



Visual Resources Review Board Meeting
Tuesday, January 27, 2026 at **6:00 PM**

Farragut Town Hall
11408 Municipal Center Drive

AGENDA

- I) Call to Order
- II) Approval of Minutes
 - A) Approval of the December 2, 2025, meeting minutes.
- III) Staff Report
 - A) Wall signs approved since the last meeting.
- IV) Business Items
 - A) Review of a primary ground sign for Bank of America, located at 10735 Kingston Pike.
 - B) Review of a primary ground sign for Express Oil and Tire Engineers, located at 11155 Kingston Pike.
 - C) Review of a primary ground sign for Turner Homes, located at 11820 Kingston Pike.
 - D) Review of a primary ground sign for Ace Pickleball, located at 11130 Kingston Pike.
 - E) Review of a primary ground sign for Tri-Star Power Sports & Marine, located at 11470 Outlet Drive.
 - F) Review of a menu board sign for Bruster's Real Ice Cream, located at 11692 Parkside Drive.
 - G) Review of a landscape plan for the Concord United Methodist Church, located at 11020 Roane Drive.
- V) Citizens Forum

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

The Visual Resources Review Board welcomes and invites Farragut residents to participate in public meetings.

Public Participation Guidelines for Visual Resources Review Board meetings

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the staff member. This time is set aside specifically for comments on items that are not on the Visual Resources Review Board regular agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

The Board also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Town Recorder or a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) minutes per individual. Time for public comment may be amended at the discretion of the Chairman; provided that when additional time is allowed, speakers with differing points of view are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The three (3) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

1. A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
2. A violation of this section is a Class A misdemeanor.

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Approval of the December 2, 2025, meeting minutes.

Introduction & Background: Approval of the December 2, 2025, meeting minutes.

Discussion & Recommendations:

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the minutes of the December 2, 2025, meeting.



**Town of Farragut, Tennessee
Visual Resources Review Board Meeting**

Farragut Town Hall
11408 Municipal Center Drive
Tuesday, December 2, 2025 at 6:00 PM

MINUTES

I) Call to Order

Chairman Layman called the meeting to order at 6:00 p.m. Members in attendance were Marty Layman, Brittany Moore, Stephen Marlowe, Scott Russ, Joe LaCroix, and Youth Representative Hisato Kurosak. Mr. Johnathan Francis was absent.

II) Approval of Minutes

A) Approval of the October 28, 2025, Meeting Minutes.

Mr. Marlowe made a motion to approve the October 28, 2025, minutes as submitted. Mr. Russ seconded the motion, which passed unanimously.

III) Staff Report

A) Wall signs approved since the last meeting.

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

1. T-Mobile - 11661 Parkside Drive
2. Fraser Roofing - 11921 Kingston Pike

IV) Business Items

A) Review of an individual tenant panel sign for T-Mobile, located at 11661 Parkside Drive.

The staff recommended approval, noting that the sign had been proposed with a white background to match the other panels on the existing sign structure and appeared to be legible.

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

B) Review of an individual tenant panel sign for Woolfson Eye Institute, located at 11730 Kingston Pike.

The staff recommended approval, noting that the sign had been proposed with a background color to match the other panels on the existing sign structure and that it appeared to be legible.

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

- C) Review of a primary ground sign for Knoxville Christian School, located at 11549 Snyder Road.

The staff noted that the request involved a monument sign with a 29 square foot face.

The staff then noted that, given the proposed setback distance, the applicants would either have to have the sign set by a surveyor or have an as-built survey done to document compliance. Finally, staff explained that the landscape plan needed to be updated to include the names of the proposed plantings. The staff recommended approval subject to a revised landscape plan and the noted survey work.

Mr. Russ made a motion to approve the sign subject to the revised landscape plan and survey work noted by staff. Mr. LaCroix seconded the motion, which passed unanimously.

- D) Review of a primary ground sign along Concord Road for First Century Bank, located at 130 Concord Road.

The staff explained that the request involved installing a new sign cabinet on an existing stone monument base located along Concord Road. Staff then noted that the applicant/owner would need to reestablish the minimum required landscaping around the sign. Staff recommended approval subject to the addition of a compliant landscape plan.

Ms. Moore made a motion to approve the sign subject to the addition of a landscape plan. Mr. Marlowe seconded the motion, which passed unanimously.

- E) Review of a peripheral accessory sign (enter/exit sign) for First Century Bank, located at 130 Concord Road.

The staff explained that the request involved installing an enter/exit directional sign at the driveway entrance to the bank. Staff recommended approval.

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

- F) Review of a primary ground sign along Campbell Lakes Drive for Wild Wings, located at 11335 Campbell Lakes Drive.

The staff explained that the request involved installing a new sign on an existing monument structure located at the entrance to the site. The staff also noted that the applicant/owner would need to reestablish compliant landscaping around the sign. Staff then recommend approval subject to a compliant landscape plan being submitted.

Mr. Russ made a motion to approve the sign subject to submittal of a landscape plan. Ms. Moore seconded the motion, which passed unanimously.

- G) Review of a pylon sign for Wild Wings, located at 11335 Campbell Lakes Drive.

The staff explained that this request involved installing a new sign element on an existing pylon sign structure located at the rear of the site behind the building. The existing sign structure is permitted, and based on prior permits, meets the Town requirements. The existing sign structure included a backer panel that the new sign element would be mounted on. The staff recommend approval.

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

- H) Review of a primary ground sign along Outlet Drive for Tri-Star Power Sports, located at 11470 Outlet Drive.

The staff explained that the submitted plan materials were non-compliant. Staff noted that the proposed sign location did not meet the required minimum setbacks and was likely on the right-of-way. In addition, the plan did not include the required 2-foot-tall masonry base, and there was no landscaping shown. The staff noted that these issues had been discussed with the applicant, but a revised plan had not been submitted. The staff recommended either deferral or denial.

Mr. Marlowe made a motion to deny the non-compliant request. Mr. Mann seconded the motion, which passed unanimously.

- I) Review of a revised landscape plan for the LCUB Concord Substation, located at 1053 Concord Road.

The staff explained that LCUB had determined that the original landscaping plan for the substation site was over budget. Staff then noted that the previously approved plan exceeded requirements, so the plantings could be paired back while still meeting or exceeding minimum standards. The utility had submitted a new layout sheet to show what they wanted to plant, and the Town has asked them to clarify a few items and update the relevant tables and other information from the original plan. The staff then asked for the Board's input on the revised planting plan, and proposed that the utility be allowed to start planting based on the new layout plan while working with staff to update the noted tables and other information. The staff then noted that the site was not irrigated and the utility wanted to begin installing the plants as soon as possible to take advantage of the seasonal cool weather conditions.

The board discussed the plan and the need to start planting on the site as soon as possible. Mr. Russ made a motion to approve the revised landscape and planting plan subject to working with staff to provide any additional information needed. Ms. Moore seconded the motion, which passed unanimously.

- J) Discussion of the Board's meeting attendance policy.

The board discussed the charter's attendance policy and the requirement for a member who misses three meetings during the fiscal year to seek reappointment by the Board of Mayor and Aldermen. Several members noted that they had been forced to seek

reappointment in the past due to unexpected and/or unavoidable absences, and that the process wasn't burdensome. The consensus was to continue with the existing policy and not to request a change to the charter.

V) Citizens Forum

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Wall signs approved since the last meeting.

**Introduction &
Background:**

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

1. Publix Food & Pharmacy - 13123 Kingston Pike
2. Publix Pharmacy Drive Thru - 13123 Kingston Pike
3. Publix Presto ATM - 13123 Kingston Pike
4. First Century Bank - 130 Concord Road
5. Wild Wings - 11335 Campbell Lakes Drive
6. Bank of America - 10735 Kingston Pike
7. Express Oil & Tire Engineers, Front Bldg. - 11155 Kingston Pike
8. Express Oil & Tire Engineers, Rear Bldg. - 11155 Kingston Pike
9. Ace Pickleball - 11130 Kingston Pike
10. Summit Medical (Medical Center West) - 11808 Kingston Pike
11. Absolute Health (Medical Center West) - 11808 Kingston Pike
12. Harmony (Medical Center West) - 11808 Kingston Pike

**Discussion &
Recommendations:**

Board comments or questions on approved wall signs.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: N/A. For information purposes only.

FRONT ELEVATION

TOTAL SQ. FOOTAGE
242.5

23'-1 3/4"

8'-7/8"

Publix

5'-0"

1'-6 7/8"

23'-7/8"

1'-6"

FOOD & PHARMACY

PUBLIX Food & Pharmacy Channel Letters

Scale: 1/8" = 1'

SQ. FOOTAGE

Publix

FOOD & PHARMACY

185

12'-2"

1'-6"

PHARMACY

1'-3 1/8"

1'-2"

1'-6"

DRIVE THRU

6'-2"

12'-11 1/4"

5'-7 1/8"

Scale: 1/4" = 1'

SQ. FOOTAGE

PHARMACY

DRIVE THRU

54

36"

7 1/2"

Presto!

SQ. FOOTAGE

Presto!

1.5

3'-2 3/16"

8"

ENTRY

2'-1 3/8"

8"

EXIT

33 1/4"

8"

13123

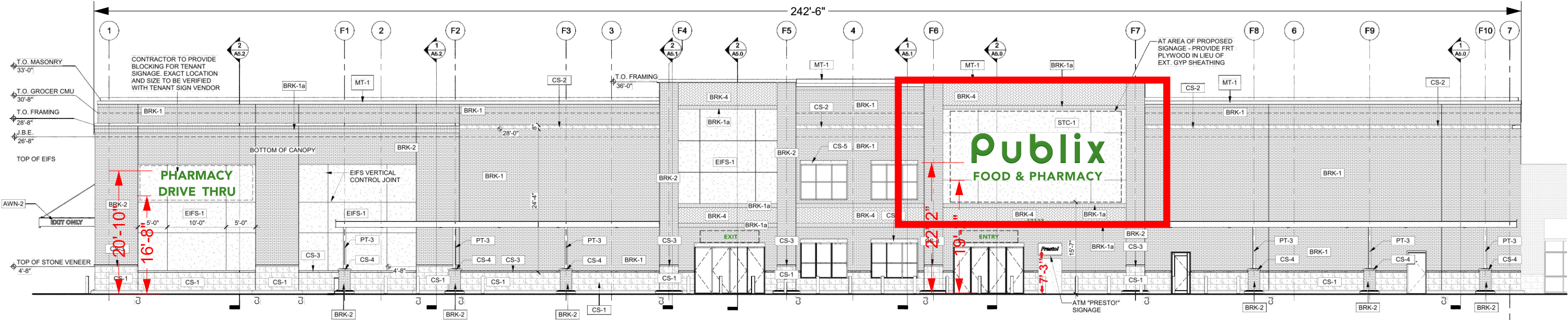
3'-10 3/4"

6"

EXIT ONLY

FCO Letters

Town of Farragut
Sign Permit
BP-2025-893-SP
Approved, 12/4/25



1 FRONT ELEVATION (SOUTH)
Scale 205:1 (11x17 Paper)



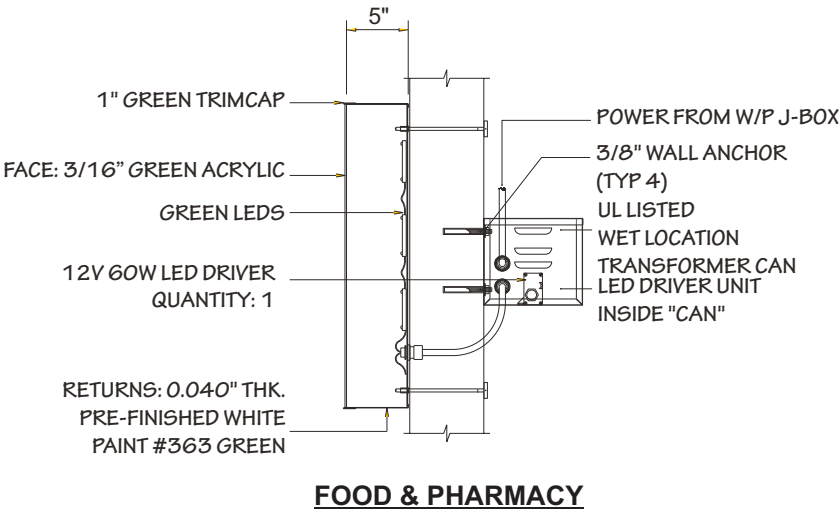
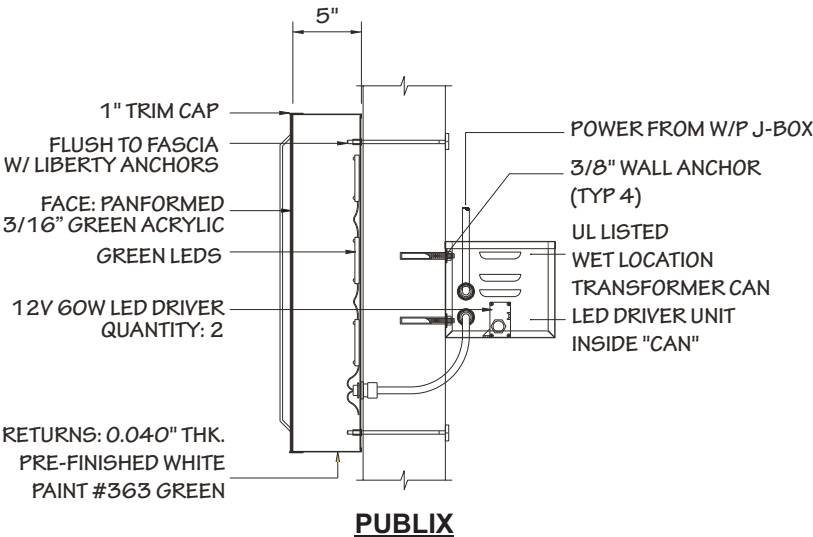
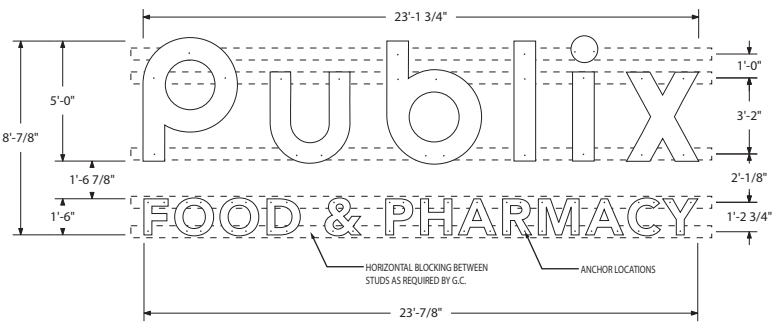
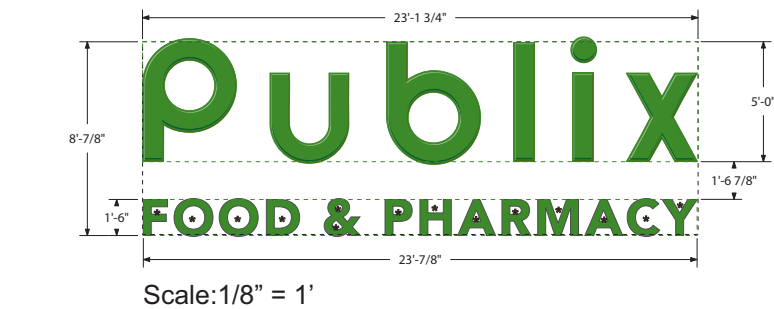
- PUB-P60-RCL-SL

Qty. 1
- PUB-18FP-RCL-SL

Qty. 1
- PUB-BD-18F&P

Qty. 1

Illuminated Channel Letters - Remote



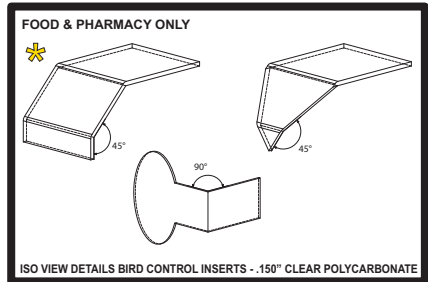
Town of Farragut
Sign Permit
BP-2025-893-SP
Approved, 12/4/25

PMS 363 C

SQ. FOOTAGE	
Publix FOOD & PHARMACY	185.91
Publix	34.61
Publix	115.73

GENERAL DESCRIPTION:	BACKLIT LETTERS FABRICATED OF WELDED ALUMINUM (.040 RETURNS) (.063 BACKS) (5" DEEP)
COLORS:	COPY: FACES: 3/16" GREEN ACRYLIC #XXXX RETURNS: 5" PTM PMS 363C GREEN TRIMCAP: 1" PMS 363C GREEN
LED:	(GREEN)
WIRING:	UL APPROVED
DRIVERS:	12V 60W LED DRIVER (1) 20 AMP 120 VOLT CIRCUIT REQUIRED
MOUNTING	FLUSH TO FASCIA WITH LIBERTY ANCHORS

GENERAL DESCRIPTION:	BACKLIT LETTERS FABRICATED OF WELDED ALUMINUM (.040 RETURNS) (.063 BACKS) (5" DEEP)
COLORS:	COPY: FACES: 3/16" GREEN ACRYLIC #XXXX RETURNS: 5" PTM PMS 363C GREEN TRIMCAP: 1" PMS 363C GREEN
LED:	(GREEN)
WIRING:	UL APPROVED
DRIVERS:	12V 60W LED DRIVER (1) 20 AMP 120 VOLT CIRCUIT REQUIRED
MOUNTING	FLUSH TO FASCIA WITH LIBERTY ANCHORS



GREAT SIGNS FOR GREAT COMPANIES

125 Hillside Drive Greenville, South Carolina 29607

Phone: 864-233-0401

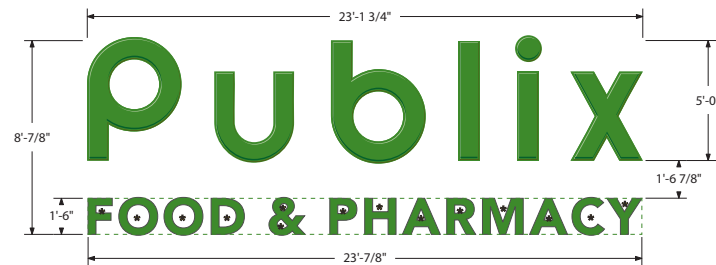
National Toll Free: (800) 353-9132

www.hiltondisplays.com

FRONT ELEVATION

TOTAL SQ. FOOTAGE

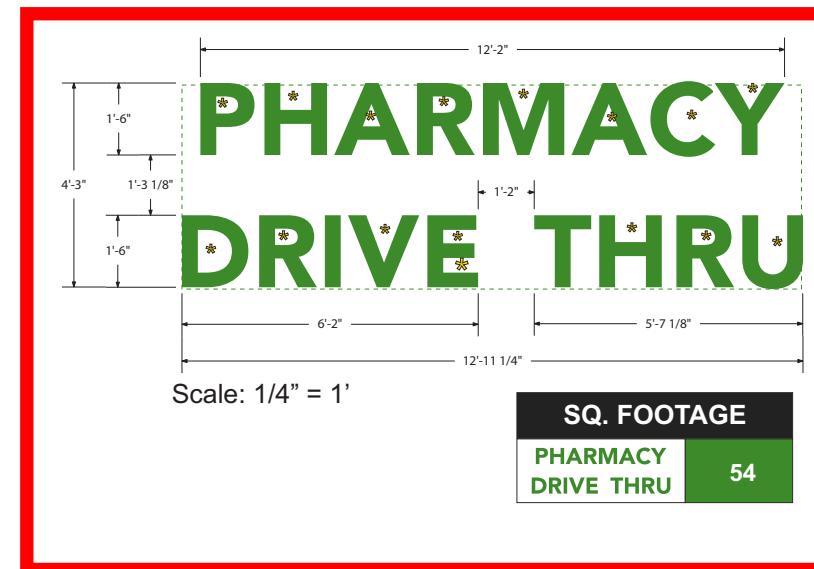
242.5

PUBLIX Food & Pharmacy Channel Letters

Scale: 1/8" = 1'

SQ. FOOTAGE

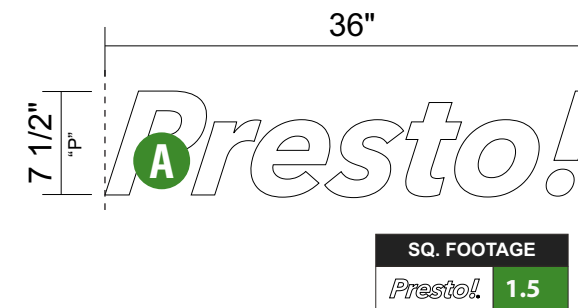
185



Scale: 1/4" = 1'

SQ. FOOTAGE

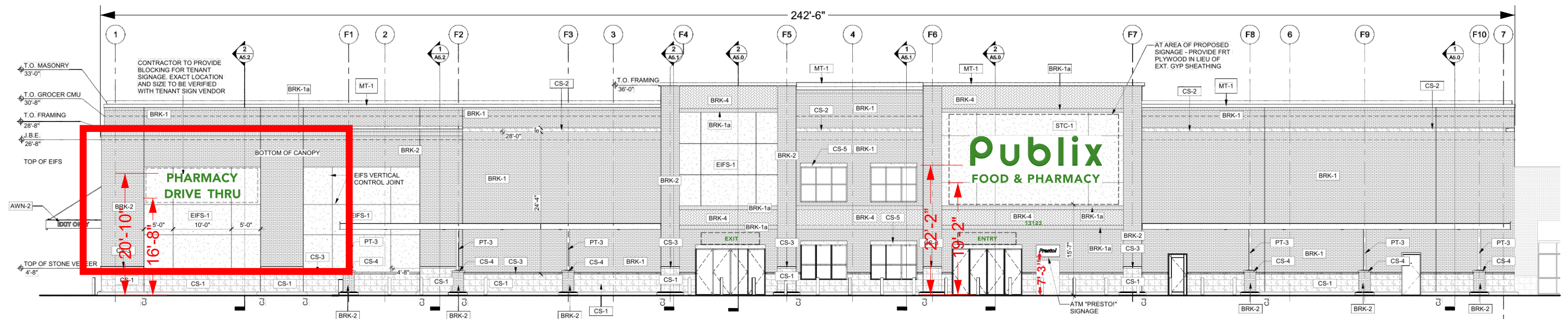
54



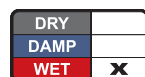
Town of Farragut
Sign Permit
BP-2025-894-SP
Approved, 12/4/25



FCO Letters



① FRONT ELEVATION (SOUTH)
Scale 205:1 (11x17 Paper)



HILTONDISPLAYS
GREAT SIGNS FOR GREAT COMPANIES

125 Hillside Drive Greenville, South Carolina 29607

Phone: 864-233-0401

National Toll Free: (800) 353-9132

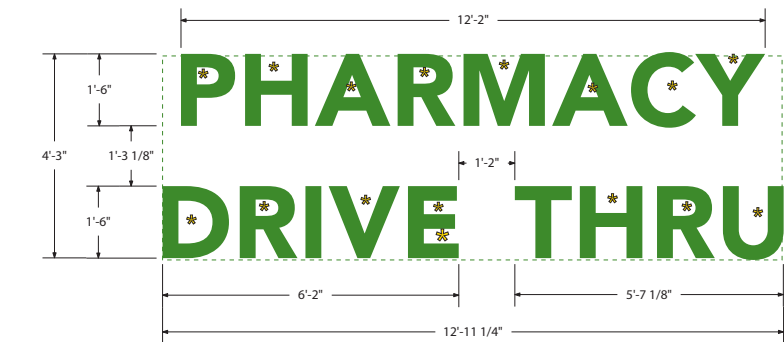
www.hiltondisplays.com

- PUB-18PDT-SCCL-STK-SL

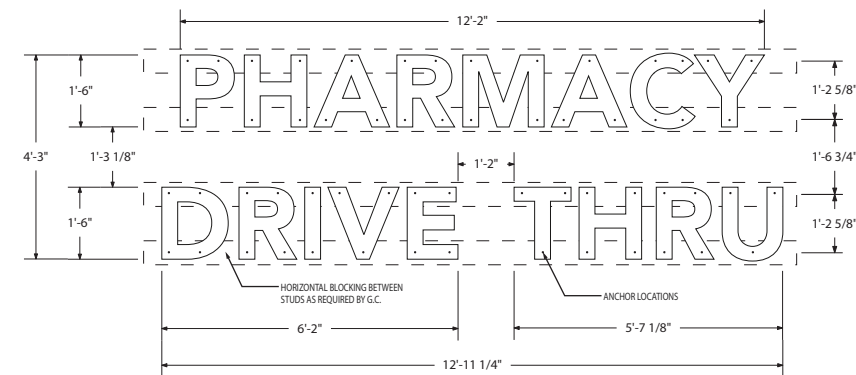
Qty. 1
- PUB-BD-18PDT

Qty. 1

Illuminated Channel Letters - Self Contained



Scale: 1/4" = 1'

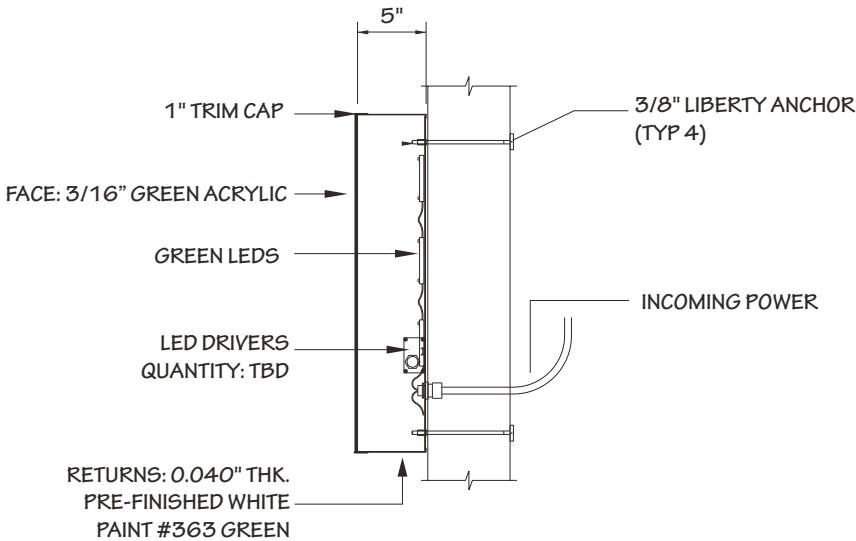


NIGHT VIEW



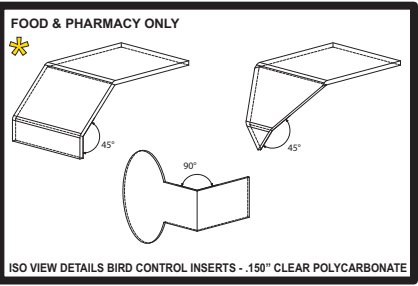
Town of Farragut
Sign Permit
BP-2025-894-SP
Approved, 12/4/25

PMS 363 C		SQ. FOOTAGE	
PHARMACY	DRIVE THRU	54	



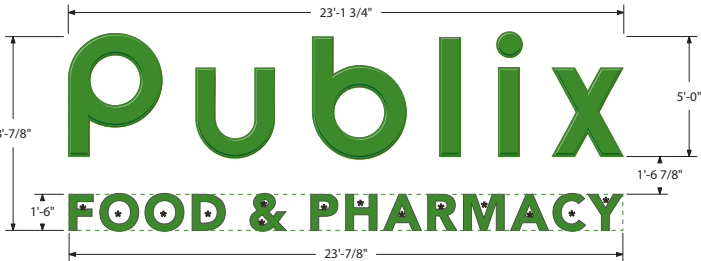
FOOD & PHARMACY

GENERAL DESCRIPTION:	BACKLIT LETTERS FABRICATED OF WELDED ALUMINUM (.040 RETURNS) (.063 BACKS) (5" DEEP)
COLORS:	COPY: FACES: 3/16" GREEN ACRYLIC #XXXX RETURNS: 5" PTM PMS 363C GREEN TRIMCAP: 1" PMS 363C GREEN
LED:	(GREENLEDS)
WIRING:	UL APPROVED
DRIVERS:	12V 60W LED DRIVER (1) 20 AMP 120 VOLT CIRCUIT REQUIRED
MOUNTING	FLUSH TO FASCIA WITH LIBERTY ANCHORS



FRONT ELEVATION

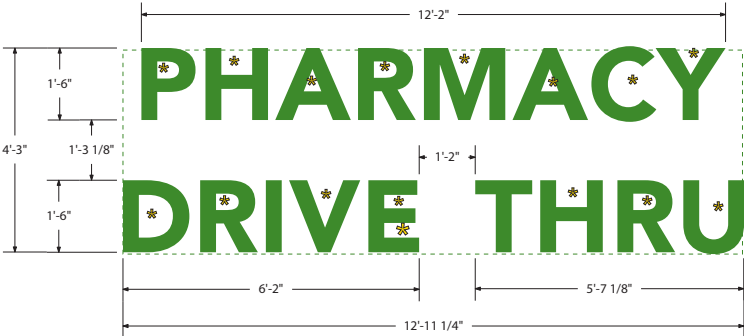
TOTAL SQ. FOOTAGE
242.5



PUBLIX Food & Pharmacy Channel Letters

Scale: 1/8" = 1'

SQ. FOOTAGE
Publix
FOOD & PHARMACY 185



Scale: 1/4" = 1'

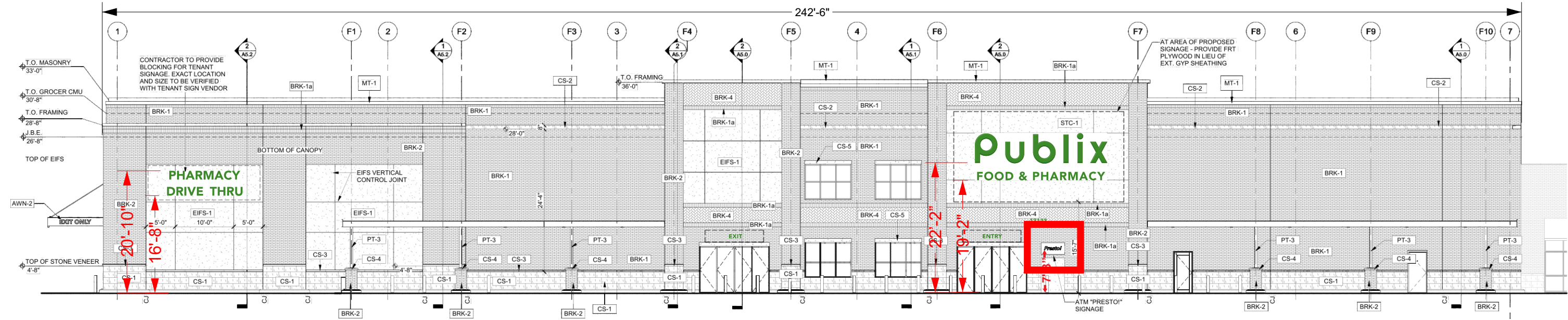
SQ. FOOTAGE
PHARMACY
DRIVE THRU 54



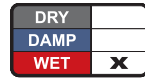
Town of Farragut
Sign Permit
BP-2025-895-SP
Approved, 12/4/25



FCO Letters



1 FRONT ELEVATION (SOUTH)
Scale 205:1 (11x17 Paper)

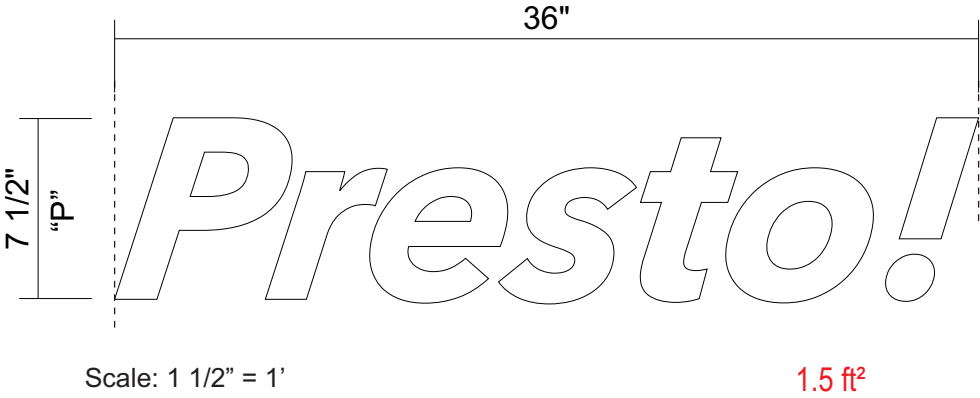


PART#	Qty. 1
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SQ. FOOTAGE	
Presto!	1.5

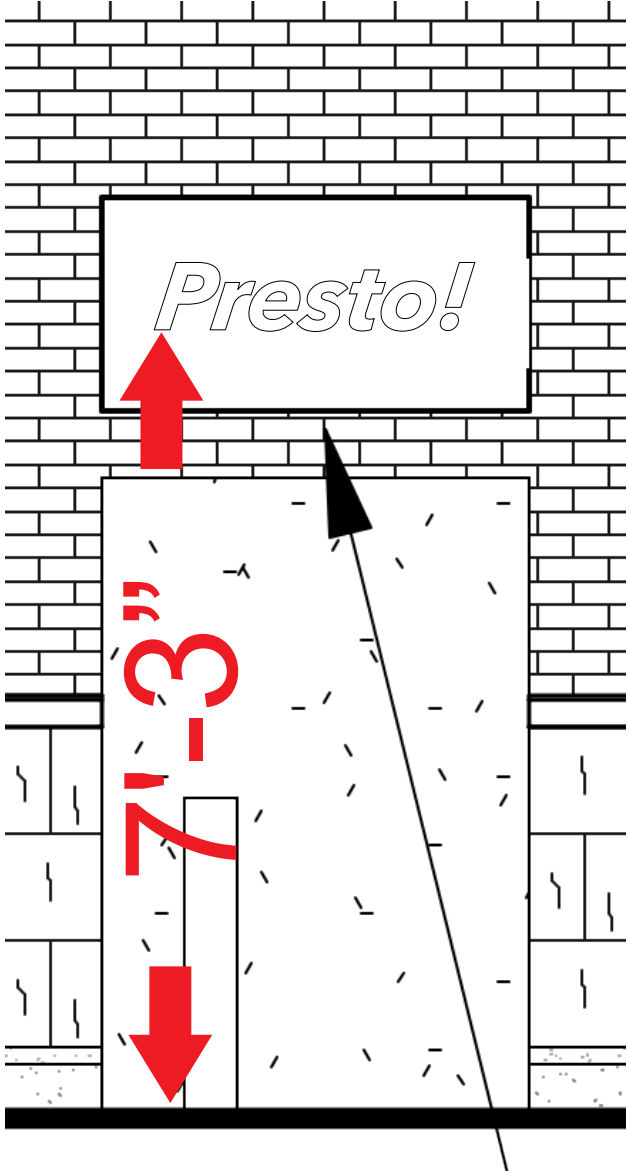
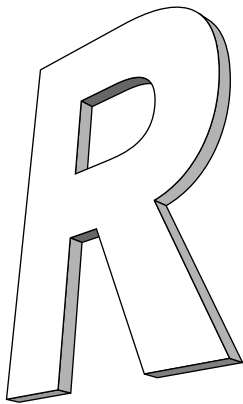
FCO (Flat Cut Out) Letters

Town of Farragut
Sign Permit
BP-2025-895-SP
Approved, 12/4/25



COPY & NUMERALS - FCO
MATERIAL: 1/4" PVC
COLOR: SATIN WHITE
INSTALL: ADHERE TO CANOPY
WITH CONSTRUCTION GRADE
ADHESIVE & STUDS
FONT: AVENIR 65 MEDIUM BOLD

☐ SATIN WHITE





Town of Farragut
Sign permit
BP-2025-900-SP
Approved, 12/9/25

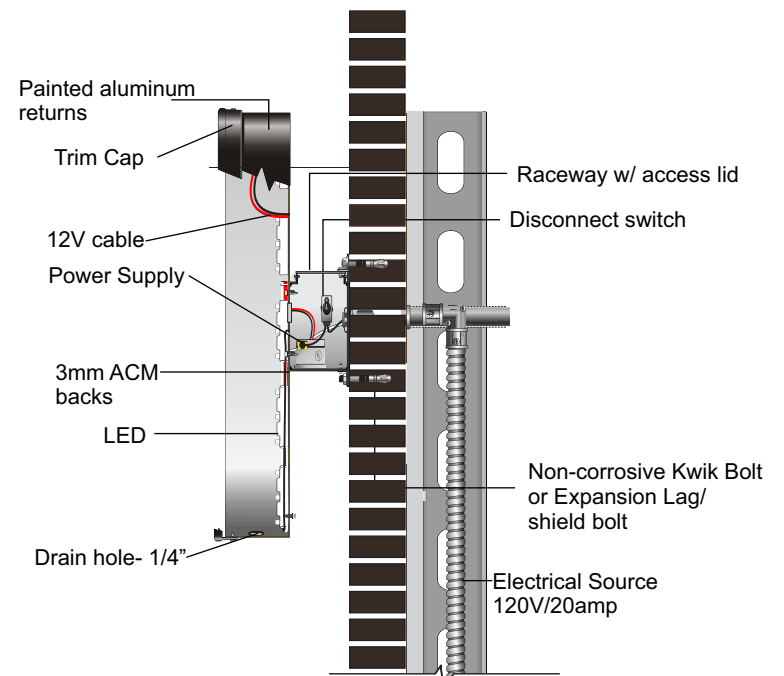
NORTHWEST ELEVATION

excelsigns Your brand, our craft. excelsignsllc.com	CLIENT:	PAGE NUMBER:	ORDER NUMBER:	DATE:	SIGN SPECIFICATIONS ☐ Interior ☒ Exterior ☒ Single Faced ☐ Double Faced ☐ Non-Illuminated ☐ Illuminated	REVISION HISTORY:			CLIENT SIGNATURE	APPROVAL DATE
	FIRST CENTURY	3		Nov 10, 2025		Designer	Date	Change		
	ADDRESS:	PROJECT MANAGER:		DESIGNER:		AM	11.19	Reduce window size of directional an window graphics		
	First Century Bank 130 Concord Rd Farragut, TN	BG		AM						
		ELECTRONIC FILE NAME:								



ILLUMINATED CHANNEL LETTERS - MOUNTED ON RACEWAY

- BACKS:** 3mm ACM pre-finished white. Letter returns are mechanically attached to back.
- RETURNS:** 3" depth .040" White Aluminum.
- LETTER & LOGO FACES:** Letter faces made of .125" white acrylic.
- TRIMCAP RETAINERS:** 1" White & 3/4" White on smaller letters and inside of logo
- RACEWAY:** Letters are mounted on 3" x 5" raceway painted to match fascia (raceway does not extend into the "tree logo"
Custom fabricate a stand off bracket painted to match brick fascia to support left end of "logo"
- ILLUMINATION:** White Principal LED. Layout to be supplied by LED provider pending customer approval.
- Installation:** 3/8" x 3" masonry anchors as required (48" center to center with a minimum of four per raceway)



RACEWAY MOUNTED CHANNEL LETTERS

Town of Farragut
Sign permit
BP-2025-900-SP
Approved, 12/9/25

Color Specifications:

7328 White Acrylic

FOR CONCEPTUAL USE ONLY. ALL COLORS TO BE CONFIRMED BEFORE FABRICATION

CODES: WALL SIGN

1 SF PER LINEAR FT OF BUILDING FRONTAGE
MAX ALLOWED SF: 45
PROPOSED SF: 37.127

SIGN TO BE U.L. LISTED AND SHALL MEET N.E.C. STANDARDS

Underwriters Laboratories Inc. ELECTRIC SIGN

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250. ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 28.2.1 GROUNDING AND BONDING PER N.E.C. 250-90, -92, -94, -96. SIGN TO MEET N.E.C. AND U. L. 48 STANDARDS FOR ELECTRICAL SIGNS. GROUNDING & BONDING AS PER N.E.C. 250-90 & NEC 600-7

PRIMARIES AND FINAL CONNECTION TO SIGN BY: CERTIFIED ELECTRICIAN

excelsigns
Your brand, our craft.
excelsignsllc.com

CLIENT:	PAGE NUMBER:	ORDER NUMBER:	DATE:	SIGN SPECIFICATIONS	REVISION HISTORY:			CLIENT SIGNATURE	APPROVAL DATE
FIRST CENTURY	4		Nov 10, 2025	☐ Interior ☒ Exterior	Designer	Date	Change		
	PROJECT MANAGER:		DESIGNER:	☒ Single Faced ☐ Double Faced	AM	11.19	Reduce window size of directional an window graphics		
	ADDRESS:		AM	☐ _____					
	First Century Bank 130 Concord Rd Farragut, TN		ELECTRONIC FILE NAME:		☐ Non-Illuminated				
				☒ Illuminated					



**Wild Wing Café
Farragut**

11335 Campbell Lakes Drive
Faragut, TN US

Project No.: **240569-02**

Sales Rep.: *Charity Sparks*

Designer: *TMT*

Date: *11-6-25*

Revisions	
☐	
☐	
☐	
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☐	
☐	
☐	
☐	

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Printed Landlord's Name: _____

Landlord's Phone Number: _____



2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snydersigns.com

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale: 1/2"=1'	Page: 1 of 2
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NIGHT VIEW



Town of Farragut
Sign Permit
BP-2025-910-SP
Approved, 1/2/2026

LED Illuminated Letter Set.

Wild Wing Café
Farragut

11335 Campbell Lakes Drive
Faragut, TN US

Project No.: 240569-02

Sales Rep.: Charity Sparks

Designer: TMT

Date: 11-6-25

Revisions

☐	
☐	
☐	
☐	
☐	
☐	
☐	
☐	
☐	
☐	

Customer Approval: Date:

Landlord Approval: Date:

Printed Landlord's Name:

Landlord's Phone Number:



2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snyderdesigns.com

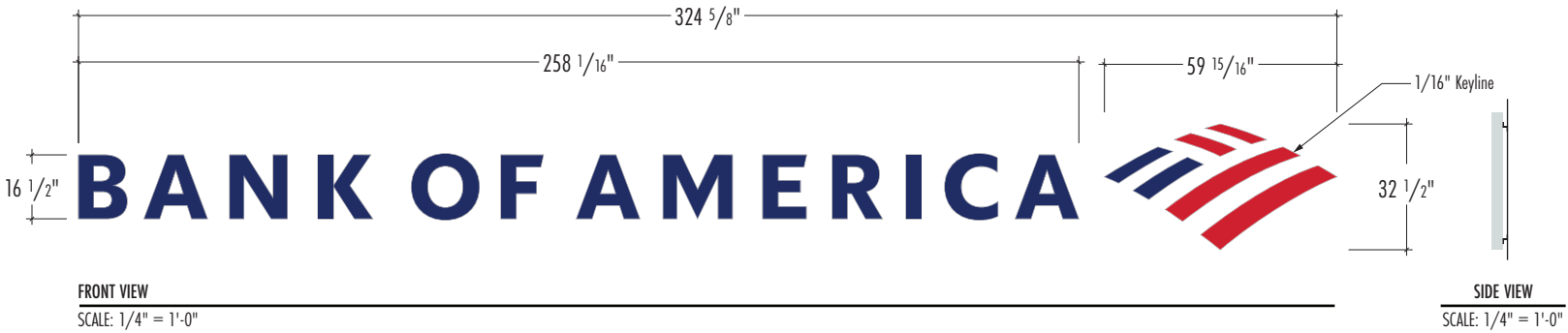
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Scale: 1/2"=1'	Page: 2 of 2
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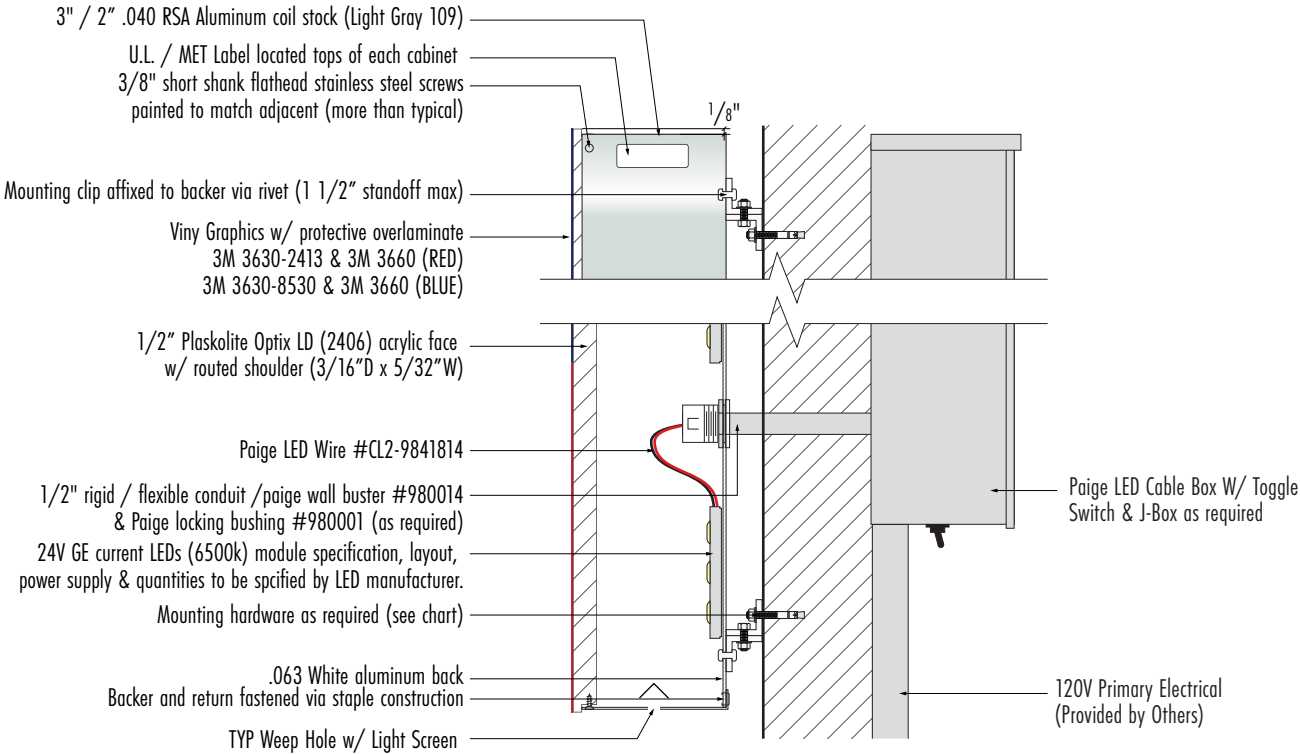
INSTALL



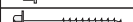
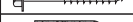
Patch and repair existing wall to like new condition.
Repaint to match existing color finish.



OVERALL SQFT: 73.2
SEGMENTED SQFT: 36.46



TRIMLESS CHANNEL LETTERSET (SECTION VIEW)
FULL COLOR DAY / FACE ILLUMINATION WHITE
SCALE: 3"=1'-0"

Hardware	Name	Load	Surface
	Tap-Con Anchor	Light to Moderate	Concrete, Wood or Masonry
	Wedge Bolt - Power Anchor	Medium	Concrete or Masonry
	Concrete Exansion Anchor	Medium to Heavy	Concrete
	Lag Screw	Medium	Wood
	Epoxy Expansion Anchor	Heavy	Concrete
	Thru-bolt	Medium / Heavy	Non-supporting Material
	Tek-Screw	Light	Metal Canopy/Fascia
	Plastic Expansion Anchor	Extra-Light	Dry-Wall or Plaster



FACE ILLUMINATED CHANNEL LETTERSET
DAY: BRAND COLORS / NIGHT: BRAND COLORS

GENERAL MATERIALS
FORMED CONSTRUCTION
Letterset Faces
PLASKOLITE OPTIX LD (2406)
RSA109 COIL STOCK
Returns

3M TRANSLUCENT VINYL
3M 3630-2413 & 3M 3660
Brand Red Graphics & Overlaminate
3M 3630-8530 & 3M 3660
Brand Blue Graphics & Overlaminate

Town of Farragut
Sign Permit
BP-2025-947-SP
Approved, 12/16/25





SouthWood
Turn-key Signage and Branding Experts
P.O. Box 36275 • Rock Hill, SC 29732
P: 704.588.5000 • F: 704.588.5017
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ISSUE DATE:

11.19.2025

DESIGNER: CMW

REVISION:

0

CLIENT: Bank Of America

PROJECT:

TNW-324
BOA TURKEY CREEK

10735 KINGSTON PIKE
KNOXVILLE, TN 37934

WBS DRAWING:

PD

ACCOUNT REP:

AMF

REFERENCE: -

DESCRIPTION:

KCCS-4nx
Channel Letters

LINE #:

--

QUANTITY:

1 - SF



EXISTING

Town of Farragut
Sign Permit
BP-2025-947-SP
Approved, 12/16/25



PROPOSED

ELEVATION
SCALE 3/16" = 1'-0"

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ISSUE DATE:	
11.19.2025	
DESIGNER:	CMW
REVISION:	
	0

CLIENT: Bank Of America	
PROJECT: TNW-324 BOA TURKEY CREEK 10735 KINGSTON PIKE KNOXVILLE, TN 37934	
WBS DRAWING: PD	ACCOUNT REP: AMF
REFERENCE: -	
DESCRIPTION: KCCS-4nx Channel Letters	
LINE #: --	QUANTITY: 1 - SF

Front Building



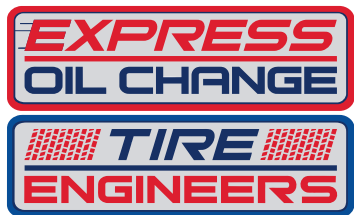
LED internally Illuminated Sign
1 anchor per bracket 3-4"



48 sq ft

Town of Farragut
Sign Permit
BP-2025-974-SP
Approved, 1/9/26

Scale: 3/32" = 1'



Location: Farragut TN

11155 Kingston Pike

Date: 1/5/26

Sales Rep: John Reynolds

Job Name: Express Oil Change

Design By: Nina Scheid

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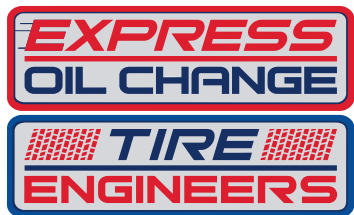
**ILLUMINATED
SIGNS
& LIGHTING**
TURN-KEY SIGN SOLUTIONS

Front Building



Town of Farragut
Sign Permit
BP-2025-974-SP
Approved, 1/9/26

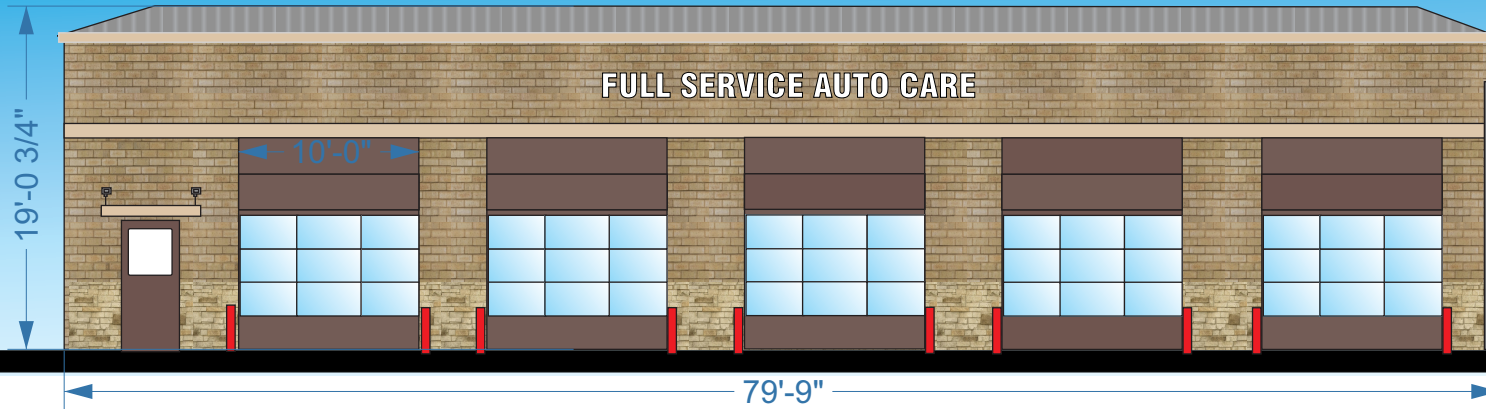
Scale: 3/32"= 1'



Location: Farragut TN	Sales Rep: John Reynolds	This document is the sole property of Illuminated Signs & Lighting LLC THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY ILLUMINATED IMAGES. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER. ILLUMINATED IMAGES, ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 1999-2024 ALL RIGHTS RESERVED
11155 Kingston Pike	Job Name: Express Oil Change	
Date: 1/5/26	Design By: Nina Scheid	



2nd Building

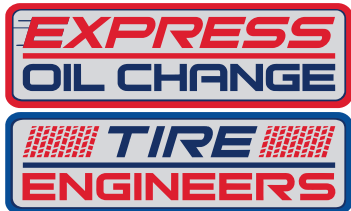


LED Channel Letters
1 anchor per bracket 3-4"

Town of Farragut
Sign Permit
BP-2025-975-SP
Approved, 1/9/26

20" LED Illuminated Channel Letters
20" FULL SERVICE AUTO CARE
248"
~~29.11 Sq Ft~~ 34.44 Sq. Ft.

Scale: 3/32" = 1'



Location: Farragut TN

11155 Kingston Pike

Date: 1/5/26

Sales Rep: John Reynolds

Job Name: Express Oil Change

Design By: Nina Scheid

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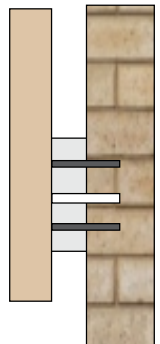
**ILLUMINATED
SIGNS
& LIGHTING**
TURN-KEY SIGN SOLUTIONS

2nd Building



LED Internally Illuminated Channel Letters
On Paint Matched Raceways

LED Channel Letters
1 anchor per bracket 3-4"

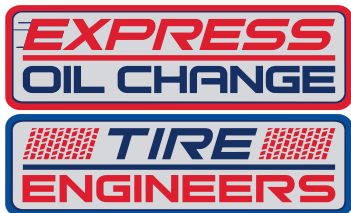


20" LED Illuminated Channel Letters

20" FULL SERVICE AUTO CARE
248"
~~29.11 Sq Ft~~ 34.44 Sq. Ft.

Town of Farragut
Sign Permit
BP-2025-975-SP
Approved, 1/9/26

Scale: 3/32" = 1'



Location: Farragut TN

11155 Kingston Pike

Date: 1/5/26

Sales Rep: John Reynolds

Job Name: Express Oil Change

Design By: Nina Scheid

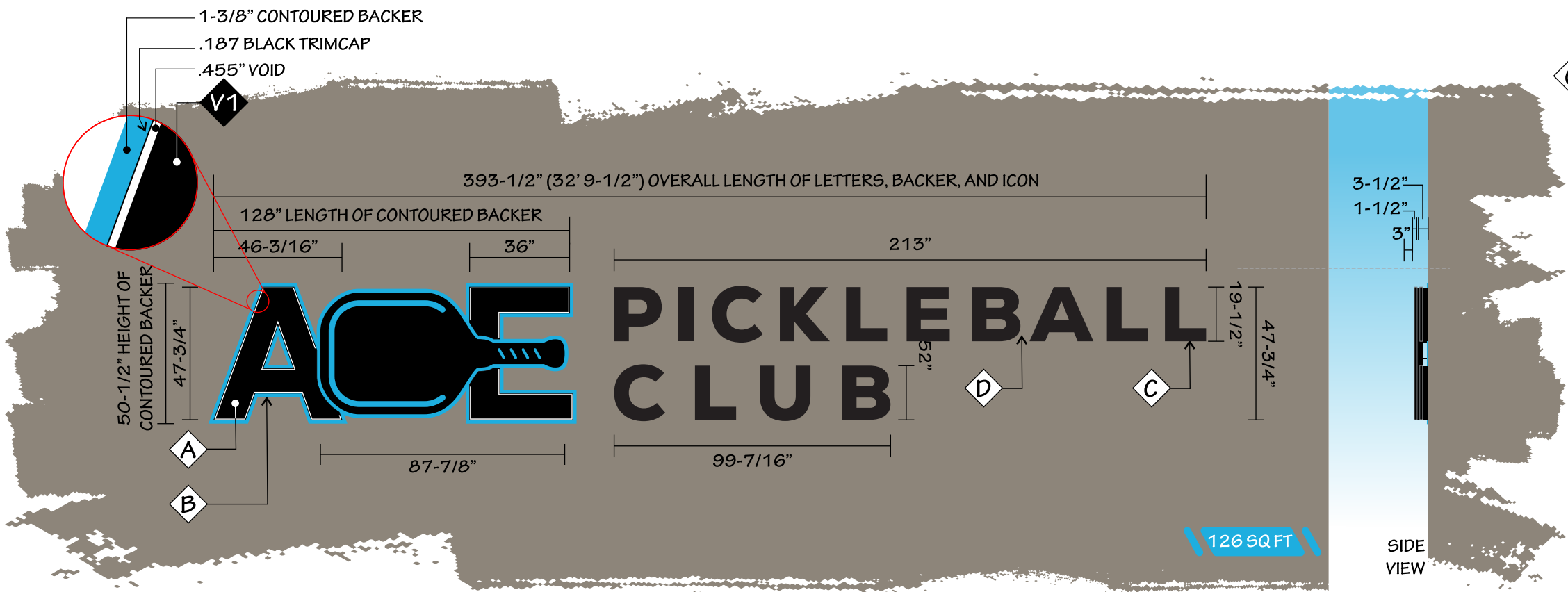
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& LIGHTING**
TURN-KEY SIGN SOLUTIONS

Town of Farragut
Sign Permit
BP-2025-979-SP
Approved,
12/23/25



1 LAYOUT: WALL MOUNTED FACE AND HALO LOGO WITH FACE ILLUMINATED LETTERS

SCALE: 1/4" = 1'-0"

FACE & HALO ILLUM LOGO
FACE ILLUMINATED LETTERS

- A** LOGO
- FABRICATED ALUMINUM LOGO
 - 3" RETURNS PAINTED P1
 - 1" BLACK TRIMCAP
 - 3/16" WHITE ACRYLIC FACES
 - FIRST SURFACE V1, D1
 - BACKER IS .177 CLEAR POLYCARBONATE
 - BACKER IS POPULATED WITH WHITE LED ILLUMINATION
 - MOUNTED ON 1-1/2" SPACERS TO CONTOURED BACKER

- B** CONTOURED BACKER
- ROUTED 1/8" ALUMINUM BACKER
 - PAINTED P2
 - FLUSH MOUNTED TO CLIENT WALL

- C** FACE ILLUMINATED LETTERS
- FABRICATED ALUMINUM LETTERS
 - 3" RETURNS PAINTED P1
 - 1" BLACK TRIMCAP
 - 3/16" WHITE ACRYLIC FACES
 - FIRST SURFACE V2
 - WHITE LED ILLUMINATION
 - MOUNTED FLUSH TO WALL

INSTALL INFO:
- INSTALL INFO TBD

FINISH SCHEDULE:

- P1** BLACK PAINT MP-N923SP
- P2** LIGHT BLUE PAINT TO MATCH PMS 115-6C
- P3** PAINT TO MATCH TENANT SIGN BAND (VERIFY)
- V1** OPAQUE BLACK VINYL (220-12)
- V2** BLACK PERFORATED VINYL 3635-222
- D1** PRINTED PERFORATED 3635-210 VINYL MATCHING PMS 115-6C

SIGNATION
SIGN GROUP
7624 Boone Ave N #100
Brooklyn Park, MN 55428
PHONE (763) 561-1005
FAX (763) 561-1004

PROJECT NUMBER

SALES/DESIGN

CLIENT

PROJECT

JOB ADDRESS

REVISION

SIGN & DATE HERE IF
OK TO BEGIN PRODUCTION

- ☐ Approved
☐ After Revisions
X

Date _____

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12/23/25



11130 KINGSTON PIKE
SUITE 6
KNOXVILLE, TN 37934

SIGNATION
SIGN GROUP

7624 Boone Ave N #100
Brooklyn Park, MN 55428
PHONE (763) 561-1005
FAX (763) 561-1004

PROJECT NUMBER

SALES/DESIGN

CLIENT

PROJECT

JOB ADDRESS

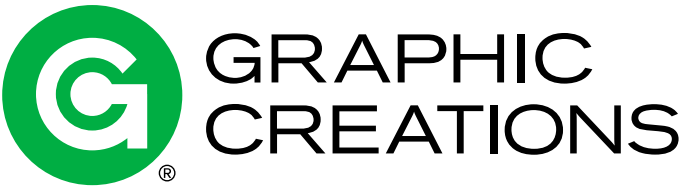
REVISION

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☐ After Revisions
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63 in

Summit Medical

63 in

Absolute Health

36 in

7.4 in

Harmony

The text is outlined in black for visibility purposes only and is not intended to be printed.

Click **REJECT** if revisions are required. Click **APPROVE** if ready to proceed with production proofs.

SIGNATURE APPROVAL FOR PRODUCTION PROOF

SIGNATURE DELIVERY OF COMPLETED INSTALL

Town of Farragut
Sign Permit
BP-2025-994-SP
Approved, 1/22/26

CUSTOMER
MEDICAL CENTER WEST

JOB DESCRIPTION
Lettering on Building:
‘Summit Medical’ to the left of entrance.
‘Absolute Health’ above entrance.
‘Harmony’ to the right of entrance.

2” Stud Mounted Drilled into Brick with
Silicone.

PRODUCTION PROOF REQUIRED
☐ ONCE APPROVED, A PRINTED PROOF TO CHECK
COLORS AND RESOLUTION WILL BE REQUIRED
BEFORE PROCEEDING WITH FINAL INSTALL.

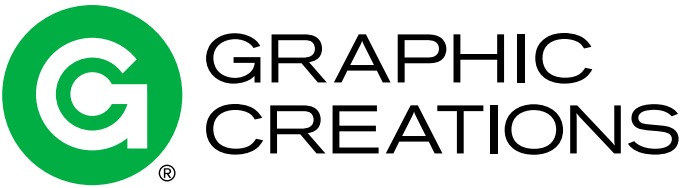
Please look over your proof carefully! You are responsible for final proof and layout approval prior to the printing process. You understand that any inaccuracy existing on the approved proof will be printed and any additional costs incurred to fix these errors will not be eligible to be re-run free of charge.

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- ☐ POSITIONING
- ☐ NUMBERS
- ☐ SIZE
- ☐ SPELLING
- ☐ QR CODES
- ☐ COLOR
- ☐ GRAMMAR
- ☐ EMAILS

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ARTWORK APPROVAL | 208409 INSTALL - JOB 20 MOCKUP



CUSTOMER
MEDICAL CENTER WEST

JOB DESCRIPTION
Lettering on Building:
‘Summit Medical’ to the left of entrance.
‘Absolute Health’ above entrance.
‘Harmony’ to the right of entrance.

2” Stud Mounted Drilled into Brick with
Silicone.

PRODUCTION PROOF REQUIRED
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- ☐ SIZE
- ☐ SPELLING
- ☐ QR CODES
- ☐ COLOR
- ☐ GRAMMAR
- ☐ EMAILS

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~100 ft



ROUGH BUILDING MEASUREMENT



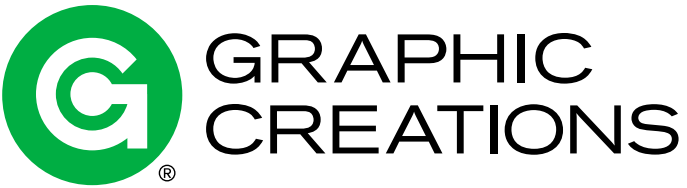
MOCKUP

Click **REJECT** if revisions are required. Click **APPROVE** if ready to proceed with production proofs.

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SIGNATURE DELIVERY OF COMPLETED INSTALL

Town of Farragut
Sign Permit
BP-2025-994-SP
Approved, 1/22/26



63 in

Summit Medical

63 in

Absolute Health

36 in

7.4 in

Harmony

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Town of Farragut
Sign Permit
BP-2025-995-SP
Approved, 1/22/26

CUSTOMER
MEDICAL CENTER WEST

JOB DESCRIPTION
Lettering on Building:
‘Summit Medical’ to the left of entrance.
‘Absolute Health’ above entrance.
‘Harmony’ to the right of entrance.

2” Stud Mounted Drilled into Brick with
Silicone.

PRODUCTION PROOF REQUIRED
☐ ONCE APPROVED, A PRINTED PROOF TO CHECK
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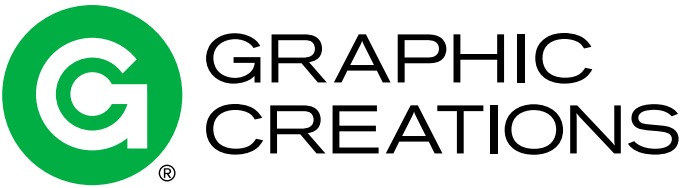
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- ☐ SIZE
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- ☐ QR CODES
- ☐ COLOR
- ☐ GRAMMAR
- ☐ EMAILS

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ARTWORK APPROVAL | 208409 INSTALL - JOB 20 MOCKUP



CUSTOMER
MEDICAL CENTER WEST

JOB DESCRIPTION
Lettering on Building:
‘Summit Medical’ to the left of entrance.
‘Absolute Health’ above entrance.
‘Harmony’ to the right of entrance.

2” Stud Mounted Drilled into Brick with
Silicone.

PRODUCTION PROOF REQUIRED
☐ ONCE APPROVED, A PRINTED PROOF TO CHECK
COLORS AND RESOLUTION WILL BE REQUIRED
BEFORE PROCEEDING WITH FINAL INSTALL.

Please look over your proof carefully! You are responsible for final proof and layout approval prior to the printing process. You understand that any inaccuracy existing on the approved proof will be printed and any additional costs incurred to fix these errors will not be eligible to be re-run free of charge.

YOU ARE RESPONSIBLE FOR CHECKING
THE ACCURACY OF THE FOLLOWING:

- ☐ FONT
- ☐ POSITIONING
- ☐ NUMBERS
- ☐ SIZE
- ☐ SPELLING
- ☐ QR CODES
- ☐ COLOR
- ☐ GRAMMAR
- ☐ EMAILS

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~100 ft



ROUGH BUILDING MEASUREMENT



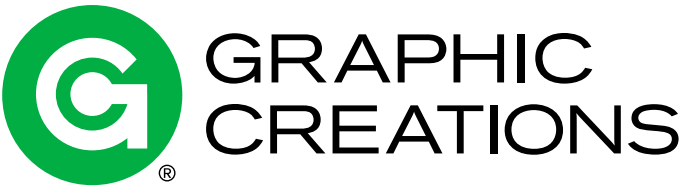
MOCKUP

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Town of Farragut
Sign Permit
BP-2025-995-SP
Approved, 1/22/26



63 in

Summit Medical

63 in

Absolute Health

7.4 in

Harmony

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Town of Farragut
Sign Permit
BP-2025-996-SP
Approved, 1/22/26

CUSTOMER
MEDICAL CENTER WEST

JOB DESCRIPTION
Lettering on Building:
‘Summit Medical’ to the left of entrance.
‘Absolute Health’ above entrance.
‘Harmony’ to the right of entrance.

2” Stud Mounted Drilled into Brick with
Silicone.

PRODUCTION PROOF REQUIRED
☐ ONCE APPROVED, A PRINTED PROOF TO CHECK
COLORS AND RESOLUTION WILL BE REQUIRED
BEFORE PROCEEDING WITH FINAL INSTALL.

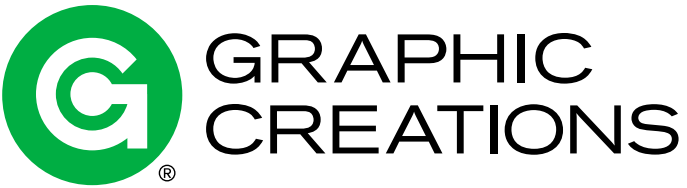
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- ☐ SIZE
- ☐ SPELLING
- ☐ QR CODES
- ☐ COLOR
- ☐ GRAMMAR
- ☐ EMAILS

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ARTWORK APPROVAL | 208409 INSTALL - JOB 20 MOCKUP



CUSTOMER
MEDICAL CENTER WEST

JOB DESCRIPTION
Lettering on Building:
‘Summit Medical’ to the left of entrance.
‘Absolute Health’ above entrance.
‘Harmony’ to the right of entrance.

2” Stud Mounted Drilled into Brick with Silicone.

PRODUCTION PROOF REQUIRED
☐ ONCE APPROVED, A PRINTED PROOF TO CHECK COLORS AND RESOLUTION WILL BE REQUIRED BEFORE PROCEEDING WITH FINAL INSTALL.

Please look over your proof carefully! You are responsible for final proof and layout approval prior to the printing process. You understand that any inaccuracy existing on the approved proof will be printed and any additional costs incurred to fix these errors will not be eligible to be re-run free of charge.

YOU ARE RESPONSIBLE FOR CHECKING THE ACCURACY OF THE FOLLOWING:

- ☐ FONT
- ☐ POSITIONING
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- ☐ SIZE
- ☐ SPELLING
- ☐ QR CODES
- ☐ COLOR
- ☐ GRAMMAR
- ☐ EMAILS

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~100 ft



ROUGH BUILDING MEASUREMENT



MOCKUP

Click **REJECT** if revisions are required. Click **APPROVE** if ready to proceed with production proofs.

SIGNATURE APPROVAL FOR PRODUCTION PROOF

SIGNATURE DELIVERY OF COMPLETED INSTALL

Town of Farragut
Sign Permit
BP-2025-996-SP
Approved, 1/22/26

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a primary ground sign for Bank of America, located at 10735 Kingston Pike.

Introduction & Background: This item involves a request for approval of a monument ground sign (reface) for the Bank of America located at 10735 Kingston Pike.

Discussion & Recommendations: The Bank of America is requesting approval to reface their existing monument ground sign located at 10735 Kingston Pike. The proposed 25 square foot internally illuminated sign face will be installed on a previously permitted monument sign structure. There is also existing landscaping in place. The proposed plan meets the town's requirements and the staff recommends approval.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the proposed sign plan.



BANK OF AMERICA

Bank of America

BOA Turkey Creek Exterior Retail Re-brand

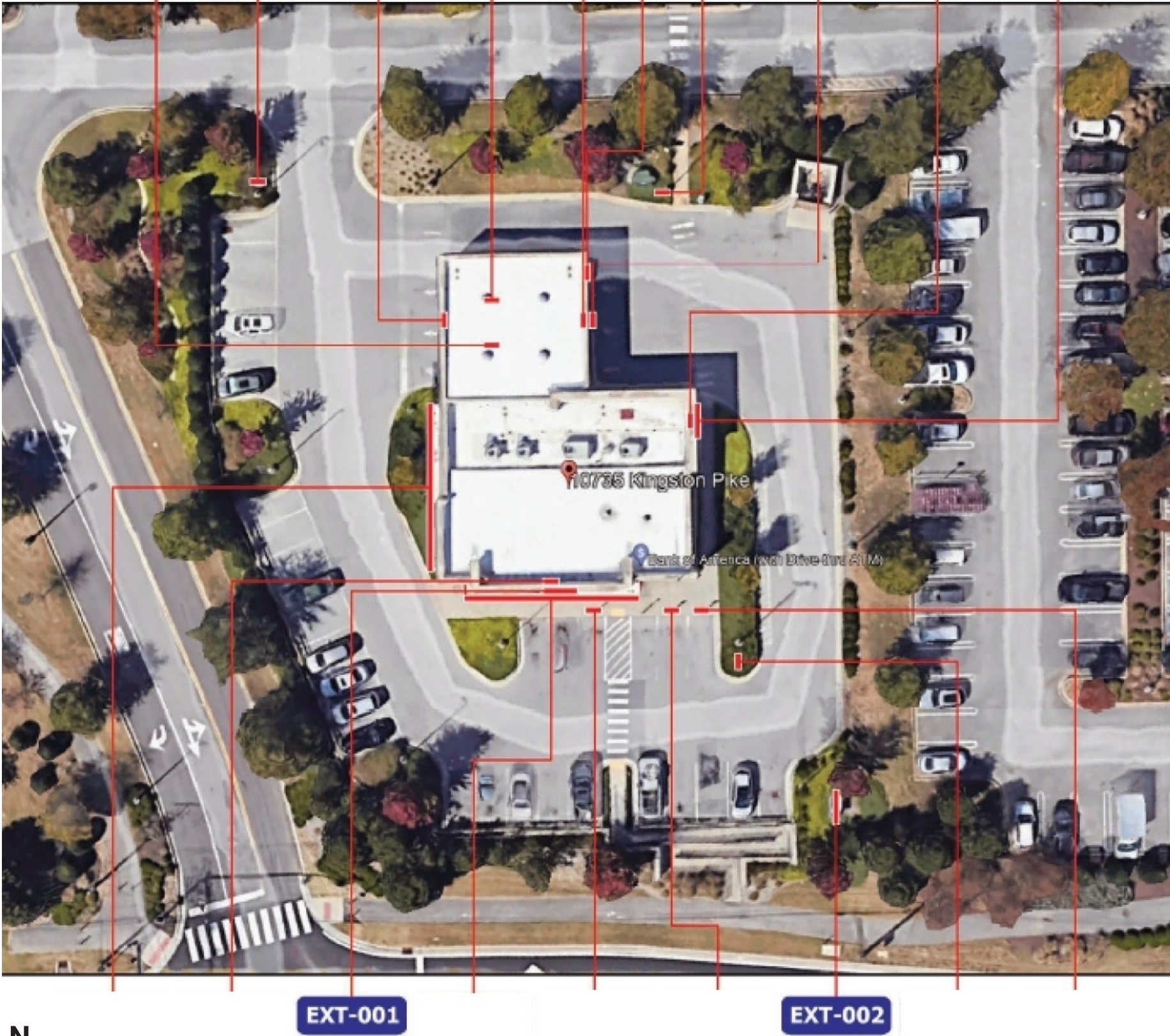
10735 Kingston Pike
Knoxville, TN 37934

BOATC-25002 | 11.19.2025

P.O. Box 36275 • Rock Hill, SC 29732
P: 704.588.5000 • F: 704.588.5017
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SIGN NUMBER	BOA NUMBER	SIGN DESCRIPTION
EXT 001	KCCS-4NX	CHANNEL LETTERS
EXT 002	CUSTOM	CABINET REFACE

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ISSUE DATE:
11.19.2025

DESIGNER: **CMW**

REVISION:

0

CLIENT: **Bank Of America**

PROJECT:
TNW-324
BOA TURKEY CREEK
10735 KINGSTON PIKE
KNOXVILLE, TN 37934

WBS DRAWING:	ACCOUNT REP:
PD	AMF

REFERENCE: -

DESCRIPTION:

SITE PLAN

LINE #:	QUANTITY:
--	N/A



EXISTING



PROPOSED

EXTERIOR MONUMENT
FULL COLOR DAY / FULL COLOR ILLUMINATED

- GENERAL MATERIALS
FABRICATED CONSTRUCTION
-  **SIGN 10146** (Semi-Gloss) BM SUPER WHITE Letterset Faces
 -  **SIGNBM1472** (Semi-gloss) BM SILVER CHAIN Returns, Border, Pole Wrap
 -  **Optix Fusion Red** Brand Red Graphics
 -  **Optix Fusion Blue** Brand Blue Graphics

CONSTRUCTION SPECIFICATIONS:

Panel:
1/8" Aluminum panel with push thru acrylic letters

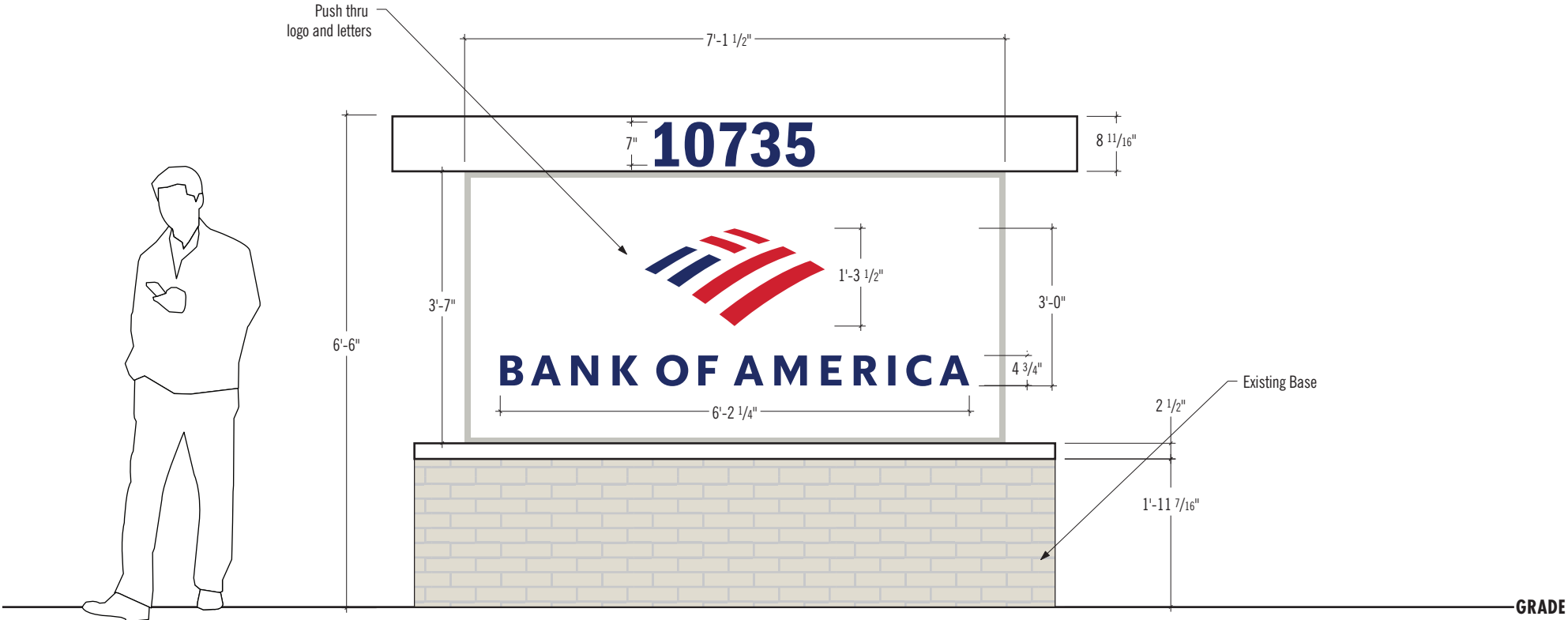
INSTALL

Paint existing cabinet and retainers silver chain.

Restore interior to like new conditions.

SURVEY

Need to confirm existing base dimensions and top width (address letters)



FRONT VIEW
SCALE: 1/2" = 1'-0"



SouthWood
Turn-key Signage and Branding Experts

P.O. Box 36275 • Rock Hill, SC 29732
P: 704.588.5000 • F: 704.588.5017
www.southwoodcorp.com

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ISSUE DATE:

11.19.2025

DESIGNER: CMW

REVISION:

0

CLIENT: Bank Of America

PROJECT:

TNW-324
BOA TURKEY CREEK

10735 KINGSTON PIKE
KNOXVILLE, TN 37934

WBS DRAWING:

PD

ACCOUNT REP:

AMF

REFERENCE: -

DESCRIPTION:

CUSTOM Cabinet Reface
Illuminated (EXT-002)

LINE #:

--

QUANTITY:

1 - DF



REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a primary ground sign for Express Oil and Tire Engineers, located at 11155 Kingston Pike.

Introduction & Background: This item involves a request for approval of a new monument ground sign for Express Oil and Tire Engineers, located at 11155 Kingston Pike.

Discussion & Recommendations: Express Oil Change & Tire Engineers is requesting approval of a new monument ground sign located at 11155 Kingston Pike. The 36 square foot internally illuminated sign and monument structure will be setback 20 feet, according to the plan. The landscaping is based on the previously approved landscape plan for the larger site and is compliant. The proposed plan meets the town's requirements and the staff recommends approval. An as-built survey, or on-site location by a surveyor, will be required to confirm the setbacks.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve subject to setback verification.

Internally Illuminated Led Illuminated Monument Sign

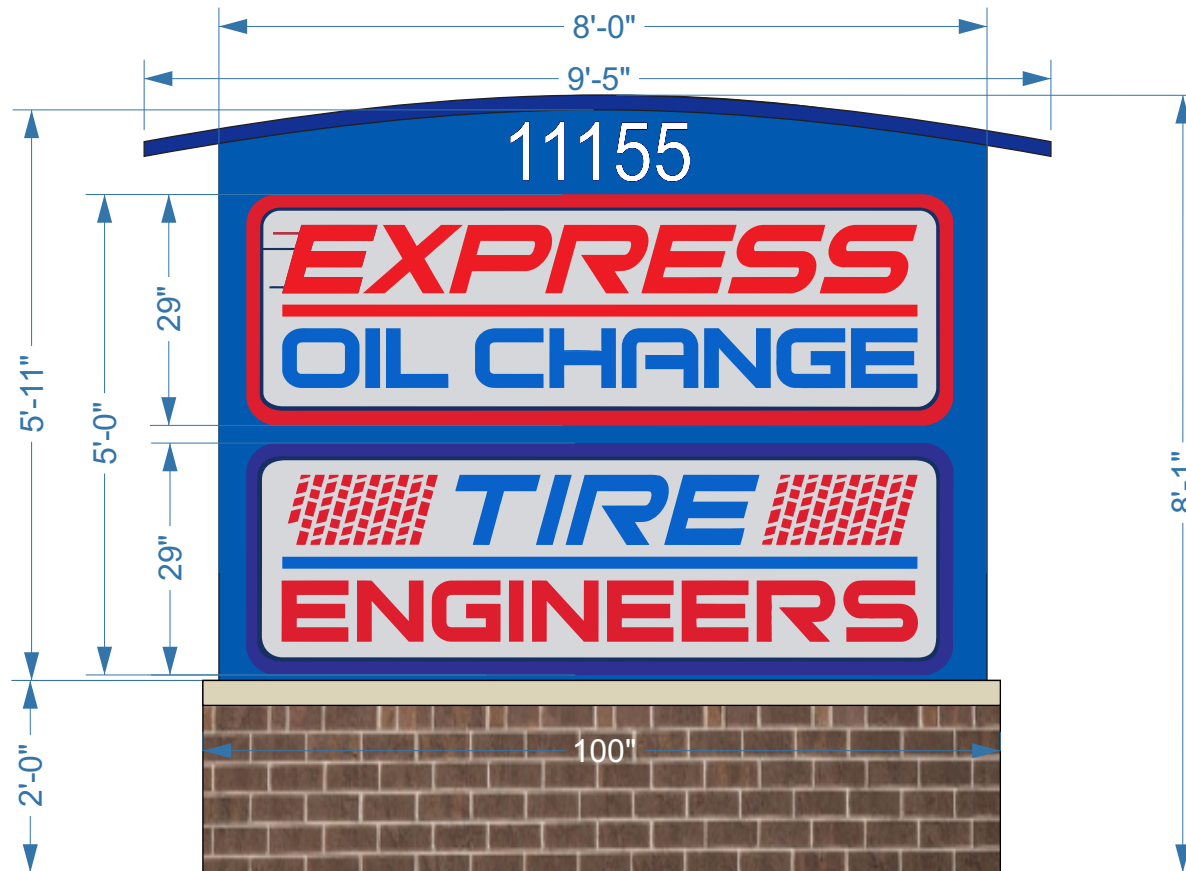
36 Sq ft
Copy Area

20' distance off of right of way
2' Brick Base Built around
Monument sign Brick color to match the Building

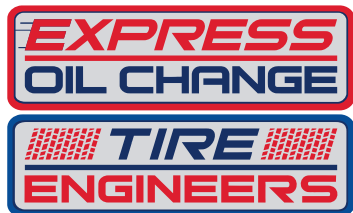
Sample from building



8" Address Numbers



Scale: 1/2" = 1'



Location: Farragut TN

11155 Kingston Pike

Date: 1/5/26

Sales Rep: John Reynolds

Job Name: Express Oil Change

Design By: Nina Scheid

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**ILLUMINATED
SIGNAGE
& LIGHTING**
TURN-KEY SIGN SOLUTIONS

**STAMPED APPROVED SITE PLAN
FMPC - FEBRUARY 20, 2025**

CONTRACTOR TO COORDINATE FINAL LOCATION OF MONUMENT SIGN W/ OWNER. SIGN TO BE SETBACK 20' FROM PROPERTY LINE (MIN.)

AQUATIC BUFFER TABLE		
BUFFER WIDTH	*LENGTH (SEE NOTE)	PERCENTAGE OF TOTAL LENGTH
120'	147'	19.4%
90'	32'	4.2%
60'	287'	37.9%
30'	291'	38.4%

*NOTE: THE LENGTHS PROVIDED ARE BASED OFF THE TOTAL LENGTH OF THE 60' WIDE AQUATIC BUFFER (AVERAGE BUFFER), WHICH IS 775.1 LF - MEASURED LATERALLY ACROSS THE ENTIRE PROPERTY.

AVERAGE BUFFER WIDTH	TOTAL LENGTH (60' WIDE BUFFER)
61.3'	757'

AQUATIC BUFFER TABLE		
BUFFER WIDTH	LENGTH (SEE NOTE)	PERCENTAGE OF TOTAL LENGTH
120"	147'	19.4%
90'	32'	4.2%
60'	287'	37.9%
30'	291'	38.4%

***NOTE:**
THE LENGTHS PROVIDED ARE BASED OFF THE TOTAL LENGTH OF THE 60' WIDE AQUATIC BUFFER (AVERAGE BUFFER), WHICH IS 757.5 LF - MEASURED LATEROALLY ACROSS THE ENTIRE PROPERTY.

AVERAGE BUFFER WIDTH	TOTAL LENGTH (60' WIDE BUFFER)
61.4'	757'

CONTRACTOR TO COORDINATE FINAL LOCATION OF
MONUMENT SIGN W/ OWNER. SIGN TO BE SETBACK
20' FROM PROPERTY LINE (MIN.)

WHITE PAINTED RIGHT TURN ARROW
SEE DETAILED LAYOUT PLAN (SHEET 1.1)
SEE DRIVEWAY ENTRANCE DETAIL (SHEET C5.2)
TO CENTERLINE P.I.
OF KINGSTON PIKE
& WEST END AVE
24" WIDE WHITE STOP BAR
R-1 STOP SIGN
TRANSITION CURB FROM 6" TO 0" VERTICAL OVER FINAL 6'

SOUTH/WEST
TO LENOIR CITY

MAGNAIL S
N:570208
E:2516006
Z:893.14



NORTH/EAST
TO KNOXVILLE →



Know what's below.
Call before you dig.

CAUTION NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION TO REQUEST EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PARKING COUNT
	PROPERTY / R.O.W. LINE
	PARKING SIGN / ROADWAY SIGN
	18" CURB & GUTTER
	BOLLARD
	ADA TRUNCATED DOMES

<u>SITE INFORMATION:</u>	<u>AQUATIC BUFFER:</u>
ADDRESS: 11555 & 11517 KINGSTON PIKE FARRAGUT, TN 37034	(AN AVERAGE BUFFER WIDTH OF 60' IS TO BE MAINTAINED ACROSS THE ENTIRE PROPERTY)
PARCEL ID: 143 00115	MINIMUM BUFFER WIDTH = 37'
ZONING: C-1 (GENERAL COMMERCIAL)	<u>REQUIRED PARKING:</u>
LOT SIZE = 6.656 AC	AUTOMOBILE AND/OR TRUCK REPAIR SHOP - 1 PARKING SPACE PER 200 SF OF GROSS FLOOR AREA, 2.212 SF (9 SPACES) + 3,200 SF (14 SPACES) TOTAL REQUIRED = 23 SPACES
<u>BUILDING SETBACK</u>	REQUIRED BICYCLE PARKING = 2 SPACES
HIGHWAY 7 (FROM CL OF KINGSTON PIKE) SIDE = 60' TOTAL, 20' MIN. REAR = 20'	PROVIDED PARKING = 22 TYPICAL SPACES 1 ADA/VAN SPACE 23 TOTAL SPACES
<u>LANDSCAPE SETBACK</u>	
FRONT = 20'	

GENERAL NOTES

1. NO WORK SHOWN SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS FOR THIS PROJECT AND SHALL CONFORM TO ALL CODES, ORDINANCES, RESTRICTIONS, AND STANDARDS OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SITE. CONTRACTOR WILL OBTAIN ALL NECESSARY CONSTRUCTION ACTIVITIES BASED ON PLANS PROVIDED, ISSUED FOR CONSTRUCTION PURPOSES.
2. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK ARE SECURED PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND BENCHMARKS. ALL PROPERTY PINS OR BENCHMARKS ELIMINATED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR'S LICENSED SURVEYOR AT NO EXPENSE TO OWNER.
4. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITY MAY EXIST.
5. CONTRACTOR SHALL FIELD VERIFY (REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS) ACTUAL, PLANT LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTH ARE ACHIEVED. CONTRACTOR SHALL COORDINATE WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF THE DISCONNECTIONS TO THEIR FACILITIES.
6. CONTRACTOR SHALL COORDINATE THE INSTALLATION, ADJUSTMENT OR RELOCATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (GAS, WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS) ARE TO BE MAINTAINED AND PROTECTED IN PLACE PRIOR TO DISCOURAGEMENT OF BASE COURSE MATERIAL.
7. ALTAIR'S LAND TITLE SURVEY WAS PREPARED BY PROFESSIONAL LAND SYSTEMS (605) 689-6169, CIVIL CONSULTANTS, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
8. REFER TO LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR DIMENSIONS AND LOCATIONS OF IRRIGATION LINES & METERS, ETC.
9. THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE CAUSED BY CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S AT NO EXPENSE TO THE OWNER.
10. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROTECTIVE DEVICES AND FOR THE IMPLEMENTATION OF ALL SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO THE PROTECTION OF LIFE, PROPERTY, AND SITE IMPROVEMENTS; THE PROTECTION OF EXISTING UTILITY LINES AND STRUCTURES; AND THE PROVISION AND COORDINATION OF ALL TEMPORARY TRAFFIC CONTROL, EFFORTS AND MEASURES.
12. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SMOOTH TRANSITION BETWEEN ALL NEW CONSTRUCTION AND ALL EXISTING CONDITIONS. ALL DRIVEWAY TRANSITION GRADERS, CONSTRUCTION MATERIALS, AND FINISHES, ARE SUBJECT TO APPROVAL BY THE ENGINEER.
14. DO NOT SCALE CRITICAL DIMENSIONS FROM THIS DRAWING. CONTACT ENGINEER FOR SPECIFIC CLARIFICATIONS NEEDED.
15. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION SPECIFICATIONS IN ALL CONCRETE AND ASPHALT PAVEMENT AREA.
16. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SITE CONSTRUCTION DRAWINGS OR SPECIFICATIONS AND EXISTING STRUCTURES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH CONSTRUCTION OF ANY AREA WHERE A CONFLICT HAS BEEN DISCOVERED UNTIL, SUCH TIME AS THE CONFLICT HAS BEEN CLEARLY RESOLVED.
17. CONTRACTOR SHALL REPAIR DAMAGE TO EXISTING PUBLIC INFRASTRUCTURE TO THE SATISFACTION OF THE CITY OF FARRAGUT.

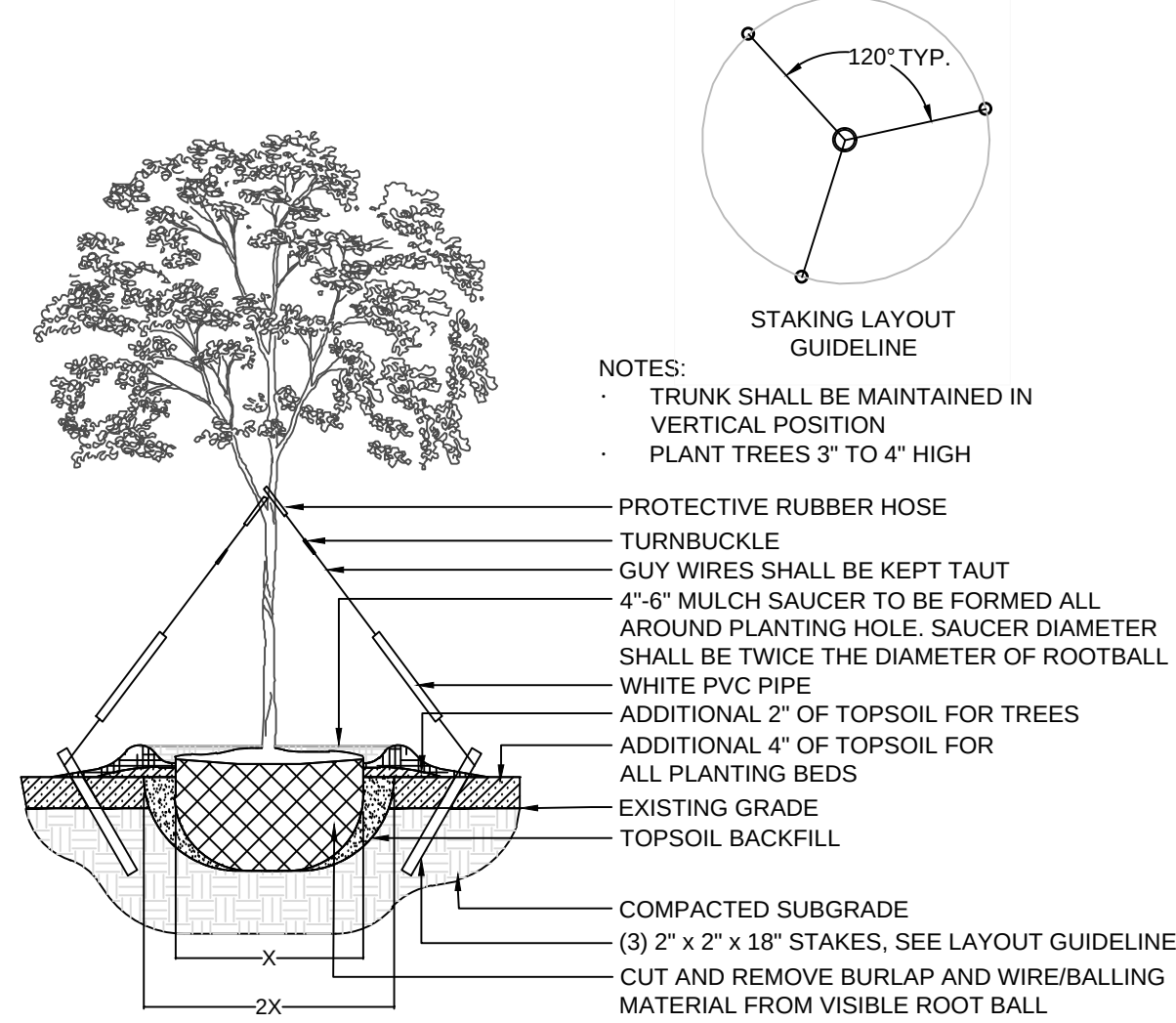
CAUTION NOTICE TO CONTRACTOR:

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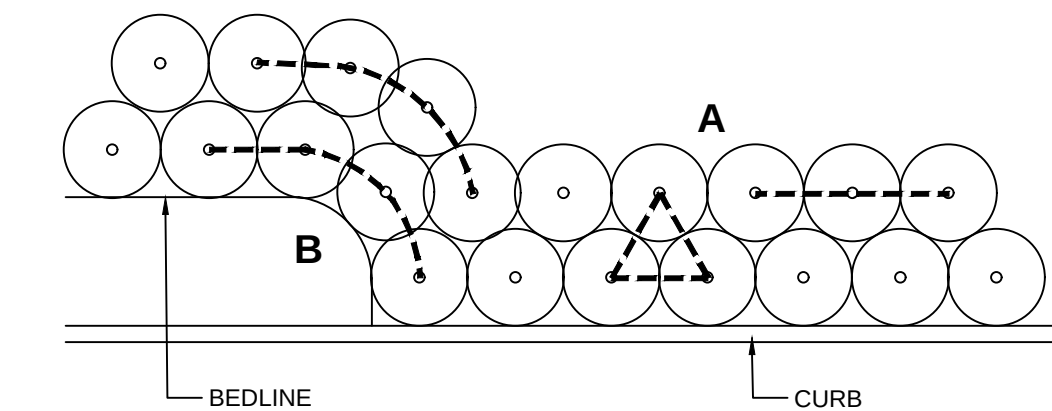
C:\USERS\PILOT\STUDIO\1578293\PILOT STUDIO DROPOX\PILOT STUDIO DROPOX\AUTOCAD\LANDSCAPE.DWG Thursday, February 13, 2025 PLOTSTUDIO1578293

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
CANOPY TREES						
	QA	Quercus alba / White Oak	2" Cal.	B&B	7	Min. 5' clear trunk and 6' ht. at time of planting. Intended for use as shade tree.
	QS	Quercus shumardii / Shumard Oak	2" Cal.	B&B	4	Min. 5' clear trunk and 6' ht. at time of planting. Intended for use as shade tree.
	TD	Taxodium distichum / Bald Cypress	2" Cal.	B&B	6	Min. 5' clear trunk and 6' ht. at time of planting. Intended for use as storm water basin.
FLOWERING TREES						
	AG	Amelanchier x Grandiflora / Autumn Brilliance / Autumn Brilliance Serviceberry	2" Cal.	B&B	2	Min. 5' clear trunk and 8' ht. at time of planting. Intended for use as storm water basin.
	CV	Crataegus viridis / Winterking STD / Winterking Hawthorne STD	2" Cal.	B&B	2	Min. 5' clear trunk and 8' ht. and time of planting. Intended for use as buffer strip.
SHRUBS						
	ML	Muhlenbergia capillaris / Lencas / Regal Mist® Pink Muhty Grass	1 gal.	Pot	123	12-18" ht., 12-18" sprd., full and healthy.
	PV	Panicum virgatum / Switch Grass	1 gal.	Pot	72	12-18" ht., 12-18" sprd., full and healthy.
EVERGREEN						
	IC	Ilex cornuta / Burfordii Nana / Dwarf Burford Holly	3 gal.	Pot	34	Min. 3' ht. at time of planting. Full and healthy.
FLOWERING						
	AP	Aesculus parviflora / Bottlebrush Buckeye	3 gal.	Pot	35	Min. 3' ht. at time of planting. Full and healthy.
	CA	Clethra alnifolia / Sweet Pepperbush	3 gal.	Pot	28	Min. 3' ht. at time of planting. Full and healthy.
	IV	Itea virginica / Henry's Garnet / Henry's Garnet Sweetspire	3 gal.	Pot	22	18" Ht., Full and Healthy
	VD	Viburnum dentatum / Arrowwood / Arrowwood Viburnum	3 gal.	Pot	23	Min. 3' ht. at time of planting. Full and healthy.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
GROUND COVERS						
	AC	Annual Color	flat	Square Foot	62 sf	Planting provided by owner.
	TB	Bouteloua gracilis / Blue Grama	seed	Square Foot	33,450 sf	Turf seed.
	TS	Cynodon dactylon / Bermuda Grass	sod	Square Foot	13,990 sf	Turf sod- full pieces, weed free.
	DB	Detention Basin Seed Mix / Catalog Code DET	seed	Square Foot	5,207 sf	Native plant seed mix, follow Prairie Moon Nursery planting instructions.
	MU	Mulch / Pinestraw	6" Depth	Square Foot	815 sf	Pinestraw mulch, free of contaminants and debris. 6" depth/3" wet depth.

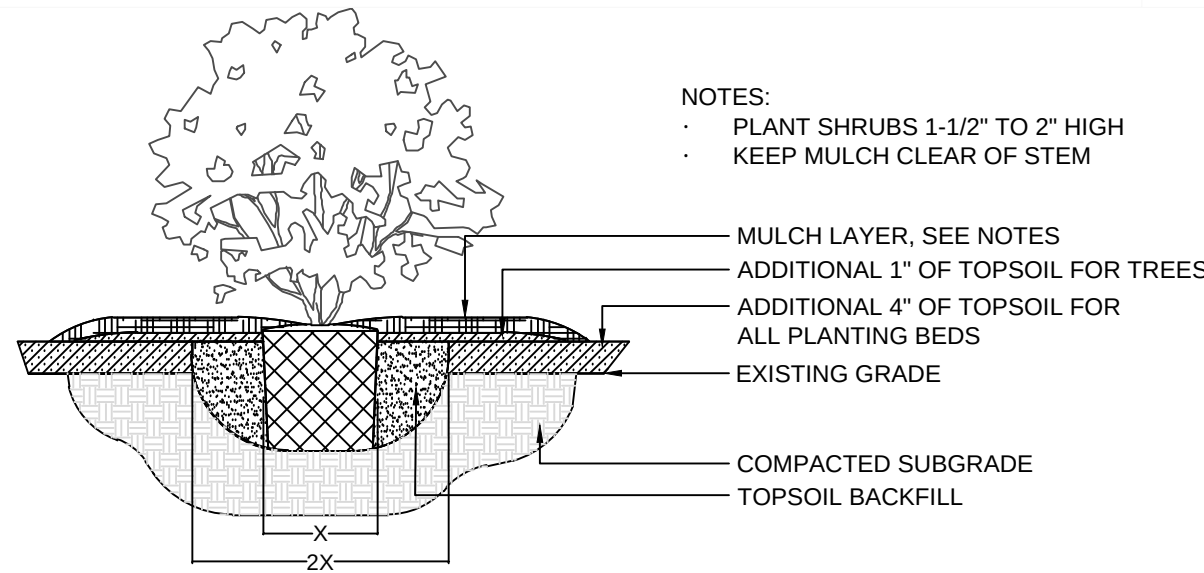


TYPICAL TREE PLANTING - SECTION

- A. SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULARLY SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE
- B. SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE. CURVED EDGES TO BE VERY SMOOTH RADII.

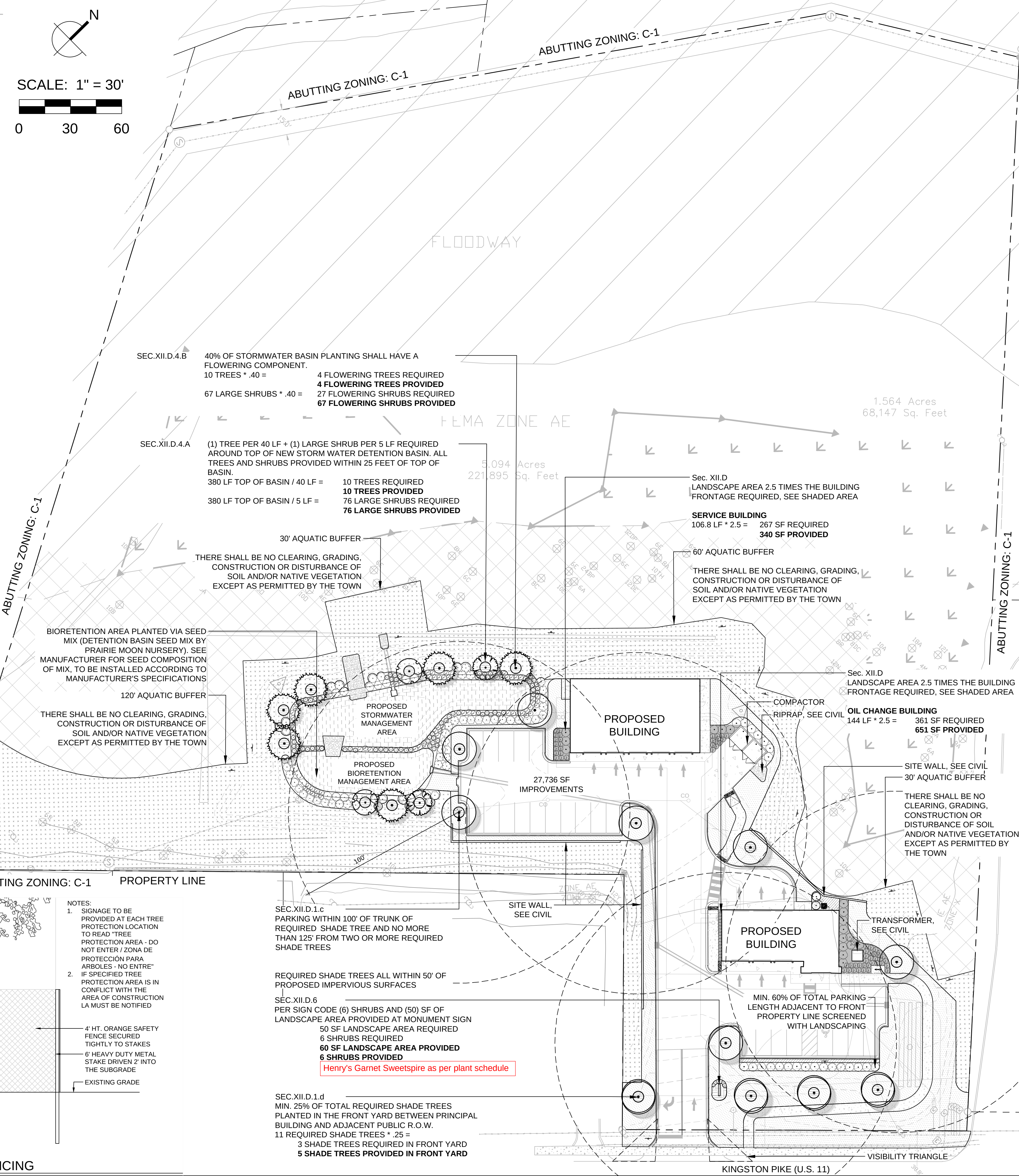
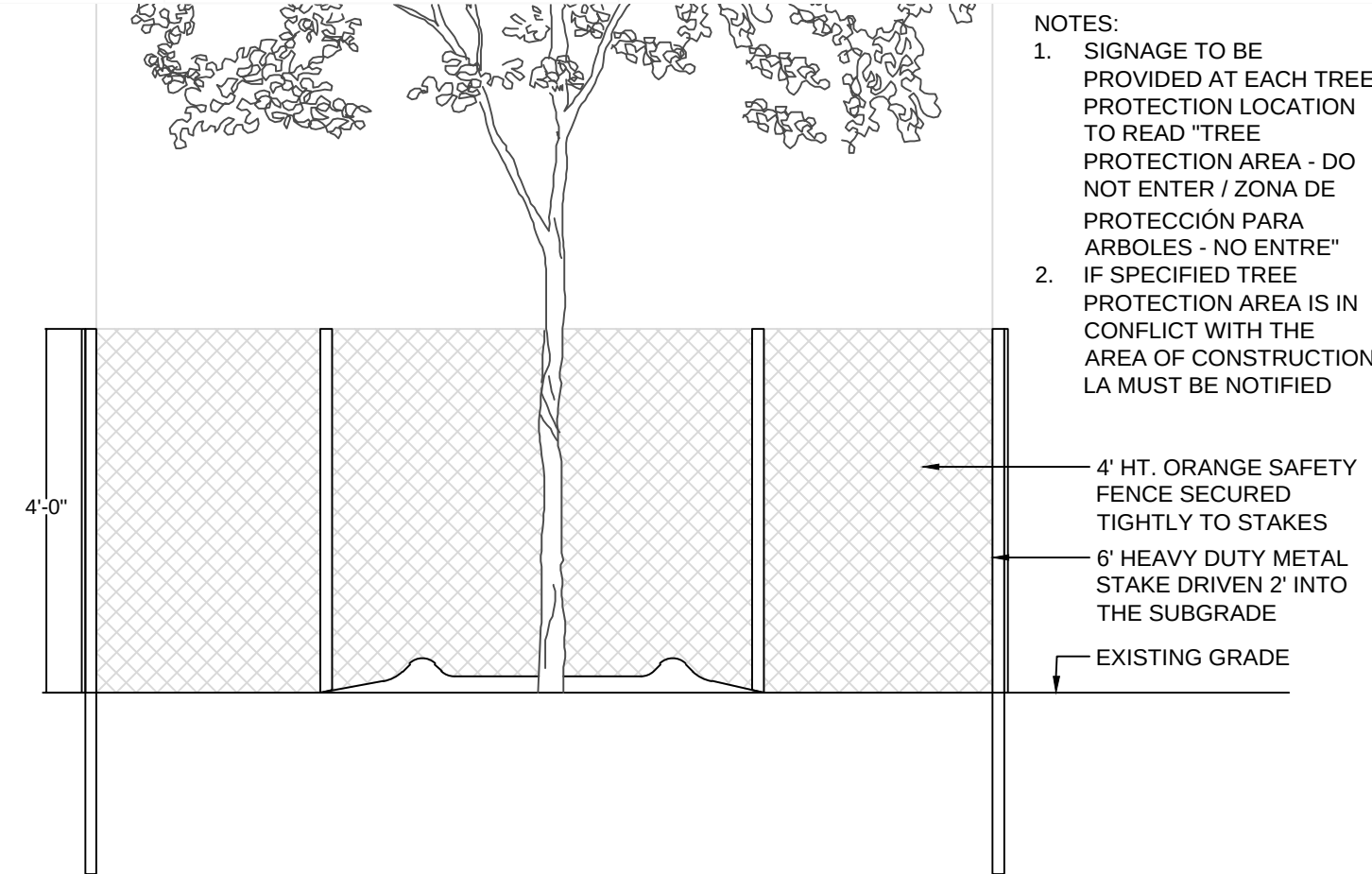


TYPICAL SHRUB SPACING



TYPICAL SHRUB PLANTING

EXISTING TREE PROTECTION - FENCING



204 MAIN ST, STE 125
TRUSSVILLE, AL 35173
205.478.5388

REVISION

NO	DATE	DESCRIPTION

EXPRESS OIL CHANGE

EXPRESS OIL CHANGE & TIRE ENGINEERS

DEVELOPER ADDRESS
1880 SOUTHPARK DR.
BIRMINGHAM, AL 35244

PROPERTY ADDRESS
11155 / 11157 KINGSTON PIKE
FARRAGUT, TN 37934

DATE: 02/13/2025
DRAWN BY: GH
REVIEWED BY: MP
JOB NUMBER: 24018
PARCEL NUMBER: 143 00115
SHEET TITLE:
LANDSCAPE PLAN

LANDSCAPE PLAN
ISSUE FOR PERMIT



LA5.00

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

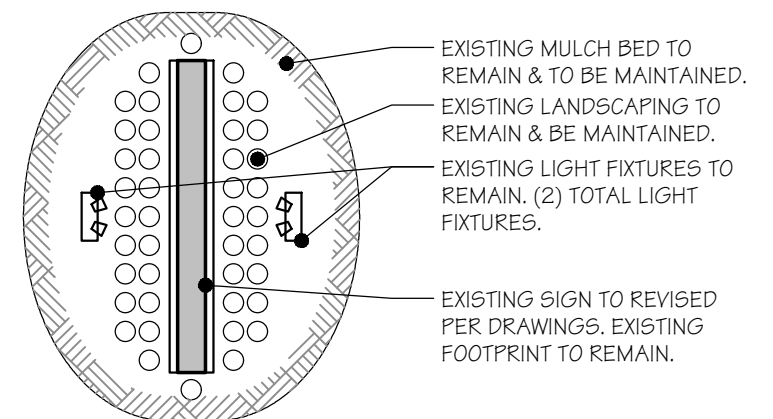
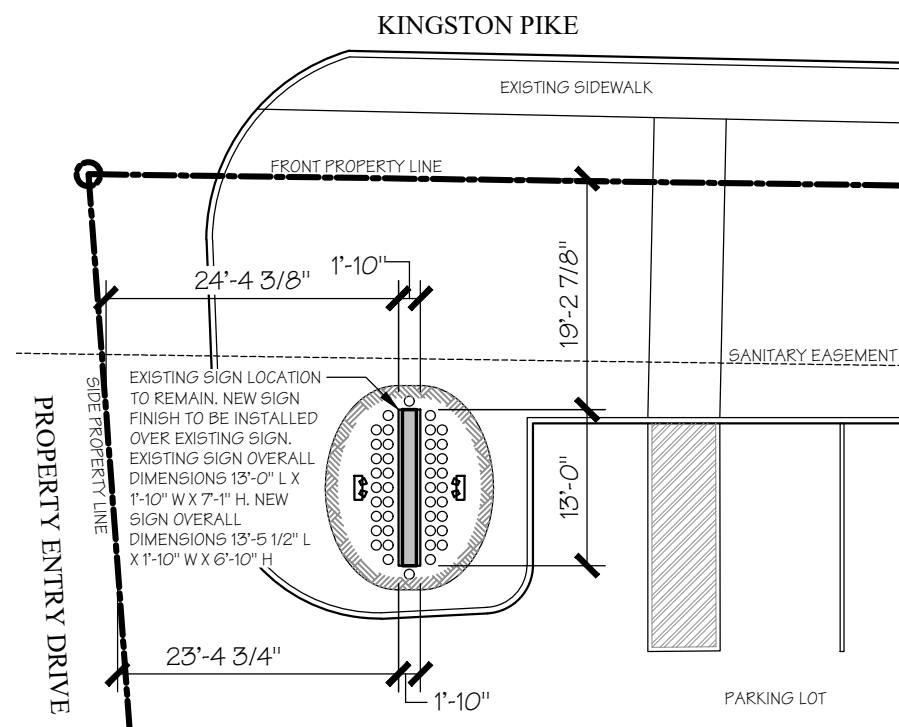
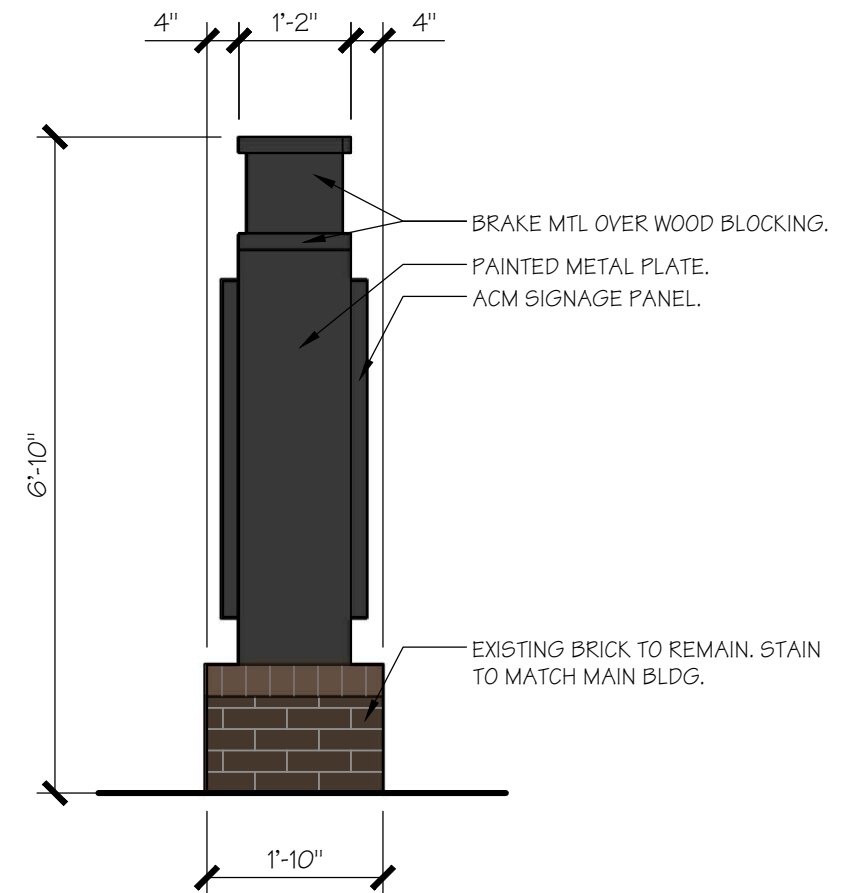
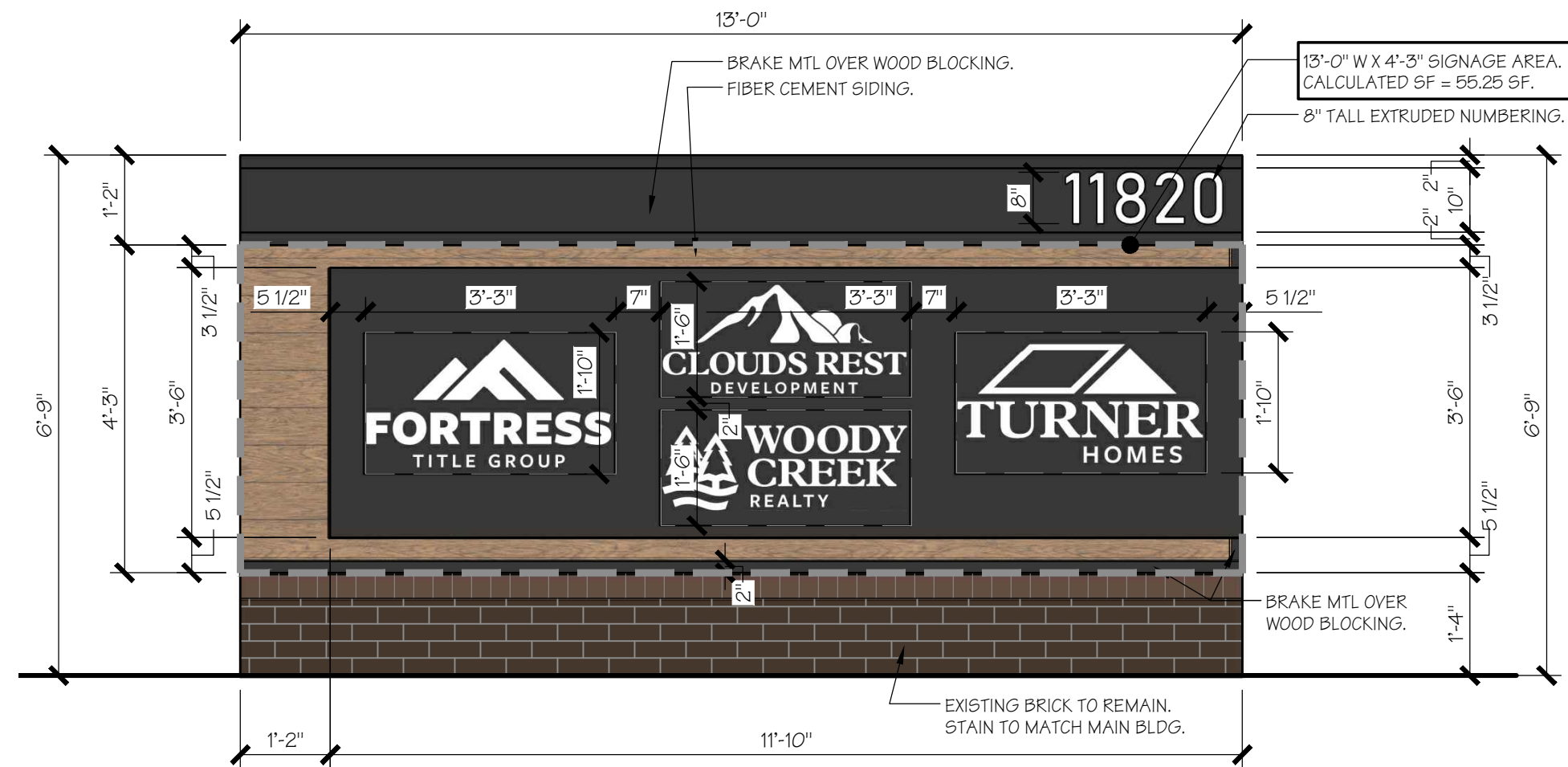
Subject: Review of a primary ground sign for Turner Homes, located at 11820 Kingston Pike.

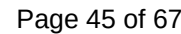
Introduction & Background: This item involves a request for approval of a monument ground sign for the new Turner Homes office and other co-located businesses located at 11820 Kingston Pike.

Discussion & Recommendations: Turner Homes is requesting approval to reface and update an existing monument ground sign as a multi-tenant sign located at 11820 Kingston Pike. The proposed 55 square foot externally illuminated sign will be installed on and over a previously permitted all-brick monument sign structure. The existing base height is substandard, but there is no practical way to increase it, and it can be permitted as is. The applicants are proposing to utilize the existing external light fixtures, which exceed the town's existing maximum lumen output standard. The staff has suggested adding cut-off shields for glare reduction, and they suggested adding diffusers to lessen the impact of the existing lights. The staff would like to see the lights in operation at night to better gauge their impact. The owners have also recently added landscaping that will need to be documented. The staff recommends approval subject to documenting the landscaping for compliance, and either treating/modifying the existing lights to an acceptable degree or replacing them.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the proposed sign subject to staff's recommendations.





REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a primary ground sign for Ace Pickleball, located at 11130 Kingston Pike.

Introduction & Background: This item involves a request for approval of a monument ground sign for Ace Pickleball and other center tenants located at 11130 Kingston Pike.

Discussion & Recommendations: Ace Pickleball and Farragut Pointe Development are requesting approval to update an existing monument ground sign as a multi-tenant sign located at 11130 Kingston Pike. The proposed 60 square foot internally illuminated sign and cabinet will be installed on the existing monument sign base. The existing sign is located within the development's parking lot, facing an entrance drive and frontage off of Kingston Pike. Existing landscaping is in place and will be verified by staff for permitting. The staff recommends approval subject to verifying that the existing landscaping is compliant.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the proposed sign subject to verifying that the existing landscaping is compliant.

Black

SINGLE FACE LIGHTED BOX SIGN WITH VINYL LETTERING



SIGNCO inc.
PLASTIC, NEON, ELECTRONIC

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VALUE OF THIS DRAWING: \$500.00

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

FILE LOCATION: Keith/Farragut Pointe
LOCATION: Farragut, TN

FILE: Keith Pankey

SALES REPRESENTATIVE: Keith Pankey

DATE: 01-12-2026

DRAWN BY: Tiffany Poling

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

APPROVAL SIGNATURE

SCALE: 3/8" = 1'



11130 Kingston Pike

Farragut Pointe

ACE Pickleball Sign plus Tenants

Knoxville - Knox County - KUB Geographic Information System



Printed: 1/22/2026 at 11:35:34 AM

0 25 50 100
ft

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REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a primary ground sign for Tri-Star Power Sports & Marine, located at 11470 Outlet Drive.

Introduction & Background: This item involves a request for approval of a monument ground sign for Tri-Star Power Sports & Marine located at 11470 Outlet Drive.

Discussion & Recommendations: Tri-Star Power Sports is requesting approval for a new monument ground sign located at 11470 Outlet Drive. As proposed, the sign includes a 24 square foot, internally illuminated cabinet sign mounted on a 2-foot brick base. The sign will be setback 15 feet from the front property line and the plan includes landscaping. The sign plan meets the town's minimum requirements and staff recommends approval. A preconstruction on-site location survey or an as-built survey will be required to verify setbacks.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the proposed sign plan subject to the noted survey work.

Faces are constructed
White Sign Grade 3/16" thick
Acrylic
Translucent Graphics
for copy / logos

12" x 48" Double Sided
.25" thick Black Signabond
White Cut vinyl copy
Address is 8" x 41"
Sign is attached to cabinet with
.25" black powder coated sign brackets

Sign / Cabinet is
36" x 96"
Constructed as a double
sided sign
Cabinet is internally lit by way
of Cool White LED modules

Top of cabinet
and returns are painted
gloss black

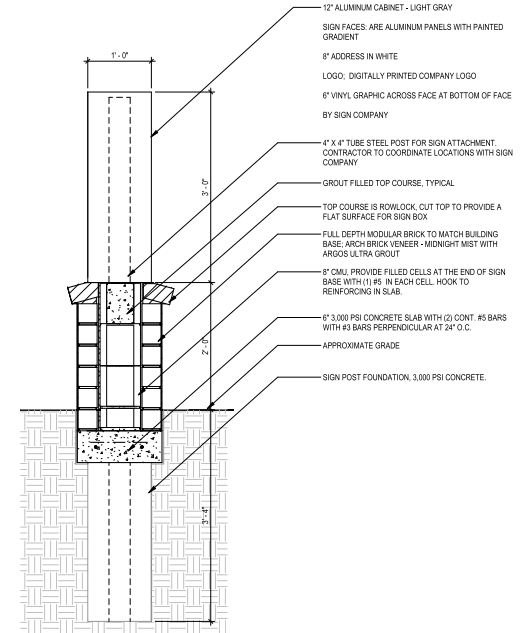
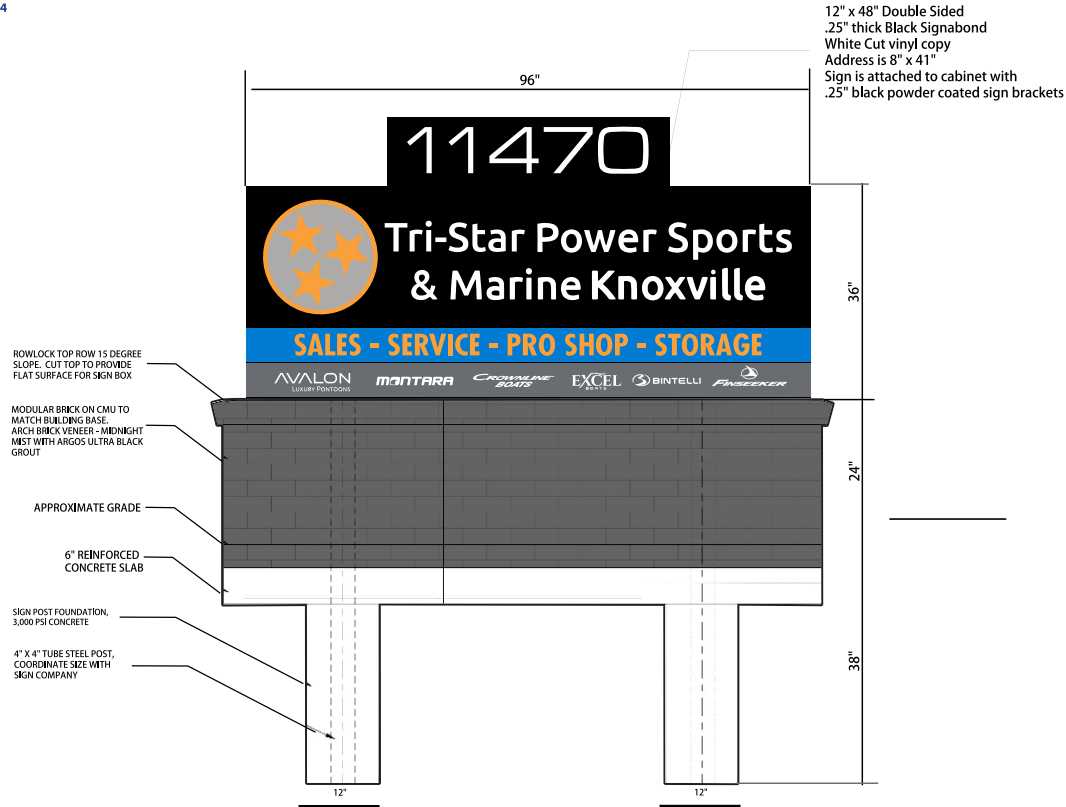
1.5" Gloss Black
Aluminum dividers



*Brick Base to built
and supplied by client
*Will need footers and all
thread protruding from top
cabinet install
*Per Town of Farragut standards,
the base must match the primary
material used on the building*

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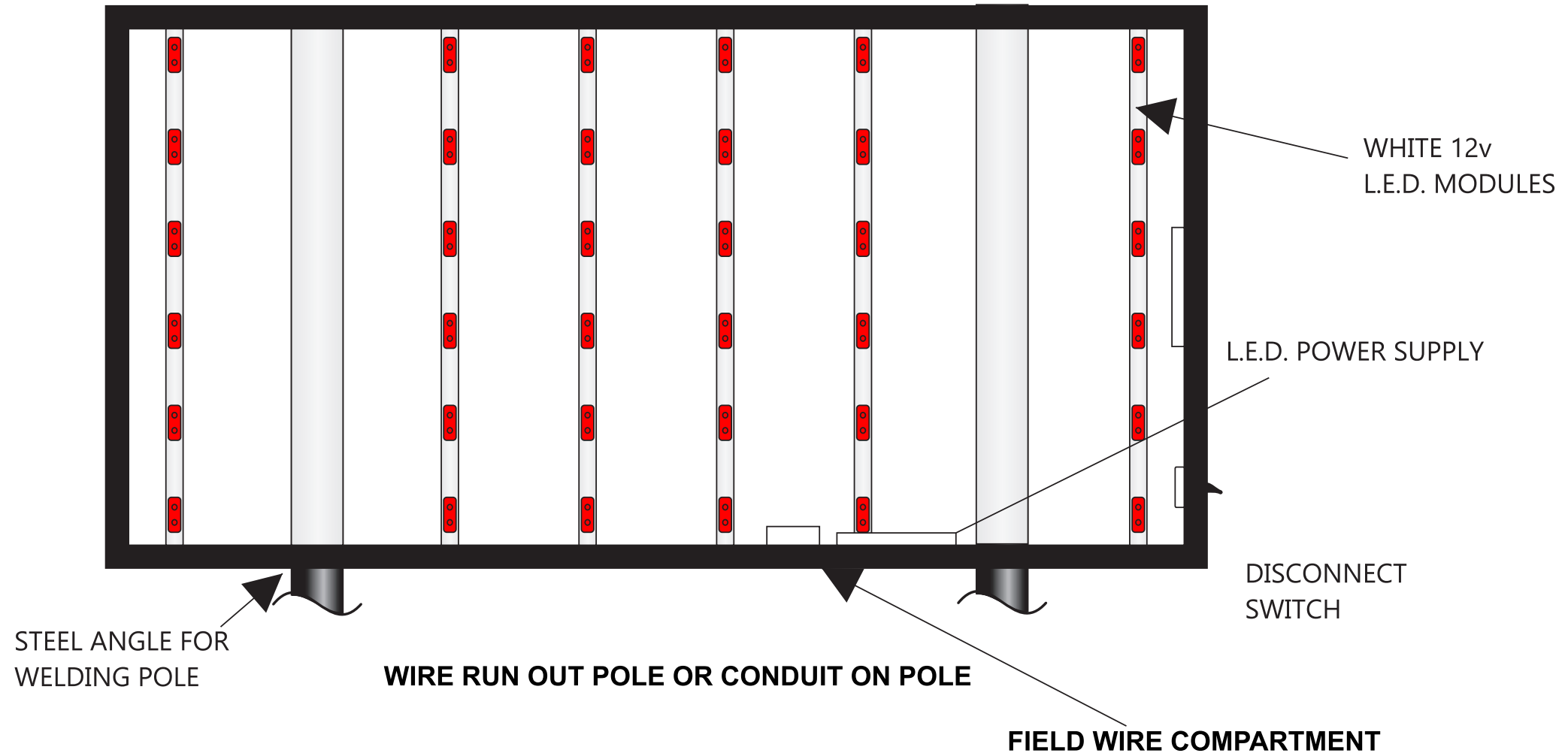
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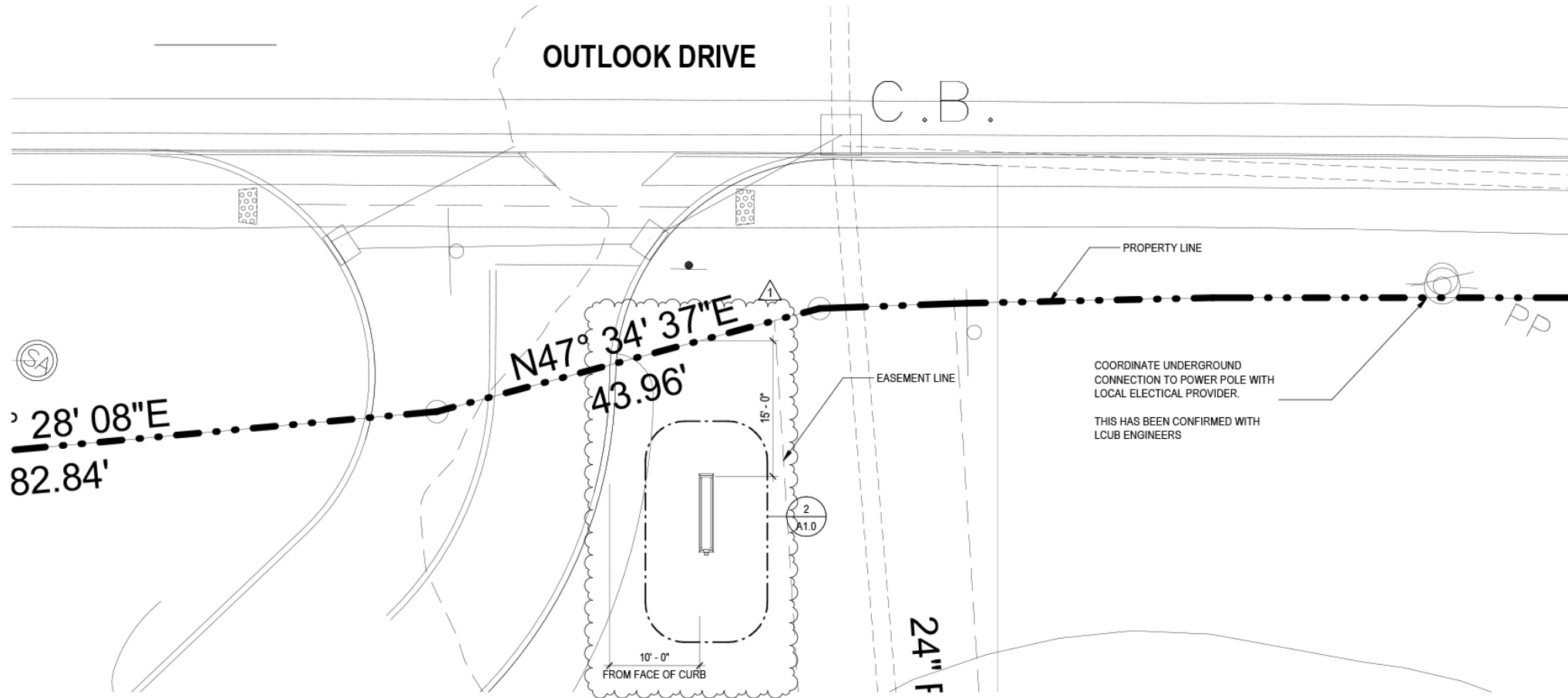
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POLE SADDLE MOUNT CABINET



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REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

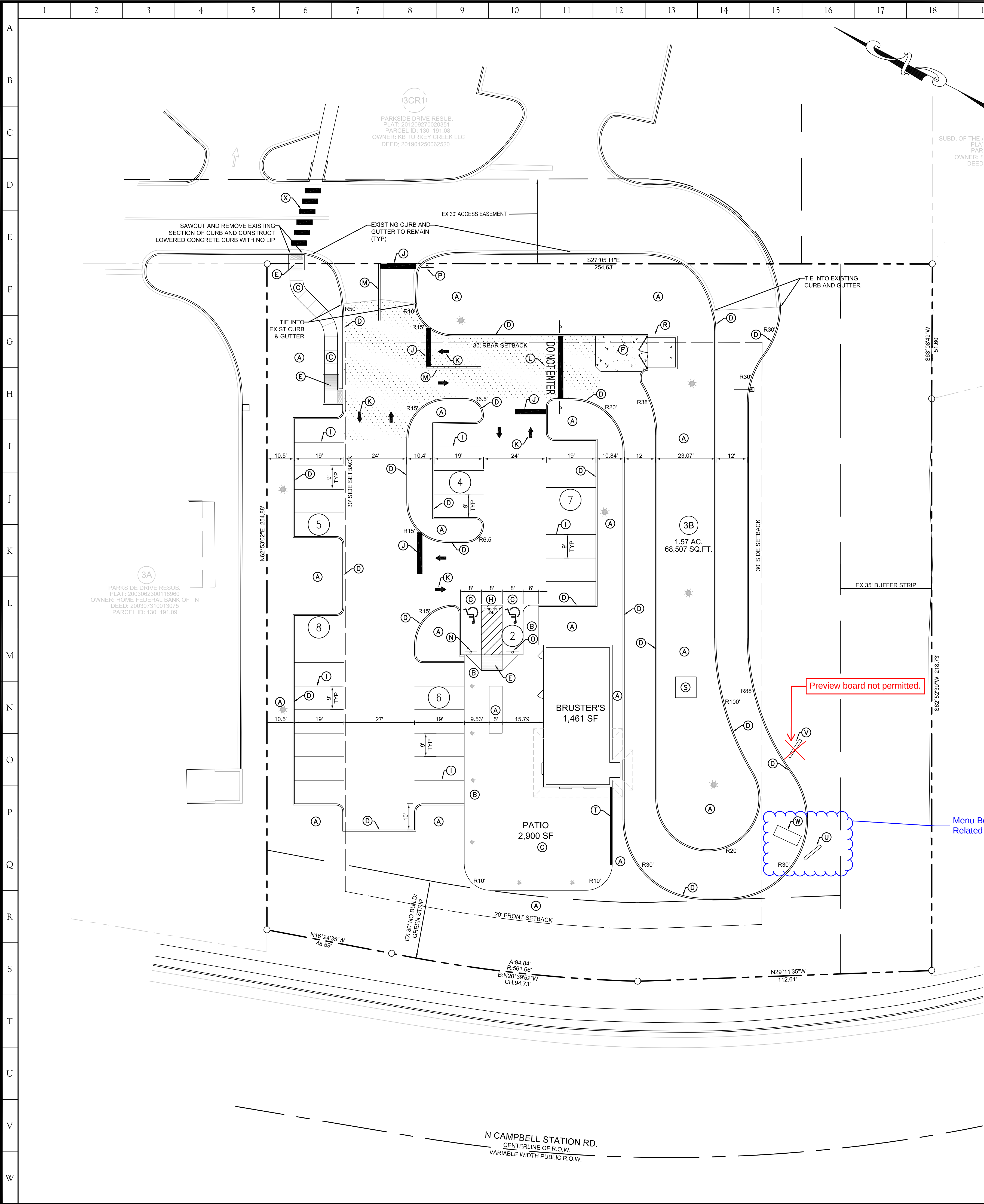
Subject: Review of a menu board sign for Bruster's Real Ice Cream, located at 11692 Parkside Drive.

Introduction & Background: This item involves a request for approval of a menu board sign for Bruster's Real ice Cream located at 11692 Parkside Drive.

Discussion & Recommendations: The menu board was installed without a permit, but it does meet the town's size and height requirements. The related ordering station and canopy is also a neutral brown color and does not contain signage and branding in excess of what is permitted. The staff would also like to discuss the nature of modern menu boards and our approach to dealing with them. The staff can recommend approval, provided the display is static in nature.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the menu board subject to the display remaining static in nature.



REFER TO SHEET C8.1 FOR SITE DETAILS

LEGEND:

(A) LANDSCAPE AREA/ISLAND (SEE DETAIL SHEET)

(B) CONCRETE SIDEWALK W/ INTEGRAL CURB (SEE DETAIL SHEET)

(C) CONCRETE SIDEWALK / PATIO PAVING (SEE DETAIL SHEET)

(D) 6" EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)

(E) ACCESSIBLE RAMP (SEE DETAIL SHEET) (MATCH TYPE AS SHOWN IN PLAN)

(F) HEAVY DUTY CONCRETE PAD (SEE DETAIL SHEET)

(G) EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

(H) 4" WIDE DIAGONAL YELLOW PAINT STRIPES AT 2'-0" O.C. WITH "NO PARKING" (SEE DETAIL SHEET)

(I) 4" WIDE WHITE PAINTED PARKING STRIPES

(J) 24" WIDE PAINTED STOP BAR (SEE DETAIL SHEET)

(K) TRAFFIC FLOW ARROW (SEE DETAIL SHEET)

(L) PAINTED "DO NOT ENTER" WITH STOP BAR (SEE DETAIL SHEET)

(M) PAINTED DOUBLE YELLOW SOLID LINE

(N) ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)

(O) ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE (SEE DETAIL SHEET)

(P) STOP SIGN (SEE DETAIL SHEET)

(Q) "DO NOT ENTER" SIGN (SEE DETAIL SHEET)

(R) DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)

(S) TRANSFORMER PAD PER LCUB STANDARDS AND SPECIFICATIONS

(T) 36" HIGH SAFETY RAIL

(U) MENU BOARD AND SPEAKER

(V) "PREVIEW MENU BOARD"

(W) DETECTOR LOOP

(X) CROSSWALK (SEE DETAIL SHEET)

PROPERTY DATA:

DISTRICT:

CLT MAP:

PARCEL:

LOT AREA:

BUILDING TYPE:

ZONING:

BUILDING SETBACKS:

FRONT - NO PARKING OR DRIVEWAY AISLE

FRONT - ACCESSORY STRUCTURES

REAR -

SIDE - COMBINED TOTAL (MIN. ON ONE SIDE 20')

SIDE AND REAR - ACCESSORY STRUCTURES

FW

130

191.1

1.57 ACRES

VB

C-1

20'

20'

30'

60'

10'

PARKING DATA:

BUILDING AREA:

OUTDOOR DINING AREA:

MINIMUM PARKING REQUIRED:

1/100SF GROSS FLOOR SPACE

1/200SF OUTDOOR DINING

TOTAL PARKING REQUIRED

MAXIMUM PARKING ALLOWED:

10% ABOVE MINIMUM REQUIRED

PARKING PROVIDED:

STANDARD SPACES

ACCESSIBLE SPACES

TOTAL PARKING PROVIDED

BICYCLE PARKING REQUIRED:

2 PER 25 PARKING SPACES

BICYCLE PARKING PROVIDED:

1,461 SF

2,900 SF

14.61

14.50

29.11 = 29 SPACES

32 SPACES

30 SPACES

2 SPACES

32 SPACES

4 SPACES

4 SPACES

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

2. ALL DISTURBED AREAS NOT BUILT NOR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

3. ALL CURBED AND STRIPED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

5. BUILDING DIMENSIONS SHOWN ON SITE LAYOUT PLAN ARE NOMINAL DIMENSION ONLY INTENDED FOR USE IN DETERMINING APPROXIMATE SQUARE FOOTAGES. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING CONSTRUCTION.

6. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, FENCING, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION WAS TAKEN FROM SURVEY BY SITE, INC. DATED 12/30/2024.

9. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE PROJECT SITE WORK SPECIFICATIONS". ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

10. IN ORDER TO PREVENT PONDING THE CONTRACTOR SHALL INSTALL REVERSE-PITCH GUTTER AT ALL LOCATIONS WHERE ASPHALT SLOPES AWAY FROM GUTTER.

11. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.

SITE PAVING NOTES:

PAVING ELEVATION TOLERANCE

FINAL SUBGRADE SHALL BE INSPECTED BY PAVING CONTRACTOR FOR REQUIRED ELEVATION AND ADEQUATE COMPACTION BEFORE COMMENCING ANY PAVING ACTIVITY. PAVING ELEVATION SHALL NOT HAVE MORE THAN $\pm 1/2$ " DEVIATION IN ANY 10' INCREMENT.

PAVING THICKNESS TOLERANCE

PAVING THICKNESS AT ANY ONE CORE SHALL NOT BE LESS THAN 90% OF SPECIFIED THICKNESS. THE AVERAGE OF ALL APPROVED TESTS MUST BE AT LEAST EQUAL TO THE SPECIFIED THICKNESS FOR EACH MATERIAL. NOT MORE THAN 20% OF ALL APPROVED TEST MAY FALL BELOW SPECIFIED MINIMUMS. ANY AREA FOUND TO BE LESS THAN 90% SPECIFIED THICKNESS SHALL BE OVERLAIN WITH ASPHALT AS DIRECTED BY SITE, INC.

TESTING DURING PLACEMENT

GENERAL CONTRACTOR SHALL PERFORM SEVERAL SPOT CHECKS OF PAVING BASE THICKNESS PRIOR TO INSTALLATION OF ANY ASPHALTIC OR CONCRETE PAVING. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET.

CONTRACTOR SHALL PROVIDE FOR TESTING OF COMPLETED PAVING INSTALLATION FOR COMPLIANCE WITH DESIGN CRITERIA AND REQUIRED THICKNESS. CONTRACTOR SHALL REPLACE ALL NON-CONFORMING MATERIAL AT HIS OWN EXPENSE.

TESTING SHALL BE PERFORMED ONLY BY AN INDEPENDENT TESTING AGENT APPROVED BY SITE, INC. TEST HOLES NOT SPOTTED BY SITE, INC. MAY NOT BE CONSIDERED ACCEPTABLE.

ALLOW A MINIMUM OF SIXTEEN CORE TESTS TO BE LOCATED ONLY BY WRITTEN INSTRUCTION BY SITE, INC.

THE PAVING CONTRACTOR SHALL REPAIR ALL CORING HOLES BY FILLING HOLES WITH CONCRETE FLUSH TO TOP OF PAVEMENT.

ASPHALTIC PAVING MATERIALS

MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATION OF THE HIGHWAY DEPARTMENT OF THE STATE IN WHICH THE PROJECT IS LOCATED. REFER TO PAVING MATERIALS LEGEND.

CONCRETE

CONCRETE CURBING SHALL BE 4000 PSI 28 DAY STRENGTH 2" - 3" SLUMP, (NO CURB DEFORMATION) 3% - 5% AIR ENTRAINED. INSTALL WITH RC-70 TACK COAT EMULSION OVER ASPHALT.

PROVIDE CYLINDER BREAK TEST - 3/500 L.F. OF CURBING OR 1-DAY POUR WITH BREAKS - 1 @ 7-DAYS, 2 @ 28-DAYS. COMPLY WITH ASTM C-31 AND ASTM C-39. ALSO PROVIDE ONE SLUMP TEST PER 500 L.F. OF CURBING OR 1-DAY POUR.

PROVIDE EXPANSION JOINT @ 50' O.C. (MAX) AND CONTROL JOINTS @ 20' O.C. (MAX) AT ALL CONCRETE PAVING AREAS. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

PAVEMENT MARKING

PROVIDE PAVEMENT MARKING AS SHOWN ON THE DRAWINGS. STRIPING SHALL BE 4" WIDE OR AS NOTED OTHERWISE ON THE PLANS. ALL MARKINGS SHALL BE THERMOPLASTIC AND SHALL MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MARCH 1, 2006 (SECTION 918.23).

CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT DO NOT CONFORM TO TDOT STANDARDS FOR MODIFIED INTERSECTION.

TEMPORARY PAVEMENT LINE MARKINGS ON INTERMEDIATE LAYERS OF PAVEMENT SHALL BE REFLECTIVE TAPE OR REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS BEFORE DARK HOURS. SHORT, UNMARKED SECTIONS SHALL NOT BE ALLOWED.

ALL MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND TDOT STANDARD DRAWINGS T-M-1 THROUGH T-M-4.

PAVING MATERIALS SCHEDULE:

LIGHT DUTY ASPHALT PAVING

AGGREGATE BASE COURSE - LIFT 1"

AGGREGATE BASE COURSE - LIFT 2"

BITUMINOUS ASPHALT BASE MIX***

BITUMINOUS ASPHALT SURFACE MIX***

3"

3"

2"

1-1/2"

TDOT TYPE A, CLASS A & GRADING D

TDOT TYPE A, CLASS A & GRADING D

TDOT GRADING 8M

TDOT GRADING E

HEAVY DUTY ASPHALT PAVING

AGGREGATE BASE COURSE - LIFT 1"

AGGREGATE BASE COURSE - LIFT 2"

BITUMINOUS ASPHALT BASE MIX***

BITUMINOUS ASPHALT SURFACE MIX***

4"

4"

3"

1-1/2"

TDOT TYPE A, CLASS A & GRADING D

TDOT TYPE A, CLASS A & GRADING D

TDOT GRADING 8M

TDOT GRADING E

HEAVY DUTY CONCRETE PAVING

AGGREGATE BASE COURSE

PORTLAND CEMENT CONCRETE

6"

8"

TDOT TYPE A, CLASS A & GRADING D

PCC 4000 PSI TYPE I

WITH 2 LAYERS 4x4'x4.0xW4.0 WWF CONTINUOUS SAWED OR FORMED CONTROL JOINTS AT 15 FOOT BY 15 FOOT SPACING MAX.

*REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 303 & 903.05

**REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 307 & 407

***REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 407 & 411

Bruster's Real Ice Cream

11692 Parkside Drive

Farragut, Tennessee 37934

CLT Map 130, Parcel 191.0, Zone C-1

Site Layout Plan

REVISIONS

NO.

DATE

COMMENTS

ORIGINAL ISSUE:

02/17/2025

SITE PROJECT #:

2115

FILE:

Layout

SHEET:

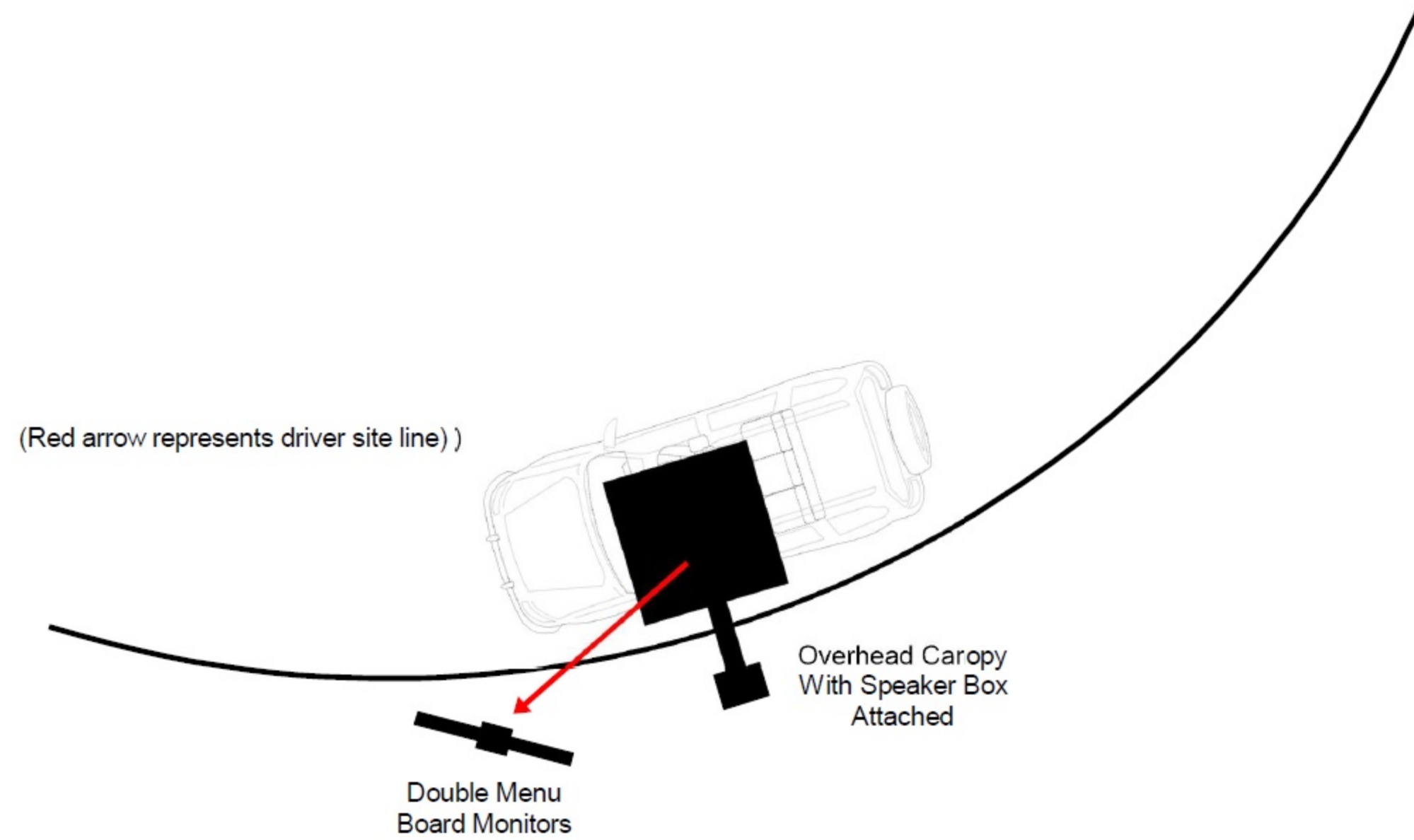
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OF:

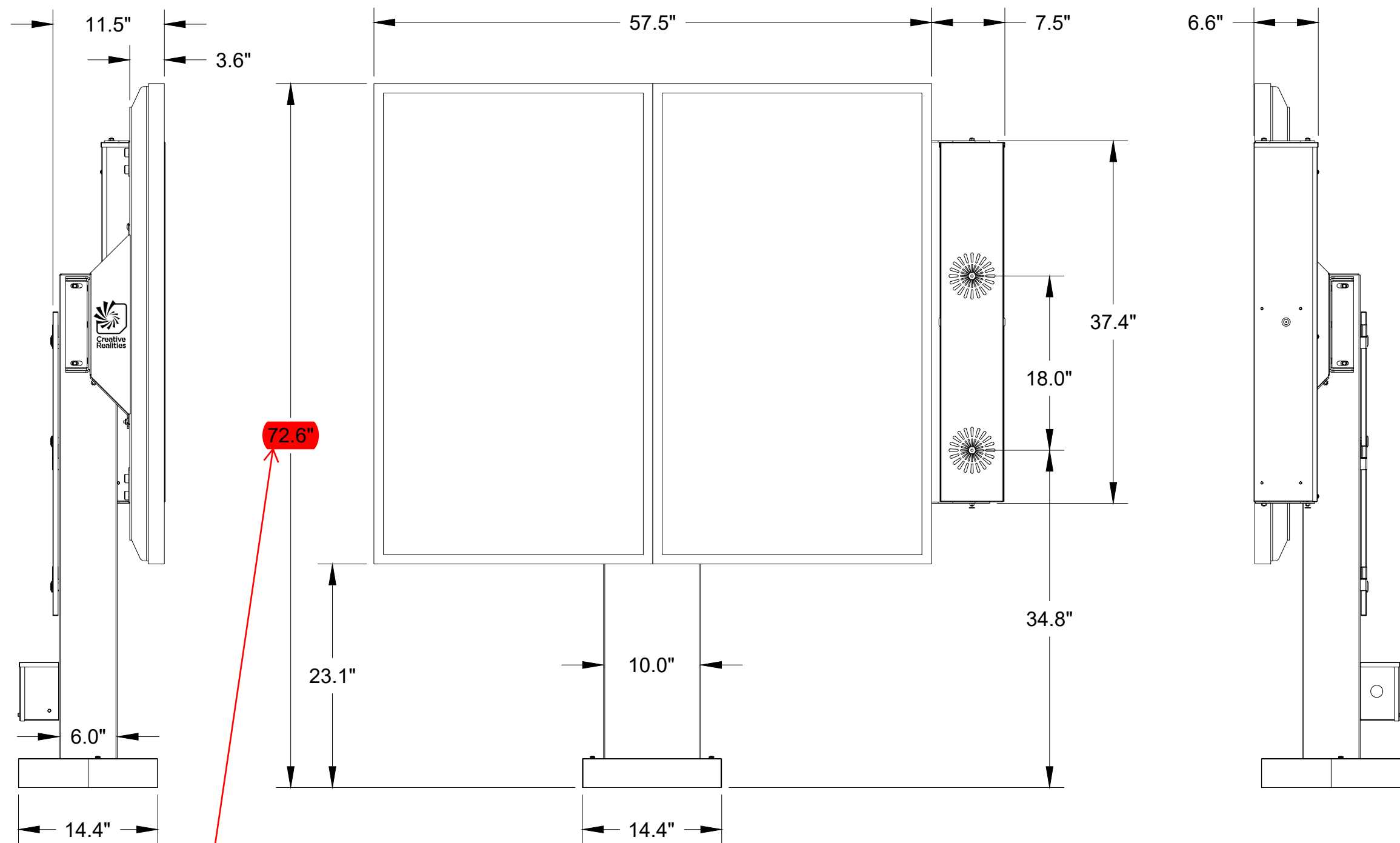
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C4.0

Page 56 of 67

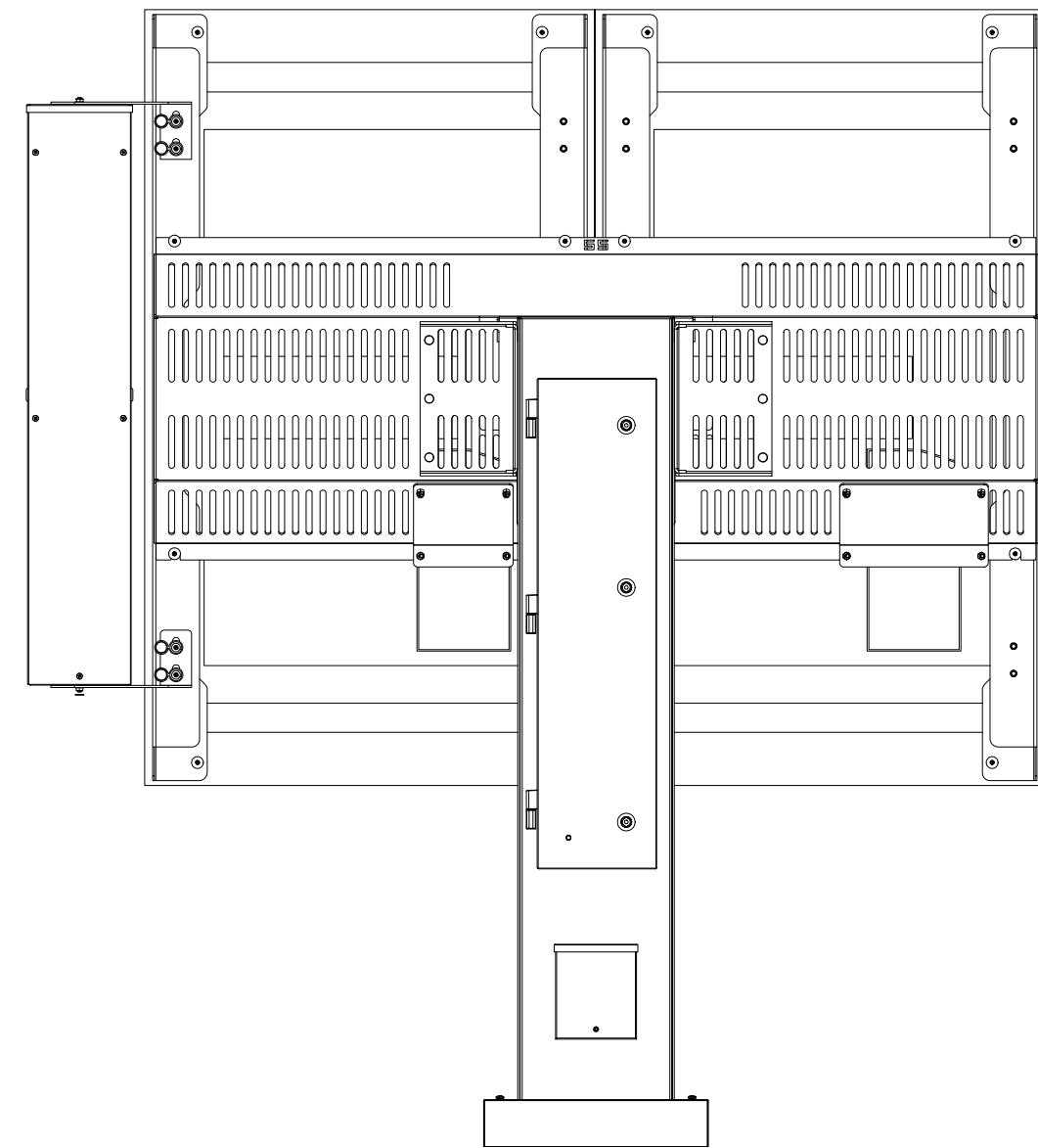


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6 feet max height permitted. See next page for actual installed height.

1 QSRDMB255-SM_DIM
SCALE: 1" = 1'



No.	Revision/Issue	Date



CREATIVE REALITIES
DIGITAL SIGNAGE LEADER
OUTDOOR MENUBOARD

ODMB
QSRDMB255-SM_DIM

Drawn By DDA	Approved By RGS	Sheet AV0.17
Date 9/18/2023		
Scale AS SHOWN		

Supports and Canopy Permitted
as Shown, Neutral Brown (no
branding colors)



68 inch installed height


Real Ice Cream

MADE HERE EVERY DAY

11692 Parkside Drive Farragut TN

Premium Ice Cream

Vanilla - Chocolate - Strawberry
 Birthday Cake
 Butter Pecan
 Cake Batter
 Cherry
 Cherry Vanilla
 Chocolate Chip Cookie Dough
 Chocolate Peanut Butter Buckeye
 Chocolate Peanut Butter Chip
 Chocolate Raspberry Cheesecake
 Chocolate Raspberry Cheesecake w/
 Graham
 Chocolate Raspberry Truffle
 Cinnamon
 Coconut Chip
 Coffee
 Cookies & Cream Made w/ OREO®
 Cotton Candy Explosion
 Double Chocolate Chunk
 Egg Nog
 Gingerbread Man
 Graham Central Station
 Jamaican Me Crazy
 Mint Chocolate Chip
 Peppermint Meda w/ OREO®
 Sea Salt Caramel
 S'mores
 Southern Banana Puddin'
 Turtle
 White Chocolate Made w/ OREO®

Sherbets (Dairy)
 Orange Sherbet
 Italian Ices (Non-Dairy)
 Blue Pop Ice
 Sorbets (Non-Dairy)
 Strawberry Sorbet
 Non-Dairy w/ OAT MILK

Non-Dairy Cookies & Cream Made w/ OREO®
Non-Dairy Strawberry Oat Milk
Non-Dairy White Raspberry Truffle Oat Milk

No Sugar Added/Fat Free
 Cinnamon No Sugar Added Ice Cream
 Vanilla No Sugar Added Ice Cream

Waffle Cones & Bowls

Small	2 Scoops	390-700	\$5.69
Medium	3 Scoops	480-900	\$6.39
Large	4 Scoops	570-1100	\$7.09

ICE CREAM MADE FRESH IN STORE
 WAFFLE CONES & BOWLS BAKED FRESH DAILY

Cake Cones & Cups

Small	2 Scoops	190-500	\$4.69
Medium	3 Scoops	280-700	\$5.39
Large	4 Scoops	370-900	\$6.09

Hand-Spun Shakes

Small	16 oz	620-680	\$5.45
Medium	22 oz	750-830	\$6.15
Make Shake Extra Thick			\$0.50

Bruster's Blasts
 (Price Includes 1 Mix-In)

Small	16 oz	830-1060	\$6.15
Medium	22 oz	1144-1452	\$6.79

Sundaes

Banana Split	1000	\$7.79
Hot Fudge Brownie	1220	\$7.79
Strawberry Shortcake	840	\$7.79
Peanut Butter Cup	1060	\$6.99
Turtle Sundae	970	\$6.99
Build Your Own	540-760	\$5.75

(1 Topping Included)

ADD TO ANY BLAST, SUNDAE, WAFFLE BOWL OR CUP
 \$0.55 - \$1.19 ea

Toppings	Mix-Ins
Butterscotch, Caramel, Chocolate Sauce, Hot Fudge, Marshmallow, Nuts, Peanut Butter, Pineapple, Sprinkles, Strawberries	BROWNIE BITES CRUNCH HEATH OREO REXONA

Trademarks and trade dress are used under license.

Kids' Stuff (1 Scoop)

Cake Cone / Cup	100-300 Cal	\$4.29
Dino Sundae	430 Cal	\$4.75
Dirt Sundae	220 Cal	\$4.75

Hand-Packed To-Go

Pint	440-1120 Cal	\$7.69
Quart	880-2240 Cal	\$11.29

2000 calories a day is used for a general nutrition advice, but calorie needs vary.
 Additional nutrition information available upon request.

warm brownie sundae

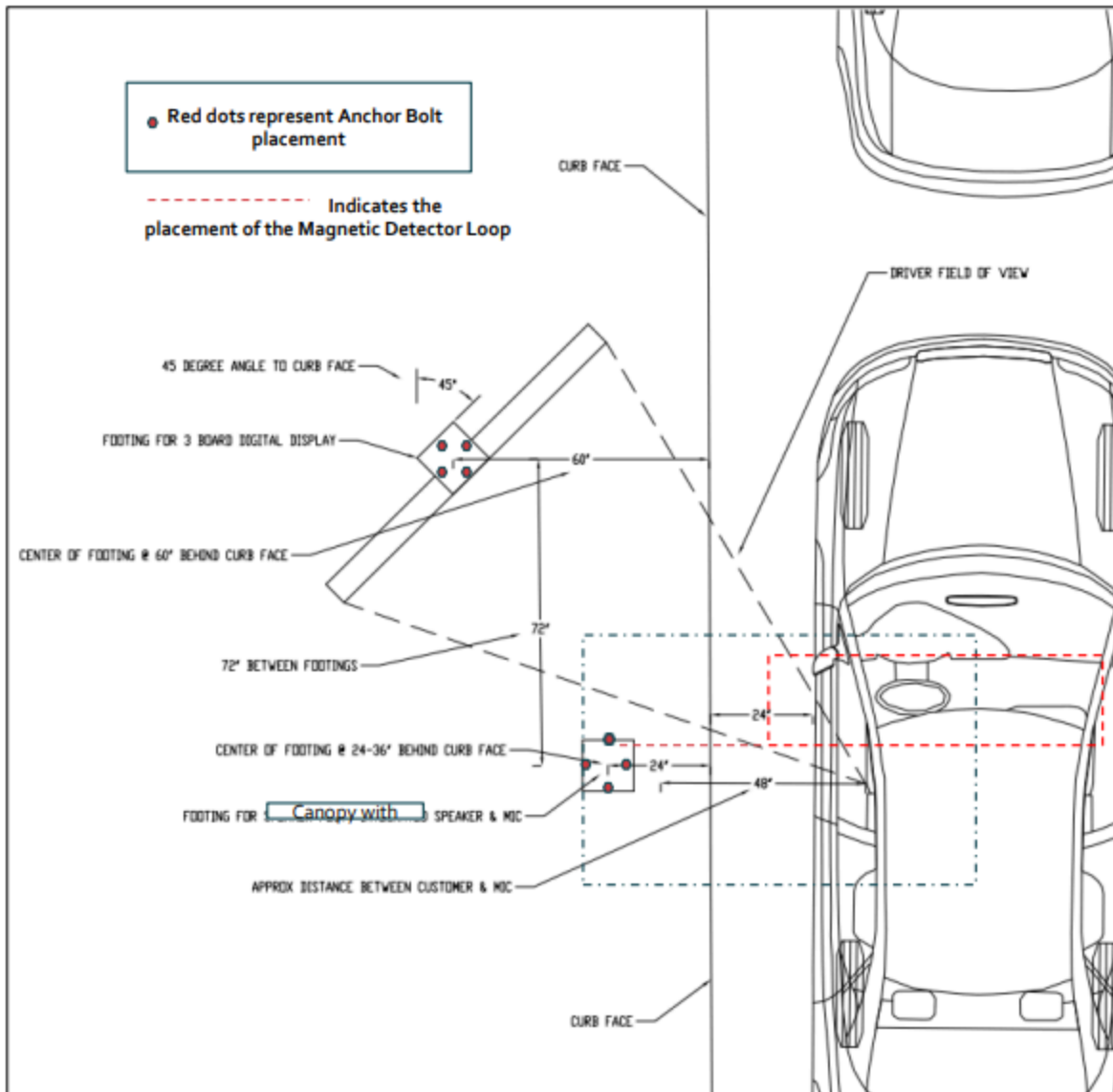


Scoop ABOVE THE REST.

Homemade Vanilla Over a Rich Brownie with Hot Fudge, Whipped Cream and a Cherry

Customize with other toppings or available flavors.

Real Ice Cream
MADE HERE EVERY DAY



REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Community Development Director

Subject: Review of a landscape plan for the Concord United Methodist Church, located at 11020 Roane Drive.

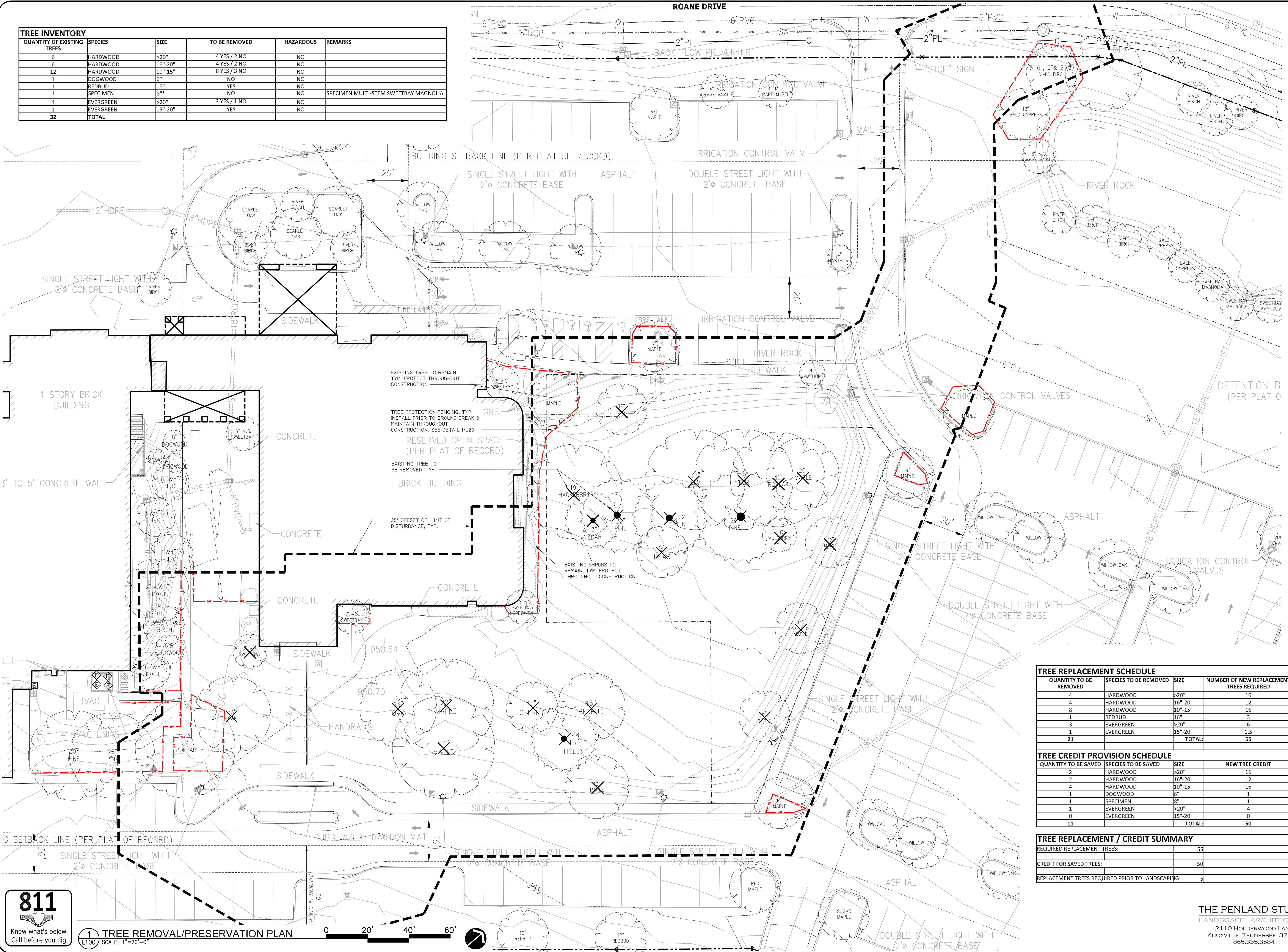
Introduction & Background: This item involves a request for approval of a landscape plan for the Concord United Methodist Church located at 11020 Roane Drive.

Discussion & Recommendations: The Concord United Methodist Church is requesting landscape plan approval for a building addition and playground improvement project along the southeast and east sides of their existing facilities. The landscape plan includes required shade trees for the additional improved/impervious surfaces being added, along with replacement tree requirements and landscaping between the building and parking areas. The plan meets or exceeds the town's requirements and staff can recommend approval.

Recommended By: Bart Hose, Assistant Community Development Director

Proposed Motion: To approve the proposed landscape plan.

TREE INVENTORY					
QUANTITY OF EXISTING TREES	SPECIES	SIZE	TO BE REMOVED	HAZARDOUS	REMARKS
6	HARDWOOD	>20"	4 YES / 2 NO	NO	
6	HARDWOOD	16"-20"	4 YES / 2 NO	NO	
12	HARDWOOD	10"-15"	8 YES / 3 NO	NO	
1	DOGWOOD	6"	NO	NO	
1	REDBUD	16"	YES	NO	
1	SPECIMEN	8"	NO	NO	SPECIMEN MULTI-STEM SWEETBAY MAGNOLIA
4	EVERGREEN	>20"	3 YES / 1 NO	NO	
1	EVERGREEN	15"-20"	YES	NO	
32	TOTAL				



TREE REPLACEMENT SCHEDULE			
QUANTITY TO BE REMOVED	SPECIES TO BE REMOVED	SIZE	NUMBER OF NEW REPLACEMENT TREES REQUIRED
4	HARDWOOD	>20"	16
4	HARDWOOD	16"-20"	12
8	HARDWOOD	10"-15"	16
1	REDBUD	16"	3
3	EVERGREEN	>20"	6
1	EVERGREEN	15"-20"	1.5
21		TOTAL:	55

TREE CREDIT PROVISION SCHEDULE			
QUANTITY TO BE SAVED	SPECIES TO BE SAVED	SIZE	NEW TREE CREDIT
2	HARDWOOD	>20"	16
2	HARDWOOD	16"-20"	12
4	HARDWOOD	10"-15"	16
1	DOGWOOD	6"	1
1	SPECIMEN	8"	1
1	EVERGREEN	>20"	4
0	EVERGREEN	15"-20"	0
11		TOTAL:	50

TREE REPLACEMENT / CREDIT SUMMARY	
REQUIRED REPLACEMENT TREES:	55
CREDIT FOR SAVED TREES:	50
REPLACEMENT TREES REQUIRED PRIOR TO LANDSCAPING:	5

CONCORD UNITED METHODIST CHURCH
CHILDREN'S WING ADDITION / PRESCHOOL PLAY AREAS
LANDSCAPE PLANS
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934



10025 Investment Drive, Suite 120
Knoxville, TN 37932

865.670.8555
www.cci-corp.com

CLIENT:

CONCORD UNITED
METHODIST CHURCH
11020 ROANE DRIVE
FARRAGUT, TENNESSEE 37934

CCI PROJ. NO. 00267-0005

DATE: JANUARY 7, 2026

PM: J. HUNT

DRAWN BY: B. PETHEL

TREE REMOVAL/
PRESERVATION PLAN

L100

SHEET 1 OF 5

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
865.335.3584



Know what's below
Call before you dig

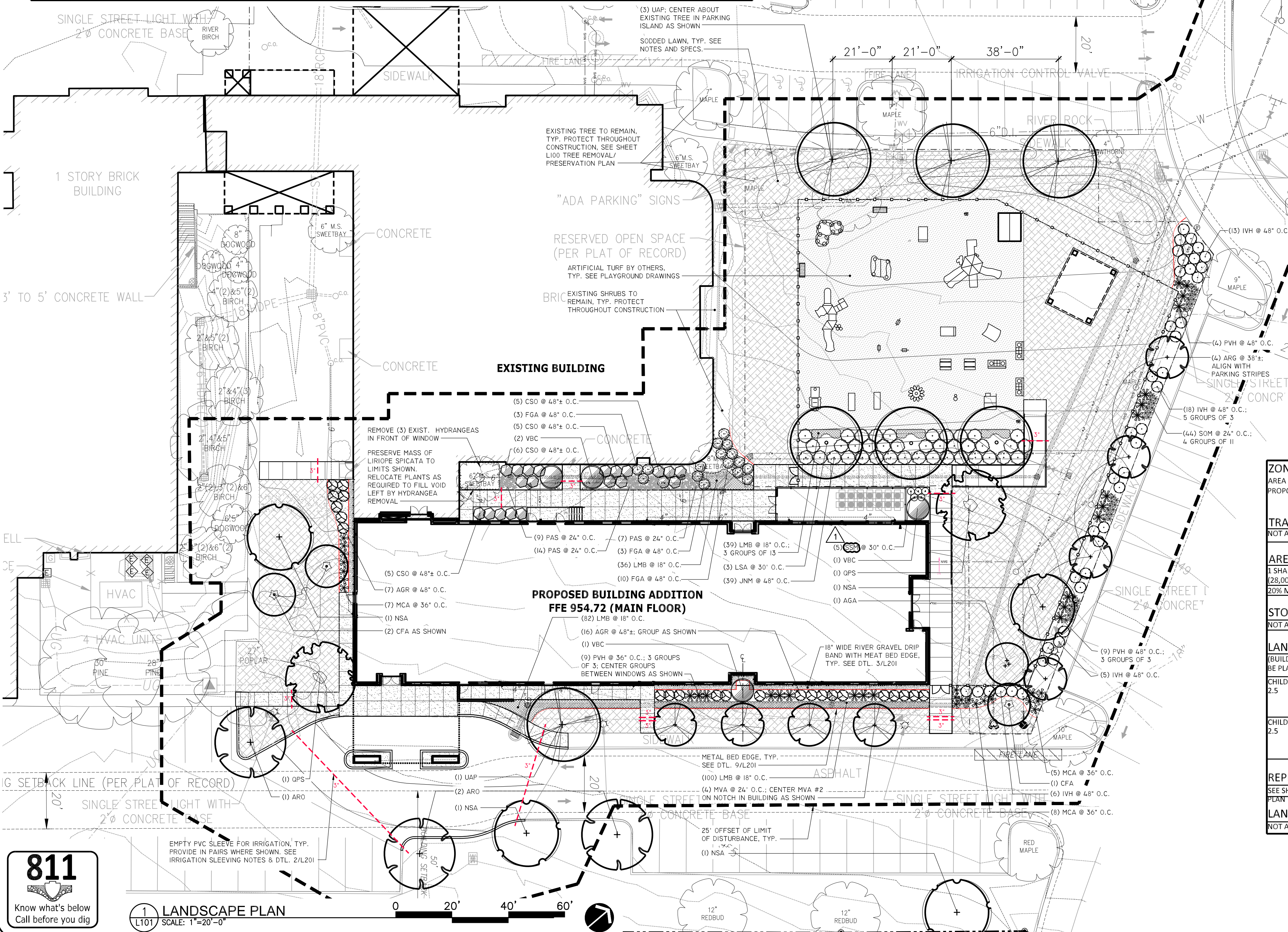
1 TREE REMOVAL/PRESERVATION PLAN

L100 SCALE: 1"=20'-0"

0 20' 40' 60'



CONCORD UNITED METHODIST CHURCH CHILDREN'S WING - PLANT LIST						
QUANTITY	SYMBOL	COMMON NAME (* denotes evergreen species)	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
SHADE TREES						
4	ARG	Armstrong Gold Red Maple**	<i>Acer rubrum</i> 'JFS-KW78' PP25301	B&B	2" Cal.	Matched Specimen; **=Fastigate form
3	ARO	October Glory Red Maple	<i>Acer rubrum</i> 'October Glory'	B&B	2" Cal.	Full Crowns
3	LSA	Rotundiloba Sweetgum	<i>Liquidambar styraciflua</i> 'Rotundiloba'	B&B	2" Cal.	Matched Specimen
4	NSA	Wildfire Blackgum	<i>Nyssa sylvatica</i> 'Wildfire'	B&B	2" Cal.	Specimen
4	JAP	Princeton American Elm	<i>Ulmus americana</i> 'Princeton'	B&B	2" Cal.	Matched Specimen
2	QPS	Hightower Willow Oak	<i>Quercus phellos</i> 'Hightower'	B&B	2" Cal.	Specimen
ORNAMENTAL TREES						
1	AGA	Autumn Brilliance Serviceberry (MT)	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	B&B	8' Ht.	Specimen, Multi-trunk, 3 dominant canes
3	CFA	Appalachian Spring Dogwood	<i>Cornus florida</i> 'Appalachian Spring'	B&B	6'-8' Ht.	Full Crowns
4	MVA	Moonglow Sweetbay Magnolia (STD)*	<i>Magnolia virginiana</i> 'Jim Wilson'	B&B	2" Cal.	Matched Specimen, Standard (Single Trunk)
SHRUBS						
23	AGR	Rose Creek Abelia*	<i>Abelia grandiflora</i> 'Rose Creek'	Cont.	3 Gal.	Full Plants @ 48" O.C.
21	CSO	October Magic Camellia*	<i>Camellia sasanqua</i> 'October Magic'	Cont.	3 Gal.	Full Plants @ 48" O.C.
16	FGA	Dwarf Fothergilla	<i>Fothergilla gardenii</i>	Cont.	3 Gal.	Full Plants @ 48" O.C.
42	IVH	Henry's Garnet Sweetspire	<i>Itea virginica</i> 'Henry's Garnet'	Cont.	3 Gal.	Full Plants @ 48" O.C.
39	JNM	Winter Jasmine	<i>Jasminum nudiflorum</i>	Cont.	3 Gal.	Full Plants @ 60" O.C.
4	VBC	Conoy Viburnum*	<i>Viburnum x buxwoodii</i> 'Conoy'	Cont.	7 Gal.	Full Plants @ 96" O.C.
GROUND COVERS & PERENNIALS						
257	LMB	Big Blue Linopie*	<i>Linopie muscari</i> 'Big Blue'	Cont.	1 Gal.	Full Plants @ 18" O.C.
20	MCA	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	Cont.	1 Gal.	Full Plants @ 36" O.C.
22	PVH	Heavy Metal Switchgrass	<i>Panicum virgatum</i> 'Heavy Metal'	Cont.	3 Gal.	Full Plants @ 36"-48" O.C., see plan
30	PAS	Christmas Fern*	<i>Polystichum acrostichoides</i>	Cont.	1 Gal.	Full Plants @ 24" O.C.
5	SOM	Aromatic Aster	<i>Symphyotrichum spicatum</i>	Cont.	1 Gal.	Full Plants @ 30" O.C.
378	SOM	Aromatic Aster	<i>Symphyotrichum oblongifolium</i>	Cont.	1 Gal.	Full Plants @ 24" O.C.
LAWNS						
15,750		Sodded Lawns - Fescue Blend	Sod	SF		See Notes and Specifications



PERMITTING NOTES:

- SEE SHEETS L101 & L201 FOR PLANTING PLAN, PLANT SCHEDULE, PLANTING DETAILS AND ADDITIONAL NOTES.
- SEE SHEET L100 FOR TREE REMOVAL / PRESERVATION PLAN.
- THE PROPERTY IS ZONED R2. ADJACENT PROPERTIES ARE ZONED R2.
- THE TREE REMOVAL / PRESERVATION PLAN AND THE LANDSCAPE PLAN RELATE TO PROPOSED IMPROVEMENTS ISSUED WITHIN TWO SEPARATE SUBMITTALS ARE REFERRED TO AS: THE CHILDREN'S WING AND THE PLAYGROUND. THE COMBINED AREA OF IMPROVEMENTS IS 1.18 ACRES.
- THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT. PROPOSED LANDSCAPING SHALL NOT INTERFERE WITH OR CREATE SHORT OR LONG-TERM MAINTENANCE PROBLEMS ASSOCIATED WITH OVERHEAD OR UNDERGROUND UTILITIES AND SITE LIGHTING.
- ALL AREAS SHOWN AS LAWN SHALL BE SEEDED OR SODDED WITH HYBRID FESCUE.

IRRIGATION NOTES:

- CONTRACTOR SHALL DESIGN AND PROVIDE A COMPLETE LANDSCAPE IRRIGATION SYSTEM.
- PROVIDE A DEDICATED WATER METER FOR IRRIGATION. COORDINATE AS REQUIRED.
- PRIOR TO IRRIGATION DESIGN, THE CONTRACTOR SHALL DISCUSS THE LIMITS OF THE IRRIGATION SYSTEM WITH THE OWNER AND THE CONTRACTOR SHALL SUBMIT A GRAPHIC REPRESENTATION OF THE LIMITS OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL SUBMIT AN IRRIGATION SLEEVING PLAN AND IRRIGATION PLAN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE DETAIL 2/L201 FOR IRRIGATION SLEEVING. POTENTIAL SLEEVE ROUTING IS ILLUSTRATED ON THE LANDSCAPE PLANS.
- COORDINATE INSTALLATION OF IRRIGATION SLEEVES WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION OF PAVING.
- SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE SUMMARY			
AREA DESCRIPTION	REQUIRED TREES	PROVIDED TREES	NOTES
SHADE TREES	11	15	INCLUDES (4) FASTIGIATE TREES
STORMWATER BASIN	N/A		
REPLACEMENT TREES	5	5	SEE SHT. L100 TREE REMOVAL/REPLACEMENT PLAN
BUFFER STRIP PLANT UNITS	N/A		

ZONING: R2 AREA OF DISTURBANCE: 1.18 ACRES PROPOSED IMPERVIOUS AREA: 51,401 SF 28,000 SF 54.5%		
TRANSITION AREAS: NOT APPLICABLE		
AREA LANDSCAPING: 1 SHADE TREE/2500 SF OF IMPERVIOUS AREA (28,000 SF / 2,500 SF) 20% MAY BE UNDERSTORY TREES	11 SHADE TREES REQUIRED	(11) SHADE TREES PROVIDED, EXCLUSIVE OF 5 REPLACEMENT TREES AND 4 PROPOSED FASTIGIATE TREES (8) UNDERSTORY TREES PROVIDED; (3) USED FOR TREE CREDITS
STORMWATER BASINS: NOT APPLICABLE		
LANDSCAPING BETWEEN BUILDINGS AND PARKING LOTS: (BUILDING LENGTHS SHOWN ARE TOTAL OF LENGTHS OF SIDES FACING PARKING LOTS. LANDSCAPING MAY INCLUDE LAWNS, BUT AT LEAST 25% MUST BE PLANTS OTHER THAN LAWN.)		
CHILDREN'S WING - SOUTH FACADE - 205' LENGTH X 513 SF LANDSCAPING REQUIRED; MUST CONTAIN AT LEAST 128 SF OF PLANTS	2,034 SF LANDSCAPING PROVIDED (INCLUDING LAWNS); 868 SF OF LIVE PLANTS PROVIDED	
CHILDREN'S WING - EAST FACADE - 70' LENGTH X 2.5	175 SF LANDSCAPING REQUIRED, INCLUDING LAWNS; MUST CONTAIN AT LEAST 44 SF OF PLANTS	3,986 SF LANDSCAPING PROVIDED (INCLUDING LAWNS); 453 SF OF LIVE PLANTS PROVIDED
REPLACEMENT TREES: SEE SHEET L100- TREE REMOVAL / PRESERVATION PLAN		
LANDSCAPE BUFFERS: NOT APPLICABLE		



LANDSCAPE PLAN
SCALE: 1"=20'-0"

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
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CCI PROJ. NO. 00267-0005
DATE: JANUARY 7, 2026
PM: J. HUNT
DRAWN BY: B. PETHEL

LANDSCAPE PLAN
L101
SHEET 2 OF 5

NO. DATE: 01/14/2026
TOWN OF FARRAGUT COMMENTS

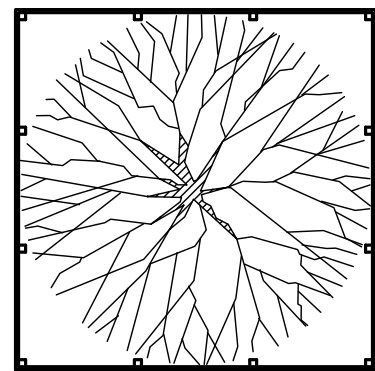
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LANDSCAPE NOTES:

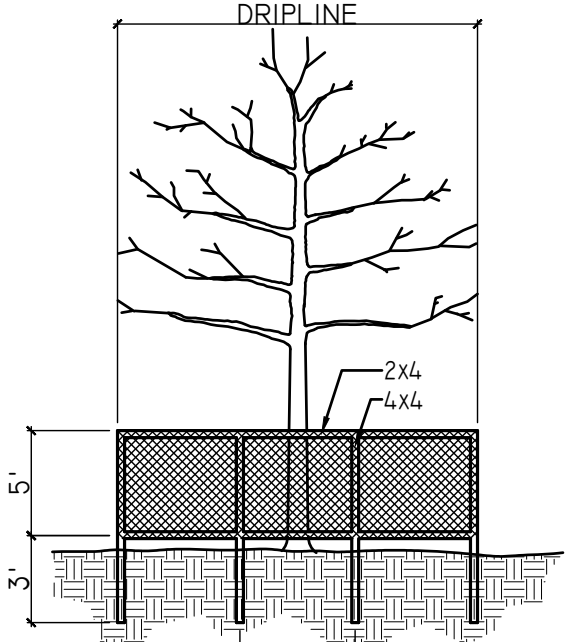
1. PRIOR TO GROUND BREAK, COORDINATE PROTECTION OF EXISTING TREES TO BE PRESERVED WITH GENERAL CONTRACTOR. SEE SPECIFICATIONS AND TREE PRESERVATION DETAIL.
2. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER.
3. HALF TONE IMAGES ARE EXISTING CONDITIONS INCLUDED FOR REFERENCE. PROTECT FROM DAMAGE.
4. NO PLANTING SHALL OCCUR UNTIL LANDSCAPE SUBMITTALS HAVE BEEN SUBMITTED AND APPROVED. SEE SPECIFICATIONS.
5. TOPSOIL SHALL BE APPROVED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. ALL AREAS OF MASS PLANTING SHALL RECEIVE 8" OF APPROVED TOPSOIL. SEEDED LAWNS SHALL RECEIVE 4" OF APPROVED TOPSOIL. SODDED LAWNS SHALL RECEIVE 3" OF APPROVED TOPSOIL. SEE SPECIFICATIONS.
7. DO NOT MAKE SUBSTITUTIONS WITHOUT WRITTEN APPROVAL. SEE SPECIFICATIONS.
8. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. PLANT MATERIAL DELIVERED TO THE SITE THAT DOES NOT MEET THE REQUIREMENTS STATED HEREIN MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
9. ALL PLANTS SHAL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
10. THE LOCATION OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THE DIGGING OF PITS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
11. AT START OF CONSTRUCTION OPERATIONS IDENTIFY AREAS OF GRASS TO BE KILLED. COMPLETELY ERADICATE ALL GRASS IN AREAS SHOWN TO BE WITHIN A MULCHED BED.
12. PROTECT EXISTING GRASS AREAS TO REMAIN. SEED ALL AREAS WITHIN AND ADJOINING PROJECT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS WHICH ARE NOT OTHERWISE SHOWN TO BE PLANTED.
13. ESTABLISH SMOOTH CURVILINEAR MOWING/BED LINES WHERE LAWN MEETS MULCHED SHRUB OR GROUND COVER MASS. BED LINE LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE BEGINNING BED PREPARATION.
14. DO NOT ASSUME TRUNK FLARE WILL BE EXPOSED AT NURSERY. PRIOR TO PLANTING, CONTRACTOR SHALL EXPOSE ROOT FLARES. TREE PLANTING DEPTH SHALL BE DETERMINED BY INSTALLING ROOT FLARES 1" MIN. TO 2" MAX ABOVE FINISHED GRADE. SEE PLANTING DETAILS. FAILURE TO EXPOSE ROOT FLARES PRIOR TO PLANTING MAY REQUIRE RE-INSTALLATION OF TREES AT NO ADDITIONAL COST TO THE OWNER TO ACHIEVE APPROPRIATE PLANTING DEPTHS.
15. PERCOLATION TESTS ARE REQUIRED FOR ALL TREES. SEE SPECIFICATIONS.
16. SOD ALL AREAS SHOWN WITH SOD HATCH PATTERN. SEE SPECIFICATIONS.
17. SEED ALL AREAS SHOWN WITH STIPPLE HATCH PATTERN. SEE SPECIFICATIONS.
18. SQUARE FOOTAGE OF SEED AND SOD QUANTITIES SHOWN ON PLANT LIST IS APPROXIMATE. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO PURCHASE AND INSTALLATION.
19. MULCH ALL AREAS OF TREE, SHRUB AND GROUND COVER MASS PLANTING WITH 3" OF SHREDDED HARDWOOD BARK MULCH AS SPECIFIED.
20. PROVIDE 4" DIAMETER MULCH RINGS FOR SHADE TREES AND EVERGREEN TREES. PROVIDE 3" DIAMETER MULCH RINGS FOR ORNAMENTAL TREES. IF EVERGREEN TREES ARE SPECIFIED AS FULL TO GROUND, EXTEND MULCH RING 6" MIN. BEYOND EDGE OF PLANT.
21. SUBMIT SAMPLES OF RIVER GRAVEL AND/ OR RIVER ROCK FOR APPROVAL. INSTALL AT AREAS INDICATED ON LANDSCAPE PLAN AT 3" MIN. - 8" DEPTH AS APPROPRIATE FOR THE AGGREGATE/ ROCK SIZE APPROVED.
22. FURNISH AND INSTALL METAL BED EDGING AT ALL BEDLINES SHOWN ON THE DRAWINGS. SEE DETAIL.
23. CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL MATERIAL FROM THE DATE OF SUBSTANTIAL COMPLETION. SEE SPECIFICATIONS.
24. UPON COMPLETION OF INSTALLATION, SCHEDULE A SUBSTANTIAL COMPLETION INSPECTION WITH THE LANDSCAPE ARCHITECT. FOLLOWING THE INSPECTION, A REPORT (PUNCH LIST) SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

LAWN NOTES:

1. SEED ALL LAWN AREAS AND ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS WITH APPROVED FESCUE BLEND.
2. VERIFY SUBGRADE IS AT PROPER LEVELS FOR TOPSOIL AND SOD OR SEED INSTALLATION. PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE. WORKING WITHIN SEASONAL LIMITATIONS.
3. FOR NEW LAWNS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE. FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION. ROOTS AND OTHER EXTRANEIOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4"; ELIMINATING UNEVEN AREAS AND LOW SPOTS; REMOVING FOREIGN MATERIALS; SPREADING TOPSOIL TO A 4" MINIMUM DEPTH FOR SEEDED LAWNS OR TO A 3" MINIMUM DEPTH FOR SODDED LAWNS.
4. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED. ENSURE THAT TOPSOIL IS FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY; CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; TAKEN FROM WELL-DRAINED SITE; FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS; HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 6 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS LAWN GROWTH.
5. REFURBISH EXISTING LAWNS TO REMAIN WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION. INCLUDE CORE AERATION, OVERSEEDING, STRAW AT THIN OR BARE AREAS AND FERTILIZER AS REQUIRED.
6. PROVIDE FERTILIZER, WITH NOT LESS THAN 6 PERCENT TOTAL NITROGEN, 12 PERCENT PHOSPHORIC ACID, AND 12 PERCENT SOLUBLE POTASH. PROVIDE NITROGEN IN A FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH; AT LEAST 50% OF NITROGEN TO BE ORGANIC FORM. PROVIDE LIME FROM NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES, GROUND SO THAT NOT LESS THAN 90% PASSES A 10-MESH SIEVE AND NOT LESS THAN 50% PASSES A 100-MESH SIEVE.
7. LIMIT PREPARATION TO AREAS WHICH SHALL BE SEEDED OR SODDED IMMEDIATELY.
8. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE SEEDING OR SODDING. DO NOT CREATE A MUDDY CONDITION. DO NOT SEED OR SOD WHEN THE GROUND IS FROZEN.
9. FOR SODDED AREAS:
 - 9.1. COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) "GUIDELINE SPECIFICATIONS FOR SODDING" FOR HARVESTING AND INSTALLING SOD.
 - 9.2. TIME SOD DELIVERY SO THAT IT WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING.
 - 9.3. PROVIDE STRONGLY ROOTED CULTIVATED GRASS SOD, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES PRINCIPALLY COMPOSED OF 40% THERMAL BLUE OR SPF-30 BLUE GRASS, 20% MONET TALL FESCUE, 20% VAN GOGH TALL FESCUE AND 20% JADE TALL FESCUE. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT.
10. MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROWING CONDITION AND NOT LESS THAN 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION. IF SEEDED IN FALL, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
11. WARRANTY LAWNS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
12. SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

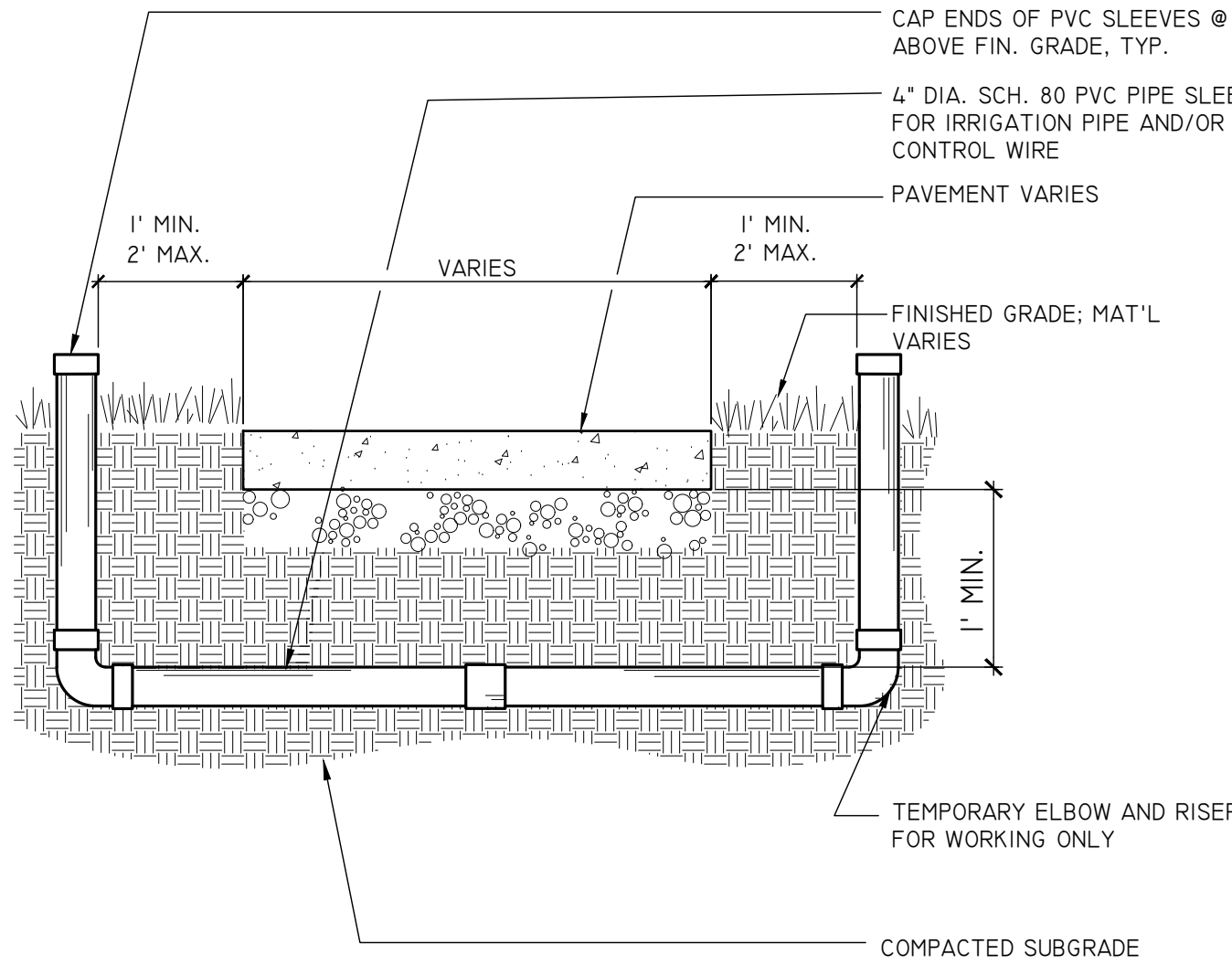


PLAN VIEW



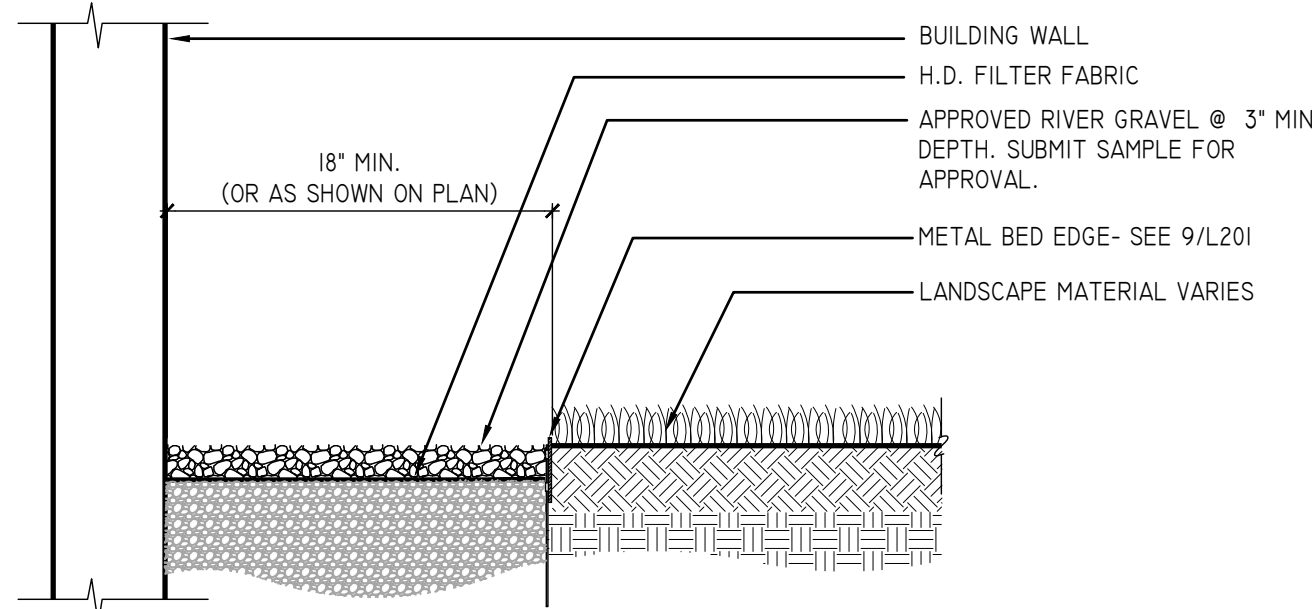
SECTION VIEW

- LIMITS OF GRADING AT DRIPLINE OF TREES
- PROTECTIVE FENCING TO PRESERVE TRUNK, BRANCHES, AND ROOT SYSTEM
- TO CONSIST OF 48" HIGH SNOWFENCE OR BOARD ON BOARD FENCING WITH 4"x4" POSTS PROTRUDING AT LEAST 5' ABOVE GROUND
- NO FENCING TO BE NAILED TO TREE
- HEAVY EQUIPMENT, VEHICULAR TRAFFIC OR STOCKPILING SHALL NOT BE PERMITTED WITHIN DRIPLINE
- NO TOXIC MATERIALS TO BE STORED WITHIN 100' OF TREE DRIPLINE
- IN AREAS WHERE FOOTINGS & PAVEMENT WILL PENETRATE INTO THE DRIPLINE AREA, A LICENSED TREE SURGEON SHALL BE CALLED IN TO DO ROOT PRUNING PRIOR TO BEGINNING CONSTRUCTION



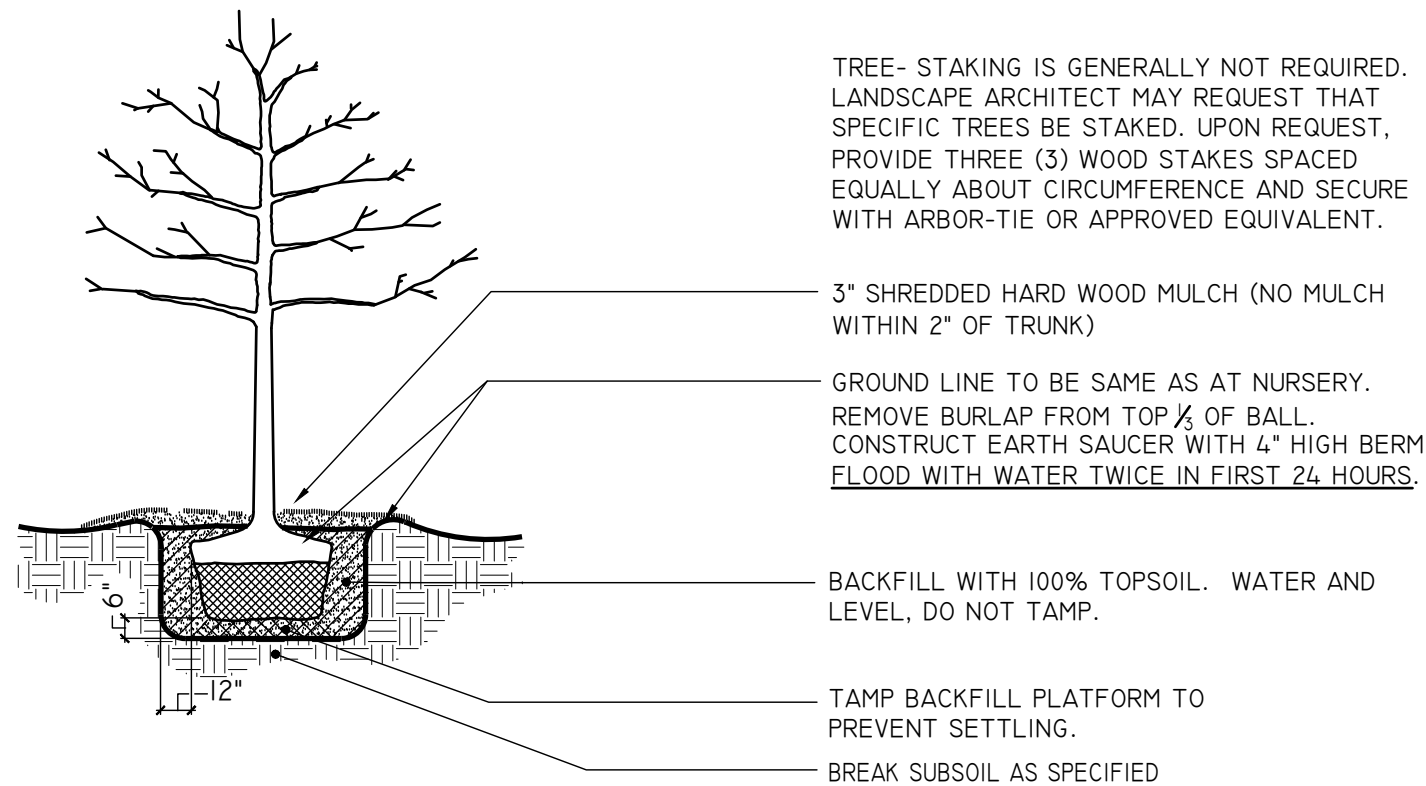
2 IRRIGATION SLEEVE DETAIL

L201 SCALE: 1/2"=1'-0"



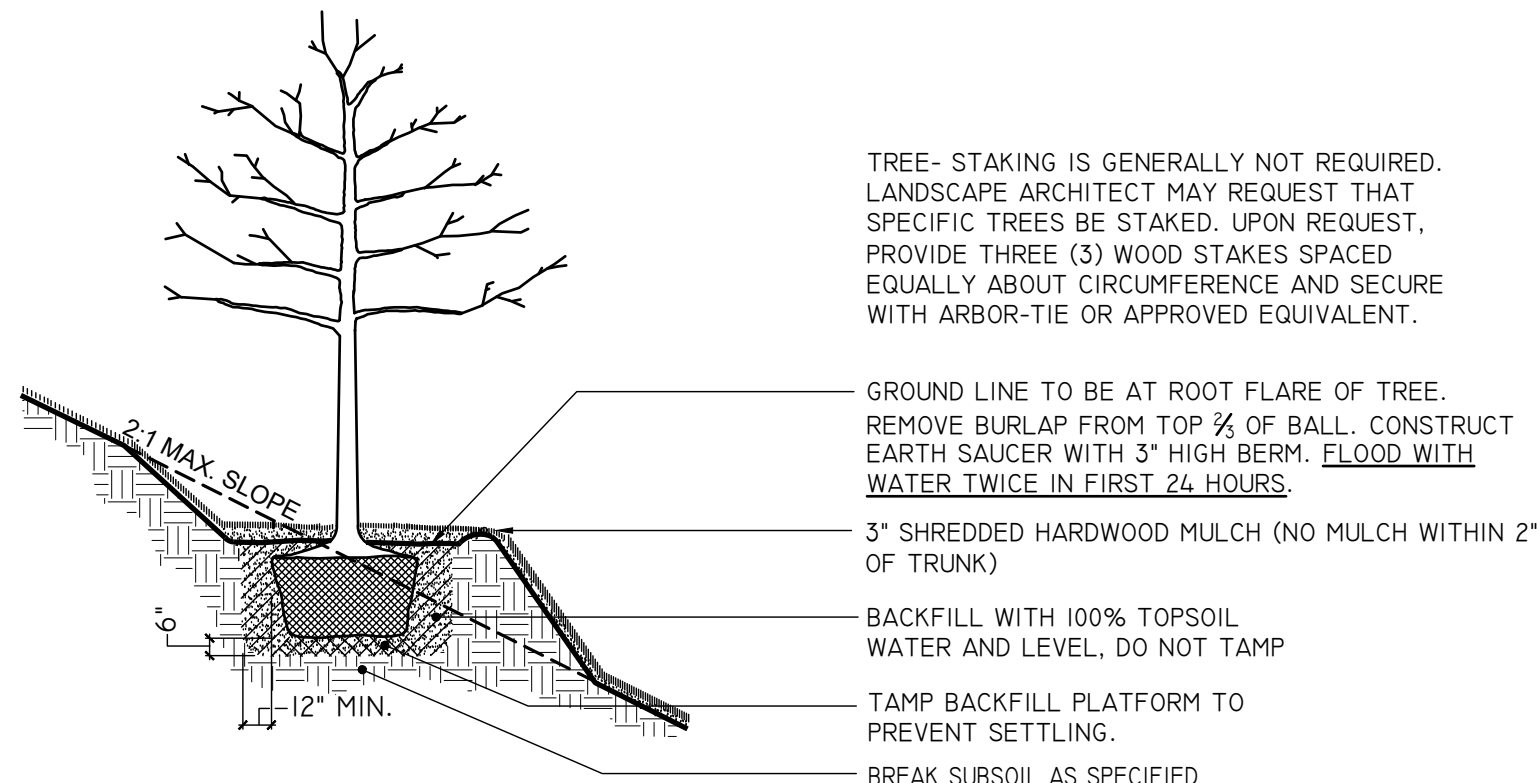
3 DRIP BAND AT BUILDING FOUNDATION

L201 SCALE: 1"=1'-0"



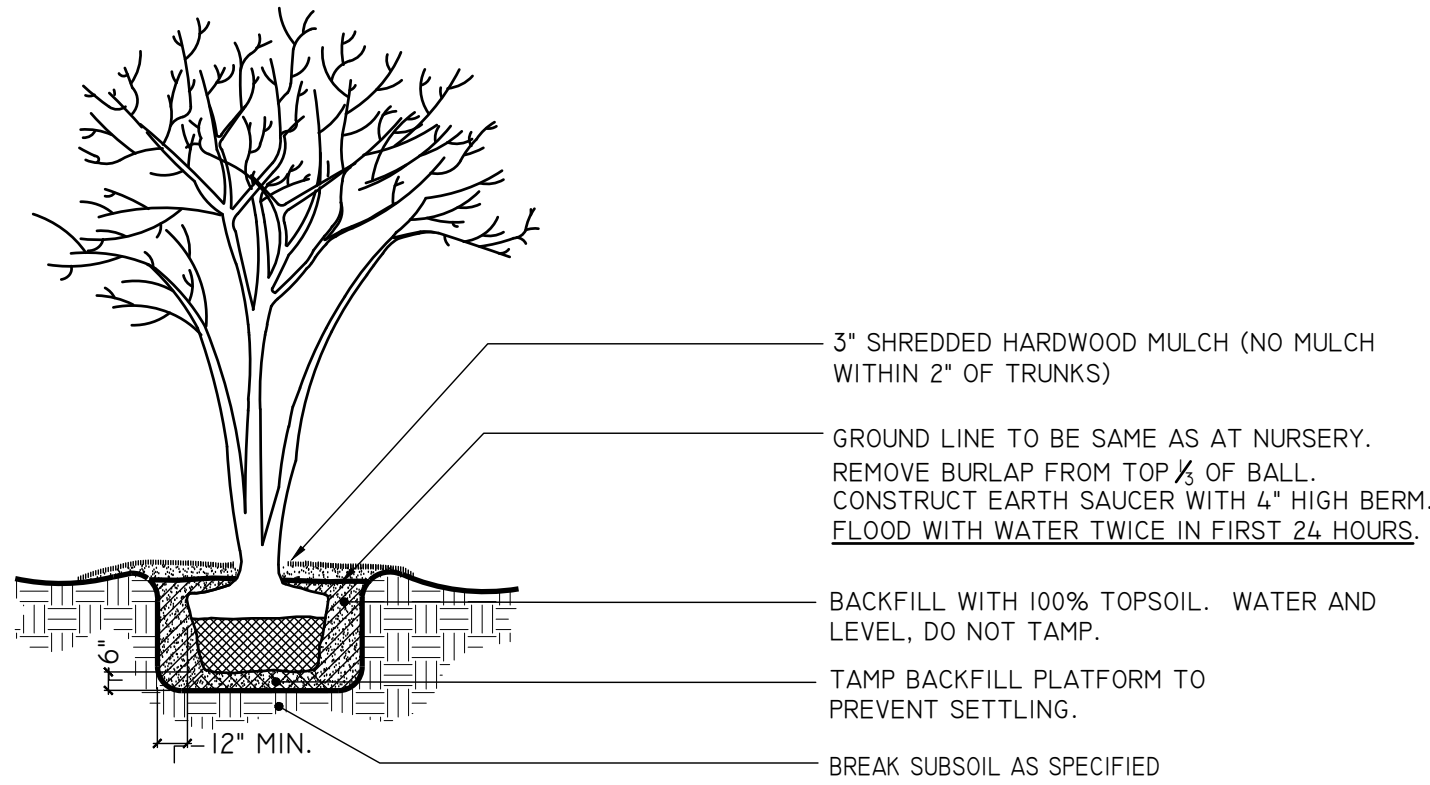
4 TREE PLANTING & GUYING TO 3" CAL.

L201 SCALE: NOT TO SCALE



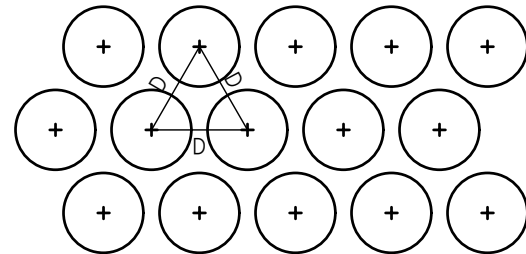
5 TREE PLANTING/GUYING ON SLOPE

L201 SCALE: NOT TO SCALE



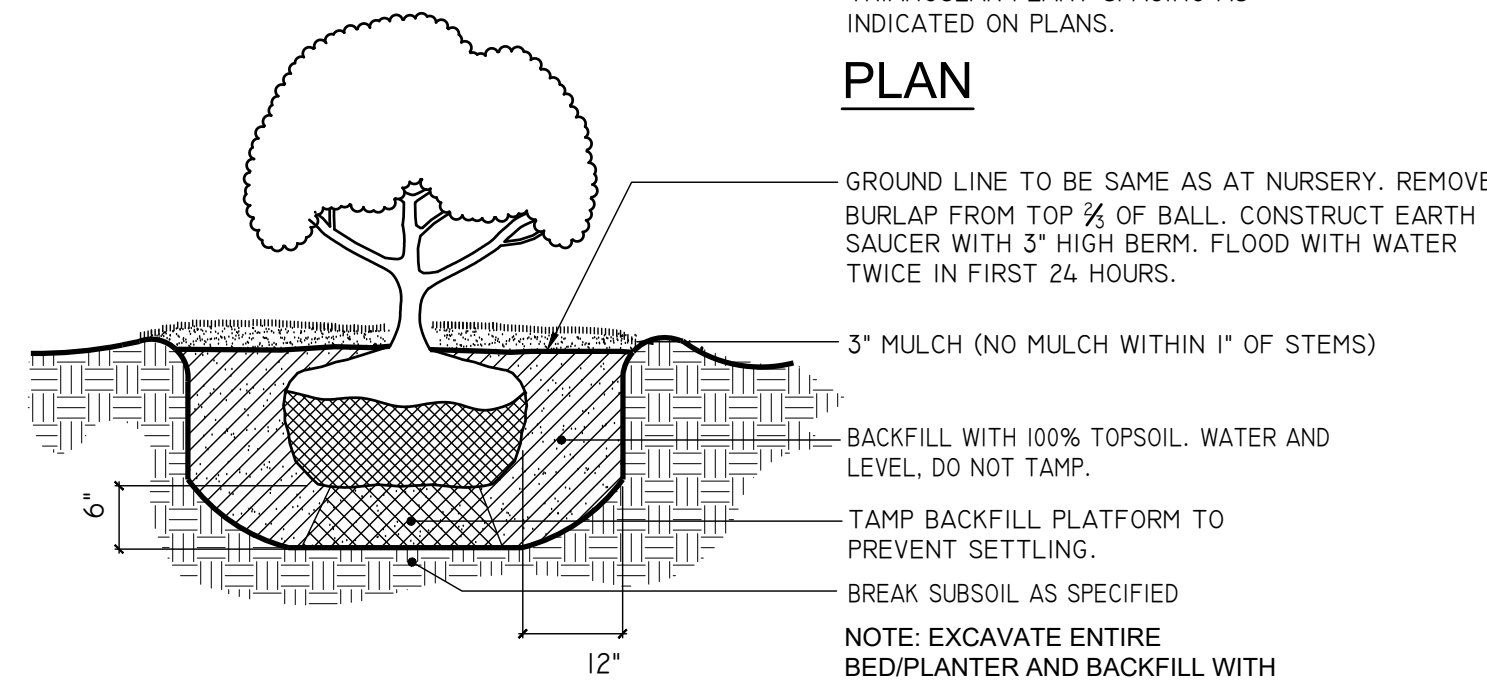
6 TREE PLANTING - MULTI-STEM TREE

L201 SCALE: NOT TO SCALE



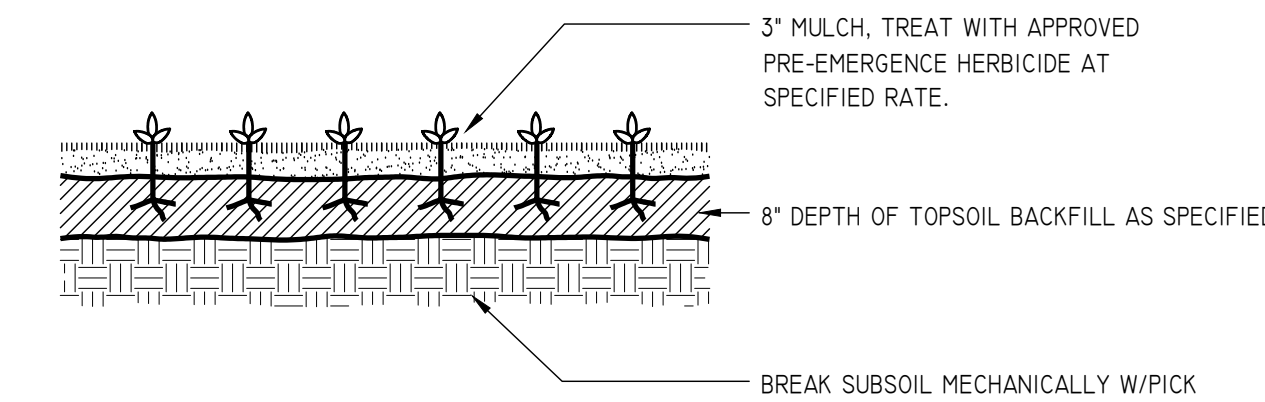
D= ON-CENTER DIMENSION (O.C.) OF TRIANGULAR PLANT SPACING AS INDICATED ON PLANS.

PLAN



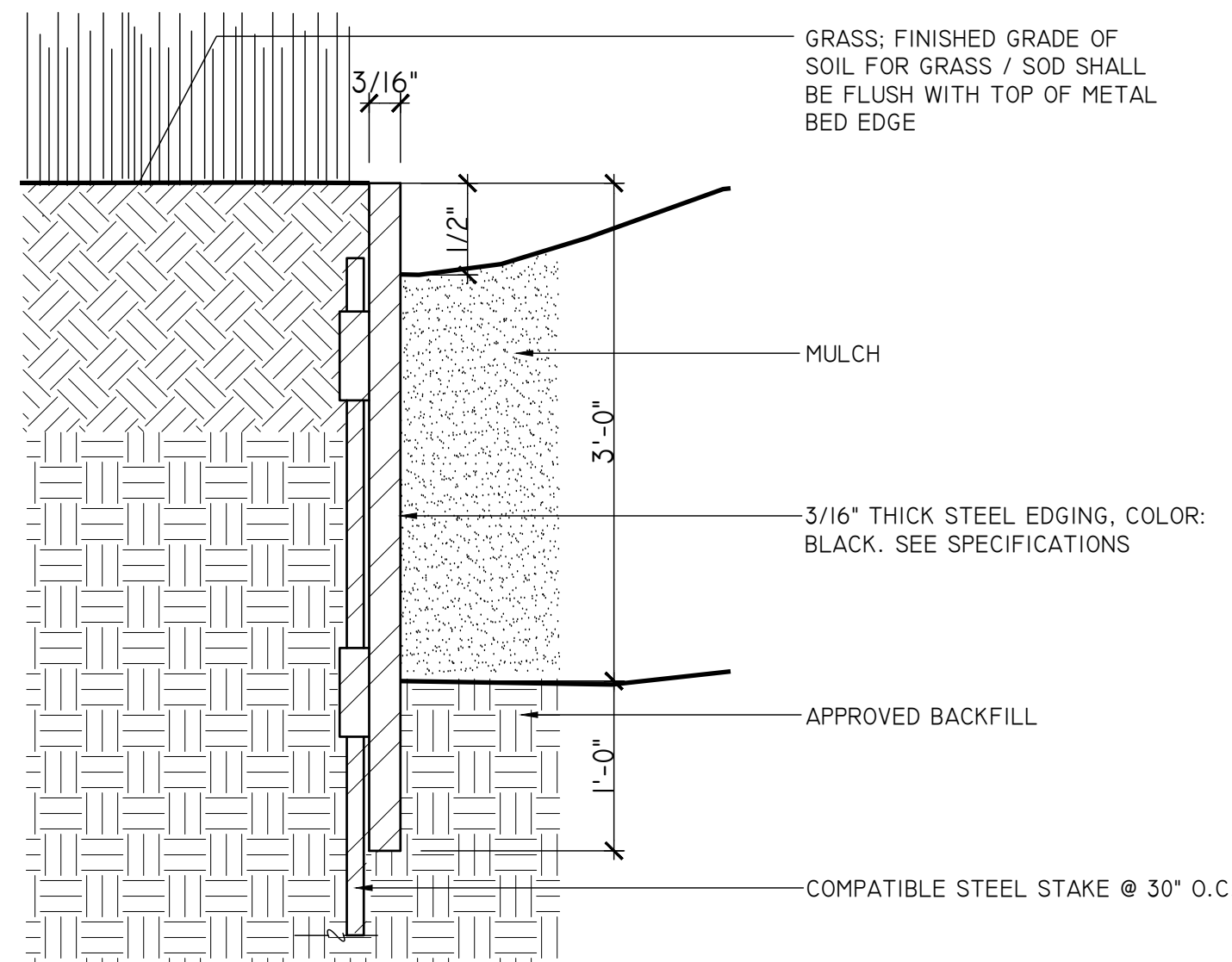
7 SHRUB PLANTING DETAIL

L201 SCALE: NOT TO SCALE



8 GROUND COVER/PERENNIAL PLANTING

L201 SCALE: NOT TO SCALE



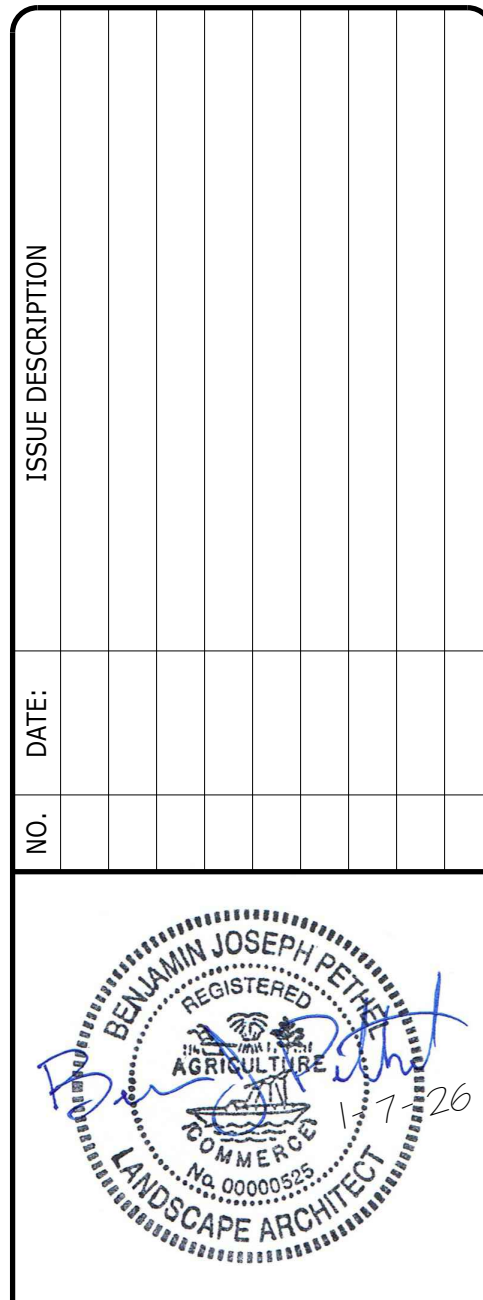
9 METAL BED EDGE

L201 SCALE: FULL SCALE



1 TREE PROTECTION DETAIL

L201 SCALE: 1/8"=1'-0"



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CCI PROJ. NO. 00267-0005

DATE: JANUARY 7, 2026

PM: J. HUNT

DRAWN BY: B. PETHEL

LANDSCAPE NOTES &
DETAILS

L201
SHEET 3 OF 5

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