

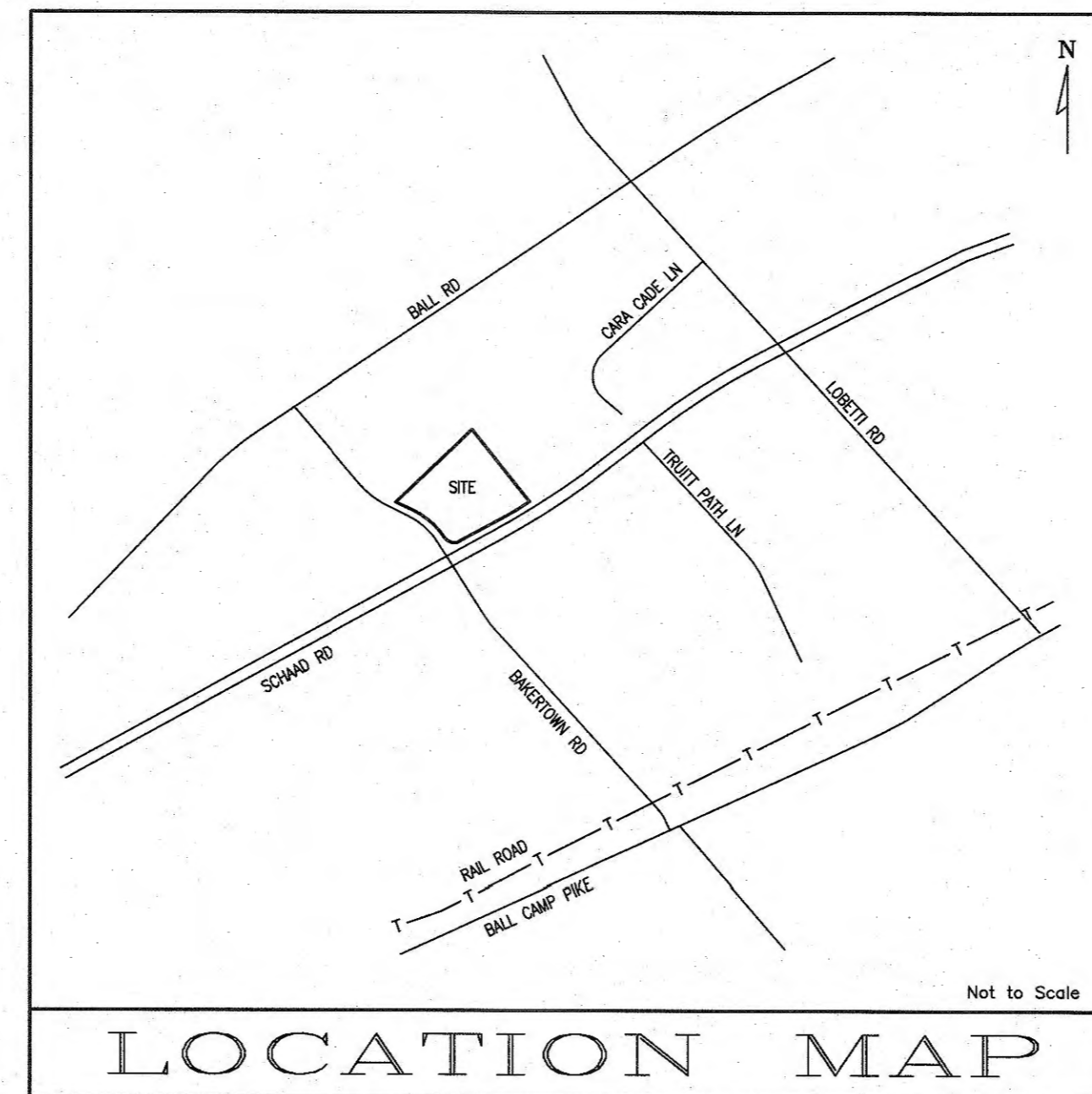
DESIGN PLAN
FOR

LKM PROPERTIES LP

TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING & DRAINAGE
5-7	EROSION & SEDIMENT CONTROL PLAN
8-9	DETAILS
10	LANDSCAPE



OWNER/DEVELOPER

LKM PROPERTIES LP
P.O. BOX 654
POWELL, TN 37849

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473



OCTOBER 3, 2024
REVISED: DECEMBER 02, 2024

SHEET 1 OF 10 SHEETS
25520-TS

Q:\25520\25520.DWG

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:

TENNESSEE ONE-CALL
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RECORD AND SAVE YOUR CONFIRMATION
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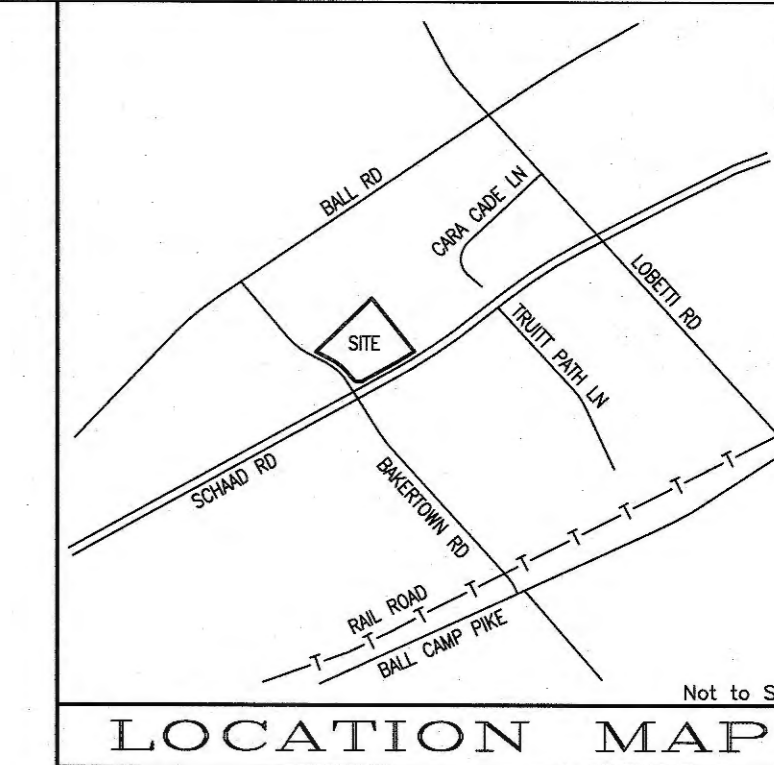
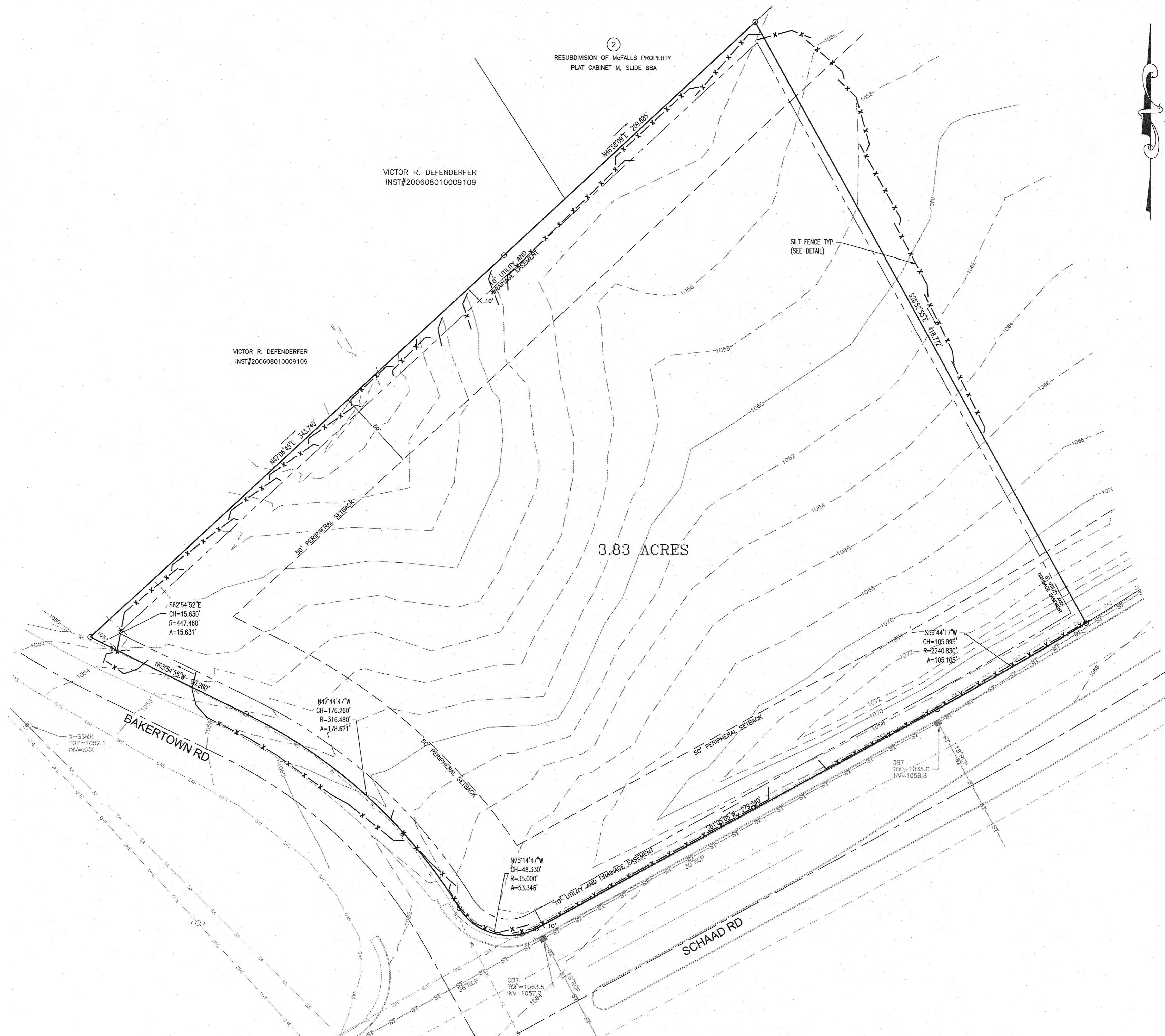
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:

CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND
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REQUIRED BY STATE AND FEDERAL
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OSHA RULES SHALL BE ABIDED BY.



NOTES:

- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
- A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
- A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- THIS PROPERTY CONTAINS APPROXIMATELY 3.83 ACRES.
- THIS PROPERTY IS ZONED PC(X).
- UTILITIES:
WATER: XX
SEWER: XXX
ELECTRIC: XXXX
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DESIGNED	AJT	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		12/02/24	REMOVED ENTRANCE TO BAKERTOWN					

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2" INTERVAL

DATE
10/3/24

DEED REFERENCES: DEED BK RB1065 PG 388, DEED BK RB929 PG 67

1" = 30'

EXISTING CONDITIONS FOR
LKM PROPERTIES LP
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6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

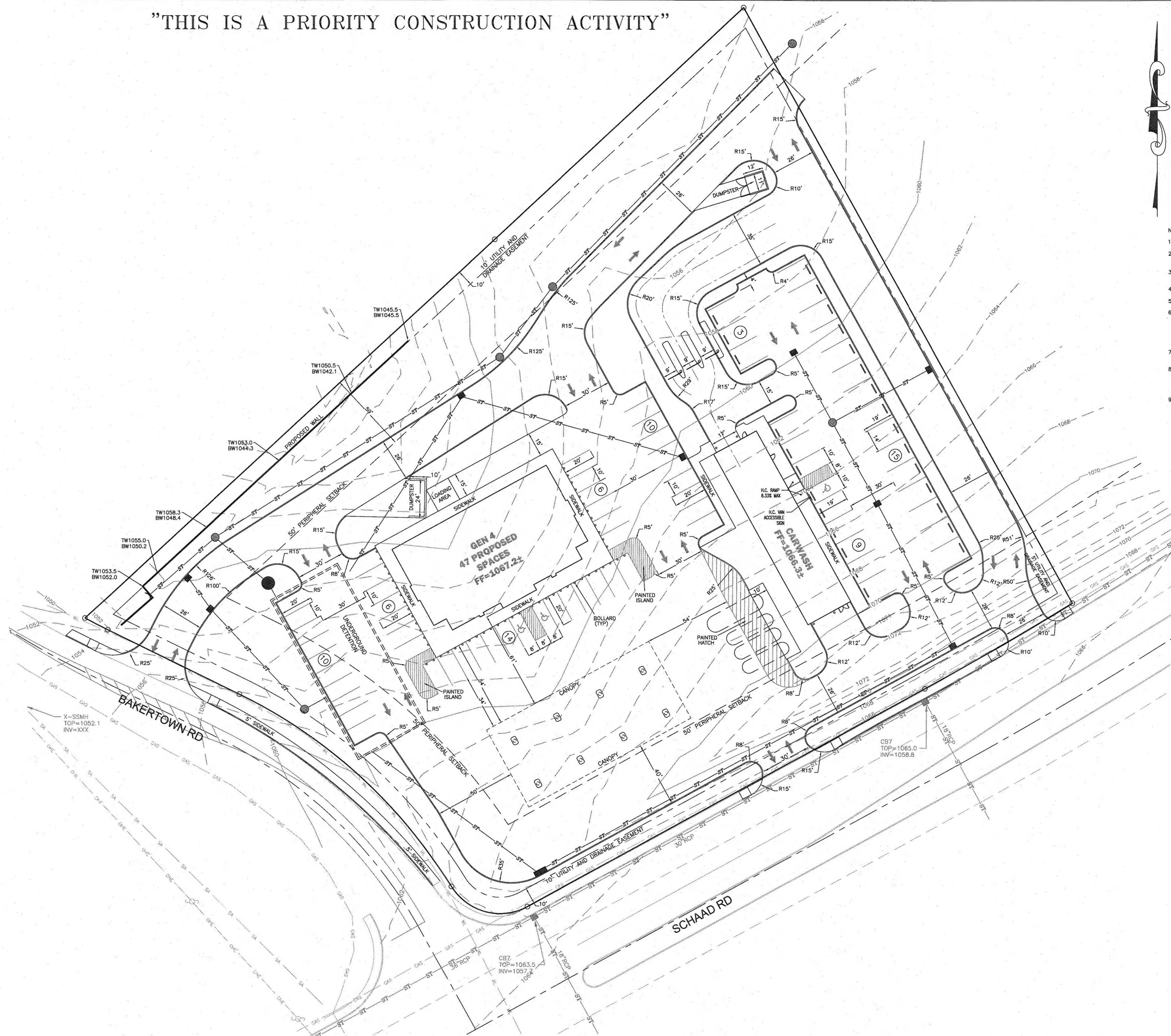
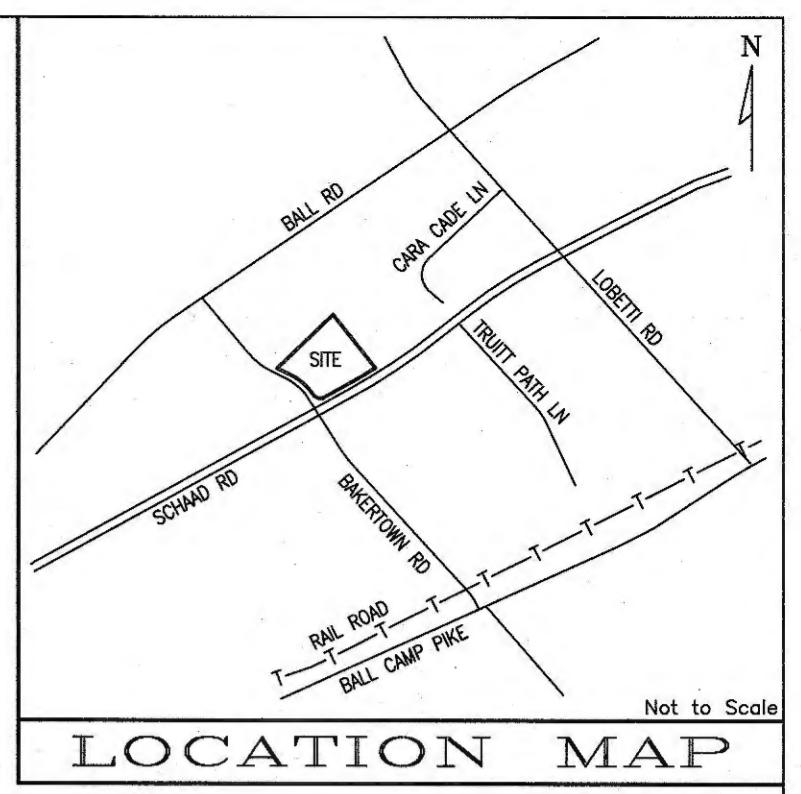
25520-EX
SHEET 2 OF 10 SHEET(S)
C:\25520\25520.DWG

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

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PARKING TABLE

PARKING REQUIRED
1 STACK UP SPACE PER 5 FEET OF CONVEYOR TUNNEL
2 SPACES PER EACH 3 EMPLOYEES
1 VAN ACCESSIBLE ADA SPACE

PARKING PROVIDED:
45 TYPICAL PARKING STALLS
3 VAN ACCESSIBLE ADA STALLS
25 TOTAL WORKSTATION/PARKING STALLS

SITE CONDITIONS (TOTAL)
SITE AREA = 3.83 AC
EXISTING IMPERVIOUS AREA = 0.00 AC
PROPOSED IMPERVIOUS AREA = 2.68 AC
TOTAL DISTURBED AREA = X.XX AC



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SITE PLAN FOR
LKM PROPERTIES LP
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25520-SP
SHEET 3 OF 10 SHEET(S)
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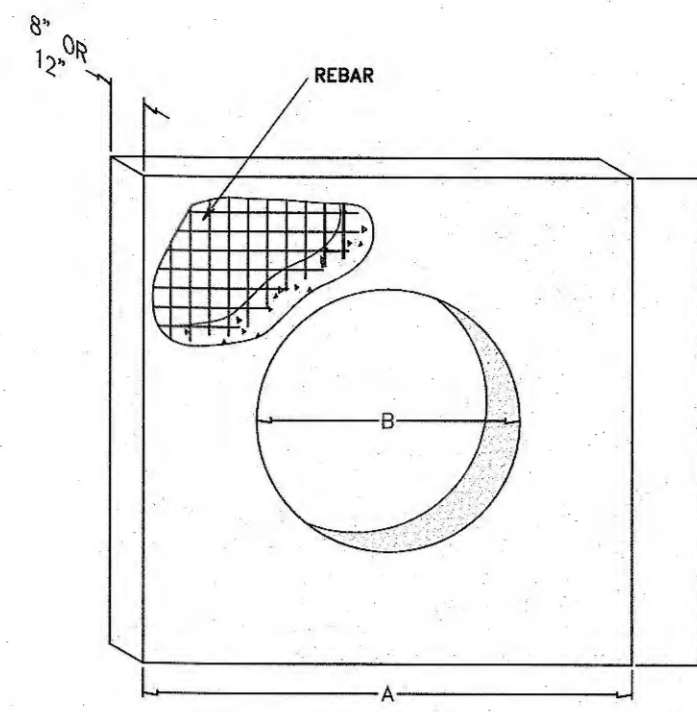
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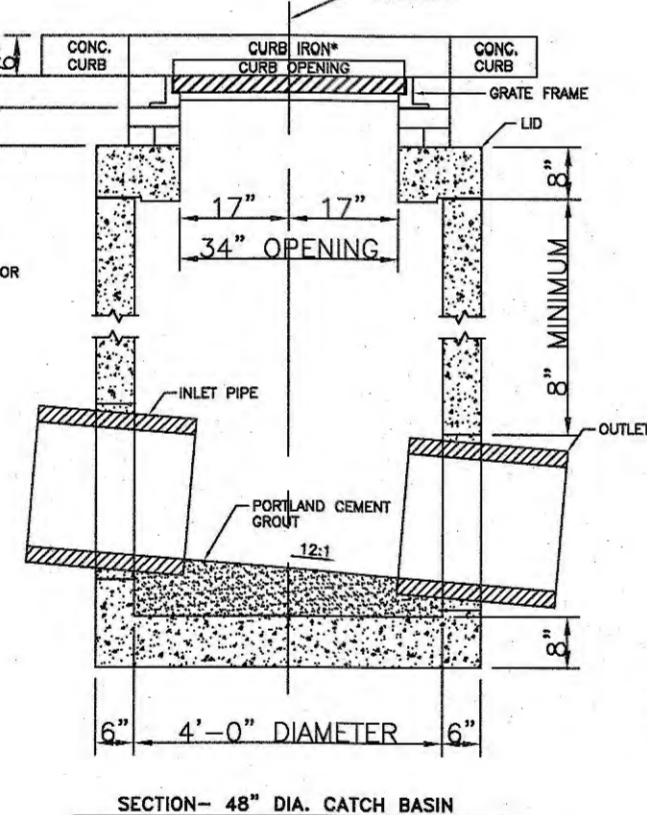
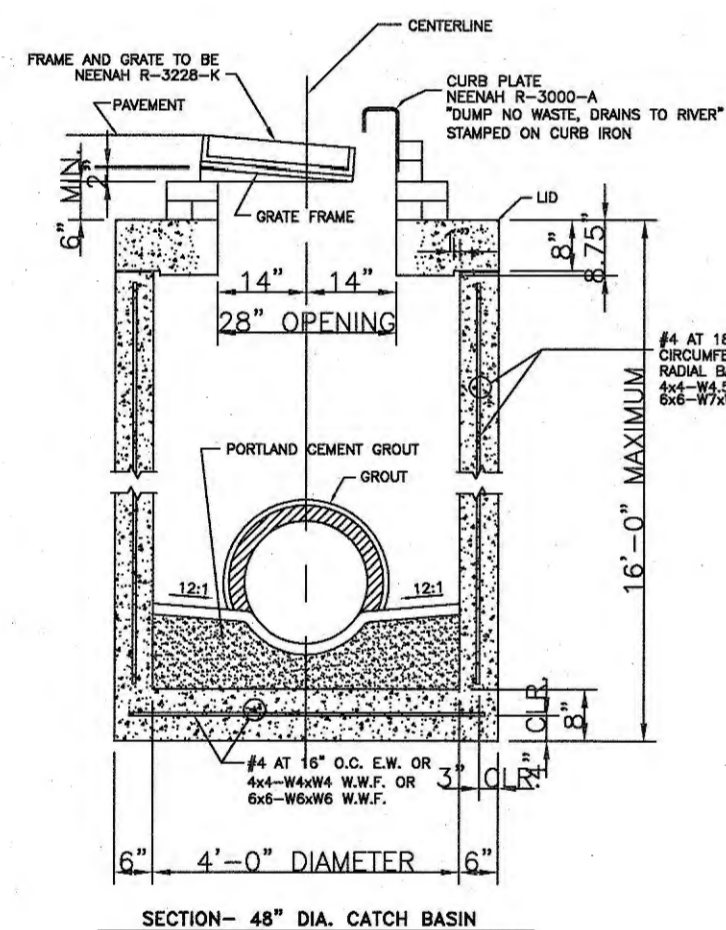
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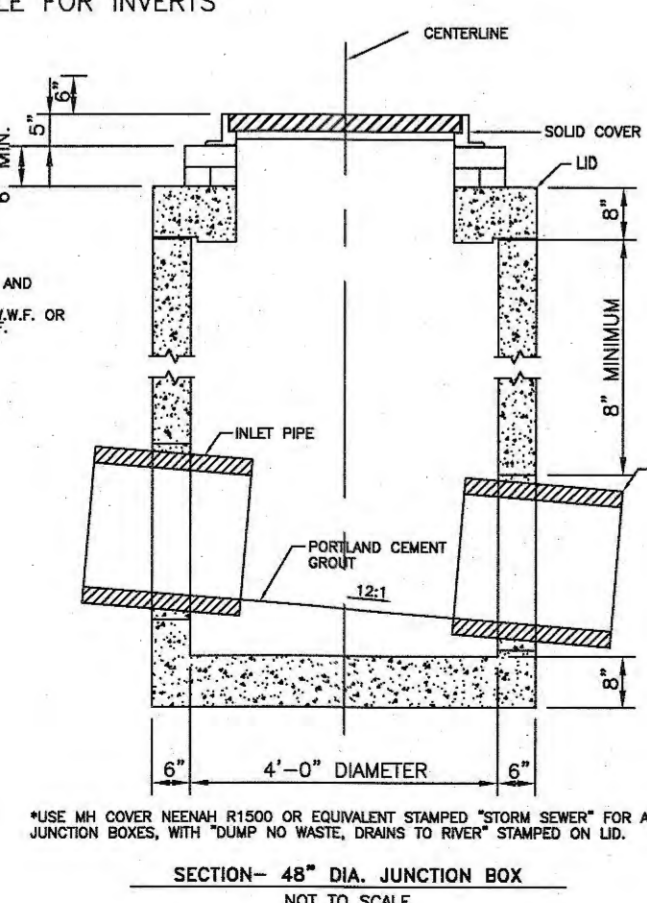
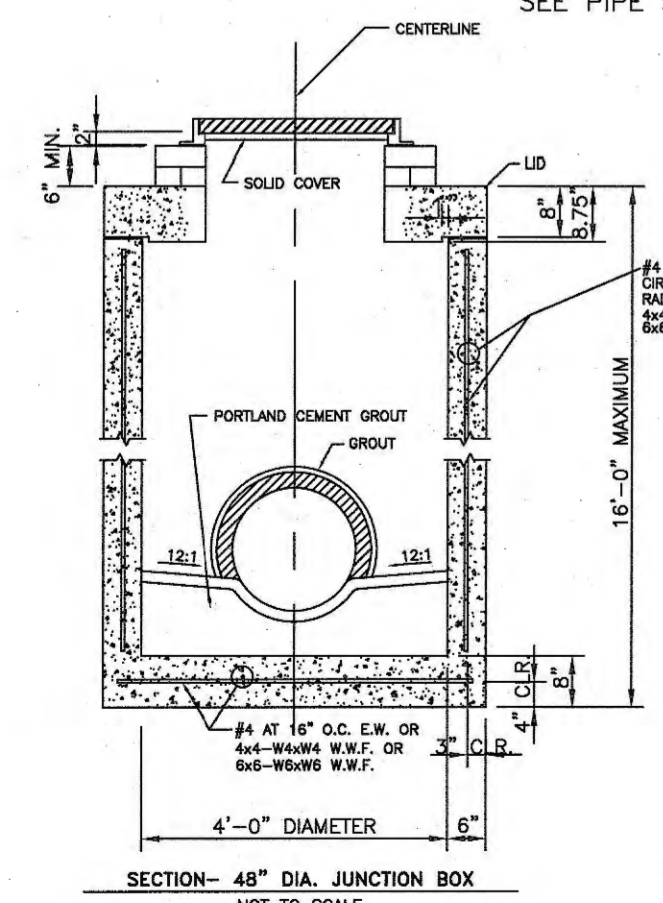
PIPE SIZE	A	B
12" RCP	5'-6"	18"
15" RCP	5'-10"	21"

ANTI-SEEP COLLAR DETAIL

SEE PIPE SCHEDULE FOR INVERTS



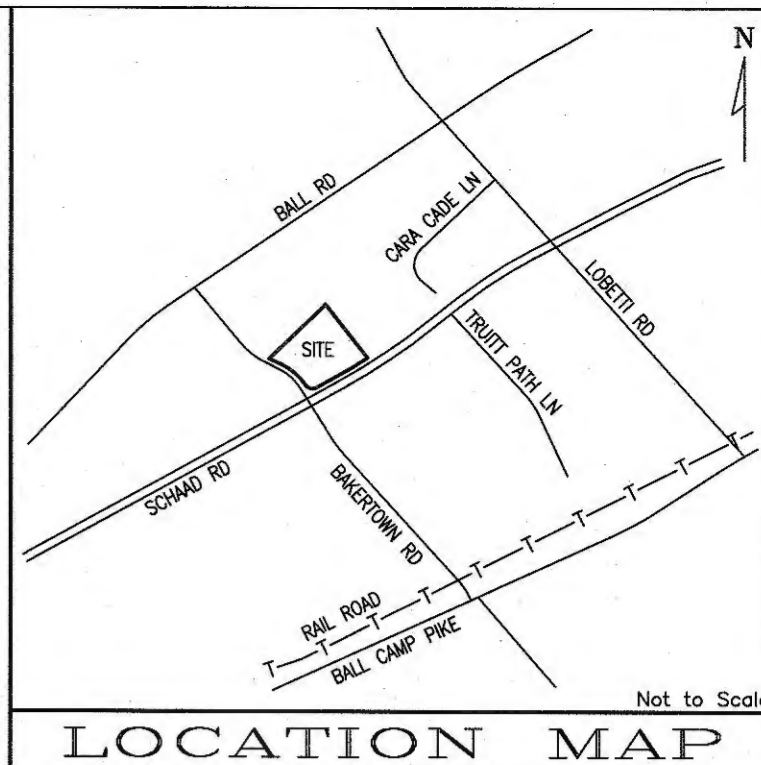
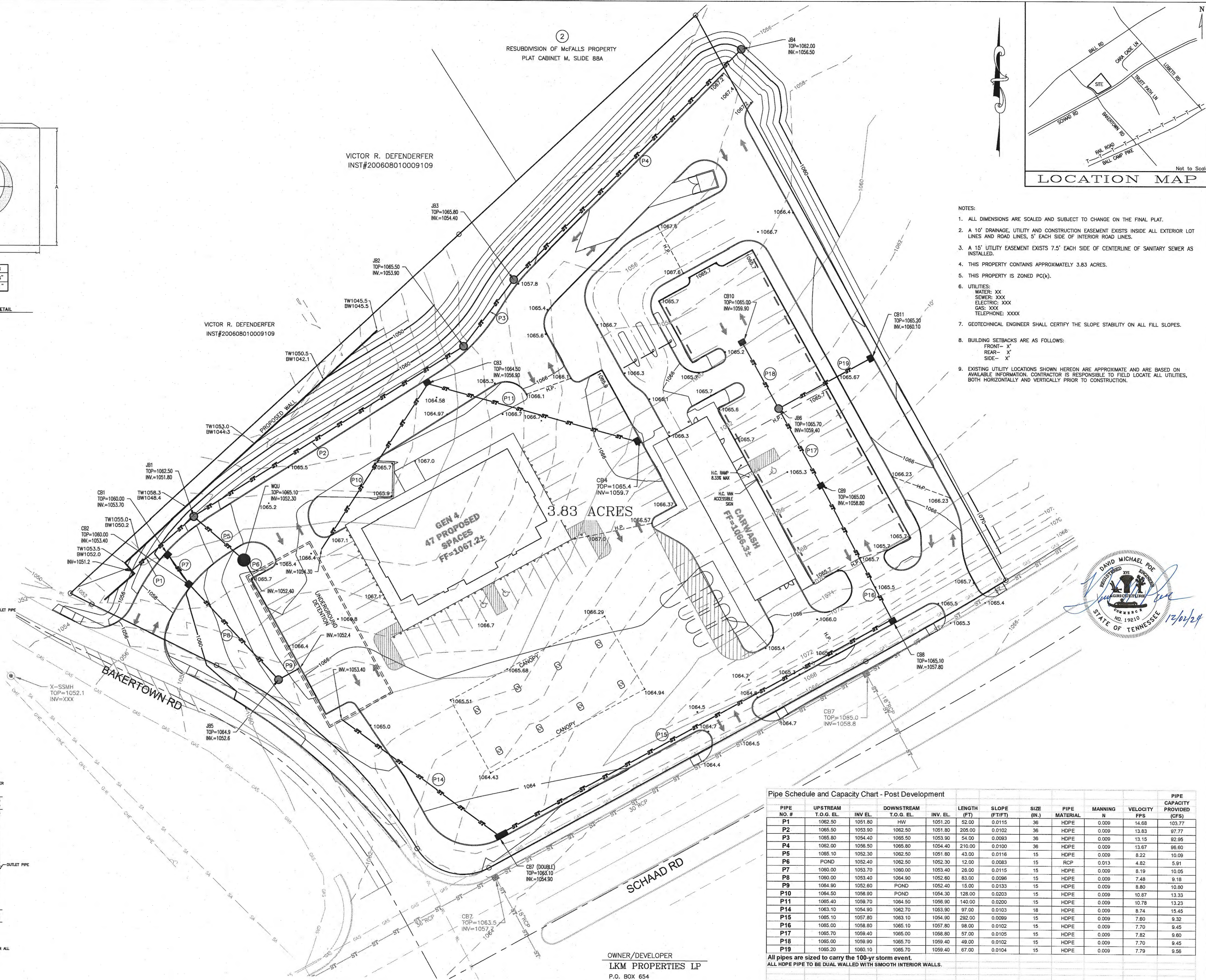
S19, S20, & S36
SEE PIPE SCHEDULE FOR INVERTS



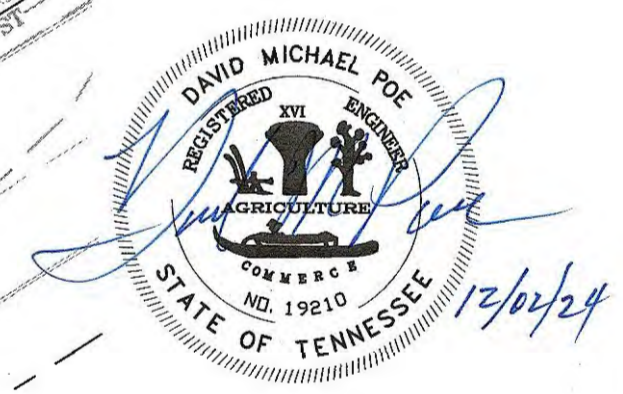
VICTOR R. DEFENDERFER
INST#200608010009109

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INST#200608010009109

RESUBDIVISION OF McFALLS PROPERTY
PLAT CABINET M, SLIDE 88A



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PIPE NO. #	UPSTREAM T.O.G. EL.	INV. EL.	DOWNSTREAM T.O.G. EL.	INV. EL.	LENGTH (FT)	SLOPE (F/T)	SIZE (IN.)	PIPE MATERIAL	MANNING N	VELOCITY FPS	PIPE CAPACITY PROVIDED (CFS)
P1	1062.50	1051.80	1051.20	1051.20	52.00	0.0115	36	HDPE	0.009	14.68	103.77
P2	1065.50	1053.00	1051.80	1051.80	205.00	0.0102	36	HDPE	0.009	13.63	97.77
P3	1065.80	1054.40	1065.50	1053.90	54.00	0.0093	36	HDPE	0.009	13.15	82.95
P4	1062.00	1056.50	1065.90	1054.40	210.00	0.0100	36	HDPE	0.009	13.67	96.60
P5	1065.10	1052.30	1062.50	1051.80	43.00	0.0116	15	HDPE	0.009	8.22	10.09
P6	1060.00	1052.40	1062.50	1052.30	12.00	0.0083	15	RCP	0.013	4.82	5.91
P7	1060.00	1053.70	1060.00	1053.40	26.00	0.0115	15	HDPE	0.009	8.19	10.05
P8	1060.00	1053.40	1064.90	1052.60	83.00	0.0096	15	HDPE	0.009	7.48	9.18
P9	1064.90	1052.60	POND	1052.40	15.00	0.0133	15	HDPE	0.009	8.80	10.80
P10	1064.50	1056.90	POND	1054.30	128.00	0.0203	15	HDPE	0.009	10.87	13.33
P11	1065.40	1059.70	1064.50	1059.90	140.00	0.0200	15	HDPE	0.009	10.78	13.23
P14	1063.10	1054.90	1062.70	1053.90	97.00	0.0103	18	HDPE	0.009	8.74	15.45
P15	1065.10	1057.80	1063.10	1054.90	202.00	0.0099	15	HDPE	0.009	7.60	9.32
P16	1065.00	1058.80	1065.10	1057.80	98.00	0.0102	15	HDPE	0.009	7.70	9.45
P17	1065.70	1058.40	1065.00	1058.80	57.00	0.0105	15	HDPE	0.009	7.82	9.60
P18	1065.00	1059.90	1065.70	1059.40	49.00	0.0102	15	HDPE	0.009	7.70	9.45
P19	1065.20	1060.10	1065.70	1059.40	67.00	0.0104	15	HDPE	0.009	7.79	9.56

All pipes are sized to carry the 100-yr storm event.
ALL HDPE PIPE TO BE DUAL WALLED WITH SMOOTH INTERIOR WALLS.

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DESIGNED	AJT	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	AJT							
CHECKED	DMP	11/2/02/24	REMOVED ENTRANCE TO BAKERTOWN					

SCALE
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VERTICAL: 2" INTERVAL

DATE
10/3/24

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GRADING & DRAINAGE PLAN FOR
LKM PROPERTIES LP

TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-GP

SHEET 4 OF 10 SHEET(S)

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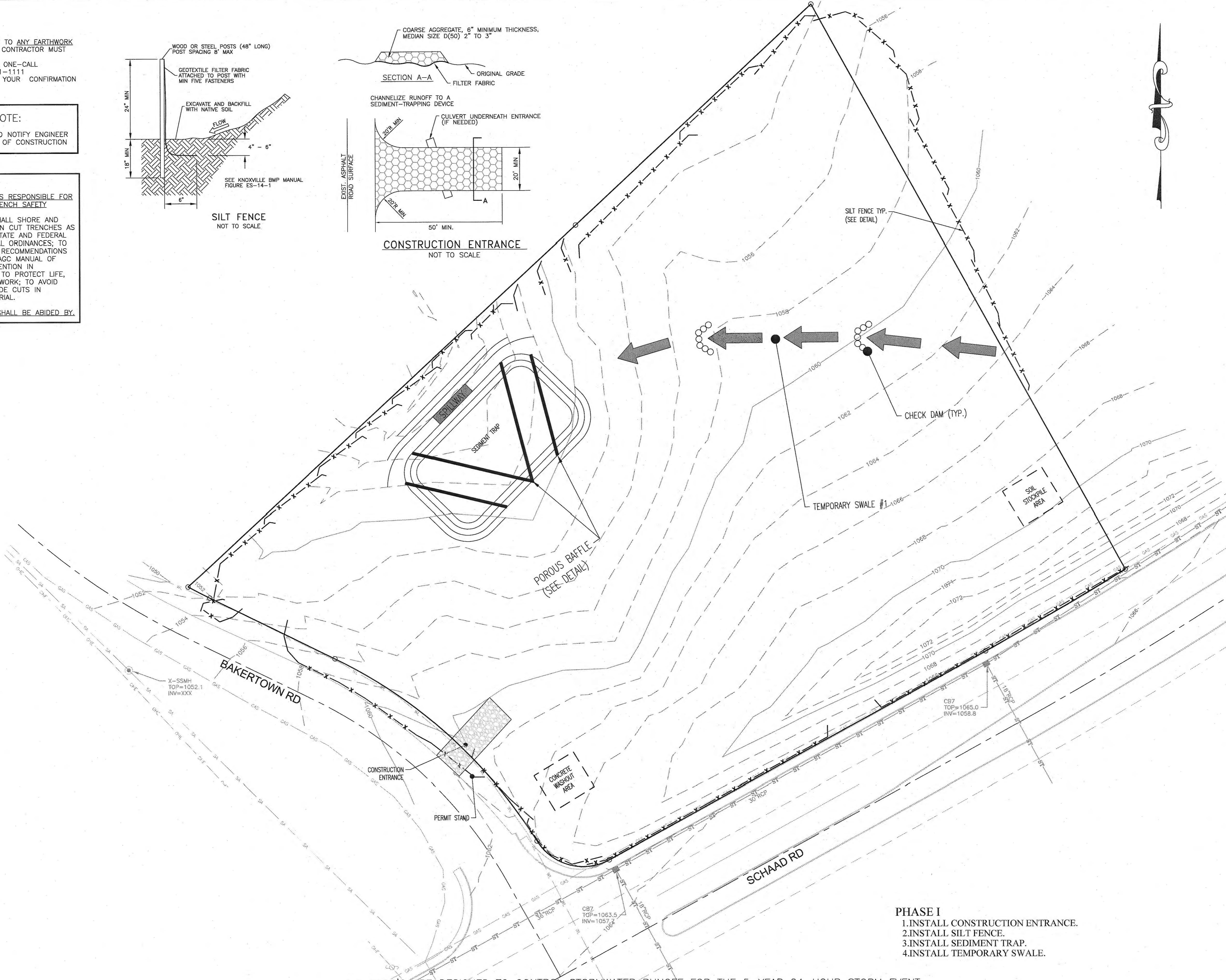
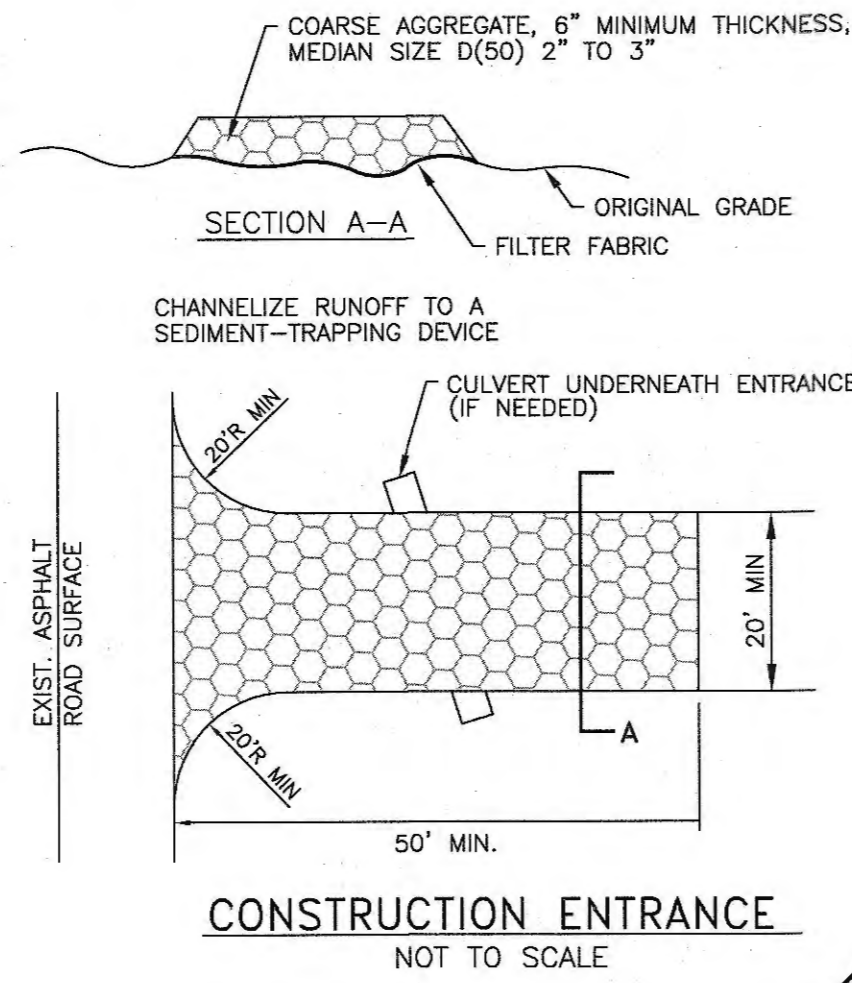
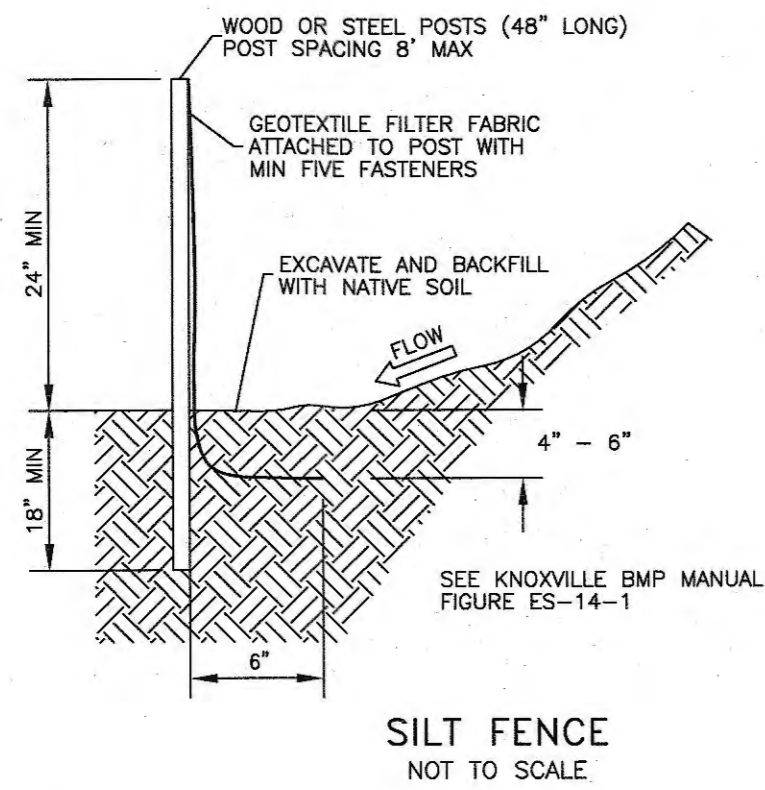
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- STANDARD NOTES:
1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
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 3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CGP SEC 3.1.2 FOR ASSESSMENT LANGUAGE)
 4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITEE WITH THE ADJOINING LAND OWNER.
 5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
 7. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
 8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
 9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>35%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
 10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
 11. NO BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
 12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 13. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 4.01 ACRES.

- PHASE I
1. INSTALL CONSTRUCTION ENTRANCE.
 2. INSTALL SILT FENCE.
 3. INSTALL SEDIMENT TRAP.
 4. INSTALL TEMPORARY SWALE.

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.



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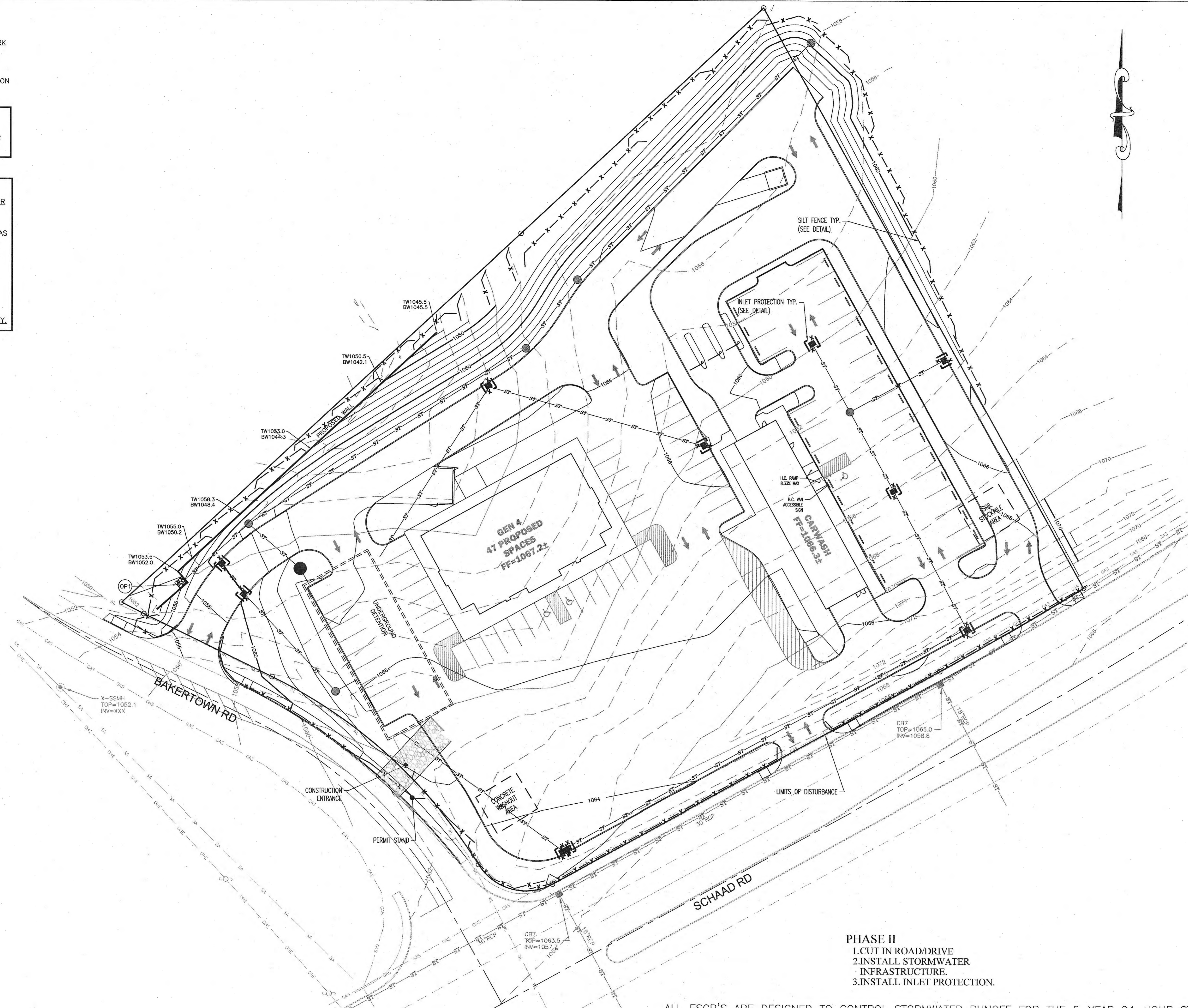
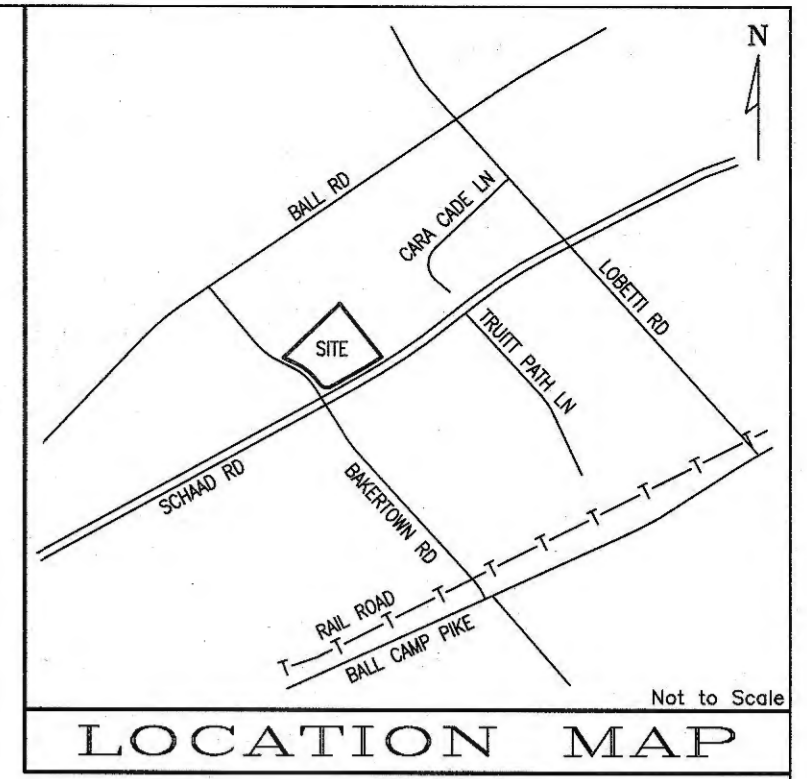
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 3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CGP SEC 3.1.2 FOR ASSESSMENT LANGUAGE)
 4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE TRACKED DOWN AND REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITEE WITH THE ADJOINING LAND OWNER.
 5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY SOIL.
 6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
 7. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
 8. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
 9. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>35%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
 10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
 11. NO BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
 12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 13. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 4.01 ACRES.

PHASE II
1. CUT IN ROAD/DRIVE
2. INSTALL STORMWATER
INFRASTRUCTURE.
3. INSTALL INLET PROTECTION.

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

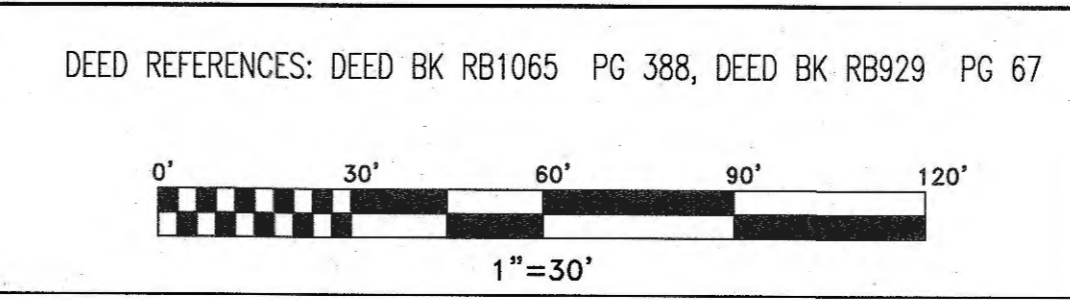


OWNER/DEVELOPER
LKM PROPERTIES LP
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POWELL, TN 37849

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	AJT	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	AJT								
CHECKED	DMP	1	12/02/24	REMOVED ENTRANCE TO BAKERTOWN					

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2" INTERVAL
DATE
10/3/24



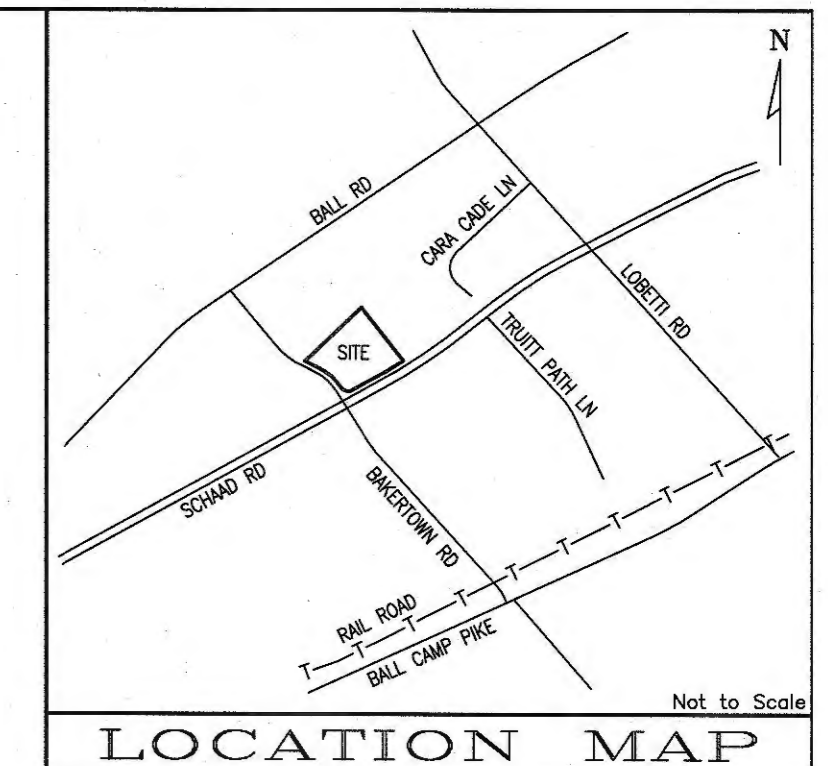
EROSION & SEDIMENT CONTROL PLAN FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-E&SC
SHEET 6 OF 10 SHEET(S)
Q:\25520\25520.DWG

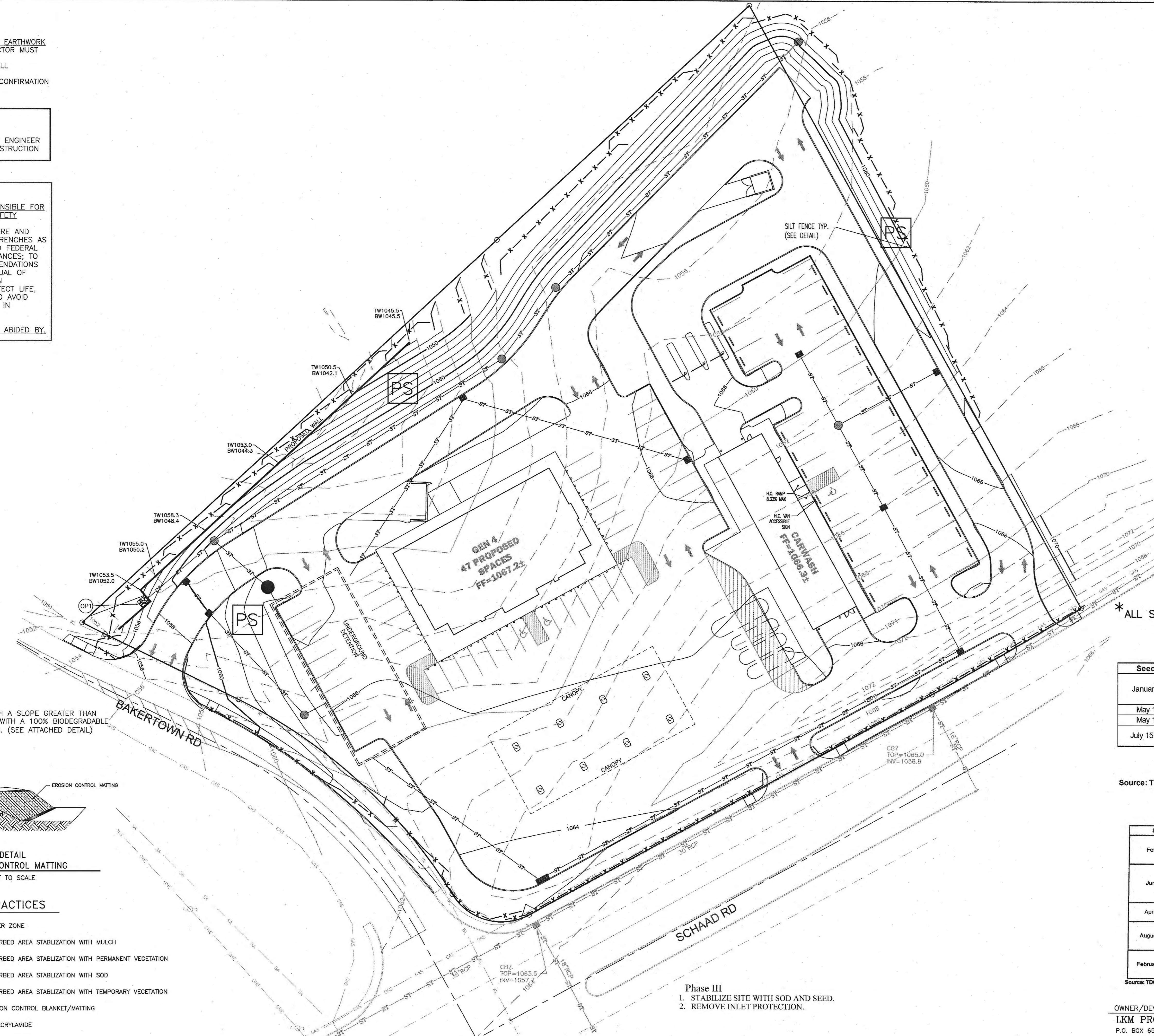
NOTE:
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CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.



- STANDARD NOTES:
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 - THE "AREA OF DISTURBANCE" FOR THIS SITE IS X.XX ACRES.



ALL SLOPES GREATER THAN 2.5:1 WILL BE MATTED USING
EXCEL S-2 ECB OR APPROVED EQUAL.

Temporary Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
July 15 to January 1	Starr Millet	100%
	Balboa Rye	67%
	Italian Rye	33%

Table 1

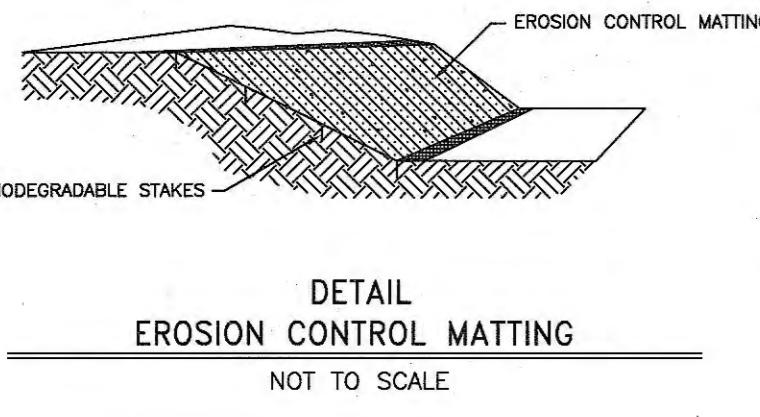
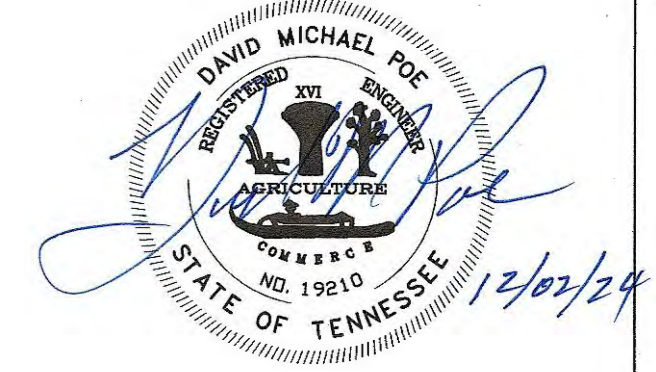
Source: TDOT Standard Specifications

Permanent Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

Table 1

OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 654
POWELL, TN 37849



- NOTE:
- ALL DISTURBED AREAS WITH A SLOPE GREATER THAN 2.5:1 WILL BE STABILIZED WITH A 100% BIODEGRADABLE EROSION CONTROL MATTING. (SEE ATTACHED DETAIL)

- Phase III
- STABILIZE SITE WITH SOD AND SEED.
 - REMOVE INLET PROTECTION.

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

- VEGETATIVE PRACTICES
- BF BUFFER ZONE
 - MU DISTURBED AREA STABILIZATION WITH MULCH
 - PS DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
 - SO DISTURBED AREA STABILIZATION WITH SOD
 - TS DISTURBED AREA STABILIZATION WITH TEMPORARY VEGETATION
 - MA EROSION CONTROL BLANKET/MATTING
 - PAM POLYACRYLAMIDE

BATSON, HIMES, NORVELL & POE
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DESIGNED	AUT	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	AUT							
CHECKED	DMP	12/02/24	REMOVED ENTRANCE TO BAKERTOWN					

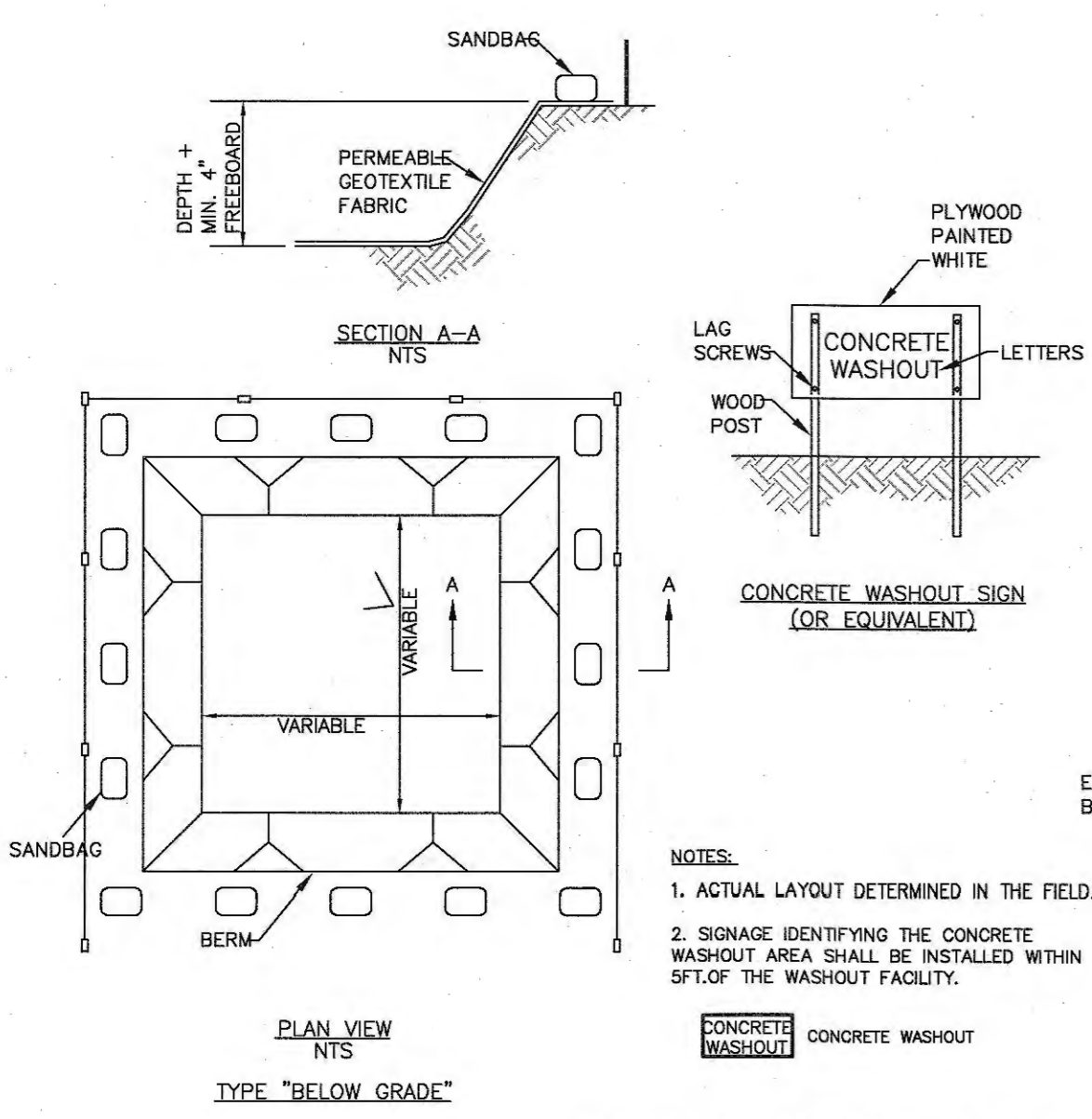
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HORIZONTAL: 1" = 30'
VERTICAL: 2" INTERVAL

DATE
10/3/24

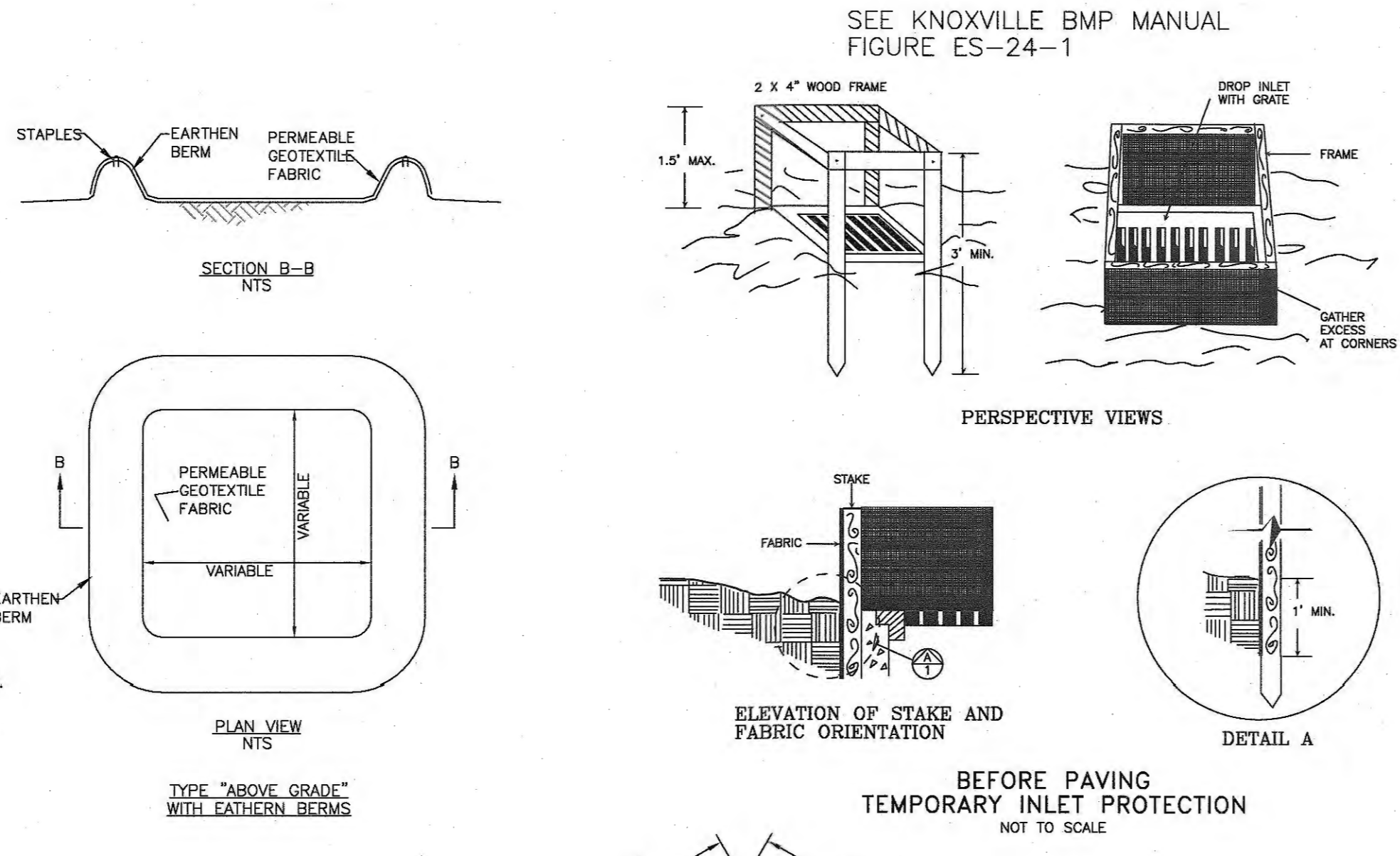
DEED REFERENCES: DEED BK RB1065 PG 388, DEED BK RB929 PG 67

EROSION & SEDIMENT CONTROL PLAN FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

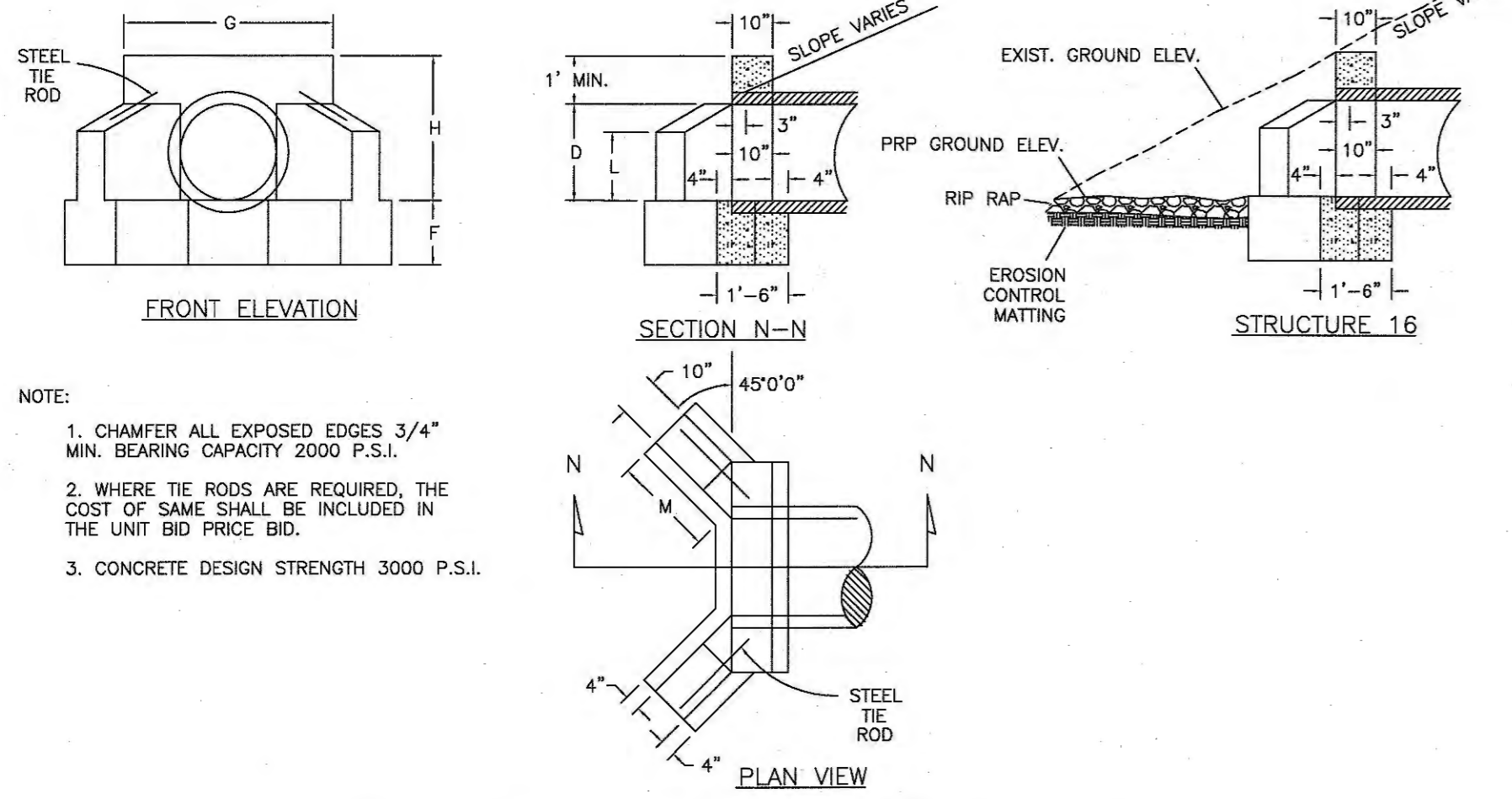
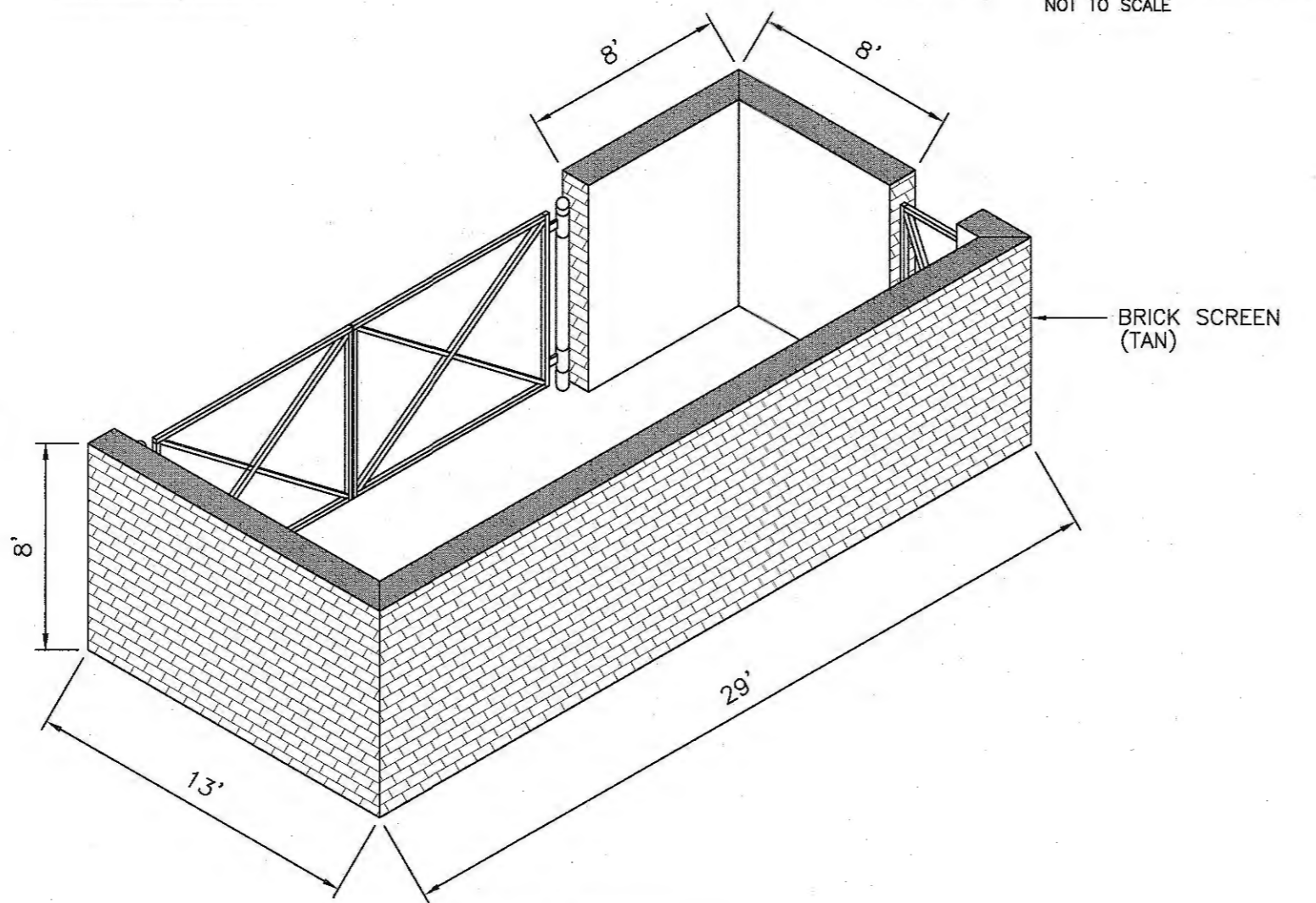
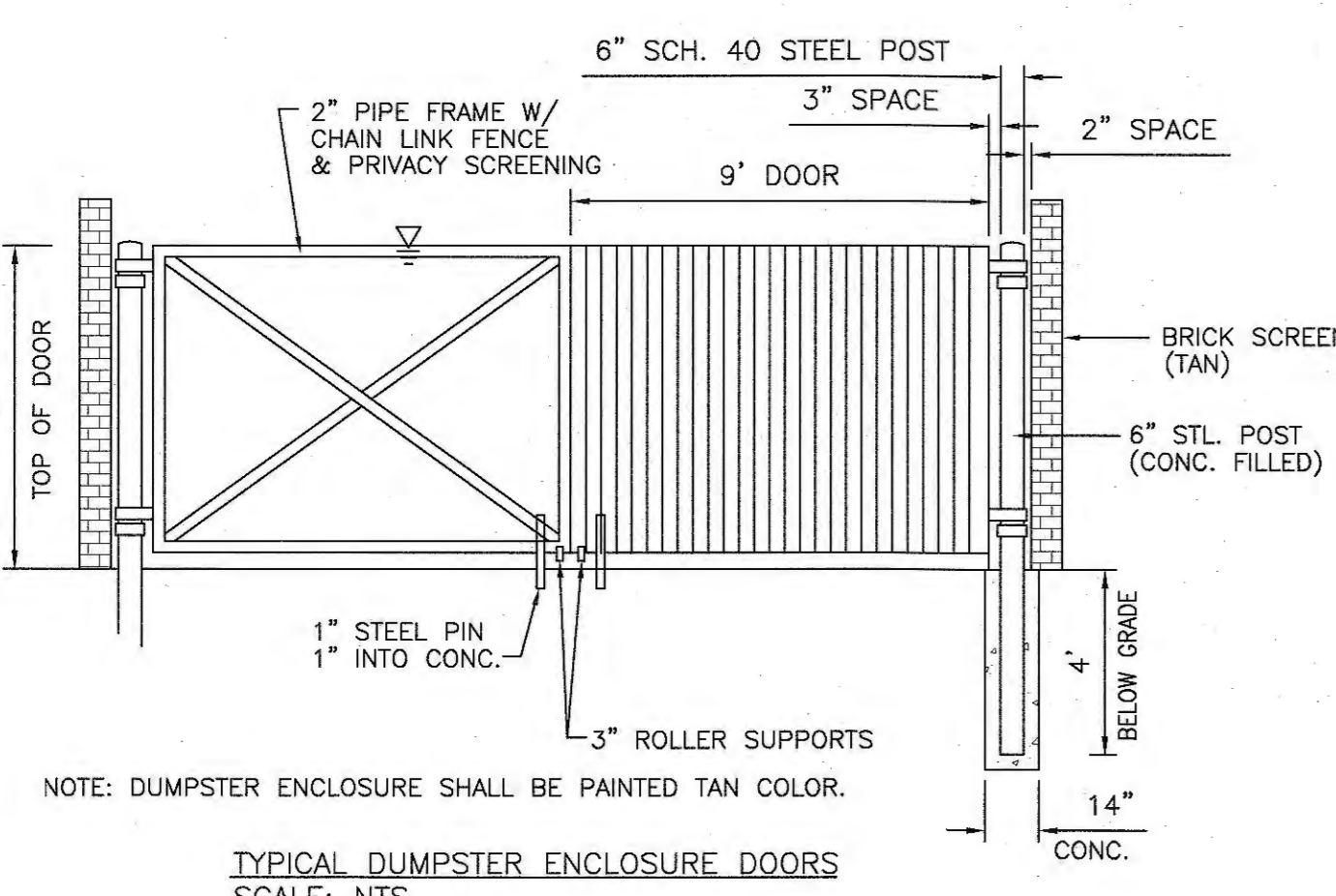
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SHEET 7 OF 10 SHEET(S)
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CONCRETE WASHOUT DETAIL

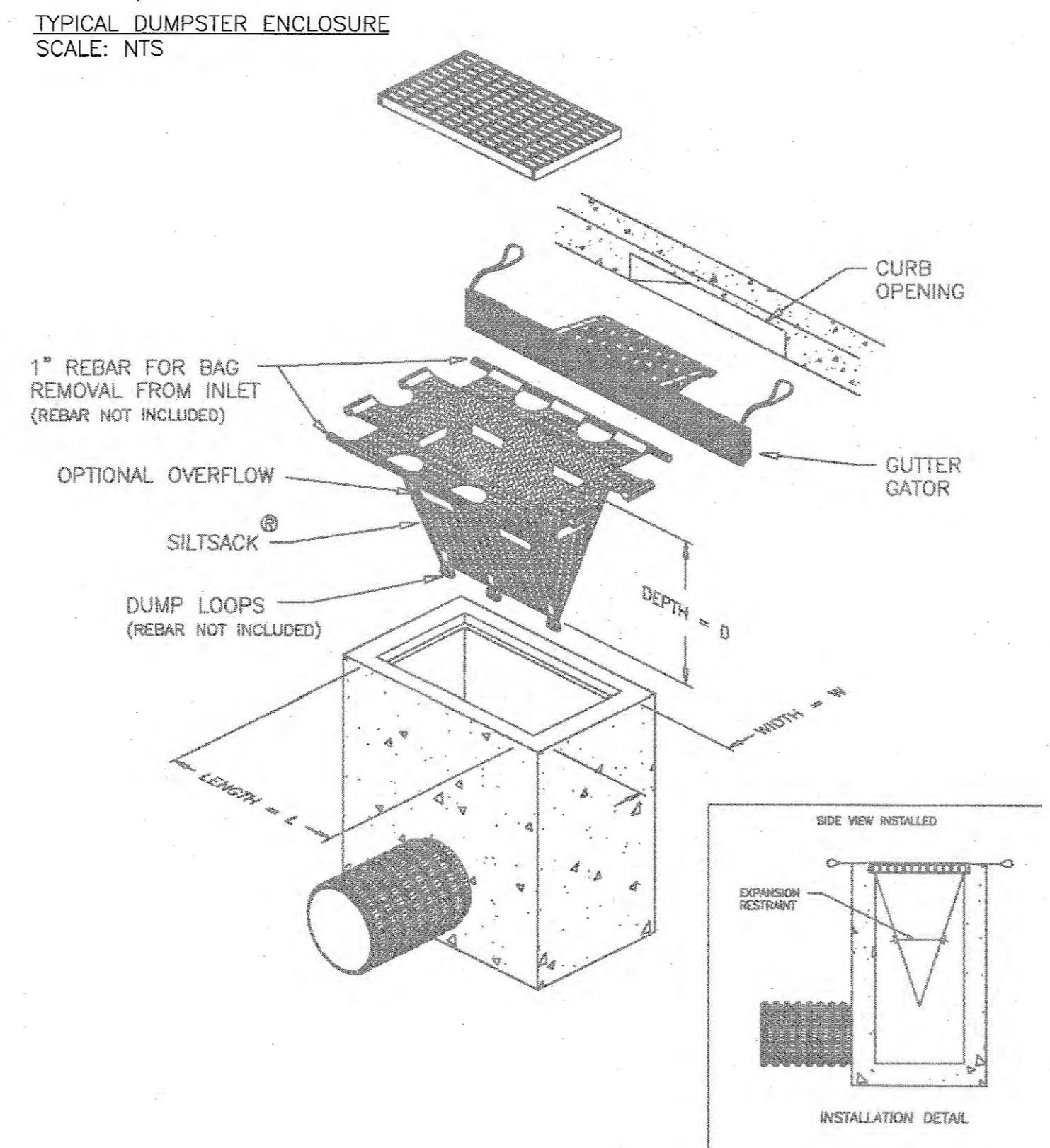


BEFORE PAVING TEMPORARY INLET PROTECTION
NOT TO SCALE

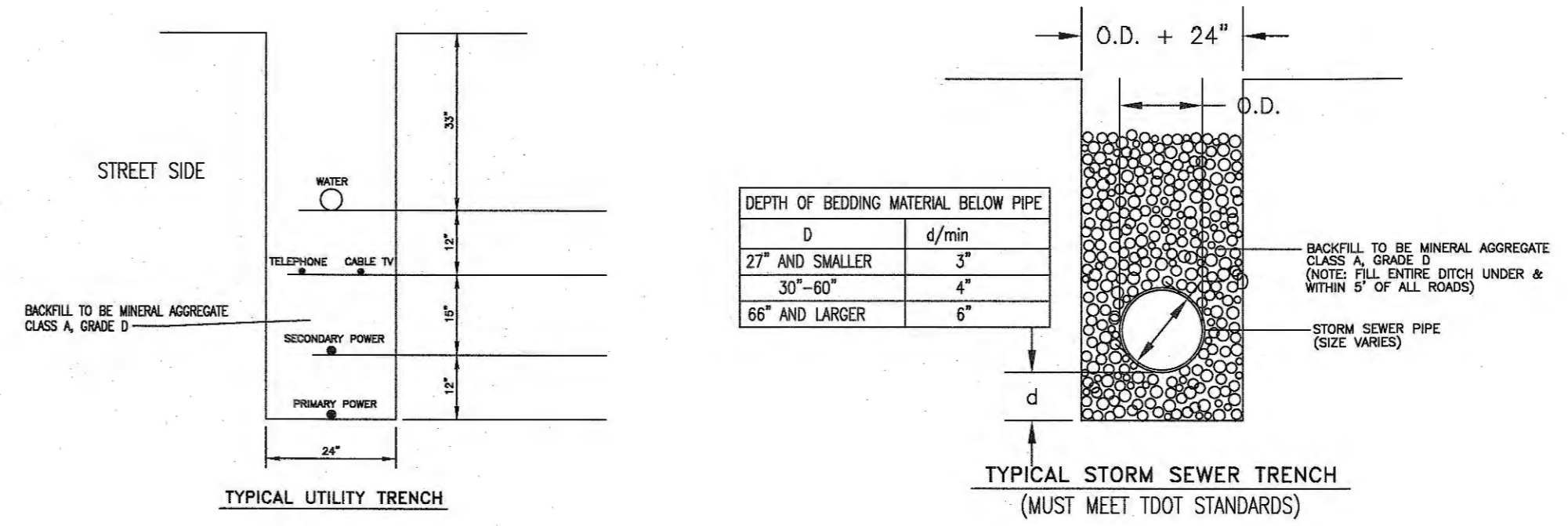


OPENING	DIMENSIONS						QUANTITIES IN ONE ENDWALL			
	AREA SQ.FT.	H	G	L	M	F	TOTAL CU. YARDS			STEEL
D							CONC. PIPE	C.I. PIPE	C.I. PIPE	TIE RODS
15"	1.2	2'-3"	3'-7"	1'-0"	1'-3"	1'-3"	0.58	0.61	0.61	NONE
18"	1.8	2'-6"	3'-10"	1'-2"	1'-7"	1'-3"	0.76	0.79	0.79	NONE
24"	3.1	3'-0"	4'-4"	1'-5"	2'-1"	1'-4"	1.03	1.08	1.08	2-3/4"x2'-0"
30"	4.9	3'-6"	4'-10"	1'-9"	2'-5"	1'-6"	1.34	1.42	1.41	2-3/4"x2'-0"
36"	7.1	4'-0"	5'-4"	2'-0"	2'-11"	1'-8"	1.74	1.85	1.84	2-3/4"x3'-0"
42"	9.6	4'-6"	5'-10"	2'-3"	3'-5"	2'-0"	2.36	2.49		2-3/4"x3'-0"
48"	12.6	5'-0"	6'-4"	2'-6"	4'-0"	2'-0"	2.76	2.92		2-3/4"x3'-0"

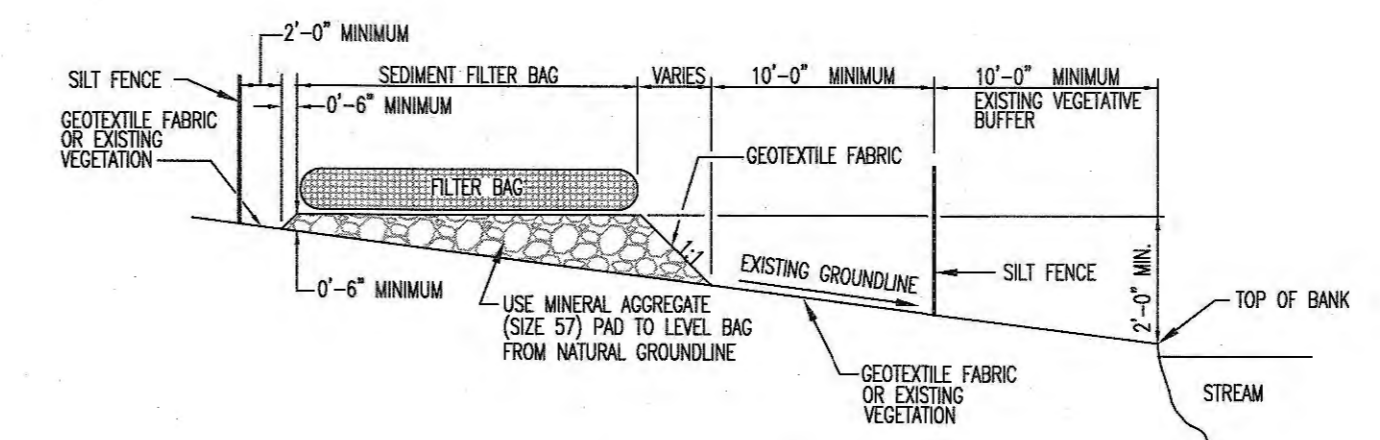
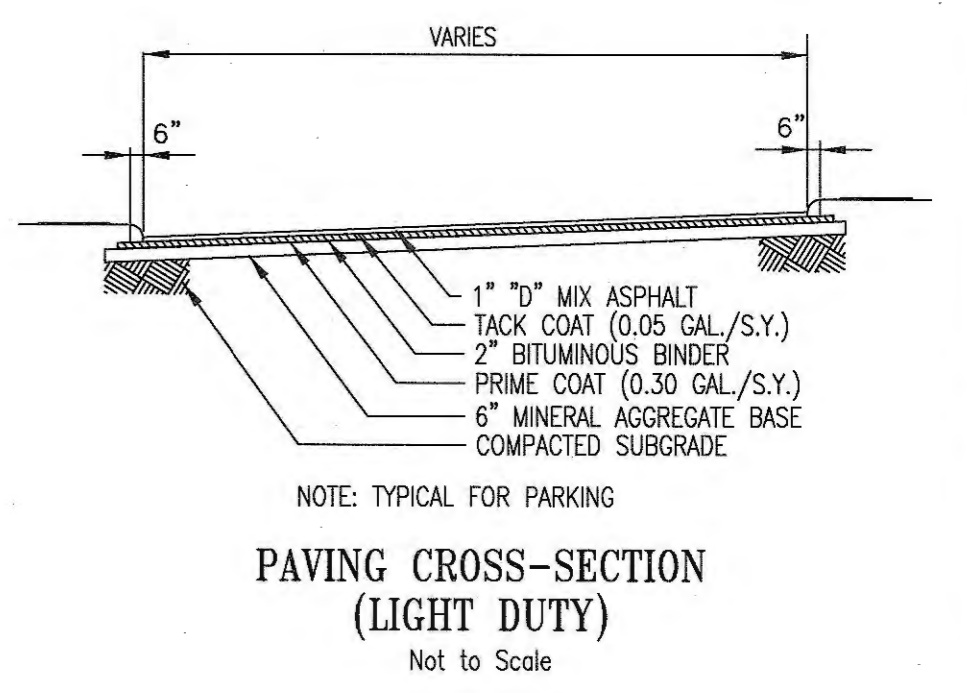
CONCRETE HEADWALL DETAIL WITH 45° WINGS FOR PIPE CULVERTS



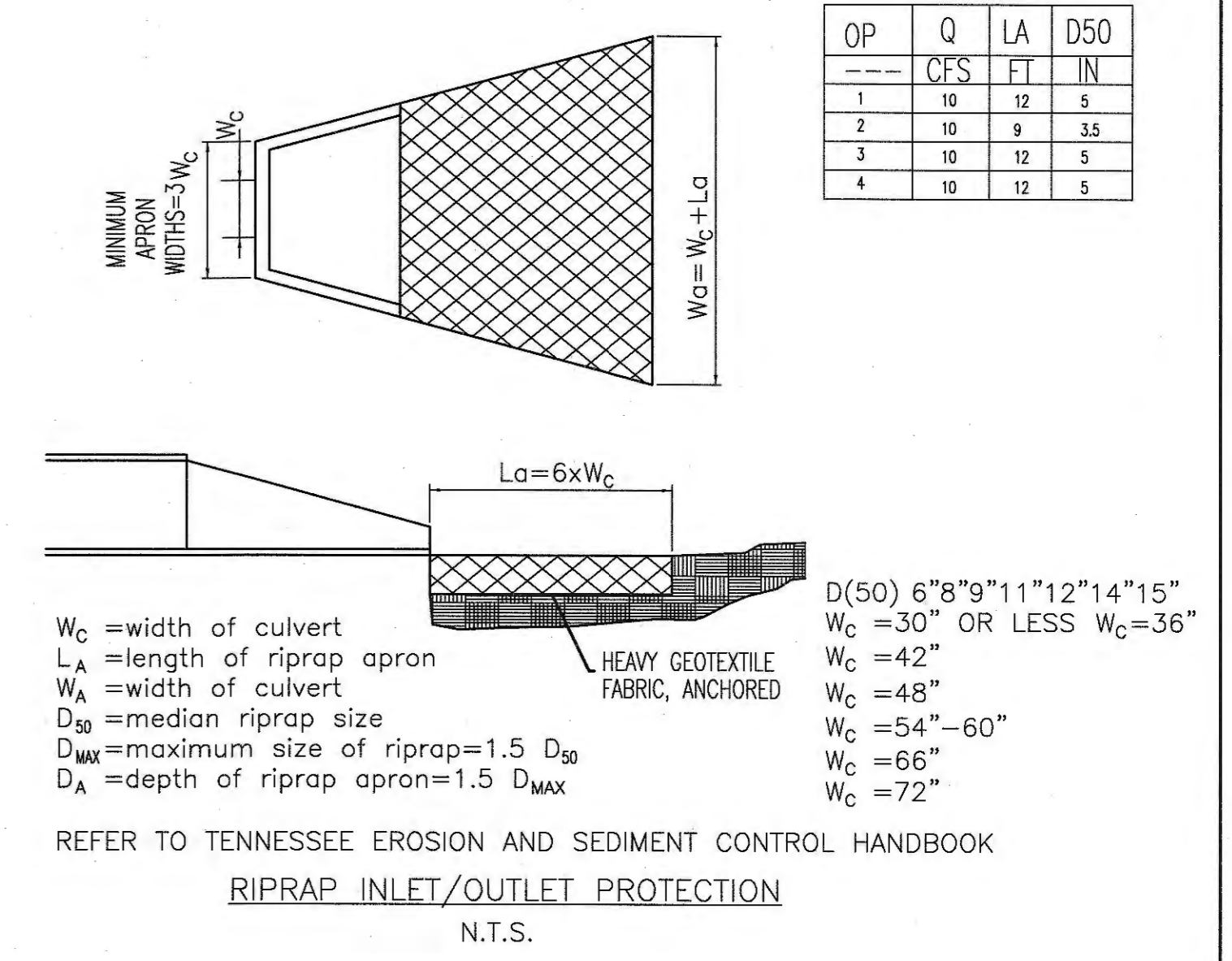
INLET PROTECTION AFTER PAVING
NOT TO SCALE



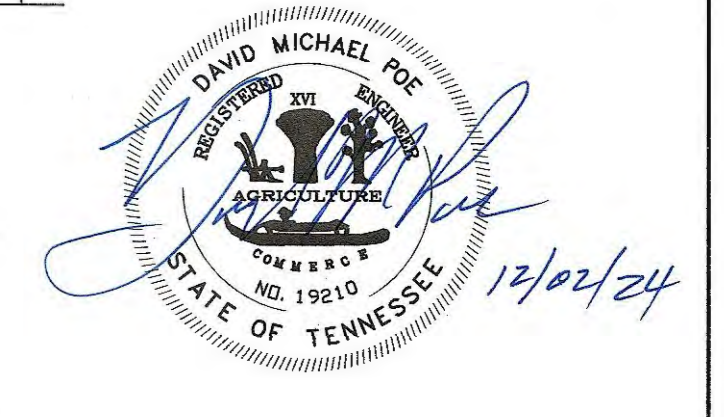
CONCRETE DETAIL
NOT TO SCALE



PLAN VIEW
FILTER BAG DETAIL
NOT TO SCALE



ROCK CHECK DAMS
NOT TO SCALE



OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 654
POWELL, TN 37849

BATSON, HIMES, NORVELL & POE
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FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	SCALE
AJT	
DRAWN	DATE
AJT	10/4/24
CHECKED	REVISION
DMP	1 12/02/24 NO. DATE
	REMOVED ENTRANCE TO BAKERTOWN
	REVISION
	APPR. NO. DATE

SCALE
DATE
10/4/24

DETAILS FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25520-D
SHEET 8 OF 10 SHEET(S)
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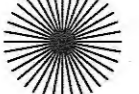
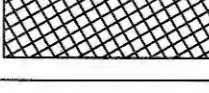

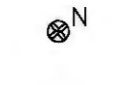
"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

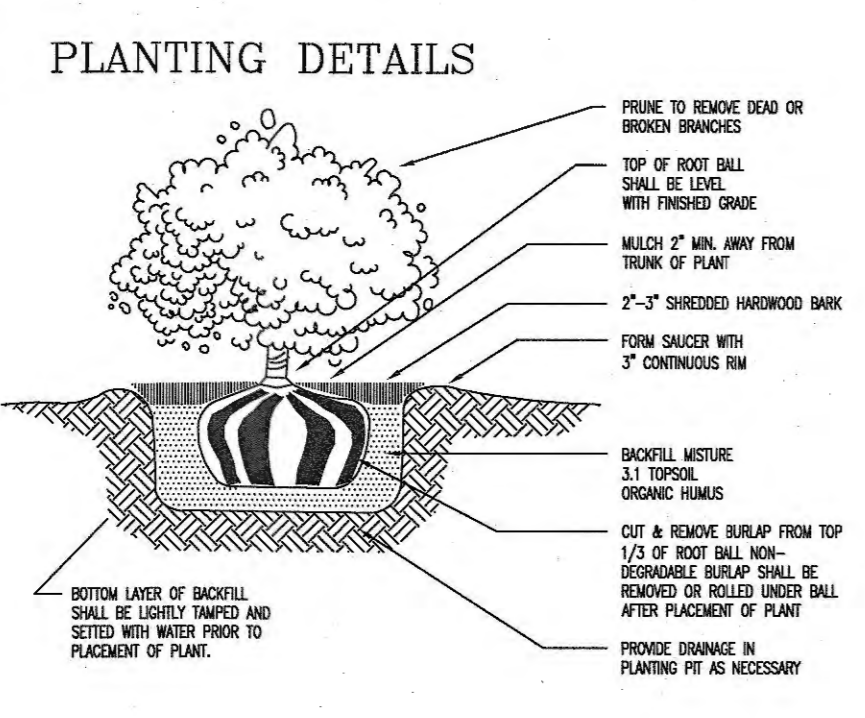
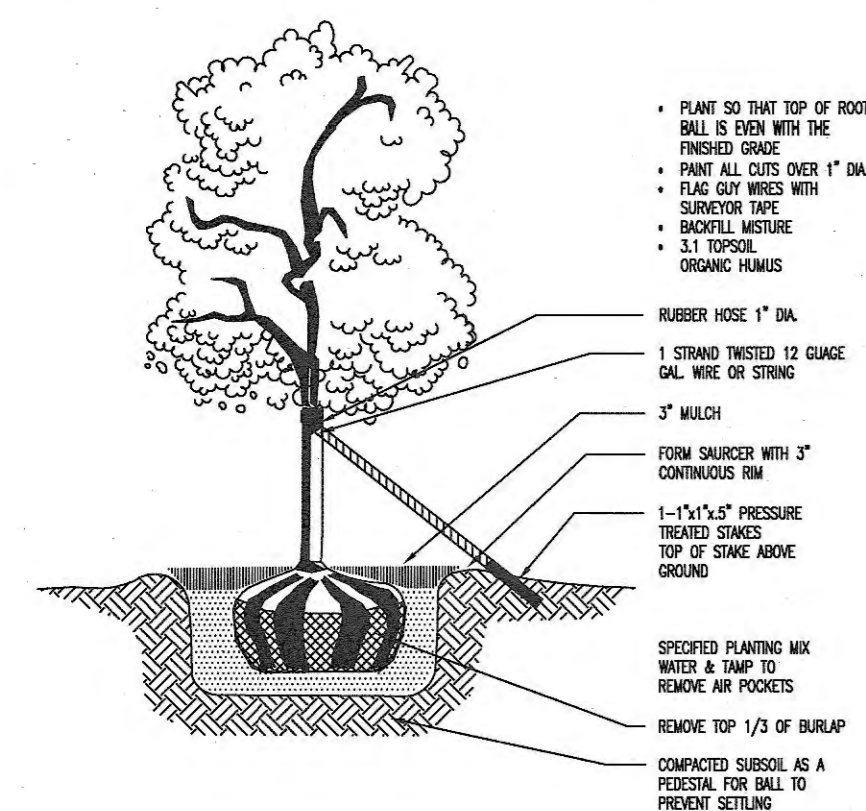
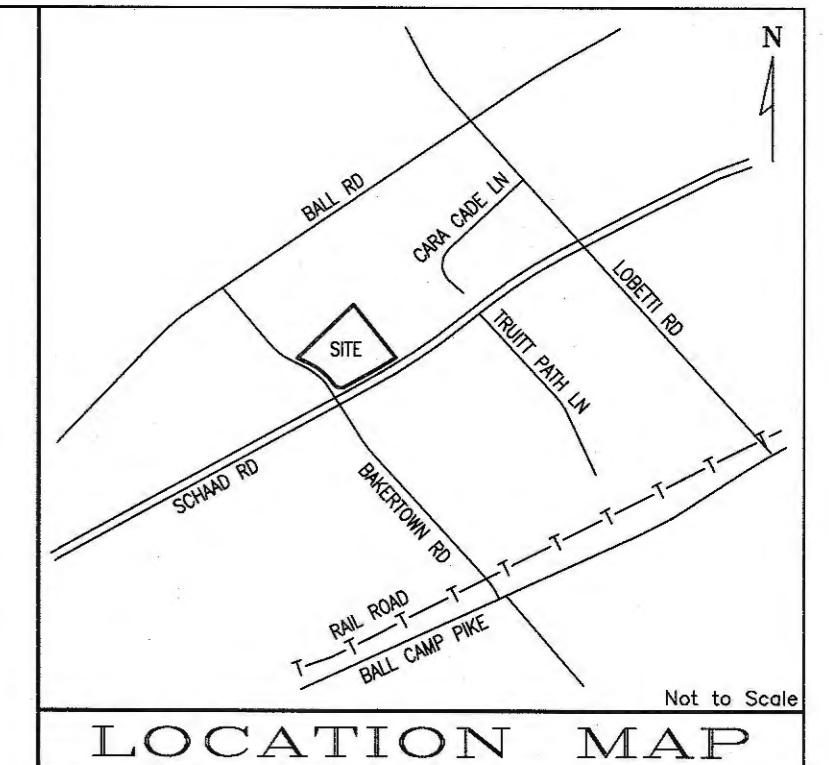
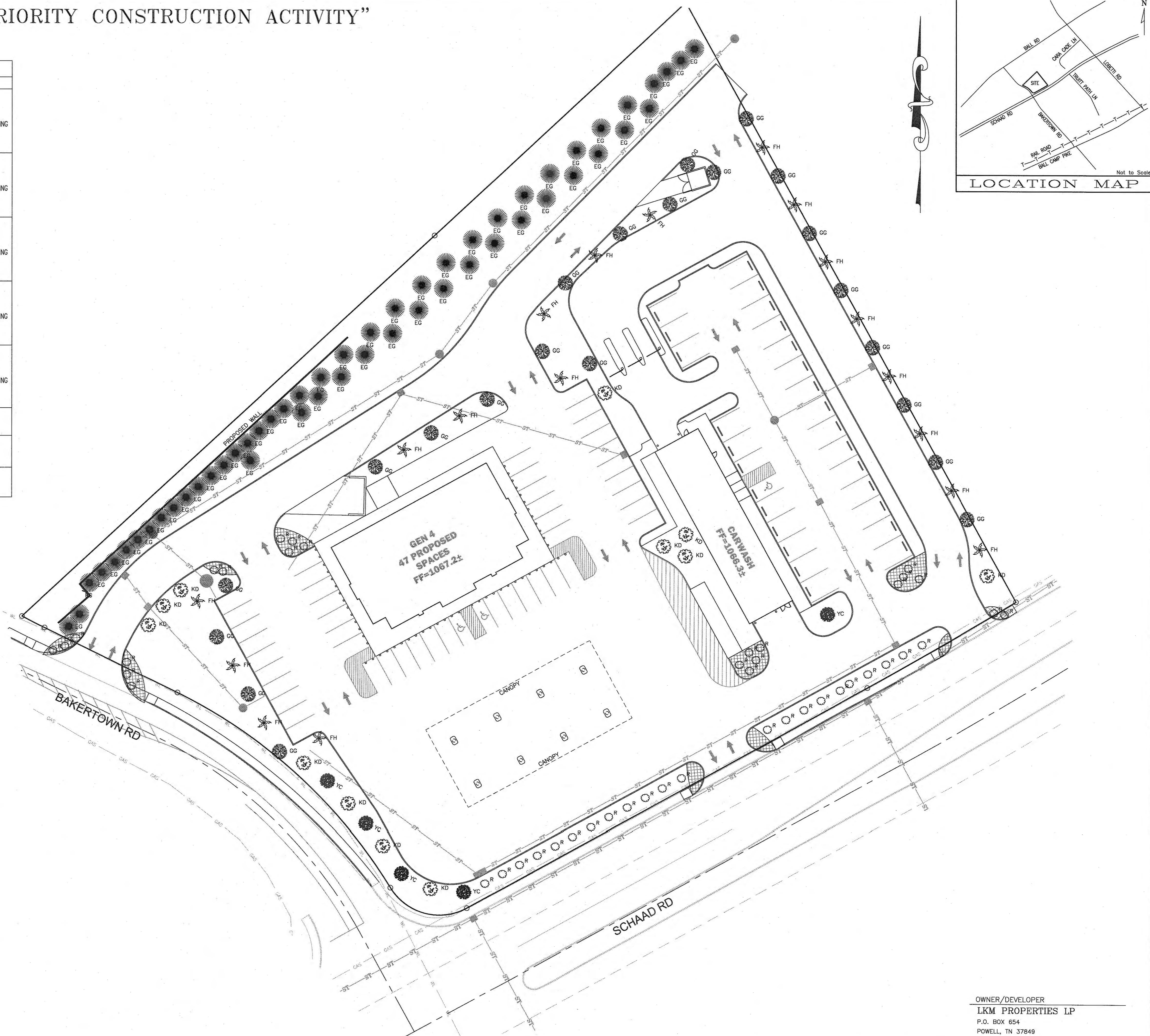
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UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

PLANT MATERIAL SCHEDULE				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
	22	THUJA "GREEN GIANT"	GREEN GIANT ARBORVITAE	1-1/4" CAL. 6' HT MIN AT PLANTING
	4	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2" CAL. 6' HT MIN AT PLANTING
	18	LLEX X ATTENUATE "FOSTER"	FOSTER HOLLY	1-1/4" CAL. 6' HT MIN AT PLANTING
	12	CORNUS KOUSA	KOUSA DOGWOOD	2" CAL. 6' HT MIN AT PLANTING
	49	JUNIPERUS	SPARTAN JUNIPER	2" CAL. 8' HT MIN AT PLANTING
			LANDSCAPE ISLAND	
	44	ROSA RADRAZZ	ROSA "KNOCK OUT"	1 GALLON MIN
	48	BERBERIDACEAE NANDINA DOMESTICA	OBSESSION NANDINA	1 GALLON MIN



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DESIGNED	AJT								
DRAWN	AJT								
CHECKED	DMP	1	12/02/24	REMOVED ENTRANCE TO BAKERTOWN					
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2" INTERVAL

DATE
10/3/24

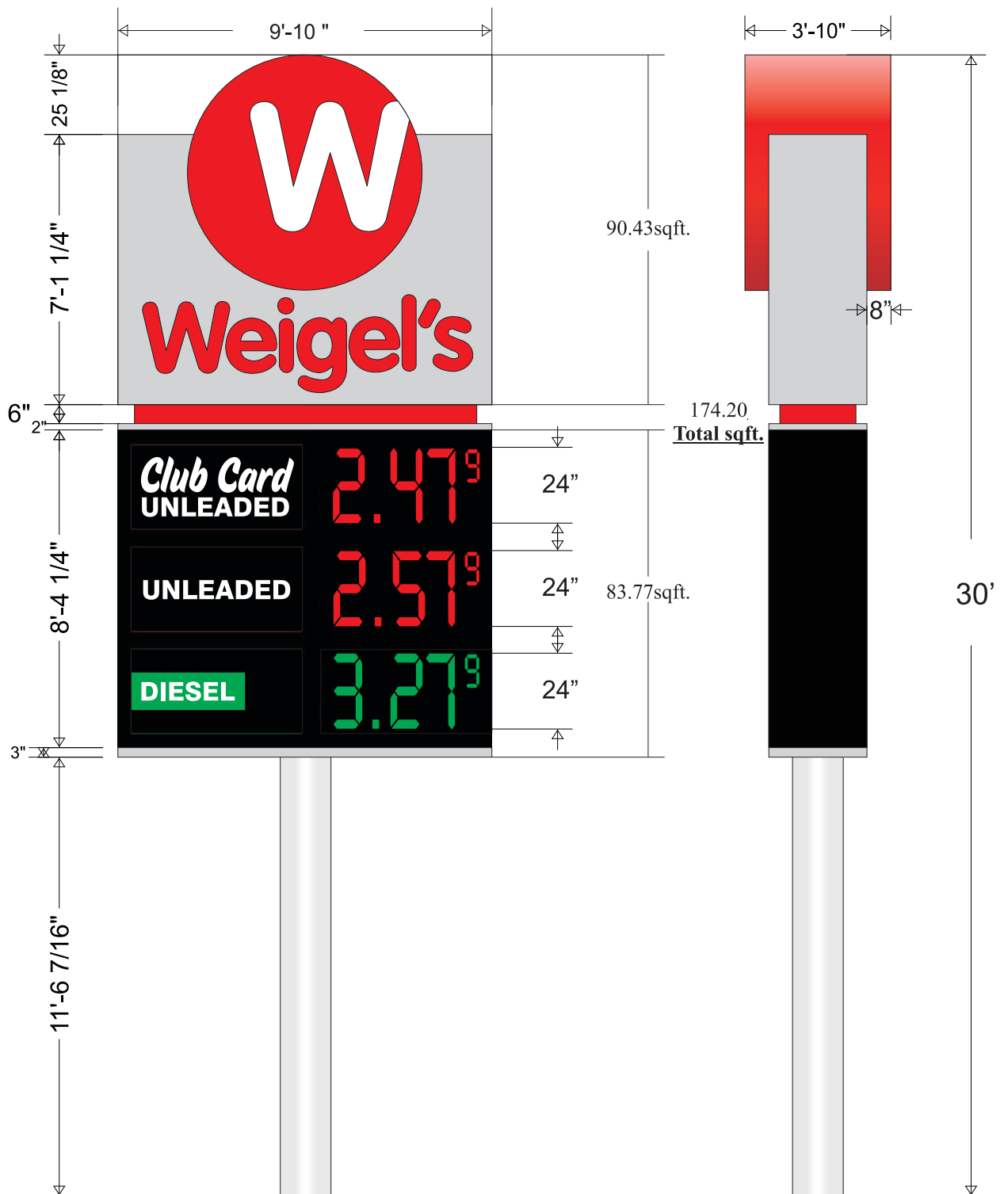
DEED REFERENCES: DEED BK RB1065 PG 388, DEED BK RB929 PG 67

1" = 30'

LANDSCAPE PLAN FOR
LKM PROPERTIES LP
TAX MAP 091 PART OF PARCEL 256.03
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

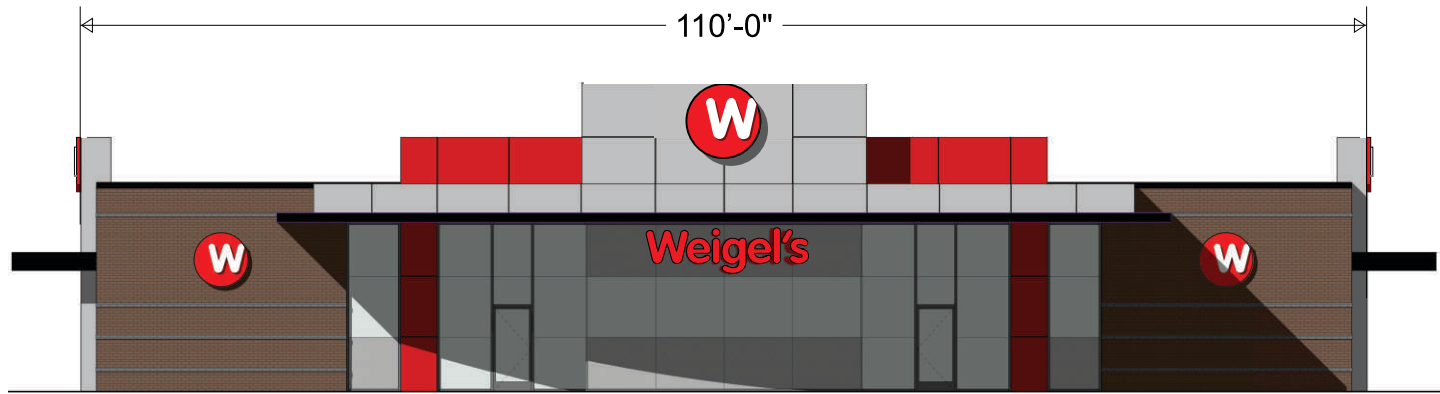
OWNER/DEVELOPER
LKM PROPERTIES LP
P.O. BOX 654
POWELL, TN 37849

25520-LP
SHEET 10 OF 10 SHEET(S)
Q:\25520\25520.DWG



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<i>Neon Service Co.</i>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



FRONT ELEVATION



LEFT ELEVATION

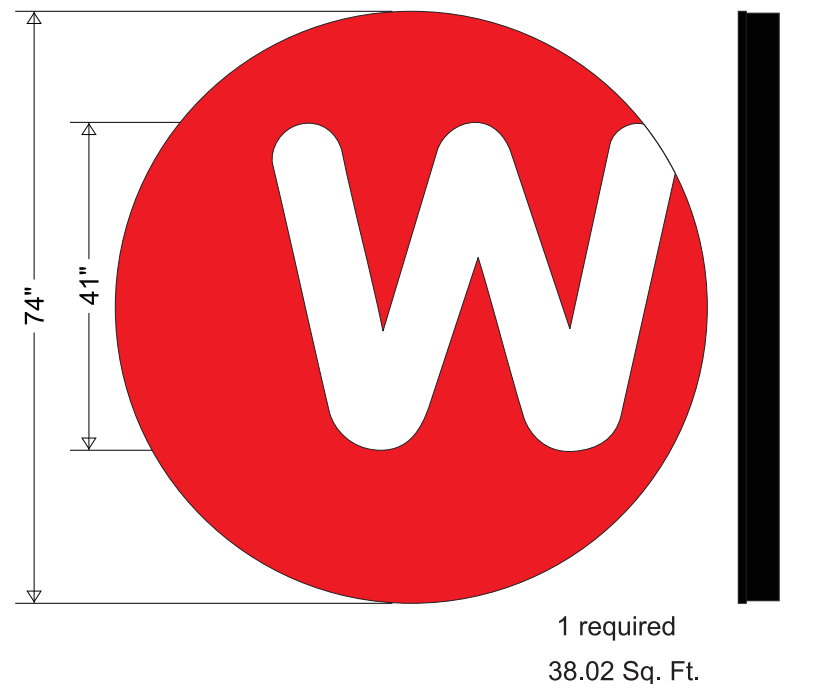
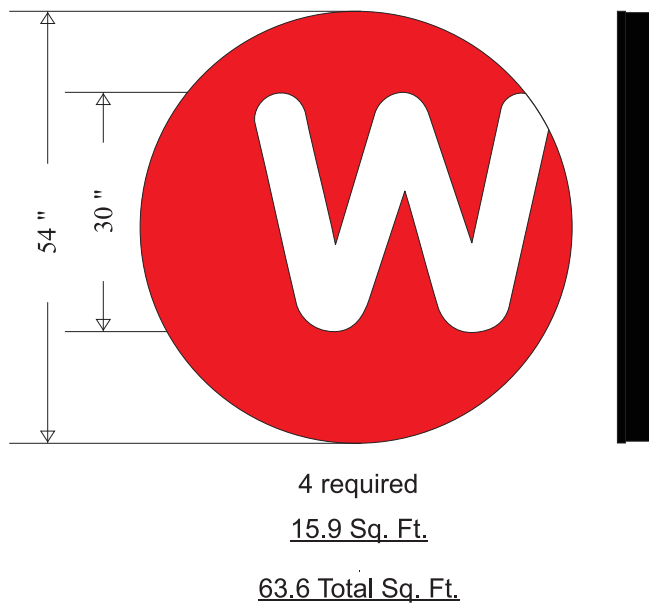
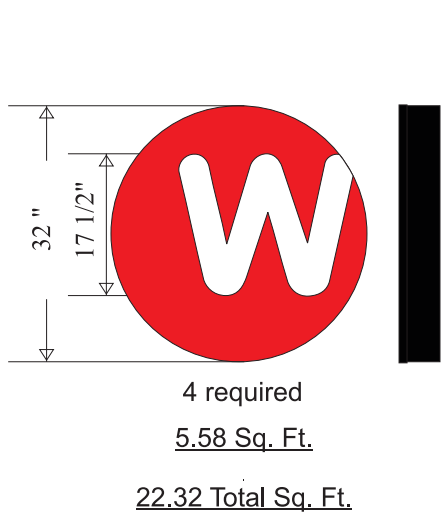


RIGHT ELEVATION



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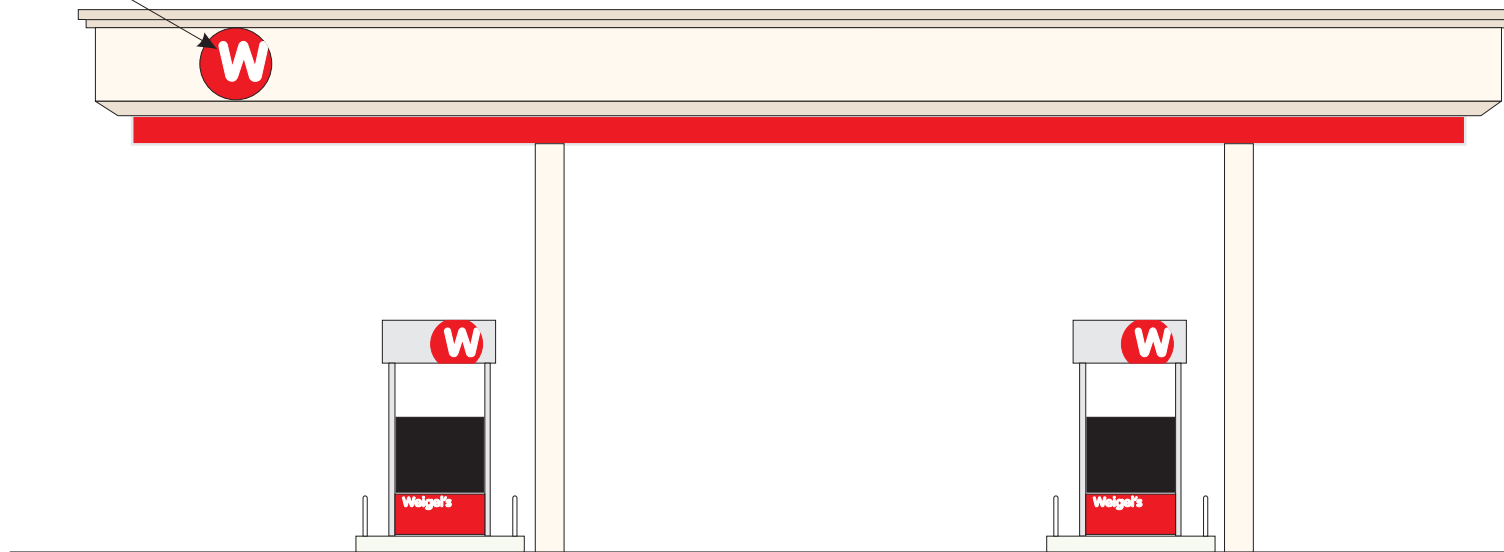
<i>Neon Service Co.</i>		
SCALE: 3/8" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



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<i>Neon Service Co.</i>		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3

32" Logo
4 REQUIRED



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<i>Neon Service Co.</i>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



② Exit Elevation
3/16" = 1'-0"

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<i>Neon Service Co.</i>		
SCALE: 3/16" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3

Note: One (1) Non-illuminated letter set on entrance elevation.

Entrance Tower
24' - 0"

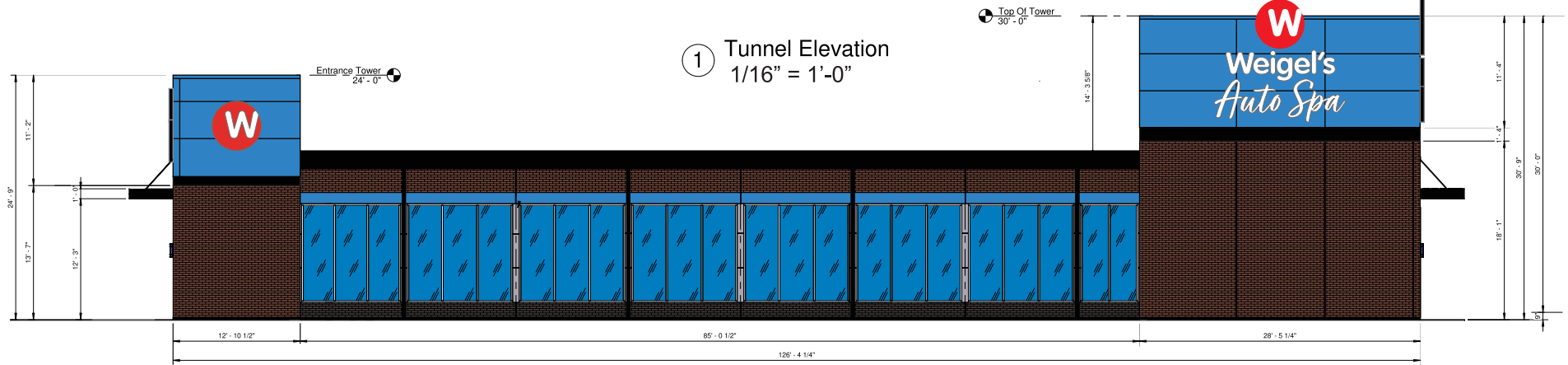


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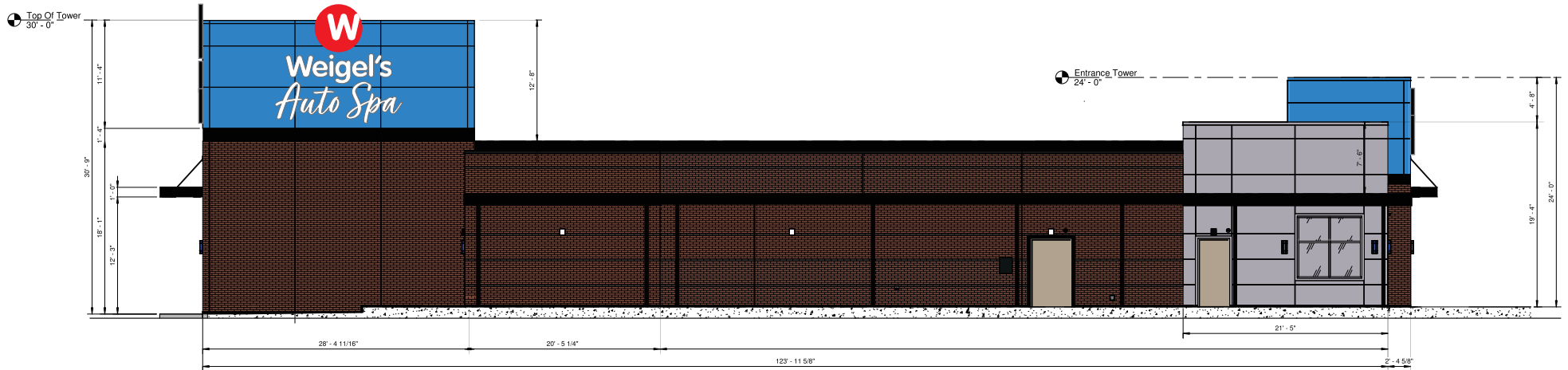
② Entrance Elevation
3/16" = 1'-0"

<i>Neon Service Co.</i>		
SCALE: 3/16" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3

① Tunnel Elevation
1/16" = 1'-0"

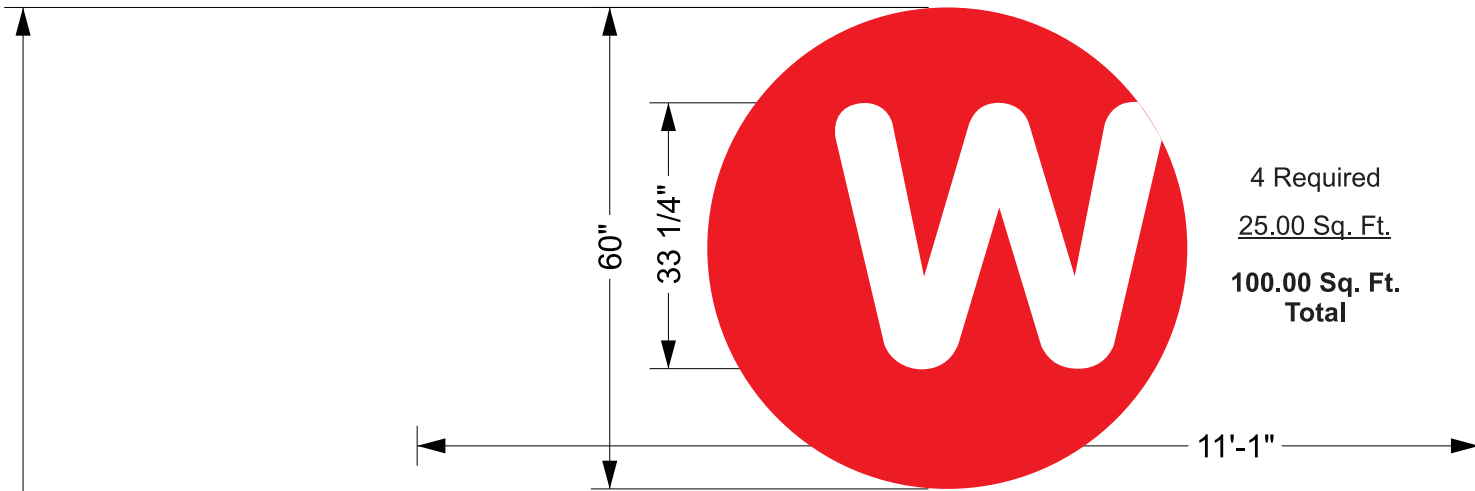


① Equipment Room Elevation
1/16" = 1'-0"



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<i>Neon Service Co.</i>		
SCALE: 1/16" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



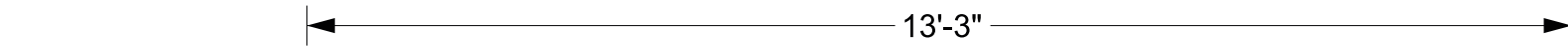
4 Required
25.00 Sq. Ft.
100.00 Sq. Ft. Total



4 Required
24.80 Sq. Ft.
99.2 Sq. Ft. Total



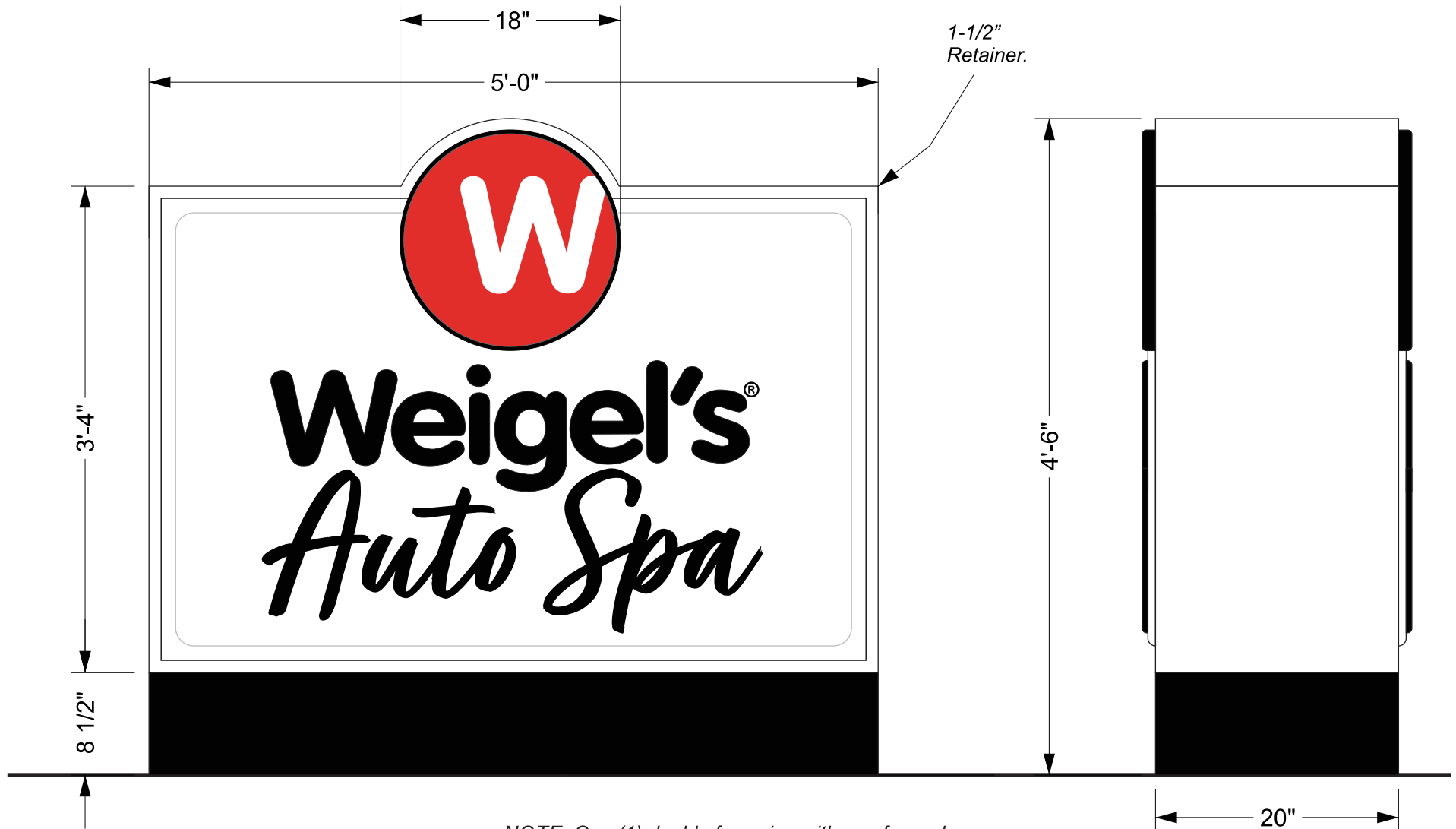
4 Required
55.81 Sq. Ft.
223.24 Sq. Ft. Total



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422.44 Sq. Ft.
Total

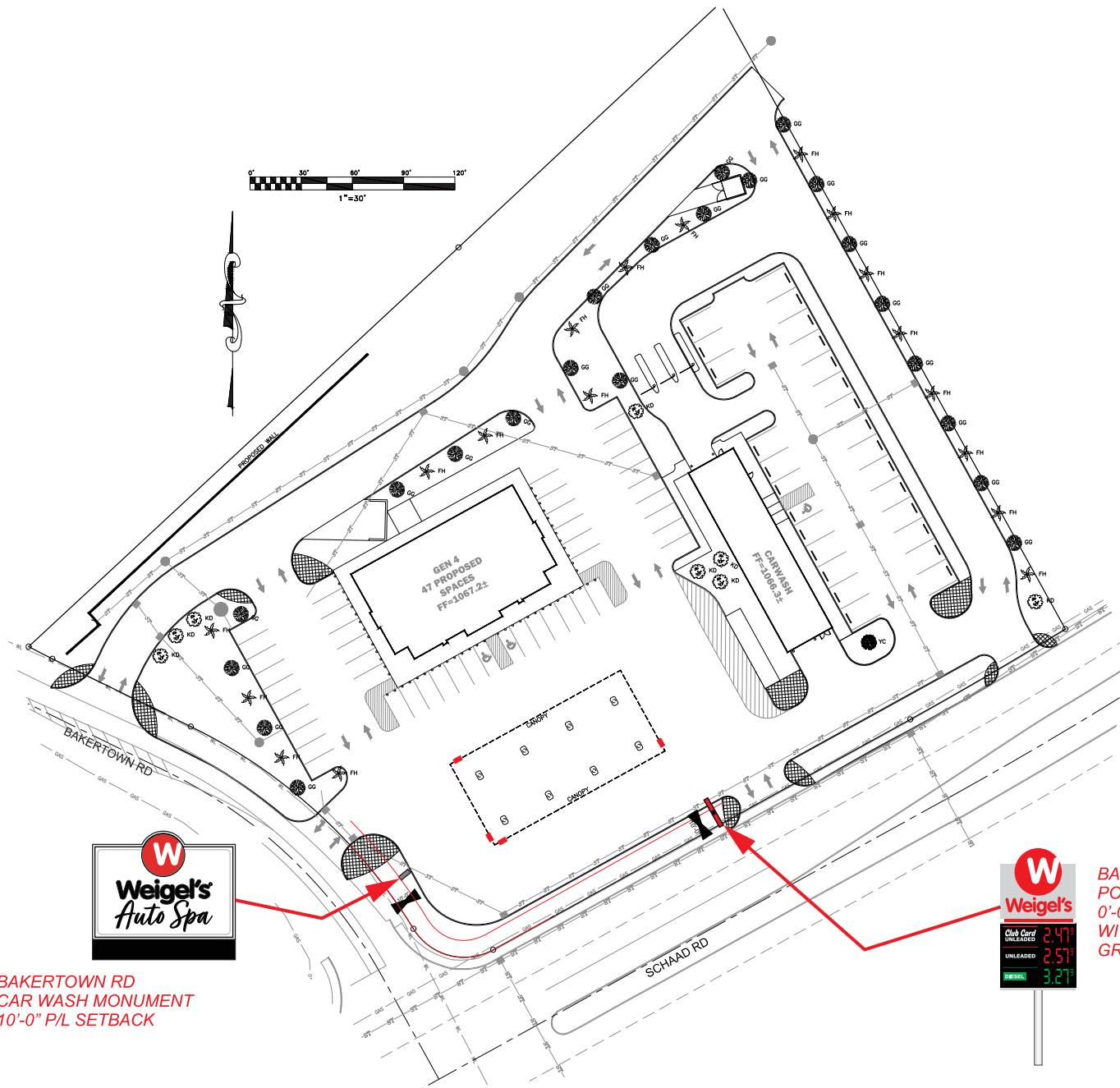
<i>Neon Service Co.</i>		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



NOTE: One (1) double face sign with pan formed embossed acrylic faces painted on inside with acrylic paint. Internally illuminated with LED's.

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<i>Neon Service Co.</i>		
SCALE: 1" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3



BAKERTOWN RD
CAR WASH MONUMENT
10'-0" P/L SETBACK



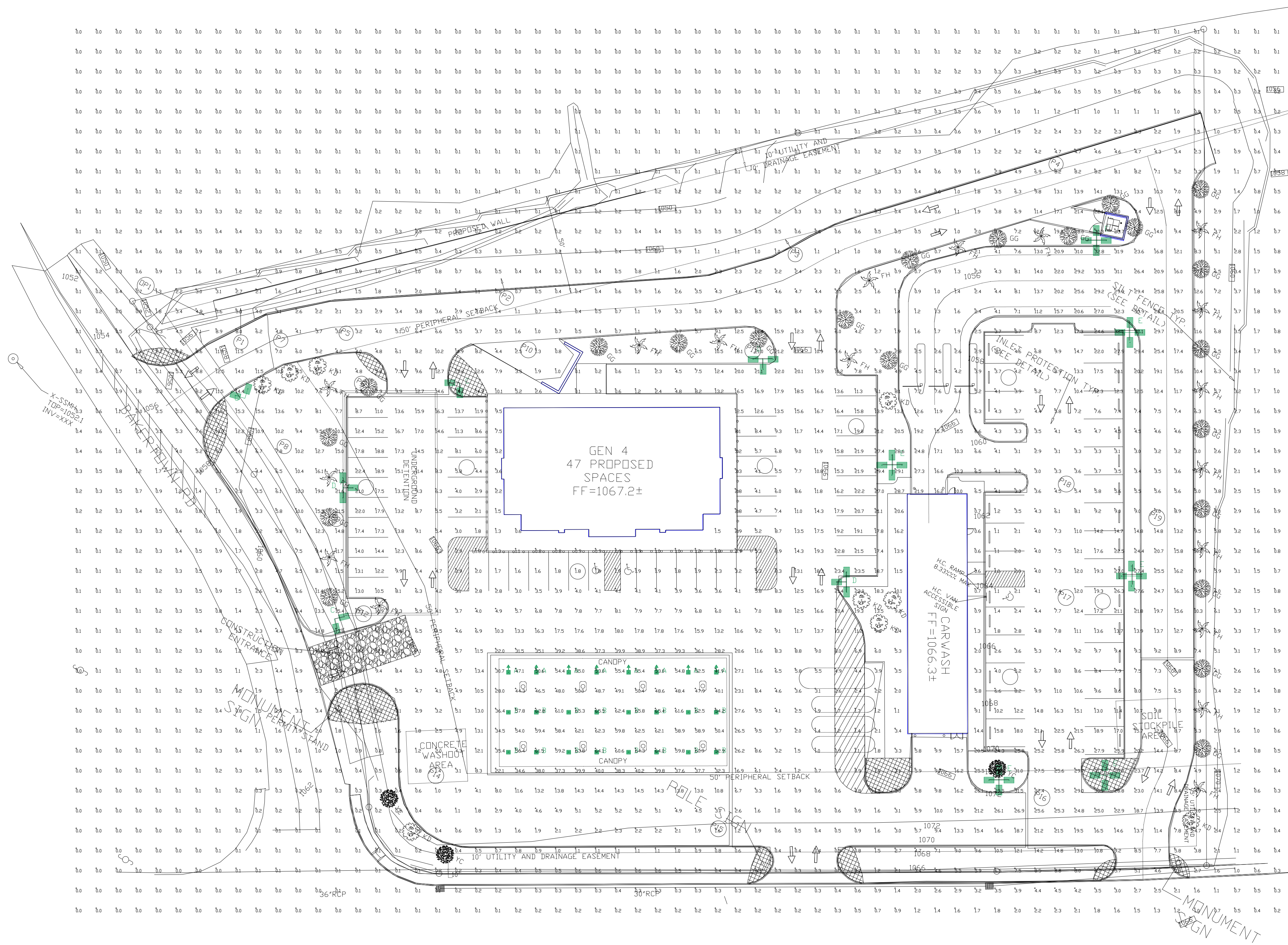
BAKERTOWN RD
POLE SIGN
0'-0" P/L SETBACK
WITH MINIMUM 10'-0"
GRADE CLEARANCE

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<i>Neon Service Co.</i>		
SCALE: N/A	APPROVED BY:	DRAWN BY:
DATE: 10-24-24		R.H.
NAME: Weigel's #118 Scaad Rd @ Bakertown		
DRAWING NUMBER		10-24-241204-3

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of 'U0' most closely matches the old Full Cutoff rating.



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS	Illuminance	Fc	6.19	65.8	0.0	N.A.	N.A.	0
CANDPY	Illuminance	Fc	51.37	65.8	22.1	2.32	2.98	
INSIDE CURB	Illuminance	Fc	9.56	39.9	0.3	31.87	133.00	

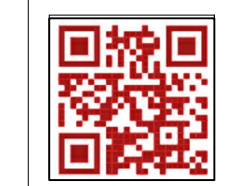
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	8	A	Single	CRUS-SCFT-LED-VHD-30	15'	1.000	1.000	22192	152	B3-U0-G3
	16	B	Single	CRUS-SC-VHD-30	15'	1.000	1.000	21289	152	B4-U0-G2
	3	C	2 @ 90	SLM-LED-30L-SIL-FT-30-70CRI-D90	22' PDLE+2' BASE	1.000	1.000	60690	426	B4-U0-G4
	3	D	3 @ 90	SLM-LED-30L-SIL-FT-30-70CRI-T90	22' PDLE+2' BASE	1.000	1.000	91035	639	B4-U0-G4
	6	E	4 @ 90 Degrees	SLM-LED-30L-SIL-FT-30-70CRI-Q90	22' PDLE+2' BASE	1.000	1.000	121380	852	B4-U0-G4

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 11955



WEIGEL'S #118
SCHAAD ROAD
KNOX COUNTY

DATE: 03-14-24 REV: 01-25-24 SHEET 1 OF 1

SCALE: 1"=30'