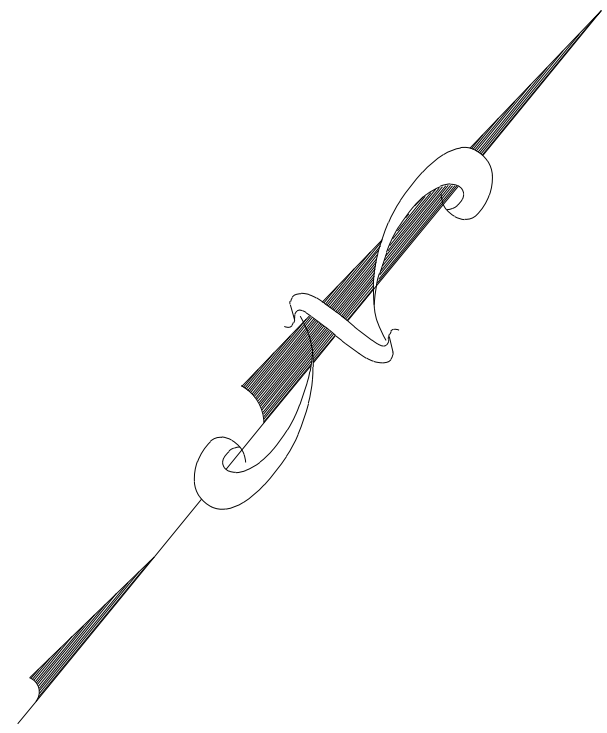
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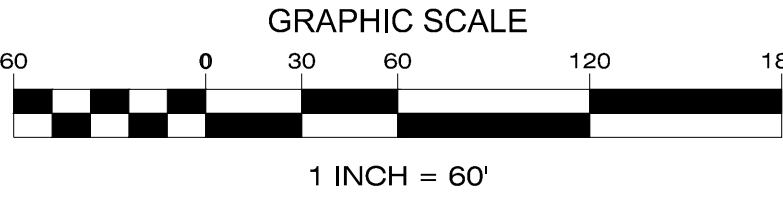


SIDEWALK EXTENSION

1



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ENGINEER:

MBI COMPANIES INC.  
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PROJECT INFORMATION

PROJECT:

ASCEND AT  
SOUTH KNOXVILLE

PROJECT ADDRESS:

W. GOVERNOR JOHN SEVER HWY  
KNOXVILLE, TN

PROJECT NO.: 220475

NOTES

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: 10/24/2022  
DESIGNED BY: G.A.D.  
DRAWN BY: G.A.D.  
REVIEWED BY: C.B.T.  
SHEET TITLE:

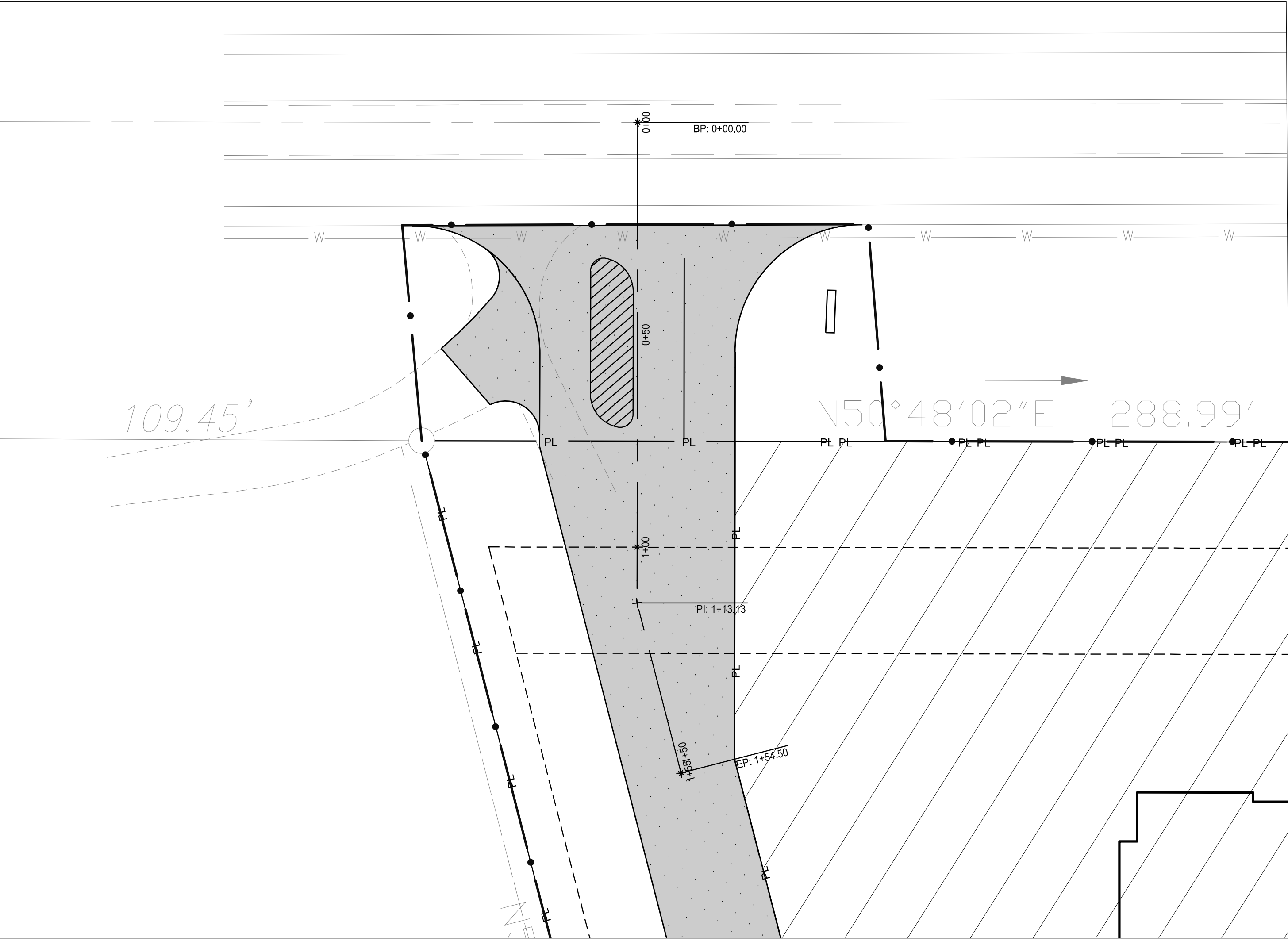
SIDEWALK EXTENSION

SHEET NO.:

C301

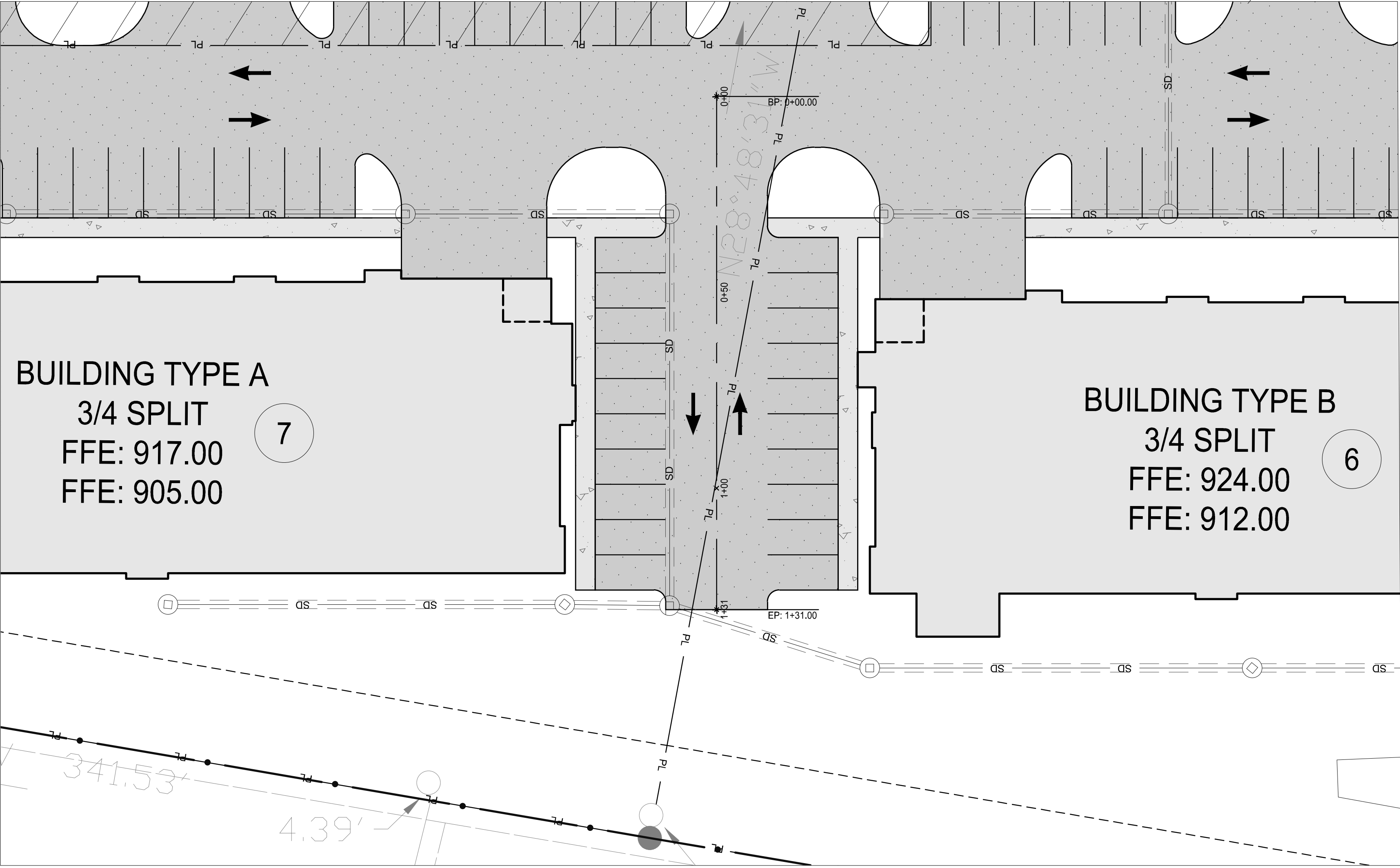


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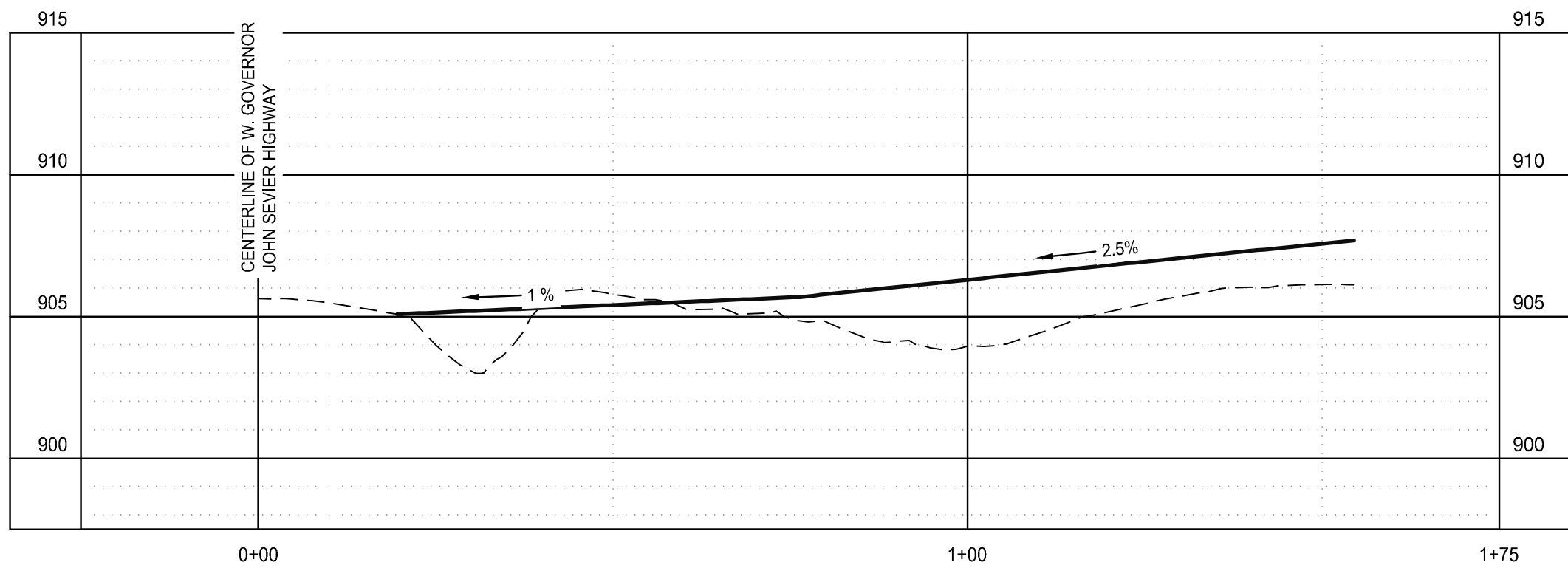
WESTERN DRIVEWAY

1



PARKING @ BUILDINGS 6 & 7

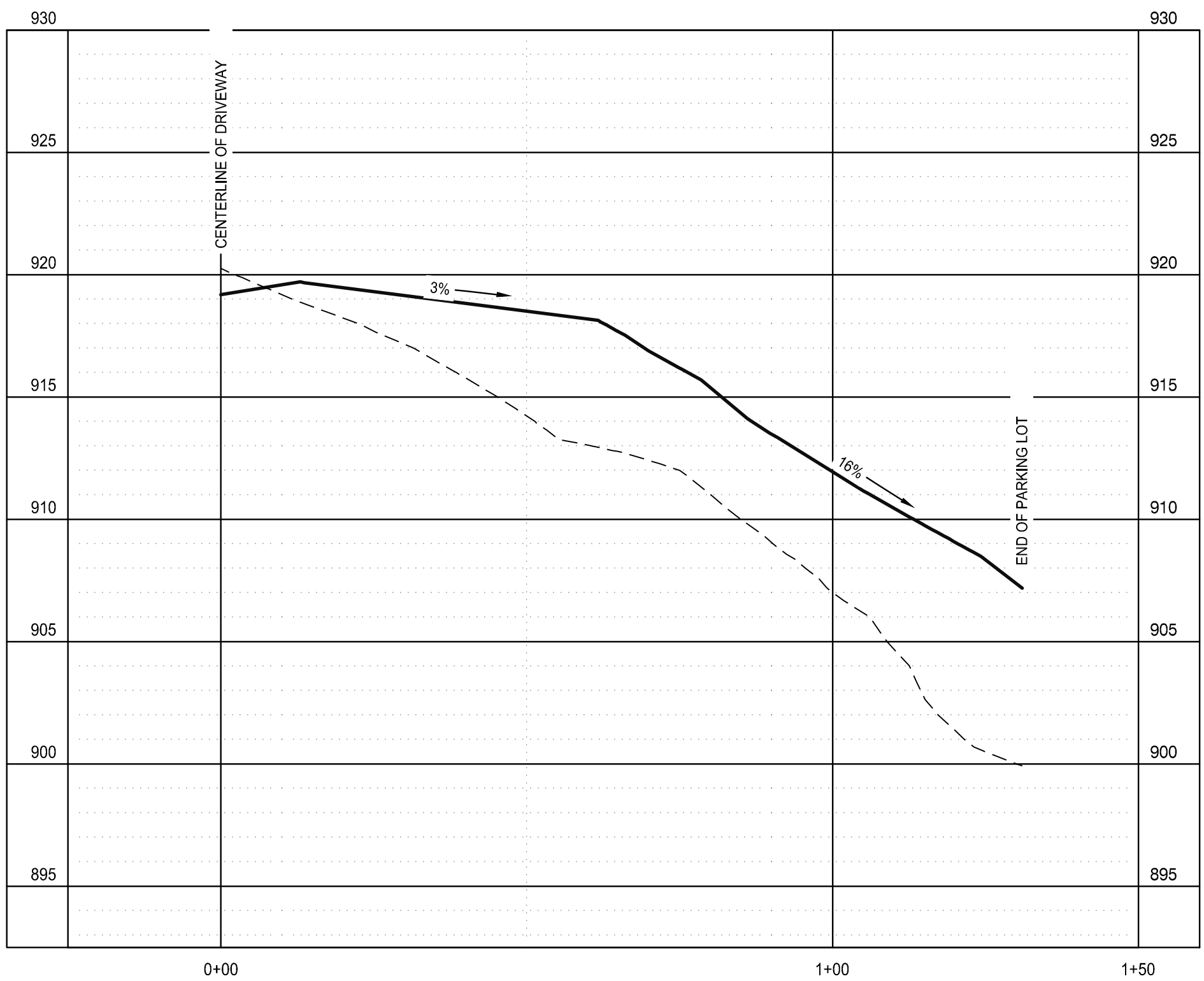
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WESTERN DRIVEWAY - PROFILE

SCALE: H: 1"=20' ; V: 1"= 5'

3



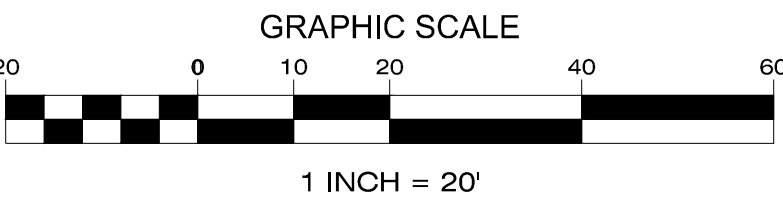
PARKING @ BUILDINGS 6 & 7 - PROFILE

SCALE: H: 1"=20' ; V: 1"= 5'

4



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ASCEND AT  
SOUTH KNOXVILLE

PROJECT ADDRESS:

W. GOVERNOR JOHN SEYER HWY  
KNOXVILLE, TN

PROJECT NO.: 220475

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DRAWN BY: G.A.D.  
REVIEWED BY: C.B.T.  
SHEET TITLE:

DRIVEWAY PROFILES

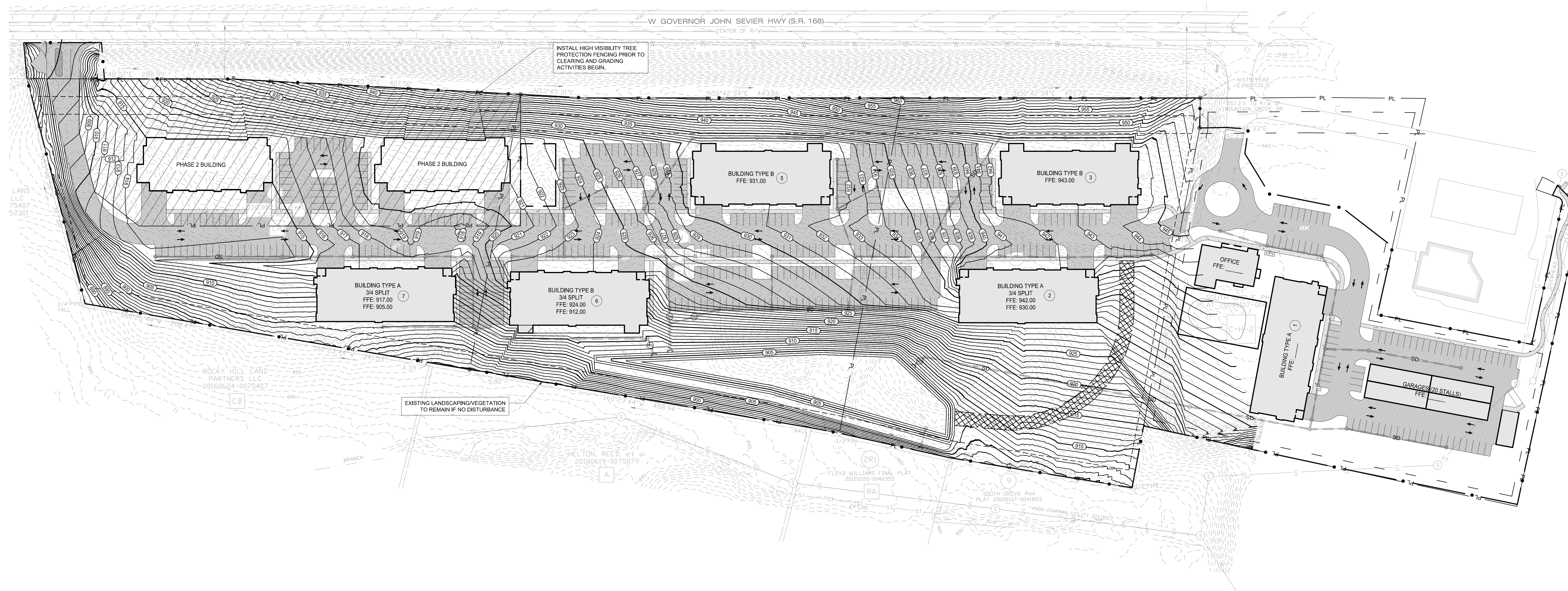
SHEET NO.:

C302



11-C-22-DP  
Revised 10/24/2022

ND  
SET  
FND.



## EARTHWORK

CUT: 66,164 yd<sup>3</sup>  
FILL: 73,817 yd<sup>3</sup>  
NET: 7,653 yd<sup>3</sup> (FILL)

# MBI

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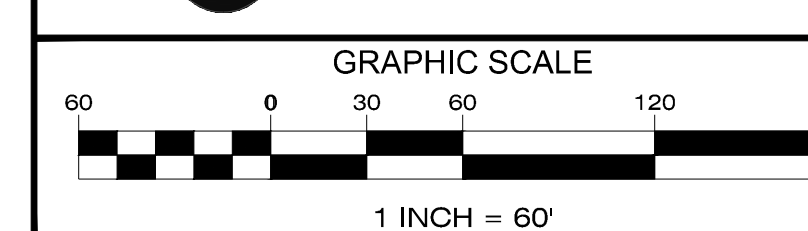
NO.	DATE	DESCRIPTION
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SITE GRADING PLAN

1



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SHEET INFORMATION

SHEET ISSUED: 10/24/2022

DESIGNED BY: G.A.D.

DRAWN BY: G.A.D.

REVIEWED BY: C.B.T.

SHEET TITLE:

SITE GRADING PLAN

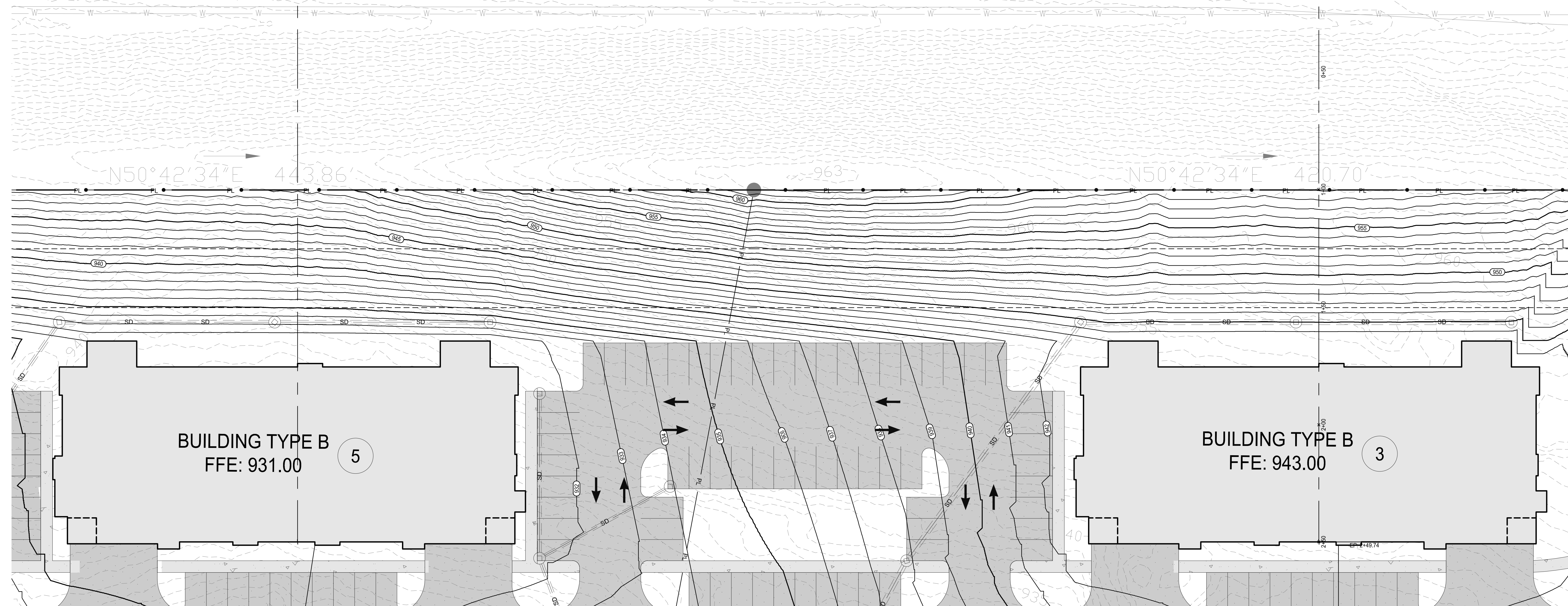
SHEET NO.:

C400



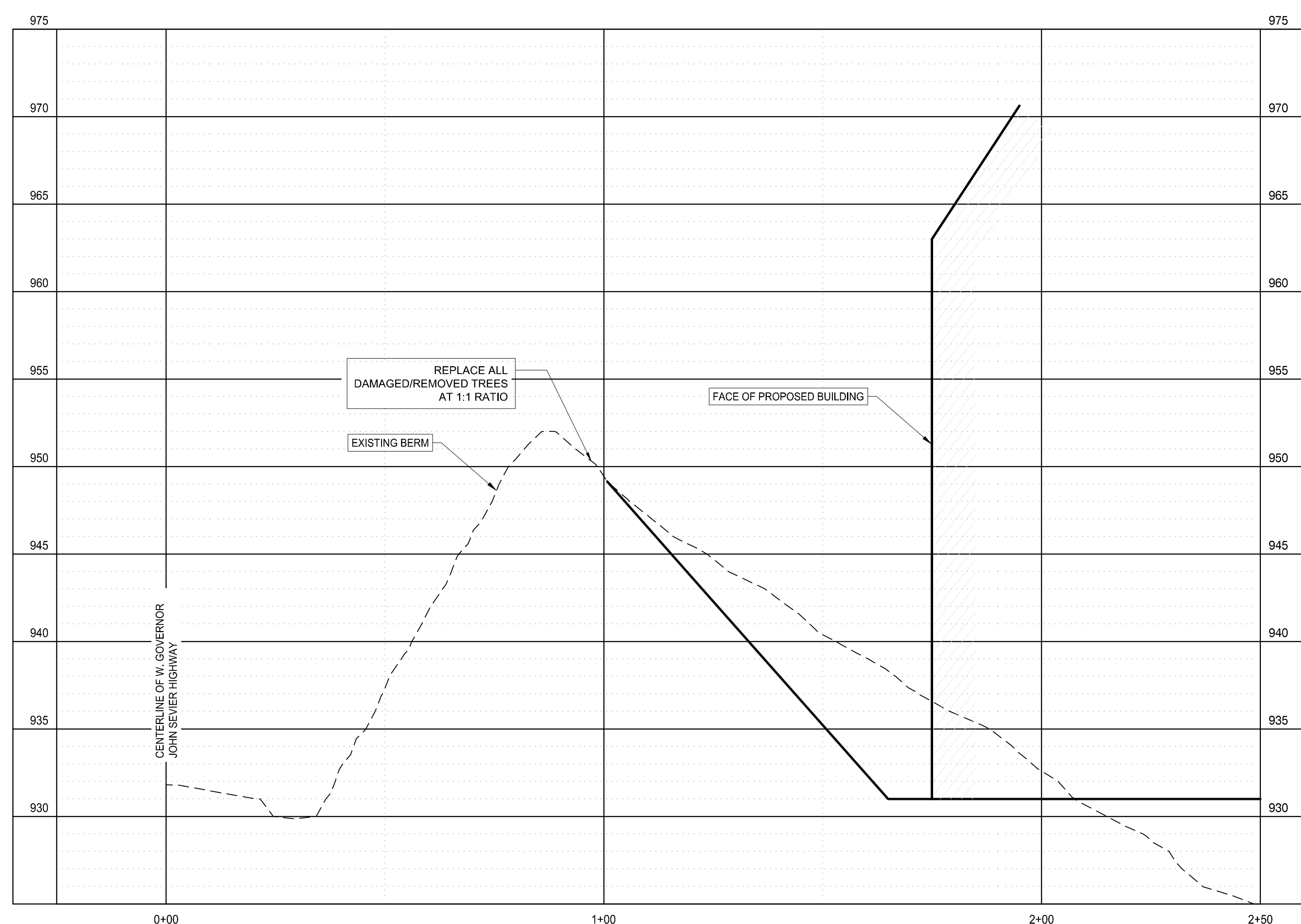
# ERNOR JOHN SEVIER HWY (S.R. 168)

CENTER OF R/W



BUILDINGS 5 & 3 PLAN

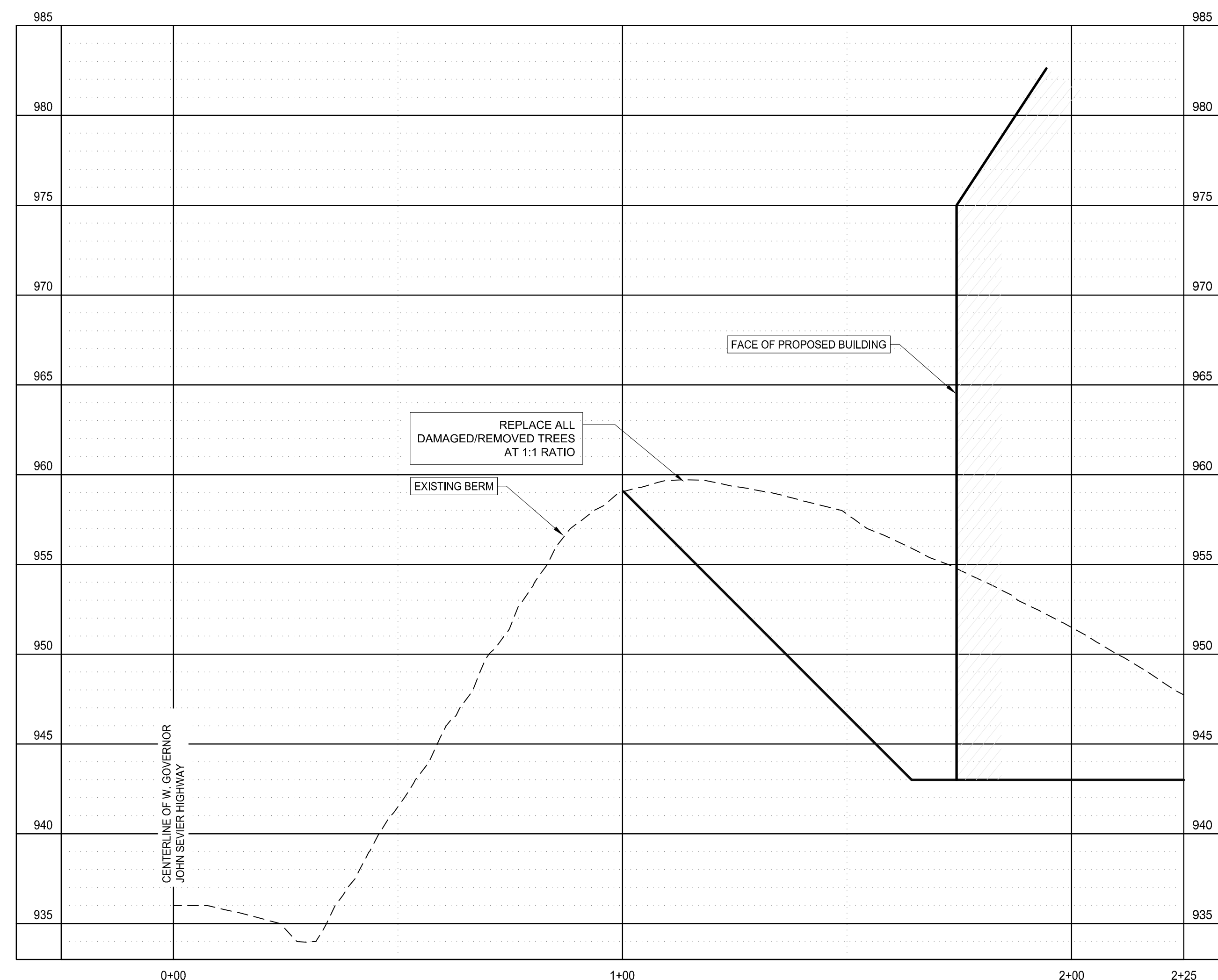
1



BUILDING 5 BERM PROFILE

SCALE: H: 1"=20' ; V: 1"=5'

2



BUILDING 3 BERM PROFILE

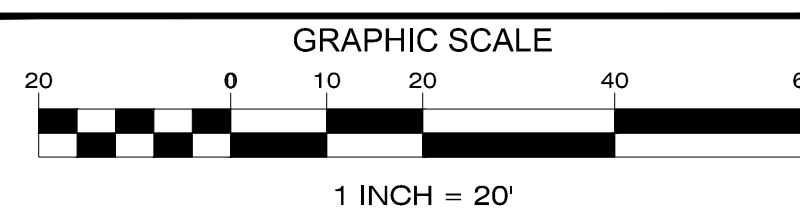
SCALE: H: 1"=20' ; V: 1"=5'

2

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PROJECT INFORMATION

PROJECT:

ASCEND AT  
SOUTH KNOXVILLE

PROJECT ADDRESS:

W. GOVERNOR JOHN SEVIER HWY  
KNOXVILLE, TN

PROJECT NO.: 220475

NOTES

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KEY PLAN

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REVIEWED BY: C.B.T.  
SHEET TITLE:

BERM PROFILES

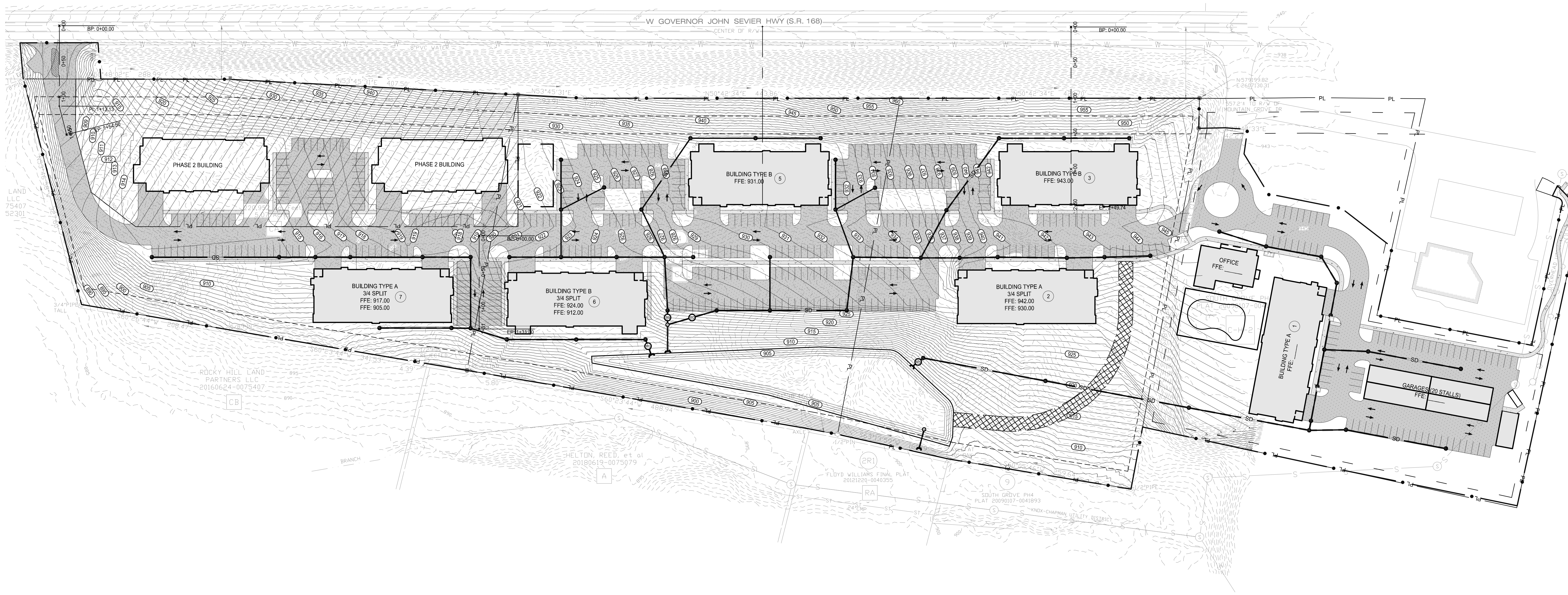
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C401



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ND  
SET  
FND.



SITE DRAINAGE PLAN

1

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GRAPHIC SCALE

0

30

60

120

180

1 INCH = 60'

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PROJECT INFORMATION

PROJECT:

PROJECT ADDRESS:

PROJECT NO.:

NOTES

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SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION BIDDING

CONSTRUCTION DOCUMENTS

AS-BUILT RECORD SET

REVISION INFORMATION

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DATE

DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:

DESIGNED BY:

DRAWN BY:

REVIEWED BY:

SHEET TITLE:

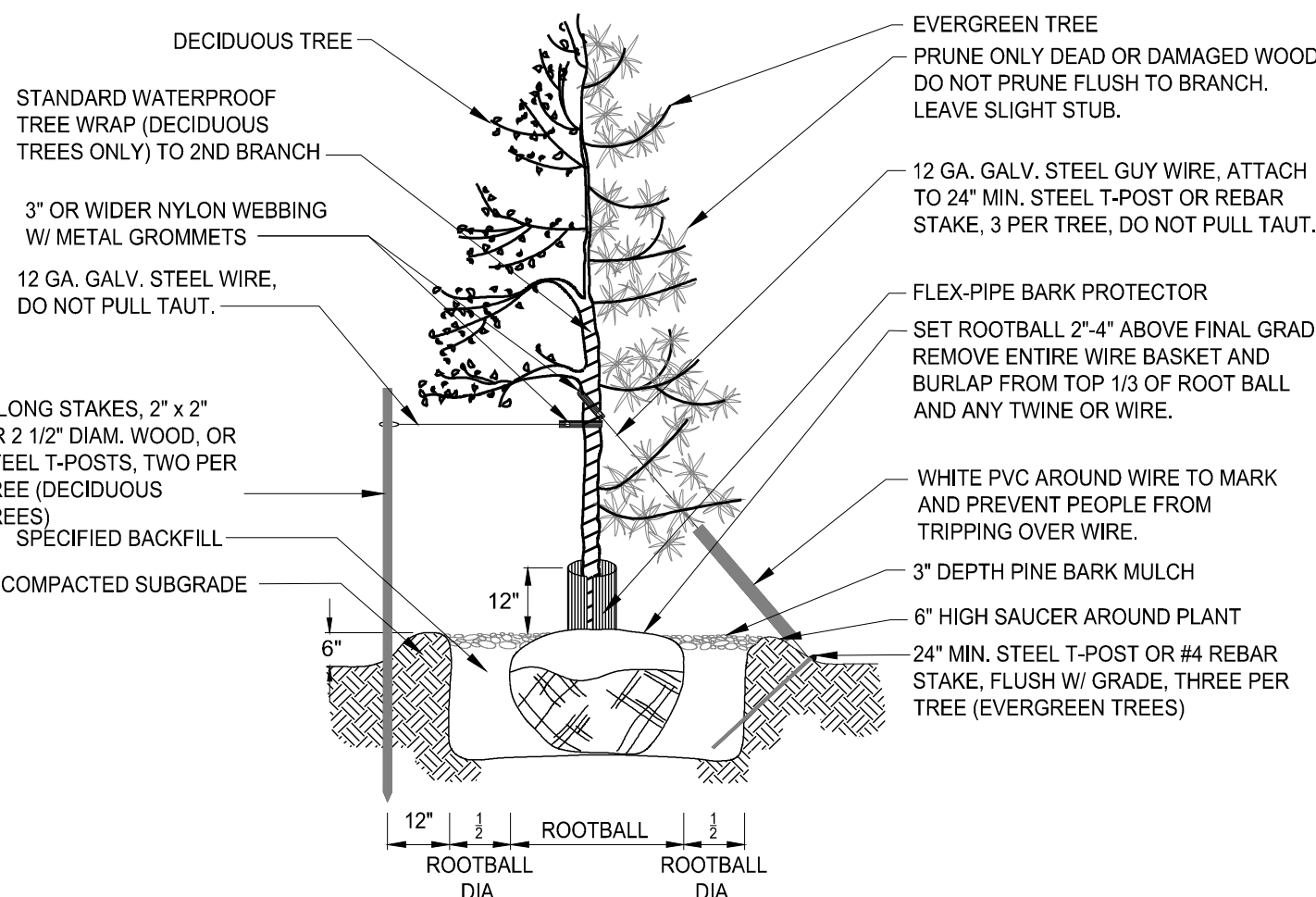
SITE DRAINAGE PLAN

SHEET NO.:

C500

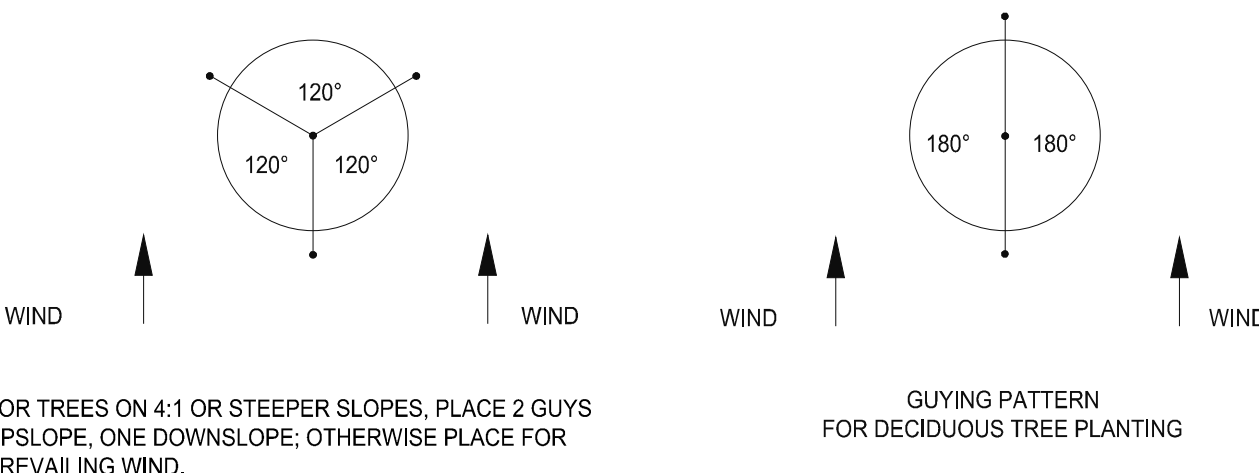


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Revised 10/24/2022



TREE PLANTING & GUYING

2



GUYING PATTERN

3

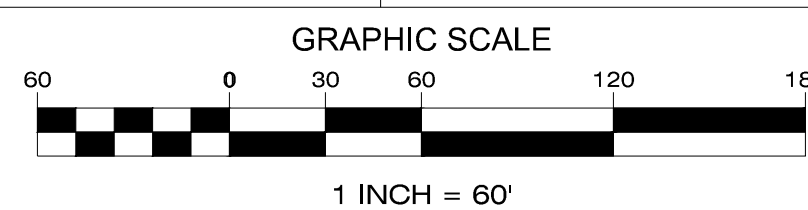
LANDSCAPE PLANTING PLAN

- 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 PENNINGTON NURSERY FERTILIZER OR EQUAL SHALL BE USED IN ALL PLANTING PITS.
  - HERBICIDE, TREFLAN 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 OF SEED VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE. PROJECT CONDITIONS PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE. FERTILIZER WITH COMMERCIAL PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION. LIME TO BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATE WITH MINIMUM OF 30% MAGNESIUM CARBONATES.
  - 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		COUNTY REQUIREMENTS		CITY REQUIREMENTS	
GRASSES	Lbs. / Acre	STREET		STREET	
Andropogon gerardii / Big Bluestem	4,500	10' PLANTING STRIP		10' PLANTING STRIP	
Calamagrostis canadensis / Blue Joint Grass	0.065	1 TREE PER 40'		1 TREE PER 40'	
Elymus virginicus / Virginia Wild Rye	1,000	PERIMETER SCREENING		PERIMETER SCREENING	
Festuca rubra / Creeping Red Fescue	8,000	15' PLANTING STRIP		15' PLANTING STRIP	
Lolium multiflorum / Annual Rye	10,000	MIN WIDTH: 20'		MIN WIDTH: 20'	
Panicum virgatum / Prairie Switchgrass	0,500	4 EVERGREEN TREES PER 100'		4 EVERGREEN TREES PER 100'	
Sorghastrum nutans / Indian Grass	4,500	3 DECIDUOUS TREES PER 100'		3 DECIDUOUS TREES PER 100'	
FORBES		14 SHRUBS PER 100'		14 SHRUBS PER 100'	
Aster nase anglicae / New England Aster	0.250				
Liatris spicata / March Blazing Star	0.200				
Moranda foliolosa / Wild Bergamot	0.100				
Pycnanthemum virginianum / Mountain Mint	0.100				
Ranunculus pinnatifidus / Yellow Coneyflower	0.250				
Rudbeckia hirta / Black Eyed Susan	0.200				



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PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	113	RED MAPLE / Acer rubrum 'October Glory' TM	12-14 H	3"	B&B
	28	WILLOW OAK / Quercus phellos	10-12 H	2"	
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	117	WHITE FIR / Abies concolor	30-50 H	3"	
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	30	REDBUD / Cercis canadensis	8-10 H	2"	B&B
	32	CRYPE MYRTLE / Lagerstemia indica	10-12 H	2.5"	multi trunk B&B
EVERGREEN SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	288	DWARF NANDINA / Nandina domestica 'Gulf Stream'	12-15 H		3 gal
	348	OTTO LUYKEN LAUREL / Prunus laurocerasus 'Otto Luyken'	12-15 H		3 GAL

MBI

ENGINEER:

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PROJECT INFORMATION

PROJECT:

ASCEND AT  
SOUTH KNOXVILLE

PROJECT ADDRESS:

W. GOVERNOR JOHN SEVIER HWY  
KNOXVILLE, TN

PROJECT NO.: 220475

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DESIGNED BY: G.A.D.  
DRAWN BY: G.A.D.  
REVIEWED BY: C.B.T.  
SHEET TITLE:

SITE LANDSCAPE PLAN

SHEET NO.:

L100