



Visual Resources Review Board Meeting
Tuesday, August 25, 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 July 28, 2026, meeting minutes.
- III) Election of Officers
 - A) Election of officers for the 2026–2027 fiscal program year.
- IV) Staff Report
 - A) Wall signs approved since the last meeting.
- V) Business Items
 - A) Review of a multi-tenant monument ground sign for Phase II of the Kingston Pike Village Development, located at 13110 Kingston Pike.
 - B) Review of a landscape plan for the Lakesedge Retail Center, located at 11328 Campbell Lakes Drive.
- VI) Citizens Forum

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

**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

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 Town Planner

Subject: Approval of the July 28, 2026, meeting minutes.

Introduction & Background: Approval of the July 28, 2026, meeting minutes.

Discussion & Recommendations: See attached minutes.

Recommended By: Bart Hose, Assistant Town Planner

Proposed Motion: To approve the July 28, 2026, meeting minutes.



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

Farragut Town Hall
11408 Municipal Center Drive
Tuesday, July 28, 2026 at 6:00 PM

MINUTES

I) Call to Order

Chairman Layman called the July 28, 2026, meeting to order at 6:00 p.m. Members in attendance were Marty Layman, Brittany Moore, Scott Russ, Don Mann, and Jordan McGrew. Alderman Joe LaCroix was absent, and Mr. Jonathan Francis had resigned from the Board earlier in the day due to ongoing work conflicts.

II) Approval of Minutes

A) Approval of the June 23, 2026, meeting minutes.

Motion was made to motion to approve the June 23, 2026, meeting minutes. Moved by Committee Member Mann, seconded by Committee Member Russ; voting yes, Committee Member Layman, Committee Member Russ, Committee Member Moore, Committee Member Mann, Committee Member McGrew; voting nay, None; motion Passed.

III) Staff Report

A) Wall signs approved since the last meeting.

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

1. Fifth-Third Bank Drive-Through Lane Signs.

IV) Business Items

A) Review of a multi-tenant monument ground sign for the Kingston Pike Village Phase II development, located at 13110 Kingston Pike.

This item involved the review of a multi-tenant monument ground sign for Phase II, the commercial phase, of the Kingston Pike Village Development, located at 13110 Kingston Pike.

The staff noted that the request had been deferred and removed from the agenda by the applicant. The plan was being revised, and the request would be rescheduled.

B) Review of a landscape plan for a new dental office building to be located at 11232 Outlet Drive.

The staff explained that the proposed landscape plan was for a small site located adjacent to and east of the ECHO Suites Hotel being built on Outlet Drive. It was also noted that the site plan for the facility had not yet been reviewed by the Planning Commission, but the layout was unlikely to change significantly during that review.

The staff then noted that the plan included required shade trees, landscaping between the building and parking lot, and parking lot screening along Outlet Drive. The plan met the Town's requirements and staff recommended approval.

Motion was made to approve the landscape plan. Moved by Committee Member Russ, seconded by Committee Member Moore; voting yes, Committee Member Layman, Committee Member Russ, Committee Member Moore, Committee Member Mann, Committee Member McGrew; voting nay, None; motion Passed.

V) Citizens Forum

None.

The meeting adjourned at 6:17 p.m.

Secretary

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Town Planner

Subject: Election of officers for the 2026–2027 fiscal program year.

Introduction & Background: The Board needs to elect officers for the current 2026–2027 fiscal program year.

Discussion & Recommendations: The Board's officer positions include Chairman, Vice-Chairman, and Secretary. The current officers are Mr. Marty Layman, Chairman and Ms. Brittany Moore, Vice-Chairman. The Secretary position is currently vacant due to a recent resignation.

Recommended By: Bart Hose, Assistant Town Planner

Proposed Motion: Motions to nominate and elect each officer position.

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Town Planner

Subject: Wall signs approved since the last meeting.

Introduction & Background: The following wall signs have been approved since the last meeting:

1. Onward Physical Therapy

Discussion & Recommendations: See attached approved wall sign plans.

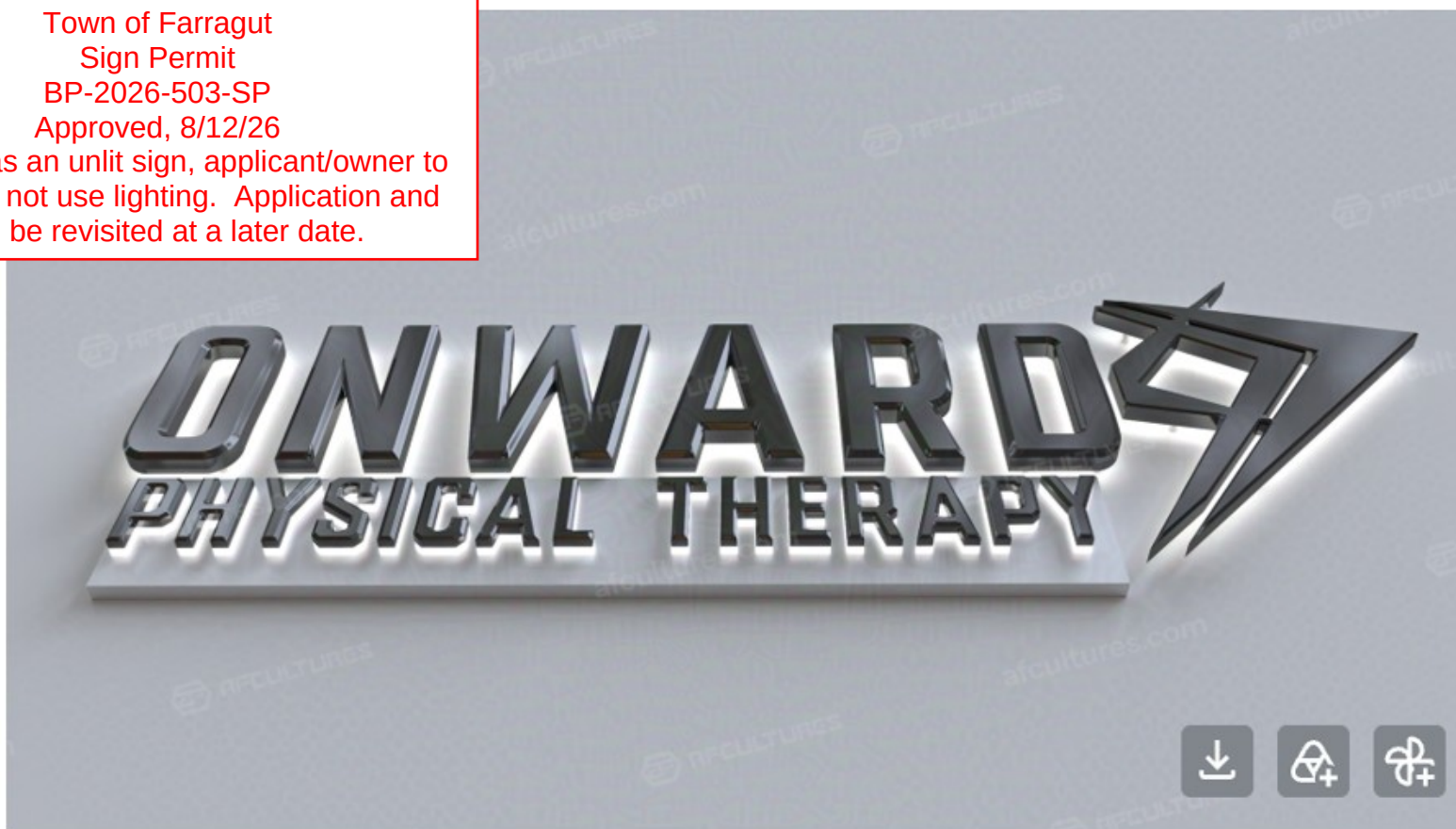
Recommended By: Bart Hose, Assistant Town Planner

Proposed Motion: N/A



Town of Farragut
Sign Permit
BP-2026-503-SP
Approved, 8/12/26

Approved as an unlit sign, applicant/owner to unplug and not use lighting. Application and lighting can be revisited at a later date.



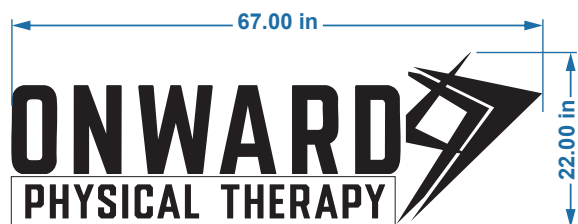


Day View



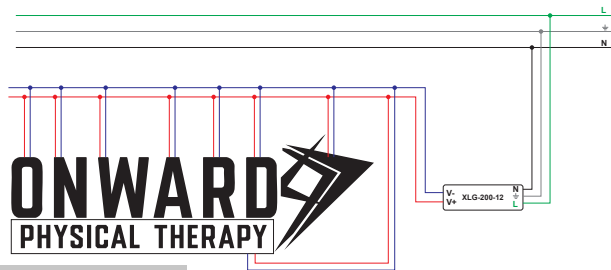
Night View

Elevation Drawings

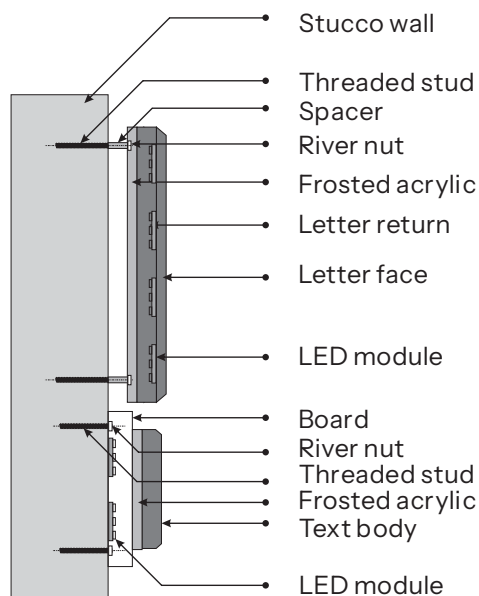


Dimension

Unit: inch



Wiring Diagram



Section View

1. SIGN SPECIFICATION

1.1. Sign Type	☐ Non- Illuminated ☐ Front-lit ☒ Back-lit ☐ Halo- lit ☐ Dual- lit
1.2. Overall Dimensions [W × H] (SQ. Footage)	5.58ft x 1.83ft (10.2 sqft)
1.3. Material Composition:	☒ Acrylic ☒ Stainless Steel ☐ Aluminum ☐ Alloy Steel
1.4. Finished Surface	☐ Painted ☐ Brushed ☐ Polished ☐ UV- Printing ☒ Powder Coated
1.5. Mounting Method	☒ Stud-mount ☐ Hanging Cleat ☐ Rail ☐ Backboard ☐ Cable Hanging
1.6. LED type	☒ Module LED ☐ LED strip ☐ Neon Flex ☐ Non- LED
1.7. LED light Color	☐ RGBs ☐ Warm-White 4000K ☐ RED ☒ White 6500K ☐ Orange ☐ Gold ☐ Yellow ☐ Blue ☐ Purple ☐ Pink ☐ Green ☐ Cyan
1.8. Power Consumption	Total: 200W
1.9. Transformer Model Quantity Accesories	XLG-200-12A Quantity: 1
1.10. Color Code Detail	☐ ☐
1.11. Installation Surface	☒ Stucco ☐ Drywall ☐ Metal ☐ Wood ☐ Panel ☐ Rough surface



AFCULTURES

201E Center St,
STE 119, Anaheim,
CA 92805

+1 657-663-0855

ONWARD

This concept is solely the property of AFCULTURES, and may not be used, reproduced, copied, exhibited, altered or distributed in any manner.

Customer is responsible to obtain all necessary landlord approvals. Unless otherwise noted, all municipal permits related to installation by customer.

This color sketch is provided as an example of color. There may be some color variation between printed ink and paint. For best color representation, please choose Pan-tone Matching System* Colors for paint or print.

Client: Taylor

Address: CA 91706

Seller: Jason

Designer: Chungi

1-(657)-663-0855

jason@afcultures.com

CLIENT
APPROVAL

(Sign here)

PROPOSAL

Designed By
AFCULTURES USA INC.

Date: Jul 16, 2026

Unit: USA- Inch/Ft

Approval Date
Page 10 of 23

- **Total dimensions:** 5.58 ft W x 22 in H
- **Lighting:**
 - + Halo-lit illumination for “ONWARD” and the logomark, flush mounted to the wall
 - + “PHYSICAL THERAPY” will have backlit/edge-lit illumination
- **LED color:** 6500K
- **Wiring:** Individual wiring for each “ONWARD” letter, the logo, and the Physical Therapy backboard, all connected to the same power source
- **Power supply:** XLG-200-12 with plug

Town of Farragut
Sign Permit
BP-2026-503-SP
Approved, 8/12/26

Approved as an unlit sign, applicant/owner to unplug and not use lighting. Application and lighting can be revisited at a later date.

REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Town Planner

Subject: Review of a multi-tenant monument ground sign for Phase II of the Kingston Pike Village Development, located at 13110 Kingston Pike.

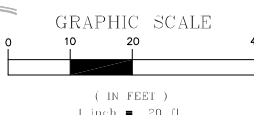
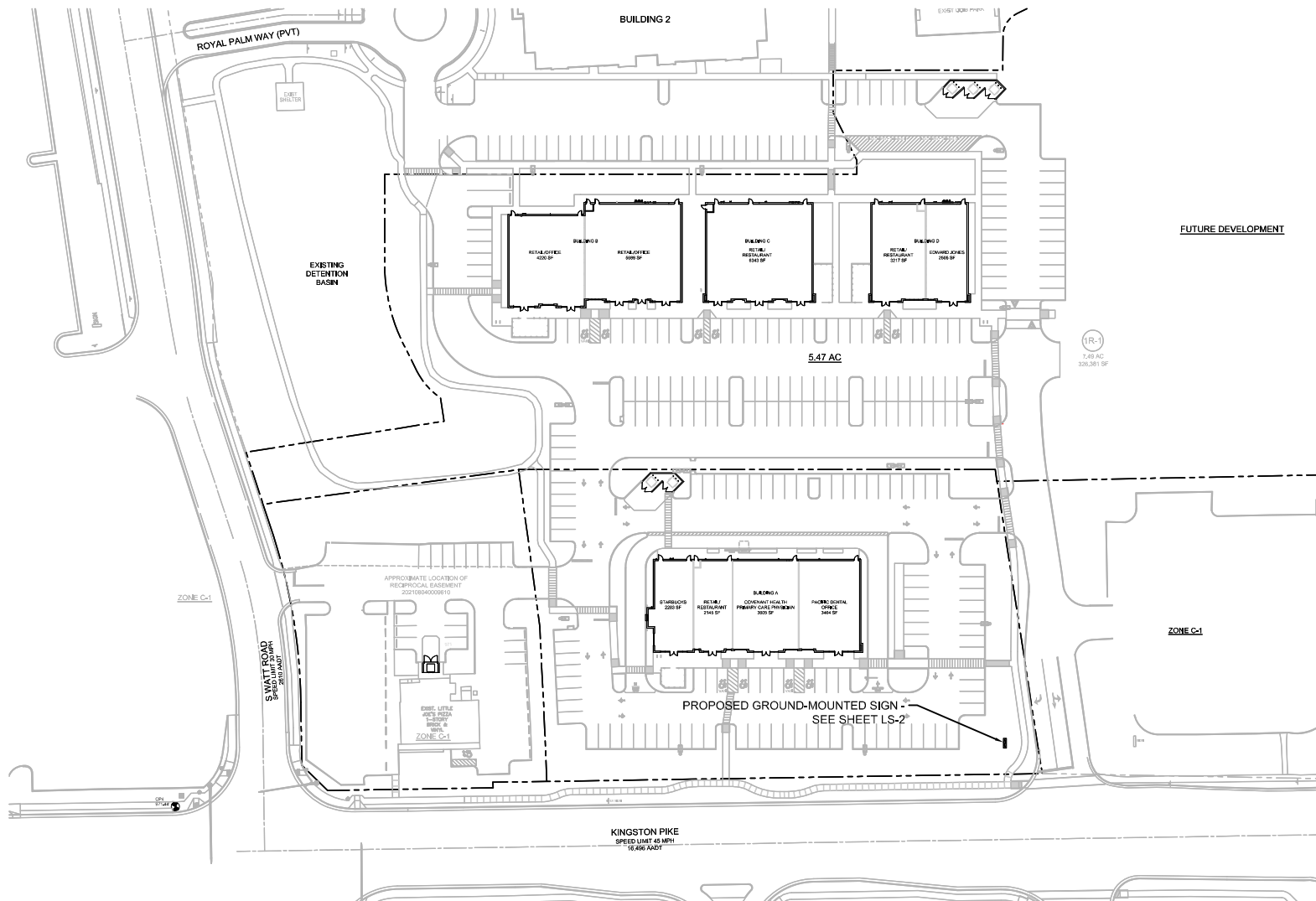
Introduction & Background: This item involves the review of a multi-tenant monument ground sign for Phase II, the commercial phase, of the Kingston Pike Village development, located at 13110 Kingston Pike.

Discussion & Recommendations: Kingston Pike Village, Phase II, is requesting approval for a new multi-tenant ground sign located at 13110 Kingston Pike. The proposed 60 square foot internally illuminated sign is setback 20 feet from the front property line (Kingston Pike ROW), and includes a 2-foot-tall brick base and the required address numbers at the top of the sign. The developer is also planning a consistent white background for the individual panels, which will comply with the Town's background consistency requirements. Finally, the proposed brick base will match the building, and a compliant landscape plan is included. The staff can recommend approval.

Recommended By: Bart Hose, Assistant Town Planner

Proposed Motion: To approve the proposed sign plan.

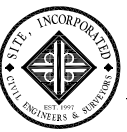
FOR REVIEW



CLT MAP: 151
PARCELS: 81 & 81.01
ZONE: PCD

ISSUE DATE: 05/11/2026
SITE PROJECT#: 2040
FILE: Landscape

LS-1

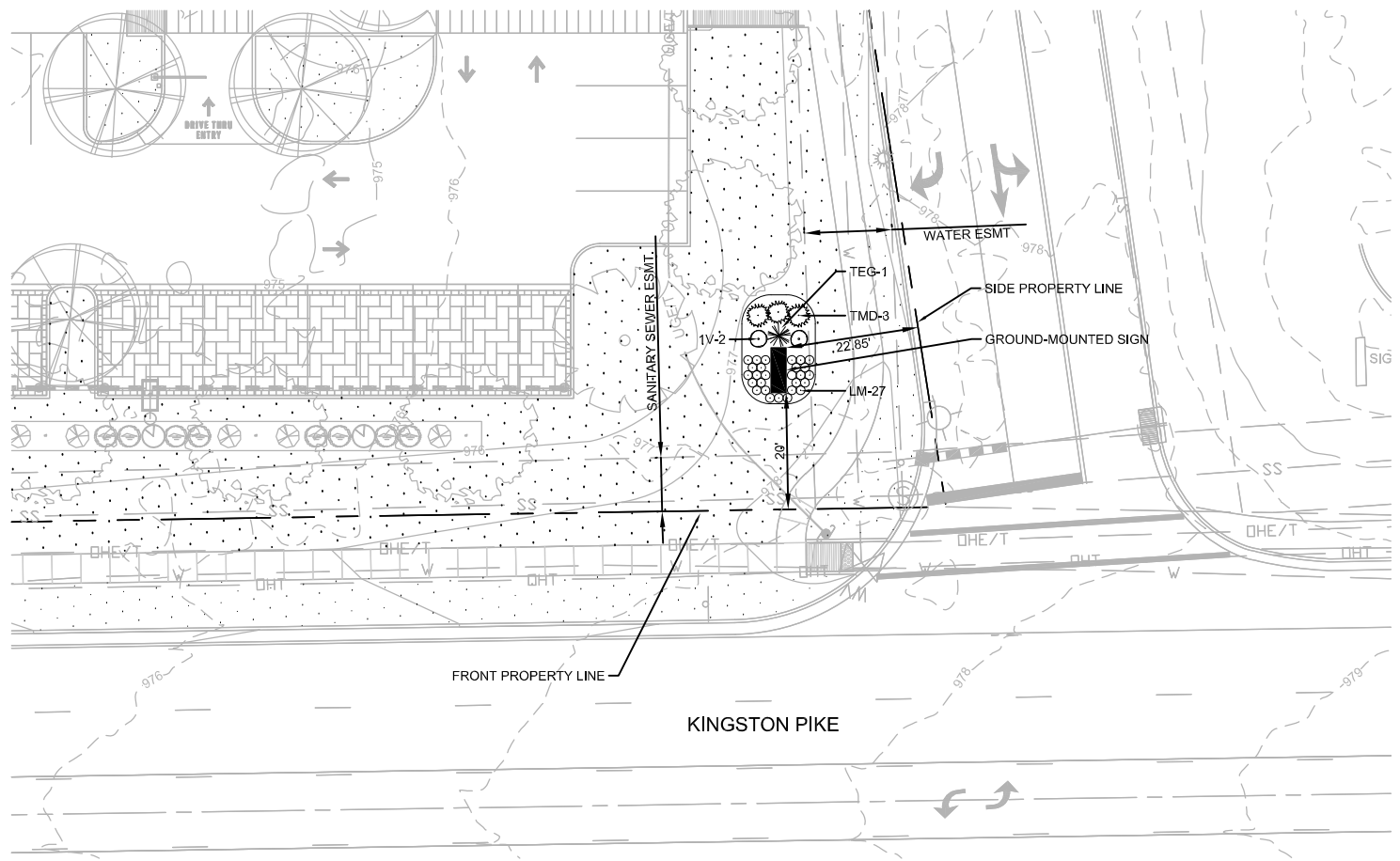


10215 Technology Drive
Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Overall Sign Location Plan
Kingston Pike Village - Phase II
13104 - 13140 Kingston Pike
Farragut, Tennessee
Owner: Kingston Pike Properties 2, LLC



PLANT MATERIAL SCHEDULE						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	USE
SHRUBS						
IV	2	Itea virginica "Sprich"	Little Henry Virginia Sweetspire	3 gal, 15" ht	4'-0" O.C.	SIGN LANDSCAPE
TEG	1	Thuja occidentalis "Smaragd"	Emerald Green Arborvitae	3 gal, 36" ht	As shown	SIGN LANDSCAPE
TMD	3	Taxus x media "Densiformis"	Densiformis Yew	3 gal, 18" ht	4'-0" O.C.	SIGN LANDSCAPE
GROUNDCOVERS						
LM	27	Liriope muscari "Royal Purple"	Royal Purple Liriope	4" pot	1'-6" O.C.	SIGN LANDSCAPE

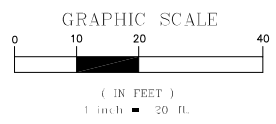


LANDSCAPE REQUIREMENTS	
LANDSCAPE AREA REQUIRED	50 SQ. FT.
LANDSCAPE AREA PROVIDED	193 SQ. FT.
NUMBER OF SHRUBS REQUIRED	6
NUMBER OF SHRUBS PROVIDED	6

REFER TO LANDSCAPE PLAN SHEET L1.1 FOR TYPICAL NOTES AND DETAILS

- NOTES:
1. A PRECONSTRUCTION SITE LOCATION SURVEY AND/OR AN AS-BUILT SURVEY MAY BE REQUIRED BY THE SIGN ADMINISTRATOR TO VERIFY COMPLIANCE WITH APPLICABLE PROVISIONS ASSOCIATED WITH GROUND-MOUNTED SIGNS.
 2. GROUND-MOUNTED SIGN INCLUDING BASE AND STRUCTURAL FOOTINGS MUST BE SET BACK FROM THE FRONT PROPERTY LINE A MINIMUM OF 20', AND FROM THE SIDE PROPERTY LINE A MINIMUM OF 10'.
 3. GROUND-MOUNTED SIGN SHALL NOT BE CONSTRUCTED WITHIN ANY PLATTED EASEMENTS.

FOR REVIEW



CLT MAP: 151
PARCELS: 81 & 81.01
ZONE: PCD



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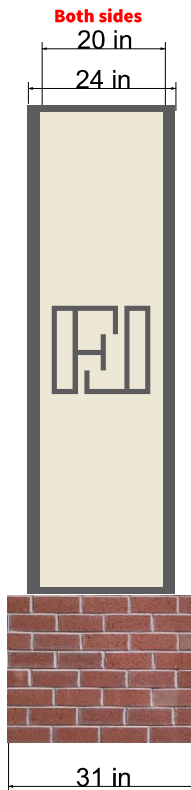
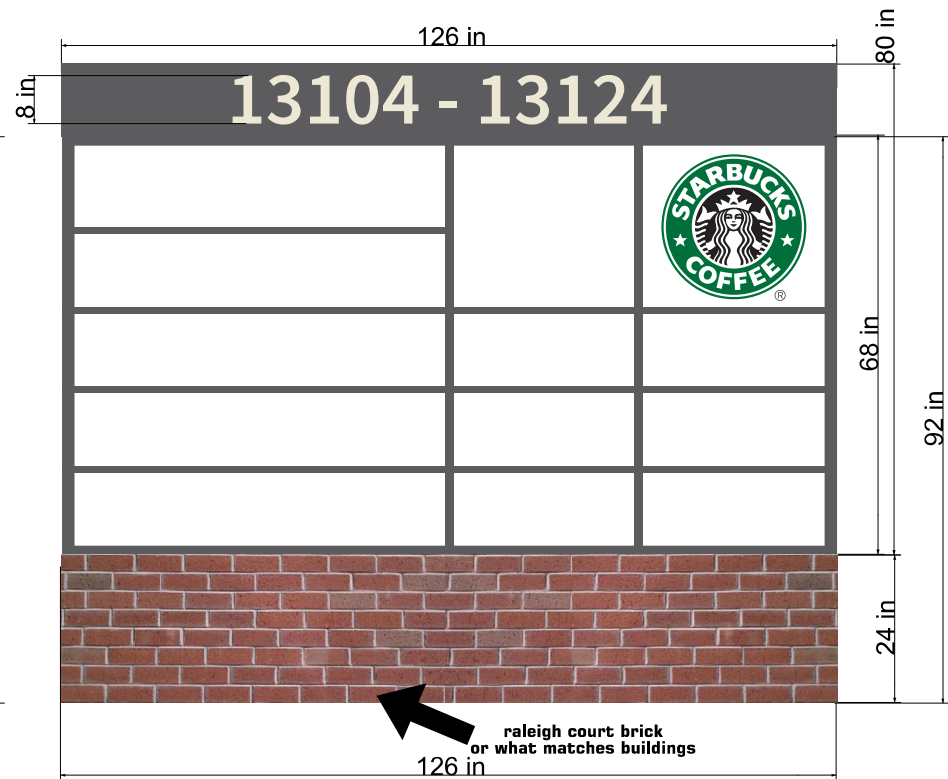
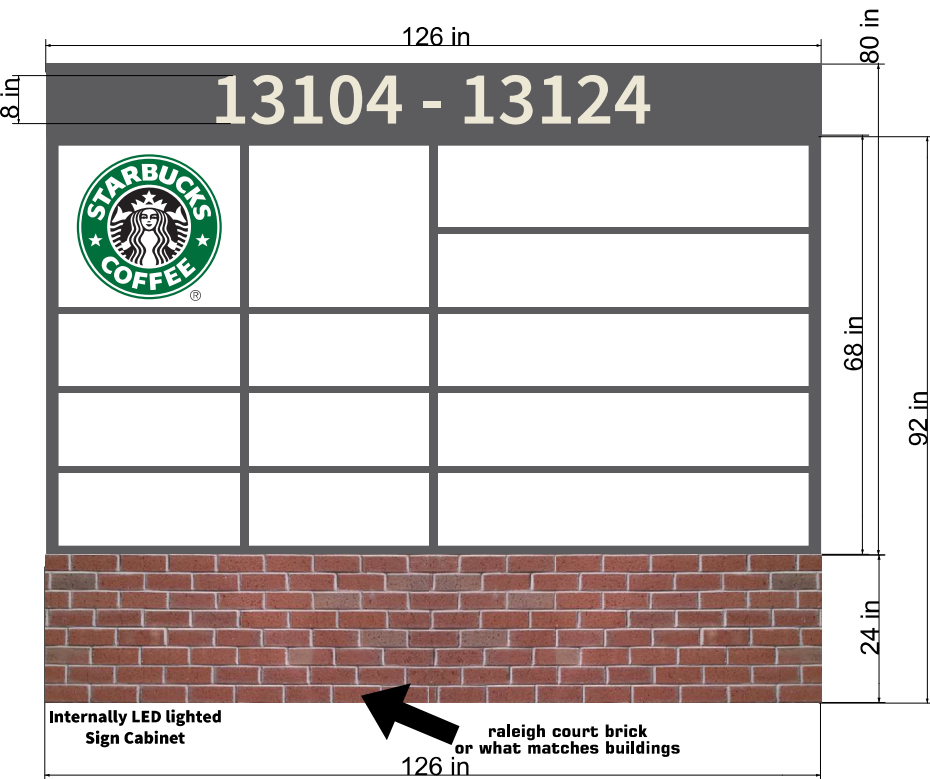
Sign Location and Landscape Plan

Kingston Pike Village - Phase II

13104 - 13140 Kingston Pike
Farragut, Tennessee
Owner: Kingston Pike Properties 2, LLC

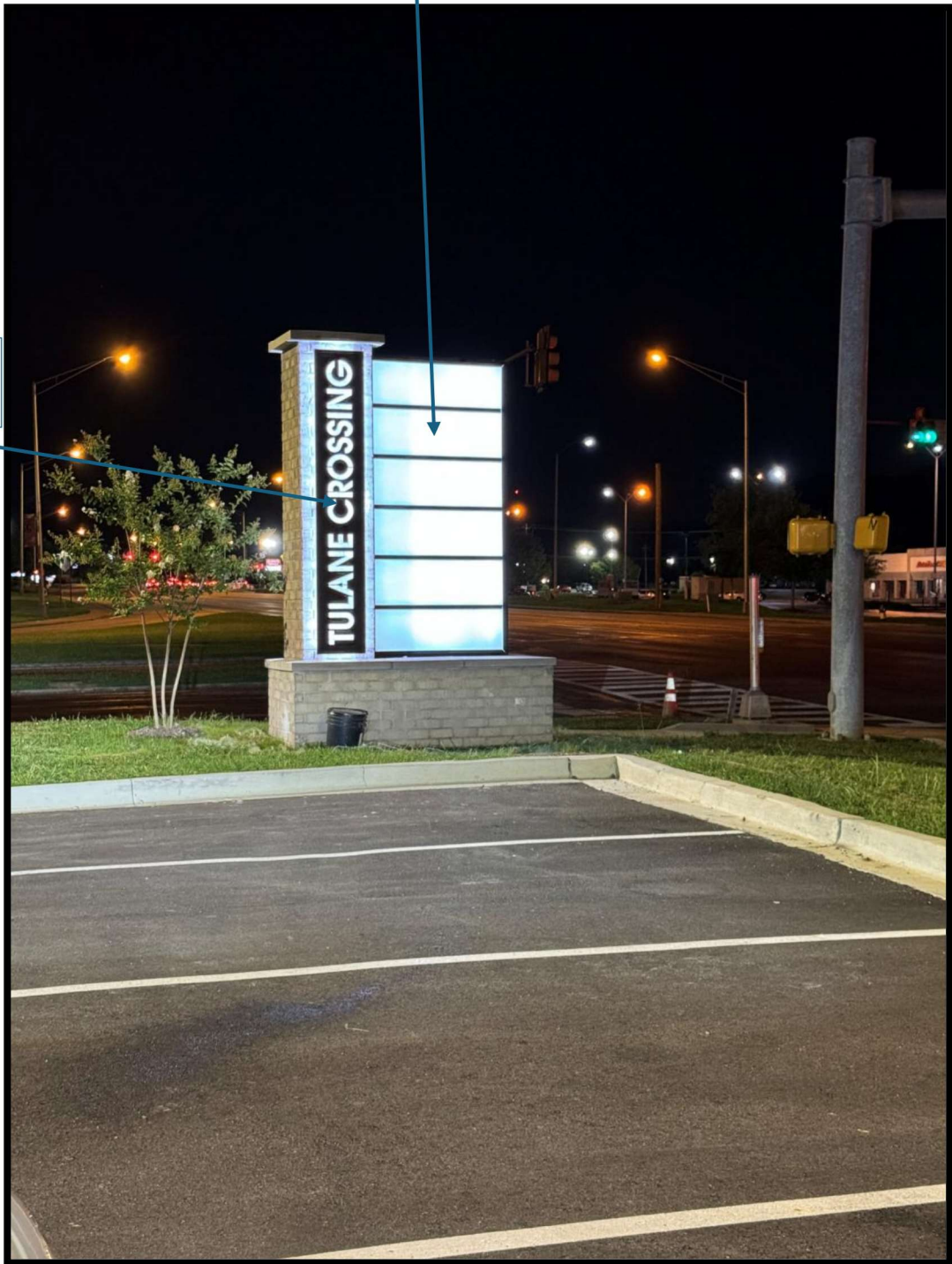
ISSUE DATE: 05/11/2026
SITE PROJECT#: 2040
FILE: Landscape

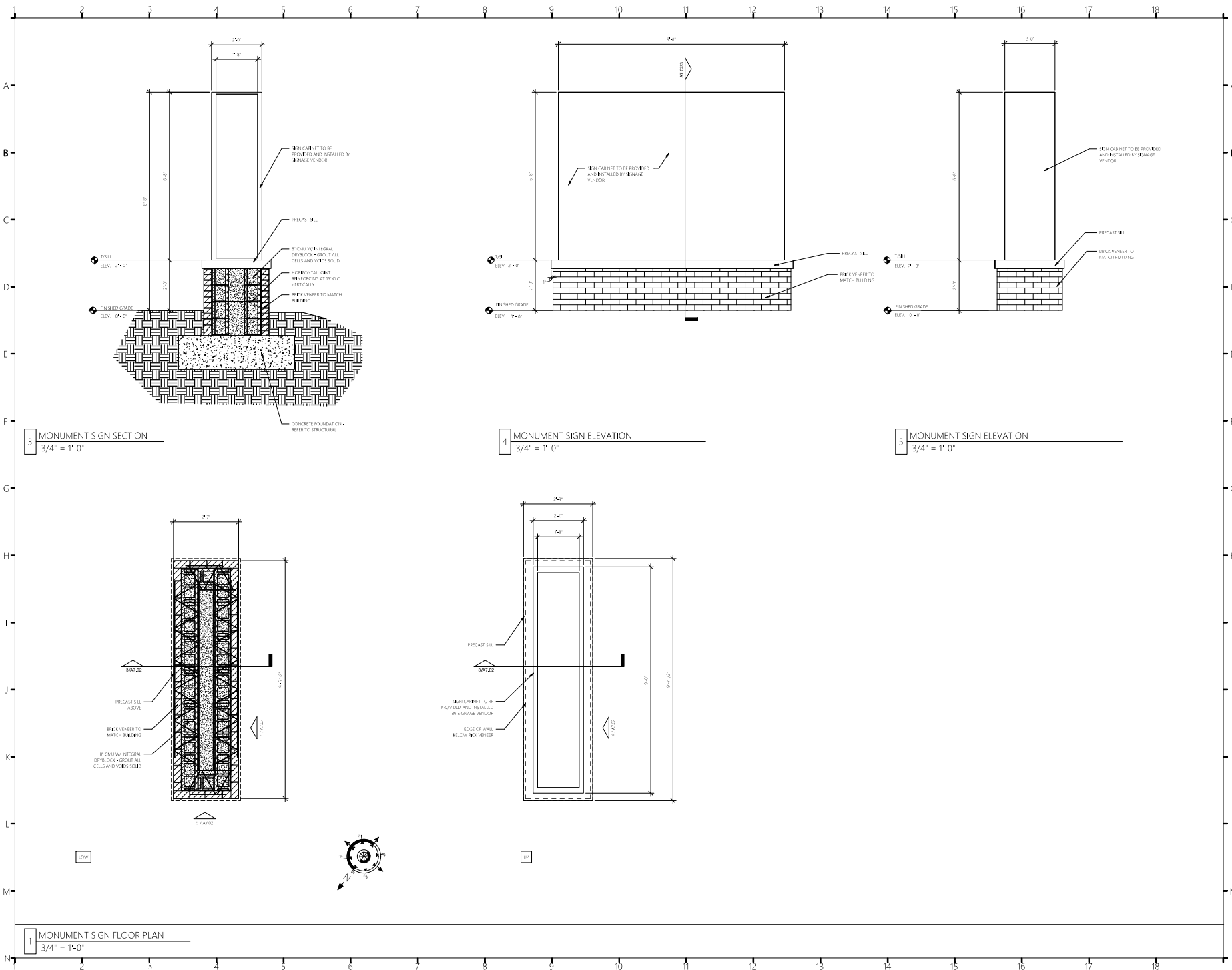
LS-2



Example of Face Lit Monument Sign Illumination

Ignore Back
Lit Component





ARCHITECT OF RECORD:
STEPHEN KLIMAS
STATE REGISTERED
ARCHITECT
125 RHETT ST., SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:



COR3 Design, LLC
Commercial Construction, Restaurant, Real Estate Development
125 Rhett St.
Suite 101
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consultants:
STRUCTURAL
Lucky G. Young
3150 C Cleveland St.
Greenville, SC 29607
864.235.3180
PLUMBING
J. Miller D. Miller
3150 C Cleveland St.
Greenville, SC 29607
864.235.3180
MECHANICAL
J. Miller D. Miller
3150 C Cleveland St.
Greenville, SC 29607
864.235.3180
ELECTRICAL
Lloyd P. Dunn
101 South First St.
Spartanburg, SC 29302

Project Info:
**KINGSTON PIKE
VILLAGE
BUILDING A
FARRAGUT, TN**

Client Logo:



Revisions:
06/26/2025 Issue For Permit

Project Number: 25533
Phase: CD
Date: 06/26/2025
Drawn By: Author
Checked By: Checker
Sheet Number:

A7.02
Sheet Title: Monument Sign

QWIK MOD™ 12V G1 12VDC

12V LED channel letter illumination

QWIKMOD
Series

Specifications

Qwik Mod

Dimensions L × W × H..... Qwik Mod 1.....1.4" × 0.69" × 0.25"
 Qwik Mod 2.....2.2" × 0.69" × 0.25"
 Qwik Mod 3.....3.14" × 0.69" × 0.25"
 Qwik Mod 4.....1.77" × 1.7" × 0.25"
 Case.....19.3" × 17.7" × 8.7"

Beam angle.....170° Ultra-wide low dome batwing optic
 with diamondback optic lens technology

Mounting options.....Peel & Stick and mechanical screw hole

Operating temp.....-30° C to +60° C

Environment.....IP68

Spacing..... Qwik Mod 1.....2.5 mods/ft
 (fully-stretched) Qwik Mod 2.....1.7 mods/ft
 Qwik Mod 3 & 41.5 mods/ft

Qwik
Mod 4

Qwik
Mod 3

Qwik
Mod 2

Qwik
Mod 1

**Qwik Release
Tab reduces
labor time**



Wire color.....Whites.....White solid (+) /
 White/Black stripe (-)*
 Colors.....Gray, Red, Green, or Blue
 solid (+) / White/Black stripe (-)

Warranty.....10-Year Product / 5-year Limited Labor

Product	Max. mods (series) [§]	CCT/Wavelength	SKU	Intensity	Efficacy	Packaging	UL number
Qwik Mod 1	75 mods (30 ft)	7100 K	M-QMSX0-71	47.2 lm/mod (118 lm/ft)	118 lm/W	Mods per bag: 150 (60 ft) Mods per case: 1500 (600 ft)	PL-QM1-TW110-P
		5000 K	M-QMSX0-50				PL-QM1-NW110-P
		4100 K†	M-QMSX0-41				PL-QM1-MW110-P
Qwik Mod 2	38 mods (22.35 ft)	7100 K	M-QMDX0-71	94.1 lm/mod (160 lm/ft)	118 lm/W	Mods per bag: 76 (44.7 ft) Mods per case/reel: 912 (536.52 ft)	PL-QM2-TW150-P
		7100 K (Reel)	M-QMDX0-71-R				
		5700 K†	M-QMDX0-57				PL-QM2-WN150-P
		5000 K	M-QMDX0-50				PL-QM2-NW150-P
		4100 K†	M-QMDX0-41				PL-QM2-MW150-P
		3500 K†	M-QMDX0-35				PL-QM2-WW150-P
		3000 K	M-QMDX0-30				PL-QM2-DW150-P
		2700 K	M-QMDX0-27				PL-QM2-IW150-P
		Red (625 nm)	M-QMDX0-RD	22 lm/mod (37.4 lm/ft)	27.5 lm/W		PL-QM2-RD37-P
		Amber (589 nm)	M-QMDX0-AM	20.4 lm/mod (34.68 lm/ft)	22.93 lm/W		PL-QM2-AM150-P
		Red-Orange (613 nm)	M-QMDX0-RO	29.97 lm/mod (50.95 lm/ft)	34 lm/W		PL-QM2-RO150-P
		Orange (617 nm)	M-QMDX0-OR	25.66 lm/mod (43.62 lm/ft)	29.68 lm/W		PL-QM2-OR37-P
		Green (525 nm)	M-QMDX0-GR	44 lm/mod (75 lm/ft)	53.51 lm/W		PL-QM2-GR75-P
		Blue (460 nm)	M-QMDX0-BL	10 lm/mod (17 lm/ft)	12.31 lm/W		PL-QM2-BL17-P
Qwik Mod 3	25 mods (16.67 ft)	7100 K	M-QMTX0-71	136.7 lm/mod (205 lm/ft)	114 lm/W	Mods per bag: 50 (33.3 ft) Mods per case: 750 (500 ft)	PL-QM3-TW200-P
		5000 K	M-QMTX0-50				PL-QM3-NW200-P
		4100 K†	M-QMTX0-41				PL-QM3-MW200-P
		Red (625 nm)	M-QMTX0-RD	34 lm/mod (51 lm/ft)	28.33 lm/W		PL-QM3-RD51-P
		Amber (593 nm)	M-QMTX0-AM	33.44 lm/mod (50.16 lm/ft)	26.42 lm/W		PL-QM3-AM200-P
		Red-Orange (610 nm)	M-QMTX0-RO	67.86 lm/mod (101.78 lm/ft)	52.5 lm/W		PL-QM3-RO200-P
		Orange (612 nm)	M-QMTX0-OR	63.77 lm/mod (95.66 lm/ft)	50.06 lm/W		PL-QM3-OR200-P
		Green (525 nm)	M-QMTX0-GR	86 lm/mod (129 lm/ft)	68.61 lm/W		PL-QM3-GR129-P
		Blue (460 nm)	M-QMTX0-BL	18 lm/mod (27 lm/ft)	14.81 lm/W		PL-QM3-BL27-P
Qwik Mod 4	19 mods (12.67 ft)	7100 K	M-QMQX0-71	180 lm/mod (270 lm/ft)	113 lm/W	Mods per bag: 38 (25.3 ft) Mods per case: 912 (608 ft)	PL-QM4-TW260-P
		5000 K	M-QMQX0-50				PL-QM4-NW260-P
		4100 K†	M-QMQX0-41				PL-QM4-MW260-P

* Check module for polarity.

† Available in limited supply.

§ Max Mods in Series is a NOT a safety requirement; simply a recommendation to ensure even illumination across the strand of modules.
 Wiring more than the recommended amount in series (up to the FULL power supply load) can result in minimal light loss, but will result in no safety issues.



PRINCIPAL SLOAN
A Principal Industries Company

Specifications subject to change without notice.

Specifications

Qwik Mod Mini

Dimensions L x W x H	Qwik Mod Mini 1, ..0.55" x 0.35" x 0.35" Qwik Mod Mini 1 HD Qwik Mod Mini 2...1.02" x 0.35" x 0.35"
Beam angle	180° x 140° Low dome diamondback optic
Mounting options	Peel & Stick, silicone required (Peel & Stick for temporary placement only)
Operating temp	-25° C to +60° C
Environment	IP67
Spacing	Qwik Mod Mini 1 ...4.14 mods/ft
(fully-stretched)	Qwik Mod Mini 1 HD6.1 mods/ft Qwik Mod Mini 2...3.33 mods/ft
Wire color	WhitesWhite solid (+) / White/Black stripe (-)* Colors.....Gray, Red, Green, or Blue solid (+) / White/Black stripe (-)
Warranty	10-Year Product / 5-year Limited Labor



Product	Max. mods (series) [§]	CCT/Wavelength	SKU	Power	Intensity	Efficacy	Packaging	UL number
Qwik Mod Mini 1	240 mods (58 ft)	7000 K	M-QMM10-70	0.24 W/mod (0.99 W/ft)	25 lm/mod (103.5 lm/ft)	104.2 lm/W	Mods per bag: 240 (58 ft) Mods per case: 4,800 (1,160 ft)	PL-MN1-QM70-P
		2700 K*	M-QMM10-27					PL-MN1-QM27-P
Qwik Mod Mini 1 HD	240 mods (39.34 ft)	7000 K	M-QMM1H-70	0.24 W/mod (1.46 W/ft)	25 lm/mod (152.5 lm/ft)	104.2 lm/W	Mods per bag: 240 (39.34 ft) Mods per case: 4,800 (786.89 ft)	PL-MN1-QM70-P (HD)
		5700 K*	M-QMM1H-57					PL-MN1-QM57-P (HD)
		5000 K*	M-QMM1H-50					PL-MN1-QM50-P (HD)
		4100 K*	M-QMM1H-41					PL-MN1-QM41-P (HD)
		3500 K*	M-QMM1H-35		PL-MN1-QM35-P (HD)			
		3000 K*	M-QMM1H-30		PL-MN1-QM30-P (HD)			
		2700 K*	M-QMM1H-27		PL-MN1-QM27-P (HD)			
		Red (667 nm)	M-QMM1H-RD		3 lm/mod (18.3 lm/ft)	14.4 lm/W		PL-MN1-QMRD-P (HD)
		Green (508 nm)	M-QMM1H-GR		19 lm/mod (115.9 lm/ft)	73.5 lm/W		PL-MN1-QMGR-P (HD)
		Blue (453 nm)	M-QMM1H-BL		4 lm/mod (24.4 lm/ft)	9.56 lm/W		PL-MN1-QMBL-P (HD)
Qwik Mod Mini 2	120 mods (36 ft)	7000 K	M-QMM20-70	0.48 W/mod (1.60 W/ft)	50 lm/mod (166.5 lm/ft)	104.2 lm/W	Mods per bag: 120 (36 ft) Mods per case: 3,000 (900 ft)	PL-MN2-QM70-P
		3500 K	M-QMM20-35		50 lm/mod (166.5 lm/ft)	104.2 lm/W		PL-MN2-QM30-P
		Red (629 nm)	M-QMM20-RD		9.45 lm/mod (31.47 lm/ft)	20.68 lm/W		PL-MN2-QMRD-P
		Ruby Red (637 nm)	M-QMM20-RR		7.1 lm/mod (23.64 lm/ft)	15.72 lm/W		PL-MN2-QMRR-P
		Amber (593 nm)	M-QMM20-AM		8.9 lm/mod (29.64 lm/ft)	18.39 lm/W		PL-MN2-QMAM-P
		Red-Orange (616 nm)	M-QMM20-RO		15.321 lm/mod (51.02 lm/ft)	30.60 lm/W		PL-MN2-QMRO-P
		Orange (617 nm)	M-QMM20-OR		14.46 lm/mod (48.15 lm/ft)	29.54 lm/W		PL-MN2-QMOR-P
		Green (517 nm)	M-QMM20-GR		48.87 lm/mod (162.74 lm/ft)	84.28 lm/W		PL-MN2-QMGR-P
		Blue (462 nm)	M-QMM20-BL		9.5 lm/mod (31.64 lm/ft)	18.27 lm/W		PL-MN2-QMBL-P

* Available in limited supply.

§ Max Mods in Series is a NOT a safety requirement; simply a recommendation to ensure even illumination across the strand of modules. Wiring more than the recommended amount in series (up to the FULL power supply load) can result in minimal light loss, but will result in no safety issues.



Recommended Coverage Chart (Channel Letters)

Qwik Mod

Model		Depth	Mods/ft	Single stroke width	Multi-row on-center spacing
Qwik Mod 1		2"	3	6"	4"
		3"		8"	7"
		4"	2.5	12"	9"
		5"			11"
Qwik Mod 2	Whites	3"	3	8"	7"
		4"	1.7	12"	12"
		5"		16"	13"
		6"		18"	14"
	Colors	3"	3	8"	7"
		4"	1.7	12"	12"
		5"		16"	13"
		Qwik Mod 3	Whites	3"	3
4"	1.5			13"	12"
5"				16"	13"
6"				18"	14"
7"				22"	16"
8"				24"	18"
Colors	3"		2	8"	7"
	4"		1.5	13"	12"
	5"			16"	13"
	6"			18"	14"
	7"			20"	16"
	8"			22"	18"
Qwik Mod 4		3"	3	8"	7"
		4"	1.5	13"	12"
		5"		16"	13"
		6"		18"	14"
		7"		22"	16"
		8"		24"	18"

Product and depth may vary depending on face material and desired brightness.

All spacing guidelines in this chart were done using 7328 White Acrylic faces. Other materials, thicknesses, and color can affect these guidelines in your sign. To ensure accuracy, it is recommended that you test the product in your specific application in a dark setting prior to installation. If you have concerns or questions about the materials you are using for your application please contact us for assistance.

Qwik Mod Mini

Model	Depth	Max. stroke (single row)	Multi-row on-center spacing
Qwik Mod Mini 1	1"	2.5" at 7.5 mods/ft	1.5" at 7.5 mods/ft
	2"	4"	3"
Qwik Mod Mini 1 HD	1"	2.5" at 7.5 mods/ft	1.5" at 7.5 mods/ft
	2"	4"	3"
Qwik Mod Mini 2	1"	2.5" at 7.5 mods/ft	1.5" at 7.5 mods/ft
	2"	4"	3"
	3"	6"	5"

Power Supply Options

Qwik Mod

Product	60 W		20 W	
	Watts/Mod [‡]	Max. Mods [§]	Watts/Mod [‡]	Max. Mods [§]
Qwik Mod 1	0.4	150	0.42	47
Qwik Mod 2	0.8	76	0.84	23
Qwik Mod 3	1.2	50	1.26	15
Qwik Mod 4	1.6	38	1.68	11
Qwik Mod Mini 1	0.24	240	0.24	80
Qwik Mod Mini 1 HD	0.24	240	0.24	80
Qwik Mod Mini 2	0.48	120	0.48	40

[‡] Watts per mod may vary depending on run footage.

[§] Max Mods in Series is a NOT a safety requirement; simply a recommendation to ensure even illumination across the strand of modules. Wiring more than the recommended amount in series (up to the FULL power supply load) can result in minimal light loss, but will result in no safety issues.



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REPORT TO THE VISUAL RESOURCES REVIEW BOARD

Prepared By: Bart Hose, Assistant Town Planner

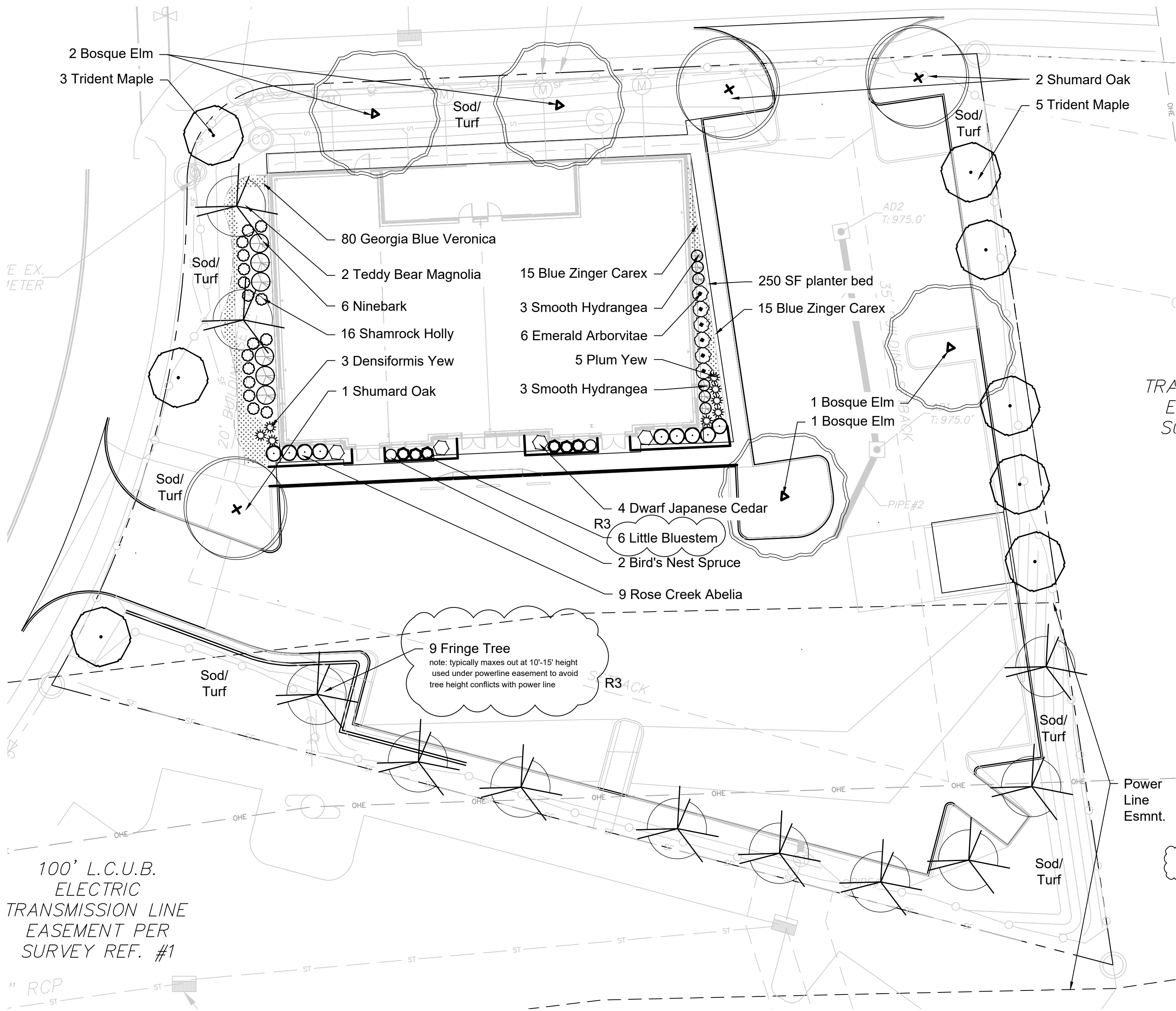
Subject: Review of a landscape plan for the Lakesedge Retail Center, located at 11328 Campbell Lakes Drive.

Introduction & Background: This item involves a request for approval of a landscape plan for the proposed Lakesedge Retail Center located at 11328 Campbell Lakes Drive.

Discussion & Recommendations: This landscape plan is for a commercial site being developed at the corner of Campbell Lakes Drive and Lakesedge Drive. The south-east corner of the site is impacted by a large (100 foot wide) L.C.U.B. electric line easement that limits the planting of larger trees in that area. The plan includes plantings for shade tree requirements and the landscaping between the buildings and parking lot requirements. The plan meets the Town's standards and staff can recommend approval.

Recommended By: Bart Hose, Assistant Town Planner

Proposed Motion: To approve the landscape plan.



Planting Plan:

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

Planting Notes:

Tree Planting Requirements

One shade tree per every 2500 SF of improvements.

Improvements	
- Building and Accessories	7,703 square feet
- Concrete	3,320 square feet
- Asphalt	9,147 square feet
- Pavers	11,113 square feet

Total Improvements	31,283
	31,283 / 2,500 = 12.5 shade trees required

Total Shade Trees Required:	13 Trees, 2" caliper minimum
Total Replacement Trees Required:	0 Trees, 2" caliper minimum

Total Trees Provided:	15 Trees, 2" caliper minimum
	3 Shumard Oak, 9 Trident Maple, 3 Bosque Elm

Landscaping Between Buildings and Parking Lot

A landscaped area between all buildings and any abutting parking lots and vehicular access ways is required. The minimum landscaped area shall be determined by multiplying 2½ feet by the building's length facing a parking lot or vehicular access way.

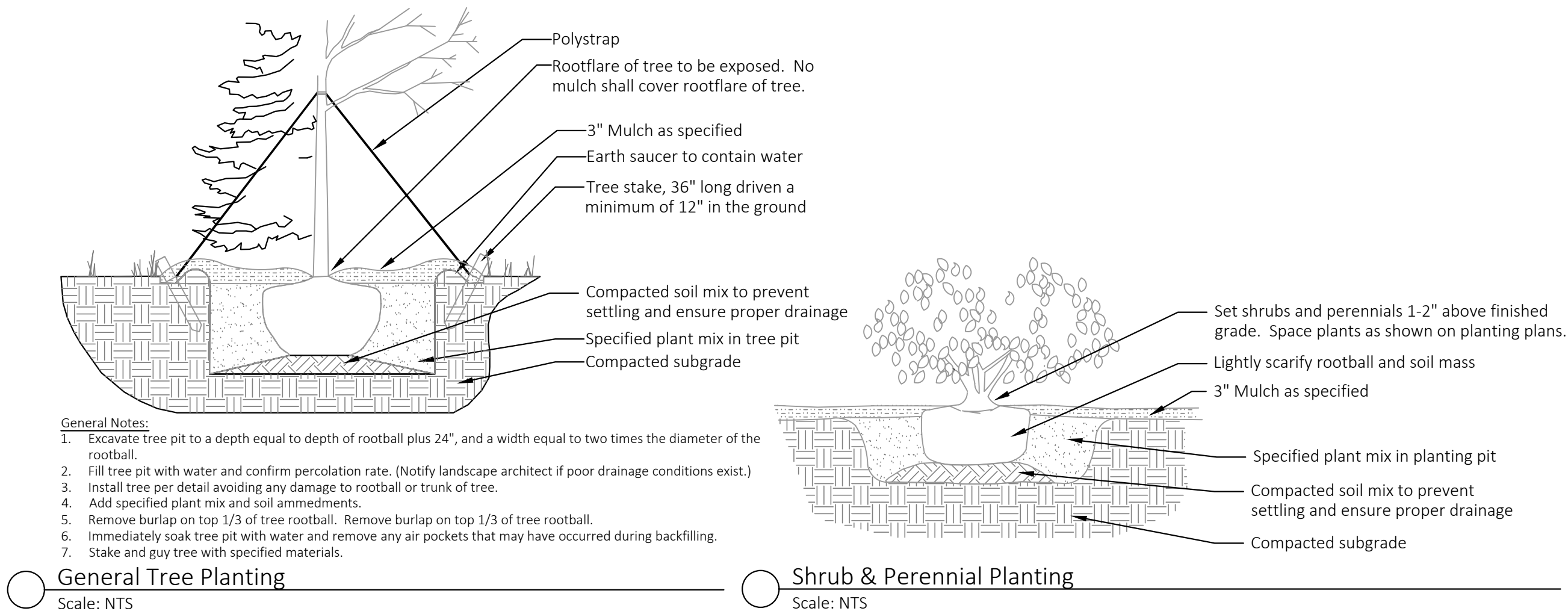
- East Facade
75 linear feet of bulding exist.
75 x 2.5 = 187 square feet required
250 square feet proposed

- South Facade
110 linear feet of bulding exist.
110 x 2.5 = 275 square feet required
385 square feet proposed

Landscape Requirement Notes:

Qnty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
8	Acer buergerianum	Trident Maple	2" cal.	central leader, full and dense
9	Chionanthus virginica	Fringe Tree	2" cal	MT, 5 cane min, full and well branched
3	Quercus shumardii	Shumard Oak	1" cal.	6' CT, central leader, full and well branched
4	Ulmus parvifolia 'Bosque'	Bosque Elm	2" cal.	central leader, full and dense
Evergreen Trees				
2	Magnolia grandiflora 'Southern Charm'	Teddy Bear Magnolia	8' hgt	FTG, central leader, full and dense
6	Thuja occidentalis 'Emerald Green'	Emerald Arborvitae	6' hgt.	central leader, full and dense
Deciduous Shrubs				
6	Hydrangea arborescens	Smooth Hydrangea	3 gal	full and dense
6	Physocarpus opulifolius	Ninebark	3 gallon	full and dense
Evergreen Shrubs				
9	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	3 gallon	full and dense
5	Cephalotaxus harringtonia 'Prostrata'	Plum Yew	3 gallon	full and dense
4	Cryptomeria japonica 'Globosa Nana'	Dwarf Japanese Cedar	3 gallon	full and dense
16	Ilex glabra 'Shamrock'	Shamrock Holly	3 gallon	full and dense
2	Picea abies 'Nidiformis'	Bird's Nest Spruce	3 gallon	full and dense
3	Taxus x media 'Densiformis'	Densiformis Yew	B&B 30"	full and dense
Perennials & Groundcover				
30	Carex flacca 'Blue Zinger'	Blue Zinger Carex	1 gallon	full and dense
6	Schizachyrium scoparium	Little Bluestem	1 gallon	full and dense
80	Veronica peduncularis 'Georgia Blue'	GA Blue Veronica	1 gallon	18" oc, full and dense

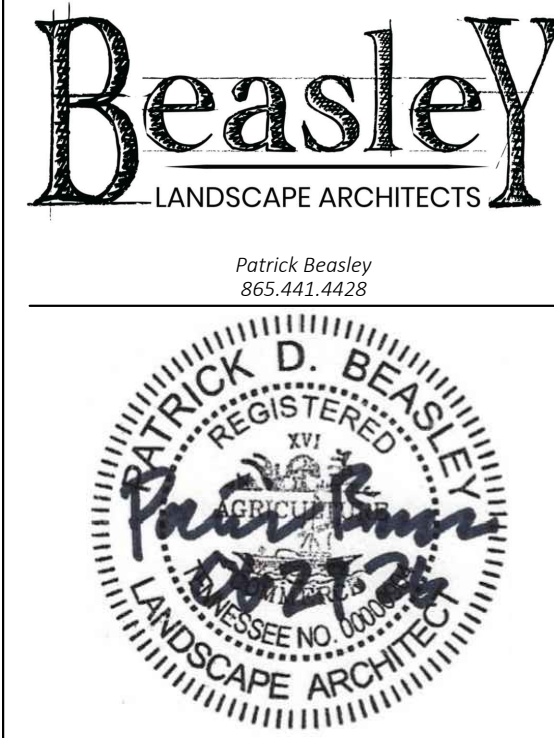
Planting Legend:



General Tree Planting
Scale: NTS

Shrub & Perennial Planting
Scale: NTS

Planting Details:



Lakesedge

Campbell Lakes
Drive and
Lakesedge Drive

Farragut
Tennessee

Submittal Record
R1 06.29.26
added landscape to south facade
R2 07.15.26
corrected scale
R3 08.11.26
revised plant selections

July 15, 2026

Landscape Plan

L100