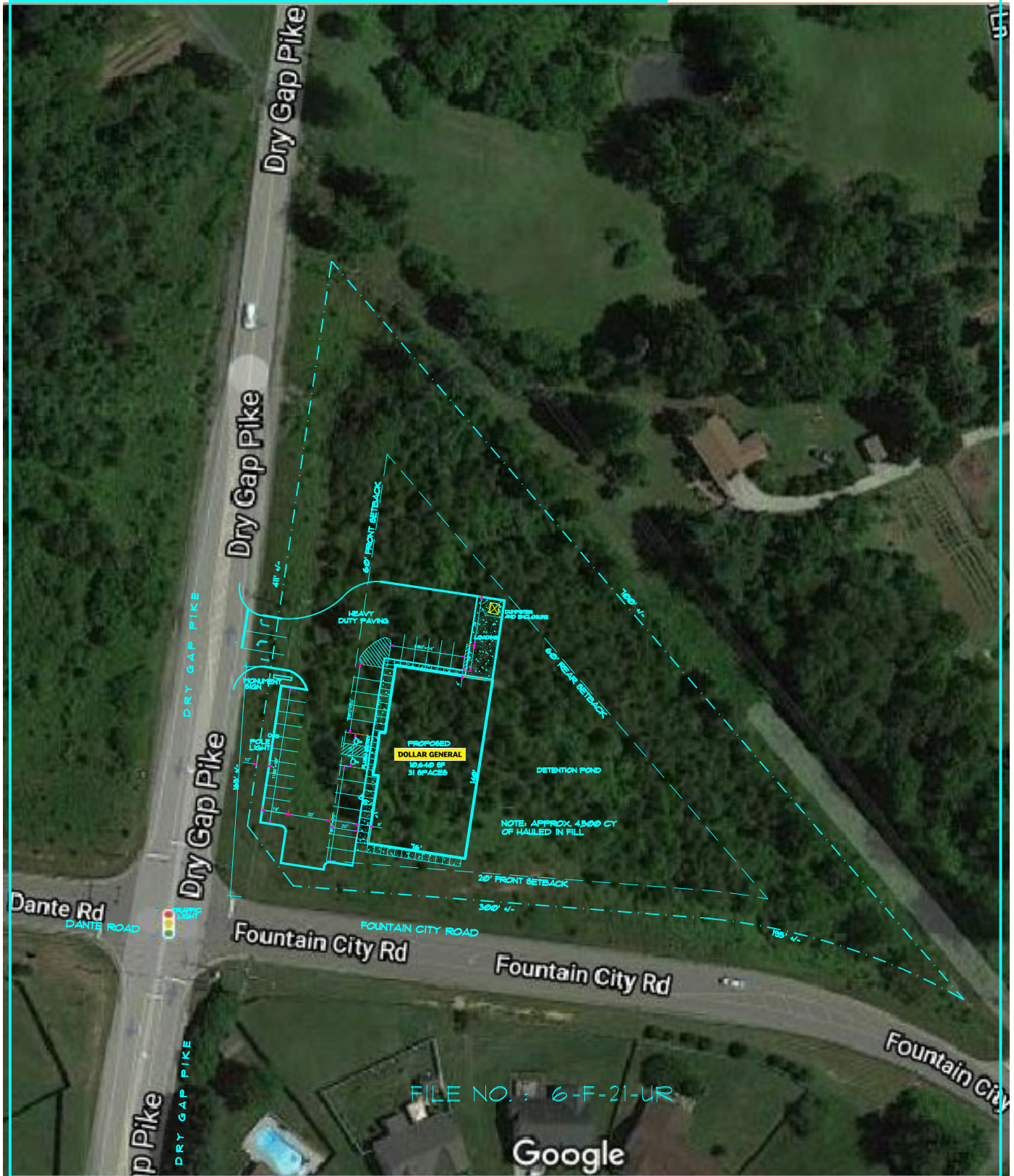


PRELIMINARY SITE PLAN		KNOX COUNTY, TENNESSEE		DRY GAP PIKE AT FOUNTAIN CITY ROAD	
PROTOTYPE:	10640 C	DEVELOPER	DESIGNER	DATE:	
BLDG/SALES SF:	10640/8550	CO.: JMB INVESTMENT CO., LLC	CO.: JMB INVESTMENT CO., LLC	5-19-21	
ACREAGE:	2.6 AC. +/-	NAME:	GENE BROWN	NAME:	TIM DUNAWAY
PARKING SPACES:	31	PHONE #:	865-740-1082	PHONE #:	865-200-4770



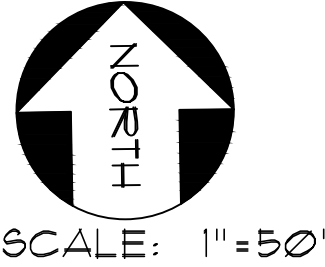
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FILE NO.: 6-F-21-UR

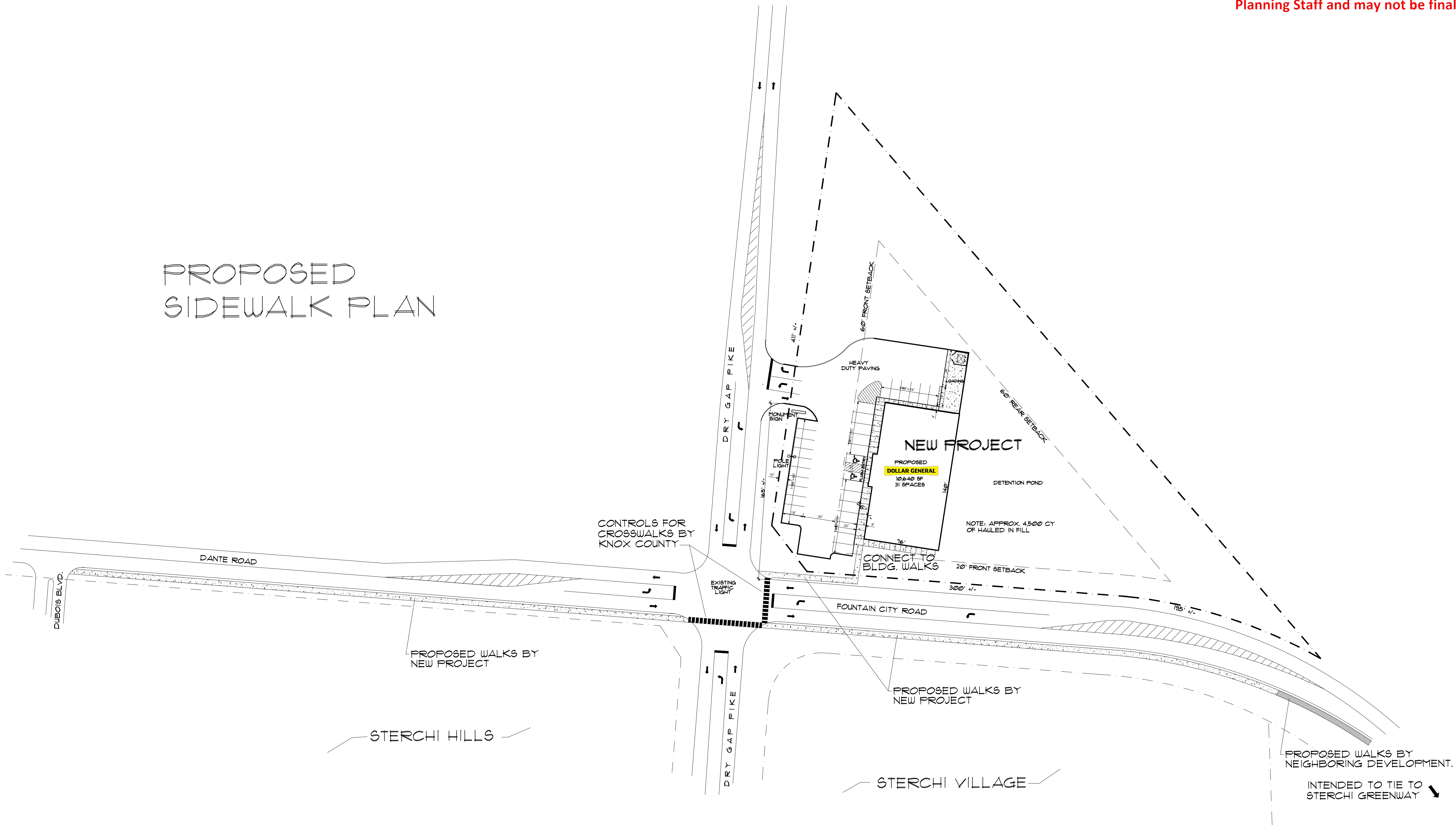
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PRELIMINARY		KNOX COUNTY, TENNESSEE		DRY GAP PIKE AT FOUNTAIN CITY ROAD	
SITE PLAN					
PROTOTYPE:	10640 C	DEVELOPER		DESIGNER	DATE:
BLDG/SALES SF:	10640/8550	CO.:JMB INVESTMENT CO., LLC		CO.:JMB INVESTMENT CO., LLC	1-3-21
ACREAGE:	2.6 AC. +/-	NAME: GENE BROWN		NAME: TIM DUNAWAY	
PARKING SPACES:	31	PHONE #: 865-740-1082		PHONE #: 865-200-4770	



File No.: 6-F-21-UR
Date submitted: 5/24/2021

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Planning Staff and may not be finalized.



GENERAL PLANTING NOTES

PLANT MATERIAL

All plant material planted shall be guaranteed by the Contractor for a minimum of six (6) months, and begins at the time of acceptance by the Designer or Owner. Any plant or sodding not found in a healthy growing condition at the end of the guarantee period shall be removed from the site and replaced within 10 days.

PROTECTION

Protection of Existing Structures: All existing buildings, walks, walls, paving, piping (and other items of construction) and planting (trees, shrubs, ground covers, etc.) already completed or established shall be protected from damage by the Contractor. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the Designer or Owner.

Protection of Existing Plant Materials: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees, shrubs, and ground covers caused by operation of equipment, stockpiling of materials, careless labor, etc. This shall include compaction by driving or parking inside the drip-line of trees or the spilling of oil, gasoline, or other deleterious materials within the drip-line of trees.

MAINTENANCE

Plant Material Maintenance: All plants and planting included under the Contract shall be maintained by watering, cultivating, spraying, and all other operations necessary to ensure a healthy condition by the Contractor until accepted by the Designer.

Plant Grading: Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to *Standardized Plant Names*, 1942 Edition. All plants not otherwise specified as being specimen, shall be excellent quality or better, as determined by the local plant industry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems.

Planting Soil: Planting soil shall be fertile, friable without mixture of subsoil materials, and obtained from a well-drained, industry acceptable site. It shall be free from heavy clay, stones, lumps, plants, root or other foreign materials, or noxious grass (such as Torpedo, Bermuda or nut grass) and noxious weeds. The PH range shall be 5.0 to 7.0 inclusive. Soil conditioner is to be mixed into soil as shown on planting details. All planting beds are to grade away from any structure or building to ensure proper drainage.

PLANTING PROCEDURES

Cleaning Up Before Commencing Work: The Contractor shall clean-up work and planting areas of all rubbish or objectionable matter and it shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should this Contractor find conditions beneath the soil which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the Owner. Failure to do so before planting shall make the corrective measure the responsibility of this Contractor.

Obstruction Below Ground: Contractor is responsible for underground utilities verification. If underground construction, utilities or obstructions are encountered during the excavation of planting areas, or pits, alternate locations for the plant material shall be selected and approved by the Designer.

Plant Material Layout: It is suggested that Contractor stake tree or plant locations from the planting plans prior to digging pits, making any necessary adjustments.

Tree Guying and Bracing: Procedure shall be at the discretion of the Contractor in accordance with sound nursery practices and by the approval of Designer to insure stability and maintain plants in an upright position. See planting details for specific procedure for each plant requirement. Staking the trees is at the discretion of the Contractor, however any plants showing adverse growth at end of warranty period due to not staking will need to be replaced at Contractors cost.

Mulching: Provide a three (3) inch minimum layer of specified mulch over the entire area of each shrub bed, ground cover and vine bed and tree pit or as otherwise specified.

Digging and Handling: Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing, as necessary until planting. No plants moved with a ball shall be planted if the ball is cracked or broken.

Watering: Water plants in thoroughly upon planting. Contractor is responsible for watering all plant material until project is complete.

LAWN SODDING

Work: Work consists of soil preparation, lawn bed preparation, and sodding complete, in strict accordance with the specifications and the applicable drawings, to produce a grass lawn acceptable to the Owner/Designer.

Soil Preparation: All areas that are to be sodded, shall be cleared of any rough grass, weeds, and debris, and the ground brought to a smooth and even grade.

Fertilizer: Fertilizer shall be a commercial type, 12-6-8, complying with local fertilizer laws and applied at a rate consistent with industry standards.

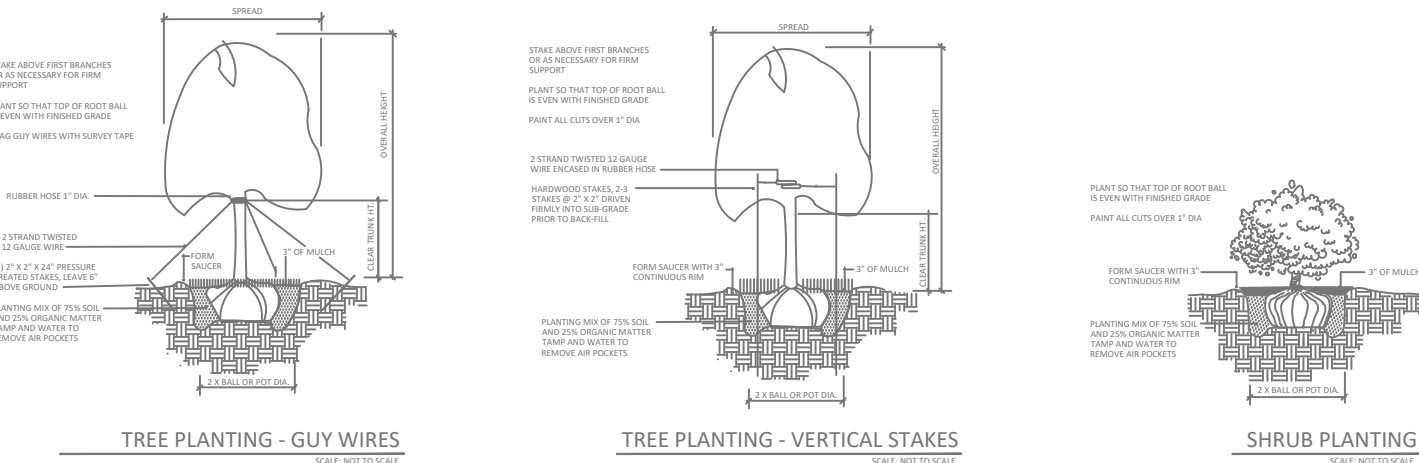
Sodding: The Contractor shall sod all the areas as designated on the drawings within the contract limits, unless specified otherwise. The sod shall meet all local specifications, absolutely true to variety type, and free from weeds, fungus, insects and disease of any kind. Each sod panel shall have sufficient root and soil base to assure proper sod growth. Sod panels shall be laid tightly together so as to make a solid sodded lawn area. Sod shall be laid uniformly against the edges of all buildings, paved and planted areas. Immediately following sod laying, the law areas shall be rolled with a lawn roller, and then thoroughly watered. After rolling it, in the opinion of the Designer, top-dressing and over-seeding may be necessary to fill the voids between the sod panels and to even out inconsistencies in the sod. For top-dressing, clean sand as approved by the Designer shall be uniformly spread over the entire surface of the sod and thoroughly watered in. During delivery, prior to and during the planting of the lawn areas, the sod panels shall at all times be protected from excessive drying and unnecessary exposure of the roots to the sun. Any sod damaged as noted shall not be used on the site.

PLANTING DETAILS

Refer to drawings.

CLEAN UP

During Construction: Contractor is responsible for clean-up of all areas affected by construction. This includes roadways, driveways, parking lots, sidewalks, lawn and planting areas. No bulk materials to be stored on street unless approved by Owner. Any materials in roadways, driveways etc. shall be clearly visible with tape, cones etc. Any open holes left shall be covered with plywood or other safety device. All areas not constructed, planted or sodded shall receive grass seed and straw unless otherwise stipulated.



DRY GAP PIKE

10' PLANTED PARKWAY ALONG STREET FRONTAGE

TYPE C
LANDSCAPE REQUIREMENTS
10' PLANTING BUFFER PROVIDED
SMALL EVERGREEN TREES, MAX 20' O.C.
LARGE EVERGREEN TREES, MAX 30' O.C.
WITH 3' EVERGREEN HEDGE, 3' O.C. MAX

411' +/-

HEAVY
DUTY PAVING

MONUMENT
SIGN

PROPOSED

60' FRONT SETBACK

TYPE A
LANDSCAPE REQUIREMENTS
15' PLANTING BUFFER PROVIDED
TWO ROWS OF EVERGREEN TREES, TOUCHING GROUND, MAX 12' O.C.
TWO ROWS DECIDUOUS TREES, MAX 16' O.C.
WITH EVERGREEN HEDGE, 4' O.C. MAX

NOTE: EXISTING PLANT MATERIAL TO BE EVALUATED FOR USE IN
LIEU OF SOME PLANTS IN BUFFER/SCREENING REQUIREMENTS
ANTICIPATED LIMITS OF DISTURBANCE SHOWN

POSTER

LOADING

16' REAR SETBACK
700' +/-

NOTE: APPROX. 4,500 CY
OF HAULED IN FILL



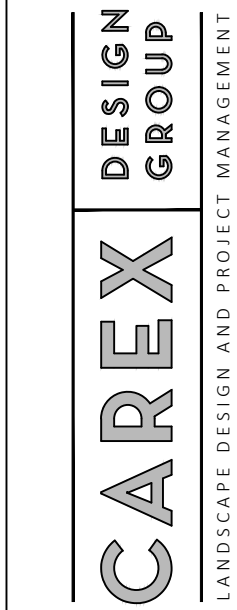
FILE NO: 6-F-21-UR



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Date submitted: 5/24/2021

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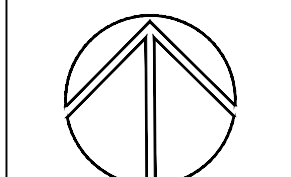
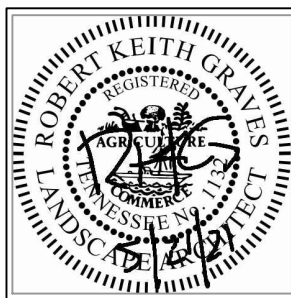


CAREX DESIGN GROUP

1060 WORLDS FAIR PARK DR
SUITE 507
KNOXVILLE, TN 37916

carexdesigngroup.com
865-765-5550

DOLLAR GENERAL
DRY GAP PIKE | FT CITY RD, KNOXVILLE, TN
LANDSCAPE PLANTING PLAN

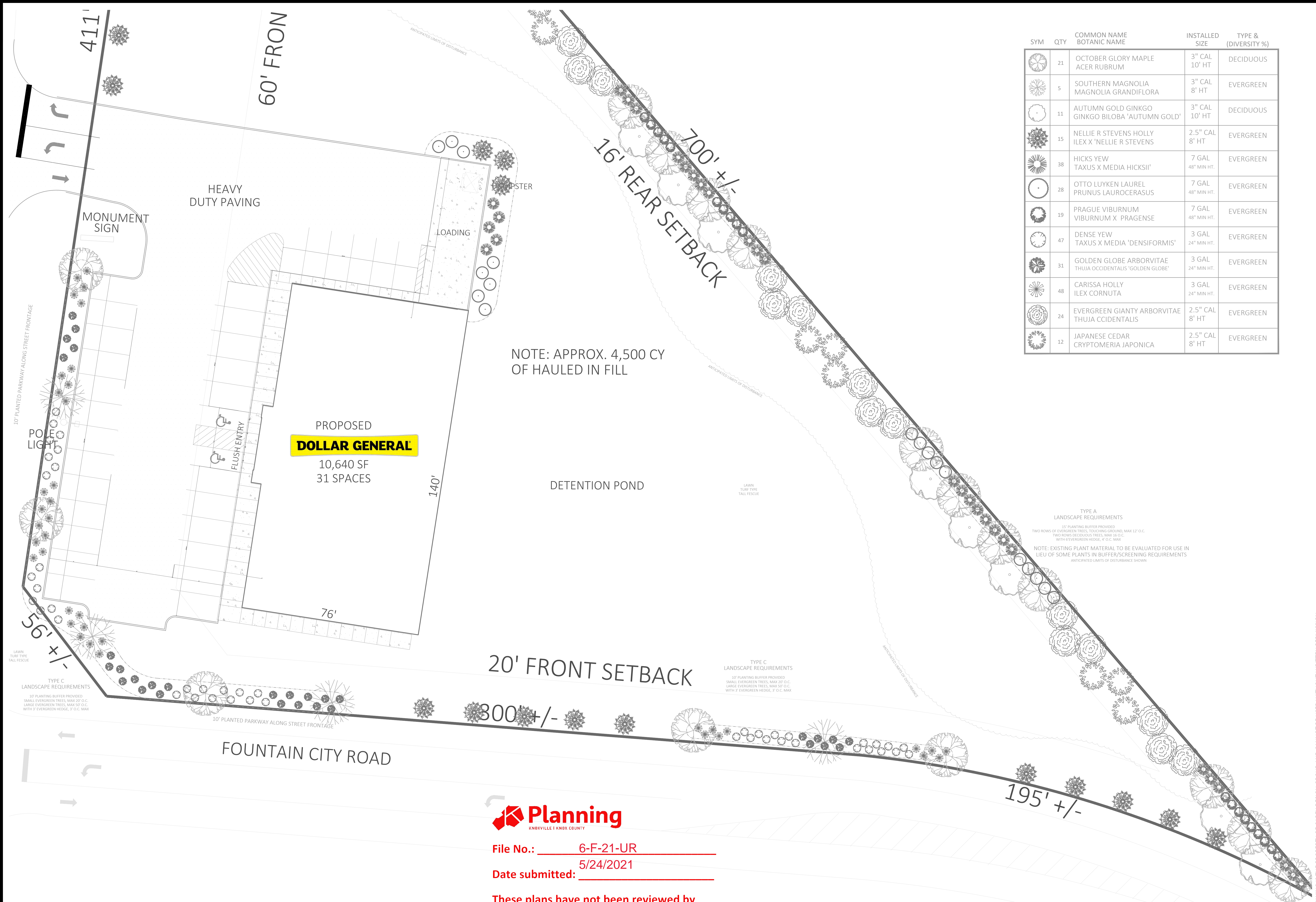


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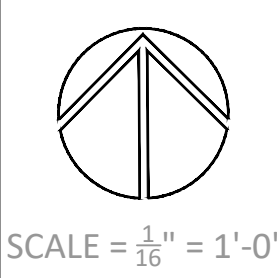
NO.	REVISED	DATE
1	B.G.	5.21.21

P-1

NOTE: DRAWING IS THE PROPERTY OF CAREX DESIGN GROUP AND CANNOT BE USED WITHOUT WRITTEN PERMISSION.



SYM	QTY	COMMON NAME BOTANIC NAME	INSTALLED SIZE	TYPE & (DIVERSITY %)
	21	OCTOBER GLORY MAPLE ACER RUBRUM	3" CAL 10' HT	DECIDUOUS
	5	SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA	3" CAL 8' HT	EVERGREEN
	11	AUTUMN GOLD GINKGO GINKGO BILOBA 'AUTUMN GOLD'	3" CAL 10' HT	DECIDUOUS
	15	NELLIE R STEVENS HOLLY ILEX X 'NELLIE R STEVENS	2.5" CAL 8' HT	EVERGREEN
	38	HICKS YEW TAXUS X MEDIA HICKSII'	7 GAL 48" MIN HT.	EVERGREEN
	28	OTTO LUYKEN LAUREL PRUNUS LAUROCERASUS	7 GAL 48" MIN HT.	EVERGREEN
	19	PRAGUE VIBURNUM VIBURNUM X PRAGENSE	7 GAL 48" MIN HT.	EVERGREEN
	47	DENSE YEW TAXUS X MEDIA 'DENSIFORMIS'	3 GAL 24" MIN HT.	EVERGREEN
	31	GOLDEN GLOBE ARBORVITAE THUJA OCCIDENTALIS 'GOLDEN GLOBE'	3 GAL 24" MIN HT.	EVERGREEN
	48	CARISSA HOLLY ILEX CORNUTA	3 GAL 24" MIN HT.	EVERGREEN
	24	EVERGREEN GIANT ARBORVITAE THUJA CCIDENTALIS	2.5" CAL 8' HT	EVERGREEN
	12	JAPANESE CEDAR CRYPTOMERIA JAPONICA	2.5" CAL 8' HT	EVERGREEN



DATE: 04.22.21 DRAWN BY: BG		
NO.	REVISED	DATE
1	B.G.	5.21.21

Planning
KNOXVILLE | KNOX COUNTY

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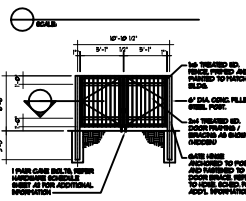
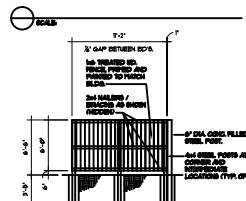
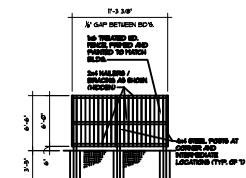
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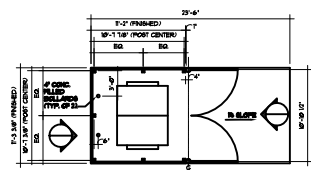
PRELIMINARY S I T E P L A N		KNOX COUNTY, TENNESSEE DRY GAP PIKE AT FOUNTAIN CITY ROAD	
PROTOTYPE:	10640 C	DEVELOPER	DESIGNER
BLDG/SALES SF:	10640/8550	CO.: JMB INVESTMENT CO., LLC	CO.: JMB INVESTMENT CO., LLC
ACREAGE:	2.6 AC. +/-	NAME: GENE BROWN	NAME: TIM DUNAWAY
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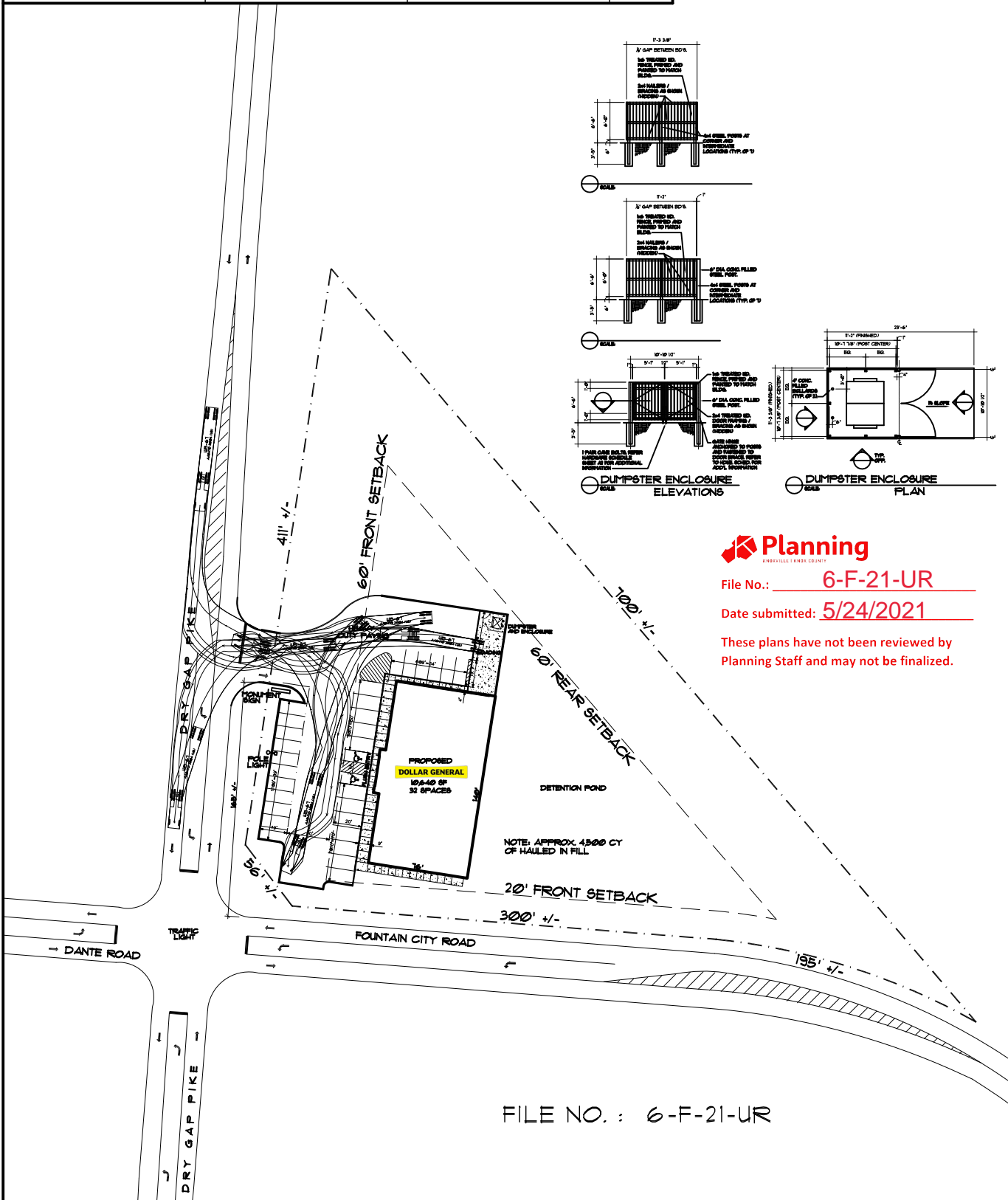
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DUMPSTER ENCLOSURE
ELEVATIONS



DUMPSTER ENCLOSURE
PLAN

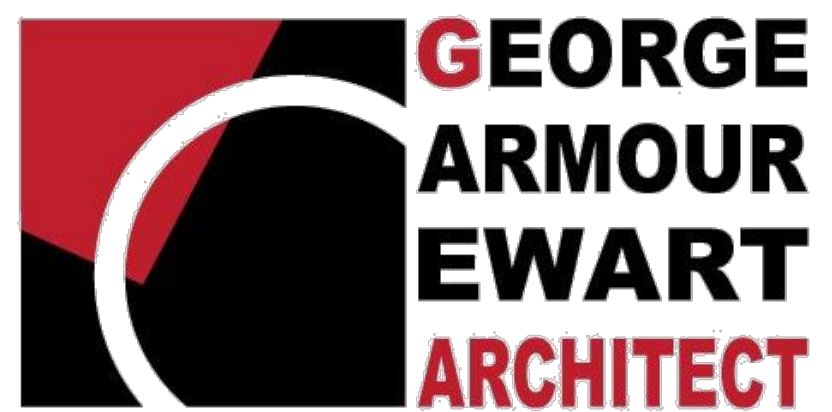


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EXTERIOR VIEW OF NEW
DOLLAR GENERAL
KNOX COUNTY, TN

DATE: 13 APR 2021
PROJECT NO.: 20166
PROJECT MGR.: GAE

3D1.1