



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, March 12, 2026 at 12:00 PM  
City Hall, 415 Broad Street, Boardroom

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This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

### I. CALL TO ORDER - 12:00 P.M. NOON

### II. INTRODUCTION AND MEETING PROCEDURES

### III. PUBLIC HEARING

1. Case: BZA26-0009– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00 requests a 66.1-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard, along with a 17.3-foot rear-yard variance and a 5-foot reduction to the required landscape buffer. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

#### ***INTERESTED PARTIES:***

Owner:

John Goetz

200 E. Peach Street

El Dorado, AR 71730

Representative: James Coyle

### IV. BUSINESS

1. Approval of the February 5, 2026 regular meeting minutes.

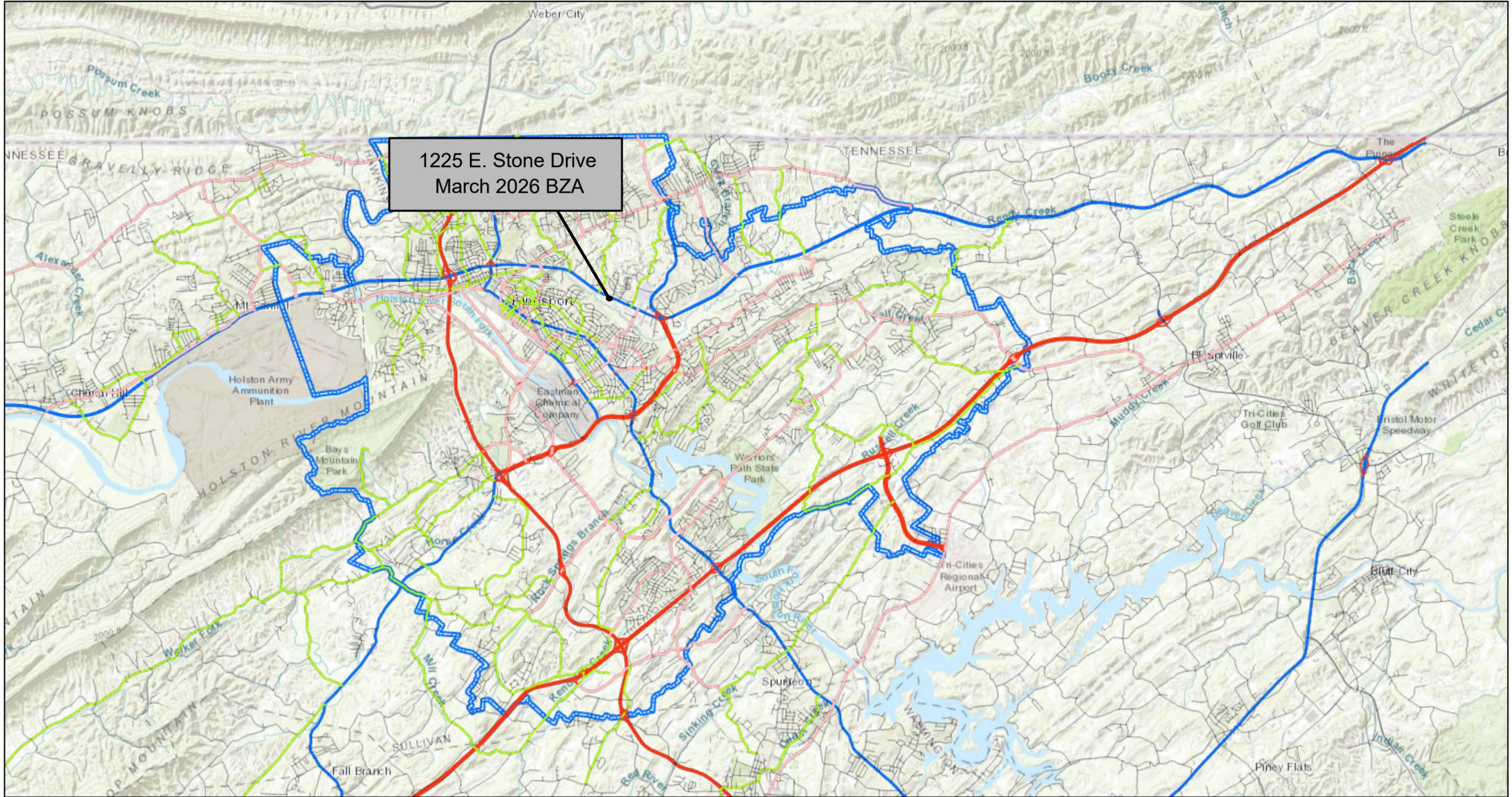
Stating for public record, the next application deadline is March 15, 2026 at noon, and meeting date (Thursday, April 2, 2026).

**V. ADJUDICATION OF CASES**

**VI. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

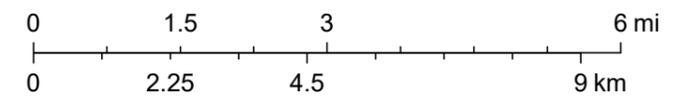
**VII. ADJOURN**



2/18/2026, 1:21:08 PM

1:144,448

- Urban Growth Boundary
- Major Arterial
- Local Street
- Minor Arterial
- Private Street
- Interstate
- Collector Street
- Ramp
- Expressway



Tennessee STS GIS, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

REGULAR MEETING & PUBLIC HEARING  
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, March 12, 2026 will be conducted beginning at NOON in the Kingsport City Hall, Montgomery-Watterson Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

Public Hearings: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

**Case: BZA26-0009– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00** requests a 66.1-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard, along with a 17.3-foot rear-yard variance and a 5-foot reduction to the required landscape buffer. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9485 or by emailing [ADAContact@KingsportTN.gov](mailto:ADAContact@KingsportTN.gov) at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT  
Angie Marshall, City Clerk  
PIT: 3/2/2026

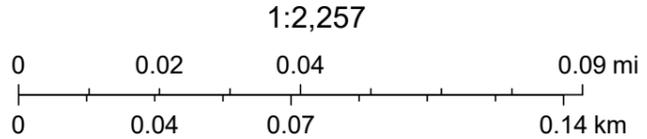


1/16/2026, 2:20:00 PM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Urban Growth Boundary
- Major Arterial
- Collector Street

- Local Street
- Private Street



Microsoft, Vantor



1/16/2026, 2:21:41 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

R-1A

R-1B

R-4

Urban Growth Boundary

Streets

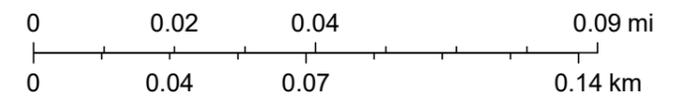
Major Arterial

Collector Street

Local Street

Private Street

1:2,257



Microsoft, Vantor

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: February 18, 2026

RE: 1225 E. Stone Drive

The Board is asked to consider the following request:

**Case: BZA26-0009– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00** requests a 66.1-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard, along with a 17.3-foot rear-yard variance and a 5-foot reduction to the required landscape buffer. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

*Code reference:*

**Sec. 114-133. - Accessory building location and height.**

*Under this chapter, the following shall apply to the location and height of accessory buildings:*

*(1) Yards. No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.*

**Sec. 114-195. - B-3, Highway Oriented Business District.**

*(f) Design standards; dimensional requirements.*

*(1) Minimum requirements.*

- a. Lot area, 10,000 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 20 feet.*
- d. Each side yard, not applicable.*
- e. Rear yard, 30 feet.***
- f. Usable open space, not applicable.*

**Sec. 114-600. - Landscape requirements.**

*(d) Parking areas.*

*(2) Perimeter. Landscaping for the perimeter of new parking areas requires a planting strip of a minimum width of ten feet abutting public streets excluding access driveways or alleys. This planting strip will include a minimum of one deciduous tree for each 50 linear feet of perimeter and for any fraction of footage over 25 linear feet. These trees may be grouped or placed at intervals appropriate to the species for aesthetic purposes, so long as the total number of trees equals or is greater than the minimum specified by the linear-foot method of determination of trees required. Location of types of landscaping materials is to be compatible with utility lines, sidewalks and the safe use of streets. When a building permit is requested for redevelopment or additions to a*

*previously developed site, where the required perimeter strip does not exist, the required trees may be planted in pavement cutouts of sufficient size for tree survival and growth.*



**APPLICATION**  
Board of Zoning Appeals

**APPLICANT INFORMATION: Murphy Oil USA, Inc**

Last Name <b>Goetz</b>	First <b>John</b>	M.I.	Date <b>2-16-2026</b>
Street Address <b>200 E Peach St</b>		Apartment/Unit #	
City	State <b>Arkansas</b>	ZIP	
Phone [REDACTED]	E-mail Address [REDACTED]		

**PROPERTY INFORMATION:**

Tax Map Information	Tax map:	Group:	Parcel:	Lot:	<b>PID # 082046LA00300</b>
Street Address <b>1225 E Stone Dr</b>					Apartment/Unit #
Current Zone <b>B-3</b>			Proposed Zone <b>B-3</b>		
Current Use <b>Closed BBQ Resturant</b>			Proposed Use <b>Murphy Oil USA, Inc. - Fuel Center</b>		

**REPRESENTATIVE INFORMATION: Atwell, LLC (Civil Consultant)**

Last Name <b>Coyle</b>	First <b>James</b>	M.I. <b>T</b>	Date <b>1-14-2026</b>
Street Address <b>1250 E Diehl Rd</b>		Apartment/Unit # <b>Suite 300</b>	
City <b>Naperville</b>	State <b>Illinois</b>	ZIP	
Phone [REDACTED]	E-mail Address [REDACTED]		

**REQUESTED ACTION:**

1. Relief on Frontage Landscape Buffer 10' Requirement -> (5')
2. Relief on Dumpster Location In Relationship to Principle Structure -> (66.1')
3. Relief on Building Location within Rear Building Setback Requirement -> (17.3')

Please see page 2 for Descriptions.

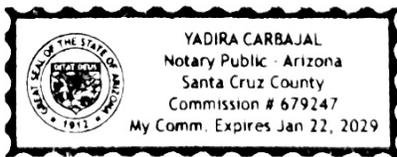
**DISCLAIMER AND SIGNATURE**

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

**LONDON PRATT, TRUSTEE OF CANYON MOUNTAIN LIVING TRUST**  
 Signature: *[Handwritten Signature]* Date: *1/22/26*

Signed before me on this 22 day of January 2026  
 a notary public for the State of Arizona  
 County of Santa Cruz

Notary Yacine M. [Handwritten Name]  
 My Commission Expires Jan/22/2029



CITY PLANNING OFFICE	
Received Date:	Received By:
Application Fee Paid:	
Board of Zoning Appeals Meeting Date:	
Section of Applicable Code:	
Building/Zoning Administrator Signature:	Date:
Completed Site Plans Received:	
Previous requests or file numbers:	
Signature of City Planner:	Date:

### 1.Landscape Buffer on Frontage

The proposed pavement encroaches into the required landscape buffer along the site frontage. The ordinance requires a ten-foot (10') landscape buffer measured from the property line; however, the site plan provides a five-foot (5') buffer. A variance is requested for the 5' difference due to the need to maintain adequate drive aisle depth to ensure safe vehicle maneuvering, circulation, and traffic flow within the site.

Additionally, the proposed right-of-way landscaping improvements, combined with the removal of existing paved parking along the frontage, will significantly enhance the landscaped area along the street frontage (26.5' of landscaped ROW). These improvements will result in a net increase in landscaped area and visual buffering beyond existing conditions and will effectively meet the intent of the ordinance.

### 2.Dumpster Location

The dumpster is not located at the rear of the principal structure due to existing site topography. Placement of the dumpster behind the building would render it inaccessible for service vehicles and site operations. A variance is therefore requested to allow the dumpster to remain in its proposed location, which provides safe and functional access while minimizing site disturbance. The distance from the rear of the building to the nearest point of the dumpster structure closest to Stone Dr is 66.1'.

### 3.Building is located within Rear Building Setback

The proposed building encroaches into the required rear building setback due to the parcel's unique shape, limited depth, and constrained access points. These site characteristics dictate the building's placement in the proposed location. The site plan reflects all reasonable efforts to minimize encroachment into the rear setback while still providing adequate drive aisle spacing for safe and efficient vehicular circulation. The distance of encroachment into the setback we are requesting relief on is 17.3'

The building cannot be shifted further without compromising site functionality and traffic safety. As such, a variance is requested to permit the building in its proposed location.



Know what's below.  
Call before you dig.

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



ATWELL 866.850.4200 www.atwell.com  
1250 E DIEHL RD, SUITE 300 NAPERVILLE, IL 60563  
ATWELL, LLC D/B/A ATWELL, PLLC COA: P-2380  
NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.  
COPYRIGHT © 2025 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.  
24 HOUR EMERGENCY CONTACT: CALEB CHAMBERS (704) 860-3602

PRE-CONSTRUCTION	AREA	SQUARE FEET	%
PARCEL	IMPERVIOUS	38,108	90
	PERVIOUS	4,307	10
	TOTAL	42,415	100
TDOT ROW (E STONE DRIVE)	IMPERVIOUS	9,705	96
	PERVIOUS	406	4
	TOTAL	10,111	100
PRIVATE DRIVE (E STONE PLACE)	IMPERVIOUS	595	34
	PERVIOUS	1132	66
	TOTAL	1,727	100
TOTAL IMPERVIOUS		48,408	89
TOTAL PERVIOUS		5,845	11
TOTAL DISTURBED		54,253	100

POST-CONSTRUCTION	AREA	SQUARE FEET	%
PARCEL	IMPERVIOUS	31,479	74
	PERVIOUS	10,972	26
	TOTAL	42,415	100
TDOT ROW (E STONE DRIVE)	IMPERVIOUS	2,786	28
	PERVIOUS	7,325	72
	TOTAL	10,111	100
PRIVATE DRIVE (E STONE PLACE)	IMPERVIOUS	1,044	60
	PERVIOUS	683	40
	TOTAL	1,727	100
TOTAL IMPERVIOUS		35,309	67
TOTAL PERVIOUS		18,944	33
TOTAL DISTURBED		54,253	100

- EXISTING**
- SANITARY SEWER
  - STORM SEWER
  - GAS LINE
  - WATER LINE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - ⊕ SEWER MANHOLE
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ UTILITY POLE
- BM#1 = N: 824987.62 E: 2988543.80 ELEV: 1217.16'  
BM#2 = N: 825276.14 E: 2988543.80 ELEV: 1225.53'

- PROPOSED**
- BOUNDARY LINE
  - CONCRETE CURB AND GUTTER
  - ⊕ BUILDING CONTROL POINT
- ALL LINEAR DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR GUTTER EDGE UNLESS OTHERWISE NOTED. ALL RADI DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
  - UNLESS OTHERWISE SHOWN, CALLED OUT, OR SPECIFIED HEREON: PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.
  - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOTION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
  - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
  - ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A. SEE SHEET C-09.0.

- SITE NOTES**
- 8B OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
  - 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
  - 12D 4" WIDE PAINTED STRIPES. 2' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
  - 14C TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
  - 14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
  - 21E UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)

- SITE DETAILS (REFERENCE DETAIL SHEETS)**
- 1A INTEGRAL CURB
  - 1B 24" CONCRETE CURB AND GUTTER
  - 1E CURB CUT
  - 3D CONCRETE SIDEWALK (SEE XX.XX SHEET XXXX)
  - 3K CONCRETE SIDEWALK AROUND BUILDING
  - 5B TRAFFIC SIGN IN BOLLARD
  - 5F STEEL BOLLARD W/COVER (SINGLE)
  - 9V ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
  - 9U ACCESSIBLE VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
  - 9X "NO PARKING" PAINTED ON PAVEMENT
  - 10A TRAFFIC FLOW ARROW (TYP.)
  - 10B STOP BAR (TYP.)
  - 12C "STOP" SIGN
  - 13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
  - 18C CONSTRUCTION CAMERA (COORDINATE WITH MUSA PM FOR LOCATION)
  - 21H AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB
  - 21G ATM PAD (SEE FUEL DEVELOPMENT PLAN SHT. FE-1 FOR CONDUITS)
  - 21P 7"x10" CONCRETE SLAB FOR PROPANE TANKS
  - 21T MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
  - 21U 5"x7" ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A STATE REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (REF: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

SEE SHEET C-04.3 FOR BUILDING & CANOPY DRAINAGE PLAN

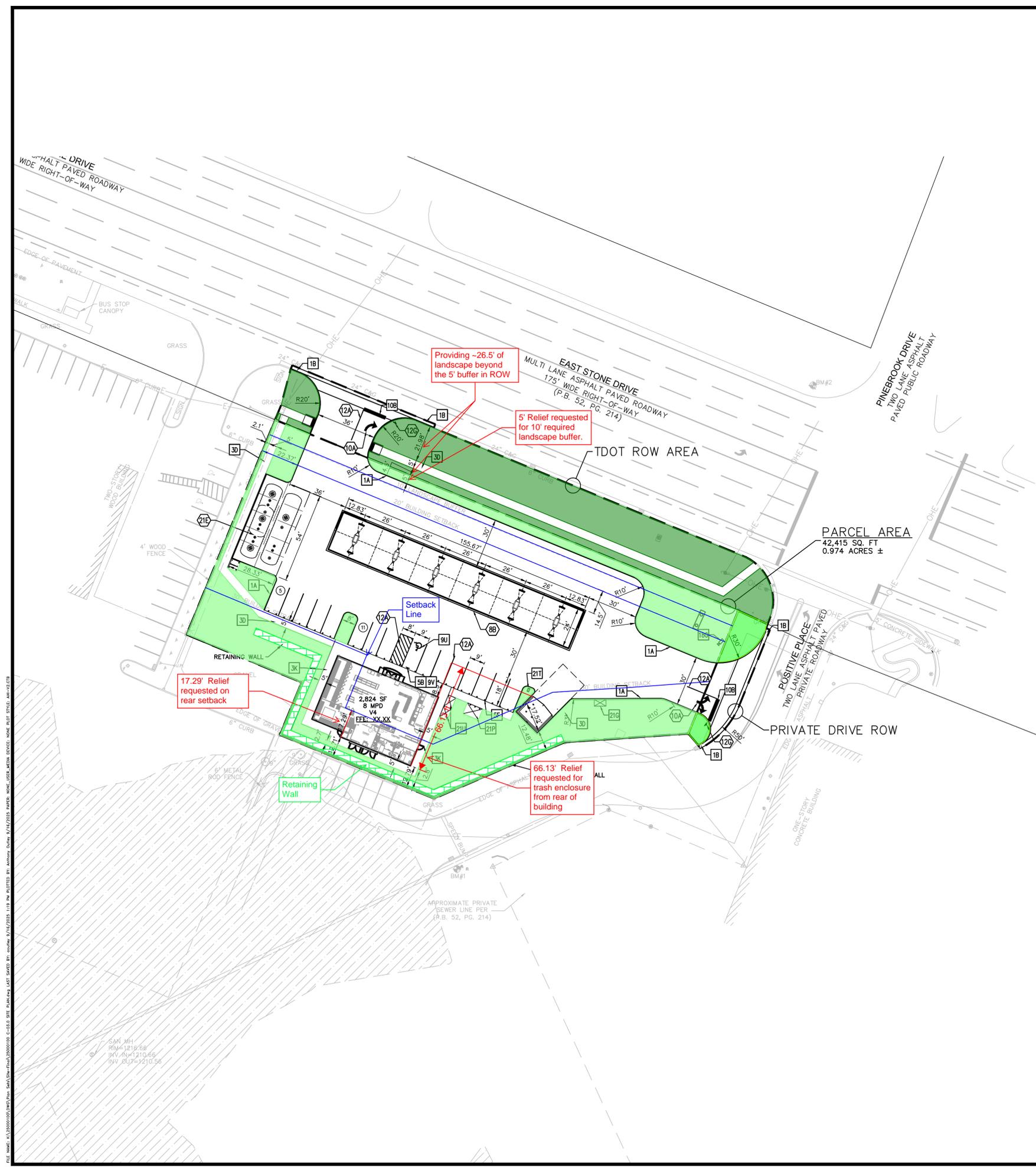
ZONING - B-3 (HIGHWAY ORIENTED BUSINESS DISTRICT)

LOT DIMENSIONS	
MINIMUM LOT SIZE (S.F.)	10,000
MINIMUM LOT DEPTH (FT)	N/A
MINIMUM LOT WIDTH (FT)	50
SETBACKS (MINIMUM FT.)	
MINIMUM STREET SETBACK (FT)	20
MINIMUM SIDE SETBACK (FT)	N/A
MINIMUM REAR SETBACK (FT)	30
MAXIMUM LOT COVERAGE	40
MAXIMUM BUILDING HEIGHT	N/A

PARKING INFORMATION

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED: 2 SPACES PER BAY + 1 SPACE FOR EACH EMPLOYEE		
		STANDARD	ACCESSIBLE	TOTAL
FUELING STATION	2,824	15	1	16
PROVIDED:		STANDARD	ACCESSIBLE	TOTAL
		15	1	16

NO. OF FUEL ISLANDS: 6 REGULAR  
NO. OF VEHICLE FUELING POINTS: 12



MURPHY OIL USA, INC.  
MURPHY OIL USA  
200 PEACH STREET  
EL DORADO, AR 71730

LOCATED IN  
11TH CIVIL DISTRICT  
CITY OF KINGSPORT  
SULLIVAN COUNTY, TENNESSEE

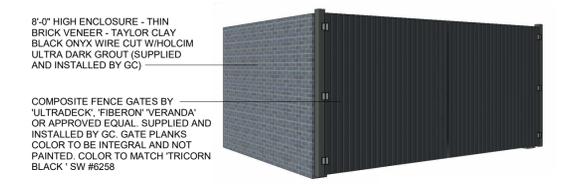
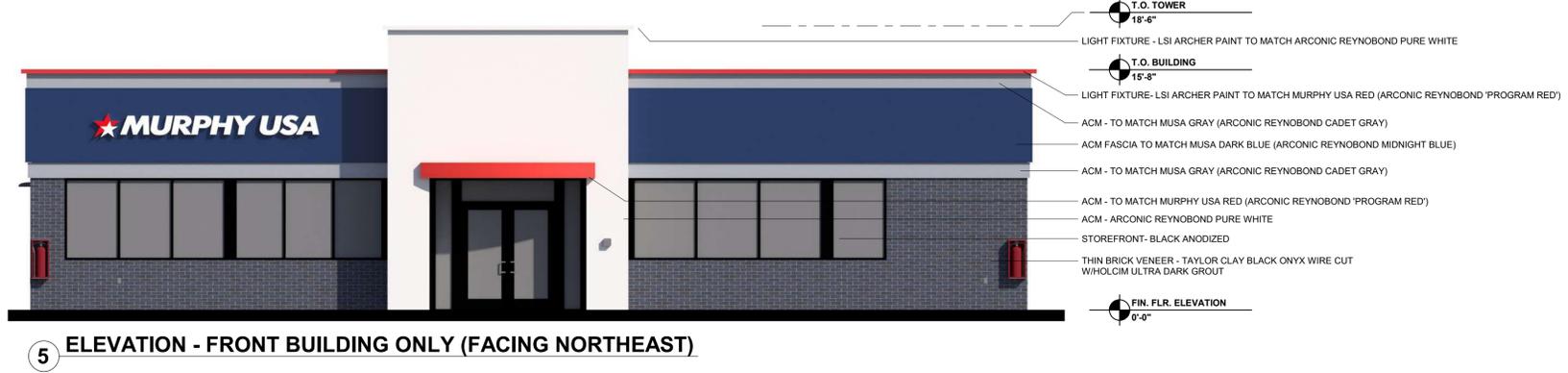
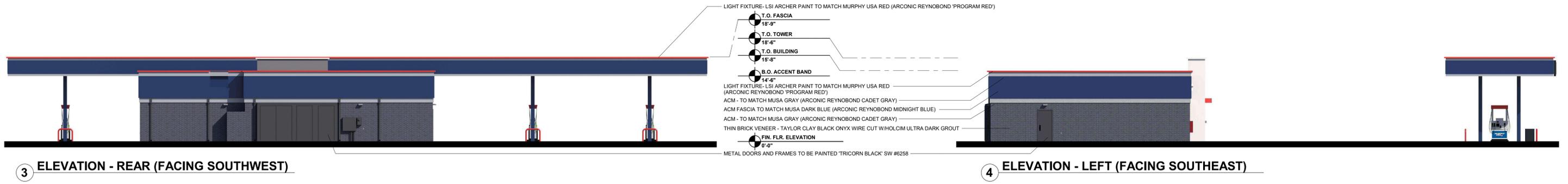
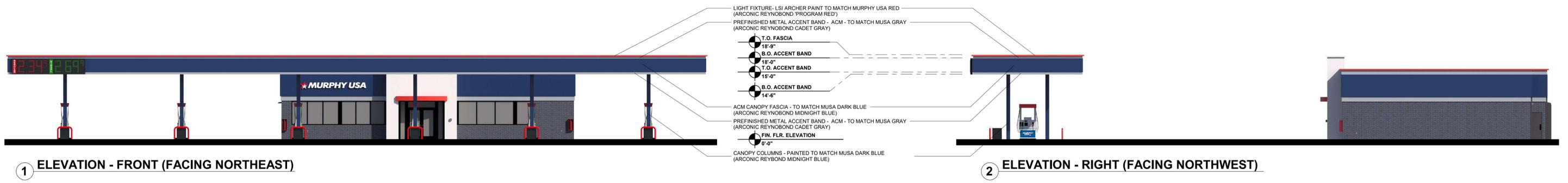
KINGSPORT, TN - MURPHY OIL USA #XXXX  
MURPHY OIL USA, INC.  
1225 E STONE DR  
KINGSPORT, TN 37660  
SITE PLAN

DATE  
AUGUST 22, 2025

REVISIONS

SCALE 0 15 30  
1" = 30 FEET  
DR. A.O./A.A. | CH. J.C.  
P.M. J.COYLE, P.E.  
BOOK ---  
JOB 25000100  
SHEET NO.  
C-03.0

FILE NAME: I:\25000100\Drawings\DWG\Site\25000100\_C-03.0\_Site\_Plan.dwg  
DATE: 8/22/2025 11:18 AM  
PLOTTER: HP DesignJet 2500C  
SCALE: 1" = 30 FEET  
SHEET: 1 OF 1



**SIGNAGE COLOR CHART**

BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR

MURPHY USA STAR LOGO	BLUE	ORACAL 8500 - 005 MIDDLE BLUE
	RED	ORACAL 8500 - 031 RED
	RETURNS	WHITE
	TRIMCAP	WHITE JEWELITE

CANOPY - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR

UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK

MONUMENT & PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR

MURPHY USA STAR LOGO	BLUE	3M 3632-157
	RED	3M 3632-43
	SILVER	3M 3630-121
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK
ETHANOL FREE	BLUE	3M 3632-157
	WHITE	3M 3632-20
	DIGIT	BLUE/WHITE
	CABINET	BLACK



BUILDING & CANOPY SIGNS:	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA CHANNEL BLDG. LOGO SIGN	1		GRAPHIC AREA	24.70	24.70
MEDIUM CANOPY PRICE SIGN COMBO	#	42.00"	196.00"	57.20	57.20
<b>BUILDING &amp; CANOPY SIGNS TOTAL SIGNAGE : 81.90 S.F.</b>					
PYLON SIGN:					
UN/DSL/EFA	1	120.00"	120.00"	100.00	100.00
<b>PYLON SIGNS TOTAL SIGNAGE :</b>					<b>100.00 S.F.</b>
<b>TOTAL SIGN AREA :</b>					<b>181.90 S.F.</b>

# MURPHY USA

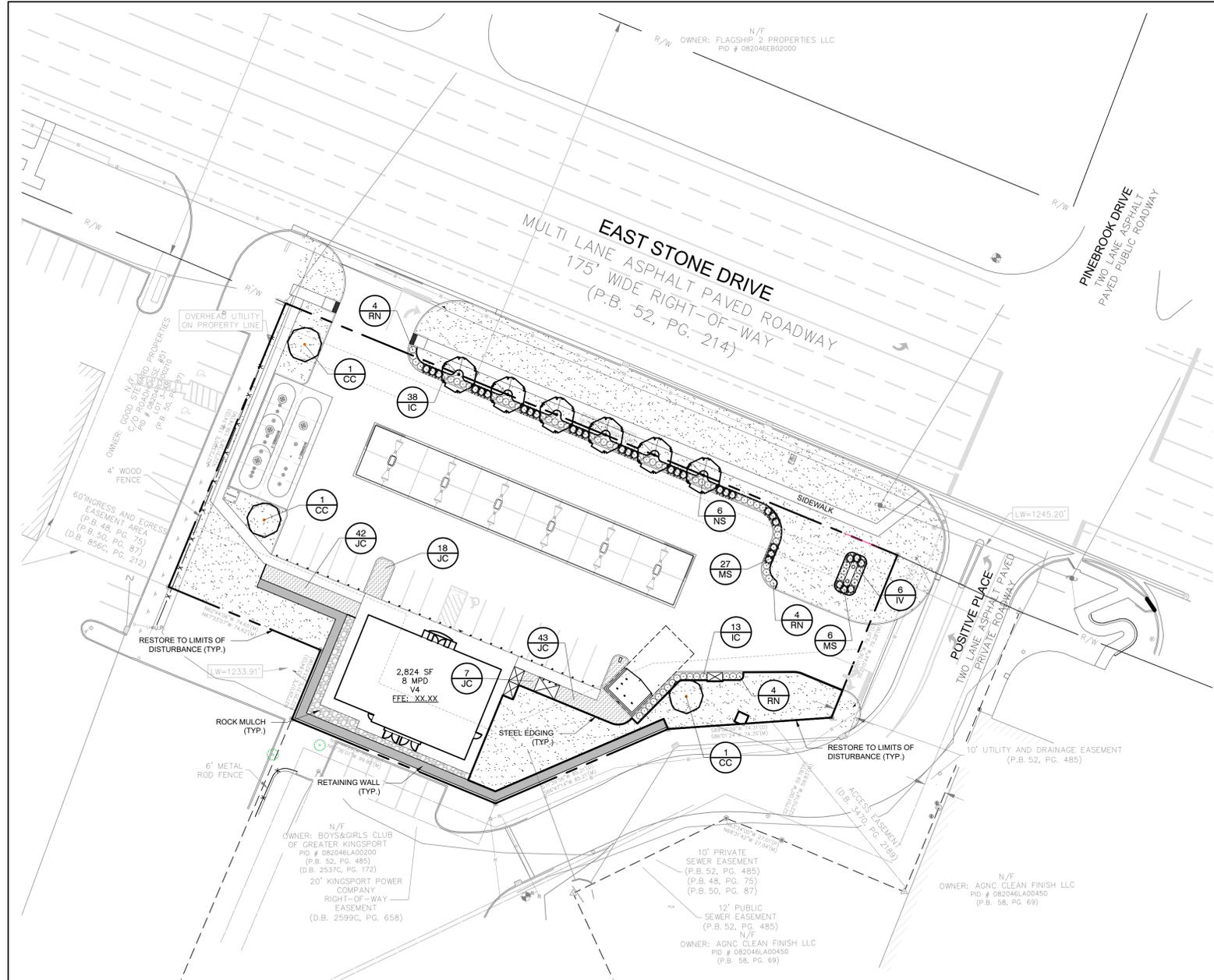
Kingsport, Tennessee

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS UNSUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES.



Exhibit 1

February 16, 2026



**LANDSCAPE CALCULATIONS**

PERMITTING AUTHORITY:	KINGSPORT, TN
ZONING:	B-3
ADJACENT ZONING:	B-3
<b>STREETYARD LANDSCAPE REQUIREMENTS</b>	
EAST STONE DRIVE:	300 LF OF FRONTAGE
STREET TREES REQUIRED:	6 TREES (1 TREE PER 50' OF FRONTAGE)
STREET TREES PROVIDED:	6 TREES
<b>INTERIOR PARKING LANDSCAPING</b>	
TOTAL PAVED PARKING AREA:	24,326 SF
INTERIOR LANDSCAPE AREA REQUIRED:	1,217 SF (5% OF PAVED PARKING AREA)
INTERIOR LANDSCAPE AREA PROVIDED:	1,736 SF
INTERIOR LANDSCAPE TREES REQUIRED:	3 TREES (1 TREE PER 600 SF OF REQUIRED INTERIOR LANDSCAPE AREA)
INTERIOR LANDSCAPE TREES PROVIDED:	3 TREES
<b>BUILDING PERIMETER PLANTING</b>	
20% OF REQUIRED LANDSCAPING SHALL BE APPLIED TO THE BUILDING PERIMETER:	PROVIDED

**PLANT SCHEDULE**

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED INSTALLATION SIZE	SPACING
<b>TREES</b>						
●	CC	3	CERCIS CANADENSIS	REDBUD	MIN. 2" CAL.	PER PLAN
⊙	NS	6	NYSSA SYLVATICA 'WILDFIRE'	'WILDFIRE' BLACK GUM	MIN. 2" CAL.	PER PLAN
<b>SHRUBS</b>						
●	IC	51	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GALLON, MIN. 12" SPREAD	36" O.C.
△	IV	6	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON, MIN. 12" SPREAD	36" O.C.
☼	MS	33	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO DWARF MAIDEN GRASS	3 GALLON, MIN. 12" SPREAD	36" O.C.
●	RN	12	ROSA X 'NOAMEI'	FLOWER CARPET APPLEBLOSSOM ROSE	3 GALLON, MIN. 12" SPREAD	36" O.C.
<b>GROUND COVER</b>						
■	JC	110	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	3 GAL.	36" O.C.
■		470 SF	ROCK MULCH: 1"-3" RIVER ROCK OVER WEED FABRIC, 4" DEPTH	CONTRACTOR TO PROVIDE SAMPLES TO OWNER FOR APPROVAL		
■		17,150 SF	CYNODON DACTYLON 'TIFTUF'	'TIFTUF' BERMUDA GRASS	SOD	SOLID COVERAGE

**GENERAL GRADING AND PLANTING NOTES**

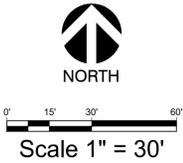
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIrcLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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02/16/2026

**Murphy USA**  
1225 US-11W  
Kingsport, TN

**LANDSCAPE PLANTING PLAN**

Date	Comment

Project Number  
Date: 01/30/2026  
Drawn By: JP  
Checked By: SS

**LP-1**

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND PLANT PLAN
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z601-1:2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITH A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPERS OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD
1. PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED
1. PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/ML, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND THE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANNAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

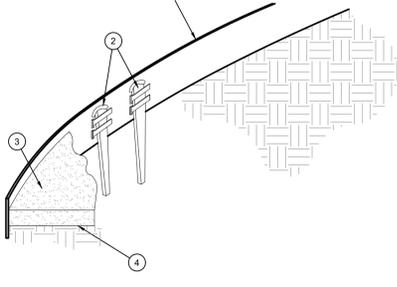
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX, RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT AND LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL, IN WRITING, FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSITIVE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5 ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

GENERAL PLANTING

- 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
2. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES, JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
4. BACKFILL THE TREE HOLE USING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO BE PLACED TO STABILIZE THE TREE. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, IF IT IS NOT IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. 1"-2" TREES TWO STAKES PER TREE
b. 2"-12" TREES THREE STAKES PER TREE
c. TREES OVER 4" CALIPER GUY AS NEEDED
d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e. #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
f. 36"-48" BOX TREES THREE STAKES PER TREE
g. OVER 48" BOX TREES GUY AS NEEDED
h. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
D. SHRUB, PERENNIAL AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT LEAVE GAPS BETWEEN STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
F. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
J. INSPECTION AND CORRECTION
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES SHALL BE RESEEDING OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

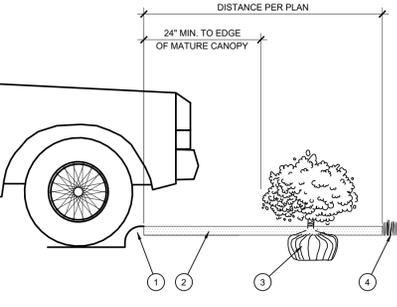


- 1 ROLLED-TOP STEEL EDGING PER PLANS.
2 TAPERED STEEL STAKES.
3 MULCH, TYPE AND DEPTH PER PLANS.
4 FINISH GRADE.

- NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING

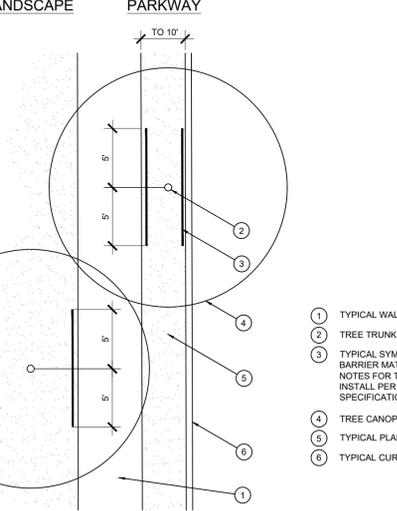
SCALE: NOT TO SCALE



- 1 CURB.
2 MULCH LAYER.
3 PLANT.
4 TURF (WHERE SHOWN ON PLAN).

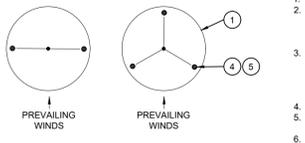
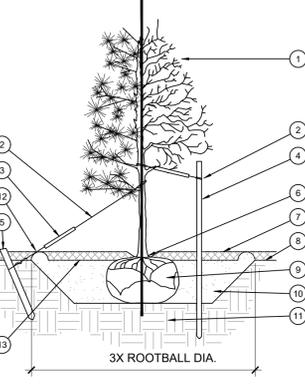
PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



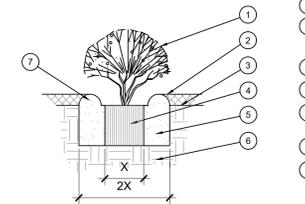
ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



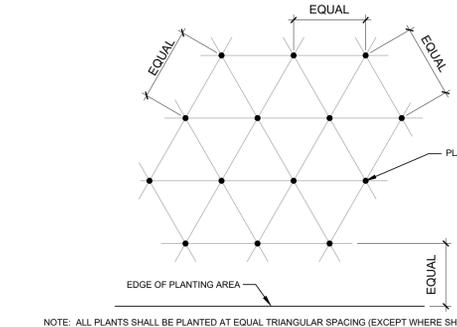
TREE PLANTING

SCALE: NOT TO SCALE



SHRUB AND PERENNIAL PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

Table with columns: PLANT SPACING, AREA DIVIDER, PLANT SPACING, AREA DIVIDER. Values include 6", 8", 10", 12", 15" and 0.22, 0.39, 0.60, 0.87, 1.35.

PERENNIAL PLANT SPACING

SCALE: NTS

- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

- 1 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
2 24" X 3/4" P.V.C. MARKERS OVER WIRES.
3 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
4 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
5 TRUNK FLARE.
6 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
7 FINISH GRADE.
8 ROOT BALL.
9 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
10 UNDISTURBED NATIVE SOIL.
11 4" HIGH EARTHEN WATERING BASIN.
12 FINISH GRADE.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TREE TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3 FINISH GRADE.
4 ROOT BALL.
5 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6 UNDISTURBED NATIVE SOIL.
7 3" HIGH EARTHEN WATERING BASIN.



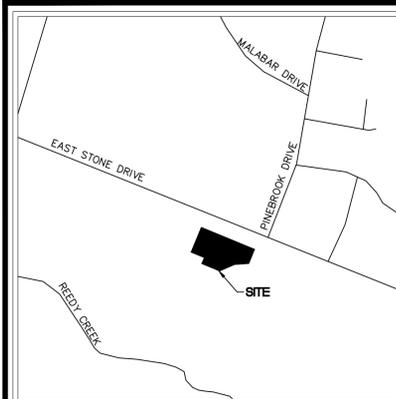
Murphy USA
1225 US - 11W
Kingsport, TN

LANDSCAPE SPECS & DETAILS

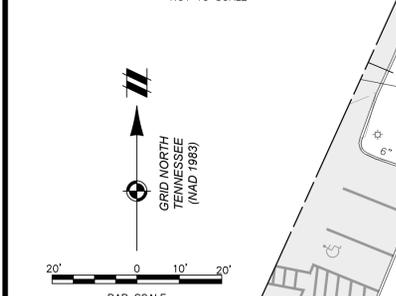
Table with columns: Date, Comment. Includes a date of 01/30/2026.

Project Number
Date 01/30/2026
Drawn By JP
Checked By SS

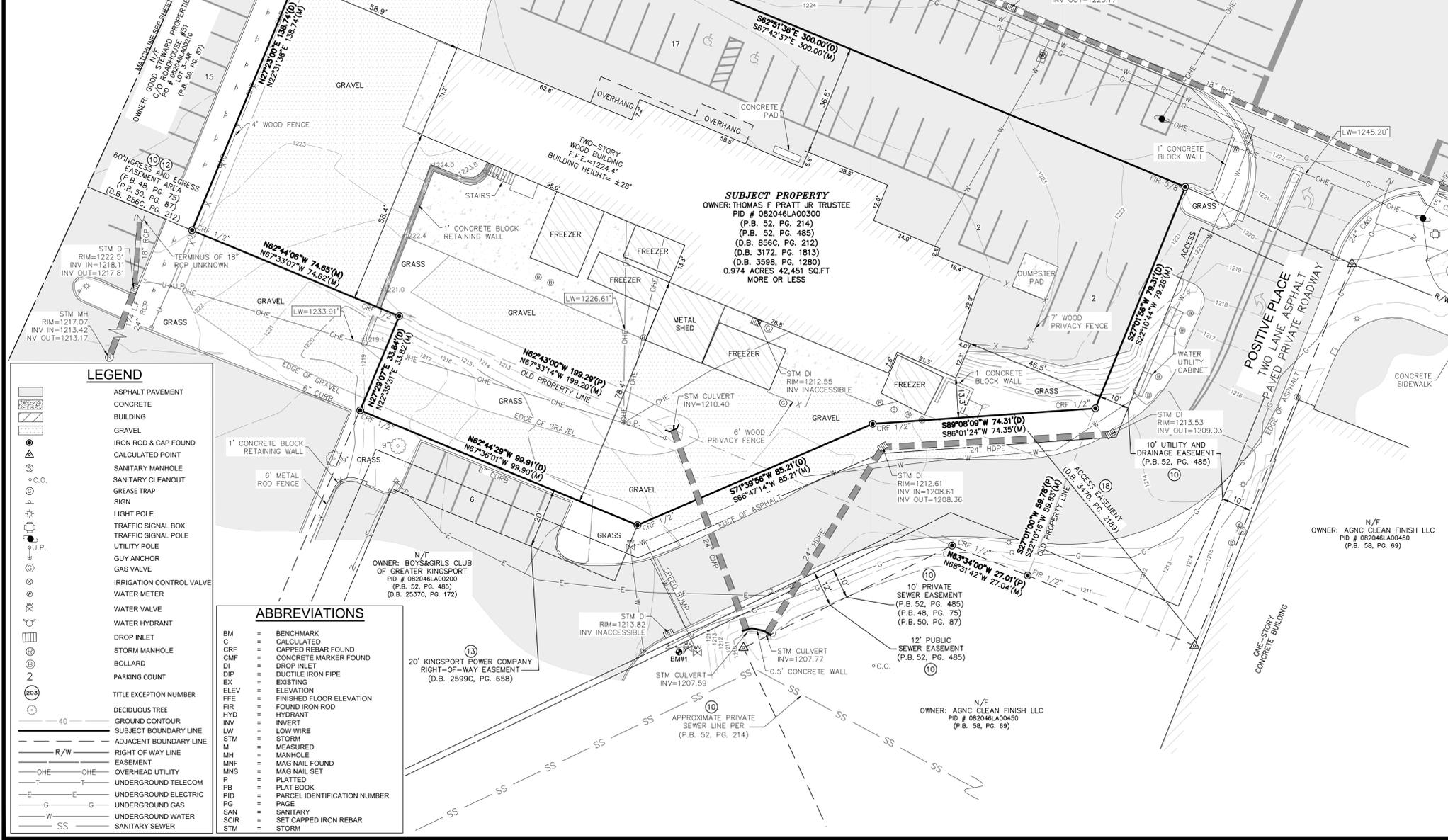
LP-2



VICINITY MAP  
NOT TO SCALE



GRID NORTH TENNESSEE (NAD 1983)  
BAR SCALE  
1" = 20'



OWNER: FLAGSHIP 2 PROPERTIES LLC  
PID # 082046E02000

**DATUMS**

Horizontal: Grid North, NAD83, Tennessee State Plane,  
(North American Datum of 1983) (2011)  
US Survey Foot, Knox County, Tennessee  
Vertical: NAVD88 (North American Vertical Datum of 1988)  
Geoid: Geoid18 (Conus)

**SIGNIFICANT OBSERVATIONS**

NONE

**EXHIBIT "A" TITLE LEGAL DESCRIPTION**

THE LAND IS DESCRIBED AS FOLLOWS:  
THE FOLLOWING DESCRIBED PROPERTY SITUATE, LYING AND BEING IN THE SULLIVAN COUNTY, TENNESSEE, AS FOLLOWS:  
BEGINNING AT A POINT IN A POWER POLE, SAID POINT LOCATED IN THE WESTERLY SIDELINE OF EAST STONE DRIVE AND BEING A CORNER TO LOT 3-AR, STEWART TAYLOR LOTS ON EAST STONE DRIVE; REPLAT OF LOTS 3-A AND 3-E (PLAT BOOK 52, PAGE 214), THENCE WITH SAID SIDELINE SOUTH 62 DEGREES 51 MINUTES 36 SECONDS EAST, A DISTANCE OF 300.00 FEET TO A 5/8-INCH IRON ROD (NEW), SAID ROD BEING A CORNER TO TAYLOR (DEED BOOK 1896, PAGE 187), THENCE ALONG TAYLOR SOUTH 57 DEGREES 01 MINUTES 56 SECONDS WEST, A DISTANCE OF 79.31 FEET TO AN IRON ROD (OLD) WITH CAP, SAID ROD BEING A CORNER TO BOYS AND GIRLS CLUB OF GREATER KINGSFORT, INC. (DEED BOOK 2537C, PAGE 172), THENCE ALONG THE BOYS AND GIRLS CLUB OF GREATER KINGSFORT, INC. NORTH 89 DEGREES 08 MINUTES 09 SECONDS WEST, A DISTANCE OF 74.31 FEET TO AN IRON ROD (OLD) WITH CAP AND SOUTH 71 DEGREES 39 MINUTES 56 SECONDS WEST, A DISTANCE OF 85.21 FEET TO AN IRON ROD (OLD) WITH CAP, SAID ROD BEING A CORNER TO LOT 3-ER, STEWART TAYLOR LOTS ON EAST STONE DRIVE; REPLAT OF LOTS 3-A AND 3-E, THENCE ALONG LOT 3-ER NORTH 62 DEGREES 44 MINUTES 29 SECONDS WEST, A DISTANCE OF 99.91 FEET TO AN IRON ROD (OLD) WITH CAP, SAID ROD LOCATED IN THE LINE OF LOT 3-AR, THENCE ALONG LOT 3-AR NORTH 27 DEGREES 29 MINUTES 57 SECONDS EAST, A DISTANCE OF 33.84 FEET TO AN IRON ROD (OLD) WITH CAP, NORTH 62 DEGREES 44 MINUTES 29 SECONDS WEST, A DISTANCE OF 74.85 FEET TO AN IRON ROD (OLD) WITH CAP AND NORTH 27 DEGREES 29 MINUTES 57 SECONDS EAST, A DISTANCE OF 138.74 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.974 ACRES, MORE OR LESS.  
BEING THE SAME PROPERTY CONVEYED TO FRANK THOMAS PRATT JR. BY EXECUTOR'S DEED DEED FROM THE ESTATE OF EDNA LORRAINE FRANK THOMAS PRATT JR., EXECUTOR AND DELORES PRATT BOND, EXECUTRIX OF RECORD IN BOOK 3172, PAGE 1813, REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, DATED JULY 16, 2015 AND RECORDED ON SEPTEMBER 10, 2015.  
BEING THE SAME PROPERTY CONVEYED TO F. THOMAS PRATT, JR., AS TRUSTEE OF THE CANYON MOUNTAIN LIVING TRUST UNDER AGREEMENT DATED MARCH 22, 2024 BY QUILCIM DEED FROM F. THOMAS PRATT JR. OF RECORD IN BOOK 3588, PAGE 1280, REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, DATED MARCH 22, 2024 AND RECORDED ON MARCH 25, 2024.

**TITLE COMMITMENT**

- FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO. 20250866CTN - EFFECTIVE DATE: FEBRUARY 27, 2025  
SCHEDULE B SECTION II - EXCEPTIONS  
(Items 1 - 9 are not survey related issues, or are not applicable to Subject Property, or were omitted from Schedule B II; therefore, no opinion is offered herein by the undersigned as to their respective locations or possible effect on the Subject Property.)
- SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 52, PAGE 485 (SLIDE A/598), PLAT BOOK 58, PAGE 87, REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **PLAT BOOK 48, PAGE 75 AND PLAT BOOK 50, PAGE 485 HAVE APPARENTLY BEEN SUPERCEDED BY PLAT BOOK 52, PAGE 485, PLAT BOOK 52, PAGE 485 DOES AFFECT THE SUBJECT PROPERTY, 10' UTILITY AND DRAINAGE EASEMENT, 10' PRIVATE SEWER EASEMENT, 12' PUBLIC SEWER EASEMENT AND 60' INGRESS/EGRESS EASEMENT AREA ARE PLOTTED HEREON.**
  - TERMS AND PROVISIONS OF AGREEMENT OF RECORD IN BOOK 75C, PAGE 296, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.**
  - EASEMENT SET FORTH IN THE DEEDS OF RECORD IN BOOK 856C, PAGE 212 AND BOOK 17C, PAGE 652, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **INGRESS/EGRESS EASEMENT AREA AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
  - EASEMENT OF RECORD IN BOOK 2599, PAGE 658, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **KINGSFORT POWER COMPANY RIGHT OF WAY EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
  - EASEMENT OF RECORD IN BOOK 2599C, PAGE 654, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **KINGSFORT POWER COMPANY RIGHT OF WAY EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.**
  - EASEMENT FOR RIGHT OF WAY RESERVED IN THE DEED OF RECORD IN BOOK 2541C, PAGE 126, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **NON EXCLUSIVE RIGHT OF WAY EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.**
  - EASEMENT FOR RESTRICTED AREA AND RIGHT TO REPURCHASE RESTRICTED AREA OF RECORD IN BOOK 2428C, PAGE 320, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **DOES NOT AFFECT THE SUBJECT PROPERTY.**
  - TERMS AND PROVISIONS OF LEASE AGREEMENT DATED SEPTEMBER 6, 1997, BY AND BETWEEN EDNA J. PRATT, LESSOR, AND AMERICAN OUTDOOR ADVERTISING, INC., LESSEE, OF RECORD IN BOOK 1300C, PAGE 89, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.**
  - ACCESS EASEMENT OF RECORD IN BOOK 3470, PAGE 2189, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
  - DEED OF EASEMENT OF RECORD IN MISC. BOOK 122, PAGE 479, BOOK 1856C, PAGE 38, BOOK 378C, PAGE 857, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **DOES NOT AFFECT THE SUBJECT PROPERTY.**
  - RIGHT OF WAY EASEMENT OF RECORD IN BOOK 486C, PAGE 488, IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE, **EFFECT NOT DETERMINED; RECORD DOCUMENTS PROVIDED ARE VAGUE AND INDETERMINATE.**

**SURVEY NOTES**

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 47163C0045D, DATED 09/29/2006, THE SUBJECT PROPERTY LIES WITHIN ZONES "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- THE PROPERTY IS DESIGNATED BY KNOX COUNTY AS TAX MAP PARCEL ID NUMBER 082046A00300, OTHER THAN THE SUBJECT PROPERTIES, NO OTHER PROPERTIES ARE INCLUDED WITHIN SAID TAX MAP PARCELS.
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANES, -NAD 83 ADJUSTED 2011. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.03 FEET HORIZONTAL AND 0.06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- THE APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A UTILITY REPORT PREPARED BY GPRS DATED MARCH 24, 2025. THE PROPERTY MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- EQUIPMENT USED FOR MEASUREMENT:  
ANGULAR: TRIMBLE R125S ROBOTIC TOTAL STATION  
LINEAR: TRIMBLE R125S ROBOTIC TOTAL STATION  
GPS: TRIMBLE R12 GPS RECEIVER
- STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

**SURVEYOR'S ALTA CERTIFICATION**

TO: MURPHY OIL USA, INC., A DELAWARE CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11(a), 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED MARCH 25, 2025.  
**PRELIMINARY - FOR REVIEW**  
ATWELL LLC DATE \_\_\_\_\_  
CERTIFICATE OF AUTHORIZATION NO.: LB 7832 COA# 6804  
J. WESLEY ABERCROMBIE, PSM  
TENNESSEE PROFESSIONAL LAND SURVEYOR # 2725  
I, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE, AND THAT THIS IS A CATEGORY 1 SURVEY AS DEFINED THEREIN, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

**LEGEND**

	ASPHALT PAVEMENT
	CONCRETE
	BUILDING
	GRAVEL
	IRON ROD & CAP FOUND
	CALCULATED POINT
	SANITARY MANHOLE
	SANITARY CLEANOUT
	GREASE TRAP
	SIGN
	LIGHT POLE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	UTILITY POLE
	GUY ANCHOR
	GAS VALVE
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	WATER HYDRANT
	DROP INLET
	STORM MANHOLE
	BOLLARD
	PARKING COUNT
	TITLE EXCEPTION NUMBER
	DECIDUOUS TREE
	GROUND CONTOUR
	SUBJECT BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT
	OVERHEAD UTILITY
	UNDERGROUND TELECOM
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND WATER
	SANITARY SEWER

**ABBREVIATIONS**

BM	= BENCHMARK
C	= CALCULATED
CRF	= CAPPED REBAR FOUND
CMF	= CONCRETE MARKER FOUND
DI	= DROP INLET
DIP	= DUCTILE IRON PIPE
EX	= EXISTING
ELEV	= ELEVATION
FFE	= FINISHED FLOOR ELEVATION
FIR	= FOUND IRON ROD
HYD	= HYDRANT
INV	= INVERT
LW	= LOW WIRE
STM	= STORM
M	= MEASURED
MH	= MANHOLE
MNF	= MAG NAIL FOUND
MNS	= MAG NAIL SET
P	= PLATED
PB	= PLAT BOOK
PID	= PARCEL IDENTIFICATION NUMBER
PG	= PAGE
SA	= SANITARY
SCIR	= SET CAPPED IRON REBAR
STM	= STORM

**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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LOCATED IN  
11TH CIVIL DISTRICT  
CITY OF KINGSFORT  
SULLIVAN COUNTY, TENNESSEE

CLIENT  
MURPHY OIL USA, INC.  
ALTA/NSPS LAND TITLE SURVEY OF  
1225 EAST STONE DRIVE  
KINGSFORT, TENNESSEE

DATE  
04/11/2025

REVISIONS

DWG. MAH CH. BBY  
P.M. JWA  
CODE AS  
JOB 25000100  
SHEET NO.  
1 OF 2



Know what's below.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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LOCATED IN  
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SULLIVAN COUNTY, TENNESSEE

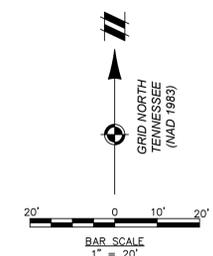
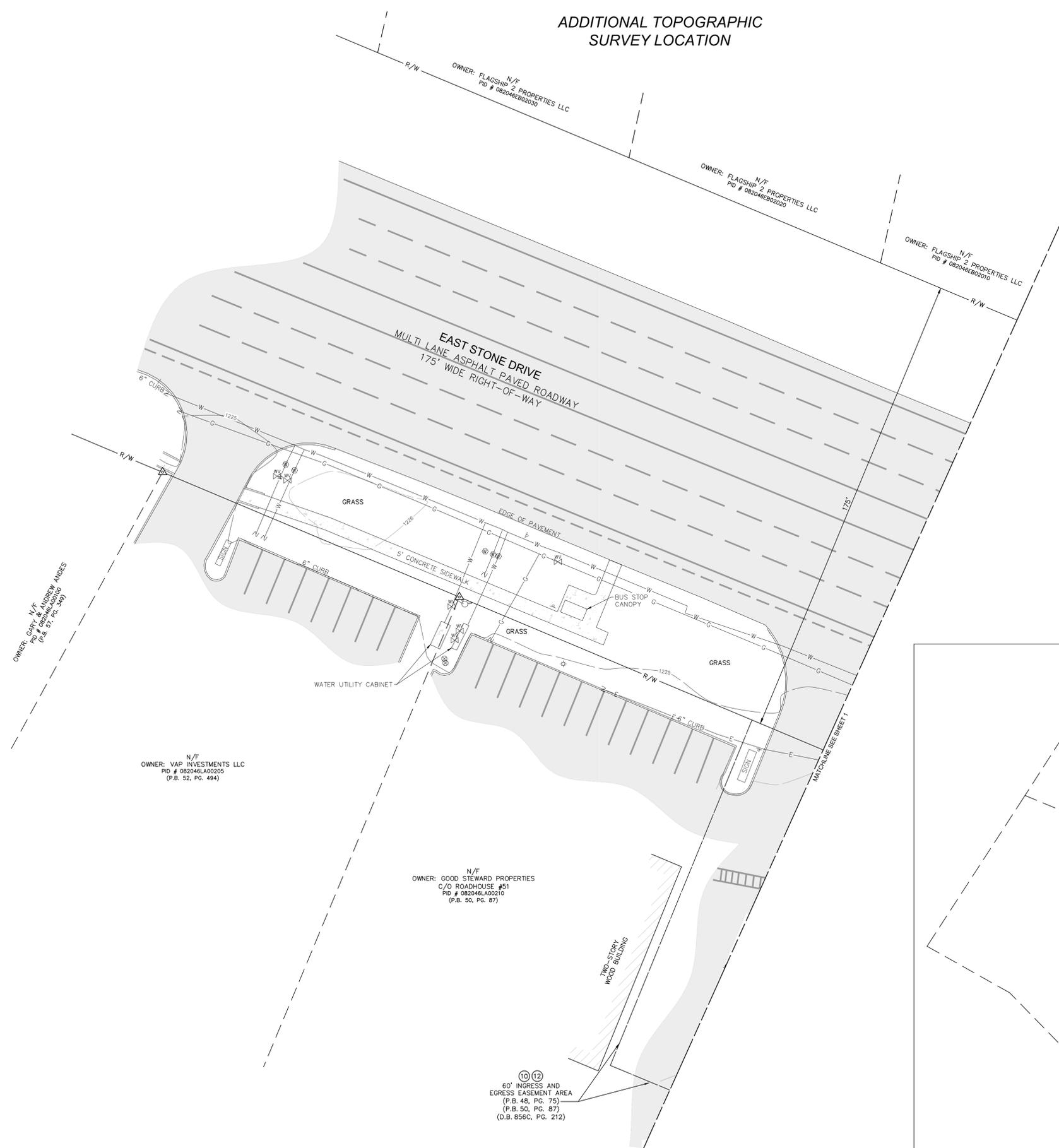
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Table with 2 columns: REVISIONS, and empty rows for revision notes.

DWG. MAH | CH. BBY  
P.M. JWA  
CODE AS  
JOB 25000100  
SHEET NO. 2 OF 2

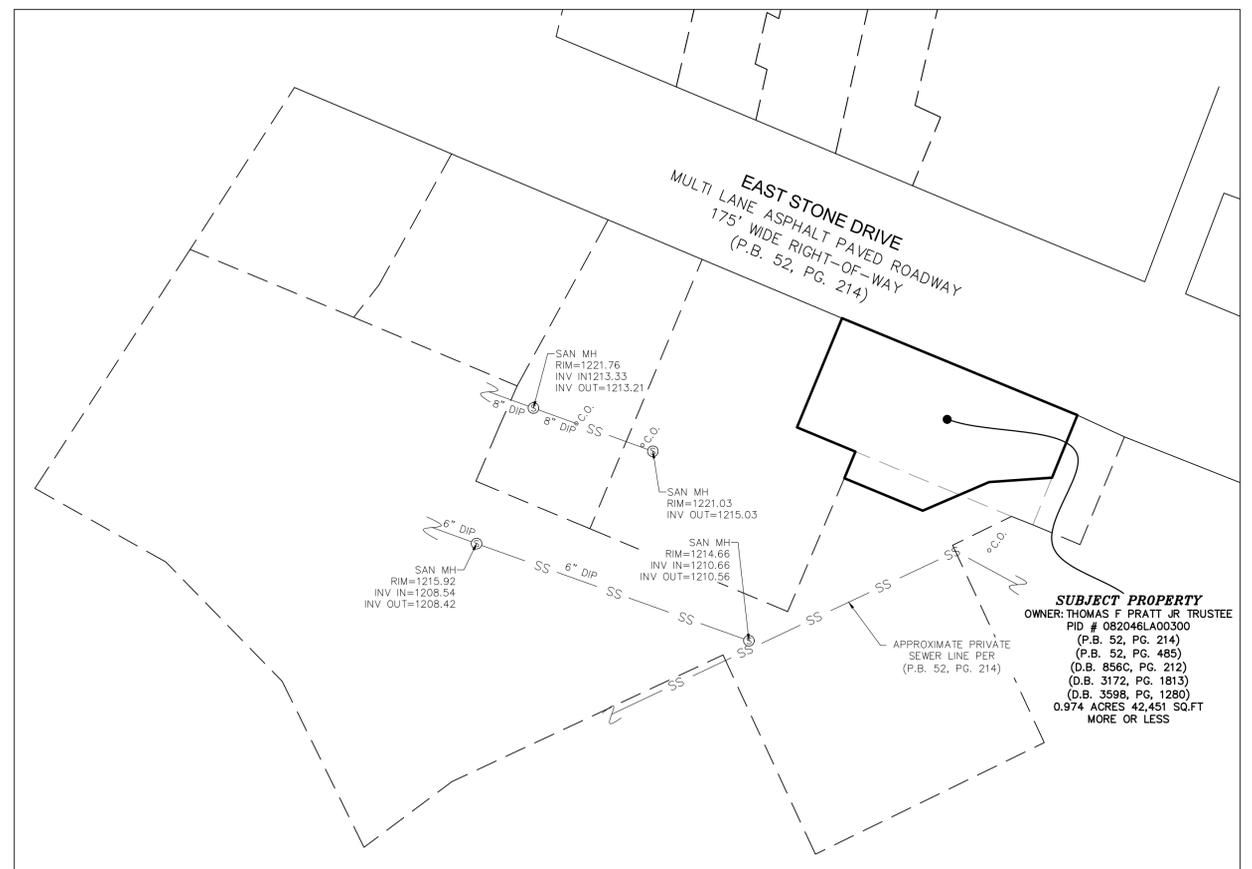
### ADDITIONAL TOPOGRAPHIC SURVEY LOCATION



ABBREVIATIONS table listing symbols for various utility types: BM (BENCHMARK), C (CALCULATED), CRF (CAPPED REBAR FOUND), CMF (CONCRETE MARKER FOUND), DI (DROP INLET), DIP (DUCTILE IRON PIPE), EX (EXISTING), ELEV (ELEVATION), FFE (FINISHED FLOOR ELEVATION), FIR (FOUND IRON ROD), HYD (HYDRANT), INV (INVERT), LW (LOW WIRE), STM (STORM), M (MEASURED), MH (MANHOLE), MNF (MAG NAIL FOUND), MNS (MAG NAIL SET), P (PLATTED), PB (PLAT BOOK), PID (PARCEL IDENTIFICATION NUMBER), PG (PAGE), SAN (SANITARY), SCIR (SET CAPPED IRON REBAR), STM (STORM).

LEGEND table listing symbols for various utility types: ASPHALT PAVEMENT, CONCRETE, BUILDING, GRAVEL, IRON ROD & CAP FOUND, CALCULATED POINT, SANITARY MANHOLE, SANITARY CLEANOUT, GREASE TRAP, SIGN, LIGHT POLE, TRAFFIC SIGNAL POLE, UTILITY POLE, GUY ANCHOR, GAS VALVE, IRRIGATION CONTROL VALVE, WATER METER, WATER VALVE, WATER HYDRANT, DROP INLET, STORM MANHOLE, BOLLARD, PARKING COUNTER, TITLE EXCEPTION NUMBER, DECIDUOUS TREE, GROUND CONTOUR, SUBJECT BOUNDARY LINE, ADJACENT BOUNDARY LINE, RIGHT OF WAY LINE, EASEMENT, OVERHEAD UTILITY, UNDERGROUND TELECOM, UNDERGROUND ELECTRIC, UNDERGROUND GAS, UNDERGROUND WATER, SANITARY SEWER.

### OFFSITE SANITARY SEWER DETAIL



**SUBJECT PROPERTY**  
OWNER: THOMAS F. PRATT, JR. TRUSTEE  
PID # 082046LA00300  
(P.B. 52, PG. 214)  
(P.B. 52, PG. 485)  
(D.B. 856C, PG. 212)  
(D.B. 3172, PG. 1813)  
(D.B. 3598, PG. 1280)  
0.974 ACRES 42,451 SQ.FT  
MORE OR LESS

PRELIMINARY - FOR REVIEW

## MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

### February 5, 2026 Regular Meeting

Noon

Montgomery-Watterson Boardroom, City Hall

Members Present:

Lora Barnett  
Bill Sumner  
Joe White  
Wes Combs  
Hoyt Denton

Members Absent:

Calvin Clifton  
Josh Taylor

Staff Present:

Lori Pyatte  
Ken Weems  
Jessica McMurray  
Jessica Harmon

Visitors:

Tim Martin	Randy Beckner
Nancy Randall	Keith Slaton
Clover Gardner	Ashley Slaton
Joe Randall	Freddy Marino
Allison Marino	Dan Preston
Justin Murphy	Christopher Brackett
Ellen Klug	Gerard Ricker

Chairman Bill Sumner called the meeting to order at 12:01pm.

Chairman Bill Sumner explained the meeting procedures.

Ms. Lori Pyatte conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

**Public Hearing:**

**Case: BZA26-0005– The owner of property located at 1370 Dewey Avenue, Control Map 061L, Group F, Parcel 013.00** requests a 20.17-foot deviation from rear yard to Sec 114-133(1) for the purpose of locating an existing garage in the side yard. The property is zoned R-1B, Residential District.

Mr. Kemp Brown presented the case to the Board, explaining that the property owners plan to construct an addition to the existing home. He noted that once the addition is completed, the existing detached garage—currently located in the rear yard—would be reclassified as being within the side yard and would no longer meet zoning requirements. The Board confirmed that there were no concerns with the proposed addition itself. Staff also verified that the addition complies fully with zoning regulations and that the request is solely to allow the existing garage to remain in compliance so that it does not have to be removed.

Chairman Sumner, seeing no one wishing to speak further on the item, closed the public hearing.

**Case: BZA26-0011– The owner of property located at 1476 Cooks Valley Road, Control Map 062, Parcel 003.00 and 003.50** requests a 10-foot front yard setback variance from Section 114-183(e)(1)c for Lots 18–24 on the western side of the proposed Cooks Valley Subdivision and Lots 11–24 on the eastern side of the proposed Cooks Valley Subdivision. The property is zoned R-1B, Residential District.

Mr. Randy Beckner, representing the property owner, presented the request to the Board. Mr. Beckner explained that the owner intends to develop a single-family residential subdivision; however, due to the site's topography, 21 lots would require a front yard setback variance. The request is to reduce the minimum front yard setback from 30 feet to 20 feet.

The Board inquired whether lot sizes would be changed, and Mr. Beckner confirmed they would remain the same and that all other aspects of the development comply with zoning requirements. He stated that without the variance, significant grading into the bank and the construction of a retaining wall would be necessary, which would be visible from Cooks Valley Road. Granting the variance, he noted, would reduce the extent of grading and the size of the retaining wall.

The Board confirmed that the variance area is located along the portion of the property that backs up to the ridge, which Mr. Beckner verified. The Board also inquired whether the subdivision extended that far into the property to accommodate the number of proposed homes, and Mr. Beckner confirmed that it did. The Board questioned whether reducing the number of lots could eliminate the need for the variances. The Board further clarified that the request involves adjusting the placement of homes on the lots by reducing the front setback from 30 feet to 20 feet, and noted that denying the request could limit the reasonable use of the property.

Mr. Beckner noted that the property owner has previously sought rezoning and is currently pursuing a request to rezone the property from R-1B to R-3, Low-Density Apartment District. He stated that if the variance is approved, the owner would likely withdraw the rezoning request.

Several residents of the Cooks Valley neighborhood spoke in opposition to the request. Concerns were raised that this was the third attempt to change the zoning or development approach to allow a higher housing density, with plans shifting from including green space to creating smaller lots, some of which would require setback variances. Residents expressed concerns about increased traffic from additional homes on surrounding two-lane roads, particularly with anticipated detours related to the Memorial Boulevard Project.

Residents also stated that reducing setbacks would result in homes being built closer together and could negatively affect nearby property values, especially given the proximity to a power substation. Additional concerns were shared about stormwater runoff since trees were cleared from the property, with fears that further development without green space would worsen drainage issues. Some residents suggested that denying the setback variance could allow for buffers such as trees or open space.

Other comments included concerns about the appearance and maintenance of the property, including a large accumulation of tires, which residents described as an eyesore and reflective of a lack of consideration for the surrounding community. Staff added that several emails had been received from residents and were included in the Board's packet.

Chairman Sumner, seeing no one wishing to speak further on the item, closed the public hearing.

**BUSINESS:**

Staff informed the Board that the March 2026 BZA meeting date falls on the same date of the TAPA Spring Conference. The Board agreed to reschedule the meeting to March 12, 2026.

Staff stated for record, the next application deadline is February 15, 2026 at noon, and meeting date Thursday, March 12, 2026 at noon.

The board reviewed the January 8, 2026 regular meeting minutes.

**MOTION:** made by Mr. Wes Combs, seconded by Mr. Joe White to approve the Kingsport Board of Zoning Appeals minutes for January 8, 2026.

**VOTE:** 5-0 to approve the minutes.

**Adjudication of Cases:**

**Case: BZA26-0005– The owner of property located at 1370 Dewey Avenue, Control Map 061L, Group F, Parcel 013.00** requests a 20.17-foot deviation from rear yard to Sec 114-133(1) for the purpose of locating an existing garage in the side yard. The property is zoned R-1B, Residential District.

The Board noted that the primary issue arises from the existing detached garage becoming noncompliant in the side yard once the proposed addition is constructed.

**MOTION:** Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the request as presented.

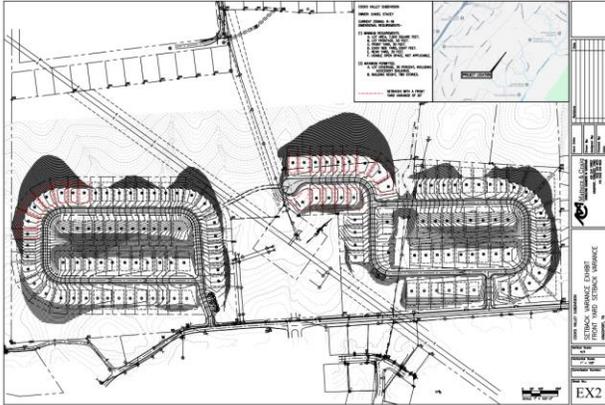
**VOTE:** 5-0 to approve the request.

**Case: BZA26-0011– The owner of property located at 1476 Cooks Valley Road, Control Map 062, Parcel 003.00 and 003.50** requests a 10-foot front yard setback variance from Section 114-183(e)(1)c for Lots 18–24 on the western side of the proposed Cooks Valley Subdivision and Lots 11–24 on the eastern side of the proposed Cooks Valley Subdivision. The property is zoned R-1B, Residential District.

The Board found that the primary hardship stems from the steep topography at the rear of the property and noted that denying the variances would limit the reasonable use of the land.

**MOTION:** Made by Mr. Hoyt Denton and seconded by Mr. Joe White to approve the request as presented per “EX2 – Setback Variance Exhibit Front Yard Setback Variance” and referenced below.

**VOTE:** 3-1 (chairman did not submit a vote) to approve the request.



**Public Comment:**

With no further business the meeting was adjourned at 1:13pm.

Respectfully Submitted,

*Jessica McMurray*

Jessica McMurray  
Development Coordinator