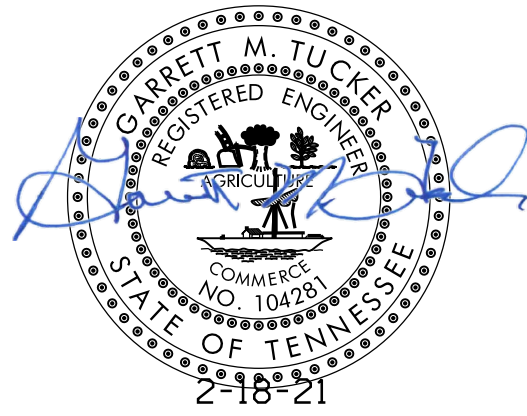


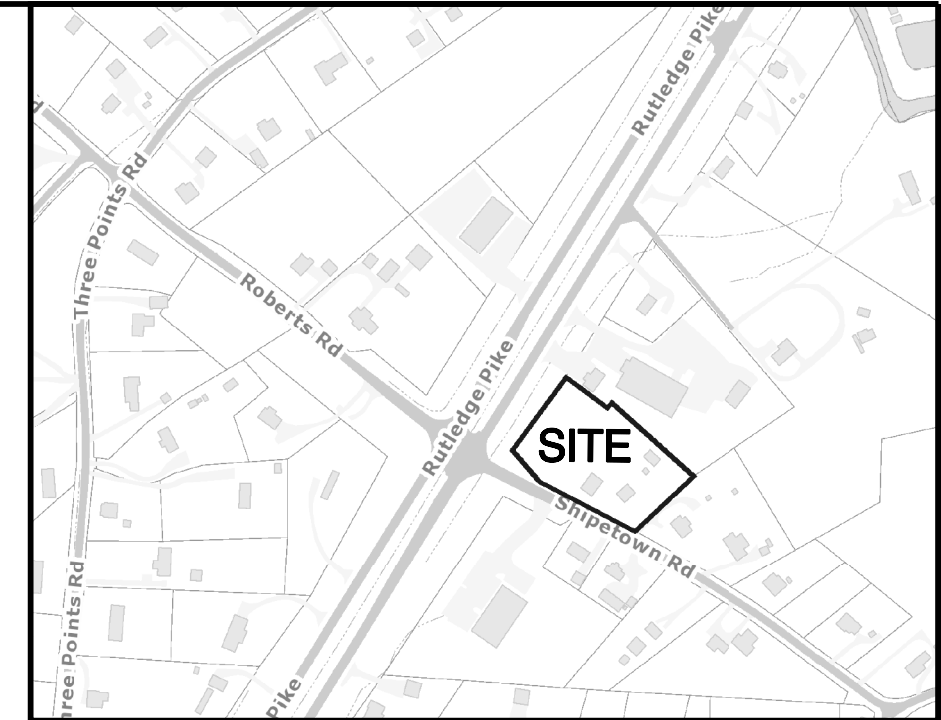
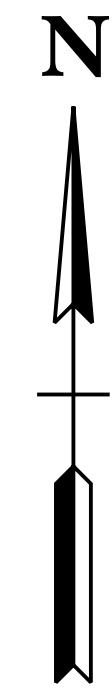
Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County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

Registered Engineer
Tennessee Certificate No. 104281



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.



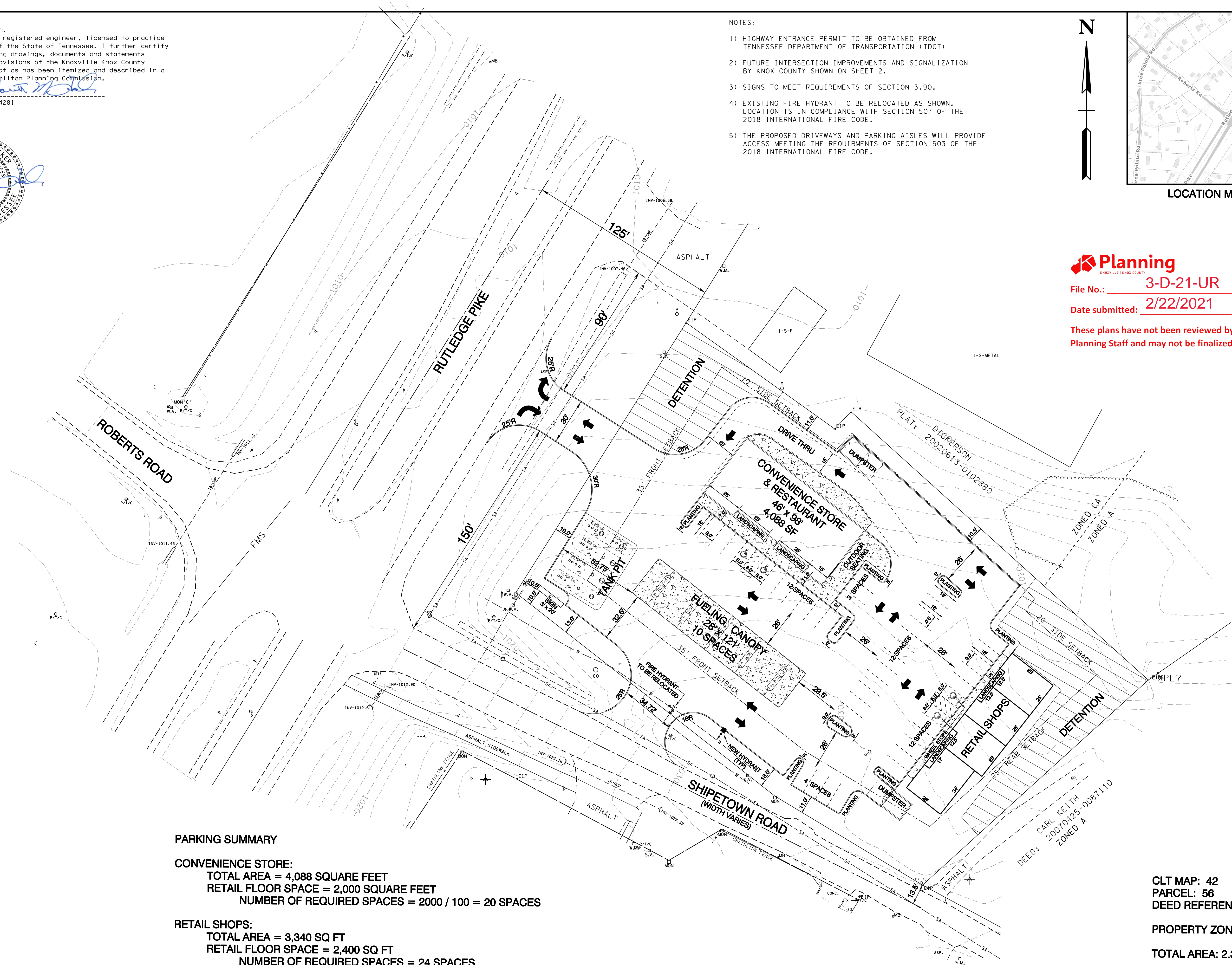
LOCATION MAP - NO SCALE



File No.: **3-D-21-UR**

Date submitted: **2/22/2021**

These plans have not been reviewed by
Planning Staff and may not be finalized.



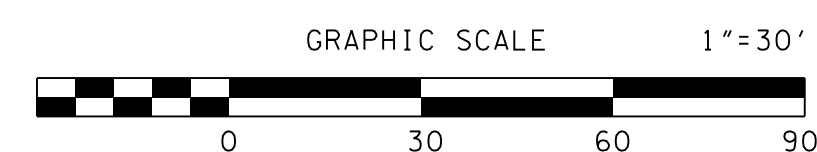
PARKING SUMMARY

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



DEVELOPER:
RELIANCE DEVELOPMENT, LLC
644 BLUE HERON RD
KNOXVILLE, TN 37934
CONTACT: EDDIE KHERANI
(865) 966-3100

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

CLT MAP: 42
PARCEL: 56
DEED REFERENCE: 2136 - 451

PROPERTY ZONED: CN

TOTAL AREA: 2.31 ACRES

PLANNING SERVICES FILE NUMBER: 3-D-21-UR

NO.	DATE	DESCRIPTION	BY	CKD.

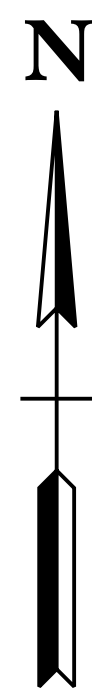


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SHIPETOWN SQUARE
USE ON REVIEW

GENERAL LAYOUT

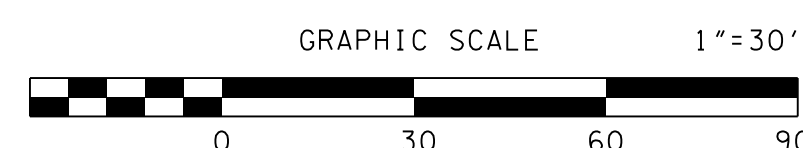
DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 30'	SHEET ONE NO. 1
DRAWN BY GMT	DATE 2-18-21	FILE NO. 20306	OF THREE SHEETS



File No.: **3-D-21-UR**

Date submitted: **2/22/2021**

These plans have not been reviewed by
Planning Staff and may not be finalized.



PLANNING SERVICES FILE NUMBER: 3-D-21-UR

				ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	SHIPETOWN SQUARE USE ON REVIEW	TURNING TEMPLATES & KNOX COUNTY IMPROVEMENTS	DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 30'	SHEET TWO NO. 2 OF THREE SHEETS
NO.	DATE	DESCRIPTION REVISIONS					BY	CKD.	DRAWN BY GMT	

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 COMPENSATIONS 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 NURSERMEN'.

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.
PRUNE 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 IDENTIFICATION 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 SITE.
4. FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN ONE INCH IN DIAMETER.
5. PLANTS WEEDS, AND ROOTS.
6. HAVING PH VALUE OF 5.4 MINIMUM AND 1.0 MAXIMUM.
7. CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER.
8. TEST TOPSOIL TO INSURE PROPER 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.

PREPARED 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 1" TRENCH EDGE ADJACENT TO LAWNS (SEE DETAIL).

MULCHES

MULCHES SHALL BE FREE FROM MATURED SEED, NOXIOUS WEEDS, EGG CASES, HARMFUL INSECTS, OR ANY SPECIES FOR 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, FERTILIZING, 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 RUMCH LIST ITEMS (EXCLUSIVE OF SEASON REPLACEMENT PLANTINGS) 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 DEATHS AND UNSATISFACTORY 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 ANALYSTS 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 85% 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 UNEVEN 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 EXTRANEOUS 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. SEEDED 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 SEEDED 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-GRAVING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE, LAWN, FREE OF ERODED OR BARE AREAS.















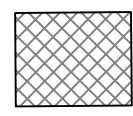


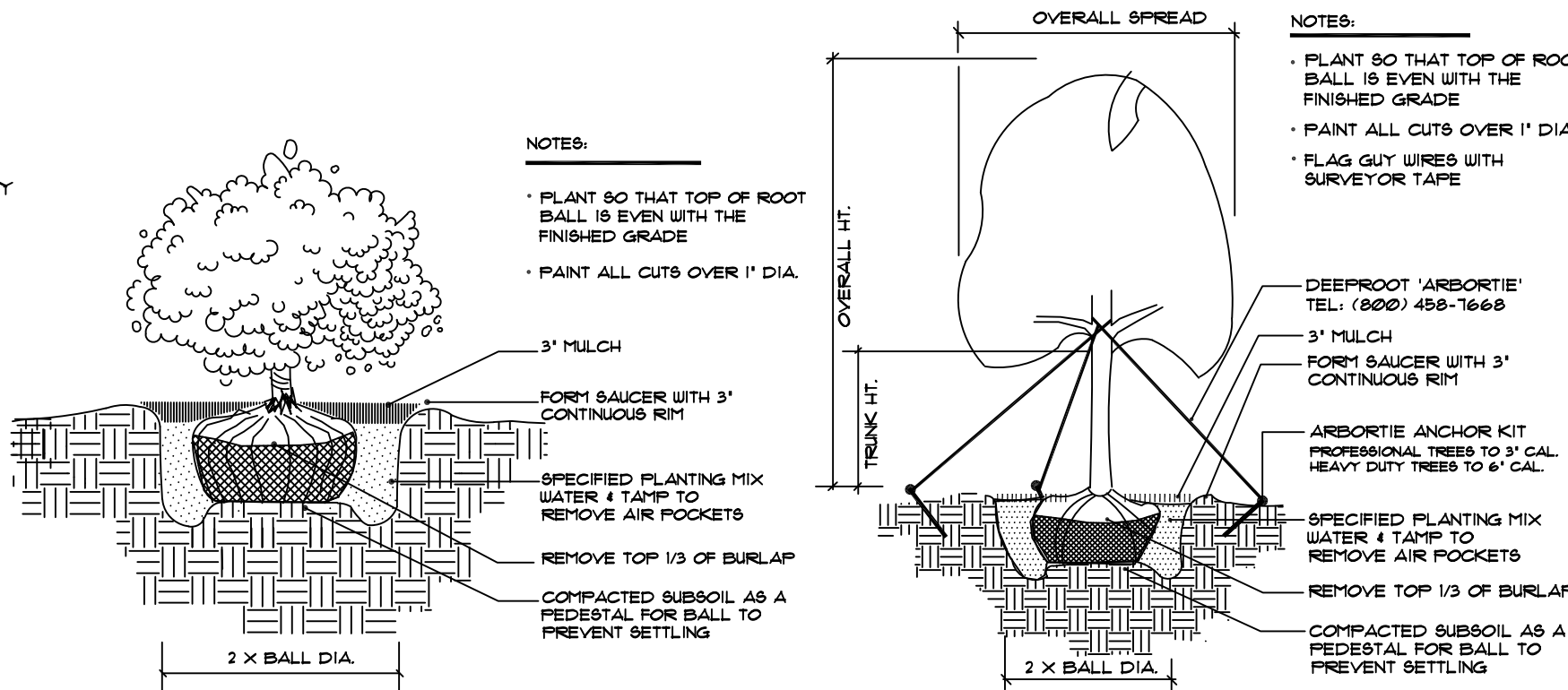
LANDSCAPE REQUIREMENTS

• KNOX COUNTY LANDSCAPE REQUIREMENTS - CN 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 RESIDENTIAL / AGRICULTURAL 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'	10-12'H	2'Gal
	6	RED MAPLE / Acer rubrum 'Red Sunset'	10-12'H	2'Gal
	8	WILLOW OAK / Quercus phellos	10-12'H	2'Gal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	GAL
	6	CHERRY LAUREL / Prunus caroliniana	6'H	
	10	SOUTHERN MAGNOLIA / Magnolia grandiflora	8-10'H	2.5'Gal
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	GAL
	13	GRAPE MYRTLE / Lagerstroemia indica 'Muskogee'	8'H	1.5' trunk
	4	RED BUD / Cercis canadensis	8'H	1.5'Gal
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	CONT
	23	CARISSA HOLLY / Ilex cornuta 'Carissa'	12-15'H	3 gal
	23	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
	30	PRAQUE VIBURNUM / Viburnum var. 'Prague'	36'H	B+B
	12	SKIP LAUREL / Prunus laurocerasus 'Schipkaensis'	36'H	B+B
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
	30	LIRIOPE / Liriope muscari 'Big Blue'	4"pot	12" O.C
ADDITIONAL ITEMS	MATERIAL	DESCRIPTION		
35	HARDWOOD MULCH trees and shrubs	cu. yd. (allowance)		
by general contractor	TOP SOIL - PLANTING BEDS (12' all planting bed areas / 4' all lawn areas)	cu. yd. (allowance)		
as per plan	SEED Lebanon 'Winning Colors' seed or approved equal	sq. ft.		
350	ROCK MULCH 4-6" river slick stone with pea gravel infill	sq. ft. (allowance)		
as per plan	BOULDERS 2'x2'x1'	unit		
QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.				

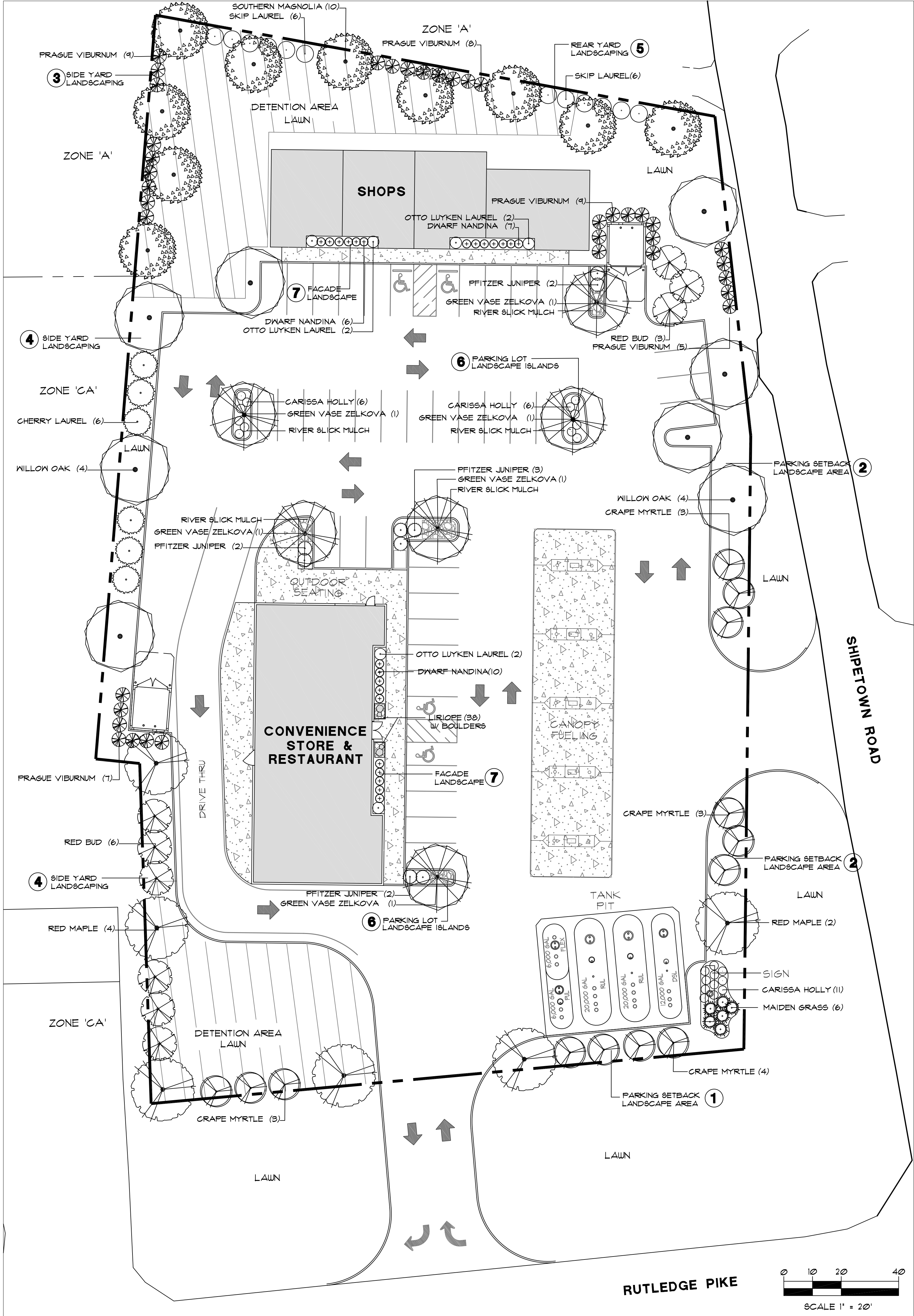


SHRUB PLANTING

SCALE: NOT TO SCALE

TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



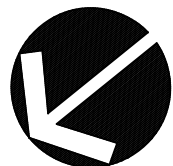
MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
239 N. WEISBARGER RD., SUITE 201 KNOXVILLE, TN 37919
(865) 588-1331

Landscape Plan

Shipetown Square

Rutledge Pike & Shipetown Road Knoxville, Tennessee

JOB NO. 220059
DRAWN: MAY/RJM
DATE: FEB. 22, 2021
REVISIONS: NONE



L-1