



**FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA**

Farragut Town Hall
Board Room
Tuesday, January 25, 2022
7:00 p.m.

1. Approval of minutes for the October 26, 2021, meeting.
2. Review of an individual tenant panel sign for IVX Health, located at 11609 Parkside Drive.
3. Review of a primary ground sign (monument type reface) for Casey's, located at 701 North Campbell Station Road.
4. Review of a primary ground sign (monument type reface) for Casey's, located at 13061 Kingston Pike.
5. Review of a permanent ground mounted subdivision sign for Meadows on McFee subdivision, north entrance road (Scarlet Sage Dr.), located off McFee Road.
6. Review of a permanent ground mounted subdivision sign for Meadows on McFee subdivision, proposed south entrance road, located off McFee Road.
7. Discussion and feedback for the proposed TopGolf primary ground sign design (monument type), located off Outlet Drive.
8. Review of a landscape plan for SKORE Hotel, located at 11320 Outlet Drive.
9. Review of a landscape plan for the Meadows on McFee subdivision located off McFee Road.
10. Discussion of ordinance provisions for "peripheral accessory freestanding signs" and requests for directional enter/exit signs.

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, January 25, 2022, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the October 26, 2021, meeting

2. Ground Mounted Sign Applications

a) IVX Health – 11609 Parkside Drive

Individual Tenant Panel Sign located at 11609 Parkside Drive.

IVX Health is requesting approval for an individual tenant panel sign located at 11609 Parkside Drive.

The proposed tenant panel appears to be legible, and staff can recommend approval.

b) Casey's – 701 North Campbell Station Road

Permanent Ground Mounted Sign (Reface) located at 701 N. Campbell Station Road.

Casey's is requesting approval for a refaced monument ground sign located at 701 North Campbell Station Road.

The plan includes installing a new 28 square foot sign face on an existing sign structure.

The staff recommends approval subject to the following:

1. Revising the site plan sheet to document the sign setback from the property line as opposed to the street edge (previous permit shows a 14-foot setback).
2. Revising the sign plan sheet(s) to document all required sign and structure dimensions more clearly. This would include existing sign base height and height of the address number area.
3. Specifying the use of a dwarf variety Boxwood for the landscaping to avoid future sign visibility conflicts.

c) Casey's – 13061/13065 Kingston Pike

Permanent Ground Mounted Sign (Reface) located at 13061/13065 Kingston Pike.

Casey's is requesting approval for a refaced monument ground sign located at 13061/13065 Kingston Pike.

The plan includes installing a new sign face on an existing sign structure. There is some question regarding the total area of the proposed sign face. Previous permits indicate a 16-foot setback for the existing sign structure. This would allow for a sign area of up to 32 square feet.

The staff recommends approval subject to the following:

1. Revising the site plan sheet to document the sign setback from the property line as opposed to the street edge (previous permit shows a 16-foot setback).
2. Verifying sign area and revising the sign plan sheet(s) to clearly document compliant dimensions.

The applicant should also ensure that dwarf variety and noninvasive species are used if any of the existing plants need to be replaced.

d) Meadows on McFee Subdivision Sign (North Entrance) – Located off McFee Road

Permanent Ground Mounted Subdivision Signs located along McFee Road.

Meadows on McFee Subdivision is requesting approval for a permanent ground mounted sign located at the subdivision's north entrance (Scarlet Sage Dr.) located off of McFee Road. The sign face area is approximately 28 sq. ft. in size and would be mounted on a larger brick wall feature. The proposed sign structure is located within an open-space lot which will eventually be controlled by the development's HOA. Landscaping around the sign is also included.

The staff recommends approval of the sign subject to the following:

1. Clarifying the final location of utilities and related easements along McFee Rd. and verifying compliance with all setback requirements.
2. A survey being required to document that the installed sign meets all setback and other applicable standards.

e) Meadows on McFee Subdivision Sign (South Entrance) – Located off McFee Road

Permanent Ground Mounted Subdivision Signs located along McFee Road.

Meadows on McFee Subdivision is requesting approval for a permanent ground mounted sign located at the subdivision's proposed south entrance located off of McFee Road. The sign face area is approximately 28 sq. ft. in size and would be mounted on a larger brick wall feature. The proposed sign structure will be located within an open-space lot which will eventually be controlled by the development's HOA. Landscaping around the sign is also included.

The southern entrance road to this subdivision has been shown on a preliminary subdivision plat but has not yet been constructed. No sign permit will be issued until sufficient progress has been made toward completing construction of the roadway.

The staff recommends approval of the sign subject to the following:

1. Clarifying the final location of utilities and related easements along McFee Rd. and verifying compliance with all setback requirements.
2. Verifying the final location of all drainage pipes, structures, and easements; and assuring compliance with any setback requirements.
3. A survey being required to document that the installed sign meets all setback and other applicable standards.

f) Discussion and Feedback for a Proposed Topgolf Primary Permanent Ground Mounted Sign

This item involves a request by Topgolf for input on the proposed design of their primary permanent ground mounted sign (monument sign). Topgolf has been working with its sign contractors to refine the design for their primary ground sign. The sign will be located at their entrance along Outlet Drive, and they have requested input on the design before finalizing the permit application.

3. Landscape Plans

a) SKORE Hotel – 11320 Outlet Drive

Landscape plan for SKORE Hotel located at 11320 Outlet Drive.

This item involves a required landscape plan for the proposed SKORE Hotel located at 11320 Outlet Drive.

The applicants are requesting approval to utilize Hornbeam trees as shade tree substitutes in areas of close proximity to the building and several light poles. The board may permit this under the ordinance provided such substitutions do not exceed 20% of the total number of required number of shade trees on the site. The plan includes seven Hornbeams, however, only five of them are being substituted for qualifying shade trees.

The staff recommends approval subject to the following:

1. Adding a landscaped island to the southeastern most row of parking as required by the Planning Commission as part of the site plan approval.
2. Adequately addressing landscaping needs for the existing stormwater detention basin on the property. The developers will likely be redesigning this basin in the near future and are working with the Town staff to address the landscaping in this context.

b) Meadows on McFee Subdivision – Located off McFee Road

Landscape plan for the Meadows on McFee Subdivision.

This item involves a required landscape plan for the Meadows on McFee Subdivision being developed off of McFee Road. It includes required landscaping for the proposed detention basins. It also includes proposed street trees as part of the subdivision's streetscaping plan as required by the subdivision regulations and Planning Commission.

The staff recommends approval subject to the following:

1. Verifying and making any needed corrections to all plant counts, tables, and labeling.

4. Other Business

a) Discussion of Sign Ordinance Provisions for Peripheral Accessory Freestanding Signs and Requests for Directional Enter/Exit Signs

There have been several instances of business owners/developers requesting, or installing without a permit, entrance/exit signs. Currently, the Sign Ordinance only makes provisions for one (1) “peripheral accessory freestanding sign” per public street of access easement providing direct access to the property. The staff would like to discuss whether amendments are needed to deal with the issue.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, October 26, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Brittany Moore, Stephen Marlowe and Jeanie Stow. Derek Wright, Randy Armstrong, and Youth Representative Inas Lalani were absent.

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

1. Minutes:

A motion was made by Moore to approve the September 28, 2021, minutes as submitted. The motion was seconded by Stow and passed unanimously.

2. Ground Mounted Sign Applications:

- a) *Fast Pace Urgent Health Care – 13013 Kingston Pike*
Permanent Ground Mounted Sign located at 13013 Kingston Pike.

Staff reviewed this item and recommended approval subject to a solid background plate being used behind the address numbers for increased visibility, due to their location on multi-directional brick. Staff also noted that an as-built survey will be required to document setback and code compliance, and this would need to be provided prior to the issuance of a Certificate of Occupancy.

Gary Hayes and Tim Dunaway were present on behalf of the applicant. After a short discussion, a motion was made by Stow to follow staffs' recommendation. The motion was seconded by Alderman Pinchok and passed unanimously.

- b) *AgPro John Deere – 13131 Kingston Pike*
Permanent Ground Mounted Sign located at 13131 Kingston Pike.

Staff reviewed this item and noted that there eight comments that would need to be addressed. Staff reviewed those comments and asked board members if they wanted to postpone action or recommend approval subject to staff ensuring that the eight remaining items were completed. Those remaining items were as follows:

1. Verification of the front property line and adequate setbacks for the size and height of the proposed sign. Please correct site plan accordingly.
2. Verification that the sign is not located within any underground utility easement area. Please correct site plan accordingly.



3. The required base must be at least 24 inches high. It also must be architecturally compatible with the principal building and constructed of compatible material. In this case, the building's walls appear to be split-face block so the base should utilize a compatible decorative split-face block.
4. Please update the sign plan illustration to reflect the total sign area including the frame/molding.
5. Please include the total sign height including the frame/moldings (but exclusive of the address number area) on the sign plan illustration.
6. Please document that the address numbers are at least 8 inches tall.
7. Please document on the plan that the proposed landscape area is to be at least 50 square feet in area.
8. Due to the close setback and likely presence of utility lines/easements a survey will be required for this sign.

No one was present on behalf of the applicant. After a short discussion, a motion was made by Alderman Pinchok to approve the ground mounted sign subject to the eight remaining items being addressed as verified by staff. The motion was seconded by Stow and passed unanimously.

c) *TN Bank – 11200 Kingston Pike*

Permanent Ground Mounted Sign (Reface) located at 11200 Kingston Pike.

Staff reviewed this item and noted that the applicant recently installed a new 18 square foot sign face to replace the previous sign face of the same size on the existing sign structure. The existing structure received a variance in 1999 to allow for its location and height.

Staff recommended approval subject to the following:

1. Providing a dimensioned colored drawing of the sign showing the copy on the sign face, height and length of the sign face and sign structure, overall height of the sign, and size of the address numbers required at the top of the sign. Please also include the height of the sign above grade (exclusive of the address numbering area). The 1999 variance called for the structure not to exceed 11 feet and the previous permit issued in 2004 listed the height as 10.93 feet.
2. Providing a detail of the materials and colors used for the sign structure. Please note architectural compatibility with main building.
3. Providing a verification that the required landscaping around the base of the sign is in place and compliant with current standards.
4. Addressing how the sign is being illuminated.



No one was present on behalf of the applicant. After a short discussion, a motion was made by Layman to approve the re-face subject to the remaining staff comments being addressed as verified by staff. The motion was seconded by Moore who also made a comment that the staff would ensure that the lighting is compliant with Town requirements. Motion passed unanimously.

- d) *ALDI (Biddle Farms Development) – Brooklawn Street Frontage
Permanent Ground Mounted Sign (Tenant Panel type) located off Brooklawn St.*

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

1. The BF logo medallions are signs and must be included in the allowable sign area under the Town's regulations. Please provide the area of the medallions measured in accordance with our standards (non-parallel faces and signs mounted on a larger ornamental wall structure).
2. Please coordinate the address numbers with staff and ensure that the numbers are placed at the top of the sign as required in the sign ordinance.

Annette Hommel was present on behalf of the applicant. Staff noted that, although the sign complies with the size permitted, a larger sign could be permitted if the applicant wanted to modify their request. Staff also reminded the applicant that the signage for the entire project needed to be coordinated so that approval at this time did not limit other signage desired for the project.

After reviewing this with the applicant, a motion was made by Alderman Pinchok to approve the sign for Brooklawn Street subject to the remaining staff comments. Motion was seconded by Moore and passed unanimously.

- e) *ALDI (Biddle Farms Development) – Kingston Pike Frontage
Permanent Ground Mounted Sign (Tenant Panel type) located off Kingston Pk.*

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

1. The BF logo medallions are signs and must be included in the allowable sign area under the Town's regulations. Please provide the area of the medallions measured in accordance with our standards (non-parallel faces and signs mounted on a larger ornamental wall structure).
2. Please remove the address numbers from this sign.

A motion was made by Marlowe to follow staffs' recommendation. Motion was seconded by Moore and passed unanimously.



3. *Landscape Plans*

- f) *Fast Pace Urgent Health Care – 13013 Kingston Pike*
Landscape plan for Fast Pace Urgent Health Care located at 13013 Kingston Pike.

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

1. Please either coordinate and show the required landscaping for the ground sign on this plan or provide a note indicating that the landscaping for the sign area is to be as per the sign permit.
2. Please include a graphic scale on the plan sheet.

Tim Dunaway was present on behalf of the applicant. A motion was made by Stow to follow staffs' recommendation. Motion was seconded by Marlowe and passed unanimously.

4. *Other Business*

- a) *Discussion and Feedback for a Proposed Topgolf Master Development Sign*
Staff reviewed this item and asked the VRRB for feedback on the appearance of the sign. Board members liked the design but recommended that the name of the development "Farragut Commons" be re-considered since there is a subdivision of the same name in the Town.
- b) *Discussion of Adopt-a Stream Participation*
Staff reviewed this item and board members expressed a desire to continue participating in the Adopt-a-Stream Program. November 13 was selected as the cleanup date.
- c) *Discussion of November and December Meeting Schedules*
Staff reviewed this item. It was decided that the November and December regular meeting dates be combined and the meeting held on Tuesday, December 7.

Meeting adjourned at 8:14 pm



INVOICE NUMBER

45296



COMMONWEALTH
SIGN COMPANY

1824 Berry Blvd.
Louisville, KY 40215
502.368.7554
Fax 502.361.4490

www.commonwealthsigns.com

CLIENT

IVX Health

ADDRESS

11609 Parkside Dr., Knoxville, TN

FILENAME

IVX Health Parkside TN Tenant Vinyl

SALESPERSON

Mark Kidwell

ARTIST

Jaxson Hackney

ART RENDERED DATE

10.07.21

TYPE CHECKED

FTB 12.23.21

SCALE

3/8" = 1'

REVISIONS / DATES

00-00-00

2nd 00-00-00

3rd 00-00-00

4th 00-00-00

5th 00-00-00

5th 00-00-00

PAGE

1 OF 1

SALES FINAL APPROVAL

CUSTOMER APPROVAL

VINYL GRAPHICS

QUANTITY: ONE (1)

GRAPHICS: 1ST SURFACE RTA VINYL

DIGITAL PRINT GRAPHICS

APPLY TO BLANK PANELS



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11601-11657

Dos Agaves
MEXICAN GRILL

FLEET FEET
Sports

T-Mobile

 **Cell
Phone
Repair**

**DESIGN HOUSE
INTERIORS**

BW JAMES
JEWELERS
ENGAGEMENT RINGS DIRECT

Great Clips

seasons
Innovative Bar & Grille

IVX HEALTH

**HATCHER-HILL PROPERTIES
TIM HILL
865.719.7538**

SCALE APPROX

Scope of Work

MID Sign

EXISTING MID



PROPOSED MID



MID Sign OAH: 7'-2"

Remove & Discard existing Pilot faces

Install new Casey's faces

TRIM SIZE: 2' 3-1/2" x 6' 0"
VO SIZE: 2' 1" x 5' 9-1/2"
Retainer: 1-1/2"

Remove & Discard existing radius (1) Product LED price faces

Install new Casey's (1) product (UNLEADED) LED price faces

TRIM SIZE: 2' 3-1/2" x 6' 0"
VO SIZE: 2' 1" x 5' 9-1/2"
Retainer: 1-1/2"

Already Existing LED internal illumination

Install new flat FUTURE HOME OF CASEY'S PIZZA vinyl letters added to Casey's face

Mid Sign/Monument Dimensions:

Height - 7'-2"
Width - 6'-0 1/2"
Depth - 1'-9"

Signage Area Dimensions:

Height - 4'-8"
Width - 6'-0 1/2"
Depth - 1'-6"

Address Sign Dimensions:

Copy Height - 8"

Note:

we will provide landscaping as required by code,
See Landscaping page

NOTE: We are replacing faces only, no other modifications.

PROPOSED MID: PHOTO DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING, COLORS & PERSPECTIVE WILL VARY FROM IMAGE.

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Client:
Casey's General Stores, Inc.

Address:
**701 N Campbell Station Rd.
Knoxville, TN 37934**

Date:
11/12/21

Page #:
3 of 6

File Name:
CGS.221_Knoxville, TN_300 Monument

Sales: House Design: RL PM: KR

#	Date	Description
1	01/14/22	Created Monument Brand Book
2		
3		
4		
5		
6		

Initial
RL

Client Review Status

Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

MID SIGN

Face Replacement



Front Elevation
Scale: 1 1/2"=1'-0"

TYPICAL SIDE VIEW
Scale: 1 1/2"=1'-0"

Cabinet: Existing Cabinet
Retainer: 1 1/2"
Face: .150 Clear Solar Grade Polycarbonate Pan-formed Face
 1 1/2" deep / 2.5" flange
 1/2" Embossed copy
Decoration: Digitally Printed (2nd Surface)
 "FUTURE HOME OF CASEY'S PIZZA" White Vinyl letters (1st Surface)

Quantity: (2) TWO REPLACEMENT FACES

Color Specifications

 Pantone 3546C Red
 Pantone White

All paint finishes to be Satin
 unless otherwise specified

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Client: Casey's General Stores, Inc.
Address: 701 N Campbell Station Rd.
 Knoxville, TN 37934

Date: 11/12/21
Page #: 4 of 6
File Name: CGS.221_Knoxville, TN_300 Monument
Sales: House
Design: RL
PM: KR

Allen Industries
 FILE NUMBER: E212503

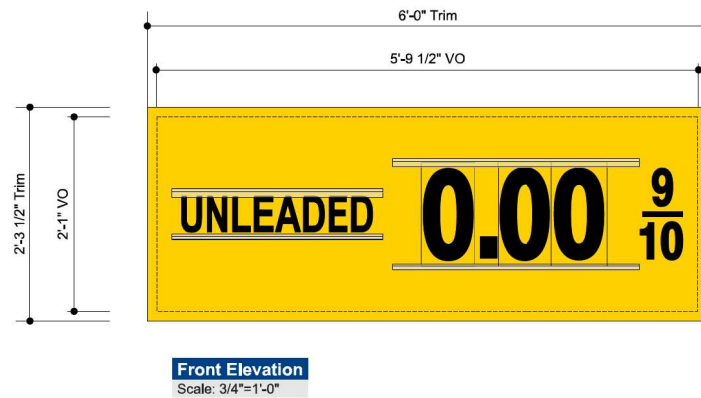
UL48
 CSA C22.2 No.207
 E212503
 A11 017510

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDING
 ELECTRICAL
 CONNECTIONS

Client Review Status
 Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature:
Approval Date:

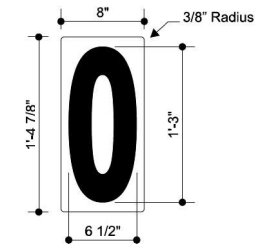
Mid Sign Face Replacement



Specifications

Cabinet: Existing Cabinet
Retainer: 1 1/2"
Face: .150 Clear Solar Grade Polycarbonate Flat Face
Decoration: Painted (2nd Surface)

Quantity: (2) TWO REPLACEMENT FACES



Specifications:
-3/32 Clear Poly
-Black Number



Front Elevation
Scale: 1"=1'-0"

Face:.150 Clear Solar Grade Polycarbonate Flat Face

Decoration:Vinyl (1st Surface), Back Sprayed (2nd Surface)

Quantity:(2) TWO REPLACEMENT FACES

Color Specifications

- Pantone White
- Pantone 109C Yellow
- Pantone 7727C Green
- Black

All paint finishes to be Satin unless otherwise specified

Note:

Fonts, Font Box and Change arm will come with Static Pricer

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Client:
Casey's General Stores, Inc.

Address:
701 N Campbell Station Rd.
Knoxville, TN 37934

Date:
11/12/21

Page #:
5 of 6

File Name:
CGS.221_Knoxville, TN_300 Monument

Sales: House **Design:** RL **PM:** KR

Allen Industries
E212503

Listed Electric Sign Complies with
UL 48
CSA C22.2 No. 207
E212503 **A11 017510**

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Initial
RL

Client Review Status

Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

#	Date	Description
1	01/14/22	Created Monument Brand Book
2		
3		
4		
5		
6		

PROPOSED LANDSCAPING



- 6-8 Boxwood Shrubs, not to cover the signage
- 10-12 Liriope Border Grass Plantings

Note:

- at least (6) 12" shrubs and/or seasonal or perennial flowers
- not less than 50 square feet
- within 7 foot of the sign base

EXISTING LANDSCAPING

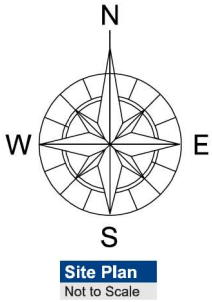




Site Plan
Proposed

SITE PLAN LEGEND

 MID SIGN - FACE REPLACEMENTS



Scope of Work

MID Sign

EXISTING MID



PROPOSED MID



MID OAH: 6'-7 1/4"

Remove & Discard existing Pilot faces
Install new Casey's radlused faces

TRIM SIZE: 4' 0-3/4" X 3' 11-1/4"
VO SIZE: 3' 10-1/4" x 3' 9-1/2"
Retainer: 1-1/2"

Remove & Discard existing (3) Product price faces
Install new Casey's (3) product (UNLEADED/PREMIUM PLUS/DIESEL) LED price faces
TRIM SIZE: 4' 0-3/4" X 3' 11-1/4"
VO SIZE: 3' 10-1/4" x 3' 9-1/2"
Retainer: 1-1/2"

Install "Future Home of Casey's Pizza" vinyl letters added to Casey's main face to be removed later

Already LED internal illumination

Leave address numerals as is

Paint existing cabinets Black

Mid Sign/Monument Dimensions:

Height - 6'-7 1/4"
Width - 8'-8"
Depth - 1'-6"

Base Dimensions:

Height - 2'-6"
Width - 8'-8"
Depth - 1'-6"

Signage Dimensions:

Height - 4'-1 1/4"
Width - 8'-8"
Depth - 1'-2"

Address Sign Dimensions:

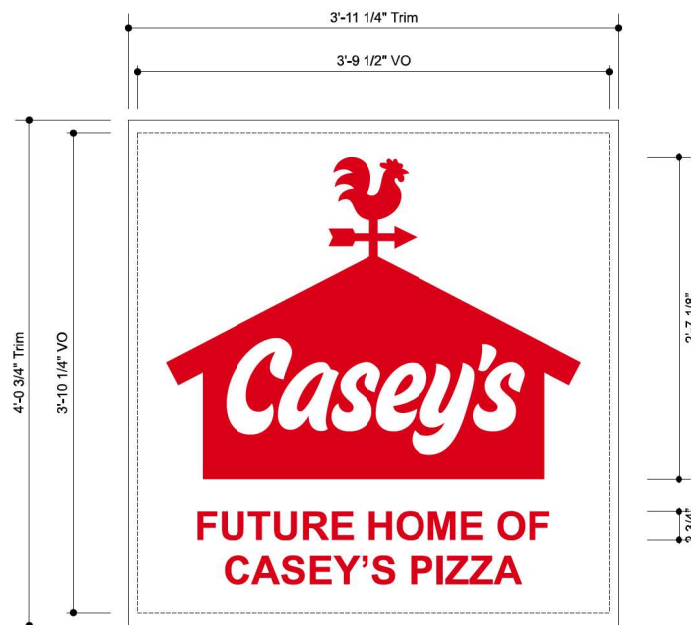
Height - 1'-0"
Width - 2'-6"
Copy Height - 8"

NOTE: We are replacing faces only, no other modifications.

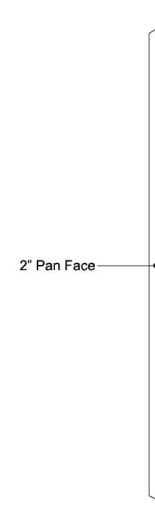
PROPOSED MID: PHOTO DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING, COLORS & PERSPECTIVE WILL VARY FROM IMAGE.

Scope of Work

MID Sign



Front Elevation
Scale: 1"=1'-0"



TYPICAL SIDE VIEW
Scale: 1"=1'-0"

Cabinet: Existing Cabinet
Retainer: 1 1/2"
Face: .150 Clear Solar Grade Polycarbonate Pan-formed Face
2" deep / 2.5" flange
Decoration: Digitally Printed (2nd Surface)
"FUTURE HOME OF CASEY'S PIZZA" vinyl letters (1st Surface)

Quantity: (2) TWO REPLACEMENT FACES

Color Specifications



All paint finishes to be Satin
unless otherwise specified

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Client:
Casey's General Stores, Inc.

Address:
13061 Kingston Pike,
Knoxville, TN 37932

Date:
10/29/21

Page #:
4 of 7

File Name:
CGS.107_Knoxville, TN_307

Sales: **House** **Design:** **RL** **PM:** **KR**

Allen Industries
E-FILE NUMBER: E212503

Under Electric Sign Complies with
UL-48
CSA C22.2 No.207
E212503 **A11 017510**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDING ELECTRICAL CONNECTIONS

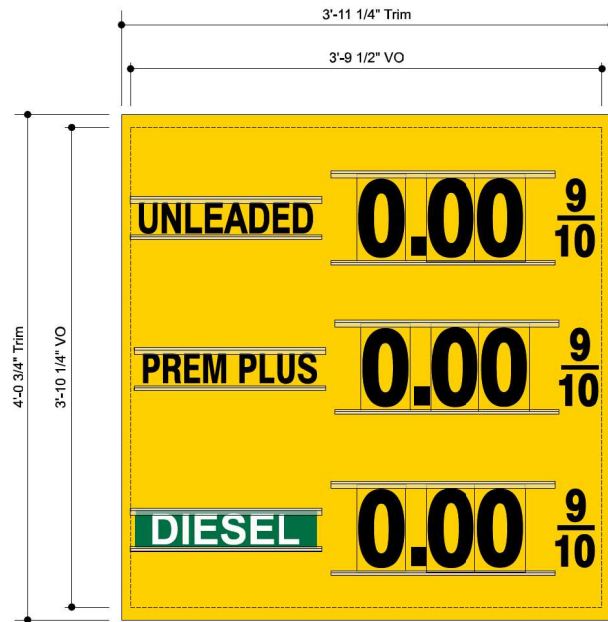
#	Date	Description
1	12/27/21	Added Landscaping
2	01/14/22	Created Monument Book
3		
4		
5		
6		

Initial
RL

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: **Approval Date:**

Mid Sign Face Replacement

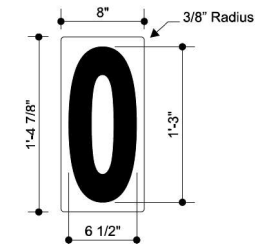


Front Elevation
Scale: 1"=1'-0"

Specifications

Cabinet: Existing Cabinet
Retainer: 1 1/2"
Face: .150 Clear Solar Grade Polycarbonate Flat Face
Decoration: Painted (2nd Surface)

Quantity: (2) TWO REPLACEMENT FACES



Front Elevation
Scale: 1"=1'-0"

Specifications:
-3/32 Clear Poly
-Black Number



Front Elevation
Scale: 1"=1'-0"

Face:.150 Clear Solar Grade Polycarbonate Flat Face

Decoration:Vinyl (1st Surface), Back Sprayed (2nd Surface)

Quantity:(2) TWO REPLACEMENT FACES

Color Specifications

- Pantone White
- Pantone 109C Yellow
- Pantone 7727C Green
- Black

All paint finishes to be Satin unless otherwise specified

Note:

Fonts, Font Box and Change arm will come with Static Pricer

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

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Client:
Casey's General Stores, Inc.

Address:
13061 Kingston Pike,
Knoxville, TN 37932

Date:
10/29/21

Page #:
5 of 7

File Name:
CGS.107_Knoxville, TN_307

Sales: House
Design: RL
PM: KR

Allen Industries
E212503

Listed Electric Sign Complies with
UL 48
CSA C22.2 No.207
E212503 **A11 017510**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



#	Date	Description
1	12/27/21	Added Landscaping
2	01/14/22	Created Monument Book
3		
4		
5		
6		

Initial
RL

Client Review Status

Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

PROPOSED LANDSCAPING



EXISTING LANDSCAPING

-  7 Boxwood Shrubs
-  10 Low Lying Variegated Shrubs

Note:
WE WILL BE TRIMMING THE EXISTING PLANTS
AND ADDING MULCH AROUND THE EXISTING PLANTS

Note:
-at least (6) 12" shrubs and/or seasonal or perennial flowers
-not less than 50 square feet
-within 7 foot of the sign base

EXISTING LANDSCAPING



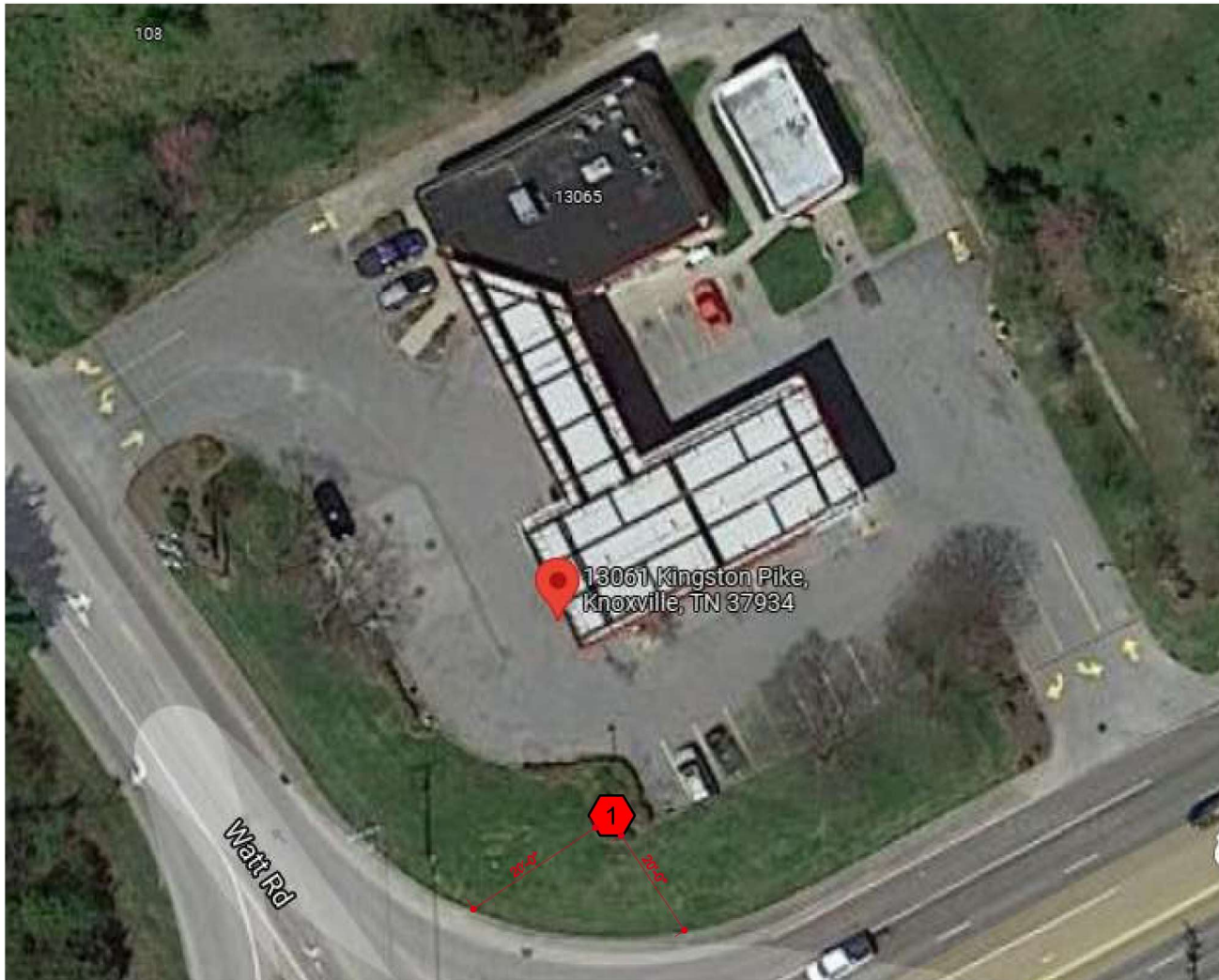
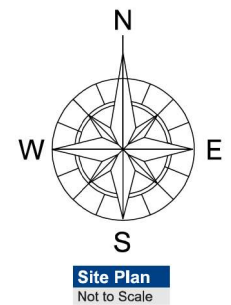
Site Plan

Proposed

SITE PLAN LEGEND

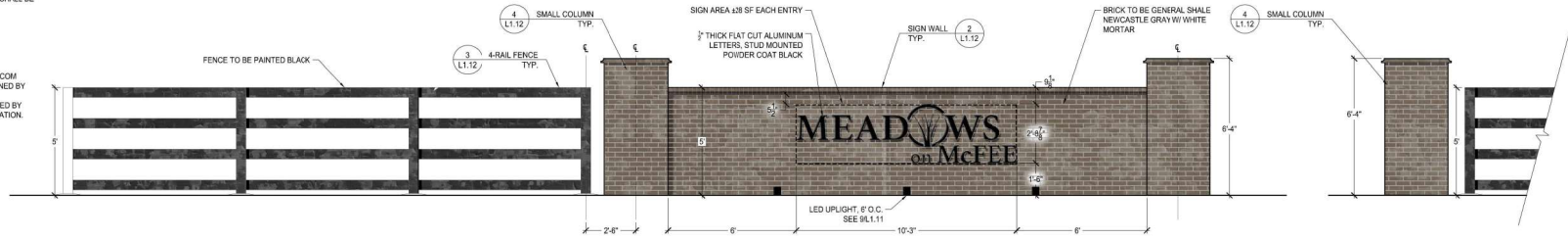


MID SIGN - FACE REPLACEMENTS



NOTES:

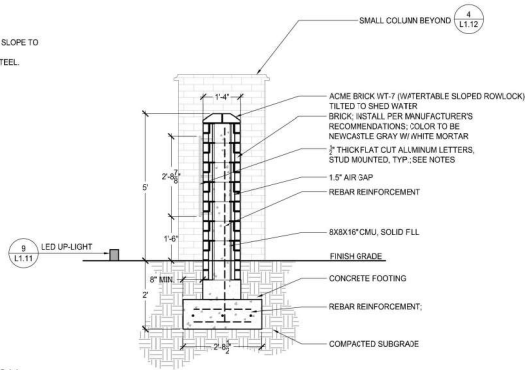
1. SHOP DRAWINGS TO BE SUBMITTED TO OWNER/ OWNER'S REPRESENTATIVE PRIOR TO ORDER OR INSTALLATION.
2. PROVIDE POSITIVE DRAINAGE ON CAP AND ALL LEDGES, TYP. SLOPE TO DRAIN AWAY FROM MONUMENT.
3. ANCHORS AND OTHER ACCESSORIES SHALL BE STAINLESS STEEL.
4. ALUMINUM LETTER BASIS OF DESIGN:
GEMINI SIGN PRODUCTS
MATERIAL: ALUMINUM
FINISH: POWDER COATED
COLOR: BLACK
CONTACT: (800) 583-8377,
WWW.GEMINISIGNPRODUCTS.COM
5. ALL TEXT & LOGO SHALL BE AS DESIGNED BY OWNER.
6. ALL MATERIAL COLORS TO BE SELECTED BY OWNER PRIOR TO ORDER OR INSTALLATION.

**1 ENTRY SIGN ELEVATION**

SCALE: NTS

SIGNAGE NOTES:

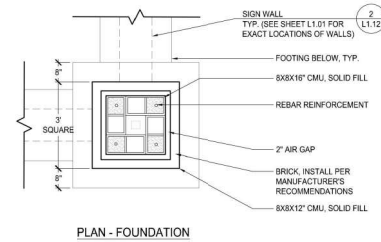
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2. PROVIDE POSITIVE DRAINAGE ON CAP AND ALL LEDGES, TYP. SLOPE TO DRAIN AWAY FROM MONUMENT.
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5. ALL TEXT & LOGO SHALL BE AS DESIGNED BY OWNER.

**2 ENTRY SIGN WALL - SECTION**

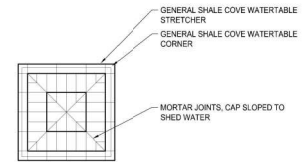
SCALE: NTS

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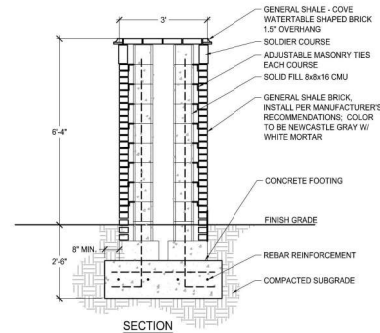
1. SHOP DRAWINGS TO BE SUBMITTED TO OWNER/ OWNER'S REPRESENTATIVE PRIOR TO ORDER OR INSTALLATION.
2. PROVIDE POSITIVE DRAINAGE ON CAP AND ALL LEDGES, TYP. SLOPE TO DRAIN AWAY FROM MONUMENT.



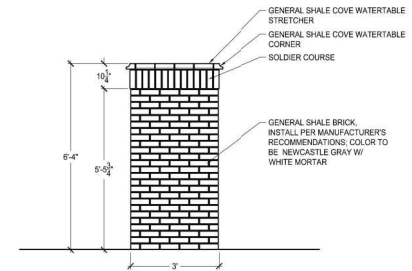
PLAN - FOUNDATION



PLAN - CAP



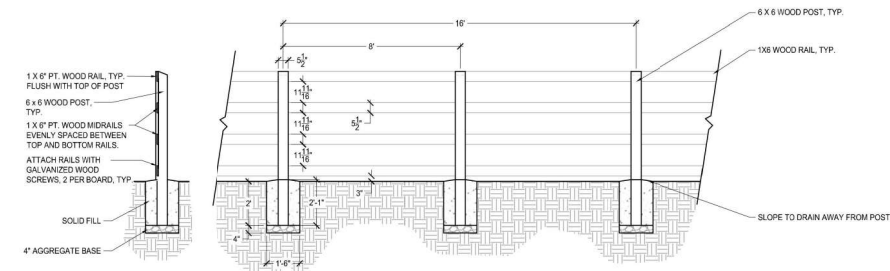
SECTION



ELEVATION

3 4-RAIL WOOD FENCE

SCALE: NTS

**4 SMALL COLUMN**

SCALE: NTS

SUBMITTALS / REVISIONS

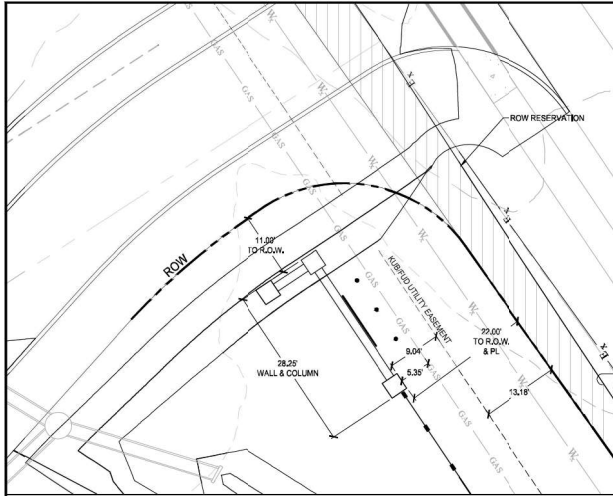
NO.	DATE	DESCRIPTION
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10		

SHEET TITLE

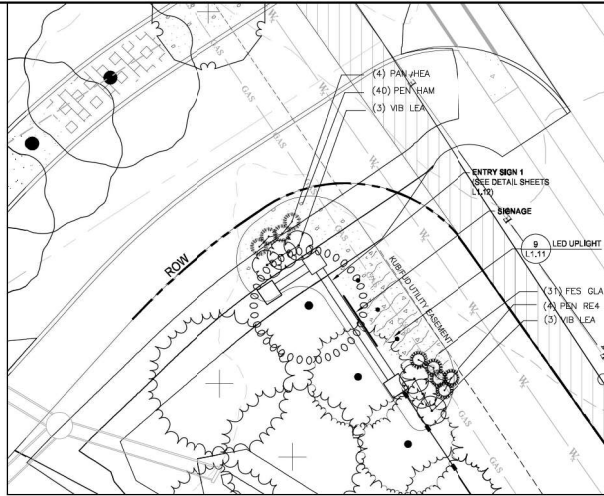
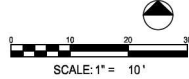
ENTRY SIGN DETAILS

PROJECT NO. 210141	DATE 1/20/2022
DRAWN BY MSH	SCALE NTS
CHECKED BY DJB	
SHEET NO.	SHEETS OF 9

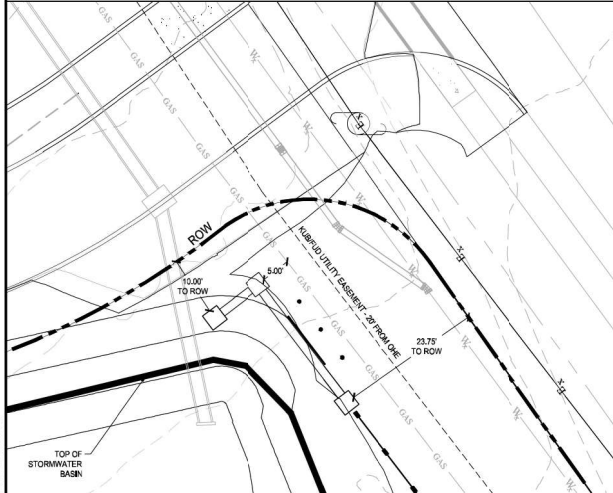
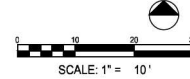
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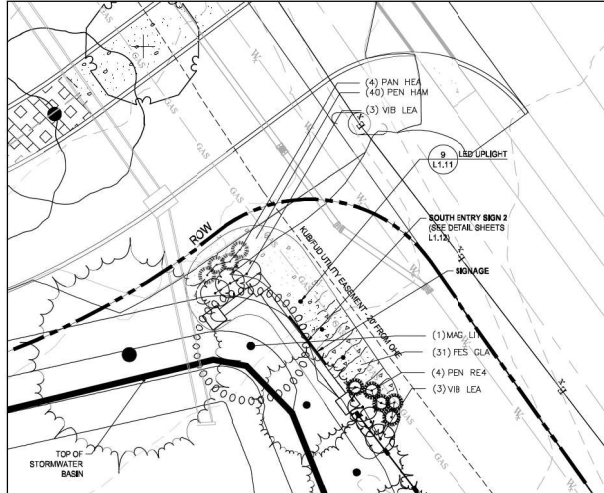
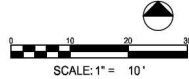
NORTH ENTRY SIGN 1 - LAYOUT PLAN
SCALE: 1" = 10'



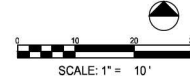
NORTH ENTRY SIGN 1 - PLANTING ENLARGEMENT
SCALE: 1" = 10'



SOUTH ENTRY SIGN 2 - LAYOUT PLAN
SCALE: 1" = 10'



SOUTH ENTRY SIGN 2 - PLANTING ENLARGEMENT
SCALE: 1" = 10'



SUBMITTALS / REVISIONS	
NO.	DESCRIPTION

SHEET TITLE

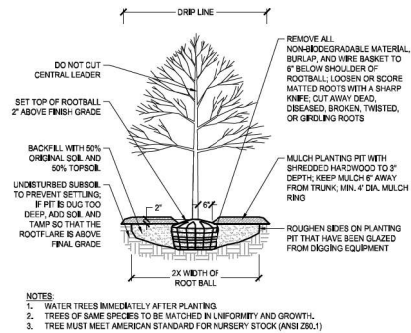
ENTRY ENLARGEMENT

PROJECT NO.	DATE
21014	1/20/2022
DRAWN BY	SCALE
MSH	
CHECKED BY	
DJB	
SHEET NO.	SHEETS OF 2

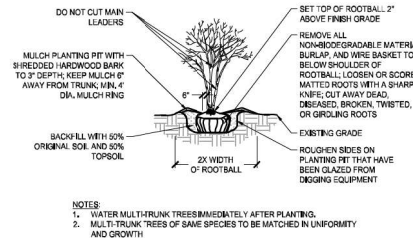
L1.03

1. **⑤** = EXISTING TREE TO BE SAVED.
2. NO TREE CREDITS ARE UTILIZED FOR TREE REPLACEMENTS.
3. TREE INVENTORY PROVIDED BY OTHERS.

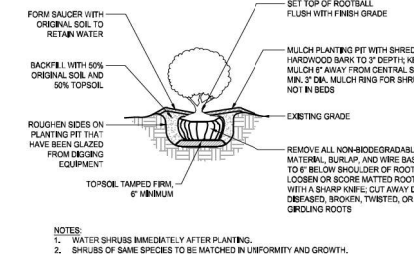
01.10.2022



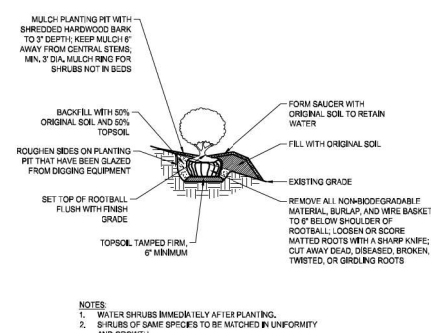
1 DECIDUOUS TREE
SCALE: NTS



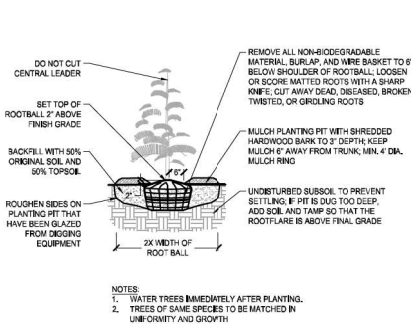
2 MULTI-TRUNK TREE
SCALE: NTS



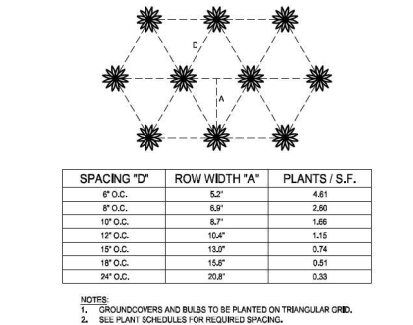
3 SHRUB PLANTING
SCALE: NTS



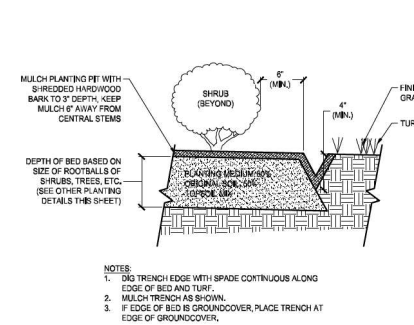
4 SHRUB PLANTING (ON SLOPE)
SCALE: NTS



5 CONIFER TREE
SCALE: NTS



6 GROUNDCOVER SPACING
SCALE: NTS



7 EDGING (TRENCHING)
SCALE: NTS

GENERAL:

- UNLESS OTHERWISE NOTED, SEEDING SHALL BE INSTALLED ON ALL CUT AND FILL SLOPES, SHOULDER, AND DISTURBED AREAS GENERATED BY CONSTRUCTION.
- SEEDING SHALL BE INSTALLED AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED.

SEEDING PROCEDURES (REFER TO TABLES AT RIGHT FOR APPLICATION RATES):

- SHAPE AND SMOOTH GRADE WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES.
- SPREAD LIME AND FERTILIZER IN DRY FORM UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION.
- SCARIFY SEEDBED TO A DEPTH OF 1" TO 4" AS DETERMINED ON-SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED PRIOR TO SEED INSTALLATION.
- DISTRIBUTE SEED UNIFORMLY OVER FRESHLY PREPARED SEEDBED WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER.
- WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 20% OF THE GROUND SURFACE EXPOSED. MULCH SHALL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AS IT IS SPREAD. A DISK HARROW WITH THE DISK SET ON A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.
- WITHIN 24 HOURS AFTER SEEDING AN PLACEMENT OF MULCH, WATER AREA TO A SATURATION DEPTH OF 2".

MAINTENANCE:

- WHEN PLANTS ARE 3" TO 4" TALL, TOPRESS AREA WITH SEED AND APPLY FERTILIZER (5-10-10) AT A RATE OF 300 LBS. / ACRE.
- AT THE BEGINNING OF THE SECOND GROWING SEASON, APPLY FERTILIZER (5-10-10) AT A RATE OF 300 LBS. / ACRE.

SOIL AMENDMENTS	
ITEM	APPLICATION RATE
AGRICULTURAL LIMESTONE	4000 LBS. / ACRE
FERTILIZER (5-10-10)	1500 LBS. / ACRE
STRAW	4000 LBS. / ACRE
HAY	5000 LBS. / ACRE

SEEDING SCHEDULE		
DATE	SPECIES	APPLICATION RATE
FEB. 1 - APR. 15	KENTUCKY 31 FESCUE	50 LBS. / ACRE
APR. 15 - AUG. 1	HULL COMMON BERMUDAGRASS	10 LBS. / ACRE
AUG. 1 - DEC. 1	KENTUCKY 31 FESCUE RYE GRASS	25 LBS. / ACRE 25 LBS. / ACRE

8 DISTURBED AREA SEEDING
SCALE: NTS



9 LED UP-LIGHT
SCALE: NTS

SPECIFICATIONS

- KICHLER SINGLE LIGHT, 5-1/4" WIDE, INTEGRATED LED OUTDOOR SINGLE HEAD FLOOD LIGHT
- MODEL #H161RKR730
- 35 DEGREE
- COLOR TEMP. 3000K
- ALUMINUM CASTING, BLACK
- 500 LUMENS
- HARDWIRED, LOW VOLTAGE
- ADJUSTABLE WATTAGE 2.5, 3.5, & 7
- WET LOCATION RATED

NOTES:

- UPLIGHT TO COMPLY WITH TOWN OF FARRAGUT SIGN AND LANDSCAPE ORDINANCE: W/ SHIELDING INSTALLED TO REDUCE GLARE.
- INSTALL PER MANUFACTURER RECOMMENDATIONS.

SUBMITTALS / REVISIONS	
NO.	DATE DESCRIPTION

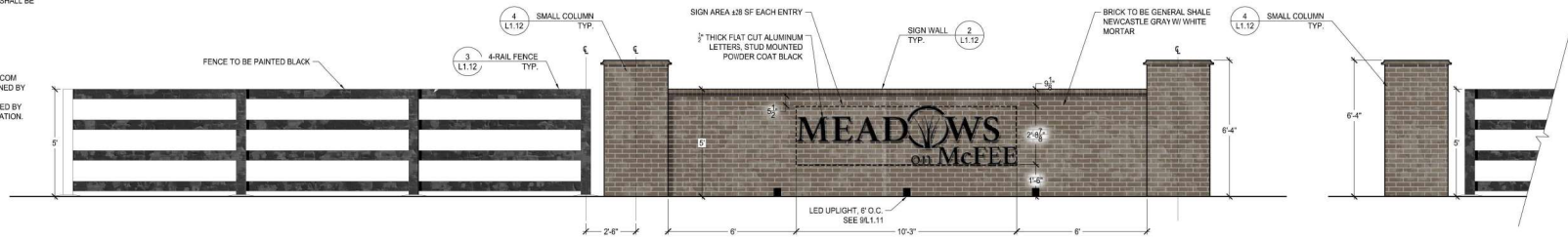
SHEET TITLE

LANDSCAPE DETAILS

PROJECT NO. 21014	DATE 10/20/2022
DRAWN BY AKS	SCALE NTS
CHECKED BY DJB	SHEETS OF 9
L1.11	

NOTES:

1. SHOP DRAWINGS TO BE SUBMITTED TO OWNER/ OWNER'S REPRESENTATIVE PRIOR TO ORDER OR INSTALLATION.
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MATERIAL: ALUMINUM
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COLOR: BLACK
CONTACT: (800) 583-8377,
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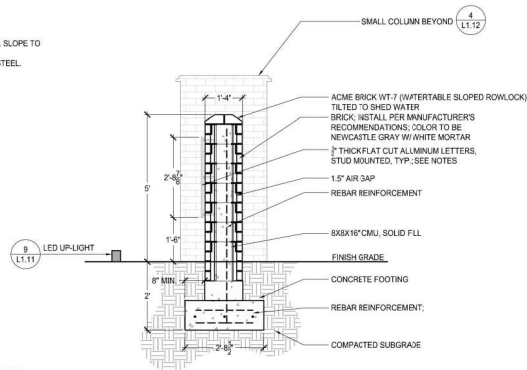


1 ENTRY SIGN ELEVATION

SCALE: NTS

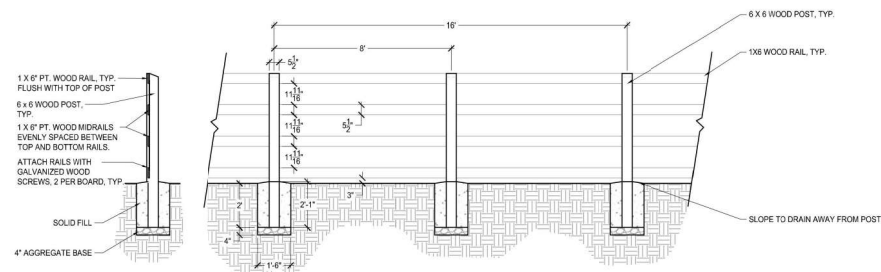
SIGNAGE NOTES:

1. SHOP DRAWINGS TO BE SUBMITTED TO OWNER/ OWNER'S REPRESENTATIVE PRIOR TO ORDER OR INSTALLATION.
2. PROVIDE POSITIVE DRAINAGE ON CAP AND ALL LEDGES, TYP. SLOPE TO DRAIN AWAY FROM MONUMENT.
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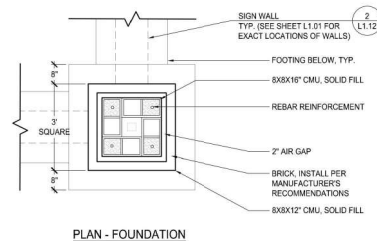
2 ENTRY SIGN WALL - SECTION

SCALE: NTS



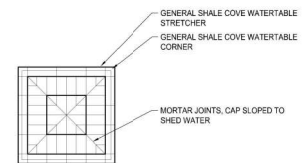
3 4-RAIL WOOD FENCE

SCALE: NTS

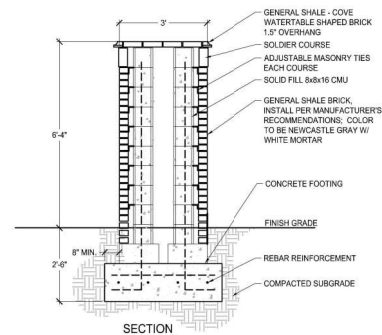


PLAN - FOUNDATION

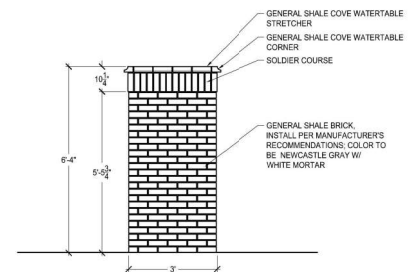
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PLAN - CAP



SECTION



ELEVATION

4 SMALL COLUMN

SCALE: NTS

SUBMITTALS / REVISIONS

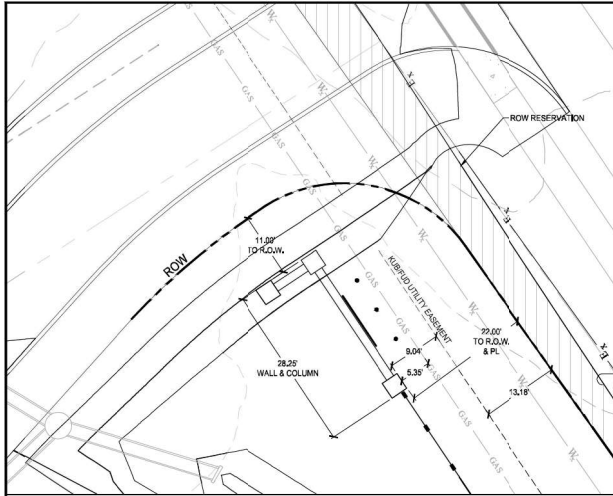
NO.	DATE	DESCRIPTION
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SHEET TITLE

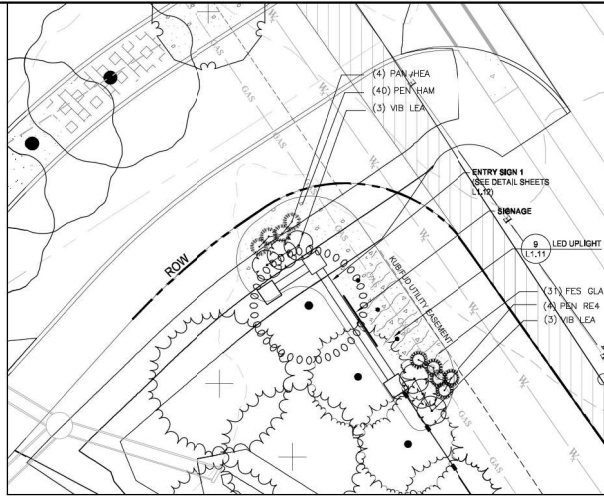
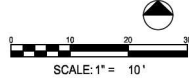
ENTRY SIGN DETAILS

PROJECT NO. 210141	DATE 1/20/2022
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CHECKED BY DJB	
SHEET NO.	SHEETS OF 2

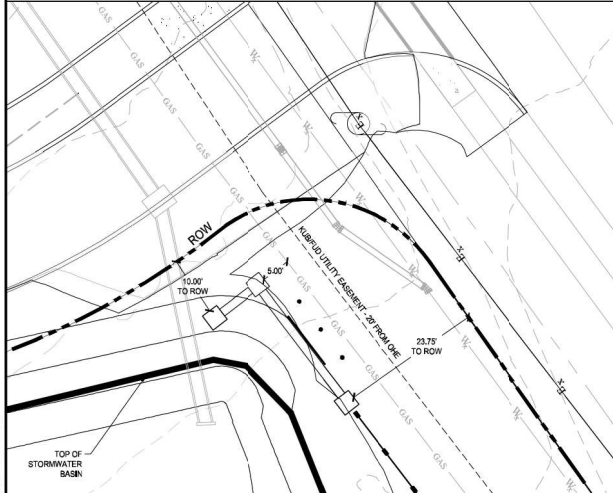
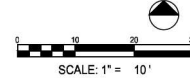
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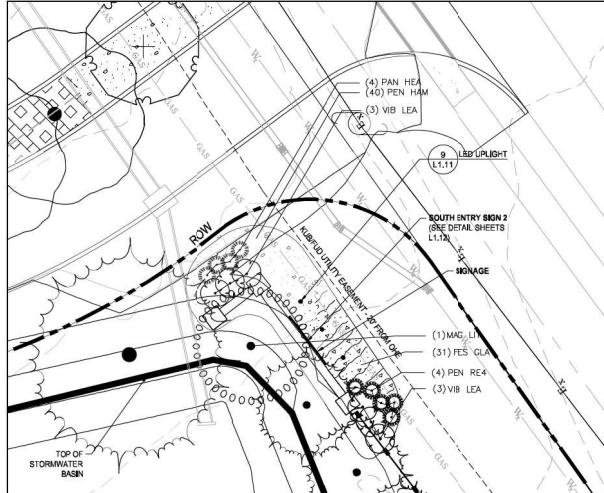
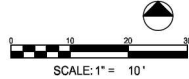
NORTH ENTRY SIGN 1 - LAYOUT PLAN
SCALE: 1" = 10'



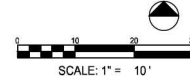
NORTH ENTRY SIGN 1 - PLANTING ENLARGEMENT
SCALE: 1" = 10'



SOUTH ENTRY SIGN 2 - LAYOUT PLAN
SCALE: 1" = 10'



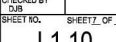
SOUTH ENTRY SIGN 2 - PLANTING ENLARGEMENT
SCALE: 1" = 10'



NO.	DATE	DESCRIPTION

(087) 2 96 94, Мобильн Ой Ма'ор GA294, Билди 750-044, 1 999, 1.Автоматик, 07.08.2019 йил - 2022 й. 20 н. 3 37 41 FM.

1. **⑤** = EXISTING TREE TO BE SAVED.
2. NO TREE CREDITS ARE UTILIZED FOR TREE REPLACEMENTS.
3. TREE INVENTORY PROVIDED BY OTHERS.

01.10.2022

sign 6



6 **1** Monument - Front View **25.6 sf**
Scale: 3/8" = 1'-0"

(1) Req'd.

3 Side View
Scale: N.T.S.

specifications

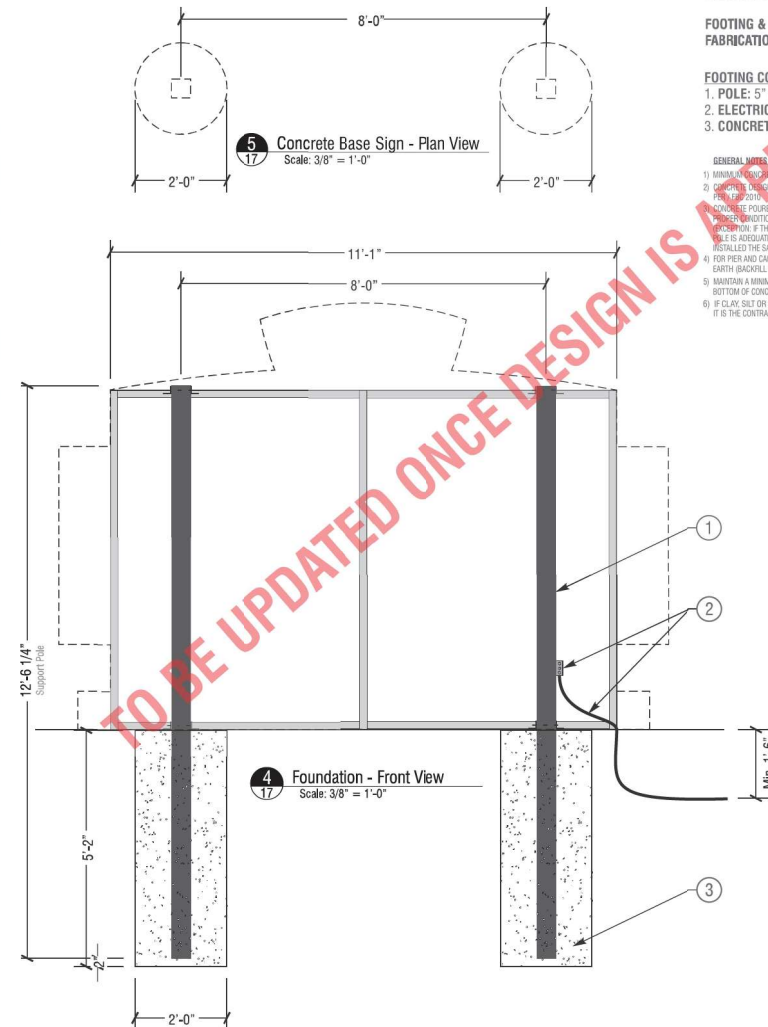
Exterior Pylon Sign w/ Direct Burial Into Concrete Footing

EST WEIGHT: 886 lbs
EST ELECT LOAD: (5.5) Amps @120 Volt
ELECT REQUIREMENTS: (1) 20 Amp/120 Volt Circuit

FOOTING & STEEL TO BE ENGINEERED PRIOR TO FABRICATION WHEN REQUIRED

FOOTING CONSTRUCTION
1. POLE: 5" x 5" x 3/16" x 12'-6 1/4" Square T/ybe
2. ELECTRIC: Primary Electric
3. CONCRETE: 3K PSI Concrete 5'-6"H x 2'Ø (Round)

- GENERAL NOTES:
- 1) MINIMUM CONCRETE STRENGTH SHALL BE 3,000 PSI
 - 2) CONTRACTOR DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 318-08 PERM. (FEB 2010)
 - 3) CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER WINDER CONDITIONS FOR 4 DAYS PRIOR TO SIGN BOX INSTALLATION. EXCAVATION IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FT AND THE WALL IS ADEQUATELY BRACED AGAINST WIND LOADS FOR 4 DAYS - THE BOX MAY BE INSTALLED THE SAME DAY THE FOOTING IS POURED.
 - 4) FOR PER AND CAISSON FOOTINGS, CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH (BACKFILL IS ACCEPTABLE).
 - 5) MAINTAIN A MINIMUM OF 4" COVER BETWEEN BOTTOM OF SUPPORT POLE AND BOTTOM OF CONCRETE FOOTING ON ALL DIRECT BURIAL FOOTINGS, UNLESS OTHERWISE NOTED.
 - 6) IF CLAY, SILT OR ORGANIC SOIL PROPERTIES ARE PRESENT UPON EXCAVATION.
 - 7) IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT CIMA NETWORK FOR DESIGN MODIFICATION.



4 Foundation - Front View
Scale: 3/8" = 1'-0"

PLANTING SPECIFICATIONS

SCOPE OF WORK
PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

PERMITS AND STANDARDS
REFERENCE ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND STANDARDS.

QUALITY OF MATERIALS
ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL MEET OR EXCEED THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990) AND THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAO).

PROTECT CONDITIONS
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LANDSCAPE REQUIREMENTS

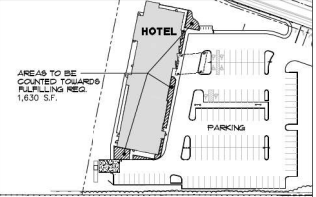
ITEM	REQUIRED	PROPOSED
REQUIRED SHADE TREES	21 TREES	21 TREES (9 SUBSTITUTE)
REQUIRED LANDSCAPING BETWEEN BUILDING AND PARKING	821 SF.	1630 SF.
DETENTION BASIN LANDSCAPING 620 L.R. RM (1995 CONTOUR)	31 TREES	31 TREES

• DETENTION BASIN PLANTING - SEE SHEET L-2

PLANT SCHEDULE

DECIJOUUS TREES	COMMON / BOTANICAL NAME	SIZE	CAL
1	ALICE ELM / <i>Ulmus parviflorus</i> 'Alice'	10-12H	2'Gal
2	HORNBEAM / <i>Carpinus caroliniana</i> 'Native Plant'	10-12H	2'Gal
3	WILLOW OAK / <i>Quercus phellos</i>	10-12H	2'Gal
4	BRACKEN MAGNOLIA / <i>Magnolia grandiflora</i> 'Bracken'	8-10H	5'Gal
5	SHRETT DAY / <i>Magnolia virginiana</i>	7-8H	5'Gal
6	COMMON / BOTANICAL NAME	8-10H	5'Gal
7	GRAPPE MYRTLE / <i>Lagerstromia indica</i> 'Mango'	8-10H	5'Gal
8	COMMON / BOTANICAL NAME	8-10H	5'Gal
9	COMMON / BOTANICAL NAME	8-10H	5'Gal
10	COMMON / BOTANICAL NAME	8-10H	5'Gal
11	COMMON / BOTANICAL NAME	8-10H	5'Gal
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17	COMMON / BOTANICAL NAME	8-10H	5'Gal
18	COMMON / BOTANICAL NAME	8-10H	5'Gal
19	COMMON / BOTANICAL NAME	8-10H	5'Gal
20	COMMON / BOTANICAL NAME	8-10H	5'Gal
21	COMMON / BOTANICAL NAME	8-10H	5'Gal
22	COMMON / BOTANICAL NAME	8-10H	5'Gal
23	COMMON / BOTANICAL NAME	8-10H	5'Gal
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25	COMMON / BOTANICAL NAME	8-10H	5'Gal
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32	COMMON / BOTANICAL NAME	8-10H	5'Gal
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88	COMMON / BOTANICAL NAME	8-10H	5'Gal
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92	COMMON / BOTANICAL NAME	8-10H	5'Gal
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94	COMMON / BOTANICAL NAME	8-10H	5'Gal
95	COMMON / BOTANICAL NAME	8-10H	5'Gal
96	COMMON / BOTANICAL NAME	8-10H	5'Gal
97	COMMON / BOTANICAL NAME	8-10H	5'Gal
98	COMMON / BOTANICAL NAME	8-10H	5'Gal
99	COMMON / BOTANICAL NAME	8-10H	5'Gal
100	COMMON / BOTANICAL NAME	8-10H	5'Gal

LANDSCAPING BETWEEN BUILDING AND PARKING LOT



LANDSCAPE NOTES

1. SEED AS SHOWN ALL AREAS DISTURBED BY GRADING (TYP.) W/ TALL FESCUE BLEND. SOY GRASS SEED UNIFORMLY IN TWO DIRECTIONS 4" PROTECT W/ STRAW TO A DEPTH OF 1/2" (TYP) SLOPES GREATER THAN 3:1 TO BE STABILIZED WITH EROSION MATING AND SEED MIX (SEE ENGINEERING PLANS FOR DETAILS).
2. PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES.
3. SELECTION AND PLACEMENT OF PLANT MATERIALS WILL NOT CREATE VISIBILITY PROBLEMS FOR HIGHWAYS OR EGRESS OF SITE. GOOD PLANT PLACEMENT W/ TOWN STAFF.
4. STORM WATER DETENTION IS REQUIRED FOR THIS SITE. STORM WATER SHALL BE CONVEYED TO EXISTING STORMWATER FACILITY TO BEAT OF SITE ON LOT 26.
5. SEE SHEET L-2 FOR BASIN LANDSCAPING.
6. BURNER STRIPS ARE NOT REQUIRED FOR THIS SITE.
7. PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
8. PLANT MATERIAL, MULCH AND OTHER RELATED PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.

LOCATION MAP



SITE DATA

OWNER / DEVELOPER:
TH KNOXVILLE RURAL LLC
201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29606
CONTACT: BRETT EGGERS
PHONE: 864-363-5458
ZONE: OD-RE/E (FARRAGUT)
PARCEL: 34,079
223 ACRES



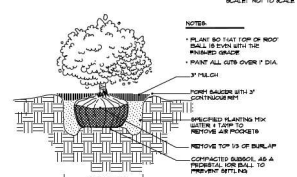
MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE
203 N. WESGARDEN RD., SUITE 201
KNOXVILLE, TN 37919
(606) 849-3331

LANDSCAPE PLAN
SKORE HOTEL
11320 Outlet Drive Farragut, Tennessee 37939

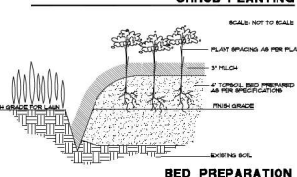
JOB NO: 221055
DRAWN: MVA/RLM
DATE: JAN. 7, 2022
REVISION: JAN. 21, 2022
L-1



TREE PLANTING - GUY WIRES



SHRUB PLANTING



BED PREPARATION



ITEM	REQUIRED	PROPOSED
DETENTION BASIN LANDSCAPING 620 L.F. RIM (95% CONTOUR)	31 TREES	31 TREES

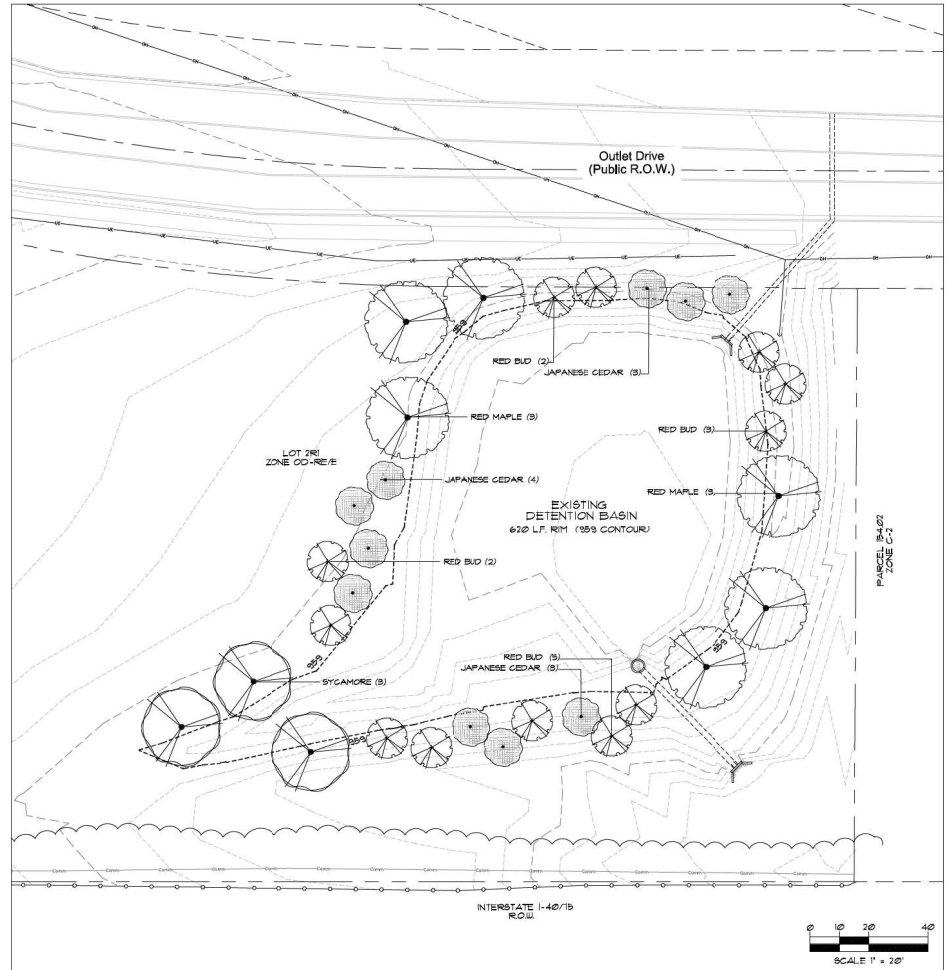
PLANT SCHEDULE

DECIDUOUS TREES	COMMON / BOTANICAL NAME	SIZE	CAL
6	RED MAPLE / <i>Acer rubrum</i> Red Sunset!	10-12H	2'Cal
5	SYCAMORE / <i>Platanus occidentalis</i>	10-12H	2'Cal
EVERGREEN TREES	COMMON / BOTANICAL NAME	SIZE	CAL
10	JAPANESE CEDAR / <i>Cryptomeria japonica</i>	6-7 ft.	2'Cal
FLOWERING TREES	COMMON / BOTANICAL NAME	SIZE	CAL
12	RED BUD / <i>Cercis canadensis</i>	8H	2'Cal
ADDITIONAL ITEMS	MATERIAL	DESCRIPTION	
6	HARDWOOD MULCH trees and shrubs	cu. yd.	(alliance)
8	TOP SOIL - PLANT PIT BACKFILL	cu. yd.	(alliance)

This site plan shows the layout of the proposed hotel and detention basin. The hotel is located on the left side of the plan, with a large rectangular building footprint and an adjacent parking area. To the right of the hotel is a large, irregularly shaped area labeled "FUTURE DEVELOPMENT". Further to the right is a circular area labeled "DETENTION BASIN". The plan includes contour lines indicating elevation, with labels such as "100", "110", "120", and "130". A north arrow is located in the upper right corner of the plan.

Overall Plan

NOT TO SCALE



Landscape Plan



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE ••• LAND PLANNING
299 N. WEDGEARBER RD. SUITE 201 KNOXVILLE, TN 37919
(665) 588-1531

Landscape Plan - Detention Basin

SKORE HOTEL

11320 Outlet Drive Farragut, Tennessee 37932

DB NO:	221055
RAW:	MAV/RJM
DATE:	JAN. 7, 2022
REVISION:	JAN. 21, 2022



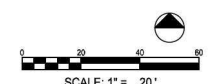
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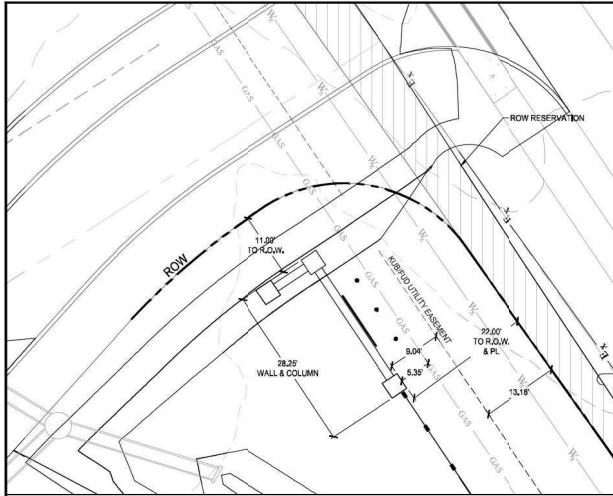


GENERAL NOTES:

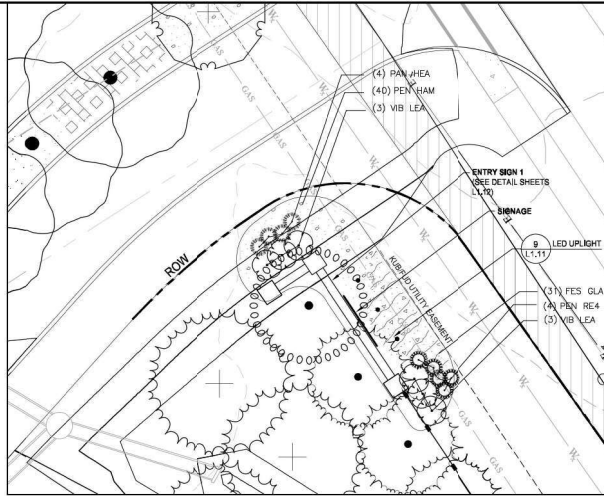
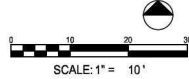
LANDSCAPE NOTES:

PLANT STOCK NOTES:

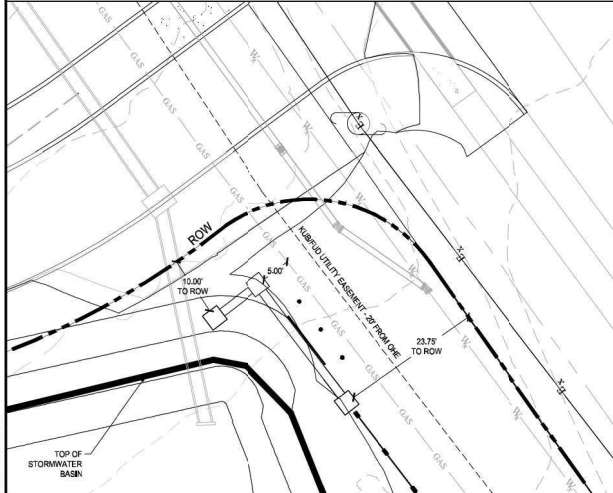
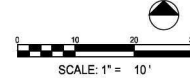




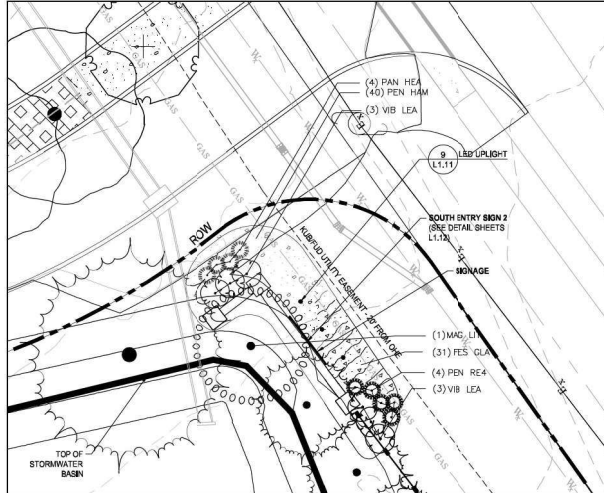
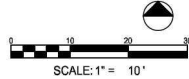
NORTH ENTRY SIGN 1 - LAYOUT PLAN
SCALE: 1" = 10'



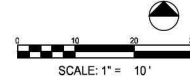
NORTH ENTRY SIGN 1 - PLANTING ENLARGEMENT
SCALE: 1" = 10'



SOUTH ENTRY SIGN 2 - LAYOUT PLAN
SCALE: 1" = 10'



SOUTH ENTRY SIGN 2 - PLANTING ENLARGEMENT
SCALE: 1" = 10'



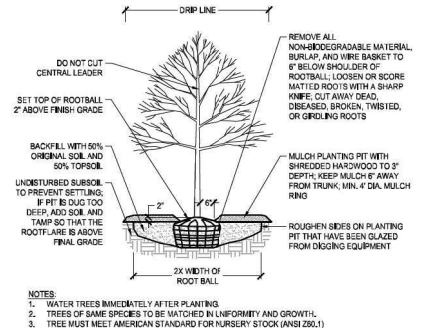
NO.	DATE	DESCRIPTION

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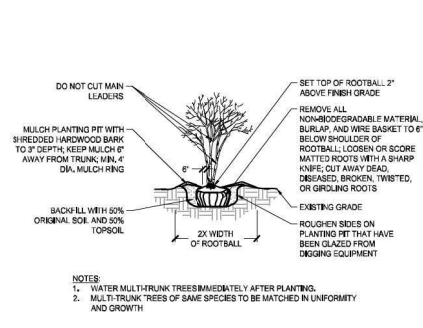
1. **⑤** = EXISTING TREE TO BE SAVED.
2. NO TREE CREDITS ARE UTILIZED FOR TREE REPLACEMENTS.
3. TREE INVENTORY PROVIDED BY OTHERS.

01.10.2022

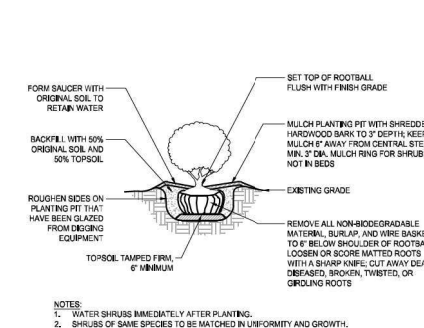
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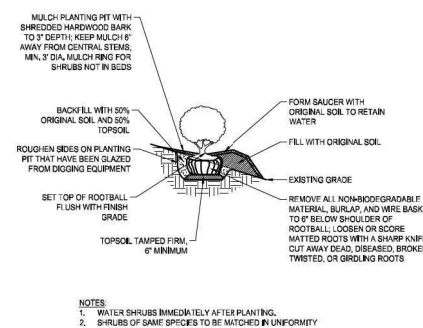
1 DECIDUOUS TREE
SCALE: NTS



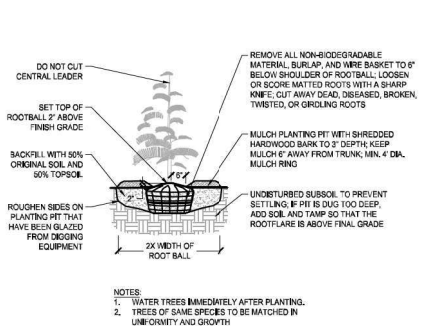
2 MULTI-TRUNK TREE
SCALE: NTS



3 SHRUB PLANTING
SCALE: NTS



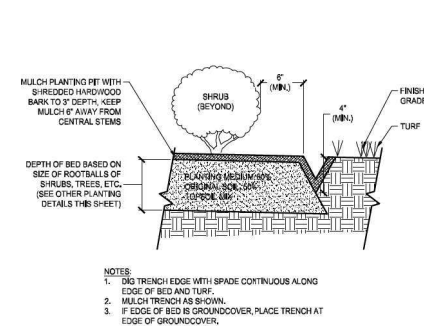
4 SHRUB PLANTING (ON SLOPE)
SCALE: NTS



5 CONIFER TREE
SCALE: NTS

SPACING "D"	ROW WIDTH "A"	PLANTS / S.F.
6" O.C.	5.2"	4.81
8" O.C.	6.9"	2.60
10" O.C.	8.7"	1.66
12" O.C.	10.4"	1.15
15" O.C.	13.9"	0.74
18" O.C.	15.8"	0.81
24" O.C.	20.8"	0.33

6 GROUNDCOVER SPACING
SCALE: NTS



7 EDGING (TRENCHING)
SCALE: NTS

GENERAL:

- UNLESS OTHERWISE NOTED, SEEDING SHALL BE INSTALLED ON ALL CUT AND FILL SLOPES, SHOULDER, AND DISTURBED AREAS GENERATED BY CONSTRUCTION.
- SEEDING SHALL BE INSTALLED AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED.

SEEDING PROCEDURES (REFER TO TABLES AT RIGHT FOR APPLICATION RATES):

- SHAPE AND SMOOTH GRADE WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES.
- SPREAD LIME AND FERTILIZER IN DRY FORM UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDING PREPARATION.
- SCARIFY SEEDBED TO A DEPTH OF 1" TO 4" AS DETERMINED ON-SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED PRIOR TO SEED INSTALLATION.
- DISTRIBUTE SEED UNIFORMLY OVER FRESHLY PREPARED SEEDBED WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER.
- WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 20% OF THE GROUND SURFACE EXPOSED. MULCH SHALL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AS IT IS SPREAD. A DISK HARROW WITH THE DISK SET ON A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.
- WITHIN 24 HOURS AFTER SEEDING AN PLACEMENT OF MULCH, WATER AREA TO A SATURATION DEPTH OF 2".

MAINTENANCE:

- WHEN PLANTS ARE 3" TO 4" TALL, TOPRESS AREA WITH SEED AND APPLY FERTILIZER (5-10-15) AT A RATE OF 300 LBS. / ACRE.
- AT THE BEGINNING OF THE SECOND GROWING SEASON, APPLY FERTILIZER (5-10-15) AT A RATE OF 300 LBS. / ACRE.

ITEM	APPLICATION RATE
AGRICULTURAL LIMESTONE	4000 LBS. / ACRE
FERTILIZER (5-10-15)	1500 LBS. / ACRE
STRAW	4000 LBS. / ACRE
HAY	5000 LBS. / ACRE

DATE	SPECIES	APPLICATION RATE
FEB. 1 - APR. 15	KENTUCKY 31 FESCUE	50 LBS. / ACRE
APR. 15 - AUG. 1	HULL COMMON BERMUDAGRASS	10 LBS. / ACRE
AUG. 1 - DEC. 1	KENTUCKY 31 FESCUE RYE GRASS	25 LBS. / ACRE 25 LBS. / ACRE

8 DISTURBED AREA SEEDING
SCALE: NTS



9 LED UP-LIGHT
SCALE: NTS

SPECIFICATIONS

- KICHLER SINGLE LIGHT, 5-1/4" WIDE, INTEGRATED LED OUTDOOR SINGLE HEAD FLOOD LIGHT
- MODEL #H15RKR730
- 35 DEGREE
- COLOR TEMP. 3000K
- ALUMINUM CASTING, BLACK
- 500 LUMENS
- HARDWIRED LOW VOLTAGE
- ADJUSTABLE WATTAGE 2.5, 3.5, & 7
- WET LOCATION RATED

NOTES:

- UPLIGHT TO COMPLY WITH TOWN OF FARRAGUT SIGN AND LANDSCAPE ORDINANCE: W/ SHIELDING INSTALLED TO REDUCE GLARE.
- INSTALL PER MANUFACTURER RECOMMENDATIONS.

LOSE DESIGN
SPACES FOR LIFE.

DANIEL BOUTTE
PROFESSIONAL
LANDSCAPE ARCHITECT
NO. 24004
STATE OF TENNESSEE

MEADOWS ON MCFEE
ENTRY SIGN & LANDSCAPE

TOWN OF FARRAGUT
FARRAGUT

NO.	DATE	DESCRIPTION

SHEET TITLE: LANDSCAPE DETAILS

PROJECT NO. 21014	DATE 10/20/2022
DRAWN BY: AOS	SCALE: NTS
CHECKED BY: DUB	
SHEET NO.	SHEETS OF 9

L1.11