



**FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA**

Farragut Town Hall
Board Room
Tuesday, July 27, 2021
7:00 p.m.

1. Approval of minutes for the June 22, 2021, meeting.
2. Review of individual tenant panel sign(s) for Autism in Motion, located at 11121 Kingston Pike.
3. Review of a permanent ground mounted subdivision sign for Old Stage Farms subdivision, located off Old Stage Road.
4. Review of a permanent ground mounted subdivision sign, including its proposed location in a road right-of-way area, for the Preserve at Turkey Creek subdivision, located off Turkey Creek Road.
5. Review of a landscape plan for Old Stage Farms subdivision, located off Old Stage Road.
6. Review of a landscape plan for Moses Water Sports, located at 11470 Outlet Drive.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, July 27, 2021, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the June 22, 2021, meeting

2. Ground Mounted Sign Applications

a) Autism in Motion Tenant Panel Sign – 11121 Kingston Pike

Tenant Panel Sign located at 11121 Kingston Pike.

Autism in Motion is requesting approval for a tenant panel sign located at 11121 Kingston Pike.

The sign panel appears to be legible, and the staff can recommend approval.

b) Old Stage Farms Subdivision Signs – Located off Old Stage Road

Permanent Ground Mounted Subdivision Signs located along Old Stage Road.

Old Stage Farms Subdivision is requesting approval for two permanent ground mounted signs located at the subdivision's entrance off of Old Stage Road. Each sign face is approximately 3.6 sq. ft. in size and would hang from a wood post and support arm mounted atop a brick column. The sign structure(s) are located within platted sign easements on each street corner. Landscaping around the sign is also included.

The staff recommends approval of the sign subject to a survey being required to document that the installed sign meets all setback and other applicable standards.

c) Preserve at Turkey Creek Subdivision Sign – Located off Turkey Creek Road

Permanent Ground Mounted Subdivision Sign located off Turkey Creek Road.

The Preserve at Turkey Creek Subdivision is requesting approval for a permanent ground mounted sign located at the subdivision's entrance off Turkey Creek Road. The application also includes a request to place the sign in the public road right-of-way (ROW) of Painted Turtle Lane, the subdivision's new entrance road. The sign is proposed to be located on a larger ornamental entranceway structure.

The Sign Ordinance allows for such signs to be located within the right-of-way provided they are part of a streetscape plan submittal. The use of the right-of-way and plan must be reviewed and recommended to the Board of Mayor and Alderman for approval by both the Planning Commission and VRRB. The VRRB must also review and approve the actual ground sign as it would any other similar proposal. The Planning Commission recommended approval of the ROW location as part of the final plat approval process at its July 15th meeting.

The staff has reviewed the sign plan and the right-of-way location seems reasonable given the existing conditions in the entranceway area, and the fact that the sign and its associated support structure and landscaping are part of a larger streetscaping plan for the development. The staff recommends approval of the sign subject to a required as-built survey documenting its constructed location, ensuring that its location does not conflict with any installed or planned utilities, and the execution of an on-going liability/maintenance agreement for the sign and required landscaping between the developer/HOA and the Town. This recommendation includes both the design of the sign and the VRRB's recommendation of the ROW location to the Board of Mayor and Aldermen.

3. Landscape Plan Applications

a) Old Stage Farms Subdivision – Located off Old Stage Road

Landscape Plan for the Old Stage Farms Subdivision located off Old Stage Road.

This item involves a required landscape plan for Old Stage Farms Subdivision. The plan includes the required landscaping elements for the stormwater detention basin and required replacement trees along the walking trail connection. The plan also depicts streetscape plantings and the entrance signs, which were/are approved separately.

The staff recommends approval.

b) Moses Water Sports – Located at 11470 Outlet Drive

Landscape Plan for Moses Water Sports located at 11470 Outlet Drive.

This item involves a required landscape plan the Moses Water Sports development site located at 11470 Outlet Drive. The Planning Commission has already reviewed and approved the site plan for the facility.

The plan includes the use of Deodar Cedar, Southern Magnolia, and Eastern Red Cedar as required shade trees. These tree species are not listed as qualifying shade trees on the Town's recommended list, however, the regulations also the VRRB to approve comparable shade trees. The Deodar Cedar and Southern Magnolia could be approved as such given their expected height and crown spread (width) at maturity. Unfortunately, the Eastern Red Cedar does not typically grow wide enough to qualify as a shade tree and the applicant should be required to use another tree in its place.

The staff recommends approval subject to the following:

1. Substituting a qualifying shade tree for the three proposed Eastern Red Cedars; and
2. Relocating the northernmost Deodar Cedar to be within 50 feet of the new improved surface (boat storage) area.

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, June 22, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Brittany Moore, and Derek Wright. Absent members included Randy Armstrong, Jeanie Stow, Cindy Hollyfield and Youth Representative Jake Rogers.

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

1. Minutes:

A motion was made by Ms. Moore to approve the May 25, 2021, minutes as submitted. The motion was seconded by Mr. Wright, and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Fox Den Permanent Subdivision Entrance Sign – Olympic Drive Entrance

Permanent Ground Mounted Subdivision Sign located along Olympic Drive.

The Fox Den HOA requested approval to locate a permanent subdivision sign within the Olympic Drive right-of-way. The proposed sign location was within an existing roadway island near the entrance to the subdivision off Smith Road.

The staff explained that the Sign Ordinance allows for such signs to be located within the right-of-way (ROW) provided they are part of a streetscape plan submittal and are approved by the Board of Mayor and Aldermen. The ordinance also requires the Planning Commission and VRRB to recommend the sign and ROW location to the Town Board. Staff then noted that the ROW location seemed reasonable given the existing nature of the entrance area and recommended approval subject to the HOA working with an arborist to ensure that the existing trees are not damaged and working with the Town to develop an acceptable maintenance agreement to ensure HOA responsibility for the signs.

The Board discussed the request. Ms. Moore suggested that the applicants consider relocating the proposed Azaleas to the ends of the sign or using a different plant. She was concerned that they would block the sign face as the grew. Mr. Wright made a motion to recommend approval of the use of the ROW and signage streetscape plan to the Board of Mayor and Aldermen. The motion was made subject to staff's recommendation regarding working with an arborist to protect the existing trees and developing a Town approved maintenance agreement. Alderman Pinchok seconded the motion. The motion passed unanimously on a roll call vote.

Ms. Moore then made a motion to approve the proposed monument sign. Alderman Pinchok seconded the motion, which passed unanimously on a roll call vote



b) Fox Den Permanent Subdivision Entrance Sign – Saint Andrews Drive Entrance

Permanent Ground Mounted Subdivision Sign located along Saint Andrews Drive.

The Fox Den HOA requested approval to locate a permanent subdivision sign within the Saint Andrews Drive right-of-way. The proposed sign location was within an existing roadway island near the entrance to the subdivision off Everett Road.

The staff again noted that the Sign Ordinance allows for such signs to be located within the right-of-way (ROW) provided they are part of a streetscape plan submittal and are approved by the Board of Mayor and Aldermen. Staff noted that the ROW location seemed reasonable given the existing nature of the entrance area and recommended approval subject to the HOA working with an arborist to ensure that the existing trees are not damaged and working with the Town to develop an acceptable maintenance agreement to ensure HOA responsibility for the signs.

The Board discussed the request. Ms. Moore again suggested that the applicants consider relocating the proposed Azaleas to the ends of the sign or using a different plant.

Alderman Pinchok made a motion to recommend approval of the use of the ROW and signage streetscape plan to the Board of Mayor and Aldermen. The motion was made subject to staff's recommendation regarding working with an arborist to protect the existing trees and developing a Town approved maintenance agreement. Ms. Moore seconded the motion. The motion passed unanimously on a roll call vote.

Mr. Wright then made a motion to approve the proposed monument sign. Alderman Pinchok seconded the motion, which passed unanimously on a roll call vote.

c) Blockbuster Property Shopping Center Ground Sign – 11135 Kingston Pike

Multi-Tenant Monument Ground Sign located at 11135 Kingston Pike.

Blockbuster property requested approval for a monument ground sign located at 11135 Kingston Pike.

Staff noted that the plan involved a new 38 square foot multi-tenant monument sign and that the applicants had included two color renderings at staff's request. The two design options were intended to address the Town's Architectural Design Standards. The staff also noted that the applicant had withdrawn a previously reviewed landscape plan for the site to avoid conflicts and confusion with the landscaping shown on the sign plan. Staff then recommend approval subject to the Board's determination regarding the proposed color options, and a survey being required to document that the installed sign meets setback and other applicable standards.

The Board discussed the color options for the sign, noting that both contained elements supported by the design guidelines. Alderman Pinchok made a motion to approve the first option with dark letter on a light background. His motion also included a



requirement for a survey to document the required setbacks and other standards. Ms. Moore seconded the motion, which passed on a unanimous roll call vote.

3. **Landscape Plan Applications:**

a) **Farragut Town Center at Biddle Farms Development, First Phase Landscaping – Property Located Principally off Kingston Pike and Brooklawn Street**

Phase I Landscape Plan for the Farragut Town Center at Biddle Farms Development located off Kingston Pike and Brooklawn Street.

This item involved a first phase landscape plan for the Farragut Town Center at Biddle Farms Development. It included the Aldi Store and related parking, a portion of the entrance roadway from Kingston Pike, and the two main detention basins for the larger development. The applicant included the general tree preservation and landscape sheets for the overall development area, but only requested landscape plan approval for the Phase I areas.

The staff briefly reviewed the Phase I plan and recommend approval (plan sheets L1.1 and L1.2).

The board discussed the plan. Alderman Pinchok was concerned that the trees located within the parking lot would eventually impact the visibility of the Aldi store. The staff explained that there were a certain number of required trees based on the development plan and that, given the site and regulations, many of them had to be located within the area. He then asked staff to follow-up with the applicant to see if the use of different tree species could lessen the impact. Alderman Pinchok then made a motion to approve the plan. Ms. Moore seconded the motion, which passed unanimously on a roll call vote.

4. **Other Business:**

a) **Appointment of the youth/student representative member for the 2021-2022 fiscal year.**

There were four applicants for the position. They included Ms. Inas Lalani, Ms. Ridhima Sing, Mr. Paolo Spica, and Mr. Cameron Mansfield. Ms. Lalani attended the meeting and addressed the Board at their request. The other applicants either had prior engagements or were not in attendance for other reasons.

The Board discussed the applicants and their application materials. Mr. Wright made a motion to appoint Ms. Lalani to the position. Chairman Layman seconded the motion. The motion passed unanimously on a roll call vote.

Meeting adjourned at 8:44 pm

59.5"

12.75"

Autism in Motion Clinics

2 ea. Digitally Produced Premium Translucent Vinyl Overlay Applied to First Surface



— West Knoxville, TN —
865.247.5542
info@image360westknoxville.com

6700 Baum Dr., Suite 15 • Knoxville, TN 37919

Estimate/Invoice #

Customer Name

Client

Designer

Version

INTERNAL APPROVAL

☐ Approved as is ☐ Revise as noted

CLIENT APPROVAL

☐ Approved as is

☐ Revise as noted

Signed: _____

Date: ____ / ____ / ____

File Name:

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1) 2" thick HDU Routed Sign D/S
20" x 26" with 2 Mounting areas



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DATE: 6-15-2021

LOCATION: Knoxville

SALES REP: D. Hutchison

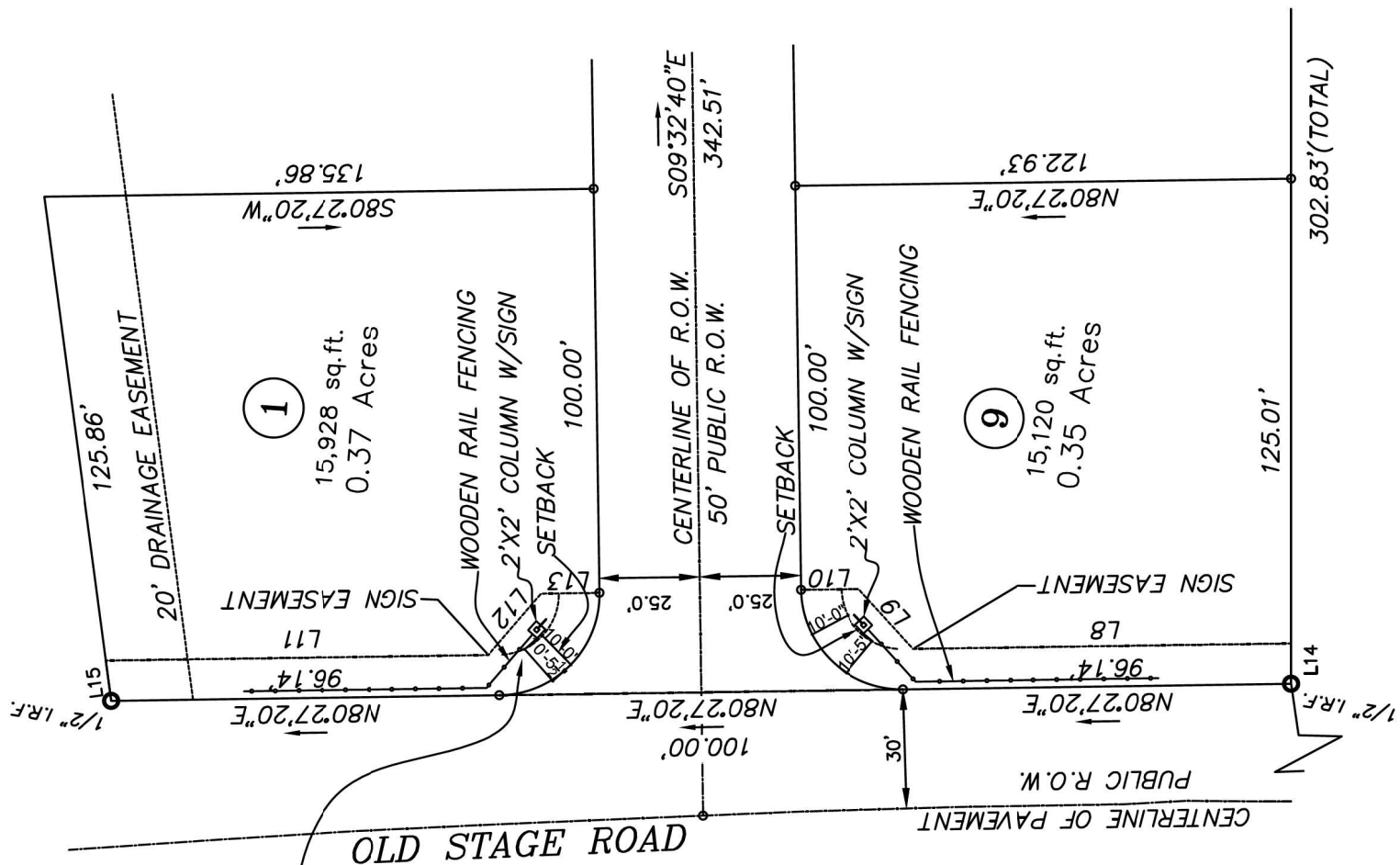
DRAWN BY: J. Prager

PAGE: (1) of (1)

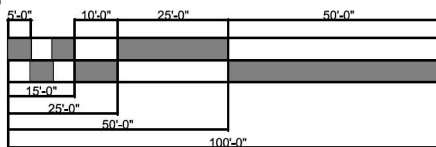
**AVERAGE CONSTRUCTION TIMES
AFTER PERMIT IS APPROVED IS
15-20 BUSINESS DAYS. SIGN
CONSTRUCTION CAN NOT BEGIN
UNTIL PERMIT IS APPROVED.**

Approved By: _____

Date: _____



2'X2' COLUMN WITH HANGING SIGN
TO BE CONSTRUCTED ON EACH SIDE OF
ENTRANCE TO S/D WITHIN THE PLATTED EASEMENTS



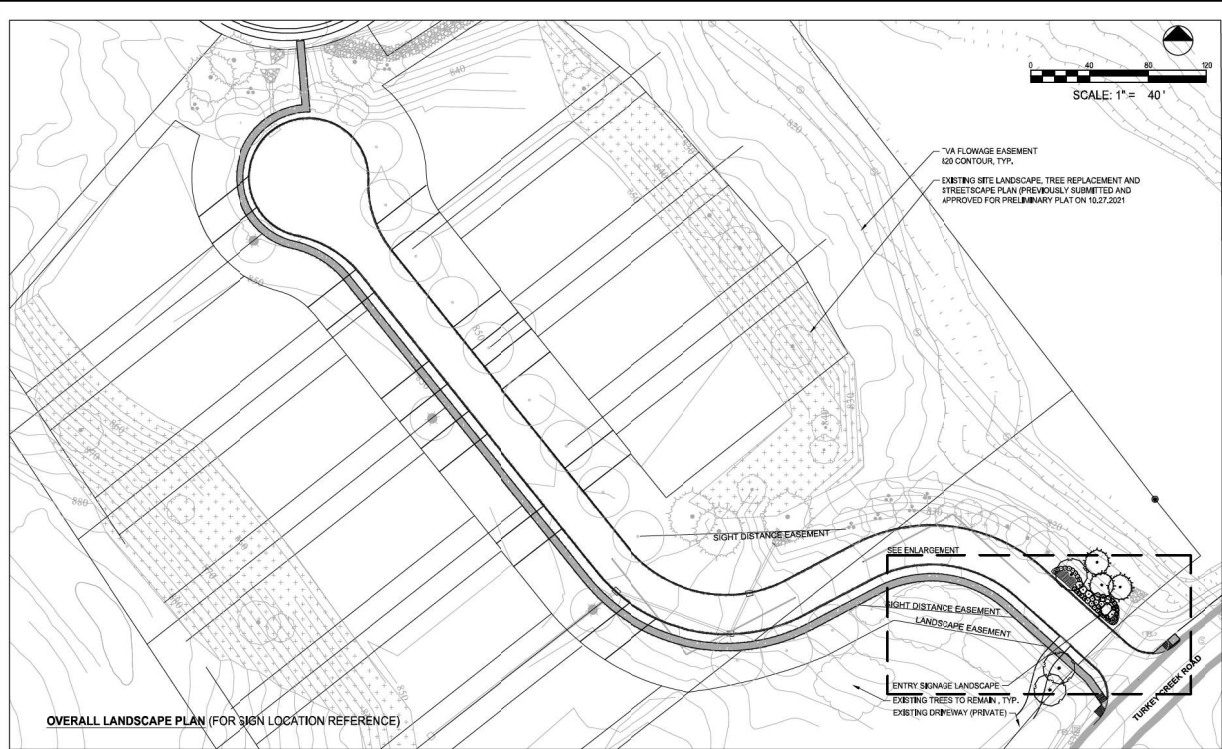
GRAPHIC SCALE = 1" = 20'

OLD STAGE FARM
ENTRANCE MONUMENTS

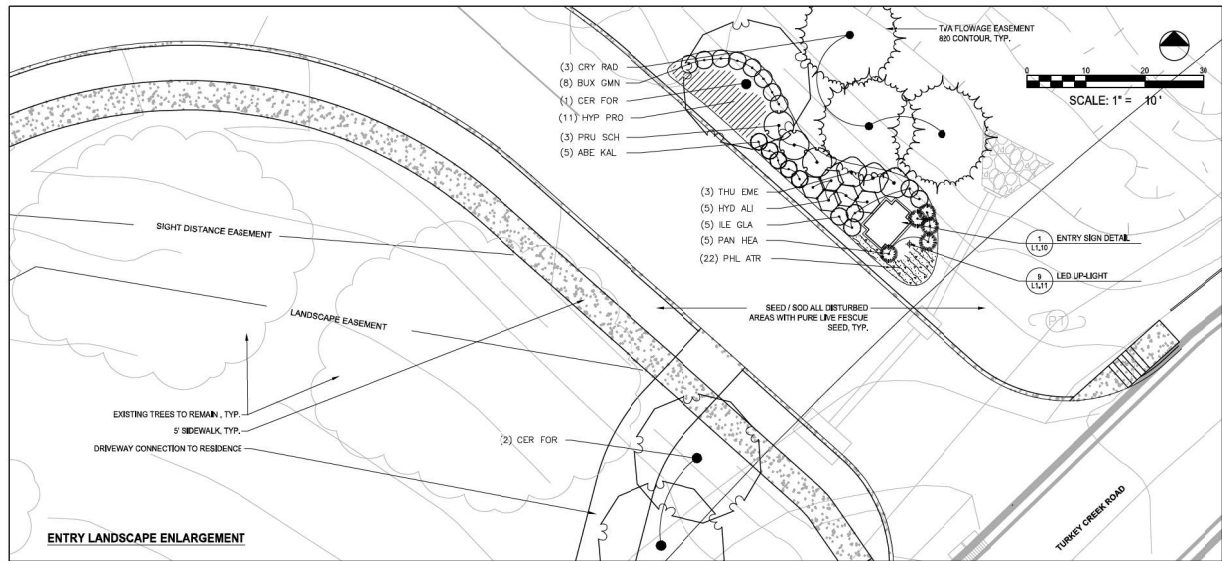
BONAFIDE ABODES
RESIDENTIAL DESIGN SERVICES
ADAM PRICE
HARRIMAN, TN. 37748
CADAM.PRICE@GMAIL.COM
865-322-0201

DATE
05/18/21
SHEET #

S1



OVERALL LANDSCAPE PLAN (FOR SIGN LOCATION REFERENCE)



ENTRY LANDSCAPE ENLARGEMENT

TREE REPLACEMENT TABLE
FOR INFORMATIONAL PURPOSES (OVERALL SITE TREE REPLACEMENTS AND STREETSCAPE PLANS WERE PREVIOUSLY SUBMITTED WITH THE PRELIMINARY PLAT SET ON 10.27.2021)

REQUIRED:
TREE REPLACEMENTS ARE BASED ON A REPLACEMENT SCHEDULE OF ONE TREE / 2,500 SF. OF DISTURBANCE BASED ON A MATURE FOREST CLASSIFICATION. OVERALL DISTURBED VEGETATED AREAS ARE 230,205 SF. (9.32 ACRES) / 2,500 SF. = **93 TREES REQUIRED**

LIVE STAKES:
AREA 1 - (28,181 SF. / .64 ACRES) = 185 PROVIDED / (97.5 COUNTED (50%) AT 4:1 RATIO = 24 TREE CREDITS
AREA 2 - (19,981 SF. / .46 ACRES) = 138 PROVIDED / (69 COUNTED (50%) AT 4:1 RATIO = 17 TREE CREDITS
TOTAL TREE CREDITS FROM LIVE STAKES = 41 TREES

TREE PLANTINGS:
52 ADDITIONAL TREES ARE PROPOSED PER THE (93) TREE REPLACEMENT REQUIREMENTS

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD
	CRYPTOMERIA JAPONICA 'NAGASAKI'	HARBINGER JAPANESE CEDAR
SHRUBS	BOTANICAL NAME	COMMON NAME
	ABELIA X GRANDIFLORA 'KILDEBOROUGH'	KILDEBOROUGH GLOSSY ABELIA
	BUXLEYA X GREEN MOUND	GREEN MOUND BOXWOOD
	HYDRANGEA OURENCHOLICA 'ALICE'	ALICE ONLEAF HYDRANGEA
	ILEX GLABRA	INHERENT HOLLY
	PHANOMIA VIRGATA 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
	PRUNUS LAUROCESTRUS 'SCHWABENBERG'	SCHWABENBERG CHERRY LAUREL
	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	HYPERICUM PROSTRATUM	ST. JOHN'S WORT
	PHLOX SUBULATA	CREeping PHLOX ARBORVITAE

GENERAL NOTES:

- UNDERGROUND UTILITIES:
1.1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL TENNESSEE ONE CALL SYSTEM-1-800-351-1111.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

LANDSCAPE NOTES:

- PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
- PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING SPRAYING "ROUND-UP" OR APPROVED SUBSTITUTE TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND DETAILS.
- ALL OTHER DISTURBED AREAS ARE TO BE SEEDED OR SOODED AS PER THE PLANS, ADDITIONAL SEEDING OR SOODING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. SEE EROSION CONTROL SHEET FOR SEEDING.
- PLANTING BEDS SHALL HAVE A THREE (3) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
- ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART ORIGINAL SOIL AND ONE (1) PART TOPSOIL, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANT GROUNDCOVER & ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION.
- ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION DATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
- ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST EDITION. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE STANDARDS.
- SPRAY TREES AND SHRUBS WITH AN ANTI-DESCENDANT FOLIAGE IS PRESENT.
- EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
- DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTORS HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
- ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
- FIELD CHANGES AND PLANT SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY TOWN OF FARRAGUT STAFF.
- EXISTING PLANT MATERIAL IS TO BE INVAIATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-FOUR (44) HOURS BEFORE BEGINNING WORK.
- ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDUO STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
- LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
- EVERGREEN TREES TO BE A MINIMUM OF 6" IN HEIGHT AT TIME OF PLANTING. DECIDUOUS TREES TO BE 2" DBH MIN AT TIME OF PLANTING. SEE PLANT LIST FOR LARGER MATERIAL REQUIRED.
- MULTI-TRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. NO CLUMP MULTI-PLANT STOCK WILL BE ACCEPTED.
- IF THE OPINION OF THE LANDSCAPE ARCHITECT, THE CENTRAL LEADER OF ANY TREE HAS BEEN CUT IN THE HISTORY OF THE PLANT'S GROWTH, THE MATERIAL SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE DECISION OF THE LANDSCAPE ARCHITECT WILL BE FINAL.

PLANT STOCK NOTES:

- ALL CANOPY TREES SHALL BE LIMBED UP AT LEAST 7' WITH A MINIMUM HEIGHT OF 12'.
- ALL PRESTORM ACCESS WAYS MUST HAVE AT LEAST 7' OF CLEARANCE.
- ALL UNDERSTORY TREES SHALL BE LIMBED UP AT LEAST 4' WITH A MINIMUM HEIGHT OF 8'.
- ALL CANOPY AND UNDERSTORY TREES SHALL HAVE ONE STRONG CENTRAL LEADER TRUNK. NO MULTI-TRUNK UNLESS SPECIFIED.
- THE SOUTH SIDE OF ALL TREES SHALL BE MARKED BEFORE TRANSPLANT FOR DIRECTIONAL PLACEMENT AT THE TIME OF PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTIONAL PLACEMENT.
- ALL TREES SHALL BE MATCHED SPECIMENS WITH A FULL CANOPY AND A UNIFORM BRANCHING HABIT.
- EVERGREEN TREES SHALL BE FULL TO GROUND WITH A HEAVY CANOPY AND STRONG CENTRAL LEADER.
- ALL SHRUBS SHALL HAVE A FULL, HEAVY BODY FOR THE COMPLETE HEIGHT OF THE SHRUB AND SHOULD NOT SHOW STRESS AT TIME OF PLANTING.
- ALL SHRUBS SHALL HAVE A MINIMUM #5 CONTAINER AT TIME OF PLANTING. PLANT SELECTION MUST BE CHOSEN BY PLANT SIZE, NOT CONTAINER SIZE.
- ALL SHRUBS, EXCEPT AS NOTED, SHALL BE PLANTED AND MAINTAINED IN THEIR NATURAL FORM TO CREATE A PLANT MASSING EFFECT. NO "GLIMPHOP" PRUNING IS ALLOWED.
- MULCH "VOLCANOES" ARE UNACCEPTABLE. MULCH MUST BE INSTALLED PER DETAILS.
- INSTALL ALL PLANTS IN ACCORDANCE WITH ALL APPLICABLE DETAILS AND SPECIFICATIONS INCLUDED WITHIN THE CONSTRUCTION PACKAGE.
- ALL PLANTS MUST BE SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE SPECIFICATIONS.
- ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM MAJOR UTILITY LINES. CONTACT LANDSCAPE ARCHITECT WHERE DISCREPANCIES OCCUR FOR FIELD ADJUSTMENT.

LOSE DESIGN
SPACES FOR LIFE.



ENTRY SIGN / LANDSCAPE PLAN
THE PRESERVE AT TURKEY CREEK
HOMESTEAD LAND HOLDINGS, LLC.
TOWN OF FARRAGUT
TENNESSEE

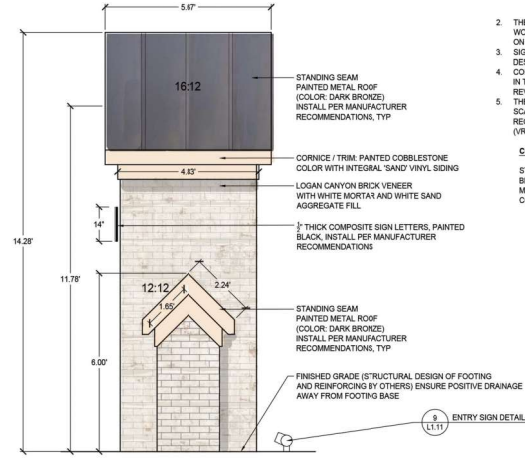
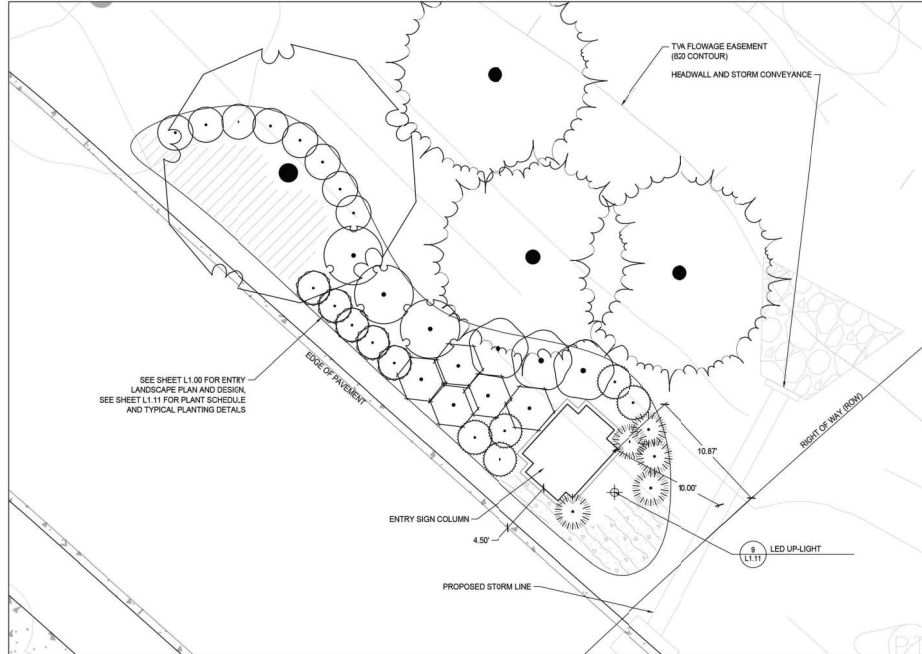
NO.	DATE	DESCRIPTION
1	1/2/2020	ISSUED FOR PERMIT
2	1/2/2020	ISSUED FOR PERMIT
3	1/2/2020	ISSUED FOR PERMIT
4	1/2/2020	ISSUED FOR PERMIT
5	1/2/2020	ISSUED FOR PERMIT
6	1/2/2020	ISSUED FOR PERMIT
7	1/2/2020	ISSUED FOR PERMIT
8	1/2/2020	ISSUED FOR PERMIT
9	1/2/2020	ISSUED FOR PERMIT
10	1/2/2020	ISSUED FOR PERMIT

SHEET TITLE

VRFB - ENTRY SIGN / LANDSCAPE PLAN

PROJECT NO.	DATE
2-1088	7-27-2020
DRAWN BY	SCALE
ADJ	VRFB
CHECKED BY	
DJB	
SHEET NO.	SHEET 1 OF 2

L100

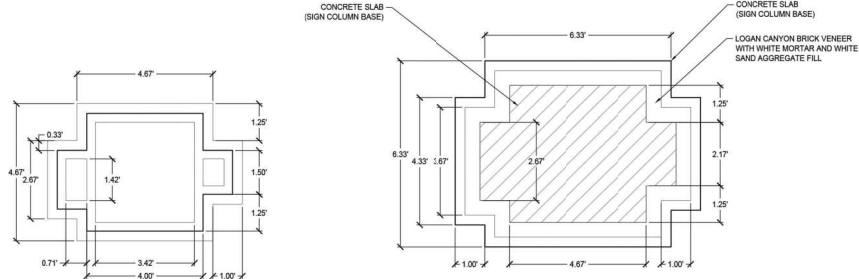


ELEVATION (SIDE)

SIGN AREA LANDSCAPE REQUIREMENTS		
ENTRY SIGNAGE (3.5 SF) 3.0' x 1.17' (14")	(4) SHRUBS REQUIRED	(34) SHRUBS PROVIDED

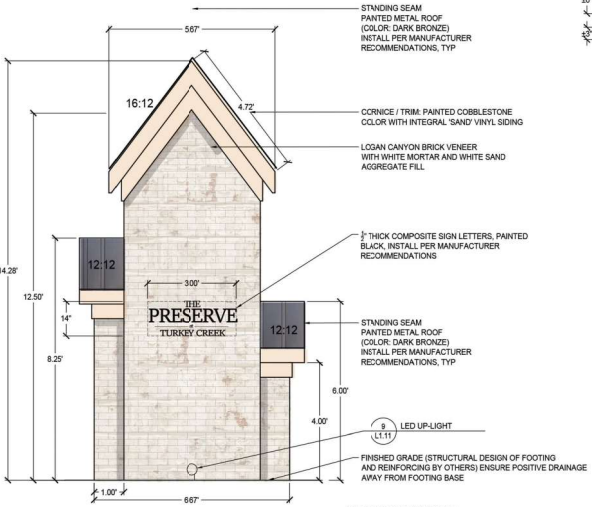
- SIGNAGE NOTES:**
- UNDERGROUND UTILITIES: 1.1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL (TENNESSEE) ONE CALL SYSTEM.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
 - THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS.
 - SIGN COLUMN, COLUMN FOOTINGS, REINFORCING AND CMU BACKFILL TO BE DESIGNED AND VERIFIED BY A STRUCTURAL ENGINEER.
 - CONTRACTOR TO SUBMIT SEALED DRAWINGS BY STRUCTURAL ENGINEER (LICENSED IN THE STATE OF TENNESSEE) TO OWNER OR OWNER REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - THE DETAILS SHOWN ARE FOR "DESIGN BASIS ONLY" AND PROVIDE THE OVERALL SCALE AND CHARACTER OF THE PROPOSED ENTRY SIGN AND MATERIALS AS REQUIRED BY THE TOWN OF FARRAGUT AND VISUAL RESOURCE REVIEW BOARD (VRRB) SUBMITTAL REQUIREMENTS.

- COLOR SELECTIONS:**
- STANDING SEAM METAL ROOF: DARK BRONZE
BRICK: LOGAN CANYON
MORTAR: WHITE (WITH WHITE SAND FILL)
CORNICE / TRIM: FIBER CEMENT - PAINTED COBBLESTONE VINYL SAND



FRAMING PLAN

SLAB PLAN



ELEVATION (FRONT)

THE PRESERVE
AT
TURKEY CREEK

SIGN LETTERING (ENLARGED)

1 ENTRY SIGN DETAIL
SCALE: NTS

LOSE DESIGN
SPACES FOR LIFE.

ENTRY SIGN / LANDSCAPE PLAN
THE PRESERVE AT TURKEY CREEK

TOWN OF FARRAGUT
HOMESTEAD LAND HOLDINGS, LLC.
TENNESSEE

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1	7/27/2021	ISSUE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET TITLE
VRRB - ENTRY SIGN DETAILS

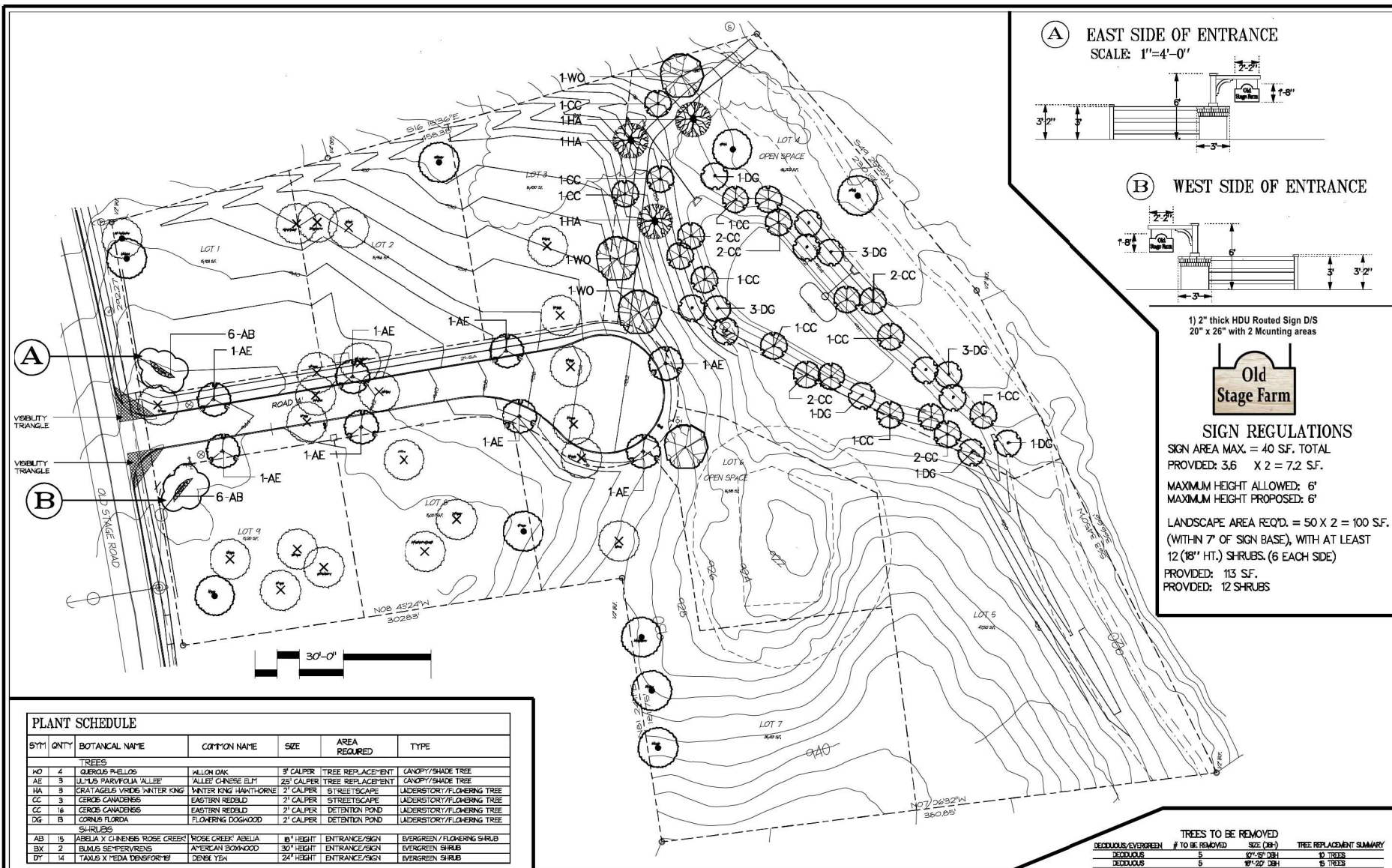
PROJECT NO. 21088	DATE 7.27.2020
DRAWN BY ADS	SCALE VARIES
CHECKED BY CUB	
SHEET NO.	SHEET 2 OF 3

L1.10

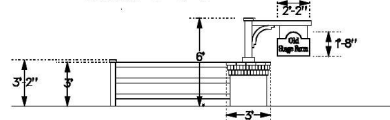


8 PLANT SCHEDULE
SCALE: NTS

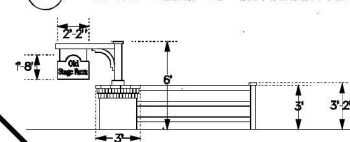




(A) EAST SIDE OF ENTRANCE
SCALE: 1"=4'-0"



(B) WEST SIDE OF ENTRANCE



1) 2" thick HDU Routed Sign D/S
20" x 26" with 2 Mounting areas



SIGN REGULATIONS

SIGN AREA MAX. = 40 SF. TOTAL
PROVIDED: 3.6' X 2 = 7.2 SF.

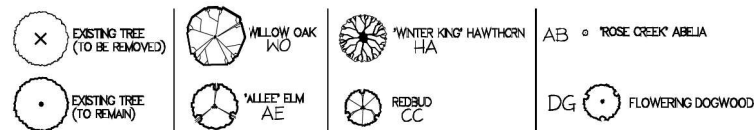
MAXIMUM HEIGHT ALLOWED: 6'
MAXIMUM HEIGHT PROPOSED: 6'

LANDSCAPE AREA REQ'D. = 50 X 2 = 100 SF.
(WITHIN 7' OF SIGN BASE), WITH AT LEAST
12 (18" HT.) SHRUBS. (6 EACH SIDE)

PROVIDED: 113 SF.
PROVIDED: 12 SHRUBS

PLANT SCHEDULE

SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	AREA REQUIRED	TYPE
TREES						
WO	4	QUERCUS PHellos	MILLOW OAK	8" CALIPER	TREE REPLACEMENT	CANOPY/SHADE TREE
AE	3	ULMUS PARVIFOLIA 'ALLEE'	'ALLEE' CHINESE ELM	25" CALIPER	TREE REPLACEMENT	CANOPY/SHADE TREE
HA	3	CRATAGUS VIRENS 'WINTER KING'	'WINTER KING' HAWTHORNE	2" CALIPER	STREETSCAPE	JARDENSTORY/FLOWERING TREE
CC	3	CERES CANADENSIS	EASTERN REDBUD	2" CALIPER	STREETSCAPE	JARDENSTORY/FLOWERING TREE
CC	16	CERES CANADENSIS	EASTERN REDBUD	2" CALIPER	DETENTION POND	JARDENSTORY/FLOWERING TREE
DG	8	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CALIPER	DETENTION POND	JARDENSTORY/FLOWERING TREE
SHRUBS						
AB	15	ABELIA X CHINENSIS 'ROSE CREEK'	'ROSE CREEK' ABELIA	16" HEIGHT	ENTRANCE/SIGN	EVERGREEN/FLOWERING SHRUB
BX	2	BLUMS SEMPERVIRENS	'AMERICAN BOXWOOD'	30" HEIGHT	ENTRANCE/SIGN	EVERGREEN SHRUB
DT	14	TAXUS X PEDALIS 'DENSIFORMIS'	DENSE TEA	24" HEIGHT	ENTRANCE/SIGN	EVERGREEN SHRUB



DETENTION POND REQUIREMENTS

1 (2" CAL.) TREE PER 20 LF. AROUND BASIN
572 LF. TOP OF BASIN
572 / 20 = 29 TREES REQ'D.
PROVIDED: 29 TREES

TREE REPLACEMENT SUMMARY

- AREA OF YOUNG STAND TO BE REMOVED= 25,000 SF. REQUIRED REPLACEMENTS= 12,500/7,500=17 TREES (2 REQUIRED).
- TOTAL REPLACEMENTS = 2+61=63 TREES
TOTAL CREDITS = 56 TREES
REQUIRED NEW TREES = 7 TREES

TREES TO BE REMOVED

DECIDUOUS/EVERGREEN	# TO BE REMOVED	SIZE (DBH)	TREE REPLACEMENT SUMMARY
DECIDUOUS	5	12"-24" DBH	10 TREES
DECIDUOUS	5	18"-24" DBH	10 TREES
DECIDUOUS	8	>24" DBH	32 TREES
EVERGREEN	1	12"-24" DBH	2 TREES
EVERGREEN	1	>24" DBH	2 TREES
			61 TOTAL

TREE CREDITS

DECIDUOUS/EVERGREEN	# TO BE SAVED	SIZE (DBH)	TREE REPLACEMENT SUMMARY
DECIDUOUS	3	12"-24" DBH	12 TREES
DECIDUOUS	1	18"-24" DBH	6 TREES
DECIDUOUS	4	>24" DBH	32 TREES
EVERGREEN	1	12"-24" DBH	2 TREES
EVERGREEN	0	18"-24" DBH	0 TREES
EVERGREEN	1	>24" DBH	4 TREES
			56 TOTAL

