

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

4-A-20-TOB

Applicant: INDEPENDENT HEALTHCARE PROPERTIES, LLC

Request: BUILDING PERMIT

Meeting Date: 4/6/2020

Address: 2417 Reagan Rd.

Map/Parcel Number: 104 01101

Location: West side of Reagan Road, north of Hardin Valley Road.

Existing Zoning: PR (Planned Residential) / TO (Technology Overlay)

Proposed Zoning: No change

Existing Land Use: Equestrian Facility

Proposed Land Use: Assisted Living Facility

Appx. Size of Tract: 19.38 acres

Accessibility: Access is via Reagan Road, a minor collector street with a 19' pavement width within a 50' to 60' right-of-way.

Surrounding Zoning and Land Uses: North: PR (Planned Residential) - Residences

South: CA (General Business) / TO (Technology Overlay) - Office, Church and vacant land

East: LI (Light Industrial) and A (Agricultural) / TO (Technology Overlay) - Hardin Business Park and residence

West: RA (Low Density Residential) / TO (Technology Overlay) - Residences

Comments:

1. The applicant is proposing to develop an 83 bed assisted living / memory care facility on a 4.45 acre tract located on the west side of Reagan Road, north of Hardin Valley Road. The site is a portion of a larger 19.38 acre tract that was recently rezoned by the Knox County Commission on February 24, 2020 to PR (Planned Residential) at a density up to 5 du/ac.
2. The applicant had initially submitted a request for the 83 bed assisted living / memory care facility and a 121 unit independent living facility for seniors on the site. When it was determined that the independent living facility would be evaluated under the density restrictions for the PR zoning (available density would only allow 74 units), the applicant has revised the plans for review of only the assisted living/memory care facility at this time.
3. The applicant plans to develop the site as Morning Pointe Senior Living Campus. The site will eventually include an assisted living facility, a memory care facility and an independent living facility. The senior living campus will be served by a single access driveway onto Reagan Road.
4. The assisted living facility will be a one story building with approximately 66,994 square feet. The proposed building will be located approximately 55' from the closest residentially zoned property to the north and approximately 375' to the residential property to the west.
5. The applicant is proposing a total of 63 parking spaces which meets the requirements of the Knox County Zoning Ordinance. The Design Guidelines do not provide a parking standards for an assisted living facility.
6. The building that is proposed for this 4.45 acre lot will exceed both the Ground Area Coverage (GAC) and Floor Area Ratio (FAR) requirements of the Design Standards and waivers are being requested. The applicant has stated that the plans being prepared for the overall Senior Living Campus will be in compliance with the standards. The proposed development is within the limits for Impervious Area Ratio (IAR).

7. The proposed landscape plan is consistent with the Design Guidelines.
8. The proposed lighting for the site will be either full cut-off or Dark Sky compliant LED fixtures. The proposed site lighting falls within the maximum intensity limits except for the bollard lighting for the sidewalks (see waiver request below).
9. The proposed one story building includes cement board lap siding and cedar shake siding with an asphalt shingle roof. Proposed colors are cream and brown shades. Service areas will be screened from view from the public streets.
10. Proposed signage includes a planned development sign for the entrance for the campus and a monument sign for the assisted living facility. The signs are consistent with the Design Guidelines.
11. The site is located within a PR (Planned Residential) zoning district and is subject to review and approval by the Knoxville-Knox County Planning Commission for the proposed facility (4-I-20-UR). The Planning Commission will consider this request on April 9, 2020..

**Design Guideline
Conformity:**

The development plan will be in conformity with the Design Guidelines with approval of the waivers and conditions.

**Waivers and Variances
Requested:**

1. Waiver to allow the site lighting intensity standard to be exceeded for paths and sidewalks (1.0 foot candle maximum) as identified on the site lighting plan (Section 1.8.5.C).
2. Waiver to allow an increase in the Ground Area Coverage (GAC) from 25% to 34.54% for this proposed lot for the assisted living portion of the Morning Pointe Senior Living Campus (Section 1.3.1).
3. Waiver to allow an increase in the Floor Area Ratio (FAR) from 30% to 34.54% for this proposed lot for the assisted living facility portion of the Morning Pointe Senior Living Campus (Section 1.3.2).

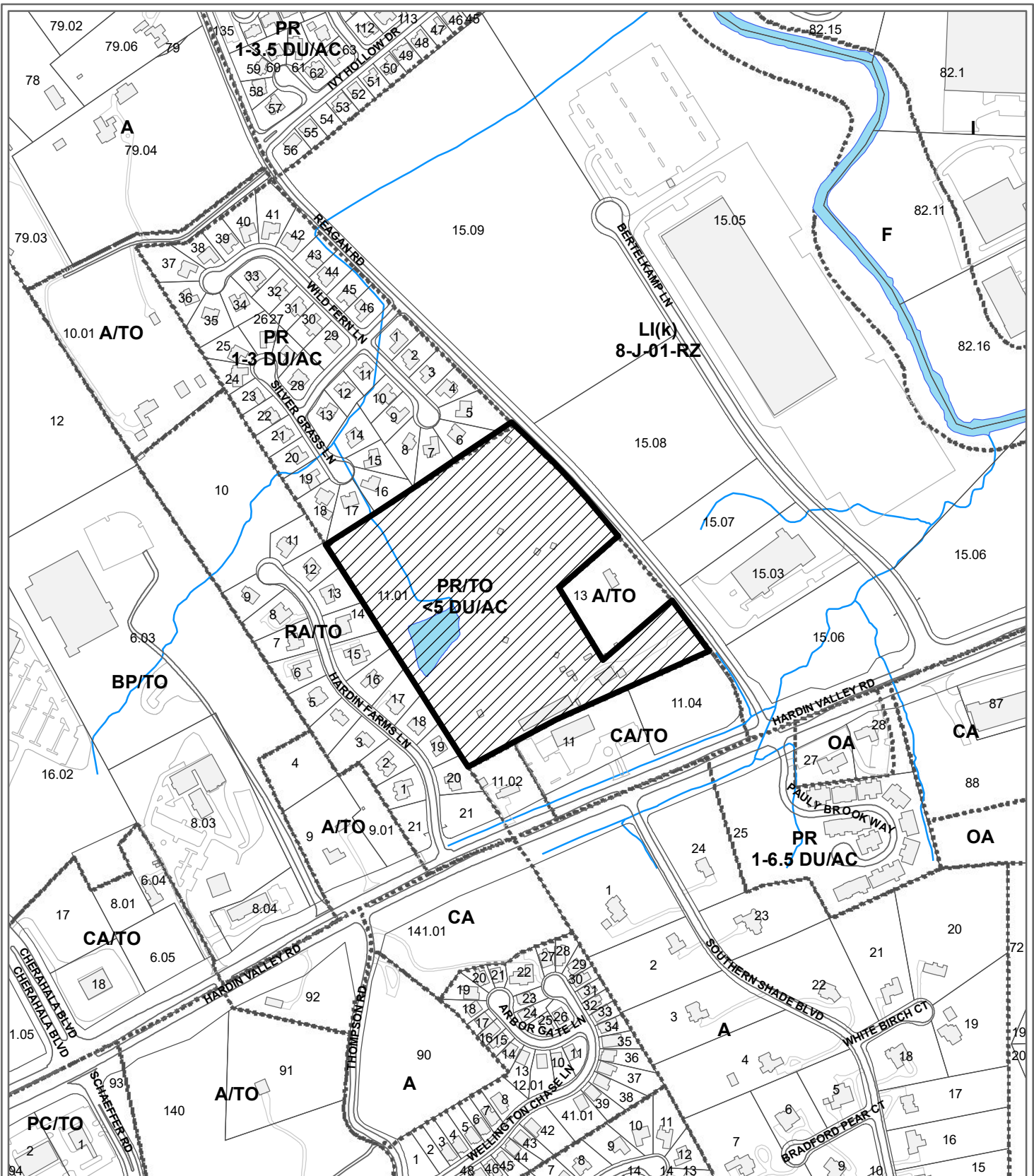
Staff Recommendation:

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of the requested waivers from the Design Guidelines:

1. Waiver to allow the site lighting intensity standard to be exceeded for paths and sidewalks (1.0 foot candle maximum) as identified on the site lighting plan (Section 1.8.5.C). The bollard lighting that is being used is for increased safety of the seniors that live at this facility. The proposed bollards will be set at their lowest setting.
2. Waiver to allow an increase in the Ground Area Coverage (GAC) from 25% to 34.54% for this proposed lot for the assisted living portion of the Morning Pointe Senior Living Campus (Section 1.3.1). While the Guideline will be exceeded on this site specific lot, the Guideline will be met for the overall Senior Living Campus.
3. Waiver to allow an increase in the Floor Area Ratio (FAR) from 30% to 34.54% for this proposed lot for the assisted living facility portion of the Morning Pointe Senior Living Campus (Section 1.3.2). While the Guideline will be exceeded on this site specific lot, the Guideline will be met for the overall Senior Living Campus.

Based on the application and plans as submitted and revised, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

1. Obtaining approval from the Knoxville-Knox County Planning Commission for the proposed facility (4-I-20-UR).
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Health.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.



**4-A-20-TOB
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit - New Construction

Original Print Date: 3/17/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Independent Healthcare Properties, LLC

Map No: 104
 Jurisdiction: County



INDEX TO DRAWINGS		
C0.0	COVER SHEET	03/23/2020
C3.0	SITE GRADING AND DRAINAGE PLAN	03/23/2020
C4.0	SITE LAYOUT PLAN	03/23/2020
C4.1	SITE PLAN - TRUCK TURNS	03/23/2020
C7.0	LANDSCAPE PLAN	03/23/2020
ES1.2	SITE PHOTOMETRIC PLAN	03/23/2020
A11	FLOOR PLAN	03/18/2020
A2	ELEVATIONS	03/28/2020
A3	EXTERIOR SIGNS	03/18/2020



10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 277-4160
www.site-incorporated.com



TTCDA Plans
TTCDA File Number 4-A-20-TOB
Revised: 3/23/2020
for
Morning Pointe of Hardin Valley
2437 Reagan Road
Knox County, Tennessee 37931

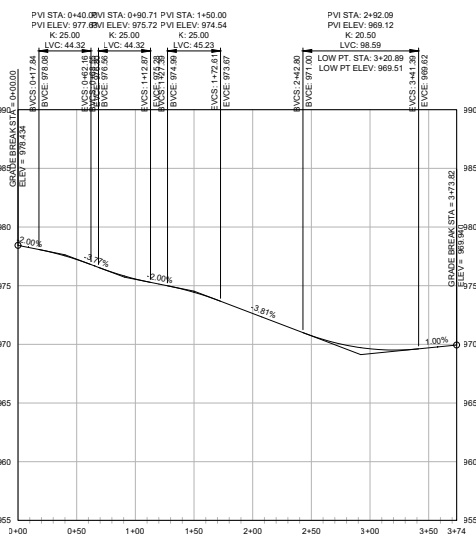
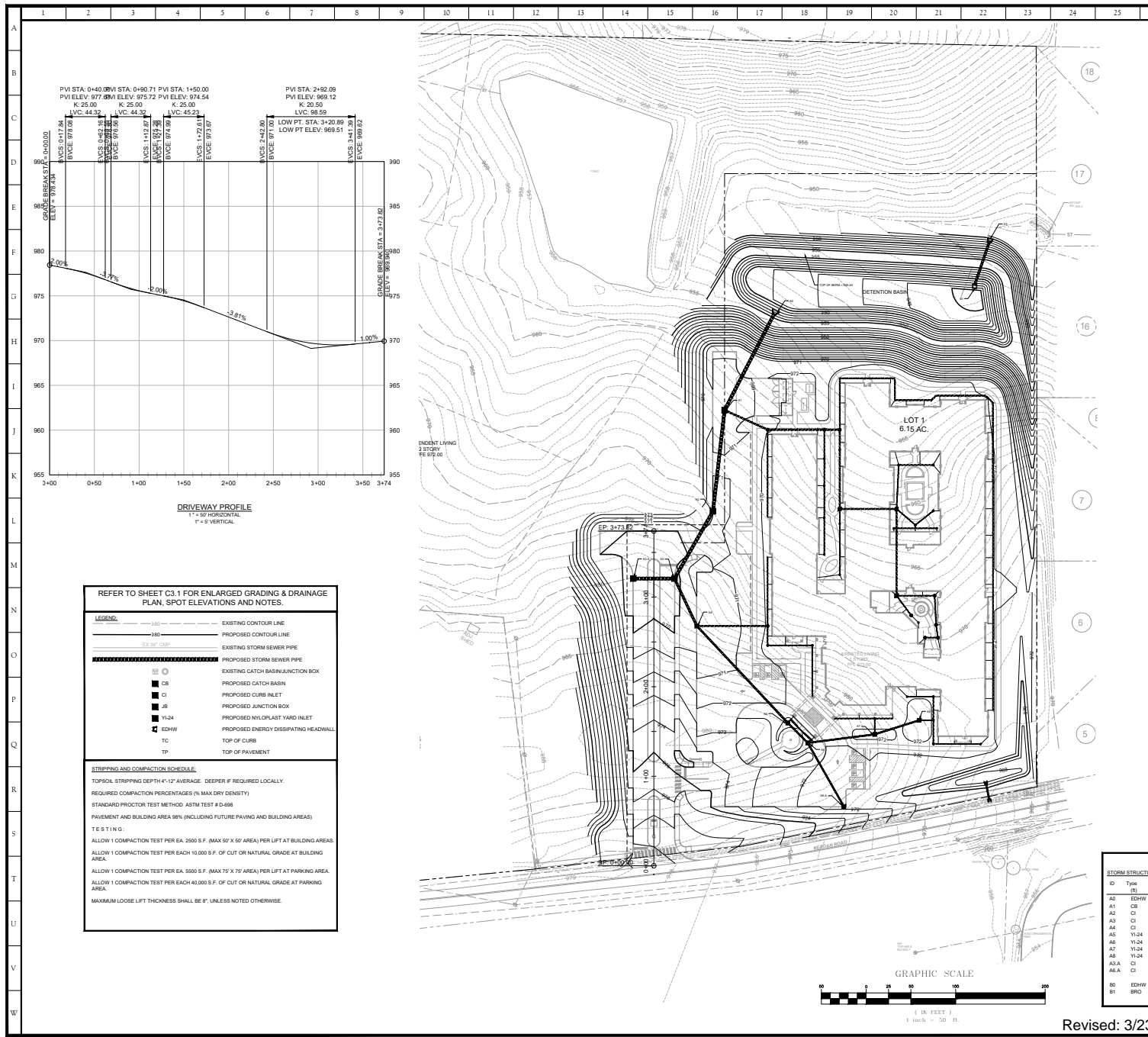
Owner:
Independent Healthcare Properties, LLC.
6020 Arbury Way
Ooltewah, Tennessee 37363
(423) 238-5330

TTCDA - Cover Sheet
Morning Pointe of Hardin Valley
2437 Reagan Road
Knox County, Tennessee 37931
Hardin Valley Medical Investors, LLC

NO.	DATE	COMMENTS

ORIGINAL ISSUE: 02/24/2020
SITE PROJECT #: 2000
FILE: Cover

C0.0



DRIVEWAY PROFILE
1" = 5' HORIZONTAL
1" = 5' VERTICAL

REFER TO SHEET C3.1 FOR ENLARGED GRADING & DRAINAGE PLAN, SPOT ELEVATIONS AND NOTES.

LEGEND:

- - - - - EXISTING CONTOUR LINE
- — — — PROPOSED CONTOUR LINE
- — — — EX-5% SLOPE
- — — — EXISTING STORM SEWER PIPE
- — — — PROPOSED STORM SEWER PIPE
- — — — EXISTING CATCH BASIN/JUNCTION BOX
- CB PROPOSED CATCH BASIN
- CI PROPOSED CURB INLET
- JB PROPOSED JUNCTION BOX
- YI-24 PROPOSED NYLOPLAST YARD INLET
- EDHW PROPOSED ENERGY DISSIPATING HEADWALL
- TC TOP OF CURB
- TP TOP OF PAVEMENT

STRIPPING AND COMPACTION SCHEDULE:

TORSOIL STRIPPING DEPTH 4"-12" AVERAGE. DEEPER IF REQUIRED LOCALLY.
REQUIRED COMPACTION PERCENTAGES (% MAX DR DENISTY)
STANDARD PROCTOR TEST METHOD: ASTM TEST # 0-698
PAVEMENT AND BUILDING AREA 98% (INCLUDING FUTURE PAVING AND BUILDING AREAS)

T E S T I N G :

- ALLOW 1 COMPACTION TEST PER EA. 2500 S.F. (MAX 50' X 50' AREA) PER LIFT AT BUILDING AREAS
- ALLOW 1 COMPACTION TEST PER EACH 10,000 S.F. OF CUT OR NATURAL GRADE AT BUILDING AREA.
- ALLOW 1 COMPACTION TEST PER EA. 5500 S.F. (MAX 75' X 75' AREA) PER LIFT AT PARKING AREA.
- ALLOW 1 COMPACTION TEST PER EACH 40,000 S.F. OF CUT OR NATURAL GRADE AT PARKING AREA.

MAXIMUM LOOSE LIFT THICKNESS SHALL BE 8" UNLESS NOTED OTHERWISE.

- SITE GRADING NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY AND PAY ALL FEES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 2 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND PAY ALL FEES.
 - THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING AND AS A RESULT OF CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURES TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NOTES & PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
 - ALL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 - ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS PER GRASSING SCHEDULE UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - CONTRACTOR SHALL ADJUST AND/OR SAW CUT EXISTING PAVEMENT AS NECESSARY TO ACHIEVE A SMOOTH FIT AND CONTIGUOUS GRADE.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY OWNER. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 - CONTRACTOR SHALL INSPECT, REPAIR, AND CLEAN ALL EXISTING DRAINAGE STRUCTURES AND PIPING. ALL SEDIMENT AND ODDS SHALL BE REMOVED.
 - ALL STORM PIPE EXTERIOR STRUCTURES SHALL BE GROUTED.
 - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 - ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO INVERT OUT.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - MINIMUM COVER FROM TOP OF PIPE TO FINISH GRADE SHALL BE 2 FEET.
 - HEADWALLS SHALL BE CONSTRUCTED AND/OR INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF PIPE TO MINIMIZE POSSIBLE PIPE DAMAGE AND FACILITATE FINAL GRADING.
 - CURB AND STONE FOR EROSION PROTECTION SHALL BE PROVIDED AT ALL STORMWATER DISCHARGE LOCATIONS.
 - WATER, SEWER, AND STORM LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS NOTED OTHERWISE).
 - WHEN CROSSING, WATER LINES SHALL BE CONSTRUCTED ABOVE SEWER LINES AND STORM LINES, UNLESS A LACK OF DEPTH ABOVE THE SEWER OR STORM LINE NECESSITATES CONSTRUCTION OF WATER LINES BELOW SEWER LINES OR STORM LINES. IN THE EVENT OF A VERTICAL CONFLICT, THE FOLLOWING MODIFICATIONS MUST OCCUR:
SEWER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
STORM LINES SHALL BE "C" RIBBY GASKETS WITH HUGGER BAND COUPLING AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
WATER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND APPROPRIATE THRUST BLOCKING MEETING THE REQUIREMENTS OF ANSI 21.10 OR 21.11 (AWWA C-900/945).

ALL ELEVATIONS (RM, THROAT, GRATE, TOP) AT STORM STRUCTURES ARE INTENDED TO INDICATE FLOW LINE ELEVATIONS

REFER TO SHEETS C6.0, C6.1, & C6.2 FOR GRADING AND DRAINAGE DETAILS.

REFER TO SHEET C3.3 FOR SPOT ELEVATIONS

STORM PIPE MATERIAL:

ALL STORM PIPE LOCATED WITHIN RIGHT-OF-WAY SHALL BE RCP. ALL OTHER STORM PIPE SHALL BE HDPE-WT OR RCP UNLESS OTHERWISE NOTED ON THE PLAN. APPROVED STORM PIPE IS AS FOLLOWS:

- A. REINFORCED CONCRETE PIPE (RCP):
ASTM C15 CLASS B UNLESS NOTED OTHERWISE ON DRAWINGS, INSTALLED WITH RUBBER GASKETS AT JOINTS.
- 1. GASKETS: ASBESTO MIBS, TYPE B OR ASTM C443, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 2. FLANGED END SECTIONS: ASTM C15 OR FOR SECTIONS WITH TOE WALL, ASHTO H70.
- B. HIGH DENSITY POLYETHYLENE PIPE - WATER TIGHT (HDPE-WT)
ASTM F 1232 TYPE B, M 204 TYPE B, OR ASTM F 2058 SMOOTH INTERIOR/ANNUAL EXTERIOR.
- 1. RUBBER GASKET: ASTM F477
- 2. RUBBER GASKET JOINTS: ASTM 3212

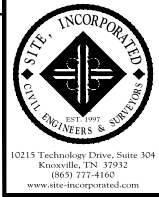
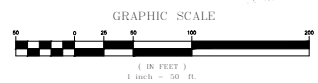
- ALL JUNCTION BOXES, YARD INLETS, CURB INLETS, GRATE INLETS AND AREA INLETS SHALL HAVE "NO DRAINING" ORAINS TO INVERT OR OTHER RELIABLE ENVIRONMENTAL MESSAGE PERMANENTLY CAST INTO THE GRATECOVER.
- ALL STORM PIPE LOCATED WITHIN RIGHT-OF-WAY SHALL BE RCP.
- DISCHARGE PIPE FROM THE DETENTION BASIN SHALL BE RCP.
- ALL OTHER STORM PIPE SHALL BE RCP UNLESS NOTED ON THE PLAN.
- REFER TO PROJECT SPECIFICATIONS FOR APPROVED PIPE TYPES.

STORM DRAIN GRATE SCHEDULE:

TYPE	MODEL	USE
YI-24	NYLOPLAST 24" DRAIN BASIN WITH 24" DOME GRATE	YARD INLET
JB	EAST JORDAN IRON WORKS 7758	JUNCTION BOX
CB	EAST JORDAN IRON WORKS 7703&M, WITH 7039-71 HOOD	CURB INLET
	EAST JORDAN IRON WORKS 7-6622-8	GRATE INLET

STORM WATER PIPES AND STRUCTURES

STORM STRUCTURE TABLE			STORM PIPE TABLE						
ID	Type	Top Elev. (ft)	Line ID	Line Length (ft)	Line Size (in)	Line Slope (%)	Invert Down (ft)	Invert Up (ft)	Pipe Material
A0	EDHW	30							
A1	CB	989.99	A0-A1	119	36	7.06	949.60	957.97	RCP
A2	CI	970.49	A1-A2	114	36	1.00	958.07	959.21	RCP
A3	CI	969.05	A2-A3	86	36	1.00	959.31	960.17	RCP
A4	CI	970.00	A3-A4	59	24	0.51	964.70	965.00	RCP OR HDPE-WT
A5	YI-24	971.30	A4-A5	148	18	0.51	966.60	966.25	RCP OR HDPE-WT
A6	YI-24	971.30	A5-A6	32	15	0.51	966.60	966.66	RCP OR HDPE-WT
A7	YI-24	971.50	A6-A7	79	15	0.50	967.10	967.54	RCP OR HDPE-WT
A8	YI-24	971.50	A7-A8	52	15	0.50	967.24	967.50	RCP OR HDPE-WT
A9	CI	989.05	A8-A9	46	36	0.50	961.77	962.00	RCP
A9A	CI	970.96	A9A-A	52	15	0.50	966.56	966.96	RCP OR HDPE-WT
B0	EDHW	944.00							
B1	BRO	954.00	B0-B1	50	24	1.00	944.00	944.50	RCP



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



UOR/ITCDA - Site Grading and Drainage Plan

Morning Pointe of Hardin Valley
2437 Reagan Road
Knox County, Tennessee 37931
Hardin Valley Medical Investors, LLC

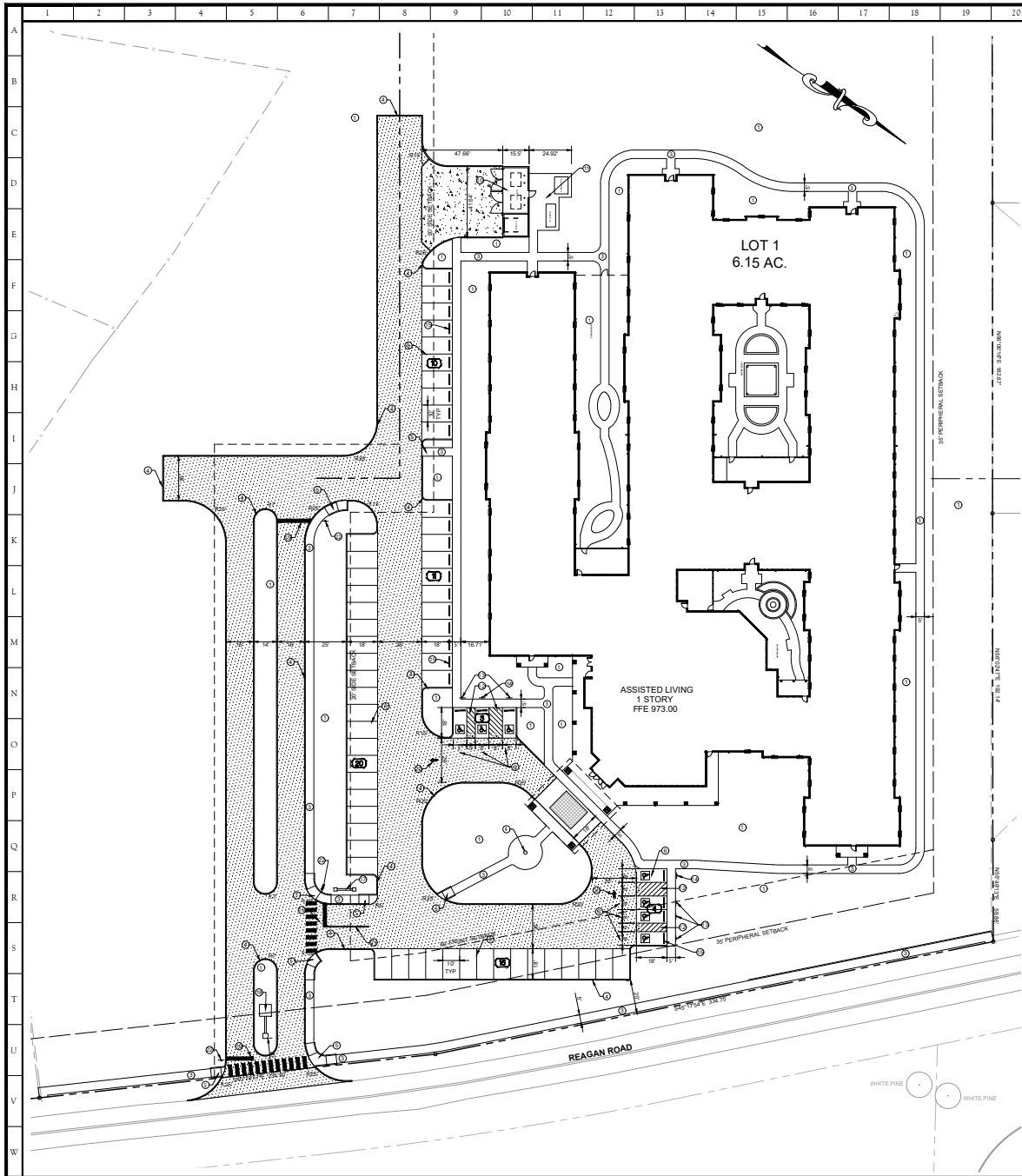
REVISIONS

NO.	DATE	DESCRIPTION
1	03/22/2020	ISSUED FOR PERMISSIVE/CONTRACT COMMENCEMENT

ORIGINAL ISSUE: 03/22/2020

SITE PROJECT #: 2000

FILE: C3.0



PROPERTY DATA

LOT 1 AREA	6.15 AC
GROUND AREA COVERAGE (25% MAX)	
LOT 1: 89,994 / 267,983 SF	25.00%
FLOOR AREA RATIO (20% MAX)	
LOT 1: 66,994 / 207,983 SF	25.00%
IMPERVIOUS AREA RATIO (70% MAX)	
LOT 1: 115,118 / 267,983 SF	42.96%
ZONING	PH / S DOUNG, TO
BUILDING SETBACKS	
PERIMETER BOUNDARY	10'
FRONT - 1 STORY W/ FRONT PARKING	10'
SIDE	20'
REAR	20'

PARKING DATA

ASSISTED LIVING FACILITY:	
PARKING REQUIRED PER LOCAL CODE:	
1 PER 4,000 (89 SDCS)	21
1 PER EMPLOYEE ON LARGEST SHEET (25)	15
TOTAL PARKING REQUIRED	46
PARKING PROVIDED:	
STANDARD SPACES	16
ACCESSIBLE SPACES	7
TOTAL PARKING PROVIDED	23

- LEGEND**
- 1 LANDSCAPE AREAS/LAND
 - 2 CONCRETE SIDEWALK WITH INTEGRAL CURB (SEE DETAIL SHEET)
 - 3 CONCRETE SIDEWALK (SEE DETAIL SHEET)
 - 4 EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)
 - 5 ACCESSIBLE RAMP (SEE DETAIL SHEET)
 - 6 HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (SEE DETAIL SHEET)
 - 7 CROSS WALK - 24" WIDE WHITE PAINT STRIPES AT 48" O.C. (SEE DETAIL SHEET)
 - 8 4" WIDE WHITE PAINTED PARKING STRIPES
 - 9 FLAG POLE
 - 10 DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
 - 11 TRANSFORMER AND GENERATOR PAD (SEE ARCHITECTURAL PLANS)
 - 12 4" WIDE DIAGONAL PAINT STRIPES AT 2'-0" O.C.
 - 13 ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
 - 14 ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE (SEE DETAIL SHEET)
 - 15 CURB CUT (SEE DETAIL SHEET)
 - 16 MORNING POINTS SIGN (SEE SIGN DETAILS)
 - 17 CAMPUS ENTRANCE SIGNS (SEE SIGN DETAILS)
 - 18 PAINTED STOP BAR (SEE DETAIL SHEET)
 - 19 TRAFFIC FLOW ARROW (SEE DETAIL SHEET)
 - 20 DOUBLE SOLID YELLOW LINE - PAINTED
 - 21 STOP SIGN (SEE DETAIL SHEET)
 - 22 CONCRETE SIDEWALK FLUSH WITH ASPHALT PAVEMENT (SEE DETAIL SHEET)
- REFER TO SHEET C6.4 FOR SITE DETAILS

- SITE PLAN NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 2. ALL DISTURBED AREAS NOT BUILT NOR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNITS, A HEALTHY STAND OF GRASS IS ESTABLISHED.
 3. ALL CURBED AND STRIPED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 5. BUILDING DIMENSIONS SHOWN ON SITE LAYOUT PLAN ARE NOMINAL DIMENSION ONLY INTENDED FOR USE IN DETERMINING APPROXIMATE SQUARE FOOTAGE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING CONSTRUCTION.
 6. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORAGE DEVICES, FENCING, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION WAS TAKEN FROM SURVEY BY URBAN ENGINEERING, INC. DATED 01/15/14.
 9. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SITE WORK SPECIFICATIONS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL COMPLETION OF SERVICES.
 10. IN ORDER TO PREVENT FLOODING THE CONTRACTOR SHALL INSTALL REVERSE PITCH GUTTER AT ALL LOCATIONS WHERE ASPHALT SLOPES AWAY FROM GUTTER.
 11. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.

- PAVING ELEVATION TOLERANCE**
- PAVING SURFACES SHALL BE INSPECTED BY PAVING CONTRACTOR FOR REQUIRED ELEVATION AND ADEQUATE COMPACTION BEFORE COMMENCING ANY PAVING ACTIVITY. PAVING ELEVATION SHALL NOT HAVE MORE THAN 1/8" VARIATION IN ANY 10' SPAN.
- PAVING THICKNESS TOLERANCE**
- PAVING THICKNESS AT ANY ONE POINT SHALL NOT BE LESS THAN 90% OF SPECIFIED THICKNESS. THE THICKNESS OF ALL APPROVED TESTS SHALL BE AT LEAST EQUAL TO THE SPECIFIED THICKNESS FOR EACH MATERIAL. NOT MORE THAN 20% OF ALL APPROVED TESTS MAY FALL BELOW SPECIFIED MINIMUMS. ANY AREA FOUND TO BE LESS THAN 90% SPECIFIED THICKNESS SHALL BE OVERLAIN WITH ASPHALT AS DIRECTED BY SITE, INC.
- TESTING DURING PLACEMENT**
- GENERAL CONTRACTOR SHALL PERFORM SEVERAL SPOT CHECKS OR PAVING BASE THICKNESS PRIOR TO INSTALLATION OF ANY ASPHALTIC OR CONCRETE PAVING. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET.
- CONTRACTOR SHALL PROVIDE FOR TESTING OF COMPLETED PAVING INSTALLATION FOR COMPLIANCE WITH DESIGN CRITERIA AND REQUIRED THICKNESS. CONTRACTOR SHALL REPLACE ALL NON-COMPLYING MATERIAL AT HIS OWN EXPENSE.
- TESTING SHALL BE PERFORMED ONLY BY AN INDEPENDENT TESTING AGENT APPROVED BY SITE, INC. TEST HOLES NOT SPOTTED BY SITE, INC. MAY NOT BE CONSIDERED ACCEPTABLE.
- AT LEAST A MINIMUM OF SIXTEEN CORE TESTS TO BE LOCATED ONLY BY WRITTEN INSTRUCTION BY SITE, INC.
- THE PAVING CONTRACTOR SHALL REPAIR ALL CORING HOLES BY FILLING HOLES WITH CONCRETE FLUSH TO TOP OF PAVEMENT.

- ASPHALTIC PAVING MATERIALS**
- MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATION OF THE HIGHWAY DEPARTMENT OF THE STATE IN WHICH THE PROJECT IS LOCATED. REFER TO PAVING MATERIALS LEGEND.
- CONCRETE**
- CONCRETE CURBING SHALL BE 4000 PSI 28 DAY STRENGTH 2", 3" SLUMP (NO CURB DEFORMATION) 3% - 5% AIR ENTRAINMENT. INSTALL WITH 1/8" TO 3/16" COARSE SAND EMBLEM OVER ASPHALT.
- PROVIDE CYLINDER BREAK TEST - 3500 L.F. OF CURBING OR 1-DAY POUR WITH BREAKS - 1 @ 2-DAYS, 2 @ 28-DAYS. COMPLY WITH ASTM C-31 AND ASTM C-39. ALSO PROVIDE ONE SLUMP TEST PER 500 L.F. OF CURBING OR 1-DAY POUR.
- PROVIDE EXPANSION JOINT @ 50' O.C. (MAX) AND CONTROL JOINTS @ 20' O.C. (MAX) AT ALL CONCRETE PAVING AREAS. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

- PAVEMENT MARKING**
- PROVIDE PAVEMENT MARKING AS SHOWN ON THE DRAWINGS. STRIPING SHALL BE 4" WIDE OR AS NOTED OTHERWISE ON THE PLANS. ALL MARKINGS SHALL BE THERMOPLASTIC AND SHALL MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MARCH 1, 2008 (SECTION 918.23).
- CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT DO NOT CONFORM TO DOT STANDARDS FOR MODIFIED INTERSECTION.
- TEMPORARY PAVEMENT LINE MARKINGS ON INTERMEDIATE LAYERS OF PAVEMENT SHALL BE REFLECTIVE TAPE OR REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS BEFORE DARK HOURS. SHORT, UNMARKED SECTIONS SHALL NOT BE ALLOWED.
- ALL MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND TDOT STANDARD DRAWINGS T&E-1 THROUGH T&E-4.

PAVING MATERIALS SCHEDULE

LIGHT DUTY ASPHALT PAVING		
AGGREGATE BASE COURSE - LIFT 1"	3"	TDOT TYPE A, CLASS A & GRADING D
AGGREGATE BASE COURSE - LIFT 2"	3"	TDOT TYPE A, CLASS A & GRADING D
BITUMINOUS ASPHALT BASE MIX**	1-1 1/2"	TDOT GRADING BM
BITUMINOUS ASPHALT SURFACE MIX***	1-1 1/2"	TDOT GRADING E

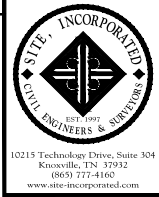
HEAVY DUTY ASPHALT PAVING		
AGGREGATE BASE COURSE - LIFT 1"	4"	TDOT TYPE A, CLASS A & GRADING D
AGGREGATE BASE COURSE - LIFT 2"	4"	TDOT TYPE A, CLASS A & GRADING D
BITUMINOUS ASPHALT BASE MIX**	1-1 1/2"	TDOT GRADING BM
BITUMINOUS ASPHALT SURFACE MIX***	1-1 1/2"	TDOT GRADING E

HEAVY DUTY CONCRETE PAVING

AGGREGATE BASE COURSE	3"	TDOT TYPE A, CLASS A & GRADING D
PORTLAND CEMENT CONCRETE	3"	TDOT TYPE A, CLASS A & GRADING D

POC AND PIS TYPE WITH 2 LAYERS 4x4x4x4x4x4 W/WE CONTINUOUS SAND OR FORMER CONTROL JOINTS AT 15 FOOT BY 15 FOOT SPACING MAX.

- REFERENCES**
- **REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SECTION 903.05
 - ***REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SECTION 907
 - ****REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SECTION 411
 - *****REFER TO GEOTECHNICAL EXPLORATION BY GEOSERVICES, LLC DATED MARCH 15, 2020



Morning Pointe of Hardin Valley
 2437 Reagan Road
 Knoxville, Tennessee
 Hardin Valley Medical Investors, LLC

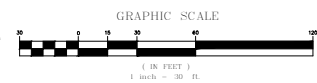
UOR/TTCDA Site Layout Plan

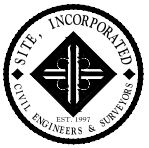
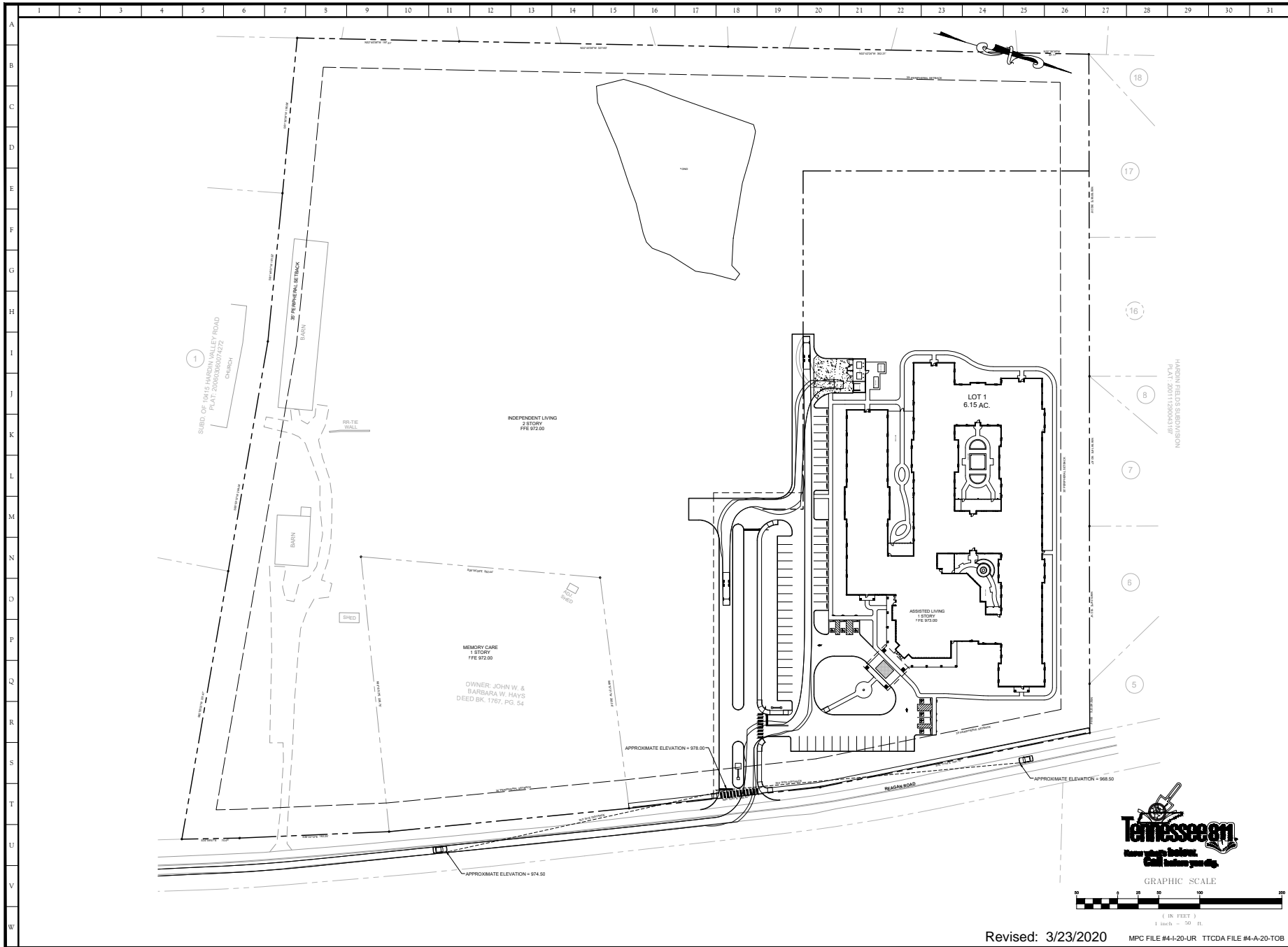
REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	03/21/2020	ISSUED FOR ARCHITECTURAL COMMENTS		

ORIGINAL ISSUE: 03/21/2020
 SITE PROJECT #: 2000
 FILE: Layer

C4.0





10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 (615) 777-4160
 www.site-incorporated.com

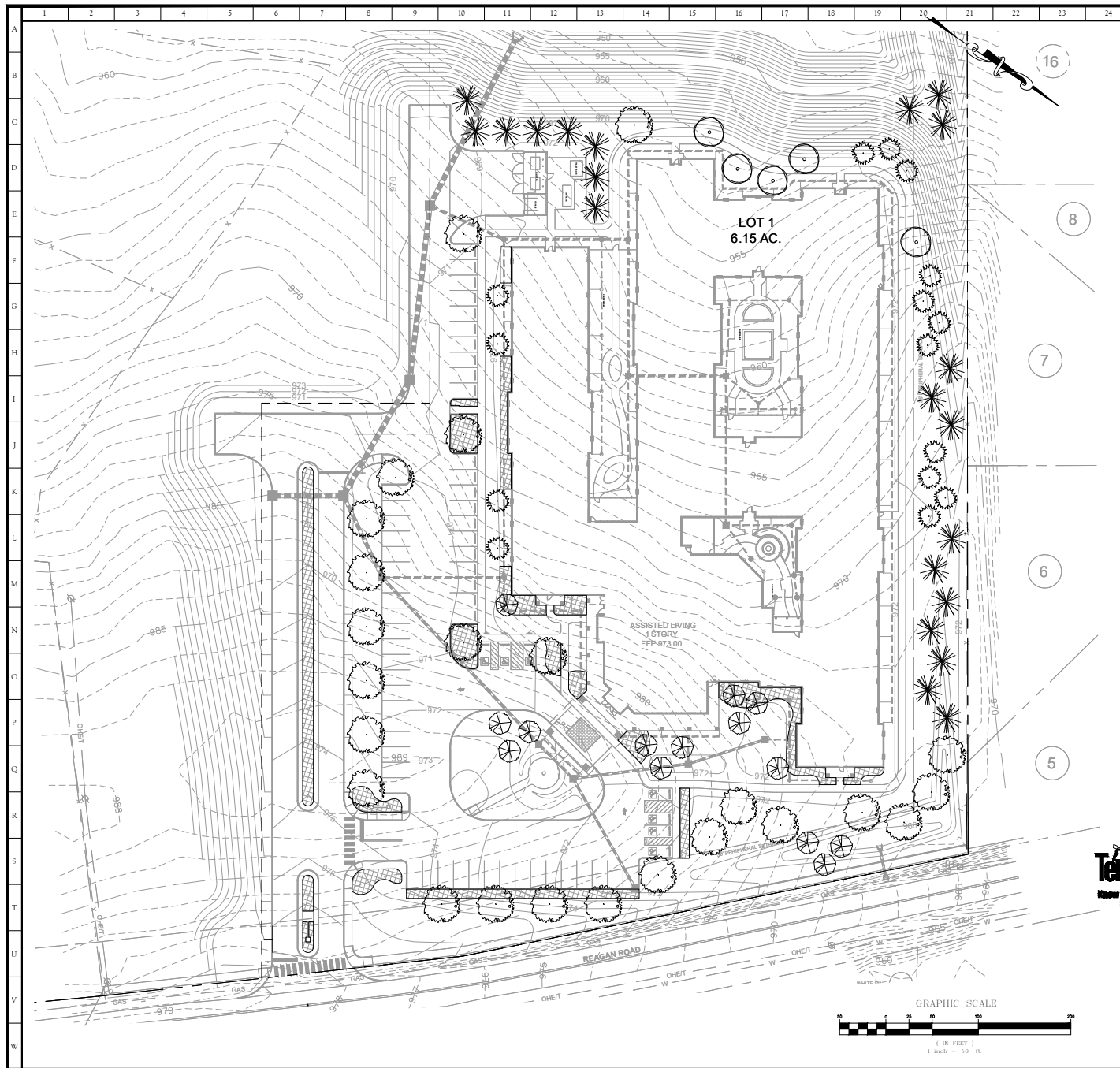


UOR/TTCA - Site Plan - Truck Turns
Morning Pointe of Hardin Valley
 2437 Reagan Road
 Knox County, Tennessee
 Hardin Valley Medical Investors, LLC

NO.	DATE	COMMENTS
1	03/23/2020	Revised per MPC/TTCA Comments

ORIGINAL ISSUE: 03/02/2020
 SITE PROJECT #: 2000
 FILE: _____ Layer: _____

C4.1



- LANDSCAPE NOTES:**
- ALL DISTURBED AREAS NOT TO BE PAVED OR BUILT UPON ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - BEFORE CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE BEGINNING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE OF WORK.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR DEFECTED PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
 - AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD BARK MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
 - REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
 - WEED MAT IS REQUIRED IN MULCHED LANDSCAPED BEDS AS SPECIFIED.
 - ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPRINKING SHOWN.
 - THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
 - THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOODING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
 - THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
 - THE CONTRACTOR SHALL MEET ALL OF THE REQUIREMENTS OF KNOX COUNTY AND TCDCA REGARDING THIS PROJECT.
 - THIS LANDSCAPE PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
 - BASED ON AVAILABLE INFORMATION, PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING OR PROPOSED UTILITIES.
 - THE SUBJECT PROPERTY IS ZONED PK 5-DUAC - 10.
 - THERE ARE NO SLOPES STEEPER THAN 2:1 ON THIS SITE.

PLANT MATERIAL LEGEND

SYM.	QTY.	TYPE	EXAMPLE
	24	LARGE DECIDUOUS/SHADE TREE	RED MAPLE SUGAR MAPLE WILLOW OAK
	5	MEDIUM DECIDUOUS TREE	LACEDARK ELM YELLOWWOOD SWEETBAY MAGNOLIA
	21	MEDIUM EVERGREEN TREE	JARDONITE EASTERN RED CEDAR
	14	SMALL ORNAMENTAL TREE	RED MAPLE SUGAR MAPLE WILLOW OAK
	15	SMALL EVERGREEN TREE	FOSTER HOLLY LITTLE OAK SOUTHERN MAGNOLIA
		SHRUB AND GROUND COVER BEDS	
		TALL PESCUE BLEND	

LANDSCAPE DATA LOT 1 ASSISTED LIVING:

AT LEAST 10 LARGE TREES PER ACRE OF YARD AREA:
YARD AREA = 1.54 ACRES
LARGE TREES PROVIDED = 15 LARGE TREES

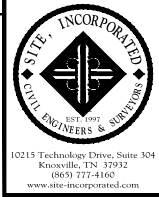
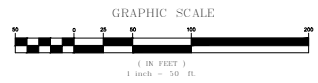
50% OF AREA OF EACH FRONT AND SIDE ELEVATION PLANTED:
FRONT = 50%
LEFT SIDE = 50%
RIGHT SIDE = 50%

1 MEDIUM OR LARGE TREE FOR EVERY 10 PARKING SPACES PROVIDED:
PARKING SPACES = 8
TREES PROVIDED = 8

5% PARKING AREA PLANTED WITH ORN. TREES, SHRUBS, GROUNDCOVERS
PARKING AREA = 36,485 SF
LANDSCAPE AREA PROVIDED = 1857 SF

ROUGHLY EQUAL NUMBER OF LARGE, MEDIUM & SMALL TREES SHOULD BE PLANTED:
LARGE TREES = 24
MEDIUM TREES = 26
SMALL TREES = 29

AT LEAST 25% OF NEWLY PLANTED OR CONSERVED TREES TO BE EVERGREEN:
TOTAL TREES = 79
EVERGREEN TREES PROVIDED = 38



10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 377-4160
www.site-incorporated.com



UOR/TTCDA - Landscape Plan

Morning Pointe of Hardin Valley
2437 Reagan Road
Knox County, Tennessee 37931
Hardin Valley Medical Investors, LLC

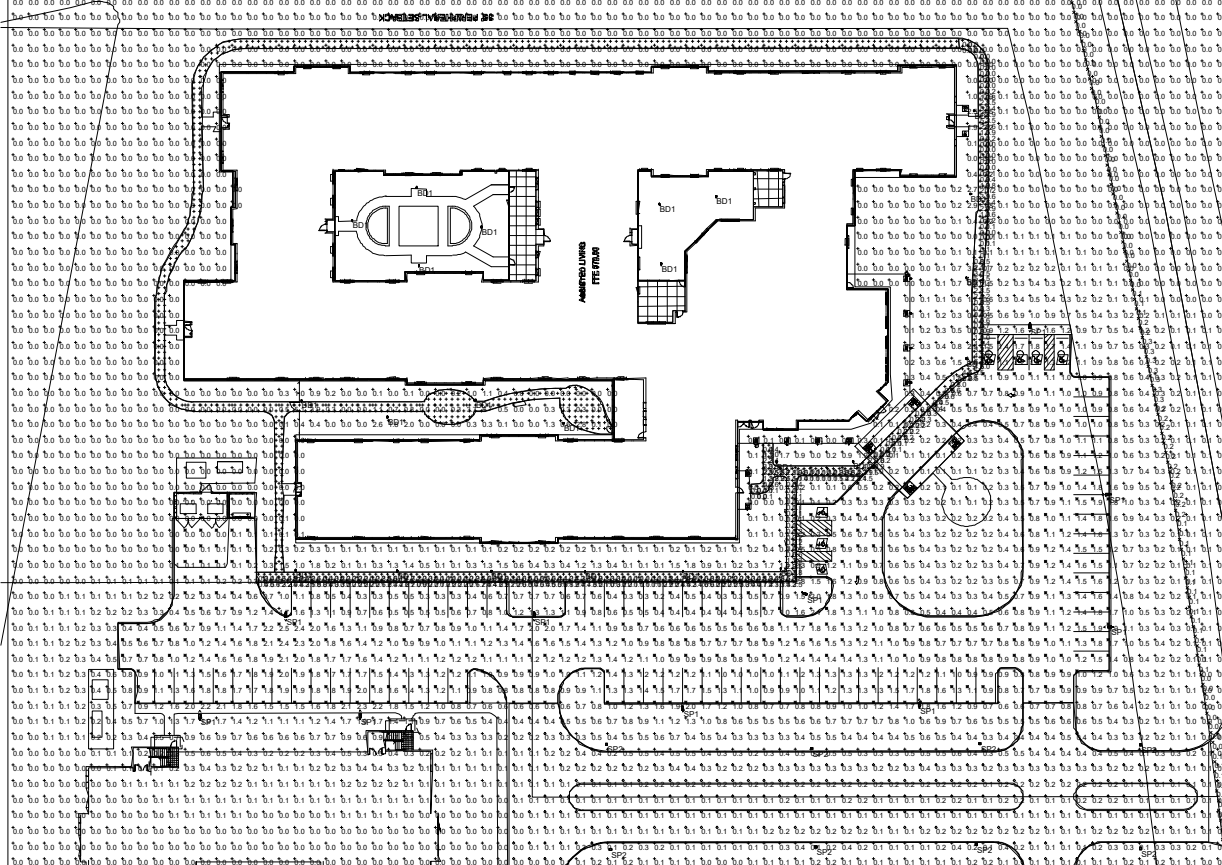
REVISIONS

NO.	DATE	COMMENTS	REVISION BY	APPROVED BY
1	03/23/2020	REVISION FOR ARCHITECTURAL COMMENTS		

ORIGINAL ISSUE: 02/24/2020
SITE PROJECT #: 2000
FILE: Landscape

C7.0

Revised: 3/23/2020
MPC FILE #4-I-20-UR TTCDA FILE #4-A-20-T0B



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Site	+	0.3 fc	6.4 fc	0.0 fc	N/A	N/A
Entry Drive	◇	0.2 fc	0.6 fc	0.0 fc	N/A	N/A
Front Sidewalk	+	1.3 fc	6.5 fc	0.0 fc	N/A	N/A
Parking Area	×	1.1 fc	2.5 fc	0.0 fc	N/A	N/A
Property Line	×	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Rear Sidewalks	+	N/A	0.0 fc	N/A	N/A	N/A

NOTE: BOLLARDS ARE BEING USED ALONG THE FRONT OF THE BUILDING ONLY, TO PROVIDE A LEVEL OF LIGHTING ALONG THE WALKWAYS THAT WILL MAKE THEIR USE SAFE FOR THE SENIORS WHO LIVE IN THE FACILITY AND FOR THEIR GUESTS. THE BOLLARDS SELECTED ARE THE LOWEST LUMEN AND DRIVER CURRENT OPTION AVAILABLE.

H-Acorn3-25-P Acorn Collection

HO-LITE MFG. CO., INC.
4400 Dallas Road, P.O. Box 1717
Chattanooga, TN 37405
Phone: (423) 248-3972
Fax: (423) 248-3972
www.ho-lite.com

1 1/4" DIA.
3 1/2" DIA.
1 1/2" DIA.
1 1/2" DIA.
1 1/2" DIA.
1 1/2" DIA.

FINISHES: Offered in anastigmatic reflective, crystallized glass, or anastigmatic acrylic. **ROCKERSLAMPS:** Available in 100, 200, 300, 400, 500, 600, 800, and 1000 lumens. **ROCKERSLAMPS:** Available in 100, 200, 300, 400, 500, 600, 800, and 1000 lumens. **ROCKERSLAMPS:** Available in 100, 200, 300, 400, 500, 600, 800, and 1000 lumens.

LED OPTION: Available in 12V and 24V. **UL LISTED:**

MADE IN THE U.S.A.

1 ELECTRICAL - SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

KBAS LED LED Specification Bollard

Specifications:

- Height: 18" (457mm)
- Width: 2 1/2" (63.5mm)
- Weight: 2.2 lbs (1.0kg)

Introduction: The KBAS Bollard is a sturdy, fully integrated LED bollard for outdoor use. It features a modern design and a variety of options to provide long-lasting, energy-efficient lighting for your outdoor spaces.

Specifications:

EXAMPLE: KBAS LED 120 4K 90 W/WUT 500K

Quantity	Power	Output	Color	Beam Angle	Mounting	Notes
100	40W	4000lm	4000K	30°	Post Top	

Accessories:

- 1x Mounting Post (MPP)
- 1x Mounting Bracket (MB)
- 1x Mounting Nut (MN)
- 1x Mounting Washer (MW)
- 1x Mounting Gasket (MG)
- 1x Mounting Seal (MS)
- 1x Mounting Cap (MC)
- 1x Mounting Ring (MR)
- 1x Mounting Bolt (MBT)
- 1x Mounting Nut (MNT)
- 1x Mounting Washer (MWT)
- 1x Mounting Gasket (MGT)
- 1x Mounting Seal (MST)
- 1x Mounting Cap (MCT)
- 1x Mounting Ring (MRT)

SEE MECHANICAL DRAWINGS FOR DIMENSIONS AND SPECIFICATIONS.

RSX1 LED Area Luminaire

Specifications:

- Height: 12" (305mm)
- Width: 12" (305mm)
- Weight: 1.2 lbs (0.54kg)

Introduction: The RSX1 LED Area Luminaire is a modern, square-shaped luminaire designed for outdoor use. It features a sleek, minimalist design and a variety of options to provide long-lasting, energy-efficient lighting for your outdoor spaces.

Specifications:

EXAMPLE: RSX1 LED 4K 90 W/WUT 500K

Quantity	Power	Output	Color	Beam Angle	Mounting	Notes
100	40W	4000lm	4000K	30°	Post Top	

Accessories:

- 1x Mounting Post (MPP)
- 1x Mounting Bracket (MB)
- 1x Mounting Nut (MN)
- 1x Mounting Washer (MW)
- 1x Mounting Gasket (MG)
- 1x Mounting Seal (MS)
- 1x Mounting Cap (MC)
- 1x Mounting Ring (MR)
- 1x Mounting Bolt (MBT)
- 1x Mounting Nut (MNT)
- 1x Mounting Washer (MWT)
- 1x Mounting Gasket (MGT)
- 1x Mounting Seal (MST)
- 1x Mounting Cap (MCT)
- 1x Mounting Ring (MRT)

SEE MECHANICAL DRAWINGS FOR DIMENSIONS AND SPECIFICATIONS.

SITE LUMINAIRE SCHEDULE								
TYPE	DESCRIPTION	MOUNTING	TYPE	INPUT WATTS	VOLT	MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
SP1	LED SITE POLE (P/ POLE)	POLE	LED	81	120V	LITHONIA	RSX_LED_P1_SOK_90_MVOLT_RPA	
SP2	DECORATIVE STREET LIGHT ACORNS WITH LED LAMP	POST TOP	LED	85	120V	HALITE	H-Acorn3-25-P-HA3P-FLDGB12-91PRGR LED 24LED C-68-65-4W-8TUB	
BD1	LED BOLLARD	BOLLARD	LED	16	120V	LITHONIA	KBAS LED 12C 360 50K ASY MVOLT	

GENERAL NOTES:

- THE LUMINAIRE SCHEDULE CAN NOT BE USED INDEPENDENTLY OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN LUMINAIRE COSTS. THE INDIVIDUAL ESTABLISHING LUMINAIRE COSTS SHALL NOT QUOTE PRICING WITHOUT FIRST SEEING APPLICABLE ELECTRICAL DRAWINGS AND ELECTRICAL DIVISION SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY DRAWINGS AND SPECIFICATIONS TO THE INDIVIDUAL QUOTING LUMINAIRE PRICING.
- SEE TO DRAWINGS FOR FIXTURES REQUIRING EMERGENCY BATTERY BACKUP OPTION (SHOWN BY HATCH (FLOWER SYMBOL). MINIMUM LIGHT OUTPUT FOR EM BALLAST SHALL BE 60 LUMENS.

SPECIFIC NOTES:

-
-
-
-

4-A-20-TOB
Revised: 3/23/2020



AEED JOB NO: 019-20
P.O. BOX 4938
408 MCALLEE AVE
CHATTANOOGA, TN 37405
B.C. (423) 762-2628
FAX (423) 752-1369

REVISIONS	

680 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 285-9272
FAX (423)286-5502

NEUHOFF
TAYLOR
ARCHITECTS

MORNING POINTE OF HARDIN VALLEY
ASSISTED LIVING AND MEMORY CARE FACILITY
2437 REAGAN ROAD
KNOX COUNTY, TENNESSEE



19-65
100% CD
3-23-20
SITE PHOTOMETRIC PLAN

SHEET #

ES1.2

NO.	DATE	DESCRIPTION

689 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 266-3272
FAX (423) 266-5502



MORNING POINTE OF HARDIN VALLEY
ASSISTED LIVING AND MEMORY CARE FACILITY
2437 REAGAN ROAD
KNOX COUNTY, TENNESSEE



PROJECT #

19-65

DATE

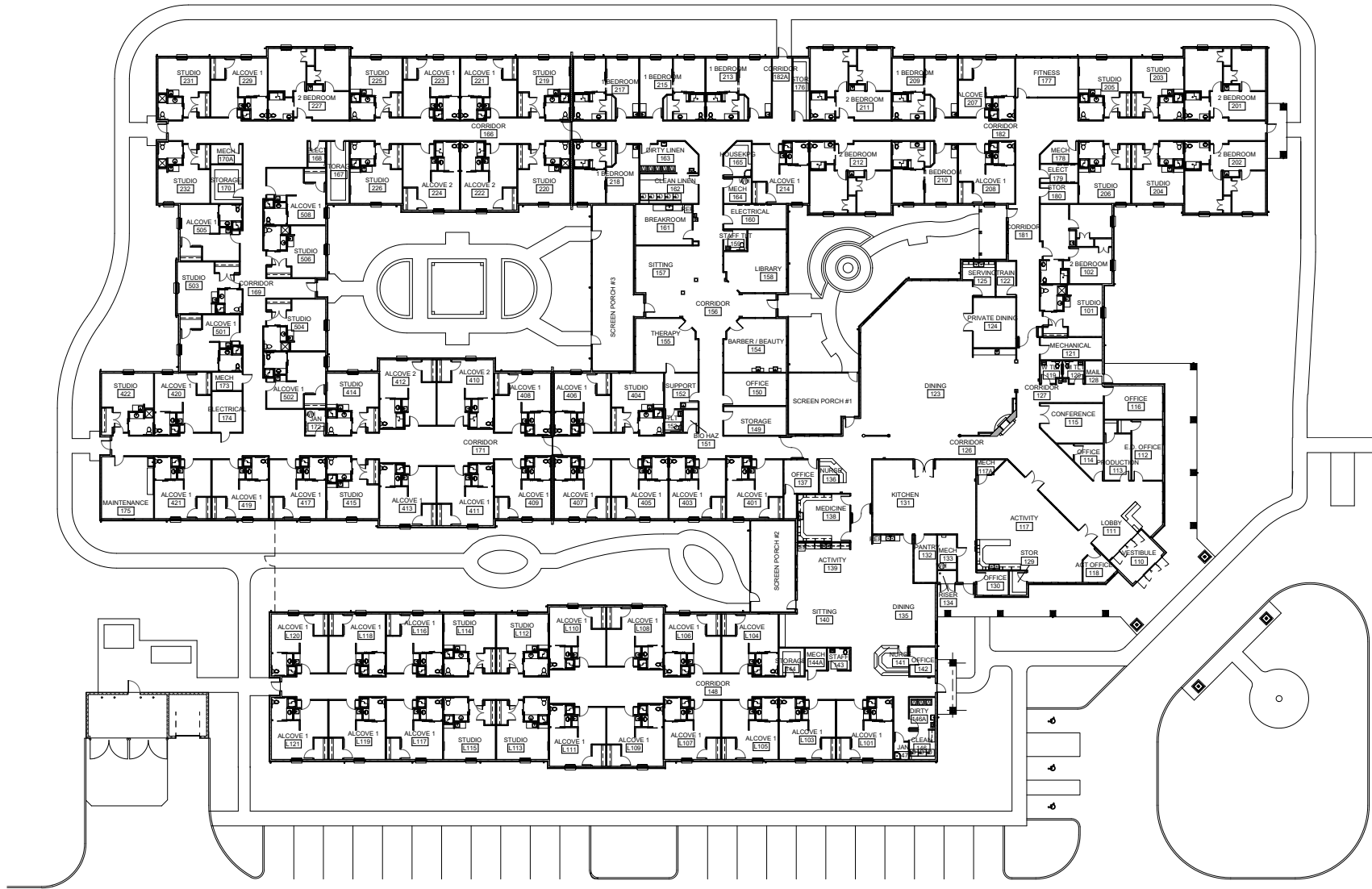
3-18-20

DRAWING NAME

FLOOR PLAN

SHEET #

A1



1 FLOOR PLAN
1/8" = 1'-0"



Revised: 3/23/2020

MPC FILE #4-1-20-UR TTCCA FILE #4-A-20-TOB



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

Revised: 3/23/2020
MPC FILE #4-1-20-UR TTCCA FILE #4-A-20-TOB

NO.	DATE	DESCRIPTION

688 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423) 266-5502

NEUHOFF
TAYLOR
ARCHITECTS

MORNING POINTE OF HARDIN VALLEY
ASSISTED LIVING AND MEMORY CARE FACILITY
2437 REAGAN ROAD
KNOX COUNTY, TENNESSEE



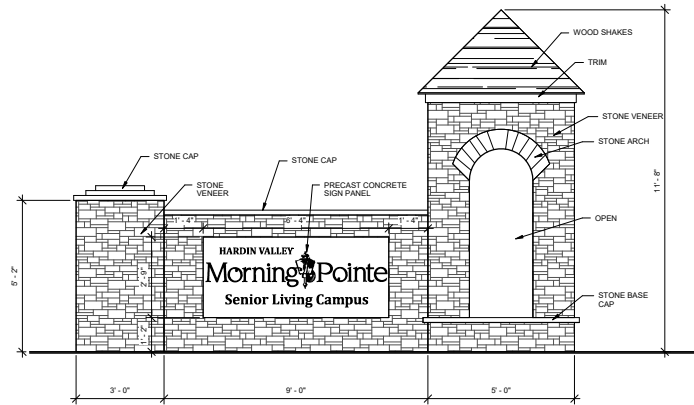
19-65

3-18-20

ELEVATIONS

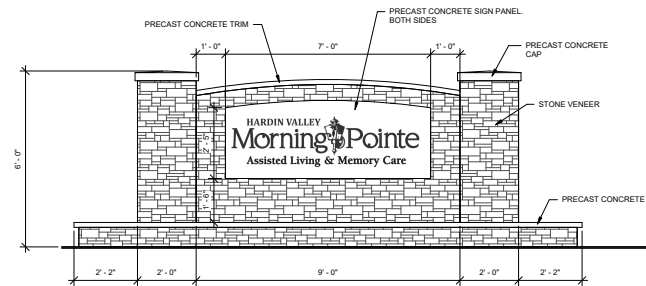
WEST A

A2



1 MONUMENT SIGN A
1/2" = 1'-0"

STONE VENEER TO MATCH COLOR AND STYLE USED ON THE BUILDING.



2 MONUMENT SIGN B
1/2" = 1'-0"

NO.	DESCRIPTION	DATE

688 DALLAS ROAD
CHAFFTANGO, TN 37405
(423) 266-3272
FAX (423) 266-5502

NEUHOFF
TAYLOR
ARCHITECTS

MORNING POINT OF HARDIN VALLEY
ASSISTED LIVING AND MEMORY CARE FACILITY
2437 REAGAN ROAD
KNOX COUNTY, TENNESSEE

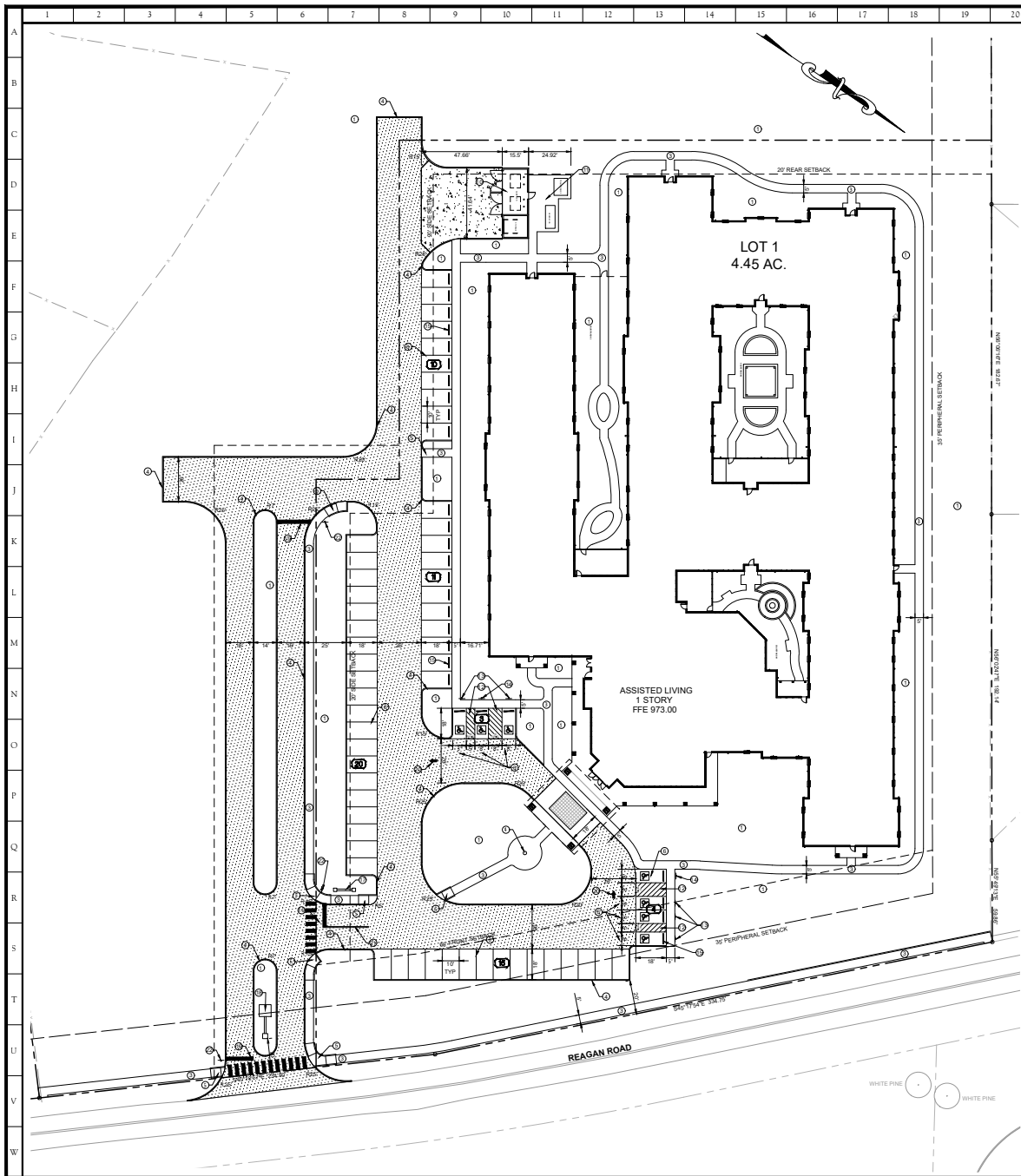


PROJECT #
19-65
DATE
3-18-20
DRAWING NAME
EXTERIOR SIGNS

SHEET #
A3

Revised: 3/23/2020

MPC FILE #4-1-20-UR TTCDA FILE #4-A-20-TOB



PROPERTY DATA

LOT 1 AREA: 4.45 AC

GROUND AREA COVERAGE (25% MAX): 1.11 AC (25.00%)

LOT 1: 89,994 / 193,992 SF

LOOK AREA RATIO (20% MAX): 34.54%

LOT 1: 66,994 / 193,992 SF

MPERVIOUS AREA RATIO (20% MAX): 34.54%

LOT 1: 115,118 / 193,992 SF

NOTE: OVERALL MASTER PLANNED DEVELOPMENT WILL BE 20% MAXIMUM FOR GAG AND FAR.

ZONING: PR 1.5 DUA/C TO

BUILDING SETBACKS

PERMITS SETBACK: 10'

FRONT - 1 STORY W/ FRONT PARKING: 10'

SIDE: 10'

REAR: 10'

PARKING DATA

ASSISTED LIVING FACILITY:

PARKING REQUIRED PER LOCAL CODE:

1 PER 4 SECS (85 SECS): 21

1 PER EMPLOYEE ON LARGEST SHIFT (25): 15

TOTAL PARKING REQUIRED: 36

PARKING PROVIDED:

STANDARD SPACES: 36

ACCESSIBLE SPACES: 7

TOTAL PARKING PROVIDED: 43

LEGEND:

- LANDSCAPE AREA/ISLAND
- CONCRETE SIDEWALK WITH INTEGRAL CURB (SEE DETAIL SHEET)
- CONCRETE SIDEWALK (SEE DETAIL SHEET)
- EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)
- ACCESSIBLE RAMP (SEE DETAIL SHEET)
- HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (SEE DETAIL SHEET)
- CROSS WALK - 24" WIDE WHITE PAINT STRIPES AT 48" O.C. (SEE DETAIL SHEET)
- 4" WIDE WHITE PAINTED PARKING STRIPES
- FLAG POLE
- DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
- TRANSFORMER AND GENERATOR PAD (SEE ARCHITECTURAL PLANS)
- ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
- 4" WIDE DIAGONAL PAINT STRIPES AT 2'-0" O.C.
- ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE (SEE DETAIL SHEET)
- CONCRETE WHEEL STOP (SEE DETAIL SHEET)
- CURB CUT (SEE DETAIL SHEET)
- MORNING POINTE SIGN (SEE SIGN DETAILS)
- CAMPUS ENTRANCE SIGNS (SEE SIGN DETAILS)
- PAINTED STOP BAR (SEE DETAIL SHEET)
- TRAFFIC FLOW ARROW (SEE DETAIL SHEET)
- DOUBLE SOLID YELLOW LINE - PAINTED
- STOP SIGN (SEE DETAIL SHEET)
- CONCRETE SIDEWALK FLUSH WITH ASPHALT PAVEMENT (SEE DETAIL SHEET)

REFER TO SHEET C6.4 FOR SITE DETAILS

- SITE PLAN NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - ALL DISTURBED AREAS NOT BUILT NOR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNITS, A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - ALL CURBED AND STRIPED ROAD ARE TO BE 3' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS AND RADII ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS SHOWN ON SITE LAYOUT PLAN ARE NORMAL DIMENSION ONLY INTENDED FOR USE IN DETERMINING APPROXIMATE SQUARE FOOTAGE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING CONSTRUCTION.
 - EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORAGE, SIGN, FENCING, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION WAS TAKEN FROM SURVEY BY URBAN ENGINEERING, INC. DATED 01/15/14.
 - THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SITE WORK SPECIFICATIONS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
 - IN ORDER TO PREVENT FLOODING THE CONTRACTOR SHALL INSTALL REVERSE-PITCH GUTTER AT ALL LOCATIONS WHERE ASPHALT SLOPES AWAY FROM GUTTER.
 - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- SITE PAVING NOTES:**
- PAVING ELEVATION TOLERANCE**
- FINAL SUBGRADE SHALL BE INSPECTED BY PAVING CONTRACTOR FOR REQUIRED ELEVATION AND ADEQUATE COMPACTION BEFORE COMMENCING ANY PAVING ACTIVITY. PAVING ELEVATION SHALL NOT HAVE MORE THAN 1/4" VARIATION IN ANY 10' SPAN.
- PAVING THICKNESS TOLERANCE**
- PAVING THICKNESS AT ANY ONE POINT SHALL NOT BE LESS THAN 90% OF SPECIFIED THICKNESS. THE AVERAGE OF ALL APPROVED TESTS SHALL BE AT LEAST EQUAL TO THE SPECIFIED THICKNESS FOR EACH MATERIAL. NOT MORE THAN 20% OF ALL APPROVED TESTS MAY FALL BELOW SPECIFIED MINIMUMS. ANY AREA FOUND TO BE LESS THAN 90% SPECIFIED THICKNESS SHALL BE OVERLAIN WITH ASPHALT AS DIRECTED BY SITE, INC.
- TESTING DURING PLACEMENT**
- GENERAL CONTRACTOR SHALL PERFORM SEVERAL SPOT CHECKS OR PAVING BASE THICKNESS PRIOR TO INSTALLATION OF ANY ASPHALTIC OR CONCRETE PAVING. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET.
- CONTRACTOR SHALL PROVIDE FOR TESTING OF COMPLETED PAVING INSTALLATION FOR COMPLIANCE WITH DESIGN CRITERIA AND REQUIRED THICKNESS. CONTRACTOR SHALL REPLACE ALL NON-COMPLYING MATERIAL AT HIS OWN EXPENSE.
- TESTING SHALL BE PERFORMED ONLY BY AN INDEPENDENT TESTING AGENT APPROVED BY SITE, INC. TEST HOLES NOT SPOTTED BY SITE, INC. MAY NOT BE CONSIDERED ACCEPTABLE.
- ALLOW A MINIMUM OF SIXTEEN CORE TESTS TO BE LOCATED ONLY BY WRITTEN INSTRUCTION BY SITE, INC.
- THE PAVING CONTRACTOR SHALL REPAIR ALL CORING HOLES BY FILLING HOLES WITH CONCRETE FLUSH TO TOP OF PAVEMENT.
- ASPHALTIC PAVING MATERIALS**
- MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATION OF THE HIGHWAY DEPARTMENT OF THE STATE IN WHICH THE PROJECT IS LOCATED. REFER TO PAVING MATERIALS LEGEND.
- CONCRETE**
- CONCRETE CURBING SHALL BE 4000 PSI 28 DAY STRENGTH 2" - 3" SLUMP (NO CURB DEFORMATION) 3% - 5% AIR ENTRAINMENT. INSTALL WITH 1/2" TACK COAT EMULSION OVER ASPHALT.
- PROVIDE CYLINDER BREAK TEST - 3500 L.F. OF CURBING OR 1 DAY POUR WITH BREAKS - 1 @ 2 DAYS, 2 @ 28 DAYS. COMPLY WITH ASTM C-31 AND ASTM C-39. ALSO PROVIDE ONE SLUMP TEST PER 500 L.F. OF CURBING OR 1 DAY POUR.
- PROVIDE EXPANSION JOINT @ 50' O.C. (MAX) AND CONTROL JOINTS @ 20' O.C. (MAX) AT ALL CONCRETE PAVING AREAS. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- PAVEMENT MARKING**
- PROVIDE PAVEMENT MARKING AS SHOWN ON THE DRAWINGS. STRIPING SHALL BE 4" WIDE OR AS NOTED OTHERWISE ON THE PLANS. ALL MARKINGS SHALL BE THERMOPLASTIC AND SHALL MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MARCH 1, 2008 (SECTION 918.23).
- CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT DO NOT CONFORM TO DOT STANDARDS FOR MODIFIED INTERSECTION.
- TEMPORARY PAVEMENT LINE MARKINGS ON INTERMEDIATE LAYERS OF PAVEMENT SHALL BE REFLECTIVE TAPE OR REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS BEFORE DARK HOURS. SHORT, UNMARKED SECTIONS SHALL NOT BE ALLOWED.
- ALL MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND TDOT STANDARD DRAWINGS T&E-1 THROUGH T&E-4.

PAVING MATERIALS SCHEDULE

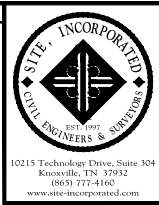
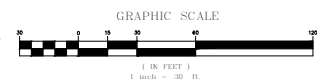
LIGHT DUTY ASPHALT PAVING		
AGGREGATE BASE COURSE - LIFT 1"	3"	TDOT TYPE A CLASS A GRADING D
AGGREGATE BASE COURSE - LIFT 2"	3"	TDOT TYPE A CLASS A GRADING D
BITUMINOUS ASPHALT BASE MIX"	2"	TDOT GRADING BM
BITUMINOUS ASPHALT SURFACE MIX"	1.5"	TDOT GRADING E

HEAVY DUTY ASPHALT PAVING		
AGGREGATE BASE COURSE - LIFT 1"	4"	TDOT TYPE A CLASS A GRADING D
AGGREGATE BASE COURSE - LIFT 2"	4"	TDOT TYPE A CLASS A GRADING D
BITUMINOUS ASPHALT BASE MIX"	3"	TDOT GRADING BM
BITUMINOUS ASPHALT SURFACE MIX"	1.5"	TDOT GRADING E

HEAVY DUTY CONCRETE PAVING		
AGGREGATE BASE COURSE	3"	TDOT TYPE A CLASS A GRADING D
PORTLAND CEMENT CONCRETE	3"	TDOT TYPE A CLASS A GRADING D

REFERENCES:

- "REFER TO TDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' SECTION 903.05
- "REFER TO TDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' SECTION 907
- "REFER TO TDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' SECTION 411
- "REPORT OF GEOTECHNICAL EXPLORATION BY GEOSERVICES, LLC DATED MARCH 15, 2020



UOR/TTCDA Site Layout Plan

Morning Pointe of Hardin Valley
 2437 Reagan Road
 Knoxville, Tennessee
 Hardin Valley Medical Investors, LLC

REVISIONS

NO.	DATE	COMMENTS	BY	CHECKED
1	03/27/2020	Revised per MUTCD/TCDA Comments		

ORIGINAL ISSUE: 03/27/2020

SITE PROJECT #: 2000

FILE: Layer

Revised: 3/27/2020
 MPC FILE #4-1-20-UR TTCDA FILE #4-A-20-T0B

C4.0