

▶ **FILE #:** 5-C-11-UR

AGENDA ITEM # 33

AGENDA DATE: 5/12/2011

▶ **APPLICANT:** HUGHES COMMERCIAL PROPERTIES

OWNER(S): Hughes Commercial Properties

TAX ID NUMBER: 132 27.08

JURISDICTION: City Council District 2

▶ **LOCATION:** West side of Moss Grove Blvd., south of Kingston Pike and Market Place Blvd.

▶ **APPX. SIZE OF TRACT:** 13.5 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek & Sinking Creek

▶ **ZONING:** PC-1(k) (Retail and Office Park)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail stores

HISTORY OF ZONING: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING: North: Vacant and historic residence (Sherrill Hill Subdivision) / PC-1(k) (Retail and Office Park) & PC-1/H-1

South: Vacant (Sherrill Hill Subdivision) / O-1 (k) (Office, Medical and Related Services)

East: Vacant (Sherrill Hill Subdivision) / PC-1(k) (Retail and Office Park)

West: Residences / RAE (Exclusive Residential)

NEIGHBORHOOD CONTEXT: The Sherrill Hill Subdivision has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for retail stores with approximately 87,000 square feet subject to 9 conditions.

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the approved rezoning.

2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-PA).
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Installation of the sidewalks (pedestrian access) as designated on the development plan. The sidewalks can be installed in phases (Academy Sports, Future Retail #1 and Future Retail # 2). All sidewalks designated on the development plan for a specific development phase shall be installed as a part of that development.
5. Revising the site and landscape plans to move the Future Retail #2 building and proposed dumpster pad out of the 75 foot "no build" area.
6. Approval and recording of the final plat for the Sherrill Hill Resubdivision of Lots 1R1-1R5 (5-SF-11-F).
7. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. Meeting all applicable requirements of Knoxville's Sign Inspector.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

COMMENTS:

The applicant is proposing to develop approximately 87,000 square feet of retail space on a 13.5 acre site located on the west side of Moss Grove Blvd. (Joint Permanent Easement), the main entrance off of Kingston Pike into the Sherrill Hill development. Access to the site will be from Moss Grove Blvd. and a shared driveway off of Moss Grove Blvd. that parallels Kingston Pike and serves this site and the Kingston Pike frontage lots for the Sherrill Hill Development. The proposed development includes a 75,000 square foot Academy Sports retail store and two future retail stores with a total area of 12,000 square feet.

This commercial site adjoins seven residential lots of Seven Oaks Subdivision and is subject to the rezoning conditions that required "that there be a 75 foot "no build" area from the adjacent residentially zoned properties with 50 feet to be an undisturbed area (unless by agreement between the property owner and adjoining residential owners with the approval of the Metropolitan Planning Commission, a berm or fence or additional vegetation is placed in the undisturbed area) giving a total of 75 foot building separation from the adjoining residentially zoned properties". The site and landscape plans need to be revised to move the Future Retail #2 building out of the 75 foot "no build" area. Staff is also recommending that the proposed dumpster pad for that building be moved out of the "no build" area. The proposed landscape plan includes landscape screening along the 50 foot undisturbed area to further reduce the impact of the commercial development on the adjoining residential subdivision.

The traffic impact study that had been prepared for the entire Sherrill Hill development covered the proposed commercial development on this site. The recommended improvements at the Kingston Pike and Moss Grove Blvd. intersection have been put in place.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.
3. The impacts from this proposed commercial development on the residences that adjoin the Sherrill Hill development to the west will be reduced by the required 50 foot undisturbed buffer along that boundary line, and the proposed landscaping and site lighting plans.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed retail stores with the recommended conditions are consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning

Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 6203 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

811
 Call before you dig
 1-800-4-A-SAFE

IN STATE PLAN
 (NAD 83, NAD 89)
 SCALE: 1" = 50'
 CONTOUR INTERVALS AS INDICATED
 BY A SCALE FACTOR OF 1.0000

LEGEND

PROPOSED CONTOUR - - - - -
EXISTING CONTOUR - - - - -
PROPERTY LINE - - - - -
PROPOSED SPOT ELEVATION - - - - -

EROSION CONTROL:

1. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF KNOXVILLE - DEPARTMENT OF ENVIRONMENTAL REQUIREMENTS.
2. AS A MINIMUM, EROSION CONTROL SHALL BE INSTALLED AS FOLLOWS:
 - WATER PAVING & LANDSCAPING OPERATIONS ARE COMPLETE.
 - SEWER - FIRST UTILITY DISTRICT
 - ELECTRIC - KNOXVILLE UTILITIES BOARD
 - TELEPHONE - A&E/C, COMCAST, ANALOGY

UTILITY SERVICES:

UTILITIES TO BE PROVIDED BY THE FOLLOWING:

SEWER - FIRST UTILITY DISTRICT
 ELECTRIC - KNOXVILLE UTILITIES BOARD
 TELEPHONE - A&E/C, COMCAST, ANALOGY

GENERAL NOTES:

1. THE SURVEY AND PLANNING DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. OF THE PROPERTY CONCERNED (0704.275 PARCEL 27.08 AS SHOWN ON KNOX COUNTY CLT 20.04.00.0000).
2. THE AREA OF PROPOSED DEVELOPMENT IS 12.26 ACRES.
3. PERMITS SHALL BE OBTAINED AND ARE NOT TO BE USED UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
4. PROPERTY OWNER: KNOXSON PINE, LLC, SUITE 600, ALABAMA, GA 30319-2509, TEL. NO. (770) 565-1200.
5. ELEVATION VOLUME PROVIDED IS PREVIOUSLY APPROVED AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY OF KNOXVILLE STANDARDS.
6. ALL TREES SHALL BE MAINTAINED TO REMAIN TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT THE LIFE OF THE PROJECT.
7. PROPOSED LANDSCAPING SHALL BE MAINTAINED TO THE PROPERTY LINE AND ADJACENT TO THE PROPERTY LINE TO THE EXTENT OF THE PROPERTY LINE.
8. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE LANDSCAPING STANDARDS.
9. ALL TREES SHALL BE MAINTAINED TO REMAIN TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT THE LIFE OF THE PROJECT.
10. PROPOSED LANDSCAPING SHALL BE MAINTAINED TO THE PROPERTY LINE AND ADJACENT TO THE PROPERTY LINE TO THE EXTENT OF THE PROPERTY LINE.

LANDSCAPING:

1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE LANDSCAPING STANDARDS.
2. ALL TREES SHALL BE MAINTAINED TO REMAIN TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT THE LIFE OF THE PROJECT.
3. PROPOSED LANDSCAPING SHALL BE MAINTAINED TO THE PROPERTY LINE AND ADJACENT TO THE PROPERTY LINE TO THE EXTENT OF THE PROPERTY LINE.

VICINITY MAP

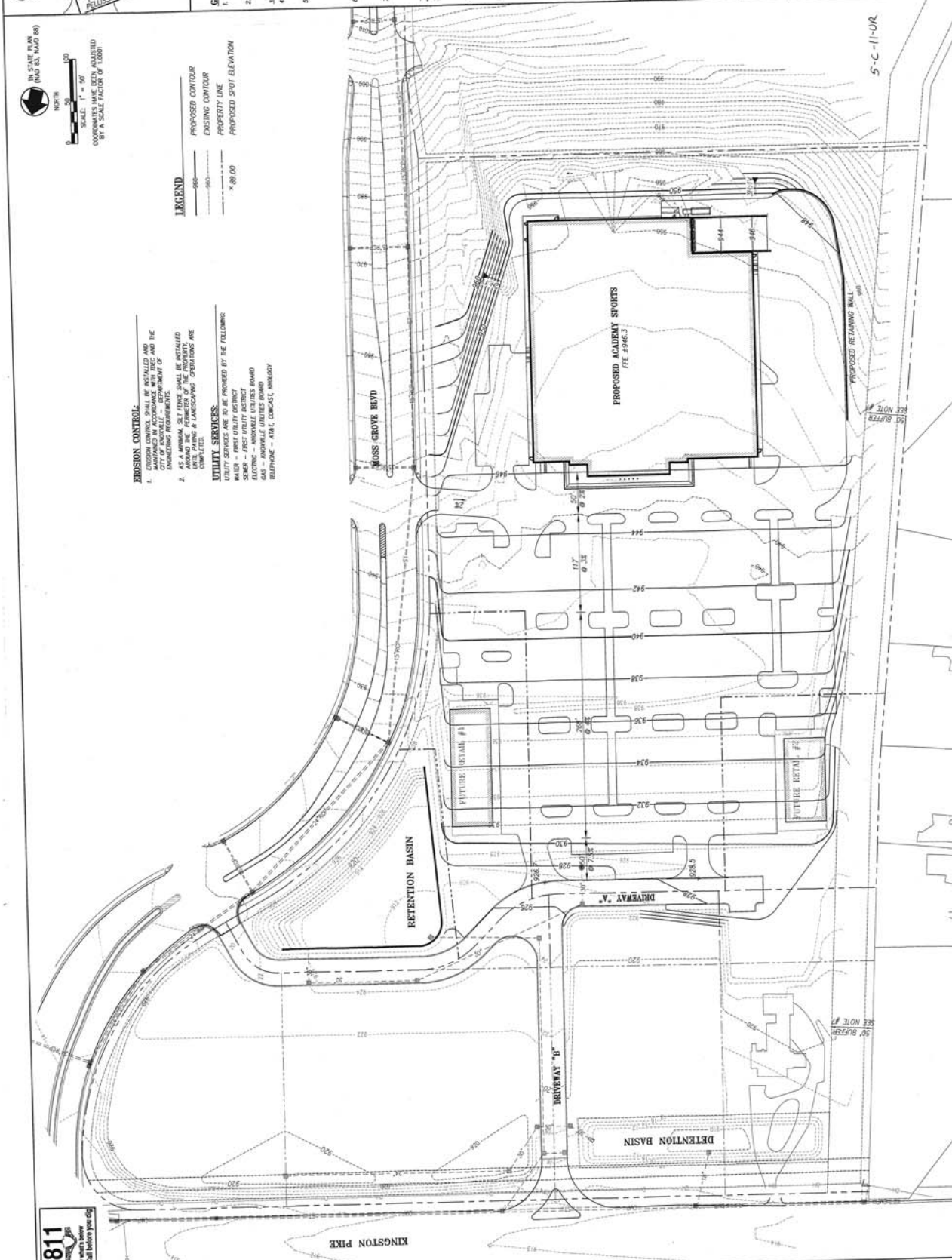
PROJECT SITE

ACADEMY SPORTS
 1716 S. 17th St.
 KNOXVILLE, TENNESSEE 37919

USE (N) REVIEW
SITE GRADING PLAN

PRELIMINARY FOR REVIEW ONLY

UR1.03



811
Know what's below
Call before you dig!

SEE SHEET L102 FOR PLANTING NOTES & DETAILS

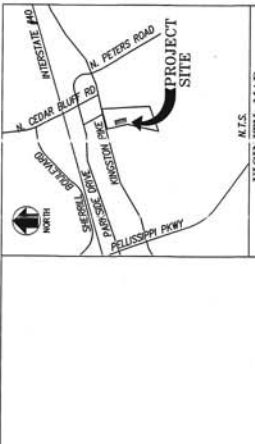
PLANT SCHEDULE

PLANT	CULTIVAR	MANUFACTURER	SIZE	NOTES
1	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
2	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
3	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
4	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
5	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
6	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
7	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
8	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
9	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
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14	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
15	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10
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30	ALBINO	PLANTERS	10"	4-1/2" C-10-10, 10-10, 10-10

Site Landscape Requirements
(1) Yards, open space and drainage areas. Landscaped or maintained in pre-existing vegetation with one (1) tree for each five thousand (5,000) square feet of yard or open space.
(2) Periphery boundary adjacent to residential zone. A fifteen-foot-wide landscaped strip shall be maintained adjacent to residential zoning that contains evergreen plantings set ten (10) feet apart for trees and five (5) feet apart for shrubs. These plantings shall obtain a minimum height of eight (8) feet within a period of one (1) year.
(3) Loading and service areas. Loading and service areas adjacent to the periphery boundary shall be screened with evergreen plantings that will obtain a minimum height of eight (8) feet within a one-year period.

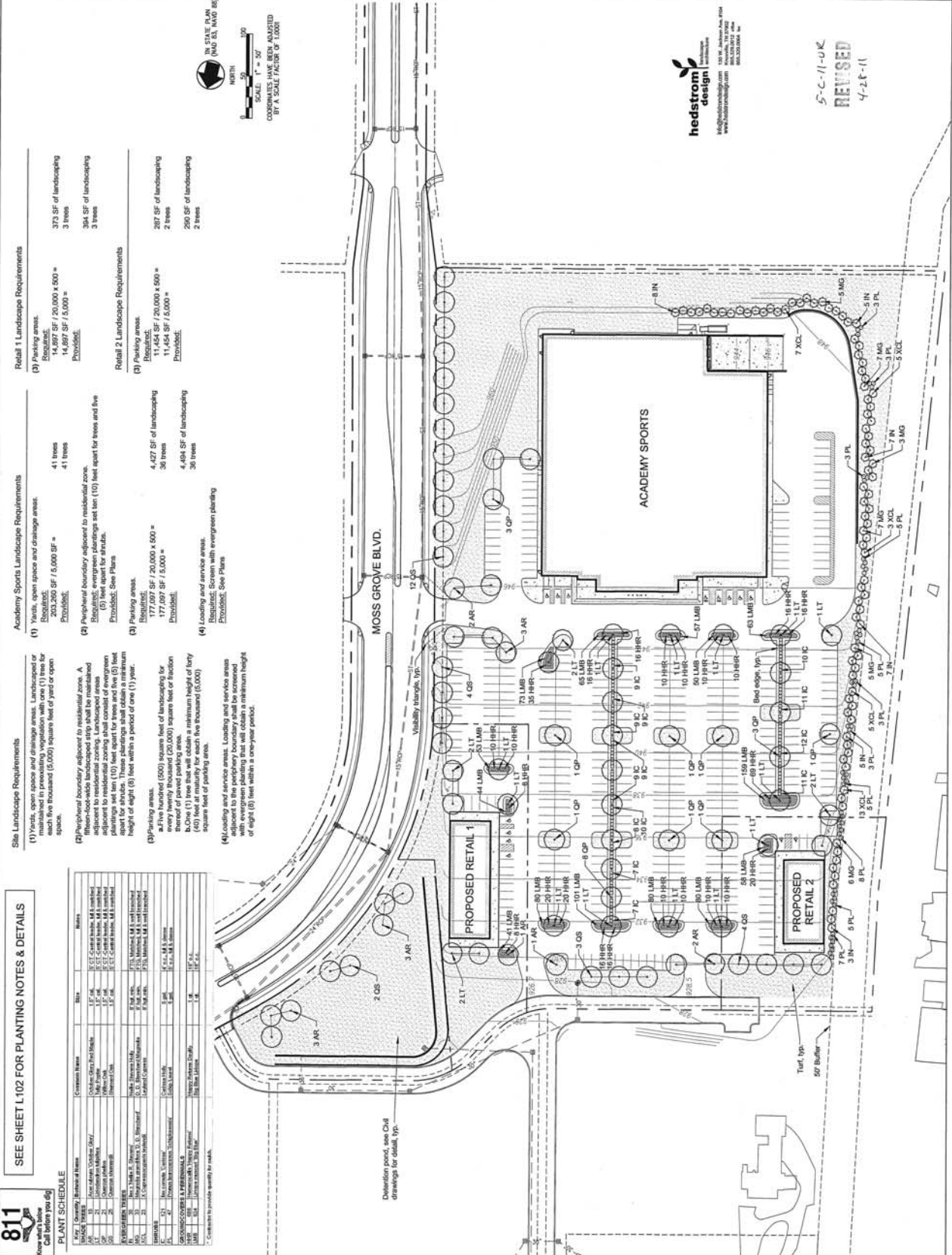
Academy Sports Landscape Requirements
(1) Yards, open space and drainage areas. Landscaped or maintained in pre-existing vegetation with one (1) tree for each five thousand (5,000) square feet of yard or open space.
(2) Periphery boundary adjacent to residential zone. A fifteen-foot-wide landscaped strip shall be maintained adjacent to residential zoning that contains evergreen plantings set ten (10) feet apart for trees and five (5) feet apart for shrubs. These plantings shall obtain a minimum height of eight (8) feet within a period of one (1) year.
(3) Loading and service areas. Loading and service areas adjacent to the periphery boundary shall be screened with evergreen plantings that will obtain a minimum height of eight (8) feet within a one-year period.

Retail 1 Landscape Requirements
(3) Parking areas. Landscaped or maintained in pre-existing vegetation with one (1) tree for each five thousand (5,000) square feet of yard or open space.
(4) Loading and service areas. Loading and service areas adjacent to the periphery boundary shall be screened with evergreen plantings that will obtain a minimum height of eight (8) feet within a one-year period.



GENERAL NOTES:
1. THE BOUNDARY AND PLANTING DATA SHOWN HAS BEEN OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
2. PROPERTY CONCERNING A 7.5-AC PARCEL, 27.85 AS SHOWN ON THE RECORD DRAWINGS IS NOT PART OF THIS PROJECT.
3. PROPERTY OF AC-1017 7-ANNEX COMMERCIAL. APPROVED PERmits SHALL BE OBTAINED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR DEVELOPMENT.
4. PROPERTY OWNER: ACADREY SPORTS, INC. 307 N. PETERS RD., SUITE 100, KNOXVILLE, TN 37919
5. PROJECT NUMBER: AC-1017-14-100-0000-000
6. REFERENCE TO ANY DRAWING SHALL BE TO THE PROJECT NUMBER.
7. THE PROJECT IS SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF KNOXVILLE, TENNESSEE.
8. THE PROJECT IS SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE STATE OF TENNESSEE.
9. THE PROJECT IS SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE FEDERAL GOVERNMENT.
10. THE PROJECT IS SUBJECT TO THE REGULATIONS AND ORDINANCES OF ANY LOCAL GOVERNMENT.
11. THE PROJECT IS SUBJECT TO THE REGULATIONS AND ORDINANCES OF ANY STATE GOVERNMENT.
12. THE PROJECT IS SUBJECT TO THE REGULATIONS AND ORDINANCES OF ANY FEDERAL GOVERNMENT.
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15. THE PROJECT IS SUBJECT TO THE REGULATIONS AND ORDINANCES OF ANY FEDERAL GOVERNMENT.

Cannon & Cannon Inc.
CANNON & CANNON, INC.
100 N. AVENUE AVE.
KNOXVILLE, TN 37919



hedstrom design
100 N. AVENUE AVE.
KNOXVILLE, TN 37919

5-C-11-0K
REVISED
4-25-11

VICINITY MAP

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MEMPHIS PLANNING DEPARTMENT PERMITS AND ORDINANCES.
2. ALL NEW PLANT MATERIAL SHALL BE OF THE QUALITY SPECIFIED IN THE PLANTING SCHEDULE AND SHALL BE SUPPLIED BY THE CONTRACTOR.
3. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE PROJECT SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
4. ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE CITY OF MEMPHIS PLANNING DEPARTMENT PERMITS AND ORDINANCES.
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20. ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE CITY OF MEMPHIS PLANNING DEPARTMENT PERMITS AND ORDINANCES.

LANDSCAPE NOTES:

1. Contract shall be familiar with Academy Sports Landscape and Irrigation design guidelines before any work on the project begins.
2. No planting shall occur until soil sample results have been received and percolation test have been completed. The contractor shall be responsible for obtaining all necessary permits.
3. All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be inspected and approved by the City of Memphis Planning Department.
4. All new plants shall be labeled and burlapped or container grown unless otherwise noted on the plant list.
5. The contractor shall supply all new plant material in quantities sufficient to complete the planting shown on the drawings.
6. The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
7. The Contractor shall provide the necessary materials and labor for the installation of all plant material not covered by any of the above items. See tree planting detail.
8. Stake location of all proposed trees and planting areas for approval by the Owner's Representative.
9. All trees shall be planted by construction operations inside and outside the limit of work shall be prepared and seeded as shown in the Seed Detail, # 5 on this sheet.
10. All plant beds are to receive three inches (3") of double-shouldered hardwood mulch.
11. All plant beds shall be finished with a topsoil layer of 6" minimum depth. The topsoil shall be a mix of 50% topsoil, 25% peat moss, 15% perlite, 10% compost, and 10% vermiculite. The topsoil shall be approved by the Owner's Representative.
12. All areas to be seeded shall receive soil preparation as specified prior to seeding or sodding.
13. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
14. Contractor shall provide all necessary permits for the work.
15. Contractor to provide in-tree maintenance (watering, pruning, fertilizing, spraying, mowing, staking, etc.) during the first year of the project.
16. Contractor to provide in-tree maintenance (watering, pruning, fertilizing, spraying, mowing, staking, etc.) during the first year of the project.
17. See civil drawings for further information regarding:
 - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
 - Limits of construction.
 - Existing and proposed utilities or easements.
18. Shade trees to be planted in minimum of 5' from sidewalks, water lines, sewer lines or manholes.
19. Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3" around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to be 12" wide and 2" deep.
20. Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.

INSTRUCTIONS FOR PERCOLATION TEST:

1. Dig a hole 18"-24" deep & a minimum of 6" wide.
2. Fill hole with water to a depth of 6" and let it sit for several hours. Ideally let the hole pre-soak overnight and test the following day.
3. Refill hole to within a couple inches of the top.
4. To all horizontal lines, the top of the hole and use a second stick to measure the drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
5. If the water level in the hole drops more than one inch per hour, it is well drained and suitable for all plant species.
6. If soil does not percolate, notify the Owner's Representative immediately.

REVISED
7-28-11

EXISTING SOIL SAMPLING INSTRUCTIONS:

1. Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a shovel. Mix slices of soil from several locations to get a representative sample. The sample bags can be ziploc bags that are labeled with the project name and sample number.
2. A well mixed composite from 10 to 20 random locations should be subsampled to make a representative sample.
3. Mark the plots to show soil sample locations.
4. Perform all test as indicated in section 1.04 of the Planting Schedule Specification.
5. Submit test results to: L. Analytical Labs, Inc., 2710 Whitten Road, Memphis, Tennessee 38115, 901-264-4222.
6. Results to be copied to the Owner's Representative.

GROUNDCOVER/ PERENNIAL PLANTING DETAIL
SCALE: NTS

SEED DETAIL
SCALE: NTS

DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

SHRUB PLANTING DETAIL
SCALE: NTS

TREE & SHRUB PLANTING NOTES

1. All trees & shrubs shall be burlapped twice during first 24 hours after planting.
2. Pull mulch away from the root flare of trees and from the base of all shrubs.

PLANTING DETAILS & NOTES

USE ON REVIEW

Canon & Cannon Inc.
Civil & Landscape Architecture
1000 South Main Street
Memphis, Tennessee 38103
TEL: (901) 253-0979

ACADIA Y SPORTS
KNOXVILLE, TENNESSEE 37919

PROJECT NO. 1003-0002
DATE: 07/25/11
SCALE: 1/8" = 1'-0"

L101



VICINITY MAP

- NOTES:**
1. PARKING LOT LIGHTING FIXTURE SHALL BE HOLLOWAY SOMERSET SH EXHIBIT THE FIXTURES.
 2. POLES SHALL BE MADE #35X8 AS SHOWN.
 3. ALL LIGHTING CONDUITS TO HAVE (2) #6 CU CONDUITS AND (1) #2 JI GROUND.
 4. LIGHTING CONDUIT SHALL BE 2" SCH 40 PFC AT PARALLEL SLEEPS SHALL HAVE MINIMUM 24" RADIUS BENDS.
 5. ALL CONDUITS TO CONTAIN 150 LB TEST (OR GREATER) NYLON STRING.
 6. ALL REGULATIONS TO CONFORM TO NEC, NESC, CITY OF MOBILE, AND MOBILE UTILITIES BOARD REGULATIONS.
 7. CONTACT OWNER'S REPRESENTATIVE FIVE (5) WEEKS PRIOR TO DESIRED DELIVERY DATE.
 8. CONTRACTOR TO PROVIDE THE REQUIRED WIRING, POLE BASE, INSTALLATION AND CONNECTIONS FOR THE PARKING LOT LIGHTING. ALL CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE CITY OF MOBILE UTILITY BOARD MEETING. CTS CONDUIT SHALL BE INSTALLED BY OTHERS.



COMMERCIAL PROPERTIES INCORPORATED

REVISED BY MPC COM DATE 4-15-2011



Cannon & Cannon, Inc.
 Consulting Engineers - Field Inspection
 1400 N. University Blvd., Suite 100
 Mobile, AL 36688
 TEL: (904) 533-0079

CLIENT: HUGHES COMMERCIAL PROPERTIES, INC.
 1000 N. UNIVERSITY BLVD.
 MOBILE, AL 36688

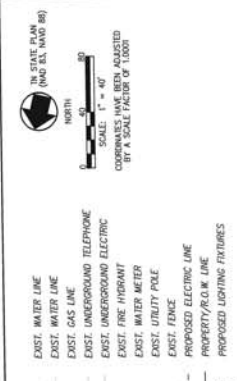
PROJECT: ACADEMY SPORTS
 KINGS ON PINE
 KNOWLTON, T. INDIANESS 37919

USE OF REVIEW
 SITE LIGHTING PLAN

PROJECT NO. 0001-0008
 DATE: APRIL 15, 2011
 DRAWING NO. 4-15-11

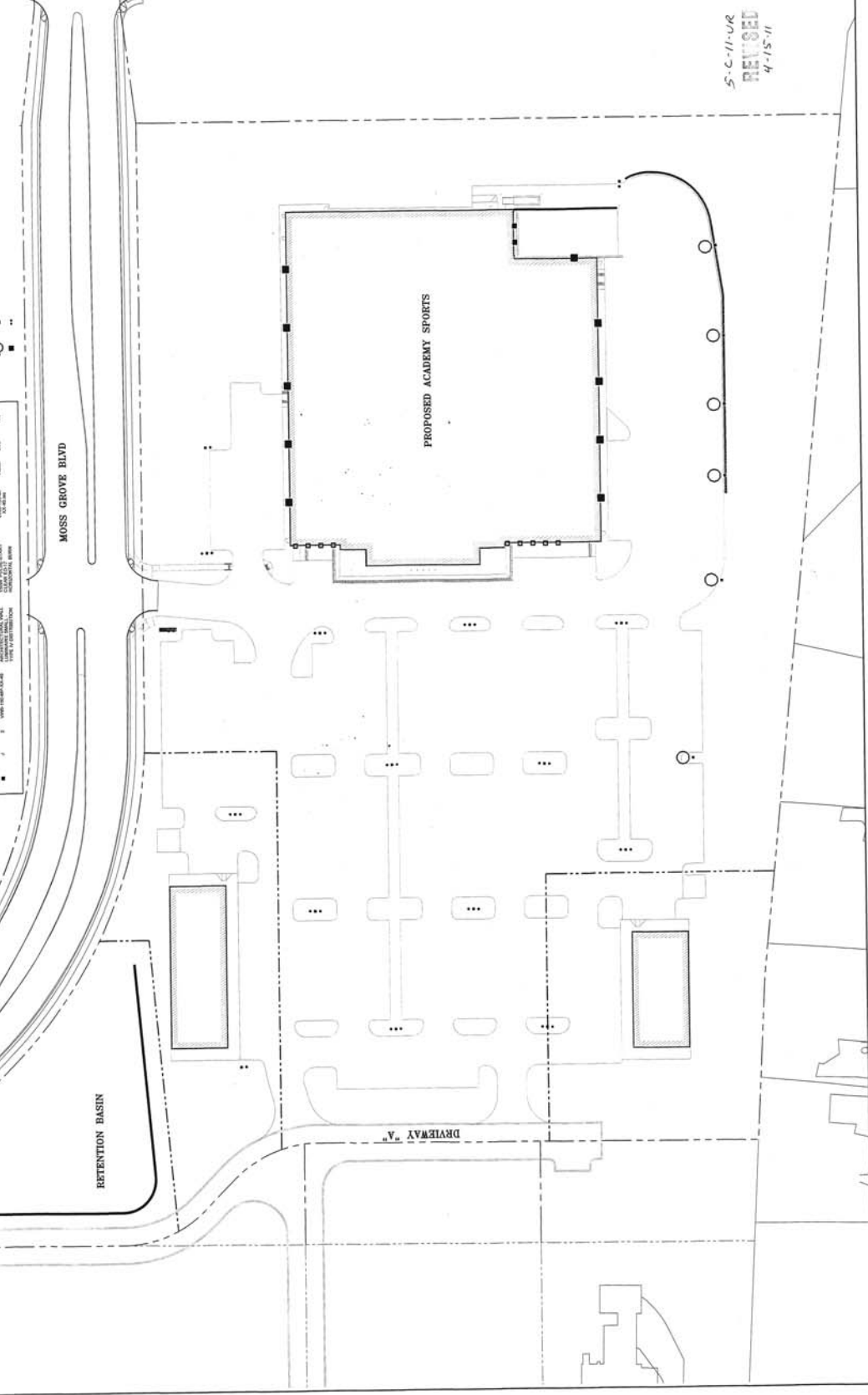
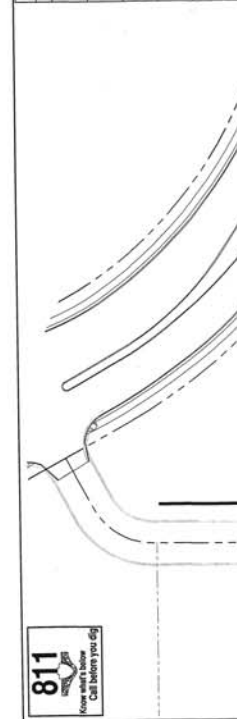
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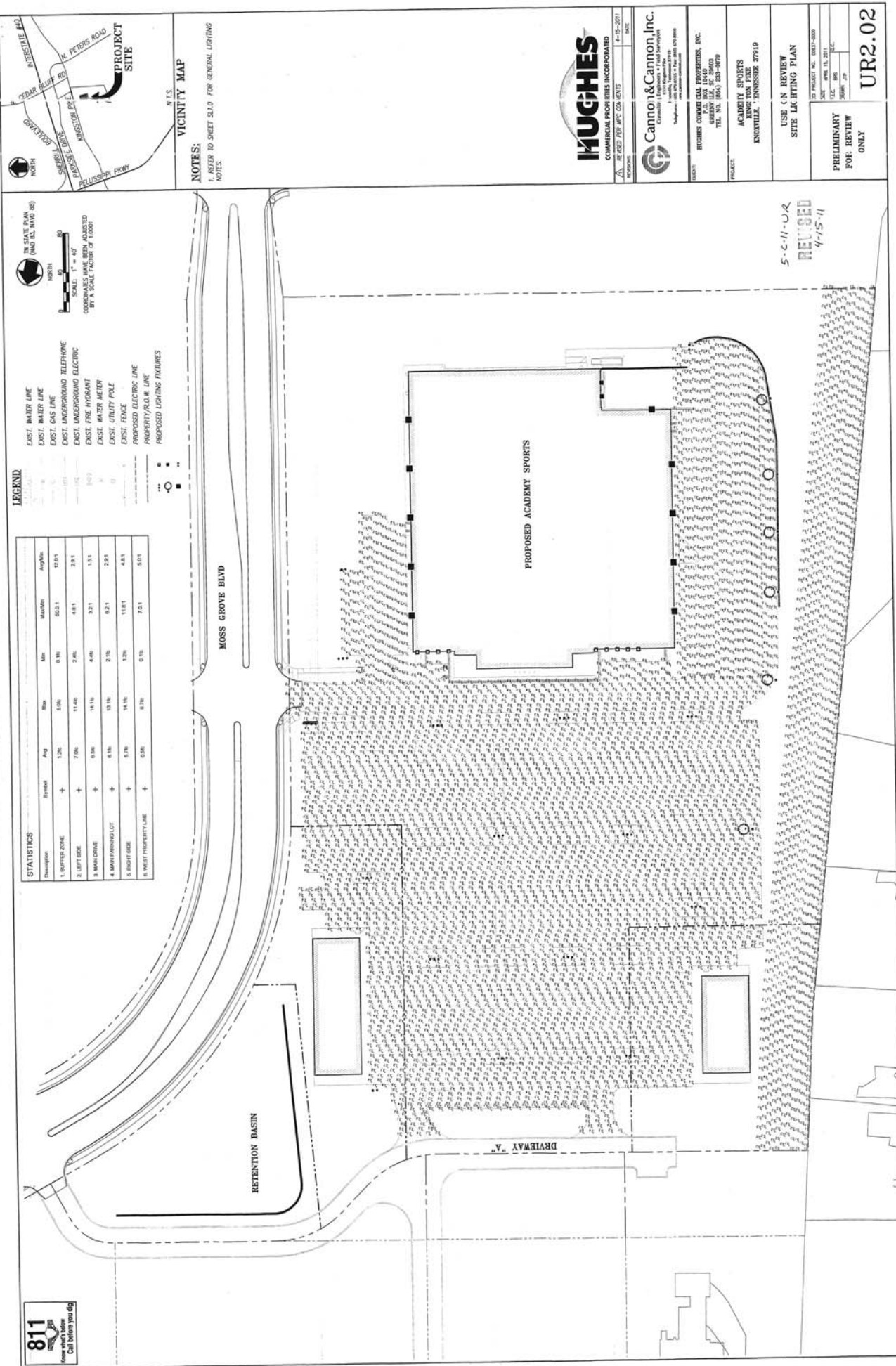
LEGEND

Symbol	Qty	Location	LF	Notes
1	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	EXIST. WATER LINE
2	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	EXIST. WATER LINE
3	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	EXIST. UNDERGROUND TELEPHONE
4	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	EXIST. UNDERGROUND ELECTRIC
5	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	EXIST. FIRE HYDRANT
6	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	EXIST. WATER METER
7	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	EXIST. UTILITY POLE
8	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	PROPOSED ELECTRIC LINE
9	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	PROPERTY BOUNDARY LINE
10	1	1000 N. UNIVERSITY BLVD. MOBILE, AL 36688	0.75	PROPOSED LIGHTING FIXTURES



5-C-11-UR
 REUSED
 4-15-11





LEGEND

EAST. WATER LINE
 EAST. WATER LINE
 EAST. GAS LINE
 EAST. UNDERGROUND TELEPHONE
 EAST. UNDERGROUND ELECTRIC
 EAST. FIRE HYDRANT
 EAST. WATER METER
 EAST. UTILITY POLE
 EAST. FENCE
 PROPOSED ELECTRIC LINE
 PROPERTY/BLK. LINE
 PROPOSED LIGHTING FIXTURES

STATISTICS

Description	Permitted	Area	Min.	Max.	Perch.	Area/Perch.
1. BUFFER ZONE	+	1.26	0.76	5.00	50.01	0.01
2. LEFT SIDE	+	7.06	14.00	2.00	4.81	2.81
3. MAIN DRIVE	+	6.96	14.76	4.00	3.21	1.51
4. MAIN DRIVE/DRIVE LOT	+	6.96	13.76	2.00	6.21	2.81
5. RIGHT SIDE	+	6.76	14.76	1.26	11.81	4.81
6. WEST PROPERTY LINE	+	6.06	0.76	0.76	7.51	8.51

IN STATE PLAN
 (AND S.D. 1100 (B))
 NORTH
 SCALE: 1" = 40'
 COORDINATES HAVE BEEN ADJUSTED
 BY A SCALE FACTOR OF 1.0007

N.T.S.
VICINITY MAP
 1. REFER TO SHEET SLD.1 FOR GENERAL LIGHTING
 NOTES.



COMMERCIAL PROPERTIES INCORPORATED
 1411 S. 20TH AVENUE
 SUITE 200
 DENVER, CO 80202

Cannon & Cannon, Inc.
 ARCHITECTS & ENGINEERS
 1100 S. 20TH AVENUE
 SUITE 200
 DENVER, CO 80202

ACADEMY SPORTS
 WASHINGTON FIRE
 KNOWVILLE, TENNESSEE 37049

USE ON REVIEW
 SITE LAYOUT PLAN

PRELIMINARY
 FOR REVIEW
 ONLY

UR2.02

5-6-11-02
 REVISED
 4/15/11

5-C-11-UR

DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

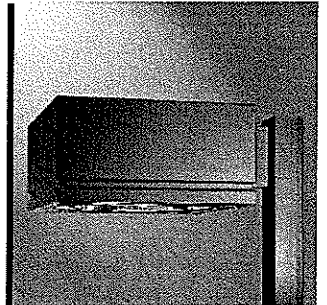
Optical

REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring

plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.



**GSS/GSM/GSL
GALLERIA
SQUARE**

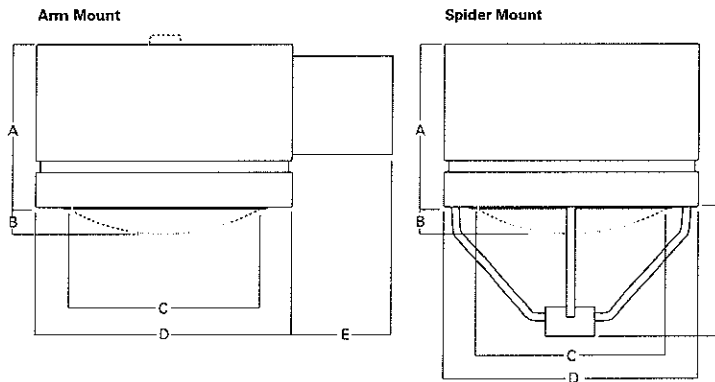
70 - 1000W
Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

**ARCHITECTURAL
AREA LUMINAIRE**

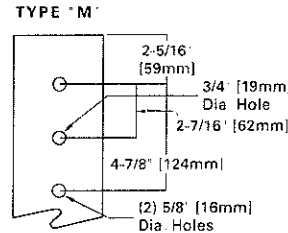


NOTE: In all flat glass configurations only.

DIMENSIONS



ARM DRILLING



Fixture	A	B	C	D	E	F
GSS	9-1/4" 235mm	1-1/2" 38mm	12-7/8" 327mm	15-5/8" 397mm	6" or 9" 152mm or 229mm	3-1/4" 337mm
GSM	11" 279mm	3-1/2" 89mm	19-1/4" 480mm	21-3/4" 552mm	6" or 14" 152mm or 356mm	15" or 18" 381mm or 406mm
GSL	14-1/2" 368mm	4-1/4" 109mm	25-7/8" 657mm	27" 686mm	6" or 14" 152mm or 356mm	18-3/4" or 19-3/4" 476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ENERGY DATA

CWA Ballast Input Watts
 150W MP HPF (185 Watts)
 175W MP HPF (198 Watts) G
 250W MP HPF (283 Watts) G
 250W HPS HPF (295 Watts)
 400W MP HPF (452 Watts) G
 400W HPS HPF (457 Watts)
 750W MP HPF (820 Watts)
 1000W MH HPF (1080 Watts)
 1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
[Without Arm]
 GSS: 1.20 GSM: 2.40 GSL: 3.80
[Spider Mount]
 GSS: 1.53 GSM: 2.86 GSL: 4.45

SHIPPING DATA

Approximate Net Weight:
 36 lbs (16 kgs.)
 79 lbs (36 kgs.)
 88 lbs (40 kgs.)



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DESCRIPTION

The classic lines and sophisticated construction of the Vision Wall luminaire make it an ideal complement to architectural site design. IP65 ingress Rating standard. U.L. listed and CSA Certified for wet locations in up or down mounting applications with no necessary modifications to the door or housing

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction

HOUSING: One piece die-cast aluminum construction for precise tolerance control and repeatability in manufacturing **DOOR:** One piece die-cast aluminum with continuous silicone gasket accommodates either up or down mounting configurations Door frame is hinged and secured to the housing via four (4) captive stainless steel Allen head fasteners. Lens is impact-resistant 1/8" thick tempered clear or optional frosted flat glass, sealed to the door with a one-piece silicone gasket.

Optical

OPTICAL SYSTEM: Choice of five (5) high efficiency optical systems. Type II, III, IV, and FX optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a heavy-wall aluminum housing for superior protection All segment faces are clean of rivet heads, tabs or other means of attachment which may

cause streaking in the light distribution TS optic constructed of spun and polished specular anodized aluminum All reflector modules feature toolless removal, quick disconnect wiring plugs, and are field rotatable in 90 degree increments. HID lamp sources in VWM medium housing optics feature mogul-base lampholders. **OPTICAL ASSEMBLY:** Optical systems are secured to an internal rotating assembly that allows up to 10 degrees of outward adjustment A concealed stainless steel adjustment screw is provided on the exterior surface of the housing to allow for tilt adjustment of the optical module while under full power without accessing internals of the fixture or affecting the outward appearance of the luminaire

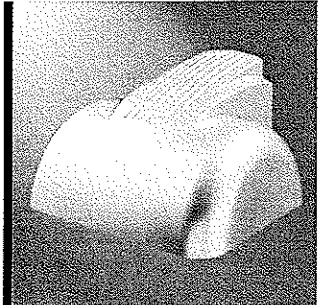
Mounting

Standard zinc plated attachment plate fits directly to 4" J-Box Two (2) threaded studs with locking nuts allow for fixture mounting via

keyhole slots on backside of housing Mounting plate features one-piece EPDM gasket on either side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements include an embedded mount bracket, or cast aluminum surface conduit adapter. each available as accessories

Finish

Housing and door finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information



**VWM
VISION
WALL
MEDIUM**

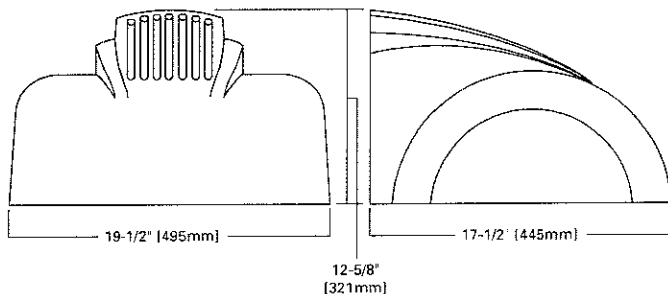
- 84 - 400W
- Pulse Start Metal Halide
- Metal Halide
- High Pressure Sodium
- Compact Fluorescent

**ARCHITECTURAL
WALL LUMINAIRE**



NOTE: In downlight applications only

DIMENSIONS



WATTAGE TABLE

Lamp Type	Wattage
Pulse Start Metal Halide (MP)®	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57, (2) 70W

NOTE: ®EISA Compliant: 175-400W.

CERTIFICATION DATA

IP65 Rated
U.L. 1598 Listed
CSA Listed
25°C Ambient Temperature Rating
ISO 9001
Full Cutoff

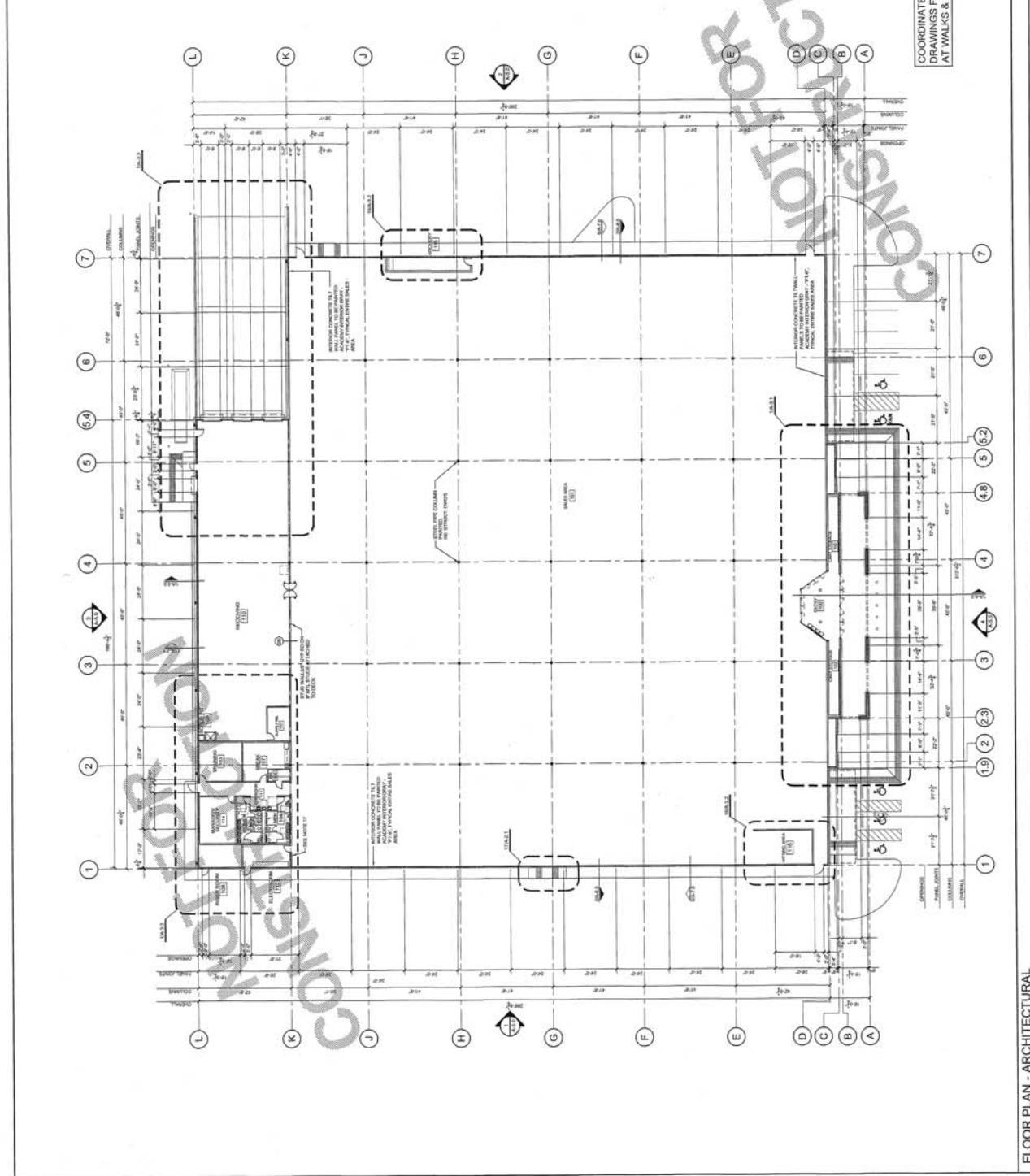
SHIPPING DATA

(Approximate)
Net Weight (lbs.): 45
Volume (cu. ft): 13



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- GENERAL NOTES**
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S-C-11-UK

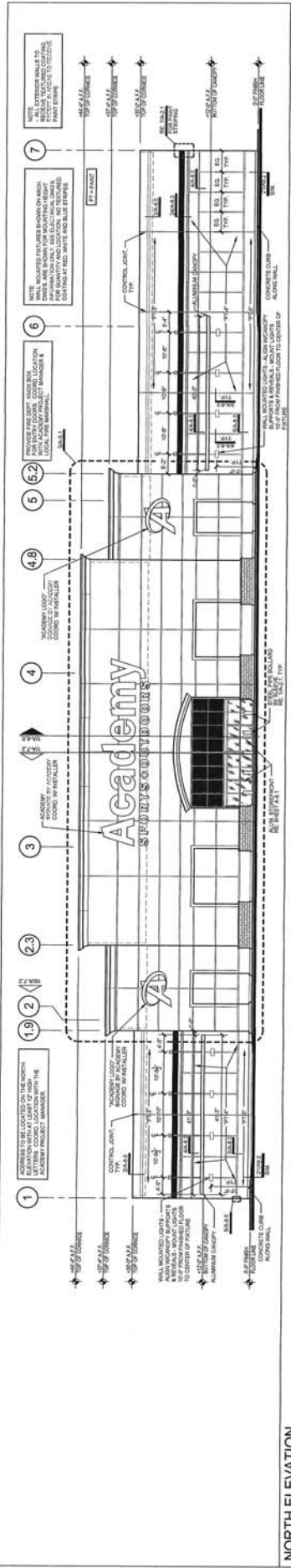
COORDINATE WITH CIVIL
 DRAWINGS FOR GRADES
 AT WALKS & PAVING

EXTERIOR ELEVATIONS

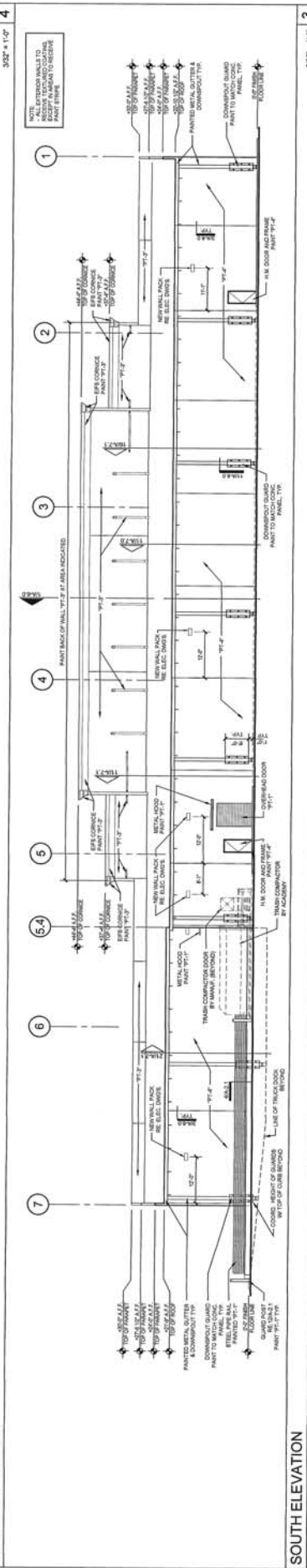
Academy SPORTS + OUTDOORS KNOXVILLE, TENNESSEE

DATE	ISSUE
11/11/10	REVISED
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11/11/10	REVISED
11/11/10	REVISED
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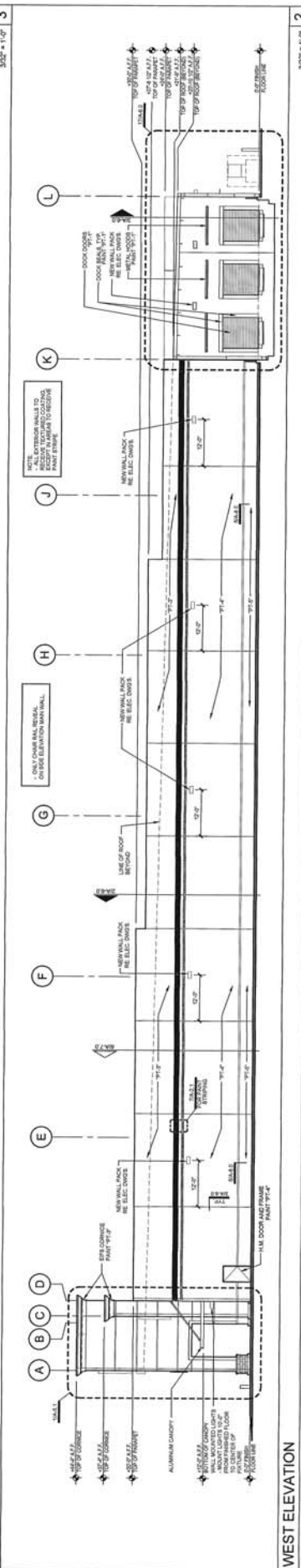
DATE: 11/11/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 A-5.0



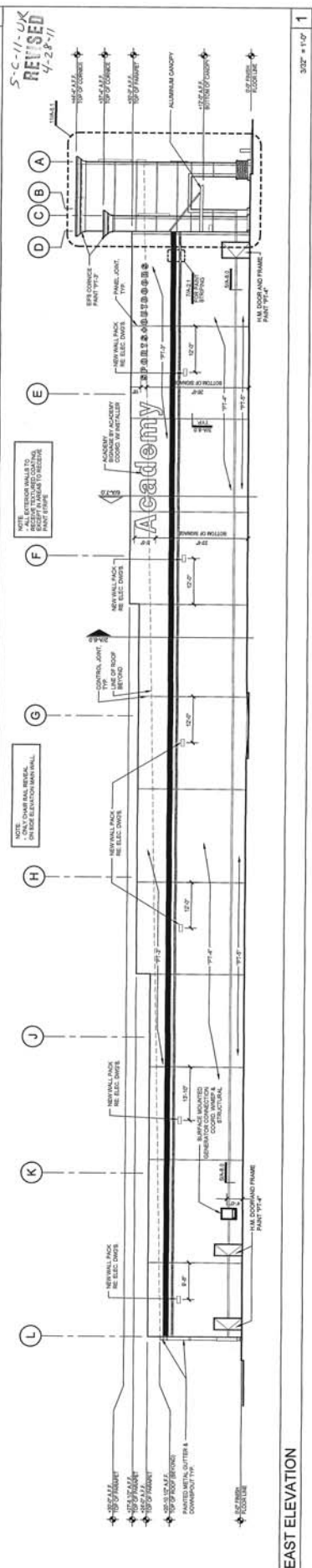
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

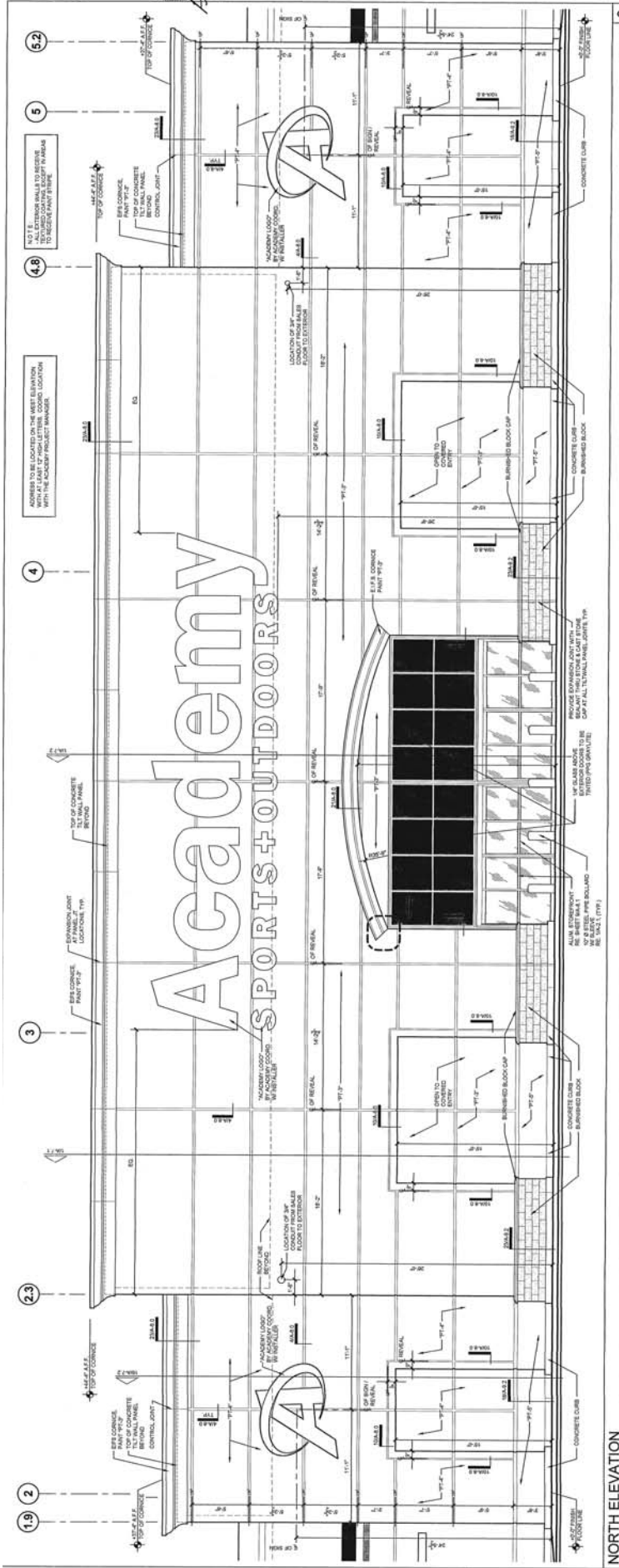


EAST ELEVATION

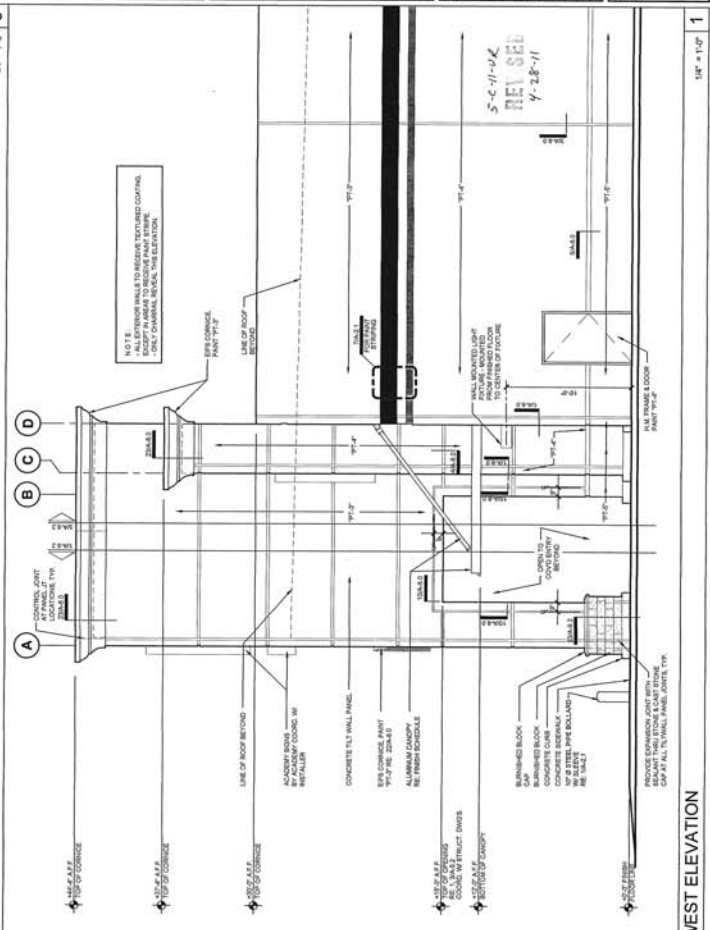
EXTERIOR ELEVATIONS

DATE: 11/11/10	ISSUE: 1
DRAWN BY: J. HARRIS	CHECKED BY: J. HARRIS
SCALE: 1/4" = 1'-0"	

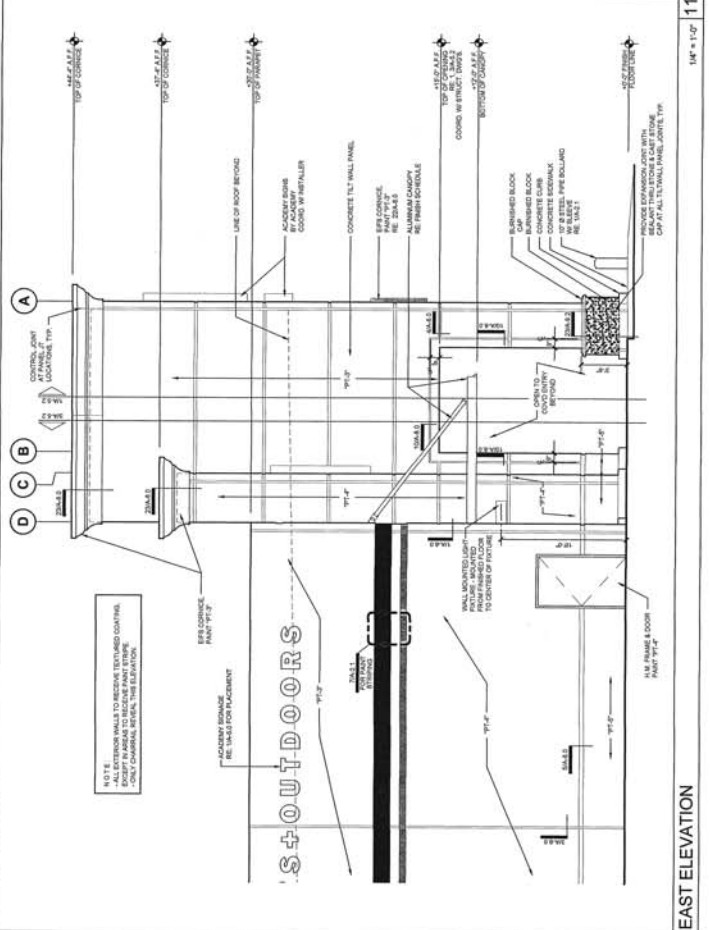
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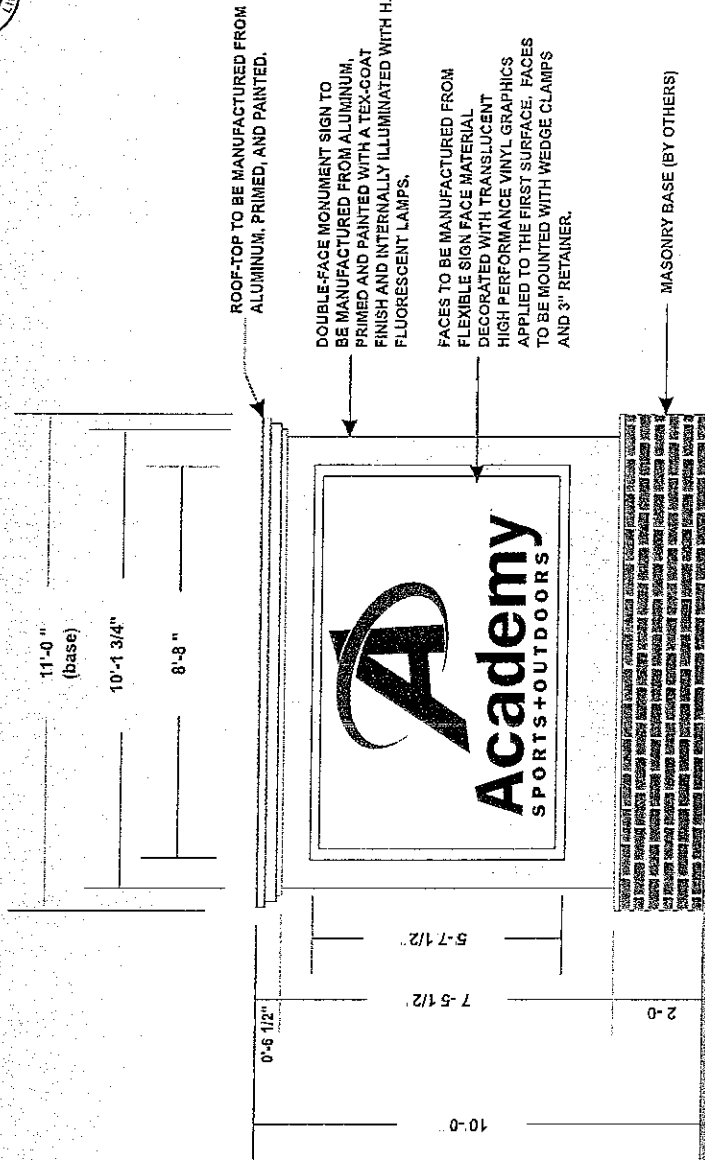
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



2
A
MONUMENT SIGN - FRONT
SCALE: 1/4" = 1'-0"

- WHITE
- PANTONE 381 C
- BLENDED RED (GAIN)
- SW 7037 IVORY (GAIN)

COLORS PRINTED ON THIS SHEET ARE FOR REFERENCE ONLY
PMS 7528 C

"A", "Academy" & "+" ARE 1st SURFACE 3M 3630-97 BRISTOL BLUE.
"lobby", "SPORTS" & "OUTDOORS" ARE 1st SURFACE 3630-93 RED-WHITE SHOW-THRU BACKGROUND

It is the customers responsibility to verify sizes, colors, spelling and overall concept(s) contained in your layout. Any correction made after production begins will be your responsibility and charges may apply.

Production will proceed upon receipt of your signed and dated approval.

CLIENT APPROVAL:	DATE:	JOB NUMBER: 1986	CLIENT: HUGHES / ACADEMY SPORTS
SIGN WILL BE CONSTRUCTED AS SHOWN.			LOCATION: GREENVILLE, SC
SALESPERSON APPROVAL:	DATE:		DRAWING: 032811_R3
			SALESPERSON: M. BROWNING
			DRAWN BY: K. KIRWIN
			DATE: 03-28-2011
			FILE: /ACADEMY_032811_RS.CDR

REVISIONS	
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THIS SIGN WILL BE CONSTRUCTED AS SHOWN. BY SIGNING THIS ARTWORK, THE CUSTOMER IS AGREEING TO REVIEW ALL OF THE INFORMATION AND FOUND IT TO BE CORRECT. THE SALESPERSON IS AUTHORIZING THIS INFORMATION FOR MANUFACTURE.

17 A.D. Ashbury Road
Greenville, SC 29605
803-571-7446 864-277-7052
Fax 864-422-8732

SIGN CRAFTERS USA

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