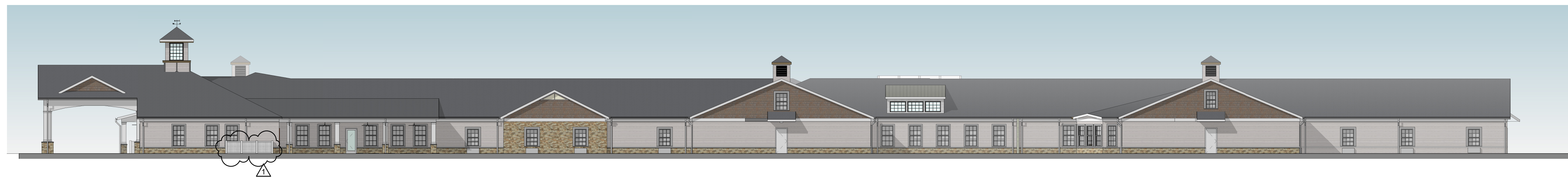
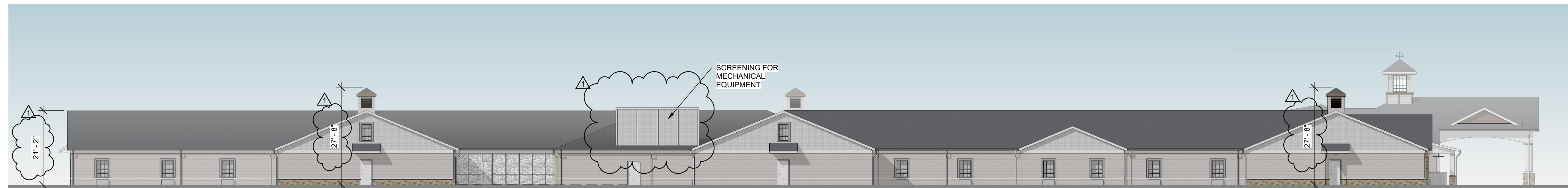


1 NORTH (ENTRANCE) ELEVATION
1/8" = 1'-0"



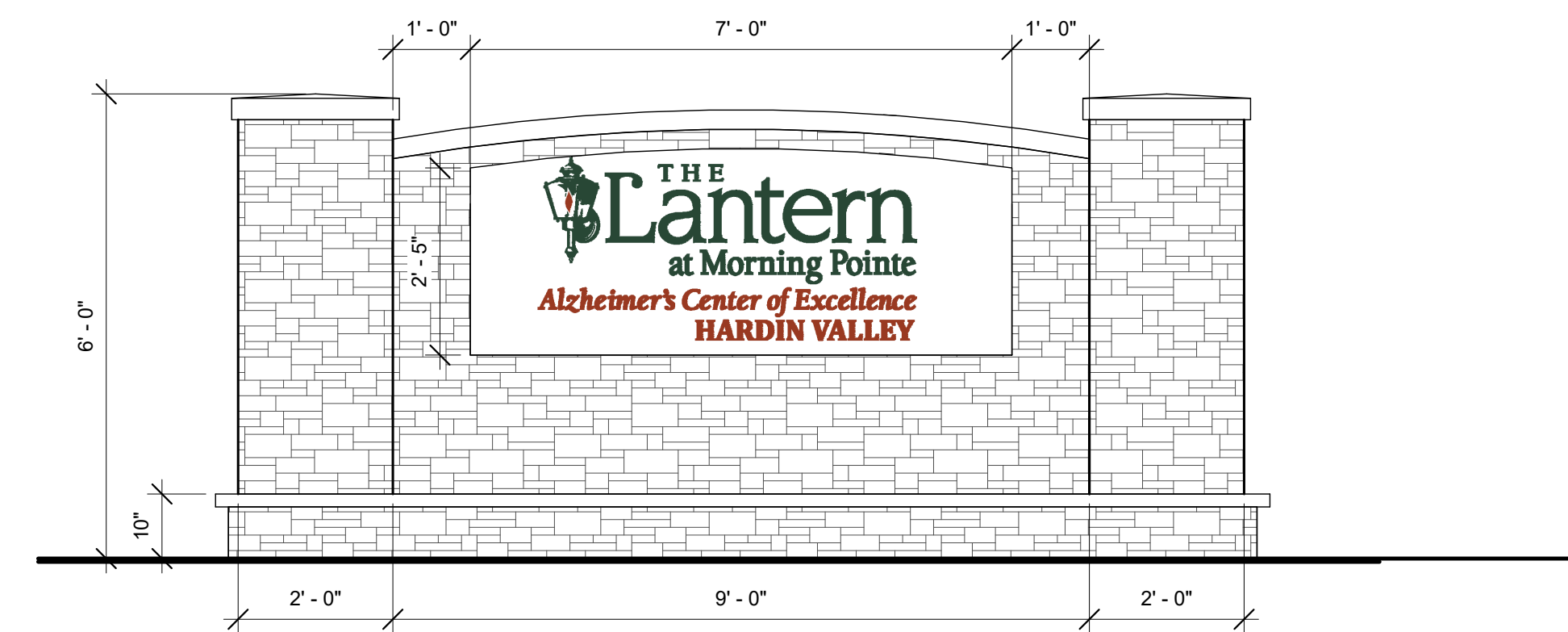
3 WEST ELEVATION
1/16" = 1'-0"



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



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



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

TTCDA FILE #8-A-23-TOB

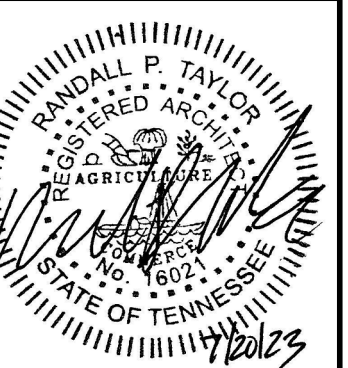
REVISIONS

NO.	REVISION	DATE
1	REVISION ONE	7-20-23

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

NEUHOFF
TAYLOR
ARCHITECTS

THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE HARDIN VALLEY
2400 BLOCK OF REAGAN ROAD
KNOX COUNTY, TENNESSEE 37931



PROJECT #
23-04

DATE
16 JUNE 23

DRAWING NAME
ELEVATIONS

SHEET #

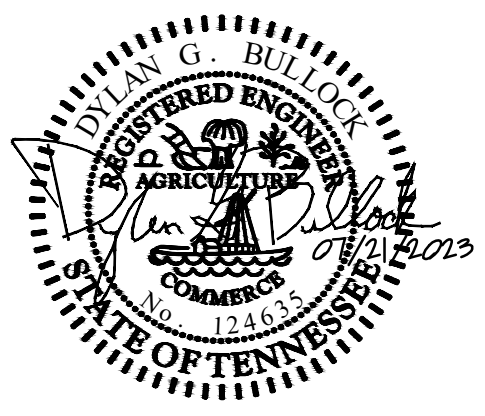
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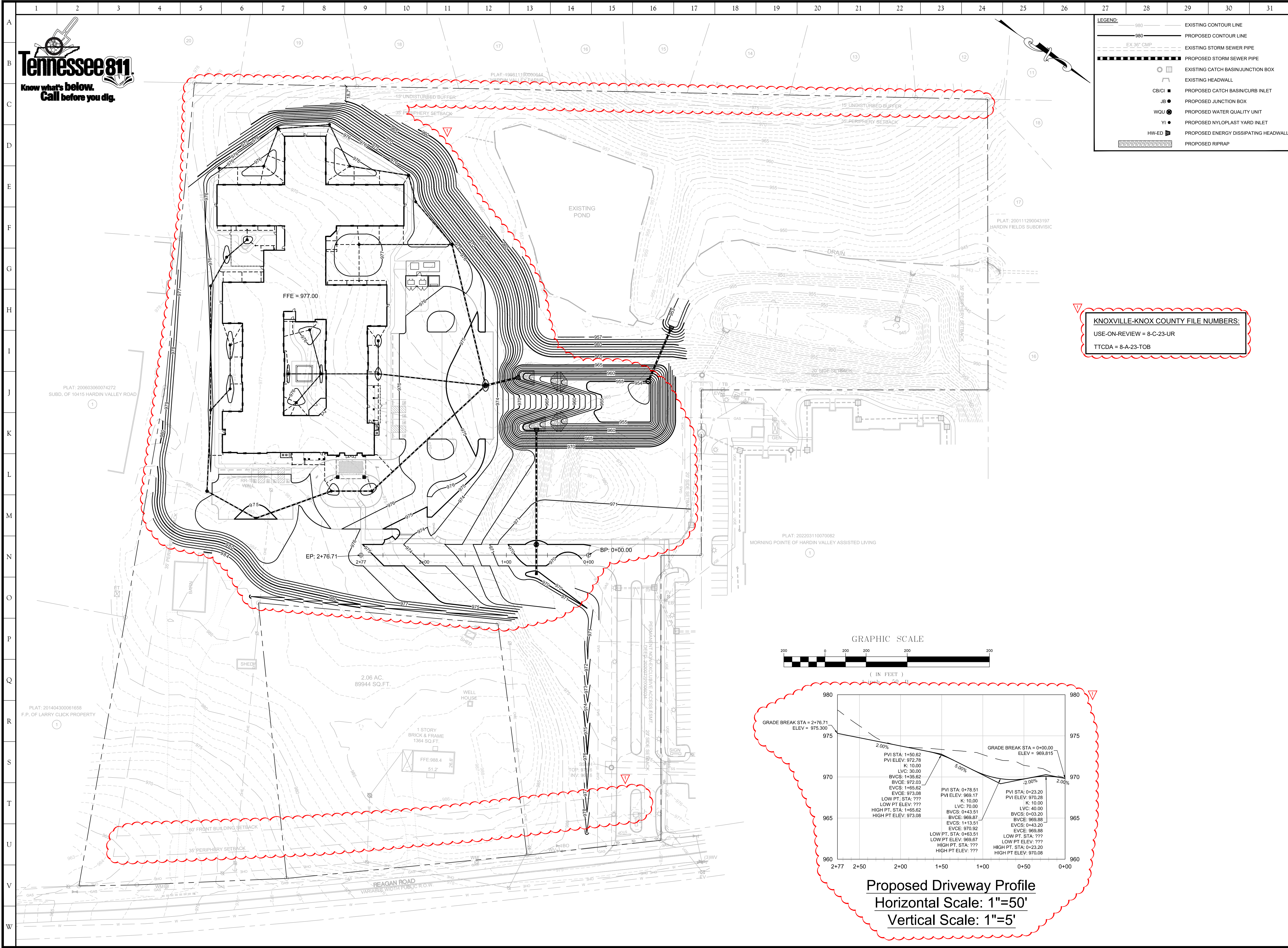
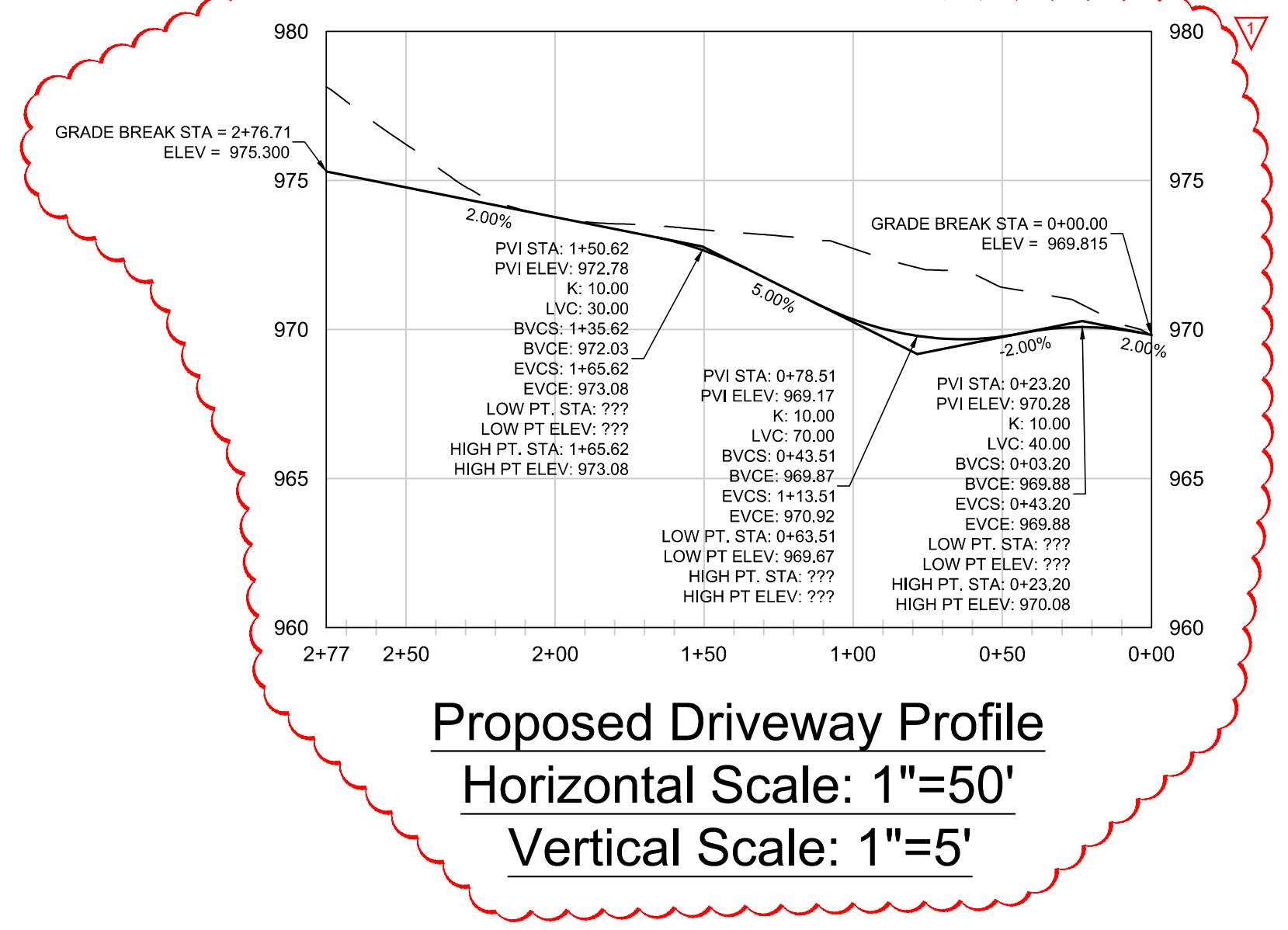
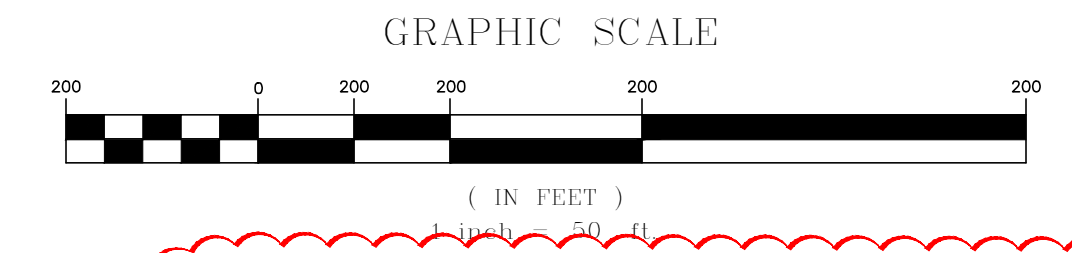
LEGEND:

	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE
	EXISTING HEADWALL
	PROPOSED CATCH BASIN/CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED WATER QUALITY UNIT
	PROPOSED NYLOPLAST YARD INLET
	PROPOSED ENERGY DISSIPATING HEADWALL
	PROPOSED RIPRAP

EST. 1997
10215 Technology Drive, Suite 304
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KNOXVILLE-KNOX COUNTY FILE NUMBERS:
USE-ON-REVIEW = 8-C-23-UR
TTCCA = 8-A-23-TOB



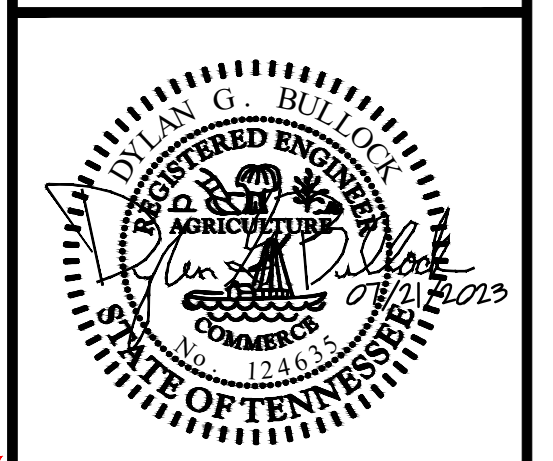
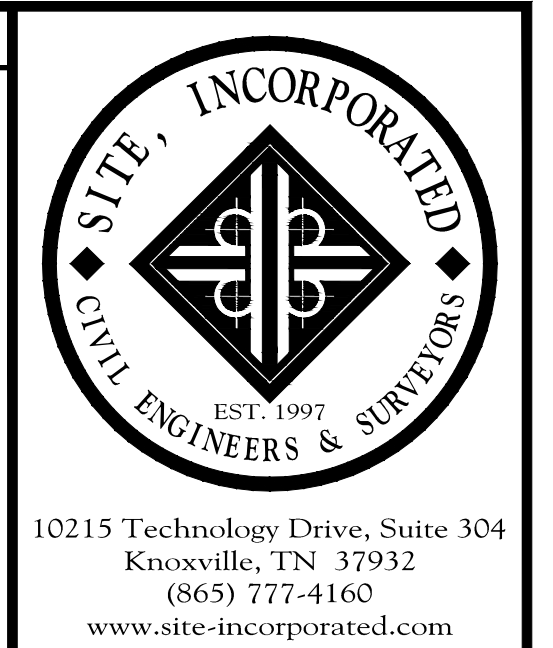
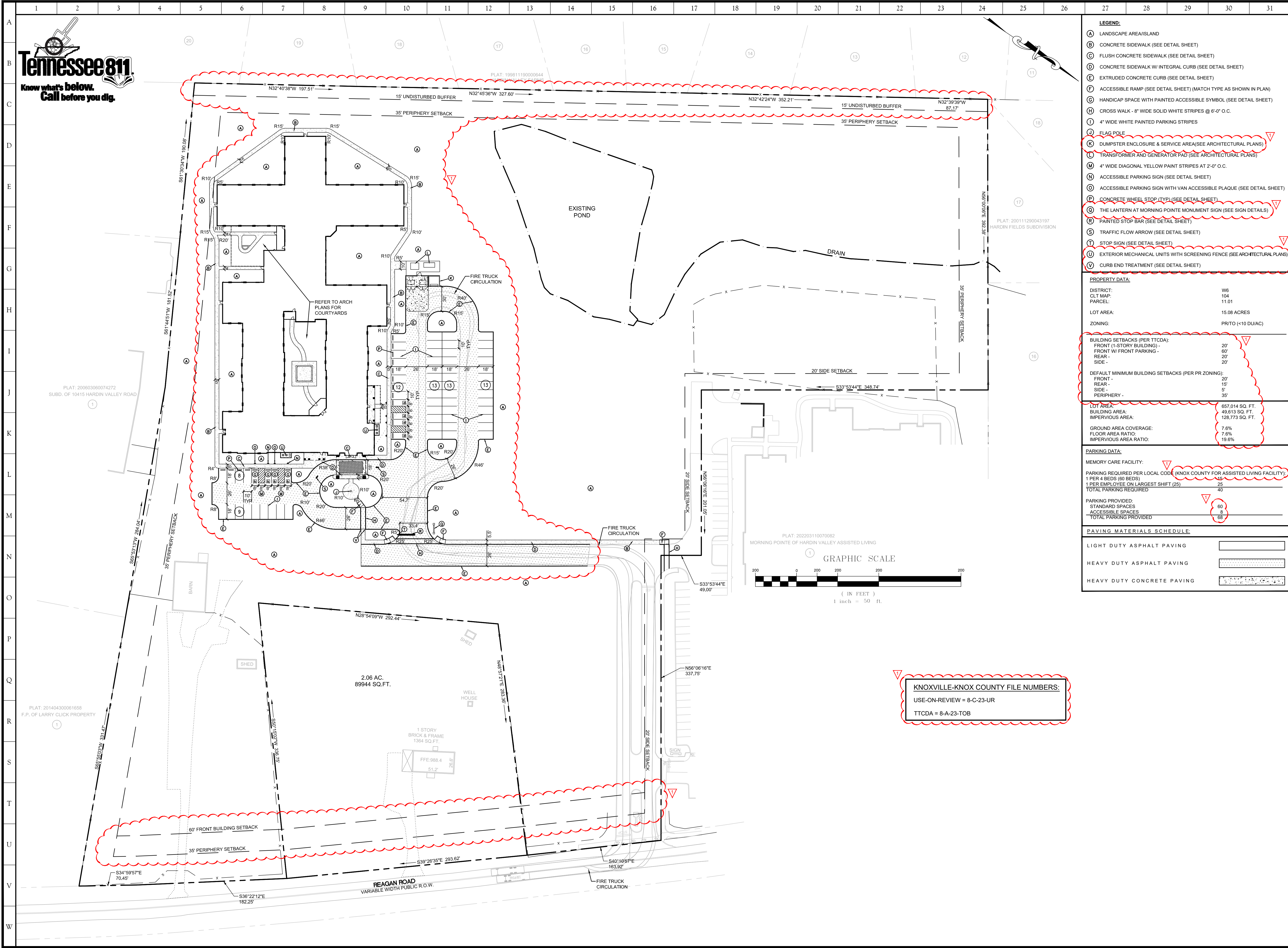
UOR/TTCCA - Site Grading and Drainage Plan

Memory Care of Hardin Valley
2433 Reagan Road
Knox County, Tennessee 37931
Hardin Valley Development Partners, LLC

REVISIONS	
NO.	DATE / COMMENTS
1	07/12/23 Knoxville-Knox County Planning Comments

ORIGINAL ISSUE: 06/26/2023
SITE PROJECT #: 2020
FILE: Grading

C3.0



- LEGEND:**
- (A) LANDSCAPE AREA/ISLAND
 - (B) CONCRETE SIDEWALK (SEE DETAIL SHEET)
 - (C) FLUSH CONCRETE SIDEWALK (SEE DETAIL SHEET)
 - (D) CONCRETE SIDEWALK W/ INTEGRAL CURB (SEE DETAIL SHEET)
 - (E) EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)
 - (F) ACCESSIBLE RAMP (SEE DETAIL SHEET) (MATCH TYPE AS SHOWN IN PLAN)
 - (G) HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (SEE DETAIL SHEET)
 - (H) CROSS WALK - 8" WIDE SOLID WHITE STRIPES @ 6'-0" O.C.
 - (I) 4" WIDE WHITE PAINTED PARKING STRIPES
 - (J) FLAG POLE
 - (K) DUMPSTER ENCLOSURE & SERVICE AREA(SEE ARCHITECTURAL PLANS)
 - (L) TRANSFORMER AND GENERATOR PAD (SEE ARCHITECTURAL PLANS)
 - (M) 4" WIDE DIAGONAL YELLOW PAINT STRIPES AT 2'-0" O.C.
 - (N) ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
 - (O) ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE (SEE DETAIL SHEET)
 - (P) CONCRETE WHEEL STOP (TYP)(SEE DETAIL SHEET)
 - (Q) THE LANTERN AT MORNING POINTE MONUMENT SIGN (SEE SIGN DETAILS)
 - (R) PAINTED STOP BAR (SEE DETAIL SHEET)
 - (S) TRAFFIC FLOW ARROW (SEE DETAIL SHEET)
 - (T) STOP SIGN (SEE DETAIL SHEET)
 - (U) EXTERIOR MECHANICAL UNITS WITH SCREENING FENCE (SEE ARCHITECTURAL PLANS)
 - (V) CURB END TREATMENT (SEE DETAIL SHEET)

PROPERTY DATA:

DISTRICT:	W6
CLT MAP:	104
PARCEL:	11.01
LOT AREA:	15.08 ACRES
ZONING:	PR/TO (<10 DU/AC)

BUILDING SETBACKS (PER TTCDA):

FRONT (1-STORY BUILDING) -	20'
FRONT W/ FRONT PARKING -	60'
REAR -	20'
SIDE -	20'

DEFAULT MINIMUM BUILDING SETBACKS (PER PR ZONING):

FRONT -	20'
REAR -	15'
SIDE -	5'
PERIPHERY -	35'

LOT AREA: 657,014 SQ. FT.
BUILDING AREA: 49,813 SQ. FT.
IMPERVIOUS AREA: 128,773 SQ. FT.

GROUND AREA COVERAGE: 7.6%
FLOOR AREA RATIO: 7.6%
IMPERVIOUS AREA RATIO: 19.6%

PARKING DATA:

MEMORY CARE FACILITY:

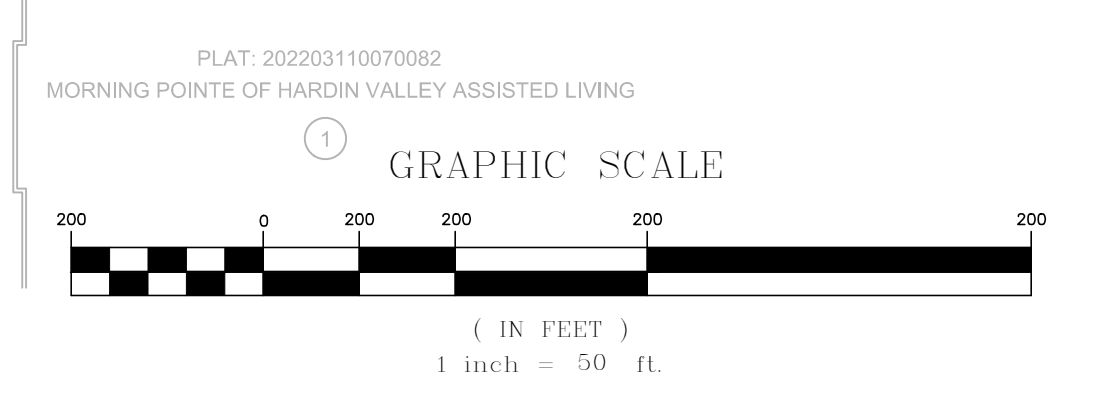
PARKING REQUIRED PER LOCAL CODE (KNOX COUNTY FOR ASSISTED LIVING FACILITY):	
1 PER 4 BEDS (60 BEDS)	15
1 PER EMPLOYEE ON LARGEST SHIFT (25)	25
TOTAL PARKING REQUIRED	40

PARKING PROVIDED:

STANDARD SPACES	60
ACCESSIBLE SPACES	8
TOTAL PARKING PROVIDED	68

PAVING MATERIALS SCHEDULE:

LIGHT DUTY ASPHALT PAVING	[Symbol]
HEAVY DUTY ASPHALT PAVING	[Symbol]
HEAVY DUTY CONCRETE PAVING	[Symbol]



KNOXVILLE-KNOX COUNTY FILE NUMBERS:
 USE-ON-REVIEW = 8-C-23-UR
 TTCDA = 8-A-23-TOB

UOR/TTCDA - Site Layout Plan

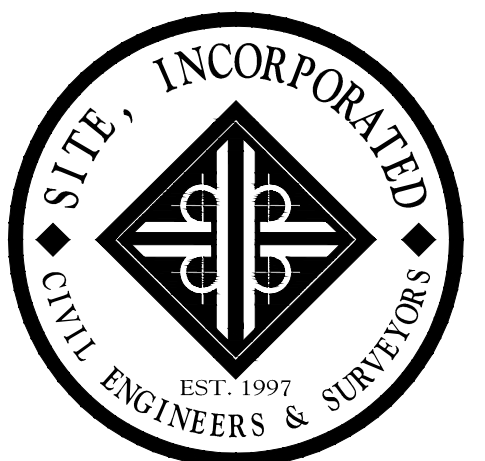
Memory Care of Hardin Valley
 2433 Reagan Road
 Knoxville, Tennessee 37931
 Independent Healthcare Properties, LLC

REVISIONS

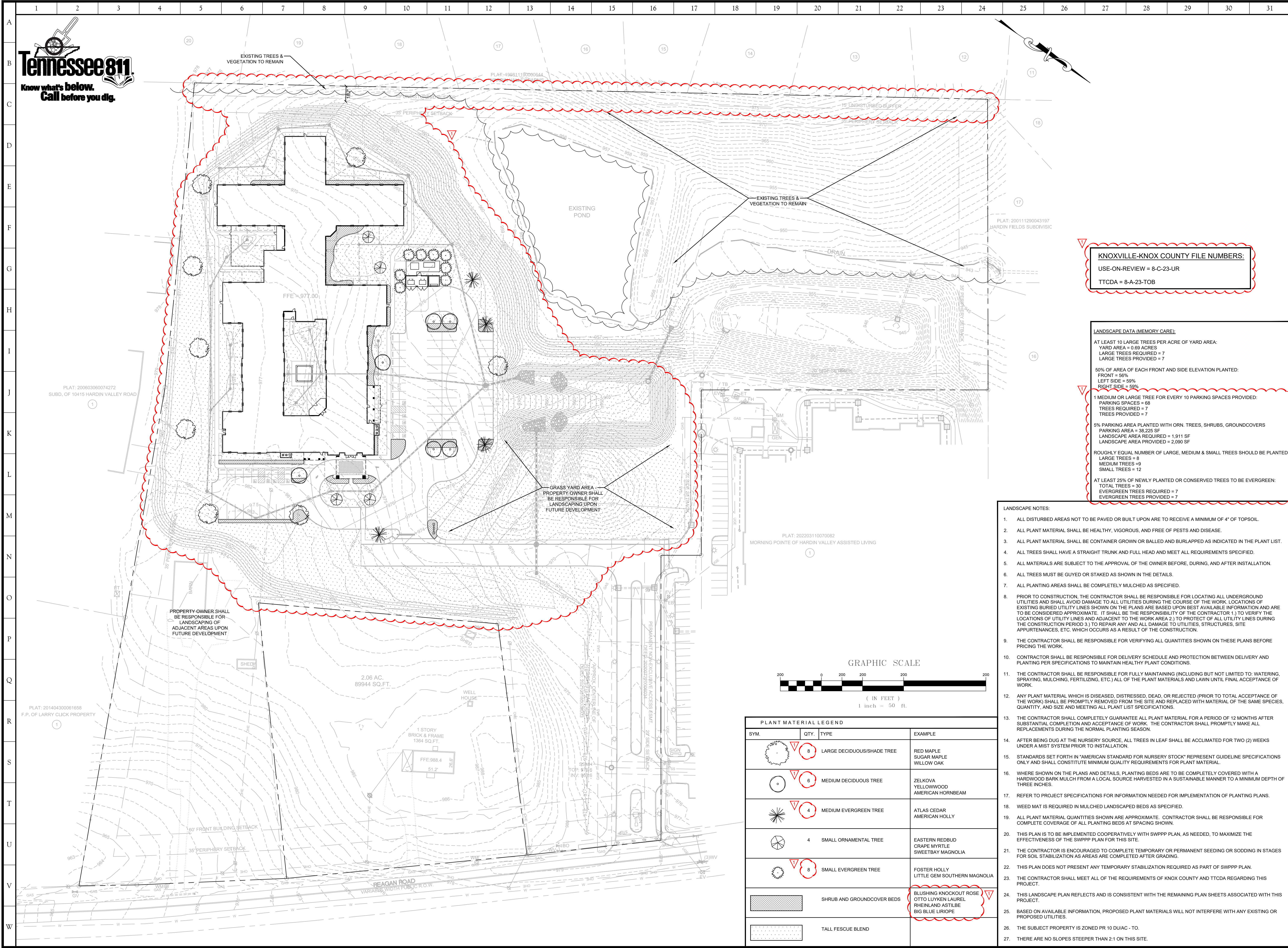
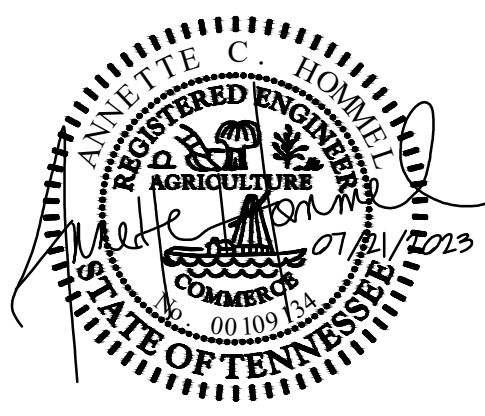
NO.	DATE	COMMENTS
1	07/17/2023	Knoxville-Knox County Planning Comments

ORIGINAL ISSUE: 06/26/2023
 SITE PROJECT #: 2020
 FILE: Layout

C4.0



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KNOXVILLE-KNOX COUNTY FILE NUMBERS:
USE-ON-REVIEW = 8-C-23-UR
TTCCA = 8-A-23-TOB

LANDSCAPE DATA (MEMORY CARE):
AT LEAST 10 LARGE TREES PER ACRE OF YARD AREA:
YARD AREA = 0.69 ACRES
LARGE TREES REQUIRED = 7
LARGE TREES PROVIDED = 7

50% OF AREA OF EACH FRONT AND SIDE ELEVATION PLANTED:
FRONT = 56%
LEFT SIDE = 59%
RIGHT SIDE = 59%

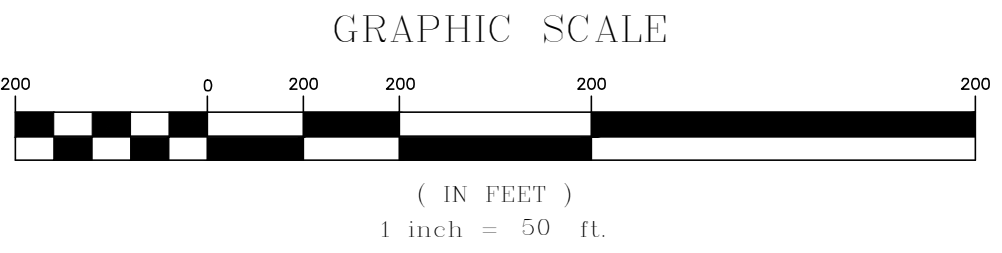
1 MEDIUM OR LARGE TREE FOR EVERY 10 PARKING SPACES PROVIDED:
PARKING SPACES = 68
TREES REQUIRED = 7
TREES PROVIDED = 7

5% PARKING AREA PLANTED WITH ORN. TREES, SHRUBS, GROUNDCOVERS
PARKING AREA = 38,225 SF
LANDSCAPE AREA REQUIRED = 1,911 SF
LANDSCAPE AREA PROVIDED = 2,090 SF

ROUGHLY EQUAL NUMBER OF LARGE, MEDIUM & SMALL TREES SHOULD BE PLANTED:
LARGE TREES = 8
MEDIUM TREES = 9
SMALL TREES = 12

AT LEAST 25% OF NEWLY PLANTED OR CONSERVED TREES TO BE EVERGREEN:
TOTAL TREES = 30
EVERGREEN TREES REQUIRED = 7
EVERGREEN TREES PROVIDED = 7

- 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 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 LANDSCAPE 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 TTCCA 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 10 DU/JAC - TO.
 - THERE ARE NO SLOPES STEEPER THAN 2:1 ON THIS SITE.



PLANT MATERIAL LEGEND			
SYM.	QTY.	TYPE	EXAMPLE
	8	LARGE DECIDUOUS/SHADE TREE	RED MAPLE SUGAR MAPLE WILLOW OAK
	6	MEDIUM DECIDUOUS TREE	ZELKOVA YELLOWWOOD AMERICAN HORNBEAM
	4	MEDIUM EVERGREEN TREE	ATLAS CEDAR AMERICAN HOLLY
	4	SMALL ORNAMENTAL TREE	EASTERN REDBUD CRAPE MYRTLE SWEETBAY MAGNOLIA
	8	SMALL EVERGREEN TREE	FOSTER HOLLY LITTLE GEM SOUTHERN MAGNOLIA
		SHRUB AND GROUNDCOVER BEDS	BLUSHING KNOCKOUT ROSE OTTO LUYKEN LAUREL RHEINLAND ASTILBE BIG BLUE LIRIOPE
		TALL FESCUE BLEND	

UOR/TTCCA - Landscape Plan

Memory Care of Hardin Valley
2433 Reagan Road
Knox County, Tennessee 37931
Hardin Valley Development Partners, LLC

REVISIONS

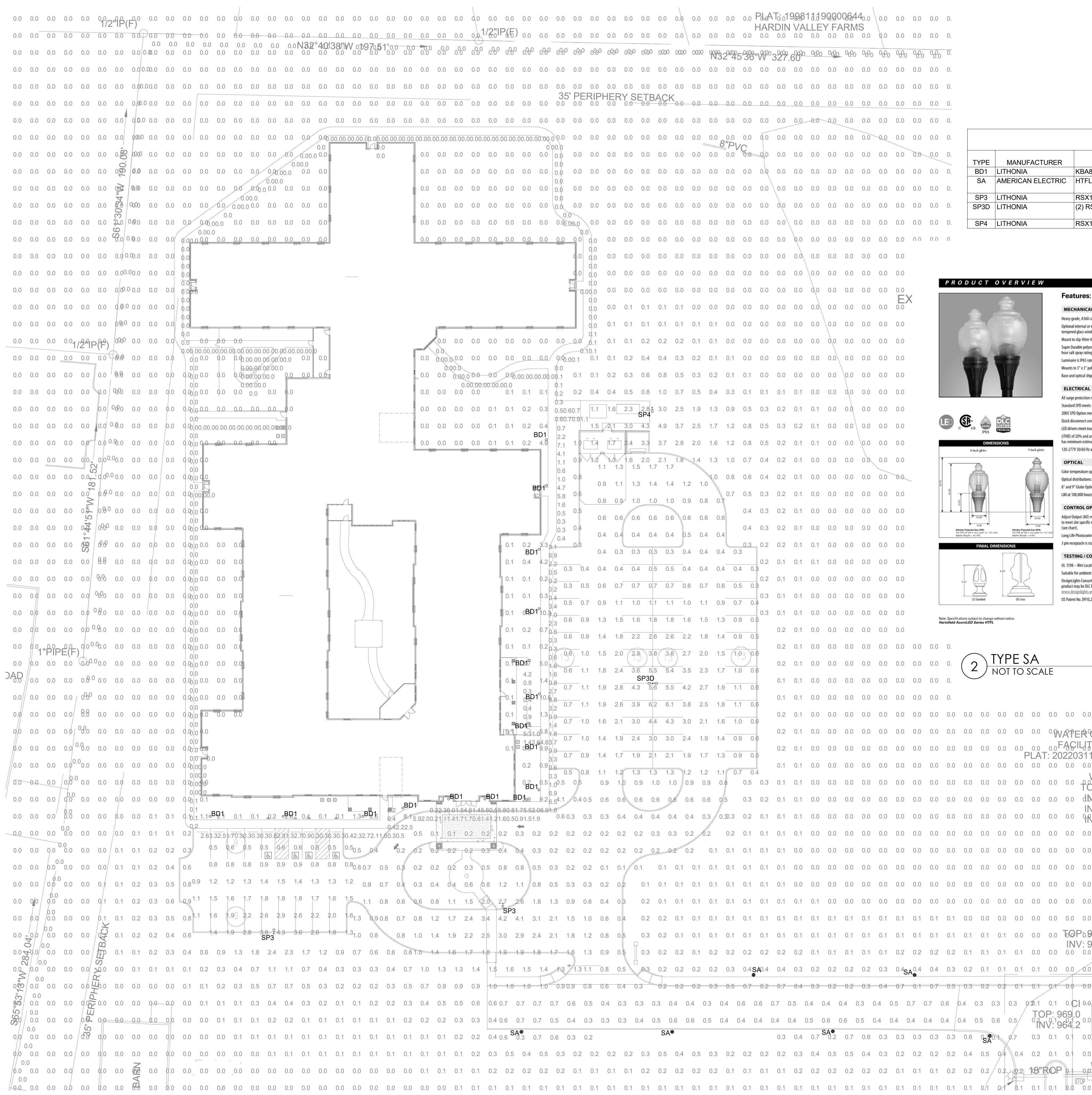
NO.	DATE	COMMENTS
1	07/17/2023	Knoxville-Knox County Planning Comments

ORIGINAL ISSUE: 06/26/2023

SITE PROJECT #: 2000

FILE: Landscape

C7.0



Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Front Sidewalk	X	2.3 fc	11.7 fc	0.2 fc	58.5:1
Parking - Entry Drive	+	0.5 fc	0.8 fc	0.1 fc	8.0:1
Parking - Front Area	+	1.5 fc	4.3 fc	0.4 fc	10.8:1
Parking - Roundabout	+	0.8 fc	4.3 fc	0.1 fc	43.0:1
Parking - Side Area	+	1.4 fc	7.2 fc	0.2 fc	36.0:1
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A
Rear Sidewalk	X	0.0 fc	1.2 fc	0.0 fc	N/A
Entire Site	+	0.1 fc	12.1 fc	0.0 fc	N/A

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	VOLTAGE	INPUT WATTS	LAMPS	MOUNTING	DESCRIPTION
BD1	LITHONIA	KBA8-LED-12C-350-50K-ASY	120	16	5000K/1650	BOLLARD	LED BOLLARD, DARK BRONZE
SA	AMERICAN ELECTRIC	HTFL-P10-XX-50K-R3-AA-8R	120	25	5000K/3869	POLE	LED ACORN FIXTURE ACRYLIC 8\"/>
SP3	LITHONIA	RSX1-LED-P4-50K-R3	120	134	5000K/16000	POLE	SITE POLE LIGHT (25\"/>
SP3D	LITHONIA	(2) RSX1-LED-P4-50K-R3	120	268	5000K/16000	POLE	SITE POLE LIGHT (25\"/>
SP4	LITHONIA	RSX1-LED-P4-50K-R4	120	134	5000K/16000	POLE	SITE POLE LIGHT (25\"/>

Hartsfield AcornLED Series HTFL

PRODUCT OVERVIEW

Features:
MECHANICAL:
 Heavy grade, 6063-T5 aluminum (1.1% copper)
 Optional integral or external NEMA rated lock photocontrol receptacle. Housing contains tempered glass window to allow light to reach the cell for internal versions
 Mount to side flange that will accept 3/4\"/>

ELECTRICAL:
 All surge protection meets ANSI/IEEE C62.41.2 150V/10KA
 Standard SP3 meets 100V/15KA per ANSI C1362.2015
 200V SP3 version meets 200V/15KA per ANSI C1362.2015
 Quick disconnect connectors for ease of installation and maintenance
 LED drivers meet maximum total harmonic distortion (THD) of 20% and are RoHS compliant. Maximum operating temperature is 40°C. Driver life has minimum expected life of 100,000 hours at 25°C ambient.

OPTICAL:
 Color temperature options of 2700K, 3000K, 4000K, and 5000K CCT with 70-80 minimum optical distribution. Non-Photonic Type II is made in both Polypropylene and Acrylic.
 1\"/>

CONTROL OPTIONS:
 Analog Output (AO) module - Onboard device that adjusts the light output and input voltage to meet site specific requirements. The AO module is present at the factory to position number 9 (see chart).
 Long Life Photocell (PLL) - 20 Year Life
 3 pin receptacle is standard. 7 pin (PT) or no receptacle (NRE) are optional.

TESTING / COMPLIANCE:
 UL 1598 - Wet Locations Safety Listing
 Suitable for ambient temperatures -40°C - 40°C
 Designlight Corporation (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlight.com/qualified.
 US Patent No. 9,935,229

ORDERING INFORMATION:
 One Lithonia Way • Conyers, Georgia 30612 • Phone: 1-800-755-5876 (7376) • www.lithonia.com
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RSX1 LED Area Luminaire

Specifications
 EPA (FMV)†: 0.57 ft² (0.05 m²)
 Length: 21.8" (55.4 cm) (SPA mount)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm (SPA mount)
 Weight: 22.0 lbs (10.0 kg)

Introduction
 The new RSX LED Area luminaire delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.
 The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A smart arm adaptor, adjustable integral diffuser and other mounting configurations are available.

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDDXD

Series	Performance	Color Temperature	Substitution	Voltage	Mounting
RSX1 LED	P4	40K	R3	120V	SPA

Shipped Installed: Pole mounting (12\"/>

KBA8 LED LED Specification Bollard

Specifications
 8\"/>
 Height: 42\"/>
 Weight: 27 lbs (12.2 kg)

Introduction
 The KBA8 bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.
 With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

EXAMPLE: KBA8 LED 16C 700 40K 5YM MVOLT DDDBD

Series	LED	Beam Spread	Color Temperature	Substitution	Voltage	Control Options
KBA8 LED	Asymmetric	16C	700	40K	120V	5YM

Shipped Installed: Pole mounting (12\"/>

2 TYPE BD1 NOT TO SCALE

ORDERING INFORMATION:
 One Lithonia Way • Conyers, Georgia 30612 • Phone: 1-800-755-5876 (7376) • www.lithonia.com
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LITHONIA LIGHTING

PHOTOMETRICS SITE PLAN - ELECTRICAL
 1" = 30'-0"
 0 15 30 60'

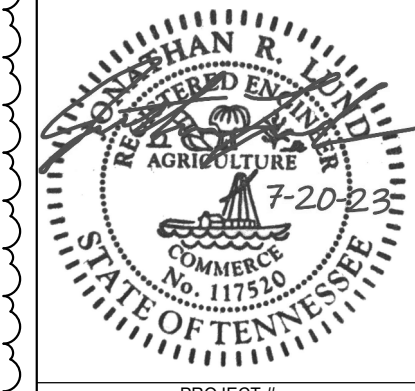
TTCDA FILE #: 8-A-23-TOB

REVISIONS		
Revision	Date	By
1	07/20/23	

699 DALLAS ROAD
 CHATTANOOGA, TN 37405
 (423) 265-3272

NEUHOFF
 TAYLOR
 ARCHITECTS

THE LANTERN AT MORNING POINTE
 ALZHEIMER'S CENTER OF EXCELLENCE HARDIN VALLEY
 2400 BLOCK OF REAGAN ROAD
 KNOX COUNTY, TENNESSEE 37931



PROJECT #
23-04
 DATE
12 JULY 23
 DRAWING NAME
PHOTOMETRICS PLAN - ELECTRICAL

SHEET #
EP1.0