



FARRAGUT VISUAL RESOURCES REVIEW BOARD

AGENDA

Farragut Town Hall

Board Room

Tuesday, September 24, 2019

7:00 p.m.

1. Approval of Minutes for the August 27, 2019 meeting.
2. Review of an individual tenant panel (ground sign on Kingston Pike) for Dental Co., located at 11117 Kingston Pike in the Premier (Eyecare) Center.
3. Review of a landscape plan for the proposed Top Golf development located on Outlet Drive.
4. Sign Ordinance Committee update.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, September 24, 2019 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the August 27, 2019 meeting

2. Ground Mounted Sign Applications

a) Dental Co. Tenant Panel – 11117 Kingston Pike

Tenant Panel (Ground sign) for Dental Co. located at 11117 Kingston Pike.

Dental Co. is requesting approval to install tenant panels on an existing monument ground sign located at 11117 Kingston Pike in the Premier (Eyecare) Center.

The main message on the proposed panel appears to be legible but the lower, "General & Implant Dentistry" does not. The sign's designer has provided an alternative plan if necessary, for approval. Legibility is a staff concern, and the alternate design both eliminates the small text at the bottom of the panel and enlarges the main message area.

3. Landscape Plans

a) Top Golf – Located on Outlet Drive

Landscape Plan for Top Golf located on Outlet Drive.

This item involves a landscape plan for the proposed Top Golf development located on Outlet Drive. The plan includes landscaping for the proposed development's parking lot, several stormwater detention basins, and areas around the building and other facilities on the site. The plan depicts extensive landscaping for the areas in question.

The applicant has submitted a revised plan to address staff's initial comments. The staff recommends approval subject to verifying that the tree & shrub counts meet minimum standards and updating the plant schedules, if necessary.

4. Other Business

a) Sign Ordinance Committee Update

Update will be provided at the meeting.

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, August 27, 2019 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Randy Armstrong, Brittany Moore, Jeanie Stow, Cindy Hollyfield, Alderman Ron Pinchok and Youth Representative Lilian Scott. Absent members included David Freeman and, Kaivon Kiumarsi.

Chairman Layman called the meeting to order at 7:00 pm.

1. Minutes:

A motion was made by Hollyfield to approve the July 23, 2019 minutes as submitted. The motion was seconded by Stow and the motion passed with Alderman Pinchok abstaining.

2. Election of Officers

Ms. Stow made a motion to elect Mr. Layman as Chairman. Ms. Moore seconded the motion and the motion passed unanimously.

Mr. Armstrong made a motion to elect Ms. Moore as Vice-Chairman. Mr. Layman seconded the motion and the motion passed unanimously.

Ms. Hollyfield made a motion to elect Ms. Stow as Secretary. Mr. Armstrong seconded the motion and the motion passed unanimously.

3. Ground Mounted Sign Applications:

a) The Villages Senior Living Community – 230 Village Commons Boulevard

Ground sign for The Villages Senior Living Community located at 230 Village Commons Boulevard.

The Villages Senior Living Community is requesting approval to install a ground sign for their development located at 230 Village Commons Boulevard.

The staff noted that the applicants had proposed a development identification/entrance sign located at the corner of Villages Commons Boulevard and Kingston Pike. Staff then noted that the proposed sign would be approximately 60 square feet in area, with a 20-foot setback. The plan also called for external lighting and extensive landscaping. The staff then explained that the owners are also in the process of combining and replatting the property in question to conform with the Town's on-premise sign requirement. The associated plat has been reviewed and conditionally approved by the Planning Commission.

The staff recommended approval subject to:

1. Verification that all plan sheets had been revised and comply with Town standards.
1. Verification that the minor plat/replat for this property has been finalized;
3. Verification that there are no other easements (beyond those shown on the location plan sheet) affecting the sign's location. The minor plat/replat noted above should document all easements affecting the area in question;
4. Revising the landscaping sheet to substitute a non-invasive species for the proposed Japanese Pachysandra ground cover or providing documentation that the Pachysandra is not invasive in this area; and
5. The proposed lighting being field checked for compliance once installed and an as-built survey being submitted to document location and setback conformance.

The Board discussed the request among themselves and with the owner of the development. Alderman Pinchok made a motion to approve the sign subject to staff recommendations 2 thru 5. Item 1 had already been addressed. The motion was seconded by Hollyfield and it passed unanimously.

4. Other Business

a) Sign Ordinance Update Committee Report

The staff gave a brief report on the most recent meeting of the committee now working to update the Town's sign regulations.

Meeting adjourned at 7:35 p.m.

Size: To Fit Space

Material: Cut Vinyl

Quantity: 1 Comments: -

Work Order #: 25166ta

☐ Digital print

☒ Vinyl

☐ Other

file location: 19/D/Dental Co. of Knoxville/25166ta alum signage/



Slate Gray - 3630-61



Royal Blue - 3630-87 - PMS 2745C



Black TRIM

Applied Vinyl for Ground Mounted Sign at Entrance

ALLEN
SIGN
SOUTH
573-3524
2408 CHAPMAN HWY
FAX 579-0356

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Client: Dental Co. of Knoxville

Date: 8-23 -19

Price: \$ 4480.18

Ph/Email: 382-3255 / magicmom22@hotmail.com

Drawn by: BJ Alumbaugh

Title: Tenant Panel

Approved by: _____

NOTE: The job will not proceed without a signed approval

Size: To Fit Space

Material: Cut Vinyl

Quantity: 1 Comments: -

Work Order #: 25166ta

☐ Digital print☒ Vinyl☐ Other

file location: 19/D/Dental Co. of Knoxville/25166ta alum signage/

Alternate Design



Slate Gray - 3630-61



Royal Blue - 3630-87 - PMS 2745C



Black TRIM

Applied Vinyl for Ground Mounted Sign at Entrance

ALLEN
SIGN
SOUTH
573-3524
1865
2408 CHAPMAN HWY.
FAX 579-0356

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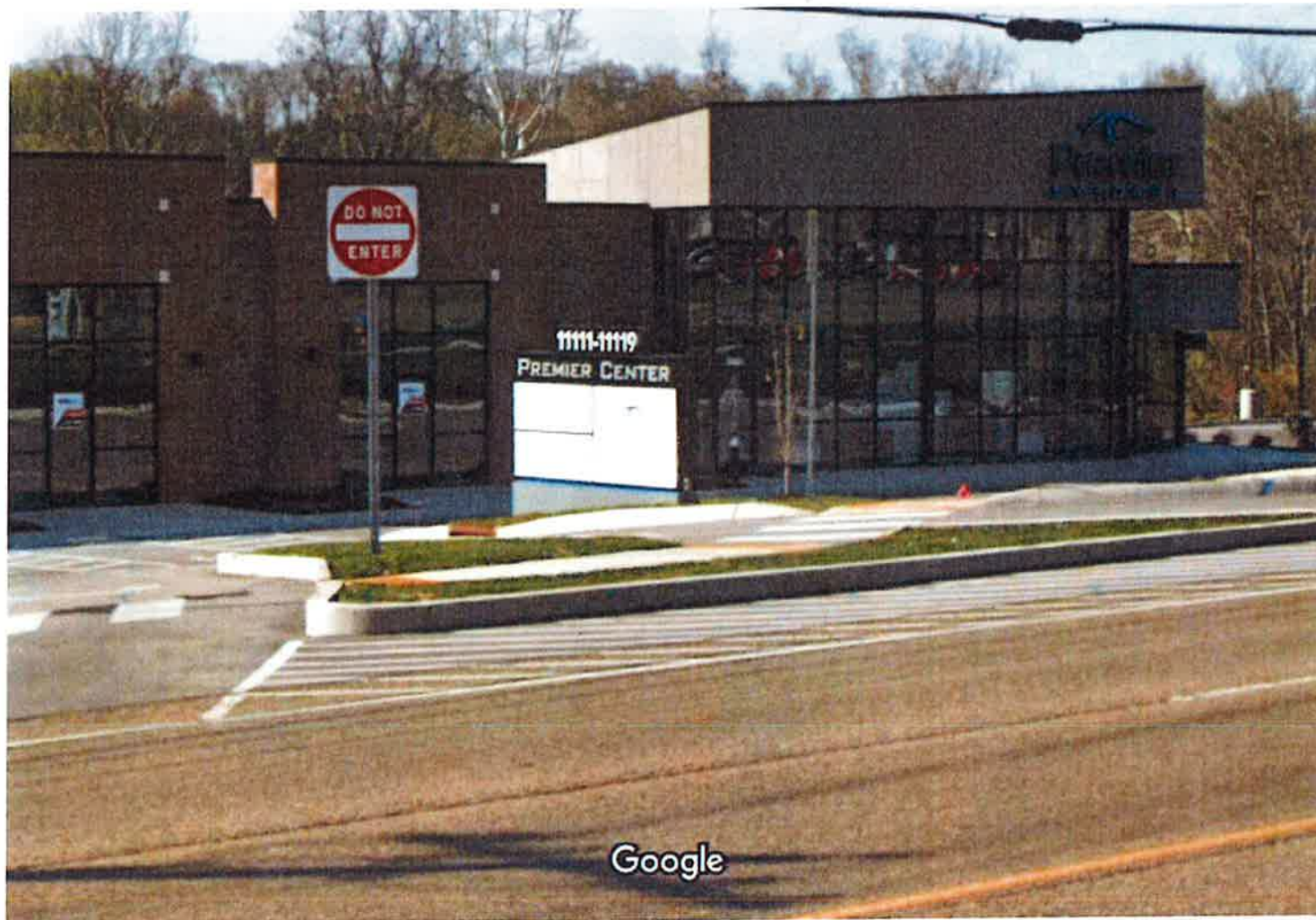
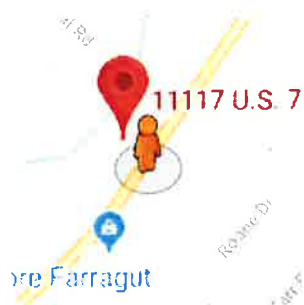


Image capture: Apr 2019 © 2019 Google

Street View - Apr 2019



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 NURSERMEN.

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, (IE. 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. ANY PLANT MATERIAL SPECIES CHANGE WILL REQUIRE TOWN OF FARRAGUT APPROVAL.

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

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

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

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

SOIL AMENDMENTS
FERTILIZERS, 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 CLUMPS OR STONES LARGER THAN ONE INCH IN DIAMETER.
5. PLANTS, WEEDS AND ROOTS.
6. HAVING PH VALUE OF 5.4 MINIMUM AND 7.0 MAXIMUM.
7. CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER.
8. 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 2 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 9 INCHES.
2. ADD MINIMUM OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.
3. EVENLY TILL TO DEPTH OF 6 INCHES.
4. BACK TO LEVEL GRADE THEN ADD 2 INCHES FINE 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 GROUND COVER 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 ANALYSIS 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 NOTIFY 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 AND SOIL PREPARATION
1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.
2. ELIMINATE UNWEED AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
3. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF CLODS.
4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEIOUS MATERIAL.
5. APPLY TOPSOIL LAYER IS 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. TILL THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL.

SEEDING AND MULCHING
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.
SEED BEED LIGHTLY INTO TOP 1/4 INCH OF SOIL AND ROLL. SEEDING AREA WITH ROLLER NOT EXCEEDING 10 LBS. IMMEDIATELY FOLLOWING ROLLING, APPLY MULCH SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1/2 INCH THICK. MAINTAIN CLEAR OF TREES AND BARRIERS.
ON SEEDING SLOPES, WHERE GRADE IS 3:1 OR GREATER, COVER WITH EROSION FABRIC.

RODDING
LAY ROD TIGHT WITH NO OPEN JOINTS AND NOT OVERLAPPING. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE.
ON SLOPES GREATER THAN 3:1, INSTALL ROD STAPLES.

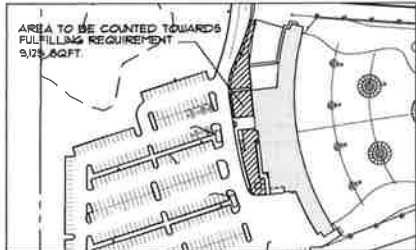
LAWN MAINTENANCE
MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.
IF SEEDING IN FALL, AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING,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

LANDSCAPE REQUIREMENTS

TOTAL NEW IMPERVIOUS SURFACES 371,400 S.F.

ITEM	REQUIRED	PROPOSED
REQUIRED SHADE TREES	151 TREES	120 SHADE TREES 51 UNDERSTORY (SUBSTITUTION)
REQUIRED LANDSCAPINGS BETWEEN BUILDING AND PARKING	1,425 S.F.	4,125 S.F.
REQUIRED TREES FOR 650 L.F. OF DETENTION BASIN 'A'	52 TREES	52 TREES
REQUIRED TREES FOR 350 L.F. OF DETENTION BASIN 'B'	18 TREES	20 TREES
REQUIRED TREES FOR 640 L.F. OF DETENTION BASIN 'C'	52 TREES	52 TREES
REQUIRED TREES FOR TREE REPLACEMENT	2 TREES	2 TREES

LANDSCAPING BETWEEN BUILDING AND PARKING LOT



PLANT SCHEDULE

DECIDUOUS TREES	COMMON / BOTANICAL NAME	SIZE	GAL
16	ALLEE ELM / Ulmus parvifolia 'Allee'	10-12H	2' gal
5	HORNBEAM / Carpinus betulus 'Columnaris'	12H	3' gal SPECIMEN
50	RED MAPLE / Acer rubrum 'Red Sunset'	10-12H	2' gal
75	WILLOW OAK / Quercus phellos	10-12H	2' gal
EVERGREEN TREES	COMMON / BOTANICAL NAME	SIZE	GAL
5	DRACENAS MAGNOLIA / Magnolia grandiflora 'Dracena'	10-12H	4' gal
38	NELLIE R STEVENS / Ilex var. 'Nellie R Stevens'	7-8H	1.5' gal
48	SWEET BAY / Magnolia virginiana	7-8H	1.5' gal
FLOWERING TREES	COMMON / BOTANICAL NAME	SIZE	GAL
25	WHITE RED BUD / Camellia canadensis 'Royal White'	8H	2' gal
SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT
15	GRAPE MYRTLE / Lagerstroemia indica 'Natchez'	8-10H	2' gal / trunk
12	DWARF GRAPE MYRTLE / Lagerstroemia indica 'Acoma'	5-6H	1.5' / trunk (B)
DECIDUOUS SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT
5	DISECTION MAPLE / Acer palmatum 'Dissection'	36" H X 36" W	B4B
17	MINI GRAPE MYRTLE / Lagerstroemia indica 'Pikie White'	12-15" H	5 gal
11	PEE KEE HYD. / Hydrangea quercifolia 'Pee Kee'	15-18" H	8 gal
EVERGREEN SHRUBS	COMMON / BOTANICAL NAME	SIZE	CONT
48	CAROLINA HOLLY / Ilex cornuta 'Carolina'	12-15" H	5 gal
44	COMPACT PRITZER / Juniperus chinensis 'Pfitzeriana Compacta'	18-24" H	5 gal
22	DISTYLIUM / Distylium var. 'Vintage Jade'	15-18" H	9 gal
68	INKBERRY / Ilex glabra	15-18" H	9 gal
150	ITEA / Itea virginica 'Henry's Garnet'	15-18" H	9 gal
168	JAP. HOLLY / Ilex crenata 'Hoogendorn'	15-18" H	9 gal
16	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	18-24" H	B4B
15	SKIP LAUREL / Prunus laurocerasus 'Schipkaensis'	24-30" H	B4B
5	WHITE CAMELIA / Camellia sasawaya 'Mine No Yuki'	24-30" H	5 gal
GRASSES	COMMON / BOTANICAL NAME	SIZE	CONT
22	MAIDEN GRASS / Miscanthus sinensis 'Morning Light'	24" H	5 gal
281	MULY GRASS / Muhlenbergia capillaris 'White Cloud'	10-12" H	1 gal
GROUND COVERS	COMMON / BOTANICAL NAME	CONT	SPACING
581	BLUE PAC JUNIPER / Juniperus conferta 'Blue Pacific'	1 gal	24" O.C.
481	FLORAL MASS / FLORAL MASS	4" pot	10" O.C.
78	IRIS / Iris bearded White, Blue'	1 gal	18" O.C.
5,014	MAJESTIC LIRIOPE / Liriope muscar 'Majestic'	4" pot	12" O.C.
ADDITIONAL ITEMS	MATERIAL	DESCRIPTION	
240	HARDWOOD MULCH	cu. yd. (allowance)	
	tree and shrub	cu. yd. (allowance)	
4,040	TOP SOIL - PLANTING BEDS (12" all planting bed areas / 4" all lawn areas)	cu. yd.	
127,200	SOD	sq. ft.	
	tall fescue blend	sq. ft.	
1300	ROCK MULCH	sq. ft.	
	4-6" river slick stone with pea gravel infill	(allowance)	

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

LANDSCAPE NOTES

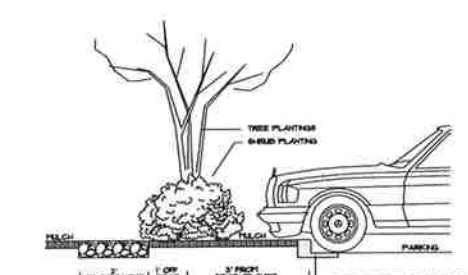
- SEED AS SHOWN ALL AREAS DISTURBED BY GRADING (TYP.) W/ TALL FESCUE BLEND. SOU GRASS SEED UNIFORMITY IN TWO DIRECTIONS & PROTECT W/ STRAW TO A LOOSE DEPTH OF 1 1/2 MINIMUM. SLOPES GREATER THAN 3:1 TO BE STABILIZED WITH EROSION MATTING AND NATIVE SEED MIX (SEE ENGINEERING PLANS FOR DETAILS).
- PROPOSED 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.
- SELECTION AND PLACEMENT OF PLANT MATERIALS WILL NOT CREATE VISIBILITY PROBLEMS FOR INGRESS / EGRESS OF SITE. COORDINATE PLACEMENT W/ TOWN STAFF.
- STORM WATER DETENTION IS REQUIRED FOR THIS SITE. STORM WATER SHALL BE HANDLED WITH DETENTION BASINS AND BIO-RETENTION SWALES. REQUIRED PLANTINGS FOR DETENTION BASINS SHOWN. INFILTRATION SWALES TO BE LANDSCAPED WITH APPROPRIATE MATERIAL.
- BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
- PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
- PLANT MATERIAL, MULCH AND OTHER RELATED PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.

LOCATION MAP

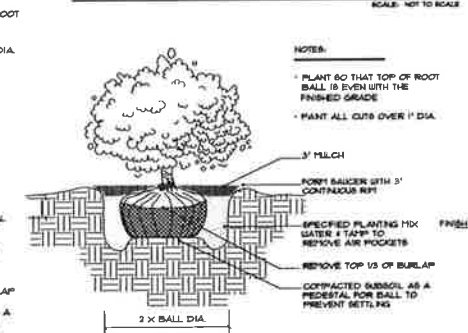


SITE DATA

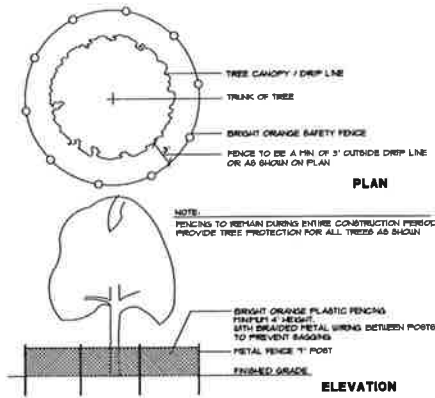
OWNER / DEVELOPER:
TN KNOXVILLE PURGOW, LLC
201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29601
ZONE: OD-RE/E (FARRAGUT)
PARCELS: 15-4-06, 15-4-07, 15-4-08
15.13 ACRES



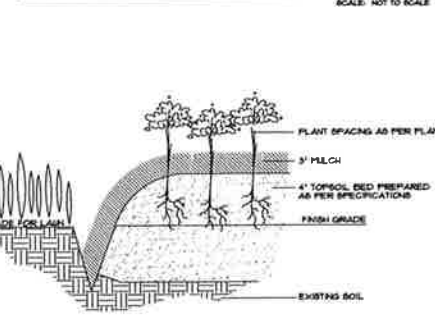
ISLAND / DRAIN SWALE PLANTING



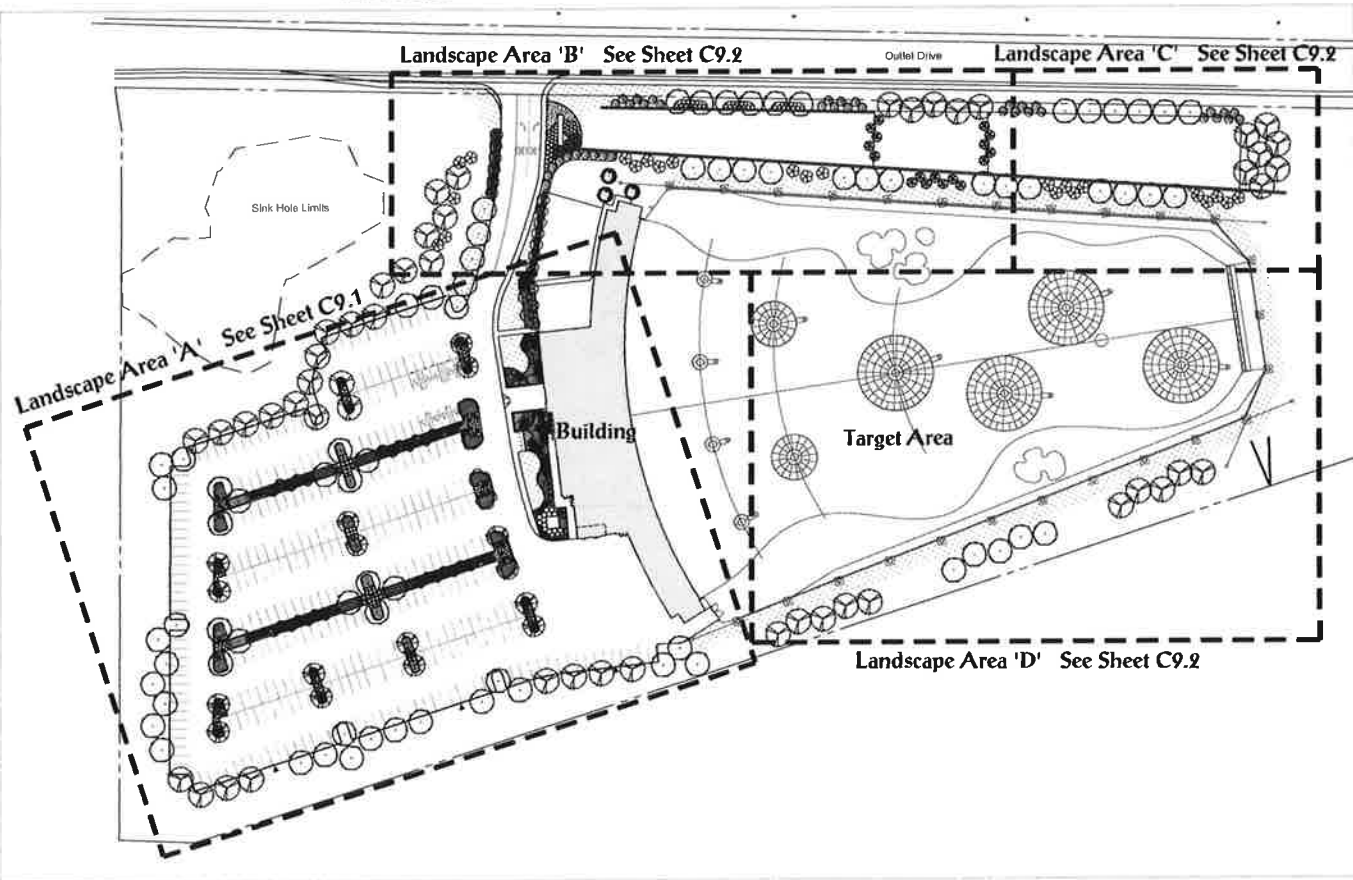
SHRUB PLANTING



TREE PROTECTION FENCING



BED PREPARATION



Overall Site - Key Plan

NOT TO SCALE



MICHAEL VESEN & ASSOCIATES
LANDSCAPE ARCHITECTURE
293 N. WIEGANDER RD., SUITE 201 KNOXVILLE, TN 37919
(865) 968-1331

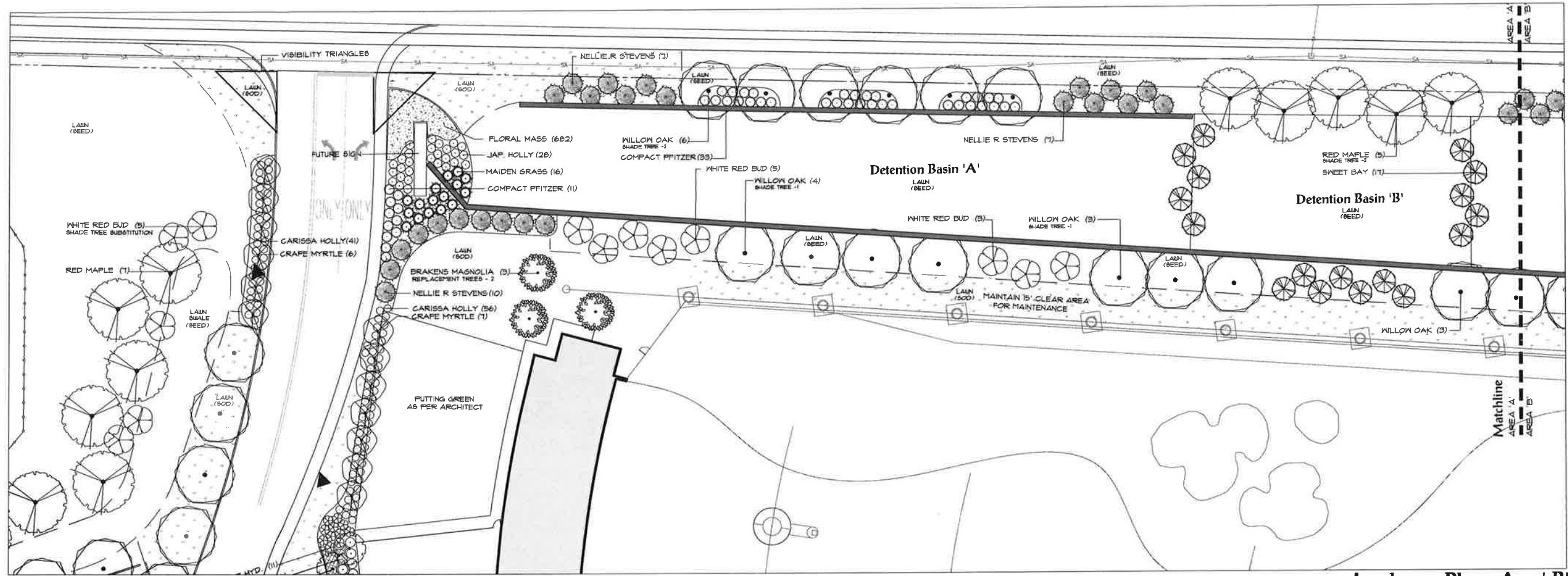
Landscape Plan

TOP GOLF
Outlet Drive Farragut, Tennessee

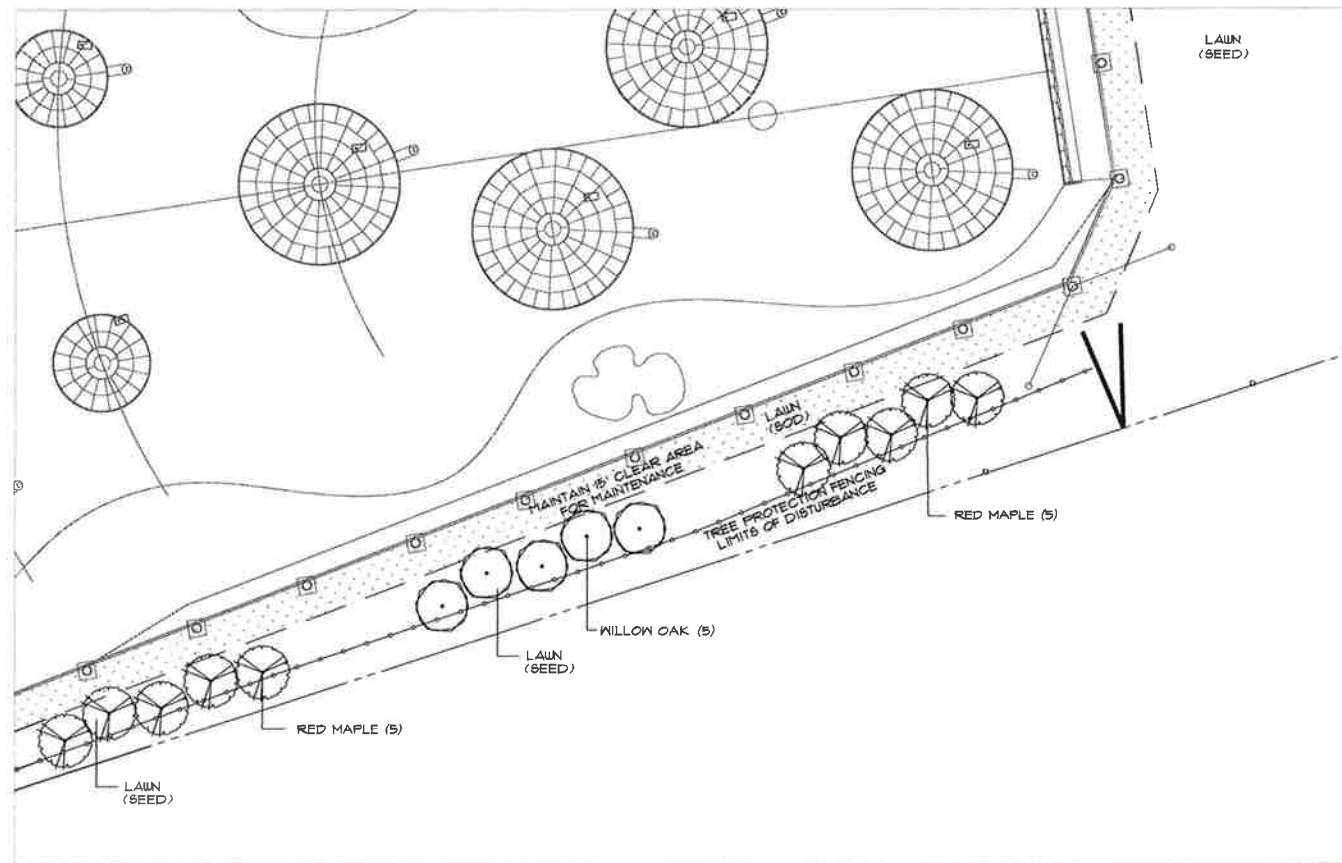
JOB NO. 219/223
DRAWN: MAY/VRM
DATE: SEP. 16, 2013
REVISIONS: NONE



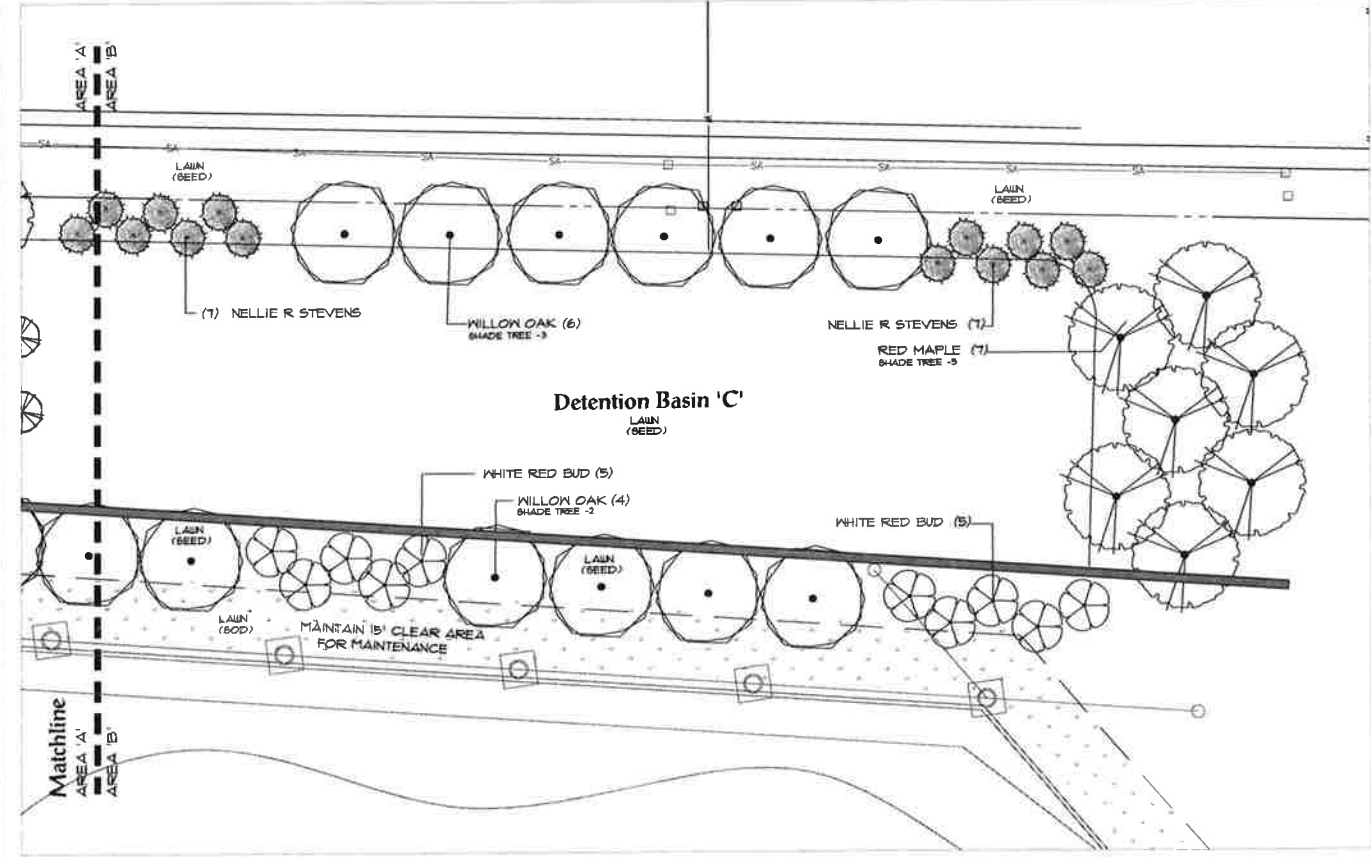
C9.0



Landscape Plan - Area 'B'
SCALE 1" = 20'



Landscape Plan - Area 'D'
SCALE 1" = 40'



Landscape Plan - Area 'C'
SCALE 1" = 20'



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Landscape Areas 'B, C & D' - Entry & Perimeter

TOP GOLF
Outlet Drive Farragut, Tennessee

JOB NO. 219/219
DRAWN: MAY/RJM
DATE: SEP. 16, 2019
REVISIONS: NONE



SCALE AS SHOWN

C9.2