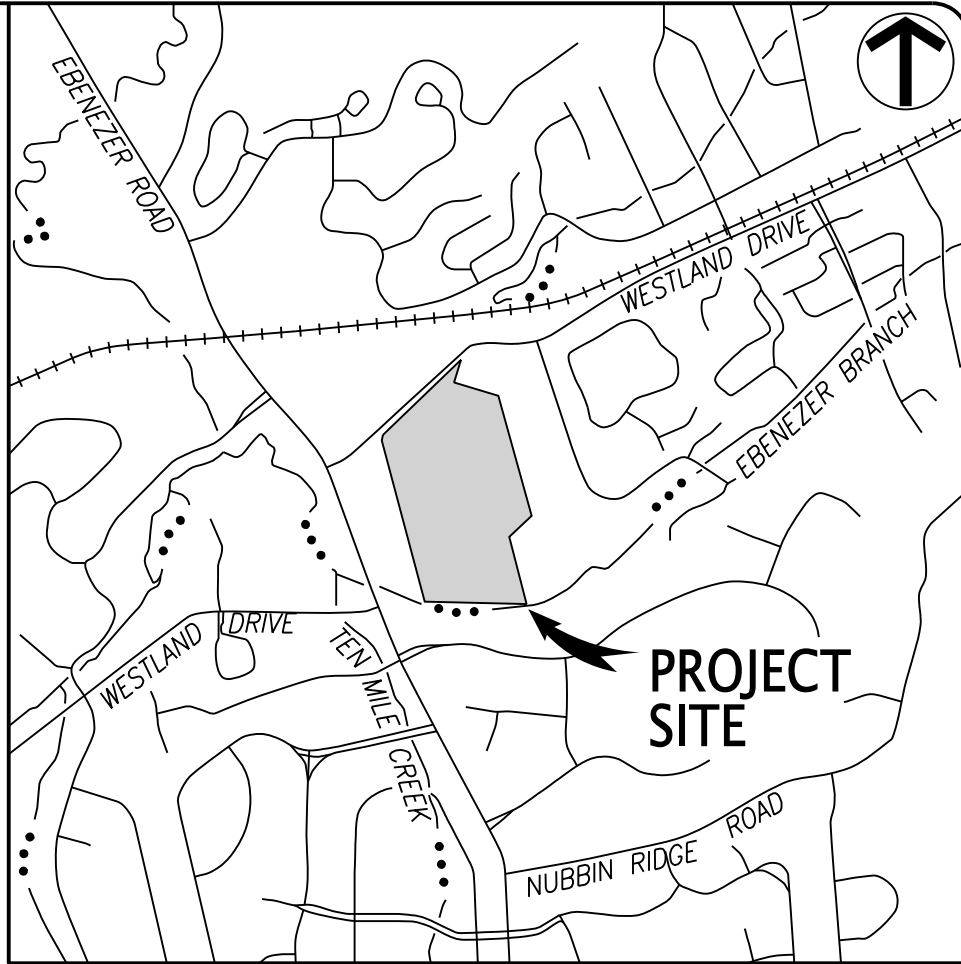
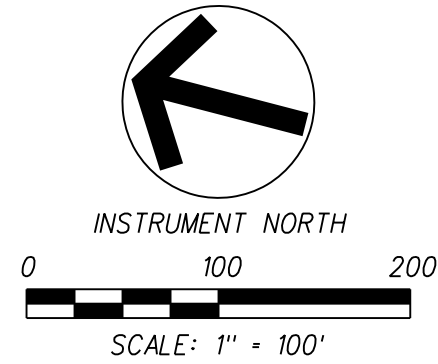
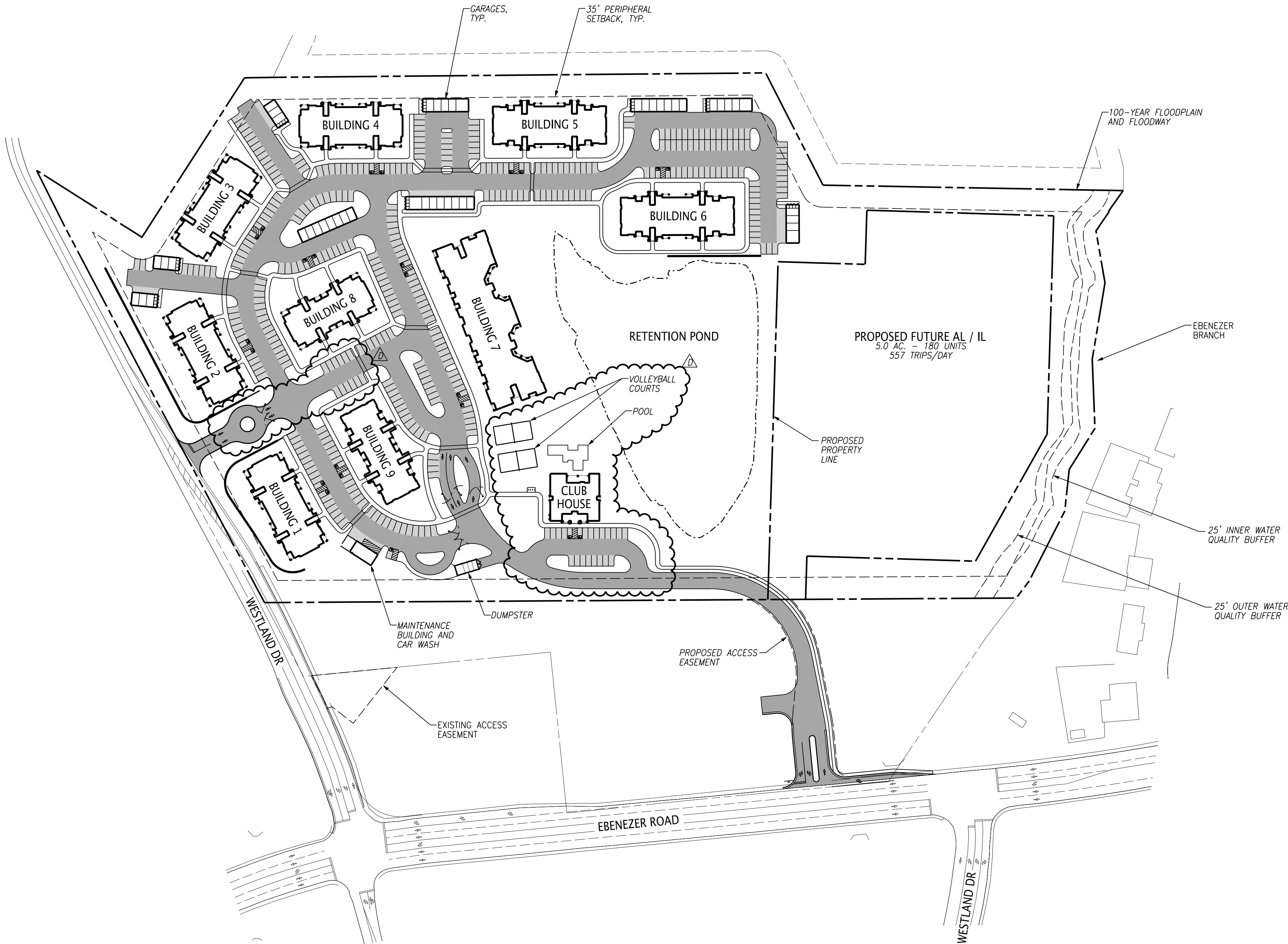




- NOTES:
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 3. PROPERTY CONCERNED REFLECTS PARCEL 132 09901 AS SHOWN IN KNOX COUNTY CLT MAP 132 ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 25.8± AC.
OWNER: WILLIAM MCCALL (TRUSTEE)
219 LENIZ DRIVE
MARYVILLE, TN 37803
 4. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, 15'-FEET IN REAR. PERIPHERAL SETBACK IS 35'-FT.
 5. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 6. THE PROPOSED DENSITY FOR THE APARTMENT PARCEL IS 249 DU/20.8 AC. = 12.0 DU/AC.

UNIT MIX				
BLDG NUMBER	NUMBER OF FLOORS	UNIT TYPES		
		1 BR UNITS	2 BR UNITS	3 BR UNITS
1	3 STY	0	24	0
2	3 STY	0	24	0
3	3 STY	0	24	0
4	3 STY	0	24	0
5	3 STY	0	12	12
6	3 STY	0	12	12
7	3 STY	33	24	0
8	3 STY	12	12	0
9	3 STY	12	0	12
TOTALS		57	156	36

PARKING SUMMARY (APARTMENTS)	
REQUIRED PARKING (249 UNITS)	
20 UNITS @ 1.5 SP/UNIT =	30
57 1-BR UNITS @ 1 SP/UNIT =	57
172 2/3-BR UNITS @ 1.5 SP/UNIT =	258
MINIMUM PARKING REQUIRED =	345 SPACES
TOTAL PARKING PROVIDED	
STANDARD SPACES (9'x17.5')	380
HANDICAP (23 VAN ACCESSIBLE)	23
GARAGE SPACES	46
TOTAL	449 SPACES

LEGEND:	
	ASPHALT PAVEMENT (HEAVY DUTY)
	ASPHALT PAVEMENT (LIGHT DUTY)
	CONCRETE PAVEMENT
	EXISTING CREEK
	PROPERTY LINE

**FULGHUM
MACINDOE
& ASSOCIATES, INC.**

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KNOXVILLE, TN 37932
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FAX: 865.690.6448
www.fulghummacindoe.com

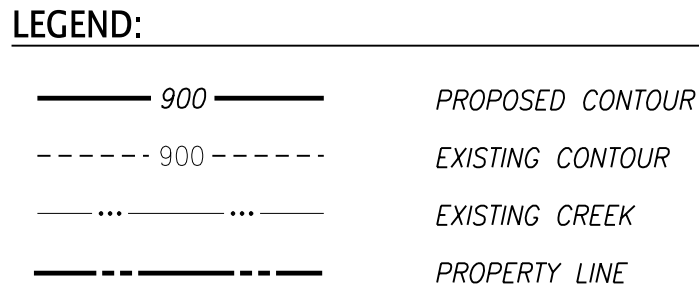
**PRELIMINARY
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THE CRESCENT AT EBENEZER
1040 EBENEZER ROAD
KNOXVILLE, TENNESSEE 37919

CRESCENT BEND DEVELOPMENT, LLC
6001 WALDEN DRIVE
KNOXVILLE, TN 37919
CONTACT: PAUL J. MURPHY, III
TELEPHONE NO.: 865.444.2145
EMAIL: pjmurphy@crecscntbenddev.com

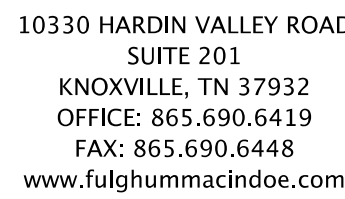
**USE ON REVIEW
SITE PLAN**

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
223.013	WCF	JCM	08/24/18
	REVISED PER MPC COMMENTS		07/18/18
	REVISED PER MPC COMMENTS		07/02/18
	ISSUED FOR USE ON REVIEW		05/29/18
No.	Revision/Issue		Date
Project	223.013	Sheet	
Date	05/29/18		
Scale	1"=100'		



File Name: J:\223\223.013\DWGS\223013c003.dgn
Plot Date: 8/24/2018

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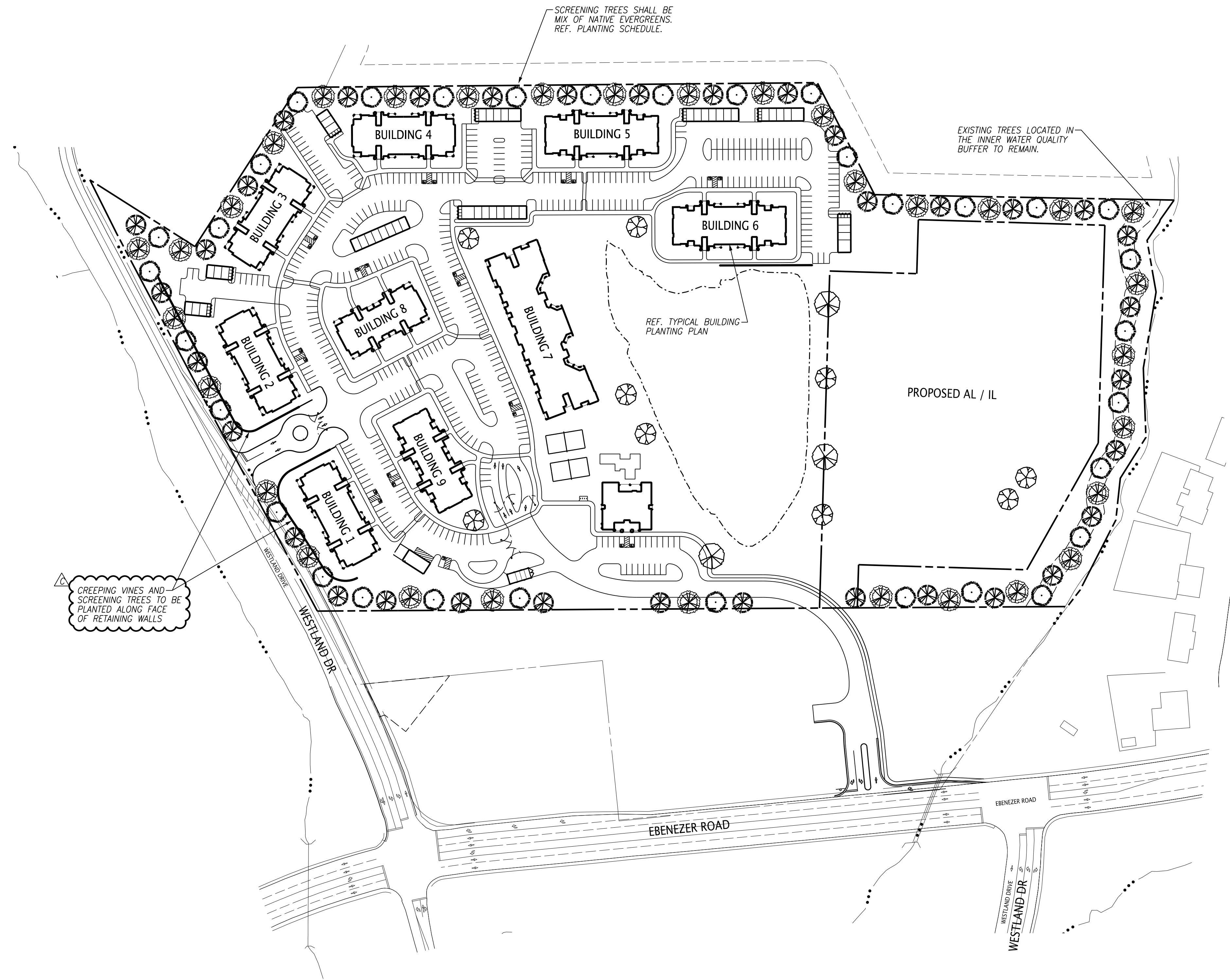
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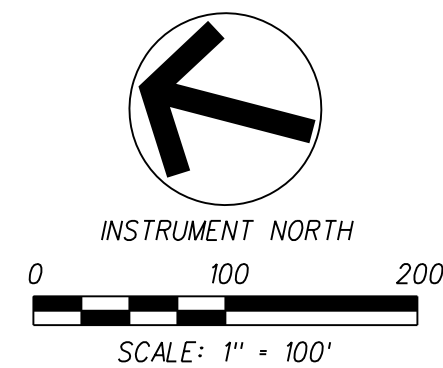
GRADING PLAN

Project 223.013	Sheet C3	
Date 07/18/18		
Scale 1"=50'		
PROJ. MGR.	DESIGNED BY	DRAWN BY
	WCF	JCM
	REVISED GRADING PER ROAD CHANGES	08/24/18
	ISSUED FOR USE ON REVIEW	07/18/18

File Name: L:\223\223.013\DWG\223.013.L001.dgn
Plot Date: 9/5/2018

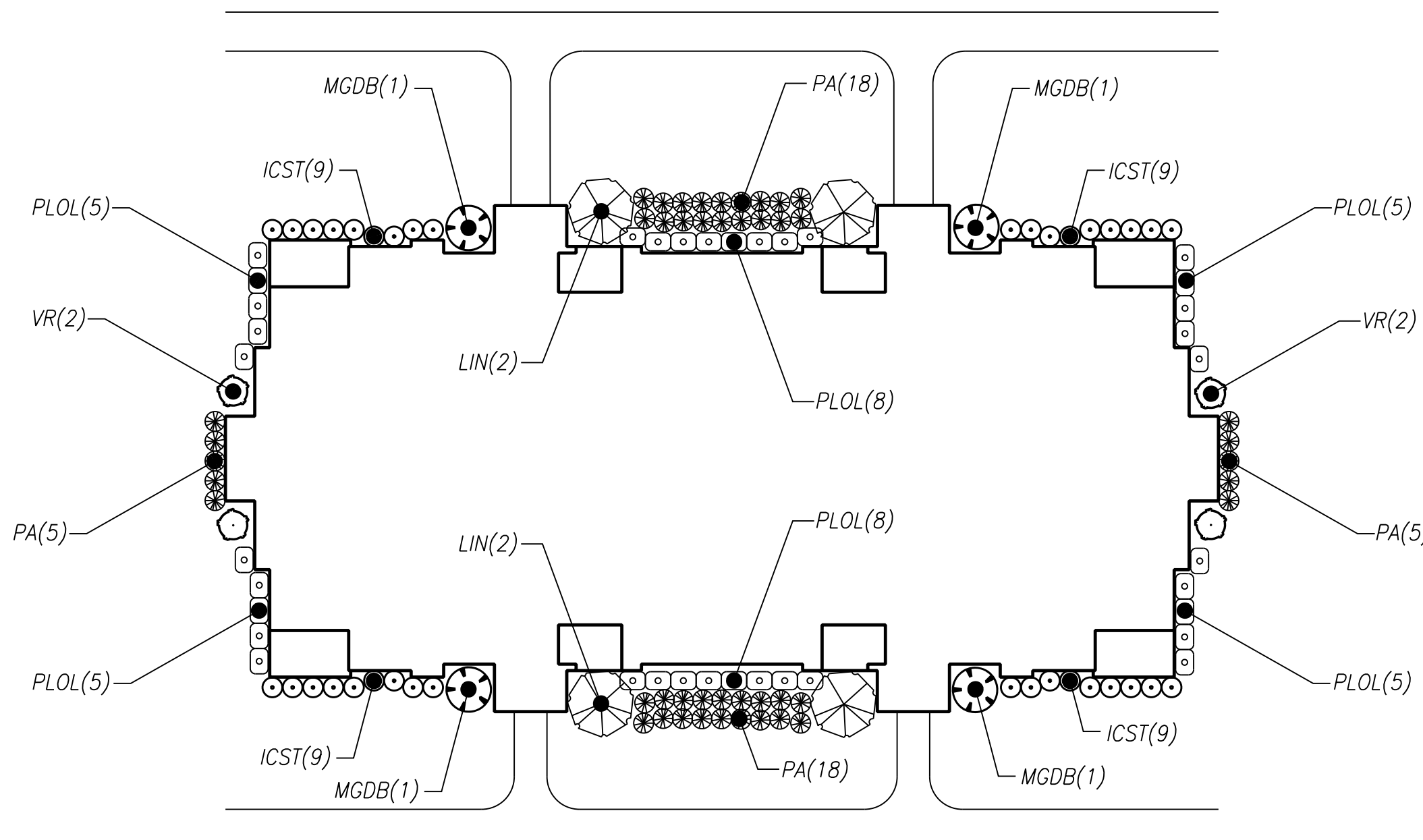


7-G-18-UR
Revised: 9/5/2018



LANDSCAPING NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND STRUCTURES WHICH MAY OR MAY NOT BE INDICATED ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES INCLUDING, BUT NOT LIMITED TO: WATER, SANITARY SEWER, POWER, GAS AND TELEPHONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE AND SHALL REPAIR DAMAGES TO ORIGINAL CONDITION AT NO EXPENSE TO OWNER.
- MATERIALS AND WORKMANSHIP ARE SUBJECT TO INSPECTION BY THE OWNER, AND/OR GOVERNMENT AGENCIES AT ANY TIME AND PLACE, BEFORE OR AFTER INSTALLATION, FOR COMPLIANCE.
- CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL NOTES AND SPECIFICATIONS IN CONTRACT.



1 TYPICAL BUILDING PLANTING PLAN
L1 N.T.S.

PLANTING SCHEDULE				
SYMBOL	I.D.	COMMON NAME	BOTANICAL NAME	SIZE
	MGDB	DD BLANCHARD MAGNOLIA	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	5'-6'
	TGG	GREEN GIANT ARBORVITAE	THUJA (STANDISHII X PLICATA) 'GREEN GIANT'	5'-6'
	CG	CAROLINA SAPPHIRE	CUPRESSUS GLABRA	5'-6'
	VR	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	4'-5'
	AB2	TRIDENT MAPLE	ACER BUERGERIANUM	2" CAL.
	UPB	BOSQUE ELM	ULMUS PARVIFOLIA 'BOSQUE'	3" CAL.
	CJ	CRYPTOMERIA	CRYPTOMERIA JAPONICA	5'-6'
	AGAB	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	3" CAL.
	LIN	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	5'-6'
	PLOL	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	3 GAL./24" MIN.
	PA	FOUNTAIN GRASS	PINNETSETUM ALOPECUROIDES	2 GAL./24" MIN.
	ICST	SOFT TOUCH JAPANESE HOLLY	ILEX CRENATA 'SOFT TOUCH'	2 GAL./24" MIN.



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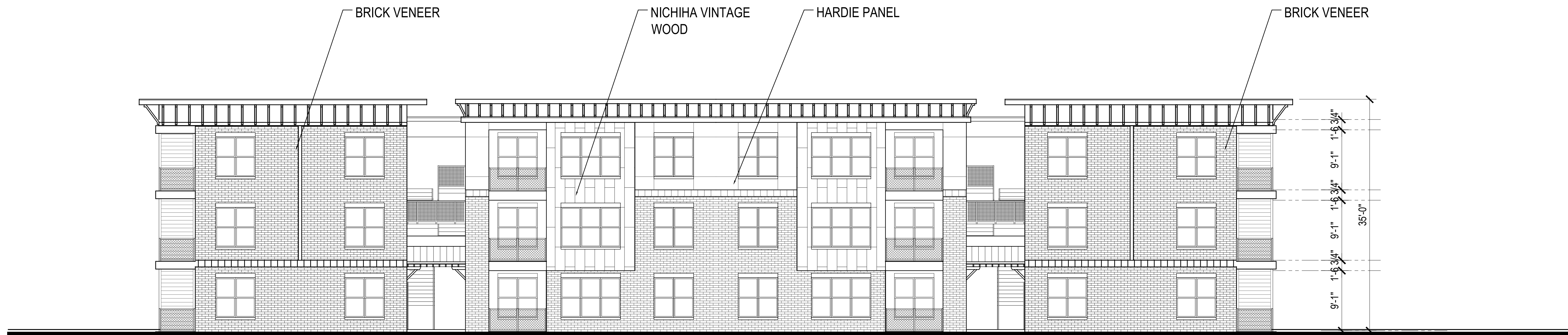
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USE ON REVIEW
LANDSCAPING PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	NO.	REVISION/ISSUE	DATE
223.013	WCF	JCM			
05/29/18					
1"=100'					



7-G-18-UR
 Revised: 8-24-2018

