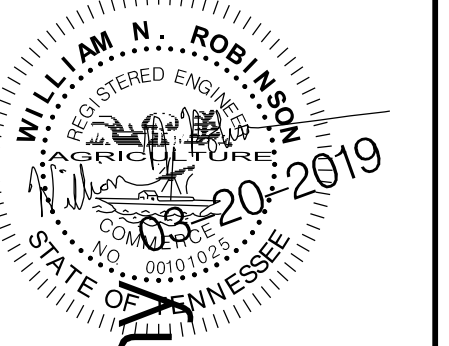
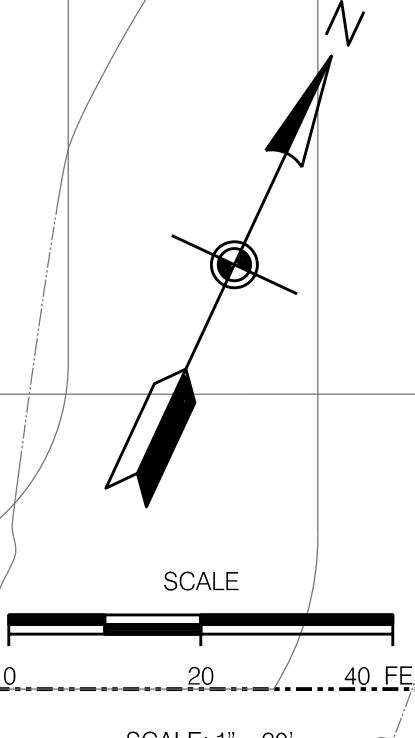
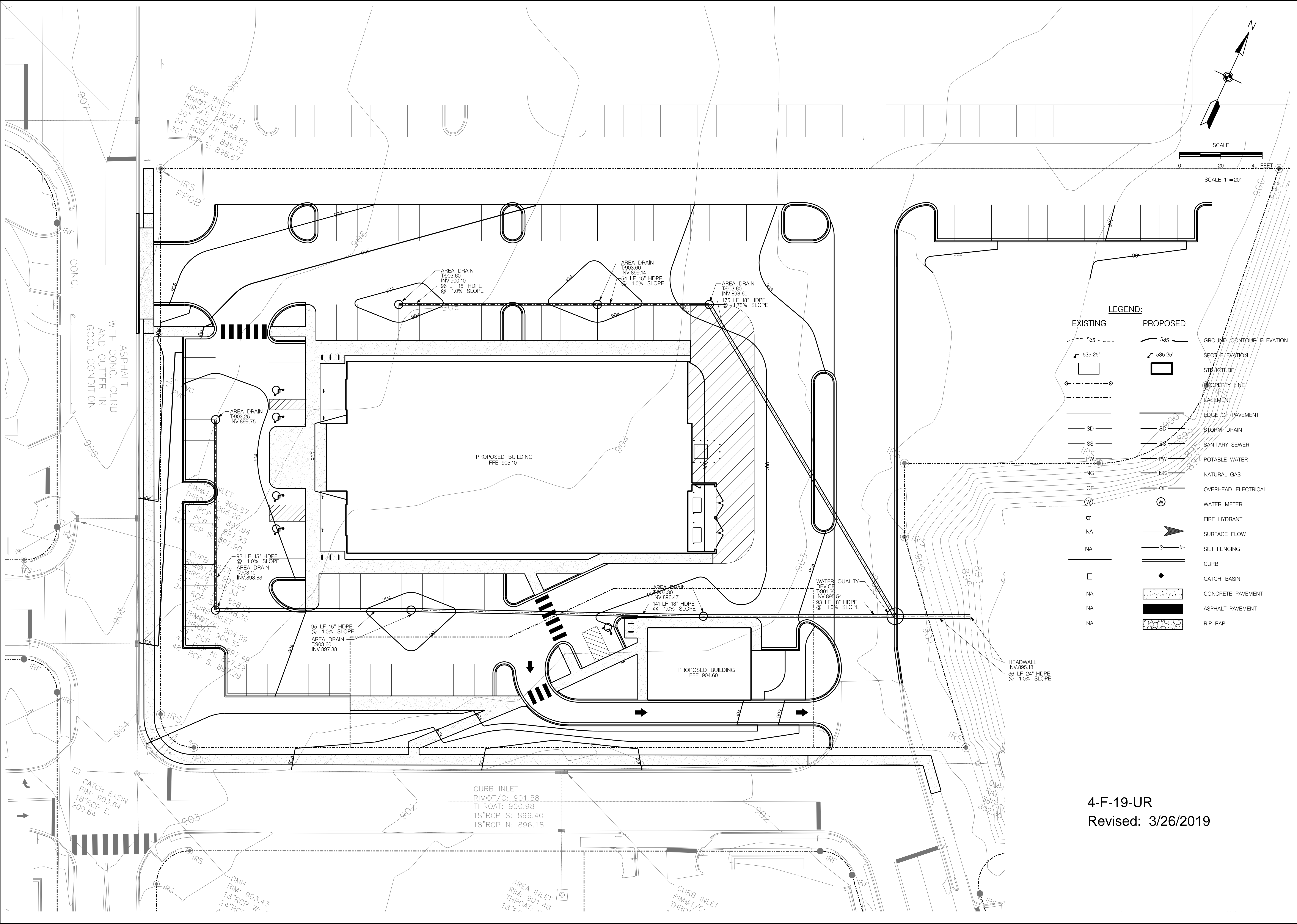


**WILL ROBINSON
& ASSOCIATES**
1248 N. Shorewood Ln



REVISIONS:
13.20.2019 MPC COMMENTS

4-F-19-UR
Revised: 3/26/2019



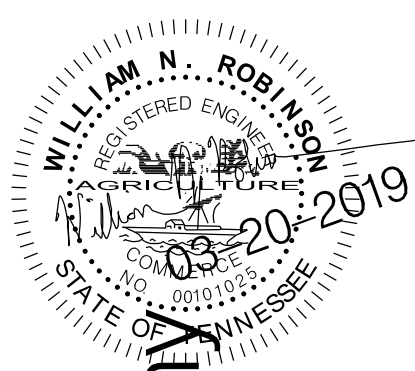
LEGEND:		
EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD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

4-F-19-UR
Revised: 3/26/2019

**WILL ROBINSON
& ASSOCIATES**

1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200

wrassociates@bellsouth.net



A Site Plan for:
Duluth Trading Company

Kingston Corner
Knoxville, Tennessee
4-F-19-UR

REVISIONS:
03.20.2019 MPC COMMENTS

DRAWN: WNR
CHECKED: WNR
DATE: 02-18-2019
FILE NAME:
PROJECT NO:

MPC02
SITE GRADING PLAN
DRAWING

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Duluth Trading Company
Kingston Corner
Knoxville, TN



Date: 03.26.19
Job Number: 19-013
Drawn By: LGG CK'd By: SHP

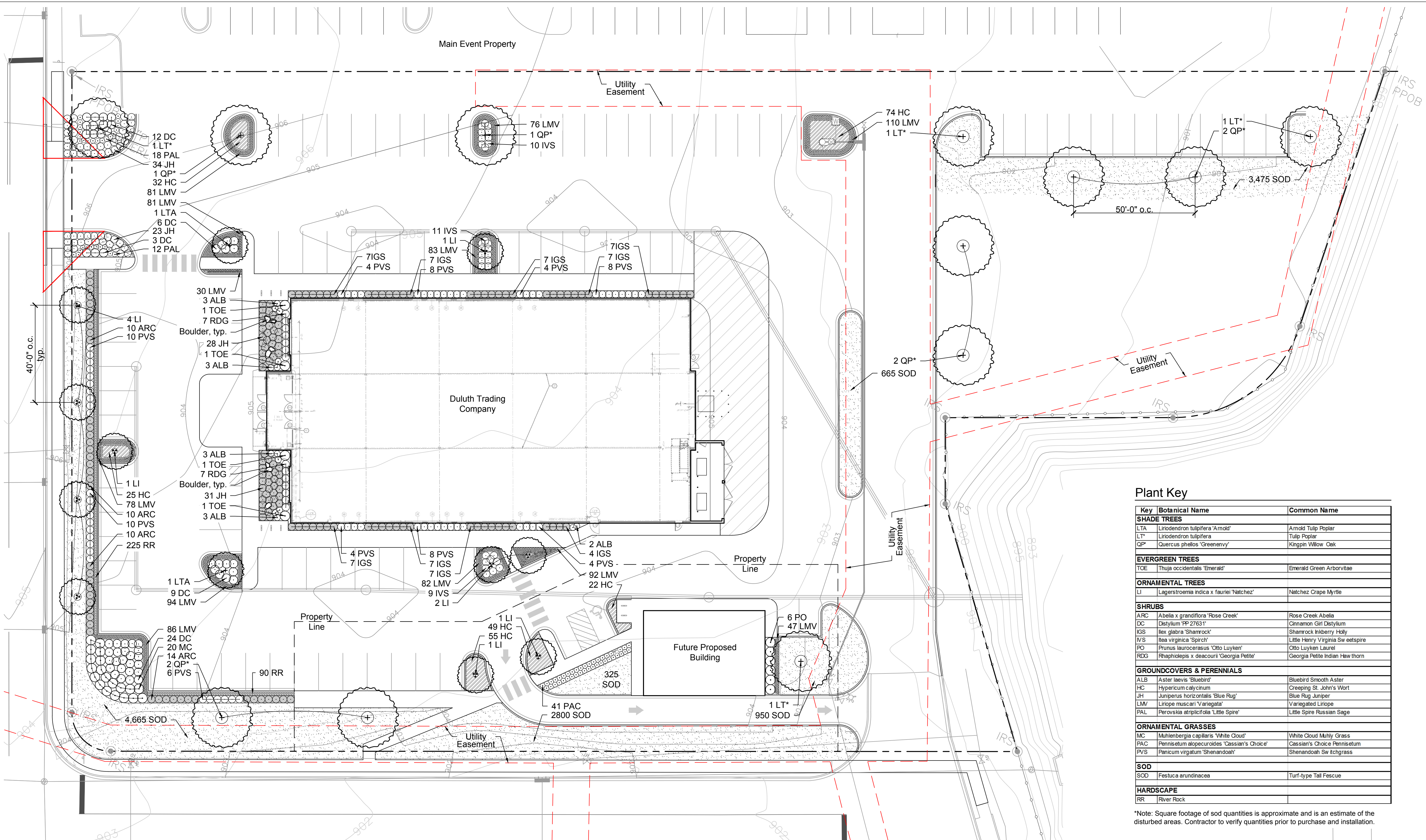
Rev	Description	Date

Sheet Name:

Planting Plan

Sheet Number:

L100



Plant Key

Key	Botanical Name	Common Name
SHADE TREES		
LTA	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar
LT*	Liriodendron tulipifera	Tulip Poplar
QP*	Quercus phellos 'Greenenvy'	Kingpin Willow Oak
EVERGREEN TREES		
TOE	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae
ORNAMENTAL TREES		
LI	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
SHRUBS		
ARC	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia
DC	Ostrya 'PP 27631'	Ostronon Girl Ostrya
IGS	Ilex glabra 'Shamrock'	Shamrock Highberry Holly
IVS	Itea virginica 'Spirch'	Little Henry Virginia Sw eetspire
PO	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
RDG	Rhaphiolepis x deacourii 'Georgia Petite'	Georgia Petite Indian Haw thorn
GROUNDCOVERS & PERENNIALS		
ALB	Aster laevis 'Bluebird'	Bluebird Smooth Aster
DC	Hypericum calycinum	Creeeping St. John's Wort
JH	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper
LMV	Liriope muscari 'Variegata'	Variegated Liriope
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
ORNAMENTAL GRASSES		
MC	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass
PAC	Pennisetum alopecuroides 'Cassian's Choice'	Cassian's Choice Pennisetum
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Sw itchgrass
SOD		
SOD	Festuca arundinacea	Turf-type Tall Fescue
HARDSCAPE		
RR	River Rock	

*Note: Square footage of sod quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

PC-1 Landscape Requirements per City of Knoxville

Parking Area:

Five hundred (500) square feet of landscaping for every twenty thousand (20,000) square feet or fraction thereof paved parking area.

Total Square footage: 16,110 SF
Landscape Required: 16,110 / 20,000 = 500 SF
Landscape Provided: Requirement met, see plans

One (1) tree that will obtain a minimum height of forty (40) feet at maturity for each five thousand (5,000) square feet of parking area.

Total Parking Square footage: 16,110 SF
Trees Required: 16,110 / 5,000 = 3.2 (4 trees)
Trees Provided: 24 trees
Trees are 40' at maturity provided: 12 (noted with an *)

Yard Space:

One (1) tree for each five thousand (5,000) square feet of yard of open space.

Total Yard Space: 23,672 SF
Trees Required: 23,672 / 5,000 = 4.7 (5 trees)
Trees Provided: 24

Parking Lot Landscape Requirement per City of Knoxville

Between Parking Lots and Mixed Use or Non-Residential Zones:

Perimeter screening areas no less than five (5.0) feet wide, measured from the edge of the parking lot to the property line, shall be provided between the parking lot and any property zoned for mixed use or nonresidential purposes, including parking lots on adjacent property. Such perimeter screening areas shall be planted so as to be continuous when plants reach maturity. A minimum of fifty (50) percent of the shrubs shall be evergreen.

Requirement met, see plan.

Tree preservation per City of Knoxville

Site

Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre, with at least one-half of the required number being species capable of attaining a height of fifty (50) feet or more at maturity. Such trees shall have a minimum trunk diameter of two (2) inches at six (6) inches above ground at planting, unless of an ornamental variety, which shall have a minimum trunk diameter of one and one-fourth (1 1/4) inches at six (6) inches above ground at planting.

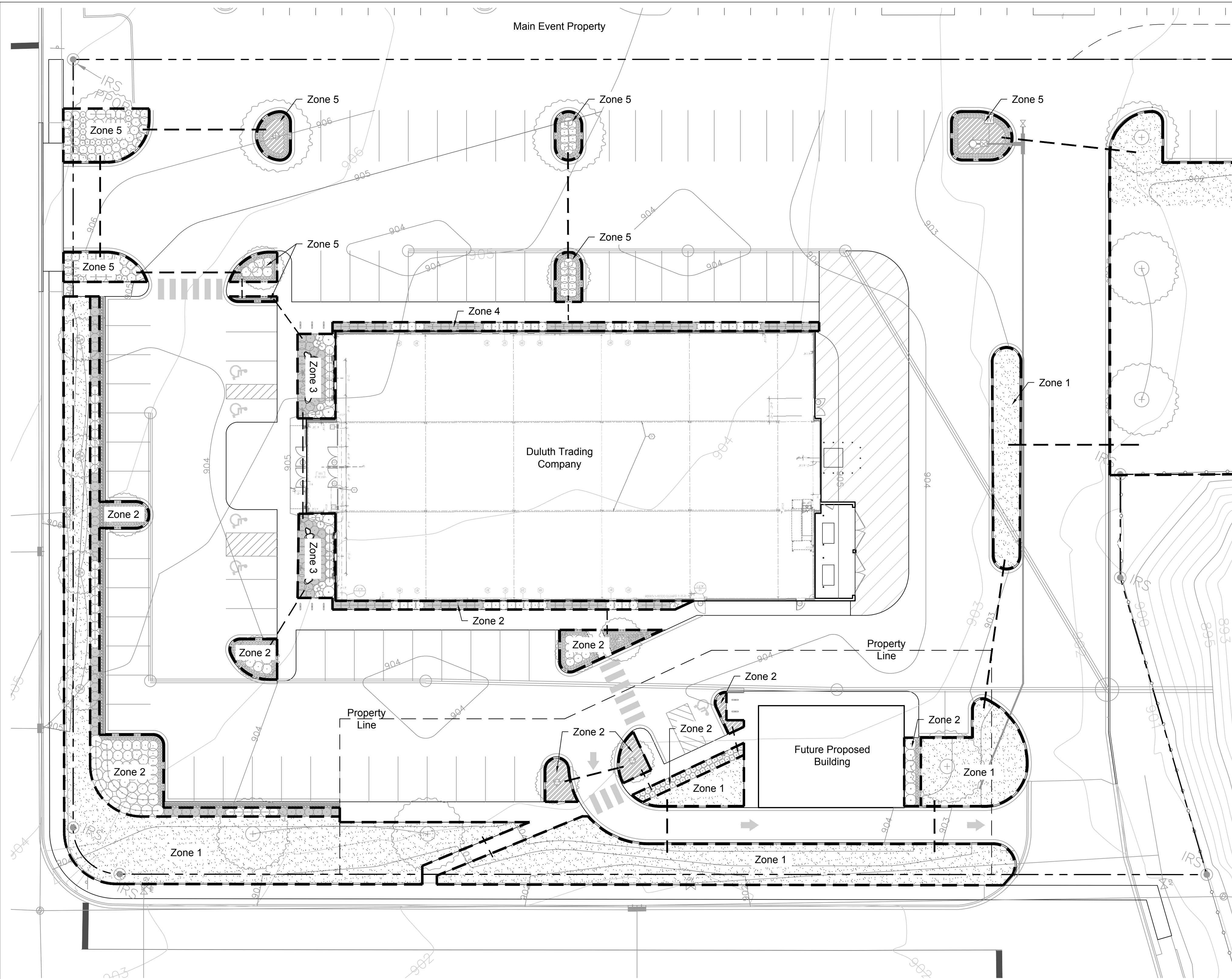
Total property acreage: 2.85 acres
Required Trees: 2.85 x 8 = 22.8 (23 trees)
Trees Provided: 24
Trees are 50' at maturity provided: 12 (noted with an *)



Scale: 1" = 20'-0"



North



Irrigation Sleeveing Notes

- 1. Sleeve locations are approximate and should be adjusted in the field as necessary.
- 2. Pipe sleeves shall be required under all new concrete or paving areas.
- 3. Stub up sleeve pipe uniformly at a minimum of twelve (12) inches above the ground surface. Cap with florescent orange paint for easy identification.

Legend

- Irrigation zone boundary
- 2" PVC Pipe
- 4" PVC Pipe
- Zone 1 Lawn
- Zone 2 Southern facing plant beds
- Zone 3 Western facing storefront plant beds
- Zone 4 Northern facing plant beds
- Zone 5 Parking lot islands
- Zone 6 Large open lawn

Totals

Schedule 40	19
-------------	----



Scale: 1" = 20'-0"



Irrigation Notes & Specifications

1. Provide lawn irrigation system consisting of mini jets, misters, pop-up risers, adj. bubblers, adj. sprayers, dripper nozzles (emitters), automatic control valves, timer, controllers and all related accessories for new planting areas as indicated on the drawings. Irrigation Contractor shall provide all work, including all power and control wiring, testing, adjusting, and start-up as required for a complete, properly functioning system.
2. Sprinkler heads and related accessories shall be manufactured by "rainbird", "toro", "hunter" or other equivalent approved by the Owner's Representative. Installation shall be as designed and recommended by the manufacturer's authorized representative and shall be performed by a company specializing and experienced in this type of work.
3. All control valves shall be manufactured by "rainbird", "toro" or "hunter" and shall be installed in concrete, fiberglass or cast iron valve boxes with heavy duty, vandal-proof covers. Set boxes flush to grade.
4. If a new controller is required, it shall be located per the Owner's direction.
5. Except as otherwise required by codes, main supply piping shall be schedule 40 PVC with solvent cemented joints, and branch piping shall be sdr 26, class 160, PVC 1120 and/or section 15c and/or local codes. Threaded adaptors and threaded pipe for PVC shall be schedule 80, minimum. Solvent for PVC joints shall be nsf approved and per pipe manufacturer's recommendations. Minimum pipe size shall be 1/2".
6. The irrigation system shall be zoned as required to provide the most economical layout and pipe sizing and as per the site's microclimates. The system shall be designed and zoned to be compatible with a maximum of a 1-1/2" water meter size, unless otherwise approved by the Owner's Representative.
7. All valves and quick couplers shall be located 12" min. from sidewalks, curbs, asphalt areas, concrete paving, etc. (slopes excluded). The irrigation contractor shall ensure that there are quick couplers on each house facade in new planting areas.
8. All exterior wiring shall be direct burial cable or shall be in schedule 40 PVC conduit. Minimum wire shall be 18 gauge for low voltage control wiring with size increase for longer runs as required to limit voltage drop for proper operation. Provide 120 volt power supply to the controller. Mount controller location as directed by the Owner.
9. Sleeves shall be installed by the Irrigation Contractor. Irrigation Contractor shall coordinate locations and size of sleeves with General Contractor prior to installation of walks, walls, curbs, drives, etc.
10. Backfill shall be clean materials free of rocks larger than 2" and shall be compacted to prevent noticeable settlement and irregularities.
11. Irrigation Contractor shall keep the premises clean and free of excess equipment, materials and rubbish incidental to the job during the installation. Upon completion of installation and before final acceptance, the Irrigation Contractor shall remove all material, equipment and debris resulting from this work. All paved areas shall be broom cleaned and the site left in a neat and acceptable condition as approved by the Owner's Representative.
12. Irrigation system shall be cleaned during installation by flushing all components before final installation to ensure that no dirt/debris have entered the system. After flushing all piping shall be pressure tested until proven leak-free. Flushing and pressure testing shall be coordinated with installation of plantings to prevent damage to both plants and piping system.
13. After all sprinkler heads and plantings are installed, adjust system for optimum coverage and coordination with plantings. Adjust all valves, alignments, and coverage for optimum performance for final approval by the Owner's Representative.
14. Irrigation system shall be winterized by professionals familiar with similar systems.
15. Irrigation system filter(s) shall be periodically checked and flushed clean to remove debris. At initial system start-up filter shall be checked every day for the first (3) three days.
16. Irrigation Contractor shall recommend and set the program on the controller, provide thorough, detailed operating instructions for this specific system, and give verbal operating instructions to the Owner's operating personnel.
17. Drip irrigation shall be used within 5' of all windows and no overspray from irrigation heads shall hit the windows.

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Duluth Trading Company
Kingston Corner
Knoxville, TN



Date: 03.26.19
Job Number: 19-013
Drawn By: LGG Ck'd By: SHP

Rev	Description	Date

Sheet Name:

Irrigation
Zone Plan

Sheet Number:

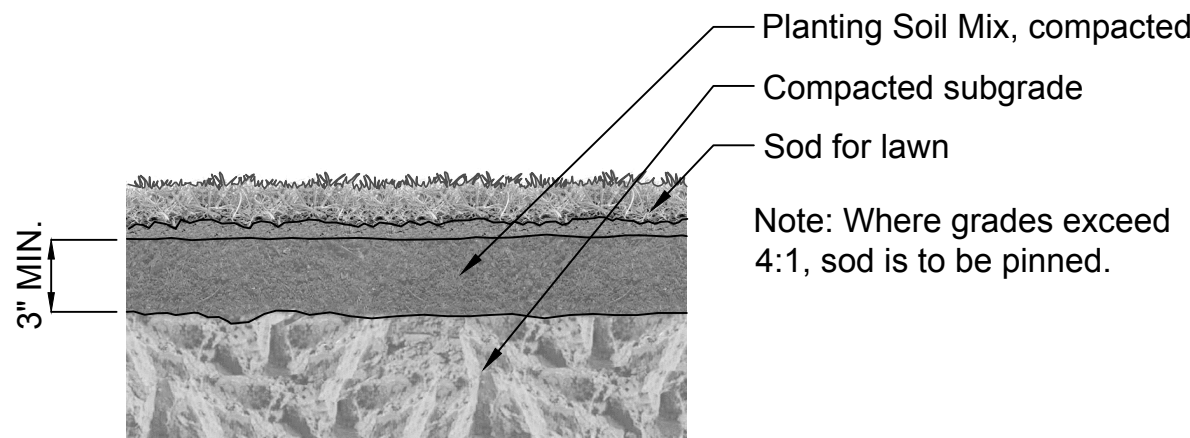
L101

Planting Notes

- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
- Stake location of all proposed trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and sodded as noted herein.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil; prepare groundcover beds with a minimum of 6" planting soil.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, 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 overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
- All areas to be sodded shall receive soil preparation as noted herein prior to sodding, unless otherwise noted on plan.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative prior to use on site.
- Plant beds to join walks or walls at an angle between 90° & 60°.
- Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Mulch rings around shade trees to be a minimum diameter of 5' and a minimum of 3' around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
- Square footage of sod quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.
- See civil drawings for further information regarding:
 - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
 - Limits of construction.
 - Locations of existing and proposed utilities or easements.
- See electrical drawings for parking lot light locations. Trees may need to be adjusted based on location of light poles.

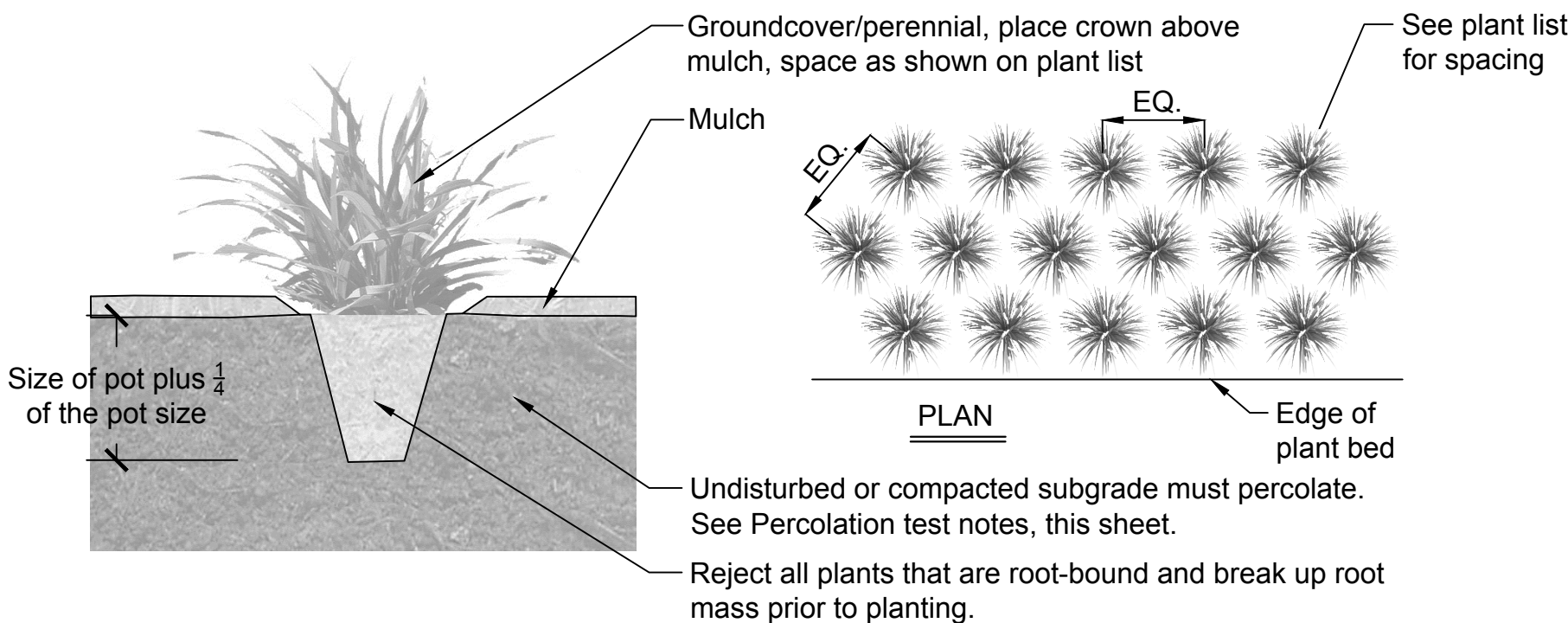
Percolation Test Notes

- Dig a hole 18- 24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple 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 soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.



4 Sod Detail

Scale: NTS

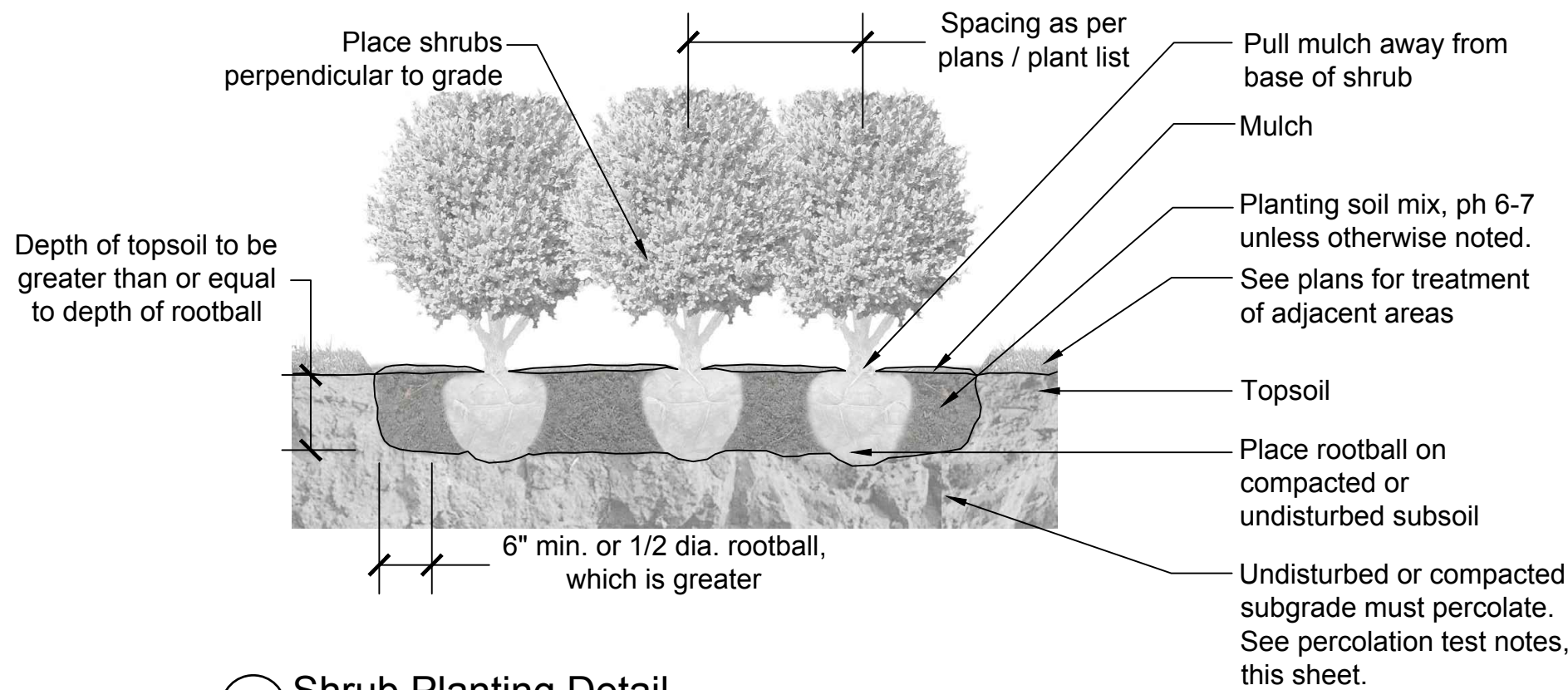


3 Groundcover/Perennial Planting Detail

Scale: NTS

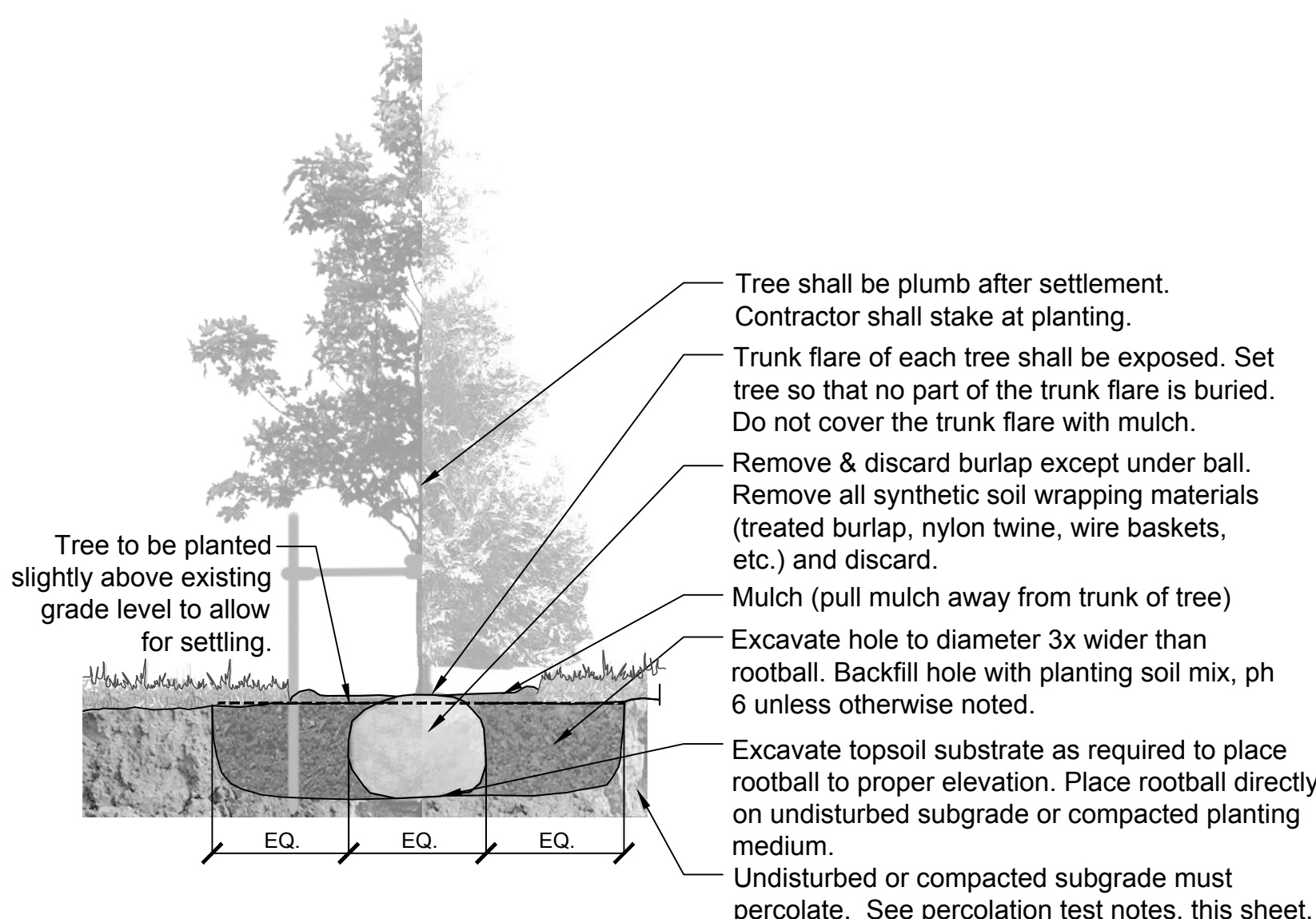
Instructions For Existing Soil Sampling:

- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to Waypoint Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.al-labs.com.
- Results to be copied to the Owner.



2 Shrub Planting Detail

Scale: NTS



1 Tree Planting Detail

Scale: NTS

Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
SHADE TREES					
LTA	2	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	2" cal.	6' CT -Central leader, full, well branched
LT*	4	Liriodendron tulipifera	Tulip Poplar	2" cal.	6' CT -Central leader, full, well branched
QP*	8	Quercus phellos 'Greenenvy'	Kingpin Willow Oak	2" cal.	6' CT -Central leader, full, well branched
EVERGREEN TREES					
TOE	4	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	8' hgt. min.	FTG, full, well branched
ORNAMENTAL TREES					
LI	10	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8' hgt. min.	MT, 3 cane min., full & well branched, white flowers
SHRUBS					
ARC	44	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	3 gal.	3' o.c., full & dense, white flowers
DC	54	Distylium 'PP 27631'	Cinnamon Girl Distylium	24" hgt min B&B or can.	3' o.c., full & dense
IGS	60	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	36" hgt. min B&B or can.	3' o.c., full & dense
IVS	30	Itea virginica 'Spirch'	Little Henry Virginia Sweetspire	3 gal.	3' o.c., full & dense, white flowers
PO	6	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	36" hgt. min. B&B or can.	4' o.c., full & dense
RDG	14	Raphiolepis x deacouri 'Georgia Petite'	Georgia Petite Indian Hawthorn	24" hgt. min. B&B or can.	3' o.c., full & dense, white flowers
GROUNDCOVERS & PERENNIALS					
ALB	14	Aster laevis 'Bluebird'	Bluebird Smooth Aster	3 gal.	30" o.c., blue flowers
HC	257	Hypericum calycinum	Creeping St. John's Wort	1gal.	18" o.c., yellow flowers
JH	116	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	3 gal.	3' o.c., full & dense
LMV	940	Liriope muscari 'Variegata'	Variegated Liriope	qt.	12" o.c., full & dense
PAL	30	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	2' o.c., full & dense, purple flowers
ORNAMENTAL GRASSES					
MC	20	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	3 gal.	4' o.c., full & dense, white plumes
PAC	41	Pennisetum alopecuroides 'Cassian's Choice'	Cassian's Choice Pennisetum	3 gal.	2' o.c., full & dense
PVS	66	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	3 gal.	3' o.c., full & dense
SOD					
SOD	12,555	Festuca arundinacea	Turf-type Tall Fescue	sf	
HARDSCAPE					
RR	315	River Rock		2-3"	3-4" Depth
Boulder	7	Landscape Boulders			No smaller than 2'x3'x1.5' T No larger than 3'x4'x2' T
* Contractor to provide quantity for mulch.					



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Duluth Trading Company
Kingston Corner
Knoxville, TN



Date: 03.26.19
Job Number: 19-013
Drawn By: LGG CK'd By: SHP

Rev	Description	Date

Sheet Name:

Planting Schedule,
Notes & Details

Sheet Number:

L200



EAST ELEVATION



WEST ELEVATION



SE CORNER VIEW





NORTH ELEVATION



SOUTH ELEVATION

- ① ILLUMINATED SIGN
- ② 4" NORMAN BRICK VENEER W/ METAL STUD BACK-UP, 1/3 RUNNING BOND. INTERSTATE BRICK, MOUNTAIN RED.
- ③ CONCRETE MASONRY UNITS VENEER, 8x4x16 CENTER SCORED, RUNNING BOND. COUNTY MATERIALS CORP., PREMIER ULTRA BURNISHED MASONRY UNITS, COLOR: MOONBEAM 63-214B.
- ④ CAST STONE CAP
- ⑤ 4" NORMAN BRICK VENEER W/ METAL STUD BACK-UP, 1/3 RUNNING BOND. INTERSTATE BRICK, 60% TUMBLEWEED, 40% CEDAR.
- ⑥ 4" NORMAN THIN BRICK VENEER W/ METAL STUD BACK-UP, 1/3 RUNNING BOND. INTERSTATE BRICK, MOUNTAIN RED.
- ⑦ ILLUMINATED 'BLADE' SIGN
- ⑧ STOREFRONT - 4 1/2" DEEP THERMALLY BROKEN FRAME W/ A 2" SIGHTLINE. COLOR: KAWNEER CLASSIC BRONZE UC109580.
- ⑨ CAST STONE SILL, TYP.

- ⑩ FABRIC AWNING
- ⑪ STEEL CANOPY, COLOR TO MATCH STOREFRONT FRAME.
- ⑫ 4" NORMAN BRICK VENEER W/ METAL STUD BACK-UP, 1/3 RUNNING BOND. INTERSTATE BRICK, MOCHA.

4-F-19-UR





INTERSTATE BRICK
CEDAR



INTERSTATE BRICK
TUMBLEWEED



INTERSTATE BRICK
MOCHA



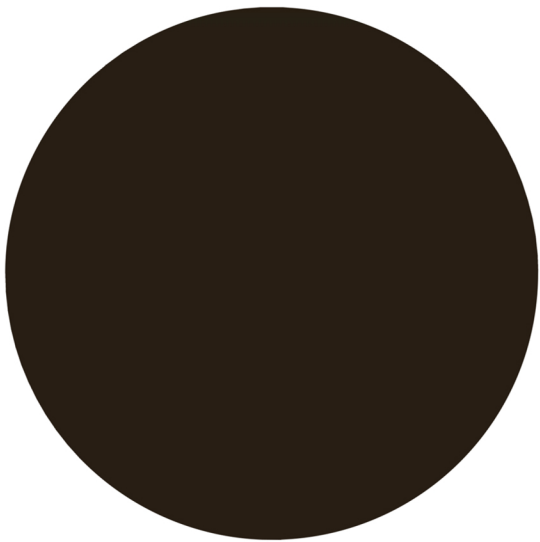
INTERSTATE BRICK
RED MOUNTAIN



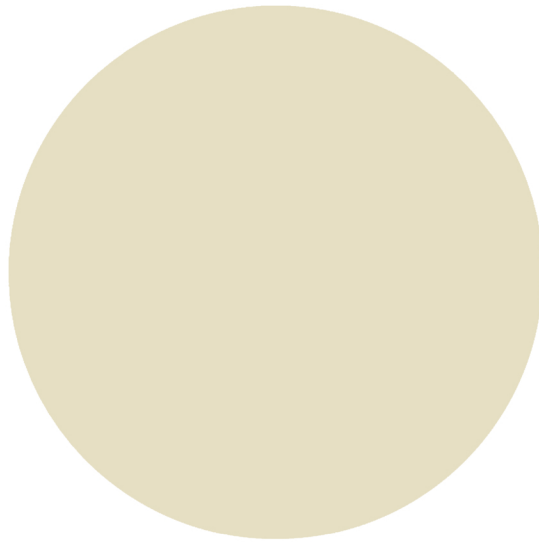
ICOUNTY MATERIALS CORP.
MOONBEAM



INTERSTATE BRICK
60% TUMBLEWEED
40% CEDAR



KAWNEER: CLASSIC BRONZE



CAST STONE

