

LEGEND

- EXISTING IRON PIN
- IRON PIN SET
- GAS VALVE
- WATER METER
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- POWER/TELEPHONE
- GUY WIRE
- BENCH MARK

ENGINEER:

ROBERT G CAMPBELL AND ASSOCIATES, L.P.
7523 TAGGART LANE
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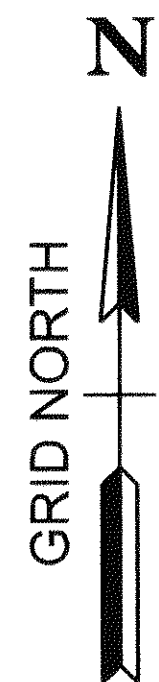
OWNER/DEVELOPER:

JOHNSON-KOONTZ, LLC
3232 TAZEWELL PIKE
KNOXVILLE, TN 37918
PHONE: (865) 688-3232

CURVE TABLE

CURVE C1	CURVE C2	CURVE C3
P.I. 10+31.83	P.I. 11+72.57	P.I. 19+47.20
P.C. 10+17.56	P.C. 11+44.32	P.C. 18+71.21
P.T. 10+45.91	P.T. 11+99.38	P.T. 20+11.89
Δ 16° 14' 53" (LT)	Δ 31° 32' 16" (RT)	Δ 3° 44' 07" (RT)
D 57° 17' 45"	D 57° 17' 45"	D 8° 11' 50"
R 100.000	R 100.000	R 50.000
L 28.358	L 55.058	L 40.678
T 14.275	T 28.246	T 5.993

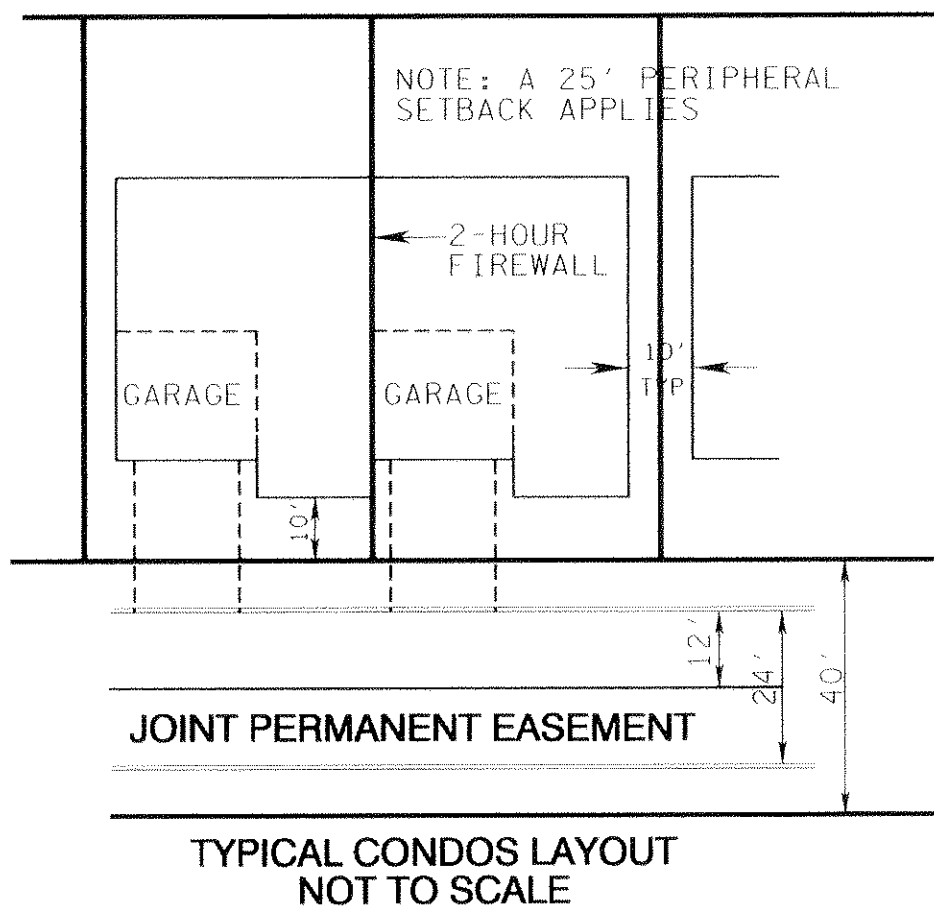
CURVE C7
P.I. 54+38.63
P.C. 54+01.39
P.T. 54+72.69
Δ 3° 51' 10" (LT)
D 17° 17' 45"
R 100.000
L 1.302
T 7.242



- 22' TRAVERSABLE DETENTION ACCESS EASEMENT
- DETENTION BASIN EASEMENT

PROPOSED DUPLEXES WITH 2-CAR GARAGES FOR OFF STREET PARKING.

FOR 1-CAR GARAGE UNITS, OFF STREET PARKING TO BE CONSTRUCTED AS SHOWN



NOTES:

- EXCAVATE PERMANENT STORMWATER DETENTION POND AS FIRST ITEM OF CONSTRUCTION. USE AS SEDIMENTATION PONDS DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT, AND LANDSCAPE THE POND WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- SIGHT DISTANCE OF 300 FEET HAS BEEN ACHIEVED IN EACH DIRECTION.
- EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY TIED TO CITY OF KNOXVILLE SURVEY CONTROL, NAVD88.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW STREETS ARE CONSTRUCTED IN CONFORMANCE WITH SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO, AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, STOP SIGNS, ETC.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
 - 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.
- HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR MAINTENANCE OF THE COMMON AREA, PRIVATE DRIVES, JPE'S, AND STORM WATER FACILITIES AND STORM WATER FACILITIES ON THIS PROPERTY.
- LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
- ENVIRONMENTAL MESSAGE "NO DUMPING, DRAINS TO RIVER" MUST BE PERMANENTLY CAST ONTO CATCH BASINS AND MANHOLES.
- ALL CUT AND FILL SLOPES ARE 2H:1V OR LESS EXCEPT AS NOTED.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.

PREVIOUS APPROVALS

- MPC USE ON REVIEW FILE NO. 2-M-07-UR
- CITY OF KNOXVILLE PERMIT # DSS07-0068
- TDEC SWPPP - TNR132515

ADDITIONAL NOTES

- THE EASTERN PORTION OF URBAN PARK TO BE REVISED TO A PLANNED UNIT DEVELOPMENT. EXISTING UNITS ON PROPOSED LOTS 1 & 38 TO REMAIN TRUE CONDOMINIUMS.
- CORE SAMPLES OF EXISTING JPE PAVEMENT SECTIONS TO BE TAKEN AND PAVEMENT IMPROVEMENTS MADE IF NECESSARY AS DETERMINED BY CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING. CITYDWELLER WAY WILL REMAIN A PRIVATE DRIVE.
- RECORDED DOCUMENTS FOR MAINTENANCE OF JPE, DRAINAGE SYSTEM, AND COMMON AREA TO BE COMPLETED PRIOR TO RECORDING FINAL PLAT.
- TURNAROUNDS TO BE DESIGNED AND CONSTRUCTED AS PER FIRE MARSHALL REQUIREMENTS.
- STORM DRAINAGE PIPE FOR REMAINING PORTION OF DEVELOPMENT WILL BE REINFORCED CONCRETE PIPE (RCP).
- BZA VARIANCES TO BE OBTAINED FOR NEW ONE-CAR UNITS. ADDITIONAL PARKING TO BE PROVIDED AS SHOWN.
- HARDSHIP FOR SUBDIVISION VARIANCES: SITE TOPOGRAPHY RESTRICTS COMPLIANCE WITH THE SUBDIVISION REGULATIONS, AND THE PROPOSED VARIANCES WILL NOT CREATE A TRAFFIC HAZARD.

VARIANCES:

PREVIOUSLY APPROVED

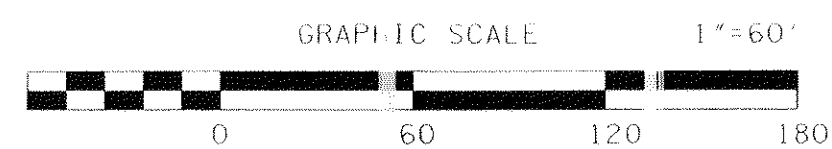
- REDUCTION OF INTERSECTION SPACING BETWEEN METROPOLITAN WAY AND WINDTREE LANE FROM 300' TO 280'.
- REDUCTION OF 10' DRAINAGE AND UTILITY EASEMENT TO 0' ALONG DETENTION BASINS

REQUESTED

- REDUCTION OF FRONT SETBACK ALONG URBAN WAY AND METROPOLITAN WAY FROM 25 FEET TO 10 FEET
- HORIZONTAL CURVE RADIUS ON METROPOLITAN WAY STA 10+31 FROM R=250' TO R=100'
- HORIZONTAL CURVE RADIUS ON METROPOLITAN WAY STA 19+47 FROM R=250' TO R=150'
- VERTICAL CURVE LENGTH METROPOLITAN WAY STA 10+25 FROM L=125' TO L=50'
- VERTICAL CURVE LENGTH METROPOLITAN WAY STA 19+00 FROM L=475' TO L=380'
- VERTICAL CURVE LENGTH URBAN WAY STA 52+50 FROM L=395' TO L=269'

MPC FILES
5-SA-10-C
5-C-10-UR

5-SA-10-C
5-C-10-UR
REVISED
4-27-10



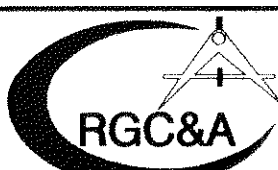
CLT MAP: 092M GR DUP B
PARCEL: 012

DEED REFERENCE 20061025-003.632
PLAT REFERENCE: 20070619-010.425

COUNCIL DISTRICT 3
CITY WARD: 44
CITY BLOCK: 44720

PROPERTY ZONED RP-1 1-8 DU//C
TOTAL ACREAGE: 1.01
TOTAL NUMBER OF UNITS: 78 (30 CONDO, 48 PUD)
NUMBER OF 1-CAR UNITS: 18
(10 CONDO, 8 PUD)
NUMBER OF 2-CAR UNITS: 60
(20 CONDO, 40 PUD)

NUMBER OF LOTS: 51



ROBERT G. CAMPBELL & ASSOC., L.P.
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KNOXVILLE, TENNESSEE

URBAN PARK CONDOMINIUMS
CONCEPT PLAN / USE ON REVIEW

PLAN VIEW
LAYOUT FOR PUD DESIGN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET TWO NO. 2
DRAWN BY GMT	DATE 04/26/10	FILE NO. 06110	OF FIVE SHEETS