FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

February 20, 2025

Farragut Community Center – Assembly Room

6:00 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 for the January 16, 2025 meeting**

3. **Discussion and public hearing on approval of a site plan for pickleball courts at Mayor Bob Leonard Park off Harrison Road (Town of Farragut, Applicant)**

4. **Discussion and public hearing on approval of a final plat for Biddle Farms Residential, Parcel 3.22, Tax Map 143, 3 Lots, 19.18 Acres, Zoned PCD (Biddle Farms Residential, LLC, Applicant)**

5. **Discussion and public hearing on approval of a site plan for an Express Oil Change and Tire Engineers development, 11155 and 11157 Kingston Pike, 6.6 Acres, Zoned C-1 (Civil Consultants, Inc., Applicant)**

6. **Discussion and public hearing on approval of a site plan amendment request to leave the section of retaining wall not visible from Kingston Pike as plain block in association with the Dogtopia of Farragut at 12924 Kingston Pike (Urban Engineering, Applicant)**

7. **Discussion and public hearing on approval of a variance of 350 feet from the distance between driveways requirement for arterial streets in the Driveways and Other Access Ways Ordinance for a proposed access associated with a duplex at 1114 N. Campbell Station Road (Oleg Zayets, Applicant)**

8. **Discussion and public hearing on a request to amend the text of the Farragut Zoning Ordinance in the Planned Commercial District (PCD) so that a proposed automobile-oriented use that has frontage on a major arterial street may have a drive-through under certain conditions (Kingston Pike Properties 2, LLC, Applicant)**

9. **Discussion and public hearing on a request to amend the text of the Farragut Zoning Ordinance to lessen the setback for outdoor fences associated with commercial kennels in the General**

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

Commercial (C-1) Zoning District where the kennel abuts property that is not zoned residential or agricultural (Urban Engineering, Applicant)

10. Approval of utilities

11. Citizen forum

Public Comment Protocol

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. 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.

The Commission also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Planning Director;
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; provided that when additional time is allowed, speakers with differing points of views are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will 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.

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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.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

a) A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
b) A violation of this section is a Class A misdemeanor.

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

MINUTES

FARRAGUT MUNICIPAL PLANNING COMMISSION

January 16, 2025

MEMBERS PRESENT
Ron Williams, Mayor
Shannon Preston, Secretary
Ron Pinchok
Noah Myers
Jon Greene
Scott Meyer

MEMBERS ABSENT
Scott Russ, Chairman
Louise Povlin, Vice Chairman
Jeff Devlin

Youth Representative: Anna Presley

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Darryl Smith, Town Engineer
Chris Sheffield, Operations Manager

Chairman Appointment. Prior to the start of the meeting, Mark Shipley noted that both the chairman and vice chairman were absent and for the Planning Commissioners to appoint someone to lead the meeting.

A motion was made by Commissioner Greene to appoint Mayor Williams to lead the meeting. The motion was seconded by Commissioner Pinchok and was approved unanimously.

1. **Approval of agenda**
   The staff recommended approval of the agenda as submitted.

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

2. **Proclamation to honor the founding of the Town of Farragut and to honor the anniversary of Betty Dick Day**
   Mayor Williams read a proclamation to honor the founding of the Town of Farragut.

3. **Approval of minutes for the December 19, 2024 meeting**
   The staff recommended approval of the minutes as submitted.

   A motion was made by Commissioner Greene to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved unanimously except for Commissioner Myers who abstained due to being absent from the December 19 meeting.
   .

4. **Discussion and public hearing on a preliminary plat (road improvements) associated with the Farragut Area Elementary School, 202 Village Commons Boulevard, 41 Acres, Zoned R-1 and B-1 (McCarty Holsaple McCarty, Applicant)**
   The staff reviewed this item and noted that it involved a request for approval for road improvements to portions of Boring Road, Village Commons Boulevard, and Smith Road. A long discussion ensued with citizen comments, the Town Engineer, the applicant, a representative from Knox County Schools, and the Town Attorney.

   A motion was made by Commissioner Myers to approve the road improvements proposed by Knox County with the suggestion that the plans and associated site work account for a third lane for interior automobile stacking space should that additional space become necessary in the future. The motion was seconded by Commissioner Pinchok. The motion passed 5-1 with Commissioner Greene voting against the motion.

5. **Discussion and public hearing on a site plan for an expansion to the fuel center at the Costco at 10745 Kingston Pike, 20.68 Acres, Zoned C-1 (AEC, Inc., Applicant)**
   The staff reviewed this item and recommended approval subject to following conditions being satisfactorily addressed:

   1. Please ensure that the proposed curbline is at least 20 feet from the Lovell Road right of way.
   2. The landscape plan will require a separate application and a review and approval from the Visual Resources Review Board.
   3. On Sheet SE-1 please label the property line, properly date the seal, and include the height of the proposed light poles associated with this expansion.
   4. Obtaining a building permit for the project.
   5. If there are any modifications to signage those will require a separate application and approval.

   A motion was made by Commissioner Meyer to follow the staff's recommendation. The motion was seconded by Commissioner Pinchok and was approved unanimously.

6. **Discussion and public hearing on a modification recommended by the Board of Mayor and Alderman on a request to amend the text of the Farragut Zoning Ordinance to permit a second dwelling unit on an existing lot of record that is greater than 1.5 acres in the Rural Single-Family Residential (R-1) Zoning District (Tyler Butler, Applicant)**
   The staff reviewed this item and noted that it involved a request to amend one of the conditions that would be needed for the opportunity to have a second dwelling unit on an existing lot of record in the R-1 Zoning District.

   Tyler Butler spoke as the applicant. A motion was made by Commissioner Pinchok to amend Ordinance 24-19 to only require sanitary sewer provided by a public utility for the second dwelling unit and not for both the existing dwelling unit and the second dwelling unit. The motion was seconded by Commissioner Preston and was approved unanimously. Ordinance 24-19 would now go back to the Board of Mayor and Alderman for consideration.

7. **Discussion on a request for an amendment to the text of the Farragut Zoning Ordinance to allow a drive through lane to be permitted for a financial and real estate service in the**

Mixed-Use Town Center planning area of the General Commercial (C-1) Zoning District (Long, Ragsdale & Waters, P.C., Applicant)
For discussion purposes only.

8. **Discussion on a request to amend the text of the Farragut Zoning Ordinance in the Planned Commercial District (PCD) so that a proposed automobile-oriented use that has frontage on a major arterial street may have a drive-through under certain conditions (Kingston Pike Properties 2, LLC, Applicant)**
   For discussion purposes only.

9. **Discussion on a revised concept plan for the commercial portion of the Kingston Pike Village, Parcel 81.47, Tax Map 151, 18.5 Acres, Zoned PCD (Kingston Pike Properties 2, LLC, Applicant)**
   For discussion purposes only.

10. **Discussion on a request to amend the text of the Farragut Zoning Ordinance to lessen the setback for outdoor fences associated with commercial kennels in the General Commercial (C-1) Zoning District where the kennel abuts property that is not zoned residential or agricultural (Urban Engineering, Applicant)**
    For discussion purposes only.

11. **Discussion and public hearing on approval, by resolution, of the Mixed-Use Town Center Vision Plan**
    The staff reviewed this item and noted that one additional item that the staff was asked to re-visit in the Vision Plan was the reference to a proposed roundabout on Pages 71 and 77 in relation to the Concord Road and Hughlan Drive intersection. The staff asked the Planning Commission if they were okay with changing the language to reference intersection improvements rather than roundabout. A couple of citizens spoke on this item.

    A motion was made by Commissioner Myers to approved Resolution PC-24-19 subject to amending Pages 71 and 77 to change the reference to a roundabout to the more general phrase "intersection improvement." The motion was seconded by Commissioner Preston and was approved unanimously.

12. **Approval of utilities**
    None.

13. **Citizen forum**
    None.

The meeting was adjourned at 9:06 p.m.

_____
Shannon Preston, Secretary

MEETING DATE: February 20, 2025 **AGENDA ITEM #3**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ron Oestreich, Parks and Recreation Director

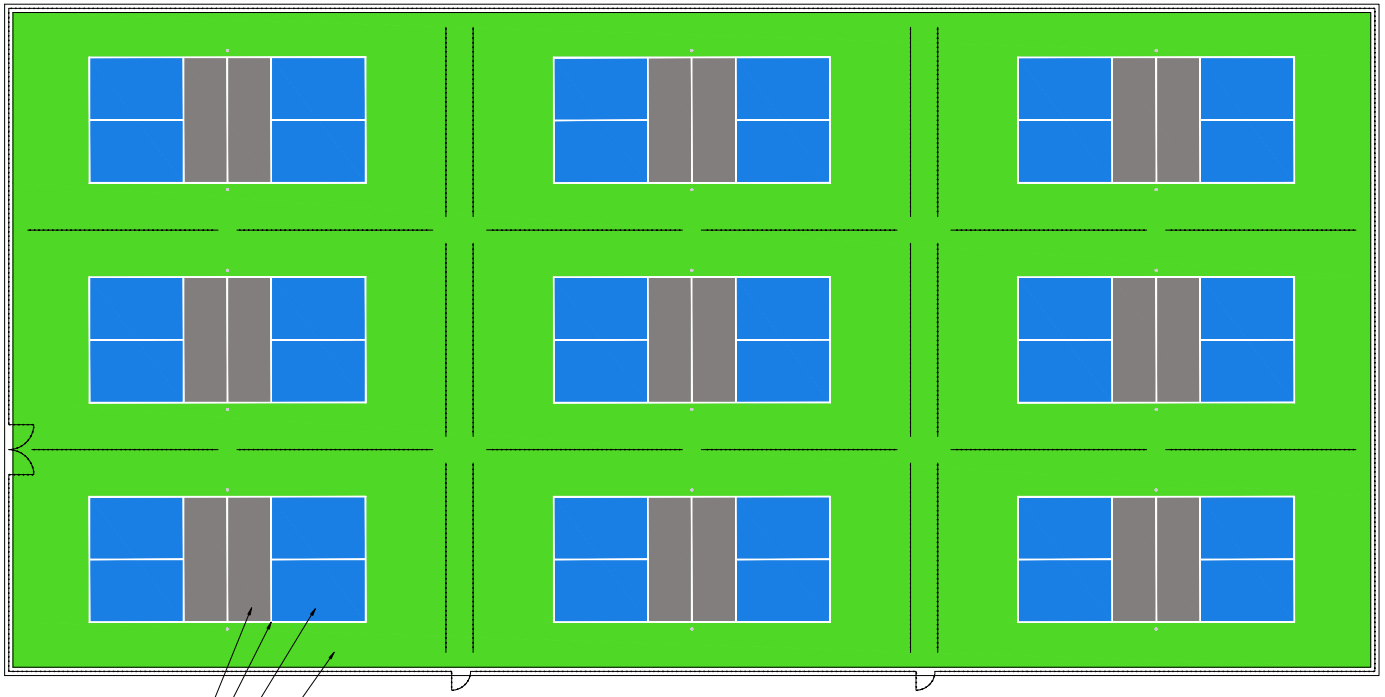
SUBJECT: Discussion and public hearing on approval of a site plan for pickleball courts at Mayor Bob Leonard Park off Harrison Road (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: For the past several years, Farragut Parks and Recreation has received multiple noise complaints from the Brass Lantern residents bordering the McFee Park Tennis/ Pickleball Complex. Members of the Brass Lantern HOA have attended both Parks and Athletics Council meetings and Board of Mayor and Aldermen meetings requesting the Town stop Pickleball at McFee Park.

Staff worked with residents and players to implement a reservation only system of play for both Pickleball and Tennis. At the same time, the Board of Mayor and Aldermen directed staff to work with a designer to build a new Pickleball only complex at Mayor Bob Leonard Park.

DISCUSSION: After conducting several community input sessions, staff chose Ross/Fowler (the designer of the McFee Complex) to design the new complex at Mayor Bob Leonard Park. After additional public input and Board presentations, the final complex will be a 9-court complex with lights, between court fencing, external fencing, a shade structure outside the complex, and two ADA parking spots, totaling .98 acres of disturbed land. The Harrison Road side parking lot at Mayor Bob Leonard Park is less than 100 yards from the new Pickleball Complex and has plenty of parking to accommodate all of the activity for the park, including Pickleball. The complex has entered Construction Documents phase and is currently out to bid.

RECOMMENDATION: The Town staff recommend approval of the site plan as presented.



4 L501 PICKLEBALL COURT COLOR SCHEME
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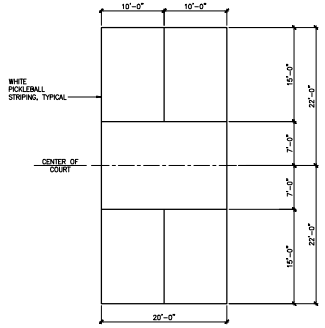
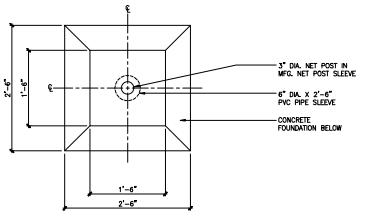
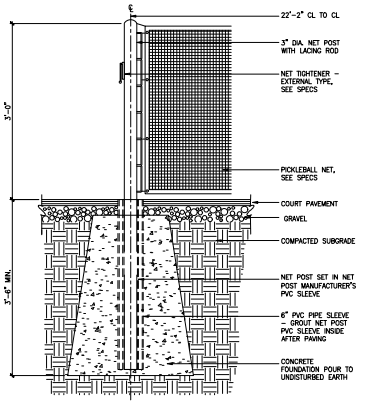


1 L501 PICKLEBALL COURT LAYOUT
SCALE: 1/8"=1'-0"



PLAN



SECTION

2 L501 NET POST DETAIL
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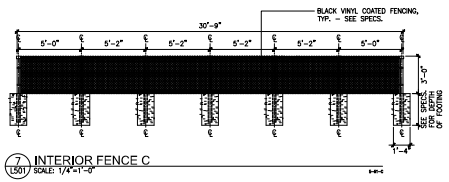

7 L501 INTERIOR FENCE C
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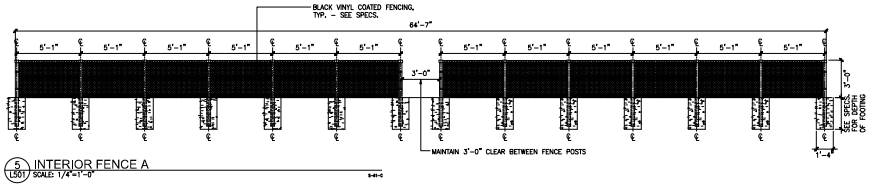

5 L501 INTERIOR FENCE A
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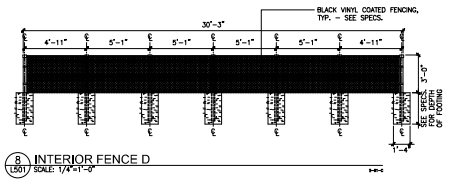

8 L501 INTERIOR FENCE D
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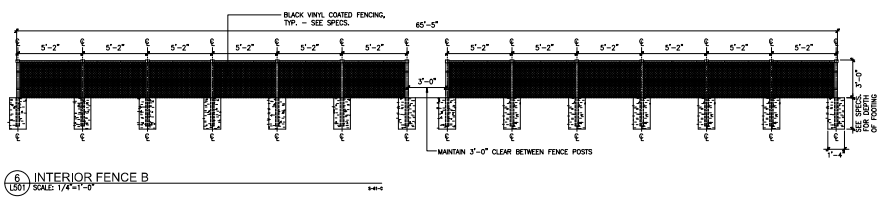

6 L501 INTERIOR FENCE B
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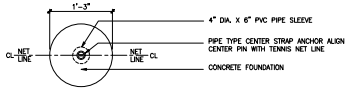
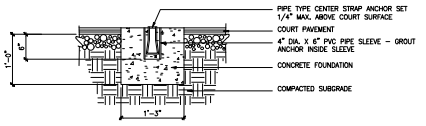


PLAN



SECTION

3 L501 CENTER STRAP ANCHOR DETAIL
SCALE: 1"=1'-0"

ROSS/FOWLER
LANDSCAPE ARCHITECTURE URBAN DESIGN & PLANNING
5103 Kingston Pike- Suite 105
Knoxville, Tennessee 37919
P: 865-637-1100 F: 865-637-1101

MAYOR BOB LEONARD PARK - PICKLEBALL COURTS

FARRAGUT, TN
TOWN OF FARRAGUT

NOT FOR CONSTRUCTION

REVISIONS

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PROJECT NUMBER.....24809
ISSUE DATE.....01-17-2025

SITE DETAILS

L501

PARK LOCATION MAP

SITE NOTES:

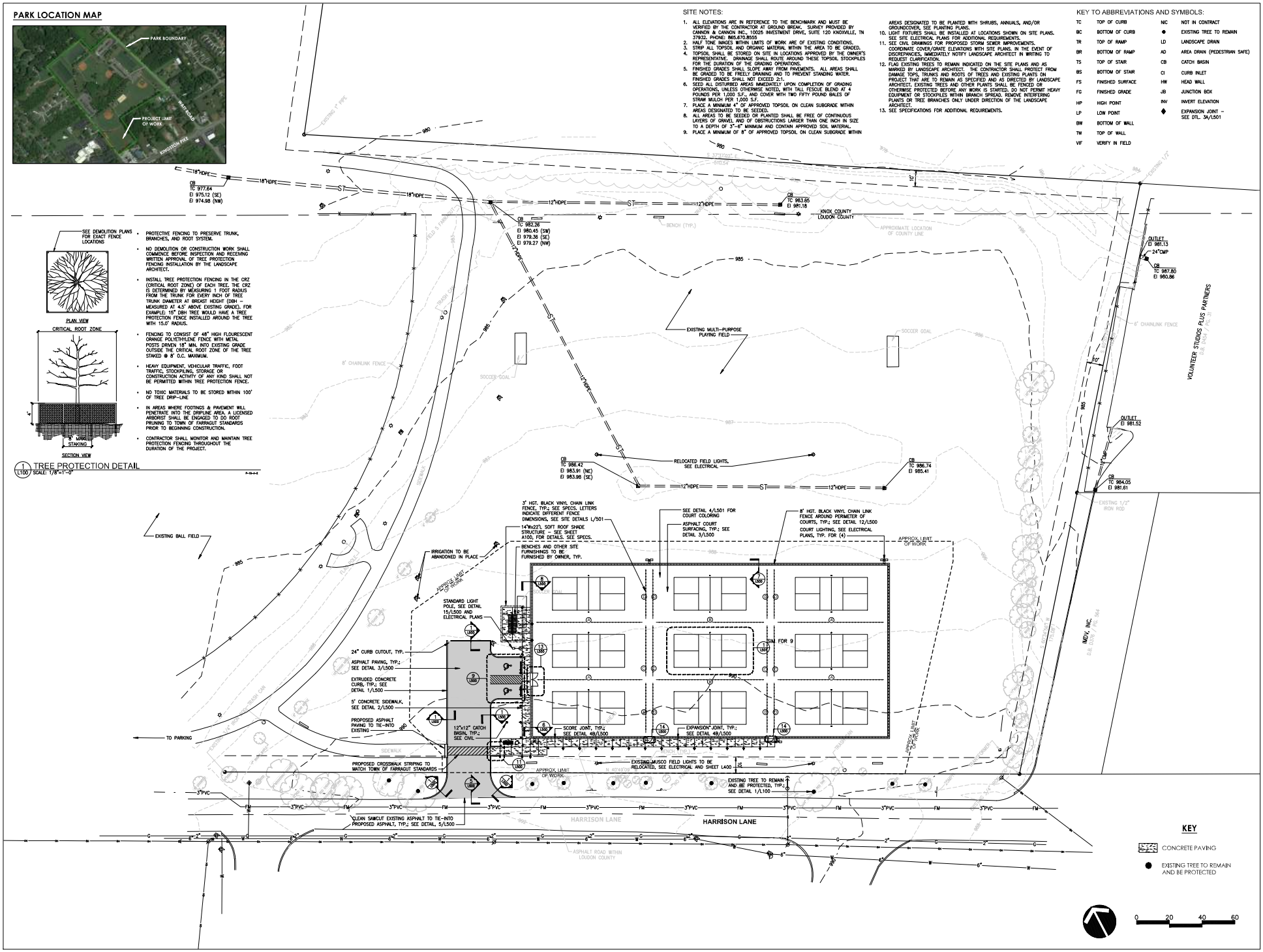
1. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. SURVEY PROVIDED BY CANNON & CANNON INC., 10025 INVESTMENT DRIVE, SUITE 120 KNOXVILLE, TN 37932. PHONE: 865.670.8555
2. HALT TONE IMAGES WITHIN LIMITS OF WORK ARE OF EXISTING CONDITIONS.
3. STRIP ALL TOPSOIL AND ORGANIC MATERIAL WITHIN THE AREA TO BE GRADED.
4. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS.
5. FINISHED GRADES SHALL SLOPE AWAY FROM PAVEMENTS. ALL AREAS SHALL BE GRADED TO BE FREELY DRAINING AND TO PREVENT STANDING WATER. FINISHED GRADES SHALL NOT EXCEED 2:1.
6. SEED ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING OPERATIONS, UNLESS OTHERWISE NOTED, WITH TALL FESCUE BLEND AT 4 POUNDS PER 1,000 S.F., AND COVER WITH TWO FIFTY POUND BALES OF STRAW MULCH PER 1,000 S.F.
7. PLACE A MINIMUM 4" OF APPROVED TOPSOIL ON CLEAN SUBGRADE WITHIN AREAS DESIGNATED TO BE SEEDED.
8. ALL AREAS TO BE SEEDED OR PLANTED SHALL BE FREE OF CONTINUOUS LAYERS OF GRAVEL AND OF OBSTRUCTIONS LARGER THAN ONE INCH IN SIZE TO A DEPTH OF 3"-6" MINIMUM AND CONTAIN APPROVED SOIL MATERIAL.
9. PLACE A MINIMUM OF 8" OF APPROVED TOPSOIL ON CLEAN SUBGRADE WITHIN AREAS DESIGNATED TO BE PLANTED WITH SHRUBS, ANNUALS, AND/OR GROUNDCOVER, SEE PLANTING PLANS.
10. LIGHT FIXTURES SHALL BE INSTALLED AT LOCATIONS SHOWN ON SITE PLANS. SEE SITE ELECTRICAL PLANS FOR ADDITIONAL REQUIREMENTS.
11. SEE CIVIL DRAWINGS FOR PROPOSED STORM SEWER IMPROVEMENTS. COORDINATE COVER/GRATE ELEVATIONS WITH SITE PLANS. IN THE EVENT OF DISCREPANCIES, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT IN WRITING TO REQUEST CLARIFICATION.
12. FLAG EXISTING TREES TO REMAIN INDICATED ON THE SITE PLANS AND AS MARKED BY LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROTECT FROM DAMAGE TOPS, TRUNKS AND ROOTS OF TREES AND EXISTING PLANTS ON PROJECT THAT ARE TO REMAIN AS SPECIFIED AND AS DIRECTED BY LANDSCAPE ARCHITECT. EXISTING TREES AND OTHER PLANTS SHALL BE FENCED OR OTHERWISE PROTECTED BEFORE ANY WORK IS STARTED. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD. REMOVE INTERFERING PLANTS OR TREE BRANCHES ONLY UNDER DIRECTION OF THE LANDSCAPE ARCHITECT.
13. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

KEY TO ABBREVIATIONS AND SYMBOLS:

TC	TOP OF CURB	NIC	NOT IN CONTRACT
BC	BOTTOM OF CURB	◆	EXISTING TREE TO REMAIN
TR	TOP OF RAMP	LD	LANDSCAPE DRAIN
BR	BOTTOM OF RAMP	AD	AREA DRAIN (PEDESTRIAN SAFE)
TS	TOP OF STAIR	CB	CATCH BASIN
BS	BOTTOM OF STAIR	CI	CURB INLET
FS	FINISHED SURFACE	HW	HEAD WALL
FG	FINISHED GRADE	JB	JUNCTION BOX
HP	HIGH POINT	INV	INVERT ELEVATION
LP	LOW POINT	◆	EXPANSION JOINT – SEE DTL. 3A/L501
BW	BOTTOM OF WALL		
TW	TOP OF WALL		
VIF	VERIFY IN FIELD		

- PROTECTIVE FENCING TO PRESERVE TRUNK, BRANCHES, AND ROOT SYSTEM.
- NO DEMOLITION OR CONSTRUCTION WORK SHALL COMMENCE BEFORE INSPECTION AND RECEIVING WRITTEN APPROVAL OF TREE PROTECTION FENCING INSTALLATION BY THE LANDSCAPE ARCHITECT.
- INSTALL TREE PROTECTION FENCING IN THE CRZ (CRITICAL ROOT ZONE) OF EACH TREE. THE CRZ IS DETERMINED BY MEASURING 1 FOOT RADIUS FROM THE TRUNK FOR EVERY INCH OF TREE TRUNK DIAMETER AT BREAST HEIGHT (DBH – MEASURED AT 4.5' ABOVE EXISTING GRADE). FOR EXAMPLE: 15" DBH TREE WOULD HAVE A TREE PROTECTION FENCE INSTALLED AROUND THE TREE WITH 15.0' RADIUS.
- FENCING TO CONSIST OF 48" HIGH FLOURESCENT ORANGE POLYETHYLENE FENCE WITH METAL POSTS DRIVEN 18" MIN. INTO EXISTING GRADE OUTSIDE THE CRITICAL ROOT ZONE OF THE TREE STAKED @ 8' O.C. MAXIMUM.
- HEAVY EQUIPMENT, VEHICULAR TRAFFIC, FOOT TRAFFIC, STOCKPILING, STORAGE OR CONSTRUCTION ACTIVITY OF ANY KIND SHALL NOT BE PERMITTED WITHIN TREE PROTECTION FENCE.
- NO TOXIC MATERIALS TO BE STORED WITHIN 100' OF TREE DRIP–LINE
- IN AREAS WHERE FOOTINGS & PAVEMENT WILL PENETRATE INTO THE DRIPLINE AREA, A LICENSED ARBORIST SHALL BE ENGAGED TO DO ROOT PRUNING TO TOWN OF FARRAGUT STANDARDS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL MONITOR AND MAINTAIN TREE PROTECTION FENCING THROUGHOUT THE DURATION OF THE PROJECT.

1 L100 TREE PROTECTION DETAIL
SCALE: 1/8"=1'-0"



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REVISIONS

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PROJECT NUMBER.....24809
ISSUE DATE.....01-17-2025

OVERALL SITE PLAN

L100

MEETING DATE: February 20, 2025 **AGENDA ITEM #4**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

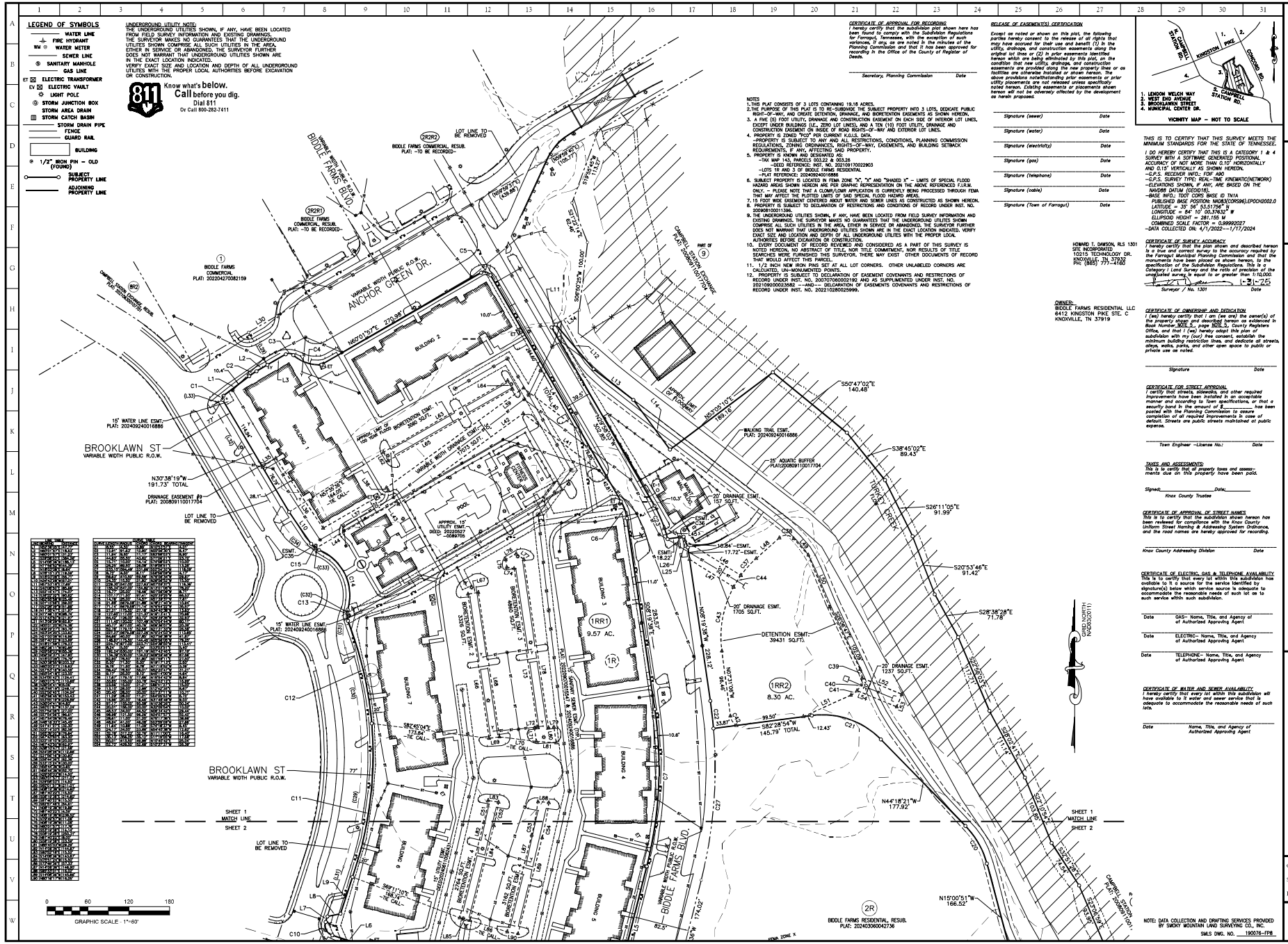
SUBJECT: Discussion and public hearing on approval of a final plat for Biddle Farms Residential, Parcel 3.22, Tax Map 143, 3 Lots, 19.18 Acres, Zoned PCD (Biddle Farms Residential, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves approval of a final plat for the remaining multi-family section of Biddle Farms residential and the right of way and easements associated with this portion of the Biddle Farms at Farragut Town Center project.

DISCUSSION: Some of the initial staff comments on the final plat were discussed with the applicant's engineer at the February 4 staff/developer meeting. Those items were mostly related to finishing the required improvements and providing the documentation needed for clarity regarding the maintenance of improvements.

RECOMMENDATION: A copy of the revised final plat is included in the packet. The staff recommends approval of the revised final plat subject to the following items being addressed:

1. Please obtain the required signatures.
2. Please complete remaining field related items identified by Town staff.
3. A written agreement is needed before signing the final plat on the maintenance of public spaces, landscaping, lighting, etc.
4. The Anchor Green Drive roadway from Brooklawn Street through to Concord Road (including the public green) needs to be platted and dedicated and should be included with this plat. All of the right of way/property lines should be platted and shown as such.
5. Completion and maintenance letters of credit will be required in dollar amounts provided by the Town Engineer prior to the plat being signed.
6. Please provide a copy of the Register of Deeds recorded instrument for "Covenants for Inspection and Permanent Maintenance of Stormwater and/or Water Quality Facilities" along with its engineered approved Stormwater Best Management Practice Operation and Maintenance Plan for the bioretention ponds, detention pond(s), and any other water quality facilities that are applicable to this plat. These facilities and the instrument number should be referenced in the notes section of this plat.


LEGEND OF SYMBOLS
WATER LINE
FIRE HYDRANT
WATER METER
SEWER LINE
SANITARY MANHOLE
GAS LINE
ELECTRIC TRANSFORMER
ELECTRIC VAULT
LIGHT POLE
STORM JUNCTION BOX
STORM AREA DRAIN
STORM CATCH BASIN
STORM DRAIN PIPE
FENCE
GUARD RAIL
BUILDING
1/2" IRON PIN – OLD (FOUND)
SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
UNDERGROUND UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.
811 Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411
CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County of Register of Deeds.
Secretary, Planning Commission Date
RELEASE OF EASEMENT(S) CERTIFICATION
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.
Signature (sewer) Date
Signature (water) Date
Signature (electricity) Date
Signature (gas) Date
Signature (telephone) Date
Signature (cable) Date
Signature (Town of Farragut) Date
1. LENDON WELCH WAY
2. WEST END AVENUE
3. BROOKLAWN STREET
4. MUNICIPAL CENTER DR.
VICINITY MAP – NOT TO SCALE
NOTES
1. THIS PLAT CONSISTS OF 3 LOTS CONTAINING 19.18 ACRES.
2. THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THE SUBJECT PROPERTY INTO 3 LOTS, DEDICATE PUBLIC RIGHT-OF-WAY, AND CREATE DETENTION, DRAINAGE, AND BIORETENTION EASEMENTS AS SHOWN HEREON.
3. A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS (I.E., ZERO LOT LINES), AND A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
4. PROPERTY IS ZONED "PCD" PER CURRENT K.G.I.S. DATA.
–PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
5. PROPERTY IS KNOWN AND DESIGNATED AS:
–TAX MAP 143, PARCELS 003.22 & 003.26
–DEED REFERENCES: INST. NO. 202109170022803
–LOTS 1R AND 3 OF BIDDLE FARMS RESIDENTIAL
–PLAT REFERENCE: 202409240016886
6. SUBJECT PROPERTY IS LOCATED IN FEMA ZONE "X", "X" AND "SHADED X" – LIMITS OF SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE PER GRAPHIC REPRESENTATION ON THE ABOVE REFERENCED F.I.R.M. ONLY. – PLEASE NOTE THAT A CLOMR/LOMR APPLICATION IS CURRENTLY BEING PROCESSED THROUGH FEMA THAT MAY AFFECT THE PLOTTED LIMITS OF SAID SPECIAL FLOOD HAZARD AREAS.
7. 15 FOOT WIDE EASEMENT CENTERED ABOUT WATER AND SEWER LINES AS CONSTRUCTED AS SHOWN HEREON.
8. PROPERTY IS SUBJECT TO DECLARATION OF RESTRICTIONS AND CONDITIONS OF RECORD UNDER INST. NO. 200908100011396.
9. THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.
10. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
11. 1/2 INCH NEW IRON PINS SET AT ALL LOT CORNERS. OTHER UNLABELED CORNERS ARE CALCULATED, UN-MONUMENTED POINTS.
12. –PROPERTY IS SUBJECT TO DESCRIPTION OF EASEMENT COVENANTS AND RESTRICTIONS OF RECORD UNDER INST. NOS. 202107060032192, AND AS SUPPLIMENTED UNDER INST. NO. 202109200023582 –AND– DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS OF RECORD UNDER INST. NO. 202210280029996.
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.
I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 & 4 SURVEY WITH A "SOFTWARE GENERATED POSITIONAL ACCURACY OF NOT MORE THAN 0.10' HORIZONTALLY AND 0.15' VERTICALLY AS SHOWN HEREON.
–C.P.S. RECEIVER INFO.: FOIF K80
–C.P.S. SURVEY TYPE: REAL–TIME KINEMATIC(NETWORK)
–ELEVATIONS SHOWN, IF ANY, ARE BASED ON THE NAVD88 DATUM (GEOID18).
–BASE INFO.: TDOT CORS BASE ID TN1A
PUBLISHED BASE POSITION: NAD83(CORS96).EPOCH2002.0
LATITUDE = 35° 56' 43.42794" N
LONGITUDE = 84° 10' 00.37632" W
ELLIPSOID HEIGHT = 281.155 M
COMBINED SCALE FACTOR = 0.99992027
–DATA COLLECTED ON: 4/1/2022–1/17/2024
HOWARD T. DAWSON, RLS 1301
SITE INCORPORATED
10215 TECHNOLOGY DR.
KNOXVILLE, TN 37932
PH: (865) 777-4160
CERTIFICATE OF SURVEY ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.
Surveyer / No. 1301 Date
OWNER:
BIDDLE FARMS RESIDENTIAL LLC
6412 KINGSTON PIKE STE. C
KNOXVILLE, TN 37919
CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number NOTE 6, page NOTE 6, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.
Signature Date
CERTIFICATE FOR STREET APPROVAL
I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.
Town Engineer –License No.: Date
TAXES AND ASSESSMENTS:
This is to certify that all property taxes and assessments due on this property have been paid.
Signed:_____ Date:_____
Knox County Trustee
CERTIFICATE OF APPROVAL OF STREET NAMES
This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.
Knox County Addressing Division Date
CERTIFICATE OF ELECTRIC, GAS & TELEPHONE AVAILABILITY
This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.
Date GAS– Name, Title, and Agency of of Authorized Approving Agent
Date ELECTRIC– Name, Title, and Agency of Authorized Approving Agent
Date TELEPHONE– Name, Title, and Agency of Authorized Approving Agent
CERTIFICATE OF WATER AND SEWER AVAILABILITY
I hereby certify that every lot within this subdivision will have available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.
Date Name, Title, and Agency of Authorized Approving Agent
BIDDLE FARMS RESIDENTIAL, RESUB. PLAT: 202403060042736
NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG. NO. 190076-FP8
GRAPHIC SCALE - 1"=60'
BROOKLAWN ST VARIABLE WIDTH PUBLIC R.O.W.
ANCHOR GREEN DR. VARIABLE WIDTH PUBLIC R.O.W.
BIDDLE FARMS BLVD. VARIABLE WIDTH PUBLIC R.O.W.
TURKEY CREEK
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
POOL
1RR1 9.57 AC.
1RR2 8.30 AC.
1R
2R
2R2R1
2R2R2
DETENTION ESMT. 39431 SQ.FT.
20' DRAINAGE ESMT. 1705 SQ.FT.
20' DRAINAGE ESMT. 1237 SQ.FT.
20' DRAINAGE ESMT. 157 SQ.FT.
15' WATER LINE ESMT. PLAT: 202409240016886
DRAINAGE EASEMENT #9 PLAT: 200809110017704
75' AQUATIC BUFFER PLAT:200809110017704
WALKING TRAIL ESMT. PLAT: 202409240016886
CAMPBELL STATION EXCHANGE PLAT: 200809110017704
SHEET 1 MATCH LINE SHEET 2
LOT LINE TO BE REMOVED
S50°47'02"E 140.48
S38°45'02"E 89.43
S26°11'05"E 91.99
S20°53'46"E 91.42
S28°38'28"E 71.78
S24°19'04"E 101.18
S22°01'39"E 74.15
S17°30'37"E 93.90
N44°18'21"W 177.92'
N15°00'51"W 166.52'
N30°38'19"W 191.73' TOTAL
S82°45'04"E 73.84' TIE CALL
S82°28'54"W 145.79' TOTAL
N89°19'39"W 228.12'
N07°31'06"W 98.44'
S89°19'39"E 285.57'
S07°30'25"W 100.00'
N89°58'40"E (105.7')
S19°55'45"W (105.2')
N89°04'57"E (105.85')
S07°22'44"E 60.42'
N07°01'57"E 279.99'
N30°25'24"E 150.00' TIE CALL
S89°11'10"E 164.20' TIE CALL
S82°45'04"E 73.84' TIE CALL
N53°02'15"E 189.16'
S89°58'36"W 174.02'
S82°28'54"W 99.50'
N89°58'40"E (105.7')
S19°55'45"W (105.2')
S07°22'44"E 60.42'
N07°01'57"E 279.99'
S07°30'25"W 100.00'
N53°02'15"E 189.16'
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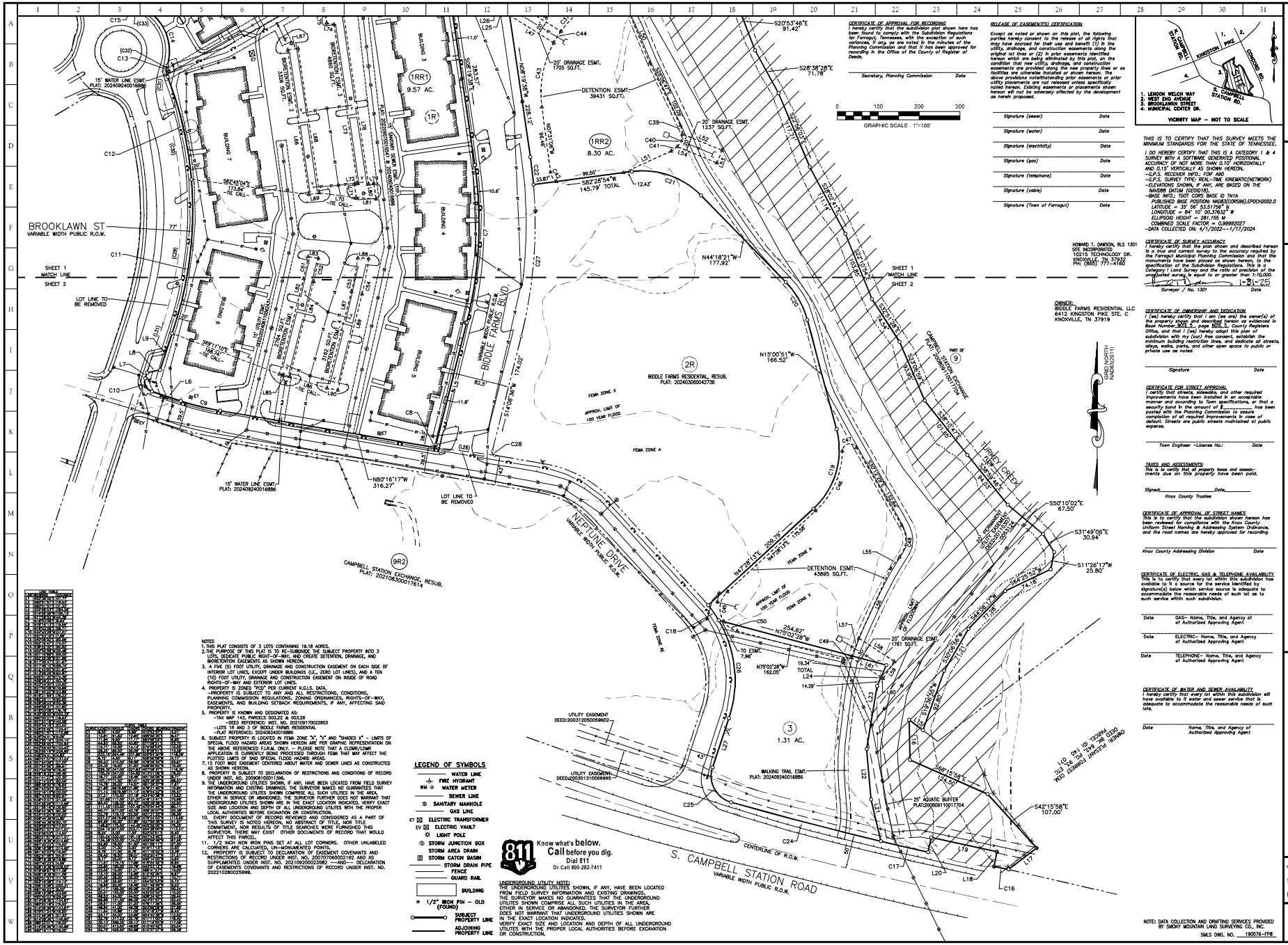
S82°28'54"W 99.50'
S82°28'54"W 145.79' TOTAL
N89°19'39"W 228.12'
N07°31'06"W 98.44'
S89°19'39"E 285.57'
N44°18'21"W 177.92'
S24°19'04"E 101.18'
S22°01'39"E 74.15'
S17°30'37"E 93.90'
N15°00'51"W 166.52'
S50°47'02"E 140.48
S38°45'02"E 89.43'
S26°11'05"E 91.99'
S20°53'46"E 91.42'
S28°38'28"E 71.78'
N53°02'15"E 189.16'
S89°58'36"W 174.02'
SHEET 1 MATCH LINE SHEET 2
LOT LINE TO BE REMOVED
BROOKLAWN ST VARIABLE WIDTH PUBLIC R.O.W.
BIDDLE FARMS BLVD. VARIABLE WIDTH PUBLIC R.O.W.
ANCHOR GREEN DR. VARIABLE WIDTH PUBLIC R.O.W.
BIDDLE FARMS BLVD.
BIDDLE FARMS COMMERCIAL RESUB. PLAT: –TO BE RECORDED–
BIDDLE FARMS COMMERCIAL PLAT: 202204270082159
BIDDLE FARMS COMMERCIAL RESUB. PLAT: –TO BE RECORDED–
BIDDLE FARMS RESIDENTIAL, RESUB. PLAT: 202403060042736
CAMPBELL STATION EXCHANGE PLAT: 200809110017704
PART OF 9
APPROX. LIMIT OF FLOODWAY
APPROX. LIMIT OF 100 YEAR FLOOD ELEVATION
APPROX. 15' UTILITY ESMT. DEED: 20220527 –0080705
15' UTILITY ESMT. PLAT: 202409240016886
BIORETENTION ESMT. 1 3102 SQ.FT.
BIORETENTION ESMT. 2 3164 SQ.FT.
BIORETENTION ESMT. 3 3603 SQ.FT.
BIORETENTION ESMT. 4 2764 SQ.FT.
BIORETENTION ESMT. 5 3102 SQ.FT.
BIORETENTION ESMT. 6 3102 SQ.FT.
APPROX. 5' SANITARY SEWER EASEMENT PLAT: 202210280029996
APPROX. CL OF 100 YEAR FLOOD BIORETENTION ESMT. 1
APPROX. CL OF 100 YEAR FLOOD BIORETENTION ESMT. 2
APPROX. CL OF 100 YEAR FLOOD BIORETENTION ESMT. 3
APPROX. CL OF 100 YEAR FLOOD BIORETENTION ESMT. 4
APPROX. CL OF 100 YEAR FLOOD BIORETENTION ESMT. 5
APPROX. CL OF 100 YEAR FLOOD BIORETENTION ESMT. 6
SITE INCORPORATED
CIVIL ENGINEERS & SURVEYORS
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com
HOWARD T. DAWSON
REGISTERED LAND SURVEYOR
TENNESSEE No. 1301
Sheet 1 of 2 - Final Plat of Resub. of Lot 1R & Re-Plat of Lot 3
Biddle Farms Residential
S Campbell Station Rd.; Brooklawn St.; and Anchor Green Dr.
Civil District No. 6 of Knox, County, Tennessee
Town of Farragut
REVISIONS
NO. DATE COMMENTS
ORIGINAL ISSUE: 1/7/2025
SITE PROJECT #: 1994
FILE: 190076-FP8
PLAT



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County of Register of Deeds.

Secretary, Planning Commission — Date

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

- Signature (sewer) — Date
- Signature (water) — Date
- Signature (electricity) — Date
- Signature (gas) — Date
- Signature (telephone) — Date
- Signature (cable) — Date
- Signature (Town of Farragut) — Date

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 & 4 SURVEY WITH A SOFTWARE GENERATED POSITIONAL ACCURACY OF NOT MORE THAN 0.10' HORIZONTALLY AND 0.15' VERTICALLY AS SHOWN HEREON.
- C.P.S. RECEIVER INFO.: FOIF K80
- C.P.S. SURVEY TYPE: REAL-TIME KINEMATIC(NETWORK)
- ELEVATIONS SHOWN, IF ANY, ARE BASED ON THE NAVD88 DATUM (GEOID18).
- BASE INFO.: TDOT CORS BASE ID TN1A
  - PUBLISHED BASE POSITION: NAD83(CORS96),EPOCH:2002.0
  - LATITUDE = 35° 56' 45.27798" N
  - LONGITUDE = 84° 00' 03.37632" W
  - ELLIPSOID HEIGHT = 281.155 M
  - COMBINED SCALE FACTOR = 0.99992027
- DATA COLLECTED ON: 4/1/2022---1/17/2024

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

HOWARD T. DAWSON, RLS 1301
SITE INCORPORATED
10215 TECHNOLOGY DR.
KNOXVILLE, TN 37932
PH: (865) 777-4160

Surveyor / No. 1301 — Date

OWNER:
BIDDLE FARMS RESIDENTIAL LLC
6412 KINGSTON PIKE STE. C
KNOXVILLE, TN 37919

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number NOTE 6, page NOTE 5, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Signature — Date

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of $_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Town Engineer --License No.: — Date

TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.

Signed:_____ Date:_____

Knox County Trustee

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division — Date

CERTIFICATE OF ELECTRIC, GAS & TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

- Date — GAS- Name, Title, and Agency of of Authorized Approving Agent
- Date — ELECTRIC- Name, Title, and Agency of of Authorized Approving Agent
- Date — TELEPHONE- Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this subdivision will have available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Date — Name, Title, and Agency of Authorized Approving Agent

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S82°45'04"E	173.94'	TIE CALL
L2	S82°45'04"E	173.94'	
L3	S82°28'54"W	145.79'	TOTAL
L4	S82°28'54"W	12.43'	
L5	S07°31'06"E	20.00'	
L6	S82°28'54"W	99.50'	
L7	N07°31'06"W	20.00'	
L8	S82°28'54"W	33.87'	
L9	N07°31'06"W	96.46'	
L10	N08°15'09"W	228.12'	
L11	S82°28'54"W	71.78'	
L12	S20°53'48"E	91.42'	
L13	S82°28'54"W	177.14'	
L14	S82°28'54"W	105.98'	
L15	S07°31'06"E	10.00'	
L16	S82°28'54"W	174.02'	
L17	S16°08'56"W	174.02'	
L18	N80°16'17"W	316.27'	
L19	N47°28'14"E	209.79'	
L20	N47°28'14"E	175.58'	
L21	S50°10'02"E	67.50'	
L22	S31°49'06"E	30.94'	
L23	S11°26'17"W	25.80'	
L24	S84°25'52"W	74.18'	
L25	S64°06'17"W	27.38'	
L26	S55°06'58"W	112.11'	
L27	S10°53'58"E	92.80'	
L28	S66°15'58"E	174.50'	
L29	S42°15'58"E	107.00'	
L30	N70°02'28"W	162.05'	
L31	N70°02'28"W	19.34'	TOTAL
L32	N70°02'28"W	14.29'	
L33	N70°02'28"W	7.96'	TO ESMT.
L34	N19°57'32"E	20.00'	
L35	S70°02'28"E	19.34'	TOTAL
L36	S70°02'28"E	162.05'	
L37	S70°02'28"E	14.29'	
L38	S70°02'28"E	7.96'	TO ESMT.
L39	S19°57'32"W	20.00'	

CURVE TABLE			
CURVE	RADIUS	LENGTH	
C1	25.00'	39.27'	
C2	25.00'	39.27'	
C3	25.00'	39.27'	
C4	25.00'	39.27'	
C5	25.00'	39.27'	
C6	25.00'	39.27'	
C7	25.00'	39.27'	
C8	25.00'	39.27'	
C9	25.00'	39.27'	
C10	25.00'	39.27'	
C11	25.00'	39.27'	
C12	25.00'	39.27'	
C13	25.00'	39.27'	
C14	25.00'	39.27'	
C15	25.00'	39.27'	
C16	25.00'	39.27'	
C17	25.00'	39.27'	
C18	25.00'	39.27'	
C19	25.00'	39.27'	
C20	25.00'	39.27'	
C21	25.00'	39.27'	
C22	25.00'	39.27'	
C23	25.00'	39.27'	
C24	25.00'	39.27'	
C25	25.00'	39.27'	
C26	25.00'	39.27'	
C27	25.00'	39.27'	
C28	25.00'	39.27'	
C29	25.00'	39.27'	
C30	25.00'	39.27'	
C31	25.00'	39.27'	
C32	25.00'	39.27'	
C33	25.00'	39.27'	
C34	25.00'	39.27'	
C35	25.00'	39.27'	
C36	25.00'	39.27'	
C37	25.00'	39.27'	
C38	25.00'	39.27'	
C39	25.00'	39.27'	
C40	25.00'	39.27'	
C41	25.00'	39.27'	
C42	25.00'	39.27'	
C43	25.00'	39.27'	
C44	25.00'	39.27'	
C45	25.00'	39.27'	
C46	25.00'	39.27'	
C47	25.00'	39.27'	
C48	25.00'	39.27'	
C49	25.00'	39.27'	
C50	25.00'	39.27'	

NOTES:
1. THIS PLAT CONSISTS OF 3 LOTS CONTAINING 19.18 ACRES.
2. THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THE SUBJECT PROPERTY INTO 3 LOTS, DEDICATE PUBLIC RIGHT-OF-WAY, AND CREATE DETENTION, DRAINAGE, AND BIORETENTION EASEMENTS AS SHOWN HEREON.
3. A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS (I.E., ZERO LOT LINES), AND A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
4. PROPERTY IS ZONED "PCD" PER CURRENT K.G.I.S. DATA.
   --PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
5. PROPERTY IS KNOWN AND DESIGNATED AS:
   --TAX MAP 143, PARCELS 003.22 & 003.26
   --DEED REFERENCE INST. NO. 20210917002903
   --LOTS 1R AND 3 OF BIDDLE FARMS RESIDENTIAL
   --PLAT REFERENCE: 20240306004736
6. SUBJECT PROPERTY IS LOCATED IN FEMA ZONE "A", "X" AND "SHADED X" - LIMITS OF SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE PER GRAPHIC REPRESENTATION ON THE ABOVE REFERENCED F.I.R.M. ONLY. - PLEASE NOTE THAT A CLOMR/LOMR APPLICATION IS CURRENTLY BEING PROCESSED THROUGH FEMA THAT MAY AFFECT THE PLOTTED LIMITS OF SAID SPECIAL FLOOD HAZARD AREAS.
7. 15 FOOT WIDE EASEMENT CENTERED ABOUT WATER AND SEWER LINES AS CONSTRUCTED AS SHOWN HEREON.
8. PROPERTY IS SUBJECT TO DECLARATION OF RESTRICTIONS AND CONDITIONS OF RECORD UNDER INST. NO. 200908100011396.
9. THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.
10. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
11. 1/2 INCH NEW IRON PINS SET AT ALL LOT CORNERS. OTHER UNLABELED CORNERS ARE CALCULATED, UN-MONUMENTED POINTS.
12. PROPERTY IS SUBJECT TO DECLARATION OF EASEMENT COVENANTS AND RESTRICTIONS OF RECORD UNDER INST. NO. 200707080002192 AND AS SUPPLIMENTED UNDER INST. NO. 202109200023582 ---AND--- DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS OF RECORD UNDER INST. NO. 202210280025999.

LEGEND OF SYMBOLS

- WATER LINE
- FIRE HYDRANT
- WM — WATER METER
- SEWER LINE
- S — SANITARY MANHOLE
- GAS LINE
- ET — ELECTRIC TRANSFORMER
- EV — ELECTRIC VAULT
- LIGHT POLE
- STORM JUNCTION BOX
- STORM AREA DRAIN
- STORM CATCH BASIN
- STORM DRAIN PIPE
- FENCE
- GUARD RAIL
- BUILDING
- 1/2" IRON PIN - OLD (FOUND)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE

811 Know what's below. Call before you dig. Dial 811 Or Call 800-262-7411

UNDERGROUND UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG. NO. 190076-FPB

SITE INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

HOWARD T. DAWSON
REGISTERED LAND SURVEYOR
No. 1301
TENNESSEE

Biddle Farms Residential

S Campbell Station Rd.; Brooklawn St.; and Anchor Green Dr.
Civil District No. 6 of Knox, County, Tennessee
Town of Farragut

Sheet 2 of 2 - Final Plat of Resub. of Lot 1R & Re-Plat of Lot 3

REVISIONS

NO.	DATE	COMMENTS

ORIGINAL ISSUE: 1/17/2025
SITE PROJECT #: 1994
FILE: 190076-FPB

PLAT

MEETING DATE: February 20, 2025 **AGENDA ITEM #5**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a site plan for an Express Oil Change and Tire Engineers development, 11155 and 11157 Kingston Pike, 6.6 Acres, Zoned C-1 (Civil Consultants, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of two new commercial buildings on the former Millworks property at 11155 and 11157 Kingston Pike. A grading plan and permit were approved a few years ago for fill dirt that was added to a portion of the property. Beyond the area that was filled, the property is mostly floodplain and jurisdictional wetlands and cannot be developed.

DISCUSSION: The property has an existing access that was also used for the fill dirt project and there is a billboard along the southeast portion of the property. The site plan presented at this time includes a roughly 2,200 square foot Express Oil Change building and a roughly 3,200 square foot Tire Engineers building to the north of the Express Oil Change building. An existing sidewalk extends across the property's Kingston Pike frontage. The site plan shows a connection to this sidewalk and an internal sidewalk network that connects the two buildings for pedestrians. In terms of stormwater, the site plan includes a bioretention stormwater management area that will accommodate more than 25% of the total stormwater runoff which will satisfy the Town's Low Impact Development requirements.

Both buildings will have a stone and brick veneer that covers almost all of the net façade area of each building. The applicant will bring a color and materials board to the meeting.

RECOMMENDATION: Included in the packet is the latest site plan set along with the completed Design Review Checklist and Drainage Analysis Plan. The staff recommends approval of the site plan subject to the following items being addressed:

1. Please provide an irrevocable letter of credit for erosion control in the amount of $15,000.
2. Please submit TDOT permit for access and working on TDOT right of way.
3. It appears the HVAC units are situated where they would not be visible from an adjacent property or right of way. Please confirm and include a note on the site plan layout sheet to specifically address this.
4. Please ensure that the required landscape areas for the "landscaping between the building and parking lot" requirement are coordinated between the site plan and landscape plan. Please also note that at least 25% of those areas must contain plant material other than grass and that the separately submitted landscape plan does not appear to fully meet that standard.
5. 18" RCP in detention berm should have an anti-seep collar installed between outlet structure and headwall. Please add in notes and detail.
6. A permanent stormwater maintenance agreement and plan must be recorded to run with the property. These covenants must be recorded prior to Certificate of Occupancy.

7. Please note that retaining walls require an engineered design, approval, and verification. Please upload the design to the building permit project.

SITE WORK
CONSTRUCTION DOCUMENTS
FOR
A NEW EXPRESS OIL CHANGE
11155 & 11157 KINGSTON PIKE
FARRAGUT, TENNESSEE

INDEX OF SHEETS

DWG NO.	SHEET NO.	SHEET NAME
C0.0	1 OF 23	COVER SHEET
C0.1	2 OF 23	DEMOLITION AND INITIAL EROSION & SEDIMENT CONTROL PLAN
C1.0	3 OF 23	OVERALL LAYOUT PLAN
C1.1	4 OF 23	DETAILED LAYOUT PLAN
C2.0	5 OF 23	UTILITY PLAN
C3.0	6 OF 23	GRADING PLAN
C3.1	7 OF 23	DRAINAGE PLAN
C3.2	8 OF 23	DRAINAGE PROFILES
C4.0	9 OF 23	INTERMEDIATE - FINAL EROSION & SEDIMENT CONTROL PLAN
C5.1	10 OF 23	CONSTRUCTION DETAILS & SECTIONS I
C5.2	11 OF 23	CONSTRUCTION DETAILS & SECTIONS II
C5.3	12 OF 23	CONSTRUCTION DETAILS & SECTIONS III

SHEET NO.	ATTACHMENTS
13 OF 23	ALTA/NSPS LAND TITLE SURVEY
14 OF 23	BELOW GRADE WORK WITH AREA FLOOR PLAN AND SITE DETAILS
15 OF 23	EXTERIOR ELEVATION - FRONT (SOUTH) - OIL CHANGE BUILDING
16 OF 23	EXTERIOR ELEVATION - REAR (NORTH) - OIL CHANGE BUILDING
17 OF 23	EXTERIOR ELEVATION - LEFT (WEST) - OIL CHANGE BUILDING
18 OF 23	EXTERIOR ELEVATION - RIGHT (EAST) - OIL CHANGE BUILDING
19 OF 23	EXTERIOR ELEVATION - FRONT (SOUTH) - SERVICE BUILDING
20 OF 23	EXTERIOR ELEVATION - REAR (NORTH) - SERVICE BUILDING
21 OF 23	EXTERIOR ELEVATION - RIGHT (EAST) - SERVICE BUILDING
22 OF 23	EXTERIOR ELEVATION - LEFT (WEST) - SERVICE BUILDING
23 OF 23	SITE PLAN - PHOTOMETRICS

SITE INFORMATION

ADDRESS: 11155 & 11157 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934

PARCEL NO.: 143 00115

PROPERTY SIZE: ±6.658 AC

CURRENT ZONING: C-1 GENERAL COMMERCIAL

POST CONSTRUCTION IMPERVIOUS AREA: 28,426 SQFT

AREA OF DISTURBANCE: 70,317 SQFT

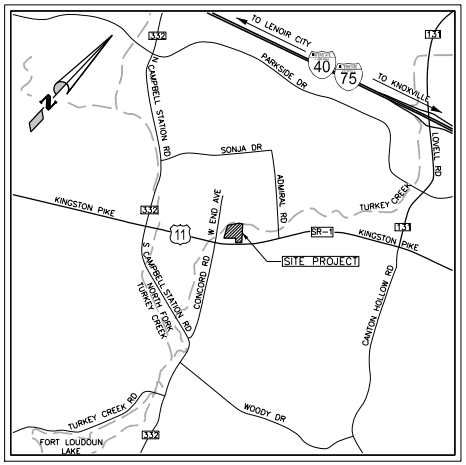
BUILDING SETBACK: HIGHWAY = 130' (FROM CL OF KINGSTON PIKE)
SIDE = 60' TOTAL, 20' MINIMUM
REAR = 20'

LANDSCAPE SETBACK: FRONT = 20'

BUILDING INFORMATION:

OIL CHANGE BUILDING
HEIGHT = 24'
SIZE = ±2,212 SF (BLDG #1)
CONSTRUCTION TYPE: TYPE VB (2018 IBC)

SERVICE BUILDING
HEIGHT = 24'
SIZE = ±3,293 SF
CONSTRUCTION TYPE: TYPE VB (2018 IBC)



VICINITY MAP

LIST OF CONTACTS

OWNER
EXPRESS OIL CHANGE & TIRE ENGINEERS
Phone: (205) 397-1142
Contact: Justin Duck
1880 Southpark Drive
Birmingham, Alabama 35244

ARCHITECT
AHO ARCHITECTS, LLC
Phone: (205) 983-6000
Contact: April Cain
1855 Data Dr, Suite 150
Hoover, Alabama 35244

FIRE PROTECTION
BLDG. & FIRE CODE DIVISION
Phone: (865) 675-2384
Contact: Charles Wilson
239 Jamestowne Boulevard
Farragut, Tennessee 37934

WATER PROVIDER
FIRST UTILITY DISTRICT
Phone: (865) 671-5680
Contact: Jonathan Holt, P.E.
122 Durwood Road
Knoxville, Tennessee 37922

POWER DISTRIBUTION
LENOIR CITY UTILITIES BOARD
Phone: (865) 988-0820
Contact: John Wheeler
7698 Creekwood Park Boulevard
Lenoir City, Tennessee 37772

CIVIL ENGINEERING
CIVIL CONSULTANTS, INC.
Phone: (205) 655-1991
Contact: Nicholas Ostrye, P.E.
3528 Vann Road, Suite 105
Birmingham, Alabama 35235

LANDSCAPE ARCHITECT
PLOT STUDIO
Phone: (205) 478-5388
Contact: Matt Phillips, PLA
204 Main Street, Suite 125
Trussville, Alabama 35173

BUILDING INSPECTOR
CITY OF FARRAGUT
Contact: Karl Swierzko
Phone: (865) 986-6591
239 Jamestowne Boulevard
Farragut, Tennessee 37934

NATURAL GAS PROVIDER
KNOXVILLE UTILITY BOARD
Phone: (865) 558-2555
Contact: Tim Branson
4428 Western Avenue
Knoxville, Tennessee 37921

COMMUNICATIONS
TDS TELECOM
Phone: (865) 671-2100
Contact: Paulo E.
701 Concord Road
Knoxville, Tennessee 37934

TDOT PERMIT COORDINATOR
TENNESSEE DEPARTMENT OF TRANSPORTATION
Phone: (865) 594-2718
Contact: Nicholas Barnard
1045 Maintenance Lane
Knoxville, TN 37914

SURVEYOR
PROFESSIONAL LAND SYSTEMS
Phone: (865) 689-6169
Contact: Ned D. Ferguson, R.L.S.
205 Lamar Avenue
Clinton, Tennessee 37716

GEOTECHNICAL ENGINEER
ECS SOUTHEAST, LLC
Phone: (615) 885-4983
Contact: Mark Luskin, P.E., P.G.
318 Seaboard Lane, Suite 208
Franklin, Tennessee 37067

COMMUNITY DEVELOPEMENT DIRECTOR
CITY OF FARRAGUT
Contact: Mark Shipley, AICP, CPM
Phone: (865) 966-7057
239 Jamestowne Boulevard
Farragut, Tennessee 37934

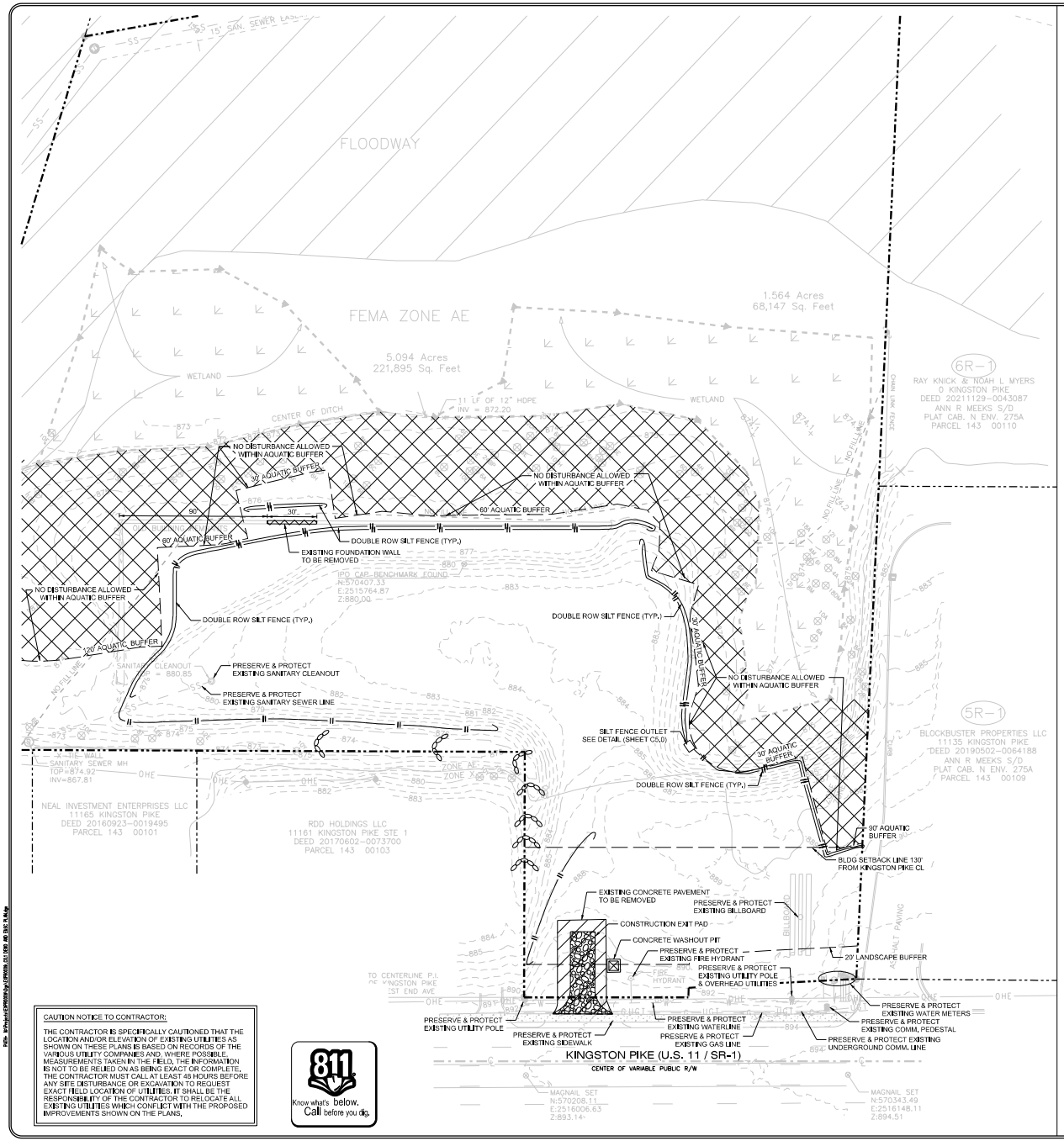
SANITARY SEWER PROVIDER
FIRST UTILITY DISTRICT
Phone: (865) 671-5680
Contact: Jonathan Holt, P.E.
122 Durwood Road
Knoxville, Tennessee 37922

ENVIRONMENTAL
SPECTRUM ENVIRONMENTAL SERVICES INC.
Phone: (629) 277-1620
Contact: Matthew Moseley, QHP-IT
135 Lemuel Road
Nashville, Tennessee 37207

CCI PLANNING & ENGINEERING
3528 Vann Road
Suite 105
Birmingham, AL 35235
Phone: (205) 655-1991
www.ccipe.com

ISSUED FOR PERMIT
02/07/2025

C0.0



CAUTION NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

811 Know what's below. Call before you dig.

DEMOLITION LEGEND

- EXISTING CONCRETE PAVEMENT REMOVAL
- EXISTING FOUNDATION WALL REMOVAL
- SAWCUT LINE

EROSION CONTROL LEGEND

- PS — PERMANENT VEGETATION (SEEDING)
- TS — TEMPORARY VEGETATION (SEEDING)
- CONCRETE WASHOUT PIT
- SILT FENCE
- SILT FENCE OUTLET
- CONSTRUCTION EXIT PAD
- INLET PROTECTION
- FAIRCLOTH SKIMMER
- OUTLET PROTECTION
- DITCH CHECK DAM

N

0 15 30 60

SCALE IN FEET
1" = 30'

SPECIAL NOTE:
TRUCKS AND EQUIPMENT SHOULD UTILIZE WASHPAD OR CONSTRUCTION EXIT PAD WHILE SOILS ARE EXPOSED. THE LOCATION OF THE PAD/PADS IS TO NOT CONFLICT OR PROHIBIT NORMAL BUSINESS OPERATIONS OF ANY ADJACENT BUSINESS OR RESIDENCE. ANY SEDIMENT TRACKED ONTO KINGSTON PIKE SHALL BE CLEANED PRIOR TO END OF DAY.

GENERAL EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) GENERAL CONSTRUCTION STORM WATER NPDES PERMIT, INCLUDING, BUT NOT LIMITED TO INSTALLATION OF BMP'S, MONITORING OF BMP PERFORMANCE, REPORT PREPARATION, REPORT FILING, AND PERMIT RENEWAL OR TERMINATION. CONTRACTOR SHALL SUBMIT MONITORING REPORTS TO OWNER AND SITE ENGINEER WITHIN 72 HOURS OF THE MONITORING EVENT.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT OR SEDIMENT FROM LEAVING THE SITE. SILT OR SEDIMENT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. THE CONTRACTOR SHALL PREVENT THE ESCAPE OF SILT OR SEDIMENT FROM THE SITE BY INSTALLING EROSION CONTROL MEASURES IN ADDITION TO THOSE SHOWN ON PLANS AS NECESSARY AND CONDUCTING PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY TO PREVENT SILT OR SEDIMENT FROM ESCAPING THE SITE AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL AND PERFORM NECESSARY REPAIRS AND MAINTENANCE. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION AND SEDIMENT CONTROL DEVICES WHICH BECOME INEFFECTIVE. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADDITIONAL EROSION CONTROL DEVICES OR MEASURES AS DEEMED NECESSARY BY THE ENGINEER, OWNER OR REGULATORY AUTHORITIES TO COMPLY WITH CONSTRUCTION DOCUMENTS OR GOVERNING AUTHORITY.
4. CONTRACTOR SHALL REMOVE THE BUILD UP OF SILT AND SEDIMENT FROM BEHIND SILT FENCE AND INLET FILTERS WHEN SILT AND SEDIMENT HAS REACHED 1/3 THE TOTAL HEIGHT OF THE EROSION AND SEDIMENT CONTROL DEVICE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS AND PERMITS.
6. ALL EROSION CONTROL MEASURES SHALL MEET THE GUIDELINES SET FORTH IN THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK: A STORMWATER PLANNING AND DESIGN MANUAL FOR CONSTRUCTION ACTIVITIES, FOURTH EDITION" PREPARED BY THE DIVISION OF WATER RESOURCES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS (TDEC), PUBLISHED AUGUST 2012.
7. CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT ALL EROSION AND SEDIMENT DEVICES AND MEASURES IN ACCORDANCE WITH THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK: A STORMWATER PLANNING AND DESIGN MANUAL FOR CONSTRUCTION ACTIVITIES, FOURTH EDITION", PREPARED BY THE DIVISION OF WATER RESOURCES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS (TDEC), PUBLISHED AUGUST 2012.
8. THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE OUTSIDE THE LIMITS OF CONSTRUCTION CAUSED BY THE CONTRACTOR OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED TO ITS ORIGINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
9. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AS REQUIRED BY THE ENGINEER, PLANS, AND CITY OF FARRAGUT REPRESENTATIVE. SEDIMENT CONTROL MEASURE SHALL BE INSPECTED MONTHLY AS WELL AS AFTER EACH RAIN EVENT. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY AND NO FURTHER WORK WILL PROCEED UNTIL SAID DEFICIENCIES ARE CORRECTED TO THE CITY OF FARRAGUT OR ENGINEER'S APPROVAL.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
11. IF SEDIMENT ESCAPES THE SITE IT SHALL BE RECOVERED, RETURNED TO THE SITE, AND SPREAD IN LANDSCAPE AREAS AND SEEDED ON A DAILY BASIS.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

INITIAL EROSION & SEDIMENT CONTROL SEQUENCE

1. INSTALL PERIMETER SEDIMENT BARRIER AND CONSTRUCTION EXIT PAD.
2. CLEAR, GRUB, STRIP AND STOCKPILE TOPSOIL.
3. INSTALL SILT FENCE AROUND TOPSOIL STOCKPILE. IMMEDIATELY TEMPORARILY SEED STOCKPILE, BUT IN NO CASE MORE THAN 14 DAYS AFTER LAST DISTURBANCE. PERMANENTLY SEED STOCKPILE AFTER 30 DAYS OF INACTIVITY.
4. SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT AS SHOWN ON THESE PLANS.
5. INSPECT, MAINTAIN, MOVE AND REPAIR TEMPORARY SEDIMENT CONTROL DEVICES AS REQUIRED THROUGHOUT THE CONSTRUCTION DURATION.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ADEQUACY AND INSTALLATION OF ALL TEMPORARY SHORING & BRACING SYSTEMS USED DURING THE PERFORMANCE OF THIS WORK.
2. WORK SHALL BE PERFORMED BY SKILLED AND PROPERLY EQUIPPED PERSONNEL. PROMPTLY REPAIR DAMAGES TO EXISTING FACILITIES INTENDED TO REMAIN CAUSED BY DEMOLITION OPERATIONS.
3. REMOVE EXISTING IMPROVEMENTS AND VEGETATION TO THE EXTENT NECESSARY FOR THE PROPER INSTALLATION OF NEW CONSTRUCTION AND JUNCTION WITH EXISTING WORK. CUT BACK FINISHED SURFACES TO STRAIGHT, PLUMB, OR LEVEL LINES AS REQUIRED.
4. WHERE OPENINGS ARE CUT OVERSIZED OR AT IMPROPER LOCATIONS AS DETERMINED BY THE ENGINEER, REPLACE THE EXCESS REMOVED MATERIAL AS INSTRUCTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
5. COORDINATE DEMOLITION WITH OTHER TRADES TO ASSURE THE PROPER SEQUENCE, LIMITS, METHODS AND TIME OF PERFORMANCE. SCHEDULE WORK SO AS TO IMPOSE A MINIMUM HARDSHIP ON THE PERFORMANCE OF WORK OF OTHER TRADES.
6. WORK NOT MENTIONED TO BE REMOVED THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE CUT AND REMOVED TO PROVIDE FOR PROPER INTERFACE WITH NEW CONSTRUCTION, OR PATCHING AND REPAIR, AS REQUIRED. COORDINATE WITH ARCHITECT AND/OR ENGINEER PRIOR TO REMOVAL.
7. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF IN AN APPROPRIATE OFF-SITE LOCATION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR BOTH DEMOLITION WORK AND WASTE MATERIAL DISPOSAL.
8. CONTRACTOR IS RESPONSIBLE TO REPAIR DAMAGE TO KNOX COUNTY, CITY OF FARRAGUT, TDOT AND ADJACENT PROPERTY OWNER'S INFRASTRUCTURE TO THE SATISFACTION OF THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER TREATMENT AND HANDLING OF ANY HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO LEAD PAINT AND ASBESTOS.

CCI PLANNING & ENGINEERING
3528 Vann Road
Suite 105
Birmingham, AL 35235
Phone: (205) 655-1991
www.ccipe.com

NICHOLAS J. OSTER — REGISTERED ENGINEER — No. 130911 — STATE OF TENNESSEE — 2/7/2025
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF TENNESSEE REG. NO. 130911

TITLE: DEMOLITION AND INITIAL EROSION & SEDIMENT CONTROL PLAN
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS
DATE: 02/07/2025
PROJECT NO.: EXPR0009
DRAWN BY: SAR
CHECKED BY: NJO
SCALE: 1" = 30'

NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REC'. DATE
0	FOR PERMIT		SAR	NJO	02/07/2025

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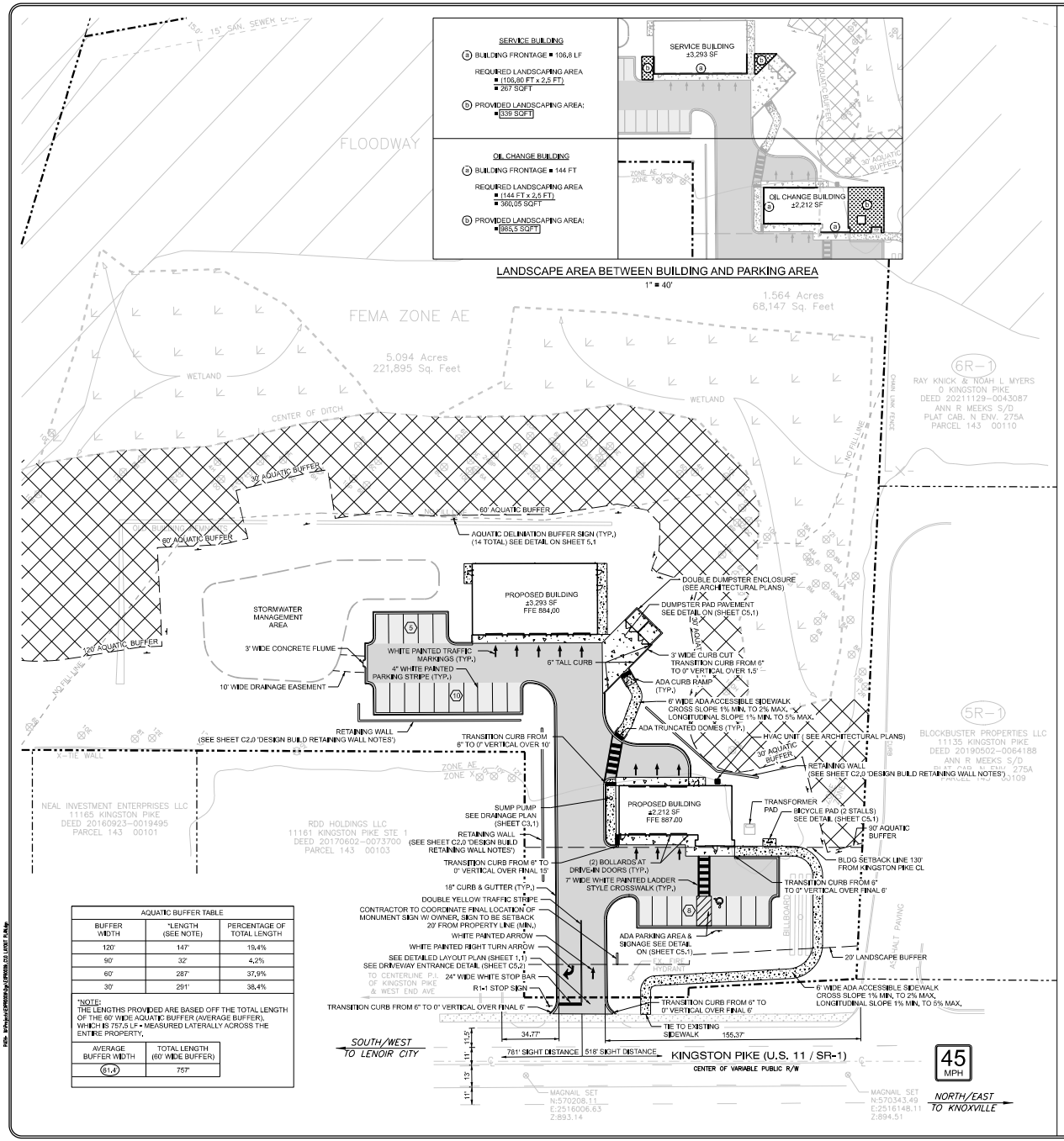

AQUATIC BUFFER TABLE		
BUFFER WIDTH	*LENGTH (SEE NOTE)	PERCENTAGE OF TOTAL LENGTH
120'	147'	19,4%
90'	32'	4,2%
60'	287'	37,9%
30'	291'	38,4%

*NOTE:
THE LENGTHS PROVIDED ARE BASED OFF THE TOTAL LENGTH OF THE 60' WIDE AQUATIC BUFFER (AVERAGE BUFFER), WHICH IS 757,6 LF = MEASURED LATERALLY ACROSS THE ENTIRE PROPERTY.

AVERAGE BUFFER WIDTH	TOTAL LENGTH (60' WIDE BUFFER)
61,4	757'

LEGEND
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- (10) PARKING COUNT
- PROPERTY / R,O,W, LINE
- PARKING SIGN / ROADWAY SIGN
- 18" CURB & GUTTER
- BOLLARD
- ADA TRUNCATED DOMES

N

CCI

0 15 30 60
SCALE IN FEET
1" = 30'

SITE INFORMATION:
ADDRESS: 11155 & 11157 KINGSTON PIKE FARRAGUT, TN 37934
PARCEL ID: 143.00115
ZONING: C-1 (GENERAL COMMERCIAL)
LOT SIZE= ± 6.658 AC
BUILDING SETBACK
HIGHWAY = 130' (FROM CL OF KINGSTON PIKE)
SIDE = 60' TOTAL, 20' MIN,
REAR = 20'
LANDSCAPE SETBACK
FRONT = 20'

AQUATIC BUFFER:
(AN AVERAGE BUFFER WIDTH OF 60' IS TO BE MAINTAINED ACROSS THE ENTIRE PROPERTY)
MINIMUM BUFFER WIDTH = 30'

REQUIRED PARKING:
AUTOMOBILE AND/OR TRUCK REPAIR SHOP=
1 PARKING SPACE PER 250 SF OF GROSS FLOOR AREA,
2,212 SF (9 SPACES) + 3,293 SF (14 SPACES)
TOTAL REQUIRED = 23 SPACES
REQUIRED BICYCLE PARKING = 2 SPACES
PROVIDED PARKING = 22 TYPICAL SPACES
1 ADA VAN SPACE
23 TOTAL SPACES

GENERAL NOTES

1. ALL WORK SHOWN SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS FOR THIS PROJECT AND SHALL CONFORM TO ALL CODES, ORDINANCES, RESTRICTIONS, AND STANDARDS OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SITE. CONTRACTOR WILL ONLY PERFORM CONSTRUCTION ACTIVITIES BASED ON PLANS PROPERLY ISSUED FOR CONSTRUCTION PURPOSES.
2. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK ARE SECURED PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND BENCHMARKS, ALL PROPERTY PINS OR BENCHMARKS ELIMINATED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR'S LICENSED SURVEYOR AT NO EXPENSE TO OWNER.
4. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.
5. CONTRACTOR SHALL FIELD VERIFY (REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS) ACTUAL (FINAL) LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
6. CONTRACTOR SHALL COORDINATE THE INSTALLATION, ADJUSTMENT OR RELOCATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (GAS, WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO PLACEMENT OF BASE COURSE MATERIAL.
7. ALTA/NSPS LAND TITLE SURVEY WAS PREPARED BY PROFESSIONAL LAND SYSTEMS (865) 689-6169, CIVIL CONSULTANTS, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
8. REFER TO LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR DIMENSIONS AND LOCATIONS OF IRRIGATION LINES & METERS, ETC.
9. THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE, ANY DAMAGE CAUSED BY CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
10. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROTECTIVE DEVICES AND FOR THE IMPLEMENTATION OF ALL SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO THE PROTECTION OF LIFE, PROPERTY, AND SITE IMPROVEMENTS; THE PROTECTION OF EXISTING UTILITY LINES AND STRUCTURES; AND THE PROVISION AND COORDINATION OF ALL TEMPORARY TRAFFIC CONTROL EFFORTS AND MEASURES.
12. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SMOOTH TRANSITION BETWEEN ALL NEW CONSTRUCTION AND ALL EXISTING CONDITIONS. ALL DRIVEWAY TRANSITION GRADES, CONSTRUCTION MATERIALS, AND FINISHES, ARE SUBJECT TO APPROVAL BY THE ENGINEER.
14. DO NOT SCALE CRITICAL DIMENSIONS FROM THIS DRAWING, CONTACT ENGINEER FOR SPECIFIC CLARIFICATIONS NEEDED.
15. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION SPECIFICATIONS IN ALL CONCRETE AND ASPHALT PAVEMENT AREA.
16. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SITE CONSTRUCTION DRAWINGS OR SPECIFICATIONS AND EXISTING STRUCTURES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH CONSTRUCTION OF ANY AREA WHERE A CONFLICT HAS BEEN DISCOVERED UNTIL SUCH TIME AS THE CONFLICT HAS BEEN CLEARLY RESOLVED.
17. CONTRACTOR SHALL REPAIR DAMAGE TO EXISTING PUBLIC INFRASTRUCTURE TO THE SATISFACTION OF THE CITY OF FARRAGUT.

811 Know what's below. Call before you dig.

CAUTION NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CCI PLANNING & ENGINEERING
3528 Vann Road
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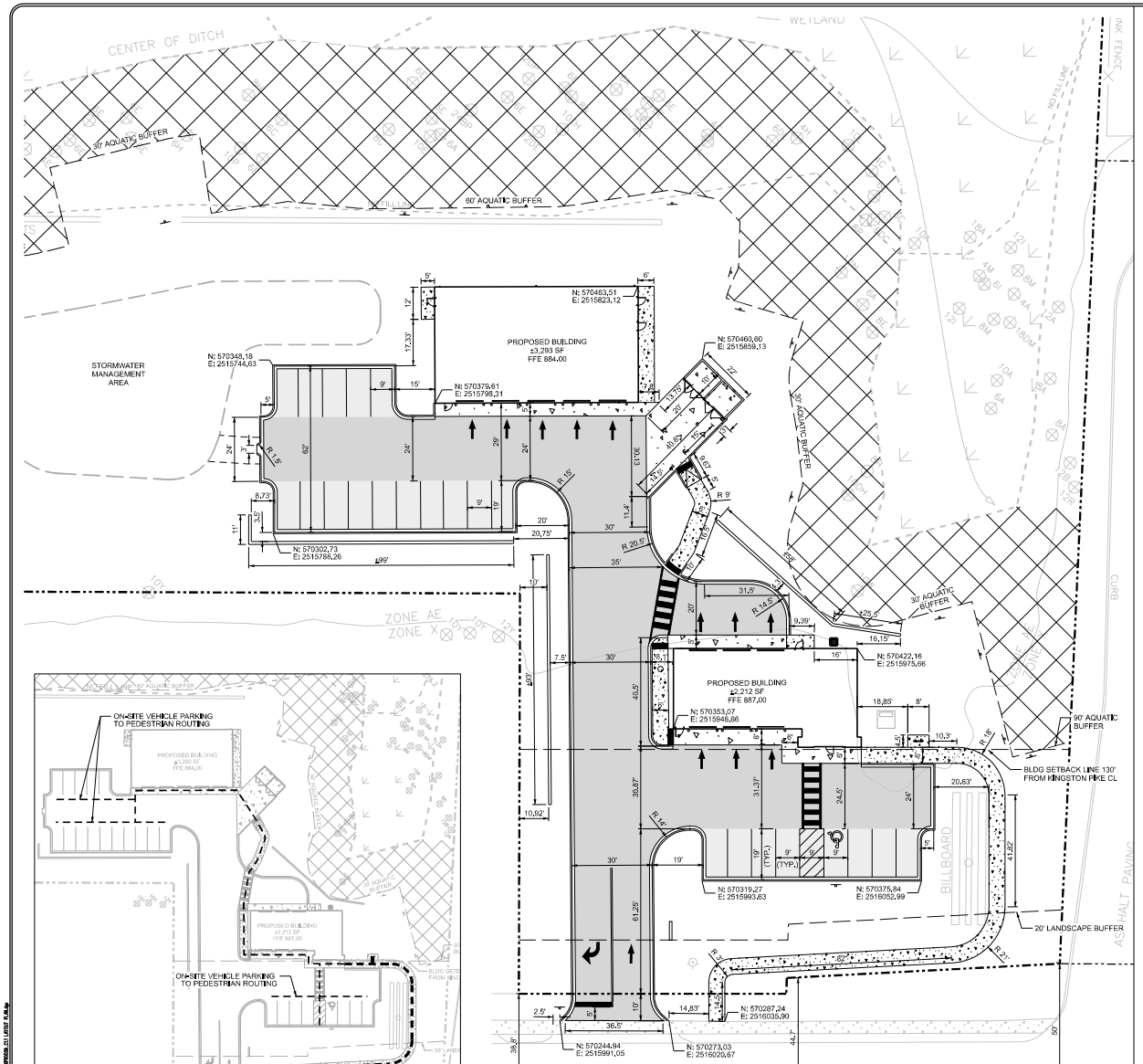
Phone: (205) 655-1991
www.ccipe.com

NICHOLAS J. OSBAY
REGISTERED ENGINEER
No. 130911
STATE OF TENNESSEE
CERTIFICATE OF AUTHORIZATION NO. 3729
CCI PLANNING & ENGINEERING, INC.
TENNESSEE REG. NO. 1300

TITLE: OVERALL LAYOUT PLAN
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS
DATE: 02/07/2025
PROJECT NO.: EXPR0009
DRAWN BY: SAR
CHECKED BY: N/O
SCALE: 1" = 30'

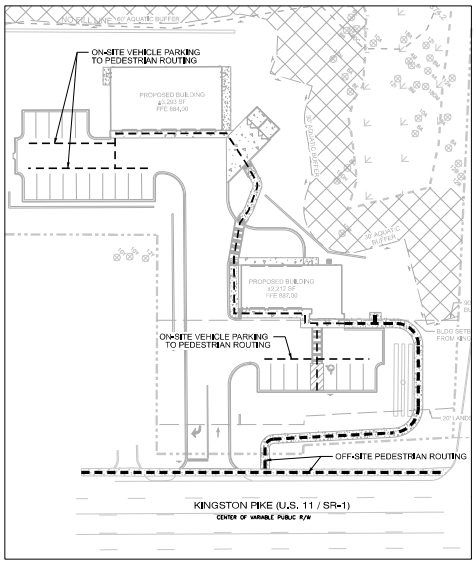
NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REC'. DATE
0	FOR PERMIT		SAR	N/O	02/07/2025

DRAWING NO.
C1.0



PEDESTRIAN CIRCULATION PLAN

1" = 40'



LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPERTY / R.O.W. LINE
- PARKING SIGN / ROADWAY SIGN
- 18" CURB & GUTTER
- BOLLARD
- N: 570460,60 E: 2515859,13 — NORTHING & EASTING
- ADA TRUNCATED DOMES

0 10 20 40

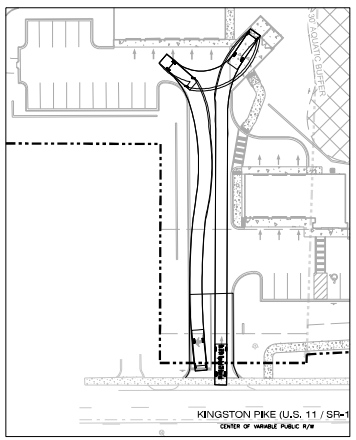
SCALE IN FEET
1" = 20'

LAYOUT NOTES

1. SEE GENERAL NOTES ON SHEET C1.0.
2. COORDINATES SHOWN IN THESE PLANS ARE GIVEN IN U.S. SURVEY FEET AND ARE BASED ON THE STATE PLANE COORDINATE SYSTEM.
3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. DIMENSIONS TO HEADER CURB OR "TURN DOWN" CURB (IE, SIDEWALKS AROUND BUILDINGS) INDICATE EDGE OF PAVEMENT / FACE OF CURB.
4. COORDINATES FOR BUILDING CORNERS (OUTSIDE FACE) ARE PROVIDED FOR LOCATING BUILDING ON SITE. REFERENCE BUILDING PLANS FOR REMAINDER OF BUILDING LAYOUT. COORDINATES ALONG DRIVEWAY AND IN PARKING AREA ARE TO BACK OF CURB.
5. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR FINAL BUILDING DIMENSIONS AND LOCATIONS OF ALL ENTRANCES, STEPS, PADS, ETC.
6. ALL RADII SHOWN IN PARKING AREAS ARE 4.0 FT (FACE OF CURB), UNLESS OTHERWISE NOTED.
7. TRAFFIC MARKING PAINT FOR PARKING STRIPES SHALL BE LATEX WATERBORNE EMULSION, LEAD AND CHROMATE FREE.

TDOT NOTES

1. ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.
2. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPEMENT ON TDOT ROW.
3. ALL MARKINGS & STRIPING IN TDOT ROW SHALL BE THERMOPLASTIC.
4. TWO-WAY DRIVEWAYS ARE REQUIRED TO BE A MINIMUM OF 24' WIDE.
5. AADT COUNT (SR-1) = 33,569
   EASTBOUND COUNT = 17,023
   WESTBOUND COUNT = 16,546



GARBAGE TRUCK ROUTING

1" = 40'

811 Know what's below. Call before you dig.

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Suite 105
Birmingham, AL 35235
Phone: (205) 655-1991
www.ccipe.com

NICHOLAS J. OSTRYE — REGISTERED ENGINEER — No. 130911 — STATE OF TENNESSEE

TITLE: DETAILED LAYOUT PLAN

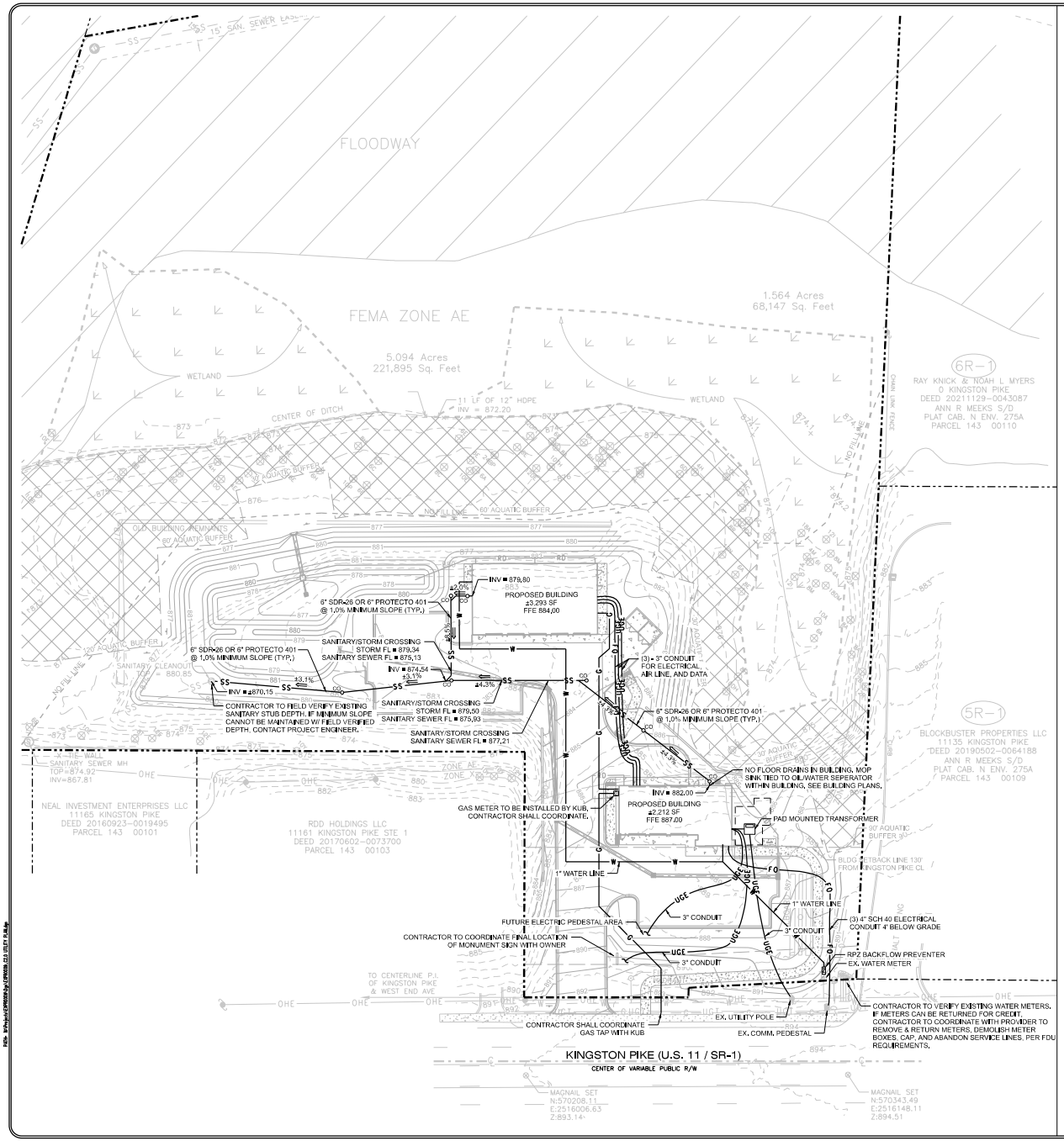
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

DATE	PROJECT NO.	DRAWN BY	CHECKED BY	SCALE
02/07/2025	EXPR0009	SAR	NJO	1" = 20'

NO.	DESCRIPTION	REVISIONS BY	CHECKED BY	REV. DATE
0	FOR PERMIT	SAR	NJO	02/07/2025

DRAWING NO.

C1.1



LEGEND

- SS — SANITARY SEWER LINE
- SANITARY CLEANOUT
- 2% — SANITARY LATERAL SLOPE & FLOW DIRECTION
- W — DOMESTIC WATER SERVICE LINE
- RPZ BACKFLOW PREVENTER
- G — NATURAL GAS LINE
- GAS METER
- FO — FIBER OPTIC / UG COMMUNICATIONS
- UGE — UNDERGROUND ELECTRIC
- PAD MOUNTED TRANSFORMER

N

0 15 30 60

SCALE IN FEET
1" = 30'

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL FIELD VERIFY (REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS) ACTUAL (FINAL) LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
2. PRIOR TO INSTALLING ANY UTILITIES OR STORM DRAINAGE, THE CONTRACTOR SHALL EVALUATE ALL UTILITY CROSSING ELEVATIONS IN ORDER TO DETERMINE THE CROSSING REQUIREMENTS. UTILITIES THAT REQUIRE LOWERING IN ORDER TO MAINTAIN MINIMUM COVERING REQUIREMENTS SHALL BE INSTALLED PRIOR TO THE SHALLOWER UTILITY BEING INSTALLED. CONTRACTOR SHALL INCLUDE ALL MATERIALS AND INSTALLATION COSTS ASSOCIATED WITH ANY AND ALL REQUIRED LOWERINGS IN THE PRICE FOR THE RESPECTIVE UTILITY.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FARRAGUT SPECIFICATIONS,

WATER NOTES:

1. REFERENCE GENERAL NOTES, SHEET C1.0.
2. ALL DOMESTIC LEADS TO BUILDING SHALL END 5 FT. OUTSIDE THE FACE OF BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
3. THE CONTRACTOR SHALL COORDINATE ALL UTILITY INSPECTIONS WITH THE GOVERNING AUTHORITIES PRIOR TO COVERING TRENCHES DURING INSTALLATION,
4. SITE CONTRACTOR SHALL COORDINATE TAPS WITH FIRST UTILITY DISTRICT (FUD).
5. PIPE SIZES 3" AND SMALLER SHALL BE TYPE-K COPPER. FITTINGS SHALL BE BRONZE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FUD.

SANITARY SEWER NOTES:

1. REFERENCE GENERAL NOTES AND ARCHITECTURAL/PLUMBING PLANS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH FIRST UTILITY DISTRICT (FUD) REQUIREMENTS AND SPECIFICATIONS,
3. CONTRACTOR SHALL NOTIFY FUD A MINIMUM OF 48 HOURS PRIOR TO COMMENCING SEWER CONSTRUCTION,
4. ALL CLEANOUTS SHALL BE FLUSH WITH PROPOSED GRADE ELEVATIONS.
5. POTABLE WATER PIPING SHALL BE LAID AT LEAST FIVE FEET HORIZONTALLY FROM SANITARY SEWER LINES. THE DISTANCE SHALL BE MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. WHERE CROSSINGS ARE NECESSARY, CASE ONE OF THE PIPES WITH A CONTINUOUS PIPE OF SUFFICIENT LENGTH, LOCATED SUCH THAT A MINIMUM FIVE (5)-FOOT SEPARATION EXISTS BETWEEN EACH END OF THE CASING PIPE AND THE UNCASED PIPE. POTABLE WATER PIPING CROSSING SANITARY SEWER LINES SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE POTABLE WATER PIPING AND THE OUTSIDE OF THE SEWER LINE, THE 18 INCH SEPARATION SHALL APPLY WHETHER THE POTABLE WATER PIPING IS OVER OR UNDER THE SEWER LINE. LAY POTABLE WATER PIPING AT CROSSINGS OF SEWER LINES SO A FULL LENGTH OF PIPE IS CENTERED ON THE SEWER LINE WHENEVER POSSIBLE.
6. SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH FUD REQUIREMENTS.
7. MAXIMUM DISTANCE BETWEEN SERVICE LINE CLEANOUTS IS 75 FT.
8. FOR LINES 6" AND LARGER, BUILDING SEWERS SHALL BE CONSTRUCTED ONLY OF POLYVINYL CHLORIDE PIPE SDR-26 (ASTM D3034) OR CERAMIC-EPOXY COATED (PROTECTO 401) DUCTILE IRON (ASTM A746 OR ASTM A 377). USE OF 8" LINES SHALL REQUIRE THE USE OF MANHOLES RATHER THAN CLEANOUTS. FOR 4" LINES AND SMALLER, BUILDING SEWERS SHALL BE CONSTRUCTED ONLY OF SCHEDULE 40 PVC PIPE WITH SOLVENT WELD JOINTS (ASTM D 2241) OR CERAMIC-EPOXY COATED (PROTECTO 401) DUCTILE IRON (ASTM A746 OR ASTM A 377).
9. MINIMUM SLOPE FROM BUILDING IS AS FOLLOWS: 4" PIPE AT 2% MIN, SLOPE, 6" PIPE AT 1% MIN, SLOPE, 8" PIPE AT 1% MIN, SLOPE,

POWER NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL UNDERGROUND CONDUIT ASSOCIATED WITH POWER DISTRIBUTION AND SERVICE.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING TRANSFORMER PAD TO LENOIR CITY UTILITIES BOARD STANDARD DIMENSIONS, AND ENSURING THAT THE PROPER CLEARANCES ARE PROVIDED ON ALL SIDES AND ABOVE THE TRANSFORMER,
3. ALL BENDS FOR POWER AND COMMUNICATIONS CONDUITS (HORIZONTAL AND VERTICAL) SHALL BE LONG SWEEPING ELLS.
4. POWER CONDUITS SHALL BE INSTALLED WITH A MINIMUM OF 4 FEET OF COVER FROM FINISHED GRADE TO TOP OF THE CONDUIT.
5. ALL CONDUITS SHALL BE PROVIDED WITH PULL STRING.
6. THE SITE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PULLING ALL SECONDARY CONDUCTORS AS WELL AS MAKING THE ASSOCIATED SECONDARY TERMINATIONS WITHIN THE TRANSFORMER UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR SECONDARY SERVICE ROUTING AND CONNECTIONS,

NATURAL GAS NOTES

1. ALL ONSITE NATURAL GAS MAINS AND SERVICE LINES UP TO AND INCLUDING THE GAS METER SET SHALL BE DESIGNED AND INSTALLED BY KNOXVILLE UTILITIES BOARD (KUB).
2. CONTRACTOR SHALL STAKE CENTERLINE OF GAS SERVICE LINE FOR GAS COMPANY CONTRACTOR.

811 Know what's below. Call before you dig.

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Birmingham, AL 35235
Phone: (205) 655-1991
www.ccipe.com

NICHOLAS J. OBRYAN — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 139911 — STATE OF TENNESSEE

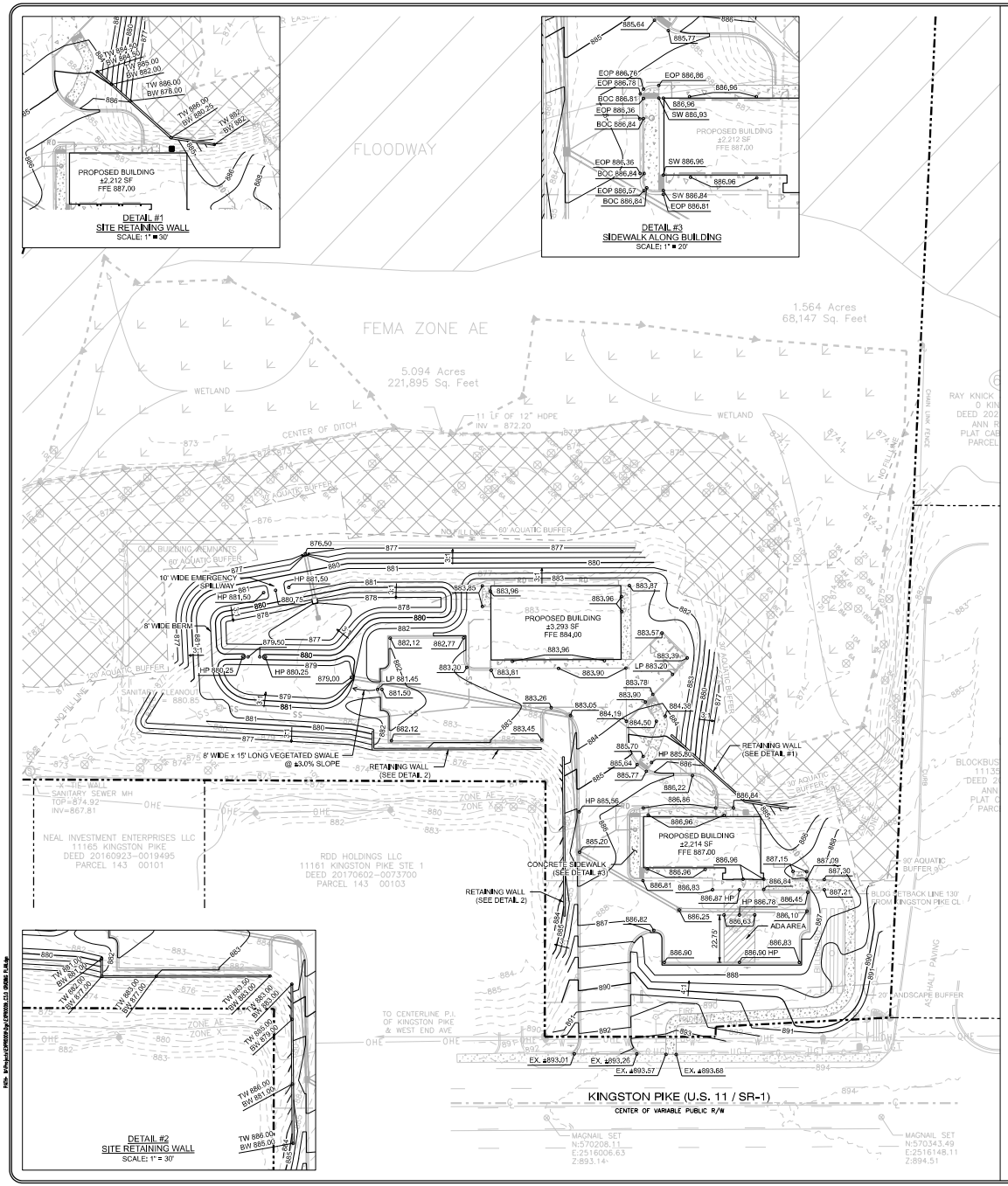
NICHOLAS J. OBRYAN, PE
TENNESSEE REG. NO. 139911

TITLE: UTILITY PLAN
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

DATE:	02/07/2025
PROJECT NO.	EXPR0009
DRAWN BY:	SAR
CHECKED BY:	NJO
SCALE:	1" = 30'

NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REC'. DATE
0	FOR PERMIT		SAR	NJO	02/07/2025

DRAWING NO.
C2.0



LEGEND

	EXISTING MINOR CONTOUR
875	EXISTING MAJOR CONTOUR
880	PROPOSED CONTOUR
880.50	SPOT ELEVATION
3:1	SLOPE IDENTIFIER
EX.	EXISTING
TW	GRADE ADJACENT TO TOP OF WALL
BW	GRADE ADJACENT TO BOTTOM OF WALL
HP	HIGH POINT
SW	SIDEWALK
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
	ADA PARKING / CROSSING AREA (DOES NOT EXCEED 2% IN ANY DIRECTION)

SCALE IN FEET
1" = 30'

SPECIAL NOTE:
ALL GRADING ACTIVITIES ARE TO REMAIN OUTSIDE OF THE AQUATIC BUFFER.

GRADING AND EARTHWORK NOTES

1. REFERENCE GENERAL NOTES AND GEOTECHNICAL REPORT.
2. EARTHWORK SHALL BE PERFORMED ON AN UNCLASSIFIED BASIS.
3. ALL PROPOSED SPOT ELEVATIONS SHOWN ADJACENT TO CURB ARE TO EDGE OF PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
4. GRADES SHOWN ARE FINISH GRADES, FOR SUBGRADE ELEVATIONS IN PAVED AREAS, REFERENCE SECTIONS AND DETAILS.
5. THE LOCATION AND ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, SHOULD NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND UTILITIES PRIOR TO CONSTRUCTION, ANY DEVIATIONS FROM PLAN INFORMATION SHOULD BE DISCUSSED WITH ENGINEER AND OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.
6. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK, ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
7. THE SUBGRADE PREPARATION SHOULD CONSIST OF STRIPPING APPROXIMATELY 8 INCHES OF TOPSOIL, VEGETATION, ROOTMAT, AND SOFT OR YIELDINGMATERIALS FROM THE 10-FOOT EXPANDED BUILDING AND 5-FOOT EXPANDED PAVEMENT LIMITS, AND 5 FEET BEYOND THE TOE OF STRUCTURAL FILLS, DEEPER TOPSOIL OR ORGANIC LADEN SOILS MAY BE PRESENT IN WET, LOWLYING, AND POORLY DRAINED AREAS, IN WOODED AREAS, THE ROOT BALLS MAY EXTEND AS DEEP AS ABOUT 2 FEET AND WILL REQUIRE ADDITIONAL LOCALIZED STRIPPING DEPTH TO COMPLETELY REMOVE THE ORGANICS.
8. FILL SLOPES SHALL BE OVERFILLED AND THEN CUT BACK TO REQUIRED GEOMETRY.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE FINISHED GRADING INCLUDING PLACEMENT OF SOILS AS NECESSARY TO ACHIEVE THE FINISHED GRADES INDICATED ON THE GRADING PLANS, ALL SURFACES SHALL BE SMOOTH WITH PROPER TRANSITIONS BETWEEN GRADIENTS, ALL FINISHED TOPSOIL ELEVATIONS SHALL BE A MINIMUM OF 1" BELOW THE FINISHED ELEVATION OF ADJACENT WALKS AND BACK OF CURB UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL CAREFULLY ESTABLISH PROPER FINISHED GRADE ELEVATIONS IN THE FIELD SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND EXTERIOR MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT AND ANY OTHER MOISTURE SENSITIVE AREAS.
11. THE EXPANDED LIMITS OF THE PROPOSED CONSTRUCTION AREAS SHOULD BE WELL DEFINED, INCLUDING THE LIMITS OF THE FILL ZONES FOR BUILDINGS, PAVEMENTS, AND SLOPES, ETC., AT THE TIME OF FILL PLACEMENT, GRADE CONTROLS SHOULD BE MAINTAINED THROUGHOUT THE FILLING OPERATIONS.
12. AT THE END OF EACH WORK DAY, ALL FILL AREAS SHOULD BE GRADED TO FACILITATE DRAINAGE OF ANY PRECIPITATION AND THE SURFACE SHOULD BE SEALED BY USE OF A SMOOTH-DRUM ROLLER TO LIMIT INFILTRATION OF SURFACE WATER, DURING PLACEMENT AND COMPACTION OF NEW FILL AT THE BEGINNING OF EACH WORKDAY, THE CONTRACTOR MAY NEED TO SCARIFY EXISTING SUBGRADES TO A DEPTH ON THE ORDER OF 4 INCHES SO THAT A WEAK PLANE WILL NOT BE FORMED BETWEEN THE NEW FILL AND THE EXISTING SUBGRADE SOILS.
13. POSITIVE SITE DRAINAGE SHOULD BE MAINTAINED DURING EARTHWORK OPERATIONS IN AN EFFORT TO MAINTAIN THE INTEGRITY OF THE SITE SURFACE SOIL. WHEN WET, THE SITE SOILS MAY DEGRADE QUICKLY WITH DISTURBANCE FROM CONTRACTOR OPERATIONS AND WILL BE EXTREMELY DIFFICULT TO STABILIZE FOR FILL PLACEMENT, CONSEQUENTLY, THE CONTRACTOR SHOULD BE PREPARED TO IMPLEMENT AGGRESSIVE MECHANICAL OR CHEMICAL DRYING, DEPENDING UPON THE ACTUAL SITE CONDITIONS, IF POSSIBLE MASS GRADING FOR THE PROJECT SHOULD BE PERFORMED DURING THE DRIER SUMMER MONTHS TO HELP FACILITATE FAVORABLE MOISTURE CONDITIONS FOR THE SITE SOILS, IF WATER MUST BE ADDED TO RAISE THE MOISTURE CONTENT OF THE SOIL, IT SHOULD BE UNIFORMITY APPLIED AND THOROUGHLY MIXED INTO THE SOIL.
14. PRIOR TO FILL PLACEMENT OR OTHER CONSTRUCTION ON SUBGRADES, THE SUBGRADES SHOULD BE EVALUATED BY AN ON-SITE GEOTECHNICAL REPRESENTATIVE, THE EXPOSED SUBGRADE SHOULD BE THOROUGHLY PROOFROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR CONSTRUCTION EQUIPMENT WEIGHING A MINIMUM OF 40 TONS. PROOFROLLING SHOULD BE TRAVERSED IN TWO PERPENDICULAR DIRECTIONS WITH OVERLAPPING PASSES OF THE VEHICLE UNDER THE OBSERVATION OF AN ON-SITE GEOTECHNICAL REPRESENTATIVE, THIS PROCEDURE IS INTENDED TO ASSIST IN IDENTIFYING ANY LOCALIZED YIELDING MATERIALS.
15. WHERE PROOFROLLING IDENTIFIES AREAS THAT ARE YIELDING OR PUMPING SUBGRADE THOSE AREAS SHOULD BE REPAIRED PRIOR TO THE PLACEMENT OF ANY SUBSEQUENT STRUCTURAL FILL OR OTHER CONSTRUCTION MATERIALS. METHODS OF STABILIZATION INCLUDE UNDERCUTTING, MOISTURE CONDITIONING, OR CHEMICAL STABILIZATION, THE SITUATION SHOULD BE DISCUSSED WITH THE OWNER'S GEOTECHNICAL REPRESENTATIVE TO EVALUATE THE APPROPRIATE PROCEDURE, TEST PITS MAY BE EXCAVATED TO EXPLORE THE SHALLOW SUBSURFACE MATERIALS TO HELP IN DETERMINING THE CAUSE OF THE OBSERVED UNSTABLE MATERIALS, AND TO ASSIST IN THE EVALUATION OF APPROPRIATE REMEDIAL ACTIONS TO STABILIZE THE SUBGRADE.

DESIGN BUILD RETAINING WALL NOTES:

1. DESIGN/BUILD RETAINING WALL SYSTEMS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. THIS INDIVIDUAL SHALL ROUTINELY PRACTICE ENGINEERING OF THESE TYPES AND MAGNITUDE INDICATED. DOCUMENTS RELATED TO THE CONSTRUCTION OF THESE SYSTEMS SHALL BEAR THE SEAL AND SIGNATURE OF THE DESIGNER.
2. DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR A COMPLETE RETAINING WALL SYSTEM DESIGN, DESIGN INCLUDES ANY AND ALL RELATED DESIGNS FOR REQUIRED TEMPORARY AND/OR PERMANENT SUBGRADE DRAINAGE, DESIGN/BUILD PLANS INCLUDING RETAINING WALL DETAIL AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CIVIL ENGINEER AND GEOTECHNICAL ENGINEER, REVIEWS BY THE CIVIL ENGINEER AND GEOTECHNICAL ENGINEER DO NOT RELIEVE THE DESIGN/BUILD CONTRACTOR OF ANY DESIGN RESPONSIBILITY, FURTHERMORE, THE CIVIL ENGINEER AND GEOTECHNICAL ENGINEER ASSUMESNO LIABILITY FOR THE DESIGN OF AND/OR SUBSEQUENT PERFORMANCE OF THE RETAINING WALL SYSTEMS,
3. ALL EXPOSED CONSTRUCTION MATERIALS SHALL BE SUBMITTED TO THE DEVELOPER FOR SELECTION OFCOLOR, TEXTURE AND PROFILES.
4. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS OTHERWISE INDICATED.
5. WHERE INDICATED, RETAINING WALLS SHALL BE PROVIDED WITH FALL PROTECTION MEETING LIFE SAFETY CODE.
6. DESIGN/BUILD CONTRACTOR SHALL ESTABLISH THE LOCATION OF THE WALL IN THE FIELD AND OBTAIN SOIL BORINGS ALONG WALL LINE IN ORDER TO DETERMINE ALL APPLICABLE RETAINING WALL DESIGN PARAMETERS.
7. TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS REPRESENT FINISH GRADE AT TOP AND BOTTOM OF WALL,
8. HOLD TOP OF WALL AT LOCATION SHOWN, WALL BATTER SHALL PROJECT OUT TOWARD THE BOTTOM OF THE WALL.
9. THE APPEARANCE OF THE BLOCK SELECTED SHALL MATCH THE APPEARANCE OF THE BUILDING EXTERIOR AS SHOWN ON THE ARCHETECTURAL PLANS.

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NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REC. DATE
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Suite 105
Birmingham, AL 35235
Phone: (205) 655-1991
www.ccipe.com

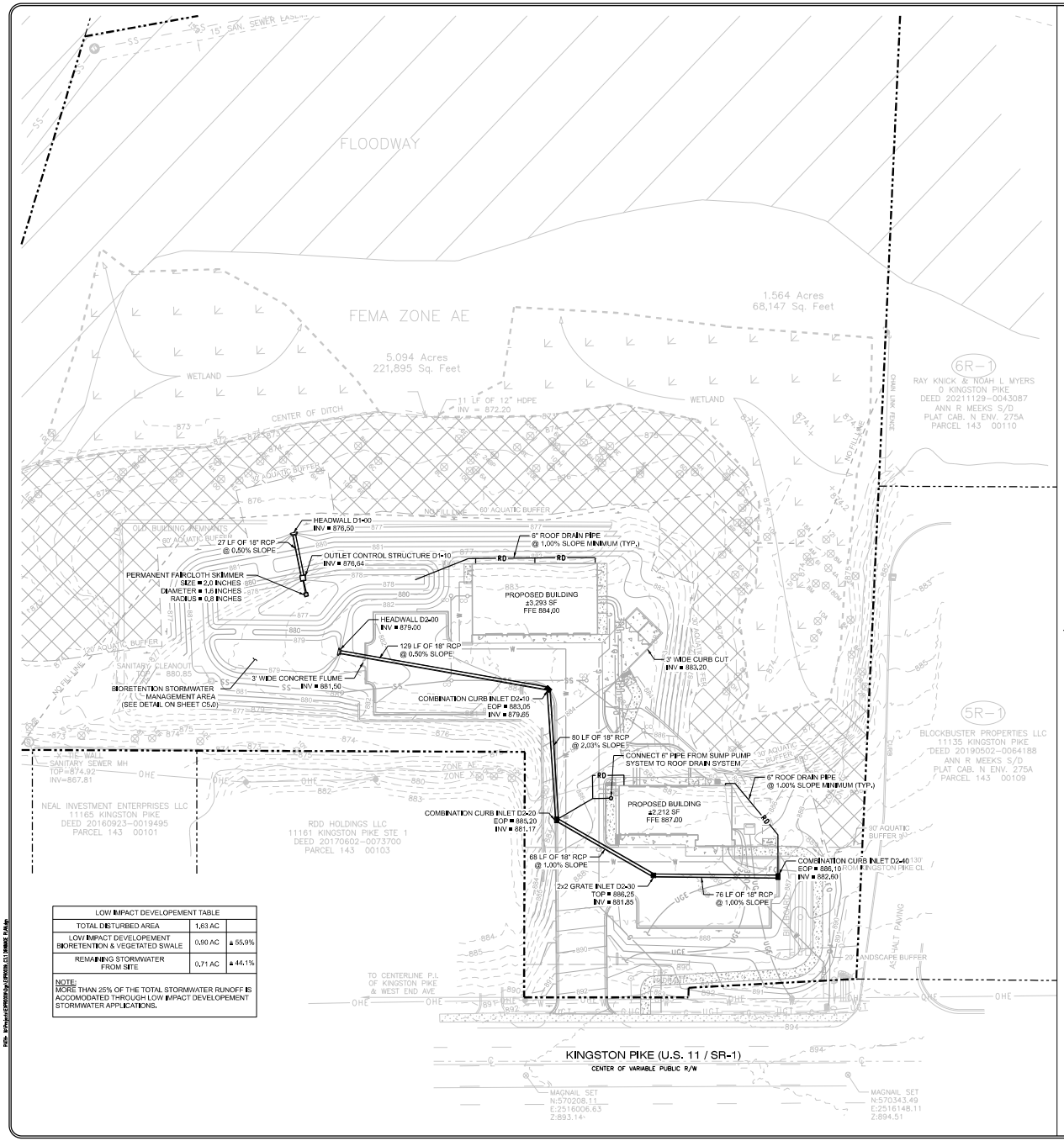
NICHOLAS T. OSTYE — REGISTERED ENGINEER — No. 139911 — STATE OF TENNESSEE

ACCEPTABLE USE OF PE AND RLS SEALS PER TENNESSEE REG. NO. 1200-11

TITLE: GRADING PLAN
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

PROJECT NO.: EXPR0009 | DRAWN BY: SAR | CHECKED BY: N/O | SCALE: 1" = 30'
DATE: 02/07/2025

DRAWING NO.
C3.0



LOW IMPACT DEVELOPEMENT TABLE		
TOTAL DISTURBED AREA	1.63 AC	
LOW IMPACT DEVELOPEMENT BIORETENTION & VEGETATED SWALE	0.90 AC	≥ 55.9%
REMAINING STORMWATER FROM SITE	0.71 AC	≥ 44.1%

NOTE:
MORE THAN 25% OF THE TOTAL STORMWATER RUNOFF IS ACCOMODATED THROUGH LOW IMPACT DEVELOPEMENT STORMWATER APPLICATIONS.

LEGEND

- STORM PIPE (SEE PLAN FOR SIZE)
- RD — ROOF DRAIN PIPE
- HEADWALL
- GRATE INLET
- COMBINATION CURB INLET
- OUTLET CONTROL STRUCTURE
- PERMANENT FAIRCLOTH SKIMMER

N

CCI

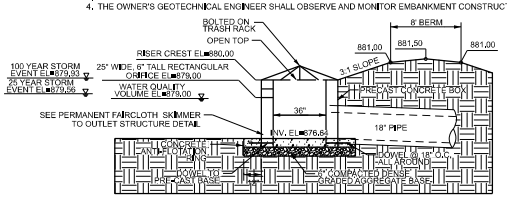
0 15 30 60

SCALE IN FEET
1" = 30'

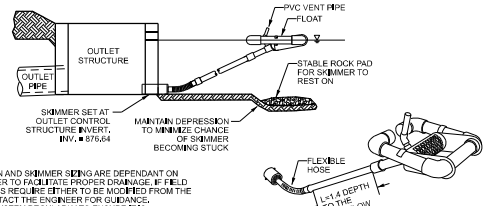
STORM DRAINAGE NOTES

1. REFERENCE GENERAL AND LAYOUT NOTES.
2. ALL STORM PIPE SHALL BE EITHER:
   - A.) REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, B OR C WALL, CLASS OF PIPE SHALL BE A MINIMUM OF CLASS III. CIRCULAR PIPE JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT, WHICH MUST BE SEALED WITH WATER-TIGHT RUBBER GASKETS CONFORMING TO ASTM C443,
   - B.) HIGH DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS, AND MEET THE REQUIREMENTS OF AASHTO M294 TYPE S AND AASHTO M252 TYPE S (SMOOTH INTERIOR, CORRUGATED EXTERIOR). PIPE SHALL BE INSTALLED PER THE REQUIREMENTS OF ASTM D2321 AND AASHTO SECTION 30.
3. ALL PIPE ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE THE CONNECTION AT THE STRUCTURE IS WATER TIGHT.
4. ALL STORM SEWER MANHOLES AND RISERS SHALL BE PRECAST AND MEET THE SPECIFICATIONS OF ASTM C76.
5. ALL STORM SEWER MANHOLE LIDS OR GRATE INLETS IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE H-20 TRAFFIC BEARING LIDS.
6. ALL STORM SEWER MANHOLE LIDS SHALL BE LABELED "STORM SEWER".
7. ALL STORM DRAINAGE PIPE AND STRUCTURES SHALL BE CLEANED OF SILT, TRASH AND DEBRIS PRIOR TO DEMOBILIZATION FROM THE SITE. NO OBJECTS LARGER THAN 1/2 INCH OR SEDIMENT ACCUMULATION GREATER THAN 1/2 INCH SHALL BE IN ANY STORM PIPE OR STRUCTURE AT TURNOVER TO OWNER.
8. CONTRACTOR IS TO BEGIN STORM DRAINAGE CONSTRUCTION FROM THE MOST DOWN STREAM POINT OF THE SYSTEM.
9. THE TOP RING OF ALL MANHOLE SECTIONS FOR CURB INLETS, YARD INLETS OR GRATE INLETS SHALL HAVE # 57 STONE, FILTER FABRIC, AND WEEP HOLES.
10. GRATE INLET SHALL BE EJ V5622-80 OR EQUIVALENT UNLESS OTHERWISE NOTED.
11. COMBINATION GRATE INLETS SHALL BE EJ 7030Z1 | 7030T1 | 7030M2 ASSEMBLY OR APPROVED EQUAL.

EMBANKMENT NOTES:
1. THE CONTRACTOR SHALL CONSTRUCT THE EMBANKMENT WITH LEAN CLAY SOIL (SCS-CL) IN 8" LIFTS @ 100% STANDARD PROCTOR DENSITY WITH ±2% OPTIMUM MOISTURE CONTENT, PI > 7, LL < 50.
2. THE CONTRACTOR SHALL IMPORT SOIL WITH THE SPECIFIED CLASSIFICATION ABOVE IF NOT AVAILABLE ON SITE.
3. THE FILL USED TO CONSTRUCT THE EMBANKMENT SHALL EXTEND 1' BELOW THE POND BOTTOM ELEVATION.
4. THE OWNER'S GEOTECHNICAL ENGINEER SHALL OBSERVE AND MONITOR EMBANKMENT CONSTRUCTION.



OUTLET CONTROL STRUCTURE D1-10 DETAIL
N.T.S.



NOTES:
1. POND DESIGN AND SKIMMER SIZING ARE DEPENDANT ON EACH OTHER TO FACILITATE PROPER DRAINAGE. IF FIELD CONDITIONS REQUIRE EITHER TO BE MODIFIED FROM THE PLAN, CONTACT THE ENGINEER FOR GUIDANCE.
2. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
3. SEE PLAN FOR SKIMMER SIZE.

PERMANENT FAIRCLOTH SKIMMER TO OUTLET STRUCTURE
N.T.S.

811 Know what's below. Call before you dig.

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NICHOLAS J. OSTRYE
REGISTERED PROFESSIONAL ENGINEER
No. 130911
STATE OF TENNESSEE
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NICHOLAS J. OSTRYE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
TENNESSEE REG. NO. 130911

TITLE: DRAINAGE PLAN
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

PROJECT NO. EXPR0009 | DRAWN BY S.E. | CHECKED BY SAR | N/O | SCALE: 1" = 30'
DATE: 02/07/2025

NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REV. DATE
0	FOR PERMIT		SAR	N/O	02/07/2025

DRAWING NO.
C3.1

D1 PROFILE

VERTICAL SCALE: 1" = 10'
HORIZONTAL SCALE: 1" = 50'

D2 PROFILE

VERTICAL SCALE: 1" = 10'
HORIZONTAL SCALE: 1" = 50'

811
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NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REV. DATE
0	FOR PERMIT		SAR	NJO	02/07/2025

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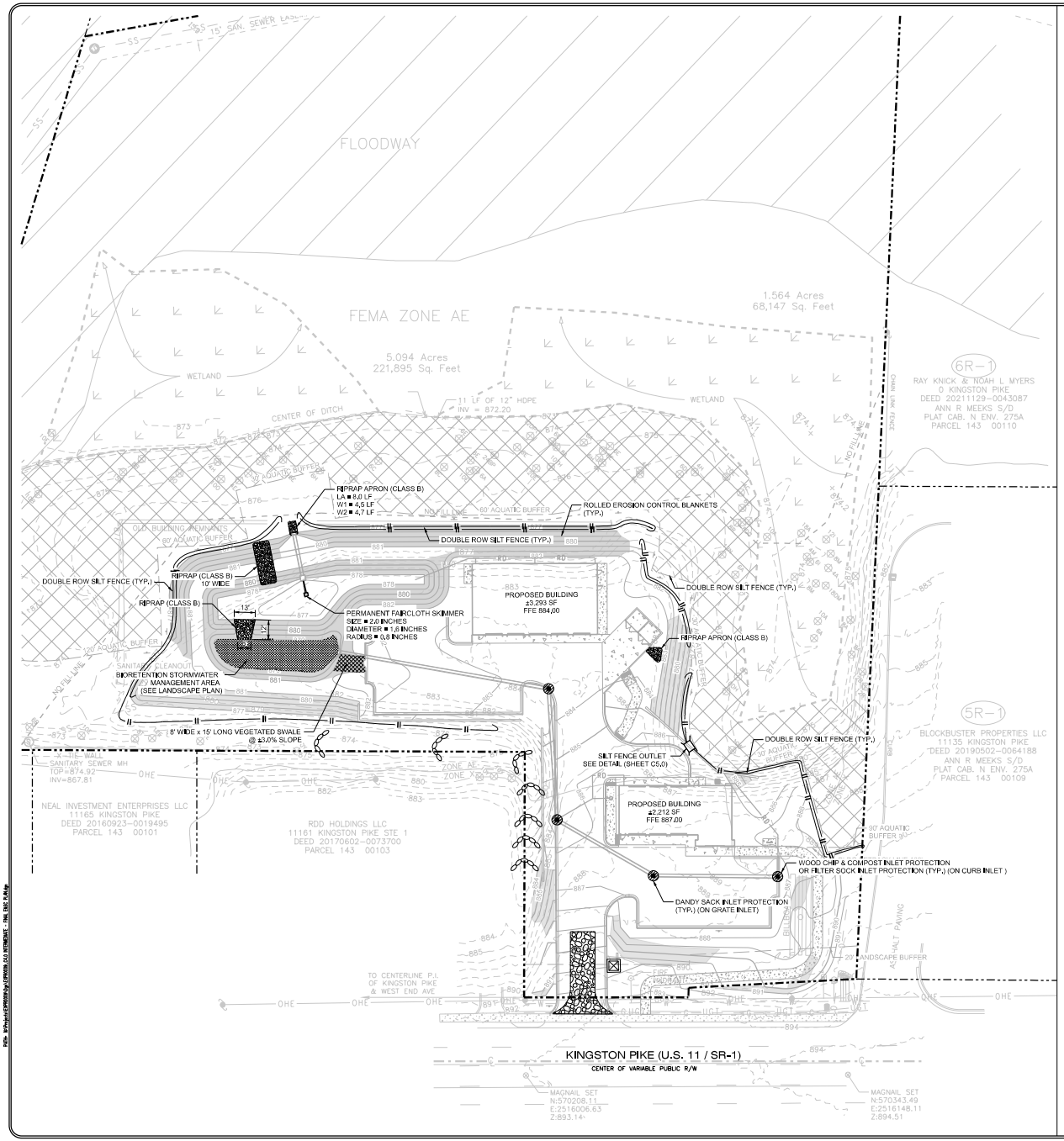
NICHOLAS J. OSTRYE
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 130911
02/07/2025
NICHOLAS JOSEPH OSTRYE
REGISTERED ENGINEER
TENNESSEE REG. NO. 130911

TITLE: DRAINAGE PROFILES
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

DATE	PROJECT NO.	DRAWN BY	CHECKED BY	SCALE
02/07/2025	EXPR0009	BSS	NJO	AS SHOWN

DRAWING NO.
C3.2



EROSION CONTROL LEGEND

- PS — PERMANENT VEGETATION (SEEDING)
- TS — TEMPORARY VEGETATION (SEEDING)
- CONCRETE WASHOUT PIT
- SILT FENCE
- SILT FENCE OUTLET
- CONSTRUCTION EXIT PAD
- INLET PROTECTION
- FAIRCLOTH SKIMMER
- OUTLET PROTECTION
- DITCH CHECK DAM
- ROLLED EROSION CONTROL BLANKETS
- BIORETENTION STORMWATER AREA
- VEGETATED SWALE

SPECIAL NOTE:
TRUCKS AND EQUIPMENT SHOULD UTILIZE WASHPAD OR CONSTRUCTION EXIT PAD WHILE SOILS ARE EXPOSED. THE LOCATION OF THE PAD/PADS IS TO NOT CONFLICT OR PROHIBIT NORMAL BUSINESS OPERATIONS OF ANY ADJACENT BUSINESS OR RESIDENCE. ANY SEDIMENT TRACKED ONTO KINGSTON PIKE SHALL BE CLEANED PRIOR TO END OF DAY.

GENERAL EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) GENERAL CONSTRUCTION STORM WATER NPDES PERMIT INCLUDING, BUT NOT LIMITED TO INSTALLATION OF BMP'S, MONITORING OF BMP PERFORMANCE, REPORT PREPARATION, REPORT FILING, AND PERMIT RENEWAL OR TERMINATION. CONTRACTOR SHALL SUBMIT MONITORING REPORTS TO OWNER AND SITE ENGINEER WITHIN 72 HOURS OF THE MONITORING EVENT.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT OR SEDIMENT FROM LEAVING THE SITE. SILT OR SEDIMENT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. THE CONTRACTOR SHALL PREVENT THE ESCAPE OF SILT OR SEDIMENT FROM THE SITE BY INSTALLING EROSION CONTROL MEASURES IN ADDITION TO THOSE SHOWN ON PLANS AS NECESSARY AND CONDUCTING PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY TO PREVENT SILT OR SEDIMENT FROM ESCAPING THE SITE AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL AND PERFORM NECESSARY REPAIRS AND MAINTENANCE. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION AND SEDIMENT CONTROL DEVICES WHICH BECOME INEFFECTIVE. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADDITIONAL EROSION CONTROL DEVICES OR MEASURES AS DEEMED NECESSARY BY THE ENGINEER, OWNER OR REGULATORY AUTHORITIES TO COMPLY WITH CONSTRUCTION DOCUMENTS OR GOVERNING AUTHORITY.
4. CONTRACTOR SHALL REMOVE THE BUILD UP OF SILT AND SEDIMENT FROM BEHIND SILT FENCE AND INLET FILTERS WHEN SILT AND SEDIMENT HAS REACHED 1/3 THE TOTAL HEIGHT OF THE EROSION AND SEDIMENT CONTROL DEVICE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS AND PERMITS.
6. ALL EROSION CONTROL MEASURES SHALL MEET THE GUIDELINES SET FORTH IN THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, A STORMWATER PLANNING AND DESIGN MANUAL FOR CONSTRUCTION ACTIVITIES, FOURTH EDITION", PREPARED BY THE DIVISION OF WATER RESOURCES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS (TDEC), PUBLISHED AUGUST 2012.
7. CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT ALL EROSION AND SEDIMENT DEVICES AND MEASURES IN ACCORDANCE WITH THE "TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, A STORMWATER PLANNING AND DESIGN MANUAL FOR CONSTRUCTION ACTIVITIES, FOURTH EDITION", PREPARED BY THE DIVISION OF WATER RESOURCES OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS (TDEC), PUBLISHED AUGUST 2012.
8. THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE OUTSIDE THE LIMITS OF CONSTRUCTION CAUSED BY THE CONTRACTOR OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED TO ITS ORIGINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
9. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AS REQUIRED BY THE ENGINEER, PLANS, AND CITY OF FARRAGUT REPRESENTATIVE. SILTATION CONTROL MEASURE SHALL BE INSPECTED MONTHLY AS WELL AS AFTER EACH RAIN EVENT. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY AND NO FURTHER WORK WILL PROCEED UNTIL SAID DEFICIENCIES ARE CORRECTED TO THE CITY OF FARRAGUT OR ENGINEER'S APPROVAL.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
11. IF SEDIMENT ESCAPES THE SITE IT SHALL BE RECOVERED, RETURNED TO THE SITE, AND SPREAD IN LANDSCAPE AREAS AND SEEDED.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

INTERMEDIATE EROSION & SEDIMENT CONTROL SEQUENCE

1. REMOVE SOFT, YIELDING OR UNSUITABLE MATERIAL.
2. BEGIN GRADING FOR ROADWAYS AND PADS. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
3. PROVIDE INLET PROTECTION IMMEDIATELY FOLLOWING INLET INSTALLATION AND MAINTAIN WHILE SOIL SUBGRADE IS EXPOSED.

FINAL EROSION & SEDIMENT CONTROL SEQUENCE

1. PROVIDE SODDING OF NON PAVED DISTURBED AREAS ON SITE. (SEE LANDSCAPE PLAN FOR SODDING AREA)
2. AFTER ALL AREAS ARE STABILIZED, REMOVE CONSTRUCTION ENTRANCES, SILT BARRIERS, AND OTHER TEMPORARY SEDIMENT CONTROL DEVICES.

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NICHOLAS T. ORTHEY — REGISTERED ENGINEER — AGRICULTURE — No. 130911 — STATE OF TENNESSEE
NICHOLAS T. ORTHEY, PE
TENNESSEE REG. NO. 130911

TITLE: INTERMEDIATE - FINAL EROSION & SEDIMENT CONTROL PLAN
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS
DATE: 02/07/2025 | PROJECT NO.: EXPR0009 | DRAWN BY: SAR | CHECKED BY: NJO | SCALE: 1" = 30'

NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REC'D. DATE
0	FOR PERMIT		SAR	NJO	02/07/2025

DRAWING NO.
C4.0

Species	Rate (lb/acre)
Oats	30
Winter wheat	30

Seeding dates
East ..... Aug. 15 – Dec 15
Middle ..... Aug. 15 – Dec 30
West ..... Aug. 15 – Dec 30

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage. If necessary to extend temporary cover beyond June 15, overseed with 50 lb/ac crimson clover in late February or early March.

Figure 7.8-3 Temporary Seeding Recommendations for Fall

Species	Rate (lb/acre)
Oats	60
Brown top millet	30

Seeding dates
East ..... May 15 - Aug. 15
Middle ..... May 1 - Aug. 15
West ..... Apr. 15 - Aug. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Figure 7.8-2 Temporary Seeding Recommendation for Summer

Species	Rate (lb/acre)
Rye	120

Seeding dates
East ..... Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1- May 1
Middle ..... Jan. 1 - May 1
West ..... Dec. 1 - Apr. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

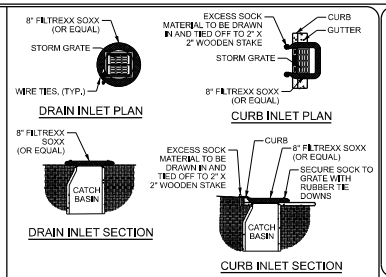
Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

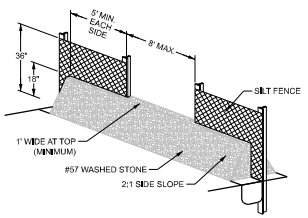
Figure 7.8-1 Temporary Seeding Recommendation for Late Winter and Early Spring

NOTES:
1. PLANTINGS SHOULD BE MADE DURING THE SPECIFIED PLANTING PERIOD IF POSSIBLE.
2. GRADE AND LOOSEN HARD, CRUSTED, OR COMPACTED SOIL TO A DEPTH OF 6" TO 8" WITH APPROPRIATE TILLAGE EQUIPMENT.
3. AVOID PREPARING THE SEEDBED UNDER EXCESSIVELY WET CONDITIONS.
4. INCORPORATE LIME AND FERTILIZER DURING SEEDBED PREPARATION. FOLLOW THE DESIGN PLAN OR SOIL TEST RECOMMENDATION IF NEITHER ARE AVAILBLE USE: GROUND AGRICULTURAL LIME
   - 2 TONS/ACRE ON CLAYEY SOILS (APPROX. 90 LBS/1,000 FT²)
   - 1 TON/ACRE SANDY SOILS (APPROX. 45 LBS/FT²)
   COMPLETE FERTILIZER
   - 5-20-20 OR EQUIVALENT - APLLY 400 LBS/ACRE (APPROX. 9 LBS/ 1,000 FT²)
   NITROGEN FERTILIZER
   - WHEN VEGETATION HAS EMERGED TO A STAND AND IS GROWING, 30-40 LBS/ACRE (APPROX. 0.8 LBS/ 1,000 FT²)
5. INCORPORATE LIME AND FERTILIZER TO A DEPTH OF AT LEAST 6" WITH A DISK OR ROTARY TILLER ON SLOPES OF UP TO 3:1.
6. FERTILIZER SHOULD NOT BE ADDED TO THE SEED MIXTURE DURING HYDROSEEDING.
7. WHEN USING A DRILL SEEDER, PLANT SEED 1/4" - 1/2" DEEP.
8. SMALL GRAINS SHOULD BE PLANTED NO MORE THAN 1" DEEP AND GRASSES AND LEGUME SEED NO MORE THAN 1/2" DEEP.
9. UNIFORMLY SPREAD ORGANIC MULCHES TO PROVIDE AT LEAST 75% GROUND COVER.
10. USE EROSION CONTROL BLANKETS RATHER THAN MULCH ON SLOPES GREATER THAN 5:1 AND VERTICAL HEIGHTS OF 2 FEET OR GREATER.
11. TEMPORARY STABILIZATION REQUIRED WHEN PROJECT IS INACTIVE FOR 7 OR MORE DAYS.

TEMPORARY SEEDING
N.T.S.

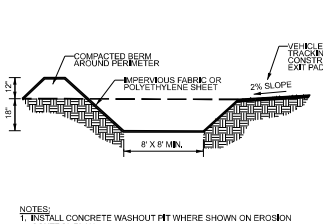


FILTER SOCK INLET PROTECTION AND WOOD CHIP & COMPOST INLET PROTECTION
N.T.S.



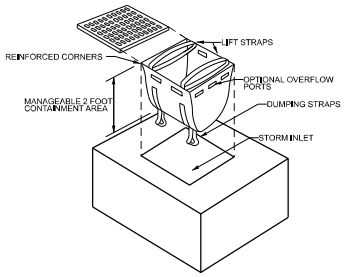
NOTES:
1. STONE OVERFLOW STRUCTURES OF OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE SILT FENCE OR EVERY 300 FEET IF THERE IS NO APPEARENT LOW POINT.
2. INSPECT THE BARRIER AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL AND MAKE REPAIRS AS NEEDED.

SILT FENCE OUTLET
N.T.S.

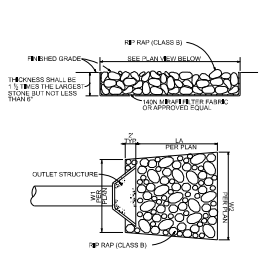


NOTES:
1. INSTALL CONCRETE WASHOUT PIT WHERE SHOWN ON EROSION CONTROL PLAN.
2. LINE PIT WITH IMPERVIOUS FABRIC OR POLYETHYLENE SHEET. ANCHOR FABRIC INTO GROUND OUTSIDE OF PIT.
3. PIT MUST BE EXCAVATED ONCE SEDIMENT DEPTH REACHES 12".
4. ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVTING PIT.
5. WASHOUT PIT MAY NOT BE LOCATED WITHIN 50' TO DRAIN INLETS OR SURFACE WATER.

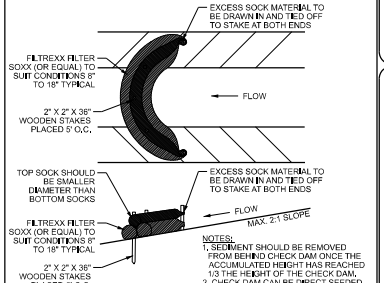
CONCRETE WASHOUT PIT
N.T.S.



DANDY SACK DETAIL
N.T.S.

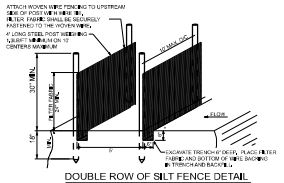


RIPRAP END TREATMENT DETAIL
N.T.S.

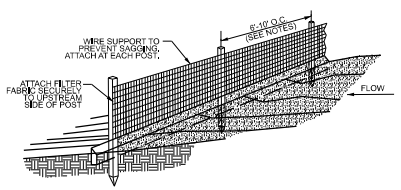


NOTES:
1. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/3 THE HEIGHT OF THE CHECK DAM.
2. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

FILTER SOCK CHECK DAM DETAIL
N.T.S.



DOUBLE ROW OF SILT FENCE DETAIL
N.T.S.



NOTES:
1. SILT FENCE SHALL BE PLACED ALONG SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. REMOVED SEDIMENT SHALL BE PLACED IN AREAS THAT IT CAN BE PROPERLY STABILIZED.
3. TYPE A FENCE SHALL BE 14 GAUGE, 6" X 6", LOOP GEOTEXTILE FABRIC OVER POSTS AND WIRE.
4. TIE BACKS SHOULD BE USED AT POINTS OF POSSIBLE CONCENTRATION.
5. TYPE A SILT FENCE SHALL UTILIZE 10' MAX O.C. POST SPACING. TYPE B SILT FENCE SHALL UTILIZE 6' MAX O.C. POST SPACING.

INSPECTION AND MAINTENANCE:
1. CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOME INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY.
2. REMOVE TRAPPED SEDIMENT ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE.
3. REMOVE ALL SILT FENCES WITHIN 30 DAYS AFTER THE FINAL STABILIZATION OF THE SITE.

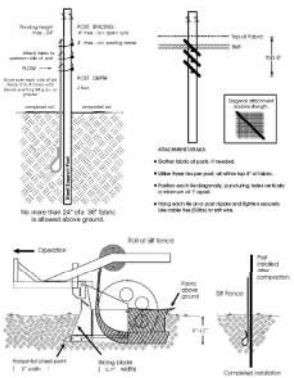
SLOPE LIMITATIONS FOR SILT FENCE

LAND SLOPE	MAX. SLOPE LENGTH ABOVE FENCE
< 2%	100
2% - 5%	75
5% - 10%	50
10% - 20%*	25
>20%*	15

*IN AREAS WHERE THE SLOPE IS GREATER THAN 10% A FLAT AREA LENGTH OF 10 FEET BETWEEN THE TOE OF THE SLOPE TO THE FENCE SHALL BE PROVIDED.

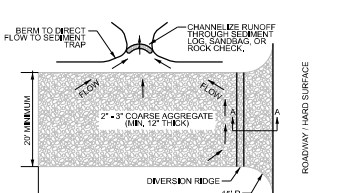
Table 7.34-1 Silt Fence Fabric Specifications

	Test Material	Without backing	With backing
Geotextile fabric type		Woven slit film	Woven monofilament
Apparent opening size	ASTM D4751	#30 to #70 standard sieve	#30 to #100 standard sieve
Water flow	ASTM D4491	≥ 4 gpm/ft²	≥ 10 gpm/ft²
Tensile strength	ASTM D4632	≥ 120 lb (warp direction) 100 lb. (fill direction)	≥ 310 lb (warp direction) 200 lb. (fill direction)
UV Resistivity (after 500 hrs)	ASTM D4355	≥ 70%	≥ 90%
Elongation	ASTM D4632	≤ 20% max.	—
Burst strength	ASTM D3786	≥ 250 PSI	≥ 400 psi
Puncture strength	ASTM D4833	> 60 lb.	> 105 lb.
Trapezoidal tear	ASTM D4533	≥ 50 lb (warp direction) 40 lb (fill direction)	≥ 100 lb (warp direction) 60 lb (fill direction)



No more than 24" of a 36" fabric is allowed above ground.

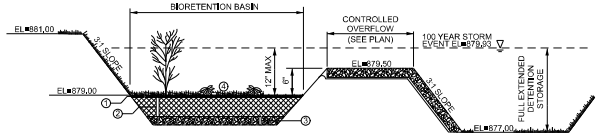
SILT FENCE DETAIL
N.T.S.



PLAN

SECTION A-A

CONSTRUCTION EXIT PAD
N.T.S.



① SURFACE LAYER (TOP SOIL):
a.) GENERAL COMPOSITION:
- LOAMY SAND WITH 5% CLAY CONTENT
- pH CORRECTED TO BETWEEN 6 AND 7
- 2% ORGANIC MATTER (MINIMUM)

b.) DEPTH:
- 3" SURFACE DEPTH

② FILTER MEDIA LAYER:
a.) GENERAL COMPOSITION:
- 85% TO 88% SAND;
- 8% TO 12% SOIL FINES; AND
- 3% TO 5% ORGANIC MATTER
- VOLUME OF FILTER MEDIA BASED ON 110% OF THE PLAN VOLUME. TO ACCOUNT FOR SETTLING OR COMPACTION.

b.) STANDARD MINIMUM FILTER DEPTH:
- 24" FOR GRASS CELLS
- 36" FOR SHURB CELLS
- 48" FOR TREES

c.) INFILTRATION RATE:
- MINIMUM OF 0.5" PER HOUR.

d.) SPECIFICATIONS:
- P-INDEX RANGE= 10-30, OR BETWEEN 7 AND 21 mg/kg OF P IN THE SOIL MEDIA.
- CECs GREATER THAN 10.
- MEDIA MUST BE PROCURED FROM APPROVED FILTER MEDIA VENDORS.

③ STORAGE LAYER:
a.) GENERAL COMPOSITION:
- #57 STONE (1 INCH STONE. DOUBLE-WASHED, CLEAN AND FREE OF ALL FINES).

b.) DEPTH:
- 12" TO 18" STONE DEPTH.

④ PLANT MATERIALS:
a.) SPECIFICATIONS:.
- PLANT (1) TREE PER 250 SQUARE FEET (15' O.C., MINIMUM 1" CALIPER),
- SHRUBS A MINIMUM OF 30" HIGH, PLANTED A MINIMUM OF 10' O.C.
- PLANT GROUND COVER PLUGS AT 12" TO 18" O.C. PLANT CONTAINER GROWN PLANTS AT 18" TO 24" O.C.

b.) GENERAL PLANTING NOTES:
- PLANT SPACING MUST BE SUFFICIENT TO ENSURE THE PLANT MATERIAL ACHIEVES 80% COVER IN THE PROPOSED PLANTING AREAS WITHIN A 3-YEAR PERIOD.
- IF SEED MIXES ARE USED, MUST BE OBTAINED FROM A QUALIFIED SUPPLIER, SHOULD BE APPROPRIATE FOR STORMWATER BASIN APPLICATIONS, AND SHOULD CONSIST OF NATIVE SPECIES,
- SEE LANDSCAPE PLAN FOR SPECIFIC SEEDING, SHRUBS, AND TREE TYPE.

NOTES:
1. EXCAVATE AREAS WHERE CONSTRUCTION EXITS ARE TO BE CONSTRUCTED TO A DEPTH OF AT LEAST 2 INCHES AND CLEAR THE AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.

INSPECTION AND MAINTENANCE:

NOTE:
SEE TENNESSEE PERMANENT STORMWATER MANAGEMENT AND DESIGN GUIDANCE MANUAL' (CHAPTER 5.4.6) FOR ALL ADDITIONAL DESIGN GUIDLINES FOR BIORETENTION CONSTRUCTION.

BIORETENTION STORMWATER MANAGEMENT AREA DETAIL
N.T.S.

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3528 Vann Road
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Birmingham, AL 35235
Phone: (205) 655-1991
www.ccipe.com

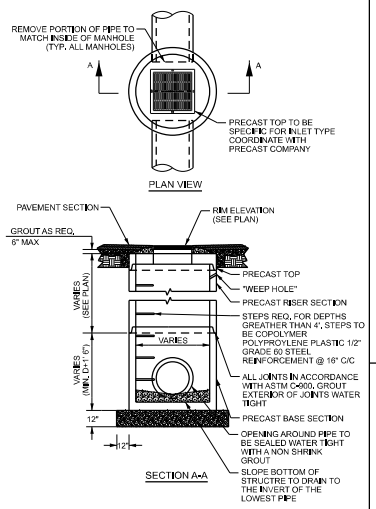
NICHOLAS T. ORTEGA
REGISTERED ENGINEER
No. 139911
STATE OF TENNESSEE
BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS & LANDSCAPE ARCHITECTS
TENNESSEE REG. NO. 139911

TITLE: CONSTRUCTION DETAILS & SECTIONS I
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REC'. DATE
0	FOR PERMIT		SAR	N.J.O	02/07/2025

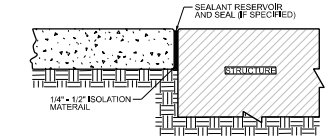
SCALE: AS SHOWN
DESIGNED BY: N.J.O
DRAWN BY: SAR
CHECKED BY: N.J.O
PROJECT NO.: EXPR0009
DATE: 02/07/2025

DRAWING NO.
C5.0

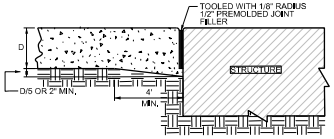


GRATE INLET NOTES:
1. GRATE INLETS SHALL BE EJ V5622-40 GRATE AND V5622 FRAME.
2. CONTRACTOR SHALL PROVIDE ENGINEER WITH SHOP DRAWINGS OF ALL STRUCTURES PRIOR TO INSTALLATION.
3. WORKING POINT FOR COORDINATES TO BE CENTER OF STRUCTURE, SEE PLAN.
4. MINIMUM MANHOLE DIAMETER TO BE 48".

GRATE INLET OVER PRECAST STRUCTURE
N.T.S.



ISOLATION JOINT AT STRUCTURE
N.T.S.



THICKENED ISOLATION JOINT AT STRUCTURE
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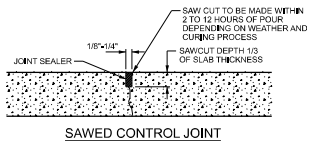
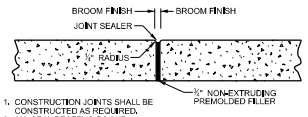


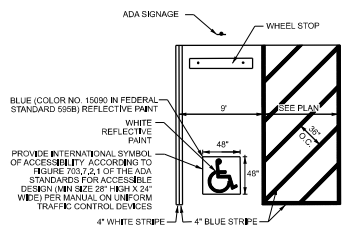
SAWED CONTROL JOINT
N.T.S.



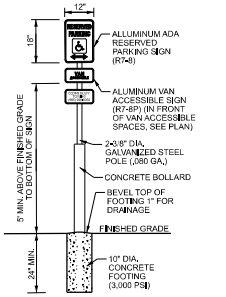
NOTE: 1. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS REQUIRED.
2. ALL SEAL RESERVOIRS AND CONTRACTION JOINTS SHALL BE SAWED.
3. PLACE JOINTS @ 25' O.C, OR AS NOTED ON DRAWINGS.

EXPANSION JOINT
N.T.S.

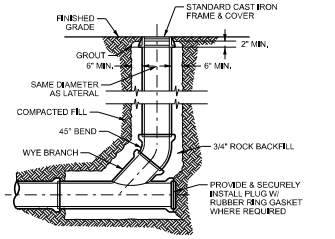
NOTE:
2% MAX RUNNING SLOPE IN ANY DIRECTION IN THE ADA PARKING SPACE OR ADA AISLE.



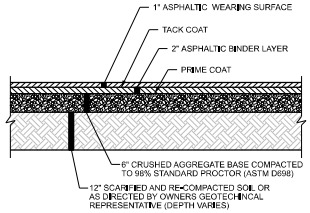
ADA PARKING DETAIL
N.T.S.



ADA SIGNAGE



CLEANOUT DETAIL
N.T.S.



STANDARD DUTY ASPHALT PAVING SECTION
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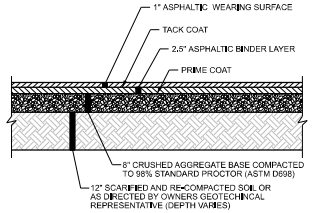

HEAVY DUTY ASPHALT PAVING SECTION
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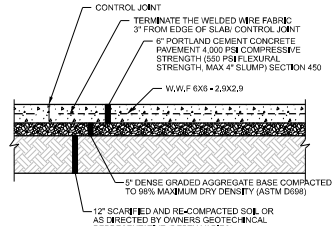

CONCRETE PAVING SECTION
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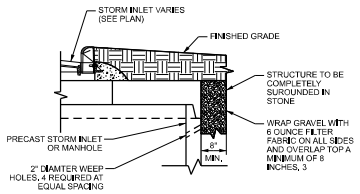
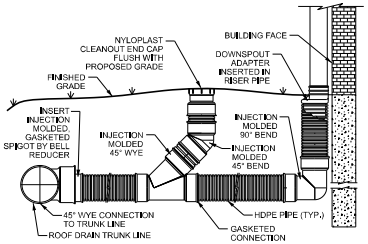


STORM INLET AND MANHOLE WEEP HOLE DETAIL
N.T.S.



ROOF DRAIN LATERAL DETAIL
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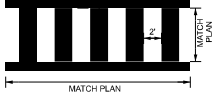
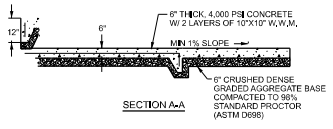


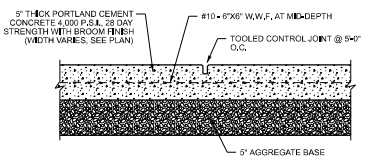
NOTE:
1. ALL CROSSWALK MARKINGS SHALL BE PAINTED SOLID WHITE IN COLOR.

LADDER-TYPE CROSSWALK DETAIL
N.T.S.

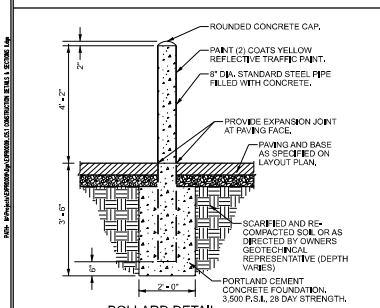


DUMPSTER PAD PAVEMENT SECTION
N.T.S.

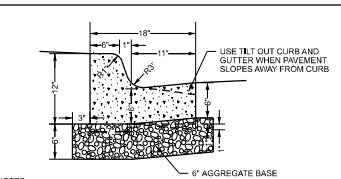
NOTES:
1. WHERE SIDEWALKS ABUT A CURB OR STRUCTURE PROVIDE A 1/2" EXPANSION JOINT WITH SEALER.
2. CROSS SLOPE SHALL BE 1% MINIMUM AND 2% MAXIMUM .
3. TERMINATE THE WELDED WIRE FABRIC 3" FROM EDGE OF SLAB.
4. PROVIDE 3/8" EXPANSION JOINTS @ 25-0" O.C.



SIDEWALK DETAIL
N.T.S.



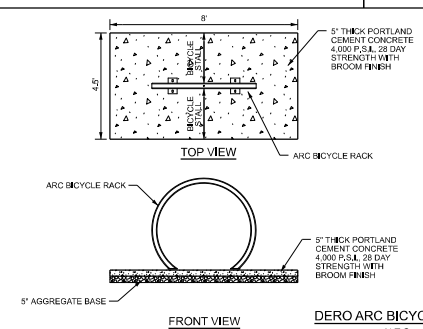
BOLLARD DETAIL
N.T.S.



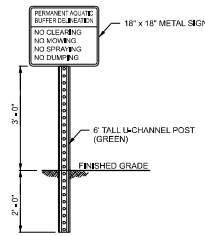
NOTES:
1. CONCRETE SHALL HAVE BREAKING STRENGTH OF 3,000 P.S.I. AFTER 28 DAYS.
2. EXPANSION JOINTS SHALL BE PROVIDED AT:
   - EACH POINT OF TANGENCY,
   - EACH COLD JOINT,
   - EACH SIDE OF INLET STRUCTURES,
   - EACH END OF DRIVEWAYS,
   - EVERY 100' O/C.

   MATERIAL SHALL BE PRE-MOLDED, ASPHALTIC IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF 3/4 INCH.
3. CONTRACTION JOINTS SHALL BE PROVIDED EVERY 20' O/C. JOINTS SHALL BE 1/8 INCH WIDE AND AT LEAST 2 INCHES DEEP.

18" CONCRETE CURB & GUTTER DETAIL
N.T.S.



DERO ARC BICYCLE RACK
N.T.S.



AQUATIC BUFFER SIGNAGE
N.T.S.

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NICHOLAS J. OSTRYE
REGISTERED ENGINEER
No. 130911
STATE OF TENNESSEE

THESE PLANS ARE STAMPED IN ACCORDANCE WITH TENNESSEE REG. NO. 1300H

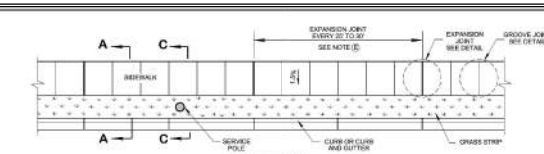
TITLE: CONSTRUCTION DETAILS & SECTIONS II
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

DATE	PROJECT NO.	DRAWN BY	SCALE
02/07/2025	EXPR0009	SAR	AS SHOWN

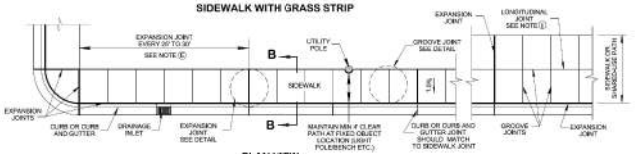
CHECKED BY: NJO

NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REV. DATE
0	FOR PERMIT		SAR	NJO	02/07/2025

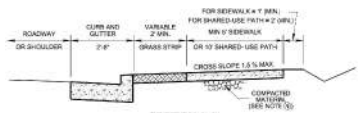
DRAWING NO.
C5.1



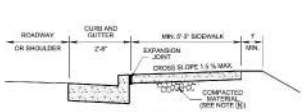
PLAN VIEW
SIDEWALK WITH GRASS STRIP



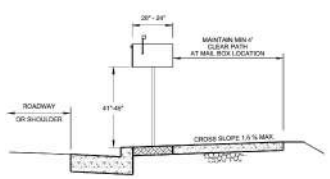
PLAN VIEW
SIDEWALK WITHOUT GRASS STRIP
(NOTE: WHEN NEEDED DUE TO EXTREME SITE CONDITIONS THE PLACEMENT OF SERVICE APPURTENANCES SHALL PROVIDE MINIMUM 4' CLEAR PATH.)



SECTION A-A
TYPICAL SIDEWALK CROSS SECTION
WITH GRASS STRIP



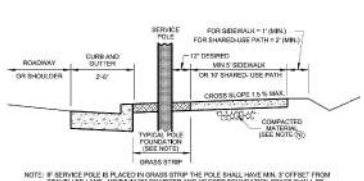
SECTION B-B
TYPICAL SIDEWALK CROSS SECTION
WITHOUT GRASS STRIP



MAILBOX DETAIL

NOTE: EDGE OF MAILBOX SHALL NOT OVERHANG BEYOND THE BACK OF THE CURB NOR SHALL THE MAILBOX OVERHANG THE SIDEWALK SUCH THAT THE USABLE WIDTH IS LESS THAN 4 FEET.

IF NEEDED, REMOVAL AND RESETTING MAILBOXES TO BE INCLUDED IN THE COST OF SIDEWALK.

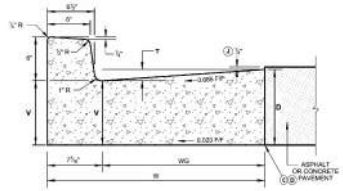


NOTE: IF SERVICE POLE IS PLACED IN GRASS STRIP THE POLE SHALL HAVE MIN. 5' OFFSET FROM TRAVELLED LANE. MINIMUM 36" DIAMETER AND 10' DEEP FOUNDATION. SPACE SHALL BE EVALUATED TO ELIMINATE CONFLICTS. SEE STANDARD TRAFFIC DRAWINGS T-SIG-9 AND T-SIG-10 FOR MORE INFORMATION.

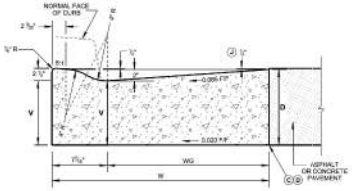
SERVICE APPURTENANCES (LARGE SIGNS, STRUCTURES, SIGNAL, LUMINARY AND UTILITY POLES 2' DIAMETER OR LARGER) SHALL BE PLACED OUTSIDE THE PEDESTRIAN ACCESSIBLE SPACE, PREFERABLY OUTSIDE THE SIDEWALK FLARES AND INSIDE THE RIGHT-OF-WAY.

SECTION C-C
TYPICAL SIDEWALK CROSS SECTION
WITH GRASS STRIP AND SERVICE APPURTENANCES

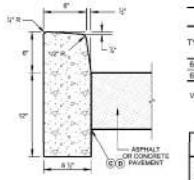
NOT TO SCALE



6" CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



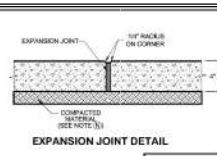
6" DETACHED CONCRETE CURB
(PAY ITEM NO. 702-01)

QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.0260
LOWERED CURB	0.0234

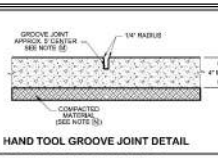
CONCRETE CURB AND GUTTER TABLE				
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (V) OF GUTTER @ AT FLOW LINE
6-30	30	22 ½"	2	D - 1 ½"
6-36	36	28 ½"	2½	D - 1 ½"

VERTICAL DEPTH (V) MUST ALWAYS EXCEED SIX (6) INCHES.

QUANTITIES FOR CURB AND GUTTER			
DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
8	30	0.0408	0.0371
	36	0.0760	0.0726
9	30	0.0718	0.0648
	36	0.0706	0.0671
10	30	0.0763	0.0724
	36	0.0822	0.0834
11	30	0.0824	0.0820
	36	0.1058	0.0880
12	30	0.0898	0.0879
	36	0.1164	0.1078



EXPANSION JOINT DETAIL



HAND TOOL GROOVE JOINT DETAIL

REV. 10-09-19 REVISED GENERAL NOTES (A), (B), (C), (E), (I), (J), (K), (L), (M), (N) AND ADDED NOTES FOR "TYPICAL SIDEWALK CROSS SECTION WITH GRASS STRIP AND SIDEWALK APPURTENANCES" AND "SIDEWALK CONSTRUCTION DETAILS WITHOUT GRASS STRIP". ADDED NOTE TO MAILBOX DETAIL.

REV. 10-04-2023: SIDEWALK PLAN VIEWS AND GROOVE JOINT DETAIL WERE ADDED, REVISED GENERAL NOTE (E) AND ADDED GENERAL NOTES (O) AND (P). SIDEWALK CONSTRUCTION DETAIL WAS REMOVED. SECTION C-C NOTE WAS REVISED.

REV. 01-07-2025: REVISED MAILBOX DETAIL AND NOTE.

REFERENCED STANDARD DRAWINGS

SEE T-91-4, FOR CROSS WALK MARKING
SEE MM-CR SERIES FOR CURB RAMP DETAILS
SEE MM-PR-1, FOR PEDESTRIAN RAIL REQUIREMENTS & S-PL-K, FOR GUARDRAIL PLACEMENT
SEE MM-SW-2, FOR ALTERNATE DETAILS FOR CONCRETE SIDEWALK (REHABILITATION)
SEE RP-SC-1, FOR 6" SLOPING CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS
SEE RP-VC-10 OR 11, FOR VERTICAL CONCRETE CURB AND CONCRETE CURBS AND GUTTER DETAILS
SEE MM-PM-1 THRU MM-PM-5, FOR BIKE LANE/ROUTE PAVEMENT MARKINGS
SEE RP-D-15 & 16 FOR CONCRETE DRIVEWAYS
SEE MM-TS-2 FOR PEDESTRIAN FACILITY LATERAL OFFSETS/ BUFFER GUIDANCE.
SEE MM-TS-3 FOR SHARED USE TYPICAL SECTIONS

GENERAL NOTES

(A) ALWAYS PLACE SIDEWALK AS FAR AS AWAY FROM THE TRAVELLED WAY WHEN POSSIBLE. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

(B) WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.

(C) SIDEWALK WIDTHS DO NOT INCLUDE THE SIX INCH CURB WIDTH OF PROPOSED TOP OF CURB.

(D) MAXIMUM SIDEWALK CROSS SLOPE IS 1.5 %. ALL SIDEWALKS SHALL HAVE A BROOM FINISH AND SHALL BE 4" THICK UNLESS THE PLANS CALL FOR 5" THICKNESS. THE CONCRETE SHALL BE CLASS "A" AT 3000 PSI. ALL COST TO BE INCLUDED IN ITEM NO. 701-01.01,CONCRETE SIDEWALK (4"), S.F. OR 701-01.02 CONCRETE SIDEWALK (5"), S.F.

(E) EXPANSION JOINTS ARE TO BE PLACED 20 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDINGS PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND AN OTHER LOCATIONS WHERE STRESSES MAY DEVELOP. THE COST OF ALL EXPANSION JOINTS IS TO BE INCLUDED IN THE UNIT PRICE BID FOR THE PROPOSED SIDEWALK.

(F) CONCRETE JOINT MATERIAL TO BE FLUSH WITH THE SIDEWALK SURFACE, ONE INCH PREFORMED FILLER IN ACCORDANCE WITH SECTION 703.06 OF THE STANDARD SPECIFICATIONS.

(G) ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.

(H) HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.

(I) LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 5 FEET OR LESS IN WIDTH.
ONE LONGITUDINAL JOINT MARKING WILL BE REQUIRED ON SIDEWALKS OVER 5 FEET BUT LESS THAN 9 FEET IN WIDTH.
TWO LONGITUDINAL JOINT MARKINGS WILL BE REQUIRED ON SIDEWALKS OVER 9 FEET BUT LESS THAN 12 FEET IN WIDTH.

(J) TRANSVERSE JOINT MARKERS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL.

(K) WHEN LEAVING A SQUARE OPENING IN THE SIDEWALK, THE LENGTH OF THE SIDE OF THE SQUARE OPENING SHOULD BE EQUAL TO THE DIAMETER OF THE FIXED OBJECT PLUS SIXTEEN INCHES. IT WILL BE BORDERED BY HALF INCH EXPANSION JOINT.

(L) WHEN NEW SIDEWALK IS PLACED ADJACENT TO EXISTING SIDEWALK THE CONTRACTOR SHALL CORRECT ALL ABRUPT CHANGES AND SLOPES TO PROVIDE A SMOOTH TRANSITION FROM THE LIMIT OF CONSTRUCTION TO EXISTING PEDESTRIAN FACILITY.

(M) DIVIDE THE SURFACE OF SIDEWALKS INTO BLOCKS USING A GROOVING TOOL. SPACE THE GROOVES APPROXIMATELY 5 FEET APART TO PRODUCE SQUARE BLOCKS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

(N) SHAPE AND COMPACT THE SUBGRADE TO A FIRM, EVEN SURFACE IN REASONABLY CLOSE CONFORMITY WITH THE GRADE AND CROSS-SECTION SHOWN ON THE PLANS. REMOVE ALL SOFT AND YIELDING MATERIAL, REPLACE IT WITH ACCEPTABLE MATERIAL, AND COMPACT IT AS DIRECTED BY THE ENGINEER.

(Replaced Std Dwg RP-S-7)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

DETAILS FOR CONCRETE SIDEWALK

01-07-2019 | MM-SW-1

GENERAL NOTES

(A) FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.

(B) THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.

(C) CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.

(D) EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
1. AT TANGENT POINTS OF CIRCULAR CURBS.
2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
3. AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
4. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
5. THE MAXIMUM SPACING IS TO BE 120 FEET.
6. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.

(E) CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.

(F) EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.

(G) ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.

(H) THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.

(I) PAYMENT WILL BE AS FOLLOWS:
ITEM NO. 702-01, CONCRETE CURB, PER C.Y.
ITEM NO. 702-03, CONCRETE COMBINED CURB AND GUTTER, PER C.Y.

(J) THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

(K) TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

(L) FOR DETACHED CURB, DIMT RADIUS AT FLOW LINE.

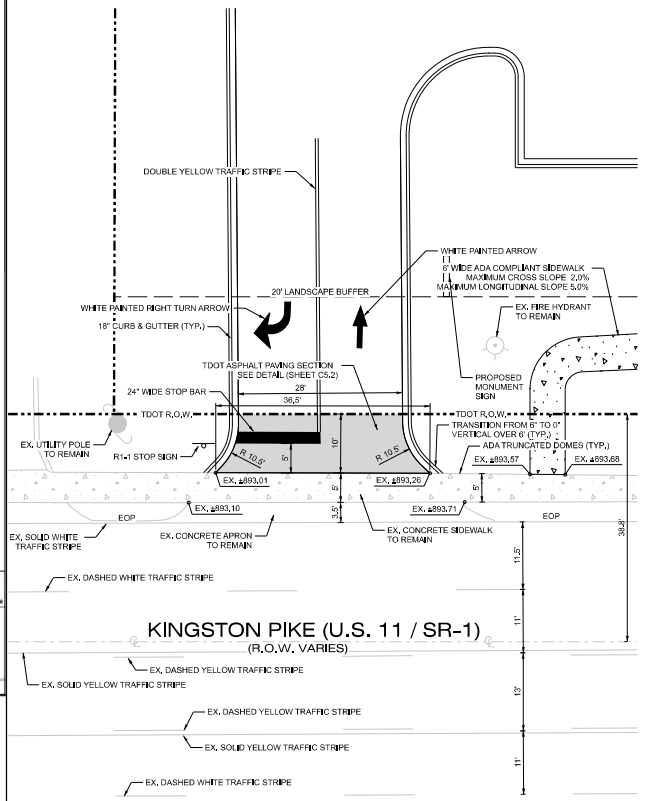
(M) TO BE USED FOR PROPOSED RAMP OPENINGS.

(Replaced Std Dwg RP-MC-10)

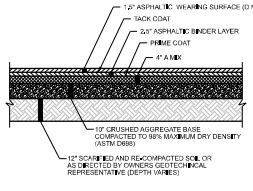
STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

VERTICAL CONCRETE CURB AND CURB AND GUTTER (FOR 8" TO 12" GUTTER DEPTH)

05-11-2018 | RP-VC-10



DRIVEWAY ENTRANCE DETAIL
SCALE: 1" = 10'



TDOT ASPHALT PAVING SECTION
N.T.S.

CCI PLANNING & ENGINEERING
3528 Vann Road
Suite 105
Birmingham, AL 35235
Phone: (205) 655-1991
www.ccipe.com

NICHOLAS J. OSTER — REGISTERED ENGINEER — No. 130911 — STATE OF TENNESSEE — AGRICULTURE — ENGINEERING — COMMERCE

ADDITIONAL SIGNATURES ACROSS 32 SHEETS
TENNESSEE REG. NO. 130911

TITLE: CONSTRUCTION DETAILS & SECTIONS III
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

DATE	PROJECT NO.	DRAWN BY	CHECKED BY	SCALE
02/07/2025	EXPR0009	SAR	N/O	AS SHOWN

NO.	DESCRIPTION	BY	CHECKED BY	REV. DATE
0	FOR PERMIT	SAR	N/O	02/07/2025
	REVISIONS			

DRAWING NO.
C5.2

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ABBREVIATIONS USED

APPROX. - APPROXIMATE
A - ARC DISTANCE
B - BEARING
BFE - BASE FLOOD ELEVATION
C - CHORD DISTANCE
CONC. - CONCRETE
INST. - INSTRUMENT
IPC - IRON PIN & CAP
K.G.I.S. - KNOXVILLE GEOGRAPHIC INFORMATION SYSTEM
NAD - NORTH AMERICAN DATUM
NAVD88 - NORTH AMERICAN VERTICAL DATUM, 1988
P.C. - PLAT CABINET
R - RADIUS OF CURVE
RLS - REGISTERED LAND SURVEYOR
R/W - RIGHT-OF-WAY
S/W - SIDEWALK

PROPERTY DESCRIPTION

TRACT I:

SITUATE IN KNOX COUNTY, TENNESSEE, WITHIN THE CITY OF FARRAGUT, TENNESSEE, BEING A TRACT OR PARCEL OF LAND LYING ON THE NORTHWEST SIDE OF KINGSTON PIKE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN THE NORTHWEST RIGHT-OF-WAY OF KINGSTON PIKE, SAID IRON PIN BEING CORNER TO PROPERTY OF LARRY E. TRAEDSSER AS SET FORTH IN DEED BOOK 2012, PAGE 637; THENCE FROM SAID BEGINNING IRON PIN AND ALONG THE RIGHT- OF- WAY OF SAID PIKE, SOUTH 48 DEGREES 36 MINUTES WEST, 102.04 FEET TO AN IRON PIN CORNER TO PROPERTY OF FLOYD CALVIN DAVIS, SR., AS SET FORTH IN DEED BOOK 2044, PAGE 1111; THENCE, LEAVING SAID RIGHT-OF-WAY AND ALONG THE DAVIS BOUNDARY, NORTH 40 DEGREES 00 MINUTES WEST, CROSSING AT IRON PIN AT 224.97 FEET FOR A TOTAL DISTANCE OF 646.38 TO AN IRON PIN IN THE BANK OF TURKEY CREEK; THENCE NORTH 58 DEGREES 54 MINUTES EAST, 112.86 FEET TO AN IRON PIN CORNER TO PROPERTY OF KIRK R. PARROTT AS SET FORTH IN DEED BOOK 1927, PAGE 732; THENCE ALONG THE PARROTT BOUNDARY, SOUTH 39 DEGREES 04 MINUTES EAST, 423.09 FEET TO AN IRON PIN CORNER TO PROPERTY OF TRAEGESER; THENCE, ALONG THE TRAEGESER BOUNDARY,SOUTH 39 DEGREES 12 MINUTES EAST, 199.83 FEET TO AN IRON PIN IN THE SOUTHWEST RIGHT-OF-WAY OF KINGSTON PIKE; ACCORDING TO SURVEY OF WADE B. NANCE, SURVEYOR, KNOXVILLE, TENNESSEE, DATED 12 MARCH 1992, DRAWING NO. A-11067; CONTAINING 1.55 ACRES.

BEING THE SAME PROPERTY CONVEYED TO REGENCY ASSOCIATES, G.P. BY DEED OF RECORD IN INSTRUMENT NO. 202402220040623, REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

TRACT II:

SITUATED IN DISTRICT SIX (6) OF KNOX COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 8 OF THE RUSSELL PROPERTY, AS SHOWN ON THE SURVEY OF EDWARD P. BAILES, SURVEYOR, DATED JULY 30, 1980, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHWESTERN RIGHT OF WAY LINE OF KINGSTON PIKE, CORNER TO TRACT 7 OF THE RUSSELL PROPERTY; THENCE FROM SAID BEGINNING POINT WITH THE COMMON DIVIDING LINE BETWEEN TRACTS 7 AND 8, NORTH 40 DEG. 00 MIN. WEST, 646.38 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID LINE, SOUTH 39 DEG. 20 MIN. WEST, 210.10 FEET TO AN IRON PIN, CORNER TO TRACT 9; THENCE CONTINUING AND WITH THE LINE OF TRACT 9, SOUTH 39 DEG. 20 MIN. WEST, 183.20 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE LINE OF TRACT 9, SOUTH 25 DEG. 00 MIN. EAST, 454.08 FEET TO AN IRON PIN; THENCE NORTH 48 DEG. 18 MIN. EAST, 399.70 FEET TO AN IRON PIN; THENCE SOUTH 41 DEG. 42 MIN. EAST, 150.00 FEET TO AN IRON PIN IN THE NORTHWESTERN RIGHT OF WAY OF KINGSTON PIKE; THENCE WITH THE NORTHWESTERN RIGHT OF WAY LINE OF KINGSTON PIKE, NORTH 48 DEG. 13 MIN. EAST, 100.19 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO REGENCY ASSOCIATES, G.P. BY DEED OF RECORD IN INSTRUMENT NO. 201505110061040, REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

SCHEDULE B, SECTION 2 NOTES

9. Subject to rights of ingress and egress to spring a reserved by John R. Baring, et al of record in Deed Book 508, Page 131, in the Register's Office for Knox County, Tennessee. (Tracts I and II) [THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED WITH CERTAINTY FROM THE INFORMATION GIVEN, BUT IT DOES NOT APPEAR TO AFFECT THE SUBJECT PARCEL, AS IT GRANTS EASEMENT RIGHTS ACROSS PROPERTY LOCATED WELL NORTH OF THE SUBJECT TRACT.]

10. Easement in favor of the First Utility District of Knox County, Tennessee of record in Deed Book 1527, Page 930, in the Register's Office for Knox County, Tennessee. (Tracts I and II) [APPLIES AND IS PLOTTED.]

11. Easement in favor of the First Utility District of Knox County, Tennessee of record in Deed Book 1542, Page 904, in the Register's Office for Knox County, Tennessee. (Tracts I and II) [DOES NOT APPLY TO THE SUBJECT PROPERTY.]

12. Easement in favor of the First Utility District of Knox County, Tennessee of record in Deed Book 1564, Page 116, in the Register's Office for Knox County, Tennessee. (Tracts I and II) [DOES NOT APPLY TO THE SUBJECT PROPERTY.]

13. Lease agreement with Lamar Corporation dated March 9, 1988 of record in Trust Book 2355, Page 92, in the Register's Office for Knox County, Tennessee. (Tract I) [APPLIES TO THE PROPERTY BUT THE LEASED BOUNDARY IS NOT DESCRIBED. HOWEVER, THE BILLBOARD TO WHICH THE LEASE APPLIES IS SHOWN.]

14. Grant of Easement of record in Instrument Number 200509220027176, in the Register's Office for Knox County, Tennessee. (Tract I) [APPLIES AND IS BLANKET IN NATURE.]

15. Utility Easement in favor of the First Utility District of Knox County, Tennessee of record in Instrument Number 201009230018332, in the Register's Office for Knox County, Tennessee. (Tract I) [APPLIES AND IS PLOTTED.]

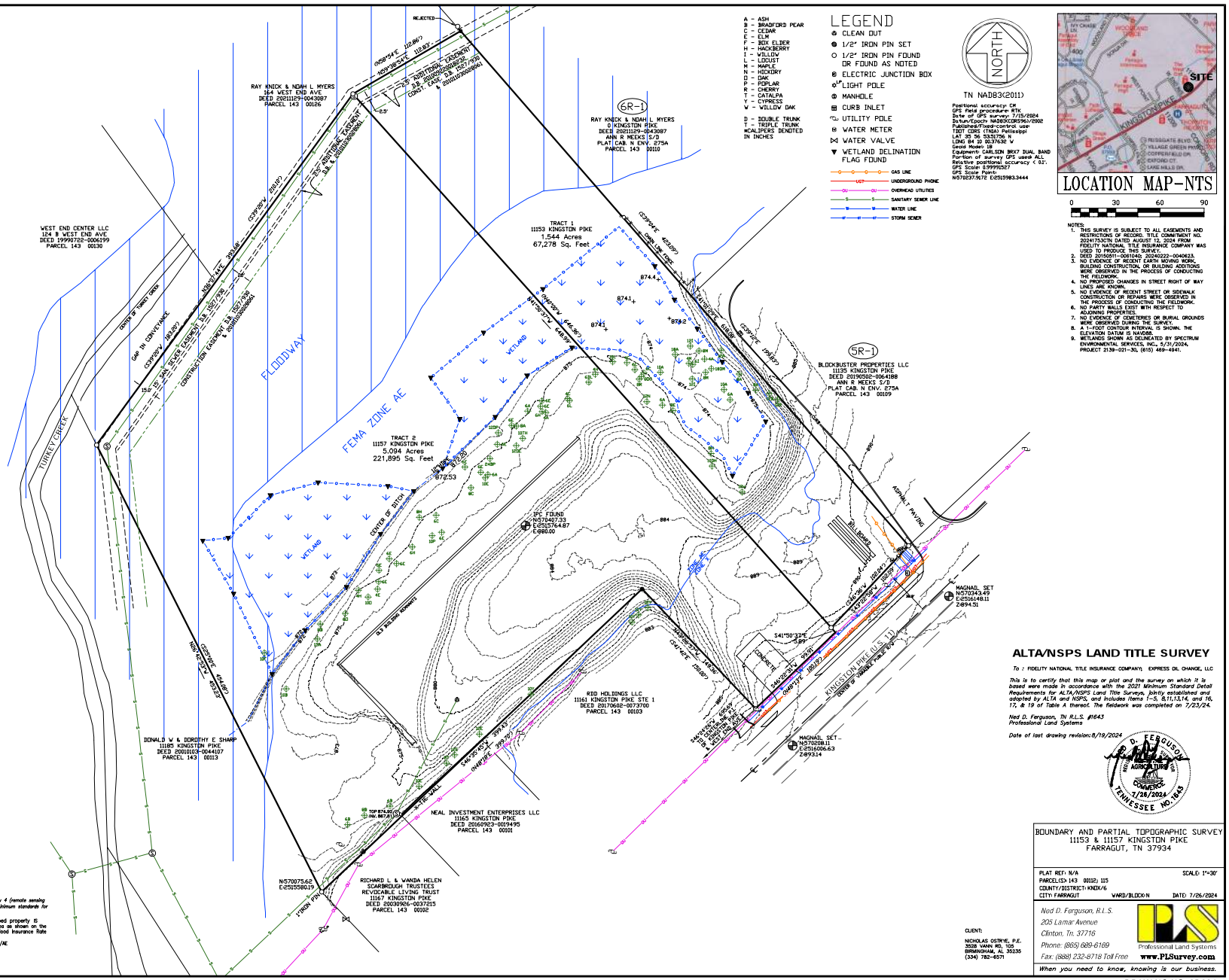
16. Utility Easement in favor of the First Utility District of Knox County, Tennessee of record in Instrument Number 201011030028061, in the Register's Office for Knox County, Tennessee. (Tract I) [APPLIES AND IS PLOTTED.]

17. Subject to the flow of any creeks, streams, or branches across subject property. [SAID WATER FEATURES EXIST AND ARE PLOTTED.]

811 Call Before You Dig! 1-800-351-1111
Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 65-31-3-.06.)

I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property IS located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.
MAP NO. 47093C0244G ZONE: X/AE
EFFECTIVE: 9/5/2013
B.F.E. ~878.4'



LEGEND

- CLEAN OUT
- 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND OR FOUND AS NOTED
- ELECTRIC JUNCTION BOX
- LIGHT POLE
- MANHOLE
- CURB INLET
- UTILITY POLE
- WATER METER
- WATER VALVE
- WETLAND DELINATION FLAG FOUND
- GAS LINE
- UNDERGROUND PHONE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER

A - ASH
B - BRADFORD PEAR
C - CEDAR
E - ELM
F - BOX ELDER
H - HACKBERRY
I - WILLOW
L - LOCUST
M - MAPLE
N - HICKORY
O - OAK
P - POPLAR
R - CHERRY
T - CATALPA
Y - CYPRESS
W - WILLOW OAK

D - DOUBLE TRUNK
T - TRIPLE TRUNK
*CALIPERS DENOTED IN INCHES

LOCATION MAP-NTS

0 30 60 90

NOTES:
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. TITLE COMMITMENT NO. 2024175/KCTN DATED AUGUST 12, 2024 FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS USED TO PRODUCE THIS SURVEY.
2. DEED 20150511-0061040; 20240222-0040623.
3. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
4. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ARE KNOWN.
5. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO PARTY WALLS EXIST WITH RESPECT TO ADJOINING PROPERTIES.
7. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE OBSERVED DURING THE SURVEY.
8. A 1-FOOT CONTOUR INTERVAL IS SHOWN. THE ELEVATION DATUM IS NAVD88.
9. WETLANDS SHOWN AS DELINEATED BY SPECTRUM ENVIRONMENTAL SERVICES, INC., 5/31/2024, PROJECT 219-021-30, (615) 469-4941.

ALTA/NSPS LAND TITLE SURVEY

To : FIDELITY NATIONAL TITLE INSURANCE COMPANY; EXPRESS OIL CHANGE, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 8,11,13,14, and 16, 17, & 19 of Table A thereof. The fieldwork was completed on 7/23/24.

Ned D. Ferguson, TN R.L.S. #1643
Professional Land Surveyor

Date of last drawing revision: 8/19/2024

D. FERGUSON 1643 REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1643 7/26/2024

CLIENT:
NICHOLAS OSTRYE, P.E.
3528 VANN RD, 105
BIRMINGHAM, AL 35235
(334) 782-6071

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
11153 & 11157 KINGSTON PIKE
FARRAGUT, TN 37934

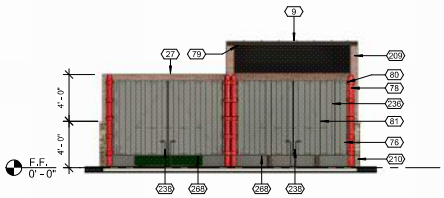
PLAT REF: N/A
SCALE: 1"=30'
PARCEL(S): 143 00112; 115
COUNTY/DISTRICT: KNOX/6
CITY: FARRAGUT WARD/BLOCK: N DATE: 7/26/2024

Ned D. Ferguson, R.L.S.
205 Lamar Avenue
Clinton, Tn. 37716
Phone: (865) 689-6189
Fax: (888) 232-8718 Toll Free
Professional Land Systems
www.PLSurvey.com

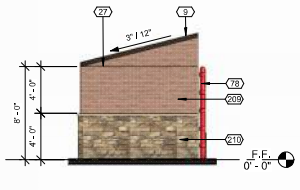
When you need to know, knowing is our business.

G:\0 Drawings\2024\06-24\2D624 NICHOLAS OSTRYE (CCIPE) 11157 & 11153 KINGSTON PIKE FARRAGUT\2D624.dwg 08/19/2024 2:58 PM

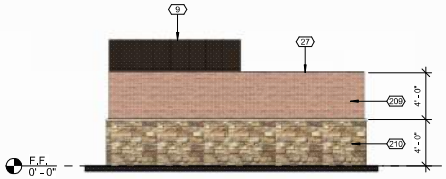
DRAWING NO. 2D624



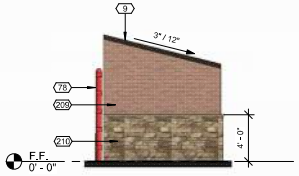
1 05_Dumpster Elevation_A
3/16" = 1'-0"



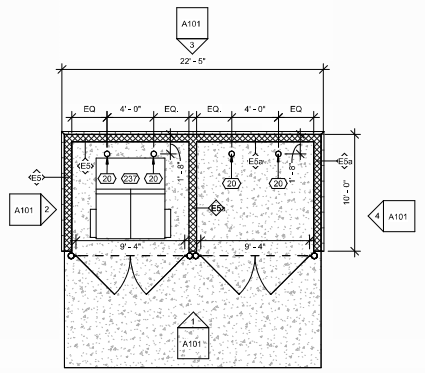
2 07_Dumpster Elevation_C
3/16" = 1'-0"



3 06_Dumpster Elevation_B
3/16" = 1'-0"

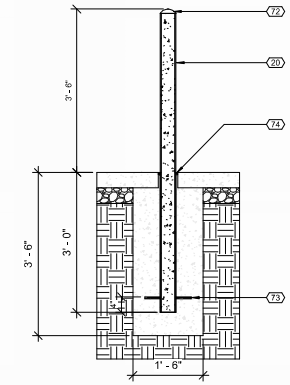


4 08_Dumpster Elevation_D
3/16" = 1'-0"

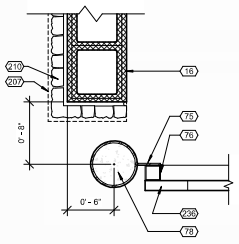


5 02_Dumpster Plan
3/16" = 1'-0"

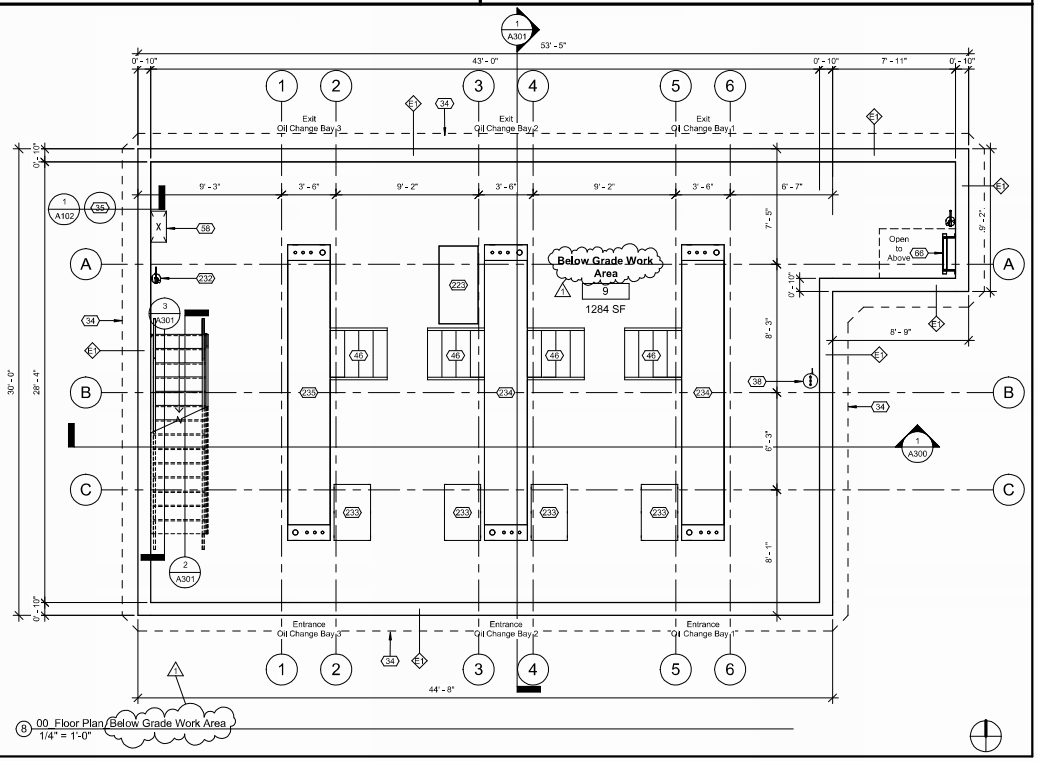
Keynote Schedule	
Tag	Text
9	Pre-finished standing seam metal roof system. See Specification 074113.16 Standing Seam Metal Roof Panels. See Finish Schedule for color.
16	Painted smooth-face CMU. See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
34	4" perforated perimeter drain with silt filtration fabric. See Details.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
38	Eyewash station. See Plumbing.
46	Oil tank stairs (By Others).
58	Verify location and size of exhaust opening with Structural and Mechanical drawings.
66	Interior wall mounted ladder. See Details. See Specification 055133 Ladders. Color as indicated on Finish Schedule. Egress ladder only required if NFPA 101 is enforced. Omit if not required.
72	Painted concrete cap for pipe bollard. Color as indicated on Finish Schedule.
73	1/2" diameter x 4" long metal studs. Provide a total of 4.
74	1/2" expansion joint with backer rod and sealant.
75	1/4" x 6" painted steel bracket with continuous fillet weld to painted steel collar hinge and frame. Color as indicated on Finish Schedule.
76	2" x 2" x 1/4" painted steel gate frame with welded connections. Color as indicated on Finish Schedule.
78	6" diameter painted steel dumpster post. Color as indicated on Finish Schedule.
79	Wrap front face and underside of dumpster roof joists with metal panels to match standing seam metal roof.
80	Hinge collar with grease fitting. Collar welded all around to post. Typical.
81	2" x 2" x 1/4" painted steel cross bracing with horizontal bracing in thirds (beyond). Color as indicated on Finish Schedule.
207	Adhered manufactured stone veneer watertable sill over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
209	Unpainted structural half-highs (Color #1). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
210	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
223	Work bench (By Others).
232	Bracket mounted fire extinguisher. See Specification Section 104416 Fire Extinguishers. Provide sign at all fire extinguisher locations which may be visually obstructed. See Details.
233	275-gallon Class IIIB new oil tank (By Others).
234	928-gallon Class IIIB new oil tank (By Others). Provide a 2" concrete walkway cap with non-slip surface over (oil tank By Others). Coordinate with equipment supplier prior to installation.
235	926-gallon Class IIIB waste oil tank (By Others). Provide a 2" concrete walkway cap with non-slip surface over (oil tank By Others). Coordinate with equipment supplier prior to installation.
236	1x6 painted Trex slats secured to frame. See Finish Schedule for color.
237	Dumpster (By Others).
238	Cane bolts with stops.
268	Hold bottom of gate above grade as necessary to clear adjacent curb height to ensure gates can swing 180 degrees. Coordinate with Civil drawings for clearance needed.



6 DT_Sheet A101_Bollard Detail
3/4" = 1'-0"



7 DT_Sheet A101_Dumpster Detail @ Gate
1 1/2" = 1'-0"



8 00_Floor Plan_Below Grade Work Area
1/4" = 1'-0"

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LICENSED ARCHITECT
STATE OF TENNESSEE

Express Oil Change & Tire Engineers

Left Hand Oil Change Building

Farragut, Tennessee

FINAL

No.	Description	Date
1	ASI #1	12/18/2024

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Below Grade Work Area Floor Plan and Site Details

Project number	24038
Date	10/31/2024
Drawn by	ARC
Checked by	N/A

A101

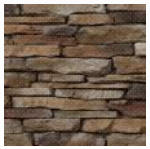
Scale: As indicated

12/20/2024 3:26:42 PM

EXTERIOR FINISH MATERIAL LEGEND

INTEGRAL COLOR SPLIT-FACE CMU

Color: Light Cream- W
Manuf: Oldcastle GMS

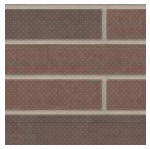


ADHERED STONE VENEER

Color / Shape: Pecan Ledgestone
Manuf: Horizon

STONE ACCENT WATERTABLE SILL

Color: Taupe
Manuf: Horizon Stone



UNPAINTED STRUCTURAL HALF- HIGH MASONRY

Color: Mesaba Blend
Manuf: Echelon Masonry

HM DOORS | Bollards

Color: TBD, (match Storefront)
Manuf: Sherwin Williams

STOREFRONT DOORS/WINDOWS

Color: Medium Bronze Anodized Aluminum
Manuf: YKK

TINTED GLAZING

Color: Solarbronze
Manuf: Vitro Architectural Glass

PREFINISHED WALL COPING

Color: Mansard Brown
Manuf: Hickman Edge Systems

G-12-8 BLOCK (FOR RETAINING WALLS)

Color: Ochre
Manuf: Geostone Retaining Wall Systems
* Please note: Retaining Walls are a Design Build Item. (Photo is meant to show the aesthetic of Retaining Walls.) See Civil drawings for locations and extent of retaining walls

3

Keynote Schedule

Tag	Text
11	Pre-finished metal canopy. See Details.
14	Painted smooth-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
47	Provide address identification as directed by the Local Fire Marshal or AHJ.
59	Gas meter. See Plumbing.
207	Adhered manufactured stone veneer watertable sill over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
209	Unpainted structural half-highs (Color #1). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
210	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
212	Integral colored split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule..

1 01 Exterior Elevation Front (South)
1/4" = 1'-0"

4

Material Percentages

Total Square Footage of Facade = *1,033 SF

Material	Facade Area (SF)	Percent of Facade
Brick/CMU	519	50%
Stone	514	50%
Totals	1,033	100%

* Square footage excludes doors and windows.

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TIMOTHY ARNOLD AHO
REGISTERED ARCHITECT
STATE OF TENNESSEE

Express Oil Change & Tire Engineers
Left Hand Oil Change Building
Farragut, Tennessee

FINAL

No.	Description	Date
2	ASI #2	01/17/2025
3	ASI #3	02/07/2025

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Exterior Elevation - Front (South)

Project number	24038
Date	10/31/2024
Drawn by	ARC
Checked by	N/A

A200

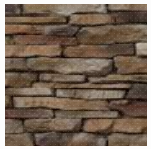
Scale: As indicated

2/7/2025 3:23:31 PM

EXTERIOR FINISH MATERIAL LEGEND

INTEGRAL COLOR SPLIT-FACE CMU

Color: Light Cream- W
Manuf: Oldcastle GMS

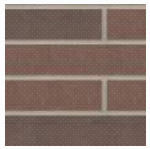


ADHERED STONE VENEER

Color / Shape: Pecan Ledgestone
Manuf: Horizon

STONE ACCENT WATERTABLE SILL

Color: Taupe
Manuf: Horizon Stone



UNPAINTED STRUCTURAL HALF- HIGH MASONRY

Color: Mesaba Blend
Manuf: Echelon Masonry

HM DOORS | Bollards

Color: TBD. (match Storefront)
Manuf: Sherwin Williams

STOREFRONT DOORS/WINDOWS

Color: Medium Bronze Anodized Aluminum
Manuf: YKK

TINTED GLAZING

Color: Solarbronze
Manuf: Vitro Architectural Glass

PREFINISHED WALL COPING

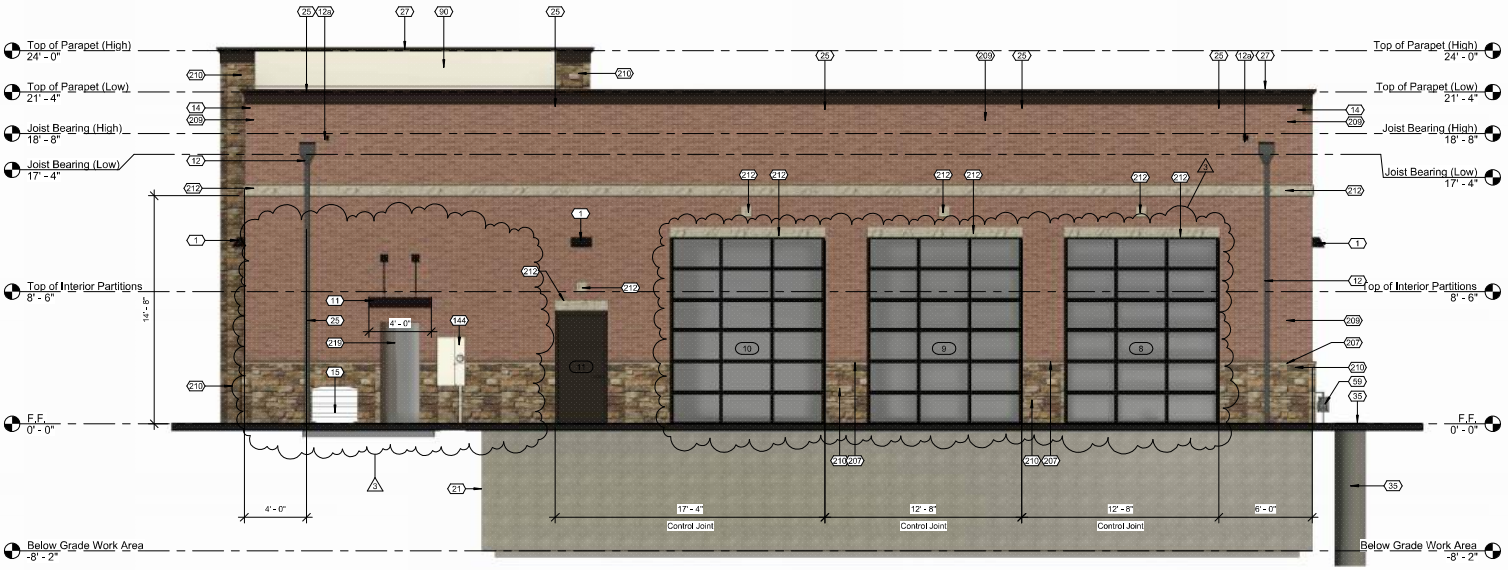
Color: Mansard Brown
Manuf: Hickman Edge Systems

G-12-8 BLOCK (FOR RETAINING WALLS)

Color: Ochre
Manuf: Geostone Retaining Wall Systems
* Please note: Retaining Walls are a Design Build Item. (Photo is meant to show the aesthetic of Retaining Walls.) See Civil drawings for locations and extent of retaining walls

3

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
11	Pre-finished metal canopy. See Details.
12	Pre-finished metal conductor head with built-in overflow and downspout. Boot piped to storm drainage system unless otherwise indicated to discharge at grade. If discharging at grade, provide a pre-finished elbow and concrete splash block. See Civil for tie-in. See Specification 077100 Roof Specialties.
12a	Emergency roof drain scupper.
14	Painted smooth-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
15	HVAC condensing unit. See Mechanical.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
59	Gas meter. See Plumbing.
90	Fully adhered TPO membrane roofing installed per manufacturer's written instructions. See Specification 075423 Thermoplastic Polyolefin (TPO) Roofing.
144	Electrical meter. See Electrical.
207	Adhered manufactured stone veneer watertable sill over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
209	Unpainted structural half-highs (Color #1). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
210	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
212	Integral colored split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule..
219	Air compressor (By Others).



1 02_Exterior Elevation_Rear (North)
1/4" = 1'-0"

Material Percentages

Total Square Footage of Facade = *1,069 SF		
Material	Facade Area (SF)	Percent of Facade
Brick/CMU	887	83%
Stone	182	17%
Totals	1,069	100%

* Square footage excludes doors and windows.

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Express Oil Change & Tire Engineers

Left Hand Oil Change Building

Farragut, Tennessee

FINAL

No.	Description	Date
1	ASI #1	12/18/2024
2	ASI #2	01/17/2025
3	ASI #3	02/07/2025

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Exterior Elevation - Rear (North)

Project number	24038
Date	10/31/2024
Drawn by	ARC
Checked by	N/A

A201

Scale	As indicated

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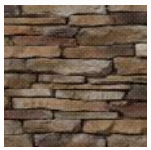
EXTERIOR FINISH MATERIAL LEGEND

INTEGRAL COLOR SPLIT-FACE CMU

Color: Light Cream- W
Manuf: Oldcastle GMS

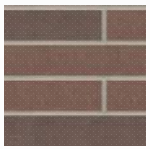


ADHERED STONE VENEER

Color / Shape: Pecan Ledgestone
Manuf: Horizon

STONE ACCENT WATERTABLE SILL

Color: Taupe
Manuf: Horizon Stone



UNPAINTED STRUCTURAL HALF- HIGH MASONRY

Color: Mesaba Blend
Manuf: Echelon Masonry

HM DOORS I Bollards

Color: TBD, (match Storefront)
Manuf: Sherwin Williams

STOREFRONT DOORS/WINDOWS

Color: Medium Bronze Anodized Aluminum
Manuf: YKK

TINTED GLAZING

Color: Solarbronze
Manuf: Vitro Architectural Glass

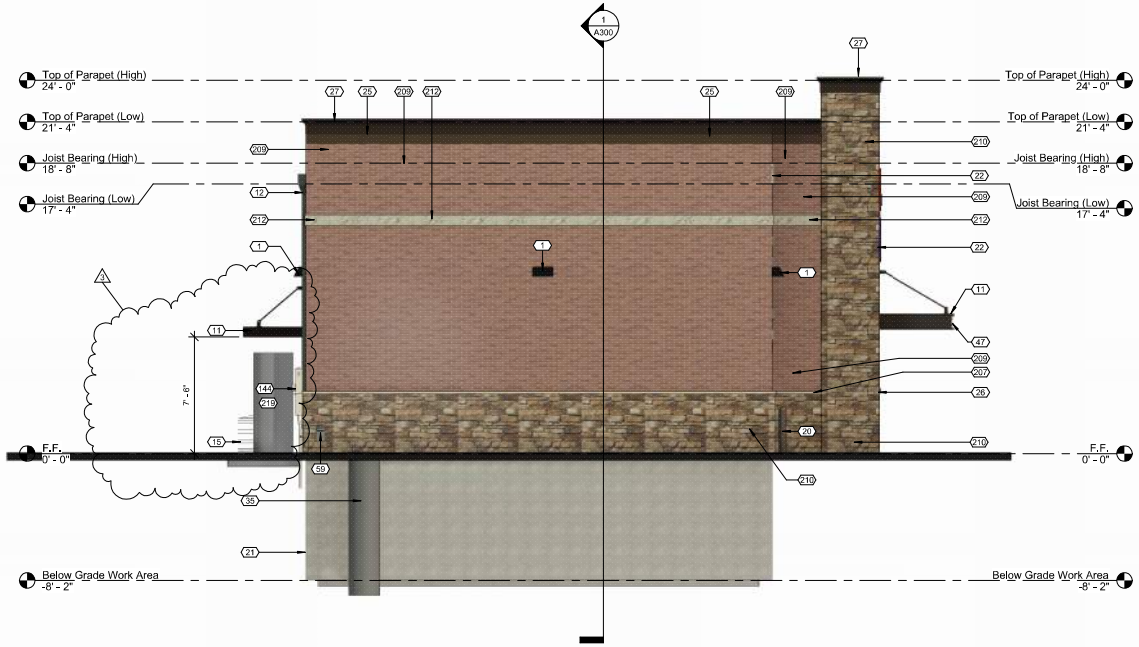
PREFINISHED WALL COPING

Color: Mansard Brown
Manuf: Hickman Edge Systems

G-12-8 BLOCK (FOR RETAINING WALLS)

Color: Ochre
Manuf: Geostone Retaining Wall Systems
* Please note: Retaining Walls are a Design Build Item. (Photo is meant to show the aesthetic of Retaining Walls.) See Civil drawings for locations and extent of retaining walls

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
11	Pre-finished metal canopy. See Details.
12	Pre-finished metal conductor head with built-in overflow and downspout. Boot piped to storm drainage system unless otherwise indicated to discharge at grade. If discharging at grade, provide a pre-finished elbow and concrete splash block. See Civil for tie-in. See Specification 077100 Roof Specialties.
15	HVAC condensing unit. See Mechanical.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
22	Signage (By Others). See Electrical.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
35	Submersible foundation sump pump. Provide Zoeller M98 or comparable product. Coordinate location with Civil and tie into Civil's storm drainage system.
47	Provide address identification as directed by the Local Fire Marshal or AHJ.
59	Gas meter. See Plumbing.
144	Electrical meter. See Electrical.
207	Adhered manufactured stone veneer watertable sill over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
209	Unpainted structural half-highs (Color #1). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
210	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
212	Integral colored split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule..
219	Air compressor (By Others).



1 03_Exterior Elevation_Left (West)
1/4" = 1'-0"

Material Percentages		
Total Square Footage of Facade = *770 SF		
Material	Facade Area (SF)	Percent of Facade
Brick/CMU	549	71%
Stone	221	29%
Totals	770	100%
* Square footage excludes doors and windows.		

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www.ahoarch.com

TIMOTHY ARNOLD AHO
REGISTERED ARCHITECT
STATE OF TENNESSEE

Express Oil Change & Tire Engineers
Left Hand Oil Change Building
Farragut, Tennessee

FINAL

No.	Description	Date
2	ASI #2	01/17/2025
3	ASI #3	02/07/2025

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Exterior Elevation - Left (West)

Project number	24038
Date	10/31/2024
Drawn by	ARC
Checked by	N/A

A202

Scale: As indicated

2/7/2025 3:23:45 PM

EXTERIOR FINISH MATERIAL LEGEND

INTEGRAL COLOR SPLIT-FACE CMU

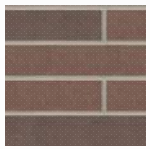
Color: Light Cream- W
Manuf: Oldcastle GMS

ADHERED STONE VENEER

Color / Shape: Pecan Ledgestone
Manuf: Horizon

STONE ACCENT WATERTABLE SILL

Color: Taupe
Manuf: Horizon Stone



UNPAINTED STRUCTURAL HALF- HIGH MASONRY

Color: Mesaba Blend
Manuf: Echelon Masonry

HM DOORS | Bollards

Color: TBD, (match Storefront)
Manuf: Sherwin Williams

STOREFRONT DOORS/WINDOWS

Color: Medium Bronze Anodized Aluminum
Manuf: YKK

TINTED GLAZING

Color: Solarbronze
Manuf: Vitro Architectural Glass

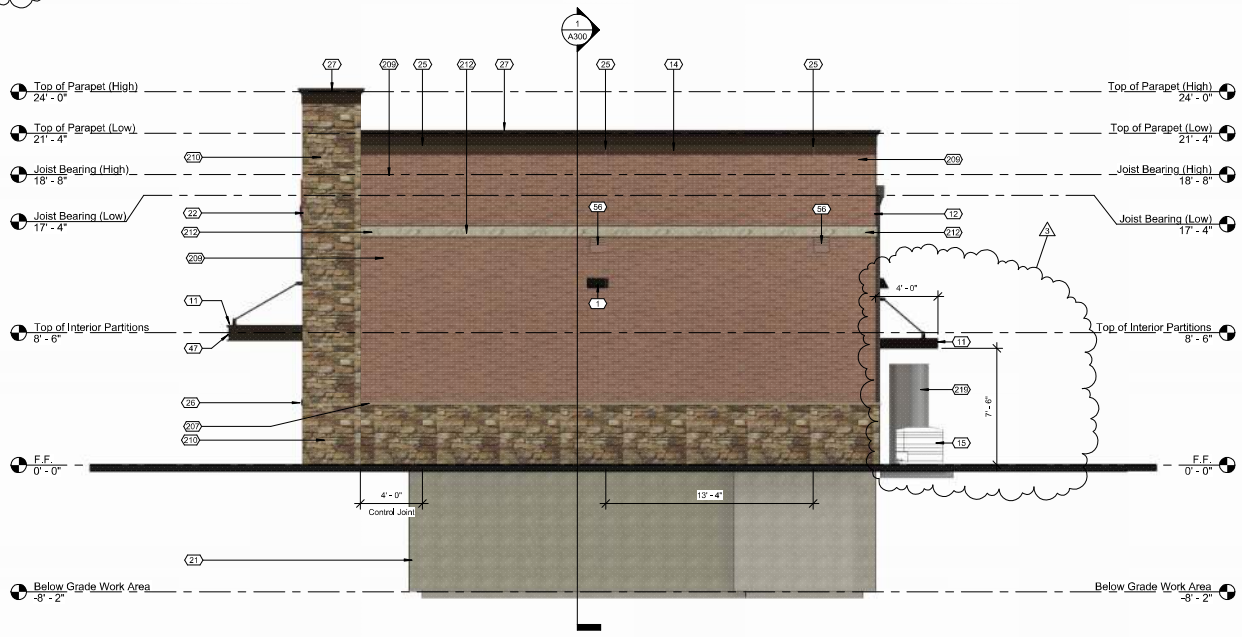
PREFINISHED WALL COPING

Color: Mansard Brown
Manuf: Hickman Edge Systems

G-12-8 BLOCK (FOR RETAINING WALLS)

Color: Ochre
Manuf: Geostone Retaining Wall Systems
* Please note: Retaining Walls are a Design Build Item. (Photo is meant to show the aesthetic of Retaining Walls.) See Civil drawings for locations and extent of retaining walls

3



1 04 Exterior Elevation Right (East)
1/4" = 1'-0"

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
11	Pre-finished metal canopy. See Details.
12	Pre-finished metal conductor head with built-in overflow and downspout. Boot piped to storm drainage system unless otherwise indicated to discharge at grade. If discharging at grade, provide a pre-finished elbow and concrete splash block. See Civil for tie-in. See Specification 077100 Roof Specialties.
14	Painted smooth-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
15	HVAC condensing unit. See Mechanical.
21	Cast-in-place concrete wall. See Structural. Membrane waterproofing at perimeter of foundation wall as specified. See Specification 334600 Subdrainage.
22	Signage (By Others). See Electrical.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
47	Provide address identification as directed by the Local Fire Marshal or AHJ.
56	Metal louver or vent. Color to match adjacent surface. See Mechanical.
207	Adhered manufactured stone veneer waterlable sill over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
209	Unpainted structural half-highs (Color #1). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
210	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
212	Integral colored split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule..
219	Air compressor (By Others).

2

Material Percentages

Total Square Footage of Facade = *770 SF		
Material	Facade Area (SF)	Percent of Facade
Brick/CMU	549	70%
Stone	221	30%
Totals	770	100%

* Square footage excludes doors and windows.

AHO ARCHITECTS, LLC
www.ahoarch.com

Express Oil Change & Tire Engineers

Left Hand Oil Change Building

Farragut, Tennessee

FINAL

No.	Description	Date
2	ASI #2	01/17/2025
3	ASI #3	02/07/2025

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Exterior Elevation - Right (East)

Project number	24038
Date	10/31/2024
Drawn by	ARC
Checked by	N/A

A203

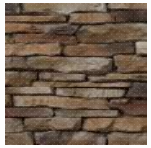
Scale	As indicated

2/7/2025 3:23:52 PM

EXTERIOR FINISH MATERIAL LEGEND

INTEGRAL COLOR SPLIT-FACE CMU

Color: Light Cream- W
Manuf: Oldcastle GMS

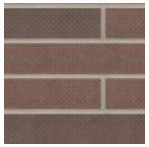


ADHERED STONE VENEER

Color / Shape: Pecan Ledgestone
Manuf: Horizon

STONE ACCENT WATERTABLE SILL

Color: Taupe
Manuf: Horizon Stone



UNPAINTED STRUCTURAL HALF- HIGH MASONRY

Color: Mesaba Blend
Manuf: Echelon Masonry

HM DOORS | Bollards

Color: TBD, (match Storefront)
Manuf: Sherwin Williams

STOREFRONT DOORS/WINDOWS

Color: Medium Bronze Anodized Aluminum
Manuf: YKK

TINTED GLAZING

Color: Solarbronze
Manuf: Vitro Architectural Glass

PREFINISHED WALL COPING

Color: Mansard Brown
Manuf: Hickman Edge Systems

G-12-9 BLOCK (FOR RETAINING WALLS)

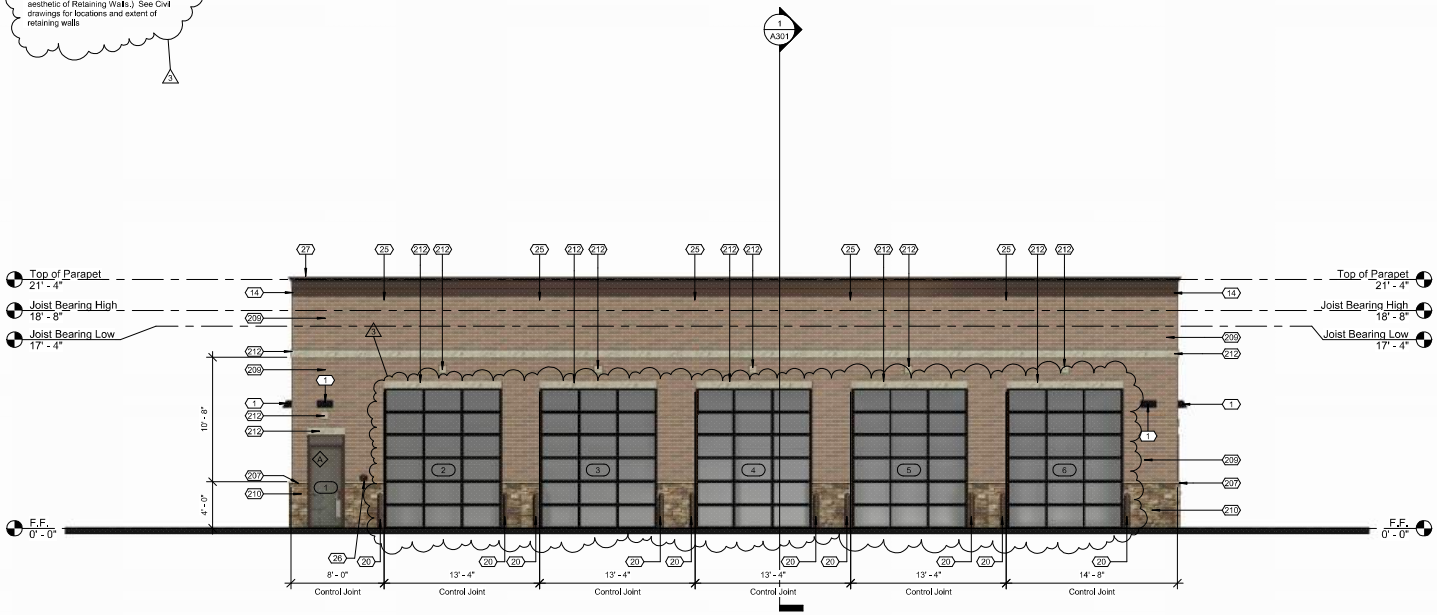
Color: Ochre
Manuf: Geostone Retaining Wall Systems

* Please note: Retaining Walls are a Design Build Item. (Photo is meant to show the aesthetic of Retaining Walls.) See Civil drawings for locations and extent of retaining walls

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
14	Painted smooth-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
207	Adhered manufactured stone veneer watertable sill over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
209	Unpainted structural half-highs (Color #1). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
210	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
212	Integral colored split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule..

Material Percentages

Total Square Footage of Facade = *937 SF		
Material	Facade Area (SF)	Percent of Facade
Brick/CMU	845	90%
Stone	92	10%
Totals	937	100%
* Square footage excludes doors and windows.		



1 01 Exterior Elevation Front (South)
3/16" = 1'-0"

AHO ARCHITECTS, LLC
www.ahoarch.com

TIMOTHY ARNOLD AHO
REGISTERED ARCHITECT
STATE OF TENNESSEE

Express Oil Change & Tire Engineers
Service Building
Farragut, Tennessee

FINAL

No.	Description	Date
2	ASI #2	01/17/2025
3	ASI #3	02/07/2025

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Exterior Elevation - Front (South)

Project number	24038
Date	10/31/2024
Drawn by	ARC
Checked by	N/A

A200

Scale 3/16" = 1'-0"

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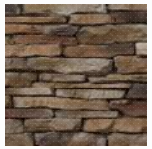
EXTERIOR FINISH MATERIAL LEGEND

INTEGRAL COLOR SPLIT-FACE CMU

Color: Light Cream- W
Manuf: Oldcastle GMS

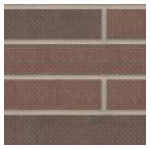


ADHERED STONE VENEER

Color / Shape: Pecan Ledgestone
Manuf: Horizon

STONE ACCENT WATERTABLE SILL

Color: Taupe
Manuf: Horizon Stone



UNPAINTED STRUCTURAL HALF - HIGH MASONRY

Color: Mesaba Blend
Manuf: Echelon Masonry

HM DOORS | Bollards

Color: TBD, (match Storefront)
Manuf: Sherwin Williams

STOREFRONT DOORS/WINDOWS

Color: Medium Bronze Anodized Aluminum
Manuf: YKK

TINTED GLAZING

Color: Solarbronze
Manuf: Vitro Architectural Glass

PREFINISHED WALL COPING

Color: Mansard Brown
Manuf: Hickman Edge Systems

G-12-8 BLOCK (FOR RETAINING WALLS)

Color: Ochre
Manuf: Geostone Retaining Wall Systems

* Please note: Retaining Walls are a Design Build Item. (Photo is meant to show the aesthetic of Retaining Walls.) See Civil drawings for locations and extent of retaining walls

3

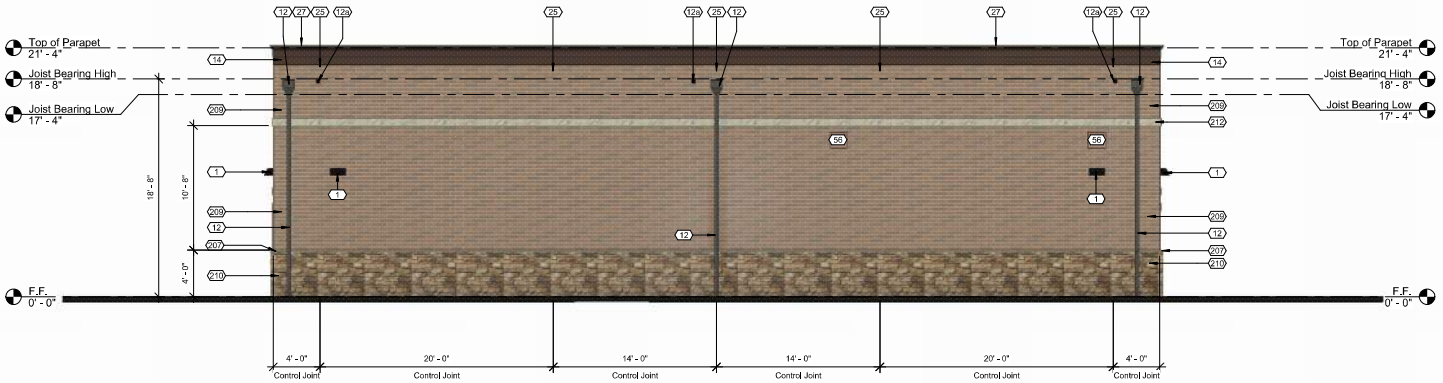
Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
12	Pre-finished metal conductor head with built-in overflow and downspout. Boot piped to storm drainage system unless otherwise indicated to discharge at grade. If discharging at grade, provide a pre-finished elbow and concrete splash block. See Civil for tie-in. See Specification 077100 Roof Specialties.
12a	Emergency roof drain scupper.
14	Painted smooth-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
56	Metal louver or vent. Color to match adjacent surface. See Mechanical.
207	Adhered manufactured stone veneer watertable sill over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
209	Unpainted structural half-highs (Color #1). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
210	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
212	Integral colored split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule..

3

Material Percentages

Total Square Footage of Facade = *1,565 SF		
Material	Facade Area (SF)	Percent of Facade
Brick/CMU	1,259	80%
Stone	306	20%
Totals	1,565	100%

* Square footage excludes doors and windows.



1 02_Exterior Elevation_Rear (North)
3/16" = 1'-0"

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TIMOTHY ARNOLD AHO
REGISTERED ARCHITECT
STATE OF TENNESSEE

Express Oil Change & Tire Engineers
Service Building
Farragut, Tennessee

FINAL

No.	Description	Date
1	ASI #1	12/18/2024
2	ASI #2	01/17/2025
3	ASI #3	02/07/2025

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Exterior Elevation - Rear (North)

Project number	24038
Date	10/31/2024
Drawn by	ARC
Checked by	N/A

A201

Scale 3/16" = 1'-0"

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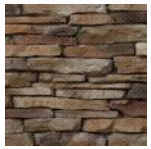
EXTERIOR FINISH MATERIAL LEGEND

INTEGRAL COLOR SPLIT-FACE CMU

Color: Light Cream- W
Manuf: Oldcastle GMS

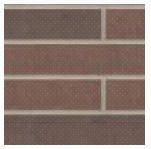


ADHERED STONE VENEER

Color / Shape: Pecan Ledgestone
Manuf: Horizon

STONE ACCENT WATERTABLE SILL

Color: Taupe
Manuf: Horizon Stone



UNPAINTED STRUCTURAL HALF- HIGH MASONRY

Color: Mesaba Blend
Manuf: Echelon Masonry

HM DOORS | Bollards

Color: TBD, (match Storefront)
Manuf: Sherwin Williams

STOREFRONT DOORS/WINDOWS

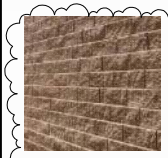
Color: Medium Bronze Anodized Aluminum
Manuf: YKK

TINTED GLAZING

Color: Solarbronze
Manuf: Vitro Architectural Glass

PREFINISHED WALL COPING

Color: Mansard Brown
Manuf: Hickman Edge Systems



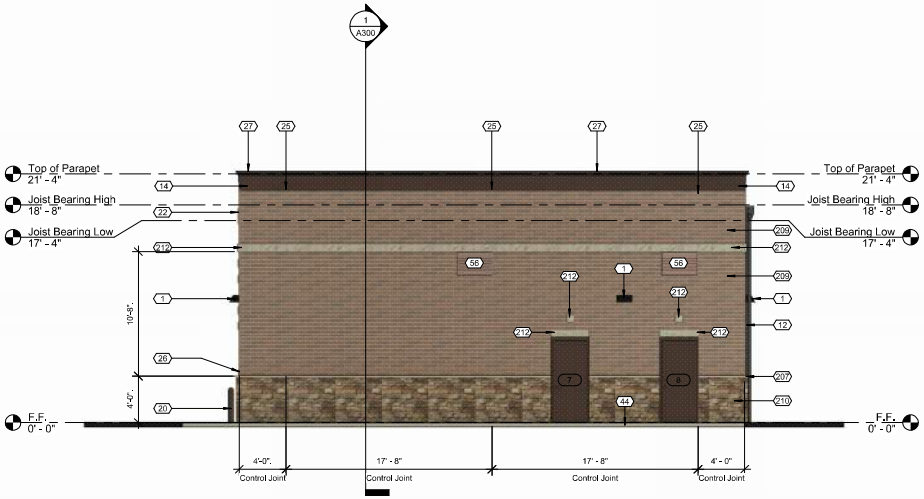
G-12-8 BLOCK (FOR RETAINING WALLS)

Color: Ochre
Manuf: Geostone Retaining Wall Systems

* Please note: Retaining Walls are a Design Build Item. (Photo is meant to show the aesthetic of Retaining Walls.) See Civil drawings for locations and extent of retaining walls

3

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
12	Pre-finished metal conductor head with built-in overflow and downspout. Boot piped to storm drainage system unless otherwise indicated to discharge at grade. If discharging at grade, provide a pre-finished elbow and concrete splash block. See Civil for tie-in. See Specification 077100 Roof Specialties.
14	Painted smooth-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
22	Signage (By Others). See Electrical.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
44	Concrete apron as required. Slope away from building with 3% slope minimum. See Civil.
56	Metal louver or vent. Color to match adjacent surface. See Mechanical.
207	Adhered manufactured stone veneer watertable sill over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
209	Unpainted structural half-Highs (Color #1). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
210	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
212	Integral colored split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule..



1 03_Exterior Elevation_Right (East)
3/16" = 1'-0"

4

Material Percentages

Total Square Footage of Facade = "844 SF

Material	Facade Area (SF)	Percent of Facade
Brick/CMU	696	82%
Stone	148	18%
Totals	844	100%

* Square footage excludes doors and windows.

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TIMOTHY ARNOLD AHO
REGISTERED ARCHITECT
STATE OF TENNESSEE

Express Oil Change & Tire Engineers
Service Building
Farragut, Tennessee

FINAL

No.	Description	Date
1	ASI #1	12/18/2024
3	ASI #3	02/07/2025

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Exterior Elevation - Right (East)

Project number	24038
Date	10/31/2024
Drawn by	ARC
Checked by	N/A

A202

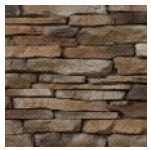
Scale 3/16" = 1'-0"

2/7/2025 3:21:54 PM

EXTERIOR FINISH MATERIAL LEGEND

INTEGRAL COLOR SPLIT-FACE CMU

Color: Light Cream- W
Manuf: Oldcastle GMS

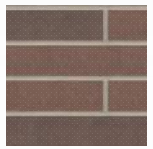


ADHERED STONE VENEER

Color / Shape: Pecan Ledgestone
Manuf: Horizon

STONE ACCENT WATERTABLE SILL

Color: Taupe
Manuf: Horizon Stone



UNPAINTED STRUCTURAL HALF- HIGH MASONRY

Color: Mesaba Blend
Manuf: Echelon Masonry

HM DOORS | Bollards

Color: TBD, (match Storefront)
Manuf: Sherwin Williams

STOREFRONT DOORS/WINDOWS

Color: Medium Bronze Anodized Aluminum
Manuf: YKK

TINTED GLAZING

Color: Solarbronze
Manuf: Vitro Architectural Glass

PREFINISHED WALL COPING

Color: Mansard Brown
Manuf: Hickman Edge Systems

G-12-8 BLOCK (FOR RETAINING WALLS)

Color: Ochre
Manuf: Geostone Retaining Wall Systems

* Please note: Retaining Walls are a Design Build Item. (Photo is meant to show the aesthetic of Retaining Walls.) See Civil drawings for locations and extent of retaining walls

3

Keynote Schedule	
Tag	Text
1	Wall pack. See Electrical.
12	Pre-finished metal conductor head with built-in overflow and downspout. Boot piped to storm drainage system unless otherwise indicated to discharge at grade. If discharging at grade, provide a pre-finished elbow and concrete splash block. See Civil for tie-in. See Specification 077100 Roof Specialties.
14	Painted smooth-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
20	4" diameter painted concrete-filled steel pipe bollard. Color as indicated on Finish Schedule. Paint embedded portion of bollard. Use primer and two finish coats. See Details. See Specification 055000 Metal Fabrications.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" max from wall intersection or corner and every 20'-0".
26	Fire Department Lock Box. Locate as directed by the Local Fire Marshal or AHJ. See Specification 104413 Fire Department Lock Box.
27	Pre-finished metal coping at exposed tops only over self-adhered membrane flashing and pressure treated wood blocking. Slope to drain. Color as indicated on Finish Schedule.
56	Metal louver or vent. Color to match adjacent surface. See Mechanical.
207	Adhered manufactured stone veneer watertable sill over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
209	Unpainted structural half-highs (Color #1). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule.
210	Adhered manufactured stone veneer over substrate. Install on mortar setting bed, over scratch coat, on 3.4 # galvanized metal lath on rainscreen drainage mat over fluid applied vapor permeable air barrier applied to substrate. Provide manufacturer's finished edge at corners and openings, typical. See Specification 047300 Manufactured Stone Veneer.
212	Integral colored split-face CMU (bond beam where indicated; see Structural). See Specification 042200 Concrete Unit Masonry. Color as indicated on Finish Schedule..

4

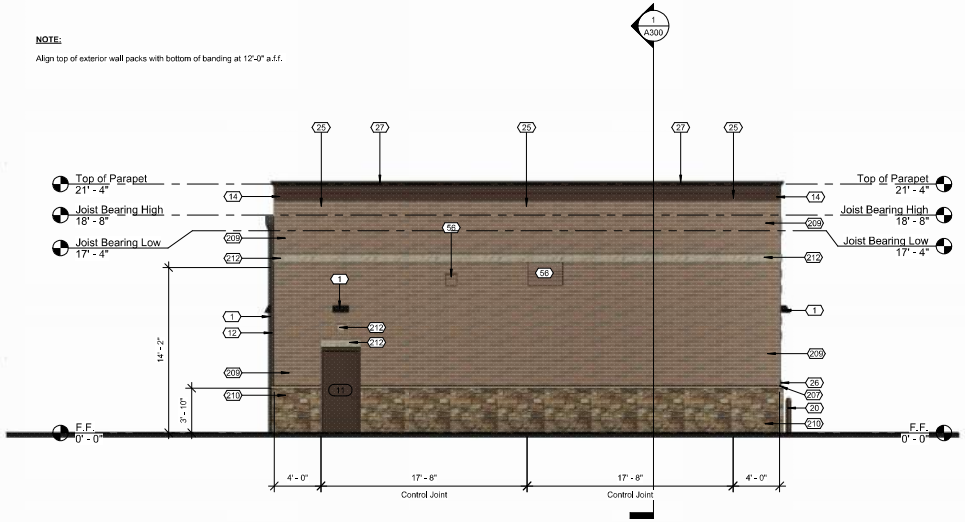
Material Percentages

Total Square Footage of Facade = *849 SF		
Material	Facade Area (SF)	Percent of Facade
Brick/CMU	707	81%
Stone	162	19%
Totals	849	100%

* Square footage excludes doors and windows.

NOTE:

Align top of exterior wall packs with bottom of banding at 12'-0" a.f.f.



1 04 Exterior Elevation Left (West)
3/16" = 1'-0"

AHO ARCHITECTS, LLC
www.ahoarch.com

TIMOTHY ARNOLD AHO — LICENSED ARCHITECT — STATE OF TENNESSEE

Express Oil Change & Tire Engineers
Service Building
Farragut, Tennessee

FINAL

No.	Description	Date
3	ASI #3	02/07/2025

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Exterior Elevation - Left (West)

Project number	24038
Date	10/31/2024
Drawn by	ARC
Checked by	N/A

A203

Scale 3/16" = 1'-0"

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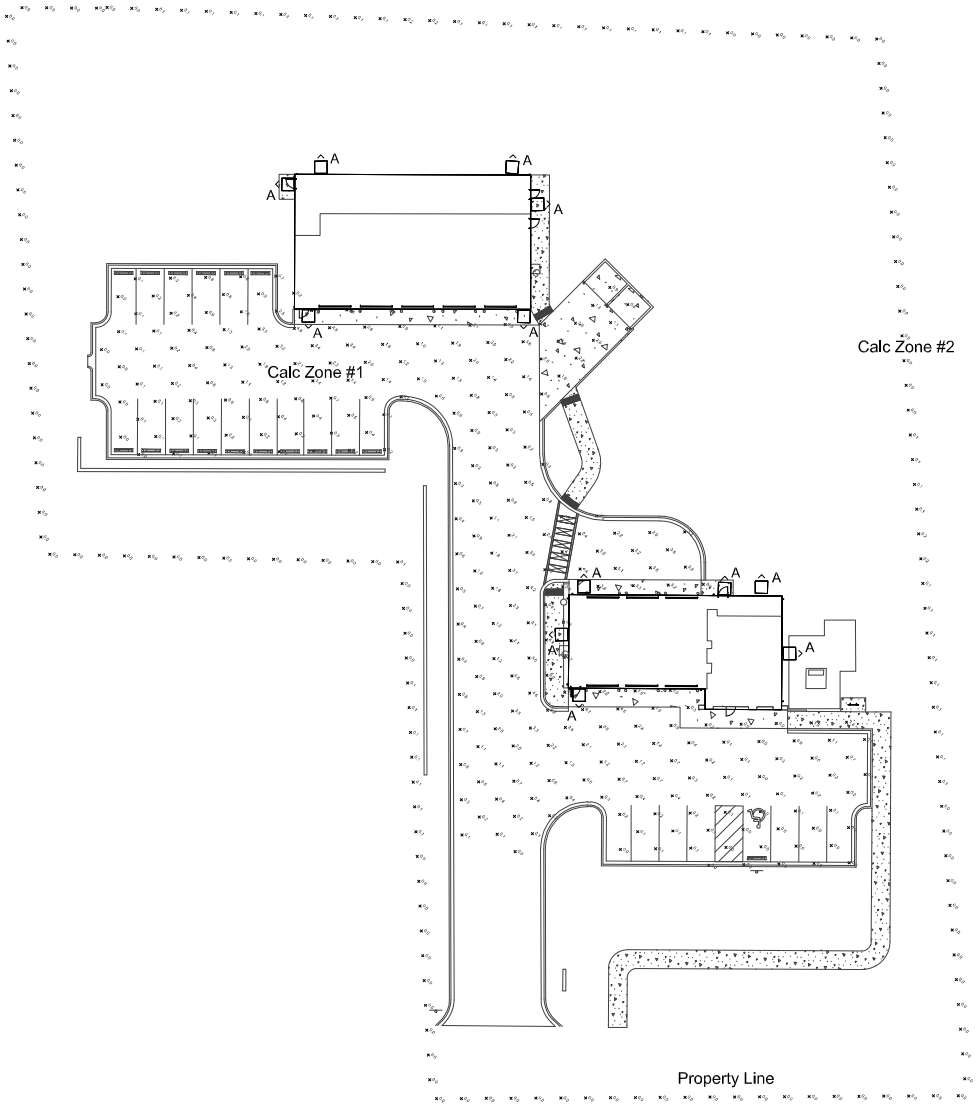
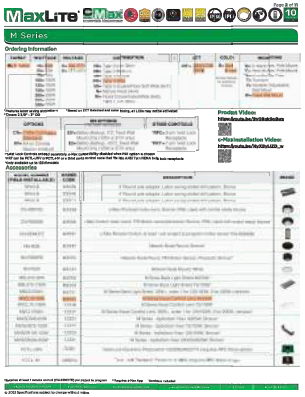


1 Site Plan - Photometrics
1" = 30'-0"



2 Light Fixture Cutsheets
N.T.S.

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Mounting Height	Lamp Output	LLF	Input Power
	A		12	MaxLite Inc	M40U4W-CSBKCR	M40U4W-CSBKCR-4000K	12'	5128	0.9	38.17

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	6.7 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

AHO ARCHITECTS, LLC
www.ahoarch.com

Express Oil Change & Tire Engineers
Left Hand Oil Change Building
Farragut, Tennessee

FINAL

No.	Description	Date
1.	ASI #3	01/21/2025

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Site Plan - Photometrics

Project number	24038
Date	10/31/2024
Drawn by	TH
Checked by	GW
Scale	1" = 20'-0"

OC-E700

GIDEON WAMAE, P.E.
4120 OVERLOOK CIRCLE, TRUSSVILLE, AL 35173
GWAMAE@OH-ENG.COM | 205.413.4112

10/28/2024 2:13:38 PM

Farragut Architectural Design Standards

Design Review Checklist

Final February 12th, 2016

Project Information

Provide the following information regarding the development project under review. The grey boxes below indicate the area in which you are able to type information into.

CASE NUMBER 2024-377-SP

PROJECT NAME A New Express Oil Change

PROJECT ADDRESS

Name: Express Oil Change, L.L.C.

Address: 11155 & 11157 Kingston Pike, Farragut, TN

Zip Code: 37934

CONTACT INFORMATION FOR LEAD PROJECT PROFESSIONAL

Name: Justin Duck

Address: 1880 Southpark Drive, Birmingham, AL 35244

Zip Code: 35244

Phone #: 205-397-1142

Email Address: justin.duck@expressoil.com

CONTACT INFORMATION FOR PROPERTY OWNER

Name: Regency Associates G.P.

Address: 8200 Kingston Pike, Knoxville, TN

Zip Code: 37919

Phone #: 865-693-3300

Email Address: commercial.realty@hotmail.com

SECTION 1:
Introduction to the Design Review Process

Introduction

This document is designed to summarize compliance with the Town's Architectural Design Standards. It is intended to be used in conjunction with that document, and is organized into these sections:

Section 1: Introduction to the Design Review Process
This section describes the review system, the process that is followed, and provides links to other submittal requirements.

Section 2: Design Guidelines Checklist
This section summarizes each of the design guidelines that appear in the Design Standards document.

Section 3: Summary of Findings
This section provides a narrative of the degree to which a proposal meets the design guidelines and serves as the basis for formal decision-making.

Using the Checklist

This document is to be used by the applicant, town staff and applicable boards and commissions, in the following steps:

Step 1: Applicant gathers submittal requirements.
The applicant should review the information provided in Section 1 of this document, "Introduction to the Design Review Process." After review the applicant will gather all necessary submittal requirements which are listed on page 9.

Step 2: Applicant provides initial comments.
The applicant completes the checklist, providing comments in the "Comments" column in Section 2, "Design Guidelines Checklist."

Step 3: Staff assessment of the proposed project.
Using Section 3, staff will provide short descriptions of their findings in each of the sub-categories of the design guidelines. They also will provide their recommendation for action at the end of this section.

The Design Guidelines Review Process

This chart illustrates the overall design review process from application to obtaining permit.

STEP 1: PRE-APPLICATION CONFERENCE WITH TOWN STAFF

This is an opportunity for the applicant and staff to discuss the proposal and for staff to provide guidance related to the guidelines.

STEP 2: APPLICATION FOR REVIEW – SUBMIT APPLICATION

The type of application submitted will depend on the scope of the project proposed. Town staff will provide guidance on application type to be submitted during the Pre-Application Conference.

STEP 3: REVIEW AND APPROVAL

Minor Projects

Reviewed by Town Staff
Staff reviews for completeness and conformity to the adopted guidelines. (Staff may forward a project with unique circumstances to the VRRB or FMPC for review.)

↓ ↓

Approved	Not Approved Applicant may appeal staff's decision to the FMPC

OR

All Other Projects

Reviewed by Town Staff
Staff reviews for completeness and conformity to the adopted guidelines. Staff provides a recommendation to FMPC and/or VRRB depending on the review authority.

↓ ↓

FMPC (Public Hearing and Meeting) Reviews: All guidelines, except landscaping and signage		VRRB (Public Meeting) Reviews: Landscaping and signage	
↓	↓	↓	↓
Approved	Not Approved Applicant may appeal the FMPC's decision to the Board of Mayor and Aldermen, as provided for in state law (see TCA 6-54-133).	Approved	Not Approved Applicant may appeal VRRB's decision to FMPC

STEP 4: REVIEW AND APPROVAL

Complete any remaining items necessary to secure all applicable permits.

Roles in the Design Guidelines Review Process

Town staff, the Visual Resources Review Board (VRRB), and the Farragut Municipal Planning Commission (FMPC) each play a role in the design review process. Town staff review and approve minor projects[1] and the VRRB and FMPC review and approve all other projects as summarized in the chart below.

	Town Staff	VRRB	Planning Commission
MINOR PROJECTS	✓		
» Replacement of, or improvements to, existing landscaping » Modification of existing parking lots » Changes to utilities, mechanical equipment or service areas » Renovation or improvements to an existing façade (i.e., new awnings and canopies or changes to exterior building color) » New or modified accessory buildings	» Review & approve overall project[1]	» Review Landscape Plan component of projects forwarded by Town staff[1]	» Review projects forwarded by Town staff[1] » Review appeal of staff decisions
ALL OTHER PROJECTS		✓	✓
» A new building, or additional square footage added to an existing building » Projects including land disturbance or new landscaping » Projects to be completed in phases » Projects in the Mixed Use Town Center, McFee Park Roundabout, Lakefront/Concord Road, I-40 and Outlet Drive subareas as defined in the Architectural Design Standards, as amended.	» Provide recommendations to the VRRB and Planning Commission	» Review & approve the Landscape Plan	» Review & approve overall project » Review appeal of VRRB decisions

[1]Note that Town Staff may determine that a minor project that is eligible for staff approval should instead be subject to review by the Visual Resources Review Board or Farragut Municipal Planning Commission because the project involves unique circumstances.

*An applicant may appeal the Farragut Municipal Planning Commission's decision to the Board of Mayor and Aldermen as provided for in state law (see TCA 6-54-133).

Design Review Checklist - Submittal Requirements

These documents must be submitted along with this checklist for design review. For further details on the standards required for development projects, please follow the link to the Farragut Architectural Design Standards page on the Town's website:

http://townoffarragut.org/design

SITE PLAN	
http://townoffarragut.org/DocumentCenter/Home/View/366	Scale: Not less than 1" = 20' for small tracts and 1" = 50' for large tracts
LANDSCAPE PLAN	
http://townoffarragut.org/DocumentCenter/View/363 The landscape plan shall be submitted as part of a separate landscape application process.	Scale: Not less than 1" = 20' for small tracts and 1" = 50' for large tracts Landscape plan shall be submitted as part of a separate landscape application process.
MATERIAL SAMPLES	
COLOR SAMPLES	
SIGN PLAN	
http://townoffarragut.org/DocumentCenter/View/365	The sign plan shall be submitted as part of a separate sign application process.
PHOTOGRAPHS AND RENDERINGS	
- Existing Site Photographs - Simulation Photo Renderings	

SECTION 2:
Design Guidelines Checklist

Chapter 1: Site Design Guidelines

STREETSCAPE

Intent Statement: Streetscape features should be functional and durable while helping to affirm or establish the identity of a neighborhood, district, or development.

Note: Page numbers refer to the "Farragut Architectural Design Standards" document.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 14	1.1	Integrate functional pedestrian improvements into the streetscape.	☒	☐	☐	Comment: See Sheet C1.0 & C1.1. New ADA accessable path will allow pedestrian from existing sidewalk running along Kingston Pike to proposed development.
pg. 14	1.2	Coordinate streetscape elements along public frontages surrounding a development.	☒	☐	☐	Comment: See sheet C1.0 & C1.1. Proposed driveway will have a pedestrian crosswalk.
pg. 14	1.3	Coordinate streetscape elements on internal streets and lanes within a development.	☒	☐	☐	Comment: See sheet C1.0 & C1.1. A sidewalk connects the existing sidewalk to the two proposed buildings.
pg. 14	1.4	Use streetscape elements that invite a high level of activity along a commercial street frontage.	☒	☐	☐	Comment: Proposed shade trees and sidewalk promote an inviting entrance to the property along Kingston Pike.
pg. 14	1.5	Use streetscape elements that invite passive pedestrian and recreational activity along a residential street frontage.	☐	☐	☒	Comment: Commerical zoning C-1

BUILDING SETBACKS & FRONTAGE:

Intent Statement: Whenever possible, buildings should be aligned along the street to hide parking and promote active sidewalks. A uniform alignment of buildings helps to define a "street wall," which provides a sense of enclosure and a comfortable scale for pedestrians.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 16	1.6	Design the street frontage to promote pedestrian activity.	☒	☐	☐	Comment: ADA Accessable sidewalk allows pedestrian activity along frontage.

pg. 16	1.7	Design the street frontage to be compatible with the surrounding context.	☒	☐	☐	Comment: The development is tied into the existing streetscape via the sidewalk which allows access to each.

CONNECTIVITY:

Intent Statement: Future development should help create a more active, and inter-connected environment throughout Farragut.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 18	1.8	Provide pedestrian and bicycle connections into and between properties.	☒	☐	☐	Comment: See sheet C1.0 & C1.1. Bicycle and pedestrian sidewalk incorporated. Two bicycle parking stalls.
pg. 18	1.9	Provide vehicular connections into and between adjoining properties.	☒	☐	☐	Comment: Interconnected road connects both addresses/buildings.

OUTDOOR OPEN SPACE:

Intent Statement: New development should incorporate outdoor open space that projects a vibrant image and invites pedestrian activity with durable furnishings and visual elements such as public art to add interest.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 20	1.10	Locate outdoor open space to provide a focal point.	☐	☐	☒	Comment: The development has been minimized to not disturb natural wetlands environment at the rear property.
pg. 20	1.11	Locate and orient outdoor open space to be actively used.	☒	☐	☒	Comment: The development has been minimized to not disturb natural wetlands environment at the rear property.
pg. 21	1.12	Furnish outdoor open spaces to encourage active use.	☐	☐	☒	Comment: The development has been minimized to not disturb natural wetlands environment at the rear property.
pg. 21	1.13	Design outdoor open space to incorporate Low Impact Development (LID) principles for stormwater management.	☒	☐	☐	Comment: The landscape areas will be sodded with native grass and a vegetative swale.

PUBLIC ART:

Intent Statement: Public art is encouraged as a way of bringing visual interest and special identity to individual sites and neighborhoods. The guideline provided below is voluntary and is not meant to imply a requirement for inclusion of public art.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 22	1.14	Use public art to add interest to an outdoor open space.	☐	☒	☐	Comment: No public art displayed on site. Possiblity of achieving this after construction.

LANDSCAPING:

Intent Statement: Sites should be landscaped to enhance community image, invite pedestrian activity, preserve mature trees and highlight distinctive topographic or other site features. In general, indigenous or well-acclimated and noninvasive species should be used. Landscape design within a site should also help to establish a sense of visual continuity. The guidelines below are intended to complement landscaping requirements in the Farragut Zoning Ordinance.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 23	1.15	Design sites to highlight landscape areas.	☒	☐	☐	Comment: See Landscape Plan
pg. 23	1.16	Use a coordinated landscape palette to establish a sense of visual continuity.	☒	☐	☐	Comment: See Landscape Plan
pg. 23	1.17	Preserve and maintain mature trees and significant vegetation.	☒	☐	☐	Comment: All trees within aquatic buffer are to be preserved and protected at all times.
pg. 23	1.18	Use hardy plant and tree species.	☒	☐	☐	Comment: See Landscape Plan
pg. 23	1.19	Use landscaping to enhance pedestrian improvements.	☒	☐	☐	Comment: See Landscape Plan
pg. 23	1.20	Integrate landscaping and stormwater management systems.	☒	☐	☐	Comment: See sheet C3.0 and Landscape Plan

SURFACE PARKING:

Intent Statement: Surface parking lots should not be a visually prominent feature of sites in Farragut, especially those along high-traffic corridors, such as Kingston Pike, or in locations intended for strong pedestrian orientation such as the Town Center District.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 24	1.21	Minimize the visual impact of surface parking.	☒	☐	☐	Comment: Trees and shrubs planted to minimize parking surface view from major roadway.
pg. 24	1.22	Locate and design parking lots to allow for pedestrian access.	☒	☐	☐	Comment: See Pedestrian Circulation Plan Detail on sheet C1.1.
pg. 24	1.23	Design parking access to minimize potential negative impacts on pedestrians.	☒	☐	☐	Comment: See Pedestrian Circulation Plan Detail on sheet C1.1.

SITE LIGHTING:

Intent Statement: The character and level of site lighting should help establish a sense of identity and cohesion. Site lighting should help create a sense of place, highlight distinctive architectural details, and reinforce the overall form, massing, and spatial characteristics of the building or site. Note that streetlights are an important feature of the overall streetscape as addressed on page 14 of the design guidelines.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 25	1.24	Scale site lighting to its purpose.	☒	☐	☐	Comment: See electrical section of Arch. Plans.
pg. 25	1.25	Shield site lighting to minimize off-site glare.	☒	☐	☐	Comment: Site is situated below existing grade from street. Glare will not be an issue.

WORKING WITH TOPOGRAPHY:

Intent Statement: Where possible, site design should preserve and work within existing topography. Any re-grading should maintain pedestrian and vehicular connectivity while minimizing potential negative visual impacts of large retaining walls.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 26	1.26	Design a site to take advantage of existing topography.	☒	☐	☐	Comment: Proposed grade tied to existing grade to meet natural environment of aquatic buffer.
pg. 26	1.27	Design a retaining wall to minimize impacts on the natural character of the site.	☒	☐	☐	Comment: See Sheet C3.0. Three retaining walls used to minimize impacts to natural character.
pg. 26	1.28	Design a building foundation to conform to the existing topography.	☐	☐	☒	Comment:
pg. 26	1.29	Design a site to minimize vulnerability to sinkholes.	☒	☐	☐	Comment: See geotechnical report.

SERVICE AREAS & UTILITIES:

Intent Statement: Service areas and utilities should be located and designed to be visually unobtrusive and integrated with the design of the site and the building. Service areas are typically most appropriate when located to the rear of a building and not visible from the public right-of-way.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 27	1.30	Locate a utility or service area to minimize visual impacts from the street and sidewalk.	☒	☐	☐	Comment: See Sheet C2.0. All on-site utilities are run underground and not visible.
pg. 27	1.31	Locate and design a utility building or shed to minimize the visual impacts from the street and sidewalk.	☒	☐	☐	Comment: All utilities are run underground. Utilities will not be visible from the street and sidewalk.
pg. 27	1.32	Locate buildings and other site improvements to allow for potential future undergrounding of utility lines.	☒	☐	☐	Comment: See Sheet C2.0. All on-site utilities are run underground and not visible.
pg. 27	1.33	Enclose a free-standing utility or service area.	☐	☐	☒	Comment: See Sheet C2.0. All on-site utilities are run underground and not visible.

STORMWATER MANAGEMENT & LOW-IMPACT DEVELOPMENT:

Intent Statement: The guidelines for stormwater management and low-impact development are intended to complement landscaping requirements in the Farragut Zoning Ordinance by promoting the use of low-impact development principles to meet those requirements while also providing site amenities that help enhance community image.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 28	1.34	Maintain pre-development hydrologic features to minimize stormwater impacts.	☒	☐	☐	Comment: Seet Sheet C3.1. and Storm Drainage Analysis.
pg. 28	1.35	Incorporate Low Impact Development (LID) principles to address stormwater as close to the source as possible.	☒	☐	☐	Comment: See Sheet C3.1. Bioretention area and detention pond placed at the back of site near aquatic buffer.
pg. 28	1.36	Incorporate stormwater management systems to maximize water quality.	☒	☐	☐	Comment: Bioretention area, faircloth skimmer, and vegetative swale encorporate to maximize water quality.
pg. 28	1.37	Use stormwater management systems as site amenities.	☐	☐	☒	Comment: All stormwater conveyed into bioretention area or off-site bypass routed to wetlands.

INCREMENTAL SITE DESIGN IMPROVEMENTS:

Intent Statement: While improvements should consider long term objectives for the area and site, flexibility in the application of the design guidelines is appropriate for such projects to ensure that development is able to respond to current market conditions.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 29	1.38	Locate incremental improvements to anticipate future development.	☒	☐	☐	Comment: Measures taken to not disturb wetlands at the back of site. Future pedestrian path could be built.
pg. 29	1.39	Locate and design incremental improvements to enhance the pedestrian environment of an existing development.	☒	☐	☐	Comment: Proposed sidewalks are designed to allow full access from Kingston Pike, around the development.

NEIGHBORHOOD SITE DESIGN TRANSITIONS:

Intent Statement: Site design adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting positive connections. Designs that incorporate compatible uses and designs, and which link commercial and mixed-use areas with the adjacent residential neighborhoods are generally preferred as illustrated in “Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land” on page 32 of the design guidelines.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 31	1.40	Design a commercial or mixed-use site to be compatible with adjacent neighborhoods.	☐	☐	☒	Comment: No surrounding neighborhoods adjacent to property.
pg. 31	1.41	Design landscape buffer areas to provide shared amenities.	☐	☐	☒	Comment: No surrounding amentities besides commercial developments.
pg. 31	1.42	Provide pedestrian, bike and vehicular connections to adjacent neighborhoods.	☐	☐	☒	Comment: No surrounding neighborhoods adjacent to property.

Chapter 2: Building Design Guidelines

BUILDING HEIGHT:

Intent Statement: New development and redevelopment should meet zoning requirements while recognizing traditional height variations in Farragut and stepping down towards adjacent lower-scale buildings.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 37	2.1	Provide variation in building heights.	☒	☐	☐	Comment: Oil Change Buildinghas varied parapet heights.
pg. 37	2.2	Position taller building elements to minimize visual impacts.	☒	☐	☐	Comment: Larger Service Building is set back further from the main road.
pg. 37	2.3	Design floor-to-floor heights to establish a sense of scale and reflect Farragut traditions.	☒	☐	☐	Comment: Building heights are similar to surroundind building heights.

BUILDING ARTICULATION:

Intent Statement: New development and redevelopment in Farragut should incorporate articulation techniques that promote a sense of human scale and divide the mass and scale of a larger building into smaller parts that relate to traditionally-scaled buildings.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 38	2.4	Use vertical articulation techniques to add visual interest and express traditional façade widths.	☒	☐	☐	Comment: Oil Change Entry uses vertical variations in material, as compared to the rest of the building.
pg. 38	2.5	Use horizontal articulation techniques to establish a sense of human scale in the design of a larger building.	☒	☐	☐	Comment: The stone water table along with various other material changes help provide horizontal articulation

ICONIC DESIGN FEATURES:

Intent Statement: New development and redevelopment in a highly-visible location, such as the intersection of arterial roads, should incorporate iconic design features to foster a unique sense of place, add visual interest and help differentiate Farragut from surrounding areas. In most cases, large-scale new development projects in any location should also incorporate iconic design features.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 40	2.6	Use iconic design features to foster a unique sense of place.	☒	☐	☐	Comment: Stone exterior of entry tower helps to set it apart, and height of tower help to define entry.
pg. 40	2.7	Locate iconic design features to maximize their visibility and impact.	☒	☐	☐	Comment: Awnings and tower create a sense of entry at Oil Change.

ROOF FORM:

Intent Statement: New development and redevelopment should incorporate roof forms that convey compatible mass and scale, add visual interest and are appropriate to a building's use.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 40	2.8	Create a sense of visual interest by using a variety of roof forms along the street.	☐	☒	☐	Comment: Our design does not do this, but area is not pedestrian heavy area. Most drive by at 40 mph.
pg. 40	2.9	Consider incorporating a roof form that provides a "cap."	☒	☐	☐	Comment: The roof form for both buildings provides a "cap"

OVERALL FAÇADE CHARACTER:

Intent Statement: Visible building façades that incorporate high-quality design features enhance Farragut's community image and convey an active and vibrant appearance to passing vehicles and pedestrians. The design guidelines for overall façade character below apply to visible façade areas that face public streets, sidewalks, pedestrian areas or parking lots.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 42	2.10	Design a building façade to enhance community image.	☒	☐	☐	Comment: High quality materials are used. Offsets and recessed openings create shadow lines.
pg. 42	2.11	Design a building façade to be compatible with its context.	☒	☐	☐	Comment: Exterior materials are similar to nearby buildings.

pg. 42	2.12	Design a building façade to convey visual interest.	☒	☐	☐	Comment: Facades are broken up by recessed bay openings and masonry rhythm.
pg. 42	2.13	Design a building façade to promote an active appearance.	☒	☐	☐	Comment: Transparent openings and rhythm of elements promote active appearance.

GROUND FLOOR DESIGN:

Intent Statement: Ground floor building design should incorporate features that help create a pedestrian-friendly street level. In a commercial area, it is especially important to incorporate active features such as ground floor storefront windows. In a multi-family residential area, the ground floor may incorporate other design features, such as porches and stoops, to engage the sidewalk and street.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 44	2.14	Design the ground floor of a building façade to engage the public realm and promote pedestrian activity.	☒	☐	☐	Comment: Stone water table and awnings help to convey human scale. Awnings provide shelter.
pg. 44	2.15	Use high quality, durable materials to define the ground floor and add visual interest.	☒	☐	☐	Comment: Stone watertable helps to define the ground floor and windows and doors add visual interest.

BUILDING MATERIALS & COLORS:

Intent Statement: Exterior building materials and colors provide a sense of scale and texture and are used to convey design quality and visual interest. Building façades should use high-quality, durable, materials that contribute to the visual continuity of the context and convey high quality in design and detail. Masonry should be used as a significant façade element on new construction.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 46	2.16	Use compatible materials to enhance community image.	☒	☐	☐	Comment: The exterior building materials and finishes complement the surrounding buildings.
pg. 47	2.17	Use masonry materials to promote a cohesive community image.	☒	☐	☐	Comment: The building materials are primarily masonry and stone.

pg. 48	2.18	Use accent materials to enhance visual interest.	☒	☐	☐	Comment: Painted split face cmu is used to provide visual interest with banding and accents.
pg. 48	2.19	Use materials to convey a sense of human scale and visual interest to pedestrians.	☒	☐	☐	Comment: Stone watertable conveys sense of human scale and provides visual interest.
pg. 48	2.20	Use exterior material, paint and roof colors that are compatible with the surrounding context.	☒	☐	☐	Comment: Dark Bronze coping at parapet wall, awnings, and exterior doors are compatible with surroundings.

FAÇADE RENOVATION:

Intent Statement: Façade renovations are encouraged to enhance community image and help attract tenants to aging commercial or office buildings. Renovations may include ground floor improvements to attract pedestrian activity, the addition of iconic design features or complete replacement of an existing façade. When possible, such incremental improvements should anticipate future phases of development that may include new buildings, parking areas and pedestrian paths.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 50	2.21	When possible, renovate an aging commercial or office façade to enhance community image.	☐	☐	☒	Comment: Ours is a new build.
pg. 50	2.22	Anticipate future phases of development when renovating a façade.	☐	☐	☒	Comment: Ours is a new build.

APAPTIVE REUSE:

Intent Statement: Preserving and adapting a structure to a new use has environmental benefits and may help preserve the existing character of an area. Re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials. Adaptive reuse projects are encouraged.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 51	2.23	Adapt an existing structure to a new use as an alternative to demolition whenever possible.	☐	☐	☒	Comment: No existing buildings were used and there were no existing buildings on site.

pg. 51	2.24	Consider future objectives for the site when adapting an existing structure to a new use.	☐	☐	☒	Comment: No existing structures exist on the site.

NEIGHBORHOOD BUILDING DESIGN TRANSITIONS:

Intent Statement: The design of buildings adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting visual connections. Where possible, buildings located near an adjacent neighborhood should have a lower-scale residential character to provide a compatible transition.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 52	2.25	Provide a compatible scale transition adjacent to a residential neighborhood.	☐	☐	☒	Comment:
pg. 52	2.26	Incorporate residential design features adjacent to a residential neighborhood.	☐	☐	☒	Comment:

Post Construction Storm Water Management Plan & Storm Drainage Analysis

for

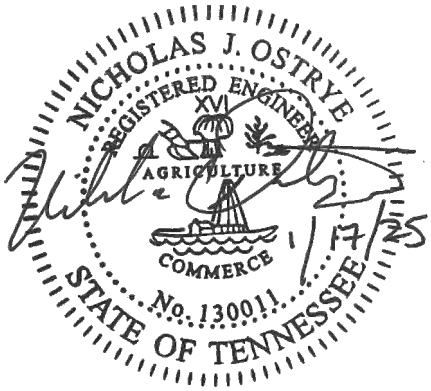
A New Express Oil Change

in

Farragut, TN

Owner: Express Oil Change & Tire Engineers
1880 Southpark Drive
Birmingham, AL 35244
(o) 205-397-1142

Civil Engineer: Civil Consultants, Inc.
3528 Vann Road, Suite 105
Birmingham, AL 35235
(o) 205-655-1991



Project Overview

The proposed Express Oil Change development includes a new 2,214-square-foot car maintenance facility, a new 3,293-square-foot quick-service facility, associated parking, and drive. The site is located at 11153 & 11157 Kingston Pike in Farragut, Tennessee. The site is bound to the SE by Kingston Pike and to the NW by Turkey Creek.

The existing properties are a combined 6.65 AC. Approximately 4.62 AC will remain undeveloped because of wetland and floodplain restrictions at the NW end of the site. The remaining 2.03 AC is split into two drainage basins. The **Northern Basin** drains SE to NW into an existing ditch. The **Southern Basin** drains from East to SW, where it collects into an existing ditch. This ditch separates the site from the adjacent properties it borders to the South. A dry detention basin was determined to be the best method for meeting water quality requirements and reducing the peak runoff from the site.

Post-Developed Runoff Attenuation and Pond Routing

The Soil Conservation Service (SCS) unit hydrograph method was used to determine the pre- and post-development runoff rates and volumes for the detention design. The soil types for the site are identified as Bloomingdale silt loam (Soil Group D), Dewey silt loam (Soil Group B), and Urban land (Soil Group D) as described by the web soil survey published in the NRCS Soil Survey. Rainfall data was obtained from the Precipitation Frequency Data Server (PFDS) provided by NOAA. Times of concentration (Tc) for the pre- and post-developed conditions were determined using the lag method. Hydrology Studio 2024 v 3.0.0.30 Hydrographs software was used to model the detention ponds and determine peak discharge rates and accompanying stage /storage volume hydrographs. The NRCS Hydrograph design storm – SCS Type II. Using the aforementioned method and data the peak flow rates for the 1, 2, 5, 10, 25, and 100-year 24-hour storm events were determined, as required by The City of Farragut.

The post-developed runoff is directed to the stormwater management facility, a 4-ft deep dry detention basin, via inlets, pipes and a vegetated swale. The dry detention basin is designed to drain out from 48 to 72 hours following the end of the preceding rain event. The upstream end of the dry detention basin has a bioretention area with a specialized media and plantings to allow infiltration; the dry detention basin is designed to contain the 1, 2, 5, 10, 25, and 100-year 24-hour storm events, maintain one-foot of freeboard and have no flow over the emergency spillway during these design storms. The dry detention basin provides 16,939 cubic feet of storage. The berm at the top of the basin measures 8-ft in width and has a 10-ft wide emergency spillway.

The sum point used for comparison of pre- and post-development peak flows in the **Northern Basin** is located downstream of the existing ditch, within the aquatic buffer (**Sum Point #1**). The sum point used to compare the pre- and post-development peak flows in the **Southern Basin** is located within the existing ditch that separates the adjacent properties from the subject property (**Sum Point #2**).

Table 1 shows a summary of the **Northern Basin** pre-development compared to post-development for the 1, 2, 5, 10, 25, and 100-year 24-hour storm events.

Table 2 shows a summary of the **Southern Basin** pre-development compared to post-development for the 1, 2, 5, 10, 25, and 100-year 24-hour storm events.

Table 1–Pre-developed vs. Post-developed Peak Runoff Rates for Northern Basin (Sum Point #1)

Storm Event	Pre-Developed Peak Flow Rate (cfs)	Post-Developed Peak Flow Rate (cfs)	Flow Difference (cfs)
1-year/24-hour	1.51	0.76	-0.75
2-year/24-hour	2.11	1.04	-1.07
5-year/24-hour	2.98	1.44	-1.54
10-year/24-hour	3.74	2.32	-1.42
25-year/24-hour	4.84	4.32	-0.52
100-year/24-hour	6.73	6.71	-0.02

Table 2–Pre-developed vs. Post-developed Peak Runoff Rates for Southern Basin (Sum Point #2)

Storm Event	Pre-Developed Peak Flow Rate (cfs)	Post-Developed Peak Flow Rate (cfs)	Flow Difference (cfs)
1-year/24-hour	1.69	0.61	-1.08
2-year/24-hour	2.31	0.84	-1.47
5-year/24-hour	3.21	1.17	-2.04
10-year/24-hour	3.99	1.47	-2.52
25-year/24-hour	5.09	1.88	-3.21
100-year/24-hour	6.99	2.60	-4.39

Conveyance System Analysis and Design

The Rational Method was used to determine peak flows for sizing storm pipes. The HEC-22 method was applied at junctions to determine minor losses through structures. The FHWA HEC-22 methodology was used to calculate inlet capacities. NOAA Atlas 14 Precipitation and IDF curve data was used to determine rainfall intensities. The 25-year, 24-hour storm event was used to design the storm pipes and inlets. The pipe system and inlets were sized using Stormwater Studio 2024 Version 3.0.0.33 software by Hydrology Studio. All calculations are based on the Storm Plans as prepared by Civil Consultants, Inc.

Inspection & Maintenance

Dry Detention Basin

Inspection

- Inspect the areas where storm water flows into or out of the pond for clogging or sediment buildup.
- Inspect vegetation to evaluate health.
- Inspect the property that drains to the dry extended detention basin for erosion, exposed soil, or stockpiles of other potential pollutants.

Maintenance

- Dredge accumulated sediment.
- Perform weeding and trash removal as needed to maintain appearance.
- Keep outlet control structure clear of debris to prevent clogging, clear if necessary.
- Replace vegetation in and around basin when necessary.

Permanent Faircloth Skimmer Inspection & Maintenance

- Confirm skimmer is installed at the correct elevation.
- Inspect the sediment basin at least weekly and after each significant storm event (½ inch or greater).
- Remove trash and other debris from the skimmer, emergency spillway and pool area.
- Remove and properly dispose of sediment when it accumulates.

Vegetated Swale Inspection & Maintenance

- The channel must be adequately vegetated.
- Maintain grass height of 3 to 4 inches
- Remove sediment build up in channel bottom when it accumulates to 25% of original total channel volume.
- Ensure that rills and gullies have not formed on side slopes. Correct if necessary.
- Remove trash and debris build up.
- Replant areas where vegetation has not been successfully established.

Inspection & Maintenance Cont.

Bioretention Area

Inspection

- Check to see if 75% to 90% cover (mulch plus vegetative cover) has been achieved in the bed, and measure the depth of the remaining mulch.
- Check for sediment buildup at curb cuts, gravel diaphragms or pavement edges that prevents flow from getting into the bed, and check for other signs of bypassing.
- Check for any winter- or salt-killed vegetation, and replace it with hardier species.
- Note presence of accumulated sand, sediment and trash in the pre-treatment cell or filter beds, and remove it.
- • Inspect bioretention side slopes and grass filter strips for evidence of any rill or gully erosion, and repair it.
- Check the bioretention bed for evidence of mulch flotation, excessive ponding, dead plants or concentrated flows, and take appropriate remedial action.
- Check inflow points for clogging, and remove any sediment.
- Look for any bare soil or sediment sources in the contributing drainage area, and stabilize them immediately.
- Check for clogged or slow-draining soil media, a crust formed on the top layer, inappropriate soil media, or other causes of insufficient filtering time, and restore proper filtration characteristics.

Maintenance

- Open the underdrain observation well or cleanout and pour in water to verify that the underdrains are functioning and not clogged or otherwise in need of repair. The purpose of this check is to see if there is standing water all the way down through the soil. If there is standing water on top, but not in the underdrain, then there is a clogged soil layer. If the underdrain and stand pipe indicates standing water, then the underdrain must be clogged and will need to be snaked. Perform weeding and trash removal as needed to maintain appearance.
- Remove accumulated sediment and till 2 to 3 inches of sand into the upper 8 to 12 inches of soil.
- Install sand wicks from 3 inches below the surface to the underdrain layer. This reduces the average concentration of fines in the media bed and promotes quicker drawdown times. Sand wicks can be installed by excavating or augering (using a tree auger or similar tool) down to the gravel storage zone to create vertical columns which are then filled with a clean open-graded coarse sand material (ASTM C-33 concrete sand or similar approved sand mix for bioretention media). A sufficient number of wick drains of sufficient dimension should be installed to meet the design dewatering time for the facility.
- Remove and replace some or all of the soil media.

Conclusion

The proposed stormwater management facilities will reduce the post-development peak flow rates below pre-development peak flow rates for the 1-year through 100-year storm events for the site.

Therefore, it is the professional opinion of the engineer-of-record that the proposed stormwater management system as designed for Express Oil Change will adequately serve its intended purpose, will comply with Farragut, TN Code of Ordinances, and will be in accordance with sound engineering practices.

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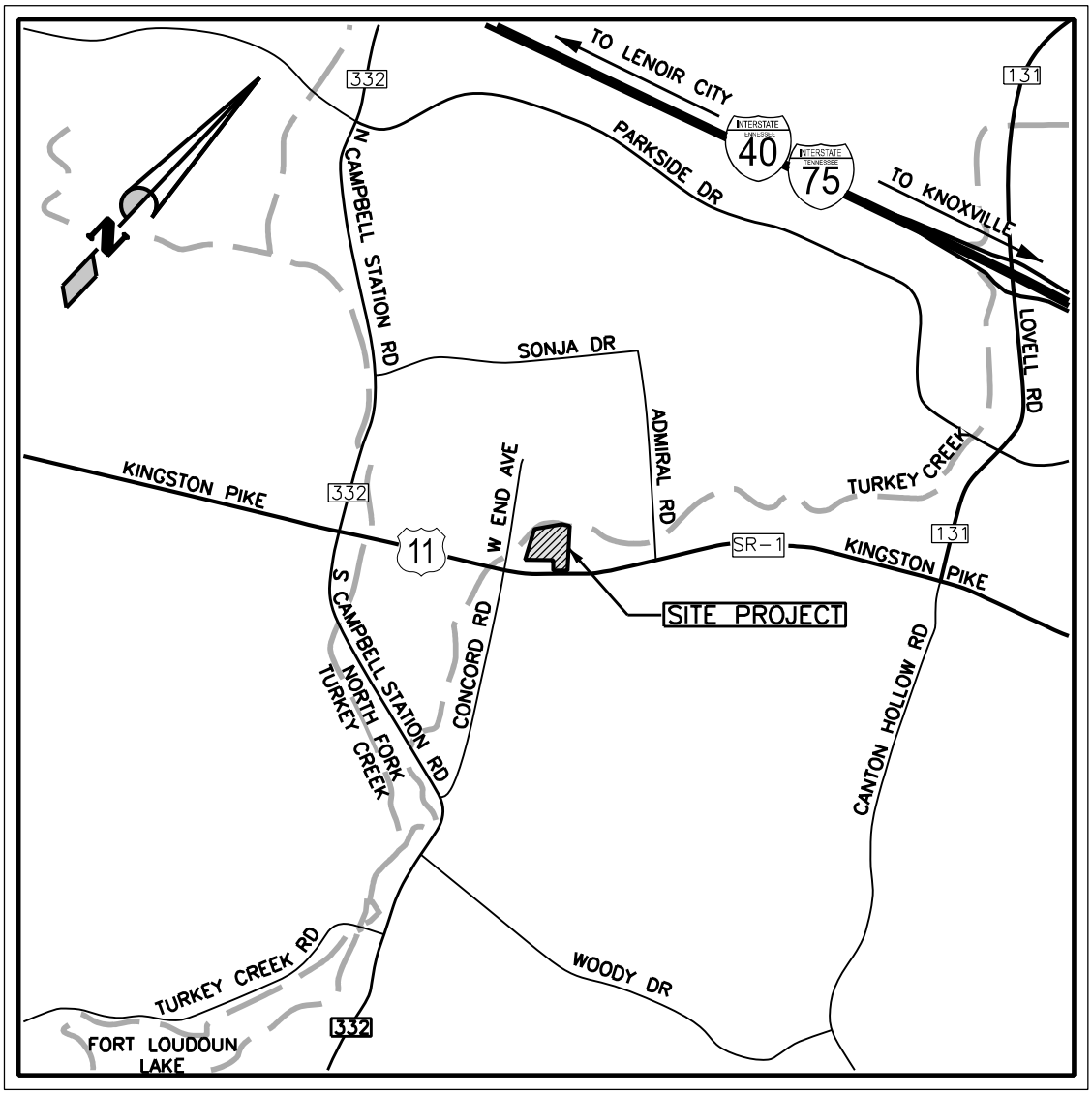


TITLE:

VICINITY MAP

NEW EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

DWG. NO.	DATE:	JOB NO.	DWN. BY:	CHKD. BY:	SCALE:
VIN-MAP	01/17/2025	EXPR0009	SAR	NJO	N.T.S.

CCI PLANNING & ENGINEERING
3528 Vann Road
Suite 105
Birmingham, AL 35235
Phone: (205) 655-1991
www.ccipe.com

Map Scale: 1:2,710 if printed on B landscape (17" x 11") sheet.

N

Meters: 0, 40, 80, 160, 240

Feet: 0, 100, 200, 400, 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Knox County, Tennessee
Survey Area Data: Version 20, Sep 12, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 8, 2020—Apr 4, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Bd	Bloomingdale silt loam, 0 to 2 percent slopes, occasionally flooded	C/D	12.3	22.1%
DeB	Dewey silt loam, 2 to 6 percent slopes	B	7.2	13.0%
DeC2	Dewey silt loam, 6 to 15 percent slopes, eroded	B	0.3	0.6%
EmB	Emory silt loam, 2 to 5 percent slopes	B	1.2	2.2%
St	Steadman silt loam, 0 to 3 percent slopes, occasionally flooded	C	3.1	5.7%
Ur	Urban land		29.8	53.5%
Uu	Urban land-Udorthents complex		1.6	2.9%
Totals for Area of Interest			**55.7**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

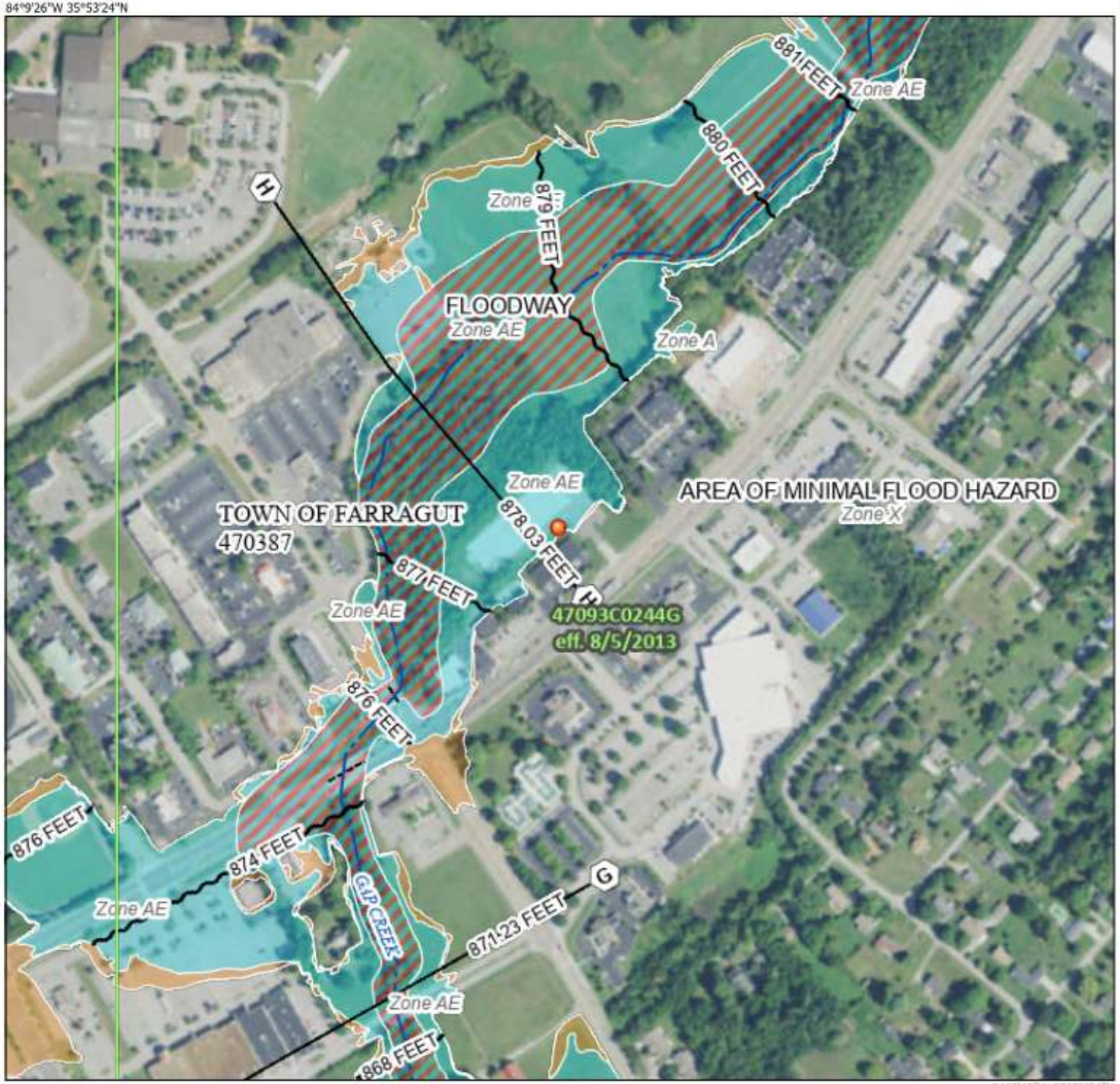
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette

FEMA

84°9'26"W 35°53'24"N



84°8'49"W 35°52'54"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

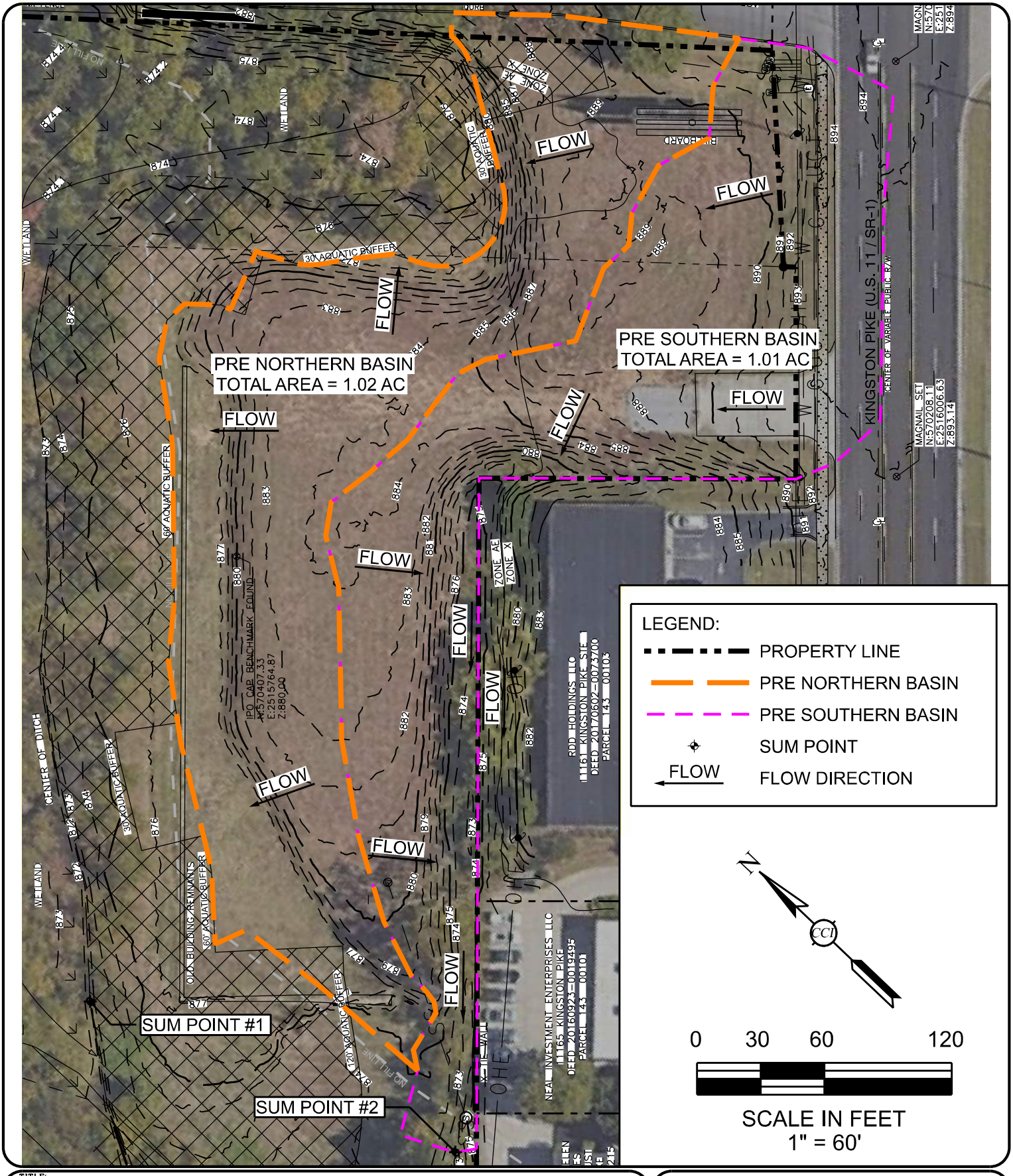
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2024 at 3:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



TITLE:

PRE-DEVELOPEMENT CONDITIONS

NEW EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

DWG. NO.	DATE:	JOB NO.	DWN. BY:	CHKD. BY:	SCALE:
PRE-DEV	01/17/2025	EXPR0009	SAR	NJO	1" = 60'

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Suite 105
Birmingham, AL 35235
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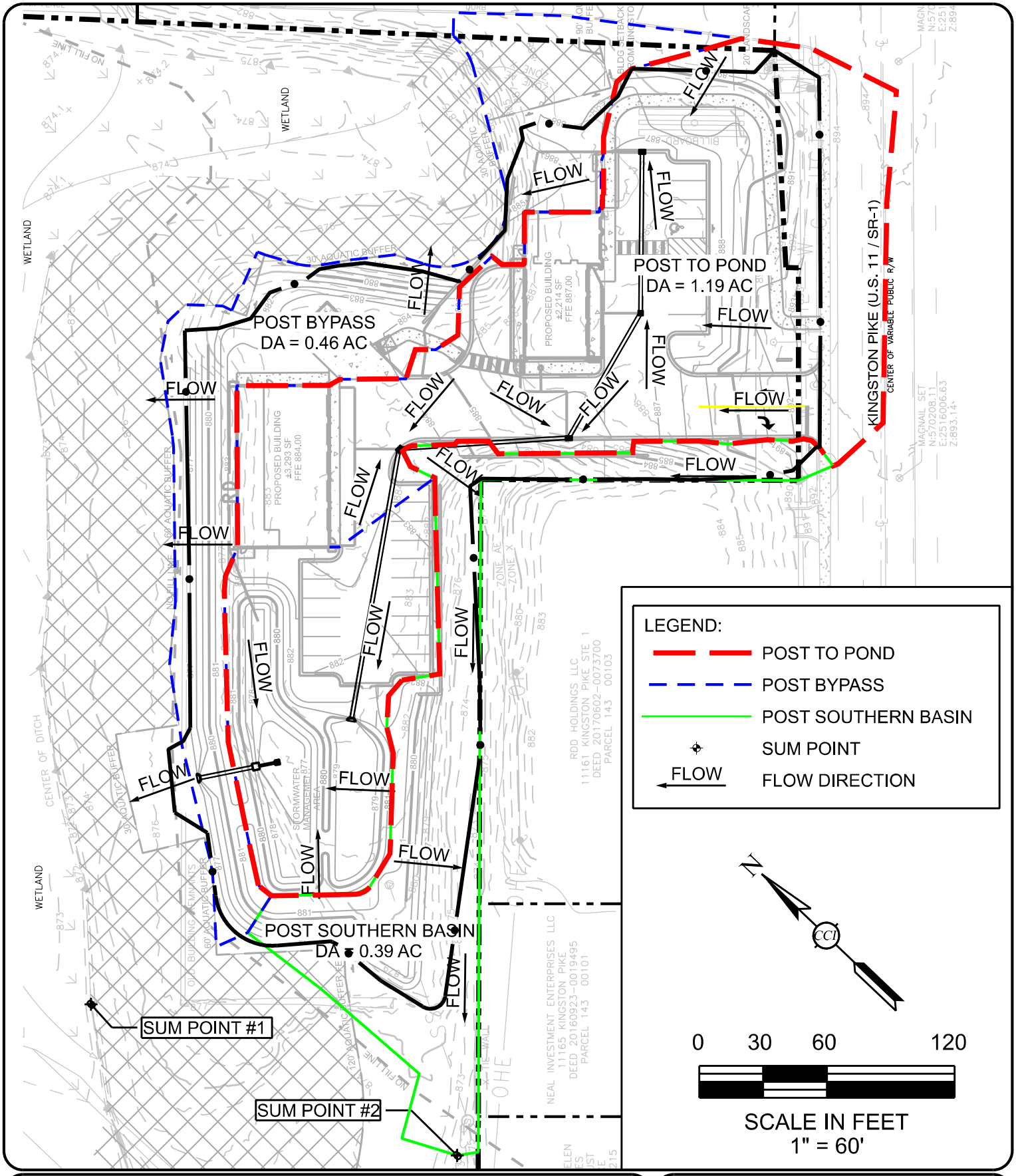

TITLE:

POST-DEVELOPEMENT CONDITIONS

NEW EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

DWG. NO.	DATE:	JOB NO.	DWN. BY:	CHKD. BY:	SCALE:
POST-DEV	01/17/2025	EXPR0009	SAR	NJO	1" = 60'

CCI PLANNING & ENGINEERING
3528 Vann Road
Suite 105
Birmingham, AL 35235
Phone: (205) 655-1991
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Hydrology Studio v 3.0.0.34

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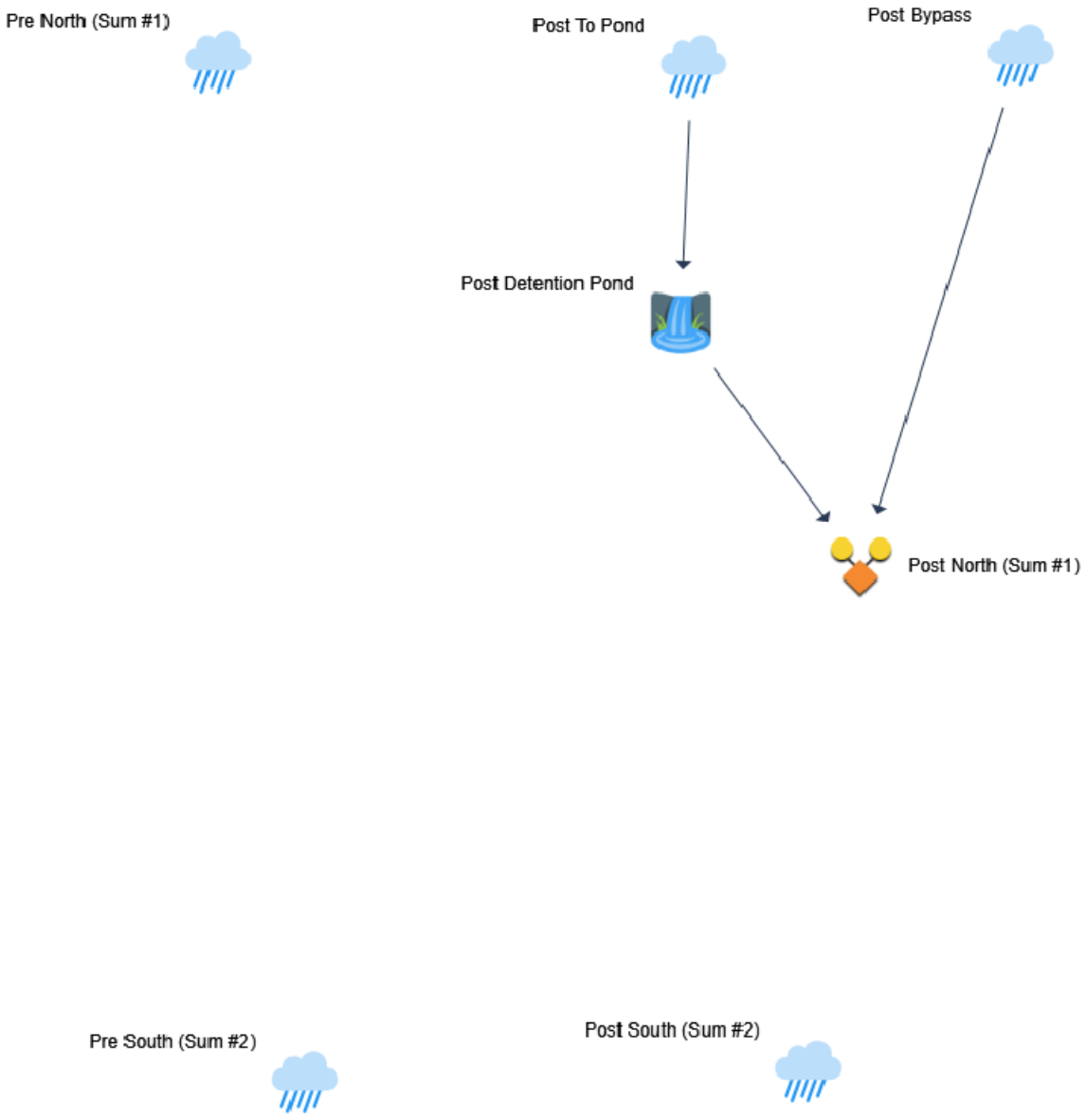
Basin Model

Hydrology Studio v 3.0.0.34

Project Name:

12-16-2024



Hydrograph by Return Period

Project Name:

12-16-2024

Hydrology Studio v 3.0.0.34

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	NRCS Runoff	Pre North (Sum #1)	1.510	2.111		2.978	3.738	4.835		6.726
2	NRCS Runoff	Post To Pond	2.715	3.538		4.682	5.628	6.955		9.189
3	NRCS Runoff	Post Bypass	0.759	1.038		1.444	1.793	2.290		3.142
4	Pond Route	Post Detention Pond	0.047	0.138		0.525	1.372	2.729		4.112
5	Junction	Post North (Sum #1)	0.759	1.038		1.444	2.319	4.320		6.711
6	NRCS Runoff	Pre South (Sum #2)	1.687	2.307		3.211	3.986	5.093		6.987
7	NRCS Runoff	Post South (Sum #2)	0.606	0.838		1.174	1.466	1.884		2.603

Hydrograph 1-yr Summary

Project Name:

12-16-2024

Hydrology Studio v 3.0.0.34

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre North (Sum #1)	1.510	11.97	3,024	----		
2	NRCS Runoff	Post To Pond	2.715	11.93	5,493	----		
3	NRCS Runoff	Post Bypass	0.759	11.97	1,518	----		
4	Pond Route	Post Detention Pond	0.047	17.30	1,231	2	879.02	4,360
5	Junction	Post North (Sum #1)	0.759	11.97	2,749	3, 4		
6	NRCS Runoff	Pre South (Sum #2)	1.687	11.97	3,376	----		
7	NRCS Runoff	Post South (Sum #2)	0.606	11.97	1,213	----		

Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

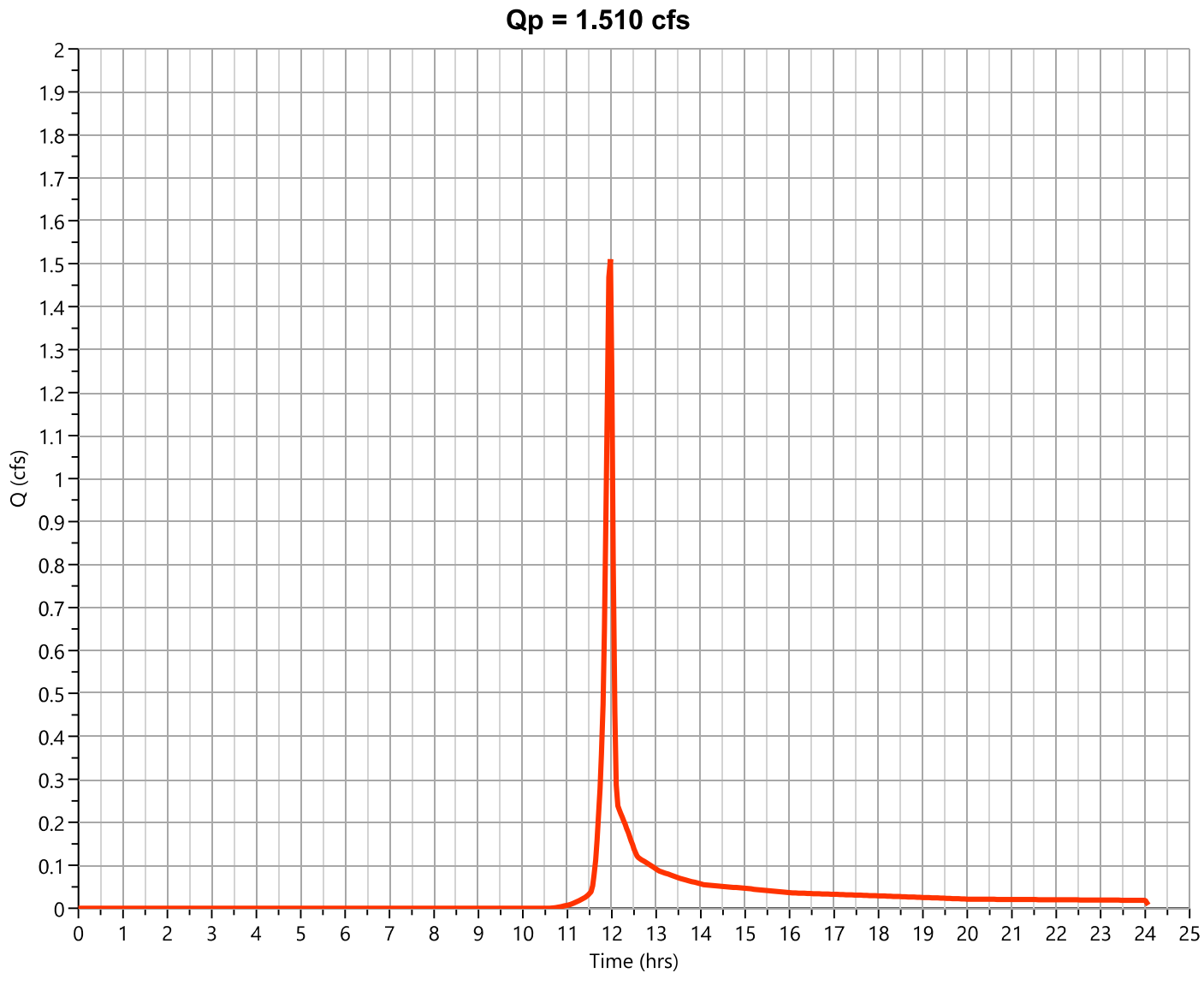
Pre North (Sum #1)

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.510 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 3,024 cuft
Drainage Area	= 1.02 ac	Curve Number	= 79*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.55 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.049	61	Open Space (B) Good
0.971	80	Open Space (D) Good
1.02	**79**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

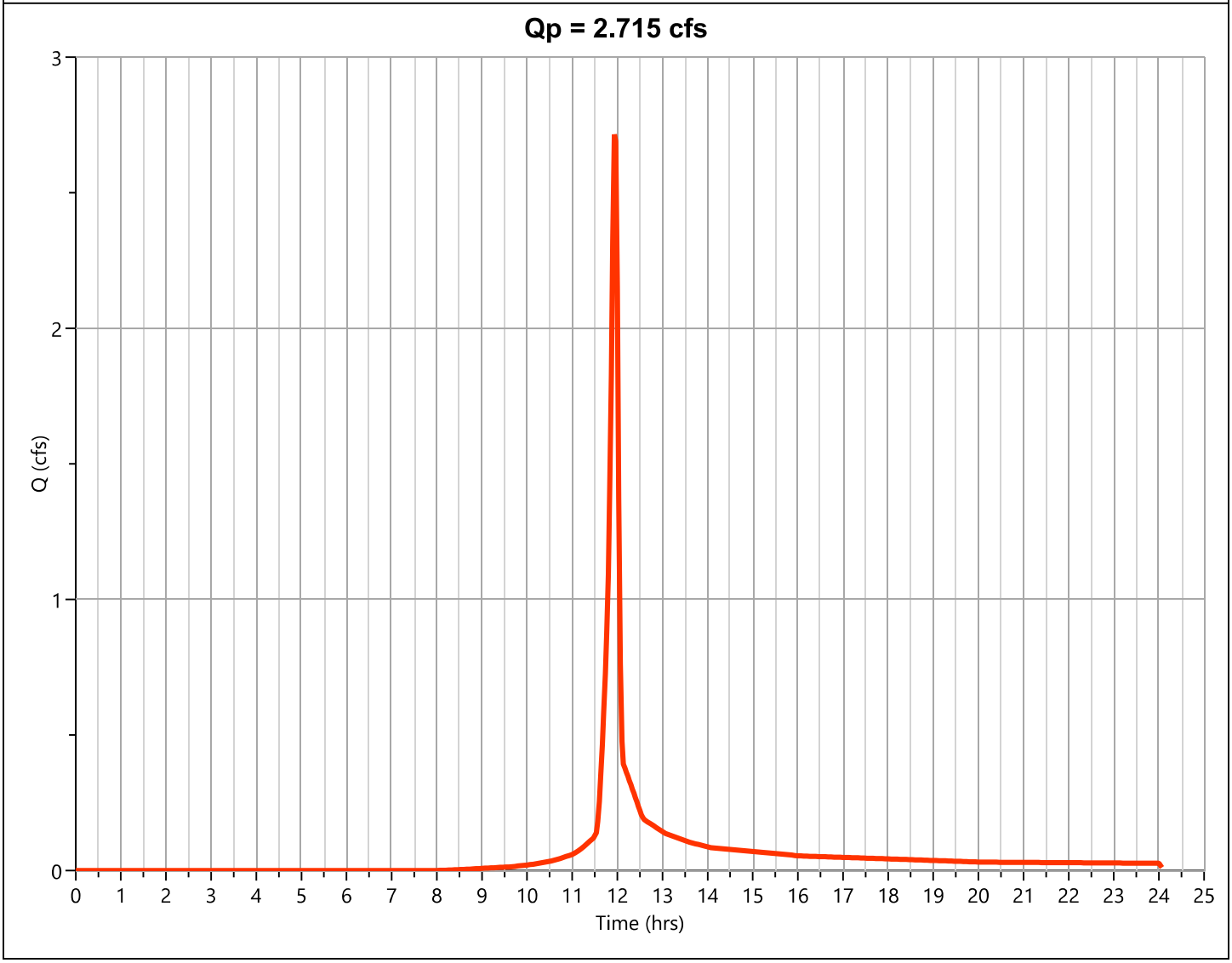
Post To Pond

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.715 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 5,493 cuft
Drainage Area	= 1.193 ac	Curve Number	= 87*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.55 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.728	98	Impervious
0.201	61	Open Space (B) Good
0.114	80	Open Space (D) Good
0.125	84	Open Space (D) Fair
0.025	30	Brush (D) Good (Bioretention)
1.193	**87**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

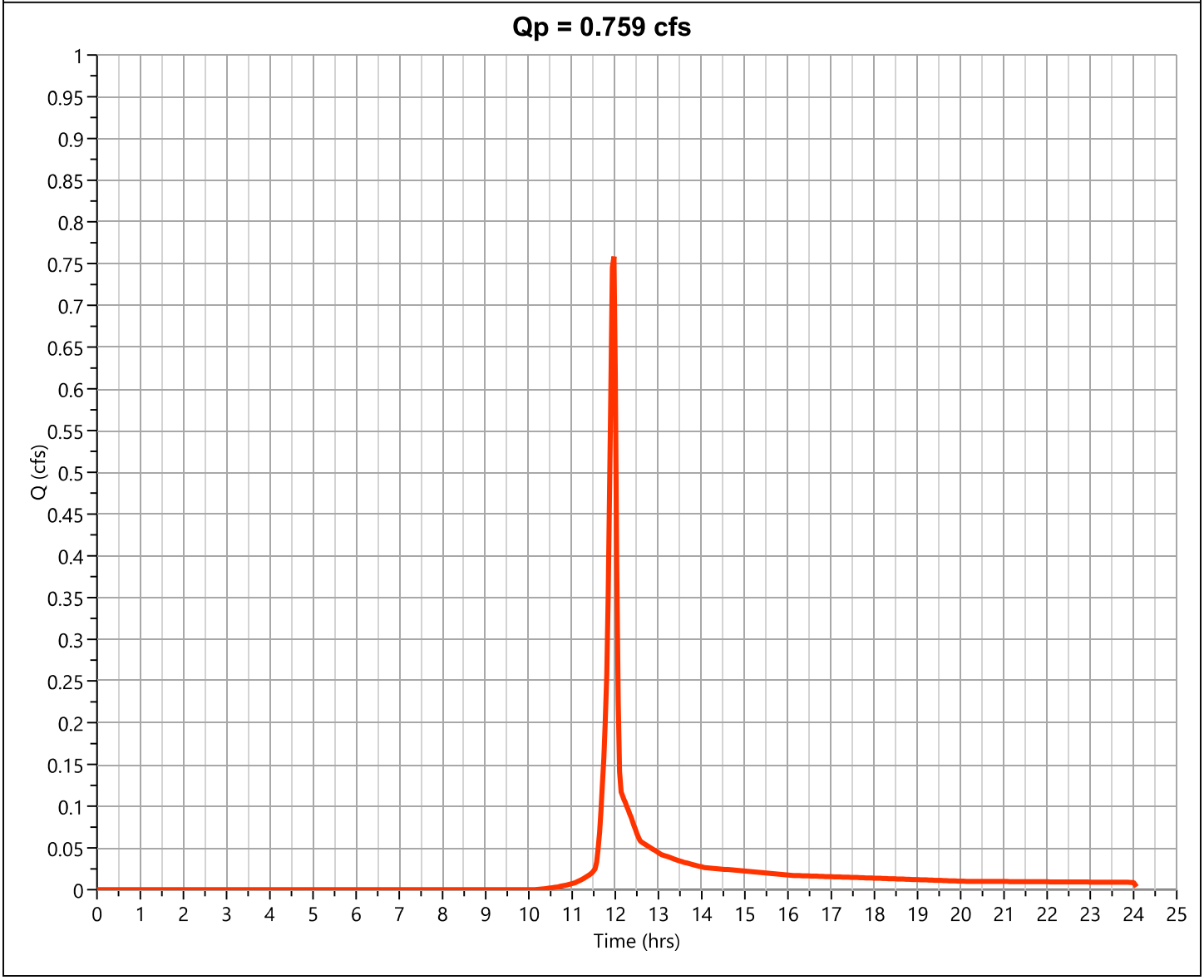
Post Bypass

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.759 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 1,518 cuft
Drainage Area	= 0.456 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.55 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.038	98	Impervious
0.021	61	Open Space (B) Good
0.397	80	Open Space (D) Good
0.456	**81**	Weighted CN Method Employed



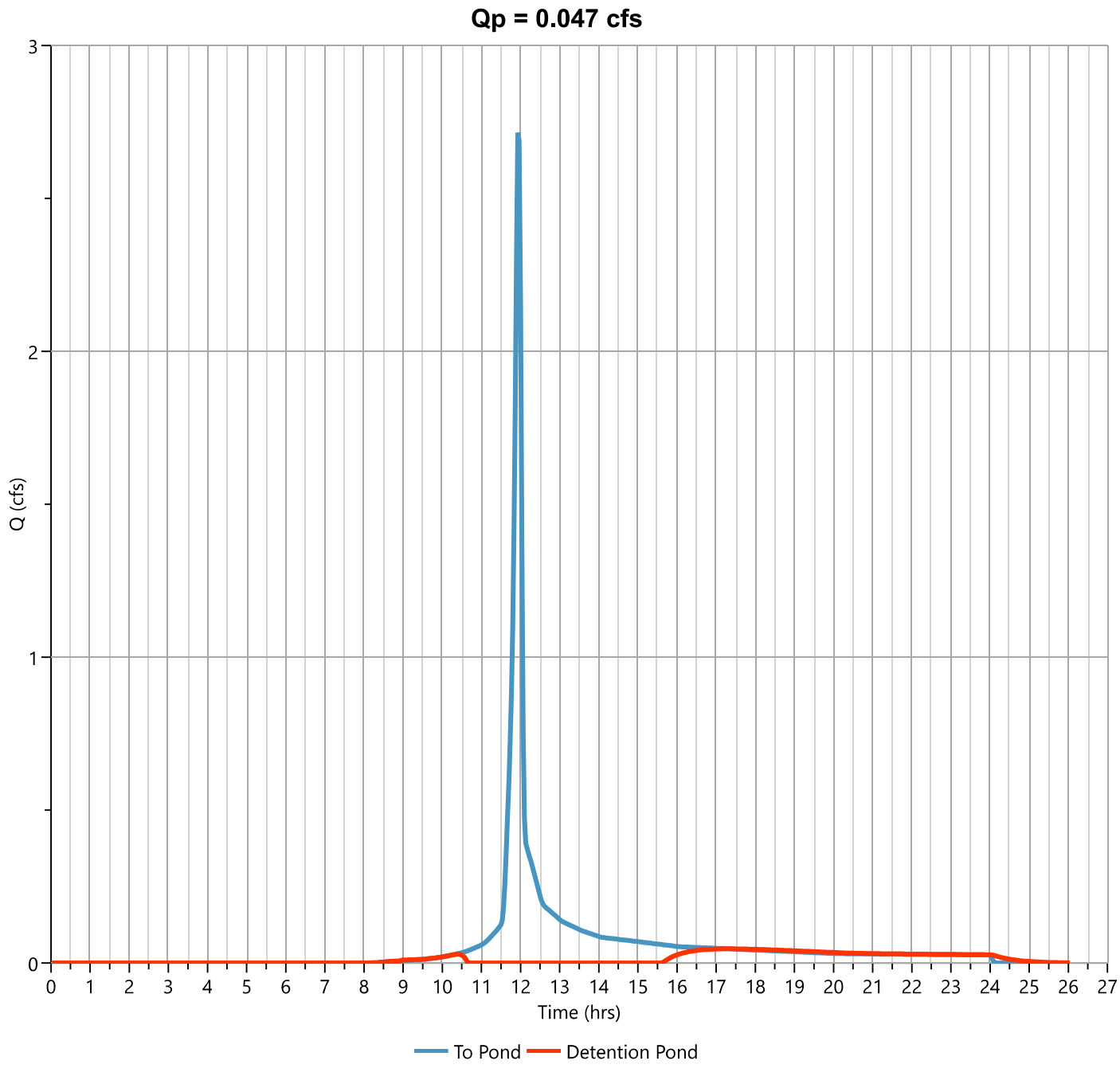
Post Detention Pond

Hyd. No. 4

Hydrograph Type	= Pond Route	Peak Flow	= 0.047 cfs
Storm Frequency	= 1-yr	Time to Peak	= 17.30 hrs
Time Interval	= 2 min	Hydrograph Volume	= 1,231 cuft
Inflow Hydrograph	= 2 - To Pond	Max. Elevation	= 879.02 ft
Pond Name	= Pond	Max. Storage	= 4,360 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 5.25 hrs



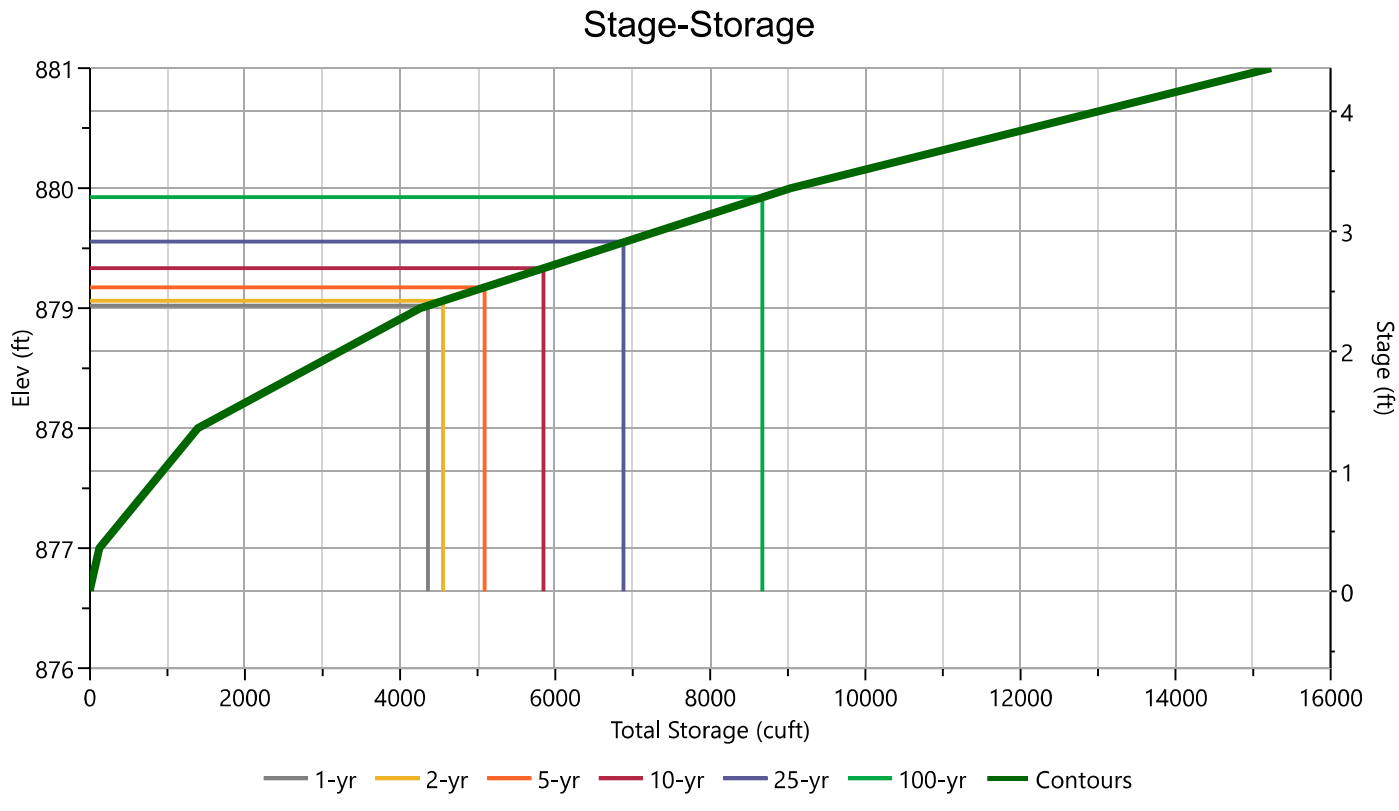
Pond

Stage-Storage

User Defined Contours	
Description	**Input**
Bottom Elevation, ft	876.64
Voids (%)	100.00
Volume Calc	None

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour Area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
0.00	876.64	1	0.000	0.000
0.02	876.66	10	0.110	0.110
0.36	877.00	710	122	123
1.36	878.00	1,834	1,272	1,395
2.36	879.00	3,897	2,866	4,260
3.36	880.00	5,660	4,779	9,039
4.36	881.00	6,724	6,192	15,231



Pond Report

Project Name:

Hydrology Studio v 3.0.0.34

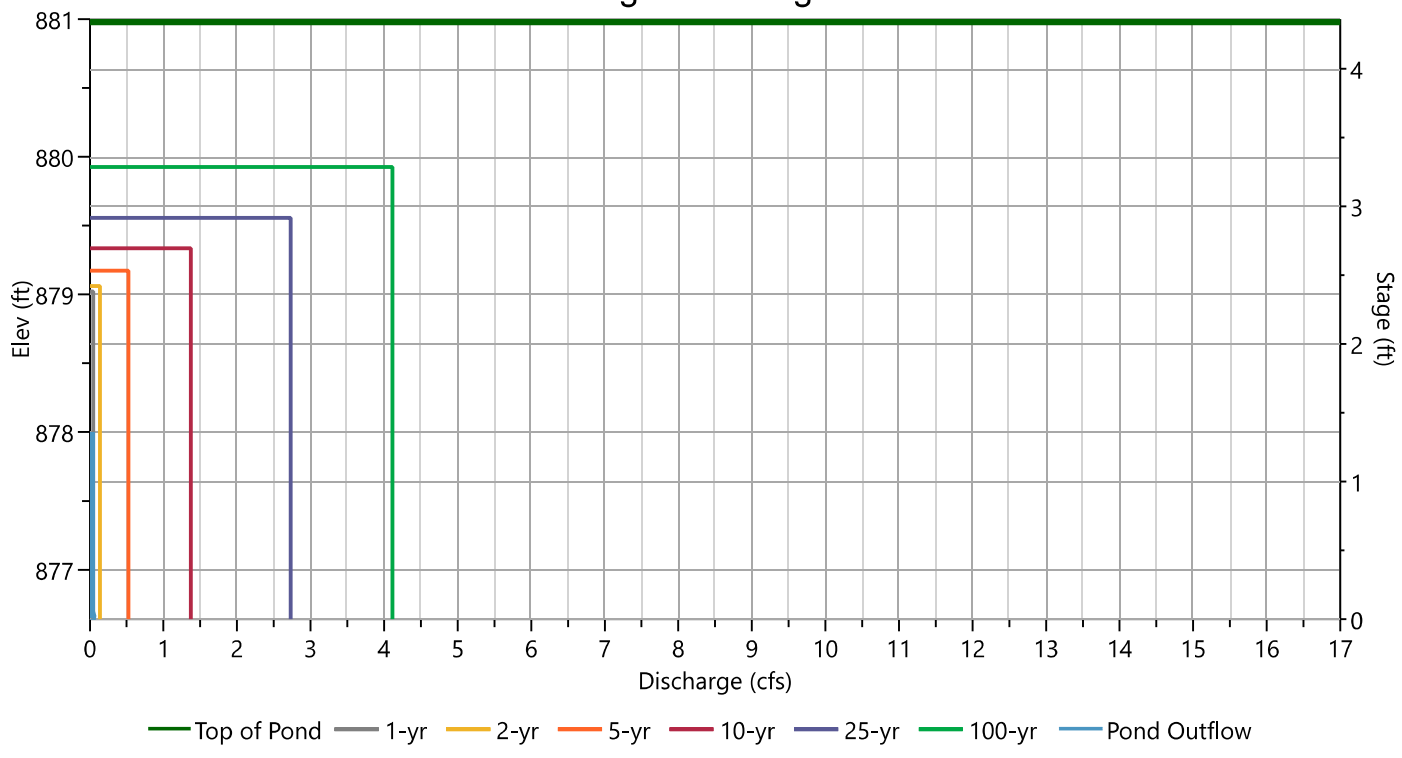
12-16-2024

Pond

Stage-Discharge

Culvert / Orifices	Culvert	Orifice			Orifice Plate	
		1 (m)	2	3		
Rise, in	18	6			Orifice Dia, in	
Span, in	18	25			No. Orifices	
No. Barrels	1	1			Invert Elevation, ft	
Invert Elevation, ft	876.64	879.00			Height, ft	
Orifice Coefficient, Co	0.60	0.60			Orifice Coefficient, Co	
Length, ft	27					
Barrel Slope, %	.5					
N-Value, n	0.013					
Weirs	**Riser**	**Weir**			**Ancillary**	
		1	2	3		
Shape / Type	Box				Exfiltration, in/hr	
Crest Elevation, ft	880					
Crest Length, ft	12					
Angle, deg						
Weir Coefficient, Cw	3.3					

m = Flows through Culvert, i = Independent



Pond

Stage-Storage-Discharge Summary

Stage (ft)	Elev. (ft)	Storage (cuft)	Culvert (cfs)	Orifices, cfs			Riser (cfs)	Weirs, cfs			Pf Riser (cfs)	Exfil (cfs)	User (cfs)	Total (cfs)
				1	2	3		1	2	3				
0.00	876.64	0.000	0.000	0.000			0.000							0.000
0.02	876.66	0.110	0.000	0.000			0.000						0.030	0.030
0.36	877.00	123	0.000	0.000			0.000							0.000
1.36	878.00	1,395	0.000	0.000			0.000							0.000
2.36	879.00	4,260	0.000	0.000			0.000							0.000
3.36	880.00	9,039	4.344 oc	4.344			0.000							4.344
4.36	881.00	15,231	16.16 ic	0.000			0.000							16.16

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Pond Report

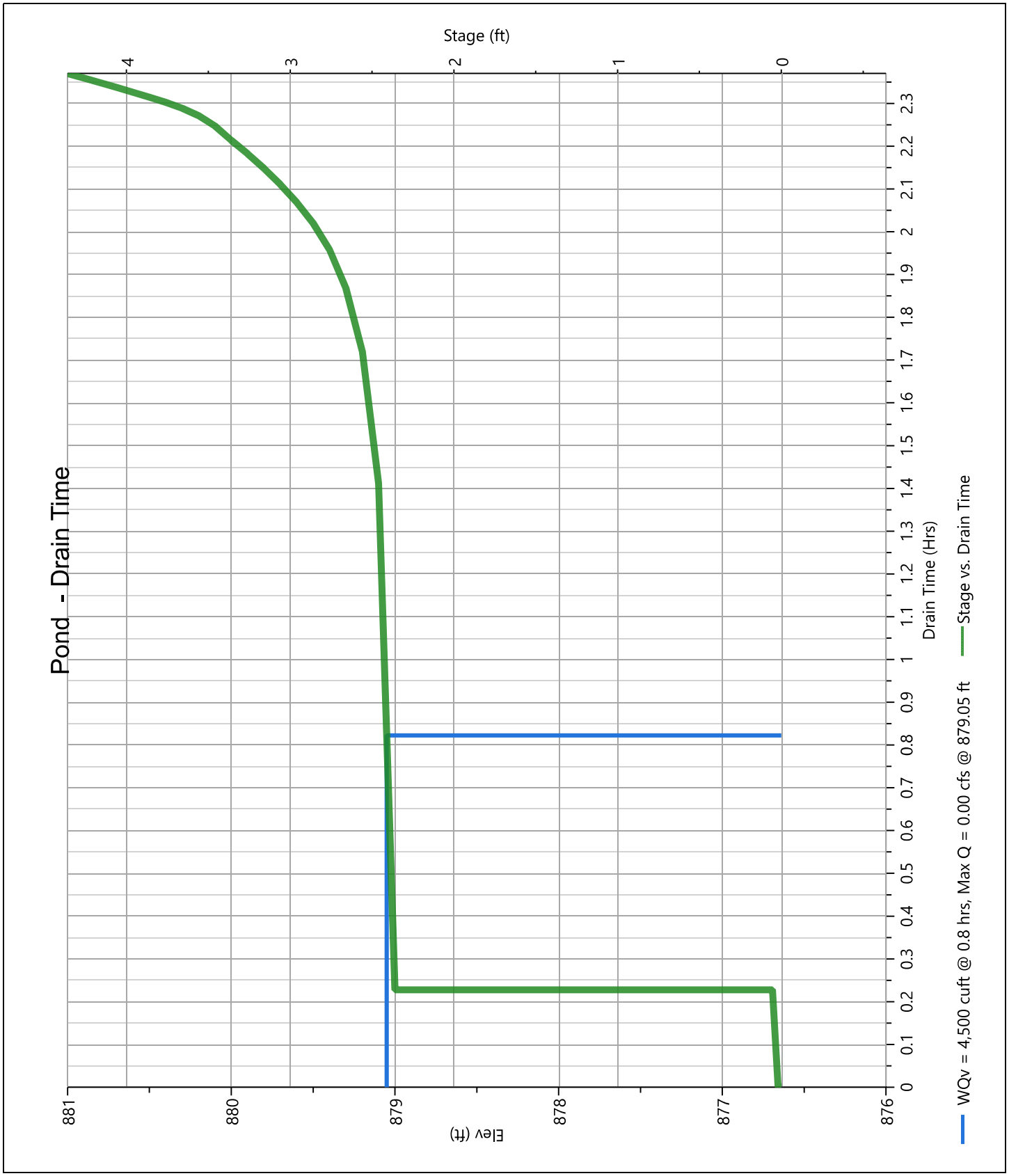
Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

Pond

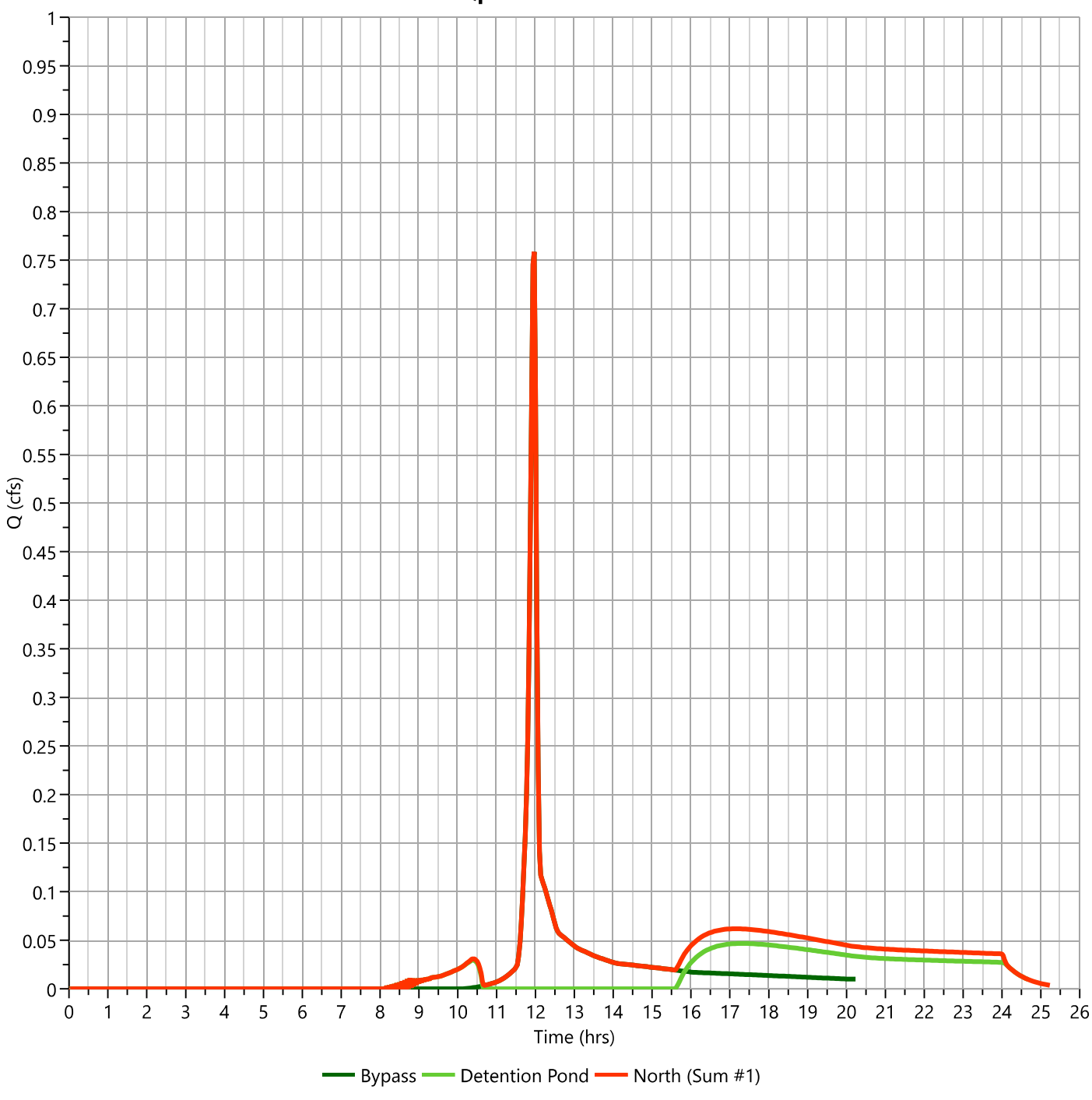
Extended Detention



Post North (Sum #1)

Hyd. No. 5

Hydrograph Type	= Junction	Peak Flow	= 0.759 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Hydrograph Volume	= 2,749 cuft
Inflow Hydrographs	= 3	Total Contrib. Area	= 0.456 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

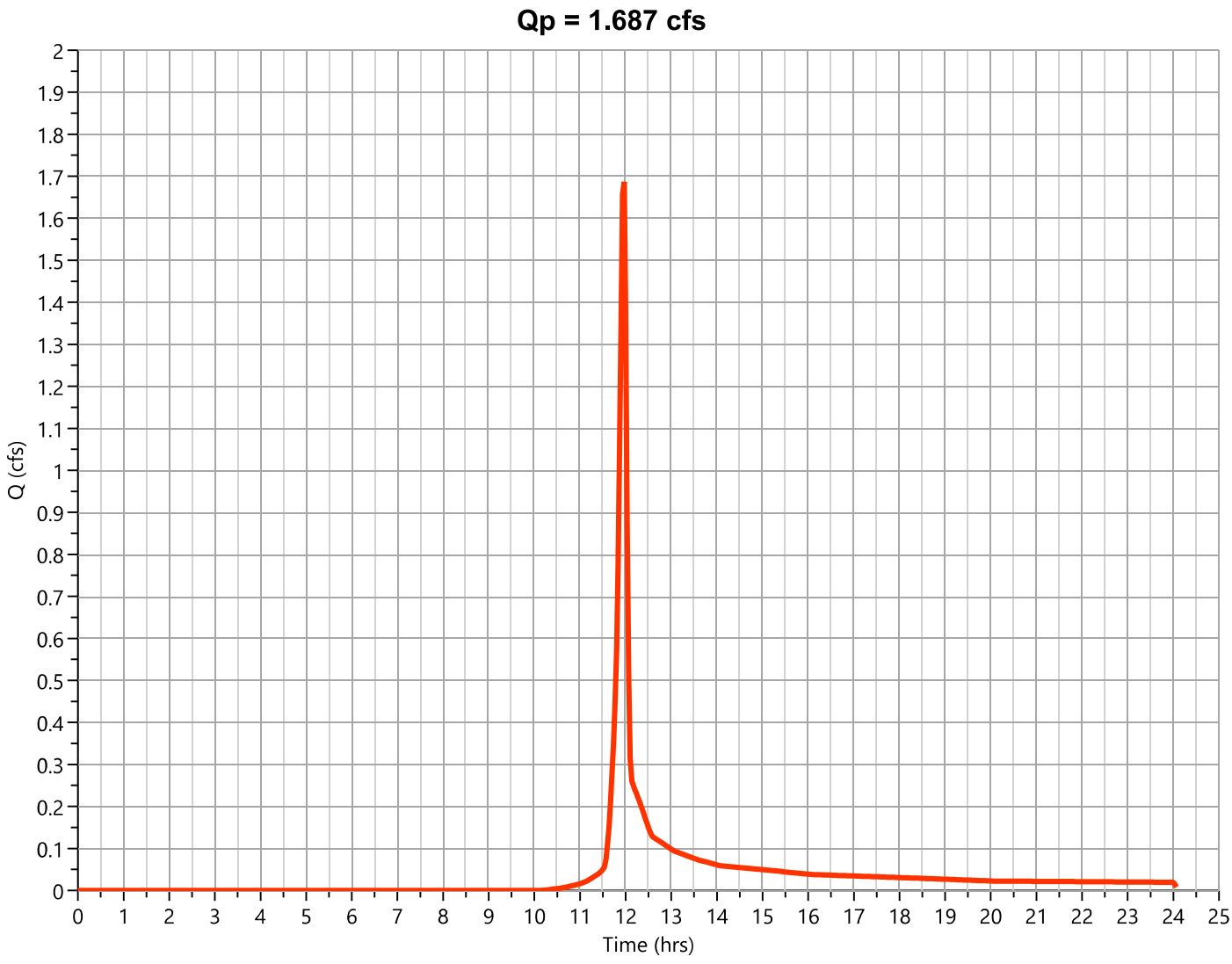
Pre South (Sum #2)

Hyd. No. 6

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.687 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 3,376 cuft
Drainage Area	= 1.014 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.55 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.165	98	Impervious
0.195	61	Open Space (B) Good
0.248	80	Open Space (D) Good
0.406	84	Open Space (D) Fair
1.014	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

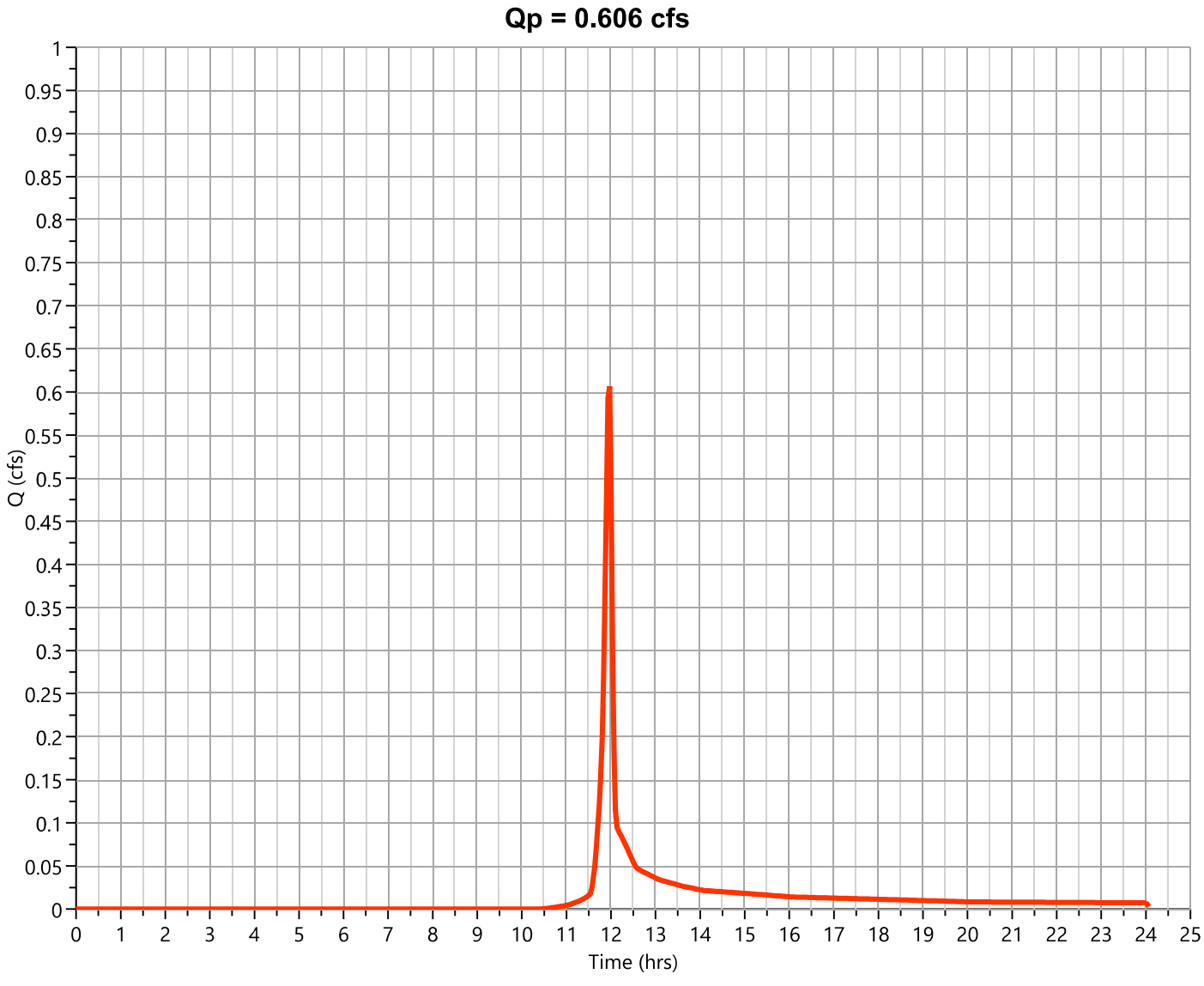
Post South (Sum #2)

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.606 cfs
Storm Frequency	= 1-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 1,213 cuft
Drainage Area	= 0.386 ac	Curve Number	= 80*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 2.55 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.01	98	Impervious
0.376	80	Open Space (D) Good
0.386	**80**	Weighted CN Method Employed



Design Storm Report

Custom Storm filename:

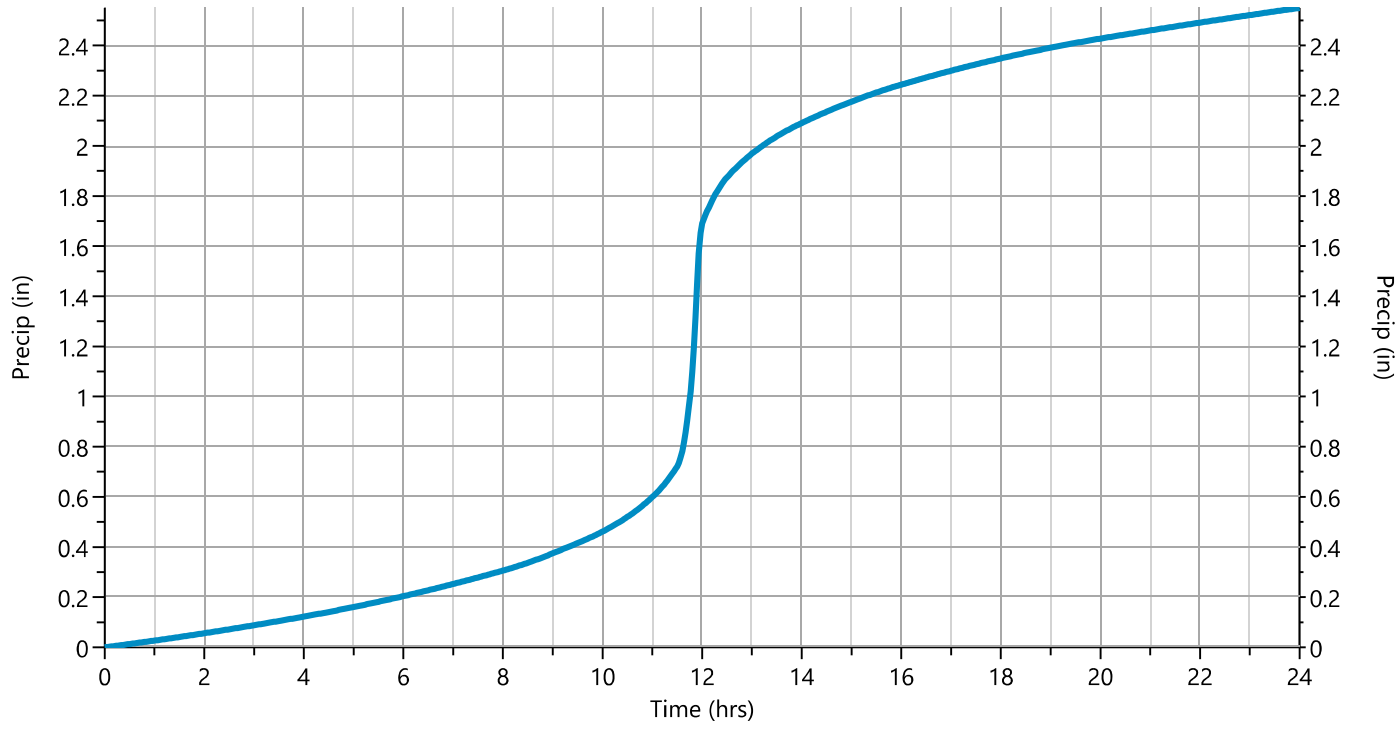
Hydrology Studio v 3.0.0.34

12-16-2024

Storm Distribution: NRCS/SCS - Type II, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	✔ 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
24 hrs	2.55	3.04	0.00	3.71	4.26	5.03	5.67	6.33	

Incremental Rainfall Distribution, 1-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
10.90	0.005723	11.27	0.008160	11.63	0.033683	12.00	0.038321	12.37	0.010302
10.93	0.005837	11.30	0.008432	11.67	0.040392	12.03	0.017047	12.40	0.009656
10.97	0.005950	11.33	0.008704	11.70	0.047101	12.07	0.016116	12.43	0.009010
11.00	0.006063	11.37	0.008976	11.73	0.053811	12.10	0.015470	12.47	0.008364
11.03	0.006255	11.40	0.009248	11.77	0.061766	12.13	0.014824	12.50	0.007718
11.07	0.006528	11.43	0.009520	11.80	0.079178	12.17	0.014178	12.53	0.007322
11.10	0.006800	11.47	0.009792	11.83	0.097841	12.20	0.013532	12.57	0.007174
11.13	0.007072	11.50	0.010064	11.87	0.116503	12.23	0.012886	12.60	0.007027
11.17	0.007344	11.53	0.013574	**11.90**	**0.135165**	12.27	0.012240	12.63	0.006879
11.20	0.007616	11.57	0.020264	11.93	0.123350	12.30	0.011594	12.67	0.006732
11.23	0.007888	11.60	0.026973	11.97	0.080792	12.33	0.010948	12.70	0.006585



Hydrograph 2-yr Summary

Project Name:

12-16-2024

Hydrology Studio v 3.0.0.34

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre North (Sum #1)	2.111	11.97	4,227	----		
2	NRCS Runoff	Post To Pond	3.538	11.93	7,203	----		
3	NRCS Runoff	Post Bypass	1.038	11.97	2,086	----		
4	Pond Route	Post Detention Pond	0.138	13.50	2,940	2	879.06	4,555
5	Junction	Post North (Sum #1)	1.038	11.97	5,027	3, 4		
6	NRCS Runoff	Pre South (Sum #2)	2.307	11.97	4,639	----		
7	NRCS Runoff	Post South (Sum #2)	0.838	11.97	1,682	----		

Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

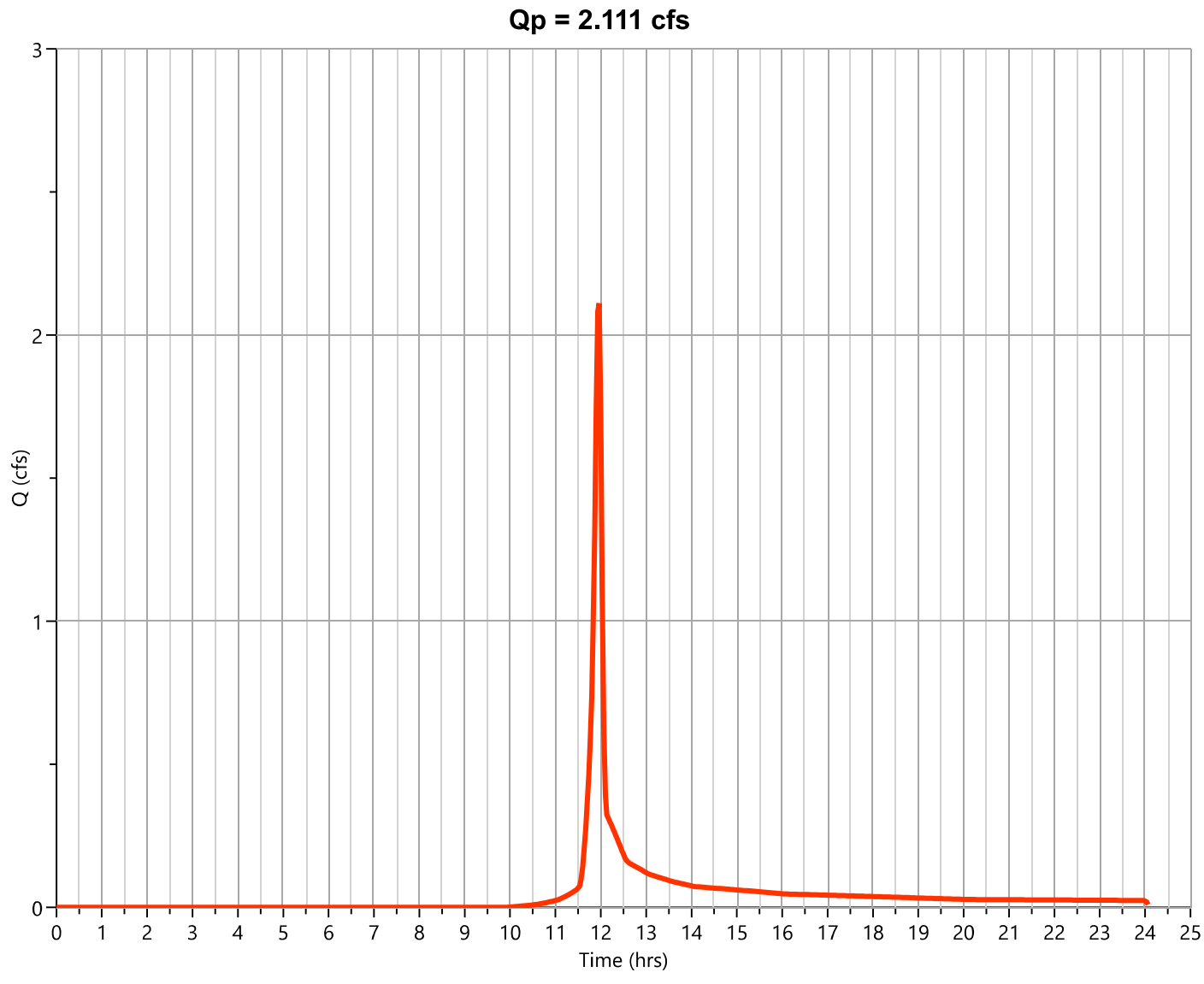
Pre North (Sum #1)

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.111 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 4,227 cuft
Drainage Area	= 1.02 ac	Curve Number	= 79*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.04 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.049	61	Open Space (B) Good
0.971	80	Open Space (D) Good
1.02	**79**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

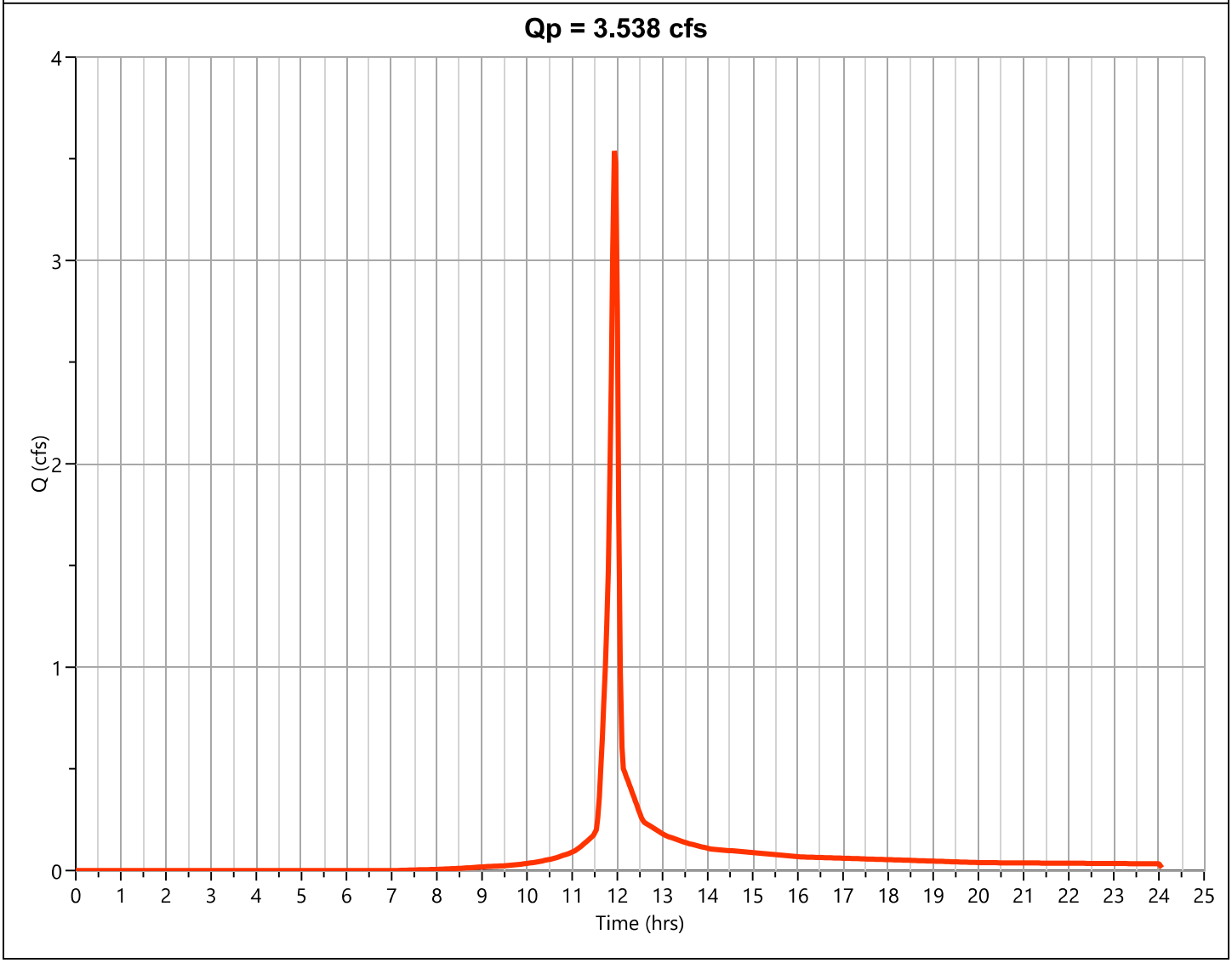
Post To Pond

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.538 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 7,203 cuft
Drainage Area	= 1.193 ac	Curve Number	= 87*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.04 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.728	98	Impervious
0.201	61	Open Space (B) Good
0.114	80	Open Space (D) Good
0.125	84	Open Space (D) Fair
0.025	30	Brush (D) Good (Bioretention)
1.193	**87**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

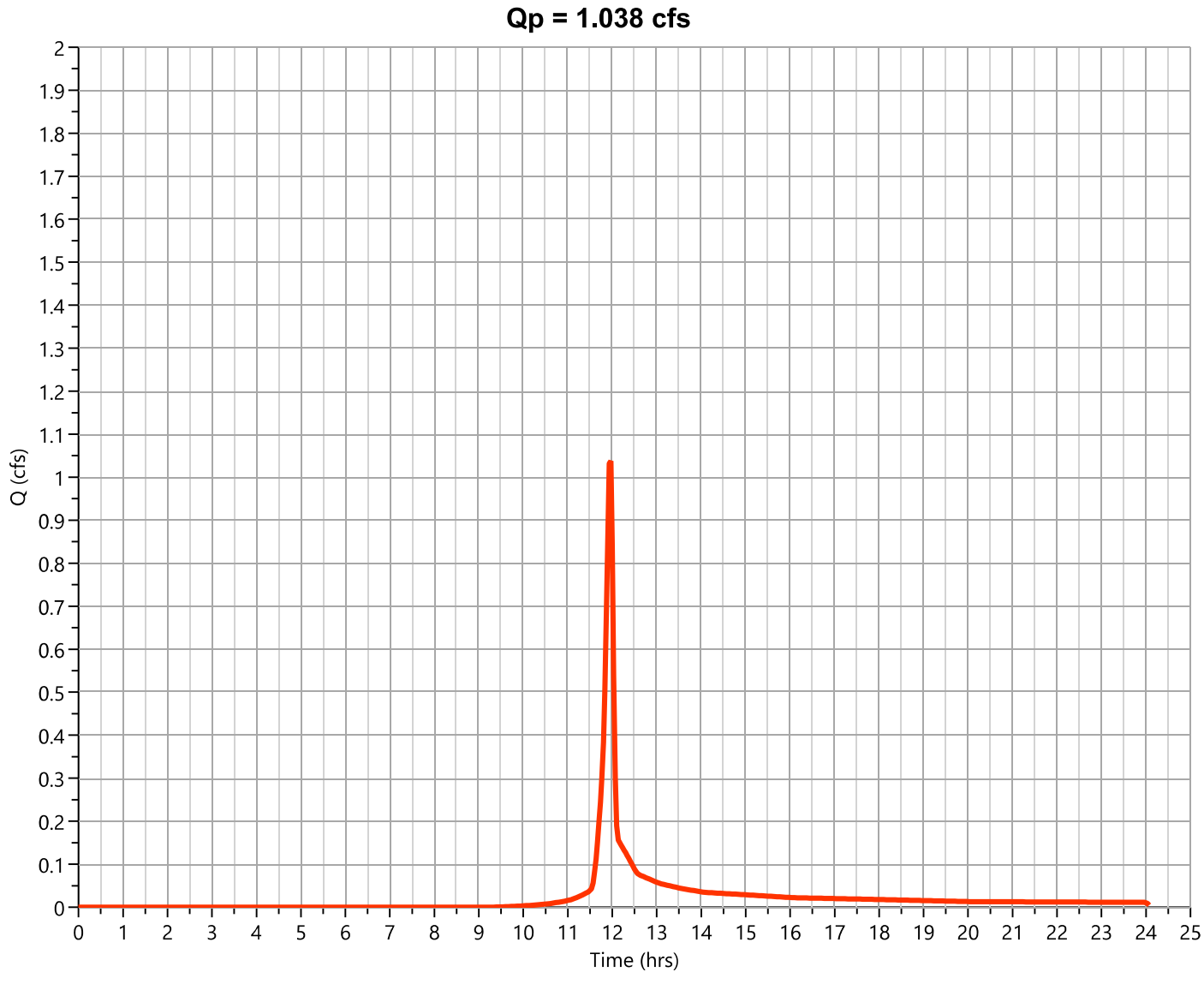
Post Bypass

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.038 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 2,086 cuft
Drainage Area	= 0.456 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.04 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.038	98	Impervious
0.021	61	Open Space (B) Good
0.397	80	Open Space (D) Good
0.456	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

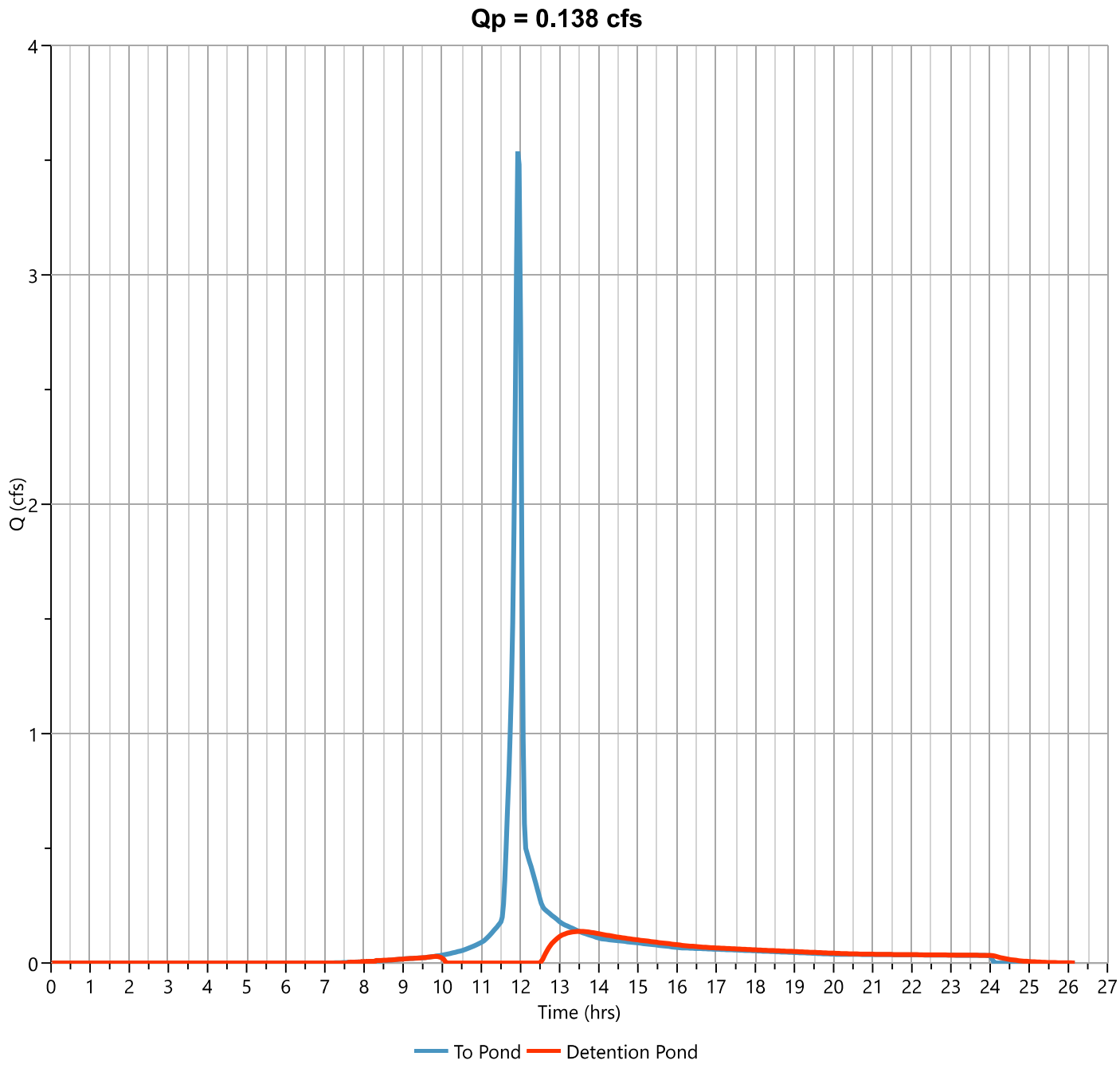
Post Detention Pond

Hyd. No. 4

Hydrograph Type	= Pond Route	Peak Flow	= 0.138 cfs
Storm Frequency	= 2-yr	Time to Peak	= 13.50 hrs
Time Interval	= 2 min	Hydrograph Volume	= 2,940 cuft
Inflow Hydrograph	= 2 - To Pond	Max. Elevation	= 879.06 ft
Pond Name	= Pond	Max. Storage	= 4,555 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 3.38 hrs



Hydrograph Report

Project Name:

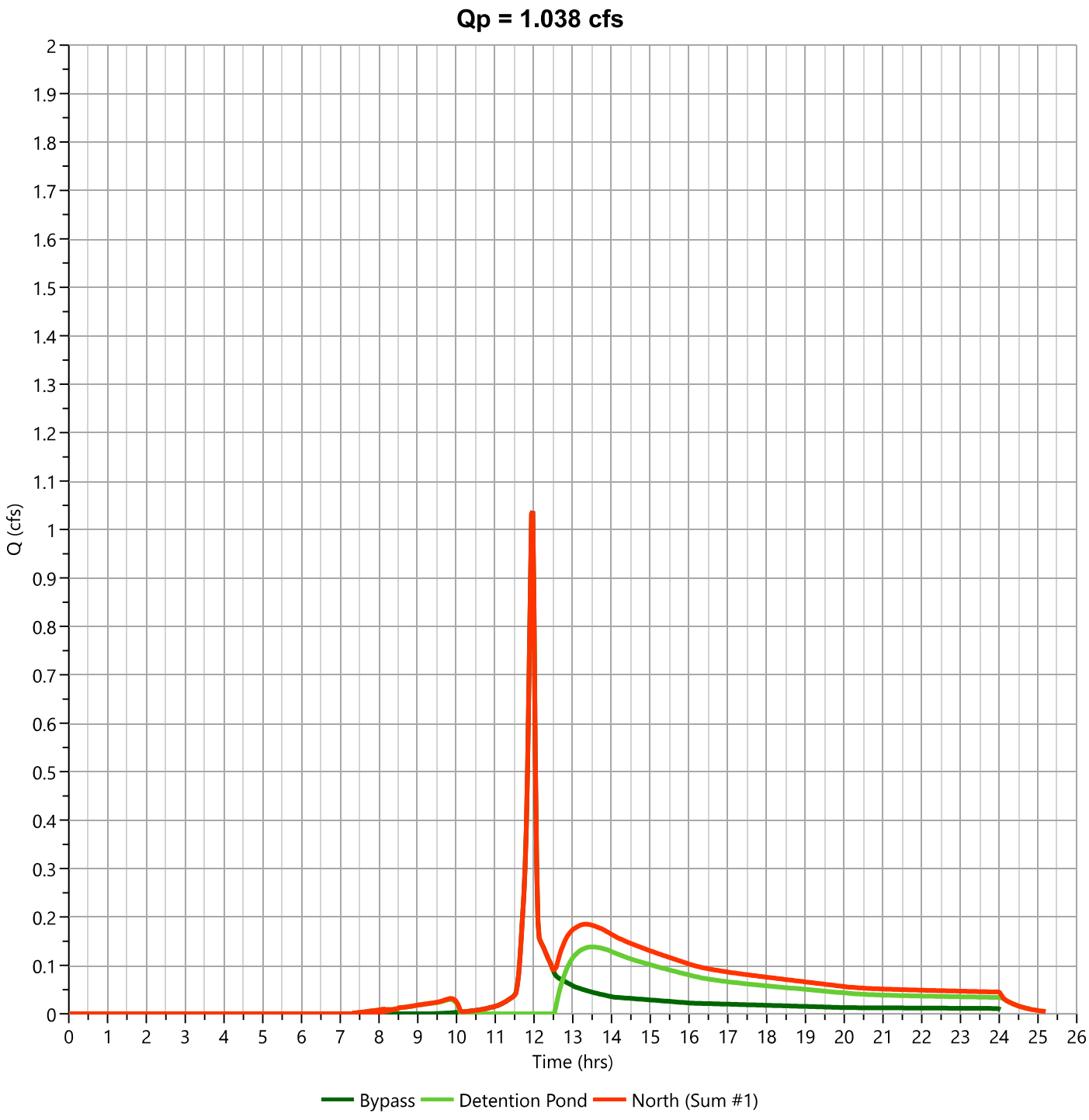
Hydrology Studio v 3.0.0.34

12-16-2024

Post North (Sum #1)

Hyd. No. 5

Hydrograph Type	= Junction	Peak Flow	= 1.038 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Hydrograph Volume	= 5,027 cuft
Inflow Hydrographs	= 3	Total Contrib. Area	= 0.456 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

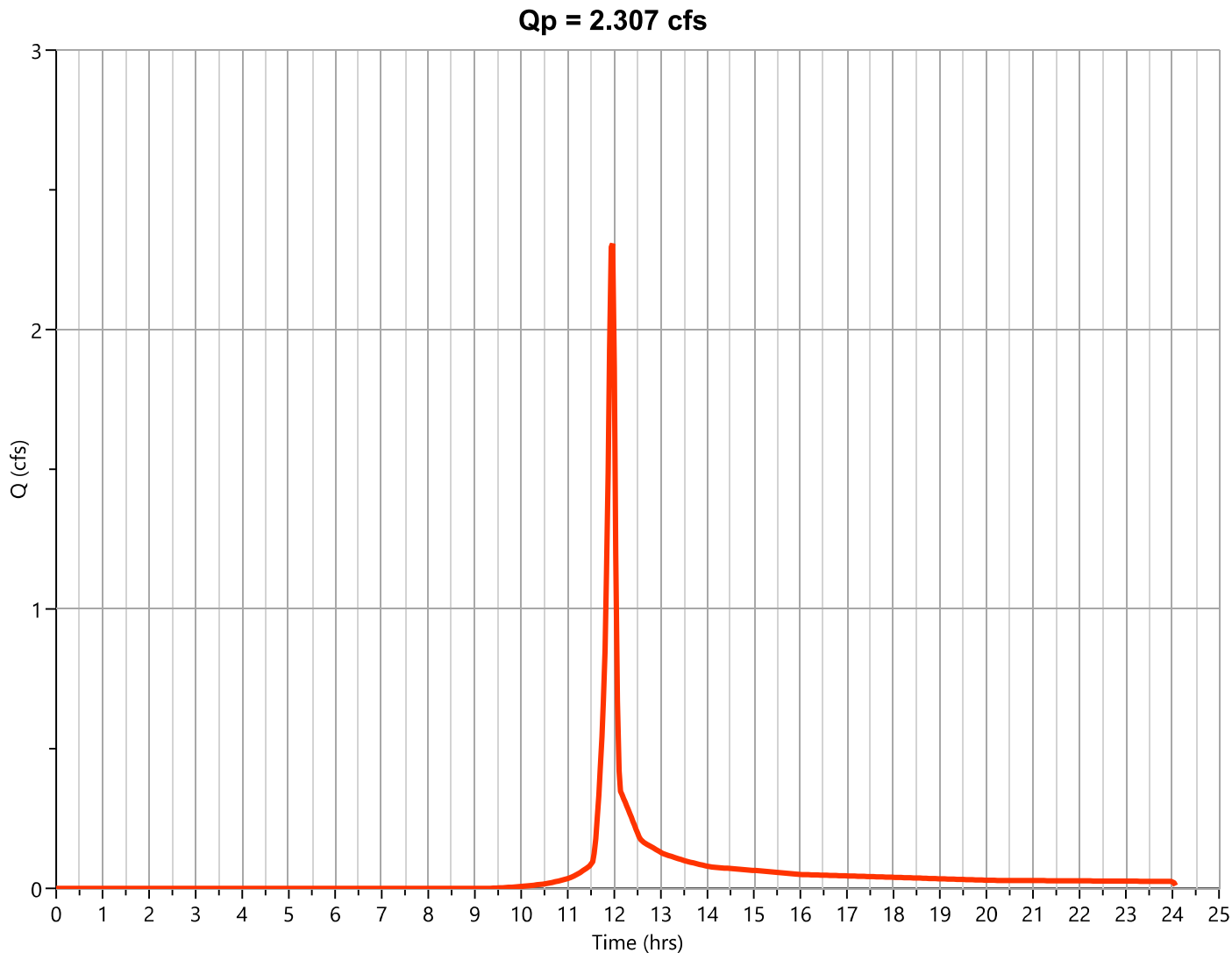
Pre South (Sum #2)

Hyd. No. 6

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.307 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 4,639 cuft
Drainage Area	= 1.014 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.04 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.165	98	Impervious
0.195	61	Open Space (B) Good
0.248	80	Open Space (D) Good
0.406	84	Open Space (D) Fair
1.014	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

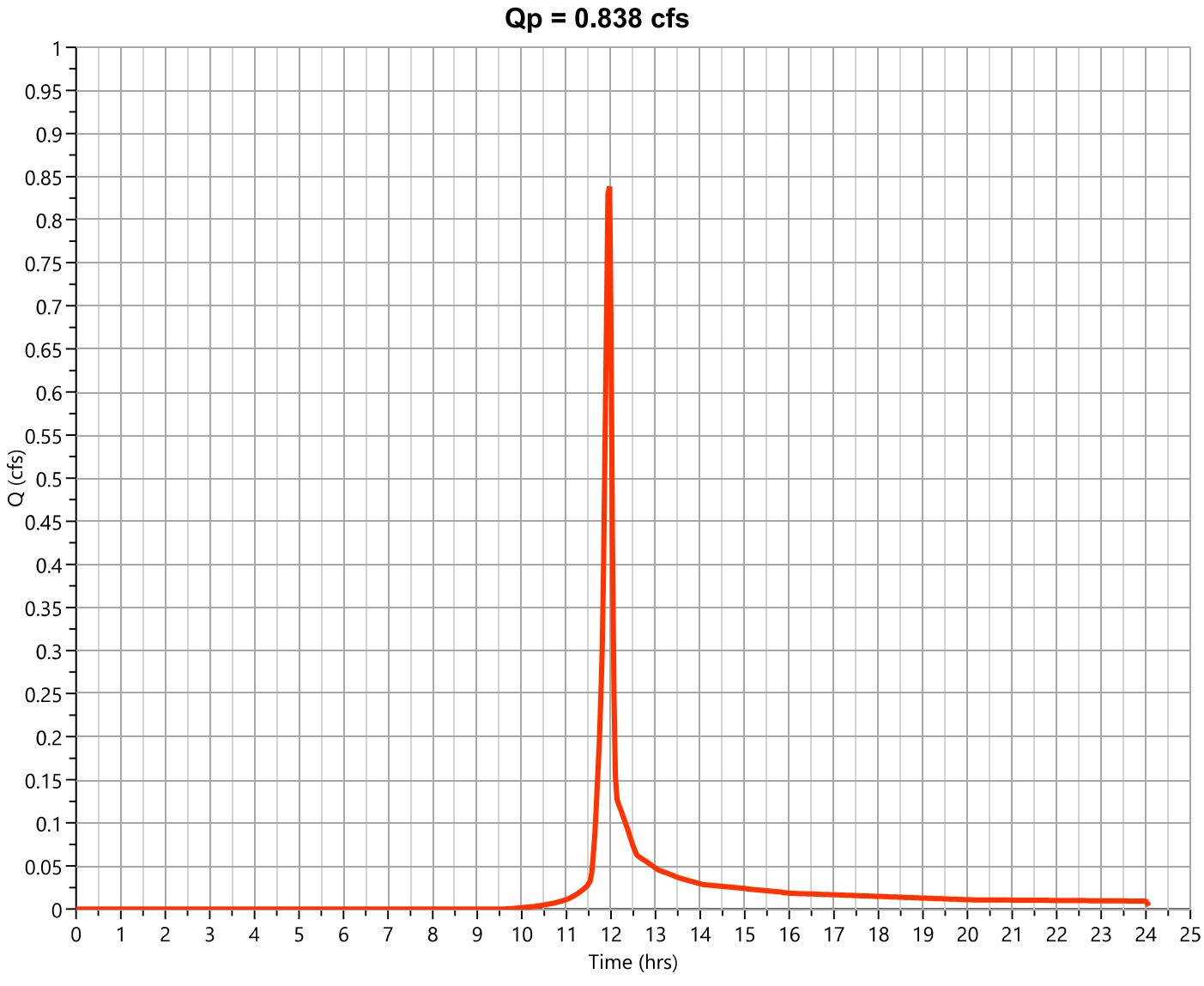
Post South (Sum #2)

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 0.838 cfs
Storm Frequency	= 2-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 1,682 cuft
Drainage Area	= 0.386 ac	Curve Number	= 80*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.04 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.01	98	Impervious
0.376	80	Open Space (D) Good
0.386	**80**	Weighted CN Method Employed



Design Storm Report

Custom Storm filename:

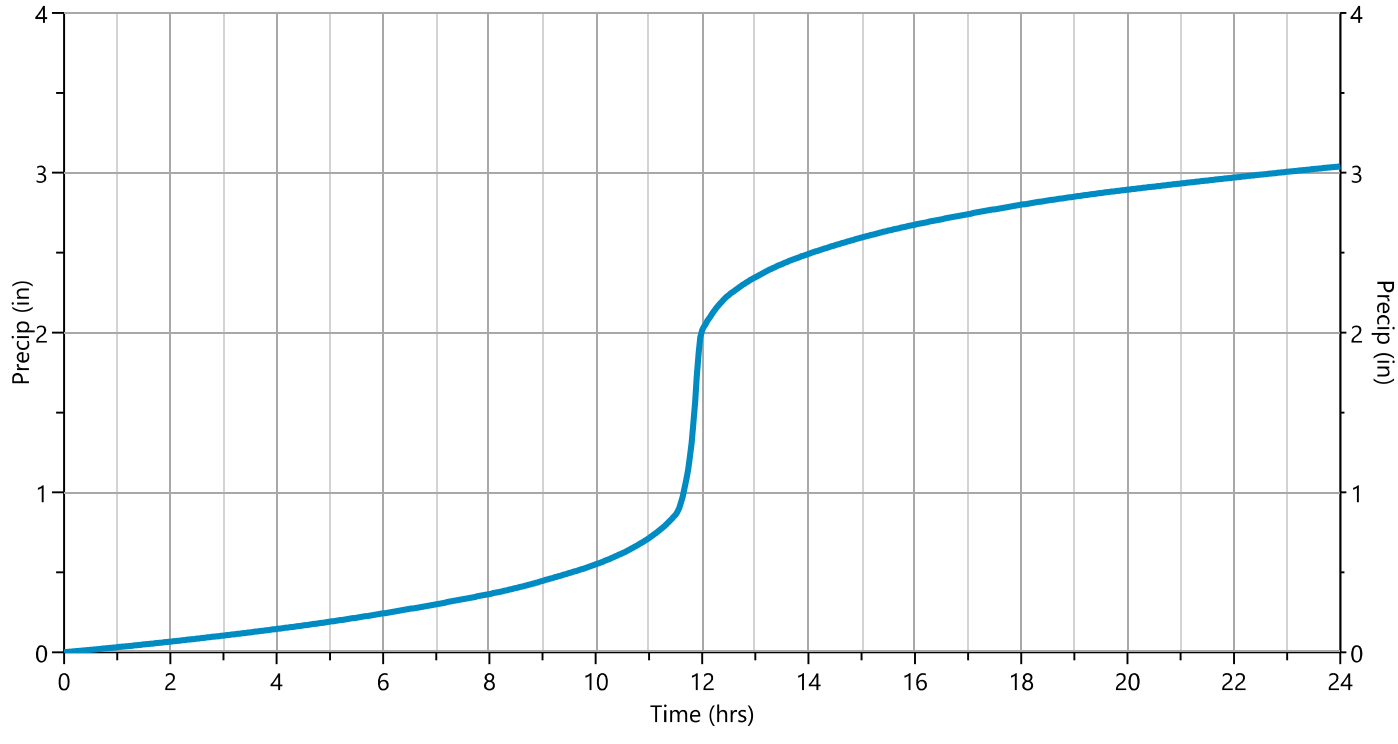
Hydrology Studio v 3.0.0.34

12-16-2024

Storm Distribution: NRCS/SCS - Type II, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	✔ 2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
24 hrs	2.55	3.04	0.00	3.71	4.26	5.03	5.67	6.33	

Incremental Rainfall Distribution, 2-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
10.90	0.006823	11.27	0.009728	11.63	0.040155	12.00	0.045684	12.37	0.012281
10.93	0.006958	11.30	0.010052	11.67	0.048154	12.03	0.020323	12.40	0.011512
10.97	0.007093	11.33	0.010377	11.70	0.056152	12.07	0.019213	12.43	0.010741
11.00	0.007228	11.37	0.010701	11.73	0.064151	12.10	0.018443	12.47	0.009971
11.03	0.007457	11.40	0.011025	11.77	0.073634	12.13	0.017673	12.50	0.009201
11.07	0.007782	11.43	0.011349	11.80	0.094393	12.17	0.016902	12.53	0.008729
11.10	0.008107	11.47	0.011674	11.83	0.116642	12.20	0.016132	12.57	0.008553
11.13	0.008431	11.50	0.011998	11.87	0.138890	12.23	0.015362	12.60	0.008377
11.17	0.008755	11.53	0.016182	**11.90**	**0.161138**	12.27	0.014592	12.63	0.008201
11.20	0.009079	11.57	0.024158	11.93	0.147053	12.30	0.013822	12.67	0.008025
11.23	0.009404	11.60	0.032157	11.97	0.096317	12.33	0.013052	12.70	0.007850



Hydrograph 5-yr Summary

Project Name:

12-16-2024

Hydrology Studio v 3.0.0.34

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre North (Sum #1)	2.978	11.97	6,008	----		
2	NRCS Runoff	Post To Pond	4.682	11.93	9,630	----		
3	NRCS Runoff	Post Bypass	1.444	11.93	2,918	----		
4	Pond Route	Post Detention Pond	0.525	12.30	5,368	2	879.17	5,088
5	Junction	Post North (Sum #1)	1.444	11.93	8,286	3, 4		
6	NRCS Runoff	Pre South (Sum #2)	3.211	11.93	6,488	----		
7	NRCS Runoff	Post South (Sum #2)	1.174	11.93	2,370	----		

Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

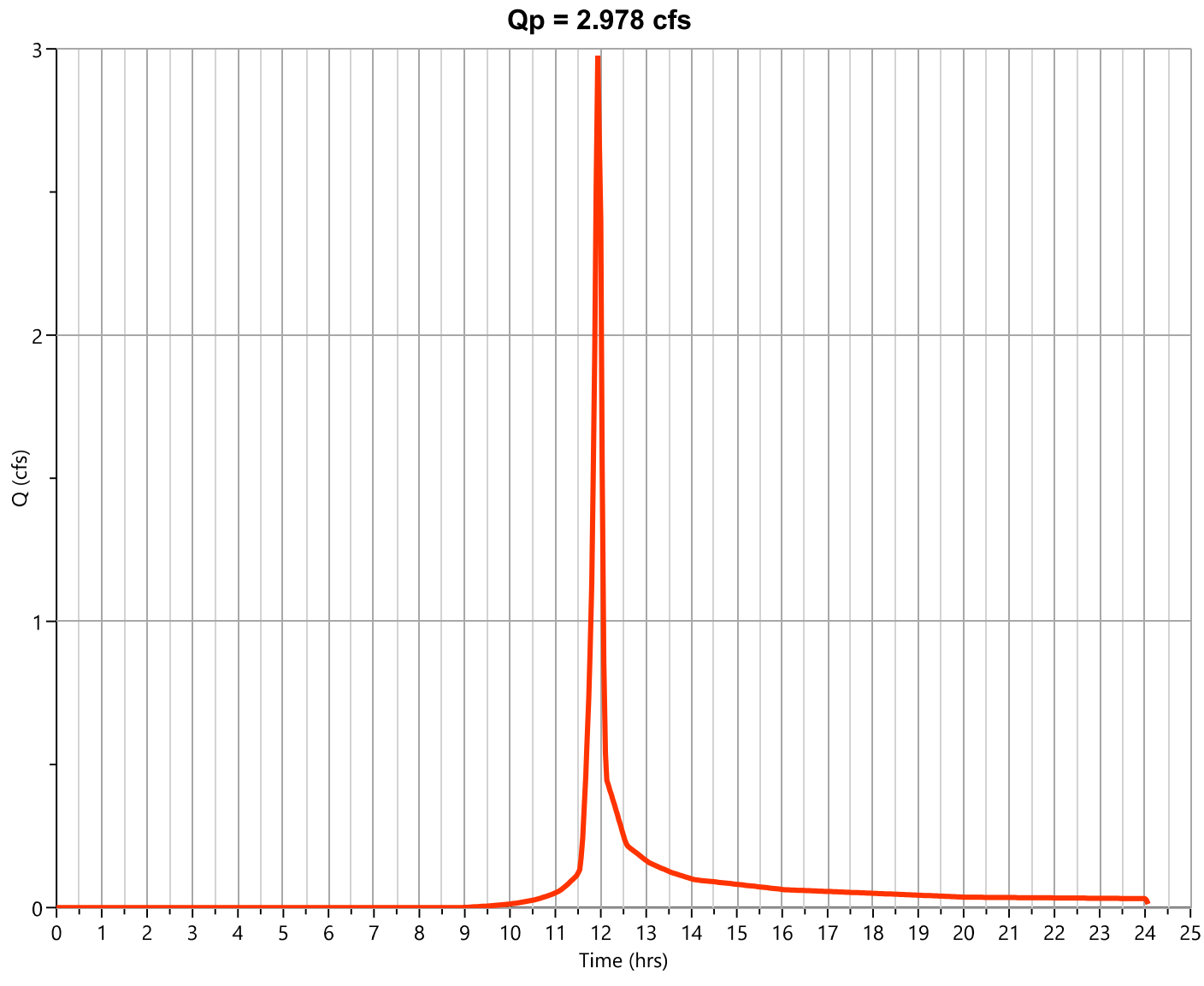
Pre North (Sum #1)

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.978 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Runoff Volume	= 6,008 cuft
Drainage Area	= 1.02 ac	Curve Number	= 79*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.71 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.049	61	Open Space (B) Good
0.971	80	Open Space (D) Good
1.02	**79**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

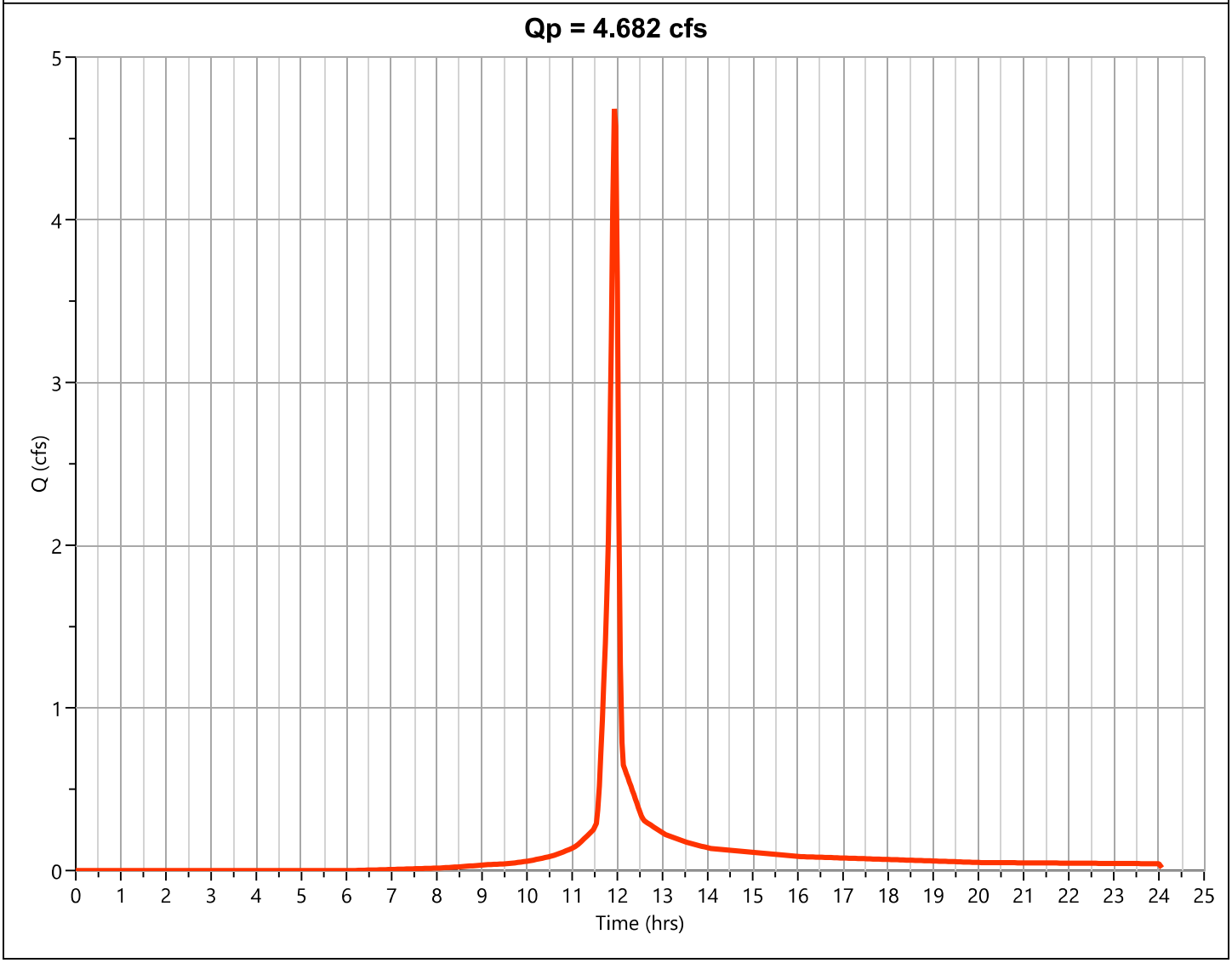
Post To Pond

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 4.682 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 9,630 cuft
Drainage Area	= 1.193 ac	Curve Number	= 87*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.71 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.728	98	Impervious
0.201	61	Open Space (B) Good
0.114	80	Open Space (D) Good
0.125	84	Open Space (D) Fair
0.025	30	Brush (D) Good (Bioretention)
1.193	**87**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

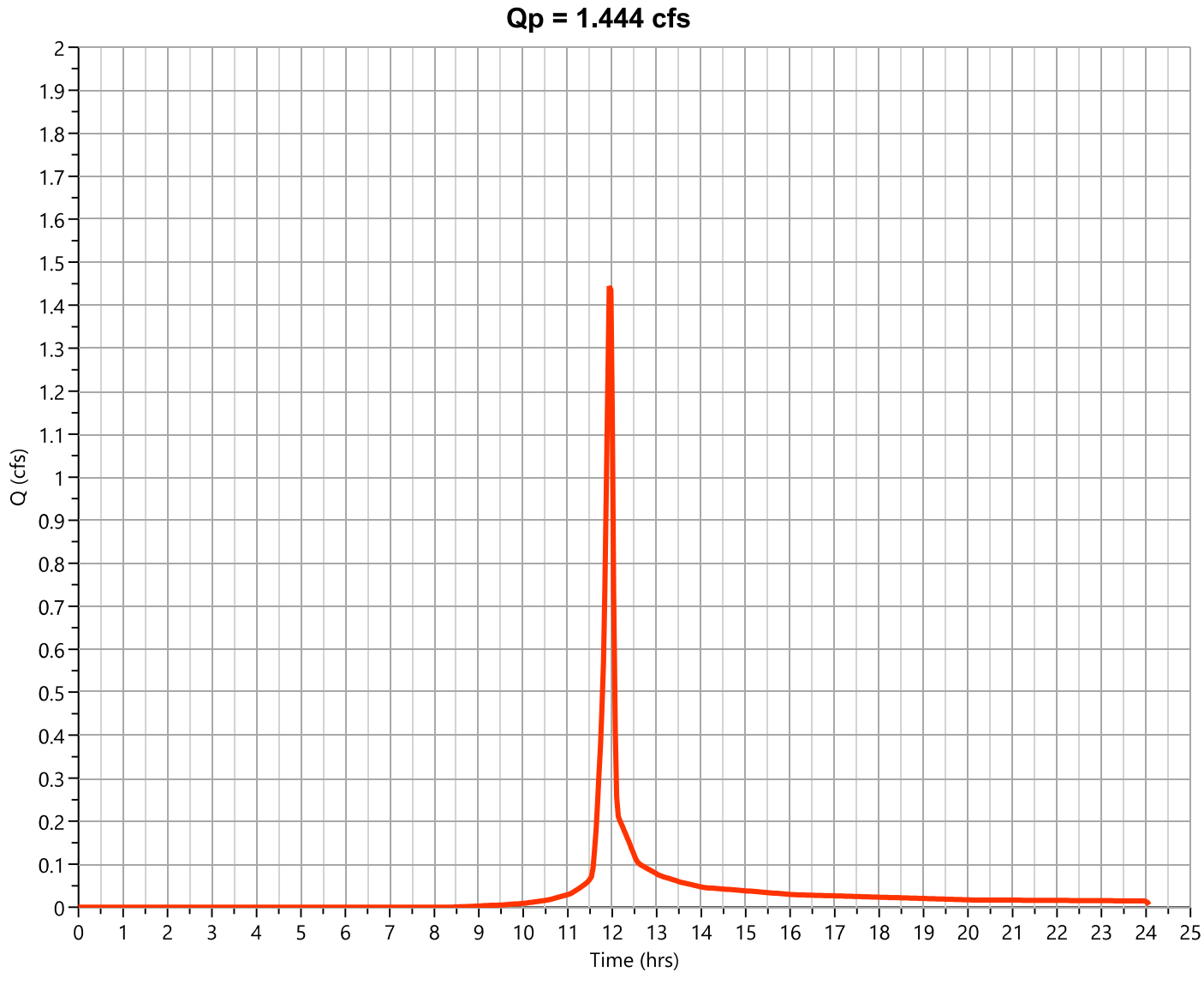
Post Bypass

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.444 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 2,918 cuft
Drainage Area	= 0.456 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.71 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.038	98	Impervious
0.021	61	Open Space (B) Good
0.397	80	Open Space (D) Good
0.456	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

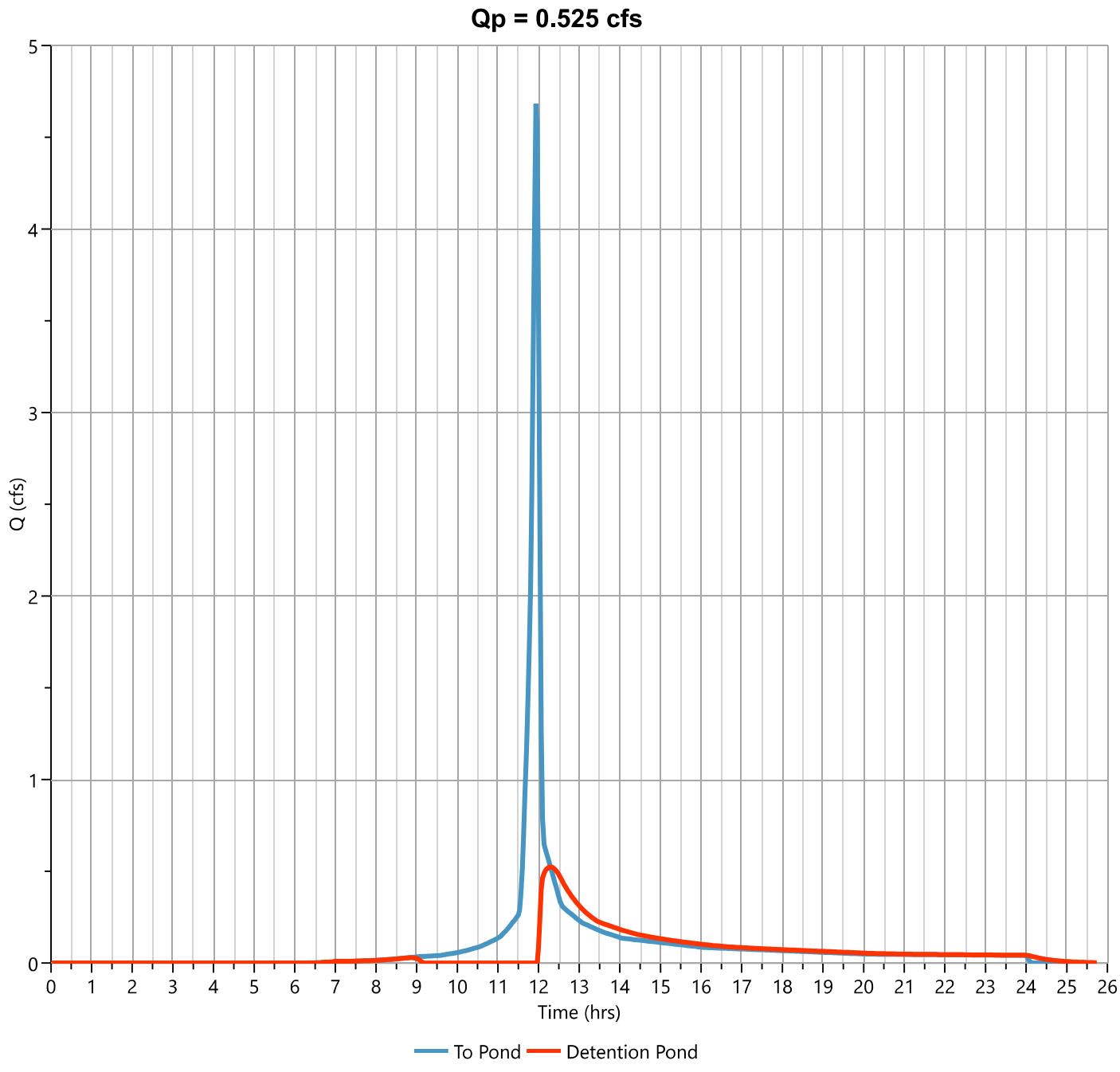
Post Detention Pond

Hyd. No. 4

Hydrograph Type	= Pond Route	Peak Flow	= 0.525 cfs
Storm Frequency	= 5-yr	Time to Peak	= 12.30 hrs
Time Interval	= 2 min	Hydrograph Volume	= 5,368 cuft
Inflow Hydrograph	= 2 - To Pond	Max. Elevation	= 879.17 ft
Pond Name	= Pond	Max. Storage	= 5,088 cuft

Pond Routing by Storage Indication Method

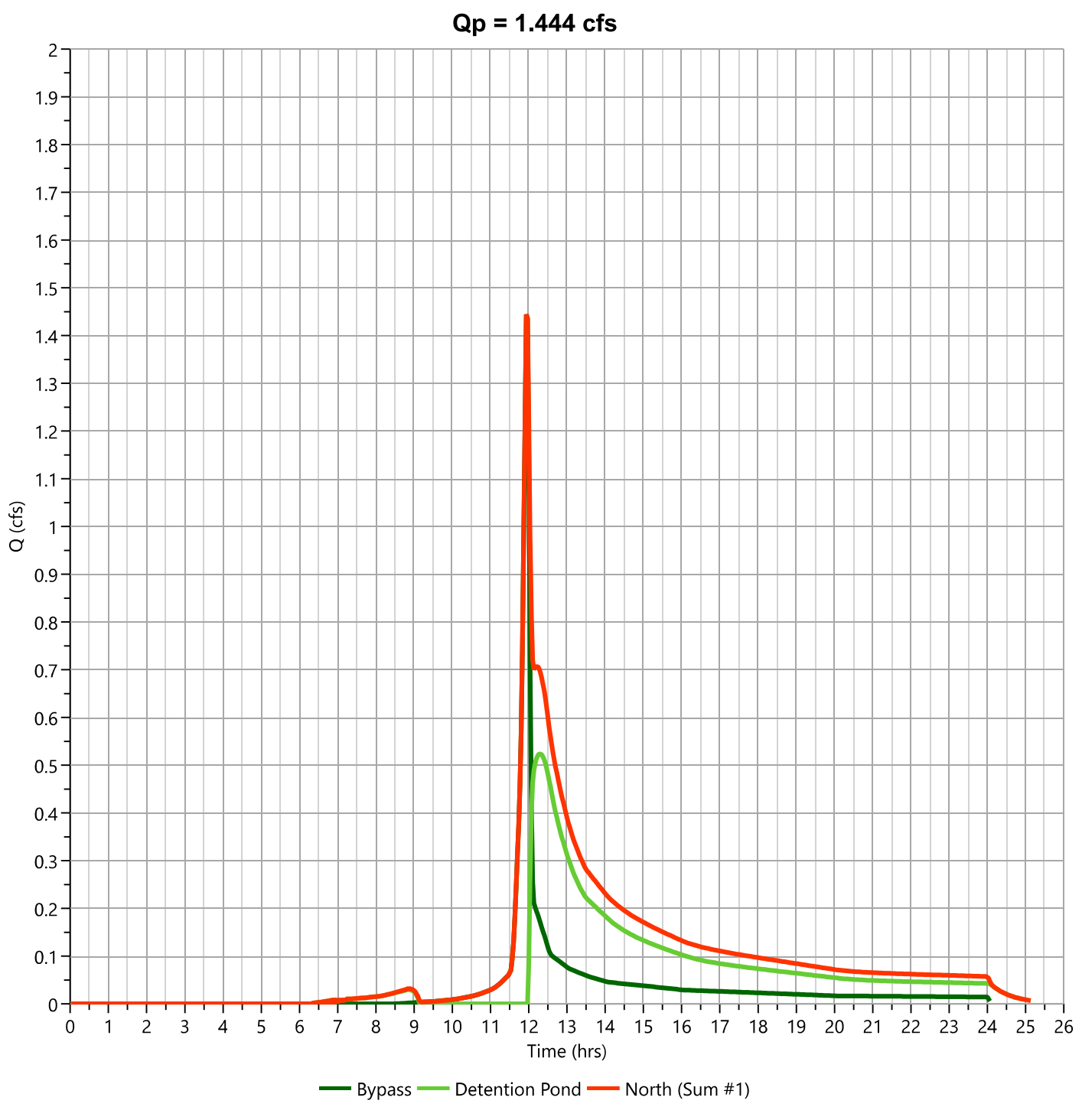
Center of mass detention time = 2.42 hrs



Post North (Sum #1)

Hyd. No. 5

Hydrograph Type	= Junction	Peak Flow	= 1.444 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Hydrograph Volume	= 8,286 cuft
Inflow Hydrographs	= 3	Total Contrib. Area	= 0.456 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

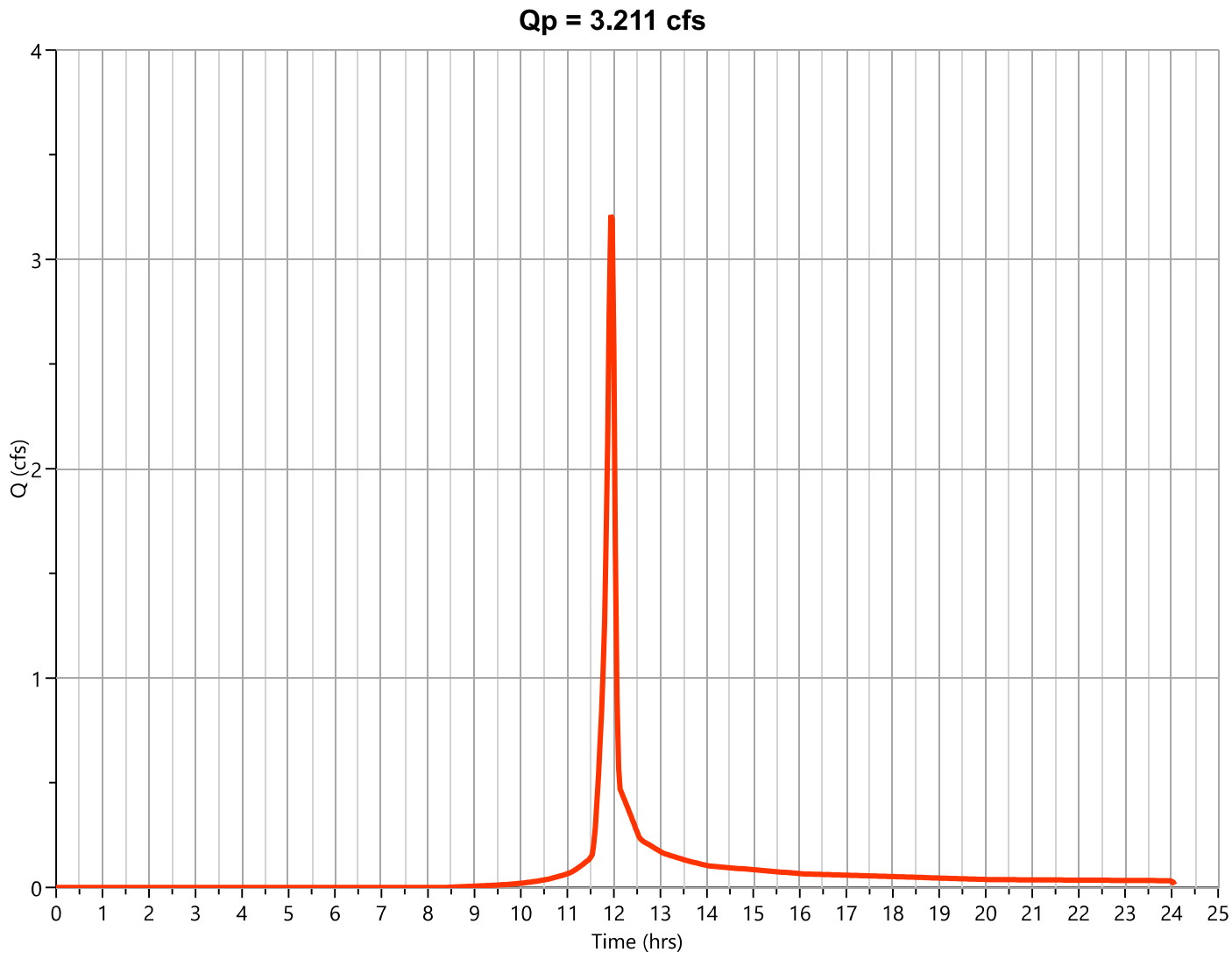
Pre South (Sum #2)

Hyd. No. 6

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.211 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 6,488 cuft
Drainage Area	= 1.014 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.71 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.165	98	Impervious
0.195	61	Open Space (B) Good
0.248	80	Open Space (D) Good
0.406	84	Open Space (D) Fair
1.014	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

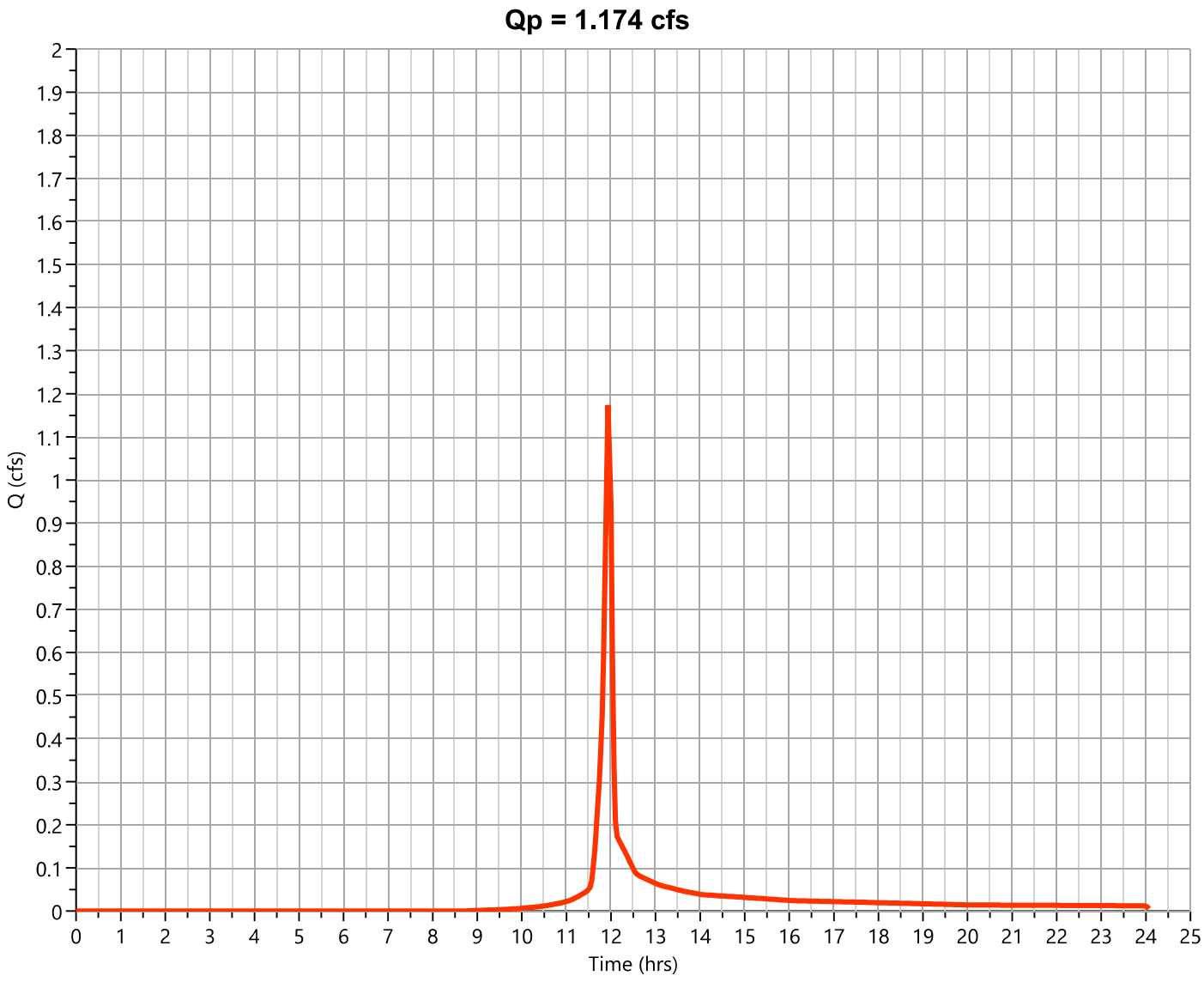
Post South (Sum #2)

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.174 cfs
Storm Frequency	= 5-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 2,370 cuft
Drainage Area	= 0.386 ac	Curve Number	= 80*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 3.71 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.01	98	Impervious
0.376	80	Open Space (D) Good
0.386	**80**	Weighted CN Method Employed



Design Storm Report

Custom Storm filename:

Hydrology Studio v 3.0.0.34

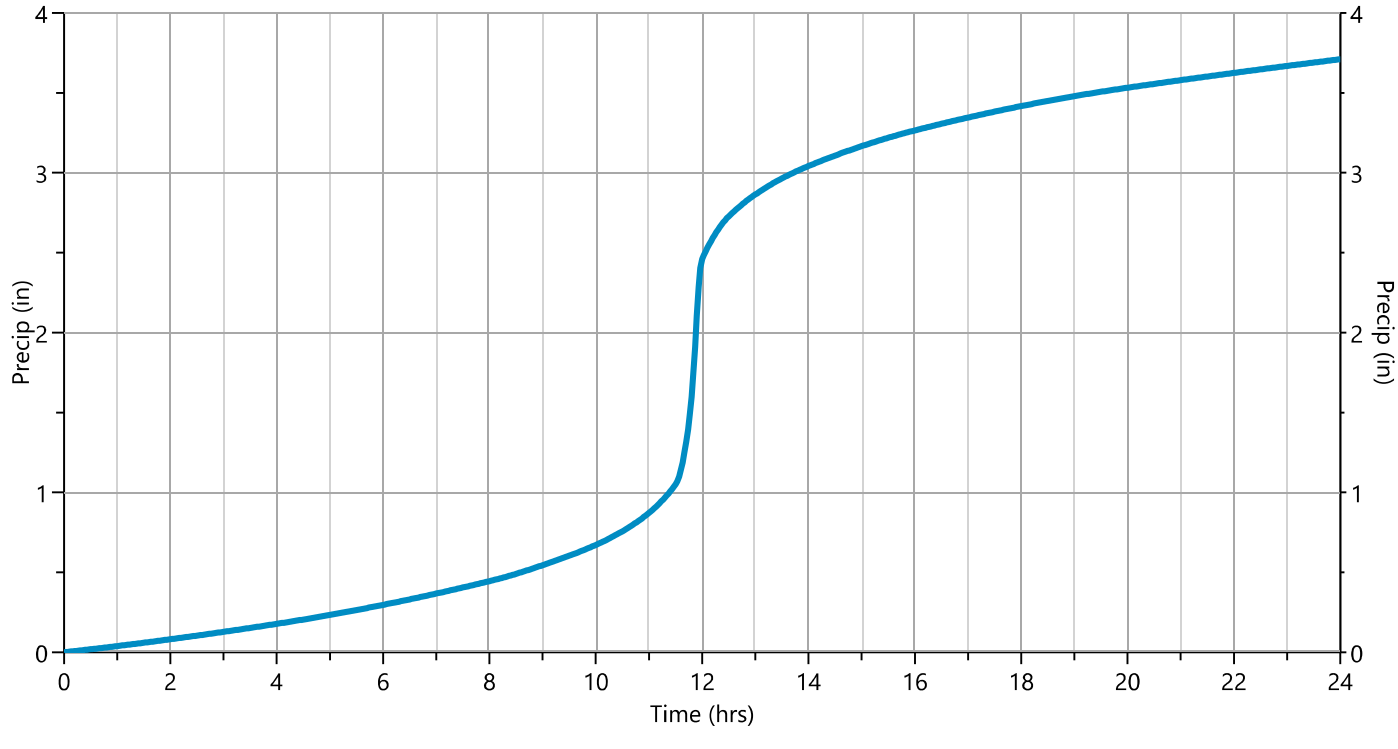
12-16-2024

Storm Distribution: NRCS/SCS - Type II, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	✔ 5-yr	10-yr	25-yr	50-yr	100-yr	
24 hrs	2.55	3.04	0.00	3.71	4.26	5.03	5.67	6.33	

Incremental Rainfall Distribution, 5-yr

Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
10.90	0.008327	11.27	0.011872	11.63	0.049005	12.00	0.055753	12.37	0.014988
10.93	0.008492	11.30	0.012268	11.67	0.058766	12.03	0.024802	12.40	0.014049
10.97	0.008657	11.33	0.012663	11.70	0.068528	12.07	0.023447	12.43	0.013108
11.00	0.008822	11.37	0.013059	11.73	0.078289	12.10	0.022507	12.47	0.012169
11.03	0.009101	11.40	0.013455	11.77	0.089863	12.13	0.021568	12.50	0.011229
11.07	0.009498	11.43	0.013851	11.80	0.115197	12.17	0.020628	12.53	0.010653
11.10	0.009893	11.47	0.014246	11.83	0.142349	12.20	0.019688	12.57	0.010437
11.13	0.010289	11.50	0.014642	11.87	0.169500	12.23	0.018748	12.60	0.010223
11.17	0.010685	11.53	0.019749	**11.90**	**0.196652**	12.27	0.017808	12.63	0.010009
11.20	0.011081	11.57	0.029482	11.93	0.179463	12.30	0.016868	12.67	0.009794
11.23	0.011476	11.60	0.039244	11.97	0.117545	12.33	0.015928	12.70	0.009580



Hydrograph 10-yr Summary

Project Name:

12-16-2024

Hydrology Studio v 3.0.0.34

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre North (Sum #1)	3.738	11.93	7,555	----		
2	NRCS Runoff	Post To Pond	5.628	11.93	11,677	----		
3	NRCS Runoff	Post Bypass	1.793	11.93	3,634	----		
4	Pond Route	Post Detention Pond	1.372	12.07	7,415	2	879.33	5,851
5	Junction	Post North (Sum #1)	2.319	12.00	11,049	3, 4		
6	NRCS Runoff	Pre South (Sum #2)	3.986	11.93	8,081	----		
7	NRCS Runoff	Post South (Sum #2)	1.466	11.93	2,967	----		

Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

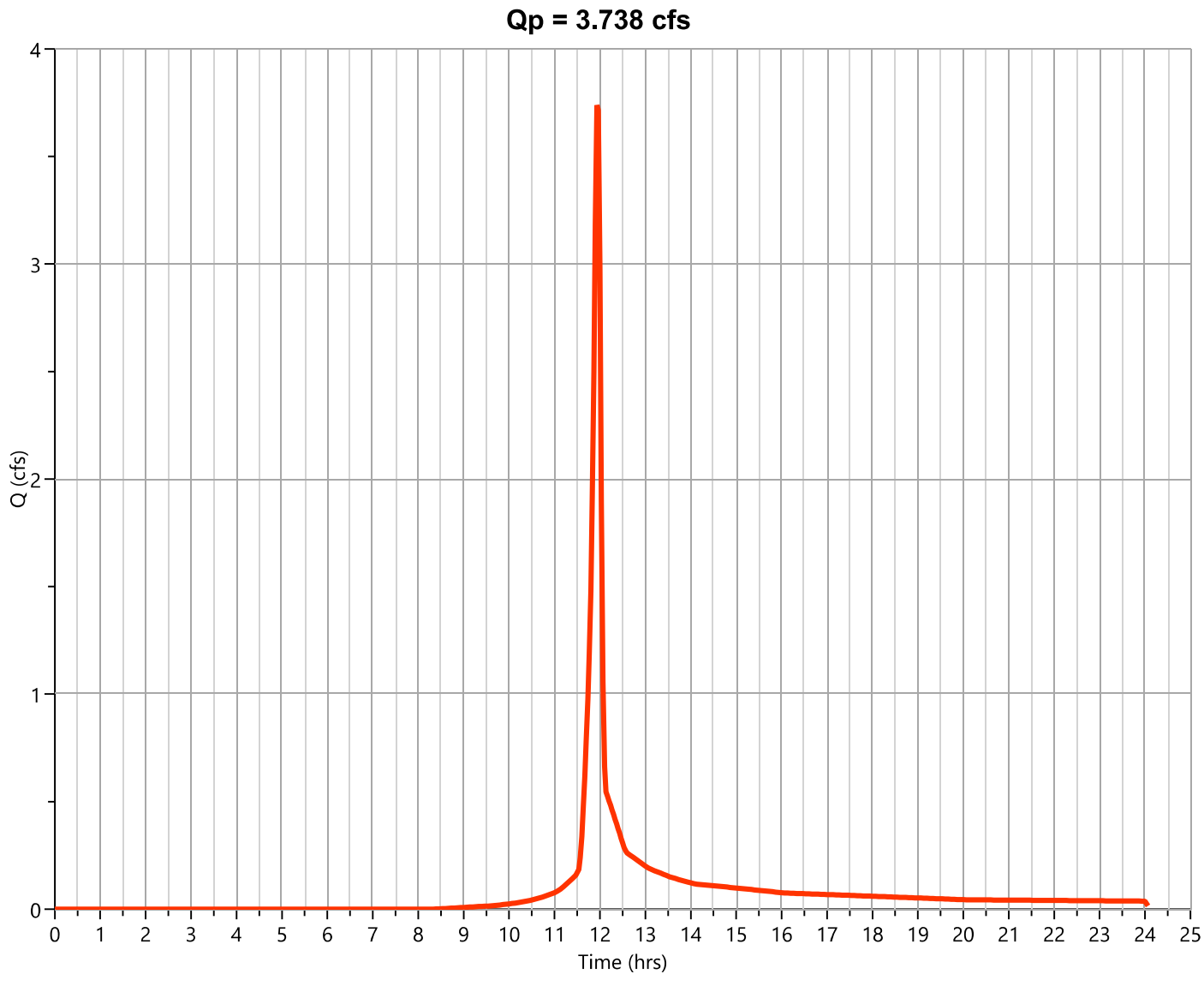
Pre North (Sum #1)

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.738 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 7,555 cuft
Drainage Area	= 1.02 ac	Curve Number	= 79*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.26 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.049	61	Open Space (B) Good
0.971	80	Open Space (D) Good
1.02	**79**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

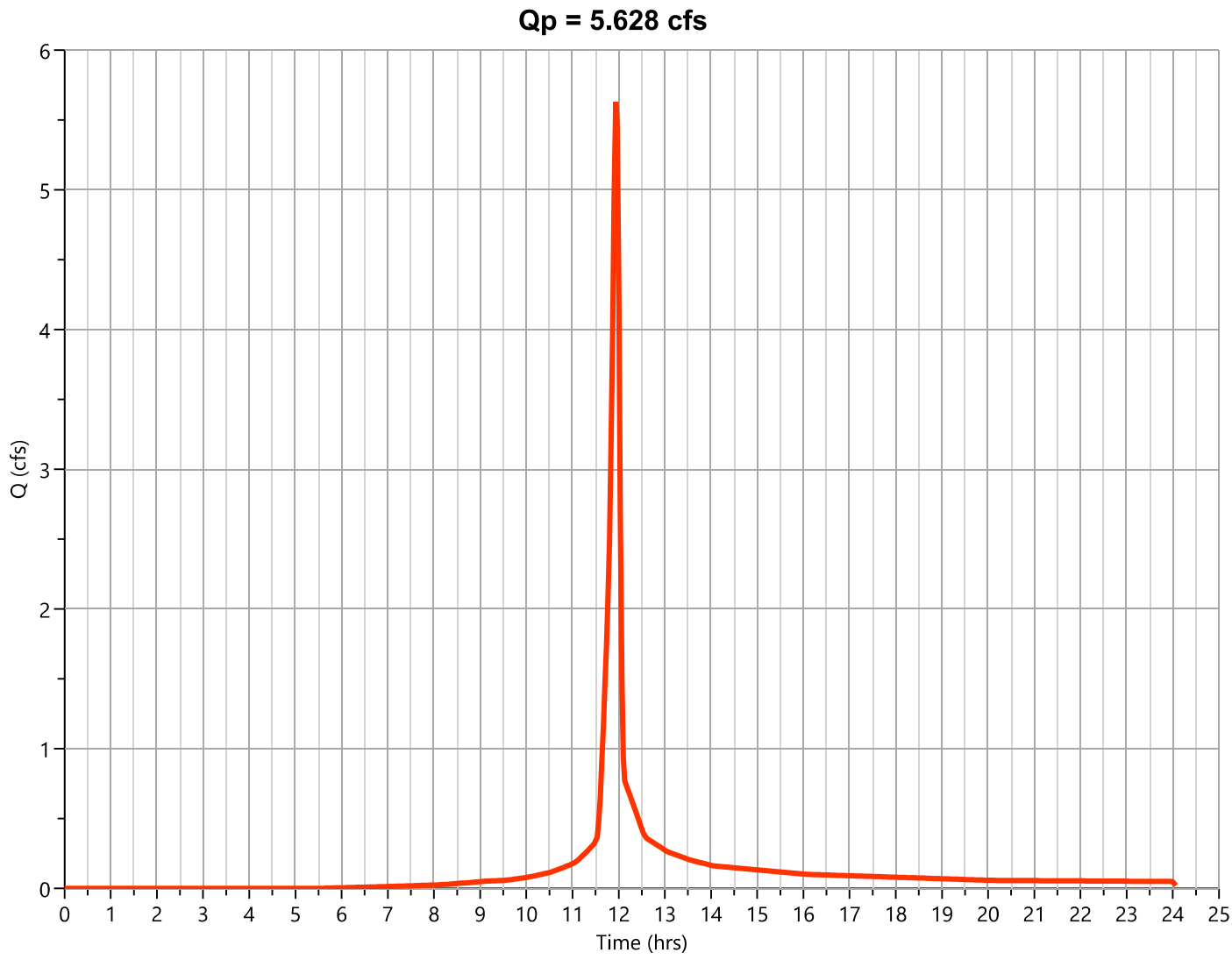
Post To Pond

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 5.628 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 11,677 cuft
Drainage Area	= 1.193 ac	Curve Number	= 87*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.26 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.728	98	Impervious
0.201	61	Open Space (B) Good
0.114	80	Open Space (D) Good
0.125	84	Open Space (D) Fair
0.025	30	Brush (D) Good (Bioretention)
1.193	**87**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

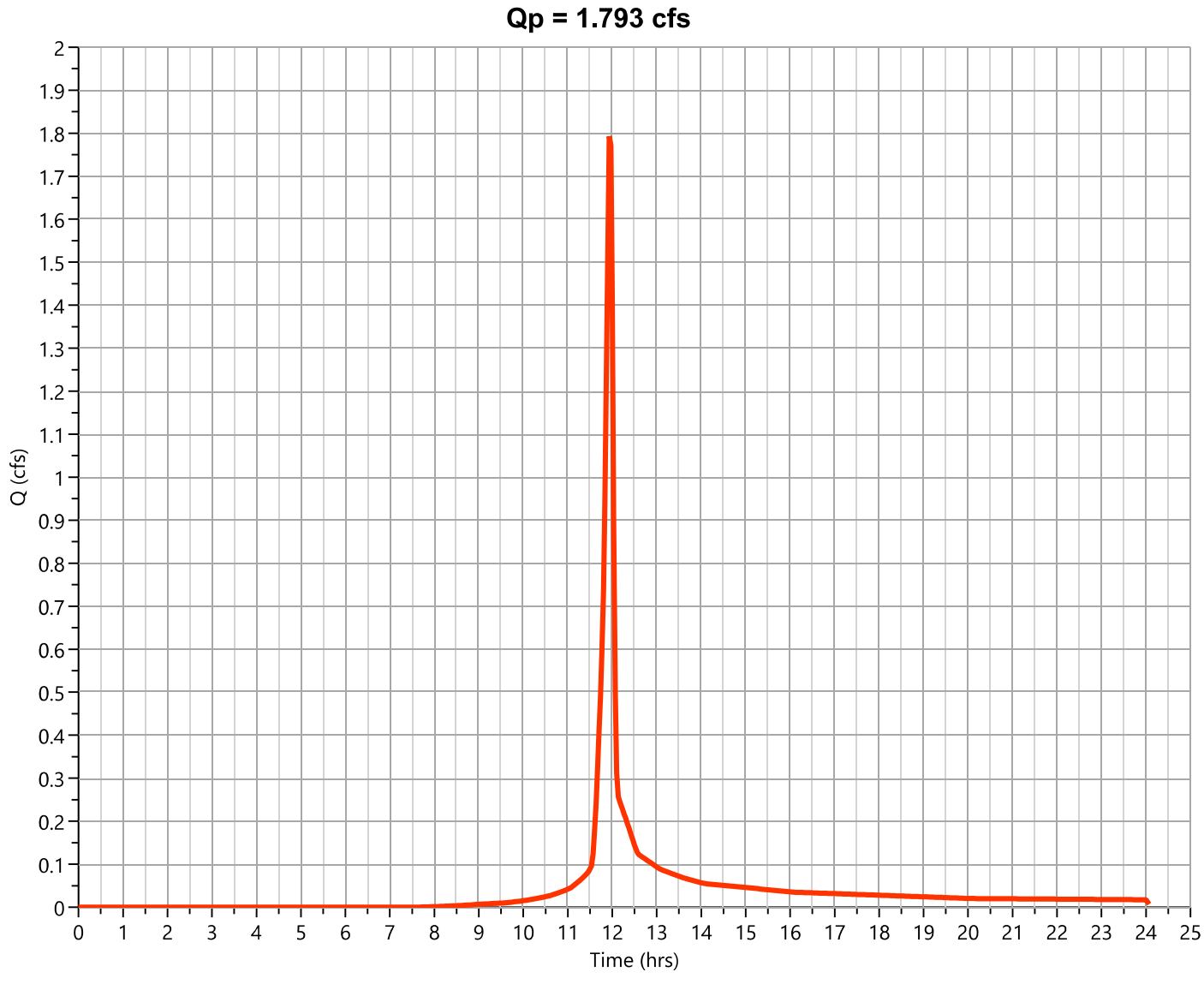
Post Bypass

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.793 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 3,634 cuft
Drainage Area	= 0.456 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.26 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.038	98	Impervious
0.021	61	Open Space (B) Good
0.397	80	Open Space (D) Good
0.456	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

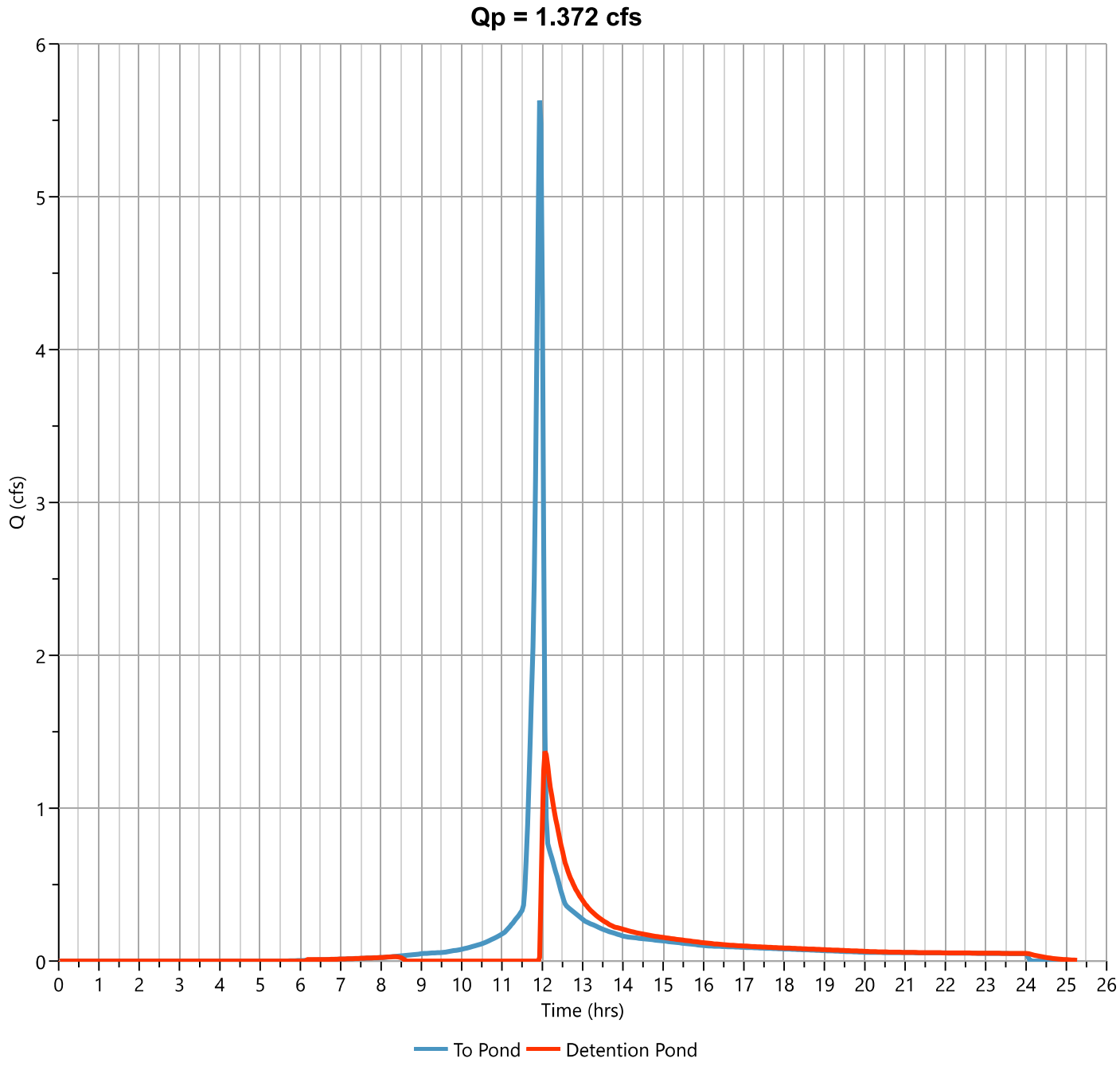
Post Detention Pond

Hyd. No. 4

Hydrograph Type	= Pond Route	Peak Flow	= 1.372 cfs
Storm Frequency	= 10-yr	Time to Peak	= 12.07 hrs
Time Interval	= 2 min	Hydrograph Volume	= 7,415 cuft
Inflow Hydrograph	= 2 - To Pond	Max. Elevation	= 879.33 ft
Pond Name	= Pond	Max. Storage	= 5,851 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 2.08 hrs



Hydrograph Report

Project Name:

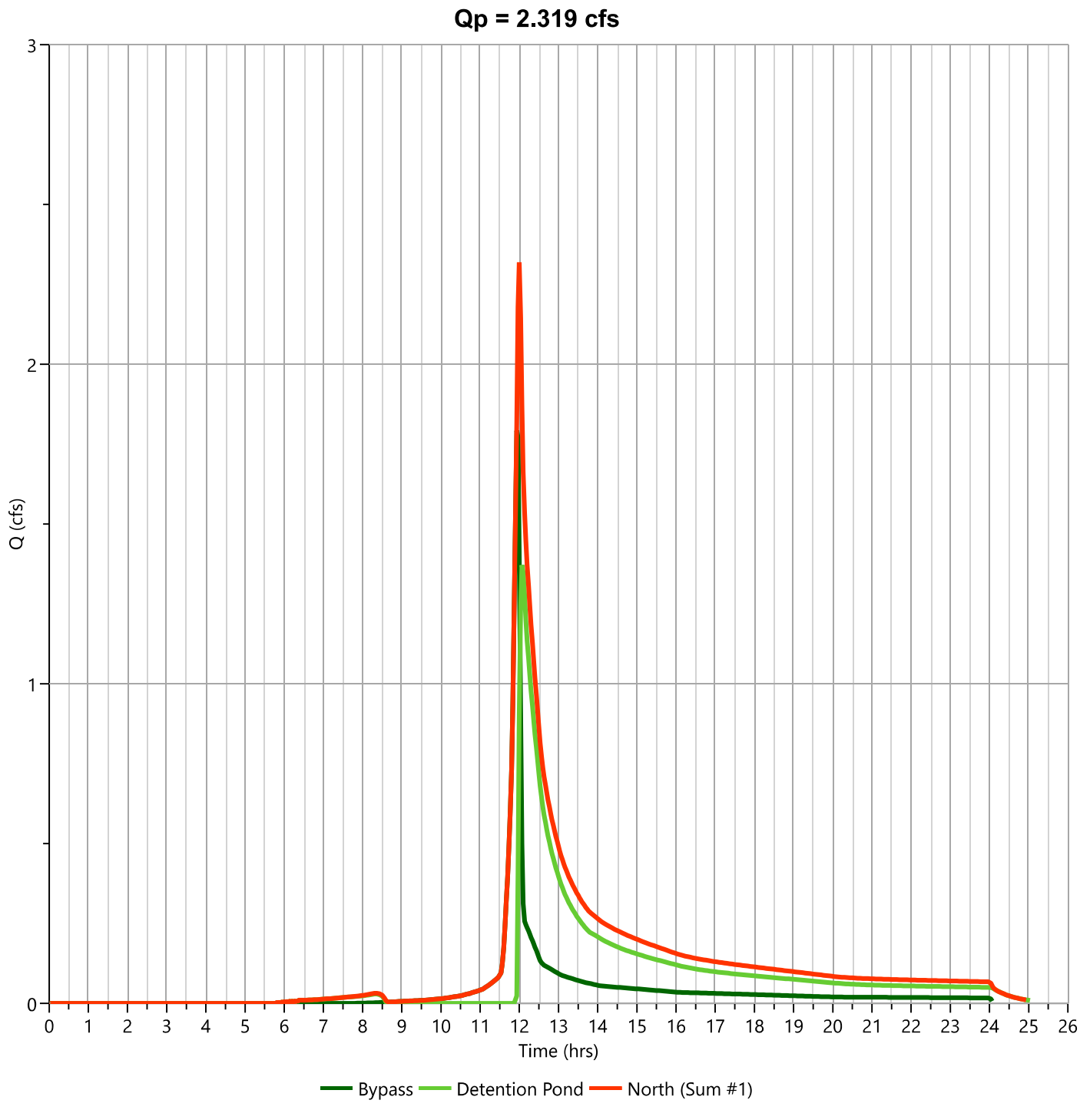
Hydrology Studio v 3.0.0.34

12-16-2024

Post North (Sum #1)

Hyd. No. 5

Hydrograph Type	= Junction	Peak Flow	= 2.319 cfs
Storm Frequency	= 10-yr	Time to Peak	= 12.00 hrs
Time Interval	= 2 min	Hydrograph Volume	= 11,049 cuft
Inflow Hydrographs	= 3	Total Contrib. Area	= 0.456 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

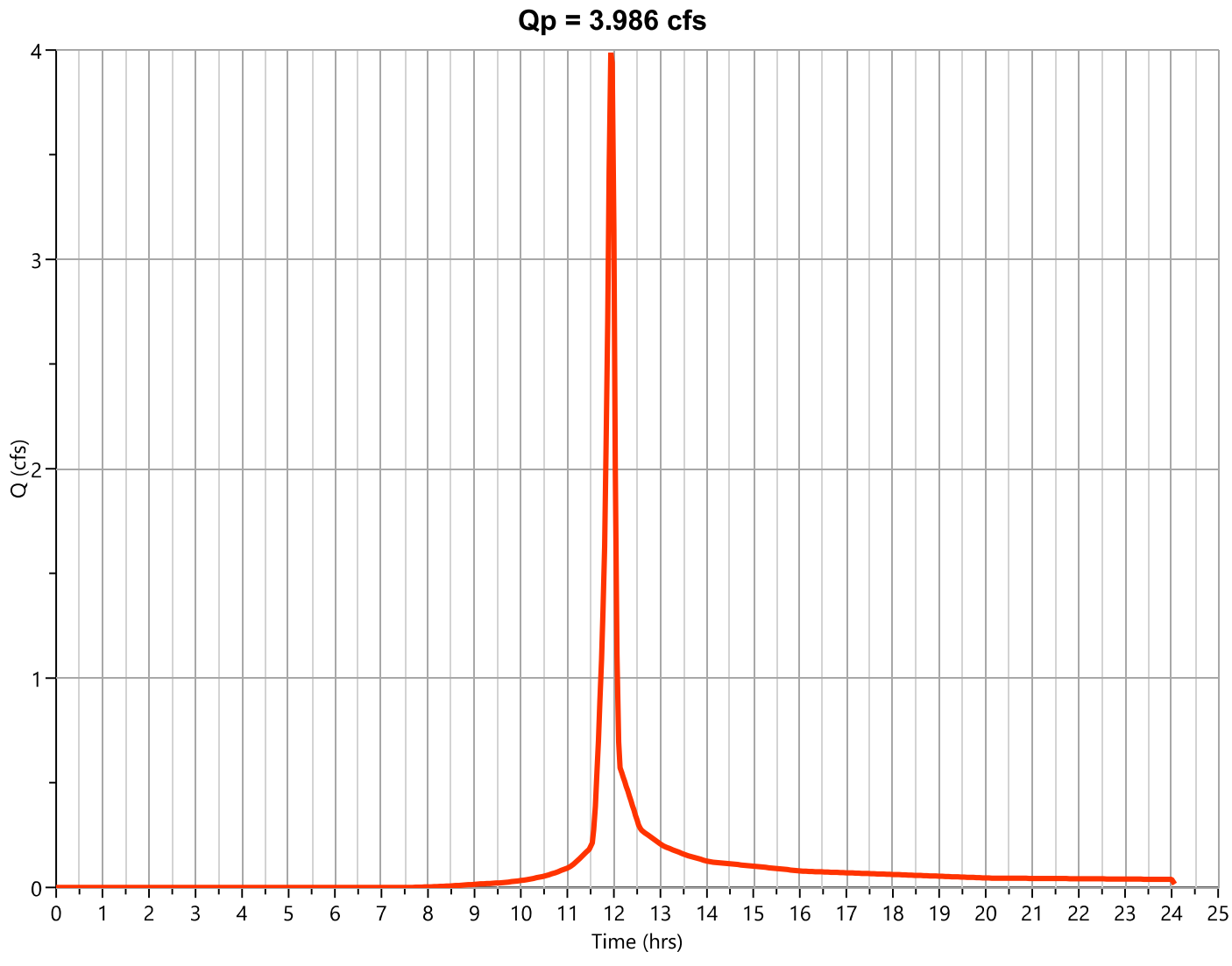
Pre South (Sum #2)

Hyd. No. 6

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.986 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 8,081 cuft
Drainage Area	= 1.014 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.26 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.165	98	Impervious
0.195	61	Open Space (B) Good
0.248	80	Open Space (D) Good
0.406	84	Open Space (D) Fair
1.014	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

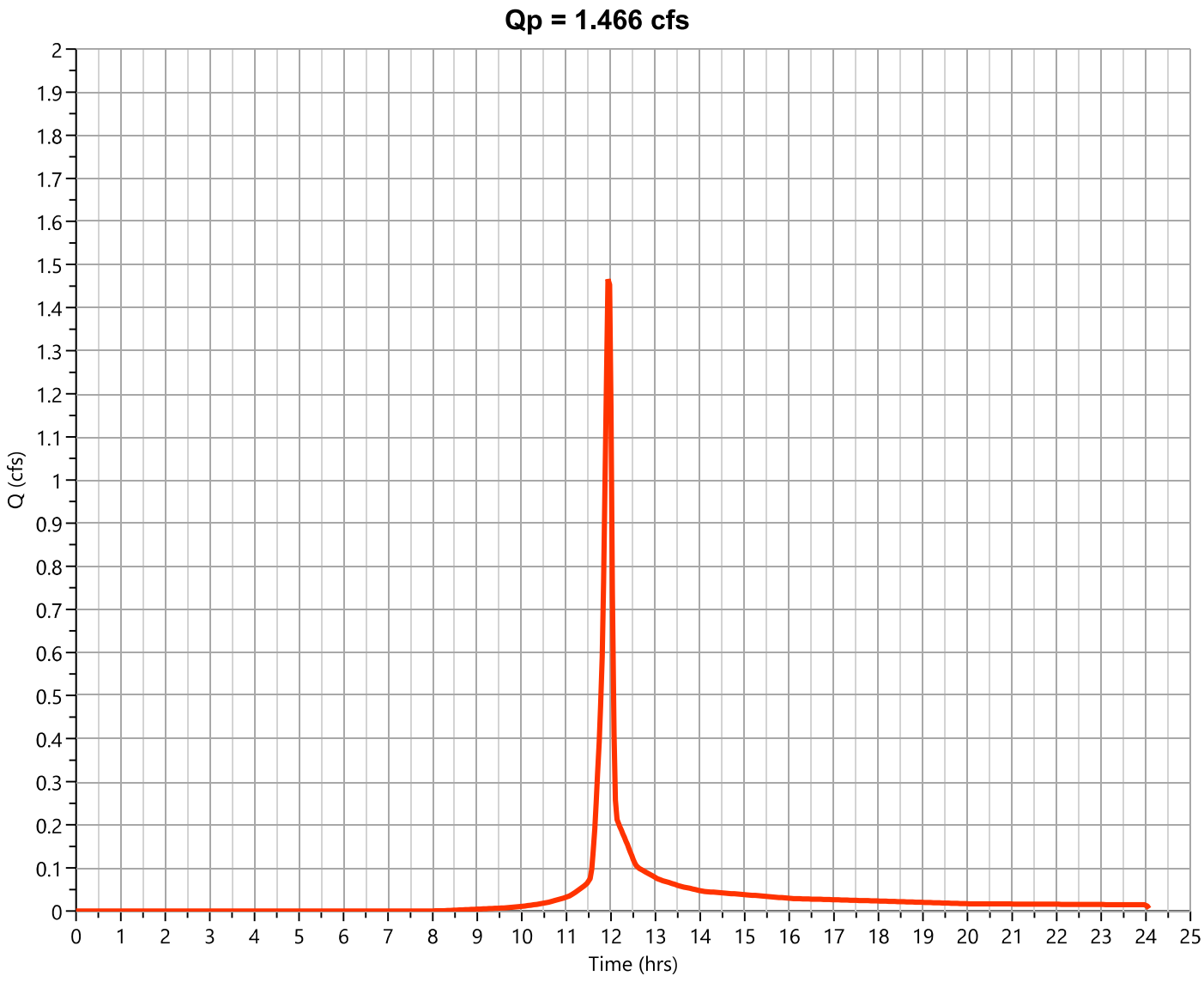
Post South (Sum #2)

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.466 cfs
Storm Frequency	= 10-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 2,967 cuft
Drainage Area	= 0.386 ac	Curve Number	= 80*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 4.26 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.01	98	Impervious
0.376	80	Open Space (D) Good
0.386	**80**	Weighted CN Method Employed



Design Storm Report

Custom Storm filename:

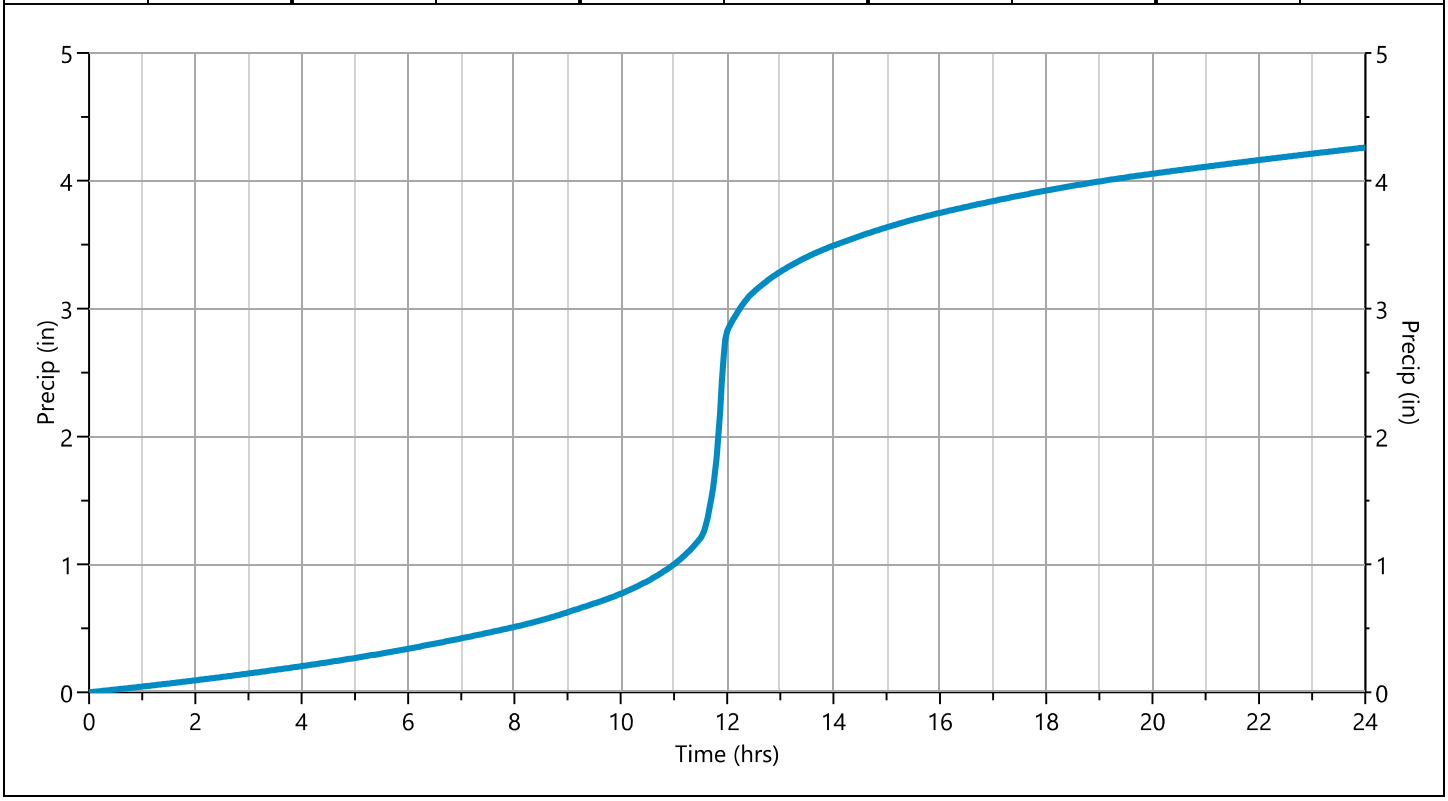
Hydrology Studio v 3.0.0.34

12-16-2024

Storm Distribution: NRCS/SCS - Type II, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	5-yr	✔ 10-yr	25-yr	50-yr	100-yr	
24 hrs	2.55	3.04	0.00	3.71	4.26	5.03	5.67	6.33	

Incremental Rainfall Distribution, 10-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
10.90	0.009561	11.27	0.013632	11.63	0.056270	12.00	0.064018	12.37	0.017210
10.93	0.009751	11.30	0.014086	11.67	0.067479	12.03	0.028479	12.40	0.016131
10.97	0.009940	11.33	0.014541	11.70	0.078687	12.07	0.026923	12.43	0.015052
11.00	0.010129	11.37	0.014995	11.73	0.089896	12.10	0.025844	12.47	0.013973
11.03	0.010450	11.40	0.015450	11.77	0.103185	12.13	0.024765	12.50	0.012894
11.07	0.010906	11.43	0.015904	11.80	0.132275	12.17	0.023685	12.53	0.012232
11.10	0.011360	11.47	0.016358	11.83	0.163452	12.20	0.022606	12.57	0.011985
11.13	0.011814	11.50	0.016813	11.87	0.194628	12.23	0.021527	12.60	0.011739
11.17	0.012269	11.53	0.022676	**11.90**	**0.225805**	12.27	0.020448	12.63	0.011492
11.20	0.012723	11.57	0.033853	11.93	0.206068	12.30	0.019369	12.67	0.011246
11.23	0.013178	11.60	0.045061	11.97	0.134970	12.33	0.018290	12.70	0.011000



Hydrograph 25-yr Summary

Project Name:

12-16-2024

Hydrology Studio v 3.0.0.34

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre North (Sum #1)	4.835	11.93	9,815	----		
2	NRCS Runoff	Post To Pond	6.955	11.93	14,598	----		
3	NRCS Runoff	Post Bypass	2.290	11.93	4,674	----		
4	Pond Route	Post Detention Pond	2.729	12.03	10,336	2	879.56	6,880
5	Junction	Post North (Sum #1)	4.320	12.00	15,009	3, 4		
6	NRCS Runoff	Pre South (Sum #2)	5.093	11.93	10,393	----		
7	NRCS Runoff	Post South (Sum #2)	1.884	11.93	3,834	----		

Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

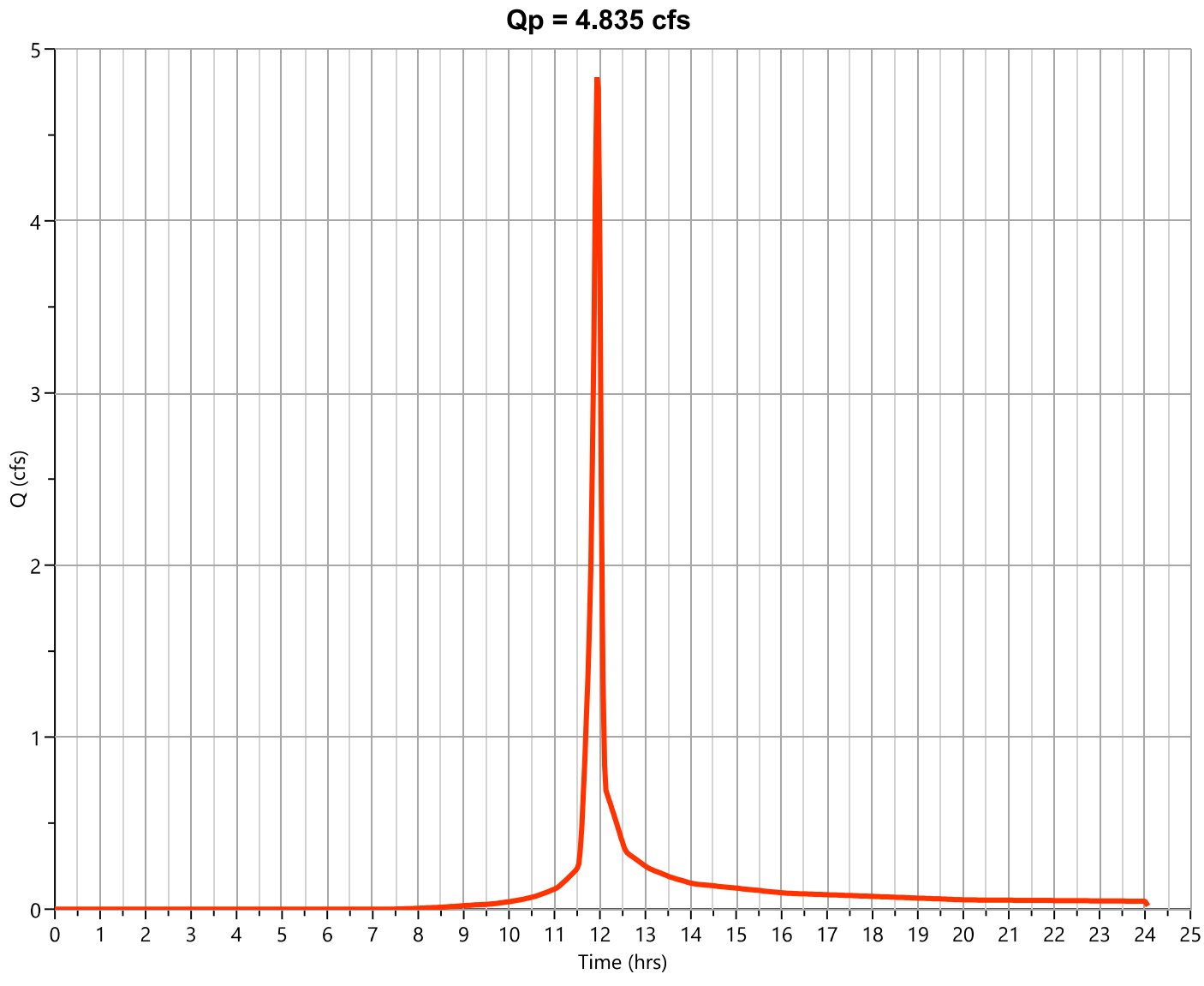
Pre North (Sum #1)

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 4.835 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 9,815 cuft
Drainage Area	= 1.02 ac	Curve Number	= 79*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.03 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.049	61	Open Space (B) Good
0.971	80	Open Space (D) Good
1.02	**79**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

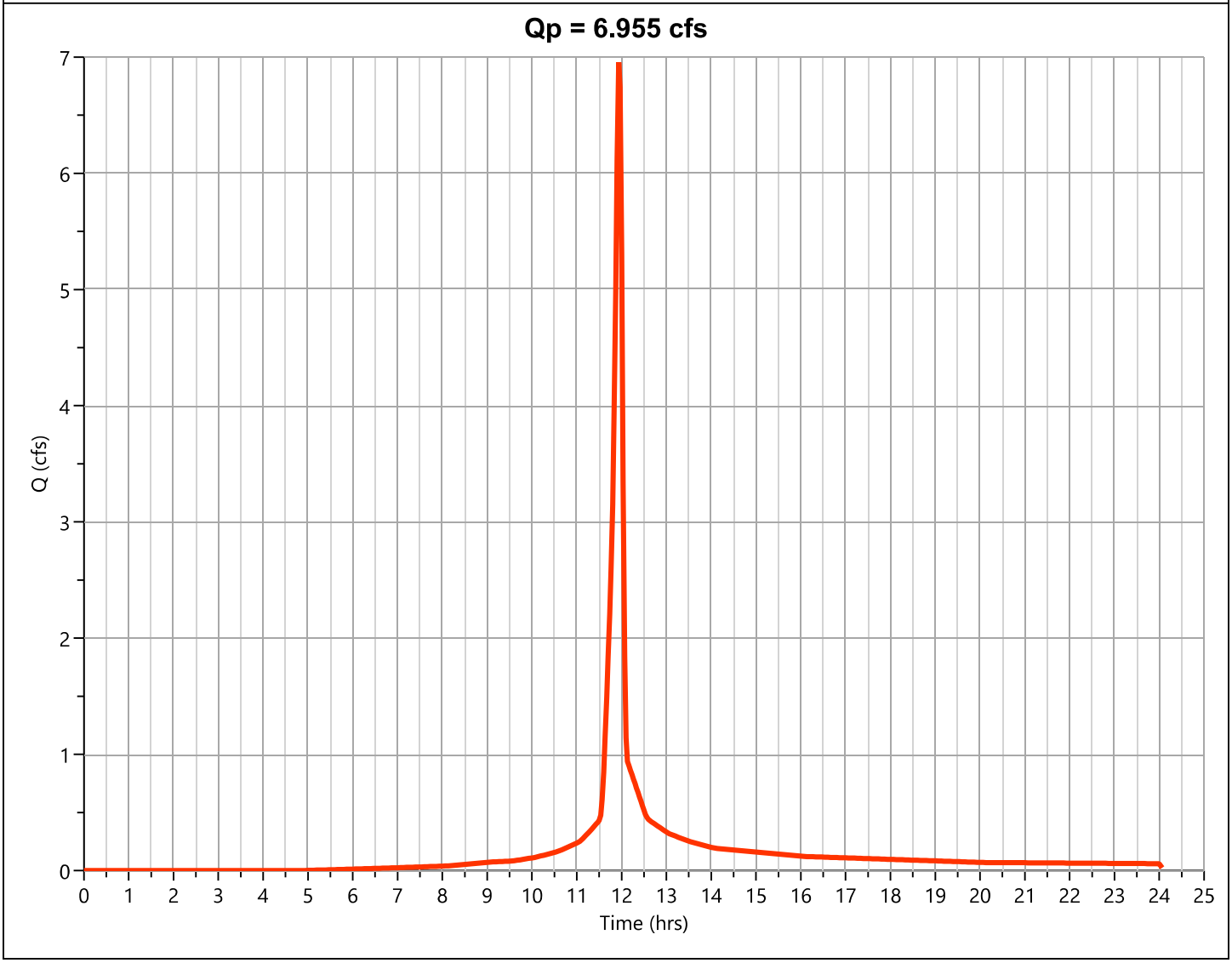
Post To Pond

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 6.955 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 14,598 cuft
Drainage Area	= 1.193 ac	Curve Number	= 87*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.03 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.728	98	Impervious
0.201	61	Open Space (B) Good
0.114	80	Open Space (D) Good
0.125	84	Open Space (D) Fair
0.025	30	Brush (D) Good (Bioretention)
1.193	**87**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

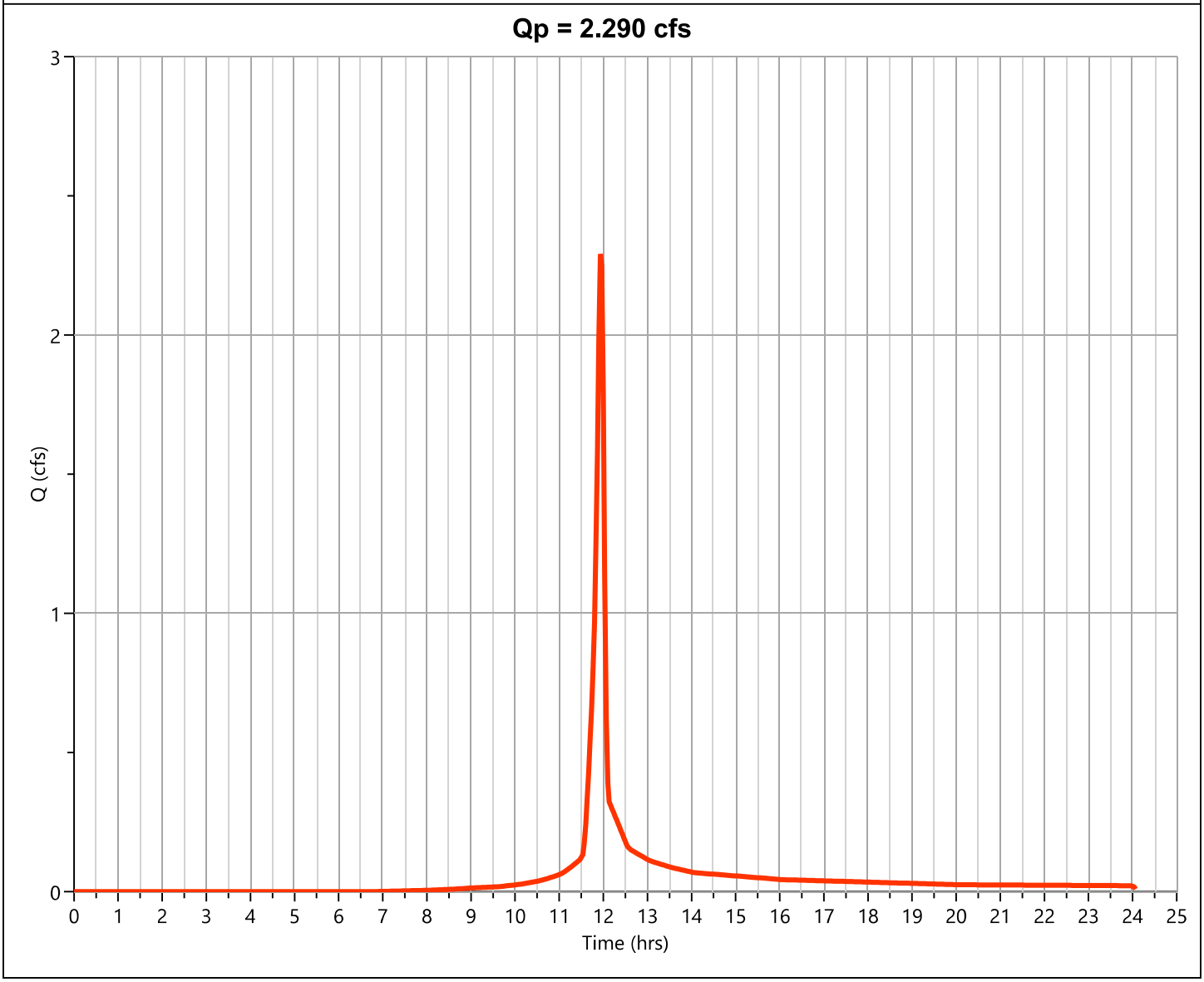
Post Bypass

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.290 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 4,674 cuft
Drainage Area	= 0.456 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.03 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.038	98	Impervious
0.021	61	Open Space (B) Good
0.397	80	Open Space (D) Good
0.456	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

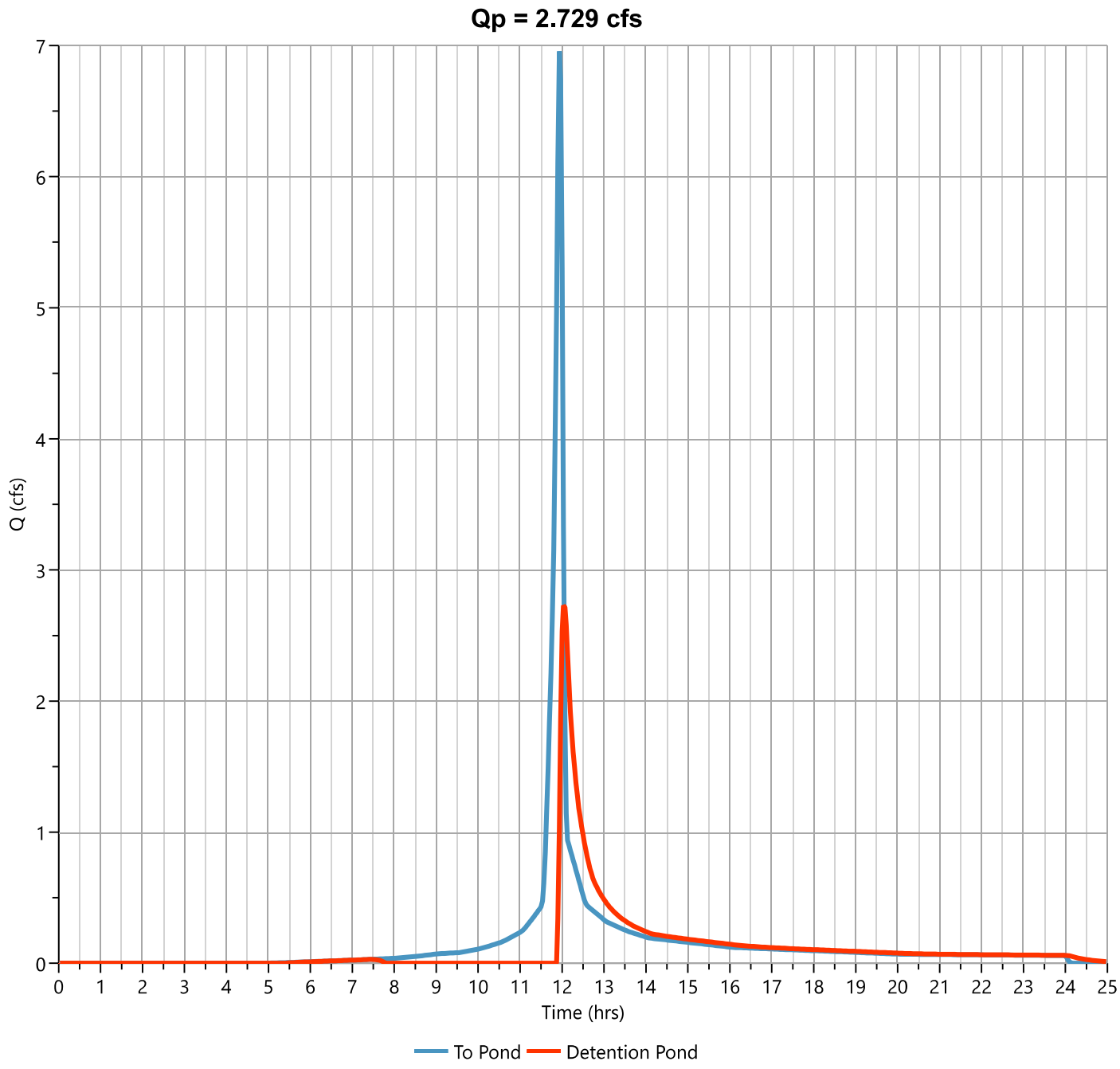
Post Detention Pond

Hyd. No. 4

Hydrograph Type	= Pond Route	Peak Flow	= 2.729 cfs
Storm Frequency	= 25-yr	Time to Peak	= 12.03 hrs
Time Interval	= 2 min	Hydrograph Volume	= 10,336 cuft
Inflow Hydrograph	= 2 - To Pond	Max. Elevation	= 879.56 ft
Pond Name	= Pond	Max. Storage	= 6,880 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 1.83 hrs



Hydrograph Report

Project Name:

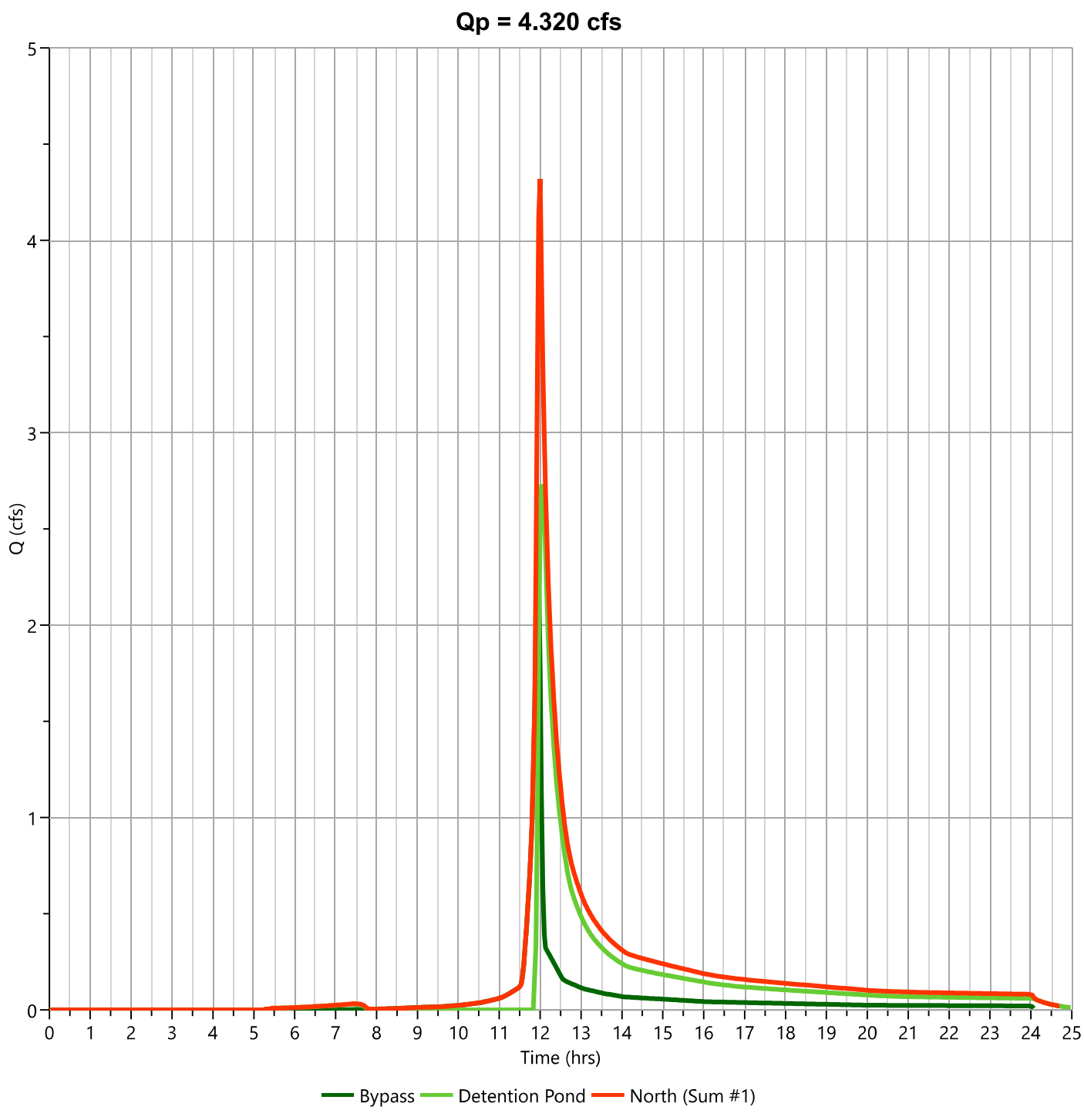
Hydrology Studio v 3.0.0.34

12-16-2024

Post North (Sum #1)

Hyd. No. 5

Hydrograph Type	= Junction	Peak Flow	= 4.320 cfs
Storm Frequency	= 25-yr	Time to Peak	= 12.00 hrs
Time Interval	= 2 min	Hydrograph Volume	= 15,009 cuft
Inflow Hydrographs	= 3	Total Contrib. Area	= 0.456 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

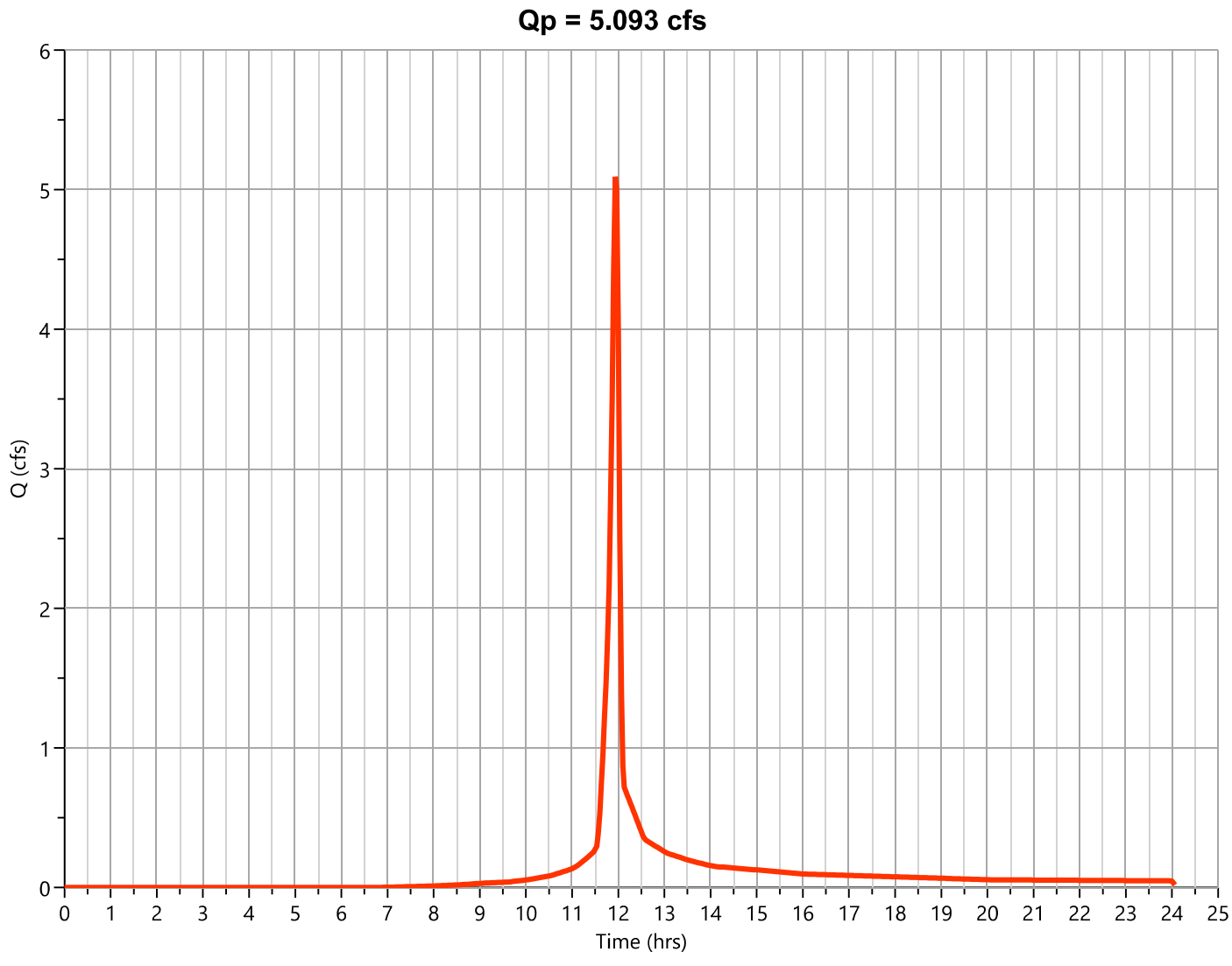
Pre South (Sum #2)

Hyd. No. 6

Hydrograph Type	= NRCS Runoff	Peak Flow	= 5.093 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 10,393 cuft
Drainage Area	= 1.014 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.03 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.165	98	Impervious
0.195	61	Open Space (B) Good
0.248	80	Open Space (D) Good
0.406	84	Open Space (D) Fair
1.014	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

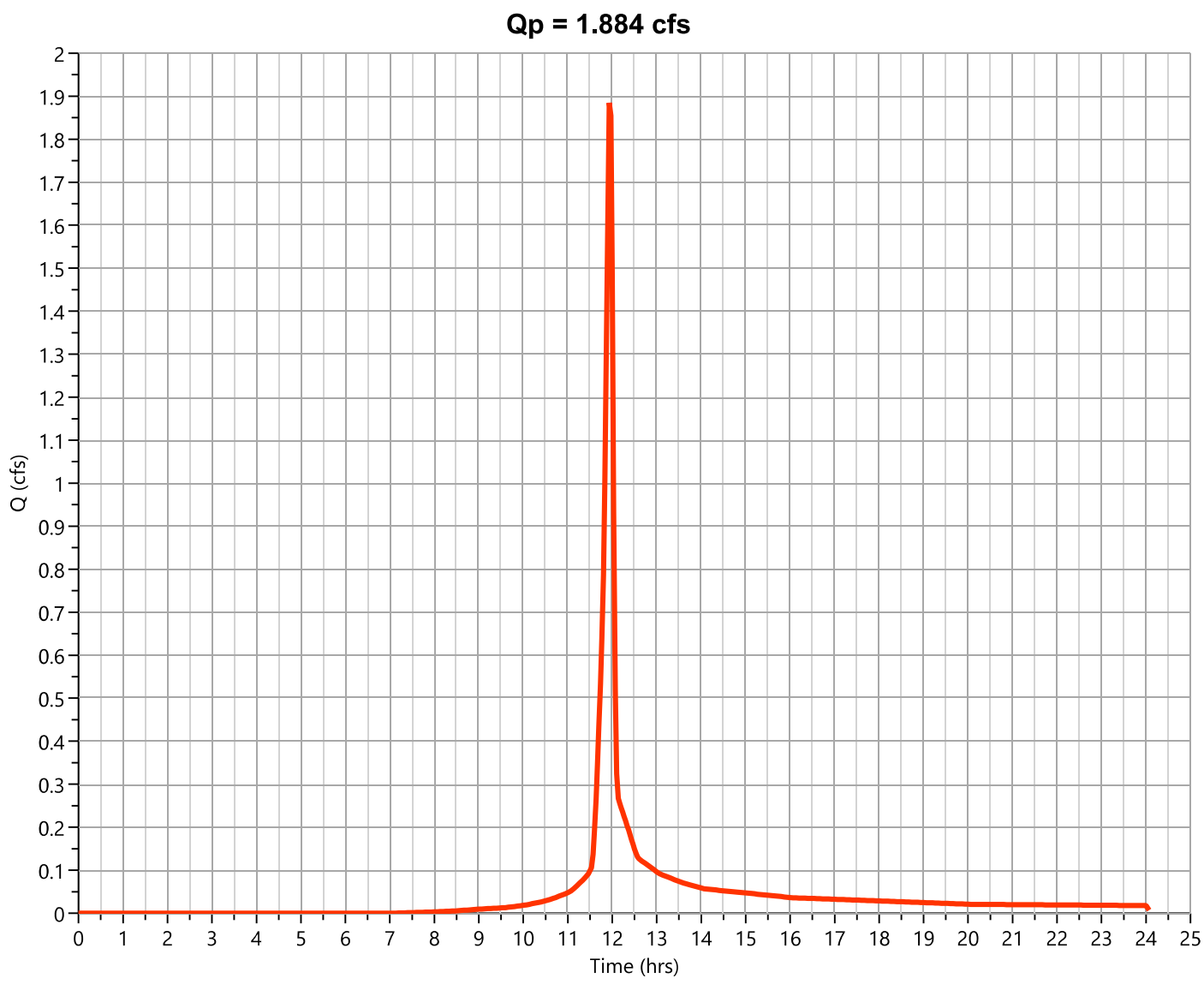
Post South (Sum #2)

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 1.884 cfs
Storm Frequency	= 25-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 3,834 cuft
Drainage Area	= 0.386 ac	Curve Number	= 80*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 5.03 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.01	98	Impervious
0.376	80	Open Space (D) Good
0.386	**80**	Weighted CN Method Employed



Design Storm Report

Custom Storm filename:

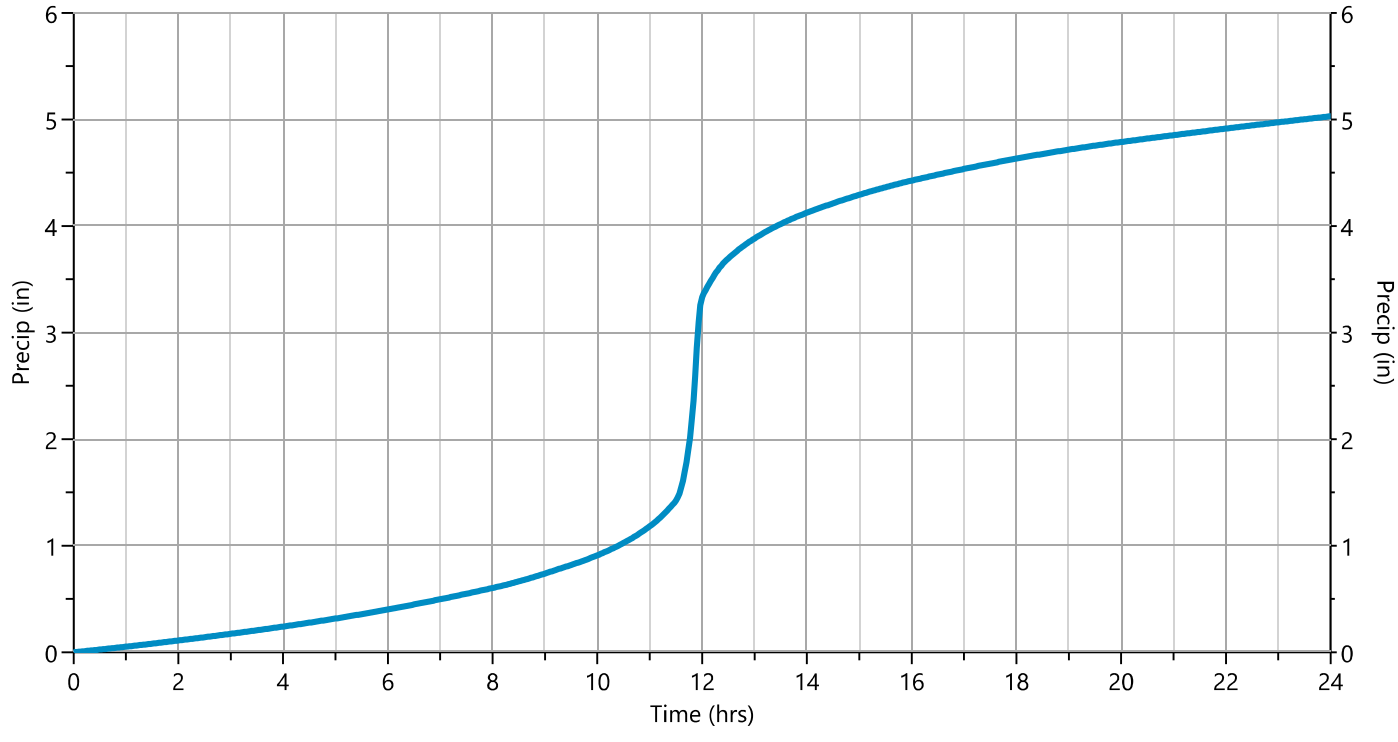
Hydrology Studio v 3.0.0.34

12-16-2024

Storm Distribution: NRCS/SCS - Type II, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	5-yr	10-yr	✔ 25-yr	50-yr	100-yr	
24 hrs	2.55	3.04	0.00	3.71	4.26	5.03	5.67	6.33	

Incremental Rainfall Distribution, 25-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
10.90	0.011290	11.27	0.016096	11.63	0.066441	12.00	0.075589	12.37	0.020321
10.93	0.011513	11.30	0.016632	11.67	0.079675	12.03	0.033627	12.40	0.019047
10.97	0.011737	11.33	0.017169	11.70	0.092910	12.07	0.031790	12.43	0.017773
11.00	0.011960	11.37	0.017706	11.73	0.106144	12.10	0.030515	12.47	0.016499
11.03	0.012339	11.40	0.018242	11.77	0.121836	12.13	0.029241	12.50	0.015224
11.07	0.012877	11.43	0.018779	11.80	0.156184	12.17	0.027967	12.53	0.014443
11.10	0.013413	11.47	0.019315	11.83	0.192996	12.20	0.026692	12.57	0.014151
11.13	0.013950	11.50	0.019852	11.87	0.229808	12.23	0.025418	12.60	0.013860
11.17	0.014486	11.53	0.026775	**11.90**	**0.266620**	12.27	0.024144	12.63	0.013570
11.20	0.015023	11.57	0.039972	11.93	0.243315	12.30	0.022870	12.67	0.013279
11.23	0.015560	11.60	0.053206	11.97	0.159366	12.33	0.021595	12.70	0.012989



Hydrograph 100-yr Summary

Project Name:

12-16-2024

Hydrology Studio v 3.0.0.34

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre North (Sum #1)	6.726	11.93	13,800	----		
2	NRCS Runoff	Post To Pond	9.189	11.93	19,624	----		
3	NRCS Runoff	Post Bypass	3.142	11.93	6,495	----		
4	Pond Route	Post Detention Pond	4.112	12.03	15,362	2	879.93	8,671
5	Junction	Post North (Sum #1)	6.711	11.97	21,857	3, 4		
6	NRCS Runoff	Pre South (Sum #2)	6.987	11.93	14,444	----		
7	NRCS Runoff	Post South (Sum #2)	2.603	11.93	5,360	----		

Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

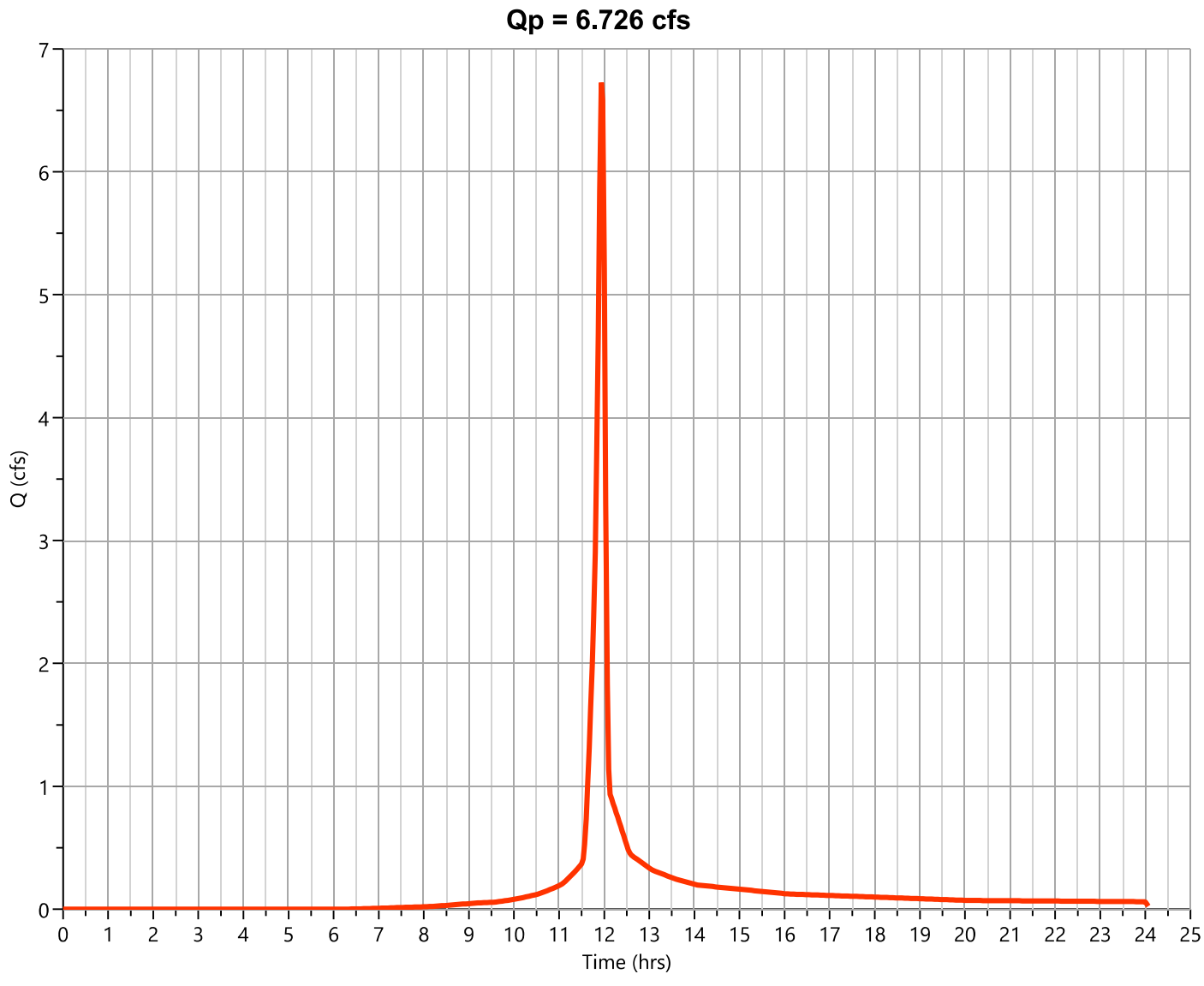
Pre North (Sum #1)

Hyd. No. 1

Hydrograph Type	= NRCS Runoff	Peak Flow	= 6.726 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 13,800 cuft
Drainage Area	= 1.02 ac	Curve Number	= 79*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.33 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.049	61	Open Space (B) Good
0.971	80	Open Space (D) Good
1.02	**79**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

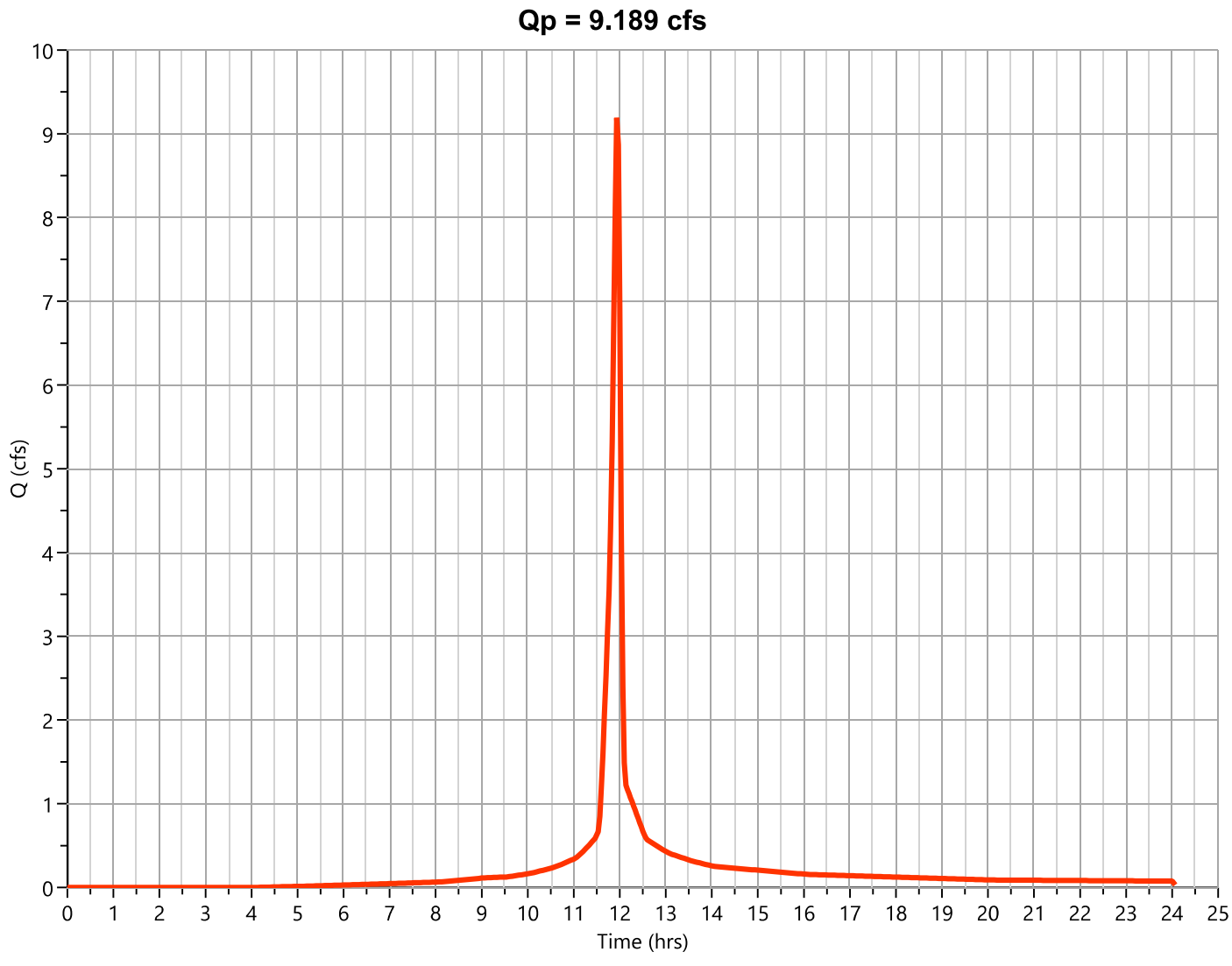
Post To Pond

Hyd. No. 2

Hydrograph Type	= NRCS Runoff	Peak Flow	= 9.189 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 19,624 cuft
Drainage Area	= 1.193 ac	Curve Number	= 87*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.33 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.728	98	Impervious
0.201	61	Open Space (B) Good
0.114	80	Open Space (D) Good
0.125	84	Open Space (D) Fair
0.025	30	Brush (D) Good (Bioretention)
1.193	**87**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

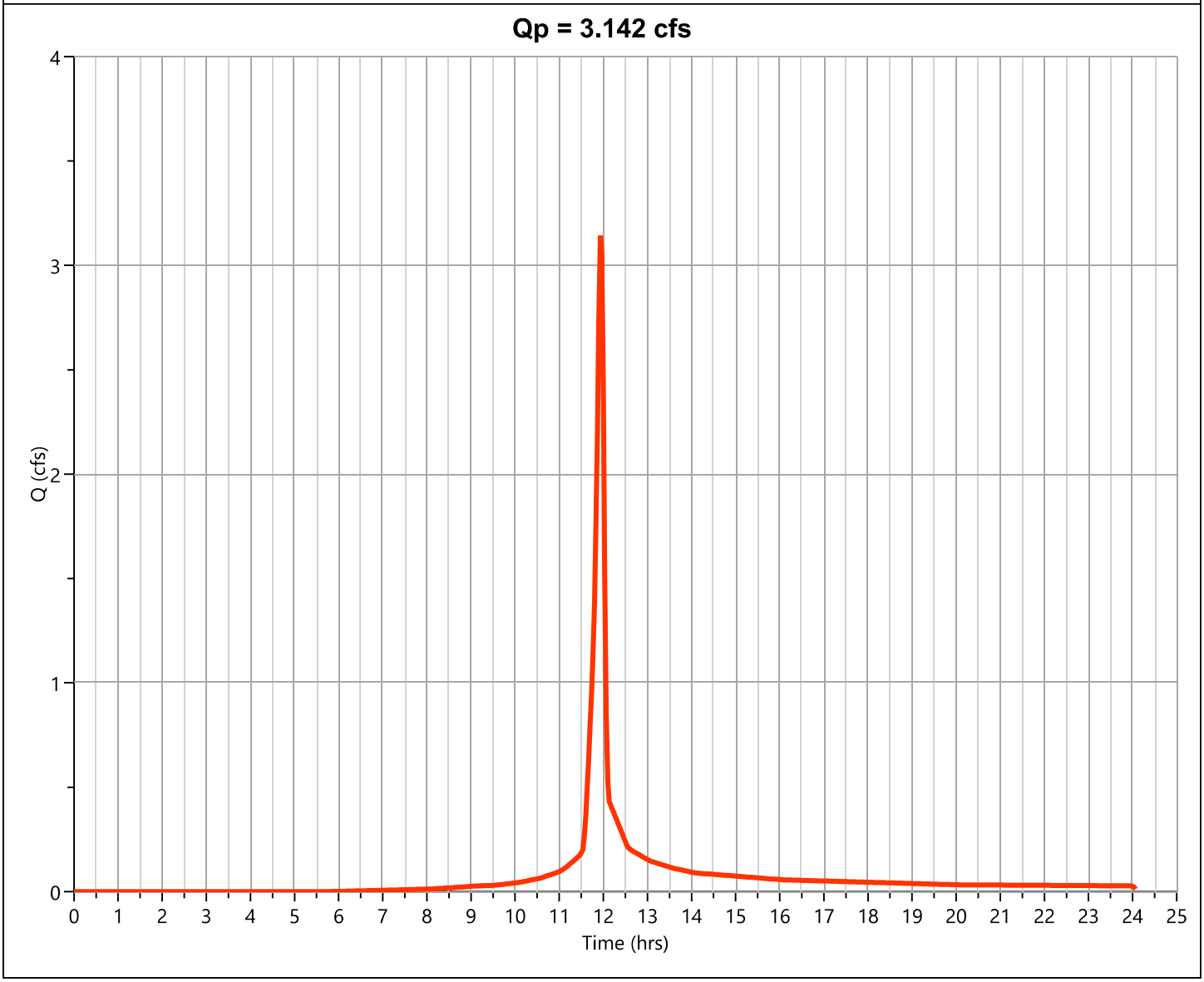
Post Bypass

Hyd. No. 3

Hydrograph Type	= NRCS Runoff	Peak Flow	= 3.142 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 6,495 cuft
Drainage Area	= 0.456 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.33 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.038	98	Impervious
0.021	61	Open Space (B) Good
0.397	80	Open Space (D) Good
0.456	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

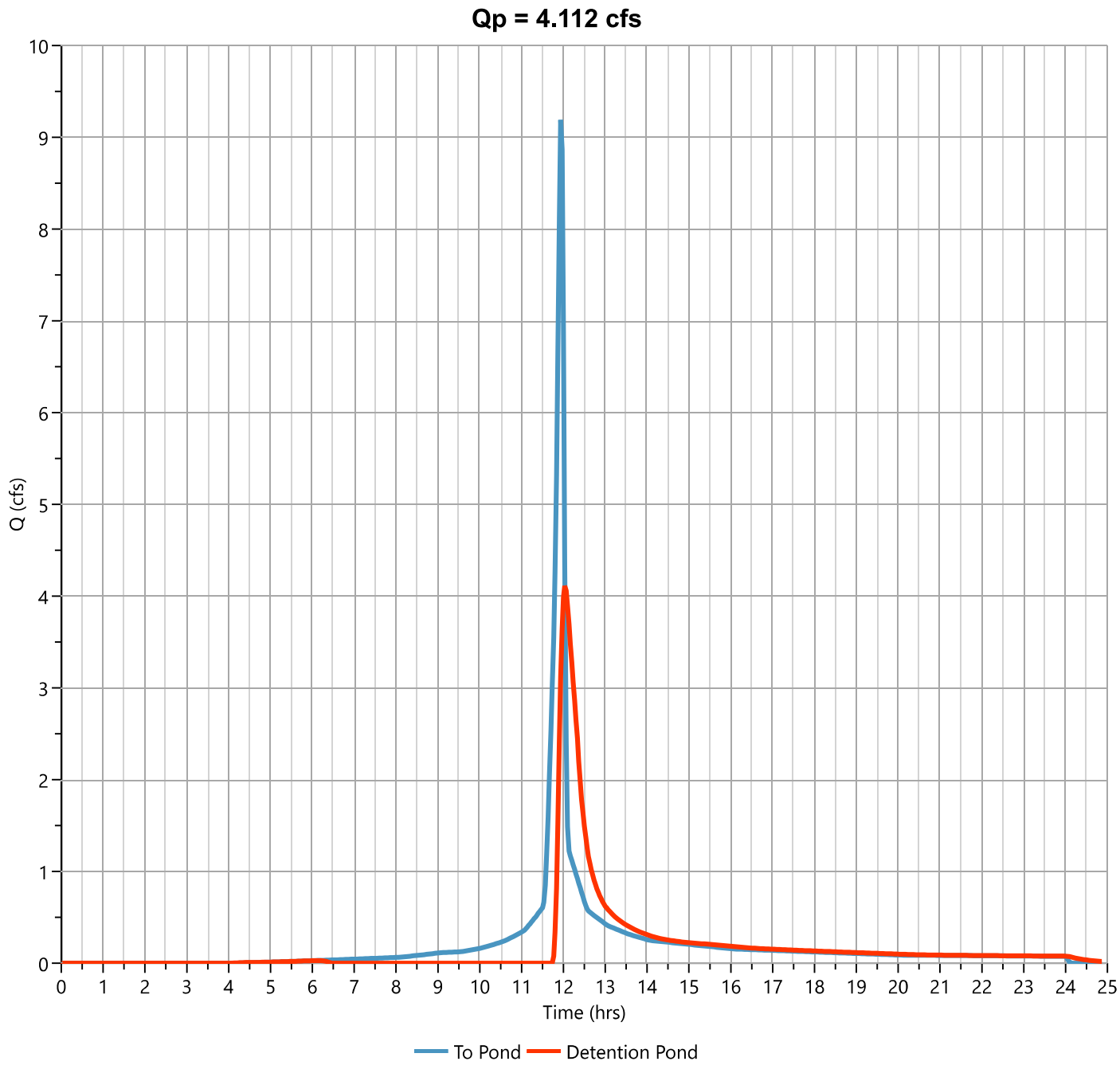
Post Detention Pond

Hyd. No. 4

Hydrograph Type	= Pond Route	Peak Flow	= 4.112 cfs
Storm Frequency	= 100-yr	Time to Peak	= 12.03 hrs
Time Interval	= 2 min	Hydrograph Volume	= 15,362 cuft
Inflow Hydrograph	= 2 - To Pond	Max. Elevation	= 879.93 ft
Pond Name	= Pond	Max. Storage	= 8,671 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 1.64 hrs



Hydrograph Report

Project Name:

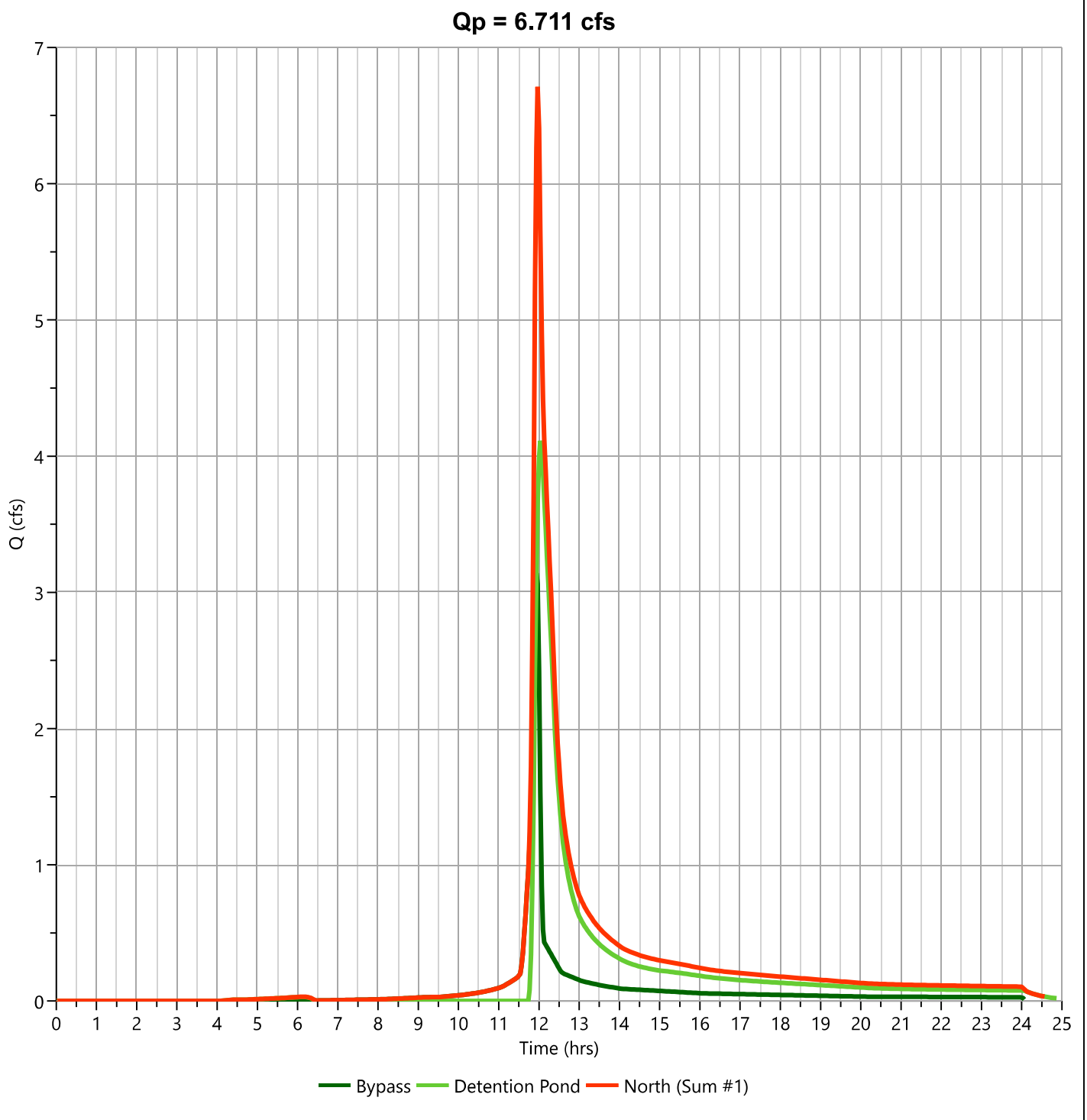
Hydrology Studio v 3.0.0.34

12-16-2024

Post North (Sum #1)

Hyd. No. 5

Hydrograph Type	= Junction	Peak Flow	= 6.711 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.97 hrs
Time Interval	= 2 min	Hydrograph Volume	= 21,857 cuft
Inflow Hydrographs	= 3	Total Contrib. Area	= 0.456 ac



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

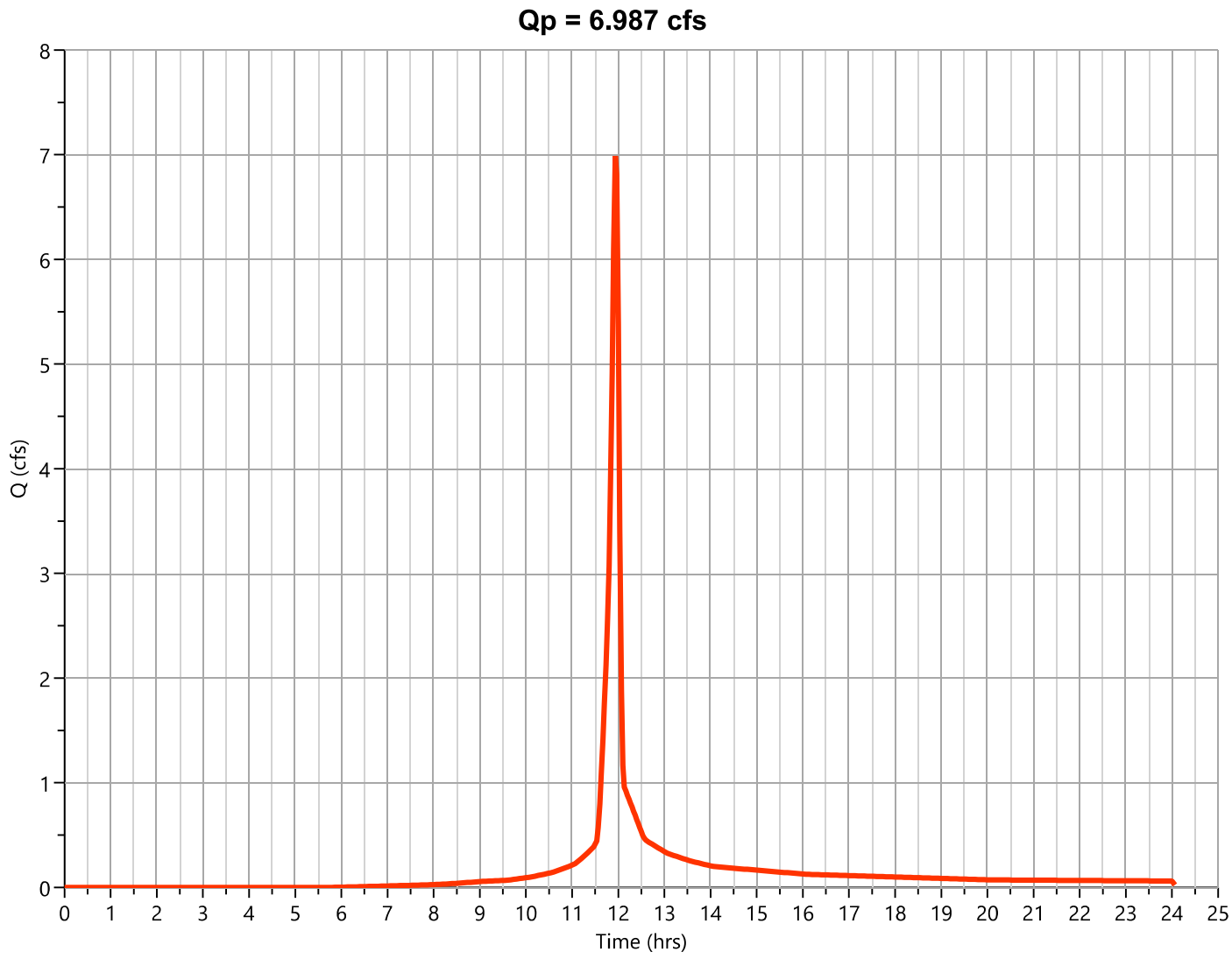
Pre South (Sum #2)

Hyd. No. 6

Hydrograph Type	= NRCS Runoff	Peak Flow	= 6.987 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 14,444 cuft
Drainage Area	= 1.014 ac	Curve Number	= 81*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.33 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.165	98	Impervious
0.195	61	Open Space (B) Good
0.248	80	Open Space (D) Good
0.406	84	Open Space (D) Fair
1.014	**81**	Weighted CN Method Employed



Hydrograph Report

Project Name:

Hydrology Studio v 3.0.0.34

12-16-2024

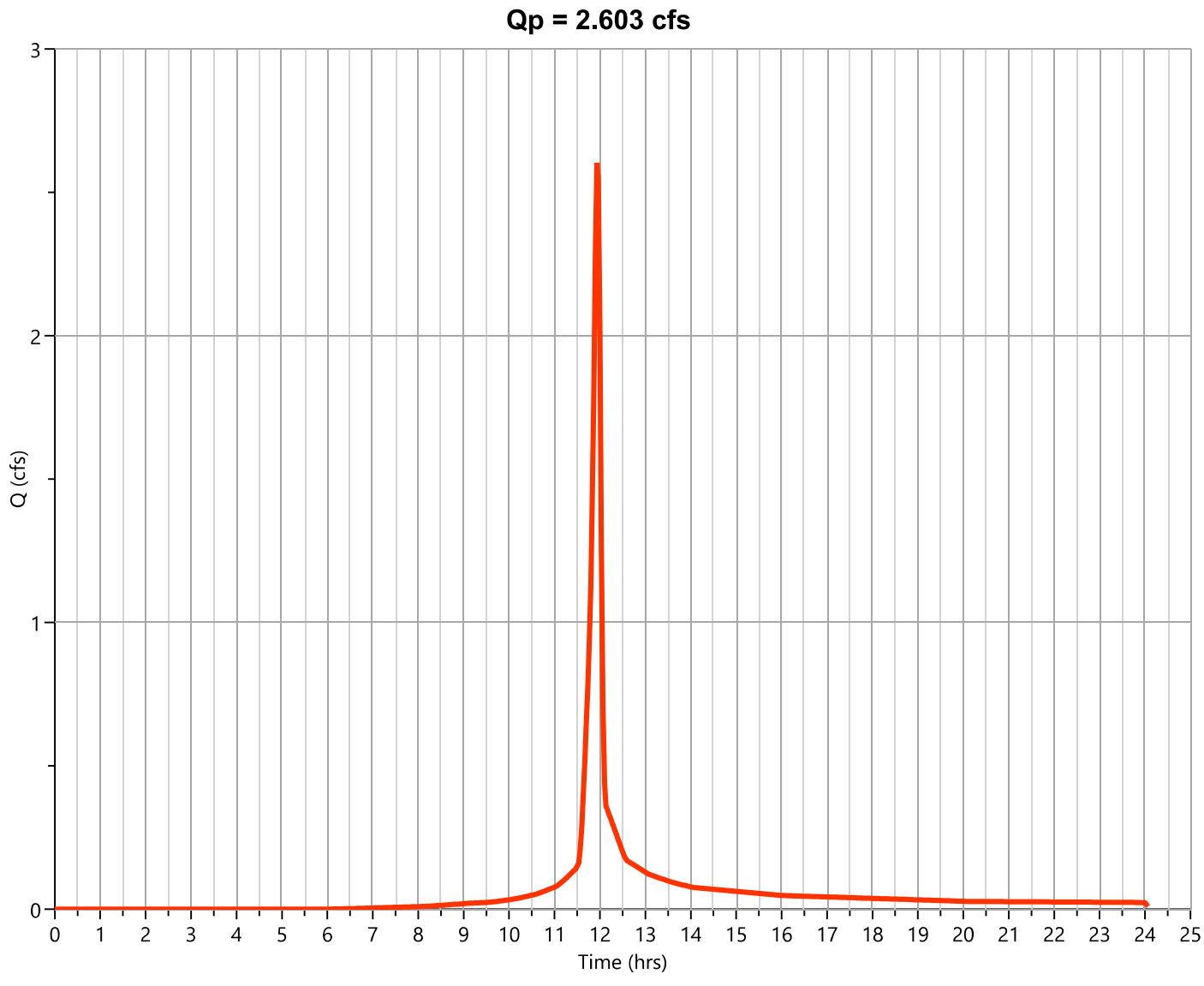
Post South (Sum #2)

Hyd. No. 7

Hydrograph Type	= NRCS Runoff	Peak Flow	= 2.603 cfs
Storm Frequency	= 100-yr	Time to Peak	= 11.93 hrs
Time Interval	= 2 min	Runoff Volume	= 5,360 cuft
Drainage Area	= 0.386 ac	Curve Number	= 80*
Tc Method	= User	Time of Conc. (Tc)	= 5.0 min
Total Rainfall	= 6.33 in	Design Storm	= Type II
Storm Duration	= 24 hrs	Shape Factor	= 484

*** Composite CN Worksheet**

AREA (ac)	CN	DESCRIPTION
0.01	98	Impervious
0.376	80	Open Space (D) Good
0.386	**80**	Weighted CN Method Employed



Design Storm Report

Custom Storm filename:

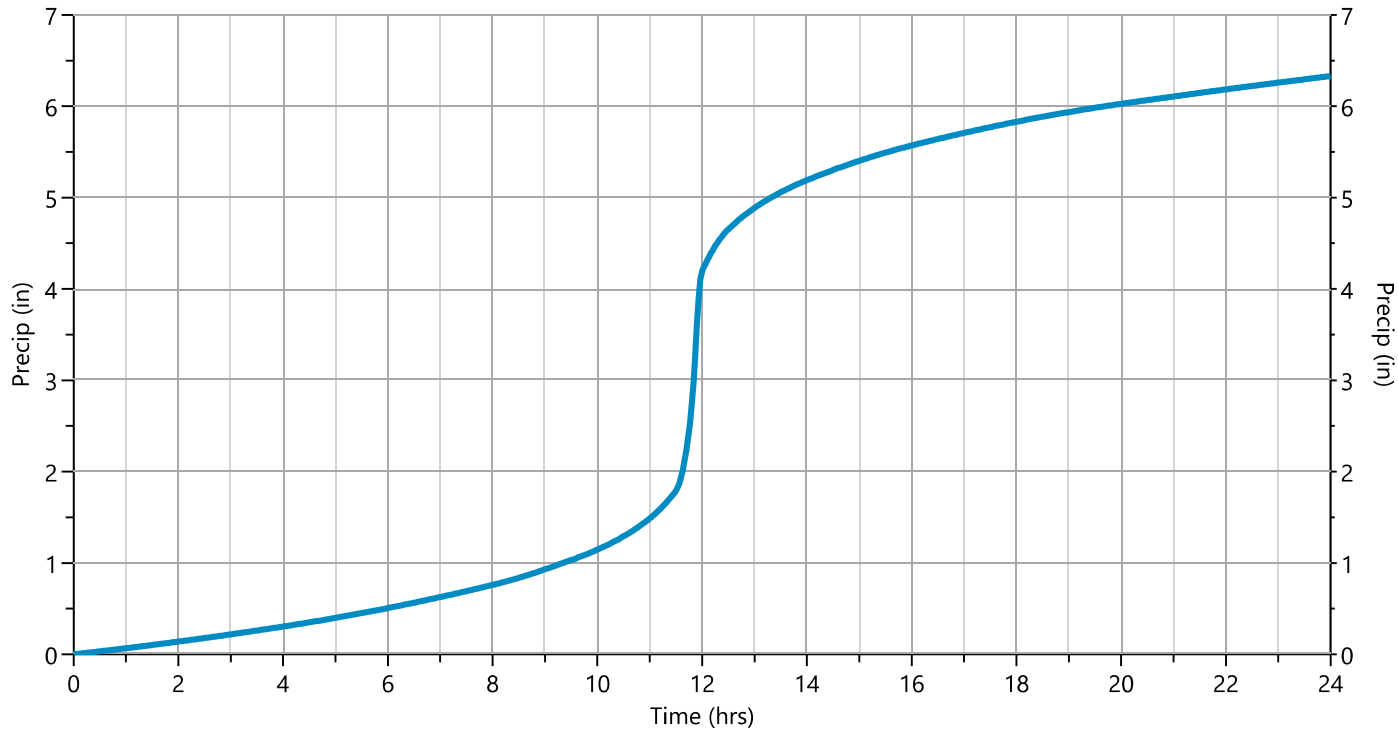
Hydrology Studio v 3.0.0.34

12-16-2024

Storm Distribution: NRCS/SCS - Type II, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	✔ 100-yr	
24 hrs	2.55	3.04	0.00	3.71	4.26	5.03	5.67	6.33	

Incremental Rainfall Distribution, 100-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
10.90	0.014207	11.27	0.020256	11.63	0.083613	12.00	0.095125	12.37	0.025573
10.93	0.014489	11.30	0.020931	11.67	0.100267	12.03	0.042318	12.40	0.023970
10.97	0.014770	11.33	0.021606	11.70	0.116922	12.07	0.040006	12.43	0.022366
11.00	0.015051	11.37	0.022282	11.73	0.133577	12.10	0.038402	12.47	0.020762
11.03	0.015528	11.40	0.022957	11.77	0.153324	12.13	0.036798	12.50	0.019159
11.07	0.016205	11.43	0.023632	11.80	0.196549	12.17	0.035195	12.53	0.018176
11.10	0.016880	11.47	0.024307	11.83	0.242875	12.20	0.033591	12.57	0.017808
11.13	0.017555	11.50	0.024982	11.87	0.289201	12.23	0.031988	12.60	0.017443
11.17	0.018230	11.53	0.033695	**11.90**	**0.335528**	12.27	0.030384	12.63	0.017077
11.20	0.018906	11.57	0.050303	11.93	0.306199	12.30	0.028780	12.67	0.016711
11.23	0.019581	11.60	0.066957	11.97	0.200555	12.33	0.027177	12.70	0.016346



IDF Report

IDF filename: KnoxvilleTN.idf

Hydrology Studio v 3.0.0.34

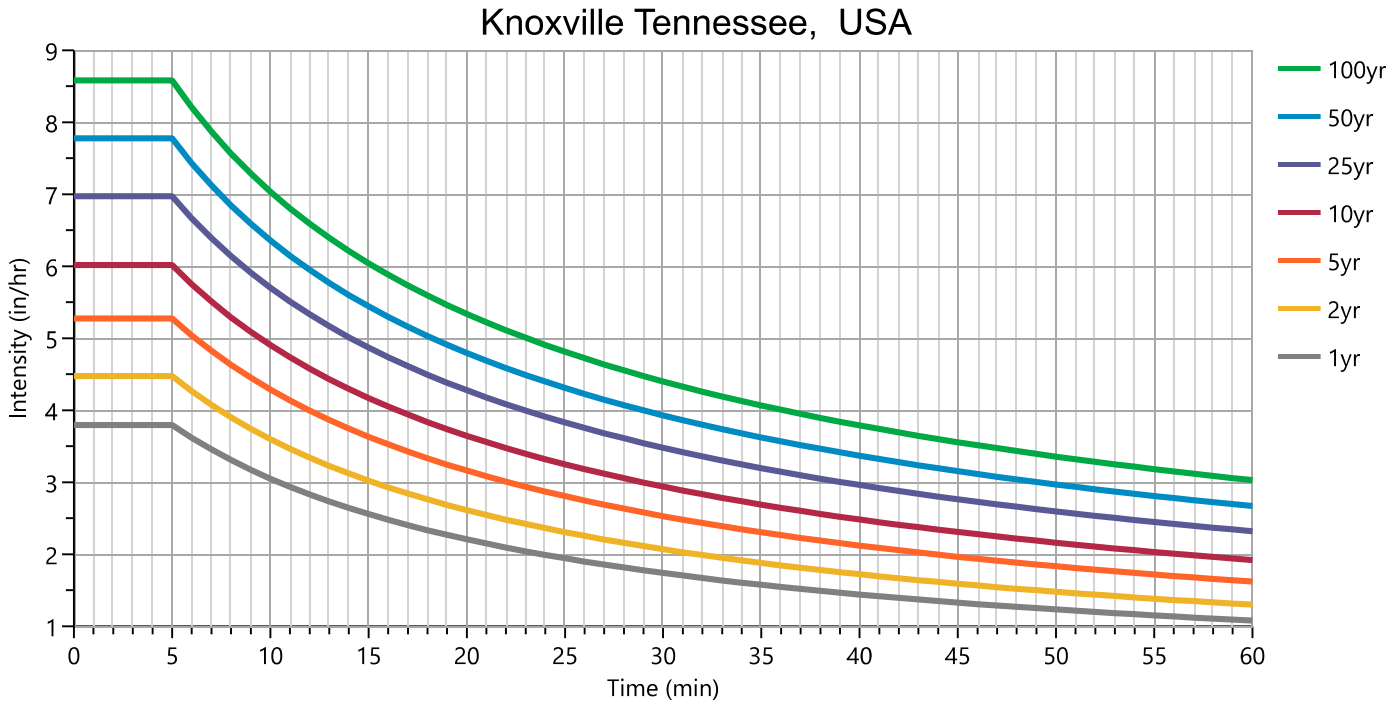
12-16-2024

Equation Coefficients	Intensity = B / (Tc + D)^E (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
B	52.8692	54.6725	0.0000	59.6555	56.0236	54.0095	49.2528	48.5855	
D	13.3000	12.6000	0.0000	12.9000	11.9000	11.0000	9.7000	9.1000	
E	0.9060	0.8726	0.0000	0.8408	0.7891	0.7384	0.6868	0.6551	

Minimum Tc = 5 minutes

Tc (min)	Intensity Values (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
Cf	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
5	3.80	4.48	0	5.28	6.02	6.97	7.78	8.58	
10	3.05	3.60	0	4.29	4.91	5.70	6.36	7.04	
15	2.56	3.02	0	3.63	4.17	4.87	5.44	6.04	
20	2.21	2.61	0	3.16	3.65	4.28	4.80	5.34	
25	1.94	2.31	0	2.81	3.25	3.83	4.31	4.81	
30	1.74	2.07	0	2.53	2.94	3.48	3.93	4.40	
35	1.58	1.88	0	2.31	2.69	3.20	3.62	4.07	
40	1.44	1.72	0	2.12	2.48	2.96	3.37	3.79	
45	1.33	1.59	0	1.97	2.31	2.76	3.15	3.56	
50	1.23	1.48	0	1.83	2.16	2.60	2.97	3.36	
55	1.15	1.38	0	1.72	2.03	2.45	2.81	3.18	
60	1.08	1.30	0	1.62	1.92	2.32	2.67	3.03	

Cf = Correction Factor applied to Rational Method runoff coefficient.

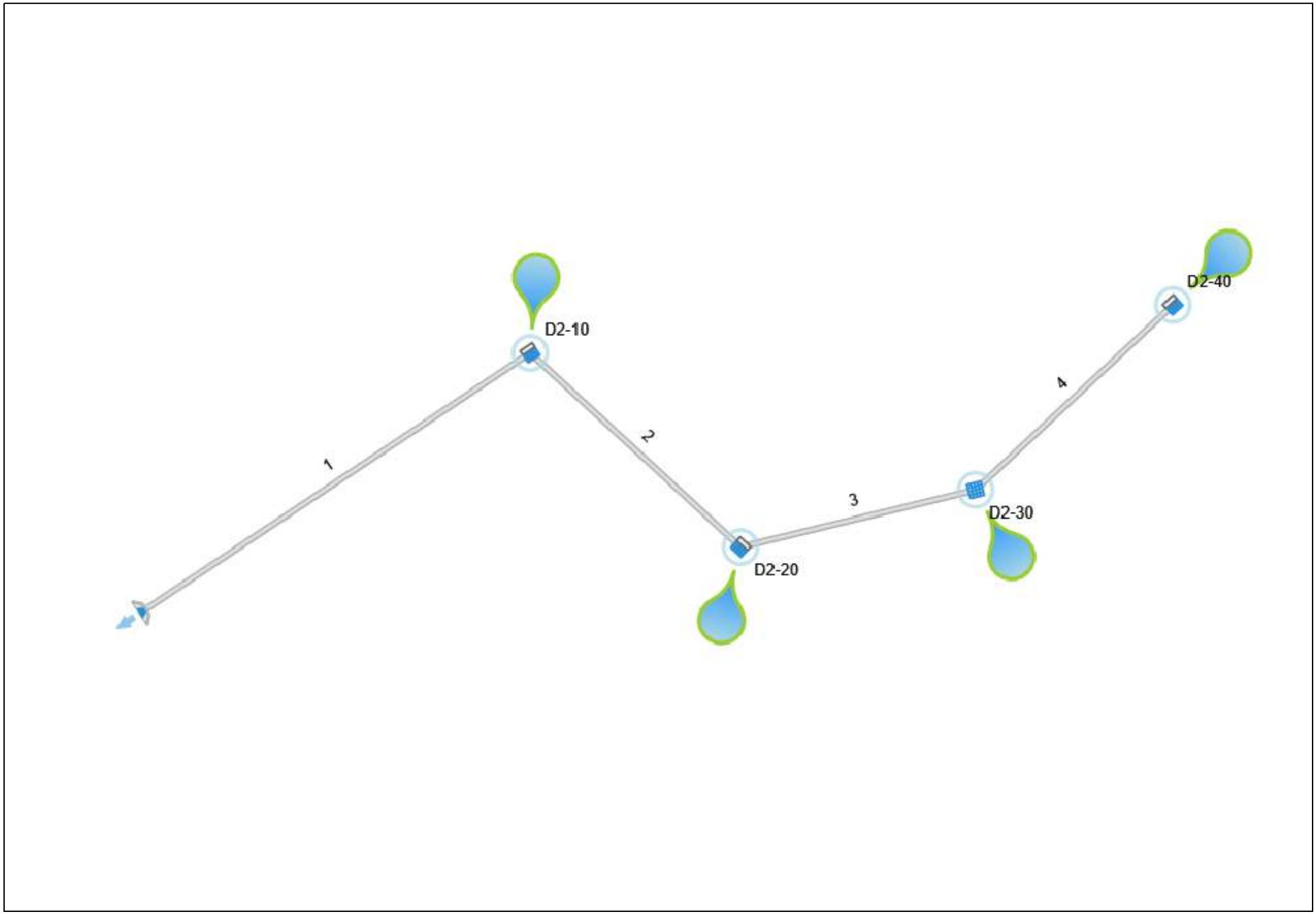


Plan View

Stormwater Studio 2024 v 3.0.0.35

Project Name: EXPR0009

12-16-2024



Storm Sewer Tabulation

Stormwater Studio 2024 v 3.0.0.35

Project Name: EXPR0009

12-16-2024

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
D2-00 to D2-10	128.83	0.173	0.832	0.91	0.16	0.62	5.0	5.68	6.76	4.18	8.82	2.94	18	0.50	879.65	879.00	880.60	880.50	883.05	881.67	1
D2-10 to D2-20	79.95	0.163	0.659	0.91	0.15	0.46	5.0	5.51	6.81	3.14	17.67	3.02	18	2.03	881.17	879.55	881.85	880.81	885.20	883.05	2
D2-20 to D2-30	67.59	0.214	0.496	0.72	0.15	0.31	5.0	5.29	6.88	2.15	12.45	2.77	18	1.01	881.85	881.17	882.41	882.06	886.25	885.20	3
D2-30 to D2-40	75.51	0.282	0.282	0.56	0.16	0.16	5.0	5.00	6.97	1.10	12.37	2.08	18	0.99	882.60	881.85	883.00	882.59	886.10	886.25	4

Notes: IDF File = KnoxvilleTN.idf, Return Period = 25-yrs.

Composite C Worksheet

Project Name: EXPR0009

12-16-2024

Stormwater Studio 2024 v 3.0.0.35

Line No	Description	Drainage Area (ac)	Runoff Coeff (C)	C x A	Composite (C)	Structure ID
1	IMPERV	0.162	0.95	0.154		D2-10
	PERV	0.011	0.25	0.003		
	Totals	**0.173**		**0.157**	**0.91**	
2	IMPERV	0.154	0.95	0.146		D2-20
	PERV	0.009	0.25	0.002		
	Totals	**0.163**		**0.149**	**0.91**	
3	IMPERV	0.145	0.95	0.138		D2-30
	PERV	0.069	0.25	0.017		
	Totals	**0.214**		**0.155**	**0.72**	
4	IMPERV	0.125	0.95	0.119		D2-40
	PERV	0.157	0.25	0.039		
	Totals	**0.282**		**0.158**	**0.56**	

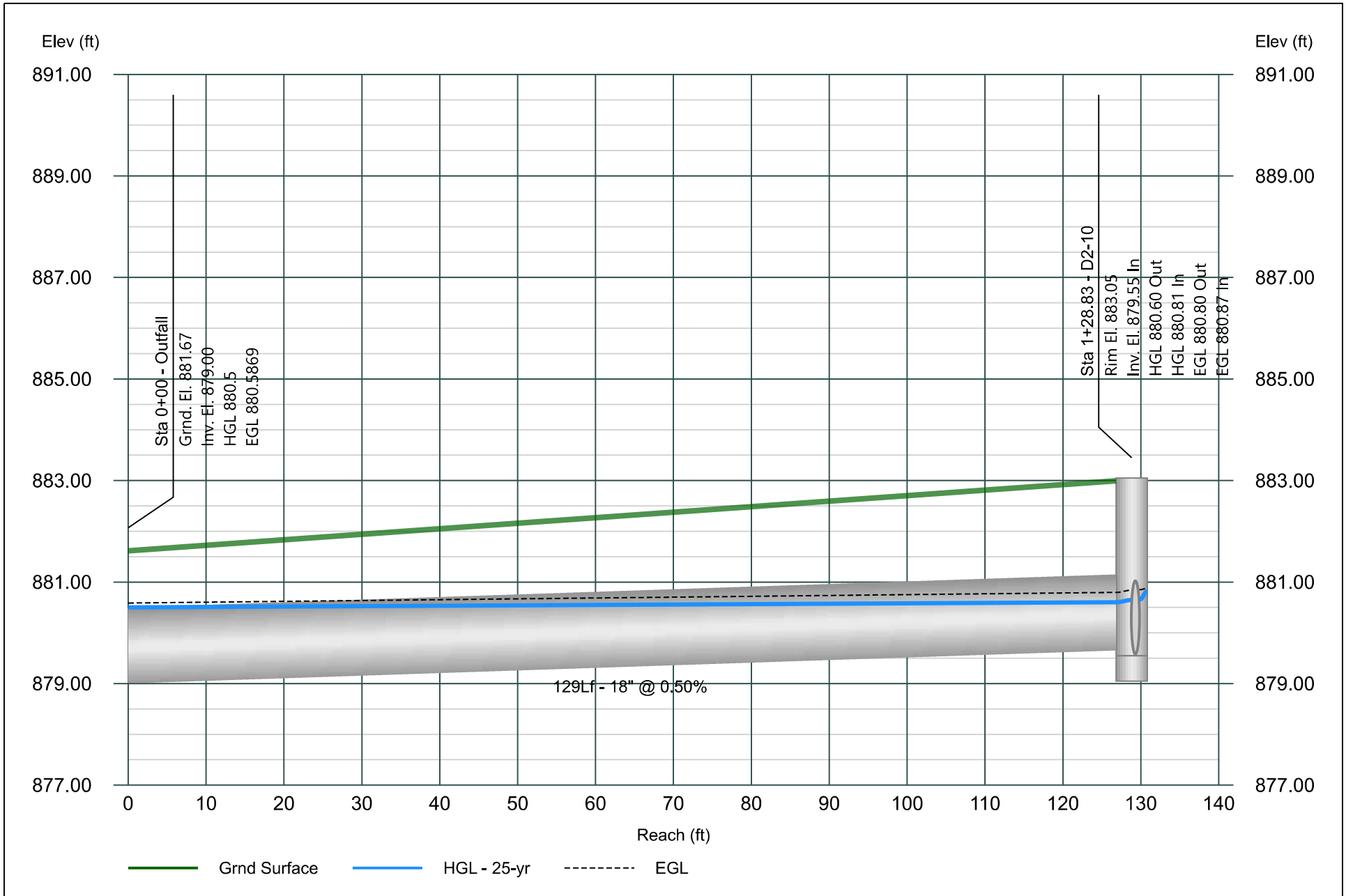
Line 1 - D2-00 to D2-10

Stormwater Studio 2024 v 3.0.0.35

25 YEAR, 24 HOUR STORM EVENT

Project Name: EXPR0009

12-16-2024



Project File: EXPR0009Pipe Sizing SAR 2024.12.16.sws

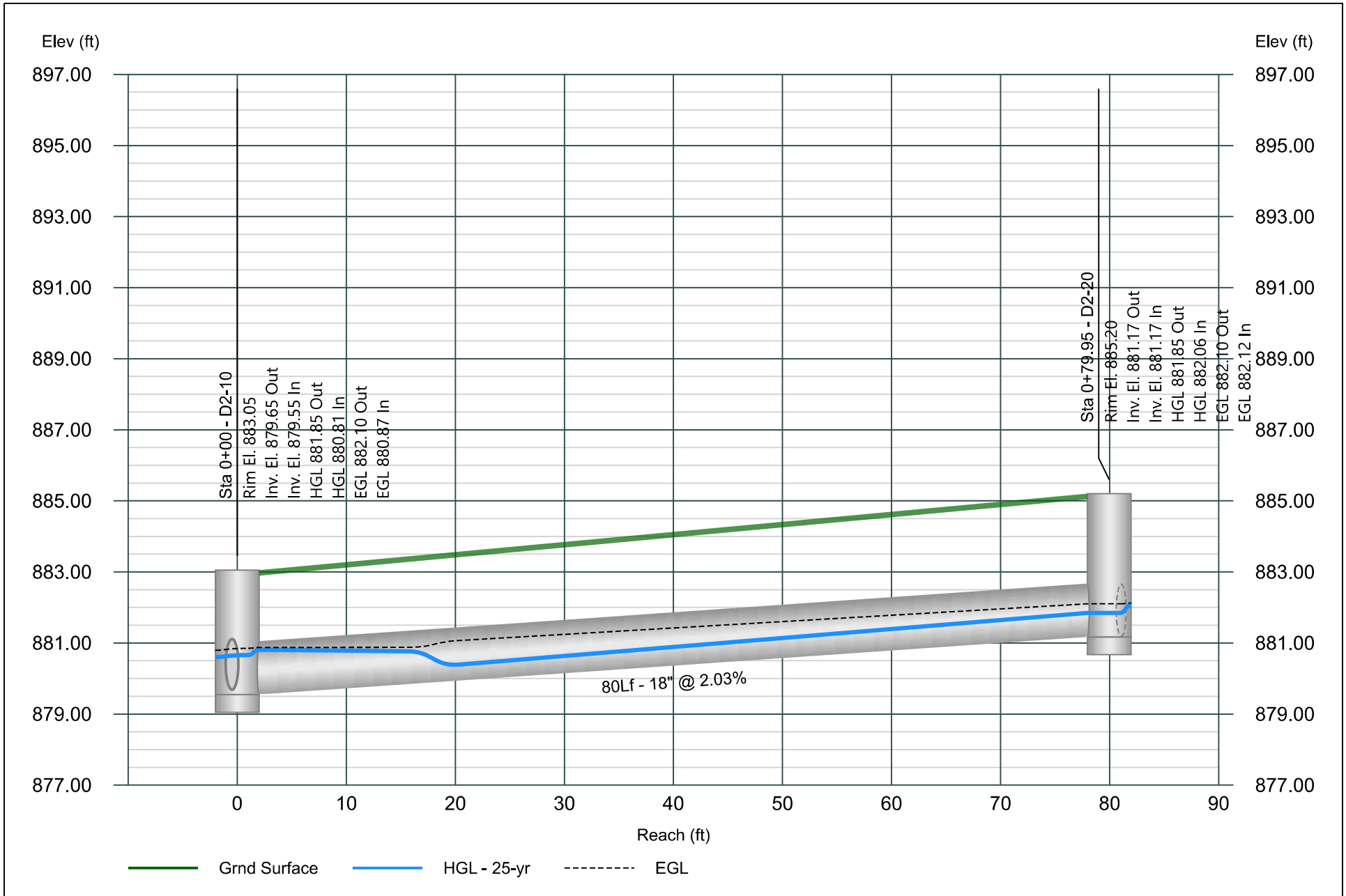
Line 2 - D2-10 to D2-20

Stormwater Studio 2024 v 3.0.0.35

25 YEAR, 24 HOUR STORM EVENT

Project Name: EXPR0009

12-16-2024



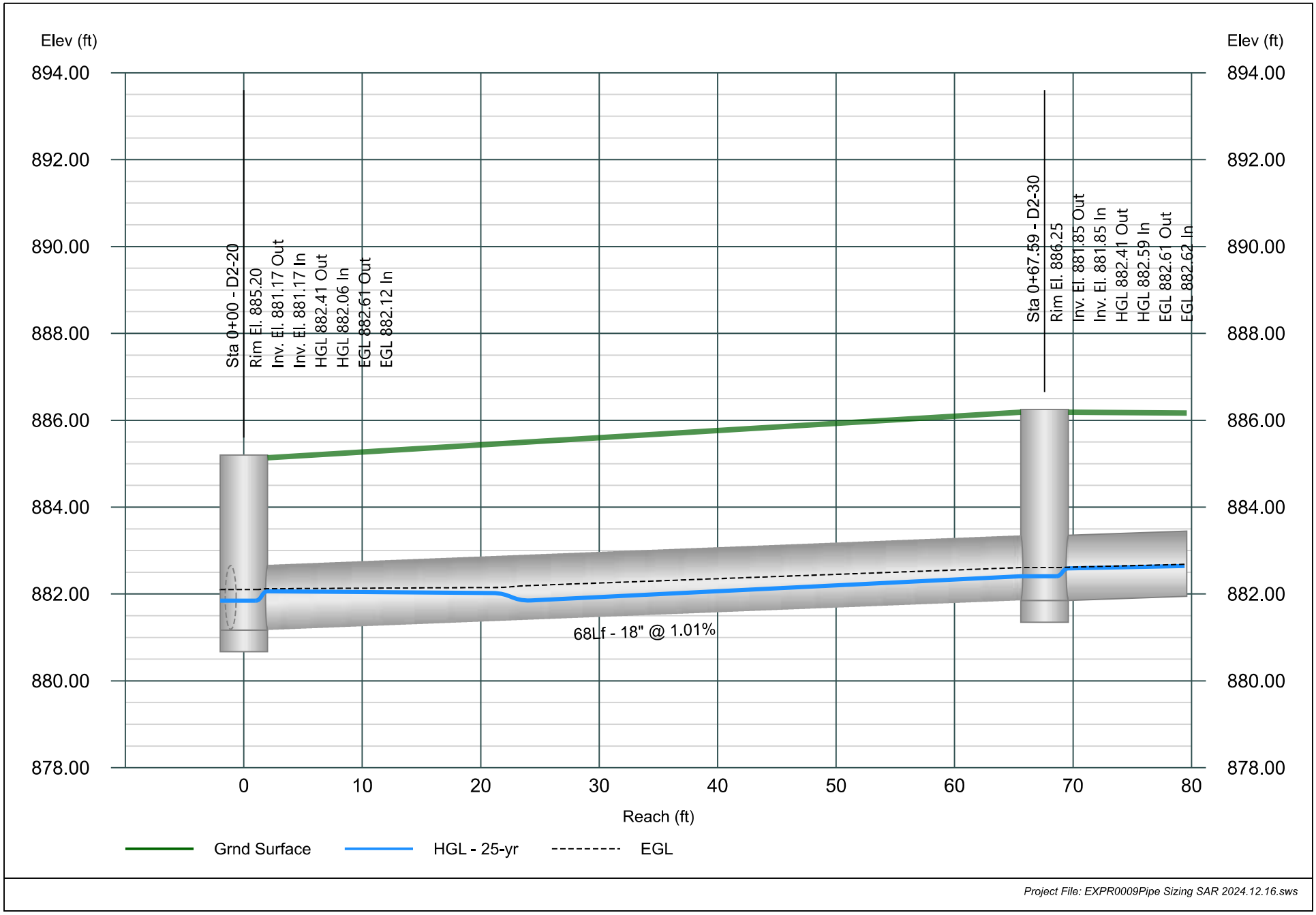
Line 3 - D2-20 to D2-30

Stormwater Studio 2024 v 3.0.0.35

25 YEAR, 24 HOUR STORM EVENT

Project Name: EXPR0009

12-16-2024



Project File: EXPR0009Pipe Sizing SAR 2024.12.16.sws

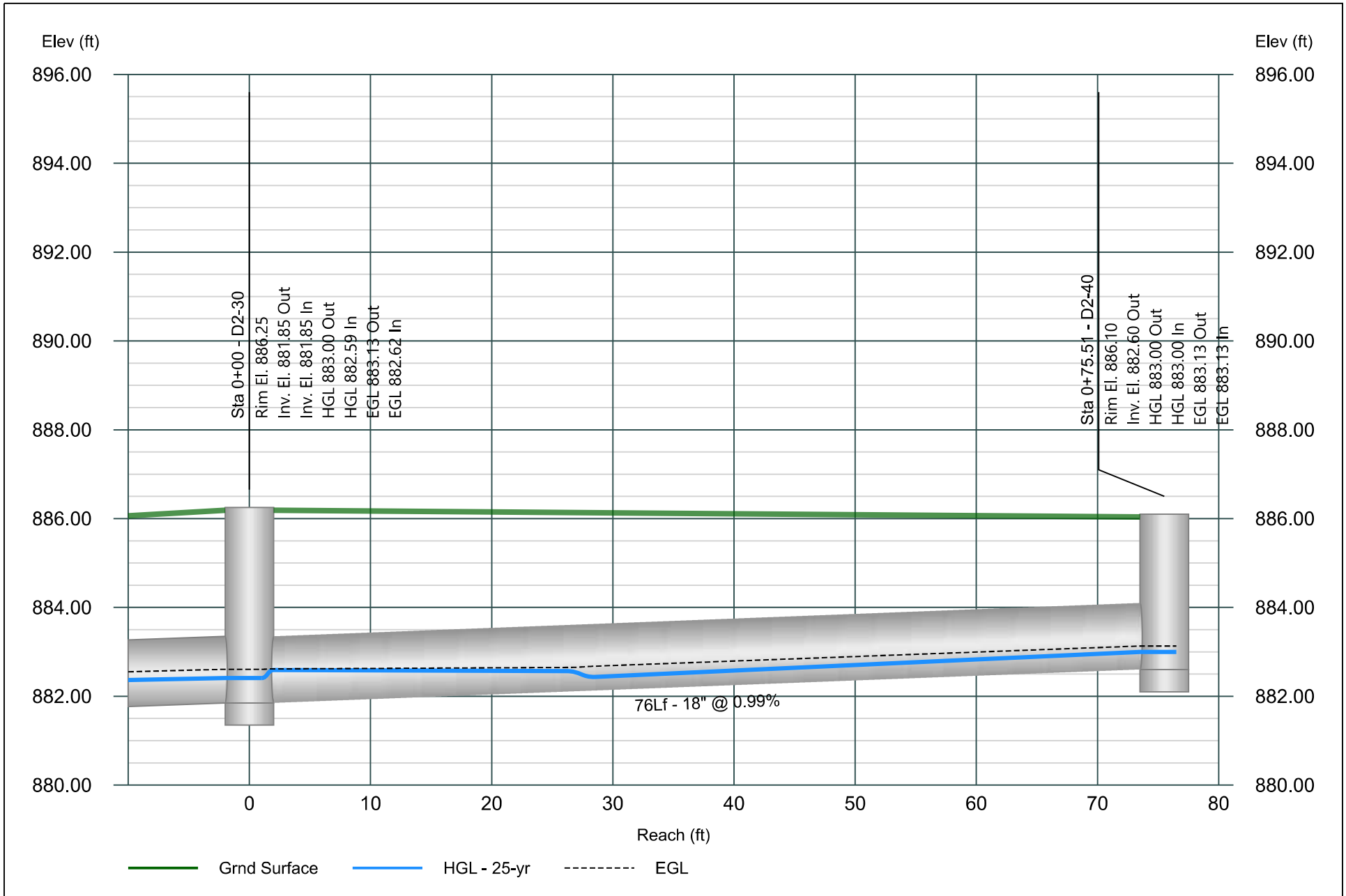
Line 4 - D2-30 to D2-40

Stormwater Studio 2024 v 3.0.0.35

25 YEAR, 24 HOUR STORM EVENT

Project Name: EXPR0009

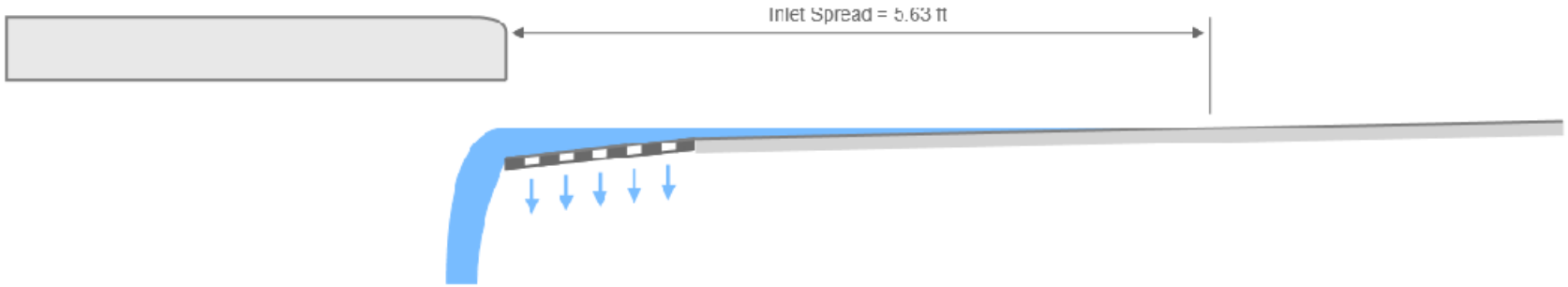
12-16-2024



Project File: EXPR0009Pipe Sizing SAR 2024.12.16.sws

D2-00 to D2-10 - D2-10 - Inlet Section

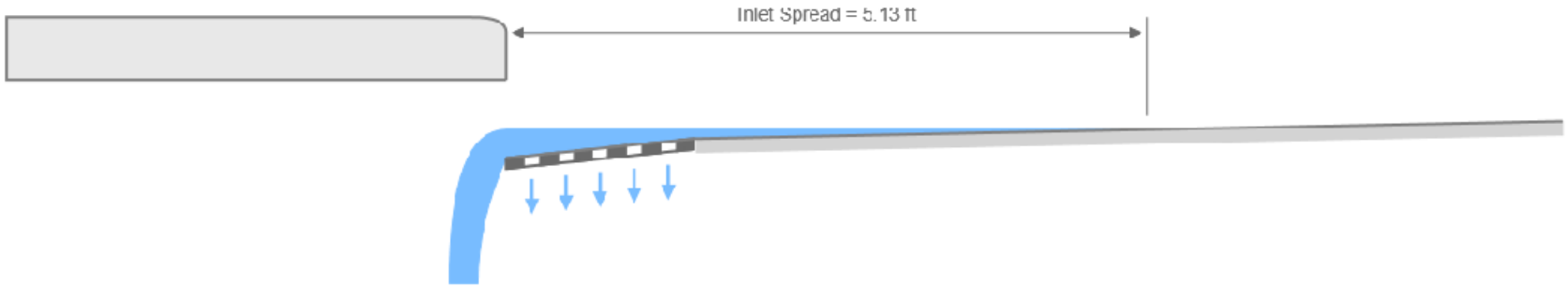
Combination Inlet In Sag



Line	Q (cfs)				Spread (ft)		Depth (ft)		Inlet	
	Catchment	+ Carryover	- Captured	= Bypass	Gutter	Inlet	Gutter	Inlet	Id	Type
1	1.10	0.00	1.10	0.00	5.63	5.63	0.16	0.24	D2-10	Combination in Sag
									Sweeper	

D2-10 to D2-20 - D2-20 - Inlet Section

Combination Inlet In Sag



Line	Q (cfs)				Spread (ft)		Depth (ft)		Inlet	
	Catchment	+ Carryover	- Captured	= Bypass	Gutter	Inlet	Gutter	Inlet	Id	Type
2	1.03	0.00	1.03	0.00	5.13	5.13	0.15	0.23	D2-20	Combination in Sag
									Sweeper	

Surface View

Stormwater Studio 2024 v 3.0.0.35

25 YEAR, 24 HOUR STORM EVENT

Project Name: EXPR0009

12-16-2024

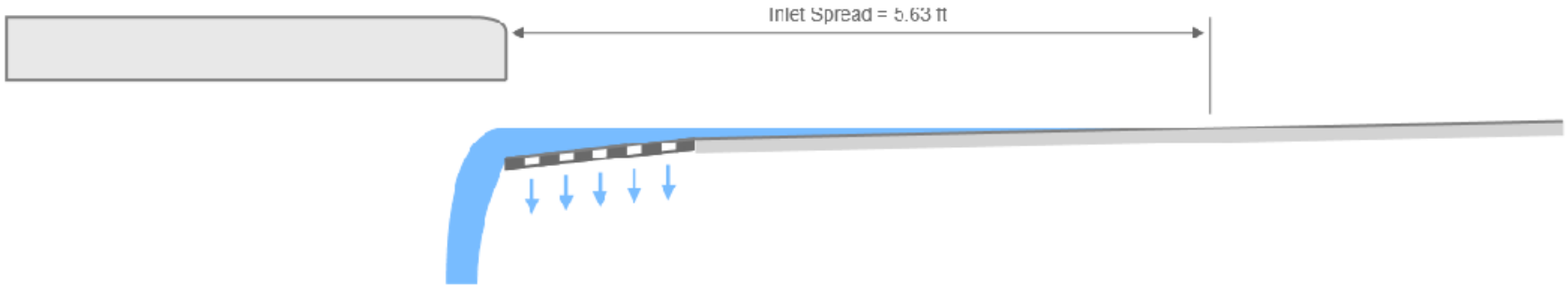
D2-20 to D2-30 - D2-30

Drop Grate Inlet In Sag

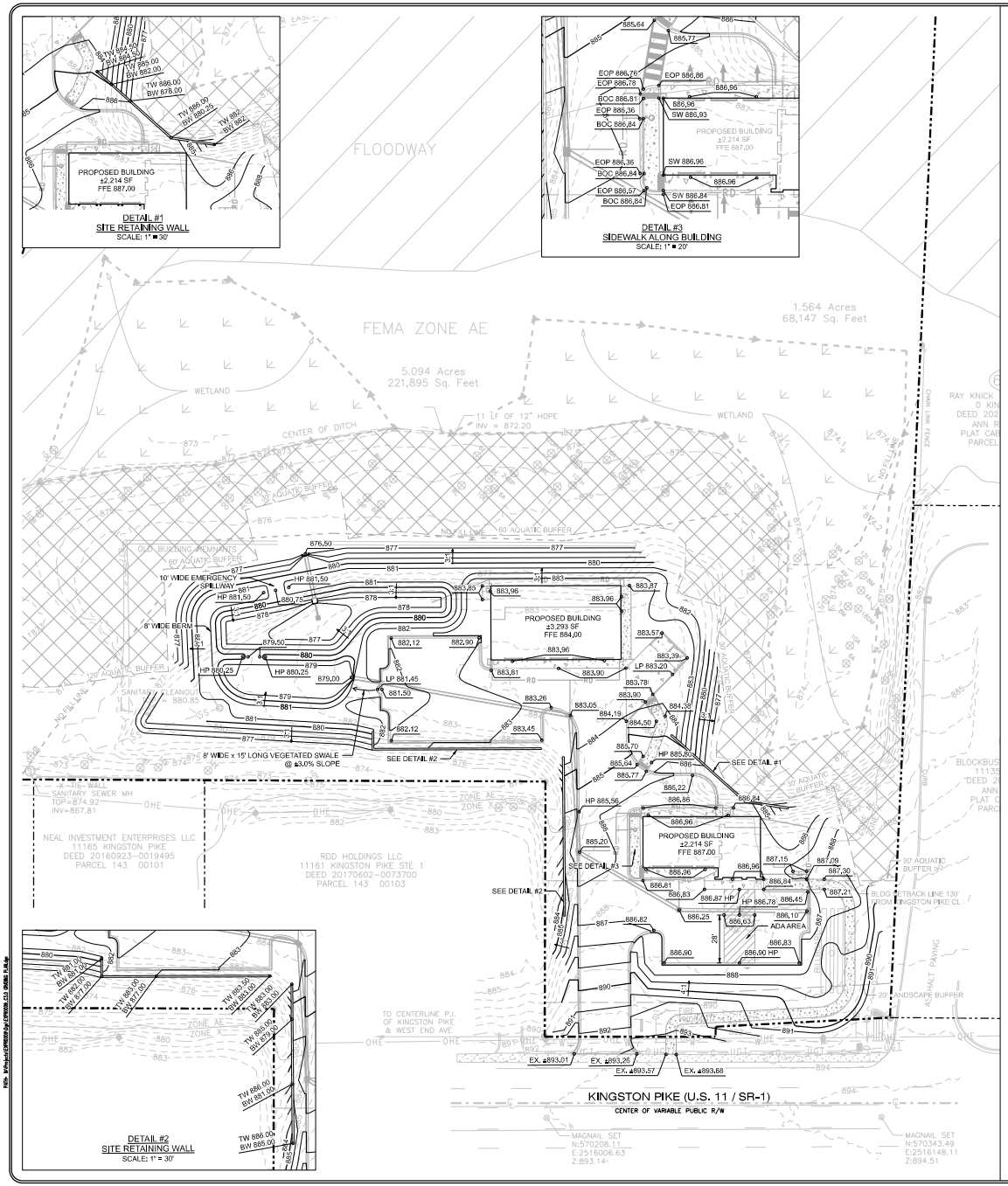
Line	Q (cfs)				Spread (ft)		Depth (ft)		Inlet	
	Catchment	+ Carryover	- Captured	= Bypass	Gutter	Inlet	Gutter	Inlet	Id	Type
3	1.07	0.00	1.07	0.00	14.59	14.59	0.13	0.13	D2-30	Drop Grate in Sag

D2-30 to D2-40 - D2-40 - Inlet Section

Combination Inlet In Sag



Line	Q (cfs)				Spread (ft)		Depth (ft)		Inlet	
	Catchment	+ Carryover	- Captured	= Bypass	Gutter	Inlet	Gutter	Inlet	Id	Type
4	1.10	0.00	1.10	0.00	5.63	5.63	0.16	0.24	D2-40	Combination in Sag
									Sweeper	



LEGEND

	EXISTING MINOR CONTOUR
875	EXISTING MAJOR CONTOUR
880	PROPOSED CONTOUR
880.50	SPOT ELEVATION
3:1	SLOPE IDENTIFIER
EX.	EXISTING
TW	GRADE ADJACENT TO TOP OF WALL
BW	GRADE ADJACENT TO BOTTOM OF WALL
HP	HIGH POINT
SW	SIDEWALK
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
	ADA PARKING / CROSSING AREA (DOES NOT EXCEED 2% IN ANY DIRECTION)

SCALE IN FEET
1" = 30'

SPECIAL NOTE:
ALL GRADING ACTIVITIES ARE TO REMAIN OUTSIDE OF THE AQUATIC BUFFER.

GRADING AND EARTHWORK NOTES

1. REFERENCE GENERAL NOTES AND GEOTECHNICAL REPORT.
2. EARTHWORK SHALL BE PERFORMED ON AN UNCLASSIFIED BASIS.
3. ALL PROPOSED SPOT ELEVATIONS SHOWN ADJACENT TO CURB ARE TO EDGE OF PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
4. GRADES SHOWN ARE FINISH GRADES, FOR SUBGRADE ELEVATIONS IN PAVED AREAS, REFERENCE SECTIONS AND DETAILS.
5. THE LOCATION AND ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, SHOULD NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND UTILITIES PRIOR TO CONSTRUCTION, ANY DEVIATIONS FROM PLAN INFORMATION SHOULD BE DISCUSSED WITH ENGINEER AND OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.
6. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK, ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
7. THE SUBGRADE PREPARATION SHOULD CONSIST OF STRIPPING APPROXIMATELY 8 INCHES OF TOPSOIL, VEGETATION, ROOTMAT, AND SOFT OR YIELDINGMATERIALS FROM THE 10-FOOT EXPANDED BUILDING AND 5-FOOT EXPANDED PAVEMENT LIMITS, AND 5 FEET BEYOND THE TOE OF STRUCTURAL FILLS, DEEPER TOPSOIL OR ORGANIC LADEN SOILS MAY BE PRESENT IN WET, LOWLYING, AND POORLY DRAINED AREAS, IN WOODED AREAS, THE ROOT BALLS MAY EXTEND AS DEEP AS ABOUT 2 FEET AND WILL REQUIRE ADDITIONAL LOCALIZED STRIPPING DEPTH TO COMPLETELY REMOVE THE ORGANICS.
8. FILL SLOPES SHALL BE OVERFILLED AND THEN CUT BACK TO REQUIRED GEOMETRY.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE FINISHED GRADING INCLUDING PLACEMENT OF SOILS AS NECESSARY TO ACHIEVE THE FINISHED GRADES INDICATED ON THE GRADING PLANS, ALL SURFACES SHALL BE SMOOTH WITH PROPER TRANSITIONS BETWEEN GRADIENTS, ALL FINISHED TOPSOIL ELEVATIONS SHALL BE A MINIMUM OF 1" BELOW THE FINISHED ELEVATION OF ADJACENT WALKS AND BACK OF CURB UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL CAREFULLY ESTABLISH PROPER FINISHED GRADE ELEVATIONS IN THE FIELD SO AS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND EXTERIOR MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT AND ANY OTHER MOISTURE SENSITIVE AREAS.
11. THE EXPANDED LIMITS OF THE PROPOSED CONSTRUCTION AREAS SHOULD BE WELL DEFINED, INCLUDING THE LIMITS OF THE FILL ZONES FOR BUILDINGS, PAVEMENTS, AND SLOPES, ETC., AT THE TIME OF FILL PLACEMENT, GRADE CONTROLS SHOULD BE MAINTAINED THROUGHOUT THE FILLING OPERATIONS.
12. AT THE END OF EACH WORK DAY, ALL FILL AREAS SHOULD BE GRADED TO FACILITATE DRAINAGE OF ANY PRECIPITATION AND THE SURFACE SHOULD BE SEALED BY USE OF A SMOOTH-DRUM ROLLER TO LIMIT INFILTRATION OF SURFACE WATER, DURING PLACEMENT AND COMPACTION OF NEW FILL AT THE BEGINNING OF EACH WORKDAY, THE CONTRACTOR MAY NEED TO SCARIFY EXISTING SUBGRADES TO A DEPTH ON THE ORDER OF 4 INCHES SO THAT A WEAK PLANE WILL NOT BE FORMED BETWEEN THE NEW FILL AND THE EXISTING SUBGRADE SOILS.
13. POSITIVE SITE DRAINAGE SHOULD BE MAINTAINED DURING EARTHWORK OPERATIONS IN AN EFFORT TO MAINTAIN THE INTEGRITY OF THE SITE SURFACE SOIL, WHEN WET, THE SITE SOILS MAY DEGRADE QUICKLY WITH DISTURBANCE FROM CONTRACTOR OPERATIONS AND WILL BE EXTREMELY DIFFICULT TO STABILIZE FOR FILL PLACEMENT, CONSEQUENTLY, THE CONTRACTOR SHOULD BE PREPARED TO IMPLEMENT AGGRESSIVE MECHANICAL OR CHEMICAL DRYING, DEPENDING UPON THE ACTUAL SITE CONDITIONS, IF POSSIBLE MASS GRADING FOR THE PROJECT SHOULD BE PERFORMED DURING THE DRIER SUMMER MONTHS TO HELP FACILITATE FAVORABLE MOISTURE CONDITIONS FOR THE SITE SOILS, IF WATER MUST BE ADDED TO RAISE THE MOISTURE CONTENT OF THE SOIL, IT SHOULD BE UNIFORMITY APPLIED AND THOROUGHLY MIXED INTO THE SOIL.
14. PRIOR TO FILL PLACEMENT OR OTHER CONSTRUCTION ON SUBGRADES, THE SUBGRADES SHOULD BE EVALUATED BY AN ON-SITE GEOTECHNICAL REPRESENTATIVE, THE EXPOSED SUBGRADE SHOULD BE THOROUGHLY PROOFROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR CONSTRUCTION EQUIPMENT WEIGHING A MINIMUM OF 40 TONS, PROOFROLLING SHOULD BE TRAVERSED IN TWO PERPENDICULAR DIRECTIONS WITH OVERLAPPING PASSES OF THE VEHICLE UNDER THE OBSERVATION OF AN ON-SITE GEOTECHNICAL REPRESENTATIVE, THIS PROCEDURE IS INTENDED TO ASSIST IN IDENTIFYING ANY LOCALIZED YIELDING MATERIALS.
15. WHERE PROOFROLLING IDENTIFIES AREAS THAT ARE YIELDING OR PUMPING SUBGRADE THOSE AREAS SHOULD BE REPAIRED PRIOR TO THE PLACEMENT OF ANY SUBSEQUENT STRUCTURAL FILL OR OTHER CONSTRUCTION MATERIALS. METHODS OF STABILIZATION INCLUDE UNDERCUTTING, MOISTURE CONDITIONING, OR CHEMICAL STABILIZATION, THE SITUATION SHOULD BE DISCUSSED WITH THE OWNER'S GEOTECHNICAL REPRESENTATIVE TO EVALUATE THE APPROPRIATE PROCEDURE, TEST PITS MAY BE EXCAVATED TO EXPLORE THE SHALLOW SUBSURFACE MATERIALS TO HELP IN DETERMINING THE CAUSE OF THE OBSERVED UNSTABLE MATERIALS, AND TO ASSIST IN THE EVALUATION OF APPROPRIATE REMEDIAL ACTIONS TO STABILIZE THE SUBGRADE.

DESIGN BUILD RETAINING WALL NOTES:

1. DESIGN/BUILD RETAINING WALL SYSTEMS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. THIS INDIVIDUAL SHALL ROUTINELY PRACTICE ENGINEERING OF THESE TYPES AND MAGNITUDE INDICATED. DOCUMENTS RELATED TO THE CONSTRUCTION OF THESE SYSTEMS SHALL BEAR THE SEAL AND SIGNATURE OF THE DESIGNER.
2. DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR A COMPLETE RETAINING WALL SYSTEM DESIGN. DESIGN INCLUDES ANY AND ALL RELATED DESIGNS FOR REQUIRED TEMPORARY AND/OR PERMANENT SUBGRADE DRAINAGE, DESIGN/BUILD PLANS INCLUDING RETAINING WALL DETAIL AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CIVIL ENGINEER AND GEOTECHNICAL ENGINEER, REVIEWS BY THE CIVIL ENGINEER AND GEOTECHNICAL ENGINEER DO NOT RELIEVE THE DESIGN/BUILD CONTRACTOR OF ANY DESIGN RESPONSIBILITY, FURTHERMORE, THE CIVIL ENGINEER AND GEOTECHNICAL ENGINEER ASSUMESNO LIABILITY FOR THE DESIGN OF AND/OR SUBSEQUENT PERFORMANCE OF THE RETAINING WALL SYSTEMS.
3. ALL EXPOSED CONSTRUCTION MATERIALS SHALL BE SUBMITTED TO THE DEVELOPER FOR SELECTION OFCOLOR, TEXTURE AND PROFILES.
4. ALL DIMENSIONS ARE TO FACE OF WALL UNLESS OTHERWISE INDICATED.
5. WHERE INDICATED, RETAINING WALLS SHALL BE PROVIDED WITH FALL PROTECTION MEETING LIFE SAFETY CODE.
6. DESIGN/BUILD CONTRACTOR SHALL ESTABLISH THE LOCATION OF THE WALL IN THE FIELD AND OBTAIN SOIL BORINGS ALONG WALL LINE IN ORDER TO DETERMINE ALL APPLICABLE RETAINING WALL DESIGN PARAMETERS.
7. TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS REPRESENT FINISH GRADE AT TOP AND BOTTOM OF WALL.
8. HOLD TOP OF WALL AT LOCATION SHOWN, WALL BATTER SHALL PROJECT OUT TOWARD THE BOTTOM OF THE WALL.

811 Know what's below. Call before you dig.

CAUTION NOTICE TO CONTRACTOR:

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CCI PLANNING & ENGINEERING
3528 Vann Road
Suite 105
Birmingham, AL 35235
Phone: (205) 655-1991
www.ccipe.com

NICHOLAS J. OLIVER — REGISTERED PROFESSIONAL ENGINEER — No. 139111 — STATE OF TENNESSEE
REGISTRY OF CIVIL NICHOLAS JOSEPH OLIVER TENNESSEE REG. NO. 139111

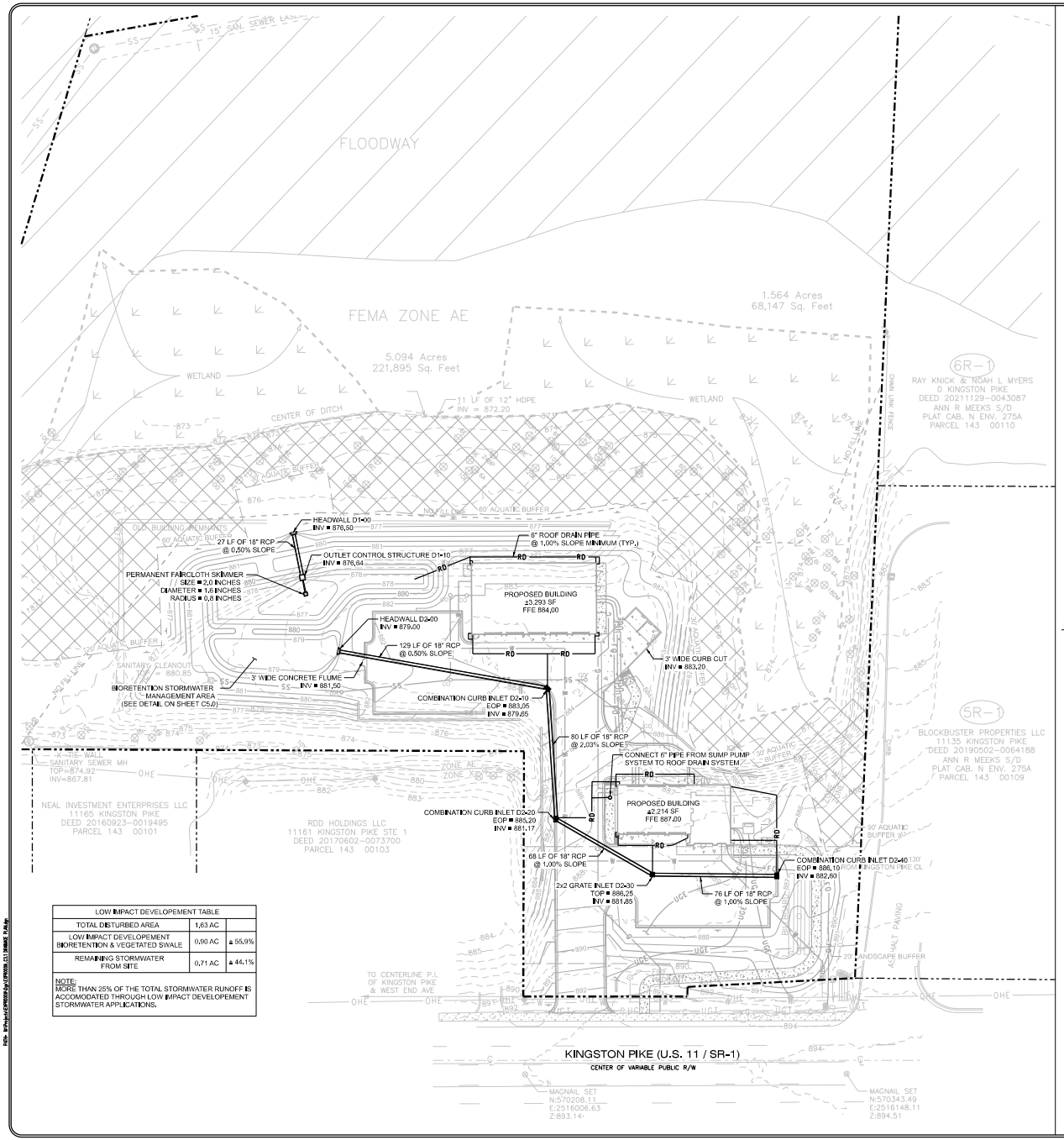
TITLE: GRADING PLAN
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

DATE:	01/17/2025
PROJECT NO.	EXPR0009
DRAWN BY:	SAR
CHECKED BY:	NJO
SCALE:	1" = 30'

NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REV. DATE
0	FOR PERMIT		SAR	NJO	01/17/2025

DRAWING NO.
C3.0

REVIT: M:\Projects\EXPR0009.Farr\CIVIL\C3.0_GRADE_TLA.rvt



LOW IMPACT DEVELOPEMENT TABLE		
TOTAL DISTURBED AREA	1.63 AC	
LOW IMPACT DEVELOPEMENT BIORETENTION & VEGETATED SWALE	0.90 AC	≈ 55.9%
REMAINING STORMWATER FROM SITE	0.71 AC	≈ 44.1%

NOTE:
MORE THAN 25% OF THE TOTAL STORMWATER RUNOFF IS ACCOMODATED THROUGH LOW IMPACT DEVELOPEMENT STORMWATER APPLICATIONS.

LEGEND

- STORM PIPE (SEE PLAN FOR SIZE)
- RD — ROOF DRAIN PIPE
- HEADWALL
- GRATE INLET
- COMBINATION CURB INLET
- OUTLET CONTROL STRUCTURE
- PERMANENT FAIRCLOTH SKIMMER

N

CCI

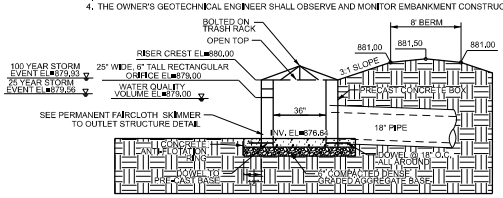
0 15 30 60

SCALE IN FEET
1" = 30'

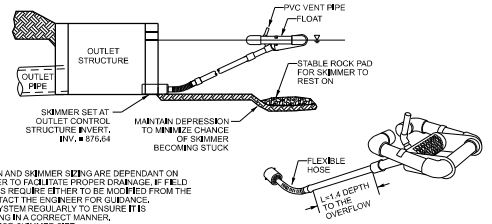
STORM DRAINAGE NOTES

1. REFERENCE GENERAL AND LAYOUT NOTES.
2. ALL STORM PIPE SHALL BE EITHER:
   A.) REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, B OR C WALL, CLASS OF PIPE SHALL BE A MINIMUM OF CLASS III. CIRCULAR PIPE JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT, WHICH MUST BE SEALED WITH WATER-TIGHT RUBBER GASKETS CONFORMING TO ASTM C443,
   B.) HIGH DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS, AND MEET THE REQUIREMENTS OF AASHTO M294 TYPE S AND AASHTO M252 TYPE S (SMOOTH INTERIOR, CORRUGATED EXTERIOR), PIPE SHALL BE INSTALLED PER THE REQUIREMENTS OF ASTM D2321 AND AASHTO SECTION 30.
3. ALL PIPE ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE THE CONNECTION AT THE STRUCTURE IS WATER TIGHT.
4. ALL STORM SEWER MANHOLES AND RISERS SHALL BE PRECAST AND MEET THE SPECIFICATIONS OF ASTM C76.
5. ALL STORM SEWER MANHOLE LIDS OR GRATE INLETS IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE H-20 TRAFFIC BEARING LIDS.
6. ALL STORM SEWER MANHOLE LIDS SHALL BE LABELED "STORM SEWER".
7. ALL STORM DRAINAGE PIPE AND STRUCTURES SHALL BE CLEANED OF SILT, TRASH AND DEBRIS PRIOR TO DEMOBILIZATION FROM THE SITE. NO OBJECTS LARGER THAN 1/2 INCH OR SEDIMENT ACCUMULATION GREATER THAN 1/2 INCH SHALL BE IN ANY STORM PIPE OR STRUCTURE AT TURNOVER TO OWNER.
8. CONTRACTOR IS TO BEGIN STORM DRAINAGE CONSTRUCTION FROM THE MOST DOWN STREAM POINT OF THE SYSTEM.
9. THE TOP RING OF ALL MANHOLE SECTIONS FOR CURB INLETS, YARD INLETS OR GRATE INLETS SHALL HAVE # 57 STONE, FILTER FABRIC, AND WEEP HOLES.
10. GRATE INLET SHALL BE EJ V5622-80 OR EQUIVALENT UNLESS OTHERWISE NOTED.
11. COMBINATION GRATE INLETS SHALL BE EJ 7030Z1 | 7030T1 | 7030M2 ASSEMBLY OR APPROVED EQUAL.

EMBANKMENT NOTES:
1. THE CONTRACTOR SHALL CONSTRUCT THE EMBANKMENT WITH LEAN CLAY SOIL (SCS-CL) IN 8" LIFTS @ 100% STANDARD PROCTOR DENSITY WITH ±2% OPTIMUM MOISTURE CONTENT, PI > 7, LL < 50.
2. THE CONTRACTOR SHALL IMPORT SOIL WITH THE SPECIFIED CLASSIFICATION ABOVE IF NOT AVAILABLE ON SITE.
3. THE FILL USED TO CONSTRUCT THE EMBANKMENT SHALL EXTEND 1' BELOW THE POND BOTTOM ELEVATION.
4. THE OWNER'S GEOTECHNICAL ENGINEER SHALL OBSERVE AND MONITOR EMBANKMENT CONSTRUCTION.



OUTLET CONTROL STRUCTURE D1-10 DETAIL
N.T.S.



NOTES:
1. POND DESIGN AND SKIMMER SIZING ARE DEPENDANT ON EACH OTHER TO FACILITATE PROPER DRAINAGE. IF FIELD CONDITIONS REQUIRE EITHER TO BE MODIFIED FROM THE PLAN, CONTACT THE ENGINEER FOR GUIDANCE.
2. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
3. SEE PLAN FOR SKIMMER SIZE.

PERMANENT FAIRCLOTH SKIMMER TO OUTLET STRUCTURE
N.T.S.

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CCI PLANNING & ENGINEERING

NICHOLAS J. OSBORNE
REGISTERED
No. 139411
STATE OF TENNESSEE
NICHOLAS JOSEPH OSBORNE
REGISTERED ENGINEER
TENNESSEE REG. NO. 139411

TITLE: DRAINAGE PLAN
EXPRESS OIL CHANGE
FARRAGUT, TENNESSEE
FOR
EXPRESS OIL CHANGE & TIRE ENGINEERS

PROJECT NO.	DRAWN BY	CHECKED BY	SCALE:
EXPR0009	SAR	N/O	1" = 30'

DATE: 01/17/2025

NO.	DESCRIPTION	REVISIONS	BY	CHKED BY	REV. DATE
0	FOR PERMIT		SAR	N/O	01/17/2025

DRAWING NO.
C3.1

FILE: M:\Projects\EXPR0009\dwg\CIVIL\C3.1 DRAINAGE PLAN.dwg

MEETING DATE: February 20, 2025 **AGENDA ITEM #6**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

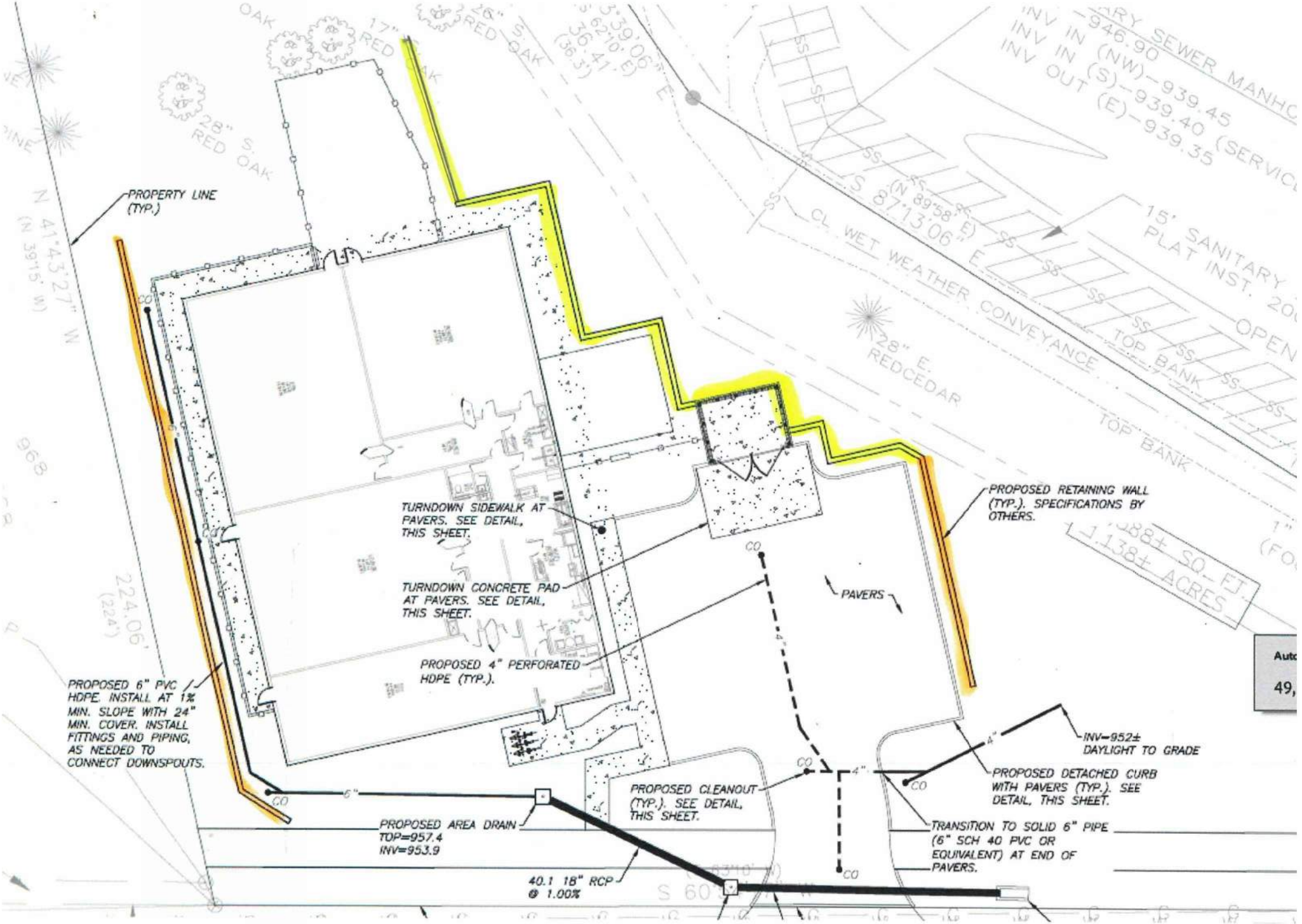
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a site plan amendment request to leave the section of retaining wall not visible from Kingston Pike as plain block in association with the Dogtopia of Farragut at 12924 Kingston Pike (Urban Engineering, Applicant)

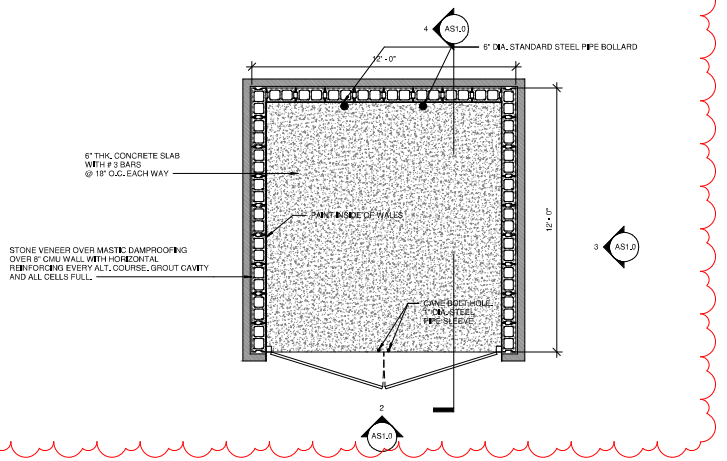
INTRODUCTION AND BACKGROUND: This item involves a requested amendment to the site plan approved for the Dogtopia of Farragut at 12924 Kingston Pike. Specifically, as shown on the plan included in the packet, the applicant is asking if they can leave the sections of the retaining walls (highlighted in yellow) that are not visible from Kingston Pike as plain block and not include a veneer. The portions of the retaining walls (highlighted in brown) that are visible from Kingston Pike would be covered with the same stone that will be used on the building and dumpster enclosure.

DISCUSSION: There are no specific provisions in the Zoning Ordinance concerning retaining walls and whether they are required to have a veneer. The type of materials to be used on and appearance of retaining walls is something that the Planning Commission considers as part of their review of site developments. Typically, retaining walls are designed to be visually attractive and to complement the building(s) they are associated with.

RECOMMENDATION: In terms of this specific request, the portions of the retaining wall that would likely not be visible from Kingston Pike should, *at a minimum*, have some type of treatment (most likely painting the wall a color to match the wall portions that the applicant will be covering with the stone veneer). The staff would not support having only a plain concrete block wall because the wall may still be visible from adjacent properties – even though it may not be visible from Kingston Pike. The staff also is concerned about any precedent that could be established by not having any treatment on a concrete block wall.

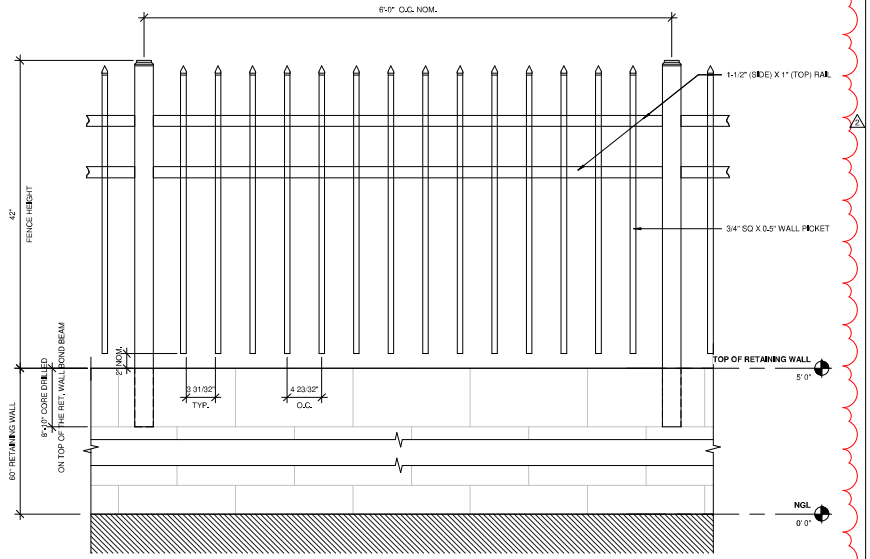

PROPERTY LINE (TYP.)
TURNDOWN SIDEWALK AT PAVERS. SEE DETAIL, THIS SHEET.
TURNDOWN CONCRETE PAD AT PAVERS. SEE DETAIL, THIS SHEET.
PROPOSED 4" PERFORATED HDPE (TYP.).
PROPOSED 6" PVC HDPE. INSTALL AT 1% MIN. SLOPE WITH 24" MIN. COVER. INSTALL FITTINGS AND PIPING, AS NEEDED TO CONNECT DOWNSPOUTS.
PROPOSED AREA DRAIN TOP=957.4 INV=953.9
40.1 18" RCP @ 1.00%
PROPOSED CLEANOUT (TYP.). SEE DETAIL, THIS SHEET.
PAVERS
PROPOSED RETAINING WALL (TYP.). SPECIFICATIONS BY OTHERS.
PROPOSED DETACHED CURB WITH PAVERS (TYP.). SEE DETAIL, THIS SHEET.
INV=952± DAYLIGHT TO GRADE
TRANSITION TO SOLID 6" PIPE (6" SCH 40 PVC OR EQUIVALENT) AT END OF PAVERS.
CL WET WEATHER CONVEYANCE
TOP BANK
15' SANITARY
PLAT INST.
OPEN
INV IN (NW)-939.45
INV IN (S)-939.40 (SERVICE
INV OUT (E)-939.35
28" S. RED OAK
17" RED OAK
28" E. REDCEDAR
1,138± ACRES

Stamped Approved Site Plan Set
FMPC - November 16, 2023



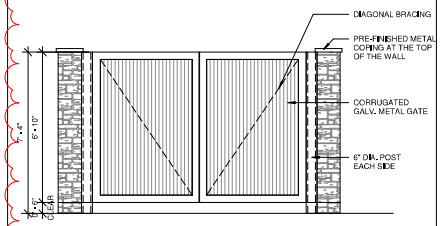
1 DUMPSTER ENCLOSURE PLAN

AS1.0 SCALE 3/8" = 1'-0"



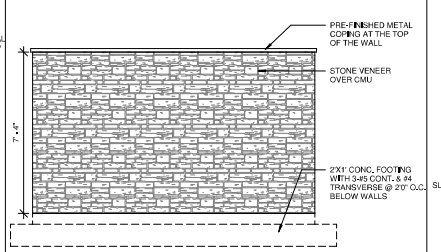
5 FENCE DETAIL @ RETAINING WALL

AS1.0 SCALE 1 1/2" = 1'-0"



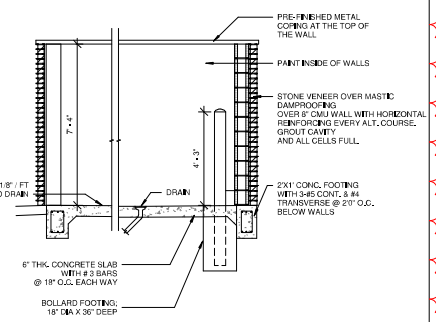
2 DUMPSTER ENCLOSURE ELEVATION A

AS1.0 SCALE 3/8" = 1'-0"



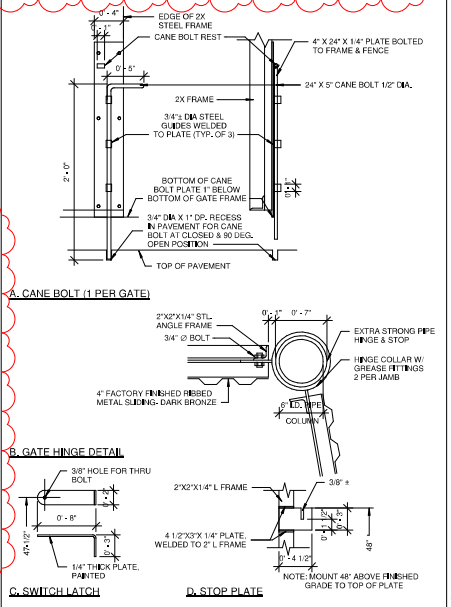
3 DUMPSTER ENCLOSURE ELEVATION B

AS1.0 SCALE 3/8" = 1'-0"



4 DUMPSTER ENCLOSURE SECTION

AS1.0 SCALE 3/8" = 1'-0"



6 HARDWARE DETAILS

AS1.0 SCALE 1 1/2" = 1'-0"

22067

ALT architecture
ALT Architecture Inc.
Architecture • Engineering
Interior Architecture • Planning

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Beavercreek, Ohio 45434
937 427 2770 voice
937 426 9796 fax
info@altarchitecture.com

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dogtopia
12925 Kingston Pike
Farragut, TN 37934

QSRR
Design Group, LLC

JAMES U. ALT REGISTERED ARCHITECT
EXPIRES 11-30-2024

NO.	DATE	DESCRIPTION
1	07/19/24	PERMIT SET
2	09/17/24	REVISIONS

SITE DETAILS

AS1.0

MEETING DATE: February 20, 2025 **AGENDA ITEM #7**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a variance of 350 feet from the distance between driveways requirement for arterial streets in the Driveways and Other Access Ways Ordinance for a proposed access associated with a duplex at 1114 N. Campbell Station Road (Oleg Zayets, Applicant)

INTRODUCTION: This item involves an access request for a lot that is within the unincorporated part of Knox County along N. Campbell Station Road to the north of the intersection with Fretz Road. It was only discovered recently through some research associated with the Town's incorporation and subsequent annexations that the Town's boundary extends throughout the width of the entire N. Campbell Station Road right of way. This means that access to the Town's right of way must be approved through the Town.

DISCUSSION: The access in question is for a duplex that is to be built on a vacant lot across from Fretz Road. Since N. Campbell Station Road is an arterial street, a new access must be at least 400 feet from the nearest existing access. The applicant's proposed access, which is shown on the plan included in the packet, is only 50 feet from the nearest existing access to the east.

Prior to the Town's involvement with access permits on this section of N. Campbell Station Road, accesses were approved through Knox County. A final plat was recorded through Knox County in 2017 that provided for three house lots that were described as the Campbell Park, Unit 2 Subdivision. This plat, which is included in the packet, provided for two access points along N. Campbell Station Road. There is also a plat note which states that "only two access points to Campbell Station Road is permitted by this plat. Lots 10 and 11 will share a common driveway access." Lot 11 is the lot owned by the applicant.

Also, related to this agenda item, Knox County is planning to add a southbound turn lane along this section of N. Campbell Station Road and that project is set to begin in the next few months. As a result, utilities have been relocated to account for the turn lane. This relocation included an electric pole and guy wire that has been moved further away from N. Campbell Station Road. A picture showing this is included in the packet. The applicant has stated that this creates difficulties in tying a cross access to the existing access on Lot 10.

RECOMMENDATION: Unfortunately, the two existing accesses along this section of N. Campbell Station Road pre-date the Town's involvement in reviewing accesses. As a result, two existing houselots have separate access onto N. Campbell Station Road and do not meet the Town's distance between driveways requirements. To add a third access through this section would only aggravate an already non-compliant situation. It would also be in violation of the existing recorded plat. The staff does not support a third access. Ideally, given the upcoming turn lane project, the two existing accesses should be tied into the applicant's desired access so that the access for the three house lots would line up with Fretz Road. When the turn lane is complete, it will be very difficult for the owners of Lots 9R and 10 to turn east.

The only scenario where the staff would support the applicant's requested access is for the two existing accesses to be removed and tied into the applicant's access. Cross access would need to work around the electric pole and guy wire. This would also require an amendment to the existing recorded plat as it relates to access.

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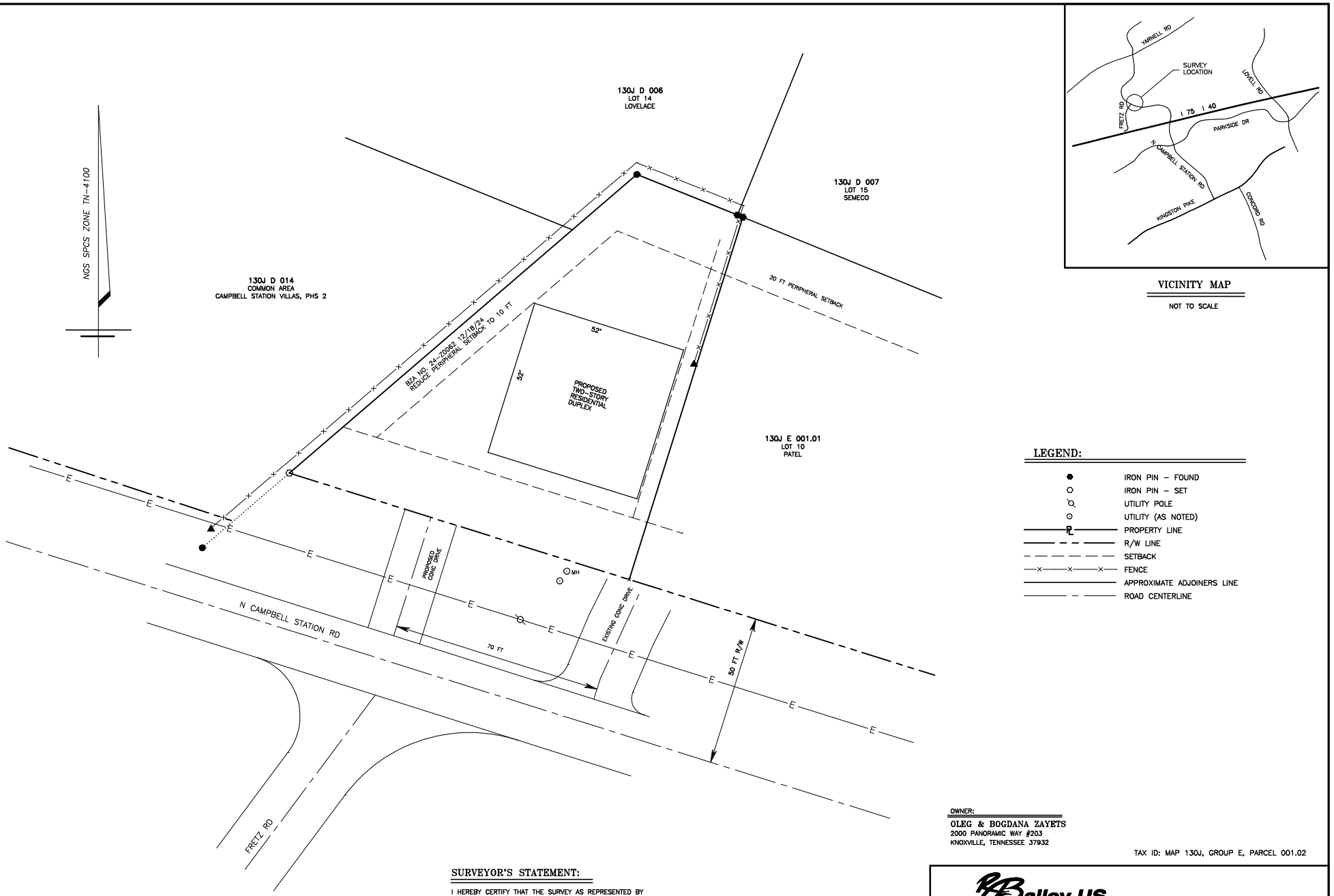


VICINITY MAP

NOT TO SCALE

LEGEND:

- IRON PIN – FOUND
- IRON PIN – SET
- UTILITY POLE
- UTILITY (AS NOTED)
- PROPERTY LINE
- R/W LINE
- SETBACK
- FENCE
- APPROXIMATE ADJOINERS LINE
- ROAD CENTERLINE

OWNER:
OLEG & BOGDANA ZAYETS
2000 PANORAMIC WAY #203
KNOXVILLE, TENNESSEE 37932

TAX ID: MAP 130J, GROUP E, PARCEL 001.02

NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT VERIFIED BY EXCAVATION AND SHOULD BE VERIFIED BY THE PROPER UTILITY AUTHORITY AS NECESSARY.
2. THIS PROPERTY IS SUBJECT TO RESTRICTIONS AND APPLICABLE ZONING ORDINANCES BY KNOX COUNTY.
3. THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN.
4. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OF RECORD.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THE SURVEY AS REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION ON THE GROUND AS PER RECORD DESCRIPTION; THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE EXCEPT AS SHOWN HEREON; THAT THIS IS A CATEGORY I SURVEY WITH THE UNADJUSTED RATIO OF PRECISION BEING GREATER THAN 1:10,000 FT AS SHOWN HEREON; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RICHARD A. BAILEY
TENN. REG. NO. 1759

REFERENCE DEED: 20221027 0025616

BABailey.US
224 ILLINOIS AVENUE
OAK RIDGE, TENNESSEE 37830-4963
(865) 482-5260

FILE:	3117SITE	PROPOSED DEVELOPMENT LOT 11, CAMPBELL PARK, UNIT 2 1114 N CAMPBELL STATION RD KNOXVILLE, KNOX COUNTY, DISTRICT 6, TENNESSE		
REVISION:	FIRST ISSUE			
DRAWN BY:	R. A. BAILEY			
DATE:	19 JAN 25	SCALE: 1" = 20'	SHT: 1 OF: 1	3117

LOCATION MAP
NOT TO SCALE

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Date 8-7-17 Bonnie Reese (DS)
Knox County Health Department

This is to certify that all property taxes and assessments due on this property have been paid.

Signed Not directly tax roll for 2016 Date 8-7-17
City Tax Clerk

Signed ed Shouse by M Date 8/7/17
Knox County Trustee

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed Dona Hill
Date 8-7-17

ZONING SHOWN ON OFFICIAL MAP PR 1-4 du/ac
DATE 8/7/17
BY

NOTES:

1. CLT MAP 130, PARCEL 065 & CLT 130J, GROUP E, PARCEL 001.
2. NO. OF LOTS – 3.
3. AREA SUBDIVIDED – 0.55 Ac.(24,106 Sq.Ft.)
4. IRON PINS AT ALL CORNERS "F" FOUND, "S" SET. ALL PINS SET UNLESS SHOWN AS FOUND.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. THIS PROPERTY IS ZONED PR.
7. BEARINGS REFERENCED TO CAMPBELL STATION VILLAS, RECORDED AS 20110518 0066804.
8. BUILDING SETBACKS: FRONT – 20' SIDE – 5' PERIPHERAL – 20' OR 25' AS NOTED ON PLAT. (ALL REAR LINES ARE PERIPHERAL)
9. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 6-SD-17-C AND 6-F-17-UR.
10. LOT 9R, 10 & 11 SHALL HAVE A TURN-AROUND FOR VEHICLES.
11. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORM WATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO. 20170807 0008561.
12. PROPERTY RECORDED IN 20150913-0017700 & 20170531-0073040.
13. ONLY 2 ACCESS POINTS TO CAMPBELL STATION ROAD IS PERMITTED BY THIS PLAT. LOTS 10 & 11 WILL SHARE A COMMON DRIVEWAY ACCESS.
14. THE FIRST UTILITY DISTRICT EASEMENT DEDICATED BY THIS MAP IS SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD AS INSTRUMENT #200908100011396 IN THE OFFICE OF THE REGISTER OF DEEDS FOR KNOX COUNTY, TENNESSEE.

PLAT NORTH (See Note No. 7)

Guarantee of Completion of Drainage Systems:

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion and stabilization of all drainage systems as shown on drainage plans which were approved the Day of , 19 , within a period not to exceed one year from date of approval.

Signed Eddy Roberts Date 8-11-17
Dept: Knox County ENG. Title

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference monuments, benchmarks and iron pins in this subdivision in accordance with required standards and specifications within a period not to exceed one year from date of approval of the final plat.

Signed Eddy Roberts Date 8-11-17
Dept: KNOX COUNTY ENG. Title

Certificate of Ownership and General Dedication

(I/We) Bruce Matzel, the undersigned owner(s) of the property shown herein, hereby adopt as (my/our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

B Matzel

Certification of Final Plat – Construction Incomplete

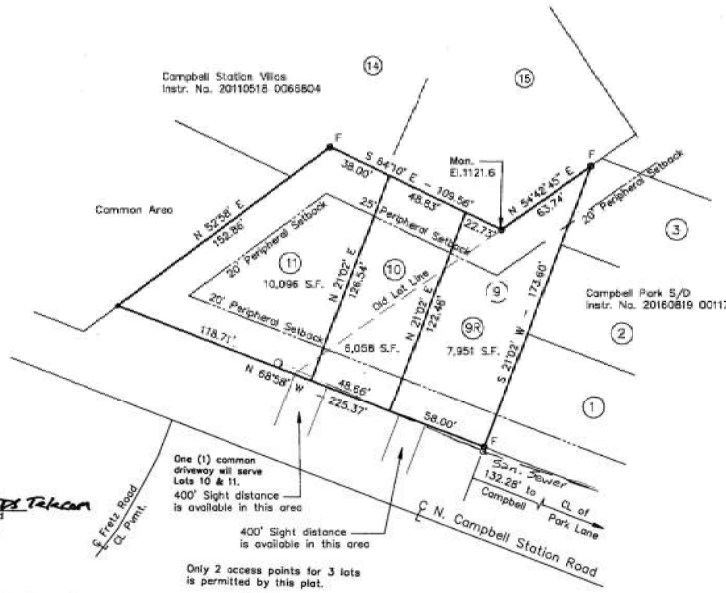
I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. Bond has been posted to guarantee installation of the indicated monuments and benchmarks upon completion of the subdivision.

30th day of May 20 17
Surveyor
Tennessee Certificate No. 1306

Certification of Class and Accuracy of Survey

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 10000.

Surveyor
Tennessee Certificate No. 1306



Concord Telephone Co. dba TDS Telecom
Does Not Release Any Rights That May Have Accrued For Their Use And Benefit Where There Are Existing Facilities. Any Relocation of Existing Facilities Will Be Made At The Property Owners Expense.

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this map on the condition that new utility and drainage easements are provided along the new property lines.

Knox County Engineering Division
Signed Eddy Roberts
Date 8-11-17

Water	Date 8/14/17	Signed	Edwin Dexter
Power	Date 8-7-2017	Signed	
Sewer	Date 8/14/17	Signed	Edwin Dexter
Gas	Date 8-7-17	Signed	Leah Nelson
Telephone	Date 8-14-17	Signed	Thomas Smith
Cable TV	Date 8-7-17	Signed	

THE FIRST UTILITY DISTRICT EASEMENT DEDICATED BY THIS MAP IS SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD AS INSTRUMENT #200908100011396 IN THE OFFICE OF THE REGISTER OF DEEDS FOR KNOX COUNTY, TENNESSEE.

LENOIR CITY UTILITIES BOARD DOES NOT RELEASE AND HEREBY RETAINS ALL EASEMENTS AND RIGHTS FOR EXISTING UTILITY FACILITIES, WHETHER OR NOT SHOWN ON THIS PLAT.

Certification of Sight Distance

I hereby certify that 400' sight distance is available in the locations indicated.

30th day of May 20 17
Surveyor
Tennessee Certificate No. 1306

* KNOXVILLE UTILITIES BOARD DOES NOT RELEASE AND HEREBY RETAINS ALL EASEMENTS AND RIGHTS FOR EXISTING UTILITY FACILITIES, WHETHER OR NOT SHOWN ON THIS PLAT

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN 37804
PH. 406-7324

DEVELOPER:
Brandywine at Campbell Station Road, LLC
c/o Bruce Matzel
941 Fretz Road
Knoxville, TN. 37932
PH. (732) 616-3386

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR
AUG 15 2017
BY JOHN R. WHITE

SHERRY WITT
REGISTER OF DEEDS
KNOX COUNTY

Certificate of Approval for Recording – Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, on this the 8 day of June, 20 17, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed Date 8/15/17
Secretary

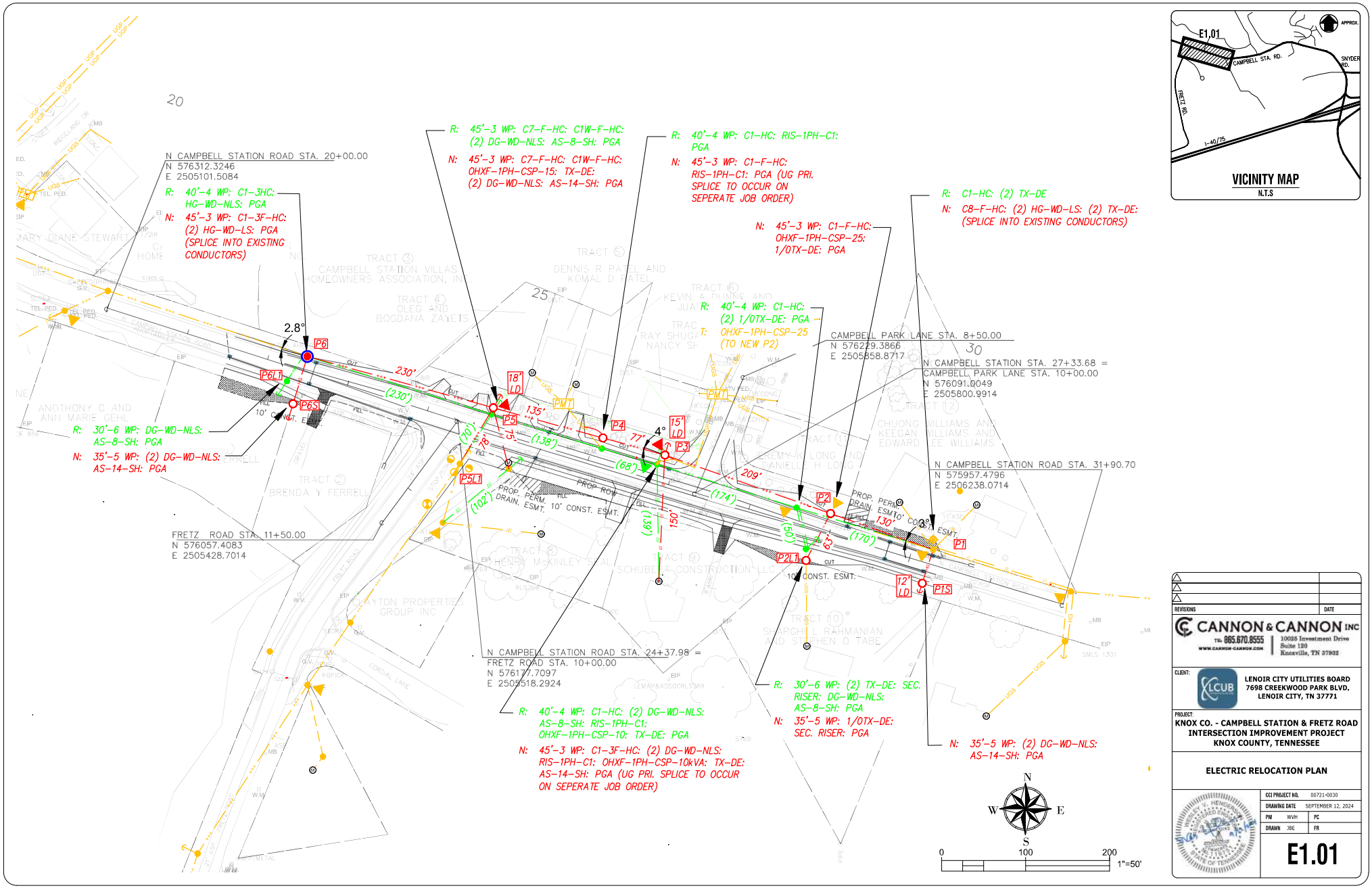
Graphic Scale in Feet
50' 0 50' 100'

MPC File No. 6-SG-17-F

FINAL PLAT
UNIT 2
CAMPBELL PARK S/D

CLT MAP 130, PARCEL 065 &
CLT MAP 130J, GROUP E, PARCEL 001
out of parcel 130-086
DISTRICT 6 – KNOX CO., TENN.
SCALE: 1"=50' APRIL 24, 2017

Knox County Page: 1 of 1
REC'D FOR REC 08/15/2017 1:41:48PM
RECORD FEE: $17.00
R. TAX: $0.00 T. TAX: $0.00
201708150010477



REVISIONS	DATE

CANNON & CANNON INC
TN: 865.870.8555
WWW.CANNON-CANNON.COM
10025 Investment Drive
Suite 120
Knoxville, TN 37932

CLIENT:
LENOIR CITY UTILITIES BOARD
7698 CREEKWOOD PARK BLVD.
LENOIR CITY, TN 37771

PROJECT:
KNOX CO. - CAMPBELL STATION & FRETZ ROAD INTERSECTION IMPROVEMENT PROJECT
KNOX COUNTY, TENNESSEE

ELECTRIC RELOCATION PLAN

CCI PROJECT NO.	00721-0030
DRAWING DATE	SEPTEMBER 12, 2024
PM	WVH
PC	
DRAWN	JBE
FR	

E1.01

Old pole
New pole
New Anchor Wire
Sewer Caps

MEETING DATE: February 20, 2025 **AGENDA ITEM #8**

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 text of the Farragut Zoning Ordinance in the Planned Commercial District (PCD) so that a proposed automobile-oriented use that has frontage on a major arterial street may have a drive-through under certain conditions (Kingston Pike Properties 2, LLC, Applicant)

INTRODUCTION: This agenda item was discussed last month and involves a request to amend the requirement in the PCD Zoning District for uses that are automobile oriented, such as fuel centers, drive-throughs, automobile services, retail rental and leasing of automobiles, etc., that are currently required to be arranged so that they are situated internal to the development.

This amendment would not apply to the Mixed-Use Town Center PCD areas since those would fall under the Mixed-Use Town Center section of the General Commercial (C-1) Zoning District.

DISCUSSION: The applicant initially provided draft language for consideration. That language has mostly been incorporated into Ordinance 25-03 which is included in the packet. The language in Ordinance 25-03 would add a section that would provide for a drive-through option for an automobile-oriented use that has frontage on a street classified as a major arterial on the Major Road Plan. In addition, the language in Ordinance 25-03 includes several criteria for when a permissible drive-through is proposed. This language was taken from the Mixed-Use Town Center section of the C-1 Zoning District for those properties and specific uses that may be permitted drive-throughs.

RECOMMENDATION: Included in the packet is Resolution PC-25-02 which recommends approval of Ordinance 25-03. Also included is the existing language with the proposed changes highlighted. The staff recommends approval of Resolution PC-25-02.

RESOLUTION PC-25-02

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XXVI, PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD), SUBSECTION C. MINIMUM STANDARDS., 1. LAND USES., TO INCLUDE A NEW SECTION F., TO PROVIDE FOR A DRIVE THROUGH UNDER CERTAIN CONDITIONS

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 February 20, 2025;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 25-03.

ADOPTED this 20th day of February 2025.

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

ORDINANCE:	**25-03**
PREPARED BY:	**Shipley**
REQUESTED BY:	**Kingston Pike Properties 2., LLC**
CERTIFIED BY FMPC:	**February 20, 2025**
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XXVI, PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD), SUBSECTION C. MINIMUM STANDARDS., 1. LAND USES., TO INCLUDE A NEW SECTION F., TO PROVIDE FOR A DRIVE THROUGH UNDER CERTAIN CONDITIONS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Appendix A. – Zoning, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), Subsection C. Minimum Standards., 1. Land Uses., to add a new section f. to provide for a drive-through under certain conditions.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code, Appendix A. – Zoning, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), Subsection C. Minimum Standards., 1. Land Uses., is hereby amended as follows:

SECTION 1.

f. Notwithstanding Section C. 1. b. above, if the proposed automobile-oriented use has frontage on a street classified as a major arterial on the Major Road Plan, then a drive-through may be permitted for any of the uses permitted in this zoning district provided the following criteria are satisfied:

1) The drive-through is oriented so that stacking lanes do not extend across the front of the building;
2) If a menu board is used, the following criteria shall be satisfied:
   (i) The menu board and any associated apparatus shall be architecturally compatible with the principal building;

(ii) The area around the menu board and any associated apparatus shall be landscaped and screened so that, throughout the year, they are not visible from adjacent properties that are zoned residential and/or public rights-of-way;

(iii) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and

(iv) Menu board signage shall comply with the requirements in the Farragut Sign Ordinance.

3) The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and

4) The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways. Pedestrian routes shall be well delineated and provide direct access from public streets and sidewalks and parking lots to building entrances.

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 _____, 2025, with approval recommended.

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

Sec. XXVI. Planned commercial development district (PCD).

A. *General description.* The planned commercial development district (PCD) is established to encourage creative and resourceful projects for interrelated commercial, office and residential uses unified by a Development Plan. The PCD district is intended to provide for variety and flexibility in design necessary to implement integrated planned development projects. It is intended that the PCD district be established along streets having a designated classification of arterial on the Farragut Major Road Plan or a street which directly accesses a street having a designated classification of arterial on the Farragut Major Road Plan.

B. *Objectives.* The Planned Commercial Development District (PCD) shall have the following characteristics:

1. *Open space.* Encourage ingenuity, creativity, and resourcefulness in land planning techniques by developing functional common open spaces. Locate and orient outdoor open spaces (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide focal points to be actively used. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

2. *Sense of place.* Allow the design of commercial, office and residential developments that are architecturally and environmentally innovative and that achieve more efficient use of land than is possible through the application of conventional zoning and subdivision standards.

3. *Protection of natural resources.* Ensure the conservation of the natural environment including trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features per federal, state, and the Town of Farragut's laws and/or ordinances. Protect geological resources such as groundwater, soils, and drainage areas.

4. *Efficient and innovative land use practices.* Encourage efficient and innovative use of land, street networks, utility locations, and parking. In terms of stormwater management for new developments, at least twenty-five (25) percent of the development's total area shall be designed so that its runoff will be accommodated through Low Impact Development (LID) measures which would rely on infiltration, evapotranspiration, or capture/reuse of stormwater runoff. Such measures may include, but are not limited to, permeable pavers, rain gardens, bioswales, vegetated roofs, rainwater capture systems and/or a combination thereof. The use of LID measures to meet this requirement shall be demonstrated on the drainage plan and in the drainage calculations for the development and the applicable LID measures specified as part of the site and landscape plan submittals.

5. *Connectivity.* Provide for context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.

6. *Compatibility and consistency.* Maintain compatibility with nearby development and consistency with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments.

C. *Minimum standards.*

1. *Land uses.*

a. Unless otherwise prohibited through the approved Development Plan, any use permitted within the general commercial and office districts may be allowed within the PCD district. Residential and mixed use may also be permitted as part of the Development Plan. Where a property is

zoned PCD and is shown to be within the area identified as Mixed-Use Town Center (MUTC) on the Future Land Use Map, the use may be permitted and comply as established in Chapter 3, Section XII.F.;

b. Uses within a PCD that are automobile oriented, such as fuel centers, drive-throughs, automobile services, retail rental and leasing of automobiles, etc., shall be arranged so that they are situated internal to the development;

c. The total land area of the PCD shall be designed as a planned development and, for the purposes of building and parking lot setbacks and landscaping requirements, shall be treated as a single parcel/lot;

d. The development shall be designed in a manner that ensures compatibility with adjacent land uses; ~~and~~

e. Traffic circulation shall not route traffic through adjacent residential areas; and

f. Notwithstanding Section C. 1. b. above, if the proposed automobile-oriented use has frontage on a street classified as a major arterial on the Major Road Plan, then a drive-through may be permitted for any of the uses permitted in this zoning district provided the following criteria are satisfied:

1) The drive-through is oriented so that stacking lanes do not extend across the front of the building;
2) If a menu board is used, the following criteria shall be satisfied:
(i) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
(ii) The area around the menu board and any associated apparatus shall be landscaped and screened so that, throughout the year, they are not visible from adjacent properties that are zoned residential and/or public rights-of-way;
(iii) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
(iv) Menu board signage shall comply with the requirements in the Farragut Sign Ordinance.
3) The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
4) The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways. Pedestrian routes shall be well delineated and provide direct access from public streets and sidewalks and parking lots to building entrances.

2. *General conditions.* By acceptance of approval of the PCD zoning, the applicant agrees to the conditions set forth in this section as part of such approval. As part of the approval of the PCD district, the town may require the following:

a. Rearrangement of structures, open space, driveways, and parking areas;

b. Modification of density, setbacks, and buffering; and

c. Limitation of specific commercial uses.

3. *Area regulations.*

a. *Front yard.*

1) Unless provided for elsewhere in this ordinance or the [Farragut] Municipal Code, all structures shall be set back from the nearest point of any right-of-way a minimum of 20 feet;

2) If the street is classified as a local street on the Major Road Plan and is constructed as part of the approved Development Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of ten feet;

3) Driveway aisles, access ways, parking lots, and other vehicular ways shall be set back a minimum of 20 feet from all public rights-of-way and a perimeter parkway shall be maintained;

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

b. *Peripheral side and rear property lines.* All buildings shall be set back a minimum of 35 feet from all peripheral side and rear property lines, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Any required buffer strip shall be included in the required peripheral structure setback.

c. *Transition areas.* Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least 50 feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:

1) An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a 35-foot buffer strip per 100 linear feet;

2) A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a 35-foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than an traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);

3) A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;

4) A traditional planted buffer strip area that complies with the 35-foot buffer strip plantings provided for in Chapter 4 of this ordinance;

Where a development combines different transition elements, these shall be considered as part of the concept plan and then reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within

transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate (i.e. appropriate in relation to the proposed development and its physical surroundings) pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner. Transition areas shall not be required for developments that abut properties that are not zoned residential and/or agriculture.

d. *Maximum lot coverage.* Total lot coverage for the entire development: 70 percent.

e. *Land area.* Minimum development size of five acres.

f. *Minimum common open space.* A minimum of ten percent of the gross land area of the development shall be reserved as common open space.

4. *Common open space ownership regulations.* Provision for the permanent ownership, operation, and maintenance of the common open space shall be provided by covenant, deed restriction, and/or easement. Ownership shall be a property owners association, land trust, or other legal authority.

5. *Height regulations.*

a. In order to provide for an appropriate transition in terms of building scale and height within the PCD development, whenever the adjacent property is zoned residential or agricultural, buildings proposed within 100 feet of a periphery property line shall generally not exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s). The planning commission may consider alternatives to this due to site specific considerations such as, but not necessarily limited to, topography or the existing built environment abutting the property.

When abutting all other zoning districts or where buildings are greater than 100 feet from a periphery property line, such buildings shall not exceed three stories, or 45 feet in height, except as provided for elsewhere in this ordinance of the [Farragut] Municipal Code; and

b. No accessory structure, other than a clubhouse or comparable amenities building, shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. A clubhouse or comparable amenities building shall not exceed 25 feet in height.

6. *Street frontage.* All lots created as part of the development shall have a minimum of 25 feet street frontage. Access to individual properties and establishments shall be restricted to shared access easements.

7. *Parking.* Parking requirements as defined in Chapter 4 shall serve as a guide only. All parking areas shall be shared parking easements for the total PCD development.

8. *Landscaping.* As regulated in Chapter 4, requirements shall apply to the total PCD development.

9. *Outdoor site lighting.* As regulated in Chapter 4.

10. *Signs.* As regulated in the Farragut Municipal Code, requirements shall apply to the total PCD development.

11. *Development controls.* As regulated in this ordinance, the Farragut Municipal Code, and the Farragut Subdivision Regulations.

D. *Application for rezoning to Planned Commercial Development District (PCD).* The application for rezoning to PCD shall include a Development Plan, which shall consist of [the following] three primary components:

1. A survey of the total land area for consideration of rezoning.

2. A written narrative statement describing the planned development shall include the following information:

a. A general statement of objectives to be achieved by the Planned Commercial Development District. This statement shall indicate the responsible person/entity for the development, indicate a description of the character of the proposed development, the market for which the development is oriented, and how the PCD district would be consistent with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments;

b. A statement describing the project phasing, including:

1) A development schedule indicating the phases in which the project will be built and the dates when construction of each phase can be expected to begin;

2) A statement of the intended schedule for the selling or leasing of each phase of the project; and

3) A description of how each phase shall be self-contained and self-sustaining with regard to access, traffic circulation, parking, utilities, common open spaces, and landscaping, as well as capable of substantial occupancy, operation, and maintenance upon completion of construction and development of each phase;

c. A schedule by which the developer will complete all open space and landscaping features;

d. Quantitative data for site development standards, including, but not limited to, density, setbacks, maximum heights, proposed lot coverage of buildings, parking lots and other structures, parcel sizes, gross densities per acre, and total amount of common open space;

e. An explanation and construction schedule for the utility and infrastructure requirements of the Planned Commercial Development, including all utilities serving the site, surface water runoff, and other pertinent information;

f. A statement pertaining to any architectural and community design guidelines to provide information on building designs, orientations, styles, lighting plans, landscape plans, signs, etc.; and

g. Specific provisions, including appropriate legal forms, to assure the permanent ownership, operation, and maintenance of common open space, parking lots, access ways, etc. This can be achieved through covenant, deed restriction, easement, or ownership by a property owners association, land trust, or other legal authority.

3. *Concept master plan.* The concept master plan shall demonstrate compliance with the objectives of this district and shall be prepared by a professional team that includes a Tennessee licensed engineer, a Tennessee licensed landscape architect, and/or a physical planner with a comparable background and experience. At a minimum, the plan shall require the seal of at least one of the above listed professionals. The concept master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed total development. At a minimum, the concept master plan shall include the following information:

a. Site location map;

b. GIS topography of the site;

c. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered area. Maturity levels shall be classified per the Tree Protection Ordinance [now chapter 113 of the Farragut Municipal Code];

d. All environmentally sensitive areas, including, but not limited to, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features;

e. Sufficient information on the existing development within 150 feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape;

f. General location of proposed buildings, including building uses;

g. Boundaries of the total development, including all proposed interior property lines and boundaries for the proposed development phases;

h. Location of existing and proposed public streets and access easements;

i. Existing and proposed general vehicular circulation system including all points of access to the proposed development and existing driveways and intersections within the vicinity of the proposed points of access;

j. Location of proposed off-street parking and loading facilities;

k. Location of proposed internal and external alignments of existing and proposed sidewalks, bicycle and pedestrian facilities, and greenways/walking trails;

l. Location of existing utilities;

m. Proposed treatment of surface water runoff flow from and through the site;

n. Specific locations and sizes of all areas to be reserved as common open space;

o. Proposed landscaping plan;

p. Proposed signage plan;

q. Calculations of lot coverage for the total development; and

r. Certification that all requirements of the Tree Protection, Sinkhole, Aquatic Buffer, and the Stormwater Ordinances can be met.

E. *Future modifications.*

1. *Revisions of plans after final approval.*

a. If it becomes necessary for an approved concept plan or site plan to be changed, then the changes shall be defined as "minor" or "major" by the Town staff. If a proposed change, in the opinion of the Town staff, will not substantially affect the terms of the original approval, then the change will be defined as "minor." Minor changes may be reviewed and approved by Town staff. If a proposed change, in the opinion of the Town staff, will substantially affect the terms of the original approval, then the change shall be defined as "major." Major changes require review and approval by the planning commission and the Board of Mayor and Aldermen. In both cases, full sets of revised site plans in accordance with the Town site plan submittal requirements along with a narrative describing the need for the changes shall be submitted.

(1) *Minor Changes Defined.* Minor modifications are changes that do not substantially affect the character or intensity of the development, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards. Town staff shall report any request defined as minor to the planning commission and Board of Mayor and Alderman. Examples of minor modifications include, but are not limited to, the following:

(a) Adding or deleting parking spaces.

(b) Constructing additional stories that do not substantially affect other ordinance requirements of the development.

(c) An increase or decrease in floor space by no more that 25 percent in the overall development that does not dramatically affect the other ordinance requirements, intent, and nature of the overall development.

(d) Re-occupancy of a building by a similar use permitted by the ordinance.

(e) Changes to building height/facade that do not add an additional floor.

(f) Additions or alterations to the landscape plan or landscape materials.

(g) Relocation or resizing of utility supply lines or service connections.

(h) Relocation or screening of utilities, HVAC equipment, transformers, or trash receptacles.

(i) Alterations to the internal parking layout of an off-street lot in which the total available spaces are unchanged.

(2) *Major Modifications Defined.* Major modifications are changes that substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards or natural terrain features. Examples of major modifications include, but are not limited to, the following:

(a) Request for a variance.

(b) Construction of a new building or structure which will substantially affect the ordinance requirements of the development.

(c) Increase in the overall density of the development.

(d) Introduction or deletion of curb cuts into a public roadway.

2. *[Additional area to PCD.]* Additional area may be added to an established Planned Commercial Development District if it adjoins and forms a logical addition to the approved development.

a. The procedure for the addition of land to the PCD district shall be the same as if an original application was filed.

b. All requirements of the PCD district shall apply except for minimum lot area requirement.

F. *Annual review.* To ensure continued progress toward completion, the approved Development Plan shall be submitted to the Farragut Municipal Planning Commission for annual review.

(Ord. No. 06-08, § 1, 5-11-2006; Ord. No. 07-21, § 1, 5-24-2007; Ord. No. 14-25, § 2, 1-22-2015; Ord. No. 17-03, § 1, 4-27-2017; Ord. No. 22-05, § 1, 3-24-2022)

MEETING DATE: February 20, 2025 **AGENDA ITEM #9**

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 text of the Farragut Zoning Ordinance to lessen the setback for outdoor fences associated with commercial kennels in the General Commercial (C-1) Zoning District where the kennel abuts property that is not zoned residential or agricultural (Urban Engineering, Applicant)

INTRODUCTION: This agenda item was discussed last month and involves a request to amend the setback requirements for outdoor fences associated with commercial kennel uses in the General Commercial (C-1) Zoning District.

DISCUSSION: Currently, outdoor fences are required to be at least 50 feet from an adjacent property that is not zoned residential or agricultural. The requested amendment would lessen the setback to 25 feet. The required setback from an adjacent property that is zoned residential or agricultural would remain a minimum of 250 feet.

During discussion, the staff noted that the requested setback modification should also only apply to land abutting a kennel that is not shown as a residential land use on the Future Land Use Map. This language has been incorporated into Ordinance 25-02.

RECOMMENDATION: Included in the packet is Resolution PC-25-01 which recommends approval of Ordinance 25-02. Also included is the existing language with the proposed changes highlighted. The staff recommends approval of Resolution PC-25-01.

RESOLUTION PC-25-01

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XII, GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION B., 12., C., 3., TO CHANGE THE SETBACKS FOR OUTDOOR FENCES ASSOCIATED WITH COMMERCIAL KENNELS WHERE AN ABUTTING PROPERTY IS NOT ZONED RESIDENTIAL OR AGRICULTURAL AND THE AREA ABUTTING THE KENNEL PROPERTY IS NOT SHOWN AS A RESIDENTIAL LAND USE ON THE FUTURE LAND USE MAP

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 February 20, 2025;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 25-02.

ADOPTED this 20th day of February 2025.

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

ORDINANCE: **25-02**
PREPARED BY: **Shipley**
REQUESTED BY: **Urban Engineering**
CERTIFIED BY FMPC: **February 20, 2025**
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XII, GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION B., 12., C., 3., TO CHANGE THE SETBACKS FOR OUTDOOR FENCES ASSOCIATED WITH COMMERCIAL KENNELS WHERE AN ABUTTING PROPERTY IS NOT ZONED RESIDENTIAL OR AGRICULTURAL AND THE AREA ABUTTING THE KENNEL PROPERTY IS NOT SHOWN AS A RESIDENTIAL LAND USE ON THE FUTURE LAND USE MAP

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Appendix A. – Zoning, Chapter 3., Section XII., General Commercial District (C-1), Subsection B., 12., c., 3., to change the setbacks, under certain conditions, for outdoor fences associated with commercial kennels.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code, Appendix A. – Zoning, Chapter 3., Section XII., General Commercial District (C-1), Subsection B., 12., c., 3 is hereby amended as follows:

SECTION 1.

c. Outdoor fences are permitted solely to provide an area for exercise and waste elimination and shall be used only with on-site supervision. Outdoor fences shall adhere to the following specifications:

   1. Opaque with no openings as viewed from the outside of the fence and a minimum of six feet in height;
   2. Properly maintained and constructed of durable, low maintenance materials that are earth tone, black, or white in color and contain no signage. No chain link fencing shall be permitted;
   3. Set back at least 25 feet from an adjacent property that is not zoned residential or agriculture and the area abutting the kennel property is not shown as a residential land

use on the Future Land Use Map. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is not zoned residential or agriculture or to the nearest portion of an area on an adjacent property that is not shown as a residential land use on the Future Land Use Map;

4. Set back at least 250 feet from an adjacent property that is zoned residential or agriculture or the area abutting the kennel property is shown as a residential land on the Future Land Use Map. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is zoned residential or agriculture or to the nearest portion of an area on an adjacent property that is shown as a residential land use on the Future Land Use Map;
5. Shall be reviewed as part of a site plan process through the planning commission and shall not interfere parking spaces, access ways, and/or pedestrian access;

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 _____, 2025, with approval recommended.

_____
Scott Russ, Chairman

_____
Shannon Preston, Secretary

Sec. XII. General commercial district (C-1).

A. *General description.* This district provides space for commercial uses which provide services primarily to community residents of the Town of Farragut. The intent is to permit lands adjacent to major arterial highways as designated by the Farragut Major Road Plan to be used for the provision of general commercial and business services to the community. These commercial uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses.

B. *Permitted principal and accessory uses and structures (Non-Mixed Use Town Center as identified in the Comprehensive Land Use Plan).* Unless provided for elsewhere in this section, property and structures located in the General Commercial District (C-1) shall be used only for the following purposes:

1. Generally recognized retail sales. This excludes flea markets and the sale of automobiles and the sale and/or rental of boats, trucks, trailers, construction equipment, mobile homes, and other similar uses as determined by the Board of Zoning Appeals.

   The outdoor sale and/or storage of merchandise and/or any other materials shall be permitted provided the following development criteria are met:

   a. Such merchandise and/or materials are displayed or stored in a permanent area designed for such use;

   b. Such merchandise and/or materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;

   c. Required yard setbacks for buildings are met for the storage/display area;

   d. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means; and

   e. The total area reserved for outdoor display/storage shall not exceed 2,000 square feet if the net indoor retail floor area is greater than 25,000 square feet, and it shall not exceed 1,000 square feet if the net indoor retail floor area is less than 25,000 square feet.

2. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.

3. Retail outlets for the sale of general farm implements and lawn care equipment such as tractors (less than 10,000 pounds), riding lawn mowers, and related accessories.

   a. The outdoor display and/or storage of such implements and/or lawn care equipment and related accessory attachments shall be permitted provided the following development criteria are met:

      (1) The outdoor display of implements and/or lawn care equipment and related accessory attachments shall be situated so that they are at least 20 feet from the front property line and no more than 50 feet from the front plane of the building, excluding any protrusions beyond the primary front plane. Outdoor display shall only occur during business hours. It is the responsibility of the property owner to coordinate with Town staff on identifying and marking the 20-foot and 50-foot setback lines for clarity and compliance purposes.

      (2) The implements and/or lawn care equipment and related accessory attachments to be displayed outdoors must be removed from the crate or cartons and displayed in such a way as to allow for viewing and inspection, but so as not to prevent passage on sidewalks, walkways, or other vehicle ways.

      (3) Such businesses necessarily involve the use of outdoor areas on the premises for the unloading, uncrating, positioning, and repositioning of items that are often larger and more cumbersome than most retailer's handle. The temporary use of outdoor areas of the

premises for such purposes during hours of operation shall not be a violation of this ordinance; and

(4) Such businesses necessarily utilize packaging that is to be destroyed or reused. Such packaging materials shall be stored in areas on the premises to which access shall be restricted by means of a physical barrier such as an opaque fence or similar to a dumpster enclosure and shall comply with Chapter 4, Section I.B. of this ordinance.

b. The outdoor display of merchandise, except as provided for above, is permitted provided such merchandise is displayed in a permanent, covered porch. Such covered porch shall be attached to the principal building and shall meet all setback requirements of the principal building.

4. Financial and real estate services.

5. Professional, personal, and business services.

6. Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building.

Coffee houses with drive-through service lanes that serve as the principal means for service. The principal location for consumption is offsite.

7. Automotive services, provided such services are for automobiles and light trucks only. Such services may include fuel sales and repairs. Facilities designed to accommodate the refueling and/or servicing of trucks with more than three axles or more than ten wheels are prohibited.

8. Retail rental and leasing of automobiles provided the following development criteria are met:

a. Such business is located in a freestanding building; and

b. If the premises are fenced, such fencing shall be decorative, shall not exceed three feet in height, and shall be of such design so as not to prevent the ability to see through the fence.

9. Public, governmental, and general offices.

10. Medical, dental, and veterinary facilities.

11. Medical spas.

12. Commercial kennels, provided the following development criteria are met:

a. Any outdoor structures (e.g., fences) associated with the kennel shall not be visible from public streets;

b. Boarding of animals shall be confined to the interior of a structure designated for this purpose;

c. Outdoor fences are permitted solely to provide an area for exercise and waste elimination and shall be used only with on-site supervision. Outdoor fences shall adhere to the following specifications:

1. Opaque with no openings as viewed from the outside of the fence and a minimum of six feet in height;

2. Properly maintained and constructed of durable, low maintenance materials that are earth tone, black, or white in color and contain no signage. No chain link fencing shall be permitted;

3. Set back at least ~~50~~ 25 feet from an adjacent property that is not zoned residential or agriculture and the area abutting the kennel property is not shown as a residential land use on the Future Land Use Map. Such measurement shall be a straight line distance from the

nearest portion of the fence to the nearest portion of the property that is not zoned residential or agriculture or to the nearest portion of an area on an adjacent property that is not shown as a residential land use on the Future Land Use Map;

4. Set back at least 250 feet from an adjacent property that is zoned residential or agriculture or the area abutting the kennel property is shown as a residential land on the Future Land Use Map. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is zoned residential or agriculture or to the nearest portion of an area on an adjacent property that is shown as a residential land use on the Future Land Use Map;

5. Shall be reviewed as part of a site plan process through the planning commission and shall not interfere parking spaces, access ways, and/or pedestrian access;

d. The square footage of fenced areas shall not exceed one-fourth of the gross square footage of the interior space associated with the commercial kennel;

e. Fenced areas shall be properly maintained in a clean and sanitary condition so as to be free from offensive odors or other nuisances and shall not adversely affect public health;

f. Fenced areas with a non-vegetated surface shall be designed and constructed to drain to the sanitary sewer. An alternative would be for the wash water to drain to an infiltration area (rain garden, bioswale, pervious concrete, etc.) adjacent to the impervious area to promote infiltration, reduce runoff, and provide treatment of the wash water before it reaches a stream or other waterway. Fenced areas, regardless of their size, that are associated with a commercial kennel shall be covered by the Town's Special Pollution Abatement Permit to ensure proper stormwater practices are maintained on the site;

g. The indoor space devoted to the kennel shall be sound proofed to prevent the noise of barking dogs from exceeding 80 decibels (dB) inside and yielding no more than 30 dB outside the facility. A certification from a registered engineer qualified to make such an assessment shall be provided to verify compliance with these decibel requirements; and

h. Such facility shall be subject to an unannounced annual inspection to assess compliance with the provisions of this ordinance.

13. Mortuary establishments.

14. Commercial greenhouses, nurseries, and other similar uses as determined by the Board of Zoning Appeals provided the following development criteria are met:

a. There shall be a minimum lot size of two acres;

b. Merchandise and/or any other material are displayed or stored in a permanent area designed for such use;

c. Merchandise and/or any other materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;

d. The outdoor storage and/or sale of mulch and other landscaping related materials is permitted as accessory to commercial greenhouses and nurseries, but not permitted as stand-alone businesses.

e. Required yard setbacks for buildings are met for the storage/display area and for all temporary structures;

f. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means;

g. Outdoor areas used for the growing of products must be set back a minimum of 30 feet in the front yard and 25 feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line;

h. A minimum of a 25-foot buffer strip along rear and side property lines shall be developed and maintained per the buffer strip requirements of this ordinance;

i. Security fencing located in the front yard shall be screened with a minimum of one large evergreen shrub per five linear feet of fence. Such large shrubs shall be on the visual resources review board's recommended large shrubs list and shall be a minimum of three feet in height at the time of planting; and

j. A maximum of one wall sign shall be permitted. Such wall sign shall meet all other sign requirements of the district.

15. Day care facilities as regulated in Chapter 4.

16. Nursing homes as regulated in Chapter 4.

17. Brewpub, provided the following development criteria are met:

    1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.

    2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.

    3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.

    4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

18. Churches and other places of worship.

19. Schools, public and private, provided the following development criteria are met:

    a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school accesses must meet the minimum design standards established in the Farragut Subdivision Regulations;

    b. There shall be a minimum lot size of three acres; and

    c. The lot on which the school is located is a free-standing parcel.

20. Theaters, indoor only.

21. Cultural activities.

22. Parks, playgrounds, play fields, neighborhood buildings, and community buildings.

23. Indoor recreational facilities.

24. Outdoor recreational facilities such as miniature golf courses, golf courses, driving ranges, batting cages, tennis courts, swimming pools, skating/skateboard facilities, paintball facilities, and other similar non-motorized recreational facilities as determined by the Board of Zoning Appeals. Seasonal inflatable playground structures shall not be considered a similar non-motorized recreational facility. The following development criteria shall be met:

a. A minimum of a 40-foot front yard setback is maintained for any recreational facility that does not require the construction of a structure;

b. A minimum of a ten-foot rear and side yard setback is maintained for any recreational facility that does not require the construction of a structure; and

c. All structures developed as an integral part of a recreational facility/use are set back a minimum of 40 feet in the front yard and ten feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line.

25. Utility uses.

C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. Please refer to Illustrations 6, 7 and 8 (see Chapter 1). These illustrations depict the intent of the following regulations. Setbacks shall be measured from the nearest point of any property line and all structures shall comply with the following setback requirements:

1. *Front Yards.*

a. Where a parking lot is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 80 feet;

b. Where only a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 60 feet; or

c. Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 20 feet.

d. All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of 20 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

With the exception of linear pedestrian facilities that connect to similar facilities in the right-of-way, no structures shall encroach into the public right of way and/or platted utility easements. Detention basin structures that are not associated with a low impact development measure shall be set back from the nearest point of any right-of-way a minimum of ten feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.

Service areas and their associated structures (e.g., dumpsters, loading areas, utility building) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

2. *Side yards.* All buildings shall be set back a combined total of at least 60 feet on the two sides, but not less than 20 feet on any one side.

3. *Side and rear yards.* All accessory structures shall be set back a minimum of ten feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

4. *Rear yards.* All buildings shall be set back a minimum of 30 feet.

5. *Buffer strips.*

a. There shall be a buffer strip a minimum of 35 feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural;

b. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural unless such property is shown as a non-residential land use on the adopted Future Land Use Map. In this case, the Planning Commission may consider a modification to the buffer strip based on the surrounding built environment and context. This may include whether the property is adjacent to a major arterial street or surrounded by non-residential development;

c. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and

d. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

6. *Maximum lot coverage.* Total lot coverage: 70 percent.

7. *Land area.* Minimum lot size of one acre.

D. *Height regulations.* No structure shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance.

E. *Parking.* As regulated in Chapter 4.

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

F. *Mixed Use Town Center.*

1. *General Description and Purpose.*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e., at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map, the following provisions shall apply.

2. *Permitted Principal and Accessory Uses and Structures.* (If a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC.)

a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any "big box" entities where the total gross square footage exceeds 25,000 square feet.

b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. A drive-through lane may be permitted provided the following criteria are satisfied:

1. The property is a minimum of two acres and is a lot of record that has existing frontage on a street classified as a major arterial on the Major Road Plan;
2. The drive-through is limited to one lane;
3. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights-of-way;
4. The drive-through is limited to one menu board which shall be permitted provided all of the following criteria are satisfied:
    a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
    b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights-of-way;
    c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
    d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.
5. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
6. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways.
7. The planning commission may approve alternative drive-thru lane configurations and minor modifications to the requirements of parts 1 - 6 above where an existing permitted establishment is being remodeled/redeveloped without a change of use. This includes but is not limited to the addition of split ordering lanes; the use of more than one menu board provided, however, that the aggregate square footage (sign area) of all such boards per lane shall be restricted to 30 square-feet with no single board to exceed 20 square-feet; and a relaxation of the menu board screening requirement. In granting such approvals, the planning commission shall consider and ensure that they are based on the following:
    a) The physical nature of the preexisting site;
    b) The extent of the redevelopment project;
    c) A finding that the proposed alternative design and/or modifications serve a related public purpose, such as improved traffic flow; and
    d) That the alternative design/modification is consistent with the general intent of these standards and represents the minimum modification necessary given the nature of the site and project.

c. Financial and real estate services. This excludes drive-through service lanes and windows.

d. Professional, personal, and business services.

e. Public, governmental, and general offices.

f. Medical, dental, and veterinary facilities (indoors only).

g. Medical spas.

h. Adult education and training facilities, indoors only.

i. Cultural activities.

j. Theaters.

k. Indoor recreational facilities.

l. Parks and community facilities.

m. Residential, provided it is located in the upper floors of a building that has been designed and constructed for a mix of uses, or on any floors if it is part of an approved horizontally configured mixed-use town center development plan that is within the Planned Commercial Development (PCD) Zoning District.

n. Bed and breakfasts/inns.

o. Hotels, provided the gross square footage does not exceed 25,000 square feet.

p. Churches and other places of worship, provided they are not located in freestanding buildings.

q. Day care facilities, provided they are not located in freestanding buildings.

r. Schools, public and private, provided they are not located in freestanding buildings.

s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.

t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed-Use Town Center.

3. *Building Facade Requirements.*

New construction shall comply with the Town of Farragut Architectural Design Standards, as amended and, in addition, the requirements provided for in Chapter 107, Article 2. - Town Center Design Requirements, Sections 107-26 and 107-27, as amended.

Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50 percent of the current value (as determined by a certified appraisal) of such building(s), the building(s) facade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building facades shall not use fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.

4. *Low Impact Development Requirements.* Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g., half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

a. Twenty-five percent of the parking lot being constructed with permeable pavers;

b. Stormwater runoff draining to rain gardens;

c. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;

d. Stormwater draining to bioswales/bioretention facilities; or

e. Rainwater being harvested for irrigation or gray water uses.

5. *Area Regulations.*

   a. Front yards.

      1. All principal buildings shall be set back a minimum of ten feet from all property lines and access easements.

      2. Unless otherwise provided, all accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of 20 feet from all property lines and access easements. This excludes signage, detention basin structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District.

         Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be 20 feet from all property lines and access easements. On street parking shall be exempt from setback requirements.

   b. Side and rear yards.

      1. All principal buildings shall be set back a minimum of zero feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 [see now chapter 107, article 2] of the Farragut Municipal Code shall apply.

         Where the adjacent property is zoned residential or agricultural, principal buildings shall be set back from the nearest point of any side or rear property line a minimum of 35 feet.

      2. All accessory structures shall be set back a minimum of ten feet, unless a greater setback is otherwise required in this ordinance or the [Farragut] Municipal Code.

6. *Buffer Strips.*

   a. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural.

7. *Maximum Lot Coverage.* Total lot coverage: 80 percent.

8. *Land Area*. Minimum lot size of one acre.

9. *Height Regulations.*

   a. Unless provided for otherwise, buildings shall be a minimum of two stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two stories in height. The minimum height requirement shall apply only to new buildings.

   Where a building's height is proposed to be more than two stories, a concept plan shall first be provided to visually demonstrate where the building(s) is (are) envisioned, the uses proposed in the building(s), and a clear indication of what the building(s) will look like and how it (they) will be situated within the development. The concept plan shall first be approved before a site plan is submitted. In their review of the concept plan, the Planning Commission will consider the surrounding plan of development, the relationship of the proposed building(s) to its (their) context, and the community objectives achieved with the additional height and the uses proposed therein. In no case shall a building exceed four stories in height.

   b. For existing lots of record that are not part of a larger development and that are less than three acres, the planning commission may consider allowing a building height that is less than two stories. This shall only be permitted if the proposed building is in compliance with all other

building facade requirements that apply to the Mixed-Use Town Center and the applicable provisions of the Architectural Design Standards. An applicant shall also clearly demonstrate that the building(s) will advance and be consistent with the building design objectives of the Town Center District.

c. Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).

d. Parking garages shall not exceed three stories or 45 feet in height. Parking garages may not access streets classified as arterial. Other accessory structures shall not exceed 25 feet in height.

10. *Parking spaces required*.

    a. Number of parking spaces required. Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX of the Zoning Ordinance.

        Mixed use buildings shall be governed by the following parking space provisions:

        1. One parking space per 250 square feet of gross floor area for the first [ground] floor;

        2. One parking space per 500 square feet of gross floor area for the second floor; and

        3. One parking space per 750 square feet of gross floor area for the third and fourth floors.

    b. Required bicycle parking. One bicycle space per 5,000 square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

    c. Shared parking. Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit.

11. *Streetscape and Outdoor Open Space.* An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:

    a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.

    b. Encourage vehicular connections between adjoining properties.

    c. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.

    d. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

12. *Outdoor Site Lighting.* As regulated in Chapter 4, Section XIII of the Zoning Ordinance with the following additional provisions in the MUTC:

a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.

b. Street lighting shall follow the requirements in Chapter 3, Section XXVII.K.2. of the Zoning Ordinance.

c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.

d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.

e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.

13. *Signage*. As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:

a. Box or cabinet style signs on new buildings shall not be permitted;

b. Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and

c. Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

F-1. *Streetscape and outdoor open space.* As part of a site plan review, a context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:

1. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.

2. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

G. *Connectivity.* Development shall provide for context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.

H. *Low Impact Development.* Development shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

1. Twenty-five percent of the parking lot being constructed with permeable pavers;

2. Stormwater runoff draining to rain gardens;

3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;

4. Stormwater draining to bios wales/bioretention facilities; or

5. Rainwater being harvested for irrigation or gray water uses.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 07-09, § 1, 5-10-2007; Ord. No. 07-20, §§ 1—4, 5-24-2007; Ord. No. 07-39, § 1, 1-10-2008; Ord. No. 08-01, § 1, 2-28-2008; Ord. No. 08-18, § 1, 1-8-2009; Ord. No. 11-21, § 2, 11-15-2011; Ord. No. 12-02, §§ 1, 2, 2-23-2012; Ord. No. 12-13, §§ 1, 2, 9-27-2012; Ord. No. 14-21, § 2, 1-22-2015; Ord. No. 15-02, §§ 1, 2, 3-26-2015; Ord. No. 16-13, §§ 1, 2, 7-28-2016; Ord. No. 16-17, § 1, 7-28-2016; Ord. No. 16-

19, § 1, 7-28-2016; Ord. No. 16-25, § 1, 12-22-2016; Ord. No. 17-11, § 1, 8-10-2017; Ord. No. 19-19, § 3, 6-17-2019; Ord. No. 19-23, § 1, 8-22-2019; Ord. No. 20-16, §§ 2, 3, 9-10-2020; Ord. No. 20-25, § 1, 1-14-2021; Ord. No. 21-03 § 1, 1-28-2021; Ord. No. 22-03, § 1, 3-24-2022; Ord. No. 23-16, § 1, 12-14-2023)

Editor's note(s)—Ord. No. 16-13, § 2 added subsections F—H to ch. 3, § XII. As a subsection F already existed, the added subsection F has been editorially designated as subsection F-1.