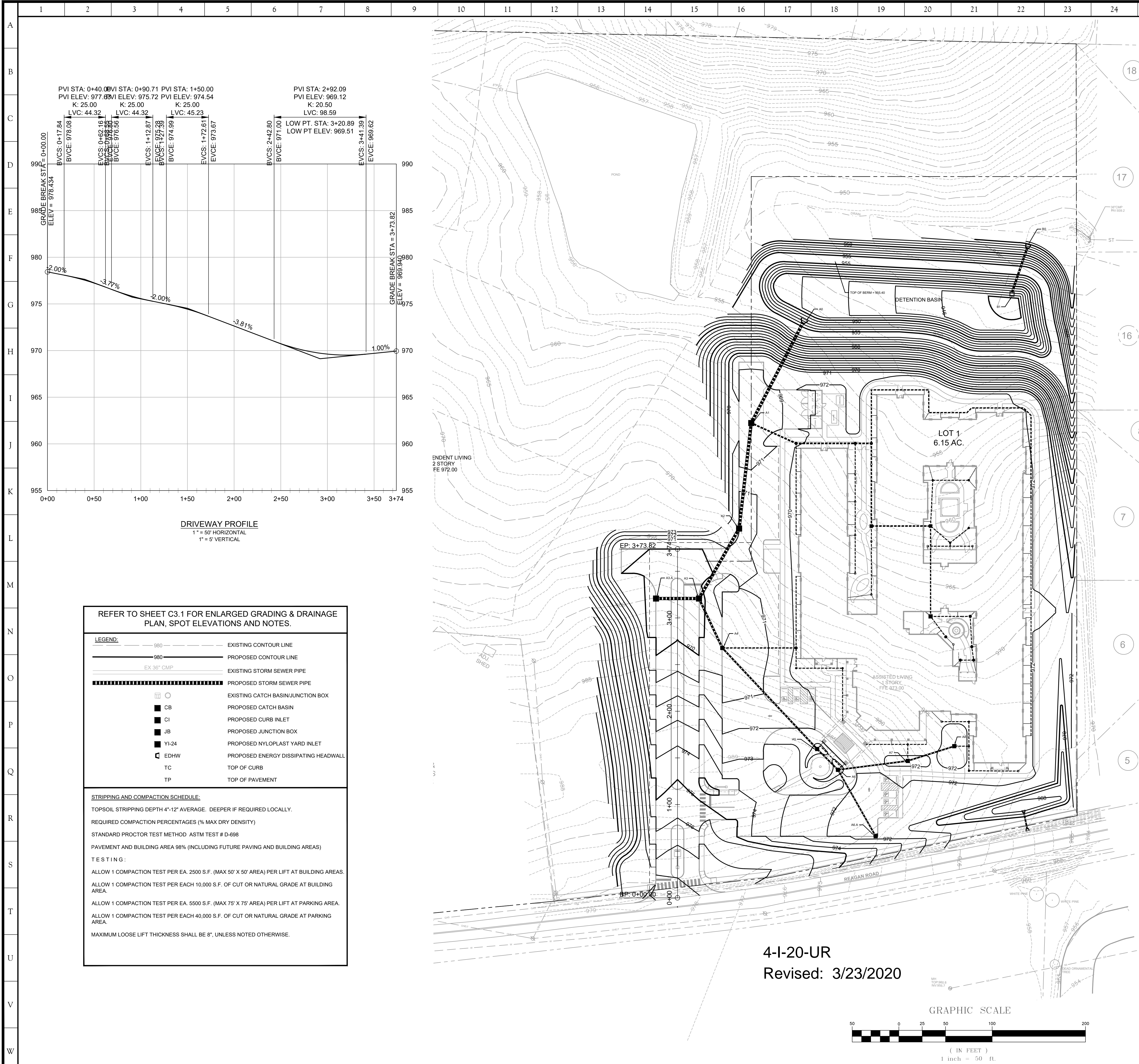


	26	27	28	29	30	31
SITE PLAN NOTES:						
1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.					
2.	ALL DISTURBED AREAS NOT BUILT NOR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.					
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 FOOTAGES. 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, STORM DRAINAGE, SIGNS, 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 CONNECTION OF SERVICES.					
10.	IN ORDER TO PREVENT PONDING 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.					
SITE PAVING NOTES:						
PAVING ELEVATION TOLERANCE						
FINAL SURGRADE SHALL BE INSPECTED BY PAVING CONTRACTOR FOR REQUIRED ELEVATION AND ADEQUATE COMPACTION BEFORE COMMENCING ANY PAVING ACTIVITY. PAVING ELEVATION SHALL NOT HAVE MORE THAN ±0.01 INCHES IN ANY 10' INCREMENT.						
PAVING THICKNESS TOLERANCE						
PAVING THICKNESS AT ANY ONE CORE SHALL NOT BE LESS THAN 90% OF SPECIFIED THICKNESS. THE AVERAGE ALL APPROVED TESTS MUST BE AT LEAST EQUAL TO THE SPECIFIED THICKNESS FOR EACH MATERIAL. NOT MORE THAN 20% OF ALL APPROVED TEST 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 OF 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-CONFORMING MATERIAL AT HIS OWN EXPENSE.						
TESTING SHALL BE PERFORMED ONLY BY AN INDEPENDENT TESTING AGENCY 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 ENTRAINED. INSTALL WITH RC-70 TACK COAT EMULSION OVER ASPHALT.						
PROVIDE CYLINDER BREAK TEST - 3/500 L.F. OF CURBING OR 1-DAY POUR WITH BREAKS - 1 @ 7-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 TDOT 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-M-1 THROUGH T-M-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***		1-2"	TDOT GRADING BM			
BITUMINOUS ASPHALT SURFACE MIX***		1-1/2"	TDOT GRADING E			
HEAVY DUTY ASPHALT PAVING						
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REFERENCES:						
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"REFER TO TDOT" STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 307						
***REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 411						
FOR GEOTECHNICAL EXPLORATION BY GEOSERVICES, LLC DATED MARCH 10, 2020						

[illegible]



- SITE GRADING NOTES:**
1. 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.
 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS 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 72 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.
 3. 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 STRUCTURE(S) TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTORS EXPENSE.
 4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
 6. ALL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 7. ALL UNSURFACED 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.
 8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 9. CONTRACTOR SHALL ADJUST AND/OR SAW CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 10. 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.
 11. CONTRACTOR SHALL INSPECT, REPAIR, AND CLEAN ALL EXISTING DRAINAGE STRUCTURES AND PIPING. ALL SEDIMENT AND DEBRIS SHALL BE REMOVED.
 12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED.
 13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 14. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
 15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 16. MINIMUM COVER FROM TOP OF PIPE TO FINISH GRADE SHALL BE 2 FEET.
 17. HEADWALLS SHALL BE CONSTRUCTED AND/OR INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF PIPE TO MINIMIZE POSSIBLE PIPE DAMAGE AND FACILITATE FINAL GRADING.
 18. RIP-RAP STONE FOR EROSION PROTECTION SHALL BE PROVIDED AT ALL STORMWATER DISCHARGE LOCATIONS.
 19. 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.
 20. 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 BENEATH 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 HAVE "O-RING" 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-151)(CLASS 50).

- ALL ELEVATIONS (RIM, 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 C76, CLASS III UNLESS NOTED OTHERWISE ON DRAWINGS, INSTALLED WITH RUBBER O-RING GASKETS AT JOINTS.
- 1. GASKETS:** AASHTO M198, TYPE B OR ASTM C443, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 2. FLARED END SECTIONS:** ASTM C76 OR, FOR SECTIONS WITH TOE WALL, AASHTO H170.
- B. HIGH DENSITY POLYETHYLENE PIPE - WATER TIGHT (HDPE-WT):**
AASHTO M 252 TYPE S, M 294 TYPE S, OR ASTM F 2306 SMOOTH INTERIOR/ANNULAR 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 DUMPING - DRAINS TO RIVER" OR OTHER SIMILAR ENVIRONMENTAL MESSAGE PERMANENTLY CAST INTO THE GRATE/COVER.
 - ALL STORM PIPE LOCATED WITHIN RIGHT-OF-WAY SHALL BE RCP.
 - DISCHARGE PIPE FROM THE DETENTION BASINS SHALL BE RCP.
 - ALL OTHER STORM PIPE SHALL BE RCP OR HDPE-WT AS NOTED ON THE PLAN.
 - REFER TO PROJECT SPECIFICATIONS FOR APPROVED PIPE TYPES.
- STORM DRAIN GRADE SCHEDULE:**
- | TYPE | MODEL | USE |
|-------|---|--------------|
| YI-24 | NYLOPLAST 24" DRAIN BASIN WITH 24" DOME GRATE | YARD INLET |
| JB | EAST JORDAN IRON WORKS 1775 | JUNCTION BOX |
| CI | EAST JORDAN IRON WORKS 7030-M6, WITH 7030-T1 HOOD | CURB INLET |
| CB | EAST JORDAN IRON WORKS V-5622-80 | GRATE INLET |

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	969.99	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	965.50	966.25	RCP OR HDPE-WT
A6	YI-24	971.30	A5-A6	32	15	0.51	966.50	966.66	RCP OR HDPE-WT
A7	YI-24	971.50	A6-A7	75	15	0.50	966.76	967.14	RCP OR HDPE-WT
A8	YI-24	971.50	A7-A8	52	15	0.50	967.24	967.50	RCP OR HDPE-WT
A3.A	CI	969.05	A3-A3.A	46	36	0.50	961.77	962.00	RCP
A6.A	CI	970.96	A6-A6.A	82	15	0.50	966.55	966.96	RCP OR HDPE-WT
B0	EDHW	954.00							
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/TTCDA - Site Grading and Drainage Plan

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

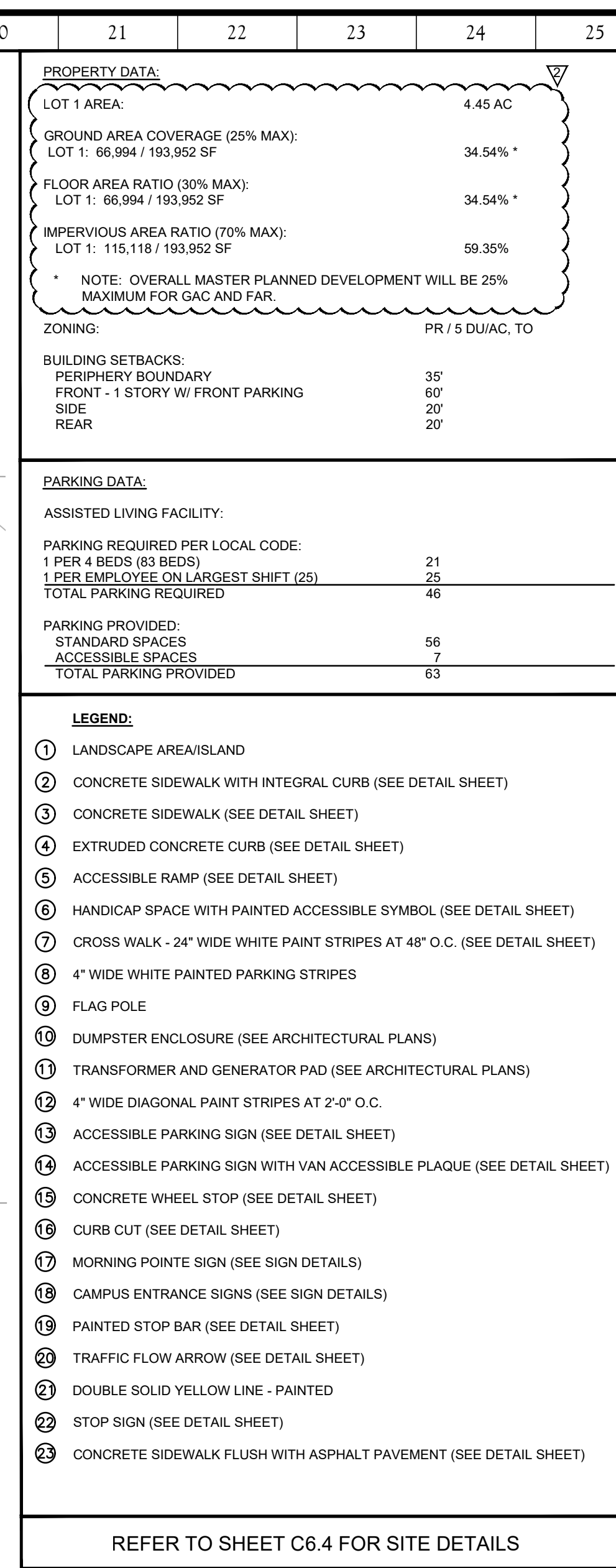
NO.	DATE	COMMENTS
1	03/23/2020	Revised per MRC/TTCDA Comments

ORIGINAL ISSUE: 03/02/2020

SITE PROJECT #: 2000

FILE: Grading

C3.0



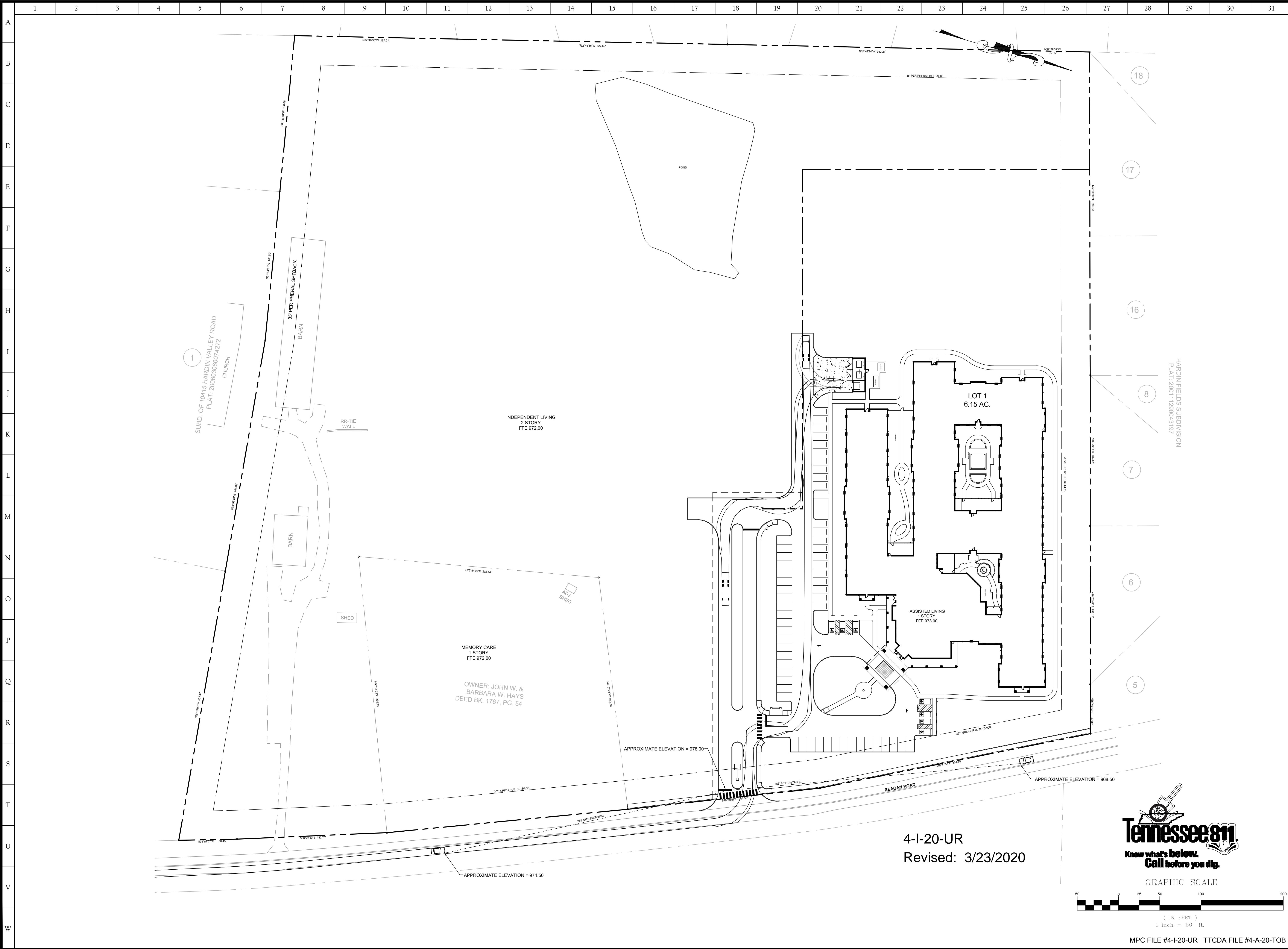
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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FOR GEOTECHNICAL EXPLORATION BY GEOSERVICES, LLC DATED MARCH 10, 2020						

[illegible]



NO. 1

DATE 03/23/2020

COMMENTS Revised per MPT/TTTCA Comments

REVISIONS

ORIGINAL ISSUE: 03/02/2020

SITE PROJECT #: 2000

FILE: Layout

UOR/TTTCA - Site Plan - Truck Turns

Morning Pointe of Hardin Valley

2437 Reagan Road

Knox County, Tennessee

Hardin Valley Medical Investors, LLC

INCORPORATED

CIVIL ENGINEERS & SURVEYORS

EST. 1997

10215 Technology Drive, Suite 304

Knoxville, TN 37932

(865) 777-4160

www.site-incorporated.com

REGISTERED ENGINEER

AGRICULTURE

PLAT: 200111290043197

STATE OF TENNESSEE

ANETTE C. HORN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

4-I-20-UR

Revised: 3/23/2020

Tennessee 811

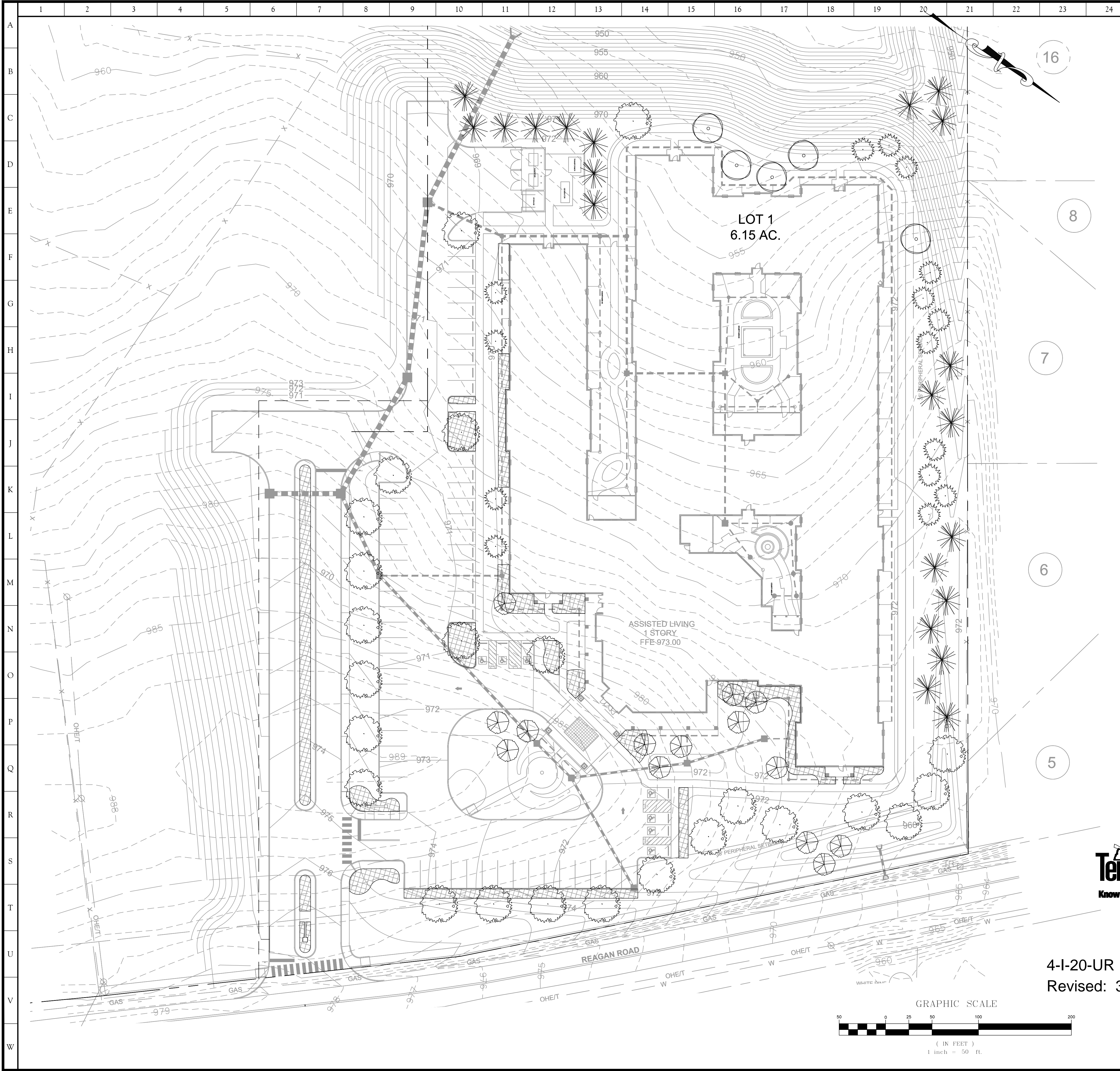
Know what's below.

Call before you dig.

MPC FILE #4-I-20-UR

TTTCA FILE #4-A-20-TOB

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.
 - PRIOR TO 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 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) 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 PRICING 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, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE OF WORK.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (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 AND 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 SPACING 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 SODDING 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 TTCD A 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 PR 5 DU/AC - TO.
 - 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	LACEBARK ELM YELLOWWOOD SWEETBAY MAGNOLIA
	21	MEDIUM EVERGREEN TREE	ARBORVITAE EASTERN RED CEDAR
	14	SMALL ORNAMENTAL TREE	RED MAPLE SUGAR MAPLE WILLOW OAK
	15	SMALL EVERGREEN TREE	FOSTER HOLLY LITTLE GEM SOUTHERN MAGNOLIA
		SHRUB AND GROUNDCOVER BEDS	
		TALL FESCUE 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 = 63
TREES PROVIDED = 6

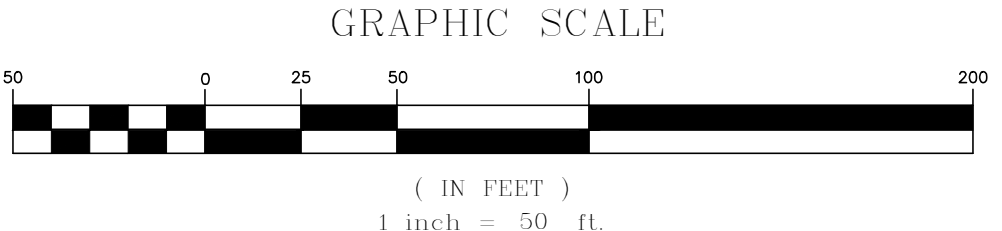
5% PARKING AREA PLANTED WITH ORN. TREES, SHRUBS, GROUNDCOVERS
PARKING AREA = 36,480 SF
LANDSCAPE AREA PROVIDED = 1857 SF

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 = 36

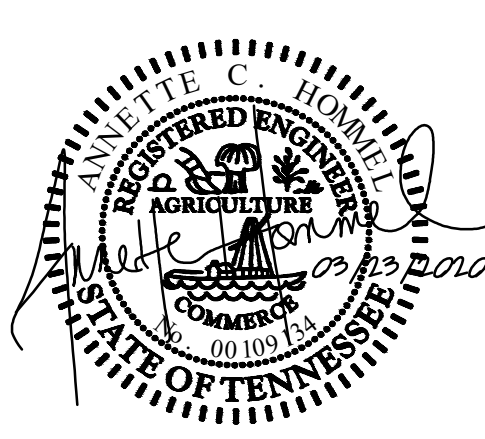


4-I-20-UR
Revised: 3/23/2020



EST. 1997
CIVIL ENGINEERS & SURVEYORS

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



UOR/TTCD A - Landscape Plan

Morning Pointe of Hardin Valley

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

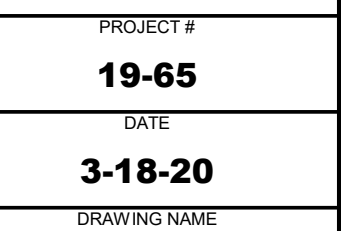
REVIEWS	
NO.	COMMENTS
1	03/23/2020 Revised per MIV/TTCD A Comments

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

C7.0

NEUHOFF
TAYLOR
ARCHITECTS

**2437 REAGAN ROAD
KNOX COUNTY, TENNESSEE**



SHEET #

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



1 FLOOR PLAN
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



5 EAST ELEVATION DETAIL
1/8" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

4-I-20-UR
Revised: 3/23/2020

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

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



PROJECT #

19-65

DATE

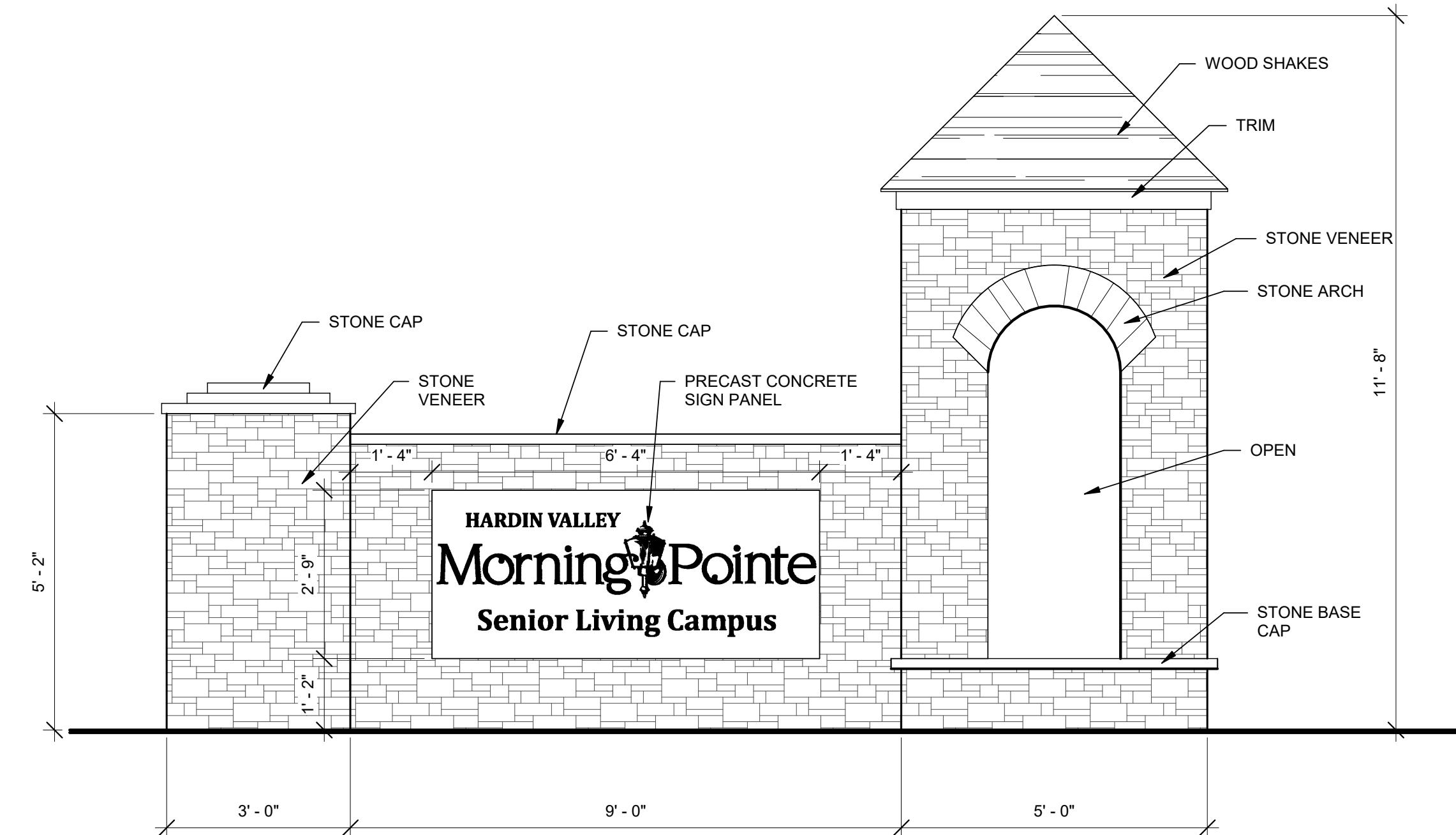
3-18-20

DRAWING NAME

ELEVATIONS

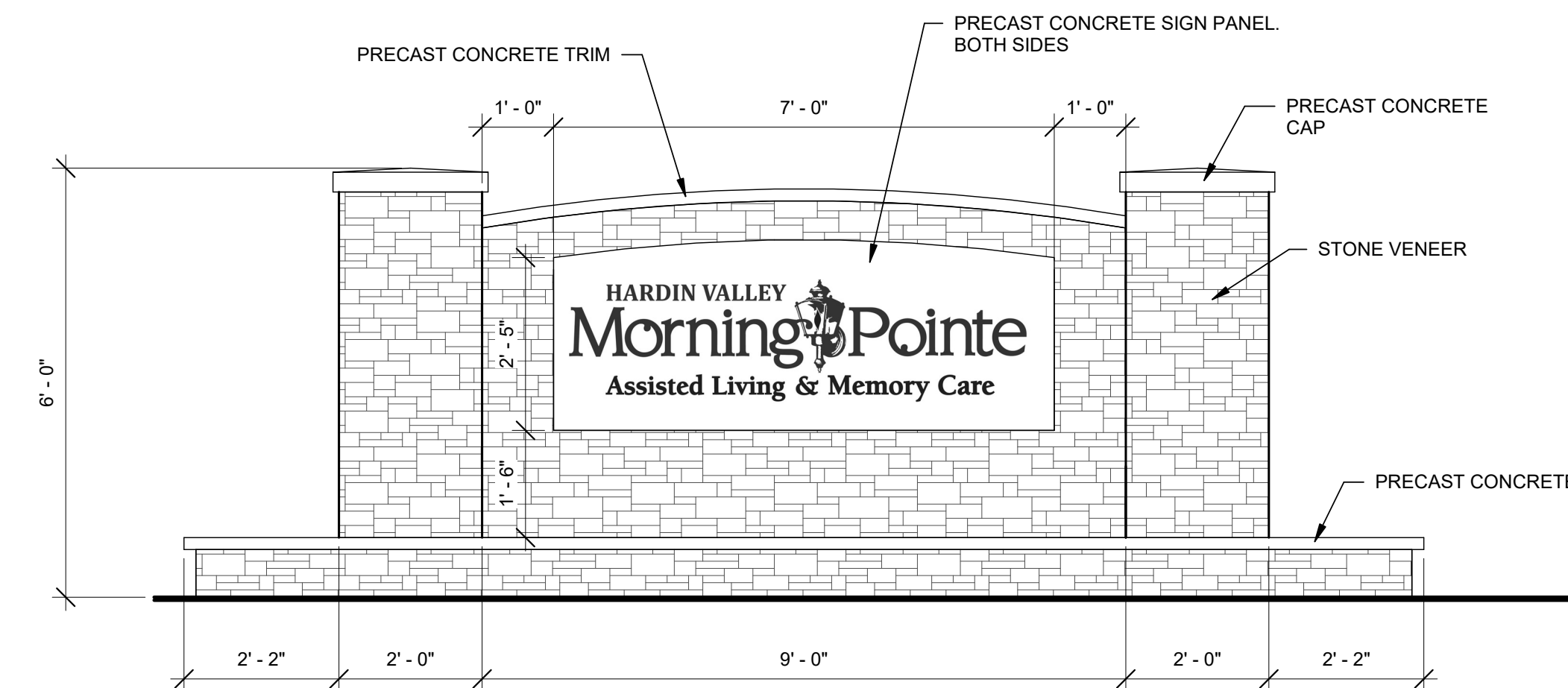
SHEET #

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"

4-I-20-UR
Revised: 3/23/2020

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

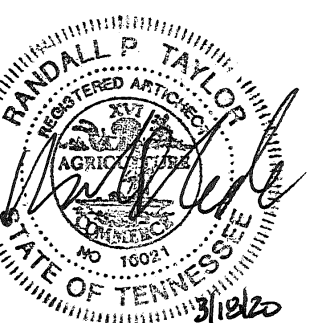
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PROJECT #

19-65

DATE

3-18-20

DRAWING NAME

EXTERIOR SIGNS

SHEET #

A3