



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

December 21, 2023

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 – November 16, 2023**
- 3. Discussion and public hearing on approval of project plans for mid-block pedestrian crossings on Grigsby Chapel Road and McFee Road**
- 4. Discussion and public hearing on a site plan for Dunkin Farragut, 13038 Kingston Pike, 1 Acre, Zoned C-1 (Urban Engineering, Inc., Applicant)**
- 5. Discussion and public hearing on a request to amend the Future Land Use Map in the Comprehensive Land Use Plan Update for the property located at 209 N. Watt Road from Parks and Recreation to Commercial (Debra Wilkerson, Applicant)**
- 6. Discussion and public hearing on a request to rezone the property located at 209 N. Watt Road from R-1 to C-1, 1.70 Acres (Debra Wilkerson, Applicant)**
- 7. Request for approval for the installation of 1,026 linear feet of two-inch gas line along a portion of Kingston Pike and Federal Boulevard for KUB (KUB, Applicant)**
- 8. Request for approval for the installation of new fiber optic lines for Charter/Spectrum in the Cove at Turkey Creek Subdivision (Global Communications, Applicant)**
- 9. Request for approval for the installation of new fiber optic lines for Charter/Spectrum along Iron Plow Drive and Wagon Hitch Road in the Grove at Boyd Station Subdivision (Global Communications, Applicant)**
- 10. Request for approval for the installation of a three-inch low-pressure sewer line along a portion of the west side of Boring Road for purposes of providing sewer service to the residents at 140 and 152 Boring Road (First Utility District, Applicant)**

**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



11. Discussion and public hearing on approval for a final plat for Phase 1, Unit 3 of the Grove at Boyd Station Subdivision, 25.73 Acres, 46 Lots (Lynch Surveys, Applicant)

12. Approval of utilities

13. Citizen forum

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**

November 16, 2023

MEMBERS PRESENT

Scott Russ, Chairman
Shannon Preston, Secretary
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Jon Greene
Ron Pinchok
Noah Myers
Leo Davis, Youth Representative

MEMBERS ABSENT

Ed St. Clair, Vice Chairman
Jeff Devlin

Staff Representative: Mark Shipley, Community Development Director

1. Approval of agenda

The staff recommended that the agenda be amended to remove Items 6 and 10.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

2. Approval of minutes – October 19, 2023

The staff recommended approval of the minutes as submitted.

A motion was made by Vice Mayor Povlin to follow the staff's recommendations. The motion was seconded by Mayor Williams and was approved unanimously.

3. Discussion and public hearing on a final plat for Grigsby Park, Phase 1, Parcel 096, Tax Map 142, 4.64 Acres, 14 Lots, Zoned R-4 (Belle Investment Company, Applicant)

The staff reviewed this item and recommended approval of the plat subject to the following items being addressed prior to the Town signing the plat:

1. Please complete items on the engineering site related punchlist.
2. Please complete the required landscaping, except for the street trees which will be installed as units are completed, and provide a letter of credit for \$17,500 for landscape maintenance.
3. Please coordinate with the USPS on the location for mail deliveries.
4. Please provide a letter of credit for completion of surface course, sidewalks, and stormwater basin transition from sediment basin for \$80,000.
5. Please provide a letter of credit for maintenance of the street, pedestrian facilities, and stormwater system for \$30,000. Maintenance must cover a two-year period after the improvements are completed.

6. The sign easement area may need to be enlarged to meet required setbacks or the easement removed altogether since this is on common property to be owned by the HOA.

A short discussion followed. David Presley spoke on behalf of the applicant and was okay with the staff recommendations. A motion was made by Commissioner Myers to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

4. Discussion and public hearing on a re-subdivision plat of Parcels 086, 08602, 08604, and 087, Tax Map 151, 11.17 Acres, 3 Lots, Zoned C-1 (Pinnacle Land Surveying, Inc., Applicant)

The staff reviewed this item and noted that the applicant has requested a variance from the Subdivision Regulation requirement that a pedestrian facility be constructed along the frontage of an arterial street (Kingston Pike) as part of the subdivision process. The variance would only apply to the frontage of those areas that are not being developed at this time. The staff recommended approval of the variance with a plat note included which would require the pedestrian facility to be constructed when tracts are developed. This would be handled through the site plan approval process and subject to all applicable Town of Farragut requirements.

Dean Gerchar spoke as the applicant. A motion was made by Commissioner Myers to approve the variance for the reasons noted by staff. The motion was seconded by Mayor Williams and was approved unanimously.

The staff then reviewed the plat and recommended approval subject to obtaining the required signatures.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

5. Discussion and public hearing on a site plan for Dollar General and Advance Auto Parts, Parcel 08602, Tax Map 151, 3.05 Acres, Zoned C-1 (JMB Investment Company, Applicant)

The staff reviewed this item and noted that the applicant is proposing a right in right out access along the western portion of the development. The proposed access is within 400 feet of the proposed full access to the east (roughly 317 feet apart) and an existing residential driveway (roughly 209 feet apart) on the north side of Kingston Pike. As a result, staff noted that the Planning Commission will need to make a recommendation on the variance needed for this access from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance. Since the full access will line up with the access on the north side of Kingston Pike and the proposed right in right out access would not create issues with center turn lane movements, the staff recommended approval of the variance provided the curbing used to define the access route be flared to discourage improper turns. The staff noted that TDOT would also need to approve the requested access.

Tim Dunaway was present as the applicant. Commissioners agreed that the curbed island at the access would need to be flared for both the enter and exit movements. A motion was made by Vice Mayor Povlin to approve the variance for the reasons noted by the staff. The motion was seconded by Commissioner Greene and was approved unanimously.

The staff then reviewed the site plan and recommended approval subject to the following items being addressed:

1. Please extend the walking trail to the western property line.
2. Please extend the curbing for the right in and right out so that it is much more pronounced.
3. Please provide drainage calculations showing the pervious pavers and stone meet detention requirements.
4. Please remove the property line shown in between the two entities since it is not reflected on the plat. The line shown on the plan also bisects a dumpster enclosure.
5. Please either remove or identify the linear structure shown to the southeast of the dumpster enclosure on Sheet C1.2.
6. Signs are permitted separately and will have to meet all applicable Town standards.
7. Please submit NOC.
8. Please submit TDOT permit for driveway and working on ROW.
9. Please submit drainage fee of \$2,000.
10. Please submit erosion control letter of credit for \$18,200.
11. Where are the gas, electric, telephone and cable locations?
12. Landscape plans are reviewed and approved separately by the Visual Resources Review Board.
13. All sheets must be signed and sealed.
14. FUD must sign off on the water and sewer plan sheet(s).
15. Please label the Town's required aquatic buffer and ensure that no disturbance occurs within this buffer.
16. If the 60-foot riparian buffer is not required in this case, please do not show or please clarify. Part of the parking lot and Advance Auto building are shown within the 60-foot riparian buffer.
17. The applicant will need to demonstrate that the proposed masonry will satisfy the requirements provided for in the Architectural Design Standards.

Tim Dunaway spoke on behalf of the applicant and confirmed that the buildings would have a defined cap. A color/materials board was presented, and it was confirmed that the buildings would be mostly brick requiring mortar to meet the definition of masonry in the Town's Architectural Design Standards.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

6. **POSTPONED AT THE REQUEST OF THE APPLICANT - Discussion and public hearing on a site plan for Dunkin Farragut, 13038 Kingston Pike, 1 Acre, Zoned C-1 (Urban Engineering, Inc., Applicant)**
7. **Discussion and public hearing on a site plan for Dogtopia Dog Day Care, 12925 Kingston Pike, 1.1 Acres, Zoned C-1 (Chris Sharp – Urban Engineering, Applicant)**

The staff reviewed this item and noted that the applicant is proposing an access that will be roughly 185 feet from the eastern edge of the right in right out access for the Mormon Temple to the west. Since the minimum separation required in the Driveways and Other Access Ways Ordinance is 400 feet for an arterial street (Kingston Pike), this would result in a variance of 215 feet. Staff noted the Commission would need to make a recommendation on the variance and reminded the Commission that a connection was not required into the Dogtopia property

from the Mormon Temple site due to topographical and logistical issues. Consequently, since the access would be reasonably situated on the property, the staff supported the variance needed for the Dogtopia access. Otherwise, the site would not have access to Kingston Pike and the tract does not front on any other streets. The staff noted that TDOT would also need to approve the requested access.

Chris Sharp spoke on behalf of the applicant and indicated that, resulting from a change made to the parking lot in response to one of the staff's remaining comments, the access would now be 170 feet from the eastern edge of the Mormon Temple access. This would result in a variance of 230 feet. The staff did not have any issue with this slight adjustment.

A motion was made by Commissioner Myers to recommend approval of the 230-foot variance for the reasons noted by the staff. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

The staff then reviewed the site plan and recommended approval subject to the following items being addressed:

1. Please submit erosion control letter of credit for \$5,880.
2. Please add a dimension to verify compliance with the 10-foot setback for the retaining wall.
3. Please adjust the parking so that it meets the 70-foot setback from the centerline of Kingston Pike.
4. Please submit TDOT permit for access and working on the state ROW.
5. The trail extension to the property line will need to be covered by a recorded agreement with the owner and that runs with the land to ensure that the owner completes the extension to their property line if a larger project along Kingston Pike provides for the opportunity for such extension.
6. Where are electric, telephone and cable locations?
7. FUD must sign off on the water and sewer plan sheet(s).
8. The applicant will need to demonstrate that the proposed masonry will satisfy the requirements provided for in the Architectural Design Standards.
9. Signage will be a separate review and approval.
10. The landscape plan will need to be submitted separately for review and approval by the Visual Resources Review Board.

Chris Sharp spoke on behalf of the applicant and provided a color/materials board. He indicated that the materials proposed for the exterior would require mortar and would meet the definition of masonry in the Town's Architectural Design Standards.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

8. Discussion and public hearing on a site plan for an addition and parking reconfiguration for the PALS Knoxville (formerly Jones Automotive), 314 N. Watt Road, 1 Acre, Zoned C-1 (Adam White, Applicant)

The staff reviewed this item and recommended approval of the site plan subject to the following items being addressed:

1. Surveyor's stamp and signed seal needed.
2. Please label and reference the access easement the site is utilizing.

3. Please relocate the bike rack so it is not in the landscape island.
4. Please submit a letter of credit for erosion control for \$3,000.
5. Due to reduction in impervious surface, no Drainage Fee is required.
6. Please show the proposed location for the ground sign on this plan to avoid confusion.
7. Please adjust the fenced area for the equipment screening on the east end of the addition so that it does not extend into the required buffer area. No new improvements can extend into the buffer.
8. Additional landscaping should be added to the site to move it toward greater compliance (rear parking changes, buffer area, etc.).
9. Please use hardiboard to match the building addition for the dumpster enclosure.

Tyler Rutherford spoke on behalf of the applicant and provided a color/materials board to show the type of brick that they are proposing to add to the two most visible building elevations.

The staff and commissioners commended the applicant for the proposed improvements to this existing facility. A question was asked about the external lighting and the need to update it to a compliant fixture. A motion was made by Commissioner Myers to approve the site plan subject to the original staff comments along with including details for any proposed external light fixtures. The motion was seconded by Vice Mayor Povlin and was approved unanimously.

9. Discussion and public hearing on a request to rezone properties currently shown as Rural Single-Family Acre Residential (R-1-S-A) to Rural Residential (R-1) (Mike Tuell, Applicant)

The staff reviewed this item and recommended approval of Resolution PC-23-12 which recommends approval of Ordinance 23-17.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously.

10. POSTPONED AT THE REQUEST OF THE APPLICANT - Discussion on zoning ordinance amendment options related to a concept plan involving a mixture of different residential rental building types (Novu Residential Group, LLC., Applicant)

11. Discussion on a request to rezone the property located at 209 N. Watt Road from R-1 to C-1, 1.70 Acres (Debra Wilkerson, Applicant)

For discussion purposes only. Commissioner Myers did not participate in the discussion due to representing the applicant.

12. Approval of utilities

None.

13. Citizen forum

Three citizens spoke under citizen forum. Two regarding a First Utility District matter and one concerning the development of a transit system for the Town.

The meeting was adjourned at 8:37 p.m.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, Town Engineer

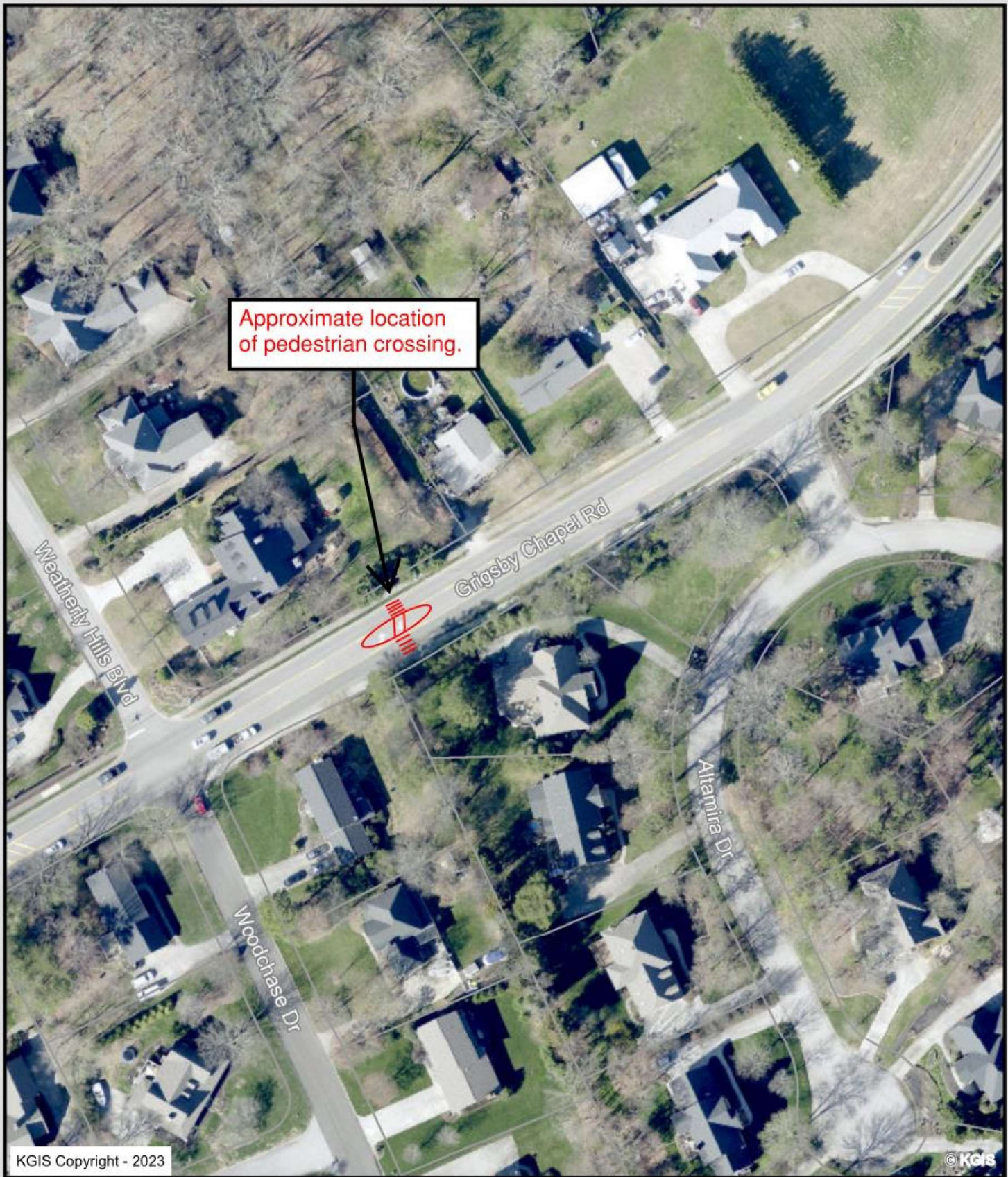
SUBJECT: Discussion and public hearing on approval of project plans for Mid-block Pedestrian Crossings on Grigsby Chapel Road and McFee Road

INTRODUCTION AND BACKGROUND: The purpose of this item is discussion and approval of project plans for mid-block pedestrian crossings on Grigsby Chapel Road and McFee Road.

DISCUSSION: This project will include construction of two mid-block pedestrian crossings:

- **Grigsby Chapel Road** – This crossing will include flashing beacons and pedestrian crossing island on Grigsby Chapel Road approximately 225 feet east of Weatherly Hills Boulevard and Woodchase Drive (see aerial photo). The result will be very similar to the crossing of Grigsby Chapel Road at the Grigsby Chapel Greenway, approximately 650 feet west of Campbell Station Road. This location was selected because the sidewalk on the south side of Grigsby Chapel Road ends at Woodchase Drive. Another consideration is the Grigsby Chapel Greenway crosses Weatherly Hills Boulevard approximately 1350 feet north of its intersection with Grigsby Chapel, prompting many residents on the south side of Grigsby Chapel Road to cross in this area.
- **McFee Road** – This crossing will include a simple continental-striping with flashing beacons approximately 200 feet north of the northern entrance to McFee Park (see aerial photo). Due to the close proximity of the park entrance, pedestrians on the east side of McFee Road (on the greenway) are prompted to cross McFee Road at this location.

RECOMMENDATION: The staff recommends approval of the project plans as presented.

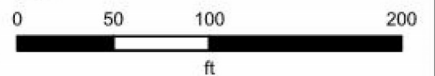


Pedestrian Crossing - Grigsby Chapel Road

Knoxville - Knox County - KUB Geographic Information System

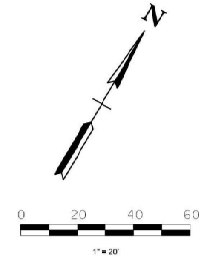


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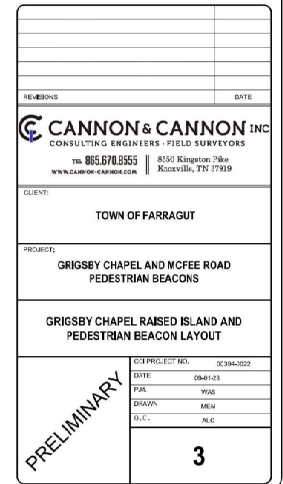


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*NO CHANGE IN COMPENSATION WILL BE MADE FOR NORMAL VARIATIONS IN ESTIMATED QUANTITIES

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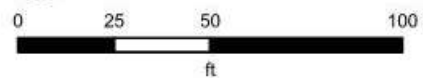


Pedestrian Crossing - McFee Road

Knoxville - Knox County - KUB Geographic Information System



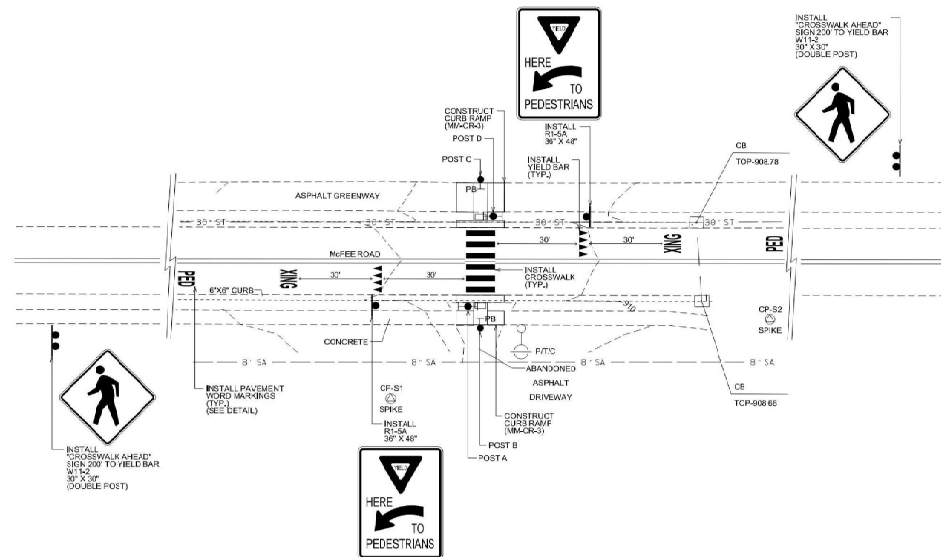
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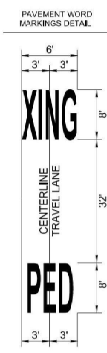
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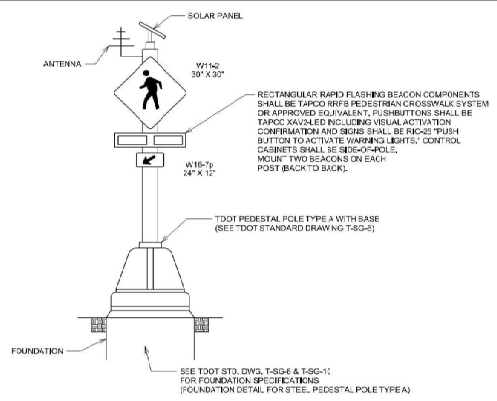


BEACON AND POST INFORMATION			
POST	TYPE	DESIGN REFERENCE	FOUNDATION DEPTH X DIAMETER (SEE NOTE 6)
A	PEDESTRIAN BEACONS (2) ON POST	SEE PEDESTRIAN BEACON DETAIL	6' MIN. X 2' MIN. (SEE NOTE 4)
B	PEDESTRIAN PUSH BUTTON POST	SEE NOTE 3	3' MIN. X 2' MIN. (SEE NOTE 4)
C	PEDESTRIAN POST BUTTON POST	SEE NOTE 3	3' MIN. X 2' MIN. (SEE NOTE 4)
D	PEDESTRIAN BEACONS (2) ON POST	SEE PEDESTRIAN BEACON DETAIL	6' MIN. X 2' MIN. (SEE NOTE 4)

NOTES:
1. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, T.O.T. STANDARD SPECIFICATION SECTION 730 AND THE APPLICABLE T.O.T. STANDARD DRAWINGS.
2. ALL PEDESTRIAN BEACON AND PUSH-BUTTON POSTS SHALL BE BLACK POWDER COATED.
3. PUSH-BUTTON POST ASSEMBLY SHALL BE TAPOC PUSH-BUTTON COLLAR WITH BUNNENBEAM WIRELESS RADIO AND XAVILED PUSH-BUTTON, INCLUDING VISUAL ACTIVATION CONFIRMATION, OR APPROVED EQUIVALENT. PUSH-BUTTON SIGN SHALL BE R0-25 (5'X2') WITH LEGEND "PUSH BUTTON TO TURN ON WARNING LIGHTS."
4. FINAL DESIGN OF POSTS AND FOUNDATIONS ARE THE RESPONSIBILITY OF THE POST MANUFACTURER AND CONTRACTOR.
5. CONTRACTOR SHALL STAKE PROPOSED POST LOCATIONS AND SHALL OBTAIN APPROVAL FOR THESE LOCATIONS PRIOR TO INSTALLATION.
6. FOUNDATION DEPTH IS DEPTH BELOW SURFACE OF GROUND.
7. CLOSELY COORDINATE FOUNDATION INSTALLATION WITH EXISTING UTILITIES. HAND DIG FOUNDATION OR VARY SIZE AS REQUIRED.



PEDESTRIAN BEACON DETAIL



REVISIONS		DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.678.5555 WWW.CANNON-ENGINEERS.COM		8550 Kingston Pike Knoxville, TN 37919
CLIENT:	TOWN OF FARRAGUT	
PROJECT:	GRIGSBY CHAPEL AND MCFEE ROAD PEDESTRIAN BEACONS	
MCFEE PEDESTRIAN BEACON LAYOUT		
PRELIMINARY	CIP PROJECT NO.	DC394-0022
	DATE	08/01/23
	PAR	WAS
	DRAWN	MBS
G.E.C.		ALC
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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for Dunkin Farragut, 13038 Kingston Pike, 1 Acre, Zoned C-1 (Urban Engineering, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for a Dunkin Donuts facility just to the east of the Dixie Lee Liquor Store near Watt Road and Kingston Pike. As proposed, the building is 2,196 square feet. There is proposed to be a right in right out access onto Kingston Pike with a taper for eastbound traffic. The proposed access is within an existing platted access easement to Kingston Pike so no variance would be needed. Through the plat, the Planning Commission has already established where the Kingston Pike access is to be provided. When development is proposed on the north side of Kingston Pike, coordination will be needed with those property owners to try to line up the access with the Dunkin Donuts access.

The applicant was unable to work out a cross lot vehicular access with the Dixie Lee Liquor Store property to the west. As designed, the site plan would not preclude this connection from occurring in the future if an agreement could be reached between property owners. The updated site plan includes a vehicular and sidewalk connection to the Cool Sports Icearium property to the south. This would provide an opportunity to access S. Watt Road to reach a signalized condition. The site plan also includes stubbed-out access to the property to the east. Stormwater detention will be addressed with over 10,000 square feet of permeable pavers in the parking lot. This also addresses the Town's requirement for Low Impact Development stormwater measures for new site development.

As proposed, the building is 77% brick which satisfies the minimum requirement of 75% masonry on the net façade of the building.

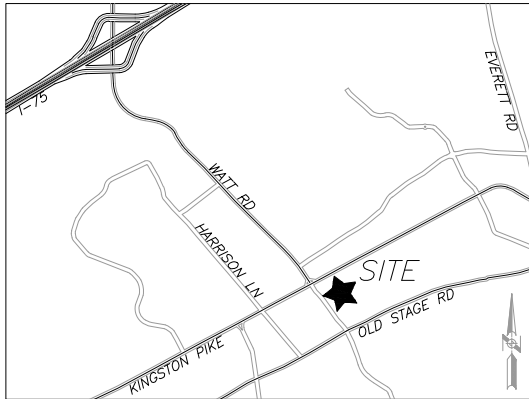
RECOMMENDATION: Included in the packet is the revised site plan set. The applicant will be bringing a color and materials board to the meeting. The staff needs to make sure the veneer is masonry, as defined in the Town's Architectural Design Standards, and not panelized brick, which is not permitted. Staff will make a recommendation at the meeting.

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1908022

DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934
CLT MAP 151, PARCEL 84.01



LOCATION MAP

DEVELOPER:
BLUEMONT GROUP, LLC
LARA SIEVERS
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37923
(865) 392-1881
loras@bluemontgroup.net

OWNER:
KNICK & NOAH MYERS
12748 KINGSTON PIKE, SUITE 206
FARRAGUT, TN 37934
(865) 675-3823
knick@myers-bros.com

PROJECT ARCHITECT:
OLIVERI ARCHITECTS
JOHN ROMAN
1004 INDIANA AVENUE
PALM HARBOR, FL 34683
(727) 781-7525
john@oliveriarchitects.com

LANDSCAPE ARCHITECT:
BEASLEY LANDSCAPE ARCHITECTS
PATRICK BEASLEY
2616 TEEPLE STREET
KNOXVILLE, TN 37917
(865) 441-4428
patrick@beasleyla.com



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924
chris@urban-eng.com

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY LCUB
GAS - AS DIRECTED BY KUB
WATER - AS DIRECTED BY FIRST UTILITY DISTRICT
CABLE TV - AS DIRECTED BY CHARTER
TELEPHONE - AS DIRECTED BY TDS
TOWN OF FARRAGUT - ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES

SHEET INDEX

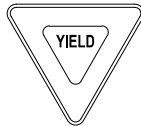
TITLE	SHEET
TITLE SHEET	C-0 (1 OF 16)
SITE PLAN	C-1 (2 OF 16)
GRADING AND DRAINAGE PLAN	C-2 (3 OF 16)
PAVER LAYOUT PLAN	C-3 (4 OF 16)
EROSION AND SEDIMENT CONTROL PLAN (PHASE 1)	C-4 (5 OF 16)
EROSION AND SEDIMENT CONTROL PLAN (PHASE 2)	C-5 (6 OF 16)
SITE WATER AND SEWER PLAN	C-6 (7 OF 16)
SITE CONSTRUCTION DETAILS	C-7 (8 OF 16)
SITE CONSTRUCTION DETAILS	C-8 (9 OF 16)
SITE CONSTRUCTION DETAILS	C-9 (10 OF 16)
FLOOR PLAN	A1 (11 OF 16)
ARCHITECTURAL ELEVATIONS	A2 (12 OF 16)
ARCHITECTURAL DETAILS	A3 (13 OF 16)
SITE PHOTOMETRIC PLAN	EP1 (14 OF 16)
SITE PHOTOMETRIC DETAILS	EP2 (15 OF 16)
LANDSCAPE PLAN	LA1 (16 OF 16)

BUILDING SUMMARY:

BUILDING AREA (S.F.): 2,196
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: VB
OCCUPANCY TYPE: ASSEMBLY A-2
ONE-HOUR PROTECTED: NO
BUILDING SPRINKLED: YES

3	12/06/23	TOF SUBMITTAL 3
2	10/09/23	TOF SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

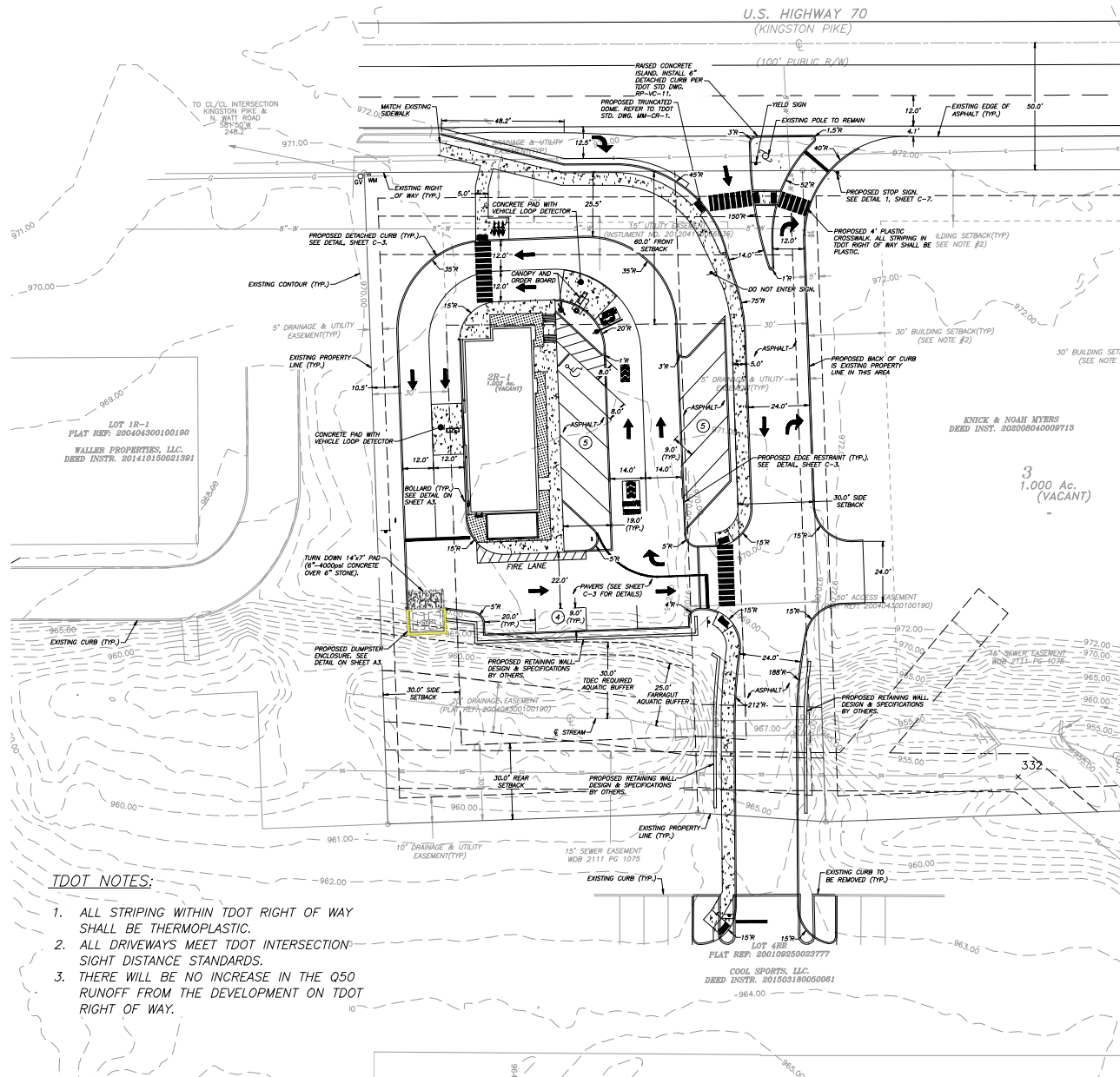
SHEET C-0 - 1 OF 16



R1-2



R5-1



TDOT NOTES:

1. ALL STRIPING WITHIN TDOT RIGHT OF WAY SHALL BE THERMOPLASTIC.
2. ALL DRIVEWAYS MEET TDOT INTERSECTION-SIGHT DISTANCE STANDARDS.
3. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ON TDOT RIGHT OF WAY.

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

U.S. HIGHWAY 70
(KINGSTON PIKE)

(100' PUBLIC R/W)

SITE PLAN NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED C-1, GENERAL COMMERCIAL. REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: 20'/60'/80'
SIDE: MINIMUM 20'/TOTAL 60'
REAR: 30'
3. VEHICLE PARKING: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA + 1 SPACE PER 200 SQUARE FEET OF OUTDOOR SEATING AREA.
PROPOSED BUILDING GROSS FLOOR AREA = 2,100 S.F.
PROPOSED OUTDOOR SEATING AREA = 0 S.F.
REQUIRED PARKING = 11 SPACES
PROPOSED PARKING = 14 SPACES (INCLUDING 1 H.C.)
BICYCLE PARKING: 2 BICYCLE SPACES PER 25 VEHICLE SPACES FOR THE FIRST 100 VEHICLE SPACES, PLUS 2 BIKE SPACES PER 50 VEHICLE SPACES FOR THE NEXT 400 VEHICLE SPACES.
REQUIRED BICYCLE SPACES = 2
PROPOSED BICYCLE SPACES = 3
4. TOTAL SITE AREA = 43,647 S.F. (1.002 ACRES)
PERMISSIBLE PAVED AREA = 10,116 S.F.
BUILDING & ACCESSORIES = 2,100 S.F.
PARKING & PLAZA AREA = 5,397 S.F.
TOTAL IMPERVIOUS AREA = 15,583 S.F.
TOTAL LOT COVERAGE = 36%
5. REQUIRED FOUNDATION PLACING = 2.3 x 83' = 208 S.F.
PROPOSED FOUNDATION PLACING = 483 S.F.
6. THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
7. TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
8. FIRE LANES SHALL BE 3" WIDE WITH 1"-8" LETTERING AS SHOWN ON THE PLAN.
9. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
10. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. PROVIDE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDING. PROVIDE SAVED CONSTRUCTION JOINTS AT 5' INTERVALS.
12. SETBACKS SHOWN ON THIS PLAN ARE PER THE CURRENT TOWN OF FARRAGUT ZONING ORDINANCE.
13. THE CENTERLINES OF PROPOSED SIDEWALKS LOCATED OUT OF PUBLIC RIGHT OF WAY = THE CENTERLINE OF A PROPOSED 20' EASEMENT.
14. ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.
15. ALL PROPOSED HANG IS ROOF-MOUNTED. ALL HVAC UNITS SHALL BE SCREENED BY THE BUILDING. THEY ARE SERVING SO THAT THEY ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR RIGHTS OF WAY.
16. ALL TRAFFIC MARKINGS WITHIN T.D.O.T. RIGHT OF WAY SHALL BE THERMOPLASTIC PER T.D.O.T. SPECIFICATIONS.
17. SEE DETAIL 12 ON SHEET C-7 FOR ACCESS ROAD TYPICAL SECTION.

SYMBOL	DESCRIPTION	DETAIL
	TRAFFIC ARROW	SEE DETAIL 6, SHEET C-7
	STOP SIGN / HANDICAP SIGN	STOP SIGN, SEE DETAIL 1, SHEET C-7 HANDICAP SIGN, SEE DETAIL 2, SHEET C-7
	12" STOP BAR	
	PAINTED HANDICAP SYMBOL	SEE DETAIL 4, SHEET C-7
	3-STALL BIKE RACK	SEE DETAIL 9, SHEET C-7
	NO. OF PARKING STALLS (PROP.)	
	CONCRETE SIDEWALK / PAD	
	FOUNDATION PLANTING	
	HANDICAP RAMP	SEE DETAIL 7, SHEET C-7
	4" CROSSWALK	

SHEET C-1

**SITE PLAN
DUNKIN'**

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 151 PARCEL 04.01
SCALE: 1"=20' AUGUST 10, 2023

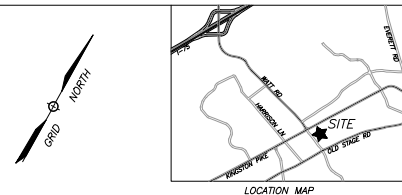
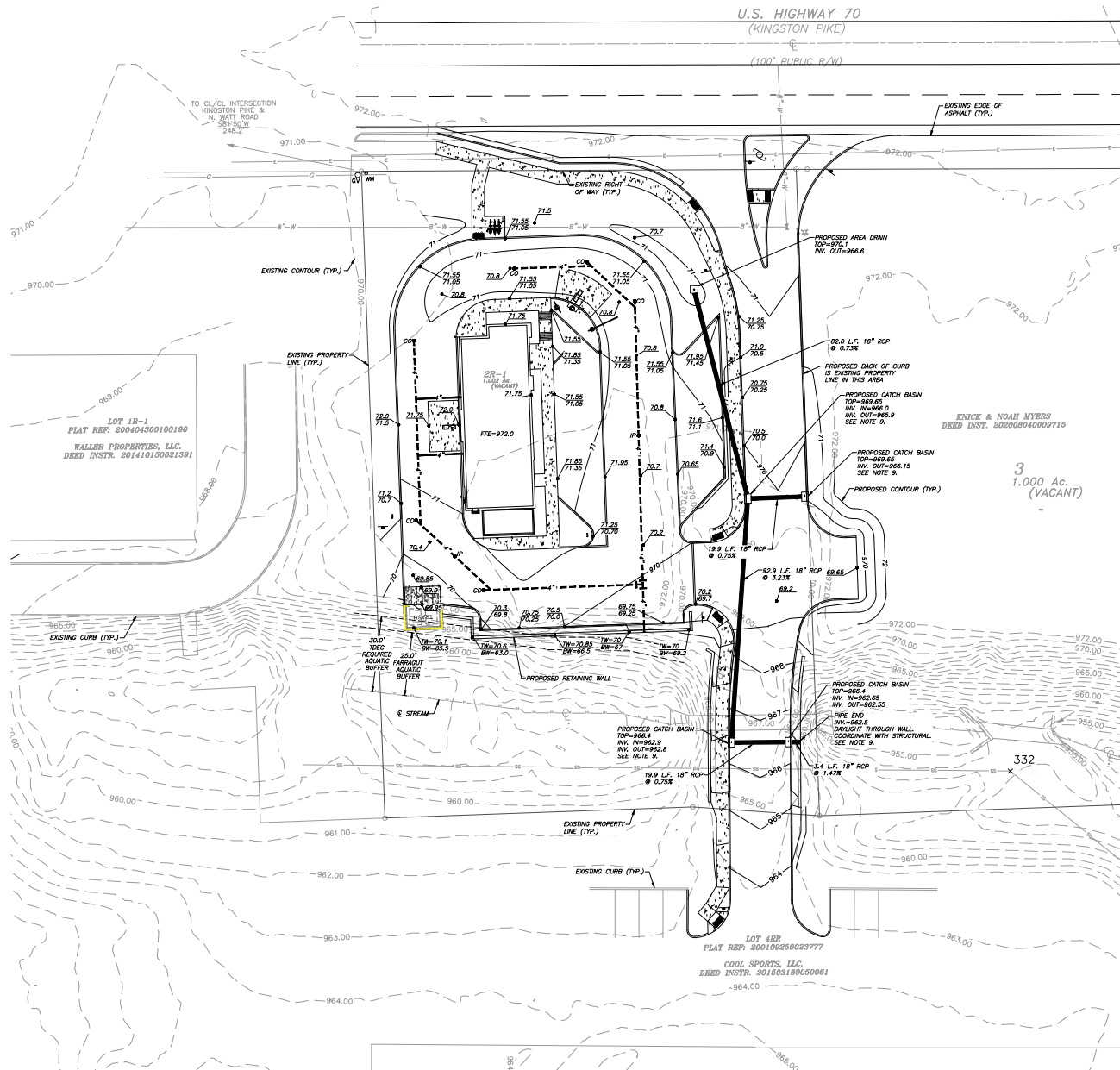
DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD. #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWG: CLM CHK: EAS DWG. NO. 2306028



REVISION	DATE	DESCRIPTION	BY
2	12/06/23	GENERAL REVISIONS	CLM
1	10/09/23	GENERAL REVISIONS	CLM



GRADING & DRAINAGE NOTES:

1. CLEAR AND GRUB. CLEARING AND GRUBBING INCLUDES THE REMOVAL OF TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA WITHIN 6' OF THE GROUND SURFACE. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
2. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESURFACING AND SEEDING. SURROUNDING TOPSOIL FILES WITH 1/4" FINE, 10% HUMUS, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
3. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEN TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR TEND TO HOLD UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
4. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM OUTSIDE OF APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS AND THOSE CLASSIFIED AS M, CL, CH, SH, AND PLH IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
5. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 90 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
 - c. CONCRETE PIPE SHALL BE CLASS III BACKFILL ALL PIPE TRENCHES UNDER PAVEMENT WITH CRUSHED STONE AGGREGATE BASE (FOOT 300). OTHER TRENCH AREAS WITH WELL CONNECTED GLEAT. INSTALL ALL PIPE PER MANUFACTURER'S RECOMMENDATIONS.
 - d. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE IRREGULAR AND UNIFORM GRADES, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
 - e. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION CONTROL, HANDBOOK AND THE RULES AND REGULATIONS OF THE TOWN OF FARRAGUT.
 - f. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT IS 0.84 ACRES.
 - g. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL, IN GRASSED AREAS AND PAVING WITHIN DRIVES AND PARKING LOTS.
 - h. INSTALL TRM (LANDLOCK 435, AS DISTRIBUTED BY SUPERIOR DRAINAGE, OR EQUIVALENT). PERMANENT GROUND COVER SHALL BE NON-INVASIVE AND REQUIRE LOW TO NO MAINTENANCE. COORDINATE SPECIFIC PLANTING WITH THE TOWN OF FARRAGUT.
 - i. RETAINING WALL ELEVATIONS ARE EXISTING AND FINISHED GRADES AND DO NOT ALLOW FOR CAY BLOCK OR BURIED BLOCK.
 - j. THERE IS NO AQUATIC BUFFER ON THE SUBJECT PROPERTY.
 - k. CATCH BASIN TO BE FIT WITH A BIO CLEAN FILTER BASKET. SEE DETAIL ON SHEET C-8.

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION

SHEET C-2

GRADING AND DRAINAGE PLAN DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 151 PARCEL 84.01
SCALE: 1"=20' AUGUST 10, 2023

DEVELOPER: BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWG: CLM CHG: CAS DWG. NO. 2306028

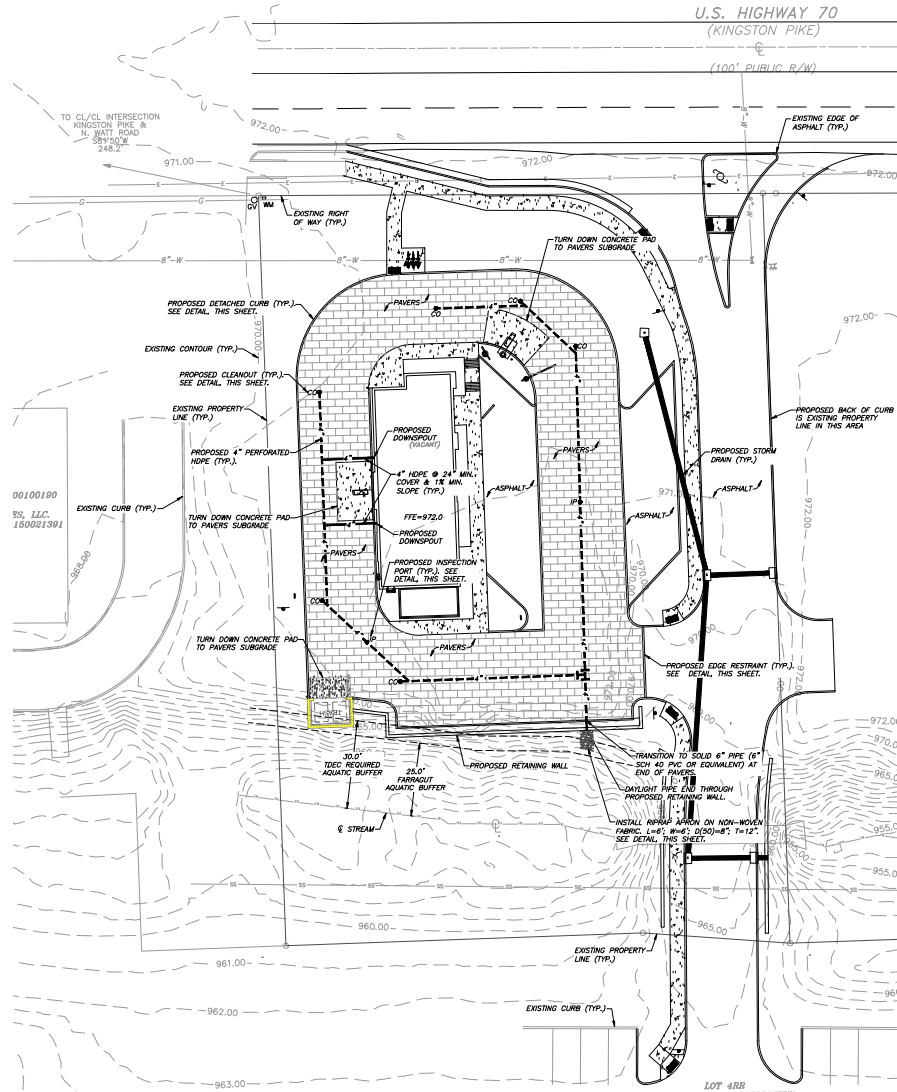
REVISION	DATE	DESCRIPTION	BY
3	12/06/23	GENERAL REVISIONS	CLM
2	10/10/23	ADDED BIO CLEAN FILTERS	CAS
1	10/09/23	GENERAL REVISIONS	CLM

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715



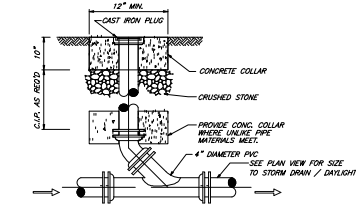
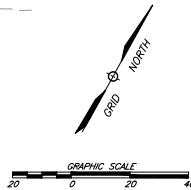
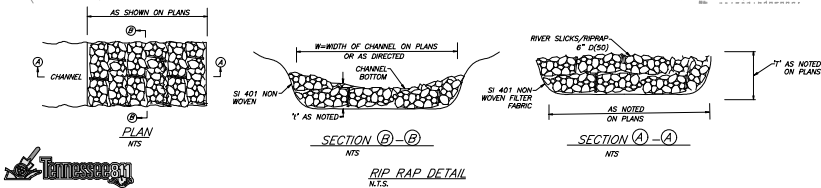
U.S. HIGHWAY 70 (KINGSTON PIKE)

(100' PUBLIC R/W)

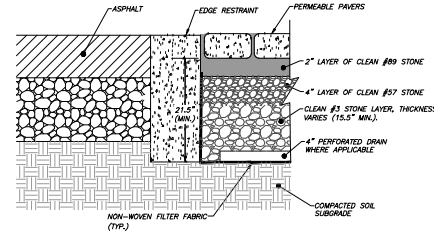


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SS, LLC.
160021391

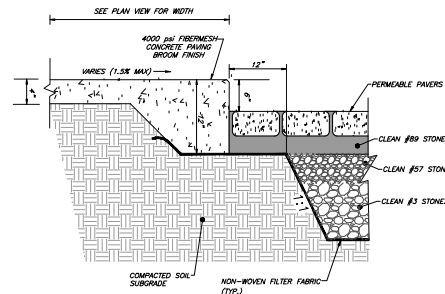
LOT 452
PLAT REF: 200108250023777
COOL SPORTS, LLC.



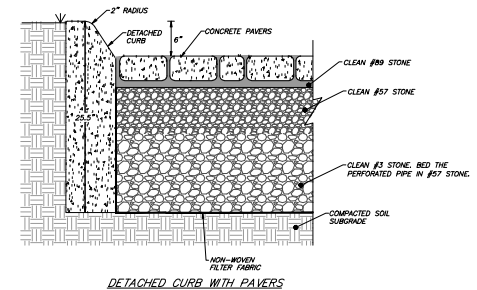
TYPICAL CLEANOUT DETAIL (STORM)
N.T.S.



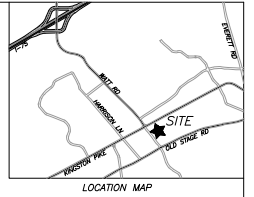
EDGE RESTRAINT WITH PAVERS
N.T.S.



TURNDOWN SIDEWALK DETAIL AT PAVERS
N.T.S.



DETACHED CURB WITH PAVERS



- PERMEABLE PAVER NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS PATCH BASES, MANHOLE WATER VALVES, ETC. AND COMPLIES INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - 2) PERMEABLE PAVERS SHALL BE AQUABRIK OR EQUIVALENT AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - 3) PVC AGGREGATED DRAIN SHALL BE 4\"/>

- DRAINAGE NOTES:**
1. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF THE CITY OF KNOXVILLE.
 2. ALL PAVING UNDER OR WITHIN 3' OF ASPHALT DRIVES SHALL BE BACKFILLED WITH STONE.
 3. ALL MATERIALS AND INSTALLATION METHODS SHALL BE PER TDOT'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
 4. PROVIDE WATER TIGHT JOINTS FOR PIPES AND STRUCTURES IN PAVEMENT AREA.

SHEET C-3

PAVER PLAN
DUNKIN'

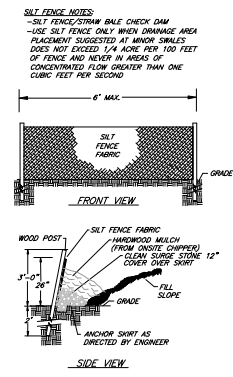
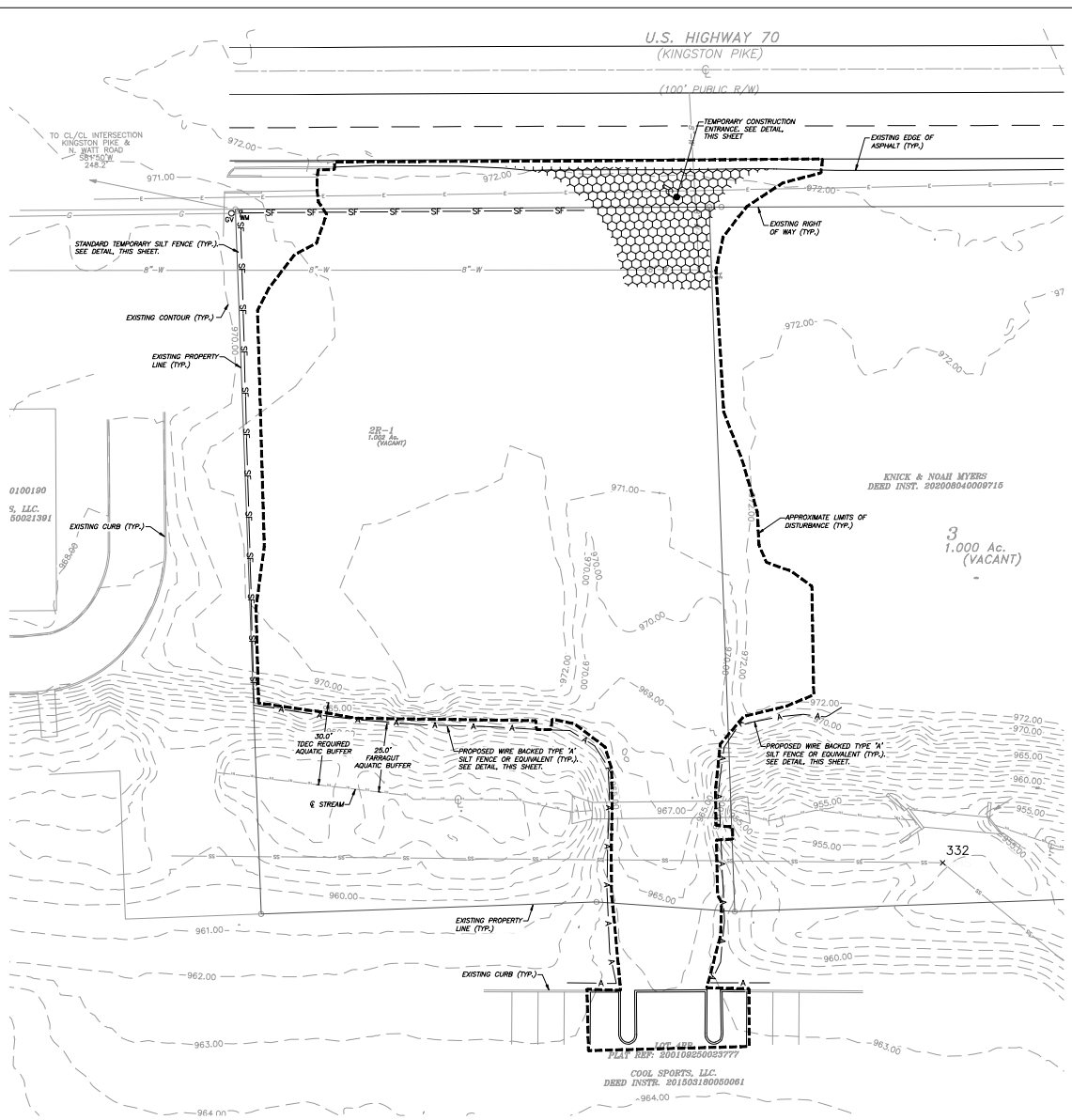
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 151 PARCEL 04.01
SCALE: 1\"/>

DEVELOPER: BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD. #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

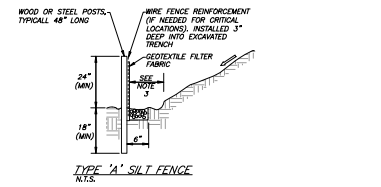
REVISION	DATE	DESCRIPTION	BY	CHK	APP
2	12/06/23	GENERAL REVISIONS	CLM		
1	10/09/23	GENERAL REVISIONS	CLM		

REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715

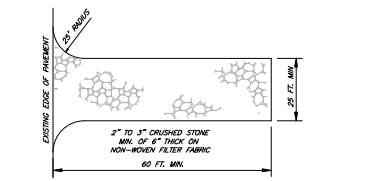


STANDARD TEMPORARY SILT FENCE
N.T.S.

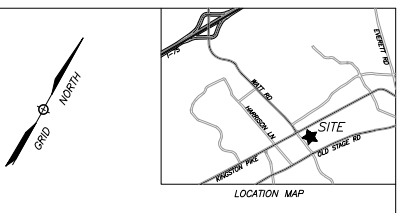
- NOTES:**
1. POST SPACING SHALL BE 8' MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPES OR ALONG SITE PERIMETER.
 2. POST SPACING SHALL BE 6' MAXIMUM AT THE BOTTOM OF STEEP SLOPES. POST SPACING SHALL BE 4' MAXIMUM WITHIN A DRAINAGE CHANNEL.
 3. PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG SLOPES TO IMPROVE STORMWATER RUNOFF. SEE FIGURE ES-14-3 (TDEC HANDBOOK).



TYPE 'A' SILT FENCE
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



- EROSION & SEDIMENT CONTROL NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPARING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LOCATION OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. THE CONTRACTOR SHALL MEET ON-SITE WITH THE ENGINEER TO APPROVE THE LOCATION OF THE SILT FENCES AND OTHER EROSION CONTROL FEATURES PRIOR TO BREAKING GROUND.
 3. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
 4. ALL CONSTRUCTION SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SUBMITTED TO THE TOWN OF FARRAGUT AND THE TDEC EROSION CONTROL HANDBOOK.
 5. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
TOPSOIL TO UNIFORM DEPTH OF 4" (MIN)
AGRICULTURAL LINE - 3 TONS/ACRE
5.0 LBS. P-31 FERTILE PER 1,000 SQ. FT.
0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.
100 LBS. DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEEDS. SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
 6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 7. 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 GRADING PERMITTEE.
 8. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (0.944 ACRE).

- SEQUENCE OF WORK ACTIVITIES:**
- PHASE 1:**
1. INSTALL SILT FENCES AND TEMPORARY CONSTRUCTION ENTRANCE.
- PHASE 2:**
2. MEET WITH THE ENGINEER AND THE TOWN TO REVIEW BMP INSTALLATION.
 3. DEMOLISH FEATURES, AS SHOWN ON THE SITE PLAN (SHEET D-1).
 4. STRIP AND STOCKPILE TOPSOIL.
 5. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.
 6. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
 7. CUT/FILL FOR THE OVERALL SITE.
 8. INSTALL DRAINAGE AND UTILITIES. INSTALL EROSION EELS PER DETAIL, THIS SHEET.
 9. FINALIZE SUB-GRADE, STONE, INSTALL PAVING & PLATWORK AND RESURF TOPSOIL.
 10. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
 11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK.
- ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.



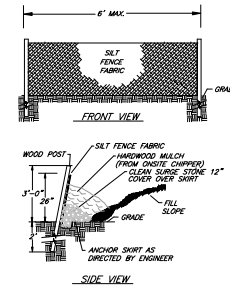
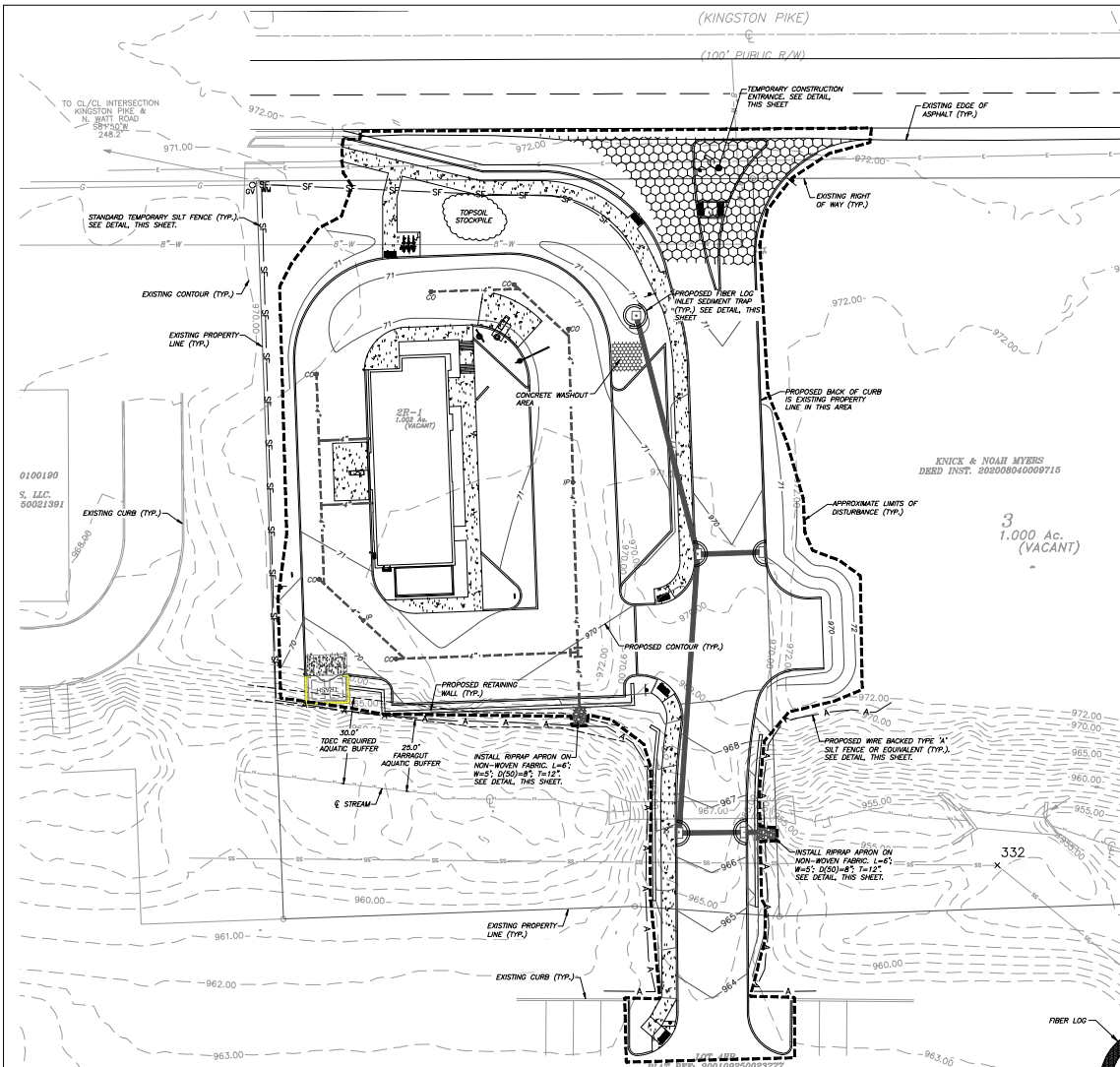
SHEET C-4		
EROSION & SEDIMENT CONTROL PLAN (PHASE 1)		
DUNKIN'		
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934		
DIST. FW	KNOX COUNTY	
TOWN OF FARRAGUT	TENNESSEE	
CLT MAP 151	PARCEL 84.01	
SCALE: 1"=20'	AUGUST 10, 2023	
DEVELOPER: BLUEMONT GROUP, LLC		
408 NORTH CEDAR BLUFF ROAD, SUITE 400		
KNOXVILLE, TN 37932		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD., #201		
KNOXVILLE, TENNESSEE 37932		
(865) 966-1924		
DWG: CLM	CHK: EAS	DWG. NO. 2306028



REFERENCE:
RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715



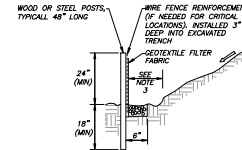
REVISION	DATE	DESCRIPTION	BY
2	12/06/23	GENERAL REVISIONS	CLM
1	10/09/23	GENERAL REVISIONS	CLM



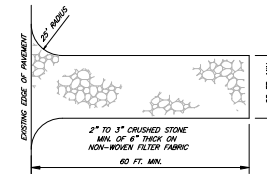
STANDARD TEMPORARY SILT FENCE
N.T.S.

NOTES:

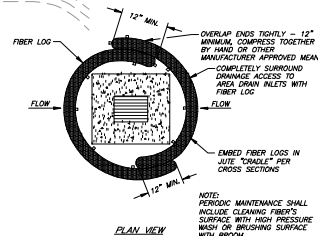
1. POST SPACING SHALL BE 8' MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPES OR ALONG SITE PERIMETER.
2. POST SPACING SHALL BE 6' MAXIMUM AT THE BOTTOM OF STEEP SLOPES. POST SPACING SHALL BE 4' MAXIMUM WITHIN A DRAINAGE CHANNEL.
3. PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG SLOPES TO IMPROVE STORMWATER RUNOFF. SEE FIGURE E3-14-3 (TDEC HANDBOOK).



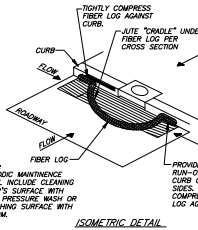
TYPE "A" SILT FENCE
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



FIBER LOG INLET SEDIMENT TRAP
N.T.S.



ISOMETRIC DETAIL

EROSION & SEDIMENT CONTROL NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COUPING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. THE CONTRACTOR SHALL MEET ON-SITE WITH THE ENGINEER TO APPROVE THE LOCATION OF THE SILT FENCES AND OTHER EROSION CONTROL FEATURES PRIOR TO BREAKING GROUND.
3. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SUBMITTED TO THE TOWN OF FARRAGUT AND THE TDEC EROSION CONTROL HANDBOOK.
5. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS ARE AS FOLLOWS:
TOPSOIL TO UNIFORM DEPTH OF 4" (MIN.)
AGRICULTURAL LIME - 3 TONS/ACRE
3.0 LBS. KY 31 FERTILIZER PER 1,000 SQ. FT.
0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.
100 LBS. DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL EVEN STAND OF VEGETATION ON THE AREAS TO BE SEED. SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
7. 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 DRAINAGE PERMITTEE.
8. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (0.945 ACRES).

SEQUENCE OF WORK ACTIVITIES:

- PHASE 1:
1. INSTALL SILT FENCES AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. MEET WITH THE ENGINEER AND THE TOWN TO REVIEW BMP INSTALLATION.
- PHASE 2:
1. DEMOLISH FEATURES, AS SHOWN ON THE SITE PLAN (SHEET C-1).
 2. STRIP AND STOCKPILE TOPSOIL.
 3. CLEAR/CURB AND DISPOSE OF TIMBER AND TRASH.
 4. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
 5. CUT/FILL FOR THE OVERALL SITE.
 6. INSTALL DRAINAGE AND UTILITIES. INSTALL EROSION EELS PER DETAIL, THIS SHEET.
 7. FINALIZE SUB-GRADE, STONE, INSTALL PAVING & FLATWORK AND RESPAVED TOPSOIL.
 8. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
 11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK.
- ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.



SHEET C-5

EROSION & SEDIMENT CONTROL PLAN (PHASE 2)
DUNKIN'

SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 151 PARCEL 84.01
SCALE: 1"=20' AUGUST 10, 2023

DEVELOPER: BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD. #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

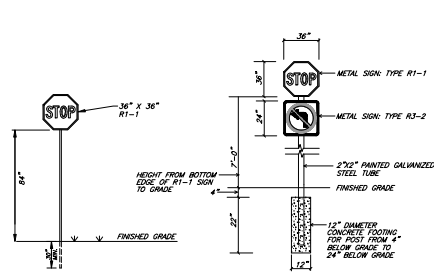
DWG: CLM CHK: EAS DWG. NO. 2306028



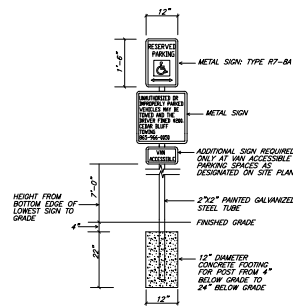
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RECORDED PLAT: 200404300100190
RECORDED DEED: 202008040009715



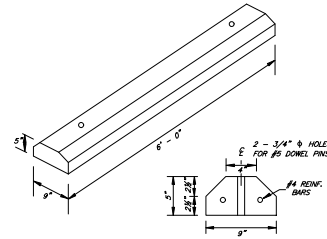
REVISION	DATE	DESCRIPTION	BY
2	12/06/23	GENERAL REVISIONS	CLM
1	10/09/23	GENERAL REVISIONS	CLM



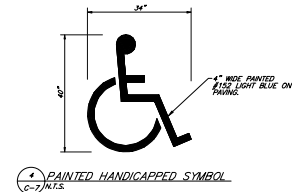
1 STOP SIGN DETAIL
C-7 N.T.S.



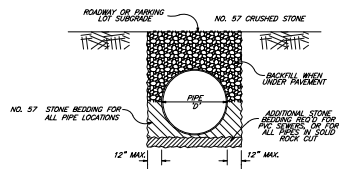
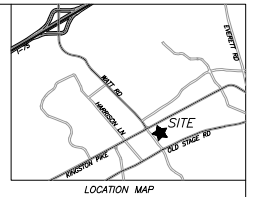
2 HANDICAPPED SIGN DETAIL
C-7 N.T.S.



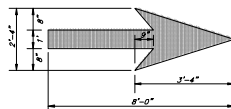
3 CONCRETE TIRE STOP
C-7 N.T.S.



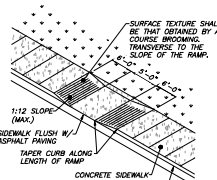
4 PAINTED HANDICAPPED SYMBOL
C-7 N.T.S.



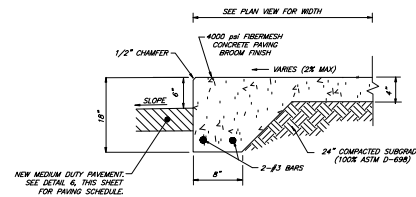
5 PIPE BEDDING & BACKFILL DETAIL
C-7 N.T.S.



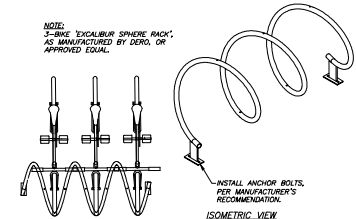
6 TRAFFIC ARROW DETAIL
C-7 N.T.S.



7 HANDICAPPED RAMP
C-7 N.T.S.



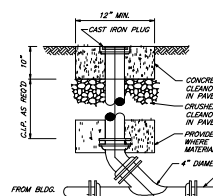
8 TURNDOWN SIDEWALK DETAIL
C-7 N.T.S.



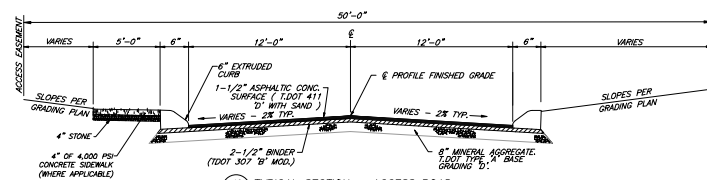
9 BIKE RACK DETAIL
C-7 N.T.S.

DIMENSION	MEDIUM DUTY	HEAVY DUTY
A	1 1/2"	3"
B	2"	3"
C	6"	8"

10 PAVING SCHEDULE
C-7 N.T.S.



11 SANITARY SEWER CLEANOUT
C-7 N.T.S.



12 TYPICAL SECTION - ACCESS ROAD
C-7 N.T.S.



SHEET C-7

CONSTRUCTION DETAILS
DUNKIN'

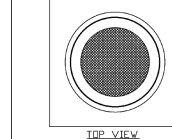
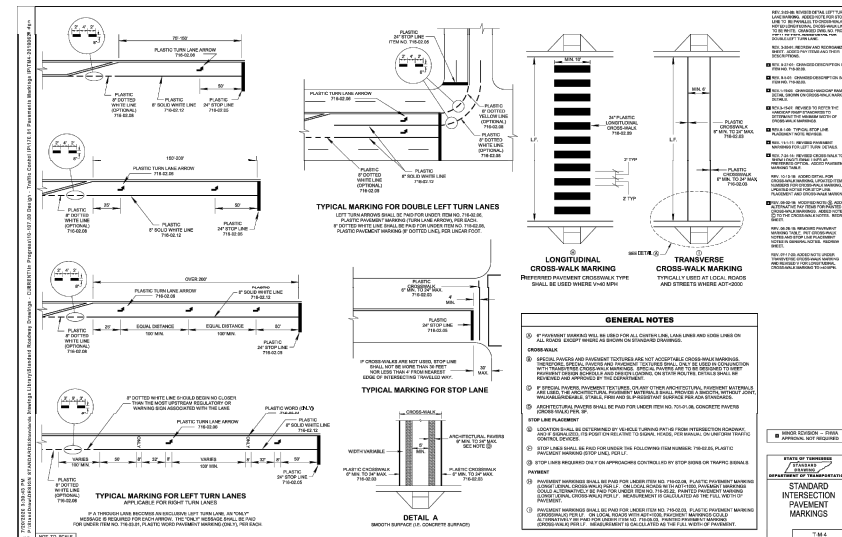
SITE ADDRESS: 13038 KINGSTON PIKE, FARRAGUT 37934
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 151 PARCEL 84.01
SCALE: AS NOTED AUGUST 10, 2023

DEVELOPER:
BLUEMONT GROUP, LLC
408 NORTH CEDAR BLUFF ROAD, SUITE 400
KNOXVILLE, TN 37932

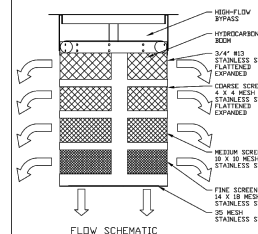
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD. #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY	DWG. NO.
2	12/06/23	GENERAL REVISIONS	CLM	
1	10/09/23	GENERAL REVISIONS	CLM	





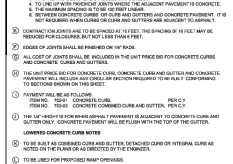
1. ALL HARDWARE, FLANGE, FRAME, SCREENS SHALL BE STAINLESS STEEL.
2. HYDROCARBON BOOM SHALL BE 2" DIAMETER AND CONNECTED, MECHANICALLY TO THE FILTER FRAME WITH RAILS ALLOWING IT TO FLOAT ON THE WATER SURFACE REGARDLESS OF WIND DIRECTION.
3. SEE PERFORMANCE REPORTS FOR MANUFACTURERS SPECIFICATIONS.
4. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE - CONTACT BIO CLEAN FOR MORE INFORMATION.
5. BASED ON 37% OPEN AREA.
6. CONSIDERS A SAFETY FACTOR OF 2.0.
7. CONSIDERS A LOCAL DEPRESSION PONDING DEPTH OF 6 INCHES.
8. STORAGE CAPACITY BASED ON THE BASKET HALF FULL.



$Q = S C_d A \sqrt{2gh}$ C_d = COEFFICIENT OF DISCHARGE

BioClean
A Forterra Company

MGT 1



(Replaces Old Std. Draw RP-MMC-11)

STATE OF TENNESSEE
STANDARD
DEPARTMENT OF TRANSPORTATION

VERTICAL
CONCRETE CURB
AND
CURB AND GUTTER
(FOR 6" & 7" GUTTER DEPTH)

09-10-2016 RP-VC-11



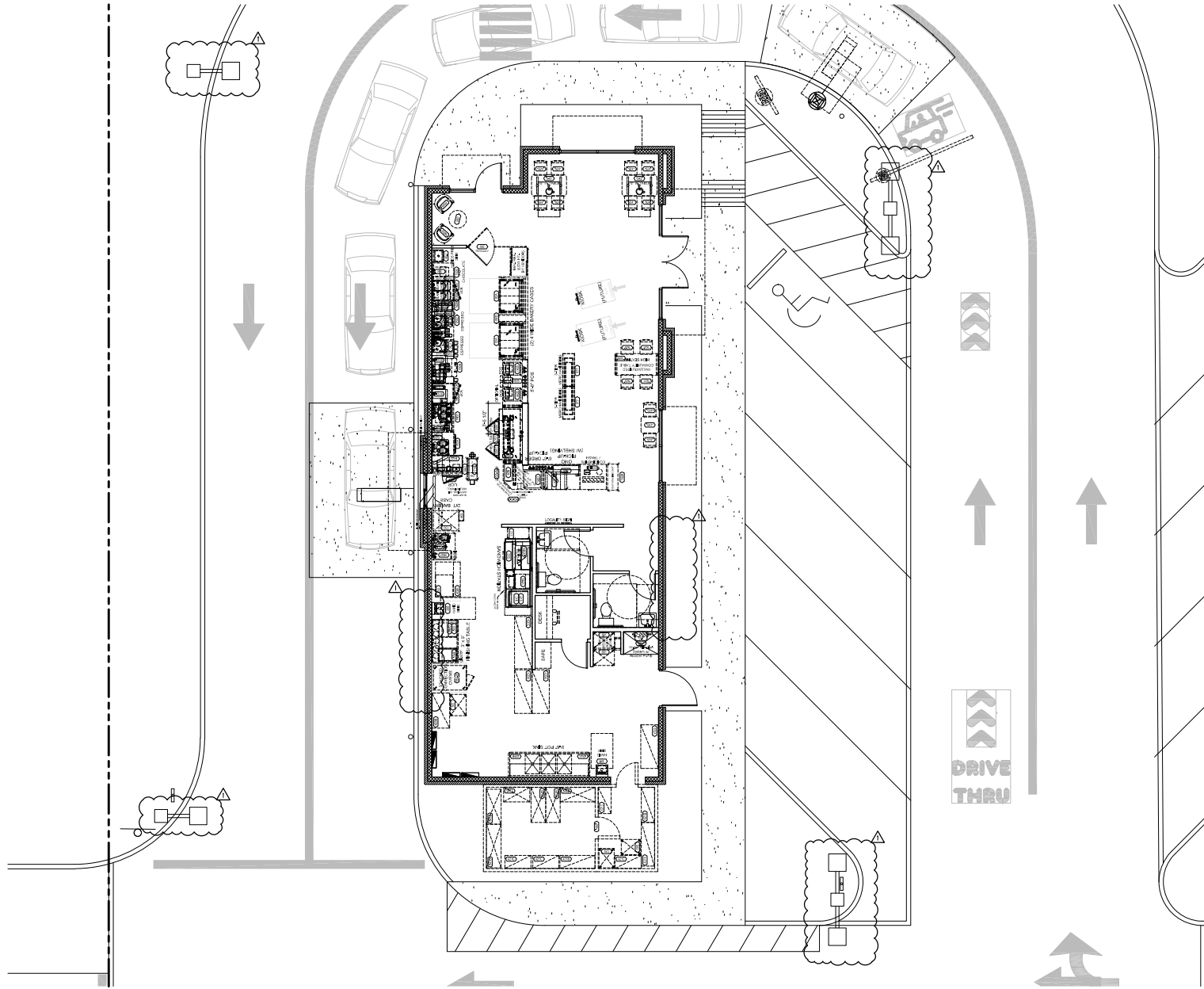
3	12/06/23	GENERAL REVISIONS	CLM	 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924
2	10/10/23	ADDED BIO CLEAN DETAIL	CAS	
1	10/29/23	GENERAL REVISIONS	CLM	
REVISION	DATE	DESCRIPTION	BY	DWG: CLM CHK: CAS DWG NO. 2306028



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924



URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

1/80 EQPT

REVISIONS	BY
1. 10.09.23 JDR	VB

DRIVER ASSOCIATES
 Manager of the **DRIVER ASSOCIATES**
 1000 Parkway Avenue • Bluffton, SC 29910
 www.driverassociates.com

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 DRIVER ASSOCIATES
 ALL RIGHTS RESERVED.



**DESIGN
DEVELOPMENT
SCHEME 'B'**

New Freestanding
DUNKIN' DONUTS
 13038 Kingston Pike
 Farragut, TN 37954

Date: 10.09.23
Scale: AS NOTED
Project Mgr: JDR
Drawn: VB
Job: 23-131
Sheet

A1



1 NORTHWEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTHEAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTHWEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



4 NORTHEAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES

- EPS - SHERWIN WILLIAMS SW 1064 "SAUNTER GRAY"
- EPS - SHERWIN WILLIAMS SW 1064 "NEBULOUS WHITE"
- FL. BRICK - BRICK PRODUCTS - TITANUM METALLIC RANGE SERIES - "ARCTIC SHADOW"
- SHERWIN WILLIAMS SW 6889 "KNOCKOUT ORANGE"
- SHERWIN WILLIAMS SW 6840 "EXUBERANT PINK"
- SHERWIN WILLIAMS SW 1059 "IRON GREY"
- EPS - GRID PATTERN WITH 1/4" REVEALS AND 1/4" FLARE

CALCULATIONS

NET FACADE MATERIAL AREA = 4160 SQFT
NET MASONRY FACADE AREA = 5060 SQFT
NET MASONRY FACADE AREA PERCENTAGE = 12.15%

REVISIONS	BY
1	10/09/23
2	10/09/23
3	10/09/23
4	10/09/23
5	10/09/23
6	10/09/23
7	10/09/23
8	10/09/23
9	10/09/23
10	10/09/23

OLIVER ARCHITECTS
ARCHITECTS
1000 BROADWAY, SUITE 200
NEW YORK, NY 10003
PHONE: 212-368-1234
WWW.OLIVERARCHITECTS.COM

ALL INFORMATION CONTAINED
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**DESIGN
DEVELOPMENT
SCHEME 'B'**

New Free-standing
DUNKIN' DONUTS
13038 Kingston Pike
Farragut, TN 37934

Date: 10.09.23

Scale: AS NOTED

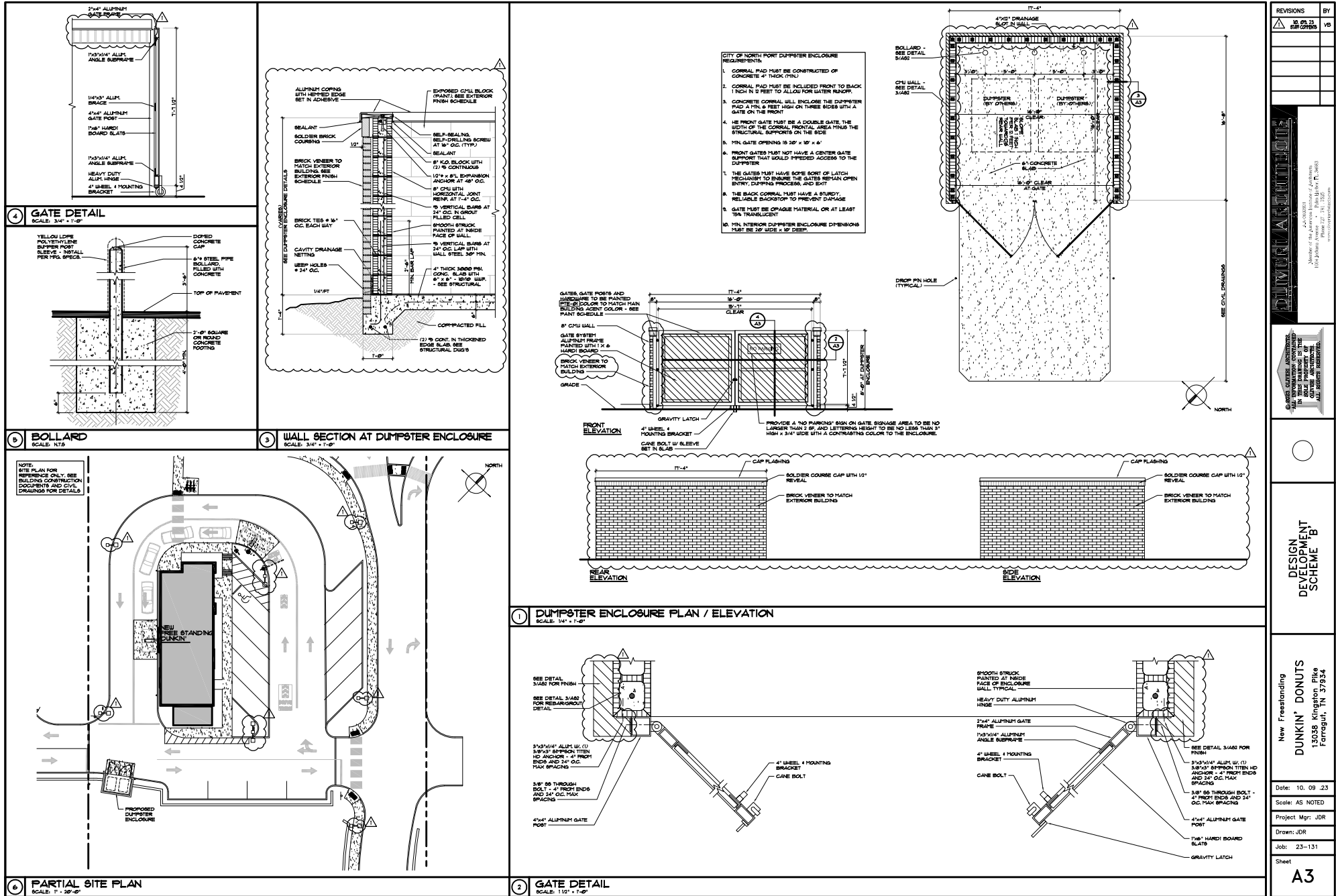
Project Mgr: JDR

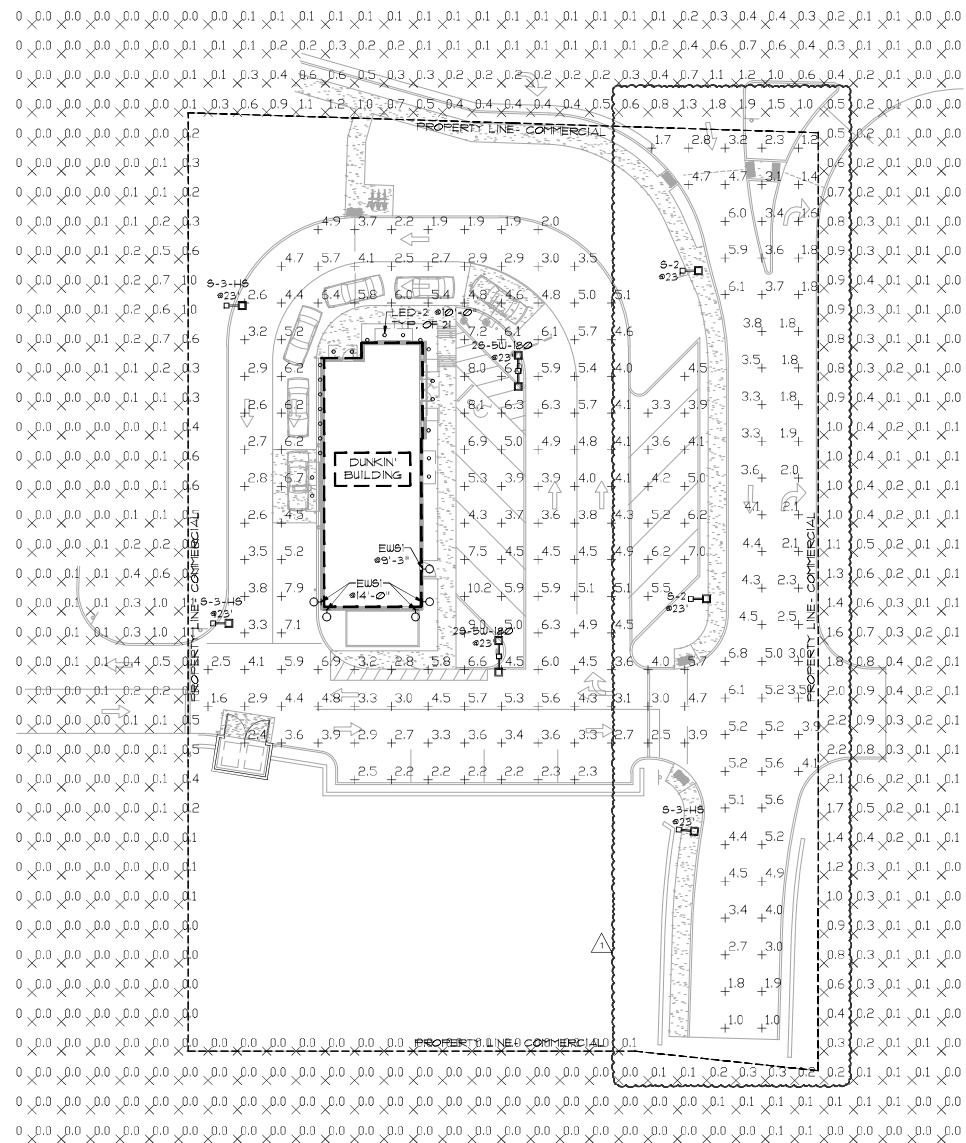
Drawn: JDR

Job: 23-131

Sheet

A2





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	4.8 fc	10.2 fc	1.6 fc	6.4:1	2.6:1
WALKWAY TO BUILDING	+	3.5 fc	6.8 fc	1.0 fc	6.8:1	3.5:1
PROPERTY LINE COMMERCIAL	X	0.1 fc	2.2 fc	0.0 fc	N/A	N/A

THIS LIGHTING PATTERN REPRESENTS CALCULATED LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LUMENS, AND OTHER VARIABLE FIELD CONDITIONS.

- PHOTOMETRIC PLANS GENERAL NOTES:**
1. THE INSTALLATION OF LIGHT FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, LOCAL AND STATE CODES AND REQUIREMENTS.
 2. PHOTOMETRIC ANALYSIS IS BASED ON LIGHTING FIXTURES SHOWN ON THE PHOTOMETRIC DRAWINGS. IF DIFFERENT FIXTURES ARE SELECTED, THE PHOTOMETRIC PLANS MUST BE ANALYZED AGAIN AND SUBMIT TO THE BUILDING PERMIT DEPARTMENT TO VERIFY COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
 3. COORDINATE SITE LIGHT POLE LOCATIONS WITH LANDSCAPE ARCHITECT AND PLANS, CIVIL ENGINEER AND PLANS, AND OTHER TRADERS AND PLANS TO MAKE CERTAIN THAT POLE LOCATIONS DO NOT INTERFERE ON PARKING AND SITE UTILITY FUNCTIONS.

LIGHT FIXTURE SCHEDULE NOTES:

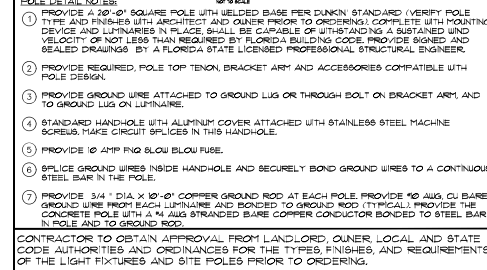
- COORDINATE FINAL FINISHES, COLORS AND SIZES OF ALL LIGHT FIXTURES AND POLES WITH THE AIA, ARCHITECT, LANDSCAPE AND OWNER PRIOR TO ORDERING.
- PROVIDE ALL REQUIRED SUPPORTS, HANGERS, ETC. FOR COMPLETE INSTALLATION.
- IF CONTRACTOR SUBMITS AN ALTERNATIVE LIGHT FIXTURE PACKAGE THAT DEVIATES FROM THE SPECIFIED ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING THE ARCHITECT AND ENGINEER (AMOUNT TBD) TO REVIEW THE ALTERNATIVE FIXTURE PACKAGE. CONTRACTOR SHALL SUBMIT A COMPLETE LIGHTING CUT SHEETS FOR ALL LIGHTING FIXTURES. LIGHTING FIXTURES AND POLES MUST BE SUBMITTED FOR VERIFICATION OF THE LIGHTING LEVELS, RATIOS, PERFORMANCE AND COMPLIANCE WITH THE STATE AND LOCAL LIGHTING ORDINANCES AND REQUIREMENTS.
- FIXTURES ARE FURNISHED AND INSTALLED BY GC.
- REFER TO OTHER ELECTRICAL SHEETS FOR ADDITIONAL REQUIREMENTS.

TIME CONTROLS AND MOTION DETECTORS.

- LIGHTING ON NON-RESIDENTIAL SITES MUST INCLUDE TIME CONTROLS. THE TIME CONTROLS MUST DIM ALL OUTDOOR LIGHTS BY AT LEAST 50% OF NORMAL ILLUMINATION LEVELS WITHIN ONE HOUR OF THE CLOSE OF BUSINESS ON THE SITE. THE LIGHTS MUST REMAIN DIMMED UNTIL THE BUSINESS RE-OPENS IN THE MORNING ON THE AUTOMATIC LIGHT SENSORS SWITCH. THE LIGHT OFF TIME MUST BE ADJUSTED TO RETURN TO FULL ILLUMINATION FOR NO MORE THAN 30 SECONDS AFTER THE TIME OF THE CLOSE OF BUSINESS. MOTION DETECTORS MUST BE USED ON ALL OUTDOOR LIGHTING.
- LIGHT SENSORS, ALL OUTDOOR LIGHTING MUST INCLUDE LIGHT SENSORS THAT AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHT EXCEEDS 85% OF THE GROUND LEVEL LUMINANCE OF THE FIXTURE.
- MANUAL CONTROLS, ALL ELECTRICAL CIRCUITS FOR OUTDOOR LIGHTING MUST INCLUDE MANUALLY CONTROLLED SWITCHES CONVENIENTLY LOCATED FOR MANUAL OPERATION.
- REFER TO OTHER ELECTRICAL SHEETS FOR ADDITIONAL REQUIREMENTS.

LUMINAIRE & LAMPS FURNISHED BY VILLA LIGHTING INC. ST. LOUIS, MO. 63103 (800)375-0693 WWW.VILLALIGHTING.COM

- THE GC SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
- THE GC SHALL REPORT ANY DAMAGED LIGHT FIXTURES OR MISSING PARTS TO VILLA LIGHTING WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
- INSTALLATIONS ARE BASED UPON A COMPUTER SIMULATION AT THE REQUEST ANY CHANGES IN HEIGHT, HEIGHTING LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED WILL VOID THE CURRENT LAMP AND REQUIRE A CHANGE REQUEST AND RE-CALCULATION.
- CALCULATIONS ARE BASED UPON A COMPUTER SIMULATION AND ACTUAL FIELD CALCULATIONS MAY VARY.
- FIXTURES MOUNTED ON 20" POLE # 3 BASE PER DUNKIN' STANDARD.



Member of the American Institute of Architects
1004 Indiana Avenue • Palm Harbor FL 34684
Phone 727-781-7925
www.diorarchitect.com



HAWK - model: WP-LED2 End-use Wallpack

VAC LIGHTING Responsible Lighting®

Fixture Type:

Catalog Number:

Location:

SPECIFICATIONS

Construction: Cast aluminum

Power: Integral driver in luminaire, 10-wired end cap input (200-277V)

Dimming: 0-10V, 0-1V, 1-10Vdc (120V/277V)

Inputs: 10-wire Backless on 10/100V; 8-wire: 0-10V, 0-1V only

Finish: Anodized Aluminum, Bronze, Graphite, and White

Standards: IEC, UL, UL Listed, ENEC, CE, RoHS

Total Harmonic Distortion: 35%

Operating Temperature: -40°C (-40°F) to 140°C (104°F)

PRODUCT DESCRIPTION

One end cap, aluminum, wallpack installed horizontally against end cap and no driver for end cap and Power Pack rated outdoor luminaire

FEATURES

- Factory Installed LED Light Engine
- Die-Cast Aluminum Housing
- 2-377 Forward Thermal Dissipation
- Photo-Motion Sensor Compatible (Sold Separately)
- Built-in Local Fan Key Adjustment
- Suitable for install of all directions
- Multi-Function Dimmer: 0V/120V or 0-10V
- 40-130°C
- 50,000-hour life span

OPTOMETRY

ORDER NUMBER

	Power	Comparable	Color Temp	Selected ratings	CRP	Finish		
 WP-LED19	19W	20W/18W	30°	000000 001000 002000 003000 004000 005000	00 01 02 03 04 05	a07 a08 a09 a10 a11 a12	Active end cap Bronze Active end cap Graphite Active end cap White	
 WP-LED227	21W	20W/18W	30°	000000 001000 002000 003000 004000 005000	00 01 02 03 04 05	a07 a08 a09 a10 a11 a12	Active end cap Bronze Active end cap Graphite Active end cap White	

Example: **WP-LED19-30-GH**

ACCESSORIES

	Active Motion MS-1000		Remote RC-1000		Photo Sensor PS-1000		End Cap EC-1000
---	--------------------------	---	-------------------	---	-------------------------	---	--------------------

WAC Lighting

Phone: (800) 524-7639 Fax: (800) 524-7695

Headquarters Eastern Distribution Center

At Archer Park Drive • East Amherst, NY 14005

Phone: (516) 575-3000 • Fax: (516) 575-3050

Western Distribution Center

2700 Alameda Avenue • Chula Vista, CA 91930

Phone: (619) 526-2500 • Fax: (619) 526-2505

WAC Lighting retains the right to modify the listed end use products at any time in its company's continuous improvement programs. AXL 3017

DRD2 & OneFrame

Fixed Downlighting System

New Construction
Deep Junction Box

Project:	Type:
Project Code:	Date:

V3011623

OPTICAL

Delivered Lumens (Pwout)
750 lm (3.5W), 1000 lm (12.5W),
1500 lm (14.3W)

Color Quality
94+ CRI, 2-4hve SMD

Color Temperature

- 2700K 3000K 3500K
- 4000K Warm Dim (3000-1800K)

Beam Spread

- Narrow Spot (17°)
- General (26°+)
- Spot (29°)
- Linear (41° x 26°)
- Panel (48°)
- Wide Flood (60°)
- Spot Flood

PHYSICAL

Application
New Construction, Poured Concrete

Aperture
4" (30mm) Deep Junction Box

Ceiling Thickness
1/4" up to 1/2"

TRIMS

Available Trims
Fluor Bezel, Black, Silver, Hyperblack, Pinhole,
Burnished Pinhole, White Wash, Monochrome,
Pigment, Cloud Front

Trim Finish
White, Black, Silver, Custom

ELECTRICAL & CONTROLS

Input/Voltage
120/277V

LED Dimming
TRIAC/ELV, 0-10V, Wireless (optional)

RATINGS

Roasting

- Code compliant for use in fire-rated assemblies up to a maximum of 2-hours
- UL1843 Sound Rated
- ASTM E283 Certified Air Tight
- IC Initiation Control Approved

Module

- IL Listed for Wet Location

DMF LIGHTING 1118 E 233rd St, Carson, CA 90745 03-832-7779 info@dmflighting.com dmflighting.com

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TYPE 'LED-2' DOWNLIGHT

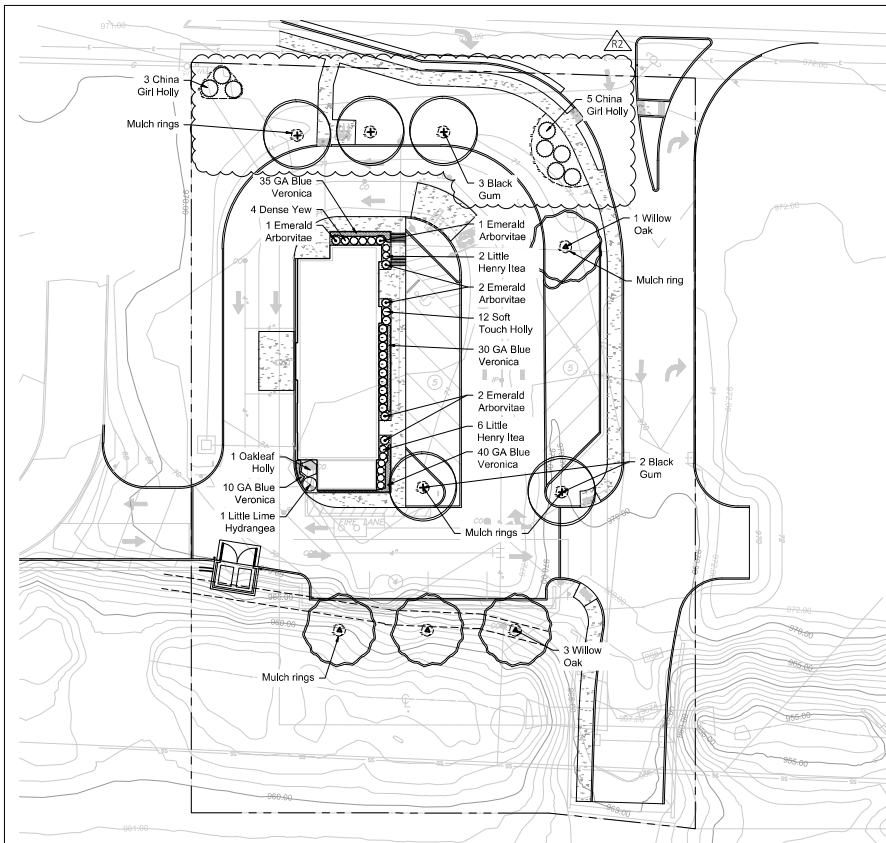
New Freestanding
DUNKIN' DONUTS
13038 Kingston Pike
Farragut, TN 37934

Date: 08. 10 .23
Scale: AS NOTED
Project Mgr: JDR
Drawn:

Job: 23-131

Sheet

EP2



Note: In order to minimize the visual impact of surface parking, where parking is situated between a building and street or is parallel with a building along a street, a berm shall be considered or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of 60% of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.

Planting Notes

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. Quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
- All tree scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

Tree Planting Requirements

One shade tree per every 2500 SF of improvements.

Improvements
- Building and Accessories 2,196 square feet
- Parking and Flatwork 13,175 square feet

Total Improvements 15,371
15,371 / 2,500 = 7 shade trees required

Total Shade Trees Required: 7 Trees, 2" caliper minimum
Total Trees Provided: 9 Trees, 2" caliper minimum

Street Frontage Shade Tree Requirement:

For any development, regardless of the parking lot location, at least 25 percent of the total required number of shade trees shall be planted in the front yard(s) between the principle building and adjacent public rights-of-way.

- 7 shade trees required, 7 x 25% = 1.75
- 2 Shade trees required in front yard
- 3 Black Gum proposed in front yard

Landscaping Between Buildings and Parking Lot

A landscaped area between all buildings and any abutting parking lots and vehicular access ways is required. The minimum landscaped area shall be determined by multiplying 2 1/2 feet by the building's length facing a parking lot or vehicular access way.

83 linear feet of building exist facing the parking lot and entry access areas.

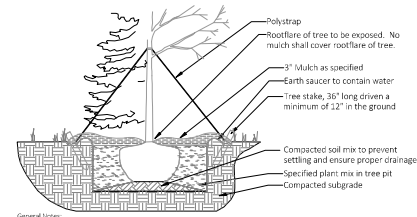
83 x 2.5 = 208 square feet required

463 square feet provided

Note: Landscape plan must be submitted and reviewed by staff and the VRRB separately. Notes included on this sheet are preliminary/cautionary and should not be considered as a complete review

Planting Legend

Qty	Botanical Name	Common Name	Size	Notes
R2 6	<i>Nyssa sylvatica</i>	Blackgum	2" cal.	central leader, full and dense
	<i>Quercus phellos</i>	Willow Oak	2" cal.	central leader, full and dense
1	<i>Ilex 'Conal'</i>	Oakleaf Holly	6' hgt.	central leader, full and dense
	<i>Thuja occidentalis 'Emerald Green'</i>	Emerald Arborvitae	6' hgt.	central leader, full and dense
1	<i>Hydrangea paniculata 'Jame'</i>	Little Lime Hydrangea	3 gallon	5' oc, full and dense
	<i>Itea virginica 'Sprich'</i>	Little Henry Itea	3 gallon	2.5' oc, full and dense
12	<i>Ilex crenata 'Soft Touch'</i>	Soft Touch Holly	3 gallon	3' oc, full and dense
	<i>Ilex x meserveae 'Mesog'</i>	China Girl Holly	3 gallon	14" oc, full and dense
4	<i>Yucca filamentosa 'Lanceolata'</i>	Yucca	3 gallon	3' oc, full and dense
	<i>Yucca filamentosa 'Lanceolata'</i>	Yucca	3 gallon	3' oc, full and dense
115	<i>Veronica peduncularis 'Georgia Blue'</i>	GA Blue Veronica	1 gallon	12" oc, full and dense
	<i>Veronica peduncularis 'Georgia Blue'</i>	GA Blue Veronica	1 gallon	12" oc, full and dense

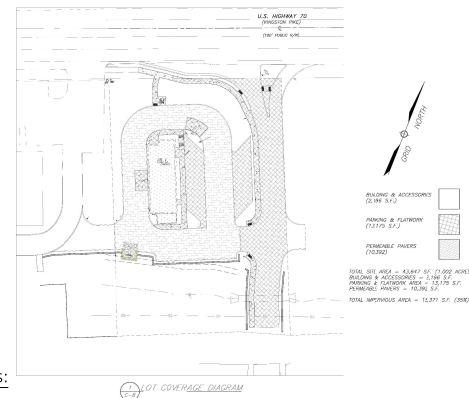


General Notes:

- Excavate tree pit to a depth equal to depth of rootball plus 24", and a width equal to two times the diameter of the rootball.
- Fill tree pit with water and confirm penetration rate. (Notify landscape architect if poor drainage conditions exist.)
- Install tree pit detail avoiding any damage to rootball or trunk of tree.
- Add specified plant mix and soil amendments.
- Remove burlap on top 1/3 of tree rootball. Remove burlap on top 1/3 of tree rootball.
- Immediately soak tree pit with water and remove any air pockets that may have occurred during backfilling.
- Stake and guy tree with specified materials.

General Tree Planting

Scale: NTS



Site Calculations:

Total site area: 43,647 SF (1.002 acres)

- Permeable Paver Area = 10,392 SF
- Building and Accessories = 2,196 SF
- Parking and Flatwork Area = 13,175 SF
- Total Impervious Area = 15,371 SF
- Total Lot Coverage = 35%

Beasley
LANDSCAPE ARCHITECTS

707111 Boundary
805.441.6428



Dunkin

13038 Kingdon
Pike

Knoxville
Tennessee 37934

Submittal Record

R1, 10.18.23 - Added screening & revised tree species in front yard

R2, 11.07.23 - Revised tree species in front yard

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the Future Land Use Map in the Comprehensive Land Use Plan Update for the property located at 209 N. Watt Road from Parks and Recreation to Commercial (Debra Wilkerson, Applicant)

INTRODUCTION AND BACKGROUND: This item is related to Agenda Item #6 and was discussed at last month's Planning Commission meeting.

DISCUSSION: On the Future Land Use Map (FLUM), the property that is the subject of the rezoning request of Agenda Item #6 is shown as Parks and Recreation. When the Watt Road corridor community visioning workshop was conducted, some amendments were made to the FLUM based on citizen input. Some of the properties adjacent to Mayor Bob Leonard Park were given a Parks and Recreation land use designation. Those properties, including the subject property, were previously shown as a Medium Density Residential land use.

As noted as a workshop item last month, the applicant is requesting to rezone their property to General Commercial (C-1). This would be compatible with how the properties to the west, south, and east (east side of N. Watt Road) are currently zoned. The Planning Commission expressed support for the rezoning. Consequently, this item involves a request to amend the FLUM for the subject property from Parks and Recreation to Commercial.

RECOMMENDATION: Included in the packet is Resolution 23-13 which would amend the FLUM to change the designation for the area that includes 209 N. Watt Road from Parks and Recreation to Commercial. Due to public notice requirements and in consultation with the Town Attorney, this item is listed as a public hearing. The formal action on Resolution 23-13 however will occur at the January 18, 2024 Planning Commission meeting. The staff will be recommending approval of Resolution 23-13.

RESOLUTION 23-13

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN UPDATE, DECEMBER 2012, TO AMEND 209 N. WATT ROAD FROM PARKS AND RECREATION TO COMMERCIAL

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission may make, adopt and amend from time to time a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission, after holding a public hearing as required by T.C.A. § 13-4-202(a), adopted the Comprehensive Land Use Plan Update (the “Plan”) on December 12, 2012; and

WHEREAS, The Farragut Municipal Planning Commission desires to amend the Plan by changing the future land use map for 209 N. Watt Road from Parks and Recreation to Commercial;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby amends the Plan through approval of Resolution 23-13 as shown on Exhibit A.

ADOPTED this 18th day of January 2024.

Scott Russ, Chairman

Shannon Preston, Secretary



Future Land Use Map Admendment Resolution 23-13

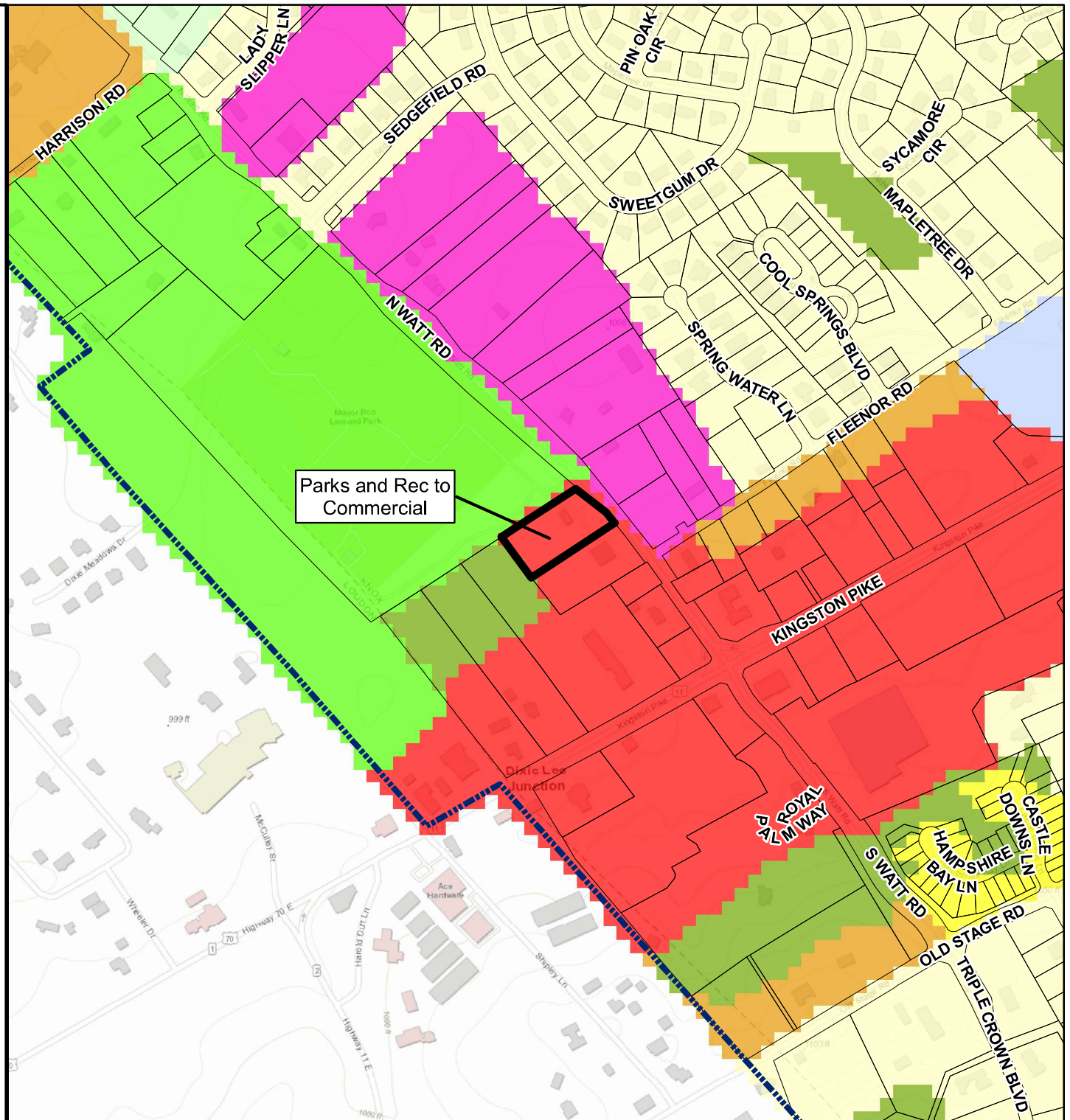
Exhibit A

Legend

- Parcels
- Subject Area
- Civic/Institutional
- Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Very Low Density Residential (2-4 DUs /
- Low Density Residential (3-6 DUs /
- Med Density Residential (6-8 DUs / Acre)
- Mixed Use Neighborhood (6-8 DUs /



1 in = 560 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone the property located at 209 N. Watt Road from R-1 to C-1, 1.70 Acres (Debra Wilkerson, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month and involves a rezoning request for a parcel along N. Watt Road to the north of the Rural Metro fire station. The property is currently zoned Rural Residential (R-1) and is 1.70 acres. There are two occupied homes on the property and some accessory structures. To the north of the property is Mayor Bob Leonard Park which is zoned Open Space/Park (OS-P) and to the west is property that is zoned General Commercial (C-1) and has been conditionally approved for a grocery store.

DISCUSSION: The rezoning request to General Commercial (C-1) would be compatible with how the properties to the west, south, and east (east side of N. Watt Road) are currently zoned.

RECOMMENDATION: Included in the packet is Resolution PC-23-14 which recommends approval of Ordinance 23-20. Staff recommends approval of Resolution PC-23-14.

RESOLUTION PC-23-14

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF THE PROPERTY LOCATED AT 209 N. WATT ROAD FROM RURAL SINGLE-FAMILY RESIDENTIAL (R-1) TO GENERAL COMMERCIAL (C-1)

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on December 21, 2023;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 23-20 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 21st day of December 2023.

Scott Russ, Chairman

Shannon Preston, Secretary

ORDINANCE: 23-20
PREPARED BY: Shipley
REQUESTED BY: Debra Wilkerson
CERTIFIED BY FMPC: December 21, 2023
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the property located at 209 N. Watt Road from Rural Single-Family Residential (R-1) to General Commercial (C-1) (See Exhibit A).

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2023, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Scott Russ, Chairman

Shannon Preston, Secretary



Exhibit A Ordinance 23-20

Rezone of 209 N. Watt Road
Parcel 151 031, Tax Map 151

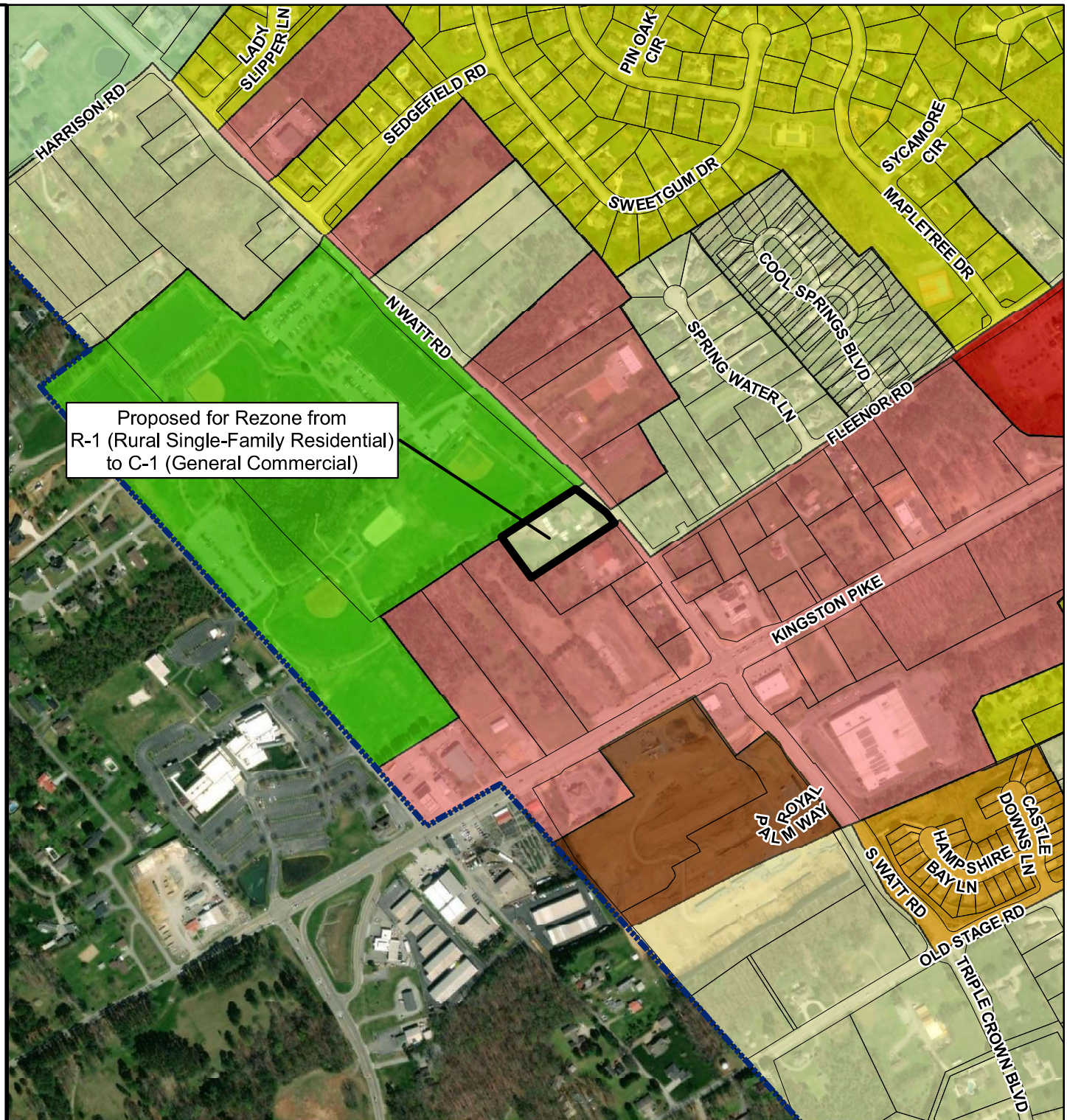
Proposed for Rezone from
R-1 (Rural Single-Family Residential)
to C-1 (General Commercial)

Legend

-  Parcels
-  Subject Area
-  A, Agricultural
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-4, Attached Single-Family Residential
-  R-1/OSR, Open Space Residential Overlay
-  C-1, General Commercial
-  C-1-3, General Commercial, Three Stories
-  PCD, Planned Commercial Development



1 in = 560 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

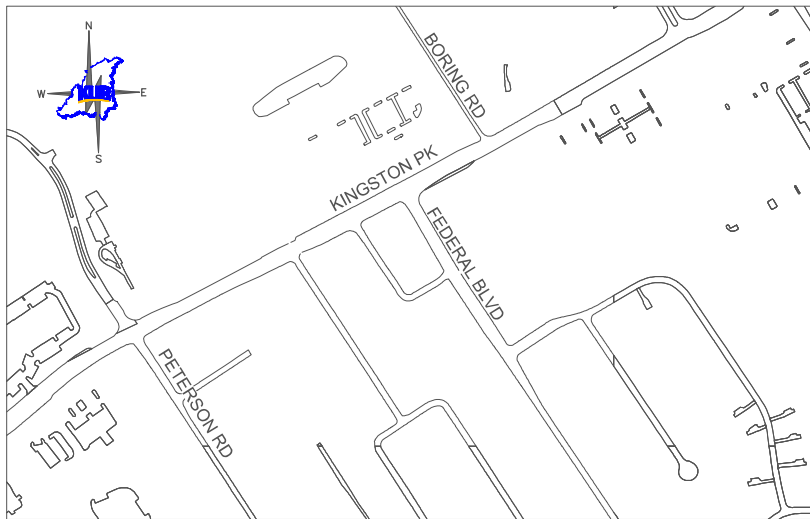
SUBJECT: Request for approval for the installation of 1,026 linear feet of two-inch gas line along a portion of Kingston Pike and Federal Boulevard for KUB (KUB, Applicant)

INTRODUCTION AND BACKGROUND: This utility related item involves a request to install approximately 1,026 linear feet of two-inch plastic gas main.

DISCUSSION: As shown on the design plans included in the packet, the initial section will be along Kingston Pike in front of 11826 Kingston Pike. The gas line will then be extended to the south along the east side of 11826 Kingston Pike. It will then extend along a portion of the west side of Federal Boulevard just beyond the intersection with Farragut Crossing Drive.

RECOMMENDATION: Staff will review the design plans and make a recommendation at the meeting. The gas line installation will require a right of way permit from the Town and will need to use directional boring rather than open trenching. Per discussion with KUB, there will need to be some “very limited open cuts to perform tie ins and tie ups between the bore shots.” Affected property owners will also need to be notified prior to the work being initiated.

KNOXVILLE UTILITIES BOARD FEDERAL BLVD LOOP SYS DUAL FEED FOR FARRAGUT CROSSING



LOCATION/VICINITY MAP



Know what's below.
Call before you dig.

DRAWING INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES AND LEGEND
3	KEY SHEET
4	PLAN VIEW 1
5	PLAN VIEW 2
6	EROSION AND SEDIMENT CONTROL DETAILS
7	PAVEMENT REPAIR DETAILS

REV.	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	JOB#:	MAXIMO#:	W.F.P.I#:	DATE:	Knoxville Utilities Board ENGINEERING FEDERAL BLVD LOOP SYS LOOP FEED 1,026 LF OF 2" MDPE COVER SHEET GRID/CLT:	
5											
4											
3											
2											
1											
0	FIRST ISSUE OF DRAWING	6307(PST)	6324(BAE)	7039(TJK)		J0021097			8/1/2023	SCALE: N.T.S.	GRID/CLT:



SHEET 1 of 7

B-

B-

GENERAL NOTES

1. SUPPLEMENTAL BASEMAPPING INFORMATION WAS TAKEN FROM THE KNOXVILLE GEOGRAPHIC INFORMATION SYSTEM (KGIS) AS PROVIDED BY KUB.
2. UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
3. LOCATION OF EXISTING UTILITIES, PIPING AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND ARE NOT NECESSARILY REPRESENTATIVE OF ALL EXISTING FACILITIES. IT IS THE INSTALLER'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PIPING, AND UNDERGROUND STRUCTURES THAT MAY INTERFERE WITH THE PROPOSED WORK BY POTHOLING AND CONTACTING THE UTILITY COMPANIES INVOLVED.
4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
5. INSTALLER TO COORDINATE DISRUPTION/REMOVAL OF ANY LANDSCAPING, SPRINKLER SYSTEMS, FENCES, SHEDS, GARDENS, RETAINING WALLS, ORNAMENTALS, ETC. WITH THE PROJECT KUB CUSTOMER SUPPORT REPRESENTATIVE
6. EXISTING AND PROPOSED EASEMENTS ON THESE DRAWINGS ARE SHOWN FOR GENERAL INFORMATION ONLY AND ARE APPROXIMATE. INSTALLER TO REFER TO ACTUAL EXECUTED EASEMENT DOCUMENTS FOR PROPERTY ACCESS AND USE FOR CONSTRUCTION PURPOSES.
7. INSTALLER SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING CONSTRUCTION.
8. 24-HOUR EMERGENCY CONTACT: KUB SYSTEM OPERATIONS 524-2911
9. ALL ROAD CROSSINGS TO BE INSTALLED BY HDD UNLESS OTHERWISE NOTED ON PROJECT DRAWINGS.
10. ANTICIPATED OPERATING PRESSURE 35-45 PSIG

PROJECT MANAGER:

CONTACT: DALLAS COPLIN
OFFICE PHONE NO.: (865) 558-2838
MOBILE PHONE NO.: (865) 318-9394
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TENNESSEE 37921
EMAIL ADDRESS: DALLAS.COPLIN@kub.org
UTILITY OWNERS:

WATER

FIRST UTILITY DISTRICT
122 DURWOOD ROAD
KNOXVILLE, TN 37922
(865) 966-9741

SEWER

FIRST UTILITY DISTRICT
122 DURWOOD ROAD
KNOXVILLE, TN 37922
(865) 966-9741

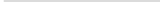
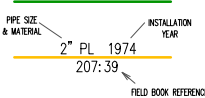
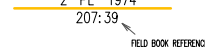
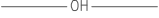
ELECTRIC

LENOIR CITY UTILITIES BOARD
7698 CREEKWOOD PARK BLVD
LENOIR CITY, TN 37772
(865) 986-6591

ABBREVIATIONS:

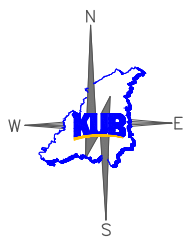
DI	DUCTILE IRON
CI	CAST IRON
AC	ASBESTOS CEMENT
HDPE	HIGH DENSITY POLYETHYLENE
MDPE	MEDIUM DENSITY POLYETHYLENE
PL	PLASTIC
ST	STEEL
EOP	EDGE OF PAVEMENT
PE	POLYETHYLENE

LEGEND:

	EXISTING BUILDING
	KUB "HEAT ONLY" GAS CUSTOMER
	RELOCATE/REPLACE RISER
GRESHAM RD	
	EXISTING FENCE
	EXISTING STORM PIPE
	EXISTING CREEK/DITCH
	EXISTING R.O.W./PROPERTY LINE (APPROXIMATE FROM KGIS)
	PROPOSED EASEMENT
	EXISTING GAS MAIN (TO BE RETIRED)
	EXISTING GAS MAIN (TO REMAIN)
	EXISTING HIGH PRESSURE GAS MAIN (MAOP ABOVE 60 PSIG)
	PROPOSED GAS MAIN
	GAS REGULATOR STATION
	EXISTING GAS VALVE
	PROPOSED GAS VALVE
	EXISTING TEST STATION
	PROPOSED TEST STATION
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING OVERHEAD UTILITY LINE

REV.	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	JOB#:	MAXIMO#:	W.F.P.I#:	DATE:	Knoxville Utilities Board ENGINEERING FEDERAL BLVD LOOP SYS LOOP FEED 1,026 LF OF 2" MDPE GENERAL NOTES AND LEGEND SCALE: N.T.S. GRID/CLT:	
5											
4											
3											
2											
1											
0	FIRST ISSUE OF DRAWING	6307(PST)	6324(BAE)	7039(TJK)		J0021097			8/1/2023	SHEET 1 of 7	

B-



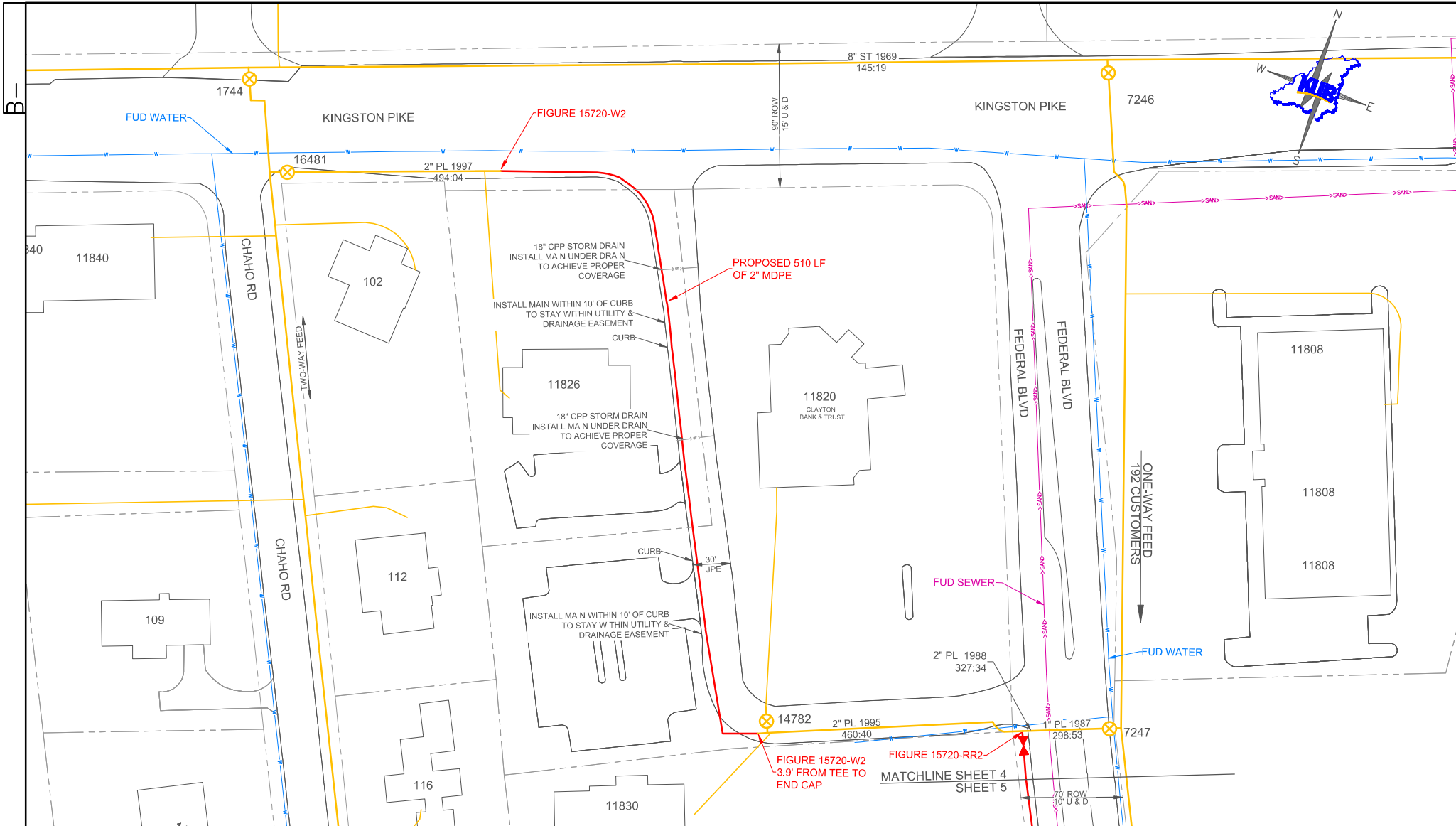
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Knoxville Utilities Board
ENGINEERING
FEDERAL BLVD LOOP SYS
LOOP FEED
1,026 LF OF 2" MDPE
KEY SHEET
SCALE: N.T.S. | GRID/CLT:



SHEET 3 of 7

B-



REV	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	JOB#:	MAXIMO#:	W.F.P.I#:	DATE:
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Knoxville Utilities Board
ENGINEERING
FEDERAL BLVD LOOP SYS
LOOP FEED
1,026 LF OF 2" MDPE
PLAN VIEW 1

KUB

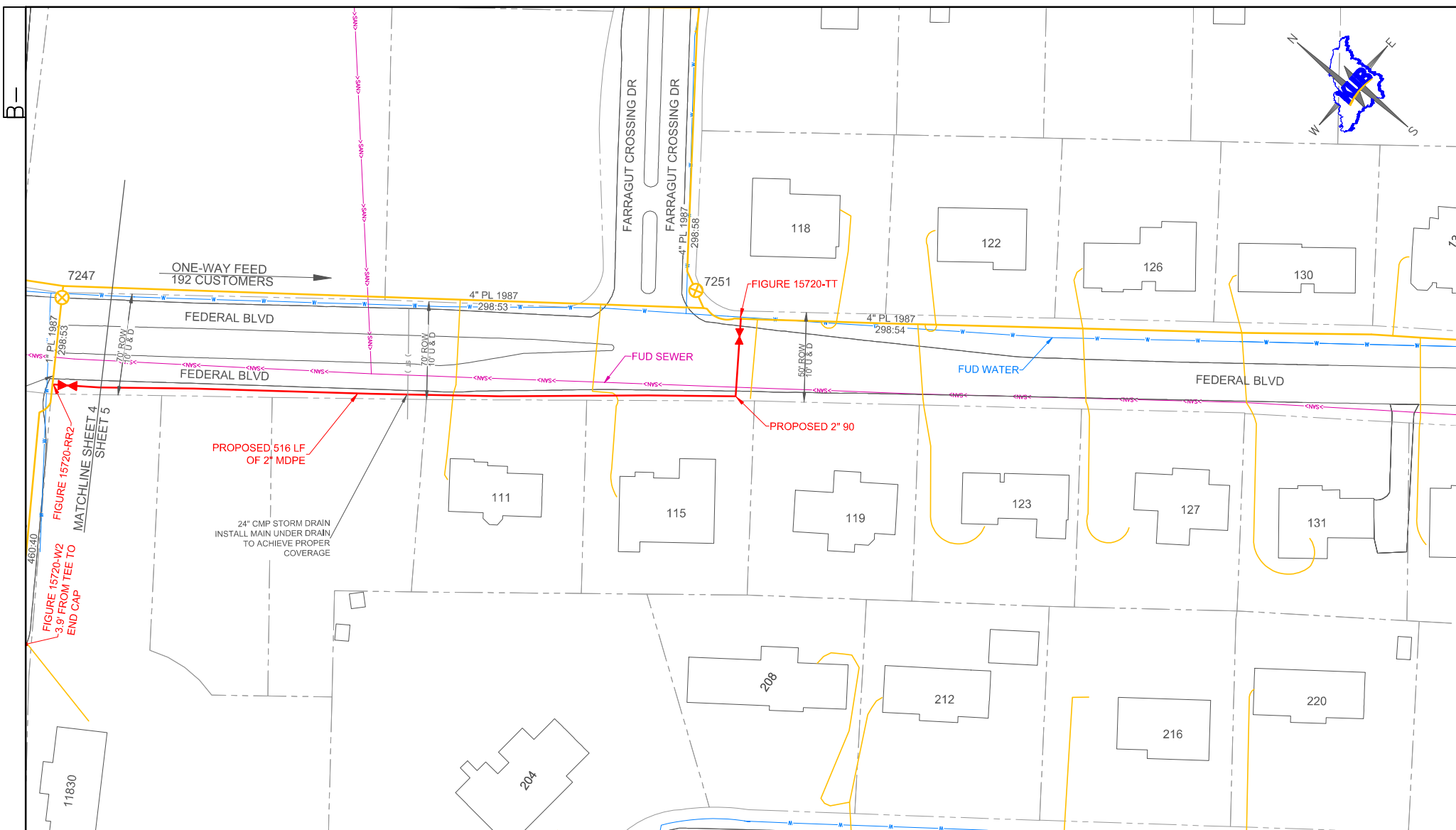
SHEET 4 of 7

B-

SCALE: N.T.S.

GRID/CLT:

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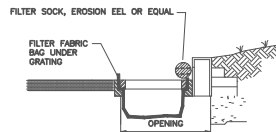
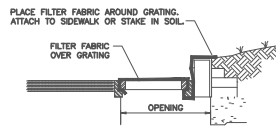
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Knoxville Utilities Board
ENGINEERING
FEDERAL BLVD LOOP SYS
LOOP FEED
1,026 LF OF 2" MDPE
PLAN VIEW 1
SCALE: N.T.S.
GRID/CLT:

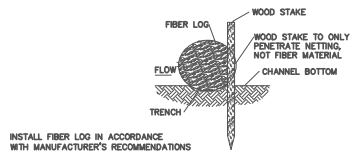


SHEET 5 of 7

B-

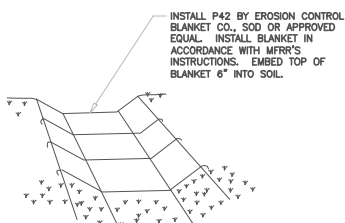


CURB INLET PROTECTION
N.T.S.

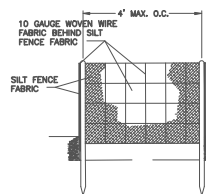


INSTALL FIBER LOG IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

FIBER LOG BARRIER
N.T.S.

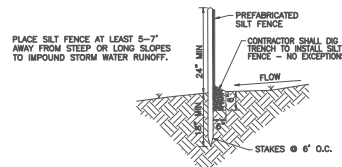


CHANNEL EROSION PROTECTION
N.T.S.



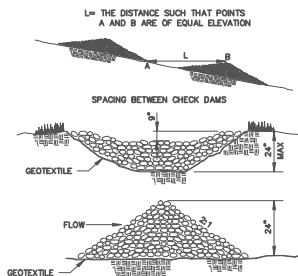
WIRE FENCE REINFORCEMENT IS REQUIRED BELOW SLOPES THAT ARE OVER 8' HIGH, OR WHERE SILT FENCE IS INSTALLED IMMEDIATELY ADJACENT TO GRADING LIMITS. INSTALL REINFORCEMENT AT LOCATIONS WHERE WASHOUT OR HEAVY FLOW MAY OCCUR.

SILT FENCE REINFORCEMENT
N.T.S.



PLACE SILT FENCE AT LEAST 5-7' AWAY FROM STEEP OR LONG SLOPES TO IMPOUND STORM WATER RUNOFF.

SILT FENCE
N.T.S.



STONE CHECK DAM
N.T.S.

SEDIMENT & EROSION CONTROL NOTES

- OWNER: KUB - PO BOX 58017, KNOXVILLE, TN 37950-9017
- THIS PROJECT INCLUDES THE INSTALLATION OF APPROXIMATELY 1,224 L.F. OF 2" MDPE GAS LINE.
- TOTAL DISTURBED AREA IS APPROXIMATELY 0.08 ACRES.
- ALL CONSTRUCTION LIES ABOVE THE 100 YEAR FLOOD HAZARD.
- EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE. INSTALLATION, MAINTENANCE AND REMOVAL CONTROLS SHALL BE CONSISTENT WITH THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK.
- THE EROSION CONTROLS MUST BE INSTALLED ALONG THE WATER LINE ALIGNMENT WHERE THEY ARE NEEDED AND REMOVED WHEN THE AREA HAS BEEN STABILIZED. CHANGES MAY BE MADE TO IMPROVE EROSION AND SEDIMENT CONTROLS.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- SILT FENCE SHALL BE INSTALLED AS REQUIRED TO PREVENT SEDIMENT FROM THIS PROJECT BEING DEPOSITED ON ADJACENT PROPERTY.
- DISTURBED AREAS SHALL BE RESTORED TO NEAR ORIGINAL CONDITION (CONCRETE, ASPHALT, GRASS, ETC.).
- CONTRACTOR SHALL NOT INSTALL SEDIMENT TRAPS SHOULD POTENTIAL EXIST FOR PAVEMENT FLOODING AND/OR WATER DAMAGE TO ADJACENT PROPERTY.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT THE END OF EACH DAY'S WORK AND AT THE END OF EACH AND EVERY RAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND OR REMOVAL OF ACCUMULATED SILTS AND SEDIMENTS FROM THE EROSION AND SEDIMENT CONTROL DEVICES. (CONT.)

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SOD STRUCTURES. ALL SILTS AND/OR SEDIMENTS REMOVED FROM THE EROSION/SEDIMENT CONTROL DEVICES SHALL BE DEPOSITED ON SITE IN SUCH A MANNER AS TO PREVENT SOD SILTS AND/OR SEDIMENTS FROM REENTERING THE CONTROL DEVICES AND OR EXITING THE SITE THROUGH THE STORM DRAINAGE SYSTEMS AND/OR SURFACE DRAINAGE.
- FAILURE TO INSTALL, OPERATE AND/OR MAINTAIN ALL EROSION CONTROL MEASURES SHALL BE JUSTIFICATION TO STOP CONSTRUCTION ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED IN ACCORDANCE WITH APPROVED PLANS OR AS DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ON SITE ONTO PUBLIC ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
- UPON PIPE INSTALLATION, DISTURBED SOIL SHALL BE STABILIZED WITH TEMPORARY COVER OR PERMANENT VEGETATION AS REQUIRED EVERY TWO WEEKS AND PRIOR TO ANY RAIN EVENT.
- MATERIAL STAGING AREA SHALL BE ENCOMPASSED WITH SILT FENCE IF THE AREA IS DISTURBED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL EROSION CONTROLS CREATED BY DRAINAGE PATTERNS AT VARIOUS STAGES DURING CONSTRUCTION. DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE RPR IMMEDIATELY.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT BEFORE THE SILT IS WITHIN 12-INCHES OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.
- STRAW MULCHING SHALL BE USED WITH PERMANENT VEGETATION APPLICATIONS AND SHALL BE FREE OF WEED SEEDS AND SPREAD AT A RATE OF 90 POUNDS PER 1000 SQUARE FEET.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED SOIL WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.



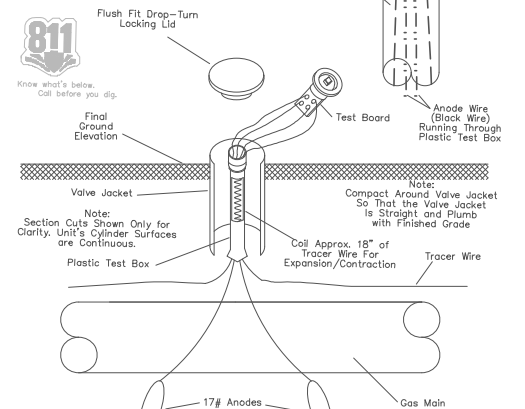
Know what's below.
Call before you dig.

Note:
Verify gas main location.
Flush-mount test station to be placed directly over and above existing gas main.

FLUSH MOUNT TEST STATION INSTALLATION WITH TRACER WIRE CONNECTION & ANODES / WIRE



Know what's below.
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Knoxville Utilities Board
ENGINEERING
FEDERAL BLVD LOOP SYS
LOOP FEED

1,026 LF OF 2" MDPE
EROSION AND SEDIMENT CONTROL DETAILS



SHEET 6 of 7

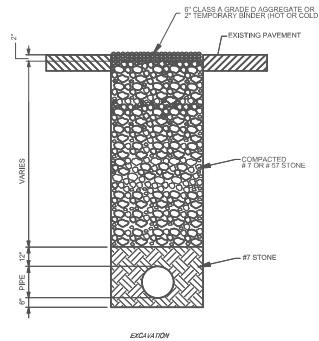
REV.	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	JOB#:	MAXIMO#:	W.F.P.I#:	DATE:
5									
4									
3									
2									
1									
0	FIRST ISSUE OF DRAWING	6307(PST)	6324(BAE)	7039(TJK)		J0021097			8/1/2023

SCALE: N.T.S.

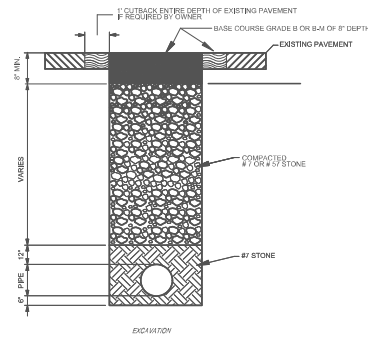
GRID/CLT:

B-

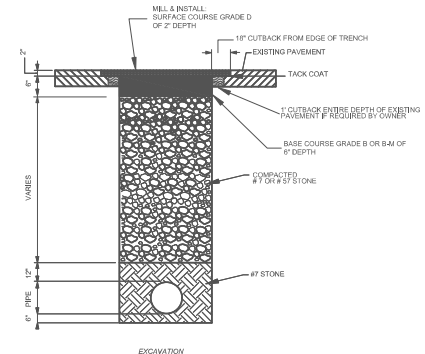
B-



TEMPORARY PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)
N.T.S.



PERMANENT PATCHING: BASE COURSE
PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)
N.T.S.



PERMANENT PATCHING: BASE COURSE + SURFACE COURSE
(INSTALLED BY OWNER OR CONTRACTOR)
N.T.S.

TEMPORARY PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)

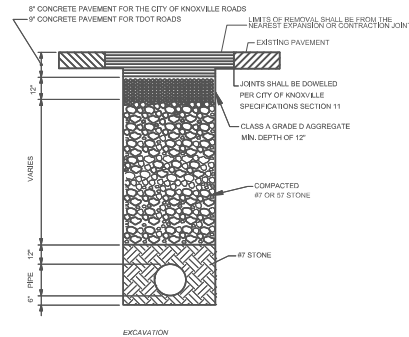
1. NO. 7 STONE SHALL BE USED FOR PIPE BEDDING. PIPE BEDDING SHALL BE PLACED FROM 6" BELOW THE PIPE TO 12" ABOVE THE PIPE GROWN.
2. NO. 7 OR #57 STONE SHALL BE COMPACTED IN MAXIMUM 12" LIFTS (WITH A MINIMUM OF 2 LIFTS) USING VIBRATORY COMPACTION EQUIPMENT REQUIRED TO ACHIEVE JOB SPECIFICATIONS.
3. NO. 7 OR #57 STONE SHALL BE CONSOLIDATED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
4. 6" OF CLASS A GRADE D AGGREGATE OR 2" OF TEMPORARY BINDER (HOT OR COLD) SHALL BE COMPACTED UP TO THE PAVEMENT SURFACE.
5. THE PAVEMENT REPAIR (INSTALLED BY CONTRACTOR) SHALL BE PLACED WITHIN 14 CALENDAR DAYS OF BACKFILL FOR 28 DAYS IF APPROVED BY THE OWNER. PRIMARY COLLECTOR OR ARTERIAL STREETS MUST HAVE 2" OF TEMPORARY BINDER WITHIN 14 CALENDAR DAYS OF BACKFILL.

PAVEMENT REPAIR (INSTALLED BY CONTRACTOR)

1. AT THE TIME OF THE PAVEMENT REPAIR (INSTALLED BY CONTRACTOR) THE TEMPORARY PAVEMENT REPAIR SHALL BE REMOVED DOWN TO THE REQUIRED DEPTH LEAVING A MINIMUM OF 12" OF NO. 7 OR #57 STONE.
2. 6" OF BASE COURSE B OR B41 SHALL BE INSTALLED TO MATCH THE EXISTING PAVEMENT SURFACE. COMPACTED IN A MINIMUM OF TWO 4" LIFTS.
3. BASE COURSE LIFTS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM THEORETICAL DENSITY.
4. EXISTING CONCRETE STREETS THAT HAVE BEEN OVERLAP WITH ASPHALT PAVEMENT SHALL BE REPAIRED WITH NEW ASPHALT PAVEMENT. THE DEPTH OF THE NEW ASPHALT REPLACING THE CONCRETE SHALL BE A MINIMUM OF 6" COMPACTED IN A MINIMUM OF TWO 4" LIFTS PLUS THE THICKNESS OF THE OVERLAYING ASPHALT.
5. CONCRETE STREETS WITHOUT ASPHALT OVERLAY SHALL BE REPAIRED FOLLOWING THE KUB PAVEMENT REPAIR STANDARDS.

PAVEMENT SURFACING (INSTALLED BY OWNER OR CONTRACTOR)

1. AT THE TIME OF PAVEMENT REPAIR (INSTALLED BY OWNER OR CONTRACTOR) THE BINDER SHALL BE MILLED TO THE REQUIRED DEPTH WITH 18 INCH CUTBACKS BEYOND THE EXCAVATED TRENCH WIDTH.
2. 2" OF SURFACE COURSE GRADE D SHALL BE INSTALLED TO MATCH THE EXISTING PAVEMENT SURFACE AND COMPACTED.
3. PAVEMENT SURFACING MAY BE BURNED IN USING THE PATCHMASTER METHOD IN LIEU OF MILL AND TYPING.
4. TO BE INSTALLED BY OWNER WITHIN 12 MONTHS AFTER INSTALLATION OF THE PAVEMENT REPAIRS DESCRIBED ABOVE.



PERMANENT CONCRETE REPAIR (INSTALLED BY CONTRACTOR)
N.T.S.

Equipment Type	Equipment Weight (tons)	Minimum Downward Force (lbs)	Minimum Frequency Hertz	VPM	Minimum Amplitude (inches)	Maximum Lift thickness (inches)	Minimum number of passes required
Steel wheeled vibratory roller - walk behind	< 1 ton	N/A	41	2460	0.02		5
Steel wheeled vibratory roller - walk behind	< 2 tons	N/A	30	1800	0.02		5
Steel wheeled vibratory roller - ride on	< 1 ton	N/A	30	1800	0.02		5
Steel wheeled vibratory roller - ride on	1 - 2 tons	N/A	30	1800	0.02		5
Steel wheeled vibratory roller - ride on	> 2 tons	N/A	30	1800	0.02	< 1 ton - 4-6" 1 - 2 tons - 8" > 2 tons - 12"	5
Walk behind vibratory plate compactor - single direction	< 1 ton	N/A	38	2280	0.03		4
Walk behind vibratory plate compactor - reversible	< 1 ton	N/A	38	2280	0.03		4
Buckhoe vibratory plate attachment	N/A	7500	33	2000	0.02		3
Buckhoe vibratory wheel	N/A	7500	43	2500	0.085	Not to exceed 12"	3

NOTE: JUMPING JACKS MAY BE USED, WITH PERMISSION OF OWNER, IN AREAS OF COMPACTION TOO SMALL FOR OTHER COMPACTION EQUIPMENT. LIFTS SHALL NOT EXCEED 4" IN DEPTH.



Know what's below.
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REV.	DESCRIPTION	DRAWN BY:	CHK.:	APPV.:	EST#:	JOB#:	MAXIMO#:	W.F.P.I#:	DATE:
5									
4									
3									
2									
1									
0	FIRST ISSUE OF DRAWING	6307(PST)	6324(BAE)	7039(TJK)		J0021097			8/1/2023

Knoxville Utilities Board
ENGINEERING
FEDERAL BLVD LOOP SYS
LOOP FEED
1,026 LF OF 2" MDPE
PAVEMENT REPAIR DETAILS
SCALE: N.T.S. GRID/CLT:



SHEET 7 of 7

B-

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

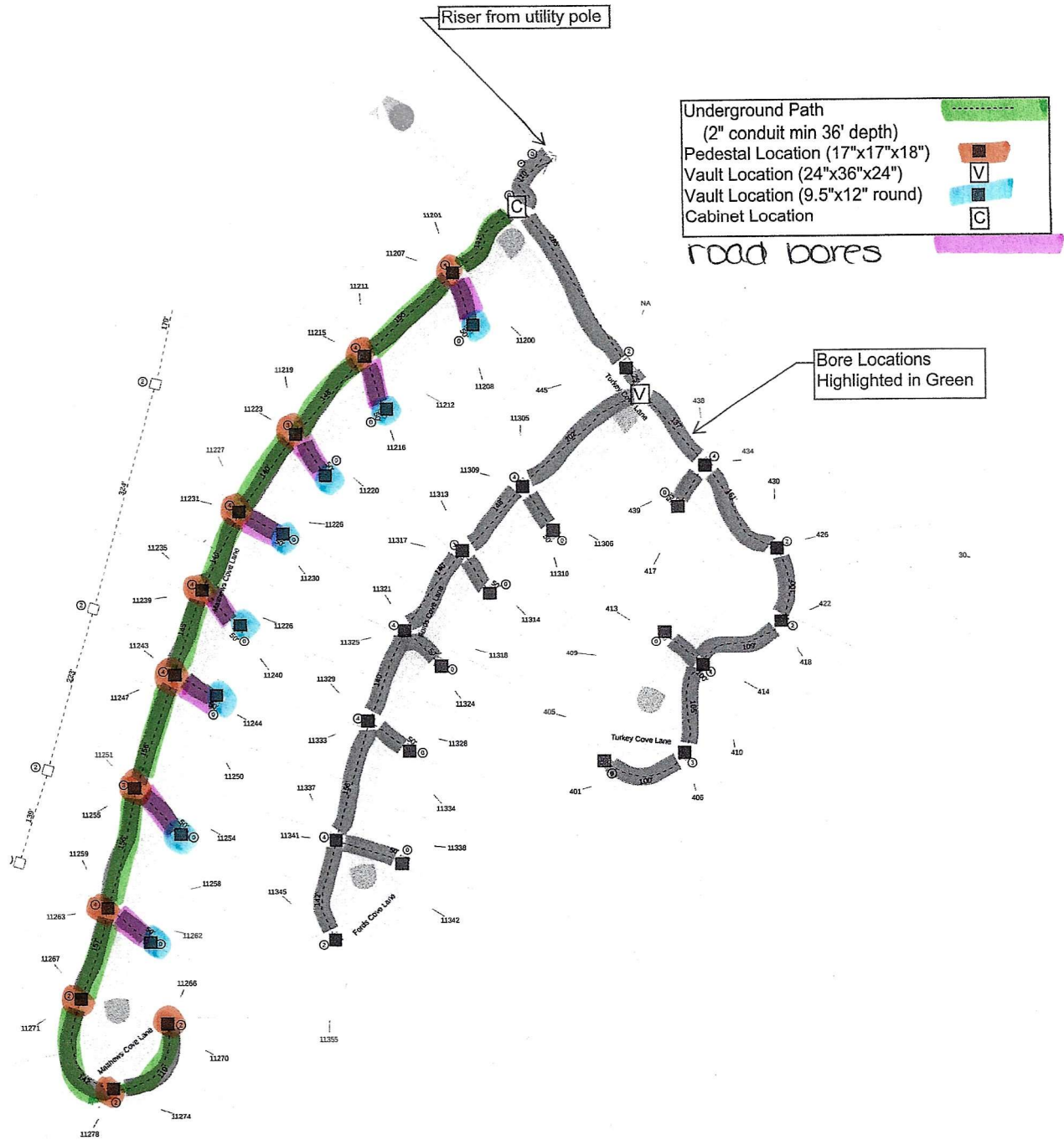
SUBJECT: Request for approval for the installation of new fiber optic lines for Charter/Spectrum in the Cove at Turkey Creek Subdivision (Global Communications, Applicant)

INTRODUCTION AND BACKGROUND: This utility related item involves a request to install two-inch conduit with new fiber optic lines for Charter/Spectrum along one side of each street in the Cove at Turkey Creek Subdivision. The line will be installed at a minimum depth of 36 inches.

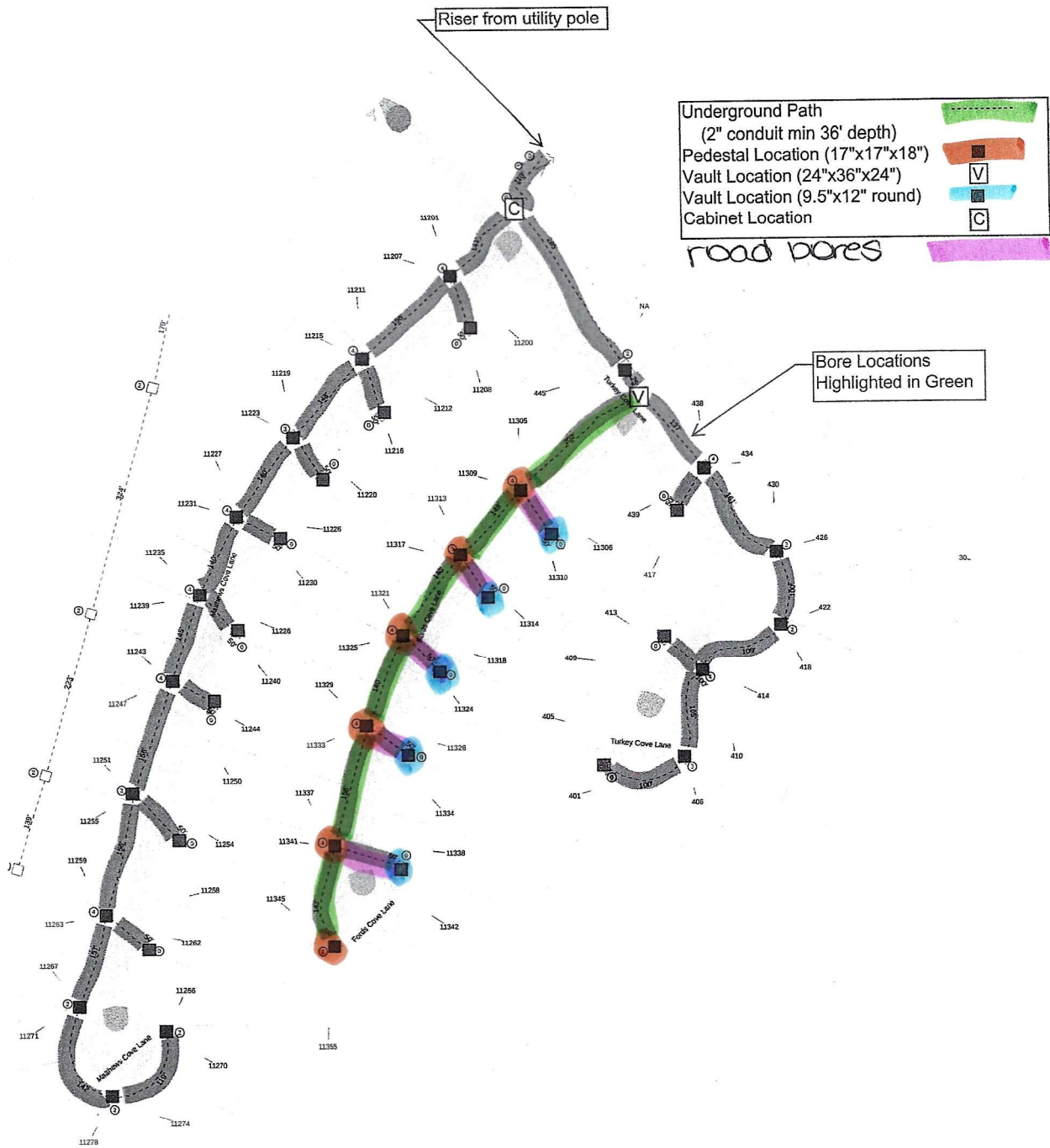
RECOMMENDATION: Staff will review the design plans and make a recommendation at the meeting. The conduit installation will require a right of way permit from the Town and will need to use directional boring rather than open trenching. Affected property owners will also need to be notified prior to the work being initiated.

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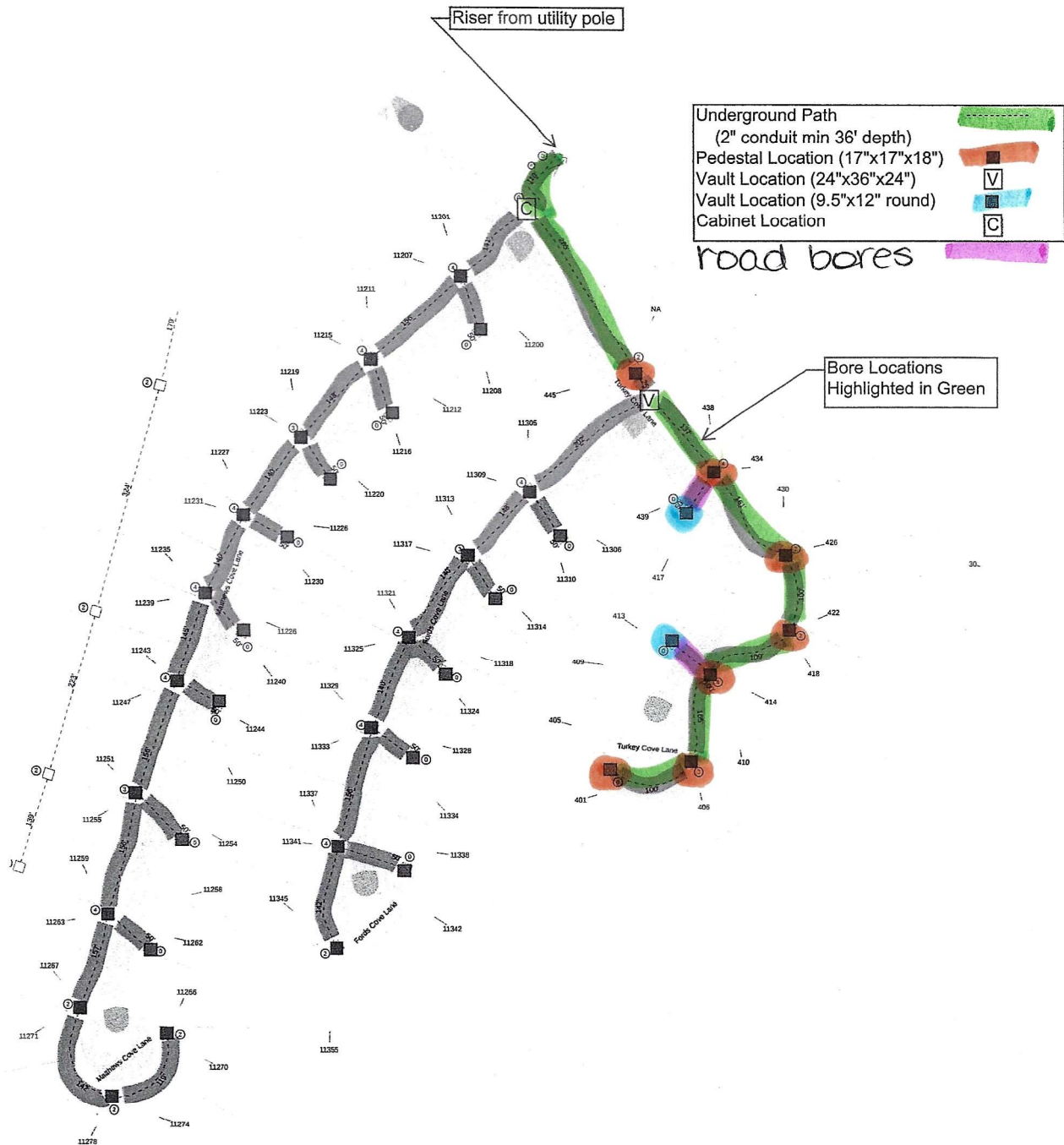
Seth DeLong - Charter Communications
(865) 740-1511
Joel Williams - Global Communications
(423) 667-2850



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(423) 667-2850



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Request for approval for the installation of new fiber optic lines for Charter/Spectrum along Iron Plow Drive and Wagon Hitch Road in the Grove at Boyd Station Subdivision (Global Communications, Applicant)

INTRODUCTION AND BACKGROUND: This utility related item involves a request to install two-inch conduit with new fiber optic lines for Charter/Spectrum along a short section of Iron Plow Drive and one side of Wagon Hitch Road in the Grove at Boyd Station Subdivision. The line will be installed at a minimum depth of 36 inches. This installation will be along street sections that have not yet been platted to allow for building construction so no residents would be affected by the installation.

RECOMMENDATION: Staff will review the design plans and make a recommendation at the meeting. The conduit installation will require a right of way permit from the Town and will need to use directional boring rather than open trenching.

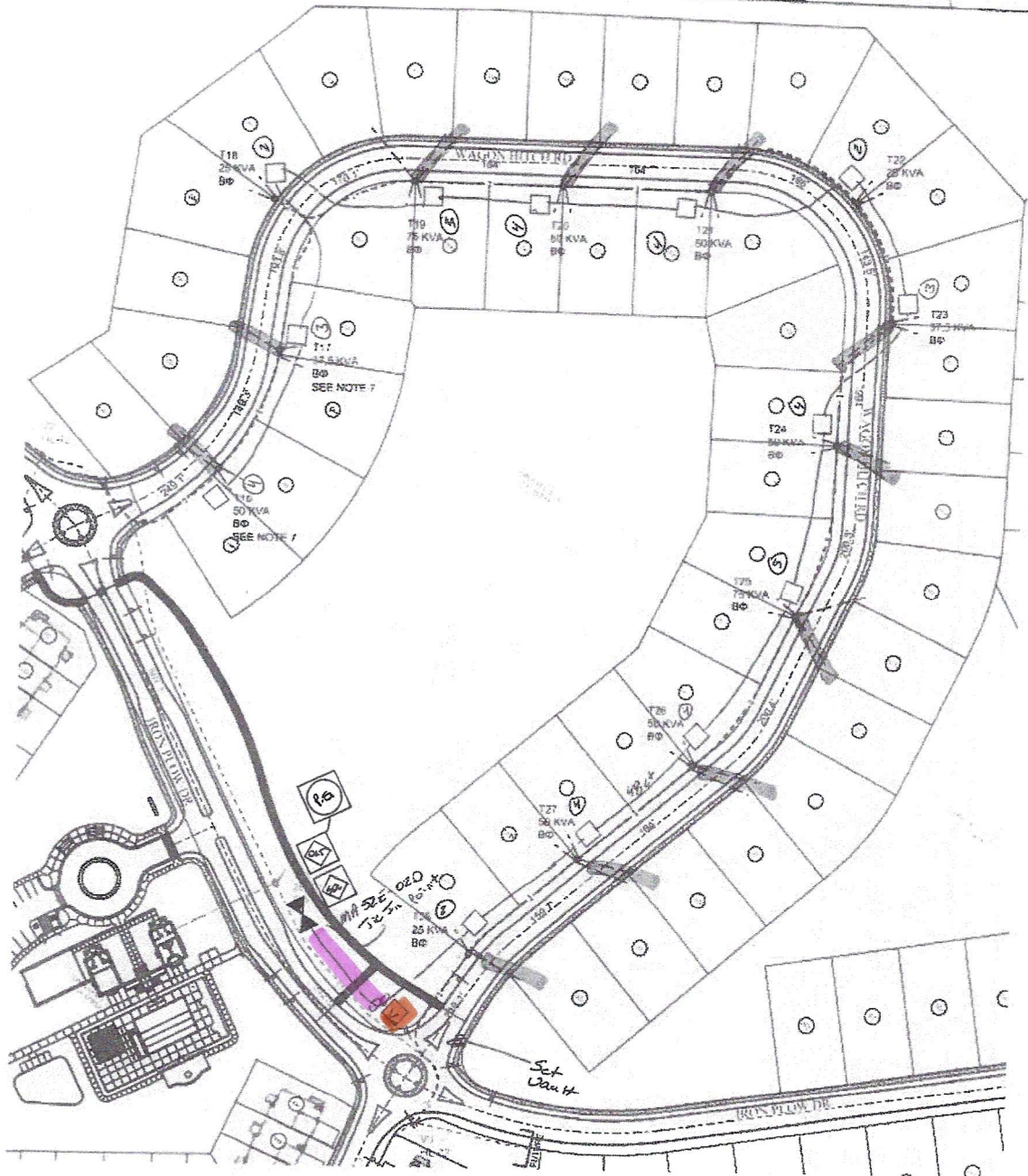
Phase 2

46 passings

2,289' New UG

laterals for Drops

Underground path
vau+

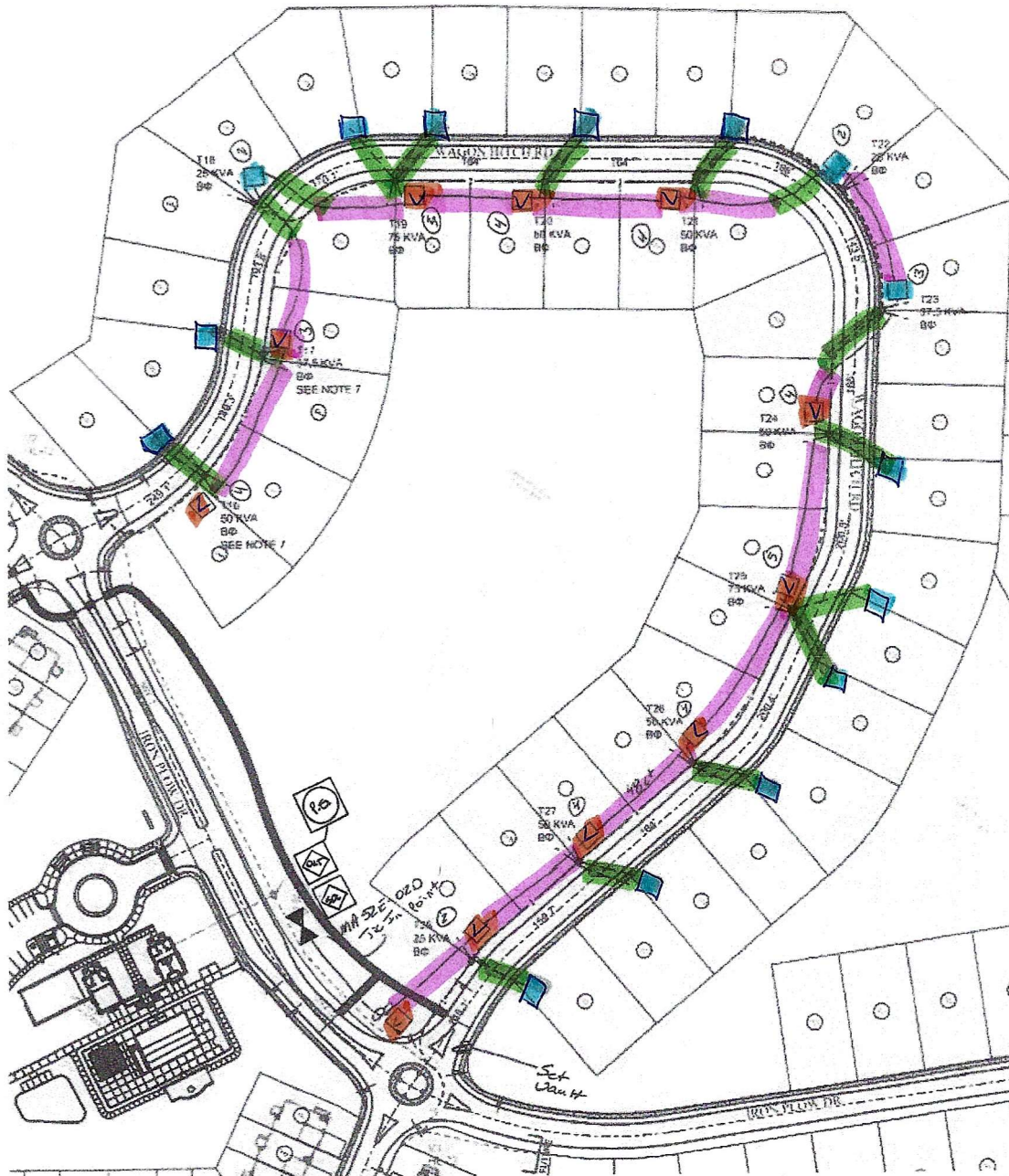


2,289 New 44

laterals for drops
and road bores

underground path

vault
beds



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

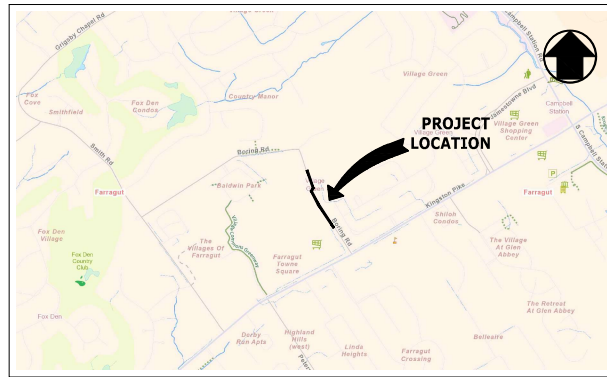
SUBJECT: Request for approval for the installation of a three-inch low-pressure sewer line along a portion of the west side of Boring Road for purposes of providing sewer service to the residents at 140 and 152 Boring Road (First Utility District, Applicant)

INTRODUCTION AND BACKGROUND: This utility related item involves a request to install a three-inch low pressure sanitary sewer line along a portion of Boring Road to provide sewer service to the residential lots at 140 and 152 Boring Road.

The south end of the project will begin in the right of way near the old Ingles Shopping Center and the sewer line will be extended along the western side of Boring Road to the point where it will be bored under Boring Road to service the properties at 140 and 152 Boring Road. All work will be conducted using directional boring with a minimum depth of 36 inches.

RECOMMENDATION: Staff will review the design plans and make a recommendation at the meeting. The sewer line installation will require a right of way permit from the Town and affected property owners will need to be notified prior to the work being initiated.

CONTRACT DOCUMENTS FOR CONSTRUCTION OF BORING ROAD LOW PRESSURE SEWER



VICINITY MAP
NOT TO SCALE



Prepared for
First Utility District
Knoxville, Tennessee

DRAWING INDEX

<u>SHEET</u> <u>No.</u>	<u>DWG</u> <u>No.</u>	<u>DRAWING TITLE</u>
1	COVER	COVER SHEET
2	G0.01	ABBREVIATIONS, LEGEND, AND GENERAL NOTES
3	SA1.01	SANITARY SEWER PLAN AND PROFILE STA. 0+00 TO STA. 11+85
4	D1.01	TYPICAL DETAILS



ENGINEER CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL: 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37719	DESIGNED CAC	APPROVED	PRELIMINARY FOR REVIEW ONLY	NO.	DATE	REVISION	APPR.	SCALE		BORING ROAD LOW PRESSURE SEWER COVER SHEET	CSI PROJECT NO: 00969-2109 SHEET COVER SHEET 1 OF 4
	DRAWN JHS			0	10/05/2023	PRELIMINARY DESIGN	CAC	AS SHOWN			
	CHECKED JWL							DATE			
								10/05/2023			

ABBREVIATIONS:

AVE.	AVENUE
BLDG.	BUILDING
BLVD.	BOULEVARD
BR.	BRIDGE
C.F.	CUBIC FOOT
CDH	CAST-IN-DRILLED HOLE
CP	CAST IRON PIPE
CONC.	CONCRETE
CND.	CONDUIT
CONST.	CONSTRUCTION
CSP	CORRUGATED STEEL PIPE
CY	CUBIC YARD
DET.	DETAIL
DIA.	DIAMETER
#	DIAMETER
DIST.	DISTANCE
DR.	DRIVE
DWY.	DRIVEWAY
EA.	EACH
E.O.L.	END OF LINE
EL.	ELEVATION
EXC.	EXCAVATION
EXIST.	EXISTING
FH	FIRE HYDRANT
FG	FINISHED GRADE
FL	FLOW LINE
FLG	FLANGE
FT.	FOOT (FEET)
FWY	FREEWAY
G	GAS
GPM	GALLONS PER MINUTE
GALV.	GALVANIZED
GSV.	GALVANIZED STEEL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE
HWY.	HIGHWAY
LF	LINEAR FOOT
LN.	LANE
LPS	LOW PRESSURE SEWER
MH	MANHOLE
MAX.	MAXIMUM
MIN.	MINIMUM
MISC.	MISCELLANEOUS
NO.	NUMBER
NPT	NATIONAL PIPE THREADS
N.T.S.	NOT TO SCALE
OG.	ORIGINAL GROUND
OH	OVERHEAD
PB	PIPE BURST
PG	PROFILE GRADE
PL	PROPERTY LINE
PP	POWER POLE
PT.	POINT
PVC	POLYVINYL CHLORIDE
PWMT.	PAVEMENT
RC	REINFORCED CONCRETE PIPE
RD.	ROAD
REINF.	REINFORCED
REL.	RELOCATE
SA.	SANITARY
SCH.	SCHEDULE
SD	STORM DRAIN
SEC.	SECTION
SH.	SHEET
SPEC.	SPECIFICATION(S)
SST	STAINLESS STEEL
ST	STORM
STR.	STREET
STA.	STATION
STD.	STANDARD
SWR.	SEWER
TEMP.	TEMPORARY
T.R.	TRAFFIC RATED
TYP.	TYPICAL
U.G.T.	UNDERGROUND TELEPHONE LINE
V	VALVE
W.	WITH
W	WATER
WV	WATER VALVE
X SECT.	CROSS SECTION

GENERAL NOTES:

- CONSTRUCTION OF THE SANITARY SEWER SHALL CONFORM TO THE SPECIFICATIONS AND INFORMATION CONTAINED HEREIN, AND FIRST UTILITY DISTRICT (FUD)'S STANDARD SPECIFICATIONS.
- ALL WORK SHALL BE PERFORMED BY A TENNESSEE LICENSED UTILITY CONTRACTOR.
- CONTRACTOR SHALL HAVE AN APPROVED SET OF PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
- UNDERGROUND UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, WATER, SEWER, GAS, STEAM PIPING/DUCT WORK, ELECTRIC, COMMUNICATION SERVICES, STREET LIGHTING AND TRAFFIC DETECTOR LOOPS. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL SUCH FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, PROTECTING, COORDINATING AND REPAIRING EXISTING FACILITIES WILL BE INCLUDED IN OTHER ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE MADE. ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH STANDARDS AND REQUIREMENTS OF THE UTILITY'S OWNER. UTILITY SUPPORT METHODS WILL BE SUBMITTED PRIOR TO CONSTRUCTION FOR APPROVAL.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUITABLE SIGNAGE, BARRICADES, AND LIGHTS FOR PROTECTION OF TRAFFIC PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ANY EXISTING ROAD SIGN REMOVED FOR CONSTRUCTION SHALL BE REPLACED BY THE END OF THE WORKING DAY. TEMPORARY STOP SIGNS SHALL BE ERECTED PRIOR TO REMOVAL OF PERMANENT STOP SIGNS.
- THE CONTRACTOR SHALL NOT CLOSE OR BLOCK ANY HIGHWAY, STREET, OR ROADWAY WITHOUT FIRST OBTAINING ALL REQUIRED PERMITS FROM KNOX COUNTY, TOWN OF FARRAGUT, OR OTHER GOVERNING ENTITY (TDOT, ETC.).
- THE CONTRACTOR SHALL PROVIDE ACCESS TO UTILITY COMPANIES FOR MAINTENANCE AND WORK ON THEIR UTILITIES DURING THE COURSE OF WORK.
- SURVEY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET BY A TENNESSEE REGISTERED LAND SURVEYOR, AS DIRECTED BY THE PROJECT MANAGER. PRIOR TO DISTURBANCE, CONTACT THE PROJECT MANAGER FOR MONUMENT INFORMATION.
- CONTRACTOR SHALL VERIFY WORK IN FIELD AND SHALL SATISFY HIMSELF AS TO THE ACCURACY BETWEEN WORK SET FORTH ON THESE PLANS AND THE WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO THE START OF CONSTRUCTION.
- THE EXISTING UTILITIES SHOWN AND INDICATED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UNDERGROUND UTILITIES. ALL COSTS ASSOCIATED WITH POT-HOLING WILL BE INCLUDED IN OTHER ITEMS OF WORK AND NO ADDITIONAL COMPENSATION WILL BE MADE THEREFORE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR DISRUPTION OF UTILITY SERVICE DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE SUPPORT OF EXISTING UTILITIES TO MAINTAIN SERVICE AND INTEGRITY.
- THE CONTRACTOR SHALL NEATLY SAW CUT ALL ROADWAYS AND DRIVEWAYS PRIOR TO INSTALLING A PERMANENT PAVEMENT REPAIR.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES DURING CONSTRUCTION.
- INDICATED SCALES ARE BASED ON FULL SIZE DRAWINGS OF 24"x36"; IF DRAWINGS ARE REDUCED, SCALES MUST BE ADJUSTED ACCORDINGLY.
- CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- LOCATION OF EXISTING RIGHT-OF-WAY (R.O.W.) LINES AND PROPERTY LINES ARE APPROXIMATE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT SITE RESULTING FROM THE CONTRACTOR'S CONSTRUCTION ACTIVITIES.
- TREES THAT HAVE BEEN DAMAGED OR REMOVED, ASPHALT AND OTHER CONSTRUCTION DEBRIS SHALL BE REMOVED OFFSITE BY CONTRACTOR.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO AND THROUGH EXISTING DRAINAGE FACILITIES. ANY CONSTRUCTION AROUND, THROUGH OR IN DRAINAGE PATHS SHALL NOT ALTER THE FLOW PATHS FROM EXISTING AFTER CONSTRUCTION IS COMPLETE.
- CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- WHEN EXCAVATION MUST OCCUR NEAR A UTILITY POLE, THE CONTRACTOR SHALL EMPLOY A LICENSED ELECTRICAL CONTRACTOR TO GUY, ANCHOR, BRACE, MECHANICALLY HOLD, ETC., THE POLE THROUGHOUT THE EXCAVATION PROCESS AND UNTIL THE AREA CAN BE PROPERLY BACKFILLED AND COMPACTED TO PREVENT THE MOVEMENT OF THE POLE. IF THE EXCAVATION AFFECTS AN ANCHOR, THE POLE WILL NEED TO BE STABILIZED IN A SIMILAR MANNER UNTIL THE ANCHOR CAN BE REINSTALLED IN THE EXACT LOCATION. CONTRACTOR SHALL NOTIFY KUB NOT LESS THAN SEVEN (7) CALENDAR DAYS PRIOR TO EXCAVATION WITHIN TWENTY (20) FEET OF ANY POLE AND SHALL PROVIDE INFORMATION TO KUB PERTAINING TO THE METHOD THAT IS TO BE USED TO STABILIZE THE POLE, AS WELL AS THE NAME OF THE ELECTRICAL CONTRACTOR RESPONSIBLE FOR THE POSITION OF THE WORK.
- ALL INCIDENTAL WORK, INCLUDING LABOR AND MATERIALS, NECESSARY TO COMPLETE THE PROJECT AS SHOWN IN THE CONTRACT DOCUMENTS, FOR WHICH A SEPARATE PAY ITEM IS NOT SHOWN, SHALL BE PERFORMED BY THE CONTRACTOR AND NO ADDITIONAL PAYMENT SHALL BE MADE. THE COST OF THIS WORK SHALL BE MERGED INTO THE UNIT PRICES BID FOR THE BID ITEMS SHOWN.

EROSION CONTROL NOTES:

- ALL EXCAVATION, AND RELATED EROSION CONTROL, SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S "BEST MANAGEMENT PRACTICES" (BMP) MANUAL.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED PRIOR TO EXPECTED RAINFALL. WHEN TRENCHES MUST REMAIN OPEN OVERNIGHT, PROPER EROSION CONTROL MEASURES SHALL BE PROVIDED, IN ADDITION TO PROPER SAFETY MEASURES.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS.
- PLAN REFLECTS MINIMUM EROSION AND SEDIMENT CONTROL MEASURES ANTICIPATED. ACTUAL CONDITIONS MAY WARRANT ADDITIONAL MEASURES AS DEEMED APPROPRIATE BY OWNER AND/OR FIELD.
- THE TOTAL DISTURBED AREA IS CALCULATED TO BE APPROXIMATELY 0.28 ACRES.
- PROPER SEDIMENT CONTROL PROVIDED IN THE DESIGN SHALL BE IMPLEMENTED FULLY BETWEEN THE NOTICE OF INTENT AND THE NOTICE OF TERMINATION AS REQUIRED BY THE TDEC NPDES STORMWATER CONSTRUCTION PERMIT.
- ALL SEDIMENT AND EROSION CONTROL STRUCTURES ARE TO BE IN PLACE BEFORE GRADING BEGINS.
- A MAXIMUM OF 200 LF OF TRENCH SHALL BE OPEN AT ANYTIME FOR EACH FULL TIME CREW. NO ADDITIONAL EXCAVATION WILL BE PERMITTED UNTIL OTHER SECTIONS OF THE TRENCH HAVE BEEN BACKFILLED.

SITE NOTES:

- STORM DRAINAGE PIPE TO BE TDOT CLASS III RC PIPE INSTALL PER TDOT DRAWING D-PB-1. BACKFILL FULL-DEPTH STONE UNDER PAVEMENT.
- DOWNSIDE STORM END WALL TO BE TDOT STRAIGHT TYPE CONCRETE ENDWALL PER TDOT DRAWING D-PE-4.
- NOTES FOR ROADWAY FILL: NOTES FOR ROADWAY FILL:
-COMPACT SUBGRADE TO REQUIRED DENSITY, AND CUT-OUT SOFT AREAS NOT CAPABLE OF COMPACTION IN PLACE. SUBGRADE SHALL BE PROOF-ROLLED WITH A DUMP TRUCK TO IDENTIFY SOFT SPOTS. BACKFILL WITH STRUCTURAL FILL AND COMPACT TO SPECIFIED DENSITY AT REQUIRED MOISTURE CONTENT.
-PLACE SUBGRADE FILL IN 8" OR LESS LAYERS, AND
-COMPACT MATERIAL TO 98% OF MAXIMUM STANDARD PROCTOR DENSITY AT PLUS OR MINUS 2% OF OPTIMUM MOISTURE CONTENT.
-SUBGRADE MATERIAL SHALL HAVE A PI<30 WITH DRY DENSITY GREATER THAN 90LB/CF AND SHALL BE FREE OF ROCKS LARGER THAN 2", DEBRIS, AND ORGANIC MATTER.
- CONSTRUCT STONE SURFACE WITH 6-INCHES OF COMPACTED #57 CRUSHED STONE. UNDERLAY STONE WITH "TROPEX" SISST WOVEN GEOTEXTILE OR APPROVED EQUAL.
- PROPOSED PAVEMENT SECTION SHALL BE COMPRISED OF 8" BASE STONE (TOOT TYPE A, GRADE D), 3.5" ASPHALT BINDER (TOOT BM-2), AND 1.5" ASPHALT SURFACE (TOOT TYPE "D" MK).
- GRASS / VEGETATION SHALL BE ESTABLISHED PER OWNER'S SPECIFICATIONS.

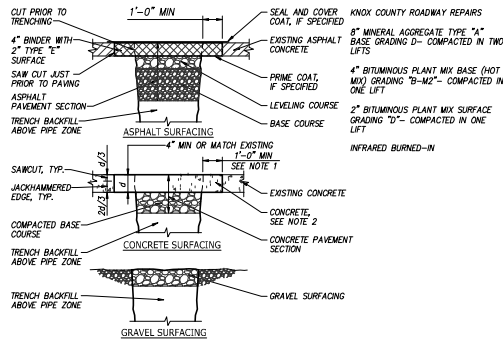
LEGEND:

	EXISTING MANHOLE TO REMAIN
	PROPOSED LPS
	PROPOSED COMBINATION AIR VALVE
	PROPOSED VALVE
	EXISTING O/H ELECTRIC LINE
	EXISTING U/G ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING GAS LINE
	FENCE LINE
	PROPERTY LINE
	PROPOSED PERMANENT UTILITY EASEMENT
	EXISTING CATCH BASIN
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING GUY WIRE
	EXISTING MAIL BOX
	EXISTING SIGN
	EXISTING PROPERTY PIN
	EXISTING BUSH



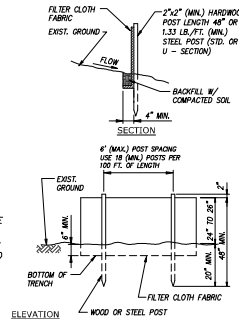
ENGINEER CONSULTING ENGINEERS - FIELD SURVIVORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37719	DESIGNED CAC	APPROVED ENGINEER SEWER	PRELIMINARY FOR REVIEW ONLY	NO.	DATE	REVISION	APPR.	SCALE AS SHOWN DATE 10/05/2023	 Where community comes first.	BORING ROAD LOW PRESSURE SEWER		CSI PROJECT NO: 00969-2109
	DRAWN JHS											SHEET
	CHECKED JWIL											G0.01
												SHEET 2 OF 4

ABBREVIATIONS, LEGEND, AND GENERAL NOTES

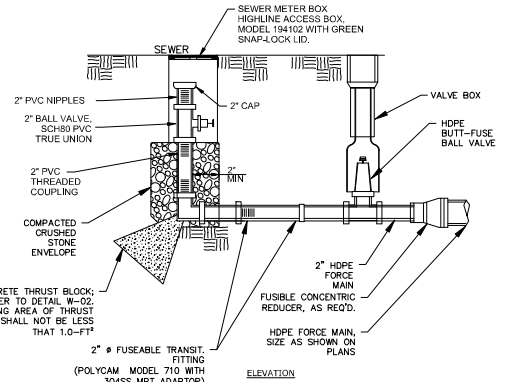


- NOTES:**
1. IF LOCATION OF TRENCH SAW CUT IS WITHIN 2 FEET OF AN EXISTING JOINT OR EDGE OF CONCRETE, REPLACE ENTIRE CONCRETE TO THE JOINT OR EDGE.
 2. CONSTRUCT JOINTS ACROSS NEW CONCRETE TO MATCH EXISTING JOINT TYPES AND LOCATIONS.
 3. DIMENSIONS AND DETAILS ABOVE ARE MINIMUM REQUIREMENTS. PAVEMENT REMOVAL AND REPLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION. SEE REMOVAL AND REPLACEMENT OF PAVEMENT SPECIFICATIONS.
 4. DETAIL IS ONLY FOR STATE AND COUNTY PAVING.
 5. MAXIMUM PAVEMENT REPLACEMENT WIDTH IS 1' OF ADDITIONAL TOTAL WIDTH, UNLESS OTHERWISE APPROVED BY THE OWNER.
 6. BINDER MIXTURE SHALL BE "B-MODIFIED" IN ACCORDANCE WITH THE SPECIFICATIONS.
 7. WHERE BINDER COURSE ONLY IS SPECIFIED ON THE DRAWINGS, BINDER LAYER SHALL HAVE A THICKNESS OF 6 INCHES MINIMUM.

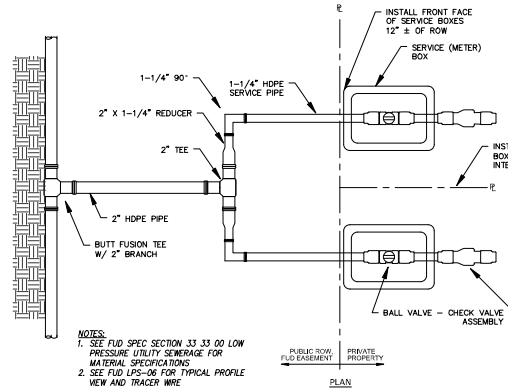
1
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N.T.S.



2
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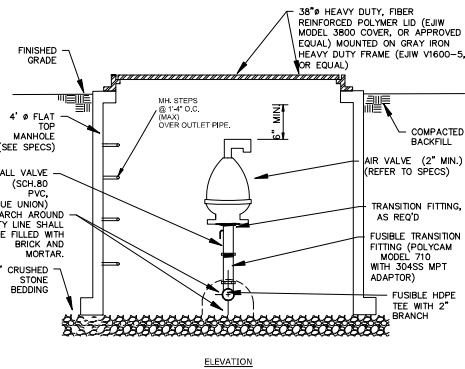


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- NOTES:**
1. SEE FUD SPEC SECTION 33.33.00 LOW PRESSURE UTILITY SEWERAGE FOR MATERIAL SPECIFICATIONS
 2. SEE FUD LPS-06 FOR TYPICAL PROFILE NEW AND TRIGGER WIRE

4
-
N.T.S.



5
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N.T.S.

- NOTES:**
1. TEE, PIPE, ISOLATION VALVE, AND ACCESSORIES TO BE SAME DIAMETER AS COMBINATION AIR RELEASE VALVE.
 2. PROVIDE BRACING SUPPORT IF SO REQUIRED BY OWNER.
 3. PIPE, VALVES, AND FITTINGS SHALL BE THREADED, NPT.
 4. CONTACT OWNER FOR DIRECTION ON INSTALLATIONS REQUIRING AN AIR VALVE LARGER THAN 24-INCHES.
 5. INSTALLATION REQUIRES A MIN. DEPTH OF 42-IN. COORDINATE WITH FUD INSPECTOR.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval for a final plat for Phase 1, Unit 3 of the Grove at Boyd Station Subdivision, 25.73 Acres, 46 Lots (Lynch Surveys, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of the next unit of the Grove at Boyd Station Subdivision off McFee Road. This unit is to the northeast of the previous phase. Also, unlike the previous unit, this unit will include only single family detached lots. There are 46 lots being platted with this unit on roughly 26 acres. In the center of this unit is a large open space area of almost six acres. A walking trail which parallels Iron Plow Drive is constructed in a portion of this open space lot.

RECOMMENDATION: Included in the packet is the latest version of the plat for Unit 3. The staff will be checking the field related items prior to the meeting to determine if the plat is ready for Planning Commission consideration. The staff will make a recommendation at the meeting.

