



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Community Center
Large Classroom
Tuesday, January 23, 2024
7:00 p.m.

1. Approval of minutes for the December 12, 2023, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of an individual tenant panel sign for Balanced Paws, located at 11135 Kingston Pike.
4. Review of a drive-through menu board sign for Dunkin, located at 712 N. Campbell Station Road.
5. Review of a permanent ground mounted subdivision sign(s) for Turkey Creek Woods Subdivision, located off East Kingsgate Road and Banbury Road.
6. Review of a primary permanent ground sign for Dunkin, located at 13038 Kingston Pike.
7. Review of two peripheral accessory freestanding signs for Dunkin, located at 13038 Kingston Pike.
8. Review of a landscape plan for Dogtopia, located at 12925 Kingston Pike.

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, January 23, 2024, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the December 12, 2023, meeting

2. Staff Report – Wall Sign Applications Approved Since the Last Meeting

The following wall sign applications have been approved since the last meeting:

- Dunkin - 13038 Kingston Pike (Kingston Pike Elevation)
- Dunkin – 13038 Kingston Pike (Public Accessway Elevation)

3. Ground Mounted Sign Applications

a) Balanced Paws – Located at 11135 Kingston Pike

Individual Tenant Panel Sign located along Kingston Pike.

Balanced Paws is requesting approval for an individual tenant panel sign located at 11135 Kingston Pike.

The panel is designed with a white background to be consistent with the other panels on the larger sign. Although staff thinks that the sign would be more effective if it focused on the name of the business, the “Dog Training” element of the message appears to be as legible as other panels on the sign.

b) Dunkin Donuts - located at 712 N. Campbell Station Road.

Menu Board Ground Sign located at 712 N. Campbell Station Rd.

Dunkin Donuts is requesting approval for a replacement menu board ground sign located at 712 N. Campbell Station Rd.

The applicant is requesting approval to install a replacement menu board sign and associated apparatus/equipment. The materials submitted to date are either non-compliant or incomplete and do not adequately demonstrate compliance. The regulations do not provide for both a menu board and a pre-sell board, and the single allowable order box sign cannot be more than 1 square foot in area and cannot exceed 30 inches in height. A site location plan sheet is also required. Finally, the order station canopy support structure will need to be done in a color that is compatible with the building façade to comply with the Architectural Design Standards. The applicant is aware of these issues but has not yet submitted fully revised and compliant plan materials.

c) Turkey Creek Woods Subdivision - located off East Kingsgate and Banbury Rd.

Permanent Ground Mounted Subdivision Sign(s)

Turkey Creek Woods Subdivision is requesting approval to reface two existing subdivision entrance signs.

The application involves two new/replacement sign face panels for the existing monument signs at the entrances to Turkey Creek Woods Subdivision. The existing monument signs were approved in 1995 with 2 x 8-foot inset panels to accommodate the actual sign face. These inset panels are somewhat larger than would be allowable today, but they are tied to the inset space built into the larger brick monument structure. The staff can recommend approval subject to the following:

1. Confirming the material to be used for the sign inset.
2. Providing additional details for the proposed landscaping. The staff would suggest the use of some low growing, low maintenance shrubs.
3. Providing additional details for the proposed external lights.

d) Dunkin Donuts – Located at 13038 Kingston Pike

Primary Ground Mounted Sign located at 13038 Kingston Pike.

Dunkin is requesting approval for a primary ground mounted sign located at 13038 Kingston Pike.

The applicant is requesting approval to install a monument type ground sign for the new Dunkin Donuts being developed at 13038 Kingston Pike. The proposed sign and plans are compliant, and the staff can recommend approval.

e) Dunkin Donuts – Located at 13038 Kingston Pike

Peripheral Accessory Freestanding Signs, located at 13038 Kingston Pike.

Dunkin is requesting approval for two peripheral accessory freestanding signs located at 13038 Kingston Pike.

The applicant is requesting approval to install two accessory entrance type signs for the new Dunkin Donuts being developed at 13038 Kingston Pike. The proposed signs and plans are compliant, and the staff can recommend approval.

4. Landscape Plans

a) Dogtopia - located at 12925 Kingston Pike

Landscape plan for Dogtopia located at 12925 Kingston Pike.

This item involves a landscape plan for a Dogtopia being developed on Kingston Pike.

The plan includes required landscape elements for shade trees, parking lot screening, and landscaping around the buildings. The plan meets the Town's requirements, and the staff recommends approval.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, December 12, 2023. Chairman Marty Layman presided. Members in attendance were Marty Layman, Mayor Ron Williams, Stephen Marlowe, Scott Russ, Derek Wright, and Sue Stuhl. Ms. Brittany Moore and Youth Representative Kate Myers were absent. This was a rescheduled called meeting in the place of the regular November meeting.

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

1. Minutes

A motion was made by Mayor Williams to approve the October 24, 2023, minutes as submitted. The motion was seconded by Mr. Russ and passed unanimously.

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

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

- Hearthside Bank - 11140 Kingston Pike (Kingston Pike Elevation)
- Fit Body Boot Camp – 10951 Kingston Pike (Stonecrest Shopping Center)

3. Ground Mounted Sign Applications:

a) Pals Automotive - located at 314 N. Watt Road

Primary Permanent Ground Sign located at 314 N. Watt Road

Pals Automotive requested approval for a new primary ground sign at their facility located on North Watt Road.

The staff explained that the application involved a new approximately 31 square foot monument sign for PALS Automotive Repair. The applicants will be remodeling the existing building and have recently reviewed plan approval from the Planning Commission. Staff recommended approval of the sign subject to the following:

1. The sign site plan (including landscaping) will need to be revised to reflect the updated plan for the overall development site. The owners have made site layout changes based on input from the Planning Commission.

Mayor Williams made a motion to approve the sign subject to staff's recommendation. Mr. Marlowe seconded the motion, which passed unanimously.

b) Hearthside Bank - located at 11140 Kingston Pike

Primary Permanent Ground Sign located at 11140 Kingston Pike.

Hearthside Bank requested approval for a remodeled primary ground sign at their new branch located on Kingston Pike.

The staff explained that the application involved refacing and renovating an existing 32 square foot monument ground sign. This included painting the sign base and sign cabinet. The staff noted that the proposed sign and plans met the Town's requirements and recommended approval.

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

c) Current Watersports - located at 11221 Outlet Drive

Primary Permanent Ground Sign located at 11407 Outlet Drive.

Current Watersports is requesting approval for a refaced primary ground sign at their facility located on Outlet Drive.

The staff explained that the application involved refacing an existing 39 square foot monument sign for Current Watersports. The applicants will also be reestablishing compliant landscaping as part of the request. The staff recommended approval of the sign subject to the following:

1. Raising the grade around the front portion of the sign and ensuring that the landscape improvements surround the existing base and conceal the visible sign supports.

Mr. Russ made a motion to approve the sign subject to the staff's recommendation. Ms. Stuhl seconded the motion, which passed unanimously.

d) Grigsby Park Development - located off Grigsby Chapel Road

Permanent Ground Mounted Subdivision Sign(s)

Grigsby Park Development requested approval for two subdivision entrance signs and associated decorative wall features. The development is located a short distance east of the intersection of Grigsby Chapel Road and Fritz Road.

The staff explained that the application involved two 20 square foot subdivision entrance signs for Grigsby Park Development. The proposed signs will be mounted on decorative wall features on both sides of the subdivision entrance road. A total of 40 square feet of signage is permitted for a subdivision sign and the developer is allowed to split it between two signs as proposed. The staff recommended approval subject to the following:

1. Providing specifications and a detail confirming the construction/material for the sign face inset. The applicants have indicated that it will be a Crab Orchard Flagstone inset panel with black lettering. This needs to be confirmed for the permit.

Mr. Russ made a motion to approve the sign subject to the staff's recommendation. Mayor Williams seconded the motion, which passed unanimously.

4. **Landscape Plans**

a) Hearthside Bank - located at 11140 Kingston Pike

Landscape plan for the new Hearthside Bank located at 11140 Kingston Pike.

This item involved a landscape plan for the new Hearthside Bank branch located at 11140 Kingston Pike.

The staff reviewed the plan noting that it included replacement trees for the existing landscaping being removed, required shade trees for the overall site, and parking lot related landscaping. The staff recommended approval.

Mayor Williams made a motion to approve the plan. Mr. Russ seconded the motion, which passed unanimously.

b) Dollar General and Advanced Auto Parts - located on Kingston Pike

Landscape plan for Dollar General and Advanced Auto Parts.

This item involved a landscape plan for the new Dollar General and Advanced Auto Parts development located on the south side of Kingston Pike, approximately 600 feet east of Watt Road.

The staff reviewed the plan noting that it included required landscape elements for shade trees, parking lot screening, and landscaping around the buildings. The staff recommended approval.

Mr. Marlowe made a motion to approve the plan. Mr. Wright seconded the motion, which passed unanimously.

c) Dunkin Donuts - located at 13038 Kingston Pike

Landscape plan for a new Dunkin Donuts located at 13038 Kingston Pike.

This item involves a landscape plan for a new Dunkin Donuts being developed on Kingston Pike near Watt Road.

The staff reviewed the plan noting that it included includes required landscape elements for shade trees, parking lot screening, and landscaping around the buildings. The staff recommended approval subject to the following:

1. The addition of some additional plantings to better screen the drive-through lane and parking lot traffic lanes between the front of the building and Kingston Pike.

Mayor Williams made a motion to approve the plan subject to the staff's recommendation. Mr. Russ seconded the motion, which passed unanimously.

5. Other Business

a) Cancellation of Regular December Meeting

The staff noted that the regular December meeting date fell on the day after Christmas and asked if the Board wanted to cancel the meeting due to the holidays.

Mr. Russ made a motion to cancel the regular December meeting. Mr. Wright seconded the motion, which passed unanimously.

Meeting adjourned at 7:34 pm

Approved Wall Sign Overview

Holley Marlowe, Primary Staff Reviewer

Notes

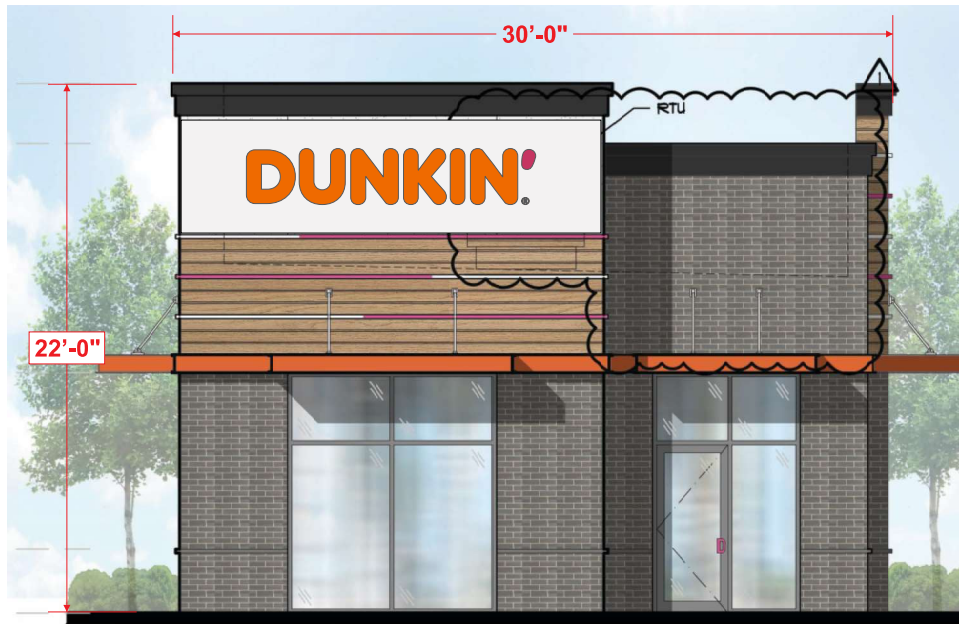
Dunkin' - 13038 Kingston Pike (Kingston Pike Elevation)

Sign approved as submitted. The approved sign is 28.19 square feet on 30' Linear building wall. Orange channel letters and pink apostrophe with gray returns individually mounted to wall fascia. Internally illuminated with white LED's. This location has 2 signs. The Kingston Pike elevation sign is the 1:1 ratio sign.

Dunkin' - 13038 Kingston Pike (Public Accessway Elevation)

Sign approved as submitted. The approved sign is 54.44 square feet on 73'-6" Linear building wall. Orange channel letters and pink apostrophe with gray returns individually mounted to wall fascia. Internally illuminated with white LED's. This location has 2 signs. The accessway elevation sign is the .75:1 ratio sign.

Town of Farragut
Sign Permit BP-2024-12-SP
Approved 01.10.2024



VINYL COLORS

3M 3630-3123
Orange Translucent

3M 3630-1379
Magenta Translucent

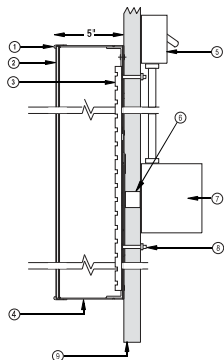
3M 7725-41
Gray Translucent

PMS 7635 c

PMS 3564 c

PMS 7540

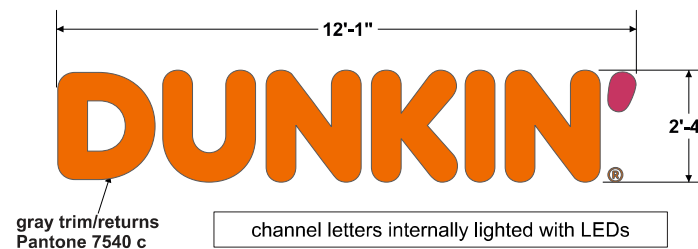
INDIVIDUALLY-MOUNTED CHANNEL LETTERS



1. TRIM CAP WITH RETAINING SCREW
2. PLEX FACE
3. WHITE LED
4. ALUMINUM .063" BACKS / .040" RETURN
5. DISCONNECT SWITCH
6. SEAL TIGHT PASS-THROUGH WIRING KIT
7. TRANSFORMER W/ WALL BOX
8. WALL ANCHORS AS REQUIRED
9. WALL FASCIA



SCALE: 1/4" = 1'



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APPROVAL SIGNATURE

FILE LOCATION:
Baker/D/Dunkin

LOCATION:
Farragut, TN

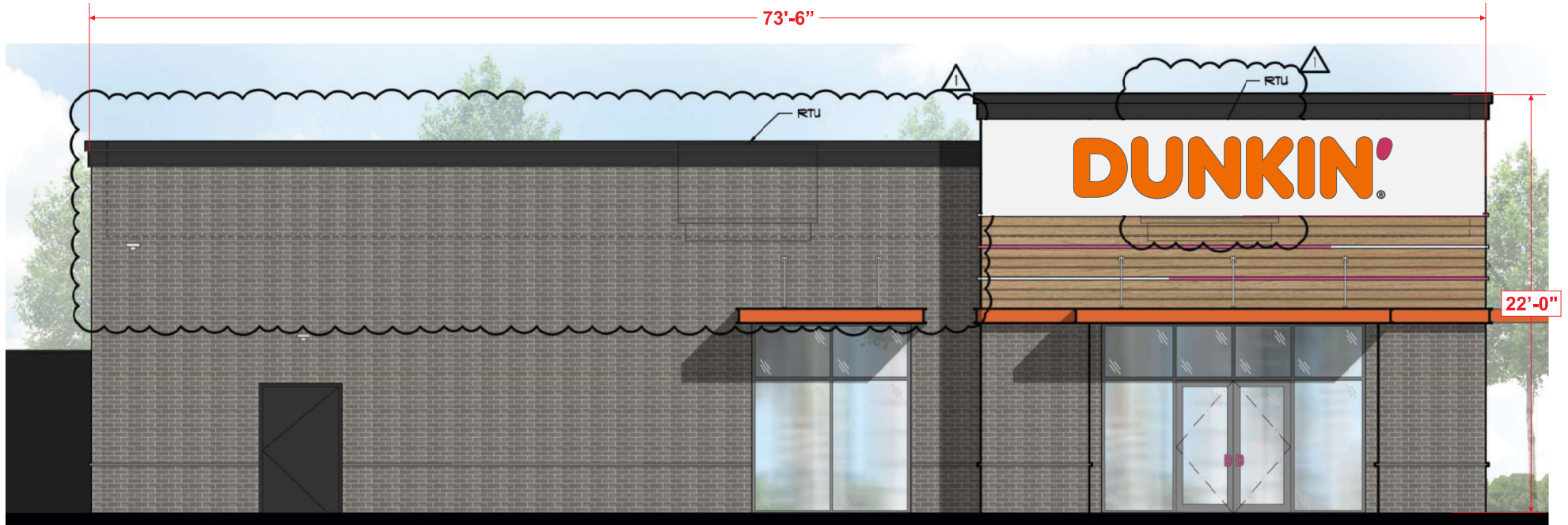
SALES REPRESENTATIVE:
Baker Jones

FILE:
Dunkin Bldg Farragut

DATE:
12-08-2023

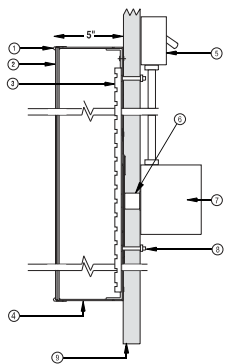
DRAWN BY:
Tiffany Poling

SCALE:
1/4" = 1'



Town of Farragut
Sign Permit BP-2024-11-SP
Approved 01.10.2024

INDIVIDUALLY-MOUNTED CHANNEL LETTERS



1. TRIM CAP WITH RETAINING SCREW
2. PLEX FACE
3. WHITE LED
4. ALUMINUM .063" BACKS / .040" RETURN
5. DISCONNECT SWITCH
6. SEAL TIGHT PASS-THROUGH WIRING KIT
7. TRANSFORMER W/ WALL BOX
8. WALL ANCHORS AS REQUIRED
9. WALL FASCIA



PMS 7635 c

PMS 3564 c

PMS 7540

VINYL COLORS

3M 3630-3123
Orange Translucent

3M 3630-1379
Magenta Translucent

3M 7725-41
Gray Translucent

SCALE: 1/4" = 1'



gray trim/returns
Pantone 7540 c

channel letters internally lighted with LEDs

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☐ REVISE & RESUBMIT

APPROVAL SIGNATURE

FILE LOCATION:
Baker/D/Dunkin

LOCATION:
Farragut, TN

SALES REPRESENTATIVE:
Baker Jones

FILE:
Dunkin Bldg Farragut

DATE:
12-08-2023

DRAWN BY:
Tiffany Poling

SCALE:
1/4" = 1'

2) 44 1/2"W x 21 1/4"H Single Sided Sign Digitally Printed (3621) &
Laminated (210) Installs on Existing Monument Panels
Location - 11135 Kingston Pk



*Production will not begin until you approve your proof. Please verify wording, spelling, art and sizes are correct before approving. Please note, once approved that you will be responsible for remake costs should any errors be found after production begins. Colors portrayed on this proof may differ from final product due to most monitors not being color calibrated. There is no charge for the first proof, however any changes beyond the second proof may be subject to set up / desktop fees. Thank you!

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Knoxville, TN 37932
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FAX (865) 671-8787
www.signsnsuch.net

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DATE: 11-20-2023
LOCATION: Knoxville
SALES REP: A. Carter
DRAWN BY: A. Matthews
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) 44 1/2"W x 21 1/4"H Single Sided Sign Digitally Printed (3621) &
Laminated (210) Installs on Existing Double Sided Monument Panels
Location - 11135 Kingston Pk



Existing Monument Sign



Proposed Monument Sign



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DATE: 11-20-2023
LOCATION: Knoxville
SALES REP: A. Carter
DRAWN BY: A. Matthews
PAGE: (1) of (1)

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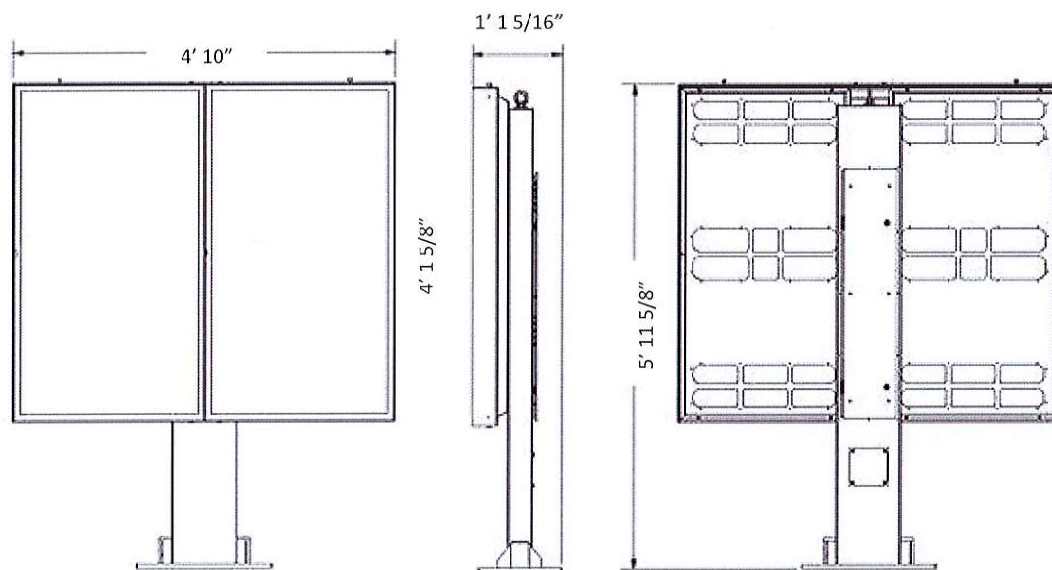
***Production will not begin until you approve your proof. Please verify wording, spelling, art and sizes are correct before approving. Please note, once approved that you will be responsible for remake costs should any errors be found after production begins. Colors portrayed on this proof may differ from final product due to most monitors not being color calibrated. There is no charge for the first proof, however any changes beyond the second proof may be subject to set up / desktop fees. Thank you!**

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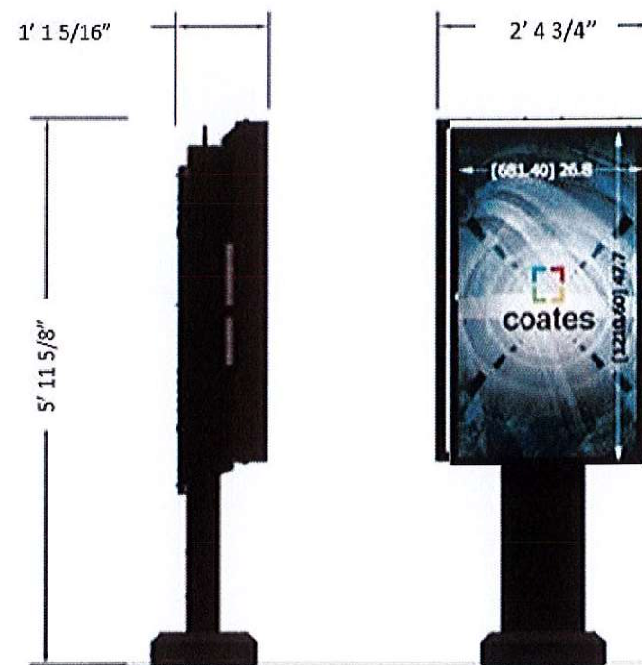
Approved By: _____

Date: _____

Coates ODMB Measurements



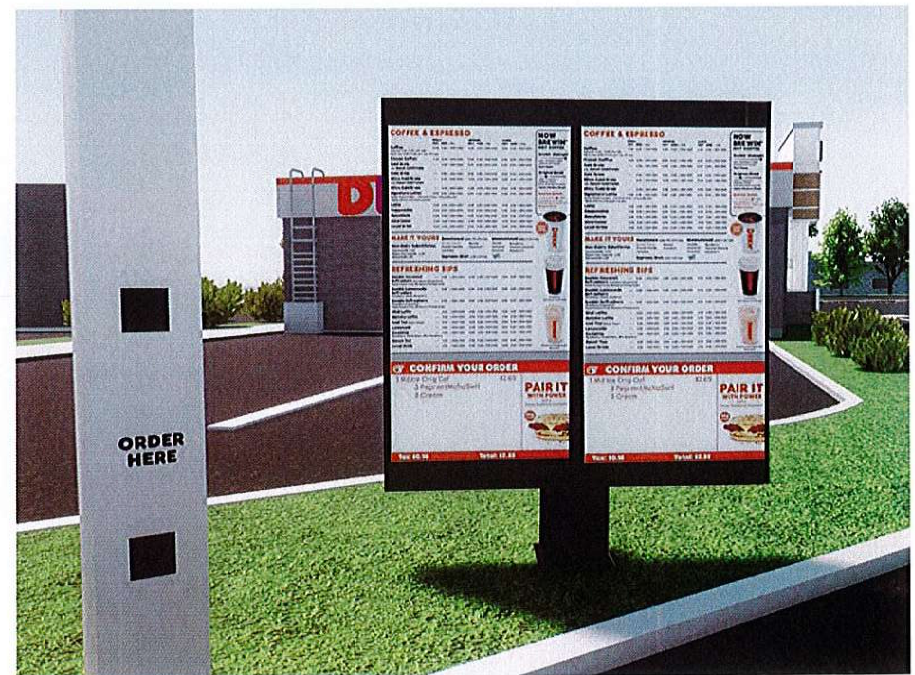
Coates-ODMB -03



Coates - Pre-sell-03



Brand Standard ODMB Solution - The required solution is a stand-alone pedestal ODMB, positioned next to a separate stand-alone canopy order point.





TURKEY CREEK WOODS

VINYL COLORS

3M 3630-3123
Orange Translucent

PMS 7635 c

3M 3630-1379
Magenta Translucent

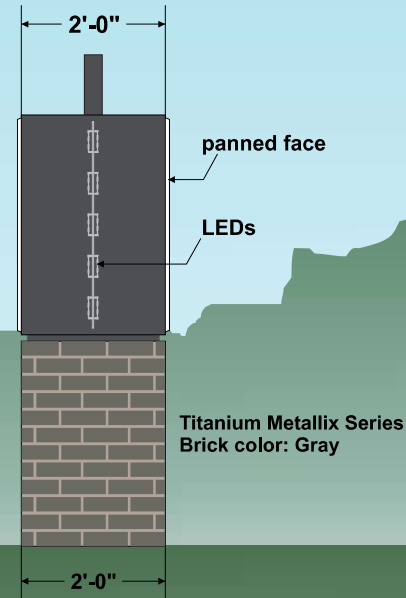
PMS 3564 c

3M 7725-41
Gray Translucent

PMS 7540



SIDE VIEW



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☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

APPROVAL SIGNATURE

DATE: 01-10-2024
SCALE: 3/8" = 1'

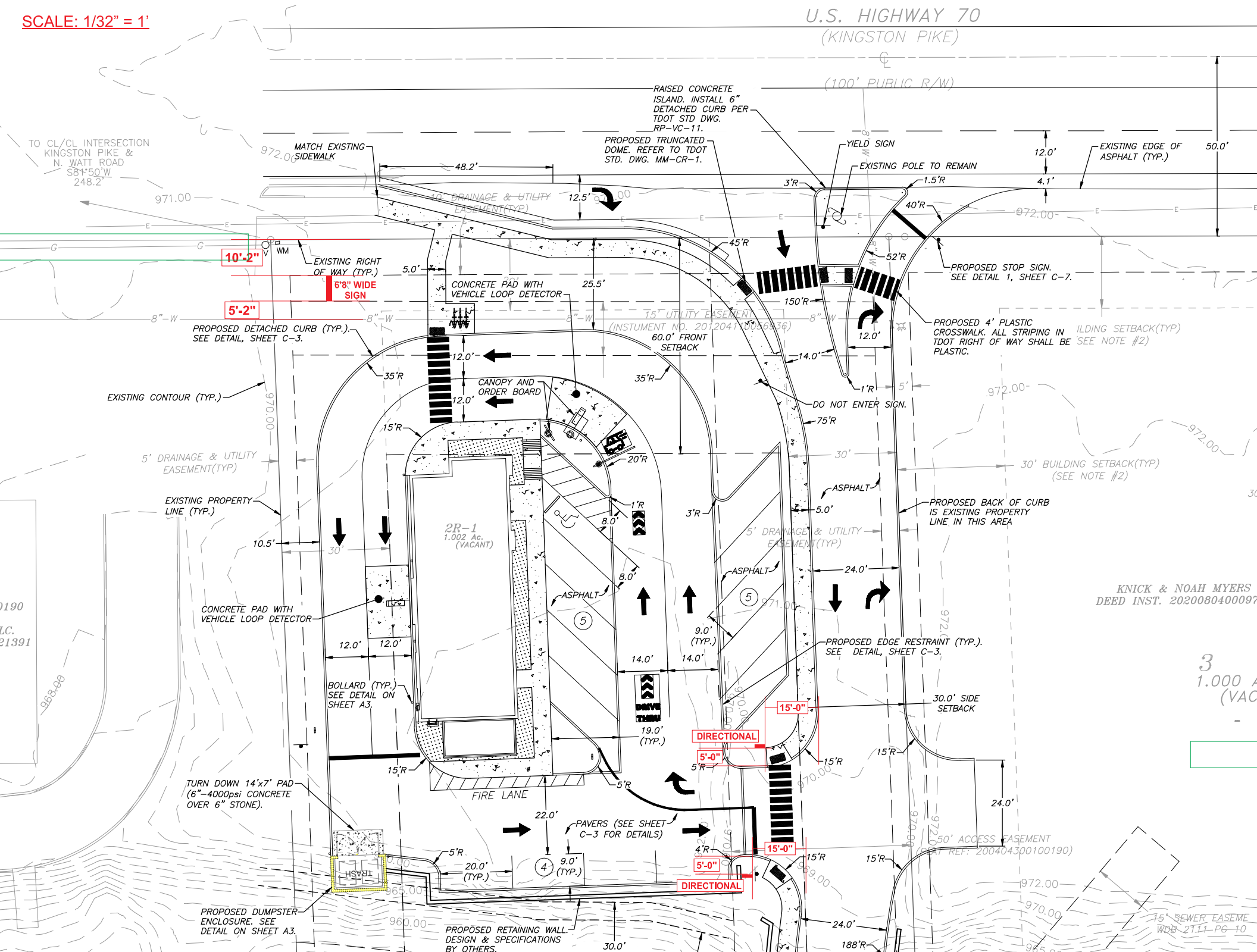
DRAWN BY:
Tiffany Poling

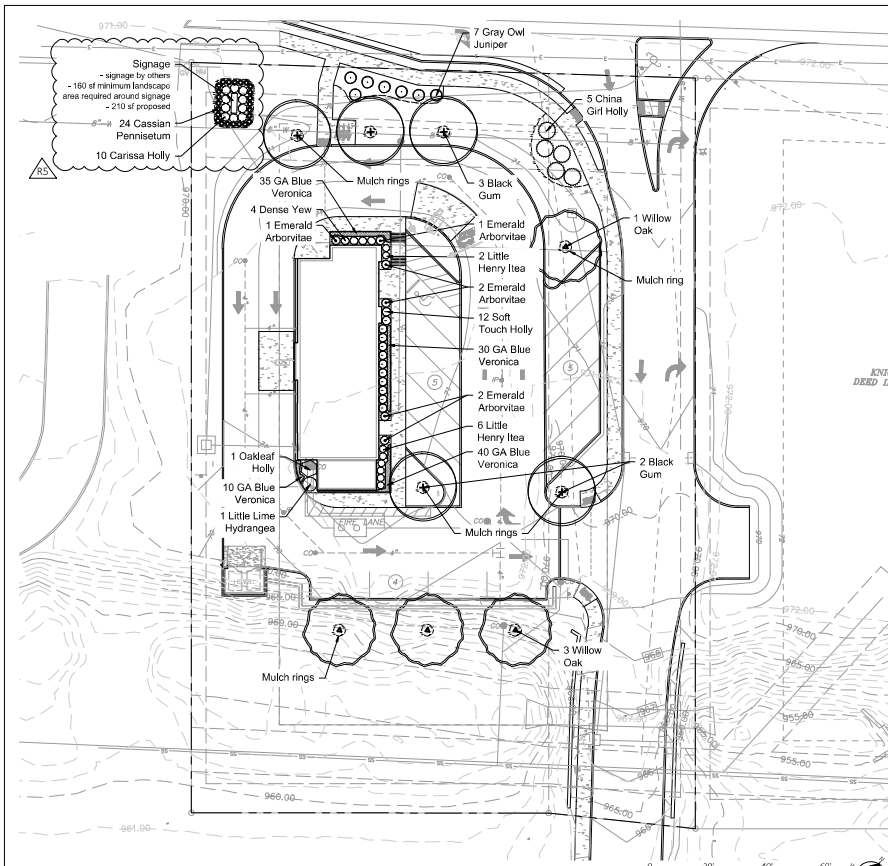
SALES REPRESENTATIVE:
Baker Jones

FILE:
Dunkin Monument Farragut

FILE LOCATION:
Baker/D/Dunkin Donuts

LOCATION:
Farragut, TN





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

Planting Notes

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

Tree Planting Requirements

One shade tree per every 2500 SF of improvements.

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

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

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

Street Frontage Shade Tree Requirement:

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

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

Landscaping Between Buildings and Parking Lot

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

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

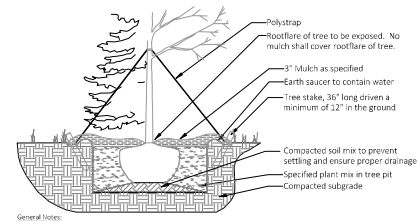
83 x 2.5 = 208 square feet required

463 square feet provided

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

Planting Legend

Qty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
5	Nyssa sylvatica	Blackgum	2" cal.	central leader, full and dense
4	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense
Evergreen Trees				
1	Ilex 'Conal'	Oakleaf Holly	6' hgt.	central leader, full and dense
6	Thuja occidentalis 'Emerald Green'	Emerald Arborvitae	6' hgt.	central leader, full and dense
Deciduous Shrubs				
1	Hydrangea paniculata 'Jame'	Little Lime Hydrangea	3 gallon	5' oc, full and dense
8	Itea virginica 'Sprich'	Little Henry Itea	3 gallon	2.5' oc, full and dense
Evergreen Shrubs				
12	Ilex crenata 'Soft Touch'	Soft Touch Holly	3 gallon	3' oc, full and dense
10	Ilex cornuta 'Carissa'	Carissa Holly	3 gallon	3' oc, full and dense
6	Ilex x mesconense 'Mesog'	China Girl Holly	3 gallon	14' oc, full and dense
5	Quercus laevis	Gray Oak Juniper	3 gallon	6' oc, full and dense
4	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	3' oc, full and dense
Perennials & Groundcover				
24	Pennisetum alopecuroides 'Cassians Choice'	Cassian Pennisetum	3 gallon	2' oc, full and dense
115	Veronica pedunculata 'Georgia Blue'	Orn Blue Veronica	1 gallon	12' oc, full and dense

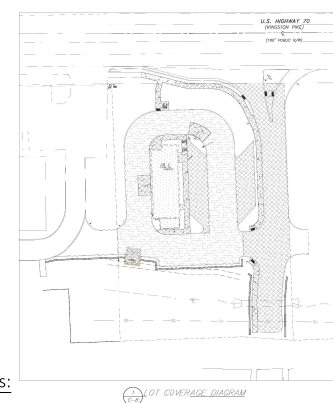


General Notes:

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

General Tree Planting

Scale: NTS



Site Calculations:

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

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

Beasley
LANDSCAPE ARCHITECTS

Patricia Beasley
805.441.6428



Dunkin

13038 Kingdon
Pike

Knoxville
Tennessee 37934

Submittal Record
R1, 10.18.23 - Added screening & revised tree species in front yard
R2, 11.07.23 - Revised tree species in front yard
R3, 12.12.23 - Revised site plan
R4, 12.14.23 - Added screening in front yard
R5, 01.05.24 - Added signage in front yard

September 18, 2023

Landscape Plan

L100

PMS 7635 c

PMS 3564 c

PMS 7540

cool gray 1

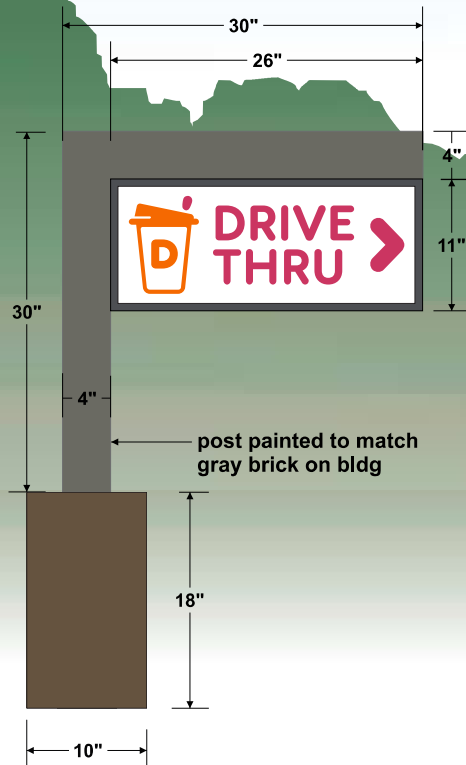
VINYL COLORS

3M 3630-3123
Orange Translucent

3M 3630-1379
Magenta Translucent

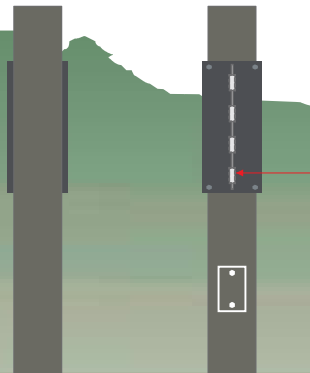
3M 7725-41
Gray Translucent

quantity of (1)



post painted to match
gray brick on bldg

SIDE VIEWS



OPPOSITE SIDE



SIGNCO inc.
PLASTIC, NEON, ELECTRONIC

This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 10x value of the job represented on this drawing.
VALUE OF THIS DRAWING: \$500.00

**SIGN & FAX BACK SO THAT
WE MAY APPROVE YOUR ORDER.**

FAX: 865.947.2089 info@signco-inc.com

FILE LOCATION:

Baker/D/Dunkin Donuts

LOCATION:

Farragut, TN

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

APPROVAL SIGNATURE

DATE:

12-08-2023

SCALE:

3/4" = 1'

DRAWN BY:

Tiffany Poling

SALES REPRESENTATIVE:

Baker Jones

FILE: Dunkin Directionals Farragut

PMS 7635 c

PMS 3564 c

PMS 7540

cool gray 1

VINYL COLORS

3M 3630-3123
Orange Translucent

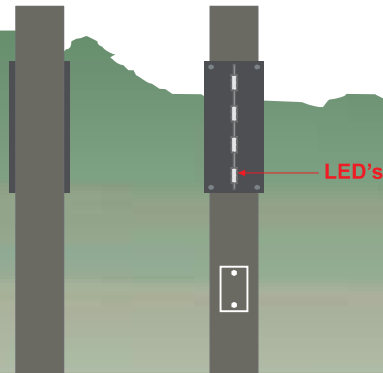
3M 3630-1379
Magenta Translucent

3M 7725-41
Gray Translucent

quantity of (1)



SIDE VIEWS



OPPOSITE SIDE



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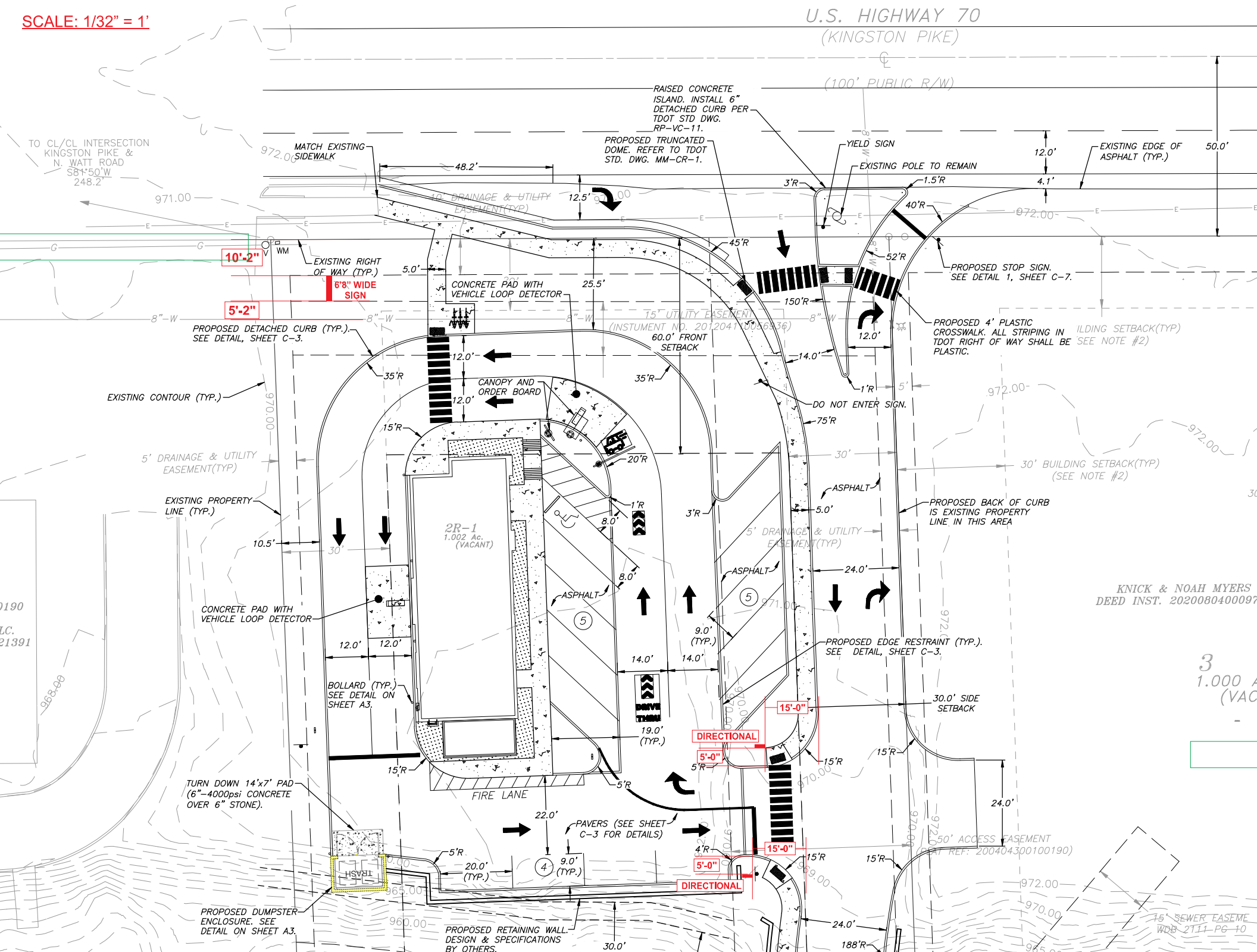
3/4" = 1'

SALES REPRESENTATIVE:

Baker Jones

FILE: Dunkin Directionals Farragut

DRAWN BY:
Tiffany Poling



One shade tree per every 2500 SF of improvements.

Total Improvements 8,470
 $8,470 / 2,500 = 3.4$ shade trees required

Landscaping Between Buildings and Parking Lot

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

$74 \times 2.5 = 185$ square feet required

343 square feet provided (does not include artificial turf area or terminal parking lot islands)

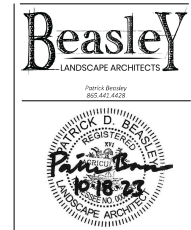
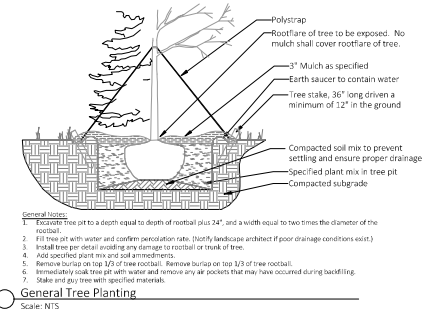
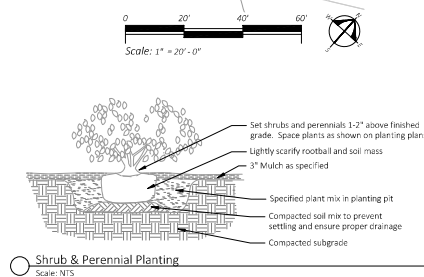
Total site area: 49,588 SF (1.002 acres)

- Permeable Paver Area = 5,780 SF
- Building and Accessories = 6,650 SF
- Parking and Flatwork Area = 1,820 SF
- Total Impervious Area = 8,470 SF
- Total Lot Coverage = 17%

Qty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
3	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense
3	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense
Evergreen Trees				
8	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense
4	Thuja occidentalis 'Emerald Green'	Emerald Arborvitae	6' hgt.	central leader, full and dense
Deciduous Shrubs				
1	Hydrangea paniculata 'Jame'	Little Lime Hydrangea	3 gallon	as shown on plan, full and dense
3	Itea virginica 'Sprich'	Little Henry Itea	3 gallon	2.5" oc, full and dense
Evergreen Shrubs				
28	Ilex crenata 'Soft Touch'	Soft Touch Holly	3 gallon	3" oc, full and dense
26	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	4" oc, full and dense
Perennials & Groundcover				
20	Penstemon alpinus 'Cassius Choice'	Cassian Penstemon	3" pc, full and dense	
3	Veronica peduncularis 'Georgia Blue'	GA Blue Veronica	1 gallon	12" oc, full and dense

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

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



Dogtopia
12925 Kingston
Pike
Farragut
Tennessee 37934

Submittal Record

R1 - 01.10.24 - added additional parking lot landscape

October 18, 2023

Landscape Plan

L100