



FARRAGUT VISUAL RESOURCES REVIEW BOARD

AGENDA

Farragut Town Hall
Board Room
Tuesday, September 27, 2022
7:00 p.m.

1. Approval of minutes for the August 23, 2022, meeting.
2. Election of Officers.
3. Staff report - wall signs approved in the past month.
4. Review of an individual tenant panel sign for QC Kinetix, located at 11653 Parkside Drive.
5. Review of a large individual tenant panel sign for Lee Company, located at 12500 Kingston Pike.
6. Review of a primary ground mounted sign for Fairfield Inn, located at 11763 Snyder Road.
7. Review of a second ground mounted sign for Fairfield Inn, located at 11763 Snyder Road.
8. Review of a peripheral accessory (entry directional) freestanding sign for Fairfield Inn, located at 11763 Snyder Road.
9. Review of a tenant panel sign for Jessica Phillips, CPA & Circle Salon, located at 102 Chaho Road.
10. Review of a landscape plan for the Grove at Boyd Station Subdivision's Amenities/Clubhouse Area, located off Iron Plow Drive (proposed).

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

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

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, September 27, 2022, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the August 23, 2022, meeting

2. Election of Officers

The Board is required to elect/reelect officers each year. This includes the positions of Chairman, Vice-Chairman, and Secretary. The positions have been held during the past year by Marty Layman, Brittany Moore, and Jeanie Stow, respectively.

3. Staff Report – Wall Sign Applications Approved in the Past Month

During the past month, the Town’s staff approved the following wall sign application:
Gardenia Cottage – 11416 Kingston Pike.

An approval overview summary for the sign is included in the packet. There are currently 9 additional wall signs under review pending corrections or the submittal of additional required information.

4. Ground Mounted Sign Applications

a) QC Kinetix – Located at 11653 Parkside Drive

Individual Tenant Panel Sign located at 11653 Parkside Drive.

QC Kinetix is requesting approval for an individual tenant panel sign located at 11653 Parkside Drive.

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

b) Lee Company – 12500 Kingston Pike

Large Individual Tenant Panel Sign located at 11653 Parkside Drive.

The Lee Company is requesting approval for a large single tenant panel sign located at 12500 Kingston Pike.

This is an atypical tenant panel sign request. In this case, the Lee Company has occupied an entire building within a larger multi-building, multi-tenant, commercial strip center. The applicant is proposing a single sign face occupying the entire tenant panel space on an existing sign structure. The sign also includes the name of the strip center, “Little Turkey Creek”, which staff is interpreting as a separate “entity” listed on the sign for application of the multi-tenant sign provisions. The fact that the complex includes multiple buildings with other tenants also factors into staff’s interpretation in this case. This interpretation allows the full multi-tenant advertising area to be used for the sign face. A sign with only one entity being advertised would

have meet the area requirements of a single tenant/use development. The name of the shopping center was included in the calculation of the allowable sign area when the sign structure was originally permitted.

Assuming that the Board agrees with the above interpretation, the staff can recommend approval subject to the following:

1. The complex owner will need to complete and/or reestablish the originally approved required landscaping around the sign.
2. The proposed sign needs to be shown on the easternmost sign structure on the property. This is the correct location for this application. The westernmost sign structure will not be affected by this request.

c) Fairfield Inn – 11763 Snyder Road

Permanent Ground Mounted Primary Sign located at 11763 Snyder Road.

Fairfield Inn is requesting approval for a refaced monument ground sign located at 11763 Snyder Road.

The plan includes installing a new 20 square foot sign face on an existing sign structure. The sign in question is located at the entrance to the development from Snyder Road and is one of two permanent ground mounted signs on the site.

The applicants are working on several revisions or additions to the submitted plans. Unfortunately, the updated materials have not yet been provided. Any approval should be made subject to the following:

1. Providing a dimensioned site plan to document required setbacks for the proposed sign,
2. Locating the address number at the top of the sign, as required,
3. Revising the plan to document that the required 2-foot base will be maintained and meet minimum standards,
4. Providing a Landscape plan (existing and/or planned) to document ordinance compliance.

d) Fairfield Inn – 11763 Snyder Road

Permanent Ground Mounted Secondary Sign located at 11763 Snyder Road.

Fairfield Inn is requesting approval for a seconded refaced monument ground sign located at 11763 Snyder Road.

The plan includes installing a new 20.5 square foot sign face on an existing sign structure. The sign in question is located at the corner of Snyder Road and North Campbell Station Road and is one of two existing permanent ground mounted signs on the site.

The applicants are working on several revisions or additions to the submitted plans. Unfortunately, the updated materials have not yet been provided. Any approval should be made subject to the following:

1. Providing a dimensioned site plan to document required setbacks for the proposed sign,
2. Revising the plan to document that the required 2-foot base will be maintained and meet minimum standards,
3. Providing a Landscape plan (existing and/or planned) to document ordinance compliance.

e) Fairfield Inn – 11763 Snyder Road

Peripheral Accessory Freestanding (entry directional) Sign located at 11763 Snyder Road.

Fairfield Inn is requesting approval for an accessory entry directional sign located at 11763 Snyder Road.

The plan includes installing a new entry directional sign. The hotel site is accessed from a shared access easement to Snyder Road and the sign is located at the hotel's southernmost driveway connection to the easement.

The applicants are working on several revisions or additions to the submitted plans. Unfortunately, the updated materials have not yet been provided. Any approval should be made subject to the following:

1. Redesigning the proposed sign to meet size and height requirements,
2. Providing a dimensioned site plan to document required setbacks for the proposed sign,

f) Jessica Phillips, CPA & Circle Salon – 102 Chaho Road

Individual Tenant Panel Sign located at 102 Chaho Road.

Jessica Phillips, CPA, and the Circle Salon are requesting approval for a multi-tenant panel sign located at 102 Chaho Road.

This is an unusual multi-tenant sign because the tenants are listed on a single sign face as opposed to individual panels. It has the same visual effect as a multi-panel sign and the Board has treated it as such in the past.

The tenant panels appear to be legible, however, the Town's ordinance requires a consistent background color for the panel(s). The Circle Salon sign will need to be redesigned with a white background. They may also want to consider a slightly bolder/larger font. Please also note that there will only be two tenants advertising on the sign. The bottom space will actually be empty/blank and available for future use.

5. Landscape Plan Applications

a) The Grove at Boyd Station Subdivision, Amenities/Clubhouse Area – Located off Iron Plow Drive (proposed).

Landscape plan for the Grove at Boyd Station Subdivision's Amenities/Clubhouse Area.

This item involves a required landscape plan for the Grove and Boyd Station's planned amenities/clubhouse area located off Iron Plow Drive (proposed) within the

subdivision. It includes required landscaping for the building and parking lot areas. The site plan for the facility has been reviewed by the Planning Commission.

The staff recommends approval subject to the following:

1. Addressing the location of site lighting and utilities to avoid landscaping conflicts and document compliance with applicable lighting standards,
2. Coordinating and adequately documenting any planned street tree changes between this plan and the streetscaping plan submitted to the Planning Commission with the preliminary subdivision plat,
3. Showing the minimum landscaping in all parking lot terminal islands, and adjusting the landscape requirements table to correctly note applicable requirements within parking lots



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, August 23, 2022. Chairman Marty Layman presided. Members in attendance were Marty Layman, Jeanie Stow, Derek Wright, Randy Armstrong, Stephen Marlowe, and Youth Representative Anna Gibbs. Ms. Brittany Moore was absent. The Town Board member position was vacant and pending appointment.

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

1. Minutes:

A motion was made by Ms. Stow to approve the July 26, 2022, minutes as submitted. The motion was seconded by Mr. Wright, and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Ageless Medical Spa – 11673 Parkside Drive

Individual Tenant Panel Sign located at 11673 Parkside Drive.

Ageless Medical Spa requested approval for an individual tenant panel sign located at 11673 Parkside Drive.

The staff recommended approval of the sign noting that the tenant panel appeared to be legible and compatible with the other signs on the existing monument sign.

Mr. Armstrong made a motion to approve the sign. Mr. Marlowe seconded the motion, which passed unanimously.

b) Dixie Lee Wines & Liquors – 13044 Kingston Pike

Permanent Ground Mounted Sign located at 13044 Kingston Pike.

Dixie Lee Wines & Liquors requested approval for a new refaced monument ground sign located at 13044 Kingston Pike.

The staff explained that the plan involved installing a new sign face with a different message/look on an existing non-conforming sign structure. Staff noted that the refaced sign would be considered new under the Town's ordinance and should be brought into conformance with all applicable requirements. This would include setbacks, sign size and height, sign base, address numbers, and landscaping. The staff then noted that the plans and materials submitted to date did not demonstrate conformance with the Town's requirements. The staff recommended deferral until fully compliant plans are submitted.



The Board discussed the issue. Mr. Marlowe made a motion to defer action on the request until a compliant plan was submitted. Ms. Stow seconded the motion, which passed unanimously.

c) Farragut Golf and Games – 164 West End Avenue

Permanent Ground Mounted Entry Sign located at 164 West End Drive.

Farragut Golf and Games is requesting approval for a refaced ground mounted entry sign located at 164 West End Avenue.

The staff explained that plan involved refacing an existing offsite sign located on an existing easement and/or property owned by M&M Development Inc within the West End Center. The request was being made under an existing easement and legal agreement that effects both properties. It was staff's understanding that there may have been a previous legal determination addressing the preexisting signage and easement agreements within the West End Center. Staff noted that he had requested input from the Town's attorney on the matter. The refaced sign would be considered new under the Town's ordinance and staff felt that it should be required to meet the sign related requirements of the noted easement/legal agreement and/or the Town's ordinance as applicable. The staff recommended deferral until the Town Attorney could provide input on the issue.

The Board discussed the issue and whether the sign would meet the applicable requirements. The staff noted that, apart from its existing location on the easement/West End Center, it could with minor changes to the landscaping plan and compliant lighting. In an effort to avoid unnecessary delay, Mr. Wright made motion to approve the plan subject to the Town Attorney favorably reporting on the issue, and a compliant landscaping and lighting plan being submitted. Mr. Armstrong seconded the motion, which passed unanimously.

d) Farragut Golf and Games – 164 West End Avenue

Ground Mounted Main/Primary Sign located at 164 West End Drive.

Farragut Golf and Games is requesting approval for a ground mounted main/primary sign located at 164 West End Avenue.

The staff explained that the plan involved refacing an existing pylon sign. Staff noted that the sign was located on the same existing easement and/or property owned by M&M Development Inc within the West End Center and presented the same issues as the proceeding agenda items. In this case, however, the existing sign structure would also not meet any of the applicable requirements for approval. The staff recommended deferral until the Town Attorney could provide input on the issue and the applicant can be provided better guidance on the matter and how best to move forward.



Mr. Marlowe made a motion to defer action on the request pending the requested input from the Town Attorney and submission of a compliant plan. Ms. Stow seconded the motion, which passed unanimously.

e) First Baptist Concord Church – 11704 Kingston Pike

Athletic Field Scoreboard located at 11704 Kingston Pike.

First Baptist Concord Church requested approval for an athletic field scoreboard located at 11704 Kingston Pike.

The staff explained that the First Baptist Concord Church planned to locate a new scoreboard in the southern most corner of their property. The proposed scoreboard was approximately 16.5 feet tall by 25 feet wide, mounted on I-beam support columns. The total height of the mounted scoreboard, as proposed, would be 22.5 feet. The staff then explained that athletic field signage, including scoreboards, is permitted on non-governmental properties provided that it is not visible from public rights-of-way and adjacent properties. Staff noted that the applicants had orientated the sign on the site and were proposing to add landscape screening along select sections of Belleaire Drive to satisfy the visibility related requirements. Staff then explained that the Board was being asked to determine whether the sign's proposed site location, orientation, and landscape screening would satisfy the ordinance's visibility requirements.

The Board discussed the issue and viewed several submitted photos and a video of the site along Belleaire Drive to evaluate the adequacy of the proposed landscaping. Representatives of the church were present to further explain the plan and answer questions. Residents of the surrounding area were also present to voice their concerns regarding noise and the possibility of digital messaging or spotlights on the sign. The applicants indicated that the scoreboard was a traditional style board without digital message boards. They also noted that there were no spotlights. The residents were particularly concerned about noise, but the Board noted that their role in reviewing the application was its visual impacts under the sign ordinance. The applicants noted that the scoreboard did have internal speakers for typical game related functions. In response to resident questions regarding the future addition of external speakers or lights, the Board noted that any approval would be based on the plan as submitted. There were also concerns expressed about the sides and back of the structure being visible from adjoining properties.

Mr. Wright made a motion to approve the plan subject to the proposed landscape screening plus the addition of similar screening behind the sign being installed as discussed, the landscaping being installed either before or at the same time as the scoreboard, and with the understanding that the scoreboard was being approved as presented and that additional speakers and/or lighting could not be added without subsequent approvals. Mr. Armstrong seconded the motion which passed unanimously.

3. Other Business:

a) Staff Report – Wall Sign Applications Approved in the Past Month

The staff reported that the following six wall sign applications had been approved during the past month:

Club Champion – 11651 Parkside Drive,
Lee Company – 12522-12546 Kingston Pike,
Dixie Lee Liquor – 13044 Kingston Pike,
CM Chicken – 115 Brooklawn Street,
Farragut Golf and Games – 164 West End Drive.

Meeting adjourned at 8:50 pm



Town of Farragut
Sign Permit
BP-2022-604-SP
Approved 08.31.2022

Approved sign is
replacing the face
of the existing
Adorable Child
sign. tenant
space is part of a
pedestrian mall.

Approved Wall sign Overview

Holley Marlowe, Primary Staff Reviewer

Gardenia Cottage - 11416 KINGSTON PIKE

36 square foot cabinet sign. This sign is in the pedestrian mall at the Farragut Shopping Center. The Center is part of the Mixed-Use Town Center. Currently, none of the signs in the center are compliant with the requirements of the Mixed-Use Town Center. Staff has met with the property owner who is looking to update the façade of the building. During the building renovation we will establish a sign plan to move all signs into compliance as tenants change. This sign was approved as submitted as a reface of an existing cabinet sign.

QC Kinetix
11653 Parkside Dr.
Farragut, TN 37934



Pylon Panel - Acrylic

Quantity:

2

Material:

3/16" White Polycarbonate
w/ Applied Vinyl

Vinyl Colors:

As indicated in swatches below

Mounting:

Into Existing Cabinet

Sq. Ft. Signage:

EST 4.30 Each

Sq. Ft. Allowances:

N/A - Using existing

PMS 376 C	PMS 361 C	PMS 355 C	PMS 349 C
LIGHT GREEN	GREEN	MEDIUM GREEN	DARK GREEN



EXISTING CONDITIONS

Claude Ballbe CEJ	claude@signsunlimitedusa.com
919-552-8689	www.signsunlimitedusa.com
6/1/22	 Underwriters Laboratories Inc.® UL File #E225670

Approval Signature:

Notes: **NEED SURVEY TO CONFIRM SCALE PRIOR TO MANUFACTURE**

Please check all spelling, quantities,
colors, and materials before approving

SIGNS UNLIMITED
communicate your identity
6801 Mount Hermon Church Rd, Building C
Durham, NC 27705



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Note: Non-illuminated panel with first surface vinyl applied.

<i>Neon Service Co.</i>		
SCALE: 3/4"=1'	APPROVED BY:	DRAWN BY:
DATE: 7-13-22		R.H.
NAME: Lee Company 12500 Little Turkey Creek		
DRAWING NUMBER		7-13-221077-8



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DATE: 7-13-22		R.H.
NAME: Lee Company 12500 Little Turkey Creek		
DRAWING NUMBER		7-13-221077-8

SITE PLAN

Fairfield BY MARRIOTT

11763 SNYDER ROAD
FARRAGUT, TN 37932



EXISTING SIGNS:

- ① EXISTING CHANNEL LETTERS
- ② EXISTING WALL SIGN
- ③ 3'-7" X 5'-8" MONUMENT AT 6' OAH
- ④ 4'-3" X 6'-9" MONUMENT AT 6' OAH
- ⑤ 1'-1 1/2" X 1'-9" DIRECTIONAL AT 2'-6" OAH

PROPOSED SIGNS:

- ① 36" CHANNEL LETTERS
- ② 24" CHANNEL LETTERS
- ③ 3'-5" X 6' MONUMENT AT 5' OAH
- ④ 3'-5" X 6' MONUMENT AT 5' OAH
- ⑤ 1'-6" X 3'-7" DIRECTIONAL AT 3'-6" OAH

Customer: FAIRFIELD	Date: 4/20/22	Prepared By: JR	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: FARRAGUT, TN	File Name: 358357 - R1 - FARRAGUT, TN	Eng: -	

persona
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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

MONUMENT SIGN

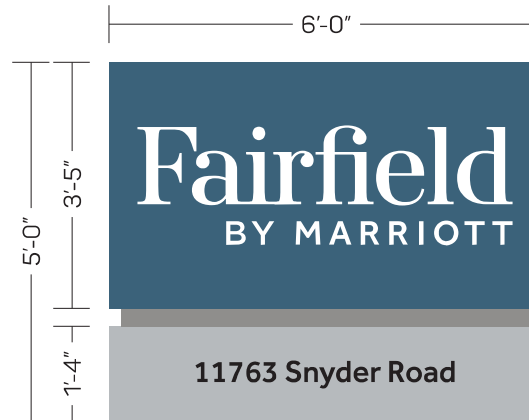
STANDARD SPECS ARE USED FOR THIS PROPOSAL

3



EXISTING
3'-7" X 5'-8"

PROPOSED



Scope of work:

1. Remove existing cabinet and pole cover and scrap.
2. Install new pole cover on existing pole structure.
3. Install new cabinet via plate/match plate on existing pole structure.
4. Connect to existing power.

GRAPHIC DETAIL

SCALE: 3/8" = 1'-0"

NOTE: SIGN IS DUAL SIDED

NOTE: TECH SURVEY IS REQUIRED BEFORE PRODUCTION

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

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SITE PLAN

Fairfield BY MARRIOTT

11763 SNYDER ROAD
FARRAGUT, TN 37932



EXISTING SIGNS:

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MONUMENT SIGN

STANDARD SPECS ARE USED FOR THIS PROPOSAL

4



EXISTING
4'-3" X 6'-9"

PROPOSED



Scope of work:

1. Remove existing cabinet and pole cover and scrap.
2. Install new pole cover on existing pole structure.
3. Install new cabinet via plate/match plate on existing pole structure.
4. Connect to existing power.

GRAPHIC DETAIL

SCALE: 3/8" = 1'-0"

NOTE: SIGN IS DUAL SIDED

NOTE: TECH SURVEY IS REQUIRED BEFORE PRODUCTION

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

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Fairfield BY MARRIOTT

11763 SNYDER ROAD
FARRAGUT, TN 37932



EXISTING SIGNS:

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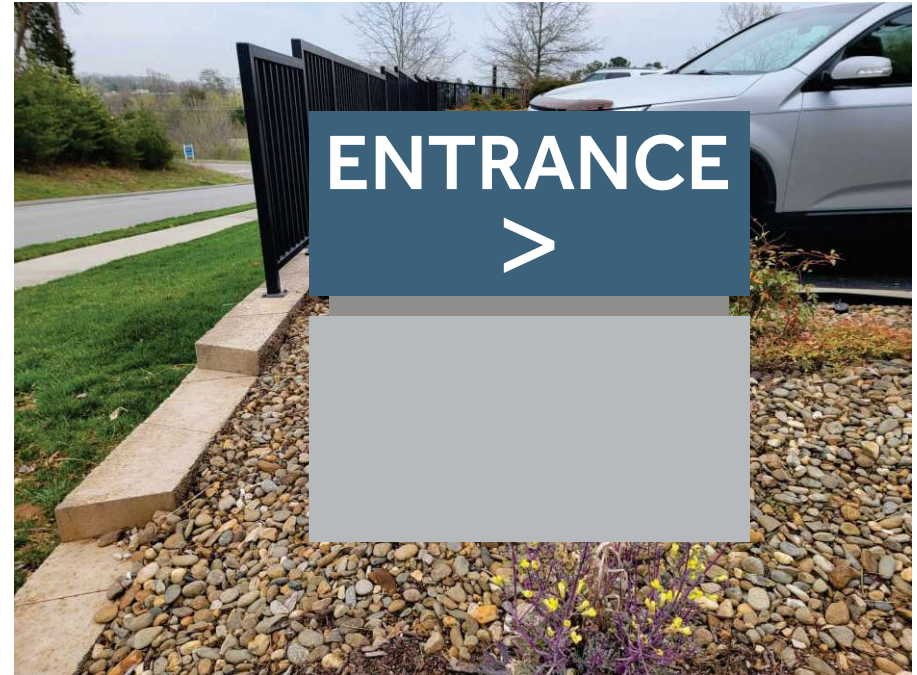
DIRECTIONAL SIGN

STANDARD SPECS ARE USED FOR THIS PROPOSAL

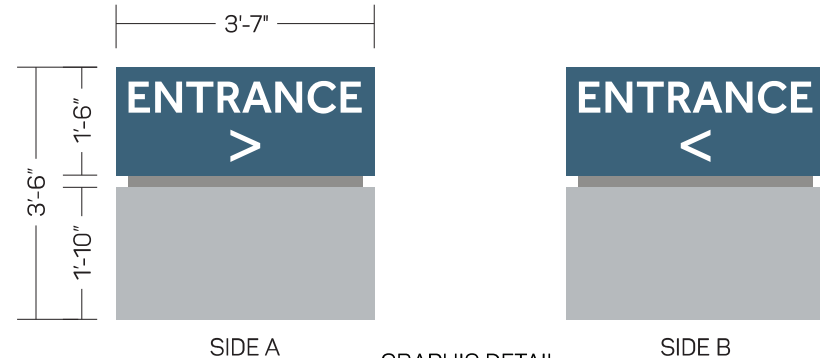
5



EXISTING
30" OAH



PROPOSED



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

Scope of work:

1. Remove existing cabinet and pole cover and scrap.
2. Install new pole cover on existing pole structure.
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4. Connect to existing power.

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60"

52"

12"

42"

12"

52"



Jessica Phillips, CPA
Accounting & Consulting Services



CIRCLE SALON



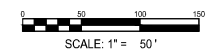
BRYAN
INSURANCE GROUP



PLANT SCHEDULE AMMENITIES

TREES	CODE	BOTANICAL / COMMON NAME
	ACE RBR	ACER RUBRUM RED MAPLE
	ACE RB2	ACER RUBRUM (SPECIMEN) RED MAPLE
	CER FOR	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD
	CRY JAP	CRYPTOMERIA JAPONICA JAPANESE CEDAR
	MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA
	QUE PHE	QUERUS PHellos WILLOW OAK
	ULM ASR	ULMUS PARVIFOLIA 'BOSQUE' CHINESE ELM
	ZEL SER	ZELKOVA SERRATA SAWLEAF ZELKOVA
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABE GRA	ABELIA X GRANDIFLORA GLOSSY ABELIA
	ABE KAL	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA
	AUB CHI	AUCUBA CHINENSIS AUCUBA
	FES ELI	FESTUCA CINEREA 'ELIJAH'S BLUE' ELIJAH'S BLUE FESCUE
	HYD QUE	HYDRANGEA QUEROIFOLIA OAKLEAF HYDRANGEA
	ILE SKY	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY
	ILE VOM	ILEX VOMITORIA DWARF YAUPE HOLLY
	LOR ZCL	LOROPETALUM CHINENSE 'JAZZ HANDS' CHINESE FRINGE FLOWER
	PAN HE2	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	PRU OTT	PRUNUS LAUROCEASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL
	TAX NAN	TAXUS CUSPIDATA 'NANA' DWARF JAPANESE YEW
	VIB DEN	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	COT CRE	COTONEASTER ADPRESSUS CREEPING COTONEASTER
	HEM MID	HEMEROCALLIS MIDDENDORFFII DAYLILY
	JUN CJ2	JUNIPERUS CONFERTA SHORE JUNIPER
	PAN HEA	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	RHU GRO	RHUS AROMATICA 'ORO-LOW' ORO-LOW FRAGRANT SUMAC
	TUR SOD	TURF SOD DROUGHT TOLERANT FESCUE BLEND

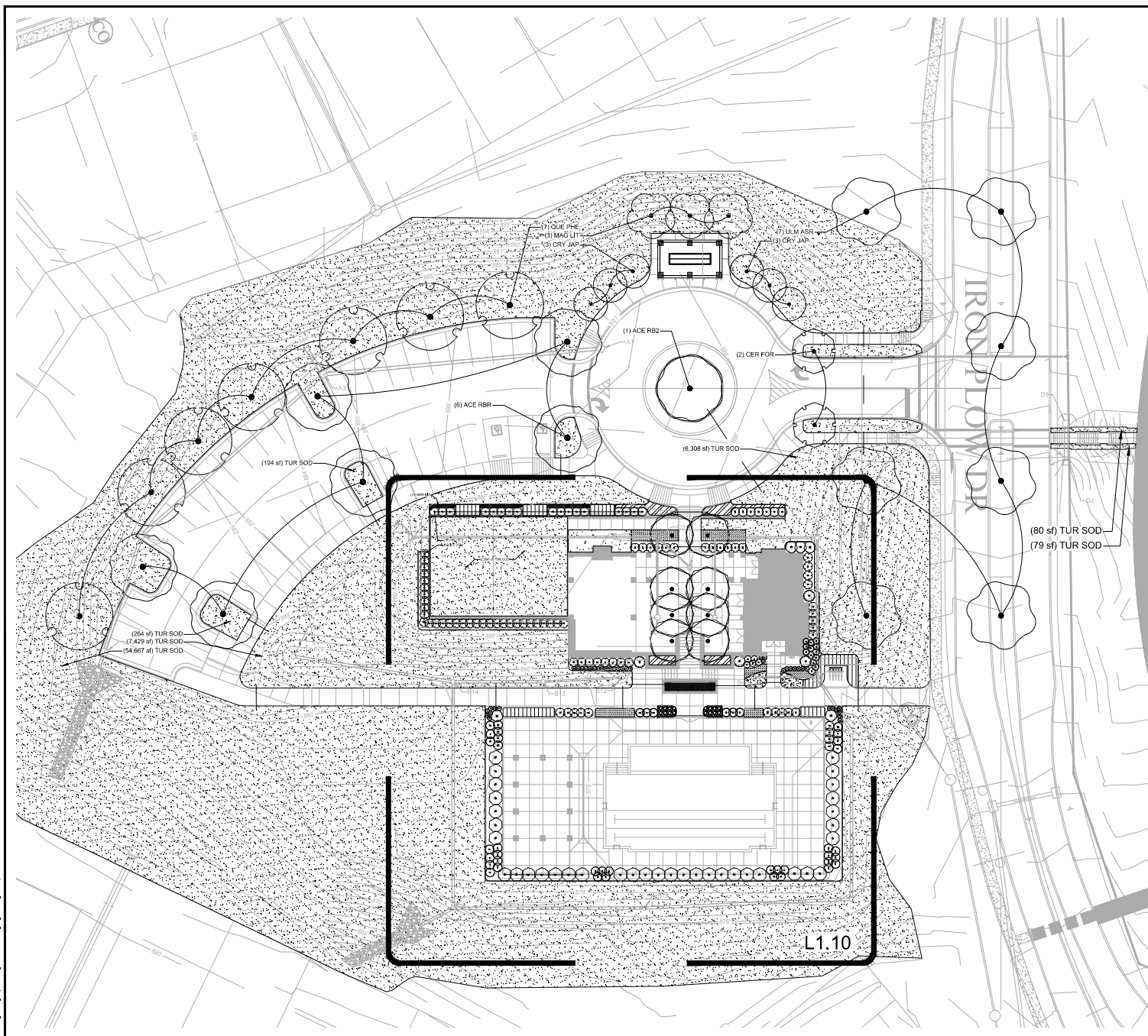
(3)-4" SCHEDULE
40 CONDUIT SLEEVES



SUBMITTALS / REVISIONS	
NO.	DESCRIPTION

SHEET TITLE
**L1.00 - OVERALL
LANDSCAPE PLAN**

PROJECT NO. 21076	DATE 8/12/2022
DRAWN BY HIS	SCALE 1" = 50'
CHECKED BY HIS	
SHEET NO.	

PLANT SCHEDULE AMMENITIES

TREES	CODE	BOTANICAL / COMMON NAME
	ACE RBR	ACER RUBRUM RED MAPLE
	ACE RB2	ACER RUBRUM (SPECIMEN) RED MAPLE
	CER FOR	CERCIS CANADENSIS "FOREST PANSY" FOREST PANSY EASTERN REDBUD
	CRY JAP	CRYPTOMERIA JAPONICA JAPANESE CEDAR
	MAG LIT	MAGNOLIA GRANDIFLORA "LITTLE GEM" LITTLE GEM DWARF SOUTHERN MAGNOLIA
	QUE PHE	QUERCUS PHELLOA WILLOW OAK
	ULM ASR	ULMUS PARVIFOLIA "BOSQUE" CHINESE ELM
	ZEL SER	ZELKOVA SERRATA SAWLEAF ZELKOVA

SHRUBS	CODE	BOTANICAL / COMMON NAME
⊙	ABE GRA	ABELIA X GRANDIFLORA GLOSSY ABELIA
⊙	ABE KAL	ABELIA X GRANDIFLORA "KALIDESCOPE" KALIDESCOPE GLOSSY ABELIA
⊙	AUB CHI	AUCUBA CHINENSIS AUCUBA
⊙	FES ELI	FESTUCA CINEREA "ELIJAH'S BLUE" ELIJAH'S BLUE FESCUE
⊙	HYD QUE	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA
⊙	ILE SKY	ILEX CRENATA "SKY PENCIL" SKY PENCIL JAPANESE HOLLY
⊙	ILE VOM	ILEX VOMITORIA DWARF YAUPON HOLLY
⊙	LOR ZCL	LOROPETALUM CHINENSE "JAZZ HANDS" CHINESE FRINGE FLOWER
⊙	PAN HEZ	PANICUM VIRGATUM "HEAVY METAL" HEAVY METAL SWITCH GRASS
⊙	PRU OTT	PRUNUS LAUROCERASUS "OTTO LUYKEN" OTTO LUYKEN ENGLISH LAUREL
⊙	TAX NAN	TAXUS CUSPIDATA "NANA" DWARF JAPANESE YEW
⊙	VIB DEN	VIBURNUM DENTATUM "ARROWWOOD"

ARROWWOOD VEBURNUM	
<u>GROUND COVERS</u>	<u>COTONE</u> <u>BOTANICAL / COMMON NAME</u>
	COT CRE COTONEASTER APPRESSUS CREEPING COTONEASTER
	HEM MID HEMEROCALLIS MIDDENDORFFII DAYLILY
	JUN CJ2 JUNIPERUS CONFERTA SHORE JUNIPER
	PAN HEA PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	RHU GRO RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	TUR SOD TURF SOD DROUGHT TOLERANT FESCUE BLEND

**LOSE
DESIGN**
SPACES FOR LIFE.

THE GROVE AT BOYD STATION
AMENITIES PACKAGE

HOMESTEAD LAND HOLDINGS, LLC

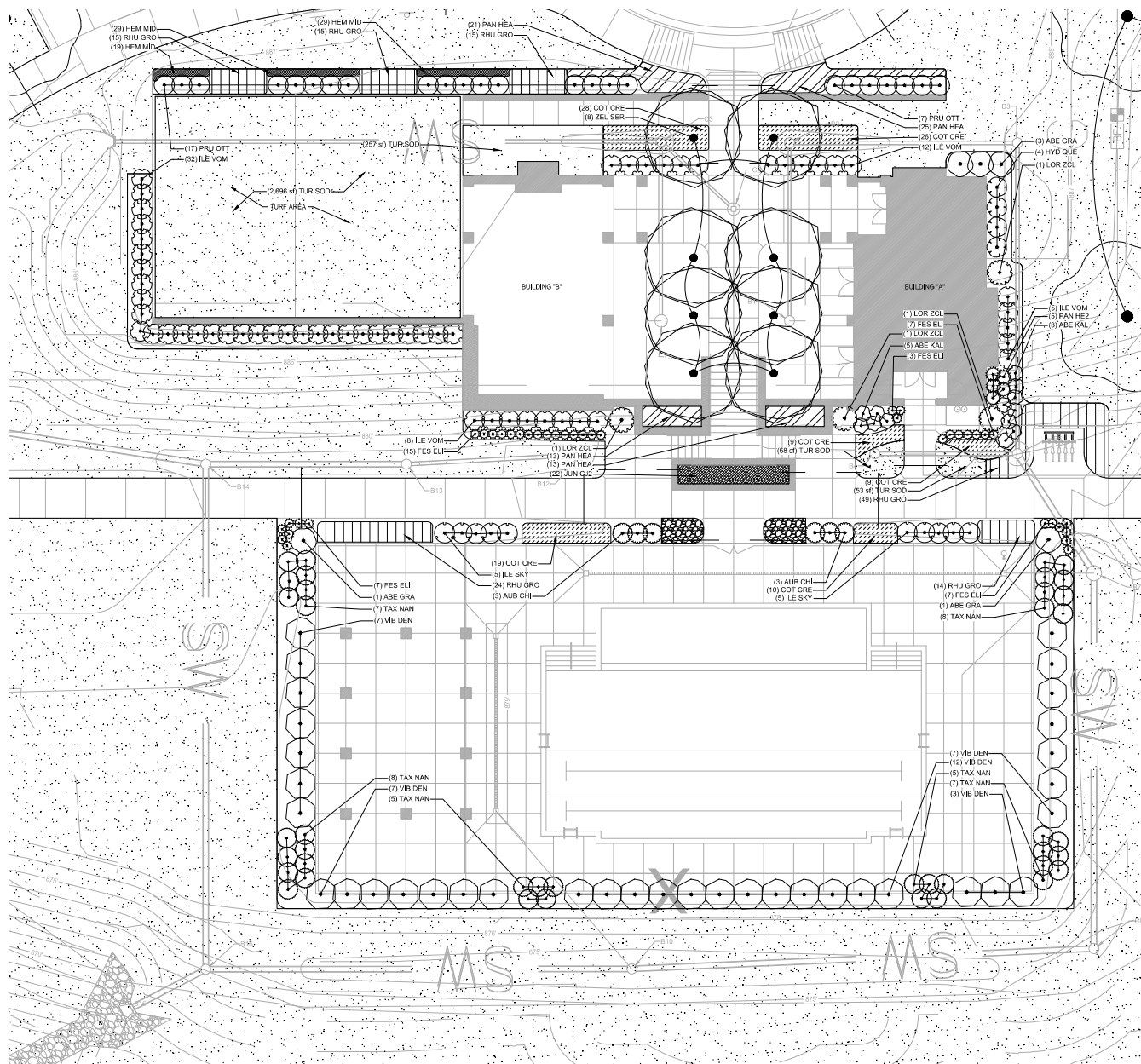
TOWN OF FARRAGUT

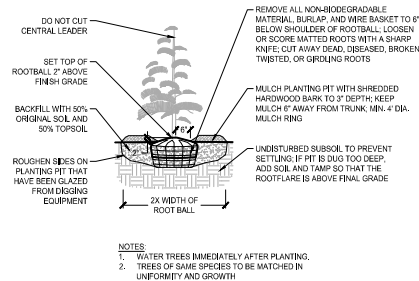
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SHEET TITLE

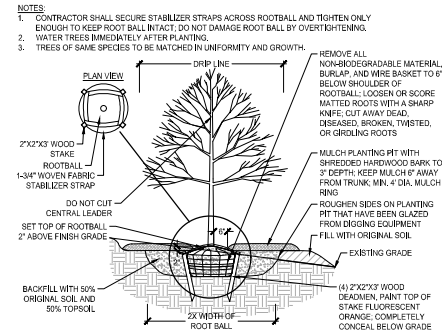
L1.01 - ENLARGED
LANDSCAPE PLAN

PROJECT NO. 21076	DATE 9/12/2022
DRAWN BY KB	SCALE 1" = 20'
CHECKED BY DB	
SHEET NO.	

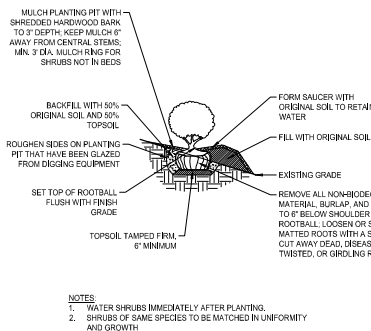
PLANT SCHEDULE AMMENITIES



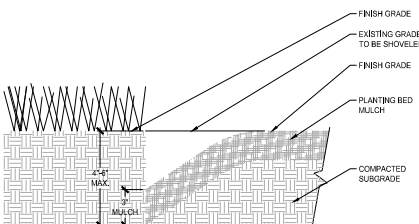
2 CONIFER TREE
SCALE: NTS



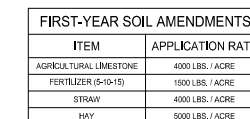
4 TREE ON SLOPE (10:1 TO 2:1 SLOPE)
SCALE: NTS



6 SHRUB PLANTING (ON SLOPE)
SCALE: NTS



9 PLANTING BED SHOVELED EDGING
SCALE: NTS



7 DISTURBED AREA SEEDING
SCALE: NTS

FIRST-YEAR SEEDING		
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

SPECIFICATIONS

1. KICHLER SINGLE LIGHT, 3-1/4" WIDE, INTEGRATED LED OUTDOOR SINGLE HEAD FLOOD LIGHT
2. MODEL #16157BK30
3. 35 DEGREE
4. COLOR TEMP. 3000K
5. ALUMINUM CASTING, BLACK
6. 500 LUMENS
7. HARDWIRED, LOW VOLTAGE
8. ADJUSTABLE WATTAGE 2.5, 3.5, & 7
9. WET LOCATION RATED

NOTES:

1. UPLIGHT TO COMPLY WITH TOWN OF FARRAGUT SIGN AND LANDSCAPE ORDINANCE WITH SHIELDING INSTALLED TO REDUCE GLARE.
2. INSTALL PER MANUFACTURER RECOMMENDATIONS.

10 LED UP-LIGHT
SCALE: NTS

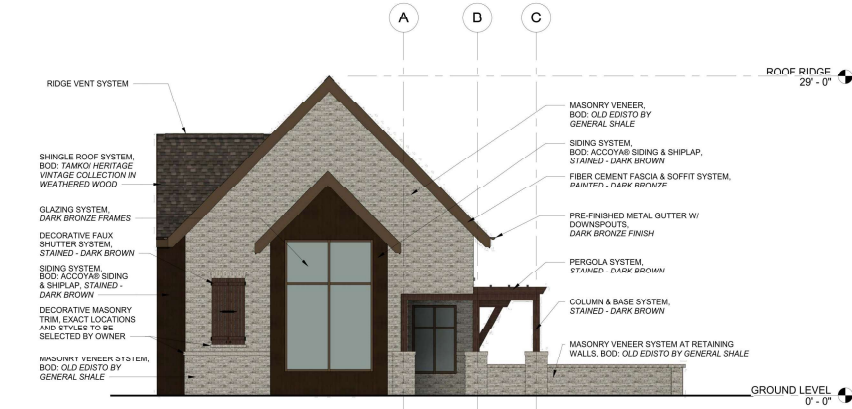
NO.	DATE	DESCRIPTION

SHEET TITLE

C4.04 - BUILDING A ELEVATIONS

PROJECT NO. DATE
21076 8/12/2022
DRAWN BY SCALE
HS NTS
CHECKED BY
DB
SHEET NO.

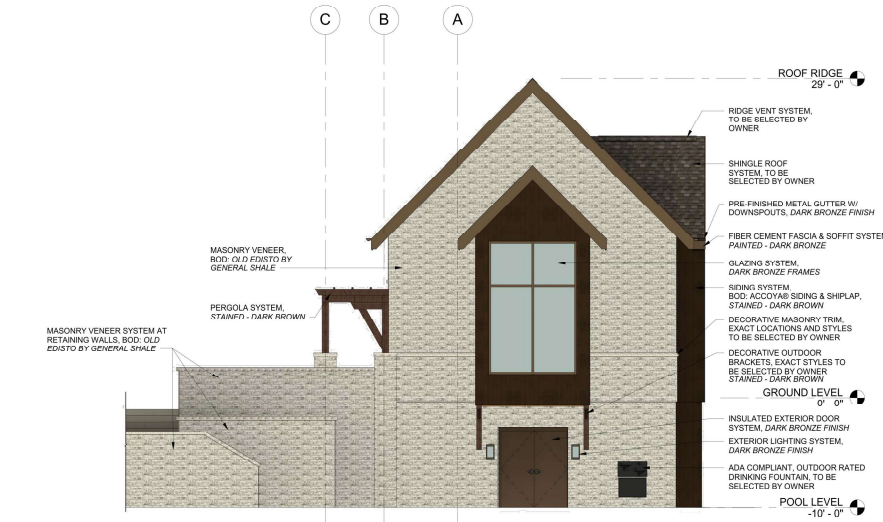
12 OF 19



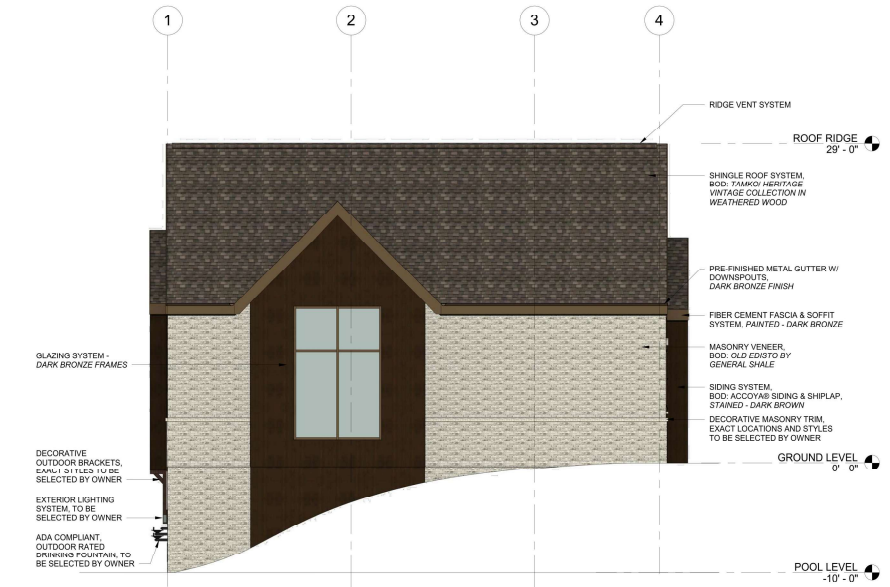
1 BLDG A NORTH ELEVATION
A3.01A 3/16" = 1'-0"



2 BUILDING A WEST ELEVATION
A3.01A 3/16" = 1'-0"



3 BLDG A SOUTH ELEVATION
A3.01A 3/16" = 1'-0"

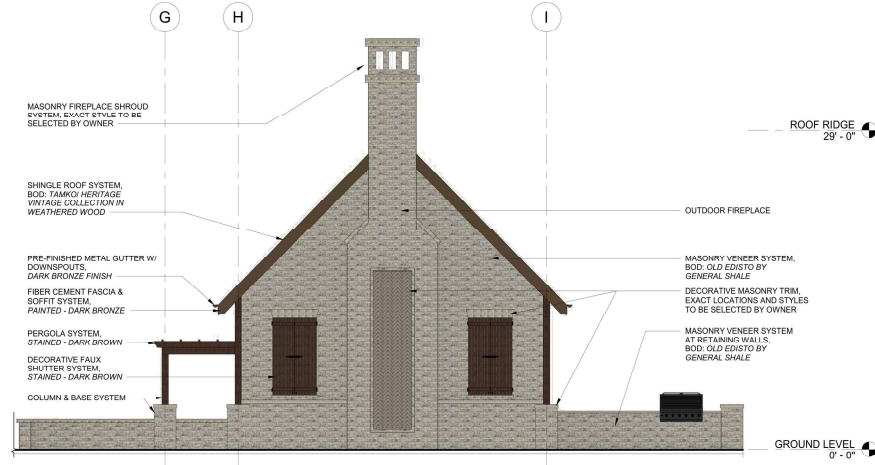


4 BUILDING A EAST ELEVATION
A3.01A 3/16" = 1'-0"

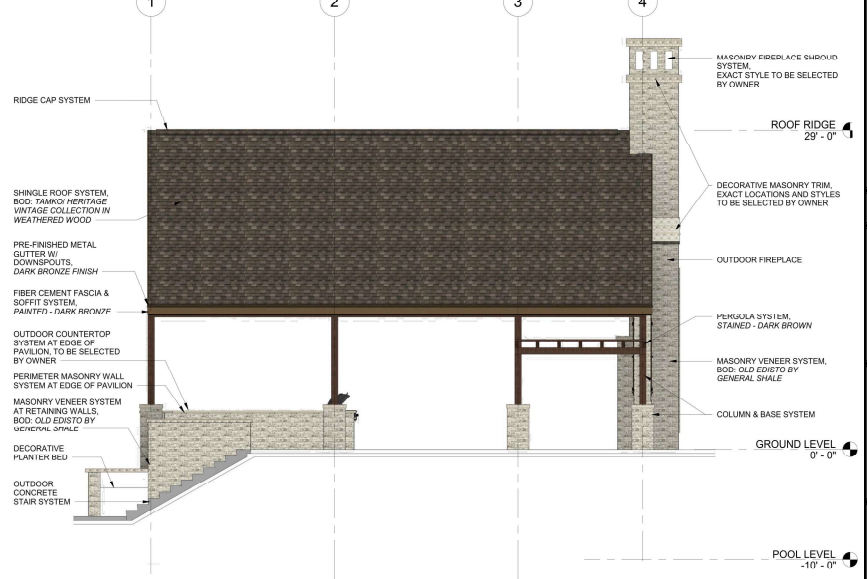
SUBMITTALS/REVISIONS	
NO.	DATE DESCRIPTION

SHEET TITLE
C4.05 - BUILDING B ELEVATIONS

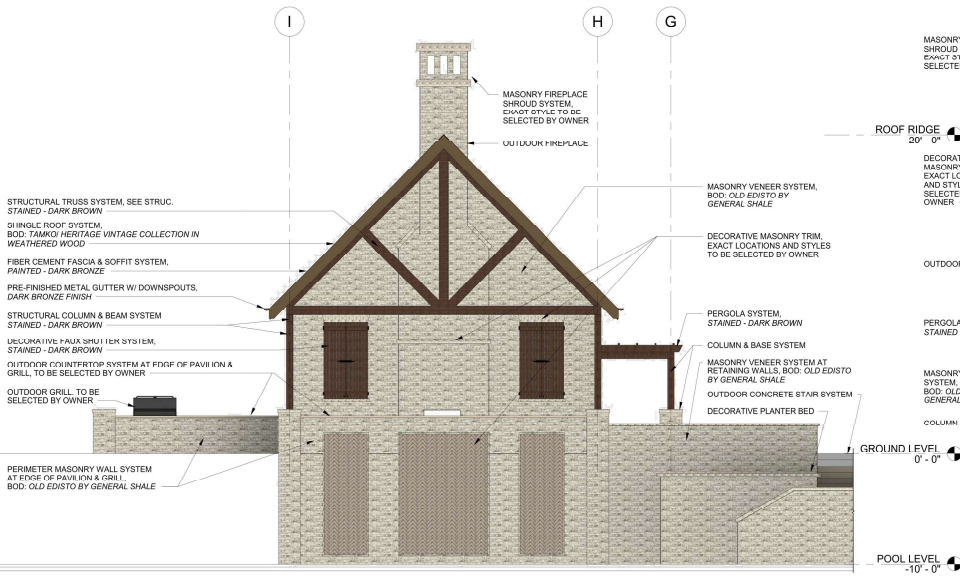
PROJECT NO. 21076	DATE 8/12/2022
DRAWN BY HS	SCALE N/A
CHECKED BY HS	
SHEET NO.	



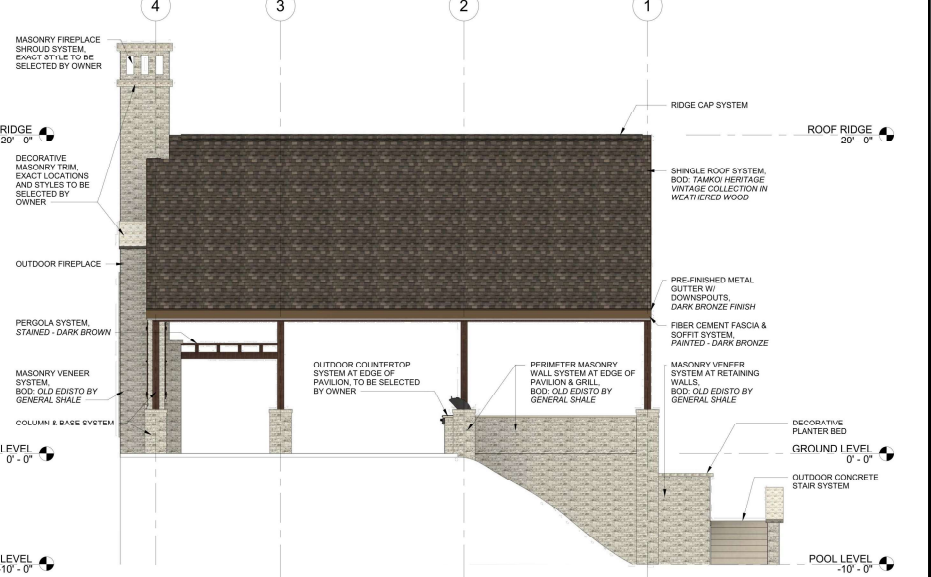
1 BUILDING B NORTH ELEVATION
3/16" = 1'-0"



2 BUILDING B WEST ELEVATION
3/16" = 1'-0"



3 BUILDING B SOUTH ELEVATION
3/16" = 1'-0"



4 BUILDING B EAST ELEVATION
3/16" = 1'-0"

