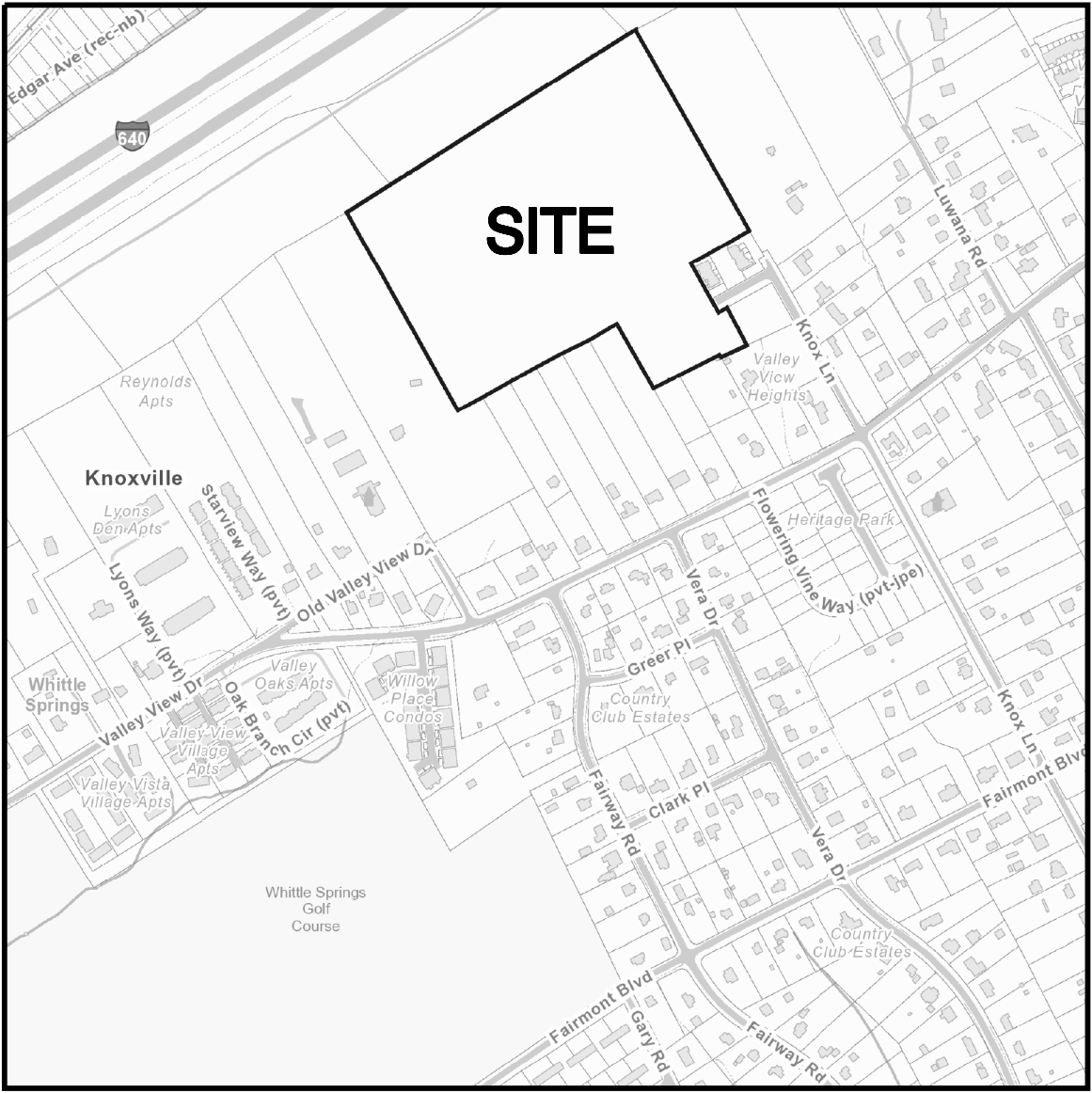


CONCEPT PLAN/USE ON REVIEW  
COMMON GROUND SENIOR COHOUSING  
DISTRICT NO. EIGHT  
KNOX COUNTY, TENNESSEE  
CLT: 070 'B' GROUP: 'A'  
PARCEL: 001

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

DEVELOPER:  
TAMBARK DEVELOPMENT, LLC  
9041 EXECUTIVE PARK DRIVE  
SUITE 134A  
KNOXVILLE, TN 37923  
PHONE: (865) 256-9770  
CONTACT: DR. SUSAN FUHR

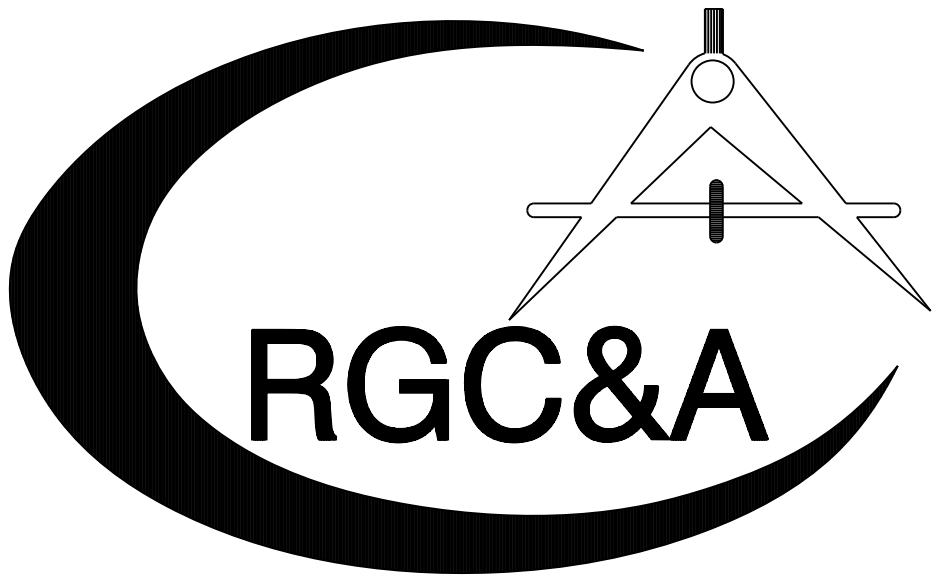
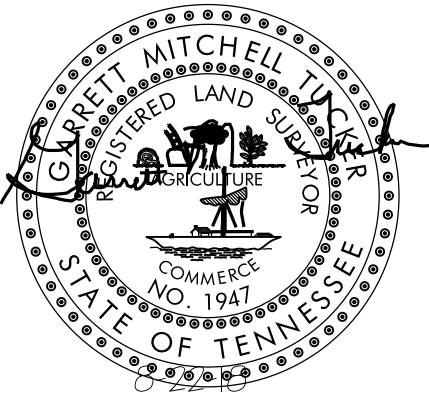


LOCATION MAP

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT WITH THE METROPOLITAN PLANNING COMMISSION.

*Garrett M. Juch*

SURVEYOR  
TENNESSEE CERTIFICATE NO. 1947



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

- 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 OWNER TO BE ACQUIRED.
  - 2) COMMON GROUND AND WINDRUSH HOMEOWNERS ASSOCIATIONS WILL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES.
  - 3) TURNAROUND TO BE CONSTRUCTED FOR TERMINUS OF TAMBARK 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.

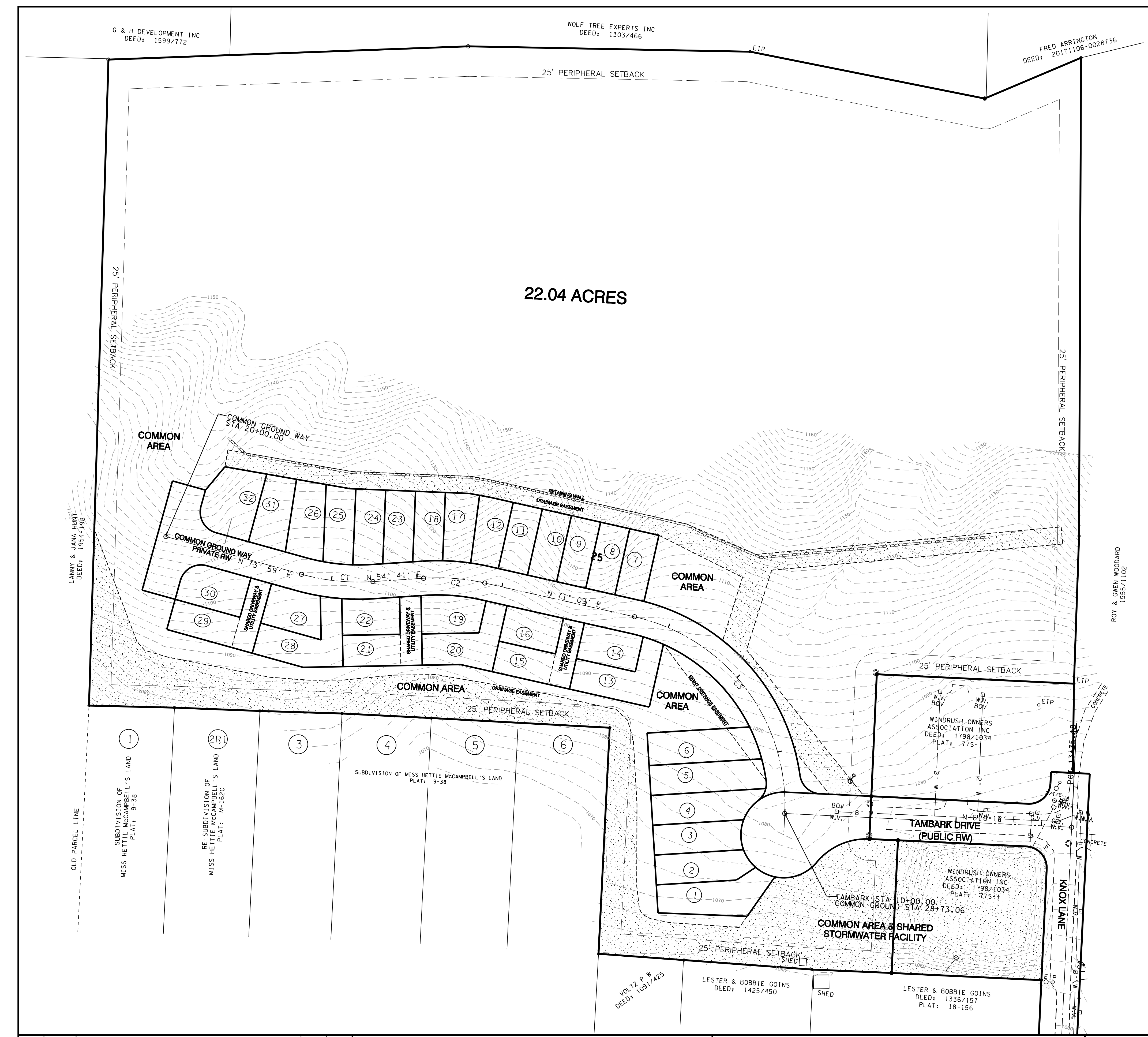
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PHONE: (865) 947-5996  
FAX: (865) 947-7556

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

GRAPHIC SCALE 1"=60'  
0 60 120 180

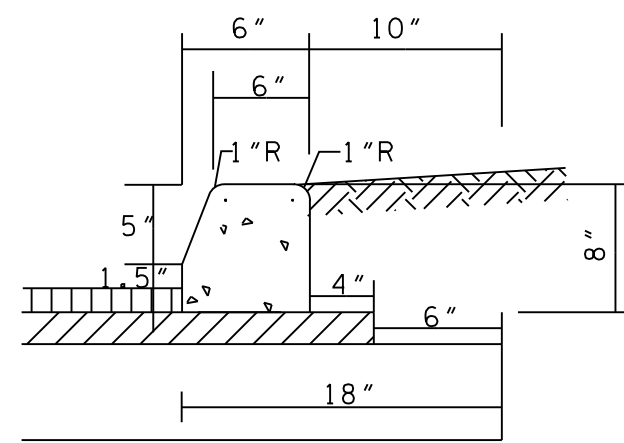
DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=60'	SHEET TWO NO. 2
DRAWN BY GMT	DATE 08-22-18	FILE NO. 18089	OF FIVE SHEETS



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				
COMMON GROUND SENIOR COHOUSING CONCEPT PLAN / USE ON REVIEW				
PLAN VIEW LAYOUT ENTIRE PROPERTY				

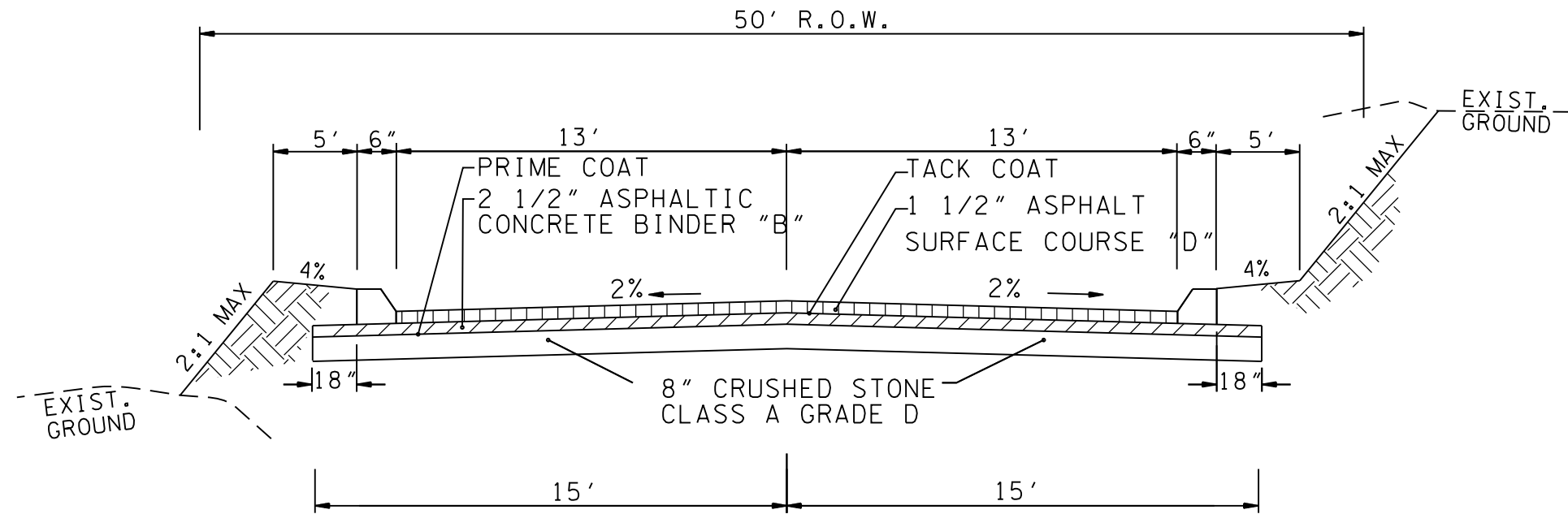






STANDARD DETAIL 6" EXTRUDED CURB

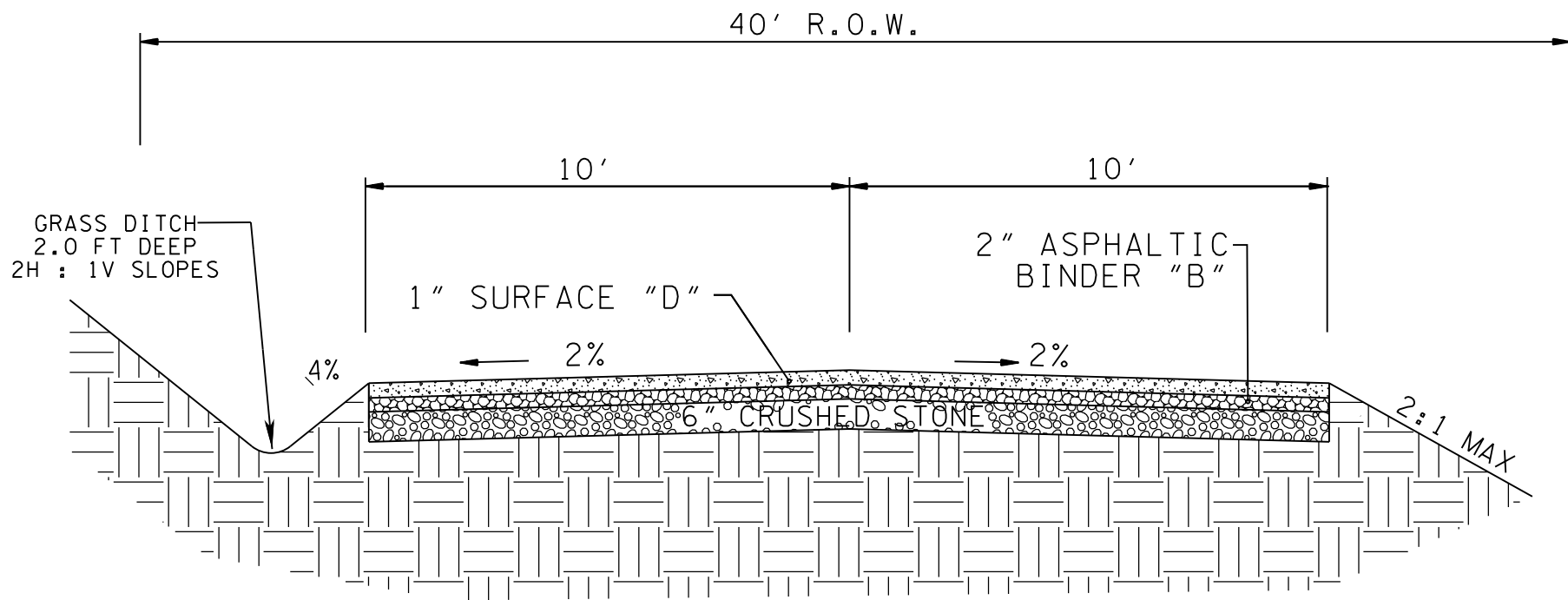
NOTE: INSTALL CONTRACTION JOINTS AT MAXIMUM SPACING OF 10 FEET.  
INSTALL EXPANSION JOINTS AT MAXIMUM SPACING OF 25 FEET.



TYPICAL 2 LANE STREET  
PUBLIC ROADS (TAMBARK DRIVE)

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

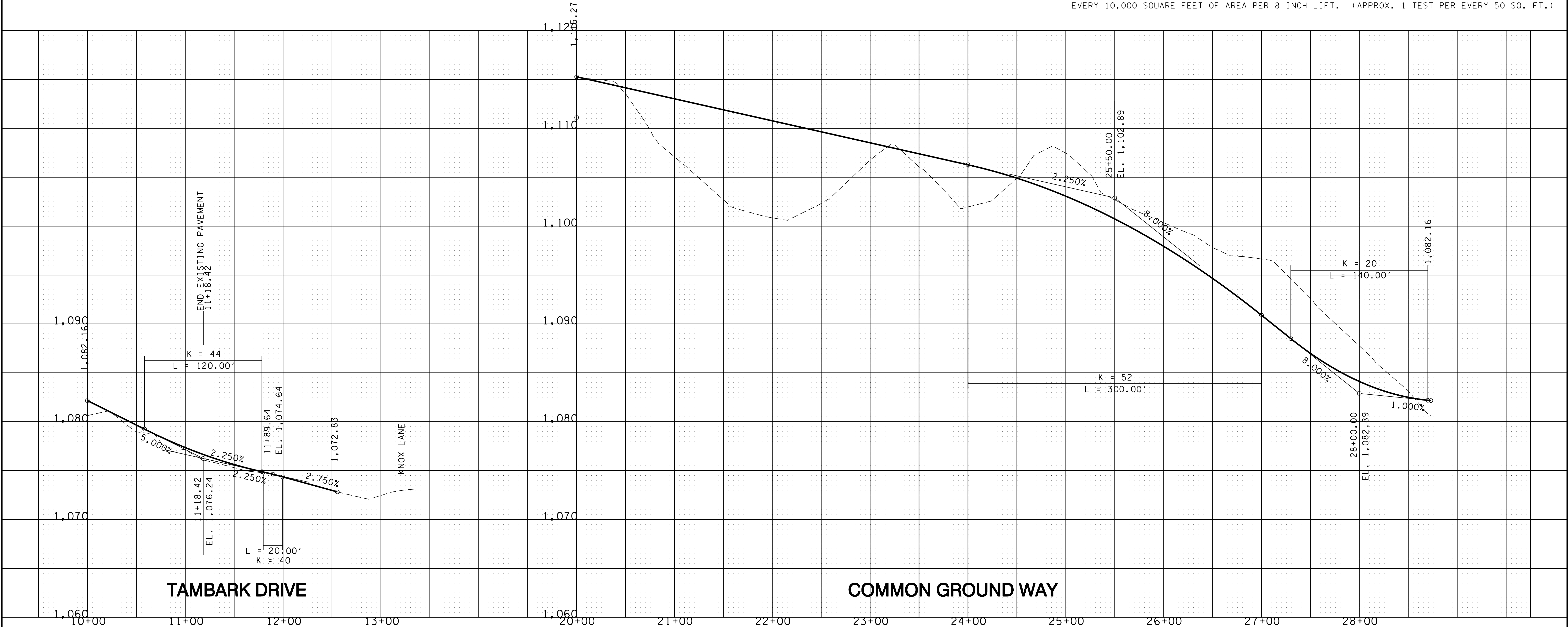
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)



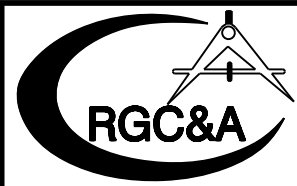
TYPICAL 2 LANE STREET  
PRIVATE RIGHT-OF-WAY

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)



NO.	DATE	DESCRIPTION	BY	CHKD.



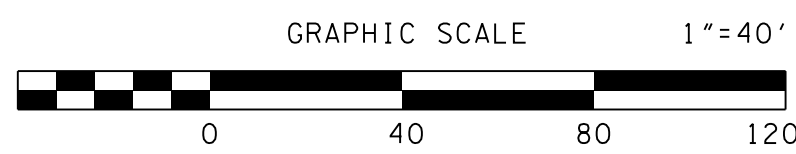
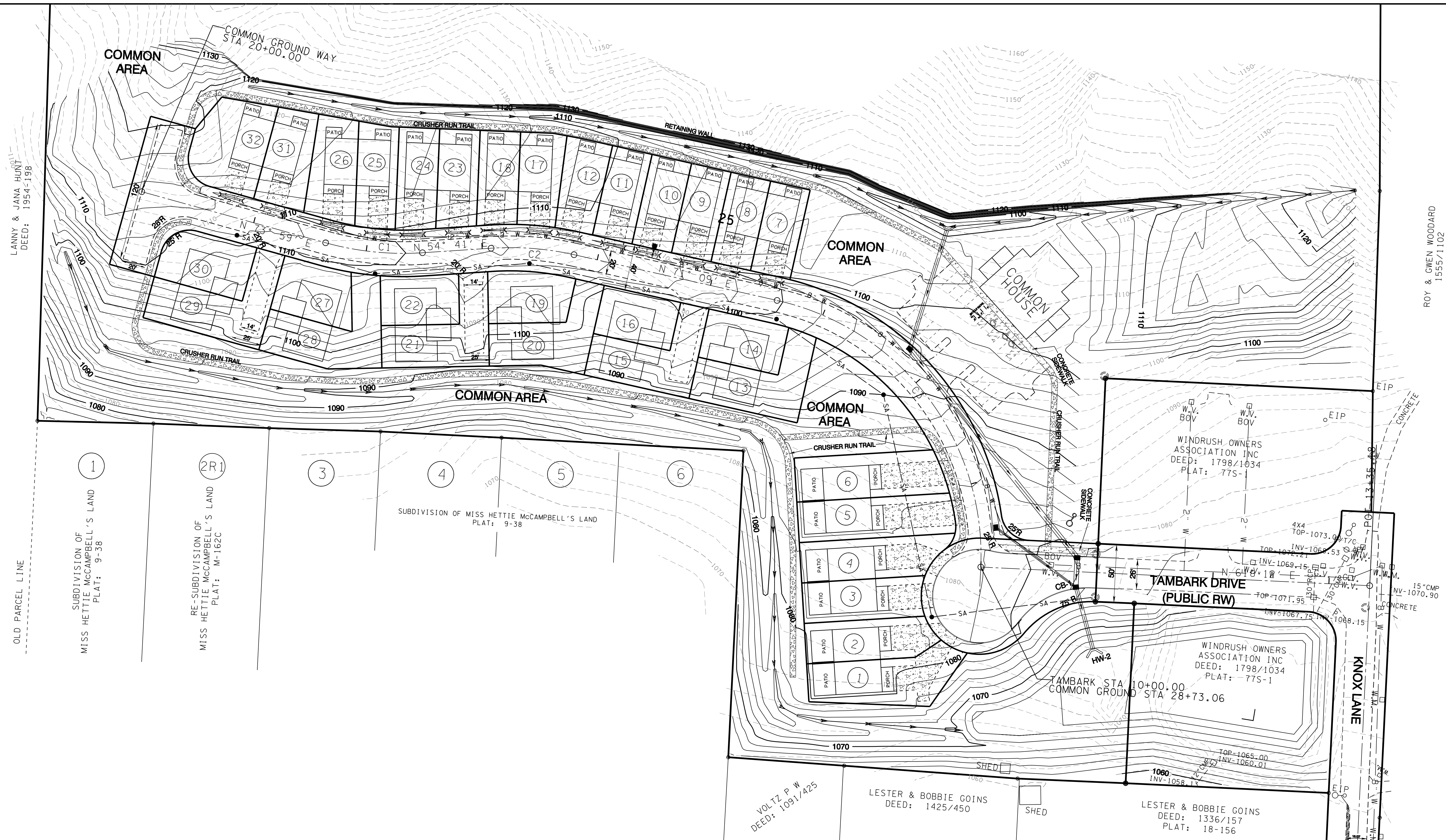
ROBERT G. CAMPBELL & ASSOC., L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

COMMON GROUND SENIOR COHOUSING  
CONCEPT PLAN / USE ON REVIEW

ROAD PROFILES

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=50' HORIZ. 1"=5' VERT.	SHEET NO. 4
DRAWN BY GMT	DATE 08-22-18	FILE NO. 18089	OF FIVE SHEETS





NO.	DATE	DESCRIPTION	BY	CHK.



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

COMMON GROUND SENIOR COHOUSING  
CONCEPT PLAN / USE ON REVIEW

PRELIMINARY GRADING  
& UTILITIES PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 5
DRAWN BY GMT	DATE 8-22-18	FILE NO. 18089	OF FIVE SHEETS