AGENDA
for the
REGULAR MEETING
of the
CITY of KINGSPORT
GATEWAY REVIEW COMMISSION

IMPROVEMENT BUILDING
JIMMY WALKER CONFERENCE ROOM

February 16, 2018 **10:00 A.M.**

I. Introductions and recognition of visitors.

II. Approval of the Minutes from the January 19, 2018 regular meeting.

III. Old Business:

a. Update on Zoning Text Amendments

IV. New Business:

a. Consider a Certificate of Appropriateness for full plans associated with a new KIA Dealership located on Tri Cities Crossing.

V. Other Business:

a. Next meeting – March 16, 2018

VI. Adjourn

MINUTES OF THE JANUARY 19, 2018 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

JANUARY 19, 2018 10:00a.m.

Members Present
Jim Wright, Co-Chairman
Alderman Betsy Cooper
Debra Bridwell
John Perdue
Lynn Tully

Members Absent
Vivian Crymble, Co-Chairman
Josh Davis

Staff Present
Jessica Harmon

Visitors

Co-Chairman Wright called the meeting to order at 10:00 a.m. and welcomed everyone present at the meeting.

The minutes of the November 17, 2017 Gateway Review Commission meeting were presented. John Perdue motioned to approve the minutes as presented. The motion was seconded by Debra Bridwell. The minutes were approved unanimously.

OLD BUSINESS

None

NEW BUSINESS

The first item under new business was to consider a zoning text amendment to Section 114-421 of the Zoning Code as it pertains to fencing and signage height. Staff made a presentation detailing the proposed changes to the commercial districts. It was determined that the definition of a monument should be referenced when discussing sign height. Staff explained the proposed changes to the fencing requirements. A discussion ensued about fencing in the front yard and it was decided that the Commission would like fences to not be allowed in the front yard. Staff then explained that the TA/C district would be a new stand-alone subsection in the Design Standards in order to leave the sign regulations for this district intact. The only other two changes were housekeeping changes to renumber the subsections appropriately. Co-Chairman Wright brought up the point that the Commission has recently seen requests for a lighter color in factory finished metal as a building material. The Commission felt that the requirement for muted and neutral was enough of a restriction on color that it didn't necessarily have to be dark.

Co-Chairman Wright opened the floor for a public hearing. No one was present to speak so the public hearing was closed.

Alderman Betsy Cooper made a motion to approve the text amendment with the discussed changes and send forward a favorable recommendation to the Kingsport Regional Planning Commission. John Perdue seconded the motion. The motion was approved unanimously.

The second item under new business is a discussion of the Gateway Overlay Boundaries. Staff reminded the Commission of where the current Gateway Boundaries are located. The Commission had previously expressed interest in expanding the boundary. Lynn Tully wanted to mention some upcoming legislation that is currently under consideration that might have an impact either directly or indirectly on those plans. Ms. Tully explained that there is proposed legislation that deals with design standards for single and two family dwellings. This legislation would prohibit cities from imposing regulations on single family and two family dwellings. While this does not coincide with the mission of the Gateway Overlay Commission since their goal is to improve the aesthetics of Commercial and Industrial property, the press that could be generated from expansion of our boundaries could trigger some unnecessary attention at what we are trying to accomplish. At this suggestion by Ms. Tully, the Commission decided to hold off on any further expansion plans until this legislation is settled. Staff agreed to keep the Commission updated on where things stand with the legislation.

OTHER BUSINESS

Under other business, staff explained that the next meeting was scheduled for February 16, 2018.

There being no further business, the Commission adjourned at 10:55 a.m.

Respectfully Submitted,

_____

Vivian Crymble Co-Chairman, or Jim Wright Co-Chairman

Kingsport Gateway Review Commission

Gateway Report
File Number 18-105-00002

Property Information	New KIA Dealership		
Address	Tri Cities Crossing		
Tax Map, Group, Parcel	TM 119 Parcel 98.50		
Civil District	14th Civil District		
Overlay District	Gateway		
Land Use Designation	Retail/Commercial		
Acres	+/- 11.70 (development)		
Existing Use	Vacant	**Existing Zoning**	TA/C
Proposed Use	Commercial	**Proposed Zoning**	No Change

Owner /Applicant Information

Name: Chantz Scott

Address: 929 E. Stone Drive

City: Kingsport

State: TN **Zip Code:** 37660

Email: kiaofkingsport@gmail.com

Phone Number: (423) 230-4542

Request a Certificate of Appropriateness for:

Building Permit for:

New Construction for KIA Dealership

Real Estate Improvement for _____

Expansion or Renovation for _____

Planning Department Recommendation

(Approve, Deny, or Defer)

The Gateway Review Commission is asked to grant grading plan, site plan, landscaping plan, lighting plan, signage plan and architectural elevation approvals.

A full set of plans has been submitted for a new KIA dealership to be located on Tri Cities Crossing adjacent to Meade Tractor.

Staff Field Notes and General Comments:

Currently the site is vacant property that lies between the previously reviewed AutoMall and Meade Tractor.

****All plans and architectural elevations are attached to this report****

Planner:	Harmon	Date: February 12, 2018	
Gateway Review Commission Action		**Meeting Date:**	**February 16, 2018**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Gateway Review Commission Meeting February 16, 2018

PROPERTY INFORMATION

ADDRESS	**Tri Cities Crossing**
DISTRICT, LAND LOT	**14th Civil District, Tax Map 119, Parcel 98.50**
OVERLAY DISTRICT	**Gateway District**
EXISTING ZONING	**TA/C**
PROPOSED ZONING	**No Change**

ACRES 11.70 (development)

EXISTING USE Vacant

PROPOSED USE Commercial

PETITIONER: **Chantz Scott**
ADDRESS: **929 E. Stone Drive**
Kingsport, TN 37660

INTENT

REQUEST A CERTIFICATE OF APPROPRIATNESS FOR:

Building Permit for:

New Construction for: KIA Dealership

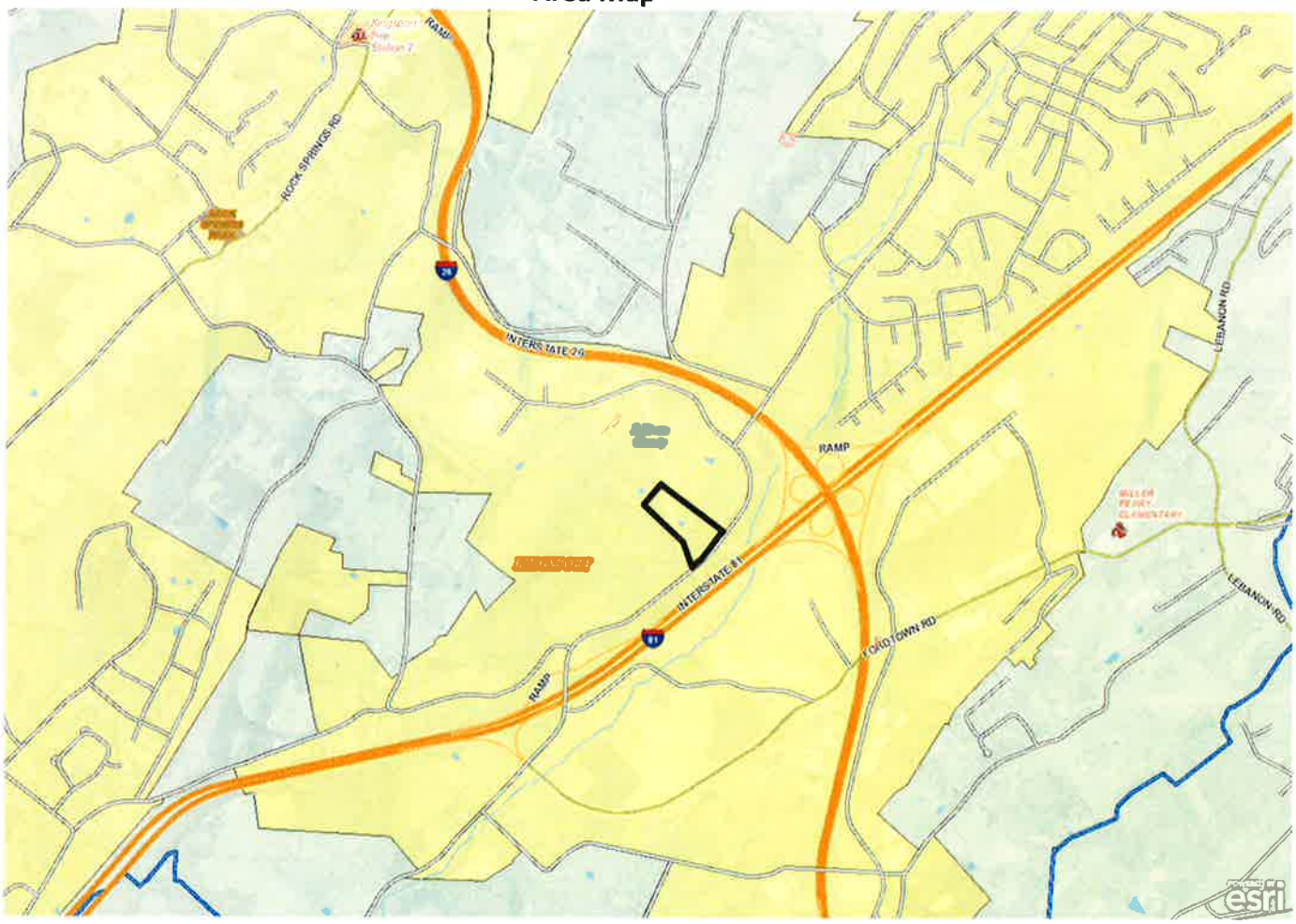
Real Estate Improvement for: _____

Expansion or Renovation for: _____

The applicant is seeking approval of a grading plan, site plan, landscaping plan, lighting plan, signage and architectural renderings for a new building located on Tri Cities Crossing between the previously reviewed AutoMall and Meade facility. The site plan submitted shows a new one story building with 54 non-inventory parking spaces. A landscaping plan has been submitted and reviewed by the City Landscaping Specialist. The minimum requirements for landscaping have been met. Architectural renderings have been provided showing the use of ACM panels along the front and insulated metal panels along the side and rear. Colors are proposed to be light grays and whites with red signage.

****All plans and architectural elevations are attached to this report****

Area Map


RAMP
ROCK SPRINGS RD
INTERSTATE 26
RAMP
INTERSTATE 81
RAMP
OLD TOWN RD
LEBANON RD
LEBANON RD
esri

Surrounding Zoning

Future Land Use Map

Project Summary:

****All plans and architectural elevations are attached to this report****

DEVELOPMENT STANDARDS FOR THE TA/C DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS A WHOLE:

- Front yard: 30 feet
- Rear yard: None Required
- Side yard: 10 feet
- No ground coverage requirement
- 150 feet of road frontage
- Height to not exceed 60 feet
- Sidewalk required for commercial use – Developer is proposing fee in lieu of and is working with Engineering on this

PARKING REQUIREMENTS
Parking breakdowns are shown on the plans.
Vehicle Inventory Spaces: 161
Non-Inventory Spaces: 49
Handicapped Spaces: 4

Parking exceeds the requirements of the Zoning Code
LANDSCAPING REQUIREMENTS
A landscaping plan has been submitted and been reviewed by the Landscaping Specialist for the City. Landscaping has been provided along the right-of-way, building, and also include in the parking lot islands. Sufficient landscaping is also shown around the base of the signage.

DESCRIPTION OF PROPERTY FEATURES
The proposed development will utilize the same access road as the AutoMall giving it access to Tri Cities Crossing.is part of a much larger 23 acre tract that is proposed to be subdivided. Planning Commission approval of the Preliminary ZDP is a requirement in TA/C zones and will be reviewed by the Planning Commission on February 15, 2018.

BUILDLING ELEVATIONS/MATERIALS
Building elevations have been provided showing all sides of the structure. Proposed materials include ACM panels along the front and a portion of the rear. The remainder will be glass and insulated metal panels. The colors are neutral grays and whites with red for the signage.

SIGHT LIGHTING
A lighting plan has been included. A spec for the light pole will be provided at the meeting.

SIGNAGE
Signage will be presented at the meeting.

CONCLUSION
Staff is recommending approval of the grading plan, site plan, landscaping plan, lighting plan, and architectural elevations based upon conformance to the intent of the Gateway District Regulations.

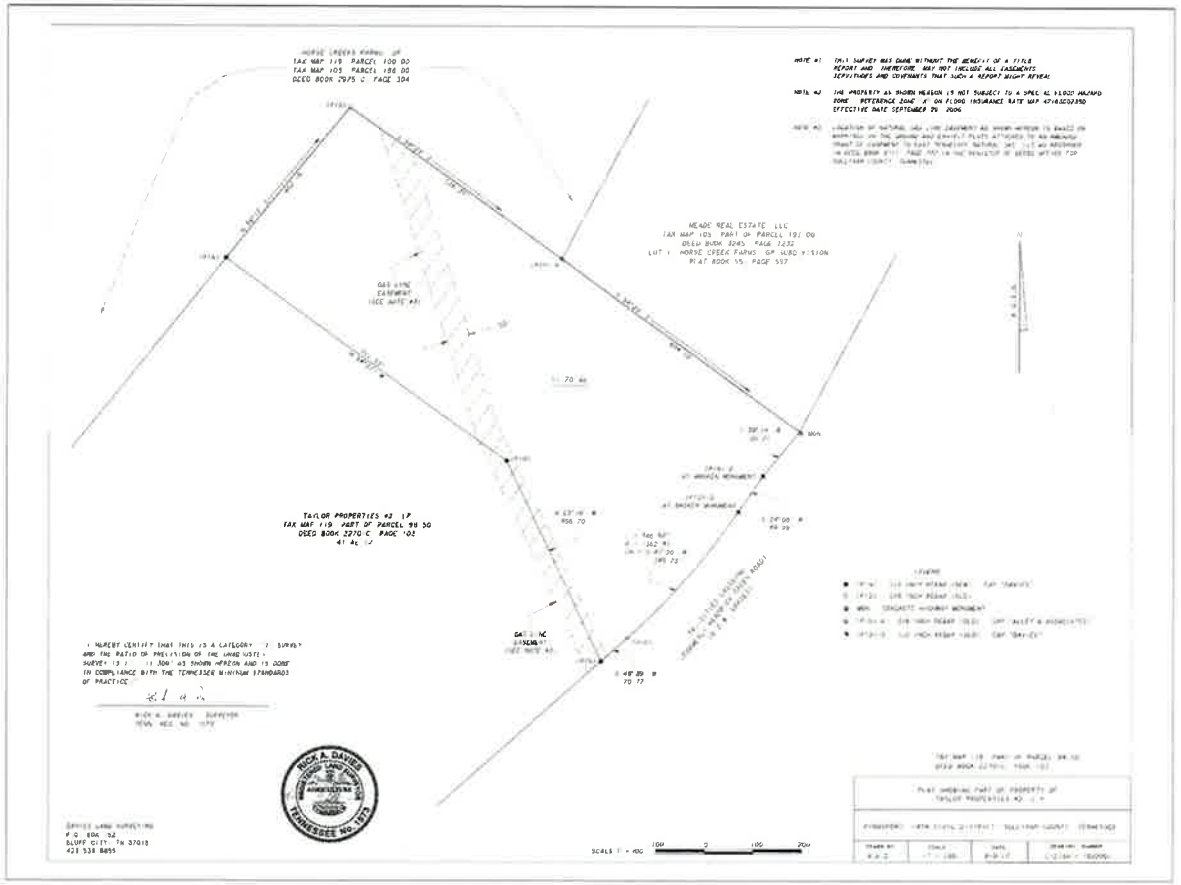
Signage recommendation will be presented at the meeting.

VICINITY MAP

LOCATION MAP

NOTE

SURVEY WAS COMPLETED BY OTHERS AND IS SHOWN FOR REFERENCE ONLY



No.	Date	Revision	By

New Automobile Dealership for:

ChantzScott KIA

Kingsport, Tennessee

Gain Rash West Architects

Architectural Services

130 Regional Park Dr.
Kingsport, TN 37660
Phn (423) 349-7780
Fax (423) 349-7413
www.grcinc.com

REVIEW PRINT
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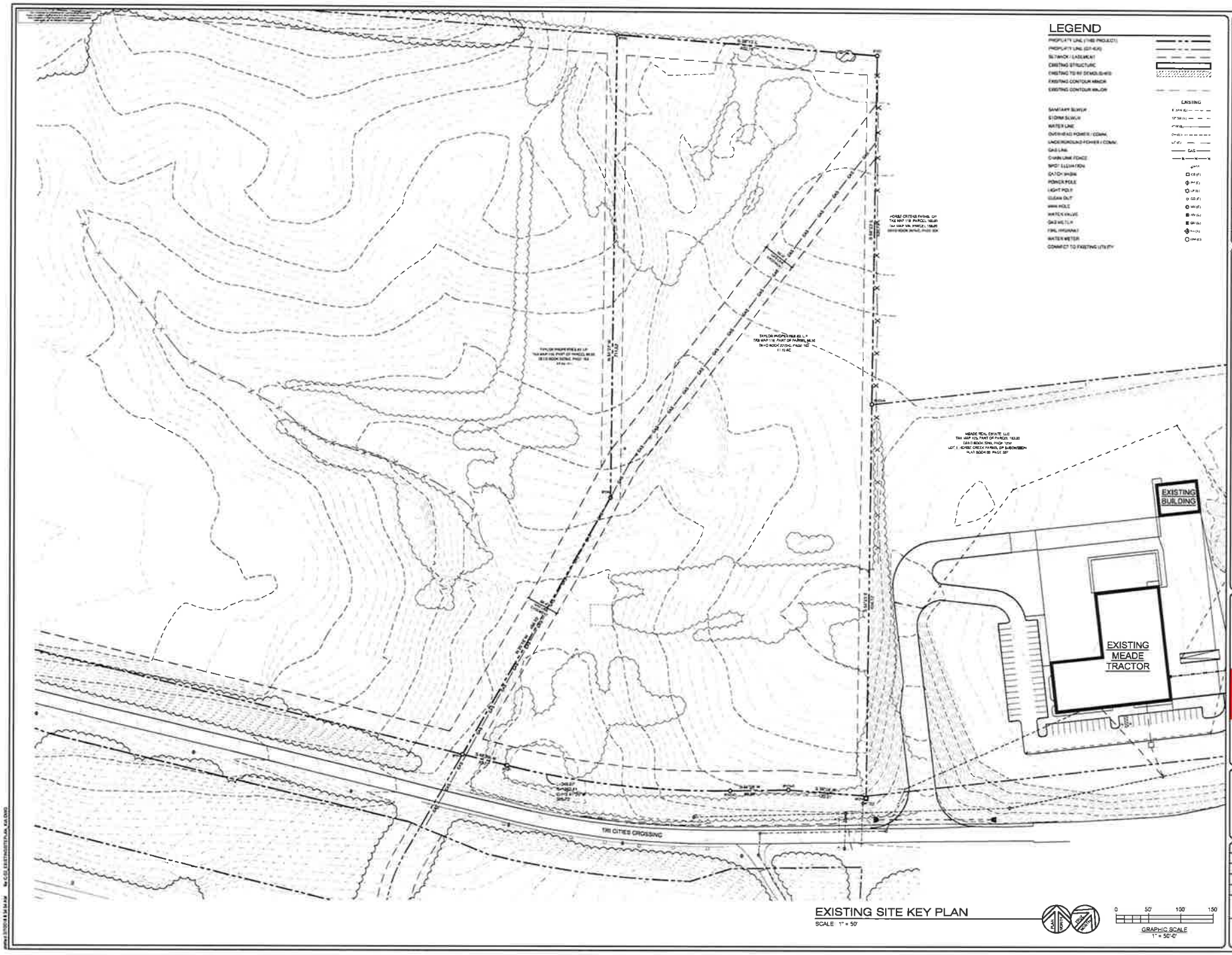
project no. 2017105
drawing name SITE SURVEY

C-01



EXISTING SITE KEY PLAN

SCALE 1" = 50'

New Automobile Dealership for

ChantzScott KIA

Kingsport, Tennessee

Architectural Services

Cain Rash West Architects

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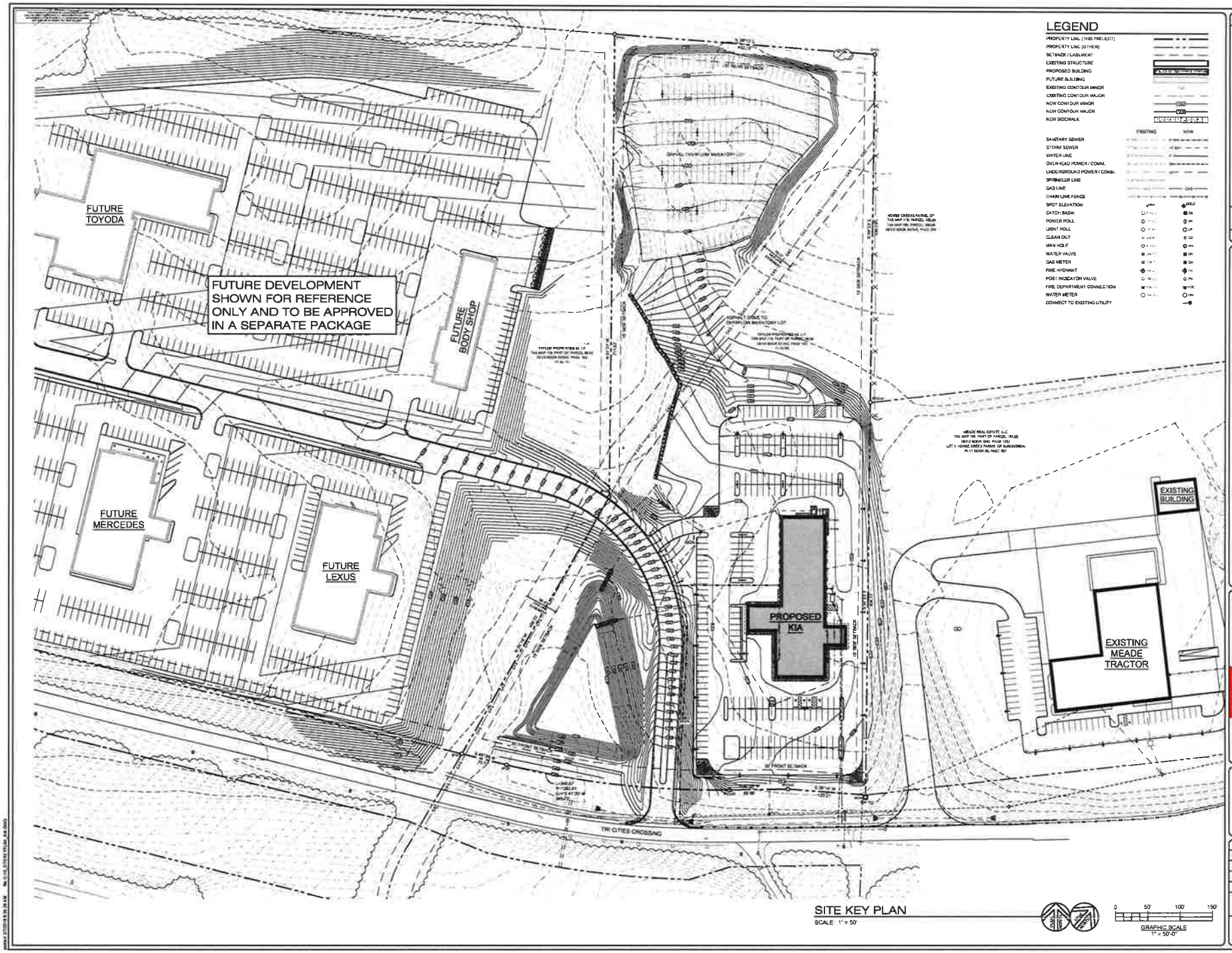
project no	2017105
drawing name	EXISTING SITE KEY PLAN

C-02



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project no 2017105
drawing name
SITE KEY PLAN

C-10

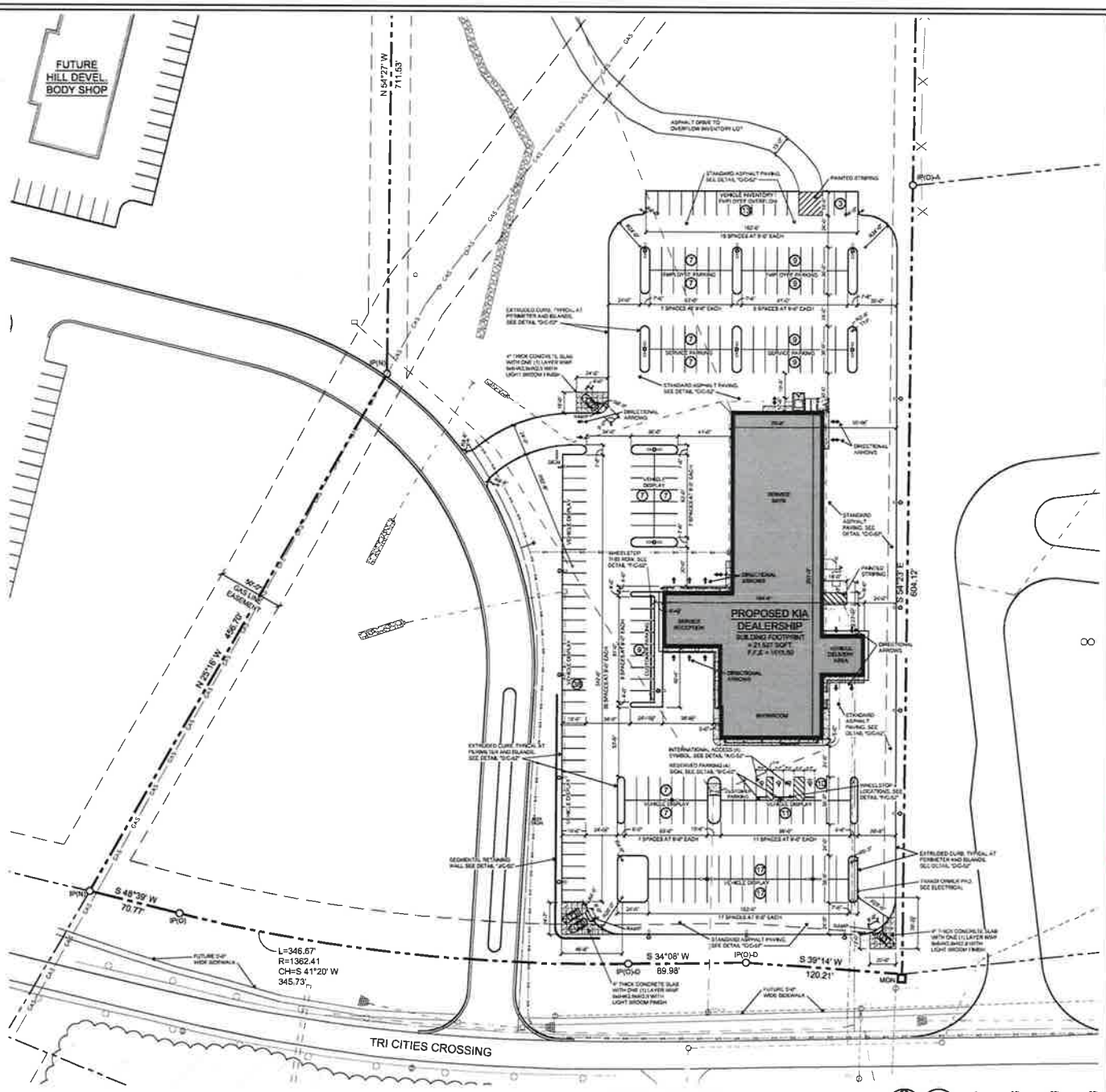
LEGEND

PROPERTY LINE (THIS PROJECT)
PROPERTY LINE (OTHER)
SETBACK / EASEMENT
EXISTING STRUCTURE
PROPOSED BUILDING
FUTURE BUILDING
NEW SIDEWALK
NUMBER OF PARKING SPACES IN A GROUP

	EXISTING	NEW
SANITARY SEWER		
STORM SEWER		
WATER LINE		
OVERHEAD POWER / COMM.		
UNDERGROUND POWER / COMM.		
GAS LINE		
CHAIN LINK FENCE		
SPOT ELEVATION		
CATCH BASIN		
POWER POLE		
LIGHT POLE		
CLEAN OUT		
MAN HOLE		
WATER VALVE		
GAS VALVE		
FIRE HYDRANT		
POST INDICATOR VALVE		
FIRE DEPARTMENT CONNECTION		
WATER METER		
CONNECT TO EXISTING UTILITY		
THRUST BLOCK		

PARKING COUNT

OPEN SALES AREA = 3,019 S.F. / 500 S.F. =	6
DISPLAY LOT AREA = 32,400 S.F. / 2,500 S.F. =	13
SERVICE BAYS = 16 x 2 =	32
NUMBER OF EMPLOYEES =	30
VEHICLE DISPLAY AND INVENTORY SPACES	161
NON-INVENTORY SPACES	49
TOTAL H.C. SPACES	4
TOTAL PARKING SPACES	210



SITE LAYOUT PLAN
SCALE 1" = 30'

GRAPHIC SCALE 1" = 30'-0"

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Kingsport, Tennessee

Architectural Services
Cain Rash West Architects
130 Regional Park Dr
Kingsport, TN 37660
Phn (423) 349-7760
Fax (423) 349-7413
www.grcinc.com

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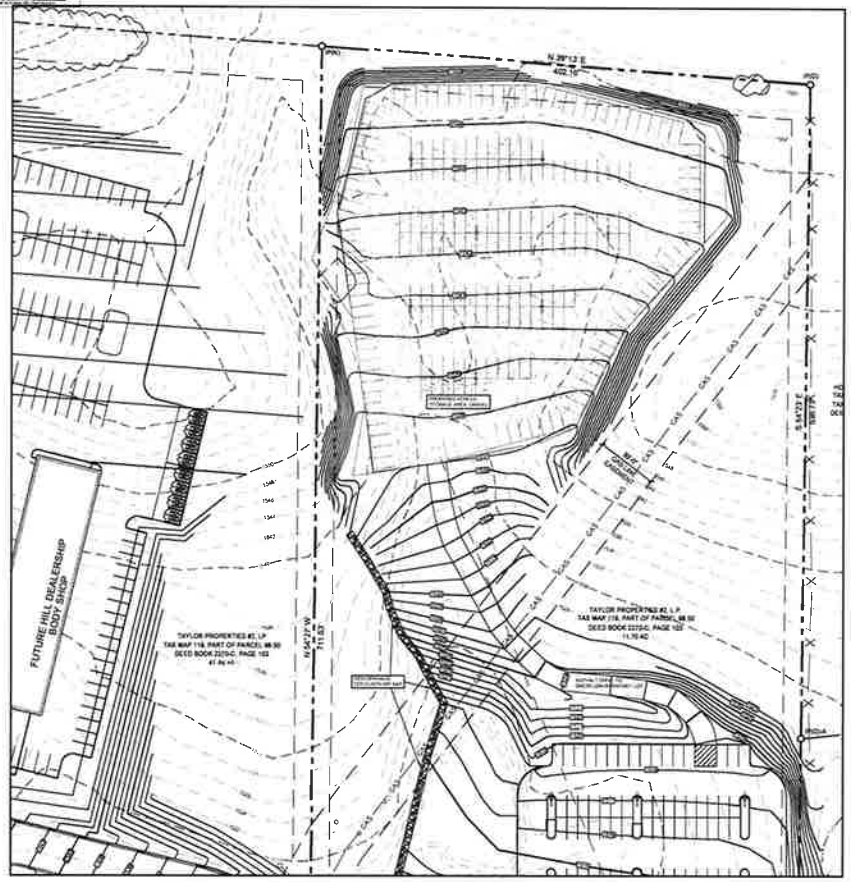
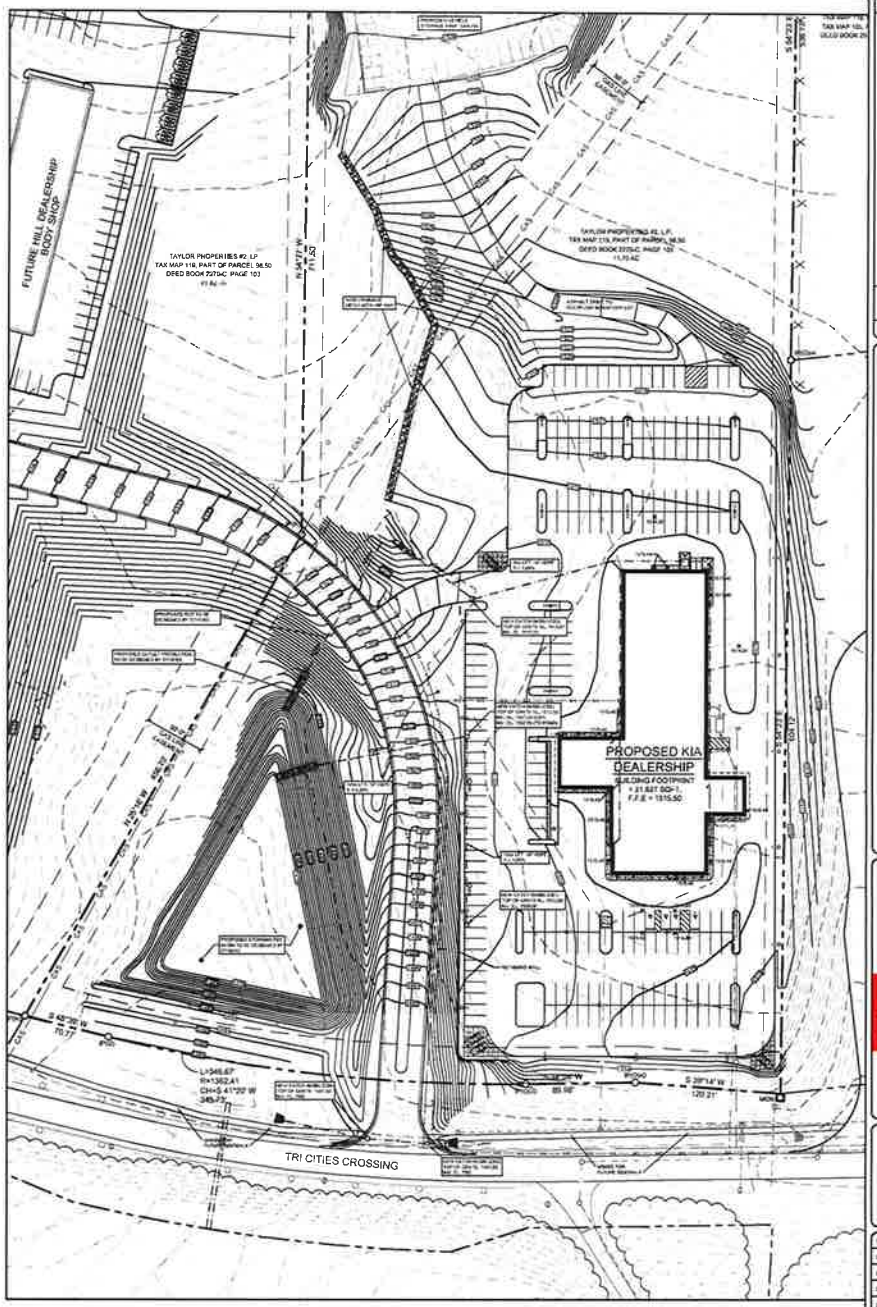
drawn STONE / BWJ
project no 2017105
drawing name SITE LAYOUT PLAN

C-11



GRADING PLAN - STORAGE LOT

SCALE: 1" = 40'



GRADING PLAN - MAIN BUILDING

SCALE: 1" = 40'

LEGEND

PROPERTY LINE	
SETBACK / EASEMENT	
ATMOS NATURAL GAS LINE	GAS — GAS
EXISTING CONTOUR MAJOR	
PROPOSED CONTOUR MAJOR	
EXISTING CONTOUR MINOR	
PROPOSED CONTOUR MINOR	
NEW SIDEWALK	
PROPOSED STORM SEWER	
PROPOSED CATCH BASIN	

New Automobile Dealership for

ChantzScott KIA

Kingsport, Tennessee

Cain Rash West Architects

Architectural Services

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Kingsport, TN 37660
Phn. (423) 349-7760
Fax. (423) 349-7413
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project no	2017105
drawing name	GRADING PLAN & DETAILS

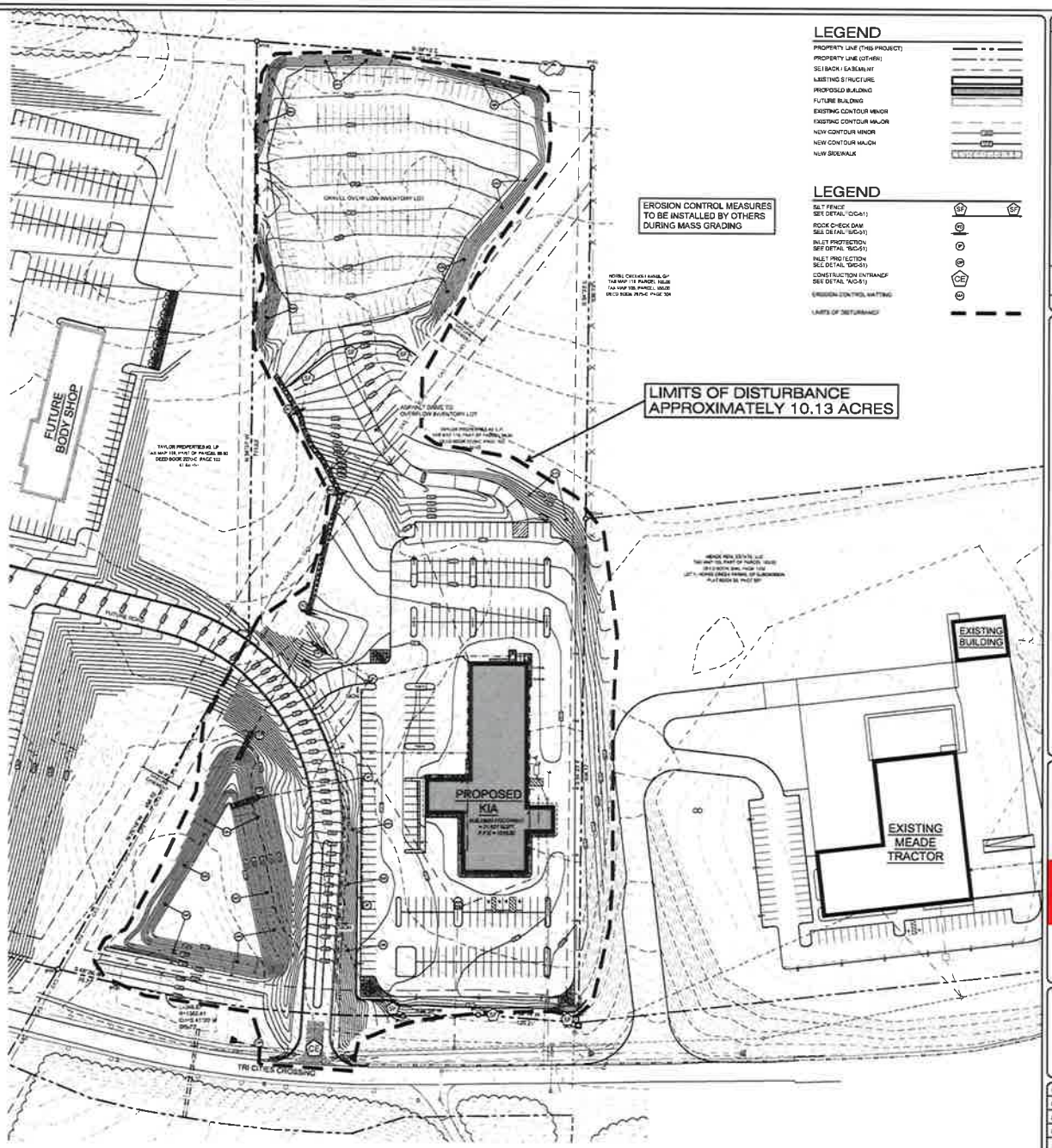
C-21

SEEDING SCHEDULE

TEMPORARY COVER SEEDING MIXTURES		
SEEDING DATES	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
MAY 1 TO JULY 15	SUDAN - SORGHUM	100%
MAY 1 TO JULY 15	STAR MILLET	100%
JULY 15 TO JANUARY 1	BALBOA RYE	67%
	ITALIAN RYE	33%

PERMANENT COVER SEEDING MIXTURES		
SEEDING DATES	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	KENTUCKY 31 FESCUE	85%
	KOREAN LESPEDEZA	13%
	ENGLISH RYE	2%
JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
AUGUST 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

NOTE:
FOR SEED PREPARATION, MULCHING, AND FERTILIZING REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.



LEGEND

- PROPERTY LINE (THIS PROJECT)
- PROPERTY LINE (OTHER)
- SETBACK / EASEMENT
- EXISTING STRUCTURE
- PROPOSED BUILDING
- FUTURE BUILDING
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- NEW CONTOUR MINOR
- NEW CONTOUR MAJOR
- NEW SIDEWALK

LEGEND

- SILT FENCE SEE DETAIL C/C-51
- ROCK CHECK DAM SEE DETAIL S/S-51
- INLET PROTECTION SEE DETAIL T/C-51
- INLET PROTECTION SEE DETAIL T/C-51
- CONSTRUCTION ENTRANCE SEE DETAIL T/C-51
- EROSION CONTROL MATTING
- LIMITS OF DISTURBANCE

EROSION AND SEDIMENT CONTROL PLAN

SCALE 1" = 50'

GRAPHIC SCALE 1" = 50'-0"

no	date	revision

New Automobile Dealership for:

ChantzScott KIA

Kingsport, Tennessee

Architectural Services

Cain Rash West Architects

130 Regional Park Dr
Kingsport, TN 37660
Phn (423) 349 7760
Fax (423) 349-7413
www.crcinc.com

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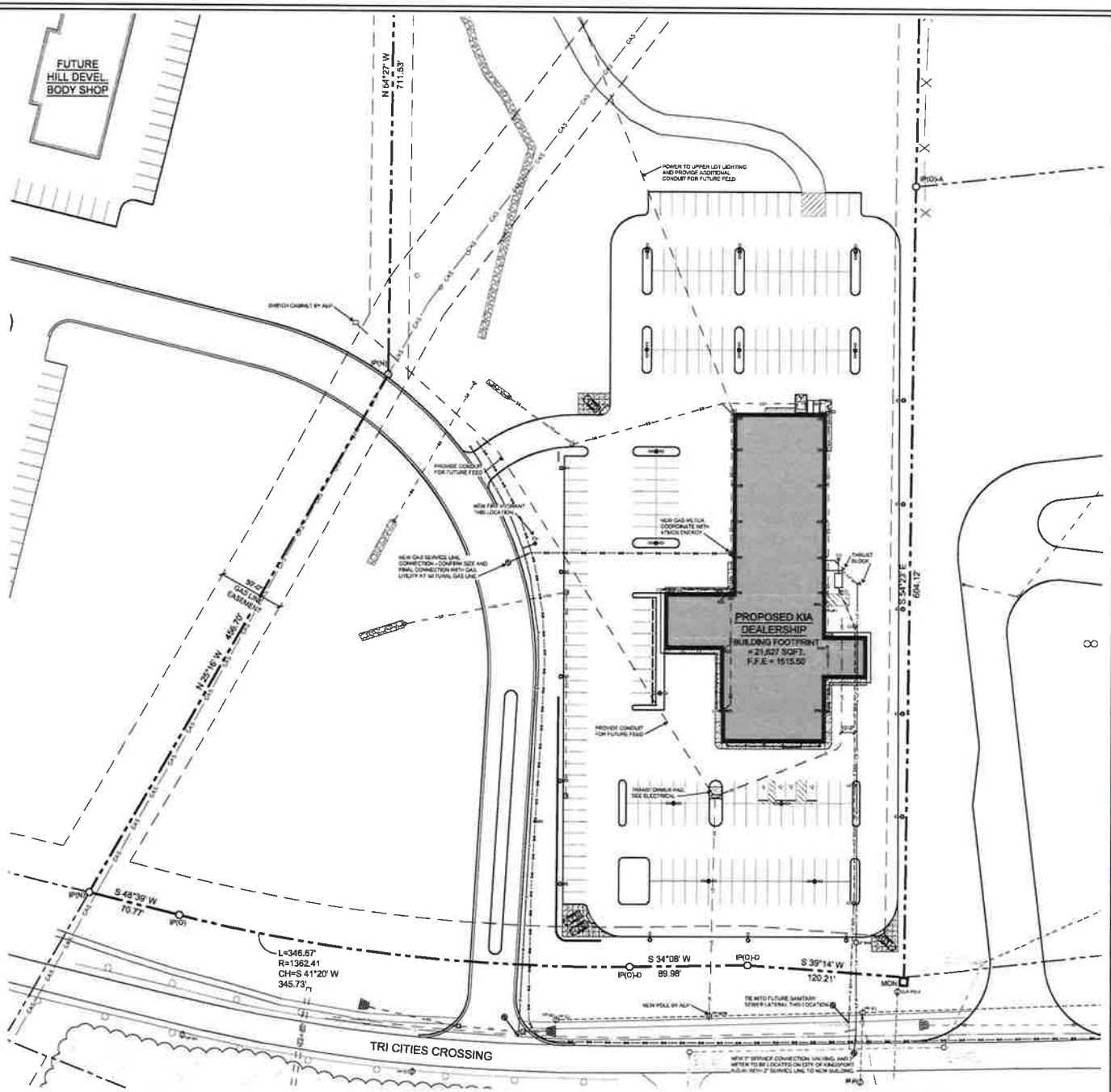
project no 2017105
drawing name EROSION & SEDIMENT CONTROL PLAN

C-31

LEGEND

PROPERTY LINE (THIS PROJECT)	
PROPERTY LINE (OTHER)	
SETBACK / EASEMENT	
EXISTING STRUCTURE	
PROPOSED BUILDING	
FUTURE BUILDING	
NEW SIDEWALK	

	EXISTING	NEW
SANITARY SEWER		
STORM SEWER		
WATER LINE		
OVERHEAD POWER / COMM.		
UNDERGROUND POWER / COMM.		
GAS LINE		GAS
CHAIN LINK FENCE		
SPOT ELEVATION		
CATCH BASIN		CB
POWER POLE	PP	PP
LIGHT POLE	LP	LP
CLEAN OUT	CO	CO
MAN HOLE	MH	MH
WATER VALVE	WV	WV
GAS VALVE	GV	GV
FIRE HYDRANT	FH	FH
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION	FDC	FDC
WATER METER	WM	WM
CONNECT TO EXISTING UTILITY		
THRUST BLOCK		



SITE UTILITIES PLAN

SCALE 1" = 30'

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project no.	2017105
drawing name	SITE UTILITIES PLAN

C-41

EROSION CONTROL MEASURES TO BE INSTALLED BY OTHERS DURING MASS GRADING

EROSION AND SEDIMENT CONTROL NOTES

CONSTRUCTION SEQUENCE

1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GRADING PERMIT AND ANY OTHER PERMITS REQUIRED PRIOR TO BEGINNING CONSTRUCTION

2 THE CONTRACTOR SHALL INSTALL SILT FENCE, DIVERSIONS, SEDIMENT TRAPS, AND CONSTRUCTION EXIT AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN AREAS THAT WILL HAVE SILT LADEN RUNOFF

3 THE CONTRACTOR SHALL STRIP TOPSOIL AND VEGETATION IN AREAS WHERE ENGINEERED FILL IS TO BE PLACED AS SHOWN ON THE GRADING PLAN AND CLEARING AND GRUBBING SHALL BE KEPT TO MINIMUM IN ALL OTHER REMAINING AREAS IN THE CONSTRUCTION LIMITS

4 THE CONTRACTOR SHALL CONSTRUCT PROJECT FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DRAWINGS, WHILE MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ADDITIONAL MEASURES SUCH AS INLET PROTECTION FOR STORM STRUCTURES SHALL BE INSTALLED AS CONSTRUCTION PROCEEDS. SEDIMENT TRAPS AND DIVERSIONS SHALL BE MAINTAINED WITH PROGRESSION OF CUT/FILL

5 DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 15 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. IF IT IS NOT POSSIBLE TO PRODUCE AN EROSION-RETARDANT COVER WITH SEED DUE TO THE GROWING SEASON STABILIZATION WITH MULCH SHALL BE UTILIZED

6 THE CONTRACTOR SHALL ESTABLISH VEGETATION IN ACCORDANCE WITH THE SEEDING SCHEDULE IN AREAS WHERE GRADING IS COMPLETE TO PREVENT EROSION. A VIGOROUS STAND OF VEGETATION SHALL BE ESTABLISHED ON ALL SLOPES

7 THE CONTRACTOR SHALL CHECK AND MAINTAIN ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RAINFALL. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED MEASURES.

8 ALL OFF-SITE OR STREET SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES OR A STORM EVENT SHALL BE CLEANED UP AFTER EACH WORK DAY AND WITHIN NO LATER THAN 24 HOURS OF THE OCCURRENCE

9. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETED AND A HEALTHY STAND OF VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL SLOPES

CONSTRUCTION NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, AS APPLICABLE

2 FOR DETAILS NOT PROVIDED REFER TO THE LATEST EDITION OF THE TENNESSEE EROSION CONTROL HANDBOOK.

3 SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP WHEN 50% OF ITS CAPACITY IS USED. ALL MATERIAL REMOVED SHALL BE PLACED BACK ON-SITE OR TAKEN TO ANOTHER SITE WITH AN APPROVED AND FUNCTIONING SEDIMENT CONTROL PLAN. SPOIL FROM THIS SITE SHALL BE TAKEN TO THE SITE PERMITTED PREVIOUSLY BY TDEC. TNR 160044

SPILLS AND NON-STORMWATER CONTINGENCIES

1 CONSTRUCTION VEHICLES SHALL CLEAN MUD FROM THEIR TIRES AND BODY ON-SITE SO THAT THE SEDIMENT WILL FLOW TO THE WASH PIT NEAR THE CONSTRUCTION EXIT AND/OR THE SEDIMENT CONTROL DEVICES. ANY SEDIMENT THAT ENDS UP IN THE STREET OR OTHER PLACES OFF-SITE SHALL BE CLEANED UP WITH A SHOVEL AND BROOM OR OTHER MEANS BEFORE THE NEXT RAINFALL BUT SHALL NOT BE WASHED AWAY USING WATER. THE CLEANED UP SEDIMENT SHALL BE PLACED BACK ON-SITE OR TAKEN TO ANOTHER SITE WITH AN APPROVED AND FUNCTIONING SEDIMENT CONTROL PLAN.

2 VEHICLES AND EQUIPMENT SHALL BE FUELED ON-SITE NEAR THE CONSTRUCTION EXIT IN A DESIGNATED CONTAINMENT AREA. CLEAN UP ANY FUEL SPILL IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED IN APPROVED CONTAINERS TO PREVENT CONTACT WITH STORMWATER. ALL FUEL TANKS SHALL BE STORED IN THE CONTAINMENT AREA. ALL OIL, OTHER VEHICLE FLUIDS, SOLVENTS, PAINT, ETC. SHALL BE STORED IN A CONSTRUCTION TRAILER OR OTHER APPROVED CONTAINER

3. ABSORBENT MATERIAL (FOR LAND BASED SPILLS), BOOMS (FOR SPILLS INTO WATERWAYS), AND OTHER HAZARDOUS MATERIAL CLEANUP TOOLS AS NECESSARY SHALL BE AVAILABLE FOR IMMEDIATE USE IF AN ON-SITE SPILL OCCURS. IF A SPILL OF HAZARDOUS MATERIALS OCCURS, THE SPILL SHALL BE CONTAINED IMMEDIATELY AND THEN COMPLETELY CLEANED UP. IF THE SPILL HAS ENTERED A WATER SOURCE, SINKHOLE, STORM DRAIN, OR OTHER STORMWATER CONVEYANCE, THE LOCAL GOVERNMENT AUTHORITY SHALL BE CONTACTED IMMEDIATELY. ANY CONTAMINATED MATERIAL FROM THE CLEANUP SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE LAWS

4 READY-MIX CONCRETE TRUCKS SHALL WASH OUT THEIR EQUIPMENT IN A DESIGNATED WASH PIT NEAR THE CONSTRUCTION EXIT. THIS WASH PIT IS TO TRAP THE CONCRETE AND ITS WASH. THE CONTRACTOR SHALL MAINTAIN THIS PIT(S) AS NECESSARY TO ALWAYS HAVE AT LEAST 50% VOLUME. ANY MATERIAL REMOVED FROM THE WASH PIT SHALL BE USED FOR FILL MATERIAL ON-SITE OR DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS. WASH FROM THE CONCRETE TRUCKS AND ANY OVERFLOW FROM THE WASH PIT SHALL NOT BE ALLOWED TO DISCHARGE TO A SEDIMENT BASIN, TRAP, POND, STORM DRAIN, DITCH, STREAM, OTHER STORMWATER CONVEYANCE, OR TO WATERS OF THE STATE, INCLUDING BOTH SURFACE AND GROUNDWATER

5 ALL HAZARDOUS MATERIALS SUCH AS EMPTY OR PARTIALLY EMPTY PAINT CANS, OIL CANS, FILTERS, CLEANING FLUIDS, ETC. SHALL BE DISPOSED OF BY TAKING THEM TO A PERMITTED HAZARDOUS MATERIAL DISPOSAL SITE IN ACCORDANCE WITH STATE LAWS

6 THE WASHING OF PAINT TOOLS OR OTHER HAZARDOUS MATERIAL EQUIPMENT MUST BE PERFORMED AND DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS. THE CLEANING RESIDUE FROM SUCH EQUIPMENT IS HAZARDOUS AND CAN NOT BE DISCHARGED ONTO THE GROUND OR INTO A SEDIMENT BASIN, TRAP, POND, STORM DRAIN, DITCH, STREAM, OTHER STORMWATER CONVEYANCE, OR TO WATERS OF THE STATE INCLUDING BOTH SURFACE AND GROUNDWATER AND SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE LAWS.

7. LITTER, CONSTRUCTION MATERIALS, CONSTRUCTION DEBRIS, CONSTRUCTION CHEMICALS, AND OTHER HAZARDOUS MATERIALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND (E.G. FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FROM STORM WATER DISCHARGES. LITTER, CONSTRUCTION MATERIALS, CONSTRUCTION DEBRIS, CONSTRUCTION CHEMICALS, AND OTHER HAZARDOUS MATERIALS SHALL NOT BE ALLOWED TO ENTER A SEDIMENT BASIN, TRAP, POND, STORM DRAINS, DITCH, STREAM, OTHER STORMWATER CONVEYANCE, OR TO WATERS OF THE STATE. THIS CAN BE ACCOMPLISHED BY SCREENING OUTFALLS, DAILY PICKUP OR CLEANUP, OR THEIR METHODS

8 AFTER THEIR USE, MATERIALS USED FOR EROSION PREVENTION AND SEDIMENT CONTROL SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES

9 SEDIMENT CONTROLS SHALL BE PROVIDED FOR ANY WATER DISTRIBUTION OR WASTE DISPOSAL SYSTEM ON-SITE, INCLUDING SANITARY SEWER OR SEPTIC SYSTEMS

ROCK CHECK DAM NOTES:

THIS CHECK DAM ASSEMBLY AND PERIPHERY SILT FENCE ARE TO BE USED FOR TEMPORARY SEDIMENT TRAPPING. SEDIMENT SHOULD BE REMOVED FROM BEHIND THE CHECK DAMS WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE DAM

REMOVAL

CHECK DAMS MUST BE REMOVED WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED. IN TEMPORARY DITCHES AND SWALES, CHECK DAMS SHOULD BE REMOVED WHEN A PERMANENT LINING CAN BE INSTALLED. IN THE CASE OF GRASS-LINED DITCHES, CHECK DAMS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAMS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THEY ARE REMOVED

MAINTENANCE

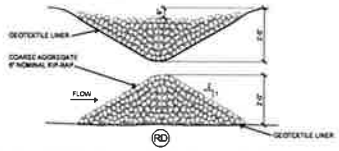
CHECK DAMS SHOULD BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES ONE HALF OF THE ORIGINAL HEIGHT OR BEFORE. REGULAR INSPECTIONS SHOULD BE MADE TO INSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE EDGES. EROSION CAUSED BY HIGH FLOWS AROUND THE EDGES OF THE DAMS SHOULD BE CORRECTED IMMEDIATELY

LINER / STABILIZATION

PROVIDE A GEOTEXTILE LINER BETWEEN EXISTING ON-SITE EARTH / GRAVEL AND THE TEMPORARY ROCK CHECK DAM STONE

SPACING

THE ROCK CHECK DAMS SHOWN ON SHEET C-00 ARE SPACED INTERMITTENTLY THROUGHOUT THE SITE. ROCK CHECK DAMS IN SERIES ARE TO BE SPACED SO AS TO INSURE THAT THE TOE OF THE NEXT ADJACENT UPSTREAM DAM IS LEVEL WITH THE TOP OF THE NEXT DOWNSTREAM DAM IN SERIES

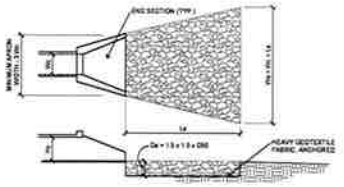


RD

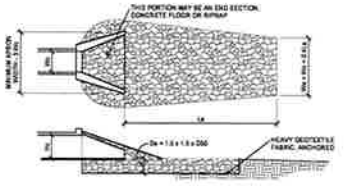
TEMPORARY ROCK CHECK DAM

NOT TO SCALE

E C-51



TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW ("LT" LOW TAILWATER CONDITIONS)



TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW ("HT" HIGH TAILWATER CONDITIONS)

Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
La = LENGTH OF RIPRAP APRON
Wa = WIDTH OF RIPRAP APRON AT END
D50 = MEDIAN RIPRAP SIZE
Dmax = MAXIMUM SIZE OF RIPRAP = 1.5 D50
Da = DEPTH OF RIPRAP APRON = 1.5 Dmax

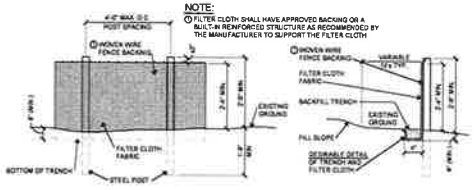
OP

RIPRAP OUTLET PROTECTION

NOT TO SCALE

D C-51

NOTE:
① FILTER CLOTH SHALL HAVE APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH

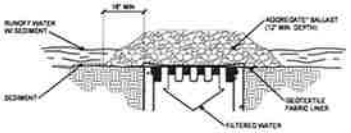


SF

TYPE "C" SILT FENCE

NOT TO SCALE

C C-51



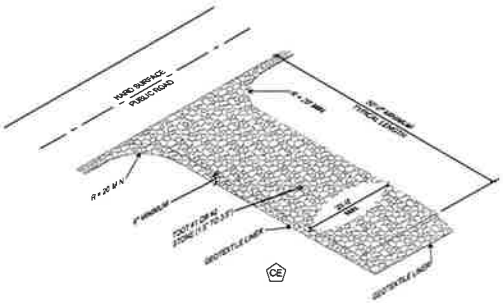
*COARSE AGGREGATE SHOULD BE TDOT #3, #57 OR #6

IP

GRAVEL INLET PROTECTION

NOT TO SCALE

B C-51



CE

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

NOT TO SCALE

A C-51

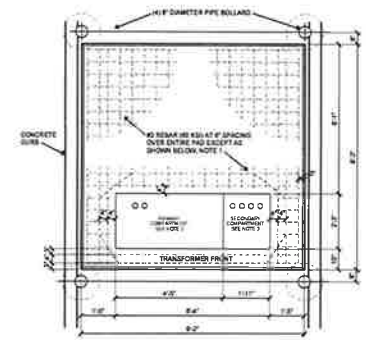
New Automobile Dealership for:
ChantzScott KIA
Kingsport, Tennessee

Architectural Services
Cain Rash West Architects
130 Regional Park Dr
Kingsport, TN 37660
Ph: (423) 349-7780
Fax: (423) 349-7413
www.grcinc.com

REVIEW PRINT
2/7/2018
NOT FOR CONSTRUCTION

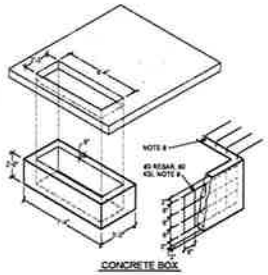
issued	
checked	
approved	
drawn	STONE / BWJ
project no.	2017105
drawing name	EROSION & SEDIMENT CONTROL DETAILS

C-51



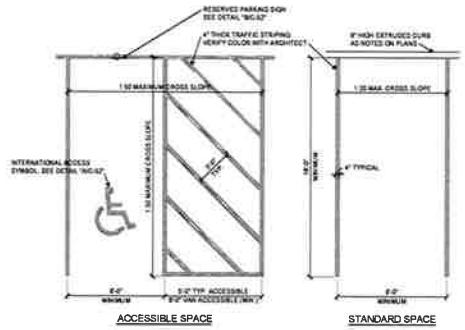
TRANSFORMER PAD DETAIL (Q / C-52)

SCALE 1/2" = 1'-0"



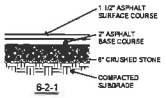
TRANSFORMER PAD NOTES

1. PROVIDE 3,500 PSI CONCRETE WITH A MINIMUM 3" COVER OVER ALL REBAR. WIRE MESH WITH A MINIMUM CROSS SECTIONAL AREA OF 0.176 SQUARE INCHES PER FOOT OF PAD WIDTH MAY BE USED IN PLACE OF REBAR.
2. COORDINATE CONDUIT PLACEMENT WITH AEP PRIOR TO CONSTRUCTION.
3. THE NUMBER AND PLACEMENT OF SECONDARY/METERING CONDUITS TO AND SIZES OF SERVICE CABLES TO BE DETERMINED BY CUSTOMER'S ENGINEER AND LOCAL POWER COMPANY. SECONDARY CONDUIT MAY EXTEND IN ANY DIRECTION AS REQUIRED BY THE CUSTOMER.
4. FINAL PAD INSTALLATION SHALL BE LEVEL AS MEASURED BY CARPENTER'S LEVEL, FOR ALL DIRECTIONS.
5. FINAL GRADE SHALL BE ESTABLISHED BEFORE INSTALLATION OF PAD.
6. IN ORDER TO ACHIEVE CABLE FLEXIBILITY CONDUIT EXTENDING INTO CONCRETE BOX IS TO BE CUT AS SHOWN.
7. PRIMARY CONDUIT NUMBER, SIZE, LOCATION, AND DIRECTION TO BE SPECIFIED BY LOCAL POWER COMPANY. CONDUIT CAN BE FLEXIBLE TYPE EB OR DB PVC CONDUIT WITH 90-36" RADIUS BENDS TO AVOID DISTURBING THE GROUND UNDER THE REAR OF THE PAD AND TO MINIMIZE SETTLING. BRING CONDUITS TO THE FRONT OR SIDES WHENEVER POSSIBLE AND MARK THE CONDUIT END LOCATIONS.
8. IF CUSTOMER WISHES TO CONNECT BOX TO TRANSFORMER PAD, EXTEND REBAR ON REBAR ON REAR OF BOX AS SHOWN. REBAR CAN BE ATTACHED TO TRANSFORMER PAD REBAR.
9. REBAR TO BE SPACED AS SHOWN AND USED ON ALL FOUR SIDES OF BOX.



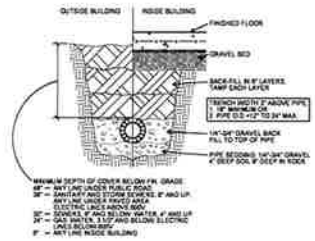
PAVEMENT STRIPING (H / C-52)

SCALE 1/4" = 1'-0"



PAVING DETAIL (C / C-52)

SCALE 3/4" = 1'-0"

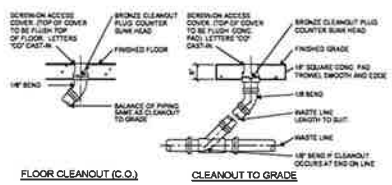


NOTE

PROVIDE SHORING IN TRENCHES WHERE NEEDED FOR SAFETY AND IN COMPLIANCE WITH ALL GOVERNING REGULATIONS

PIPE TRENCH DETAIL (P / C-52)

NOT TO SCALE



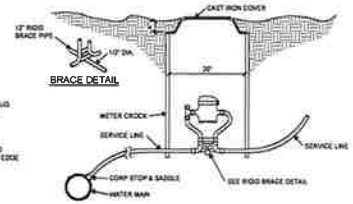
FLOOR CLEANOUT (C.O.) — CLEANOUT TO GRADE

CLEANOUT SCHEDULE
(ZURN IS LISTED)

1. EXTERIOR (NON-VEHICULAR TRAFFIC AREA) Z-1400 CAST IRON BODY AND ROUND COVER, NEO-LOC NEOPRENE GASKET PIPE CONNECTION
2. EXTERIOR (VEHICULAR TRAFFIC AREA) Z-1400HD CAST IRON BODY AND ROUND HEAVY DUTY COVER, NEO-LOC NEOPRENE GASKET PIPE CONNECTION
3. INTERIOR (FINISHED CONCRETE FLOORS) ZN-1400 CAST IRON BODY AND ROUND NICKEL BRONZE COVER, NEO-LOC NEOPRENE GASKET CONNECTION
4. INTERIOR (CERAMIC TILE FLOORS) ZN-1400-T CAST IRON BODY AND SQUARE NICKEL BRONZE COVER, NEO-LOC NEOPRENE GASKET PIPE CONNECTION
5. INTERIOR (RESILIENT TILE FLOORS) ZN-1400-X CAST IRON BODY AND SQUARE NICKEL BRONZE COVER, NEO-LOC NEOPRENE GASKET PIPE CONNECTION
6. NOTE: USE CLAMPING DEVICE ON CLEANOUTS THAT OCCUR IN FLOORS HAVING WATERPROOF MEMBRANE

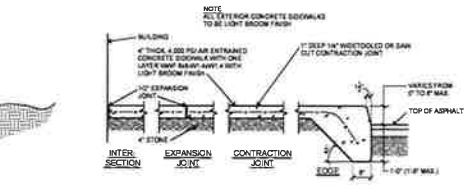
CLEANOUT DETAIL (M / C-52)

NOT TO SCALE



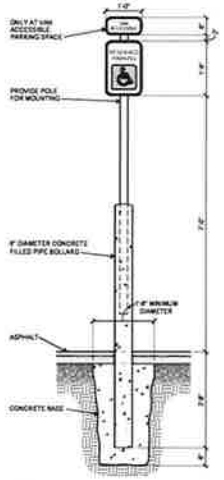
WATER METER SETTING (K / C-52)

NOT TO SCALE



SIDEWALK DETAIL (G / C-52)

SCALE 3/4" = 1'-0"

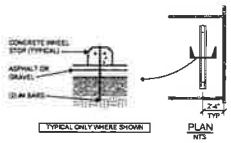


SIGN NOTES

1. LOCATIONS SHALL BE DETERMINED IN THE FIELD. ALL MARKING, SIGNAGE, AND PARKING SPACE SIZES SHALL COMPLY WITH THE DEPT. OF JUSTICE 2010 ADA STANDARDS
2. THIS IS A STANDARD USDOT R7-8 SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN IN LOCATIONS SHOWN ON THE SITE PLAN
3. LOCAL REGULATIONS MAY REQUIRE A SIGN WITH THE FINE AMOUNT FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S)

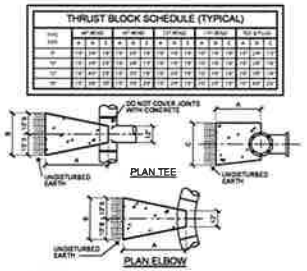
SIGN DETAIL (B / C-52)

SCALE 3/4" = 1'-0"



WHEEL STOP DETAIL (F / C-52)

SCALE 3/4" = 1'-0"

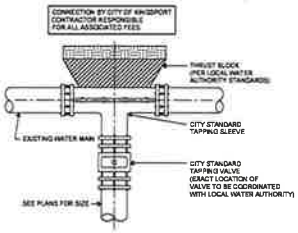


NOTE

THIS IS FOR REFERENCE ONLY. CONTACT LOCAL UTILITIES FOR STANDARD THRUST BLOCK SIZES.

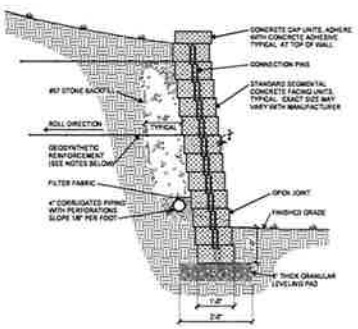
THRUST BLOCK DETAILS (N / C-52)

NOT TO SCALE



TAPPING VALVE (L / C-52)

NOT TO SCALE

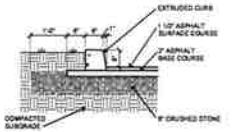


SEGMENTAL WALL NOTES

1. THE INDICATED STACKED SEGMENTAL RETAINING WALL SYSTEM AND TYPICAL GEOGRID DETAILS ARE FOR A GENERIC PROPRIETARY RETAINING WALL SYSTEM. WALL SYSTEM SUBCONTRACTOR SHALL SUBMIT DESIGN INFORMATION FOR THE APPLICABLE WALL SYSTEM UTILIZED. WALL SYSTEM SHALL MEET THE REQUIRED DIFFERENTIAL HEIGHTS AS INDICATED ON THIS SHEET AND/OR THE RESULTANT DIFFERENTIAL HEIGHTS AS ACTUAL FIELD CONDITIONS MAY DICTATE.
2. THE FINAL DESIGN FOR THE RETAINING WALL SYSTEM SHALL INCLUDE A DESIGN REPORT WITH THE DESIGN ENGINEER'S SEAL (LICENSED TENNESSEE REGISTRANT) AS CERTIFICATION ON THE COVER OF SAID REPORT. THIS REPORT SHALL ALSO INCLUDE THE ENGINEER'S DESIGN CALCULATIONS FOR THE APPLICABLE WALL DESIGN.
3. ALL SEGMENTAL WALL DETAILS ARE FROM "VERSA-LOK" RETAINING WALL SYSTEMS. VERSA-LOK OR EQUAL UNITS ARE ACCEPTED. EXACT SIZES AND DETAILS WILL VARY DEPENDING ON THE MANUFACTURER.

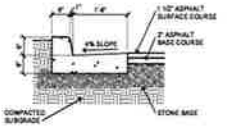
RETAINING WALL (J / C-52)

SCALE 3/4" = 1'-0"



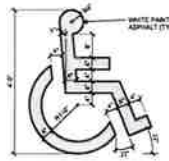
EXTRUDED CURB DETAIL (D / C-52)

SCALE 3/4" = 1'-0"



CURB DETAIL (E / C-52)

SCALE 3/4" = 1'-0"



PAINTED SYMBOL (A / C-52)

SCALE 3/4" = 1'-0"

New Automobile Dealership for:

ChantzScott KIA

Kingsport, Tennessee

Cain Rash West Architects

Architectural Services

130 Regional Park Dr
Kingsport, TN 37660
Phn (423) 349-7780
Fax (423) 349-7413
www.grcinc.com

REVIEW PRINT
2/7/2018
NOT FOR CONSTRUCTION

issued	
checked	
approved	
drawn	STONE / BWJ
project no.	2017105
drawing name	SITE DETAILS

C-52

LEGEND

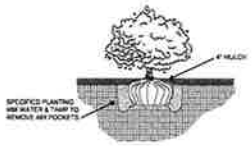
- PROPERTY LINE (THIS PROJECT)
- PROPERTY LINE (OTHER)
- SETBACK / EASEMENT
- EXISTING STRUCTURE
- PROPOSED BUILDING
- FUTURE BUILDING
- NEW SIDEWALK
- NEW GRASS AREA

LANDSCAPING SCHEDULE

MARK	SCIENTIFIC NAME	COMMON NAME	SIZE
ILU	ILEX × AQUIPERNYI 'MESCHICK'	DRAGON LADY HOLLY	8"
BG	BUXUS MICROPHYLLA VAR. JAPONICA	BOXWOOD GREEN BEAUTY	#3
CH	CORDYOPSIS VUNTRELLATA	CORDYOPSIS 'MOONBEAM'	#1
KO	CORNUS KOUSA VAR. CHINENSIS	KAUSA DOGWOOD MILKWAY	1.5"
MG	MAGNOLIA VIRGINIANA	MAGNOLIA SWELLTEAT	8' - 9'
YC	PRUNUS × YEDOENSIS	YOSHINO CHERRY	1.5"
MB	MAGNOLIA GRANDIFLORA	MAGNOLIA 'BRACKENS BROWN'	8' - 7'
AE	ABELIA X 'EDWARD GOUCHER'	ABELIA 'EDWARD GOUCHER'	#3
N	NANDINA DOMESTICA	NANDINA 'TUSCAN FLAME'	#3
BD	BUXUS SEMPERVIRENS	BOXWOOD DEC RUNK	30" - 36"
LS	LIRIOPE MUSCARI	LIRIOPE 'BIG BLUE'	QT.
SA	ABELIAGRANDIFLORA	SUNVICLIGHTA 'AUTUMN BRILLIANCE'	8' - 9'
RB	BETULA NIGRA 'HERITY'	RIVER BIRCH 'DURA HEAT'	8' - 10'
A	THUJA	ARBORVITAE 'GREEN GIANT'	8' - 7'
HL	HYDRANGEA PANICULATA	HYDRANGEA LIMELIGHT	#5
L	LONICERA TRICHOTHOLY NIGRA SKYCOLE	SKYLINE HONEYSUCLST	5"
C	LAGERSTROEMIA	CREPE MYRTLE	1.5"

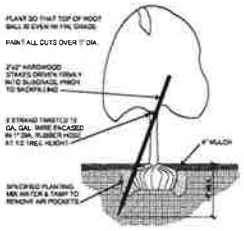
LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
3. ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP OR HAND WEEDED (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
4. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED, SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
8. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF.
9. ONLY GRADE "A" TYPE PLANTS WILL BE ACCEPTED. PLANTS THAT ARE INFERIOR OR DAMAGED WILL NOT BE ACCEPTED.



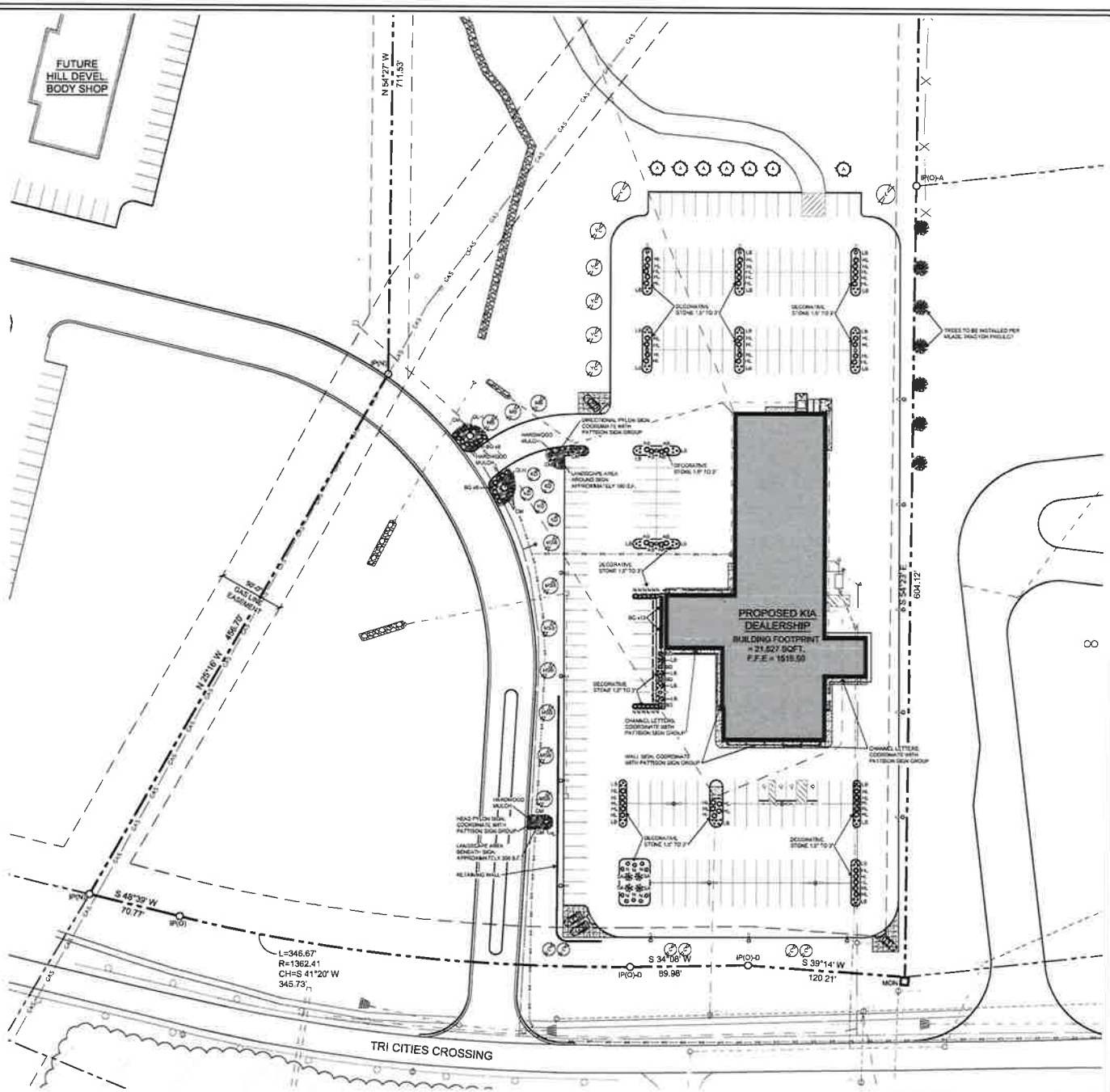
SHRUB PLANTING DETAIL

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



TREE PLANTING DETAIL

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



LANDSCAPE PLAN

SCALE 1" = 30'

New Automobile Dealership for:

ChantzScott KIA

Kingsport, Tennessee

Architectural Services

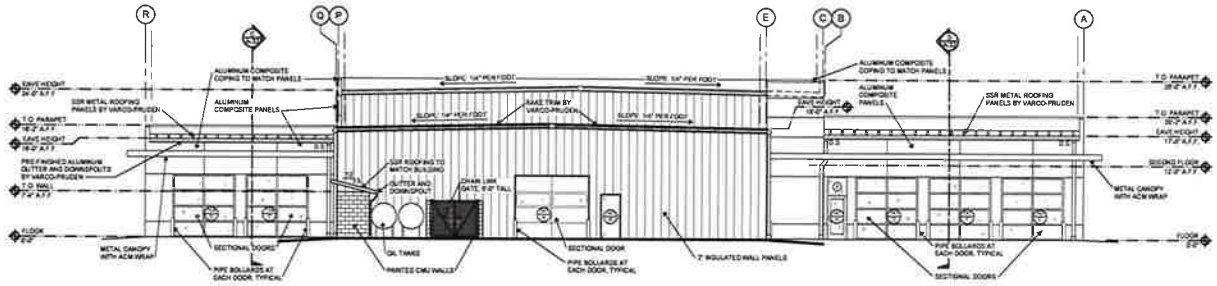
Cain Rash West Architects

130 Regional Park Dr
Kingsport, TN 37660
Phn (423) 349-7760
Fax (423) 349-7413
www.grcinc.com

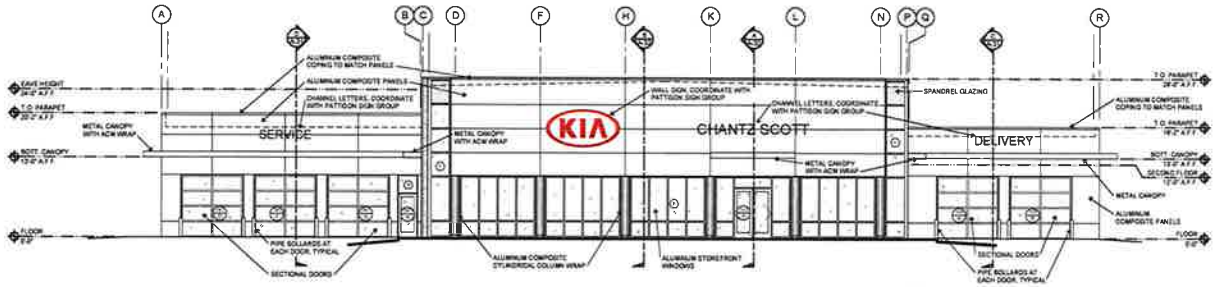
REVIEW PRINT
2/7/2018
NOT FOR CONSTRUCTION

issued	
checked	
approved	
drawn	STONE
project no.	2017125
drawing name	LANDSCAPE PLAN

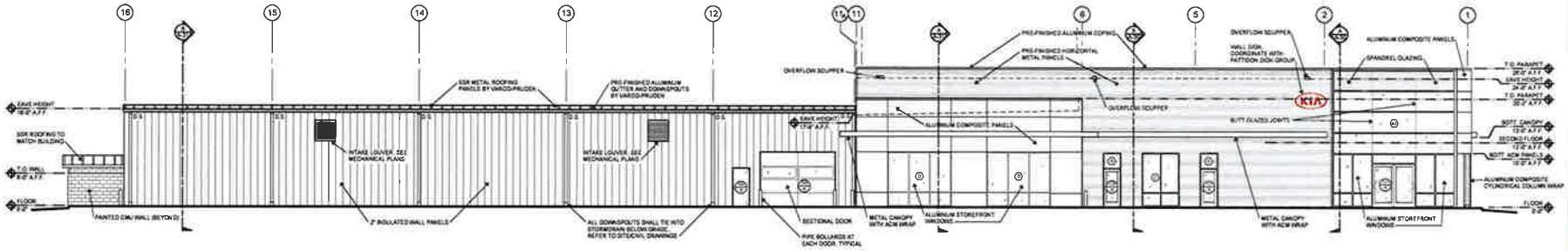
L-01



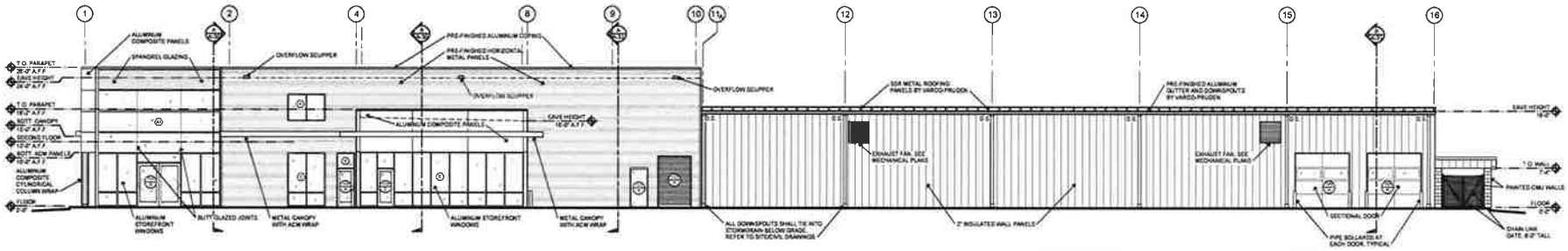
ELEVATION D A-21
SCALE 1/8" = 1'-0"



ELEVATION C A-21
SCALE 1/8" = 1'-0"



ELEVATION B A-21
SCALE 1/8" = 1'-0"



ELEVATION A A-21
SCALE 1/8" = 1'-0"

GRAPHIC SCALE
1/8" = 1'-0"

No.	date	revision	by

New Automobile Dealership for:

ChantzScott KIA

Kingsport, Tennessee

Architectural Services

Cain Rash West Architects

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Kingsport, TN 37660
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Fax (423) 349-7413
www.crainc.com

PROGRESS PRINT
2/7/2018
NOT FOR CONSTRUCTION

issued
checked
approved
drawn STONE
project no 2017125
drawing name ELEVATIONS

A-21

TRI-CITIES CROSSING

GRC Construction

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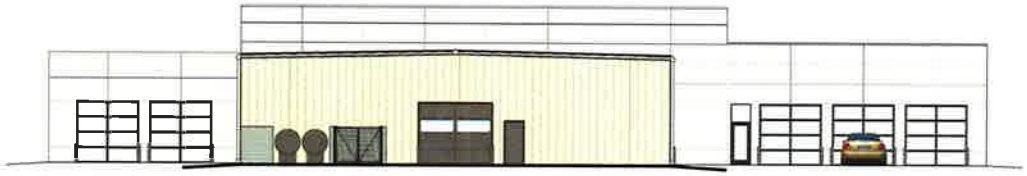
Cain Rash West Architects

ChantzScott KIA



NORTH ELEVATION (REAR)

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

SOUTH ELEVATION (FRONT)

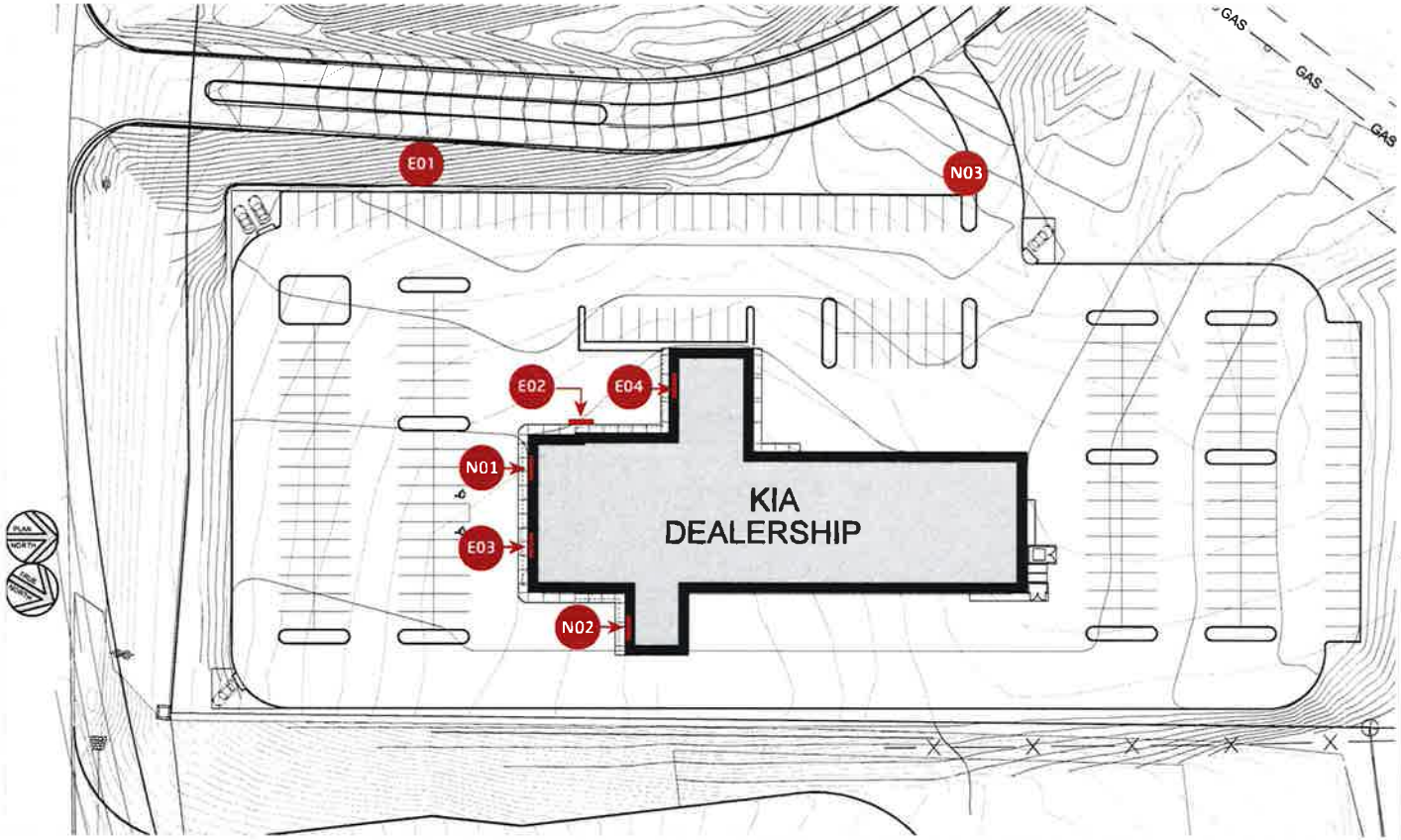
SCALE: 1/8" = 1'-0"

WEST ELEVATION (SIDE)

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

EAST ELEVATION (SIDE)

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



PROPOSED SITE PLAN
SCALE: N.T.S.

E01	KPSN25 Head Pylon Sign with New Base
E02	KWLN22 Wall Sign
E03	DNL24 "CHANTZ SCOTT" Channel Letters
E04	SVC24 "SERVICE" Channel Letters
N01	KWLN55 Wall Sign
N02	DLV24 "DELIVERY" Channel Letters
N03	KDR3 Directional DF Pylon

Project ID
JP2-20659

Date: 01-25-2018
Scale: N.T.S.
Sales: Edmund Mackie
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

Conceptual
Information Required:

Master
Electrical
✓ 120V 347V
Other _____

Customer Approval
Signature
MM/DD/YYYY

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Chantz Scott Kia
929 East Stone Drive
Kingsport, TN 3766 US

Sign Item	Page#
SGs	1/9

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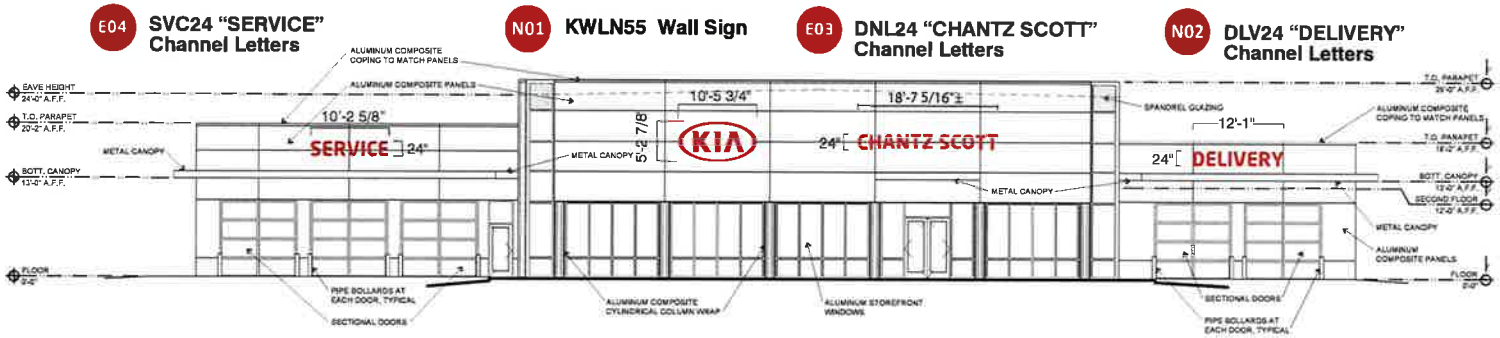
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

KIA DEALERSHIP Elevation



24" red illuminated letters to be centered above the middle bay door on the left side of the front elevation.
Center on the ACM joint.

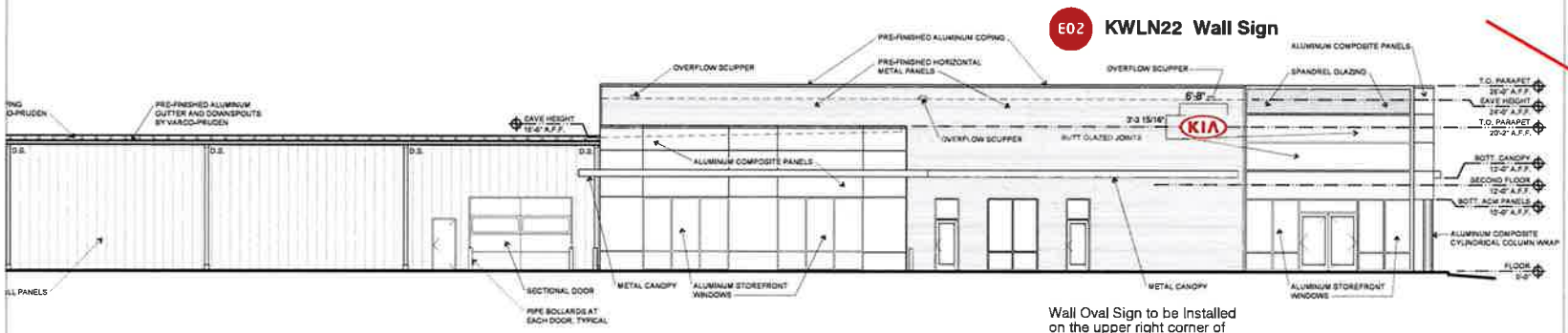
New Wall Oval Sign to be centered on the ACM to the left side of the main entrance

24" red illuminated letters to be centered above the main entrance on the front elevation.
Center on the ACM joint

24" red illuminated letters to be centered above the middle bay door on the left side of the front elevation.
Center on the ACM joint.

ELEVATION
SCALE: 1/16" = 1'-0"
C
A-21

KIA DEALERSHIP Elevation



Wall Oval Sign to be Installed on the upper right corner of facade on left side of building

ELEVATION
SCALE: 1/16" = 1'-0"
B
A-21

Project ID
JP2-20659

Date: 01-25-2018
Scale: 1/16"=1'-0'
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

Conceptual
Information Required:

Master
Electrical
✓ 120V 347V
Other _____

Customer Approval
Signature
MM/DD/YYYY

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SGs	2/9

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Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Proposed

Existing

E01 Relocation of Existing Sign KPSN25 Sign Head with New Base

Front View Scale: 1/4"=1'-0"

Side View Scale: 1/4"=1'-0"

Existing Pylon Oval Sign to be Relocated from Former Location at 929 E. Stone Dr., Kingston, TN.:

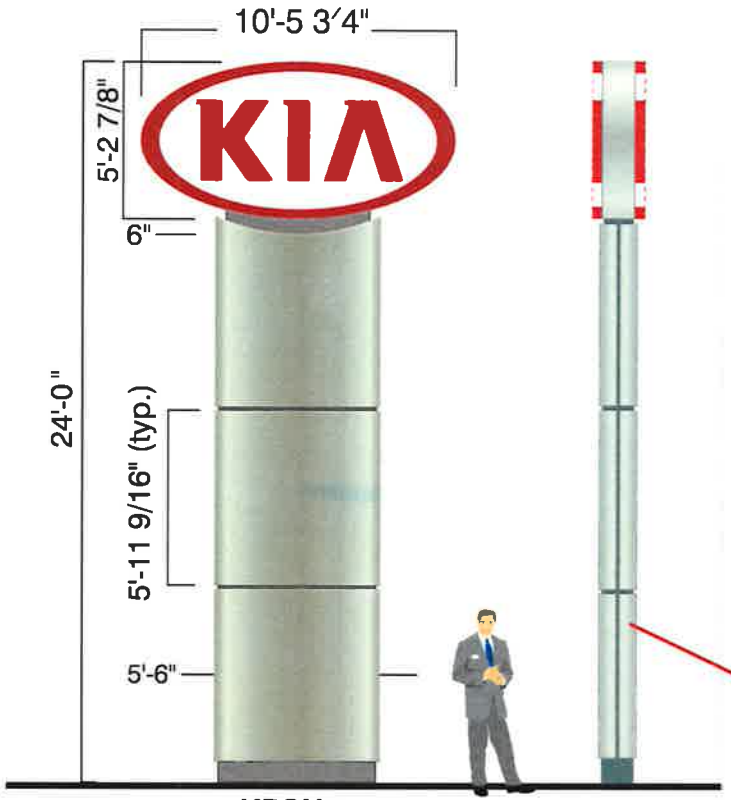
Fabricated aluminum channel letters/oval,mounted to white backer panel.White acrylic faces with Kia red vinylapplied first surface.Red trim caps & returnsLED illuminationz

Refer to Tech Drawings for Exact Measurements and Mounting Details.
Base Details to be Determined by PSG Tech. Dept.

New Base:
Column/Cladding
Steel pole construction with Formed aluminum cladding painted silver

Colors

- Silver: Metallic Silver MP 18091
- Gray: Metallic Gray MP 18214



KPSN25

NOTE: Existing sign head to be relocated from former location at 929 E. Stone Dr., Kingston, TN.

Project ID
JP2-20659

Date: 01-25-2018
Scale: 1/4"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz
Rev. #:
Date:
Revision Note:

Conceptual
Information Required:

Master
Electrical
✓ 120V 347V
Other _____

Customer Approval
Signature
MM/DD/YYYY

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SG E01	3/9

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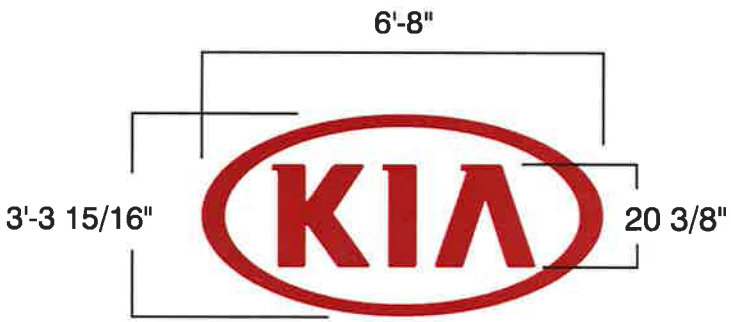
Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Proposed

E02 KWLN22 Wall Sign (Relocation of Existing Sign)



22.22 Sq.Ft. Oval Only - 17.46 Sq.Ft. Side View

Front View Scale: 1/2"=1'-0"

Existing Wall Oval Sign to be Relocated from
Former Location at 929 E. Stone Dr., Kingston, TN.
to New Location: on the upper right corner of facade on left side of building

Fabricated aluminum channel letters/oval,
mounted to white backer panel.
Red trim caps & returns.
White acrylic faces with Kia red vinyl applied first surface.
LED illumination.

Refer to Tech Drawings for Exact Measurements and Mounting Details.

Project ID

JP2-20659

Date: 01-25-2018
Scale: 1/2"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

Conceptual

Information Required:

Master

Electrical

✓ 120V 347V
Other _____

Customer Approval

Signature

MM/DD/YYYY

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Sign Item	Page#
SG E02	4/9

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Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Proposed

E03 DNL24 CHANTZ SCOTT (Relocation of Existing Sign)

DNL24

37.16 Sq.Ft.

Front View Scale: 1/2"=1'-0"

Side View

Existing Sign to be Relocated from Former Location at 929 E. Stone Dr., Kingston, TN.:

24" red illuminated letters to be centered above the main entrance on the front elevation. Center on the ACM joint

Fabricated aluminum channel letters.
Red trim caps & returns
White acrylic faces C/W Kia red perferated opaque vinyl first surface.
LED illumination

Project ID

JP2-20659

Date: 01-25-2018
Scale: 1/2"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

Conceptual

Information Required:

Master

Electrical

✓ 120V 347V
Other _____

Customer Approval

Signature

MM/DD/YYYY

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Sign Item	Page#
SG E03	5/9

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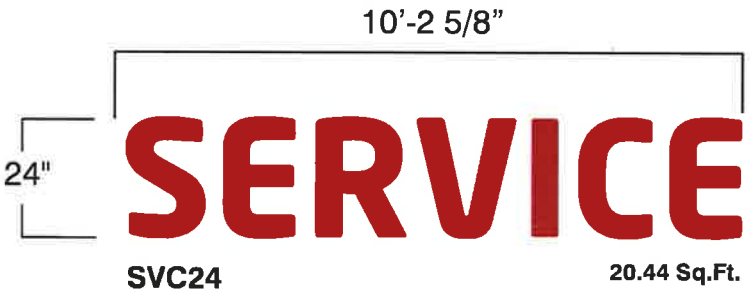
Proposed

E04 SVC24 SERVICE (Relocation of Existing Sign)



SVC24 **20.44 Sq.Ft.**

Front View Scale: 1/2"=1'-0"

Side View

Existing Sign to be Relocated from Former Location at 929 E. Stone Dr., Kingston, TN.:

24" red illuminated letters to be centered above the middle bay door on the left side of the front elevation. Center on the ACM joint.

Fabricated aluminum channel letters.
Red trim caps & returns
White acrylic faces c/w KIA red perferated opaque vinyl first surface.
LED illumination

Project ID

JP2-20659

Date: 01-25-2018
Scale: 1/2"=1'-0"
Sales: Edmund Mackie
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

Conceptual

Information Required:

Master

Electrical

✓ 120V 347V
Other _____

Customer Approval

Signature

MM/DD/YYYY

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SG E04	6/9

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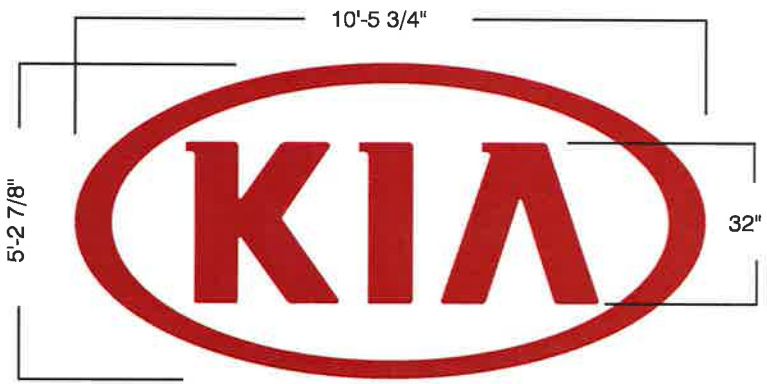
Proposed

N01 KWLN55 Wall Sign (New Sign)



KWLN55 **54.9 Sq.Ft**

Front View Scale: 1/2"=1'-0"

Side View

New Wall Oval Sign
to be centered on the ACM to the left side of the main entrance

Fabricated aluminum channel letters/oval,
mounted to white backer panel.
Red trim caps & returns.
White acrylic faces with KIA red vinyl applied first surface.
LED illumination.

Colors

- White: White Acrylic Faces / White Paint (Glossy)
- KIA Red - PMS 187C
- 3M 3630-83 Regal Red Translucent Vinyl

Project ID
JP2-20659

Date: 01-25-2018
Scale: 1/2"=1'-0"
Sales: Edmund Mackie
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

Conceptual
Information Required:

Master
Electrical
✓ 120V 347V
Other _____

Customer Approval
Signature
MM/DD/YYYY

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SG N01	7/9

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Proposed

N02 DLV24 DELIVERY (New Sign)

DLV24 **24.17 Sq.Ft.**

Front View Scale: 1/2"=1'-0" **Side View**

New Set of Illuminated Channel Letters

24" red illuminated letters to be centered above the middle bay door on the left side of the front elevation. Center on the ACM joint.

Fabricated aluminum channel letters.
Red trim caps & returns
White acrylic faces c/w KIA red perferated opaque vinyl first surface.
LED illumination

Refer to Tech Drawings for Exact Measurements and Mounting Details.

Colors

- White: White Acrylic Faces / White Paint (Glossy)
- KIA Red - PMS 187C
- Red Perforated Vinyl

Red perforated vinyl illuminates white at night

Project ID

JP2-20659

Date: 01-25-2018
Scale: 1/2"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

Conceptual

Information Required:

Master

Electrical

✓ 120V 347V
Other _____

Customer Approval

Signature

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SG N02	8/9

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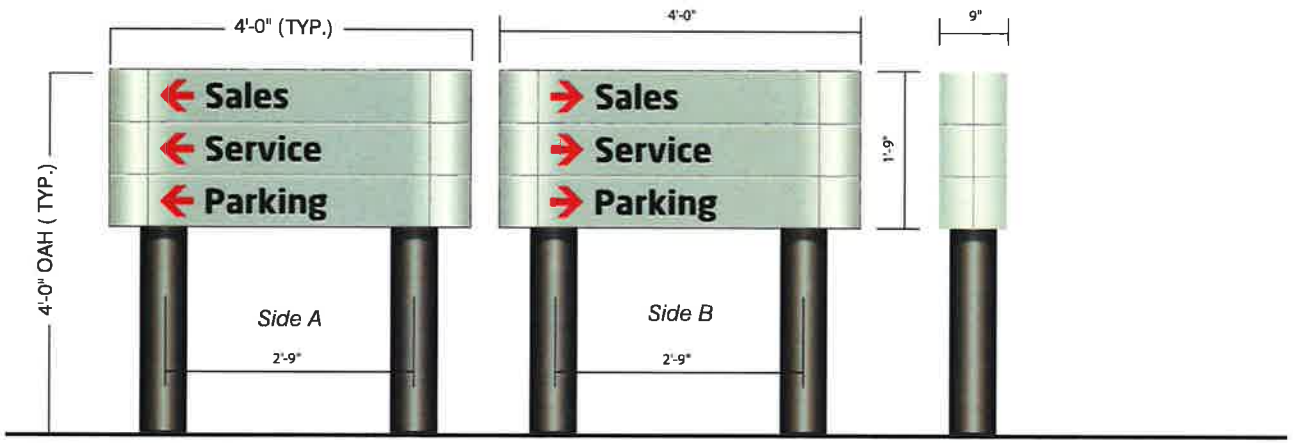
Proposed

N03 KDR3 Directional Double Sided (New Sign)



KDR3 Directional Scale: 3/4"=1'-0"

Specifications

Supply & install one (1) New D/F Low Profile non illuminated Site Entrance Directory Pylon Display

Construction: DF Formed aluminum Cabinet
Substrate: Aluminum Sign Faces Painted Metallic Silver c/w Vinyl Graphics (Copy and Arrows)
Cabinet: Aluminum Cabinet Painted Metallic Silver
Illumination: Non Illuminated
Bases/Anchor Bolts: Provided by PSG
Poles: Painted Metallic Gray

Colors

- Silver: Metallic Silver MP 18091
- Gray: Metallic Gray MP 18214
- 3M 3630-83 Regal Red Vinyl
- 3M 7725-12 Black Opaque Vinyl

Project ID
JP2-20659

Date: 01-25-2018
Scale: 3/4"=1'-0"
Sales: Edmund Mackle
Designer: D. Jurewicz

Rev. #:
Date:
Revision Note:

Conceptual
Information Required:

Master
Electrical
120V 347V
Other TBD

Customer Approval
Signature
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Sign Item	Page#
SG N03	9/9

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