

GENERAL INFORMATION:

SS MILLERTOWN, LLC.
804 STE 202 GREEN VALLEY RD
GREENSBORO, NC 27408

PARCEL NO. 059EA007, 059EA008
CURRENT ZONING: SC-3
TOTAL ACREAGE: 2.85 +/- ACRES

SITE DATA:
ADDRESS: 2601-2699 LOVES CREEK ROAD
TOTAL ACREAGE: 124,146 SF (2.85 +/- ACRES)
PROPOSED BUILDING AREA: 3,037 SF (2%)
PROPOSED USE: RESTAURANT
PROPOSED PARKING REQUIRED: 30
PROPOSED PARKING PROVIDED: 41
HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES
1 PARKING SPACE= 9'x 18' (162 SF)
PROPOSED VEHICULAR USE AREA: 33,631.85 SF (27%)
PROPOSED IMPERVIOUS AREA: 39,412.4 SF (32%)
BUILDING HEIGHT: 35' MAXIMUM
OFF BUILDING SIGN TO BE DETERMINED AT A LATER DATE

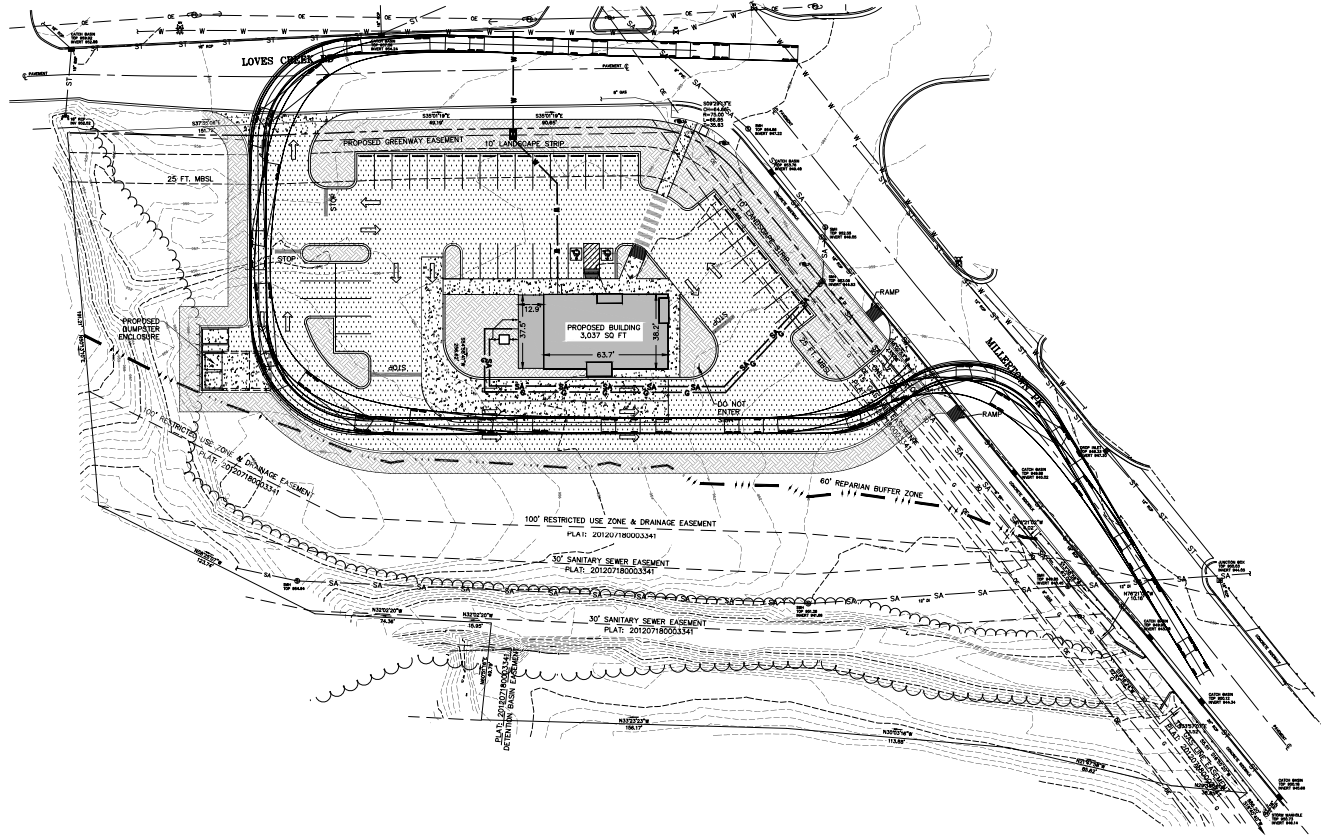
SITE LEGEND

- PROPOSED RIGHT-OF-WAY
- BOUNDARY LINE
- MBSL
- C --- ROADWAY CENTERLINE
- G --- GAS MAIN & SERVICE LINE
- W --- WATER MAIN & SERVICE LINE
- SA --- SANITARY SEWER MAIN & SERVICE
- ST --- STORM SEWER LINE
- OC --- OVERHEAD POWER LINE
- X --- FENCE
- D --- GUARDRAIL
- FEMA
- REPARIAN
- 950 --- CONTOUR EASEMENT
- TREE LINE
- W --- PROPOSED WATER LINE
- G --- PROPOSED GAS LINE
- SA --- PROPOSED SANITARY SEWER LINE

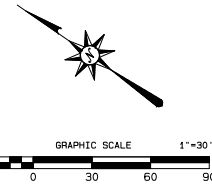
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- ASPHALT
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- DROP INLET
- HEADWALL
- IRON PIN
- TDOT MARKER
- SA MANHOLE
- ST MANHOLE
- UTILITY POLE
- SIGNAL POLE
- GUY LINE
- JUNCTION BOX
- PROPOSED WATER METER

NOTE: SURVEY AS PER ALTA SURVEY BY
LYNCH SURVEYS, LLC. DATED
AUGUST 28, 2015.

SPECIAL NOTE:
MODELED WITH AASHTO WB-50
TRUCK



10-C-16-UR
Revised: 10/13/2016



330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Phone (931) 662-8889 • www.dbsandassociates.com
Fax (931) 662-7135

DBS & Associates
Engineers • Surveyors • Planners



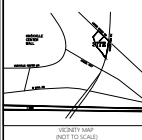
HARDEE'S
SITE PLAN
2601-2699 LOVES CREEK ROAD, KNOXVILLE
KNOX COUNTY, TENNESSEE
AUGUST 25, 2016

REVISIONS
10-12-16: UPDATED PER P.C.

DRAWN BY: B. APODACA
CHECKED BY: C. FIELDER

SP 1.01

PROJECT NAME: 2601-2699 LOVES CREEK ROAD RESTAURANT
 PROJECT NO.: 10-C-16-UR
 DATE: 10/13/2016
 DRAWN BY: B. APODACA
 CHECKED BY: C. FIELDER
 PROJECT LOCATION: 2601-2699 LOVES CREEK ROAD, KNOXVILLE, TN



GENERAL INFORMATION:

SS MILLERTOWN, LLC.
804 STE 202 GREEN VALLEY RD
GREENSBORO, NC 27408

PARCEL NO. 059EA007, 059EA008
CURRENT ZONING: SC-3
TOTAL ACREAGE: 2.85 +/- ACRES

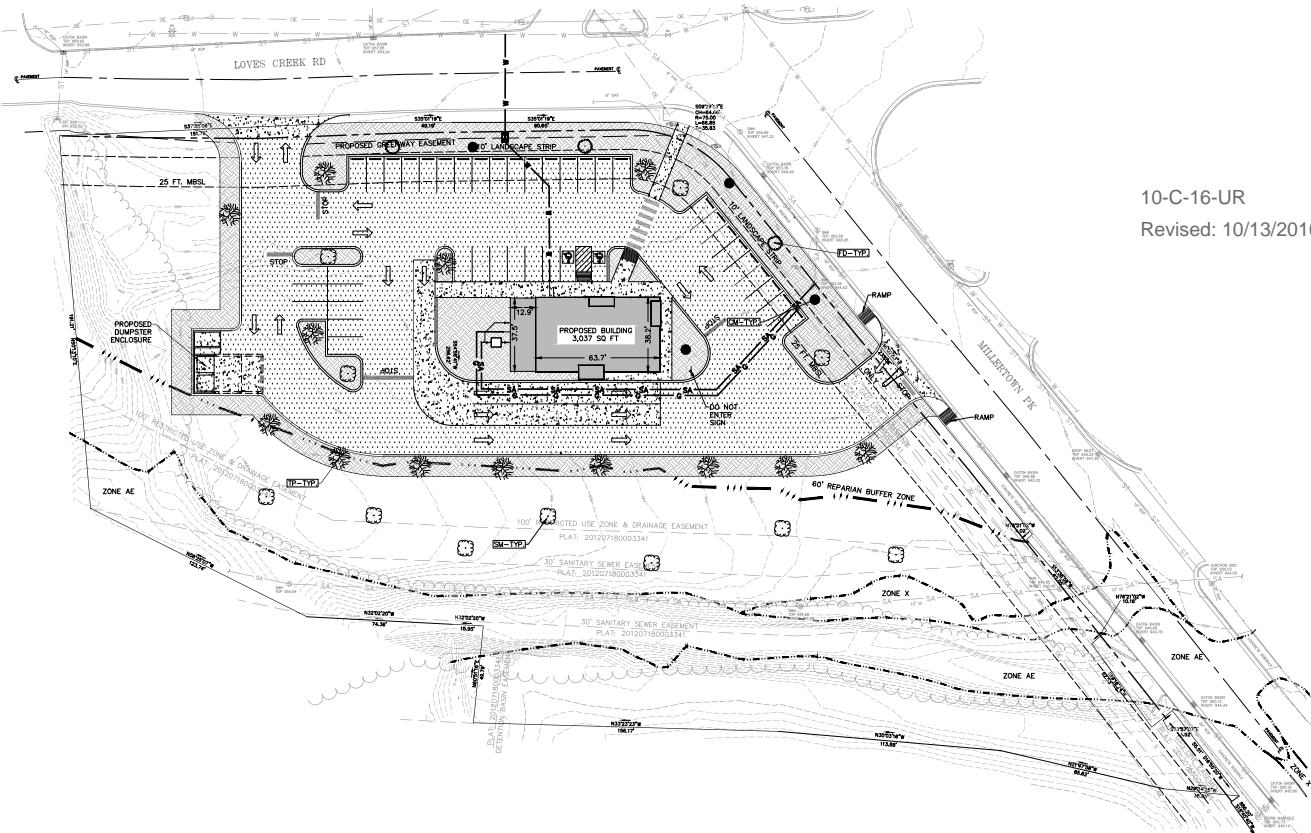
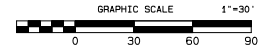
SITE DATA:
ADDRESS: 2601-2699 LOVES CREEK ROAD
TOTAL ACREAGE: 124,146 SF (2.85 +/- ACRES)
PROPOSED BUILDING AREA: 3,037 SF (2%)
PROPOSED USE: RESTAURANT
PROPOSED PARKING REQUIRED: 30
PROPOSED PARKING PROVIDED: 41
HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES
1 PARKING SPACE= 9'x 18' (162 SF)
PROPOSED VEHICULAR USE AREA: 33,631.85 SF (27%)
PROPOSED IMPERVIOUS AREA: 39,412.4 SF (32%)
BUILDING HEIGHT: 35' MAXIMUM
OFF BUILDING SIGN TO BE DETERMINED AT A LATER DATE

NOTE: SURVEY AS PER ALTA SURVEY BY
LYNCH SURVEYS, LLC. DATED
AUGUST 28, 2015.

SITE LEGEND	
---	PROPERTY LINE
---	BOUNDARY LINE
---	MBSL
---	ROADWAY CENTERLINE
---	GAS MAIN & SERVICE LINE
---	WATER MAIN & SERVICE LINE
---	SANITARY SEWER MAIN & SERVICE
---	ST
---	OVERHEAD POWER LINE
---	FENCE
---	GUARDRAIL
---	FEMA
---	REPARIAN
---	950' CONTOUR
---	EASEMENT
---	TREE LINE
---	PROPOSED WATER LINE
---	PROPOSED GAS LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED LANDSCAPE
---	IRON PIN
---	TDOT MARKER
---	SA MANHOLE
---	ST MANHOLE
---	UTILITY HOLE
---	SIGNAL POLE
---	GUY LINE
---	JUNCTION BOX
---	PROPOSED WATER METER

- LANDSCAPE NOTES:**
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
 - ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP OR HAND WEEDER (CONTRACTORS OPTION) PRIOR TO THE INSTALLATION OF MULCH.
 - PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
 - ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS./1000 S.F. OF 10-10-10 FERTILIZER.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED, SHREDDED HARDWOOD BARK MULCH.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
 - EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
 - ALL DISTURBED AREAS SHALL BE PLANTED WITH SEED AS INDICATED ON THE PLANT SCHEDULE.
 - ALL MATERIALS MUST BE MAINTAINED AND DEAD MATERIAL SHALL BE REMOVED AND REPLACED NO LATER THAN ONE GROWING SEASON AFTER INSTALLATION. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, REVISED PLANS WILL BE SUBMITTED SHOWING REVISED UTILITY LOCATIONS.
 - ANY SHRUB PLANTED WITHIN SIGHT TRIANGLES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'00" ABOVE ADJACENT PAVEMENT (ROADWAY) CROWN.
 - NO TREE SHALL BE PLANTED ANY CLOSER THAN 10' FROM ANY UTILITY.
 - NO TREE SHALL BE PLANTED ANY CLOSER THAN 30' FROM ANY INTERSECTION.
 - LANDSCAPING SHALL BE PROVIDED AROUND SIGN PER CITY OF KNOXVILLE ZONING ORDINANCE. THIS WILL BE PROVIDED ONCE SIGN LOCATION IS DETERMINED.

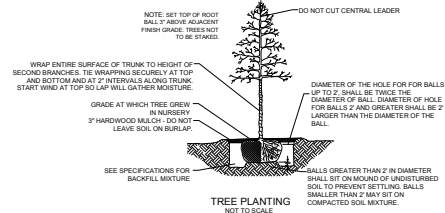
PLANT SCHEDULE							
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES							
FD	8	Flowering Dogwood	Cornus Florida	10'	2'	2" Cal.	Minimum 2" Caliper @ Planting
CM	4	Crape Myrtle	Lagerstroemia indica(Single Stem)	10'	10'	2" Cal.	Minimum 2" Caliper @ Planting
TP	18	Tulip Poplar	Liriodendron tulipifera	10'	2'	2" Cal.	Minimum 2" Caliper @ Planting
SM	11	Sugar Maple	Acer saccharum	10'	2'	2" Cal.	Minimum 2" Caliper @ Planting
GROUND COVER							
TURF							
SEED	VARIABLE	Hybrid Fescue Seed	Festuca x hybrid 'Astro, Mustang, Rebel II'				88% of each Free of weeds



10-C-16-UR
Revised: 10/13/2016

TREE LEGEND	
●	CRAPE MYRTLE(CM)
○	FLOWERING DOGWOOD(FD)
○	SUGAR MAPLE(SM)
○	TULIP POPLAR(TP)

(NOT TO DRAWING SCALE)



330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Phone (931) 662-8889
Fax (931) 662-7135
www.dbsandassociates.com



HARDEE'S
LANDSCAPE PLAN
2601-2699 LOVES CREEK ROAD, KNOXVILLE
KNOX COUNTY, TENNESSEE
AUGUST 25, 2016

REVISIONS
09-27-16: UPDATED PER P.C.
10-12-16: UPDATED PER P.C.

DRAWN BY: D. THARPE
CHECKED BY: C. FELDER

L 1.00