



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Tuesday, July 28, 2020
7:00 p.m.

This meeting can be viewed live on Charter channel 193 and TDS channel 3. Town meetings continue to be held virtually to adhere with the Knox County Health Department's recommendations regarding crowd size and social distancing, and as permitted under Governor Lee's Covid-19 pandemic related orders. A recording of the meeting can also be viewed on YouTube at <https://www.youtube.com/user/TownofFarragutTenn>.

Meeting comments may be emailed to comments@townoffarragut.org and must be received by 12:00 pm on July 28 to be included in the record of the meeting. For questions please e-mail Bart Hose at bhose@townoffarragut.org or Mark Shipley at mshipley@townoffarragut.org.

1. Approval of minutes for the June 23, 2020 meeting.
2. Review of a ground sign (Monument Sign A) for the Little Turkey Creek Center located at 12500 Kingston Pike.
3. Review of a ground sign (Monument Sign B) for the Little Turkey Creek Center located at 12500 Kingston Pike.
4. Review of a ground sign (face replacement) for the commercial-office building located at 102 Chaho Road, panel includes three separate businesses.
5. Review of a landscape plan for Kingston Pike Village apartments, to be located at 115 South Watt Road.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, July 28, 2020 at 7:00 p.m.

AGENDA

1. **Approval of Minutes for the June 23, 2020 meeting**
2. **Ground Mounted Sign Applications**

a) Little Turkey Creek Center, Monument Sign A - 12500 Kingston Pike.

Ground sign (monument/tenant panel type) for the Little Turkey Creek Center located at 12500 Kingston Pike.

Little Turkey Creek Center is requesting approval for a new monument ground sign located at the western entrance to the center along Kingston Pike. The new sign is intended as a tenant panel sign for the development.

The applicants have proposed a ground sign that incorporates an internally lit face with spaces for multiple tenant panels. The sign also includes a brick base that will match the brick being used on the new building and surrounding landscaping.

The staff recommends approval subject to an as-built survey being submitted after construction to document setback and height conformance. Staff noted that the as-built survey can be done in conjunction with the larger building construction project on the site. Staff also noted that the illustrated tenant panel layout on the sign included three smaller panels along the top row. Staff suggested that the applicants reconsider the layout because business may have difficulty fitting a legible tenant panel in the space.

b) Little Turkey Creek Center, Monument Sign B - 12500 Kingston Pike.

Ground sign (monument/tenant panel type) for the Little Turkey Creek Center located at 12500 Kingston Pike.

Little Turkey Creek Center is requesting approval for a second, new monument ground sign located at the eastern entrance to the center along Kingston Pike. The new sign is intended as a tenant panel sign for the development.

The applicants have proposed a ground sign that incorporates an internally lit face with spaces for multiple tenant panels. The sign also includes a brick base that will match the brick being used on the new building and surrounding landscaping.

The staff recommends approval subject to an as-built survey being submitted after construction to document setback and height conformance. Staff noted that the as-built survey can be done in conjunction with the larger building construction project on the site.

c) Commercial-Office Building - 102 Chaho Road.

Ground sign (face) replacement for the commercial-office building located at 102 Chaho Road.

The owners/operators of the commercial-office building located at 102 Chaho Road are requesting approval to replace the sign face on an existing monument sign. The replacement sign includes three separate businesses printed on a single panel. The applicant will also need to modify the sign to display the correct property address in conformance with the ordinance.

The panel currently being reviewed has already been installed on the sign and the applicant is attempting to correct the situation and bring the sign into compliance. The applicant has not, however, paid the required application fee or submitted adequate plans for review. The applicant has been contacted regarding these matters.

The staff recommends that any action on the item be deferred until the required fee is paid and adequate plan materials are submitted.

3. Landscape Plan Applications

a) Kingston Pike Village Apartments – 115 South Watt Road

Landscape Plan for Kingston Pike Village Apartments located at 115 South Watt Road.

This item involves a landscape plan for the Kingston Pike Village Apartments located at 115 South Watt Road. The apartments are the first phase of a larger planned development that will include commercial uses on the rest of the site fronting on Kingston Pike. The plan is extensive and includes required landscaping for the parking areas, detention basin, buildings, and buffer strips.

The plan calls for 116 required shade trees but only 111 are identified in the plant schedule on sheet/page L-1.07 of the plan. In addition, several of the tree species identified on the plan do not qualify as shade trees under the Town's standards and compliant species substitutions will be needed. This includes American Holly, Southern Magnolia, and European Hornbeam. The respect to the use of European Hornbeam, the applicant appears to have sited many of them in confined spaces around the buildings. Given their narrower crown width, this may be an appropriate use of this tree and the Board could allow them in these areas under the "shade tree substitution" provision of the ordinance. They should, however, be replaced with a qualifying shade tree in nine other, non-building related, locations on the plan.

The staff recommends approval subject to the following:

1. Increasing the number of identified shade trees to the minimum 116 required and substituting qualifying species for the American Holly, Southern Magnolia, and European Hornbeam as noted above; and
2. Adding to or modifying the General Landscape Notes & Specifications listing to make clear that Town staff approval is required for any plant substitutions.

In addition, a standard letter-of-credit for maintenance will be required for the installed landscaping.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, June 23, 2020. Chairman Marty Layman presided. Members in attendance were Marty Layman, Cindy Hollyfield, David Freeman, Brittany Moore, Randy Armstrong, Kaivon Kiumarsi, Jeanie Stow, and Alderman Ron Pinchok. Youth Representative Lilian Scott was absent.

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

1. Minutes:

The minutes of the May 26, 2020 meeting were approved as submitted on a motion by Ms. Hollyfield. The motion was seconded Pinchok and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Kroger Pharmacy/Walgreens Health & Beauty (Tenant Panel) – 186 Brooklawn Street (Campbell Station Exchange Development)

Tenant panel in existing ground mounted sign at the Campbell Station Exchange Development.

The staff noted that there are two tenant panel type signs on the site and that this panel was for the sign located along Kingston Pike. Staff then explained that panel had already been installed to a misunderstanding on the part of the original applicant and that the current applicant was attempting to correct the situation and bring the sign into compliance. The staff then noted that the tenant panel appeared legible and recommended approval.

Ms. Stow made a motion for approval. The motion was seconded by Pinchok and it passed unanimously.

b) OneLife Church and East Tennessee Spine & Sport (Tenant Panels) – West End Center

Tenant panels on existing ground mounted sign at the West End Center Development.

The staff explained that the request involved splitting and adding two business tenant panels in the place of an empty panel space on the large development sign located at the entrance to The West End shopping center. The staff noted that he had been in contact with the applicant and that the materials submitted were inadequate to fully review and move forward with the request. The staff then noted that the applicant had explained that they had applied to “get the ball rolling” and that they would begin working on a more complete plan. The staff recommend that the Board defer action on the request until the applicants submit adequate plans and materials for review.

Alderman Pinchok made a motion to defer action on the request until adequate materials are submitted for review. The motion was seconded by Moore and it passed unanimously.

3. Landscape Plan Applications:

a) Admiral's Corner, Plan Revision - 11321 Kingston Pike

Revised Landscape Plan for the Admiral's Corner (formerly Admiral's Landing) development located at 11321 Kingston Pike.

The staff reviewed the item noting that it involved a revised landscape plan for the Admiral's Corner Development. Staff explained that the developers had made some site changes that affected the previously approved landscaping plan for the areas around the main entrance to the building from the parking lot. The site changes involved an expanded outdoor seating area. The staff noted that the revised landscaping plan met the Town's minimum standards but that it was enough of a change to warrant VRRB review. Staff recommend approval of the revised plan.

The Board discussed the plan and the proposed site changes. Mr. Armstrong made a motion for approval. The motion was seconded by Moore and it passed unanimously.

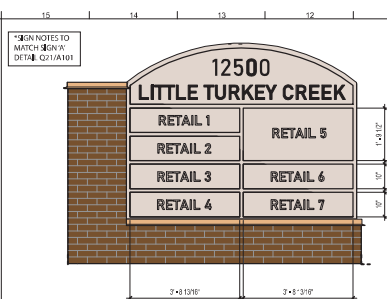
4. Appointment of Youth Representative

The Board reviewed Mr. Jake Rogers application to serve as it's Youth Representative for the coming fiscal year. Mr. Rogers, a senior at the Christian Academy of Knoxville, was appointed to the position unanimously on a roll call vote. He replaces Ms. Lilian Scott who had served in the position during the past year. The Chairman and Board thanked Lilian for her service and wished her well in her future endeavors.

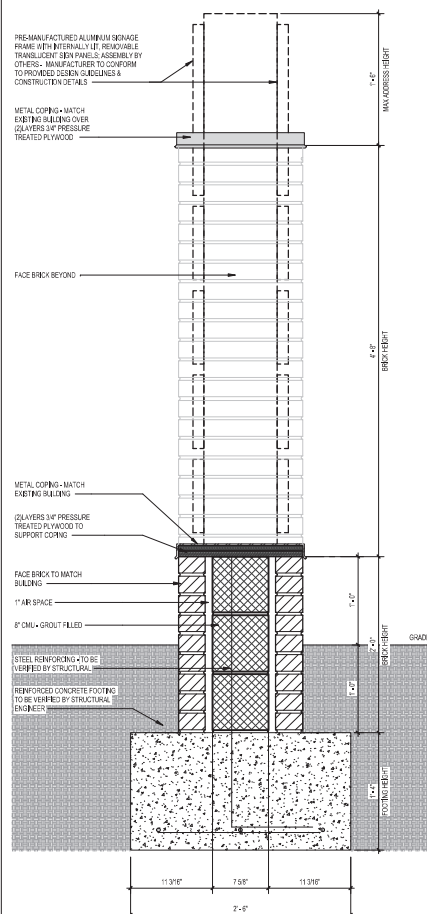
5. Other Business

Chairman Layman announced that two members, Kaivon Kiumarsi and David Freeman, were leaving the Board and that this would be their last meeting. He expressed his appreciation for their service to the community and time on the Board and noted that they would be missed.

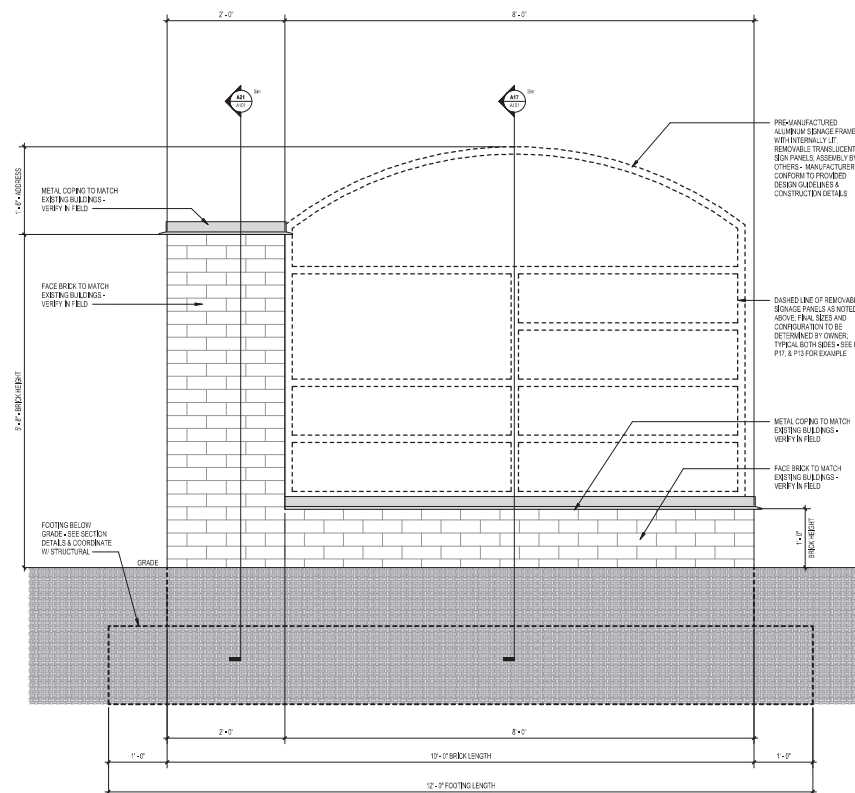
Meeting adjourned at 7:50 p.m.



Q15	SIGN 'B' - 7 RETAIL SHOP SIGN
	NOT TO SCALE



A17	SECTION THROUGH SIGN
	1 1/2" = 1'-0"



A10	TYPICAL SIGN
	1" = 1'-0"

GROUND MOUNTED SIGN FOR
LITTLE TURKEY CREEK COMMONS
KINGSTON PIKE, FARRAGUT, TN

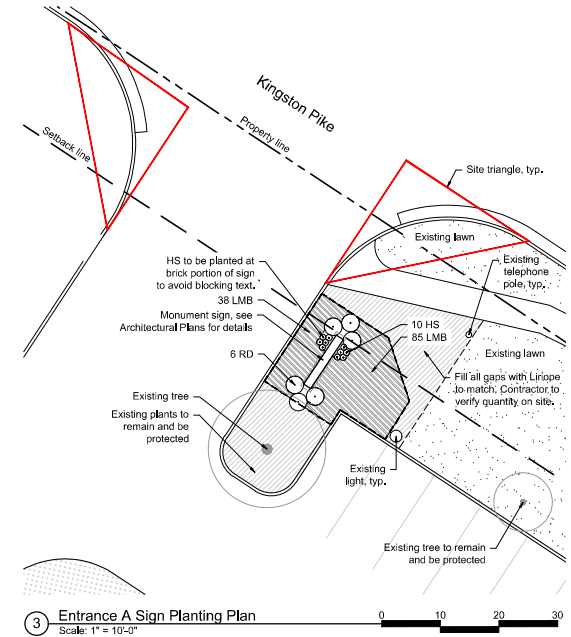
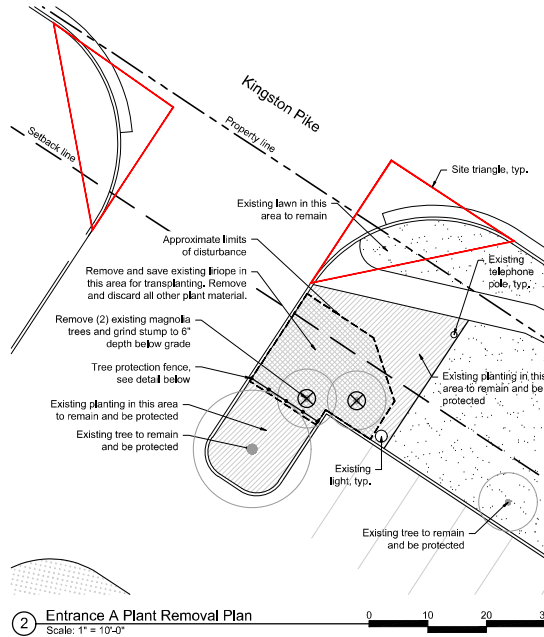
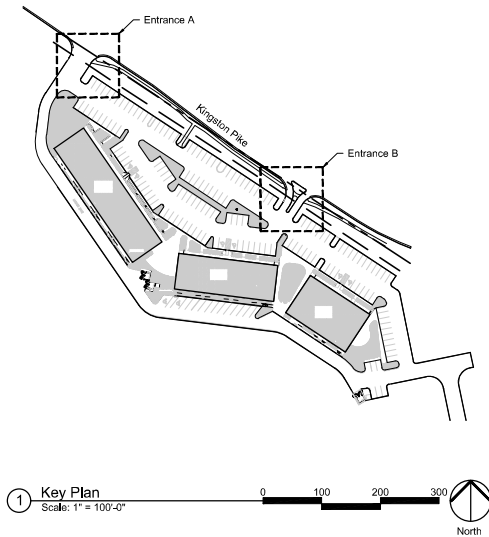
	NO.	ISSUED BY	DATE
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D			

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SHEET DESCRIPTION
TYPICAL SIGN DETAILS

A101

PROJECT DATE	PROJECT NUMBER
07/13/2020	17101



Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
SHRUBS					
RD	8	Rhododops x decaurum Georgia Petal	Georgia Petal Indian Hawthorn	3 gal - 24" min. top, 15" c.c. full and dense, white flowers	
GROUNDCOVERS & PERENNIALS					
HS	10	Hemerocallis Stella de Oro	Stella de Oro Daylily	1 gal - 12" c.c. full and dense, yellow flowers	
LMB	123	Liriope muscari Big Blue	Big Blue Liriope	1 gal - 18" c.c. full and dense	

See sheet L200 for planting notes, and planting details.

Transplanting Notes

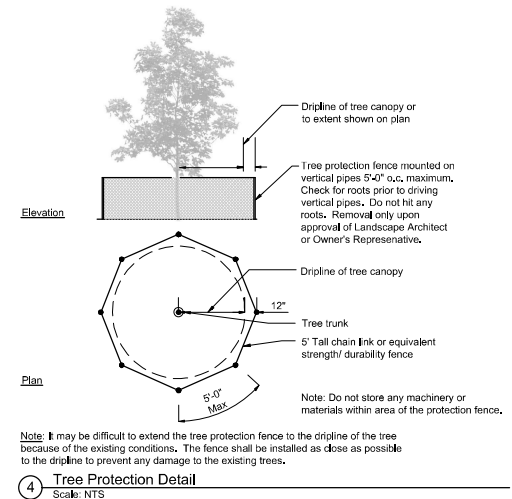
- Plant quantities shown on plan do not include transplanted items.
- Before any plant material is removed, the Contractor shall arrange an on-site meeting with the Owner's Representative to determine those plants that are to be removed, protected, or re-located. All existing trees and shrubs to remain shall be protected throughout the time of construction, as specified and directed by the Owner's Representative.
- All existing plants shown to remain shall not be adversely impacted during construction. All existing plants that are harmed during new construction shall be replaced.

Landscape Requirements per City of Farragut

Landscape of ground-mounted signs
A landscaped area around the base of all ground-mounted signs is required. The minimum landscaped area shall be determined by multiplying the longest length of the sign face by five feet. This square footage of landscaped area must then be distributed around the sign base. The number of shrubs to be planted within this area shall be based on the sign face dimensions. A minimum of four shrubs shall be required where the sign face is less than 20 square feet and a minimum of six shrubs shall be required where the sign face is greater than 20 square feet.

Entrance A Sign:
Longest length of sign: 10 feet
Required landscape area: 50 square feet
Proposed landscape area: 185 square feet

Square feet of sign face: 57 square feet
Required shrubs: 6 shrubs
Proposed shrubs: 6 shrubs



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Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications, and all conditions shall be immediately reported to the Landscape Architect in writing. The Landscape Architect will promptly correct the same in writing. Work done by the Contractor after discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the Contractor's risk.

Little Turkey Creek Commons
12500 Kingston Pike
Farragut, TN

Preliminary
Not for
Construction

Date: 07.15.20
Job Number: 20-052
Drawn By: PCS/LGG Ck'd By: SHP

Rev	Description	Date

Sheet Name:

Planting Notes
and Details

Sheet Number:

L200

Planting Notes

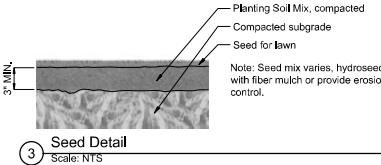
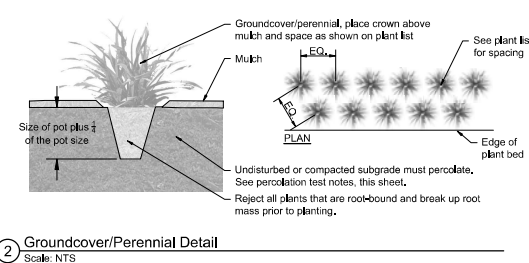
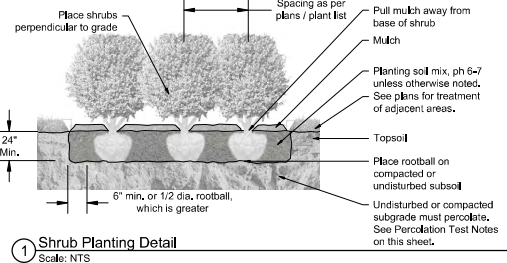
1. Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
2. No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
3. No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
4. No planting shall occur until soil has been cleaned of construction debris left over from construction of sign, Gravel, stones, etc. to be removed prior to plant installation.
5. All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
6. Pull mulch away from the base of all shrubs and ensure no mulch is covering groundcover roots or foliage.
7. All new plants shall be container grown unless otherwise noted on the plant list.
8. The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
9. Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.
10. All lawn areas disturbed by construction operations outside the limit of work shall be prepared and seeded as noted herein.
11. Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil; prepare groundcover beds with a minimum of 6" planting soil.
12. All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
13. Thoroughly water shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
14. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
15. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
16. Contractor to complete work within schedule established by Owner.
17. Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative prior to use on site.

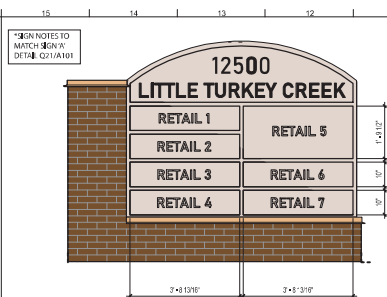
Percolation Test Notes

1. Dig a hole 18-24" deep & a minimum of 6" wide.
2. Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
3. Refill hole to within a couple inches of the top.
4. To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level. mark side of hole; or mark soil on side of hole with nail or stick.
5. Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
6. Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

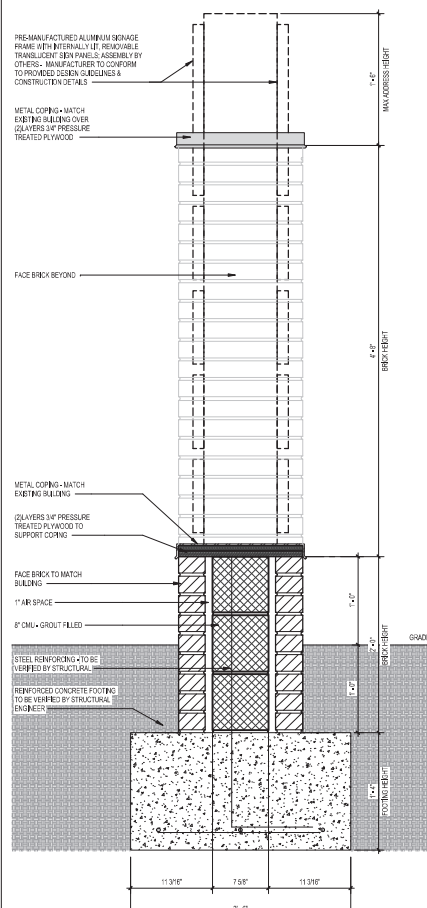
Instructions For Existing Soil Sampling:

1. Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket. do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
2. A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample. Mark the plan to show soil sample locations.
3. Send samples to Waypoint Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, (901) 213-2400, waypointanalytical.com.
5. Results to be copied to the Owner.

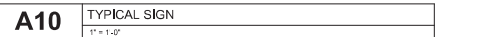




Q15	SIGN 'B' - 7 RETAIL SHOP SIGN
	NOT TO SCALE



A17	SECTION THROUGH SIGN
	1 1/2" = 1'-0"

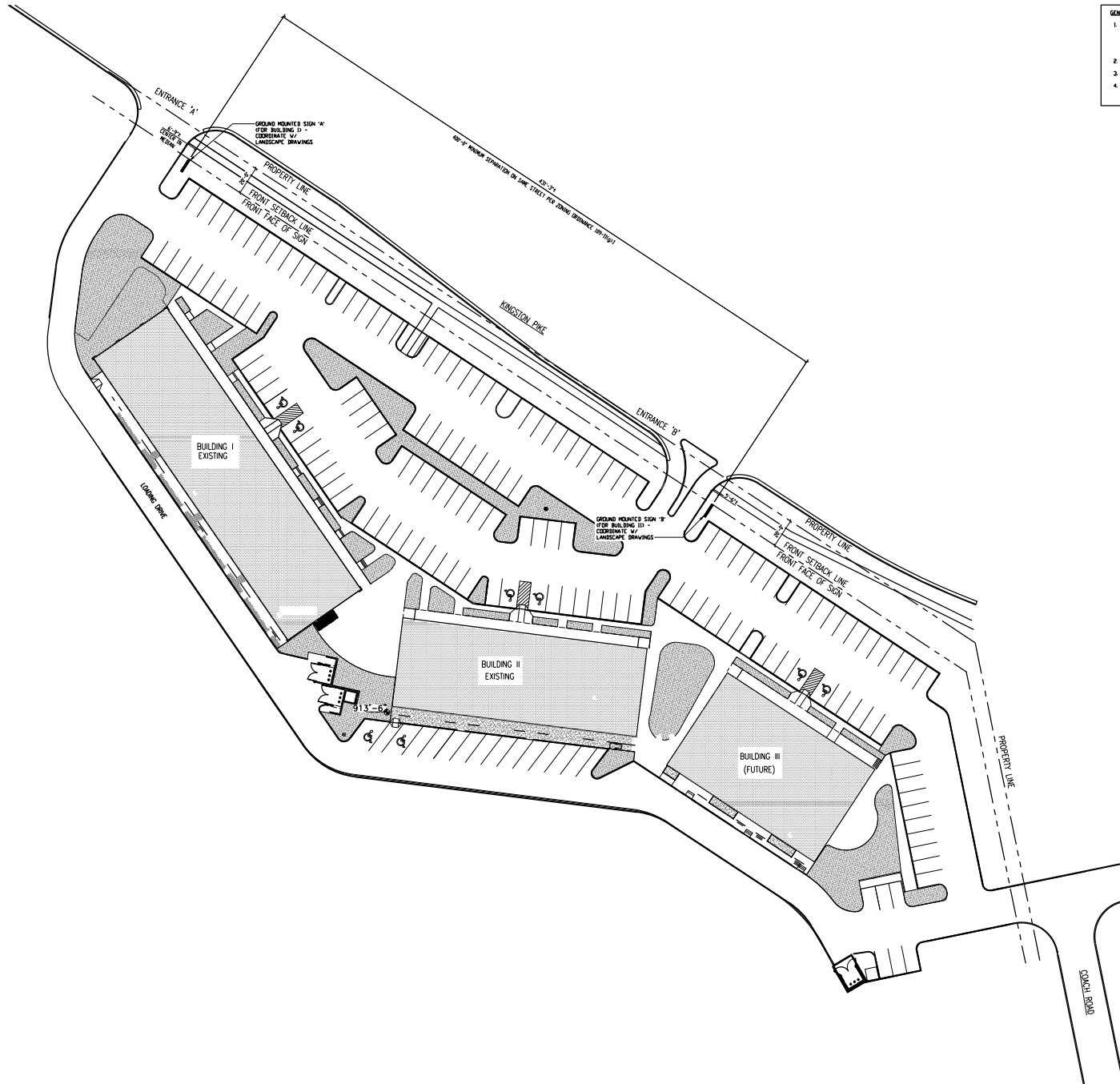


GROUND MOUNTED SIGN FOR
LITTLE TURKEY CREEK COMMONS
KINGSTON PIKE, FARRAGUT, TN

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A101

PROJECT DATE	PROJECT NUMBER
07/13/2020	17101



- GENERAL SIGNAGE NOTES:**
1. SIGNAGE TO COMPLY WITH THE TOWN OF FARRAGUT CODE OF ORDINANCES SECTION 09-04-04-04 FOR GROUND MOUNTED SIGNS PERMITTED ON LAND FOR MULTIPLE USE BUILDINGS OR MULTIPLE BUILDINGS USED FOR COMMERCIAL PURPOSES, OFFICES, OR GOVERNMENT FACILITIES OR LAND USED FOR MULTIPLE BUILDING COMPLEXES USED FOR COMMERCIAL PURPOSES, OFFICES, OR GOVERNMENT FACILITIES.
 2. SEE SHEET A01 FOR PROPOSED GROUND MOUNTED SIGN LOCATIONS "A" & "B".
 3. SEE SHEET A01 FOR TYPICAL GROUND MOUNTED SIGN ELEVATIONS AND DETAILS.
 4. COORDINATE WITH ATTACHED LANDSCAPE, ELECTRICAL, AND STRUCTURAL PLANS.

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615.259.1234
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

GROUND MOUNT SIGNAGE FOR
LITTLE TURKEY CREEK COMMONS
KINGSTON PIKE, FARRAGUT, TN

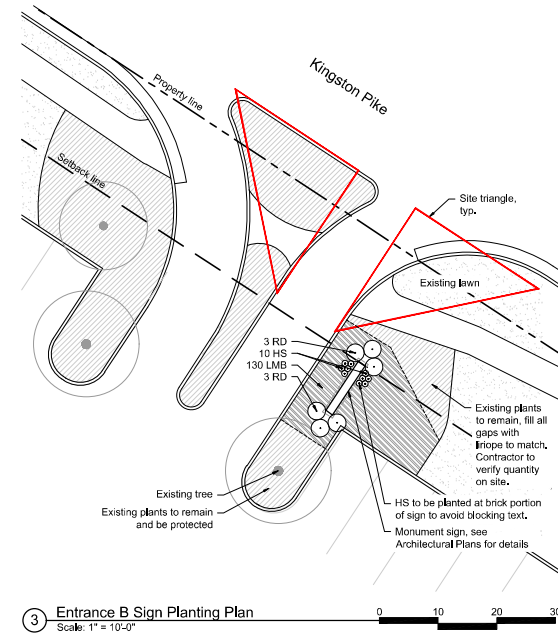
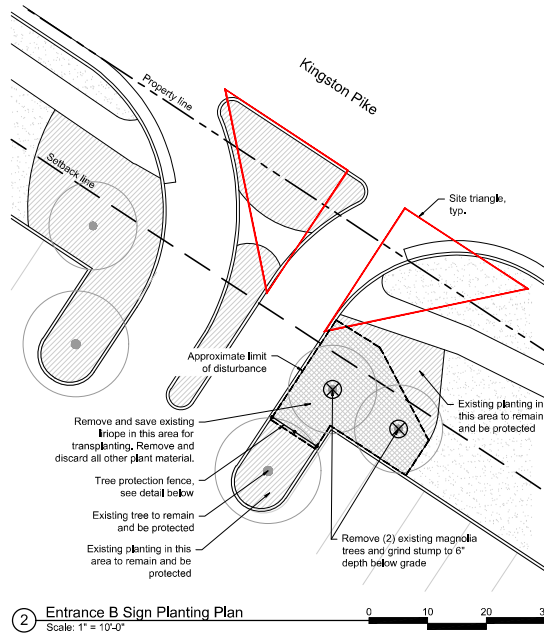
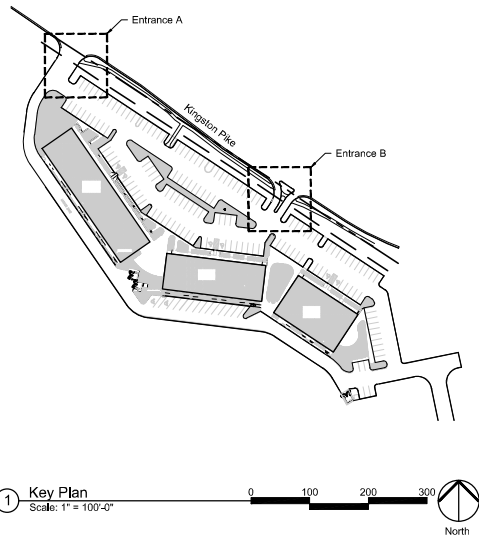
DATE	ISSUE FOR

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Sheet Title:
**ARCHITECTURAL
SITE PLAN**

Project Number 17101	Sheet Number AS100
Date 07-15-2020	

N
1
ARCHITECTURAL SITE PLAN
07-15-2020



Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
SHRUBS					
SH	8	<i>Rhododendron</i>	Georgia Petal	3 gal - 24" min. ht.	15' o.c. tall and dense, white flowers
GROUNDCOVERS & PERENNIALS					
HS	1/2	<i>Hemerocallis</i>	Stella de Oro	1 gal.	12" o.c. tall and dense, yellow flowers
LMB	130	<i>Liriodendron</i>	Big Blue	1 gal.	18" o.c. tall and dense

See sheet L200 for planting notes, and planting details.

Transplanting Notes

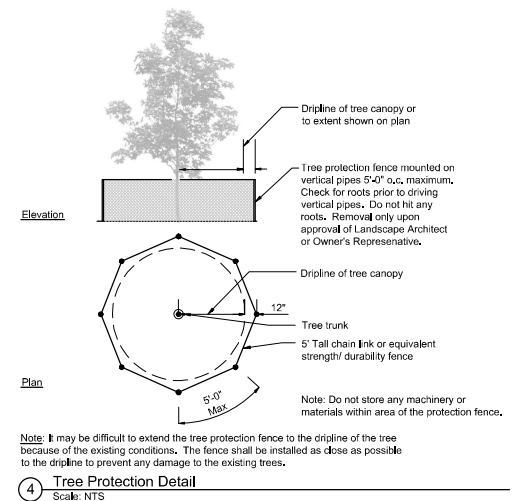
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Entrance B Sign:
Longest length of sign: 10 feet
Required landscape area: 50 square feet
Proposed landscape area: 100 square feet

Square feet of sign face: 57 square feet
Required shrubs: 6 shrubs
Proposed shrubs: 6 shrubs



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Little Turkey Creek Commons
12500 Kingston Pike
Farragut, TN

Preliminary
Not for
Construction

Date: 07.15.20
Job Number: 20-052
Drawn By: PCS/LGG CK'd By: SHP

Rev	Description	Date

Sheet Name:
Planting Notes
and Details

Sheet Number:
L200

Planting Notes

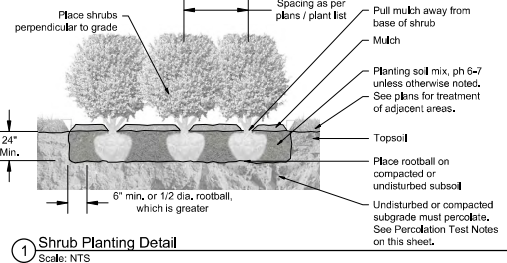
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12. All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
13. Thoroughly water shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
14. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
15. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
16. Contractor to complete work within schedule established by Owner.
17. Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative prior to use on site.

Percolation Test Notes

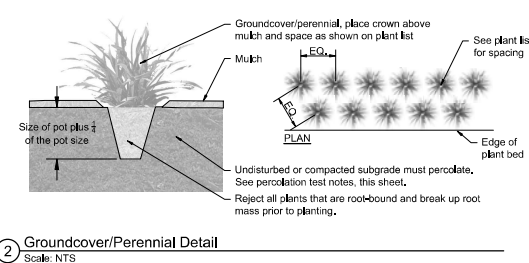
1. Dig a hole 18-24" deep & a minimum of 6" wide.
2. Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
3. Refill hole to within a couple inches of the top.
4. To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level. mark side of hole; or mark soil on side of hole with nail or stick.
5. Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
6. Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

Instructions For Existing Soil Sampling:

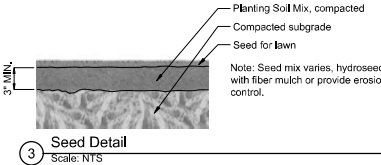
1. Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket. do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
2. A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample. Mark the plan to show soil sample locations.
3. Send samples to Waypoint Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, (901) 213-2400, waypointanalytical.com.
5. Results to be copied to the Owner.



1 Shrub Planting Detail
Scale: NTS



2 Groundcover/Perennial Detail
Scale: NTS



3 Seed Detail
Scale: NTS

DAVID S. REXRODE

Attorney • At • Law



VADAræe's

Salon

for a more beautiful life



BRYAN
INSURANCE GROUP

EXISTING TREES TO REMAIN (TYP.) SEE TREE PRESERVATION AND REMOVAL PLANS (TP-1).

REMAINING LANDS OF
EAST TENNESSEE FAMILY HOMES, LLC
DEED REF.: INST#201309090017139
PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095

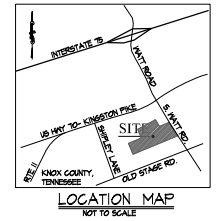
REMAINING LANDS OF
DANIEL VALLELIAN, et al
DEED REF.: INST#201307100002535
PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095.01

RONALD WOODY, et al
DEED REF.: INST#201211300035157
PLAT REF.: PLAT BOOK 9, PAGE 51
CLT MAP 151, PARCEL 098.01

DANIEL VALLELIAN, et al
DEED REF.: INST#2013052000076070
PLAT REF.: PLAT BOOK 9, PAGE 51
CLT MAP 151, PARCEL 098

REMAINING LANDS OF
FRANKLIN WEAVER, et al
DEED REF.: INST#20160810009956
PLAT REF.: PLAT BOOK 9, PAGE 1
CLT MAP 151, PART OF PARCEL 097

REMAINING LANDS OF
JEE ROY RADFORD, et al
DEED REF.: DEED BOOK 1589, PG 595
PLAT REF.: PLAT CAB P, SLIDE 2450
CLT MAP 151, PART OF PARCEL 096.01



SITE VISIBILITY TRIANGLES

SCALE: 1"=40'

OVERALL LANDSCAPE PLAN

SCALE: 1"=40'

CANOPY TREES		UNDERSTORY TREES	
RM RED MAPLE	E ALLEE ELM	JM JAPANESE MAPLE	
SM SUGAR MAPLE	Z EUROPEAN HORNEBEECH	ER EASTERN REDBUD	
Q NUTTALL OAK	JM JAPANESE CRYPTOMERIA	KO KOUSA DOGWOOD	
H SHUMARD OAK	SM SOUTHERN MAGNOLIA	OK OKAME CHERRY	
B BLACK GUM	ER EASTERN RED CEDAR	SB SERVICEBERRY	
A AMERICAN HOLLY	TM TRIDENT MAPLE	SB SWEET BAY MAGNOLIA	
		NS NELLIE STEVENS HOLLY	

NOTES

1. THE PROPERTY IS ZONED PGD. ADJACENT PROPERTIES ARE ZONED C-2, R-2 AND O-1, REQUIRING A 10' BUFFER ON THE EAST SIDE ADJACENT PROPERTY TO THE WEST IS ZONED KNOX COUNTY RD REQUIRING A 30' LANDSCAPE BUFFER.
2. THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT. PROPOSED LANDSCAPING SHALL NOT INTERFERE WITH OR CREATE SHORT OR LONG-TERM MAINTENANCE PROBLEMS ASSOCIATED WITH OVERHEAD OR UNDERGROUND UTILITIES AND SITE LIGHTING.
3. SEE CIVIL DRAWINGS FOR SEDIMENT & EROSION CONTROL BMPs DURING CONSTRUCTION FOR SOIL STABILIZATION.

OVERALL LANDSCAPE PLAN
Kingston Pike Village
Post Road
Farragut, Tennessee



L-1.01

CANOPY TREES

- RM RED MAPLE
- SM SUGAR MAPLE
- Q NUTTALL OAK
- H SHUMARD OAK
- B BLACK GUM
- A AMERICAN HOLLY

- E ALLEE ELM
- Z EUROPEAN HORNBEE
- G JAPANESE CRYPTOMERIA
- S SOUTHERN MAGNOLIA
- EC EASTERN RED CEDAR
- TM TRIDENT MAPLE

UNDERSTORY TREES

- J JAPANESE MAPLE
- R EASTERN REDBUD
- K KOUSSA DOGWOOD
- OK OKAME CHERRY
- S SERVICEBERRY
- SMB SWEET BAY MAGNOLIA
- NS NELLIE STEVENS HOLLY

LARGE EVERGREEN SHRUBBERY

- INDICA AZALEA
- SKY PENCIL HOLLY
- INKBERRY
- DWARF BURFORD HOLLY
- LEATHERLEAF VIBURNUM
- ENGLISH LAUREL

MEDIUM EVERGREEN SHRUBBERY

- DENSIFORMIS YEW
- KURUME AZALEA
- OTTO LUYKEN LAUREL
- CONVEXA HOLLY
- CARISSA HOLLY
- DWL YAUPOH HOLLY
- SOFT TOUCH HOLLY

LARGE DECIDUOUS SHRUBS

- GRAPE MYRTLE
- OAKLEAF HYDRANGEA
- SWEET PEPPERBUSH

MEDIUM DECIDUOUS SHRUBS

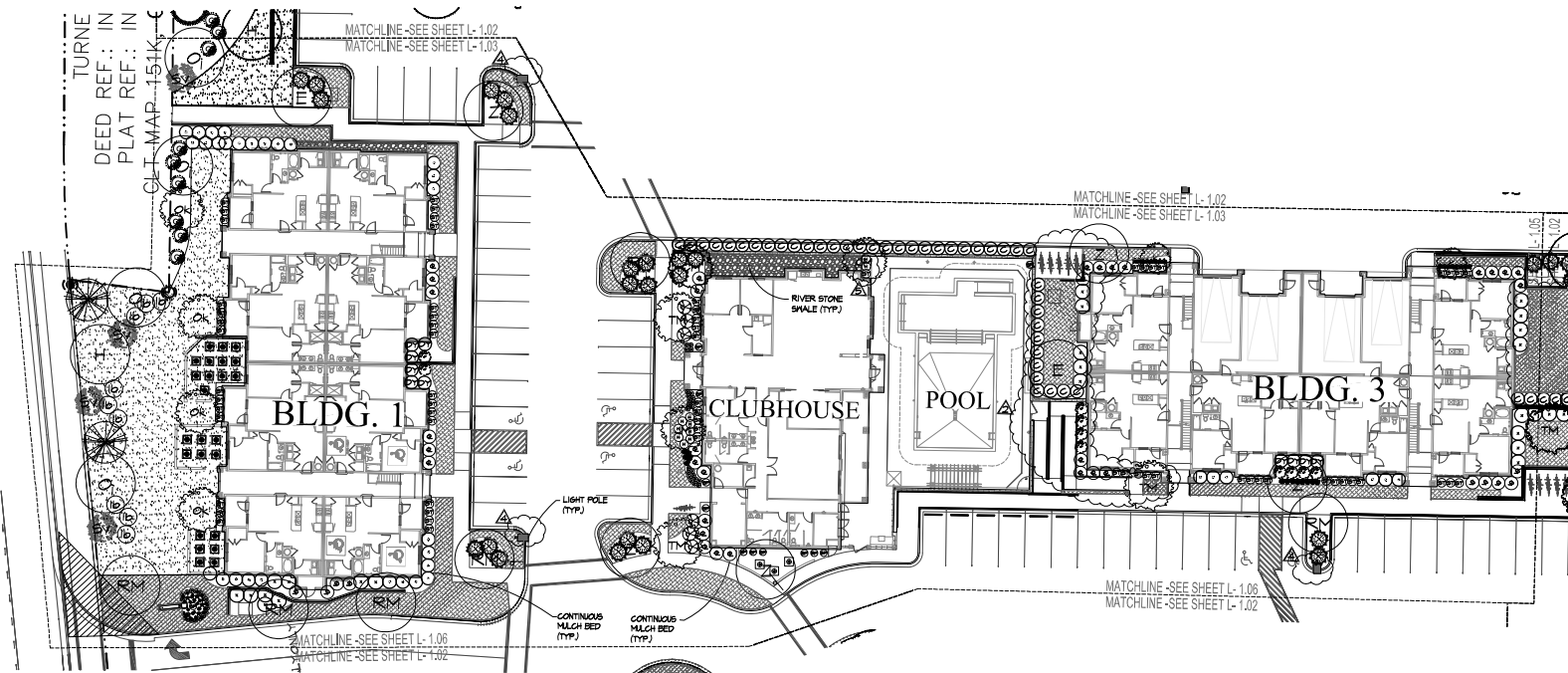
- SWEETSPICE
- HYDRANGEA GRANDIFLORA
- KNOCK OUT ROSE
- DWARF FOTHERGILLA

PERENNIAL PLANTS

- DAYLILY
- HOSTA
- BLACK EYED SUSAN
- SIBERIAN IRIS

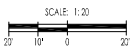
EVERGREEN GROUNDCOVER

- HYBRID FESCUE SOD
- HYBRID FESCUE SEEDLED LAWN



ENLARGED
LANDSCAPE PLAN-BDGS. 1,3 & CLUBHOUSE

SCALE: 1" = 20'



REV 1 2018-06-06 X002
REV 2 2018-10-05
REV 3 2018-10-05
REV 4 2018-10-05
REV 5 2018-10-05
JULY 21, 2018

AA
LANDSCAPE PLAN-BDGS. 1,3 & CLUBHOUSE
Kingston Pike Village
Post Road
Farragut, Tennessee



L-1.02

CANOPY TREES

- RM RED MAPLE
- SM SUGAR MAPLE
- Q NUTTALL OAK
- H SHUMARD OAK
- B BLACK GUM
- A AMERICAN HOLLY

- E ALLEE ELM
- Z EUROPEAN HORNBEEAM
- G JAPANESE CRYPTOMERIA
- S SOUTHERN MAGNOLIA
- EC EASTERN RED CEDAR
- TM TRIDENT MAPLE

UNDERSTORY TREES

- J JAPANESE MAPLE
- R EASTERN REDBUD
- K KOUSSA DOGWOOD
- OK OKAME CHERRY
- S SERVICEBERRY
- SMB SWEET BAY MAGNOLIA
- NS NELLIE STEVENS HOLLY

LARGE EVERGREEN SHRUBBERY

- INDICA AZALEA
- SKY PENCIL HOLLY
- INKBERRY
- DWARF BURFORD HOLLY
- LEATHERLEAF VIBURNUM
- ENGLISH LAUREL

MEDIUM EVERGREEN SHRUBBERY

- DENSIFORMIS YEW
- KURUME AZALEA
- OTTO LUYKEN LAUREL
- CONVEXA HOLLY
- CARISSA HOLLY
- DWL YAUPON HOLLY
- SOFT TOUCH HOLLY

LARGE DECIDUOUS SHRUBS

- GRAPE MYRTLE
- OAKLEAF HYDRANGEA
- SWEET PEPPERBUSH

MEDIUM DECIDUOUS SHRUBS

- SWEETSPICE
- HYDRANGEA GRANDIFLORA
- KNOCK OUT ROSE
- DWARF FOTHERGILLA

PERENNIAL PLANTS

- DAYLILY
- HOSTA
- BLACK EYED SUSAN
- SIBERIAN IRIS

EVERGREEN GROUNDCOVER

- HYBRID FESCUE SOD
- HYBRID FESCUE SEEDED LAWN



REV 1 2016-06-14 K92
REV 2 2016-06-14
REV 3 2016-06-14
REV 4 2016-06-14

JULY 21, 2016

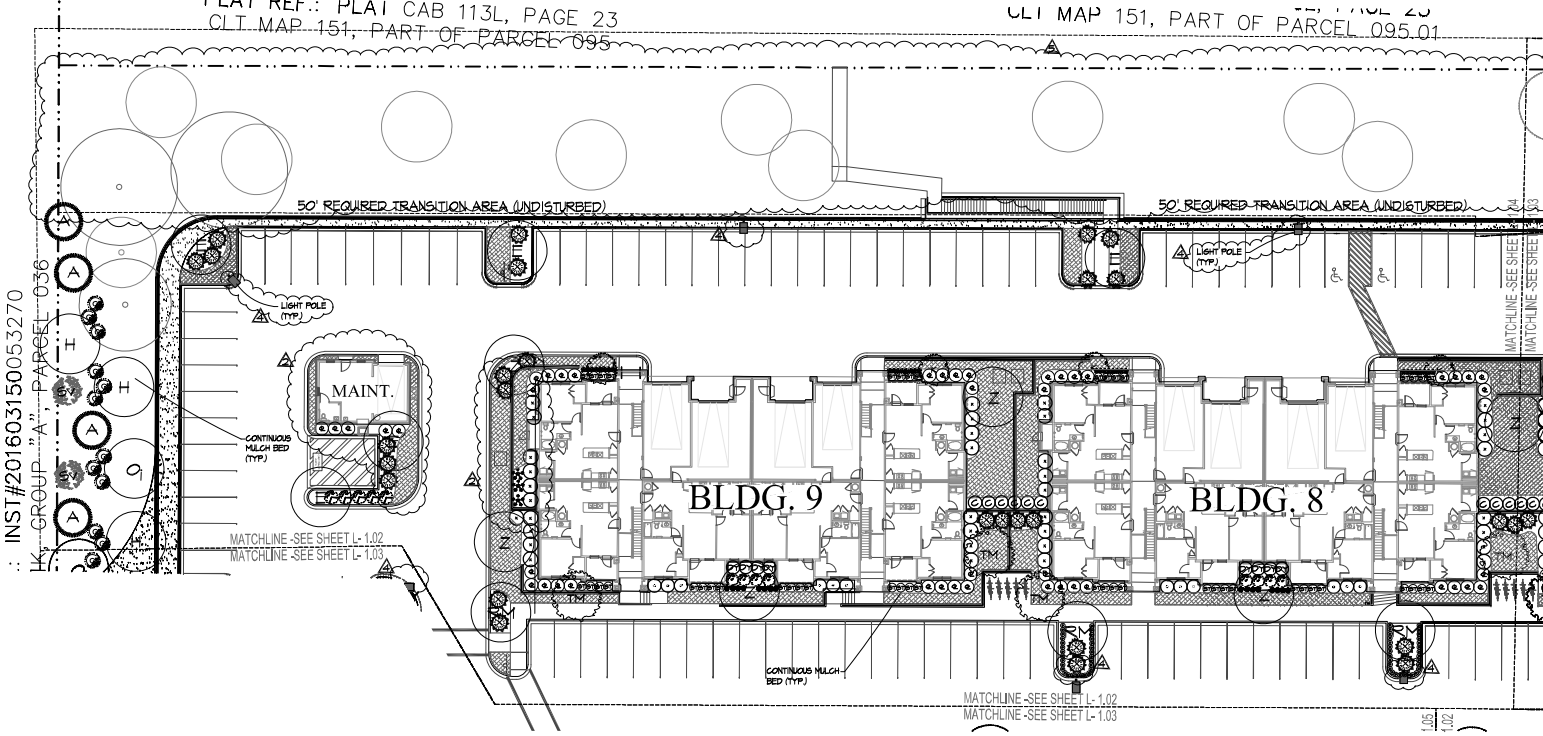
CHANGES LANDSCAPE PLAN- BLDG. 8 & 9 MAINTENANCE
Kingston Pike Village
Post Road
Farragut, Tennessee



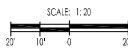
L-1.03

PLAT REF.: PLAT CAB 113L, PAGE 23
CLT MAP 151, PART OF PARCEL 095

CLT MAP 151, PART OF PARCEL 095.01



ENLARGED
LANDSCAPE PLAN- BLDGS. 8,9 & MAINTENANCE
SCALE: 1" = 20'



CANOPY TREES

- RM RED MAPLE
- SM SUGAR MAPLE
- Q NUTTALL OAK
- H SHUMARD OAK
- B BLACK GUM
- A AMERICAN HOLLY

- E ALLEE ELM
- Z EUROPEAN HORNBEE
- G JAPANESE CRYPTOMERIA
- S SOUTHERN MAGNOLIA
- EC EASTERN RED CEDAR
- TM TRIDENT MAPLE

UNDERSTORY TREES

- J JAPANESE MAPLE
- R EASTERN REDBUD
- K KOUSSA DOGWOOD
- OK OKAME CHERRY
- S SERVICEBERRY
- SB SWEET BAY MAGNOLIA
- NS NELLIE STEVENS HOLLY

LARGE EVERGREEN SHRUBBERY

- INDICA AZALEA
- SKY PENCIL HOLLY
- INKBERRY
- DWARF BURFORD HOLLY
- LEATHERLEAF VIBURNUM
- ENGLISH LAUREL

MEDIUM EVERGREEN SHRUBBERY

- DENSIFORMIS YEW
- KURUME AZALEA
- OTTO LUYKEN LAUREL
- CONVEXA HOLLY
- CARISSA HOLLY
- DW. YAUPOH HOLLY
- SOFT TOUCH HOLLY

LARGE DECIDUOUS SHRUBS

- GRAPE MYRTLE
- OAKLEAF HYDRANGEA
- SWEET PEPPERBUSH

MEDIUM DECIDUOUS SHRUBS

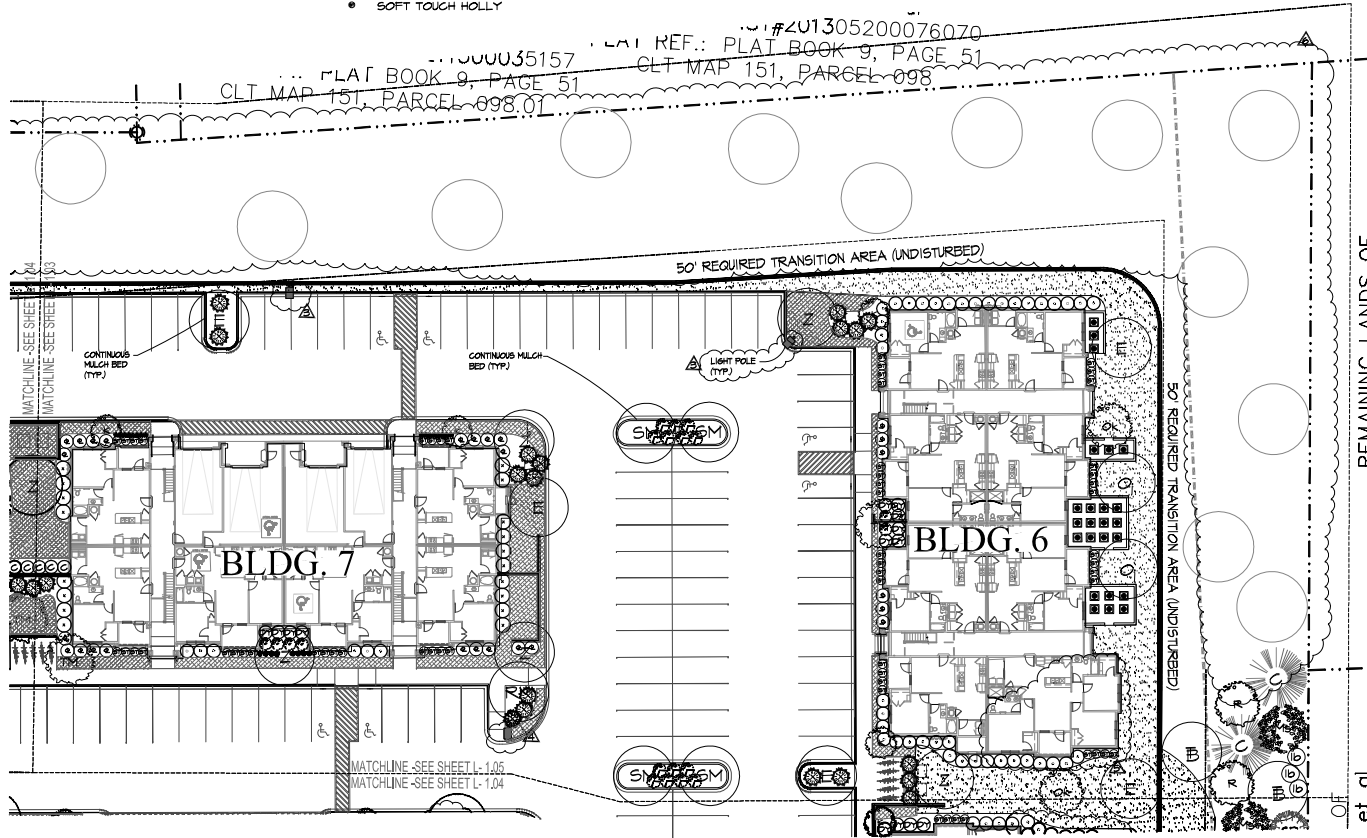
- SWEETSPIRE
- HYDRANGEA GRANDIFLORA
- KNOCK OUT ROSE
- DWARF FOTHERGILLA

PERENNIAL PLANTS

- DAYLILY
- HOSTA
- BLACK EYED SUSAN
- SIBERIAN IRIS

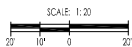
EVERGREEN GROUNDCOVER

- HYBRID FESCUE SOD
- HYBRID FESCUE SEEDED LAWN



ENLARGED
LANDSCAPE PLAN-BLDGS. 6 & 7

SCALE: 1" = 20'



NO.	DATE	DESCRIPTION
1	07/21/2018	REVISION
2	07/21/2018	REVISION
3	07/21/2018	REVISION
4	07/21/2018	REVISION
5	07/21/2018	REVISION
6	07/21/2018	REVISION
7	07/21/2018	REVISION
8	07/21/2018	REVISION
9	07/21/2018	REVISION
10	07/21/2018	REVISION

REVISIONS
JULY 21, 2018
PDI ARCHITECTURE
KINGSTON PLACE VILLAGE
1001
FARRAGUT, TENNESSEE



1-11-18
L-104

CANOPY TREES

- RM RED MAPLE
- SM SUGAR MAPLE
- Q NUTTALL OAK
- H SHUMARD OAK
- B BLACK GUM
- A AMERICAN HOLLY

- E ALLEE ELM
- Z EUROPEAN HORNBEE
- G JAPANESE CRYPTOMERIA
- S SOUTHERN MAGNOLIA
- EC EASTERN RED CEDAR
- TM TRIDENT MAPLE

UNDERSTORY TREES

- J JAPANESE MAPLE
- R EASTERN REDBUD
- K KOUSSA DOGWOOD
- OK OKAME CHERRY
- S SERVICEBERRY
- SB SWEET BAY MAGNOLIA
- NS NELLIE STEVENS HOLLY

LARGE EVERGREEN SHRUBBERY

- INDICA AZALEA
- SKY PENCIL HOLLY
- INKBERRY
- DWARF BURFORD HOLLY
- LEATHERLEAF VIBURNUM
- ENGLISH LAUREL

MEDIUM EVERGREEN SHRUBBERY

- DENSIFORMIS YEW
- KURUME AZALEA
- OTTO LUYKEN LAUREL
- CONVEXA HOLLY
- CARISSA HOLLY
- DWL YAUPOH HOLLY
- SOFT TOUCH HOLLY

LARGE DECIDUOUS SHRUBS

- CM GRAPE MYRTLE
- OK OAKLEAF HYDRANGEA
- SWEET PEPPERBUSH

MEDIUM DECIDUOUS SHRUBS

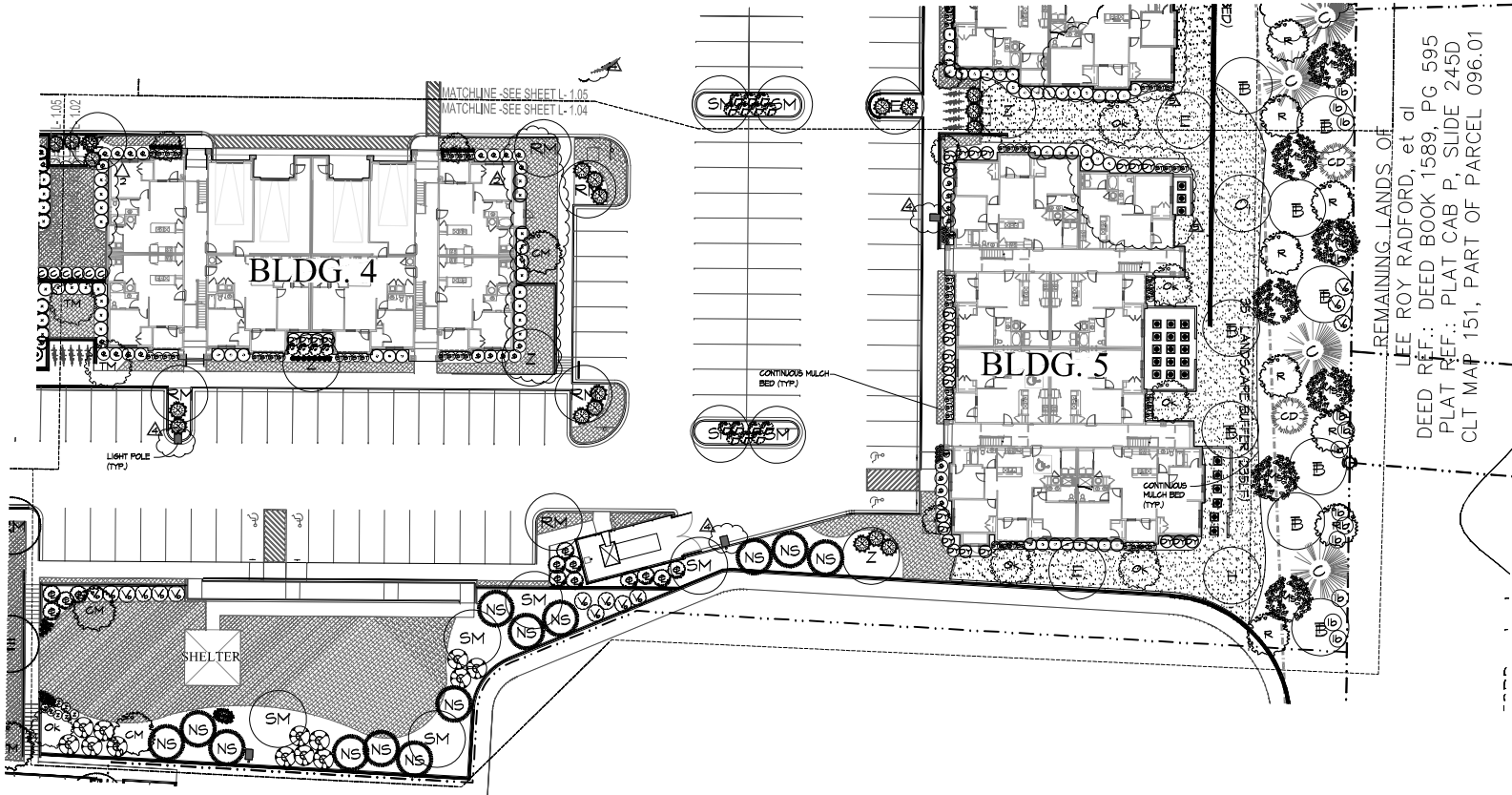
- SWEETSPIRE
- HYDRANGEA GRANDIFLORA
- KNOCK OUT ROSE
- DWARF FOTHERGILLA

PERENNIAL PLANTS

- DAYLILY
- HOSTA
- BLACK EYED SUSAN
- SIBERIAN IRIS

EVERGREEN GROUNDCOVER

- HYBRID FESCUE SOD
- HYBRID FESCUE SEEDING LAWN



ENLARGED
LANDSCAPE PLAN- BLDGS. 4 & 5
SCALE: 1" = 20'

SCALE: 1" = 20'



REV 1 2018-06-14 ADD 2
REV 2 2018-09-05
REV 3 2018-09-05
REV 4 2018-09-05
REV 5 2018-02-24
JULY 21, 2018

EXCERPT LANDSCAPE PLAN SHEET 1.3
Kingston Pike Village
Post Road
Farragut, Tennessee



1-105



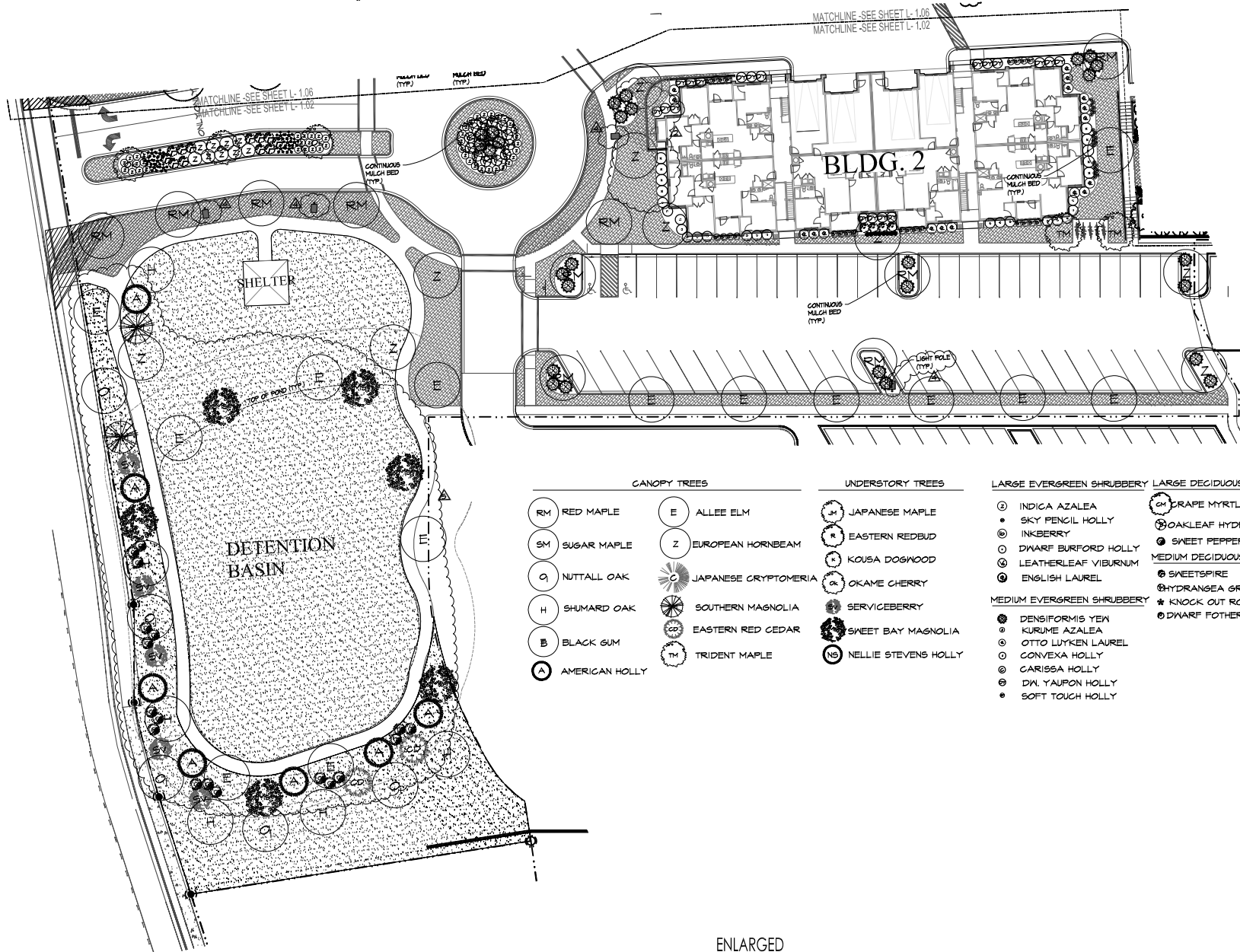
Y 27, 2018



LANDSCAPE PLAN - BLDG 2 & ENTRANCE

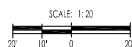


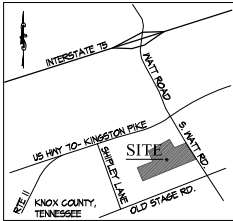
7-21-19



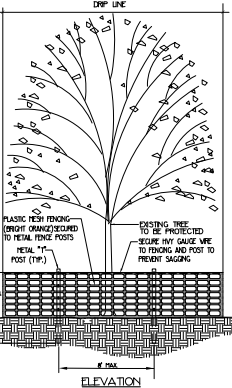
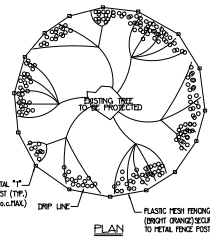
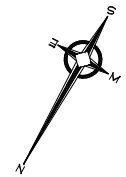
ENLARGED
LANDSCAPE PLAN- BLDG. 2 & ENTRANCE

SCALE : 1" = 20'

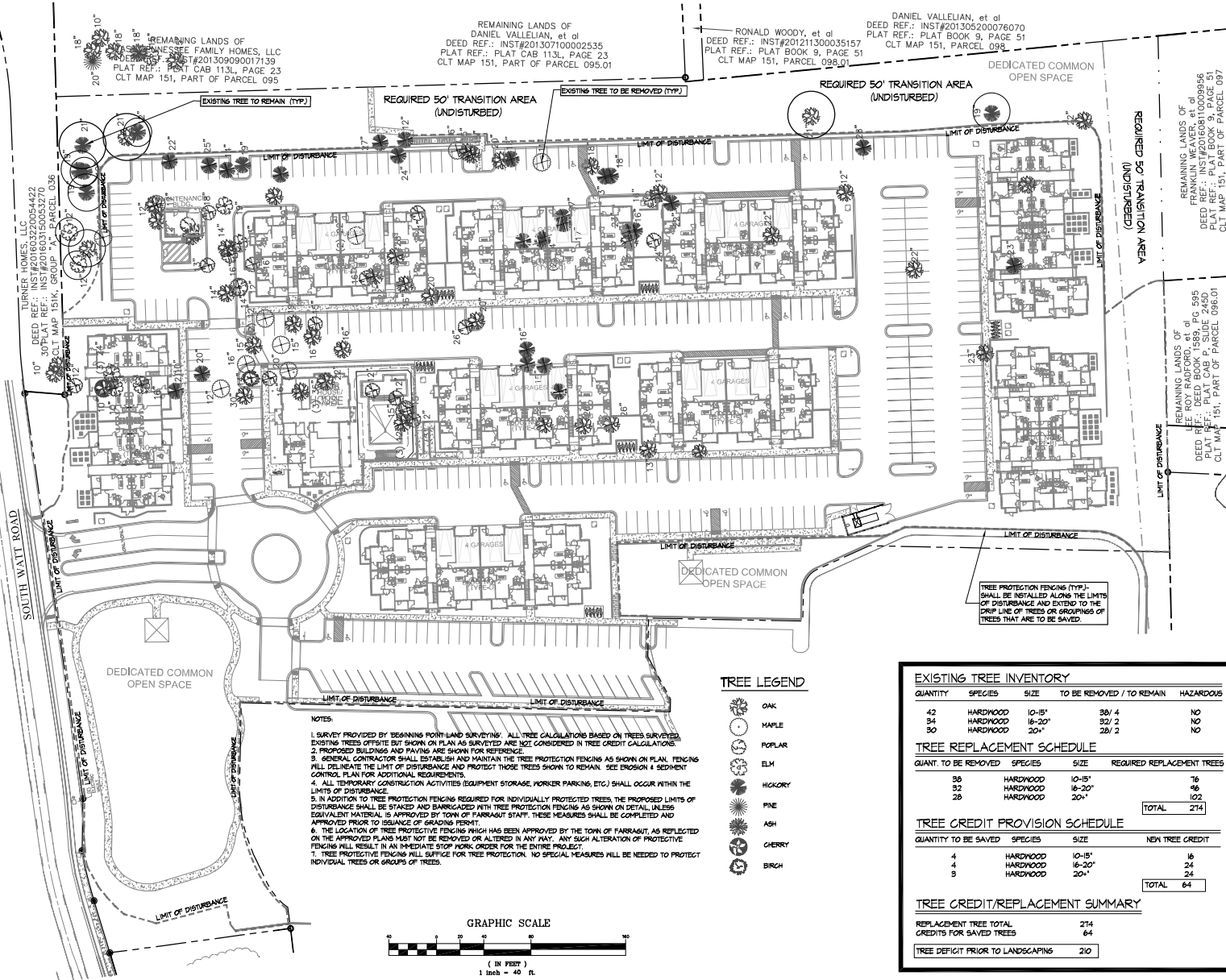




LOCATION MAP
NOT TO SCALE



TREE PROTECTION FENCING DETAIL
NO SCALE



JULY 27, 2016

Kingston Pike Village
West Road
Farragut, Tennessee



TP-1