

SCALE: 1" = 30'

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 %

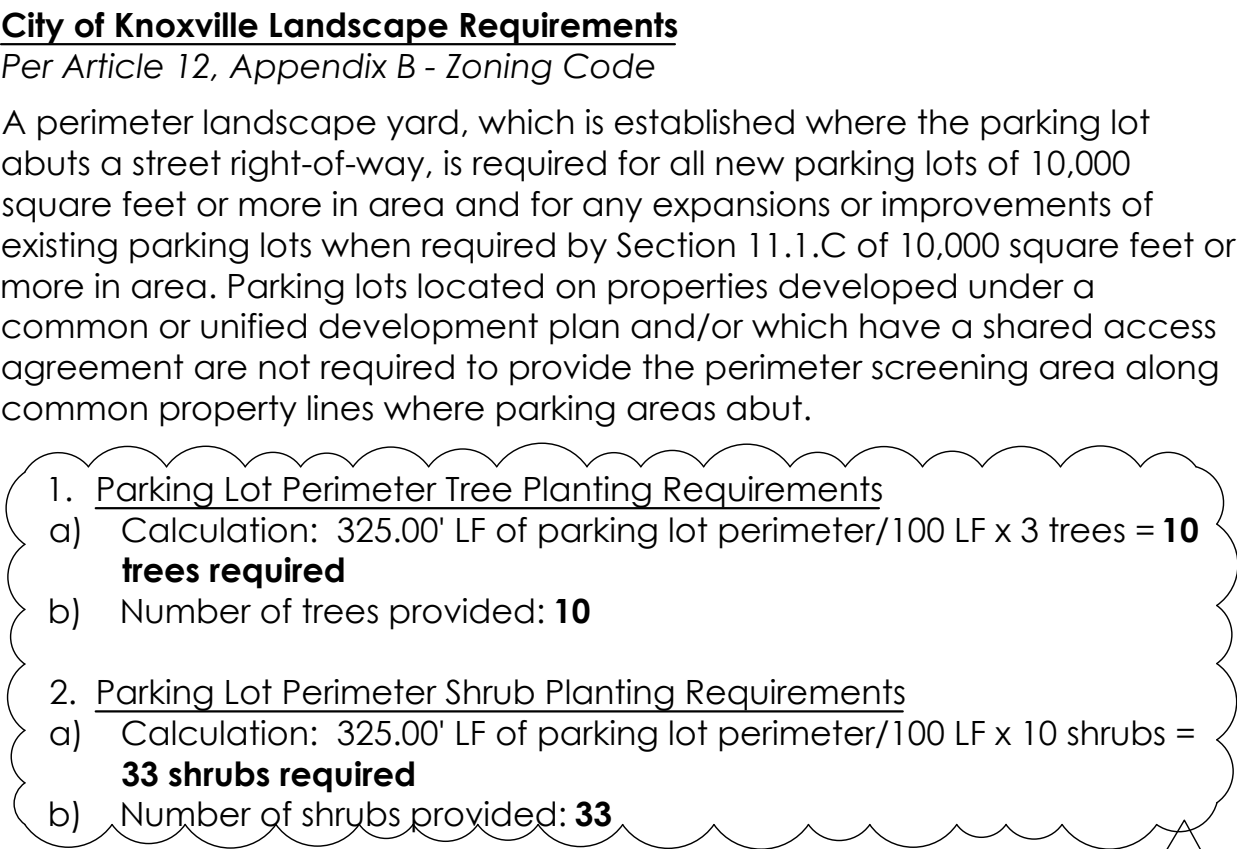
IMPERVIOUS AREA RATIO: 13.6 %

GROSS AREA COVERAGE: 0 %



PL01

CONCEPT LAYOUT PLAN
DRAWING



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) "50% 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**

A scale bar at the top left indicates distances of 0, 20, 40, and 60 feet. A north arrow at the top right points towards the upper right, labeled 'North'.

*** The Contractor shall determine amount of turf seed needed to seed all disturbed areas for this project.

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05-2023

Harper Carwash Parkside | Overflow Parking

Parkside Drive, Knoxville, TN 37922

Drawn By _____ Date _____
PBS 10-05-2023

Revision	Date
City Comments	10-05-2023

Project File Number
11-A-23-SU

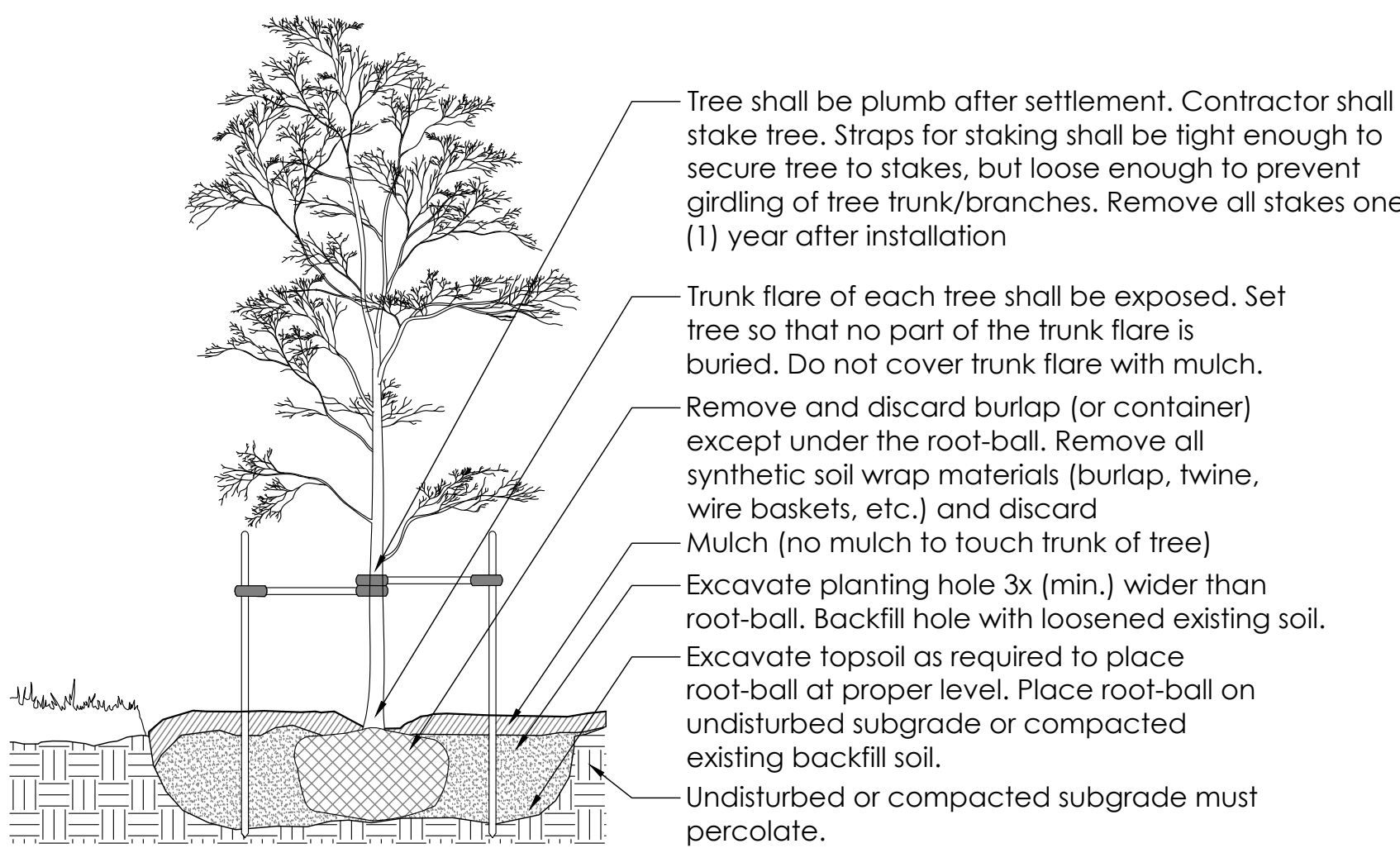
Sheet Name

Landscape Plan

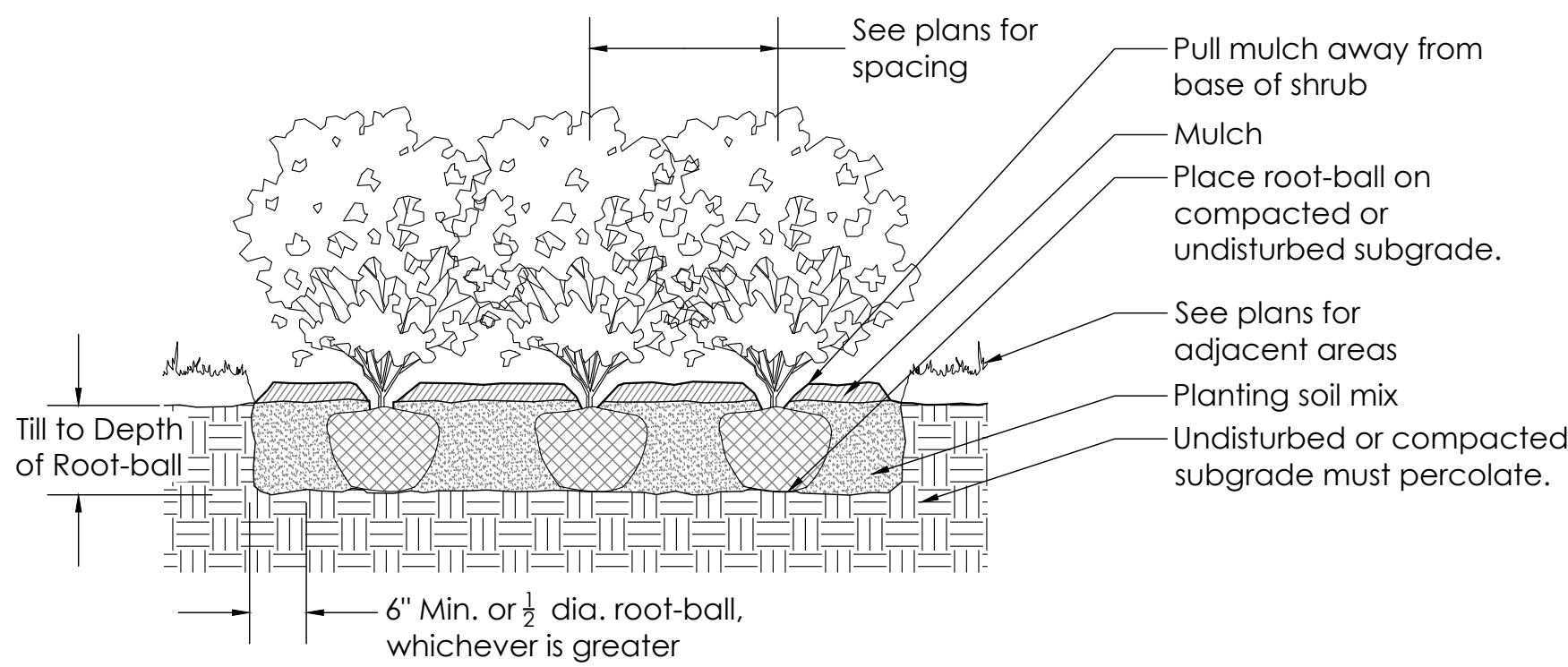
Sheet Number

11-A-23-SU
10.12.23

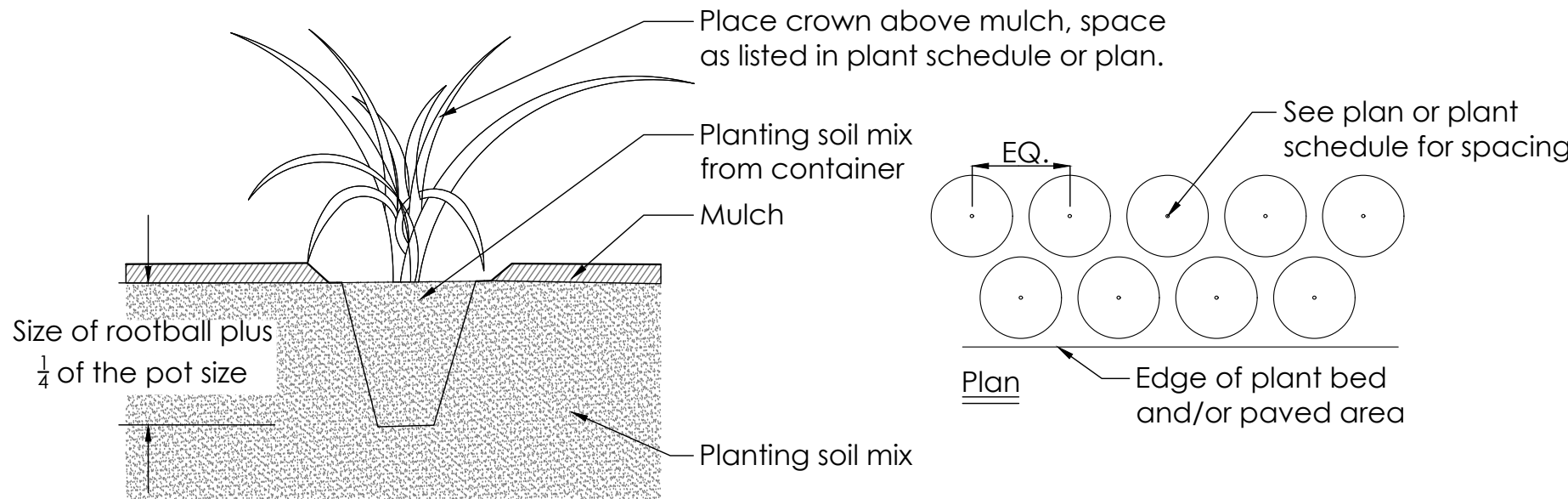
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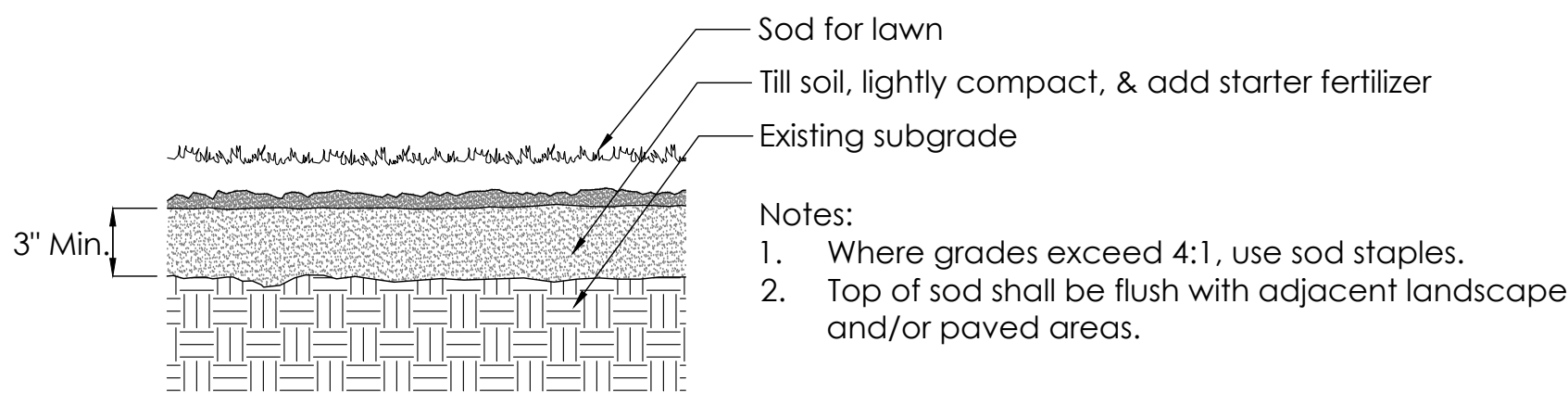
1 Tree Planting & Staking
Scale: NTS



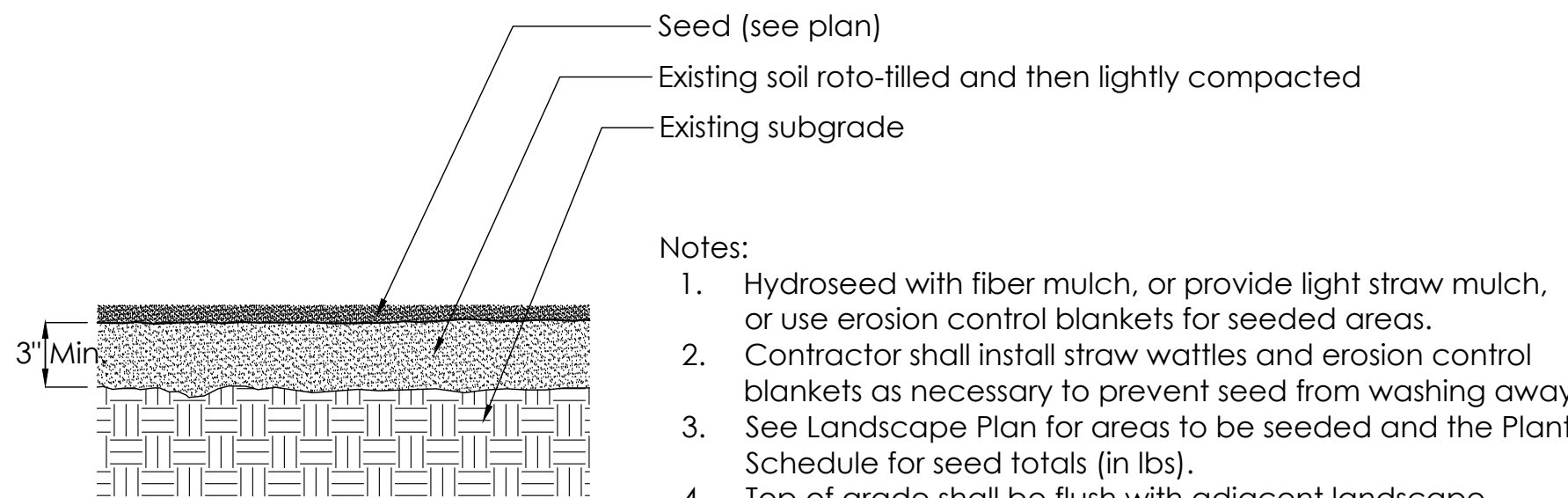
2 Shrub Planting
Scale: NTS



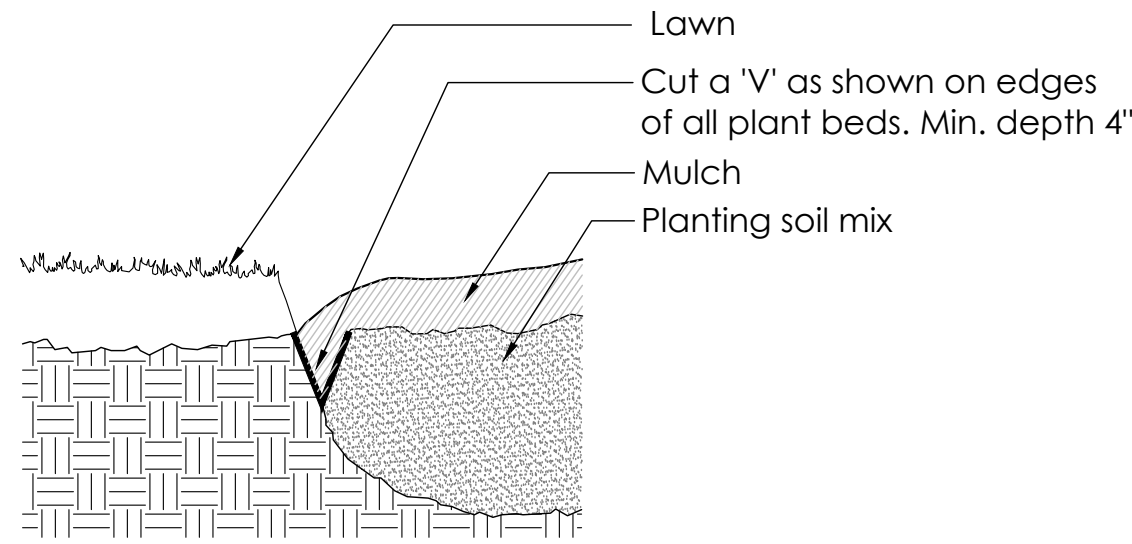
3 Perennial/Ornamental Grass Planting Detail
Scale: NTS



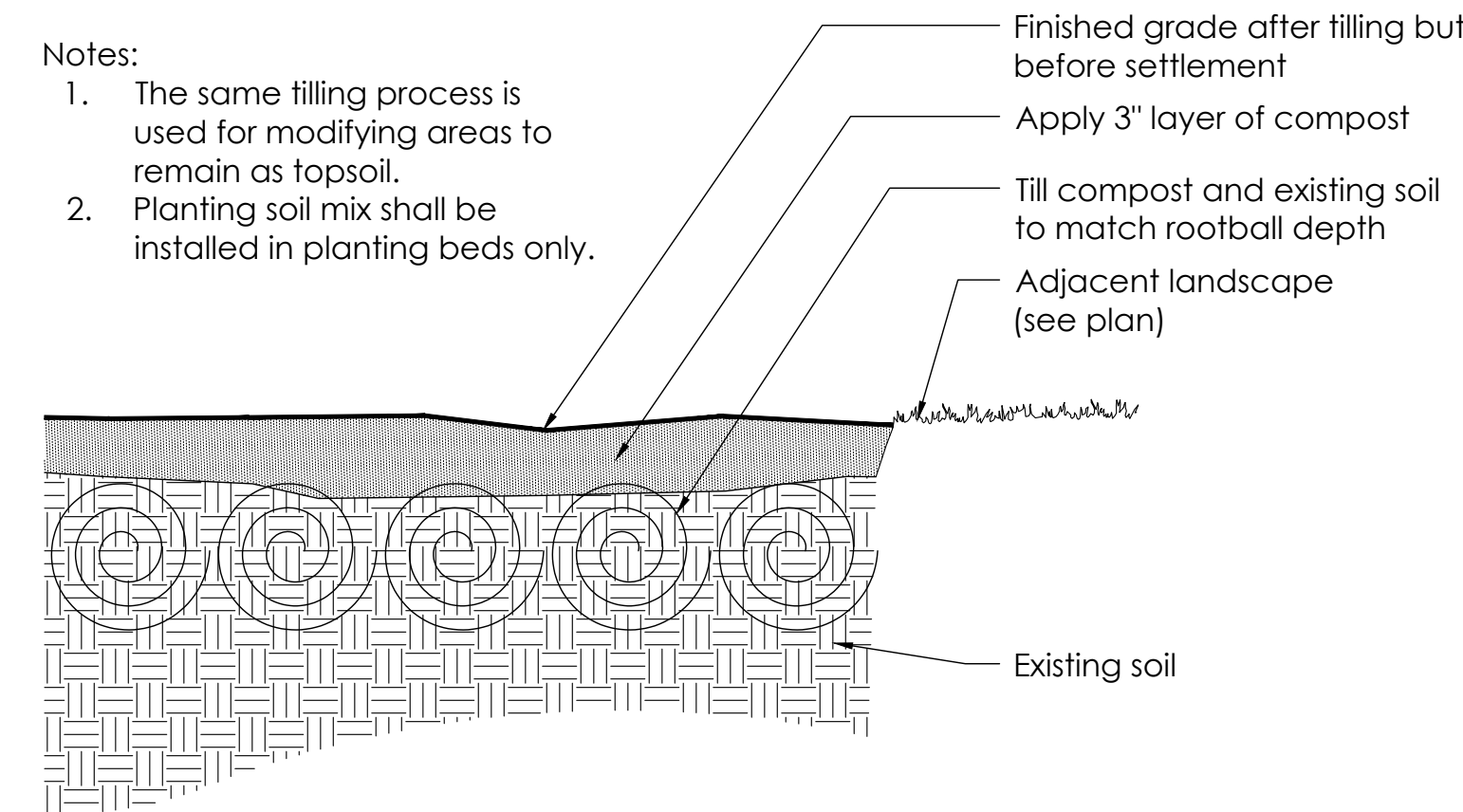
4 Sod
Scale: NTS



5 Seeding
Scale: NTS



6 Planting Bed Edge
Scale: NTS



7 Planting Soil Mix
Scale: NTS

Planting Notes

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

Seeding Notes

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

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

Soil Test Notes

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

Soil Percolation Test Notes

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

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