



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Community Center
Large Classroom
Tuesday, January 28, 2025
6:00 p.m.

1. Approval of minutes for the December 17, 2024, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of a revised landscape plan for Phase II (commercial area) of the Town Center at Biddle Farms Development, Located off Kingston Pike and Brooklawn Street.

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

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, January 28, 2025, at 6:00 p.m.

AGENDA

1. Approval of Minutes for December 17, 2024, Meeting

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

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

- Diamond Gallery – 117 Biddle Farms Boulevard (Front Wall Elevation).
- Diamond Gallery – 117 Biddle Farms Boulevard (Side Wall Elevation).
- Sweathouse – 118 Biddle Farms Boulevard (Front Wall Elevation).
- Sweathouse – 118 Biddle Farms Boulevard (Side Wall Elevation).
- La Mode Alterations – 11414 Kingston Pike.
- Rejoice Fertility – 11132 Kingston Pike.
- Parlor Doughnuts (revised permit) – 106 Biddle Farms Boulevard (Kingston Pike Elevation).
- Parlor Doughnuts (revised permit) – 106 Biddle Farms Boulevard (Entrance/Parking Lot Elevation).

3. Landscape Plans

a) Phase II (Commercial Area) of The Town Center at Biddle Farms Development, Revised Plan - Located off Kingston Pike and Brooklawn Street

Revised Landscape plan for Phase II (commercial area) of the Town Center at Biddle Farms Development.

This item involves a revised landscape plan for the commercial, Phase II, section of the Biddle Farms development. It includes both as-built landscape updates and proposed revisions and is primarily shown on plan sheets L2.1, L2.2, and L2.3.

Please note that Phase II does not include the Aldi store and parking lot, which was reviewed and approved as Phase I.

The revised plan has been submitted for several reasons. First, to document plant species substitutions and additional plantings made on site since the last plan was reviewed by the Board. Second, to request the Board's approval for the use of landscape stone within a number of parking lot islands and landscape strips, along with some required landscape areas between the buildings and parking lot areas. And third, to propose several additional revisions/additions to the plan and existing plantings on site. Some of these proposed additions/revisions relate to and are intended to soften the use of landscape stone in some areas.

From the staff's perspective, the documented and requested species substitutions or additions are appropriate and meet the Town's requirements, provided the applicants

can document that the variety of Nandina used is a non-invasive one. The staff can recommend approval of these subject to the noted Nandina being non-invasive.

With respect to the use of landscape stone, the Board must determine if its use meets the intent and requirements of the ordinance. There are two subsections of the Town's Landscape requirements that must be considered and satisfied. The first pertains to the required landscape areas between the buildings and parking areas. This subsection, located in Article 4, Section XII, Subsection D.2. of the Zoning Ordinance, reads as follows:

Landscaping between buildings and parking lots. 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. Landscaping within parking lot islands and/or under canopies and building overhangs shall not count toward fulfilling this requirement. In multiple building complexes, the required landscaped area must be provided for each building.

All portions of the landscaped area required between buildings and parking lots shall contain live plant materials. At least 25 percent of this required landscaped area shall contain live plant materials other than grass, such as ground cover, shrubs, and/or understory trees in combination with mulch. The VRRB may consider commonly recognized hard forms of landscaping, such as landscape stone, only where such material would be essential to and would notably enhance the design of the project. Such areas, however, must not exceed 25 percent of the overall required landscaped area and must be combined with live plant material, such as ground cover, shrubs, and/or understory trees, so that the intent of softening the appearance of hardscape elements is not compromised.

The second pertains to landscaping with parking lots and is located in Article 4, Section XII, Subsection D.3. of the Zoning Ordinance. This subsection reads as follows:

Landscaping within parking lots. Perimeter parkways, interior parkways, terminal islands, and interior islands shall be planted with grass and/or trees, shrubs, or ground cover in combination with mulch. The VRRB may consider commonly recognized hard forms of landscaping, such as landscape stone, only where such material would be essential to and would notably enhance the design of the project. Such areas, however, must be limited in size and scope and must be combined with live plant material, such as ground cover, shrubs, and/or trees, so that the intent of softening the appearance of hardscape elements is not compromised.

The Board will need to discuss this at the meeting to determine if the use of the stone enhances the overall design and if additional planting may be needed to soften its appearance. The staff suggests that Board members visit the site individually before the meeting if at all possible. For those members who are able to visit, please consider that some of the existing plantings have not reached their mature size and visual effect. Please also refer to the applicable plan sheets (L2.1, L2.2, L2.3), which generally attempt to show the approximate size/spread of the plantings at maturity.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, December 17, 2024. Chairman Marty Layman presided. Members in attendance were Marty Layman, Sue Stuhl, Stephen Marlowe, Joe LaCroix, and Alderman David White. Brittany Moore, Scott Russ, and Youth Representative Naddia Talo were absent.

Chairman Layman called the meeting to order at 6:00 pm.

1. Minutes

A motion was made by Mr. LaCroix to approve the October 22, minutes as submitted. The motion was seconded by Ms. Stuhl, and it passed unanimously.

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

The staff reported that the following wall sign applications had been approved since the last meeting:

- HIS Security – 11426 Kingston Pike.
- Soleo Health – 11115 Kingston Pike.
- Allstate – 11416 Kingston Pike.
- Y-12 Credit Union – 13128 Kingston Pike (East Wall Elevation).
- Taco Bell – 11217 Kingston Pike.
- Apotheca – 10809 Kingston Pike.
- Farragut Pharmacy – 11424 Kingston Pike.
- Roll'em Up Taquito – 117 Lovell Road.
- CarFix - 11926 Kingston Pike.

3. Ground Mounted Sign Applications:

a) Y-12 Credit Union – Located at 13128 Kingston Pike

Primary Ground Mounted Sign located off Kingston Pike.

Y-12 Credit Union requested approval to replace and upgrade the permanent ground mounted sign at their facility located at 13128 Kingston Pike.

The item had been withdrawn by the applicant with the intention of rescheduling it to a subsequent meeting date.

b) CarFix – Located at 11926 Kingston Pike

Primary Ground Mounted Sign located off Kingston Pike.

Carfix requested approval to reface the permanent ground mounted sign at their facility located at 11926 Kingston Pike.

The staff explained that the request involved refacing an existing sign with no additional proposed changes. Staff recommended approval.

Mr. Marlowe made a motion to approve the sign as proposed. Mr. LaCroix seconded the motion, which passed unanimously.

c) McFee Manor Subdivision – Located off McFee Road

Permanent Subdivision Sign located off McFee Road and Providence Glen Lane.

McFee Manor Subdivision requested approval to renovate and upgrade their subdivision entrance sign located at the corner of McFee Road and Providence Glen Lane.

The staff explained that the project involved repairing or replacing some elements of the existing structure and painting other elements to update the look of the entrance sign. Staff recommended approval.

Ms. Stuhl made a motion to approve the sign as proposed. Mr. Marlowe seconded the motion, which passed unanimously.

d) Kohl's + Sephora, Kingston Pike Frontage – Located at 11930 Kingston Pike

Primary Ground Mounted Sign located off Kingston Pike.

Kohl's+Sephora requested approval to reface and upgrade the permanent ground mounted sign along the Kingston Pike frontage at their facility located at 11930 Kingston Pike.

The staff noted that the request involved approval to reface the existing Kohl's monument ground sign along Kingston Pike. No other changes to the sign are proposed and the landscaping and external lighting for the sign are in place. The staff then explained that the Board needed to discuss the required street address element for the proposed sign. Staff went on to explain that there is currently no address on the sign, but that the sign was being upgraded, and the address number was required. Staff also explained that there is a question as to whether the address range for the entire commercial center needed to be on the sign, or just the Kohl's+Sephora store address. The Kohl's+Sephora store's address was also the main property parcel address. The staff noted that there are examples of commercial strip centers in town addressed utilizing each method, although the address range method was more prevalent.



The Board discussed the request and addressing issue. The consensus opinion was that, because the sign was only for the Kohl's+Sephora store and that the store's address corresponded to the main property address, that the single (store) address number would be more appropriate for the sign. Chairman Layman made a motion to approve the sign with the single (Kohl's+Sephora) store address number. Mr. LaCroix seconded the motion, which passed unanimously.

e) Kohl's + Sephora, Glen Abbey Blvd. Frontage– Located at 11930 Kingston Pike
Primary Ground Mounted Sign located off Glen Abbey Boulevard.

Kohl's+Sephora requested approval to reface and upgrade the permanent ground mounted sign along the Glen Abbey Boulevard frontage at their facility located at 11930 Kingston Pike.

The staff explained that the request involved approval to reface the existing Kohl's monument ground sign at the second (side) access drive off Glen Abby Boulevard. No other changes to the sign are proposed and the landscaping and external lighting for the sign are in place. The staff also noted that including an address number at the top of this second sign would be confusing because the property and store are addressed off Kingston Pike. Staff recommended approval of the proposed sign plan.

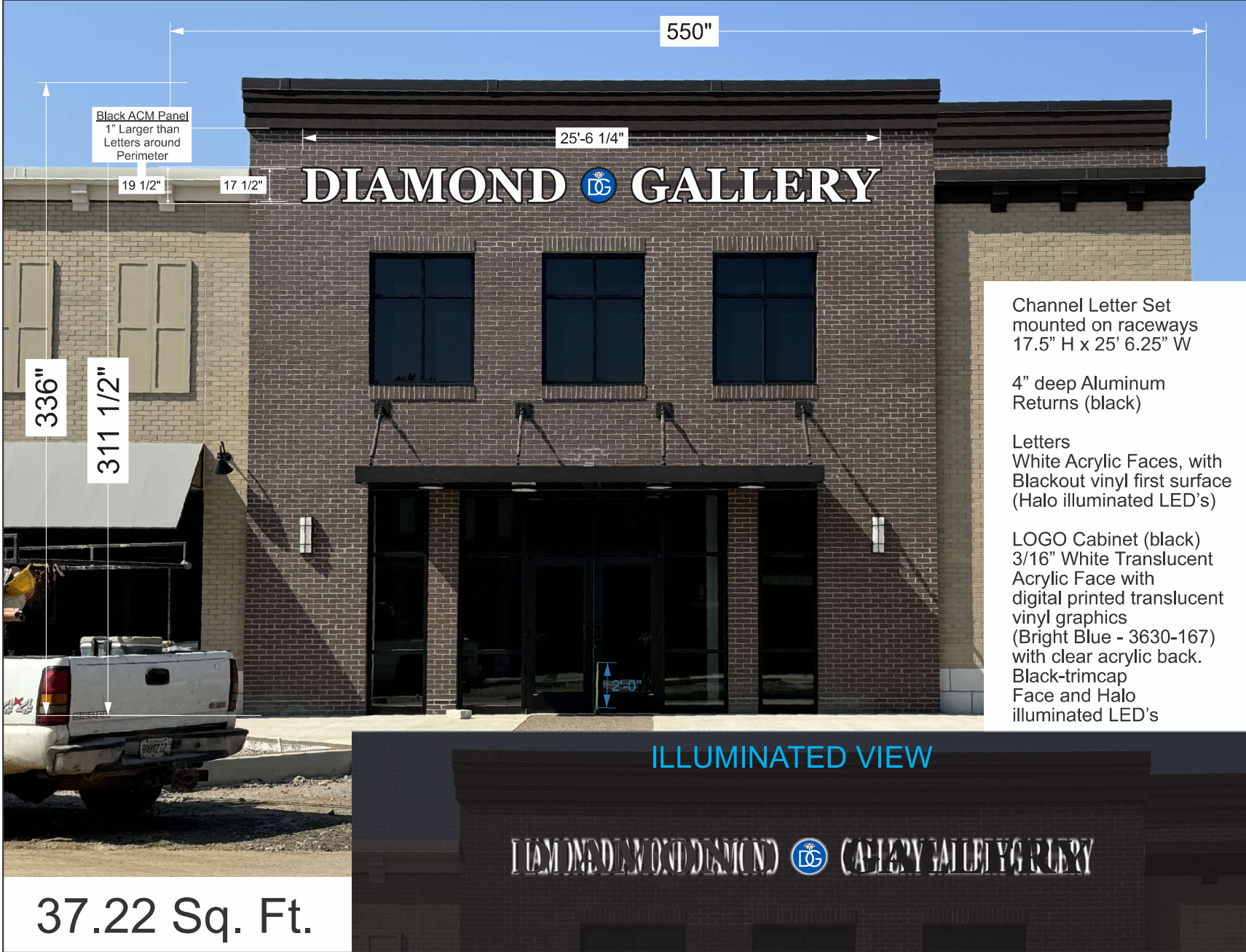
The Board discussed the plan and agreed that including an address number would be confusing and not needed in this case. Mr. LaCroix made a motion to approve the sign as proposed. Mr. Marlowe seconded the motion, which passed unanimously.

The meeting adjourned at 6:30 pm.

Wall Signs Approved Since the October VRRB Meeting

The following wall signs have been approved since the December 17, 2024 Visual Resources Review Board meeting. Please see the attached plans and illustration sheets for details.

- Diamond Gallery – 117 Biddle Farms Boulevard (Front Wall Elevation).
- Diamond Gallery – 117 Biddle Farms Boulevard (Side Wall Elevation).
- Sweathouse – 118 Biddle Farms Boulevard (Front Wall Elevation).
- Sweathouse – 118 Biddle Farms Boulevard (Side Wall Elevation).
- La Mode Alterations – 11414 Kingston Pike.
- Rejoice Fertility – 11132 Kingston Pike.
- Parlor Doughnuts (revised permit) – 106 Biddle Farms Boulevard (Kingston Pike Elevation).
- Parlor Doughnuts (revised permit) – 106 Biddle Farms Boulevard (Entrance/Parking Lot Elevation).



**Diamond Gallery
Farragut**

117 Biddle Farms Boulevard,
BLDG E, Suite E-100
Knoxville, TN 37934 U.S.

Project No.: **241524-02**

Sales Rep.: **Melissa Justice**

Designer: **JLG**

Date: **09/13/24**

Revisions	
①	11/18/24
②	11/19/24
③	11/20/24
④	12/04/24
⑤	12/09/24
⑥	12/12/24
⑦	12/19/24

○ **Town of Farragut
Sign Permit
BP-2024-847-SP
Approved, 12/23/24**

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____

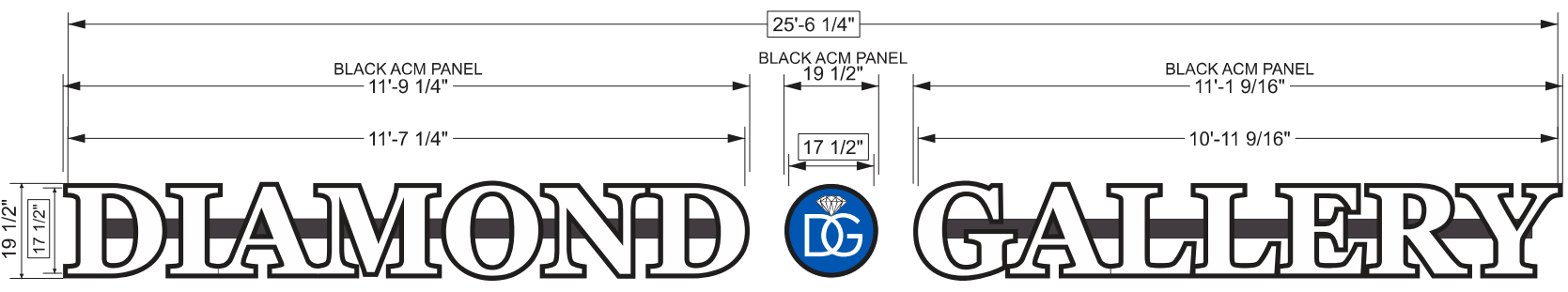


2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snydersigns.com

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale: **1/4" = 1'** | Page: **1 of 4**

BLACK ACM PANEL
19 1/2"

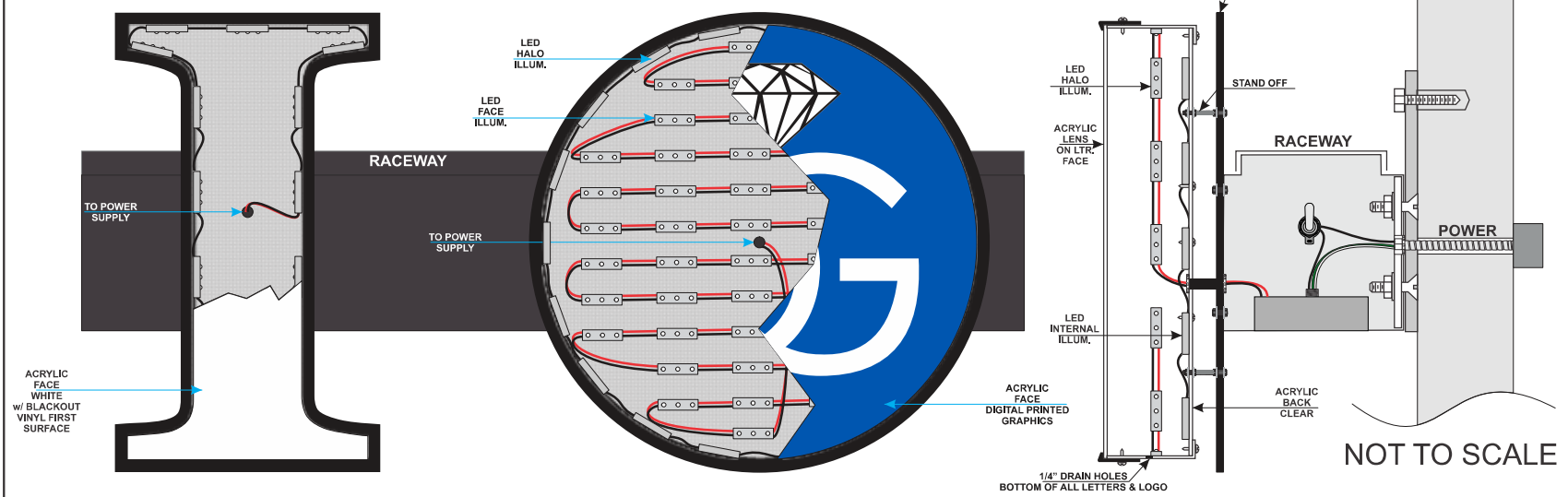


SCALE: 1/2" = 1'-0"

LETTERS
(HALO LIT)

LOGO
(FACE LIT & HALO LIT)

SIDE VIEW
LOGO



NOT TO SCALE

Diamond Gallery Farragut

117 Biddle Farms Boulevard,
BLDG E, Suite E-100
Knoxville, TN 37934 U.S.

Project No.: **241524-02**

Sales Rep.: **Melissa Justice**

Designer: **JLG**

Date: **09/13/24**

Revisions

- | Revisions |
|------------|
| ① 11/18/24 |
| ② 11/19/24 |
| ③ 11/20/24 |
| ④ 12/04/24 |
| ⑤ 12/09/24 |
| ⑥ 12/12/24 |
| ⑦ 12/19/24 |

Town of Farragut
Sign Permit
BP-2024-847-SP
Approved, 12/23/24

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

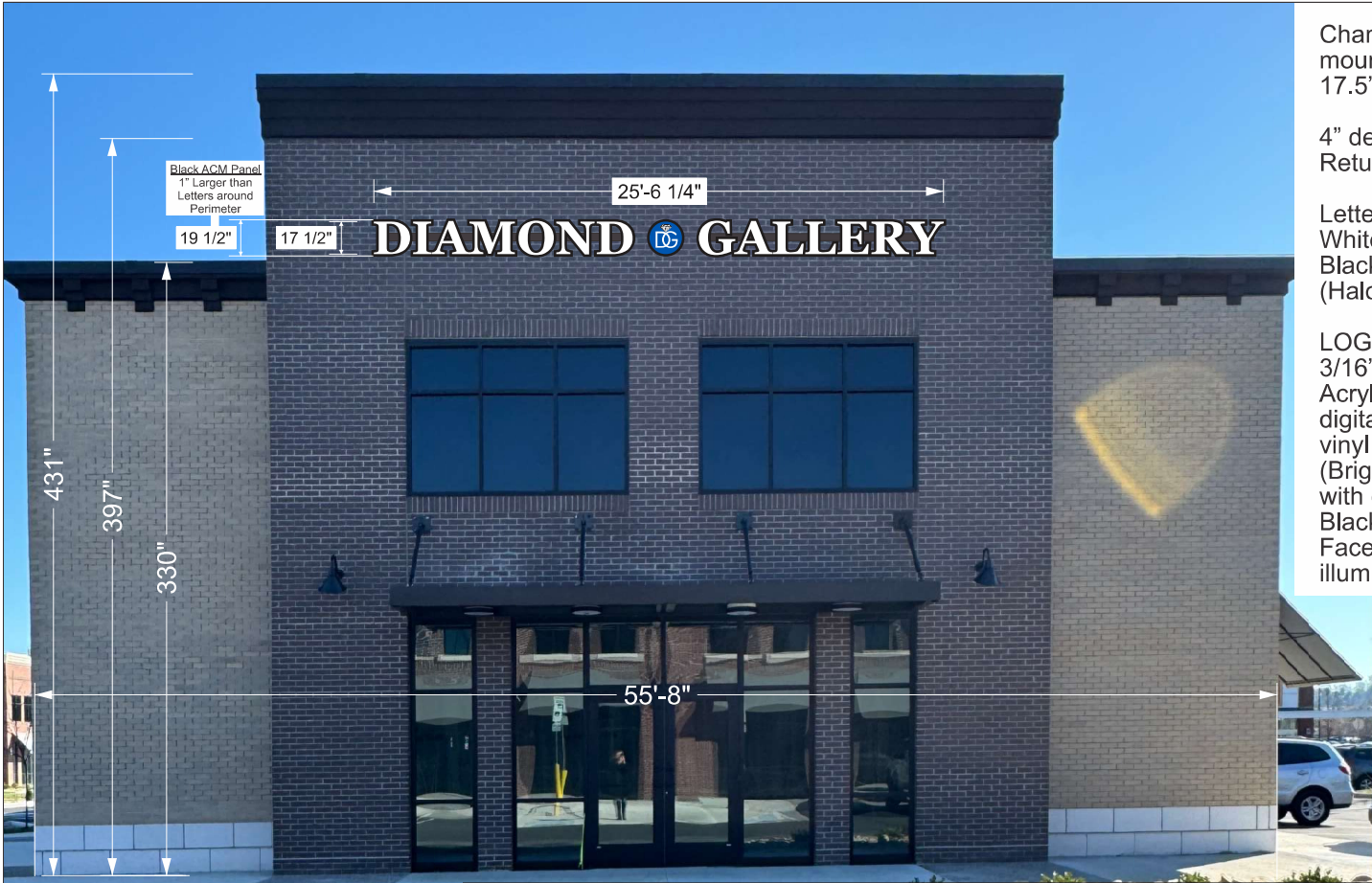
Printed Landlord's Name: _____

Landlord's Phone Number: _____



2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snyder signs.com

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.



Channel Letter Set
mounted on raceways
17.5" H x 25' 6.25" W

4" deep Aluminum
Returns (black)

Letters
White Aluminum Faces, with
Blackout vinyl first surface
(Halo illuminated LED's)

LOGO Cabinet (black)
3/16" White Translucent
Acrylic Face with
digital printed translucent
vinyl graphics
(Bright Blue - 3630-167)
with clear acrylic back.
Black-trimcap
Face and Halo
illuminated LED's

Town of Farragut
Sign Permit
BP-2024-900-SP
Approved, 1/2/25



37.22 Sq. Ft.

**Diamond Gallery
Farragut**

117 Biddle Farms Boulevard,
BLDG E, Suite E-100
Knoxville, TN 37934 U.S.

Project No.: **241524-02A**

Sales Rep.: **Melissa Justice**

Designer: **JLG**

Date: **09/13/24**

Revisions

① **11/18/24**

② **11/19/24**

③ **11/20/24**

④ **12/04/24**

⑤ **12/09/24**

⑥ **12/12/24**

⑦ **12/19/24**

⑧ **12/23/24**

⑨ **12/24/24**

○

Customer Approval: Date:

Landlord Approval: Date:

Printed Landlord's Name:

Landlord's Phone Number:

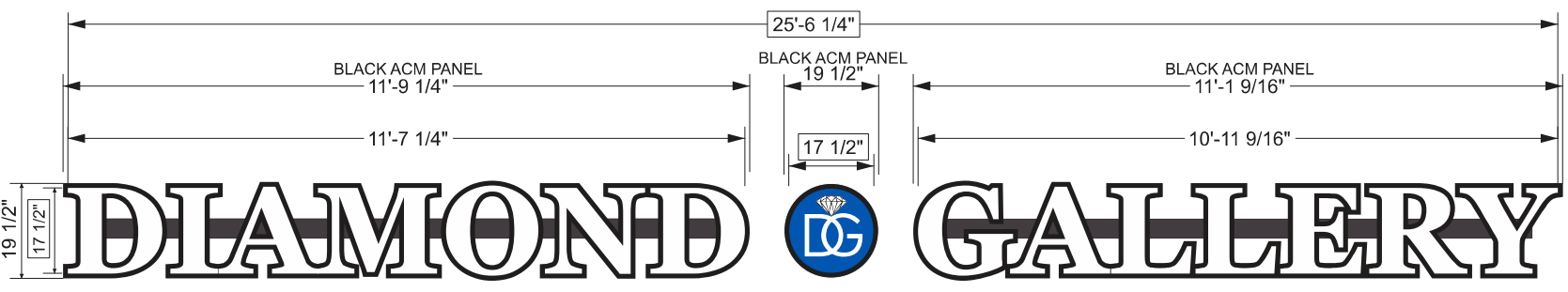


2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snyder signs.com

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale: **3/16" = 1'** Page: **1 of 2**

BLACK ACM PANEL
19 1/2"



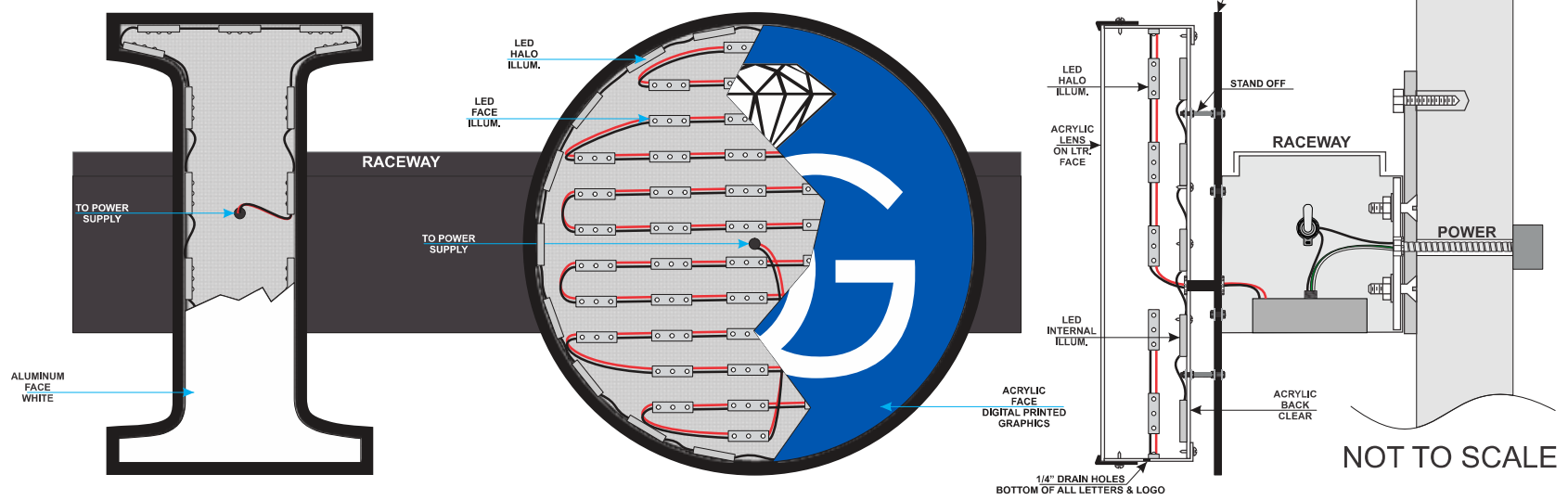
SCALE: 1/2" = 1'-0"

Town of Farragut
Sign Permit
BP-2024-900-SP
Approved, 1/2/25

LETTERS
(HALO LIT)

LOGO
(FACE LIT & HALO LIT)

SIDE VIEW
LOGO



NOT TO SCALE

Diamond Gallery Farragut

117 Biddle Farms Boulevard,
BLDG E, Suite E-100
Knoxville, TN 37934 U.S.

Project No.: **241524-02A**

Sales Rep.: **Melissa Justice**

Designer: **JLG**

Date: **09/13/24**

Revisions

- | Revisions |
|------------|
| ① 11/18/24 |
| ② 11/19/24 |
| ③ 11/20/24 |
| ④ 12/04/24 |
| ⑤ 12/09/24 |
| ⑥ 12/12/24 |
| ⑦ 12/19/24 |
| ⑧ 12/23/24 |
| ⑨ 12/24/24 |

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____



2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snyder signs.com

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

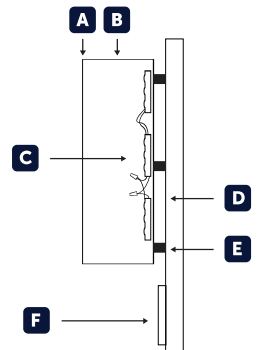


- A** FACES: .063" MATTE BLACK ALUMINUM
- B** RETURNS: 3" MATTE BLACK
- C** REVERSE HALO LIT ILLUMINATION
WHITE LED (7000K)
- D** BACKS: 3/16" CLEAR POLYCARBONATE
- E** MOUNTING: TO WALL WITH
1.5" SPACERS
- F** 1/2" ACRYLIC

TAGLINE

*Visible disconnect switch on sign
*120V service supplied by others

ALL COMPONENTS LISTED



Town of Farragut
Sign Permit
BP-2024-891-SP
Approved, 1/7/2025



SQUARE FOOTAGE BREAKDOWN

FASCIA WIDTH = 50'
CODE ALLOTMENT (1x) = 50 SQ FT
PROPOSED SIGNAGE: 32.4 SQ FT

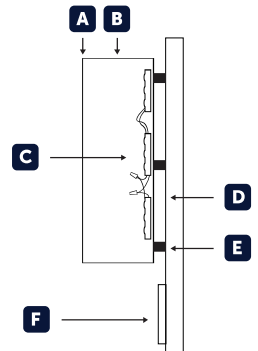
Note: This sign permitted at .75 sq. ft. to 1 linear foot of fascia wall length. Code Allotment = 37.5 sq. ft. max. Sign is 32.5 sq. ft. (39"x120")



- A** FACES: .063" MATTE BLACK ALUMINUM
- B** RETURNS: 3" MATTE BLACK
- C** REVERSE HALO LIT ILLUMINATION WHITE LED (7000K)
- D** BACKS: 3/16" CLEAR POLYCARBONATE
- E** MOUNTING: TO WALL WITH 1.5" SPACERS

TAGLINE

- F** 1/2" ACRYLIC



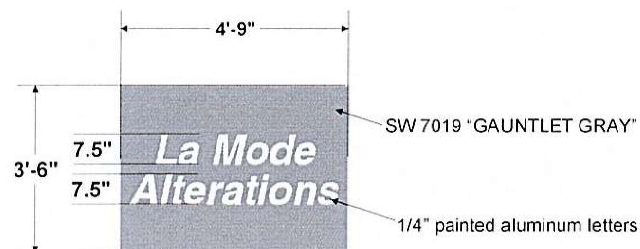
*Visible disconnect switch on sign
*120V service supplied by others

ALL COMPONENTS LISTED

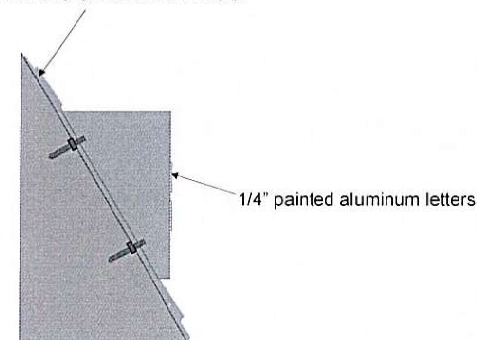
Town of Farragut
Sign Permit
BP-2024-898-SP
Approved, 1/7/2025
See additional note this page.



Town of Farragut
Sign Permit
BP-2025-18-SP
Approved, 1/22/25



STANDING SEAM METAL ROOF



SIGNCO inc. PLASTIC.NEON.ELECTRONIC This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 1/3 value of the job represented on this drawing. 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	
	FILE LOCATION: Keith/F/Farragut Center		SALES REPRESENTATIVE: Keith Pankey	
	LOCATION: Knoxville, TN		FILE: Farragut Center Bldg La Mode Alterations	
			APPROVAL SIGNATURE DATE: 01-03-025 SCALE: 1/4" = 1' DRAWN BY: Tiffany Poling	



Southern Signs Inc.

9916 THORN GROVE PIKE - STRAWBERRY PLAINS, TN.
865-933-4877 or 865-933-4878
SouthernSignsInc.com

206.6"

16" **REJOICE FERTILITY** 12.75"

FRONT ELEVATION

CUSTOMERS FURNISHED 1/2" THICK FLAT CUT LETTERS WITH BLIND STUD MOUNTING

Town of Farragut
Sign Permit
BP-2025-22-SP
Approved, 1/17/2025

Job Number: 241218-F

Client: REJOICE FERTILITY

Address: 11132 KINGSTON PIKE

KNOXVILLE, TN

Salesperson: JESSICA WILLIS

Designer: J.K.B.

Date: 12-18-2024

Permit Required: YES

Engineering Required: NO

Drawing Scale: N.T.S.

Vector Artwork: YES - ON FILE

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Customer Approved:

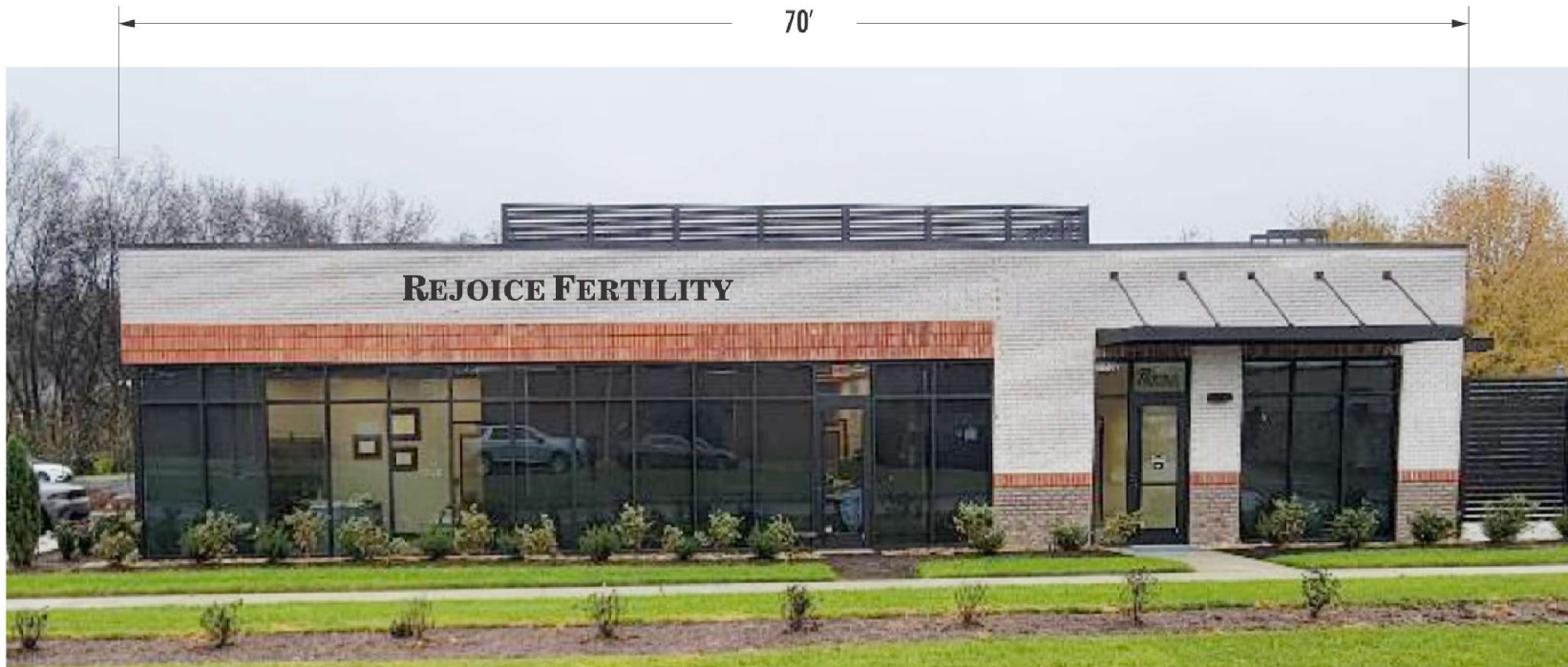
Date:

Landlord Approved:

Date:



DESIGN • FABRICATION • SERVICE • INSTALLATION



"PHOTO IMAGE MAY NOT BE TO EXACT SCALE"

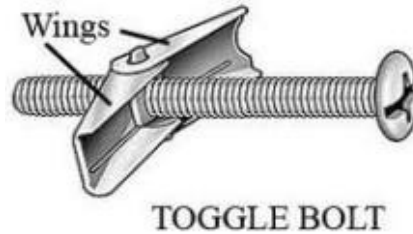
COLOR SCHEDULE

BLACK ACRYLIC

► PENDING ONSITE SURVEY FOR EXACT FIELD MEASUREMENTS, CREW ACCESS, MOUNTING DETAILS & ENGINEERS RECOMMENDATIONS ◄

This design drawing is the property of Southern Signs Incorporated and may not be reproduced in any way without written permission by Southern Signs Inc.

HALO LIT LETTERS ON WALL.



Sign location: 106 Biddle Farms, Farragut TN

LETTERS: PARLOUR & LOGO: 3.25' (H) X 15'(W), 3" deep .060 aluminum black returns, 1" Black Trim, Halo lit illuminated with LED, face with vinyl graphics. Sign will be installed on wall with Toggle Bolt.

Size of Sign: 3.25'x15'= 48.75'

Size of wall: 52FT(w) x 30ft (H)= 1560 Sq.Ft.

Town of Farragut
Sign Permit
BP-2024-515-SP
Approved, 1/22/2025



Town of Farragut
Sign Permit
BP-2024-515-SP
Approved, 1/22/2025

52 FT

15 FT

PARLOR



30 FT

Previous "Doughnuts"
lettering to be
completely removed



Box sign on wall Halo lit LED Illuminated



Sign location: 106 Biddle Farms, Farragut TN

Box Sign: PARLOUR DONUTS: 6.25' (H) X 6.25'(W), 3" deep .060 aluminum black returns, 1" Black Trim, Halo lit illuminated with LED, face with vinyl graphics. Sign will be installed on wall 2" far from wall with Bolt and connected with existing electric outlet.

Size of Sign: 6.25'x6.25'= 39.06'

Size of wall: 52 FT(w) x 30ft (H)= 1560 Sq.Ft.



Town of Farragut
Sign Permit
BP-2024-509-SP
Approved 1/22/25

Town of Farragut
Sign Permit
BP-2024-509-SP
Approved 1/22/25

52 FT



6.25 FT

6.25 FT

30 FT





10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



Kingston Pike, Brooklawn Street, Campbell Station Road, & Concord Road
Farragut, Tennessee 37934

SHEET INDEX			
#	Sheet Title	Date	Revision #
1	L0.0 Landscape Plan - Phase II & III - Cover Sheet	01/24/2025	✓ ✓ ✓
2	C12.2 Tree Preservation Plan- Overall	10/09/2023	✓
3	C13.13 Tree Preservation Plan-North	10/09/2023	✓
4	C14.14 Tree Preservation Plan-South	10/09/2023	✓
5	L1.0 Landscape Plan - Phase II & III - Overall	01/24/2025	✓ ✓
6	L1.1 Landscape Plan - Phase II & III - Public Areas	01/24/2025	✓ ✓ ✓
7	L2.1 Landscape Plan - Phase II - Overall & Bldg A	01/24/2025	✓ ✓ ✓
8	L2.2 Landscape Plan - Phase II - Bldgs B, C, D, & E	01/24/2025	✓ ✓ ✓
9	L2.3 Landscape Plan - Phase II - Bldgs F & G and Public Restrooms	01/24/2025	✓ ✓ ✓
10	L3.1 Landscape Plan - Phase III - Overall	11/15/2023	✓ ✓ ✓
11	L3.2 Landscape Plan - Phase III - Bldg 1 & 2, Clubhouse & Fitness	10/18/2023	✓
12	L3.3 Landscape Plan - Phase III - Bldg 1 & 2, Mail/Maintenance	10/18/2023	✓
13	L3.4 Landscape Plan - Phase III - Bldgs 4 & 5	10/18/2023	✓
14	L3.5 Landscape Plan - Phase III - Bldgs 6 & 7	10/18/2023	✓
15	L3.6 Landscape Plan - Phase III - Street Trees at Bldg 1	10/18/2023	✓
16	L4.0 Landscape Plan - Phase III - Bio-retention Detail	10/18/2023	✓

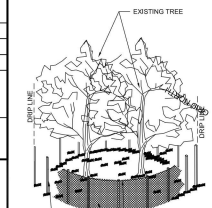
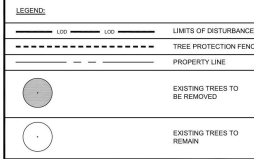
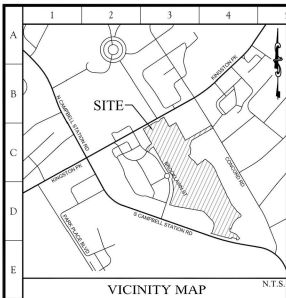
Landscape Plan - Phase II & III - Cover Sheet

Farragut Town Center at Biddle Farms
Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934

Town of Farragut

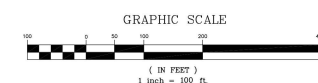
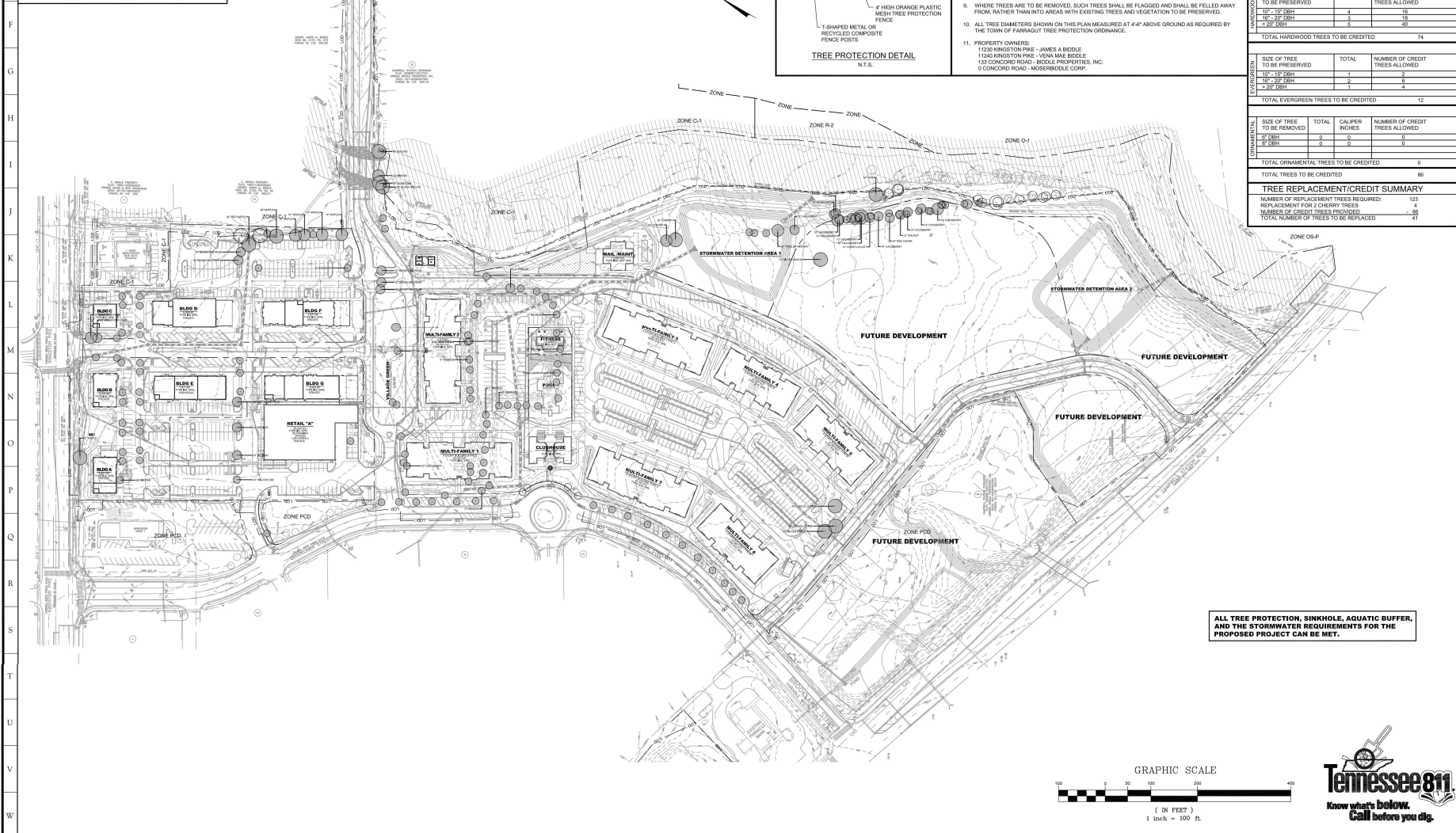
[illegible]SHEET: 1 OF: 16

L0.0



- TREE PRESERVATION NOTES:**
1. TURKEY CREEK IS IDENTIFIED AS AN ENVIRONMENTALLY-SENSITIVE AREA.
 2. TREE PROTECTION FENCING WILL BE REQUIRED AS SHOWN ON THE PLAN. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE PROPOSED LIMITS OF DISTURBANCE MUST BE IDENTIFIED IN THE FIELD WITH THE CONTRACTOR, THE TOWN STAFF, AND THE APPLICANT'S CIVIL ENGINEER TO ASSESS THE EXACT LOCATION AND EXTENT OF TREE PROTECTIVE FENCING.
 3. CONTRACTOR SHALL CONSTRUCT TREE PROTECTION FENCING TO THE DRIP LINE OF PROTECTED TREES.
 4. THE LOCATION OF TREE PROTECTIVE FENCING THAT HAS BEEN APPROVED BY THE TOWN OF FARRAGUT SHALL NOT BE REMOVED OR ALTERED. ANY REMOVAL OR ALTERATION OF PROTECTIVE FENCING WILL RESULT IN A STOP WORK ORDER FOR THE ENTIRE PROJECT.
 5. ALL TEMPORARY CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, STORAGE OF EQUIPMENT, WORKER PARKING, AND BURN PILES, SHALL BE CONTAINED WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
 6. NO ACTIVITY OR STORAGE OF ANY MATERIALS OR VEHICLES SHALL BE PERMITTED WITHIN THE AREA BOUNDED BY TREE PROTECTION FENCING.
 7. ANY SPECIAL MEASURES, INCLUDING BUT NOT LIMITED TO, ROOT PRUNING OR MULCHED ASILE WAYS, NEEDED TO SAVE ANY OF THE TREES THAT ABUT THE PROPOSED AREA OF DISTURBANCE, MUST BE APPROVED BY THE TOWN OF FARRAGUT PRIOR TO ANY SPECIAL MEASURE REQUIRED. MINOR FIELD CORRECTIONS SHALL BE TAKEN AFTER INSPECTION BY THE TOWN OF FARRAGUT STAFF.
 8. ARBORIST REVIEW MAY BE REQUIRED BY THE TOWN OF FARRAGUT IF IT IS DETERMINED THAT SPECIAL MEASURES ARE NEEDED TO SAVE A TREE ABUTTING AN AREA TO BE DISTURBED. ARBORIST RECOMMENDATIONS, IF REQUIRED, WILL BE REVIEWED AS REVISIONS TO THIS PLAN.
 9. WHERE TREES ARE TO BE REMOVED, SUCH TREES SHALL BE FLAGGED AND SHALL BE FELLED AWAY FROM, RATHER THAN INTO AREAS WITH EXISTING TREES AND VEGETATION TO BE PRESERVED.
 10. ALL TREE DIAMETERS SHOWN ON THIS PLAN MEASURED AT 4" ABOVE GROUND AS REQUIRED BY THE TOWN OF FARRAGUT TREE PROTECTION ORDINANCE.
 11. PROPERTY OWNERS:
11200 KINGSTON PIKE - JAMES A BIDDLE
11240 KINGSTON PIKE - VENA MAE BIDDLE
11200 CONCORD ROAD - BIDDLE PROPERTIES, INC.
5 CONCORD ROAD - MOSERBIDDLE CORP.

TREE REPLACEMENT SCHEDULE - TOTAL			
SIZE OF TREE TO BE REMOVED	TOTAL	NUMBER OF REPLACEMENT TREES REQUIRED	
10" - 15" DBH	28	56	
16" - 20" DBH	12	24	
21" - 25" DBH	5	10	
TOTAL HARDWOOD TREES TO BE REPLACED		90	
TOTAL EVERGREEN TREES TO BE REPLACED 112			
SIZE OF TREE TO BE REMOVED	TOTAL	NUMBER OF REPLACEMENT TREES REQUIRED	
10" - 15" DBH	3	6	
16" - 20" DBH	1	2	
TOTAL EVERGREEN TREES TO BE REPLACED		8	
SIZE OF TREE TO BE REMOVED	TOTAL	CALIPER INCHES	NUMBER OF REPLACEMENT TREES REQUIRED
0" DBH	2	10	1.0
1" DBH	1	12	0.5
2" DBH	1	7	0.5
3" DBH	1	14	1.0
4" DBH	1	16	1.0
TOTAL ORNAMENTAL TREES TO BE REPLACED		6	
TOTAL TREES TO BE REPLACED		123	
TREE CREDIT SCHEDULE		TREES WITHIN 50' OF PAYMENT	
SIZE OF TREE TO BE PRESERVED	TOTAL	NUMBER OF CREDIT TREES ALLOWED	
10" - 15" DBH	4	8	
16" - 20" DBH	3	6	
21" - 25" DBH	1	2	
TOTAL HARDWOOD TREES TO BE CREDITED		16	
SIZE OF TREE TO BE PRESERVED	TOTAL	NUMBER OF CREDIT TREES ALLOWED	
10" - 15" DBH	2	4	
16" - 20" DBH	2	4	
21" - 25" DBH	2	4	
TOTAL EVERGREEN TREES TO BE CREDITED		12	
SIZE OF TREE TO BE REMOVED	TOTAL	CALIPER INCHES	NUMBER OF CREDIT TREES ALLOWED
0" DBH	0	0	0
1" DBH	0	0	0
2" DBH	0	0	0
TOTAL ORNAMENTAL TREES TO BE CREDITED		0	
TOTAL TREES TO BE CREDITED		28	
TREE REPLACEMENT/CREDIT SUMMARY			
NUMBER OF REPLACEMENT TREES REQUIRED		123	
REPLACEMENT FOR 2 CHERRY TREES		46	
NUMBER OF CREDIT TREES PROVIDED		123	
TOTAL NUMBER OF TREES TO BE REPLACED		41	



ALL TREE PROTECTION, SINKHOLE, AQUATIC BUFFER, AND THE STORMWATER REQUIREMENTS FOR THE PROPOSED PROJECT CAN BE MET.

10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Tree Preservation Plan - Overall

Farragut Town Center at Biddle Farms

Kingston Pk, Brooklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

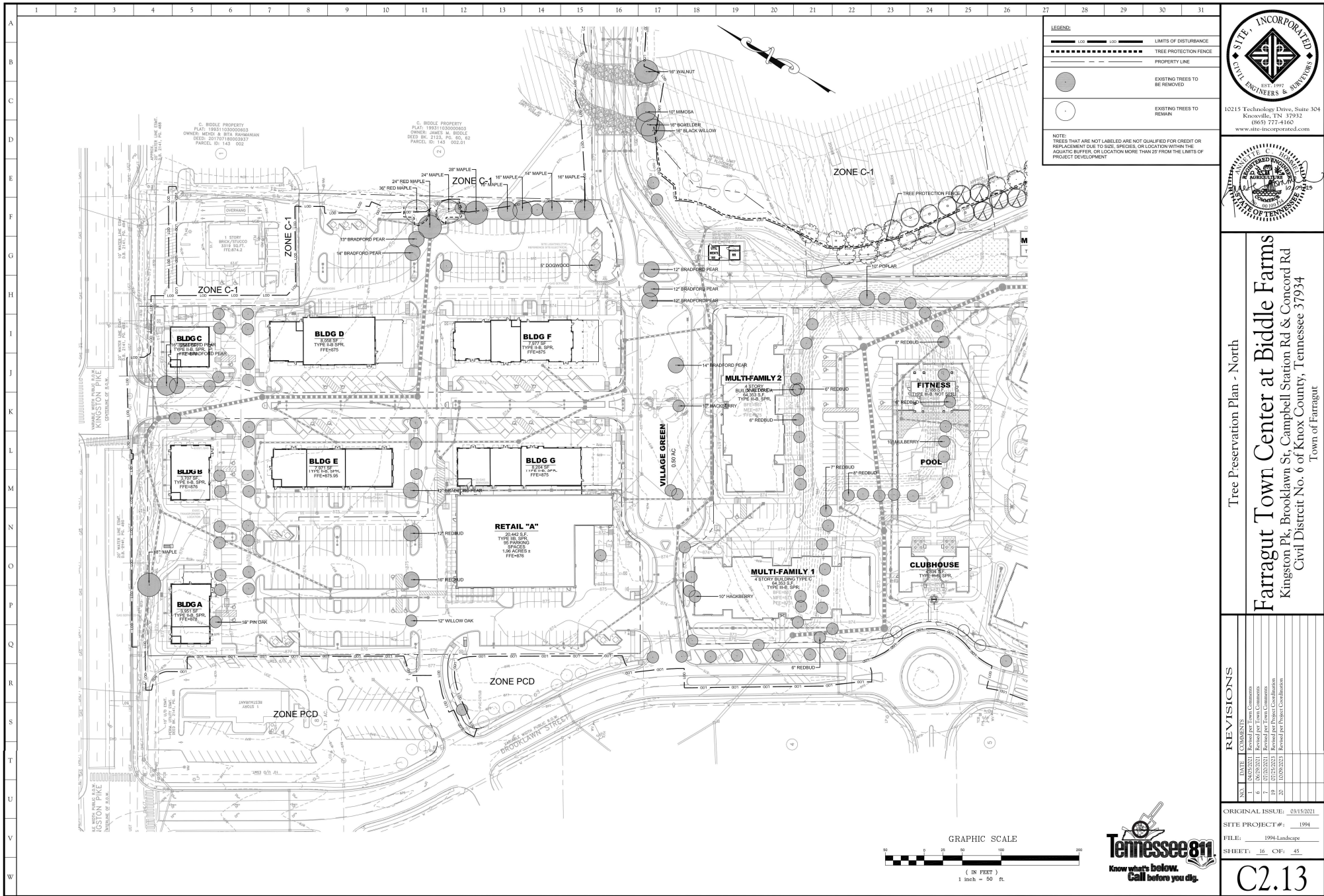
REVISIONS

NO.	DATE	COMMENTS
1	04/05/2021	Revised per Town Comments
2	05/05/2021	Revised per Town Comments
3	07/05/2021	Revised per Town Comments
4	07/15/2021	Revised per Project Coordination
5	08/09/2021	Revised per Project Coordination

ORIGINAL ISSUE: 03/15/2021
SITE PROJECT #: 1994
FILE: 1994.Landscape
SHEET: 15 OF 45

Tennessee811
Know what's below.
Call before you dig.

C2.12



LEGEND

--- LOC --- LOC --- LIMITS OF DISTURBANCE
--- TREE PROTECTION FENCE
--- PROPERTY LINE

● EXISTING TREES TO BE REMOVED
○ EXISTING TREES TO REMAIN

NOTE: TREES THAT ARE NOT LABELED ARE NOT QUALIFIED FOR CREDIT OR REPLACEMENT DUE TO SIZE, SPECIES, OR LOCATION WITHIN THE AQUATIC BUFFERS, OR LOCATION MORE THAN 12' FROM THE LIMITS OF PROJECT DEVELOPMENT

THE SITE, INCORPORATED
ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



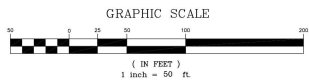
Tree Preservation Plan - North

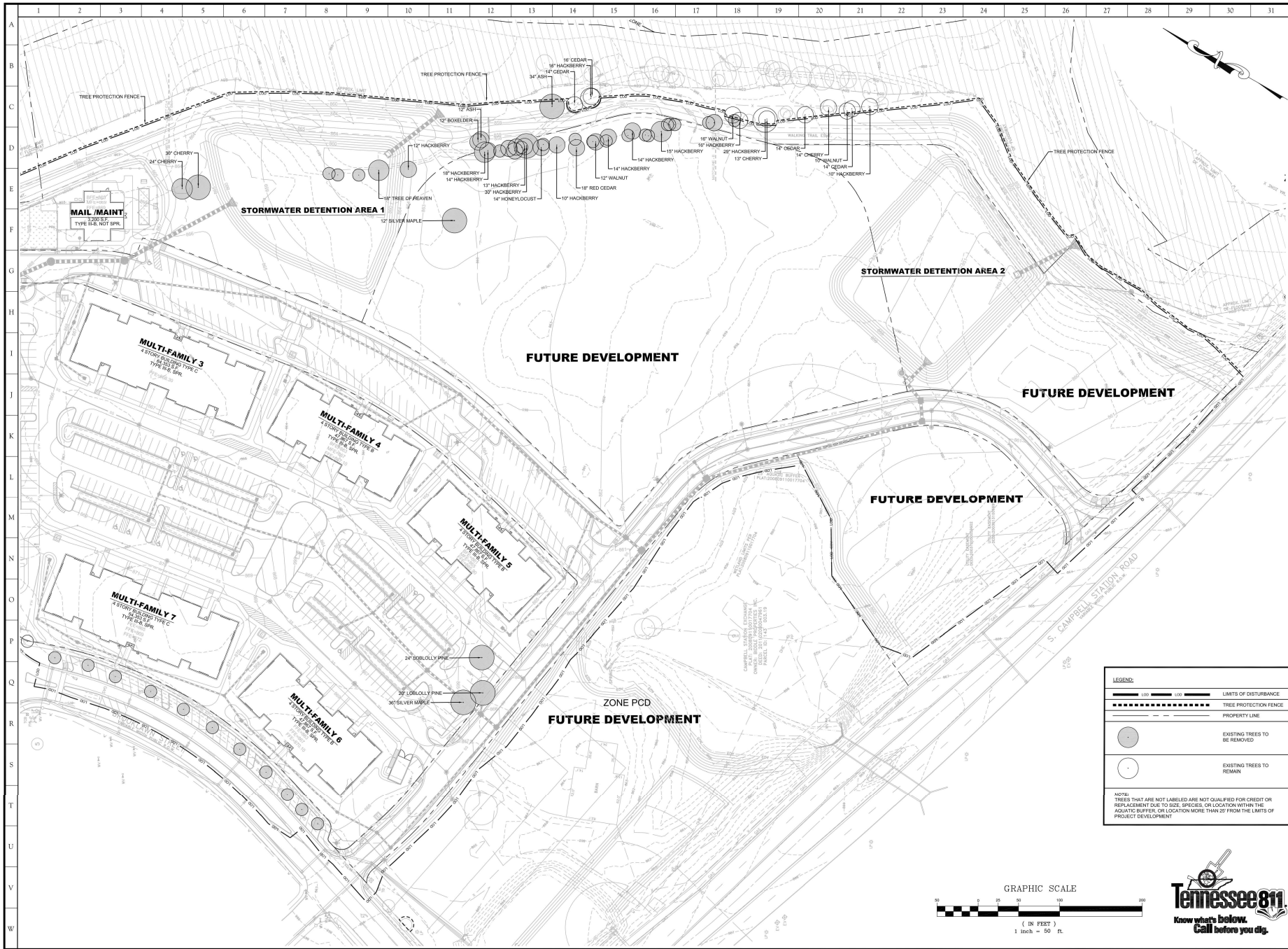
Farragut Town Center at Biddle Farms

Kingston Pk, Brocklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

REVISIONS	
NO.	DATE COMMENTS
1	04/05/2021 Revised per Town Comments
2	07/06/2021 Revised per Town Comments
3	07/06/2021 Revised per Town Comments
4	07/06/2021 Revised per Town Comments
5	07/06/2021 Revised per Town Comments
6	07/06/2021 Revised per Town Comments
7	07/06/2021 Revised per Town Comments
8	07/06/2021 Revised per Town Comments
9	07/06/2021 Revised per Town Comments
10	07/06/2021 Revised per Town Comments
11	07/06/2021 Revised per Town Comments
12	07/06/2021 Revised per Town Comments
13	07/06/2021 Revised per Town Comments
14	07/06/2021 Revised per Town Comments
15	07/06/2021 Revised per Town Comments
16	07/06/2021 Revised per Town Comments
17	07/06/2021 Revised per Town Comments
18	07/06/2021 Revised per Town Comments
19	07/06/2021 Revised per Town Comments
20	07/06/2021 Revised per Town Comments
21	07/06/2021 Revised per Town Comments
22	07/06/2021 Revised per Town Comments
23	07/06/2021 Revised per Town Comments
24	07/06/2021 Revised per Town Comments
25	07/06/2021 Revised per Town Comments
26	07/06/2021 Revised per Town Comments
27	07/06/2021 Revised per Town Comments
28	07/06/2021 Revised per Town Comments
29	07/06/2021 Revised per Town Comments
30	07/06/2021 Revised per Town Comments
31	07/06/2021 Revised per Town Comments

ORIGINAL ISSUE: 03/15/2021
SITE PROJECT #: 1994
FILE: 1994.Landscape
SHEET: 36 OF 45
C2.13







10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com



Tree Preservation Plan- South

Farragut Town Center at Biddle Farms

Kingston Pk, Brocklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934

Town of Farragut

REVISIONS		
NO.	DATE	COMMENTS
1	06/05/2021	Revised per Town Comments
2	07/05/2021	Revised per Town Comments
3	07/05/2021	Revised per Town Comments
4	07/05/2021	Revised per Project Coordination
5	07/05/2021	Revised per Project Coordination
6	07/05/2021	Revised per Project Coordination

ORIGINAL ISSUE: 03/15/2021

SITE PROJECT #: 1994

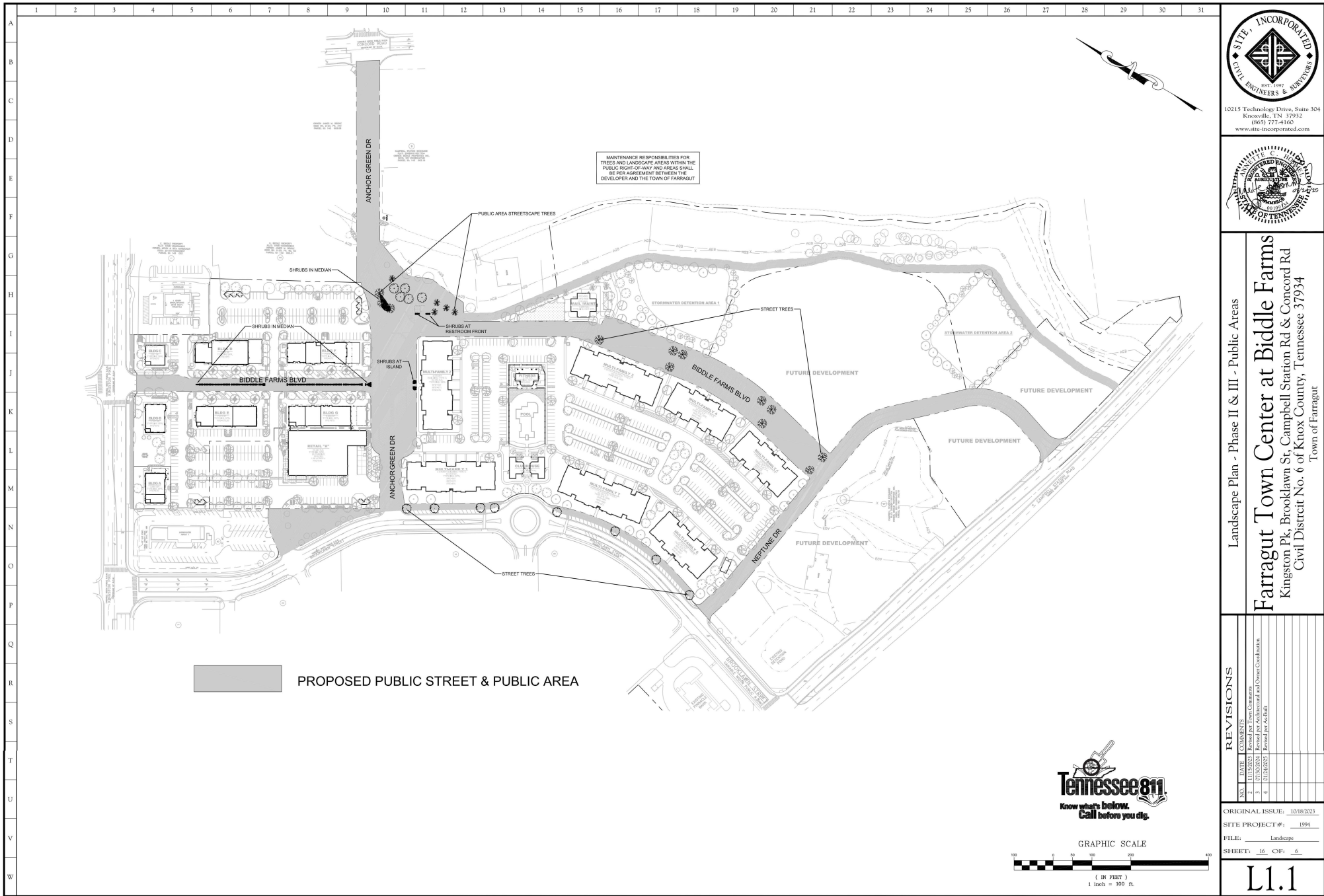
FILE: 1994-Landscape

SHEET: 17 OF 45



Tennessee811
Know what's below.
Call before you dig.

C2.14



ATE, INCORPORATED
CITY ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.ate-incorporated.com



Landscape Plan - Phase II & III - Public Areas

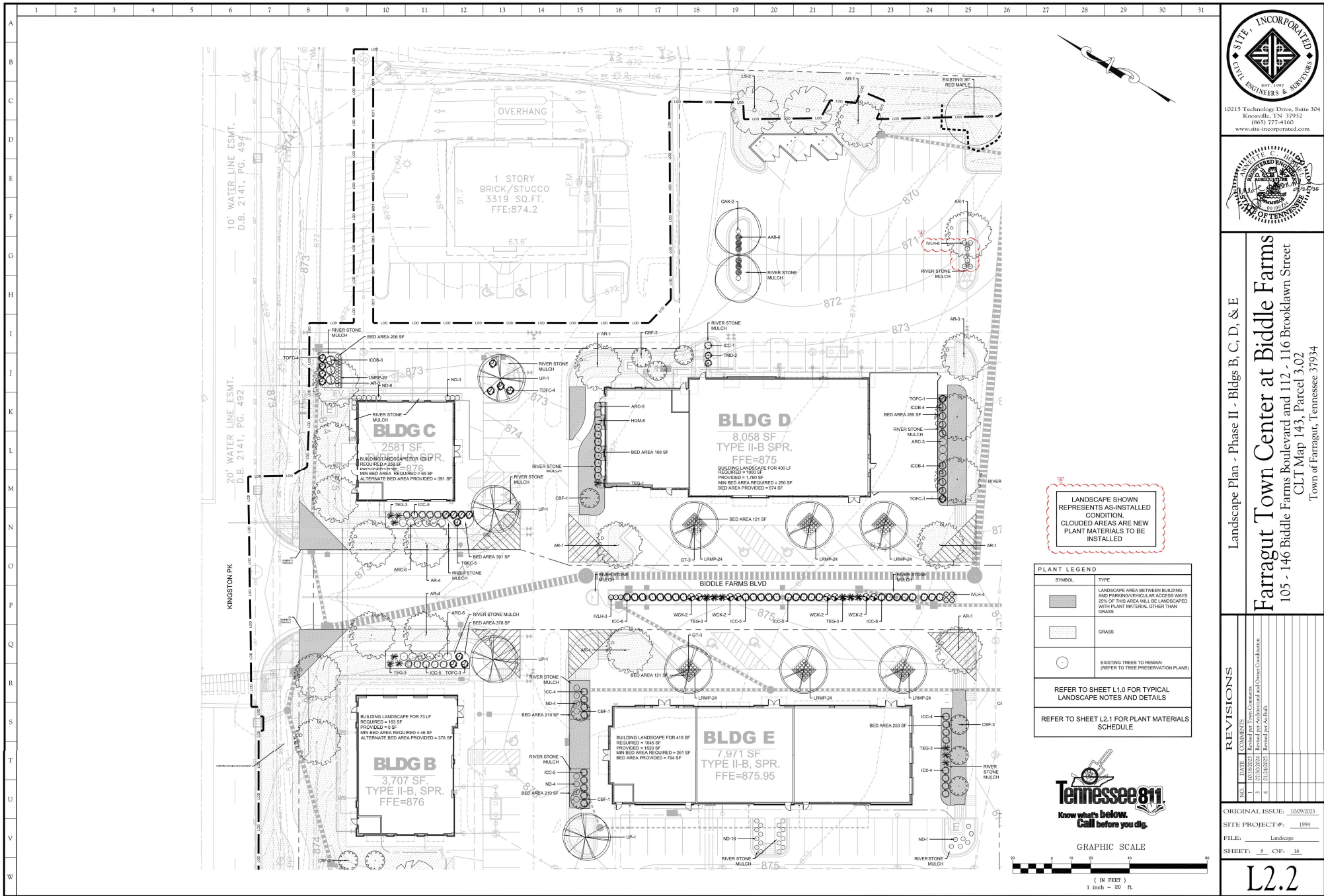
Farragut Town Center at Biddle Farms

Kingston Pk, Brocklawn St, Campbell Station Rd & Concord Rd
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

REVISIONS	
NO.	DATE COMMENTS
1	11/13/2023 Revised per Town Comments
2	11/13/2023 Revised per Town Comments
3	11/13/2023 Revised per Town Comments
4	01/24/2025 Revised per At-Built

ORIGINAL ISSUE: 10/18/2023
SITE PROJECT #: 1994
FILE: Landscape
SHEET: 36 OF 66

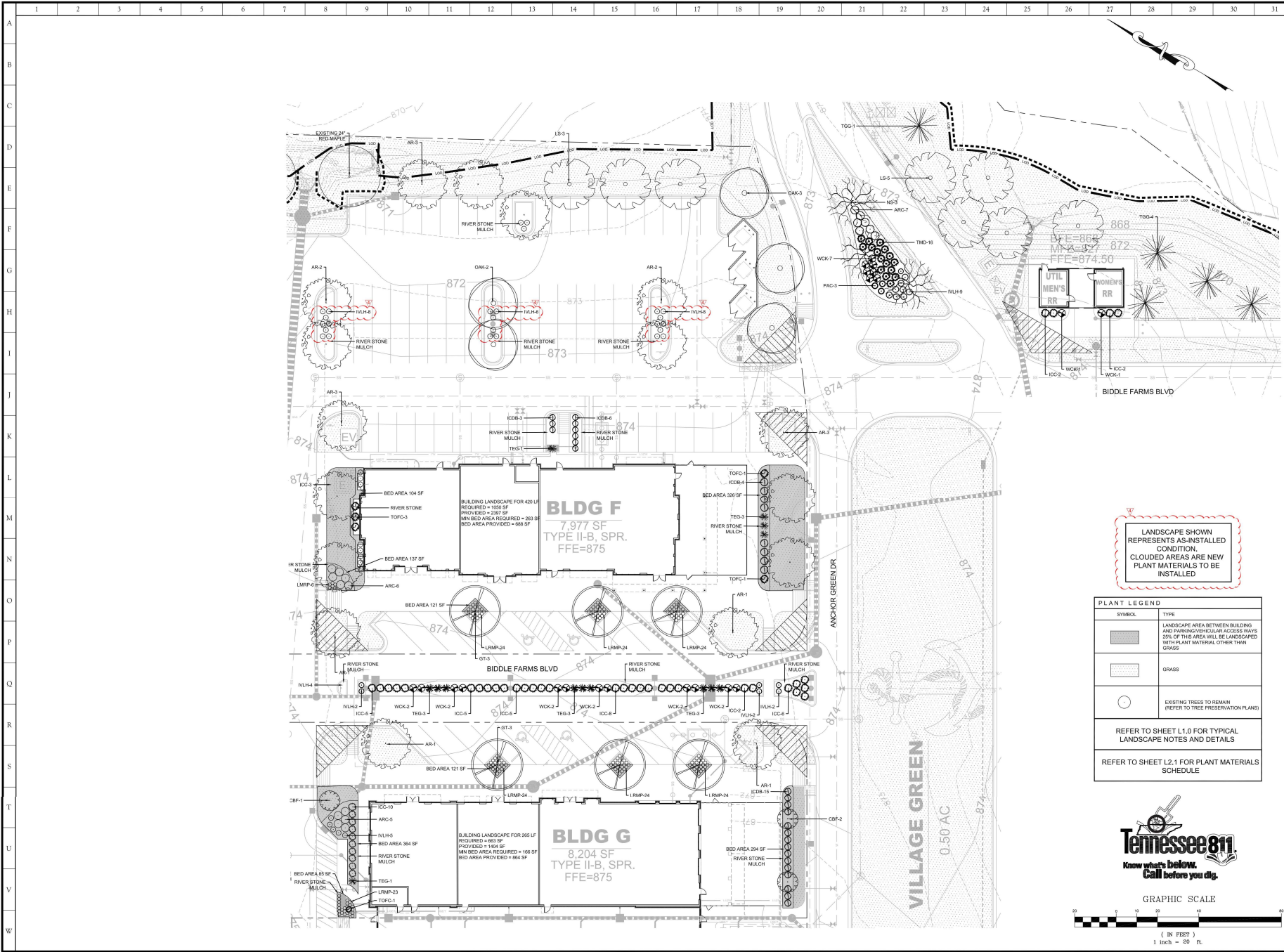
L1.1



10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

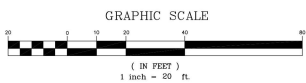


Landscape Plan - Phase II - Bldgs B, C, D, & E
Farragut Town Center at Biddle Farms
105 - 146 Biddle Farms Boulevard and 112 - 116 Brooklawn Street
CLT Map 143, Parcel 3.02
Town of Farragut, Tennessee 37934



LANDSCAPE SHOWN
REPRESENTS AS-INSTALLED
CONDITION.
CLOUDED AREAS ARE NEW
PLANT MATERIALS TO BE
INSTALLED

PLANT LEGEND	
SYMBOL	TYPE
	LANDSCAPE AREA BETWEEN BUILDING AND PARKING/VEHICULAR ACCESSWAYS 25% OF THIS AREA WILL BE LANDSCAPED WITH PLANT MATERIAL OTHER THAN GRASS
	GRASS
	EXISTING TREES TO REMAIN (REFER TO TREE PRESERVATION PLANS)
REFER TO SHEET L1.0 FOR TYPICAL LANDSCAPE NOTES AND DETAILS	
REFER TO SHEET L2.1 FOR PLANT MATERIALS SCHEDULE	



SITE, INCORPORATED
EST. 1997
ENGINEERS & SURVEYORS
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

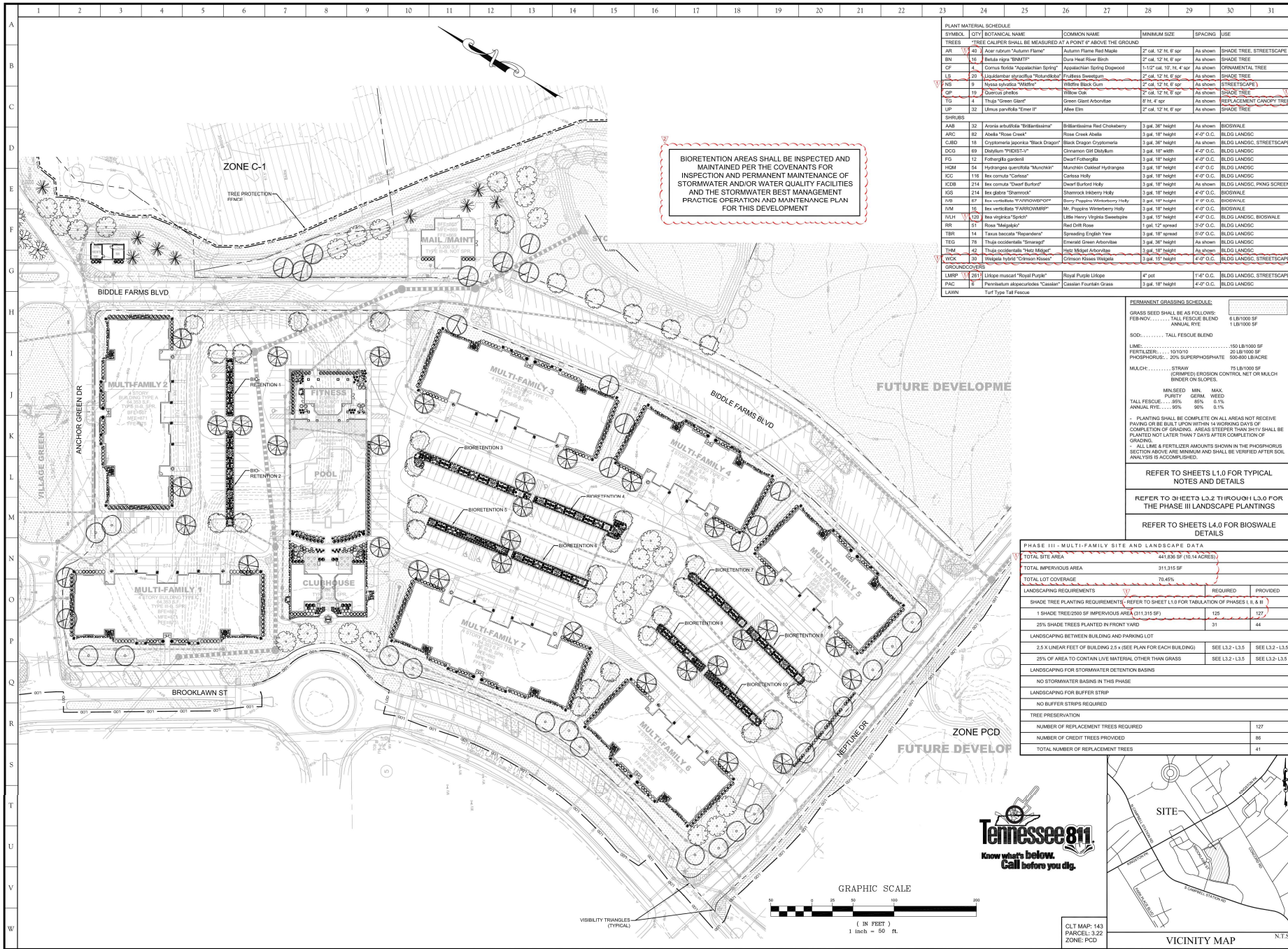


Landscape Plan - Phase II - Bldgs F & G and Public Restrooms
Farragut Town Center at Biddle Farms
105 - 146 Biddle Farms Boulevard and 112 - 116 Brooklawn Street
CLT Map 143, Parcel 3.02
Town of Farragut, Tennessee 37934

REVISIONS	
NO.	DATE
1	10/09/2023
2	10/09/2023
3	10/09/2023
4	10/09/2023
5	10/09/2023
6	10/09/2023
7	10/09/2023
8	10/09/2023
9	10/09/2023
10	10/09/2023
11	10/09/2023
12	10/09/2023
13	10/09/2023
14	10/09/2023
15	10/09/2023
16	10/09/2023
17	10/09/2023
18	10/09/2023
19	10/09/2023
20	10/09/2023
21	10/09/2023
22	10/09/2023
23	10/09/2023
24	10/09/2023
25	10/09/2023
26	10/09/2023
27	10/09/2023
28	10/09/2023
29	10/09/2023
30	10/09/2023
31	10/09/2023

ORIGINAL ISSUE: 10/09/2023
SITE PROJECT#: 1994
FILE: Landscape
SHEET: 9 OF 16

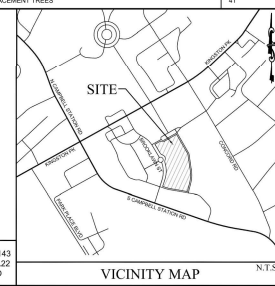
L2.3



PLANT MATERIAL SCHEDULE				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
TREES: TREE CALIPER SHALL BE MEASURED AT A POINT 6" ABOVE THE GROUND				
AN	20	Acer rubrum 'Redmond's Flame'	Redmond's Flame Red Maple	2" cal. 12' H. 6" spr
BN	10	Betula nigra 'SMT'	Swamp White Birch	2" cal. 12' H. 6" spr
CF	4	Cornus florida 'Appalachian Spring'	Appalachian Spring Dogwood	1-1/2" cal. 10' H. 4" spr
LS	20	Liquidambar styraciflua 'Halethorpe'	Flowering Dogwood	2" cal. 12' H. 6" spr
NS	3	Nyssa sylvatica 'Wetmore'	Wetmore Black Gum	2" cal. 12' H. 6" spr
GP	10	Gleditsia plicata	Winged Oak	2" cal. 12' H. 6" spr
TG	4	Thuja 'Green Giant'	Green Giant Arborvitae	8" H. 4" spr
UP	32	Ulmus parvifolia 'Emer II'	Alex Elm	2" cal. 12' H. 6" spr
SHRUBS				
AAB	32	Arctostaphylos 'Bridal Veil'	Bridal Veil Red Chokeberry	3 gal. 36" height
ARC	82	Abelia 'Rose Creek'	Rose Creek Abelia	3 gal. 18" height
CLBD	16	Cydonia japonica 'Black Dragon'	Black Dragon Cydonia	3 gal. 36" height
COG	60	Crataegus 'Wedge II'	Crataegus Oak Daylily	3 gal. 18" height
FD	12	Fothergilla gardenii	Dwarf Fothergilla	3 gal. 18" height
HGM	54	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	3 gal. 18" height
ICG	116	Ilex cornuta 'Carolina'	Carolina Holly	3 gal. 18" height
KCB	214	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal. 18" height
KS	214	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal. 18" height
LV	67	Ilex verticillata 'Vaccinioides'	Berry Poppins Winterberry Holly	3 gal. 18" height
LV	16	Ilex verticillata 'Vaccinioides'	Mr. Poppins Winterberry Holly	3 gal. 18" height
LV	100	Ilex verticillata 'Spartan'	Little Henry Virginia Sweetspire	4" cal. 12' height
RR	51	Rosa 'Majestic'	Red Cliff Rose	3 gal. 12" spread
TBR	14	Taxus baccata 'Repens'	Spreading English Yew	3 gal. 18" spread
TRD	28	Thuja occidentalis 'Savannah'	Savannah Green Arborvitae	3 gal. 36" height
TRM	42	Thuja occidentalis 'Tiny Midget'	Tiny Midget Arborvitae	3 gal. 18" height
WCK	20	Waldia hybrid 'Crimson Kisses'	Crimson Kisses Waldia	3 gal. 18" height
GROUNDCOVERS				
LMP	281	Liriodendron 'Royal Purple'	Royal Purple Liriodendron	4" cal
PLG	1	Pennisetum alopecuroides 'Cassini'	Cassini Fountain Grass	3 gal. 18" height
LAWN				
Turf Type Tall Fescue				

PERMANENT GRASSING SCHEDULE:			
GRASS SEED SHALL BE AS FOLLOWS:			
FEB-NOV.	TALL FESCUE BLEND	1 LB/1000 SF	
	ANNUAL RYE	1 LB/1000 SF	
SOD:	TALL FESCUE BLEND		
LIME:		150 LB/1000 SF	
FERTILIZER: ..	10-10-10	20 LB/1000 SF	
PHOSPHORUS: ..	20% SUPERPHOSPHATE	500-800 LB/ACRE	
MULCH:	STRAW (CORRODED EROSION CONTROL NET OR MULCH BINDER ON SLOPES)	75 LB/1000 SF	
	MIN. LIME	MAX. FERT.	MAX. WEED
TALL FESCUE: ..	36%	85%	0.1%
ANNUAL RYE: ..	36%	85%	0.1%
PLANTING SHALL BE COMPLETE ON ALL AREAS NOT RECEIVING PAVING OR BE BUILT UPON WITHIN 14 WORKING DAYS OF COMPLETION OF GRADING. AREAS STEEPER THAN 3:1 V:H SHALL BE PLANTED NOT LATER THAN 7 DAYS AFTER COMPLETION OF GRADING.			
ALL LIME & FERTILIZER AMOUNTS SHOWN IN THE PHOSPHORUS SECTION ABOVE ARE MINIMUM AND SHALL BE VERIFIED AFTER SOIL ANALYSIS IS ACCOMPLISHED.			
REFER TO SHEETS L1.0 FOR TYPICAL NOTES AND DETAILS			
REFER TO SHEETS L3.2 THROUGH L3.0 FOR THE PHASE III LANDSCAPE PLANTINGS			
REFER TO SHEETS L4.0 FOR BIOSWALE DETAILS			

PHASE III - MULTI-FAMILY SITE AND LANDSCAPE DATA		
TOTAL SITE AREA	441,836 SF (10.14 ACRES)	
TOTAL IMPERVIOUS AREA	311,315 SF	
TOTAL LOT COVERAGE	70.45%	
LANDSCAPING REQUIREMENTS		
SHADE TREE PLANTING REQUIREMENTS - REFER TO SHEET L1.0 FOR TABULATION OF PHASES I, II & III		
1 SHADE TREE/2000 SF IMPERVIOUS AREA (311,315 SF)	125	127
25% SHADE TREES PLANTED IN FRONT YARD	31	44
LANDSCAPING BETWEEN BUILDING AND PARKING LOT		
2.5 X LINEAR FEET OF BUILDING 2.5 X (SEE PLAN FOR EACH BUILDING)	SEE L3.2 - L3.5	SEE L3.2 - L3.5
25% OF AREA TO CONTAIN LIVE MATERIAL OTHER THAN GRASS	SEE L3.2 - L3.5	SEE L3.2 - L3.5
LANDSCAPING FOR STORMWATER DETENTION BASINS		
NO STORMWATER BASINS IN THIS PHASE		
LANDSCAPING FOR BUFFER STRIP		
NO BUFFER STRIPS REQUIRED		
TREE PRESERVATION		
NUMBER OF REPLACEMENT TREES REQUIRED		127
NUMBER OF CREDIT TREES PROVIDED		86
TOTAL NUMBER OF REPLACEMENT TREES		41



10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4165
www.site-incorporated.com

Farragut Town Center at Biddle Farms

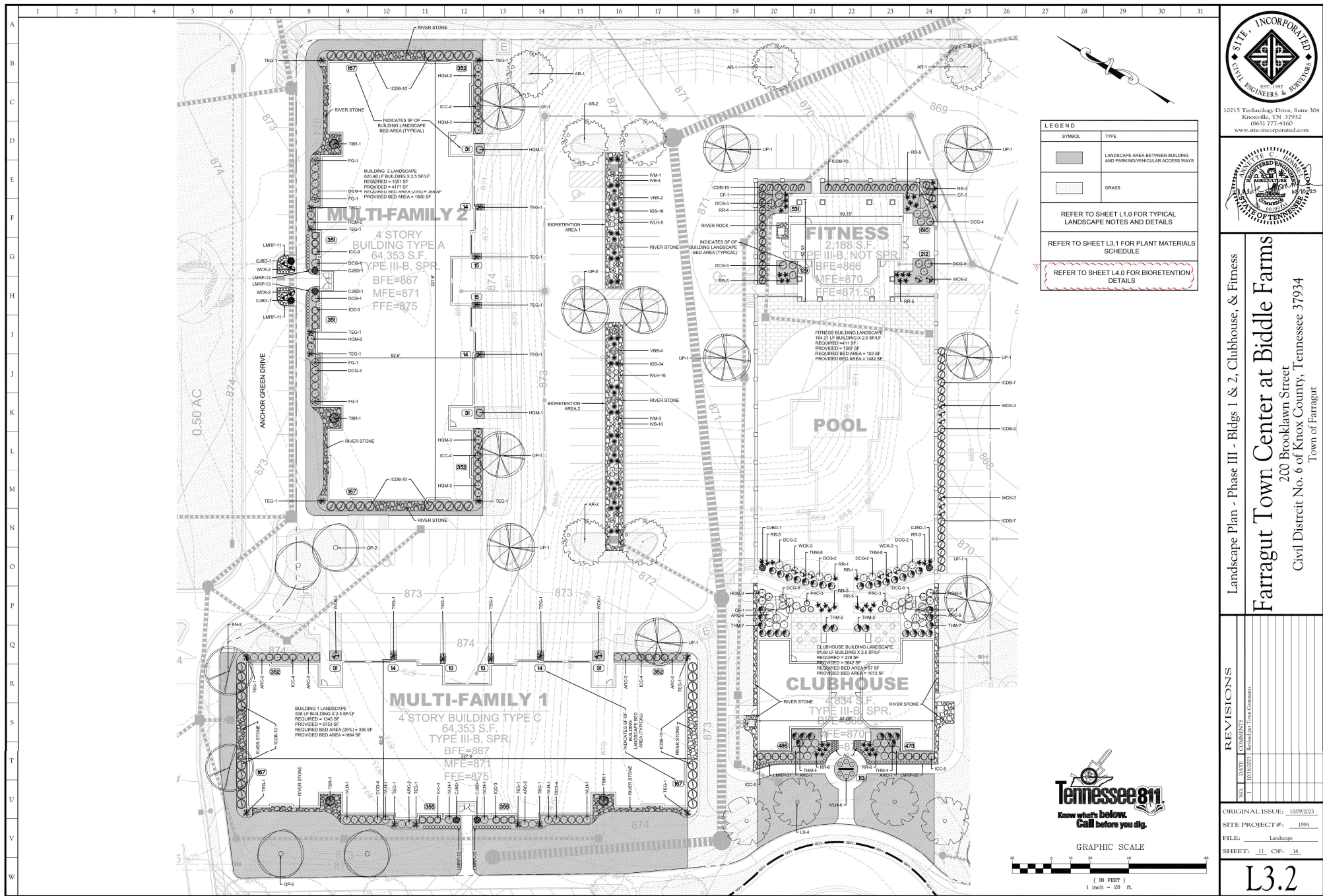
200 Brooklawn Street
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

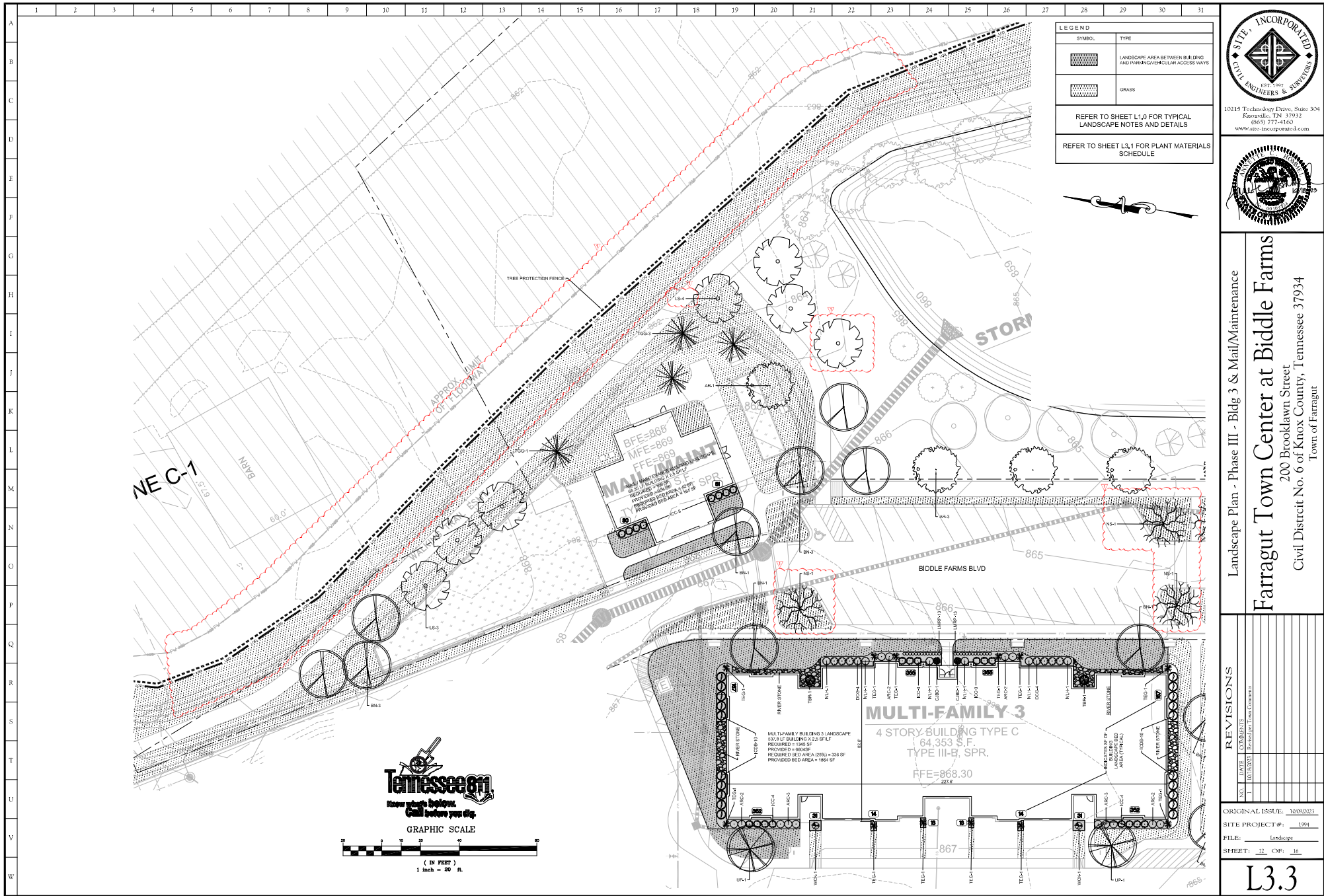
Landscape Plan - Phase III - Overall

NO.	DATE	COMMENTS
1	10/09/2023	Revised per Town Comments
2	01/10/2024	Revised per Town Comments

ORIGINAL ISSUE: 10/09/2023
SITE PROJECT #: 1994
FILE: Landscape
SHEET: 10 OF 16

L3.1





LEGEND

SYMBOL	TYPE
[Symbol]	LANDSCAPE AREA BETWEEN BUILDING AND PARKING/VEHICULAR ACCESS WAYS
[Symbol]	GRASS

REFER TO SHEET L1.0 FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REFER TO SHEET L3.1 FOR PLANT MATERIALS SCHEDULE



Landscape Plan - Phase III - Bldg 3 & Mail/Maintenance

Farragut Town Center at Biddle Farms

200 Brooklawn Street

Civil District No. 6 of Knox County, Tennessee 37934

Town of Farragut

REVISIONS	
NO.	DATE
1	10/13/2021
2	10/13/2021
3	10/13/2021
4	10/13/2021
5	10/13/2021
6	10/13/2021
7	10/13/2021
8	10/13/2021
9	10/13/2021
10	10/13/2021
11	10/13/2021
12	10/13/2021
13	10/13/2021
14	10/13/2021
15	10/13/2021
16	10/13/2021
17	10/13/2021
18	10/13/2021
19	10/13/2021
20	10/13/2021
21	10/13/2021
22	10/13/2021
23	10/13/2021
24	10/13/2021
25	10/13/2021
26	10/13/2021
27	10/13/2021
28	10/13/2021
29	10/13/2021
30	10/13/2021
31	10/13/2021

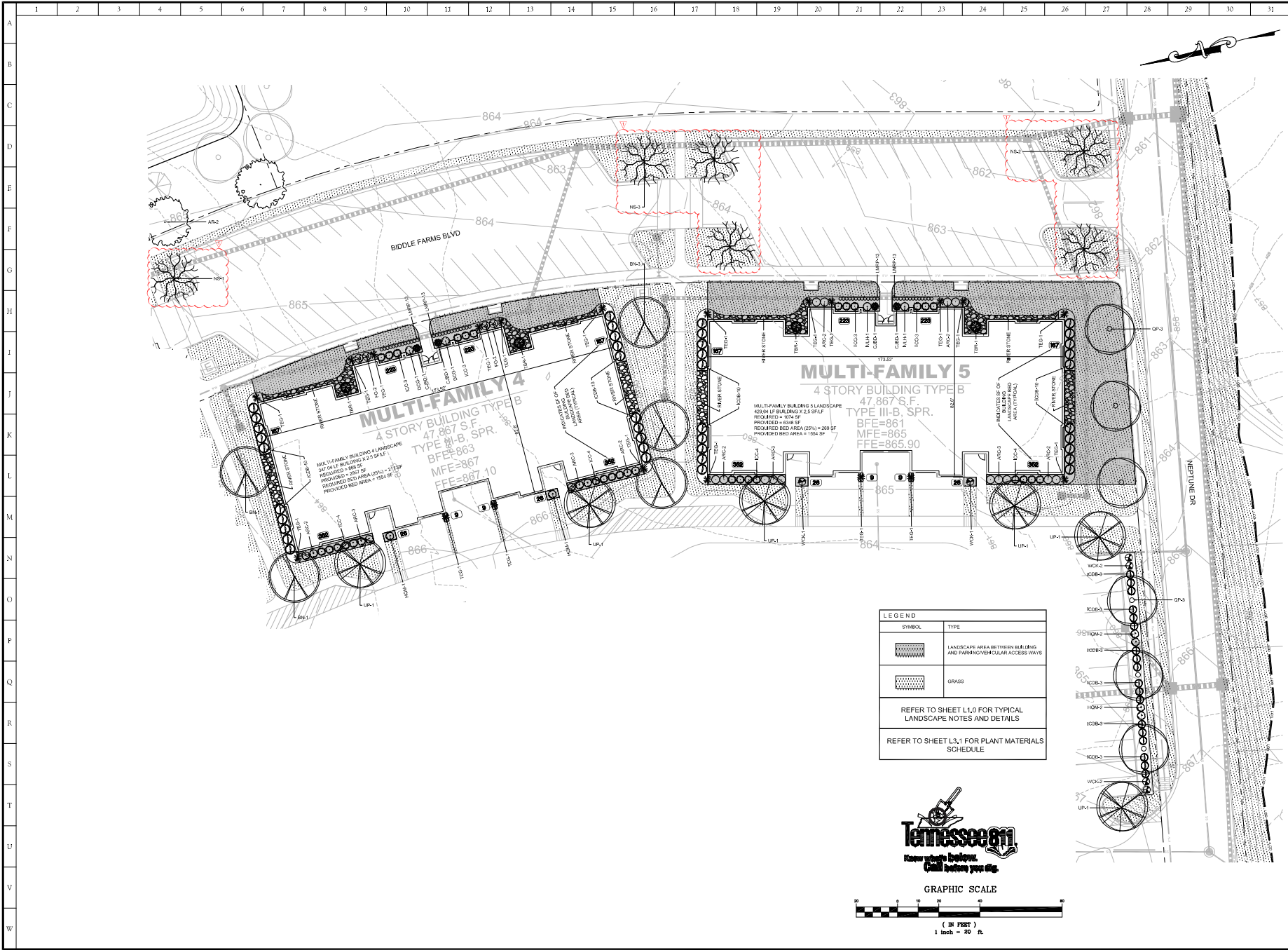
ORIGINAL ISSUE: 10/09/2021

SITE PROJECT #: 1994

FILE: Landscape

SHEET: 12 OF 16

L3.3



LANDSCAPE PLAN - Phase III - Bldgs 4 & 5

Farragut Town Center at Biddle Farms
200 Brooklawn Street
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut



10219 Technology Drive, Suite 304
Knoxville, TN 37931
(865) 777-4160
www.site-incorporated.com



REVISIONS	
DATE	DESCRIPTION
12/3/2021	Revised per Town Comments

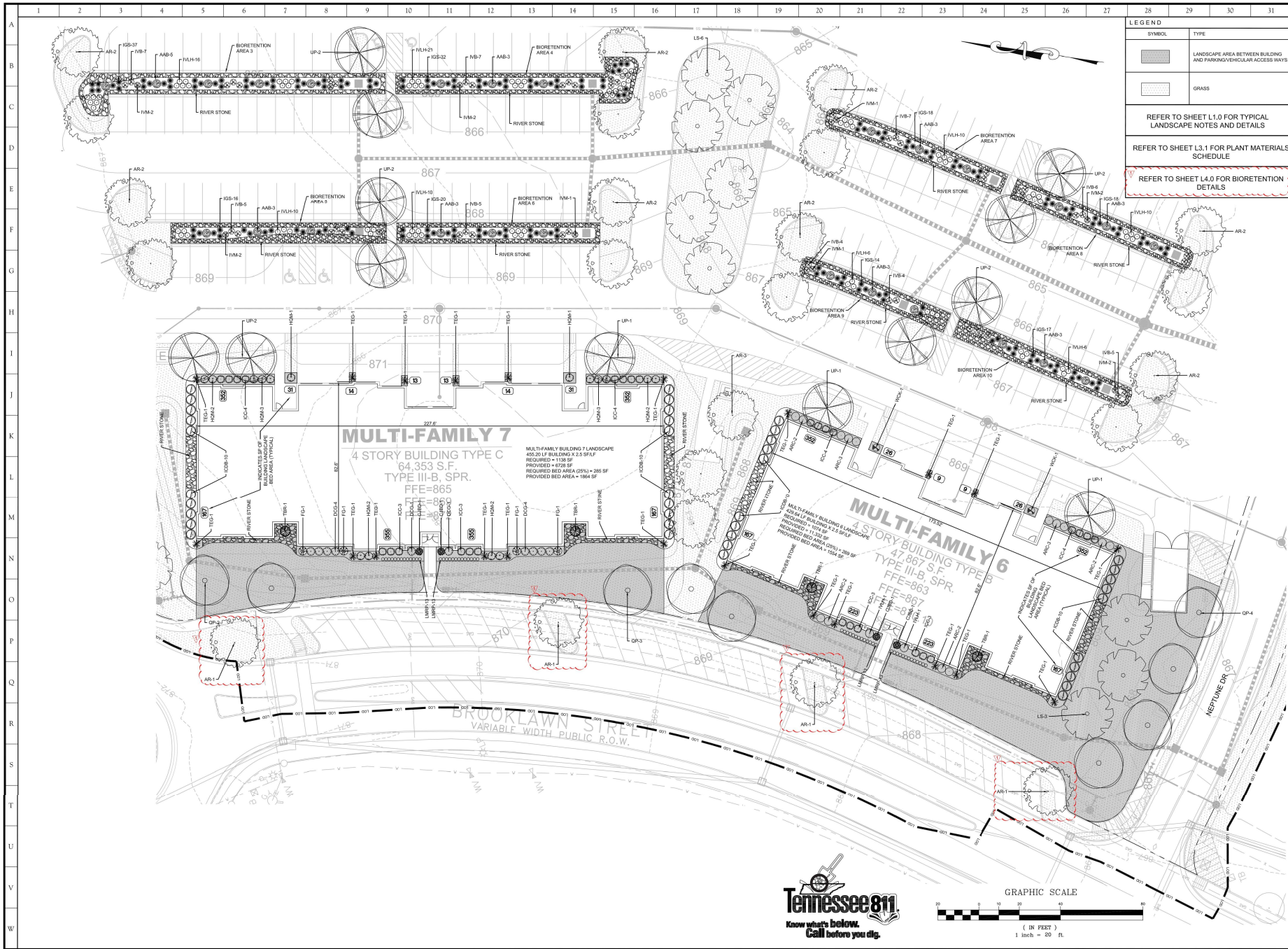
ORIGINAL ISSUE: 10/09/2021

SITE PROJECT #: 1994

FILE: Landscape

SHEET: 11 OF 16

L3.4



LEGEND

SYMBOL	TYPE
	LANDSCAPE AREA BETWEEN BUILDING AND PARKING/VEHICULAR ACCESS WAYS
	GRASS

REFER TO SHEET L3.0 FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REFER TO SHEET L3.1 FOR PLANT MATERIALS SCHEDULE

REFER TO SHEET L4.0 FOR BIORETENTION DETAILS

10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
1976

Landscape Plan - Phase III - Bldgs 6 & 7

Farragut Town Center at Biddle Farms

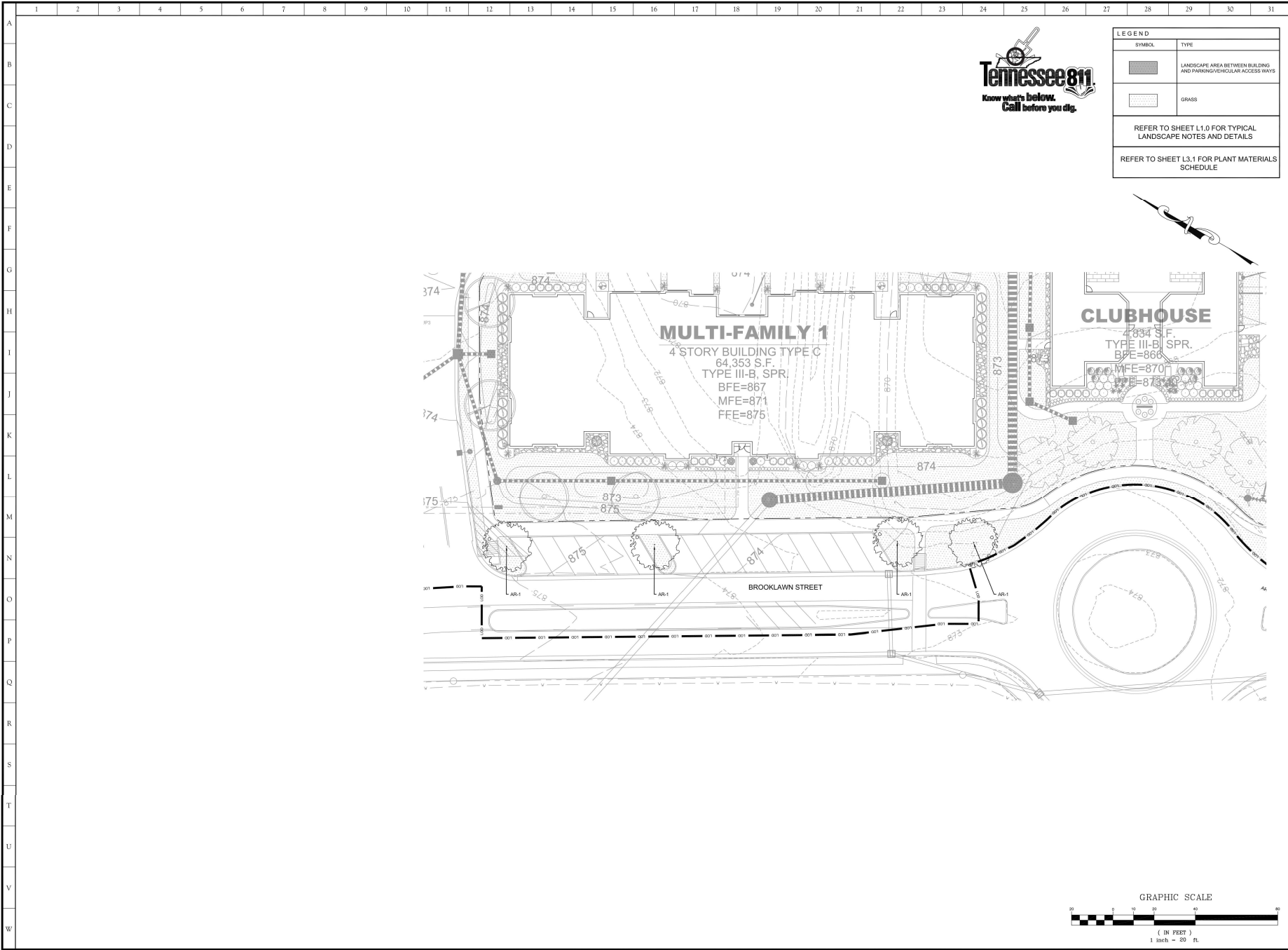
200 Brooklawn Street
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

REVISIONS

NO.	DATE	COMMENTS
1	10/13/2023	Revised per Town Comments

ORIGINAL ISSUE: 10/09/2023
SITE PROJECT#: 1994
FILE: Landscape
SHEET: 14 OF 16

L3.5



LEGEND	
SYMBOL	TYPE
[Pattern]	LANDSCAPE AREA BETWEEN BUILDING AND PARKING/VEHICULAR ACCESS WAYS
[Pattern]	GRASS
REFER TO SHEET L1.0 FOR TYPICAL LANDSCAPE NOTES AND DETAILS	
REFER TO SHEET L3.1 FOR PLANT MATERIALS SCHEDULE	



ATE, INCORPORATED

EST. 1997

ENGINEERS & SURVEYORS

10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.ate-incorporated.com



Landscape Plan - Phase III - Street Trees at Bldg 1

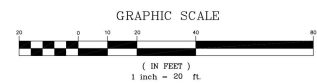
Farragut Town Center at Biddle Farms

200 Brooklawn Street
Civil District No. 6 of Knox County, Tennessee 37934
Town of Farragut

REVISIONS	
NO.	DATE COMMENTS

ORIGINAL ISSUE: 10/18/2023
SITE PROJECT #: 1994
FILE: Landscape
SHEET: 15 OF 16

L3.6



[illegible]