



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Town Hall
Board Room
Tuesday, March 28, 2023
7:00 p.m.

1. Approval of minutes for the February 28, 2023, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of an individual tenant panel sign for Pepo's Burrito Bar, located at 11683 Parkside Drive.
4. Review of a primary ground mounted sign (reface) for the Walgreens Store, located at 11927 Kingston Pike.
5. Review of a primary ground mounted sign (reface) for Wallace Real Estate, located at 10815 Kingston Pike.
6. Review of a landscape plan for the Gordon Farragut Medical Office building east of Kiddie Cottage and west of the Chesney Dentist Office, Parcel 1.14, Tax Map 143H, Group A.
7. Review of a revised landscape plan for the proposed LCUB Concord Substation, located at 1053 Concord Road.

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG**

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, March 28, 2023, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the February 28, 2023, meeting

2. Staff Report – Wall Sign Applications Approved Since the Last Meeting

The following wall sign applications have been approved since the last meeting:

- Aria Nail Spa – 11660 Parkside Drive
- Wallace Real Estate – 10815 Kingston Pike
- Pepo’s Burrito Bar – 11683 Parkside Drive
- Barber & Beauty – 11546 Kingston Pike

3. Ground Mounted Sign Applications

a) Pepo’s Burrito Bar – Located at 11683 Parkside Drive

Individual Tenant Panel Sign located at 11683 Parkside Drive.

Pepo’s Burrito Bar is requesting approval for an individual tenant panel sign located at 11683 Parkside Drive.

The tenant panel is legible and consistent with the other panel signs. The staff can recommend approval. Please also note that the complex owner/manger will be notified that the required landscaping around the sign will need to be reestablished.

b) Walgreens Store – Located at 11927 Kingston Pike

Primary Ground Mounted Sign located at 11927 Kingston Pike.

Walgreens is requesting approval for a primary ground mounted sign (reface) located at 11927 Kingston Pike.

The applicant is requesting approval to install a new 30 square foot sign face on the existing primary ground mounted sign structure. The applicant is in the process of adding additional information to the plans for documentation but the sign appears to be compliant. Staff can recommend approval subject to the following:

1. Adding existing setback dimensions on the site layout plan.
2. Adding overall sign height and address number height dimensions.
3. Noting that the sign is internally illuminated and documenting that the existing landscaping is compliant.

c) Wallace Real Estate – Located at 10815 Kingston Pike

Primary Ground Mounted Sign located at 10815 Kingston Pike.

Wallace Real Estate is requesting approval for a primary ground mounted sign (reface) located at 10815 Kingston Pike.

The applicant is requesting approval to install a new 20 square foot sign face on the existing primary ground mounted sign structure. The staff can recommend approval.

4. Landscape Plan Applications

a) Gordon Farragut Medical Office Building – Located on Parcel 1.14 Tax Map 143H, Group A

Landscape plan for the Gordon Farragut Medical Office Building.

This item involves a required landscape plan for the Gordon Farragut Medical Office Building being developed on a vacant parcel located between Kingston Pike and Roane Drive, to the east of Kiddie Cottage and the west of Chesney Dentist Office. The site plan for the facility has been reviewed by the Planning Commission.

The landscape plan for this facility includes required shade trees and building/parking landscaping. There is also a preexisting buffer area along Roane Drive that must be maintained. The staff recommends approval subject to the following:

1. Updating the Plant Key on sheet L100 to match the changes made to the Plant Schedule on sheet L201.
2. Listing replacement tree planting requirements separately on sheet L100 and identifying them by use in both the Plant Key and Plant Schedule.
3. Correcting the requirements note regarding landscaping around the ground sign on sheet L100 to match Town requirements.

a) LCUB Concord Substation (proposed) – 1053 Concord Road

Revised Landscape plan for LCUB's planned Concord Substation.

This item involves a required landscape plan for LCUB's planned Concord Substation. A landscape plan for this site was originally approved in October 2022, however, LCUB was forced to redesign the site to accommodate direct access to Concord Road. A revised site plan for the facility has already been reviewed by the planning commission.

The revised landscape plan for this facility is extensive and includes shade tree replacements, a bio-retention stormwater control feature, and an additional buffer strip along Concord Road. The plan meets or exceeds the Town's standards, and the staff can recommend approval.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, February 28, 2023. Chairman Marty Layman presided. Members in attendance were Marty Layman, Brittany Moore, Mayor Ron Williams, Randy Armstrong, Stephen Marlowe, Jeanie Stow, and Youth Representative Anna Gibbs. Mr. Derek Wright was absent.

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

1. Minutes

A motion was made by Mayor Williams to approve the January 24, 2023, minutes as submitted. The motion was seconded by Ms. Stow, and it passed unanimously.

2. Staff Report – Wall Sign Applications Approved in the Past Month

The staff reported that the following wall sign application had been approved during the past month:

- Heartland Dental – 10910 Kingston Pike, Suite 101
- QC Kinetix – 11653 Parkside Drive

3. Landscape Plans

a) Gordon Farragut Medical Office Building – Located on Parcel 1.14 Tax Map 143H, Group A

The applicant requested that the item be withdrawn, and action deferred to allow for necessary plan revisions.

Mayor Williams made a motion to defer action on the plan. Ms. Moore seconded the motion which passed unanimously.

b) Kingston Pike Village, Phase I Landscape Plan Modifications – Located at the Southwest Corner of South Watt Road and Kingston Pike

Landscape plan modifications for Phase I of the Kingston Pike Village Development.

This item involved revisions to the required landscape plan for Phase I of the Kingston Pike Village development. A revised site plan for the facility has already been reviewed by the planning commission.

The staff explained that the proposed landscape plan modifications were related to site plan revisions affecting portions of the development; including its clubhouse area, an open space area that is being reconfigured and used in part as a dog park for the



apartment complex, and the detention basin. The staff briefly reviewed the plan and recommend approval subject to the following:

1. Providing a note on the plan indicating that a minimum of 40% of the required detention basin plantings are a flowering species.
2. Clarifying a revision reference note in the plant schedule table.

The staff also suggested that different plant species be substituted for Crape Myrtle on the plan. Staff explained that there is an invasive pest (Scale) impacting Crape Myrtles in the area.

Mayor Williams made a motion for approval subject to staff's recommendations. Mr. Marlowe seconded the motion, which passed unanimously.

Meeting adjourned at 7:15 pm

Approved Wall sign Overview

Holley Marlowe, Primary Staff Reviewer

Aria Nail Spa – 11660 Parkside Dr

This sign was installed without a permit. Once staff notified the business owner a permit was required, they immediately submitted the application. The permit was issued as submitted. Approved sign is 27 square feet white channel letters with black returns. Internally illuminated with white LEDs on raceway painted to match building fascia.

Wallace Real Estate – 10815 Kingston Pike

Staff only had to request the length of the wall the sign was being installed on, otherwise the permit was issued as submitted. Approved sign is 18.36 square foot on 92' linear building length. Sign is acrylic face replacement for existing wall cabinet sign. Translucent vinyl PMS 289 Blue. Internal illumination is existing, no change.

Pepo's Burrito Bar – 11683 Parkside Dr

Original sign proposed was a large circle cabinet sign that exceed the signage area on the building and was not compatible with the other signs in the shopping center. The sign company resubmitted a compatible complaint proposal. Approved sign is 52 square feet on 52'- 6" linear leased space. White Channel letters with black returns and pepos red and green logo. Sign is internally illuminated with white LEDs and individual letters are mounted directly to building fascia.

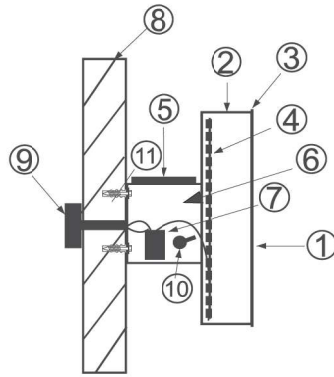
Barber & Beauty - 11546 Kingston Pike

Permit issues as requested. Approved sign is 19.2 square feet on 19' – 10" linear leased space. White channel letters with black returns individually mounted directly to building fascia. Internally illuminated with white LEDs. This center has been slowly transitioning to white channel letters as their primary sign style.

Installation Method:

Raceway Mounted LED Channel Letters

1. White Acrylic Sign Face
2. 5" Black Aluminum Returns
3. 1" Black Jewelite Trimcaps
4. Low Voltage 12-V LED
5. Tight Seal Raceway Lid
6. UL Rated Raceway
7. LED Power Supply
8. Building Fascia
9. Main Power Supply
10. Service Switch
11. Lag Bolt with Screw.



Aria NAIL SPA

162 in

24 in

Town of Farragut
Sign Permit BP-2023-162-SP
Approved 03/07.2023

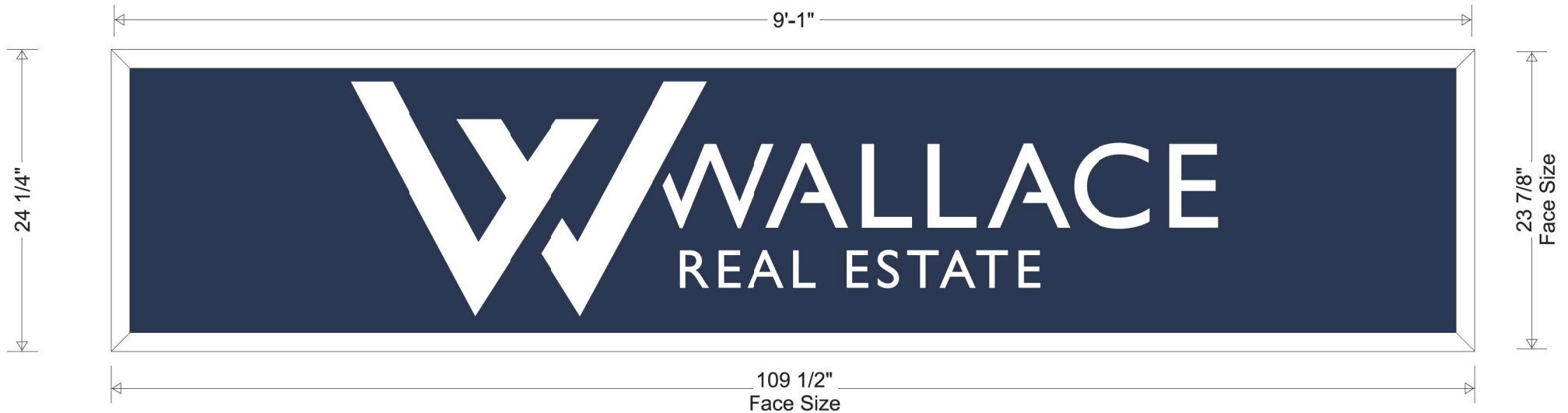


Note: Existing internally illuminated sign.

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<i>Neon Service Co.</i>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 2-7-23		R.H.
NAME: Wallace Realtors (10815 Kingston Pk.)		
DRAWING NUMBER		2-7-231113FP

Note: Existing internally illuminated sign.



Town of Farragut
Sign Permit BP -2023-151- SP
Approved 03/07/2023

NOTE: One (1) flat White acrylic replacement face
for existing single face wall sign with premium
translucent vinyl to match PMS 289 Blue.

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Neon Service Co.		
SCALE: 1"=1'	APPROVED BY:	DRAWN BY:
DATE: 2-7-23		R.H.
NAME: Wallace Realtors (10815 Kingston Pk.)		
DRAWING NUMBER		2-7-231113FP

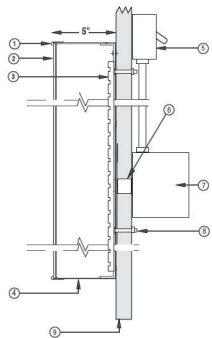


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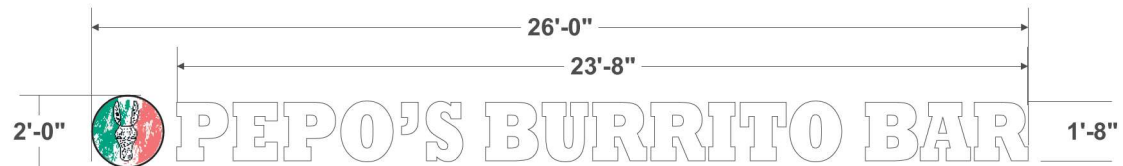
<i>Neon Service Co.</i>		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY:
DATE: 2-7-23		R.H.
NAME: Wallace Realtors (10815 Kingston Pk.)		
DRAWING NUMBER		2-7-231113FP



INDIVIDUALLY-MOUNTED CHANNEL LETTERS



1. TRIM CAP WITH RETAINING SCREW
2. PLEX FACE
3. WHITE LED
4. ALUMINUM .063" BACKS / .040" RETURN
5. DISCONNECT SWITCH
6. SEAL TIGHT PASS-THROUGH WIRING KIT
7. TRANSFORMER W/ WALL BOX
8. WALL ANCHORS AS REQUIRED
9. WALL FASCIA



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PLASTIC.NEON.ELECTRONIC

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VALUE OF THIS DRAWING: \$500.00

SIGN & FAX BACK SO THAT
WE MAY APPROVE YOUR ORDER.

FAX: 865.947.2089 info@signco-inc.com

☐ APPROVED

☐ APPROVED W/CHANGES

☐ REVISE & RESUBMIT

APPROVAL SIGNATURE

FILE LOCATION:

Baker/P/Pepos

SALES REPRESENTATIVE:

Baker Jones

DATE:

03-03-2023

SCALE:

3/16" = 1'

LOCATION:

Turkey Creek - Knoxville, TN

FILE:

Pepos Bldg Turkey Creek

DRAWN BY:

Tiffany Poling



10932 Murdock Rd.
Knoxville, TN 37932
(865) 671-8788
FAX (865) 671-8787
www.signsnsuch.net

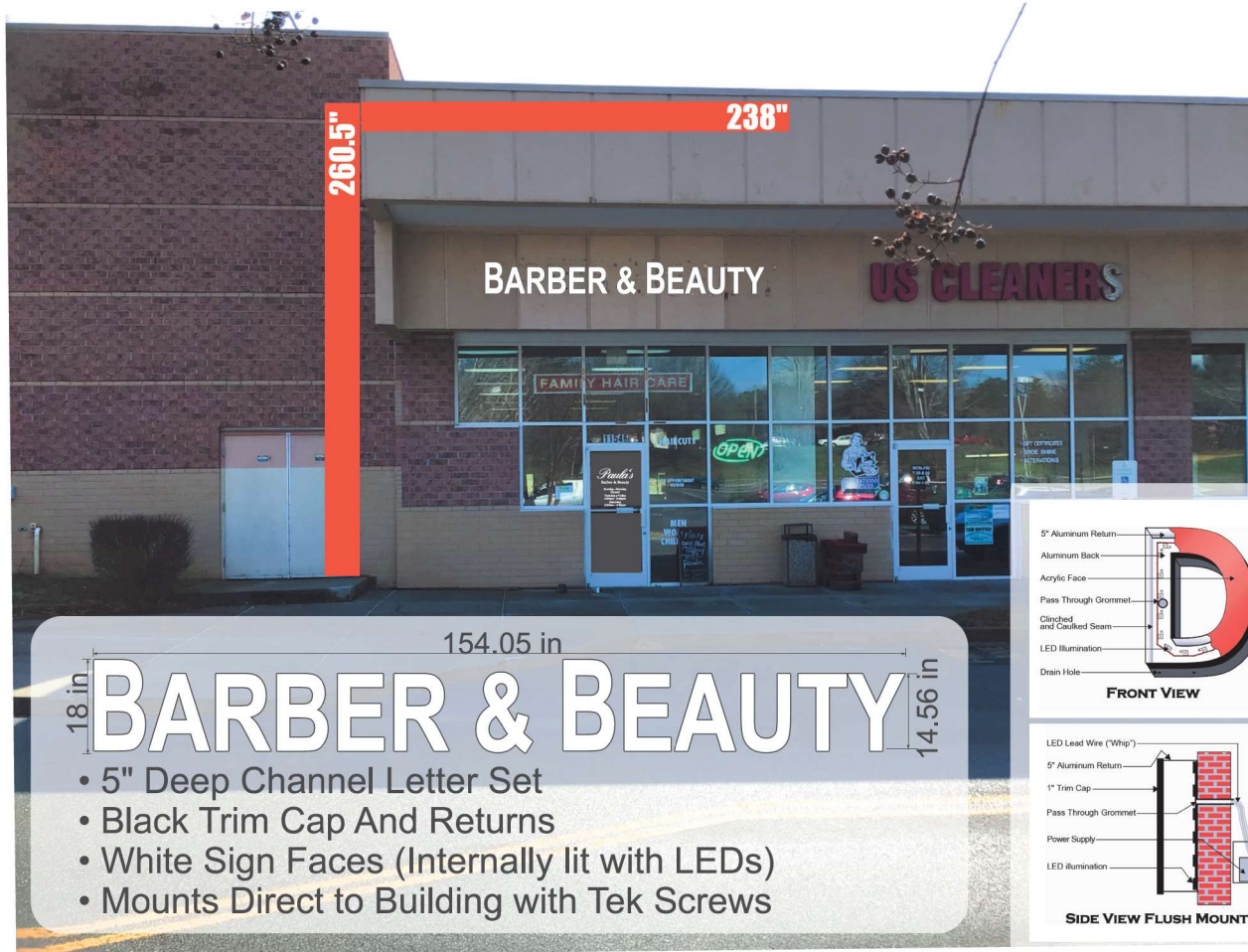
This design/drawing is the property of SIGNS-N-SUCH and cannot be used or distributed without the approval of said company.

DATE: 2-28-2023
LOCATION: Knoxville
SALES REP: D. Hutchison
DRAWN BY: J. Prager
PAGE: (1) of (1)

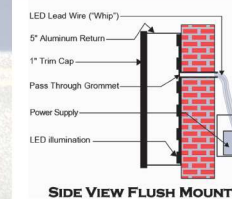
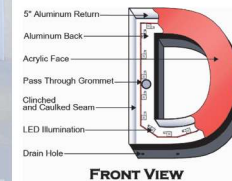
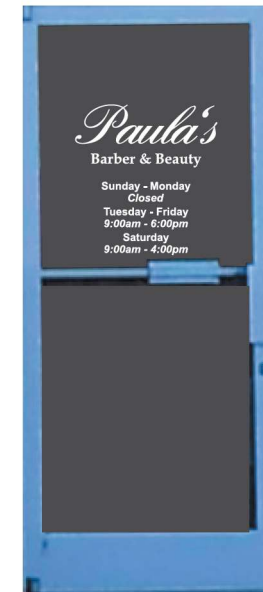
**AVERAGE CONSTRUCTION TIMES
AFTER PERMIT IS APPROVED IS
15-20 BUSINESS DAYS. SIGN
CONSTRUCTION CAN NOT BEGIN
UNTIL PERMIT IS APPROVED.**

Approved By: _____

Date: _____



1) Door Graphic
21"h x 20"w
Cut White Vinyl



SIGNS N SUCH
signs. banners. wraps. shirts.

*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!



12.75"
(visible)

12'-0 1/4"

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SIGN & FAX BACK SO THAT
WE MAY APPROVE YOUR ORDER.

FAX: 865.947.2089 info@signco-inc.com

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

APPROVAL SIGNATURE

FILE LOCATION:

Baker/P/Pepos

SALES REPRESENTATIVE:

Baker Jones

DATE:

03-03-2023

SCALE:

1/2" = 1'

LOCATION:

Turkey Creek - Knoxville, TN

FILE:

Pepos Burrito Tenant Turkey Creek

DRAWN BY:

Tiffany Poling

Note: Existing internally illuminated sign.



PROPOSED

*Double face internally illuminated
sign with new sign faces.*

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<i>Neon Service Co.</i>		
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DATE: 2-7-23		R.H.
NAME: Wallace Realtors (10815 Kingston Pk.)		
DRAWING NUMBER		2-7-231113FP



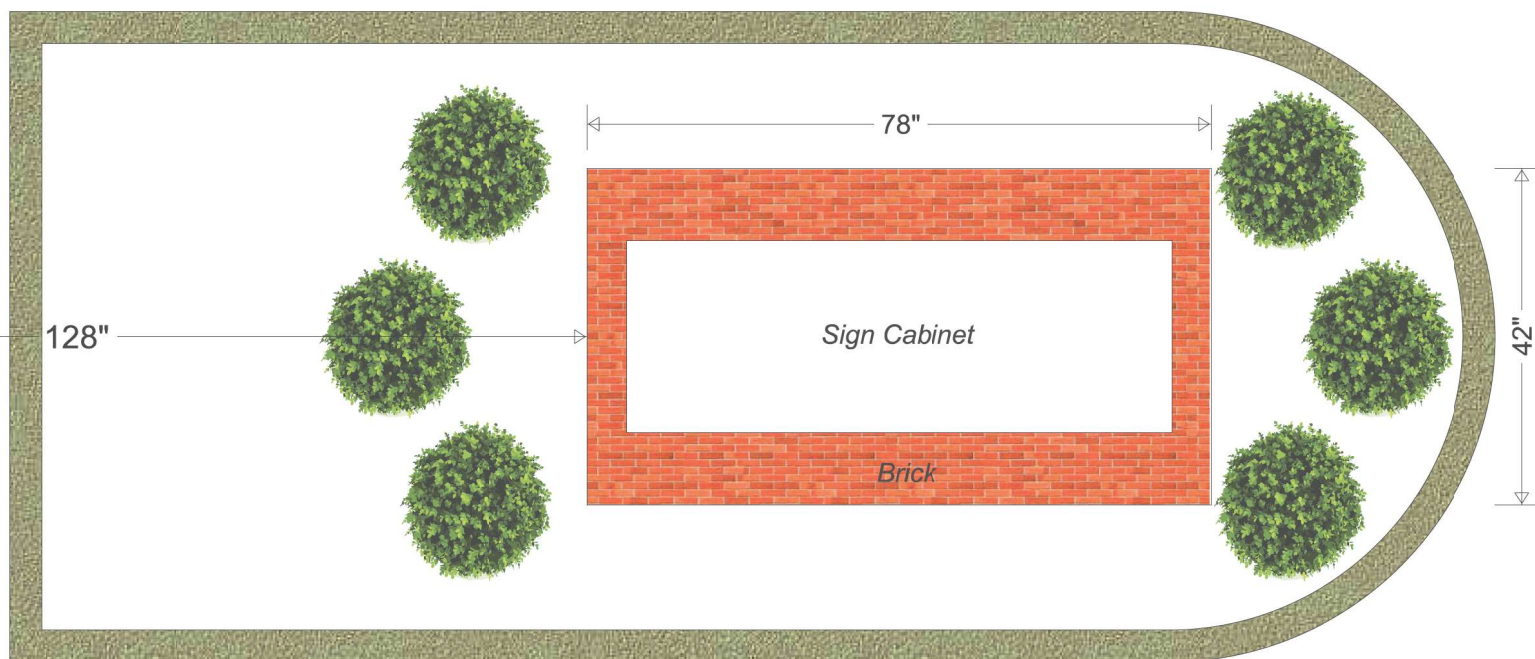
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NOTE: Two (2) flat White acrylic replacement faces for existing double face monument sign with premium translucent vinyl to match PMS 289 applied.

<i>Neon Service Co.</i>		
SCALE: 1 1/2" = 1'	APPROVED BY:	DRAWN BY:
DATE: 2-7-23		R.H.
NAME: Wallace Realtors (10815 Kingston Pk.)		
DRAWING NUMBER		2-7-231113FP

Property Line

Property Line



6 Dwarf Boxwoods

PROPOSED

*Double face internally illuminated
sign with new sign faces.*

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E01

REPLACEMENT FACES

Scale: 3/4"=1'-0"

30.9 square feet



cabinet size: 3'-1-1/4" x 10'-1-1/4"

visible opening: 2'-8-3/4"+/- x 9'-8-3/4"+/-

CABINET: Existing cabinet w/ 2-1/4" retainers

FACES: .150 Flat white polycarbonate

GRAPHICS: Surface applied vinyls to match colors shown - see color palette

QUANTITY: (2) TWO FACES REQUIRED FOR D/F ILLUM. MONUMENT

COLOR PALETTE



GRAPHICS:
3M 3630-53
Cardinal Red



GRAPHICS:
3M 3630-227
Azure Blue



BACKGROUND:
White

EXISTING



PROPOSED



Stratus™

strotusunlimited.com

1701 Golf Rd, 1-900, Rolling
Meadows, IL 60008

888.503.1569

CLIENT:

ADDRESS:

11927 Kingston Pike
Knoxville, TN 37934

PAGE NO.:

3

ORDER NUMBER:

1182482

SITE NUMBER:

7760

ELECTRONIC FILE NAME:

K:\ACCOUNTS\W\Walgreens\2022\TN\7760_Knoxville\7760_Knoxville_R1.cdr

PROJECT NUMBER:

4554

PROJECT MANAGER:

KEVIN POLKA

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	400624	09/23/22 BV					
Rev 1	401856	09/28/22 BV					

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SITE PLAN



Stratus™

stratusunlimited.com

1701 Golf Rd, 1-900, Rolling
Meadows, IL 60008

888.503.1569

CLIENT:

Walgreens

ADDRESS:

11927 Kingston Pike
Knoxville, TN 37934

PAGE NO.:

2

ORDER NUMBER:

1182482

SITE NUMBER:

7760

ELECTRONIC FILE NAME:

K:\ACCOUNTS\W\Walgreens\2022\TN\7730_Knoxville\7760_Knoxville_R1.cdr

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E02
E03

REPLACEMENT FACES

Scale: 1-1/2"=1'-0"

1.8 square feet



CABINET: 10" x 2'-4-1/2"

QUANTITY: (1) ONE FACE REQUIRED



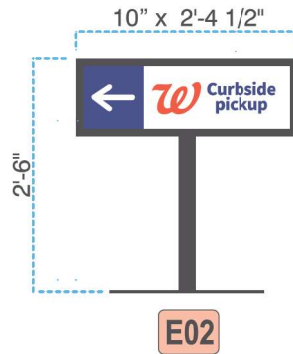
CABINET: 10" x 2'-4-1/2"

QUANTITY: (1) ONE FACE REQUIRED

CABINET: Existing cabinet with 1" retainers

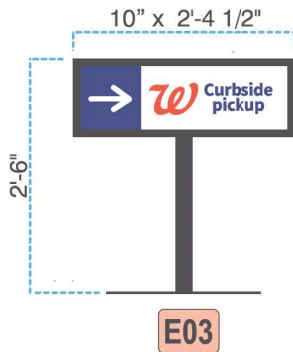
FACES: .150 flat white polycarbonate faces

GRAPHICS: Surface applied vinyls to match colors shown



ELEVATION - SINGLE FACE DIRECTIONAL

Scale: 3/4"=1'-0"



ELEVATION - SINGLE FACE DIRECTIONAL

Scale: 3/4"=1'-0"

COLOR PALETTE



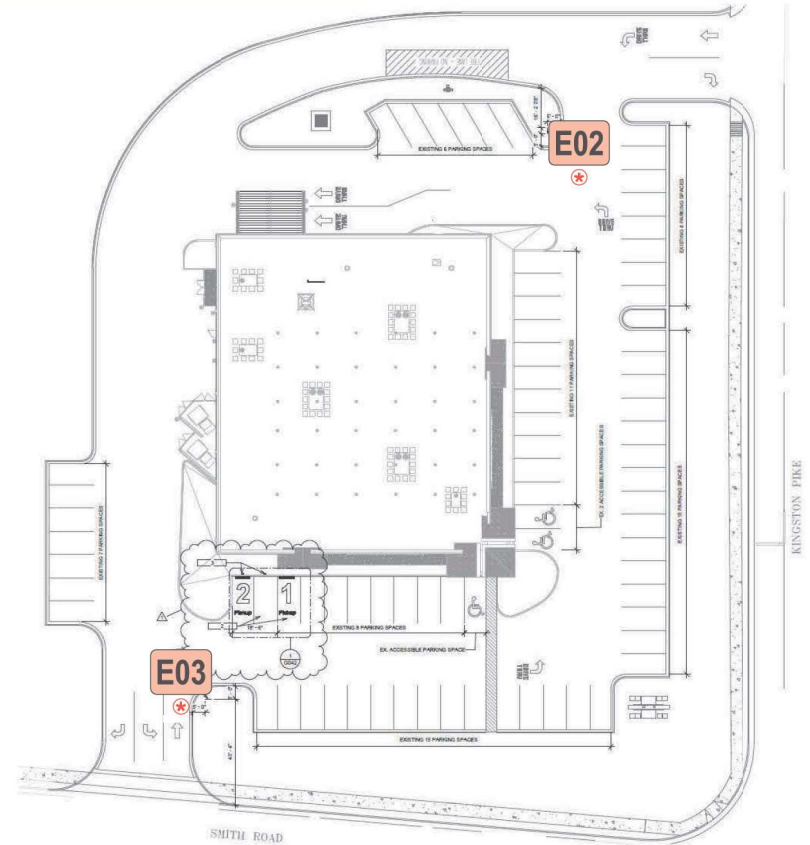
GRAPHICS:
3M 3630-53
Cardinal Red



BACKGROUND:
White



GRAPHICS:
Navy
C:100 M:90 Y:10 K:15
Custom Pantone spot formula
J/S A/P Reflex Blue71.26%
Easy Mix Blend Rubine14.73%
Easy Mix Pantone Yellow ...10.01%
Wax/Drier4%



Stratus™

strotusunlimited.com

1701 Golf Rd, 1-900, Rolling
Meadows, IL 60008

888.503.1569

CLIENT:

Walgreens

ADDRESS:

11927 Kingston Pike
Knoxville, TN 37934

PAGE NO:

4

ORDER NUMBER:

1182482

SITE NUMBER:

7760

ELECTRONIC FILE NAME:

K:\ACCOUNTS\W\Walgreens\2022\TN\7730_Knoxville\7760_Knoxville_R1.cdr

PROJECT NUMBER:

4554

PROJECT MANAGER:

KEVIN POLKA

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	400624	09/23/22 BV					
Rev 1	401856	09/28/22 BV	Added blue color for directional / revised E02 to SF				

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Farragut Medical Office Building

133 Loudon Rd. | Farragut, TN 37934

Landscape Package



Vicinity Map: NTS

Landscape Package Sheet Index

L000	Cover Sheet
L100	Tree Inventory Plan
L101	Landscape/Tree Preservation Plan
L200	Landscape Details
L201	Landscape Notes & Plant Schedule
L300	Irrigation Zone Plan
L400	Irrigation Details & Notes

Landscape Architect Contact Information

Shippey Landscape Architecture
Philip Shippey, PLA
Phone: 229.326.1179
Email: philip@shippeyla.com

Mailing Address:
P.O. Box 2961
Cleveland, TN 37320

Property Information

1. Local Jurisdiction: Town of Farragut
2. Current Zoning: C-1 (Commercial)
3. Lot #: 88-R1-2
4. Parcel #: 143HA00114
5. Deed Reference: 20171114-0030065
6. Proposed Use: Medical Offices
7. Property Area: 1.69 acres

Abbreviation Reference

1. LF = Linear Feet
2. SF = Square Feet
3. o.c. = On Center
4. typ. = Typical
5. Ex. = Existing
6. EQ. = Equal
7. ± = Plus or minus
8. Qty. = Quantity
9. Cal. = Caliper
10. Gal. = Gallon
11. Hgt. = Height
12. Approx. = Approximate
13. CT = Clear Trunk
14. Min. = Minimum
15. Max. = Maximum
16. Cu. Yd. = Cubic Yard
17. PTD = Pitch to Drain
18. TBD = To be Determined

SHIPPEY
landscape
architecture

P.O. Box 2961
Cleveland, TN 37320
202.263.1179 | philip@shippeyla.com
philipshippey.com

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Farragut Medical Office Building
133 Loudon Rd. | Farragut, TN 37934

Drawn By: _____ Date: _____

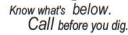
PSB 03/21/2023

Revision: _____ Date: _____

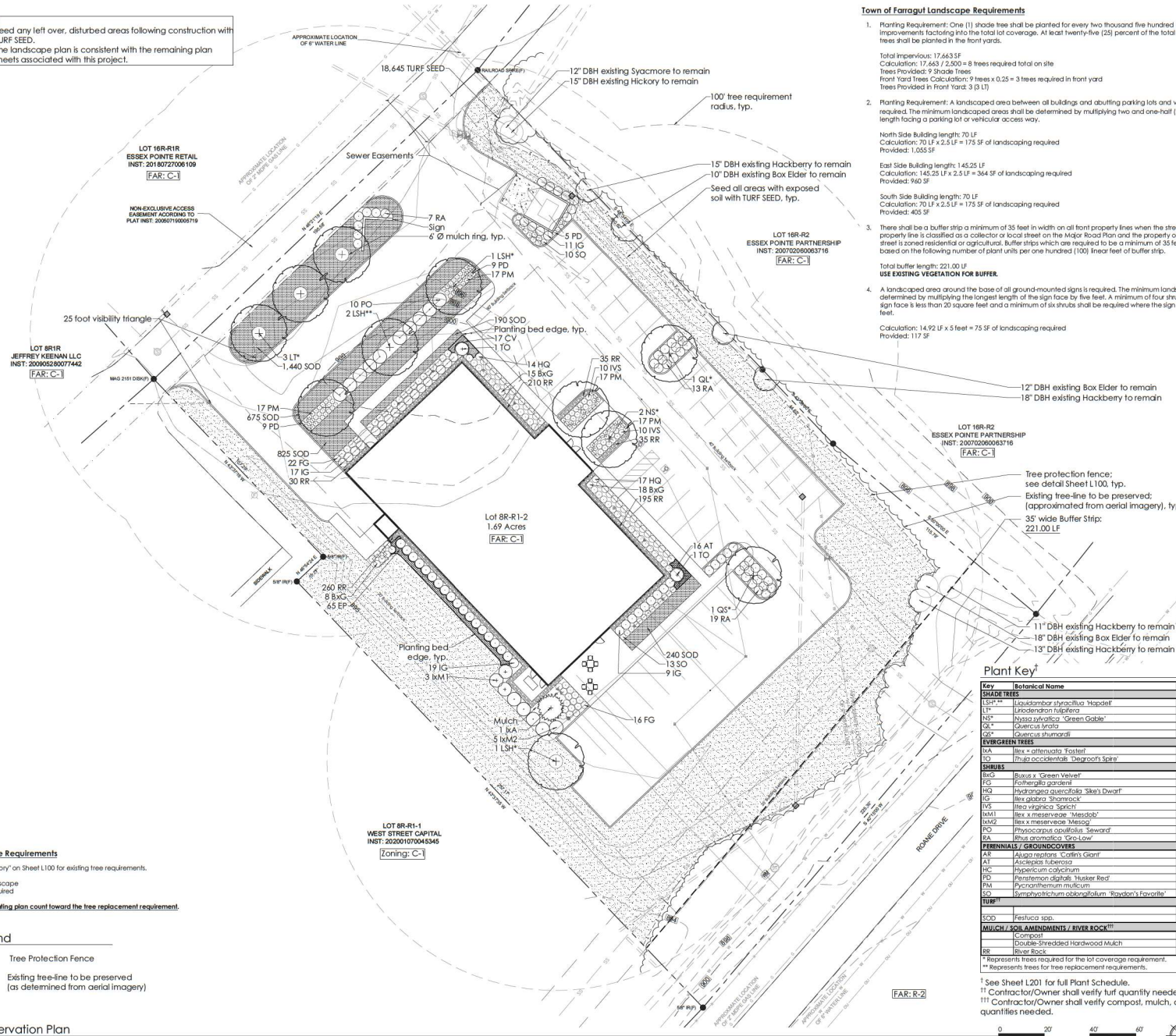
Cover
Sheet

Sheet Number

L000



- NOTES:
1. Seed any left over, disturbed areas following construction with TURF SEED.
 2. The landscape plan is consistent with the remaining plan sheets associated with this project.



Town of Farragut Landscape Requirements

1. **Planting Requirement:** One (1) shade tree shall be planted for every two thousand five hundred (2,500) square feet of proposed improvement factoring into the total lot coverage. At least twenty-five (25) percent of the total required number of shade trees shall be planted in the front yard.

Total Impervious: 17,663 SF
Calculation: $17,663 / 2,500 = 8$ trees required total on site
Trees Provided: 9 Shade Trees
Front Yard Trees Calculation: $9 \text{ trees} \times 0.25 = 3$ trees required in front yard
Trees Provided in Front Yard: 3 (3 L)
2. **Planting Requirement:** A landscaped area between all buildings and abutting parking lots and vehicular access ways is required. The minimum landscaped areas shall be determined by multiplying two and one-half (2½) feet by the building length facing a parking lot or vehicular access way.

North Side Building length: 70 LF
Calculation: $70 \text{ LF} \times 2.5 \text{ LF} = 175 \text{ SF}$ of landscaping required
Provided: 1,055 SF

East Side Building length: 145.25 LF
Calculation: $145.25 \text{ LF} \times 2.5 \text{ LF} = 364 \text{ SF}$ of landscaping required
Provided: 960 SF

South Side Building length: 70 LF
Calculation: $70 \text{ LF} \times 2.5 \text{ LF} = 175 \text{ SF}$ of landscaping required
Provided: 405 SF
3. There shall be a buffer strip a minimum of 35 feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is residential or agricultural. Buffer strips which are required to be a minimum of 35 feet in width shall be planted based on the following number of plant units per one hundred (100) linear feet of buffer strip.

Total buffer length: 221.00 LF
USE EXISTING VEGETATION FOR BUFFER.
4. 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. 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.

Calculation: $14.92 \text{ LF} \times 5 \text{ feet} = 75 \text{ SF}$ of landscaping required
Provided: 117 SF

Plant Key		
Grays	Botanical Name	Common Name
SHADE TREES		
L3H+*	<i>Liquidambar styraciflua</i> 'Hopple'	Hopplebald Sweet Gum
L3H+	<i>Liquidambar</i>	Yule Poplar
N3*	<i>Nyctaglyphis</i> "Green Goblet"	Black Gum
Q3*	<i>Quercus lyrata</i>	Overcup Oak
Q3*	<i>Quercus shumardii</i>	Shumard Oak
EVERGREEN TREES		
FA	<i>Fax x celticifolia</i> 'Foster'	Foster Holly
FA	<i>Thuja occidentalis</i> 'Dagwood Spike'	Dagwood Spike Arborvitae
SHRUBS		
B3G	<i>Buxus x</i> "Green Velvet"	Green Velvet Boxwood
FG	<i>Fothergilla</i> 'goldensei'	Dwarf Fothergilla
FG	<i>Hydrangea quercifolia</i> "Lilac White"	Dwarf Oakleaf Hydrangea
FG	<i>Ilex glabra</i> "Holly"	Holly
VS	<i>Ilex virginica</i> 'Springs'	Little Holly Sweetshrub
LA31	<i>Lonicera xylosteum</i> "Honeybush"	China Berry Holly
LA32	<i>L. x meserveae</i> "Masag"	China Girl Holly
PO	<i>Physocarpus opulifolius</i> "Seward"	Summer Wine Honeysuckle
PO	<i>Yucca eremotica</i> "Sole-Low"	Sole-Low Yucca
PERENNIALS / GROUND-COVERS		
AR	<i>Asplenium platyneuron</i> "Cortin's Giant"	Cortin's Giant Bugleweed
AR	<i>Asplenium</i> "Silverweed"	Butterfly Weed
AR	<i>Hypericum corymbosum</i>	Creeping St. John's Wort
AR	<i>Hypericum</i> "St. James' Seed Bed"	St. James' Seed Bed
PA	<i>Phytolacca maculatum</i>	Clustered Mountain Mint
PA	<i>Symphoricarpos oblongifolius</i> "Raydon's Favorite"	Raydon's Favorite Aster
TWIG		
SCD	<i>Festuca spp.</i>	Turf Seed
SCD		Fescue Grass
MUCH / SLIP-SPRINGS / RIVER ROCK¹⁰		
CA	Compost	
CA	Double-Spreaded Hardwood Mulch	
BB	Bio-Rock	

* Represents trees required for the full coverage requirement.
 † Represents trees for tree-replacement requirements.

† See Sheet L201 for full Plant Schedule.
 †† Contractor/Owner shall verify turf quantity needed.
 ††† Contractor/Owner shall verify compost, mulch, and river rock quantities needed.

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133 Loudon Rd. | Farragut, TN 37934

133 Loudon Rd. | Farragut, TN 37934

own By _____ Date _____

\$ 03/21/2023

Revision _____ Date _____

Sheet Name

Landscape/Tree

Manuscript/Tree Preservation

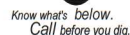
Preservation Plans

Plan

Sheet Number _____

1100

L100



*Notes:

1. Top of river rock to be flush with curb and/or adjacent landscape.
2. Top of black steel edging to be max. 1/4" above top of river rock.
3. All river rock shall be from the same local source and be washed prior to being brought to project site.





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Call before you dig.

Seeding Notes

- Field verify areas to receive seed and modify order quantity as necessary.
- Site Preparation: Eradicate exotic invasive plant material by having a licensed spray technician apply an approved herbicide. Good pre-seeding weed control may require repeated spraying at least two weeks apart.
- See Civil Engineer's plans for grading. Finer grading and shaping may be necessary to achieve a smoother, more regular surface for receiving seed.
- The Contractor/Owner shall ensure that all grades will permit safe and efficient use of equipment during seedbed preparation, seeding, strawing, and maintenance of vegetation.
- Loosely grade the topsoil in order to create a non-compacted growth medium prior to spreading the seed. **Re-tiling of areas to receive seed is required prior to sowing seed.**
- Evenly spread a thin layer straw mulch to all seeded areas after sowing seed or use hydrosed fiber mulch.
- For areas with slope greater than 3:1, final tracking should be perpendicular to the slope to help reduce erosion, keep seeds in place, and to retain consistent soil moisture for seed germination. Concentrations of water flows that could cause soil erosion should be diverted to a safe outlet. Divisions and other treatment practices must conform to the appropriate standards and specifications of the Tennessee Erosion and Sediment Control (TDEC) Handbook.
- The Contractor/Owner shall comply with TDEC erosion control requirements throughout the establishment of the seeded areas.
- Maintenance: The Contractor/Owner shall observe the growth of the seeded species and eliminate invasive exotic vegetation until final acceptance.
- Protect and care for seeded areas, including watering when needed, until final acceptance. This includes repaired areas and any areas receiving supplemental applications of seed.
- Seed all areas as shown on the plans.
- Protect and care for seeded areas, including watering when needed, until final acceptance. This includes repaired areas as well as any area receiving supplemental applications of seed.
- Seed any left over, disturbed areas following construction with turf seed. See table below for turf seed blend.

Turf Seed Blend Table		
Botanical Name	Common Name	Percentage In Mix
<i>Festuca arundinacea</i>	Tall Fescue	70%
<i>Festuca rubra</i>	Creeping Red Fescue	15%
<i>Poa pratensis</i>	Kentucky Bluegrass	15%

Soil Test Notes

- Using a shovel, dig a v-shaped hole to a depth of 6 inches; then cut a thin slice of soil from one side of the hole. Place the slice of soil into a plastic bucket (do not use a metal bucket as this can skew test results). Mix the slices together and fill a plastic sample bag with three (3) cups of soil. The sample bags can be ziploc bags that clearly labeled with the project name and sample number.
- A well-mixed composite from 10 to 20 random locations from the areas to receive plants shall be sub-sampled to make the three (3) cup sample for each bag.
- Mark the landscape plan to show sample locations.
- Send the soil samples to either a private lab or the local extension service.
- The results of the soil test shall be sent to the Landscape Architect for evaluation.

Soil Percolation Test Notes

- Dig hole 18-24" deep and a minimum of 6" wide.
- Fill hole with water to the top and let it drain for several hours. Ideally, let the hole pre-wet over night and perform the test the following day.
- Refill hole to within a couple of inches of the top.
- 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 on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and again at 1 hour. If possible, measure the drop in water level the next day.
- Determine drop in water level per hour. If water level in the hole drops more than 1 inch per hour, it is well drained and suitable for planting.

Planting Notes

- The Contractor/Owner shall verify existing conditions in the field and report any discrepancies to the Landscape Architect prior to starting work.
- No planting shall occur until soil test sample results have been received and the soil has been amended per the soil test results. See this sheet for soil testing instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly graded for positive drainage. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines set for nursery stock published by the American Association of Nurserymen. Additionally, all new plant material for the project shall be of the highest specimen quality.
- Do not assume that trunk flares will be exposed at the nursery. Contractor/Owner to expose trunk flares to check for girdling. Pull mulch away from the base of all plants.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant schedule.
- The Contractor/Owner shall locate and verify all existing underground and aboveground utility lines prior to soil preparation or planting. Any discrepancies shall be reported to the Landscape Architect. Call Tennessee 811 to schedule a utility locate.
- Till all beds with planting soil mix to a minimum depth that matches the depth of the plant root-balls.
- All plant beds and trees shall receive a minimum of three inches (3") of double-shredded, hardwood mulch. See Seeding Notes on this sheet for mulching of seeded areas.
- All trees in lawn areas shall have a minimum 6" diameter mulch ring to surround the base of the trunk unless noted otherwise on the plan.
- Do not pile mulch against the trunk of any tree. Leave a gap for the trunk flare. **Avoid mulch volcano's.**
- Thoroughly water all plants during the first 24 hours after planting. Wet the soil to a depth of 18-24" when water starts to run off; stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent form, height, branching, habit, leaf color, fruit and environmental culture. **All proposed substitutions must be approved by the Landscape Architect.**
- The Contractor's base bid shall include all materials, labor, permits, equipment, tools, insurance, etc., to perform the work as described in the contract documents.
- The Contractor shall complete work within schedule established by the Owner or Owner's representative.
- The Contractor shall provide a **one (1) year warranty for all plant material** starting after the date of substantial completion.
- Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner, Owner's Representative, or Landscape Architect.
- Contractor/Owner to provide interim maintenance (watering, pruning, fertilizing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until end of warranty.
- Application of pesticides must be approved by the Landscape Architect or Owner prior to use. All pesticide applications shall be carried out by a licensed spray technician.
- Planting plans are not layout plans. Plants may need to be shifted in the field to accommodate existing conditions. Coordinate with the Landscape Architect before making any changes to the planting plan.
- Mulch, compost, and turf quantities are approximate. The Contractor/Owner shall verify the amounts needed before purchasing and installing.

Plant Schedule¹

Key	Qty.	Botanical Name	Common Name	Size	Notes
SHADE TREES					
LSH**	4	<i>Liquidambar styraciflua</i> 'Hopedell'	Hopkidate Sweet Gum	2" Cal.	Fruitless variety; well-branched
LI*	3	<i>Liriodendron tulipifera</i>	Tulip Poplar	2" Cal.	Well-branched
NS*	2	<i>Nyssa sylvatica</i> 'Green Gable'	Black Gum	2" Cal.	Well-branched; all. cultivar: 'Wildfire'
QL*	1	<i>Quercus lyrata</i>	Overcup Oak	2" Cal.	Well-branched
QS*	1	<i>Quercus shumardi</i>	Shumard Oak	2" Cal.	Well-branched
EVERGREEN TREES					
IXA**	1	<i>Ilex x attenuata</i> 'Fosteri'	Foster Holly	Min. 6' Hgt.	Full-to-ground; well-branched
IO	2	<i>Thuja occidentalis</i> 'Degrroot's Spire'	Degrroot's Spire Arborvitae	Min. 6' Hgt.	Full-to-ground; well-branched; all. cultivar: 'Nigra'
SHRUBS					
BxG	41	<i>Buxus x</i> 'Green Velvet'	Green Velvet Boxwood	3 Gal.	
FQ	38	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	3 Gal.	Straight species—not a cultivar; dwarf variety
HQ	31	<i>Hydrangea quercifolia</i> 'Sike's Dwarf'	Dwarf Oakleaf Hydrangea	3 Gal.	Dwarf variety; all. cultivar: 'Pee Wee'
IG	56	<i>Ilex glabra</i> 'Shamrock'	Inkberry Holly	3 Gal.	Dwarf variety
IVS	20	<i>Ilex virginica</i> 'Spirit'	Little Henry Sweetpire	3 Gal.	Dwarf variety
IXM1	3	<i>Ilex x meserveae</i> 'Mesdob'	China Bay Holly	3 Gal.	Male variety
IXM2	5	<i>Ilex x meserveae</i> 'Mesag'	China Girl Holly	3 Gal.	Female variety
PO	10	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	3 Gal.	All. cultivar: 'Coppertina'
RA	39	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	3 Gal.	Dwarf variety
PERENNIALS / GRASSCOVERS					
AT	16	<i>Aster sp.</i> 'tuberosa'	Butterfly Weed	1 Gal.	18" o.c. spacing
CV	17	<i>Chrysogonum virginianum</i>	Green and Gold	1 Gal.	18" o.c. spacing
BP	65	<i>Echinacea purpurea</i>	Purple Coneflower	1 Gal.	18" o.c. spacing
PD	23	<i>Penstemon digitalis</i> 'Husker Red'	Beardtongue	1 Gal.	24" o.c. spacing
PM	68	<i>Pycnanthemum multivium</i>	Clustered Mountain Mint	4" Pot	24" o.c. spacing
SO	23	<i>Symphyotrichum oblongifolium</i> 'Raydon's Favorite'	Raydon's Favorite Aster	1 Gal.	30" o.c. spacing
TURF¹¹					
SOD	18,645		TURF SEED	SF	See Sheet L201 for more information on seeding
	3,370	<i>Festuca</i> spp.	Fescue Grass	SF	Sodded turf grass
MULCH / SOIL AMENDMENTS / RIVER ROCK¹¹¹					
	39	Compost		Cu. Yd.	Approx. 3" depth; install compost for planted beds only
	40	Double-Shredded Hardwood Mulch		Cu. Yd.	Approx. 3" depth
BR	765	River Rock		SF	Approx. 3" depth; see detail Sheet L200

* Represents trees required for the lot coverage requirement.

** Represents trees for tree replacement requirements.

¹ All proposed substitutions must be approved by the Landscape Architect.

¹¹ Contractor/Owner shall verify turf quantity needed.

¹¹¹ Contractor/Owner shall verify compost, mulch, and river rock quantities needed.

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Farragut Medical Office Building
1331 Loudon Rd. | Farragut, TN 37934

Drawn By: _____ Date: _____

PRG: _____ 03/21/2023

Revision: _____ Date: _____

Sheet Name: _____

Landscape
Notes & Plant
Schedule

Sheet Number: _____

L201



Know what's below.
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All hatched areas shall receive irrigation as shown on the plan and legend on this sheet. The irrigation contractor is responsible for all head, valve, and pipe locations. The contractor is also responsible for the necessary calculations for proper irrigation system performance. The contractor shall field locate piping along curbs and landscaped areas. Do not conflict with plantings or other utilities.

LOT 8R1R
JEFFREY KESMAN LLC
INST: 200905280077442
[FAR: C-1]

The Contractor shall hand water all plants & turf (seed and sod) that are not on permanent irrigation until establishment, typ.

LOT 16R-R1R
ESSEX POINTE RETAIL
INST: 20180727006109

NON-EXCLUSIVE ACCESS
EASEMENT ACCORDING TO
PLAT INST: 20050710005719

Hunter or Rainbird wireless rain sensor.
Contractor to select rain sensor. Ensure that rain sensor location receives unobstructed rainfall but no water from irrigation. Verify location with owner.

- Hunter or Rainbird controller:
1. The Contractor shall select a controller that is compatible with the entire irrigation system.
 2. The Contractor shall coordinate with the electrical contractor as necessary to achieve a safe and properly functioning irrigation system.
 3. The Contractor shall also provide an electrical connection to supply the controller and for the entire irrigation system.
 4. Verify location with owner

LOT 8R-R1-1
WEST STREET CAPITAL
INST: 202001070045345
[Zoning: C-1]

The Contractor shall hand water all plants & turf (seed and sod) that are not on permanent irrigation until establishment, typ.

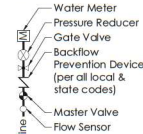
Irrigation Zone Plan Notes

1. See Sheet L400 for irrigation details and notes.
2. This plan is diagrammatic and due to the nature of construction field modifications may be necessary to implement plan.
3. For compatibility purposes, the irrigation controller and rain sensor are to match the manufacturer used for the entire irrigation system.
4. The Contractor shall coordinate all irrigation equipment with the Owner.
5. Sleeve locations are approximate and should be adjusted in the field as necessary.
6. Min. 4" ø schedule 40 HDPE sleeves shall be required under paved areas and walls to provide accessibility to all locations to receive irrigation.
7. Contractor shall verify quantity of sleeves needed to achieve irrigation system coverage as shown on the plan.
8. The Contractor shall be responsible for locating and replacing any improperly installed sleeving.
9. Stub up sleeve pipes uniformly of a minimum twelve (12) inches above the ground surface. Cap with fluorescent orange paint for

- easy identification.
10. The Contractor shall be responsible for knowing the location of each sleeving pipe.
11. The Contractor shall provide 20-gallon watering bags for all trees planted outside of the months of December, January, and February.
12. It is the responsibility of the Contractor to provide regular watering in dry weather while under the 1 year plant warranty.

Point of Connection Diagram

Scale: NTS



LOT 16R-R2
ESSEX POINTE PARTNERSHIP
INST: 200702060063716
[FAR: C-1]

The Contractor shall provide 20-gallon watering bags for all trees planted outside of the months of December, January, and February, typ.

The Contractor shall hand water all plants & turf (seed and sod) that are not on permanent irrigation until establishment, typ.

LOT 16R-R2
ESSEX POINTE PARTNERSHIP
INST: 200702060063716
[FAR: C-1]

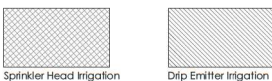
Install backflow preventer cage in this area; field adjust location as necessary; see Sheet L400 for detail

Point of Connection; see detail this sheet

Water Meter (A.K.A., "garden meter"):

1. The Contractor shall install a separate water meter for irrigation system operation.
2. The Contractor shall coordinate as necessary with the local utility provider for water meter installation.
3. The Contractor shall also ensure that the new water meter is sized per the irrigation manufacturer's specifications.
4. The new water meter shall conform to local code requirements.
5. The location shown here for the water meter is approximate; field verify with the Owner.

Irrigation Zone Plan Legend



Min. 4" ø Schedule 40 HDPE sleeve

Sprinkler Head/Drip Emitter Boundary

Totals*

- | | |
|------------------------------|----|
| 1. Schedule 40 HDPE Sleeves: | 11 |
| 2. Garden Meter: | 1 |
| 3. Rain Sensor: | 1 |
| 4. Irrigation Controller: | 1 |
| 5. Tree-Watering Bags**: | 8 |

* The contractor shall verify all material quantities needed.
** The Contractor shall provide 20-gallon watering bags for all trees planted outside of the months of December, January, and February.

Irrigation Zone Plan

Scale: 1" = 20'-0"

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Drawn By: _____ Date: _____

FRB: 03/21/2023

Revision: _____ Date: _____

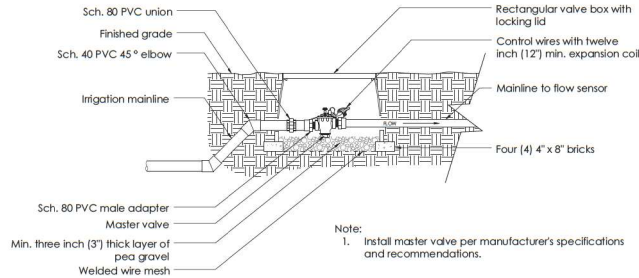
Irrigation
Zone Plan

Sheet Number

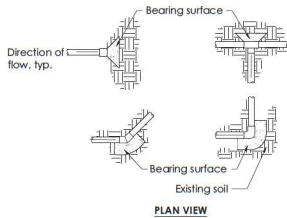
L300



Know what's Below.
Call before you dig.



1 Master Valve
Scale: NTS

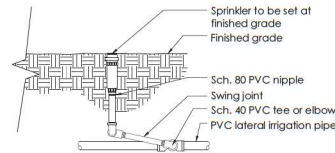


4 Thrust Block
Scale: NTS

Irrigation Notes

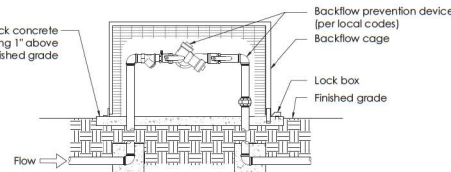
1. All materials locations as shown on the plan are approximate. Field adjust as necessary.
2. All irrigation system sprinkler heads, drip emitters, and hoses shall be by Rain Bird or Hunter.
3. Any proposed product substitution must be submitted to the Landscape Architect for approval. No substitutions shall be permitted without the Landscape Architect's approval.
4. The contractor shall verify all dimensions, material quantities and utility locations before beginning work.
5. The contractor shall notify the Landscape Architect if there are any discrepancies in the plans before beginning or continuing work.
6. The contractor shall make no substitutions, omissions, or additions to this plan without the approval of the Landscape Architect.
7. Irrigation systems connected to potable water supply shall have a backflow prevention device installed.
8. Irrigation heads shall be adjusted in the field as necessary for total coverage with minimal over-spray.
9. The contractor shall ensure that no water from the irrigation system sprays onto any paved surface or structure/building.
10. All sleeving is the responsibility of the contractor. The required wires for the irrigation valves and irrigation lines shall be placed in separate sleeves.
11. The contractor's point of connection for the irrigation system shall begin after the water (garden) meter.
12. The contractor shall review all winterization procedures with the Owner or Owner's representative.
13. All plant material in holding areas shall be manually watered until each one is planted.
14. All plants (including seed and soil) that are not to receive permanent irrigation shall be hand watered until plants are established.
15. The irrigation system shall be designed and the required materials shall be selected so that the water flow in all the pipes does not exceed 75% of the maximum safe capacity through the meter.
16. If water pressure is not sufficient to operate the irrigation system, a pump system to be designed by the irrigation contractor shall be installed. Pump installation shall be coordinated with the electrical contractor on the project. A tamper-proof enclosure shall be installed for the pump.
17. For each newly planted tree, apply 2-3 gallons of water per inch of the diameter at breast height of each tree immediately after planting.
18. Irrigation heads are to be mounted a minimum of three (3) feet from the back of curb in the radius area.
19. Spray heads are acceptable in lawn areas only.

- Notes:
1. Install sprinkler heads per manufacturer's specifications and recommendations.
 2. All threaded connection points between Sch. 40 PVC and Sch. 80 PVC fitting shall be installed using teflon tape or solvent cement.
 3. Contractor shall compact soil around sprinkler and riser prior to planting, plugging, seeding, or laying of sod.
 4. Spacing of heads shall not exceed the maximum spacing recommended by the manufacturer.



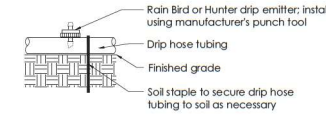
2 Sprinkler Head
Scale: NTS

- Notes:
1. Install cage per manufacturer's specifications and recommendations.
 2. Lock box shall be located above concrete footing.

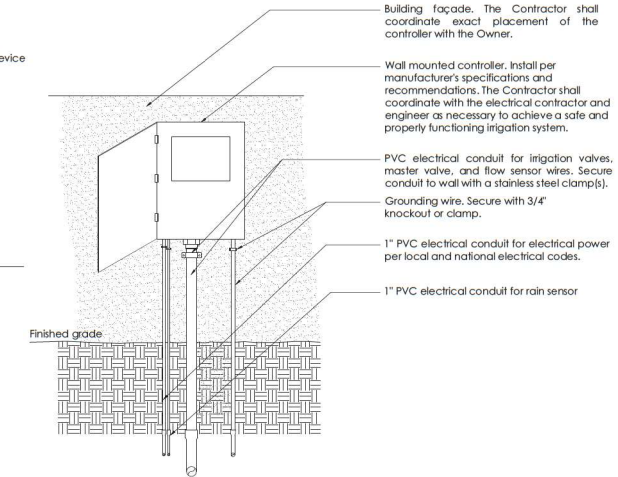


5 Backflow Preventer Cage
Scale: NTS

- Notes:
1. Install drip emitters per manufacturer's specifications and recommendations.
 2. Spacing of emitters shall not exceed the maximum spacing recommended by the manufacturer.
 3. Drip emitters shall face towards the targeted plants in all planting beds.
 4. Drip emitters shall be individually punched into drip hose tubing.
 5. Use solid drip hose tubing only.



3 Drip Emitter
Scale: NTS



6 Wall Mounted Irrigation Controller
Scale: NTS

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Drawn By: _____ Date: _____

FRS: _____ 03/21/2023

Revision: _____ Date: _____

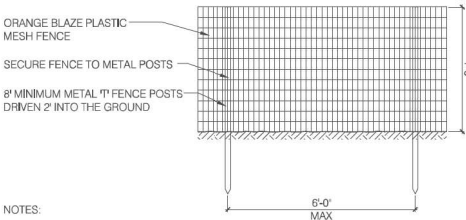
Irrigation
Details &
Notes

Sheet Number

L400

TREE REQUIREMENT TABLE

- SHADE REQUIREMENT:
TOTAL IMPERVIOUS COVER = 54,631 SF
1 SHADE TREE PER 2,500 SF IMPERVIOUS COVER
54,631 SF / 2,500 SF = 21.85 SHADE TREE REQUIRED
TOTAL SHADE TREES PROPOSED = 22
- STORMWATER PLANTING REQUIREMENT:
TOTAL 650 LF AROUND TOP OF BASIN
APPLIED IN 2 WAYS:
1: 1 TREE PER 20 LF (FOR 340 LF)
340 LF / 20 LF = 17 TREES
+
2: 1 TREE PER 40 LF AND 1 SHRUB PER 5 LF (FOR 310 LF)
310 LF / 40 LF = 7.75 TREES AND 310 / 5 = 62 SHRUBS REQUIRED
=
TOTAL SWM TREES PROPOSED = 25 & TOTAL SWM SHRUBS PROPOSED = 62
- TREE CLEARING REPLACEMENT REQUIREMENT:
TOTAL WOODED AREA CLEARED = 114,624 SF
1 TREE PER 5,000 SF CLEARING
114,624 SF / 5,000 SF = 22.92 TREE REPLACEMENT REQUIRED
ALTERNATIVELY, REPLACEMENT TREES SHALL NOT BE REQUIRED IN EXCESS OF 20% OF THE TOTAL NUMBER OF TREES NEEDED TO FILL LANDSCAPING REQUIREMENTS.
SHADE REQUIREMENT TREES = 22
+
SWM REQUIREMENT TREES (650 / 20 = 32.5) = 33
=
55 LANDSCAPE REQUIRED TREES X 20% = 11
TOTAL TREE REPLACEMENT PROPOSED = 11

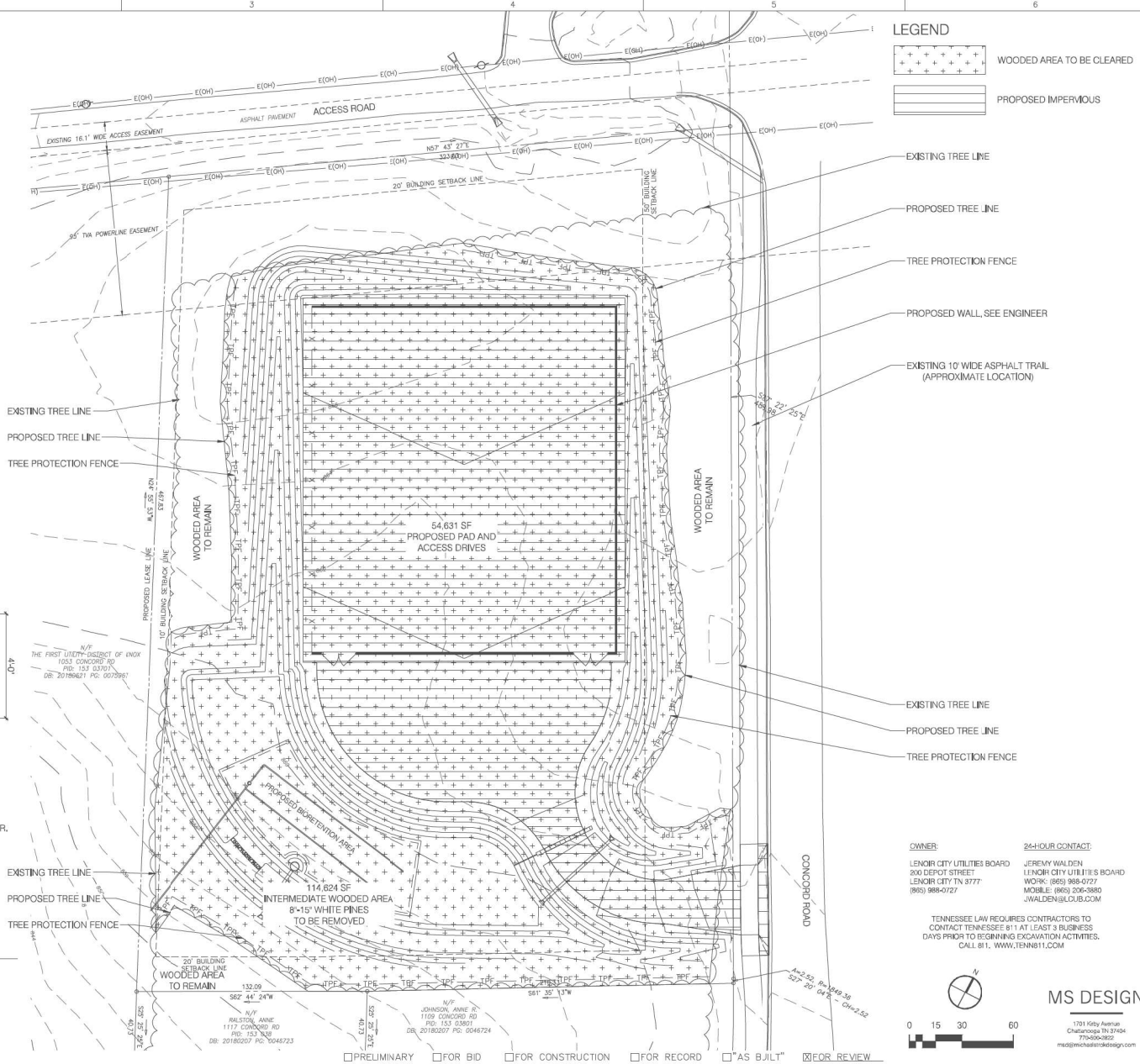


NOTES:

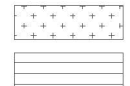
- AVOID DAMAGE TO ROOTS DURING INSTALLATION.
- FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- TREE PROTECTION FENCE SHALL NOT BE REMOVED WITHOUT CONSENT OF INSPECTOR.
- WITHIN TREE PROTECTION ZONE, THERE SHALL BE:
 - NO ALTERATION OR DISTURBANCE TO EXISTING GRADE OF ANY KIND.
 - NO CHANGES TO THE GRADE BY ADDING FILL, EXCAVATING OR SCRAPING.
 - NO STORAGE OF CONSTRUCTION MATERIALS OR EQUIPMENT.
 - NO STORAGE OF SOIL, CONSTRUCTION WASTE OR DEBRIS.
 - NO DISPOSAL OF ANY LIQUIDS (i.e. CONCRETE SLEUTH, GAS, OIL, PAINT).
 - NO MOVEMENT OF VEHICLES, EQUIPMENT OR PEDESTRIANS.

1 TREE PROTECTION FENCE

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



LEGEND



WOODED AREA TO BE CLEARED

PROPOSED IMPERVIOUS

EXISTING TREE LINE

PROPOSED TREE LINE

TREE PROTECTION FENCE

PROPOSED WALL, SEE ENGINEER

EXISTING 10' WIDE ASPHALT TRAIL (APPROXIMATE LOCATION)

EXISTING TREE LINE

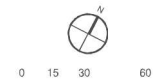
PROPOSED TREE LINE

TREE PROTECTION FENCE

OWNER: LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37777
(865) 988-0727

24-HOUR CONTACT:
JEREMY WALDEN
LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
MOBILE: (865) 206-3880
J.WALDEN@LCUB.COM

TENNESSEE LAW REQUIRES CONTRACTORS TO CONTACT TENNESSEE 811 AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING EXCAVATION ACTIVITIES.
CALL 811, WWW.TENN811.COM



MS DESIGN

1701 Koby Avenue
Chattanooga, TN 37404
770-590-3625
msdesign@msdesign.com

REVISION	DATE	BY	CHKD BY
1	03/13/23		

LENOIR CITY UTILITY BOARD
CONCORD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

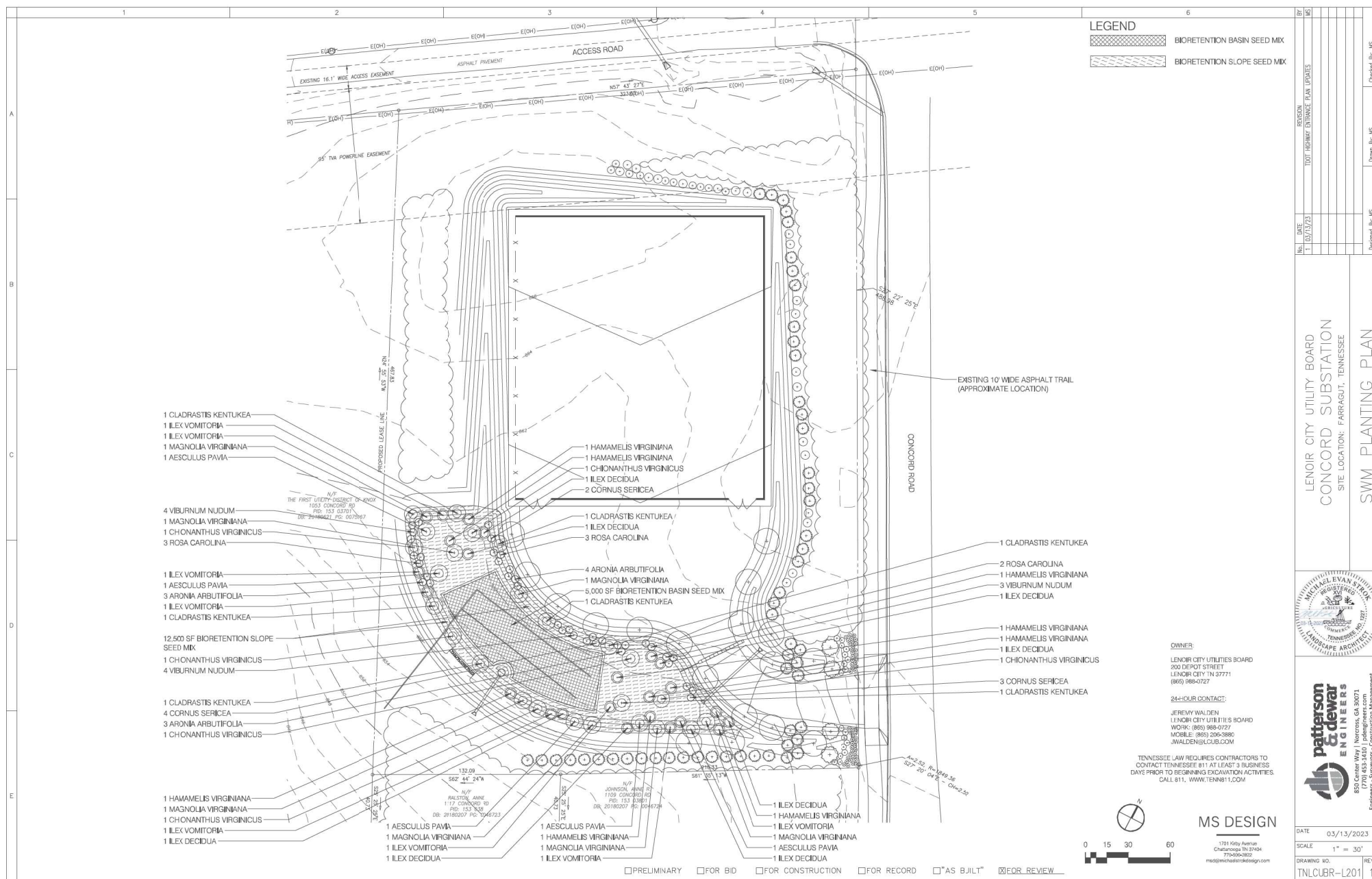
TREE PRESERVATION/REMOVAL PLAN

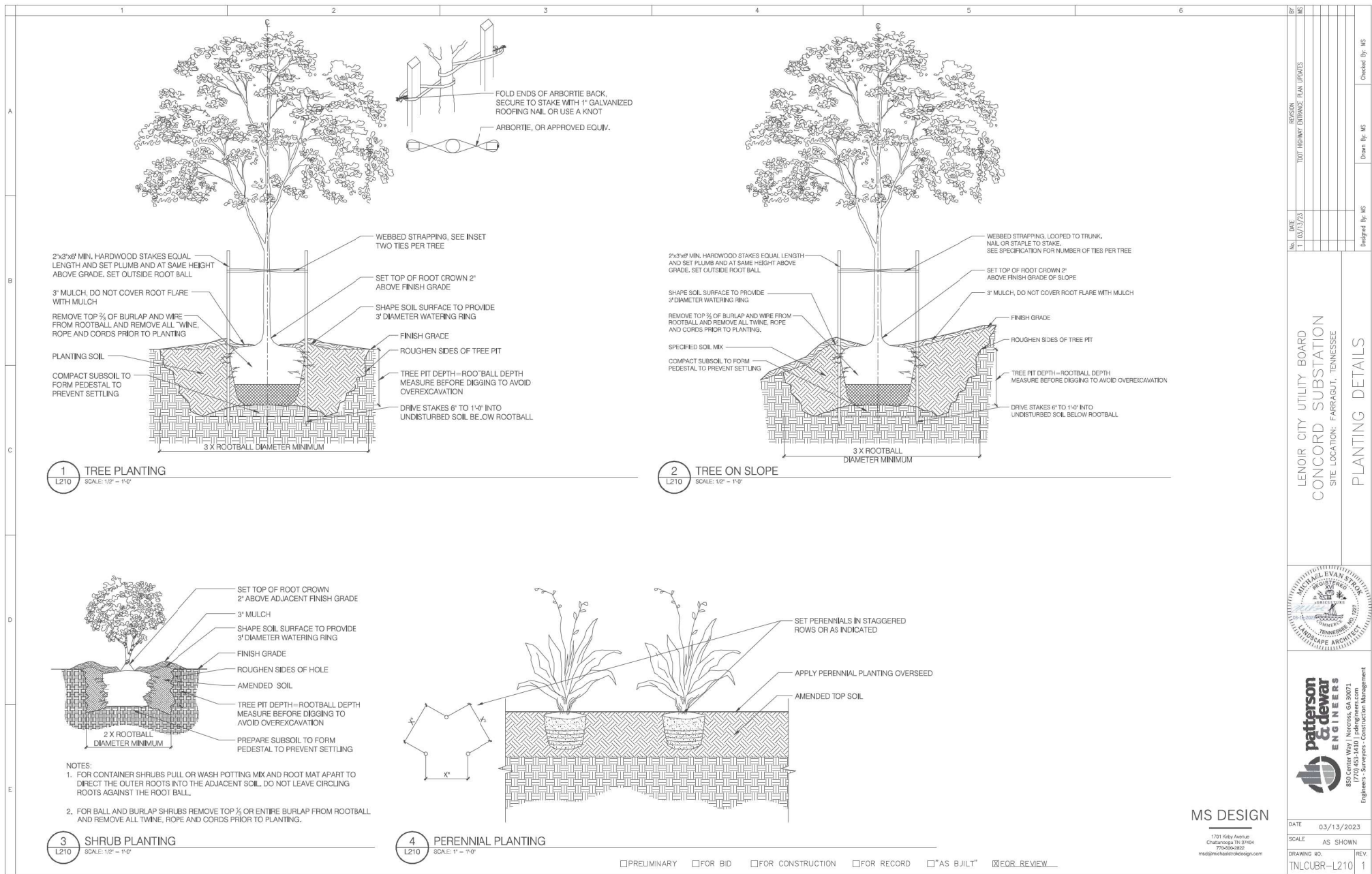
DATE: 03/13/2023
SCALE: 1" = 30'
DRAWING NO: TNL-CUBR-L100
REV: 1

DESIGNED BY: MS
CHECKED BY: MS
DRAWN BY: MS

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
MICHAEL EVAN S. HODGSON
No. 10000
Tennessee
FARRAGUT, TN 37404

patterson & dewar
ENGINEERS
850 Center Way | Marietta, GA 30067
(770) 433-2430 | pdengineers.com
Engineers - Surveyors - Construction Management





BY	MS	DESIGNED BY	MS	CHECKED BY	MS
DATE	03/13/23	DESIGNED BY	MS	CHECKED BY	MS
LENOIR CITY UTILITY BOARD CONCORD SUBSTATION SITE LOCATION: FARRAGUT, TENNESSEE PLANTING DETAILS					
MS DESIGN 1701 Koby Avenue Chattanooga, TN 37404 770-590-3922 msdesign@msdesign.com					
DATE	03/13/2023	SCALE	AS SHOWN	DRAWING NO.	REV.
TNCUBR-L210				1	

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