



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Town Hall
Board Room
Tuesday, December 12, 2023
7:00 p.m.

1. Approval of minutes for the October 24, 2023, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of a primary permanent ground sign for Pals Automotive, located at 314 N. Watt Road.
4. Review of a primary permanent ground sign for Hearthside Bank, located at 11140 Kingston Pike.
5. Review of a primary permanent ground sign for Current Watersports, located at 11221 Outlet Drive.
6. Review of a permanent ground mounted subdivision sign for Grigsby Park Development, located off Grigsby Chapel Road.
7. Review of a landscape plan for Hearthside Bank, located at 11140 Kingston Pike.
8. Review of a landscape plan for Dollar General and Advanced Auto Parts, located on the south side of Kingston Pike, approximately 600 feet east of Watt Road.
9. Review of a landscape plan for Dunkin Donuts, located at 13038 Kingston Pike.
10. Regular December meeting date, cancellation due to holiday schedule.

**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, December 12, 2023, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the October 24, 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:

- Hearthside Bank - 11140 Kingston Pike (Kingston Pike Elevation)
- Fit Body Boot Camp – 10951 Kingston Pike (Stonecrest Shopping Center)

3. Ground Mounted Sign Applications

a) Pals Automotive - located at 314 N. Watt Road

Primary Permanent Ground Sign located at 314 N. Watt Road

Pals Automotive is requesting approval for a new primary ground sign at their facility located on North Watt Road.

The application involves a new approximately 31 square foot monument sign for PALS Automotive Repair. The applicants will be remodeling the existing structure and have recently reviewed plan approval from the Planning Commission. Staff recommends approval of the sign subject to the following:

1. The sign site plan (including landscaping) will need to be revised to reflect the updated plan for the overall development site. The owners have made site layout changes based on input from the Planning Commission.

b) Hearthside Bank - located at 11140 Kingston Pike

Primary Permanent Ground Sign located at 11140 Kingston Pike.

Hearthside Bank is requesting approval for a remodeled primary ground sign at their new branch located on Kingston Pike.

The application involves a 32 square foot existing monument sign for Hearthside Bank. The sign is being refaced, the sign cabinet is being painted, and the existing brick sign base will be painted to match the recently remodeled building. Staff recommends approval of the sign.

c) Current Watersports - located at 11221 Outlet Drive

Primary Permanent Ground Sign located at 11407 Outlet Drive.

Current Watersports is requesting approval for a refaced primary ground sign at their facility located on Outlet Drive.

This application involves refacing an existing 39 square foot monument sign for Current Watersports. The applicants will also be reestablishing compliant landscaping as part of the request. The staff recommends approval of the sign subject to the following:

1. Raising the grade around the front portion of the sign and ensuring that the landscape improvements surround the existing base and conceal the visible sign supports.

d) Grigsby Park Development - located off Grigsby Chapel Road

Permanent Ground Mounted Subdivision Sign(s)

Grigsby Park Development is requesting approval for two subdivision entrance signs and associated decorative wall features. The development is located a short distance east of the intersection of Grigsby Chapel Road and Fritz Road.

The application involves two twenty square foot subdivision entrance signs for Grigsby Park Development. The proposed signs will be mounted on decorative wall features on both sides of the subdivision entrance road. A total of 40 square feet of signage is permitted for a subdivision sign and the developer is allowed to split it between two signs as proposed. The staff recommends approval subject to the following:

1. Providing specifications and a detail confirming the construction/material for the sign face inset. The applicants have indicated that it will be a Crab Orchard Flagstone inset panel with black lettering. This needs to be confirmed for the permit.

4. Landscape Plans

a) Hearthside Bank - located at 11140 Kingston Pike

Landscape plan for the new Hearthside Bank located at 11140 Kingston Pike.

This item involves a landscape plan for the new Hearthside Bank branch located on Kingston Pike.

This request involves a largely new landscape plan for the new Hearthside Bank branch located at 11140 Kingston Pike. The bank is updating the site's existing landscaping in conjunction with their larger remodeling project. They are also replacing a number of existing trees that were found to be in poor condition due to damage and/or poor maintenance and pruning practices. The plan includes required shade trees, parking lot related landscaping, landscaping around the buildings, and the noted replacement trees. The staff recommends approval of the plan.

b) Dollar General and Advanced Auto Parts - located on Kingston Pike

Landscape plan for Dollar General and Advanced Auto Parts.

This item involves a landscape plan for the new Dollar General and Advanced Auto Parts development located on the south side of Kingston Pike, approximately 600 feet east of Watt Road.

The plan includes required landscape elements for shade trees, parking lot screening, and landscaping around the buildings. The staff recommends approval.

c) Dunkin Donuts - located at 13038 Kingston Pike

Landscape plan for a new Dunkin Donuts located at 13038 Kingston Pike.

This item involves a landscape plan for a new Dunkin Donuts being developed on Kingston Pike near Watt Road.

The plan includes required landscape elements for shade trees, parking lot screening, and landscaping around the buildings. The staff recommends approval subject to the following:

1. The addition of some additional plantings to better screen the drive-through lane and parking lot traffic lanes between the front of the building and Kingston Pike.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, October 24, 2023. Vice-Chairman Brittany Moore presided. Members in attendance were Brittany Moore, Stephen Marlowe, Scott Russ, Derek Wright, and Youth Representative Kate Myers. Mayor Ron Williams, Ms. Sue Stuhl and Chairman Marty Layman were absent.

Vice-Chairman Moore called the meeting to order at 7:00 pm.

1. Minutes

A motion was made by Mr. Russ to approve the September 26, 2023, minutes as submitted. The motion was seconded by Mr. Wright and 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:

- Hearthside Bank - 11140 Kingston Pike (Kingston Pike Elevation)
- Hearthside Bank - 11140 Kingston Pike (Parking lot Elevation)
- Chase Bank – 11242 Kingston Pike (Kingston Pike Elevation)
- Chase Bank – 11242 Kingston Pike (Brooklawn St Elevation)
- PGA Superstore – 11491 Parkside Dr (Interstate Elevation) Revised Approval
- PGA Superstore – 11491 Parkside Dr (Parkside Dr Elevation) Revised Approval

3. Ground Mounted Sign Applications:

a) Pals Automotive - located at 314 N. Watt Road

Primary Permanent Ground Sign located at 314 N. Watt Road

Pals Automotive requested approval for a new primary ground sign at their facility located on North Watt Road.

The staff noted that the application lacked an adequate site plan and a landscape plan. Staff then explained that the business owner was also planning a small addition to the building with exterior renovations, and that the renovation information was needed to ensure that the required sign base and structure are architecturally compatible with the building. The staff recommended deferral due to the deficiencies and pending potential building renovations.

Mr. Russ made a motion to defer action on the incomplete request. Mr. Marlowe seconded the motion, which passed unanimously.

b) Discount Tire - located at 11201 Kingston Pike

Primary Permanent Ground Sign located at 11201 Kingston Pike.

Discount Tire requested approval for a significantly remodeled primary ground sign at their facility located at the intersection of Kingston Pike and West End Boulevard.

The staff noted that the owner/applicant had withdrawn the item from consideration and requested postponement. Staff explained that the owner is considering remodeling the exterior of the building and the sign's base and structure would need to be architecturally compatible with the new exterior.

c) Tommy's Slalom Shop - located at 11407 Outlet Drive

Primary Permanent Ground Sign located at 11407 Outlet Drive.

Tommy's Slalom Shop is requesting approval for a primary ground sign at their new facility located on Outlet Drive.

The staff explained that the application involved a new 24 square foot monument ground sign with a compliant two-foot-high compatible base. The staff noted that the proposed sign and plans met the Town's requirements and recommended approval.

Mr. Marlowe made a motion to approve the sign. Mr. Wright seconded the motion, which passed unanimously.

4. Landscape Plans

a) Dollar General and Advanced Auto Parts - located on Kingston Pike

Landscape plan for Dollar General and Advanced Auto Parts.

This item involved a landscape plan for the new Dollar General and Advanced Auto Parts development located on the south side of Kingston Pike, approximately 600 feet east of Watt Road.

The staff noted that the developer was in the process of making changes to the overall site plan for the development and had withdrawn the item from consideration and requested postponement.

b) Biddle Farms Development, Multi-Family and Commercial Phases - located off Kingston Pike and Brooklawn Street

Landscape plan for the Multi-Family and Commercial Phases (Phase 2 & 3) of the Biddle Farms Development.

This item involved a landscape plan for the multi-family and main commercial phases of the larger Biddle Farms development located off Kingston Pike and Brooklawn Street. The landscape plan for the first phase of the development was approved in June of 2021 and included the Aldi store and related parking, and the two main detention basins for the larger development area.

The staff reviewed the plan noting that it included required landscape elements for shade trees, landscaping around the buildings, and replacement trees for both phases of the development. It also included elements of a required streetscape plan and a public restroom facility area within the development. The staff recommended approval of the plan subject to the following:

1. The addition of a note indicating that the maintenance of the Bioretention areas will be provided for in the development's stormwater covenants (as planned by the developer).
2. Relabel the trees around the public restrooms as public area streetscape trees on sheet L1.1 (as opposed to street trees).
3. An agreement between the developer and Town regarding ongoing maintenance responsibilities for the landscaping on public areas within the development, as noted on the plan.

The staff also asked the Board to discuss and consider the proposed use of Autumn Flame Red Maple trees in the angled parking islands along Brooklawn Street. The trees would be located within the public road right-of-way but, because of their location within the islands, would not be as close to the actual roadway as a typical street tree. Staff explained that the proposed tree is larger than what the Town typically defines as an appropriate street tree, which would have a mature crown width of approximately 25 feet to better avoid conflicts between truck traffic and overhanging branches. Staff noted that the potential for such conflicts along Brooklawn Street may be limited because the trees were setback further in the parking islands. In addition, the use of a larger tree in the area may be more appropriate relative to the size and scale of the apartment buildings.



The Board discussed the plan and the proposed use of the Red Maple trees along Brooklawn. Annette Hommel, the plans designer, and representative of the owner/developer was present to answer questions. Mr. Russ made a motion to approve the plan subject to the staff's recommendations being addressed. The motion also included the approved use of Autumn Flame Red Maple trees as discussed. Mr. Wright seconded the motion, which passed unanimously.

Meeting adjourned at 7:27 pm

Approved Wall Sign Overview

Holley Marlowe, Primary Staff Reviewer

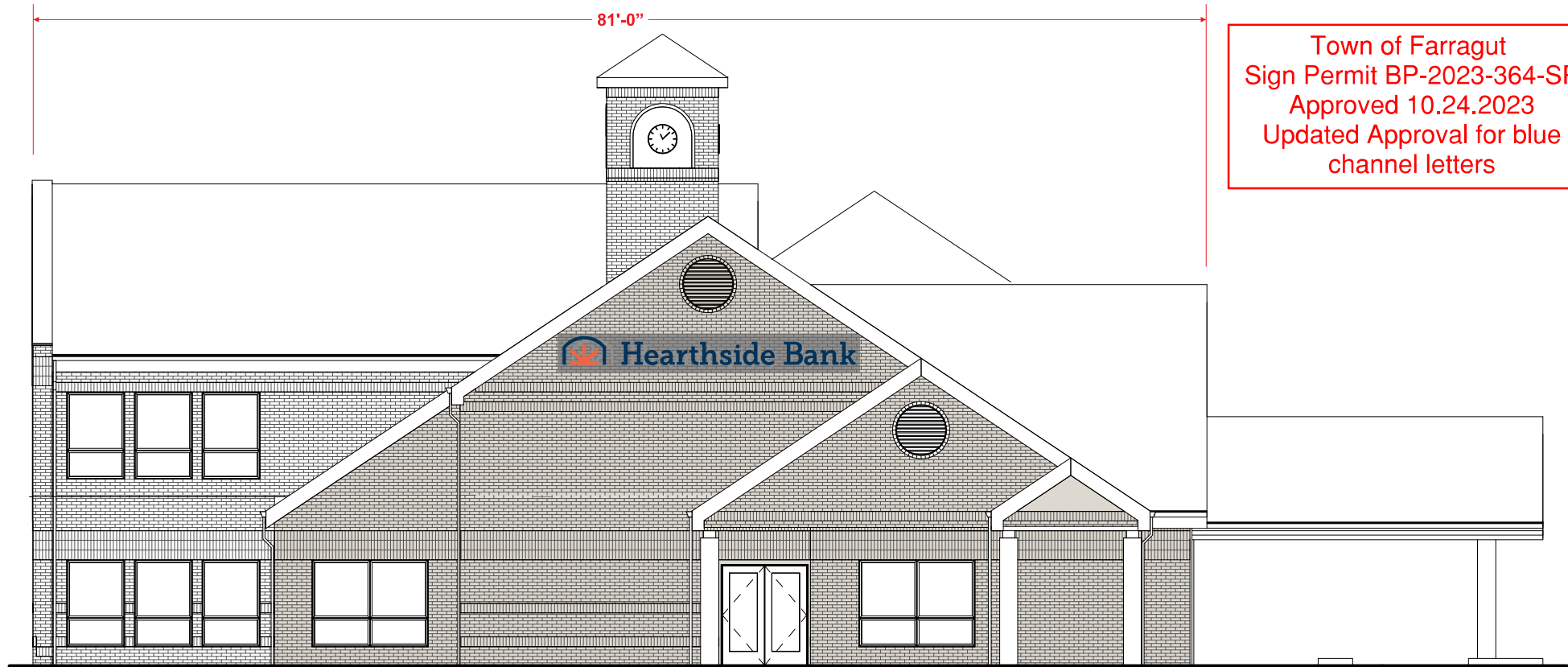
Notes

Hearthside Bank - 11140 Kingston Pike (Kingston Pike Elevation)

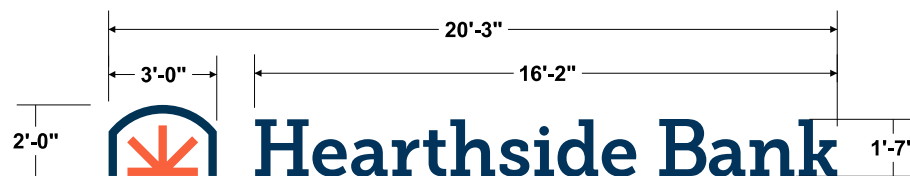
Request to change the letter color from Black to Blue with Orange fire logo. Updated approved sign is 40.5 square feet on 79' 9.5" linear building elevation. Sign is blue channel letters with blue and orange fire logo individually mounted to building fascia. halo illumination with white LEDs. This sign is the 1:1 ratio sign for this building.

Fit Body Boot Camp – 10951 Kingston Pike (Stonecrest Shopping Center)

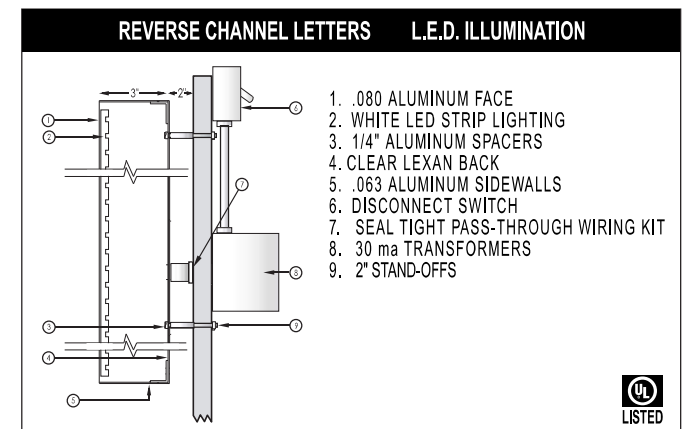
The original submission included incorrect length of linear leased space. Once the corrected leased space was submitted the sign was approved. Approved sign is 40.02 square feet on 40' -2" linear leased space. Black Channel letters with white returns on raceway painted to match building façade. Internally lit with white LEDs.



Town of Farragut
Sign Permit BP-2023-364-SP
Approved 10.24.2023
Updated Approval for blue
channel letters



NIGHT VIEW WITH BACK LIGHT



Pantone 540 c

Pantone 171 c

City Loft (SW 7631)

Point - Sherwin Williams
HEX #DFDAD1
RGB(223, 218, 209)
colorinc.com

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FAX: 865.947.2089 info@signco-inc.com

☐ APPROVED

☐ APPROVED W/CHANGES

☐ REVISE & RESUBMIT

FILE LOCATION:

Baker/H/Hearthside Bank

LOCATION:

Farragut, TN

SALES REPRESENTATIVE:

Baker Jones

FILE:

Hearthside Bank Bldg Farragut

APPROVAL SIGNATURE

DATE:

10-16-2023

DRAWN BY:

Tiffany Poling

SCALE:

3/16" = 1'



#2245 - HEARTHSIDE BANK | FARRAGUT
SIGN APPLICATION 1
24 OCTOBER 2023

VIEW 1
SCALE: N.T.S.

Front-lit Exterior Channel Letters Layout

Attributes

Letter Faces	Black 3M 3635 Dual-Color Film on .177" White Acrylic
Trim Caps	1" (White)
Returns	5" .040 Aluminum (White)
Letter Backs	White Aluminum ACM Backs
Mounting	Raceway (Painted to Match SW9104 Woven Wicker)

Horizontal Dims

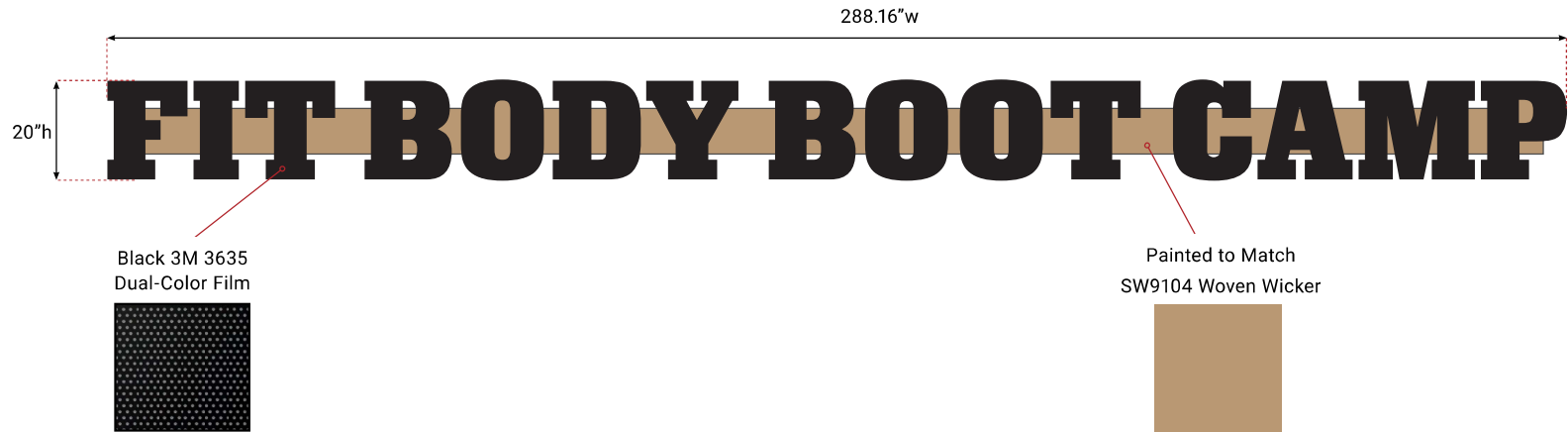
Overall	288.16"w x 20"h x 10"d
Sq.Ft.	40.02
Raceway	282"w x 8"h x 5"d

Electrical

12v White LED Modules UL Listed 12v x 60w Power Supplies UL Listed

Disconnect Switch Raceway

Town of Farragut
Sign Permit BP-2023-708-SP
Approved 11.09.2023



APPROVALS	Customer Initials:	Date:
	Landlord Initials:	Date: 00 00
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.		
 UL labels provided on each section Suitable for wet/dry locations		

Not To Scale

Front-lit Exterior Channel Letters Location

Attributes

Letter Faces	Black 3M 3635 Dual-Color Film on .177" White Acrylic
Trim Caps	1" (White)
Returns	5" .040 Aluminum (White)
Letter Backs	White Aluminum ACM Backs
Mounting	Raceway (Painted to Match SW9104 Woven Wicker)

Horizontal Dims

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Sq.Ft.	40.02
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Electrical

12v White LED Modules UL Listed 12v x 60w Power Supplies UL Listed

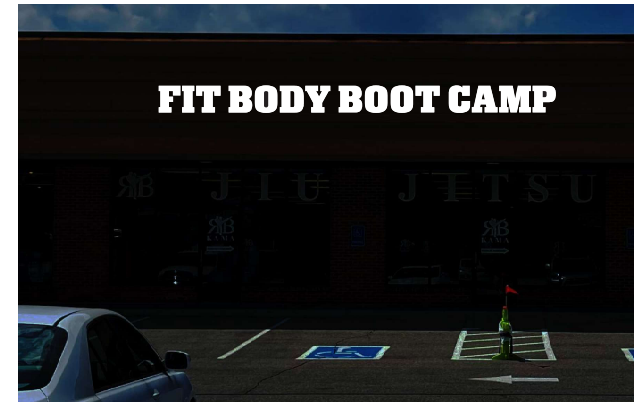
Disconnect Switch Raceway



Black 3M 3635 Dual-Color Film



Daytime



Nighttime

APPROVALS	Customer Initials:	Date:
	Landlord Initials:	Date: 8/8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



UL labels provided on each section
Suitable for wet/dry locations

Front-lit Exterior Channel Letters Details

Attributes

Letter Faces	Black 3M 3635 Dual-Color Film on .177" White Acrylic
Trim Caps	1" (White)
Returns	5" .040 Aluminum (White)
Letter Backs	White Aluminum ACM Backs
Mounting	Raceway (Painted to Match SW9104 Woven Wicker)

Horizontal Dims

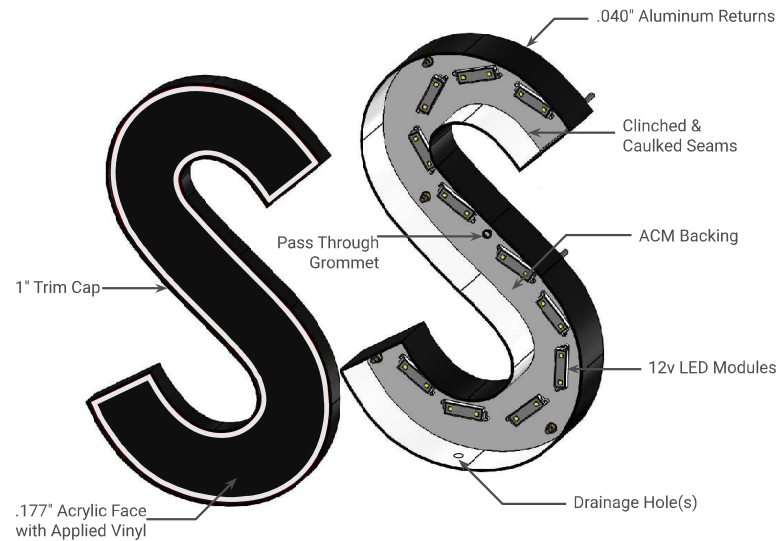
Overall	288.16"w x 20"h x 10"d
Sq.Ft.	40.02
Raceway	282"w x 8"h x 5"d

Electrical

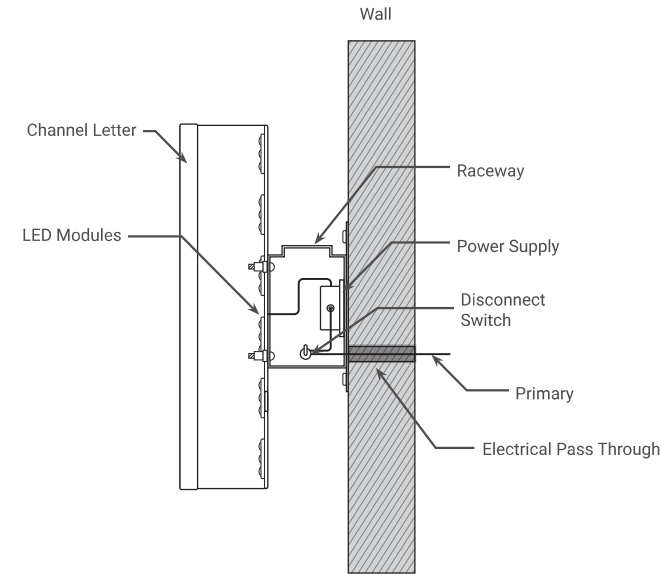
12v White LED Modules UL Listed 12v x 60w Power Supplies UL Listed

Disconnect Switch Raceway

Typical Letter Anatomy



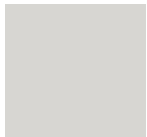
Typical Mounting Profile



INFRASTRUCTURE REQUIREMENTS

- **Dedicated primary electric line needs to be located within 5 feet of the signage location.**
- **A timer or photocell (not included) is required to turn the signage on/off. In a typical multi-tenant location a timer will already be located near the electrical panel so that all of the tenant signage and parking lot lighting turn on/off at the same time. A photocell that turns the sign on/off based on the Ambient lighting is available at additional cost.**
- **Landlord/owner should provide signage criteria form with your lease which provide guidelines for the Signage size and specifications.**
- **Landlord/owner may require facade repair at sign location prior to any new signage being installed.**

APPROVALS	Customer Initials:	Date:
	Landlord Initials:	Date: 00/00/00
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.		
 UL labels provided on each section Suitable for wet/dry locations		



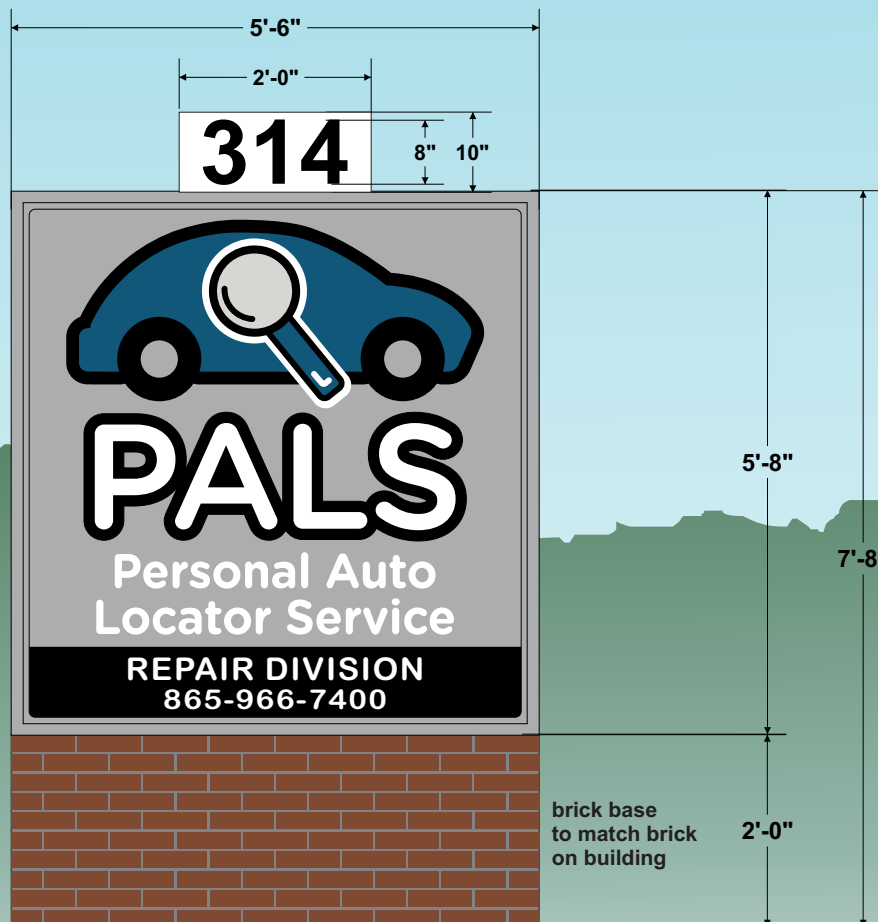
PANTONE
427 C



PANTONE
429 C



PANTONE®
7694 C



brick base
to match brick
on building

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PLASTIC NEON ELECTRONIC

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VALUE OF THIS DRAWING: \$500.00

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WE MAY APPROVE YOUR ORDER.**

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

FAX: 865.947.2089 info@signco-inc.com

APPROVAL SIGNATURE

SALES REPRESENTATIVE:

DATE:

11-29-2023

SCALE: 1/2" = 1'

FILE:

Baker Jones

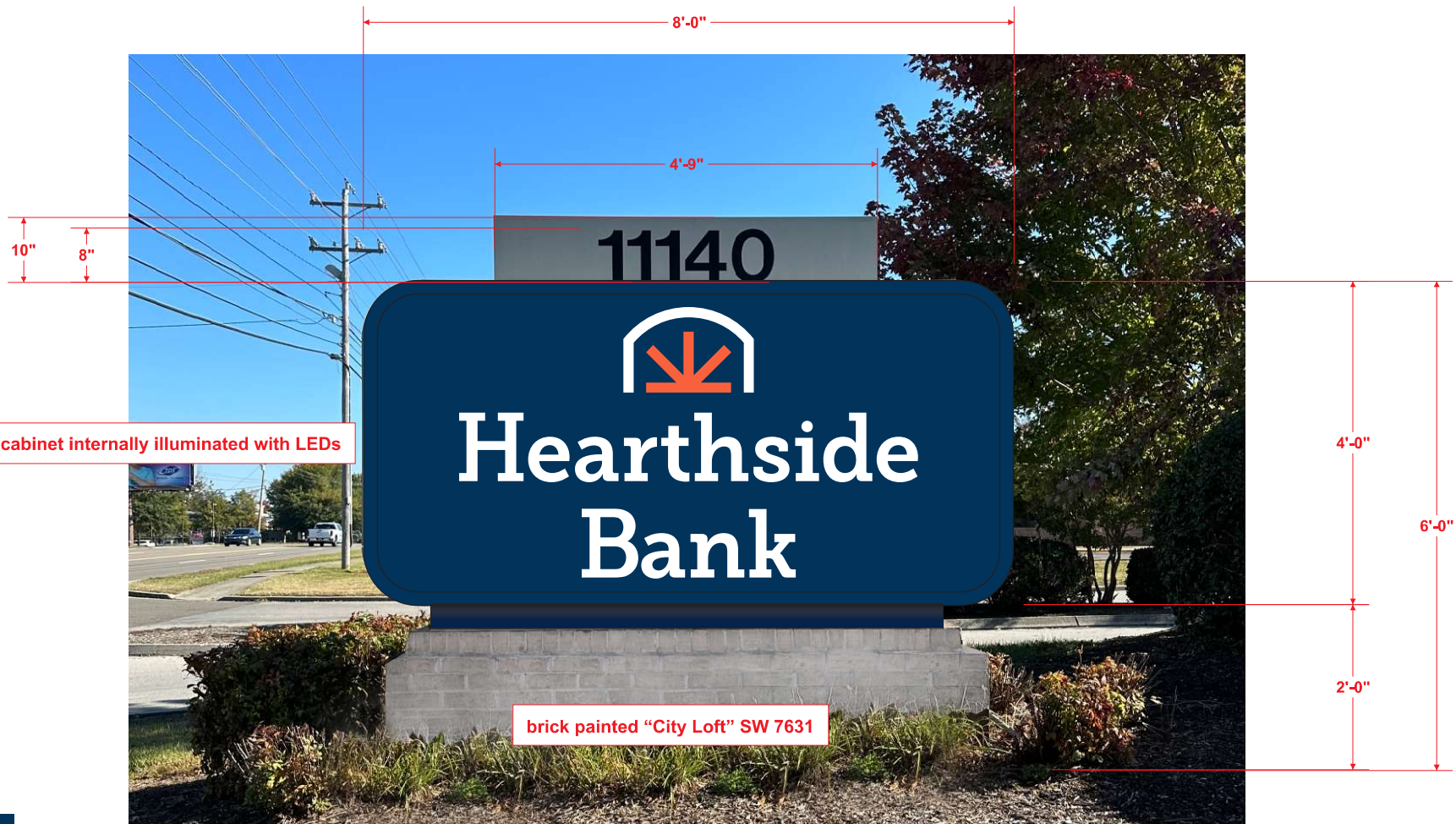
FILE LOCATION:

Baker/P/Pals Auto

Pals Auto Monument West Knox

Tiffany Poling





Pantone 540 c

Pantone 171 c

City Loft (SW 7631)

Point - Sherwin Williams
HEX #DFDAD1
RGB(223, 218, 209)
colorinc.com

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FAX: 865.947.2089 info@signco-inc.com		☐ APPROVED W/CHANGES	
		☐ REVISE & RESUBMIT	
FILE LOCATION: Baker/H/Hearthside Bank	SALES REPRESENTATIVE: Baker Jones	DATE: 11-03-2023	SCALE: 1/2" = 1'
LOCATION: Farragut, TN	FILE: Hearthside Bank Monument Farragut	DRAWN BY: Tiffany Poling	

KINGSTON PIKE
(VARIABLE WIDTH PUBLIC ROW)

N 46°22'34" E
122.14'

(PLAT) N 48°37'00" E 122.09'

GUTTER LINE

RAISED CONCRETE SIDEWALK

CAPPED IRON
REBAR SET

WM

CABX

SPRINKLER
COVER

OHW

OHW

OHW

OHW

OHW

OHW

OHW

OHW

OHW

GRASS AND/OR
LANDSCAPING

HEDGE ROW

GRASS AND/OR
LANDSCAPING

SITE
PROHIBITED
SIGN

SIGN

27'-0"

23'-0"

DRILL HOLE
AND MAGNAIL
FOUND

11

72.8'

77.6'

50' BUILDING LINE
PLAT CABINET M, SLIDE 58-A

8

CO

LOT 2

47,713 SQ. FT. OR 1.10 ACRES

FARRAGUT POINTE SUBDIVISION

PLAT CABINET M, SLIDE 58A

FIRST HERITAGE BANK

DEED BOOK 2080, PAGE 1119

TAX MAP 143H, GROUP A, PARCEL 001.01

ASPHALT

COL

CANOPY

22.9'

11.6'

CANOPY

6.9'

EAVE

17.9'

LANDSCAPING

8.7'

GM

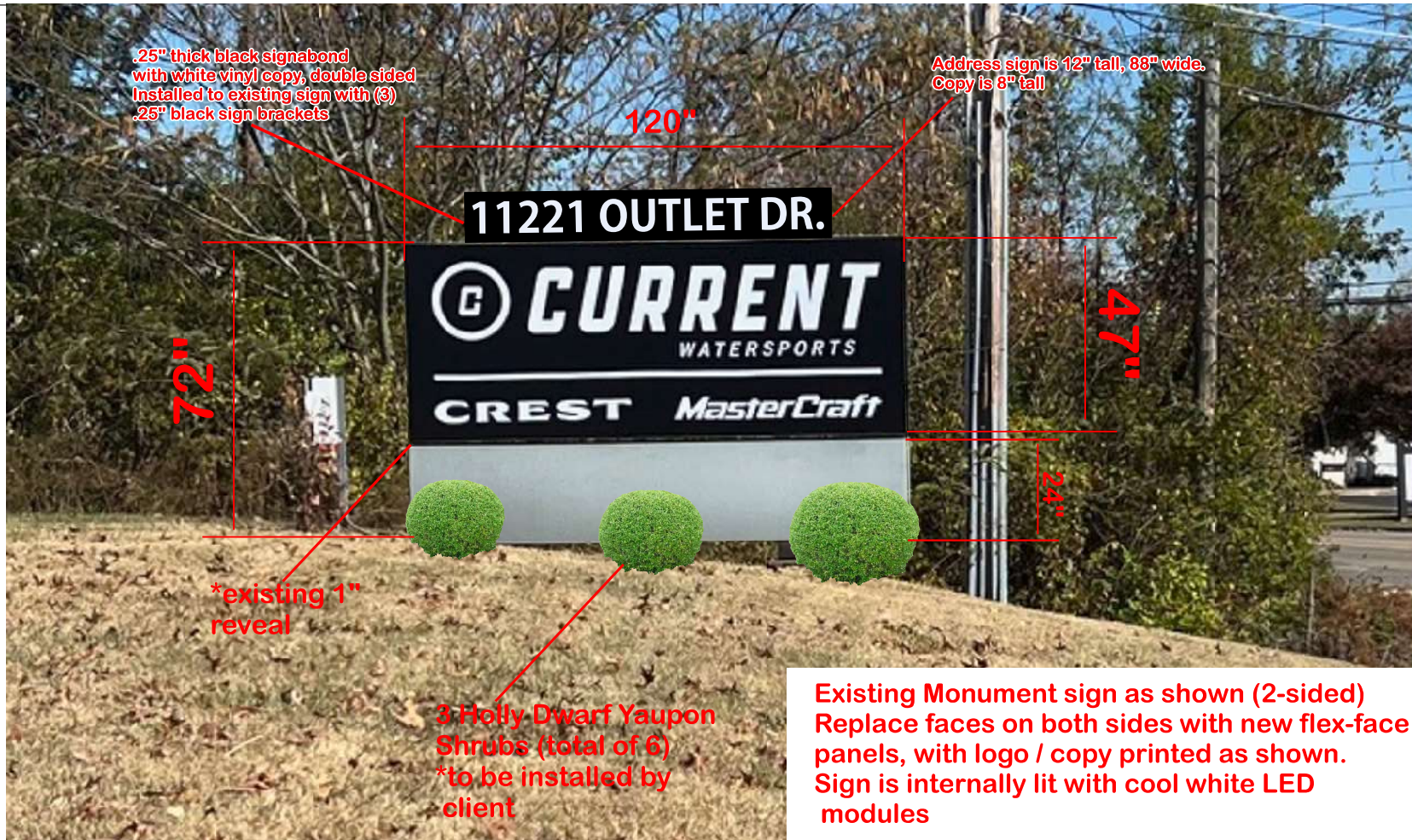
HVAC

HVAC

12.5'

HVAC

HEDGE ROW



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SIGNS SUCH
signs. banners. wraps. shirts.



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: 11-2-2023
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: _____



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: 11-2-2023
LOCATION: Knoxville
SALES REP: D. Hutchison
DRAWN BY: D. Hutchison
PAGE: (1) of (1)

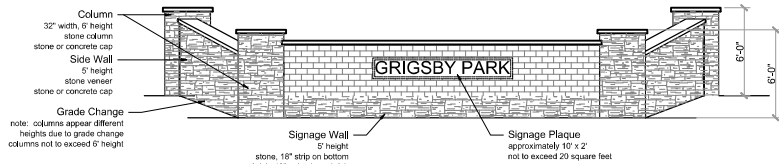
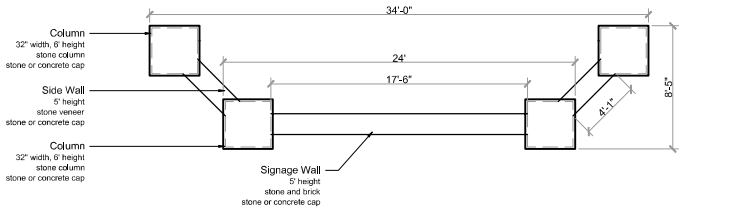
**AVERAGE CONSTRUCTION TIMES
AFTER PERMIT IS APPROVED IS
15-20 BUSINESS DAYS. SIGN
CONSTRUCTION CAN NOT BEGIN
UNTIL PERMIT IS APPROVED.**

***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
signs. banners. wraps. shirts.

Approved By: _____

Date: _____



Entry Signage - Materials and Layout



Entry Signage - Color Rendering

High performance wall wash light in 3, 6, or 9 LED. Available in aluminum or brass construction. RGBW capable with Luxor® systems.

Quick Facts

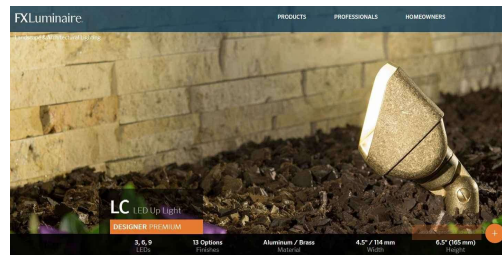
- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Lumileds® integrated LEDs
- Proform™ adjustability
- Temper-resistant features
- Compatible with Luxor technology
- Phase dimmable
- Input voltage: 10-15V



LC Spec Chart

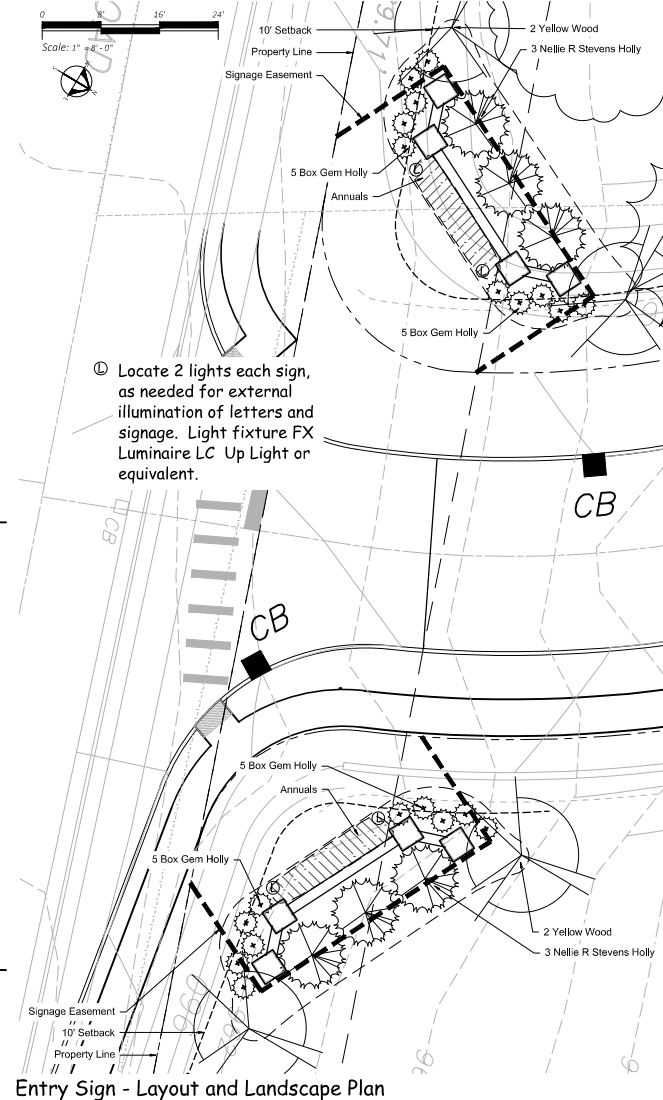
Output	3LED	6LED	9LED
Total Lumens*	305	540	811

Entry Signage - Lighting



Notes:

- Stone and brick veneer on signage to match proposed stone and brick veneer on homes.
- Wall cap to be gray crab orchard, proposed 3"-4" thick w/ 1'-2" overhang.
- Signage Plaque by others.
- Permanent subdivision signs. A total of 40 square feet of sign area shall be permitted per single-family or multi-family development entrance, with either one ground-mounted sign not to exceed 40 square feet or two ground-mounted signs not to exceed 20 square feet each. Such signs and the structures/walls on which they are affixed shall be set back a minimum of ten feet from all property lines and shall be located within a platted sign easement. Such signs, excluding the supporting structure, shall not exceed six feet in height and shall not be erected until a preliminary plat or a site plan has been approved. If signs are to be illuminated, external illumination shall be used.
- Not for construction.
- Design intent only.
- Font shown is 'Aerial' for signage letters



Entry Sign - Layout and Landscape Plan

Planting Legend - Entry Signage

Qty	Botanical Name	Common Name	Size	Notes
2	Deciduous Trees Cladrastis kentuckea	Yellowwood	2" cal.	central leader, full and dense
3	Evergreen Trees Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense
10	Evergreen Shrubs Ilex glabra 'Box Gem'	Box Gem Holly	3 gallon	3' oc, full and dense

Beasley
LANDSCAPE ARCHITECTS

7471111 Boundary
805.441.6428

Grigsby Park Phase 1

Grigsby Chapel Road

Farragut,
Tennessee
37934

Submittal Record

Preliminary Plans
Not for Construction

November 16, 2023

Street Signage
Plan

L100

HEALTHY TREES TO REMAIN = 5

47" DBH - WHITE PINE - EVERGREEN
26" DBH - MAPLE - SHADE / CANOPY TREE
26" DBH - MAPLE - SHADE / CANOPY TREE
46" DBH - MAPLE - SHADE / CANOPY TREE
51" DBH - MAPLE - SHADE / CANOPY TREE

TREES TO REMOVE = 14

3 - REDBUD / CERCIS CANADENSIS
2 - DOGWOOD / CORNUS FLORIDA
6 - NORWAY MAPLE / ACER PLATANOIDES
3 - FOSTER HOLLY / ILEX ATTENUATA

TRIDENT MAPLE /
ACER BUERGERNIUM
3" CALIPER QTY: 3

COMMON SWEETGUM /
LIQUIDAMBAR STYRACIFLUA
2.5" CALIPER QTY: 6

COMMON MAIDEN HAIR TREE /
GINKGO BILOBA (MALE)
3" CALIPER QTY: 5

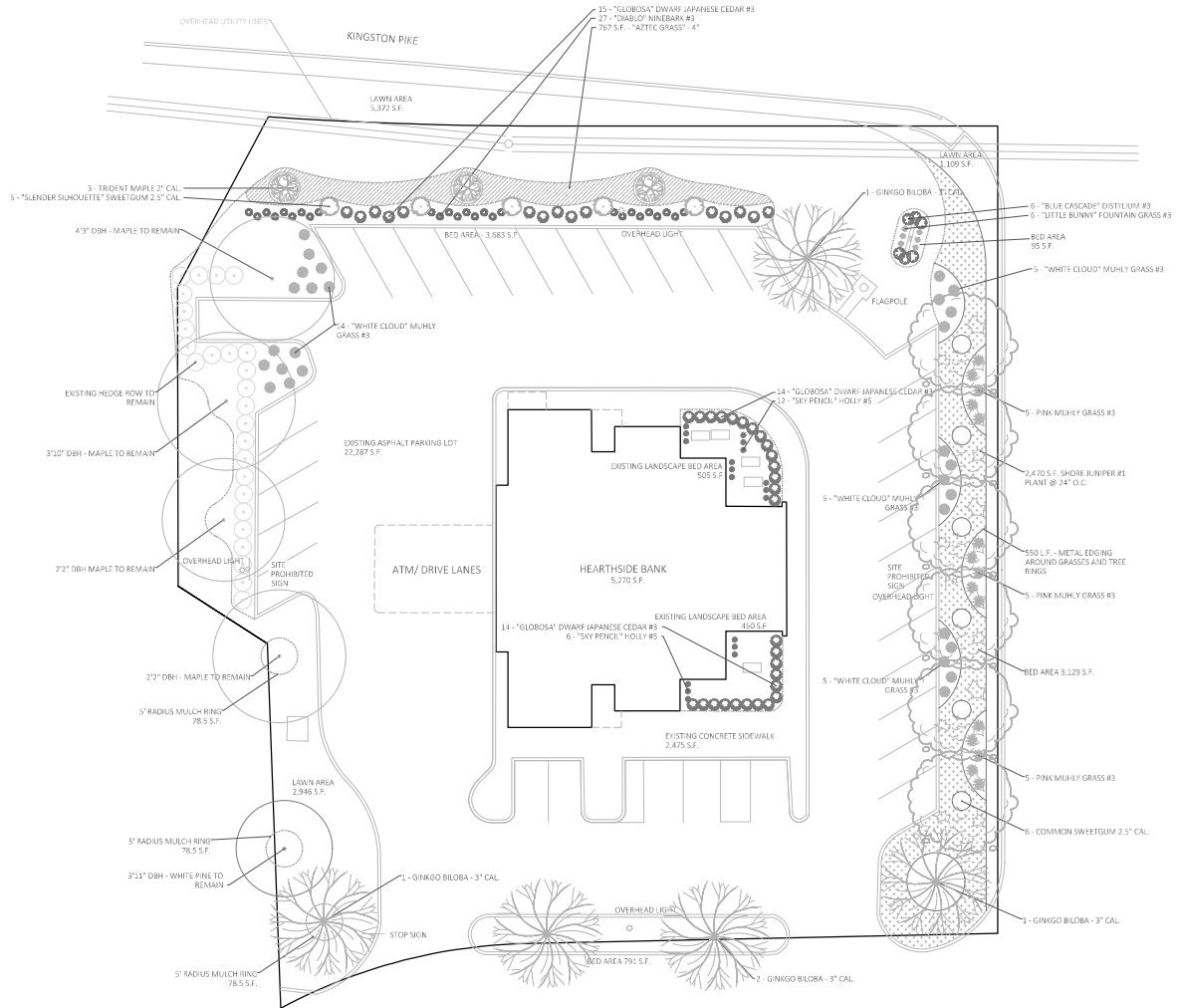
NOTE: THE 14 NEW SHADE TREES MEETS SITE REQUIREMENTS FOR 1 TREE /2,500 SQUARE FEET OF IMPERVIOUS SURFACE. THE SITE HAS 27,557 SQUARE FEET IMPERVIOUS SURFACE REQUIRING 11 SHADE TREES. THIS PLAN HAS 18 TOTAL, 14 NEW AND 4 EXISTING SHADE TREES ON SITE.

OTHER TREES ADDED TO SITE
"SLENDER SILHOUETTE" SWEETGUM /
LIQUIDAMBAR STYRACIFLUA
"SLENDER SILHOUETTE"
2.5" CALIPER QTY: 5



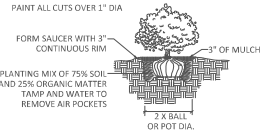
SYM	PLANT/ SPECIES	QTY	SIZE	REQUIREMENTS MET
	MAIDEN HAIR TREE / GINKGO BILOBA (MALE)	5	3" CALIPER	SHADE TREE, REACHES 50'-80' HEIGHT AND 30'-40' WIDTH AT MATURITY
	COMMON SWEETGUM / LIQUIDAMBAR STYRACIFLUA	6	2.5" - 3" CALIPER	SHADE TREE, REACHES 60'-75' HEIGHT AND 30'-40' WIDTH AT MATURITY
	"SLENDER SILHOUETTE" SWEETGUM / LIQUIDAMBAR STYRACIFLUA "SLENDER SILHOUETTE"	5	2.5" CALIPER	
	TRIDENT MAPLE / ACER BUERGERIANUM	3	2" CALIPER	APPROVED SHADE TREE NEAR OVERHEAD UTILITIES
	"WHITE CLOUD" MUHLY GRASS / MUHLBERGIA CAPILLARIS "WHITE CLOUD"	15	3 GALLON	
	PINK MUHLY GRASS / MUHLBERGIA CAPILLARIS	15	3 GALLON	
	"LITTLE BUNNY" DWARF FOUNTAIN GRASS / PENNISTETUM ALOPECUROIDES "LITTLE BUNNY"	6	3 GALLON	
	"GLOBOSA" DWARF JAPANESE CEDAR / CRYPTOMERIA GLOBOSA NANA	43	3 GALLON	
	"BLUE CASCADE" EVERGREEN DISTYLIUM / DISTYLIUM HYBRID "TWIST-IT" PP #24,409	6	3 GALLON	
	"SKY PENCIL" HOLLY / ILEX CORNATA "SKY PENCIL"	18	5 GALLON	
	"DIABLO" NINEBARK / PHYSCARPUS OPULOFOLIUS "DIABLO" NINEBARK	27	3 GALLON	
	SHORES JUNIPER / ILEX CONFERTA	658	1 GALLON - PLANTED 24" O.C.	
	"AZTEC" GRASS / LIRIOPE MUSCARI "AZTEC"	492	4" CUTS - PLANTED 15" O.C.	

SITE AREA TOTALS 47,713 S.F.
LAWN AREAS 11,267 S.F.
LANDSCAPE BED AREAS 8,889 S.F.
IMPERVIOUS SURFACES 27,557 S.F.

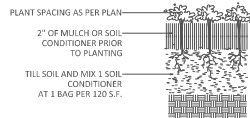


PLANTING DETAILS

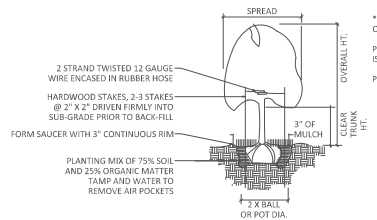
*PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH FINISHED GRADE
PAINT ALL CUTS OVER 1" DIA



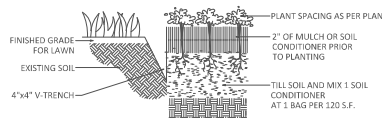
SHRUB PLANTING
SCALE: NOT TO SCALE



ANNUAL & GROUND COVER PLANTING
SCALE: NOT TO SCALE



TREE PLANTING - VERTICAL STAKES
SCALE: NOT TO SCALE



PLANTING WITH TRENCH EDGING
SCALE: NOT TO SCALE

NOTE: DRAWING IS THE PROPERTY OF CAREX DESIGN GROUP, INC. AND CANNOT BE USED WITHOUT WRITTEN PERMISSION. BASE INFORMATION PROVIDED BY ALTA/ACRPS LAND TITLE SURVEY.

GENERAL PLANTING NOTES

PLANT MATERIAL

All plant material planted shall be guaranteed by the Contractor for a minimum of six (6) months, and begins at the time of acceptance by the Designer or Owner. Any plant or sodding not found in a healthy growing condition at the end of the guarantee period shall be removed from the site and replaced within 10 days.

PROTECTION

Protection of Existing Structures: All existing buildings, walks, walls, paving, piping (and other items of construction) and planting (trees, shrubs, ground covers, etc.) already completed or established shall be protected from damage by the Contractor. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the Designer or Owner.

Protection of Existing Plant Materials: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees, shrubs, and ground covers caused by operation of equipment, stockpiling of materials, careless labor, etc. This shall include compaction by driving or parking inside the drip-line of trees or the spilling of oil, gasoline, or other deleterious materials within the drip-line of trees.

MAINTENANCE

Plant Material Maintenance: All plants and planting included under the Contract shall be maintained by watering, cultivating, spraying, and all other operations necessary to ensure a healthy condition by the Contractor until accepted by the Designer.

Plant Grading: Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to *Standardized Plant Names*, 1942 Edition. All plants not otherwise specified as being specimen, shall be excellent quality or better, as determined by the local plant industry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems.

Planting Soil: Planting soil shall be fertile, friable without mixture of subsoil materials, and obtained from a well-drained, industry acceptable site. It shall be free from heavy clay, stones, lumps, plants, root or other foreign materials, or noxious grass (such as Torpedo, Bermuda or nut grass) and noxious weeds. The PH range shall be 5.0 to 7.0 inclusive. Soil conditioner is to be mixed into soil as shown on planting details. All planting beds are to grade away from any structure or building to ensure proper drainage.

PLANTING PROCEDURES

Cleaning Up Before Commencing Work: The Contractor shall clean-up work and planting areas of all rubbish or objectionable matter and it shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should this Contractor find conditions beneath the soil which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the Owner. Failure to do so before planting shall make the corrective measure the responsibility of this Contractor.

Obstruction Below Ground: Contractor is responsible for underground utilities verification. If underground construction, utilities or obstructions are encountered during the excavation of planting areas, or pits, alternate locations for the plant material shall be selected and approved by the Designer.

Plant Material Layout: It is suggested that Contractor stake tree or plant locations from the planting plans prior to digging pits, making any necessary adjustments.

Tree Guying and Bracing: Procedure shall be at the discretion of the Contractor in accordance with sound nursery practices and by the approval of Designer to insure stability and maintain plants in an upright position. See planting details for specific procedure for each plant requirement. Staking the trees is at the discretion of the Contractor, however any plants showing adverse growth at end of warranty period due to not staking will need to be replaced at Contractors cost.

Mulching: Provide a three (3) inch minimum layer of specified mulch over the entire area of each shrub bed, ground cover and vine bed and tree pit or as otherwise specified.

Digging and Handling: Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing, as necessary until planting. No plants moved with a ball shall be planted if the ball is cracked or broken.

Watering: Water plants in thoroughly upon planting. Contractor is responsible for watering all plant material until project is complete.

PLANTING DETAILS

Refer to drawings.

CLEAN UP

During Construction: Contractor is responsible for clean-up of all areas affected by construction. This includes roadways, driveways, parking lots, sidewalks, lawn and planting areas. No bulk materials to be stored on street unless approved by Owner. Any materials in roadways, driveways etc. shall be clearly visible with tape, cones etc. Any open holes left shall be covered with plywood or other safety device. All areas not constructed, planted or sodded shall receive grass seed and straw unless otherwise stipulated.

PROTECTION

PROTECTION OF EXISTING STRUCTURES: ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING (AND OTHER ITEMS OF CONSTRUCTION) AND PLANTING (TREES, SHRUBS, GROUND COVERS, ETC.) ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE DESIGNER OR OWNER.

PROTECTION OF EXISTING PLANT MATERIALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO EXISTING TREES, SHRUBS, AND GROUND COVERS CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, CARELESS LABOR, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OF TREES OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF TREES.

CONSTRUCTION

SCOPE: CONTRACTOR SHALL FURNISH ALL, TOOLS, EQUIPMENT, AND LABOR NECESSARY TO EXECUTE THE INSTALLATION SHOWN IN THE APPLICABLE DRAWING(S) AND DETAILED IN ANY ACCOMPANYING PROPOSAL. CONTRACTOR WILL PROVIDE ALL MATERIALS LISTED, AT SIZES AND QUANTITIES LISTED. ANY DISCREPANCY WITH ESTIMATED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR.

WORKMANSHIP: ALL OPERATIONS SHALL BE COMPLETED IN A SUBSTANTIAL AND WORKMANLIKE MANNER. DRAWINGS AND DETAILS ARE TO SERVE AS A GUIDE AND SHALL BE FOLLOWED AS CLOSELY AS IS PRACTICAL, BUT MINOR ON-SITE ADJUSTMENTS MAY BE MADE. CONTRACTOR WILL MAINTAIN PROPER INSURANCE (GENERAL LIABILITY, WORKMAN'S COMPENSATION, ETC.) FOR THE DURATION OF THIS PROJECT.

CONCEALED CONTINGENCIES: THIS PROJECT IS SUBJECT TO AN EXTRA CHARGE FOR CONCEALED CONTINGENCIES, SUCH AS ROCK, DEBRIS, POOR DRAINAGE SITUATIONS, ETC., NOT READILY APPARENT IN ESTIMATING THE MATERIALS AND WORK SPECIFIED. THIS CONTRACT DOES NOT INCLUDE ADDITIONAL FILL DIRT FROM OFF-SITE AS MAY BE NECESSARY TO ESTABLISH THE PROPER GRADE UNLESS OTHERWISE STIPULATED HEREIN.

OBSTRUCTION BELOW GROUND: CONTRACTOR IS RESPONSIBLE FOR UNDERGROUND UTILITIES VERIFICATION. IF UNDERGROUND CONSTRUCTION, UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE EXCAVATION ALTERNATE DESIGN OPTIONS SHALL BE APPROVED BY THE DESIGNER. SOME UTILITIES (I.E. CABLE, INVISIBLE PET FENCE, DRAIN LINES, SEPTIC SYSTEMS, ETC.) WILL BE THE RESPONSIBILITY OF THE OWNER OR REPRESENTATIVE TO HAVE ALL UNDERGROUND UTILITIES CLEARLY MARKED ON WORK SITE PRIOR TO START DATE. IF THIS IS NOT DONE PRIOR TO STARTING DATE, ANY DAMAGE TO THE UTILITIES MENTIONED ABOVE, BUT NOT LIMITED TO, WILL BE THE RESPONSIBILITY OF THE OWNER OR REPRESENTATIVE. A LIST OF UTILITIES MARKED CAN BE OBTAINED FROM CONTRACTOR.

MEASUREMENTS AND ADJUSTMENTS: CONTRACTOR RESERVES THE RIGHT TO DO NECESSARY FIELD ADJUSTMENTS WITHOUT NOTICE, DUE TO DRAINAGE ISSUES, EXCESSIVE OBSTRUCTIONS, AND/OR OBSTACLES THAT MIGHT CAUSE POTENTIAL PROBLEMS. ALL MEASUREMENTS ARE SUBJECT TO A 10% VARIANCE IN FIELD LAYOUT.

CHANGE ORDERS: ALL JOBS ARE DONE AS SPECIFIED AND ANY REQUEST FOR ADDITIONAL WORK OR CHANGES WILL REQUIRE A SIGNED CHANGE ORDER. NO VERBAL AGREEMENTS EXPRESSED OR IMPLIED WILL BE HONORED. ALL AGREEMENTS MUST BE IN WRITING.

CLEAN UP

DURING CONSTRUCTION: CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF ALL AREAS AFFECTED BY CONSTRUCTION. THIS INCLUDES ROADWAYS, DRIVEWAYS, PARKING LOTS, SIDEWALKS, LAWN AND PLANTING AREAS. NO BULK MATERIALS TO BE STORED ON STREET UNLESS APPROVED BY OWNER. ANY MATERIALS IN ROADWAYS, DRIVEWAYS ETC. SHALL BE CLEARLY VISIBLE WITH TAPE, CONES ETC. ANY OPEN HOLES LEFT SHALL BE COVERED WITH PLYWOOD OR OTHER SAFETY DEVICE. ALL AREAS NOT CONSTRUCTED, PLANTED OR SODDED SHALL RECEIVE GRASS SEED AND STRAW UNLESS OTHERWISE STIPULATED.

PERMITS

CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED TO COMPLETE PROJECT.



CAREX DESIGN GROUP
2800 SUTHERLAND AVE.
KNOXVILLE, TN 37921
carexdesigngroup.com
865-765-5550

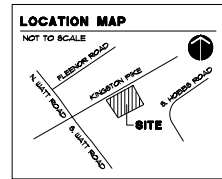
HEARTHSIDE BANK
11140 KINGSTON PIKE | KNOXVILLE, TN 37922
LANDSCAPE NOTES



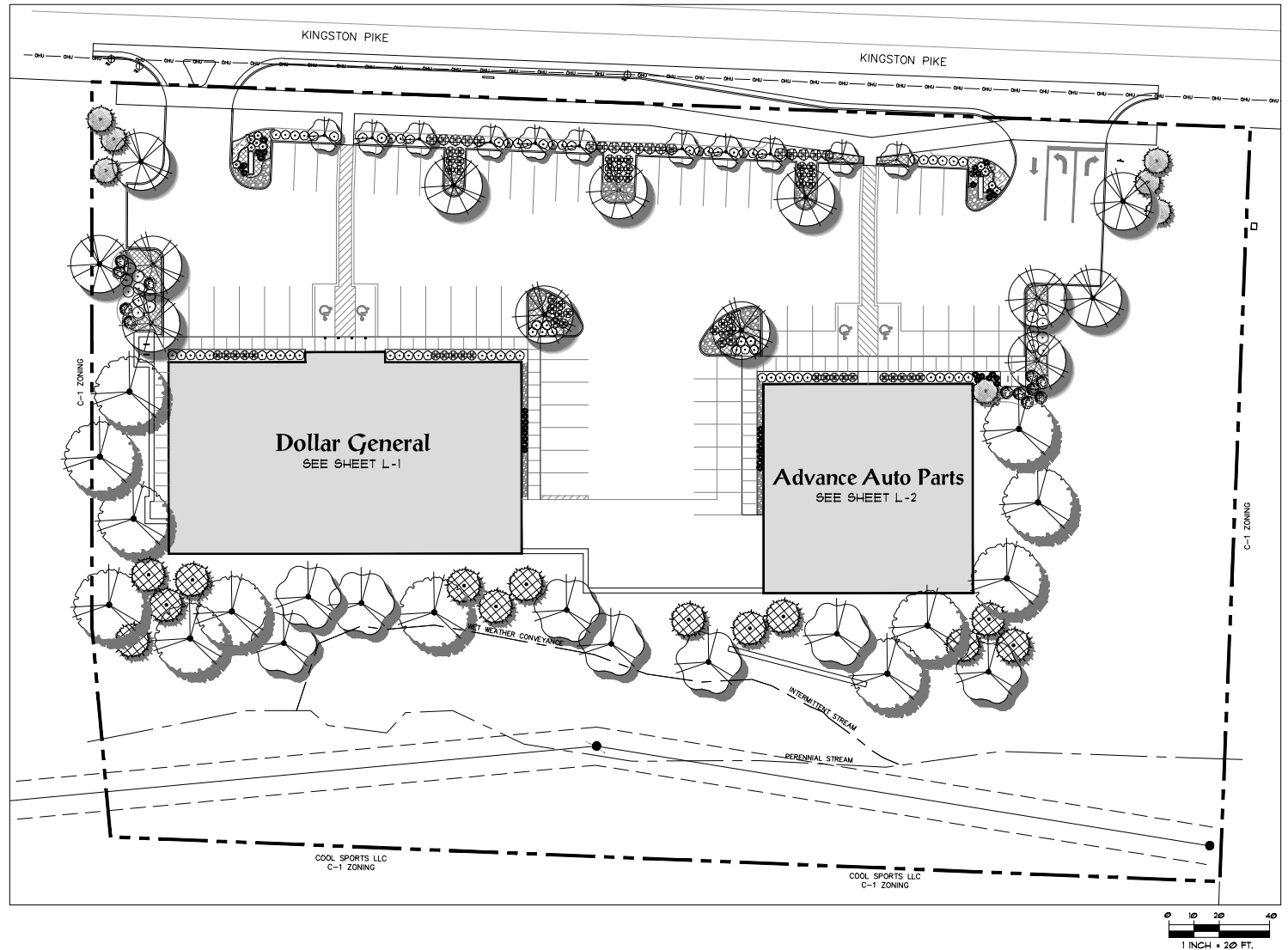
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NOTE: DRAWING IS THE PROPERTY OF CAREX DESIGN GROUP, INC. AND CANNOT BE USED WITHOUT WRITTEN PERMISSION. BASE INFORMATION PROVIDED BY ALTA ENGINEERS LAND TITLE SURVEY.



SITE DATA
DEVELOPER: JTB INVESTMENT CO. PARCEL ID: 31.02602
KINGSTON PIKE PART OF PARCEL 31.02602
ZONE: C-1



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE, INC.
720 N. WILSON AVE., SUITE 201
KNOXVILLE, TN 37903
(615) 598-0351

Landscape Plan - Overall Site

Dollar General & Advance Auto Parts
Kingston Pike, Farragut, Tennessee

JOB NO.	223044
DRAWN	PLANNING
DATE	SEP. 19, 2023
REVISION	OCT. 5, 2023
	OCT. 12, 2023
	NOV. 3, 2023
	NOV. 15, 2023



COVER SHEET

PLANTING SPECIFICATIONS

SCOPE OF WORK
PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLAN AND PROFILE.

INSTRUMENTS AND STANDARDS
REFERENCE ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, AND ORDINANCES.

PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK.
CARRY GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE IN AMOUNTS REQUIRED BY THE STATE.

QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ASTA) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PROJECT CONDITIONS
REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES, EXISTING FACILITIES, FIELD VISIBILITY TRIANGLES, PROPERTY, AND THE ENVIRONMENT.

PROVIDE CONDITIONS DIFFERENTIAL TO PLANT GROUND AND INSTALLATION ARE ENCOUNTERED. (SEE ADVERSE DRAINAGE CONDITIONS AND CONSTRUCTION CONTRACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.)

LAYOUT
THE LANDSCAPE ARCHITECT REMAINS THE RIGHT TO ADJUST PLANTING LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS SHALL BE MADE WITH THE DEEPEST CLARIFICATIONS AND NOT CHANGE ORDERS.

PROVIDE CONDITIONS DIFFERENTIAL TO PLANT GROUND AND INSTALLATION ARE ENCOUNTERED. (SEE ADVERSE DRAINAGE CONDITIONS AND CONSTRUCTION CONTRACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.)

PLANT MATERIALS
NURSERY STOCK, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.

PLANTING
PLANTS MUST BE PLANTED AT THE DEPTH AND SPACING SPECIFIED ON THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE STANDARDS.

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LANDSCAPE REQUIREMENTS DOLLAR GENERAL

TOTAL IMPERVIOUS SURFACES: 3133 SQFT.

ITEM	REQUIRED	PROPOSED
REQUIRED SHADE TREES	13 TREES	13 TREES SEE NOTE A
REQUIRED REPLACEMENT TREES	16 TREES	16 TREES SEE NOTE B
REQUIRED LANDSCAPING BETWEEN BUILDINGS AND PARKING	555 SQ. FT.	102 SQ. FT.

NOTE: A. UNDERSTORY TREES ARE PROPOSED TO FULFILL THE REQUIREMENTS FOR TREES DUE TO PROXIMITY TO CH WIRE, 20% MAX SUBSTITUTION.

B. TREE CONSERVATION RULE APPLIES TO REPLACEMENT TREES. REQUIRED TREES SHALL NOT EXCEED MORE THAN 20% OF REQUIRED NON-BUFFER TREES.

PLANT SCHEDULE DOLLAR GENERAL

DECIJOUUS TREES	COMMON / BOTANICAL NAME	SIZE	GAL.	SPACING
1	BOSQUE ELM / <i>Ulmus parvifolia</i> Boegel	10-12H	2 GAL	SHADE - 1
2	RED MAPLE / <i>Acer rubrum</i> Mill. Spont.	10-12H	2 GAL	REPLACEMENT - 4
3	TULIP TREE / <i>Liriodendron tulipifera</i>	10-12H	2 GAL	REPLACEMENT - 4
4	AMERICAN HOLLY / <i>Ilex opaca</i>	8-10H	2 GAL	REPLACEMENT - 1
5	NELLIE R STEVENS / <i>Ilex</i> var. 'Nellie R Stevens'	6-7' H.	1 GAL	
6	BOSQUE ELM / <i>Ulmus parvifolia</i> Boegel	10-12H	2 GAL	SHADE - 3 (SUBSTITUTION)
7	KOUSA DOGWOOD / <i>Cornus kousa</i> Sieb.	8-10H	2 GAL	
8	AMERICAN HOLLY / <i>Ilex opaca</i>	8-10H	2 GAL	
9	CARPET ROSE / <i>Rosa</i> x 'Flower Carpet Pink'	10-12H	5 GAL	
10	OAKLEAF HYDRANGEA / <i>Hydrangea paniculata</i>	24-30H	8 GAL	
11	BOSQUE ELM / <i>Ulmus parvifolia</i> Boegel	10-12H	2 GAL	
12	AMERICAN HOLLY / <i>Ilex opaca</i>	8-10H	2 GAL	
13	CARPET ROSE / <i>Rosa</i> x 'Flower Carpet Pink'	10-12H	5 GAL	
14	OAKLEAF HYDRANGEA / <i>Hydrangea paniculata</i>	24-30H	8 GAL	
15	BOSQUE ELM / <i>Ulmus parvifolia</i> Boegel	10-12H	2 GAL	
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29	CARPET ROSE / <i>Rosa</i> x 'Flower Carpet Pink'	10-12H	5 GAL	
30	OAKLEAF HYDRANGEA / <i>Hydrangea paniculata</i>	24-30H	8 GAL	
31	BOSQUE ELM / <i>Ulmus parvifolia</i> Boegel	10-12H	2 GAL	
32	AMERICAN HOLLY / <i>Ilex opaca</i>	8-10H	2 GAL	
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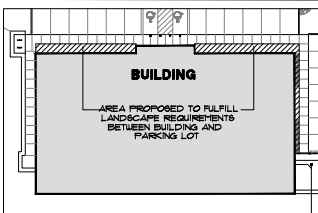
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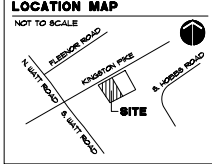
REQUIRED LANDSCAPING DIAGRAM



LANDSCAPE NOTES

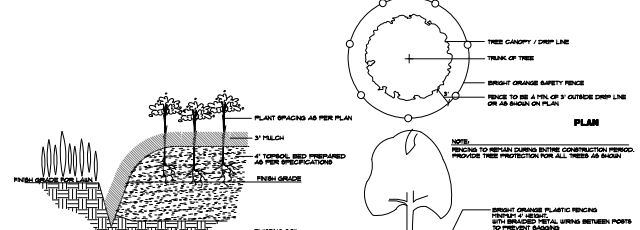
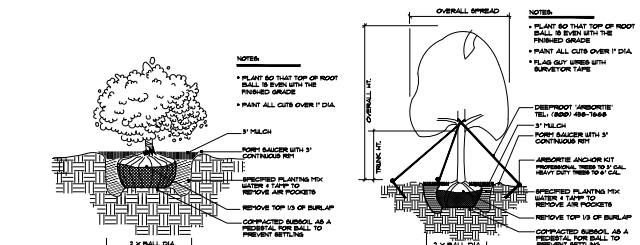
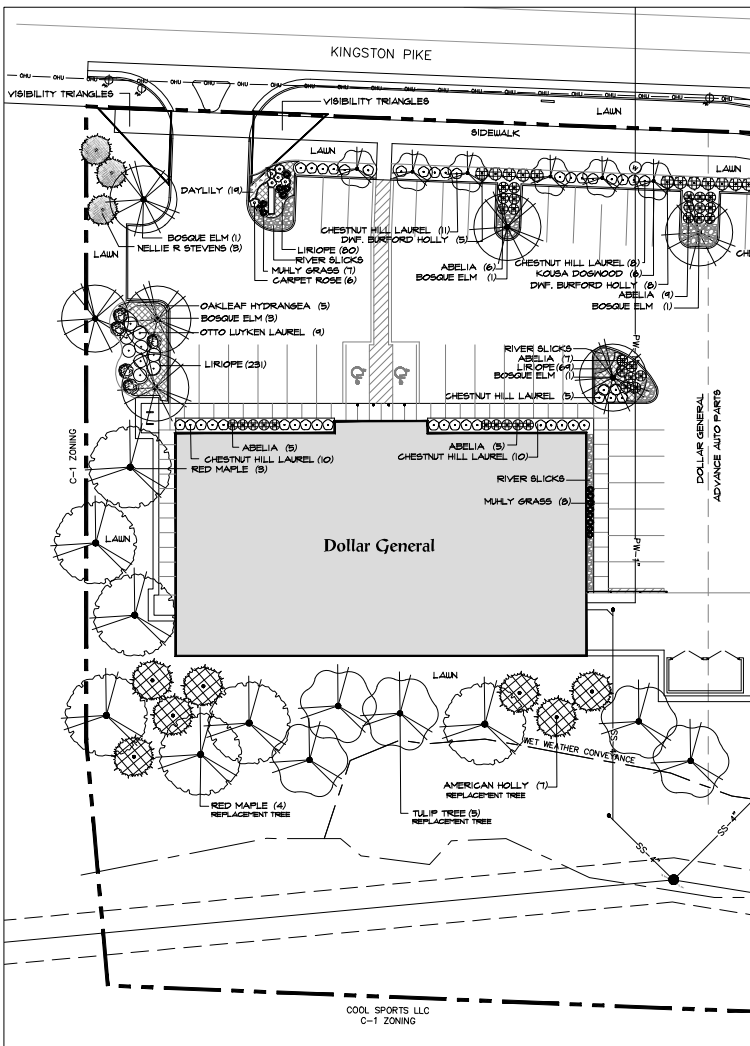
1. SEED AS SHOWN ALL AREAS DISTURBED BY GRADING (TYPE) WITH MIX SOIL. SOIL GRASS SEED UNIFORMLY IN TWO DIRECTIONS & PROTECT W/ STRAW TO A LOOSE DEPTH OF 1-1/2 INCH.
2. PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO LANDSCAPE INSTALLATION CONTRACTOR FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
3. SELECTION AND PLACEMENT OF PLANT MATERIALS WILL NOT CREATE VISIBILITY PROBLEMS FOR INSURE, EGRESS OF SITE, COORDINATE PLACEMENT W/ TOWN STAFF.
4. STORM WATER DETENTION HANDLED BY Pervious PAVING.
5. BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
6. PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
7. PLANT MATERIAL, MULCH AND OTHER RELATED PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.

LOCATION MAP



SITE DATA

DEVELOPER: PARCEL ID: 31.088.02
JTB INVESTMENT CO. PART OF PARCEL 31.088.02
KINGSTON PIKE
ZONE: C-1



PLANTING SPECIFICATIONS

SCOPE OF WORK: PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

PERMITS AND STANDARDS: PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK. GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE IN AMOUNTS REQUIRED BY THE STATE. QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE AMERICAN STANDARDS FOR NURSERY STOCKS, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PRODUCT CONDITIONS: REVIEW AND SPECIFY FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY ALL UTILITIES AND PROPERTY LINE WITH OWNER. IF CONDITIONS DIFFERENTIAL TO PLANT GROUPS AND INSTALLATION ARE ENCOUNTERED, THE ADVISOR DRAINAGE CONTRACTOR SHALL BE CONSULTED FOR THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT: LAIN AND STAKE ALL SITE WORK AND PLANTING. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK. ALLOW THREE DAYS AFTER NOTIFICATION OF STAKES FOR APPROVAL.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTING, LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS, SUCH ADJUSTMENTS, IF MADE, WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS. AND REVISIONS.

BROWN CONTROL AND SITE CLEANUP: MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHOWN AND GROUNDCOVERING: PLANT MATERIALS MUST BE HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. GROUND COVERING PLANTS MUST BE SUITABLE TO GROW IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 300-MILE RADIUS OF THE PROJECT SITE).

PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM PLANTING SIZES. PRUNE ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHALL THE PLANTS BE PRUNED BACK TO AN EXTENT THEY NO LONGER MEET THE SPECIFICATIONS.

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

PLANT PROTECTION: THE LANDSCAPE ARCHITECT MAY INSTRUCT PLANT MATERIALS EITHER AT THE PLACE OF ORIGIN OR AT THE PLACE OF PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS: FERTILIZER, COMPOST, GRADE, 10-4-4 FERTILIZER CONFORMING TO THE DEPARTMENT OF AGRICULTURE STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND DATE.

EXISTING SOIL: CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT. REPORT ANY PROBLEMS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING PLANT INSTALLATION.

TREES: FERTILE, FRUITFUL, NATURAL LOAN TYPICAL FOR LOCALITY. MUST BE HEALTHY, CAPABLE OF SURVIVING PLANT GROUND. TAKEN FROM WELL-DRAINAGE SITE.

1. TREE OF ABOVE CAL. OR STOKES LARGER THAN ONE INCH IN DIAMETER. PLANTS SEEDS AND ROOTS. 2. LEAVES IN VALUE OF 1/4 INCH INCH AND 1/8 INCH INCH. 3. CONTAINS A PERCENT TRUNKY ORGANIC MATTER. 4. TEST TOPSOIL TO DETERMINE PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASSIUM ORGANIC MATTER AND PH VALUE.

UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 5 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

ADDITIONAL SOIL: 5 INCHES TOPSOIL (LOAN) AND 2 INCHES SAND (USE WITH CLAY LOAMS OR SILTY LOAMS). NOTES: PLANTING SOIL MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.

1. FERTILE, FRUITFUL, NATURAL LOAN TYPICAL FOR LOCALITY. MUST BE HEALTHY, CAPABLE OF SURVIVING PLANT GROUND. TAKEN FROM WELL-DRAINAGE SITE.

2. LEAVES IN VALUE OF 1/4 INCH INCH AND 1/8 INCH INCH. 3. CONTAINS A PERCENT TRUNKY ORGANIC MATTER. 4. TEST TOPSOIL TO DETERMINE PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASSIUM ORGANIC MATTER AND PH VALUE.

UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 5 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

LANDSCAPE BEDS: BEDS TO BE 4 TO 6 INCHES DEEPER THAN EXISTING FINISHED GRADE, TAPER BEDS ADJACENT TO LANDSCAPE SURFACES AND INSTALL 1/2 INCH DEEP ADJACENT TO LAWN (SEE DETAILS).

BEHAVIOR: BEHAVIOR SHALL BE FREE FROM HARMFUL BEES, NOXIOUS WEEDS, BGR CARRIES, HARMFUL INSECTS OR ANY SPECIES OR CHEMICAL DETERMINED TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CONTROL OF NOXIOUS BEHAVIOR ON THE SITE AT THE TIME OF THE BEDS FOR PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. FOLLOWS SHALL EXIST: IMPORT FERTURE COLOR AND ADJUSTABLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC FOLLOWS TYPE.

PROTECTION: PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS. PLANTING: REMOVE BURLAP AND TIES FROM TOP AND PUNTIAL SIDES OF ALL PLANT BALLS. PLANT ALL TREES, SHRUBS AND GROUND COVERING AS PER PLANTING DETAILS.

MAINTENANCE: MAINTAIN PLANTING (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE. SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS TO LANDSCAPE ARCHITECT.

INSPECTION AND ACCEPTANCE: UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTING SHOWING SIGNS OF HEALTHY GROWTH AND SATISFACTORY CONDITION OF PLANTING WILL BE ACCEPTED. MAINTAIN THE PROJECT UNTIL ALL INSPECTION RANGE LIST ITEMS (EXCLUSIVE OF BEHAVIOR REPLACEMENT PLANTING) HAVE BEEN CORRECTED TO THE SATISFACTORY OF THE LANDSCAPE ARCHITECT.

GUARANTEE AND REPLACEMENT: GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE.

LAWN AND GRASS: QUALITY ASSURANCE: PROVIDE FRESH CLEAN NEW-CROP SEED CONFORMING WITH TOLERANCE FOR PURITY AND GERMINATION. ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. SEED SEED VENDORS CERTIFIED STATEMENT FOR EACH GRASS SEED TYPE.

PRODUCT CONDITIONS: PRODUCT WITH COMPLETE LAWN AND GRASS AS PORTIONS OF SITE BECOME AVAILABLE. WORKING WITHIN REASONABLE LIMITATIONS. PRODUCT MANAGER TO INQUIRE CONTRACTOR AS PARTS OF SITE BECOMES AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO REPAIR WORK.

FERTILIZER AND LIME: FERTILIZER WITH COMPREHENSIVE FERTILIZER. PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND BEHOLD OF INSTALLATION. LIME TO BE NATURAL, DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 86% CARBONATE. FERTILIZER OF 30 IN 1 HIGHEST CARBONATE.

SEED: SEED TYPE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.

SEED SOIL PREPARATION: 1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES. 2. ELIMINATE UNWEED AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL. 3. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE FREE OF CLUMPS.

4. REMOVE EXCESS LARGER THAN ONE INCH AND OTHER EXCESSIVE MATERIAL. 5. APPLY TOPSOIL LAYER IF SPECIFIED. 6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5. 7. APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS.

8. FOR THOROUGHLY IN UNIFORM TWO INCHES OF TOPSOIL.

SEEDING AND STRAWING: SEED SEED AT RATE SPECIFIED OR AS NECESSARY TO INCREASE A UNIFORM AND FULL STAND OF GRASS. EVENLY, BY SCARS EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

MAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL AND ROLL SEEDING AREA WITH ROLLER NOT EXCEEDING 10 LBS. IMMEDIATELY FOLLOWING ROLLING, APPLY STRAW UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1/2 INCH DEEP. MAINTAIN CLEAR OF TREES AND SHRUBS ON BEDDED SLOPES, WHERE GRADE IS 5:1 OR GREATER, COVER WITH EROSION FABRIC.

LAWN ESTABLISHMENT: PLANTING AND LAIN UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION. PLANTING AND LAIN UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION. PLANTING AND LAIN UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.

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LANDSCAPE REQUIREMENTS ADVANCE AUTO PARTS

TOTAL IMPERVIOUS SURFACES: 26,246 SQ. FT.

ITEM	REQUIRED	PROPOSED
REQUIRED SHADE TREES	10 TREES	10 TREES SEE NOTE A
REQUIRED REPLACEMENT TREES	12 TREES	12 TREES SEE NOTE B
REQUIRED LANDSCAPING BETWEEN BUILDINGS AND PARKING	410 SQ. FT.	650 SQ. FT.

NOTES:
A. UNDERSTORY TREES ARE PROPOSED TO FULFILL THE REQUIREMENTS FOR TREES DUE TO PROXIMITY TO CH URSEDA. 20% MAX SUBSTITUTION.
B. TREE CONSERVATION RULE APPLIES TO REPLACEMENT TREES. REQUIRED TREES SHALL NOT EXCEED MORE THAN 10% OF REQUIRED NON-SURFER TREES.

PLANT SCHEDULE ADVANCE AUTO PARTS

ITEM	COMMON / BOTANICAL NAME	SIZE	GAL.	SPECIFIC REQUIREMENTS
1	DOGWOOD	10-12H	2' GAL	SHADE - 6
2	RED MAPLE / Acer rubrum 'Red Sunset'	10-12H	2' GAL	REPLACEMENT - 3
3	TULIP TREE / Liriodendron tulipifera	10-12H	2' GAL	REPLACEMENT - 3
4	AMERICAN HOLLY / Ilex opaca	8-10H	1' GAL	REPLACEMENT - 4
5	NELLIE R STEVENS / Ilex var. 'Nellie R Stevens'	8-10H	1' GAL	REPLACEMENT - 4
6	DOGWOOD	10-12H	2' GAL	SHADE - 6
7	DOGWOOD	10-12H	2' GAL	SHADE - 6
8	DOGWOOD	10-12H	2' GAL	SHADE - 6
9	DOGWOOD	10-12H	2' GAL	SHADE - 6
10	DOGWOOD	10-12H	2' GAL	SHADE - 6
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17	DOGWOOD	10-12H	2' GAL	SHADE - 6
18	DOGWOOD	10-12H	2' GAL	SHADE - 6
19	DOGWOOD	10-12H	2' GAL	SHADE - 6
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26	DOGWOOD	10-12H	2' GAL	SHADE - 6
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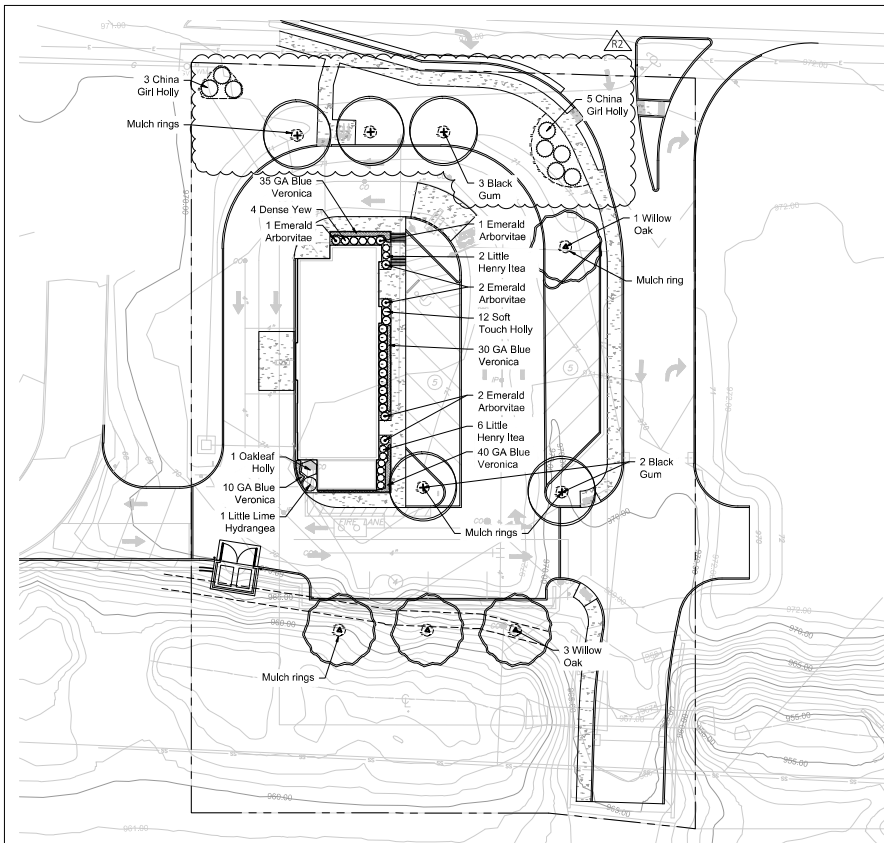
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REQUIRED LANDSCAPING DIAGRAM



Note: In order to minimize the visual impact of surface parking, where parking is situated between a building and street or is parallel with a building along a street, a berm shall be considered or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of 60% of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.

Planting Notes

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. Quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
- All tree scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

Tree Planting Requirements

One shade tree per every 2500 SF of improvements.

Improvements
- Building and Accessories 2,196 square feet
- Parking and Flatwork 13,175 square feet

Total Improvements 15,371
15,371 / 2,500 = 7 shade trees required

Total Shade Trees Required: 7 Trees, 2" caliper minimum
Total Trees Provided: 9 Trees, 2" caliper minimum

Street Frontage Shade Tree Requirement:

For any development, regardless of the parking lot location, at least 25 percent of the total required number of shade trees shall be planted in the front yard(s) between the principle building and adjacent public rights-of-way.

- 7 shade trees required, 7 x 25% = 1.75
- 2 Shade trees required in front yard
- 3 Black Gum proposed in front yard

Landscaping Between Buildings and Parking Lot

A landscaped area between all buildings and any abutting parking lots and vehicular access ways is required. The minimum landscaped area shall be determined by multiplying 2½ feet by the building's length facing a parking lot or vehicular access way.

83 linear feet of building exist facing the parking lot and entry access areas.

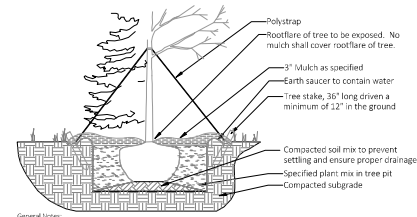
83 x 2.5 = 208 square feet required

463 square feet provided

Note: Landscape plan must be submitted and reviewed by staff and the VRRB separately. Notes included on this sheet are preliminary/cautionary and should not be considered as a complete review

Planting Legend

Qty	Botanical Name	Common Name	Size	Notes
R2 6	<i>Nyssa sylvatica</i>	Blackgum	2" cal.	central leader, full and dense
	<i>Quercus phellos</i>	Willow Oak	2" cal.	central leader, full and dense
1	<i>Ilex 'Conal'</i>	Oakleaf Holly	6' hgt.	central leader, full and dense
	<i>Thuja occidentalis 'Emerald Green'</i>	Emerald Arborvitae	6' hgt.	central leader, full and dense
1	<i>Hydrangea paniculata 'Jame'</i>	Little Lime Hydrangea	3 gallon	5' oc, full and dense
	<i>Itea virginica 'Sprich'</i>	Little Henry Itea	3 gallon	2.5' oc, full and dense
14	<i>Ilex crenata 'Soft Touch'</i>	Soft Touch Holly	3 gallon	3" oc, full and dense
	<i>Ilex x meserveae 'Mesog'</i>	China Girl Holly	3 gallon	14" oc, full and dense
4	<i>Yucca filamentosa 'Lanceolata'</i>	China Girl Yucca	3 gallon	3" oc, full and dense
	<i>Yucca filamentosa 'Lanceolata'</i>	China Girl Yucca	3 gallon	3" oc, full and dense
115	<i>Veronica peduncularis 'Georgia Blue'</i>	GA Blue Veronica	1 gallon	12" oc, full and dense
	<i>Veronica peduncularis 'Georgia Blue'</i>	GA Blue Veronica	1 gallon	12" oc, full and dense

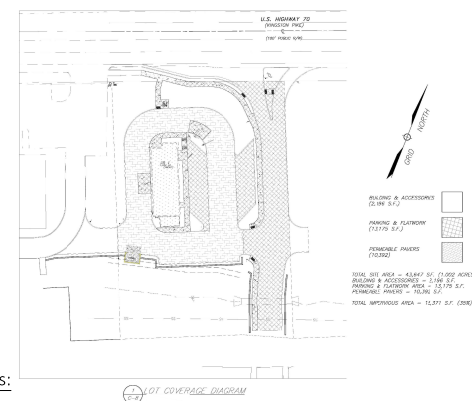


General Notes:

- Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
- Fill tree pit with water and confirm penetration rate. (Notify landscape architect if poor drainage conditions exist.)
- Install tree per detail avoiding any damage to rootball or trunk of tree.
- Add specified plant mix and soil amendments.
- Remove burlap on top 1/3 of tree rootball. Remove burlap on top 1/3 of tree rootball.
- Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
- Soak and guy tree with specified materials.

General Tree Planting

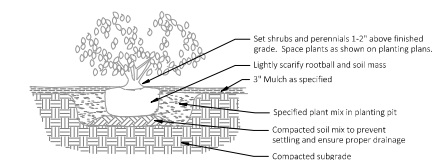
Scale: NTS



Site Calculations:

Total site area: 43,647 SF (1.002 acres)

- Permeable Paver Area = 10,392 SF
- Building and Accessories = 2,196 SF
- Parking and Flatwork Area = 13,175 SF
- Total Impervious Area = 15,371 SF
- Total Lot Coverage = 35%



Shrub & Perennial Planting

Scale: NTS

Beasley
LANDSCAPE ARCHITECTS

707111 Boundary
805.441.6428



Dunkin

13038 Kingdon
Pike

Knoxville
Tennessee 37934

Submittal Record
R1, 10.18.23 - Added screening & revised tree species in front yard
R2, 11.07.23 - Revised tree species in front yard

September 18, 2023

Landscape Plan

L100