



GATEWAY REVIEW COMMISSION MEETING AGENDA

Friday, June 20, 2025 at 10:00 AM

City Hall, 415 Broad Street, Conference Room 226

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the April 2025 regular meeting minutes.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

1. 1224 Stewball Circle (GATEWY25-0124)
 - a. Site Plan
 - b. Grading Plan
 - c. Landscape Plan
 - d. Architectural Design
 - e. Lighting & Utilities
2. 100 Breckenridge Trace (GATEWY25-0110)
 - a. Site Plan
 - b. Grading Plan

c. Landscape Plan

d. Architectural Design

e. Lighting & Utilities

3. 1901 Meadowview Parkway (GATEWY25-0141)

a. Architectural Design

4. 2021 Meadowview Lane (GATEWY25-0143)

a. Site Plan

b. Grading & Drainage Plan

c. Landscape Plan

d. Architectural Plan

5. South Wilcox Drive (GATEWY25-0130)

a. Site Plan

b. Grading/Drainage Plan

c. Landscape Plan

d. Architectural Design

e. Lighting & Utilities

VI. OTHER BUSINESS

VII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

VIII. ADJOURN

MINUTES OF THE MARCH 21, 2025 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

March 21, 2025

10:00 am

Members Present

Mike Stone
 Curtis Montgomery
 Daniel Duncan
 Terry Cox
 Ken Weems

Members Absent

Alderman Betsy Cooper
 Christie Gott

Staff Present

Ken Weems
 Samuel Cooper

Visitors

Home 2 Suites
 Representatives
 ECU Representative

The meeting was called to order at 10:00 a.m.

Approval of Minutes

The Commission reviewed the minutes of the April 26, 2024 regular meeting. A motion was made by Daniel Duncan, seconded by Mike Stone, to approve the minutes as written. The motion passed unanimously 6-0.

New Business

2100 Enterprise Place: The Commission reviewed a submittal for a new principal structure, that structure being the Home 2 Suites by Hilton development. Staff reviewed the site plan, grading plan, landscape plan, architectural design, and lighting and utilities plan with the Commission and noted key aspects of the development. Mike Stone had a question about the wetlands proximity to the proposed development. Staff informed Mike Stone that the Water Services department addresses those types of concerns and had already given their approval for the Home 2 Suites development. The Commission saw no issue with the development and was satisfied with the architectural plans. A motion was made by Terry Cox, seconded by Curtis Montgomery, to grant gateway review approval for the project. The motion passed unanimously, 5-0

Commerce Park Place Grading Plan: Terry Cox recused himself from this item due to involvement with the development. Staff informed the Commission that since this development fell into the Gateway Overlay District, the Gateway Commission had to approve the grading permit. Mike Stone had a question about whether the property would be re-seeded once grading was complete. He was informed that the property would be re-seeded once grading was complete. A motion was made by Mike Stone, seconded by Daniel Duncan, to grant gateway review approval for the project contingent upon

Water Services and the Engineering department granting approval for the Commerce Park Place Building Pad 1 grading permit. The motion passed unanimously 4-0-1, with Terry Cox abstaining.

Other Business

Eastman Credit Union Support Center – Parking Expansion: Staff presented to the Commission a late addition onto the agenda involving a parking lot expansion for the Eastman Credit Union located on 1510 South Wilcox Drive. Staff reviewed the site plan, grading plan, landscape plan, and lighting and utilities plan with the Commission and noted key aspects of the development. The Commission had a question about the design of the proposed light poles around the walking path about whether or not they would match the existing poles on the ECU property. Staff informed the commission that they would follow-up with the ECU representatives regarding the proposed light fixtures. A motion was made by Daniel Duncan, seconded by Curtis Montgomery, to grant gateway review approval for the project contingent upon the Eastman Credit Union, ECU, representative affirming that the proposed light poles would be the same as the existing light poles on the ECU property. The motion passed unanimously 5-0.

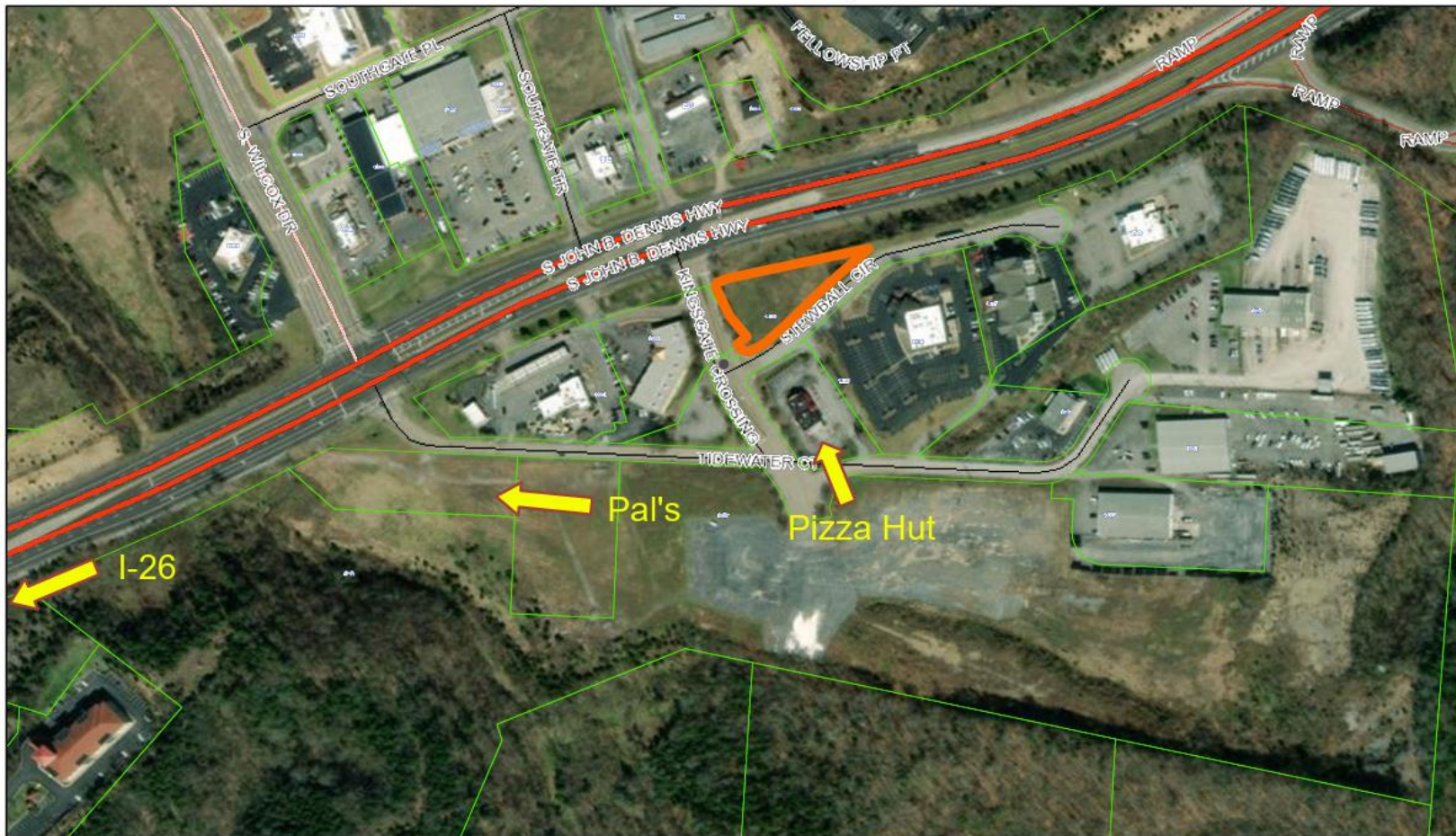
There being no further business before the Commission, the meeting was adjourned at 10:18 am

Respectfully Submitted,

Terry Cox, Chairman

Property Information	Taco Bell – Stewball Circle		
Address	1224 Stewball Circle		
Tax Map, Group, Parcel	Tax Map 076 Parcel 019.45		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Retail/ Commercial		
Acres	+/- .89		
Existing Use	Vacant	Existing Zoning	B-4P
Proposed Use	Taco Bell	Proposed Zoning	B-4P
Owner/ Applicant Information		Intent	
Name: John Sexton Address: 2121 1 st Avenue North, Suite 202 City: Birmingham State: AL Zip Code: 35203 Email: js@blackdesignarch.com Phone Number: (205)-224-4952		Intent: <i>To receive Gateway approval for a B-4P zone development of a new Taco Bell.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends plan approval for the following reasons: <ul style="list-style-type: none"> The submitted plans meet the requirements of the Gateway overlay in the B-4P zone. The submitted plans meet the requirements of a preliminary zoning development plan. Staff Field Notes and General Comments: <ul style="list-style-type: none"> The Planning Commission approval for this site is scheduled for June 19, 2025. <p>Staff recommends granting gateway approval for the Taco Bell development based upon conformance with the gateway standards.</p>			
Planner: Samuel Cooper		Date: 6/20/2025	
Gateway Commission Action		Meeting Date	6/20/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Taco Bell Site Map

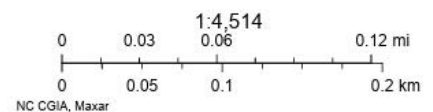


5/23/2025, 4:21:54 PM

Sullivan County Parcels Jan 2023

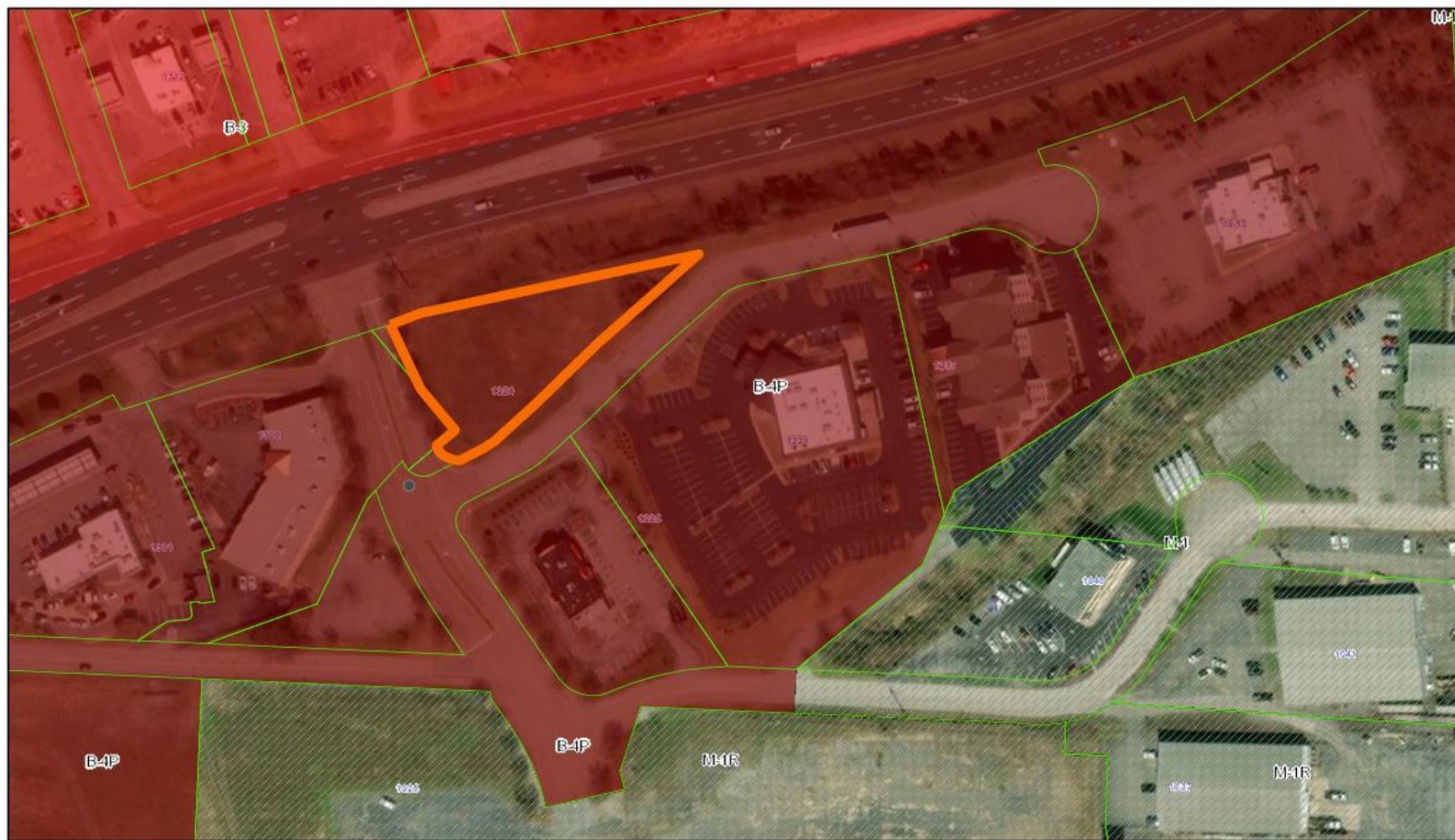
Parcels
Streets
Interstate

— Expressway	— Collector Street	— Ramp
— Major Arterial	— Local Street	 Urban Growth Boundary
— Minor Arterial	— Private Street	• Kpt 911 Address



Web AppBuilder for ArcGIS

Taco Bell Zoning - B-4P, Planned Business District



5/23/2025, 4:26:19 PM

Sullivan County Parcels Jan 2023

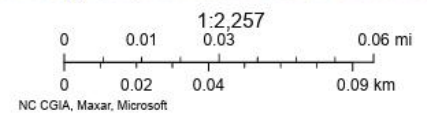
City Zoning

<Null>

TA/C

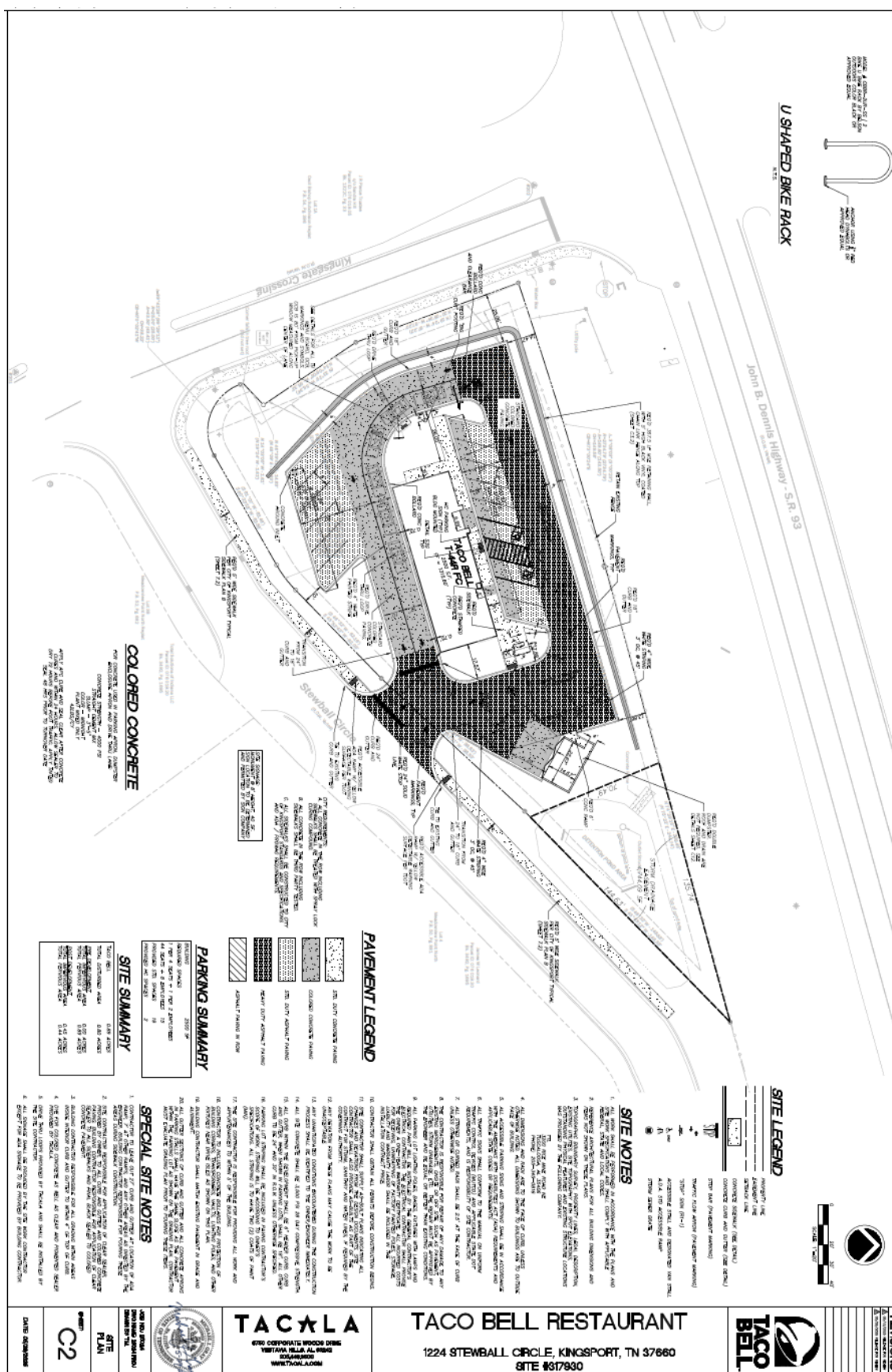
R-5

GC	B-2	BC	P-1	PMD-2	R-1C	Split
B-2E	B-3	GC	P-D	PUD	R-2	TA
A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
A-2	B-4	M-1R	PBD*	R-1	R-3A	UAE
AR	B-4P	M-2	PD	R-1A	R-3B	Kpt 911 Address
B-1	B-4P	MX	PMD-1	R-1B	R-4	



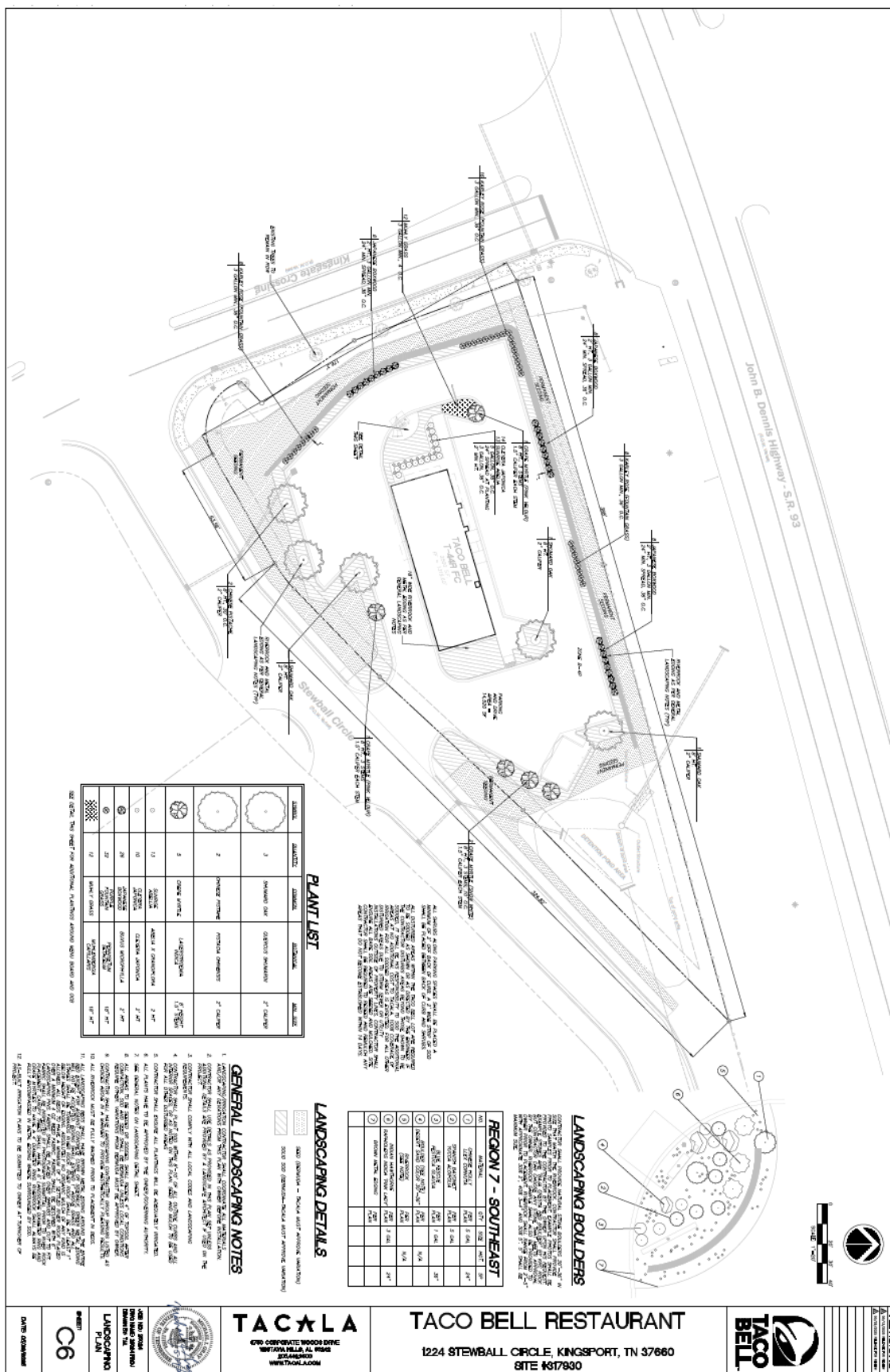
Web AppBuilder for ArcGIS

Zoning Development Plan



[illegible]

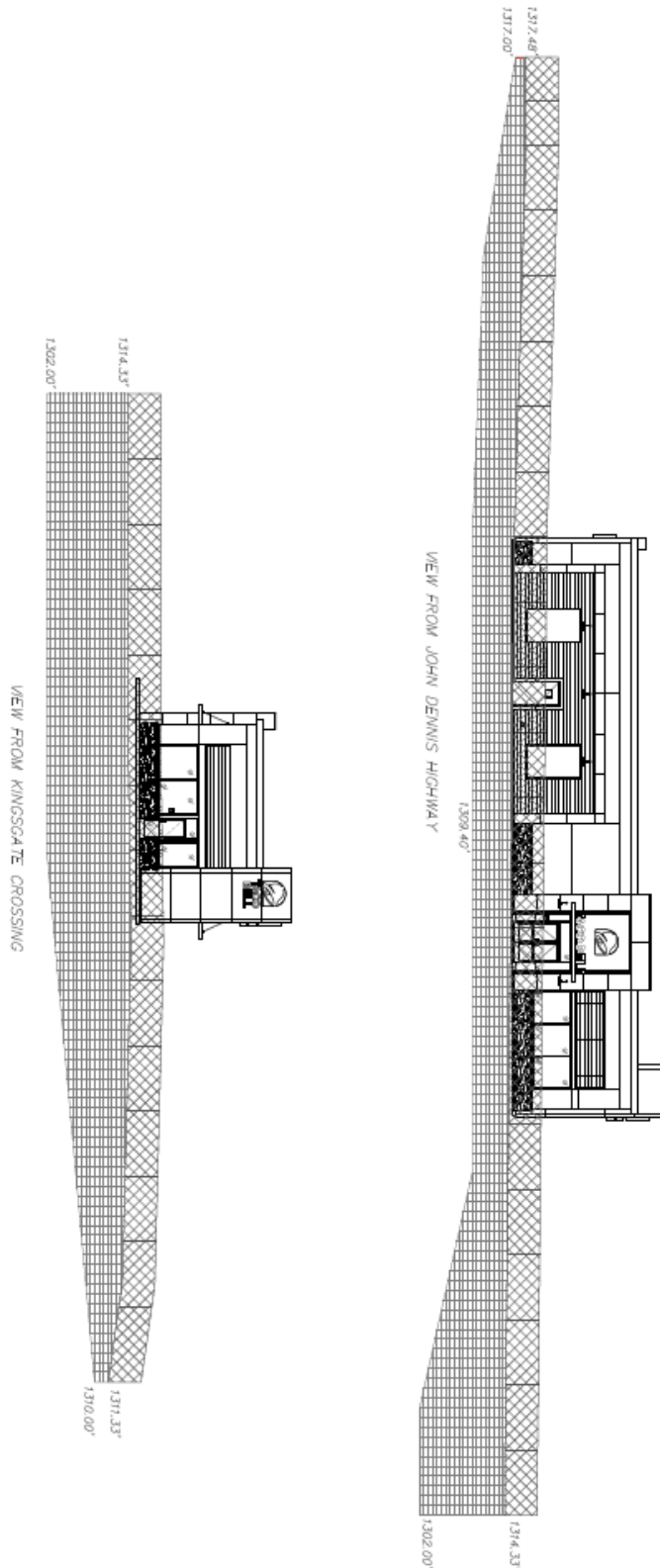
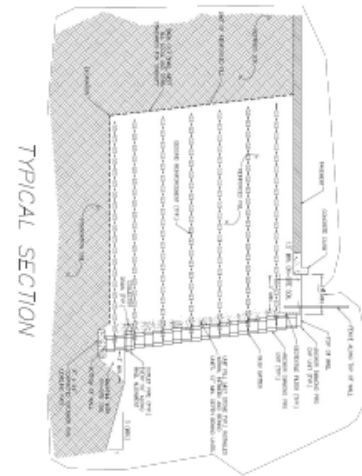
Landscape Plan



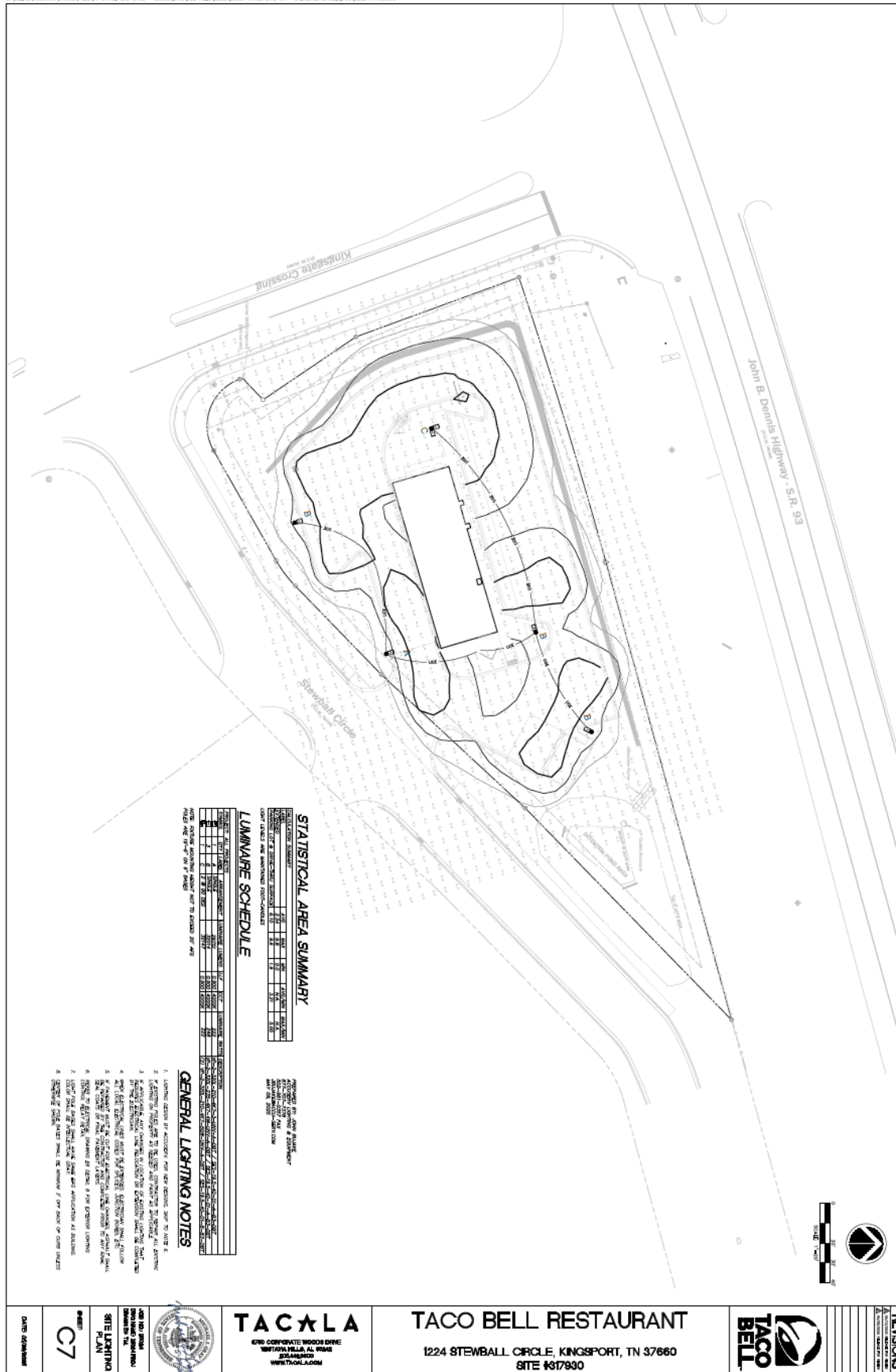
Architectural Plans



Architectural Plans cont.



Lighting Plan



The site plan shows the proposed location of the TACO BELL RESTAURANT on a corner lot. Key features include:

- Property Lines:** Indicated by dashed lines with dimensions.
- Utility Layout:** Various lines representing water, sewer, gas, and electric utilities, with specific callouts for manholes, valves, and connections.
- Surrounding Infrastructure:** Kingsgate Crossing to the north, Stewball Circle to the east, and John B. Dennis Highway - S.R. 93 to the south.
- Annotations:** Numerous notes detailing utility specifications, such as pipe sizes (e.g., 12" PVC, 8" CPVC), materials, and installation requirements.
- Legend:** A key for the utility symbols used on the plan.
- Notes:** A series of numbered notes providing detailed instructions for the utility installation and construction.

<p>UTILITY LEGEND</p> <ul style="list-style-type: none"> 12" WATER MAIN 8" WATER MAIN 6" WATER MAIN 4" WATER MAIN 3" WATER MAIN 2" WATER MAIN 1.5" WATER MAIN 1" WATER MAIN 0.75" WATER MAIN 0.5" WATER MAIN 0.375" WATER MAIN 0.25" WATER MAIN 0.1875" WATER MAIN 0.125" WATER MAIN 0.09375" WATER MAIN 0.0625" WATER MAIN 0.046875" WATER MAIN 0.03125" WATER MAIN 0.0234375" WATER MAIN 0.015625" WATER MAIN 0.01171875" WATER MAIN 0.0078125" WATER MAIN 0.005859375" WATER MAIN 0.00390625" WATER MAIN 0.0029296875" WATER MAIN 0.001953125" WATER MAIN 0.00146484375" WATER MAIN 0.00094921875" WATER MAIN 0.0007119140625" WATER MAIN 0.000533984375" WATER MAIN 0.000399453125" WATER MAIN 0.000299578125" WATER MAIN 0.00022465625" WATER MAIN 0.000168484375" WATER MAIN 0.00012636328125" WATER MAIN 0.0000947724609375" WATER MAIN 0.00007107934375" WATER MAIN 0.00005330952145625" WATER MAIN 0.000039972140625" WATER MAIN 0.00002997909375" WATER MAIN 0.000022465625" WATER MAIN 0.0000168484375" WATER MAIN 0.000012636328125" WATER MAIN 0.00000947724609375" WATER MAIN 0.000007107934375" WATER MAIN 0.000005330952145625" WATER MAIN 0.0000039972140625" WATER MAIN 0.000002997909375" WATER MAIN 0.0000022465625" WATER MAIN 0.00000168484375" WATER MAIN 0.0000012636328125" WATER MAIN 0.000000947724609375" WATER MAIN 0.0000007107934375" WATER MAIN 0.0000005330952145625" WATER MAIN 0.00000039972140625" WATER MAIN 0.0000002997909375" WATER MAIN 0.00000022465625" WATER MAIN 0.000000168484375" WATER MAIN 0.00000012636328125" WATER MAIN 0.0000000947724609375" WATER MAIN 0.00000007107934375" WATER MAIN 0.00000005330952145625" WATER MAIN 0.000000039972140625" WATER MAIN 0.00000002997909375" WATER MAIN 0.000000022465625" WATER MAIN 0.0000000168484375" WATER MAIN 0.000000012636328125" WATER MAIN 0.00000000947724609375" WATER MAIN 0.000000007107934375" WATER MAIN 0.000000005330952145625" WATER MAIN 0.0000000039972140625" WATER MAIN 0.000000002997909375" WATER MAIN 0.0000000022465625" WATER MAIN 0.00000000168484375" WATER MAIN 0.0000000012636328125" WATER MAIN 0.000000000947724609375" WATER MAIN 0.0000000007107934375" WATER MAIN 0.0000000005330952145625" WATER MAIN 0.00000000039972140625" WATER MAIN 0.0000000002997909375" WATER MAIN 0.00000000022465625" WATER MAIN 0.000000000168484375" WATER MAIN 0.00000000012636328125" WATER MAIN 0.0000000000947724609375" WATER MAIN 0.00000000007107934375" WATER MAIN 0.00000000005330952145625" WATER MAIN 0.000000000039972140625" WATER MAIN 0.00000000002997909375" WATER MAIN 0.000000000022465625" WATER MAIN 0.0000000000168484375" WATER MAIN 0.000000000012636328125" WATER MAIN 0.00000000000947724609375" WATER MAIN 0.000000000007107934375" WATER MAIN 0.000000000005330952145625" WATER MAIN 0.0000000000039972140625" WATER MAIN 0.000000000002997909375" WATER MAIN 0.0000000000022465625" WATER MAIN 0.00000000000168484375" WATER MAIN 0.0000000000012636328125" WATER MAIN 0.000000000000947724609375" WATER MAIN 0.0000000000007107934375" WATER MAIN 0.0000000000005330952145625" WATER MAIN 0.00000000000039972140625" WATER MAIN 0.0000000000002997909375" WATER MAIN 0.00000000000022465625" WATER MAIN 0.000000000000168484375" WATER MAIN 0.00000000000012636328125" WATER MAIN 0.0000000000000947724609375" WATER MAIN 0.00000000000007107934375" WATER MAIN 0.00000000000005330952145625" WATER MAIN 0.000000000000039972140625" WATER MAIN 0.00000000000002997909375" WATER MAIN 0.000000000000022465625" WATER MAIN 0.0000000000000168484375" WATER MAIN 0.000000000000012636328125" WATER MAIN 0.00000000000000947724609375" WATER MAIN 0.000000000000007107934375" WATER MAIN 0.000000000000005330952145625" WATER MAIN 0.0000000000000039972140625" WATER MAIN 0.000000000000002997909375" WATER MAIN 0.0000000000000022465625" WATER MAIN 0.00000000000000168484375" WATER MAIN 0.0000000000000012636328125" WATER MAIN 0.000000000000000947724609375" WATER MAIN 0.0000000000000007107934375" WATER MAIN 0.0000000000000005330952145625" WATER MAIN 0.00000000000000039972140625" WATER MAIN 0.0000000000000002997909375" WATER MAIN 0.00000000000000022465625" WATER MAIN 0.000000000000000168484375" WATER MAIN 0.00000000000000012636328125" WATER MAIN 0.0000000000000000947724609375" WATER MAIN 0.00000000000000007107934375" WATER MAIN 0.00000000000000005330952145625" WATER MAIN 0.000000000000000039972140625" WATER MAIN 0.0

Northern Property View



Southern Property View



View of Property along S. John B. Dennis Highway



Site Analysis**1. Site Plan**

- a. The site plan observes the minimum front yard setback of 30 feet, 15-foot side yards, and a 30-foot rear yard. The development contains an appropriate amount of minimum parking spaces: 19 parking stalls with 2 handicap stalls.

2. Grading Plan

- a. The grading plan demonstrates minimal disturbance to the area, conforming to the gateway standards.

3. Landscape Plan

- a. The landscape plan has been approved by the Landscape Specialist. The landscaping will protect existing trees as well as add foliage to provide a visual break in the retaining wall that will be located on the property, providing a more aesthetically pleasing view from S. John B. Dennis.

4. Architectural Plans

- a. The plans display a neutral tone and color scheme complementing the area. The materials used will consist of EIFS, SOFFIT, Stone, and V-Groove siding as well as permitted black vinyl fencing all of which abides by gateway standards.

5. Signage

- a. No freestanding sign is being proposed for this development.
- b. The proposed wall signage totals 44.5 sq. ft., this is 4.5 sq. ft. over the developments allotted amount. Staff feels comfortable granting the additional 4.5 sq. ft. of wall signage in lieu of the developer not proposing any freestanding signage.

6. Lighting Plan

- a. The lighting plan shows all lighting will remain on the subject property, in line with the gateway standard.

7. Utility Plan

- a. The utility plan notes all proposed utilities will be located underground per the Gateway standard.

Recommendation

Staff recommends granting gateway approval for the Taco Bell development based upon conformance with the gateway standards.

Property Information	100 Breckenridge Trace – Premier Transportation		
Address	100 Breckenridge Trace, Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 106, Parcel 026.51		
Civil District	14 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Industrial		
Acres	+/- 2.441 acres		
Existing Use	Vacant	Existing Zoning	MX, Mixed-Use
Proposed Use	Premier Facility	Proposed Zoning	MX, Mixed-Use
Owner/ Applicant Information		Intent	
Name: Thompson & Litton Address: 7 Worth Circle City: Johnson City State: TN Zip Code: 37601 Email: dday@t-l.com Phone Number: (423)-722-1824		Intent: <i>The applicant is seeking Gateway approval, for the construction of a new, MX zoned, Premier Transportation Facility.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends granting contingent approval for the following reasons: <ul style="list-style-type: none"> Planning staff have reviewed all submissions and recommend giving Gateway approval. The development received Planning Commission approval on May 15, 2025 Premier's sign variance is scheduled for the July 3rd, 2025 Board of Zoning Appeals meeting. Staff Field Notes and General Comments: <ul style="list-style-type: none"> Staff recommends granting contingent Gateway approval following an approval by the Board of Zoning Appeals for the additional wall signage space. 			
Planner: Samuel Cooper		Date:	6/20/25
Gateway Commission Action		Meeting Date	6/20/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

100 Breckenridge Trace Site Map



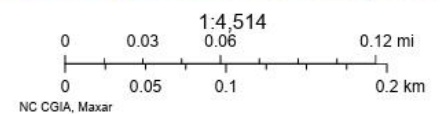
5/8/2025, 4:31:50 PM

Sullivan County Parcels Jan 2023

Parcels
Streets

Interstate

- Expressway
- Collector Street
- Ramp
- Major Arterial
- Local Street
- Urban Growth Boundary
- Minor Arterial
- Private Street
- Kpt 911 Address



Web AppBuilder for ArcGIS

100 Breckenridge Trace Zoning - MX, Mixed-Use



5/8/2025, 4:34:14 PM

Sullivan County Parcels Jan 2023

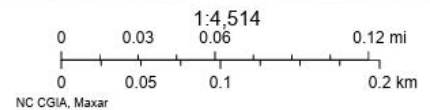
City Zoning

<Null>

TA/C

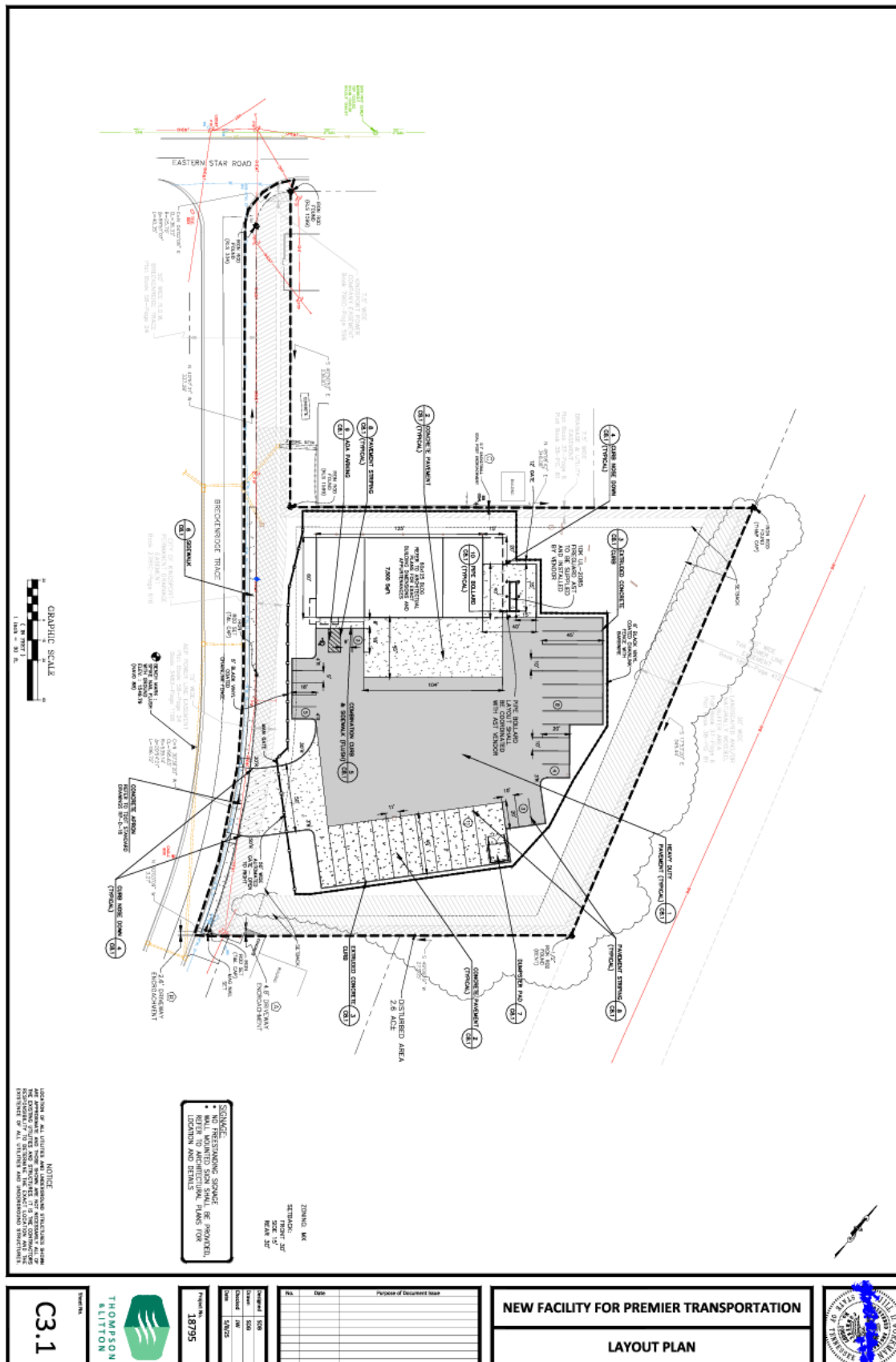
R-5

GC	B-2	BC	P-1	PMD-2	R-1C	Split
B-2E	B-3	GC	P-D	PUD	R-2	TA
A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
A-2	B-4	M-1R	PBD/	R-1	R-3A	UAE
AR	B-4P	M-2	PD	R-1A	R-3B	Kpt 911 Address
B-1	B-4P	MX	PMD-1	R-1B	R-4	

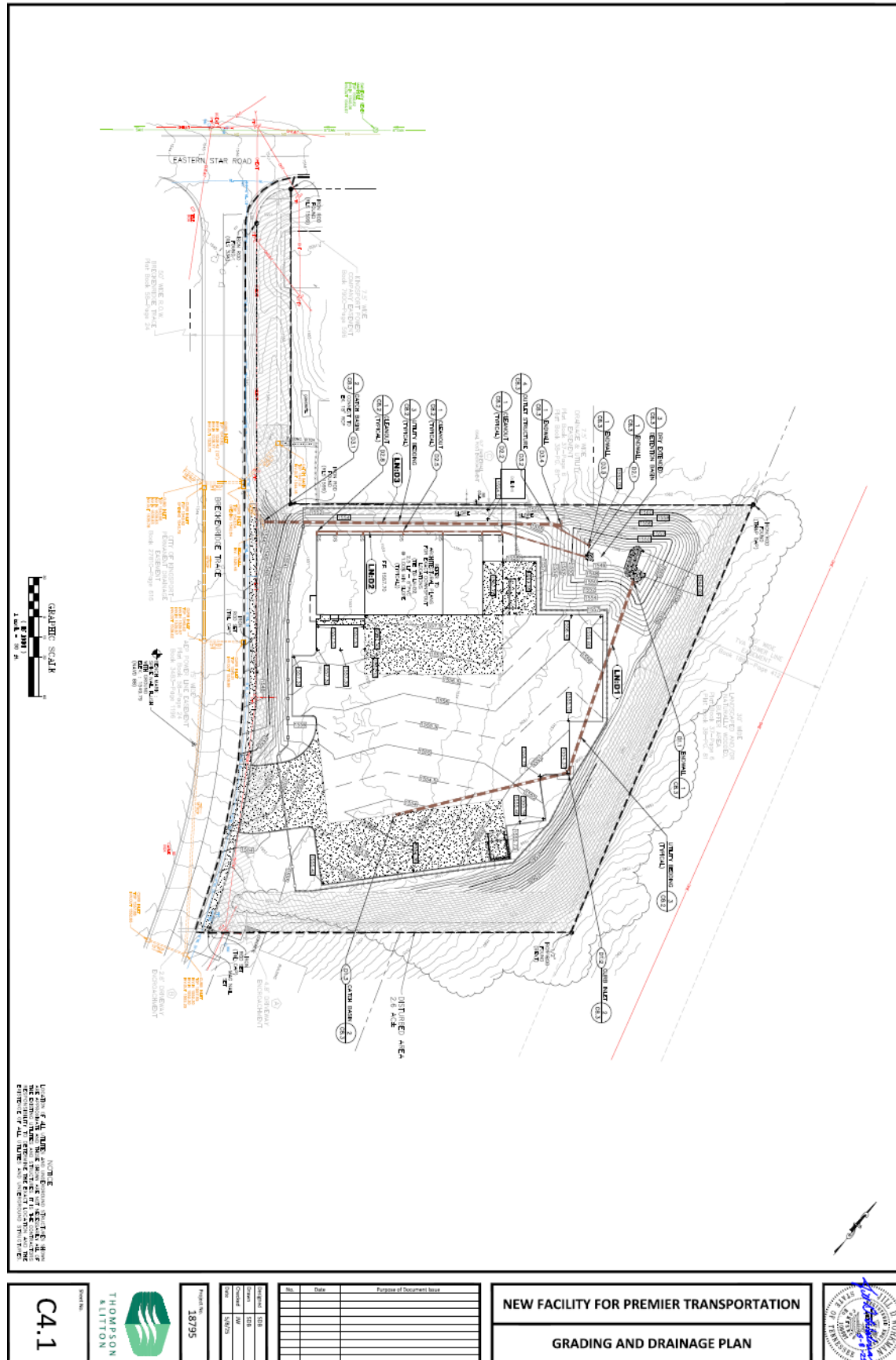


Web AppBuilder for ArcGIS

Zoning Development Plan

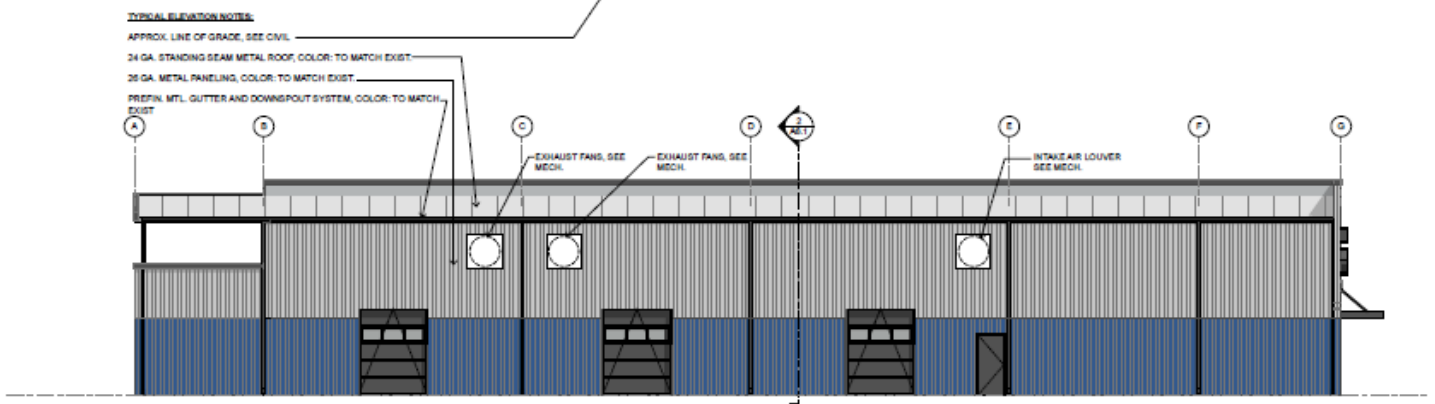
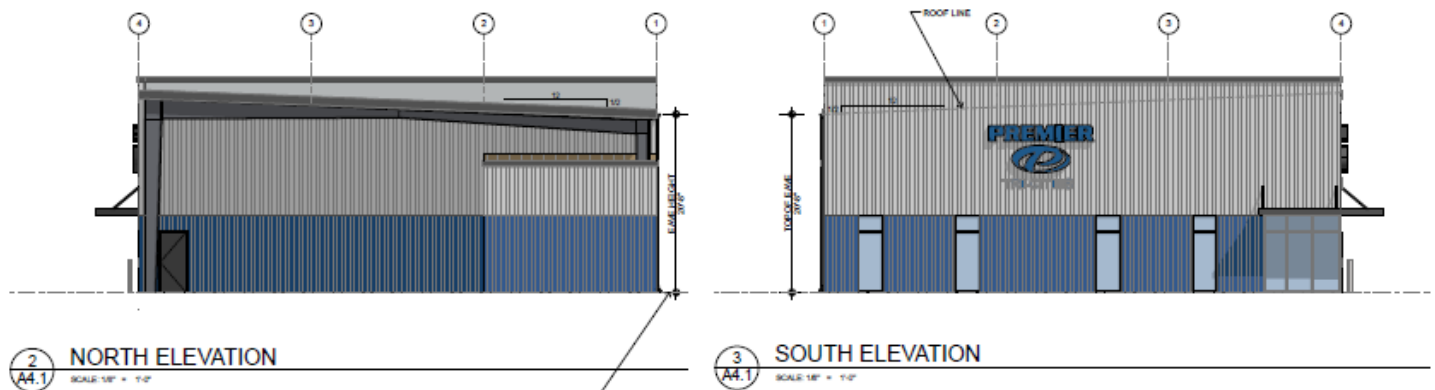
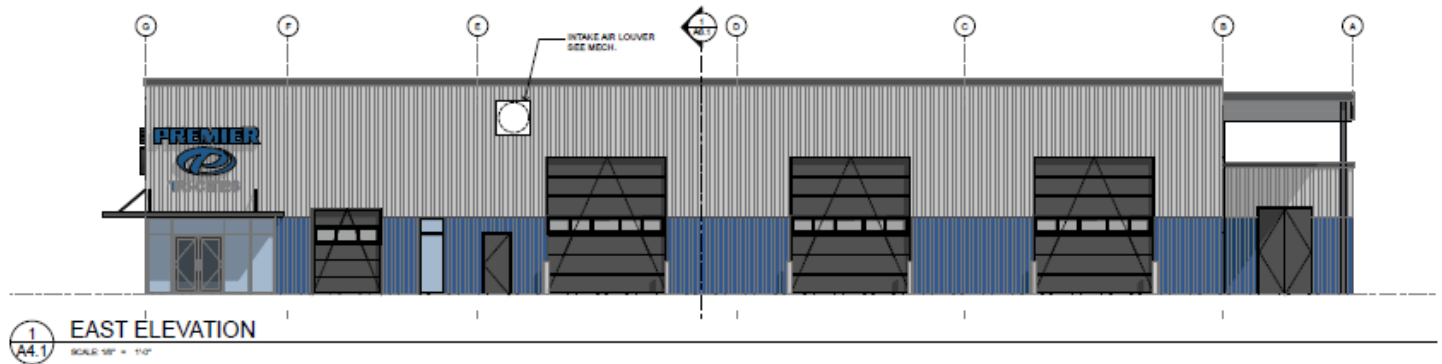


Grading Plan

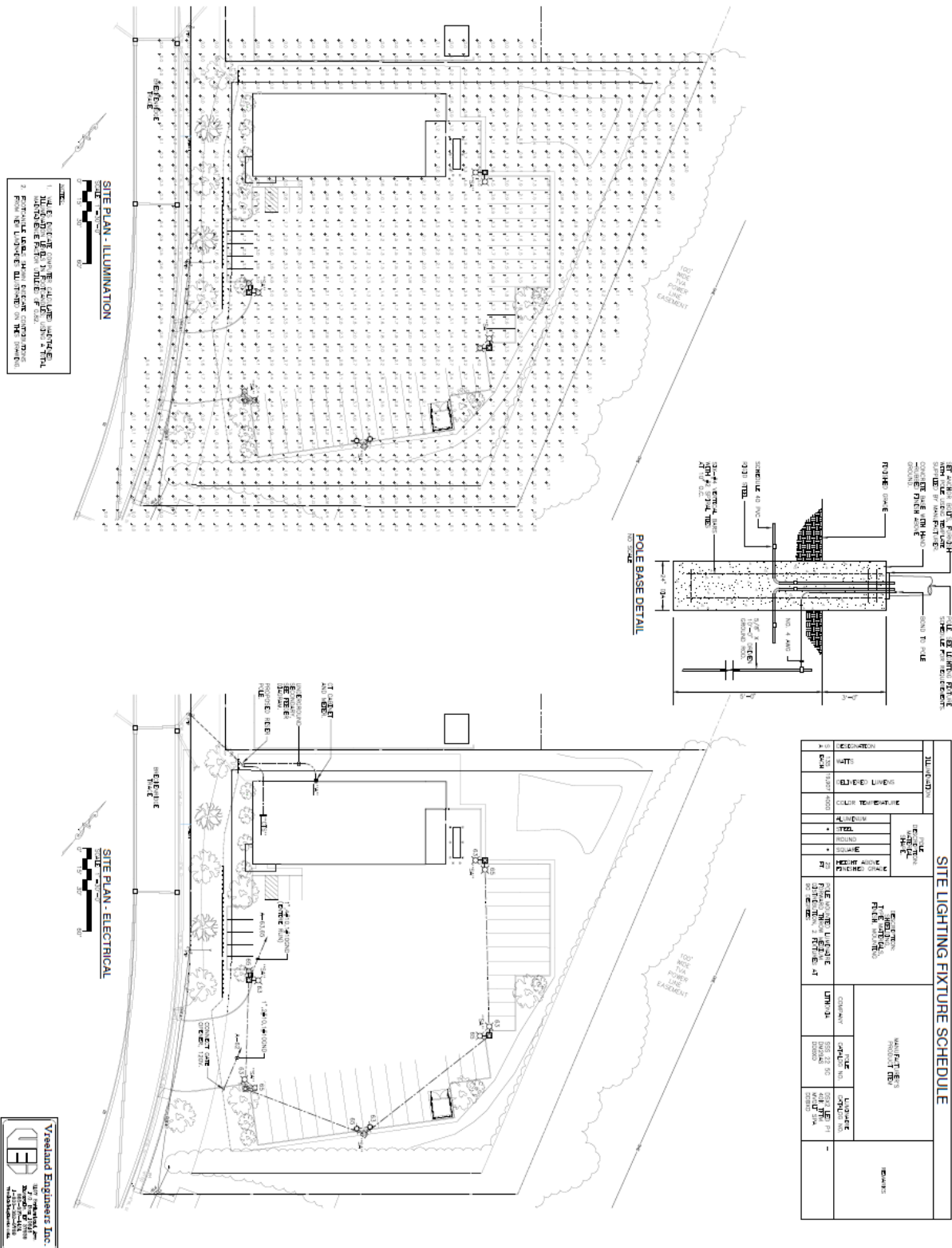


[illegible]

Architectural Design



Lighting Plan



Northern Property View



Southern Property View



Site Analysis**1. Site Plan**

- a. The site map displays the required 30' development free periphery zone as well as the required 30-foot front & rear yard and 15-foot side yard minimum building setbacks.

2. Grading Plan

- a. The grading plan shows a minimal amount of land disturbance in line with the Gateway standard.

3. Landscape Plan

- a. The landscape plan has been approved by the Landscape Specialist and displays a healthy amount of natural vegetation within the 30' development free periphery zone. This natural vegetative buffer will assist in reducing any light pollution on the neighboring subdivision.

4. Architectural Plans

- a. The architectural plan displays neutral colors and materials such as metal roofing and paneling that matches the design of many of the pre-existing buildings in the area.

5. Signage

- a. The development is not proposing any freestanding signage.
- b. Premier's wall signage totals 191.52 sq. ft., 116.52 sq. ft. over their allotted 75 sq. ft. of permitted wall signage space in the gateway district. Premier will be seeking a variance for the additional 116.52 sq. ft. of wall signage.

6. Lighting Plan

- a. The lighting plan displays minimal to no disturbance on adjacent properties. Light disturbance will be dampened further by the natural vegetative area located within the 30' development free periphery zone.

7. Utility Plan

- a. The utility plan notes that all proposed utilities must be located underground per the gateway standard.

Recommendation

Staff recommends granting contingent Gateway approval following an approval by the Board of Zoning Appeals for the additional wall signage space.

Property Information	Cattails Golf Course Pump House Structure		
Address	1901 Meadowview Parkway		
Tax Map, Group, Parcel	Tax Map 076 Parcel 006.92		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Public		
Acres	+/- 15.28		
Existing Use	Golf Course	Existing Zoning	BC, Business Conference Center District
Proposed Use	Golf Course	Proposed Zoning	BC, Business Conference Center District
Owner/ Applicant Information		Intent	
Name: Josh Bell Address: 1901 Meadowview Pkwy City: Kingsport State: TN Zip Code: 37660 Email: Josh.Bell@marriott.com Phone Number: (423)-578-6649		Intent: To receive Gateway approval for replacing the existing pump house structure located on the Cattails golf course.	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends plan approval for the following reasons:</p> <ul style="list-style-type: none"> The submitted plans meet the requirements of the Gateway overlay in the BC zone. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> The existing structure will be replaced by a new pump house cover for concealing the existing utilities there. The existing structure is deteriorating and the new structure will be more aesthetically pleasing for the golf course. Due to this being the replacement of an existing structure, no site, grading, lighting, utility, drainage, or landscape plan was needed. Only the architectural design of the new cover for was required. <p>Staff recommends granting Gateway approval for the replacement of the existing pump house structure located on the Cattails golf course.</p>			
Planner: Samuel Cooper		Date: 6/20/2025	
Gateway Commission Action		Meeting Date	6/20/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Pump House Site Map



6/5/2025, 11:05:47 AM

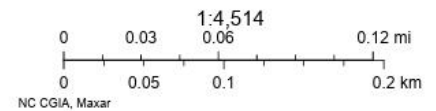
Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

- Expressway
- Collector Street
- Ramp
- Major Arterial
- Local Street
- Urban Growth Boundary
- Minor Arterial
- Private Street
- Kpt 911 Address



Web AppBuilder for ArcGIS

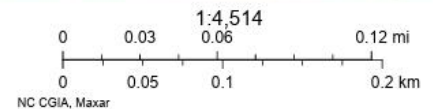
Pump House Zoning - BC, Business Conference Center District



6/5/2025, 11:07:47 AM

Sullivan County Parcels Jan 2023

Parcels	GC	B-2	BC	P-1	PMD-2	R-1C	Split
City Zoning	B-2E	B-3	GC	P-D	PUD	R-2	TA
<Null>	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
TA/C	A-2	B-4	M-1R	PBD*	R-1	R-3A	UAE
R-5	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
	B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address



Web AppBuilder for ArcGIS

Architectural Design

COMPOSITE ENCLOSURES



- Full access for service
- Non-corrosive composite material
- Impact resistance
- Sound attenuation
- No building permit required





COMPOSITE ENCLOSURES



- NON-CORROSIVE, SOUND ATTENUATING COMPOSITE MATERIAL
- SECURE EQUIPMENT PROTECTION
- SUPERIOR IMPACT RESISTANCE

WATERTRONICS COMPOSITE ENCLOSURES provide secure equipment protection in a 100% non-corrosive, sound attenuating, and weatherproof structure. Pultruded fiberglass construction provides superior strength and an open panel design allows for complete accessibility. Designed to resist damage from impact, chemicals, and environmental conditions along with the ability to be temperature controlled, Composite Enclosures are an ideal solution for applications such as pump station houses, chiller units, chemical storage and filtration skids.



DESIGN BENEFITS



- ① 100% non-corrosive, maintenance-free composite material—not susceptible to rust, rot or insect infestation
- ② Superior impact resistant exterior
- ③ Sound attenuating—natural composite material provides average sound reduction of 11 db
- ④ Arrives fully assembled and generally does not require a building permit
- ⑤ New construction or retrofit for existing installations

CNC machined structural frame profiles offer superior strength and rigidity to the enclosure system. These structural profiles are manufactured from a FRP Pultruded composite matrix.



Roof and panel assemblies are manufactured from a light-weight 32lb. density fiberglass reinforced urethane foam board that is bonded together utilizing a structural adhesive system. The culmination of these materials provides an incredible strength-to-weight ratio for the backbone of the composite enclosure system.



Coated with a 40mil UV stable 2-part Polyurea top coat yielding an exterior finish with excellent impact and abrasion qualities.



Enclosures come standard in either Sandstone or Green. Custom colors are available upon request.



Modular design construction, including removable roof, allows for 360 degree serviceability.



Stainless steel lift off door hinges allow door panels to be completely removed for added interior accessibility.



STANDARD FEATURES

- Panel construction: 32 lb. density closed-cell fiberglass reinforced urethane foam board
- Enclosure coating: 40mil UV stable 2-part Polyurea top coat
- Stainless Steel hardware—including lockable door handles, lift-off hinges, and fasteners
- Thermostat-controlled fan
- LED interior lighting
- Floor drain
- 120V outlet
- Removable panels, doors and roof
- Cane bolt door panel kickstands
- Sandstone or Green enclosure color
- Delivered fully assembled
- 2 year warranty

OPTIONS

- Acoustic insulation
- Thermal insulation
- Exterior lighting
- Service disconnect pull box
- Roof hatch
- Custom enclosure color
- PE stamped wind-load rated structural design for hurricane regions
- Factory skid mounted to Watertronic Pump Station
- UL-Listing with UL-Listed Watertronic Packaged Pump Station

SIZE AVAILABILITY

Composite Enclosures are available in pre-determined sizes for both standard enclosures and PE stamped wind-load rated enclosures. Consult factory for custom enclosure sizing.

COMPOSITE ENCLOSURE STANDARD SIZING

		LENGTH															
WIDTH	INCHES	66	72	84	96	108	120	132	144	156	168	180	192	204	216	228	240
	FEET	5.5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	72	6			✓	✓	✓	✓	✓								
	78	6.5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					
	84	7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	90	7.5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	96	8	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	98	8.167	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	102	8.5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ = size available

NOTE: Due to roof overhang and hardware, any enclosure larger than 96" wide is considered to be a wide load for transport as the overall dimension exceeds the 102" standard shipping threshold.

WIND-LOAD RATED COMPOSITE ENCLOSURE STANDARD SIZING

		LENGTH													
WIDTH	INCHES	96	108	120	132	144	156	168	180	192	204	216	228	240	
	FEET	8	9	10	11	12	13	14	15	16	17	18	19	20	
	84	7	✓		✓		✓		✓		✓		✓		✓
	90	7.5	✓		✓		✓		✓		✓		✓		✓
	96	8	✓		✓		✓		✓		✓		✓		✓
	98	8.167	✓		✓		✓		✓		✓		✓		✓
	102	8.5	✓		✓		✓		✓		✓		✓		✓

✓ = size available

NOTE: Due to roof overhang and hardware, any enclosure larger than 96" wide is considered to be a wide load for transport as the overall dimension exceeds the 102" standard shipping threshold.

DELIVERY AND INSTALLATION

Composite Enclosures arrive onsite fully assembled to expedite installation and eliminate site downtime due to construction. Building permits generally not required.



For more information on Composite Enclosures visit watertronics.com.









Recommendation

Staff recommends granting Gateway approval for the replacement of the existing pump house structure located on the Cattails golf course.

Property Information	ECU Meadowview Parking Expansion		
Address	2021 Meadowview Lane		
Tax Map, Group, Parcel	Tax Map 076 Parcel 005.20		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Retail/ Commercial		
Acres	+/- .89		
Existing Use	Eastman Credit Union	Existing Zoning	BC
Proposed Use	Eastman Credit Union	Proposed Zoning	BC
Owner/ Applicant Information		Intent	
Name: Ben Jenkins Address: 130 Regional Park Drive City: Kingsport State: TN Zip Code: 37660 Email: ben@grcinc.com Phone Number: (423)-349-7760		Intent: To receive Gateway approval for a BC zone parking lot expansion project for the Meadowview Eastman Credit Union.	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends plan approval for the following reasons:</p> <ul style="list-style-type: none"> The submitted plans meet the requirements of the Gateway overlay in the BC zone. The development is scheduled for Planning Commission approval on June 19, 2025. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> The site plan displays all necessary information and will add 35 additional parking spaces to the development. The grading plan demonstrates minimal disturbance to the area, conforming to the gateway standards. The drainage plan demonstrates proper runoff and the area will still maintain adequate open space as required by the gateway standard. The Landscape Specialist has approved the landscape plan, which will add four additional trees to the area and will be straw/seeded following construction. One singular light pole will be relocated to a new position within the project area, as shown on the site plan, the light pole will be of the same design as all pre-existing light poles on the property. The new location will not have any light pollution impact on any adjacent parcel. <ul style="list-style-type: none"> A formal utility plan was not needed for this development. <p>Staff recommends granting Gateway for the ECU parking lot expansion project based on the projects conformance to the gateway standards.</p>			
Planner: Samuel Cooper		Date: 6/20/2025	
Gateway Commission Action		Meeting Date	6/20/2025
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

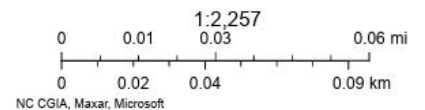
ECU Parking Expansion Site Map



6/4/2025, 4:47:47 PM

Sullivan County Parcels Jan 2023

- | | | | |
|------------|----------------|------------------|-----------------------|
| Parcels | Expressway | Collector Street | Ramp |
| Streets | Major Arterial | Local Street | Urban Growth Boundary |
| Interstate | Minor Arterial | Private Street | Kpt 911 Address |



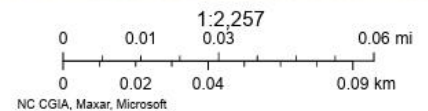
Web AppBuilder for ArcGIS

ECU Parking Expansion Zoning - BC, Business Conference Center District



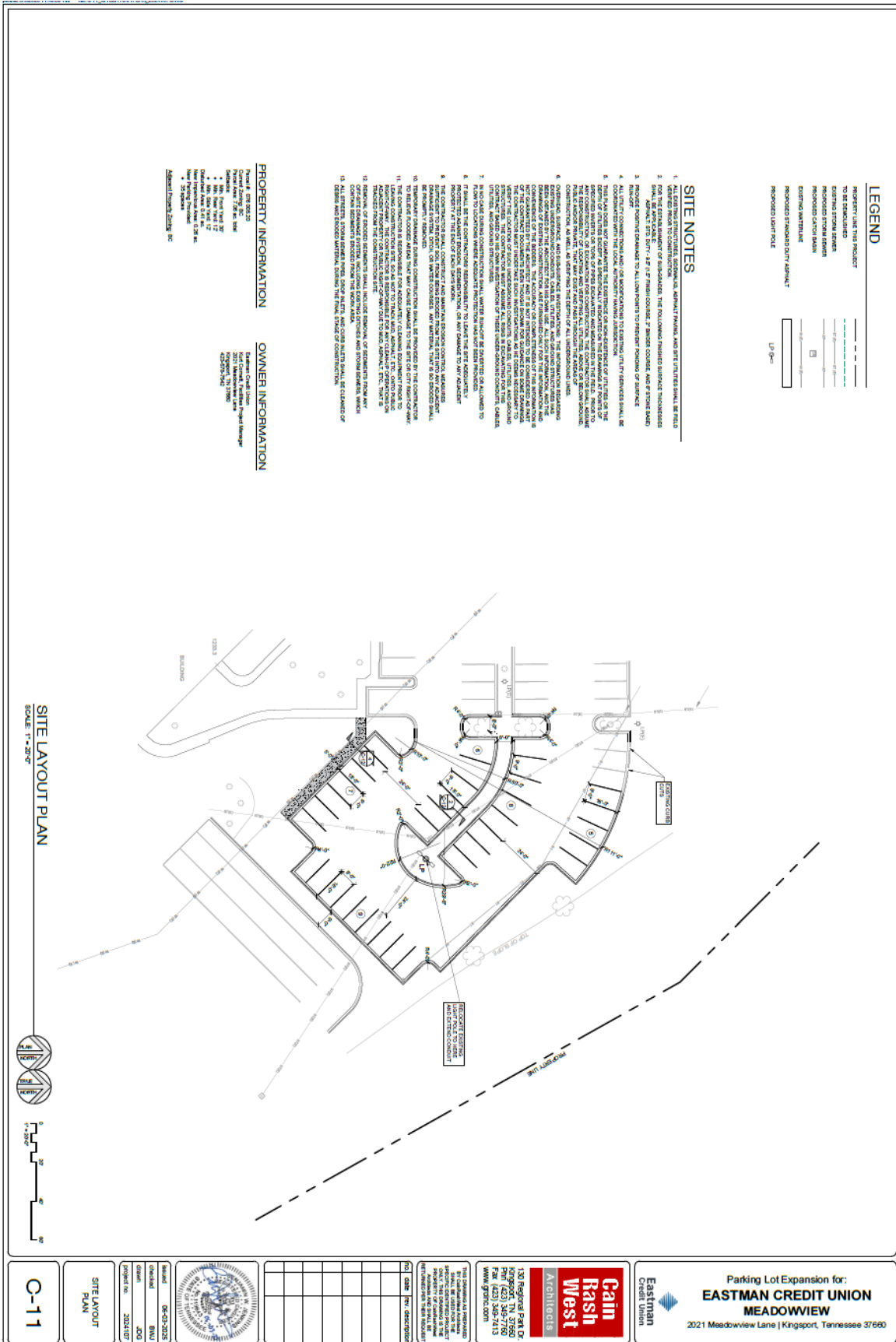
6/4/2025, 4:49:39 PM

Sullivan County Parcels Jan 2023	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
City Zoning	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
<Null>	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
TA/C	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
R-5	B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
GC	B-3	M-1	PBD*	R-1A	R-4	Expressway	Urban Growth Boundary
B-2E	B-3	M-1R	PD	R-1B	Spilt	Major Arterial	Kpt 911 Address



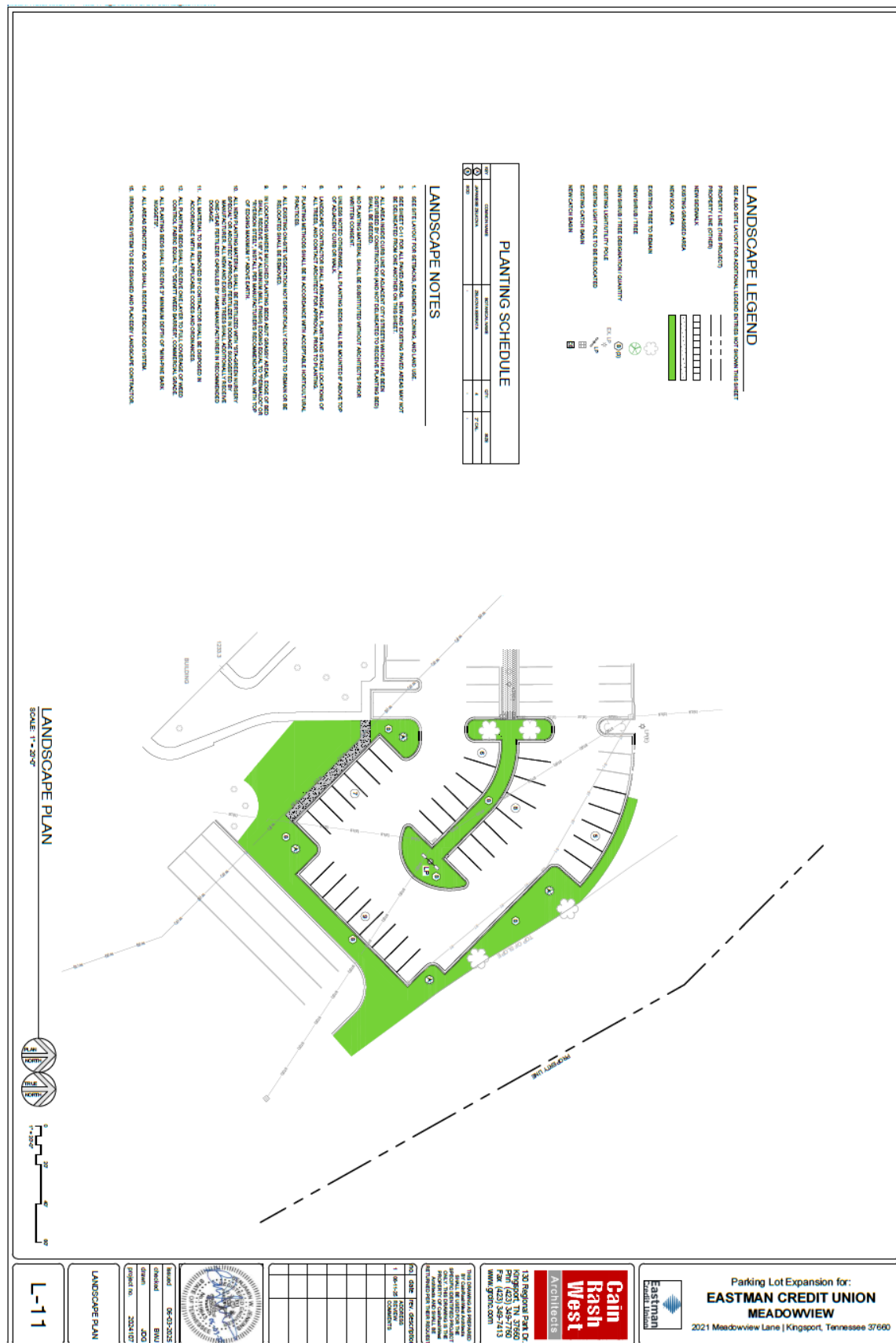
Web AppBuilder for ArcGIS

Zoning Development Plan



[illegible]

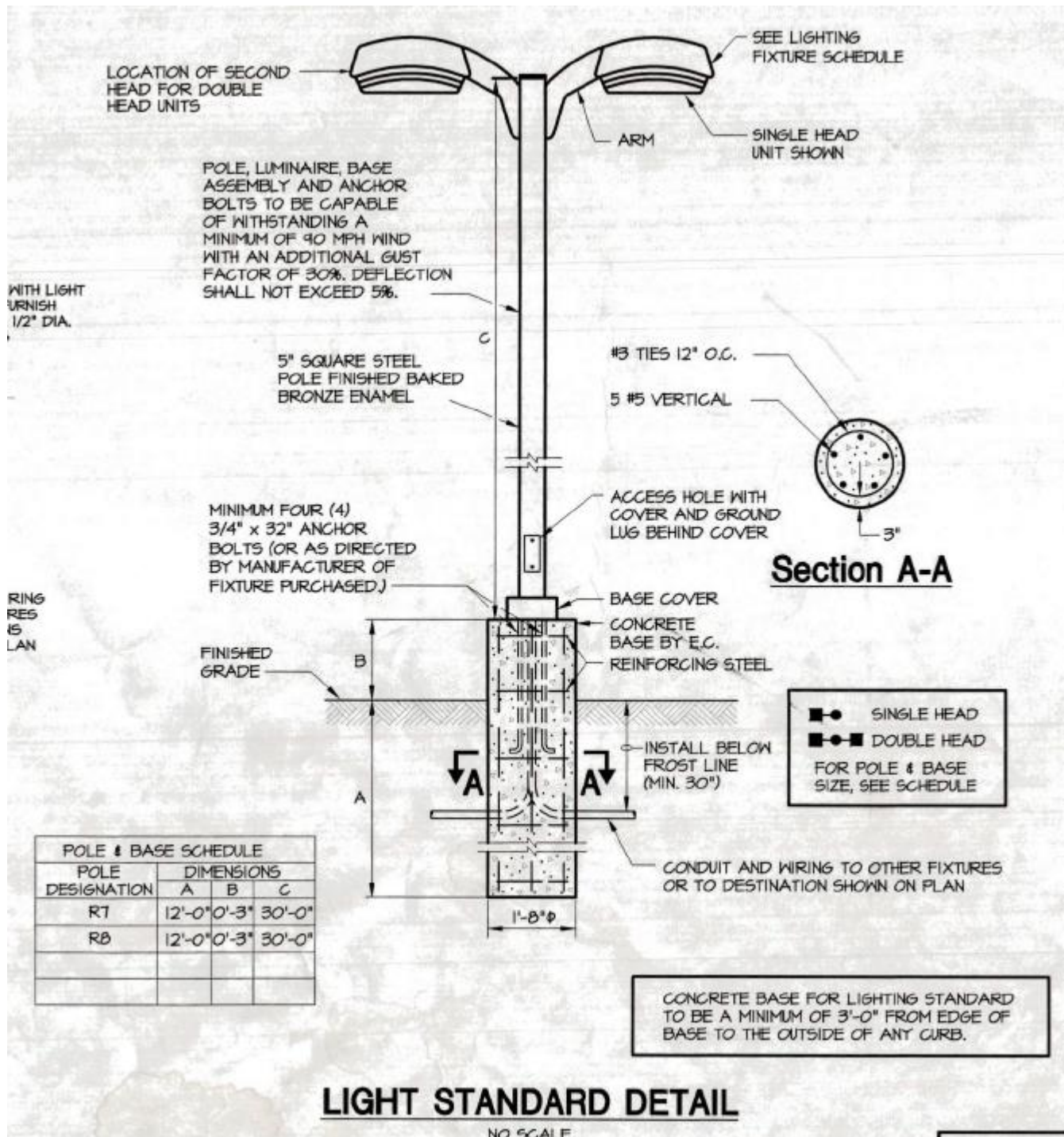
Landscape Plan



Architectural Plans

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	LAMPS	MOUNTING	FINISH	REMARKS	FIXTURE DESCRIPTION
R7	GARDCO	618-2-3XL-400MH-2TT-BRP	2-400W MH	POLE MOUNTED	BRONZE	PULSE START, ONE FIXTURE OPERATES AT 208V/1Ø	POLE MOUNTED METAL HALIDE FIXTURE ON SQUARE STRAIGHT STEEL POLE PAINTED BRONZE, GULLING STYLE FIXTURE HEAD.
R8	GARDCO	618-14-3XL-400MH-2TT-BRP	1-400W MH	POLE MOUNTED	BRONZE	PULSE START	POLE MOUNTED METAL HALIDE FIXTURE ON SQUARE STRAIGHT STEEL POLE PAINTED BRONZE, GULLING STYLE FIXTURE HEAD.
R10	GARDCO	DFT-C-VFL-150MH-2TT-BRP	1-150W MH	CONDUIT	BRONZE	USE FIXTURE INSERT TO SET CONDUIT STUBUPS	FLOODLIGHT WITH DIE-CAST ALUMINUM HOUSING, TEMPERED GLASS LENS, PULSE-START LAMP
R11	GARDCO	DFT-HRD-NSP-250MH-2TT-BRP	1-250W MH	ROOF MOUNTED	BRONZE	SEAL CONDUIT PENETRATION AT ROOF	FLOODLIGHT WITH DIE-CAST ALUMINUM HOUSING, TEMPERED GLASS LENS, PULSE-START LAMP
Z4	STONCO	6400EV5-120	PAR64	CONCRETE PAD	ALUMINUM	UL LISTED FOR NET LOCATIONS. MUST BE MOUNTED ON CONCRETE PAD WITH SUITABLE BARRIER OR SPACING BETWEEN HOUSING AND PAD TO	SPOTLIGHT WITH ALUMINUM HOUSING, GASKETED LENS AND ADJUSTABLE ARM



Northern Property View



Southern Property View



Recommendation

Staff recommends granting gateway approval for the ECU parking lot expansion project based on the projects conformance to the gateway standards.

Property Information	TownePlace Suites Gateway Application		
Address	South Wilcox Dr.		
Tax Map, Group, Parcel	Tax Map 076 Parcel 006.20		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Retail/ Commercial		
Acres	+/- 2.71		
Existing Use	Vacant	Existing Zoning	B-3
Proposed Use	Hotel	Proposed Zoning	B-3
Owner/ Applicant Information		Intent	
Name: Sandip Patel Address: 2365 Benjamin Ct. City: Morristown State: TN Zip Code: 37814 Email: sandip@devicapital.com Phone Number: (865)-406-5847		Intent: To receive gateway approval for a B-3 zone development of a new TownePlace Suites by Marriott.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends contingent approval for the following reasons: <ul style="list-style-type: none"> • PC approval for this site is scheduled for July 17, 2025. • The development has not received Civil approval yet, therefore the plans are subject to change. Staff Field Notes and General Comments: <ul style="list-style-type: none"> • Civil approval is still needed for the development plans. Therefore, staff recommends granting contingent gateway approval based on the civil plans being approved later on. 			
Planner: Samuel Cooper		Date: 6/20/2025	
Planning Commission Action		Meeting Date	6/20/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

TownePlace Suites Site Map

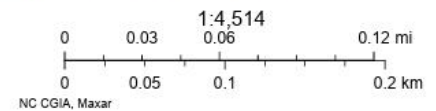


6/6/2025, 11:58:06 AM

Sullivan County Parcels Jan 2023

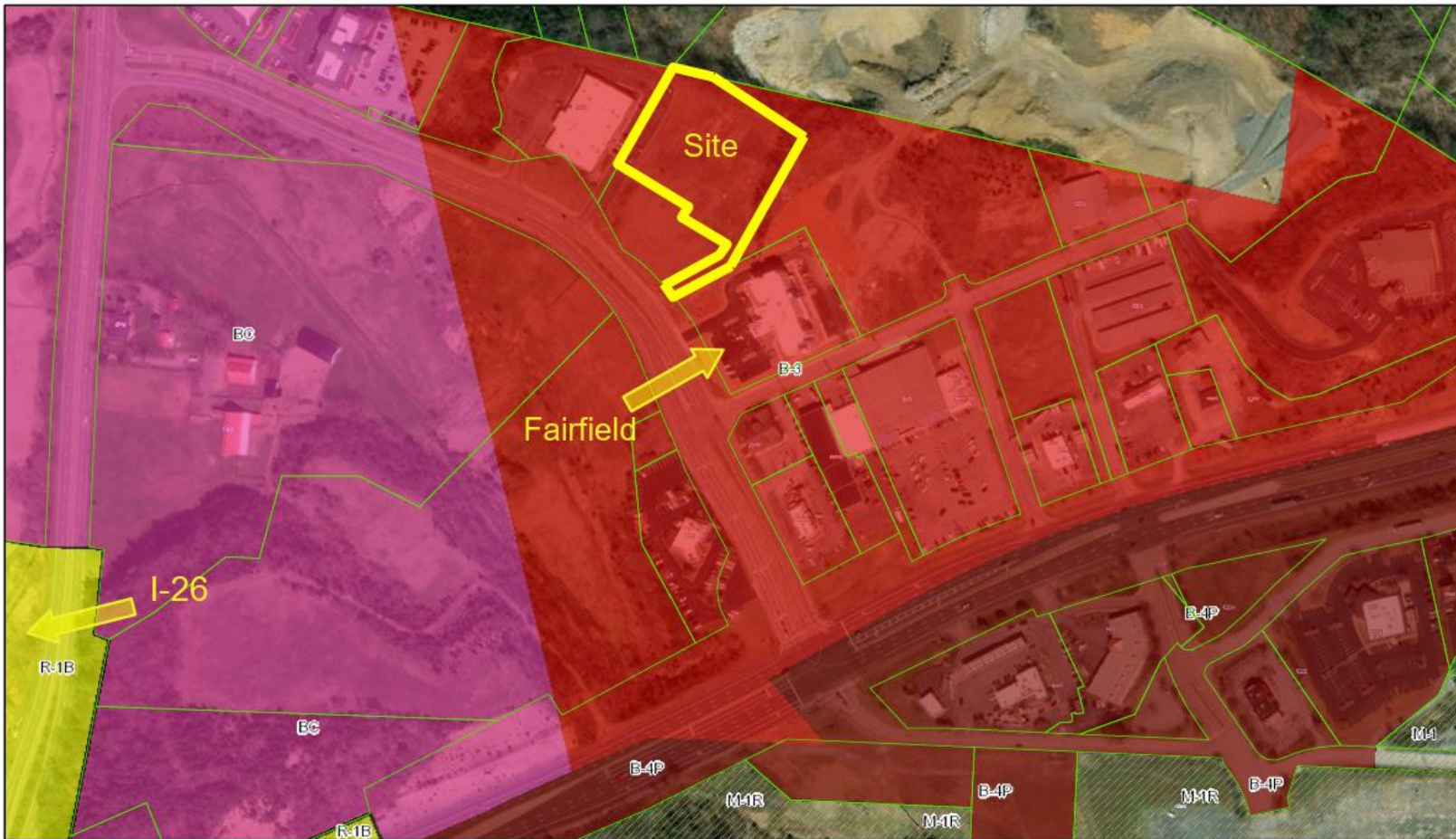
Parcels
Streets
Interstate

Expressway
Collector Street
Major Arterial
Minor Arterial
Local Street
Private Street
Ramp
Urban Growth Boundary
Kpt 911 Address



Web AppBuilder for ArcGIS

TownePlace Suites Zoning - B-3, Highway Oriented Business District



6/6/2025, 12:00:57 PM

Sullivan County Parcels Jan 2023

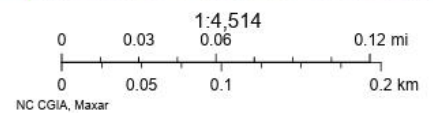
City Zoning

<Null>

TA/C

R-5

GC	B-2	BC	P-1	PMD-2	R-1C	Split
B-2E	B-3	GC	P-D	PUD	R-2	TA
A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
A-2	B-4	M-1R	PBDI*	R-1	R-3A	UAE
AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address



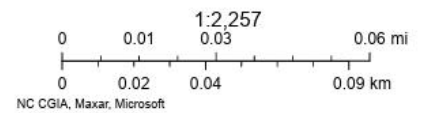
Web AppBuilder for ArcGIS

TownePlace Suites Existing Utilities



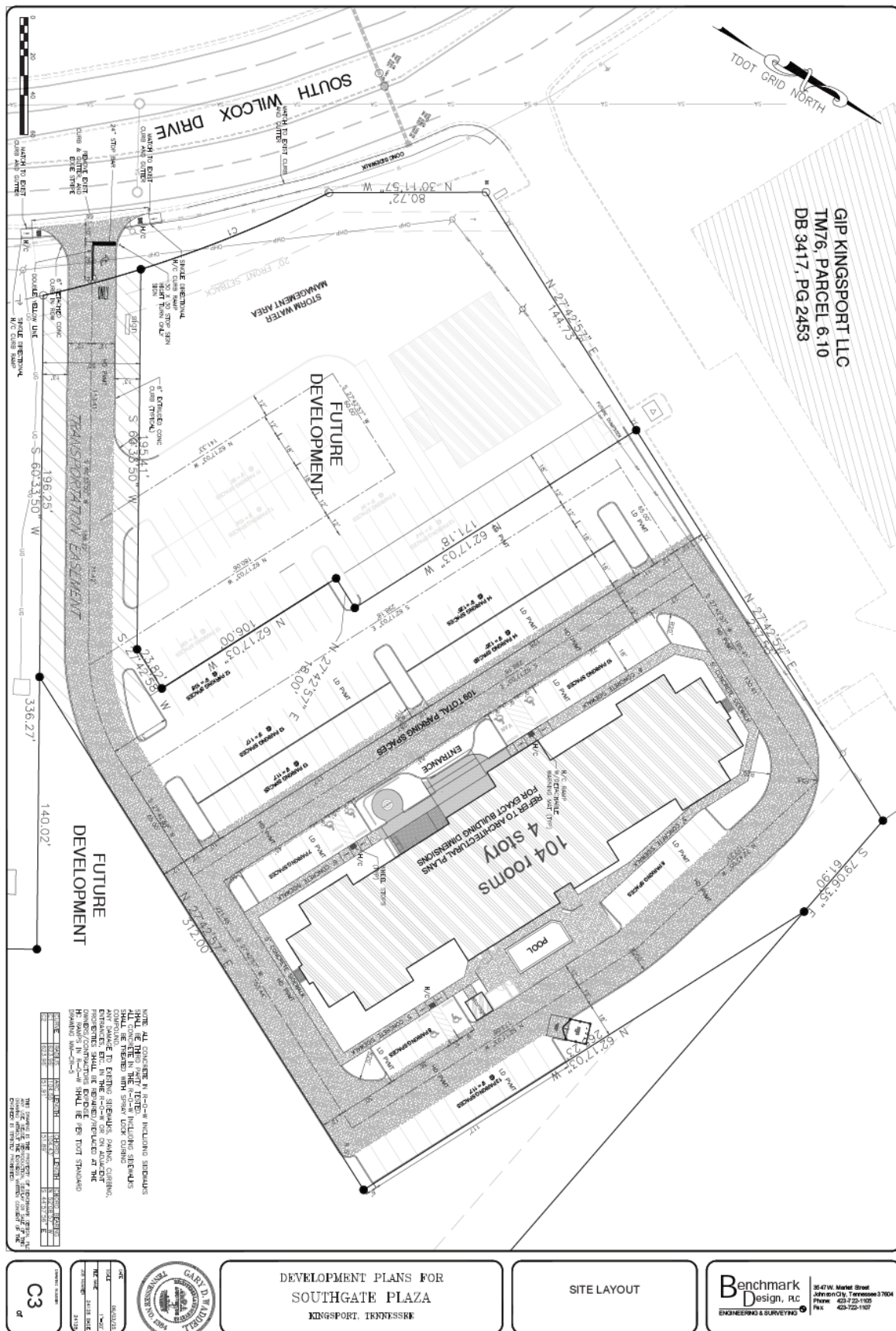
6/6/2025, 12:03:12 PM

- Sewer Mains
- Sewer Manholes
- Water Lines
- Urban Growth Boundary
- Kpt 911 Address

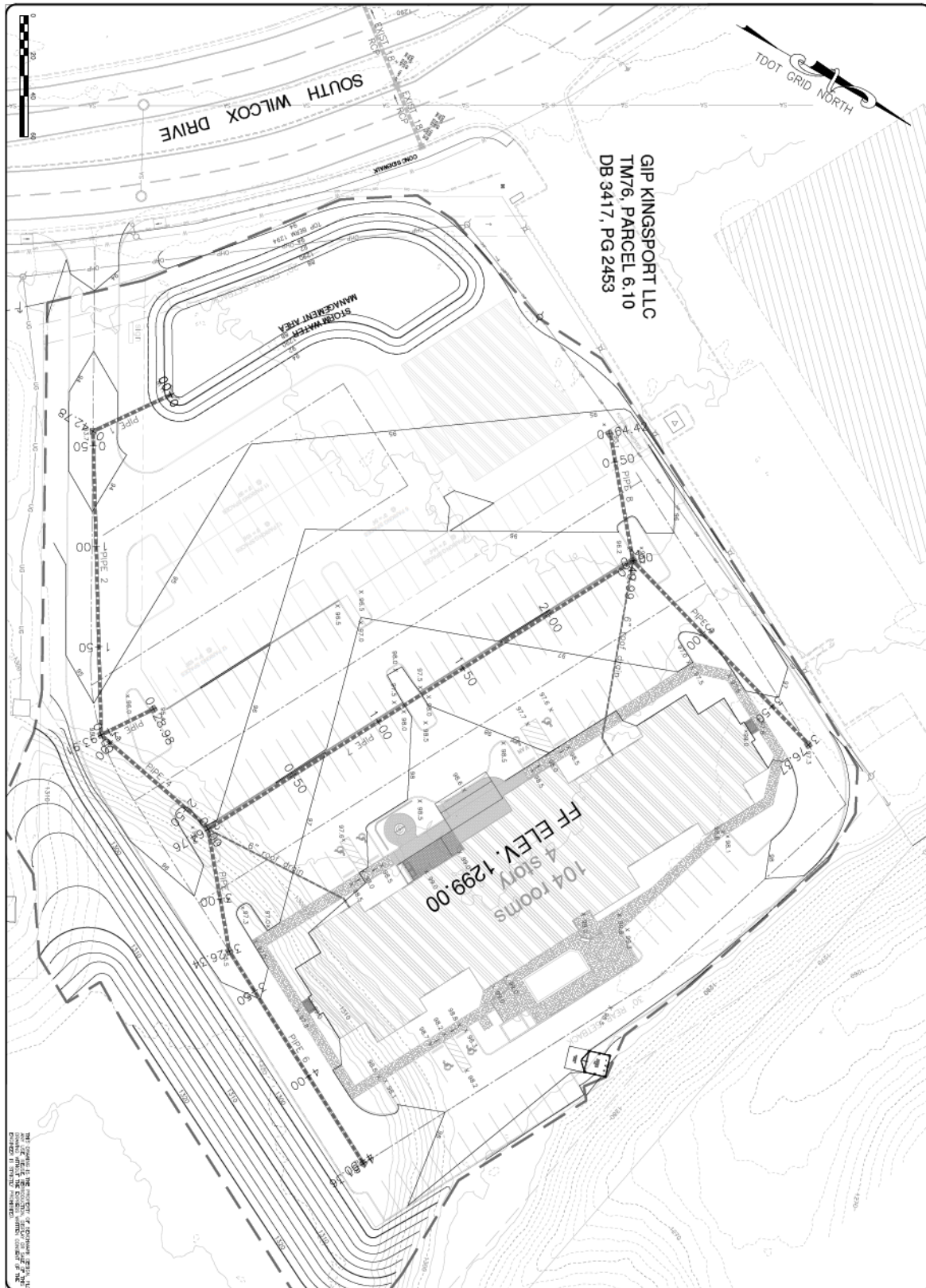


Web AppBuilder for ArcGIS

Site Map



Grading/Drainage Plan



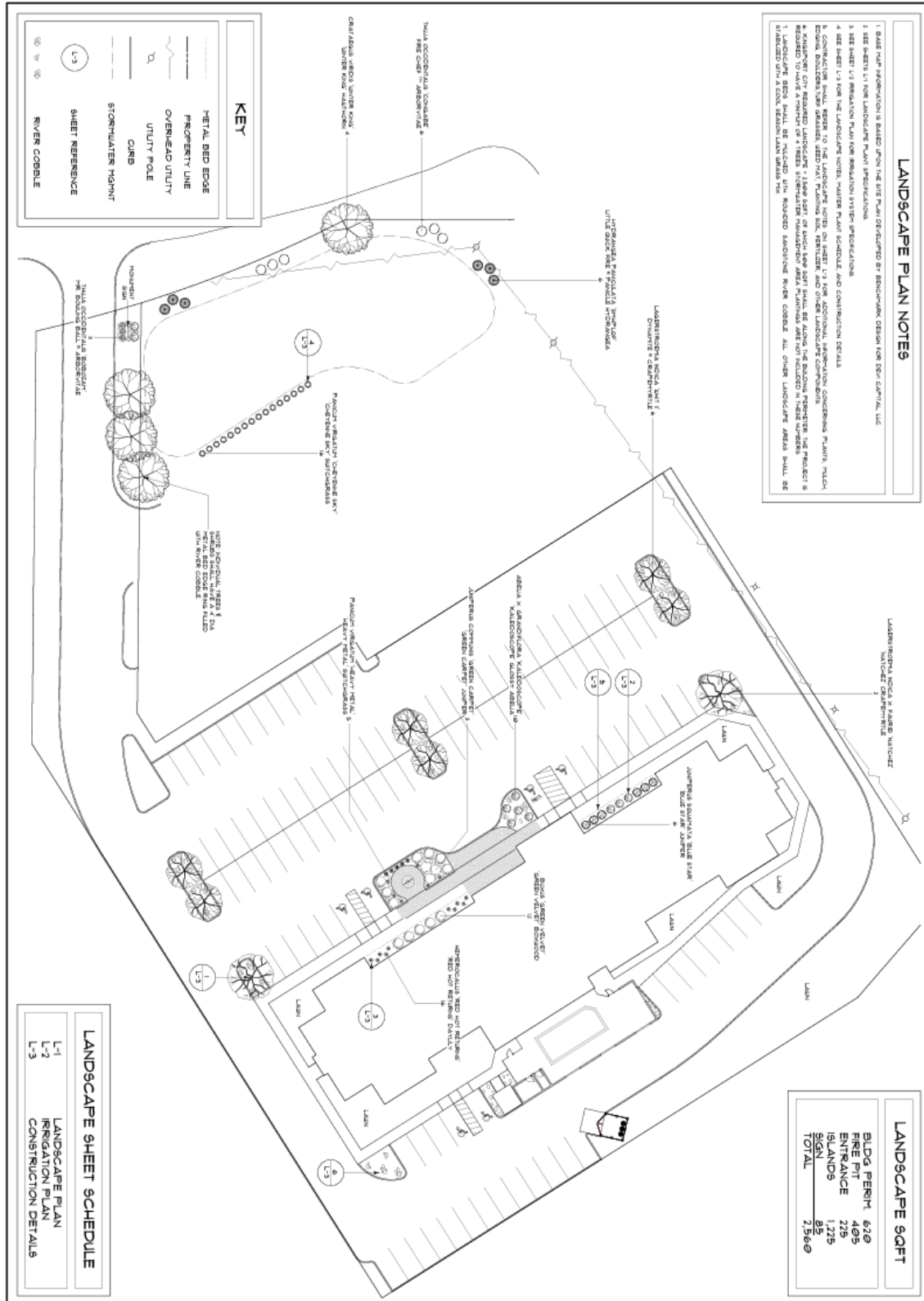
C4	DATE: 06/03/25
BY: [Signature]	SCALE: 1"=50'
CHECKED: [Signature]	DATE: 06/03/25

DEVELOPMENT PLANS FOR
SOUTHGATE PLAZA
KINGSFORT, TENNESSEE

GRADING/DRAINAGE PLAN

Benchmark
Design, P.C.
ENGINEERING & SURVEYING
3547 W. Market Street
Kingsport, TN 37664
Phone: 423-723-1105
Fax: 423-723-1107

Landscape Plan



THE SOUTHGATE PLAZA MARRIOTT TOWN PLACE SUITES HOTEL

LANDSCAPE PLAN

Kingsport, Tennessee

DATE: _____

BY: _____

DATE: _____

DATE: _____

BY: _____

DATE: _____

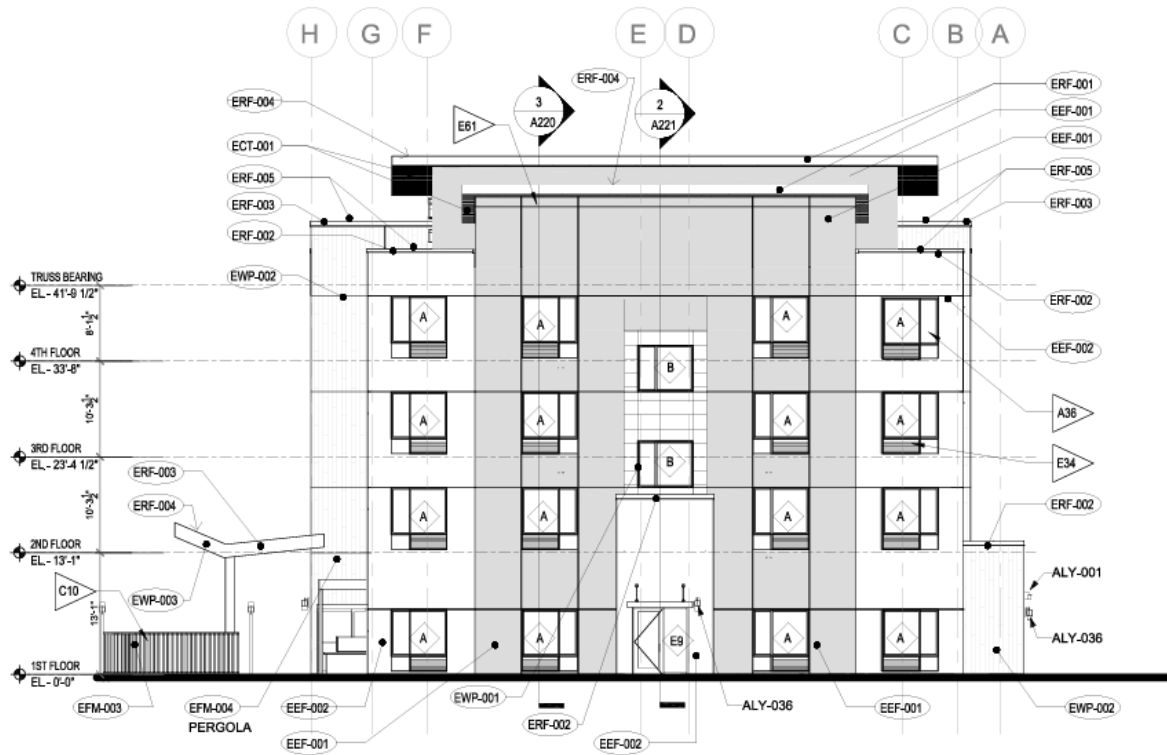
Architectural Plans

Front Elevation



Rear Elevation (No rear wall signage will be located on the actual building)

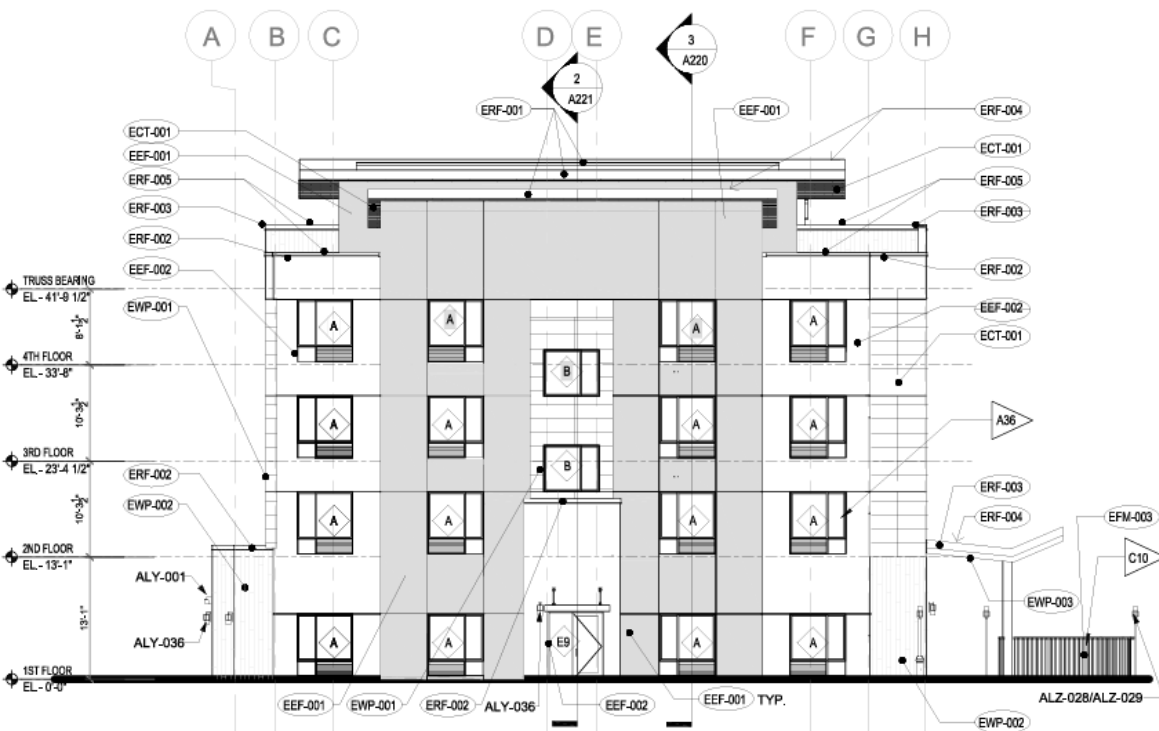




2 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH INDEX

	EEF-001 EFIS 1
	EEF-002 EFIS 2
	EEF-003 EFIS 3
	EWP-001 FIBER CEMENT SIDING PANEL
	EWP-002 FIBER CEMENT SIDING PANEL
	EWP-003 METAL SOFFIT PANEL @ PORTE COCHERE
	ERF-001 ALUMINUM CORING
	ERF-002 ALUMINUM CORING - COLOR TO MATCH ADJACENT SURFACE
	ERF-003 ALUMINUM CORING
	ERF-004 MEMBRANE ROOFING - SLOPED
	ERF-005 MEMBRANE ROOFING
	ECT-001 PAINTED SURFACE @ EXTERIOR HM DOORS & FRAMES
	ECT-002 PAINTED SURFACE @ PORTE COCHERE COLUMNS
	EFM-003 METAL FENCE @ FIREPIT
	EFM-004 PERGOLA



3 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

The following graphics below correspond with the Left and Right Side elevation drawings above. For EEF-001, EEF-002, and EEF-003 the manufacturer is not guaranteed, but the color scheme shown is guaranteed.



TownePlace Suites New Build Gen 5 112-Key Building Site &
Exterior Building Product Manual
US & Canada

EEF-001-BF_GREY

EXTERIOR INSULATION FINISHING SYSTEM (EIFS)

Non-structural, insulated composite c...

Manufacturer: BASF (Senergy)
Style/Series: Senturion II

Sales Rep

Primary

Customer Service
Email: No.Email.382
Office Phone: 800-221-9255

Attributes

Non-structural, insulated composite cladding system

Type: Water-drainage, hydrophobic

MATERIAL/FINISH

Material Composition: Silicone-based finish coat, polymermodified basecoat, polymer reinforcing mesh, polystyrene insulation board.
Color: Benjamin Moore "Manor Blue" No. 1627 (CLR13414)
Finish: Hydrophobic (HDP)

PERFORMANCE

Accessories: Per manufacturer. Refer to Special Instructions. 3/4" PB Control Joint; 1-1/4" Reveal Expansion Joint
Best Practices: ASHRAE 90.1 compliance for continuous insulation.
Fire/Smoke Rating: NFPA 285: Passes
Quality Standards: ANSI/EIMA American National Standard for Exterior Insulation & Finish Systems (EIFS)
Thermal Performance: R-10 continuous insulation

MISCELLANEOUS

Warranty: Manufacturer System Warranty: 10 years. High-Performance Color Warranty: 6 years. Installer Warranty: 3 years.

CUSTOM FIELDS

Eco-Feature(s) *as per manufacturer: NA
Texture: Fine

Notes

Acceptable Manufacturers:
Senergy div. of BASF Wall Systems; Customer Service; 800-221-9255;
<https://www.basf.com/us/en/products/General-Business-Topics/senergy-wall-systems-home/senergy-stucco-eifs-ci-wall-systems.html>
Dryvit Systems; Bob Dazel; bob.dazel@dryvit.com; (734) 276-0404;
www.dryvit.com
Master Wall Incorporated; Grant Smithwick; 800-755-0825;





TownePlace Suites New Build Gen 5 112-Key Building Site & Exterior Building Product Manual
US & Canada

EEF-002-PA_GREY

EXTERIOR INSULATION FINISHING SYSTEM (EIFS)

Non-structural, insulated composite c...

Manufacturer: Parex USA
Style/Series: Standard Watermaster CI

Sales Rep

Primary

Julie Montrose
Email: julie.montrose@parexusa.com
Office Phone: 630-453-3475

Attributes

Non-structural, insulated composite cladding system

Type: Water-drainage, hydrophobic

MATERIAL/FINISH

Material Composition: Silicone-based finish coat, polymermodified basecoat, polymer reinforcing mesh, polystyrene insulation board.
Color: 31193; Benjamin Moore "November Rain" No. 2142-60 (CLR13415)
Finish: Hydrophobic (HDP)

PERFORMANCE

Accessories: Per manufacturer. Refer to Special Instructions. 3/4" PB Control Joint; 1-1/4" Reveal Expansion Joint
Best Practices: ASHRAE 90.1 compliance for continuous insulation.
Fire/Smoke Rating: NFPA 285: Passes
Quality Standards: ANSI/EIMA American National Standard for Exterior Insulation & Finish Systems (EIFS)
Thermal Performance: R-10 continuous insulation

MISCELLANEOUS

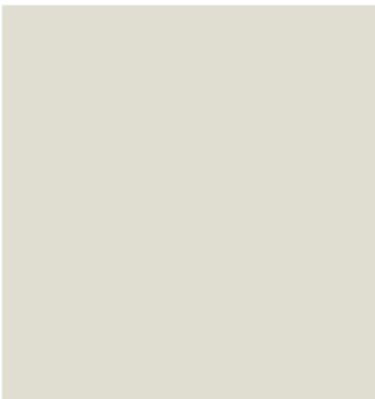
Warranty: Manufacturer System Warranty: 10 years. High-Performance Color Warranty: 6 years. Installer Warranty: 3 years.

CUSTOM FIELDS

Eco-Feature(s) *as per manufacturer: NA
Texture: Sand Fine

Notes

Acceptable Manufacturers:
Senergy div. of BASF Wall Systems; Customer Service; 800-221-9255;
<https://www.basf.com/us/en/products/General-Business-Topics/senergy-wall-systems-home/senergy-stucco-eifs-ci-wall-systems.html>
Dryvit Systems; Bob Dazel; bob.dazel@dryvit.com; (734) 276-0404;
www.dryvit.com





TownePlace Suites New Build Gen 5 112-Key Building Site &
Exterior Building Product Manual
US & Canada

EEF-003-STO_GREY

EXTERIOR INSULATION FINISHING SYSTEM (EIFS)

Non-structural, insulated composite c...

Manufacturer: Sto Corp
Style/Series: StoTherm CI

Sales Rep

Primary

Ray Redmond
Email: rredmond@stocorp.com
Office Phone: 616-437-2230

Attributes

Non-structural, insulated composite cladding system

Type: Building Exterior Envelope Solution

MATERIAL/FINISH

Color: NA17-0037 White Diamond
Finish: StoEssence DPR (Dirt Pickup Resistant), Stolit Lotusan
Limestone

PERFORMANCE

Accessories: Per manufacturer. Refer to Special Instructions. 3/4" PB
Control Joint; 1-1/4" Reveal Expansion Joint.

CUSTOM FIELDS

Eco-Feature(s) *as per manufacturer: NA
Texture: Stolit Lotusan Limestone

Notes

Marriott Minimum Design Guidelines:
Coordinate EIFS manufacturer's system, products, finishes and
warranty criteria in accordance with requirements outlined in
Marriott Supplemental Product Information document, current
Prototype Drawings, Design Guidelines, and this Building Product
Manual (BPM).
Provide high performance colorant for all non-EIFS manufacturer /
special colors as required to comply with 6-year min. UV fade
resistance warranty.
Coordinate for minimum exterior continuous insulation thickness /
R-value criteria in accordance with local adopted energy code
requirements and/or energy efficiency design objectives.
Product Data Web link: <https://tinyurl.com/y3vap638>

Special Instructions

Based on Color, Finish and Textured referenced above, specify and
install in strict accordance with EIFS manufacturer's current





**TownePlace Suites New Build Gen 5 112-Key Building Site &
Exterior Building Product Manual**
US & Canada

EWP-001-NI_BEIGE**EXTERIOR WALL PANEL****Non-combustible fiber cement, exterior...**

Manufacturer: Nichiha
Style/Series: Illumination Designer Series AWP 1818

Sales Rep**Primary**

Chris Tate
Email: marriott@nichiha.com
Office Phone: (770) 805-9466

Attributes

Non-combustible fiber cement, exterior grade siding and soffit board complying with ASTM C1186, Grade II, Type A

Type: Fiber cement board siding

DIMENSIONS

Length: 60"
Height: 17"
Thickness: 5/8"
Dimension Explanation: without score. Horizontal installation.

MATERIAL/FINISH

Material Composition: Fiberglass reinforced concrete panels, through-colored with UV-stable pigments.
Color: Carriage Red (BMCW 250)
Finish: Smooth

PERFORMANCE

Accessories: 1) Manufactured Corners with 3-1/2" returns in matching colors. 2) Aluminum trim to be painted per finish schedule to match adjacent color(s): Outside corners (Corner Key, Open Outside Corner), vertical joints (Bead Reveal, H-Mold), terminations (J-Mold, L-Mold). 3) Flashing System: Manufacturers Starter, Compression joint, Overhang. 4) Panels profiled along all four edges, such that both horizontal and vertical joints between the installed panels are ship-lapped. 5) Factory-applied sealant gasket added to top and right panel edges; all joints contain a factory sealant.

Best Practices: Recycled content

Fire/Smoke Rating: ASTM E 84, Class A

Quality Standards: ASTM C1186 "Standard Specification for Flat Non-Asbestos Fiber-Cement Sheets"

Structural Performance: Flexural Strength (ASTM C1185) : 1850 length direction; 2500 transverse direction of sheet.

Thermal Performance: Wall system u-factor shall comply with requirements of authorities having jurisdiction.





TownePlace Suites New Build Gen 5 112-Key Building Site &
Exterior Building Product Manual
US & Canada

EWP-002-NI_BEIGE

EXTERIOR WALL PANEL

Non-combustible fiber cement, exterior...

Manufacturer: Nichiha

Style/Series: Rough Sawn Series AWP 3030

Sales Rep

Primary

Chris Tate

Email: marriott@nichiha.com

Office Phone: (770) 805-9466

Attributes

Non-combustible fiber cement, exterior grade siding and soffit board complying with ASTM C1186, Grade II, Type A

Type: Fiber cement board siding

DIMENSIONS

Length: 18"

Height: 10"

Thickness: 5/8"

MATERIAL/FINISH

Material Composition: Fiberglass reinforced concrete panels, through-colored with UV-stable pigments.

Color: Tobacco EPC247N

PERFORMANCE

Accessories: 1) Manufactured Corners with 3-1/2" returns in matching colors. 2) Aluminum trim to be painted per finish schedule to match adjacent color(s): Outside corners (Corner Key, Open Outside Corner), vertical joints (Bead Reveal, H-Mold), terminations (J-Mold, L-Mold). 3) Flashing System: Manufacturers Starter, Compression Joint, Overhang. 4) Panels profiled along all four edges, such that both horizontal and vertical joints between the installed panels are ship-lapped. 5) Factory-applied sealant gasket added to top and right panel edges; all joints contain a factory sealant.

Best Practices: Recycled content

Fire/Smoke Rating: ASTM E 84, Class A

Quality Standards: ASTM C1186 "Standard Specification for Flat Non-Asbestos Fiber-Cement Sheets"

Structural Performance: Flexural Strength (ASTM C1185): 1850 length direction; 2500 transverse direction of sheet.

Thermal Performance: Wall system u-factor shall comply with requirements of authorities having jurisdiction.

MISCELLANEOUS

Lead Time: 10 weeks +



Building Entry Letters

Channel Letter Specifications:

Construction:
.040" aluminum channel letter with .063" aluminum backs/
1.5-2.0mm aluminum channel letter cases

Face Material:
3/16" 2447 white acrylic or 3/16" Plaskolite 2406 white acrylic/
3-4mm 30% translucent opal acrylic

Trim Cap:
1" black/ factory painted black trim cap

Illumination:
GE Red LED's as required
or Sloan Prism 24 6500K White LED's as required

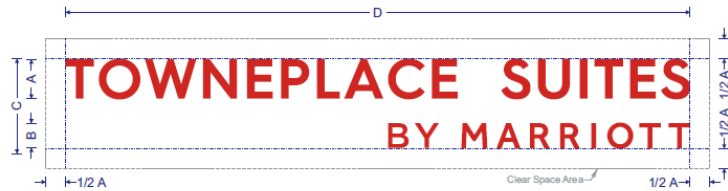
Exterior Finish:
Pre-finished black

Interior Finish:
Paint reflective white

Channel Letter Face Specifications:

Face Material:
3/16" 2447 white acrylic or 3/16" Plaskolite 2406 white acrylic/
1.5-2.0mm aluminum channel letter cases

Decoration:
3M 3630-2528 red translucent film applied to 1st surface



Model #	A	B	C	D
TPS CL 24	24"	15"	4'-6 15/16"	31'-9 5/8"
TPS CL 30	30"	18 3/4"	5'-8 11/16"	39'-9 1/16"
TPS CL 36	36"	22 1/2"	6'-10 7/16"	47'-8 7/16"
TPS CL 48	48"	30 1/16"	9'-1 15/16"	63'-7 1/4"

Model #	A	B	C	D
TPS CL 600	610	381	1396	9693
TPS CL 750	762	477	1745	12117
TPS CL 900	914	572	2094	14540
TPS CL 1200	1219	763	2792	19387

Metric dimensions are in mm.



Daytime Appearance



Nighttime Appearance



Side Profile

For Light Colored Building Backgrounds | Letters to appear red during the day and illuminate red at night.

Monument Signs

Monument Specifications:

Construction:
Aluminum angle frame with .125" aluminum shoe-box style faces

Face Construction:
Routed aluminum with backer panel/ fret-cut (routed) logo with acrylic back panel

Retainer:
Bleed face

Illumination:
GE 7100K White LED's as required
or Sloan PrismBeam 24V 6500K White LED's as required

Exterior Finish:
Paint Matthews MAP-LVS929 Carbon Black, satin finish
(or Pantone® 1795 C red, satin finish for red option)

Interior Finish:
Paint reflective white/ powder coating RAL9003, glossy finish

Monument Face Specifications:

Face Construction:
Routed aluminum with backer panel/ fret-cut (routed) logo with acrylic back panel

Face Decoration:
Paint Matthews MAP-LVS929 Carbon Black, satin finish
(or Pantone® 1795 C red, satin finish for red option)

Backer Panel:
.118" white solar grade polycarbonate/ 3mm 30% translucent opal acrylic

* "Towneplace Suites" and "By Marriott" to appear white during the day and illuminate white at night (background does not illuminate)

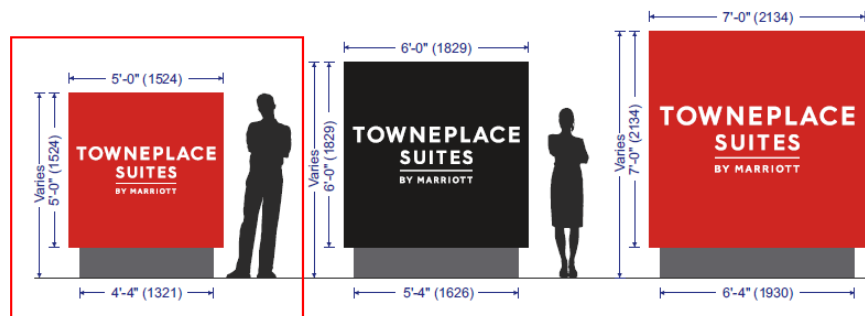
Pole Cover Specifications:

* Preferred method to have monument base match building hard scape (stone, brick, etc., provided by general contractor)

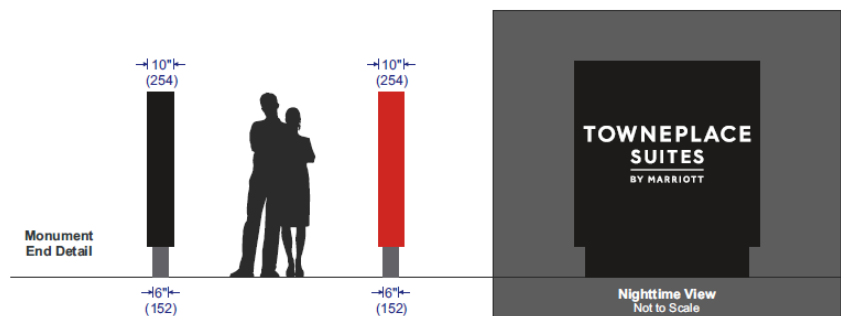
Construction:
Aluminum angle frame with .080" aluminum skins

Exterior Finish:
Paint Pantone® Cool Gray 11 C, satin finish/ powder coating RAL9007, satin finish

** If brand color is used, all other freestanding signs must be the brand color as well. This includes mid-rise signs, hi-rise signs and directional signs.

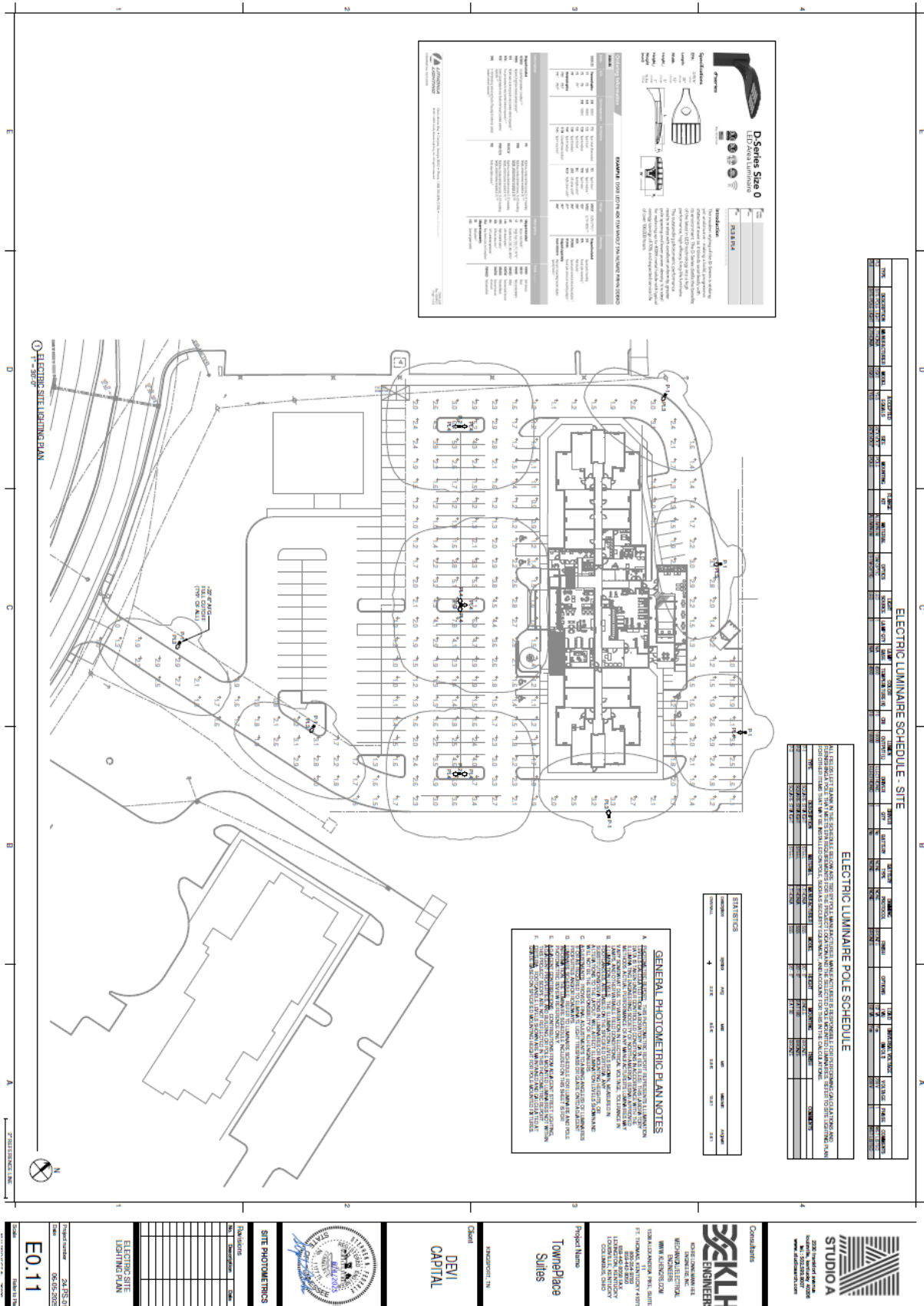


Monument Elevations

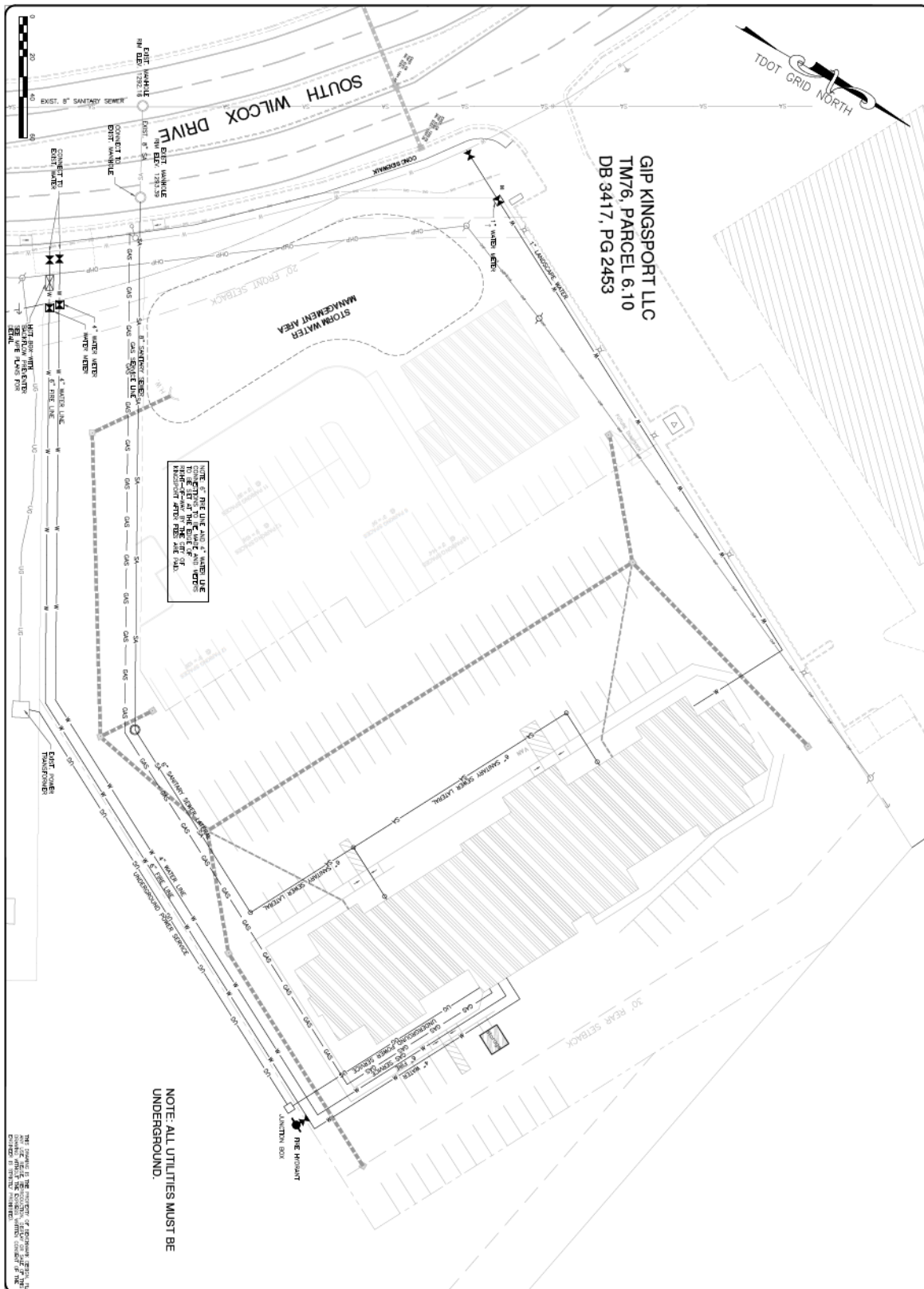


Nighttime View
Not to Scale

Lighting Plan



Utility Plan



C5

DATE: 06/20/25
BY: [Signature]
CHECKED: [Signature]
DATE: 21/13

DEVELOPMENT PLANS FOR
SOUTHGATE PLAZA
KINGSPORT, TENNESSEE

SITE UTILITY
PLAN

Benchmark
Design, P.C.
ENGINEERING & SURVEYING

3547 W. Market Street
Johnsboro, TN 37050
Phone: 423-723-1105
Fax: 423-723-1107

Northern Property View



Southern Property View



Site Analysis***1. Site Plan:**

- a. The site plan is spacious and there is ample room to abide by the B-3 zoning standards, including building setbacks, 20'-front yard & 30'-rear yard, and providing at least 50 feet of street frontage.

2. Grading Plan

- a. The grading plan demonstrates minimal disturbance to the area, conforming to the gateway standard.

3. Landscape Plan

- a. The landscape plan has been approved by the landscape specialist and conforms to the gateway standard by creating visual buffers to soften the appearance of the proposed building and its parking lot.

4. The Architectural Design

- a. The Architects are using a "...grey color scheme [,]" for this project. The colors are neutral in tone and of a natural representation of nature and thus conform to the gateway standards. The materials proposed consist of EIFS and Fiber Cement Side Paneling in a grey color scheme, which is in line with the gateway district's permitted materials.
- b. The proposed 5' x 5' monument signage meets the required B-3 Gateway design strategies and square foot allotment.
- c. Gateway standards permit 74.255 sq. ft. of wall signage for this development. However, the proposed wall signage for this development, TPS CL 24, totals 83.469 sq. ft. but, it is the smallest wall signage package TownePlace Suites offers. The proposed 83.469 sq. ft. of wall signage is well below the permitted base-zoning allotment of 148.51 sq. ft. of wall signage. Therefore, staff can justify granting the additional 9.214 sq. ft. of wall signage requested for this development, based upon conformance to the base zoning standard and to similar allowances by the commission for other developments in the area.

5. The Lighting Plan

- a. The lighting plan displays very minimal light pollution on neighboring parcels which is in line with the gateway standards.

6. The Utility Plan

- a. The utility plan notes that all the utilities must be located underground.

*Civil approval has not yet been obtained. Plans may be subject to change.

Recommendation

Staff recommends granting contingent gateway approval for the TownePlace Suites development based on the civil plans being approved later on.