



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Tuesday, February 23, 2021
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 February 22nd to be included in the record of the meeting. For questions please e-mail Bart Hose at bhose@townoffarragut.org, Holley Marlowe at hmarlowe@townoffarragut.org or Mark Shipley at mshipley@townoffarragut.org.

1. Approval of minutes for the January 26, 2021 meeting.
2. Review of individual tenant panel(s) (ground sign) for Admirals Dough-Joe located at 11665 Parkside Drive.
3. Review of individual tenant panel(s) (ground sign) for Evolve Smoke Shop located at 715 N. Campbell Station Road.
4. Review of individual tenant panel(s) (ground sign) for Knoxville Orthodontics located at 11213 West Point Drive.
5. Review of a landscape plan for Kingston Pike Village – Phase II (Grocery & Shops), 13140 Kingston Pike.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, February 23, 2021 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the January 26, 2021 meeting

2. Ground Mounted Sign Applications

a) Admiral's Dough-Joe (Tenant Panel) – 11665 Parkside Drive

Tenant panel(s) located at 11665 Parkside Dr.

Admiral's Dough-Joe is requesting approval for a tenant panel installation on an existing monument ground sign located at 11665 Parkside Drive.

The tenant panel sign face appears legible and the staff recommends approval.

b) Evolve Smoke Shop (Tenant Panel) – 715 N. Campbell Station Road

Tenant panel(s) located at 715 North Campbell Station Rd.

Evolve Smoke Shop is requesting approval for a tenant panel installation on an existing monument ground sign located at 715 N. Campbell Station Rd.

The tenant panel sign face appears legible and the staff recommends approval.

c) Knoxville Orthodontics (Tenant Panel) – 11213 West Point Drive

Tenant panel(s) located at 11213 West Point Dr.

Knoxville Orthodontics is requesting approval for a tenant panel installation on an existing monument ground sign located at 11213 West Point Dr.

The tenant panel sign face appears legible given the size of the panel. The staff can recommend approval with a note to ensure that the actual lettering color is dark enough to provide good contrast against the background.

3. Landscape Plan Applications

a) Kingston Pike Village – Phase II - 13140 Kingston Pike

Landscape Plan for Kingston Pike Village – Phase II (Grocery & Shops) located at 13140 Kingston Pike.

This item involves a landscape plan for Phase II of the Kingston Pike Village development located at 13140 Kingston Pike. The Phase II plan covers the proposed grocery and related fuel station, main parking lots, and two freestanding commercial buildings located along the Kingston Pike frontage. The landscape plan for Phase I of the development, which included an apartment complex, was approved in July 2020.

The plan includes extensive landscaping and appears to address the Town's requirements, including shade trees, parking lot areas, and building/parking lot interface areas. Please also note that the applicants cannot practically locate 25 percent of the required shade trees in the front yard because of the site's limited frontage on Kingston Pike and the location of the two retail buildings. The ordinance does, however, provide for an exception to this where there are no parking lots or accessways located between the buildings and the street.

The staff recommends approval of the plan subject to:

1. Adding some evergreen screening around the dumpster enclosure located at the rear of the parking lot (SE corner) behind the two retail buildings;
2. Substituting Winter King Hawthorn or a mix of Winter King Hawthorn and Trident Maples for the eight Armstrong Red Maples located near the overhead power lines in front of the two retail shops; and
3. Verifying that the proposed TuffTrack Paver section noted on Page L.105 of the plan is acceptable to the Fire Marshal and consistent with the approved site plan.

Note: If approved, the Board will be allowing the use of the Winter King Hawthorn and the remaining Armstrong Red Maples on the plan as shade tree substitutions as permitted under the regulations.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, January 26, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Cindy Hollyfield, Alderman Ron Pinchok, Brittany Moore, Derek Wright, Randy Armstrong, Jeanie Stow, and Youth Representative Jake Rogers.

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

1. Minutes:

A motion was made by Cindy Hollyfield to approve the December 15, 2020 minutes as submitted. The motion was seconded by Brittany Moore and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Reissing Health Family Chiropractic (Tenant Panel) – 11657 Parkside Drive

Tenant panel located at 11657 Parkside Drive.

Reissing Health Family Chiropractic requested approval for a tenant panel on an existing monument ground sign located at 11657 Parkside Drive.

The staff noted that the panel appeared to be legible and recommended approval.

Cindy Hollyfield made a motion to approve the sign panel as presented and Alderman Pinchok seconded the motion. A roll call vote was conducted, and it passed unanimously.

3. Landscape Plan Applications:

a) Existing Commercial Site (formerly Blockbuster Video) - 11135 Kingston Pike

Landscape Plan for an existing commercial site/center (formerly Blockbuster Video) located at 11135 Kingston Pike.

This item involved a revised landscape plan for the former Blockbuster Video commercial center located at 11135 Kingston Pike. The applicant proposed the removal and subsequent replacement of a number of the existing trees in the development. The proposed plan covered the property frontage, main parking lot, and portions of the side yards. No work was proposed behind the buildings.

The staff reviewed the plan and recommended approval subject to the following:

1. Correcting the plan and all calculations to clearly meet/reflect the one shade tree per 2500 square feet of improvements on a total lot coverage basis;



2. Correcting the Plant Key table to reflect that Eastern Hop Hornbeam is not listed as a qualifying shade tree on the Town's recommended tree list;
3. Modifying Planting Note 11 to indicate that any/all plant substitutions require Town staff approval;
4. Updating the plan's title block to list the parcel's address as 11135 Kingston Pike. This is the address listed by KGIS; and
5. Clarify/note that no trees are being removed and no changes are being made at the rear of the site behind the buildings.

The Board discussed the plan. Ms. Moore questioned the location of the three Eastern Hop Hornbeam at the development's entrance relative to the existing ground sign. She questioned the possible effect of the trees on sign visibility.

Alderman Pinchok made a motion to approve the plan subject to staff's recommendation and asking the applicant to review the plan to assure that the proposed trees at the entrance do not block the sign from view. Mr. Wright seconded the motion. A roll call vote was conducted, and it passed with six members voting in favor. One other member apparently lost audio and no vote was recorded.

Meeting adjourned at 7:25pm



New replacement tenant panels for monument sign shown.
Panels have printed / laminated contour cut translucent graphics.
Monument is double sided

*Production will not begin until you approve your proof. Please verify wording, spelling, art and sizes are correct before approving. Please note, once approved that you will be responsible for remake costs should any errors be found after production begins. Colors portrayed on this proof may differ from final product due to most monitors not being color calibrated. There is no charge for the first proof, however any changes beyond the second proof may be subject to set up / desktop fees. Thank you!

SIGNS N SUCH
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DATE: 1-18-2021
LOCATION: Knoxville
SALES REP: D. Hutchison
DRAWN BY: D. Hutchison
PAGE: (1) of (1)

**AVERAGE CONSTRUCTION TIMES
AFTER PERMIT IS APPROVED IS
15-20 BUSINESS DAYS. SIGN
CONSTRUCTION CAN NOT BEGIN
UNTIL PERMIT IS APPROVED.**

Approved By: _____

Date: _____

Size: noted

Material: broken edge alum

Quantity: 2

Comments: -

Work Order #: 28849TA

☐ Digital print

● Vinyl

☐ Other

file location: 20/E/Evolve Smoke Shop/28849 channel letters/

24.5 in

54.0 in



Qty 2 - Custom pylon sign faces , broken edge alum. & black vinyl: \$- ea

ALLEN
SIGN
SOUTH
800 573-3524
2408 CHAPMAN HWY.
FAX 579-0356

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Client: Evolve Smoke Shop

Date: 2-12-21 Price: \$ -

Ph/Email: evolve8smoke@gmail.com

Drawn by: Zach Wooliver

Title: Evolve pylon faces

Approved by: _____ Date: _____

NOTE: The job will not proceed without a signed approval

THE KNOXVILLE ORTHODONTICS PANEL, IS IDENTICAL TO FARRAGUT ORAL SURGERY. DIE-CUT GRAPHICS WILL BE PLACED ON THE SAME BACKGROUND PANELING AS FARRAGUT ORAL SURGERY. THE PANELS ARE THE EXACT SAME COLOR. THE PHOTO IS NOT AN ACCURATE COLOR REPRESENTATION DUE TO SUN AND LIGHTING.

11213



Farragut Oral Surgery
& Implant Center, P.C.
Joshua A. Campbell, D.D.S.

KNOXVILLE 
ORTHODONTICS

Kristin Knierim, DDS, MSD | Monica Ginart, DMD, MS

59" wide

16" high

KNOXVILLE 
ORTHODONTICS

Kristin Knierim, DDS, MSD | Monica Ginart, DMD, MS

NOTES:

-
- BUILDING-PARKING LANDSCAPING**
- ADJACENT
AL IN EITHER LOUDEN
N OF FARRAGUT. NO
- SISTENT WITH THE
ED WITH THIS PROJECT.
OT INTERFERE WITH OR
INTENANCE PROBLEMS
UNDERGROUND UTILITIES
- ENT & EROSION CONTROL
OIL STABILIZATION.
- JOSEPH ARICO, et al
DEED REF: DEED BOOK 2087, PG 598
PLAT REF: INST#200404360100190
PARCEL 082
- SODDED LAWN (TYP.)
- SEEDED LAWN (TYP.)
- LANDSCAPED AREA TO BE COUNTED TOWARD
LANDSCAPING BETWEEN BUILDINGS AND ADJACENT
PARKING LOTS AND ACCESS WAYS. (TYPICAL)
SEE ENLARGED PLANS FOR EXACT LANDSCAPING
- S. WATT ROAD
(80' RIGHT-OF-WAY)
PLAT C&S, SIDE
194-C
- SITE VISIBILITY
TRIANGLE (TYP.)
- GAS-N-GO
- GROCERY STORE
UNDERGROUND DETENTION
- RETAIL SHOPS
10,947 SF
- RETAIL SHOPS
10,947 SF
- SHOPS "B"
UNDERGROUND DETENTION
- NO TREE PRESERVATION PLANS ARE
REQUIRED FOR THIS PHASE. GRADING OF
ENTIRE SITE AND TREE PRESERVATION WAS
ADDRESSED IN PHASE ONE (MULTI-FAMILY
PHASE) AND REQUIRED TREE CREDITS WERE
PLANTED IN PHASE ONE DEVELOPMENT.
- KINGSTON PIKE
- SHEET L-1.02
- SHEET L-1.03
- SHEET L-1.04
- GORDON SHARP

SCALE: 1" = 40'

SCALE: 1:40

A horizontal scale bar with tick marks at 40', 20', 0, and 40'. The bar is divided into segments by these tick marks. The segments from 40' to 20' and from 0 to 40' are solid black. The segment from 20' to 0 is white with a black outline.

CANOPY TREES

- | | | | |
|----|-----------------------|----|----------------------|
| RM | 'ARMSTRONG' RED MAPLE | E | ALLEE ELM |
| SM | SUGAR MAPLE | EH | EUROPEAN HORNBEAM |
| Q | NUTTALL OAK | C | JAPANESE CRYPTOMERIA |
| H | SHUMARD OAK | M | SOUTHERN MAGNOLIA |
| B | BLACK GUM | CD | EASTERN RED CEDAR |
| A | AMERICAN HOLLY | TM | TRIDENT MAPLE |

UNDERSTORY TREES

- | | |
|-----|----------------------|
| R | EASTERN REDBUD |
| K | KOUSSA DOGWOOD |
| OK | OKAME CHERRY |
| SBM | SWEET BAY MAGNOLIA |
| NS | NELLIE STEVENS HOLLY |

LARGE EVERGREEN SHRUBBERY

- | | |
|---|----------------------|
| ② | INDICA AZALEA |
| • | SKY PENCIL HOLLY |
| ① | INKBERRY |
| ① | DWARF BURFORD HOLLY |
| ① | LEATHERLEAF VIBURNUM |
| ② | ENGLISH LAUREL |

MEDIUM EVERGREEN SHRUBBERY

- | | |
|---|--------------------|
| • | DENSIFORMIS YEN |
| ① | KURUME AZALEA |
| ① | OTTO LUYKEN LAUREL |
| ① | CONVEXA HOLLY |
| ② | CARISSA HOLLY |
| ② | DW. YAUPON HOLLY |
| • | SOFT TOUCH HOLLY |

LARGE DECIDUOUS SHRUBS

- | | |
|----|-------------------|
| CM | GRAPE MYRTLE |
| • | OAKLEAF HYDRANGEA |
| • | SWEET PEPPERBUSH |

MEDIUM DECIDUOUS SHRUBS

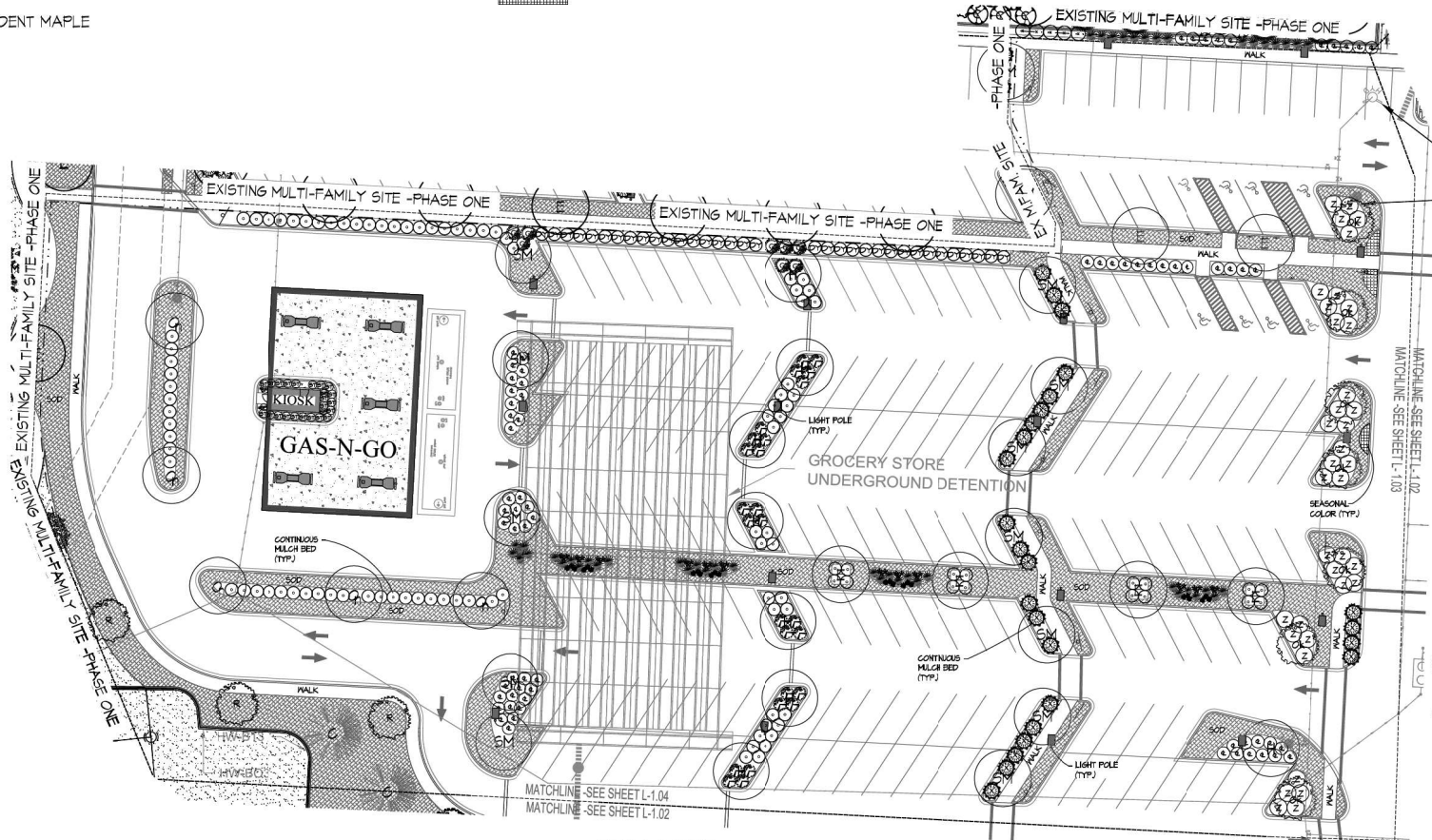
- | | |
|---|-----------------------|
| • | SWEETSPIRE |
| • | HYDRANGEA GRANDIFLORA |
| • | KNOCK OUT ROSE |
| • | DWARF FOTHERGILLA |
| • | MSCANTHUS GRACILLIMUS |

PERENNIAL PLANTS

- BLACK EYED SUSAN
- SIBERIAN IRIS
- DAYLILY
- HOSTA
- BIG BLUE LIRIOPE

EVERGREEN GROUNDCOVER

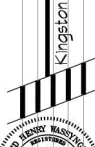
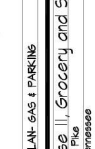
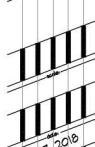
- | | |
|---|----------------------------|
| • | HYBRID FESCUE SOD |
| • | HYBRID FESCUE SEEDING LAWN |
| • | SEASONAL COLOR |



ENLARGED
LANDSCAPE PLAN- GAS & PARKING

SCALE: 1" = 20'

SCALE: 1" = 20'



CANOPY TREES

RM	"ARMSTRONG" RED MAPLE	E	ALLEE ELM
SM	SUGAR MAPLE	EH	EUROPEAN HORNBEAM
Q	NUTTALL OAK	C	JAPANESE CRYPTOMERIA
H	SHUMARD OAK	SM	SOUTHERN MAGNOLIA
B	BLACK GUM	CD	EASTERN RED CEDAR
A	AMERICAN HOLLY	TM	TRIDENT MAPLE

UNDERSTORY TREES

R	EASTERN REDBUD
K	KOUZA DOGWOOD
OK	OKAME CHERRY
SBM	SWEET BAY MAGNOLIA
NS	NELLIE STEVENS HOLLY

LARGE EVERGREEN SHRUBBERY

Z	INDICA AZALEA
SP	SKY PENCIL HOLLY
IB	INKBERRY
DB	DWARF BURFORD HOLLY
LV	LEATHERLEAF VIBURNUM
EL	ENGLISH LAUREL

MEDIUM EVERGREEN SHRUBBERY

D	DENSIFORMIS YEW
K	KURUME AZALEA
OL	OTTO LUYKEN LAUREL
CH	CONVEXA HOLLY
CR	CARISSA HOLLY
DA	DW. YAUPOH HOLLY
ST	SOFT TOUCH HOLLY

LARGE DECIDUOUS SHRUBS

CM	GRAPE MYRTLE
OH	OAKLEAF HYDRANGEA
SP	SWEET PEPPERBUSH

MEDIUM DECIDUOUS SHRUBS

SP	SWEETSPIRE
GF	HYDRANGEA GRANDIFLORA
KOR	KNOCK OUT ROSE
DF	DWARF FOTHERGILLA
MG	MISCANTHUS GRACILLIMUS

PERENNIAL PLANTS

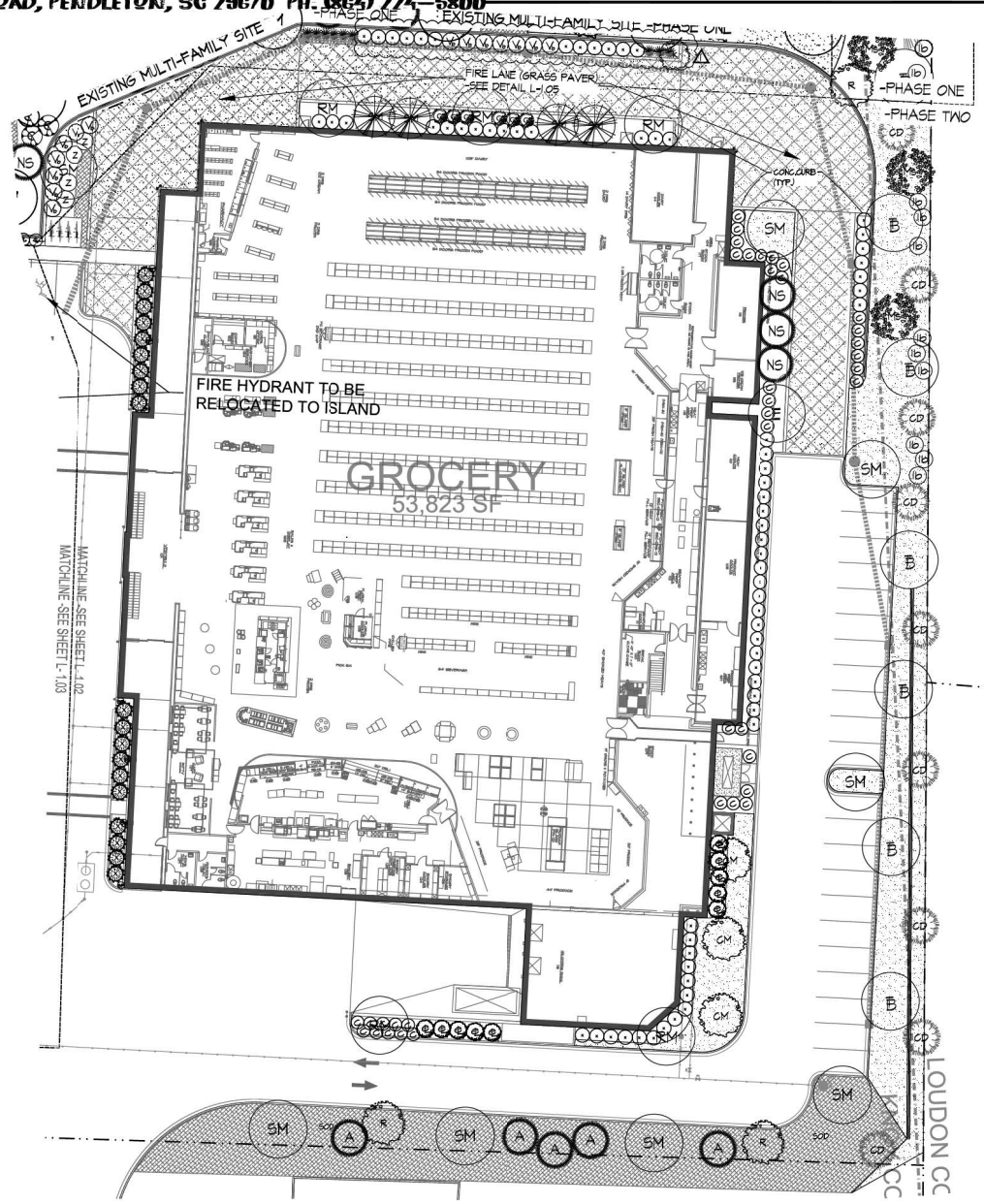
- BLACK EYED SUSAN
- SIBERIAN IRIS
- DAYLILY
- HOSTA
- BIG BLUE LIRIOPE

EVERGREEN GROUNDCOVER

HS	HYBRID FESCUE SOD
HL	HYBRID FESCUE SEEDING LAWN
SC	SEASONAL COLOR



SCALE: 1"=20'



ENLARGED
LANDSCAPE PLAN- GROCERY

SCALE: 1"=20'

SHEET 3 of 5



JULY 21, 2016

ENLARGED LANDSCAPE PLAN- GROCERY
Kingston Pike Village - Phase II, Grocery and Shops
Kingston Pike
Forrest, Tennessee



L-103

LARGE EVERGREEN SHRUBBERY

- (Z) INDICA AZALEA
- (S) SKY PENCIL HOLLY
- (B) INKBERRY
- (D) DWARF BURFORD HOLLY
- (V) LEATHERLEAF VIBURNUM
- (E) ENGLISH LAUREL

MEDIUM EVERGREEN SHRUBBERY

- (S) DENSIFORMIS YEW
- (S) KURUME AZALEA
- (O) OTTO LUYKEN LAUREL
- (C) CONVEXA HOLLY
- (C) CARISSA HOLLY
- (D) DW. YAUPOH HOLLY
- (S) SOFT TOUCH HOLLY

UNDERSTORY TREES

- (R) EASTERN REDBUD
- (K) KOUSA DOGWOOD
- (OK) OKAME CHERRY
- (S) SWEET BAY MAGNOLIA
- (NS) NELLIE STEVENS HOLLY

CANOPY TREES

- | | |
|----------------------------|--------------------------|
| (RM) "ARMSTRONG" RED MAPLE | (E) ALLEE ELM |
| (SM) SUGAR MAPLE | (EH) EUROPEAN HORNBEEAM |
| (Q) NUTTALL OAK | (C) JAPANESE CRYPTOMERIA |
| (H) SHUMARD OAK | (S) SOUTHERN MAGNOLIA |
| (B) BLACK GUM | (CD) EASTERN RED CEDAR |
| (A) AMERICAN HOLLY | (TM) TRIDENT MAPLE |

LARGE DECIDUOUS SHRUBS

- (CM) CRAPE MYRTLE
- (S) OAKLEAF HYDRANGEA
- (S) SWEET PEPPERBUSH

MEDIUM DECIDUOUS SHRUBS

- (S) SWEETSPIRE
- (S) HYDRANGEA GRANDIFLORA
- (S) KNOCK OUT ROSE
- (S) DWARF FOTHERGILLA
- (S) MISCANTHUS GRACILLIMUS

PERENNIAL PLANTS

- BLACK EYED SUSAN
- SIBERIAN IRIS
- DAYLILY
- HOSTA
- BIG BLUE LIRIOPE

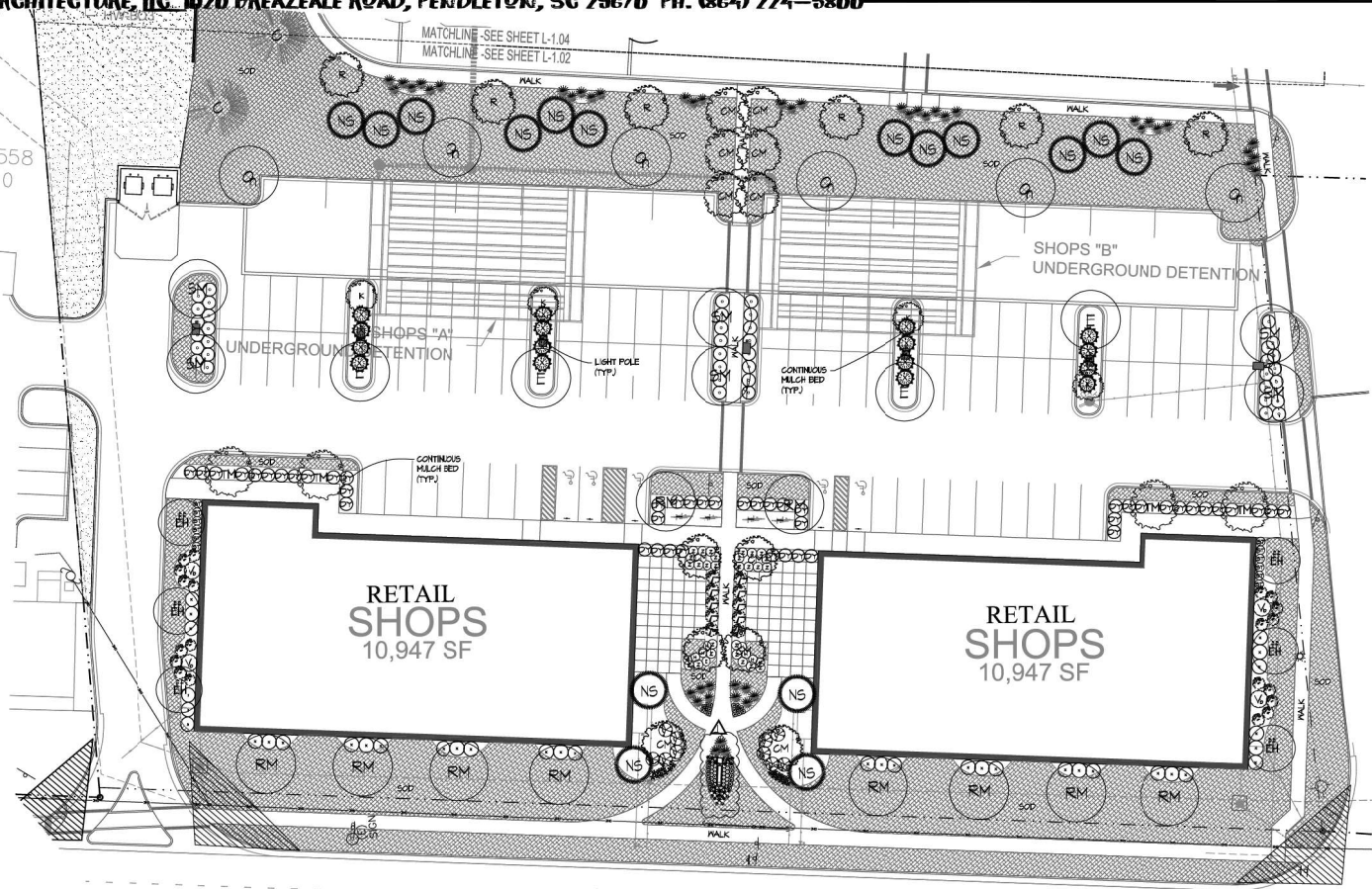
EVERGREEN GROUNDCOVER

- HYBRID FESCUE SOD
- HYBRID FESCUE SEEDD LAWN
- SEASONAL COLOR

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558
90



KINGSTON PIKE

ENLARGED
LANDSCAPE PLAN- RETAIL AREA

SCALE: 1" = 20'



REVISED LAYOUT
JULY 21, 2016

ENLARGED LANDSCAPE PLAN- RETAIL AREA
Kingston Pike Village - Phase II, Grocery and Shops
Kingston Pike
Farragut, Tennessee

ENLARGED LANDSCAPE PLAN- RETAIL AREA
Kingston Pike Village - Phase II, Grocery and Shops
Kingston Pike
Farragut, Tennessee



L-1.04

PLANT SCHEDULE

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	SPACING	ROOT/CONT	NOTES	PLANT TYPE	USE
RM	3	ARMSTRONG'S RED MAPLE	ACER RUBRUM 'ARMSTRONG'	2' GAL.	AS SHOWN	B&B		CANOPY TREE	8-SHADE PARKING
BM	26	BONFIRE SUGAR MAPLE	ACER SACHARUM	2' GAL.	AS SHOWN	B&B		CANOPY TREE	8-SHADE PARKING
G	3	JAPANESE CORYMBERIA	CORYMBERIA JAPONICA	6' HST.	AS SHOWN	B&B		FULL SPECIMEN	PARKING
A	3	AMERICAN HOLLY	ILEX OPACA	6' HST.	AS SHOWN	B&B		FULL SPECIMEN	PARKING
H	9	SHAWNEE OAK	QUERCUS SHAWNEE	2' GAL.	AS SHOWN	B&B		CANOPY TREE	8-SHADE PARKING
BM	4	LITTLE SEM. SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE SEM'	6' HST.	AS SHOWN	B&B		FULL SPECIMEN	PARKING
TB	6	BLACK GUM	NYSSA SYLVATICA	2' GAL.	AS SHOWN	B&B		CANOPY TREE	8-SHADE PARKING
O	11	NUTTALL OAK	QUERCUS NUTTALL	2' GAL.	AS SHOWN	B&B		CANOPY TREE	11-SHADE PARKING
E	11	ALLISE ELM	ULMUS PARVIFLORA EMER II 'ALLISE'	2' GAL.	AS SHOWN	B&B		CANOPY TREE	PARKING
NC	4	RED CEDAR	JUNIPERUS VIRGINIANA	6' HST.	AS SHOWN	B&B		FULL SPECIMEN	PARKING
EH	6	EUROPEAN HORSEBEAM	CAMPANUS BETULUS 'FRANZ FONTAINE'	2' GAL.	AS SHOWN	B&B		CANOPY TREE	PARKING
TOTAL SHADE TREES: 11									
TM	4	TRIDENT MAPLE	ACER BURSERIANUM	2' GAL.	AS SHOWN	B&B		SINGLE-STEM	UNDERSTORY TREE
R	11	RED BUD	CEGUS CANADENSIS	8' HST.	AS SHOWN	B&B		MULTI-STEM	UNDERSTORY FLAT TREE
K	3	KOUSA DOGWOOD	CORNUS KOUSA	8' HST.	AS SHOWN	B&B		MULTI-STEM	UNDERSTORY FLAT TREE
NS	12	NELLIE STEVENS HOLLY	ILEX NELLIE STEVENS	6' HST.	AS SHOWN	B&B		FULL SPECIMEN	UNDERSTORY E&T TREE
MS	2	SHRETT BAY MAGNOLIA	MAGNOLIA VIRGINIANA	6' HST.	AS SHOWN	B&B		MULTI-STEM	UNDERSTORY FLAT TREE
OK	7	OKRAE GINKGO	FRAXUS X OKRAE	2' GAL.	AS SHOWN	B&B		MULTI-STEM	UNDERSTORY FLAT TREE

OV	1	BLOXN' GRAPE MYRTLE	LAGENSTROMIA INDICA BLOXN'	8' HST.	AS SHOWN	B&B		MULTI-STEM	LARGE DEC. SHRUB
4	1	GEORGE TADOR AZALEA	AZALEA INDICA GEORGE TADOR	PULL	4'-6" O.G.	B-S&B			LARGE E&B SHRUB
11	1	SKY PENCIL' HOLLY	ILEX GRENATA 'SKY PENCIL'	AS SHOWN	4'-6" O.G.	B-S&B			LARGE E&B SHRUB
1	1	INKBERRY	ILEX GLABRA	PULL	4'-6" O.G.	B-S&B			LARGE E&B SHRUB
106	1	CHAMP BURNFORD HOLLY	ILEX CORNUTA BURNFORDI NANA	PULL	3'-0" O.G.	B-S&B			LARGE E&B SHRUB
10	1	ENGLISH LAUREL	PRUNUS LAUROCARPA	PULL	3'-0" O.G.	B-S&B			LARGE E&B SHRUB
14	1	SUNNERSWEET	CLETHRA ALPHITOLIA	PULL	4'-6" O.G.	B-S&B			LARGE DEC. SHRUB
15	1	LEATHERLEAF VIBURNUM	VIBURNUM LEATHERLEAF	PULL	3'-0" O.G.	B-S&B			LARGE E&B SHRUB

25	1	KRUMM AZALEA 'HINDE-GIRL'	AZALEA OBTUSUM 'HINDE-GIRL'	PULL	4'-0" O.G.	B-S&B			MEDIUM E&B SHRUB
10	1	ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA 'BAILMEN'	PULL	4'-0" O.G.	B-S&B			MEDIUM DEC. SHRUB
87	1	CAROLINA HOLLY	ILEX CORNUTA CAROLINA	PULL	4'-6" O.G.	B-S&B			MEDIUM E&B SHRUB
145	1	JAPANESE HOLLY 'CONVEXA'	ILEX GRENATA 'CONVEXA'	PULL	4'-6" O.G.	B-S&B			MEDIUM E&B SHRUB
28	1	SOFT TOUCH HOLLY	ILEX GRENATA 'SOFT TOUCH'	PULL	3'-0" O.G.	B-S&B			MEDIUM E&B SHRUB
8	1	CHAMP YALPOND HOLLY	ILEX VOMITORIA NANA	PULL	4'-0" O.G.	B-S&B			MEDIUM E&B SHRUB
56	1	HENRY'S SWEET SPICE	ITEA VIRGINICA 'HENRY'S SWEET'	PULL	4'-0" O.G.	B-S&B			MEDIUM DEC. SHRUB
61	1	OTTO LUYKEN LAUREL	PRUNUS LAUROCARPA OTTO LUYKEN	PULL	4'-6" O.G.	B-S&B			MEDIUM E&B SHRUB
8	1	KNOCK OUT ROSE	ROSA 'KNOCK OUT'	PULL	3'-0" O.G.	B-S&B			MEDIUM DEC. SHRUB
20	1	CHAMP FORTHESSILLA	FORTHESSILLA 'CHAMP'	PULL	3'-0" O.G.	B-S&B			MEDIUM DEC. SHRUB
44	1	DEBBIE YEN	TAXUS X MEDIA	PULL	4'-6" O.G.	B-S&B			MEDIUM E&B SHRUB
18	1	MALDENRASS	MISCANTHUS SINENSIS 'BRACILLIUM'	PULL	3'-6" O.G.	B-S&B			MEDIUM E&B SHRUB

92	1	HAPPY RETURNS DAY LILY	HEMEROCALLIS HYBRIDA	PULL	1'-6" O.G.	1-GAL.			FLUORING PERENNIAL
3	1	HOSTA	HOSTA LANGSHOLIA 'ALBA VANDANATA'	PULL	3'-0" O.G.	1-GAL.			FLUORING PERENNIAL
24	1	CASSIA'S BROTHER IRIS	IRIS BURGESSIA 'CASSIA'S BROTHER'	PULL	3'-0" O.G.	1-GAL.			FLUORING PERENNIAL
35	1	BLACK-EYED SUSAN	RUSSCOCKIA PULGARIA 'GOLDSTURM'	PULL	1'-6" O.G.	1-GAL.			FLUORING PERENNIAL
56	1	BIG BLUE LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	PULL	1'-4" O.G.	1-GAL.			E&B GROUND COVER

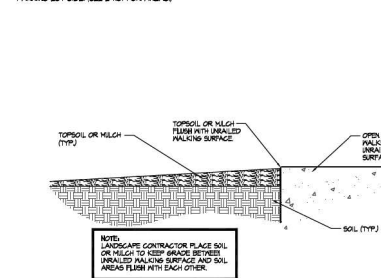
45640 SF	1	HYBRID FESCUE SOG	FESTUCA HYBRIDA			ROOTED			E&B GROUND COVER
25000 SF	1	HYBRID FESCUE SEED LAWN	FESTUCA HYBRIDA			SEED			E&B GROUND COVER

NOTE: ADJUST SOG TO SUIT AS-BUILT CONDITIONS SUCH AS RIP-RAP CHANNELS AND APRONS (SEE CIV. DWSG FOR LOCATIONS.)

PLANTING / BUFFER CALCULATIONS

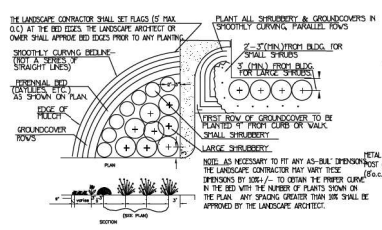
BUILDING	LANDSCAPING(S) BETWEEN BUILDING & PARKING REQUIRED	SHOWN	TOTAL DEVELOPMENT AREA - 47681 SF
GAS KIOSK	155 SF	220 SF	
GROCERY	2122 SF	3485 SF	
RETAIL	428 SF	1840 SF	

1" SF SHOWN FOR PROPOSED LANDSCAPING AND PARKING AREA IS BASED ON THE AREA BETWEEN OR NEAR THE SIDEWALKS ADJOINING THE PARKING LOT AND THE BUILDING SIDES. PAVING PARKING/DRIVEWAY ACCESS PAV. AREAS SHOWN ARE VISIBLE FROM AT LEAST ONE PARKING LOT SIDE. (SEE L-101 FOR AREAS.)



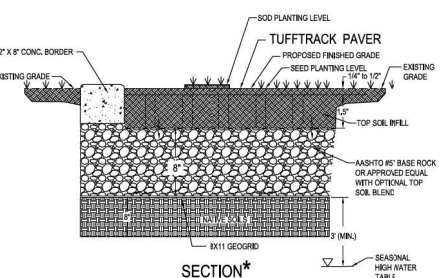
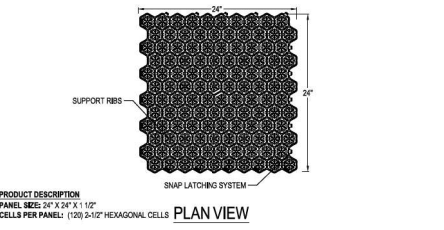
SECTION 1 FINISH GRADE AT UNRAILED WALKING SURFACES SCALE: 1" = 1'-0"

DETAIL: TREE PLANTING (OVER 1 1/2" CAL.) NO SCALE

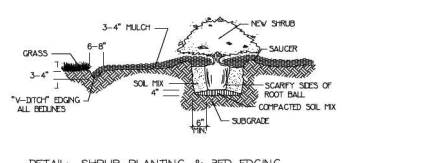


DETAIL: PLANT SPACING FOR SHRUB/GROUND COVER NO SCALE

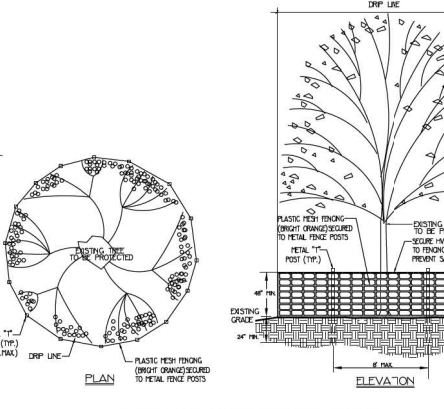
LANDSCAPE DETAILS



SECTION* SEE NOTES BELOW
Distributed By: Superior Drainage Products, Inc. 865-637-0069
TT24 TUFF TRACK ENGINEERED PERMEABLE PAVER GRASS SURFACE



DETAIL: SHRUB PLANTING & BED EDGING NO SCALE



DETAIL: TREE PROTECTION FENCING DETAIL NO SCALE

GENERAL LANDSCAPE NOTES & SPECIFICATIONS

QUANTITIES - Plant quantities shown on this plan are for the contractor's convenience only. Contractor is responsible for confirming all quantities prior to bidding.

IRRIGATION - To ensure a standard for bidding, all bids are required to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work.

PERMITS & UTILITIES - The contractor will be responsible for obtaining all licenses and/or permits necessary to complete the work.

INSURANCE - If requested by the Owner, the contractor shall submit evidence of Contractor's General Liability Insurance and Worker's Compensation in the form of a certificate of insurance. Contractor's not providing such evidence will be deemed 'ineligible for the job contract.'

UTILITY LOCATION - The Landscape Contractor shall be responsible for contacting the utility locator service for the project area and is responsible for damage done to any utilities.

FIN. GRADING - Unless noted otherwise on the plan, the Landscape Contractor shall receive the site graded within 112 of finish grade. Contractor shall verify before starting work. The grading shall be the responsibility of the Landscape Contractor. Any additional grading to be done shall be agreed upon by Landscape Contractor and Owner prior to commencing work. A unit price for topsoil shall be included in any bid for any unforeseen circumstances arising during the job.

WARRANTY - All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from the neglect by the Owner, abuse or damage by others or incidents beyond the Landscape Contractor's control which result from natural causes such as flooding, lightning, freezing rain, fire, vandalism or theft.

PLANT INSPECTION - The Landscape Contractor is responsible for providing an inspection by the Landscape Architect of all plant material to be used on the job. Plants not conforming to the specifications and Plant List will not be accepted and shall be replaced at the contractor's expense.

PLANT QUALITY & SUBSTITUTIONS - All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" published by the American Association of Nurserymen (AAN). The Landscape Architect may request a substitute plant if there is difficulty locating the specified plant material. All the Landscape Architect's options, a substitute plant will be recommended WITH FINAL APPROVAL OF SUBSTITUTION TO BE GIVEN BY THE OWNER AND THE TOWN OF FARRAGUT.

TRANSPORTEED MATERIAL - All plant material to be transported shall be transported according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the Landscape Contractor unless itemized in the bid.

PLANTING HOLES - TREES: 16" wider than root ball. SHRUBBERIES: 8" wider than root ball.

SETTING OF PLANTS - Prior to planting the root ball of container grown plants shall be scarified in several places. Trees and shrubs shall be planted such that other soil settlement, the root ball will be even with or slightly above (1" max.) the adjacent soil line. Around the root ball a mixture of half of the original soil from the planting hole mixed with well-rotted, fire-textured bark or peat moss. Plants not done in this manner shall be removed and properly replanted. Exceptions can be made at the option of the Landscape Architect if existing soil is fertile, loose topsoil.

LAWN INSTALLATION - Lawn areas shall be fine graded to a smooth positively draining slope (2% min.), removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed of the recommended rate. Straw mulch, netting or hydromulch shall be used as necessary to establish a full stand of grass. The Landscape Contractor shall be responsible for establishing a full stand of grass and will replace any spots 6" square or larger, due to uneven seed distribution, drought or erosion.

SOIL INSTALLATION - Sodded lawn areas shall be fine graded to a smooth positively draining slope (2% min.), removing all stones over 3/4". Sod shall be healthy, thick and placed so that joints are tight and staggered between rows of sod. Sod shall be stored as necessary and shall be trimmed to match the bed line shown on the plan. A start-up fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies shall be replaced by the Landscape Contractor.

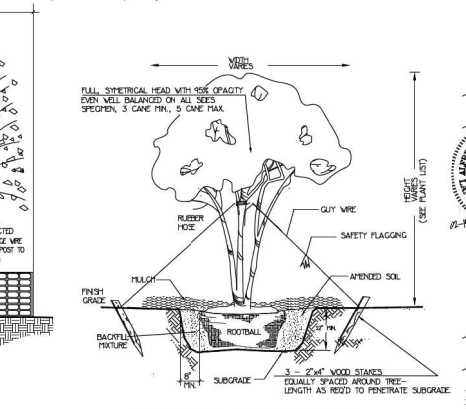
PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS - The existing topsoil in groundcover/seasonal color beds shall be thoroughly cultivated 6" deep, to a fine texture with a mechanical tiller. A plant mix of 50% shredded topsoil, 20% sand, and 20% rotted bark (groundcover) or 20% ground pine bark (seasonal color) shall be thoroughly incorporated into existing topsoil with the tiller so that the soil mix is half original soil and half plant mix. Plantings not done in this manner shall be removed and properly replanted.

MULCHING - Mulching to be as specified on plan. For Hardwood Bark Mulch, mulch to be 3" layer of aged, hardwood bark mulch, free of wood chips or large pieces of bark. Any existing damage to concrete or other surface due to the use of the mulch shall be the responsibility of the Landscape Contractor. For 'Pinestraw', all beds to receive a 4" layer (uncompacted) of pinestraw. All individual trees and shrubs located in other lawn areas or in existing underground beds to receive a 4" diameter ring of mulch. Groups of shrubs and other plant material to be mulched in a continuous bed. All mulch to be aged ground hardwood bark mulch.

FERTILIZING - Upon completion of planting, all shrubbery shall receive 1/4 cup of 16-4-8 fertilizer (50% slow release nitrogen) evenly broadcast at the base of each plant. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% slow release nitrogen) per inch of caliper. Groundcover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% slow release nitrogen) per 1000 square feet.

STAKING OF TREES - Deciduous trees, 1 1/2" in caliper or greater and evergreen trees 8" and taller shall be staked. Rubber hose shall cover any wire at the point of contact with the tree. Landscape Contractor is responsible for all wind damage to trees during guarantee period (exception: winds over 60 mph or greater) and may stop other trees of this description.

CLEAN UP - Final clean up of any disturbances occurring as a result of the landscape operations shall be the Landscape Contractor's responsibility.



DETAIL: TREE-FORM PLANTING NO SCALE