



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Farragut Community Center
Medium Classroom
Tuesday, October 22, 2024
7:00 p.m.

1. Approval of minutes for the September 24, 2024, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of an individual tenant panel sign for Nail Bakery Spa, located at 115 Lovell Rd.
4. Review of a landscape plan for a new Echo Suites hotel, located at 11244 Outlet Drive.
5. Discussion and approval of changing the normal meeting time from 7:00 p.m. to 6:00 p.m.
6. Discussion of November and December meeting dates and holiday schedules.

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

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MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, October 22, 2024, at 7:00 p.m.

AGENDA

1. Approval of Minutes for September 24, 2024, Meeting

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

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

- Concord Veterinary Hospital – 11904 Kingston Pike (Kingston Pike Elevation).
- Concord Veterinary Hospital – 11904 Kingston Pike (Peterson Road Elevation).
- Nail Bakery Spa – 115 Lovell Road.

3. Ground Mounted Sign Applications

a) Nail Bakery Spa – Located at 115 Lovell Road

Individual Tenant Panel Sign located along Lovell Road.

Nail Bakery Spa is requesting approval for an individual tenant panel sign on the existing sign structure located at 115 Lovell Rd.

The panel is designed with a white background to be consistent with the other panels on the larger sign structure. The panel appears to be reasonably legible, and staff can recommend approval.

4. Landscape Plans

a) Echo Suites - Located at 11244 Outlet Drive

Landscape plan for an Echo Suites hotel located at 11244 Outlet Drive.

This item involves a landscape plan for a new Echo Suites hotel being developed along Outlet Drive.

The plan includes required shade trees, and landscaping between the building and parking lot. The plan meets the Town's minimum standards and staff can recommend approval.

5. Other Business

a) Discussion and Approval of Regular 6:00 p.m. Meeting Time

The Board of Mayor and Aldermen changed its regular meeting time to 6:00 p.m. last year and the Planning Commission is considering making the same change now. The staff would also like the VRRB to consider changing its regular meeting time from 7:00 p.m. to 6:00 p.m. This would better align regular evening meeting times across the Town's various boards and commissions and help to avoid scheduling confusion.

b) Discussion of November and December Meeting Dates and Holiday Schedules

The regular November meeting will fall on the 26th, two days before Thanksgiving. The regular December meeting will fall on the 24th, which is Christmas Eve and a Town Holiday. How would the board like to handle these potential scheduling issues? Will enough members be able to meet on November 26th or should we reschedule for early to mid-December? The regular December meeting will either need to be rescheduled or cancelled altogether.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, September 24, 2024. Chairman Marty Layman presided. Members in attendance were Marty Layman, Brittany Moore, Scott Russ, Sue Stuhl, Stephen Marlowe, Joe LaCroix, and Alderman David White. Youth Representative Naddia Talo was absent.

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

1. Minutes

A motion was made by Ms. Stuhl to approve the August 27, minutes as submitted. The motion was seconded by Mr. Marlowe, and it passed unanimously.

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

The staff reported that the following wall sign applications and a canopy sign application had been approved since the last meeting:

- 54th Nail Lounge – 11660 Parkside Drive.
- Prestige Cleaners – 11428 Kingston Pike.
- River Dog Bakery – 11422 Kingston Pike.

3. Ground Mounted Sign Applications:

a) Roll'em Up Taquito – Located at 117 Lovell Road

Individual Tenant Panel Sign located along Lovell Road.

Roll'em Up Taquito requested approval for an individual tenant panel sign on the existing sign structure located at 117 Lovell Rd.

The staff noted that the panel had been designed with a white background to be consistent with the other panels on the structure and that it appeared to be reasonably legible. Staff recommend approval

Mr. Russ made a motion to approve the tenant panel sign. Ms. Moore seconded the motion, which passed unanimously.

b) Anchor 934 Leasing Office – Located at 200 Brooklawn Street

Internal Accessory Sign located off Brooklawn Street.

Anchor 934 Apartments requested approval for an internal accessory sign for their leasing office located at 200 Brooklawn Street.

Staff noted that the applicant had not provided adequate information requested to document setback compliance and had also not paid the permit application fee. The staff also noted that the applicants were informed that they could mount a similar sign on the building as a “general occupant” sign if the required setback couldn’t be reasonably met. Staff recommended denial.

Mr. LaCroix made a motion to deny the request. Mr. Marlowe seconded the motion, which passed unanimously.

c) Concord Veterinary – Located at 11904 Kingston Pike

Primary Ground Mounted Sign located off Kingston Pike.

Concord Veterinary requested approval to reface and upgrade the permanent ground mounted sign at their facility located at 11904 Kingston Pike.

The staff explained that the plan involved adding an aluminum face panel to their existing ground sign structure and changing the existing blue background color to a darker shade of blue. Staff recommended approval.

Mr. Russ made a motion to approve the sign as proposed. Mr. LaCroix seconded the motion, which passed unanimously.

4. Landscape Plan Applications:

a) Campbell Station Retail Building - Located at 707 North Campbell Station Road

Landscape plan for a retail building located at 707 N. Campbell Station Road.

This item involves a landscape plan for a new retail building being developed off Campbell Station Road behind the Casey’s fuel station and Campbell Station Wine & Spirits.

The staff reviewed the plan noting that it included required shade trees, replacement trees, and landscaping between the building and the parking lot. Staff also noted that the landscape architect had revised the plan to substitute Winter King Hawthorn for several Kwanzan Cherry trees. This change was made based on a suggestion from staff. Staff recommended approval of the revised plan.

Ms. Moore made a motion to approve the revised plan. Mr. LaCroix seconded the motion, which passed unanimously.

The meeting adjourned at 7:25 pm.

Approved Wall Sign Overview

Holley Marlowe, Primary Staff Reviewer

Notes

Concord Veterinary Hospital – 11904 Kingston Pike (Kingston Pike Elevation)

Sent back for information regarding existing sign and elevation length and business license requirement.

The approved sign is 56.96 square feet on 102' linear building elevation. Blue channel letters and blue dog/cat logo individually mounted to building wall internally illuminated with LEDs. This sign is the .75:1 ratio sign for the business.

Concord Veterinary Hospital – 11904 Kingston Pike (Peterson Rd Elevation)

Sign application was returned to applicant for information regarding existing sign removal and business license requirement.

The Approved sign is 72.2 square feet on 73' linear building elevation. Red channel letters and blue dog/cat logo individually mounted to building wall internally illuminated with LEDs. This sign is the 1:1 ratio sign for this business.

Nail Bakery Spa - 115 Lovell Rd

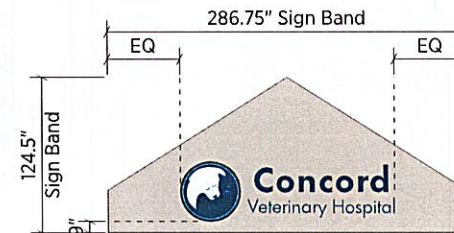
Sign was returned for mounting compatibility after property owner submitted compatibility plan to the town. Approved sign is 28.42 square feet on 29.1 linear leased space. Sign is white channel letters with circle logo black returns and trim caps. Face lit, internally illuminated with white LEDs Mounted to a raceway painted to match building fascia.



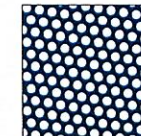
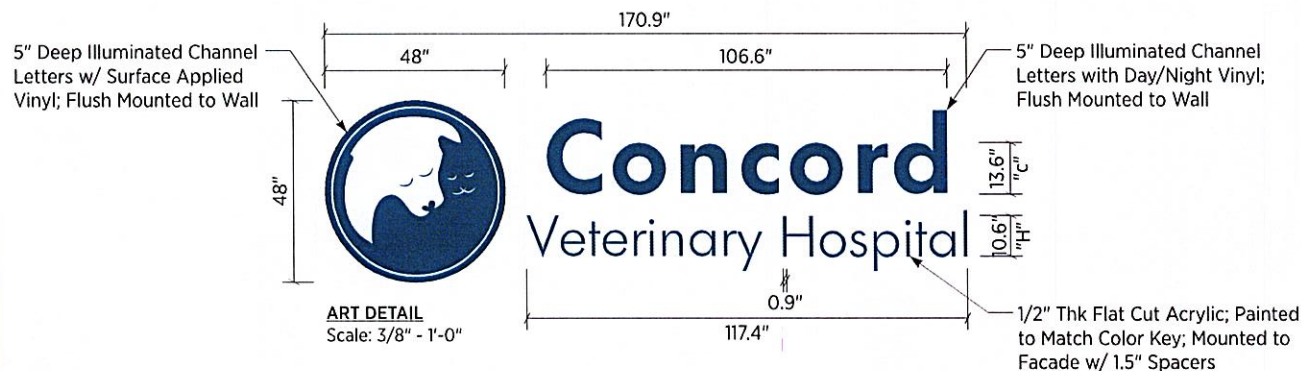
Proposed



Existing



INSTALLATION DETAIL
Scale: 1/8" = 1'-0"



Day/Night Vinyl
Printed to Match
Color Key

Quantity
1

Square Footage
57 Sq Ft

Square Footage Calculation
Code: 1sf/lf of building frontage
Calculation: 1sf x 103' = 103sf
Allowed: 103sf

Description
Provide LED illuminated channel letters and 1/2"thk flat cut acrylic letters per detail; painted to match color key.

NOTE: Patch & repair wall as need w/ paintable caulk

Color Key
● SW 6811 "Honorable Blue"
○ White

OPTION 2

Illuminated Channel Letters & FCOs

A

Scale: See Layout

ILLUMINATION RENDERING



222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.



CLIENT
Mission Veterinary Partners

LOCATION ADDRESS
Concord Veterinary Hospital
11904 Kingston Pike
Farragut, TN 37934

LAYOUT DATES
04/11/2024 - VP
04/12/2024 - VP
04/25/2024 - SK
06/17/2024 - SK
07/02/2024 - VP

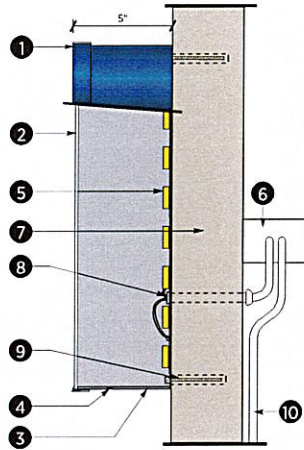
08/15/2024 - BS/AR
09/03/2024 - SK

PROJECT NO.
31929

CROSS SECTION OF UL LISTED
CHANNEL LETTERS w/ LEDS

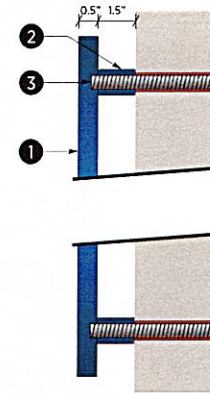
- (1) 1" PLASTIC TRIM CAP
- (2) 3/16" THK PLEXIGLAS FACE
- (3) .040" ALUMINUM RETURN (.063 BACK)
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) LED ILLUMINATION
- (6) 3/16" PLEXIGLAS FACE W/ DAY/NIGHT VINYL
OVERLAY, PRINTED TO MATCH COLOR KEY
- (7) FACADE
- (8) LOW VOLTAGE CLASS 2 POWER LINE
- (9) MOUNTING HARDWARE (3/8"x5" Bolts)
- (10) EXISTING 120 VOLT SERVICE

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.



FLAT CUT ACRYLIC LETTERS

- (1) 0.5" THICK ACRYLIC FCO W/ FACE
& RETURNS PAINTED TO MATCH COLOR
KEY W/ A SATIN FINISH
- (2) 1.5" SPACER; PAINTED TO MATCH
COLOR KEY W/ A SATIN FINISH
- (3) 3/16"Ø X 3" ALUM. STUDS DRILLED &
TAPPED; HOLES PRE-DRILLED & FILLED
W/ SILICONE (TYP)



Quantity

1

Square Footage

57 Sq Ft

Square Footage Calculation

Code: 1sf/lf of building frontage

Calculation: 1sf x 103' = 103sf

Allowed: 103sf

Description

Provide LED illuminated
channel letters and 1/2"thk flat
cut acrylic letters per detail;
painted to match color key.

Color Key

- SW 6811 "Honorable Blue"
- White

OPTION 2

Illuminated Channel Letters & FCOs

A

Scale: See Layout



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by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.



CLIENT
Mission Veterinary Partners

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Concord Veterinary Hospital
11904 Kingston Pike
Farragut, TN 37934

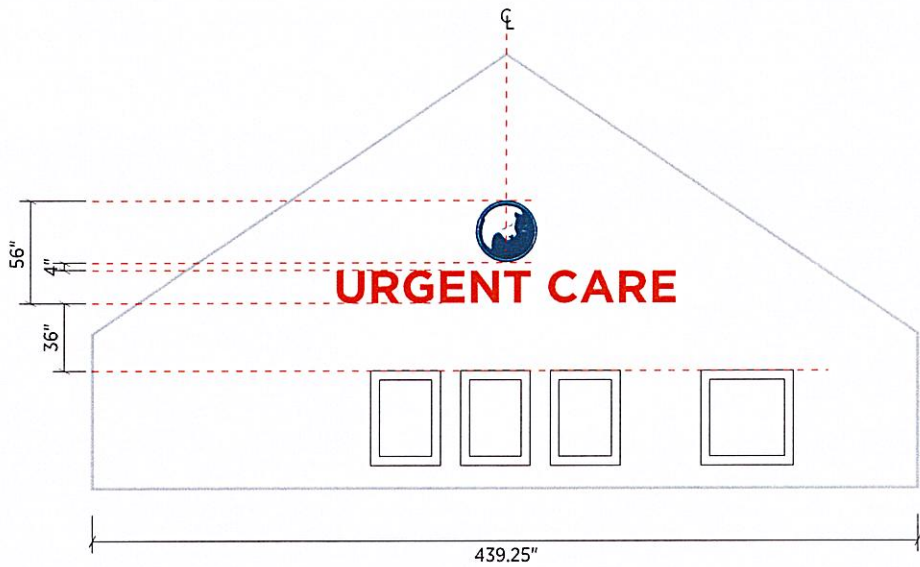
LAYOUT DATES
04/11/2024 - VP
04/12/2024 - VP
04/25/2024 - SK
06/17/21024 - SK
07/02/2024 - VP

08/15/2024 - BS/AR
09/03/2024 - SK

PROJECT NO.
31929



Existing



C

Illuminated Channel Letters

Scale: 3/16" = 1'-0"

Quantity
1
Square Footage
72.1 Sq Ft
Square Footage Calculation
Code: 1sf/lf of building frontage
Calculation: 1 x 73 = 73
Allowed: 73 sf

Description
Provide LED illuminated channel letters per detail; painted to match color key; flush mounted to facade.

Color Key
● SW 6811 "Honorable Blue"
○ White
● PMS 2034 C

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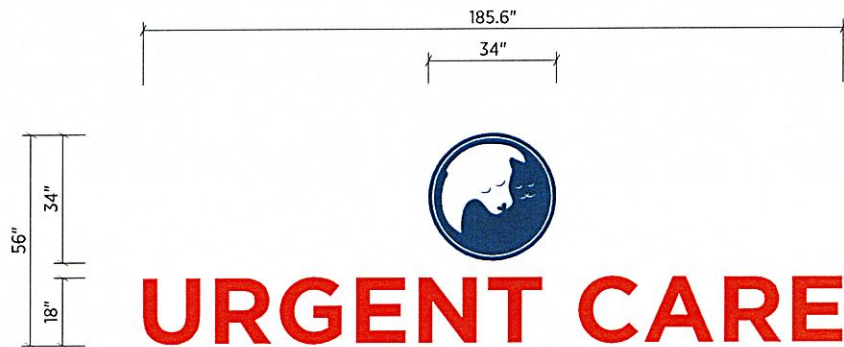
CLIENT
Mission Veterinary Partners

LOCATION ADDRESS
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Farragut, TN 37934

LAYOUT DATES
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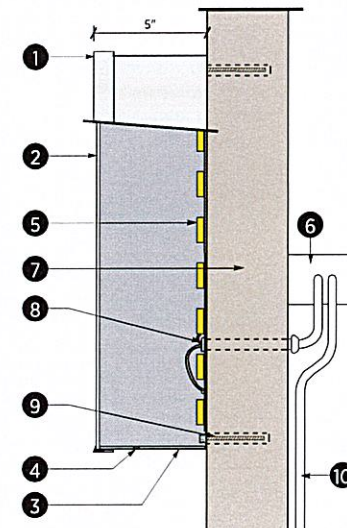
ILLUMINATION RENDERING



CROSS SECTION OF UL LISTED CHANNEL LETTERS w/ LEDS

- (1) 1" WHITE PLASTIC TRIM CAP
- (2) 3/16 PLEXIGLAS FACE
- (3) .040 ALUMINUM RETURN (.063 BACK)
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) LED ILLUMINATION
- (6) LED POWER SUPPLY
- (7) FACADE
- (8) LOW VOLTAGE CLASS 2 POWER LINE
- (9) MOUNTING HARDWARE (3/8"x5" Bolts)
- (10) EXISTING 120 VOLT SERVICE

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.



Quantity

1

Square Footage

72.1 Sq Ft

Square Footage Calculation

Code: 1sf/lf of building frontage

Calculation: 1 x 73 = 73

Allowed: 73 sf

Description

Provide LED illuminated channel letters per detail; painted to match color key; flush mounted to facade.

Color Key

- SW 6811 "Honorable Blue"
- White
- PMS 2034 C



Illuminated Channel Letters

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



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07/02/2024 - VP

PROJECT NO.
31929

uer
lios

24.8"

165"

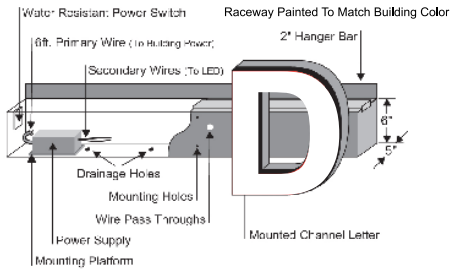
Nail Bakery  Spa

362"

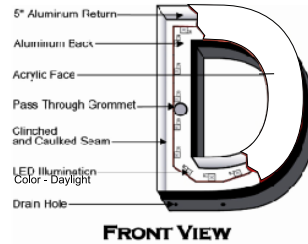
Pa

350"



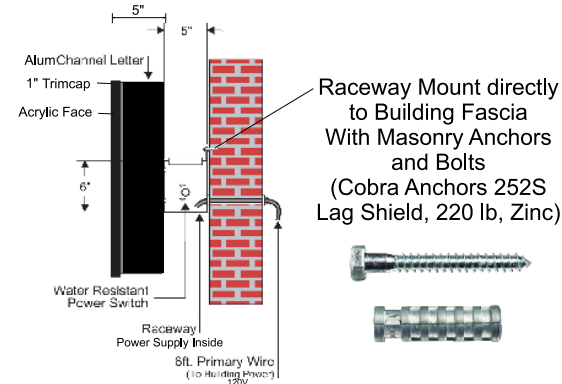


RACEWAY FRONT VIEW



FRONT VIEW

Black Return and Trimcap Face Illumination



RACEWAY SIDE VIEW

Channel letter set as shown
Faces are white sign grade acrylic
Black Trim Cap
Black Returns
Logo is 23" circle with white acrylic face. Printed Translucent Graphics with gloss laminate and contour cut
All is Internally lit by way of Cool White LED Modules
Letters will be installed on a raceway (painted to match building)

***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!**

SIGNS-N-SUCH
signs. banners. wraps. shirts.



10932 Murdock Rd.
Knoxville, TN 37932
(865) 671-8788
FAX (865) 671-8787
www.signsnsuch.net

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DATE: 9-25-2024

LOCATION: Knoxville
Nail Bakery & Spa

SALES REP: J. Hutchison

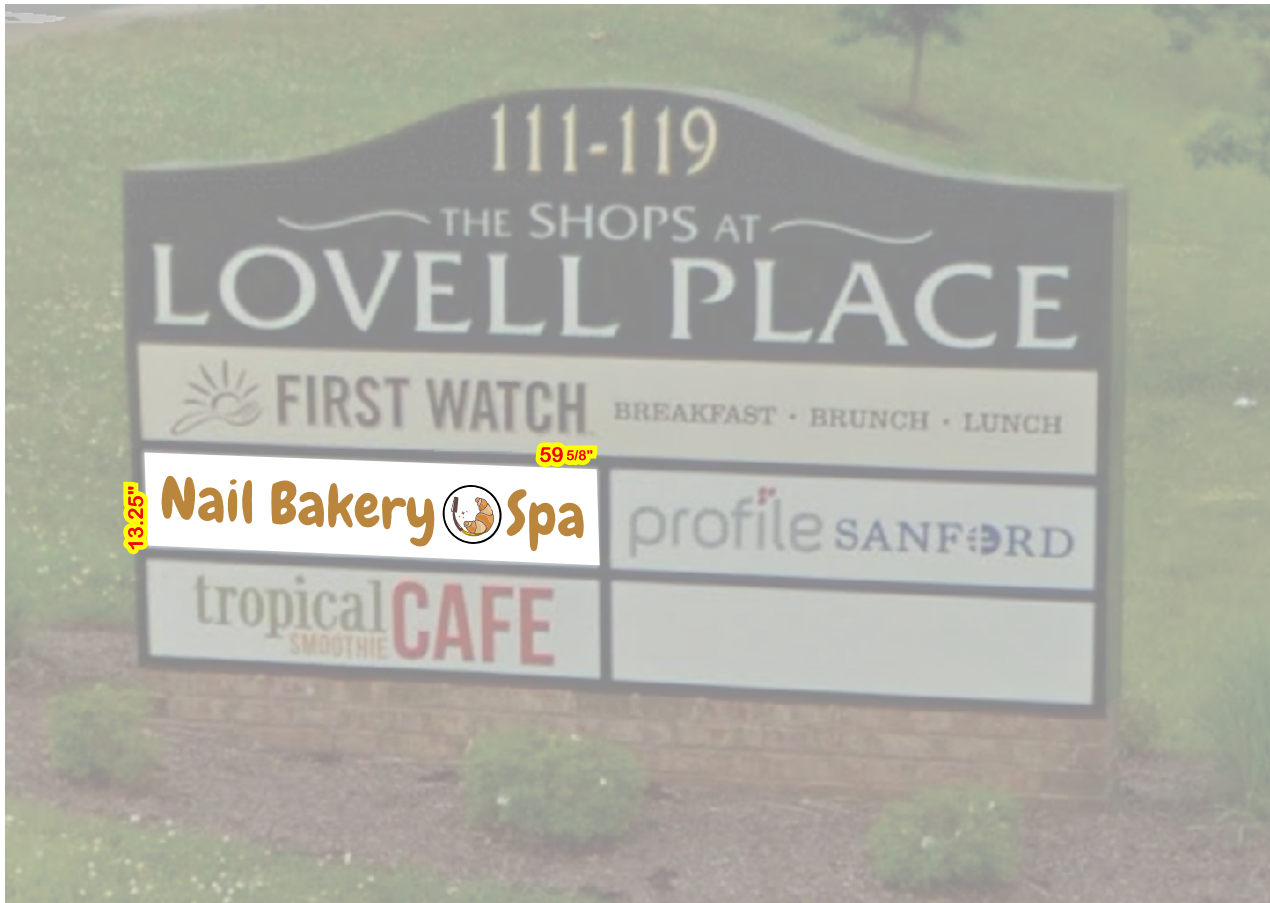
DRAWN BY: D.Hutchison

PAGE: (1) of (2)

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

Approved By: _____

Date: _____



**Qty (2) New Acrylic
faces for existing
ground monument.**

**We remove old panels
and re-install new
as shown.**

**Panels are on 3/16"
thick, sign grade
acrylic with printed,
laminated and contour
cut graphics as shown**

***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!**

SIGNS SUCH
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DATE: 9-25-2024

LOCATION: Knoxville
Nail Bakery & Spa

SALES REP: J. Hutchison

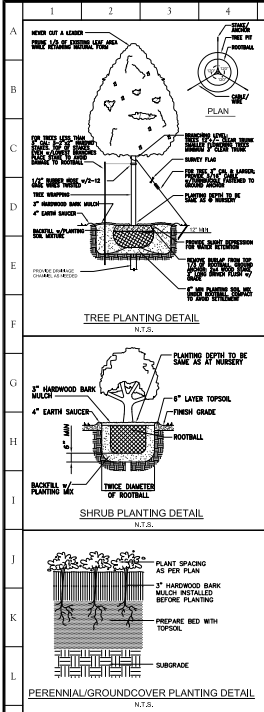
DRAWN BY: D.Hutchison

PAGE: (1) of (2)

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Approved By: _____

Date: _____

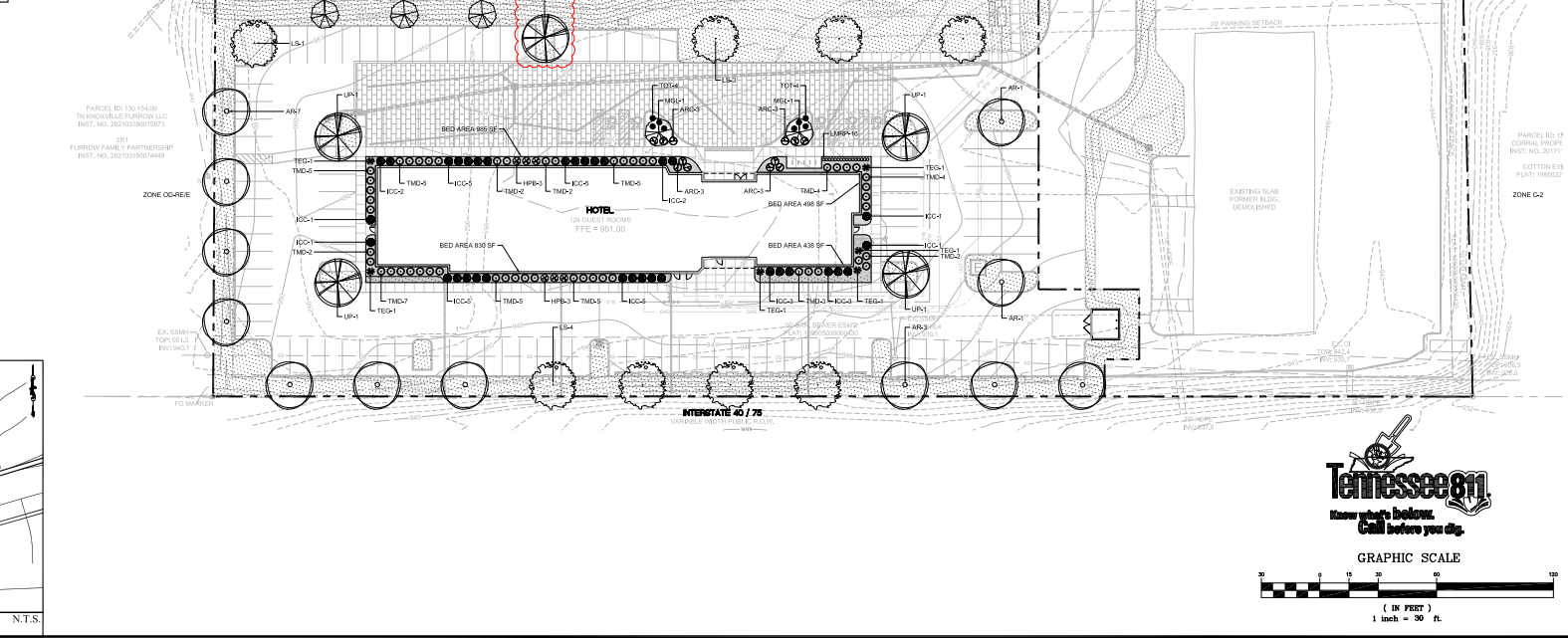
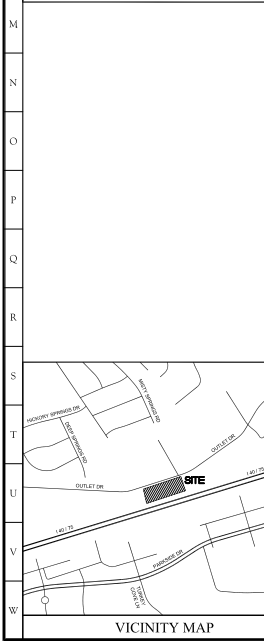


5	6	7	8	9	10	11
SITE AND LANDSCAPE DATA						
TOTAL SITE AREA			91,268 SF (2.10 ACRES)			
TOTAL IMPERVIOUS AREA			66,399 SF			
TOTAL LOT COVERAGE			72.75%			
*TABULATIONS INCLUDE NEW IMPERVIOUS AREA ONLY • ADJACENT PARCEL AREA WILL BE RESPONSIBLE FOR MEETING TOWN OF FARRAGUT LANDSCAPE COVERAGE REQUIREMENTS UPON DEVELOPMENT						
LANDSCAPING REQUIREMENTS			REQUIRED	PROVIDED		
SHADE TREE PLANTING REQUIREMENTS						
1 SHADE TREE/2500 SF IMPERVIOUS AREA (86,399 SF)			27		26*	
25% SHADE TREES PLANTED IN FRONT YARD			7		12	
LANDSCAPING BETWEEN BUILDING AND PARKING LOT						
2.5 X LINEAR FEET OF BUILDING = 2.5 X 610			1525 SF		3065 SF	
25% OF AREA TO CONTAIN LIVE MATERIAL OTHER THAN GRASS			381 SF		2751 SF	
LANDSCAPING FOR STORMWATER DETENTION BASINS						
NO STORMWATER BASINS ON THIS SITE						
LANDSCAPING FOR BUFFER STRIP*						
NO BUFFER STRIPS REQUIRED						
TABULATIONS ARE FOR SUBJECT HOTEL PARCEL ONLY • ADJACENT PARCELS TO THE EAST WILL BE RESPONSIBLE FOR ACHIEVING TO TOWN OF FARRAGUT COVERAGE / LANDSCAPING REQUIREMENTS UPON REDEVELOPMENT						
* (NOTE: 1 MILEY WAY CHERRY OGDONWOODS ARE SUBSTITUTED FOR 3 SHADE TREES DUE TO PROXIMITY OF EXISTING OVERHEAD UTILITY LINES)						

- LANDSCAPE NOTES:
- ALL DISTURBED AREAS NOT TO BE PAVED OR BUILT UPON ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, MATURE, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA AS TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD SO AS TO AVOID DAMAGE TO EXISTING UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE BEGINNING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING INCLUDING BUT NOT LIMITED TO WATERING, SPRINKLING, MULCHING, FERTILIZING, ETC. ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE OF WORK.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON, AFTER BEING DUG AT THE NURSERY SOURCE. ALL TREES IN LEAF SHALL BE ACCUMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD BARK MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
 - REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
 - WEED MAT IS REQUIRED IN MULCHED LANDSCAPED BEDS AS SPECIFIED.
 - ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
 - THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
 - THE CONTRACTOR IS ENCOURAGED TO CONSTITUTE TEMPORARY OR PERMANENT SEEDING OR SOODENS IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
 - THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
 - THE CONTRACTOR SHALL MEET ALL OF THE REQUIREMENTS OF THE TOWN OF FARRAGUT LANDSCAPING ORDINANCE REGARDING THIS PROJECT.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ANY AND ALL REQUIRED SUBMITTALS TO THE TOWN OF FARRAGUT.
 - THIS LANDSCAPE PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
 - PAVED SURFACES SHALL BE LOCATED ON TOP OF BUILDING AND WILL BE SCREENED PER TOWN OF FARRAGUT REQUIREMENTS.
 - BASED ON AVAILABLE INFORMATION, PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING OR PROPOSED UTILITIES.
 - THE SUBJECT PROPERTY IS ZONED OD-RE/E.
 - THERE ARE NO SLOPES STEEPER THAN 2:1 ON THIS SITE.

	24	25	26	27	28	29	30	31
PLANT MATERIAL SCHEDULE								
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	USE		
TREES								
*THREE CALIPER SHALL BE MEASURED AT A POINT 4" ABOVE THE GROUND								
AK	12	Acacia saligna "Savanna Plant"	Acacia Saligna	2" gal. 12" H. 4" DBH	As shown	SHADE TREE		
CR	2	Correa laevis var. "Chirahua Yule Way"	Chirahua Yule Way	2" gal. 12" H. 4" DBH	As shown	SHADE TREE SUB		
LS	1	Liquidambar styraciflua "Liquidambar"	Liquidambar	2" gal. 12" H. 4" DBH	As shown	SHADE TREE		
MGL	2	Magnolia grandiflora "Little Gem"	Little Gem Southern Magnolia	2" gal. 12" H. 4" DBH	As shown	PARKING LOT LANDSC		
UP	2	Ulmus parvifolia "Tree of Life"	Ulmus parvifolia	2" gal. 12" H. 4" DBH	As shown	SHADE TREE		
SHRUBS								
ARC	12	Abutilon "Rose Creek"	Rose Creek Abutilon	3 gal. 18" H.	4" O.C.	BLDG LANDSC		
HPB	6	Hydrangea paniculata "Bobo"	Bobo Hydrangea	3 gal. 18" H.	4" O.C.	BLDG LANDSC		
KC	24	Kalmia latifolia "Coralbush"	Coralbush	3 gal. 18" H.	4" O.C.	BLDG LANDSC		
TED	6	Thuja occidentalis "Emerald"	Emerald Green Arborvitae	3 gal. 18" H.	4" O.C.	BLDG LANDSC		
TMO	6	Thuja occidentalis "Dwarf Blue"	Dwarf Blue Arborvitae	3 gal. 18" H.	4" O.C.	BLDG LANDSC		
LOT	6	Thuja occidentalis "Tall Top"	Tall Top Arborvitae	3 gal. 18" H.	4" O.C.	PARKING LOT LANDSC		
GROUNDCOVERS								
LRMP	16	Liriodendron "Royal Purple"	Royal Purple Liriodendron	1 gal. 6" H.	18" O.C.	BUILDING LANDSC		
LAWN	Turf Type Tall Fescue							
PERMANENT GRASSING SCHEDULE:								
GRASS SEED SHALL BE AS FOLLOWS:								
FEBRUARY - TALL FESCUE BLEND						6.1 LB/1000 SF		
ANNUAL IRIG						1.1 LB/1000 SF		
SOIL - TALL FESCUE BLEND								
LIME: 1000000 - 1000000						150 LB/1000 SF		
FERTILIZER: 1000000 - 1000000						25 LB/1000 SF		
PHOSPHORIC: 20% SUPERPHOSPHATE						50000 LB/ACRE		
MULCH: - STRAW (COMBINED ERGON) 78 LB/1000 SF								
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Landscape Plan

Echo Suites
11244 Outlet Drive
Farragut, Tennessee 37932
Cox Universal Group

REVISIONS

NO.	DATE	COMMENTS
1	01/20/2024	Revised per TOP

ORIGINAL ISSUE: 10/27/2024

SITE PROJECT #: 2105

FILE: Landscape

SHEET: 28 OF 28

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