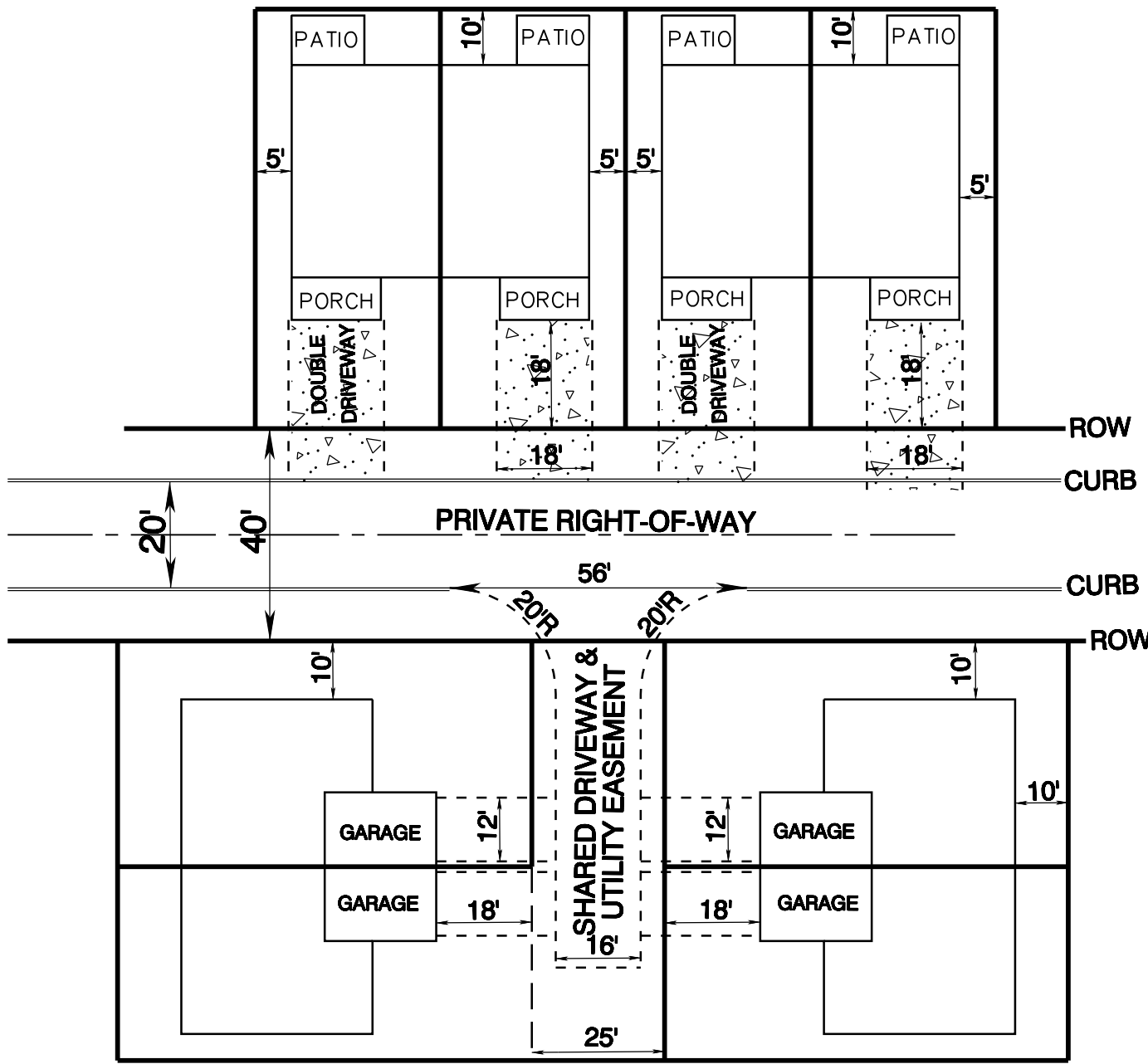


- NOTES:
- 1) RE-CONSTRUCT EXISTING STORMWATER DETENTION POND AS FIRST ITEM OF CONSTRUCTION. SHARED FACILITY TO BE USED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND PERMANENTLY STABILIZE THE POND WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED. AGREEMENTS WITH WINDRUSH HOMEOWNER ASSOCIATION AND DOWNSTREAM OWNERS TO BE ACQUIRED AS NEEDED.
  - 2) COMMON GROUND AND WINDRUSH HOMEOWNERS ASSOCIATIONS WILL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES.
  - 3) TURNAROUND TO BE CONSTRUCTED FOR TERMINUS OF TAMBAK DRIVE.
  - 4) ACCESS TO ALL UNITS FROM INTERNAL PRIVATE RIGHT-OF-WAYS. PRIVATE RIGHT-OF-WAYS TO ALSO FUNCTION AS UTILITY EASEMENTS. MAINTENANCE AGREEMENT TO BE RECORDED FOR PERMANENT MAINTENANCE OF PRIVATE RIGHT-OF-WAYS.
  - 5) DESIGN SPEED LIMIT OF 25 MPH. SIGHT DISTANCE OF 250 FEET TO BE MAINTAINED IN EACH DIRECTION AT ALL DRIVEWAYS AND INTERSECTIONS.
  - 6) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY N.A.D. 83.
  - 7) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
  - 8) ALL EXISTING BUILDINGS TO BE REMOVED OR RELOCATED.
  - 9) ALL CUT AND FILL SLOPES ARE 2H:1V OR LESS EXCEPT WHERE RETAINING WALLS ARE LOCATED.
  - 10) COMMUNITY CLUSTER MAILBOXES TO BE USED, AND COORDINATED WITH THE POST OFFICE AND CITY ENGINEERING. MAIL CENTER MAY BE LOCATED IN COMMON HOUSE.
  - 11) CONSTRUCTION GENERAL PERMIT COVERAGE (CGP), PERFORMANCE BOND, STORMWATER COVENANTS, FINAL PLATS, SPAP, FIRST FLUSH WATER QUALITY, DOWNSIDE STUDY, LANDSCAPING PLAN, STRIPING & SIGNAGE PLAN, AND OTHER INFORMATION REQUIRED DURING PERMIT REVIEW.
  - 12) DETAILED DRAINAGE STUDY WITH DOWNSTREAM EVALUATION TO BE CONDUCTED DURING PERMIT REVIEW.
  - 13) PROPOSED PIPES TO BE 15" MINIMUM DIAMETER.
  - 14) TYPICAL USES OF COMMON HOUSE INCLUDE COMMUNITY GATHERINGS & MEALS, MULTI-PURPOSE ROOM & MEETINGS, OFFICE, LIBRARY, GUEST LODGING, RECREATIONAL ACTIVITIES, AND MAIL CENTER. SPECIAL POLLUTION ABATEMENT PERMIT (SPAP) MAY BE REQUIRED FOR COMMON HOUSE KITCHEN.
  - 15) APPROXIMATELY 13 ACRES TO BE SET ASIDE FOR A CONSERVATION EASEMENT IN CONJUNCTION WITH LEGACY PARKS FOUNDATION, AND WILL INCLUDE WALKING TRAILS AND POSSIBLE GAZEBOS AND/OR OTHER AMENITIES.



TYPICAL LOT LAYOUT  
NOT TO SCALE

ENGINEER:  
ROBERT G CAMPBELL AND ASSOCIATES, L.P.  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

OWNER/DEVELOPER:  
TAMBAK DEVELOPMENT, LLC  
9041 EXECUTIVE PARK DRIVE  
SUITE 134A  
KNOXVILLE, TN 37923  
PHONE: (865) 256-9770  
CONTACT: DR. SUSAN FUHR  
JOHN MONTGOMERY  
EMAIL: seniorcohousingknox@gmail.com

CLT MAP: 72 'B' GROUP 'A' PARCEL: 1  
DEED REFERENCE: 20060821 - 0015570  
PROPERTY ZONED: RP-1  
TOTAL AREA: 22.04 AC  
TOTAL NUMBER OF UNITS: 32

MPC FILE: 10-SG-18-C & 10-J-18-UR

REVISIONS				NO.	DESCRIPTION
NO.	DATE	DESCRIPTION	BY		



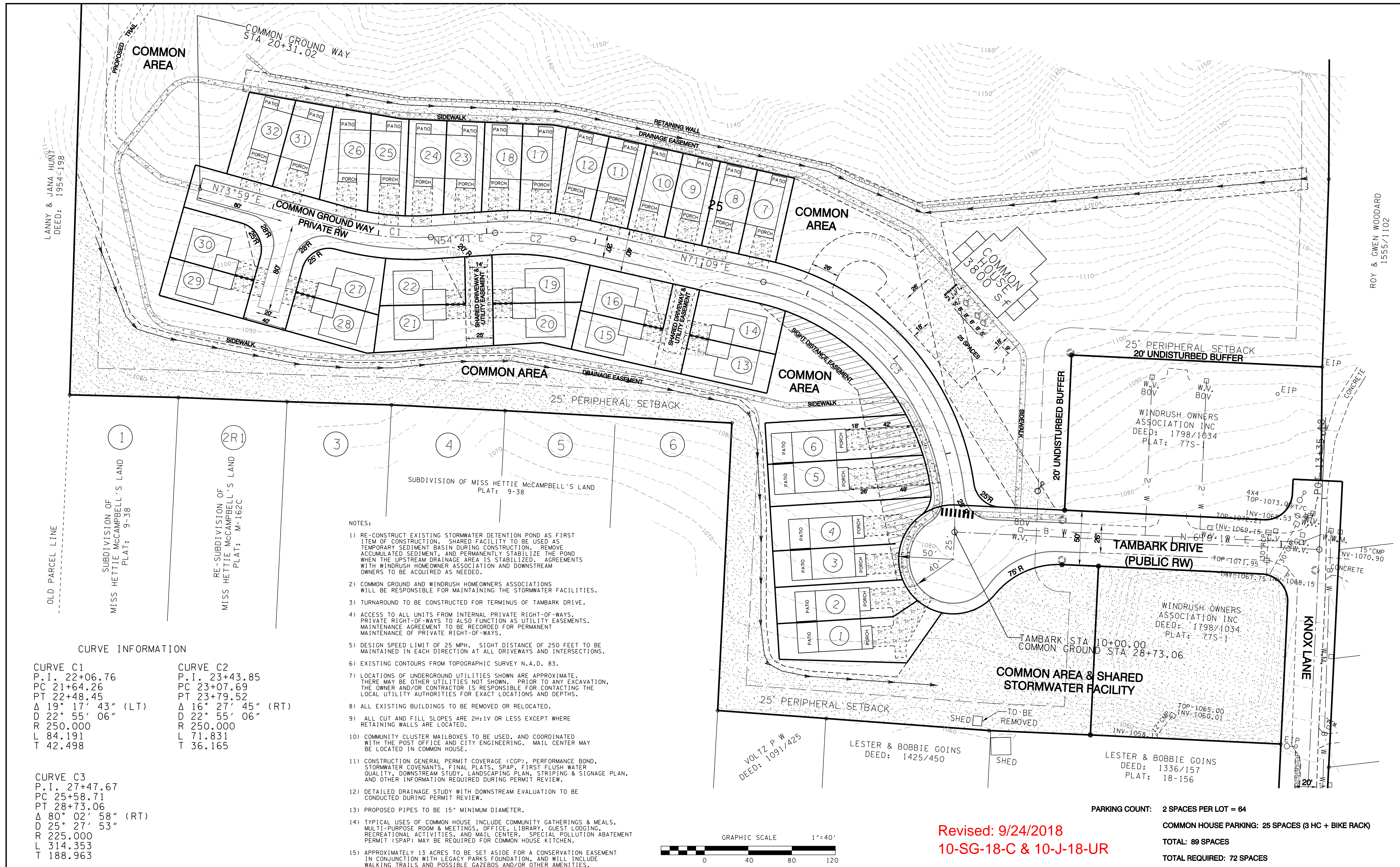
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**COMMON GROUND SENIOR COHOUSING**  
CONCEPT PLAN / USE ON REVIEW

**PLAN VIEW LAYOUT**  
ENTIRE PROPERTY

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=60'	SHEET TWO NO. <b>2</b> OF SIX SHEETS
DRAWN BY GMT	DATE 9-21-18	FILE NO. 18089	



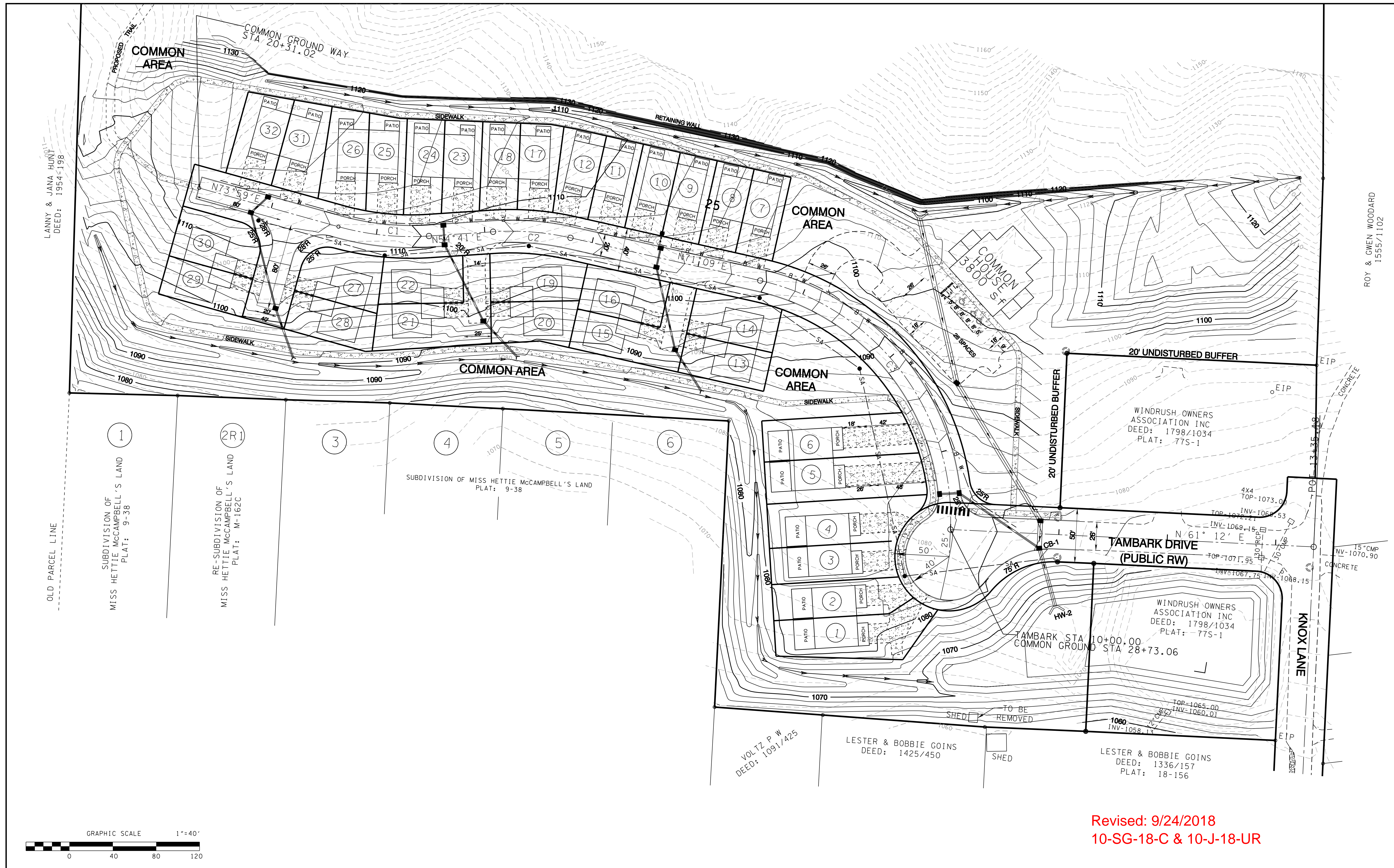


CURVE INFORMATION			
CURVE C1		CURVE C2	
P.I. 22+06.76		P.I. 23+43.85	
PC 21+64.26		PC 23+07.69	
PT 22+48.45		PT 23+79.52	
Δ 19° 17' 43" (LT)		Δ 16° 27' 45" (RT)	
D 22° 55' 06"		D 22° 55' 06"	
R 250.000		R 250.000	
L 84.191		L 71.831	
T 42.498		T 36.165	
CURVE C3			
P.I. 27+47.67			
PC 25+58.71			
PT 28+73.06			
Δ 80° 02' 58" (RT)			
D 25° 27' 53"			
R 225.000			
L 314.353			
T 188.963			

- NOTES:
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PARKING COUNT:	2 SPACES PER LOT = 64
COMMON HOUSE PARKING:	25 SPACES (3 HC + BIKE RACK)
TOTAL:	89 SPACES
TOTAL REQUIRED:	72 SPACES

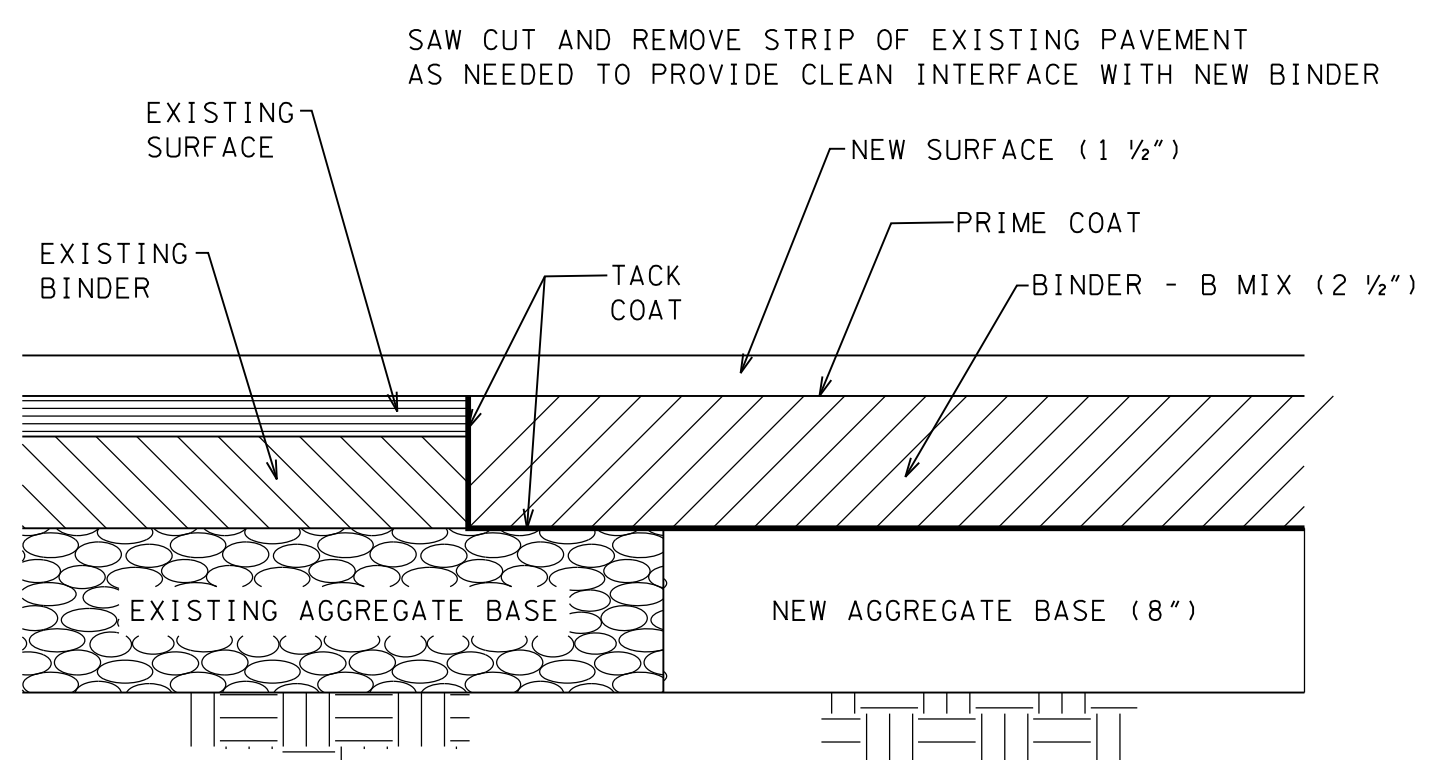
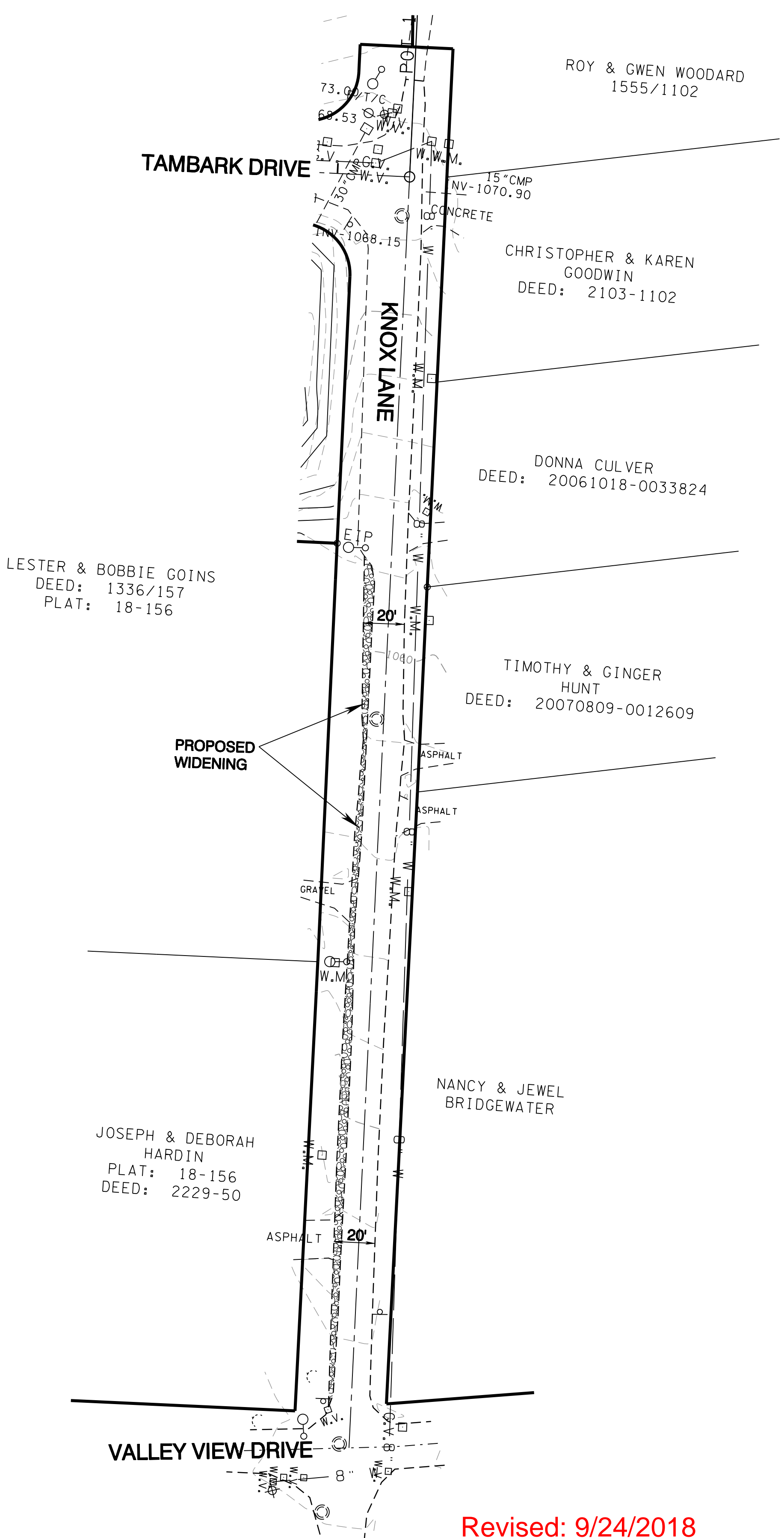




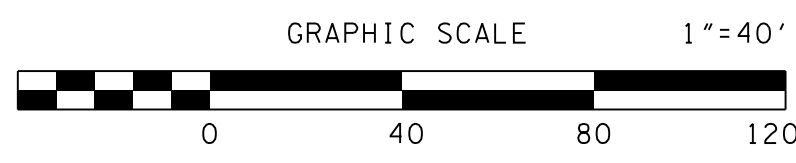
Revised: 9/24/2018  
10-SG-18-C & 10-J-18-UR

						<b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> <b>CONSULTING ENGINEERS</b> <b>KNOXVILLE, TENNESSEE</b>	<b>COMMON GROUND SENIOR COHOUSING</b> <b>CONCEPT PLAN / USE ON REVIEW</b>	<b>PRELIMINARY GRADING</b> <b>&amp; UTILITIES PLAN</b>	DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. <b>5</b>
NO.	DATE	DESCRIPTION	BY	CKD.					DRAWN BY GMT	DATE 9-21-18	FILE NO. 18089	
									REVISIONS			





ROAD WIDENING DETAIL  
TYPICAL PAVEMENT SECTION  
NO SCALE



Revised: 9/24/2018  
10-SG-18-C & 10-J-18-UR

NO.		DATE	DESCRIPTION	BY	CHKD.	 <b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	<b>COMMON GROUND SENIOR COHOUSING</b> CONCEPT PLAN / USE ON REVIEW	<b>KNOX LANE</b> PRELIMINARY WIDENING PLAN	DESIGNED BY	CHECKED BY	SCALE	SHEET NO. <b>6</b> OF SIX SHEETS
			REVISIONS						DRAWN BY	DATE	FILE NO.	
									GMT	9-21-18	18089	