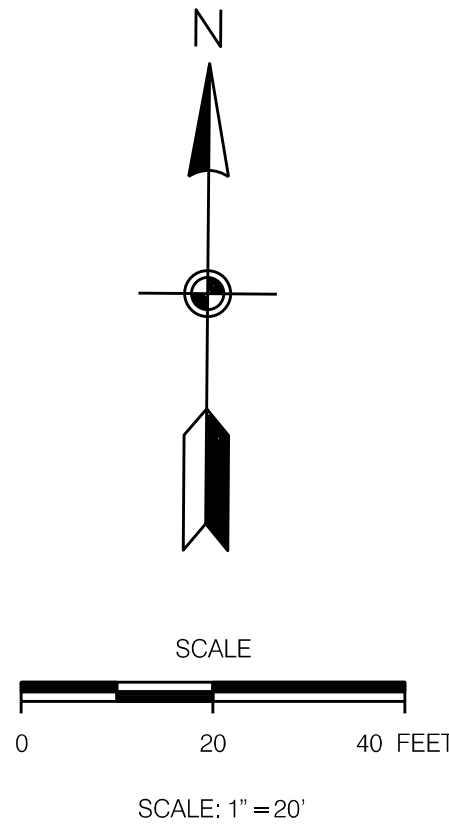
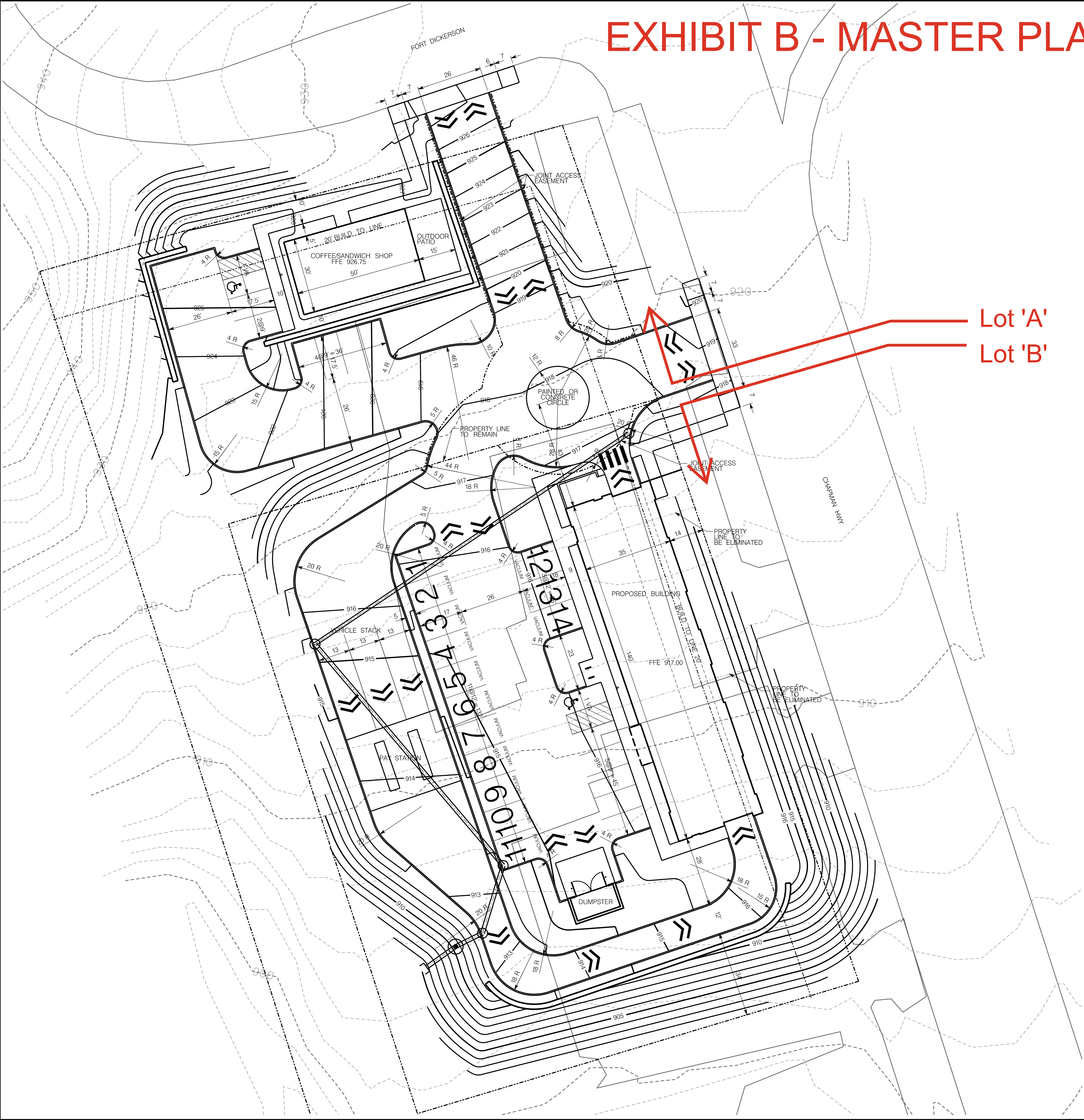


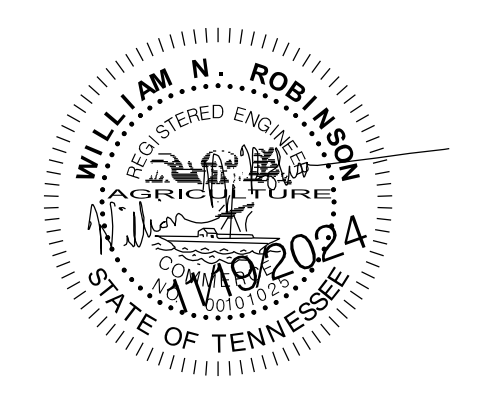
EXHIBIT B - MASTER PLAN



LEGEND:		
EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
NA	NA	SURFACE FLOW
NA	S-X	SILT FENCING
		CURB
NA		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

WILL ROBINSON
& ASSOCIATES

1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200
will@wracivil.com

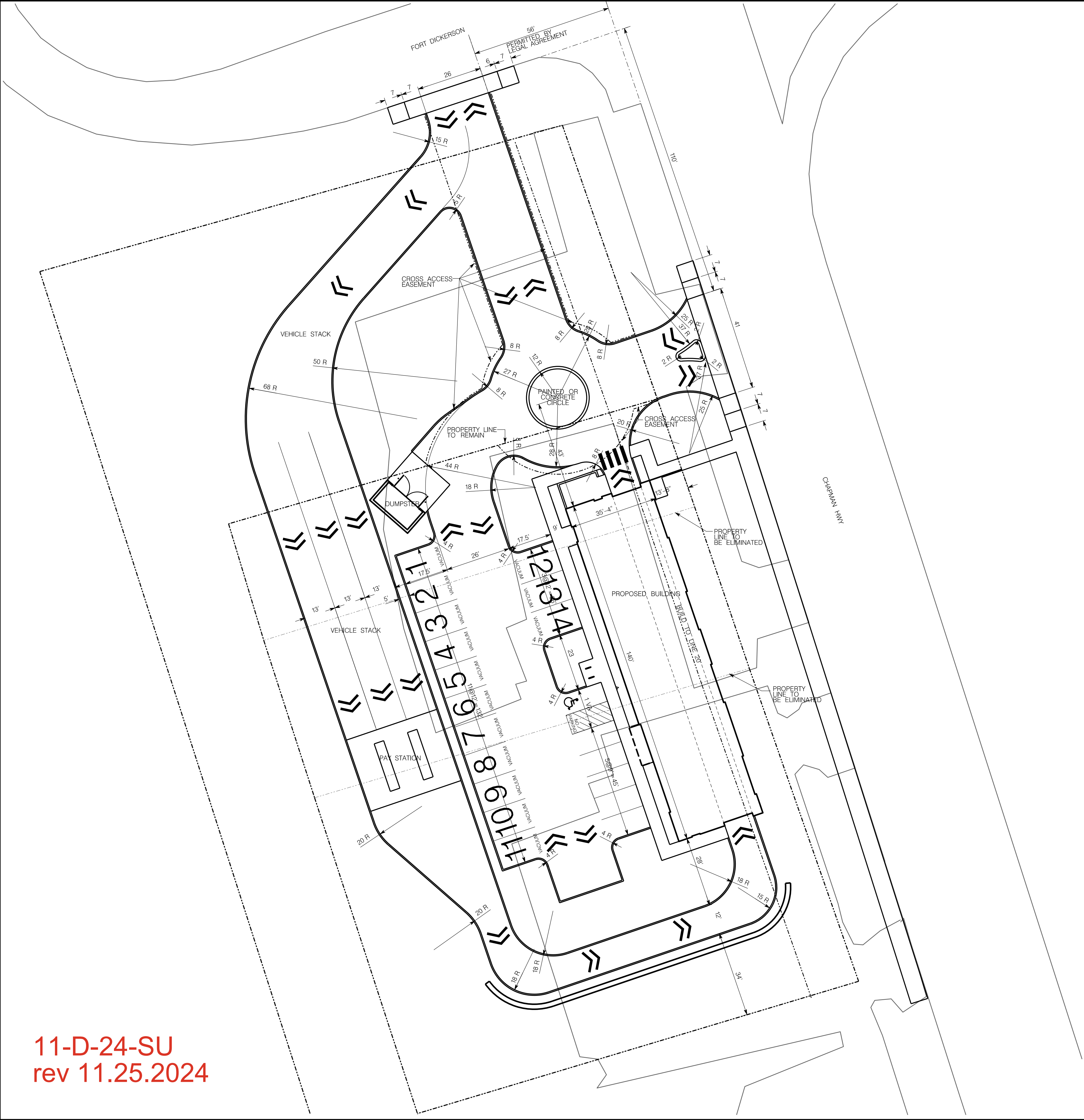


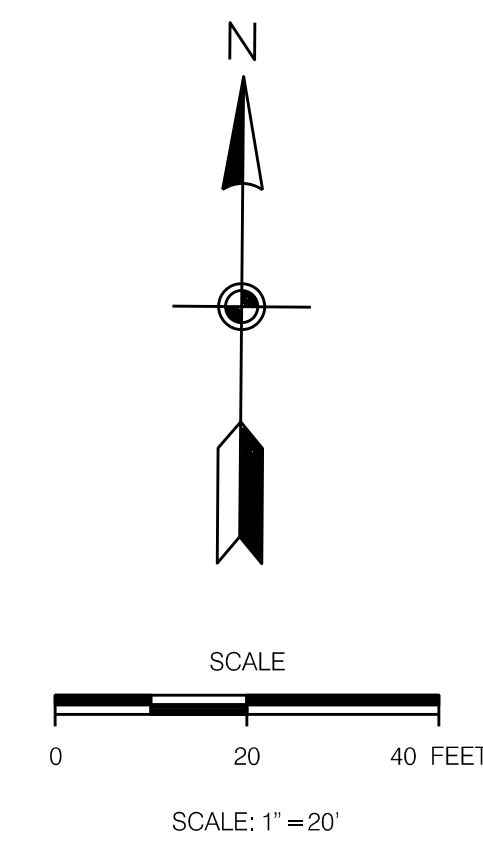
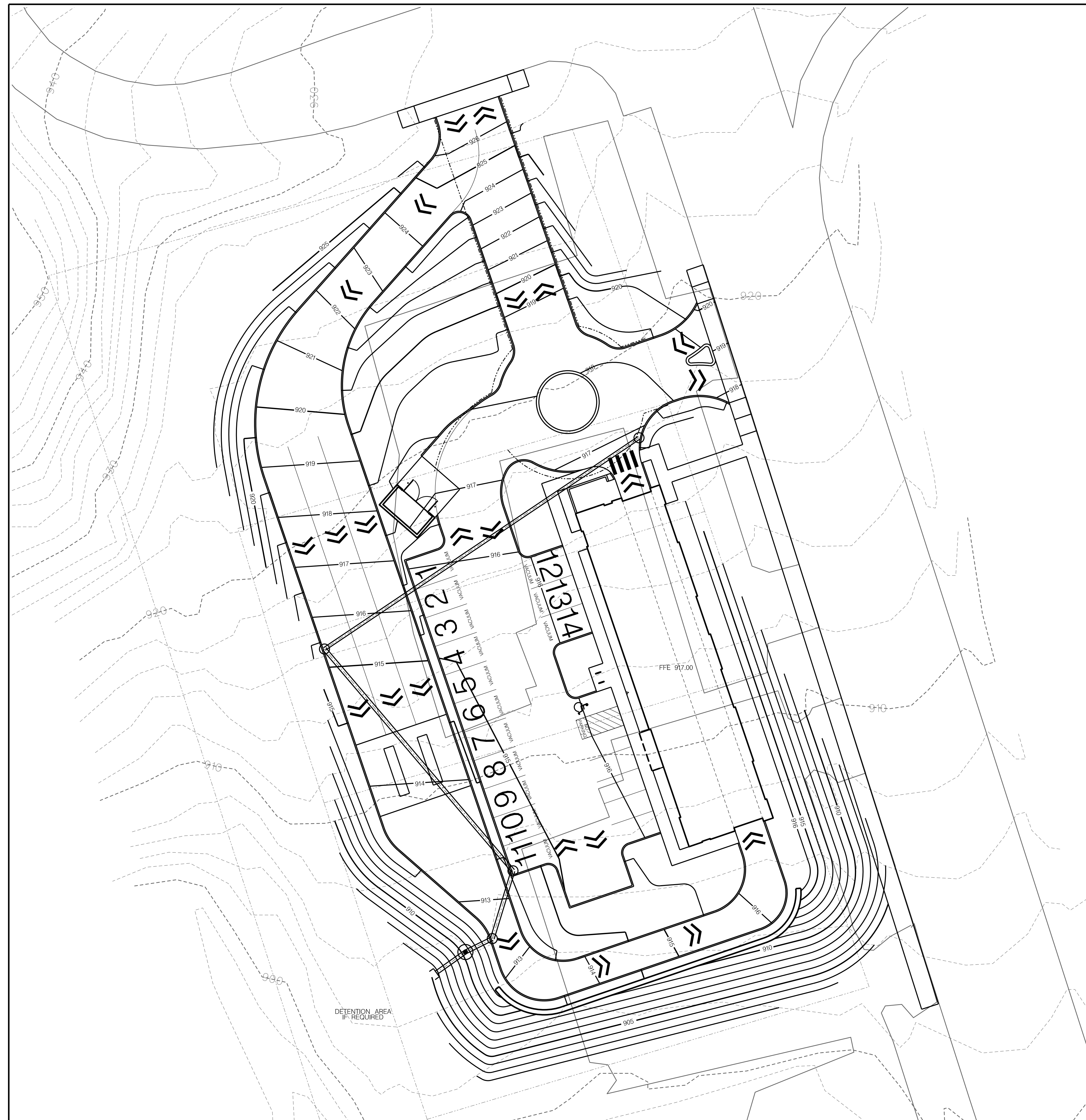
A Site Plan for:
Harper Carwash
Chapman Hwy
3223 Chapman Hwy
Knoxville, TN
11-D-24-SU

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 11/19/2024
FILE NAME:
PROJECT NO:

PL03
MASTER PLAN
DRAWING



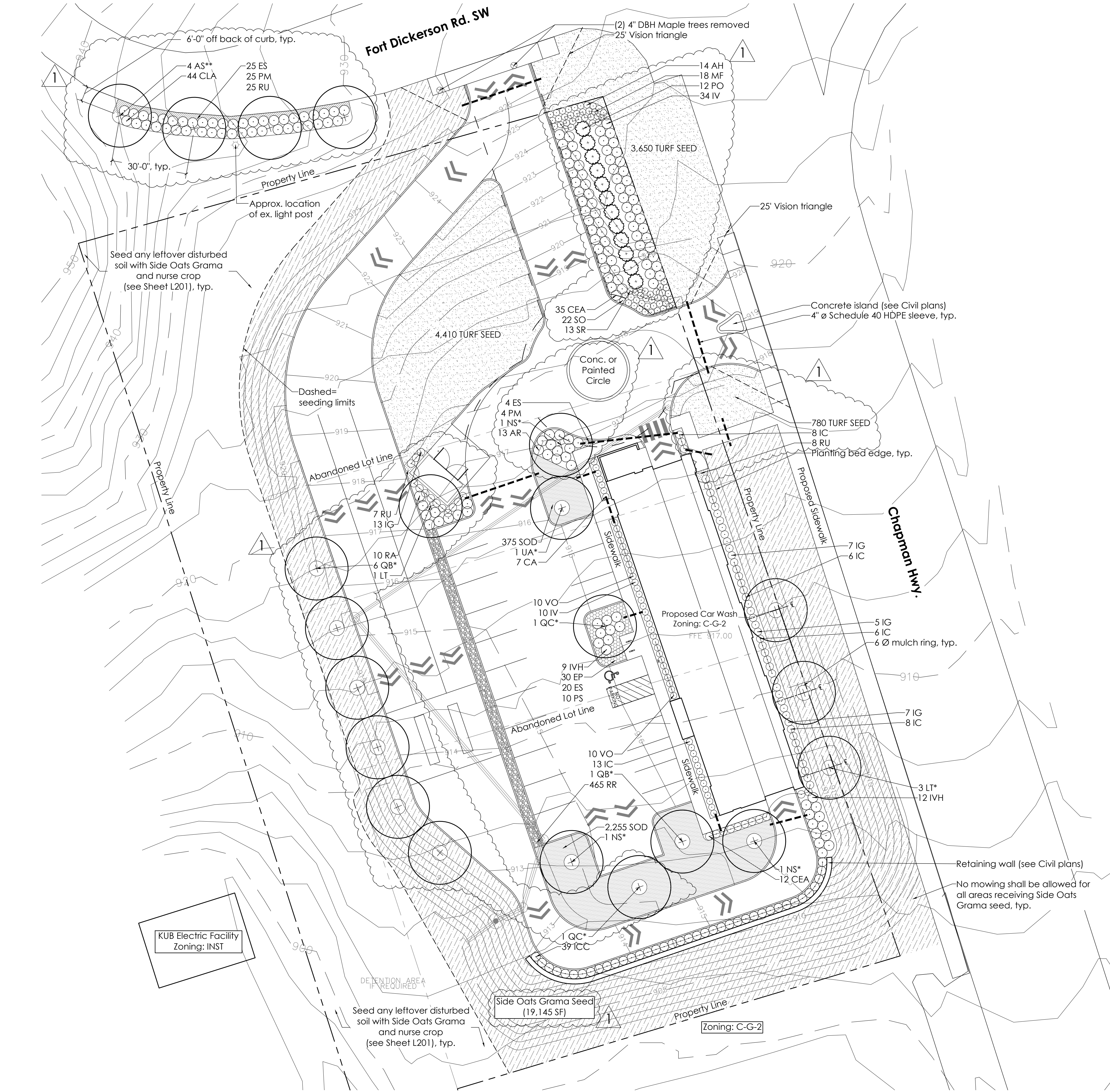


EXISTING		PROPOSED		LEGEND:
	535		535	GROUND CONTOUR ELEVATION
	535.25'		535.25'	SPOT ELEVATION
				STRUCTURE
		NA		PROPERTY LINE
		NA		EASEMENT
				EDGE OF PAVEMENT
	SD		SD	STORM DRAIN
	SS		SS	SANITARY SEWER
	PW		PW	POTABLE WATER
	NG		NG	NATURAL GAS
	OE		OE	OVERHEAD ELECTRICAL
	W		W	WATER METER
	NA		NA	FIRE HYDRANT
	NA		NA	SURFACE FLOW
	NA		NA	SILT FENCING
				CURB
				CATCH BASIN
	NA		NA	CONCRETE PAVEMENT
	NA		NA	ASPHALT PAVEMENT
	NA		NA	RIP RAP

REVISIONS:

PL02

CONCEPT GRADING PLAN
DRAWING



Abbreviation Reference

- 1. LF = Linear Feet
- 2. SF = Square Feet
- 3. o.c. = On Center
- 4. typ. = Typical
- 5. EQ. = Equal
- 6. Qty. = Quantity
- 7. Cal. = Caliper
- 8. Gal. = Gallon
- 9. Hgt. = Height
- 10. Min. = Minimum
- 11. Max. = Maximum
- 12. Cu. Yd. = Cubic Yard

Property Information

- 1. Use: Car Wash
- 2. Zoning: C-G-2
- 3. Parcel Numbers: 109IA006, 109IA00703, 109IA00702, 109IA00701
- 4. Block: 25330
- 5. Ward: 25
- 6. Combined Acreage of Parcels: 2.09 acres
- 7. Total Disturbed Area: 1.50 acres
- 8. Deed References: 20150309-0047902, 20010416-0069256, 20010416-0069256, 20010416-0069256

Landscape Architect Contact Information

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

Sheet Index

L100	Landscape Plan
L200	Landscape Details
L201	Landscape Notes & Plant Schedule

City of Knoxville Landscape Requirements

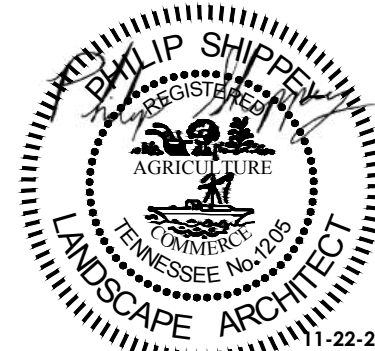
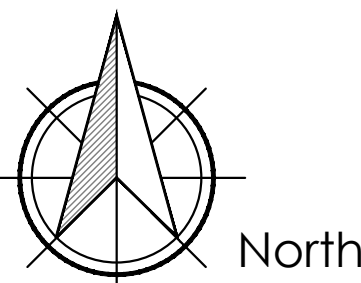
Per Article 12, Appendix B - Zoning Code

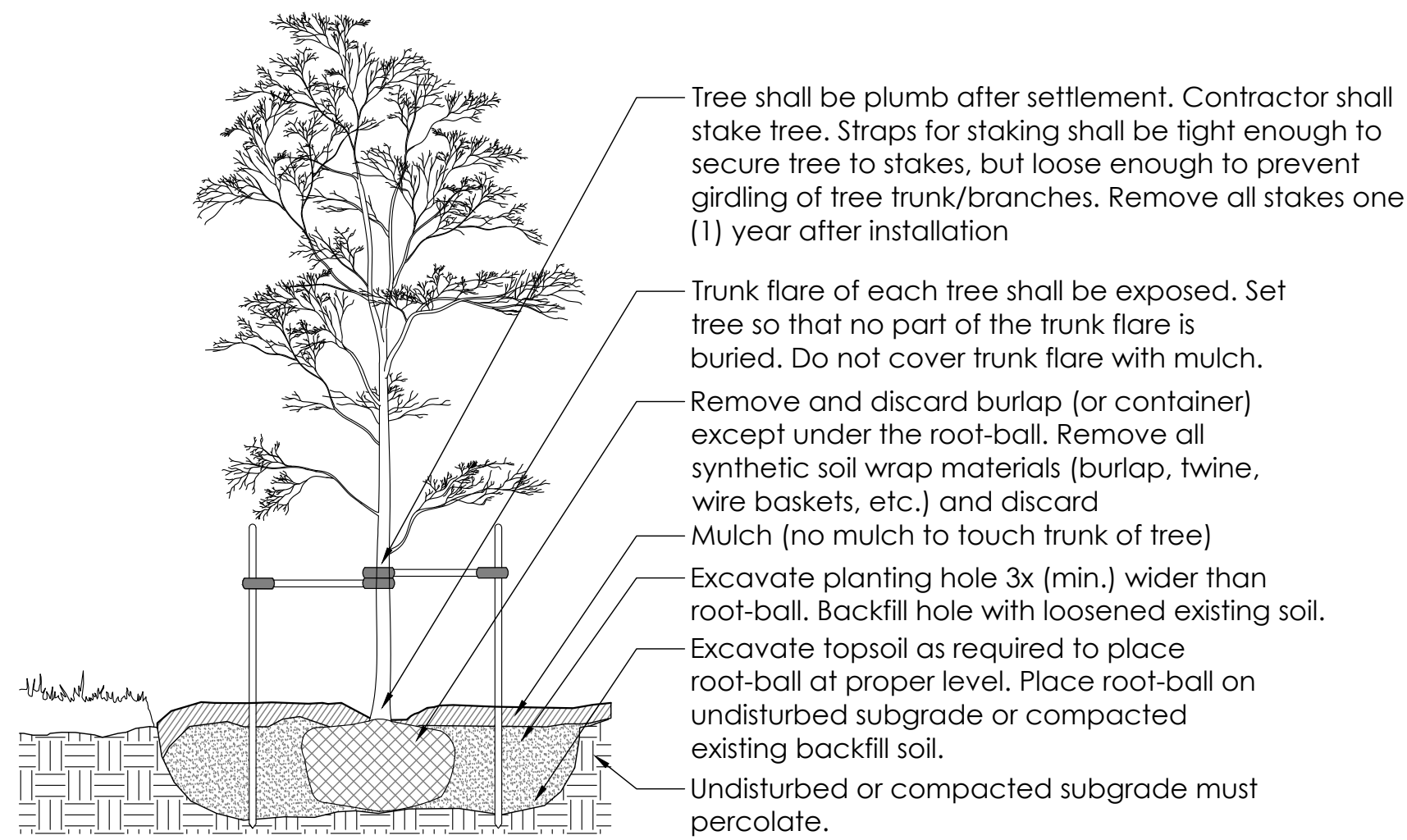
- Tree Protection Ordinance Requirements**
 - (a) Calculation: 8 trees x 2.1 acres = **17 new trees required**
 - (b) Number of trees provided: **17**
 - (c) At least half of required trees shall reach 50' height at maturity 17/2 = 9 of the proposed trees are species which typically exceed 50' high at maturity.
 - (d) All proposed shade trees shall be equal to or greater than the 2" caliper minimum size required at installation.
- Species diversity**
 - (a) Shade trees: max quantity of single species = 40% proposed, min. number of species for type = 5, 6 species proposed
 - (b) Shrubs: max quantity of single species = 25% proposed, min. number of species for type = 8, 11 species proposed
 - (c) Perennials: max quantity of single species = 25% proposed, min. number of species for type = 8, 8 species proposed
- Perimeter Parking Lot Landscape**
 - (a) The parking lot does not abut a public R.O.W. and the proposed parking/vacuum area is less than 10,000 SF (proposed as 7,945 SF); therefore, no perimeter parking lot landscape is required.
- Interior Parking Lot Landscape**
 - (a) Vehicular use area is 29,780 SF; therefore, interior landscape is required.
 - (b) Landscape provided:
 - (b)a) 60% of the landscape islands are covered in live plant material
 - (b)b) At least one shade tree is provided in each parking island
 - (b)c) Parking islands are provided every 15 parking spaces
- Site Landscape**
 - North Façade Landscaping Requirements**
 - (a) Number of trees required: 1 shade tree/50 LF of façade = 1 tree required
 - (b) Trees provided = 35'-4" LF /50 LF = **1 tree**
 - (c) Number of shrubs required: 1 shrub/3 LF = 12 shrubs required
 - (d) Shrubs provided = 35'-4" LF/3 = **12 shrubs provided**
 - South Façade Landscaping Requirements**
 - (a) Number of trees required: 1 shade tree/50 LF of façade = 1 tree required
 - (b) Trees provided = 35'-4" LF /50 LF = **1 tree**
 - (c) Number of shrubs required: 1 shrub/3 LF = 12 shrubs required
 - (d) Shrubs provided = 35'-4" LF/3 = **12 shrubs provided**
 - East Façade Landscaping Requirements**
 - (a) Number of trees required: 1 shade tree/50 LF of façade = 3 trees required
 - (b) Trees provided = 140'-0" LF /50 LF = **3 trees**
 - (c) Number of shrubs required: 1 shrub/3 LF = 47 shrubs required
 - (d) Shrubs provided = 140'-0" LF/3 = **47 shrubs provided**
 - West Façade Landscaping Requirements**
 - (a) Number of trees required: 1 shade tree/50 LF of façade = 3 trees required
 - (b) Trees provided = 150'-8" LF /50 LF = **3 trees**
 - (c) Number of shrubs required: 1 shrub/3 LF = 47 shrubs required
 - (d) Shrubs provided = 150'-8" LF/3 = **51 shrubs provided**
- Tree Mitigation**
 - (a) Replace removed, disrupted or injured trees with 2-inch caliper replacement trees. The total caliper inches of replacement trees should equal or be greater than the DBH of the trees removed, disrupted, or injured.
 - (b) Trees removed: Two (2) 4" DBH shade trees
 - (c) Calculation: 4" x 2 = 8" removed; four (4) 2" caliper shade trees provided = 8" total replaced

- *Notes:
1. Trees to be counted towards the Tree Ordinance have been marked with an asterisk (*) on the plan.
 2. Trees to be counted towards Tree Mitigation have been marked with double asterisks (**) on the plan.

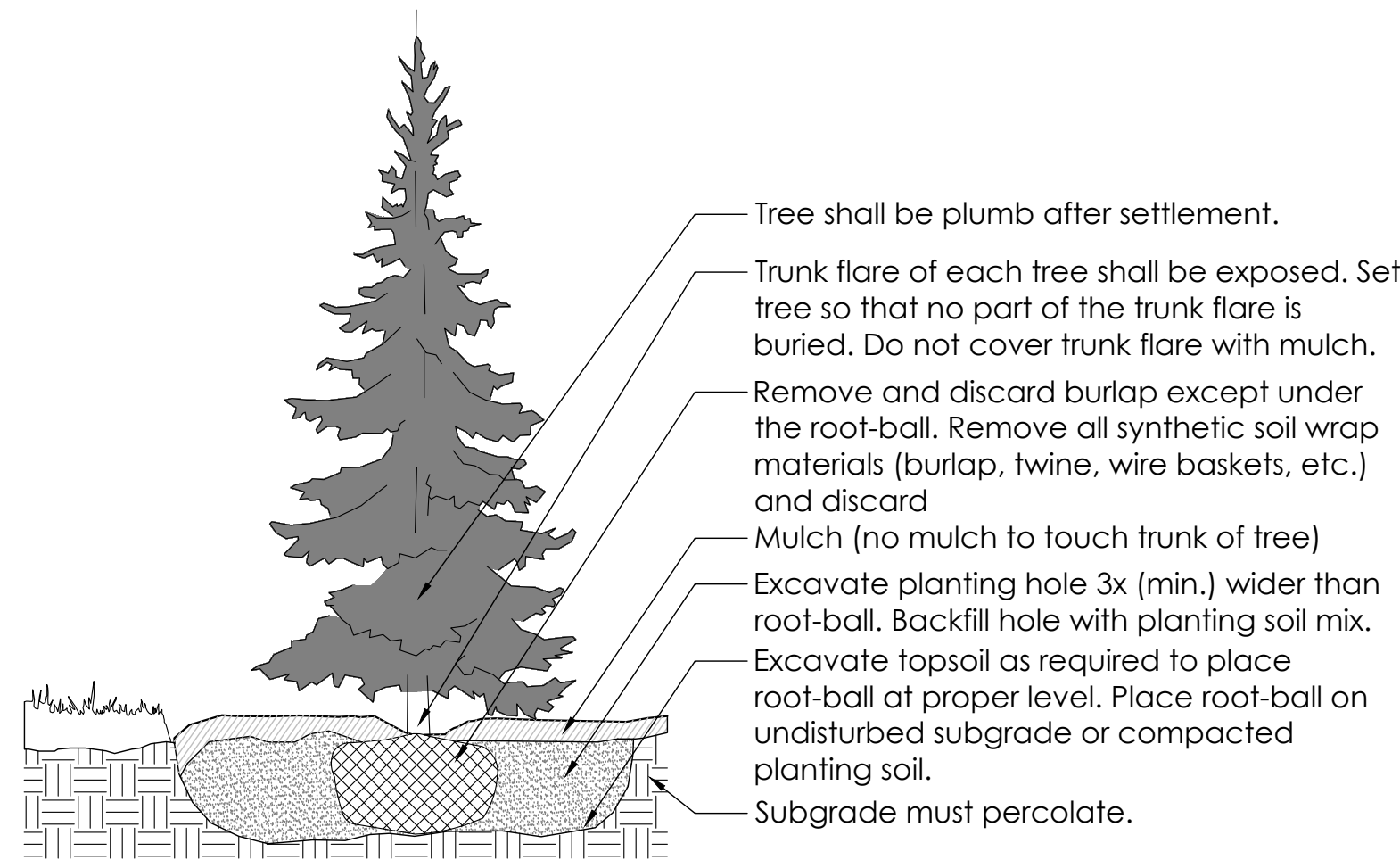
Irrigation Notes

1. The Contractor shall coordinate all irrigation equipment selections and the layout of the irrigation system with the Owner.
2. Sleeve locations are approximate and should be adjusted in the field as necessary.
3. Min. 4" ø schedule 40 HDPE sleeves shall be required under paved areas and walls to provide accessibility to all locations to receive irrigation.
4. Contractor shall verify quantity of sleeves needed to achieve irrigation system coverage as required.
5. The Contractor shall be responsible for locating and replacing any improperly installed sleeving.
6. Stub up sleeve pipes uniformly at a minimum twelve (12) inches above the ground surface. Cap with fluorescent orange paint for easy identification.
7. The Contractor shall be responsible for knowing the location of each sleeving pipe.
8. The Contractor shall provide 20-gallon watering bags for **all shade** trees that are planted outside of the months of December, January, and February.
9. It is the responsibility of the Contractor to provide regular watering in dry weather while under the 1 year plant warranty.
10. Total sleeves on the plan: 11

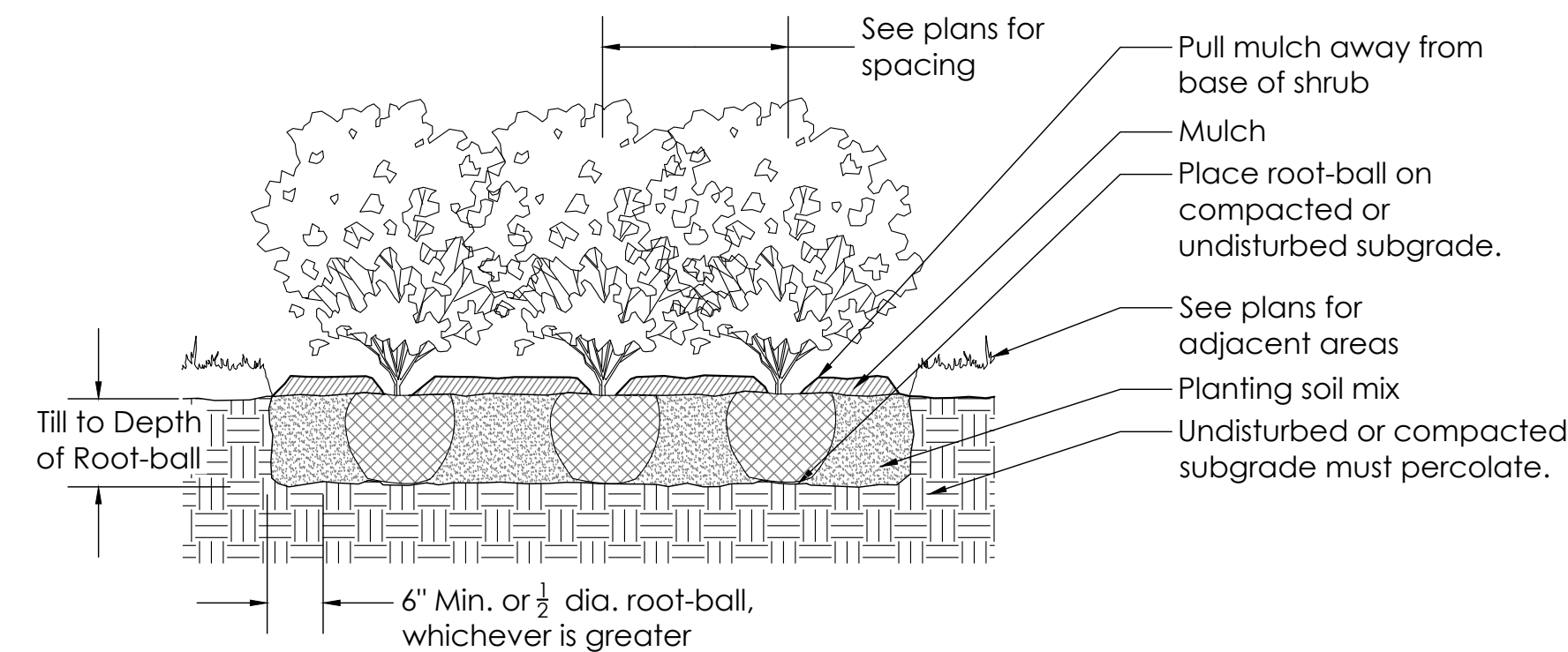




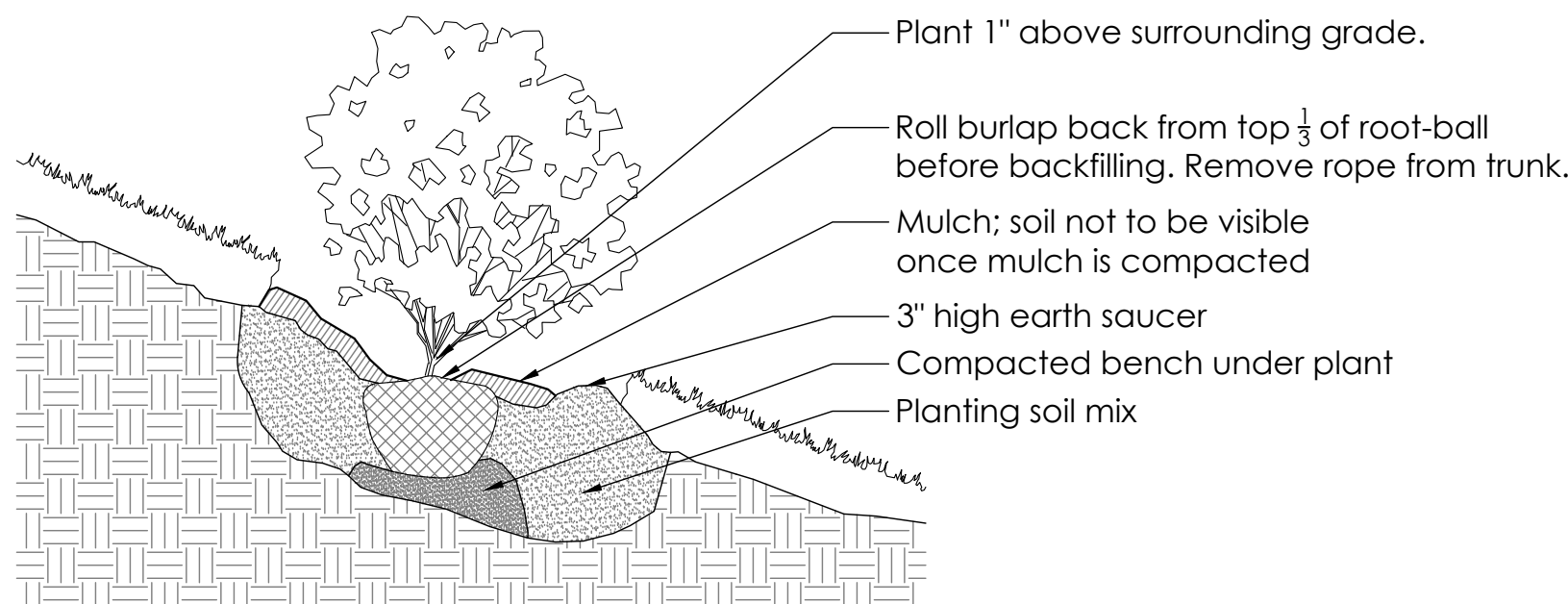
1 Tree Planting & Staking
Scale: NTS



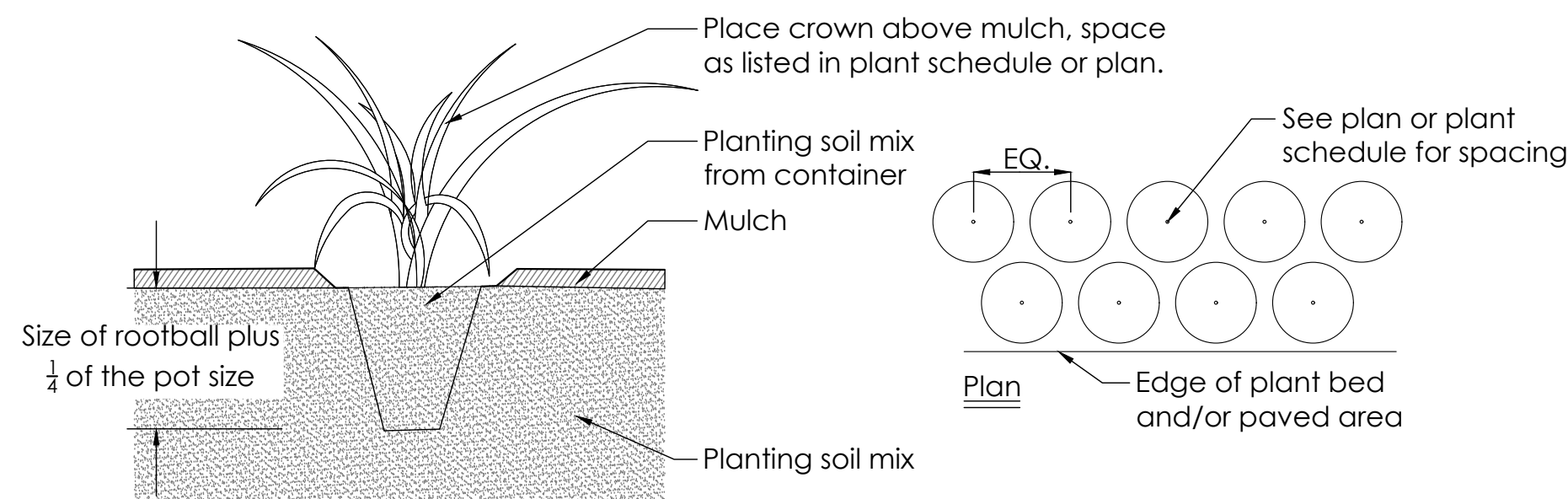
2 Evergreen Planting Detail
Scale: NTS



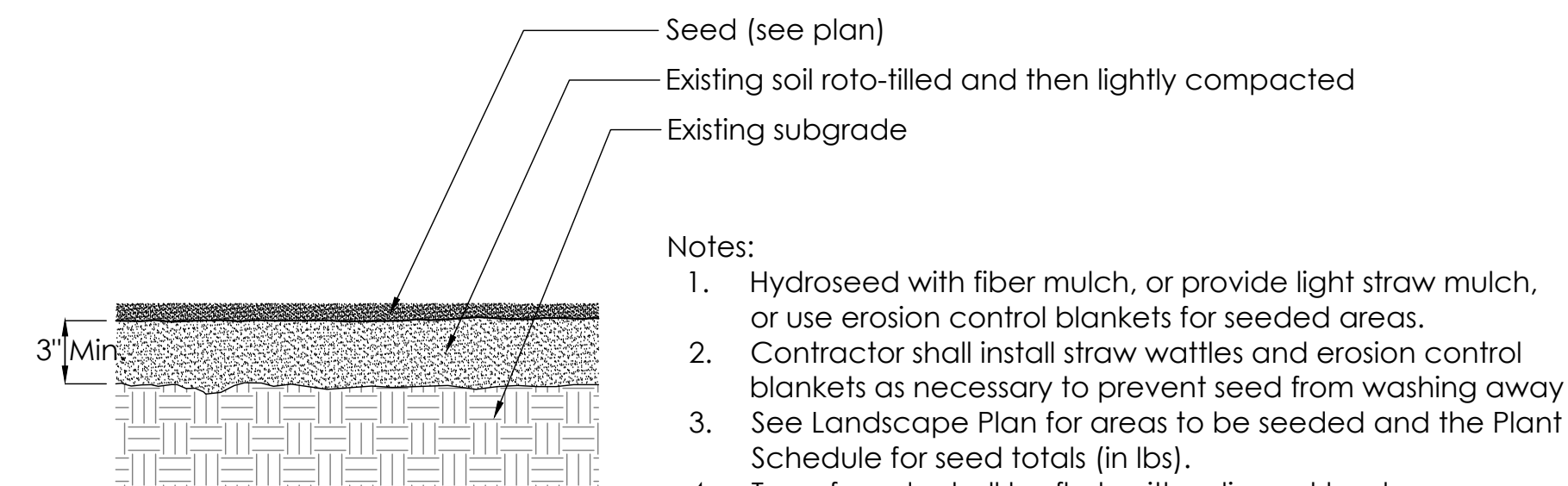
3 Shrub Planting
Scale: NTS



4 Slope Planting Detail
Scale: NTS

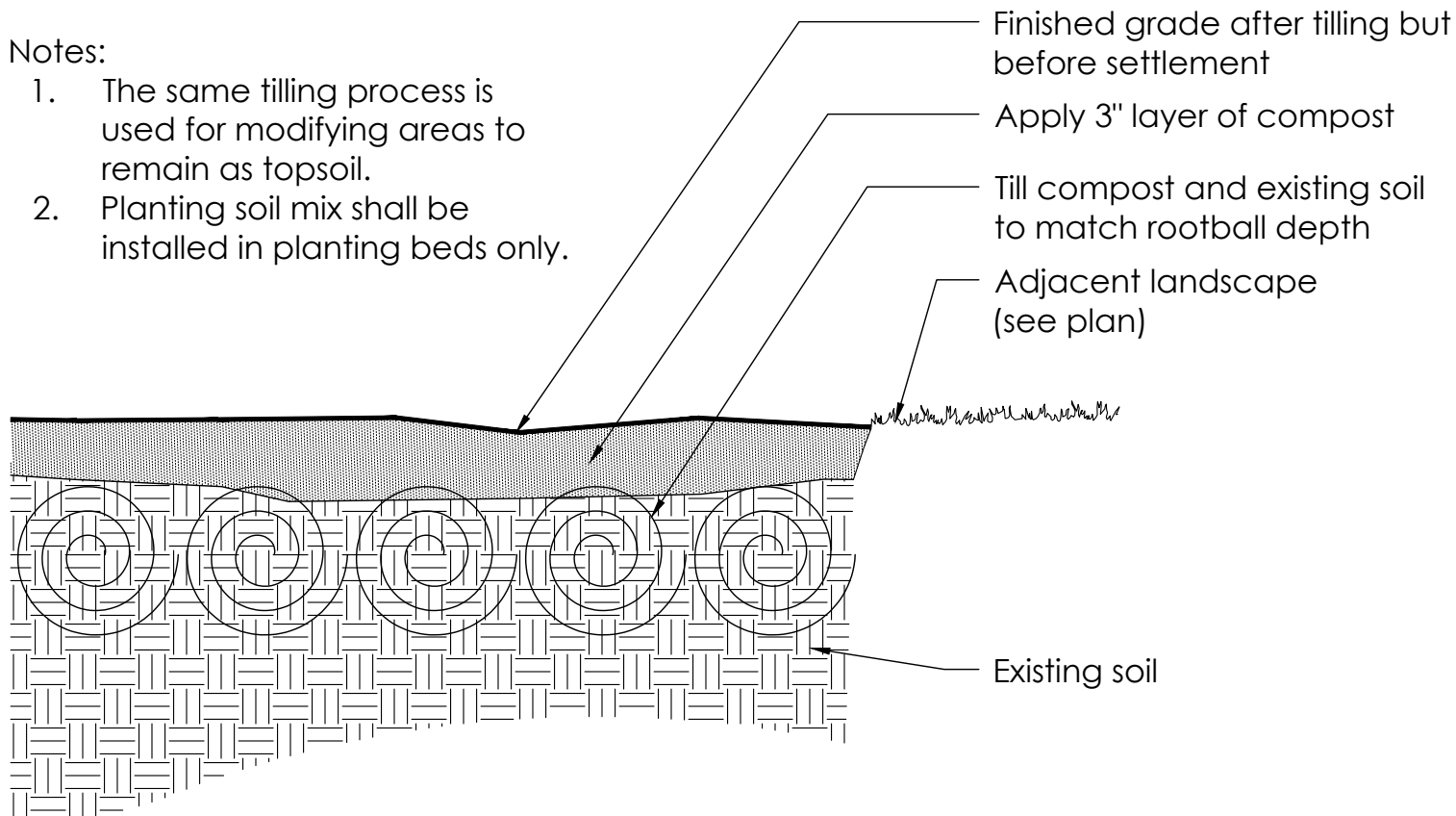


5 Perennial/Ornamental Grass Planting Detail
Scale: NTS



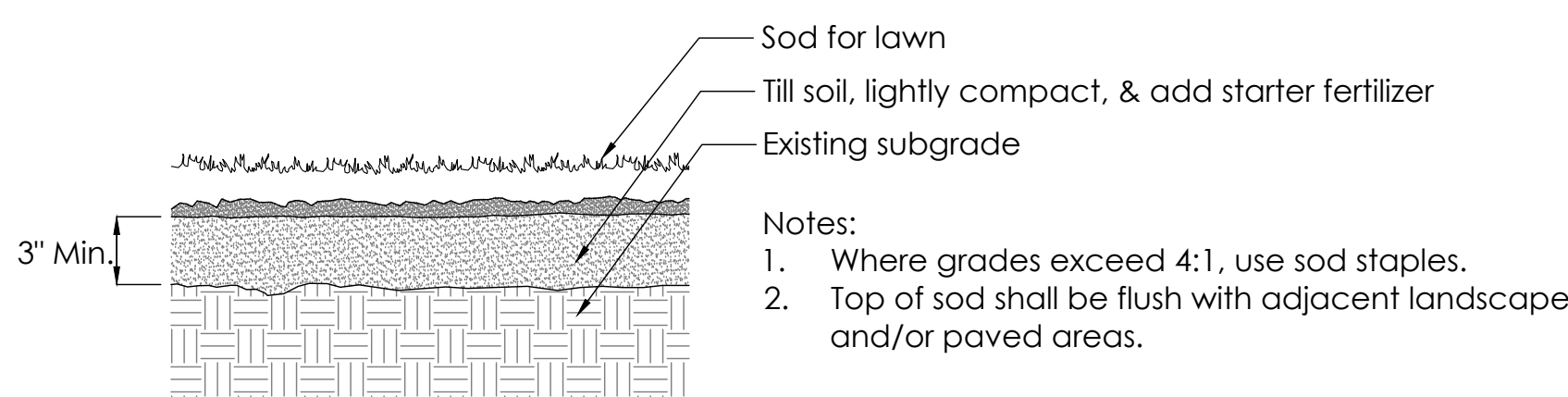
6 Seeding
Scale: NTS

- Notes:
- Hydroseed with fiber mulch, or provide light straw mulch, or use erosion control blankets for seeded areas.
 - Contractor shall install straw wattles and erosion control blankets as necessary to prevent seed from washing away
 - See Landscape Plan for areas to be seeded and the Plant Schedule for seed totals (in lbs).
 - Top of grade shall be flush with adjacent landscape and/or paved areas/curbs.



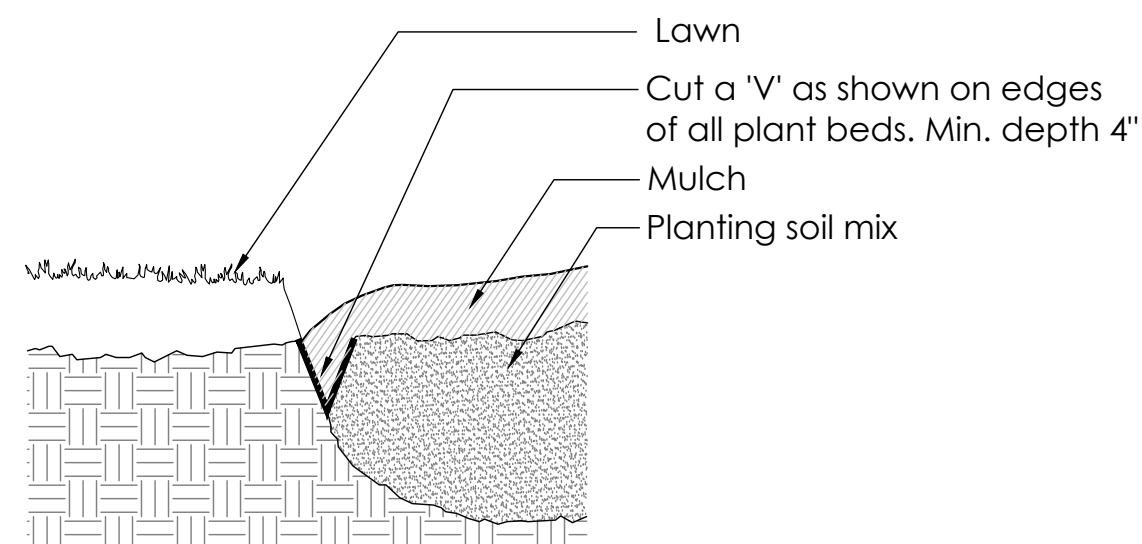
9 Planting Soil Mix
Scale: NTS

- Notes:
- The same tilling process is used for modifying areas to remain as topsoil.
 - Planting soil mix shall be installed in planting beds only.

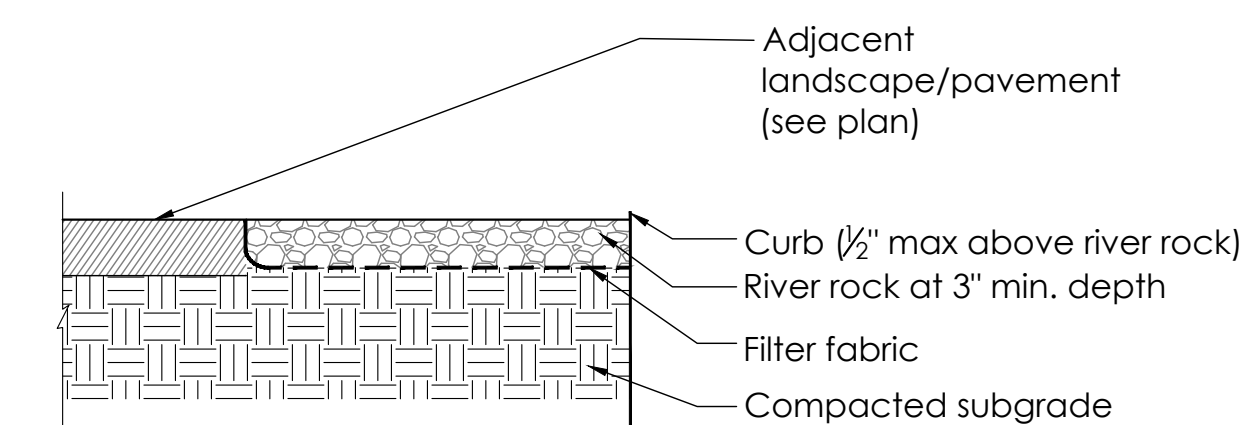


7 Sod
Scale: NTS

- Notes:
- Where grades exceed 4:1, use sod staples.
 - Top of sod shall be flush with adjacent landscape and/or paved areas.



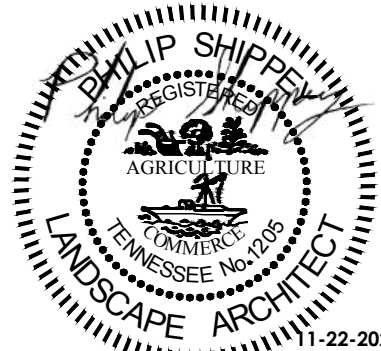
8 Planting Bed Edge
Scale: NTS



- *Notes:
- All river rock shall be from the same local source and be washed prior to being brought to project site.

10 River Rock
Scale: 1"=1'-0"

- River Rock
- Source: Local
 - Size: 3-5"
 - Depth: 3"
 - Color: Browns & Grays
 - See plans for layout



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 be properly graded for positive drainage. See this sheet for percolation testing procedures.
- All new plant material shall to 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 and restoration planting 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. See specifications for more information regarding the plant warranty.
- 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, river rock, seed, 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.
- Source meadow seed mix as provided below.

Meadow Seed Source: Roundstone Native Seed, LLC
Address: 99764 Raider Hollow Road, Upton, Ky. 42784
Phone: (888)531.2353

Item Name: **Side Oats Grama**

Source seed as shown at the website listed under the following URL:
<https://roundstoneseed.com/native-grasses/97-side-oats-grama.html>

Seed nurse crop in addition to Meadow Seed Mix as follows:

- If cool season (Sept-Nov or Feb-March): Red Clover, Oats, Hairy Vetch, Crimson Clover, Wheat, Austrian Winter Pea, Kale (or other available Brassica)
- If warm season (April-July): Sudangrass, Millet, Buckwheat, Field Peas, Sunflower, Daikon, Red Clover

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.

Plant Schedule

Key	Qty.	Botanical Name	Common Name	Size	Notes
SHADE TREES					
AS	4	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	2' Cal.	Well branched; single-trunk; Mature Hgt.: 50'
LT	4	<i>Liriodendron tulipifera</i>	Tulip Poplar	2' Cal.	Well branched; single-trunk; Mature Hgt.: 80'
NS	3	<i>Nyssa sylvatica</i> 'Wildfire'	Black Gum	2' Cal.	Well branched; single-trunk; Mature Hgt.: 50'
QB	7	<i>Quercus bicolor</i>	Swamp White Oak	2' Cal.	Well branched; single-trunk; Mature Hgt.: 60'
QC	2	<i>Quercus coccinea</i>	Scarlet Oak	2' Cal.	Well branched; single-trunk; Mature Hgt.: 70'
UA	1	<i>Ulmus americana</i> 'Valley Forge'	American Elm	2' Cal.	Well branched; single-trunk; Mature Hgt.: 70'
SHRUBS					
AR	13	<i>Abelia</i> 'Rose Creek'	Rose Creek Abelia	Min. 18" Hgt.	
CA	7	<i>Callicarpa americana</i>	American Beautyberry	Min. 18" Hgt.	Straight species only
CEA	47	<i>Ceanothus americanus</i>	New Jersey Tea	Min. 18" Hgt.	Straight species only; Alt. species: <i>Abelia</i> 'Rose Creek'
CLA	44	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Sweet Pepperbush	Min. 18" Hgt.	Alt. cultivar: 'Sixteen Candles'
ICC	39	<i>Ilex cornuta</i> 'Carissa'	Carissa Holly	Min. 18" Hgt.	
IC	41	<i>Ilex crenata</i> 'Hoogendorn'	Hoogendorn Holly	Min. 18" Hgt.	
IG	32	<i>Ilex glabra</i> 'Shamrock'	Dwarf Inkberry Holly	Min. 18" Hgt.	Alt. cultivar: 'Nigra'
IV	44	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	Min. 18" Hgt.	
IVH	21	<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetspire	Min. 18" Hgt.	
PO	12	<i>Physocarpus opulifolius</i>	Ninebark	Min. 18" Hgt.	Straight species or 'Diabolo' or 'Coppertina'
VO	10	<i>Viburnum obovatum</i> 'Mrs. Schiller's Delight'	Dwarf Walter's Viburnum	Min. 18" Hgt.	
PERENNIALS/GROUNDCOVER					
AH	14	<i>Amsonia hubrichtii</i>	Arkansa Bluestar	1 Gal.	30" o.c. spacing
EP	30	<i>Echinacea purpurea</i>	Purple Coneflower	1 Gal.	Straight species only; 18" o.c. spacing
ES	49	<i>Eragrostis spectabilis</i>	Purple Lovegrass	1 Gal./Quart	Straight species only; 18" o.c. spacing
MF	18	<i>Monarda fistulosa</i>	Wild Bergamot	1 Gal.	30" o.c. spacing; straight species or <i>M. didyma</i> 'Jacob Cline'
PS	10	<i>Phlox subulata</i>	Moss Phlox	1 Gal.	24" o.c. spacing
PM	29	<i>Pycnanthemum muticum</i>	Clustered Mountain Mint	1 Gal./Quart	18" o.c. spacing
RA	10	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	1 Gal.	Dwarf variety
RU	40	<i>Rudbeckia</i> 'American Gold Rush'	American Gold Rush Black-Eyed Susan	1 Gal.	18" o.c. spacing
SR	13	<i>Solidago rugosa</i> 'Fireworks'	Fireworks Goldenrod	1 Gal.	30" o.c. spacing
SO	22	<i>Symphoricaricum oblongifolium</i>	Aromatic Aster	1 Gal./Quart	Straight species or 'Raydon's Favorite' or 'October Skies' only
TURF/SEED					
SOD	2,630	<i>Festuca</i> spp.	Turf Type Tall Fescue	SF	See Sheet L201
TURF SEED	8,840	<i>Festuca</i> blend	Turf Seed Blend	SF	See Sheet L201
	19,145	<i>Bouteloua curtipendula</i>	Side Oats Grama	SF	See Sheet L201; 5 lbs. pure-live-seed (PLS)/acre
MULCH/SOIL AMENDMENTS/ROCK					
RR	465	River Rock		SF	3" depth; see Sheet L200 for more information
	36	Compost		Cu. Yd.	Approx. 2" depth; install compost for planted beds only
	58	Double-Shredded Hardwood Mulch		Cu. Yd.	Approx. 3" depth; dark or natural color

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

** Contractor/Owner shall confirm quantities for mulch, compost, river rock, seed, and sod.

Turf Seed Blend Table		
Botanical Name	Common Name	Percentage in Mix
<i>Festuca arundinacea</i>	Tall Fescue	80%
<i>Festuca rubra</i>	Creeping Red Fescue	10%
<i>Poa pratensis</i>	Kentucky Bluegrass	10%

Drawn By _____ Date _____
PBS 11-22-2024

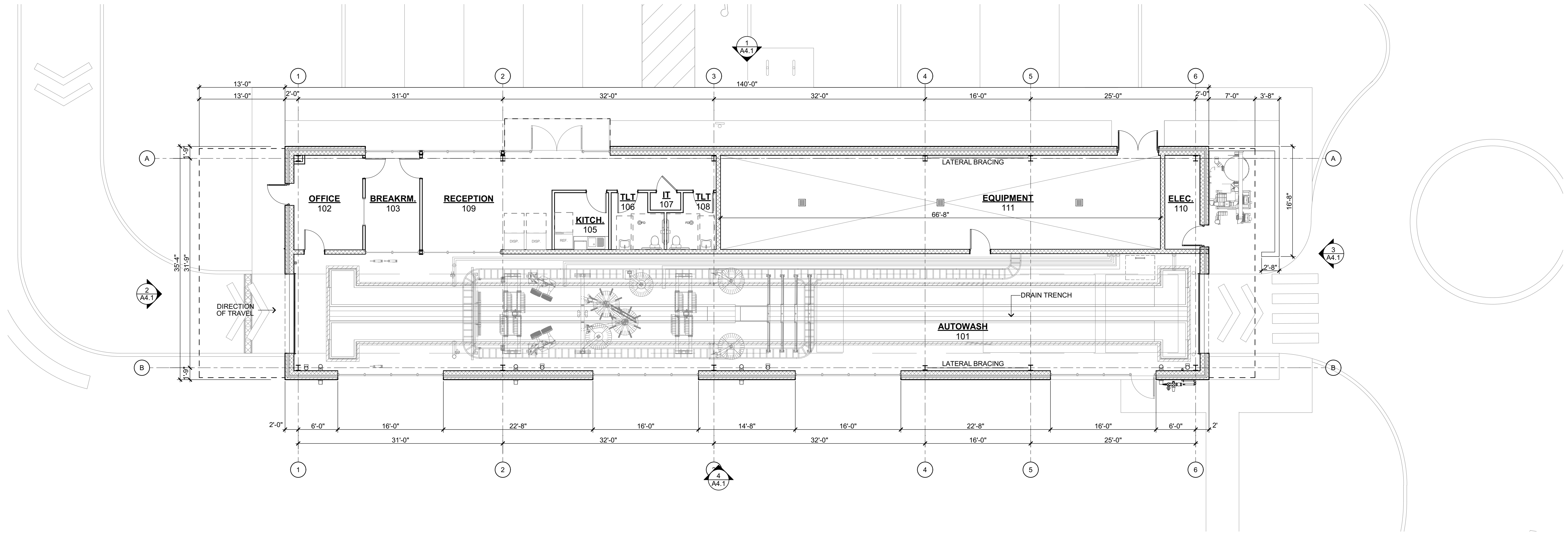
Revision _____ Date _____
Revision 1: City Comments 11-22-24

Sheet Name

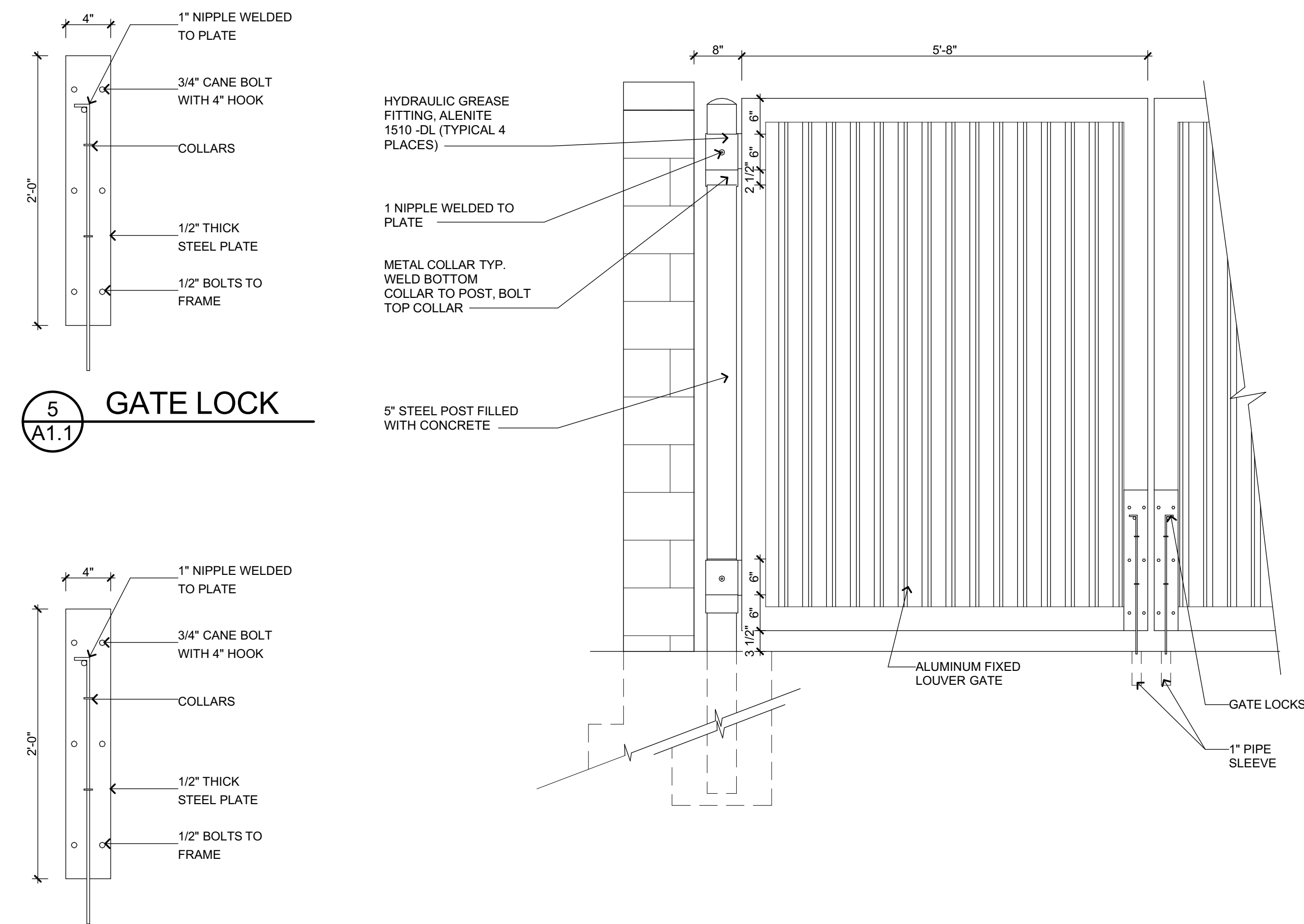
Landscape
Notes & Plant
Schedule

Sheet Number

L201

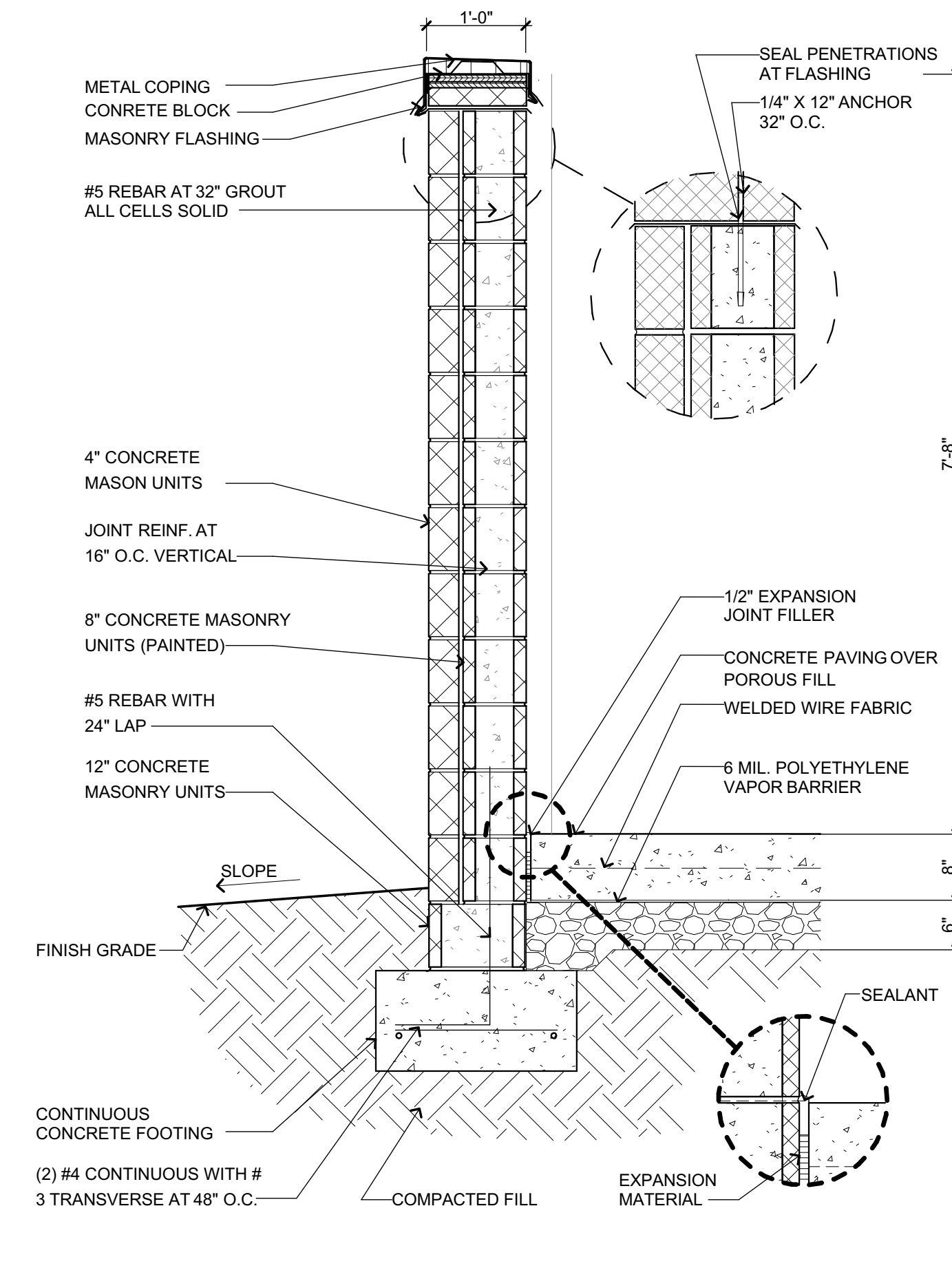


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

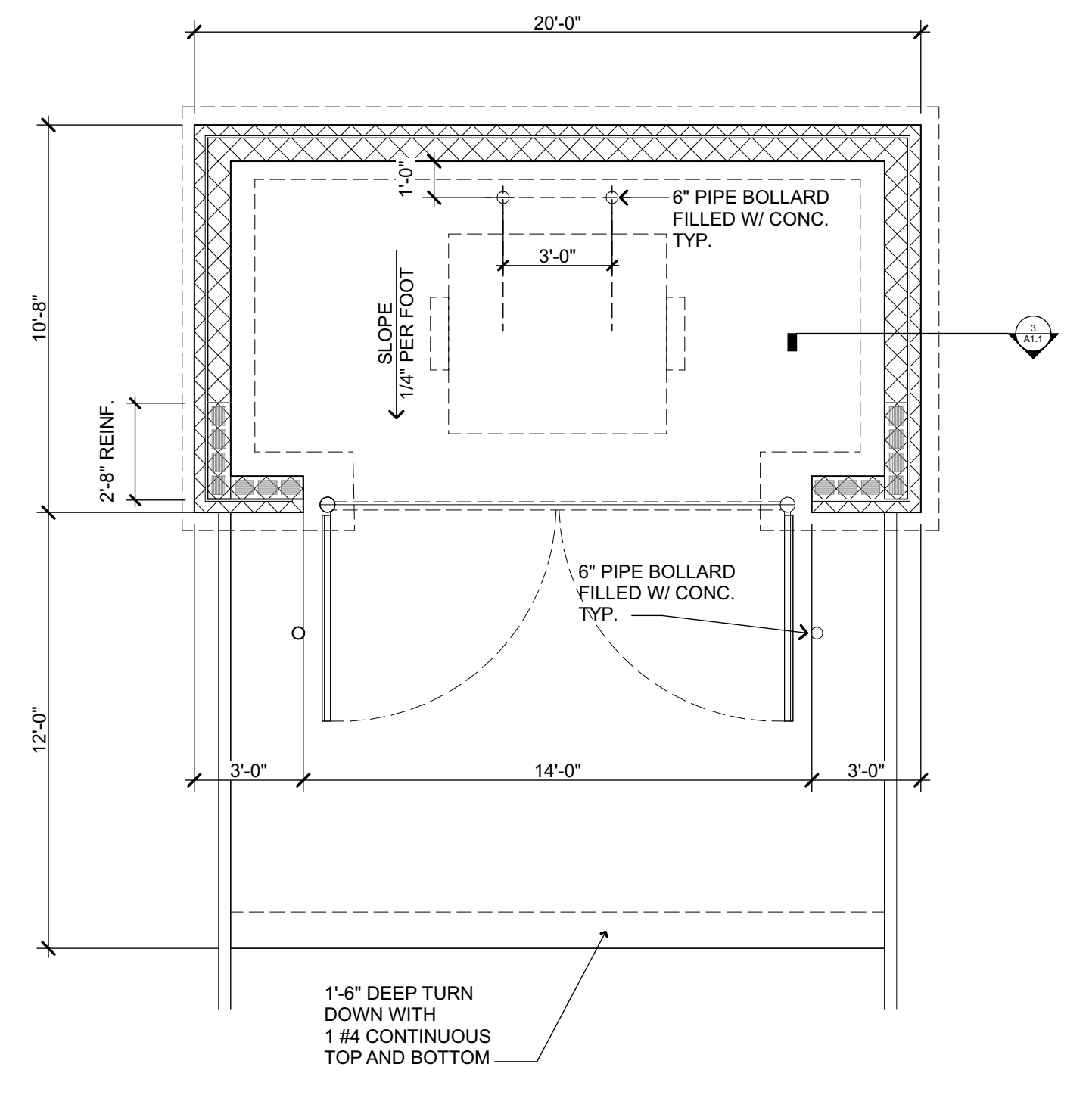


6 GATE POST
SCALE: 3/4" = 1'-0"

4 DUMSPTER ELEVATION
SCALE: 3/4" = 1'-0"



3 DUMPSTER SECTION
SCALE: 3/4" = 1'-0"

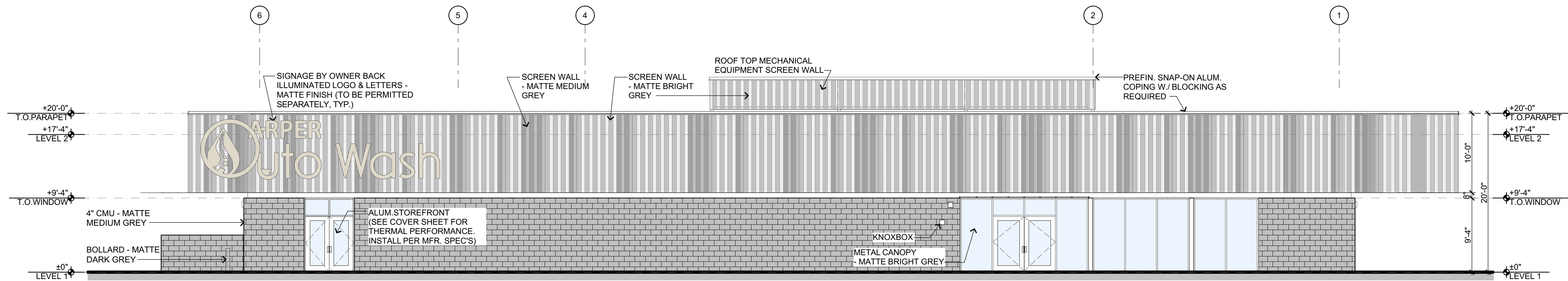


2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

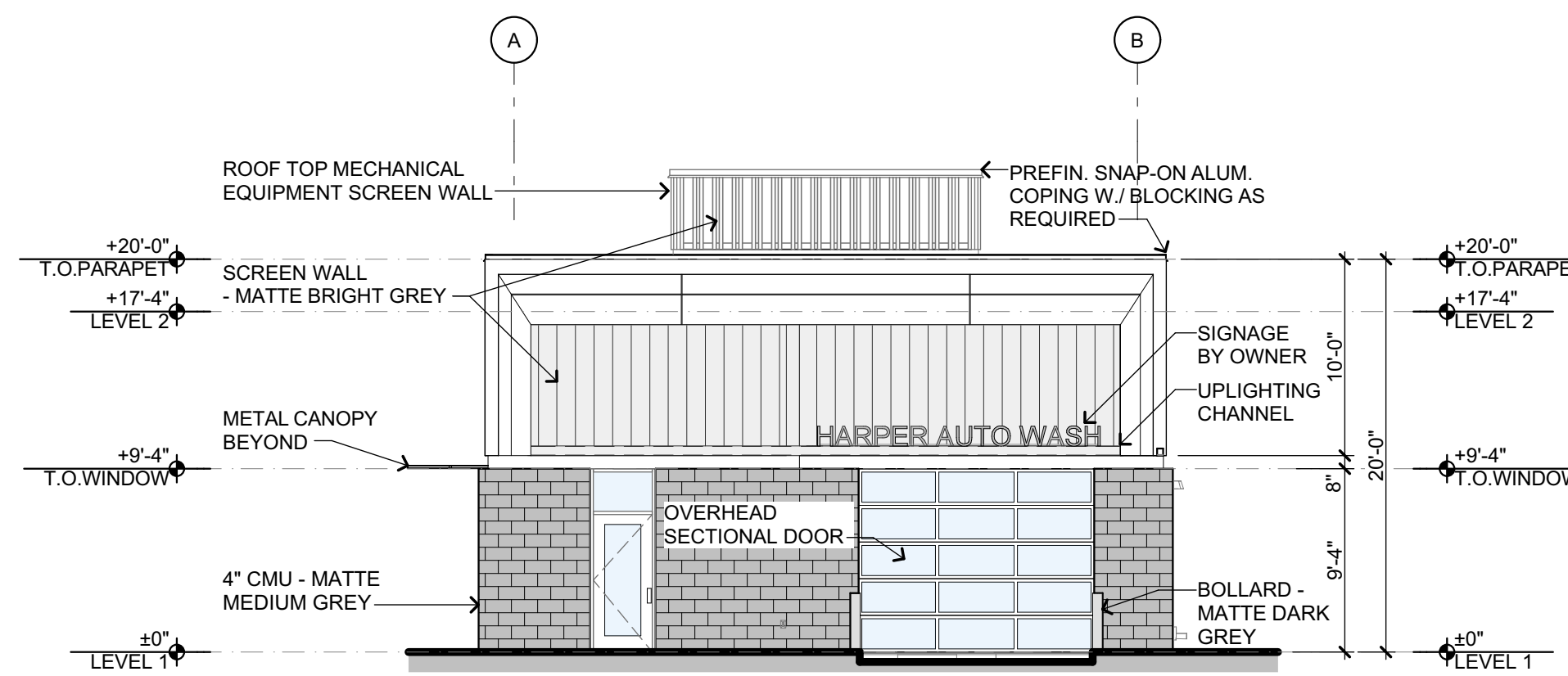


**GEORGE
ARMOUR
EWART
ARCHITECT**

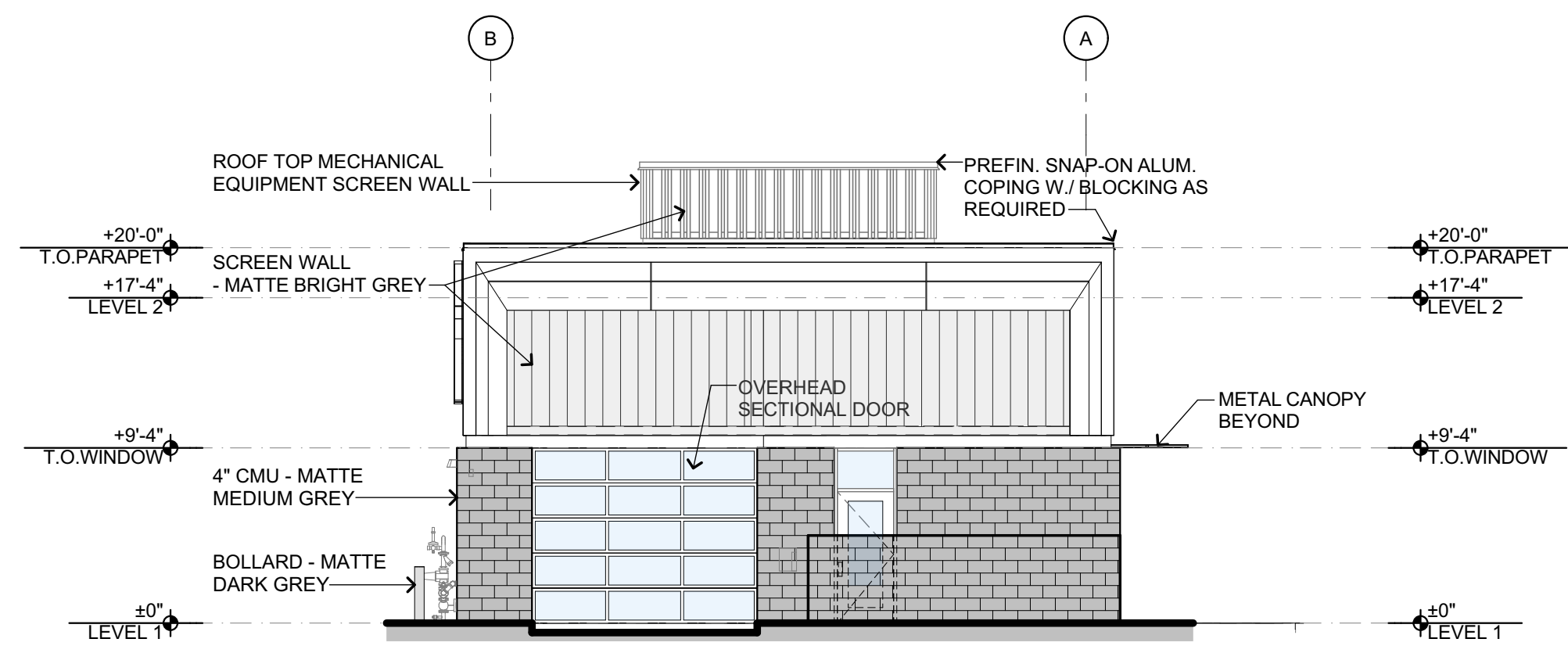
404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
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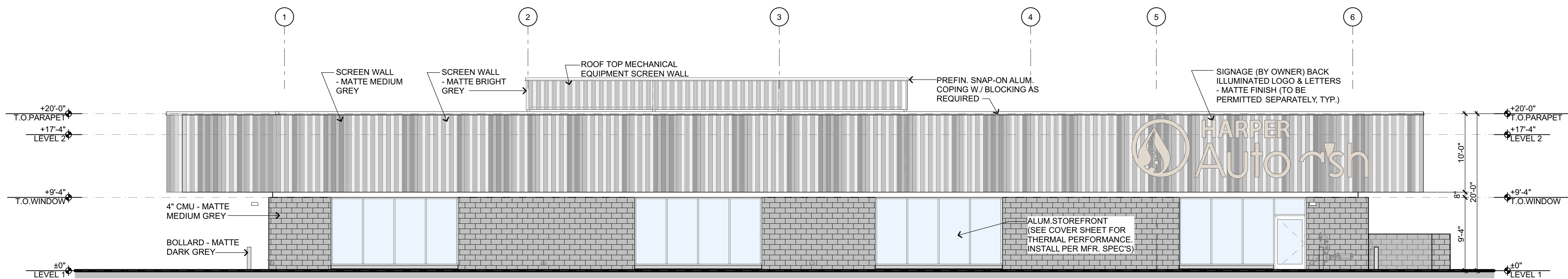
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
NOTE: FACADE TRANSPARENCY BETWEEN 2' AND 10' IS 30% / 30% REQUIRED (86 S.F. GLASS / 283 S.F. FACADE AREA)



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"
NOTE: FACADE TRANSPARENCY BETWEEN 2' AND 10' IS 39% / 30% REQUIRED (432 S.F. GLASS / 1,120 S.F. FACADE AREA)

NEW BUILDING FOR
HARPER Auto Wash
3223 CHAPMAN HWY
KNOXVILLE, TN 37920
FILE #11-D-24-SU

PRELIMINARY -
NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS

DATE: 25 NOV 2024
PROJECT NO.: 24102
PROJECT MGR.: STUART

A4.1