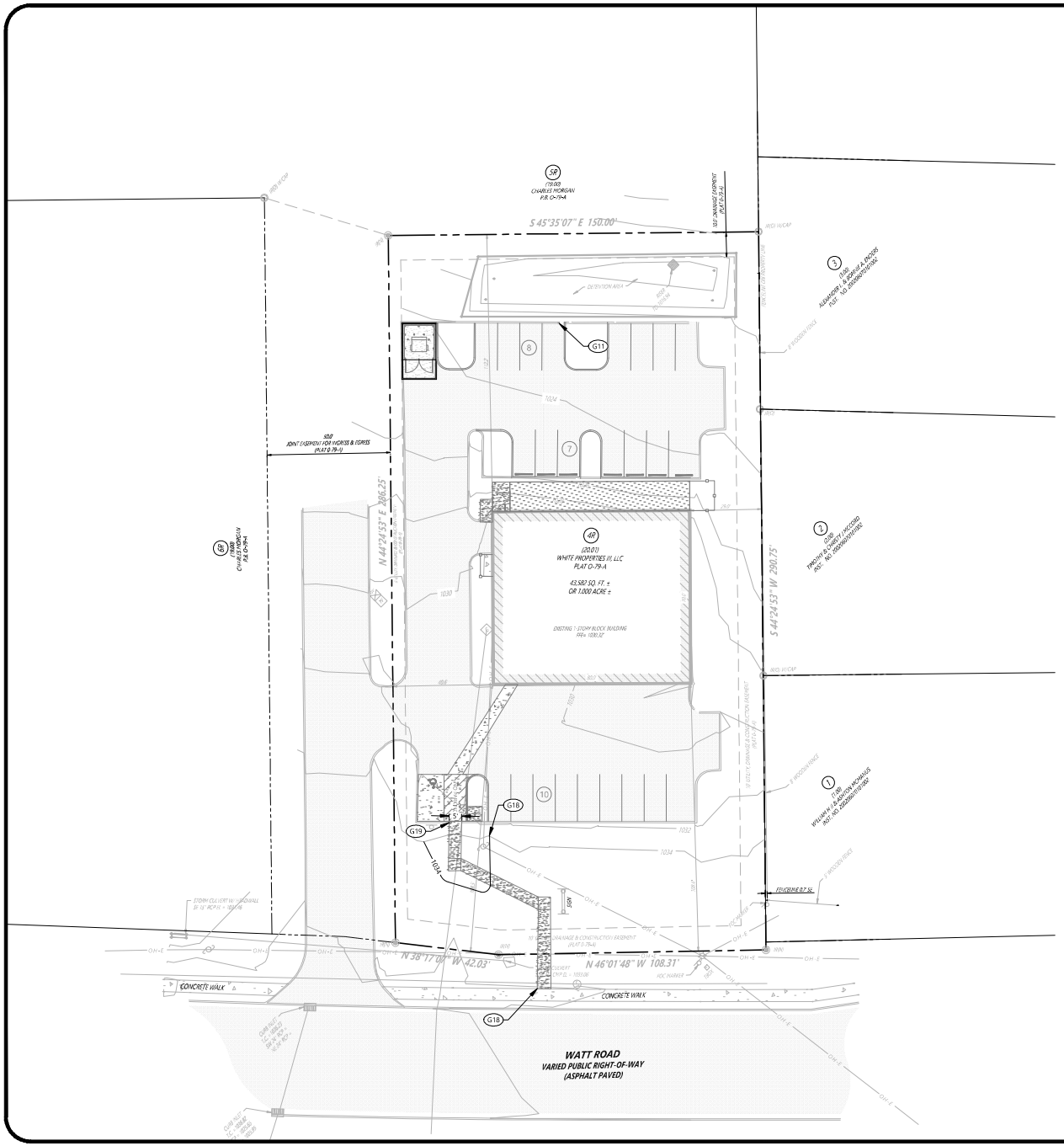
SITE LAYOUT PLAN

PERMIT SET
314 WATT ROAD
FARRAGUT, KNOX COUNTY, TENNESSEE

PROJECT NUMBER
23430313

DRAWING NUMBER
C5.0

TIME STAMP: 11/6/2023 5:45 PM
ORIGINAL SIZE: 24"X36" DRAWING PATH: T:\Knoxville-H\Projects\2023\23430313_white properties iii_314 watt rd\Knoxville mc\civil survey\CAD\new construction\23430313_LAY



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G11	CURB CUT	6 / C8.0
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB	
G18	MATCH EXISTING GRADE	
G19	FLUSH CONDITION	

SITE GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. THE CONTRACTOR SHALL ADJUST THE CASTINGS OF ALL NEW AND EXISTING STRUCTURES TO MATCH PROPOSED FINISH GRADES.
3. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
4. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
5. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
6. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0%.
7. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
8. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
10. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
11. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
12. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
13. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
14. ALL DRAINAGE CONSTRUCTION INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
15. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
16. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III, WALL "B". HDPE SHALL BE CORRUGATED, SMOOTH WALL N-12 PIPE WITH SOIL TIGHT JOINTS.
17. FILL SLOPES 3 HORIZONTAL :1 VERTICAL AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
18. THE CONTRACTOR SHALL PROVIDE AN ASBUILT SURVEY STAMPED BY A LICENSED SURVEYOR IN THE STATE OF TENNESSEE OF ALL STORM SYSTEMS, ONSITE DETENTION PONDS, AND WATER QUALITY MEASURES VERIFYING COMPLIANCE WITH DESIGN DOCUMENTS.
19. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES, AND NOTIFY THE OWNERS REPRESENTATIVE OF SWALE WALK.
20. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
21. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
22. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE.

PROPOSED FEATURES LEGEND

STORM PIPE — ST

SPOT ELEVATION + 9.05

PROPOSED MAJOR CONTOUR — 90

PROPOSED MINOR CONTOUR — 92

DRAINAGE STRUCTURE

TRENCH DRAIN

AREA DRAIN

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

N

0 20 40 60

GRAPHIC SCALE 1" = 10' (IN FEET)

VERTICAL DATUM: NAVD 88

HORIZONTAL DATUM: NAD 83/27

6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

PALS Personal Auto Locator Service

NO.	DATE	DESCRIPTION	BY	CHK	APV

GRADING & DRAINAGE PLAN

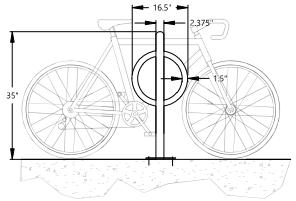
PERMIT SET
314 WATT ROAD
FARRAGUT, KNOX COUNTY, TENNESSEE

PROJECT NUMBER
23430313

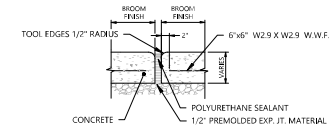
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C6.0

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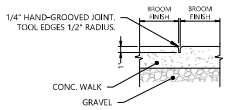
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7 POST AND RING BICYCLE RACK
NO SCALE

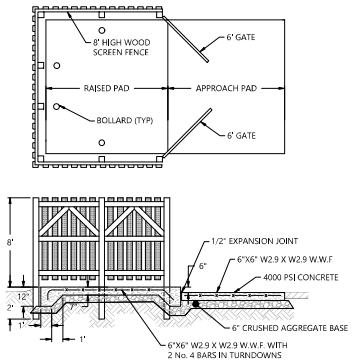


EXPANSION JOINT

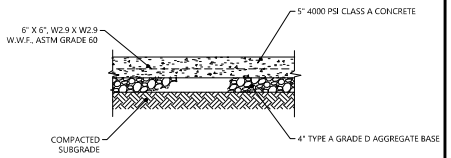


CONTROL JOINT

4 SIDEWALK JOINTS
NO SCALE

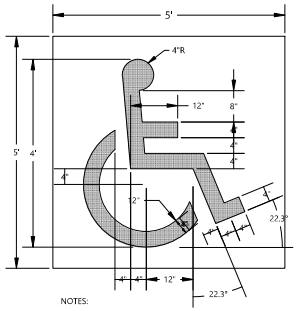


1 DUMPSTER PAD WITH SCREEN FENCE
NO SCALE



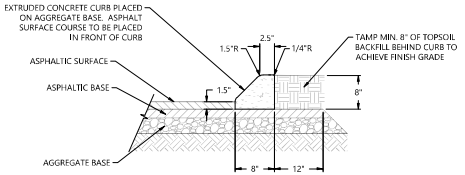
NOTE:
1. REINFORCING STEEL SHALL BE ASTM GRADE 60.
2. ALL MATERIALS SHALL CONFORM TO TDOT STANDARDS AND SPECIFICATIONS.

8 CONCRETE PAVEMENT
NO SCALE

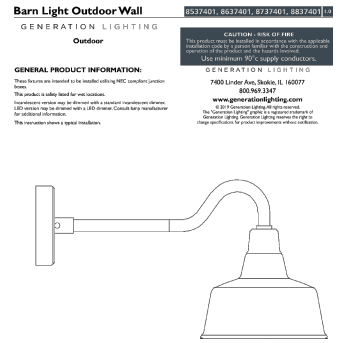


NOTES:
1. THE ACCESSIBLE SYMBOL SHALL BE PAINTED ON ALL ACCESSIBLE SPACES.
2. THE ACCESSIBLE SYMBOL SHALL BE WHITE AND SHALL BE PAINTED ON A BLUE BACKGROUND.

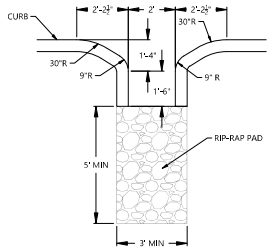
5 PAINTED ACCESSIBLE SYMBOL
NO SCALE



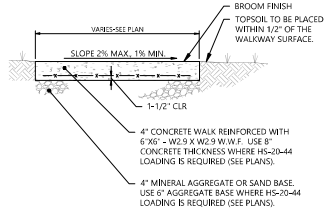
2 EXTRUDED CONCRETE CURB
NO SCALE



9 EXTERIOR LIGHT
NO SCALE



6 DRAINAGE CURB CUT
NO SCALE



NOTES:
1. USE 4000 PSI CONCRETE AND GRADE 60 STEEL.
2. PROVIDE CONTROL JOINTS 5' APART AND EXPANSION JOINTS 25' APART, AND WHERE SIDEWALKS ABUT RIGID MATERIALS.

3 CONCRETE SIDEWALK
NO SCALE

6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

PALS
Personal Auto Locator Service

NO.	DATE	DESCRIPTION	BY	CHK	ATH

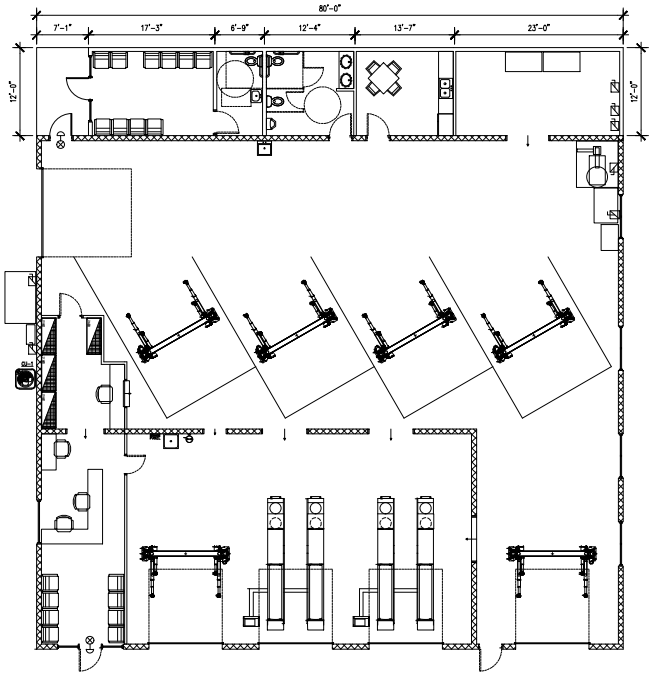
DETAILS

PERMIT SET
314 WATT ROAD
FARRAGUT, KNOX COUNTY, TENNESSEE

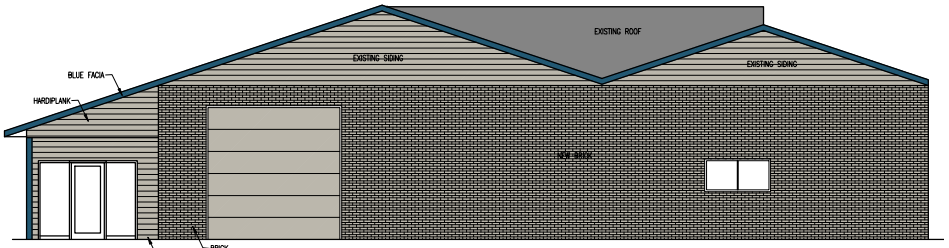
PROJECT NUMBER
23430313

DRAWING NUMBER
C8.0

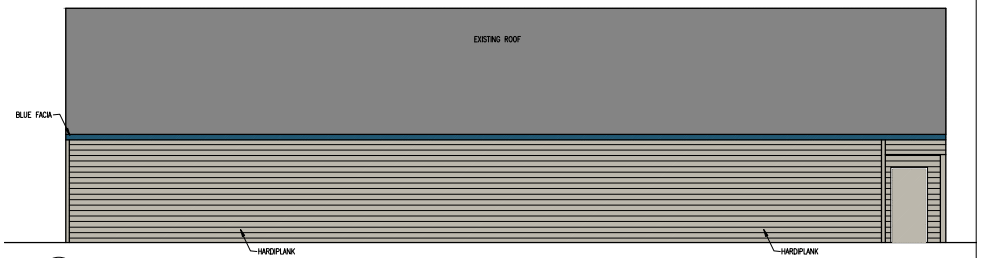
ORIGINAL SIZE: 24"X36" DRAWING PATH: T:\Knoxville-1\Projects\2023\23430313_white properties llc_1_314 watt road\Knoxville file\civil survey\CAD\new construction\23430313.DWT



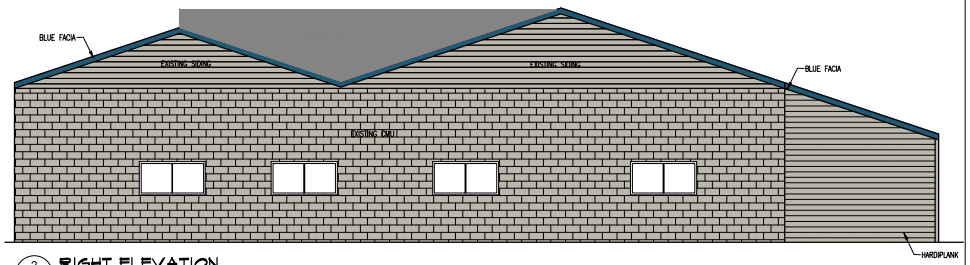
5 A201 **FLOOR PLAN**
SCALE: 1/8" = 1'-0"



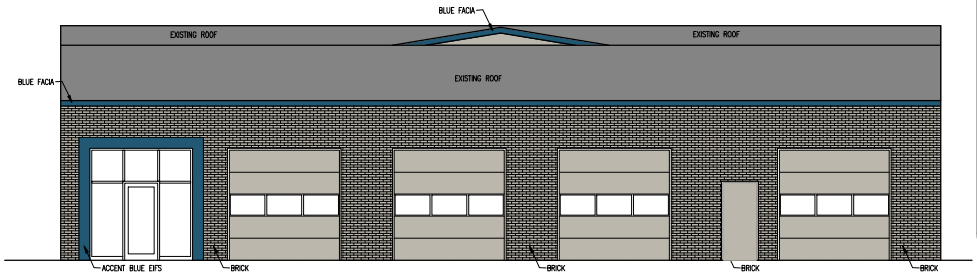
4 A201 **LEFT ELEVATION**
SCALE: 3/16" = 1'-0"



3 A201 **REAR ELEVATION**
SCALE: 3/16" = 1'-0"



2 A201 **RIGHT ELEVATION**
SCALE: 3/16" = 1'-0"



1 A201 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"

Best & Associates Architects
104 MIDDLESETTLEMENTS ROAD, MARYVILLE, TN 37801
PHONE (865) 977-1100 WEBSITE: ZBESTARCHITECTURE.COM

PALS SERVICE
RENOVATION & ADDITION
FARRAGUT, TN

DRAWN: GD
CHECKED: GD
DATE: 11/6/23
SCALE: 3/16"=1'-0"

COLOR ELEVATIONS

A201

MEETING DATE: November 16, 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 rezone properties currently shown as Rural Single-Family Acre Residential (R-1-S-A) to Rural Residential (R-1) (Mike Tuell, Applicant)

INTRODUCTION AND BACKGROUND: This item was reviewed last month for discussion purposes only. It was noted that 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.

The main issue with the R-1-S-A is that many of the lots in the Belleaire Subdivision that are zoned R-1-S-A are less than one acre and thus nonconforming. This inhibits modifications to these lots that would otherwise be reasonable. It is likely that the R-1-S-A was originally 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).

RECOMMENDATION: Included in the packet is Resolution PC-23-12 which recommends approval of Ordinance 23-17 that would rezone all properties currently zoned R-1-S-A to R-1. The staff recommends approval of Resolution PC-23-12.

RESOLUTION PC-23-12

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF ALL LAND CURRENTLY ZONED RURAL SINGLE-FAMILY ACRE RESIDENTIAL (R-1-S-A) TO RURAL SINGLE-FAMILY RESIDENTIAL (R-1)

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 November 16, 2023;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 23-17 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 16th day of November 2023.

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

ORDINANCE: **23-17**
PREPARED BY: **Shipley**
REQUESTED BY: **Mike Tuell**
CERTIFIED BY FMPC: **November 16, 2023**
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning all properties currently zoned Rural Single-Family Acre Residential (R-1-S-A) to Rural Single-Family Residential (R-1) (See Exhibit A).

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 by the Farragut Municipal Planning Commission (FMPC).

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

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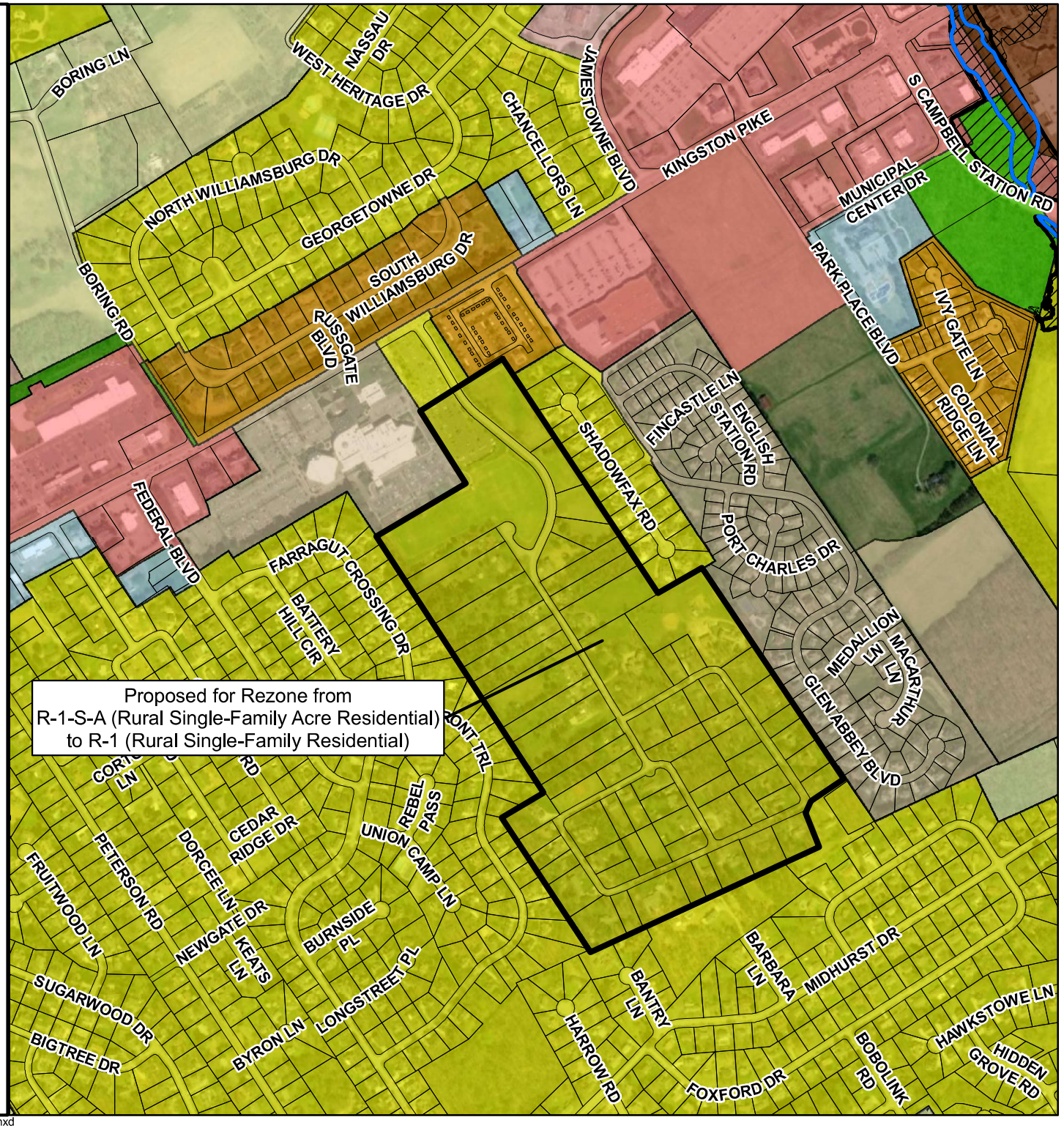
Exhibit A
Ordinance 23-17

Proposed for Rezone from
R-1-S-A (Rural Single-Family Acre Residential)
to R-1 (Rural Single-Family Residential)

Legend

- Floodway
- 100 year Flood Zone
- 500 year Flood Zone
- Parcels
- Subject Area
- B-1, Buffer
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-1-S-A, Rural Single-Family Acre Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- R-5, Two-Family Residential
- R-1/OSR, Open Space Residential Overlay
- R-1/OSMR, Open Space Mixed Residential Overlay
- O-1, Office
- C-1, General Commercial
- PCD, Planned Commercial Development

1 in = 800 ft



Document Path: G:\Farragut\Map Documents\2023\Ordinance-23-17 Zoning.mxd

MEETING DATE: November 16, 2023 **AGENDA ITEM #10**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on zoning ordinance amendment options related to a concept plan involving a mixture of different residential rental building types (Novu Residential Group, LLC., Applicant)

This item has been postponed at the request of the applicant. It will be removed from the agenda under the approval of the agenda item.

MEETING DATE: November 16, 2023 **AGENDA ITEM #11**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone the property located at 209 N. Watt Road from R-1 to C-1, 1.70 Acres (Debra Wilkerson, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a rezoning request for a parcel along N. Watt Road to the north of the Rural Metro fire station. The property is currently zoned Rural Residential (R-1) and is 1.70 acres. There are two occupied homes on the property and some accessory structures. To the north of the property is Mayor Bob Leonard Park which is zoned Open Space/Park (OS-P) and to the west is property that is zoned General Commercial (C-1) and has been conditionally approved for a grocery store.

DISCUSSION: On the Future Land Use Map (FLUM), the property that is the subject of this rezoning request is shown as Parks and Recreation. When the Watt Road corridor community visioning workshop was conducted, some amendments were made to the FLUM based on citizen input. Some of the properties adjacent to MBLP were given a Parks and Recreation land use designation. Those properties, including the subject property, were previously shown as a Medium Density Residential land use.

The applicant is requesting to rezone their property to General Commercial (C-1). This would be compatible with how the properties to the west, south, and east (east side of N. Watt Road) are currently zoned. If the Planning Commission is in support of this rezoning request, the FLUM will have to be amended from Parks and Recreation to Commercial.

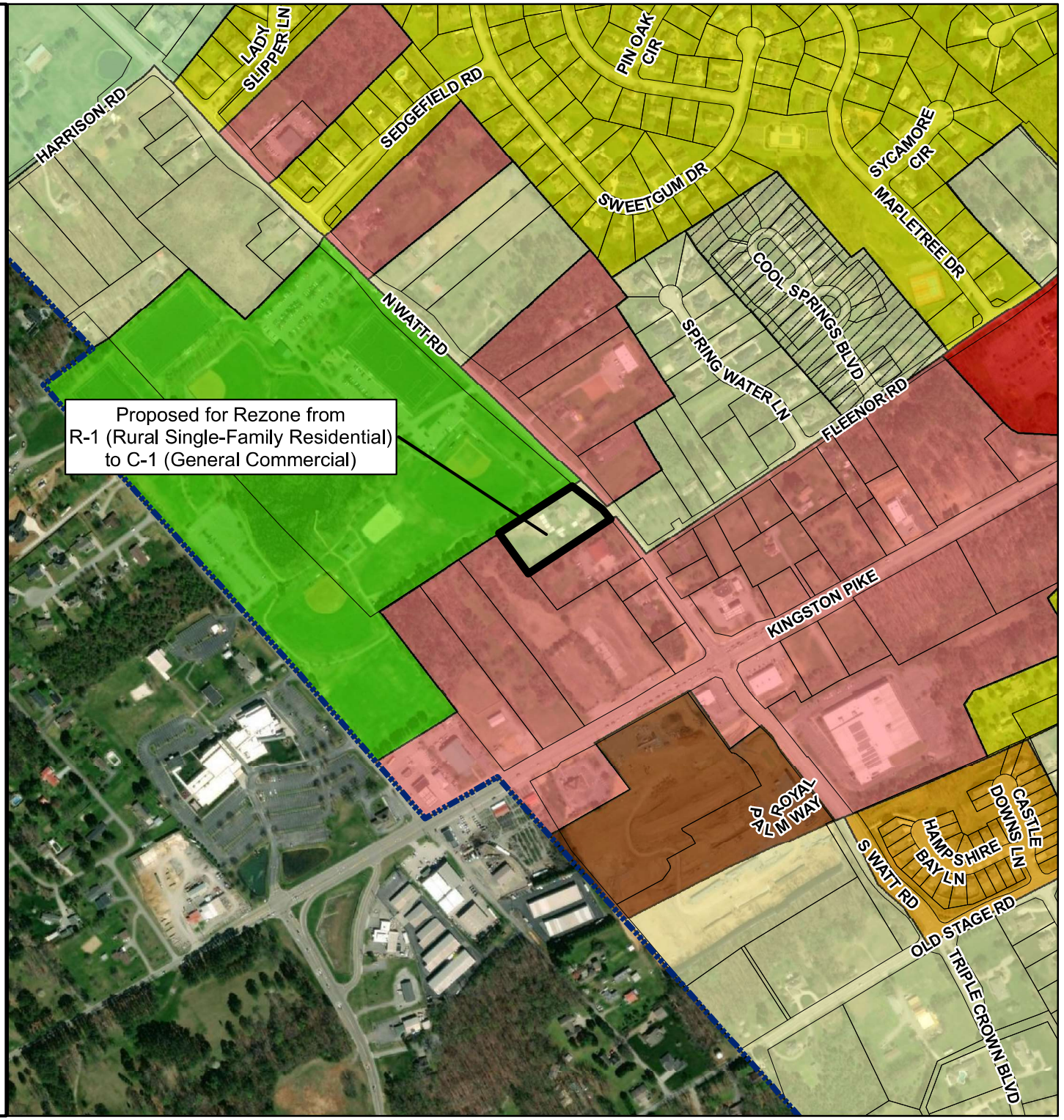
farragut

209 N. Watt Road Rezoning From R-1 to C-1

Proposed for Rezone from
R-1 (Rural Single-Family Residential)
to C-1 (General Commercial)

Legend

- Parcels
- Subject Area
- A, Agricultural
- OS-P, Open Space/Park
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-4, Attached Single-Family Residential
- R-1/OSR, Open Space Residential Overlay
- C-1, General Commercial
- C-1-3, General Commercial, Three Stories
- PCD, Planned Commercial Development



1 in = 564 ft

Document Path: G:\Farragut\Map Documents\2023\Rezone Watt Road.mxd