



**FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA**

Farragut Town Hall
Board Room
Tuesday, August 24, 2021
7:00 p.m.

1. Approval of minutes for the July 27, 2021, meeting.
2. Annual Election of Officers
3. Review of individual tenant panel sign(s) for Luna Boutique, located at 11320 Station West Drive (Appalachian Log Square).
4. Review of a revised 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, August 24, 2021, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the July 27, 2021, meeting

2. Annual Election of Officers

The Board's By-Laws call for the election of officers at the designated annual meeting, which is currently set for August of each year. The officers are elected from the appointive members to one-year terms, with eligibility for re-election. The current officers include Chairman Layman, Vice-Chairman Moore, and Secretary Stow.

3. Ground Mounted Sign Applications

a) Luna Boutique Tenant Panel Sign – 11320 Station West Drive

Tenant Panel Sign located at 11320 Station West Drive.

Luna Boutique Suites is requesting approval for a tenant panel sign(s) located at 11320 Station West Drive (Appalachian Log Square).

The sign panel appears to be legible, and the staff can recommend approval.

4. Landscape Plan Applications

a) Kingston Pike Village, Phase II (Grocery & Shops) – Located at 13140 Kingston Pike

Revised Landscape Plan for Kingston Pike Village, Phase II, located at 13140 Kingston Pike.

This item involves a revised landscape plan for the Kingston Pike Village, Phase II development site located at 13140 Kingston Pike. The Board reviewed the original landscape plan for this phase of the development at its February 2021 meeting. The developers have been working on several changes to the overall site plan since that time and have revised the landscape plan accordingly. The Planning Commission reviewed and approved the revised site plan subject to a few minor changes at their meeting this month.

The plan includes extensive landscaping and addresses site shade tree requirements, detention basin plantings, and minimum required landscaping around buildings. With respect to the detention basin area, the plan modifies the original landscaping for that area which was approved as part of the Phase I plan for the development. In addition, the parking and much of the fire access lane area behind and to the south of the larger grocery store building have been eliminated from the plan the Board originally reviewed in February.

The staff recommends approval subject to the addition of two landscape islands in the row of parking spaces immediately to the south of the two retail buildings along Kingston Pike. This addition is based on the Planning Commission's actions regarding the overall site plan.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, July 27, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Brittany Moore, Randy Armstrong, Jeanie Stow, Derek Wright and Youth Representative Inas Lalani. Mr. Stephen Marlowe was absent.

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

1. Minutes:

A motion was made by Alderman Pinchok to approve the June 22, 2021, minutes as submitted. The motion was seconded by Ms. Moore, and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Autism in Motion (Tenant Panel) – 11121 Kingston Pike

Tenant panel(s) located at 11121 Kingston Pike.

Autism in Motion requested approval for a tenant panel installation on an existing monument ground sign located at 11121 Kingston Pike.

Staff noted that the proposed tenant panel appeared to be legible and approvable.

Mr. Armstrong made a motion to approve the sign panel as presented and Ms. Stow seconded the motion. A roll call vote was conducted, and it passed unanimously.

b) Old Stage Farms Subdivision Signs – Located off Old Stage Road

Permanent Ground Mounted Subdivision Signs located along Old Stage Road.

Old Stage Farms Subdivision requested approval for two permanent ground mounted signs located at the development's entrance off of Old Stage Road. Each sign face was approximately 3.6 sq. ft. in size, hanging from a wood post and support arm mounted atop a brick column. The sign structures were located within platted sign easements on each street corner. Landscaping around the signs was also included.

The staff recommended approval of the signs subject to a survey being required to document that the installed signs meet all setback and other applicable standards.

The Board discussed the request. Alderman Pinchok made a motion to approve the signs subject to staff's recommendation regarding the required survey. Mr. Armstrong seconded the motion, which passed unanimously on a roll call vote.

c) Preserve at Turkey Creek Subdivision Sign – Located off Turkey Creek Road

Permanent Ground Mounted Subdivision Sign located off Turkey Creek Road.

The Preserve at Turkey Creek Subdivision requested approval for a permanent ground mounted sign located at the subdivision's entrance off Turkey Creek Road. The application included a request to place the sign in the public road right-of-way (ROW) of Painted Turtle Lane, the subdivision's new entrance road. The sign was proposed to be located on a larger ornamental entranceway structure.

The staff noted that the Sign Ordinance allows for such signs to be located within the right-of-way (ROW) provided they are part of a streetscape plan and are approved by the Board of Mayor and Aldermen. Staff noted that the ROW location seemed reasonable given the existing nature of the entrance area. The staff then recommended approval of the sign and its location subject to a required as-built survey documenting its constructed location, ensuring that its location does not conflict with any installed or planned utilities, and the execution of an on-going liability/maintenance agreement for the sign and landscaping between the developer/HOA and the Town.

The Board discussed the request. Alderman Pinchok made a motion to recommend approval of the use of the ROW and signage streetscape plan to the Board of Mayor and Aldermen. The motion was made subject to staff's recommendations regarding a required as-built survey, ensuring that the location does not conflict with utilities, and the establishment of a maintenance/liability agreement between the developer/HOA and Town. Ms. Moore seconded the motion, which passed unanimously on a roll call vote. Alderman Pinchok then made a motion to approve the proposed monument sign's design and landscaping subject to the same conditions as above. Mr. Armstrong seconded the motion, which also passed unanimously on a roll call vote.

3. Landscape Plan Applications:

a) Old Stage Farms Subdivision – Located off Old Stage Road

Landscape Plan for the Old Stage Farms Subdivision located off Old Stage Road.

This item involved a landscape plan for Old Stage Farms Subdivision. The plan included the required landscaping elements for the stormwater detention basin and required replacement trees along the walking trail connection. The plan also depicted streetscape plantings and the entrance signs, which were approved separately by the Planning Commission and VRRB, respectively.

The staff reviewed the plan and recommended approval.

The board discussed the plan. Ms. Moore then made a motion for its approval. Alderman Pinchok seconded the motion, which passed unanimously on a roll call vote.

b) Moses Water Sports – Located at 11470 Outlet Drive

Landscape Plan for Moses Water Sports located at 11470 Outlet Drive.

This item involved a required landscape plan the Moses Water Sports development site located at 11470 Outlet Drive.

The staff reviewed the plan and noted that it included the use of Deodar Cedar, Southern Magnolia, and Eastern Red Cedar as required shade trees. Staff explained that the Deodar Cedar and Southern Magnolia could be approved by the Board as comparable shade trees but that the Eastern Red Cedar doesn't typically grow wide enough to qualify as a shade tree. The staff recommended approval subject to:

1. Substituting a qualifying shade tree for the three proposed Eastern Red Cedars; and
2. Relocating the northernmost Deodar Cedar to be within 50 feet of the new improved surface (boat storage) area.

The board discussed the plan and the shade tree requirements on the site. Ms. Moore then made a motion to approve the plan subject to addressing the issues noted regarding the Eastern Red Cedars and relocating the one Deodar Cedar. Mr. Wright seconded the motion, which passed unanimously on a roll call vote.

Meeting adjourned at 8:10 pm



Rookwood red SW 2802
Indian White SW 0035

qty 2 9"x91" HDU sign

LUNA BOUTIQUE SUITES



3315 Riverside Dr.
Knoxville, TN 37920
(865) 247-0466
sycamoress.com



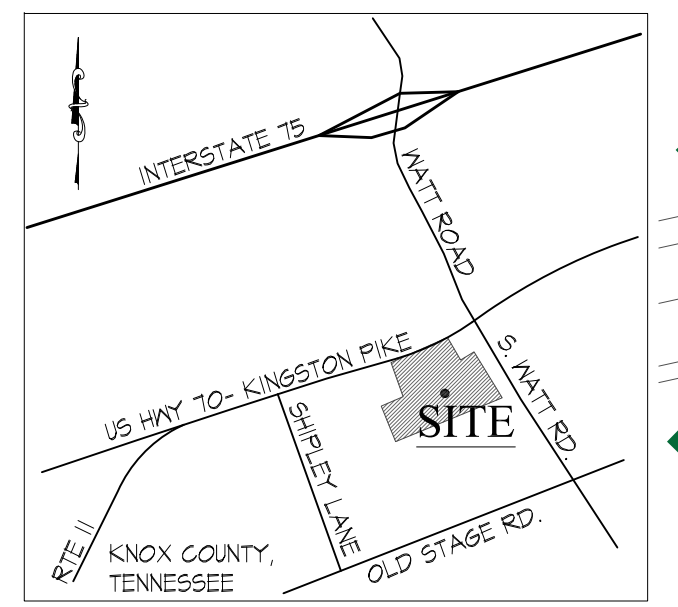
This document is for design intent purposes of Sycamore Sign Service. It shall not be reproduced or distributed for any purpose without prior written approval. The manufacturer shall be responsible for all structural, electrical, mechanical and foundation engineering. This document is not produced under an engineering services agreement. The value of this document is \$500.00.

Project: Luna Boutique
Address:

Contact:
Phone:
Designer: August Stringer
Date: 7/16/2021
Revision:

NOTES:

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.



LOCATION MAP
NOT TO SCALE

revisions:
2021-02-15 TOP-Plan Review
2021-05-14 SITE-INC SUBMIT.
2021-08-08 TOP-Plan Review

job number:
18007

A diagram of a 4-bit shift register. It consists of four vertical bars representing flip-flops. The inputs are labeled 'ops' and '1010'. The output is labeled '1010'.

y and Sh

E PLAN

- Phase
Kingston Pike
Merritt, Tennessee

OVERA
e Village
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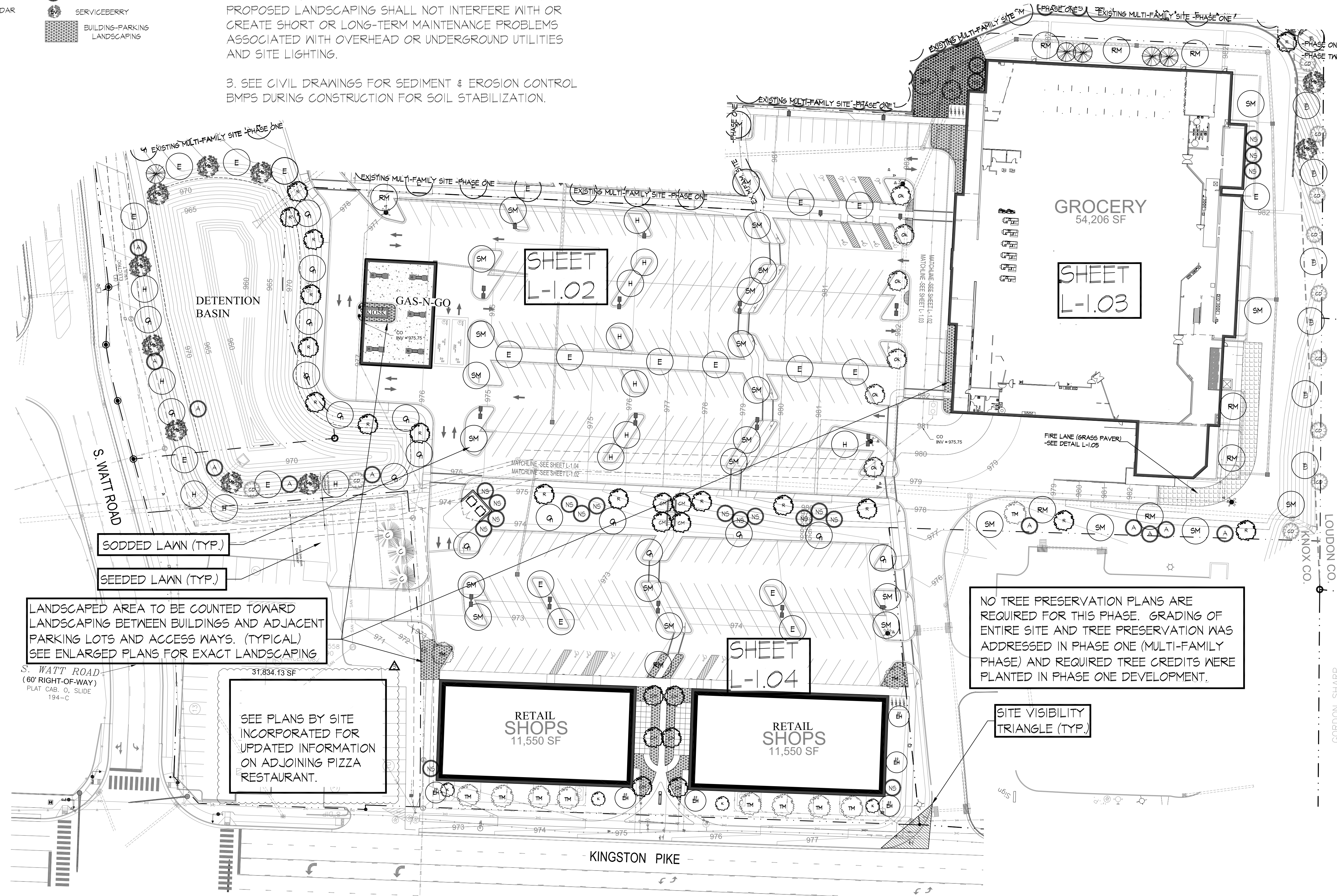
ston Pike



L-1.01



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SCALE: 1" = 40'

SCALE: 1:40



A horizontal scale bar with tick marks at 40', 20', 0, and 40'. The segments between 40' and 20', 20' and 0, and 0 and 40' are filled with black.

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- CANOPY TREES

RM

"ARMSTRONG"
RED MAPLE

SM

SUGAR MAPLE

Q

NUTTALL OAK

H

SHUMARD OAK

B

BLACK GUM

A

AMERICAN HOLLY

E

ALLEE ELM

EH

EUROPEAN HORNBEAM

C

JAPANESE CRYPTOMERIA

S

SOUTHERN MAGNOLIA

CD

EASTERN RED CEDAR

TM

TRIDENT MAPLE
- LARGE DECIDUOUS SHRUBS

CM

GRAPE MYRTLE

OH

OAKLEAF HYDRANGEA

SP

SWEET PEPPERBUSH

MEDIUM DECIDUOUS SHRUBS

SW

SWEETSPIRE

GH

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

HYBRID
FESCUE SOD

HYBRID FESCUE
SEEDED LAWN

SEASONAL COLOR

LARGE EVERGREEN SHRUBBERY

Z

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. YAUPON HOLLY

•

SOFT TOUCH HOLLY

UNDERSTORY TREES

R

EASTERN REDBUD

K

KOUSA DOGWOOD

OK

OKAME CHERRY

MS

SWEET BAY MAGNOLIA

NS

NELLIE STEVENS HOLLY

SV

SERVICEBERRY

REVISIONS
REV 1 2022-07-06 10:00 AM 10:00 AM
REV 2 2022-07-06 10:00 AM 10:00 AM
REV 3 2022-07-06 10:00 AM 10:00 AM
JULY 27, 2018
18007

ENLARGED LANDSCAPE PLAN- GAS & PARKING
Kingston Pike Village - Phase II, Grocery and Shops
Farragut, Tennessee

SCALE: 1" = 20'

ENLARGED
LANDSCAPE PLAN- GAS & PARKING
SCALE: 1" = 20'

SHEET 46 of 49

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- 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	Z	INDICA AZALEA
K	KOUSA DOGWOOD	g	SKY PENCIL HOLLY
OK	OKAME CHERRY	ib	INKBERRY
Ms	SWEET BAY MAGNOLIA	o	DWARF BURFORD HOLLY
NS	NELLIE STEVENS HOLLY	lv	LEATHERLEAF VIBURNUM
Sv	SERVICEBERRY	el	ENGLISH LAUREL
- LARGE EVERGREEN SHRUBBERY

Z	INDICA AZALEA
g	SKY PENCIL HOLLY
ib	INKBERRY
o	DWARF BURFORD HOLLY
lv	LEATHERLEAF VIBURNUM
el	ENGLISH LAUREL
- MEDIUM EVERGREEN SHRUBBERY

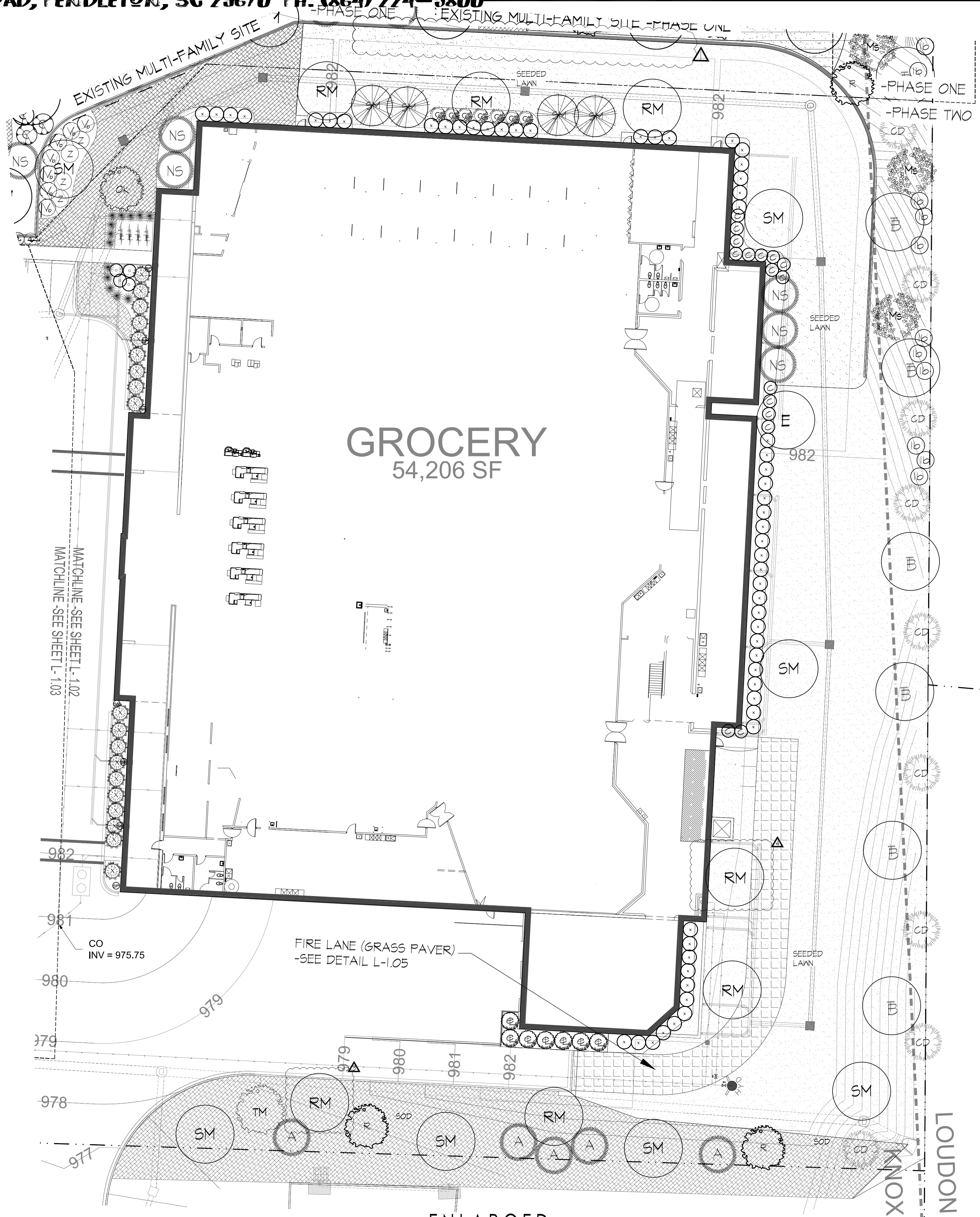
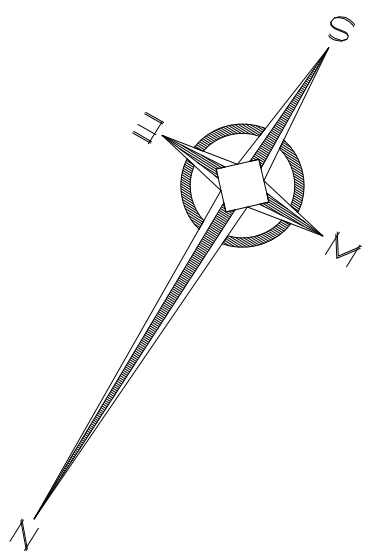
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o	CONVEXA HOLLY
o	CARISSA HOLLY
o	DW. YAUPON HOLLY
o	SOFT TOUCH HOLLY
- LARGE DECIDUOUS SHRUBS

CM	GRAPE MYRTLE
o	OAKLEAF HYDRANGEA
g	SWEET PEPPERBUSH
- MEDIUM DECIDUOUS SHRUBS

g	SWEETSPIRE
o	HYDRANGEA GRANDIFLORA
o	KNOCK OUT ROSE
o	DWARF FOTHERGILLA
o	MISCANTHUS GRACILLIMUS
- PERENNIAL PLANTS

*	BLACK EYED SUSAN
*	SIBERIAN IRIS
o	DAYLILY
o	HOSTA
o	BIG BLUE LIRIOPE
- EVERGREEN GROUNDCOVER

	HYBRID FESCUE SOD
	HYBRID FESCUE SEEDED LAWN
	SEASONAL COLOR



SCALE: 1" = 20'

ENLARGED LANDSCAPE PLAN- GROCERY

SCALE: 1" = 20'

LOUDON CO. KNOX CO.

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

L-1.03

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LARGE EVERGREEN SHRUBBERY

- (Z) INDICA AZALEA
- (B) SKY PENCIL HOLLY
- (16) INKBERRY
- (1) DWARF BURFORD HOLLY
- (V6) LEATHERLEAF VIBURNUM
- (E) ENGLISH LAUREL

MEDIUM EVERGREEN SHRUBBERY

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

UNDERSTORY TREES

- (R) EASTERN REDBUD
- (K) KOUSA DOGWOOD
- (OK) OKAME CHERRY
- (M6) SWEET BAY MAGNOLIA
- (NS) NELLIE STEVENS HOLLY
- (SV) SERVICEBERRY

CANOPY TREES

- | | | | |
|------|-----------------------|------|----------------------|
| (RM) | "ARMSTRONG" RED MAPLE | (E) | ALLEE ELM |
| (SM) | SUGAR MAPLE | (EH) | EUROPEAN HORNBEAM |
| (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) GRAPE MYRTLE
- (H) OAKLEAF HYDRANGEA
- (G) SWEET PEPPERBUSH

MEDIUM DECIDUOUS SHRUBS

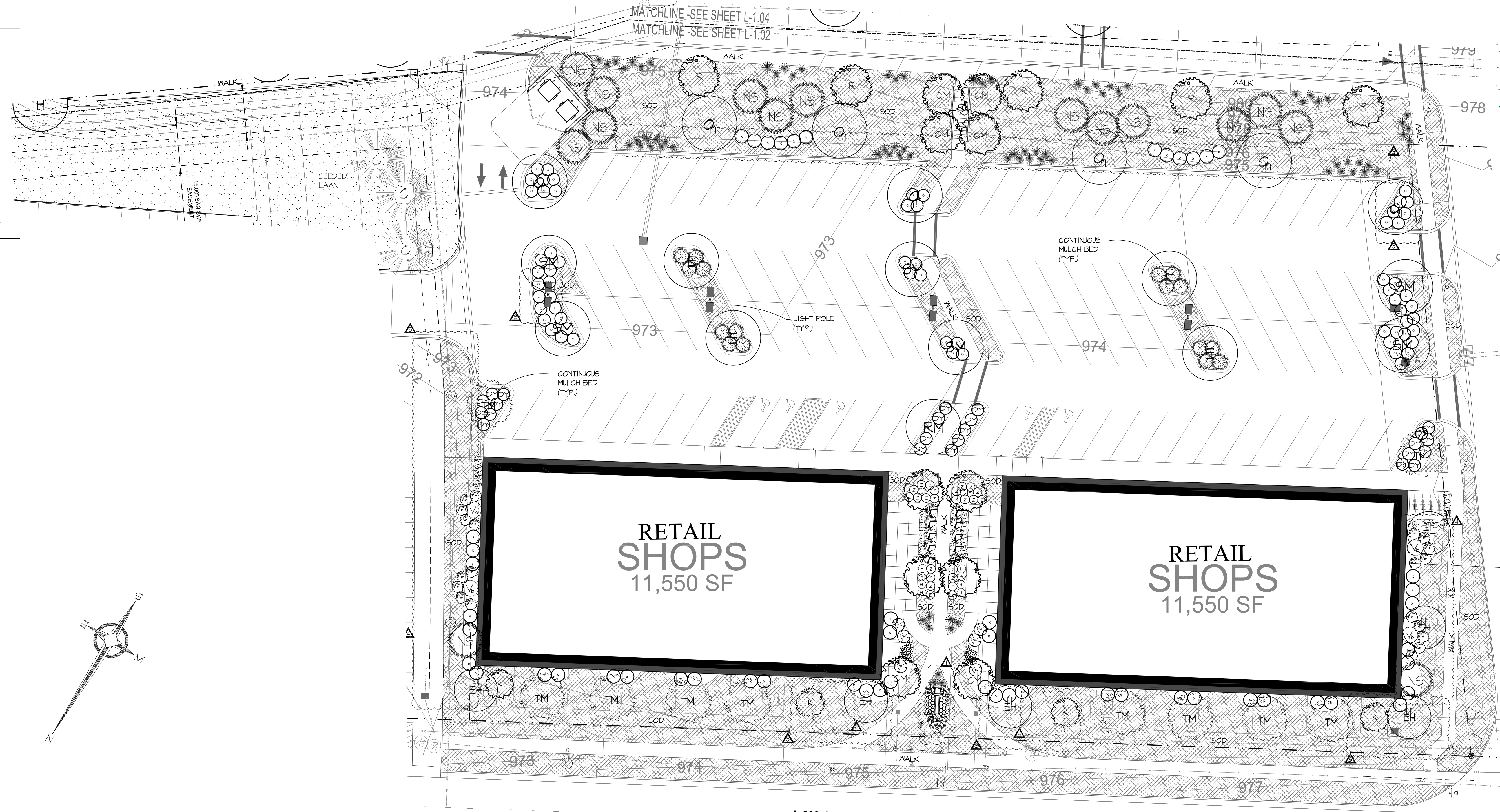
- (S) SWEETSPIRE
- (H) HYDRANGEA GRANDIFLORA
- (K) KNOCK OUT ROSE
- (D) DWARF FOTHERGILLA
- (M) MISCANTHUS GRACILLIMUS

PERENNIAL PLANTS

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

EVERGREEN GROUNDCOVER

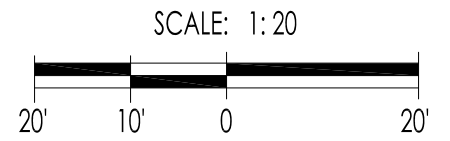
- (H) HYBRID FESCUE SOD
- (H) HYBRID FESCUE SEEDDED LAWN
- (S) SEASONAL COLOR



KINGSTON PIKE

ENLARGED LANDSCAPE PLAN- RETAIL AREA

SCALE: 1" = 20'



REVISIONS
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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	9	ARMSTRONG'S RED MAPLE	ACER RUBRUM 'ARMSTRONG'S'	2" CAL.	AS SHOWN	B&B		CANOPY TREE	4-SHADE*, PARKING
SM	25	BONFIRE SUGAR MAPLE	ACER SACCHARUM	2" CAL.	AS SHOWN	B&B		CANOPY TREE	25-SHADE, PARKING
C	3	JAPANESE CRYPTOMERIA	CRYPTOMERIA JAPONICA	6" H&T.	AS SHOWN	B&B	FULL SPECIMEN	CANOPY TREE	PARKING
A	5	AMERICAN HOLLY	ILEX OPACA	6" H&T.	AS SHOWN	B&B	FULL SPECIMEN	EVERGREEN	PARKING, 6-BASIN**
H	8	SHUMARD OAK	QUERCUS SHUMARDII	2" CAL.	AS SHOWN	B&B		CANOPY TREE	8-SHADE, PKG. 5-BASIN**
SM	4	'LITTLE GEM' S. MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	6" H&T.	AS SHOWN	B&B	FULL SPECIMEN	CANOPY TREE	PARKING
TB	6	BLACK GUM	NYSSA SYLVATICA	2" CAL.	AS SHOWN	B&B		CANOPY TREE	6-SHADE, PARKING
On	13	NUTTALL OAK	QUERCUS NUTTALLII	2" CAL.	AS SHOWN	B&B		CANOPY TREE	13-SHADE, PKG. 4-BASIN**
E	13	'ALLEE' ELM	ULMUS PARVIFOLIA EMER II 'ALLEE'	2" CAL.	AS SHOWN	B&B		CANOPY TREE	13-SHADE, PKG. 6-BASIN**
RC	4	RED CEDAR	JUNIPERUS VIRGINIANA	6" H&T.	AS SHOWN	B&B	FULL SPECIMEN	CANOPY TREE	PARKING, 2-BASIN**
EH	6	EUROPEAN HORNBEEAM	CARPINUS BETULUS 'FRANZ FONTAINE'	2" CAL.	AS SHOWN	B&B		CANOPY TREE	PARKING
TM	11	TRIDENT MAPLE	ACER BUERGERIANUM	2" CAL.	AS SHOWN	B&B	SINGLE-STEM	SM. CANOPY TREE	11-SHADE*, PARKING

TOTAL SHADE TREES = 85

R	15	RED BUD	CERCIS CANADENSIS	8" H&T.	AS SHOWN	B&B	MULTI-STEM	UNDERSTORY FLAT TREE	LANDSCAPING, 8-BASIN
K	4	KOUA DOGWOOD	CORNUS KOUA	8" H&T.	AS SHOWN	B&B	MULTI-STEM	UNDERSTORY FLAT TREE	LANDSCAPING, PARKING
NS	20	NELLIE STEVENS HOLLY	ILEX 'NELLIE R. STEVENS'	6" H&T.	AS SHOWN	B&B	FULL SPECIMEN	UNDERSTORY E.G. TREE	LANDSCAPING
MS	4	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	8" H&T.	AS SHOWN	B&B	MULTI-STEM	UNDERSTORY FLAT TREE	LANDSCAPING, 4-BASIN 4-BASIN**
OK	7	'OKAME' CHERRY	PRUNUS x 'OKAME'	2" CAL.	AS SHOWN	B&B		UNDERSTORY FLAT TREE	LANDSCAPING
Sv	**	SERVICEBERRY	AMELANCHIER ARBOREA	8" H&T.	AS SHOWN	B&B	MULTI-STEM	UNDERSTORY FLAT TREE	8-BASIN**

CM	10	'BILOXI' GRAPE MYRTLE	LAGERSTROMIA INDICA 'BILOXI'	8" H&T.	AS SHOWN	B&B	MULTI-STEM	LARGE DEC. SHRUB	LANDSCAPING
(2)	40	GEORGE TABOR AZALEA	AZALEA INDICA 'GEORGE TABOR'	FULL	4'-6" O.C.	3-GAL.		LARGE E.G. SHRUB	LANDSCAPING
e	11	'SKY PENCIL' HOLLY	ILEX CRENATA 'SKY PENCIL'	FULL	AS SHOWN	3-GAL.		LARGE E.G. SHRUB	LANDSCAPING
(5)	5	INKBERRY	ILEX GLABRA	FULL	4'-6" O.C.	3-GAL.		LARGE E.G. SHRUB	LANDSCAPING
(13)	13	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDII 'NANA'	FULL	5'-0" O.C.	3-GAL.		LARGE E.G. SHRUB	LANDSCAPING
(7)	7	ENGLISH LAUREL	PRUNUS LAUROCERASUS	FULL	5'-0" O.C.	3-GAL.		LARGE E.G. SHRUB	LANDSCAPING
(7)	7	SUMMERSWEET	CLETHRA ALNIFOLIA	FULL	4'-6" O.C.	3-GAL.		LARGE DEC. SHRUB	LANDSCAPING
(7)	7	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	FULL	5'-0" O.C.	3-GAL.		LARGE E.G. SHRUB	LANDSCAPING

(24)	24	KURUME AZALEA 'HINODE-GIRI'	AZALEA OBTUSUM 'HINODE-GIRI'	FULL	4'-0" O.C.	3-GAL.		MEDIUM E.G. SHRUB	LANDSCAPING
(6)	6	ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA 'BAILMEN'	FULL	4'-0" O.C.	3-GAL.		MEDIUM DEC. SHRUB	LANDSCAPING
(16)	16	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	FULL	4'-6" O.C.	3-GAL.		MEDIUM E.G. SHRUB	LANDSCAPING
(18)	18	JAPANESE HOLLY 'CONVEXA'	ILEX CRENATA 'CONVEXA'	FULL	4'-6" O.C.	3-GAL.		MEDIUM E.G. SHRUB	LANDSCAPING
(47)	47	'SOFT TOUCH' HOLLY	ILEX CRENATA 'SOFT TOUCH'	FULL	3'-0" O.C.	3-GAL.		MEDIUM E.G. SHRUB	LANDSCAPING
(58)	58	DWARF YAU-PON HOLLY	ILEX VOMITORIA 'NANA'	FULL	4'-0" O.C.	3-GAL.		MEDIUM E.G. SHRUB	LANDSCAPING
(36)	36	'HENRY'S GARNET' SWEETSPICE	ITEA VIRGINICA 'HENRY'S GARNET'	FULL	4'-0" O.C.	3-GAL.		MEDIUM DEC. SHRUB	LANDSCAPING
(70)	70	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	FULL	4'-6" O.C.	3-GAL.		MEDIUM E.G. SHRUB	LANDSCAPING
(5)	5	'KNOCK OUT' ROSE	ROSA PP 1836 RADRAZZ 'KNOCK OUT'	FULL	3'-6" O.C.	3-GAL.		MEDIUM DEC. SHRUB	LANDSCAPING
(20)	20	DWARF FOTHERGILLA	FOTHERGILLA GARDENII	FULL	3'-0" O.C.	3-GAL.		MEDIUM DEC. SHRUB	LANDSCAPING
(66)	66	DENSE YEA	TAXUS x MEDIA	FULL	4'-6" O.C.	3-GAL.		MEDIUM E.G. SHRUB	LANDSCAPING
(13)	13	MAIDENGRASS	MISCANTHUS SINENSIS GRACILLIMUS	FULL	3' o.c.	3-GAL.		MEDIUM E.G. SHRUB	LANDSCAPING

(16)	16	HAPPY RETURNS' DAY LILY	HEMEROCALLIS HYBRIDA	FULL	1'-6" O.C.	1-GAL.		FLARING PERENNIAL	LANDSCAPING
(8)	8	HOSTA	HOSTA LANGIFOLIA 'ALBA MARGINATA'	FULL	3'-0" O.C.	1-GAL.		FLARING PERENNIAL	LANDSCAPING
(24)	24	CAESAR'S BROTHER' IRIS	IRIS SIBERICA 'CAESAR'S BROTHER'	FULL	2'-0" O.C.	1-GAL.		FLARING PERENNIAL	LANDSCAPING
(60)	60	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	FULL	1'-6" O.C.	PINT		FLARING PERENNIAL	LANDSCAPING
(36)	36	'BIG BLUE' LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	FULL	1'-4" O.C.	1-GAL.		E.G. GROUND COVER	LANDSCAPING

44200 sf	44200 sf	HYBRID FESCUE SOD	FESTUCA HYBRIDA			ROOTED		E.G. GROUND COVER	LANDSCAPING
		HYBRID FESCUE SEEDED LAWN	FESTUCA HYBRIDA			SEED		E.G. GROUND COVER	LANDSCAPING

NOTE: ADJUST SOD TO SUIT AS-BUILT CONDITIONS SUCH AS RIP-RAP CHANNELS AND APRONS (SEE CIVIL DWS FOR LOCATIONS).

*NOTE: VRRS HAS APPROVED PLANT SUBSTITUTIONS FOR SHADE TREES DUE TO PHYSICAL LIMITATIONS OF SITE WHERE SHADE TREES ARE TYPICALLY REQUIRED

**NOTE: DENOTES PLANT TOTALS FOR BASIN AREA PREVIOUSLY SHOWN AND COUNTED ON PHASE I LANDSCAPE PLANS

PLANTING / BUFFER CALCULATIONS

BUILDING	LANDSCAPING(SF) BETWEEN BUILDING & PARKING REQUIRED		TOP OF BASIN PERIMETER TREES REQUIRED		FLOWERING TREE REQ.(40%) SHOWN	
	REQUIRED	SHOWN*	REQUIRED	SHOWN	REQUIRED	SHOWN
6AS KIOSK	135 SF	210 SF				
GROCERY	2,722 SF	3,340 SF				
RETAIL	423 SF	1,560 SF				
DETENTION POND (PERIMETER LENGTH ~ 160')			38	51	16	22

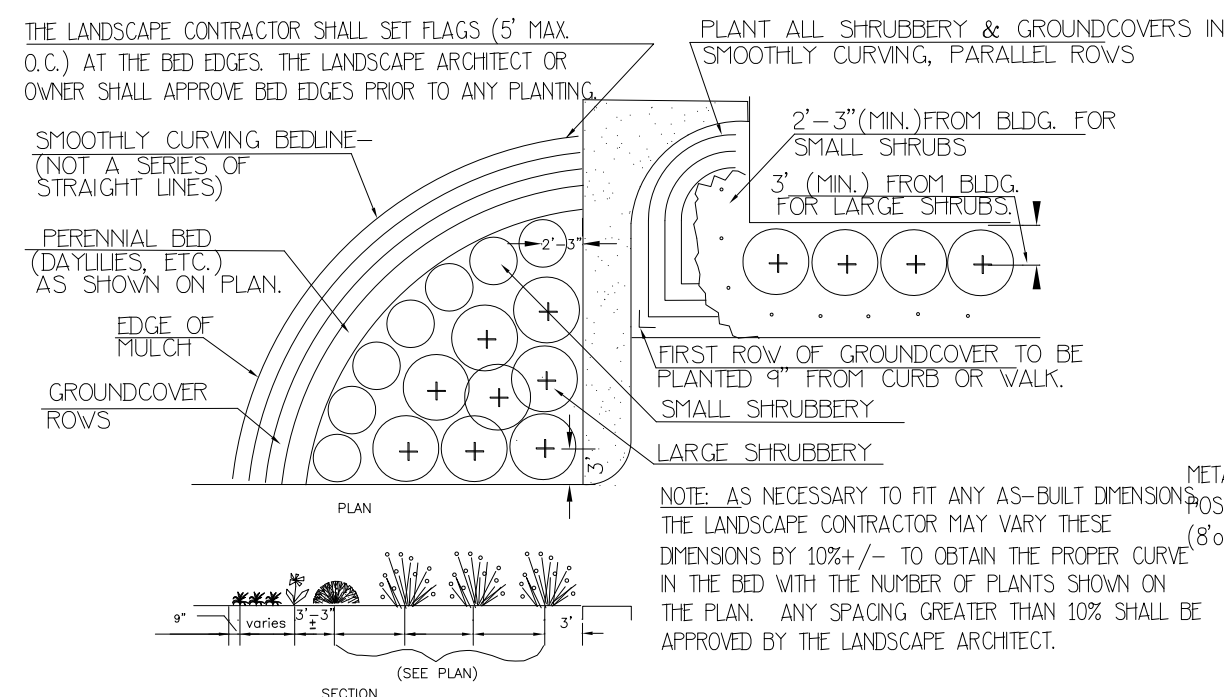
* SF SHOWN FOR PROPOSED LANDSCAPING BETWEEN BUILDING AND PARKING AREA IS BASED ON THE AREA BETWEEN OR NEAR THE SIDEWALK ADJOINING THE PARKING LOT AND THE BUILDING SIDE(S) FACING PARKING/VEHICULAR ACCESS WAY. AREAS SHOWN ARE VISIBLE FROM AT LEAST ONE PARKING LOT SIDE. (SEE L-1.01 FOR AREAS.)

TOTAL DEVELOPMENT AREA - 470,631 SF
TOTAL LOT COVERAGE - 187,374 SF

SHADE TREES REQ'D. (1/2500 SF) = 75
SHADE TREES SHOWN (NEW PLANTED) = 85

DETAIL: TREE PLANTING (OVER 1 1/2" CAL.)

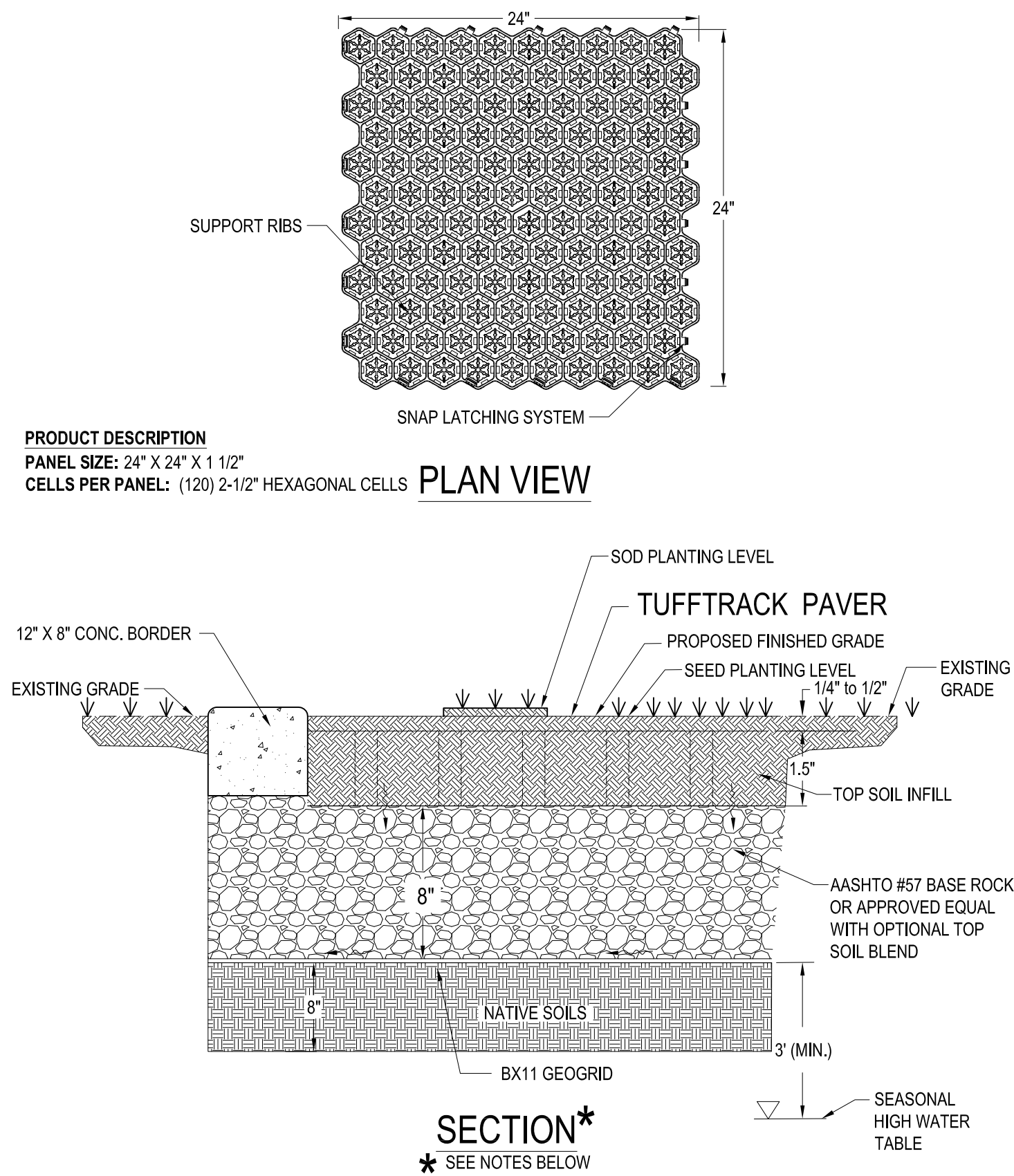
NO SCALE



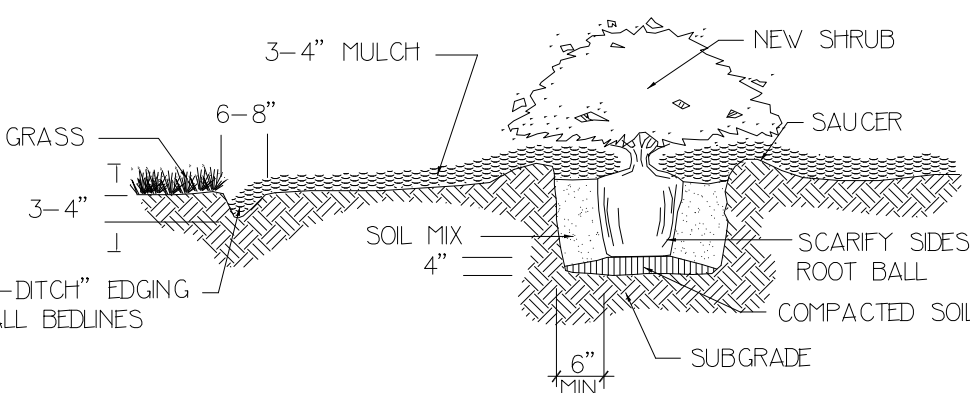
DETAIL: PLANT SPACING for SHRUB/GROUND COVER

NO SCALE

LANDSCAPE DETAILS

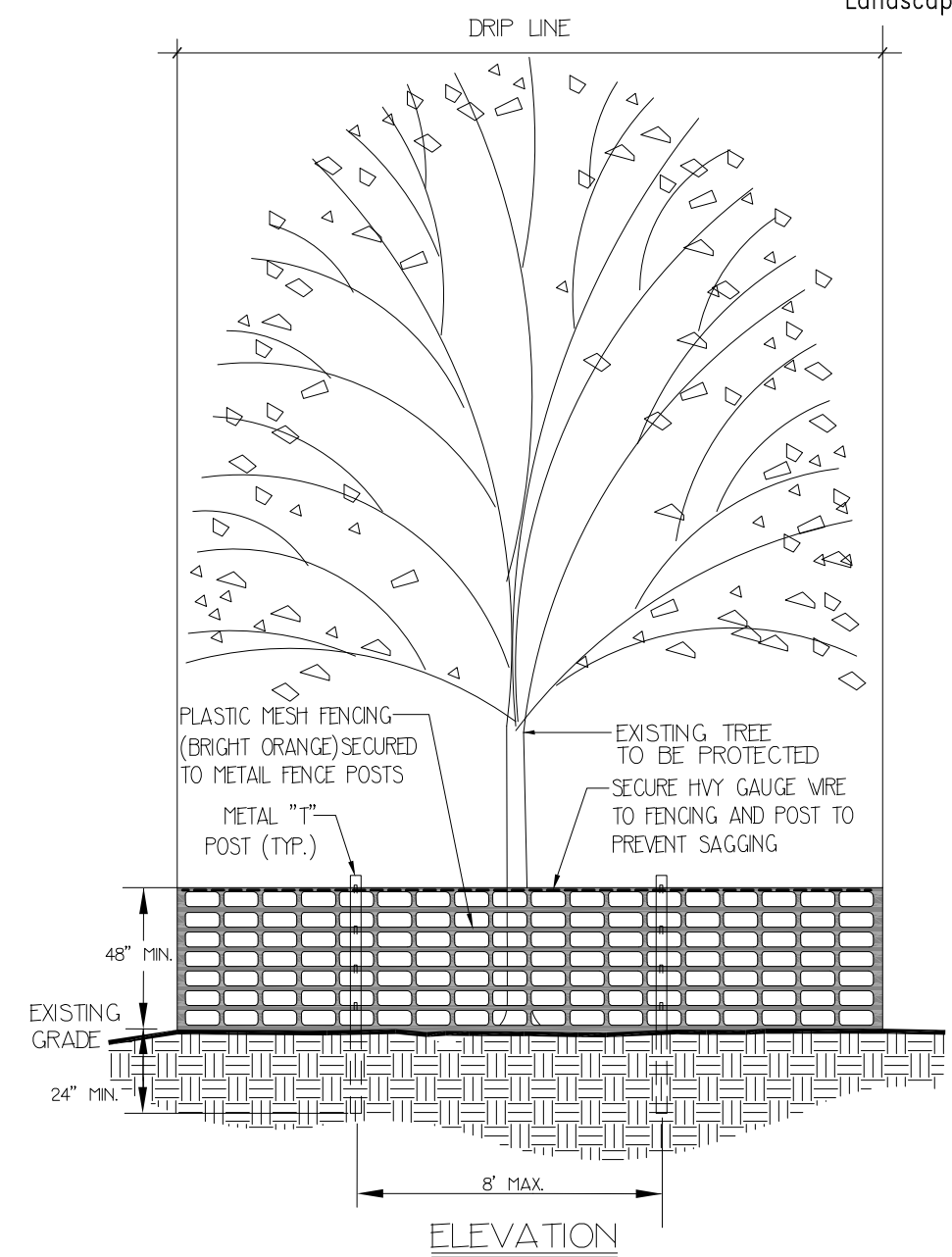


TT24 TUFT TRACK
ENGINEERED PERMEABLE PAVER
GRASS SURFACE



DETAIL: SHRUB PLANTING & BED EDGING

NO SCALE



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.

BIDDING - 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.

LICENSES & PERMITS - 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.

FINE GRADING - Unless noted otherwise on the plan, the Landscape Contractor shall receive the site graded within 1"± of finish grade. Contractor shall verify before starting work. Fine 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.

GUARANTEE - 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). Landscape Contractor shall notify Landscape Architect if there is difficulty locating the specified plant material. At the Landscape Architect's option, a substitute plant will be recommended WITH FINAL APPROVAL OF SUBSTITUTION TO BE GIVEN BY THE OWNER AND THE TOWN OF FARRAGUT.

TRANSPLANTED MATERIAL - All plant material to be transplanted shall be transplanted 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. SHRUBBERY: 8" wider than root ball. (SEE PLANTING DETAILS FOR ADDITIONAL INFORMATION)

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 after initial 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, fine-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 at 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 repair any spots 6" square or larger, due to uneven seed distribution, drought or erosion.

SOD 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 sod placed so that joints are tight and staggered between rows of sod. Sod shall be stapled as necessary and shall be trimmed to match the bed lines 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.

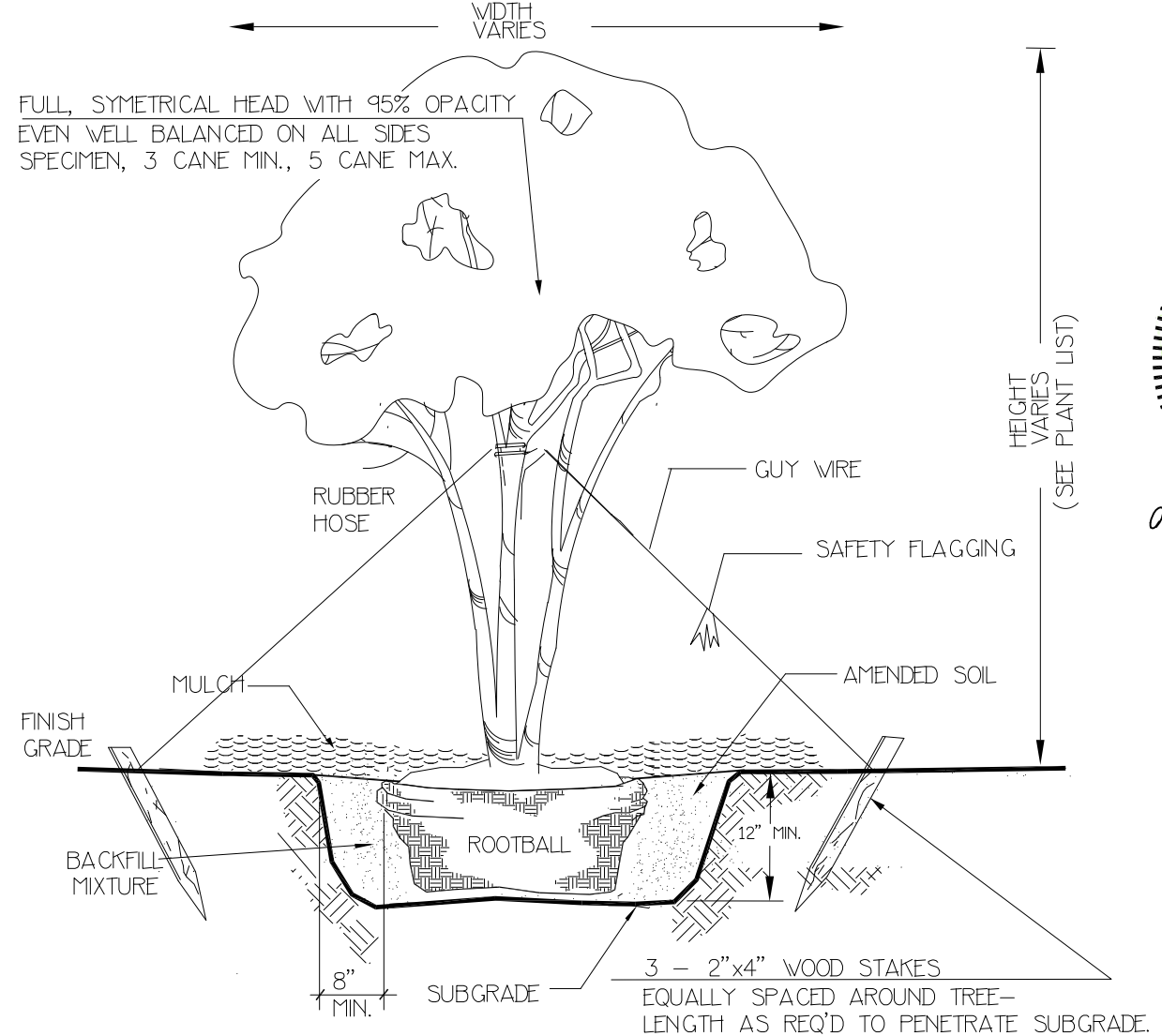
PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS - The existing topsoil in groundcover/seasonal color beds shall be thoroughly cultivated 6" deep, to a fine texture with a mechanical tiller. A plant mix of 60% shredded topsoil, 20% sand, and 20% rotted bark (groundcover) or 20% ground pine bark (seasonal 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 staining damage to concrete or other surface due to the use of fresh mulch are the responsibility of the Landscape Contractor. For Pine straw, all beds to receive a 4" layer (uncompacted) of pine straw. All individual trees and shrubs located in either lawn areas or in existing undisturbed areas to receive a 4" diameter ring of mulch. Groups of shrubs and/or trees shall be mulched in a continuous bed. All Mulch to be aged ground hardwood bark mulch.

FERTILIZING - Upon completion of plantings, 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 stake other trees at his discretion.

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