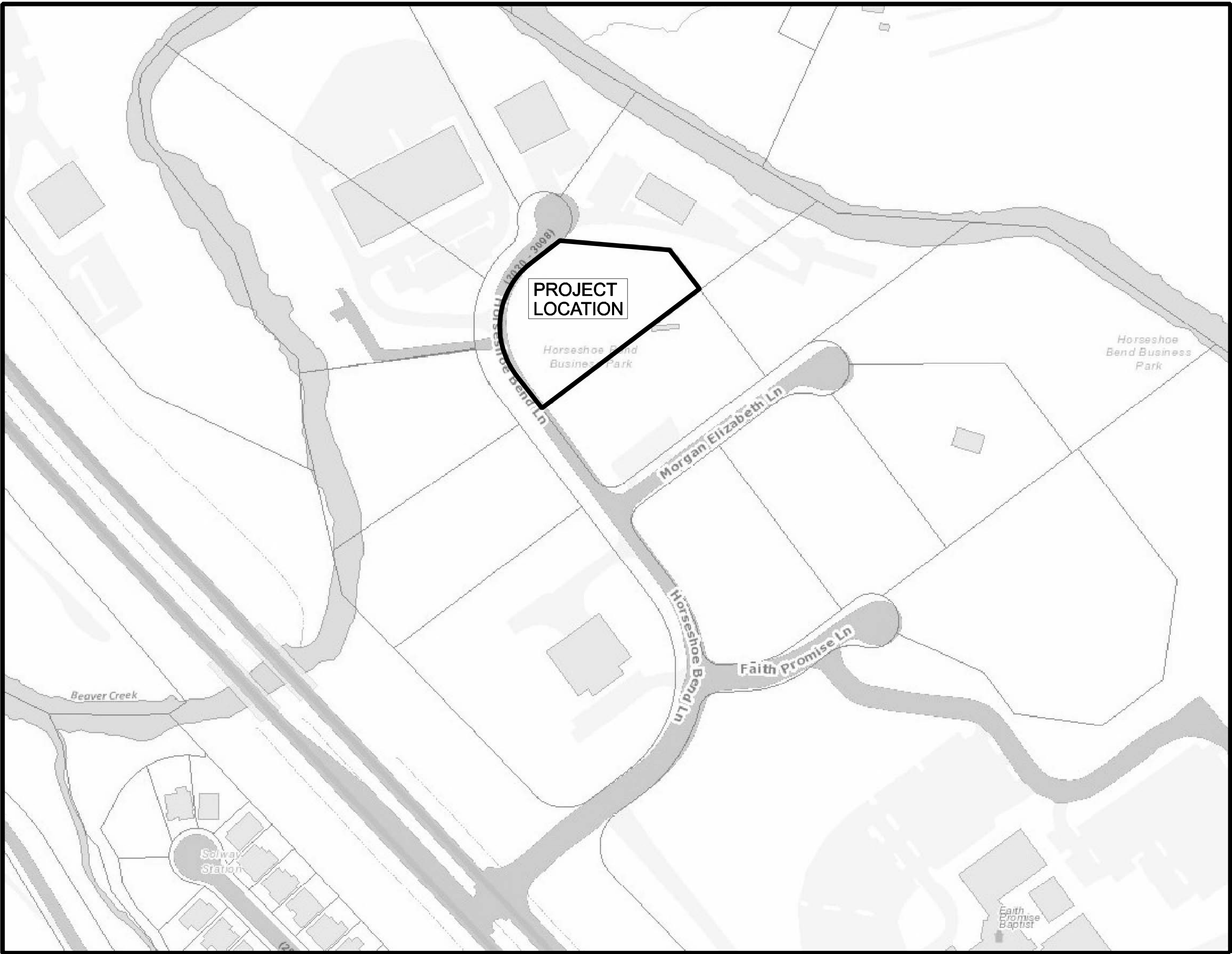


DEVELOPMENT PLAN FOR HORSESHOE BEND LOT #9

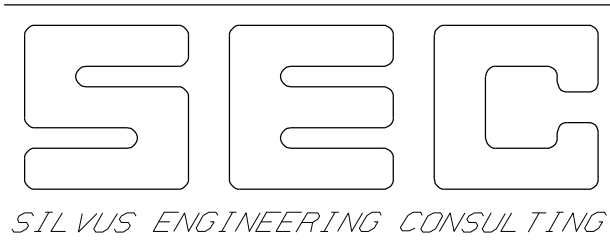
CONTENTS

SCALE	TITLE
--	C0.0 COVER
20	C1.1 PROJECT OVERVIEW
20	C3.1 LAYOUT DETAILS
20	C4.1 GRADING
20	C6.1 PAVING
20	C9.8 PERMITTING



OWNER: BILL GRAY
1002 LAUREL HILL ROAD
KNOXVILLE, TN 37923
865.318.6588

PREPARED BY:



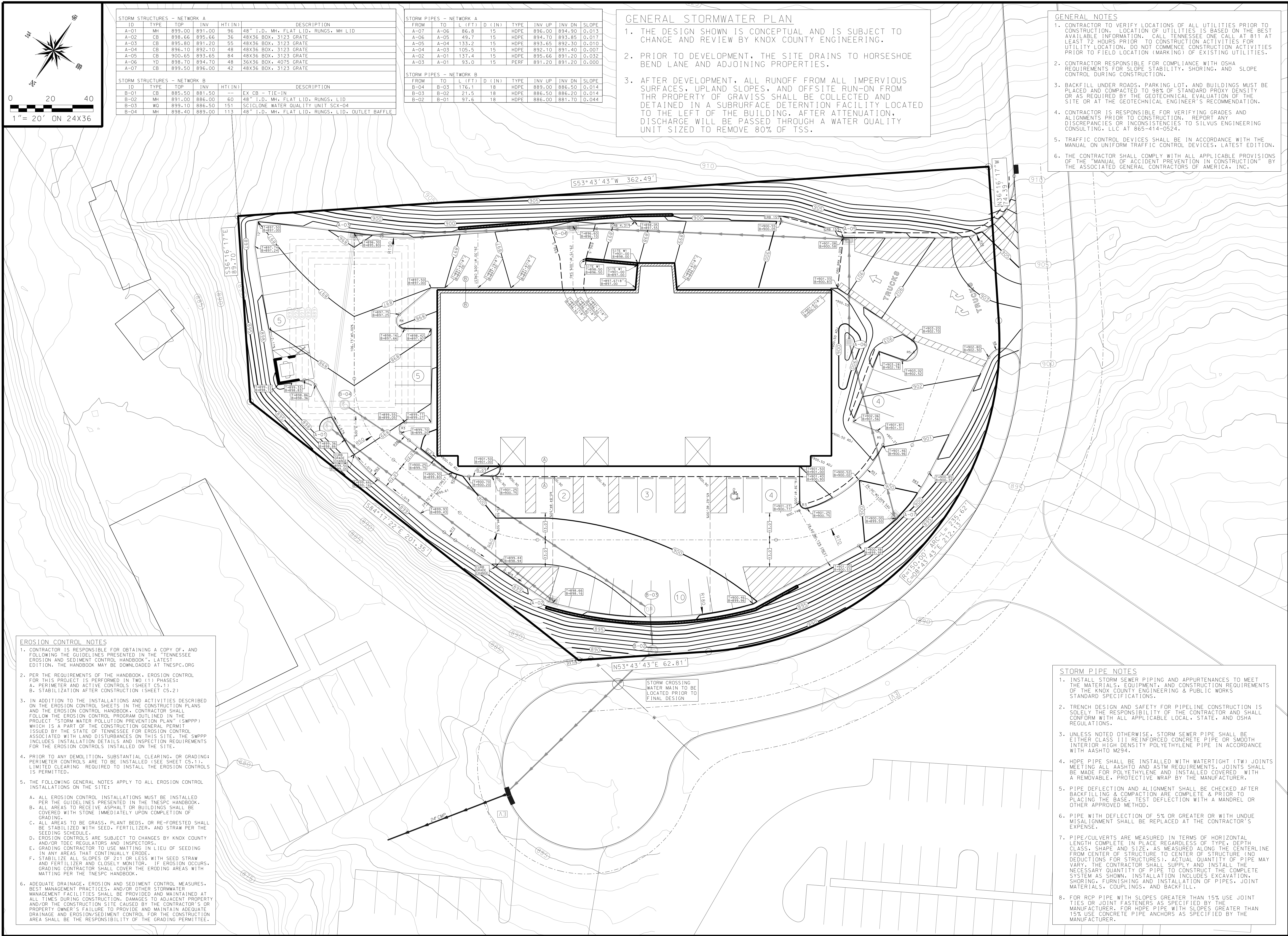
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
NATHAN SILVUS, P.E.
(865) 414-0524

0 HORSESHOE BEND LANE, KNOXVILLE, TN 37931 PARCEL 089-22211
PUBLISHED 10-21-2025

THESE PLANS SUPERSEDE ALL
VERSIONS DATED PRIOR TO 10-21-2025

MPC CASE NO:

11-E-25-DP
9-B-25-TOB



PROJECT:

CLIENT:

MPIC CASE NO:

ENGINEER:

DATE:

SHEET:

NO.

BY

DATE

REVISIONS:

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0 HORSESHOE BEND LN, KNOXVILLE, TN 37931
PARCEL ID: 089022211 AREA: 1.53 AC. ZONE: BP-710

HORSESHOE BEND
LOT #9

BILL GRAY

1002 LAUREL HILL RD
KNOXVILLE, TN 37923
865.318.6588

11-E-25-DP
9-B-25-TOB

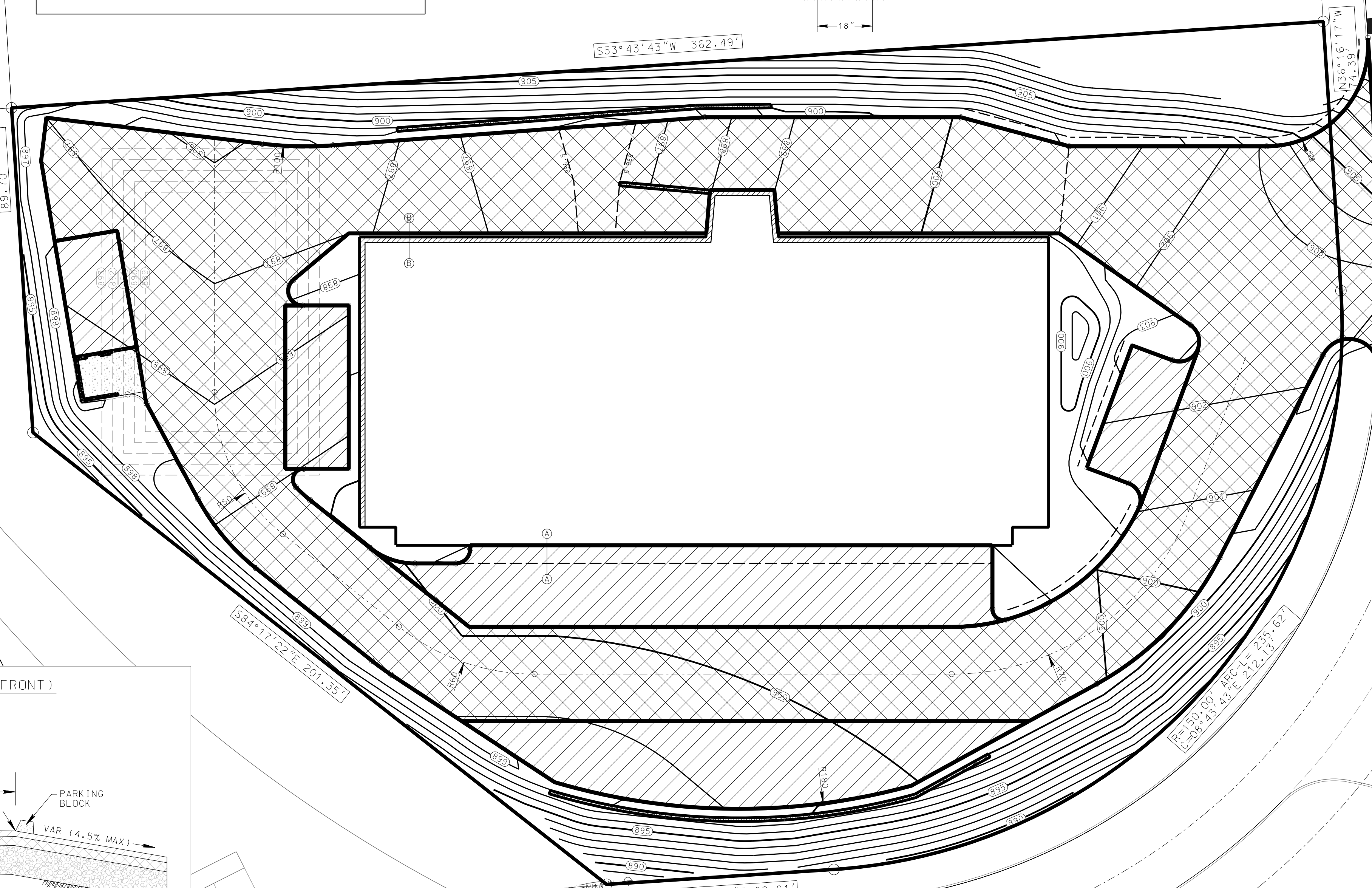
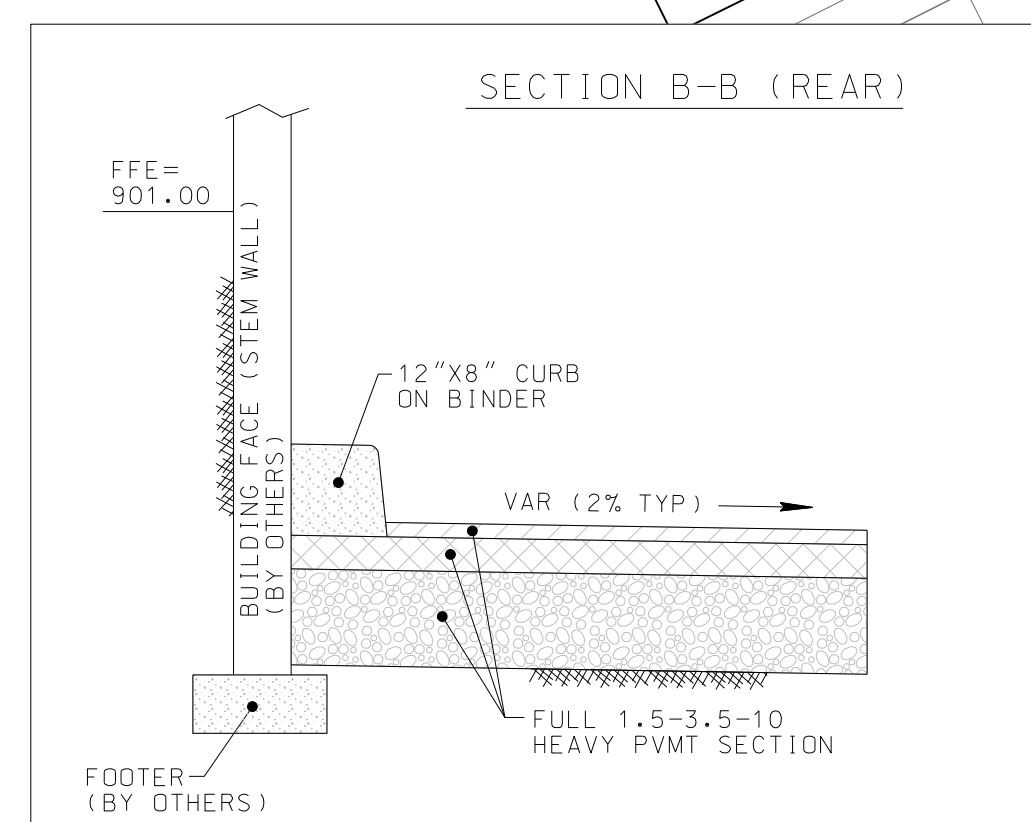
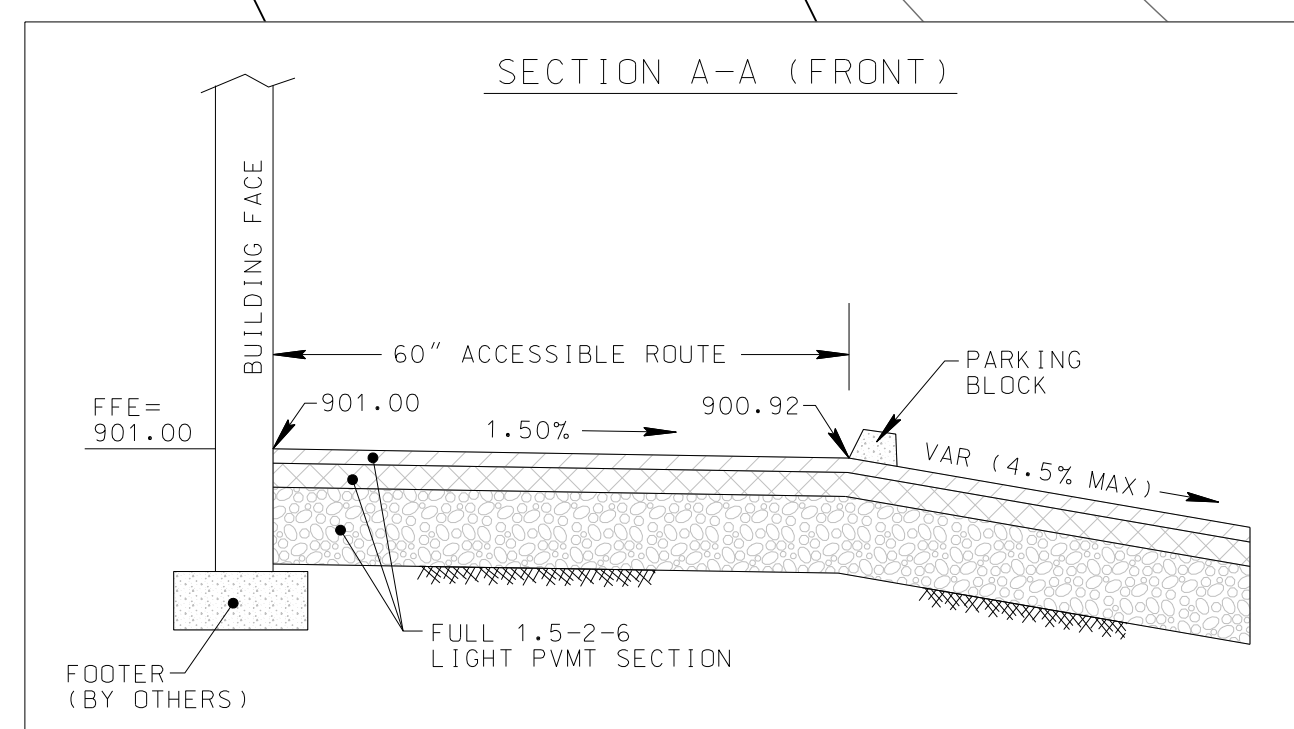
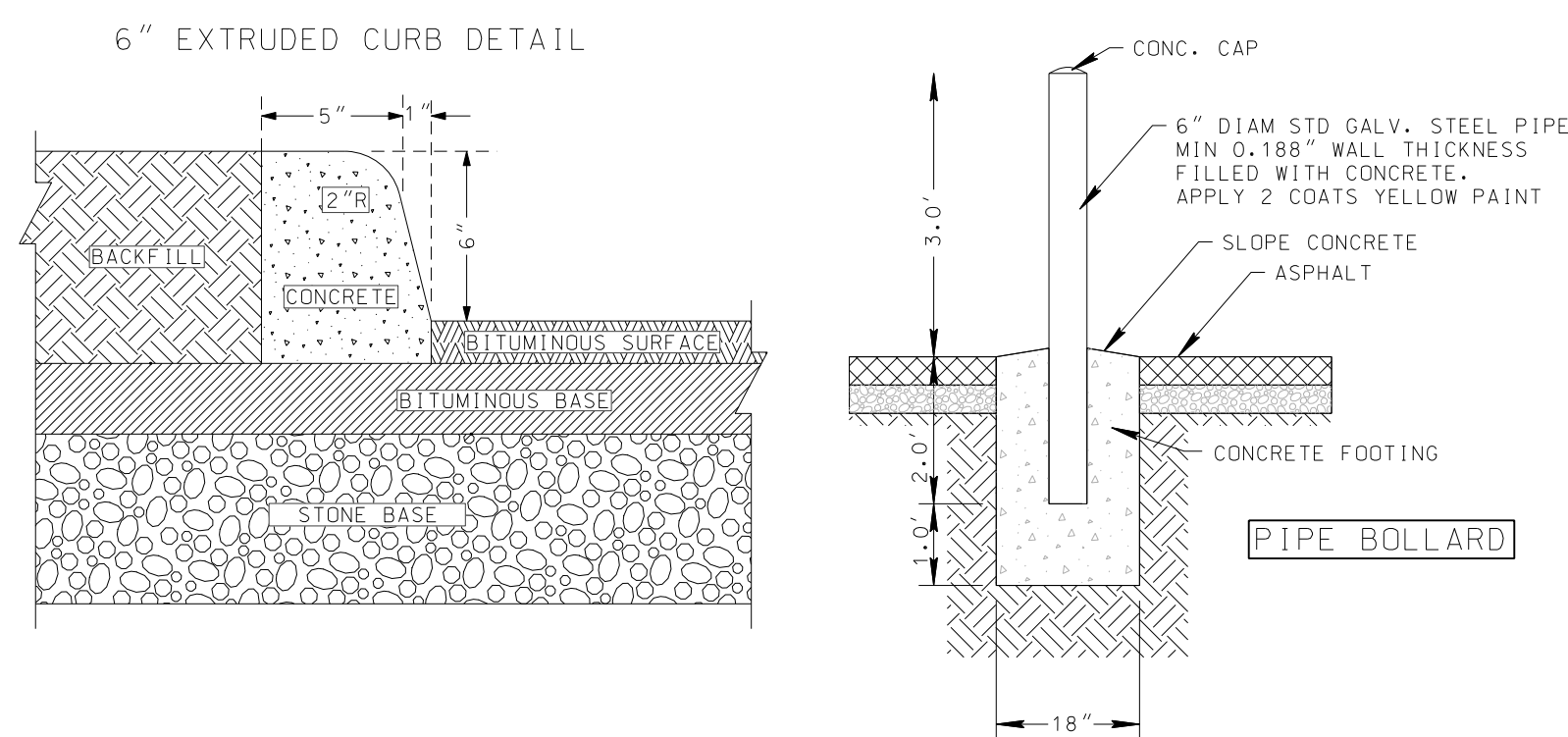
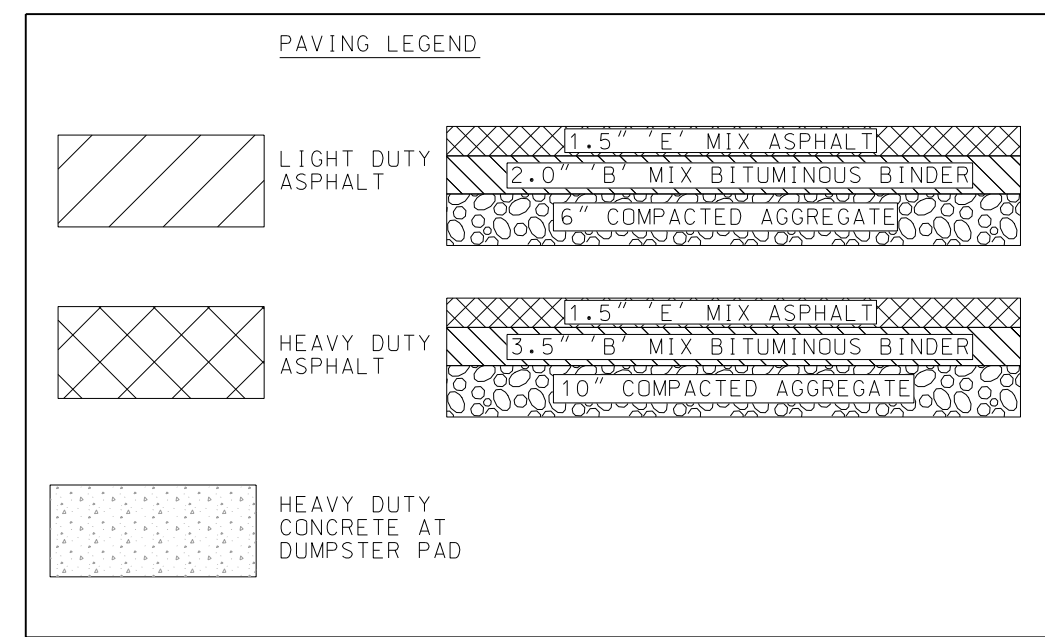
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0524

DRAFT

NOT FOR CONSTRUCTION

C3.1

LAYOUT AND
GRADING
DETAILS



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**HORSESHOE BEND
LOT #9**

0 HORSESHOE BEND LN, KNOXVILLE, TN 37931
PARCEL ID: 089022211 AREA: 1.53 AC ZONE: BP/TO

PROJECT:

**BILL
GRAY**

1002 LAUREL HILL RD
KNOXVILLE, TN 37923
865.318.6588

MPC CASE NO:

11-E-25-DP
9-B-25-TOB

ENGINEER:

SEC
SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0524

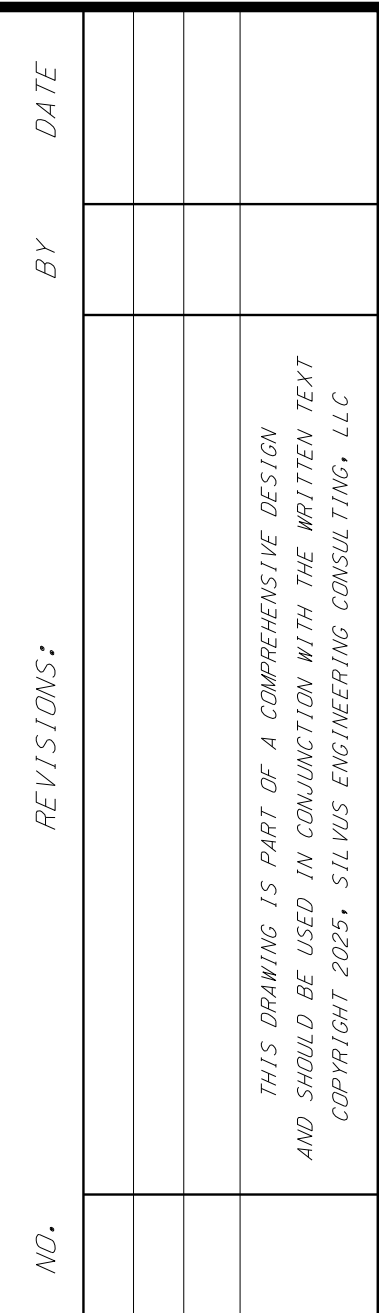
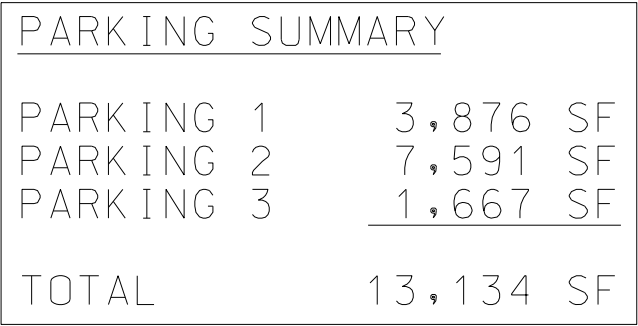
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DATE: 10-21-2025

SHEET:

C6.1

PAVING DETAILS



HORSESHOE BEND LOT #9

0 HORSESHOE BEND LN, KNOXVILLE, TN 37931
PARCEL ID: 089022211 AREA: 1.53 AC ZONE: BP/TO

PROJECT:

CLIENT:

**BILL
GRAY**

1002 LAUREL HILL RD
KNOXVILLE, TN 37923
865.318.6588

MPC CASE NO.

11-E-25-DP
9-B-25-TOB

ENGINEER

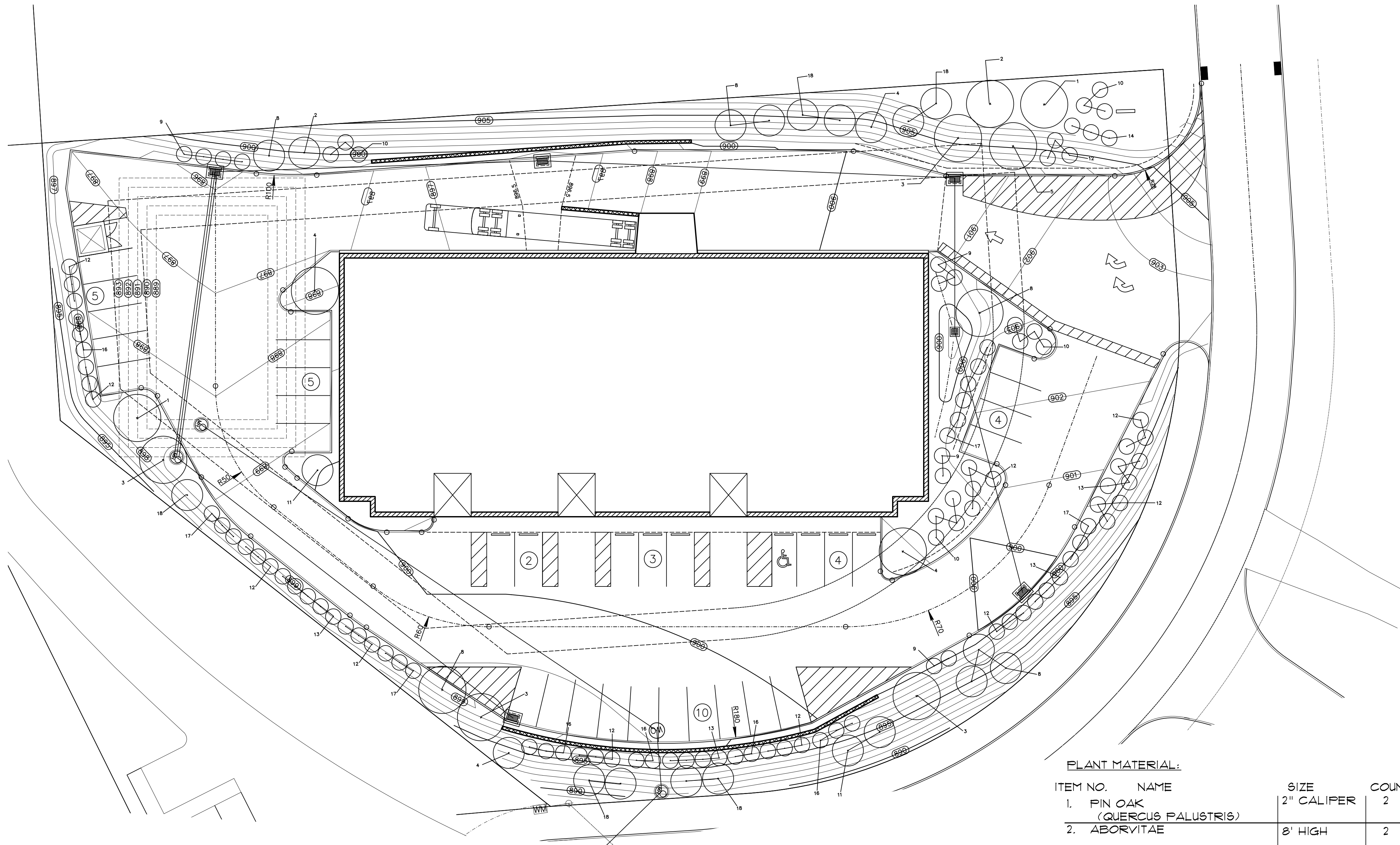
SEC
SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0524

DRAFT
NOT FOR CONSTRUCTION

DATE: 09-29-2025

SHEET:

C9.8
PERMITTING DATA
NOT FOR
CONSTRUCTION



PLANT MATERIAL:

ITEM NO.	NAME	SIZE 2" CALIPER	COUNT 2
1.	PIN OAK (QUERCUS PALUSTRIS)		
2.	ABORVITAE	8' HIGH	2
3.	SWEETBAY MAGNOLIA (MAGNOLIA VIRGINIANA)	8' HIGH	4
4.	EASTERN REDBUD (CERCIS CANADENSIS)	2½" CALIPER	4
5.	RED MAPLE (ACER RUBRUM)	2½" CALIPER	1
6.	SOUTHERN RED OAK (QUERCUS FALCATA)	8' HIGH	-0-
7.	WHITE OAK (QUERCUS ALBA)	18" HIGH	-0-
8.	AMERICAN HOLLY (ILEX OPACA)	18" HIGH	7
9.	MAPLE LEAF VIBURNUM (VIBURNUM ACERFOLIUM)	18" HIGH	11
10.	WILD HYDRANGEA (HYDRANGEA ARBORESCENS)	18" HIGH	14
11.	CATAWBA RHODODENDRON (RHODODENDRON CATAWBIENSE)	18" HIGH	3
12.	ROSE GLOW BARBERRY (BERBERIS)	18" HIGH	34
13.	DWARF ENGLISH CHERRY LAUREL (PRUNUS LAUROCERASUS)	18" HIGH	16
14.	FORSYTHIA (INTERMEDIA FORSYTHIA)	18" HIGH	3
15.	COTONEASTER (COTONEASTER)	18" HIGH	-0-
16.	YOUNG HOLLY COMPACTA (FLEX VOMITORIA)	18" HIGH	13
17.	OTTO LUYKEN ENGLISH LAUREL (PRUNUS LAUROCREASUS)	18" HIGH	15
18.	HINOKI CYPRRESS (FERNSPRAY GOLD)	4' HIGH	11

GENERAL LANDSCAPE NOTES:

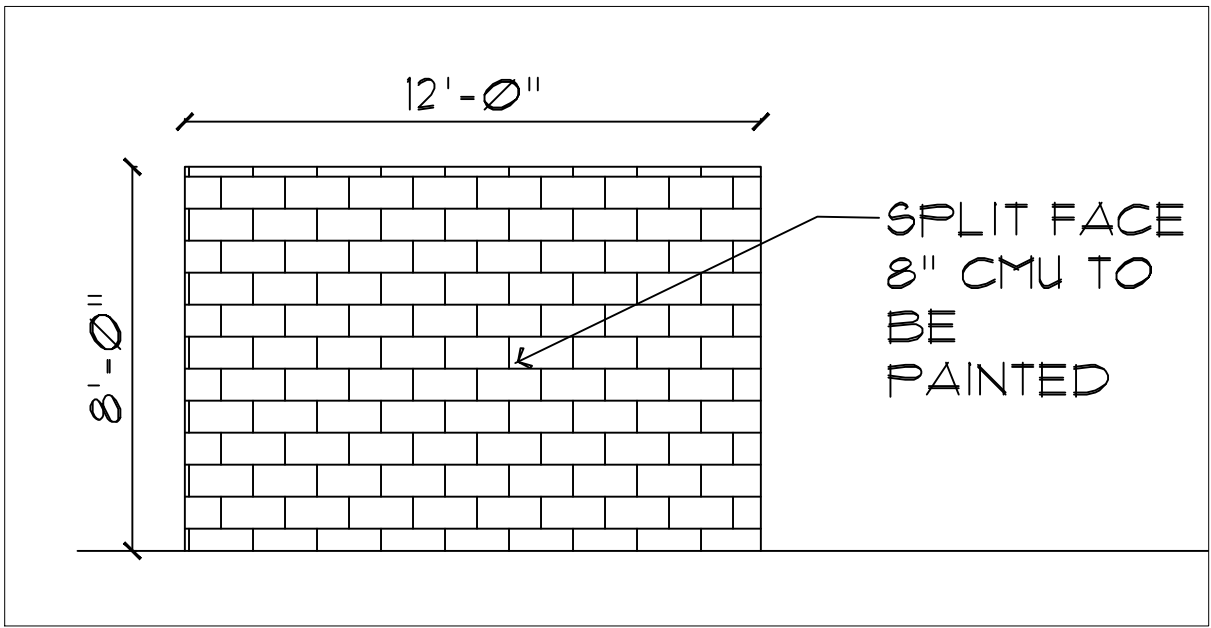
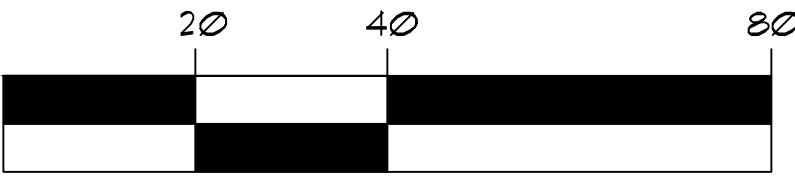
- ALL SITE WORK AND LANDSCAPE INSTALLATION SHALL CONFORM WITH ALL APPLICABLE LOCAL STATE AND FEDERAL CODES, ORDINANCES, AND REGULATIONS.
- CONTRACTOR SHALL CONTACT LOCAL UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO COMMENCING WORK.
- EXCAVATION AND PLANTING IN THE VICINITY OF UNDERGROUND UTILITIES MUST BE DONE WITH EXTREME CAUTION AND BY HAND IF NECESSARY.
- THE LANDSCAPE INSTALLER MUST HAVE A MINIMUM OF 5 YEARS OF EXPERIENCE AND MUST BE APPROVED BY THE OWNER.
- UNSUITABLE SOIL, EXCESS FILL DIRT, TRASH, DEBRIS, AND ALL BRUSH AND VEGETATION REMOVED FOR CONSTRUCTION SHALL BE REMOVED FROM SITE PROMPTLY AND LEGALLY DISPOSED OF.
- TOPSOIL SHALL BE REMOVED FROM AREAS TO BE EXCAVATED AND STOCK PILED AND PROTECTED FROM RUN OFF.
- PROVIDE CONTINUOUS METAL EDGING AT PERIMETER OF ALL LANDSCAPE BEDS BETWEEN BED AND LAWN AREAS.
- CONTRACTOR SHALL DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING, OR RIPPING TO A DEPTH OF 6 TO 8 INCHES MINIMUM. THE SOIL SHALL THEN BE EVALUATED AND AMENDED AS REQUIRED TO SUPPORT HEALTHY GROWTH OF THE PLANT MATERIAL.
- HOLES FOR TREE BALLS AND SHRUBS SHALL BE OVER EXCAVATED ON SIDES AND BOTTOM FOR FILL WITH SUITABLE SOIL. GRAVEL OR OTHER MATERIAL FOR DRAINAGE MAY BE REQUIRED TO PREVENT THE ACCUMULATION OF WATER WITHIN THE EXCAVATED AREA TO PREVENT ROOT ROT.
- DISTURBED AREAS TO BECOME LAWN WILL HAVE TOPSOIL AND BE SEEDED WITH GRASS AND STRAW. GRASS TO BE REBEL OR REBEL SUPREME - FESCUE.
- UNDISTURBED AREAS SHALL BE OVERSEEDED WITH GRASS SEED AND STRAW.
- SEE SITE CIVIL DRAWINGS BY SEC LLC DATED 9/23/25 FOR SITE PAVING AND BUILDING LOCATION.
- DUMPSTER ENCLOSURE TO BE SPLIT FACE BLOCK 8' HIGH ON THREE SIDES. FRONT ACCESS DOORS TO BE METAL CLAD TO MATCH BUILDING.

LANDSCAPE CALCULATIONS:

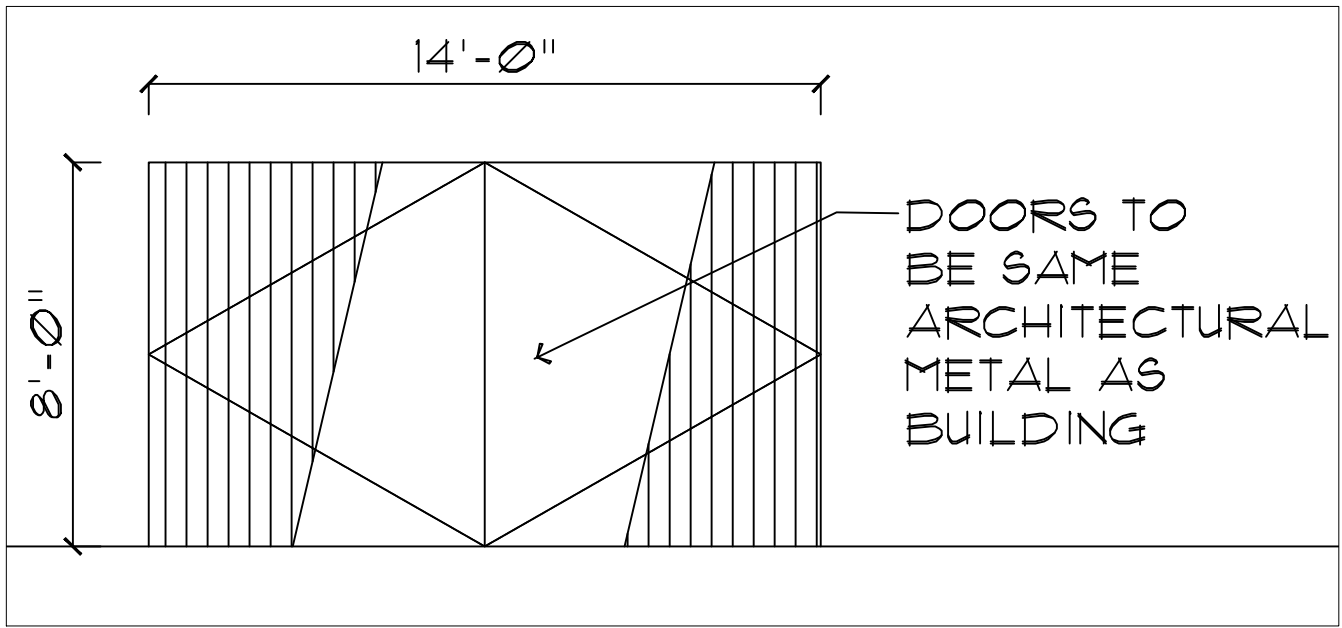
TREES - 10 MATURE TREES/ACRE OF YARD
.42 AC = 4 TREES - 13 PROVIDED
- 1 CANOPY TREE/10 SPACES
38 SPACES = 4 TREES - 13 PROVIDED

ORNAMENTAL TREES, SHRUBBERY, AND BEDDING PLANTS
50% AREA = 232 LF
PLANTING BEDS EXCEED REQUIREMENTS
PLANTING AREAS BASED ON PARKING
5% PARKING AREA = 651 SF
PLANTED AREAS EXCEED REQUIREMENT

LANDSCAPE PLAN
SCALE: 1:20



2 SIDE ELEVATION
SCALE: 1/4"=1'



3 FRONT ELEVATION
SCALE: 1/4"=1'



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865 - 584 - 1809

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3054 HORSESHOE BEND LANE
KNOXVILLE, TENNESSEE 37931

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Job No.:
2503

Drawn By:
KAE

Original Issue Date:
9/23/25

Revisions:

No.	Date	Description

FILE 11-E-25-DP

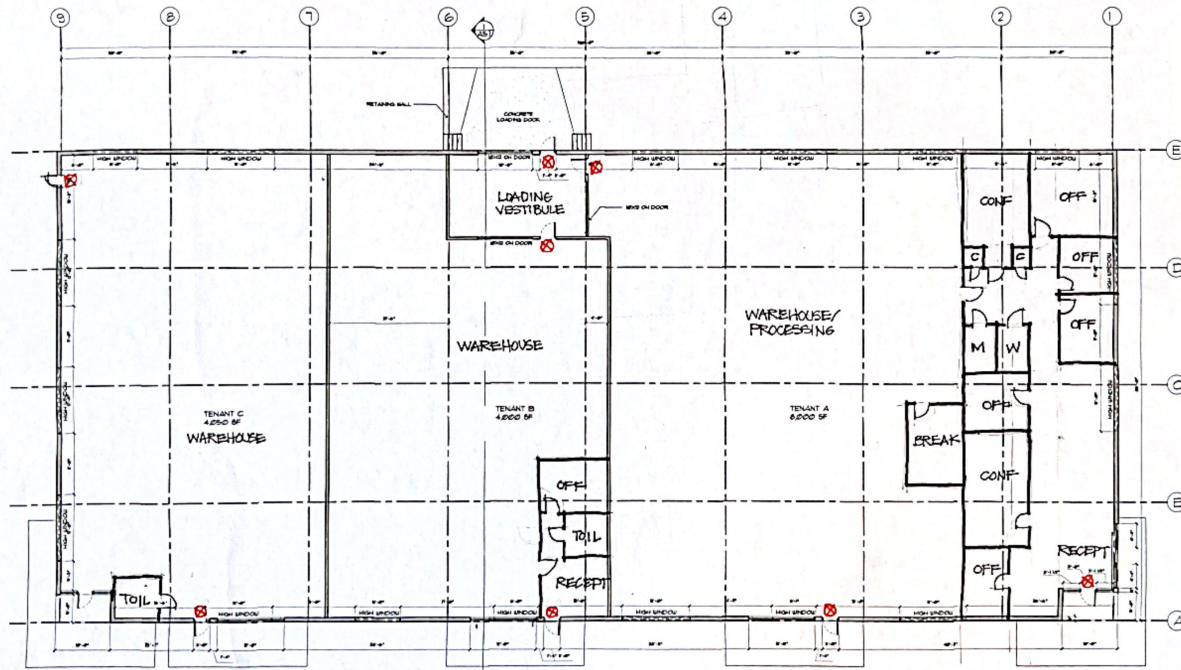
LANDSCAPE
PLAN

LP1.1



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FLOOR PLAN
A2.1
1/8" = 1'-0"

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FILE 11-E-25DP

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Job No. 2503

Drawn By KAC

Original Issue Date 8-28-25

Revisions

No. Date Description

1

FLOOR
PLAN

A2.1

8-28-25



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Drawn By: KAE

Original Issue Date:
3/23/25

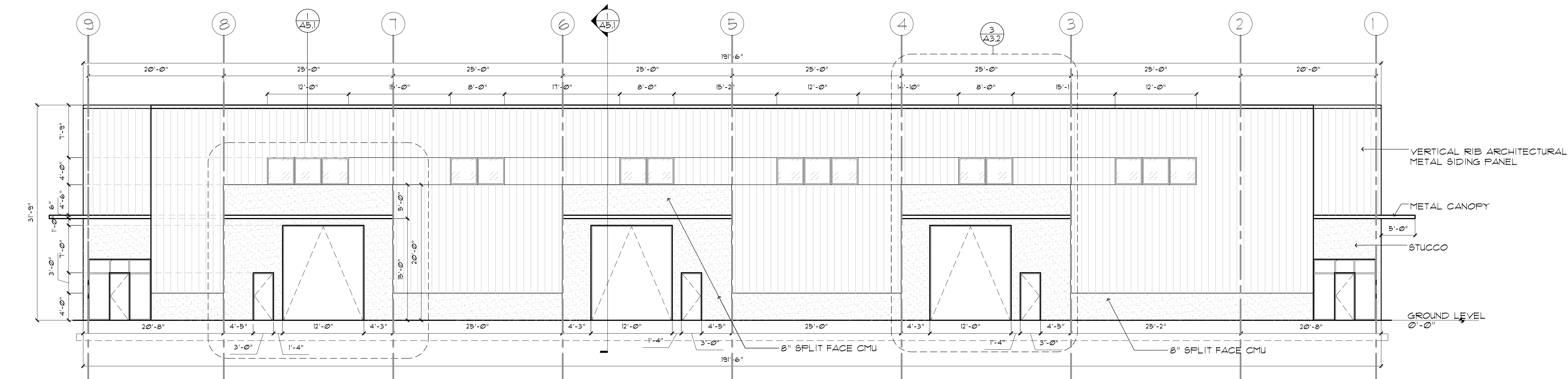
Revisions:		
No.	Date	Description
1		

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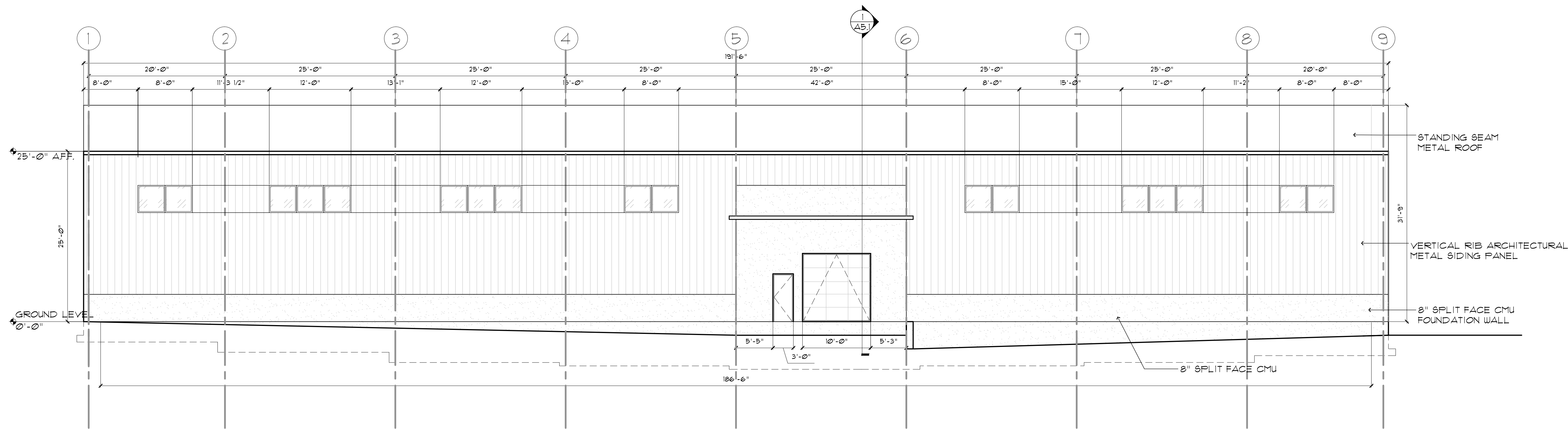
ELEVATIONS

A3.1

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1 NORTH ELEVATION
A3.1 1/8" = 1'-0"



2 SOUTH ELEVATION
A3.1 1/8" = 1'-0"



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Job No.:
2503

Drawn By:
KAE

Original Issue Date:
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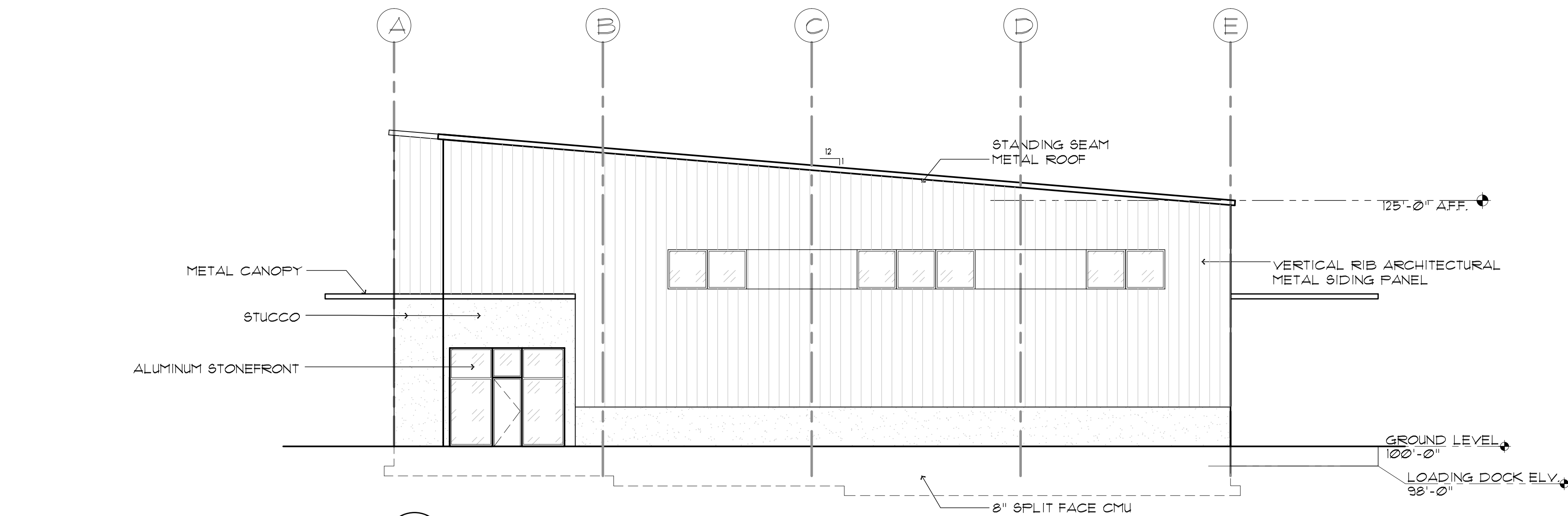
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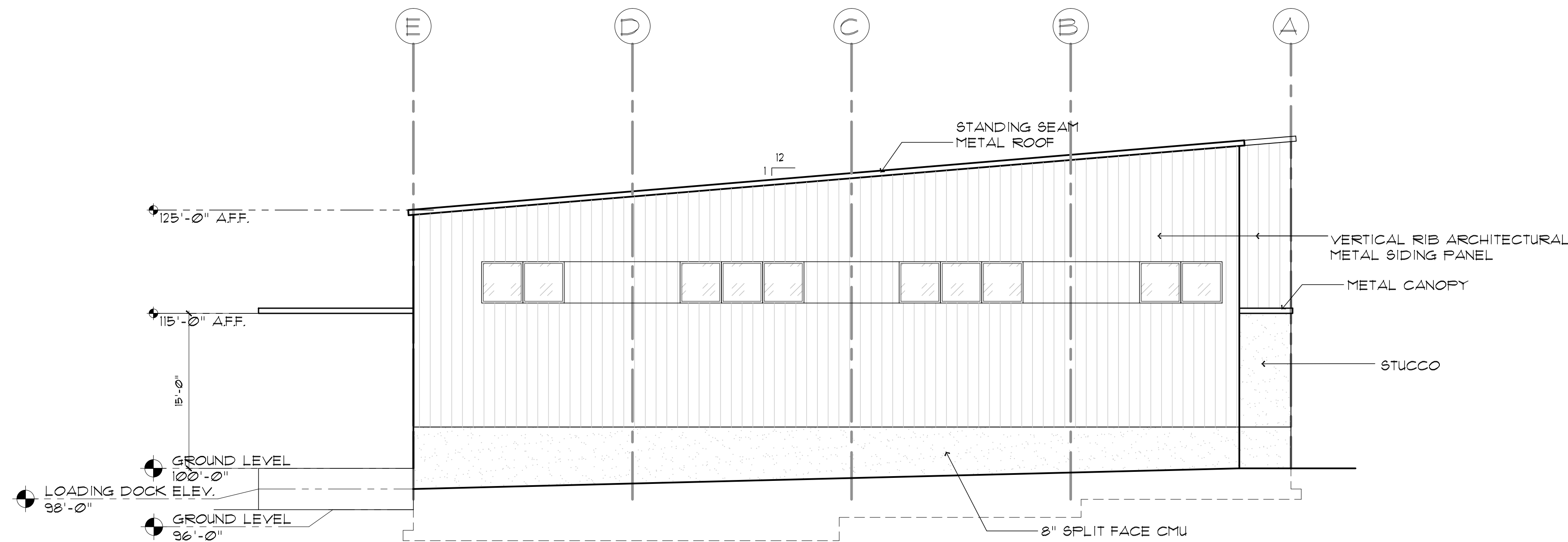
ELEVATIONS

A3.2

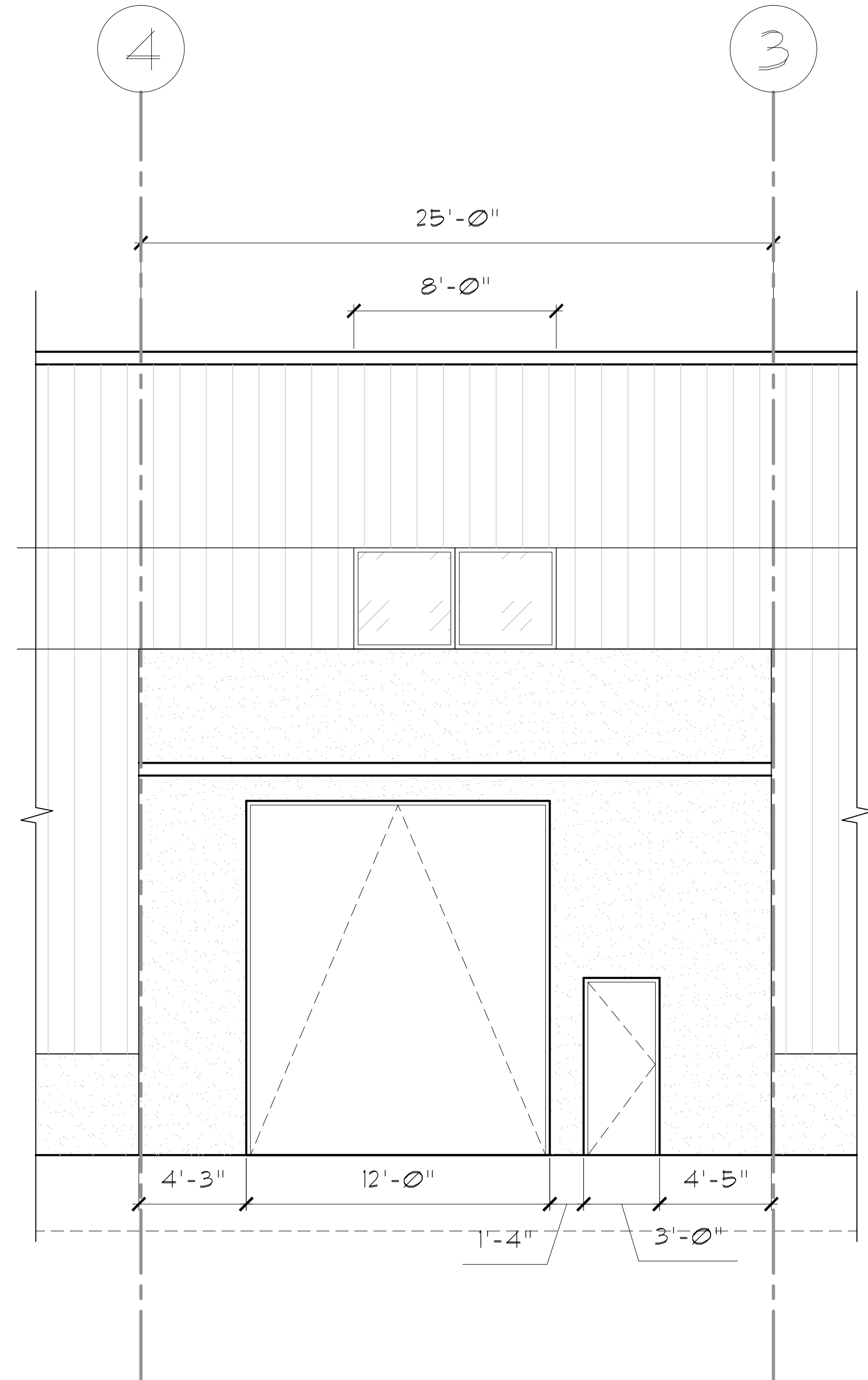
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1 WEST ELEVATION
A3.2 SCALE: 1/8"=1'



2 EAST ELEVATION
A3.2 SCALE: 1/8"=1'



3 ENLARGED ELEVATION
A3.2 SCALE: 1/4"=1'