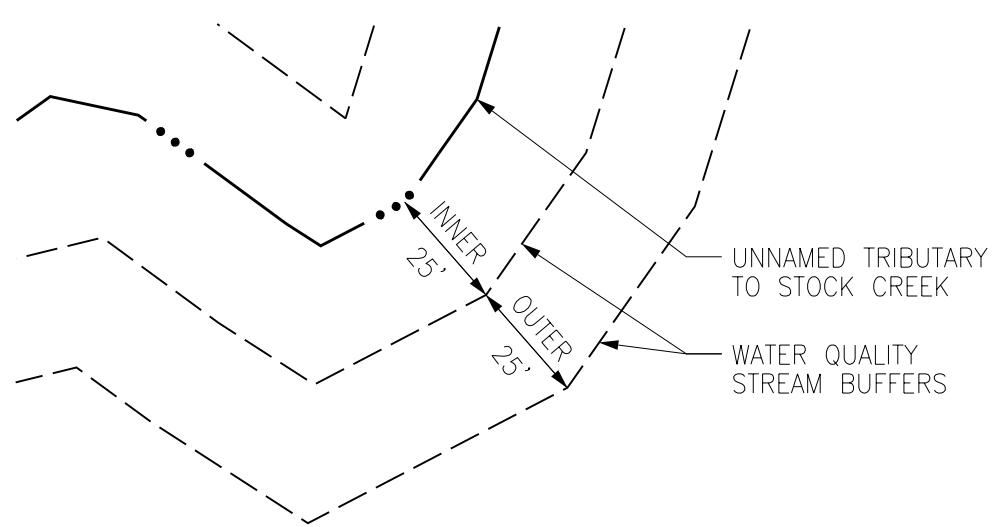
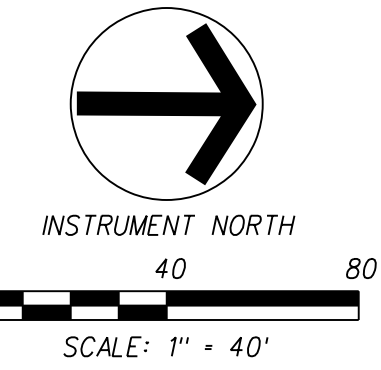
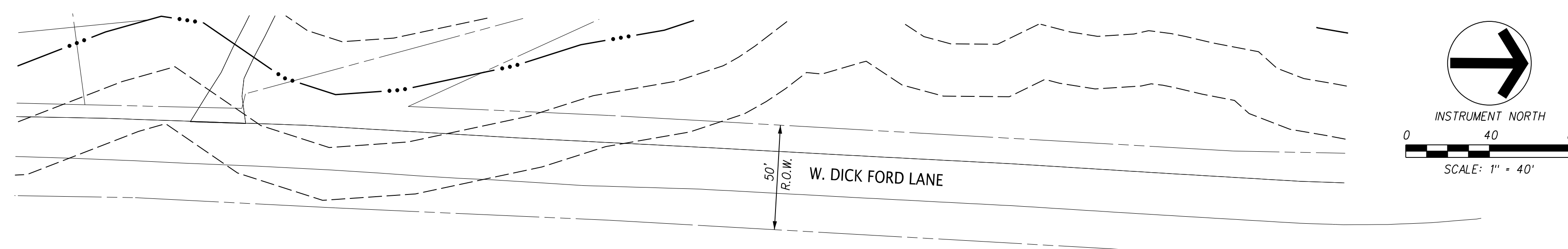
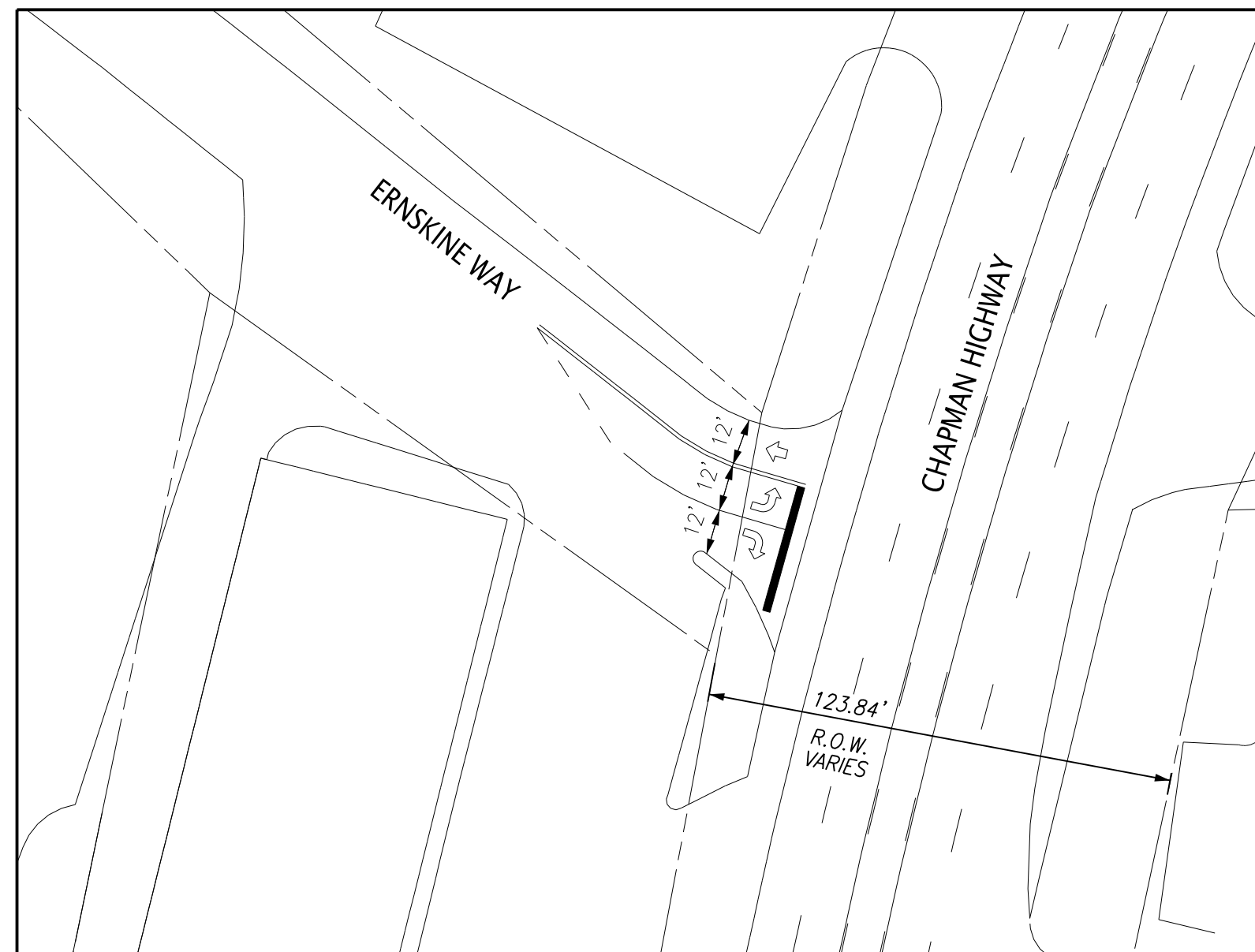


VICINITY MAP
(NOT TO SCALE)



INSET
ERNSKINE WAY AT CHAPMAN HIGHWAY
1"=40'

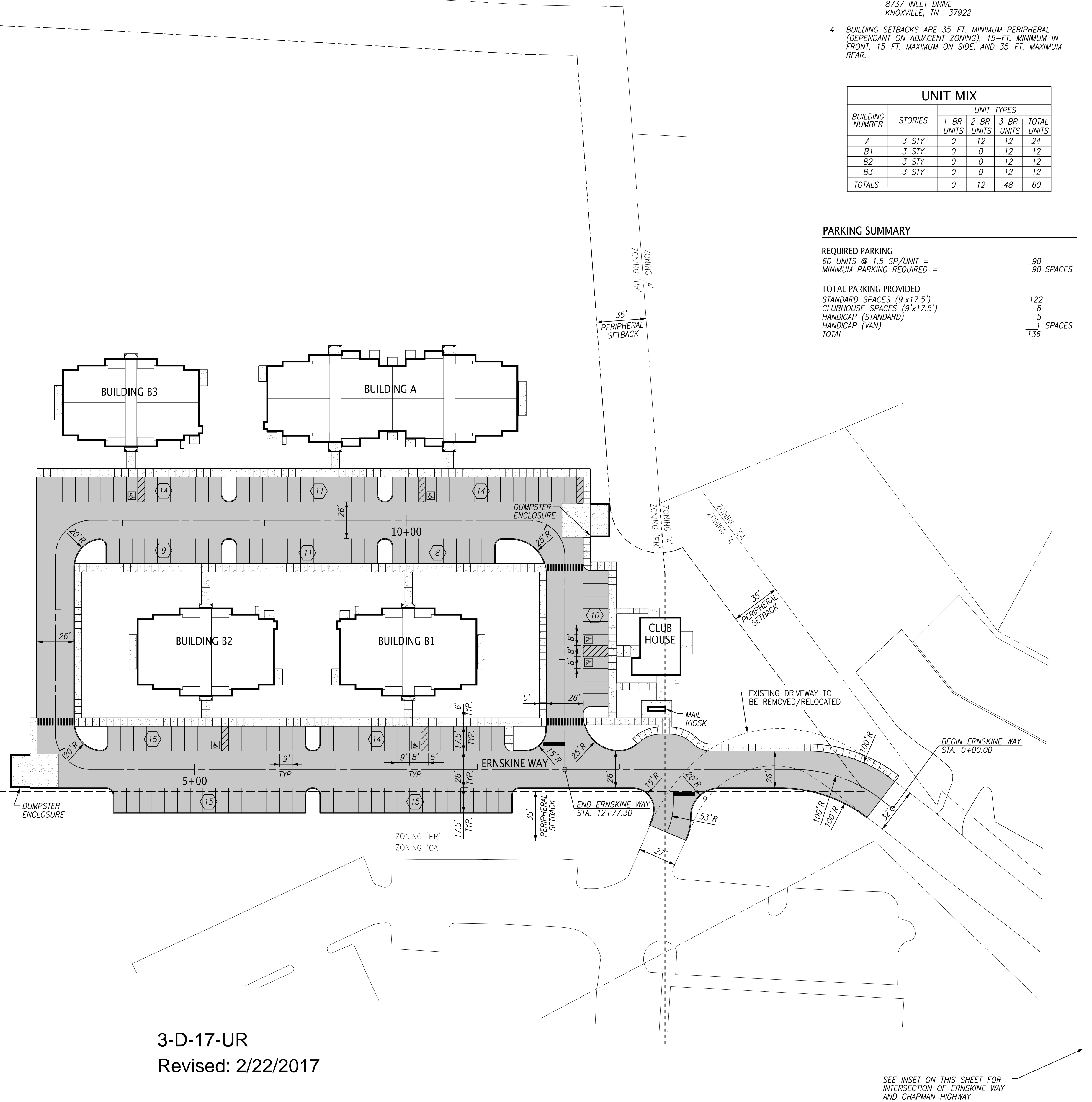


- NOTES:**
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS DATA, DATED MAY 6, 2015.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 - PROPERTY CONCERNED REFLECTS PARCEL 137 177 AS SHOWN IN KNOX COUNTY CLT MAP 137. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. DISTRICT D9. TOTAL AREA = 22.59± AC.
OWNER: ELIZABETH HARB CROOK MUNCEY & LINDA HARB HOUSER & TERESA HARB STORR & CHRISTOPHER R HARB
8737 INLET DRIVE
KNOXVILLE, TN 37922
 - BUILDING SETBACKS ARE 35'-FT. MINIMUM PERIPHERAL (DEPENDANT ON ADJACENT ZONING), 15'-FT. MINIMUM IN FRONT, 15'-FT. MAXIMUM ON SIDE, AND 35'-FT. MAXIMUM REAR.

UNIT MIX					
BUILDING NUMBER	STORIES	UNIT TYPES			TOTAL UNITS
		1 BR UNITS	2 BR UNITS	3 BR UNITS	
A	3 STY	0	12	12	24
B1	3 STY	0	0	12	12
B2	3 STY	0	0	12	12
B3	3 STY	0	0	12	12
TOTALS		0	12	48	60

PARKING SUMMARY

REQUIRED PARKING	
60 UNITS @ 1.5 SP/UNIT =	90
MINIMUM PARKING REQUIRED =	90 SPACES
TOTAL PARKING PROVIDED	
STANDARD SPACES (9'x17.5')	122
CLUBHOUSE SPACES (9'x17.5')	8
HANDICAP (STANDARD)	5
HANDICAP (VAN)	1
TOTAL	136



3-D-17-UR
Revised: 2/22/2017

SEE INSET ON THIS SHEET FOR INTERSECTION OF ERNSKINE WAY AND CHAPMAN HIGHWAY



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

WHITE OAK CROSSING
W. DICK FORD LANE
KNOXVILLE, TENNESSEE 37920

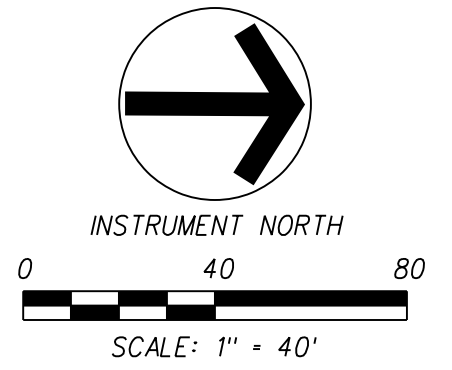
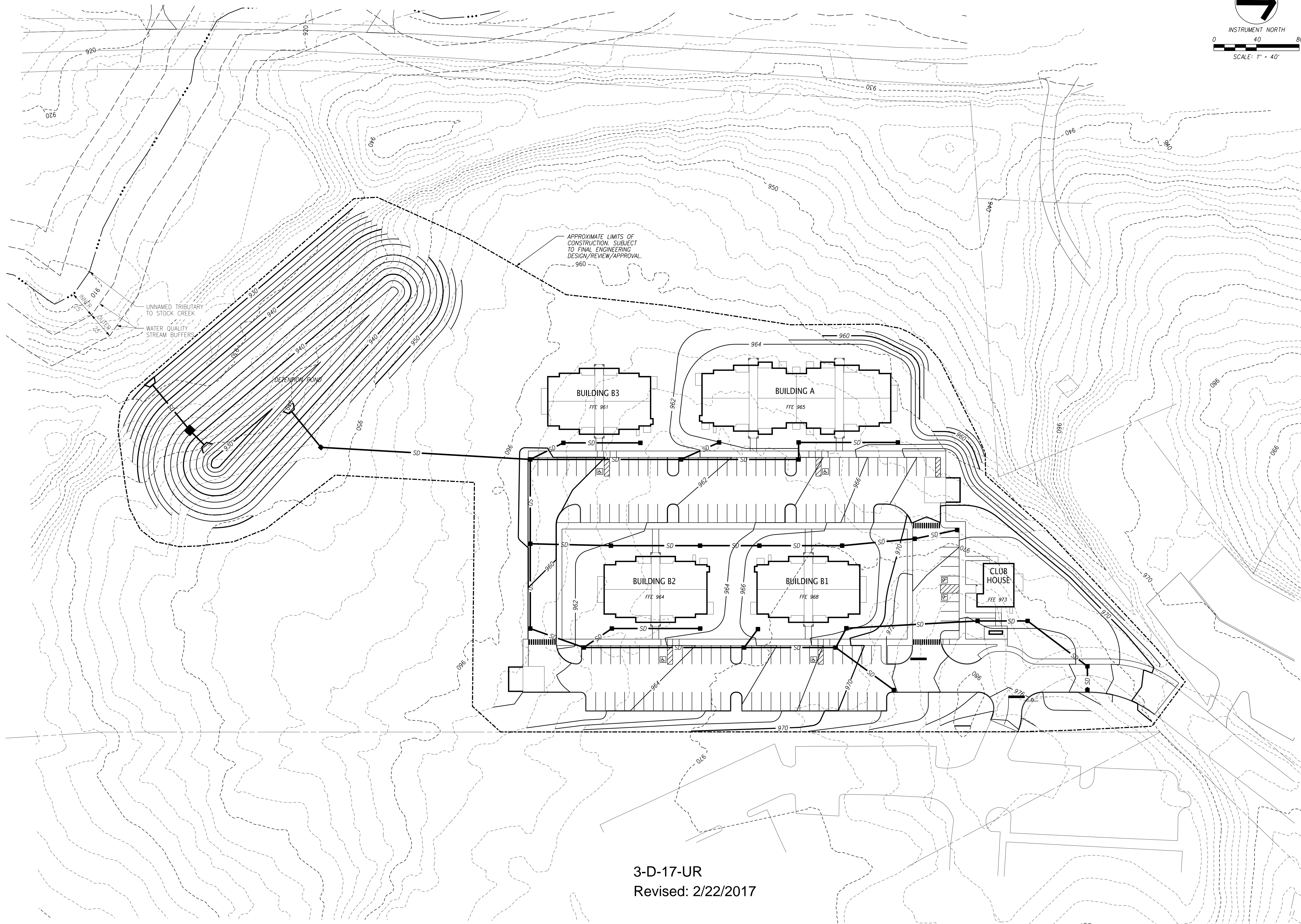
WHITE OAK CROSSING
LIMITED PARTNERSHIP
229 HUBER VILLAGE BLVD
WESTERVILLE, OH 43081
CONTACT: MR. TOM SIMONS
TELEPHONE NO.: 614.396.3200

USE ON REVIEW
SITE LAYOUT PLAN

PROJ. NO.	532.001	DESIGNED BY	AMG	DRAWN BY	J/S
NO.		REVISION/ISSUE		DATE	
1		REVISED PER MPC COMMENTS		02/22/17	
2		SUBMITTED FOR USE-ON-REVIEW		01/23/17	
Project	532.001	Sheet	C1		
Date	01/23/17	Scale	1"=40'		

File Name: \1\61701\61701\61701\61701\61701\61701.dgn
Plot Date: 2/22/2017

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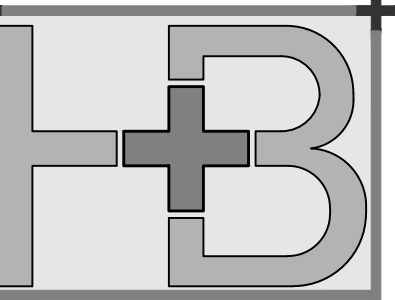
USE ON REVIEW
SITE GRADING
AND DRAINAGE PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	Date
	AMG	JIS	
			02/22/17
			01/23/17

Project	532.001
Date	01/23/17
Scale	1"=40'
Sheet	C2

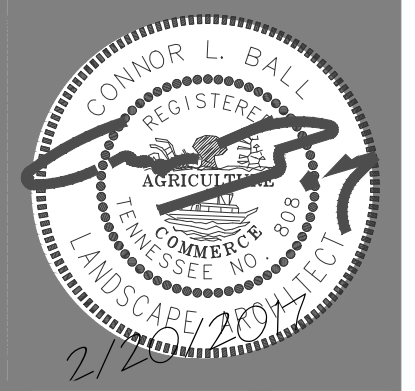
3-D-17-UR
Revised: 2/22/2017

File Name: A:\532\001\WORKS\532001\020002.dgn
Plot Date: 2/22/2017



Heibert+Ball
LAND DESIGN
 1894 Gen. Geo. Patton Dr.
 Suite 400
 Franklin, TN 37067
 Tel: 615.376.2421
 www.hblanddesign.com

PROPOSED SITE FOR:
WHITE OAKS APARTMENTS
 KNOX COUNTY, TENNESSEE

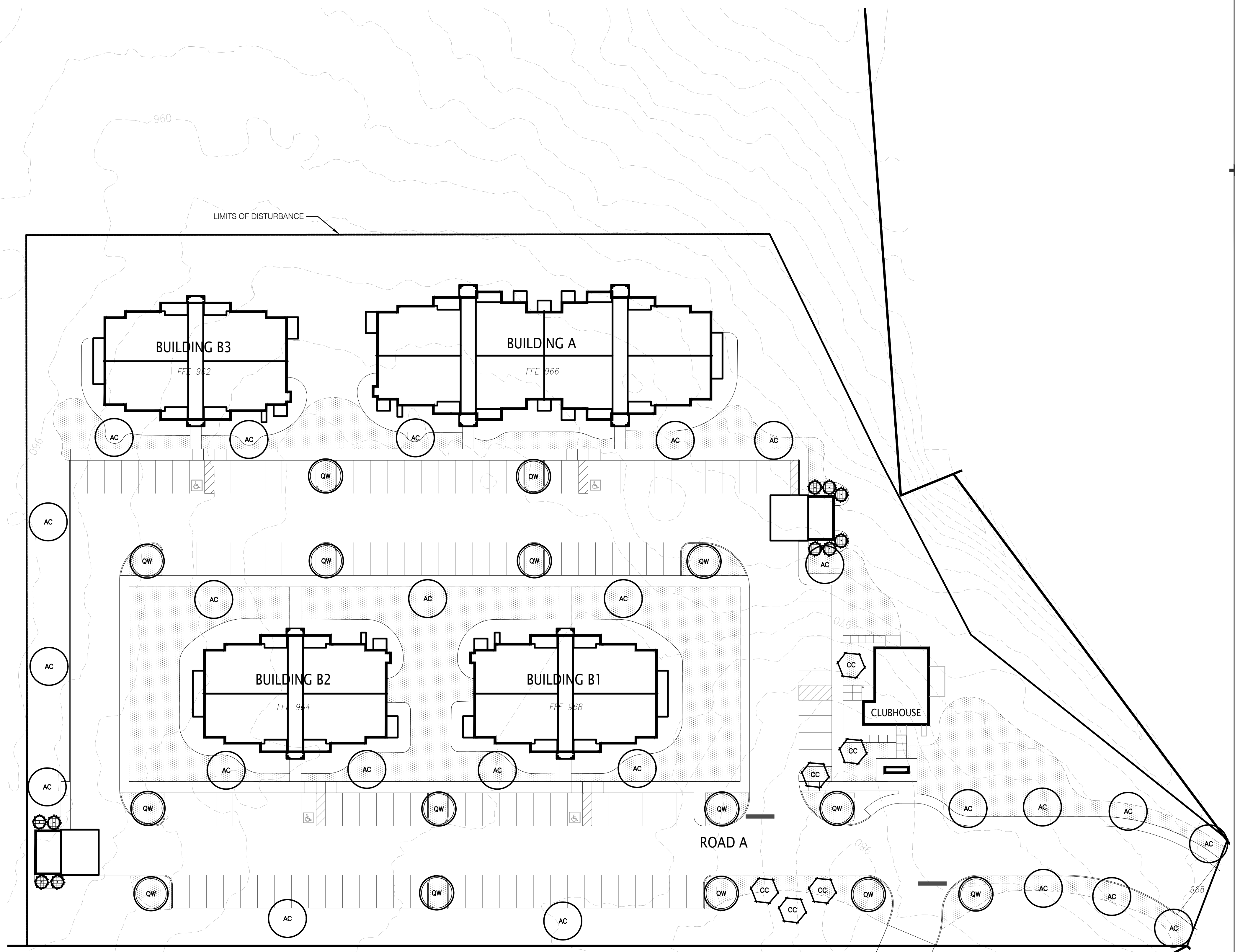
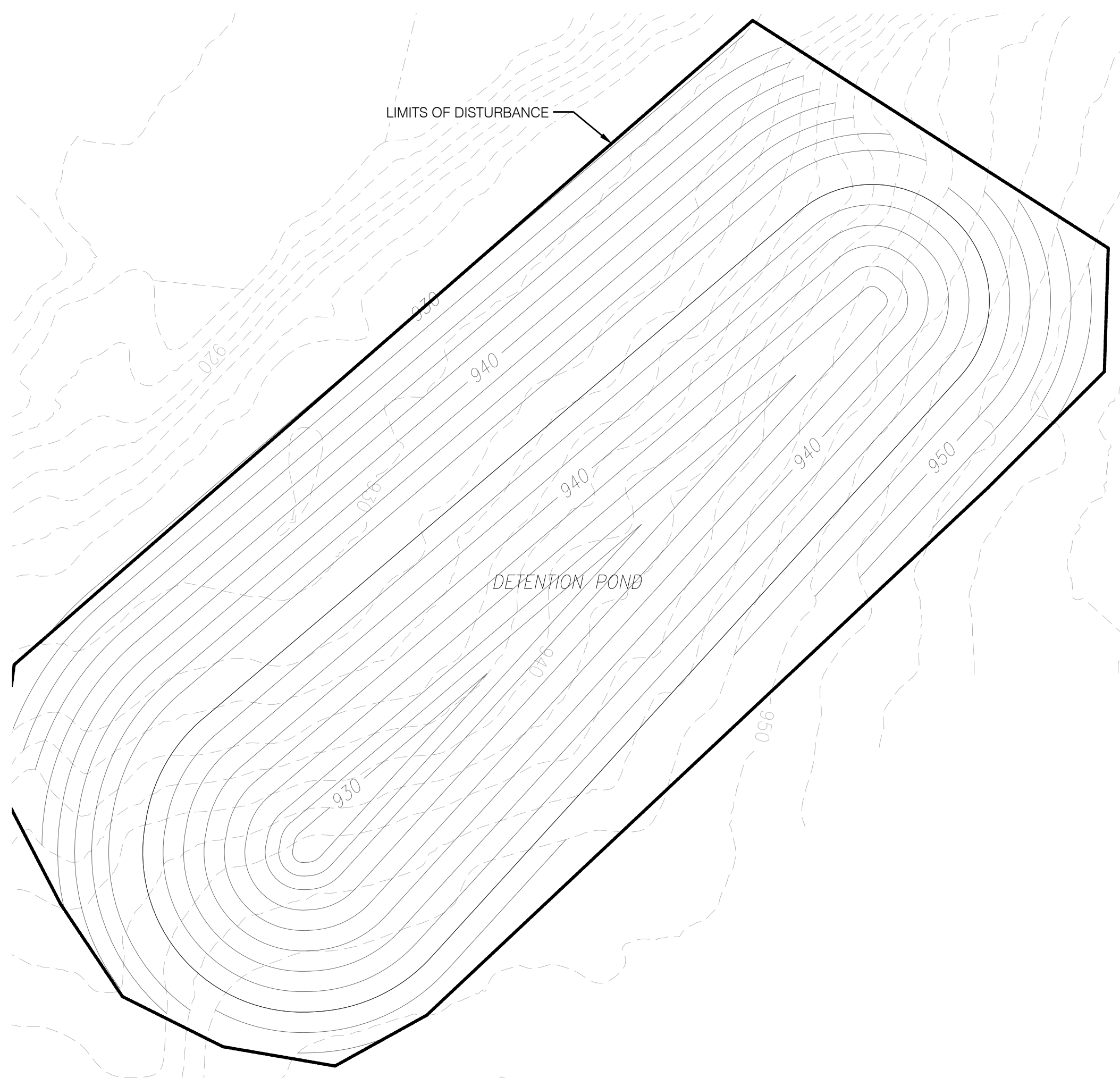


BY: cb

RELEASE DATE: 00/00/00
 REV 1:

1.0

LANDSCAPE PLAN



SITE DATA
 ZONING: RESIDENTIAL
 SITE AREA: 5.9 ACRES
GENERAL TREE PLANTING REQUIREMENTS **REQUIRED** **PROVIDED**
 8 TREES/ ACRE x 5.9 ACRES 45 TREES 45 TREES

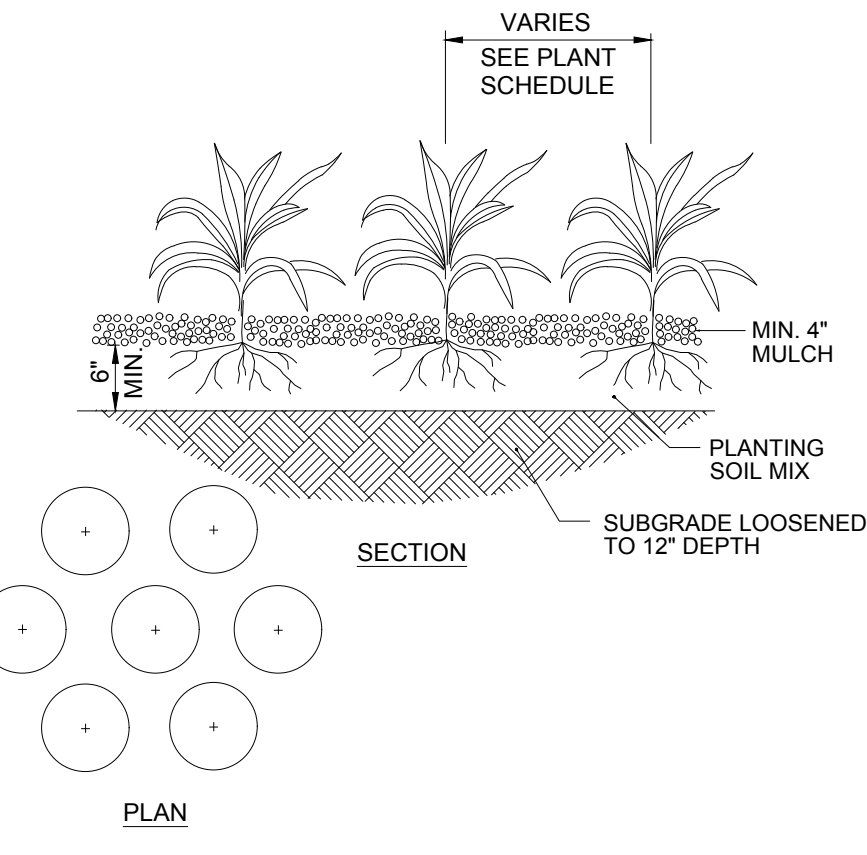
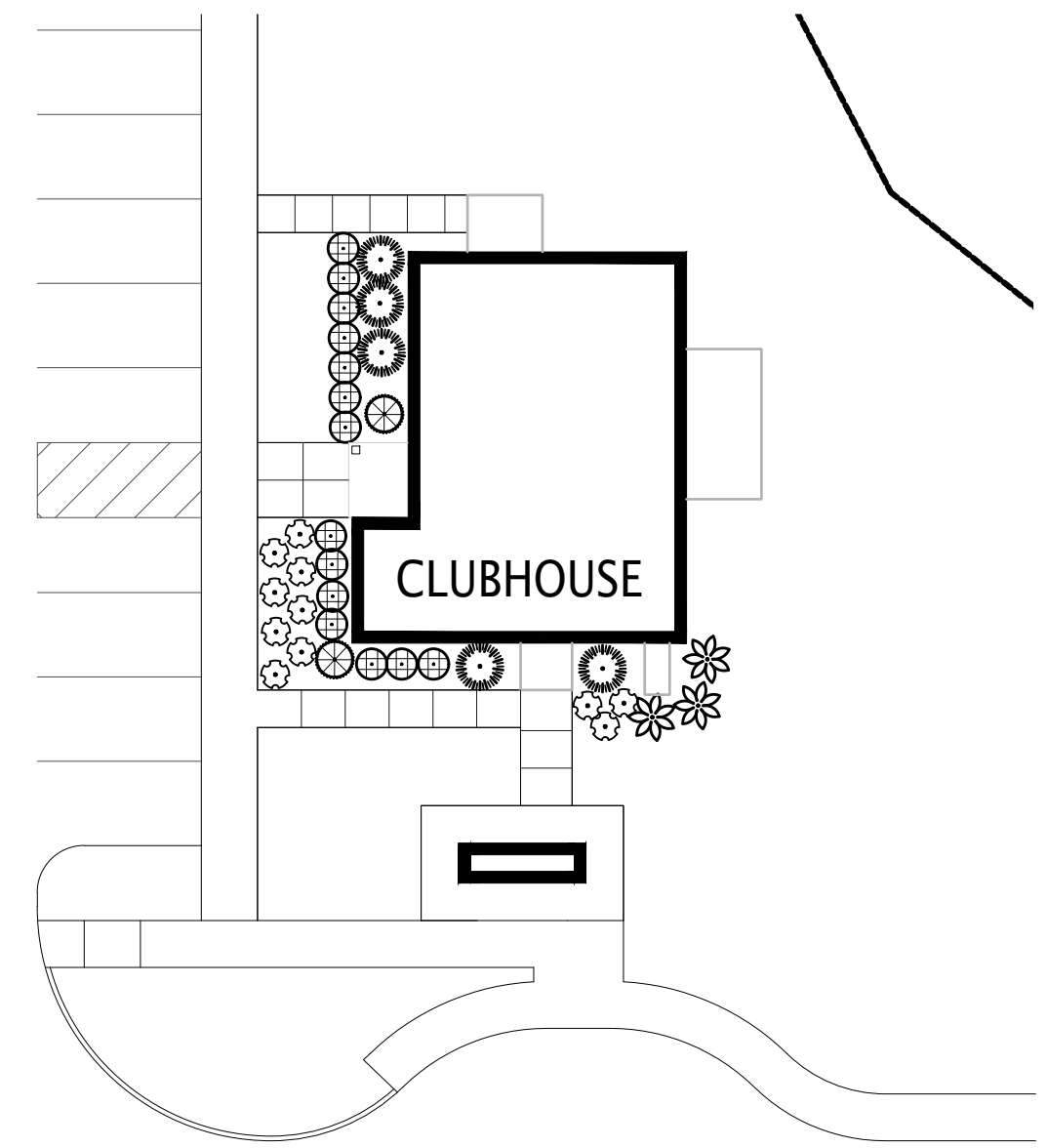
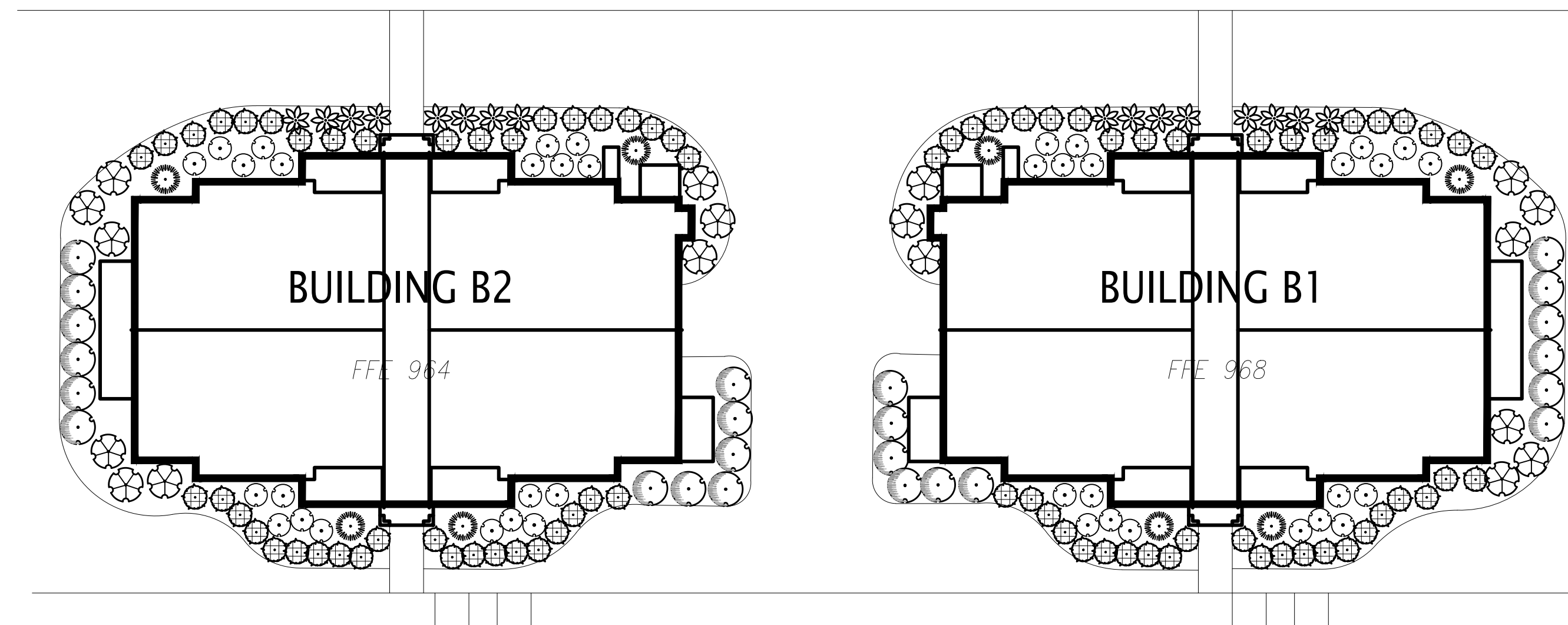
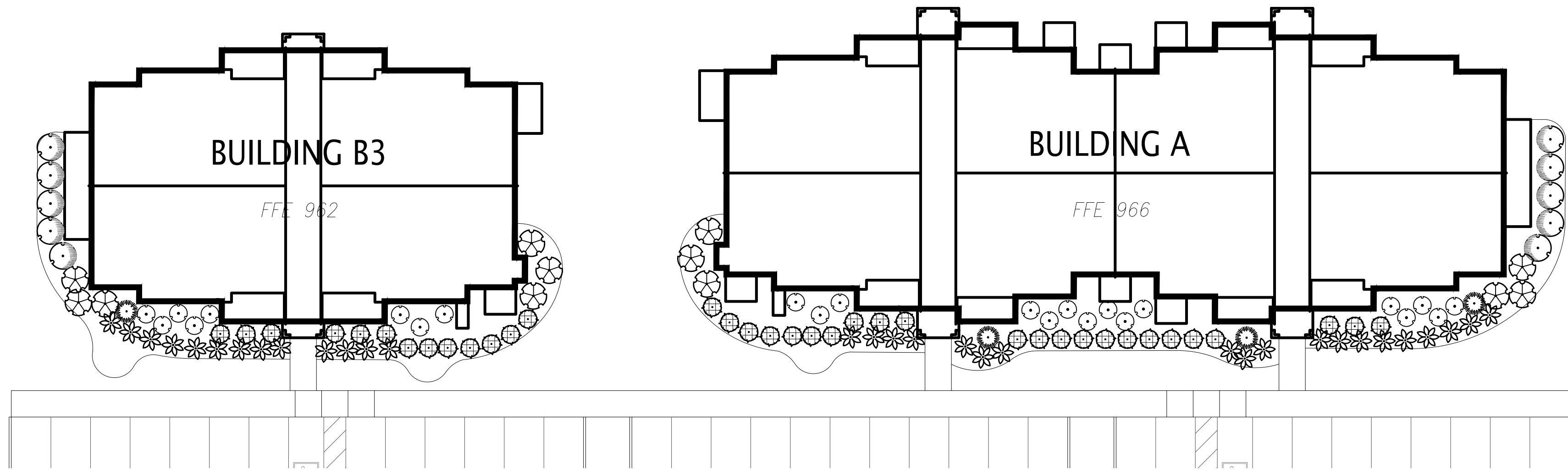
PLANT SCHEDULE					
TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
AC	25	Commemoration Sugar Maple / <i>Acer saccharum</i> 'Commemoration' 5" Clear Trunk, Single, Straight Central Leader, Full Upswept Branching, Even Branching. See Tree Specifications.	B & B	2"Cal	12'-14' HT
CC	6	Eastern Redbud / <i>Cercis canadensis</i> 4" Clear Single Trunk, Evenly Branched, Full Symmetrical Crown. See Tree Specifications	B & B	2"Cal	10'-12' HT
QW	10	Nellie Stevens Holly / <i>Ilex x 'Nellie R Stevens'</i> Full to Base, Full Dense Form. See Tree Specifications	B & B		6' HT
QW	15	Willow Oak / <i>Quercus phellos</i> 5" Clear Trunk, Single, Straight Central Leader, Evenly Branched, Full Symmetrical Crown, Street Tree Quality. See Tree Specifications.	B & B	2"Cal	12'-14' HT
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	32,368 sf	Drought Tolerant Fescue Blend / Turf Sod	sod		

- PLAN NOTES:**
- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 4" MINIMUM DEPTH OF SHREDDED HARDWOOD MULCH.
 - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 - ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
 - ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS NOT SPECIFIED AS SOD SHALL BE SEEDED WITH REBEL III TALL FESCUE

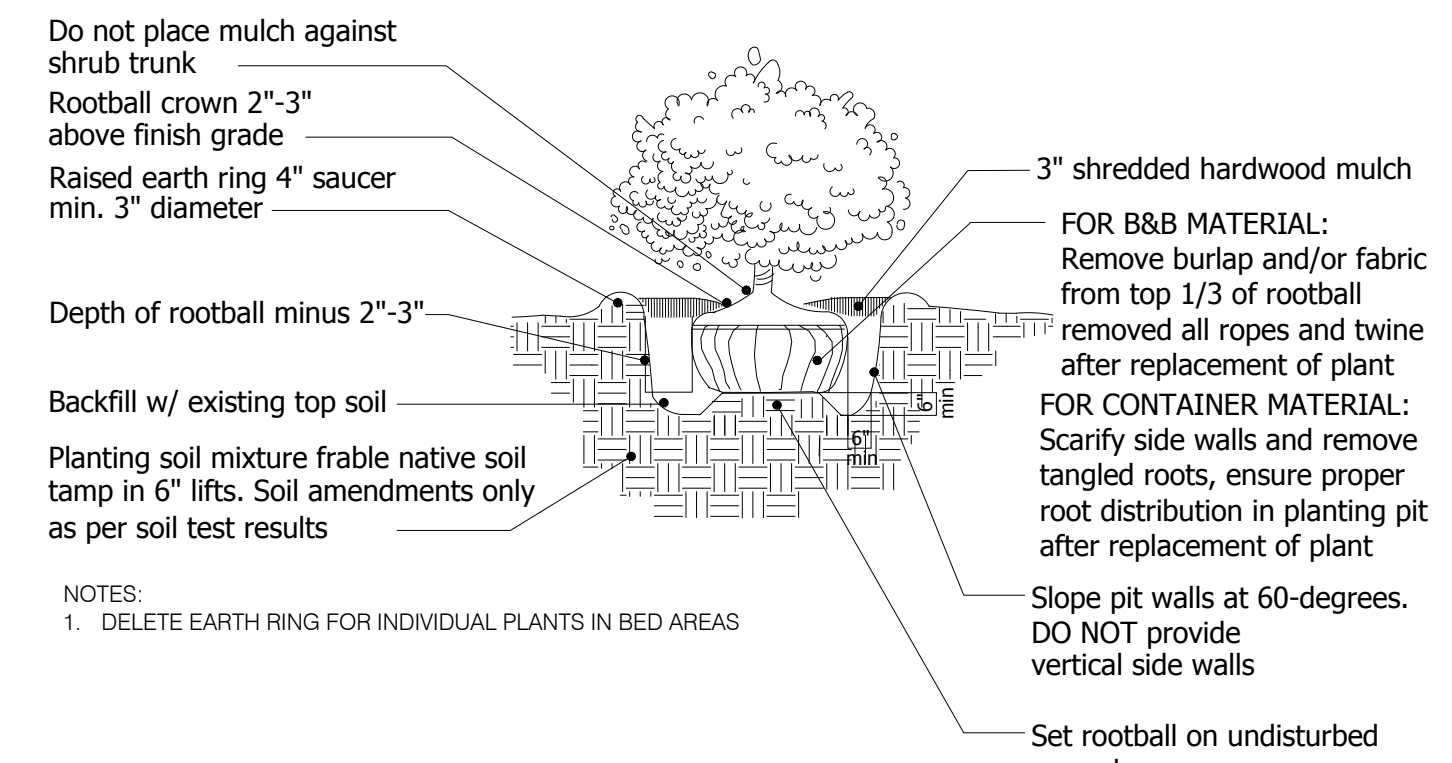
- PLANTING SCHEDULE NOTES:**
- SHRUBS AND TREES TO BE OF THE HIGHEST QUALITY.
 - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE URBAN FORESTER
 - ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

SEE L1.1 FOR LANDSCAPE NOTES AND DETAILS

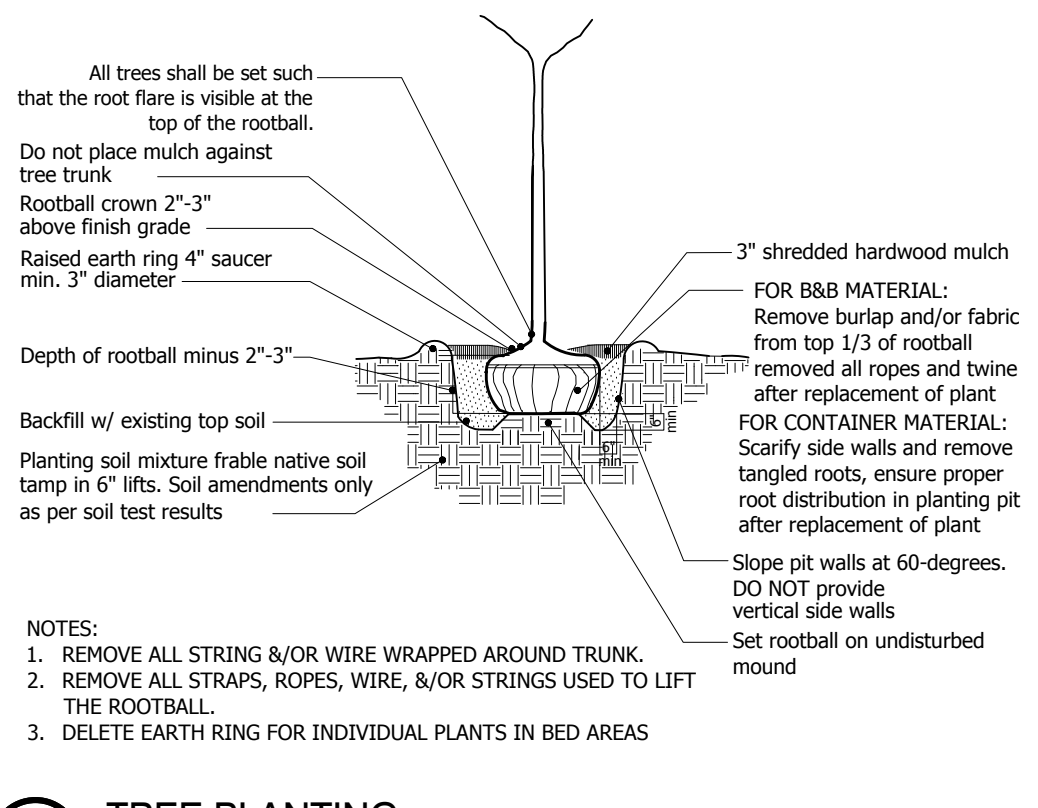
3-D-17-UR
 Revised: 2/22/2017



1 GROUNDCOVER PLANTING



2 SHRUB PLANTING



3 TREE PLANTING

SUBSTITUTION NOTE:
 1. Requirements shown are as per City Zoning Ordinance.
 Substitutions are not allowed unless approved by Heibert+Ball Land Design.
 2. After installation, the landscape will be maintained by the owner.
 3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

TO AVOID OVERHEAD UTILITY CONFLICTS:
 In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
 In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

UTILITY SCREENING
 All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations.

PLANT STANDARDS
 The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
 2. Trees with forked trunks are acceptable if all the following conditions are met:
 a. The fork occurs in the upper 1/3 of the tree.
 b. One fork is less than 2/3 the diameter of the dominant fork.
 c. The top 1/3 of the smaller fork is removed at the time of planting.
 3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
 4. The trunk and/or major branches shall not touch.
 5. Several branches are larger in diameter and obviously more dominant.
 6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
 7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree.
 8. Crown spread shall look proportional to the tree.
 9. NO flush cuts or open trunk wounds or other bark injury.
 10. Root ball meets all ANSI standards and is appropriately sized.

DEFICIENCIES NOT ACCEPTED:
 1. Tip dieback on 5% of branches
 2. Crown thin/sparsely foliated
 3. Included bark
 4. Major Branches touching
 5. Asymmetrical branching

LANDSCAPE SHALL NOT OBSTRUCT VISIBILITY OR ACCESS TO FIRE PROTECTION EQUIPMENT INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS

LANDSCAPE NOTES

- The landscape contractor shall verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
- The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for any damage to utilities.
- Topsoil shall be removed from stockpiles and spread in the areas shown on the plans. The depth of topsoil shall be a minimum of 4 inches in lawn areas and a minimum of 12 inches in landscape planting areas.
- After the topsoil is in place it shall be fine graded removing all roots, sticks, stones and debris greater than 2 inches in any dimension. The topsoil shall be fine graded to the lines and grades shown on the plans. The landscape contractor shall be responsible for the fine grading of all planting areas.
- The topsoil shall have a pH of 5.5 to 7.6 and an organic content of 3 to 20%. The gradation of the topsoil shall be 100% passing 2 inch sieve, 85 to 100% passing the 1 inch sieve, 65 to 100% passing the 1/2 inch sieve and 20 to 80% passing the No. 200 sieve.
- Lime of type recommended for soil conditioning shall be used to treat acidic soils.
- Lawn fertilizer shall be 5% nitrogen, 10% phosphorus and 10% potash where 50% of the nitrogen is derived from ureaform source. A) When placing by hydroseeding application fertilizer shall be placed at 80 pounds per acre, hydromulch at 1,200 pounds per acre, water at 500 gallons per acre and seed at a minimum of 220 pounds per acre. All over spray areas shall be properly cleaned and restored at no expense to the contract. B) If placing by mechanical means, fertilizer shall be placed at 25 pounds per 1,000 square feet, seed at 5 pounds per 1,000 square feet, and straw mulch at 2 tons per acre. Place fertilizer and seed, then lightly rake and the roll with 200 pound roller. Mulch the area and then water. Straw may need to be secured to prevent it blowing away.
- Water lawn areas as needed to promote growth. The contractor will be responsible to water, reseed or work when necessary to insure the growth of the lawn until a complete and uniform stand of grass has grown and been cut at least twice.
- Unless otherwise noted on the drawings, all areas not receiving structures, pavement, rip rap, landscaping or other improvements or future improvements shall be considered lawn areas and receive topsoil and seeding per drawings and above stated requirements.
- The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- Planting beds shall be prepared by loosening the top 1 foot of topsoil. Plants shall be located per the plans. The holes shall be excavated (per the details on the drawings) with the center slightly higher to promote drainage. Use a topsoil backfill mix of 4 parts topsoil, 1 part peat moss, 1/2 part well rotted manure, and 10 pounds 5-10-5 planting fertilizer and properly mixed per cubic yard. Berm around plants to form a bowl shape.
- All landscaping shall be guaranteed for one year after final acceptance. Any plantings in need of replacement will be guaranteed from the time of replacement if after final acceptance.

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	11	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek' Full; Dense Form	15' HT
	14	Green Velvet Boxwood / Buxus x 'Green Velvet' Full; Dense Form. Unsheered	18' HT
	17	LimeLight Hydrangea / Hydrangea paniculata 'LimeLight' Full; Dense Form	20' HT
	34	Blue Princess Holly / Ilex x meserveae 'Blue Princess' TM Full; Dense Form. Upright Growth. 1 Male	20' HT
	63	Virginia Sweetspire / Itea virginica 'Little Henry' TM Full; Dense Form	18' HT
	51	Grey Owl Juniper / Juniperus virginiana 'Grey Owl' Full; Heavy. Well Branched.	15' HT
	30	Hetzii Columnaris Juniper / Juniperus x media 'Hetzii Columnaris' Full; Dense Form	6' HT
	2	Adagio Eulalia Grass / Miscanthus sinensis 'Adagio' Full. Heavy. Well Rooted	#1 Container
	116	Otto Luyken Laurel / Prunus laurocerasus 'Otto Luyken' Full Form. Well Matched	18' HT

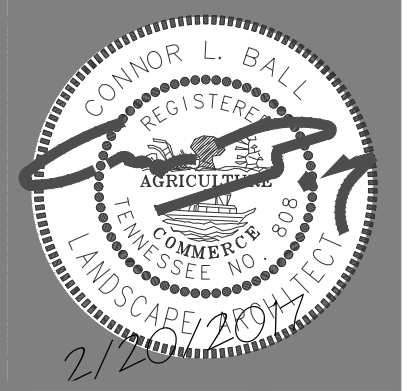
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PLANTING SCHEDULE NOTES

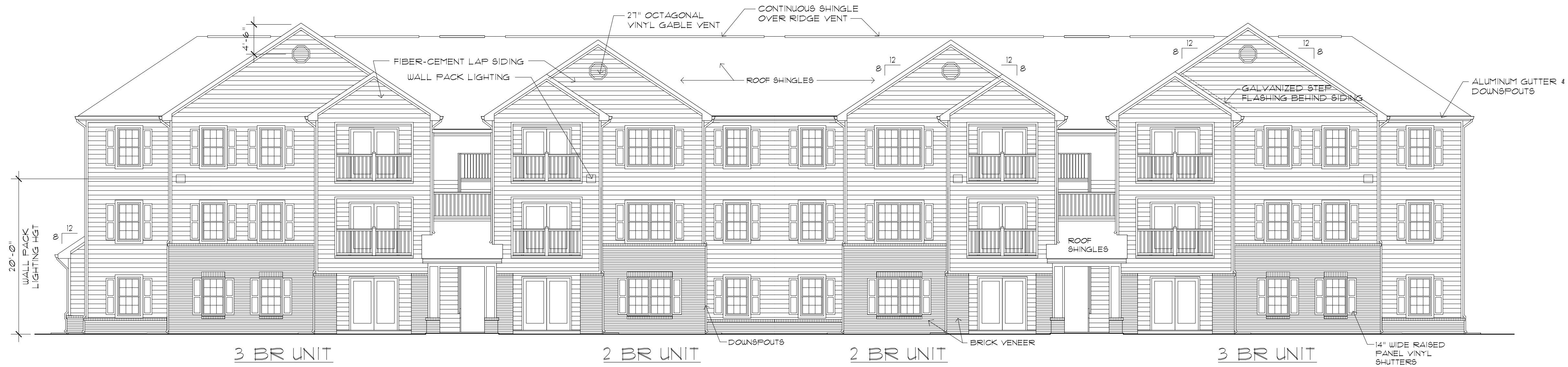
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3-D-17-UR
 Revised: 2/22/2017



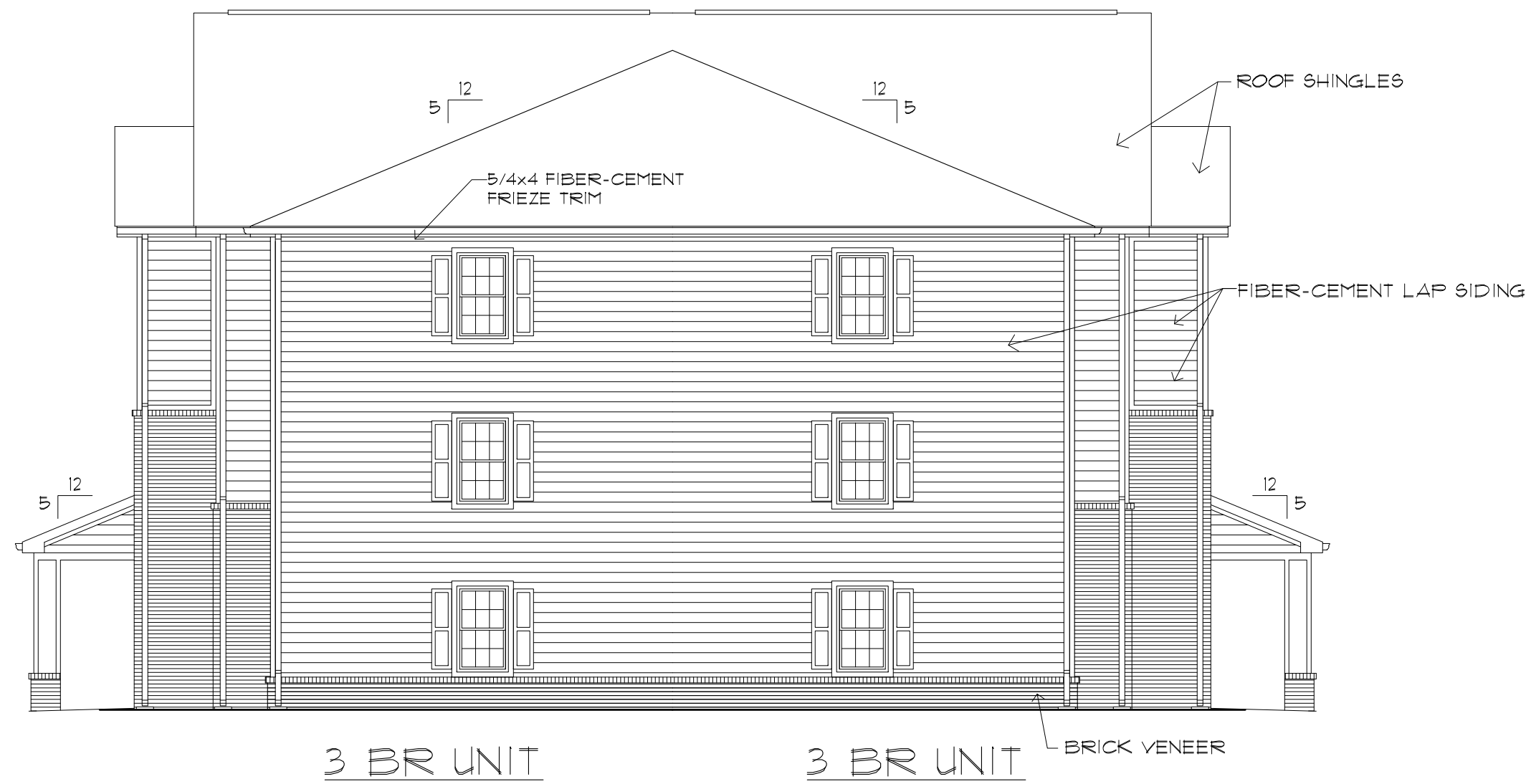
BY: cb

RELEASE DATE: 00/00/00
 REV 1:



BUILDING A - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



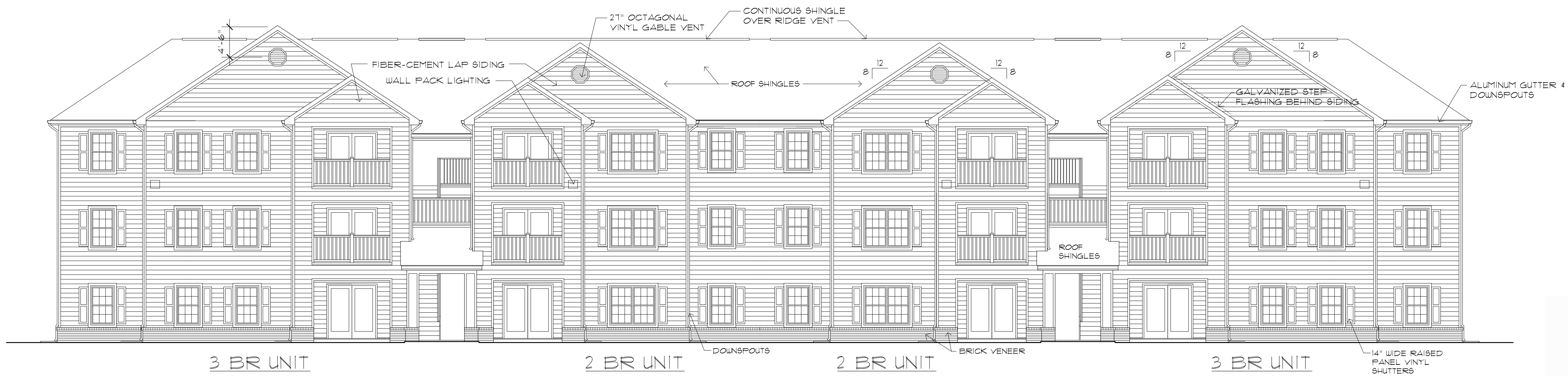
BUILDING A & B - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING A & B - LEFT ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING A - REAR ELEVATION

SCALE: 1/8" = 1'-0"

3-D-17-UR
Revised: 2/22/2017

Feb 02, 2017 - 4:19pm C:\DRAWINGS\White Oak Crossing\WOC_A9-A10_BLDG ELEVATIONS.dwg

**BERNARD L. WEINSTEIN
& ASSOCIATES ARCHITECTS
NASHVILLE, TENNESSEE**

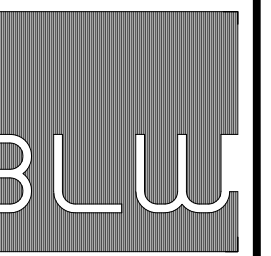
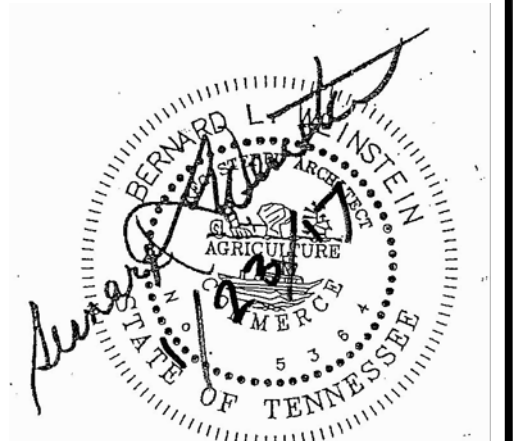
PROJ. NO.

DATE
01/23/17
REVISED

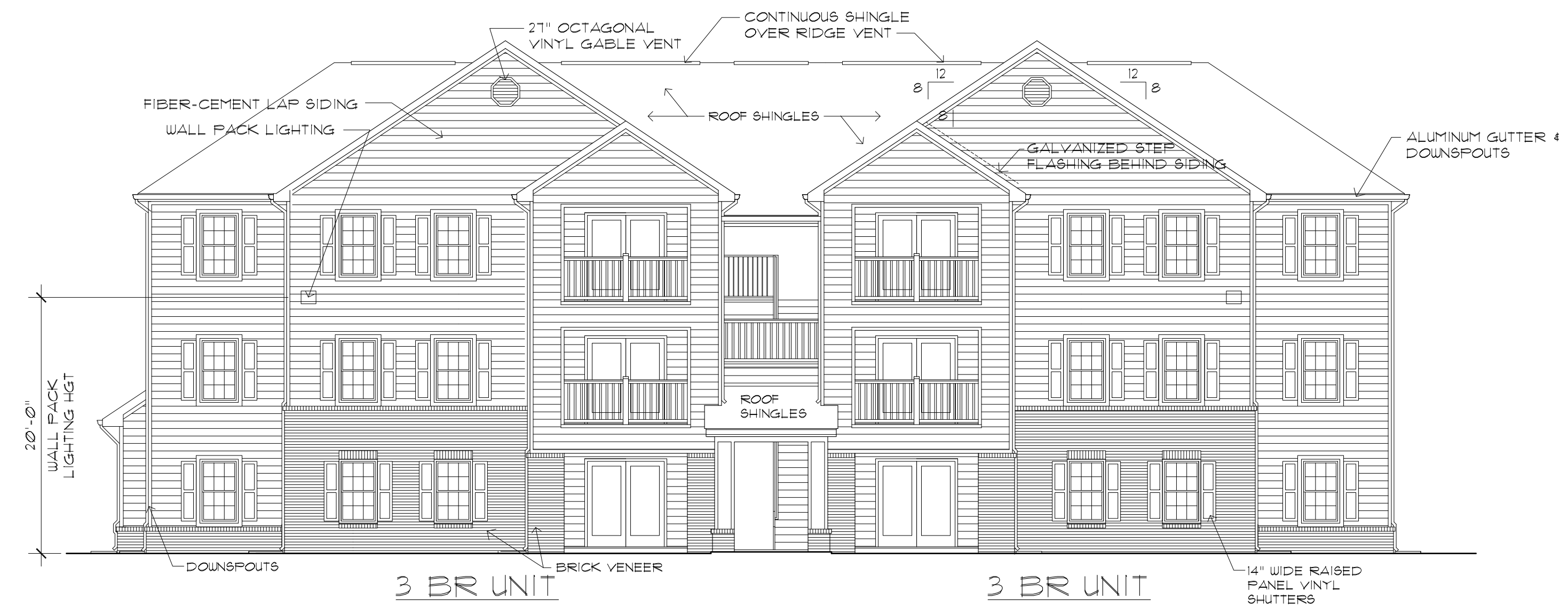
**WHITE OAK CROSSING
W. DICK FORD LANE
KNOXVILLE, TENNESSEE**

BUILDING ELEVATIONS -
BUILDING A

A9



Feb 02, 2017 - 4:20pm C:\DRAWINGS\White Oak Crossing\WOC_A9-A10_BLDG ELEVATIONS.dwg



BUILDING B - FRONT ELEVATION
 SCALE: 1/8" = 1'-0" BLDGS. B1 & B2 REAR ELEV. SIM.



BUILDING B3 - REAR ELEVATION
 SCALE: 1/8" = 1'-0"

3-D-17-UR
 Revised: 2/22/2017



**BERNARD L. WEINSTEIN
 & ASSOCIATES · ARCHITECTS
 NASHVILLE, TENNESSEE**

PROJ. NO.
 DATE
 01/23/17
 REVISED

**WHITE OAK CROSSING
 W. DICK FORD LANE
 KNOXVILLE, TENNESSEE**

BUILDING ELEVATIONS -
 BUILDING B

A10