FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA
Farragut Town Hall
Board Room
Tuesday, January 28, 2020
7:00 p.m.

1. Approval of minutes for the November 26, 2019 meeting.
2. Review of a ground sign for the Overlook Apartments located at 11613 Vista Terrace Way, off North Campbell Station Road.
3. Review of a tenant panel sign for Flour Power located at 117 Lovell Road.
4. Review of a ground sign (replacement) for the First Horizon Bank located at 11685 Parkside Drive.
5. Review of an enter/exit directional ground signs for the First Horizon Bank located at 11685 Parkside Drive.
6. Review of a subdivision entrance ground sign for the Campbell Crossing Subdivision located off Fritz Road.
7. Review of a subdivision entrance ground sign for the Ivey Farm Subdivision located off Union Road.
8. Review of a subdivision entrance ground sign for the Villages at Ivey Farms Subdivision located off Ivey Farms Road and Union Road.
9. Review of a landscape plan for the Ivey Farms Subdivision Clubhouse located on Road B within the development.
10. Review of a landscape plan for the Farragut Christian Church located at 138 Admiral Road.
11. Other Business.
MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, January 28, 2020 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the November 26, 2019 meeting

2. Ground Mounted Sign Applications
   
a) Overlook Apartments – 11613 Vista Terrace Way
   Ground sign for the Overlook Apartments development located at 11613 Vista Terrace Way, off North Campbell Station Road.
   The Overlook Apartments development is requesting approval for a monument ground sign located at 11613 Vista Terrace Way, off N. Campbell Station Road. The proposed sign face is approximately 30 square-feet in area and is mounted 6 feet high on a larger decorative brick structure.

   The staff recommends approval subject to the following:

   1. Field verification that the proposed accent lights and their placement comply with Town standards; and
   2. Ensuring that the sign is located outside of any easements that may be platted in connection with the development.

   An as-built survey will also be required as part of the permit.

b) Flour Power – 117 Lovell Road
   Tenant panel sign for Flour Power located at 117 Lovell Road.
   Flour Power is requesting approval for a tenant panel on an existing monument ground sign located at 117 Lovell Road.

   The tenant panel sign face appears legible and the staff recommends approval.

c) First Horizon Bank – 11685 Parkside Drive
   Ground sign replacement for the First Horizon Bank located at 11685 Parkside Drive.
   The First Horizon Bank is requesting approval to replace the sign face on an existing monument ground sign located at 11685 Parkside Drive. No other changes to the existing sign support structure are proposed.

   The staff recommends approval.
d) **First Horizon Bank – 11685 Parkside Drive**  
*Enter/Exit directional signs for the First Horizon Bank located at 11685 Parkside Drive.*  
The First Horizon Bank is requesting approval to replace three enter/exit directional ground signs located at 11685 Parkside Drive.

The staff recommends approval of the three directional signs.

e) **Campbell Crossing Subdivision – Located off Fritz Road**  
*Subdivision entrance sign for the Campbell Crossing Subdivision located off Fritz Rd.*  
The Campbell Crossing Subdivision is requesting approval for a subdivision entrance sign located off Fritz Road. The proposed sign face is approximately 6 square-feet in area and is mounted 6 feet high on larger brick structure.

The staff recommends approval subject to providing a cut-sheet detail for the proposed external lighting fixture. An as-built survey will also be required as part of the permit.

f) **Ivey Farm Subdivision – Located off Union Road**  
*Subdivision entrance sign for the Ivey Farm Subdivision located off Union Rd.*  
The Ivey Farm Subdivision is requesting approval for a subdivision entrance sign located off Union Road. The proposed sign face is approximately 12 square-feet in area and is mounted 6 feet high on larger brick wall and decorative fence feature.

The staff recommends approval of the sign with the understanding that the final subdivision plat for the development will have to be approved and recorded to establish all related property and easement lines. An as-built survey will also be required as part of the permit.

g) **Villages at Ivey Farms Subdivision – Located off Ivey Farms Road**  
*Subdivision entrance sign for the Villages at Ivey Farm Subdivision located off Ivey Farm Road.*  
The Villages at Ivey Farm Subdivision is requesting approval for a subdivision entrance sign located off Ivey Farms Road. The proposed sign face is approximately 8 square-feet in area and is mounted 6 feet high on larger brick column and decorative fence feature.

The staff recommends approval of the sign with the understanding that the final subdivision plat for the development will have to be approved and recorded to establish all related property and easement lines. An as-built survey will also be required as part of the permit.
3. Landscape Plan Applications

a) Ivey Farms Clubhouse – Located on Road B (within the development)

*Landscape Plan for the Ivey Farms Subdivision Clubhouse located on Road B within the development.*

This item involves a landscape plan for the Ivey Farms Subdivision Clubhouse. The proposed clubhouse is located on Road B within the development, and the site plan for the facility has been approved by the planning commission. The landscaping is extensive and includes additional screening measures in response to a request made by the planning commission.

The staff recommends approval of the plan.

b) Farragut Christian Church – 138 Admiral Road

*Landscape Plan for the Farragut Christian Church located at 138 Admiral Road.*

This item involves a landscape plan for the Farragut Christian Church located at 138 Admiral Road. The plan is related to a building addition and related improvements on the site. It includes landscaping for a required buffer strip and a detention basin. The Planning Commission has already approved a site plan for the project.

The staff recommends approval subject to the following:

1. Revising the plant summary table to more fully and clearly document compliance with Town requirements;
2. Inclusion of a table documenting the required landscaping between the building and the parking area;
3. Ensuring that the minimum number and type of plant units are being provided for the buffer strip, detention basin, and areas;
4. Clearly identifying the top contour of the detention basin and its length around the basin;
5. Substituting a non-invasive shrub species for the Liriope spicata shown on the plan; and;
6. Modifying Landscape Note # 3 to include the approval of Town staff for plant substitutions.

4. Other Business
FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, November 26, 2019 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Randy Armstrong, Brittany Moore, Cindy Hollyfield, Kaivon Kiumarsi, David Freeman, Jeanie Stow, and Alderman Ron Pinchok. Youth Representative Lilian Scott was absent.

Chairman Layman called the meeting to order at 7:00 pm.

1. Minutes:
A motion was made by Hollyfield to approve the October 22, 2019 minutes as submitted. The motion was seconded by Kiumarsi and the motion passed unanimously.

2. Ground Mounted Sign Applications:

a) Farragut Oral Surgery & Implant Center – 11213 West Point Drive
Ground sign replacement for the Farragut Oral Surgery & Implant Center building located at 11213 West Point Drive.
The Farragut Oral Surgery & Implant Center requested approval to replace the sign face on an existing monument ground sign located at 11213 West Point Drive.

The staff explained that the request involved refacing an existing sign, which will include space for a second tenant. No other changes to the existing support structure were proposed. Staff also noted that the applicants had upgraded the landscaping around the sign. The staff then noted that the new sign face appeared legible and recommended approval.

Mr. Kiumarsi made a motion for approval. The motion was seconded by Stow and it passed unanimously.

3. Landscape Plan Applications:

a) Parking Lot Expansion – 11242 Kingston Pike
The staff reviewed the item noting that it involved a landscape plan for a small parking lot expansion at 11242 Kingston Pike, in the area located behind the Azul Tequila restaurant. The plan included four shade trees and a landscaping bed located between the proposed parking area and Brooklawn Street. The plan also called for the removal of four existing trees on the site and the preservation of seven others. The staff recommend approval noting that the plan had been revised to include the required visibility triangles.
The Board discussed the plan. Ms. Hollyfield made a motion for approval. The motion was seconded by Moore and it passed unanimously.

b) Admiral Landing – 11321 Kingston Pike
The staff reviewed the item noting that it involved a landscape plan for the Admiral Landing development located at 11321 Kingston Pike. The plan included a minimum of fourteen required shade trees and landscaping around the building and related site improvements. The staff noted that the applicant had already submitted a revised plan that addressed most of their initial comments. Staff then recommend approval subject to one questionable existing tree, as noted on the plan, being replaced if it did not survive construction.

The Board discussed the plan. Some concern was voiced regarding the use of a Dogwood in one location on the site, potential vision conflicts at the right-in/right-out access from Kingston Pike, and the location of any proposed ground signs on the property. A motion was made by Alderman Pinchok to approve the plan subject to addressing the Board’s concerns and ensuring that the landscaping around the entrance off Kingston Pike and any proposed ground sign was coordinated to ensure visibility. The motion was seconded by Armstrong and it passed unanimously.

4. Other Business

a) Sign Ordinance Update Committee Report
The staff gave a brief report on the most recent activities of the committee now working to update the Town’s sign regulations.

b) December Meeting
The Board discussed the December regular meeting date and the fact that it fell on Christmas Eve. The Board opted not to meet in December due to the Holidays.

Meeting adjourned at 7:35 p.m.
PROJECT ENTRY SIGN-PLAN

SCALE: 1/4"=1'-0"
(SIGN TO BE DOUBLE SIDED)

THROUGH BOLTS TO FASTEN 2x8 CROSS-MEMBER TO COLUMN
(MANUFACTURE PAINTED-BLACK ALL PARTS: NUTS, WASHERS & BOLTS)

24"x24" PIERS VENEER VENEER (TYP.)

PROJECT ENTRY SIGN-ELEVATION

SCALE: 1/4"=1'-0"
(SIGN TO BE DOUBLE SIDED)

OVERLOOK AT CAMPBELL STATION APARTMENTS

APPROX. TOP OF FINISH GRADE (FIELD VERIFY)

FAIR HOUSING LOGO
ACCESSIBILITY LOGO

SIGN DIMENSIONS:
6'-10"x4'-5 3/4"
30 SQ. FT.

2" MIN. CONC. CAP
(COLORED TO MATCH BRICK)

WOOD ROUTED SIGN
DOUBLE-SIDED (EXACT STYLE BY SIGN CO.-TO BE APPROVED BY OWNER)

8"x8" TILE INSERT
BRICK VENEER (TYP.)

PROJECT ENTRY SIGN - DETAILS

OVERLOOK AT CAMPBELL STATION

JANUARY 23, 2020
3/16" FLAT PLEX TENANT PANELS WITH DIGITALLY PRINTED VINYL GRAPHICS APPLIED 1st SURFACE

"COLORS"

"EXACT COLORS TO BE DETERMINED"

"PHOTO IMAGE MAY NOT BE TO EXACT SCALE"
FRONT VIEW

VINYL ADDRESS NUMBERS (QTY-2)
MANUFACTURE NEW VINYL ADDRESS NUMBERS FOR EXISTING CAP ON MONUMENT.
REMOVE EXISTING VINYL BEFORE PAINTING CAP.

REPLACEMENT FACES (QTY-2)
MANUFACTURE ROUTED ALUMINUM FACES FOR EXISTING DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT.
EXISTING CABINETS, RETAINERS & DECORATIVE CAP TO BE PAINTED PMS 2388.
ALL PAINT FINISHES TO BE SATIN FINISH.

PROPOSED SIGNAGE

EXISTING SIGNAGE

11685
FIRST HORIZON
BANKING CENTER
FIRST HORIZON ADVISORS
11685
FIRST TENNESSEE
FINANCIAL CENTER

PROPOSED SIGNAGE

EXISTING SIGNAGE

E01 - FHB-FR-720-RT / Face Replacement
Proposed
Page 4 of 10
E13/E14 - FHB-DIR12-VYNL-ENTER / Directional Vinyl

Proposed
Page 8 of 10

**EXISTING SIGNAGE**

**SQUARE FOOTAGE = 2'**

**DIR - 18 (QTY-2)**

ALL PAINT FINISHES TO BE SATIN FINISH.

- 3M WHITE REFLECTIVE VINYL 695-10
- 3M TRANS. SILVER VINYL 3530-121
- AKZO NOBEL EFX FIRST HORIZON BLUE (PMS 2398 C)

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**Allen Industries**

1-800-967-2553
www.allenindustries.com

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E12 - FHB-DIR12-VYNL-EXIT / Directional Vinyl
Proposed
Page 7 of 10

EXISTING SIGNAGE

FRONT VIEW
SCALE 1/4"=1'-0"

SIDE VIEW

SQUARE FOOTAGE = 2'
DIR - 18 (QTY-1)

ALL PAINT FINISHES TO BE SATIN FINISH.

3M WHITE REFLECTIVE
VINYL 880-10

3M TRANS. SILVER
VINYL 3633-171

AKZO NOBEL
EFX FIRST HORIZON
BLUE (PMS 2388 C)

Client Review Status

Declaration

Date / Description

Initial

Project Information

Client
First Horizon Bank

1848 Parkside Drive

Farragut, TN 37932

Job
FHB-720, Farragut, TN 304

Signature
Signature

2020 Allen Industries, Inc.

www.allenindustries.com
NOTES:

- CONTRACTOR SHALL VERIFY ALL GRADES AND LAYOUT DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO DESIGNER.
- CONTRACTOR TO VERIFY EXISTING ROW AND EASEMENTS.
- CONTRACTOR SHALL OBTAIN AND SUBMIT ALL NECESSARY CONSTRUCTION PERMITS FOR WORK AND SHALL CONFORM TO ALL STATE AND LOCAL CODES.
- CONTRACTOR TO HAVE COMPRESSIVE STRENGTH ADOBS P30 28 DAYS. ALL CONCRETE TO BE AIR-ENTRAINED IN 3% MIN. 6%.
- ALL CONCRETE AND REINFORCING STEEL TO BE A516-60 AND ALL CONCRETE TO BE MIN 3000 PSI.
- SIGN MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. SUBMITTED TO ILLUSTRATE MATERIALS, COLORS AND ATTACHMENT DETAILS.
- CONTRACTOR TO PROVIDE ALL MATERIALS AND EARTHWORK.
- NATURAL BRICK VENEER TO BE SELECTED BY OWNER.
- PAINTED BRICK TO BE PANTONE GRAY 9P.

- MINIMUM 1600 PSF BEARING CAPACITY.
- CONCRETE FOOTING TO EXTEND AS NECESSARY TO EXISTING UNDISTURBED SOIL BASE.
- CONTRACTOR TO BE不仅仅是

FINISHED
GRADE
LITHONIA D'SERIES LED SHIELDED LIGHT MODEL (TAD-4GC-L-UBV-BLACK) FLOOD LIGHT FIXTURE AT GRADE.

5" O.C. DIRECTED CONCRETE FOR CONSOLIDATION.

NOTE:

- OWNER TO APPROVE MATERIAL DETAILS AND GRADE SYSTEM.
- ALL MATERIALS TO BE WATERPROOF AND SOIL TO BE BLENDING.
- NATURAL BRICK VENEER TO BE SELECTED BY OWNER.
- CONCRETE MIX TO BE 3000 PSI.
- CONTRACTOR TO PROVIDE ALL MATERIALS AND EARTHWORK.
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- CONTRACTOR TO BE
NOTES:

- Contractor shall verify all grades and layout dimensions prior to construction. Report any discrepancies to designer.
- Contractor to verify existing row and easements.
- Contractor shall obtain and submit all necessary construction permits for work and shall conform to all state and local codes.
- Foundation design based on minimum soil bearing capacity or IS50 PFS. Contractor to verify soil conditions prior to constructing footings.
- Submit brick and stone samples to owner for approval.
- All wood to be 16'1 Western Red Cedar or treated Pine.
- Contractor to provide power subouts for R&D fixtures, provide photocell sensor, timer and manual control. Lighting to be shielded Lithonia D Series (GFI-FUL) - see cut sheet.
- Sign manufacturer to submit shop drawings for approval prior to fabrication. Submit to illustrate materials, colors and attachment details.

CONCRETE FOOTING
- 4 BARS #6 @ 36" O.C. W 36" OVERLAP
- 4 BARS #3 @ 36" O.C. EACH WAY
- TOP AND BOTTOM
- SET ON UNDISTURBED SOIL BASE
- COMPACT AS NECESSARY
- MINIMUM IS50 PFS BEARING CAPACITY

CONCRETE BLOCK COLUMN
- 3 INCH THICK STONE CAPS WITH CHISEL CUT EDGES
- 4 BAR HORIZ.
- MEDAL LINTEL
- DARK METAL PLATE WITH SILVER LETTERS
- OPTION: DARK STONE OR STUCCO BACKGROUND WITH METAL LETTERS
- 2 INCH STONE BORDER
- 12" BLOCK WALL
- FILLED SOLID WITH GROUT VENEER WITH BRICK
- 4 BARS 16" O.C.

LITHONIA LIGHTING
- D SERIES SIZE 1 (GFL)
- FLOOD LIGHT

CONCRETE FOOTING
- 4 BARS #6 @ 36" O.C. W 36" OVERLAP
- 4 BARS #3 @ 36" O.C. EACH WAY
- TOP AND BOTTOM
- SET ON UNDISTURBED SOIL BASE
- COMPACT AS NECESSARY
- MINIMUM IS50 PFS BEARING CAPACITY
PLANT SCHEDULE

IN PERENNIAL TREES
1. DEODARA CEDAR / Cedrus deodara 10' - 12'H
2. NELLY R STEVENS / /lex var. 'Nelly R Stevens' 8'H

IN FLOWERING TREES
3. CRAB APPLE / Malus / 10'-12'H 2" cal. trees
4. KOUSA DOGWOOD / Cornus kousa 8'-10'H 2" cal. / trunk

DECIDUOUS SHRUBS
5. GROSVENOR ROSE / Rosa / CONT
6. PEE WEE HYD. / Hydrangea serrata 'Pee Wee' 8'-10'H 3 gal

EVERGREEN SHRUBS
7. OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken' 10'-15'H 5 gal
8. LAUREL / Laurus nobilis 'Margin Light' 6'-10'H 3 gal

GROUND COVERS
9. LIRIOPE / Liriope muscari Big Blue' 4' pot 12" O.C.
10. PERENNIAL MASS / FLORAL / Autumn Jay Sedum & Mountain Gentian (equal mix) (non invasive as per TMPC)

ADDITIONAL ITEMS
11. CHINESE HAWTHORN / /athorn / 6'-10'H 3 gal
12. KOUSA DOGWOOD / Cornus kousa 8'-10'H 2" cal. / trunk

IRRIGATION NOTES
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH FULL (100%) HEAD TO HEAD COVERAGE. ALL LAWN AND SHRUB AREAS TO HAVE SEPARATE ZONES. CONTRACTOR TO VERIFY POINT OF CONNECTION WITH COMMODITY COMPANY WITH SEPARATE WATER METER AND APPROVED BACKFLOW DEVICE. CONTRACTOR TO PROVIDE HEAD LAYOUT, PIPING DIAGRAM AND PRODUCT INFORMATION TO OWNER FOR APPROVAL.
NOTES:

- Contractor shall verify all grades and layout dimensions prior to construction. Report any discrepancies to designer.
- Contractor to verify existing ROD and easements.
- Contractor shall obtain and submit all necessary construction permits for work and shall conform to all state and local codes.
- Foundation design based on min. soil bearing capacity or 800 psi. Contractor to verify soil conditions prior to constructing footing.
- Submit stone and brick samples to owner for approval.
- Contractor to provide power stubouts for I/DY fixtures.
PLANT SCHEDULE

CER. ING TREES

1. COMMON / BOTANICAL NAME: BRAKENS MAGNOLIA / Magnolia grandiflora 'Bracken's' - Size: 8'-10'H - CAL: 5 Gal

2. COMMON / BOTANICAL NAME: DECID. CEDAR / Cedrus deodara - Size: 10'-12'H - CAL: 1 Gal

3. COMMON / BOTANICAL NAME: NELLIE R STEVENS / Ilex var. 'Nellie Stevens' - Size: 8'H - CAL: 1 Gal

FLOWERING TREES

4. COMMON / BOTANICAL NAME: CRAPSE MYRTLE / Lagerstroemia indica - Size: 10'-12'H - CAL: 21 Gal / 1 MUSKOGEE

DECID. SHRUBS

5. COMMON / BOTANICAL NAME: CARPET ROSE / Rosa 'Flower Carpet Pink' - Size: 10'-12'H - CAL: 5 Gal

6. COMMON / BOTANICAL NAME: PEE PEE HYD. / Hyperagia sericea 'Pee Pee' - Size: 15'-18'H - CAL: 3 Gal

7. COMMON / BOTANICAL NAME: INDIAN HAWTHORN / Raphiolepis indica 'Indian Princess' - Size: 12'-15'H - CAL: 5 Gal

8. COMMON / BOTANICAL NAME: MAIDEN GRASS / Miscanthus sinensis 'Morning Light' - Size: 15'-18'H - CAL: 3 Gal

9. COMMON / BOTANICAL NAME: AUTUMN JAGS / Monrovia Coreopsis (equiv ml) (NON INVASIVE AS PER TN-IPC) - Size: 1 Gal - CAL: 16 O.C.

GROUND COVERS

10. COMMON / BOTANICAL NAME: LIPOPE / Linope 'lilacina 'Big Blue' - Size: 4'PEN 12' Q; S

11. PERENNIAL MASSES / FLORAL - Size: 1 Gal - CAL: 16 O.C.

ADDITIONAL ITEMS

12. MATERIAL: PINE STRAIGHT 6' - DESCRIPTION: Trees and Shrubs

13. MATERIAL: TOP SOIL - PLANTING BEDS - DESCRIPTION: (12") at planting bed areas

14. MATERIAL: SOIL - DESCRIPTION: Tall fence blend

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

IRRIGATION NOTES

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