

LEGEND

- PROPOSED RETAINING WALL
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PAVEMENT WITHIN TDOT RIGHT-OF-WAY
- EIP IRON PIN FOUND
- PIPE PIPE FOUND
- G.V. GAS VALVE
- W.M. WATER METER
- MANHOLE
- SIGN
- W.V. WATER VALVE
- FIRE HYDRANT
- P/T POWER/TELEPHONE
- GUY WIRE

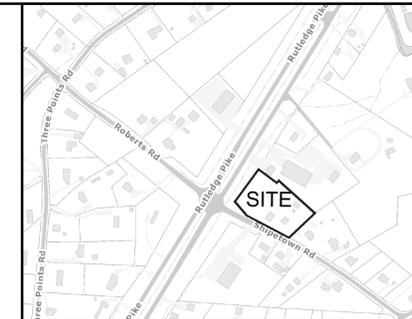
Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer *G. Campbell*

Tennessee License No. 104281

Date: 1-8-26



LOCATION MAP - NO SCALE

DRIVE THROUGH NOTES:

- 1) DRIVE THROUGH MINIMUM WIDTH IS TEN (10) FEET.
- 2) OUTDOOR SPEAKERS TO HAVE SOUND OUTPUT OF 75 DB OR LESS. OUTDOOR SPEAKERS SHALL BE LOCATED ON A SEPARATE SPEAKER POST INSTEAD OF ON A MENU BOARD, AND ALLOW VEHICLES TO PULL UP PARALLEL TO AND WITHIN TWO (2) FEET OF THE SPEAKER BOX. OUTDOOR SPEAKER EQUIPMENT TO UTILIZE AUTOMATIC VOLUME CONTROL (AVC) TECHNOLOGY TO REDUCE THE SOUND OUTPUT RELATED TO THE AMBIENT NOISE OF THE ENVIRONMENT. DRIVE THROUGH SPEAKERS SHALL NOT REGISTER MORE THAN 65 dB AT THE PROPERTY LINE IN COMMON WITH A RESIDENTIAL USE. SPEAKER SPECIFICATION SHALL BE SUBMITTED WITH THE SITE PLANS DEMONSTRATING COMPLIANCE.
- 3) DRIVE THROUGH TO HAVE A MINIMUM OF FOUR (4) STACKING SPACES 18 FEET IN LENGTH.
- 4) EXTERIOR LIGHTING AND VEHICULAR HEADLIGHTS ON SITE TO BE DIRECTED AWAY FROM PUBLIC RIGHT OF WAYS. SHRUBS TO BE UTILIZED AS NEEDED. FIXTURES SHALL BE FULL CUTOFF. LIGHTING LEVELS SHALL NOT EXCEED 0.2 fc AT ANY SHARED PROPERTY LINE WITH A RESIDENTIAL USE OR ZONE. PHOTOMETRIC PLAN TO BE SUBMITTED WITH SITE PLAN.
- 5) DRIVE THROUGH HOURS OF OPERATION: 6:00am-10:00PM
- 6) LIGHT POLES SHALL NOT EXCEED 15 FEET IN HEIGHT, MEASURED FROM TOP OF GRADE TO TOP OF POLE.

ROBERTS ROAD

RUTLEDGE PIKE (STATE ROUTE NO. 1)

CONVENIENCE STORE & RESTAURANT
46' x 98'
4,088 SF

FUELING CANOPY
28' x 121'
10 SPACES

RETAIL SHOPS

SHIPETOWN ROAD (WIDTH VARIES)

- Standard Notes:
1. This is a priority construction activity.
 2. Adequate drainage, erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
 3. Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing site assessment at each outfall involving drainage totaling 10 or more acres, or five or more acres if draining to impaired or exceptional waters. This assessment will be conducted at each qualifying outfall within a month of construction commencement. (see CGP sec 3.1.2 for assessment language)
 4. Fugitive sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining land owner.
 5. Sediment should be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
 6. Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
 7. Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
 8. Existing vegetation should be preserved to the maximum extent practicable.
 9. Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. Steep slopes (>35%) must be permanently or temporarily stabilized within 7 days.
 10. Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all unstabilized sites.

PARKING SUMMARY

CONVENIENCE STORE:
TOTAL AREA = 4,088 SQUARE FEET
RETAIL FLOOR SPACE = 2,000 SQUARE FEET
NUMBER OF REQUIRED SPACES = 2000 / 100 = 20 SPACES

RETAIL SHOPS:
TOTAL AREA = 3,340 SQ FT
RETAIL FLOOR SPACE = 2,400 SQ FT
NUMBER OF REQUIRED SPACES = 24 SPACES

TOTAL REQUIRED SPACES = 44 SPACES
NUMBER OF SPACES PROPOSED = 49 TOTAL W/ 4 ADA SPACES

ENGINEER:
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KNOXVILLE, TN 37938
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OWNER / DEVELOPER:
RELIANCE DEVELOPMENT, LLC
6716 CENTRAL AVE PIKE, SUITE 16
KNOXVILLE, TN 37912
CONTACT: EDDIE KHERANI
(865) 253-7866

NOTES:

- 1) HIGHWAY ENTRANCE PERMIT TO BE OBTAINED FROM TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT)
- 2) FUTURE INTERSECTION IMPROVEMENTS AND SIGNALIZATION BY KNOX COUNTY SHOWN ON SHEET 2.
- 3) SIGNS TO MEET REQUIREMENTS OF SECTION 3.90.
- 4) EXISTING FIRE HYDRANT TO BE RELOCATED AS SHOWN. LOCATION IS IN COMPLIANCE WITH SECTION 507 OF THE 2018 INTERNATIONAL FIRE CODE.
- 5) THE PROPOSED DRIVEWAYS AND PARKING AISLES WILL PROVIDE ACCESS MEETING THE REQUIREMENTS OF SECTION 503 OF THE 2018 INTERNATIONAL FIRE CODE.
- 6) PREVIOUS PLANNING SERVICES FILE NUMBER: 3-D-21-UR

12-A-25-UR
Revised: 1/16/2026

CLT MAP: 42
PARCEL: 56
DEED REFERENCE: 20210408-0082663

PROPERTY ZONED: CN

TOTAL AREA: 1.72 ACRES



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



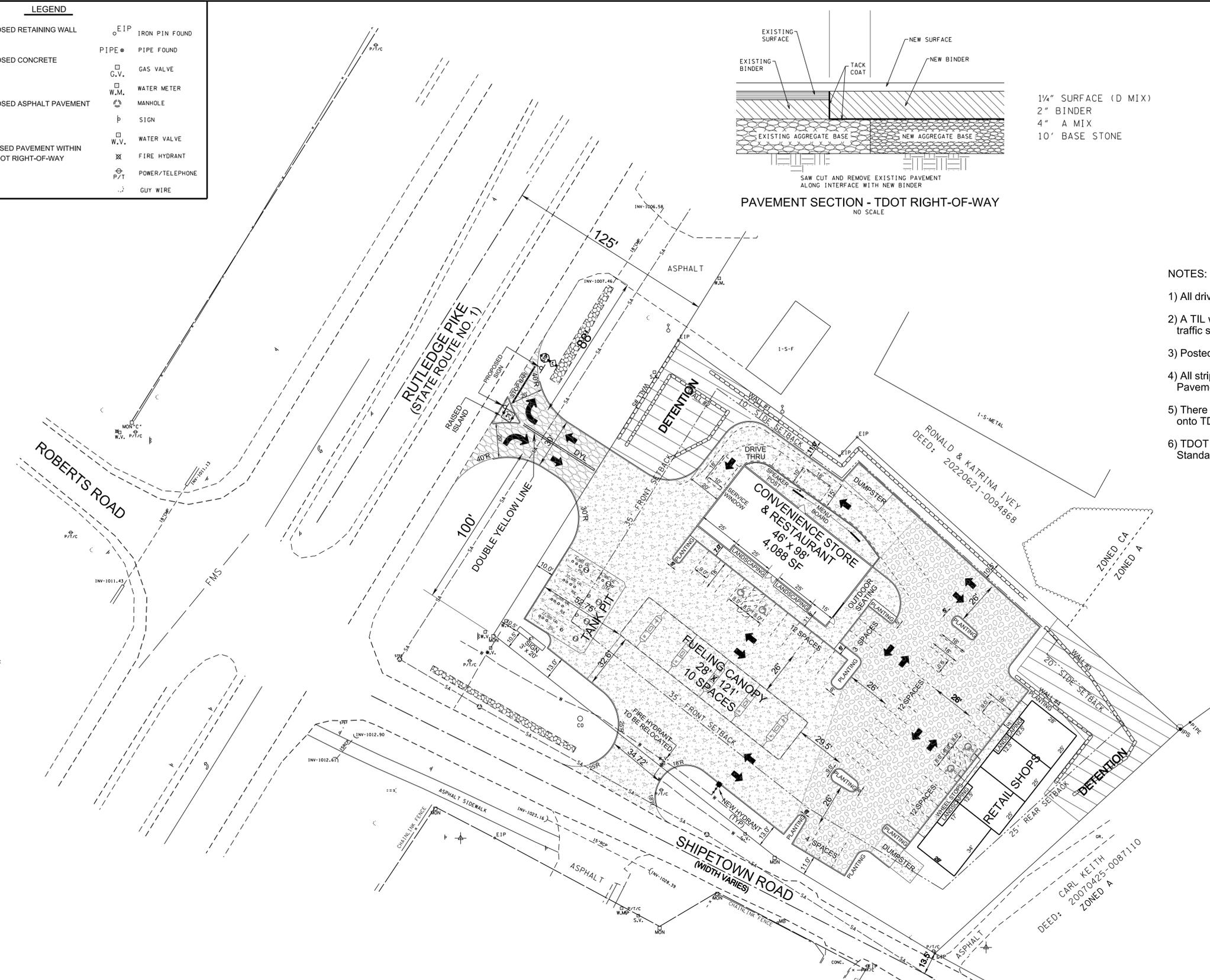
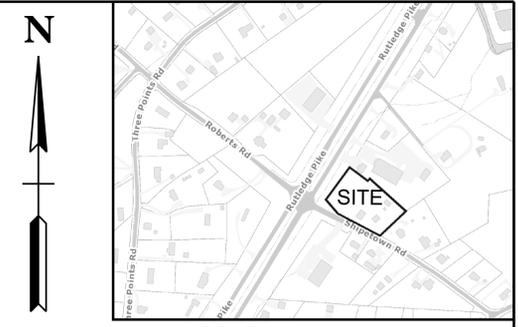
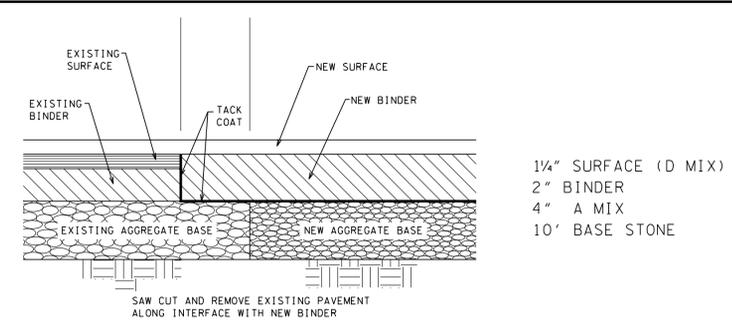
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SHIPETOWN SQUARE
USE ON REVIEW
PLANNING SERVICES FILE NUMBER:

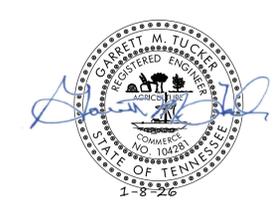
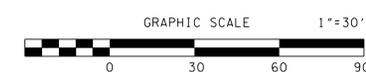
GENERAL LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
GMT	RGC	1" = 30'	NO. C1
DRAWN BY	DATE	FILE NO.	
GMT	1-8-26	20306	

LEGEND	
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED PAVEMENT WITHIN TDOT RIGHT-OF-WAY
	IRON PIN FOUND
	PIPE FOUND
	GAS VALVE
	WATER METER
	MANHOLE
	SIGN
	WATER VALVE
	FIRE HYDRANT
	POWER/TELEPHONE
	GUY WIRE



- NOTES:
- 1) All driveways meet TDOT intersection sight distance requirements.
 - 2) A TIL will be required during permitting to evaluate whether the traffic signal timing needs to be adjusted.
 - 3) Posted Speed Limit = 30mph.
 - 4) All striping in TDOT right-of-way to be thermoplastic. Pavement markings per Standard Drawing T-M-1.
 - 5) There will be no increase in the Q50 runoff from the development onto TDOT right-of-way.
 - 6) TDOT D-SEW 1A Safety Endwalls for both ends of pipe. Standard Drawing D-PE-18A



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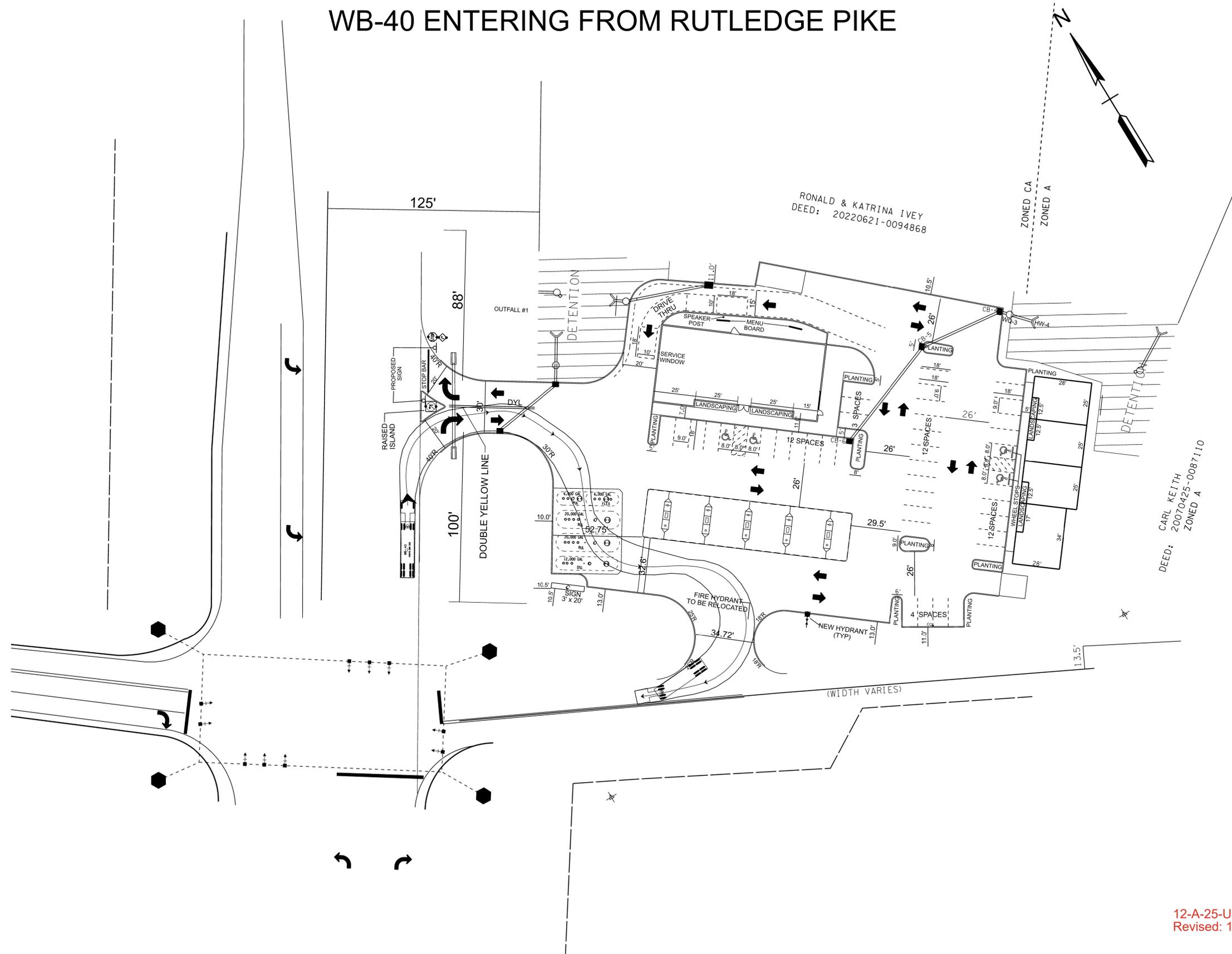
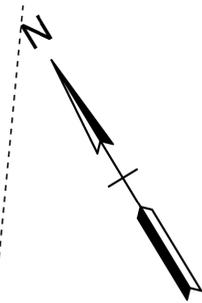
SHIPETOWN SQUARE

**TDOT HIGHWAY ENTRANCE PERMIT
 PROPOSED LAYOUT**

DESIGNED BY	CHECKED BY	SCALE	SHEET
GMT	RGC	1" = 30'	NO. T1
DRAWN BY	DATE	FILE NO.	
GMT	1-8-26	20306	

TYPE	YEAR	PROJECT NO.	SHEET NO.
	2026	20306	TA1

WB-40 ENTERING FROM RUTLEDGE PIKE

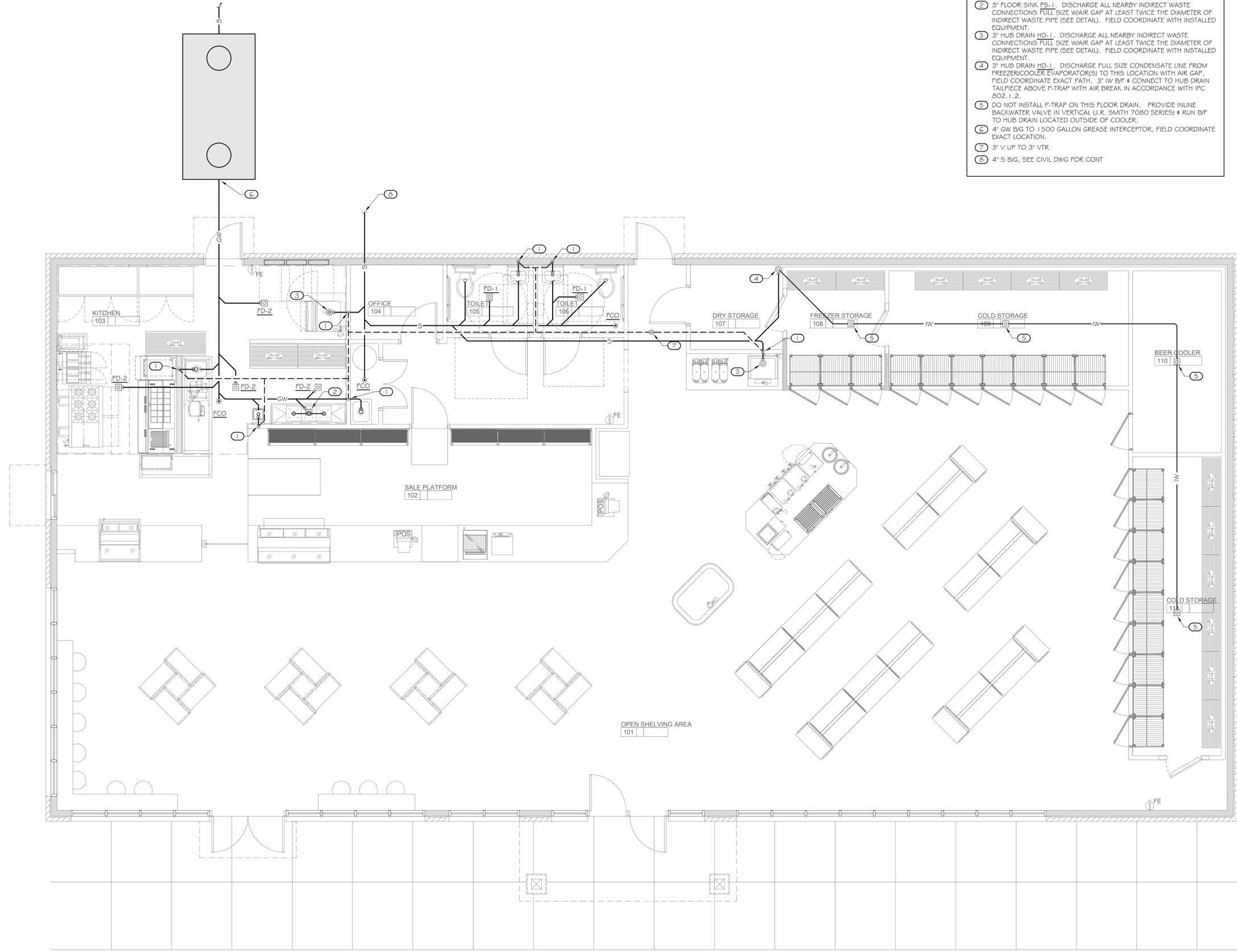


1/12/2026 4:59:46 PM O:\WORKSPACES\TDOT_STANDARDS\WORKSETS\SIDE PROJECTS\IDGN\22126 GR-AUTOTURN COPY.DGN

12-A-25-UR
Revised: 1/16/2026

SEALED BY
<small>COORDINATES ARE NAD 83(2011), ARE DATUM ADJUSTED BY THE FACTOR OF 1.000 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 18.</small>
STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
<h2 style="margin: 0;">TURN ANALYSIS</h2>
<small>SCALE: 1" = 30'</small>

KEYNOTES	
1	2" V DN
2	3" FLOOR SINK FS-1, DISCHARGE ALL NEARBY INDIRECT WASTE CONNECTIONS FULL SIZE WAIR GAP AT LEAST TWICE THE DIAMETER OF INDIRECT WASTE PIPE (SEE DETAIL). FIELD COORDINATE WITH INSTALLED EQUIPMENT.
3	3" HUB DRAIN HD-1, DISCHARGE ALL NEARBY INDIRECT WASTE CONNECTIONS FULL SIZE WAIR GAP AT LEAST TWICE THE DIAMETER OF INDIRECT WASTE PIPE (SEE DETAIL). FIELD COORDINATE WITH INSTALLED EQUIPMENT.
4	3" HUB DRAIN HD-1, DISCHARGE FULL SIZE CONDENSATE LINE FROM FREEZER/COOLER EVAPORATOR(S) TO THIS LOCATION WITH AIR GAP, FIELD COORDINATE EXACT PATH. 3" IW B/F # CONNECT TO HUB DRAIN TAILPIECE ABOVE P-TRAP WITH AIR BREAK IN ACCORDANCE WITH IPC 802.1.2.
5	DO NOT INSTALL P-TRAP ON THIS FLOOR DRAIN. PROVIDE INLINE BACKWATER VALVE IN VERTICAL (J.R. SMITH 7080 SERIES) # RUN B/F TO HUB DRAIN LOCATED OUTSIDE OF COOLER.
6	4" GW B/G TO 1500 GALLON GREASE INTERCEPTOR, FIELD COORDINATE EXACT LOCATION.
7	3" V UP TO 3" VTR
8	4" S B/G, SEE CIVIL DWG FOR CONT



PRELIMINARY - NOT FOR CONSTRUCTION

SHIPETOWN CONVENIENCE STORE

NEW CONSTRUCTION

2718 SHIPETOWN ROAD - MASCOT, TN 37806

MARK	DATE	ISSUE FOR:

DRAWN: CK
FLOOR PLAN - WASTE & VENT

12-A-25-UR
Revised: 1/16/2026

FLOOR PLAN - WASTE & VENT
SCALE: 1/4" = 1'-0"

1
P101

P101
PROJECT: 21043
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PLANTING SPECIFICATIONS

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

REFERENCES AND STANDARDS
 PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

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

PROJECT CONDITIONS
 REVIEW AND BECOME FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY ROW / PROPERTY LINE WITH OWNER.
 IF CONDITIONS DETRIMENTAL TO PLANT GROWTH AND INSTALLATION ARE ENCOUNTERED, (I.E. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.

LAYOUT
 LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS.
 CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF WORK.
 ALLOW THREE DAYS AFTER NOTIFICATION OF STAKING FOR APPROVAL.

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

EROSION CONTROL AND SITE CLEANUP
 PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

TREES SHRUBS AND GROUNDCOVERS
PLANT MATERIAL
 NURSERY GROWN, SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEM.
 GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 200-MILE RADIUS OF THE PROJECT SITE).
 PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
 PRUNES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHOULD THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

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

PLANT INSPECTION
 THE LANDSCAPE ARCHITECT MAY INSPECT PLANT MATERIALS EITHER AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING PROGRESS OF WORK.

SOIL AMENDMENTS
 FERTILIZER: COMMERCIAL GRADE, 10-6-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURAL STANDARDS DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND MIXTURE.

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

TOP SOIL
 1. FERTILE, FRIABLE NATURAL LOAM, TYPICAL FOR LOCALITY.
 2. AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
 3. TAKEN FROM WELL-DRAINED SITES.
 4. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN ONE INCH IN DIAMETER.
 5. HAVING PH VALUE OF 5.4 MINIMUM AND 7.0 MAXIMUM.
 6. CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER.
 7. TEST TOPSOIL TO INSURE PERCENTAGE OF NITROGEN, PHOSPHORUS, AND POTASH, ORGANIC MATTER AND PH VALUE.
 UNLESS SPECIFIED IN PLANTING SCHEDULE ALL PLANTING AREAS TO HAVE 12 INCHES OF TOPSOIL AND ALL LAWN AREAS TO HAVE 4 INCHES OF TOP SOIL.

PLANTING SOIL MIX
 5 PARTS TOPSOIL (LOAM) AND 2 PARTS SAND (USE WITH CLAY LOAMS OR SILTY LOAMS)
 NOTE: PLANTING SOIL MIX MAY BE SUBSTITUTED WITH APPROVED TOPSOIL.
FRESH PLANTING BED AREAS (ANNUALS & GROUNDCOVERS)
 1. TILL SOIL TO A DEPTH OF 12 INCHES.
 2. ADD MINIMUM OF 4 INCHES TOPSOIL AND 1 INCHES PEAT.
 3. EVENLY TILL TO DEPTH OF 6 INCHES.
 4. RAKE TO LEVEL GRADE THEN ADD 2 INCHES FINE BARK MULCH PRIOR TO PLANTING.

LANDSCAPE BEDS
 ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL 'V' TRENCH EDGE ADJACENT TO LAWNS (SEE DETAIL).

MULCHES
 MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES OR CHEMICAL DETRIMENTAL TO THE DEVELOPMENT OF PLANTS AND HUMANS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS WEEDS INTRODUCED ON THE SITE IN THE MULCH FOR PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. MULCHES SHALL EXHIBIT UNIFORM TEXTURE COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

PROTECTION
 PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

PLANTING
 REMOVE BURLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS.
 PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS.
 ROOTS OF GROUNDCOVER TO BE PLANTED IN SOIL, NOT MULCH TOP DRESSING.

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

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

GUARANTEE AND REPLACEMENT
 GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE AGAINST DEFECTS, INCLUDING UNDESIRABLE GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

LAWNS AND GRASSES
QUALITY ASSURANCE
 PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. SUBMIT SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

PROJECT CONDITIONS
 PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE.
 WORKING WITHIN SEASONAL LIMITATIONS. PROJECT MANAGER TO INFORM CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO PERFORM WORK.

FERTILIZER AND LIME
 FERTILIZER WITH COMMERCIAL FERTILIZER. PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION.
 LIME TO BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 88% CARBONATES.
 MINIMUM OF 30% MAGNESIUM CARBONATES.

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

SEED SOIL PREPARATION
 1. TILL TO A DEPTH OF NOT LESS THAN 6 INCHES.
 2. ELIMINATE LAWN AREAS AND LOW SPOTS. MAKE CHANGES IN GRADE GRADUAL.
 3. TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF CLODS.
 4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEIOUS MATERIAL.
 5. APPLY TOPSOIL LAYER IF SPECIFIED.
 6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.0 AND 6.5.
 7. APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS.
 8. MIX THOROUGHLY IN UPPER TWO INCHES OF TOPSOIL.

SEEDING AND MULCHING
 APPLY SEED AT RATE SPECIFIED OR AS NECESSARY TO INSURE A UNIFORM AND FULL STAND OF GRASS, EVENLY, BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 RAKE SEED LIGHTLY INTO TOP 1/4 INCH OF SOIL AND ROLL SEEDING AREA WITH ROLLER NOT EXCEEDING 10 LBS. IMMEDIATELY FOLLOWING ROLLING, APPLY MULCH SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1-1/2 INCH LOOSE MEASURE. MAINTAIN CLEAR OF TREES AND SHRUBS.
 ON SLOPED SLOPES, WHERE GRADE IS 3:1 OR GREATER, COVER WITH EROSION FABRIC.

LAWN MAINTENANCE
 MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION.
 IF SEEDING IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
 MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADES, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE, LAWN, FREE OF ERODED OR BARE AREAS.



LANDSCAPE REQUIREMENTS

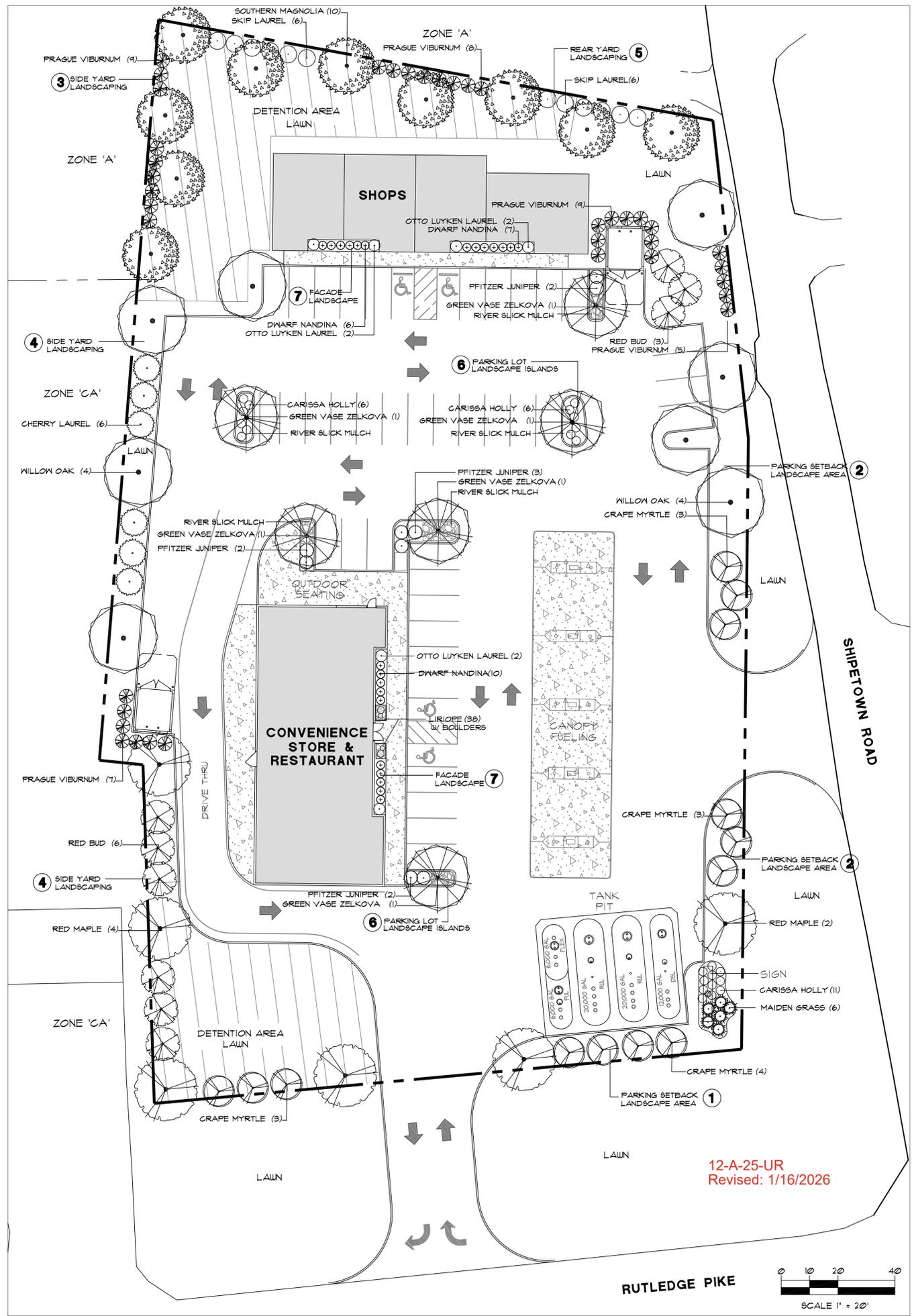
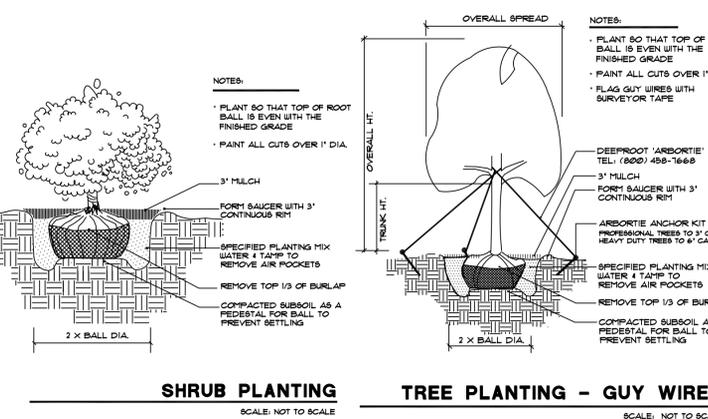
* KNOX COUNTY LANDSCAPE REQUIREMENTS - ON ZONING.

MARK	ITEM	REQUIRED	PROPOSED
1	PARKING SETBACK AREA RUTLEDGE PIKE 1 NATIVE SHADE TREE (30' HT. AT MATURITY) PER 60' L.F. FRONTAGE 1 ORNAMENTAL TREE PER 25' L.F. FRONTAGE	3 SHADE TREES 1 ORNAMENTAL TREE	3 SHADE TREES 1 ORNAMENTAL TREE
2	PARKING SETBACK AREA SHIPETOWN ROAD 1 NATIVE SHADE TREE (30' HT. AT MATURITY) PER 60' L.F. FRONTAGE 1 ORNAMENTAL TREE PER 25' L.F. FRONTAGE	4 SHADE TREES 9 ORNAMENTAL TREES	4 SHADE TREES 9 ORNAMENTAL TREES
3	SIDE YARD LANDSCAPING ADJACENT TO AGRICULTURAL/RESIDENTIAL ZONE 1 EVERGREEN TREE PER 30' L.F. PROPERTY DEPTH SHRUBS AND/OR GROUNDCOVER REMAINING SIDE YARD AREA	3 EVERGREEN TREES SHRUBS AS REQUIRED	3 EVERGREEN TREES SHRUBS AS REQUIRED
4	SIDE YARD LANDSCAPING NOT ADJACENT TO AGRICULTURAL/RESIDENTIAL ZONE 1 NATIVE SHADE TREE (30' HT. AT MATURITY) PER 60' L.F. FRONTAGE 1 ORNAMENTAL TREE PER 25' L.F. PROPERTY DEPTH	5 SHADE TREES 12 ORNAMENTAL TREES	5 SHADE TREES 12 ORNAMENTAL TREES
5	REAR YARD LANDSCAPING ADJACENT TO AGRICULTURAL/RESIDENTIAL ZONE 1 EVERGREEN TREE PER 25' L.F. PROPERTY LENGTH SHRUBS AND/OR GROUNDCOVER REMAINING REAR YARD AREA	8 EVERGREEN TREES SHRUBS AS REQUIRED	8 EVERGREEN TREES SHRUBS AS REQUIRED
6	PARKING AREA LANDSCAPE 1 NATIVE SHADE TREE (30' HT. AT MATURITY) PER 10 SPACES 1 NATIVE SHADE TREE PER TERMINAL ISLAND.	1 SHADE TREES	1 SHADE TREES
7	BUILDING FACADE LANDSCAPING 50% OF BUILDING FACADE LANDSCAPED WITH MINIMUM 4' DEPTH PLANTING BED	-	AS SHOWN

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	SIZE	GAL
	6	GREEN VASE ZELKOVA / Zelkova serrata 'Green Vase'	10-12H	2'Gal
	6	RED MAPLE / Acer rubrum 'Red Sunset'	10-12H	2'Gal
	8	WILLOW OAK / Quercus phellos	10-12H	2'Gal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	GAL
	6	CHERRY LAUREL / Prunus caroliniana	6H	
	10	SOUTHERN MAGNOLIA / Magnolia grandiflora	8-10H	2.5'Gal
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	GAL
	18	GRAPE MYRTLE / Lagerstroemia indica 'Muskogee'	8H	1.5' trunk
	4	RED BUD / Cercis canadensis	8H	1.5'Gal
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	CONT
	28	CARISSA HOLLY / Ilex cornuta 'Carissa'	12-15'H	3 gal
	28	DWARF NANDINA / Nandina domestica 'Gulf Stream'	12-15'H	3 gal
	6	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	12-15'H	3 GAL
	4	PFITZER JUNIPER / Juniperus chinensis 'Pfitzeriana'	18-24'H	3 gal
	38	FRASGUE VIBURNUM / Viburnum var. 'Prague'	36'H	B4B
	12	SKIP LAUREL / Prunus laurocerasus 'Schipkaensis'	36'H	B4B
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	CONT
	6	MAIDEN GRASS / Miscanthus sinensis 'Morning Light'	24'H	3 gal
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
	38	LIRIOPE / Liriope muscari 'Big Blue'	4'pot	12' O.C.
ADDITIONAL ITEMS	MATERIAL	DESCRIPTION		
35	HARDWOOD MULCH trees and shrubs	cu. yd. (allowance)		
	TOP SOIL - PLANTING BEDS (12' all planting bed areas / 4' all lawn areas)	cu. yd. (allowance)		
	SEED Lectraon 'Winning Colors' seed or approved equal	sq. ft.		
	ROCK MULCH 4-6" river slick stone with pea gravel infill	sq. ft. (allowance)		
	BOULDERS 2'x2'	unit		

QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY.
 CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.



MICHAEL VERSEN & ASSOCIATES
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Landscape Plan
Shipetown Square
 Rutledge Pike & Shipetown Road Knoxville, Tennessee

JOB NO: 220259
 DRAWN: MAV/RJM
 DATE: FEB. 22, 2021
 REVISIONS: NONE

12-A-25-UR
 Revised: 1/16/2026