

11-A-23-SU 9.25.23

LEGEND EXISTING PROPOSED ____ 535 ____ 535 — **£** 535.25' **5**35.25' -----O NΔ ____ _____ SD _____ С $\left(\right)$ NΔ 020.92 NA

NA

SCALE: 1" = 30'

GROUND CONTOUR ELEVATION
SPOT ELEVATION
STRUCTURE
PROPERTY LINE
EASEMENT
EDGE OF PAVEMENT
STORM DRAIN
SANITARY SEWER
POTABLE WATER
NATURAL GAS
UNDERGROUND ELECTRICAL
MANHOLE
WATER METER
FIRE HYDRANT
SURFACE FLOW
SILT FENCING
CURB
CONCRETE PAVEMENT
ASPHALT PAVEMENT
CONSTRUCTION ENTRANCE
EROSION CONTROL MAT

PROJECT DATA USE: PARKING AS A PRINCIPAL USE ZONING: C-H-2 PARCEL: 131JA00102 PARKING SUMMARY: PARKING REQUIRED: 0 SPACES PARKING PROVIDED: 118 SPACES

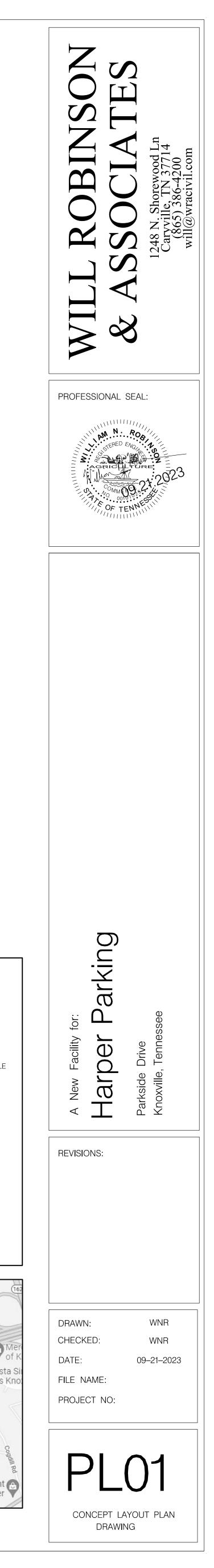
CALCULATION (CITY): PARKING AS A PRINCIPAL USE, NO CALCULATION APPLICABLE SETBACKS: FRONT: 25' SIDE: 10' REAR: 15'

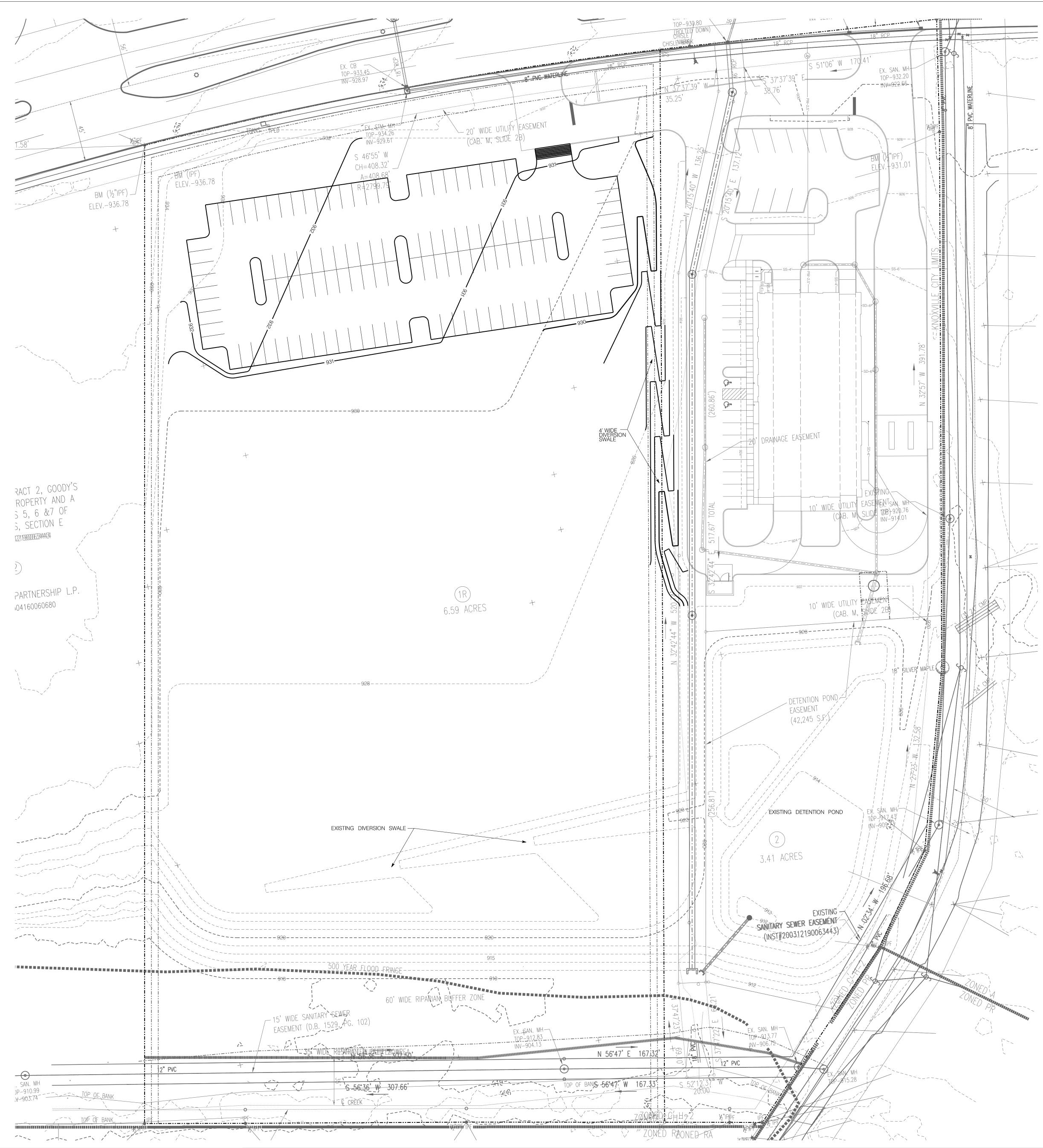
BUILDING AREA: NO BUILDING PROPOSED PARCEL AREA: 6.59 AC IMPERVIOUS AREA: 0.90 AC (GRAVEL)

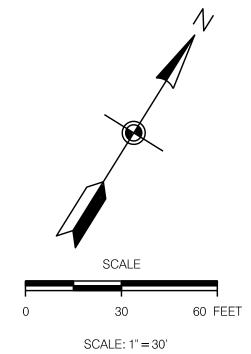
FLOOR AREA RATIO: 0 % IMPERVIOUS AREA RATIO: 13.6 % GROSS AREA COVERAGE: 0 %



PROJECT LOCATION MAP - NOT TO SCALE





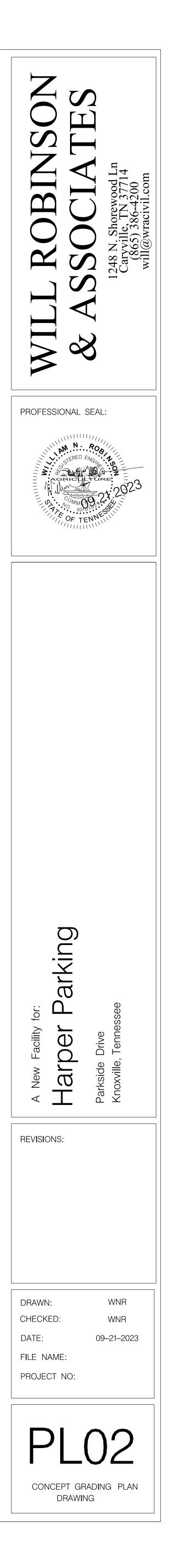


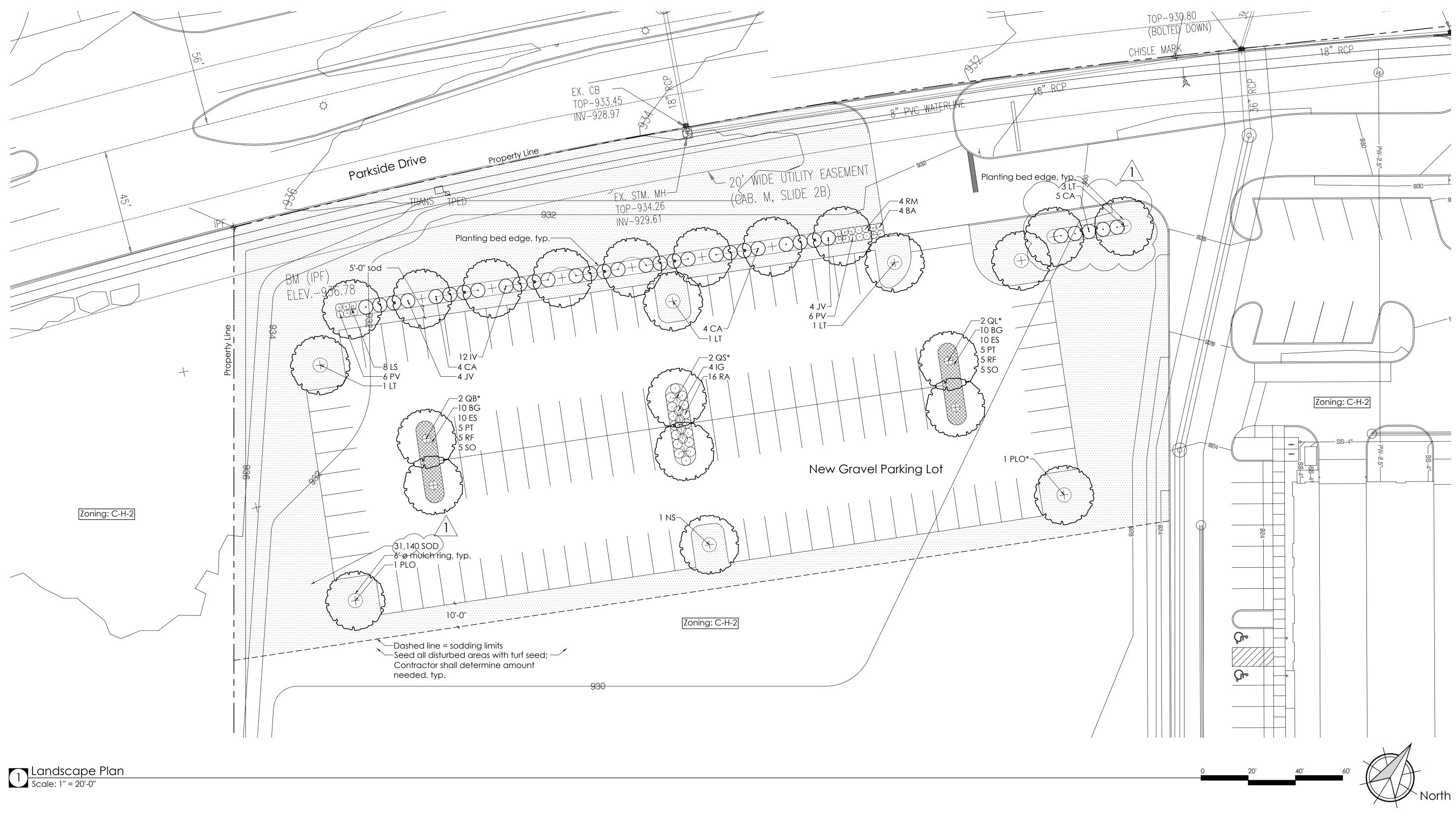
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LEGEND:	
EXISTING	PROPOSED
535	535
√ 535.25'	✓ 535.25'
0	NA
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SCALE: 1" = 30'

GROUND CONTOUR ELEVATION
SPOT ELEVATION
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Plant Schedule

Кеу	Qty.	Botanical Name	Common Name	Size
SHADE TR	-			
LS	8	Liquidambar styraciflug 'Slender Silhouette'	Slender Silhouette Sweetgum	2" Cal.
	6	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	2" Cal.
NS	$\overline{1}$	Nyssa sylvatica 'Wildfire'	Black Gum	2" Cal.
PLO	2	Platanus occidentalis	Sycamore	2'' Cal.
QB	2	Quercus bicolor	Swamp White Oak	2" Cal.
QL	2	Quercus lyrata	Overcup Oak	2" Cal.
QS	2	Quercus shumardii	Shumard Oak	2'' Cal.
SHRUBS	\checkmark			\sim
CA	13	Callicarpa americana	American Beautyberry	18" Min. Hgt.
IG	4	llex glabra 'Shamrock'	Dwarf Inkberry Holly	18" Min. Hgt.
IV	12	llex vomitoria 'Schillings'	Dwarf Yaupon Holly	18" Min. Hgt.
JV	8	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" Min. Hgt.
RA	16	Rhus aromatica 'Gro-Low'	Gro Low Sumac	18" Min. Hgt.
PERENNIA	LS/ORN/	AMENTAL GRASSES		
BA	4	Boltonia asteroides	False Aster	1 Gal.
BG	20	Bouteloua gracilis	Blue Grama Grass	4" Pot
ES	20	Eragrostis spectabilis	Purple Love Grass	4" Pot
PV	12	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal.
PT	10	Pycnanthemum tenuifolium	Narrowleaf Mountain Mint	1 Gal.
RF	10	Rudbeckia fulgida	Black-Eyed Susan	1 Gal.
RM	4	Rudbeckia maxima	Large Coneflower	4" Pot
SO	10	Symphyotrichum oblongifolium 'Raydon's Favorite'	Aromatic Aster	1 Gal.
TURE				
SOD	A	Festuca spp.	Tall Fescue Grass	SF
SOIL AME	NDMENT	S/MULCH		
	22	Compost		Cu. Yd.
	24	Double-Shredded Hardwood Mulch		Cu. Yd.

* All proposed plant substitutions must be approved by the Landscape Architect.

** The Contractor shall confirm quantities for mulch, compost, and sod. *** The Contractor shall determine amount of turf seed needed to seed all disturbed areas for this project.

	Notes	
_	Single trunk; well-branched; columnar variety; Mature Hat.: 60'	/1\
	Single trunk; well-branched: Mature Hgt.: 60'	/
	Single trunk; well-branched; Mature Hgt.: 50	
	Single trunk; well-branched; Mature Hgt.: 100'	
	Single trunk; well-branched; Mature Hgt.: 60'	
	Single trunk; well-branched; Mature Hgt.: 60'	
	Single trunk; well-branched; Mature Hgt.: 50'	\wedge
		/1\
	60" o.c. spacing; straight species	
•	Alt. cultivar: 'Nigra'	
•	60" o.c. spacing; Alt. cultivar: 'Nana'	
	60" o.c. spacing	
	48" o.c. spacing	
	36" o.c. spacing	
	18" o.c. spacing; straight species	
	18" o.c. spacing; straight species	
	36" o.c. spacing	
	18" o.c. spacing	
	18" o.c. spacing	
	36" o.c. spacing	
	30" o.c.; Alt. varieties only: 'Bluebird' or 'October Skies'	
/		$/ \setminus$
-		
	3" depth; leaf compost/coarse sand (3:1 ratio)	
	3" depth	

City of Knoxville Landscape Requirements

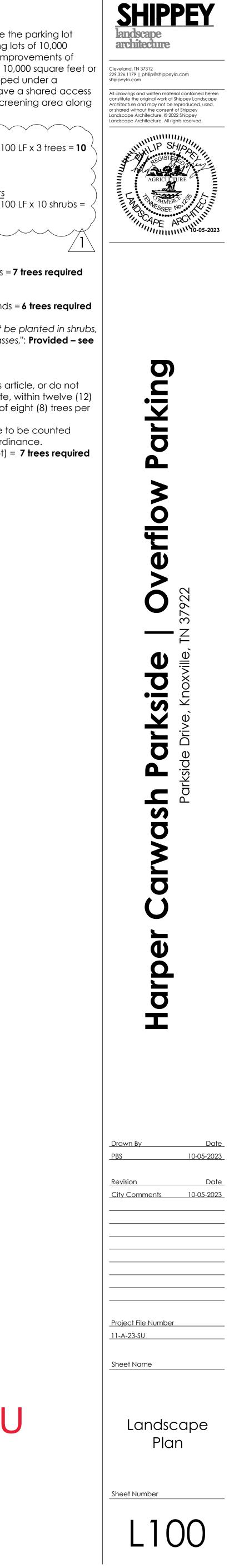
Per Article 12, Appendix B - Zoning Code A perimeter landscape yard, which is established where the parking lot abuts a street right-of-way, is required for all new parking lots of 10,000 square feet or more in area and for any expansions or improvements of existing parking lots when required by Section 11.1.C of 10,000 square feet or more in area. Parking lots located on properties developed under a common or unified development plan and/or which have a shared access agreement are not required to provide the perimeter screening area along common property lines where parking areas abut.

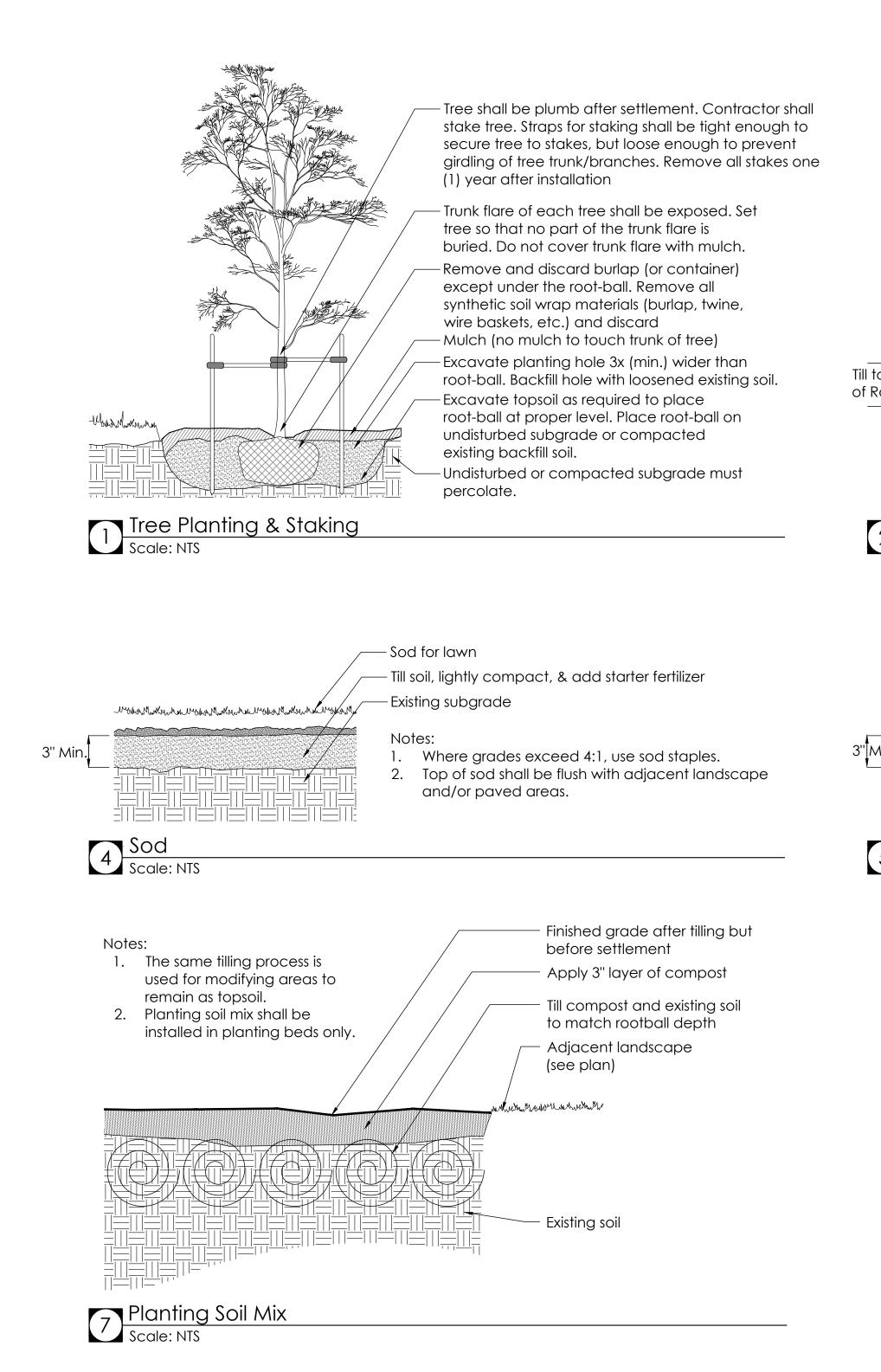
- 1. Parking Lot Perimeter Tree Planting Requirements
- , a) Calculation: 325.00' LF of parking lot perimeter/100 LF x 3 trees = **10** ⁴ trees required
- b) Number of trees provided: **10**

2. Parking Lot Perimeter Shrub Planting Requirements

- > a) Calculation: 325.00' LF of parking lot perimeter/100 LF x 10 shrubs = 33 shrubs required
- b) Number of shrubs provided: 33
- 3. Parking Lot Interior Landscaping Requirements
- (a) Number of single-row parking lot islands: 7 (b) 1 Tree per seven (7) single-row parking lot islands = 7 trees required
- (c) Number of trees provided: 7 (d) Number of double-row parking lot islands: 3
- (e) 2 Trees per three (3) double-row parking lot islands = 6 trees required
- (f) Number of trees provided: 6 (g) "60% of the area of every parking lot island must be planted in shrubs, live groundcover, perennials, or ornamental grasses,": Provided – see plan
- 4. Tree Protection Ordinance (a) Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided on the site, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre.
- (b) Trees marked on the plan with an asterisk (*) are to be counted towards the City of Knoxville's Tree Protection Ordinance.
- (c) Calculation: 8 trees x 0.84 acres (new parking lot) = 7 trees required (d) Number of trees provided: 7

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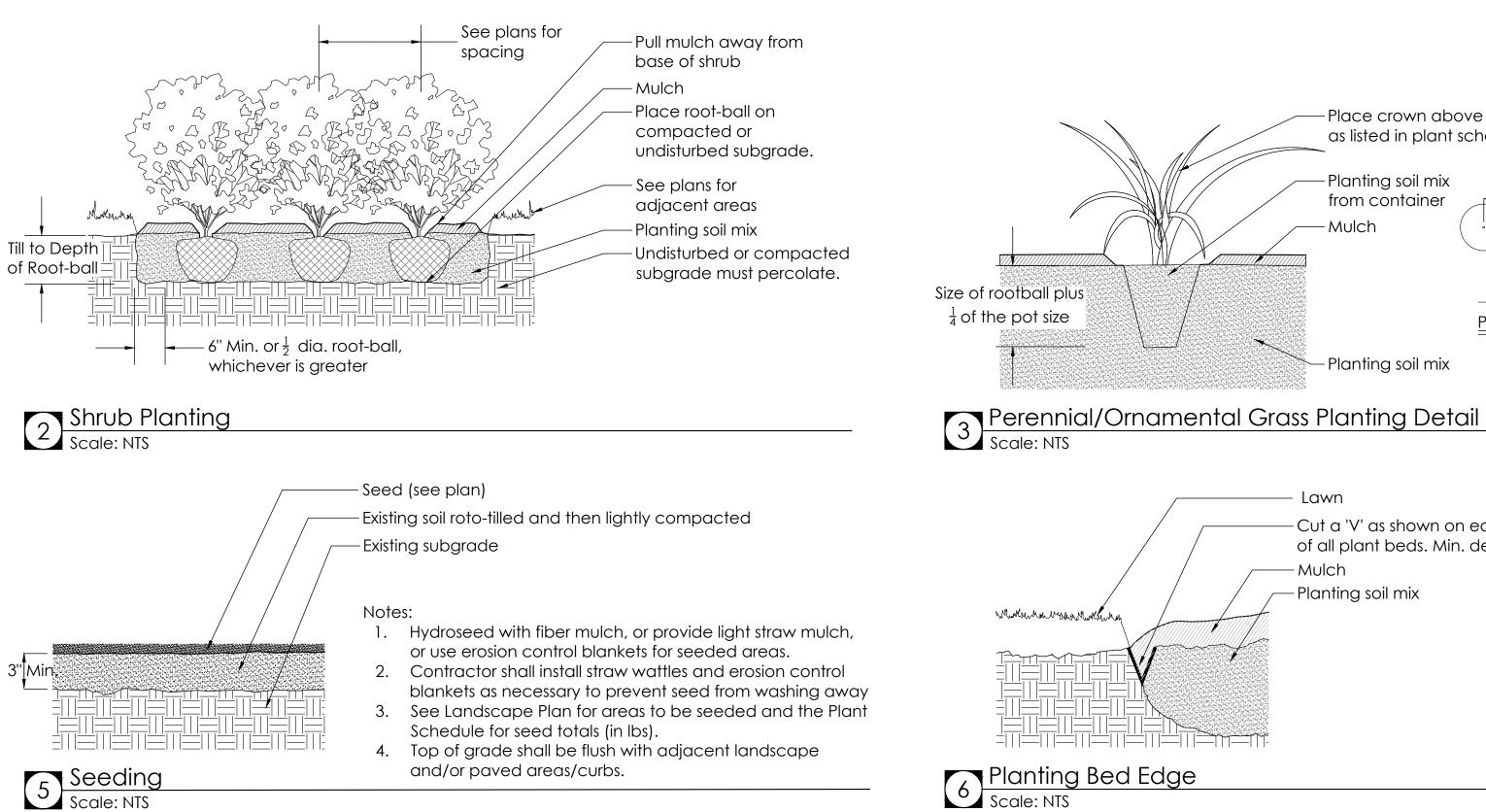




Planting Notes

- in the field and report any discrepancies to the Landscape Architect prior to starting work.
- 2. No planting shall occur until soil test sample been amended per the soil test results. See this sheet for for soil testing instructions.
- 3. No planting shall occur until percolation testing has been completed and soils have be properly graded for positive drainage. See this sheet for percolation testing 14. The Contractor's base bid shall include all procedures.
- 4. All new plant material shall to conform to the guidelines set for nursery stock published by Additionally, all new plant material for the project shall be of the highest specimen quality.
- 5. Do not assume that trunk flares will be exposed at the nursery. Contractor to expose trunk flares to check for girdling. Pull mulch away from the base of all plants.
- 6. All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant schedule.
- 7. The Contractor shall locate and verify all 18. Contractor to provide interim maintenance existing underground and aboveground utility lines prior to soil preparation or planting. Any discrepancies shall be reported to the Landscape Architect. Call Tennessee 811 to schedule a utility locate. 8. Till all beds with planting soil mix to a
- minimum depth that matches the depth of the plant root-balls. 9. All plant beds and trees shall receive a 20. Planting plans are not layout plans. Plants
- minimum of three inches (3") of double-shredded, hardwood mulch. See Seeding Notes on this sheet for mulching of seeded areas.
- 10. All trees in lawn areas shall have a minimum 6' diameter mulch ring to surround the base 21. Mulch, compost, and sod quantities are of the trunk unless noted otherwise on the plan.
- 11. Do not pile mulch against the trunk of any tree. Leave a gap for the trunk flare. Avoid mulch volcanoes.

- 1. The Contractor shall verify existing conditions 12. Thoroughly water **all** plants during the first 24 hours after planting. Wet the soil to a depth of 18-24". When water starts to run off, stop watering, let the water soak in and repeat until the proper depth is wet.
- results have been received and the soil has 13. Any proposed substitutions of plant species shall be made with plants of equivalent form, height, branching, habit, leaf color, fruit and environmental culture. <u>All</u> <u>proposed</u> substitutions must be approved by the Landscape Architect.
 - materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- the American Association of Nurserymen, 15. The Contractor shall complete work within schedule established by the Owner or Owner's representative.
 - 16. The Contractor shall provide a one (1) year warranty for all plant material starting after the issuance of the certificate of occupancy.
 - 17. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner, Owner's Representative, or Landscape Architect.
 - (watering, pruning, fertilizing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until end of warranty.
 - 19. Application of pesticides must be approved by the Landscape Architect or Owner prior to use. All pesticide applications shall be carried out by a licensed spray technician.
 - may need to be shifted in the field to accommodate existing conditions. Coordinate with the Landscape Architect before making any changes to the planting plan.
 - approximate. The Contractor shall verify the amounts needed before purchasing and installing.



Seeding Notes

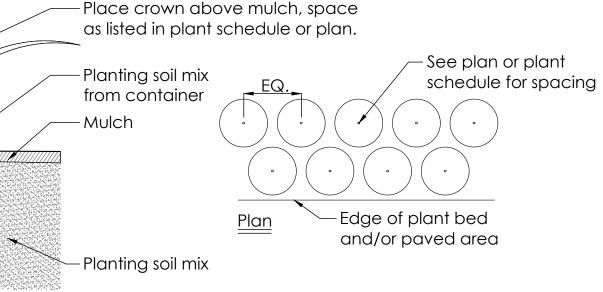
- 1. Field verify areas to receive seed and modify order quantity as necessary. 2. Site Preparation: Eradicate exotic invasive plant material by having a licensed spray technician apply an approved herbicide. Good pre-seeding weed control may require repeated spraying at
- least two weeks apart. 3. See Civil Engineer's plans for grading. Finer grading and shaping may be necessary to achieve a smoother, more regular surface for receiving seed.
- 4. The Contractor shall ensure that all grades will permit safe and efficient use of equipment during seedbed preparation, seeding, strawing, and maintenance of vegetation.
- 5. Loosely grade the topsoil in order to create a non-compacted growth medium prior to spreading the seed. 6. Mulch seeded areas with either straw mulch or use erosion control blankets to all seeded areas
- after sowing seed. Hydroseed fiber mulch is also an acceptable application method. 7. For areas with slope greater than 3:1, final tracking should be perpendicular to the slope to help reduce erosion, keep seeds in place, and to retain consistent soil moisture for seed germination.
- 8. Concentrations of water flows that could cause soil erosion should be diverted to a safe outlet. Diversions and other treatment practices must conform to the appropriate standards and
- specifications of the Tennessee Erosion and Sediment Control (TDEC) Handbook. 9. The Contractor shall comply with TDEC erosion control requirements throughout the establishment of the seeded areas.
- 10. Maintenance: The Contractor shall observe the growth of the seeded species and eliminate invasive exotic vegetation until final acceptance. 11. Protect and care for seeded areas, including watering when needed, until final acceptance. This
- includes repaired areas and any areas receiving supplemental applications of seed. 12. Seed all areas as shown on the plans.
- 13. Protect and care for seeded areas, including watering when needed, until final acceptance. This
- includes repaired areas as well as any area receiving supplemental applications of seed. 14. Seed any left over, disturbed areas following construction with turf seed. See table below for turf seed blend.

Turf Seed Blend Table					
Botanical Name	Common Name	Percentage in Mix			
Festuca arundinacea	Tall Fescue	70%			
Festuca rubra	Creeping Red Fescue	15%			
Poa pratensis	Kentucky Bluegrass	15%			

Soil Test Notes

- name and sample number.
- 3. Mark the landscape plan to show sample locations.
- extension service.

- 2. Fill hole with water to the top and let it drain for several hours.
- the following day. 3. Refill hole to within a couple of inches of the top.
- stick.
- suitable for planting.



Lawn

-Cut a 'V' as shown on edges of all plant beds. Min. depth 4" -Mulch — Planting soil mix

1. Using a shovel, dig a v-shaped hole to a depth of 6 inches; then cut a thin slice of soil from one side of the hole. Place the slice of soil into a plastic bucket (do not use a metal bucket as this can skew test results). Mix the slices together and fill a plastic sample bag with three (3) cups of soil. The sample bags can be ziploc bags that clearly labeled with the project

2. A well-mixed composite from 10 to 20 random locations from the areas to receive plants shall be sub-sampled to make the three (3) cup sample for each bag.

4. Send the soil samples to either a private lab or the local

5. The results of the soil test shall be sent to the Landscape Architect for evaluation.

Soil Percolation Test Notes

1. Dig hole 18-24" deep and a minimum of 6" wide.

Ideally, let the hole pre-wet over night and perform the test

4. To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark on side of hole with nail or

5. Measure drop in water level after 30 minutes and again at 1 hour. If possible, measure the drop in water level the next day. 6. Determine drop in water level per hour. If water level in the hole drops, more than 1 inch per hour, it is well drained and

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