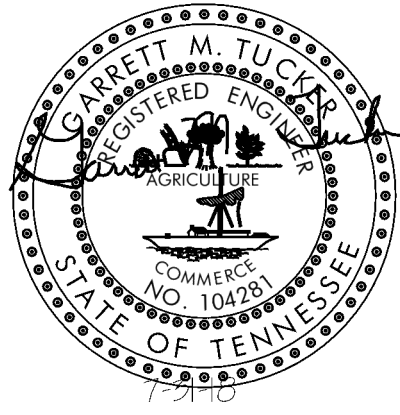
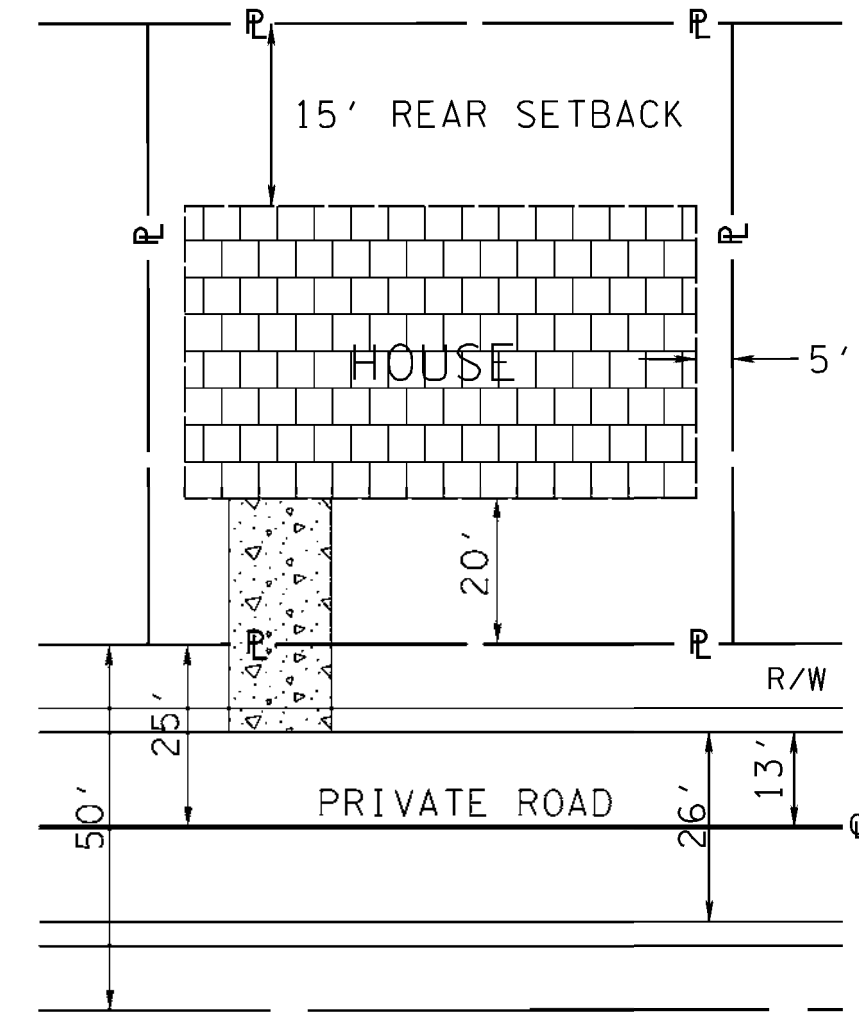


NOTES:

- 1) THIS IS A CONCEPT PLAN. PRIOR TO LAND DISTURBANCE, A SITE DEVELOPMENT PERMIT TO BE OBTAINED FROM THE CITY OF KNOXVILLE. ADDITIONAL ENGINEERING ANALYSIS AND OTHER DOCUMENTS WILL BE REQUIRED FOR ISSUANCE OF THE SITE PERMIT. ADDITIONAL STORMWATER EASEMENTS AND FACILITIES MAY BE REQUIRED.
- 2) EXISTING CONTOURS BASED ON K.G.I.S.
- 3) 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.
- 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 5) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
- 6) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 7) LANDSCAPING BUFFER TO BE PROVIDED AS SHOWN BETWEEN THE BACK OF THE TOWNHOUSES AND MCCAMPBELL DRIVE. LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
- 8) ROADWAYS TO BE PRIVATE RIGHT OF WAYS DESIGNED AND CONSTRUCTED TO CITY OF KNOXVILLE PUBLIC ROAD STANDARDS.
- 9) ADDITIONAL ACCESS FOR EMERGENCY PERSONNEL TO BE PROVIDED BY ENTRANCE FROM MCCAMPBELL DRIVE. DRIVING SURFACE TO BE CONSTRUCTED WITH "GRASS PAVE" REINFORCED TURF. SUBJECT TO FINAL REVIEW BY KNOXVILLE FIRE DEPARTMENT. A MOUNTABLE CURB MAY BE USED.
- 10) SCREENING TO BE PROVIDED AS SHOWN FOR THE COMMON AREA BETWEEN THE TOWNHOUSES AND MCCAMPBELL DRIVE.
- 11) EASEMENTS TO BE PROVIDED FOR SWALES AND STORMWATER PIPES AS PART OF SITE DEVELOPMENT PLAN AND FINAL PLATTING.
- 12) LEFT TURN LANE TO BE PROVIDED ON RISING OAK WAY. DECELERATION LANE ON WASHINGTON PIKE TO BE RESOLVED WITH WIDENING OF WASHINGTON PIKE BY CITY OF KNOXVILLE.
- 13) PROPOSED AMENITIES ARE TYPICAL. OTHER AMENITIES MAY BE PROVIDED IN LIEU OF THOSE SHOWN, SUCH AS A TRAIL SYSTEM ON THE UNDEVELOPED AREAS OF THE PARCEL.
- 14) SIGHT DISTANCE HAS BEEN EVALUATED BASED ON 3.04J.5 OF THE MINIMUM SUBDIVISION REGULATIONS. SIGHT DISTANCE OF 300 FEET CAN BE MADE AVAILABLE AT DRIVEWAYS AND INTERSECTIONS WITH SIGHT DISTANCE EASEMENTS AS NEEDED. FURTHER EVALUATION WILL BE MADE DURING FINAL DESIGN. ADDITIONAL EASEMENTS MAY BE NEEDED. LOWERED SPEED LIMIT OF 25 MPH FOR SIGHT DISTANCE OF 250 FEET MAY ALSO BE CONSIDERED.
- 15) LOCATIONS OF MAIL KIOSKS TO BE APPROVED BY THE U.S. POSTAL SERVICE. FINAL LOCATIONS TO BE SHOWN ON SITE DEVELOPMENT PLAN.
- 16) EXISTING EASEMENT AGREEMENT FOR RISING OAK WAY RECORDED AT INSTRUMENT *20081230-0040512 WITH ALLOWANCES FOR FUTURE IMPROVEMENTS AND GRADING ON ADJACENT PARCEL 88.02

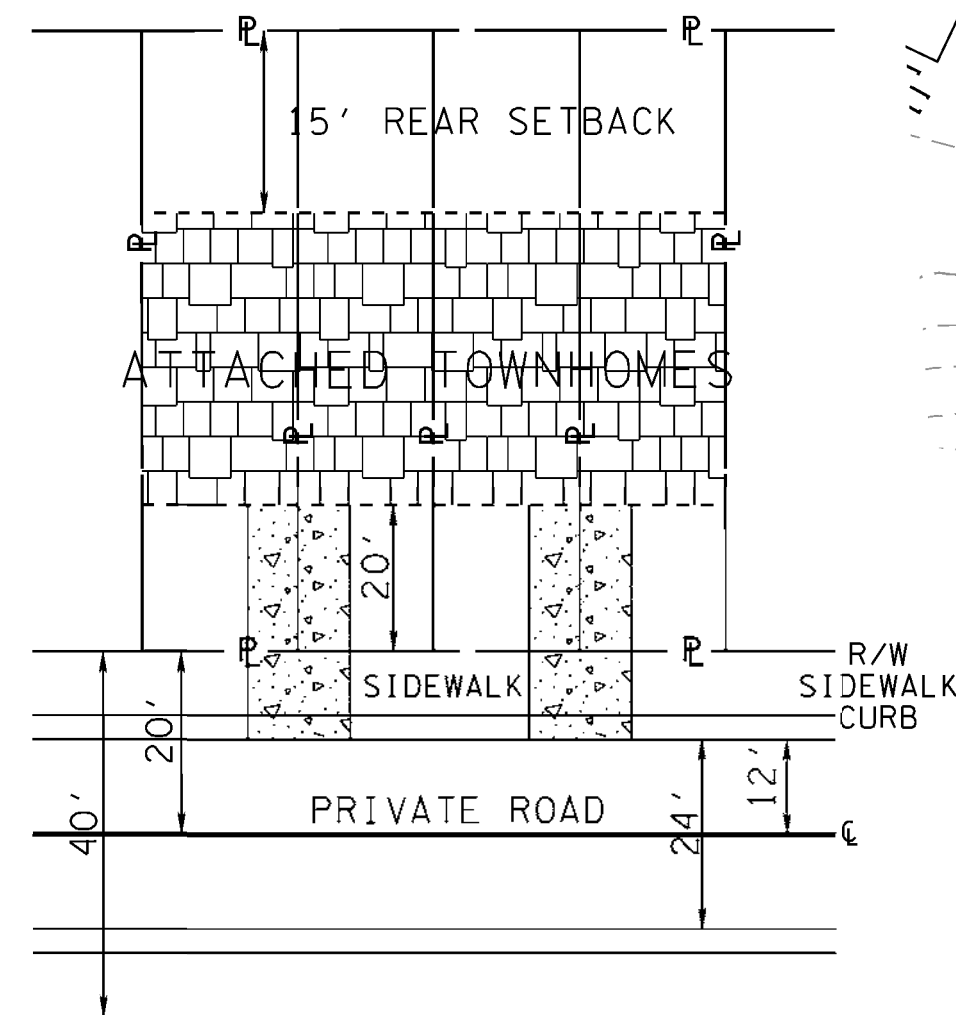


NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT
(SINGLE FAMILY)

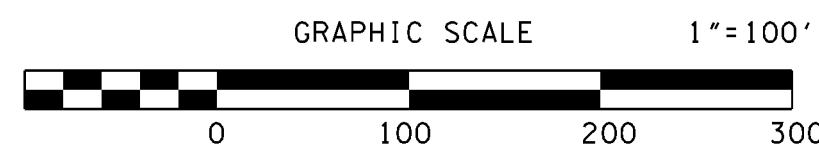
NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT
(ATTACHED TOWNHOMES)

DEVELOPER:
MADDOX COMPANIES
101 DALTON PLACE WAY
KNOXVILLE, TN 3712
STEVE MADDOX
PHONE: (865) 522-9910
FAX: (865) 971-1975

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



LEGENDS AT WASHINGTON PIKE - PHASE 2
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT
PLAN VIEW

MPC FILE NUMBER: 8-SC-18-C / 8-D-18-UR

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 100'	SHEET TWO NO. 2
DRAWN BY JER	DATE 7-31-18	FILE NO. 18032	OF 12 SHEETS

Revised: 8/1/2018
8-SC-18-C
8-D-18-UR

CLT MAP: 049
PARCEL: 88.01, PART OF PARCEL 88.02

PLAT REFERENCE: 20110211-0048452
DEED REFERENCE: 20040709-0002988

PROPERTY ZONED: RP-1 (5.5 DU/AC)

TOTAL AREA: 94.34 ACRES
PHASE 2 AREA: 58.86 ACRES

SINGLE FAMILY LOTS: 179
ATTACHED TOWNHOME LOTS: 82

TOTAL NUMBER OF DWELLING UNITS: 261

NO.	DATE	DESCRIPTION	BY	CKD.



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



Revised: 8/1/2018
8-SC-18-C
8-D-18-UR

MPC FILE NUMBER: 8-SC-18-C / 8-D-18-UR

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

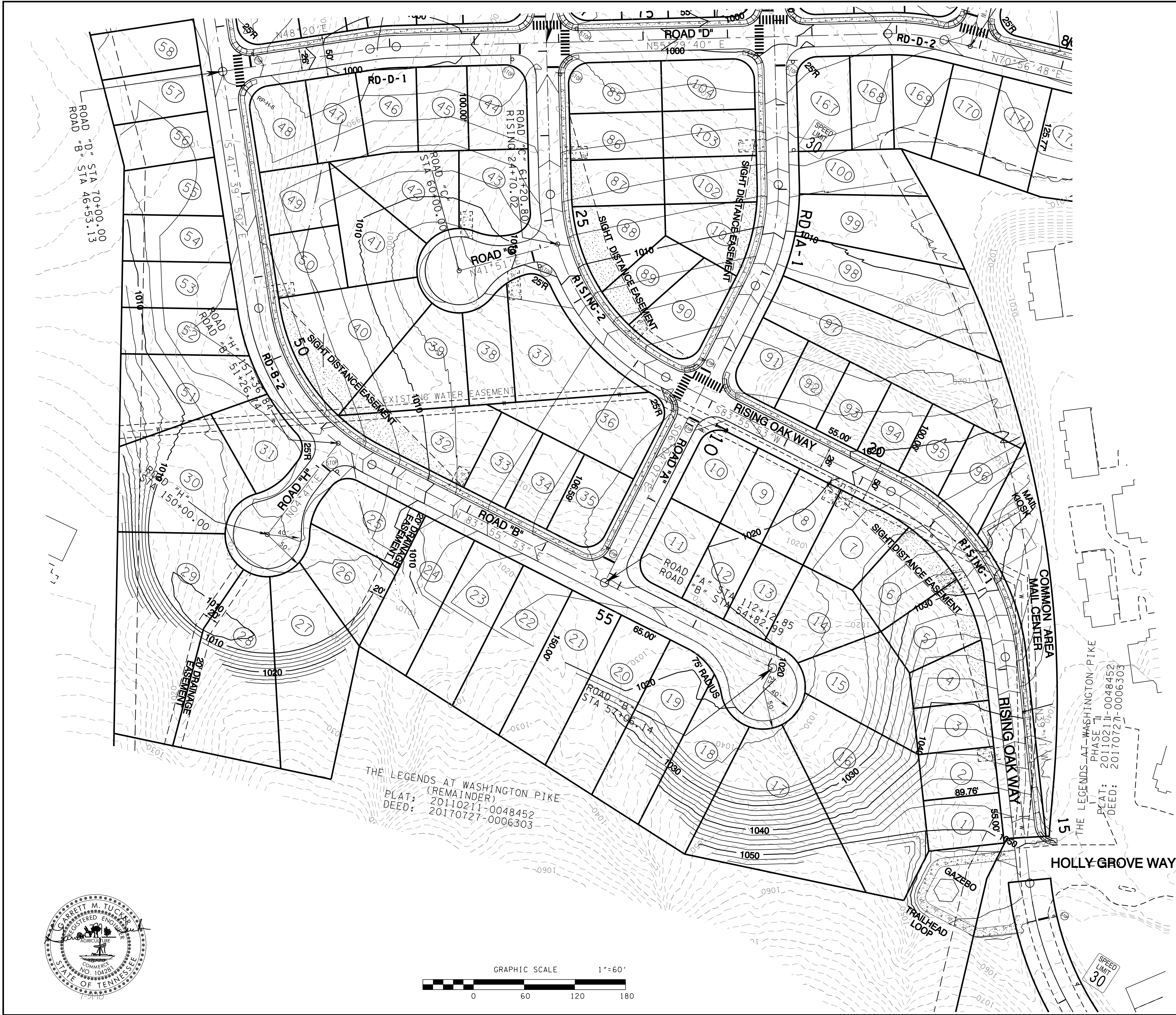


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

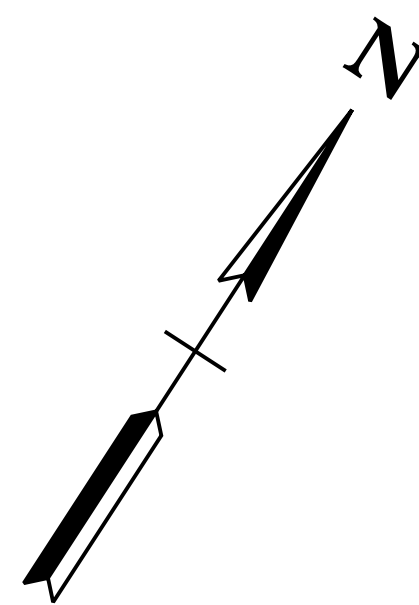
LEGENDS AT WASHINGTON PIKE - PHASE 2
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 100'	SHEET TWO NO. 3
DRAWN BY JER	DATE 7-31-18	FILE NO. 18032	OF 12 SHEETS

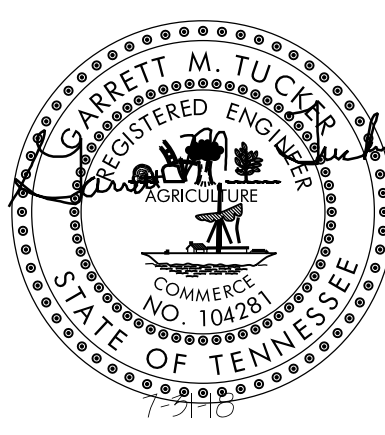


CURVE TABLE			
CURVE RISING-1 P.I. 18+49.87 PC 17+14.45 PT 19+62.66 Δ 56° 53' 12" (LT) D 22° 55' 06" R 250.000 L 248.215 T 135.419	CURVE RISING-3 P.I. 12+52.89 PC 10+00.00 PT 14+44.99 Δ 67° 59' 24" (RT) D 15° 16' 44" R 375.000 L 444.994 T 252.893	CURVE RISING-2 P.I. 24+10.58 PC 22+61.66 PT 25+30.28 Δ 61° 33' 47" (RT) D 22° 55' 06" R 375.000 L 268.619 T 148.920	CURVE RD-A-1 P.I. 107+57.69 PC 106+94.34 PT 108+18.42 Δ 28° 26' 13" (RT) D 22° 55' 06" R 250.000 L 124.080 T 63.346
CURVE RD-B-1 P.I. 44+35.99 PC 44+22.10 PT 44+49.86 Δ 6° 21' 44" (RT) D 22° 55' 06" R 250.000 L 27.761 T 13.895	CURVE RD-B-2 P.I. 50+65.17 PC 49+36.68 PT 51+74.06 Δ 54° 24' 17" (LT) D 22° 55' 06" R 250.000 L 237.385 T 128.495	CURVE RD-D-1 P.I. 71+91.98 PC 71+76.34 PT 72+07.58 Δ 7° 09' 30" (RT) D 22° 55' 06" R 250.000 L 31.234 T 15.637	CURVE RD-D-2 P.I. 78+23.69 PC 77+89.77 PT 78+57.19 Δ 15° 27' 09" (RT) D 22° 55' 06" R 250.000 L 67.424 T 33.918
CURVE RD-D-3 P.I. 80+52.27 PC 80+37.16 PT 80+67.35 Δ 6° 55' 08" (LT) D 22° 55' 06" R 250.000 L 30.190 T 15.113	CURVE RD-D-4 P.I. 84+97.78 PC 82+60.90 PT 86+40.13 Δ 86° 54' 46" (LT) D 22° 55' 06" R 250.000 L 379.229 T 236.880	CURVE RD-G-1 P.I. 143+00.02 PC 142+75.37 PT 143+24.51 Δ 11° 15' 38" (RT) D 22° 55' 06" R 250.000 L 49.133 T 24.646	CURVE RD-F-1 P.I. 132+12.40 PC 131+87.76 PT 132+36.89 Δ 11° 15' 38" (RT) D 22° 55' 06" R 250.000 L 49.133 T 24.646
CURVE RD-E-1 P.I. 121+44.37 PC 121+10.45 PT 121+77.87 Δ 15° 27' 09" (LT) D 22° 55' 06" R 250.000 L 67.424 T 33.918			



Revised: 8/1/2018
8-SC-18-C
8-D-18-UR

--- 1070 --- EXISTING GRADE
— 1070 — PROPOSED GRADE



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

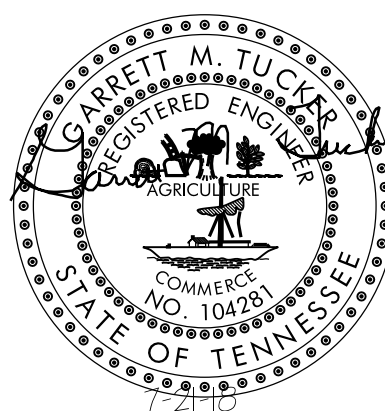
THE LEGENDS AT WASHINGTON PIKE
DESIGN PLAN & STORMWATER POLLUTION PREVENTION PLAN

PROPOSED PLAN VIEW LAYOUT
PRELIMINARY GRADING PLAN

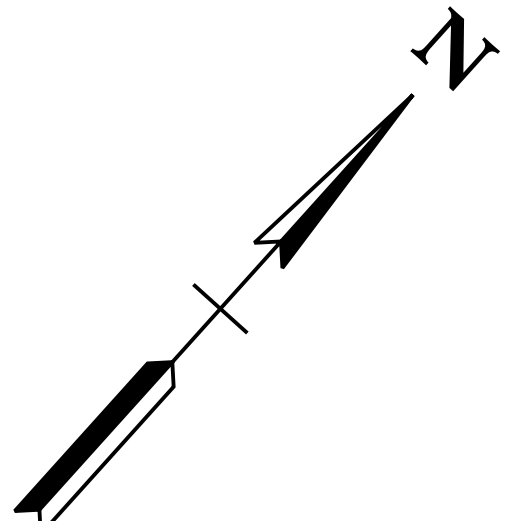
DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET NO. 9
DRAWN BY GMT	DATE 7-31-18	FILE NO. 18032	OF 12 SHEETS



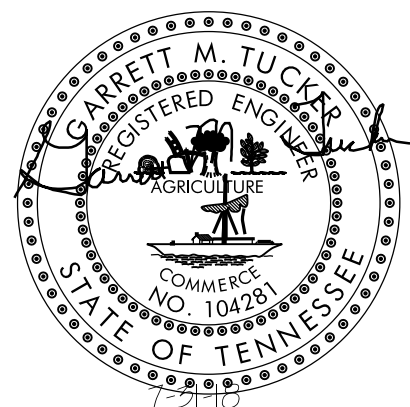
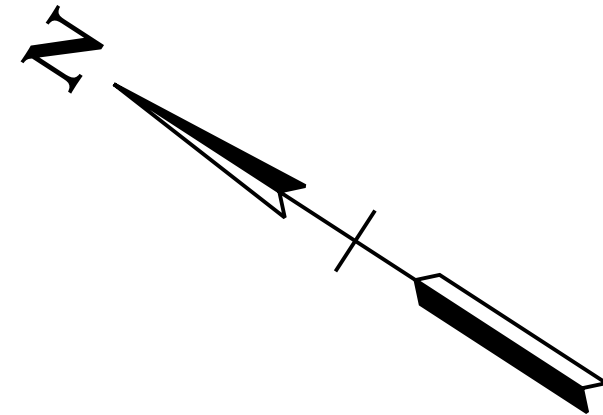
CURVE TABLE			
CURVE RISING-1 P.I. 18+49.87 PC 17+14.45 PT 19+62.66 Δ 56° 53' 12" (LT) D 22° 55' 06" R 250.000 L 248.215 T 135.419	CURVE RISING-3 P.I. 12+52.89 PC 10+00.00 PT 14+44.99 Δ 67° 59' 24" (RT) D 15° 16' 44" R 375.000 L 444.994 T 252.893	CURVE RISING-2 P.I. 24+10.58 PC 22+61.66 PT 25+30.28 Δ 61° 33' 47" (RT) D 22° 55' 06" R 375.000 L 268.619 T 148.920	CURVE RD-A-1 P.I. 107+57.69 PC 106+94.34 PT 108+18.42 Δ 28° 26' 13" (RT) D 22° 55' 06" R 250.000 L 124.080 T 63.346
CURVE RD-B-1 P.I. 44+35.99 PC 44+22.10 PT 44+49.86 Δ 6° 21' 44" (RT) D 22° 55' 06" R 250.000 L 27.761 T 13.895	CURVE RD-B-2 P.I. 50+65.17 PC 49+36.68 PT 51+74.06 Δ 54° 24' 17" (LT) D 22° 55' 06" R 250.000 L 237.385 T 128.495	CURVE RD-D-1 P.I. 71+91.98 PC 71+76.34 PT 72+07.58 Δ 7° 09' 30" (RT) D 22° 55' 06" R 250.000 L 31.234 T 15.637	CURVE RD-D-2 P.I. 178+23.69 PC 177+89.77 PT 178+57.19 Δ 15° 27' 09" (RT) D 22° 55' 06" R 250.000 L 67.424 T 33.918
CURVE RD-D-3 P.I. 80+52.27 PC 80+37.16 PT 80+67.35 Δ 6° 55' 08" (LT) D 22° 55' 06" R 250.000 L 30.190 T 15.113	CURVE RD-D-4 P.I. 84+97.78 PC 82+60.90 PT 86+40.13 Δ 86° 54' 46" (LT) D 22° 55' 06" R 250.000 L 379.229 T 236.880	CURVE RD-G-1 P.I. 143+00.02 PC 142+75.37 PT 143+24.51 Δ 11° 15' 38" (RT) D 22° 55' 06" L 49.133 T 24.646	CURVE RD-F-1 P.I. 132+12.40 PC 131+87.76 PT 132+36.89 Δ 11° 15' 38" (RT) D 22° 55' 06" R 250.000 L 49.133 T 24.646
CURVE RD-E-1 P.I. 121+44.37 PC 121+10.45 PT 121+77.87 Δ 15° 27' 09" (LT) D 22° 55' 06" R 250.000 L 67.424 T 33.918			



--- 1070 --- EXISTING GRADE
—— 1070 —— PROPOSED GRADE



Revised: 8/1/2018
8-SC-18-C
8-D-18-UR



CURVE TABLE

CURVE RISING-1 P.I. 18+49.87 PC 17+14.45 PT 19+62.66 Δ 56° 53' 12" (LT) D 22° 55' 06" R 250.000 L 248.215 T 135.419	CURVE RISING-3 P.I. 12+52.89 PC 10+00.00 PT 14+44.99 Δ 67° 59' 24" (RT) D 15° 16' 44" R 375.000 L 444.994 T 252.893	CURVE RISING-2 P.I. 24+10.58 PC 22+61.66 PT 25+30.28 Δ 61° 33' 47" (RT) D 22° 55' 06" R 250.000 L 268.619 T 148.920	CURVE RD-A-1 P.I. 107+57.69 PC 106+94.34 PT 108+18.42 Δ 28° 26' 13" (RT) D 22° 55' 06" R 250.000 L 124.080 T 63.346
CURVE RD-B-1 P.I. 44+59.99 PC 44+22.10 PT 44+49.86 Δ 6° 21' 44" (RT) D 22° 55' 06" R 250.000 L 27.761 T 13.895	CURVE RD-B-2 P.I. 50+65.17 PC 49+36.68 PT 51+74.06 Δ 54° 24' 17" (LT) D 22° 55' 06" R 250.000 L 237.385 T 128.495	CURVE RD-D-1 P.I. 71+91.98 PC 71+76.34 PT 72+07.58 Δ 7° 09' 30" (RT) D 22° 55' 06" R 250.000 L 31.234 T 15.637	CURVE RD-D-2 P.I. 78+23.69 PC 77+89.77 PT 78+57.19 Δ 15° 27' 09" (RT) D 22° 55' 06" R 250.000 L 67.424 T 33.918
CURVE RD-D-3 P.I. 80+52.27 PC 80+37.16 PT 80+67.35 Δ 6° 55' 08" (LT) D 22° 55' 06" R 250.000 L 30.190 T 15.113	CURVE RD-D-4 P.I. 84+97.78 PC 82+60.90 PT 86+40.13 Δ 86° 54' 46" (LT) D 22° 55' 06" R 250.000 L 379.229 T 236.880	CURVE RD-G-1 P.I. 143+00.02 PC 142+75.37 PT 143+24.51 Δ 11° 15' 38" (RT) D 22° 55' 06" R 250.000 L 49.133 T 24.646	CURVE RD-F-1 P.I. 132+12.40 PC 131+87.76 PT 132+36.89 Δ 11° 15' 38" (RT) D 22° 55' 06" R 250.000 L 49.133 T 24.646

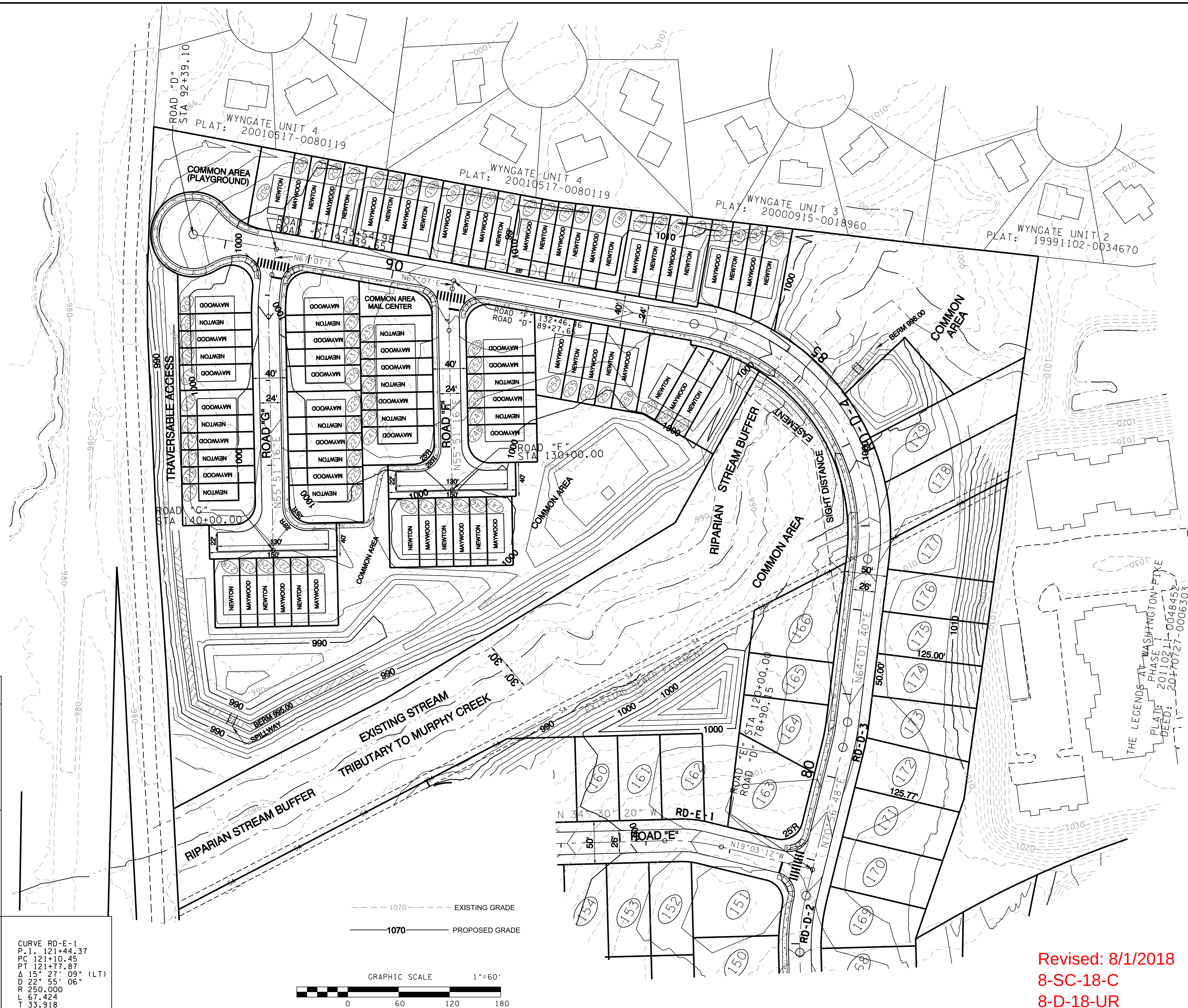


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

THE LEGENDS AT WASHINGTON PIKE
CONCEPT PLAN / USE ON REVIEW

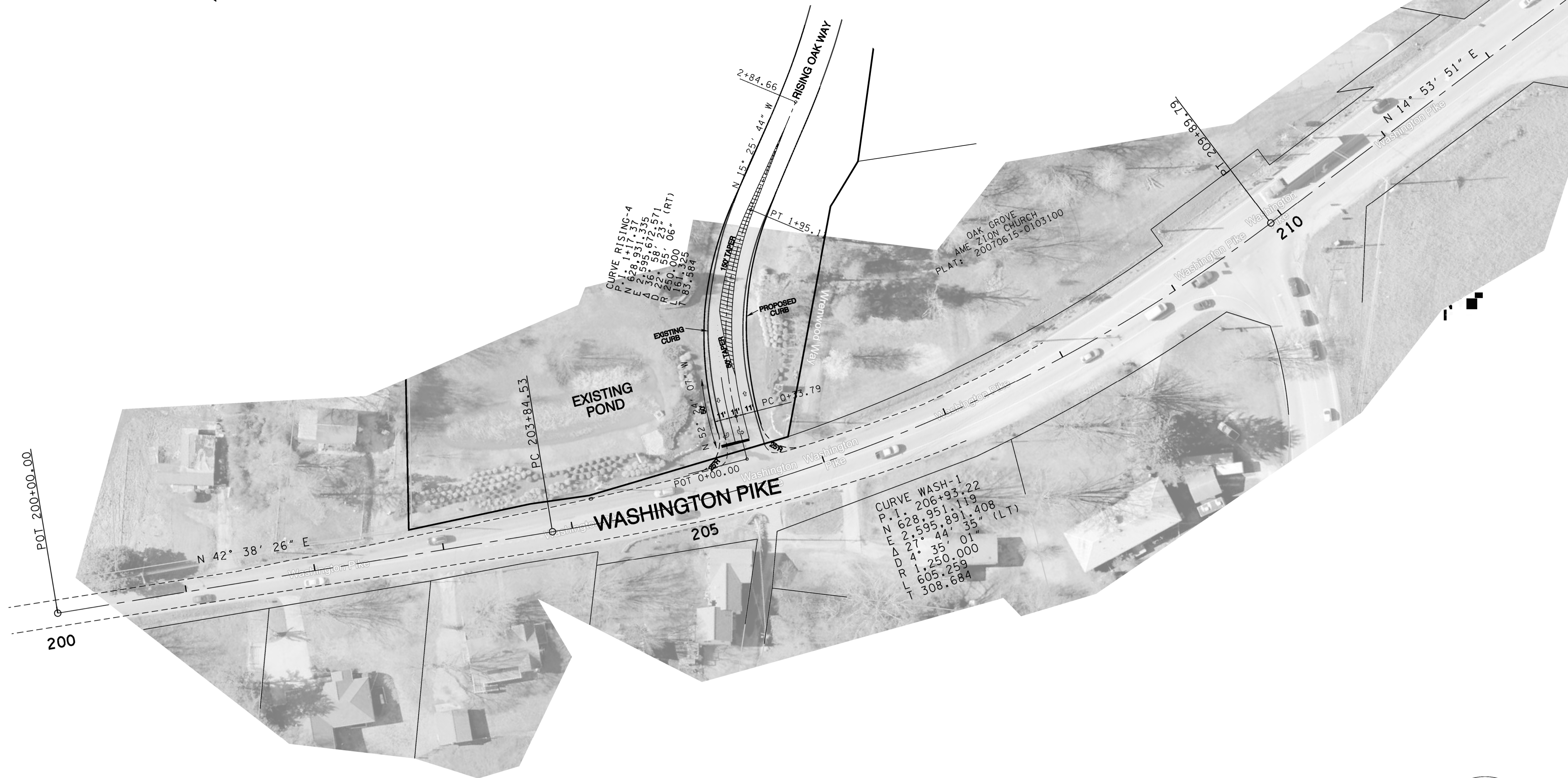
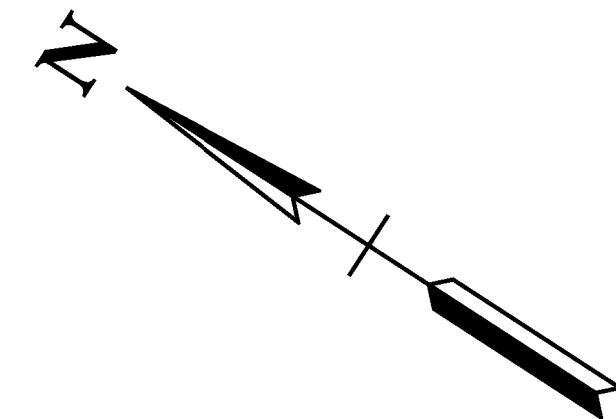
PROPOSED PLAN VIEW LAYOUT
PRELIMINARY GRADING PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET NO. 11
DRAWN BY GMT	DATE 7-31-18	FILE NO. 18032	OF 12 SHEETS

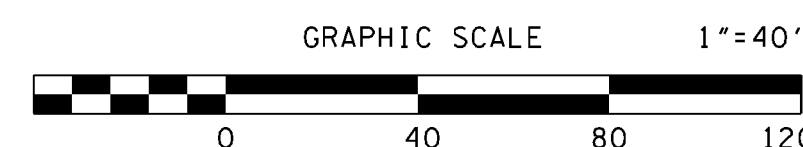
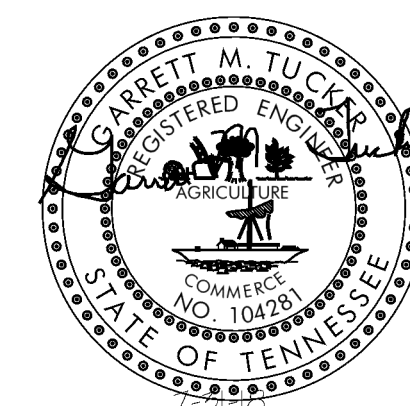


Revised: 8/1/2018
8-SC-18-C
8-D-18-UR

THE LEGENDS AT WASHINGTON PIKE
PHASE 1
PLAT: 20110211-0048452
DEED: 20170727-0006303



Revised: 8/1/2018
8-SC-18-C
8-D-18-UR



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

THE LEGENDS AT WASHINGTON PIKE
CONCEPT PLAN / USE ON REVIEW

PROPOSED PLAN VIEW LAYOUT

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET NO. 12 OF TWELVE SHEETS
DRAWN BY GMT	DATE 7-31-18	FILE NO. 18032	