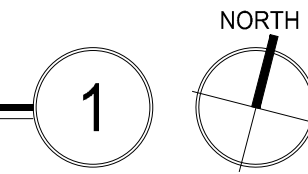
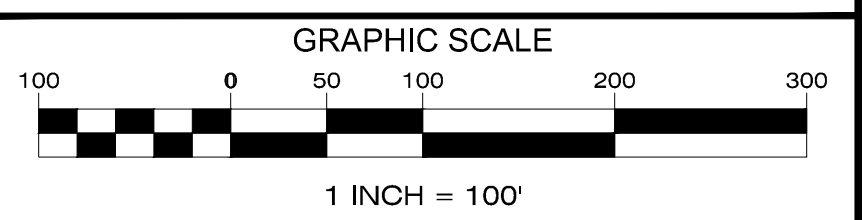




OVERALL SITE LAYOUT PLAN



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MBI

ENGINEER:

MBI COMPANIES INC.
299 N. WESGARDNER ROAD
KNOXVILLE, TN 37918
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FAX: (865) 584-5213
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CONSULTANT:

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PROJECT INFORMATION:

PROJECT:

KNOXVILLE TVA
EMPLOYEES CREDIT UNION
WEST TOWN MALL BRANCH

PROJECT ADDRESS:

7800 KINGSTON PIKE
KNOXVILLE, TN 37918
PROJECT NO.: 21053.03

NOTES:

MPC FILE NUMBER: 1-E-22-SU

ACTIVE DESIGN PHASE

- FOR REVIEW ONLY
- FOR PERMITTING ONLY
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION BIDDING
- CONSTRUCTION DOCUMENTS
- AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	12/20/2021
DESIGNED BY:	G.A.D.
DRAWN BY:	G.A.D.
REVIEWED BY:	C.B.T.
SHEET TITLE:	

OVERALL SITE LAYOUT PLAN

SHEET NO.:

C002

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PROJECT INFORMATION

PROJECT:
 KNOXVILLE TVA
 EMPLOYEES CREDIT UNION
 WEST TOWN MALL BRANCH

PROJECT ADDRESS:
 7600 KINGSTON PIKE
 KNOXVILLE, TN 37919

PROJECT NO.: 210503.03
 NOTES:
 MPC FILE NUMBER: 1-E-22-SU

ACTIVE DESIGN PHASE

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<input type="checkbox"/>	AS-BUILT RECORD SET

REVISION INFORMATION

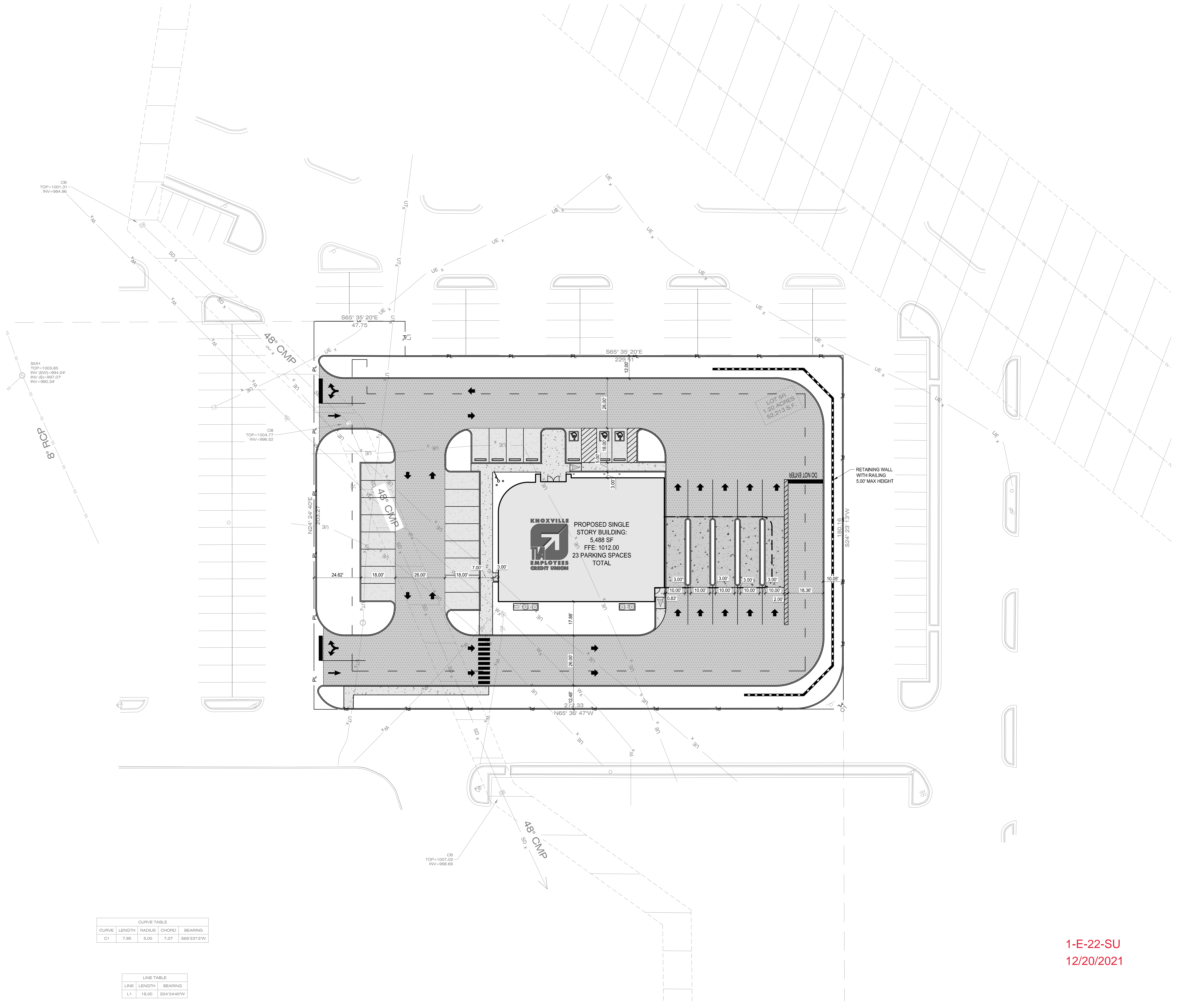
NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	12/20/2021
DESIGNED BY:	G.A.D.
DRAWN BY:	G.A.D.
REVIEWED BY:	C.B.T.
SHEET TITLE:	

SITE LAYOUT PLAN
 SHEET NO.: C300



CURVE TABLE

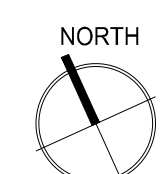
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	7.85	5.00	7.07	S69°23'13"W

LINE TABLE

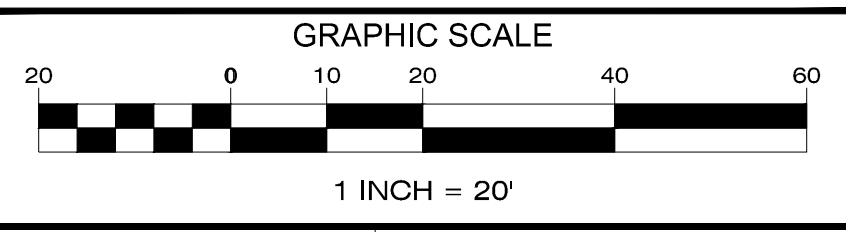
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L1	18.00	S24°24'40"W

1-E-22-SU
 12/20/2021

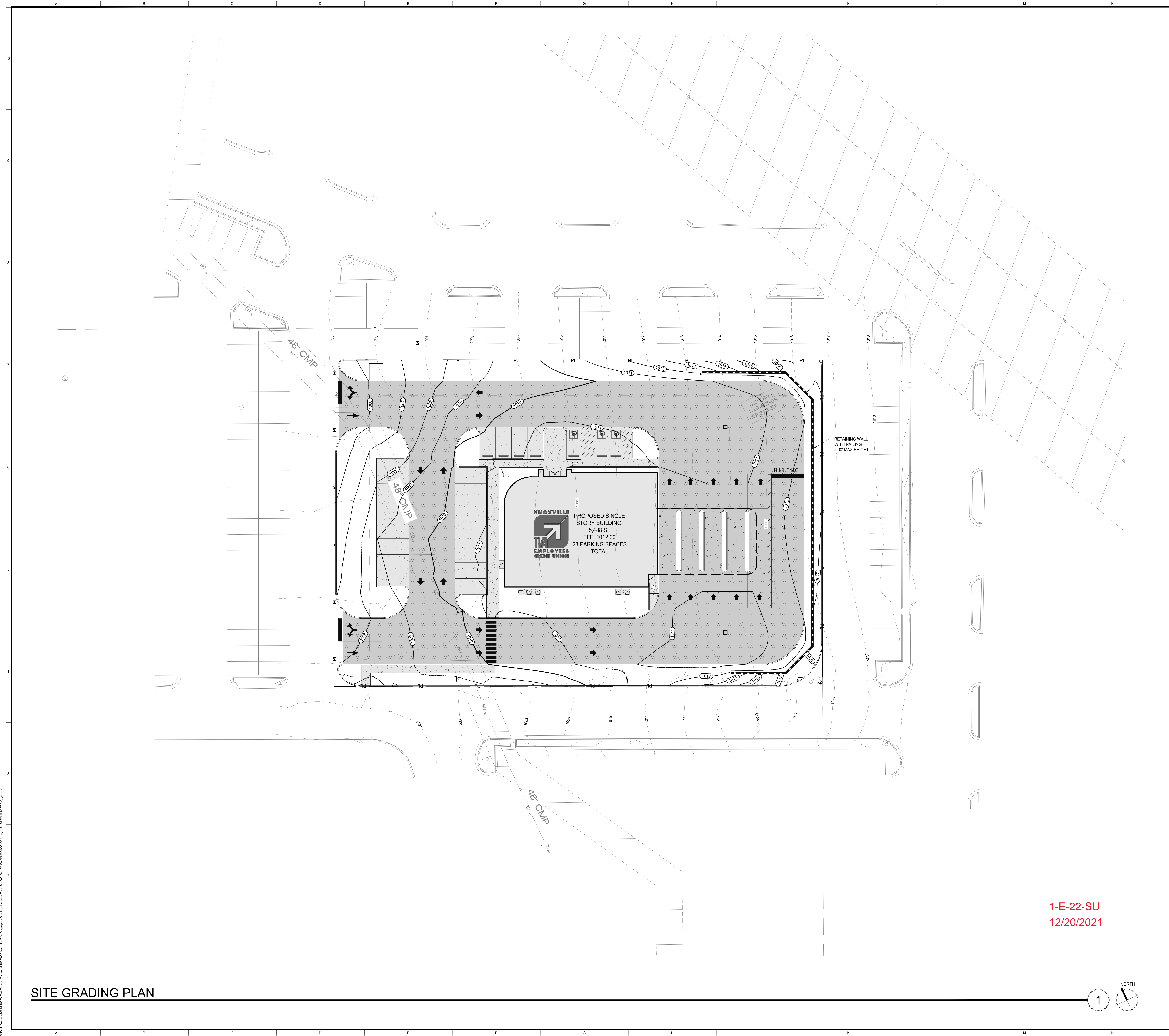
1



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SITE LAYOUT PLAN



GENERAL SHEET NOTES

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGENDS

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ENGINEER:

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PROJECT INFORMATION
PROJECT:

KNOXVILLE TVA
EMPLOYEES CREDIT UNION
WEST TOWN MALL BRANCH

PROJECT ADDRESS:
7600 KINGSTON PIKE
KNOXVILLE, TN 37918

PROJECT NO.: 21053.03
NOTES
MPC FILE NUMBER: 1-E-22-SU

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- AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 12/20/2021
DESIGNED BY: G.A.D.
DRAWN BY: G.A.D.
REVIEWED BY: C.B.T.
SHEET TITLE:

811 Know what's below. Call before you dig. In Tennessee call 811 or 1-800-351-1111

GRAPHIC SCALE
1 INCH = 20'

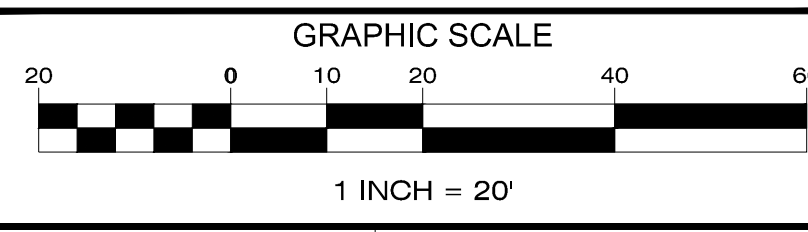
1 NORTH

SITE GRADING PLAN

SHEET NO.: C400

SITE GRADING PLAN

1-E-22-SU
12/20/2021



1



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PROJECT INFORMATION

PROJECT: KNOXVILLE TVA EMPLOYEES CREDIT UNION WEST TOWN MALL BRANCH
 PROJECT ADDRESS: 7600 KINGSTON PIKE, KNOXVILLE, TN 37924
 PROJECT NO.: 21053.03
 NOTES: MPC FILE NUMBER: 1-E-22-SU

ACTIVE DESIGN PHASE

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REVISION INFORMATION

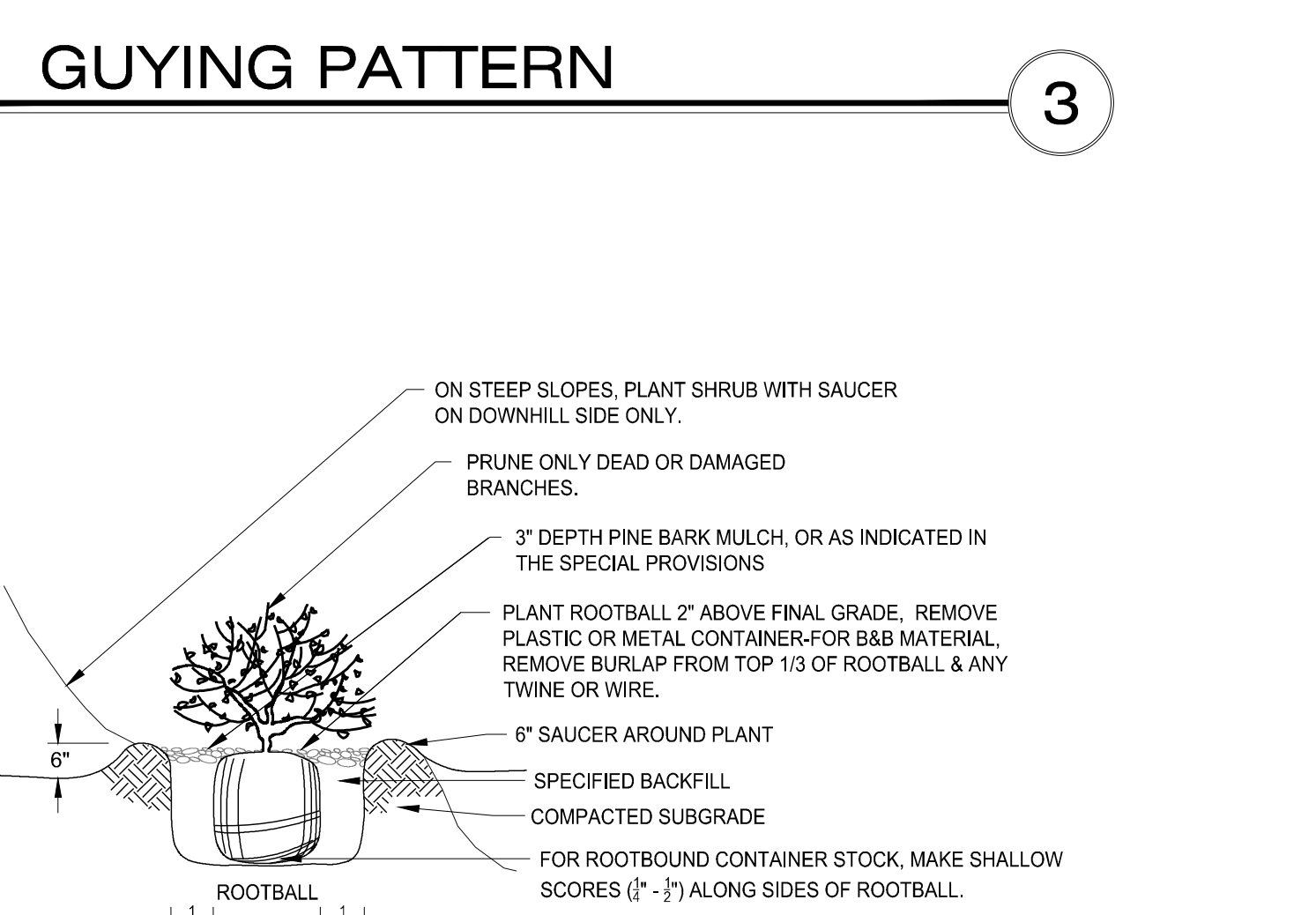
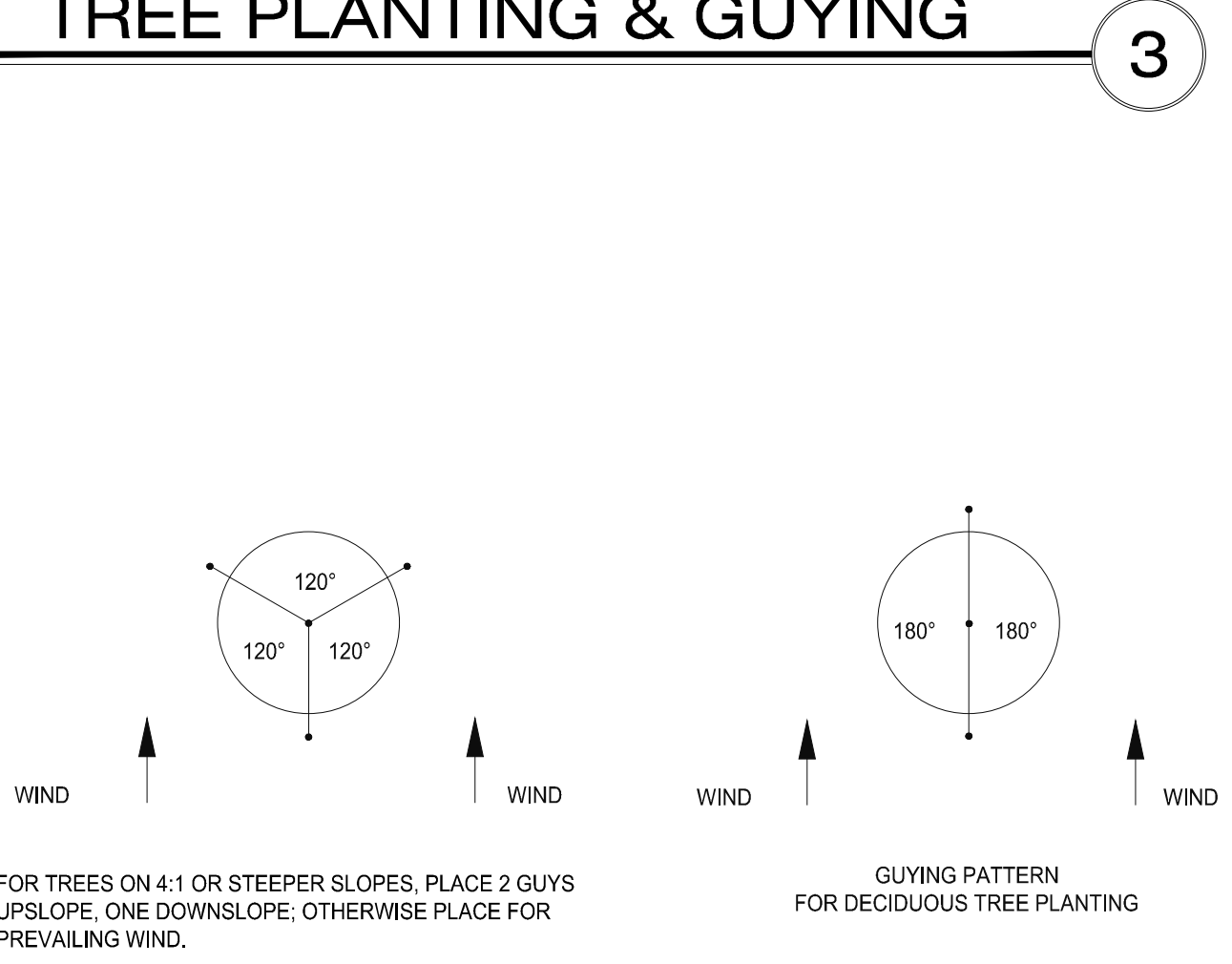
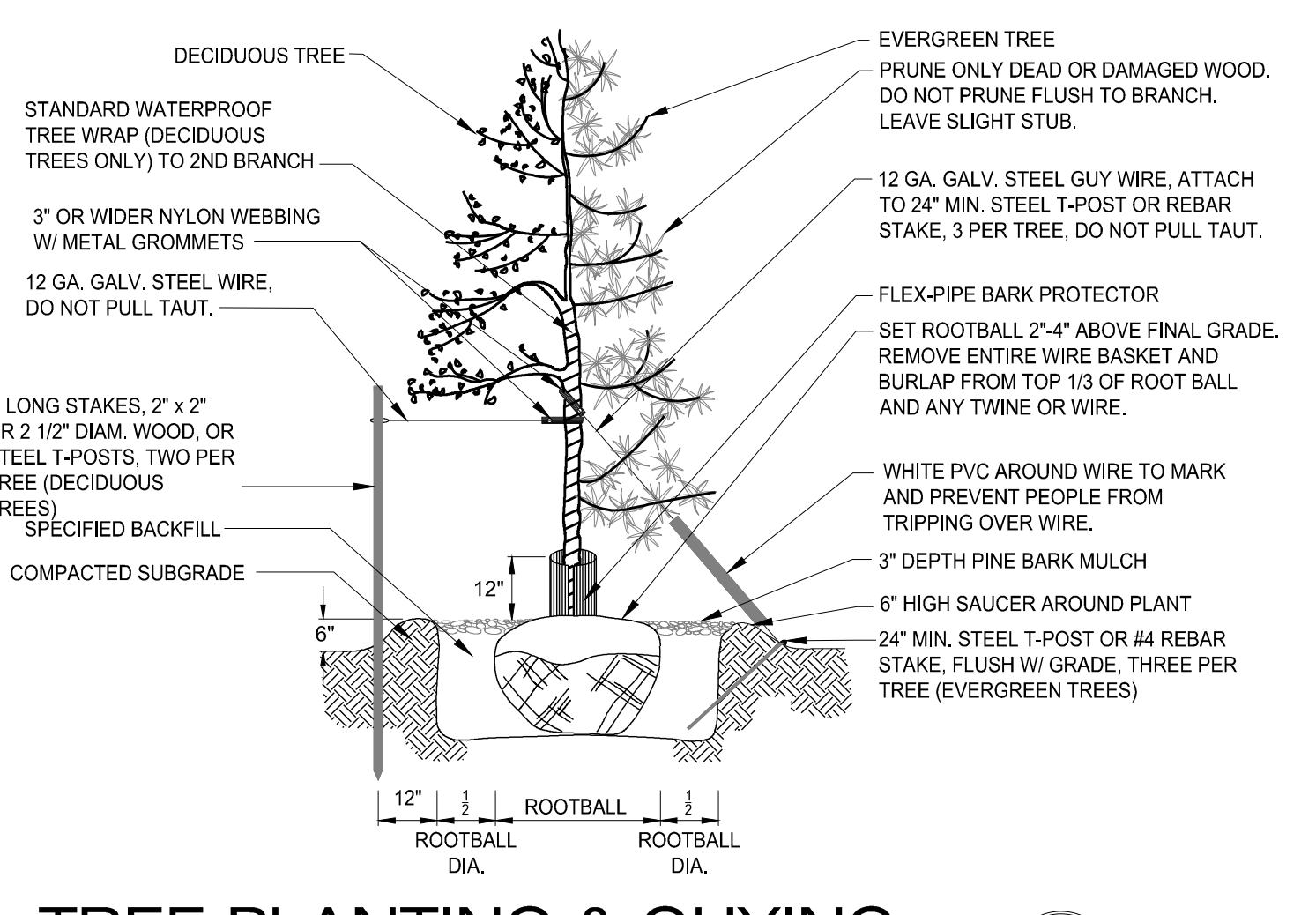
NO.	DATE	DESCRIPTION

KEY PLAN

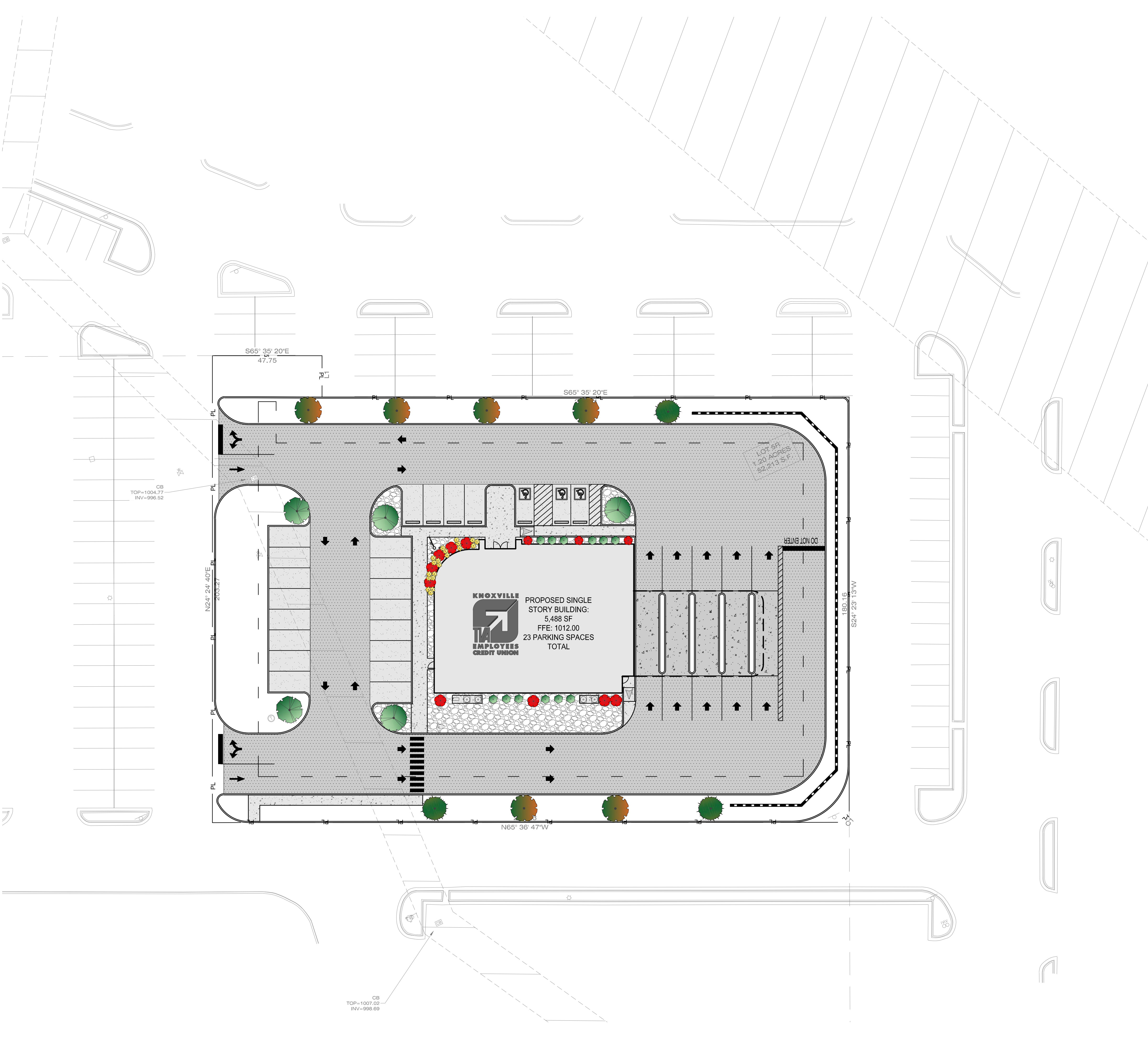
SHEET INFORMATION

SHEET ISSUED:	12/20/2021
DESIGNED BY:	G.A.D.
DRAWN BY:	G.A.D.
REVIEWED BY:	C.B.T.
SHEET TITLE:	

SITE LANDSCAPE PLAN
 SHEET NO.: L100



1-E-22-SU
 12/20/2021



- GENERAL LANDSCAPE NOTES**
- CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY AND MARK THE EXACT LOCATION OF ALL EXISTING UTILITIES (WATER, SEWER, GAS, ELECTRIC, SEPTIC TANKS, ETC.)
 - SOIL USED IN THE BACKFILL OF PLANTING PITS AND LANDSCAPE BEDS SHALL BE CLEAN AND WEED FREE, AND SHALL BE MIXED WITH 25% PEAT MOSS/PINE BARK BY VOLUME.
 - 12-6-6 PENNINGTON NURSERY FERTILIZER OR EQUAL SHALL BE USED IN ALL PLANTING PITS.
 - HERBICIDE, TRIFLORAL OR EQUAL TO BE APPLIED TO PLANTING BEDS FOR NOXIOUS WEED CONTROL.
 - ALL PLANTING BEDS TO HAVE A MINIMUM 3" OF PINE BARK MULCH.
 - PRESSURE TREATED WOODEN STAKES SHALL BE USED FOR TREES OVER 2" CALIPER OR IN AREAS WHERE HEAVY WIND IS A FACTOR.
 - ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN A PROFESSIONAL MANNER, AND ACCORDING TO ACCEPTED PLANTING PROCEDURES.
 - TOPSOIL FURNISHED BY THE OWNER OR LANDSCAPE CONTRACTOR SHALL BE NATURAL, FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS REPRESENTATIVE OF PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACIDIC, ALKALINE OR TOXIC THAT IT MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHOULD BE FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS, OR SUBSTANCE 2" OR MORE IN DIAMETER.
 - ALL TREES RETAINED OR NEW SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE AFTER 12 MONTHS SHALL BE REPLACED WITHIN 9 MONTHS OF LOSS.
 - LAWN QUALITY SHALL BE PROVIDED WITH FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS. FERTILIZER WITH COMMERCIAL PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION. LIME TO BE NATURAL SOLICITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATE WITH MINIMUM OF 30% MAGNESIUM CARBONATES. SOD TYPE SHALL BE STRONGLY ROOTED, FRESHLY CULTIVATED SOD, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES.
 - PROPOSED PLANT MATERIAL WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES.
 - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA, APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - THE GUYING OF TREES IS OPTIONAL BUT, THE LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIALS. THE GUYING DETAILS ARE AN APPROVED METHOD OF TREE GUYING, OR EQUAL. CONTRACTOR SHALL ADHERE TO ALL LOCAL LANDSCAPE ORDINANCES.

RIVERBANK SCHEDULE - HYDRO-SEEDING

GRASSES	Lbs. / Acre
Andropogon gerardi / Big Bluestem	4,500
Calamagrostis canadensis / Blue Joint Grass	0,065
Elymus virginicus / Virginia Wild Rye	1,000
Festuca rubra / Creeping Red Fescue	8,000
Lolium multiflorum / Annual Rye	10,000
Panicum virgatum / Prairie Switchgrass	3,500
Sorghastrum nutans / Indian Grass	4,500

FORBES

Aster sp. anglicae / New England Aster	0,250
Liatris spicata / March Blazing Star	0,200
Moranda fistulosa / Wild Bergamont	0,100
Pycnanthemum virginianum / Mountain Mint	0,100
Ranuncula pinnatifida / Yellow Coneflower	0,250
Rudbeckia hirta / Black Eyed Susan	0,200

LANDSCAPE REQUIREMENTS

REQUIRED:

8 TREES PER ACRE OF SITE AREA

1.20 Ac * 8 TREES = 9.6 - 10 TREES REQUIRED

PROVIDED:

14 TREES PROVIDED

GRAPHIC SCALE
 20 0 10 20 40 60
 1 INCH = 20'

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT	MAT. HEIGHT
	6	RED MAPLE / <i>Acer rubrum</i> 'October Glory'™	12-14 H	3"	B&B	40-60' H
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT	MAT. HEIGHT
	3	WHITE FIR / <i>Abies concolor</i>	30-50 H	3"		30-50' H
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT	MAT. HEIGHT
	2	REDBUD / <i>Cercis canadensis</i>	8-10 H	2"	B&B	20-30' H
	3	DOGWOOD / <i>Cornus florida</i>	15-30' H	2"		20' H
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT	MAT. HEIGHT
		TBD by Owner				
DECIDUOUS SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT	MAT. HEIGHT
	12	KNOCK OUT ROSE / <i>Rosa</i> (Color TBD by owner)	5' H x 5' W		3 gal	
EVERGREEN SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT	MAT. HEIGHT
	12	SWEETPIRE LITTLE HENRY / <i>Itea virginica</i> 'sprinter' LITTLE HENRY	1.5-2H		3 gAL	
ADDITIONAL ITEMS	MATERIAL	DESCRIPTION	QUANTITY			
	RIVER SLICKS	3" river slick stones	V.L.F.			

1-E-22-SU
12/20/2021

