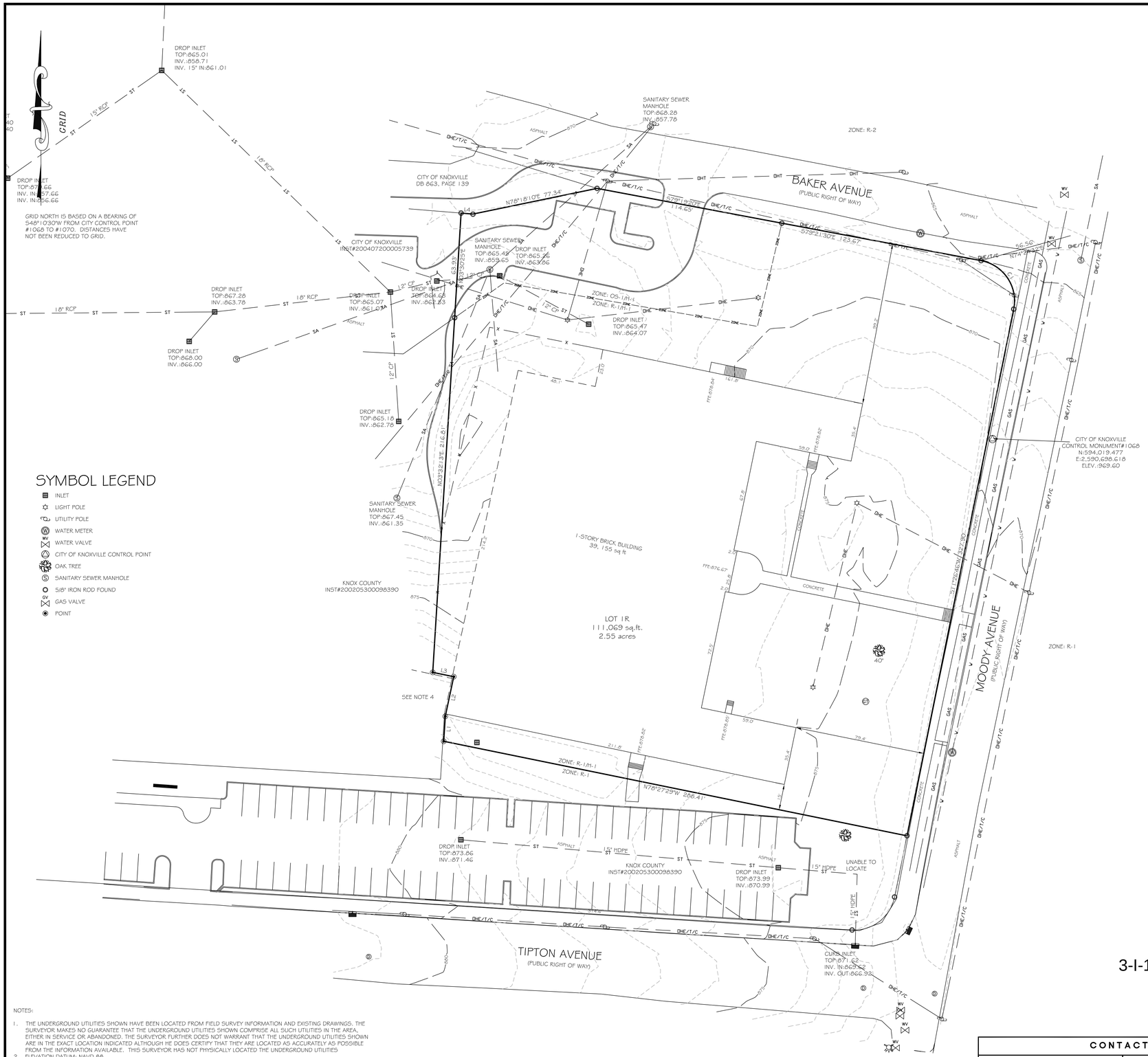


SYMBOL LEGEND

- INLET
- LIGHT POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- CITY OF KNOXVILLE CONTROL POINT
- OAK TREE
- SANITARY SEWER MANHOLE
- 5/8" IRON ROD FOUND
- GAS VALVE
- POINT

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES
2. ELEVATION DATUM: NAVD 88
3. BEARINGS BASED ON GRID NORTH OF TENNESSEE COORDINATE SYSTEM OF 1983.
4. SEE ALSO "PARTY WALL AGREEMENT" BETWEEN THE CITY OF KNOXVILLE, TENNESSEE AND KNOX COUNTY, TENNESSEE, DATED AUGUST 22, 2016. RECORDED AS INSTRUMENT NO. 201608230012564.
5. THERE IS AN EASEMENT RESERVED TO ALLOW ADJOINING PROPERTIES ACCESS AND MAINTENANCE OF ALL EXISTING UTILITIES SERVING OR PASSING THROUGH LOT 1R.
6. 5' UTILITY AND DRAINAGE EASEMENT INSIDE ALL INTERIOR LOT LINES AND A 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, EXCEPT AS MODIFIED BY THE SUBDIVISION VARANCE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CONTACTS	
Gas, Sewer, Water & Electric	Telephone
Knoxville Utilities Board 4505 Middlebrook Pike Knoxville, TN 37921 865-558-2562 Fax 865-558-2614	AT&T 9733 Parkside Drive Knoxville, TN 37922 865-539-8574

CERTIFICATION OF SURVEY

THE BOUNDARY SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE WAS 1:56,321. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HERON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THIS SURVEY AND PLAT MEET OR EXCEEDS THE MINIMUM STANDARDS OF A CATEGORY I SURVEY. THE BASIS OF THE BEARINGS SHOWN HEREON IS GRID NORTH. THIS SURVEY IS REFERENCED TO THE TENNESSEE COORDINATE SYSTEM OF 1983. A GRID OR SCALE FACTOR WAS NOT APPLIED TO THE CONTROL TRAVERSE FOR THIS SURVEY.

DANIEL P. HUMPHREYS P.L.S.
TENNESSEE REG. NO. 2060

3-31-17
DATE

VARIANCES APPROVED BY BZA ON APRIL 21, 2016

1. REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 35' TO 15'
2. REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK FROM 25' TO 0'
3. INCREASE THE MAXIMUM PERMITTED LOT COVERAGE FROM 25% TO 35.8%

VARIANCES APPROVED BY MPC ON MAY 12, 2016

1. TO REDUCE THE4 REQUIRED UTILITY AND DRAINAGE EASEMENT UNDER EXISTING BUILDING FROM 10' TO 0'.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N03°33'30"E	15.22'
L2	N12°00'57"E	24.75'
L3	N78°16'50"W	13.06'
L4	S85°19'29"E	7.23'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.71'	25.00'	S33°54'51"E	35.67'

LINE-TYPE LEGEND

- OVERHEAD ELECTRIC, TELEPHONE AND CABLE TV LINE — DHE/T/C
- STORM LINE — ST
- WATER LINE — W
- GAS LINE — GAS
- SANITARY SEWER LINE — SA
- OVERHEAD ELECTRIC LINE — DHE
- OVERHEAD TELEPHONE LINE — DHT
- FENCE LINE — X
- ZONING LINE — ZONE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PARKING SETBACK LINE

3-I-19-UR

OWNER - CLT MAP 109G, GROUP "B", PARCEL 015.05
CITY OF KNOXVILLE
400 MAIN STREET
KNOXVILLE, TN 37902
DEED REFERENCE: IN5T#201505010059346
PLAT REFERENCE: IN5T: 201608310014425

BEGINNING POINT LAND SURVEYING
234 LADD RIDGE ROAD
KINGSTON, TN 37763
PH. (865) 696-4613

DANIEL P. HUMPHREYS REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 3-31-17 TENNESSEE NO. 2060

3-I-19-UR

Boundary and Topographical Survey of

South High School

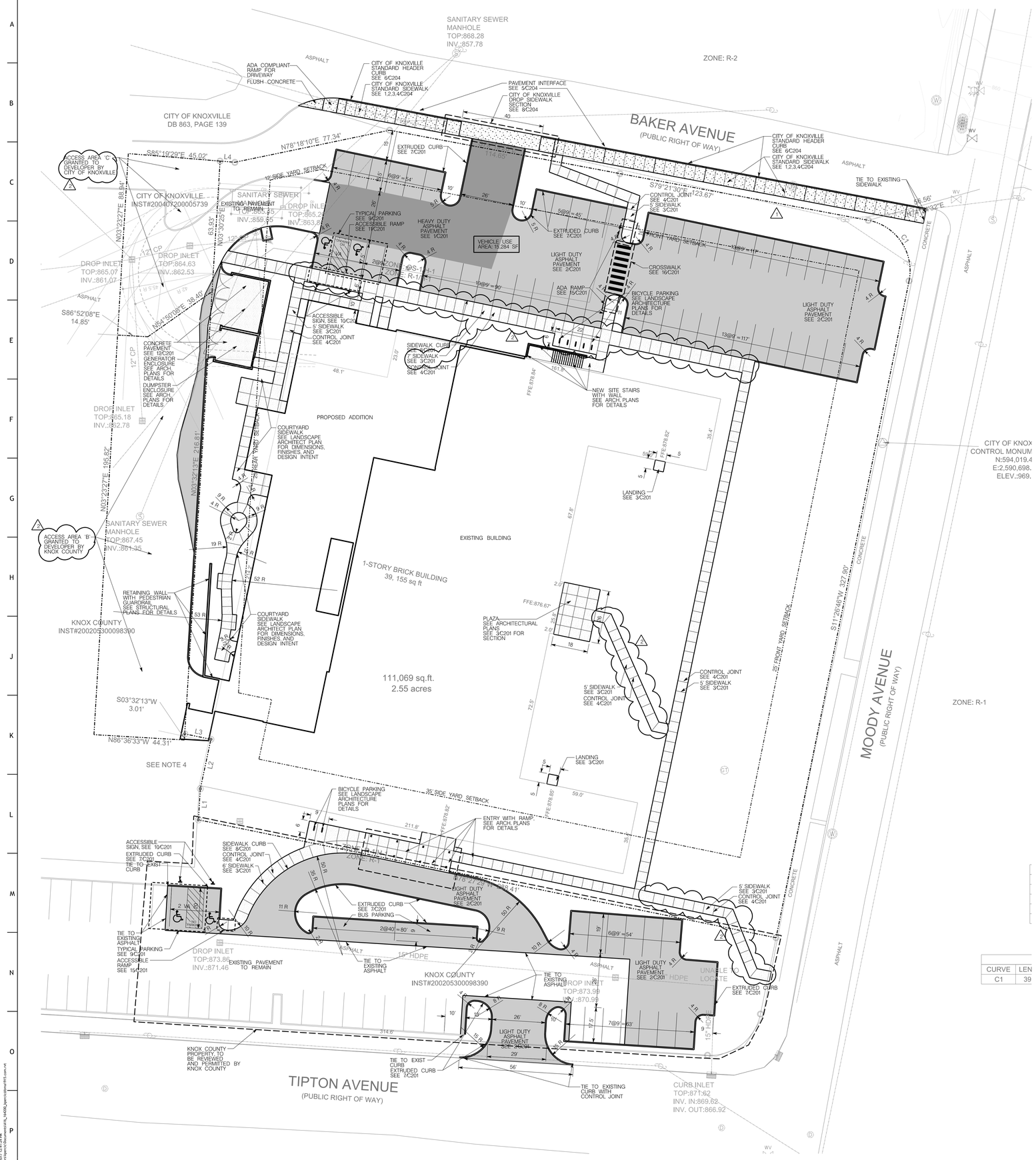
953 E Moody Avenue
9th Civil District, Knox County
City Block 26930, 26th Ward, City of Knoxville, Tennessee

DRAWN BY: DPH DATE: 3/31/17
CHECKED BY: DPH FILE: 2017031

REVISIONS

NO.	DATE	COMMENTS

S1.0



CURVE	LEN
C1	39

LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD		STORM DRAIN
SS	NA	SANITARY SEWER
W	PW	POTABLE WATER
NG	NG	NATURAL GAS
W	FW	FIRE PROTECTION
		MANHOLE
W	W	WATER METER
		FIRE HYDRANT
NA	X X	SILT FENCING
NA		INLET PROTECTION
NA		CURB
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT

SITE LAYOUT NOTES

1. USE: SENIOR LIVING, ZONING: R1A/I-1, PARCEL 109GB01505
2. TOTAL BUILDING AREA: PROPOSED 51,840 SF (2 STORY)
3. TOTAL SITE: 2.55 AC, TOTAL DIST AREA: 2.97 AC, TOTAL NEW IMPERV: 0.48 AC.
4. DEED REFERENCE: 20170426–0065115, CITY BLOCK: 29930, WARD: 28
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0284F.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK. DATUM NAVD 88.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY DANIEL HUMPHREYS SURVEYING DATED 03/2017. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS REPSONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
   TOTAL REQUIRED: 45–54 SPACES
   TOTAL PROVIDED: 51 SPACES
   BASIS: MIN: 74 BEDSX0.2 + 30 EMP = 44.8, MAX 74 BEDSX0.33 + 30 EMP = 54.42
10. SETBACKS:
    FRONT: 25'
    SIDE: 25'
    REAR: 25'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE 'MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION' ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS–BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMPS, ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

VARIANCES APPROVED BY MPC 04/21/2016

1. REDUCE SIDE YARD FROM 35' TO 15'
2. REDUCE REAR YARD FROM 25' TO 0'
3. INCREASE LOT COVERAGE FROM 25% TO 35.8%

VARIANCE APPROVED BY MPC 05/12/2016

1. REDUCE REQUIRED UTILITY AND DRAINAGE EASEMENT BENEATH BUILDING FROM 10' TO 0'

OWNER:
DOVER DEVELOPMENT
4921 HOMBERG PL
KNOXVILLE, TN 37919–8339
PHONE: 567–230–4424
CONTACT: JACK SCHRODE

ENGINEER:
WILL ROBINSON & ASSOCIATES
1248 N. SHOREWOOD LN
CARYVILLE, TN 37714
PHONE: 386–4200
CONTACT: WILL ROBINSON

CONTRACTOR:
TO BE DETERMINED

PROJECT LOCATION MAP – NOT TO SCALE

3-I-19-UR
Revised: 2/28/2019

bma
BARBER McMURRY
architects since 1915

505 Market St Suite 300 Knoxville, TN 37902
t 865.934.1915 f 865.546.0242
bma1915.com

PROJECT NUMBER
****

PROJECT NAME
SOUTH YOUNG HIGH SCHOOL
SENIOR LIVING
3-I-19-UR

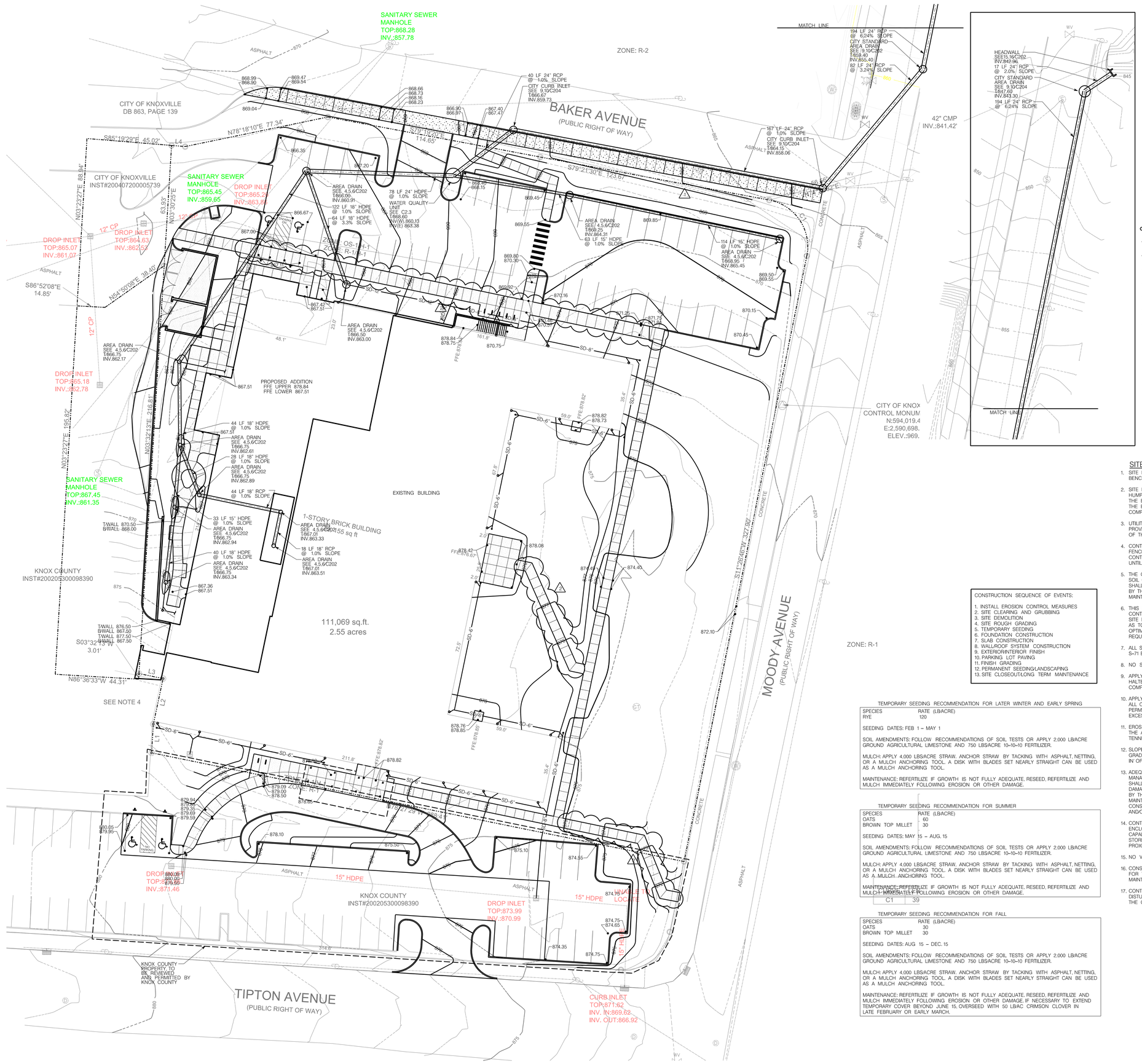
PROJECT ADDRESS
BAKER AVENUE
KNOXVILLE, TN

WILL ROBINSON & ASSOCIATES
131 Brentwood Dr
Oak Ridge, TN 37830
(865) 386-4200

PARTNER-IN-CHARGE	MTD
PROJECT MANAGER	RKD
DRAWN BY	RKD
REVIEWED BY	TWM/MWD
ISSUE DATE	
REVISIONS	
1 02.04.2019	ADDED PARKING
2 02.28.2019	UOR COMMENTS

C102
SITE LAYOUT PLAN

©2017 BARBER&McMURRY architects



N

SCALE

0 20 40 FEET

SCALE: 1" = 20'

LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD		STORM DRAIN
SS	NA	SANITARY SEWER
W	PW	POTABLE WATER
NG	NG	NATURAL GAS
W	FW	FIRE PROTECTION
		MANHOLE
W	W	WATER METER
		FIRE HYDRANT
NA	X X	SILT FENCING
NA		INLET PROTECTION
NA		CURB
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NAVD88.
2. SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON A DANIEL HUMPHREYS SURVEYING DATED 03/2017. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP, AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY, AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
10. 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.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE 'LOCK IN' OF EROSION MAT.
13. 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.
14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUABLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF CONTAINING THE ENTIRE CONTENTS OF THE MATERIALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
16. CONSTRUCTION MATERIALS WILL BE STAGED IN THE EXISTING PARKING AREA. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
17. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE SITE INSPECTOR.

CONSTRUCTION SEQUENCE OF EVENTS:

1. INSTALL EROSION CONTROL MEASURES
2. SITE CLEARING AND GRUBBING
3. SITE DEMOLITION
4. SITE ROUGH GRADING
5. TEMPORARY SEEDING
6. FOUNDATION CONSTRUCTION
7. SLAB CONSTRUCTION
8. WALL/ROOF SYSTEM CONSTRUCTION
9. EXTERIOR/INTERIOR FINISH
10. PARKING LOT PAVING
11. FINISH GRADING
12. PERMANENT SEEDING/LANDSCAPING
13. SITE CLOSEOUT/LONG TERM MAINTENANCE

TEMPORARY SEEDING RECOMMENDATION FOR LATER WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
RYE	120

SEEDING DATES: FEB 1 – MAY 1

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10–10–10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE, RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATION FOR SUMMER

SPECIES	RATE (LB/ACRE)
OATS	60
BROWN TOP MILLET	30

SEEDING DATES: MAY 15 – AUG. 15

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10–10–10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE, RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

C1	39

TEMPORARY SEEDING RECOMMENDATION FOR FALL

SPECIES	RATE (LB/ACRE)
OATS	30
BROWN TOP MILLET	30

SEEDING DATES: AUG 15 – DEC. 15

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10–10–10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE, RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

3-I-19-UR
Revised: 2/28/2019

bma
BARBER McMURRY
architects since 1915

505 Market St Suite 300 Knoxville, TN 37902
t 865.934.1915 f 865.546.0242
bma1915.com

PROJECT NUMBER
****

PROJECT NAME
SOUTH YOUNG HIGH SCHOOL
SENIOR LIVING
3-I-19-UR

PROJECT ADDRESS
BAKER AVENUE
KNOXVILLE, TN

WILL ROBINSON
& ASSOCIATES
131 Brentwood Dr
Oak Ridge, TN 37830
(865) 386-4200

PARTNER-IN-CHARGE	MTD
PROJECT MANAGER	RKD
DRAWN BY	RKD
REVIEWED BY	TWM/MWD
ISSUE DATE	
REVISIONS	
1 02.04.2019	ADDED PARKING
2 02.28.2019	UOR COMMENTS

C105
SITE GRADING PLAN

©2017 BARBER McMURRY architects

Planting Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
SHADE TREES					
AS	2	Acer saccharum	Sugar Maple	2" cal.	central leader, full and well branched
QP	2	Quercus phellos	Willow Oak	2" cal.	central leader, full and well branched
1 UA	7	Ulmus americana 'Princeton'	Princeton Elm	2" cal.	central leader, full and well branched
EVERGREEN TREES					
TO	36	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	6' hgt. min.	FTG, full and well branched
ORNAMENTAL TREES					
AP	3	Acer palmatum 'Koto No Ito'	Harp String Japanese Maple	2" cal.	Central leader, full and well branched
CC	6	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	2" cal.	Central leader, full and well branched, purple flowers
1 LI	2	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8' hgt. min.	MT, 3 cane min., full and well branched, white flowers
SHRUBS					
AG	21	Abelia x grandiflora	Glossy Abelia	3 gal.	5' o.c., full and dense, white flowers
AGP	21	Azalea x 'Girard's Pink'	Girard's Pink Azalea	3 gal.	30" o.c., full and dense, pink flowers
HM	20	Hibiscus moscheutos	Swamp Rose Mallow	3 gal.	5' o.c., full and dense
IG	22	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 gal.	4' o.c., full and dense
LC	35	Loropetalum chinense var. rubrum 'PIILC-I'	Crimson Fire Loropetalum	3 gal.	3' o.c., full and dense
PL	20	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	48" hgt B&B	4' o.c., full and dense
1, 2 TD	85	Taxus x media 'Densiformis'	Densiformis Yew	42" hgt. B&B	5' o.c., full and dense
GROUNDCOVERS & PERENNIALS					
AR	30	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Ajuga	1 gal.	12" o.c., full and dense
AE	33	Asarum europaeum	European Ginger	1 gal.	18" o.c., full and dense
AN	89	Athyrium niponicum 'Pictum'	Japanese Painted Fern	1 gal.	18" o.c., full & dense
CF	128	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	1 gal.	18" o.c., full and dense
DE	111	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal.	24" o.c., full and dense
GR	70	Geranium 'Rozanne'	Rozanne Geranium	1 gal.	18" o.c., full and dense, purple flowers
HE	27	Hosta 'Enterprise'	Enterprise Hosta	1 gal.	36" o.c., full and dense, variegated
HEM	329	Hemerocallis spp.	1/3 Happy Returns Daylily,1/3 Pardon Me Daylily, 1/3 Gentle Shepherd	1 gal.	18" o.c., full and dense
HO	64	Helleborus orientalis	Lenten Rose	1 gal.	18" o.c., full and dense, purple flowers
IC	64	Iris 'Caesar's Brother'	Caesar's Brother Iris	1 gal.	18" o.c., full and dense, purple flowers
OC	3	Osmundastrum cinnamomeum	Cinnamon Fern	1 gal.	3' o.c., full and dense
PT	95	Pachysandra terminalis	Japanese Pachysandra	1 gal.	18" o.c., full and dense
TS	50	Thymus serpyllum	Creeping Thyme	1 gal.	12" o.c., full and dense
VINES					
HA	3	Hydrangea anomala petiolaris	Climbing Hydrangea	1 gal.	8' o.c., white flower, plant against dumpster wall
TURF					
Turf	280		Synthetic Turf	sf	
LAWN					
1, 2 Lawn	44,400			sf	

FTG - Full to Ground
MT - Multi-trunk
B&B - Balled & Burlapped
cal. - Caliper
hgt. - Height
gal. - Gallon
min. - Minimum
o.c. - On Center
sf. - Square Foot

Planting Notes

1. Contractor shall verify all existing conditions in the field and report any discrepancies to the Landscape Architect or Owner's Representative prior to starting work.
2. No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
3. No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
4. All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Landscape Architect or Owner's representative.
5. Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
6. No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See this sheet for tree planting detail.
7. All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
8. The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Landscape Architect or Owner's Representative.
9. Stake location of all proposed trees and planting areas for approval by the Landscape Architect or Owner's representative prior to the commencement of planting.
10. Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Landscape Architect or Owner's Representative prior to any changes.
11. All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded as noted herein See this sheet for lawn seeding detail..
12. Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil; prepare groundcover beds with a minimum of 6" planting soil.
13. All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
14. Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
15. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Landscape Architect or Owner's Representative.

All areas to be seeded or shall receive soil preparation as noted herein prior to seeding , unless otherwise noted on plan.See this sheet for lawn seeding detail..

16. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
17. Contractor to complete work within schedule established by the Owner's Representative.
18. Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Landscape Architect or Owner's Representative. Application of insecticides/herbicides must be approved by Landscape Architect or Owner's Representative prior to use on site.
19. See civil drawings for further information regarding:
    - Erosion and sediment control.
    - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
    - Limits of construction.
    - Locations of existing and proposed utilities or easements.
21. Plant beds to join walks or walls at an angle between 90° & 60°.
22. Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
23. Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
24. Square footage of lawn areas is approximate and may not reflect the extent of disturbance. Contractor to verify quantities prior to purchase and installation.

Instructions For Existing Soil Sampling:

1. Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
2. A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
3. Mark the plan to show soil sample locations.
4. Send samples to Waypoint Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.al-labs.com.
5. Results to be copied to the Owner.

Percolation Test Notes

1. Dig a hole 18- 24" deep & a minimum of 6" wide.
2. Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
3. Refill hole to within a couple inches of the top.
4. To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
5. Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
6. Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

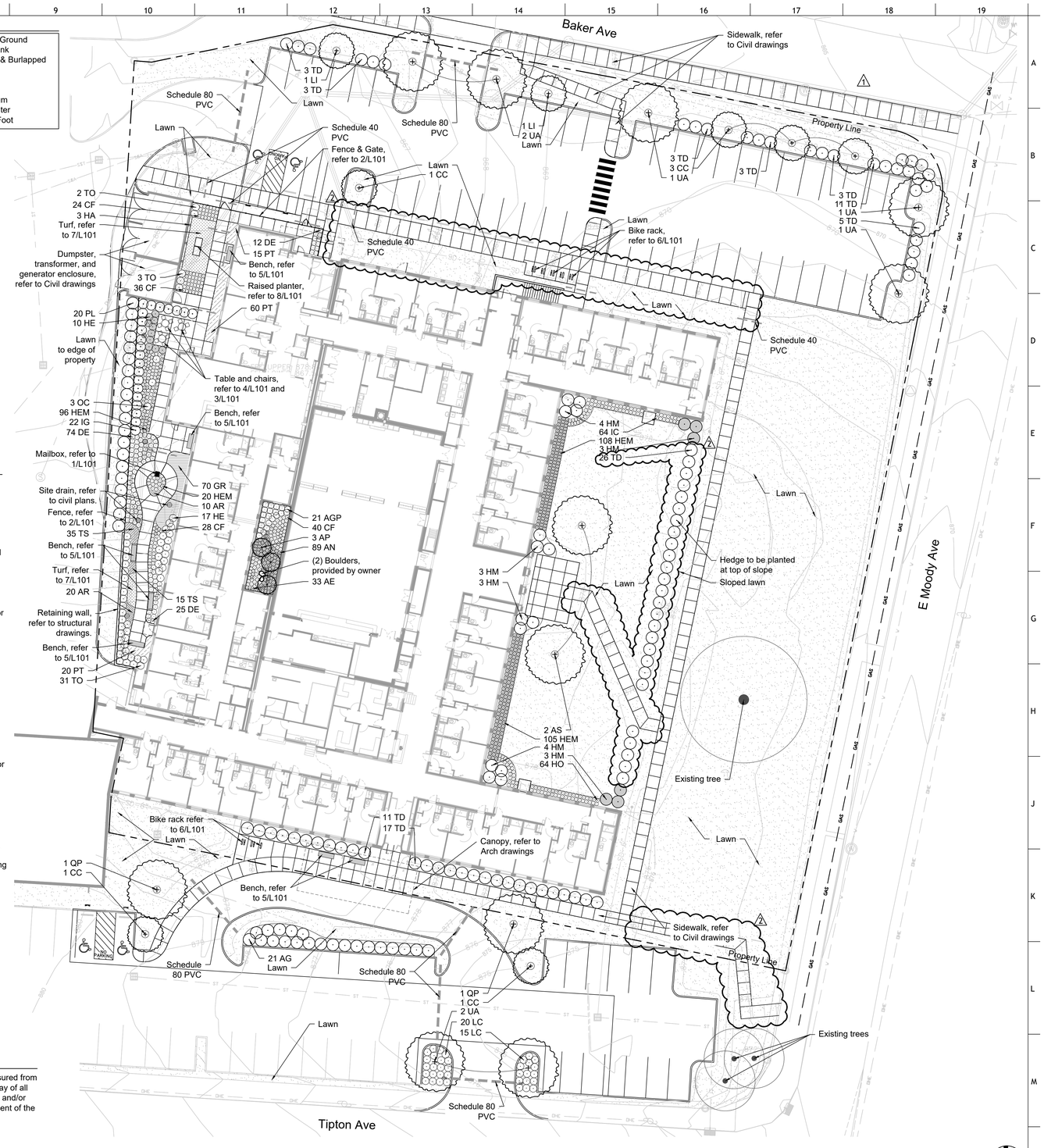
Legend

- 6" Schedule 40 PVC Pipe
- 6" Schedule 80 PVC Pipe

Landscape Requirements per City of Knoxville

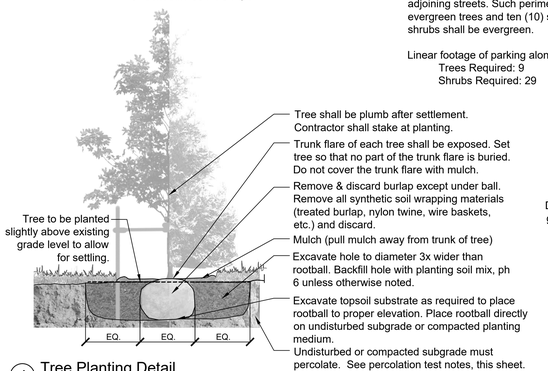
Between Parking Lots and Rights-fo-Way: A perimeter screening area at least ten (10.0) feet wide, measured from the edge of the parking lot to the right-of-way, shall be provided between the parking area and right-of-way of all adjoining streets. Such perimeter screening area shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100) linear feet. A minimum of fifty (50) percent of the shrubs shall be evergreen.

Linear footage of parking along right-of-way: 285LF / 100LF = 2.85
Trees Required: 9 Trees Provided: 10
Shrubs Required: 29 Shrubs Provided: 31

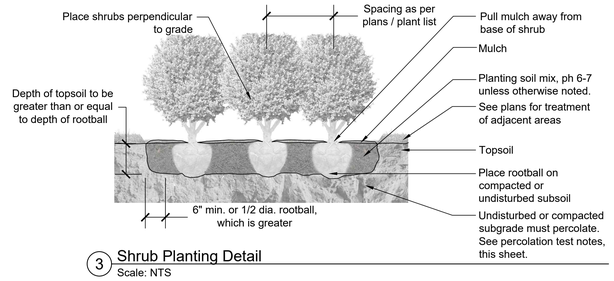


Scale: 1" = 20' - 0"

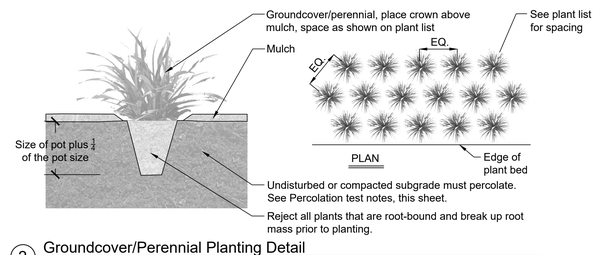
NORTH



4 Tree Planting Detail
Scale: NTS

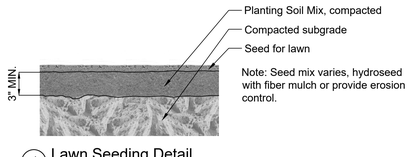


3 Shrub Planting Detail
Scale: NTS



2 Groundcover/Perennial Planting Detail
Scale: NTS

3-I-19-UR
Revised: 2/28/2019



1 Lawn Seeding Detail
Scale: NTS

bma
BARBER McMURRY architects since 1915
505 Market St Suite 300 Knoxville, TN 37902
t 865.934.1915 f 865.546.0242
bma1915.com

SARA H. PINNELL REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT

PROJECT NUMBER
166800

PROJECT NAME
SOUTH HIGH SENIOR LIVING
3-I-19-UR

OWNER
DOVER DEVELOPMENT

PROJECT ADDRESS
953 E MOODY AVE
KNOXVILLE, TN 37920

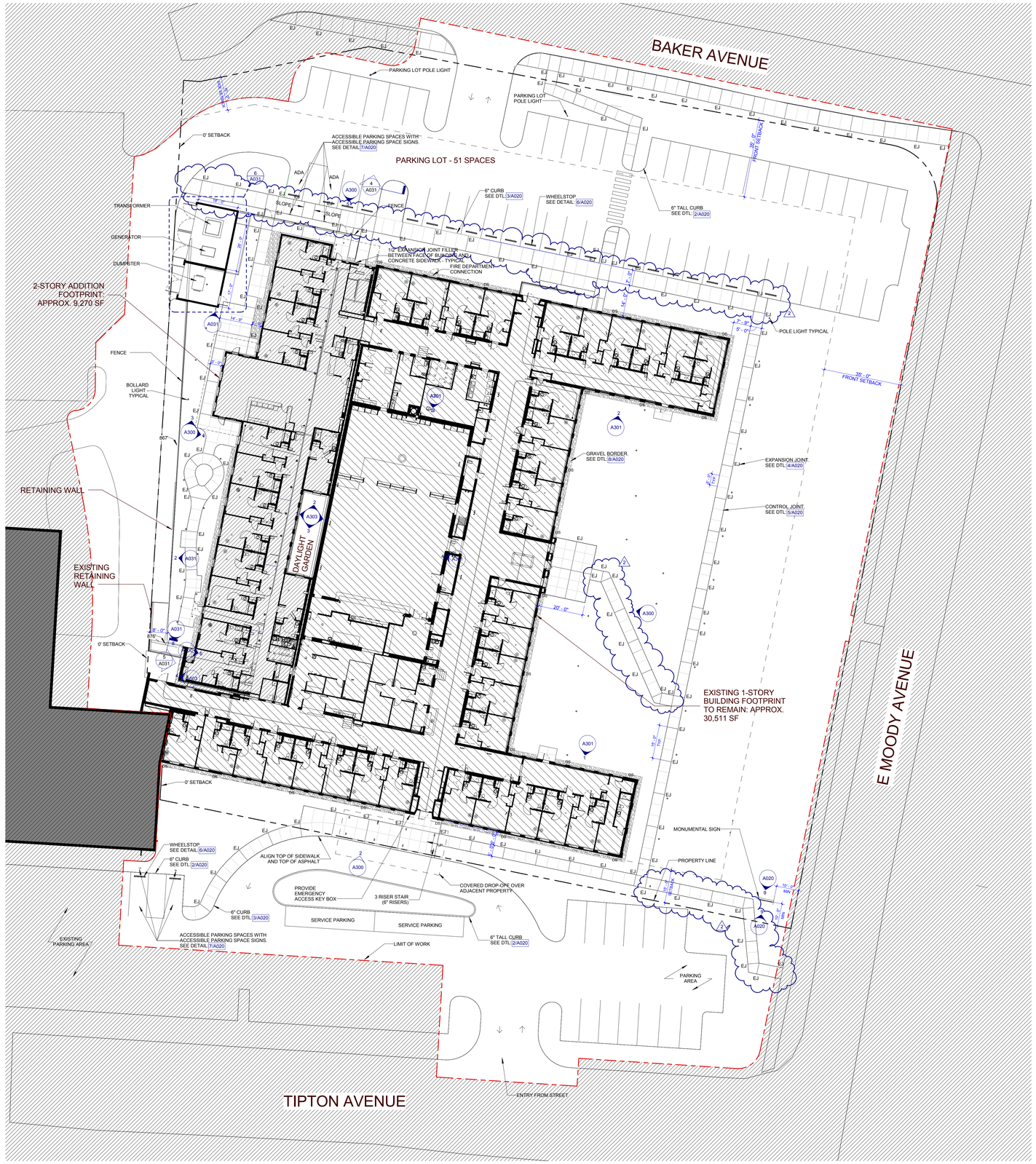
CONSULTANTS

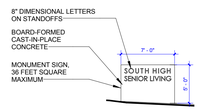
hedstrom LANDSCAPE ARCHITECTURE
info@hedstromdesign.com www.hedstromdesign.com
110 West Magnolia Ave. Knoxville, TN 37917 865.329.0012 ofc

PARTNER-IN-CHARGE	SHP
PROJECT MANAGER	WEC
DRAWN BY	LGG
REVIEWED BY	WEC
ISSUE DATE	2019 01 31
REVISIONS	
1 Parking Lot Expansion	02.04.19
2 UOR Comments	02.28.19

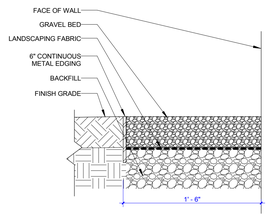
L100
PLANTING PLAN

© BARBER&McMURRY architects

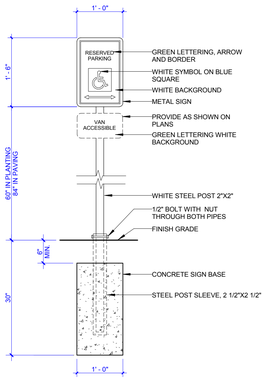




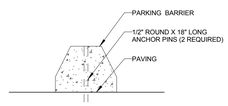
9 A020 SITE SIGN 0 2 4 8 16



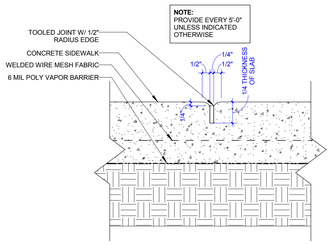
8 A020 GRAVEL BORDER DETAIL 0 3" 6" 9" 12"



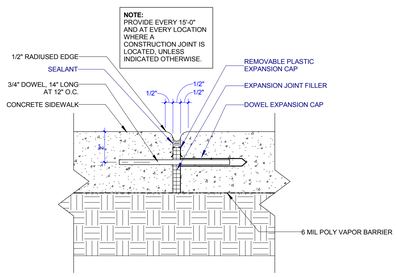
7 A020 ACCESSIBLE PARKING SIGN 0 6" 1 2



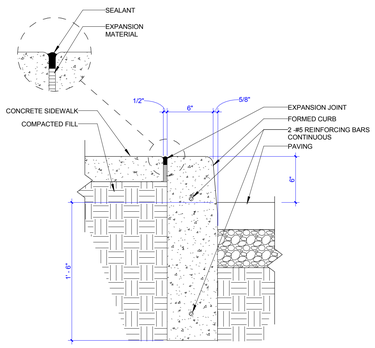
6 A020 PRECAST WHEEL STOP 0 3" 6" 9" 12"



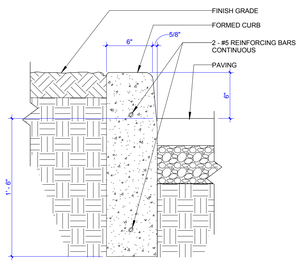
5 A020 CONTROL JOINT 0 1" 2" 3" 4" 5" 6"



4 A020 EXPANSION JOINT WITH DOWEL 0 1" 2" 3" 4" 5" 6"



3 A020 CURB @ WALK 0 3" 6" 9" 12"



2 A020 CURB @ LAWN 0 3" 6" 9" 12"

1 A020 SITE PLAN 0 2 5 10 20 40

3-I-19-UR
Revised: 2/28/2019

bma
BARBER McMURRY architects since 1915
505 Market St Suite 300 Knoxville, TN 37902
t 865.934.1915 f 865.546.0242
bma1915.com

PROJECT NUMBER
166800

PROJECT NAME
SOUTH HIGH SENIOR LIVING
3-I-19-UR

OWNER
DOVER DEVELOPMENT

PROJECT ADDRESS
953 E MOODY AVE
KNOXVILLE, TN 37920

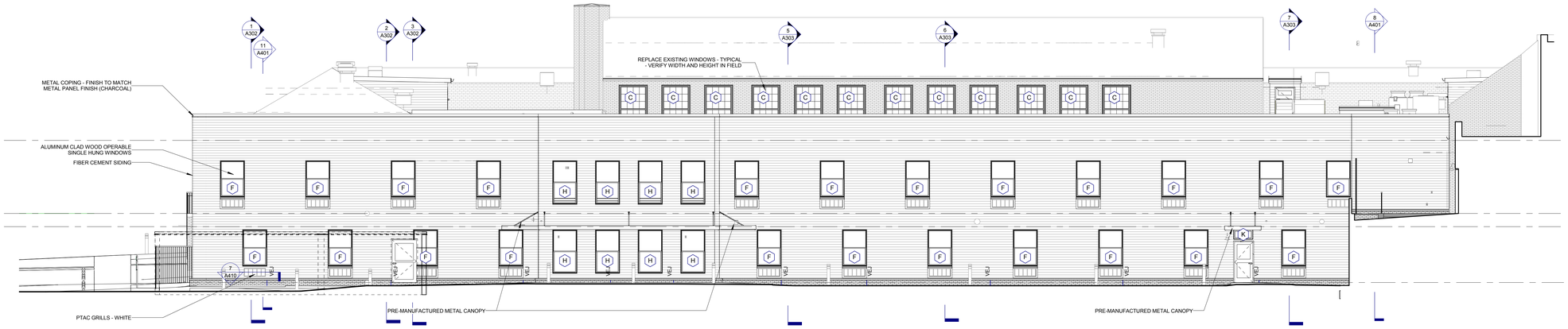
PARTNER-IN-CHARGE	CVG
PROJECT MANAGER	MGJ
DRAWN BY	MGJ/KDP/AJH
REVIEWED BY	MMC
ISSUE DATE	01 31 2019
REVISIONS	
1	02 05 2019
2	02 28 2019

A020
SITE PLAN

©2018 BARBERMCMURRY architects

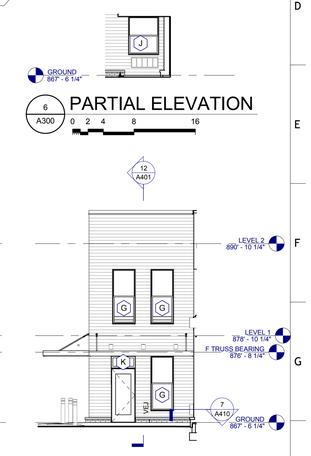
5 A300 NORTH ELEVATION

0 2 4 8 16



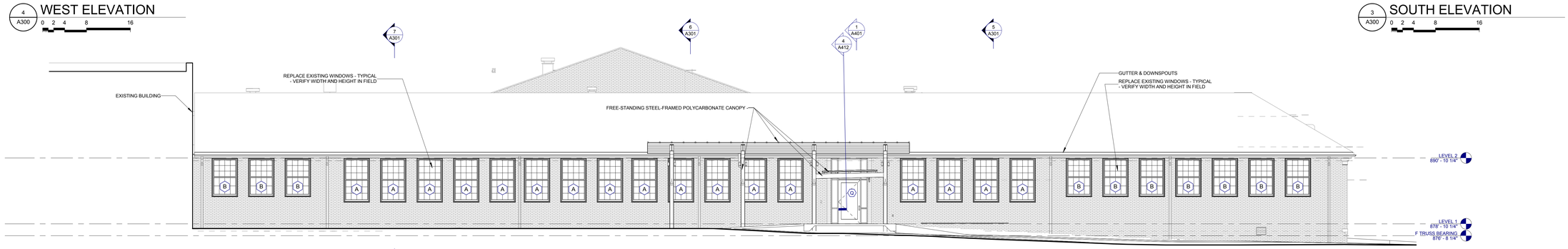
4 A300 WEST ELEVATION

0 2 4 8 16



6 A300 PARTIAL ELEVATION

0 2 4 8 16

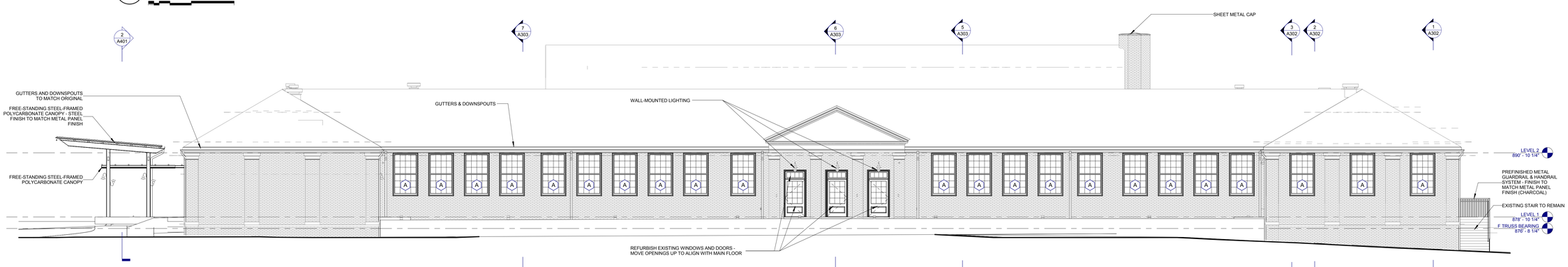


3 A300 SOUTH ELEVATION

0 2 4 8 16

2 A300 SOUTH ELEVATION

0 2 4 8 16



1 A300 EAST ELEVATION

0 2 4 8 16

3-I-19-UR

bma
BARBER McMURRY architects since 1915

505 Market St Suite 300 Knoxville, TN 37902
t 865.934.1915 f 865.546.0242
bma1915.com

NOT FOR CONSTRUCTION

PROJECT NUMBER
166800

PROJECT NAME
SOUTH HIGH SENIOR LIVING
3-I-19-UR

OWNER
DOVER DEVELOPMENT

PROJECT ADDRESS
953 E MOODY AVE
KNOXVILLE, TN 37920

GENERAL NOTES

1. COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
2. NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS DRAWN ELSEWHERE ON THE SHEET.
3. DIMENSIONS ARE TO FACE FINISH OR EDGE OF OPENING UNLESS OTHERWISE NOTED.
4. NOT USED
5. NOT USED.
6. SEE A700 SERIES SHEETS FOR EXTERIOR WINDOW TYPES AND DETAIL REFERENCES.
7. COORDINATE ALL SCUPPER, GUTTER, AND DOWNSPOUT LOCATIONS WITH ROOF PLANS. SEE SHEETS A103.

PARTNER-IN-CHARGE	CVG
PROJECT MANAGER	MGJ
DRAWN BY	KDP
REVIEWED BY	MMC
ISSUE DATE	01 17 2019
REVISIONS	

A300
ELEVATIONS

©2018 BARBER McMURRY architects

1/18/2019 10:45:56
C:\Users\kdpierce\Documents\Revit\166800_sprdsnbrnhsv19_kdpierce.rvt