

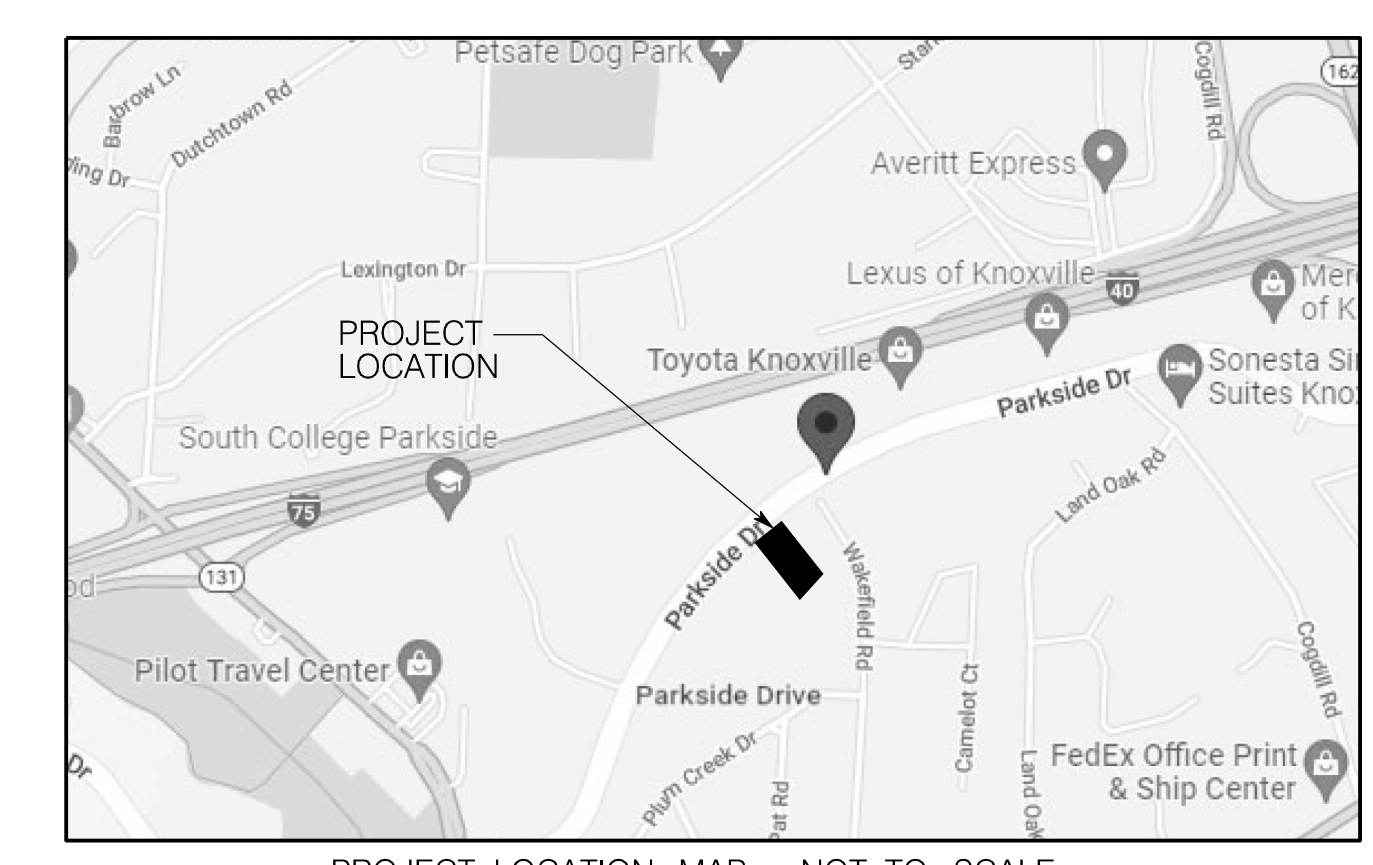
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
FW	FW	POTABLE WATER
NG	NG	NATURAL GAS
UE	UE	UNDERGROUND ELECTRICAL
○	●	MANHOLE
○	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
→	→	SURFACE FLOW
---	---	SILT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

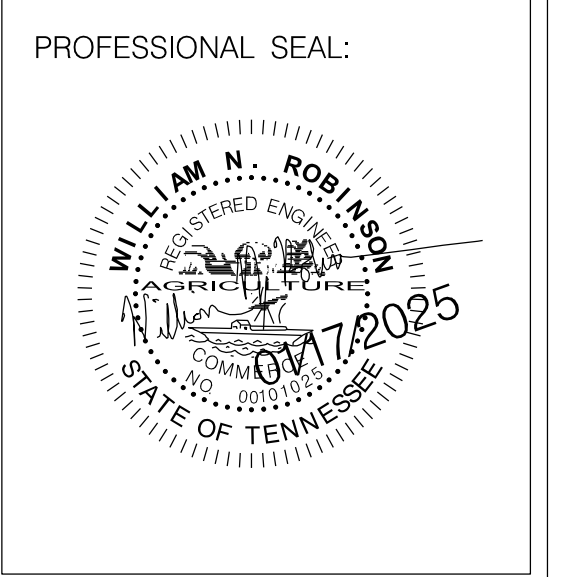
TRACT 2, GOODY'S PROPERTY AND A 3, 5, 6 & 7 OF SECTION E 121 EMMES SW

PARTNERSHIP L.P. 04160060680

PROJECT DATA
 USE: PARKING AS A PRINCIPAL USE
 ZONING: C-H-2
 PARCEL: 131UA00102
PARKING SUMMARY:
 PARKING REQUIRED: 0 SPACES
 PARKING PROVIDED: 397 TOTAL SPACES
 EXISTING PARKING: 118 SPACES
 PARKING LOST FOR ACCESS & SPACES: 118 SPACES
 TOTAL NEW PARKING: 287 SPACES
 TOTAL PARKING AT COMPLETION: 397 SPACES
CALCULATION (CITY):
 PARKING AS A PRINCIPAL USE, NO CALCULATION APPLICABLE
SETBACKS:
 FRONT: 25'
 SIDE: 10'
 REAR: 15'
BUILDING AREA: NO BUILDING PROPOSED
 PARCEL AREA: 6.59 AC
 IMPERVIOUS AREA: 2.89 AC (GRAVEL)
 FLOOR AREA RATIO: 0 %
 IMPERVIOUS AREA RATIO: 43.9 %
 GROSS AREA COVERAGE: 0 %



WILL ROBINSON & ASSOCIATES
 1248 N. Shorewood Ln
 Caryville, TN 37714
 (865) 386-4200
 will@wractvll.com

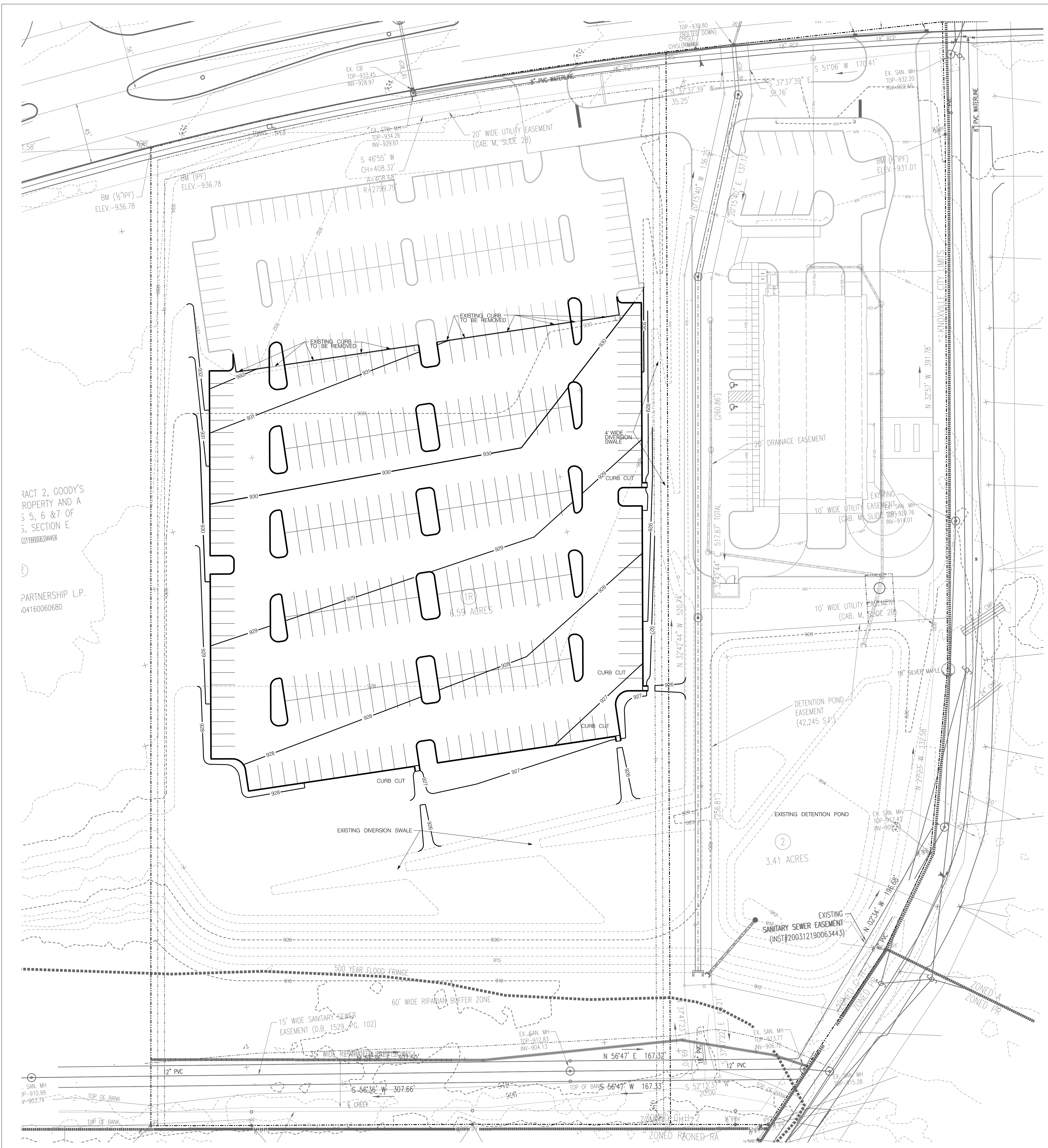


A New Facility for:
Harper Parking Phase II
 Parkside Drive
 Knoxville, Tennessee

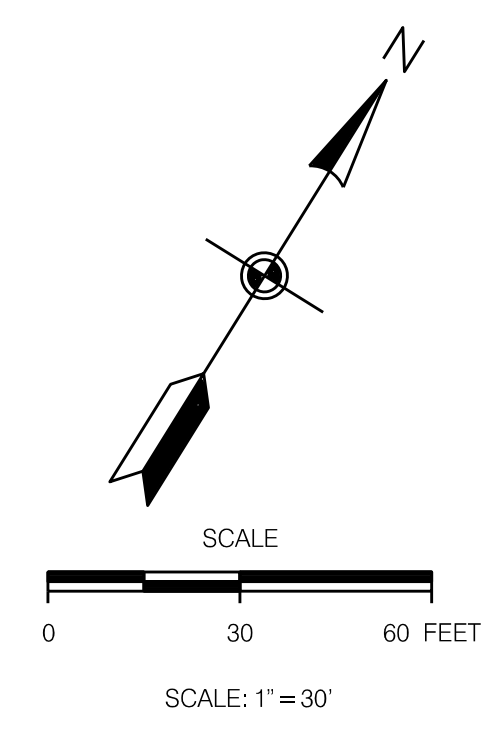
REVISIONS:

DRAWN: WNR
 CHECKED: WNR
 DATE: 01-17-2025
 FILE NAME:
 PROJECT NO:

PL01
 CONCEPT LAYOUT PLAN
 DRAWING



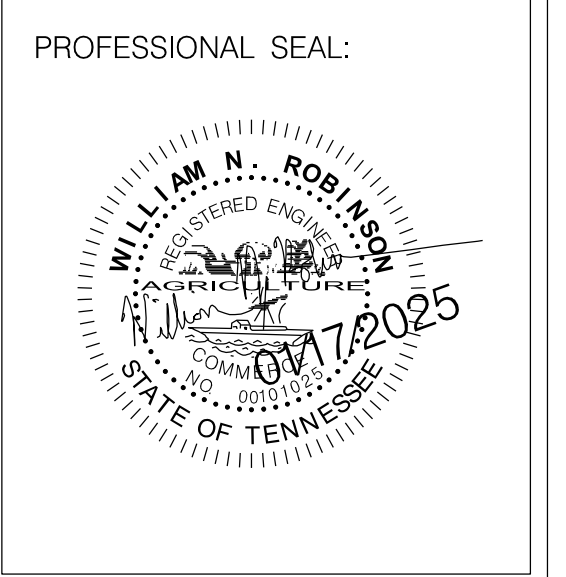
TRACT 2, GOODY'S
PROPERTY AND A
3, 5, 6 & 7 OF
SECTION E
PARTNERSHIP L.P.
04160060680



LEGEND

EXISTING 535	PROPOSED 535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
FW	FW	POTABLE WATER
NG	NG	NATURAL GAS
UE	UE	UNDERGROUND ELECTRICAL
○	●	MANHOLE
○	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
⊙	→	SURFACE FLOW
NA	—X—	SILT FENCING
NA	—	CURB
NA	[Symbol]	CONCRETE PAVEMENT
NA	[Symbol]	ASPHALT PAVEMENT
NA	[Symbol]	CONSTRUCTION ENTRANCE
NA	[Symbol]	EROSION CONTROL MAT

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& ASSOCIATES**
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A New Facility for:
**Harper Parking
Phase II**
Parkside Drive
Knoxville, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 01-17-2025
FILE NAME:
PROJECT NO:

PL02
CONCEPT GRADING PLAN
DRAWING

Zoning: C-H-2

Zoning: C-H-2

Zoning: C-H-2

City of Knoxville Landscape Requirements

Per Article 12, Appendix B - Zoning Code

A perimeter landscape yard, which is established where the parking lot abuts a street right-of-way, is required for all new parking lots of 10,000 square feet or more in area and for any expansions or improvements of existing parking lots when required by Section 11.1.C of 10,000 square feet or more in area. Parking lots located on properties developed under a common or unified development plan and/or which have a shared access agreement are not required to provide the perimeter screening area along common property lines where parking areas abut.

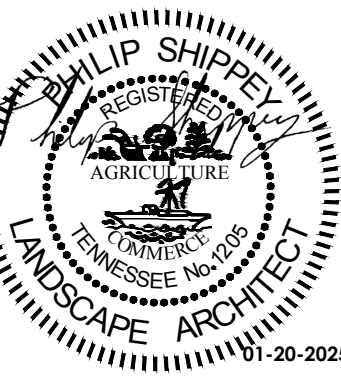
- Parking Lot Perimeter Planting Requirements**
 - The new parking lot does not abut a public street, but it does abut a shared access aisle. Therefore, not perimeter landscape is required.
- Parking Lot Interior Landscaping Requirements**
 - Number of single-row parking lot islands: 7
 - 1 Tree per seven (7) single-row parking lot islands = **7 trees required**
 - Number of trees provided: **7 (5 new trees and 2 existing trees)**
 - Number of double-row parking lot islands: 15
 - 2 Trees per three (3) double-row parking lot islands = **30 trees required**
 - Number of trees provided: **30 (29 new trees and 1 existing tree)**
 - *60% of the area of every parking lot island must be planted in shrubs, live groundcover, perennials, or ornamental grasses. **Provided - see plan**
- Tree Protection Ordinance**
 - Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided on the site, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre.
 - Trees marked on the plan with an asterisk (*) are to be counted towards the City of Knoxville's Tree Protection Ordinance.
 - Calculation: 8 trees x 2.87 acres (new parking lot/disturbed area) = **23 trees required**
 - Number of trees provided: **34**

Landscape Architect Contact Information

Shippy Landscape Architecture
Philip Shippy, PLA
Phone: 229.326.1179
Email: philip@shippypla.com

Abbreviation Reference

- LF = Linear Feet
- SF = Square Feet
- o.c. = On Center
- typ. = Typical
- EQ. = Equal
- Qty. = Quantity
- Cal. = Caliper
- Gal. = Gallon
- Hgt. = Height
- Min. = Minimum
- Max. = Maximum
- Cu. Yd. = Cubic Yard



Harper Car Wash Parkside | Overflow Parking Phase II

Parkside Drive, Knoxville, TN 37922

Drawn By: PHS Date: 01-20-2025

Revision: _____ Date: _____

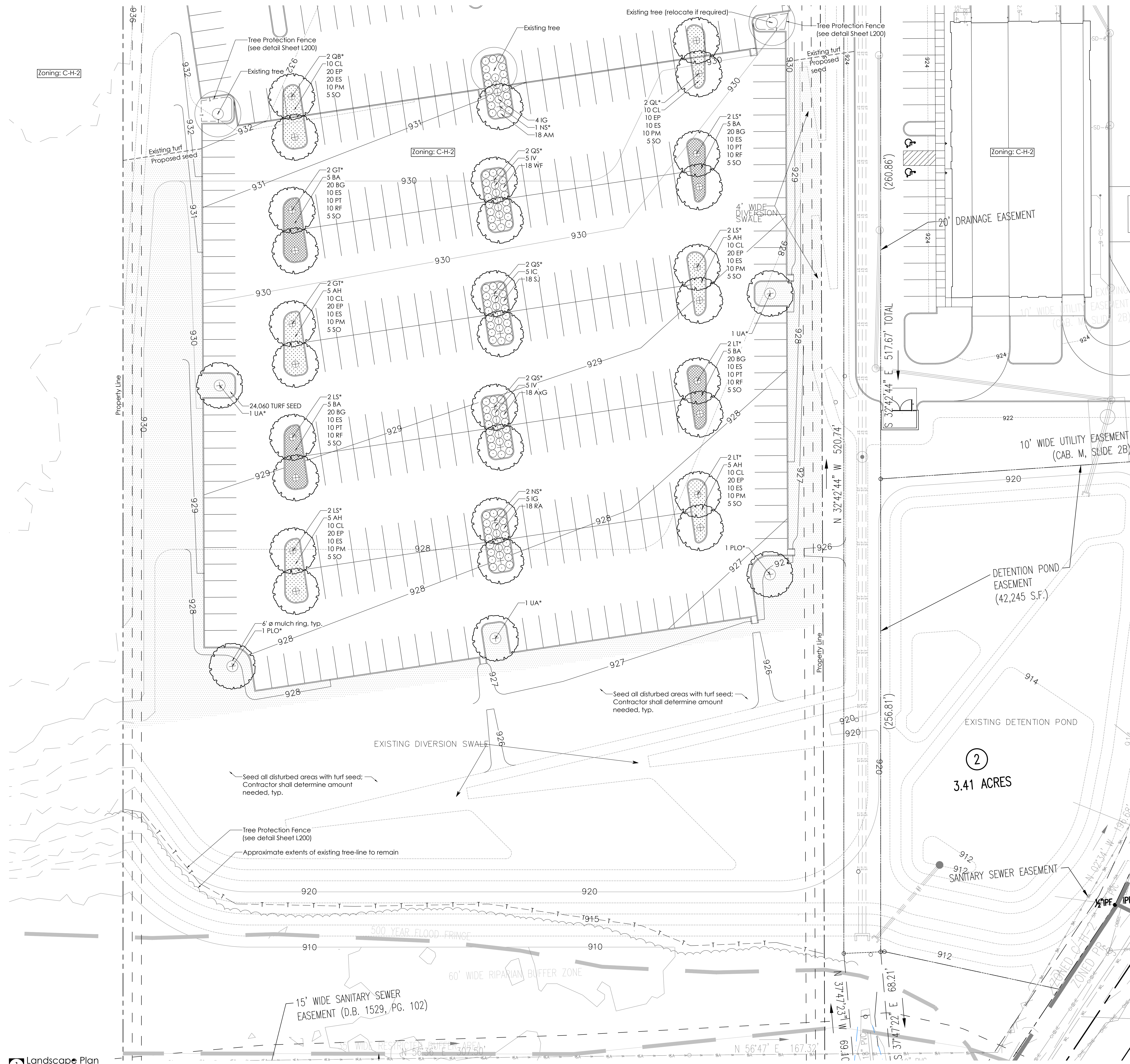
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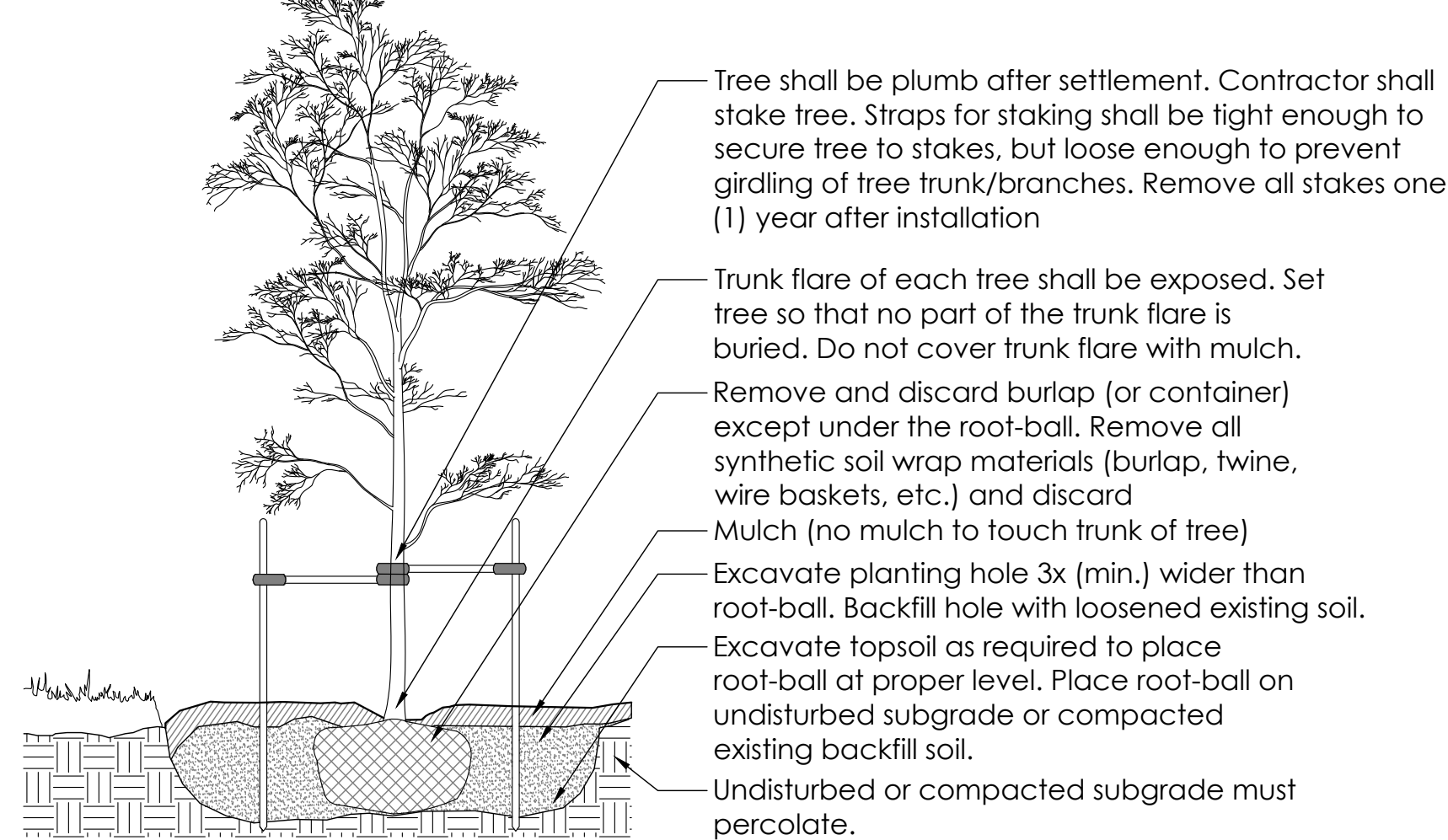
Sheet Name: _____

Landscape Plan

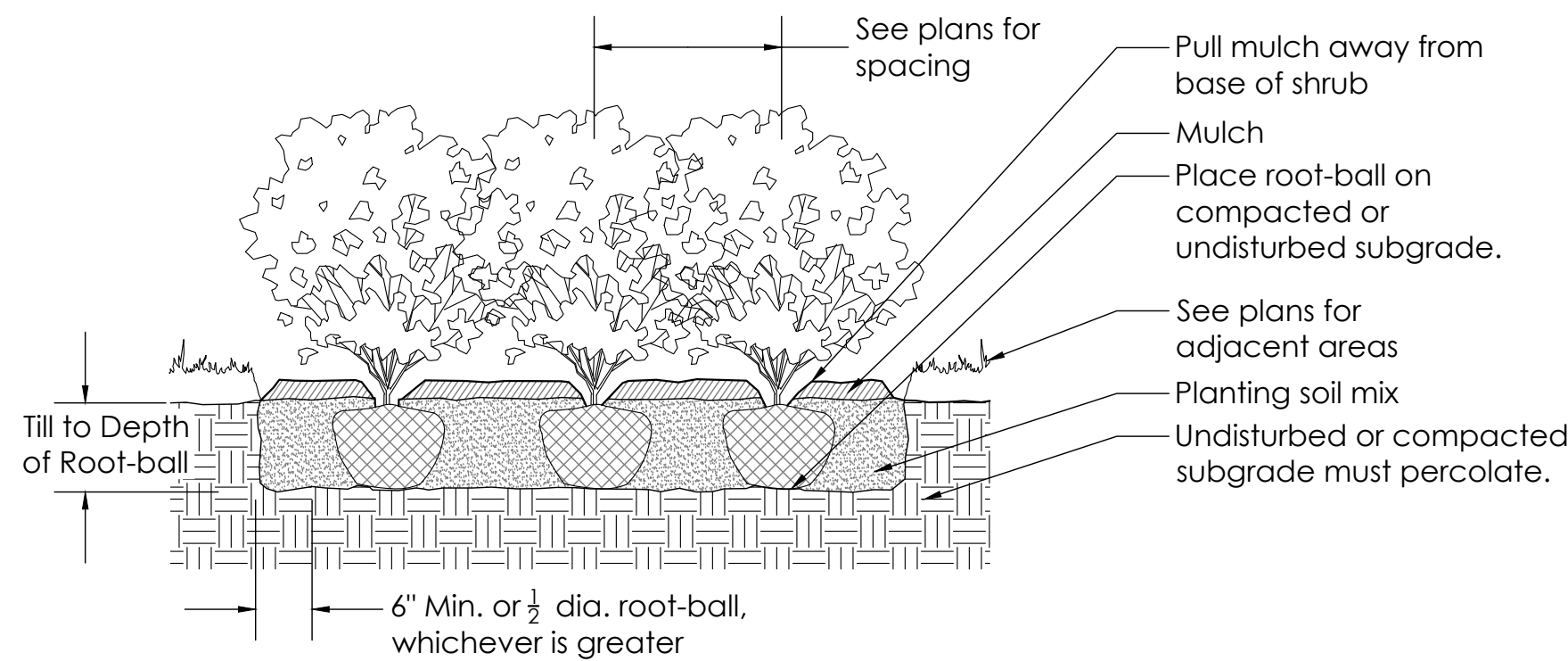
Sheet Number: _____

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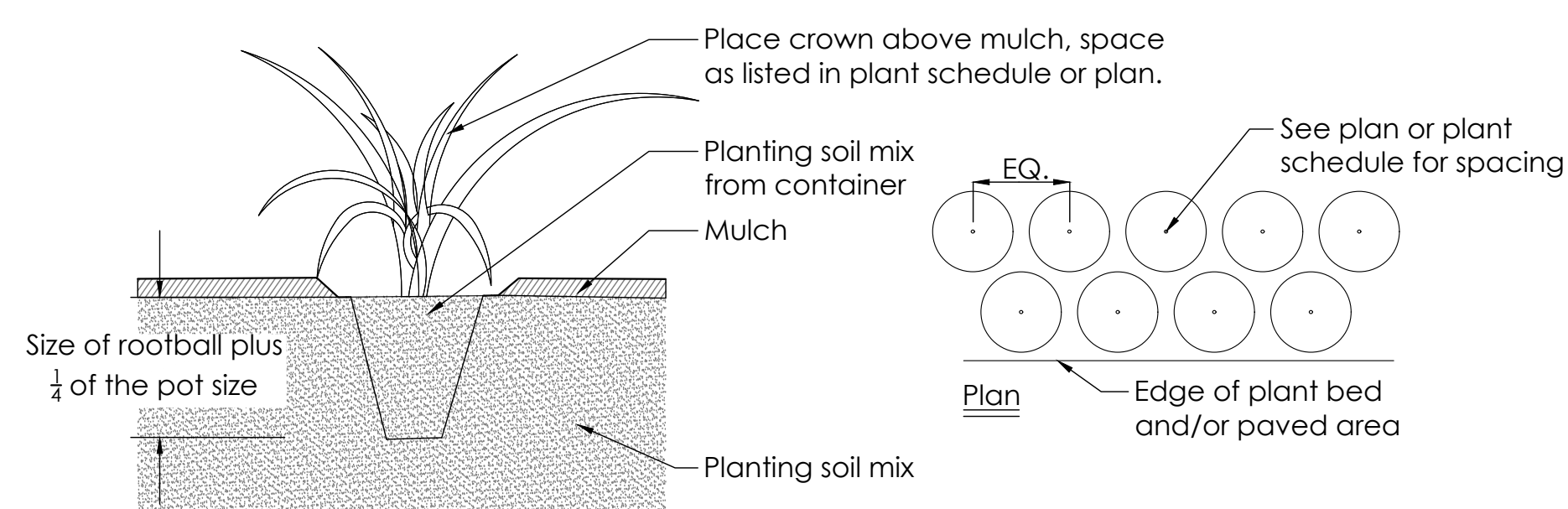




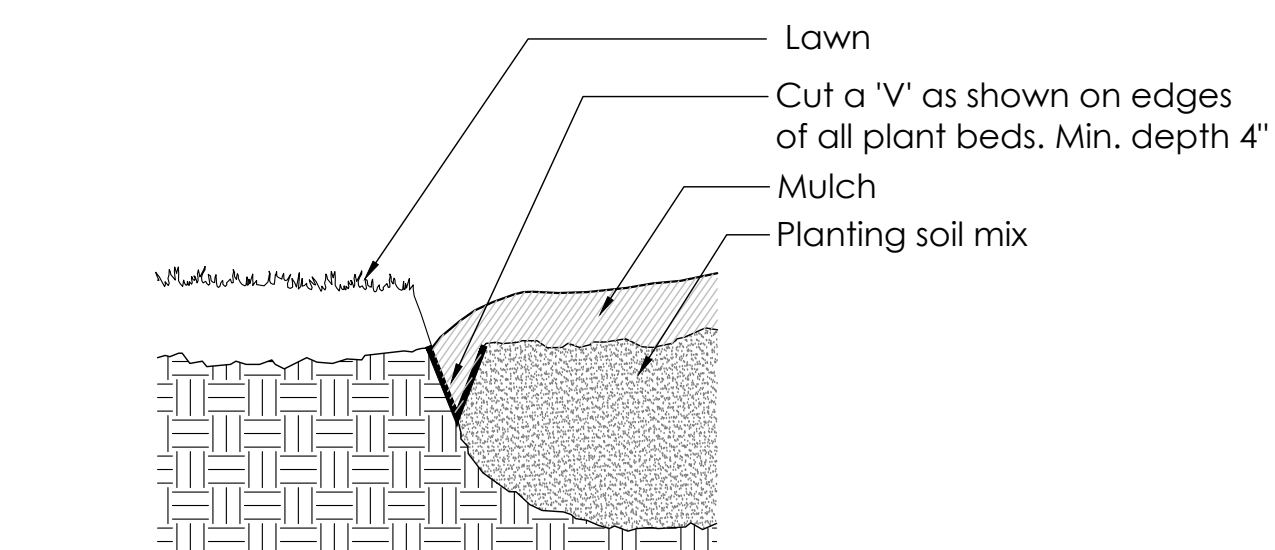
1 Tree Planting & Staking
Scale: NTS



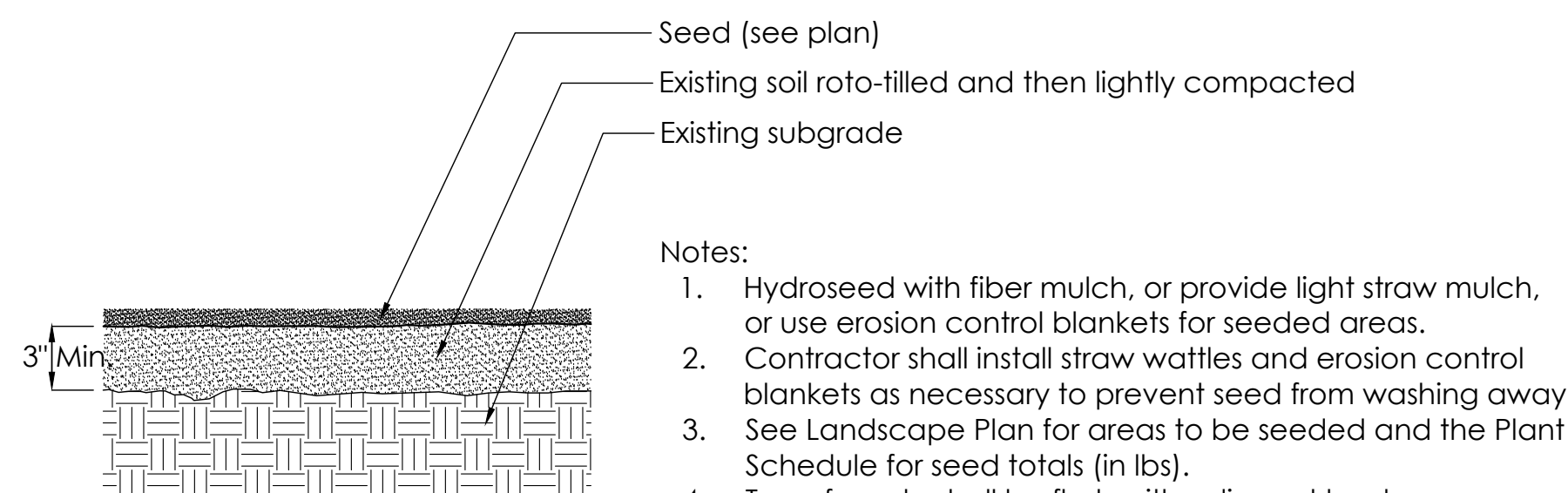
2 Shrub Planting
Scale: NTS



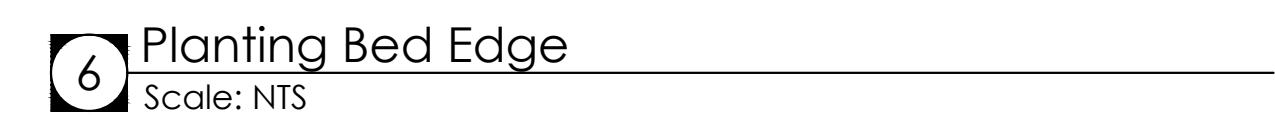
3 Perennial/Ornamental Grass Planting Detail
Scale: NTS



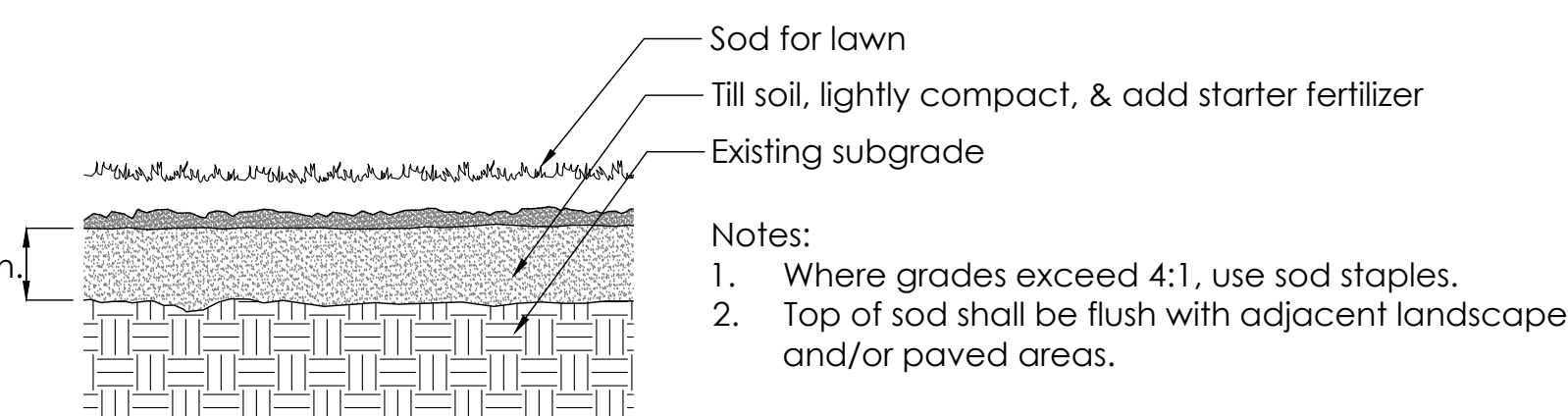
4 Sod
Scale: NTS



5 Seeding
Scale: NTS



6 Planting Bed Edge
Scale: NTS



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

7 Planting Soil Mix
Scale: NTS

- 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 soil testing instructions.
 - No planting shall occur until percolation testing has been completed and soils have been properly graded for positive drainage. See this sheet for percolation testing procedures.
 - All new plant material shall 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 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.
 - 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.
 - The 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, 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. Hydroseeded fiber mulch is also an acceptable application method.
- For areas with slope greater than 3:1, final grading 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. Divisions 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.

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.

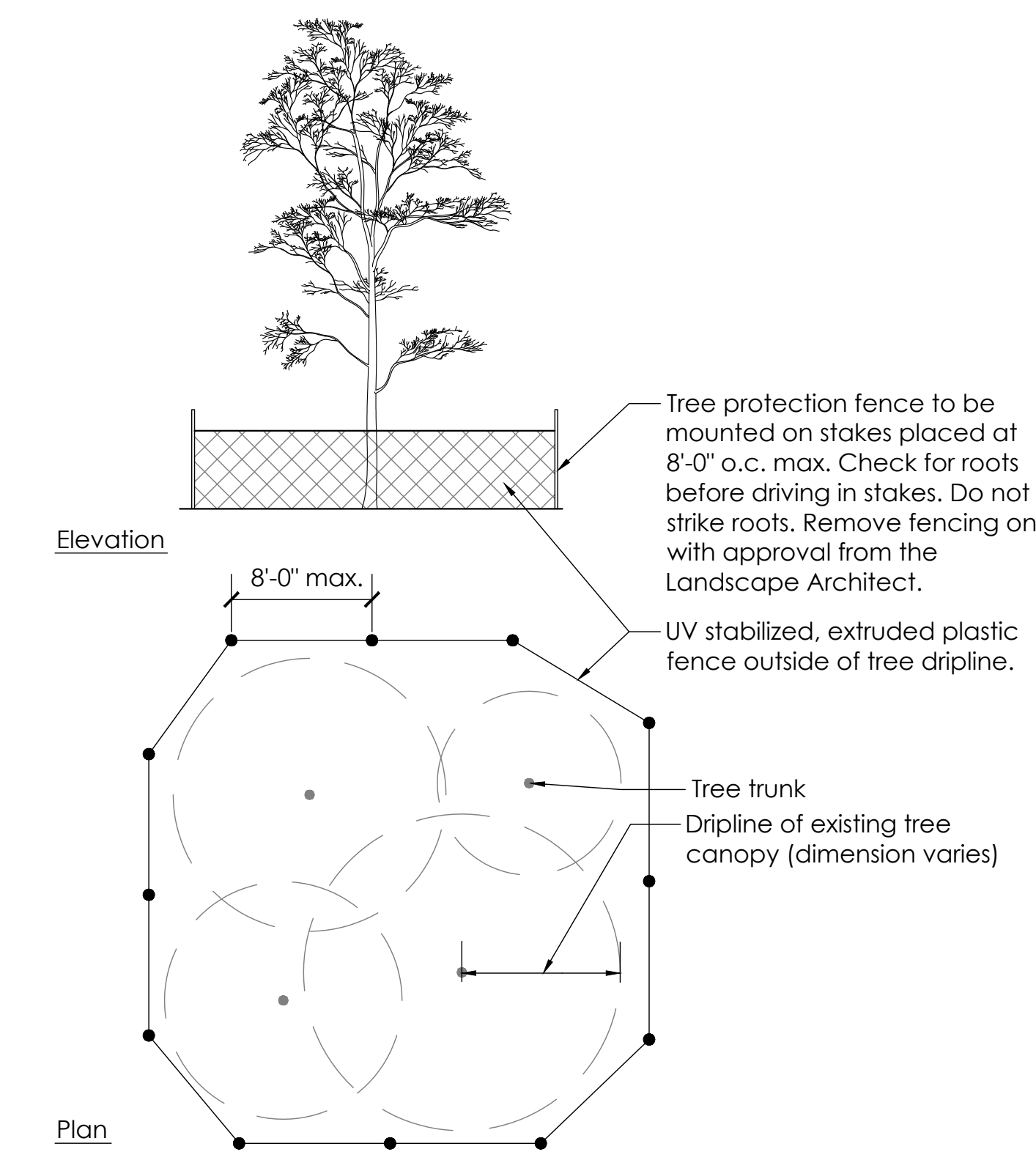
Turf Seed Blend Table

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%

Plant Schedule

Key	Qty.	Botanical Name	Common Name	Size	Notes
SHADE TREES					
GT	4	<i>Gleditsia triacanthos f. inermis</i> 'Skycole'	Skyline Honey Locust	2' Cal.	Single trunk; well-branched; thornless variety
LS	8	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	2' Cal.	Single trunk; well-branched; columnar variety ; Mature Hgt.: 60'
LT	4	<i>Liriodendron tulipifera</i> 'Fastigiatum'	Columnar Tulip Poplar	2' Cal.	Single trunk; well-branched; Mature Hgt.: 60'
NS	3	<i>Nyssa sylvatica</i> 'Wildfire'	Black Gum	2' Cal.	Single trunk; well-branched; Mature Hgt.: 50'
PLO	2	<i>Platanus occidentalis</i>	Sycamore	2' Cal.	Single trunk; well-branched; Mature Hgt.: 100'
QB	2	<i>Quercus bicolor</i>	Swamp White Oak	2' Cal.	Single trunk; well-branched; Mature Hgt.: 60'
QL	2	<i>Quercus lyrata</i>	Overcup Oak	2' Cal.	Single trunk; well-branched; Mature Hgt.: 60'
QS	6	<i>Quercus shumardii</i>	Shumard Oak	2' Cal.	Single trunk; well-branched; Mature Hgt.: 50'
UA	3	<i>Ulmus americana</i> 'Princeton'	American Elm	2' Cal.	Single trunk; well-branched; Mature Hgt.: 60'
SHRUBS					
AXG	18	<i>Abelia x grandiflora</i> 'Kaleidoscope'	Kaleidoscope Abelia	18" Min. Hgt.	48" o.c. spacing
AM	18	<i>Aronia melanocarpa</i> 'UCONNAM165'	Low Scape Mound Black® Chokeberry	18" Min. Hgt.	48" o.c. spacing; Alt. cultivar: 'triquis Beauty'
IC	5	<i>Ilex cornuta</i> 'Carissa'	Carissa Holly	18" Min. Hgt.	48" o.c. spacing
IG	9	<i>Ilex glabra</i> 'Shamrock'	Dwarf Inkberry Holly	18" Min. Hgt.	48" o.c. spacing; Alt. cultivar: 'Nigra'
IV	10	<i>Ilex vomitoria</i> 'Schillings'	Dwarf Yaupon Holly	18" Min. Hgt.	48" o.c. spacing; Alt. cultivar: 'Nana'
RA	18	<i>Rhus aromatica</i> 'Gro-Low'	Gro Low Sumac	18" Min. Hgt.	48" o.c. spacing
SJ	18	<i>Spiraea japonica</i> 'Gold Mound'	Gold Mound Spirea	18" Min. Hgt.	48" o.c. spacing
WF	18	<i>Weigela florida</i> 'Spilled Wine®'	Spilled Wine® Weigela	18" Min. Hgt.	48" o.c. spacing
PERENNIALS/ORNAMENTAL GRASSES					
AH	20	<i>Amsaria flaviburchii</i>	Arkansas Blue Star	Quart+	30" o.c. spacing
BA	20	<i>Baptisia australis</i>	Blue False Indigo	Quart+	36" o.c. max. spacing
BG	80	<i>Bouteloua gracilis</i>	Blue Grama Grass	Quart+	18" o.c. spacing; straight species
CL	40	<i>Careopsis lanceolata</i>	Lanceleaf Coreopsis	Quart+	18" o.c. spacing
EP	90	<i>Echinacea purpurea</i>	Purple Coneflower	Quart+	18" o.c. spacing; straight species or 'Magnus' only-no double flowers or orange or white
ES	110	<i>Eragrostis spectabilis</i>	Purple Love Grass	Quart+	18" o.c. spacing; straight species
PM	60	<i>Pycnanthemum multicum</i>	Clustered Mountain Mint	Quart+	24" o.c. max. spacing
PT	40	<i>Pycnanthemum tenuifolium</i>	Narrowleaf Mountain Mint	Quart+	24" o.c. max. spacing
RF	40	<i>Rudbeckia fulgida</i>	Black-Eyed Susan	Quart+	18" o.c. spacing
SO	50	<i>Symphoricarion oblongifolium</i> 'Raydon's Favorite'	Aromatic Aster	Quart+	30" o.c. spacing; All varieties only ; 'Bluebird' or 'October Skies'
TURF					
TURF SEED	24,060		Turf Seed Blend	5F	See Sheet L200
SOIL AMENDMENTS / MULCH					
	46	Compost	Cu. Yd.	3' depth; leaf compost/coarse sand (3:1 ratio)	
	48	Double-Shredded Hardwood Mulch	Cu. Yd.	3' depth	

* All proposed plant substitutions must be approved by the Landscape Architect.
 ** The Contractor shall confirm quantities for mulch, compost, and sod.
 *** The Contractor shall determine amount of turf seed needed to seed all disturbed areas for this project.



NOTE: If it is not possible to extend the tree protection fence to the dripline of each existing tree/tree grouping as shown on the plan due to the proposed construction, the tree fence shall be installed as close as possible to the dripline to prevent any damage to the existing trees.

8 Tree Protection Detail
Scale: NTS