

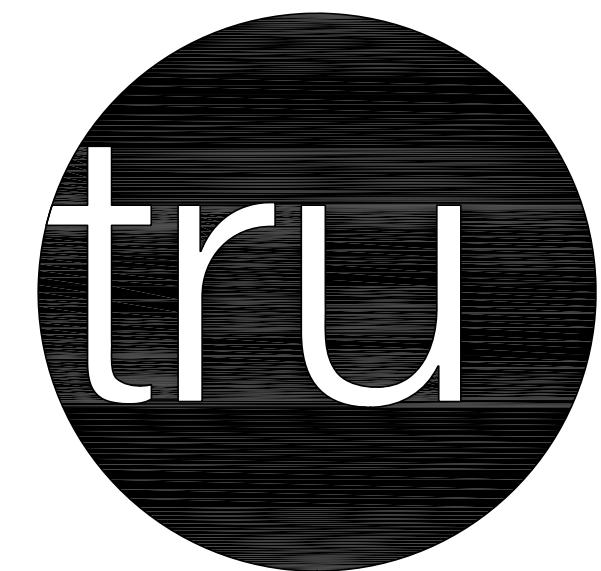
# Site Development Plans for

# Lovell Pointe



## aloft<sup>®</sup> HOTELS

& Retail  
Shops



by HILTON™



326, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922

# CLT Map 131, Parcels 57.01, 57.02, 57.03, 57.04 & 57.05

# District 47, Ward 47, City Block: 46108

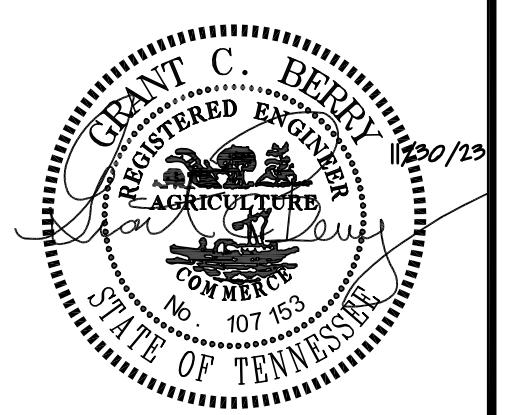
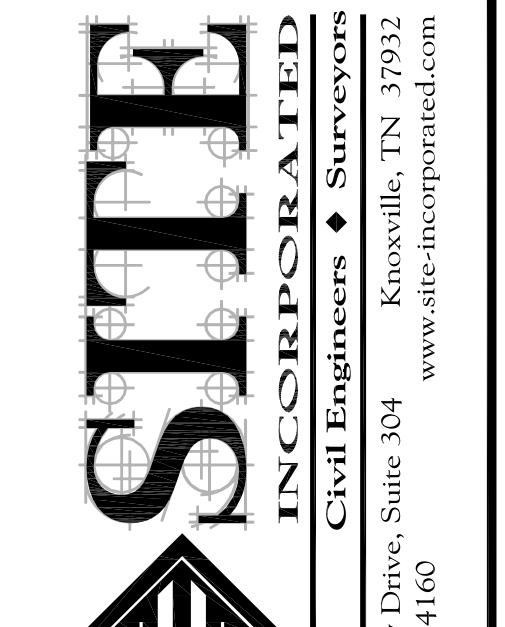
Owner:  
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Knoxville, Tennessee 37919  
(865) 405-6425

CONTACTS				
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All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to the final connection of services.

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10215 Technology Drive, Suite 304      Knoxville, TN 37932  
Phone: (865) 777-4160      [www.site-incorporated.com](http://www.site-incorporated.com)

# Cover Sheet

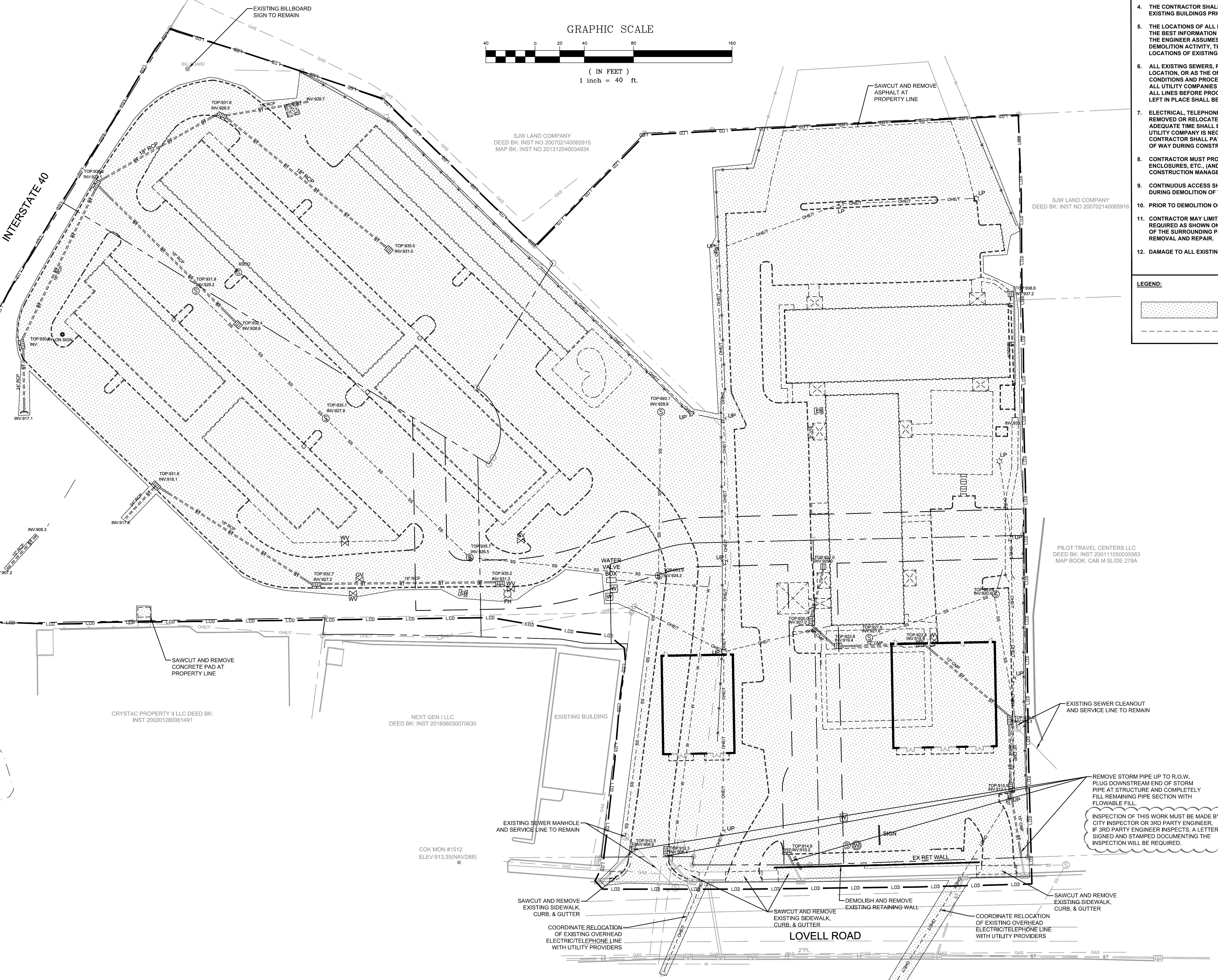
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District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05  
Knoxville, Tennessee 37922

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**SITE DEMOLITION NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPACT TO THE ENVIRONMENT THAT THESE PLANS CAN BE CONSTRUCTED ALL FACILITIES TO BE REMOVED SHALL BE UNERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDERNEATH.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

**LEGEND:**

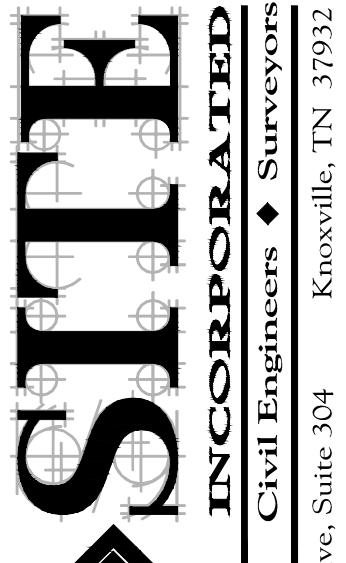
PROJECT AREA: ALL BUILDINGS, FOUNDATIONS, PAVEMENT, SIDEWALKS, FENCES, ETC. SHALL BE DEMOLISHED AND REMOVED.

SAWCUT LIMITS

**Site Demolition Plan**

**Lovell Pointe**  
326, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922

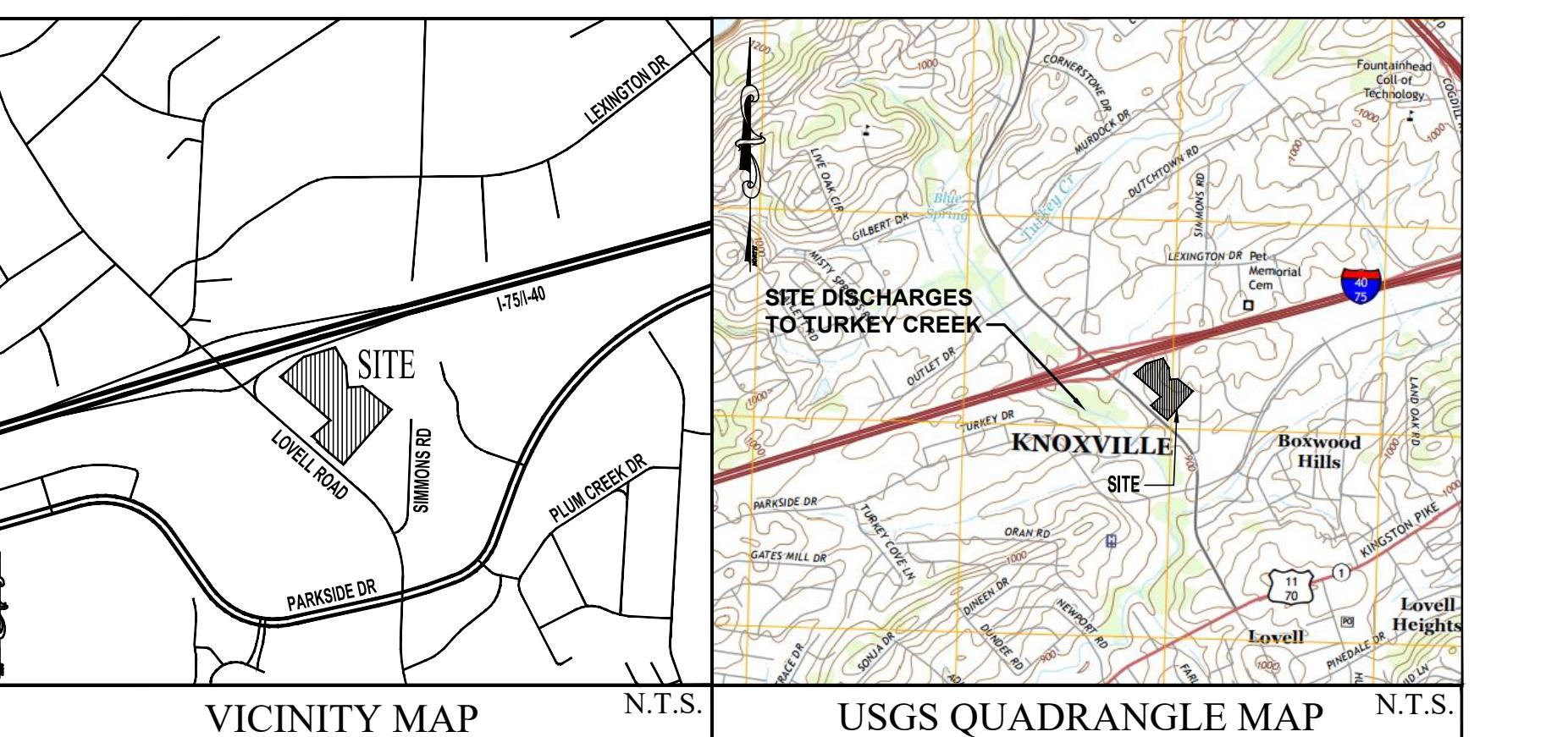
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PERMANENT GRASSING SCHEDULE:		
GRASS SEED SHALL BE AS FOLLOWS:		
FEB-NOV..... TALL FESCUE BLEND	6 LB/1000 SF	
ANNUAL RYE	1 LB/1000 SF	
SOD..... TALL FESCUE BLEND		
LIME..... 150 LB/1000 SF		
FERTILIZER: ... 10/10/10 20 LB/1000 SF		
PHOSPHORUS: ..20% SUPERPHOSPHATE 15 LB/1000 SF		
MULCH:..... STRAW 75 LB/1000 SF		
(CRIMPED) EROSION CONTROL NET OR MULCH BINDER ON SLOPES.		
MIN. SEED MIN. MAX.		
PURITY GERM. WEED		
TALL FESCUE ... .95% 85% 0.1%		
ANNUAL RYE ... .95% 90% 0.1%		
- PLANTING SHALL BE COMPLETE ON ALL AREAS NOT RECEIVING PAVING OR BE BUILT UPON WITHIN 14 WORKING DAYS OF COMPLETION OF GRADING. AREAS STEEPER THAN 3H:1V SHALL BE PLANTED NOT LATER THAN 7 DAYS AFTER COMPLETION OF GRADING.		
- ALL LIME, PHOSPHORUS, & FERTILIZER AMOUNTS SHOWN ABOVE ARE MINIMUM AND SHALL BE VERIFIED AFTER SOIL ANALYSIS IS PERFORMED.		

TEMPORARY COVER SEEDING MIXTURES:		
DISTURBED PORTIONS OF THE SITE THAT ARE NOT PAVED OR BUILT UPON WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY STOPPED SHALL BE SEED. THESE AREAS SHALL BE SEED WITH A MINIMUM DATED 14 WORKING DAYS AFTER THE LAST CONSTRUCTION ACTIVITY IN THESE AREAS. AREAS STEEPER THAN 3H:1V SHALL BE SEED NOT LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.		
JANUARY 1 TO MAY 1:	ITALIAN RYE KOREAN LESPEDEZA SUMMER OATS	33% 33% 34%
MAY 1 TO JULY 15:	SUDAN - SORGHUM	100%
MAY 1 TO JULY 15:	STARR MILLET	100%
JULY 15 TO JANUARY 1	BALBOA RYE ITALIA RYE	67% 33%

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.  
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

ALL CUT OR FILL SLOPES SHALL BE 2:1 OR GREATER.

CONTRACTOR SHALL INSTALL TOPSOIL, PERMANENT GRASS COVER AND MULCH TO ALL DISTURBED AREAS NOT TO BE PAVED OR BUILT UPON WITHIN 14 DAYS OF COMPLETION OF GRADING. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.

A PROTECTIVE BLANKET OR SOIL STABILIZATION MAT SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER.

CURRENT VERSIONS OF THIS STORM WATER POLLUTION PREVENTION PLAN, THE NOTICE OF INTENT, AND THE NOTICE OF COVERAGE SHALL BE KEPT ON THE SITE FOR THE DURATION OF THE PROJECT.

THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

BY THE REGISTERED PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE ON THIS STORM WATER POLLUTION PREVENTION PLAN, THE ENGINEER CERTIFIES THAT THE STRUCTURAL BEST MANAGEMENT PRACTICES DESIGNED FOR THIS CONSTRUCTION SITE WERE DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 5-YEAR, 24-HOUR STORM EVENT.

EROSION CONTROL NARRATIVE FOR LOVELL POINTE:  
THE SITE IS LOCATED AT 320, 340, 360 & 380 LOVELL ROAD, KNOX COUNTY, KNOXVILLE, TN. THE SITE IS BOUNDED ON ALL SIDES BY EXISTING COMMERCIAL DEVELOPMENT WITH INTERSTATE 40 WEST PASSING THROUGH THE NORTHERN PORTION OF ITS BOUNDARY. LOVELL ROAD ALONG A PORTION OF THE PROPERTY IS A STATE HIGHWAY. THE SITE IS LOCATED AT AN ALTITUDE AND ELEVATION OF 1070 FEET. THE GOAL OF THE CONSTRUCTION ACTIVITIES IS TO CONSTRUCT A TRU HOTEL WITH 90 ROOMS, AN ALOFT HOTEL WITH 107 ROOMS, A 1,674 SF COFFEE SHOP, AND A 7,225 SF RETAIL BUILDING TO INCLUDE PARKING, DRIVEWAYS, GRADING, AND INSTALLATION OF DRINKING WATER SYSTEMS. THE TOTAL PROJECT SITE IS 9.13 ACRES AND APPROXIMATELY 0.5 ACRES TO BE DISTURBED INCLUDING ADJACENT AND RIGHT OF WAY. THE PROPERTY HAS BEEN PREVIOUSLY DEVELOPED WITH EXISTING STRUCTURES HAVING BEEN DEMOLISHED. THE PROPERTY IS SUBJECT TO THE EROSION AND SEDIMENTATION CONTROL REQUIREMENTS OF GRADES AND ASPHALT SURFACE SLOPES ON SITE VARY GREATLY FROM LESS THAN 1% TO AN EXCESS OF 25% WITH HALF SLOPES SLOPING TOWARDS THE SOUTHERN PORTION OF THE SITE TO STORM INFRASTRUCTURE ALONG LOVELL ROAD. THE ELEVATIONS RANGE FROM 904 TO 953 FEET. HALF OF THE SITE DISCHARGES TOWARD SOUTH TO EXISTING STORM INFRASTRUCTURE BEFORE FLOWING APPROXIMATELY 2000 FEET INTO TURKEY CREEK. THE OTHER HALF OF THE SITE DISCHARGES TOWARD THE SOUTHWEST CORNER OF THE PROPERTY TO EXISTING STORM INFRASTRUCTURE BEFORE FLOWING APPROXIMATELY 1500 FEET TO TURKEY CREEK.

TURKEY CREEK IS ON THE 2016 303D LIST FOR LOSS OF BIOLOGICAL INTEGRITY DUE TO SILTATION AND E. COLI. CONSTRUCTION IS SUBJECT TO THE ADDITIONAL REQUIREMENTS OF THE TN GENERAL PERMIT SECTION 5.4.1 FOR DISCHARGES INTO IMPAIRED WATERS DUE TO SILTATION.

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:  
A. THE STORM WATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING, THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.  
B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TENNESSEE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND THE SWPPP.  
C. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.  
D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUFACTURER'S PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.  
E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.  
F. CONTRACTOR SHALL HOLD CLEARING AND GRUBBING TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION OR AS REQUIRED BY THE GENERAL PERMIT. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DISTURBED AREAS.  
G. GENERAL CONTRACTOR SHALL DEMONstrate ON-SITE A TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.  
H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) AND MUDDY WATER PUMPED FROM CONSTRUCTION AREAS SHALL BE DIVERTED TO APPROPRIATE PROBLEMS AND DISPOSED.  
I. SUITCASE OIL AND GREASE ABSORBENT MATERIALS AND SPILL ABSORPTION TOWELS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL, POLAR LIQUIDS AND CHEMICAL SPILLS AND LEAKS.  
J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.  
K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL NOT BE DROPPED ONTO THE GROUND OR DISPOSED THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR STREAMS OF THE STATE.  
L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.  
M. PRE-CONSTRUCTION GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEASIDE AND/OR MULCHED OR OTHER TEMPORARY GROUND COVER IS INSTALLED.  
N. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR PHASE OF THE PROJECT) MUST BE COMPLETED NO LATER THAN 14 DAYS (7 DAYS FOR SLOPES 35% OR GREATER) AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.  
O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GROUND SURFACE IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.  
P. ALL MATERIALS SPILLED, DROPPED, WASHEd, OR TRACKED FROM VEHICLES ON ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.  
Q. OFF-SITE ACCUMULATIONS OF SEDIMENT SHALL BE REMOVED UNLESS IN STREAMS IN WHICH CASE WATER POLLUTION CONTROL SHALL BE CONTACTED.  
R. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.  
S. ON-SITE, OFF-SITE SOIL, STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH THE IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.  
T. SLOPES SHALL BE IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.  
U. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.  
V. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.  
W. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.  
X. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO DISTURBANCE OF EXISTING GROUND COVER. THEY MUST REMAIN IN PLACE AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PERIOD.  
Y. DISCHARGE WATER MUST NOT HAVE AN OBJECTIONABLE COLOR CONTRAST.  
Z. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY IS REDUCED BY 50%.

AA. STORM SEWER SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF THRU THE SYSTEM SHALL BE DIVERTED TO THE STORM SEWER SYSTEM. ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED, SHALL BE INSTALLED AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.  
BB. A PROTECTIVE BLANKET OR SOIL STABILIZATION MAT SHALL BE INSTALLED ON ALL SLOPES 3H:1V AND STEEPER.  
CC. UPON COMPLETE STABILIZATION OF THE SITE, SILT FENCES AND OTHER TEMPORARY SILT BARRIERS SHALL BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

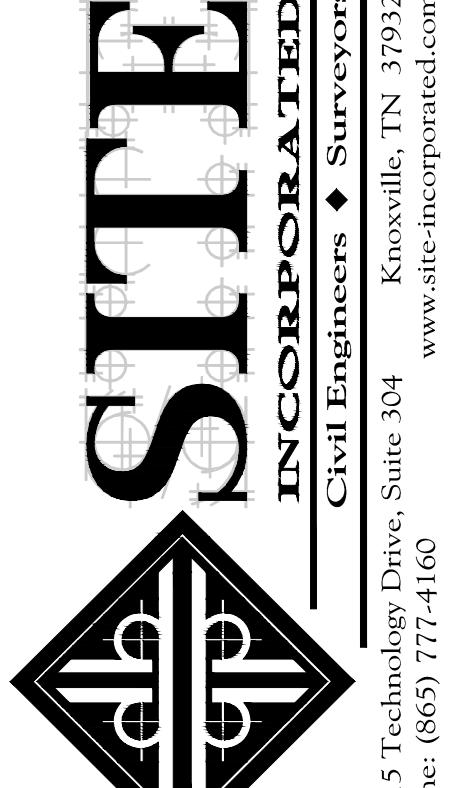
INSPECTIONS AND SYSTEM MAINTENANCE:  
INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK, AT LEAST 72 HOURS APART. THE PURPOSE OF THE SITE INSPECTION PROCESS IS TO ASSESS PERFORMANCE OF POLLUTANT CONTROLS. THE INSPECTOR SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OR ITS SUBCONTRACTOR. THE INSPECTOR SHALL RECORD THE GENERAL CONTRACTOR'S DECISIONS AS TO WHETHER IT IS NECESSARY TO MODIFY THIS SWPPP, ADD OR RELOCATE CONTROLS, OR REVISE OR IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THE GENERAL CONTRACTOR HAS THE DUTY TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR TAKE ADDITIONAL STEPS AS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL.

INSPECTORS MUST HAVE SUCCESSFULLY COMPLETED THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL" COURSE, OR AN EQUIVALENT COURSE, FOR INDIVIDUALS INVOLVED IN LAND-DISTURBING ACTIVITIES WHICH PROVIDES A WORKING KNOWLEDGE OF EROSION PREVENTION AND SEDIMENT CONTROLS. THE INSPECTION REPORT FORM (APPENDIX C OF THE GENERAL PERMIT) MUST IDENTIFY ALL DEFICIENCIES, ANY CORRECTIONS, WHETHER THEY ARE IDENTIFIED DURING THE CURRENT INSPECTION OR HAVE OCCURRED SINCE THE PREVIOUS INSPECTION, AND THE DATE OF THE INSPECTION. FOR INSPECTIONS FOLLOWING A 60" OR GREATER EARTHMOVING, REPORT SHOULD CLEARLY NOTE THE EROSION AND SEDIMENTATION LEVELS AS MEASURED ON-RAMP AND BASED ON INSPECTION RESULTS. ANY MODIFICATION NECESSARY TO INCREASE EFFECTIVENESS OF THIS SWPPP TO AN ACCEPTABLE LEVEL MUST BE MADE WITHIN 48 HOURS OF THE INSPECTION. THE INSPECTION REPORTS MUST BE COMPLETE AND ADDITIONAL REMARKS SHOULD BE INCLUDED IF NEEDED TO FULLY DESCRIBE A SITUATION. AN IMPORTANT ASPECT OF THE INSPECTION REPORT IS THE DESCRIPTION OF ADDITIONAL MEASURES THAT NEED TO BE TAKEN TO ENHANCE PLAN EFFECTIVENESS. THE INSPECTION REPORT MUST IDENTIFY WHETHER THE SITE WAS IN COMPLIANCE WITH THE SWPPP AT THE TIME OF INSPECTION AND SPECIFICALLY IDENTIFY ALL INCIDENTS OF NON-COMPLIANCE.

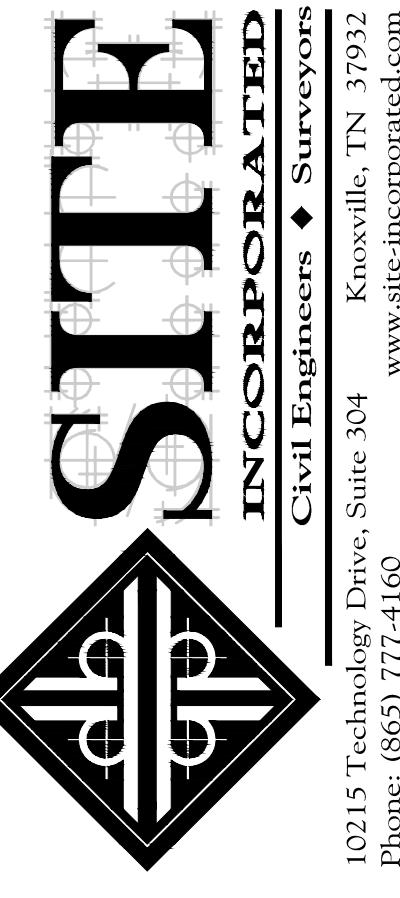
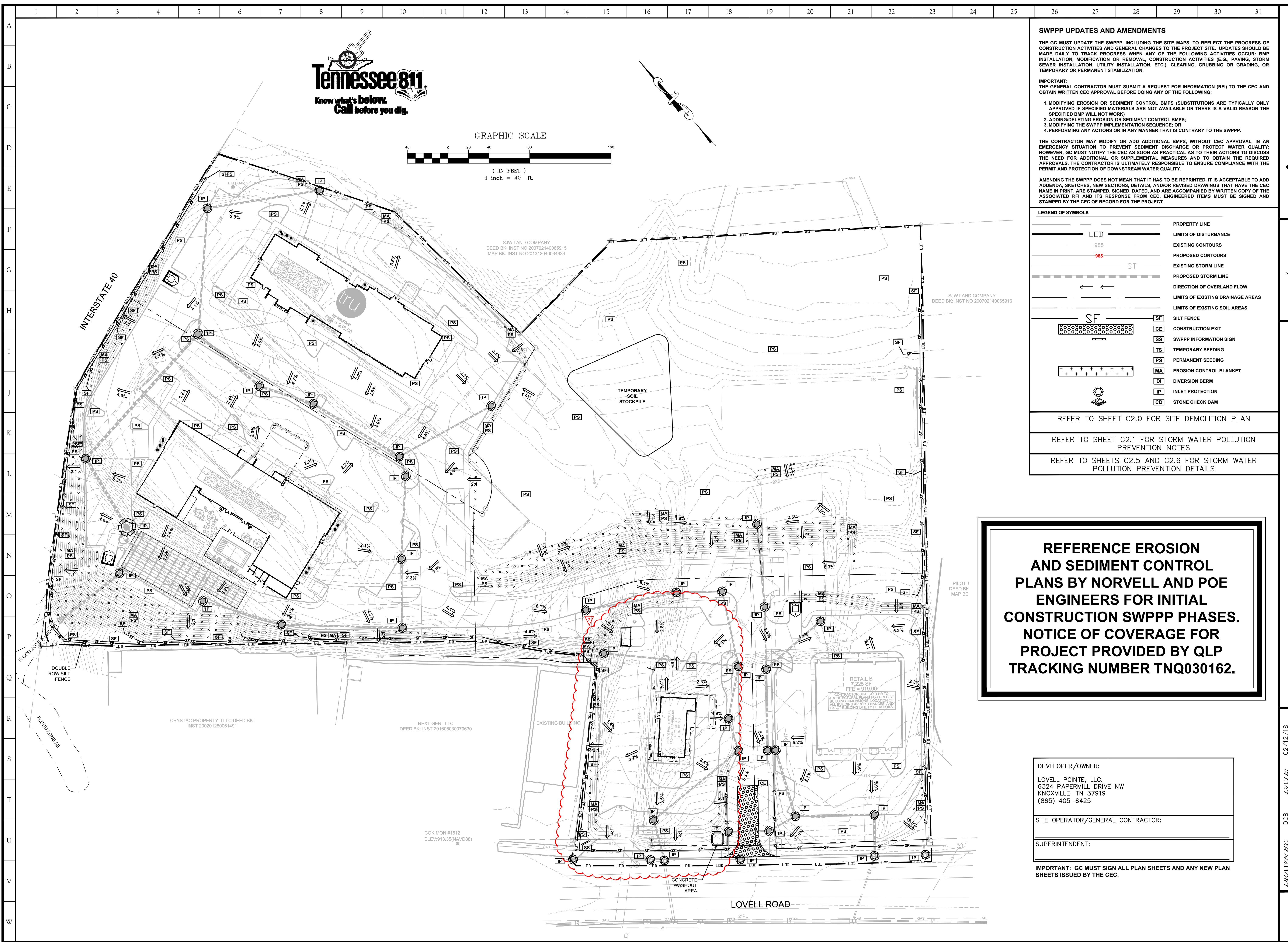
EXAMPLES OF SPECIFIC ITEMS TO EVALUATE DURING SITE INSPECTIONS ARE LISTED BELOW. THIS LIST IS NOT INTENDED TO BE COMPREHENSIVE. DURING EACH INSPECTION, THE INSPECTOR MUST EVALUATE OVERALL POLLUTANT CONTROL SYSTEM PERFORMANCE AS WELL AS PARTICULAR DETAILS OF INDIVIDUAL SYSTEM COMPONENTS. ADDITIONAL FACTORS SHOULD BE CONSIDERED DURING THE INSPECTION.  
A. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED WHERE VEHICLES ENTER AND EXIT. EXITS SHALL BE MAINTAINED OR SUPPLEMENTED AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM VEHICLES LEAVING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEEPED AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER.  
B. EARTHMOVING BARRIERS, TRAPS AND BASINS MUST BE INSTALLED AND THEY MUST BE CLEANED OUT AT SUCH TIME AS THEIR ORIGINAL CAPACITY HAS BEEN REDUCED BY 50 PERCENT. ALL MATERIALS EXCAVATED FROM BEHIND SEDIMENT BARRIERS OR IN TRAPS AND BASINS SHALL BE INCORPORATED INTO ON-SITE SOILS OR SPREAD OUT ON AN UPLAND PORTION OF THE SITE AND STABILIZED. ADDITIONAL SEDIMENT BARRIERS MUST BE CONSTRUCTED AS NEEDED.  
C. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS UNDER OR STORED MATERIALS THAT ARE EXPOSED TO RAINFALL. AREAS UNDER DRIP IRIGATION SYSTEMS OR ENTERTAINMENT DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS WILL BE ADHERED TO.  
D. GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED A HEALTHY STAND OF GRASS ONCE THE AREA IS COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY COVER IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. THE VEGETATIVE DENSITY MUST BE MAINTAINED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESeeded AS NEEDED TO ACHIEVE THIS REQUIREMENT.  
E. ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

DRAWDN/R: DGB 02/12/18  
CHECKED BY: GCB FILE: 1962-SWPPP  
REVISIONS  
NO. DATE COMMENTS  
1 2/28/18 City Comments  
7 11/30/23 Coffee Shop Added to Site Plans

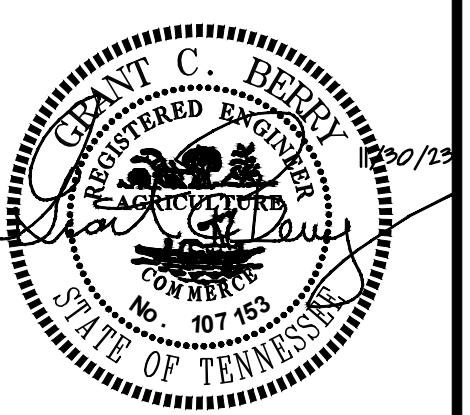
IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.



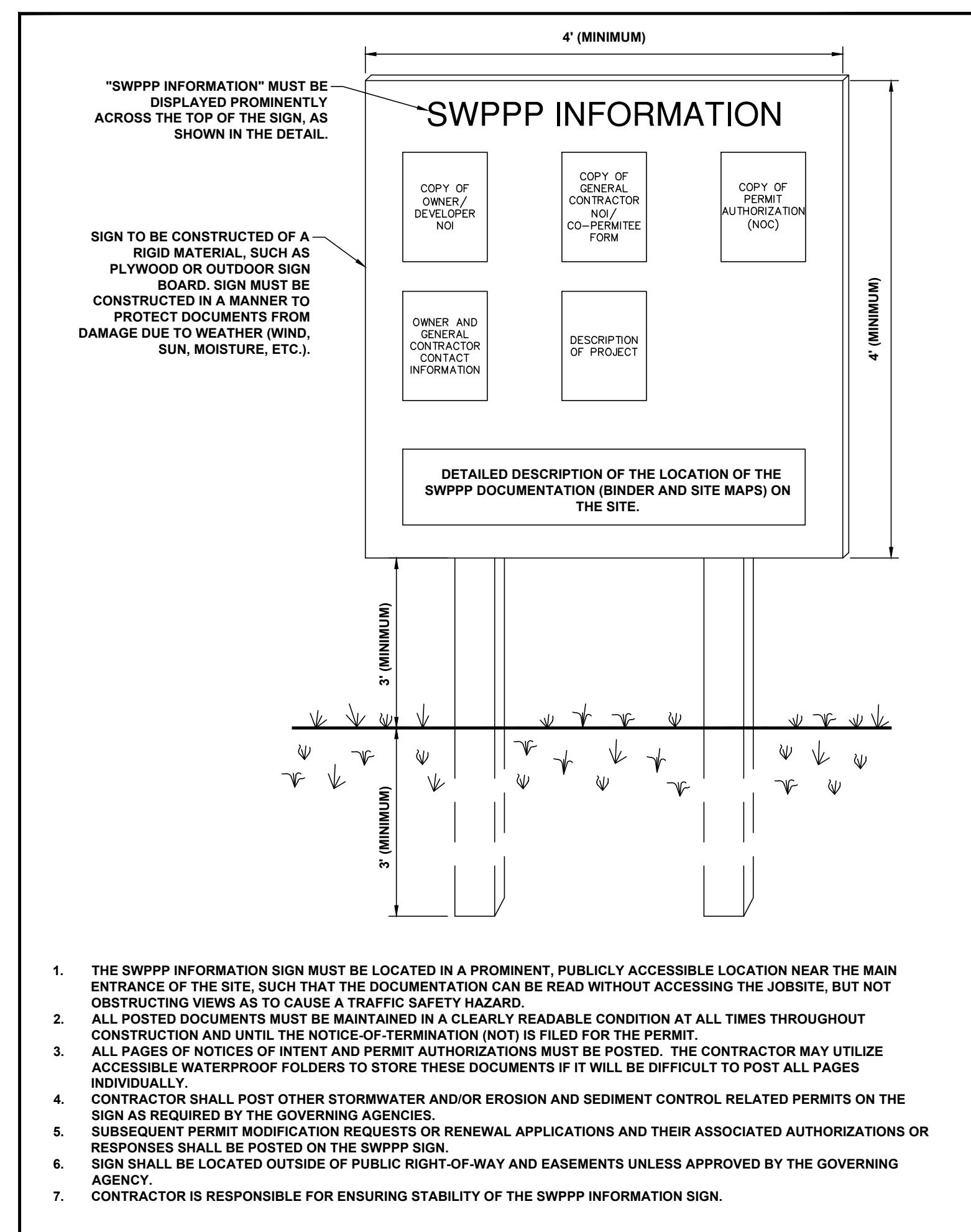
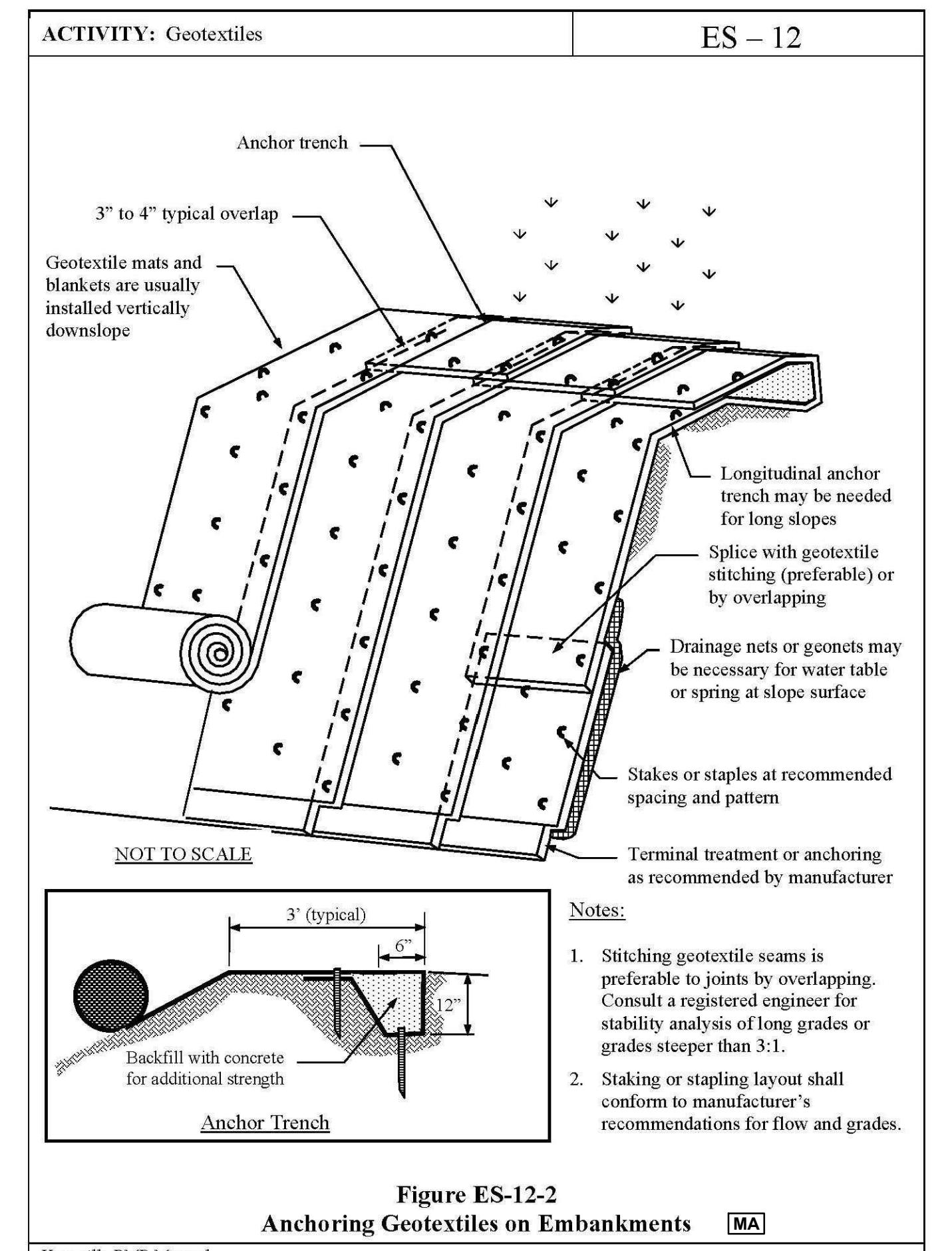
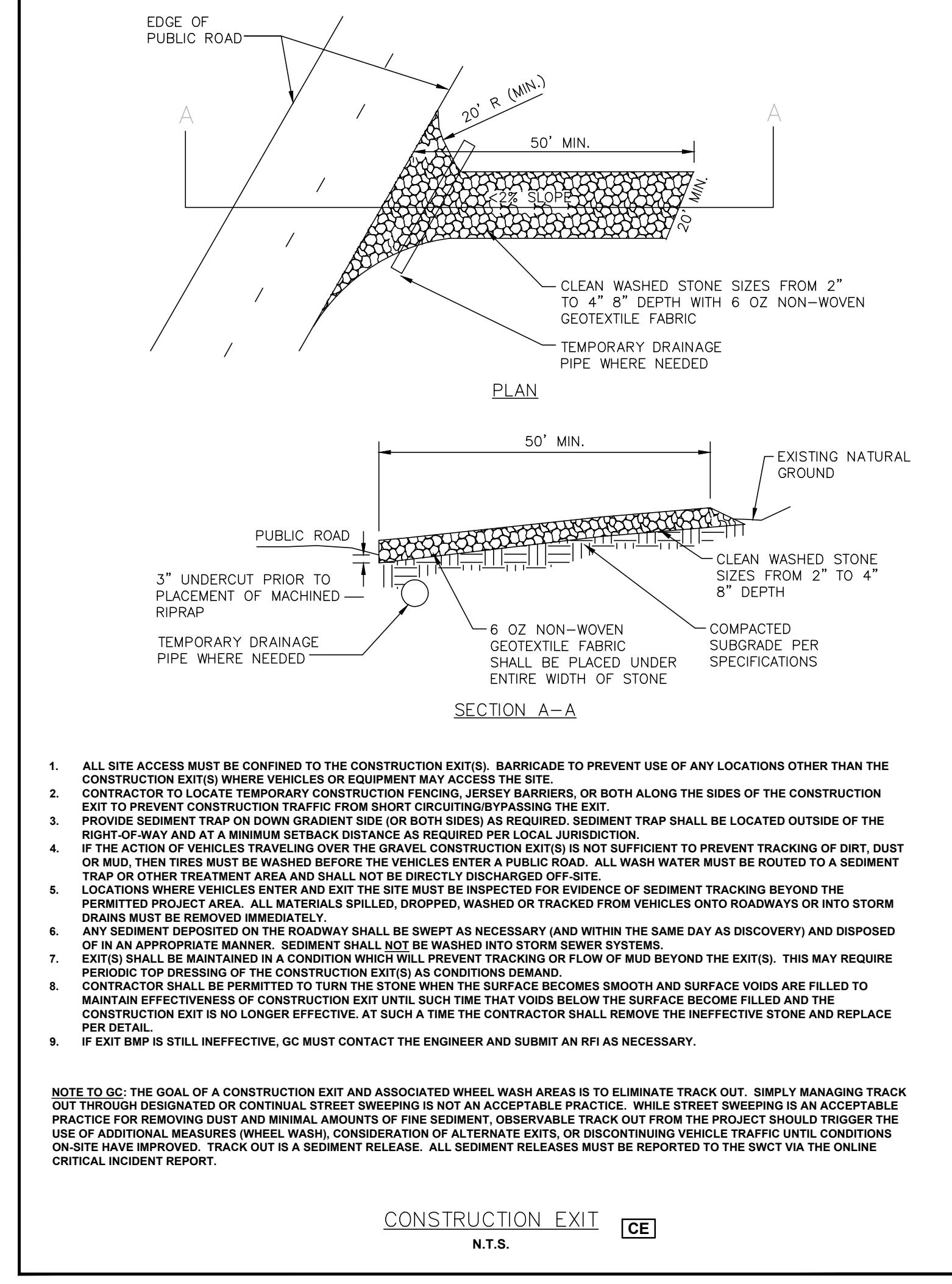
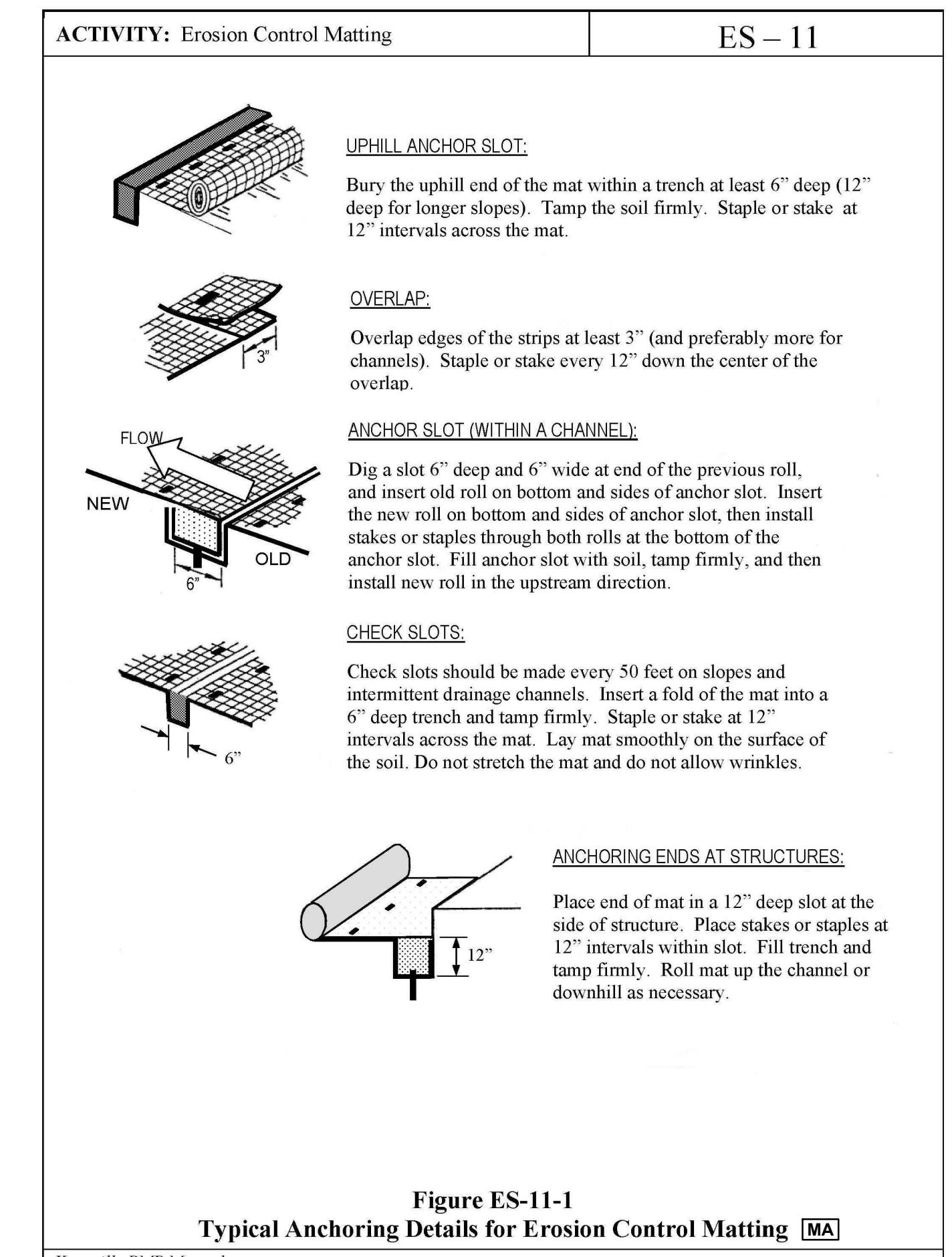
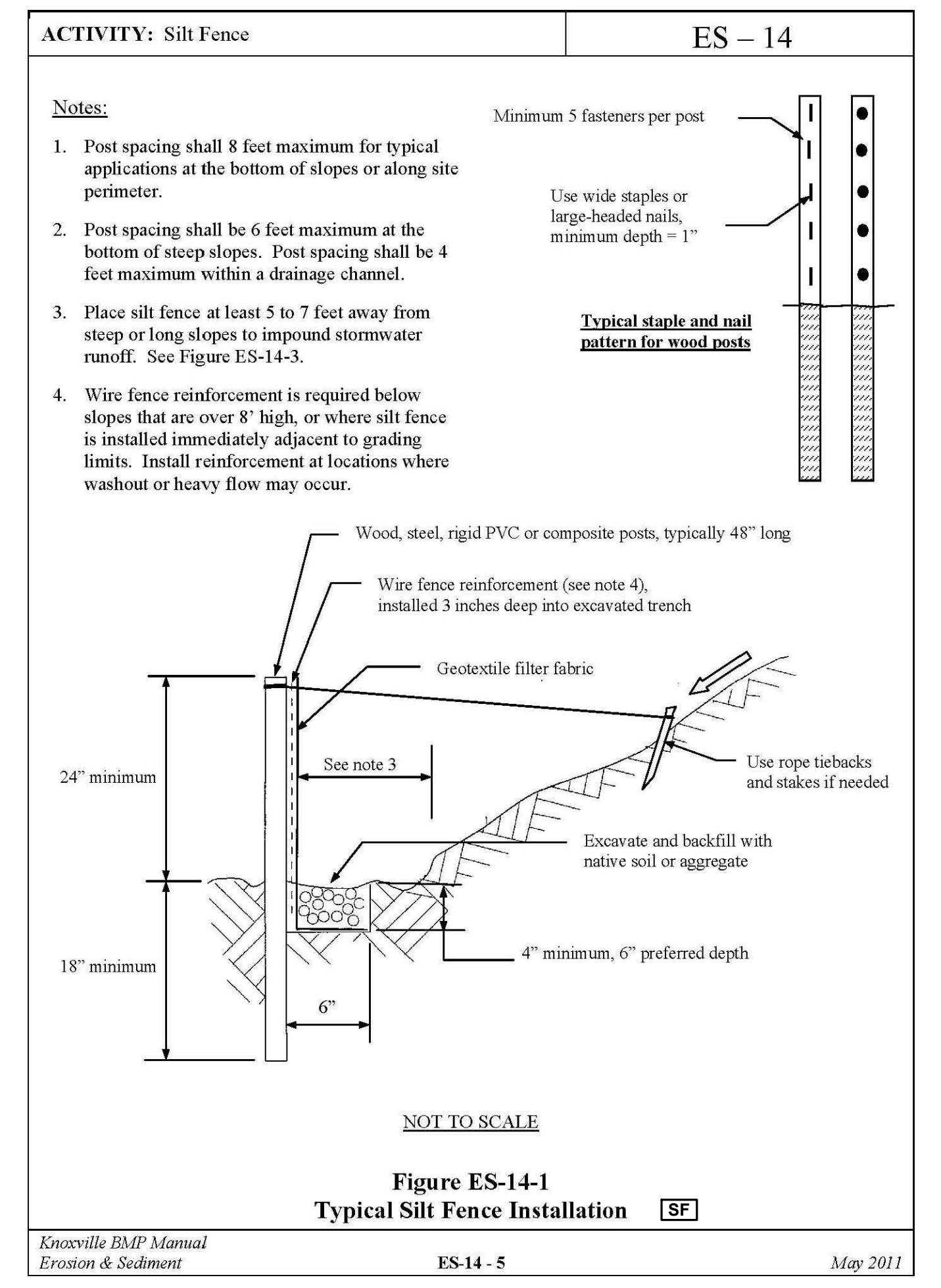
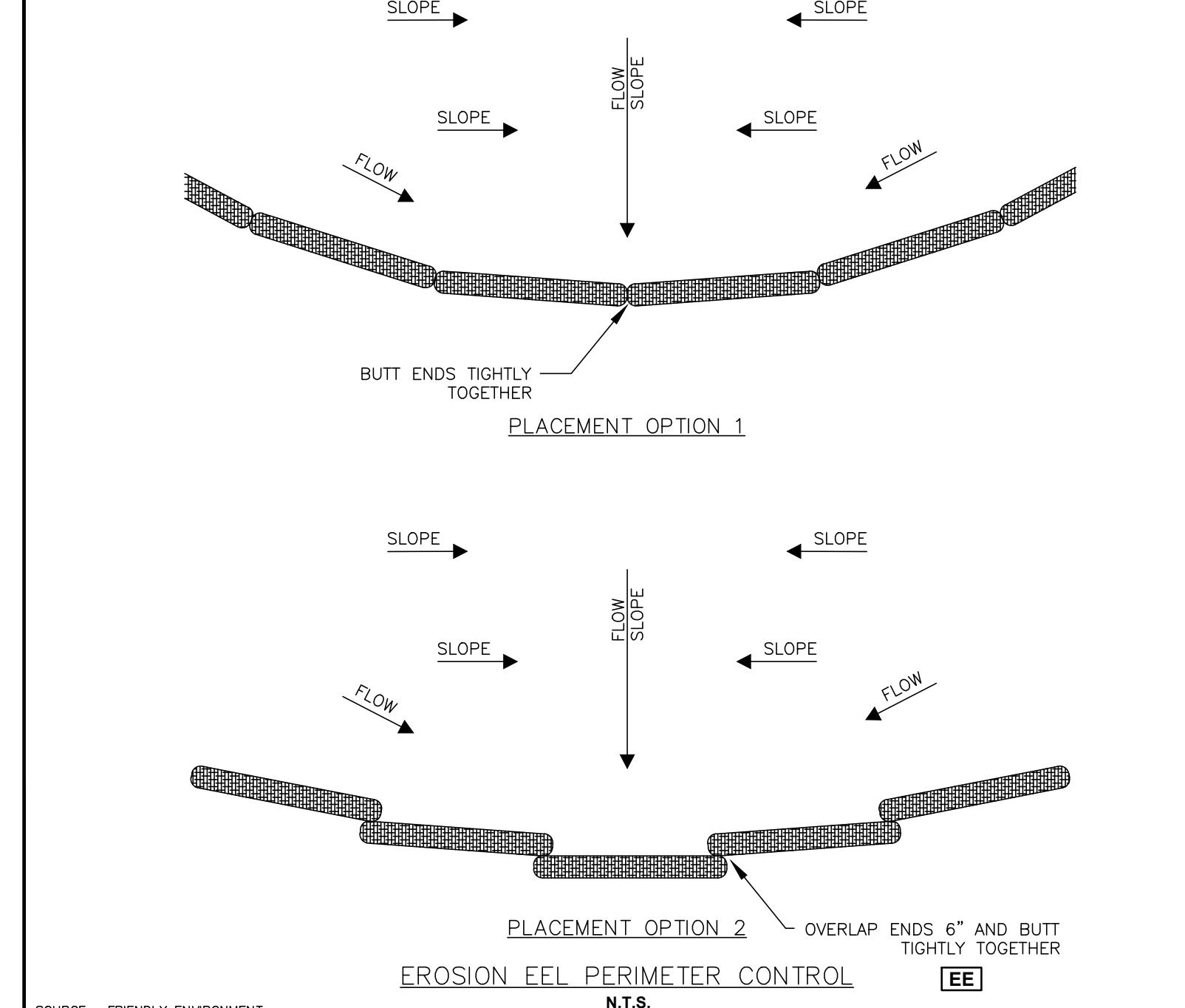
**Lovell Pointe**  
326, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922  
District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05



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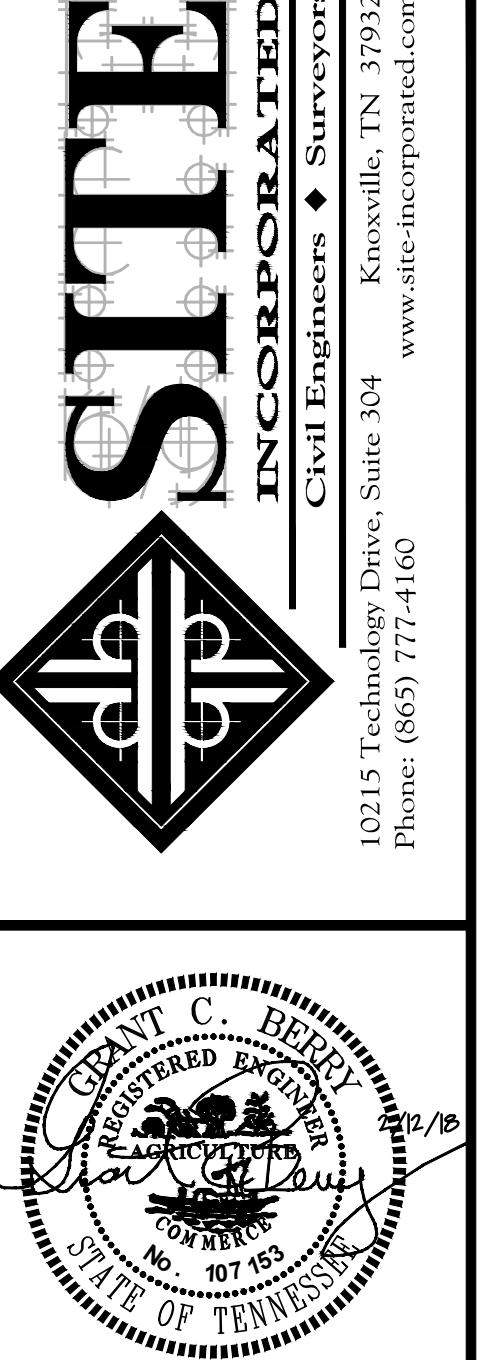


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Knoxville, TN 37932  
Phone: (865) 777-4160

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WSWPPP INFORMATION SIGN SSFigure ES-12-2  
Anchoring Geotextiles on Embankments MAKnoxville BMP Manual  
Erosion & Sediment ES-12 - 7 January 2001Figure ES-11-1  
Typical Anchoring Details for Erosion Control Matting MAKnoxville BMP Manual  
Erosion & Sediment ES-11 - 5 January 2001Figure ES-14-1  
Typical Silt Fence Installation SFKnoxville BMP Manual  
Erosion & Sediment ES-14 - 5 May 2011

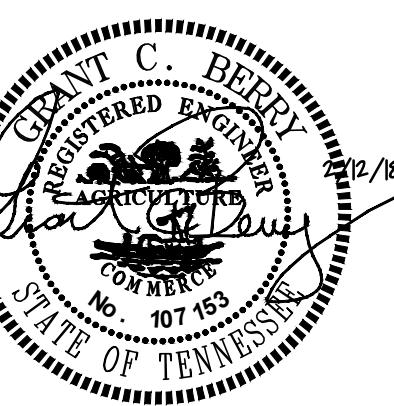
DEVELOPER/OWNER:	LOVELL POINTE, LLC 6324 PAPER MILL DRIVE NW KNOXVILLE, TN 37919 (865) 405-6425
SUPERINTENDENT:	
SITE OPERATOR/GENERAL CONTRACTOR:	
REVISIONS	NO. DATE COMMENTS
DRAWN BY: <span style="border: 1px solid black; padding: 0 2px;">DGB</span>	CHECKED BY: <span style="border: 1px solid black; padding: 0 2px;">GCB</span>
REVISED BY: <span style="border: 1px solid black; padding: 0 2px;">DGB</span>	DATE: <span style="border: 1px solid black; padding: 0 2px;">02/12/18</span>
REVISED BY: <span style="border: 1px solid black; padding: 0 2px;">GCB</span>	DATE: <span style="border: 1px solid black; padding: 0 2px;">1962-SWPP</span>

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.



**Lovell Pointe**  
326, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922  
District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05

**C2.5**



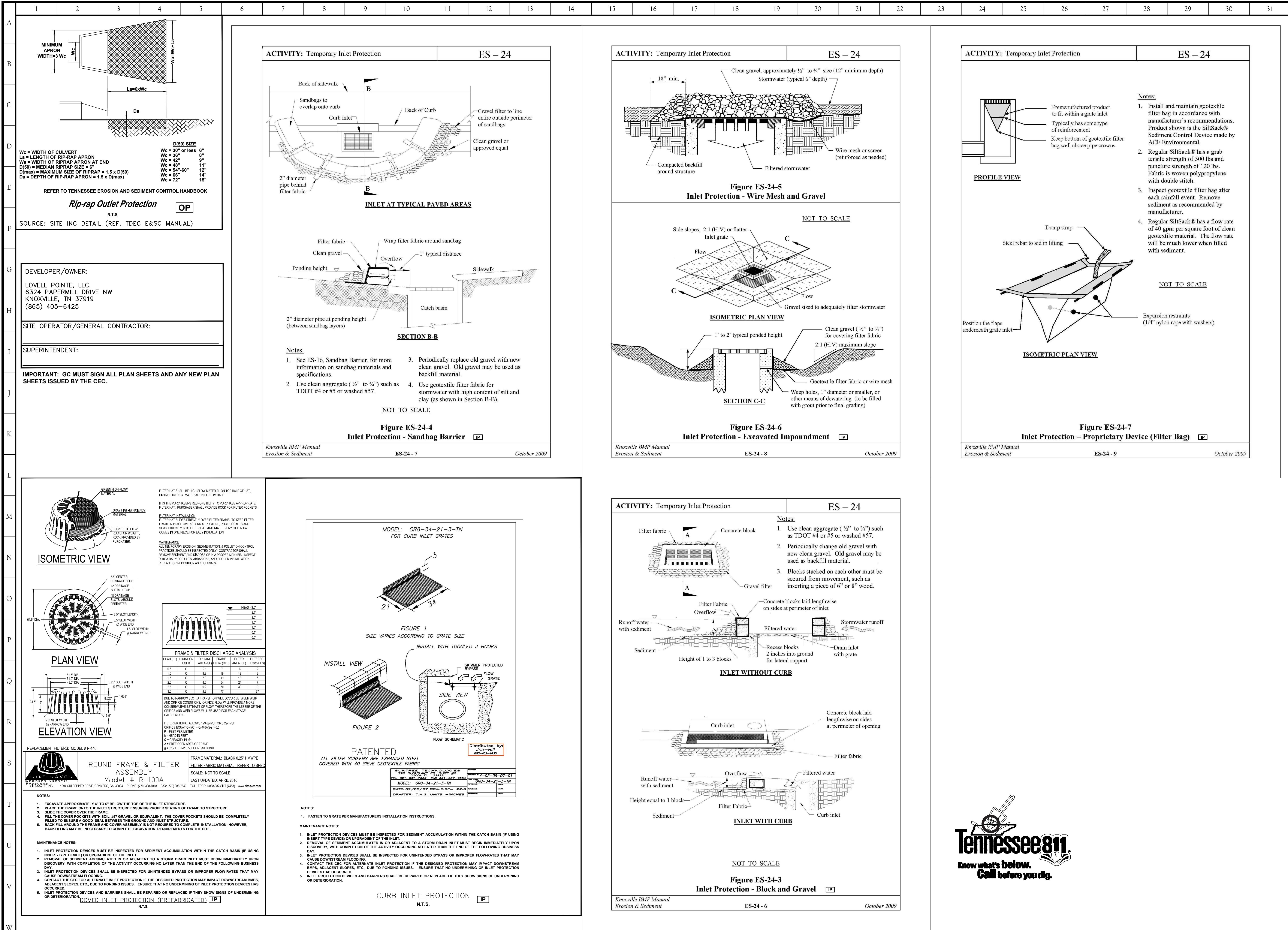
## Lovell Pointe

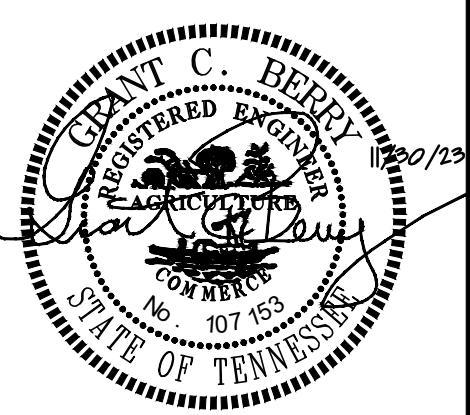
326, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922

District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05

REVISIONS	NO.	DATE	COMMENTS

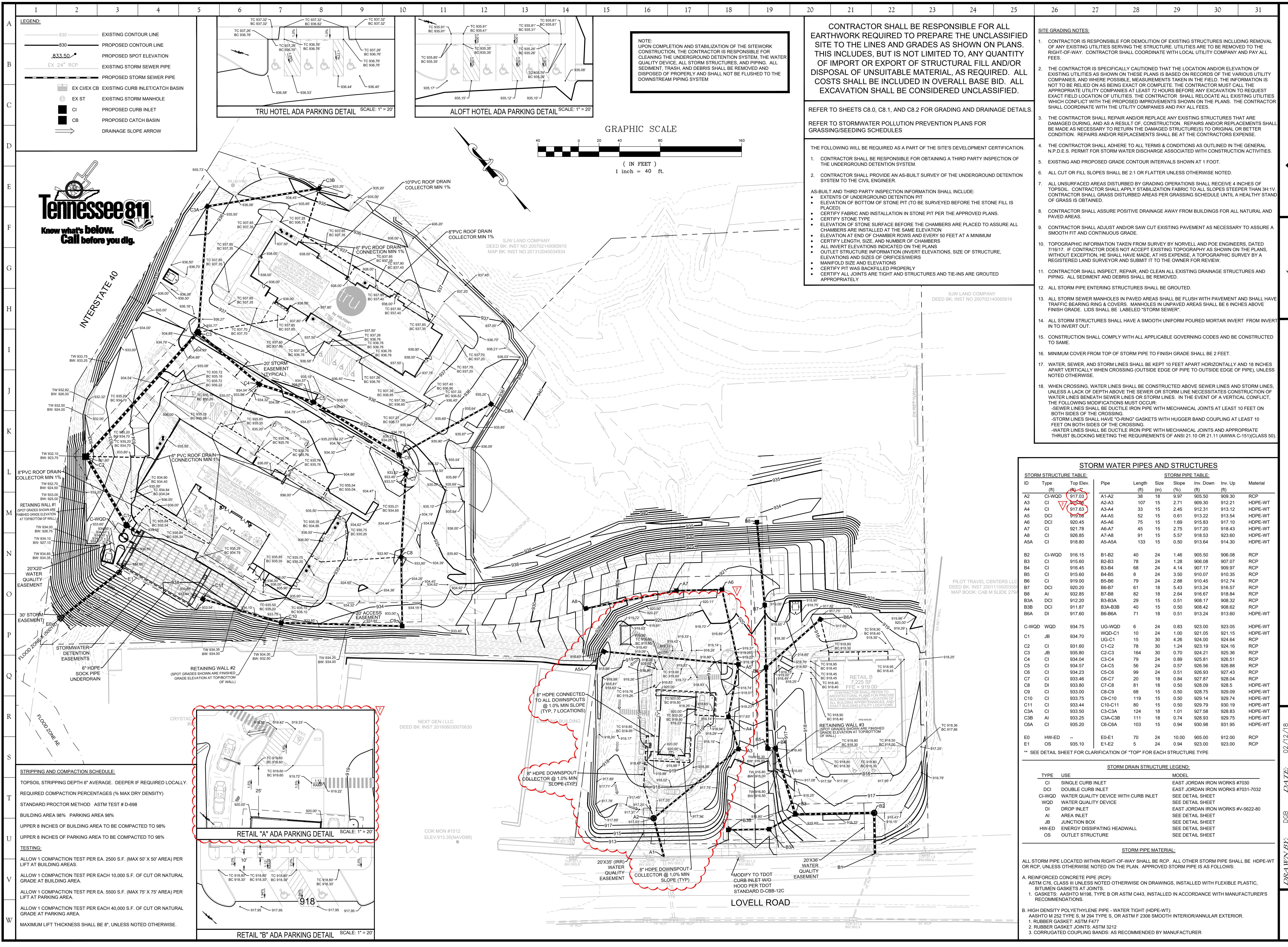
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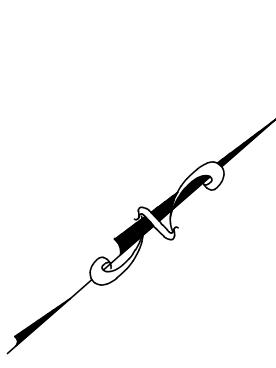
**Lovell Pointe**  
Site Grading Plan  
326, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922  
District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05

NO.	DATE	COMMENTS
1	2/28/18	CIO Hotel ADA Parking Details
2	4/12/18	Add Real ADA Parking Details
3	4/24/18	IDOT Comment
4	4/26/18	Architectural Coordination
5	04/19/19	Revised per Owner Comments
6	06/22/20	Coffee Shop Added to Site Plans
7	11/13/2023	

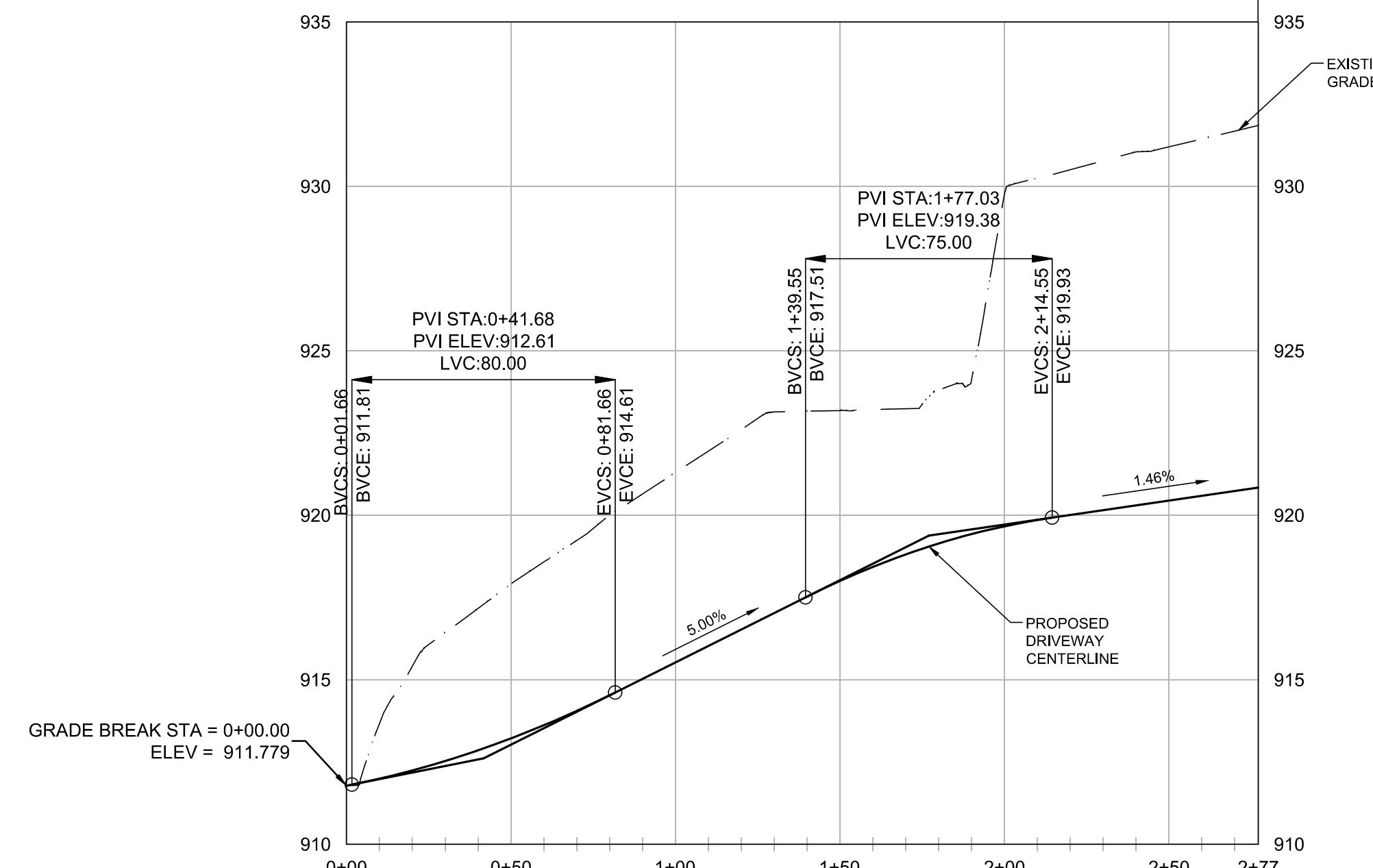


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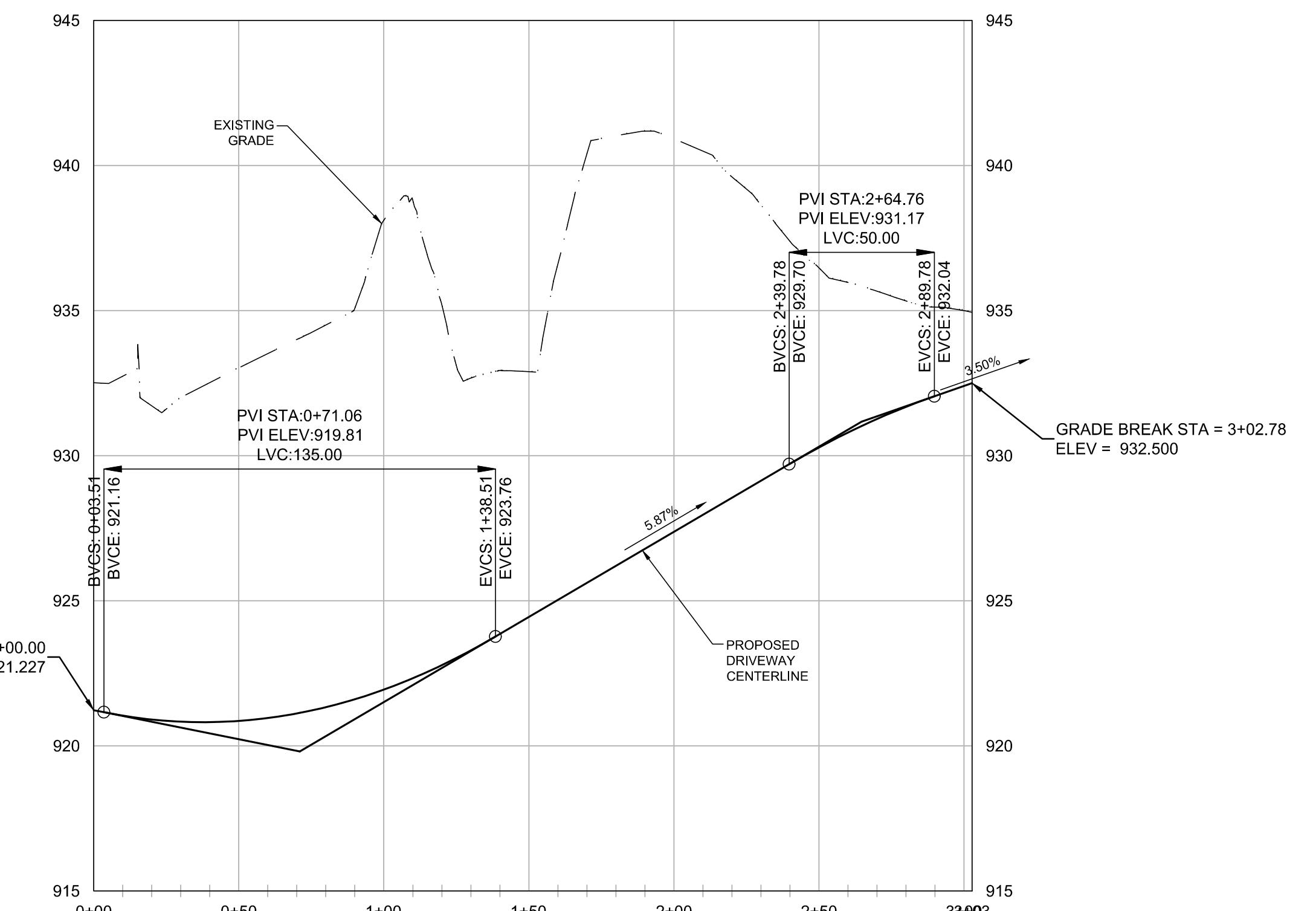
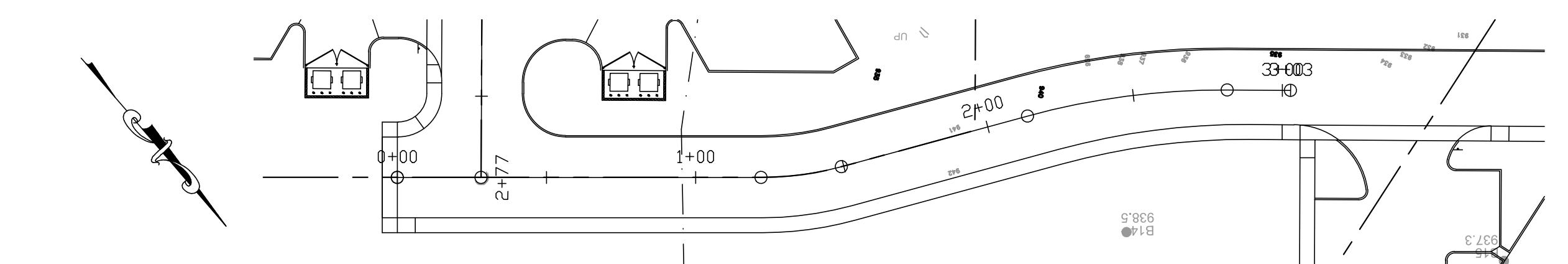
LOWELL ROAD



Entrance Drive Profile

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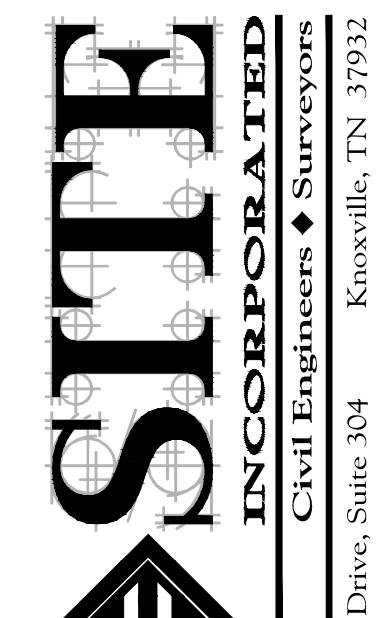
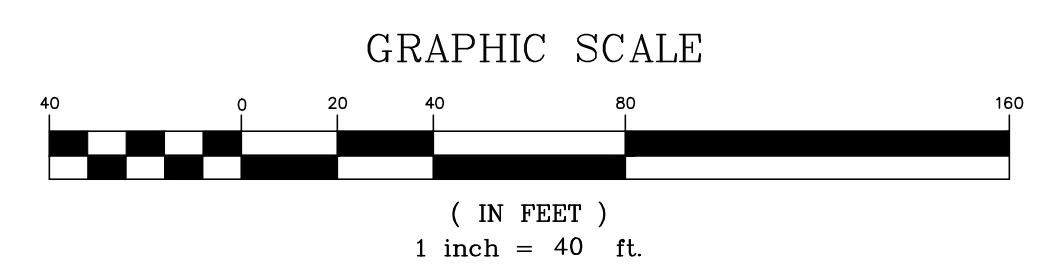
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Cross Drive Profile

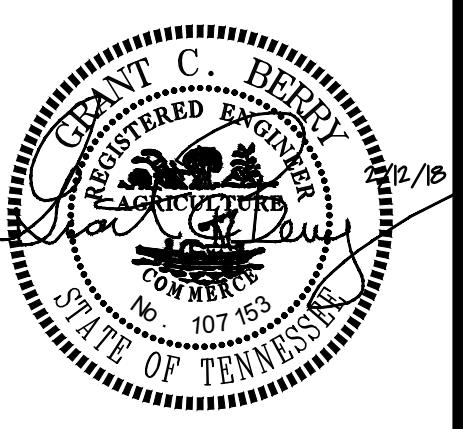
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Vertical Scale: 1"=4'



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Road Profiles

## Lovell Pointe

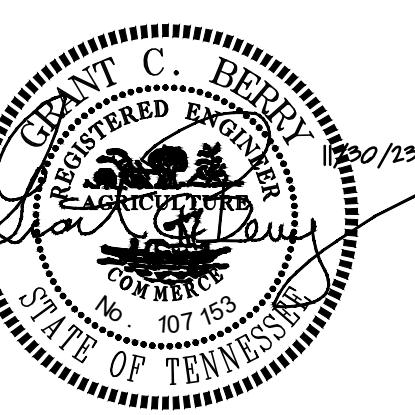
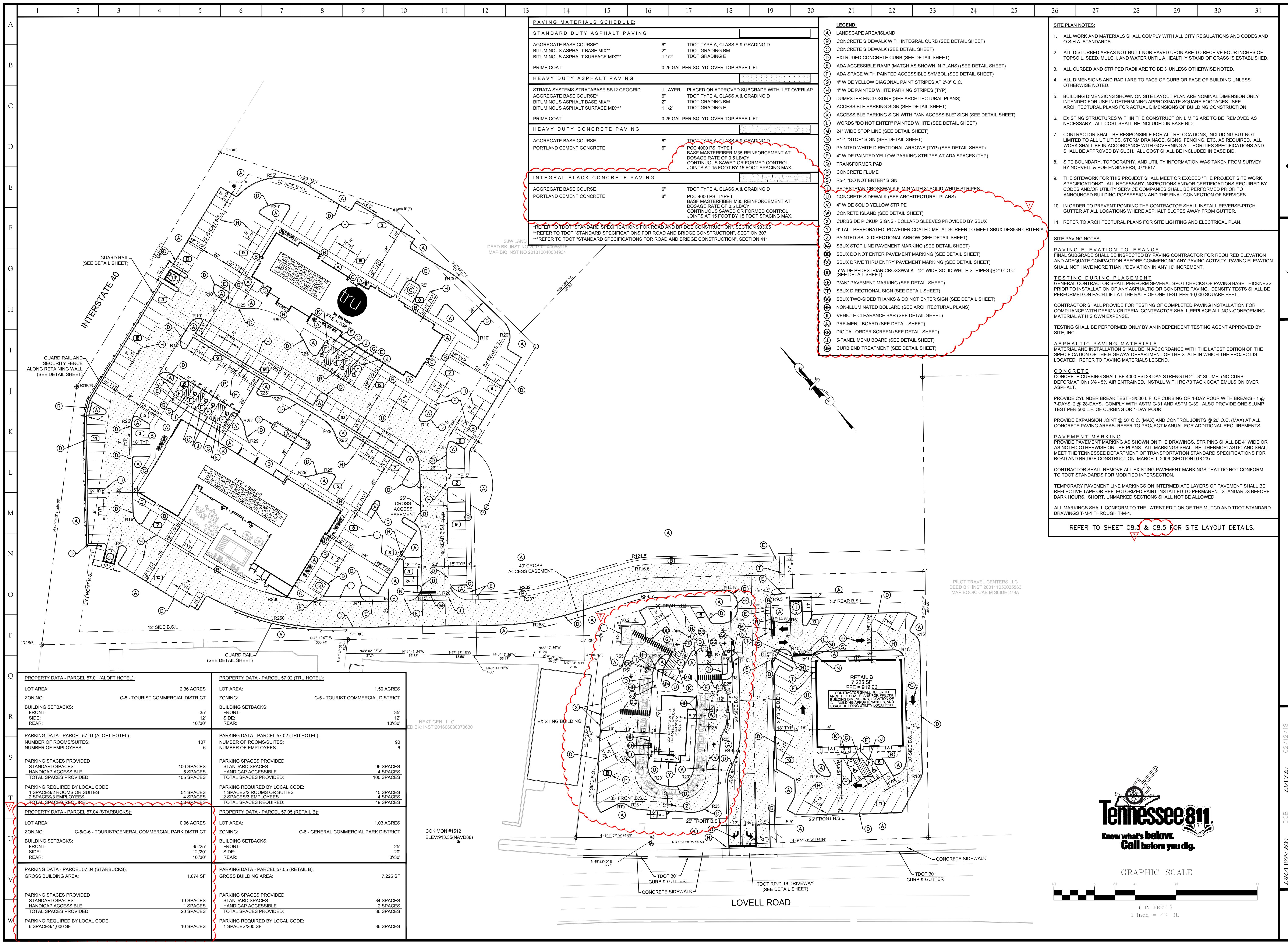
326, 340, 364, 380 Lowell Road

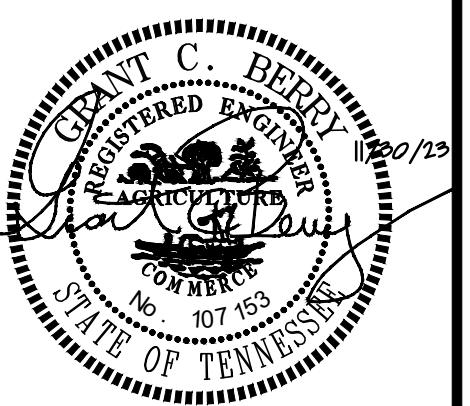
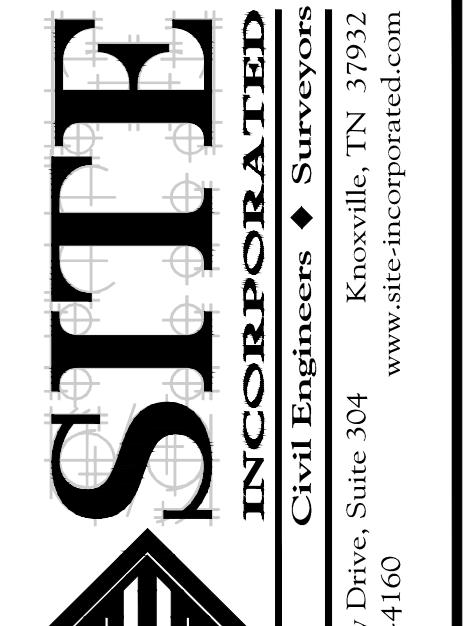
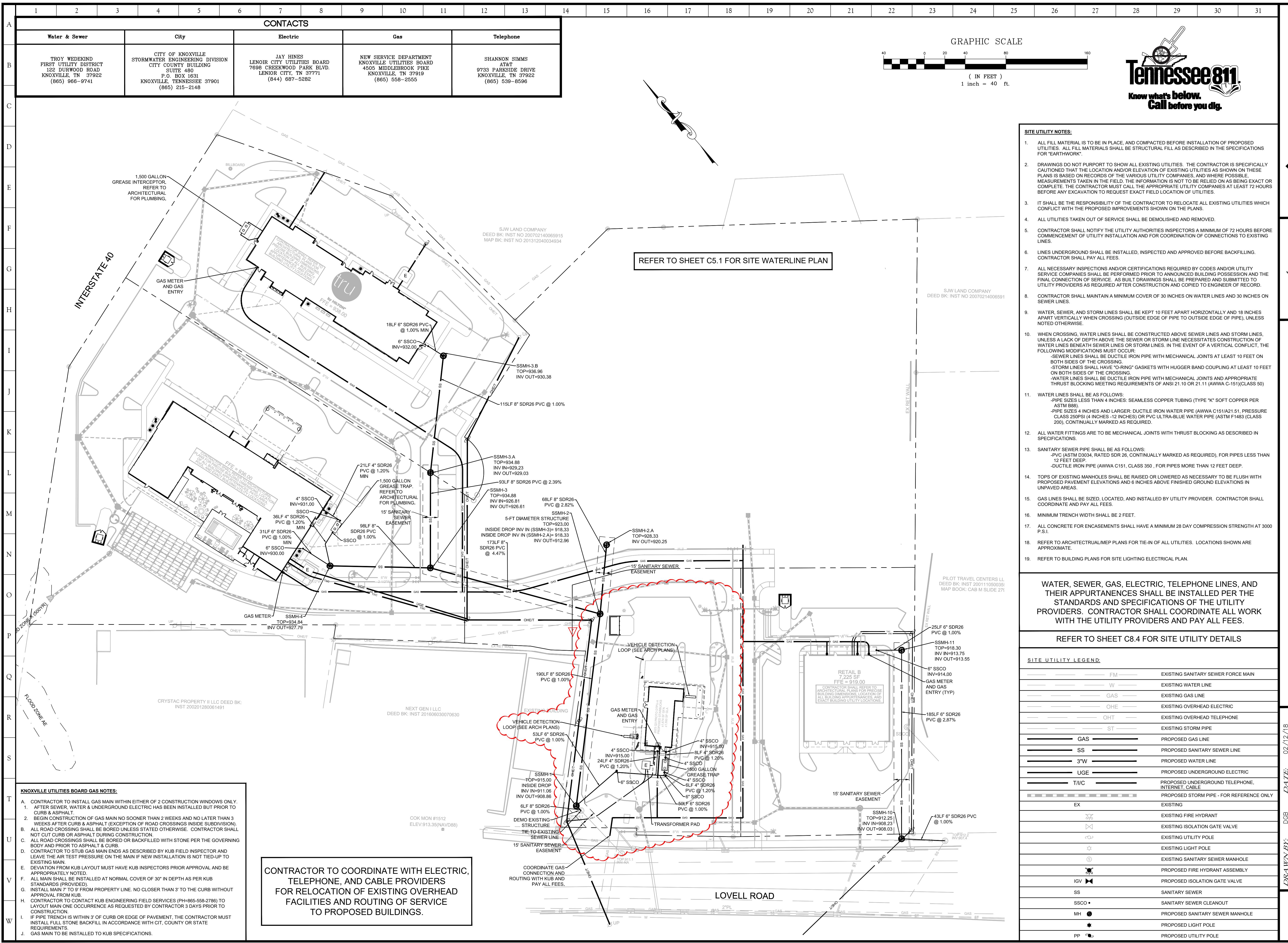
Knoxville, Tennessee 37922

District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05

REVISIONS	
NO.	DATE
	COMMENTS

C3.1



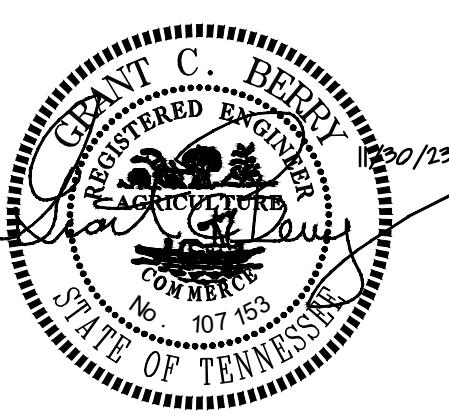
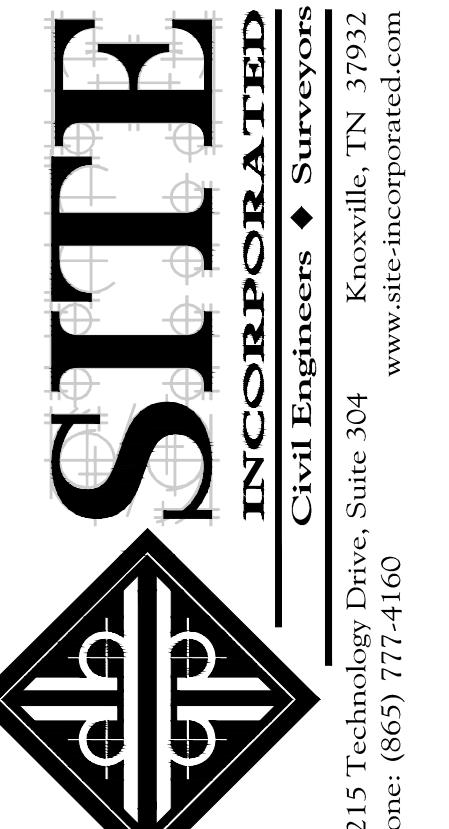
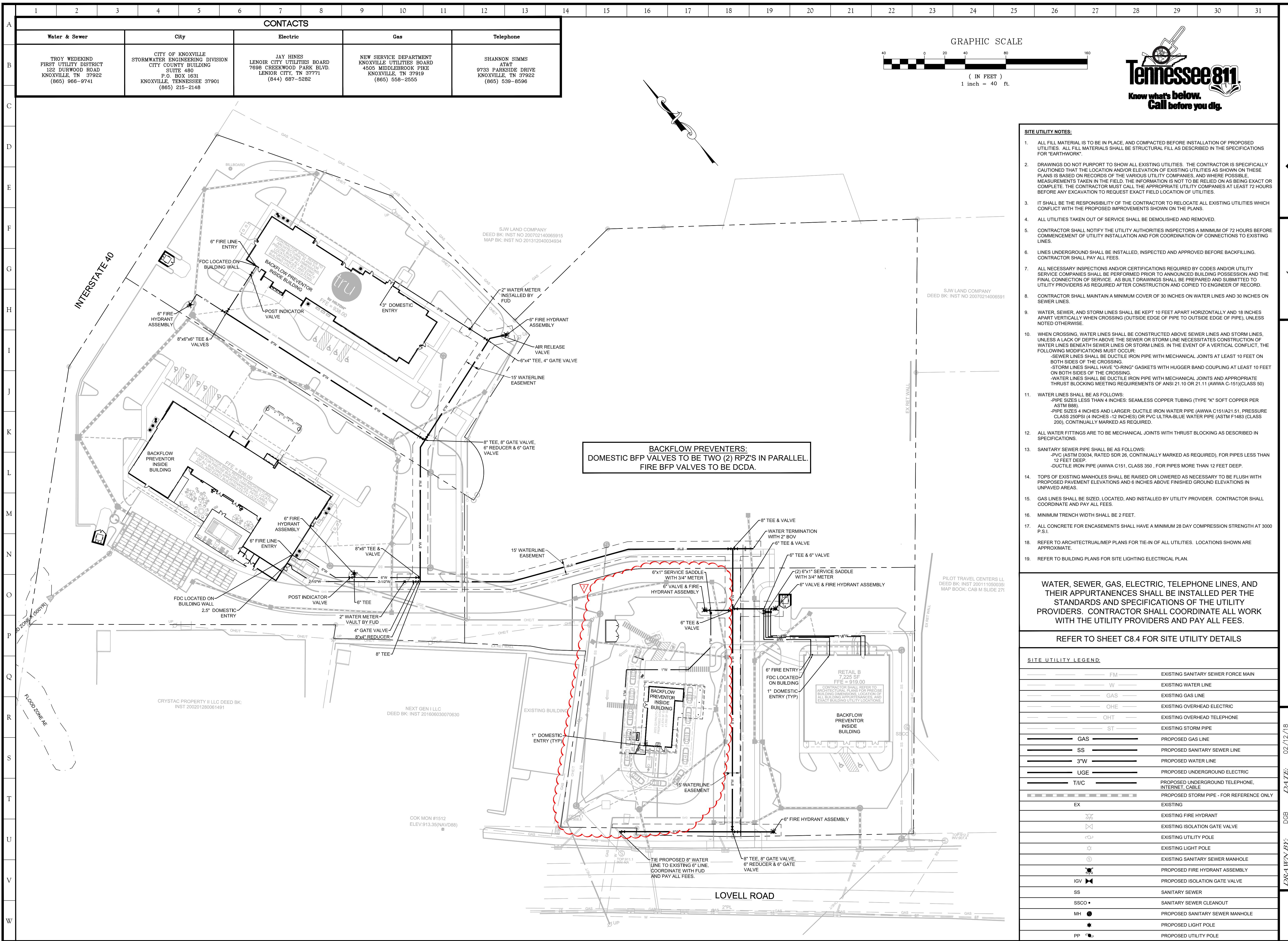


**Lovell Pointe**  
236, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922

District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05

NO.	DATE	COMMENTS
1	02/25/18	Utility Comments
5	04/19/19	Architectural Coordination
7	11/30/23	Coffee Shop Added to Site Plans
<b>REVIZIONS</b>		
1	02/25/18	DGR
2	02/27/18	GCB
3	02/27/18	E/E: 1962-Utility
4	02/27/18	E/G: 1962-Utility
5	02/27/18	CHECKED BY: GCB
6	02/27/18	REVIEWED BY: DGR
7	02/27/18	APPROVED BY: E/E: 1962-Utility

**C5.0**



**Site Waterline Plan**

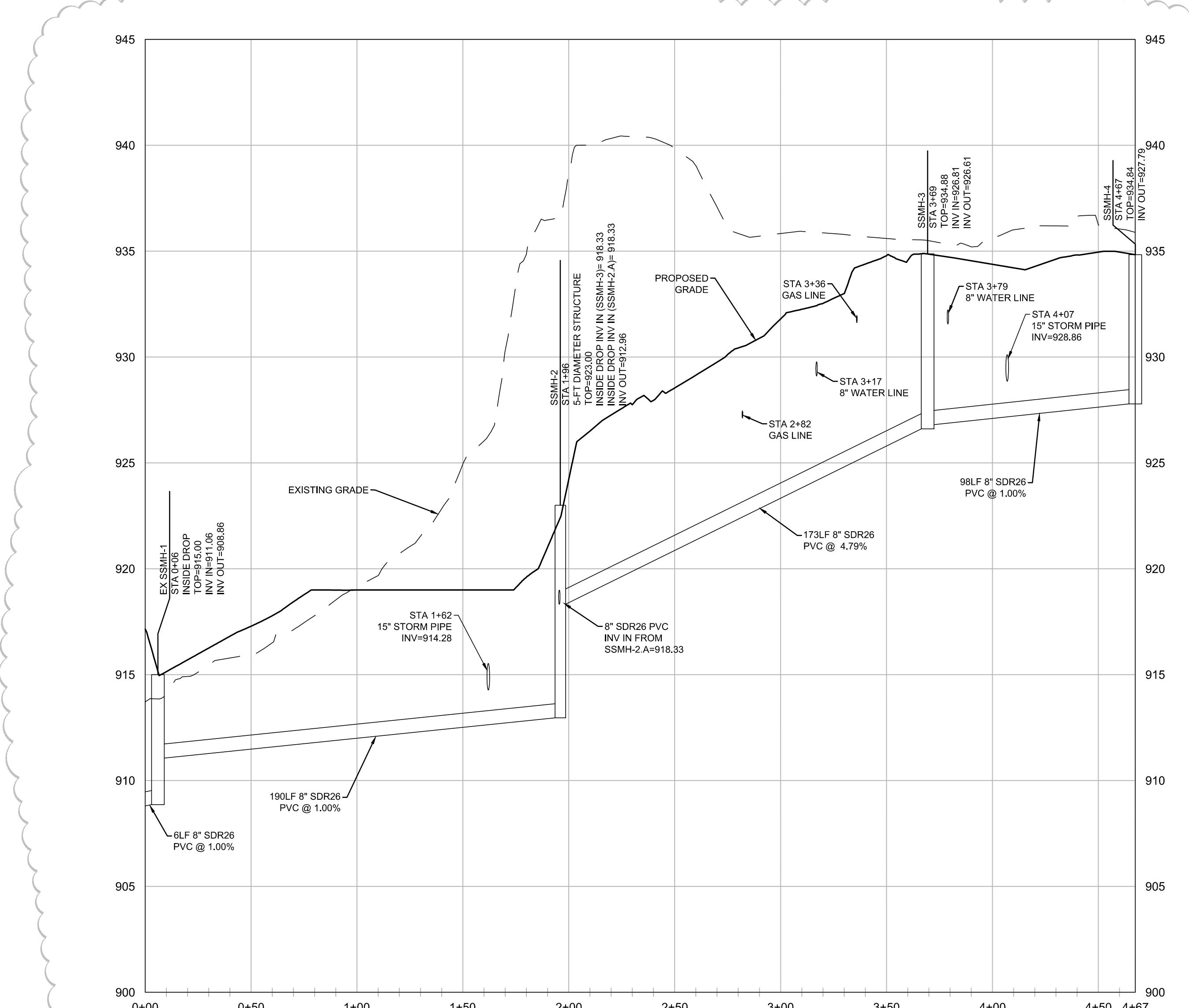
**Lovell Pointe**  
236, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922

**District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05**

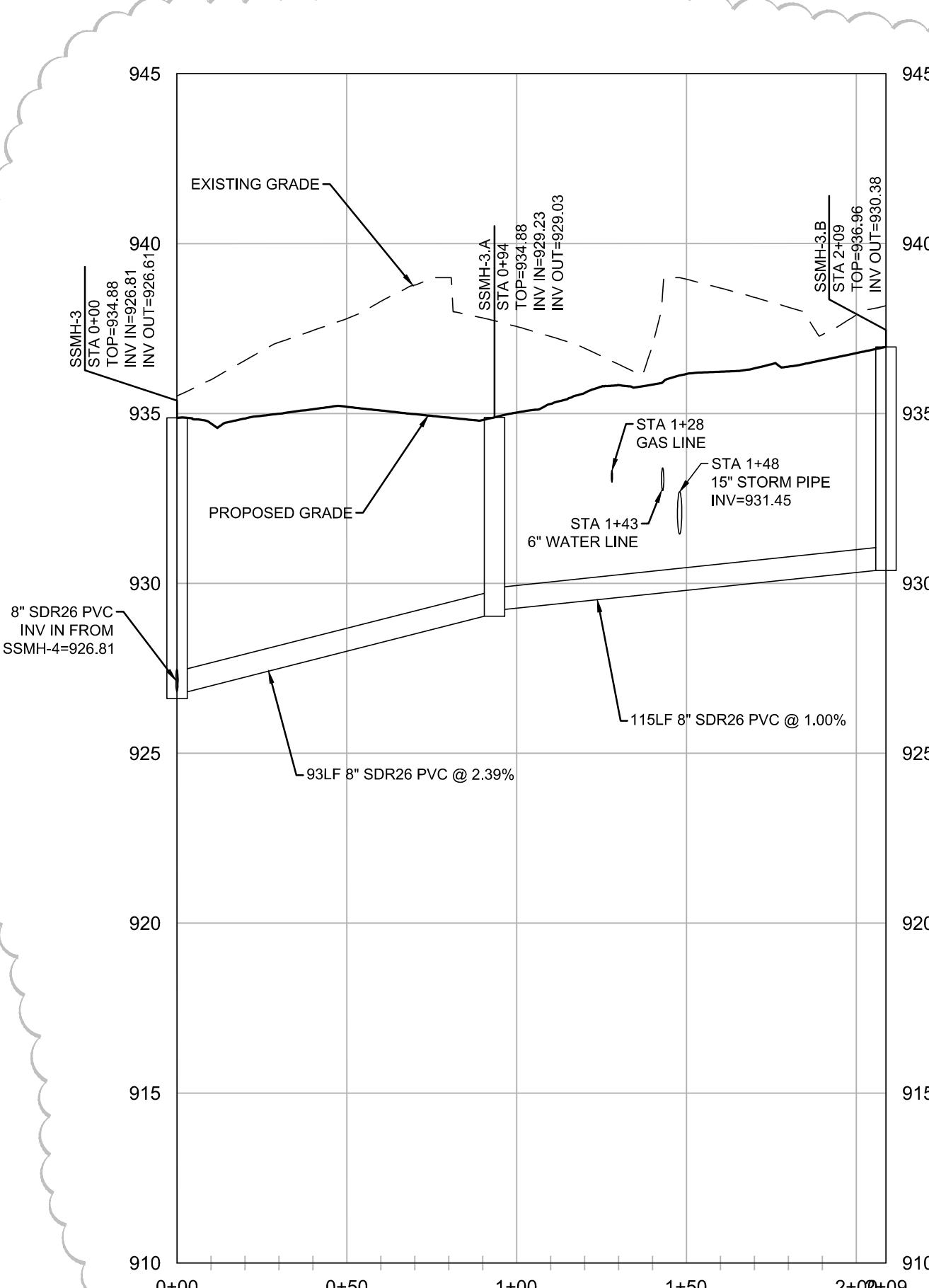
NO.	DATE	COMMENTS
1	02/25/16	Utility Comments
5	04/19/19	Architectural Coordination
6	06/02/20	Revised per Owner Comments
7	11/13/23	Coffee Shop Added to Site Plans

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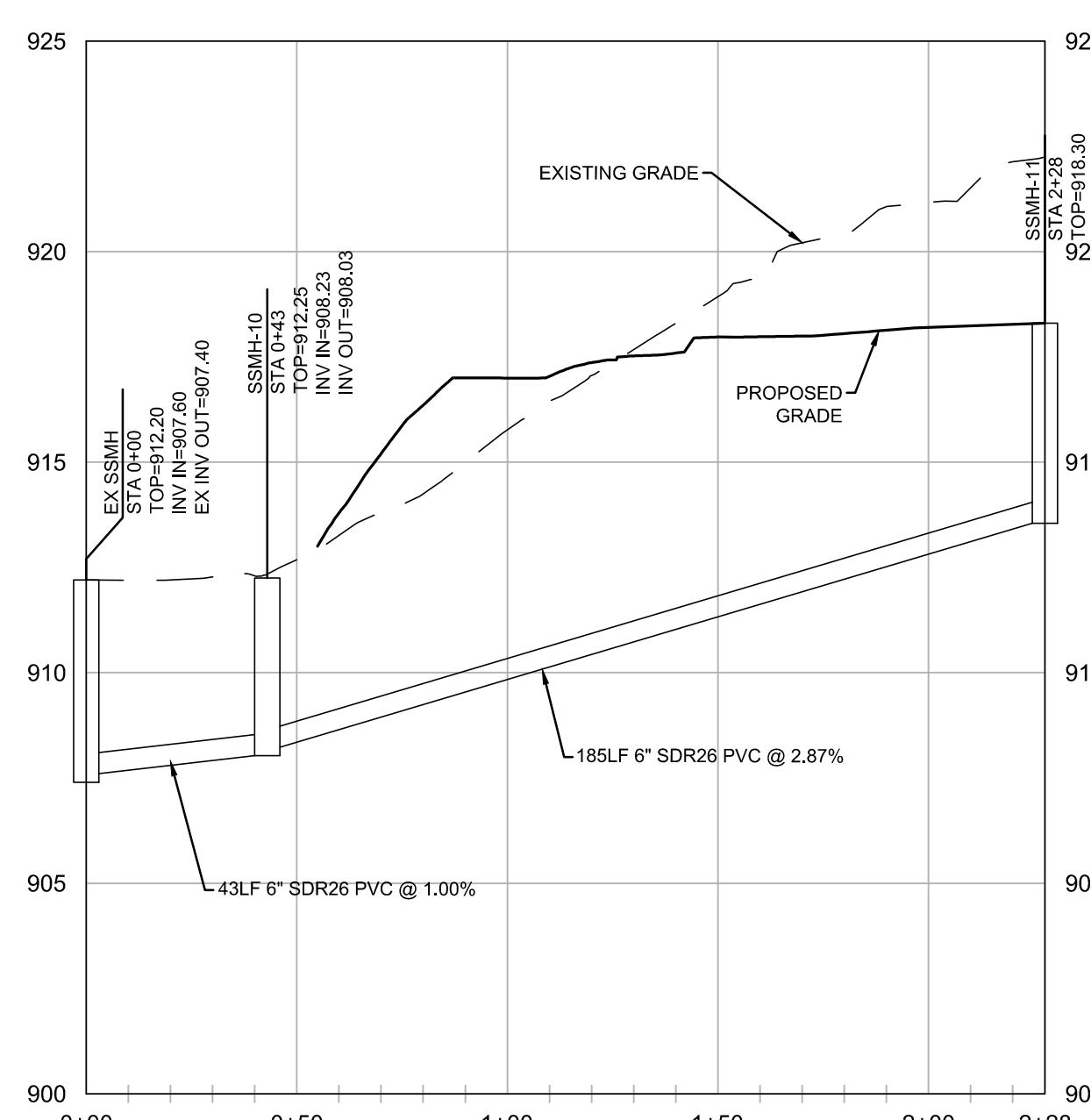
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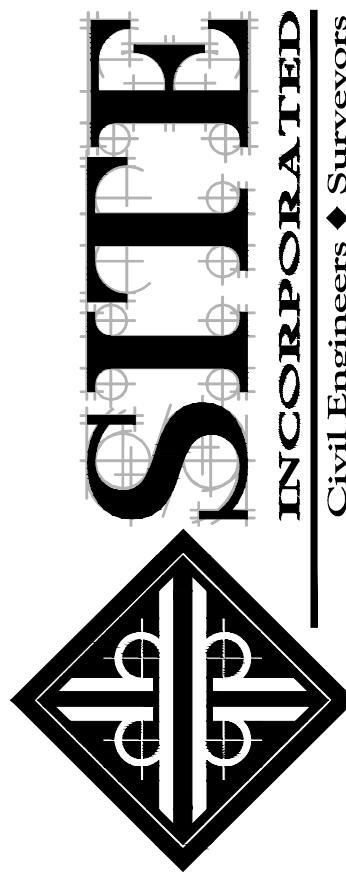
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Vertical Scale: 1"=4'



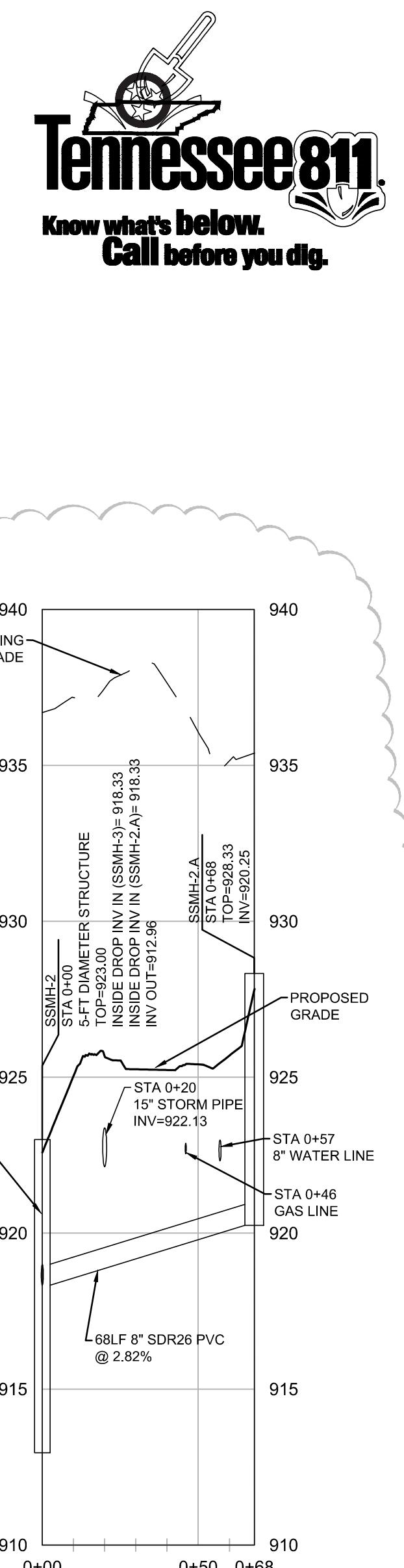
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Horizontal Scale: 1"=40'  
Vertical Scale: 1"=4'



**EX SSMH to SSMH-11**  
Horizontal Scale: 1"=40'  
Vertical Scale: 1"=4'



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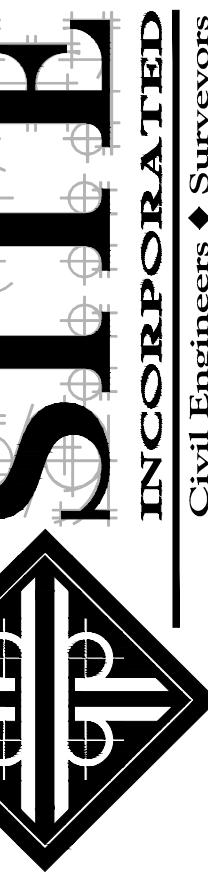
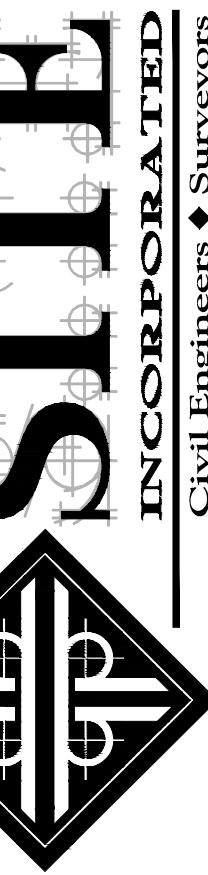


**SSMH-2 to SSMH-2.A**  
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Vertical Scale: 1"=4'

### Sanitary Sewer Profiles

### Lovell Pointe

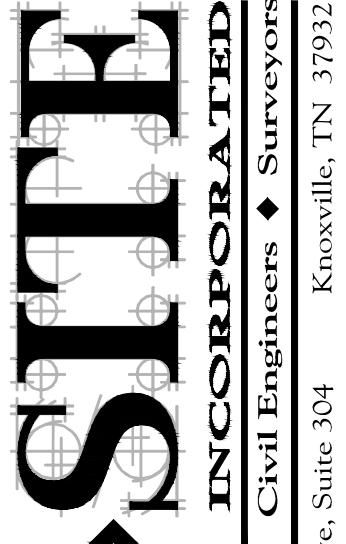
236, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922  
District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05



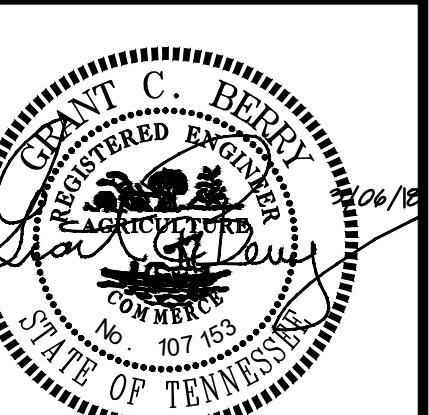
NO.	DATE	COMMENTS	REVISIONS	
			CHECKED BY:	FILED:
1	02/25/18	Utility Comments	GCB	1962-Utility

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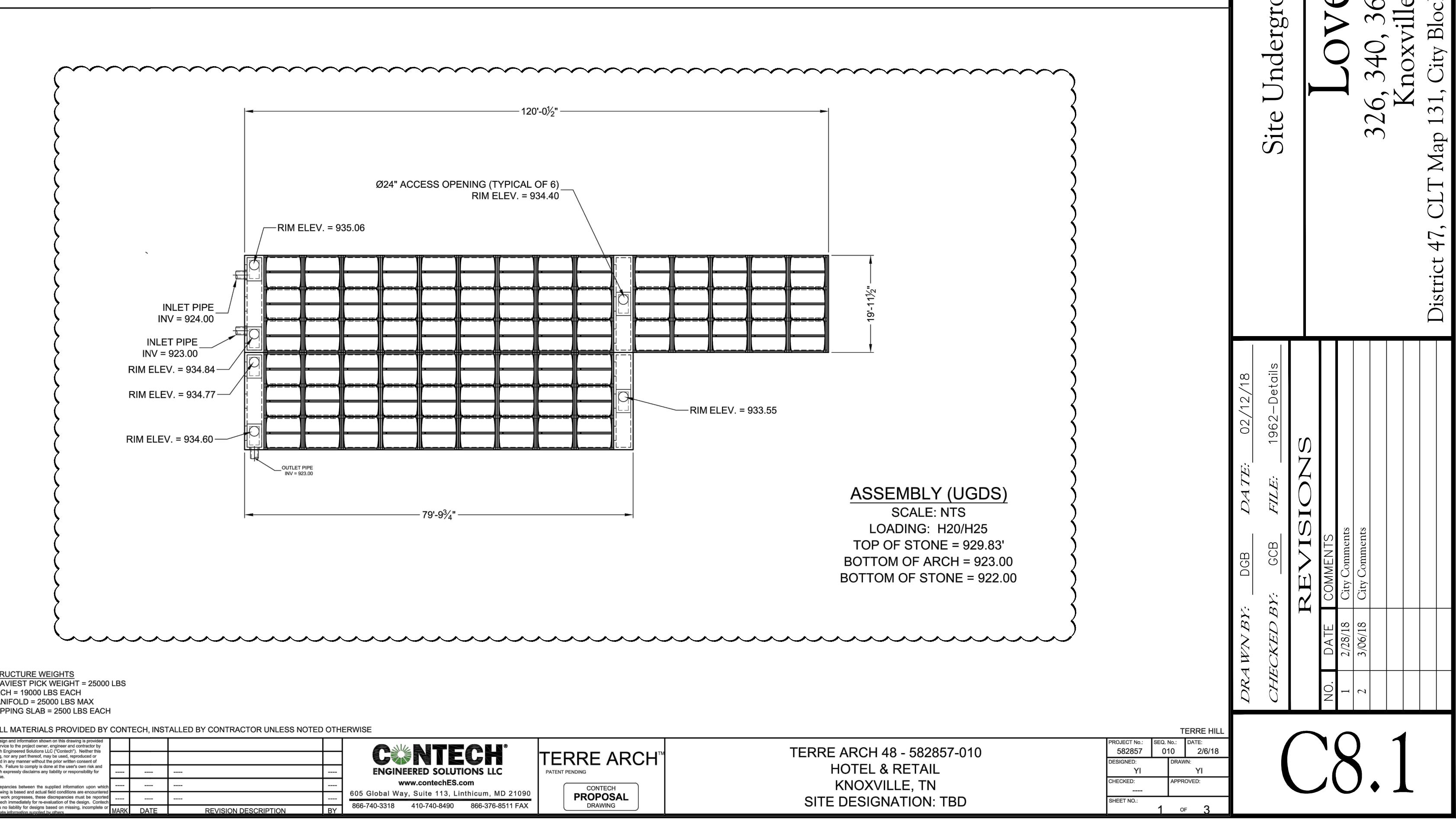
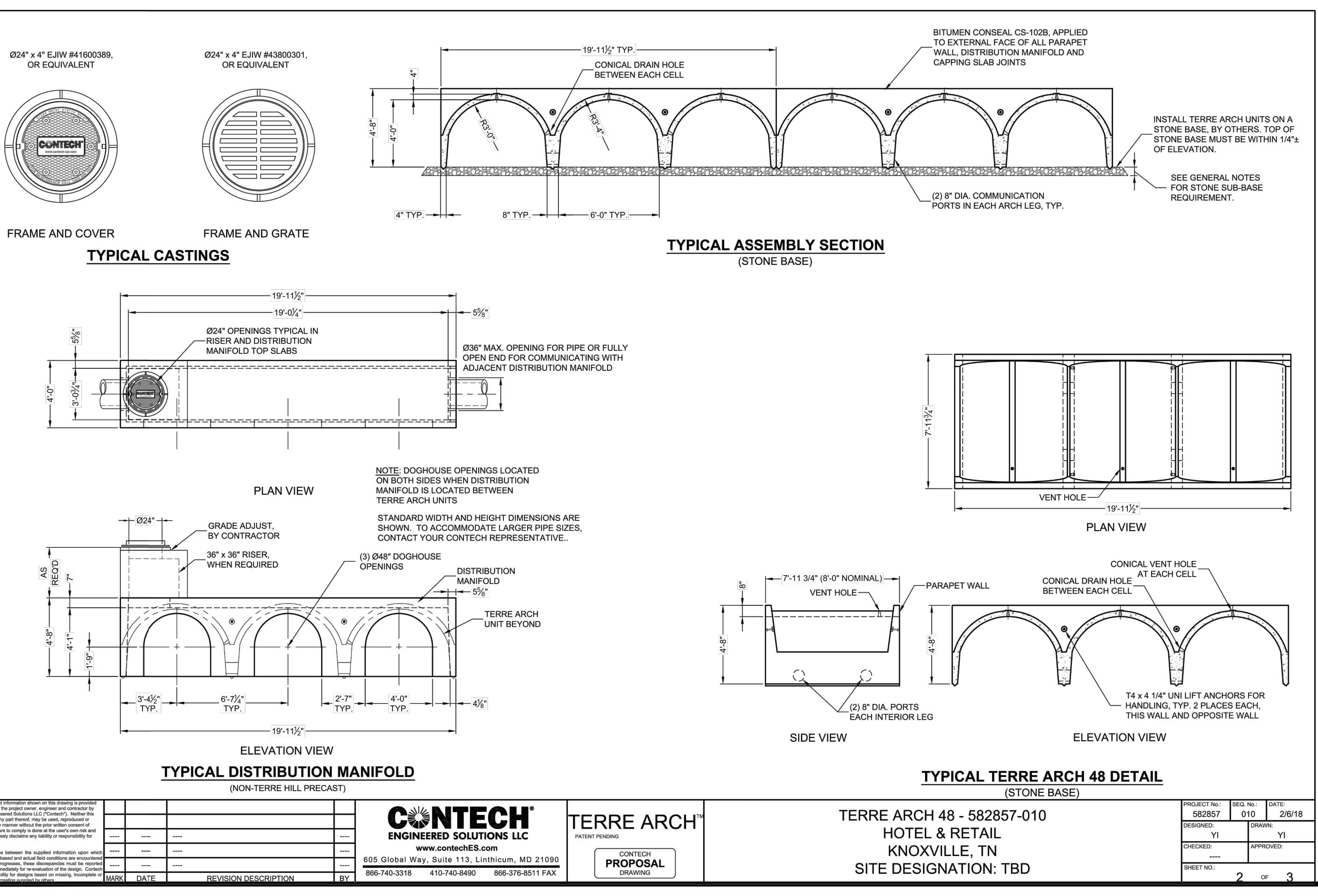
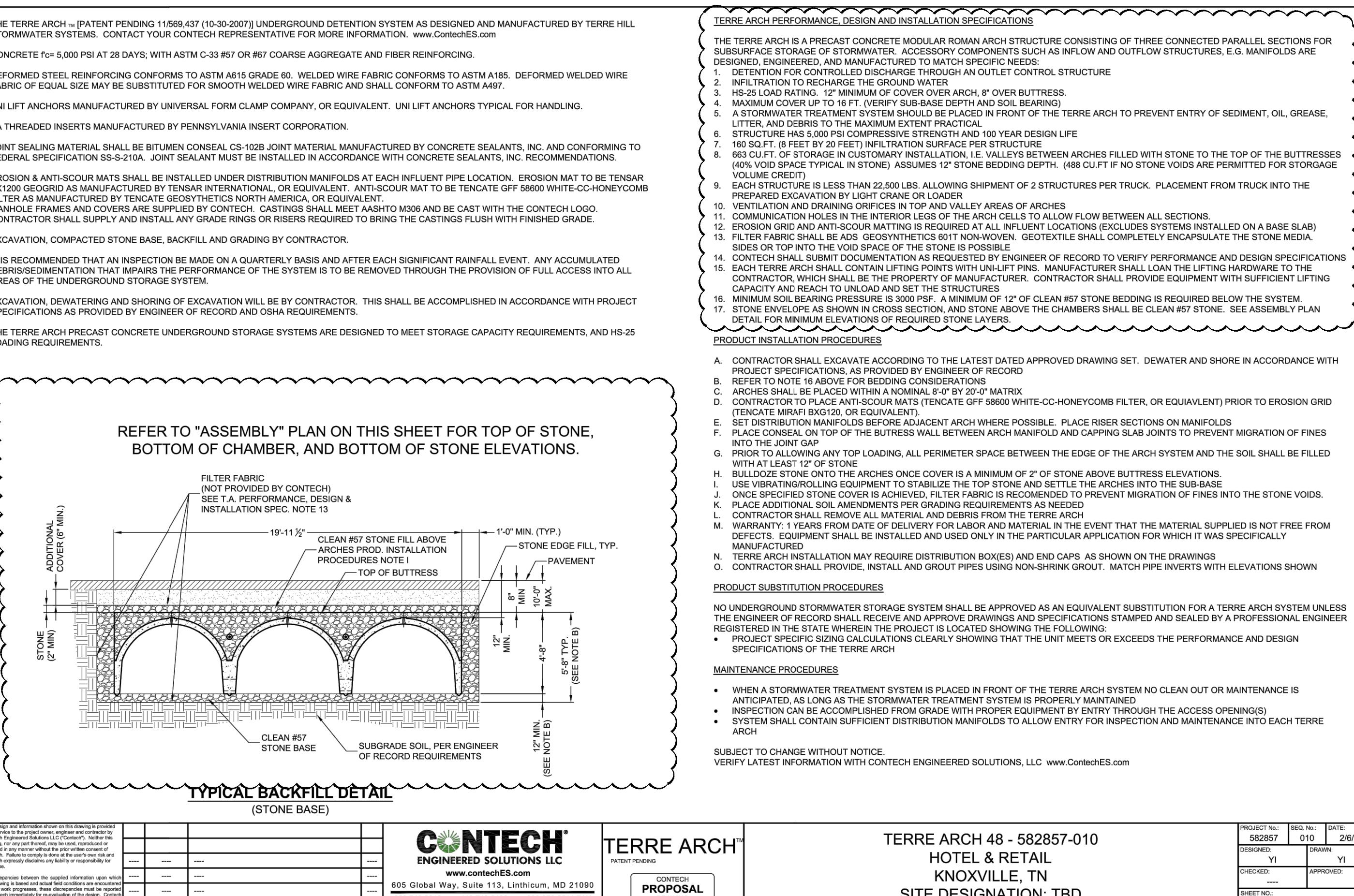
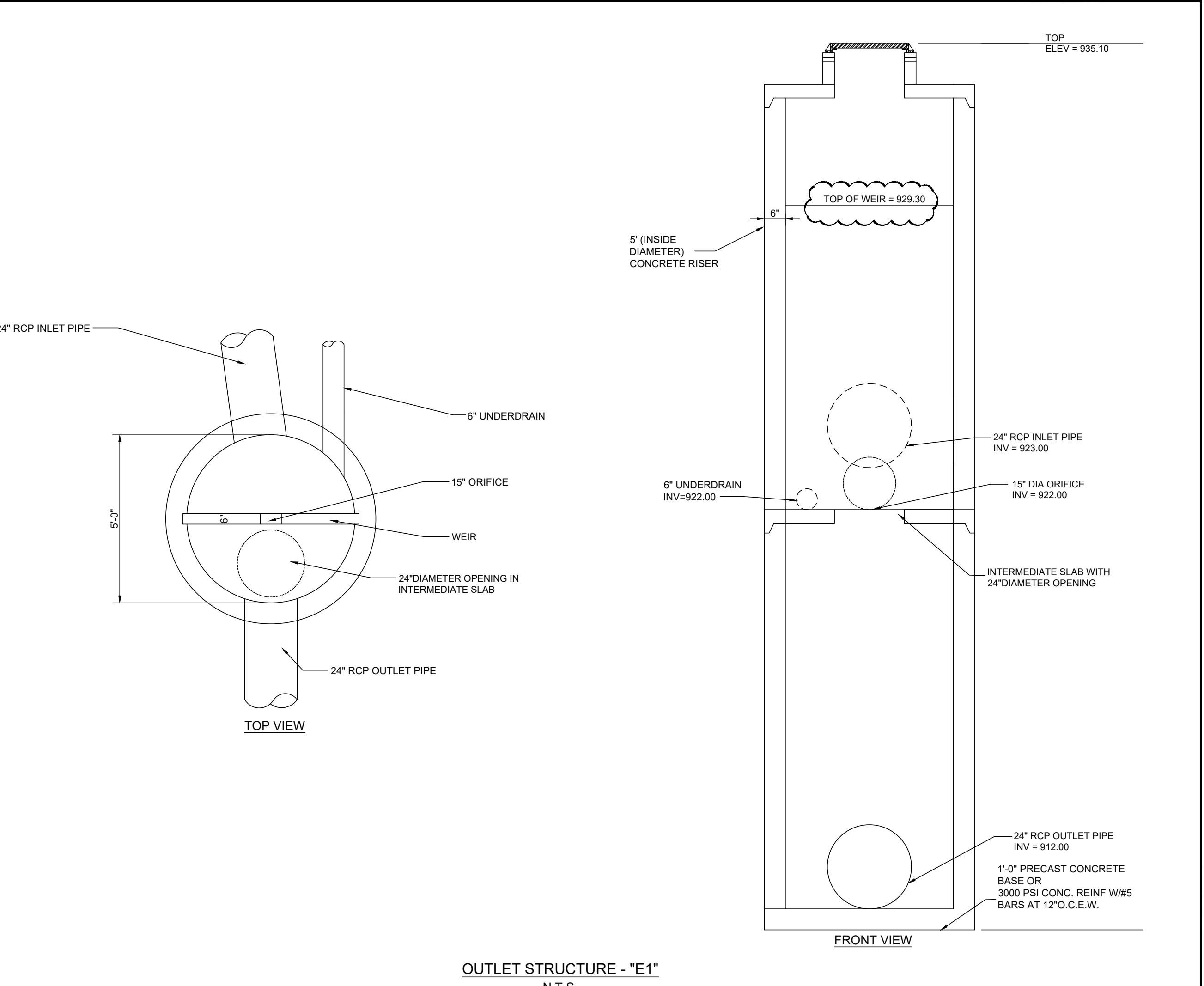
# Site Underground Detention Details

**LOVELL FOLLE**  
26, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922

District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05

REVIEW

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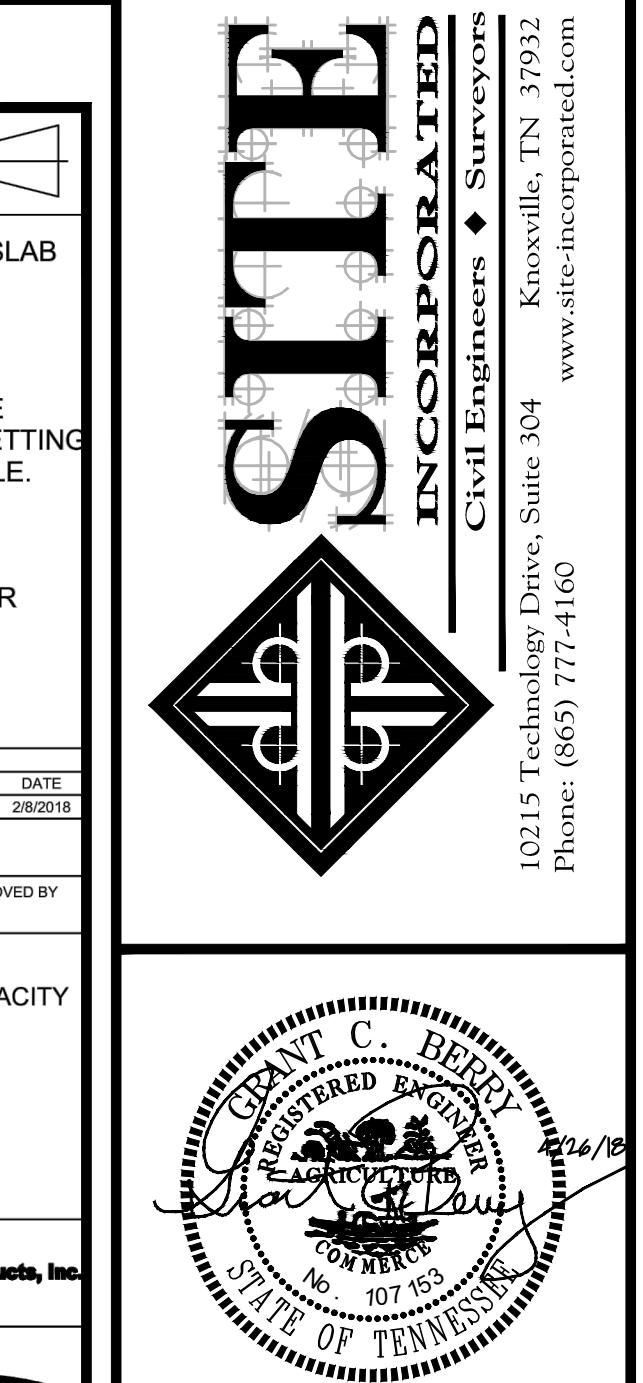
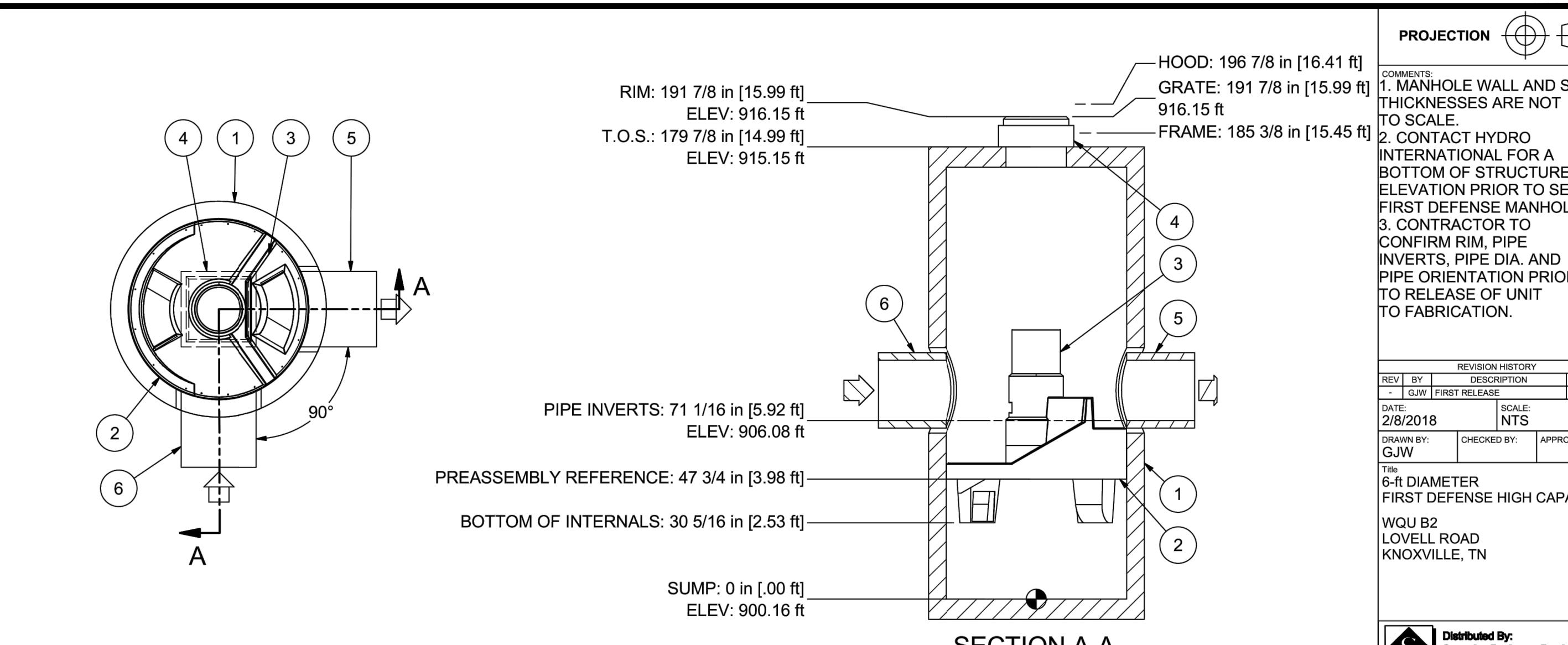
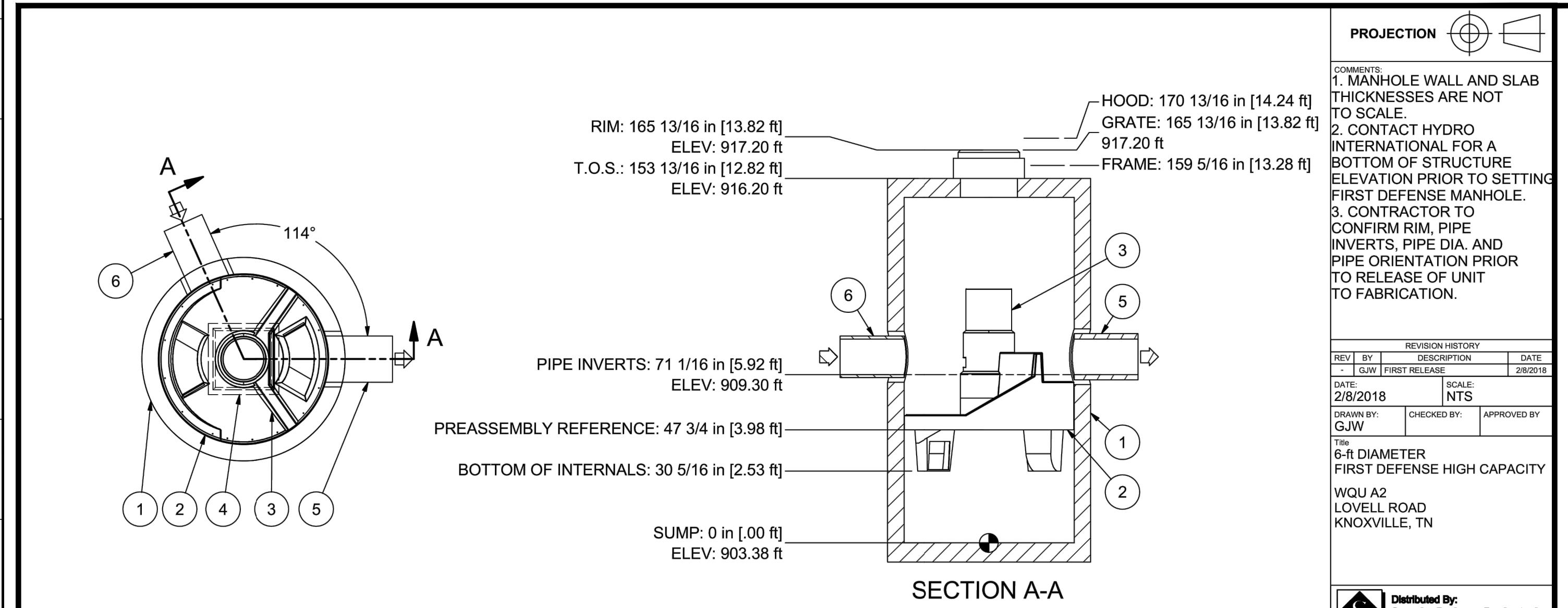
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**CAPACITIES:**

1. PEAK HYDRAULIC FLOW: 32.0 cfs (708 l/s)
2. SEDIMENT STORAGE CAPACITY: 1.6 cu. yd. (1.2 cu. m.)
3. OIL STORAGE CAPACITY: 496 gal. (1878 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 30 in. (750 mm)

**PRODUCT SPECIFICATIONS:**

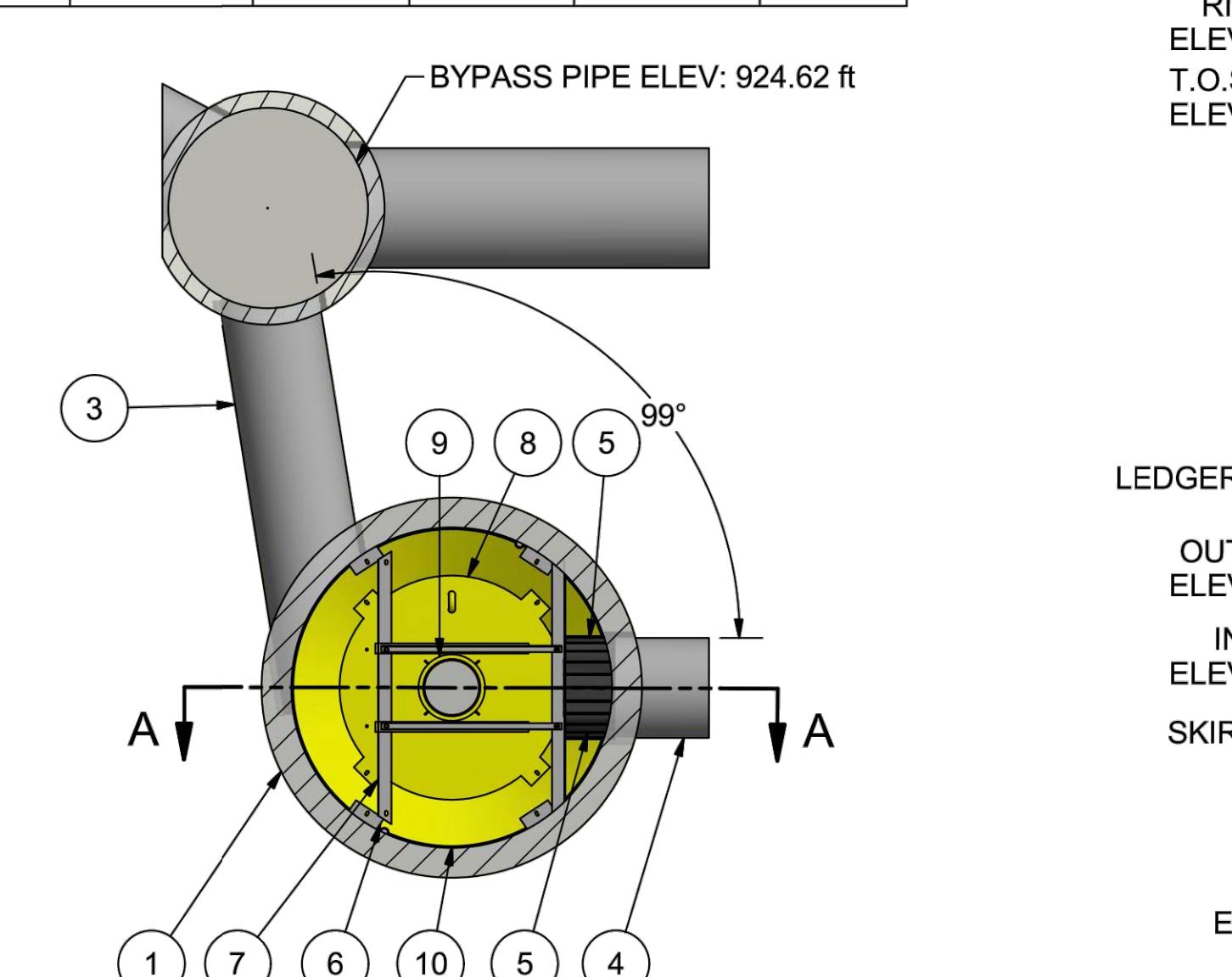
- A. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
- B. The treatment system shall fit within the limits of excavation (area and depth) as shown in the project plans and will not exceed the dimensions for the design flow rates specified herein.
- C. The treatment system shall convey the Peak On-line Flow Rates of up to 32 cfs without causing upstream surcharge conditions.
- D. The treatment system shall be capable of capturing and retaining fine silt and sand size particles.

PARTS LIST				
ITEM	QTY	SIZE (in)	DESCRIPTION	TYPE
1	1	72	I.D. PRECAST MANHOLE	
2	1		LEDGER SUPPORT	
3	1		SEPARATION MODULE	
4	1	24	FRAME AND CURB GRATE	
			INLET (SQUARE)	
5	1	18	OUTLET PIPE (BY OTHERS)	RCP
6	1	15	INLET PIPE (BY OTHERS)	CPP

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT OR EQUIPMENT, (OR THE PERFORMANCE THEREOF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATIONS OF ANY DESIGN SPECIFICATION, DRAWING, OR ASSEMBLY WITHOUT NOTICE OF ITS EQUIPMENT, (OR ANY PART THEREOF). IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION, DRAWING, OR ASSEMBLY, HYDRO INTERNATIONAL OWN THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.  
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**APPROX WEIGHT: N/A MATERIAL: N/A****NEXT ASSEMBLY: 17\_12\_1939-NEXT ASSY****DRAWING NO: 17\_12\_1939-FDHC GA****SHEET SIZE: SHEET: 1 OF 1 Rev: -**

PIPE DETAILS					
PIPE	MATERIAL	LENGTH	INV UP	INV DOWN	SLOPE
INLET	RCP	10.5 ft	921.15 ft	921.05 ft	0.95
OUTLET	RCP	6.0 ft	923.05 ft	923.00 ft	0.83



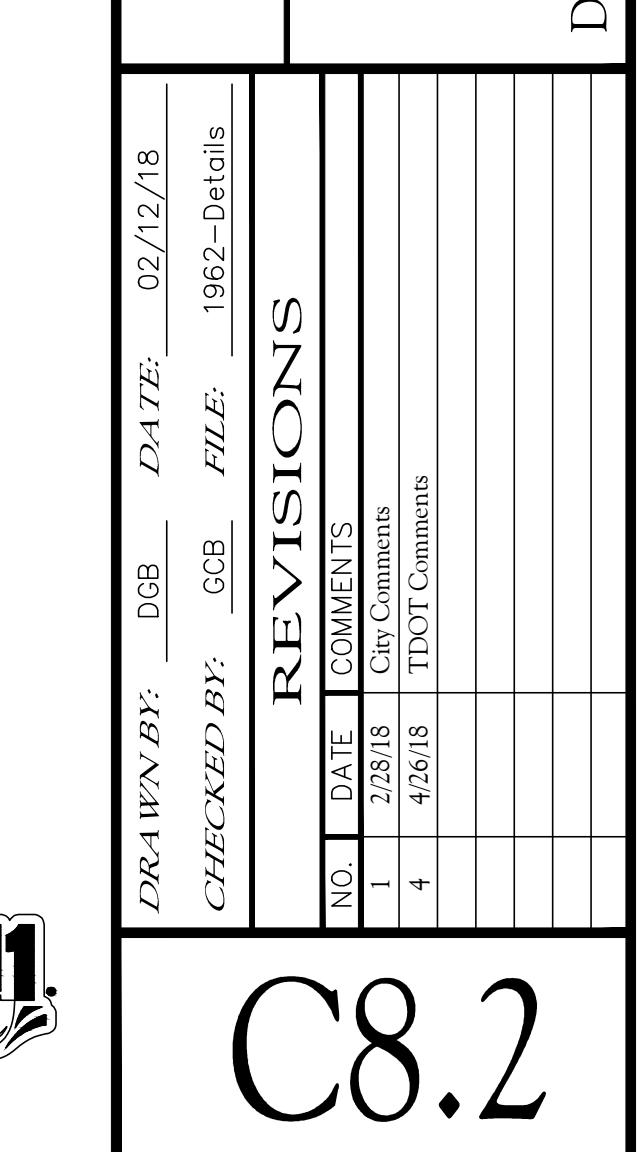
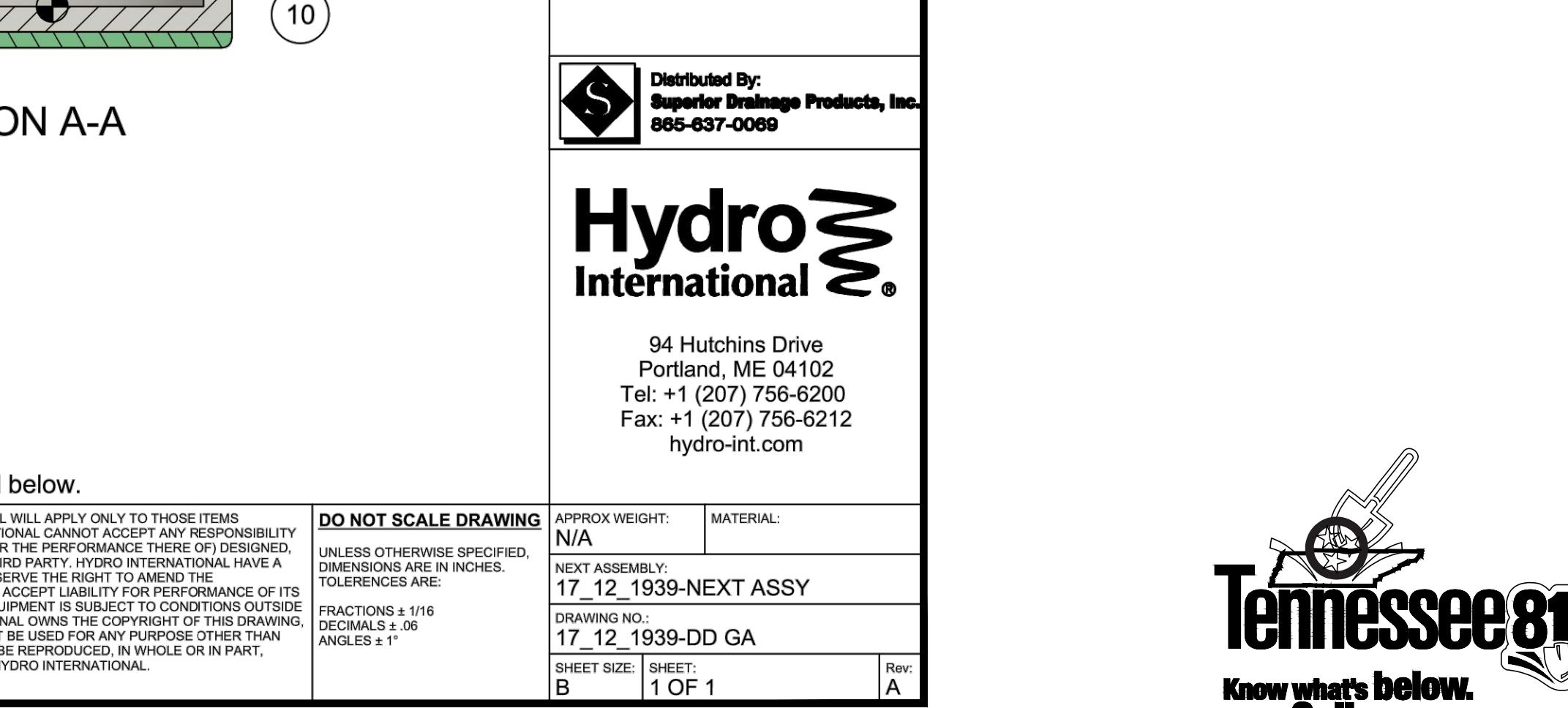
PARTS LIST		
ITEM	DESCRIPTION	SIZE (in)
1	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)	96
2	FRAME AND COVER	24
3	INLET PIPE (BY OTHERS)	24
4	OUTLET PIPE (BY OTHERS)	24
5	PIPE COUPLING (BY OTHERS)	
6	LEDGER ANGLE	
7	SUPPORT FRAME	
8	DIP PLATE	
9	CENTER SHAFT AND CONE	
10	BENCHING SKIRT	

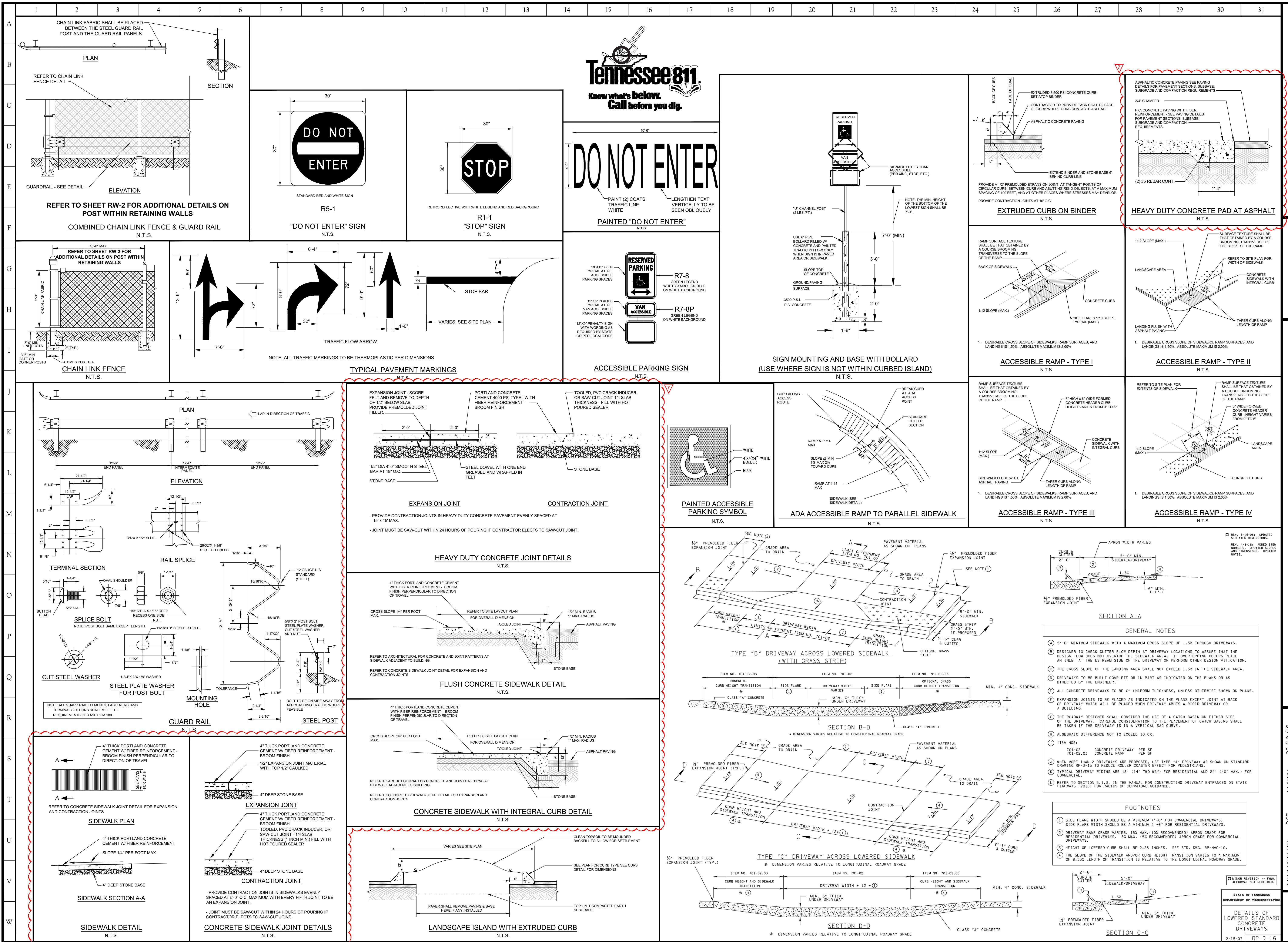
DD SIZE	4'	6'	8'	10'	12'
OUTLET STUB ID	12"	18"	24"	30"	36"
OUTLET STUB OD	12.5"	18.7"	24.8"	36"	42"

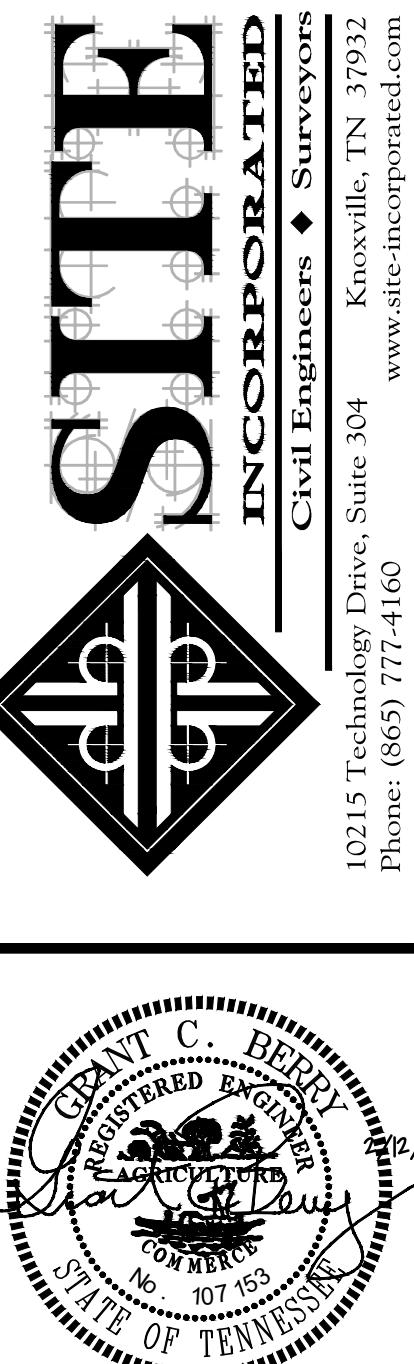
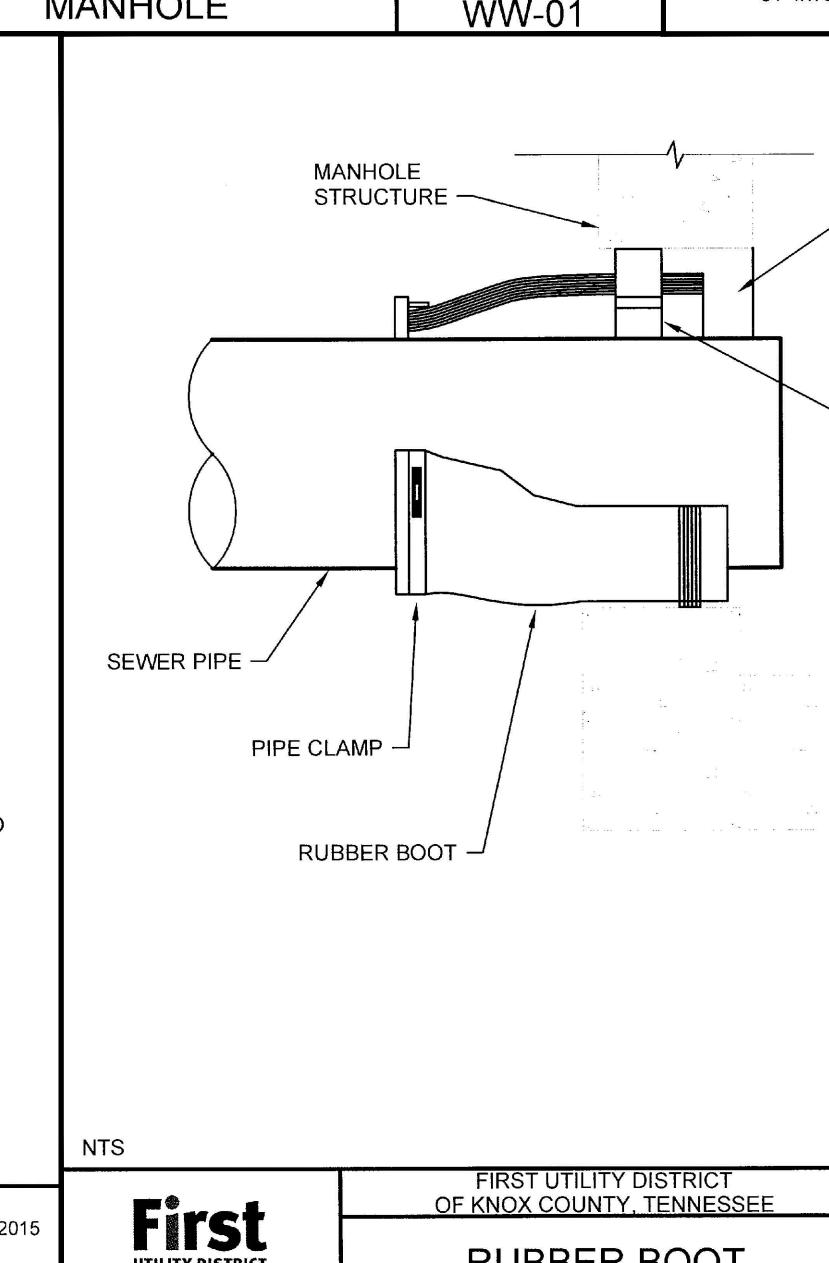
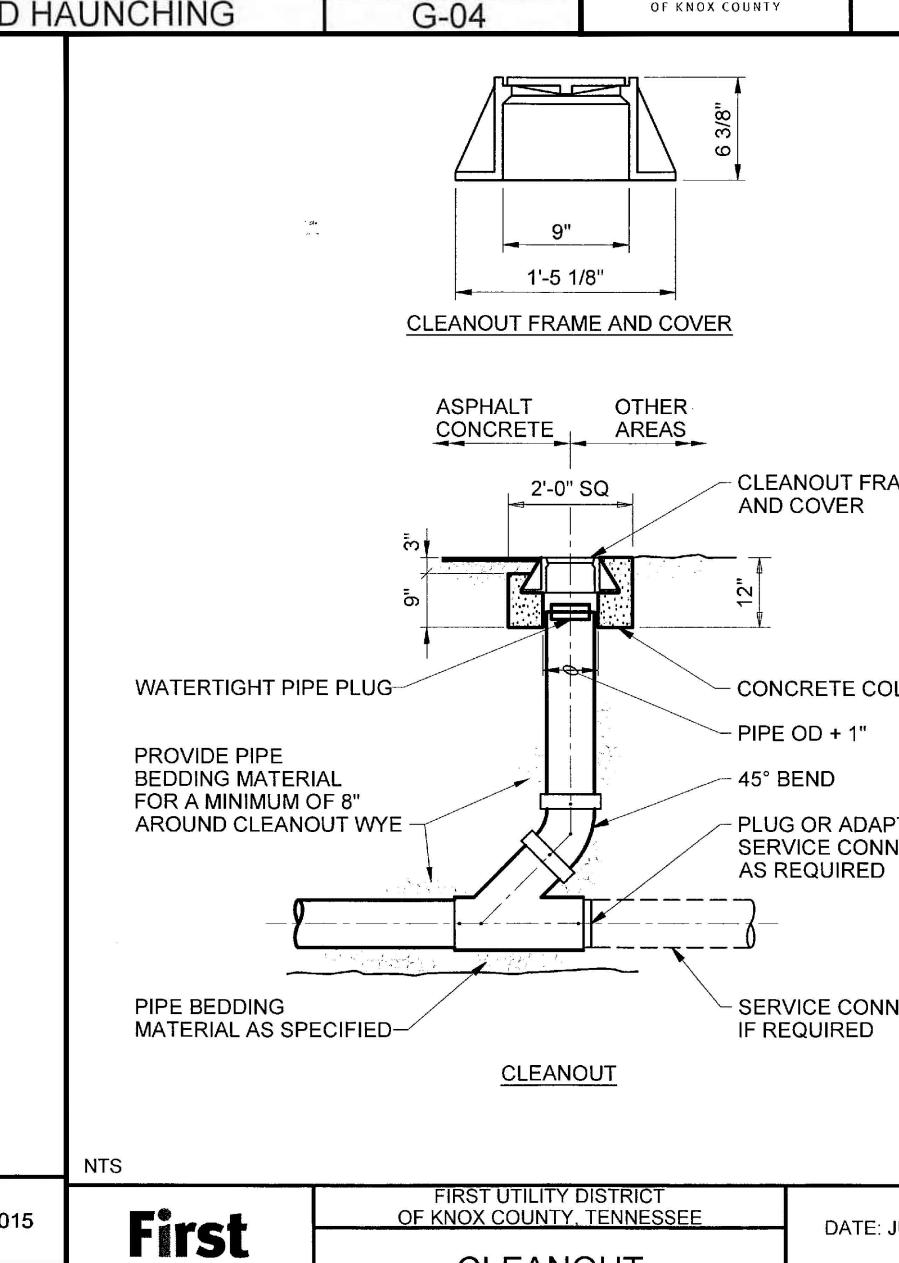
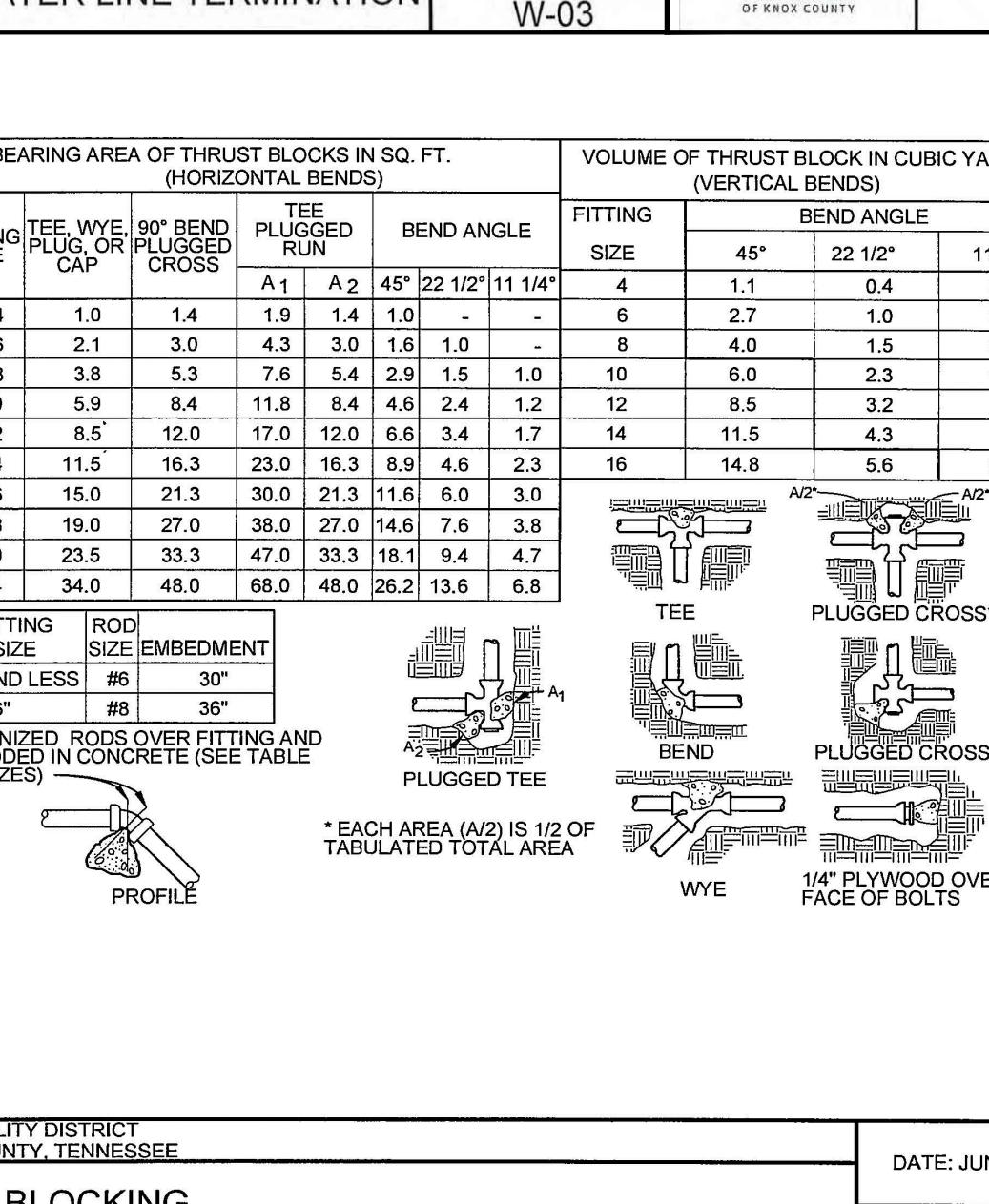
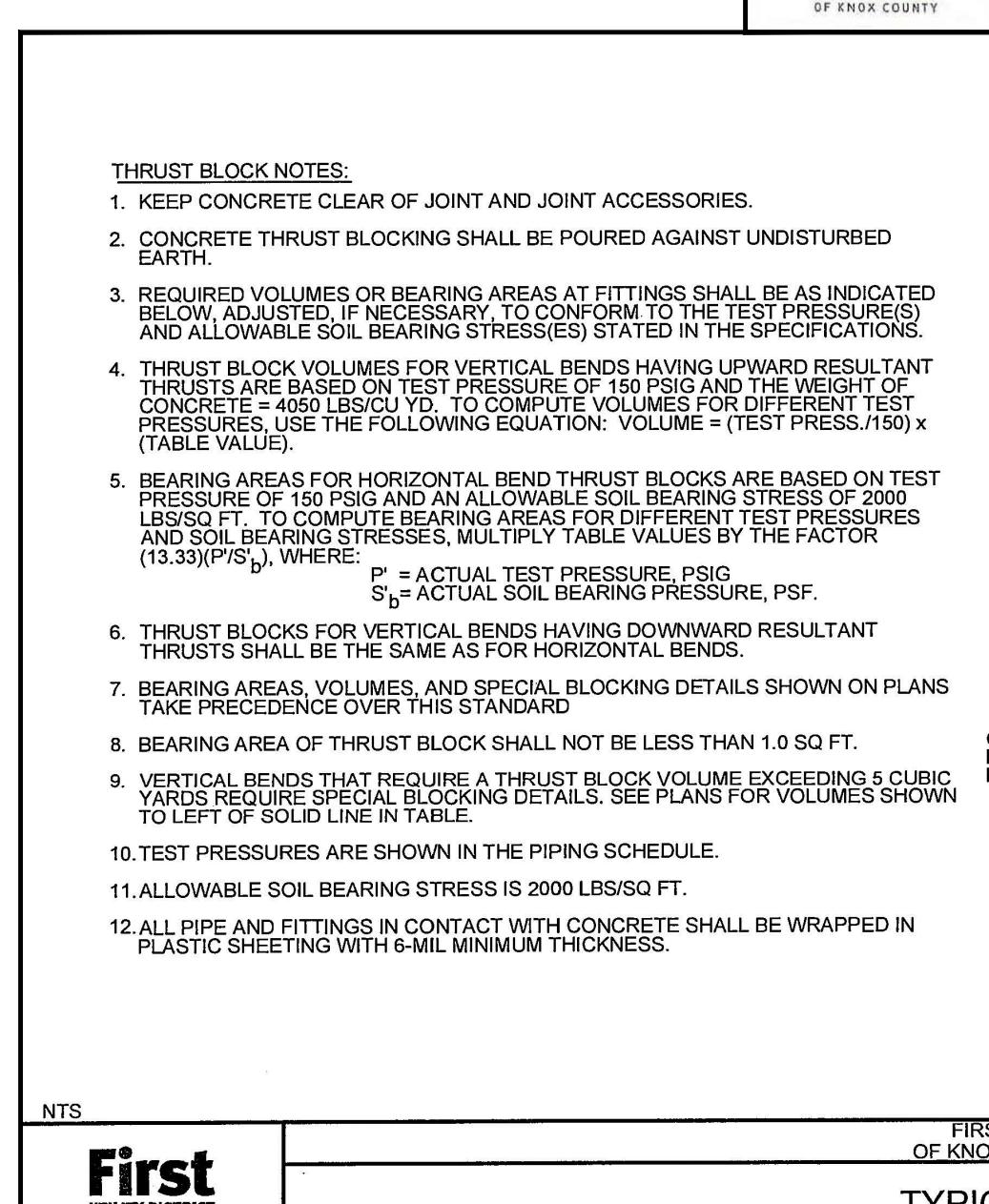
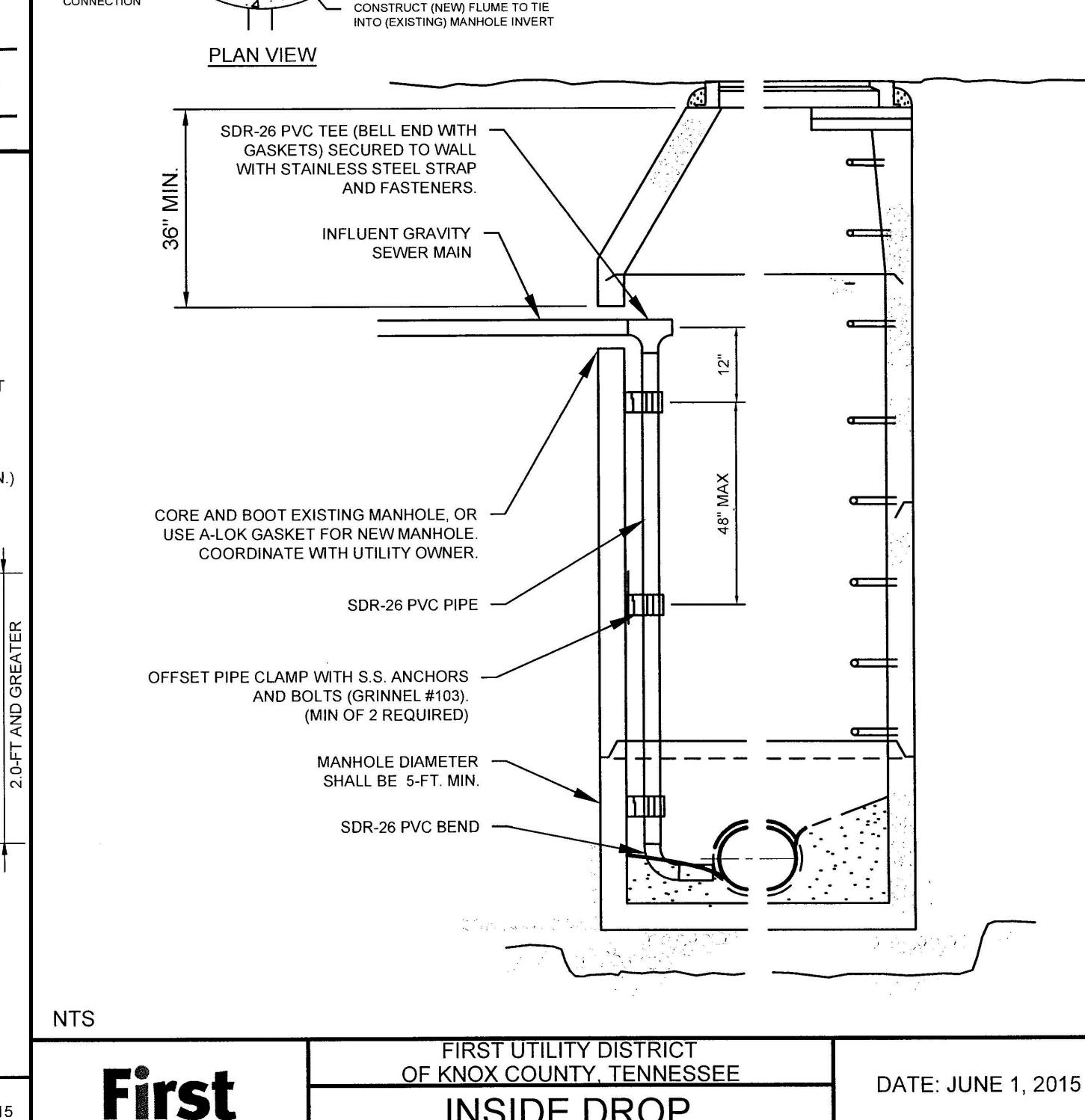
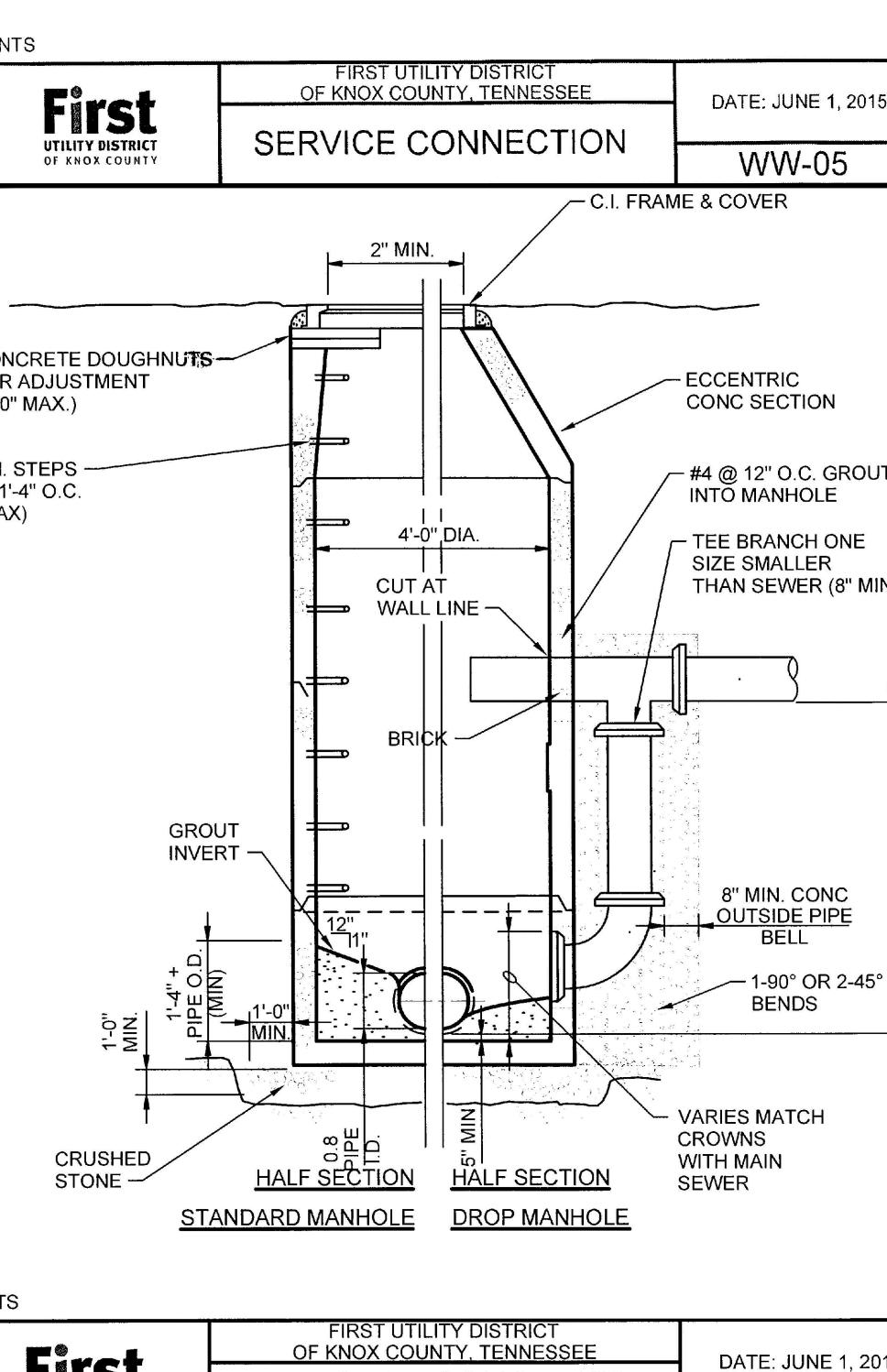
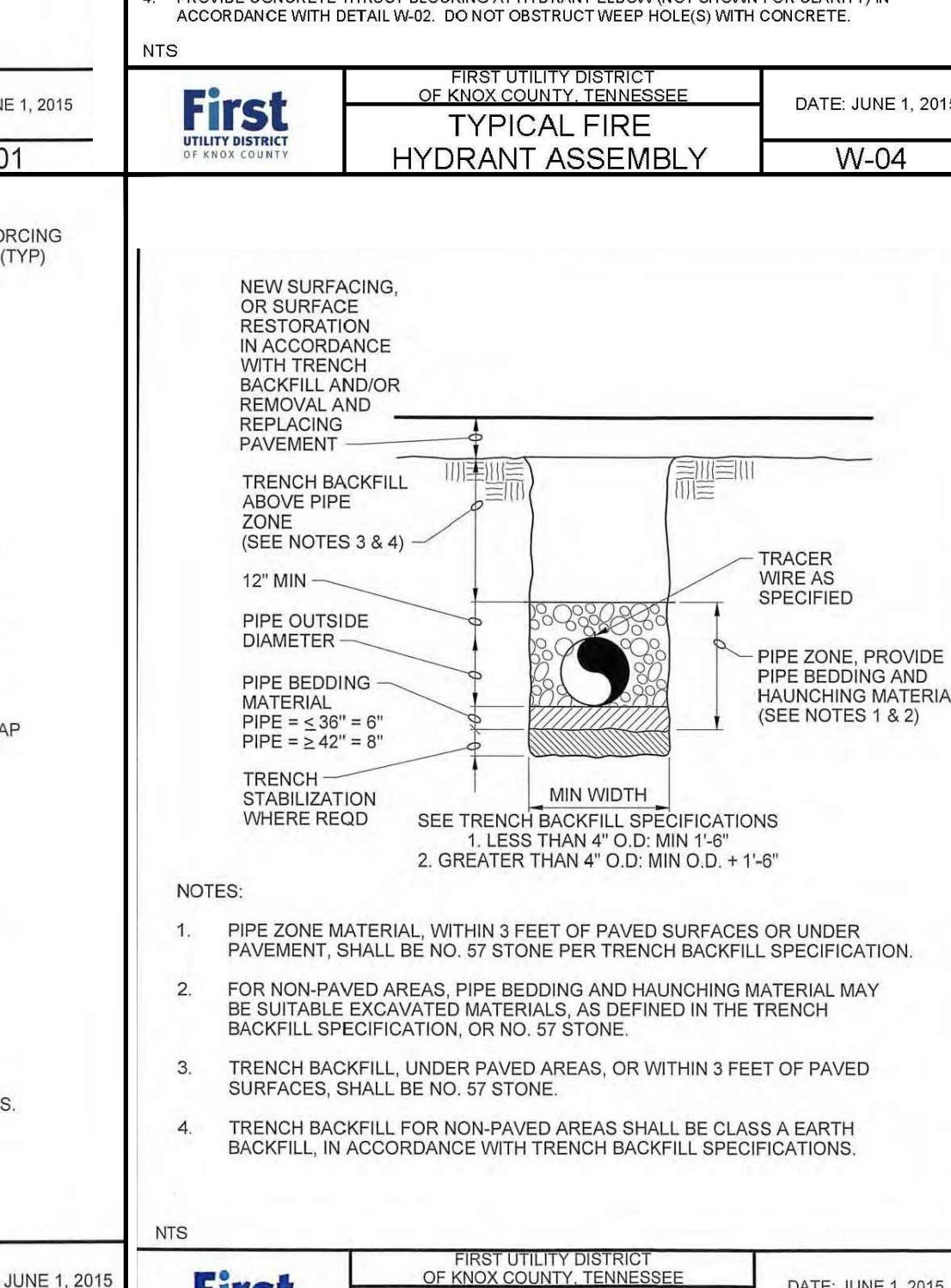
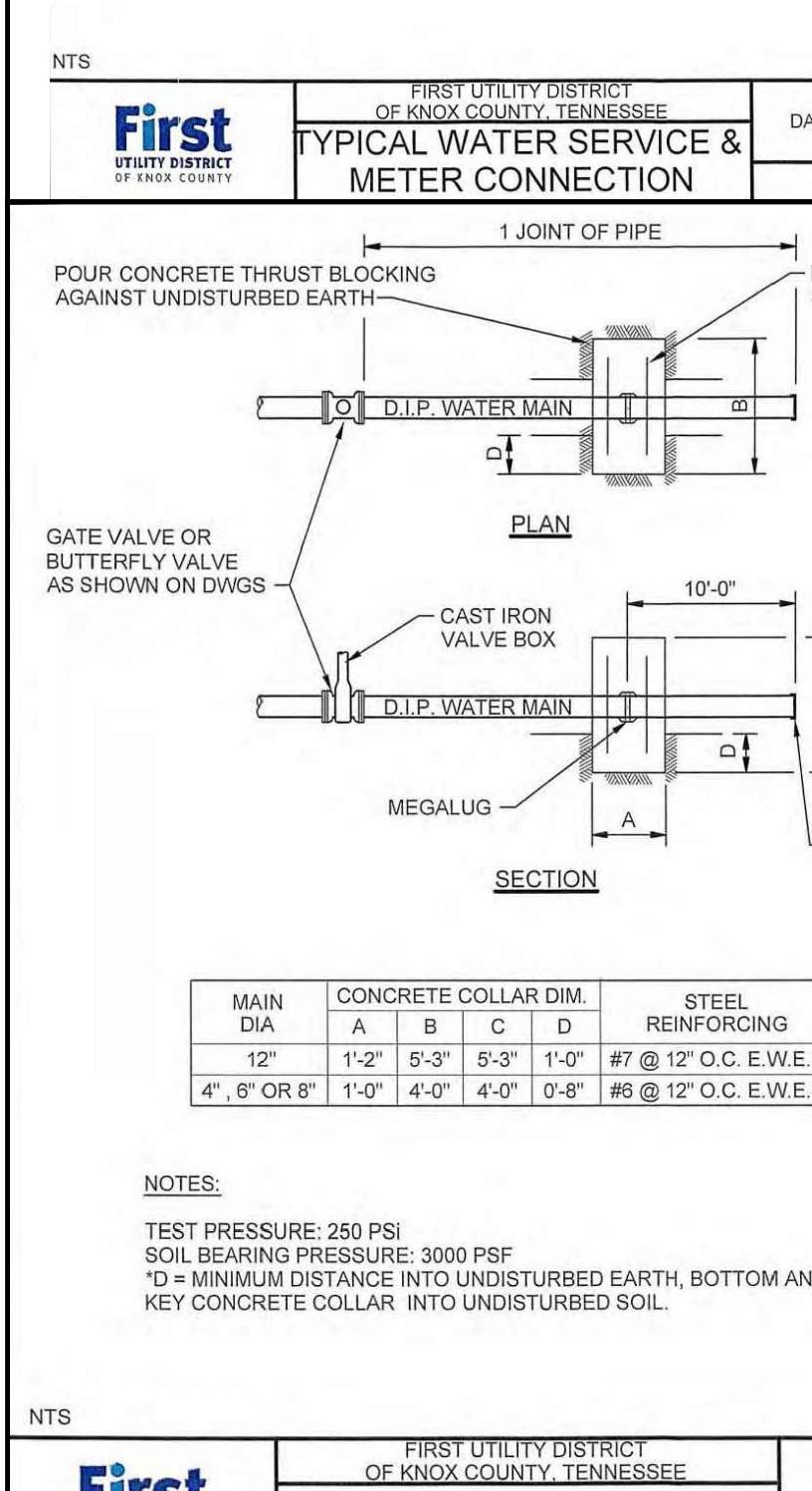
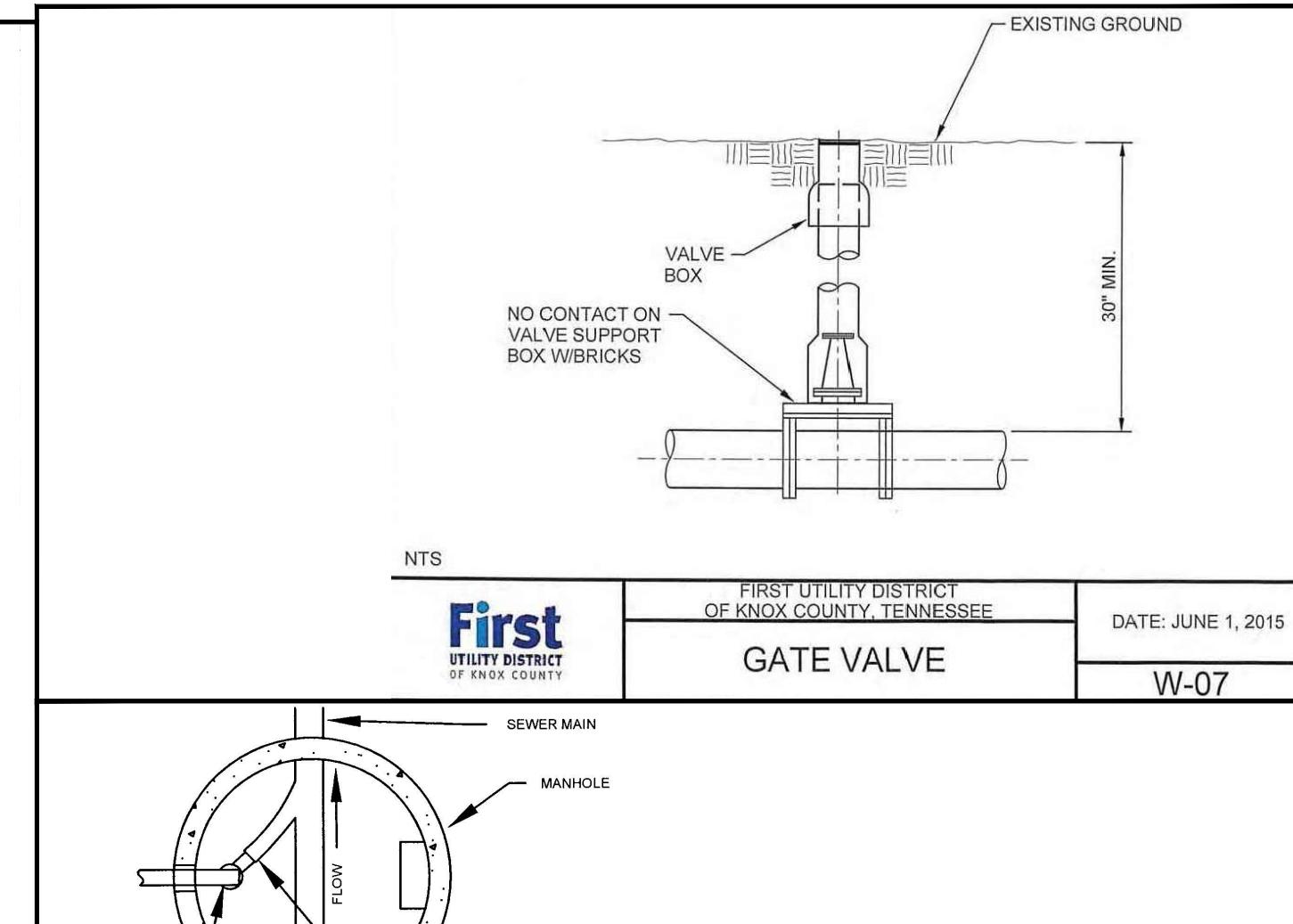
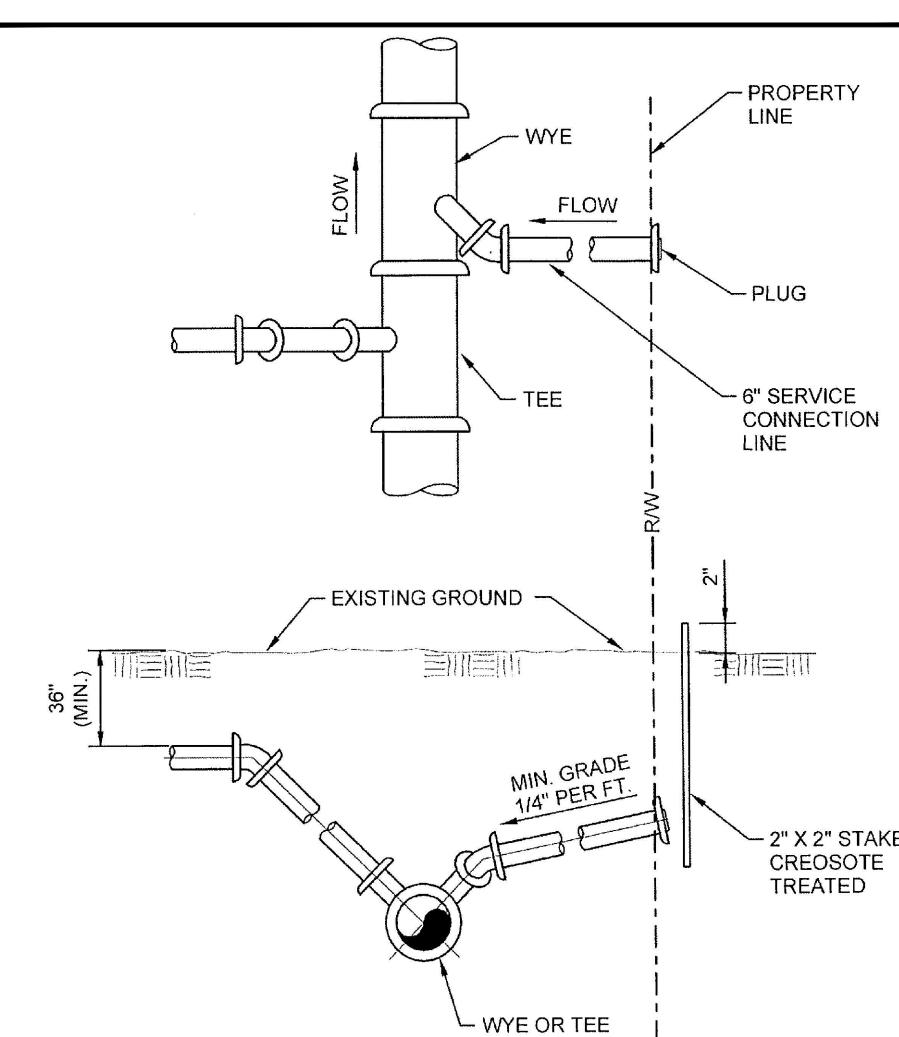
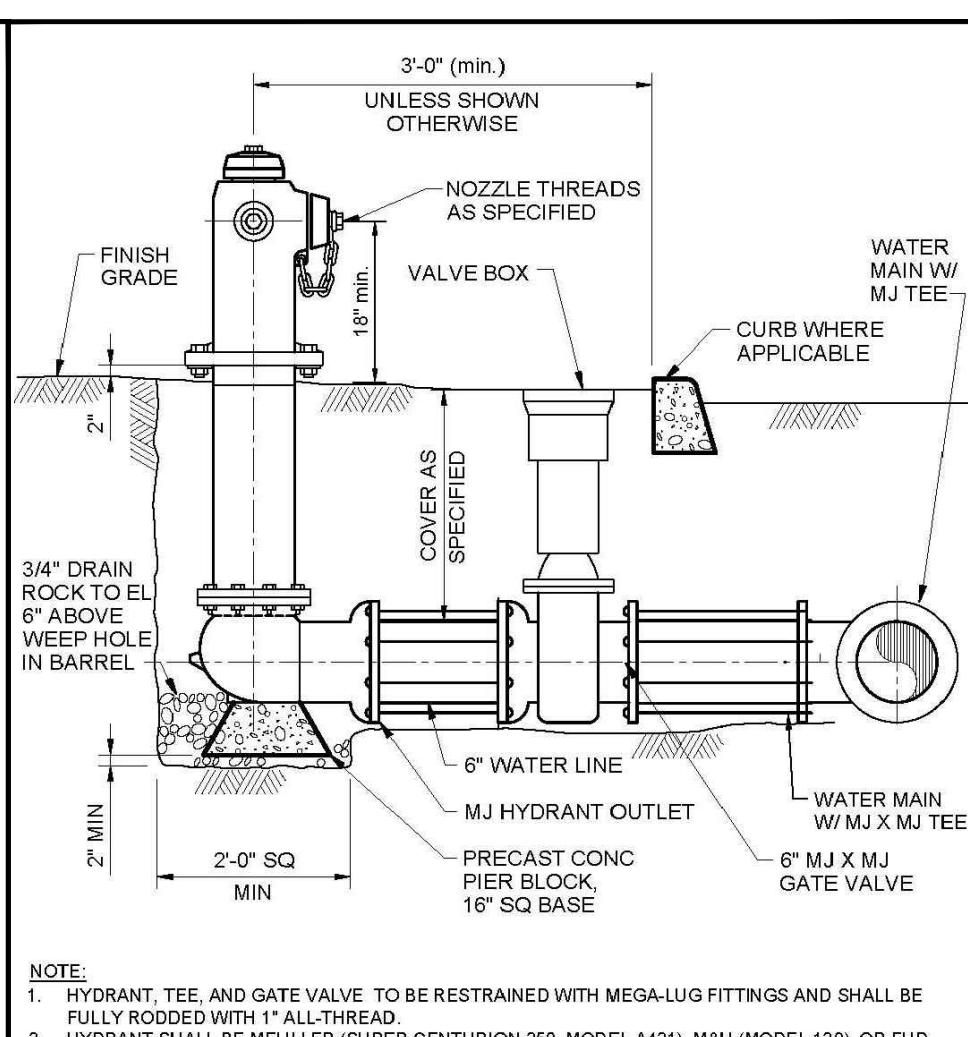
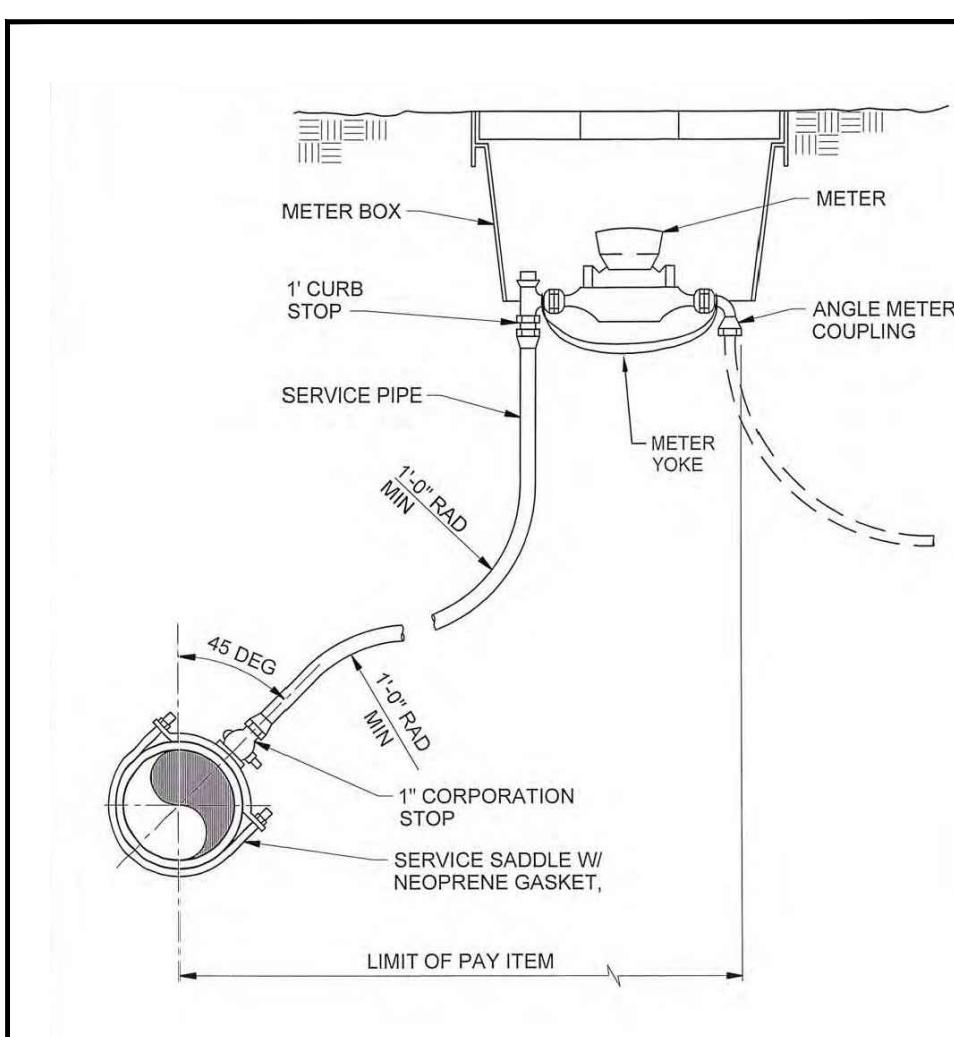
**EQUIPMENT PERFORMANCE**  
The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

1. Performance objectives: The unit shall be capable of treating the peak flow rate listed below.
2. Peak Hydraulic Capacity: 15.0 cfs (425 l/s)
3. Sediment Storage Capacity: 4.65 cu. yd. (3.52 cu. m.)
4. Continuous Oil Storage Capacity: 540 gal. (2044 liters)
5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reinfiltration by a benching skirt.

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT OR EQUIPMENT, (OR THE PERFORMANCE THEREOF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATIONS OF ANY DESIGN SPECIFICATION, DRAWING, OR ASSEMBLY OUTSIDE ANY DESIGN SPECIFICATION, DRAWING, OR ASSEMBLY, HYDRO INTERNATIONAL OWN THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.  
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**DO NOT SCALE DRAWING****UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES. TOLERANCES ARE****FRACTIONS ± 1/16 DECMALCS ± .06 ANGLES ± 1°****NEXT ASSEMBLY: 17\_12\_1939-NEXT ASSY****DRAWING NO: 17\_12\_1939-DD GA****SHEET SIZE: SHEET: 1 OF 1 Rev: A**



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**Lovell Pointe**  
326, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922

District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05

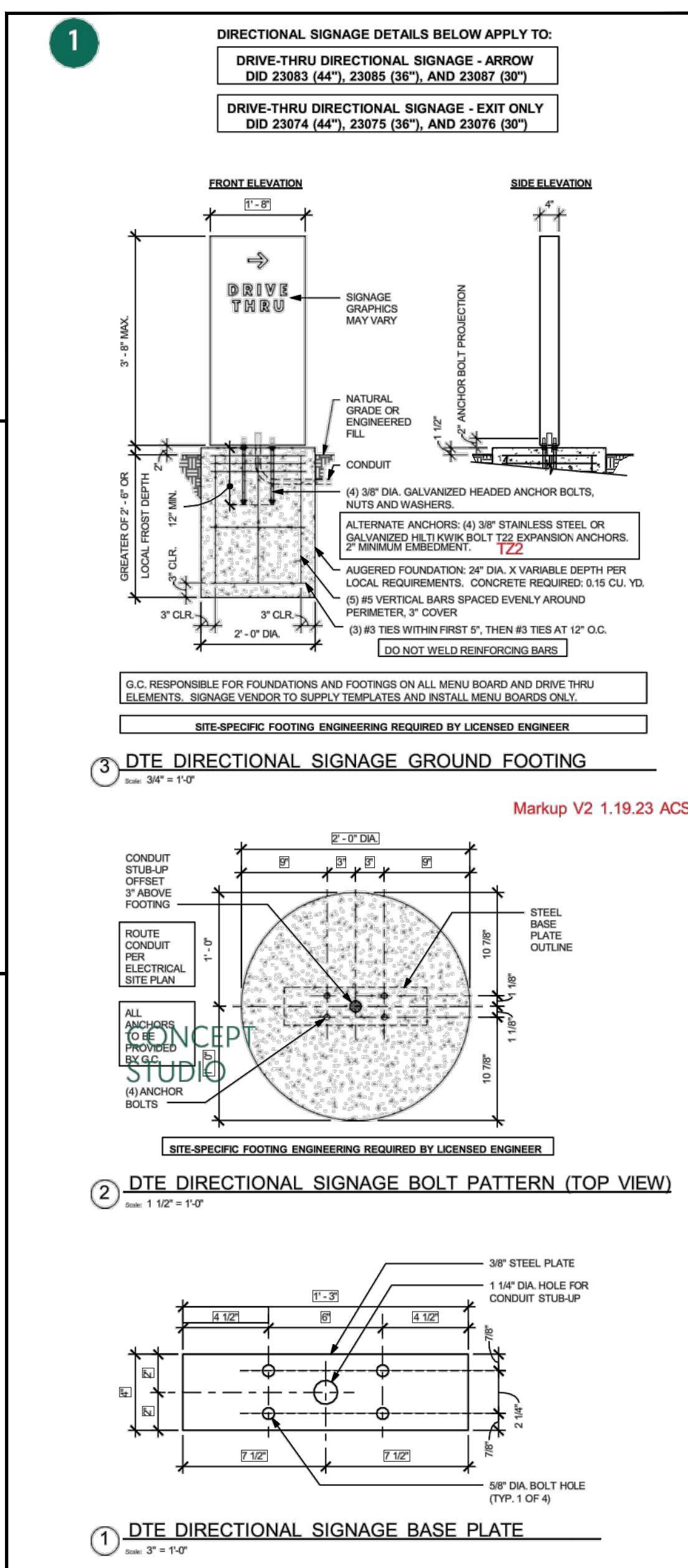
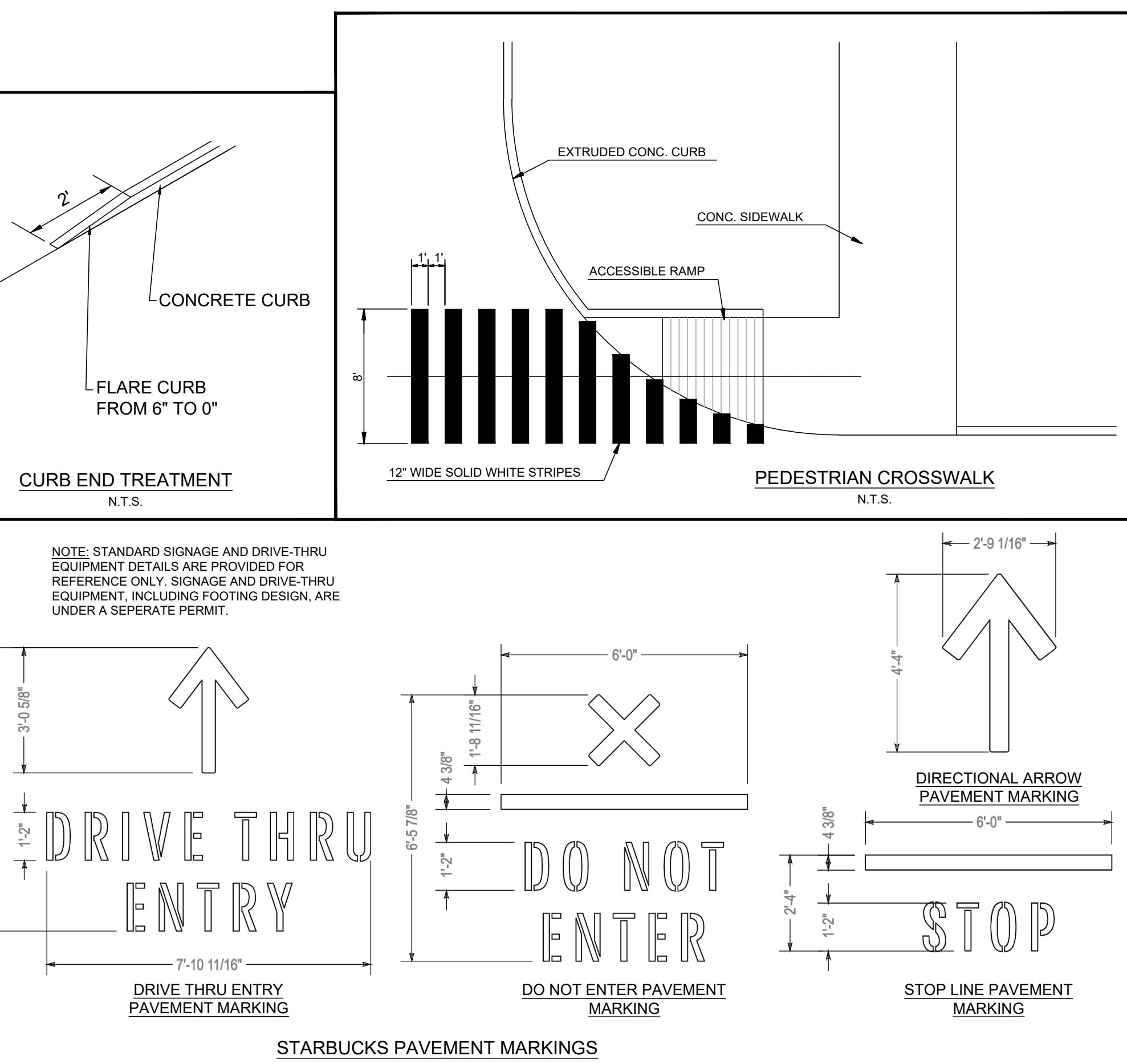
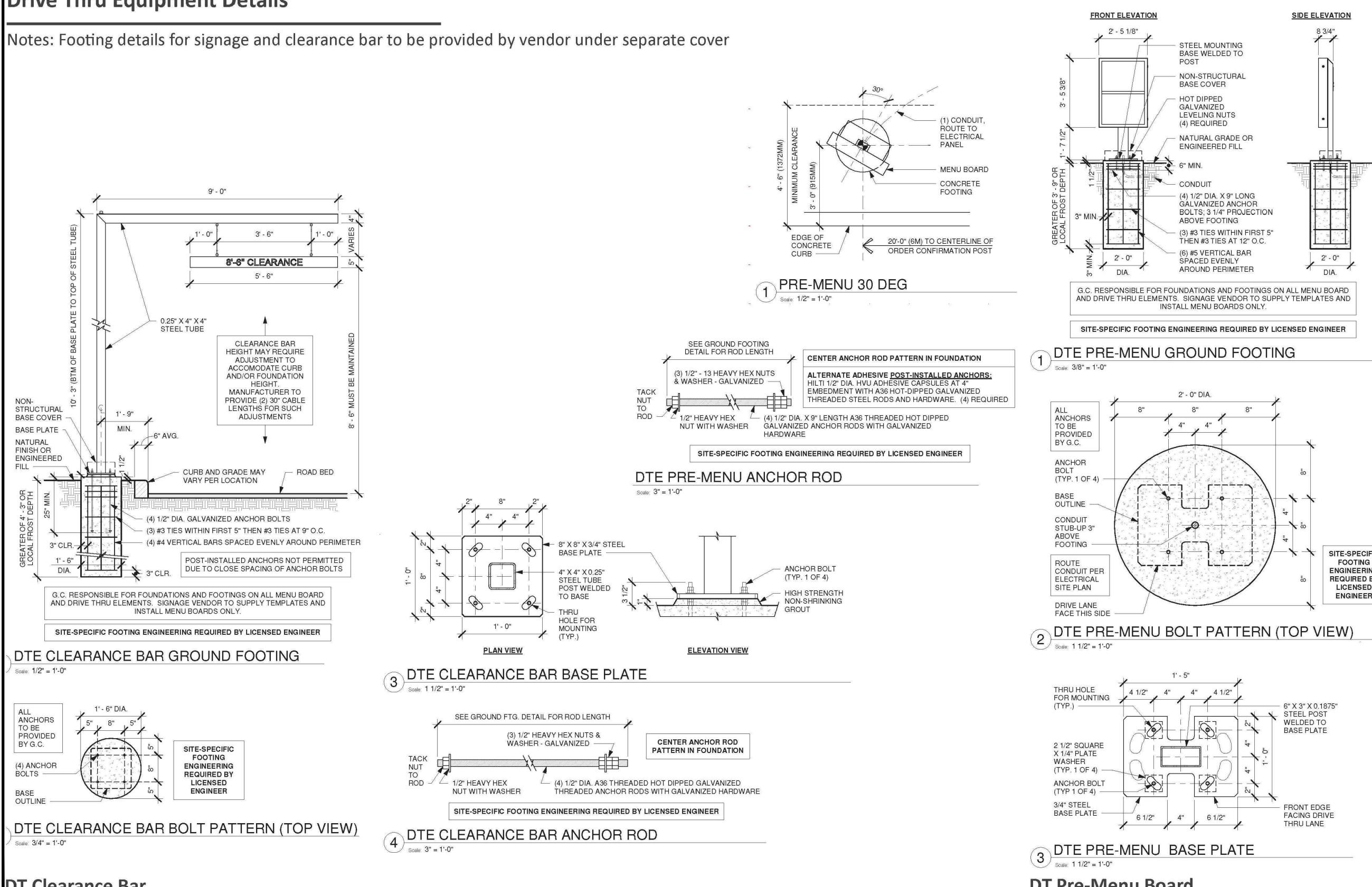
**REVIZIONS**

NO.	DATE	COMMENTS
DRA W/N/R:	DGB	02/12/18
CHECKED BY:	GCB	1962-Detail

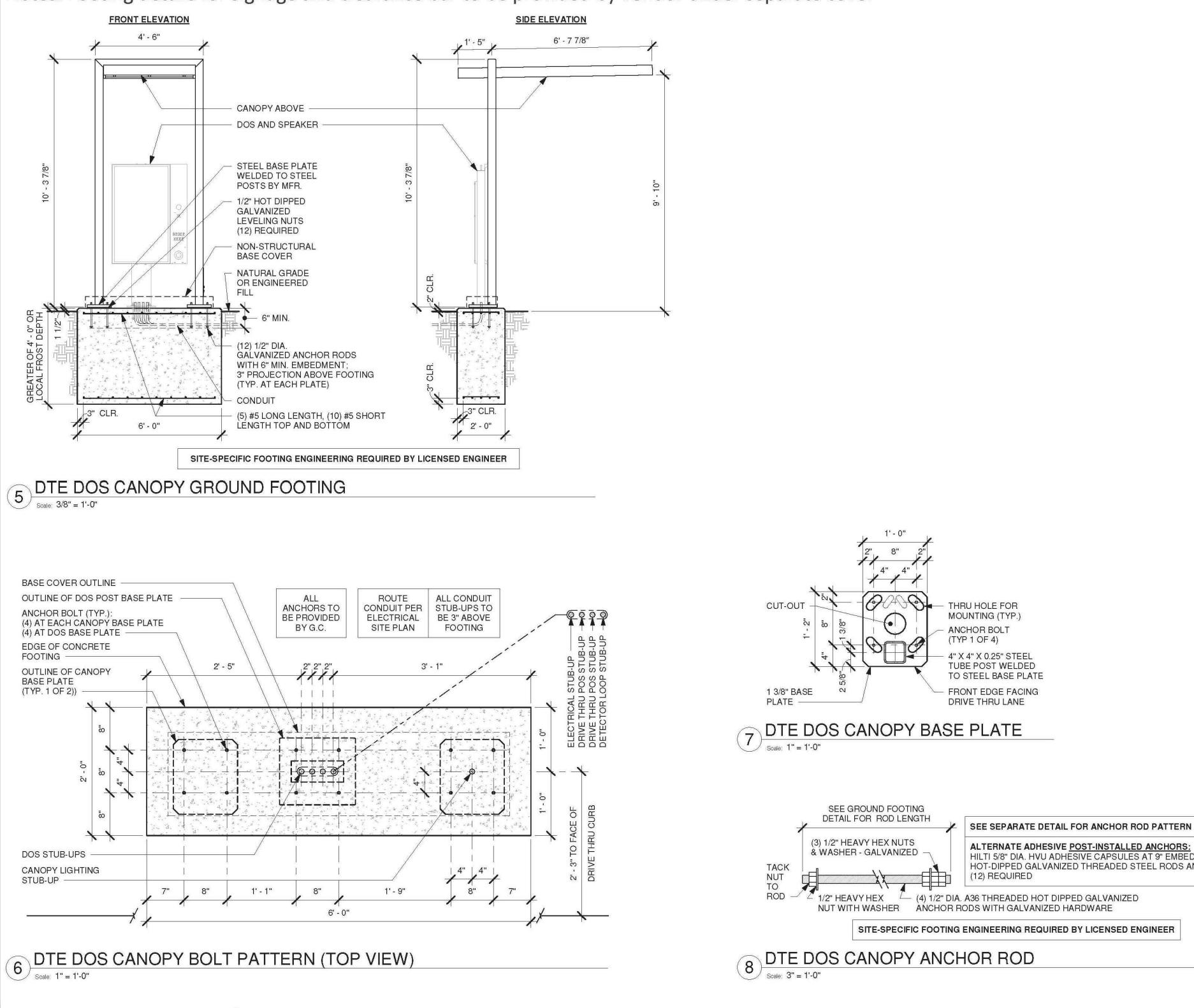
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W**Drive Thru Equipment Details**

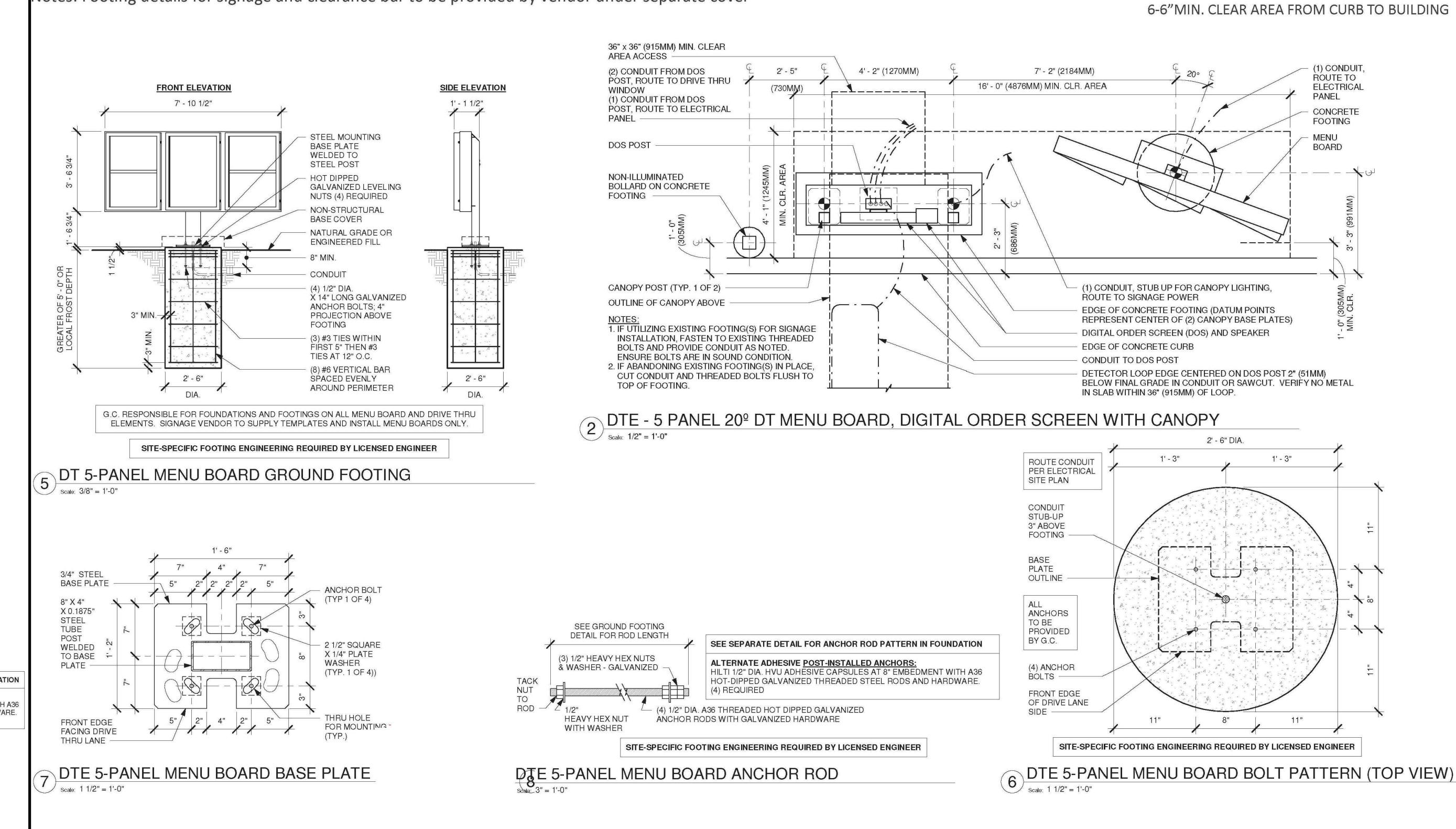
Notes: Footing details for signage and clearance bar to be provided by vendor under separate cover

**Drive Thru Equipment Details**

Notes: Footing details for signage and clearance bar to be provided by vendor under separate cover

**Drive Thru Equipment Details**

Notes: Footing details for signage and clearance bar to be provided by vendor under separate cover

**Site Layout Details**

**Lovell Pointe**  
326, 340, 364, & 380 Lovell Road  
Knoxville, Tennessee 37922  
District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05



**SITE INCORPORATED**  
Civil Engineers • Surveyors  
10215 Technology Drive, Suite 304  
Knoxville, TN 37922  
Phone: (865) 777-4160  
www.site-incorporated.com

C8.5

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# Lovell Pointe

## Knoxville, Tennessee

### Retaining Wall

### February 8, 2018

#### Notes For The Construction Of The Retaining Wall

**1. General Notes:**

- (a) The Wall Contractor shall field verify all conditions, grades, and dimensions prior to construction. If the Wall Contractor discovers any errors, omissions, or discrepancies, he shall contact the Engineer (GEOservices, LLC). The Engineer will then issue instructions as to how to proceed.
- (b) In the design of the retaining wall, local stability and global stability of the retaining system have been satisfied.
- (c) The Engineer shall be retained to observe the construction of the retaining walls to confirm that the actual site conditions are consistent with the design parameters and to confirm that the Wall Contractor's methods are capable of achieving the specified construction criteria. These observations shall include, but are not limited to foundation subsurface observations, verification of geotechnical design parameters, and full time observation of construction for general compliance with design drawings and project specifications.
- (d) The Wall Contractor shall field verify all topographic information for the retaining walls at the time of construction.
- (e) Approximate field locations of existing utilities, foundations, and other structures identified to the Engineer are shown on these drawings. The Engineer is not responsible for field verifying these locations and damage to identified and unidentified utilities and foundations. The Wall Contractor shall field verify locations and elevations of all utilities within 50 feet behind and in front of wall.
- (f) Wall heights shown are based on information available at the time of design. If the actual wall heights are more than one foot greater than the wall heights shown on the drawings, the Wall Contractor shall immediately inform the Engineer or his representative who will determine if adjustments to the design are required. Adjustments to the wall heights and/or final grade behind or in front of the wall may be necessary based on actual site conditions and shall be determined by the Engineer on a case-by-case basis.
- (g) The Wall Contractor shall be responsible for acquiring permission and all permits for the wall construction areas.
- (h) Reference Standards: ASTM Standard Specifications for Segmental Retaining Wall Units (ASTM C1372-01a)
- (i) Measures shall be implemented to meet local, state and federal requirements for fall protection, traffic barriers, and all other safety conditions at the wall locations both during and after wall construction. Safety measures and conditions shall be the responsibility of the Owner. Under no circumstances shall the Engineer be responsible for performance or implementation of the safety measures or any other safety conditions at the site both during and after wall construction.
- (j) The Wall Contractor is solely responsible for construction site safety and under no circumstances shall the Engineer be assumed to be responsible for construction site safety.
- (k) Retaining walls shall be constructed in accordance with local building codes and requirements.
- (l) The Wall Contractor shall be solely responsible for the design, adequacy, and safety of erection bracing, shoring, and temporary supports of the structure so that it will be stable during all stages of construction. The retaining wall is designed for completed conditions only and therefore may require additional support to maintain stability before completion.
- (m) The Wall Contractor shall assume full responsibility for compliance with the contract documents, for dimensions to be confirmed at the job site, for fabrication processes, for safe conditions at the job site, and for the means, methods, techniques, sequences, and procedures of construction.
- (n) These drawings are furnished for application to this specific project only. Any party accepting these documents does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of GEOservices, LLC.
- (o) Owner or General Contractor testing agency shall be retained as required for inspection purposes. Firm providing construction observations shall be responsible for providing wall certification letters as required by Owner or other parties.

**2. Description**

- (a) The Wall Contractor shall provide all labor, equipment, and materials to construct the project in accordance with the lines, elevations, and requirements in these plans and specifications or as directed by the Engineer during the course of the construction. Alternatives to, or changes in, the plans and specifications must be approved by the Engineer prior to commencement of work.
- (b) Work shall consist of furnishing and constructing a Mechanically Stabilized Earth (MSE) retaining wall system or equal in accordance with these plans and details.
- (c) Work shall consist of the excavation of any materials required to achieve the minimum dimensions required for construction of the retaining wall. These materials may consist of fill soils, residual soils, and potentially weathered and unweathered rock.
- (d) Work shall consist of excavation of in situ materials, preparing foundation soil, furnishing and installing leveling pad, installing wall facing units, installing geogrid, and placing backfill materials to the lines, grades, and specifications shown on these drawings.
- (e) Work shall consist of furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths designated in these plans.
- (f) The Wall Contractor shall be responsible for construction of all special provisions required for utility installations located in the areas of the retaining wall, including utilities within the reinforced backfill, utilities that cross the wall alignment, and/or utilities that protrude from the retaining wall facing. These special provisions shall include, but are not limited to, cutting or forming special facing units to accommodate utilities.
- (g) The Wall Contractor shall provide the Engineer with a copy of the manufacturer's specification for all materials before construction begins. The retaining wall shall be installed according to the recommendations of the manufacturer except as modified by the construction plans and these specifications.

**3. Design Limitations**

- (a) The retaining walls shall not have solid fencing constructed on top of the walls.
- (b) The walls were designed with a 250 psf traffic surcharge. The retaining walls shall not have any surcharges in excess of this surcharge including but not limited to construction traffic, structures, heavy equipment, or material stockpiles placed above the wall at any time during or after construction.
- (c) The retaining walls shall not have slopes at the top or the bottom of the walls greater than what is shown on the plans. Walls 1 and 2 were designed with a flat backslope and a 2H:1V toe slope. Wall 3 was designed with a 2H:1V backslope and a flat toe slope.

**4. Geotechnical Data**

- (a) The following design parameters were selected based on the lack of a geotechnical report.

Backfill Material: #57 Stone  
Unit Weight = 105 pcf  
Internal Friction Angle = 40 Degrees  
Cohesion = 0 psf

Retained Soil: Clay  
Unit Weight = 120 pcf  
Internal Friction Angle = 26 Degrees  
Cohesion = 0 psf  
Required Allowable Bearing Pressure = 2500 psf.

(b) The Engineer shall be retained to verify all parameters used in the design of the retaining walls prior to construction. If the materials vary from the parameters listed above, the Wall Contractor shall immediately inform the Engineer who will determine if adjustments to the design are required.

(c) The reinforced backfill materials used behind the retaining walls shall be #57 size limestone aggregate (or approved equal) as shown in the typical wall cross-section and meeting the criteria of Section 4(a) of these notes. Any changes in the materials shall be approved by the Engineer prior to construction.

(d) Prior to construction, all unsuitable materials (including surface vegetation, topsoil, organic material, soft existing soil, and other debris) shall be removed. Existing backfill materials may be required to achieve the minimum conditions and dimensions required for stability. The Engineer shall be retained to observe all foundation subgrades and proposed fill areas prior to leveling pad construction and fill placement to verify that the foundation subgrades are consistent with the allowable bearing pressures that are shown on the wall profiles. Additional excavation may be required as directed by the Engineer during construction.

(e) The slopes and surcharges used for this design were selected based on the site visit performed by GeoServices. If the surcharges and/or slope conditions vary from those assumed, the Design Engineer shall be contacted to determine if design modifications are required.

**11. Statement of Special Inspections**

- (a) Inspection services and wall certification (if required by municipality or others) shall be the responsibility of the Owner/Contractor or their representative
- (b) Special inspection shall be performed in accordance with IBC Section 1704.5.
- (c) The Special Inspector's responsibilities include verifying the following:
  - (i) Unit dimensions
  - (ii) Anchor wall unit identification of compliance with ASTM C 1372. Including compressive strength and water absorption as described in section 3.1 of ICC Report 1959.
  - (iii) Foundation preparation
  - (iv) Unit placement including alignment and inclination
  - (v) Geosynthetic reinforcement type and placement
  - (vi) Backfill placement and compaction
  - (vii) Drainage provisions
  - (viii) Type and extent of special inspection:  
(i) Special inspection shall be performed on a continuous basis.
  - (ix) Type and extent of each test:  
(i) Modular unit dimension shall be verified once per wall prior to the start of construction.  
(ii) Concrete unit shall have a minimum 28-day compressive strength of 3,000 psi and a maximum water absorption of 7 percent.  
(iii) Foundation preparation shall be inspected for compliance with the retaining wall design parameters and Geotechnical Engineer of Record recommendations once per wall prior to placement of controlled fill.
  - (x) Unit alignment and inclination shall be verified by surveyed wall horizontal location prior to construction and correct block placement against the lower blocks alignment device during construction.
  - (xi) Geosynthetic reinforcement type shall be verified prior to construction with an inspection of the geosynthetic reinforcement delivered to the site for wall construction. Placement of geosynthetic reinforcement shall be continually observed during wall construction for compliance with the retaining wall plans.
  - (xii) Backfill soil shall be verified in compliance with the retaining wall plans and soil design parameters prior to and periodically during construction. Backfill soil compaction shall be continuously verified to be at least 95 percent of the maximum dry density as determined by ASTM D 698 for every 20 to 40 yards of backfill placed.
  - (xiii) All drainage provisions shall be verified in compliance with the retaining wall plans and the recommendations of the Geotechnical Engineer of Record as constructed and prior to backfill.

**10. Geogrid Installation**

- (a) Geogrid shall be placed with the strongest axis perpendicular to the wall face. The geogrid layers shall be pulled taut prior to fill placement. The geogrid layers shall be placed with an allowable tolerance of plus or minus three inches from the design elevations.
- (b) The minimum lengths of the reinforcement layers (Geogrid Embedment Lengths - L) are shown in the Reinforcement Requirements table.
- (c) Where overlap is necessary, a minimum of three inches of fill should be placed between the geogrid layers.
- (d) Geogrid reinforcements shall be continuous through their embedment lengths and placed side-by-side to provide 100% coverage at each level. Only continuous lengths of geogrid shall be used to develop the reinforcement length. Spliced connections between shorter pieces of geogrid or gaps between adjacent pieces of geogrid shall not be permitted.
- (e) Measures shall be implemented to protect the geogrid at the back edge of the facing units to prevent damage to the geogrid by all sharp edges.
- (f) Installed geogrid or portions of geogrids shall not be cut, damaged, or removed during subsequent construction operations. Any excavation conducted in the reinforced zone must be done without damaging the geogrid layers. Utilities to be placed within the reinforced zone of the wall shall be coordinated by the Contractor. The Engineer shall be contacted if there are any questions.

**11. Cap Installation**

- (a) Cap units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer.

**12. As-built Construction Tolerances**

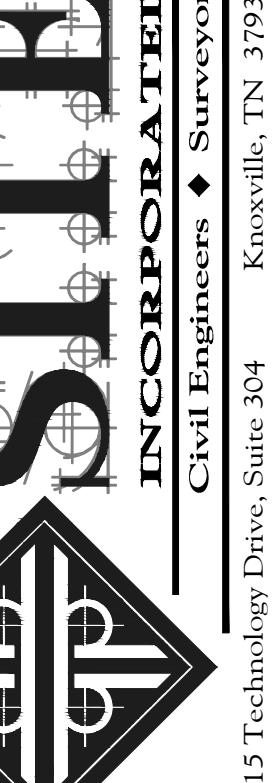
- (a) Vertical Alignment: +/- 1.5 inches over any 10 foot distance.
- (b) Wall Batter: within 2 degrees of design batter.
- (c) Horizontal Alignment: +/- 1.5 inches over any 10 foot distance. Corners, bends, curves +/- 1 foot to theoretical location.
- (d) Maximum horizontal gap between erected units shall be 1/2 inch.

DRAWN BY:	PLS:	DATE:	02/8/18
CHECKED BY:	JRW	FILE:	43-18152
REVISIONS			
NO.	DATE	COMMENTS	

**RW-1**



GEOServices, LLC Geotechnical and Materials Engineers  
800 Maryville Highway, Suite 304  
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District 47, CLT Map 131, City Block 46108, Parcels 57.01, 57.02, 57.03, 57.04, 57.05

Retaining Wall Notes

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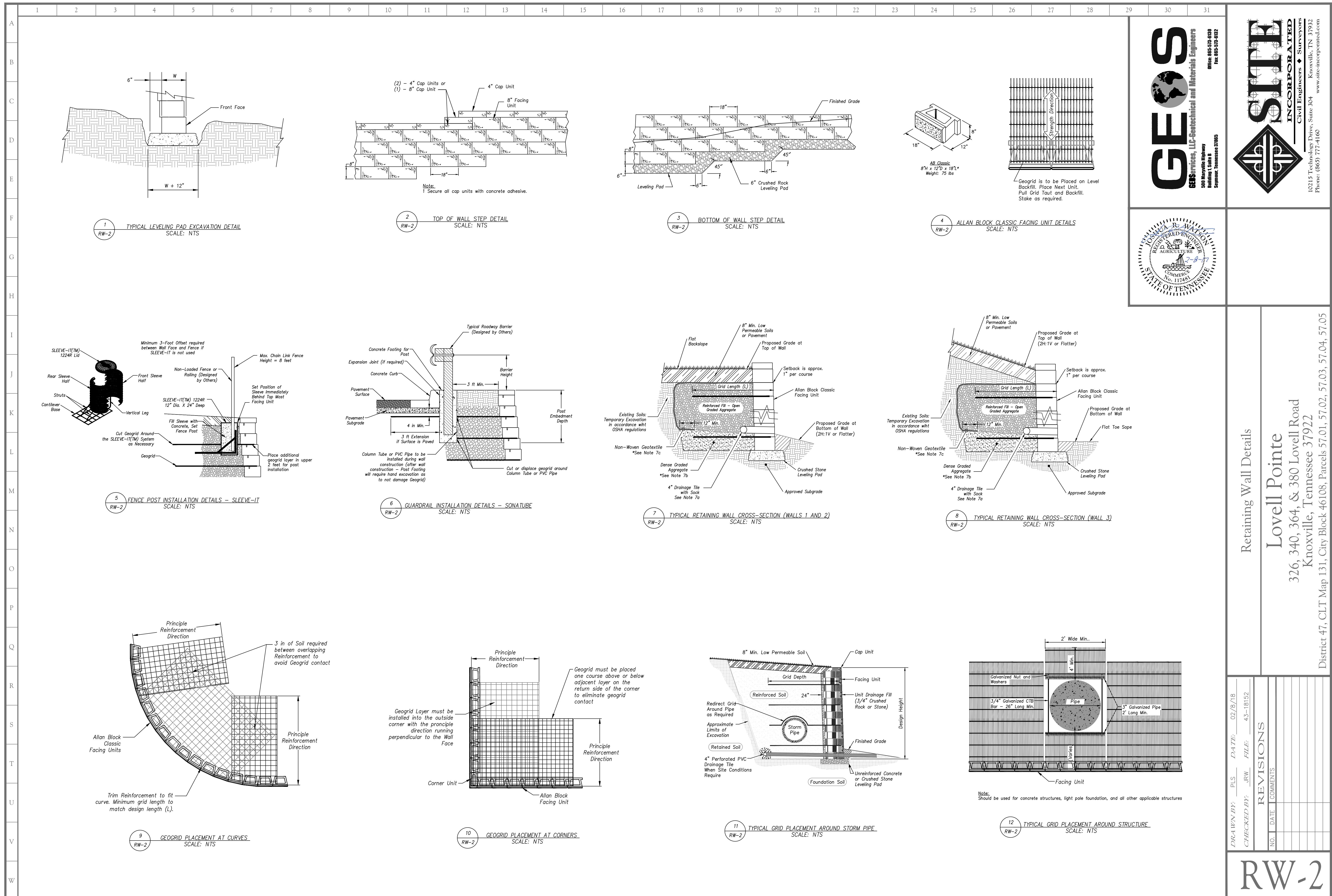
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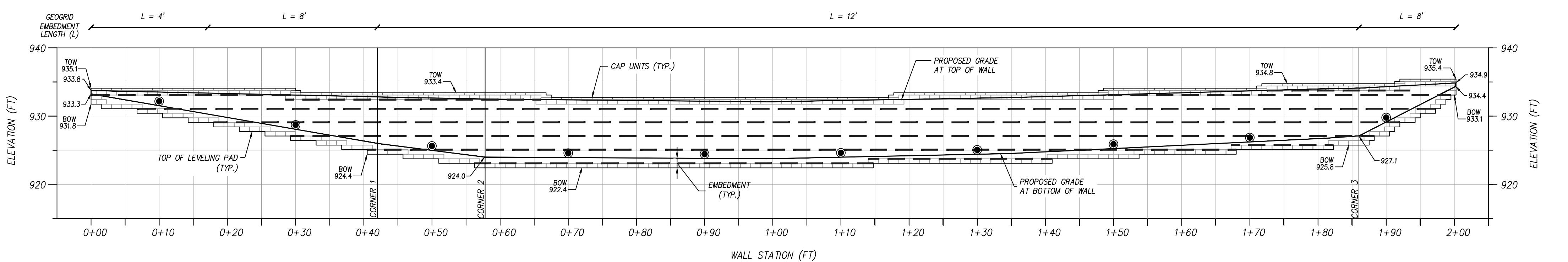
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**\*Note:**      *TOW = Top of Top Block Elevation*  
                  *BOW = Bottom of Bottom Block Elevation*  
                  *TW = Finish Grade at Top of Wall Elevation*  
                  *BW = Finish Grade at Bottom of Wall Elevation*



LEGEND:

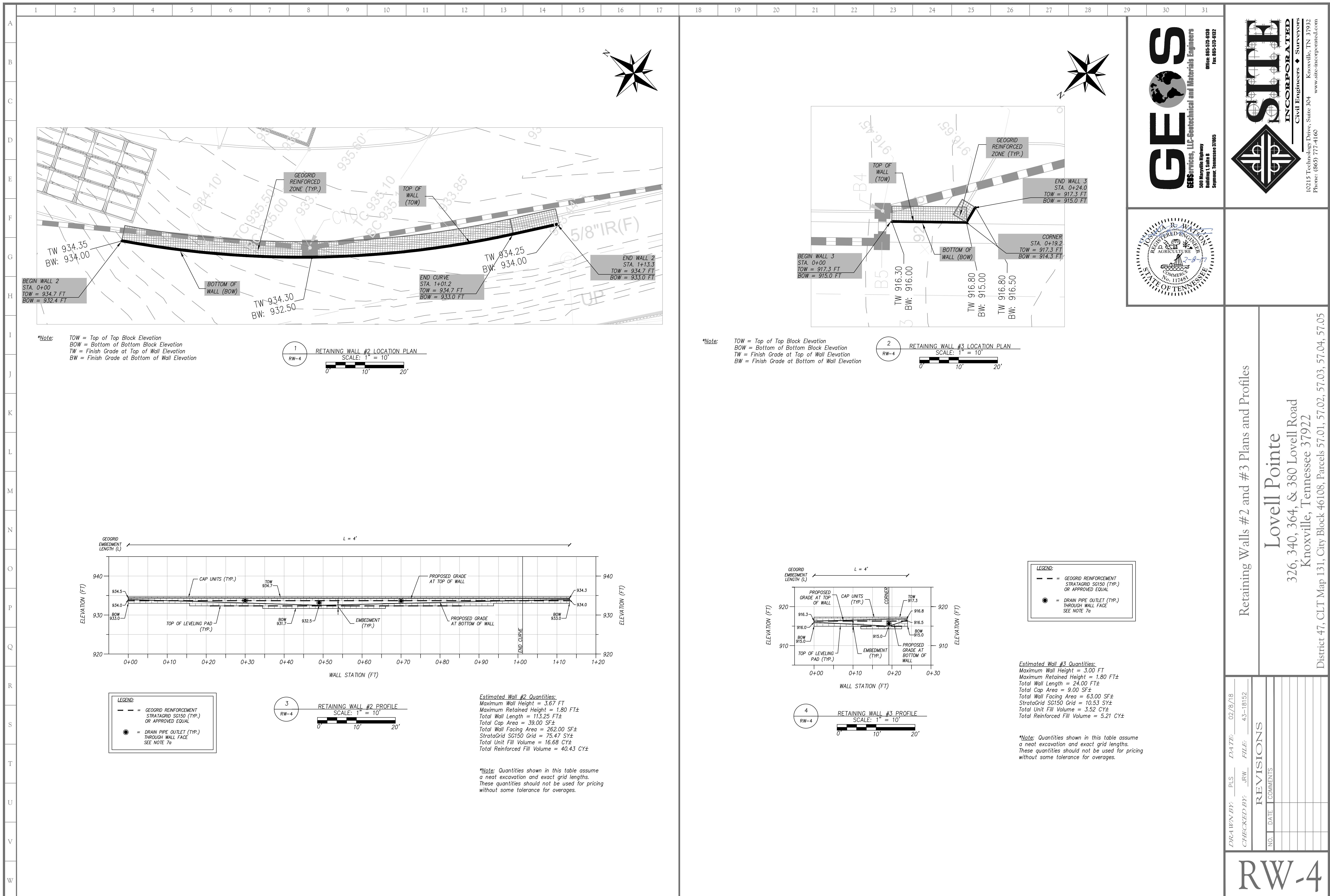
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STRATAGRID SG150 (TYP.)  
OR APPROVED EQUAL

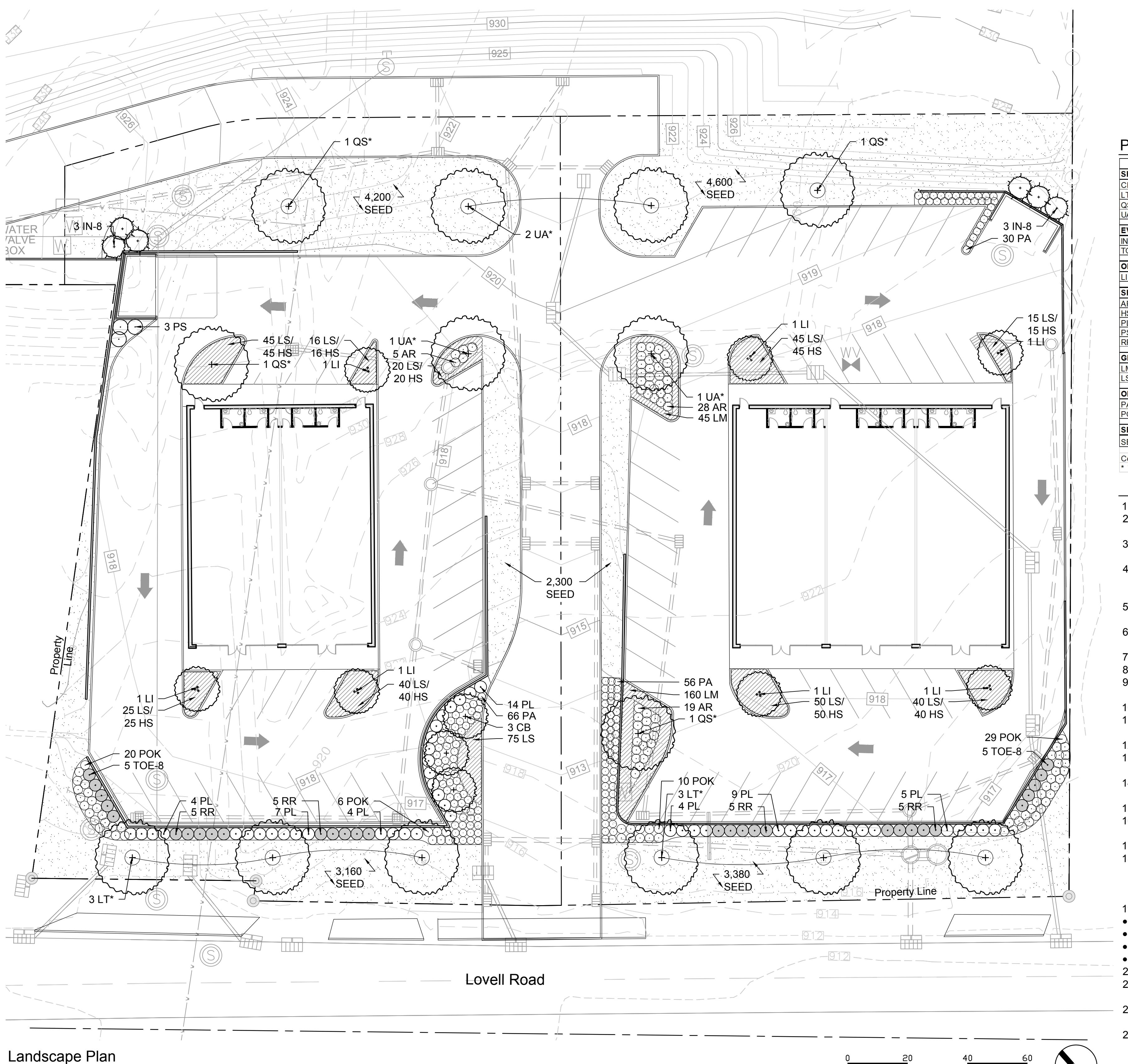
● = DRAIN PIPE OUTLET (TYP.)  
THROUGH WALL FACE  
SEE NOTE 7a

ed Wall #1 Quantities:  
n Wall Height = 11.00 FT  
n Retained Height = 8.50 FT±  
ll Length = 200.25 FT±  
o Area = 72.00 SF±  
ll Facing Area = 1783.00 SF±  
id SG150 Grid = 1072.50 SY±  
it Fill Volume = 86.71 CY±  
inforced Fill Volume = 615.55 CY±

*Note:* Quantities shown in this table assume  
neat excavation and exact grid lengths.  
These quantities should not be used for pricing  
without some tolerance for overages.

# RW-3





#### City of Knoxville Landscape Requirements

##### Open Space

For each five thousand (5,000) square feet of open space a tree shall be provided that will obtain a minimum height of forty (40) feet at maturity.

Total Open Space: 19,875 SF / 5,000 = 4 Trees      Trees Provided: 6 (marked with a \* on plan and plant schedule)

##### Parking Areas

A) Parking areas shall contain a minimum of five hundred (500) square feet of landscaping for every twenty thousand (20,000) square feet of paved parking area.

Total Parking Area: 33,413 SF / 20,000 = 835 SF Landscape Required      SF Landscape Provided: 1,953 SF

B) For each five thousand (5,000) square feet of parking area, a tree shall be provided that will obtain a minimum height of forty (40) feet at maturity.

Total Parking Area: 33,413 SF / 5,000 = 7 Trees Required      Trees provided : 8 (marked with a \* on plan and plant schedule)

#### Percolation Test Notes

- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

#### Planting Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
<b>SHADE TREES</b>					
CB	3	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2" cal.	6' CT-central leader, full & well branched
LT*	6	Liriodendron tulipifera	Tulip Poplar	2" cal.	6' CT-Central leader, full & well branched
OS*	4	Quercus shumardii	Shumard Oak	2" cal.	6' CT-Central leader, full & well branched
UA*	4	Ulmus americana 'Princeton'	Princeton Elm	2" cal.	6' CT-central leader, full & well branched
<b>EVERGREEN TREES</b>					
IN-8	6	Ilex 'Nellie R Stevens'	Nellie R Stevens Holly	8'hgt. min.	FTG, well branched
TOE-8	10	Ilex occidentalis 'Emerald'	Emerald Green Arborvitae	8'hgt. min.	FTG, well branched
<b>ORNAMENTAL TREES</b>					
LI	7	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8'hgt. min.	MT, 3 cane min, full & well branched, white flowers
<b>SHRUBS</b>					
AR	47	Abelia x 'Rose Creek'	Rose Creek Abelia	3 gal.	3' o.c. full & dense, white flowers
HS	309	Hemerocallis x 'Stella de Oro'	Stella de Oro Dwarf Daylily	1 gal.	18" o.c. full & dense, yellow flowers
PL	29	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	3 gal.	4' o.c. full & dense
PS	3	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	3 gal.	5' o.c. full & dense
RR	28	Rosa 'Radrazz'	Knockout Rose	3 gal.	4' o.c. full & dense, red flowers
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
LM	205	Liriope muscari 'Variegata'	Variegated Liriope	1 gal.	18" o.c.
LS	385	Liriope spicata	Spicata Liriope	1 gal.	18"
<b>ORNAMENTAL GRASSES</b>					
PA	150	Pennisetum alopecuroides 'Cassian's Choice'	Cassian's Choice Pennisetum	3 gal.	2' o.c.
POK	90	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	3 gal.	3' o.c.
<b>SEED</b>					
SEED	17,850	Festuca arundinacea	Turf-type Tall Fescue	sf.	

Contractor to provide quantity for mulch.

\* Trees to reach 50 foot height minimum at maturity.

#### Planting Notes

- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting details.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting loam; prepare groundcover beds with a minimum of 6" planting loam.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
- All areas to be seeded shall receive soil preparation as specified prior to seeding, unless otherwise noted on plan.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative prior to use on site.
- See civil drawings for further information regarding:
  - Erosion and sediment control.
  - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
  - Limits of construction.
  - Locations of existing and proposed utilities or easements.
- Plant beds to join walks or walls at an angle between 90° & 60°.
- Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
- Square footage of seed quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

Issue Date 09-01-2017

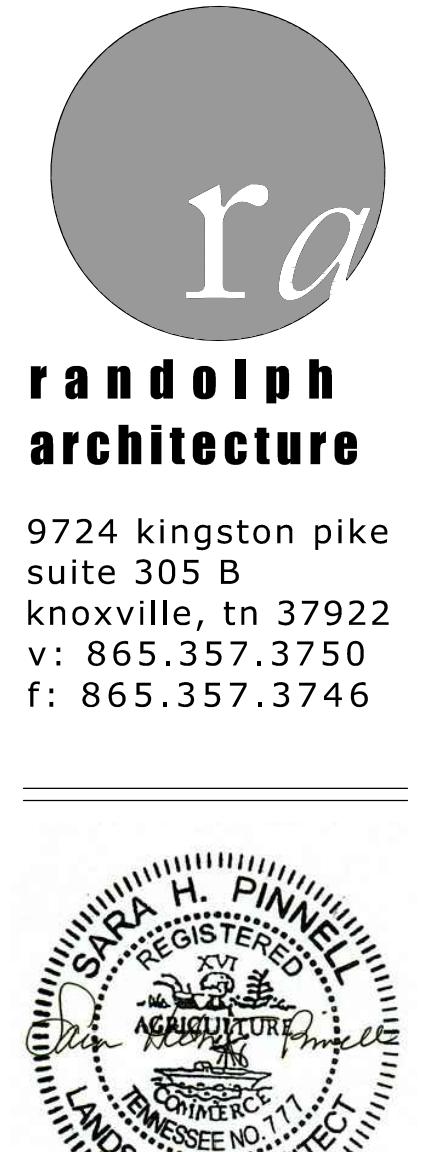
Drawn LGG      Checked SHP

Revisions \_\_\_\_\_

Planting Plan,  
Schedule, &  
Notes

L100

**hedstrom**  
**design**  
landscape  
architecture  
info@hedstromdesign.com  
www.hedstromdesign.com  
110 West Magnolia Ave.  
Knoxville, TN 37917  
865.329.0012 office



MPC  
SUBMISSION  
SET

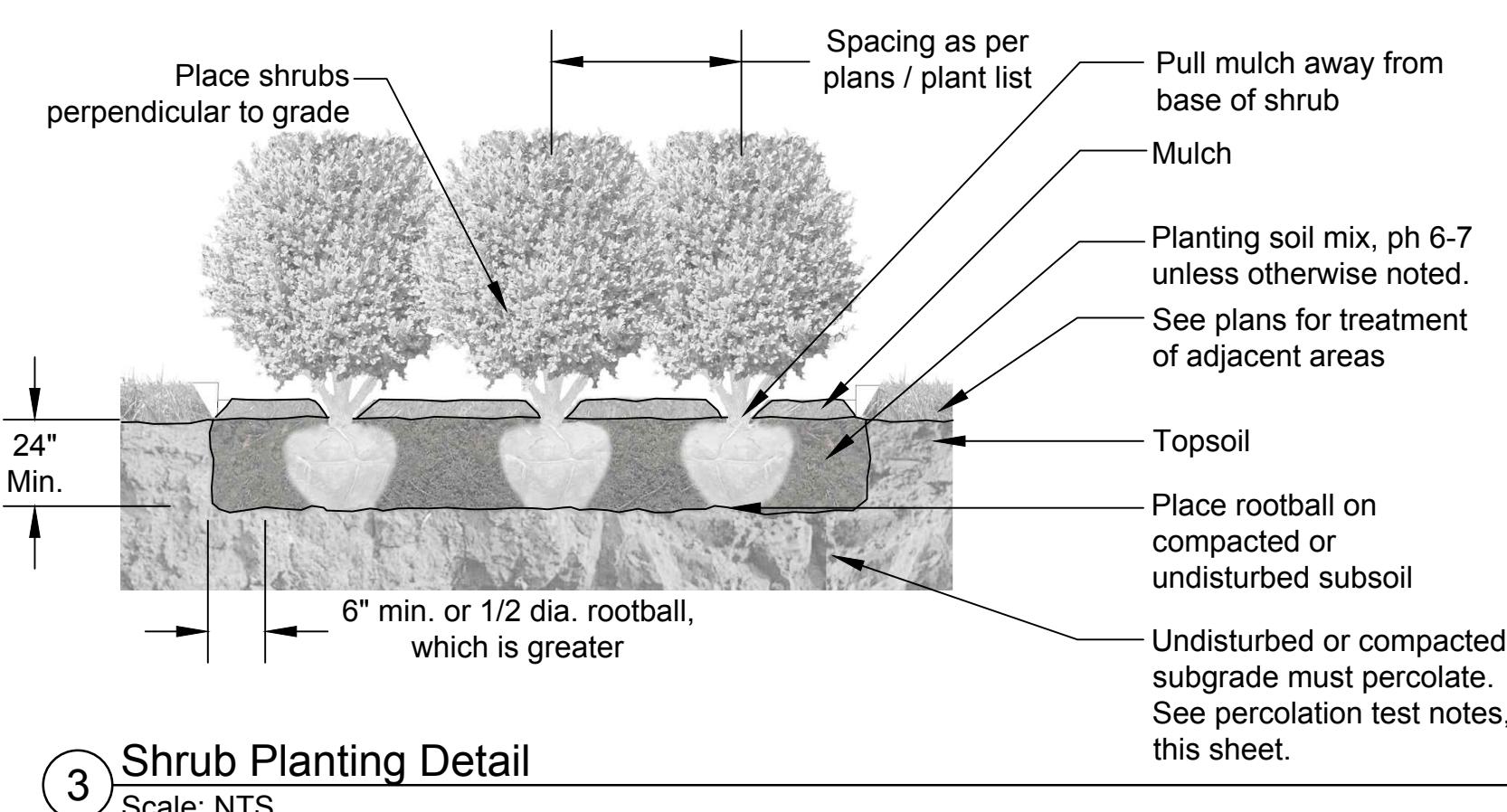
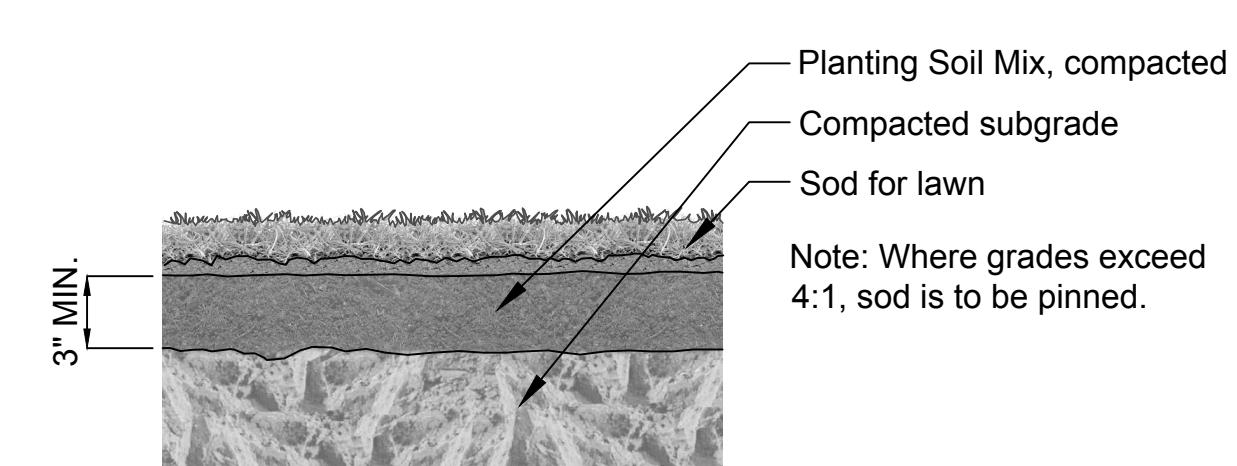
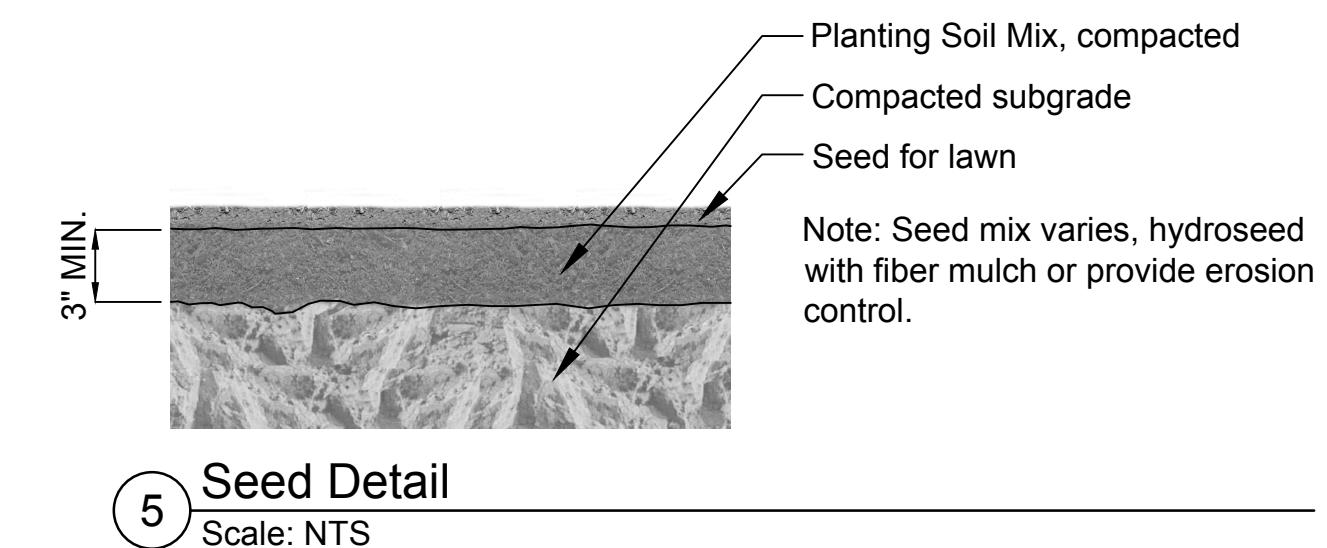
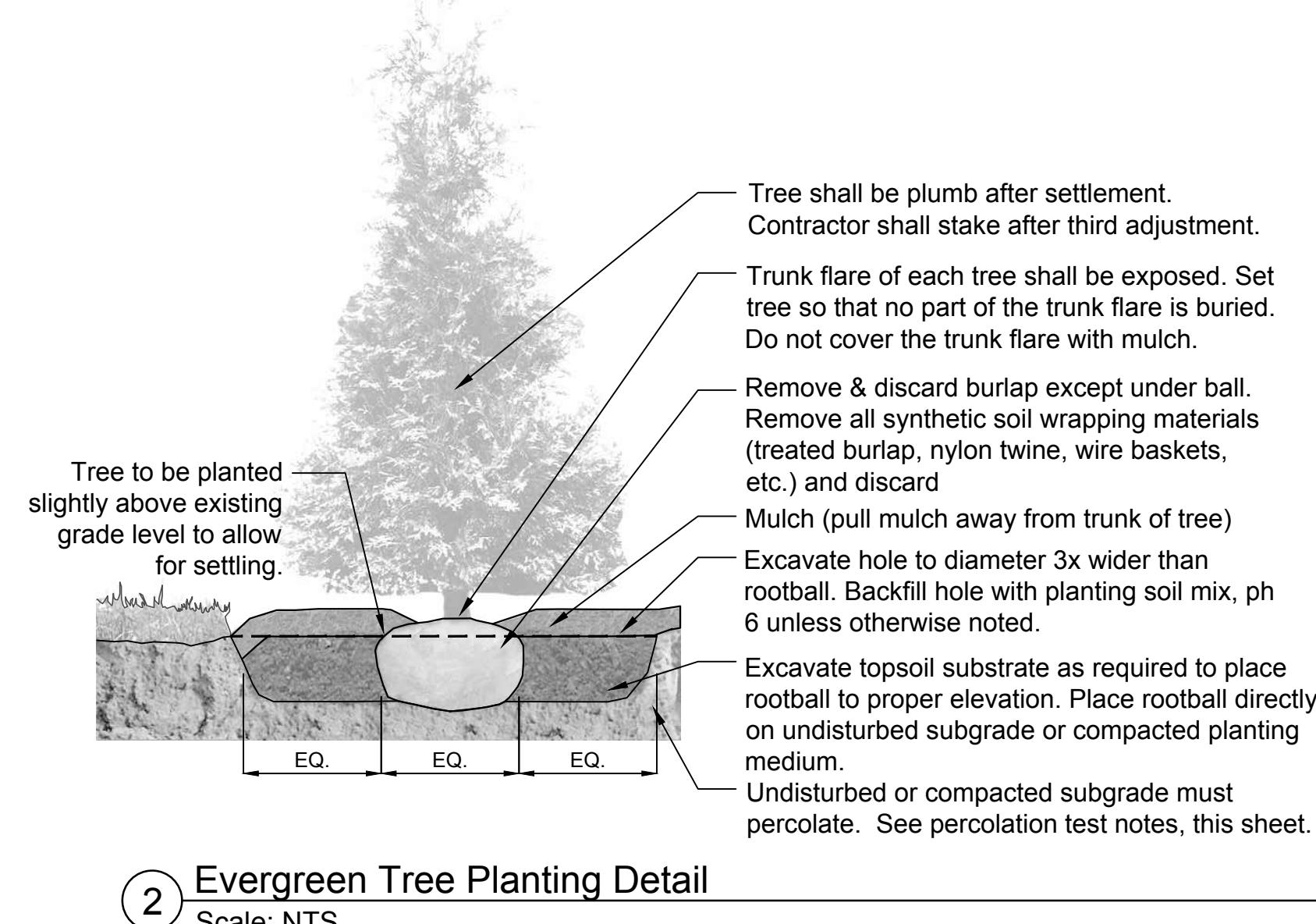
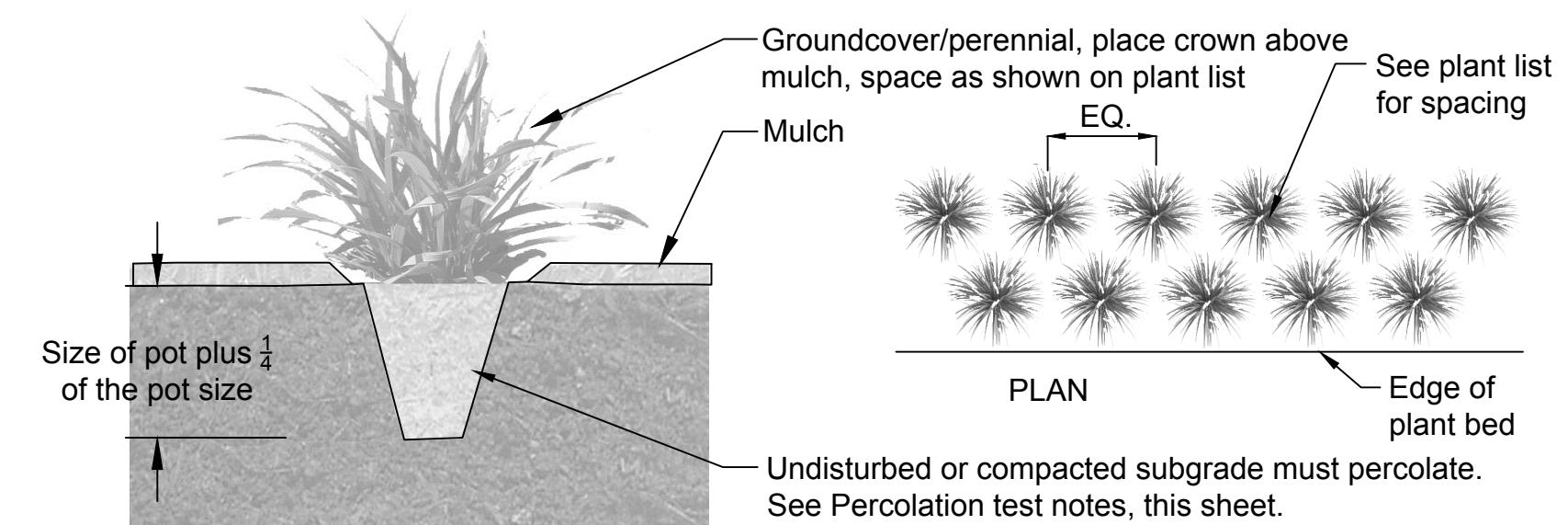
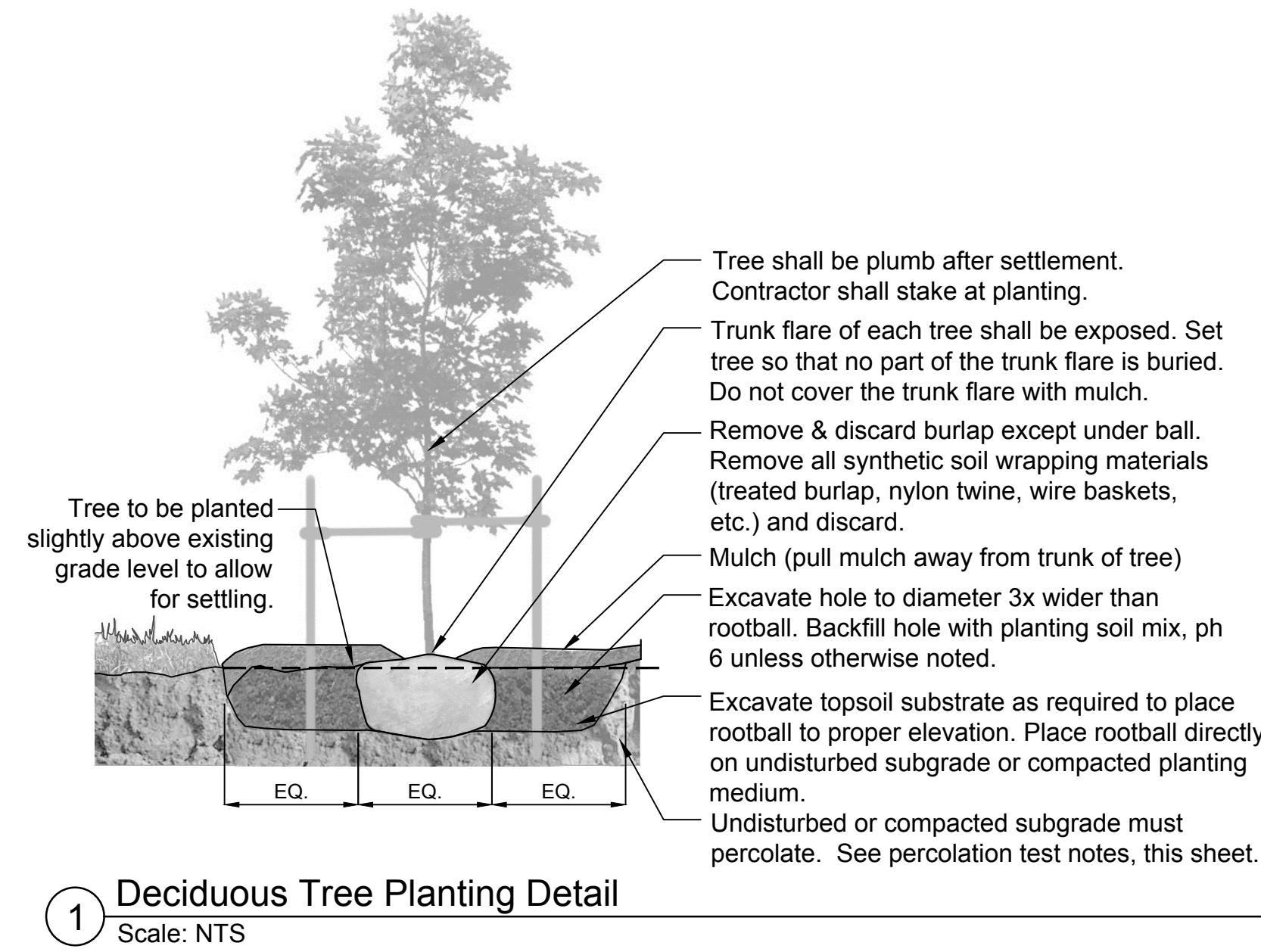
2017\_08

LOVELL ROAD RETAIL  
LOVELL ROAD  
KNOXVILLE, TN



MPC  
SUBMISSION  
SET

LOVELL ROAD  
LOVELL ROAD  
KNOXVILLE, TN



Issue Date 09-01-2017  
Drawn Checked  
LGG SHP

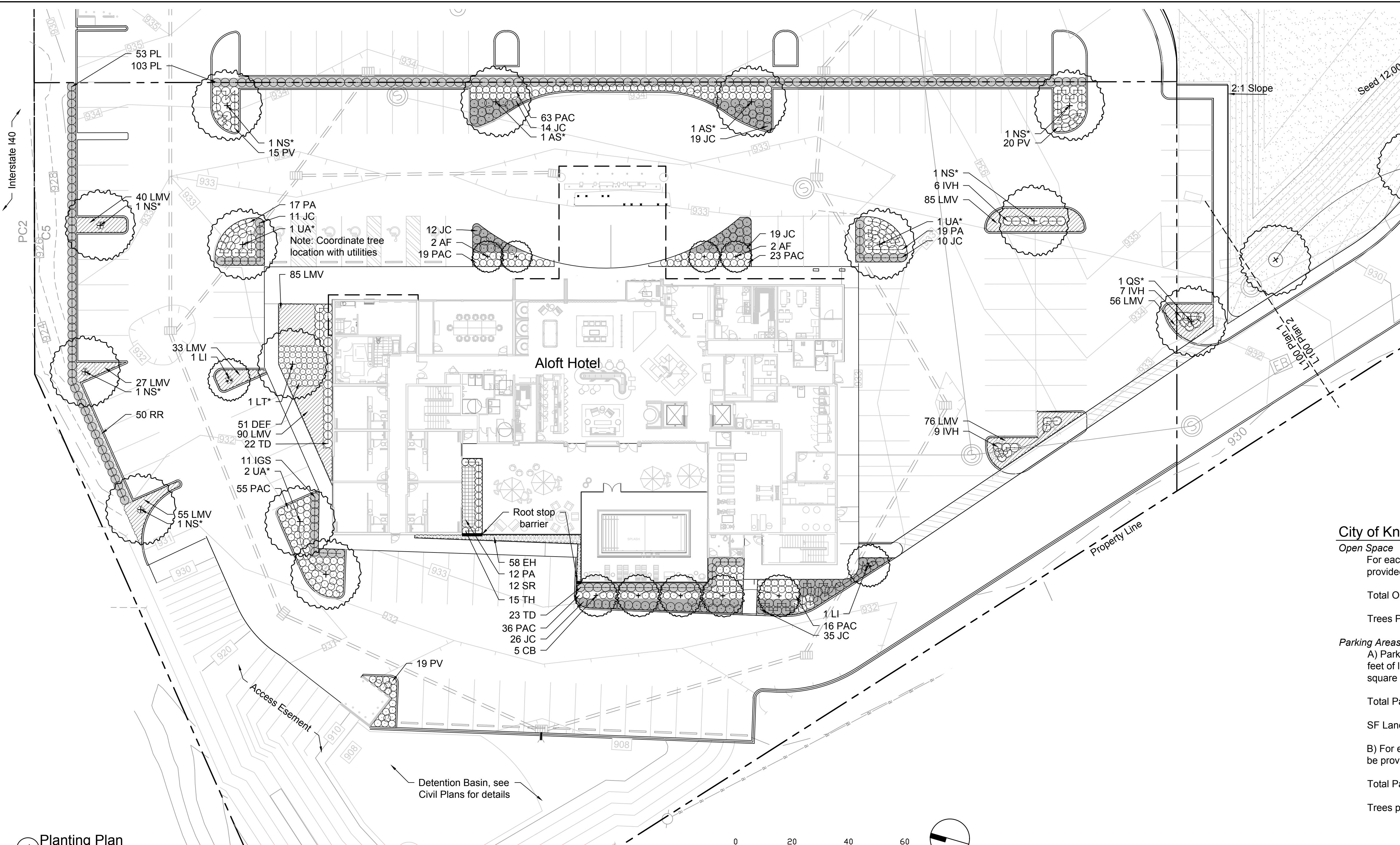
Revisions \_\_\_\_\_

Planting  
Details

L101

# Aloft Hotel

Lovell Road, Knoxville, TN



## City of Knoxville Landscape Requirements

### Open Space

For each five thousand (5,000) square feet of open space a tree shall be provided that will obtain a minimum height of forty (40) feet at maturity.

Total Open Space: 8,190 SF / 5,000 = 2 Trees

Trees Provided: 2 (marked with a \* on plan and plant schedule)

### Parking Areas

A) Parking areas shall contain a minimum of five hundred (500) square feet of landscaping for every twenty thousand (20,000) square feet of paved parking area.

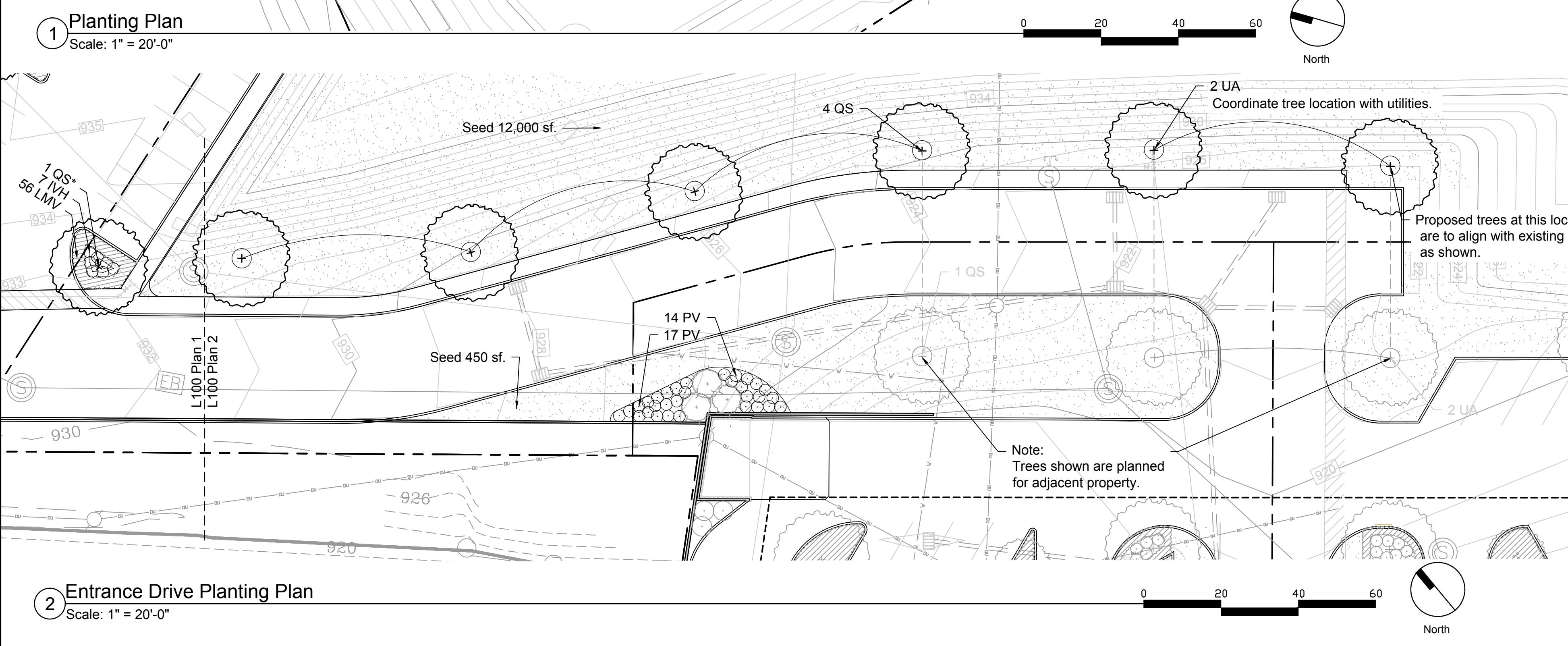
Total Parking Area: 51,795 SF / 20,000 = 1,295 SF Landscape Required

SF Landscape Provided: 2,000+ SF

B) For each five thousand (5,000) square feet of parking area, a tree shall be provided that will obtain a minimum height of forty (40) feet at maturity.

Total Parking Area: 51,795 SF / 5,000 = 11 Trees Required

Trees provided : 11 (marked with a \* on plan and plant schedule)

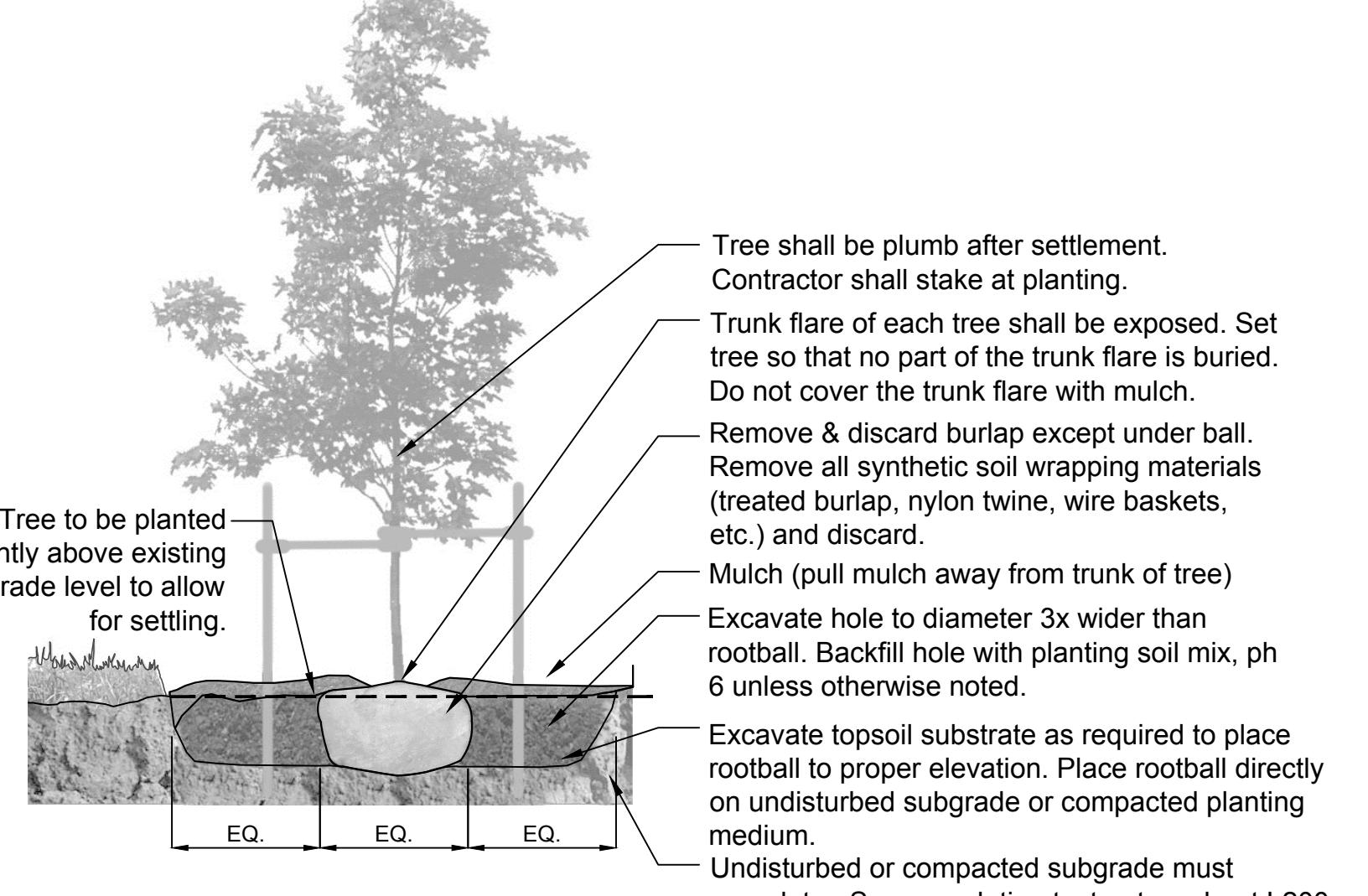


## Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
<b>SHADE TREES</b>					
AS*	2	Acer saccharum 'Legacy'	Legacy Sugar Maple	2" cal.	6' CT-central leader, full & well branched
AF	4	Acer x freemanii 'Armstrong'	Armstrong Fastigiate Maple	2" cal.	6' CT-central leader, full & well branched, fastigiate form
CB	5	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2" cal.	6' CT-central leader, full & well branched, fastigiate form
LT*	1	Liriodendron tulipifera	Tulip Poplar	2" cal.	6' CT-central leader, full & well branched
NS*	6	Nyssa sylvatica	Blackgum	2" cal.	6' CT-central leader, full & well branched
QS*	5	Quercus shumardii	Shumard Oak	2" cal.	6' CT-central leader, full & well branched
UA*	6	Ulmus americana 'Princeton'	Princeton Elm	2" cal.	6' CT-central leader, full & well branched
<b>ORNAMENTAL TREES</b>					
LI	2	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8' hgt. min.	MT, 3 cane min., full & well branched, white flowers
<b>SHRUBS</b>					
IGS	11	Ilex glabra 'Shamrock'	Shamrock Holly	3 gal. - 24" min. hgt.	3' o.c., full & dense
IH	22	Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	3 gal. - 24" min. hgt.	3' o.c., full & dense, white flowers
PL	156	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	3 gal.	3' o.c., full & dense
TD	45	Taxus x media 'densiformis'	Densiformis Yew	3 gal.	3' o.c., full & dense
TH	15	Taxus x media 'Hicksii'	Hicks Yew	B&B, 36" min. hgt.	2.5' o.c., full & dense, maintain at 3.5' hgt.
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
EH	58	Equisetum hyemale	Horsetail	1 gal.	18" o.c.
DEF	51	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal.	24" o.c.
JC	146	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	3 gal.	3' o.c.
LMV	547	Liriope muscari 'Variegata'	Variegated Liriope	1 gal.	18" o.c.
PA	48	Perovskia atriplicifolia	Russian Sage	1 gal.	3' o.c., purple flowers
SR	12	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	1 gal.	24" o.c., yellow flowers
<b>ORNAMENTAL GRASSES</b>					
PAC	212	Pennisetum alopecuroides 'Cassian's Choice'	Cassian's Choice Pennisetum	3 gal.	2.5' o.c.
PV	85	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	1 gal.	3' o.c.
<b>Seed</b>					
Seed	12,450	Festuca arundinacea	Turf-type Tall Fescue	sf	
<b>Hardscape</b>					
RR	50	River Rock		sf	3-4" Depth

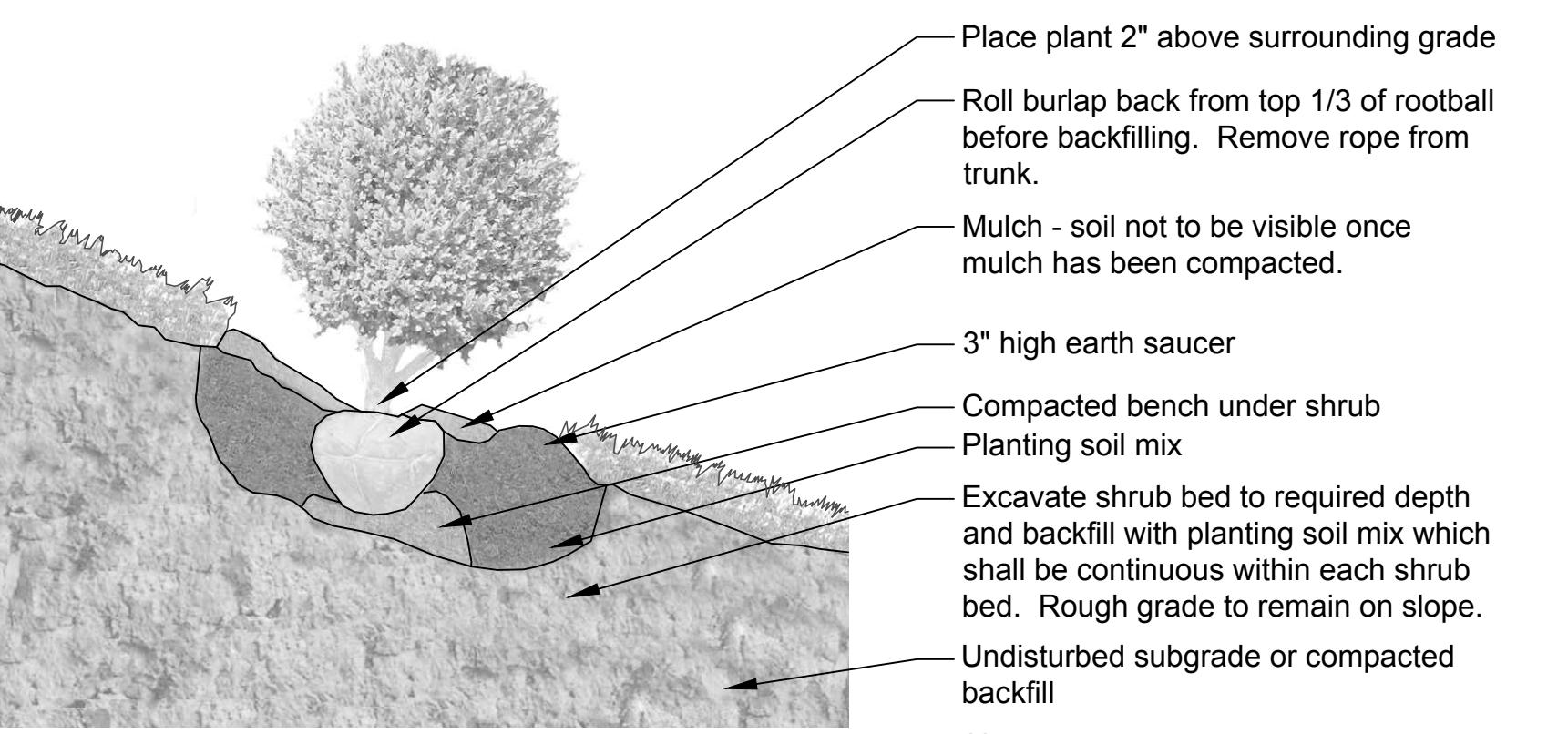
\* Tree satisfies City of Knoxville landscape requirements

\* Contractor to provide quantity for mulch.



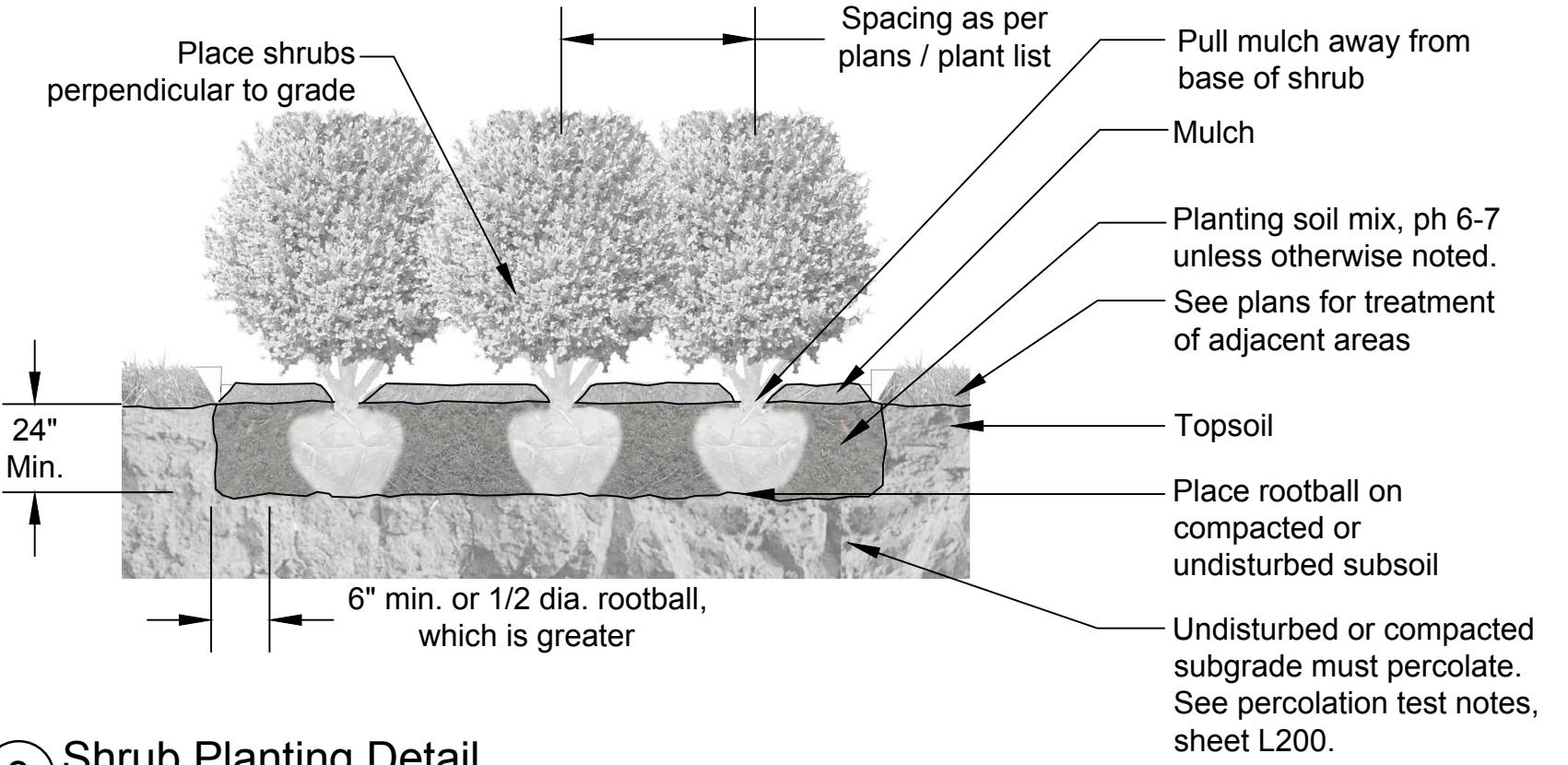
1 Deciduous Tree Planting Detail

Scale: NTS



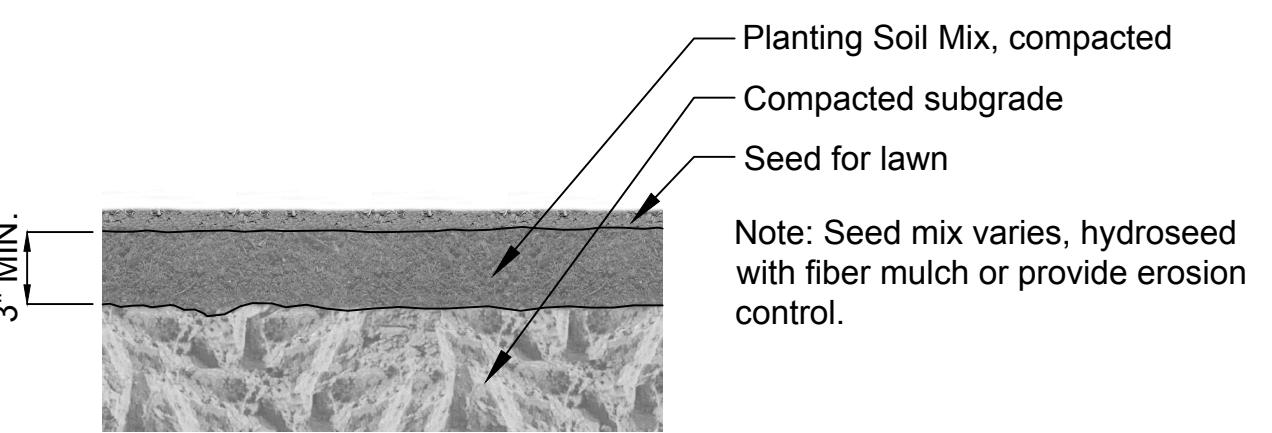
2 Slope Planting Detail

Scale: NTS



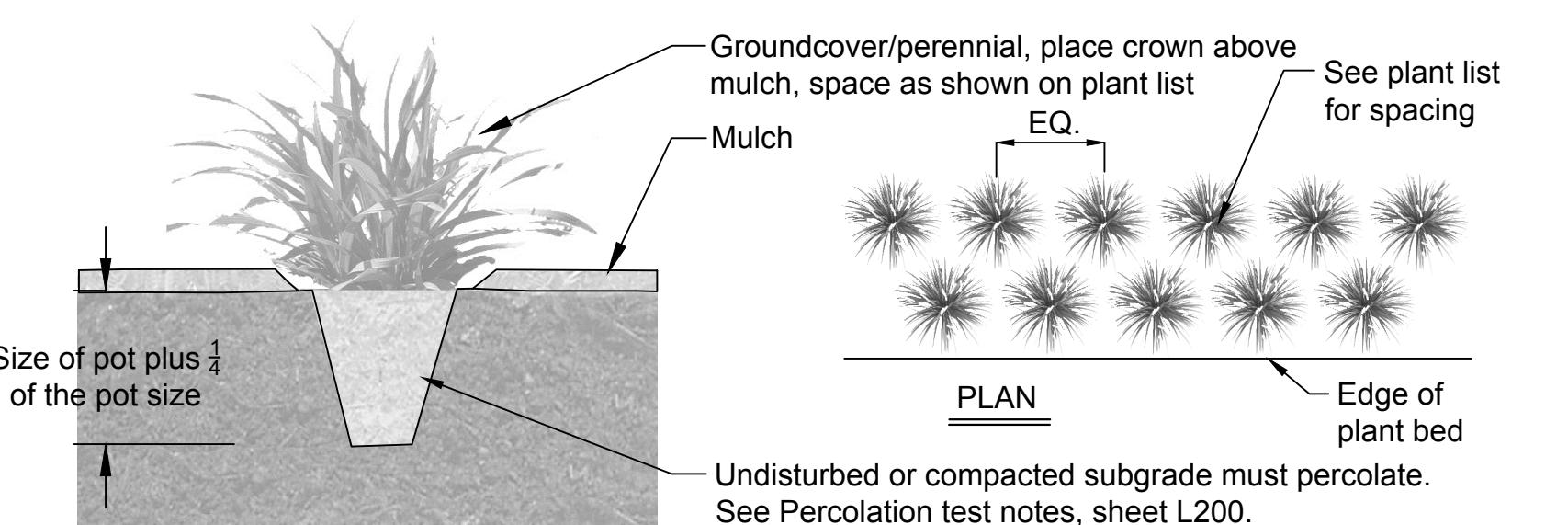
3 Shrub Planting Detail

Scale: NTS



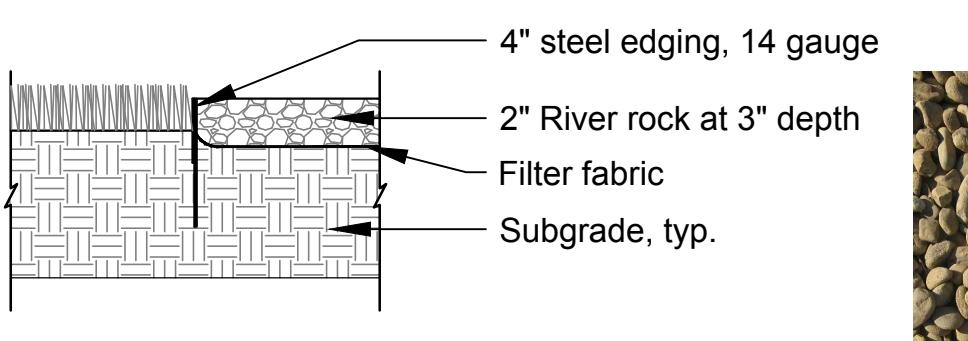
6 Seed Detail

Scale: NTS



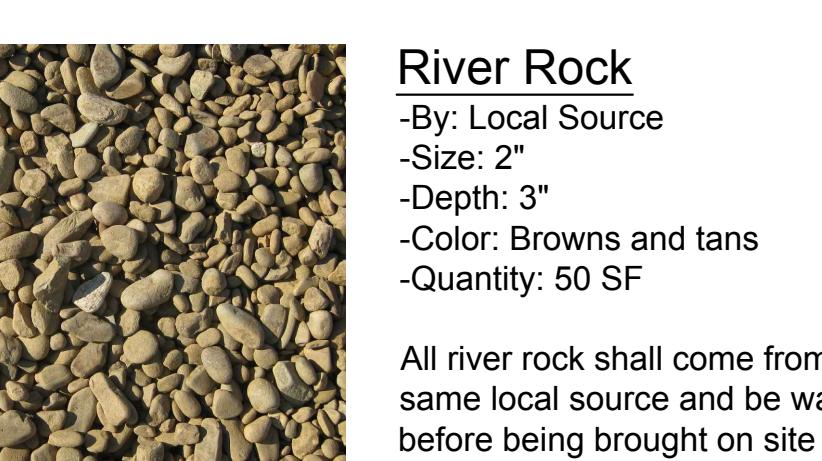
4 Groundcover/Perennial Planting Detail

Scale: NTS



7 Steel Edge & River Rock

Scale: 1" = 1'-0"



## Planting Notes

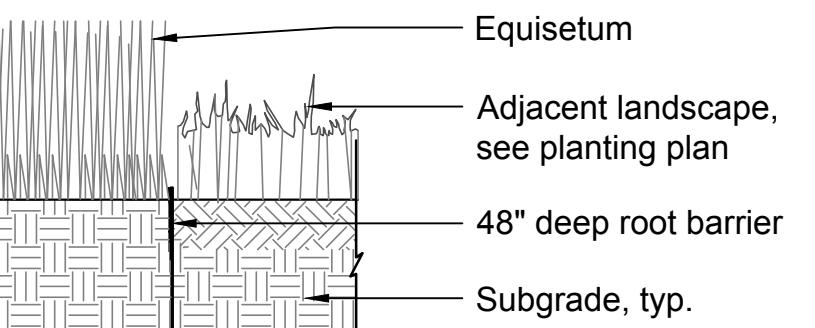
- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting loam; prepare groundcover beds with a minimum of 6" planting loam.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
- All areas to be seeded shall receive soil preparation as specified prior to seeding, unless otherwise noted on plan.
- Contractor's basic bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative prior to use on site.
- See civil drawings for further information regarding:
  - Erosion and sediment control.
  - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
  - Limits of construction.
  - Locations of existing and proposed utilities or easements.
  - Plant beds to join walks or walls at an angle between 90° & 60°.
  - Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
  - Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental trees.
  - Square footage of seed quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

## Percolation Test Notes

- Dig a hole 18- 24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

## Instructions For Existing Soil Sampling:

- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to A & L Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.al-labs.com.
- Results to be copied to the Owner.



Root Barrier  
-By: Deep Root or Equal  
-Size: 48" depth  
-Quantity: 10 LF  
-Model: UB-48-2

www.deeproot.com  
800-458-7668

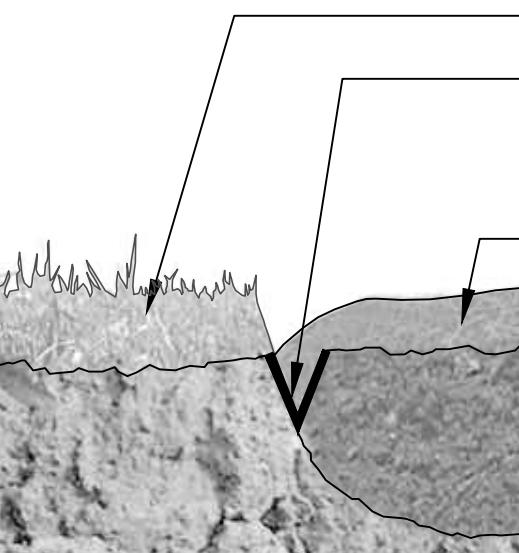
5 Root Barrier

Scale: 1" = 1'-0"



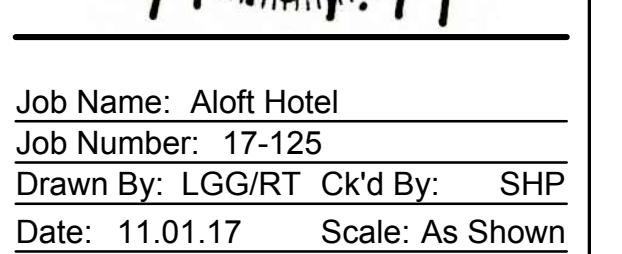
Steel Edging  
-By: COL-MET or Equal  
-Size: 4"  
-Gauge: 14  
-Color: Brown  
-Quantity: 50 LF

www.colmet.com  
800-829-8225



8 Bed Edge Detail

Scale: NTS



Job Name: Aloft Hotel  
Job Number: 17-125  
Drawn By: LGG/RT Ck'd By: SHP  
Date: 11.01.17 Scale: As Shown

Rev: Description: Date:

Sheet Name:  
**Plant Schedule,  
Planting Notes &  
Details**  
Sheet Number:

**L200**

This drawing is the property of Hedstrom Design, LLC and is not to be reproduced or copied in whole or in part without the authorization from Hedstrom Design, LLC. It is to be used for the project specifically identified herein and is not to be used on any other project. The Contractor is responsible for verifying all field measurements, quantities, dimensions, and related field construction.

Any discrepancies, inconsistencies, or ambiguities found between the drawings, specifications, and site conditions shall be immediately reported to the Landscape Architect in writing. The Landscape Architect will promptly correct the same in writing. Work done by the Contractor after discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the Contractor's risk.

# Tru Hotel

326 Lovell Road,  
Knoxville, Tennessee

## Tree Reservation per City of Knoxville

**Site**  
Where trees cannot be retained pursuant to this article, or do not exist on the site, there shall be provided within twelve (12) months of construction completion at the rate of eight (8) trees per acre, or at least one-half of the required number of tree species capable of attaining a height of fifty (50) feet or more at maturity. Such trees shall have a minimum trunk diameter of two (2) inches at six (6) inches above ground at planting unless of an ornamental variety which shall have a minimum trunk diameter of one and one foot (1 1/2) inches at six (6) inches above ground at planting.

Total Project acreage: 1.59 acres

Required Trees: 13

Trees Provided: 13

Trees are 50' at maturity: 10

## C6 Open Landscape Requirement per City of Knoxville

### Open Space

For each five thousand (5,000) square feet of open space a tree shall be provided that shall contain a minimum height of forty (40) feet at maturity.

Total Open Space: 9,890 SF

Trees Required: 2

Trees Provided: 2

### Parking Areas

A) Parking areas shall contain a minimum of five hundred (500) square feet of landscaping for every ten thousand (20,000) square feet of paved parking area.

Total Parking Area: 39,858 SF

Landscape Required: 997 SF

Landscape Provided: 1,000 SF

B) For each five thousand (5,000) square feet of parking area a tree shall be provided that shall contain a minimum height of forty (40) feet at maturity.

Total Parking Area: 39,858 SF

Trees Required: 8

Trees Provided: 9

(Noted on Plan Sheet A)

## Parking Lot Landscape Requirement per City of Knoxville

### Between Parking Lots and Right-of-Way:

A perimeter screening area at least ten (10) feet wide easelred from the edge of the parking lot to the right-of-way shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100.0) linear feet. A minimum of fifty (50) percent of these shall be evergreen.

Along Town I-40:

Total Distance: 165 LF

Required Shrubs: 14

Trees Provided: 11

(Noted on Plan Sheet A)

### Between Parking Lots and Mixed Use or Non-Residential Zones:

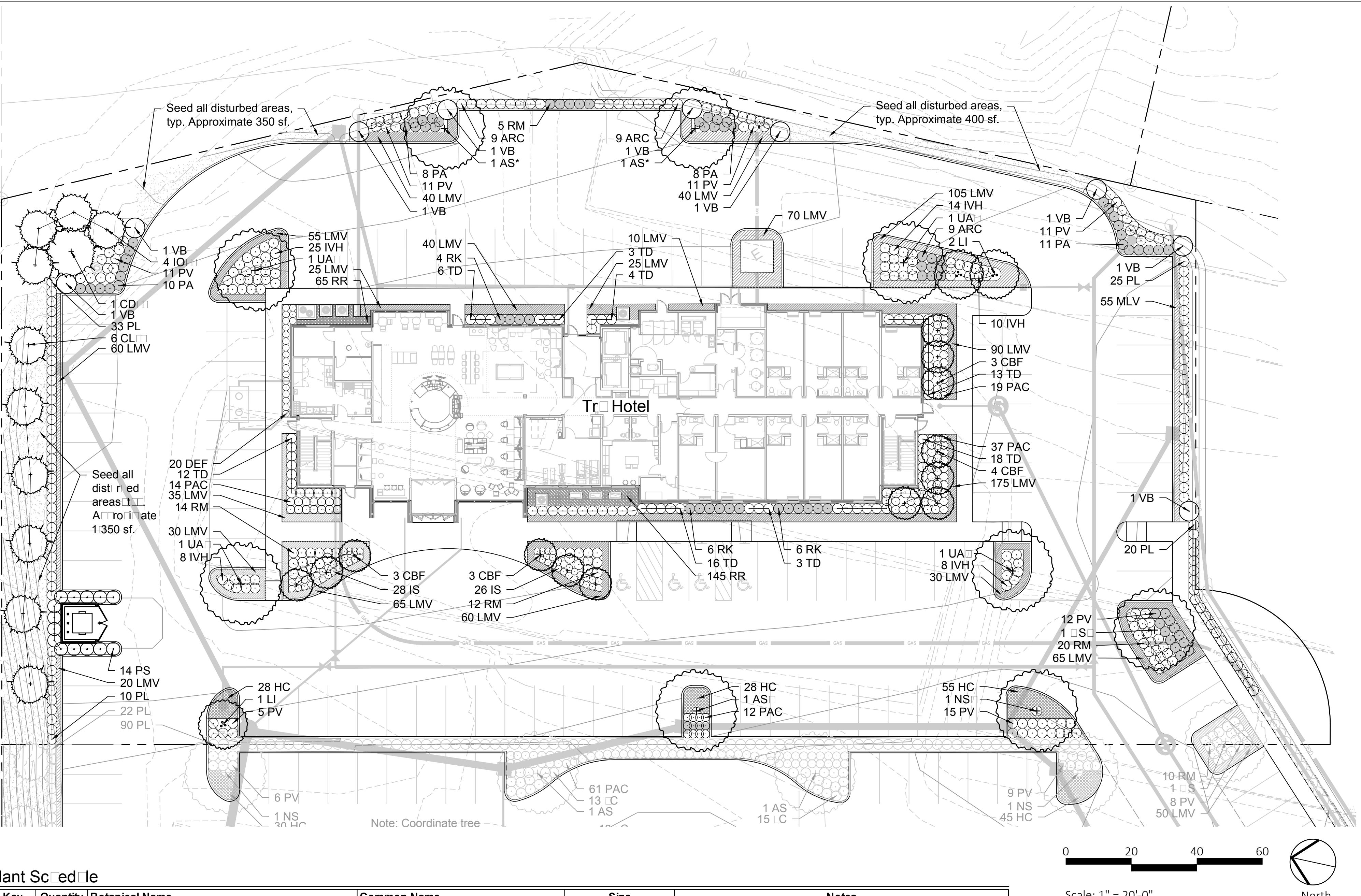
Perimeter screening areas no less than five (5.0) feet wide easelred from the edge of the parking lot to the property line shall be provided between the parking lot and any non-zoned for mixed-use or nonresidential uses including parking lots on adjacent property. Such perimeter screening areas shall be planted so as to be continuous with plantings reealing at right angles to the property line.

Requirement noted see Plan.

### Landscaped Islands:

One (1) deciduous tree species tree shall be no less than two (2) inches caliper and no less than eight (8) feet tall at the time of planting (eight feet easelred from ground to top of tree when planted). Landscaped areas shall be planted with natural plant materials (vines, shrubs, ground covers or grass).

Requirement noted see Plan.



Scale: 1" = 20'-0"  
North

### Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
<b>SHADE TREES</b>					
AS*	3	Acer saccharum 'Legacy'	Legacy Sugar Maple	2" cal.	6' CT-Central leader, full & well branched
NS*	1	Nyssa sylvatica	Blackgum	2" cal.	6' CT-Central leader, full & well branched
QS*	1	Quercus shumardii	Shumard Oak	2" cal.	6' CT-Central leader, full & well branched
UA*	4	Ulmus americana 'Princeton'	Princeton Elm	2" cal.	6' CT-Central leader, full & well branched
<b>EVERGREEN TREES</b>					
CD*	1	Cedrus deodora	Deodar Cedar	6' hgt.	FTG, matched, full & well branched
CL	6	Cupressus x leylandii	Leyland Cypress	7 gal.	FTG, matched, full & well branched
IO	4	Ilex opaca 'Greenleaf'	Greenleaf American Holly	10' hgt. min.	FTG, matched, full & well branched
<b>ORNAMENTAL TREES</b>					
CBF	13	Carpinus betulus 'Frans Fontaine'	Frans Fontain Hornbeam	2" cal.	6' CT-Central leader, full & well branched
LI	3	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8' hgt. min.	MT, cane min., full & well branched, white flowers
<b>SHRUBS</b>					
ARC	27	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	3' gal.	3' o.c., full & dense, white flowers
IVH	65	Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	3 gal. - 24" min. hgt.	3' o.c., full & dense, white flowers
PL	88	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	3 gal.	3' o.c., full & dense
PS	14	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	3 gal.	5' o.c., full & dense
RM	51	Rosa 'Mejicos'	Pink Drift Rose	3 gal.	3' o.c., full & dense, pink flowers
RK	16	Rosa 'Radrazz'	Knockout Rose	3 gal.	3' o.c., full & dense, red flowers
TD	75	Taxus x media 'densiformis'	Densiformis Yew	3 gal.	3' o.c., full & dense
VB	9	Viburnum x burkwoodii	Burkwood Viburnum	3' B&B	6' o.c., full & dense, white flowers
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
DEF	20	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal.	2' o.c., full & dense
HC	111	Hypericum calycinum	Creeping St. John's Wort	1 gal.	18" o.c., yellow flower
IS	54	Iris sibirica 'Ruffled Velvet'	Ruffled Velvet Siberian Iris	1 gal.	2' o.c., blue flowers
LMV	1,095	Liriope muscari 'Variegata'	Variegated Liriope	1 gal.	18" o.c.
PA	37	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	3' o.c., full & dense, purple flowers
<b>ORNAMENTAL GRASSES</b>					
PV	76	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	1 gal.	3' o.c., full & dense
PAC	82	Pennisetum alopecuroides 'Cassian's Choice'	Cassian's Choice Pennisetum	3 gal.	3' o.c., full & dense
<b>Seed</b>					
Seed	2,100	Festuca arundinacea	Turf-type Tall Fescue	sf	
<b>Hardscape</b>					
RR	210	River Rock		sf	3-4" Depth

\* Tree species are capable of attaining a height of 50' or more at maturity

\*\* Contractor to provide quantity for mulch.



Date: 04.27.18  
Job Number: 18-038  
Drawn By: RT CK'd By: SHP

Rev Description Date

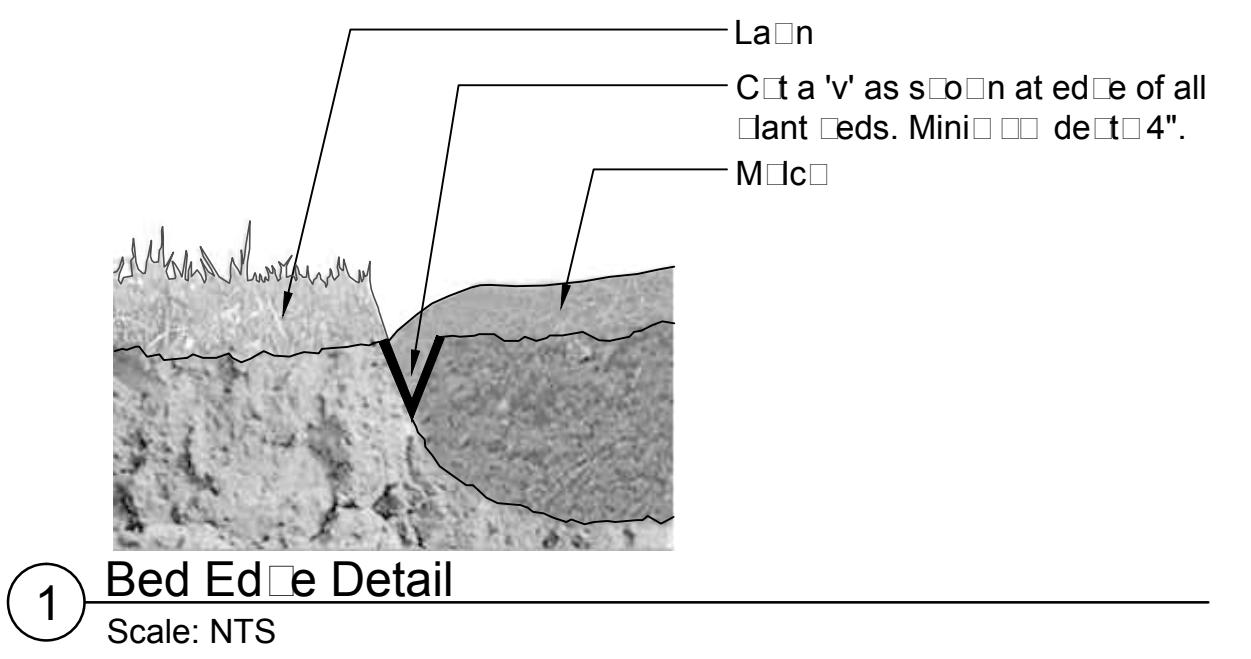
Sheet Name:

Landscape Plan

Sheet Number:

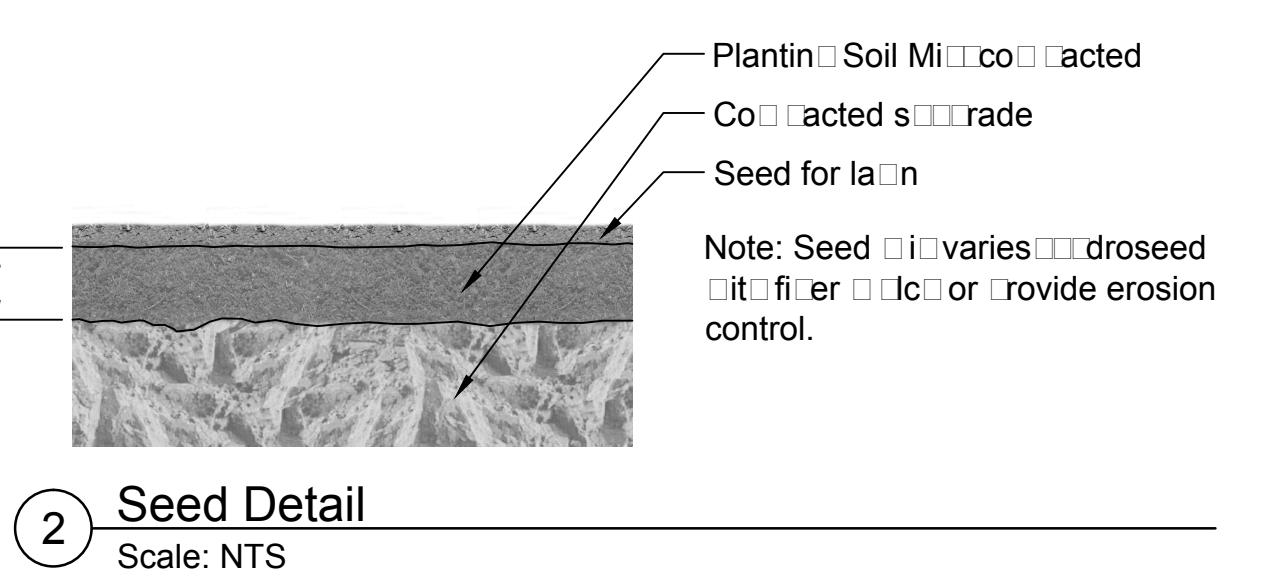
L100

**Tru Hotel**  
326 Lovell Road,  
Knoxville, Tennessee



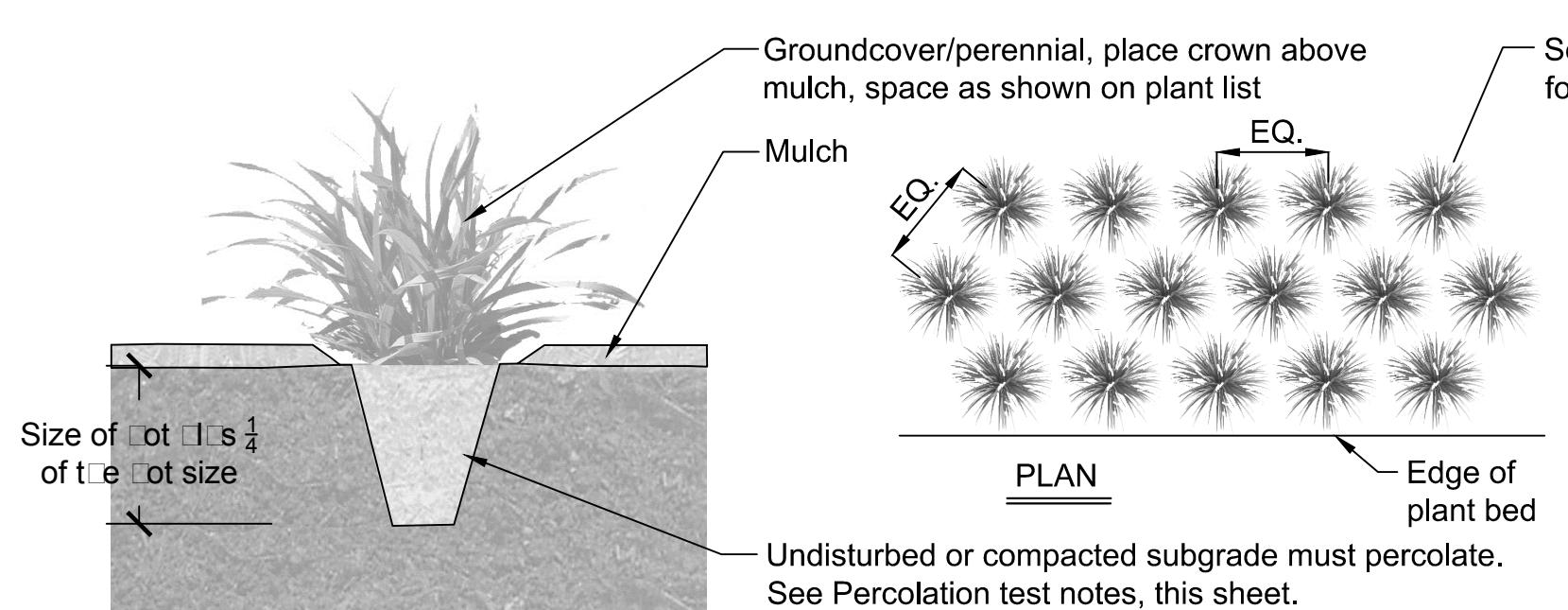
**1 Bed Edge Detail**

Scale: NTS



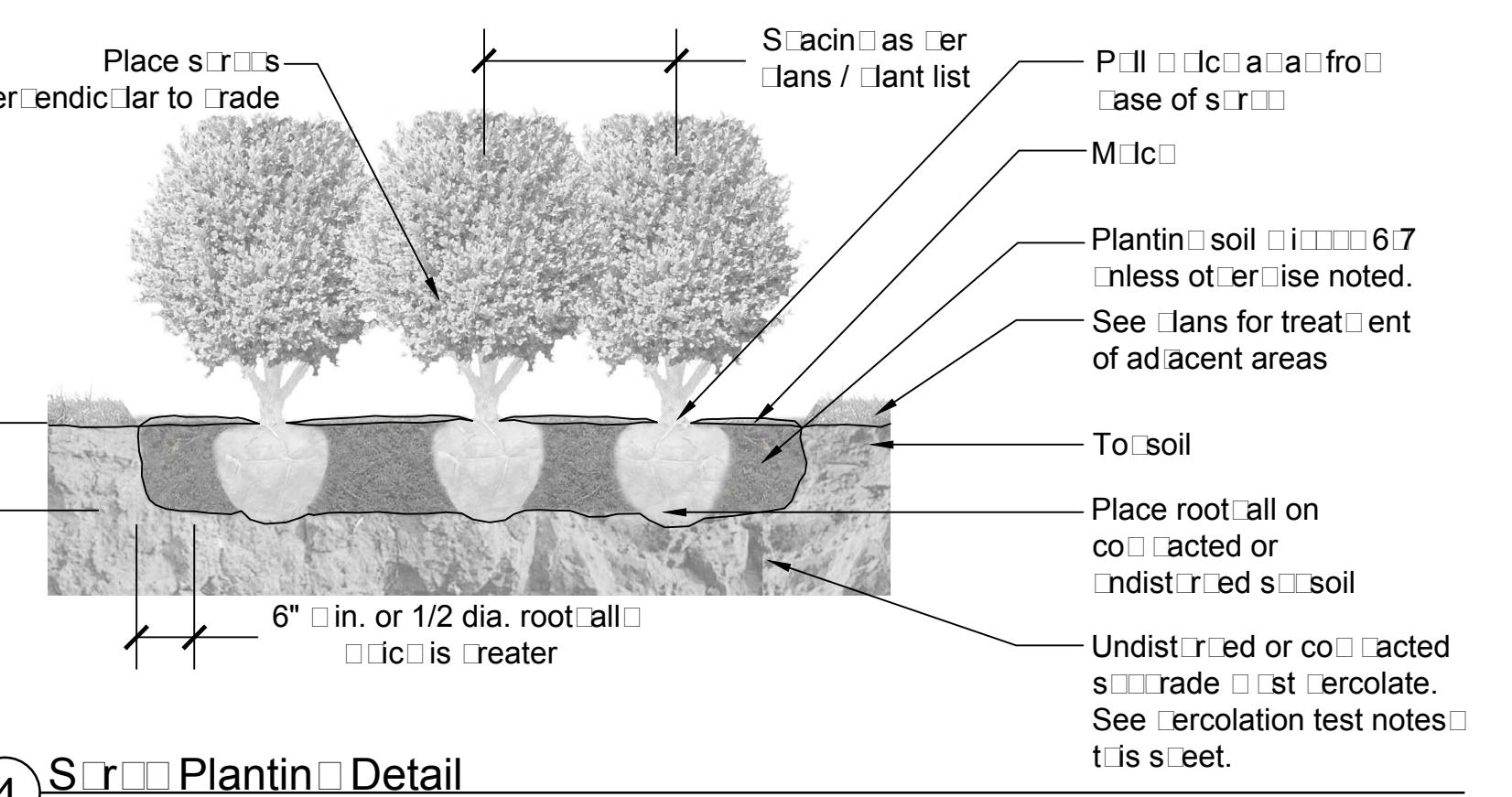
**2 Seed Detail**

Scale: NTS



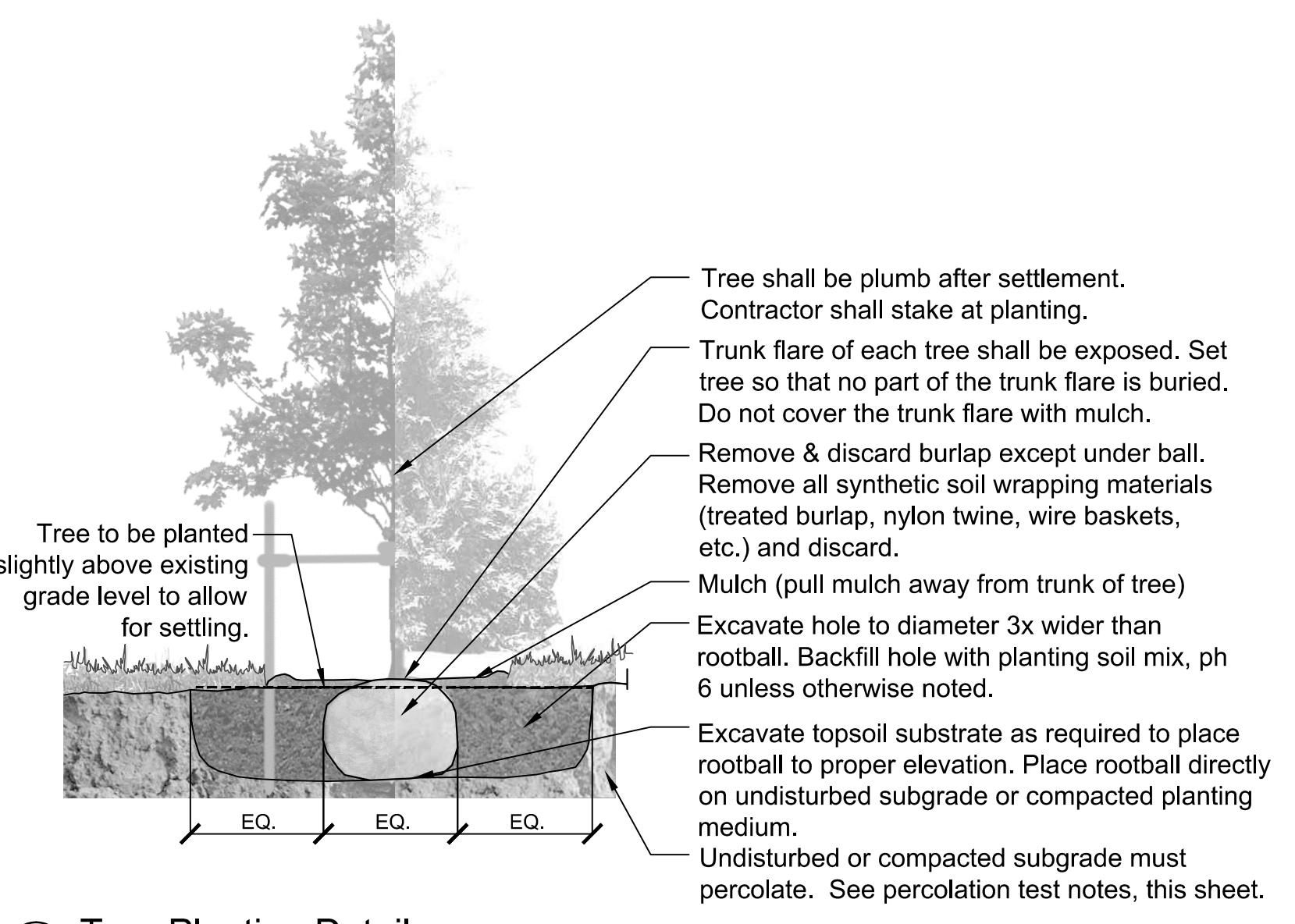
**3 Groundcover/Perennial Planting Detail**

Scale: NTS



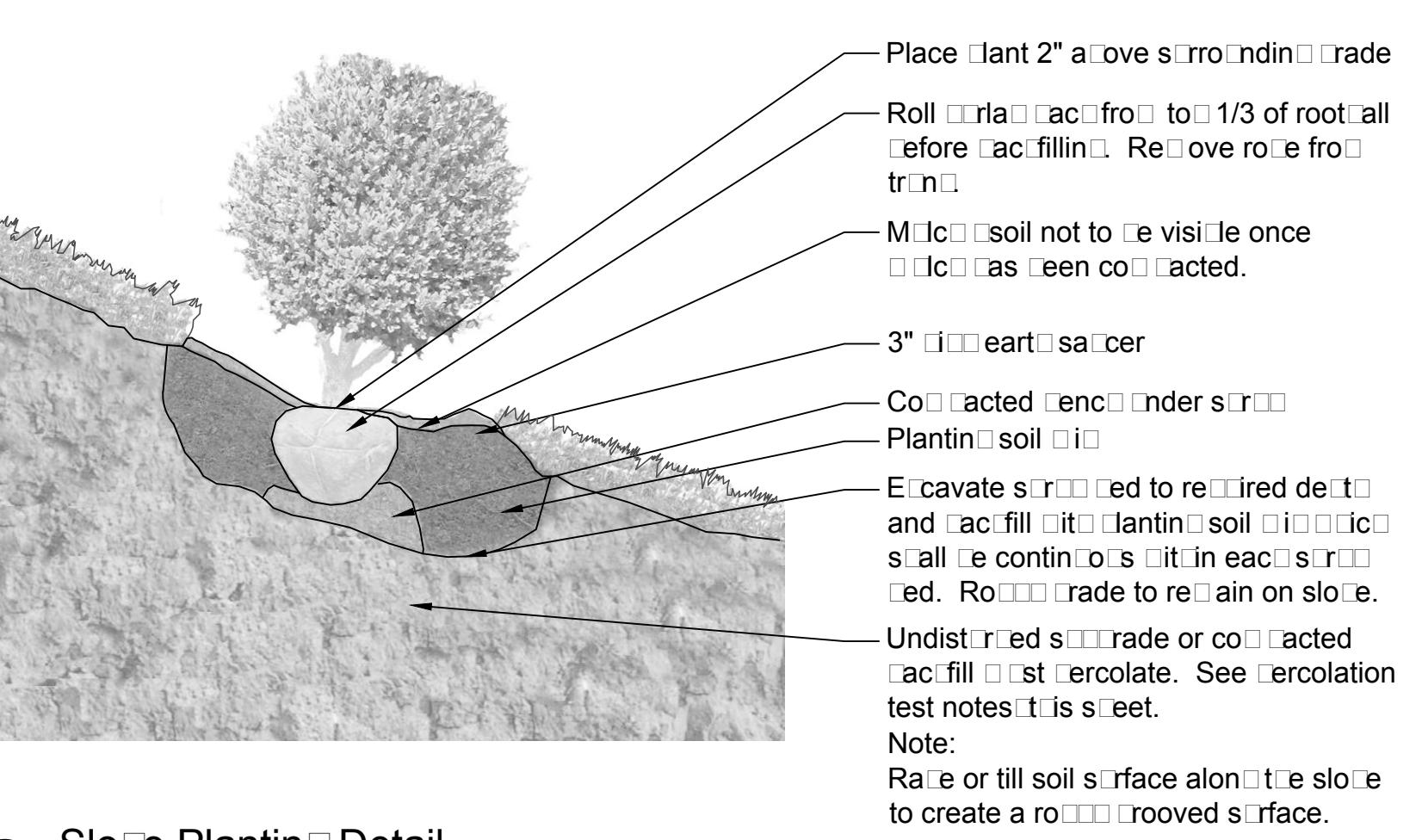
**4 Slope Planting Detail**

Scale: NTS



**5 Tree Planting Detail**

Scale: NTS



**6 Slope Planting Detail**

Scale: NTS

### Plantin Notes

- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No plantin shall occur until soil sample results have been received from all plantin areas and soils are graded and leveled based on the results of the soil tests. See this sheet for soil sampling instructions.
- No plantin shall occur until infiltration testing has been completed and soils have been graded and leveled to drain. See this sheet for infiltration testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock listed by the American Association of Nurserymen. In addition all new plant material for the project shall be of the best specimen available. Plant material delivered to the site that does not meet the requirements stated herein shall be rejected by the Owner's Representative.
- Do not assume tree flare will be exposed at the nursery. Contractor to expose tree flares to clear for root ball. Pull back soil from the tree flare of trees and from the base of shrubs. See tree planting detail.
- No plant material shall be planted before acceptance of root ball grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be staked and labeled or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to plantin and report any conflicts to the Owner's Representative.
- Plantin plans are not layout plans. Plants shall need to be shifted in the field based on the existing conditions. Coordinate with the Owner's Representative prior to plantin.
- All lawn areas disturbed by construction operations inside and outside the limit of property shall be prepared and seeded as noted herein.
- Prepare all slopes with plantin soil to a minimum depth of 6" for perennial beds with a minimum of 12" plantin load where no root ball is 6" plantin load.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Toroughly water trees and shrubs during the first 24 hours after plantin. Wet the soil to a depth of 18-24". When runoff starts stop watering and let the water soak in and repeat until the proper depth is met.
- Any unused substitutions of plant species shall be made by plants of equivalent overall form and branching habit, flower, leaf, color, fruit, and culture on a approved by the Owner's Representative.
- All areas to be seeded shall receive soil preparation as noted herein prior to seeding unless otherwise noted on plan.
- Contractor's base bid to include all materials labor器具 equipment tools insurance etc. to perform the work as described in the contract documents.
- Contractor to complete or submit schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, fertilizing, pruning, trimming, etc.) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides etc. to be approved by Owner's Representative prior to use on site.
- See civil drawings for further information regarding:
  - Erosion and sediment control.
  - Locations of existing and proposed structures driveways access and fill areas and retention areas.
  - Limits of construction.
  - Locations of existing and proposed utilities or easements.
- Plant beds to join walks or walls at an angle between 90° & 60°.
- Shade trees to be planted a minimum of 5' from side walk or water line, sewer line or drains. Ornamental trees to be planted a minimum of 3' from sidewalk or water line, sewer line or drains.
- Mulching around shade trees to a minimum diameter of 4' and a minimum of 3' around ornamental trees.
- Square footage of seed quantities is a rough estimate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

### Percolation Test Notes

- Dig a hole 18" x 24" deep x a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole dry out over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement place a stick across the top of the hole and use a second stick to mark periodic drops in water level on one side of the hole or on soil on side of hole nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour it is well drained and suitable for all plant species.

### Instructions For Existing Soil Sampling

- Using a sharp digging tool dig a 6" deep trench cut slice of soil from one side of the hole. Place the slice in a plastic bag do not use a metal bucket. Mix slices together and fill a plastic sample bag with three cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be sampled to take the tree (3) samples.
- Mark the plan to show soil sample locations.
- Send samples to A.L. Analytical Labs Inc., 2790 Witten Road, Memphis, Tennessee 38133. 800.264.4522. www.alalabs.com.
- Results to be copied to the Owner.



Date: 04.27.18  
Job Number: 18-038  
Drawn By: RT Ck'd By: SHP

Rev Description Date

Sheet Name:

### Landscape Details

Sheet Number:

L200