



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

June 16, 2022

Farragut Town Hall - Board Room

7:00 p.m.

For questions, please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org.

1. Approval of agenda
2. Approval of minutes – May 19, 2022
3. Appointment of youth representative
4. Discussion and public hearing on approval of a final plat for Phase 2 of the Meadows on McFee Subdivision, Parcels 019 and 014.04, Tax Map 162, 26.44 Acres, 48 Lots, Zoned R-1/OSR (Homestead Land Holdings, Applicant) – **This item will be requested for removal from the agenda due to incomplete field items**
5. Discussion and public hearing on approval of a preliminary plat for the Westerly Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, 8.74 Acres, 12 Lots, Zoned R-1 and R-2 (BHN-P, Applicant)
6. Discussion and public hearing on approval of a site plan associated with a remodel of and expansion to the Casey's Convenience Store, 701 N. Campbell Station Road, .92 Acres, Zoned C-2 (CESO, Applicant)
7. Discussion and public hearing on approval of a site plan associated with a remodel of and expansion to the Casey's Convenience Store, 13061 Kingston Pike, 1.27 Acres, Zoned C-1 (CESO, Applicant)
8. Approval of utilities
9. Citizen forum

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting



Public Comment Protocol

The Planning Commission welcomes and invites Farragut residents to participate in public meetings. At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Planning Director or other designated staff member. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize individuals for public comment based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment;
2. Any Farragut resident, property owner, or business owner interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Planning Director or other designated staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 19, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Scott Russ, Secretary
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Michael Bellamy
Jon Greene
Shannon Preston
Noah Myers
Hank Standaert, Youth Representative

MEMBERS ABSENT

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Brannon Tupper, Assistant Town Engineer

1. Approval of agenda

Staff recommended approval of the agenda.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Myers and was approved unanimously.

2. Approval of minutes – April 21, 2022

Staff recommended approval of the minutes.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

3. Discussion and public hearing on a recommendation to the Board of Mayor and Aldermen concerning a traffic calming application on Midhurst Drive and Red Mill Lane in the Kingsgate Subdivision

Brannon Tupper reviewed this item and noted that the Traffic Team recommends installation of asphalt speed cushions at two (2) locations at the approximate addresses of 11508 Midhurst Drive and 609 Red Mill Lane.

After a short discussion, a motion was made by Commissioner St. Clair to follow the recommendation of the Traffic Team. Motion was seconded by Commissioner Russ and was approved unanimously.

4. Discussion and public hearing on approval of an outdoor site lighting plan for the multi-family portion of the Farragut Town Center at Biddle Farms project, Parcel 3.22, Tax Map 143, 42.84 Acres, 284 Units, Zoned PCD (Budd Cullom, Applicant)

Staff reviewed this item and recommended approval subject to the following:

- 1) Please evaluate the use of decorative fixtures for the building mounted and bollard lighting to ensure consistency with the pole mounted lights and the remainder of the PCD development.
- 2) Please include cut sheets for the selected building mounted and bollard lighting (if used). All exterior lighting needs to be accounted for on this plan.
- 3) Please label each detail sheet to correspond to the luminaire schedule.
- 4) Some locations (e.g., along portions of Brooklawn Drive) on the luminaire schedule sheet show zero footcandles around proposed light fixtures. This is likely an error and needs to be corrected.
- 5) If bollard lights are used, please ensure they comply with the Town's outdoor site lighting requirements.
- 6) Please include a diagram showing the overall height and fixture orientation of wall mounted lights.
- 7) Please coordinate with the Town to have the old light poles that are being replaced along Brooklawn Street taken to the Public Works facility.

A short discussion ensued, and a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

5. Discussion and public hearing on approval of retail building elevations associated with the Farragut Town Center at Biddle Farms project, Parcel 3.02, Tax Map 143, 42.84 Acres, Zoned PCD (Budd Cullom, Applicant)

Staff reviewed this item and recommended approval subject to the following:

- 1) Please design the elevations facing Kingston Pike to also engage the public realm and promote pedestrian activity like the elevations facing the Main Street.
- 2) Please provide information consistent with the Town's outdoor site lighting requirements for any exterior lights associated with the retail buildings.
- 3) Please ensure that the door openings shown on the site layout sheet are consistent with the building elevations and their actual locations. It appears the site layout sheet is incorrect.
- 4) Please include dimensions from the proposed front of the buildings along the Main Street to the street edge to clearly demonstrate that there will be a five-foot store front zone, a roughly 10-foot sidewalk zone, and a five-foot furnishing zone.
- 5) Please note that rooftop mechanical access requires a permanent stair or ladder.
- 6) Please plan for fire sprinkler riser exterior valves or access doors. Also please provide for FDC locations.
- 7) The rear of Building 2/3 is largely a blank wall and faces the side lines on two adjoining properties and will likely be visible to traffic along Kingston Pike and, to a lesser extent, traffic entering from the public street running east to Concord Road. The rear elevation of Building 4/5 is also largely windowless and with a blank wall facade area and is going to be quite visible to traffic entering from Concord Road and the adjoining property to the east. And the rear facade of Building 8/9 is going to be quite visible from Brooklawn St. and Kingston Pike, along with the front entrance and main parking for ALDI. These elevations, in general, may need to be addressed architecturally to help lessen the appearance of blank walls.

FMPC Minutes

May 19, 2022

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After a discussion with the applicant and the architect, a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.

6. Discussion on a concept plan for building elevations associated with the Farragut Town Center at Biddle Farms Townhouses, Parcel 3.22, Tax Map 143, 42.84 Acres, 49 Units, Zoned PCD (Budd Cullom, Applicant)

For discussion purposes only.

7. Approval of utilities

None.

8. Citizen forum

None.

The meeting adjourned at 8:56 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Appointment of youth representative

INTRODUCTION AND BACKGROUND: This agenda item involves a review of applicants for the youth representative for the next fiscal year. Hank Standaert has been the youth representative for the past fiscal year and has been an active participant. Staff appreciates the time invested by Hank and certainly wishes him well in his future endeavors.

DISCUSSION: This year there are eight applicants. Seven of the applicants listed the Planning Commission as their first choice. There are two seniors, Hayley Sims and Olivia Squires. Hayley attends Farragut High School and Olivia attends the Christian Academy of Knoxville. Included in the packet are the applications and letters of recommendation for each candidate.

Print

Youth Representative Committee Application - Submission #5559

Date Submitted: 4/30/2022

Town of Farragut Youth Representative Committee Application

First Name

Robert

Last Name

Terry III

Address1

[REDACTED]

Address2

City

Farragut

State

Tennessee

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

I would like to become a commercial pilot and eventually take ownership of my own airline. I mod and maintain my own server. Next school year, I will be taking drafting and technical drawing to enhance my skills. I am a big fan of Cirrus Aircraft and hope to intern with them in the future to learn more about aeronautical design. Another goal that I have is to find a way to use all forms of technology, programming, and digital art in my own aircraft/airline design.

Helping the community in some way is very important to me (i.e. planning, events, community service). Volunteering and civil service are a family tradition. Another goal that I have is unrelated. I would love to travel around the planet documenting the surroundings as I go. It would be fun to do some photojournalism or vlogging. Lastly, I would love to do something in Intelligence and Sciences. I will be spending two weeks in Baltimore this summer for a government research internship. In the future, I would like to study and work with the sciences to help our species thrive. I can also see myself working for some type of intelligence agency since I enjoy exploring different cultures and languages.

Which committees are you interested in serving?

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Farragut Tourism/Visitor Advisory Committee (3rd Tuesday of January, March, May, July, September, and November a



School Information

School

Christian Academy of Knoxville Homeschool

Grade level for the 2022-2023 School Year

Junior



Please list any school clubs, organizations or groups you are a member of:

AFA CyberPatriots
Cyberforce Green Team
Thursday Connection Student Council
Founder, TC Classics Club
Model UN Security Council
BSA Aviation Venturing Post 747
East TN Pilots Association
Experimental Aircraft Association (EAA), Student member
The Academy of Model Aeronautics (AMA), Youth member
UTK Virtual Science Club
Teen Board of Knoxville
Knoxville Junior Cotillion, photographer/assistant
Sail Camp TA, Concord Yacht Club

School Official or Sponsor Name

Michelle Bickers, Thursday Connection Director

Phone Number

[REDACTED]

Please upload a letter of recommendation

Letter for Edmund.pdf



6900 Nubbin Ridge Road Knoxville, TN 37919

March 18, 2022

To whom it may concern,

I'm delighted to write a recommendation letter on behalf of Edmond Terry. Edmond has been a part of Thursdays Connection, a homeschool cooperative for the last eight years and is currently in good standing.

As a student at TC, Edmond has participated in academic clubs, student council, and the social events that the student council planned. He and his family have been instrumental in initiating the Air Force Association CyberPatriot Program at Thursdays Connection, in which his team competed on a national level and achieved a third place national ranking.

Edmond would be an asset to any program, especially those in which his accomplished computer skills could be utilized. If you have questions, please contact me at michellerbickers@gmail.com.

Very truly,

Michelle Bickers
Thursdays Connection Administrator

Print

Youth Representative Committee Application - Submission #5561

Date Submitted: 5/8/2022

Town of Farragut Youth Representative Committee Application

First Name

Elaina

Last Name

Conger

Address1

[REDACTED]

Address2

City

Knoxville

State

TN

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

I aspire to have a career in the environmental field, making a contribution towards improving the sustainability of our daily actions and ensuring healthy water and air for all. Because I will likely work in the public sector, serving as a youth representative on a town committee would provide me with invaluable experience in working with people and local governments.

Which committees are you interested in serving?

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Stormwater Advisory Committee (2nd Thursday of each month at 3:45pm)

**Second Committee Choice:**

Planning Commission (3rd Thursday of each month at 7pm)

**School Information****School**

Farragut High School

Grade level for the 2022-2023 School Year

Junior

**Please list any school clubs, organizations or groups you are a member of:**

I am a member of the FHS National Honor Society, the Admirals Marching Band, and the book club. Outside of school, I play French Horn with the Knoxville Youth Symphony Orchestra and dance with Oak Ridge Civic Ballet Association.

School Official or Sponsor Name

Christopher McNeer

Phone Number

865-966-9775

Please upload a letter of recommendation

Elaina Conger Rec Letter.pdf

Farragut High School

Grade Level Administrators

Principal
John C Bartlett, EdD

Curriculum Principal
Laicee Hatfield

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Brad Smith, EdD
Steve Killian
Cara Vaughn
Charlene Lewis, PhD

To whom it may concern,

It is with great pleasure that I provide my highest recommendation for Elaina Conger as a student representative on a committee for the Town of Farragut. I have had the pleasure of teaching Elaina this past school year as part of a combined AP Government and Seminar class. This is a class that allows teachers to have students for the entire year as opposed to the more common semester class. As a result of seeing her growth throughout the last year, I can truly attest to what an exceptional young woman Elaina is and how much promise she holds for the future.

Of Elaina's many positive qualities, her strongest attribute is her ability to stand out among high performing peers in class. AP Government is a high rigor class that is structured similar to a college class. Students are asked to read material beforehand in order to come to class prepared to discuss various topics. Elaina is always prepared and has the ability to bring insightful comments that provide thought provoking responses from her classmates. It's evident that she simply does not respond by saying what she may have heard someone else say, but she has put thought into how she feels about each topic and uses evidence rather than opinion to support her ideas.

AP Seminar prepares students for researching and writing at the collegiate level. While I did not teach this class, I was able to see some of Elaina's research she prepared for class. She has conducted research on diet fads and the government's response to the needs to youth in dealing with self-image. In another project, she has conducted research on the environmental implications in California's cap and trade system, which is an interaction between government and the environment. Her passion and research would make her an excellent candidate for the Stormwater Advisory Committee or the Municipal Planning Committee.

Elaina is the kind of young woman that the Town of Farragut should take great pride in accepting her as a student representative. Her leadership potential, amiable personality, and strong work ethic are unparalleled by students in her class. She is the kind of young woman who will consistently exceed expectations and is a valuable addition to any organization. I have all the confidence that Elaina will have a positive impact on her community now and in the not-so-distant future. As a result, it is my pleasure to provide my highest recommendation to Elaina Conger.

Yours truly,

Chris McNeer
Social Studies Teacher
Defensive Coordinator Farragut Football
Farragut High School

Print

Youth Representative Committee Application - Submission #5563

Date Submitted: 5/9/2022

Town of Farragut Youth Representative Committee Application

First Name

Hayley

Last Name

Sims

Address1

[Redacted]

Address2

City

Knoxville

State

TN

Zip

37922

Phone Number

[Redacted]

Email

[Redacted]

Briefly describe your life goals/aspirations:

My immediate goal and aspiration is to study urban planning at University. Ultimately I would like to study in Seattle, Colorado or on the East coast with some amazing university with an undergraduate urban planning program. While at university, I hope to study abroad in Asia, as I am fascinated with their culture and sense of family, community and nature. But it would be remiss of me not to first explain the inspiration behind my aspirations. I may only be 17 years old but I have been fortunate enough to live overseas in England for 5 years as well as Panama City Beach Florida for 10 years.

I vividly remember driving through my previous hometown of Panama City Beach and seeing the eyesore of billboards, neon tourist signs and tall condos everywhere. It was sad to realize that all this tourist town development was ultimately taking away from the natural beauty of the Gulf. It was a heavy contrast from the nearby planned communities of 30a Rosemary Beach to Seaside. My family and I would venture out to 30a and decompress in these walk-able communities with village shops and beautiful recreation areas. Later during middle school I was fortunate enough to live in England in a small village called Kirtlington, near Oxford; it felt like serenity. Our village was totally walk-able: it had 2 small pubs, a village shop for essentials, a primary school, a village playground, sports field and community centre. We were literally surrounded by historic architecture, lush gardens and vast green fields where villagers could even walk among the sheep and cows of the countryside. Today I feel as though these experiences have given me great insight into how various communities appeal to residents and families. I know that I want everyone to feel what I felt living in these unique communities, and I see aspects of this in Farragut.

During my sophomore year at FHS I took AP Human Geography and learned the customs of what shapes human understanding, this course along with my hometown experiences have inspired me to become an urban planner. I would love to be involved in planning villages, neighborhoods or towns with a robust environment yet affordable infrastructure; my greatest aspiration is to travel to developing countries and help build communities where people, nature and culture can thrive.

I recognize our American communities and general population are growing rapidly; especially in Knoxville. In the last 2 years I have seen a huge growth in Farragut with residential and commercial building; in conjunction with the expanding Farragut parks and greenways, I look forward to learning about the Farragut Planning Commission and how it manages the rapid growth along with preserving the natural beauty of Farragut. Including me in this program will help me learn to create better communal spaces; not only learning what the Town of Farragut does but also hopefully loving what an urban planner does too.

Which committees are you interested in serving?

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Arts and Beautification Committee (3rd Monday of each month at 11:30am)



School Information

School

Farragut High School

Grade level for the 2022-2023 School Year

Senior



Please list any school clubs, organizations or groups you are a member of:

- Part-time Dock Hand, Concord Marina April 2022-current
- Mentor, FANS: Freshman and New Students 2022
- Ambassador, National Hope Program 2022
- German Club member 2021-2022
- Key Club member 2021-2022
- Farragut High School vegetable green house
- Farragut community cleanup days volunteer
- Knox County Humane Society volunteer
- First Lutheran's German Fest volunteer
- OHSA certification

School Official or Sponsor Name

Samantha Ruggiero

Phone Number

[REDACTED]

Please upload a letter of recommendation

Rugg recommendation.pdf

Farragut High School

Principal
John C Bartlett, EdD

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Grade Level Administrators
Brad Smith, EdD
Steve Killian
Cara Vaughn
Charlene Lewis, PhD

April 20, 2022

To Whom It May Concern,

It is an absolute honor to give Hayley Sims my highest recommendation for the positions at the Town of Farragut. Hayley is a top student among the many great students at Farragut High School. She is brilliant and stands out academically. She is an amazing human being; kind, compassionate, and a ton of fun. She is one of a kind!

I had Hayley in Algebra 1 and again in Algebra 2. Her work ethic, attention to detail in her classwork, and love of learning are her standout characteristics. She has demonstrated a desire to understand class materials deeper, moving beyond simply getting the correct answer to comprehending the process and reasoning behind the answer. These attributes do not end at the math wing. She is thriving and an asset in all of her classes.

Hayley is genuinely a kind person and a joy to be around. She does not have to be asked to help those students around her who might need some assistance in learning concepts or mastering class material. She takes the initiative and cares about the other students in the class to help them be successful as well. She is approachable, understanding, and compassionate. Hayley makes her classrooms and Farragut High School a better place.

Of all the students that I have the honor to recommend to you, Hayley is one of the best. I believe her to be a must-select for your town committee. She will do great things!

Sincerely,

Samantha Ruggiero
Samantha.ruggiero@knoxschools.org

Knox County Schools Math Department Farragut High School

Print

Youth Representative Committee Application - Submission #5569

Date Submitted: 5/12/2022

Town of Farragut Youth Representative Committee Application

First Name

Leo

Last Name

Davis

Address1

[REDACTED]

Address2

[REDACTED]

City

Farragut

State

Tennessee

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

As Ronald Reagan once said, "Politics is not a bad profession. If you succeed, there are many rewards. If you disgrace yourself, you can always write a book." I have found politics and law to be some of the most intriguing fields out there. While there are laws to support and ensure justice, justice often falls short; money can't compensate for dead loved ones or lost opportunities, and jail time only serves, hopefully, as a preventative measure against future crimes. As for politics, everyone has their own views as to what the law – the standard by which we are all judged – should be, how we should deal with foreign relations, and an unclimbable mountain of other issues. This is partly why law and politics have interested me: on a surface level, justice and government are simple issues, but there are many deeper complexities within the law. I want to be involved in government at a more local level first, since I think that the local level, as the closest to the people, is the best place to begin to get an idea of what politics and governance should look like. As of right now, I plan to go to law school to become better versed in the basis and founding of the law. I want to be a defense lawyer for most of my career, but after that I might 'retire' into politics or become a legal professor. I would still like to stay as involved in politics as possible throughout my life though, since as the saying goes, "you can ignore politics, but politics won't ignore you." (Pericles) I am not exactly sure which college/ university I want to go to yet, but I would like to go somewhere with a strong law school.

Which committees are you interested in serving?

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)

Second Committee Choice:

-- Select One --

School Information

School

Farragut High School

Grade level for the 2022-2023 School Year

Junior



Please list any school clubs, organizations or groups you are a member of:

I am a member of:

- Junior State of America (JSA; A national civil engagement club)

I will be co-president of Farragut Highschool's JSA chapter next year, and I have been a part of regional leadership for the past year.

- Student Government Association (SGA)

Next year will be my third year as SGA Representative.

- Mock Trial

I took on a double role this year, playing a witness and a defense lawyer. Our team made 7th in State, and I was selected as MVP for my team at the state competition.

- Science Club

I was part of Science Olympiad Team A this year, which made 4th in the state competition this year.

- Model United Nations (MUN)

- Spanish Honor Society

School Official or Sponsor Name

Ms. Breeding

Phone Number

Please upload a letter of recommendation

LEO DAVIS rec letter.pdf

Farragut High School

Grade Level Administrators

Principal
John C Bartlett, EdD

Curriculum Principal
Laicee Hatfield

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Brad Smith, EdD
Steve Killian
Cara Vaughn
Charlene Lewis, PhD

To Whom It May Concern:

I am honored to write this recommendation for Leo Davis. Leo is a perfect candidate for the Farragut Town Committee's youth representative. He has been an outstanding student at Farragut High School and I know that he will make the most of this life-changing opportunity.

I had the pleasure of teaching Leo in my AP Seminar course during this year and he exhibited all the qualities necessary to excel in the course because he is curious, hard-working, self-motivated and willing to take constructive criticism. The course requires students to conduct various college-level individual and team research and their research is presented in both papers and presentations. Leo's research was exemplary. Personally, I am hard-pressed to find an example of a student who is more tenacious than Leo. While he pushes himself to achieve excellence in the classroom, he actively participates in Model UN, Junior State of America, Mock Trial, and Farragut High School's Student Government Association. To all of these organizations, he gives 110%. I am thoroughly convinced that he will be a vital member of your team too.

Again, I highly recommend this young man for your youth representative. Please contact me if you have any questions.

Sincerely,

Angela S. Breeding
History Teacher, Social Studies Department Chair

Print

Youth Representative Committee Application - Submission #5575

Date Submitted: 5/12/2022

Town of Farragut Youth Representative Committee Application

First Name

Rahim

Last Name

Rasheed

Address1

[REDACTED]

Address2

City

Farragut

State

Tennessee

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

My ambitions are many, though most are far far beyond, and therefore somewhat intangible. Those that are clear to me however, are that I desire to be able to make a mark on this world, with one of my wishes to become a nuclear engineer, wielding and utilizing such a marvelous energy source, and to better the world with it unlike polluting fossil fuels such as coal. Not only indirectly are my dreams however, but I also wish to take charge at the helm politically. These are what I yearn for.

Which committees are you interested in serving?

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Farragut Education Relations Committee (1st Monday of each month at 4pm)



School Information

School

Farragut

Grade level for the 2022-2023 School Year

Junior



Please list any school clubs, organizations or groups you are a member of:

National Junior Honors Society

School Official or Sponsor Name

Julie Raby-Farragut High School Counselor

Phone Number

865-966-9775

Please upload a letter of recommendation

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16BA94268A21.png

Farragut High School

*Principal
John C Bartlett, EdD*

*Curriculum Principal
Laicce Hatfield*

Grade Level Administrators

*Brad Smith, EdD
Steve Killian
Cara Vaughn
Charlene Lewis, PhD*

*Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120*



To Whom It May Concern,

It is my pleasure to recommend Rahim Rasheed as a Youth Representative on Town Committees.

I am Julie Raby a high school counselor at Farragut High School. I have known Rahim for the past two years. We have discussed Rahim's future and academic path. Rahim is an individual who uniquely stands out in his class of 524 students.

During our time together, I have noticed how kind and well-mannered Rahim is with anyone who comes in contact with him. He shows great responsibility in his academic life and shows how well rounded and balanced he is in his choices. He always has a positive attitude and is eager to please those he works with. Rahim stretches himself in his academics. His conduct is never in question. Rahim would be a great addition to the Town of Farragut as a Youth Representative.

If you need more information, please do not hesitate to contact me at 865-966-9775, or email me at julie.raby@knoxschools.org.

Julie Raby

School Counselor, Class of 2024

Farragut High School

Print

Youth Representative Committee Application - Submission #5576

Date Submitted: 5/12/2022

Town of Farragut Youth Representative Committee Application

First Name

Anusha

Last Name

Anil

Address1

[REDACTED]

Address2

City

Farragut

State

TN

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

"What do you want to be when you grow up?" is the question asked by many in my 16 years of life. Thinking back to my preschool graduation, I remember that I said, "I want to be an engineer when I grow up." Well, that was in preschool. As a rising junior, I now know what goals I need to set for my future and what I need to do in order to achieve those goals. My current goals to prepare me for my future include: to be a good citizen, manage time efficiently so that I can handle my activities, and be involved with community services.

I definitely want to pursue a bachelor's and master's degree, if not more. I do have a couple of options in mind for my future career. Since I was a child, I have always had a passion for helping others. Thus, I would like a career that encompasses that aspect. The two career fields that I have in mind are medicine and engineering. Also, during high school, I have developed a passion for learning Spanish, so I would like to spend time studying abroad to further my Spanish knowledge and dive deeper into the culture.

Which committees are you interested in serving?

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Visual Resources Review Board (4th Tuesday of each month at 7pm)



School Information

School

Farragut High School

Grade level for the 2022-2023 School Year

Junior

**Please list any school clubs, organizations or groups you are a member of:**

Shangri-La Therapeutic Academy of Riding (STAR): I am a lesson volunteer, and I assist children who have special challenges. I help children groom, tack, and ride horses.

Key Club

Mu Alpha Theta

Math Team

Math Tutor through Mu Alpha Theta

School Official or Sponsor Name

Ms. Angela Breeding

Phone Number

865-966-9775

Please upload a letter of recommendation

Anil.pdf

Principal
John C Bartlett, EdD

Curriculum Principal
Laicee Hatfield

Farragut High School

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Grade Level Administrators

Brad Smith, EdD
Steve Klillian
Cara Vaughn
Charlene Lewis, PhD

To Whom It May Concern:

I am honored to write this recommendation for Anusha Anil. She is a wonderful young lady and the perfect candidate for youth representative of the Farragut Town Committee. She has been an outstanding student at Farragut High School and I convinced that she will a positive addition to your committee.

Anusha is a current student in my AP Seminar course and she is an amazing student and person. My course is extremely rigorous and Miss Anil constantly steps up to all challenges. AP Seminar requires students to conduct various college-level individual and team research and their research is presented in both papers and presentations. Students must pace themselves, support and defend their research, and demonstrate both leadership and the ability to work as with a team. Anusha has excelled in all of these areas and I am proud of the growth she has achieved.

If you are searching for a young person who is intelligent, diligent, and has strong time management skills, this is your girl. Please feel free to contact me if you have any questions about Anusha. I will be more than happy to assist.

Sincerely,

Angela S. Breeding
History Teacher, Social Studies Department Chair

Print

Youth Representative Committee Application - Submission #5579

Date Submitted: 5/12/2022

Town of Farragut Youth Representative Committee Application

First Name

Ananya

Last Name

Suresh

Address1

[REDACTED]

Address2

City

Knoxville

State

Tennessee

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

My main goal as of right now is to attend a four year university and study either law or psychology. Both of these goals are associated with helping those around me, from defending the innocent or helping with mental health. I love helping all groups of people and that is why I would love to be part of either of the committees I selected. Another goal of mine is to join clubs that make me feel fulfilled or accomplished. I want to be part of something that I feel passionate about and where I can create new hobbies or reach new aspirations, and that is definitely a life goal of mine. I know something that I am passionate about is community, which is why I attempted to join clubs like Student Government Association, National Honors Society, and now, two of these committees. One of my other life goals is to publish a book. I find words to be like a template for emotions and feelings to be expressed, which is why writing books is a passion of mine. I have multiple books with various drafts which I hope everyone will get to read someday. I also have the hope of one day being able to create an association meant to help members of Knoxville's community, most hopefully mentally as a non-profit organization. These committees are an amazing way for me to open my eyes to the community of Knoxville in which I have seen so beautifully represented in Boys and Girls Club, the Love Kitchen, and Karm Stores. Any other way for me to get more involved would be a blessing.

Which committees are you interested in serving?

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Arts and Beautification Committee (3rd Monday of each month at 11:30am)



School Information

School

Farragut High School

Grade level for the 2022-2023 School Year

Junior



Please list any school clubs, organizations or groups you are a member of:

National Honors Society, Girl Up, Mock Trial, Junior State of America, FANS (mentor service), Virtual Teen Mental Health Group, and Varsity Tennis.

School Official or Sponsor Name

Greenlee Naughton

Phone Number

(865) 966-9775

Please upload a letter of recommendation

Ananya Suresh.pdf

Principal
John C Bartlett, EdD

Farragut High School

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Grade Level Administrators

Brad Smith, EdD
Steve Killian
Cara Vaughn
Charlene Lewis, PhD

May 10, 2022

Dear Committee Selection Members,

When Ananya Suresh asked me to write her a letter of recommendation, I readily agreed. I feel fortunate to have been Ananya's Honors English teacher this school year, and I will miss having her in class when this school year ends. For a variety of reasons, Ananya is a joy to teach. Not only is she a conscientious, high-achieving student, whose work frequently surpasses my expectations, she is also a genuinely kind person who has incredible artistic and athletic abilities.

Because her maturity level surpasses that of many of her peers, Ananya is a critical thinker who listens attentively to the opinions of others with an open mind. I have personally witnessed Ananya take on a leadership role in the classroom when she has worked in groups with other students. She is especially adept at motivating her peers, and I have overheard her in class cheering up students and offering them words of encouragement when they have expressed doubts or frustration. As evidenced by Ananya's ability to hold numerous leadership positions in clubs and organizations at school, while also playing a varsity sport and finding time to volunteer, Ananya is a master at organization and effectively managing her time. Ananya's interests are varied, and she actively participates in several activities without sacrificing her academic pursuits.

I encourage you to give Ananya's application the highest consideration. She is the epitome of both an academic achiever and a multi-talented teenager who is wise beyond her years. I am confident that, given the opportunity, Ananya would prove to be a excellent, dedicated committee member who would be an asset to any organization. Please do not hesitate to contact me if I can be of any further assistance

Sincerely,

Greenlee B. Naughton, Ph. D
English Teacher

Print

Youth Representative Committee Application - Submission #5582

Date Submitted: 5/13/2022

Town of Farragut Youth Representative Committee Application

First Name

Olivia

Last Name

Squires

Address1

[REDACTED]

Address2

City

Knoxville

State

TN

Zip

37934

Phone Number

[REDACTED]

Email

[REDACTED]

Briefly describe your life goals/aspirations:

I want to have an impact on the people around me and amalgamate all of my passions into a greater goal.

Which committees are you interested in serving?

Please select your first choice and second choice from the list below.

Youth Representatives serve a one-year term on the Arts and Beautification Committee, Farragut Museum Committee, Farragut Tourism / Visitor Advisory Committee, Parks and Athletics Council, Planning Commission, Stormwater Advisory Committee and the Visual Resources Review Board; Youth Representatives serve a two-year term on the Farragut Education Relations Committee.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



Second Committee Choice:

Arts and Beautification Committee (3rd Monday of each month at 11:30am)



School Information

School

Christian Academy of Knoxville

Grade level for the 2022-2023 School Year

Senior



Please list any school clubs, organizations or groups you are a member of:

Teen Board of Knoxville, National Honors Society, National English Honors Society, Primary Players Theatre, Tennessee Valley Players

School Official or Sponsor Name

Kirsty Bleyl

Phone Number

[REDACTED]

Please upload a letter of recommendation

Olivia Squires Letter of Rec.pdf



529 Academy Way
Knoxville, Tennessee 37923
865-690-4721 phone
865-690-4752 fax
www.cakvacademics.com

May 11, 2022

To Whom It May Concern:

Olivia Squires has it together. She has high standards and she is ambitious both in and out of the classroom. She's the kind of student who lights up both a room and a conversation because she is thoughtful and perceptive but also firm in her beliefs.

In Dual Enrollment College Writing I and II, I've been lucky enough to have read dozens of Olivia's essays and critical thinking questions. She has a unique and unteachable ability to capture her own voice on the page. Because of this, I love reading her work. It's always poignant, entertaining, and well-written—her writing reflects her thinking, and she has a deep sense of wonder about the world around her. She is sensitive to the feelings of others and empathetic in her outlook, and all of this comes through in her writing and the subject-matter she chooses to write about. Olivia does not shy away from controversial or heavy topics, but instead, she seeks them out because she likes a challenge. And she always rises to that challenge. Her most recent longer essay, a research paper where she analyzed several scholarly articles and synthesized them into a cohesive argument on the potential detriments of media, was an intricate, thorough, and self-aware critique.

I'd be remiss to recommend Olivia without mentioning what a delight it is to watch her perform both in musicals or during school events where Honors Ensemble performs. She shines on stage, of course, but she shines in the halls and in class and in writing, too. I give her my highest recommendation because she is truly a rare scholar and I am confident that she will succeed wherever she lands.

Sincerely,

Kirsty Bleyl, MFA
English Department Chair
Dual Enrollment English
AP Language & Composition
English III CP

Student's Full Name: Olivia Ann Squires

MEETING DATE: June 16, 2022

AGENDA ITEM #4

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a final plat for Phase 2 of the Meadows on McFee Subdivision, Parcels 019 and 014.04, Tax Map 162, 26.44 Acres, 48 Lots, Zoned R-1/OSR (Homestead Land Holdings, Applicant)

WILL BE RECOMMENDED FOR POSTPONEMENT DUE TO INCOMPLETE FIELD ITEMS

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a preliminary plat for the Westerly Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, 8.74 Acres, 12 Lots, Zoned R-1 and R-2 (BHN-P, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves the residential zoned portion of three parcels situated to the north and west of the Dollar General Store near the intersection of Kingston Pike and Old Stage Road. A preliminary concept plan for the development of the residential and commercial zoned portions of these parcels was reviewed by the Planning Commission at their meeting on August 19, 2021. The property owner has decided to only pursue the residential portion at this time. The three parcels total to 14.5 acres with the residential portion containing 8.74 acres. The two tracts with frontage on Kingston Pike are zoned General Commercial (C-1) for the first 200 feet back from the Kingston Pike right-of-way. Beyond that point, a triangular shaped area in the northwest of Parcel 8.01 is zoned Rural Residential (R-1) and the remainder of the property included in the residential development is zoned General Single-Family Residential (R-2). The areas zoned residential about the Fox Den Subdivision which is zoned R-2.

DISCUSSION: As shown on the preliminary plat review set, the applicant is proposing to develop a small, 12 lot single-family subdivision. As proposed, each lot would exceed 20,000 square feet and would front on a cul-de-sac extended from Champions Point. The northwesternmost section, most of which is zoned R-1, would include an open space lot with stormwater detention. Three smaller open space lots are proposed near the entrance at Champions Point. These will serve to accent the entrance to the subdivision as part of a streetscape plan, provide a location for centralized mail delivery, and include the walking trail and associated easement for the trail extension that will connect the trail stubbed into the property from the Dollar General project to Champions Point.

The applicant is requesting the following variances from the Subdivision Regulations:

1. Reduction in street width from 26 to 24 feet due to the small size of the subdivision and to enhance tree preservation.
2. The length of the cul-de-sac from 500 to 902 feet.
3. The requirement for more than one access into and out of the property due to the size of the subdivision and the potential second access being through a commercial zoned area.

These variances were discussed when the preliminary concept plan was reviewed in August of 2021. The Planning Commission was receptive given the size of the subdivision and surrounding context. One other topic of discussion with the residential portion of the preliminary concept plan was the access proposed on Champions Point. A request was made to work with the property owner to the south to try to purchase some or all of the property so that the access could be placed further south. This would enhance sight distance and result in the access not being directly in front of the home on the opposite side of Champions

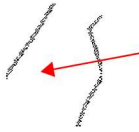
Point. As mentioned at the staff/developer meeting on May 31, the applicant has tried to address this request but has not been able to agree on a purchase price with the property owner. There is limited frontage on Champions Point and moving the access to the north would adversely affect sight distance.

The applicant has submitted a traffic impact study that is included in the packet. Given the size of the subdivision, the traffic generated will be minimal (143 trips per day) according to the traffic impact study. The study recommends a stop sign with a 24-inch white stop bar at the entrance approach at Champions Point. Also recommended are a 25-mph speed limit sign near the beginning of the street leading into the Westerly Subdivision along with an advanced warning sign to be installed on Champions Point for southbound motorists approaching the proposed entrance to the Westerly Subdivision. This advanced warning sign would include a side road intersection sign and an advisory speed plaque of 15-mph and would need to be installed at least 100 feet north of the entrance to the Westerly Subdivision.

RECOMMENDATION: Along with the traffic impact study, a revised preliminary plat set and the applicant's responses to initial staff comments are included in the packet. Staff will make a recommendation based on whether the initial comments have been satisfactorily addressed.

Westerly Subdivision Prelim Plat Initial Staff Comments.pdf Markup Summary

Arrow (1)



9

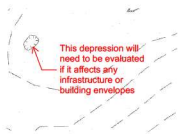
Subject: Arrow
Page Label: 3
Author: mshipley
Date: 5/23/2022 12:36:31 PM
Status:
Color: ■
Layer:
Space:

Callout (14)



Subject: Callout
Page Label: 7
Author: bhoose
Date: 5/20/2022 1:18:39 PM
Status:
Color: ■
Layer:
Space:

We will need verification that this is not a sinkhole related depression.



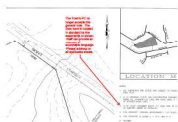
Subject: Callout
Page Label: 2
Author: bhoose
Date: 5/20/2022 1:41:07 PM
Status:
Color: ■
Layer:
Space:

This depression will need to be evaluated if it affects any infrastructure or building envelopes



Subject: Callout
Page Label: 2
Author: bhoose
Date: 5/20/2022 1:41:35 PM
Status:
Color: ■
Layer:
Space:

This depression will need to be evaluated if it affects any infrastructure or building envelopes



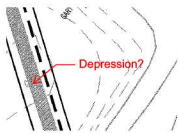
Subject: Callout
Page Label: 2
Author: bhoose
Date: 5/20/2022 2:05:32 PM
Status:
Color: ■
Layer:
Space:

The Town's PC no longer accepts this general note. The lines have to located in standard lot line easements or shown. Staff can provide an example of acceptable language. Please address on all applicable sheets.



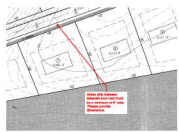
Subject: Callout
Page Label: 5
Author: bhoose
Date: 5/20/2022 2:07:28 PM
Status:
Color: ■
Layer:
Space:

These requests should match on all sheets.



Subject: Callout
Page Label: 7
Author: bhose
Date: 5/20/2022 2:11:39 PM
Status:
Color: ■
Layer:
Space:

Depression?



Subject: Callout
Page Label: 3
Author: bhose
Date: 5/20/2022 2:35:56 PM
Status:
Color: ■
Layer:
Space:

Grass strip between sidewalk and road must be a minimum of 6' wide. Please provide dimensions.



Subject: Callout
Page Label: 3
Author: mshipley
Date: 5/23/2022 10:26:02 AM
Status:
Color: ■
Layer:
Space:

If this is a sinkhole, the road will have to be re-aligned so that it is undisturbed.



Subject: Callout
Page Label: 3
Author: mshipley
Date: 5/23/2022 10:29:11 AM
Status:
Color: ■
Layer:
Space:

The walking trail must tie into the street with bollards to prevent cars from entering the trail.



Subject: Callout
Page Label: 5
Author: mshipley
Date: 5/23/2022 12:43:19 PM
Status:
Color: ■
Layer:
Space:

The C-1 District will require a 35 foot buffer strip where abutting the residential zones. If this area is tree covered, no grading may occur within the buffer.



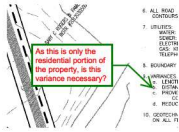
Subject: Callout
Page Label: 3
Author: Lori Saal
Date: 5/23/2022 3:47:06 PM
Status:
Color: ■
Layer:
Space:

sinkhole?
See comment (in red) on Sheet 2



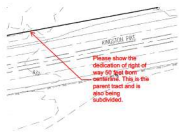
Subject: Callout
Page Label: 5
Author: Lori Saal
Date: 5/24/2022 11:43:26 AM
Status:
Color: ■
Layer:
Space:

Where will the emergency spillway be located?



Subject: Callout
Page Label: 5
Author: Dsmith
Date: 5/25/2022 11:36:37 AM
Status:
Color: ■
Layer:
Space:

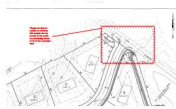
As this is only the residential portion of the property, is this variance necessary?



Subject: Callout
Page Label: 2
Author: mshipley
Date: 5/25/2022 8:35:46 AM
Status:
Color: ■
Layer:
Space:

Please show the dedication of right of way 50 feet from centerline. This is the parent tract and is also being subdivided.

Cloud+ (13)



Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/23/2022 10:15:20 AM
Status:
Color: ■
Layer:
Space:

Please provide an update on whether this access can be moved to the south by purchasing some or all of the Campbell tract.



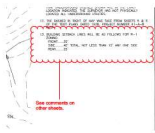
Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/23/2022 10:20:09 AM
Status:
Color: ■
Layer:
Space:

Please provide a better transition without sharp turns.



Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/23/2022 10:27:48 AM
Status:
Color: ■
Layer:
Space:

This location is likely to not be approved by the USPS. Please provide enough space for the centralized mail location to be at the entrance to the subdivision.



Subject: Cloud+
Page Label: 5
Author: mshipley
Date: 5/23/2022 10:32:41 AM
Status:
Color: ■
Layer:
Space:

See comments on other sheets.



Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 5/23/2022 10:37:31 AM
Status:
Color: ■
Layer:
Space:

Please include name and email address.



Subject: Cloud+
Page Label: 1
Author: mshipley
Date: 5/23/2022 10:38:46 AM
Status:
Color: ■
Layer:
Space:

Please include name and email address for individuals responsible for preparing the plan.



Subject: Cloud+
Page Label: 17
Author: mshipley
Date: 5/23/2022 12:01:29 PM
Status:
Color: ■
Layer:
Space:

Is this correct?



Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/23/2022 12:25:15 PM
Status:
Color: ■
Layer:
Space:

Please see comments on this.



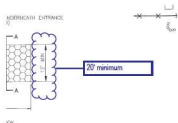
Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/23/2022 12:28:37 PM
Status:
Color: ■
Layer:
Space:

What is this referencing?



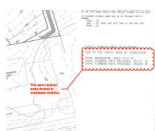
Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/23/2022 12:29:50 PM
Status:
Color: ■
Layer:
Space:

Why is this included?



Subject: Cloud+
Page Label: 6
Author: Lori Saal
Date: 5/23/2022 4:08:56 PM
Status:
Color: ■
Layer:
Space:

20' minimum



Subject: Cloud+
Page Label: 3
Author: mshipley
Date: 5/25/2022 8:22:10 AM
Status:
Color: ■
Layer:
Space:

This cannot include areas devoted to stormwater detention.



Subject: Cloud+
Page Label: 17
Author: mshipley
Date: 5/25/2022 9:23:58 AM
Status:
Color: ■
Layer:
Space:

Please consider expanding the open space lot here to include the trees in this area so that they will not be impacted by house construction and provide a buffer at Champions Point.

Cross-Out (1)

Subject: Cross-Out
Page Label: 16
Author: kaitlyn
Date: 5/16/2022 8:23:30 AM
Status:
Color: ■
Layer:
Space:

Highlight (1)

Subject: Highlight
Page Label: 5
Author: Dsmith
Date: 5/25/2022 11:37:36 AM
Status:
Color: ■
Layer:
Space:

Note (1)



Subject: Note
Page Label: 1
Author: bmckelvey
Date: 5/19/2022 4:11:17 PM
Status:
Color: 
Layer:
Space:

Need street name signs details with stop and no outlet

Text Box (32)



16 OF 16

Subject: Text Box
Page Label: 16
Author: kaitlyn
Date: 5/16/2022 8:30:55 AM
Status:
Color: 
Layer:
Space:

16 OF 16

<http://192.168.16.92/doc/page/preview.asp>

Subject: Text Box
Page Label: 1
Author: bmckelvey
Date: 5/19/2022 4:09:19 PM
Status:
Color: 
Layer:
Space:

<http://192.168.16.92/doc/page/preview.asp>

<http://192.168.16.92/doc/page/preview.asp>

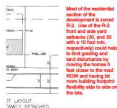
Subject: Text Box
Page Label: 1
Author: bmckelvey
Date: 5/19/2022 4:09:35 PM
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<http://192.168.16.92/doc/page/preview.asp>

Subject: Text Box
Page Label: 1
Author: bmckelvey
Date: 5/19/2022 4:12:55 PM
Status:
Color: 
Layer:
Space:

<http://192.168.16.92/doc/page/preview.asp>



Subject: Text Box
Page Label: 3
Author: bhose
Date: 5/20/2022 1:57:36 PM
Status:
Color: 
Layer:
Space:

Most of the residential section of the development is zoned R-2. Use of the R-2 front and side yard setbacks (30, and 30 with a 10 foot min. respectively) could help to limit grading and land disturbance by moving the homes 5 feet closer to the road ROW and having bit more building footprint flexibility side to side on the lots.

Please address required streetscaping on a plan sheet. Please also coordinate streetscape proposals with utility locations.

Subject: Text Box
Page Label: 1
Author: bhose
Date: 5/20/2022 2:40:04 PM
Status:
Color: 
Layer:
Space:

Please address required streetscaping on a plan sheet. Please also coordinate streetscape proposals with utility locations.

12. THE GARAGE IN REAR OF WAY WAS TACK DOWN SHEETS 5 & 6 OF THE TACK PLAYS DATED 1988, PROJECT NUMBER 41-A-B REAR.

13. BUILDING SETBACKS LINES WILL BE AS FOLLOWS FOR R-1 (DOWNS):

FRONT: 35'

SIDE: 40' TOTAL, NOT LESS THAN 15' ANY ONE SIDE

REAR: 25'

Please include setbacks for R-2 since

Subject: Text Box
Page Label: 3
Author: mshiple
Date: 5/23/2022 10:14:23 AM
Status:
Color: 
Layer:
Space:

Please include setbacks for R-2 since most lots are in this zoning district.

13. BUILDING SETBACK LINES WILL BE AS FOLLOWS FOR R-1 ZONING:

FRONT	= 35'
SIDE	= 40'
REAR	= 25'

TOTAL NOT LESS THAN 15' ANY ONE SIDE

Please include building and lot coverage percentages.

PUBLIC COMMON AREA REGULATIONS

10% OF THE GROSS AREA OF SUBDIVISION

TOTAL RESIDENTIAL AREA:	8.74 AC
TOTAL COMMON AREA REQUIRED:	38,071 SF
TOTAL COMMON AREA PROVIDED:	38,606 SF

Subject: Text Box
Page Label: 3
Author: mshiple
Date: 5/23/2022 10:19:00 AM
Status:
Color: 
Layer:
Space:

Please include building and lot coverage percentages.

In order to save more trees, the house footprints should be moved closer to the street. The house footprints also should be moved farther away from the commercial area.

Subject: Text Box
Page Label: 3
Author: mshiple
Date: 5/23/2022 10:23:02 AM
Status:
Color: 
Layer:
Space:

In order to save more trees the house footprints should be moved closer to the street. The house footprints also should be moved further away from the commercial area.

Please refer to the R-2 setbacks and not include building envelopes. This would provide more flexibility in building placement to potentially save more trees.

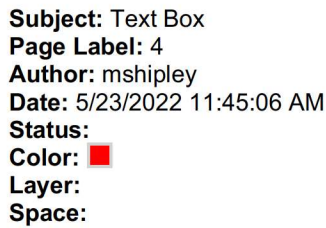
Subject: Text Box
Page Label: 3
Author: mshiple
Date: 5/23/2022 10:35:58 AM
Status:
Color: 
Layer:
Space:

Please refer to the R-2 setbacks and not include building envelopes. This would provide more flexibility in building placement to potentially save more trees.

Please include a detail for the walking trail and bollards required at the trail entrance.

Subject: Text Box
Page Label: 3
Author: mshiple
Date: 5/23/2022 10:48:43 AM
Status:
Color: 
Layer:
Space:

Please include a detail for the walking trail and bollards required at the trail entrance.



Subject: Text Box
Page Label: 17
Author: mshiple
Date: 5/23/2022 11:49:40 AM
Status:
Color: 
Layer:
Space:

If you envision having residential street lights please provide locations and details per the Farragut Subdivision Regulations

Subject: Text Box
Page Label: 3
Author: mshipley
Date: 5/23/2022 12:23:58 PM
Status:
Color: 
Layer:
Space:

TOTAL RESIDENTIAL AREA: 8.74 AC
TOTAL COMMON AREA REQUIRED: 38,071 SF
TOTAL COMMON AREA PROVIDED: 38,606 SF

Are there any aquatic buffers? If so, please include the note provided for in the Subdivision Regulations.

Subject: Text Box
Page Label: 3
Author: mshipley
Date: 5/23/2022 12:28:01 PM
Status:
Color: 
Layer:
Space:

The Town will have a walking trail easement 10 feet on each side of the trail as constructed. Please note on plan and provide for the necessary space.

Please note that the open space lots will be owned and maintained by the Subdivision's Homeowner's Association.

Subject: Text Box
Page Label: 3
Author: mshipley
Date: 5/23/2022 12:32:17 PM
Status:
Color: 
Layer:
Space:

The Town will have a walking trail easement 10 feet on each side of the trail as constructed. Please note on plan and provide for the necessary space.

Subject: Text Box
Page Label: 3
Author: mshiple
Date: 5/23/2022 12:36:21 PM
Status:
Color: 
Layer:
Space:

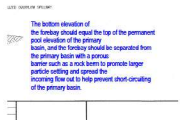
Not provide more than one way in and out of the subdivision.



Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 5/24/2022 11:49:45 AM
Status:
Color: ■
Layer:
Space:

Please verify elevations for sediment pond. A table of elevations would be helpful for both staff and grading contractors.

Pond bottom is 917.00 for detention, but 918.00 as sediment pond. Is that correct?
Is 918.75 the cleanout elevation or top of wet storage? Three (3) feet of wet storage should be provided per BMP manual.



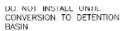
Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 5/24/2022 11:52:17 AM
Status:
Color: ■
Layer:
Space:

The bottom elevation of the forebay should equal the top of the permanent pool elevation of the primary basin, and the forebay should be separated from the primary basin with a porous barrier such as a rock berm to promote larger particle settling and spread the incoming flow out to help prevent short-circuiting of the primary basin.



Subject: Text Box
Page Label: 5
Author: Lori Saal
Date: 5/24/2022 12:12:18 PM
Status:
Color: ■
Layer:
Space:

Please submit a stormwater maintenance and repair plan for the detention basin. An example plan will be provided.



Subject: Text Box
Page Label: 10
Author: Lori Saal
Date: 5/24/2022 12:16:39 PM
Status:
Color: ■
Layer:
Space:

First flush volume should be the first inch (not half inch) of runoff



Subject: Text Box
Page Label: 4
Author: Dan Johnson
Date: 5/24/2022 2:01:02 PM
Status:
Color: ■
Layer:
Space:

Provide 26' road width in accordance with 2018 IFC Appendix D.



Subject: Text Box
Page Label: 3
Author: Dan Johnson
Date: 5/24/2022 3:31:41 PM
Status:
Color: ■
Layer:
Space:

Radius shall provide adequate turn around for fire apparatus as per 2018 IFC Appendix D.

Provide note confirming fire hydrants will provide a minimum of 1000 GPM at 20 psi and be installed in accordance with FUD Knox and TOF standards.

Subject: Text Box
Page Label: 11
Author: Dan Johnson
Date: 5/24/2022 3:36:55 PM
Status:
Color: 
Layer:
Space:

Provide note confirming fire hydrants will provide a minimum of 1000 GPM at 20 psi and be installed in accordance with FUD Knox and TOF standards.

13. NO DRAINAGE OR WASTE LINES SHALL BE INSTALLED FOR
14. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 14,336

Please provide irrevocable letter of credit for erosion control for \$113,000.

Subject: Text Box
Page Label: 6
Author: Dsmith
Date: 5/25/2022 11:42:09 AM
Status:
Color: 
Layer:
Space:

Please provide irrevocable letter of credit for erosion control for \$113,000.

Please provide copy of NOC.

Subject: Text Box
Page Label: 7
Author: Dsmith
Date: 5/25/2022 11:55:18 AM
Status:
Color: 
Layer:
Space:

Please provide copy of NOC.

Please submit Drainage Fee of \$480.

Subject: Text Box
Page Label: 6
Author: Dsmith
Date: 5/25/2022 12:02:38 PM
Status:
Color: 
Layer:
Space:

Please submit Drainage Fee of \$480.

Most slopes appear to be graded at 2.5:1, which will require stabilization details (please show in plans). Otherwise, please use 3:1 maximum slope.

Subject: Text Box
Page Label: 5
Author: Dsmith
Date: 5/25/2022 12:08:58 PM
Status:
Color: 
Layer:
Space:

Most slopes appear to be graded at 2.5:1, which will require stabilization details (please show in plans). Otherwise, please use 3:1 maximum slope.

SYMBOL: LOT LAYOUT FOR SINGLE FAMILY DETACHED

Please label the common areas so that they are assigned a lot number. Area devoted to stormwater detention does not count toward the 10% open space.

Subject: Text Box
Page Label: 3
Author: mshipley
Date: 5/25/2022 8:21:13 AM
Status:
Color: 
Layer:
Space:

Please label the common areas so that they are assigned a lot number. Area devoted to stormwater detention does not count toward the 10% open space.

Please include a note which states that the required pedestrian facility along Kingston Pike will be constructed with the commercial development on the commercially zoned property that is being subdivided off from the residential property as part of this project.



Subject: Text Box
Page Label: 1
Author: mshipley
Date: 5/25/2022 8:30:55 AM
Status:
Color: ■
Layer:
Space:

Please provide payment for the requested variances.

Please include a note which states that the required pedestrian facility along Kingston Pike will be constructed with the commercial development on the commercially zoned property that is being subdivided off from the residential property as part of this project.

Subject: Text Box
Page Label: 1
Author: mshipley
Date: 5/25/2022 8:45:01 AM
Status:
Color: ■
Layer:
Space:

Please include a note which states that the required pedestrian facility along Kingston Pike will be constructed with the commercial development on the commercially zoned property that is being subdivided off from the residential property as part of this project.

Please coordinate street name and regulatory signage (stop and no outlet) with Public Works Director and consistent with the details provided in the Farragut Subdivision Regulations.

Please include a detail of the advance warning signage to be installed along Champions Point consistent with the Traffic Impact Study recommendation.

Subject: Text Box
Page Label: 9
Author: mshipley
Date: 5/25/2022 9:21:20 AM
Status:
Color: ■
Layer:
Space:

Please coordinate street name and regulatory signage (stop and no outlet) with Public Works Director and consistent with the details provided in the Farragut Subdivision Regulations.

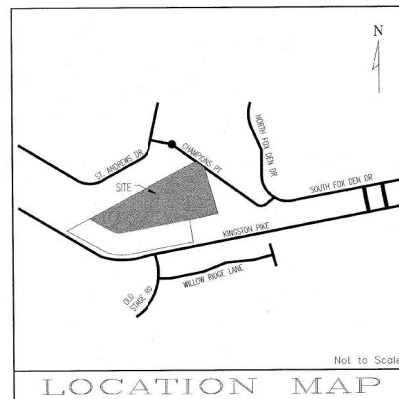
Please include a detail of the advance warning signage to be installed along Champions Point consistent with the Traffic Impact Study recommendation.

PRELIMINARY PLAT
FOR
WESTERLY SUBDIVISION

TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	ROAD PROFILES
5	GRADING & DRAINAGE
6-8	EROSION & SEDIMENT CONTROL PLAN
9-10	DETAIL SHEET
11,12	WATER PLANS
13,14	SEWER PLANS
15	LCUB ELECTRIC PLAN
16	KUB GAS PLAN
T-1	TREE PROTECTION PLAN



OWNER/DEVELOPER

SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674
RPHILLIPS@SCHAADCOMPANIES.COM

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4324 FAIRFAX DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
C/O DAVID HARBEN
DARBEN@BHN-P.COM

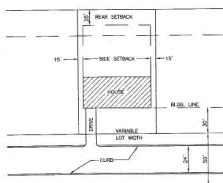
JUNE 2, 2022



SHEET 1 OF 16 SHEETS
25196-TS

D:\25196\25196-PP.DWG

OSHA RULES SHALL BE ABIDED BY.



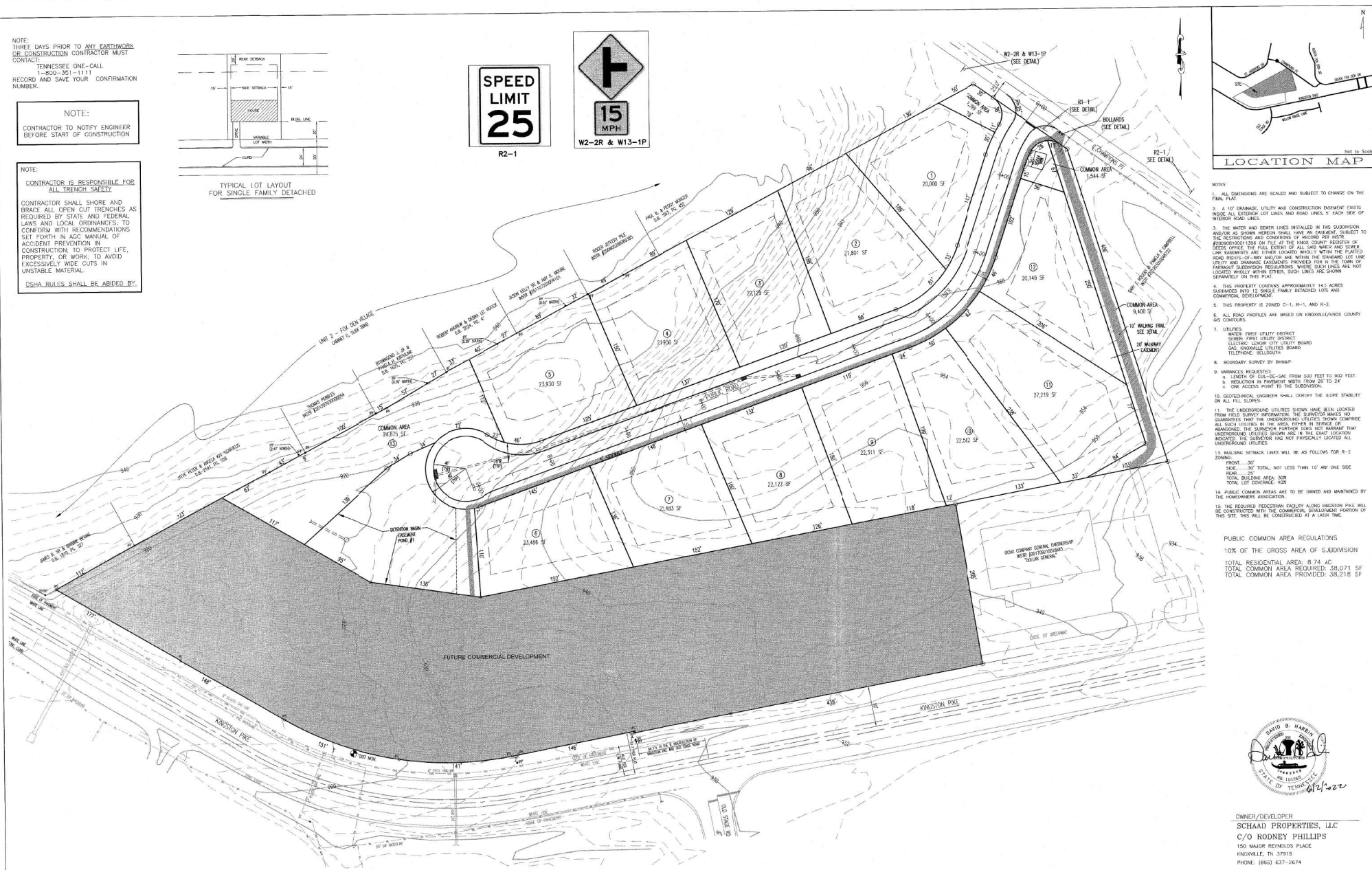
TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED



R2-1



W2-2R & W13-1P



NOTES

- [illegible]

PUBLIC COMMON AREA REGULATIONS

10% OF THE GROSS AREA OF SUBDIVISION
TOTAL RESIDENTIAL AREA: 8.74 AC
TOTAL COMMON AREA REQUIRED: 38,071 SF
TOTAL COMMON AREA PROVIDED: 38,218 SF



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

25196-SP

SHEET 3 OF 16 SHEET(S)
Q:\25196\25196-PP.DWG

 **BATSON, HIMES, NORVELL & POE**
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-8472
FAX: (865) 588-6473
email@bhn-p.com

[illegible]

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL
DATE
6/2/22



SITE PLAN FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY DEEP CUTS IN UNSTABLE MATERIAL

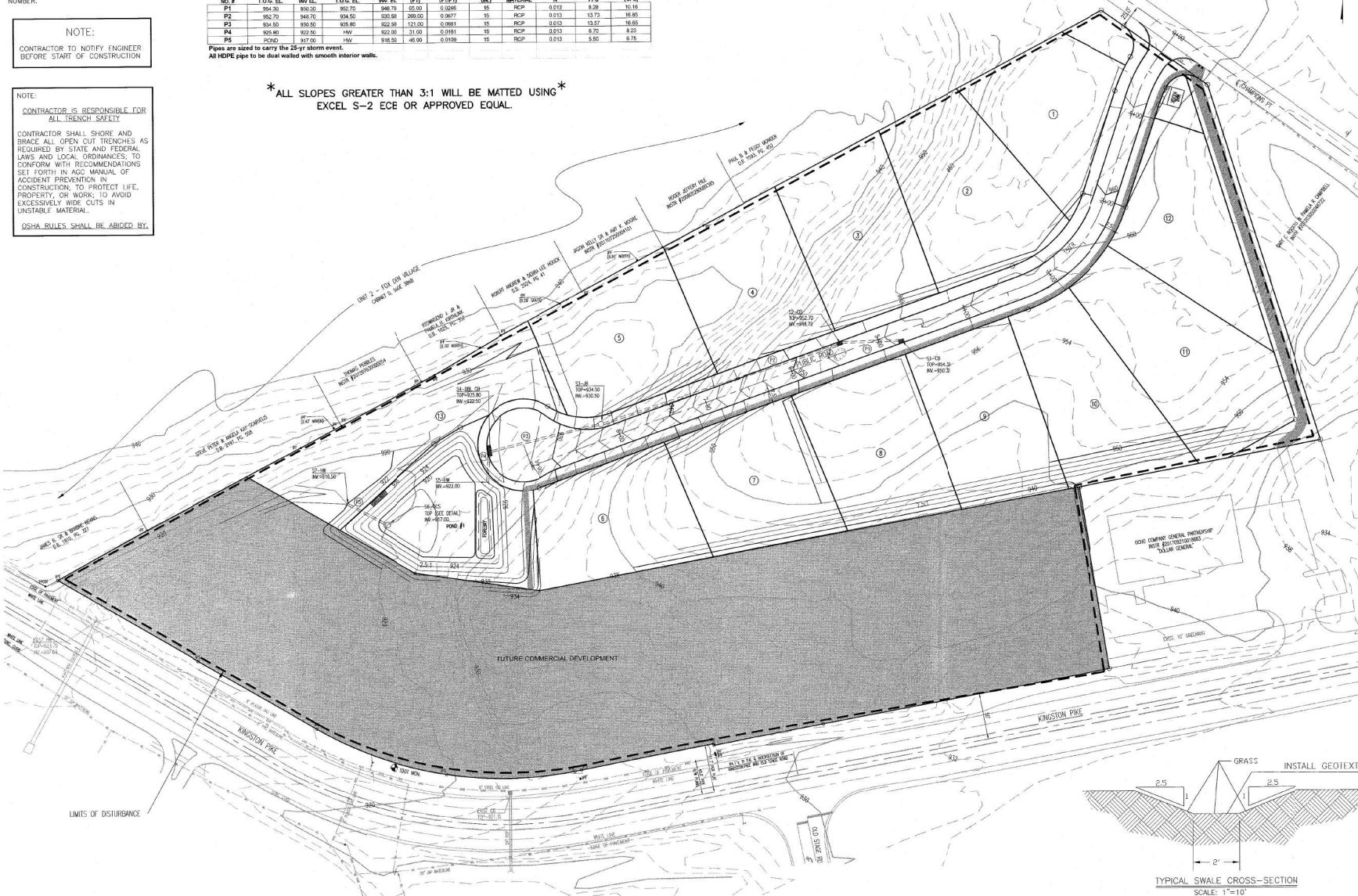
OSHA RULES SHALL BE ABIDED BY.

Pipe Schedule and Capacity Chart - Post Development

PIPE NO	UPSTREAM		DOWNSTREAM		LENGTH T.O.S (FT)	SLOPE (FT/FT)	SIZE (IN.)	PIPE MATERIAL	MANHOLE NO	VELOCITY FPS	CAPACITY (CFS)
	T.O.S (IN)	INV. EL.	T.O.S (IN)	INV. EL.							
P1	954.30	950.30	952.70	948.70	65.00	0.0485	15	RCP	0.013	8.28	10.16
P2	952.70	948.70	934.50	930.50	289.00	0.0267	15	RCP	0.013	13.73	16.85
P3	934.50	930.50	925.80	922.80	121.00	0.0681	15	RCP	0.013	13.57	16.65
P4	925.80	922.80	INV	922.80	31.00	0.0191	15	RCP	0.013	9.25	10.75
P5								RCP	0.013	5.65	6.75

Pipes are sized to carry the 25-yr storm event.
All HDPE pipe to be dual walled with smooth interior walls.

* ALL SLOPES GREATER THAN 3:1 WILL BE MATTED USING *
EXCEL S-2 ECE OR APPROVED EQUAL.

[illegible]

OWNER/DEVELOPER
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C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

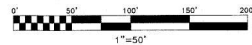
25196-GP

 **BATSON, HIMES, NORVELL & POE**
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
ema: info@bhn-p.com

[illegible]

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL

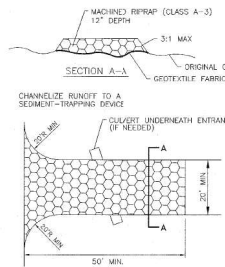
DATE
6/2/22



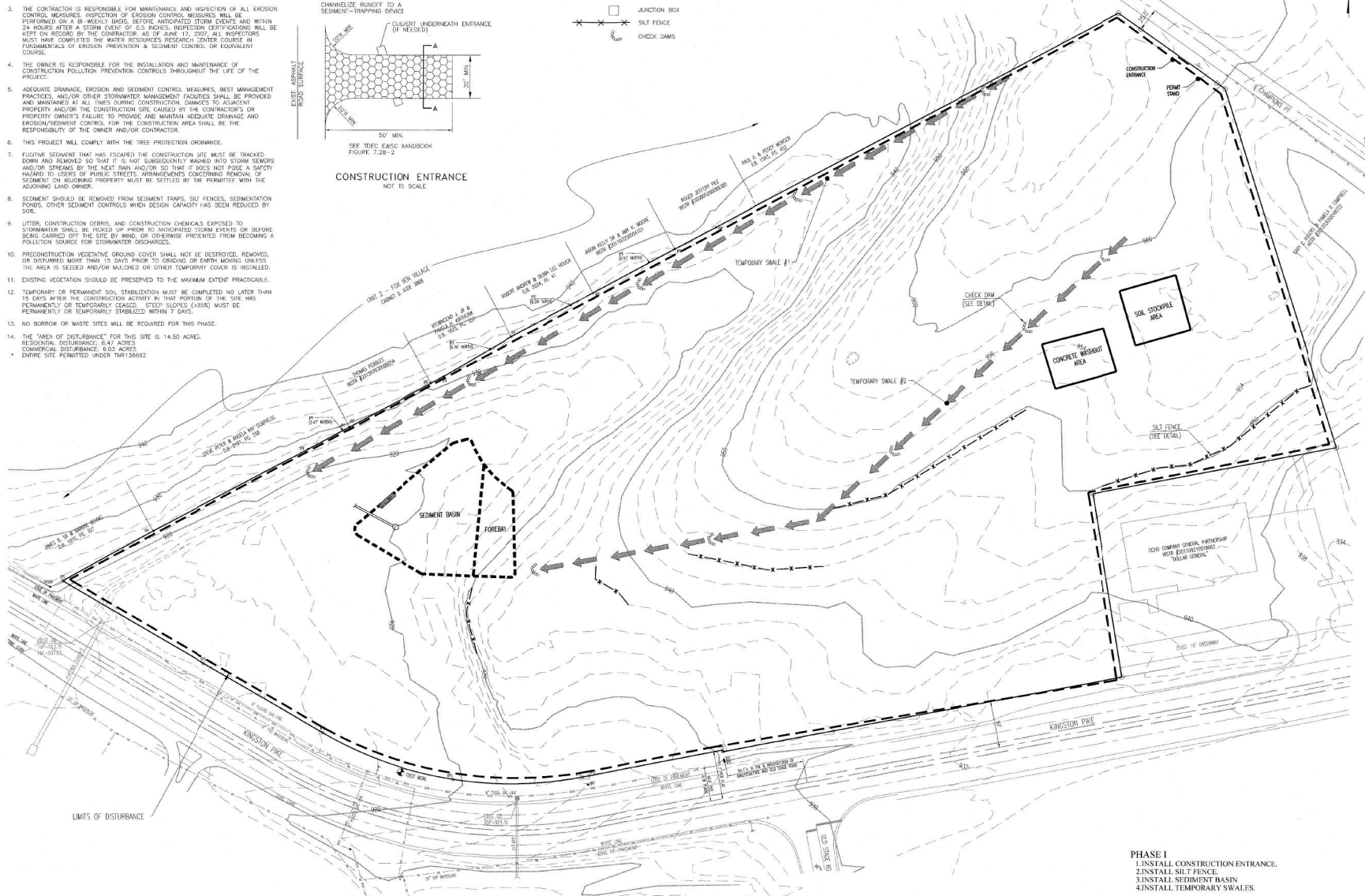
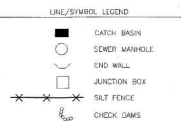
GRADING & DRAINAGE PLAN FOR
WESTERLY SUBDIVISION

TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

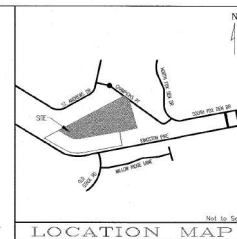
SHEET 5 OF 16 SHEET(S)
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[illegible]

CONSTRUCTION ENTRANCE
NOT TO SCALE



ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER

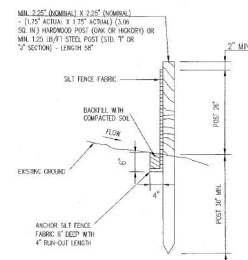
NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:

CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAW AND LOCAL ORDINANCES, TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY



SILT FENCE
NOT TO SCALE
SEE TDEC E&SC HANDBOOK
FIGURE 7.34-2



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

25196-E&SC

SHEET 6 OF 16 SHEET(S)

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PHASE I
1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE.
3. INSTALL SEDIMENT BASIN
4. INSTALL TEMPORARY SWALES.

EROSION & SEDIMENT CONTROL PLAN PHASE 1
FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

 **BATSON, HIMES, NORVELL & POE**
REGISTERED ENGINEERS & LAND SURVEYORS
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PHONE: (865) 588-6472
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email@bhn-p.com

[illegible]

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

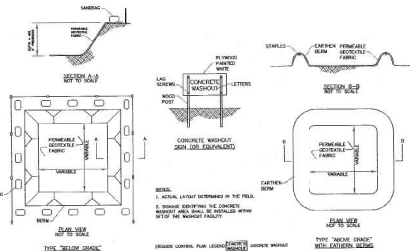
DATE
6/2/22



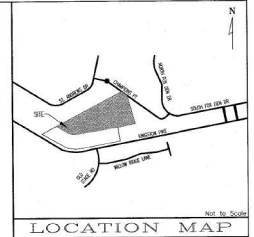
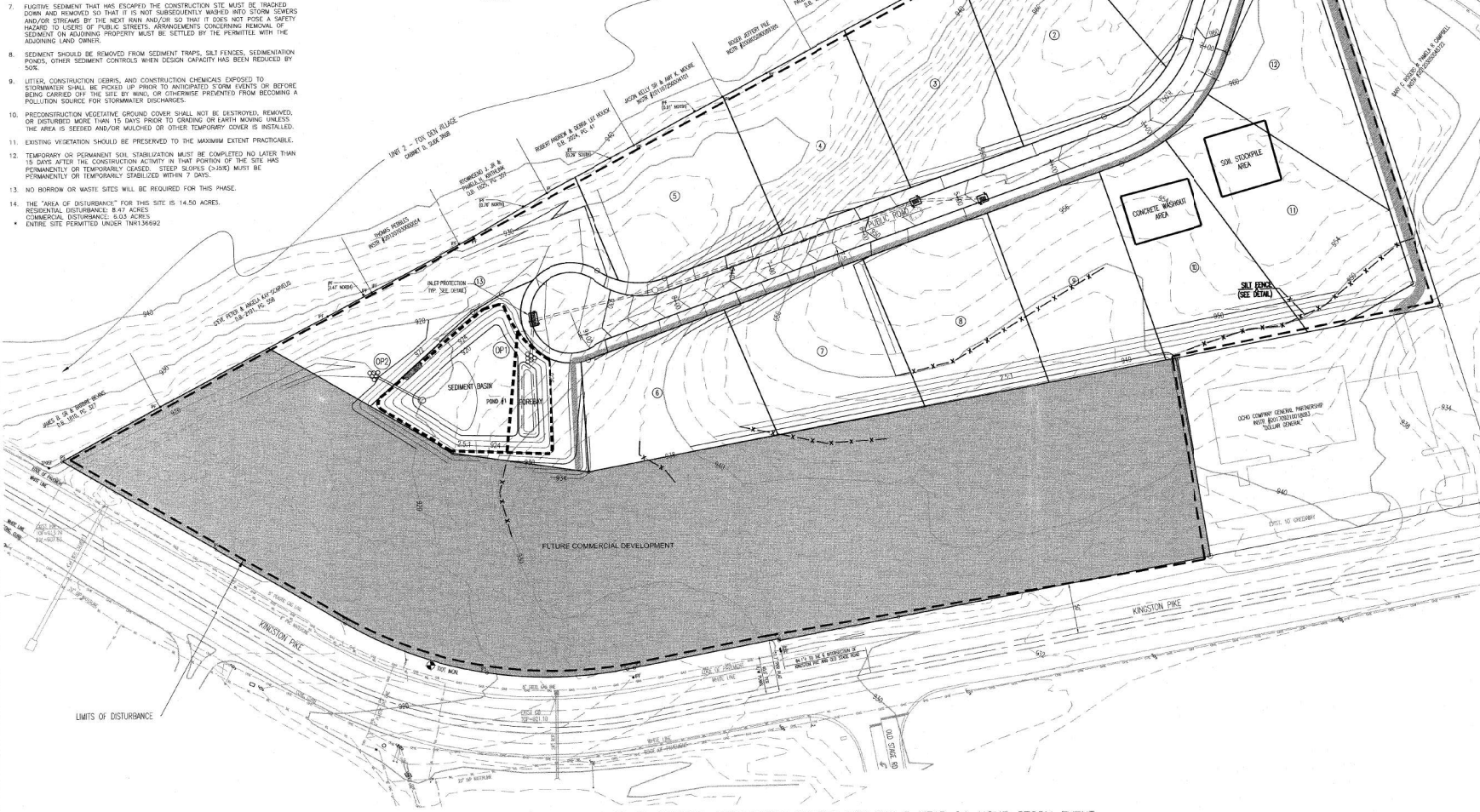
EROSION & SEDIMENT CONTROL PLAN PHASE 1
FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

STORMWATER POLLUTION PREVENTION NOTES:

1. Silt fences will be placed at the base of all fill slopes during lot grading.
2. Apply temporary seeding within 14 days to disturbed areas of a site where construction activities have temporarily or permanently ceased. Apply temporary seeding to soil stockpiles. Apply permanent seeding whenever grading operations are completed and all construction operations will not impact the disturbed area. Apply permanent seeding to all non-construction areas which show signs of excessive erosion.
3. The contractor is responsible for maintenance and inspection of all erosion control measures. Inspection of erosion control measures will be performed on a bi-weekly basis, before anticipated storm events and within 24 hours after a storm event of 0.5 inches. Inspection certifications will be kept on record by the contractor. As of June 17, 2007, all inspectors must have completed the water resources research center course in fundamentals of erosion prevention & sediment control or equivalent course.
4. The owner is responsible for the installation and maintenance of construction pollution prevention controls throughout the life of the project.
5. Adequate drainage, erosion and sediment control measures, best management practices, and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the owner and/or contractor.
6. This project will comply with the tree protection ordinance.
7. Fugitive sediment that has escaped the construction site must be tracked down and removed so that it is not subsequently washed into storm sewers and/or streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining land owner.
8. Sediment should be removed from sediment traps, silt fences, sedimentation ponds. Other sediment controls when design capacity has been reduced by silt.
9. Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
10. Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
11. Existing vegetation should be preserved to the maximum extent practicable.
12. Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. Steep slopes (2:1 or steeper) must be permanently or temporarily stabilized within 7 days.
13. No borrow or waste sites will be required for this phase.
14. The "area of disturbance" for this site is 14.50 acres.
RESIDENTIAL DISTURBANCE: 8.47 ACRES
COMMERCIAL DISTURBANCE: 6.03 ACRES
• ENTIRE SITE PERMITTED UNDER TN135692



CONCRETE WASHOUT
DETAIL



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
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NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
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ACCIDENT PREVENTION IN
CONSTRUCTION, TO PROTECT LIFE,
PROPERTY, OR WORK, TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

LINE/SYMBOL LEGEND	
	CATCH BASIN
	SEWER MANHOLE
	END WALL
	JUNCTION BOX
	SILT FENCE
	CHECK DAMS

- PHASE II
1. CUT IN ROADS AND INSTALL ADDITIONAL SILT FENCE.
 2. INSTALL STORM WATER INFRASTRUCTURE
 3. INSTALL INLET PROTECTION.



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR HENRISS PLACE
KNOXVILLE, TN 37619
PHONE: (800) 637-2674

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.		SCALE HORIZONTAL: 1" = 50' VERTICAL: 2" INTERVAL		DATE 6/2/22		EROSION & SEDIMENT CONTROL PLAN PHASE 2 FOR WESTERLY SUBDIVISION TAX MAP 152 PARCELS 8.01, 9, & 10.02 DISTRICT 5, KNOX COUNTY, TENNESSEE TOWN OF FARRAGUT		25196-E&SC2 SHEET 7 OF 16 SHEET(S) 0/25196/25196-PP.DWG	
DESIGNED	DBH								
DRAWN	KPP								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PIERCEWELL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (800) 588-6472
FAX: (800) 588-6473
email@bhn-p.com

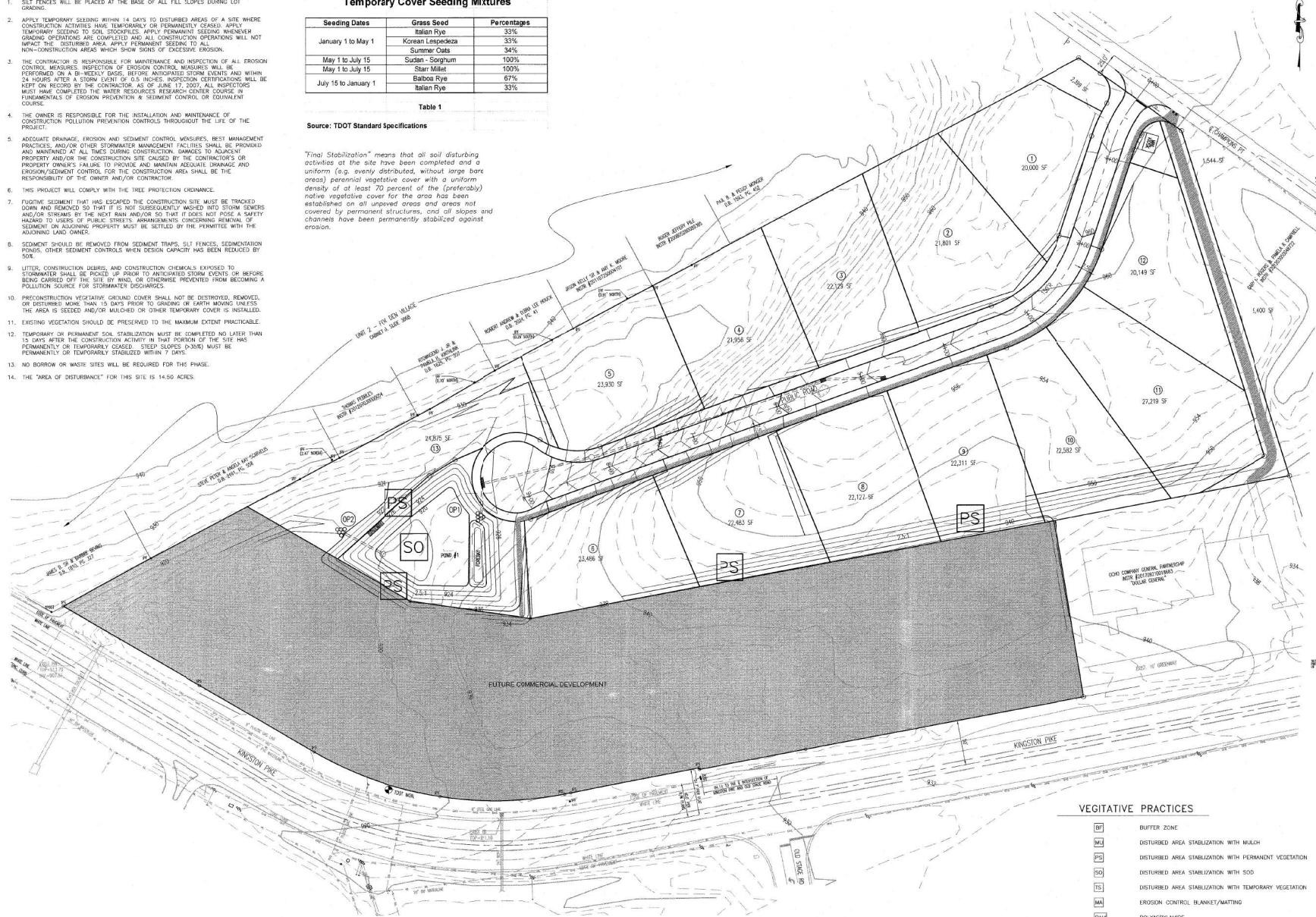
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Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

Table 1

Source: TDOT Standard Specifications

"Final Stabilization" means that all soil disturbing activities at the site have been completed and a uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a uniform density of at least 70 percent of the (preferably) native vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, and all slopes and channels have been permanently stabilized against erosion.



BF	BUFFER ZONE
ML	DISTURBED AREA STABILIZATION WITH MULCH
PS	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
SD	DISTURBED AREA STABILIZATION WITH SOD
TS	DISTURBED AREA STABILIZATION WITH TEMPORARY VEGETATION
MA	EROSION CONTROL BLANKET/MATTING
PAM	POLYACRYLAMIDE

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

EROSION & SEDIMENT CONTROL PLAN PHASE 3

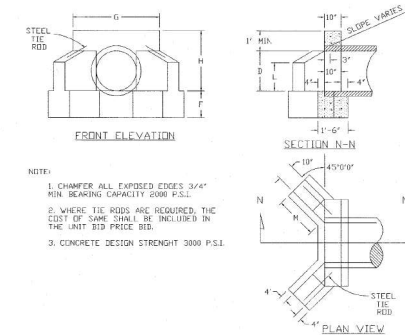
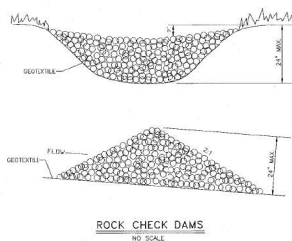
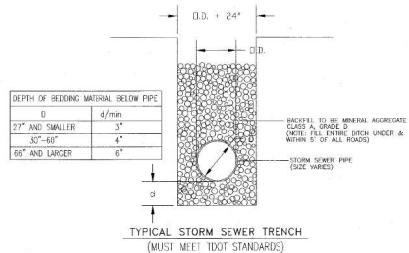
WESTERLY SUBDIVISION
AX MAP 152 PARCELS 8.01, 9, & 10
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

HASE 3	25196-E&SC3
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SHEET 8 OF 16 SHEET(S)

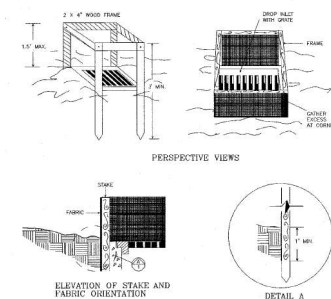
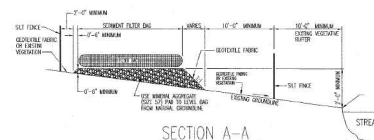
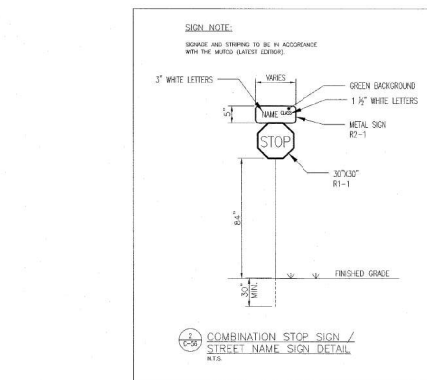
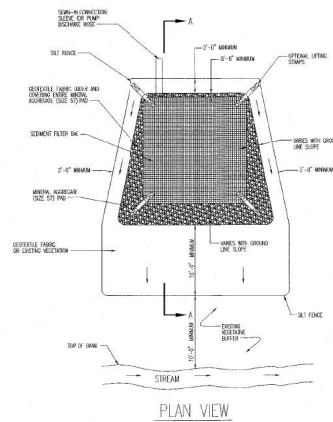
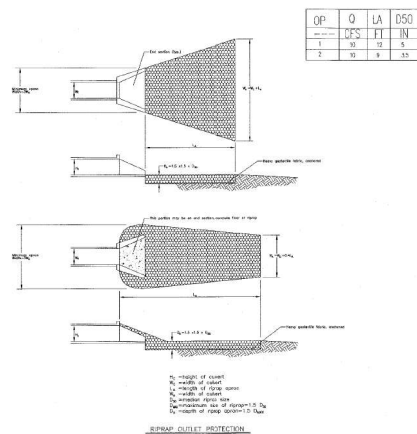
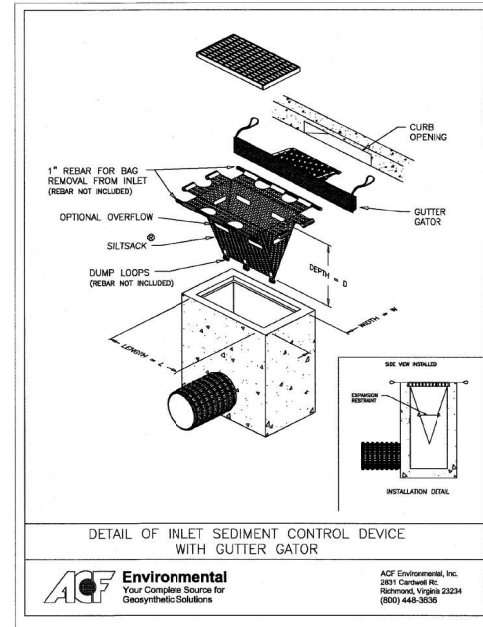
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
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PHONE: (865) 588-6472
FAX: (865) 588-6473
amei@bhn-p.com

[illegible]



DIMENSIONS							QUANTITIES IN ONE ENDWALL			
OPENING		WALL			FOOTING		CONCRETE 3,000 P.S.I.		STEEL	
B	AREA SQ.FT.	H	G	L	H	F	TOTAL CU. YARDS			
							CONCRETE	C/M.P.C.	C/L.P.C.E	TIE RODS
15"	1.2	2'-3"	3'-7"	1'-0"	1'-3"	1'-3"	0.58	0.61	0.61	NONE
18"	1.8	2'-6"	3'-10"	1'-3"	1'-7"	1'-3"	0.76	0.79	0.79	NONE
30"	4.9	3'-6"	4'-10"	1'-5"	2'-5"	1'-6"	1.34	1.42	1.41	2-3/4" x 2'-0"

CONCRETE HEADWALL DETAIL
WITH 45° WINGS FOR PIPE CULVERTS



BEFORE PAVING
TEMPORARY INLET PROTECTION
NOT TO SCALE



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

DETAIL SHEET FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

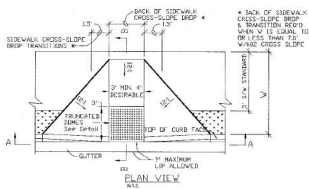
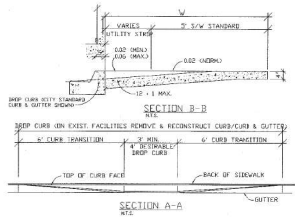
25196-DT

SHEET 9 OF 16 SHEET(S)

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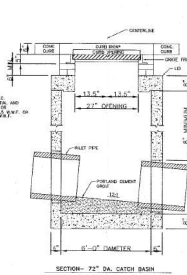
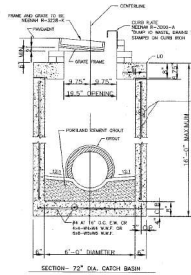
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DATE
6/2/22

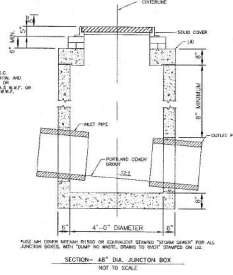
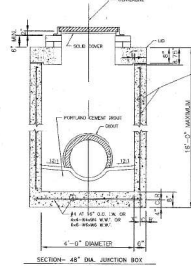


TYPICAL HANDRAIL RAMP DETAIL
(NOT MEET TYP. STANDARDS)

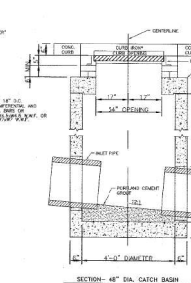
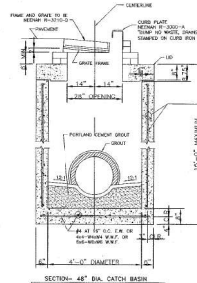
DOUBLE CATCH BASIN DETAIL
SEE PIPE SCHEDULE FOR INVERT



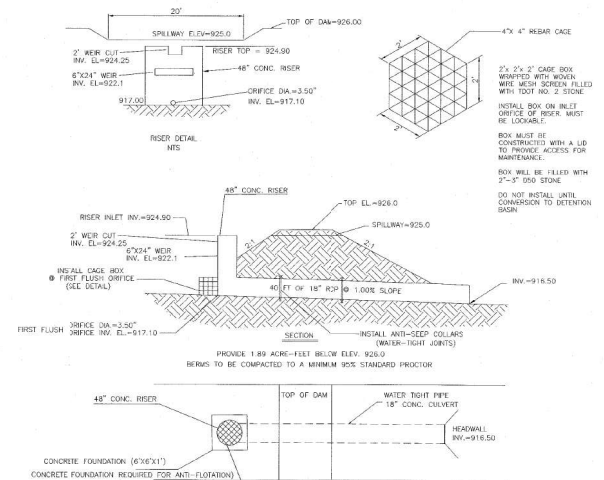
SEE PIPE SCHEDULE FOR INVERTS



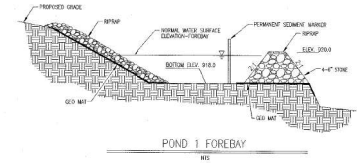
SEE PIPE SCHEDULE FOR INVERTS



NOTES: WALK TO BE BLOCKED AND
WATER TIGHT DURING OPERATION AS A
SEPARATE BASIN. POND #1 SHALL BE
CONVERTED TO DETENTION BASIN UNTIL
SITE DISTURBANCE IS COMPLETED AND
THE SITE HAS BEEN STABILIZED.

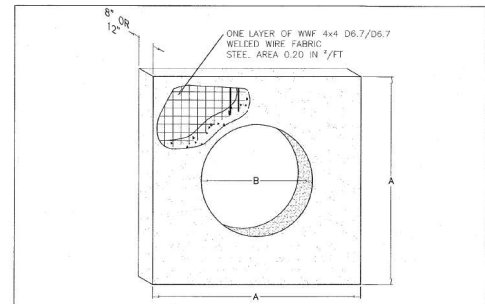


POND #1



POND #1

Description	Elev.	Area	Volume	Accumulated Volume
(ft.)	(ft.)	(sq. ft.)	(cu. ft.)	(cu. ft.)
Bottom	917.0	100	0	0
918.0	2,500	1,540	1,540	1,540
919.0	9,500	12,020	13,560	13,560
920.0	11,200	20,200	13,560	13,560
921.0	13,200	24,800	13,560	13,560
922.0	15,000	28,600	13,560	13,560



PIPE SIZE

PIPE SIZE	A	B
12" RCP	5'-4"	18"
15" RCP	5'-10"	21"
18" RCP	6'-0"	25"
21" RCP	6'-4"	28"
24" RCP	6'-6"	32"
27" RCP	7'-0"	35"
30" RCP	7'-2"	39"
36" RCP	8'-0"	47"
42" RCP	8'-6"	54"

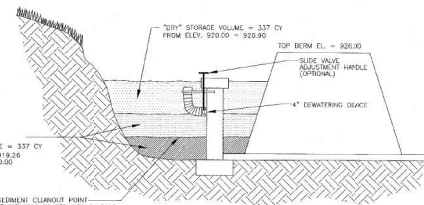
SPECIFICATIONS

CLASS A CONCRETE 4000 P.S.I. @ 28 DAYS
REINFORCEMENT: A.S.T.M. A615 GRADE 60, MIN. 1 1/2" COVER

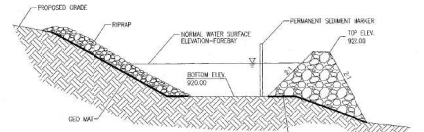
ANTI-SEEP COLLAR

DATE	DESIGNED	STRUCTURE
12/13/02	ANTISEEP	

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PATRIMIAL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (605) 588-6472
FAX: (605) 588-6473
EMAIL: bhn@bnp.com



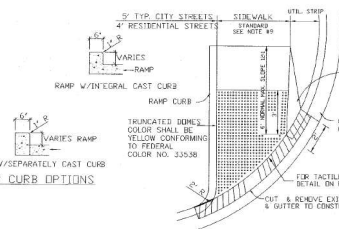
SEDIMENT BASIN



FOREBAY SECTION - SEDIMENT BASIN



COLOR SHALL BE YELLOW
CONFORMING TO FEDERAL
COLOR NO. 33538
TRUNCATED DOME
DETAIL



RAMP CURB OPTIONS

DETECTABLE WARNING IN CURB
RAMPS/CROSSWALKS SHALL COMPLY
WITH ALL ADA REQUIREMENTS
INCLUDING 4-7' x 4-2' AND 1-2' x
1-2' x 1-2' x 1-2'

PLAN VIEW



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (605) 637-2674

DETAIL SHEET FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

25196-DT2

SHEET 10 OF 15 SHEETS
6/25/19/22-PP-DWG

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION.

NOTE:

ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE FIRST UTILITY DISTRICT.

NOTE

CONTRACTOR TO MAINTAIN MINIMUM OF 10' SEPARATION WITH UNDISTURBED EARTH BETWEEN THE LOW-PRESSURE SEWER SYSTEM AND THE WATER LINE. IF 10' HORIZONTAL SEPERATION CANNOT BE ACHIEVED, THEN THE SEWER MAIN WILL BE 3' BELOW THE WATER MAIN.

NOTE

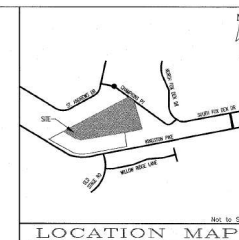
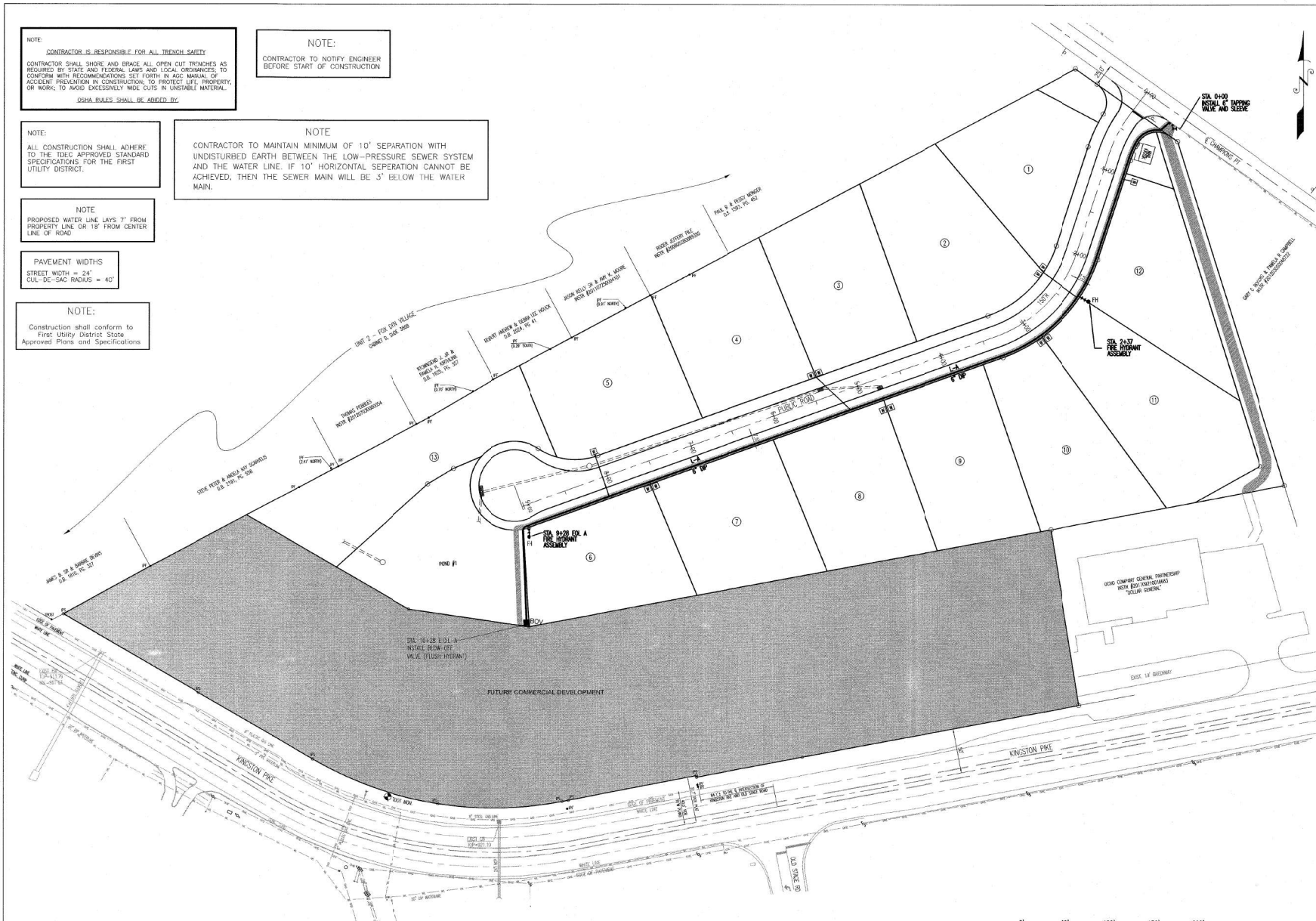
PROPOSED WATER LINE LAYS 7' FROM
PROPERTY LINE OR 18' FROM CENTER
LINE OF ROAD

PAVEMENT WIDTHS

STREET WIDTH = 24'
CUL-DE-SAC RADIUS = 40'

NOTE:

Construction shall conform to
First Utility District State
Approved Plans and Specifications



NOTE

ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE FIRST UTILITY DISTRICT. THE FOLLOWING DRAWINGS WILL GIVE SPECIFIC DETAILS FOR INSTALLATION:

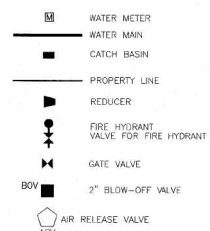
WATER METER: STD-W-01
BLOCKING: STD-W-02
FIRE HYDRANT: STD-W-04
BLOW-OFF VALVE: STD-W-05/06

AIR RELEASE VALVES AT ALL HIGH POINTS AS DIRECTED BY FUD.

METER BOX & METER SETS TO BE INSTALLED BY DEVELOPER.

ALL UTILITIES MUST BE INSTALLED WITH
ADEQUATE COVER SO FUTURE DRIVEWAYS DO
NOT DISTURB THE LINES.

LEGEND



NOTE

FIRE HYDRANTS WILL PROVIDE A MINIMUM OF 1000 GPM AT 20 PSI AND BE INSTALLED IN ACCORDANCE WITH FIRST UTILITY DISTRICT AND TOWN OF FARRAGUT STANDARDS.



OWNER/DEVELOPER

SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919

PHONE: (865) 637-2674

25196-WP

SHEET 11 OF 16 SHEET(S)



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

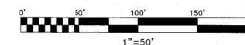
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SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 2' INTERVAL

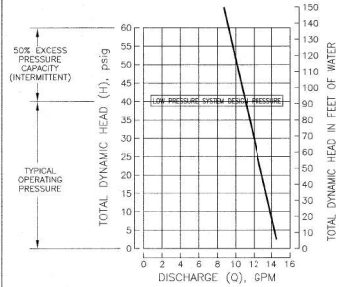
DATE
6/2/22

FIRST UTILITY DISTRICT

WATER PLAN FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

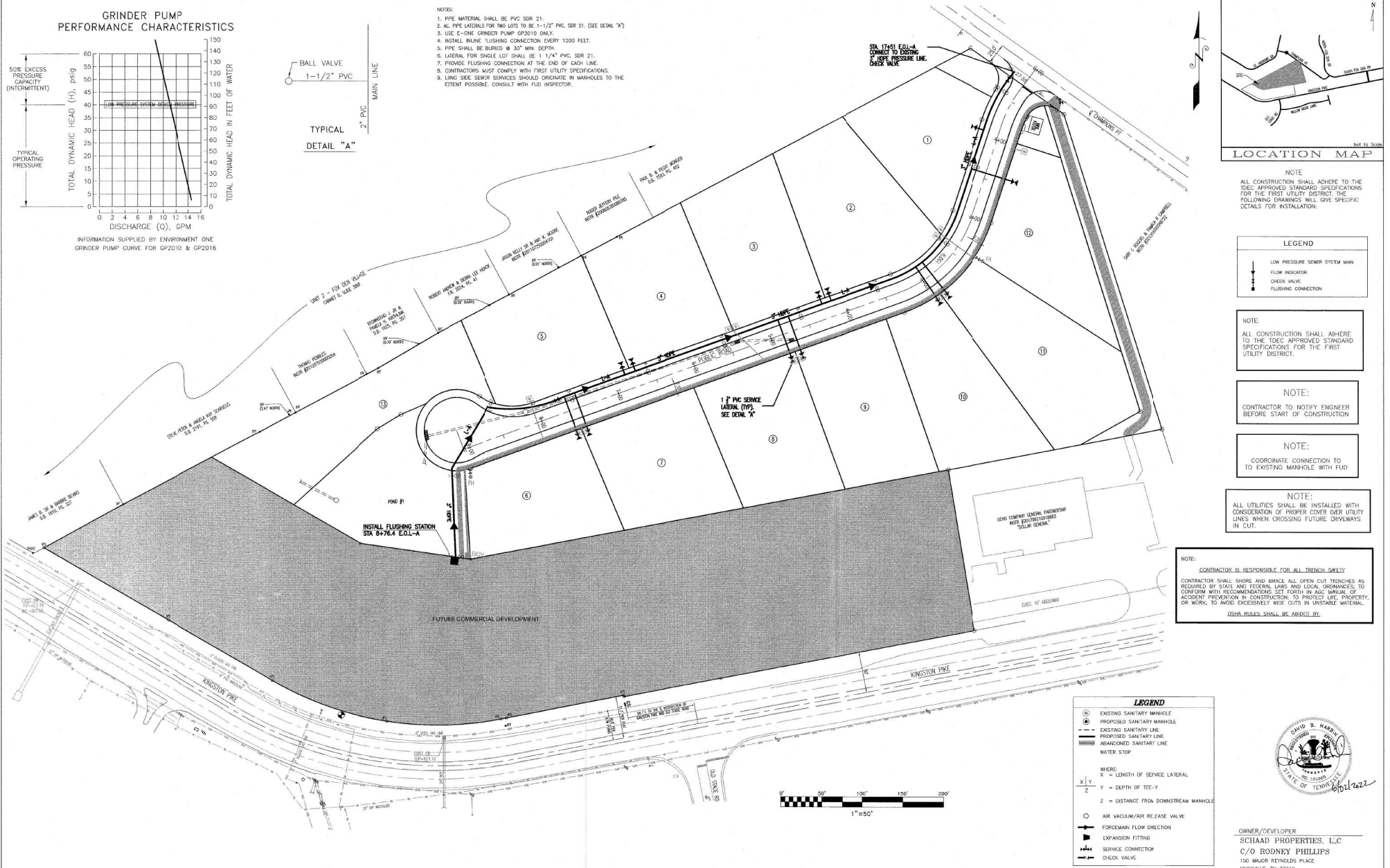


GRINDER PUMP PERFORMANCE CHARACTERISTICS



BALL VALVE
1-1/2" PVC
TYPICAL
DETAIL "A"

- NOTES:
1. PIPE MATERIAL SHALL BE PVC SDR 21.
 2. ALL PVC LATERALS FOR TWO LOTS TO BE 1-1/2" PVC SDR 21. (SEE DETAIL "A")
 3. USE E-ONE GRINDER PUMP GP2010 ONLY.
 4. INSTALL IN-LINE FLUSHING CONNECTION EVERY 1200 FEET.
 5. PIPE SHALL BE BURIED @ 30" MIN. DEPTH.
 6. LATERAL FOR SINGLE LOT SHALL BE 1 1/4" PVC SDR 21.
 7. PROVIDE FLUSHING CONNECTION AT THE END OF EACH LINE.
 8. CONTRACTORS MUST COMPLY WITH FIRST UTILITY SPECIFICATIONS.
 9. LONG SIDE SEWER SERVICES SHOULD ORIGINATE IN MANHOLES TO THE EXTENT POSSIBLE. CONSULT WITH FLUID INSPECTOR.



NOTE:
ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE FIRST UTILITY DISTRICT. THE FOLLOWING DRAWINGS WILL GIVE SPECIFIC DETAILS FOR INSTALLATION:

LEGEND

- LOW PRESSURE SEWER SYSTEM MAIN
- FLOW INDICATOR
- CHECK VALVE
- FLUSHING CONNECTION

NOTE:
ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE FIRST UTILITY DISTRICT.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
COORDINATE CONNECTION TO EXISTING MANHOLE WITH FUD

NOTE:
ALL UTILITIES SHALL BE INSTALLED WITH CONSIDERATION OF PROPER COVER OVER UTILITY LINES WHEN CROSSING FUTURE DRIVEWAYS IN CUT.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ALL MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. (SEE NOTES SHEET 25196-PP-DWG)



OWNER/DEVELOPER
SCHAAD PROPERTIES, L.C.
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (615) 537-2674

25196-WWL
SHEET 13 OF 16 SHEET(S)
Q:\25196\25196-PP-DWG

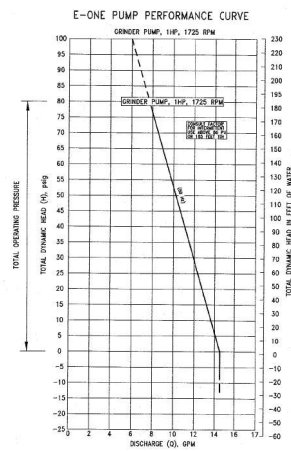
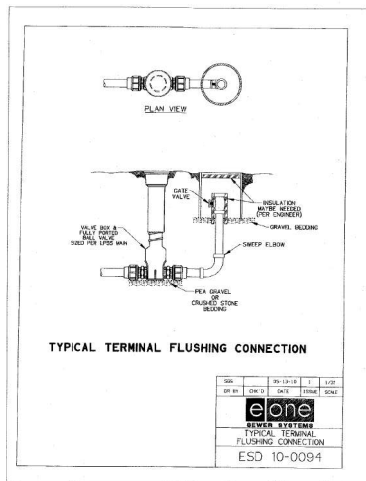
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERWILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (615) 588-6472
FAX: (615) 588-6473
email@bhn-p.com

DESIGNED	DRH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPP								
CHECKED	DRH								

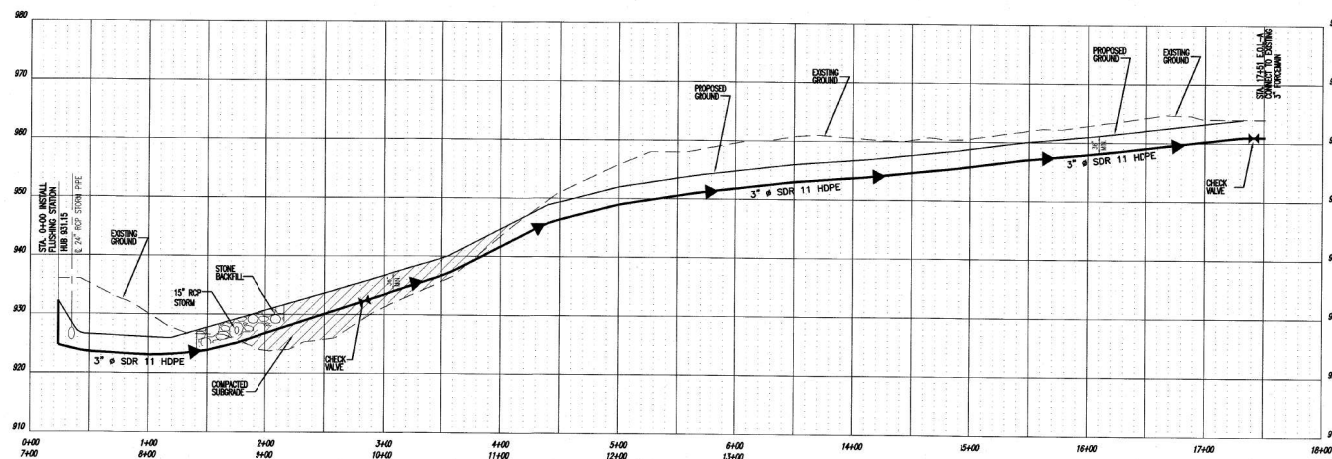
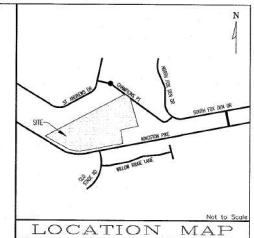
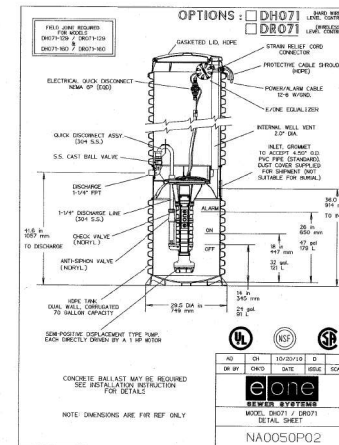
SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2"= 10'
DATE
6/2/22

FIRST UTILITY DISTRICT

SEWER PLAN FOR
WESTERLY SUBDIVISION
TAX MAP 152 PARCELS 8.01, 9, & 10.02
DISTRICT 5, KNOX COUNTY, TENNESSEE
TOWN OF FARRAGUT

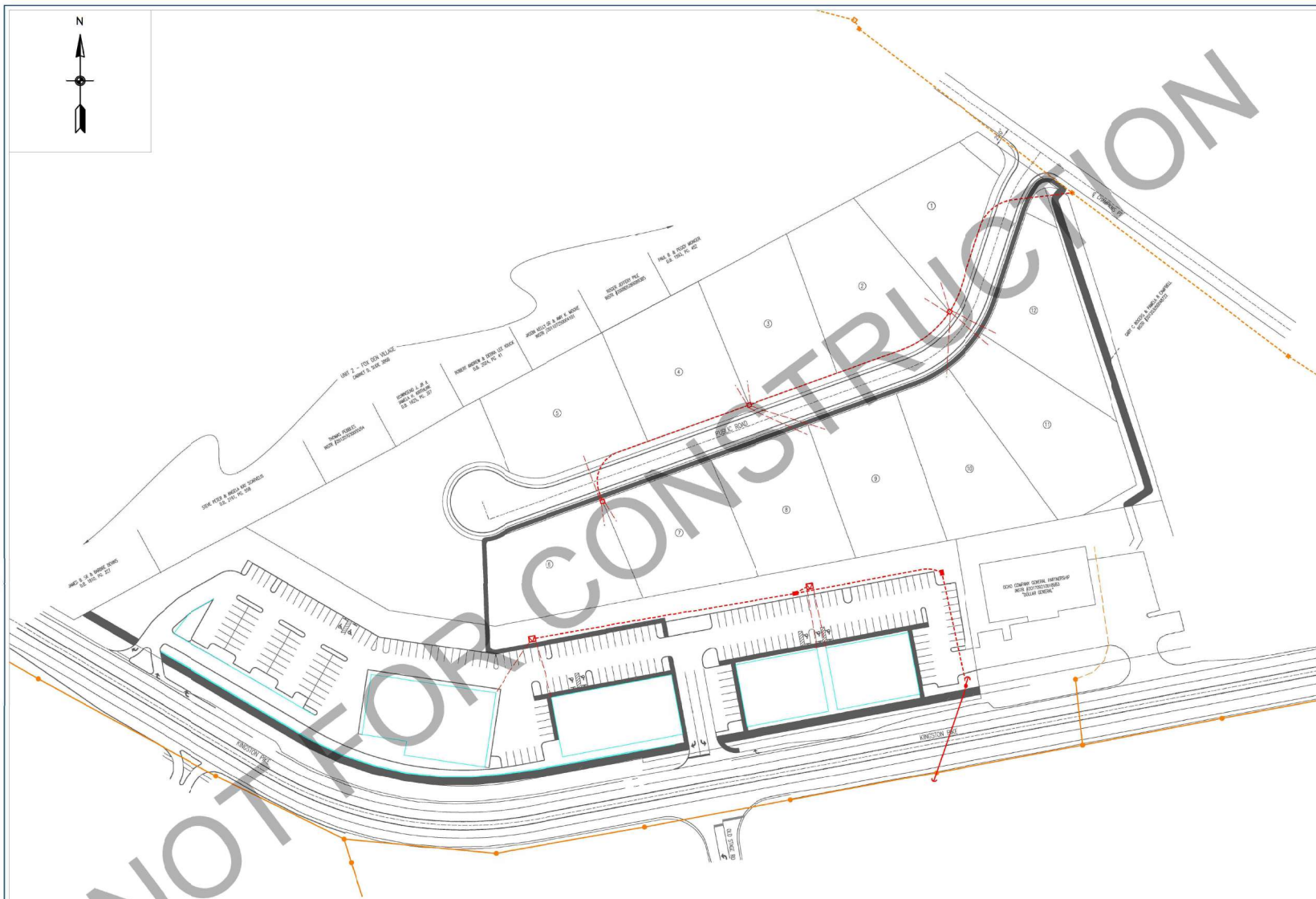


INFORMATION SUPPLIED BY ENVIRONMENT ONE
SPECIFIC UNIT TO BE USED IS "WH101"



OWNER/DEVELOPER
SCHAAD PROPERTIES, LLC
C/O RODNEY PHILLIPS
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (603) 637-2674

 BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4354 PARSONS DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-4472 FAX: (865) 588-6473 email@batson-himes-norvell.com	DESIGNED	DBH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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LEGEND	
--- # ---	NUMBER OF CONDUITS
-----	URD PRIMARY
- - - - -	URD SECONDARY
—	OVERHEAD PRIMARY
—	INSTALL
—	REMOVE
—	EXISTING TO REMAIN
BAC	BREAK ALL CONDUITS
BBC	BREAK BOTH CONDUITS



7698 Creekwood Park Blvd
P.O. Box 449
Lenoir City, TN 37772
Office (844) 687-5282
www.LCUB.com

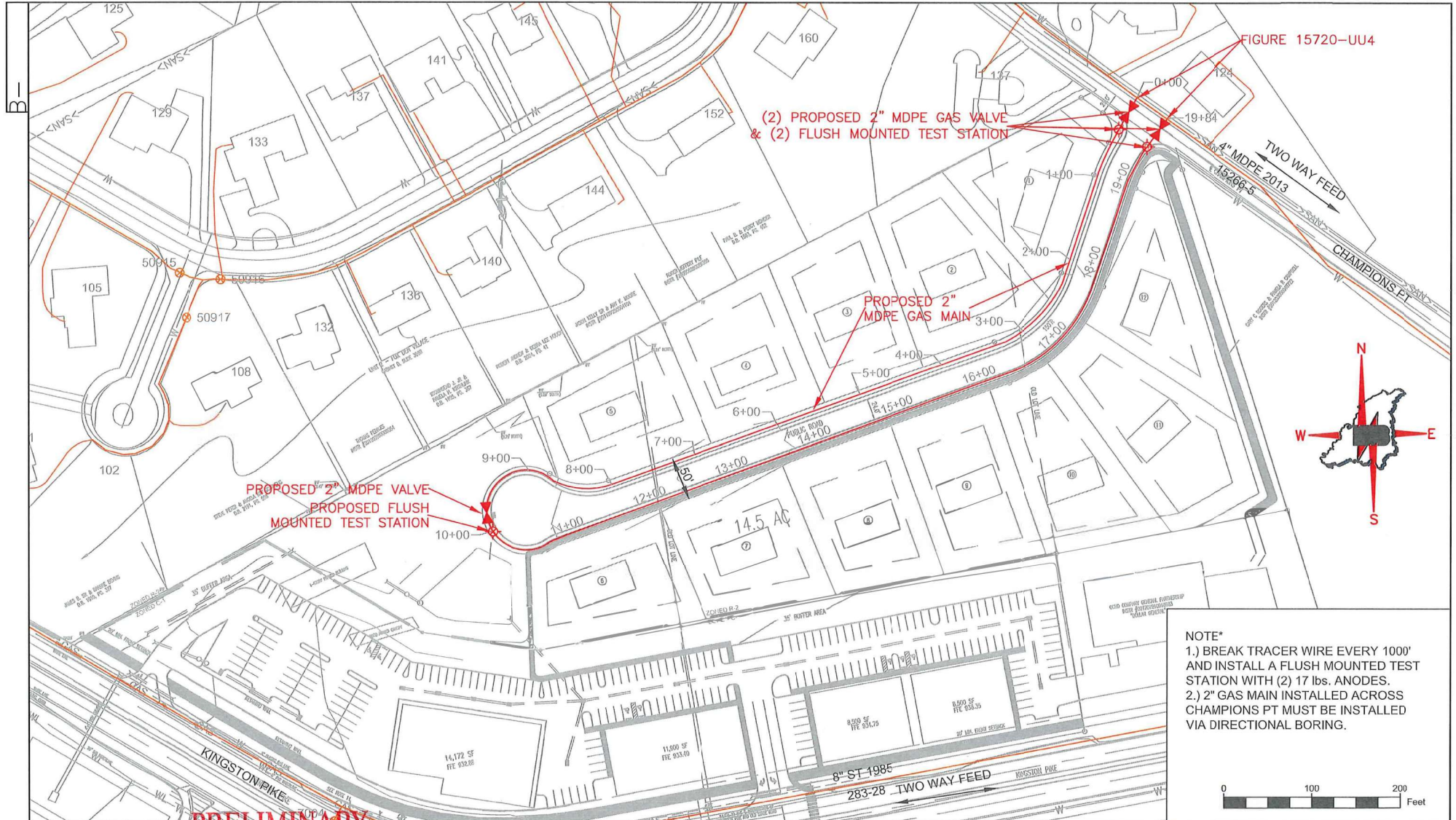
REV. NO.	DATE	REV. BY.	DESCRIPTION
1	2/10/2022	AM	CONCEPT PLAN

SHAAD PROPERTIES, LLC DEVELOPMENT

12501 KINGSTON PIKE

PRELIMINARY UNDERGROUND ELECTRIC DESIGN

Designed By:	A. MCDANIEL	Date:	2/10/2022
Drawn By:	A. MCDANIEL	Scale:	1"=60'
Approved By:		Job Order #:	N/A
Page Number:	Page 15 OF 16		



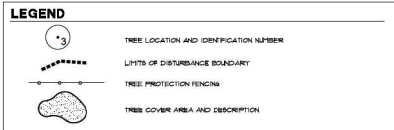
REV	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	(INST.) JOB#:	(REM.)	MAXIMO#:	W.F.P.I#:	DATE:
5										
4										
3										
2										
1										
0	FIRST ISSUE OF DRAWING	AMB	TK	TL		J0019118				2/21/22

Knoxville Utilities Board
ENGINEERING
12501 KINGSTON PIKE S/D
2,000 L.F. OF 2" MDPE
PLAN VIEW
GRID/CLT:



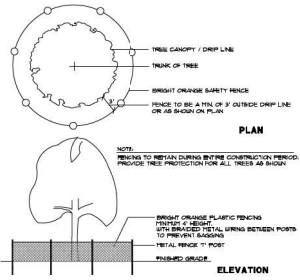
SHEET 16 OF 16

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**



NOTES

- SPECIFIC PROTECTED TREE LOCATIONS SHOWN ON PLAN WERE SUPPLIED BY BATSON, HILLEN, NORVELL, AND POOL KNOXVILLE, TN. TREE INVENTORY ON THIS SHEET INCLUDES SPECIFIC POINT NUMBER IDENTIFICATION SUPPLIED BY SURVEYOR FOR REFERENCE.
- ALL PROTECTED TREES AND TREE COVERED AREAS ARE SHOWN ON PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
- THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON SITE, AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE, ON THIS PROPERTY.
- TEMPORARY CONSTRUCTION ACTIVITIES SUCH AS EQUIPMENT STORAGE, WORKER PARKING, AND/OR IF APPLICABLE, BURN HOLES SHALL BE CONFINED COMPLETELY WITHIN THE AREA OF DISTURBANCE IN THE GENERAL LOCATION SHOWN ON PLAN. ANY MODIFICATIONS SHALL BE COORDINATED THROUGH AND, AT A MINIMUM, APPROVED BY THE TOWN STAFF.
- IF BURN HOLES ARE TO BE USED, CONTACT THE TOWN OF FARRAGUT FIRE MARSHALL TO OBTAIN PROPER PERMITS.
- PROTECTED TREES AS NOTED IN THE TREE INVENTORY SHALL HAVE TREE PROTECTION FENCING WHICH SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PROTECTION FENCING DETAIL UNLESS OTHERWISE SHOWN ON PLAN. THE LOCATION OF TREE PROTECTIVE FENCING WHICH HAS BEEN APPROVED BY THE TOWN OF FARRAGUT, AS REFLECTED ON THE APPROVED PLANS, MUST NOT BE REMOVED OR ALTERED IN ANY WAY. ANY SUCH ALTERATION OF PROTECTIVE FENCING WILL RESULT IN AN IMMEDIATE STOP WORK ORDER FOR THE ENTIRE PROJECT.
- IN ADDITION TO TREE PROTECTION FENCING REQUIRED FOR SPECIFICALLY PROTECTED TREES, THE PROPOSED LIMITS OF DISTURBANCE WHICH AFFECT ANY WOODED AREAS OR ENVIRONMENTALLY SENSITIVE AREAS SHALL BE STAKED AND BARRICADED WITH TREE PROTECTION FENCING UNLESS AN EQUIVALENT MATERIAL IS APPROVED BY THE TOWN STAFF. THESE MEASURES SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE TOWN STAFF AND/OR THE PROFESSIONAL RESPONSIBLE FOR PREPARING THE TREE PRESERVATION/REMOVAL PLAN ASSOCIATED WITH THIS PROJECT SHALL FIELD CHECK AND APPROVE THE PLACEMENT OF TREE PROTECTION FENCING AS PROVIDED FOR ON THE APPROVED PLANS.
- TO ENSURE THE SURVIVAL OF TREES 1 AND 6, ALONG WITH ANY OTHERS WHICH DRIP LINES SUBSTANTIALLY ENDOURGE WITHIN THE PROPOSED LIMITS OF DISTURBANCE, A WRITTEN ASSESSMENT AND AN ON SITE MEETING WITH A LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST MAY BE NEEDED.



TREE INVENTORY

TREE NUMBER	SPECIES	DBH	TO BE REMOVED	HAZARDOUS	SURVIVOR TREE CREDIT
1.	OAK	30"	YES	NO	944
2.	HARDWOOD	30"	YES	NO	947
3.	OAK	30"	YES	NO	948
4.	HARDWOOD	28"	YES	NO	713
5.	HARDWOOD	30"	YES	NO	831
6.	HARDWOOD	28"	YES	NO	930
7.	OAK	30"	YES	NO	629
8.	HARDWOOD	24"	YES	NO	928
9.	HARDWOOD	30"	YES	NO	932
10.	HARDWOOD	30"	YES	NO	920
11.	HARDWOOD	30"	YES	NO	932
12.	HARDWOOD	24"	YES	NO	703
13.	HACKBERRY	30"	YES	NO	962
14.	OAK	30"	NO	NO	954
15.	HARDWOOD	30"	YES	NO	963
16.	OAK	30"	YES	NO	960
17.	OAK	48"	NO	NO	681
18.	OAK	24"	YES	NO	881
19.	OAK	24"	YES	NO	862
20.	MAPLE	27"	YES	NO	862
21.	OAK	48"	YES	NO	863
22.	OAK	42"	YES	NO	864
23.	MAPLE	24"	YES	NO	865
24.	MAPLE	24"	NO	NO	866
25.	OAK	27"	NO	NO	867
26.	HARDWOOD	24"	YES	NO	868
27.	HARDWOOD	24"	YES	NO	869
28.	OAK	28"	YES	NO	865
29.	OAK	24"	YES	NO	876
30.	OAK	28"	YES	NO	877
31.	OAK	27"	YES	NO	878
32.	OAK	34"	YES	NO	874
33.	OAK	24"	YES	NO	883
34.	OAK	24"	NO	NO	882
35.	OAK	24"	NO	NO	681
36.	OAK	30"	NO	NO	880
37.	HARDWOOD	38"	YES	NO	724
38.	HARDWOOD	38"	YES	NO	727
39.	POPLAR	24"	YES	NO	872
40.	POPLAR	38"	NO	NO	869
41.	POPLAR	24"	NO	NO	870
42.	OAK	30"	YES	NO	871
43.	POPLAR	10"	NO	NO	873
44.	HARDWOOD	24"	YES	NO	888
45.	POPLAR	38"	YES	NO	884
46.	OAK	24"	NO	NO	889
47.	OAK	38"	YES	NO	892
48.	HARDWOOD	24"	NO	NO	894
49.	HARDWOOD	48"	NO	NO	910
50.	OAK	48"	NO	NO	942
51.	OAK	42"	NO	NO	943
52.	DOGWOOD	7"	YES	NO	883
53.	DOGWOOD	8"	YES	NO	886
54.	DOGWOOD	6"	NO	NO	891
55.	DOGWOOD	6"	YES	NO	891

TREE REPLACEMENT SCHEDULE

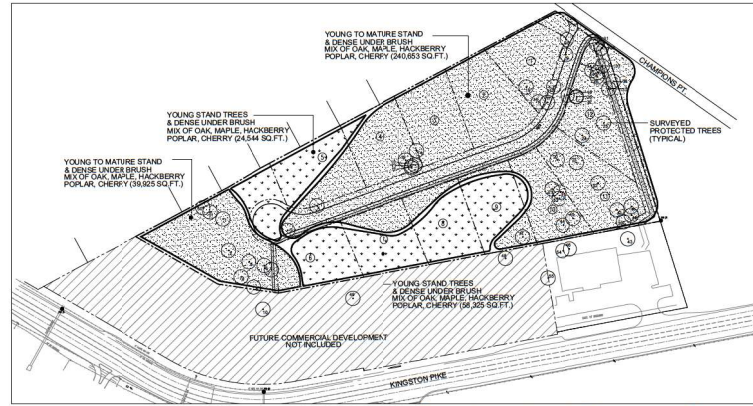
SIZE OF SPECIMEN TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
2 1/2" DBH	33	132
SIZE OF DOGWOOD TREE PROPOSED FOR REMOVAL	NA	2
19 CALIPER INCHES	NA	2
	TOTAL	134

TREE CREDIT PROVISION

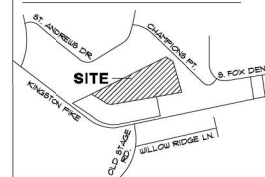
SIZE OF SPECIMEN TREE	NUMBER IN CATEGORY	NEW TREE CREDIT
2 1/2" DBH	13	104
	TOTAL	104

TREE REPLACEMENT/CREDIT SUMMARY

REQUIRED REPLACEMENT TREES	134
CREDIT FOR SAVED TREES	104
NEW TREES REQUIRED	30

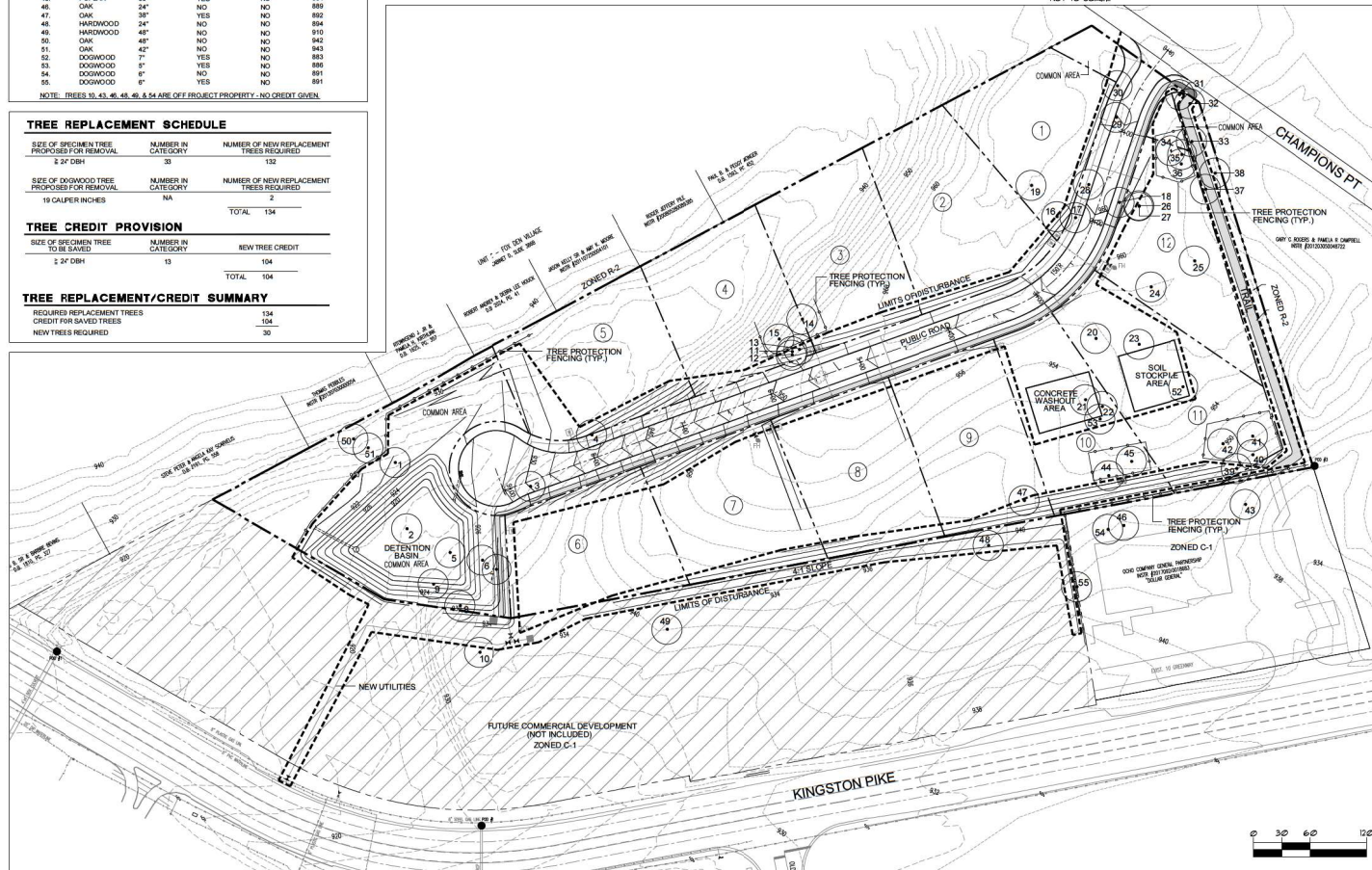


LOCATION MAP



SITE DATA

OWNER / DEVELOPER:
SCIAAD PROPERTIES, LLC
556 MAJOR RETICULUS PLACE
KNOXVILLE, TN 37939
PHONE: (866) 631-7614
ZONE: R-2
TAX MAP 152 PARCELS 8.01, 9, 4 10.02
TOTAL AREA: 8.14 ACRES



Tree Preservation / Removal Plan

WESTERLY SUBDIVISION
Knoxville, Tennessee

JOB NO. 222025
DRAWN: MAV/RJM
DATE: MAY 10, 2022
REVISION: JUNE 6, 2022



Transportation Impact Letter

Westerly Subdivision

Farragut, Tennessee

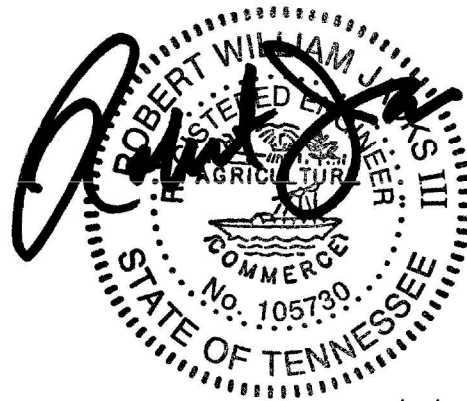
Prepared For:

**Schaad Properties, LLC
5820 Walden Drive, Suite 102
Knoxville, TN 37919**

Prepared By:



**Ajax Engineering, LLC
11812 Black Road
Knoxville, TN 37932
Robert W. Jacks, PE**



4/7/2022

April 2022

PROJECT DESCRIPTION

■ **GENERAL DESCRIPTION:**

Westerly Subdivision is proposed to have 12 single-family detached residential lots on 8.74 +/- acres with one entrance on Champions Point in the existing Fox Den Subdivision. The residential subdivision will be the first phase of a project that is expected to include future commercial development to the south fronting and along Kingston Pike. The proposed 12 residential lots will only have vehicular access to Champions Point, and likewise, the commercial development will only have access to Kingston Pike. A roadway will not connect the residential and commercial developments. The commercial development will be designed later and situated on 5.76 +/- acres. Currently, the proposed development property includes forested areas with some unused building structures in disrepair.

The residential subdivision is proposed to have one internal public road that will meet Town of Farragut specifications and design guidelines. The total length of this internal road will be approximately 902 feet (0.17 miles) and will end at a cul-de-sac. The internal roadway for the development will be paved with asphalt, include 8" extruded concrete curbs, and the lane widths will be 12 feet for a total 24-foot pavement width. The street right-of-way within the development will be 50 feet.

The subdivision design includes a large common area on the southwest side incorporating stormwater controls. Subdivision amenities will include a sidewalk along the internal road and a walking trail system that will connect to the future commercial development and the existing Dollar General to the south. This transportation evaluation assumed that the total construction build-out of the residential development with full occupancy would occur by 2024 (two years).

■ **SITE ACCESS & LOCATION:**

The location of this proposed subdivision is shown on a map in Figure 1. Figure 2 shows the concept site plan for the Westerly Subdivision prepared by Batson, Himes, Norvell & Poe (BHN&P). The Proposed Entrance for the Westerly Subdivision is shown on the site plan 515 feet to the south and east of St. Andrews Drive and 785 feet to the north and west of North Fox Den Drive.

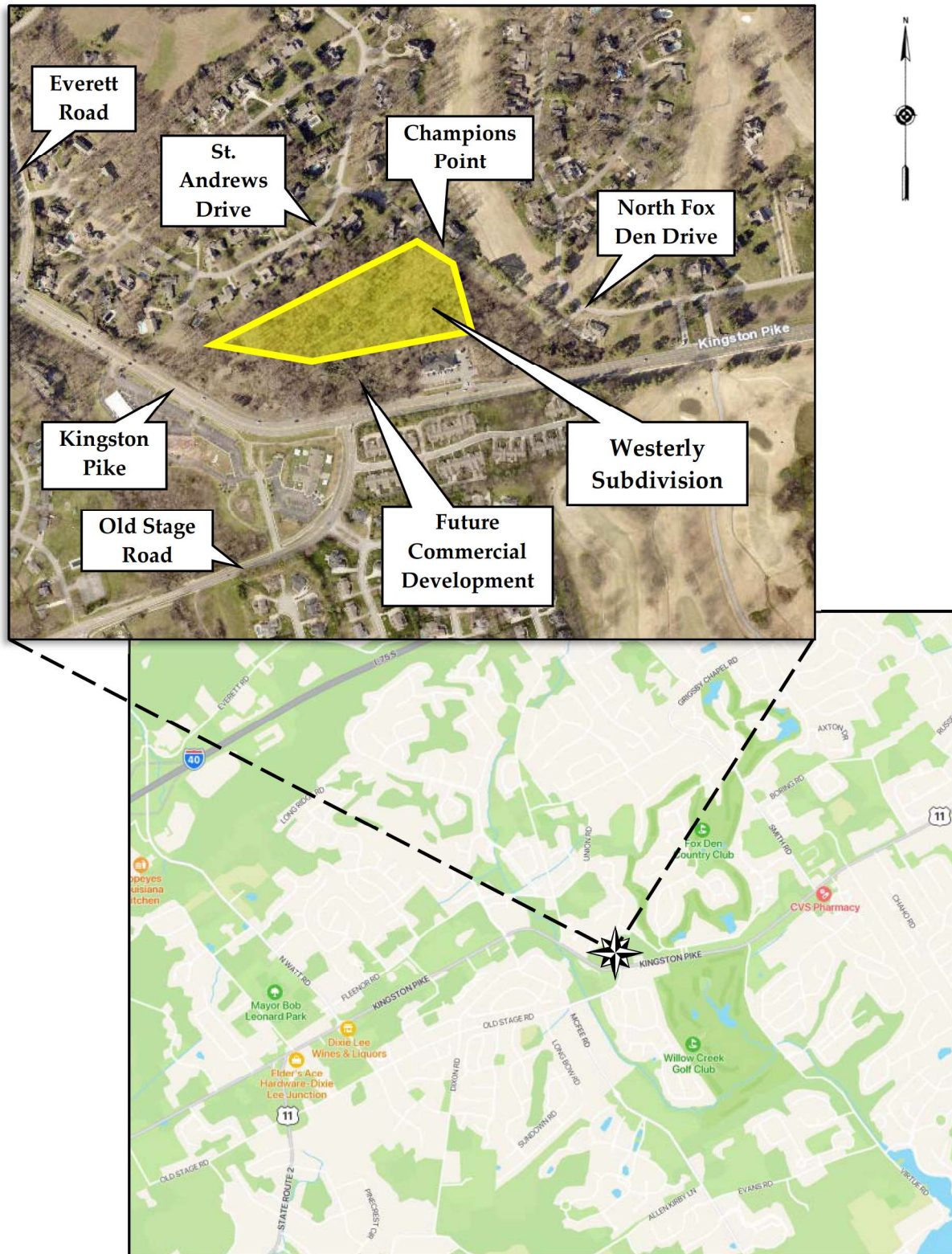


Figure 1
Location Map

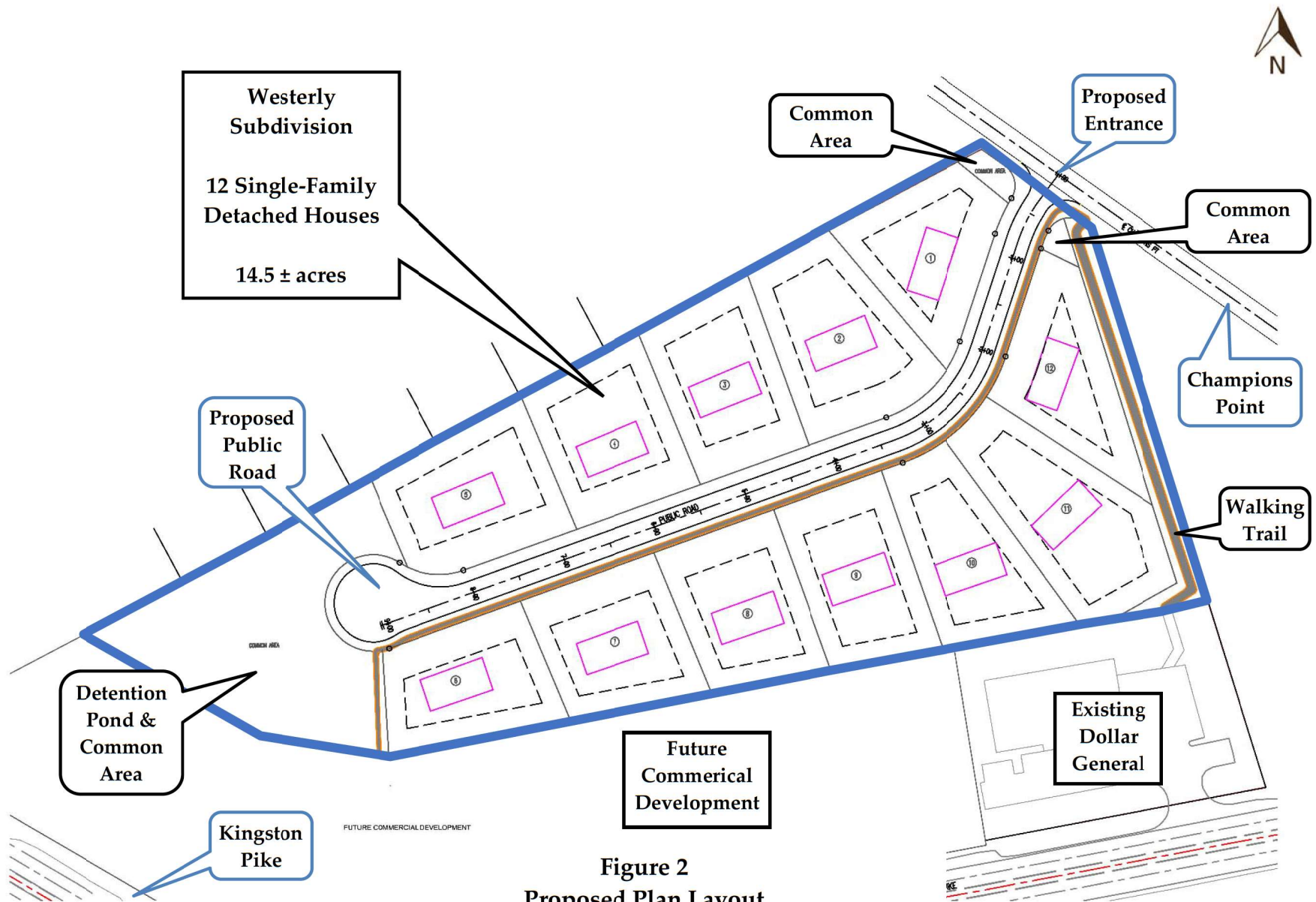


Figure 2
Proposed Plan Layout
Westerly Subdivision

Not to Scale

DESCRIPTION OF EXISTING TRANSPORTATION CONDITIONS

■ EXISTING ADJACENT ROADWAYS:

This proposed development will be located on the southwest side of Champions Point between St. Andrews Drive and North Fox Den Drive. Champions Point currently provides access to five existing single-family detached homes in the Fox Den Subdivision.

Table 1 lists the characteristics of the existing roadway adjacent to the development property:

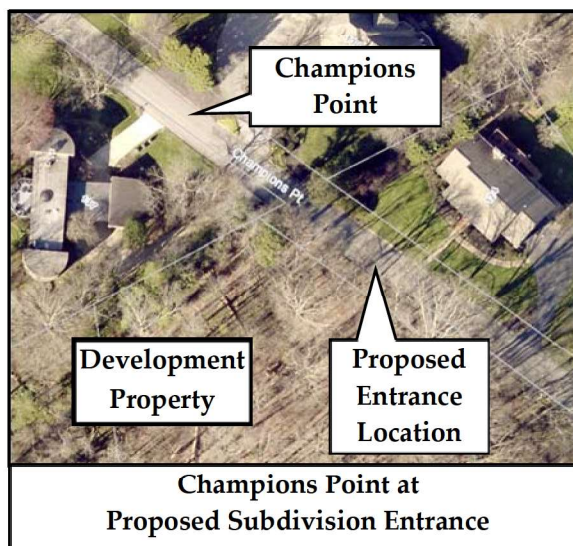
TABLE 1
STUDY CORRIDOR CHARACTERISTICS

NAME	CLASSIFICATION	SPEED LIMIT	LANES	ROAD WIDTH ¹	TRANSIT ²	PEDESTRIAN FACILITIES	BICYCLE FACILITIES
Champions Point	Local Street	Not Posted	2 undivided	21 feet	None	No sidewalks along roadway	No bike lanes

¹ Between edge of curbs

³ According to Knoxville Area Transit System Map

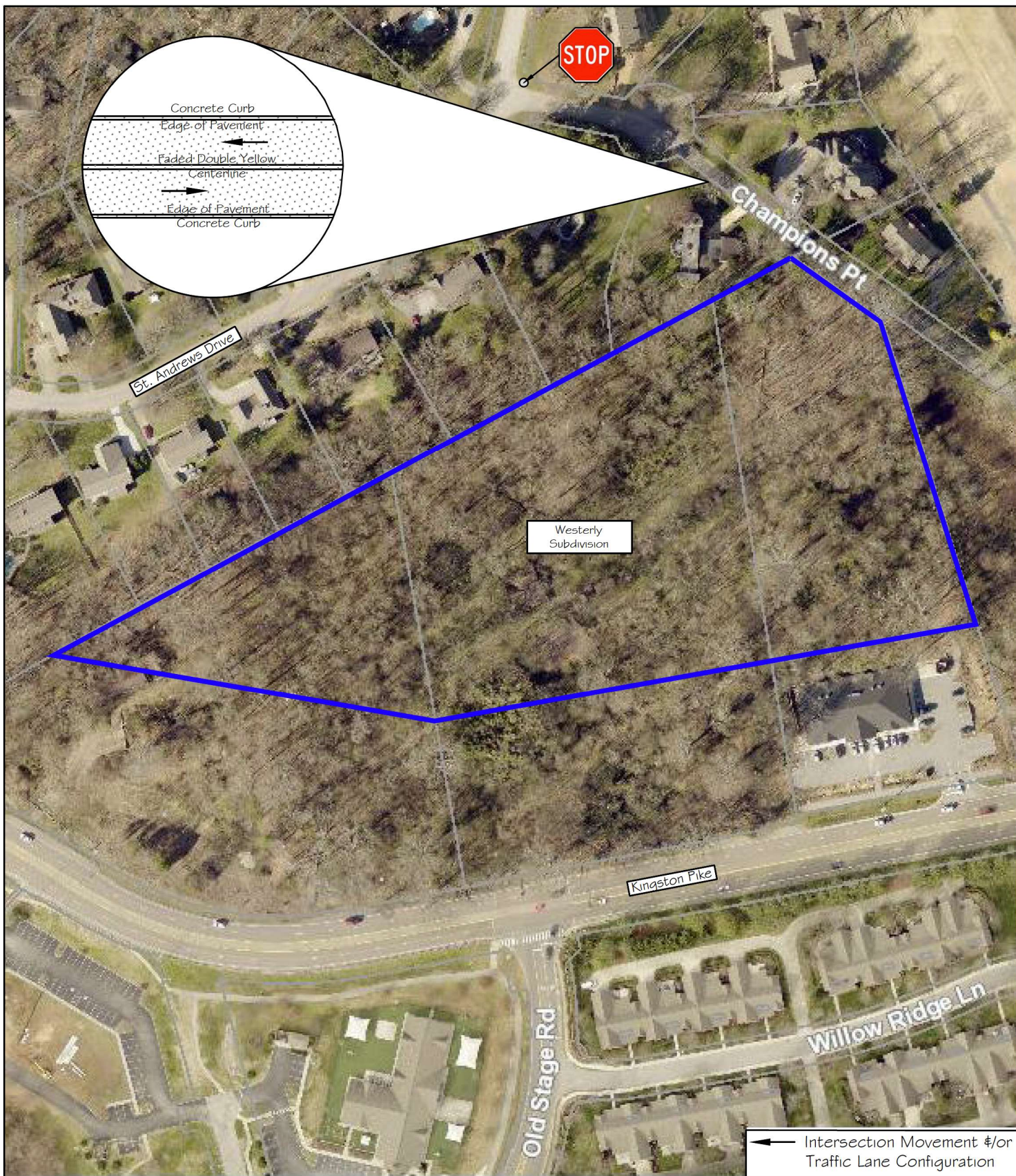
Champions Point is a local street and traverses with an undulating vertical profile from the northwest to the southeast. From its beginning on the northwest side at a t-intersection with St. Andrews Drive, it traverses for approximately 1,300 feet to a t-intersection at North Fox Den Drive. The northwest section of Champions Point contains a road bulb-out, and the southeast section makes a sharp horizontal turn before terminating at North Fox Den Drive at a t-intersection.



The northwest and southeast approaches of Champions Point are controlled by Stop Signs (R1-1), with the other approaches on St. Andrews Drive and North Fox Den Drive being uncontrolled. Champions Point does not have a posted speed limit but is assumed to be 25-mph based on the signage posted at the entrance to the Fox Den Subdivision on Fox Den Boulevard off Kingston Pike.

Champions Point currently consists of a 2-lane pavement section with a faded double yellow centerline adjacent to the subdivision property. The pavement width along Champions Point was measured to be 21 feet with 6" concrete curbs. Roadway lighting is not present along Champions Point.

Figure 3 shows the lane configurations, pavement markings, and traffic signage on Champions Point near the development site.



11812 Black Road
Knoxville, TN 37932
Phone: (865) 556-0042
Email: ajaxengineering@gmail.com

NOT TO SCALE



FIGURE 3

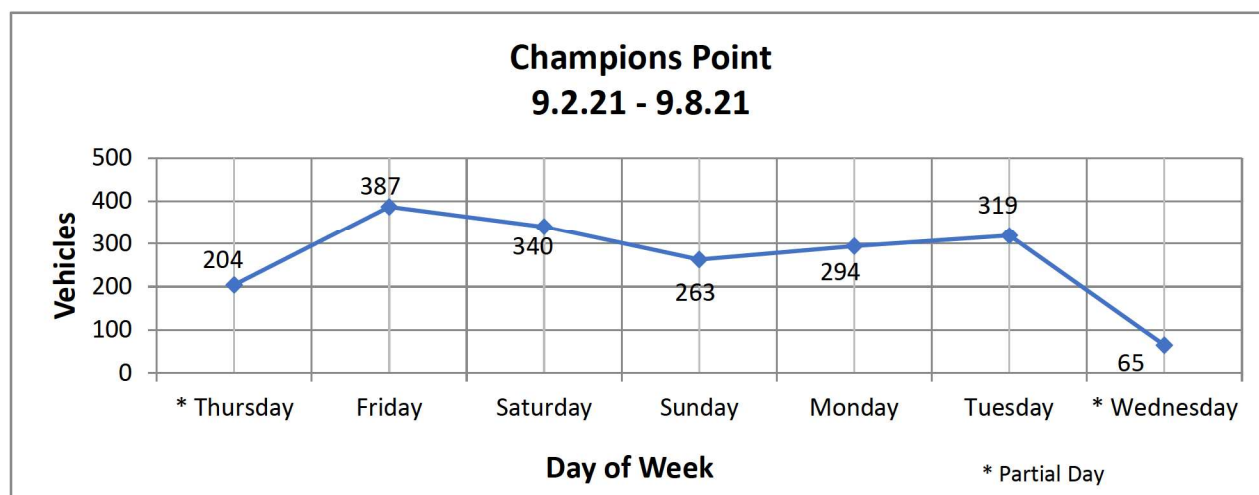
Westerly Subdivision

Traffic Signage & Existing Lane Configurations

■ **EXISTING VEHICULAR TRAFFIC VOLUMES AND SPEEDS:**

The Town of Farragut conducted traffic counts and tabulated vehicle speeds on Champions Point in September 2021 for several days.

The traffic count was conducted near 124 Champions Point from the afternoon of September 2, 2021 (Thursday) to the morning of September 8, 2021 (Wednesday) by the Town of Farragut Engineering Department. The data from these counts were obtained for this evaluation. For analysis purposes, traffic counts for residential settings are traditionally based on results obtained on an average weekday on either Tuesday, Wednesday, or Thursday. Thus, the count data from Thursday afternoon and Wednesday morning were considered appropriate for use in this review, and it was determined that the AM Peak Hour was 7:15 – 8:15 AM and the PM Peak Hour was 4:45 – 5:45 PM on Champions Point. The data from these traffic counts are shown below, in Figure 4, and in the Appendix.



The Town of Farragut also collected vehicle speed data on Champions Point during the traffic counts. The speed data was collected for both the northbound and southbound traffic. The northbound and southbound directions correspond to travel toward St. Andrews Drive (northbound) and travel toward North Fox Den Drive (southbound). The average 85th percentile speeds were just under 30-mph in both directions. The data from these tabulations are in the Appendix and summarized here.

Day	85th Percentile Speeds (mph)	
	Southbound	Northbound
* Thursday	29.7	30.0
Friday	30.2	30.0
Saturday	30.0	30.3
Sunday	28.8	29.5
Monday	29.8	29.6
Tuesday	29.4	29.4
* Wednesday	29.1	29.0
Average	29.6	29.7

* Partial Day



11812 Black Road
Knoxville, TN 37932
Phone: (865) 556-0042
Email: ajaxengineering@gmail.com

NOT TO SCALE



FIGURE 4

Westerly Subdivision

2021 Peak Hour Traffic Volumes -
EXISTING TRAFFIC CONDITIONS

TRANSPORTATION ANALYSIS OF PROJECTED CONDITIONS

■ TRIP GENERATION:

The estimated amount of traffic that the 12 single-family detached houses will generate was calculated based upon rates and equations provided by the Trip Generation Manual, 11th Edition, a publication of the Institute of Transportation Engineers (ITE). The calculations from ITE for the proposed land use are shown in the Appendix. A summary of this information is presented in the following table:

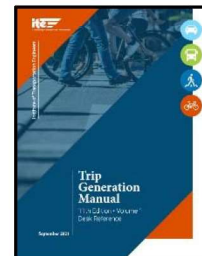


TABLE 2
TRIP GENERATION FOR WESTERLY SUBDIVISION
12 Single-Family Detached Homes

ITE LAND USE CODE	LAND USE DESCRIPTION	UNITS	GENERATED DAILY TRAFFIC	GENERATED TRAFFIC AM PEAK HOUR			GENERATED TRAFFIC PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
#210	Single-Family Detached Housing	12 Houses	143	26%	74%		63%	37%	
				3	8	11	9	5	14
Total New Volume Site Trips			143	3	8	11	9	5	14

ITE Trip Generation Manual, 11th Edition

Trips calculated by using Fitted Curve Equation

For the proposed residential subdivision, with 12 single-family detached houses, it is estimated that three vehicles will enter and eight will exit, for a total of 11 generated trips during the AM Peak Hour in the year 2024. Similarly, it is estimated that nine vehicles will enter and five will exit, for a total of 14 generated trips during the PM Peak Hour in the year 2024. The calculated generated trips for an average weekday are estimated to be 143 vehicles for the proposed residential development in 2024.

■ **PROJECTED HORIZON YEAR TRAFFIC CONDITIONS (WITHOUT THE PROJECT):**

Horizon year traffic conditions represent the projected traffic volumes in the study area without the proposed project being developed (no-build option). As previously stated, the build-out and full occupancy for this proposed development is assumed will occur by 2024. This horizon year corresponds to two years for this development to reach full capacity and occupancy.

Since the adjacent Fox Den Subdivision is built out and Champions Point is not a significant cut-thru route for external traffic, general traffic growth is not expected to rise in the near future. Thus, the existing traffic volumes are expected to be the same when the proposed Westerly Subdivision is fully built and occupied.

■ **TRIP DISTRIBUTION AND ASSIGNMENT:**

Figure 5 shows the projected distribution of traffic entering and exiting the proposed development. The percentages shown in the figure only pertain to the trips generated by the proposed dwellings in the development. The percentages assumed and shown in Figure 5 are based on the traffic flow observed and tabulated during the Town of Farragut's traffic counts.

Figure 6 shows the traffic assignment of the computed trips generated by the development (Table 2) and applied to the intersection movements based on the assumed distribution of trips at the Proposed Entrance.



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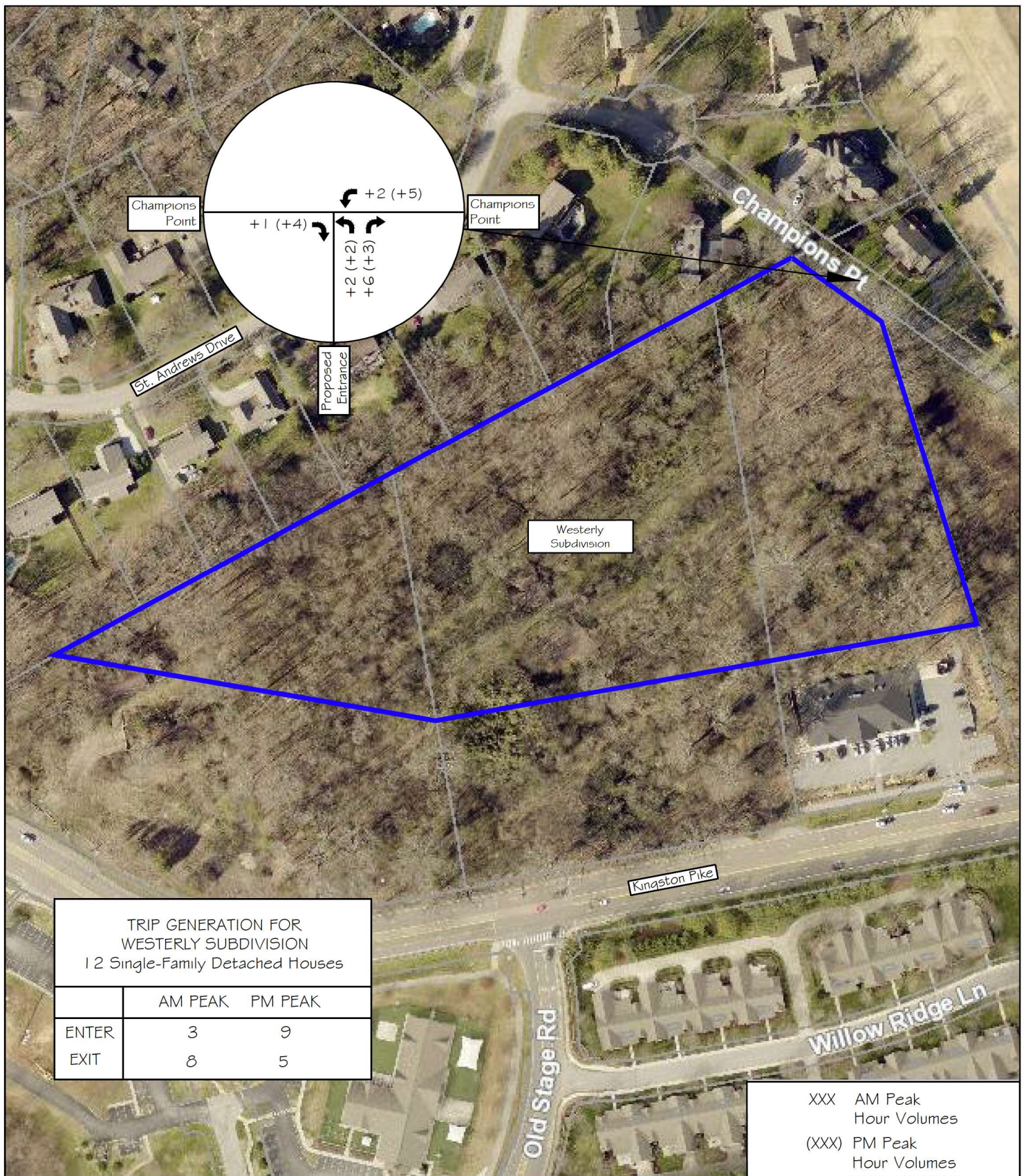
NOT TO SCALE



FIGURE 5

Westerly Road Subdivision

Directional Distribution of Generated
Traffic during AM and PM Peak Hour



TRIP GENERATION FOR WESTERLY SUBDIVISION 12 Single-Family Detached Houses		
	AM PEAK	PM PEAK
ENTER	3	9
EXIT	8	5

XXX AM Peak
Hour Volumes
(XXX) PM Peak
Hour Volumes



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FIGURE 6

Westerly Subdivision

Traffic Assignment of Generated Traffic
during AM and PM Peak Hour

■ **PROJECTED HORIZON YEAR TRAFFIC CONDITIONS (WITH THE PROJECT):**

Figure 7 on the next page shows the projected 2024 AM and PM peak hour volumes with the generated development traffic at the studied intersection. Capacity analyses were undertaken to determine the projected Level of Service (LOS) for the intersection of Champions Point at the Proposed Entrance in 2024.

The projected peak hour vehicular traffic results can be seen in Table 3 for the intersection, with the worksheets included in the Appendix. The studied intersection is calculated to operate at excellent levels with minimal vehicle delays for the approaches.

TABLE 3
2024 INTERSECTION CAPACITY ANALYSIS RESULTS -
CHAMPIONS POINT AT PROPOSED ENTRANCE
PROJECTED CONDITIONS (WITH THE PROJECT)

INTERSECTION	TRAFFIC CONTROL	APPROACH/ MOVEMENT	AM PEAK			PM PEAK		
			LOS	DELAY (seconds)	V/C	LOS	DELAY (seconds)	V/C
Champions Point at Proposed Entrance	 Unsignalized	Eastbound Left/Right	A	8.5	0.009	A	8.6	0.006
		Northbound Left/Thru	A	7.3	0.001	A	7.3	0.003

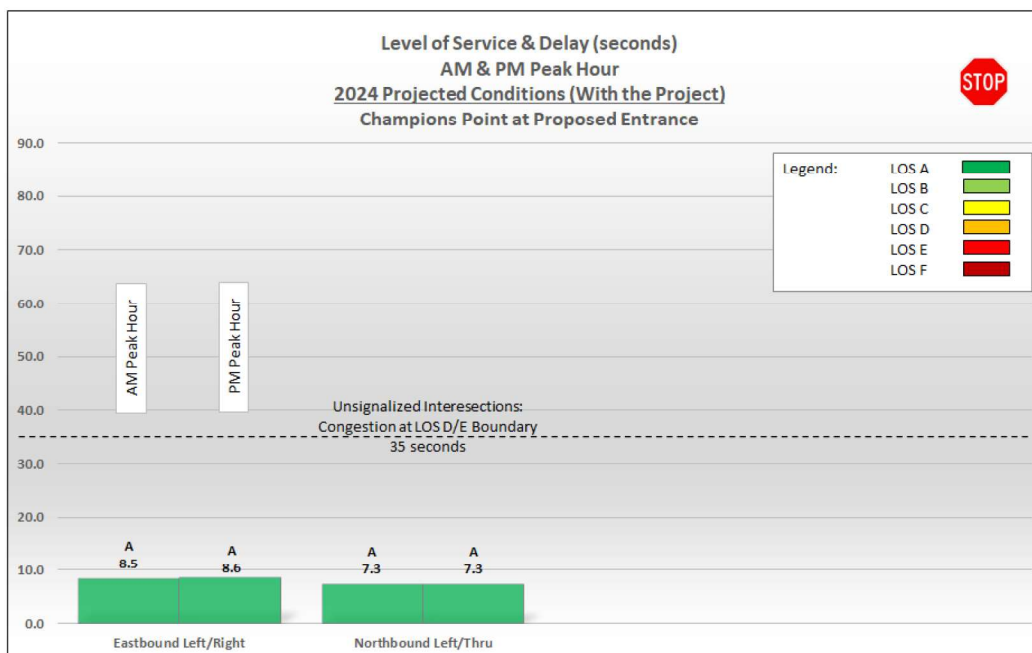
Note: All analyses were calculated in Synchro 8 software and reported using HCM 2010 intersection methodology

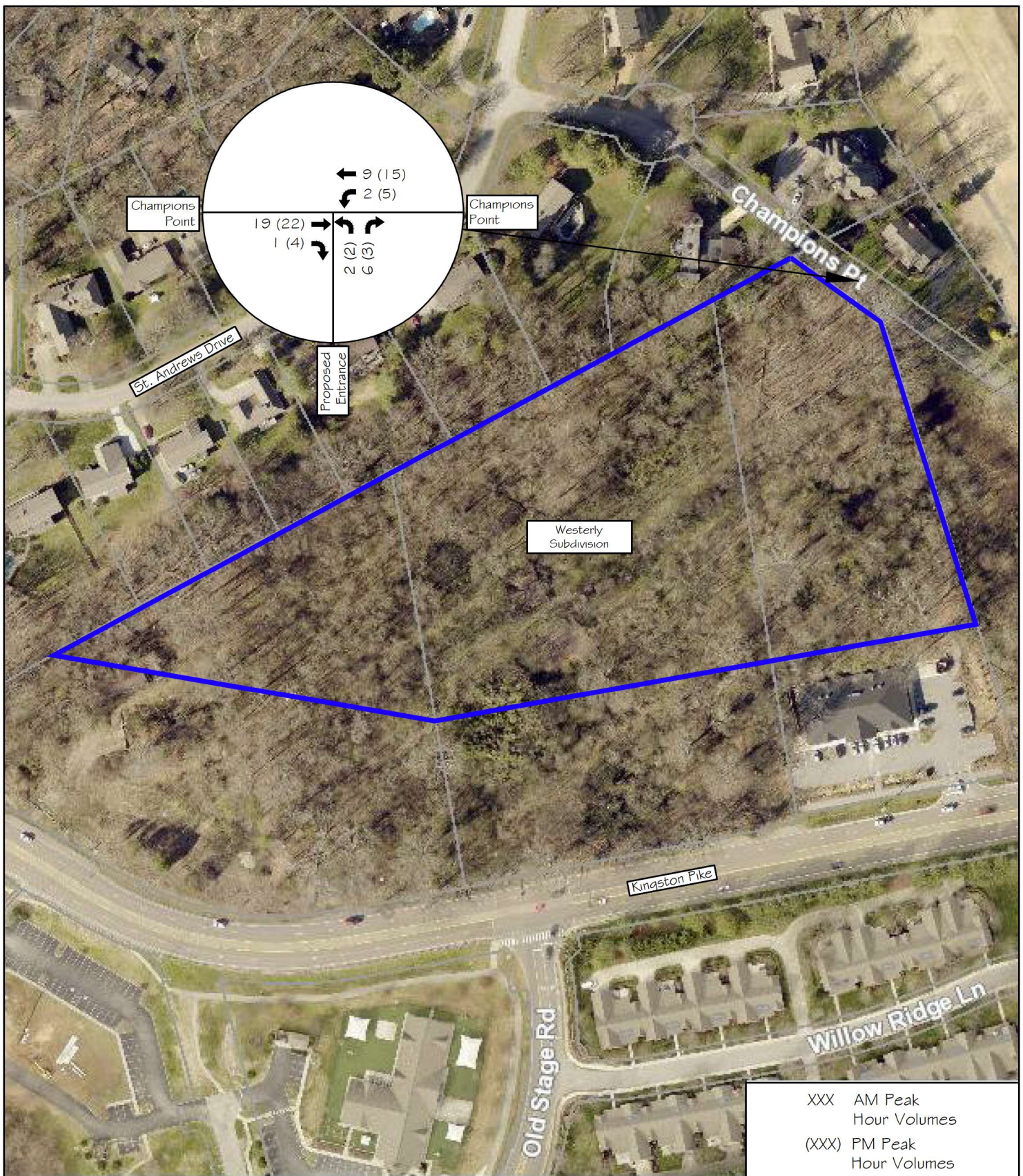
* Eastbound is the Proposed Entrance approach and Northbound is movement towards St. Andrews Drive

^a Level of Service

^b Average Delay (sec/vehicle)

^c Volume-to-Capacity Ratio





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NOT TO SCALE



FIGURE 7

Westerly Subdivision

2024 Peak Hour Traffic Volumes -
PROJECTED HORIZON YEAR TRAFFIC
(WITH THE PROJECT)

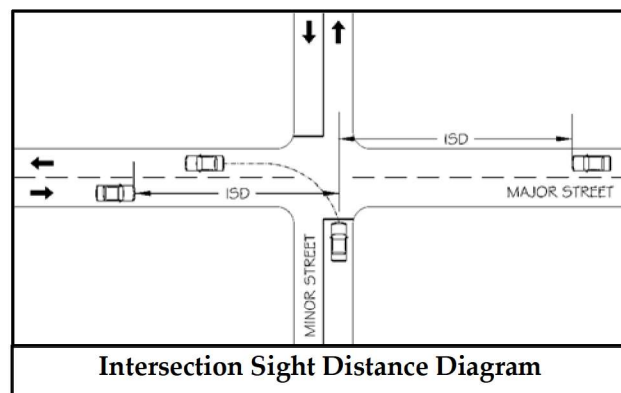
■ **INTERSECTION SIGHT DISTANCE:**

For intersections, sight distance evaluations have two categories: Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD).

Methodology:

SSD is the distance required for a motorist on a major street to perceive, react, and the vehicle to come to a complete stop before colliding with an object on the road. For evaluating intersections, this object would be another vehicle entering the intersection from a minor street. SSD can be considered the minimum visibility distance standard for evaluating the safety of an intersection.

ISD is based on the time required to perceive, react, and complete the desired traffic maneuver once a motorist on a minor street decides to perform a traffic maneuver. ISD is considered the desirable visibility distance standard for evaluating the safety of an intersection. Three traffic maneuvers are available for vehicles



stopped on a minor street at a 4-way intersection: (1) left-turn, (2) right-turn, (3) or a crossing maneuver across the major street. For turns from the minor street, ISD is needed to allow a stopped motorist to turn onto a major street without being overtaken by an approaching vehicle. The most critical ISD is for left-turns from the minor street. The ISD for this maneuver includes the time to turn left and clear half of the intersection without conflicting with the oncoming traffic from the left and accelerating to the road's operating speed without causing the approaching vehicles from the right to reduce their speed substantially.

With an assumed speed limit of 25-mph on Champions Point, the recommended ISD is 280 feet calculated based on AASHTO's (American Association of State Highway Transportation Officials) guidance. At 30-mph (closer to the observed 85th percentile speeds on Champions Point), the ISD would be 335 feet.

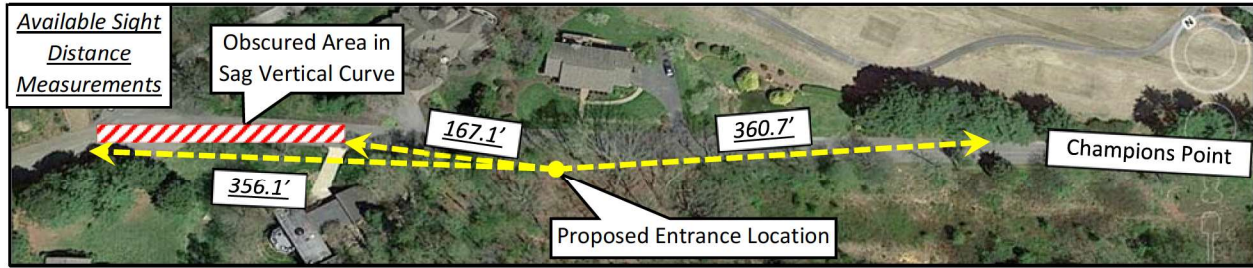
Champions Point has a level road grade to the north and a 7.5% road grade downhill towards the south at the Proposed Entrance location. Based on an assumed speed limit of 25-mph on Champions Point and the respective existing road grades at the entrance location, the SSD is calculated to be 155 feet looking north (towards St. Andrews Drive) and 145 feet looking south (towards North Fox Den Drive). Closer to the observed 85th percentile speed of 30-mph on Champions Point, the SSD would be 200 feet to the north and 185 feet to the south.

BHN&P's land surveyor determined the available sight distances at the Proposed Entrance on Champions Point. As per guidelines, the sight distance measurements were made 15' behind the edge of the travel lane with a specified object height of 3.5 feet. The measured sight distances are currently hampered by vegetation on the south side of Champions Point along the existing property line. It is assumed that this vegetation will be cleared for construction. The sight distances were determined to be the following:

- Looking to the south (towards North Fox Den Drive) = 360.7 feet
- Looking to the north (towards St. Andrews Drive) = 356.1 feet to the far side of a vertical sag curve on Champions Point and 167.1 feet to the near side of the vertical sag curve on Champions Point

Thus, looking north, a vehicle heading southbound on Champions Point from St. Andrews Drive towards North Fox Den Drive can be seen slightly beyond 356.1 feet and then is obscured until the vehicle is 167.1 feet away from the Proposed Entrance. This obscurity is due to a vertical sag curve north of the Proposed Entrance on Champions Point. However, a vehicle heading northbound on Champions Point from North Fox Den Drive towards St. Andrews Drive can be seen 360.7 feet away from the Proposed Entrance.

The following page provides images of the measured sight distances at the Proposed Entrance and is labeled with the ISD and SSD for 25-mph.



View of Sight Distance on Champions Point at the
Proposed Entrance Location
(Looking North)



View of Sight Distance on Champions Point at the
Proposed Entrance Location
(Looking South)

OVERVIEW OF FINDINGS

The following is an overview of the findings for the proposed Westerly Subdivision based on the assessment of the existing and projected conditions:

- The number of trips generated by this 12-lot subdivision is estimated to be minimal, as calculated from the ITE Trip Generation Manual. In the highest travel period (in the PM peak hour), the development is estimated to generate 14 vehicles, nine entering and five exiting. If averaged over an hour during this peak, this would result in one vehicle every 4 minutes and 17 seconds. These generated volumes will present limited opportunities for conflicts with the traffic generated by the existing Fox Den Subdivision residents.
- The projected level of service for Champions Point at the Proposed Entrance intersection in 2024 was calculated to be excellent with respect to vehicle delays.
- The Proposed Entrance at Champions Point should be constructed with a Stop Sign (R1-1), and a 24" white stop bar be applied to the Proposed Entrance approach at Champions Point. The stop bar should be applied a minimum of 4 feet away from the edge of Champions Point and placed at the desired stopping point that maximizes the sight distance.
- It is recommended that a 25-mph Speed Limit Sign (R2-1) be posted near the beginning of the new public internal road for Westerly Subdivision.
- The ISD and SSD sight distances at the Proposed Entrance on Champions Point have been measured to be adequate looking towards the south (towards North Fox Den Drive). Looking to the north (towards St. Andrews Drive), the SSD is adequate based on an assumed speed limit of 25-mph but is less than ideal with respect to ISD. The reduced ISD is due to an existing vertical sag north of the Proposed Entrance on Champions Point.

It is recommended that an advance warning sign be installed on Champions Point for southbound motorists approaching the Proposed Entrance to combat this deficiency. This warning signage should include a Side Road Intersection Sign (W2-2R) and



an Advisory Speed Plaque of 15-mph (W13-1P). This signage should be installed on a single post on Champions Point and at a minimum of 100 feet to the north of the Proposed Entrance. An advisory speed limit could compensate for the reduced intersection sight distance, and at a 15-mph speed, the ISD would be 165.4 feet and would be met by the available near side distance measurement of 167.1 feet.

The subdivision property has limited physical access to Champions Point, and the proposed tie-in point is the optimum point along the existing property line. According to the land surveyor and site designer, moving the Proposed Entrance further to the north is hindered by an earthen berm on the neighboring property and decreases sight distance. Furthermore, negotiations with the adjacent property owner to the south on Champions Point to potentially shift the driveway further south were unsuccessful.

This development will primarily generate traffic from the residents in the subdivision, who will become very familiar and aware of the existing vertical sag curve on Champions Point when performing turning movements at the intersection.

Installing the advance warning signage on Champions Point combined with the low volumes, speeds, and motorist composition is expected to be appropriate to allow for the construction of the Proposed Entrance on Champions Point.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a site plan associated with a remodel of and expansion to the Casey's Convenience Store, 701 N. Campbell Station Road, .92 Acres, Zoned C-2 (CESO, Applicant)

INTRODUCTION AND BACKGROUND: Recently, the two Pilot convenience stores in Farragut were sold to Casey's. The new owner wishes to renovate the interior of each building, demolish the existing car washes, and construct an addition with some additional parking and reconstructed handicap parking spaces. At the Campbell Station Road location, the addition would be roughly 660 square feet. Bicycle parking, an ice storage container, and additional landscaping are also proposed. The total lot coverage will be unchanged.

DISCUSSION: As proposed, the building addition would match the existing building which is mostly EIFS with a metal mansard roof. The Commission will need to consider this since the existing building does not meet the Town's adopted Architectural Design Standards. The colors would also need to be within the adopted color palette. The outdoor sale and/or storage of merchandise and/or any other material would also have to comply with the requirements provided for in the Regional Commercial (C-2) Zoning District.

RECOMMENDATION: Included in the packet is the revised site plan set and building elevations along with a comment response letter addressing initial staff comments. Staff will make a recommendation based on whether the initial comments have been satisfactorily addressed.

June 6, 2022

Town of Farragut
Planning & Land Use
11408 Municipal Center Dr.
Farragut, TN 37934

RE: Casey's #4049
701 N Campbell Station Rd.
NCSR Site Plan Review / Comments
CESO #759828

To Whom It May Concern:

We are in receipt of your site plan review comments dated May 23rd, 2022, for the above-referenced project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses at your earliest opportunity.

A-201 Exterior Elevations (B/W)
--

- | | | |
|----|----------|--|
| 1. | Comment: | Please provide a color rendering of existing vs. proposed. A color and materials board will be needed for the Planning Commission meeting. |
|----|----------|--|

	Response:	<i>The material board will be provide at the planning Commission meeting</i>
--	------------------	---

- | | | |
|----|----------|--|
| 2. | Comment: | 3 - Exterior Elevation - Side View (Plan West); (E) ICE STORAGE

Please make sure there is at least 5 feet of clear sidewalk along building frontage. |
|----|----------|--|

	Response:	<i>There is at least 5 feet of unobstructed sidewalk along the store frontage. Ice storage is shown nearer to the building to achieve 5' requirement.</i>
--	------------------	--

- | | | |
|----|----------|--|
| 3. | Comment: | 4 - Exterior Elevation - Side View (Plan East); (E) CO2 TANKS

Address code requirements for these tanks and the contents.

Confirm resale cabinet location is compliance with NFPA 58 and IFC. |
|----|----------|--|

	Response:	<i>Code requirements have been addressed for these CO2 tanks. A fenced enclosure has been added to our plans. The Resale cabinet location is compliant with NFPA 58 and IFC.</i>
--	------------------	---

A-201 Exterior Elevations (Color)
--

- | | | |
|----|----------|---|
| 4. | Comment: | The directions of the elevations (north, south, east, west) are not correct. Please correct them. |
|----|----------|---|

Response: *The directions of the elevations have been corrected.*

-
5. Comment: 1 - Exterior Elevation - Front View (Plan South); (E) ICE STORAGE
- Please ensure that minimum sidewalk clearance/width (5') is maintained for all proposed outdoor sales/storage elements.
- Please also note that this location appears to conflict with the landscaping shown on the site plan.

Response: *The minimum sidewalk clearance/width (5') is maintain at all proposed outdoor sales/storage elements. The location of the ice storage will remain in its current location and the landscaping has been revised to match.*

C-001 Cover Sheet

6. Comment: Provide construction type and total size of new structure in sq ft.
- Response:** *Information has been included on revised cover sheet*

C-101 Overall Site Plan

7. Comment: An interior landscape island of at least 10 feet in width (inside of curb to inside of curb) where more than 15 parking spaces are proposed in a row.
- Response:** *An interior landscape Island has been added to the site plan.*

C-601 Civil Details

8. Comment: Criteria for Silt Fence Materials:
- The maximum spacing between posts shall be maximum spacing 6 ft.

Response: *Max. spacing has been revised on plans*

-
9. Comment: Where are the compost socks being proposed for use?

Response: *Compost socks are shown on sheet C-102 – Grading Plan around the pavement replacement in the ADA parking area.*

-
10. Comment: All EPSC measures should be designed, installed and maintained to meet or exceed the design standards in the TN Sediment & Erosion Control Handbook.

Response: *Acknowledged. All EPSC measures have been designed to meet the requirements.*

-
11. Comment: Please include detail for handicap parking and signage detail included with the site plan for the Kingston Pike location.

Response: *Addressed. Refer to detail #11 & #12 on sheet C-601.*

C-102 Civil Improvement Plan

12. Comment: Please provide a plan for all new plant material.

Response: *Addressed. Refer to sheet C-701.*

13.	Comment:	If Option 1 provides for enough parking, staff would not recommend adding additional parking. This could be used as a landscape area instead.
	Response:	<i>Provided parking exceeds required spaces based on option 1 and will provide enough parking to serve the site.</i>
14.	Comment:	Are these parking spaces as well?
	Response:	<i>Yes, the plans have been revised to provide clarity</i>
15.	Comment:	1. Provide building construction type.
		2. Provide building occupancy type.
	Response:	<i>Addressed. Refer to sheet C-001</i>
16.	Comment:	If the storage of any materials outside if envisioned, please show how this will be addressed to meet Town requirements.
	Response:	<i>Addressed. The ice machine location has been added to the site plans.</i>
17.	Comment:	Please include detail for handicap parking signage. Must include a fine amount per State law.
	Response:	<i>Addressed. Refer to sheet C-601.</i>
18.	Comment:	(14.) All EPSC measures must be cleaned out before exceeding 50% capacity.
	Response:	<i>Addressed. Refer to General Note #14 on sheet C-102.</i>
19.	Comment:	Please specify sequence of work, measures to prevent/clean up any sediment track out.
	Response:	<i>Addressed. Refer to added notes on sheet C-102.</i>
20.	Comment:	Please demonstrate compliance with the required square footage of landscaped area between the building and parking lot.
	Response:	<i>Addressed. Refer to sheet C-701.</i>
21.	Comment:	Please provide the required bicycle parking and include a detail (inverted u is most common).
	Response:	<i>Addressed. Refer to sheets C-102 and C-601.</i>
22.	Comment:	Please include the entire site to show the parking spaces being provided.
	Response:	<i>Addressed. Refer to sheet C-101.</i>
23.	Comment:	One new shade tree will be required per 2,500 square feet of new lot coverage. A landscape plan will be needed for new or replacement plant material.
	Response:	<i>Addressed. Refer to landscape calculations on sheet C-701.</i>
24.	Comment:	Note: Landscape plans must be submitted separately to the Town's Visual Resources Review Board for approval.
	Response:	<i>Acknowledged.</i>
25.	Comment:	Drainage Fee is based upon additional area of impervious surface (SF) X \$0.03.
	Response:	<i>No additional impervious area is proposed, refer to calculations on sheet C-102.</i>
26.	Comment:	Please provide irrevocable letter of credit for erosion control for \$5,000.
	Response:	<i>Irrevocable letter of credit for erosion control will be provided prior to permit issuance.</i>

27. Comment: It appears the area of impervious surface is being reduced with these improvements (please verify). If area is, in fact, increasing, please provide verification existing underground detention facilities are sufficient to meet all Town requirements, including treatment of first flush.

Response: ***Impervious area is being reduced as a result of these improvements. Refer to area calculations on sheet C-102.***

CSA-79 ALTA Survey Plat

28. Comment: Provide location of fire hydrants with current fire hydrant flow data.

Provide new fire flow calculations based on new building size. (IFC Appendix B & C). Include water main size at fire hydrant location.

Response: ***Addressed. Refer to sheet C-501.***

We greatly appreciate your partnership through your prompt review of these responses and for working with us and our client.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,



Jeffrey Lonchor
Project Manager
lonchor@cesoinc.com
(614) 942-3017

cc: Derek Wheatley - Casey's
Bradley Bork - CESO, Inc.

TOWN OF FARRAGUT, KNOX COUNTY, TENNESSEE
SITE IMPROVEMENTS
FOR
CASEY'S #4049
701 N CAMPBELL STATION ROAD
FARRAGUT, TENNESSEE



OWNER/DEVELOPER:
CASEY'S GENERAL STORES, INC.
ONE SE CONVENIENCE BLVD.
AINWY, IA 50021
PHONE: (515) 466-6402
CONTACT: DARREN MOGA

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43221
PHONE: (614) 343-3077
CONTACT: JEFF LONCHOR
EMAIL: LONCHOR@CESOINC.COM



VICINITY MAP
NO SCALE

FIRE HYDRANT DATA:

NAME: H228
ELEV: 99'
STATIC PRESSURE: 115 PSI
AVAILABLE FLOW: 1450 GPM @ 75 PSI
LOCATION: WEST OF INTERSECTION OF CAMPBELL LAKES DRIVE & N
CAMPBELL STATION ROAD

FIRE FLOW REQUIRED IS 1500 GPM, FLOW DURATION IS 2 HOURS.

CONSTRUCTION DATA:

CONSTRUCTION TYPE: V.B. GROUP M - MERCANTILE
BUILDING AREA: 3096 ± S.F.

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	ALTA LAND TITLE SURVEY NOTES
C-004	ALTA LAND TITLE SURVEY
C-101	OVERALL SITE PLAN
C-102	CIVIL IMPROVEMENT PLAN
C-801	FIRE FLOW DATA
C-801	CIVIL DETAILS
C-701	LANDSCAPE PLAN

BENCHMARKS	
ELEVATION*	DESCRIPTION
BM#1 959.74	CHISELED "X" IN THE CONCRETE

*VERTICAL DATUM: NAVD83
NOTE: REFER TO ALTA SURVEY, SHEET C-300 & C-301, FOR BENCHMARK LOCATIONS



REVISION DESCRIPTION
NO. DATE



CASEY'S GENERAL STORES

STORE #4049

701 N CAMPBELL STATION ROAD
FARRAGUT, KNOX COUNTY, TENNESSEE

COVER SHEET

NOT FOR CONSTRUCTION	
JOB NO.	DATE
759828	06-06-2022
DESIGN:	BY
RMA	BDT
CHECKED:	REH
REH	
SHEET NO.	
C-001	

\\PROJECT\CASEY'S CASEY'S REMODEL\PROJECTS\KNOX\701 N CAMPBELL\100-COVER\100-COVER SHEET DWG- 680027 145 PM

DEMOLITION NOTES

- [illegible]

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO COORDINATE ACCESS POINTS AND ELEVATIONS, REFER TO ARCHITECTURAL PLANS, FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, ENTRY RAMP, AND CANOPY.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
5. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
6. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
7. ACCESSIBILITY STANDARDS SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. ADA PARKING STALLS SHALL MEET ADA GRADE GUIDELINES. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADIES AT ACCESS POINTS, ACCESSIBLE ROUTES, AND EXISTING PARKING TO REMAIN TO DETERMINE COMPLIANCE WITH STANDARDS.
8. ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY THATCH OF GRASS IS ESTABLISHED.
9. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT OR FACE OF BUILDING, AS APPLICABLE, UNLESS OTHERWISE NOTED.
10. ALL CURB RADI ARE 5 FEET UNLESS OTHERWISE NOTED.
11. PROVIDE SIGNAGE AND STRIPING AS NOTED. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PAVEMENT MARKINGS ON ASPHALT SHALL BE WHITE. PAVEMENT MARKINGS ON CONCRETE SHALL BE YELLOW.
12. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
13. REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
14. REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
15. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION RECOMMENDATIONS AND PAVEMENT SECTIONS.
16. REFER TO ORIGINAL SURVEY PROVIDED BY MORRISON SHIPLEY.

GRADING NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT COMPLETELY. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 2. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL EMPLOY AT HIS EXPENSE A TOPOGRAPHIC SURVEYOR BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO MEET:
 4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
 6. ALL SPOT ELEVATIONS REFER TO FINISHED PAVED ELEVATIONS UNLESS OTHERWISE NOTED.
 7. ALL ADA ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE GRADED WITH A 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE RAMPWAYS SHALL BE GRADED WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE.
 8. MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
- COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
9. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
 11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO, OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
 12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
 13. ALL TPOSSIL MUST BE REMOVED BEFORE FINAL FILL IS PLACED.
 14. ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL, REPLACEMENT, REMEDIAL, EROSION & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOLOGICAL ENGINEER.
 15. ALL UNSHRADED AREAS, DISTURBED BY GRADING, OR OBTAINED SHALL RECEIVE 6" OF TPOSSIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL EROSION OR STRUCTURE DAMAGE. STABILIZATION FABRIC SHALL BE SEWN OR STAPLED TO THE UNDERLYING SOIL AND SHALL BE SECURED IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
 16. ALL STORM PPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
 17. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM PORTED MORTAR INVERT FROM INVERT N1 TO INVERT OUT.
 18. STORM PPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

MATERIAL		PIPE SPEC	JOINT SPEC	INSTALLATION	ACCEPTABLE AREAS OF USE
REINFORCED CONCRETE PIPE (RCP)	CLASS III, IV, V	ASTM C-76	ASTM C443	ASTM C1479	WITHIN 8" R/W COVER VARIES WITH PIPE CLASS
HIGH DENSITY POLY-ETHYLENE (HDPE)	SMOOTH-WALLED CORRUGATED ADS-N12 OR EQUAL	ASHTO M254 (TYPE S)	ASTM F477	ASTM D2321	ON SITE, 12" TO 60" DIA.
POLY VINYL CHLORIDE (PVC)	SOR S3	ASTM D3084	ASTM D3212	ASTM D2321	ON SITE, 4" TO 10"

19. ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITHIN PAVEMENT SHALL BE HEAVY DUTY.
20. ALL STORM DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL COUNTY AND TDDT STANDARDS.
21. ALL DOWNPOUT GRAB LINES OR ROOF LEADERS SHALL BE A MINIMUM 0.5% SLOPE, UNLESS OTHERWISE NOTED. CONNECT ALL DOWNPOUTS AND ROOF LEADERS TO THE STORM SEWER SYSTEM. REFER TO ARCHITECTURAL PLANS FOR DOWNPOUT AND ROOF LEADER LOCATIONS. PROVIDE POINT OF ENTRY AND FLOW DIRECTION.
22. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
23. THE STORM SEWER GRADE WILL BE SUCH THAT A MINIMUM COVER IS MAINTAINED TO WITHSTAND ASHES TO HS-25 LOADING ON THE PIPE. PROVIDE MINIMUM 2.0 FEET OF COVER FOR ALL STORM SEWERS UNLESS OTHERWISE NOTED.
24. WHEN A STORM SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 8 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCLOSURE OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
25. IF EXISTING FIELD TIES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/ OR TIED TO A STORM SEWER SYSTEM AS REQUIRED.

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL EXISTING UTILITIES WHICH COINCIDE WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.C.S.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.C.S.A.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
9. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
10. CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.

[illegible]

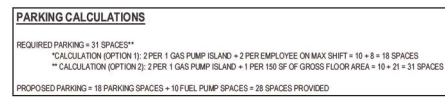
CASEY'S GENERAL STORES

STORE #4049

FARRAGUT KNOX COUNTY TENNESSEE

GENERAL
NOTES

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
06.06.2022	
JOB NO.:	759828
DESIGN:	BTD
DRAWN:	RMA
CHECKED:	REH
SHEET NO.	
C-002	



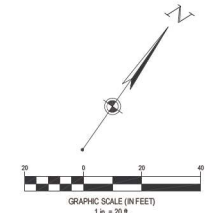
SITE LEGEND

EXISTING

REFER TO C-001 FOR EXISTING FEATURES LEGEND

PROPOSED

	SETBACK
	EASEMENT
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	LIMITS OF DISTURBANCE
	
	MAJOR CONTOUR
	MINOR CONTOUR



 BENCHMARKS		
	ELEVATION*	DESCRIPTION
BM #1	950.74	CHISELED "X" IN THE CONCRETE

* VERTICAL DATUM:
NOTE: REFER TO ALTA SURVEY, SHEET C-300 & C-301, FOR
BENCHMARK LOCATIONS

[illegible]

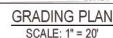
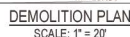
CASEY'S GENERAL STORES

STORE #4049

701 N CAMPBELL STATION ROAD
FARRAGUT, KNOX COUNTY, TENNESSEE

OVERALL SITE
PLAN

ISSUE	
NOT FOR CONSTRUCTION	
DATE	
06.06.2022	
JOB NO.:	759828
DESIGN:	BTD
DRAWN:	RMA
CHECKED:	BJH
SHEET NO.	
C-101	



1. PROTECT EXISTING BUILDING TO REMAIN, CONTRACTOR TO PROTECT IN PLACE.
2. PROTECT EXISTING CURB TO REMAIN.
3. PROTECT EXISTING UTILITY INFRASTRUCTURE TO REMAIN, CONTRACTOR TO PROTECT IN PLACE AND ADJUST TO PROPOSED GRADE AS NECESSARY.
4. PROTECT EXISTING SIDEWALK TO REMAIN.
5. SAW-CUT SIDEWALK, CURB, OR PAVEMENT TO FULL DEPTH.
6. EXISTING PAVEMENT / WALK / CURB TO BE REMOVED.
7. EXISTING LANDSCAPING TO BE REMOVED.
8. APPROXIMATE LOCATION OF TREE TO BE REMOVED, CONTRACTOR TO VERIFY LOCATION IN THE FIELD.
9. EXISTING SITE FEATURE TO BE REMOVED.
10. EXISTING UTILITY INFRASTRUCTURE TO BE REMOVED, CONTRACTOR TO COORDINATE WITH THE UTILITY COMPANY.
11. PROPOSED BUILDING ADDITION, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
12. PROPOSED PAVEMENT MARKINGS
13. PROPOSED ADA PARKING SPACE, CONTRACTOR TO ENSURE MINIMUM SLOPE IN ANY DIRECTION DOES NOT EXCEED .2% TO MEET ADA REQUIREMENTS, CONTRACTOR TO FIELD-VERIFY EXISTING GRADES IN AREA PRIOR TO CONSTRUCTION AND REPORT ANY ISSUES TO ENGINEER.
14. CONTRACTOR TO TIE-IN EXISTING ELEVATIONS AT LIMITS OF DISTURBANCE.
15. INSTALL NEW SHRUBS AS SHOWN, REFER TO LANDSCAPE PLAN ON SHEET C-710.
16. CASE'S TYPICAL BOLLARD, SEE DETAIL ON SHEET C-601.
17. CONTRACTOR SHALL EVALUATE CONNECTIONS TO EXISTING MANHOLE TO DETERMINE LOCATION OF CULLETS PIPE AND FORTIFY FIXINGS TO OWNER'S DESIGN.
18. CONTRACTOR SHALL EVALUATE EXISTING STRUCTURE AND DETERMINE IF IT IS IN ACCEPTABLE CONDITION TO REMAIN. IF STRUCTURE IS TO REMAIN, CONTRACTOR SHALL PROVIDE MEASUREMENTS AND PHOTOS OR EXISTING CONDITION. FIELD CASTING TO BE COMPLETED BY ENGINEERS, ALONG WITH SHOP DRAWING OF OPEN GRATE TYPE CASTING TO BE INSTALLED ON THE EXISTING STRUCTURE.
19. PROPOSED INVERTED BICYCLE RACK.
20. BUILDING DOWNPOUT.
21. ICE MACHINE

1. SUNDARY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY.
2. NO WORK SHALL BE PERFORMED OUTSIDE OF THE LIMITS OF DISTURBANCE.
3. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES/REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
4. PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OR UNDERGROUND UTILITIES.
5. ALL DIMENSIONS ARE FACE OF CURB, UNLESS OTHERWISE NOTED.
6. ALL ROAD SIZES MEASURED TO BE 9'0" FACE OF CURB UNLESS OTHERWISE NOTED.
7. DO NOT SCALE THIS DRAWING TO FIT A REPRODUCTION AND SUBJECT TO DISTORTION.
8. IN THE CASE OF A CONFLICT BETWEEN THIS DRAWING AND OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
9. EXISTING LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO PROTECT EXISTING LANDSCAPING DURING ENTIRETY OF PROJECT. CONTRACTOR SHALL REPAIR ANY LANDSCAPING DAMAGED DURING CONSTRUCTION.
10. CONTRACTOR TO MATCH EXISTING GRADES OF ALL CURBS, PAVEMENTS, AND SIDEWALKS ON-SITE AT THE PROJECT. CONTRACTOR TO ENSURE ADEQUATE DRAINAGE ACROSS ALL PAVEMENT AND LANDSCAPE AREAS.
11. CONTRACTOR TO PRESERVE EXISTING DRAINAGE PATTERNS.
12. SLOPES & SHOWN OFF OF LIMITS OF DISTURBANCE FOR CONTRACTOR TO ENSURE SLOPES & PLACEMENT WITHIN LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO ANY EROSION CONTROL MEASURES.
13. THE CONTRACTOR SHALL ENSURE THAT ALL PROPOSED ASPHALT PAVEMENT MATCHES EXISTING ASPHALT PAVEMENT ON SITE.
14. ALL EXCESS MEASURES MUST BE CLEARED OUT BEFORE ANY EROSION CONTROL CAPACITY.

1. NOTIFY CITY ENGINEER BEFORE WORK IS TO BEGIN.
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT FENCE, CONSTRUCTION DET. FILTER BARRIERS, CONCRETE BARRIQUADE.
3. SITE DEMOLITION AND CLEARING.
4. ROUGH GRADING. PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
5. BUILDING PAD.
6. CURB CONSTRUCTION.
7. FINE GRADING AND PAVEMENT SUBGRADE PREPARATION.
8. ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
9. FINAL SEEDING.

* CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

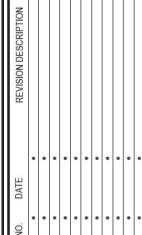
1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED AND MUST BE MONITORED AND ADJUSTED AS NECESSARY TO PREVENT ANY CHANGES TO THE SITE AT AN ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. CONTRACTOR SHALL MINIMIZE CLOSING AND OBSTRUCTION TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
3. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE MUD AND SOIL, THE CONTRACTOR SHALL STOP THE VEHICLES BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT ENTERS A PUBLIC ROAD.
4. RUBBER TIRMS, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. PAPER TRASH SHALL BE RECYCLED. TRASH LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
5. DUST CONTROL USING APPROVED MATERIALS MUST BE DISPERSED AT ALL TIMES. ALL MATERIALS SUCH AS ASPHALT AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
6. ALL MATERIALS SPILLED, DROPPED, BARRIED, OR TRACKED ONTO THE ROADWAYS OR THE SITE SHOULD BE REMOVED IMMEDIATELY.
7. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND BACKFILLING OF GRADES OR EROSION CONTROL MEASURES.

THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MATCH THE NEW PAVEMENT SECTIONS WITH THE EXISTING PAVEMENT SECTIONS IN-KIND INCLUDING THICKNESS AND MATERIALS.

TOTAL AREA = 40,057 SF (0.92 AC)
PRE IMPROVEMENT IMPERVIOUS AREA = 27,997 SF (69.9%)
POST IMPROVEMENT IMPERVIOUS AREA = 27,997 SF (69.9%)
INCREASE IN IMPERVIOUS AREA = 0 SF (0.0%)

* VERTICAL DATUM: NAVD88
NOTE: REFER TO ALTA SURVEY, SHEET C-300 & C-301, FOR
BENCHMARK LOCATIONS



CASEY'S GENERAL STORES

STORE #4049

701 N CAMPBELL STATION ROAD

CIVIL
IMPROVEMENT
PLAN

ISSUE:
NOT FOR CONSTRUCTION

DATE: 06-08-2000

06.06.2022	
JOB NO.:	7599

JOB NO.:	7390
DESIGN:	BT

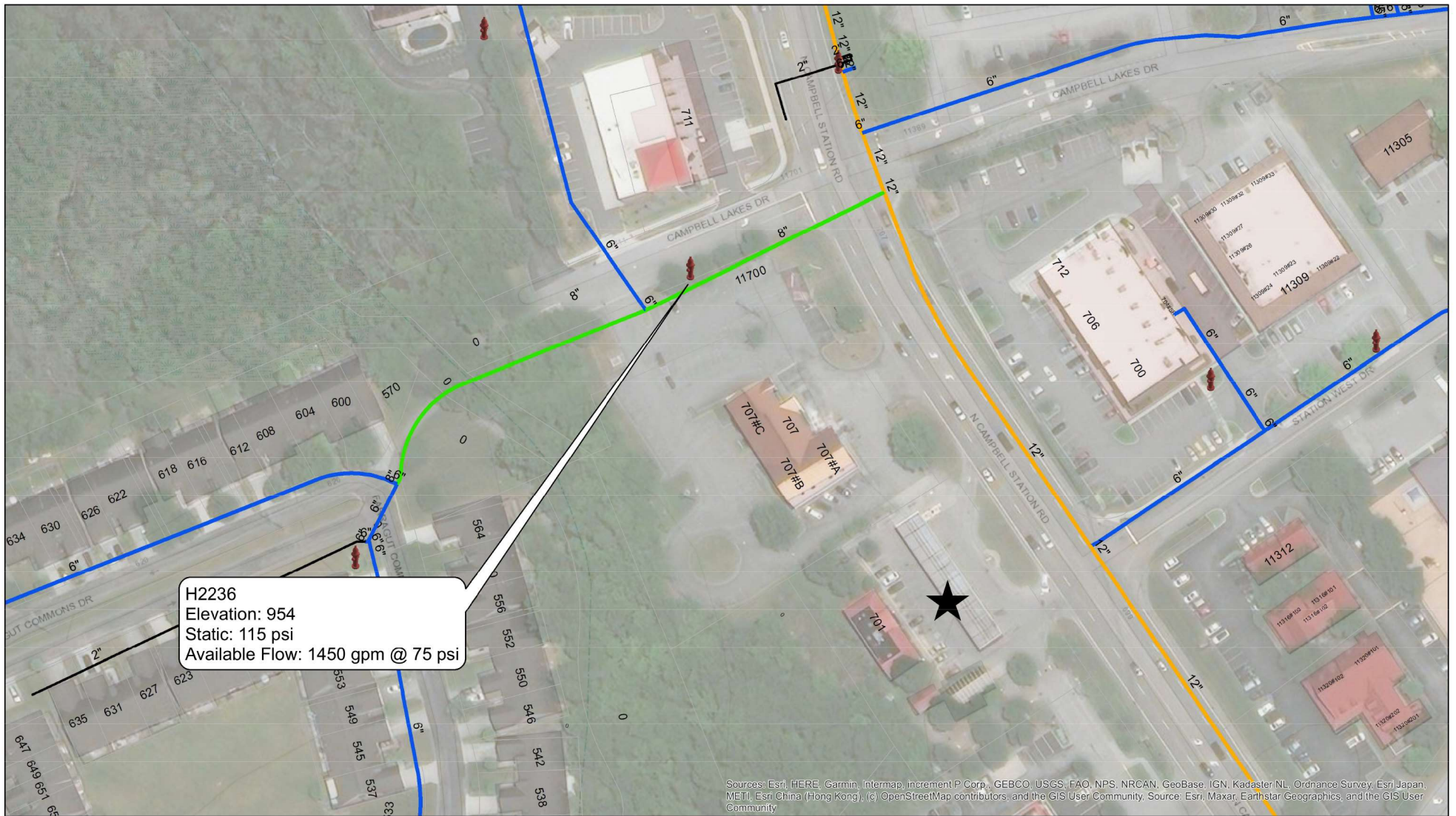
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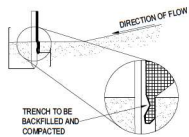
SHEET NO.
C 103

C-102

0420 SITE IMPROVEMENT PLANNING - 062202



701 N Campbell Station Available Flow
06-01-2022



NOTES:

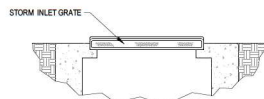
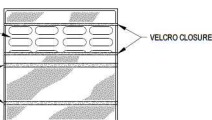
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPOUSLE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SHOALS OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPOUSLE SO THAT THE ENDS ARE AT A HIGHER ELEVATION. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
4. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPOUSLE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
5. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
6. THE SILT FENCE SHALL BE PLACED IN A TRENCH OUT A MINIMUM 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICES WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.
7. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT THE 6 INCHES OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 IN. DEEP TRENCH. THE TRENCH SHALL BE BACKILLED AND COMPACTED. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRYING INTO THE GROUND.
8. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONLY ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
 - 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED;
 - 2) ACCUMULATED SEDIMENT SHALL BE REMOVED; OR
 - 3) OTHER PRACTICES SHALL BE INSTALLED.

SPECIFICATIONS FOR SILT FENCE

FABRIC PROPERTIES	VALUES	TEST METHODS
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D-1682
MULEN BURST STRENGTH	190 PSI MINIMUM	ASTM D-3786
SLURRY FLOW RATE	0.3 GAL/MIN/FT. MAX.	
EQUIVALENT OPENING SIZE	40-60	US STD. SIEVE CW 0215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM-G 26

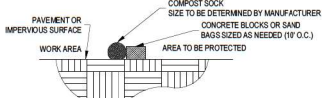
CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 30 INCHES LONG. WOOD POSTS WILL BE 2 IN. X 2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 6 FT.
2. SILT FENCE FABRIC (SEE CHART BELOW)



NOTE:
INLET PROTECTION SHALL BE DANDY BAG OR APPROVED OTHER.

5 INLET PROTECTION



NOTES:

1. ALL MATERIAL TO MEET SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

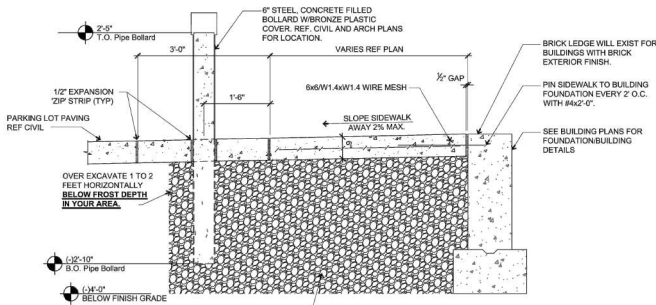
6 COMPOST SOCK ON PAVEMENT

Not to Scale

NOTES:

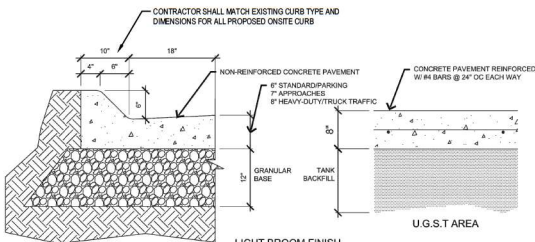
1. BIKE RACKS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
2. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL BY THE TOWN AND/OR COUNTY.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.

NOT TO SCALE



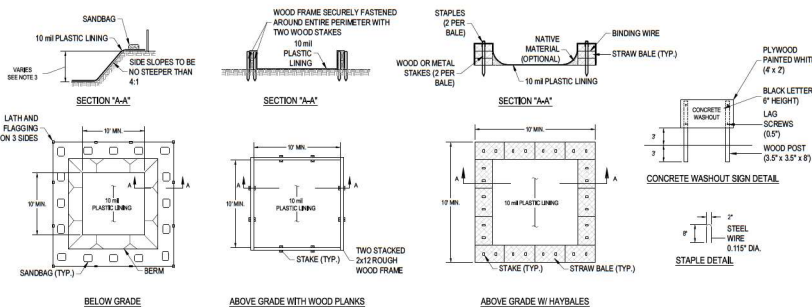
1 TYPICAL BUILDING SIDEWALK AND BOLLARD

3/4" = 1'-0"



2 CONCRETE PAVING AND CURB

Not to Scale

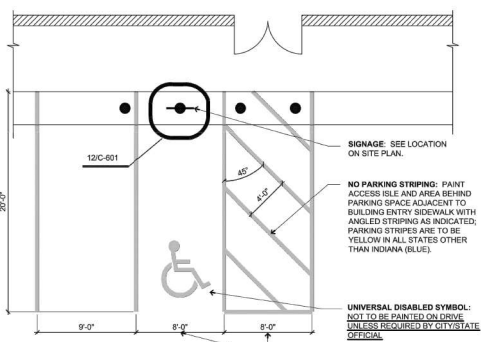


3 PAVING SAW-CUT

Not to Scale

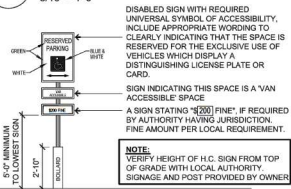
7 SILT FENCE

Not to Scale



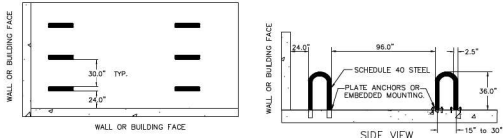
11 ADA PARKING SPACES

3/16" = 1'-0"



12 ADA PARKING SIGN

1/4" = 1'-0"



PLAN VIEW
APPROVED DATE: 02/20/22

INVERTED "U" RACK FOR
BICYCLE PARKING

NOT TO SCALE

4 CONCRETE WASHOUT

Not to Scale

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.



REVISION DESCRIPTION

NO. DATE



CASEY'S GENERAL STORES

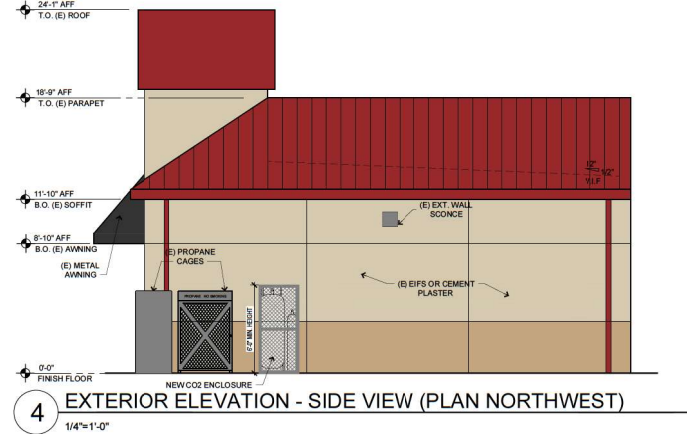
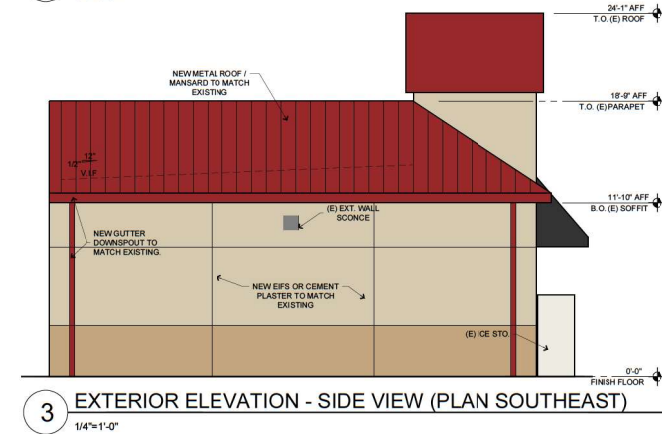
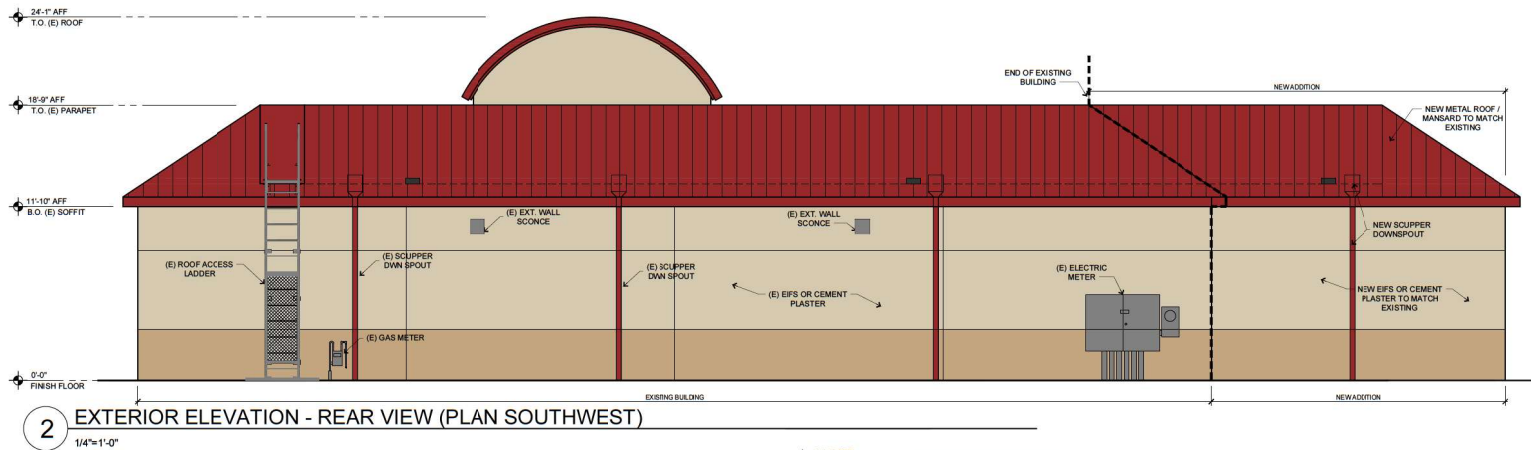
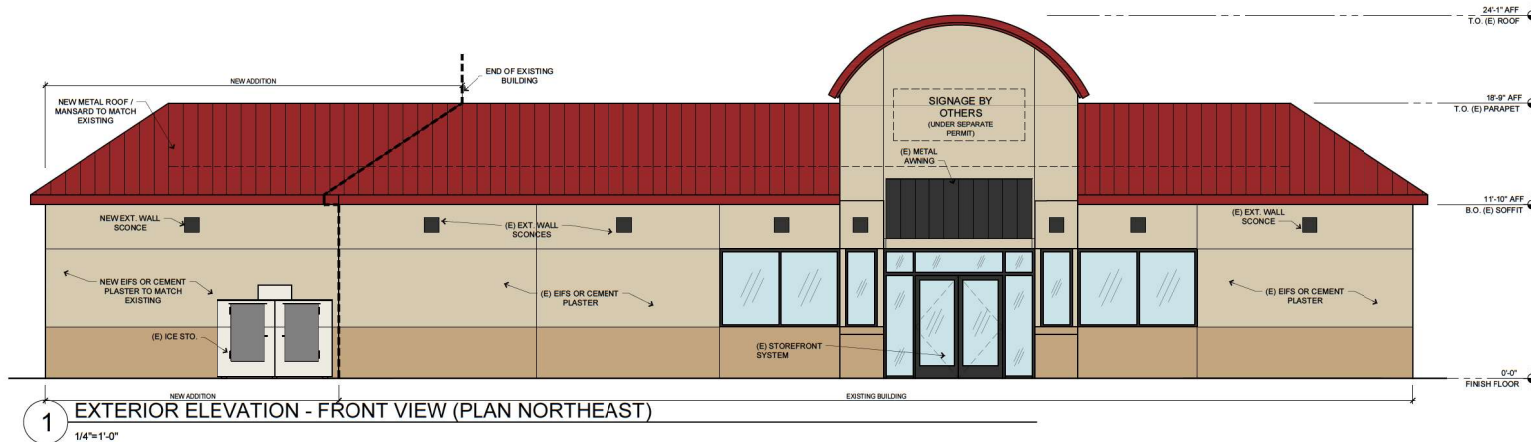
STORE #4049

701 N CAMPBELL STATION ROAD
PARRISBURG, INDIANA COUNTY, TENNESSEE

CIVIL DETAILS

ISSUE	NOT FOR CONSTRUCTION
DATE	06/06/2022
JOB NO.	759828
DESIGN	8TD
DRAWN	RMA
CHECKED	REH
SHEET NO.	C-601

PROJECT: CASEY'S, CASEY'S REMODEL, 701 CAMPBELL STATION ROAD, PARRISBURG, INDIANA COUNTY, TENNESSEE. DETAILS: CIVIL - 06/06/2022 1:03 PM



General Notes

- REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
- RELATED DRAWING SHEETS REFER TO THE FOLLOWING:
 - AL-101: FOR BUILDING LOCATION ON SITE
 - AL-601: FOR INFORMATION RELATING TO SIGNAGE
 - A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
 - A-121: ROOF PLAN/ROOF TOP EQUIPMENT
 - A-601: DOOR & WINDOW SCHEDULES AND NOTES
 - S-101: FOOTINGS AND FOUNDATIONS
 - S-102: ROOF TRUSSES

Legend

(E) = Existing

CESO WWW.CESOBUILDING.COM 1000 PERRY DR. SUITE 100, KNOXVILLE, TN 37921 PHONE: (615) 525-8800 FAX: (615) 525-8802		SHOWN FOR REFERENCE ONLY	
CASEY'S CONSTRUCTION DIVISION One Commerce Blvd., P.O. Box 3001, Artery, IN 50201 515-956-6150			
#4049 - Knoxville, TN 701 N. Campbell Station Rd. Knoxville, TN 37154 ACQUISITION - PILOTS		DATE: 06/XX/22 DRAWN BY: [Signature] CHECKED BY: [Signature] CONSTRUCTION DIVISION	
DESIGNED BY: Derek Wheatley		EXTerior ELEVATIONS A-201	

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a site plan associated with a remodel of and expansion to the Casey's Convenience Store, 13061 Kingston Pike, 1.27 Acres, Zoned C-1 (CESO, Applicant)

INTRODUCTION AND BACKGROUND: Similar to the Campbell Station Road location, Casey's is also requesting the same general scope of work at their Kingston Pike location at the eastern intersection with N. Watt Road. In the case of this location, the building addition is almost 1,400 square feet. The lot coverage is also increasing by approximately 1,350 square feet but it still below the 70% maximum permitted.

DISCUSSION: As proposed, the building addition would match the existing building which is mostly EIFS with a flat aluminum roof. The Commission will need to consider this since the existing building does not meet the Town's adopted Architectural Design Standards. The colors would also need to be within the adopted color palette. The outdoor sale and/or storage of merchandise and/or any other material would also have to comply with the requirements provided for in the General Commercial (C-1) Zoning District.

RECOMMENDATION: Included in the packet is the revised site plan set and building elevations along with a comment response letter addressing initial staff comments. Staff will make a recommendation based on whether the initial comments have been satisfactorily addressed.

June 6, 2022

Town of Farragut
Planning & Land Use
11408 Municipal Center Dr.
Farragut, TN 37934

RE: Casey's #4037 - Knoxville, TN
13061 Kingston Pike
Site Plan Review / Comments
CESO #759807

To Whom It May Concern:

We are in receipt of your site plan review comments dated May 23rd, 2022, for the above-referenced project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses at your earliest opportunity.

A-201 Plan Notes - (refer to Exterior Elevations Rendering)

- | | | |
|----|-----------|---|
| 1. | Comment: | Confirm resale cabinet location is compliant with NFPA 58 and IFC. |
| | Response: | <i>The Resale cabinet location is compliant with NFPA 58 and IFC.</i> |
| 2. | Comment: | Please ensure that there is at least 5 feet of unobstructed sidewalk along store frontage. |
| | Response: | <i>There is at least 5 feet of unobstructed sidewalk along the store frontage. Ice storage shown nearer to the building to achieve 5' requirement.</i> |
| 3. | Comment: | Address the code requirements for these tanks and the contents. |
| | Response: | <i>Code requirements have been addressed for these CO2 tanks. A fenced enclosure has been added to our plans.</i> |

C-001 Cover Sheet

- | | | |
|----|-----------|--|
| 4. | Comment: | These sheets are not included in the plan set. Please include existing conditions survey. |
| | Response: | <i>Sheets have been included in this resubmittal</i> |
| 5. | Comment: | Provide construction type and total sq ft of building. Provide calculated fire flow using appendix B & C of the IFC. |
| | Response: | <i>Information has been included on Cover Sheet</i> |

C-002 General Notes

- | | | |
|----|-----------|--|
| 6. | Comment: | Please provide irrevocable letter of credit for erosion control for \$5,000. |
| | Response: | <i>A letter of credit will be provided under a separate letter</i> |
| 7. | Comment: | The area of impervious surface is being increased only slightly (1357 SF) with these improvements. Please provide verification existing detention facilities are sufficient to meet all Town requirements, including treatment of first flush. |
| | Response: | <i>Calculations will be provided in a later submittal</i> |
| 8. | Comment: | Please submit Drainage Fee of \$40. |

Response: *The drainage Fee will be paid once the amount of impervious surface is confirmed.*

C-101 Overall Site Plan

9. Comment: If Option 1 provides enough parking, staff would not recommend adding more parking. This area could be landscaped instead.

Response: *Provided parking exceeds required spaces based on option 1 and will provide enough parking to serve the site.*

C-102 Civil Improvement Plan

10. Comment: Please specify sequence of work, measures to prevent/clean up any sediment track out. Inlet protection will be needed for inlet just west of detention basin.

Response: *Addressed. Refer to added notes on sheet C-102.*

11. Comment: Please show all provided parking spaces.

Response: *Addressed. Refer to sheet C-101.*

12. Comment: This limits planting. Could this be flipped and used for parking space?

Response: *The plans have been revised to remove the underground structure that is no longer needed and this area is now used for landscaping.*

13. Comment: A landscape plan will be needed for the new or replacement landscaping.

Response: *Addressed. Refer to sheet C-701*

14. Comment: Provide the construction type for the building. Identify the occupancy type for the building.

Response: *Addressed. Refer to sheet C-001.*

15. Comment: Does the existing detention basin have the capacity for the extra stormwater runoff that will be generated? I assume it does since the increase in impervious area is relatively minimal, but just want to be sure.

Response: *Storm detention calculations will be provided in a later submittal.*

16. Comment: Please provide require bicycle parking.

Response: *Addressed. Refer to sheets C-102 and C-601.*

17. Comment: Please address where handicap parking will be located.

Response: *Addressed. Refer to sheet C-102.*

18. Comment: One shade tree is required for every 2,500 sq ft of new lot coverage.

Response: *Addressed. Refer to sheet C-701.*

19. Comment: Please demonstrate compliance with the square footage of landscaped area between the building and parking lot.

Response: *Addressed. Refer to sheet C-701.*

20. Comment: Note: Landscape plan will need to be submitted separately to the Town's Visual Resource Review Board for approval.

Response: *Acknowledged.*

21. Comment: Provide location of existing fire hydrants used to satisfy calculated fire flow for new structure size. Additionally include water main size.

Response: *Addressed. Refer to sheet C-501.*

22. Comment: If any outdoor storage or display of materials is envisioned, please provide for this in accordance with the requirements of the C-1 district.

Response: *Acknowledged. Ice machine location has been added to sheet C-102.*

We greatly appreciate your partnership through your prompt review of these responses and for working with us and our client, Casey's, on this project.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, reading "Jeffrey Lonchor".

Jeffrey Lonchor
Project Manager
lonchor@cesoinc.com
(614) 942-3017

cc: Ryan Stevens - Casey's
Bradley Bork - CESO, Inc.

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	ALTA LAND TITLE SURVEY NOTES
C-004	ALTA LAND TITLE SURVEY
C-101	OVERALL SITE PLAN
C-102	CIVIL IMPROVEMENT PLAN
C-501	PHOTOMETRIC PLAN
C-502	PIRE FLOW DATA
C-601	CIVIL DETAILS
C-701	LANDSCAPE PLAN

See page 1 of 2 for TIC Description, notes Seal & Signature



DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS STRUCTURES, PAVES, WALLS, FENCES, FOUNDATIONS, DRIVING CURBS, DRIVEWAYS, ETC. PRIOR THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED SUBGRADE. SPECIAL CARE MUST BE TAKEN TO PROTECT ADJACENT EXISTING UTILITIES. IF UNCOMMON UTILITIES ARE FOUND ON SITE, THE CONTRACTOR SHALL CONTACT THE OWNER AND UTILITY COMPANY PRIOR TO REMOVAL. ALL FACILITIES SHALL BE PLUGGED, ANCHORED, OR REMOVED PER STATE AND LOCAL REQUIREMENTS.
- FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS TO BE REMOVED SHALL BE DISPOSED OFF SITE AND AT THE COST OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER ASPH REQUIREMENTS AT ALL TIMES.
- PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
- CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL ACCEPT NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL EXISTING CITY-OWNED OR PRIVATE PROPERTY DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT AN ADDITIONAL COST.
- CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION DESIGN MANUALS AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SAW CUT LINE PROVIDED FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC., CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING SAME TO ORIGINAL CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH USING CURE TO CUT NEAT, STRAIGHT LINES, CUT AT EXISTING JOINTS WHERE POSSIBLE.
- THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A VISUAL VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITY SPECIFICATIONS FOR BUT NOT LIMITED TO, UTILITIES, SIDEWALKS, POLES, AND OTHER STRUCTURES. INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
- THE CONTRACTOR SHALL RATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST ENSURE COMPLIANCE WITH THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL COSTS FOR INSPECTIONS AND OTHER TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO COORDINATE ACCESS POINTS AND ELEVATIONS, REFER TO ARCHITECTURAL PLANS, FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, ENTRY RAMP, AND CANOPY.
4. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES SPECIFICATIONS FOR NOT ONLY LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
5. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
6. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
7. ACCESSIBILITY STANDARDS SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. ADA PARKING STALLS SHALL MEET ADA GRADE GUIDELINES. CONTRACTOR SHALL FILL IN ALL EXISTING GRASSES AT ACCESS POINTS, ACCESSIBLE ROUTES, AND EXISTING PARKING TO REMAIN TO DETERMINE COMPLIANCE WITH STANDARDS.
8. ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MUCH AND WATER UNTIL A HEALTHY THATCH OF GRASS IS ESTABLISHED.
9. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT OR FACE OF BUILDING, AS APPLICABLE, UNLESS OTHERWISE NOTED.
10. ALL CURB RADI ARE 5 FEET UNLESS OTHERWISE NOTED.
11. PROVIDE SIGNAGE AND STRIPING AS NOTED. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PAVEMENT MARKINGS ON ASPHALT SHALL BE WHITE. PAVEMENT MARKINGS ON CONCRETE SHALL BE YELLOW.
12. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
13. REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
14. REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
15. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION, RECOMMENDATIONS AND PAVEMENT SECTIONS.
16. REFER TO ORIGINAL SURVEY PROVIDED BY MORRISON SHIPLEY.

GRADING NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON BEING EXACT. ONLY THE CONTRACTOR SHALL MAKE THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO CONFIRM EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THESE PLANS WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
6. ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
7. ALL ADA ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE GRADED WITH A 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE ROUTES SHALL BE GRADED WITH A 2.0% MAXIMUM CROSS SLOPE AND 5.0% MAXIMUM RUNNING SLOPE.
8. MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
9. COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
10. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL, TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
12. CONTRACTOR SHALL ASSUME POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
13. ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
14. NET, OR OTHERWISE UNSUITABLE SOLIDS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CURING) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
15. ALL UNSUITABLE AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER AND SLOPE WITH LOW NUTRIENT GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
16. ALL STORM PILE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
17. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM Poured MORTAR INVERT FROM INVERT IN TO INVERT OUT.

MATERIAL		PIPE SPEC	JOINT SPEC	INSTALLATION	ACCEPTABLE AREAS OF USE
REINFORCED CONCRETE PIPE (RCP)	CLASS III, IV, V	ASTM C-76	ASTM C443	ASTM C1479	WITHIN 8" R/W COVER VARIES WITH PIPE CLASS
HIGH DENSITY POLY-ETHYLENE (HDPE)	SMOOTH-WALLED CORRUGATED ADS-N12 OR EQUAL	ASHTO M254 (TYPE S)	ASTM F477	ASTM D2321	ON SITE, 12" TO 60" DIA.
POLY VINYL CHLORIDE (PVC)	SOR S3	ASTM D3084	ASTM D3212	ASTM D2321	ON SITE, 4" TO 10"

19. ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITH PAVEMENT SHALL BE HEAVY DUTY.
20. ALL STORM DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, COUNTY AND TOWN STANDARDS.
21. ALL DOWNSPOUT DRAIN LINES OR ROOF LEADERS SHALL HAVE A 1/4" MINIMUM SLOPE, UNLESS OTHERWISE NOTED. CONNECT ALL DOWNSPOUTS AND ROOF LEADERS TO THE STORM SEWER SYSTEM. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT AND ROOF LEADER LOCATIONS. PROVIDE DOWNSPOUT DRAINAGE AND ROOF LEADER DRAINAGE AS REQUIRED.
22. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
23. THE STORM SEWER GRADE WILL BE SUCH THAT A MINIMUM COVER IS MAINTAINED TO WITHSTAND ASHTO HS-20 LOADING ON THE PIPE. PROVIDE MINIMUM 2' DEPTH OF COVER FOR ALL STORM SEWERS UNLESS OTHERWISE NOTED.
24. WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 8" INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10' FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
25. IF EXISTING FLOOR TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NECESSARY.

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF P.O.S.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR A-SHA-1.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8. UNDERGROUND LINES SHALL BE INSTALLED, INSULATED AND PROTECTED BEFORE BACKFILLING.
9. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
10. CLEAN OUTF AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.

[illegible]

CASEY'S GENERAL STORES

STORE #4037

13061 KINGSTON PIKE
FARRAGUT KNOX COUNTY TN

GENERAL NOTES

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
06.06.2022	
JOB NO.:	759807
DESIGN:	RMA
DRAWN:	RMA
CHECKED:	REH
SHEET NO.	
C-002	



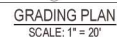
1. BOUNDARY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY
2. NO WORK SHALL BE PERFORMED OUTSIDE OF THE LIMITS OF DISTURBANCE.
3. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES AND REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
4. PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.
5. ALL DIMENSIONS ARE FACE OF CURB, UNLESS OTHERWISE NOTED.
6. ALL RADIi ARE MEASURED TO BE 9" TO FACE OF CURB, UNLESS OTHERWISE NOTED.
7. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.

8. IN THE CASE OF A CONFLICT BETWEEN THIS DRAWING AND OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
9. EXISTING LANDSCAPING TO REMAIN. CONTRACTOR TO PROTECT EXISTING LANDSCAPING DURING ENTIRETY OF CONSTRUCTION. CONTRACTOR SHALL REPLACE ANY LANDSCAPING DAMAGED DURING CONSTRUCTION.
10. CONTRACTOR TO MATCH EXISTING GRADES OF ALL CURBS, PAVEMENTS, AND SIDEWALKS ON-SITE. CONTRACTOR TO ENSURE ADEQUATE DRAINAGE ACROSS ALL PAVEMENT AND LANDSCAPE AREAS.
11. CONTRACTOR TO PRESERVE EXISTING DRAINAGE PATTERNS.
12. EXISTING LIGHT POLES, BASES, AND FIXTURES ARE TO BE RETROFITTED. REFER TO SHEET C-501 PHOTOMETRIC PLAN.

THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MATCH THE NEW PAVEMENT SECTIONS WITH THE EXISTING PAVEMENT SECTIONS IN-KIND INCLUDING THICKNESS AND MATERIALS.

MATCH THE NEW PAVEMENT SECTIONS WITH THE EXISTING PAVEMENT SECTIONS IN-KIND INCLUDING THICKNESS AND MATERIALS.



1.	PROTECT EXISTING BUILDING TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.	11.	PROPOSED PAVEMENT MARKINGS.
2.	PROTECT EXISTING CURB TO REMAIN.	12.	PROPOSED ADA SIGNAGE, REFER TO CIVIL DETAILS.
3.	PROTECT EXISTING UTILITY UNSTRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE AND ADJUST TO PROPOSED GRADE AS NECESSARY.	13.	CASEY'S TYPICAL BOLLARD. SEE DETAIL IN SHEET C-601.
4.	PROTECT EXISTING SIDEWALK TO REMAIN.	14.	CONTRACTOR TO INSTALL RISER RINGS TO RAISE RAMP TO PROPOSED GRADE.
5.	SAW-CUT SIDEWALK, CURB, OR PAVEMENT TO FULL DEPTH.	15.	CONTRACTOR TO ENSURE MAXIMUM SLOPE IN ANY DIRECTION DOES NOT EXCEED 2% TO MEET ADA REQUIREMENTS.
6.	EXISTING PAVEMENT / WALK / CURB TO BE REMOVED.	16.	CONTRACTOR TO FIELD VERIFY PAVEMENT ELEVATIONS IN AREA PRIOR TO CONSTRUCTION AND REPORT ANY ISSUES TO ENGINEER.
7.	EXISTING UTILITY UNSTRUCTURE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH COMPANY.	17.	CONTRACTOR TO TIE-IN TO EXISTING GRASSES AT LIMITS OF DISTURBANCE.
8.	EXISTING LANDSCAPING TO BE REMOVED AND REPLACED IN KIND. REFER TO LANDSCAPE PLAN C-701.	18.	ICE MACHINE.
9.	REMOVE EXISTING GREASE TRAP AND CONNECTIONS.	19.	PROPOSED LOCATION OF BICYCLE INVERTED U PAVING AND CONCRETE WALK.
10.	PROPOSED 1:361 SF BUILDING ADDITION. REFER TO ARCHITECTURAL PLANS FOR DETAILS.		

1. NOTIFY LOCAL JURISDICTION BEFORE WORK IS TO BEGIN.
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING SALT FENCE, CONSTRUCTION EFT, FILTERING CONCRETE WASHOUT.
3. SITE DEMOLITION AND CLEARING.
4. ROUGH GRADING, PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
5. BUILDING PAD.
6. CURB CONSTRUCTION.
7. FINE GRADING AND PAVEMENT SUBGRADE PREPARATION.
8. ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
9. FINAL SEEDING.

* CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

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3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE REQUIRED TO PREVENT POLLUTANTS FROM ENTERING THE WATERWAY. ANY CHANGES TO THE SWPPP TO ADDITIONAL CONTROLS TO WORKER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CLEARING AND DISTURBANCE TO THE SHORELAND TO THE MINIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
5. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXT OUT DOES NOT SUFFICIENTLY REMOVE MOST OF THE SEDIMENT, THE CONTRACTOR SHALL BE REQUIRED TO STOP AND BEFORE VEHICLES ENTER A PUBLIC ROAD, PROVISIONS MUST BE MADE TO INTERCEPT THE ROAD AND TRAP THE SEDIMENT AND PREVENT IT FROM ENTERING THE WATERWAY.
6. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS OR TRUCKS AND BE REMOVED FROM THE CONSTRUCTION SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
7. DUST CONTROL, USING APPROVED MATERIALS MUST BE MAINTAINED AT ALL TIMES. ALL MATERIALS SUCH AS ASPHALT OR OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
8. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM WATERSHED MUST BE REMOVED IMMEDIATELY.
9. THIS CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES REQUIRING REPAIRS FOR UTILITY OR CANTONMENT AND REPAIRS TO THE ASPHALT OR GRAVEL SURFACES OF THE ROADWAYS.



TOTAL AREA = 55,529 SF (1.27 AC)
PRE IMPROVEMENT IMPERVIOUS AREA = 37,069 SF (66.8%)
POST IMPROVEMENT IMPERVIOUS AREA = 38,426 SF (69.2%)
INCREASE IN IMPERVIOUS AREA = 1,357 SF (2.4%)



CASEY'S GENERAL STORES

STORE #4037

3061 KINGSTON PIKE
LAGUIT KNOX COUNTY

CIVIL
IMPROVEMENT
PLAN

ISSUE:
NOT FOR CONSTRUCTION
DATE:

JOB NO.:	759807
DESIGN:	RMA
DRAWN:	RMA
CHECKED:	REH

SHEET NO.
C-102



LUMINAIRE LOCATION SUMMARY		
LUM. NO.	LABEL	MTG. HT.
1	A	17
2	A	17
3	A	17
4	A	17
5	A	17
6	A	17
7	B	17
8	B	17
9	C	16
10	C	16
11	C	16
12	C	16
13	C	16
14	C	16
15	C	16
16	C	16
17	C	16
18	C	16
19	C	16
20	C	16
21	C	16
22	C	16
23	C	16
24	C	16
25	C	16
26	C	16
27	C	16
28	C	16
29	C	16
30	C	16
31	C	16
32	C	16
33	D	12
34	D	12

NOTES:
- ALL AREA LIGHTS ARE MOUNTED ON EXISTING POLES.

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER
	6	A	SINGLE	7998	1.030	B1-U0-G2	134	804	CREE, INC.
	2	B	SINGLE	9549	1.030	B1-U0-G2	134	268	CREE, INC.
	24	C	SINGLE	14015	1.020	B3-U0-G1	86	2064	CREE, INC.
	2	D	SINGLE	8739	1.030	B2-U0-G2	100	200	CREE, INC.

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES				
LABEL	AVG	MAX	MIN	AVG/MIN
PAVED AREA	4.41	32.9	0.5	8.82
UNDEFINED AREA	0.44	17.1	0.0	N.A.
UNDER CANOPY	47.74	71	4	11.94

CATALOG LOGIC	
ARE-EDG-3MB-DA-06-E-UL-XX-700-57K	
ARE-EDG-4MB-DA-06-E-UL-XX-700-57K	
CPY250-C-13L-57K7-F-UL-DM-XX	
SEC-EDG-3M-WM-06-E-UL-XX-525-57K	

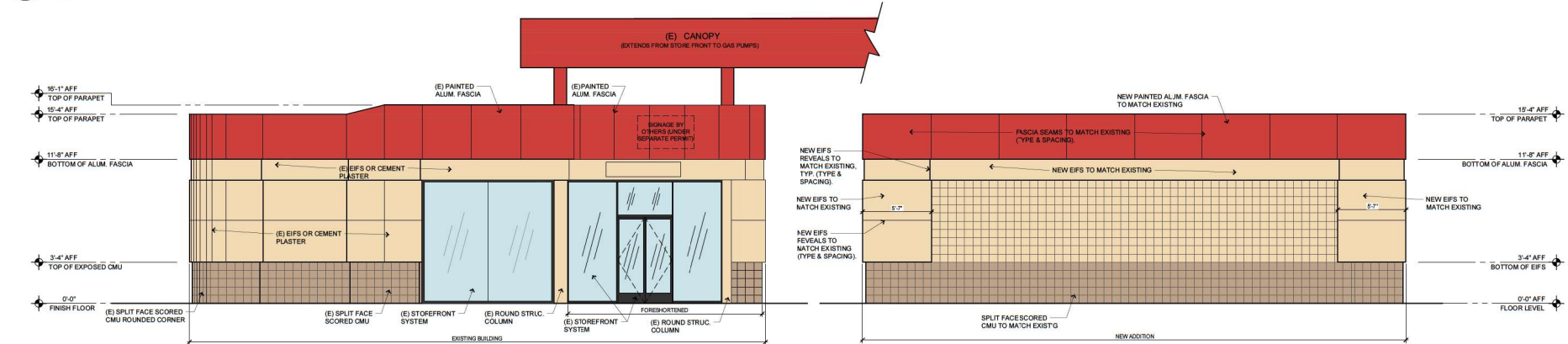
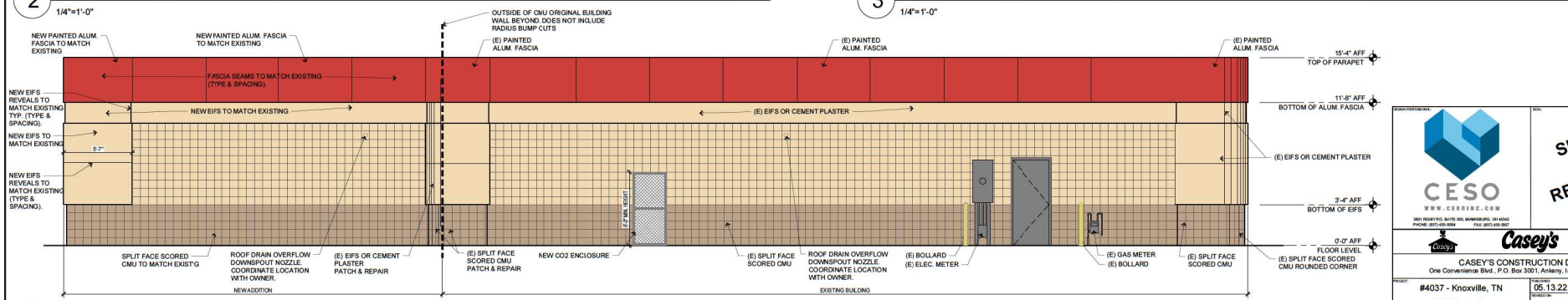


13061 Kingston Pike Available Flow
06-01-2022

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES

2. **RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:**
A-101: FLOOR PLAN
A-121: ROOF PLAN
A-301: WALL SECTIONS
A-601: DOOR & ROOM FINISH SCHEDULES
S-101: FOUNDATION PLAN
S-102: ROOF FRAMING PLAN

(E) = EXISTING

$$1/4'' = 1' - 0''$$

$$1/4" = 1'-0"$$

$$1/4"=1'-0"$$


SHOWN
FOR
REFERENCE
ONLY

Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: **#4037 - Knoxville, TN**
13061 Kingston Pike
Farragut, TN 37932
ACQUISITION - PILOTS

DRAWING INFORMATION	
CESO PROJECT NO.: 759807	
DRAWN BY: CESO, Inc.	CHECKED BY: CESO, Inc.

EXTERIOR ELEVATIONS

A-201