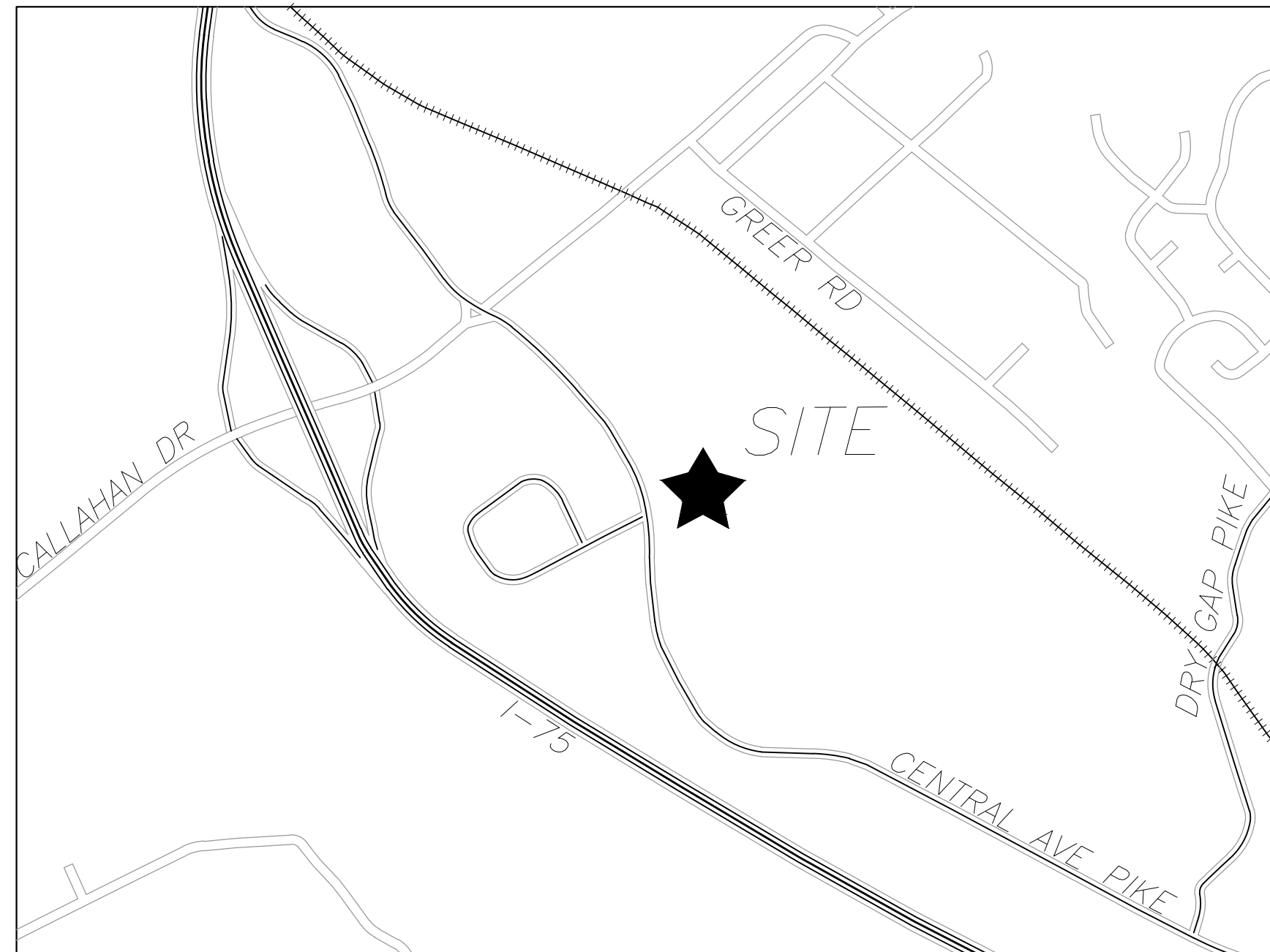


CONCEPT PLAN

U.E.I. PROJECT NO. 2304013

HAMILTON PARK

SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TENNESSEE 37912
 WARD NO. 39, CITY BLOCK NO. 39280
 CLT MAP 68, PARCEL 75



LOCATION MAP

DEVELOPER:
 BEAVER CREEK DEVELOPMENT, LLC
 3712 CUNNINGHAM ROAD
 KNOXVILLE, TN 37918
 (865) 318-2629

SITE ENGINEER:

 URBAN ENGINEERING, INC.
 CHRIS SHARP
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

SPECIFICATIONS
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY KUB
- GAS - AS DIRECTED BY KUB
- WATER - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY COMCAST
- TELEPHONE - AS DIRECTED BY AT&T
- CITY OF KNOXVILLE - AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

| TITLE | SHEET |
|---|-----------|
| TITLE SHEET | C-0 |
| SITE PLAN OVERALL / TYPICAL | C-1 |
| SITE PLAN | C-2 & C-3 |
| GRADING PLAN | C-4 & C-5 |
| ROADWAY PROFILES | C-6 & C-7 |
| ARCHITECTURAL ELEVATIONS & TYPICAL LOT DETAIL | A-1 |

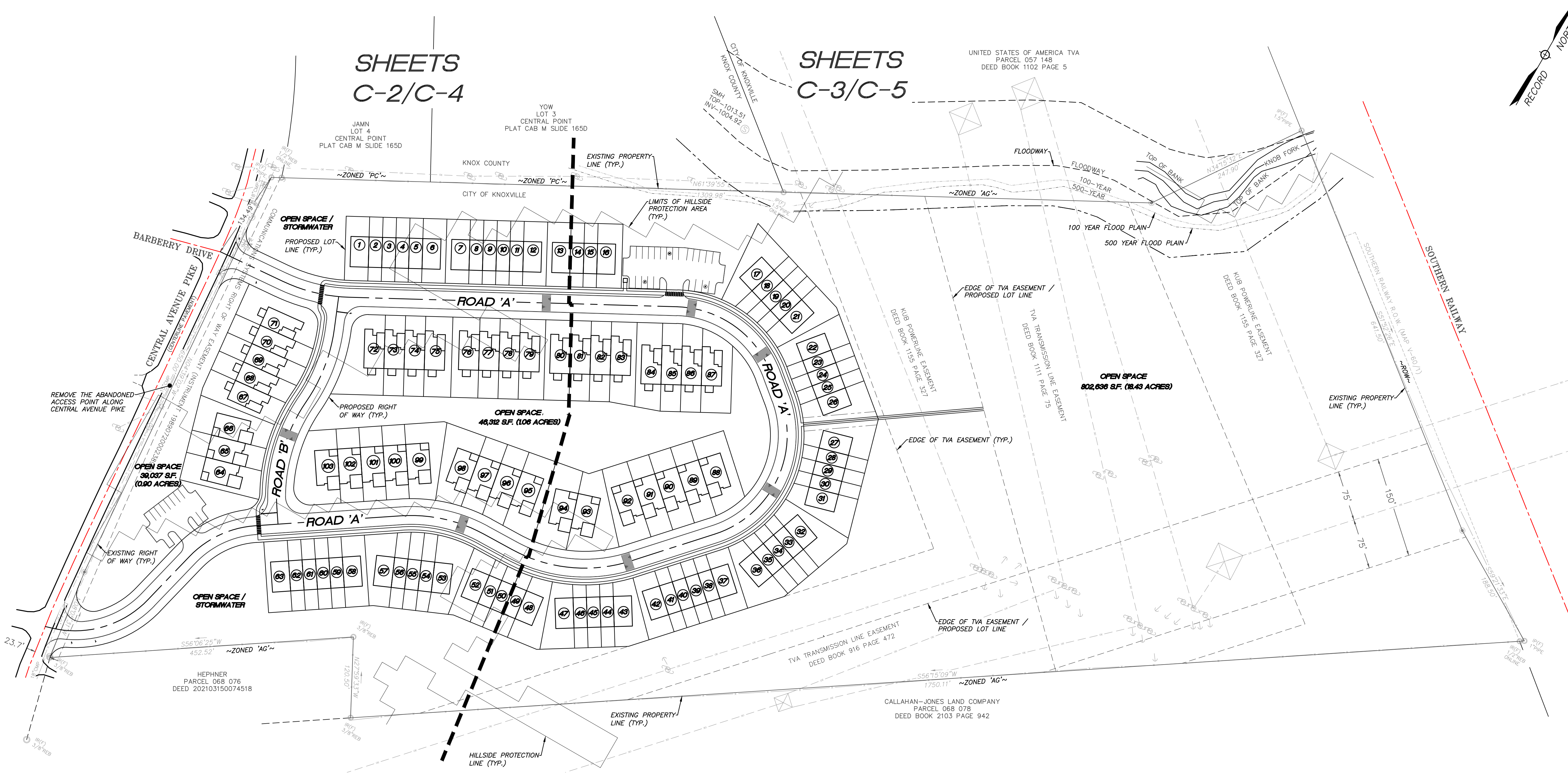
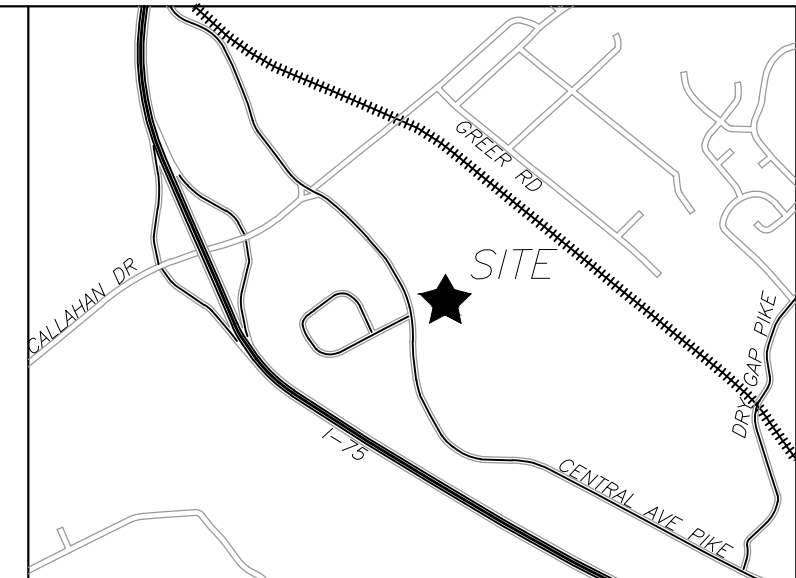
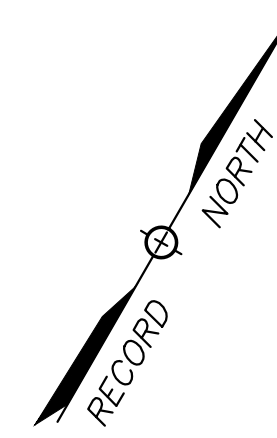
7-SB-23-C/ 8-A-23-SU/ 8-A-23-HPA
 7/14/23

MPC FILE# 7-SB-23-C

| ISSUE NO. | DATE | REVISION DESCRIPTION |
|-----------|----------|--------------------------|
| 2 | 07/11/23 | REVISED PER COK COMMENTS |

**SHEETS
C-2/C-4**

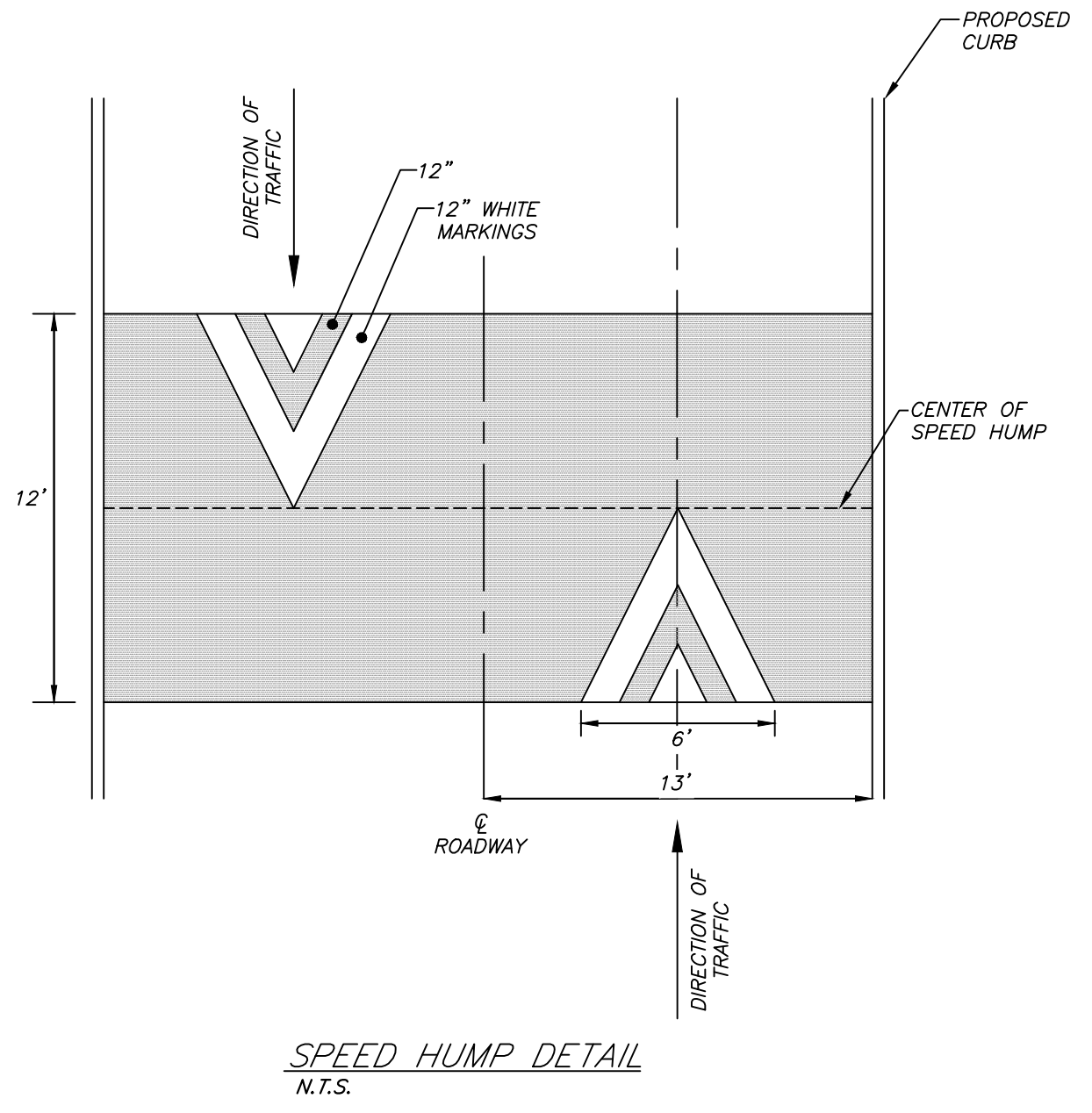
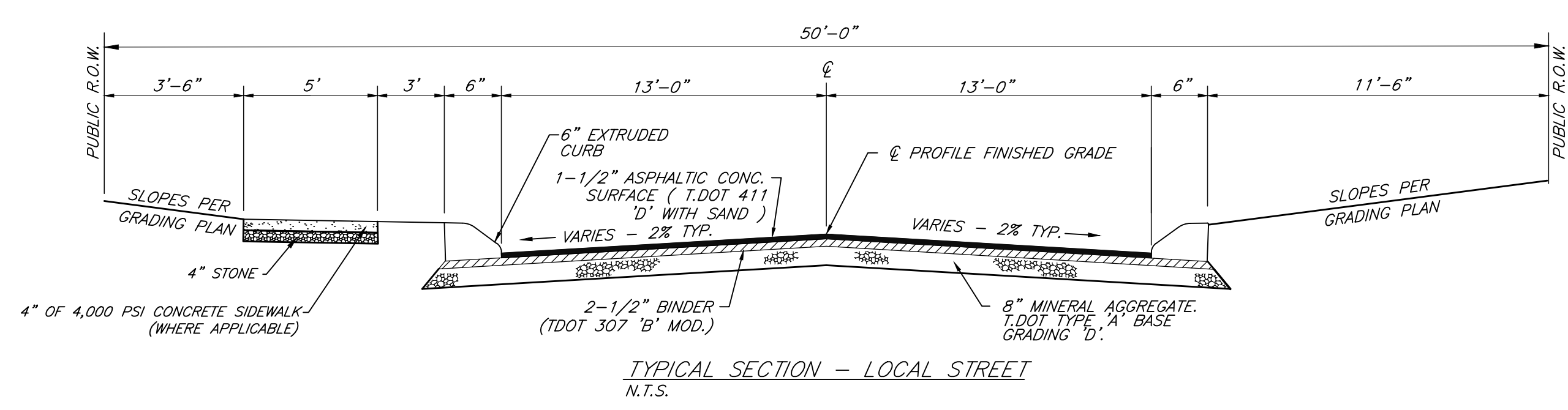
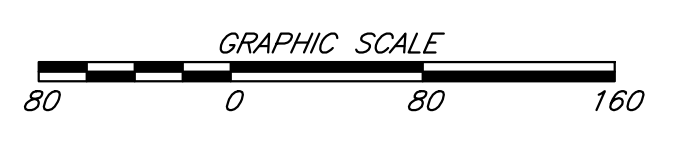
**SHEETS
C-3/C-5**



- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. THE TOTAL AREA OF THE DEVELOPMENT IS 31.46 ACRES.
 5. PROPOSED OPEN SPACE = 887,985 S.F. (64.8%)
 6. THE PARCEL IS ZONED RN-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
 7. POPULATION DENSITY: 103 DWELLING UNITS / 31.46 AC = 3.3 UNITS / ACRE
 8. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
 9. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 24.83 ACRES.
 11. THE MINIMUM SEPARATION BETWEEN SIDEWALLS OF TOWNHOUSE BUILDINGS IS 15'.
 12. FRONT SETBACK = 10'; MINIMUM BUILD TO LINE = 20'± OR AS NECESSARY TO MAINTAIN ADEQUATE DRIVEWAY DEPTH.

PARKING SUMMARY:

| |
|---------------------------------|
| 0.25 SPACES PER DWELLING UNIT |
| # DWELLING UNITS = 103 |
| 0.25 x 103 = 26 SPACES REQUIRED |
| PARKING PROVIDED = 34 SPACES |



- SPEED HUMP NOTES:**
- 1) SPEED HUMPS SHALL MEET THE REQUIREMENTS OF NACTO'S UPDATED GUIDELINES FOR THE DESIGN & APPLICATION OF SPEED HUMPS.
 - 2) SLOPES SHALL NOT EXCEED 1:10 OR BE LESS STEEP THAN 1:25.
 - 3) SIDE SLOPES ON TAPERS SHOULD BE NO GREATER THAN 1:6.
 - 4) THE VERTICAL LIP SHOULD BE NO MORE THAN A QUARTER-INCH HIGH.
 - 5) SPEED HUMP SHALL BE ACCOMPANIED BY A SIGN WARNING DRIVERS OF THE UPCOMING DEVICE (MUTCD W17-1).

- VARIANCE ALTERNATIVE DESIGN STANDARD REQUESTS:**
- 1) INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 14.94% (ROAD A).
 - 2) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 0'. (STA. 1+65.63 - ROAD B)
 - 3) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 38.2' (BETWEEN STA. 8+76.76 AND 9+14.96 ROAD A).
 - 4) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 131.07' (BETWEEN STA. 11+65.85 AND 12+96.92 ROAD A).
 - 5) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 48.29' (BETWEEN STA. 14+79.29 AND 15+27.58 ROAD A).

**MPC FILE# 7-SB-23-C
SHEET C-1 (SHEET 2 OF 9)**

**SITE PLAN OVERALL
HAMILTON PARK**

SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)

| | |
|-------------------|----------------------|
| CITY OF KNOXVILLE | KNOX CO., TN. |
| WARD NO. 39 | CITY BLOCK NO. 39280 |
| CLT MAP 68 | PARCEL 75 |
| SCALE: 1"=80' | APRIL 24, 2023 |

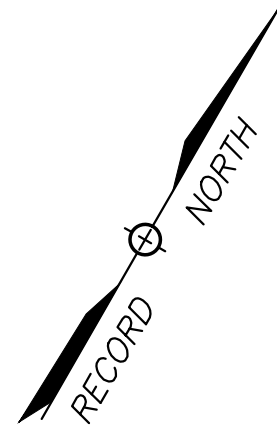
DEVELOPER: **BEAVER CREEK DEVELOPMENT, LLC**
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

| | | |
|----------|----------|------------------|
| DWN: CLM | CHK: CAS | DWG. NO. 2304013 |
|----------|----------|------------------|



| REVISION | DATE | DESCRIPTION | BY |
|----------|----------|--------------------------|-----|
| 1 | 07/11/23 | REVISED PER COX COMMENTS | CAS |



SITE PLAN NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
4. THE TOTAL AREA OF THE DEVELOPMENT IS 31.46 ACRES.
5. PROPOSED OPEN SPACE = 887,985 S.F. (64.8%)
6. THE PARCEL IS ZONED RN-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
 FRONT: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
 SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
 CORNER: 12'
 REAR: 25'
7. POPULATION DENSITY: 103 DWELLING UNITS / 31.46 AC = 3.3 UNITS / ACRE
8. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
9. SEE SHEET C-1 FOR INTERNAL STREETS TYPICAL SECTION.
10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 24.83 ACRES.
11. THE MINIMUM SEPARATION BETWEEN SIDEWALLS OF TOWNHOUSE BUILDINGS IS 15'.
12. FRONT SETBACK = 10'; MINIMUM BUILD TO LINE = 20'± OR AS NECESSARY TO MAINTAIN ADEQUATE DRIVEWAY DEPTH.

PARKING SUMMARY:
 0.25 SPACES PER DWELLING UNIT
 # DWELLING UNITS = 103
 0.25 x 103 = 26 SPACES REQUIRED
 PARKING PROVIDED = 34 SPACES

MPC FILE# 7-SB-23-C
 SHEET C-2 (SHEET 3 OF 7)

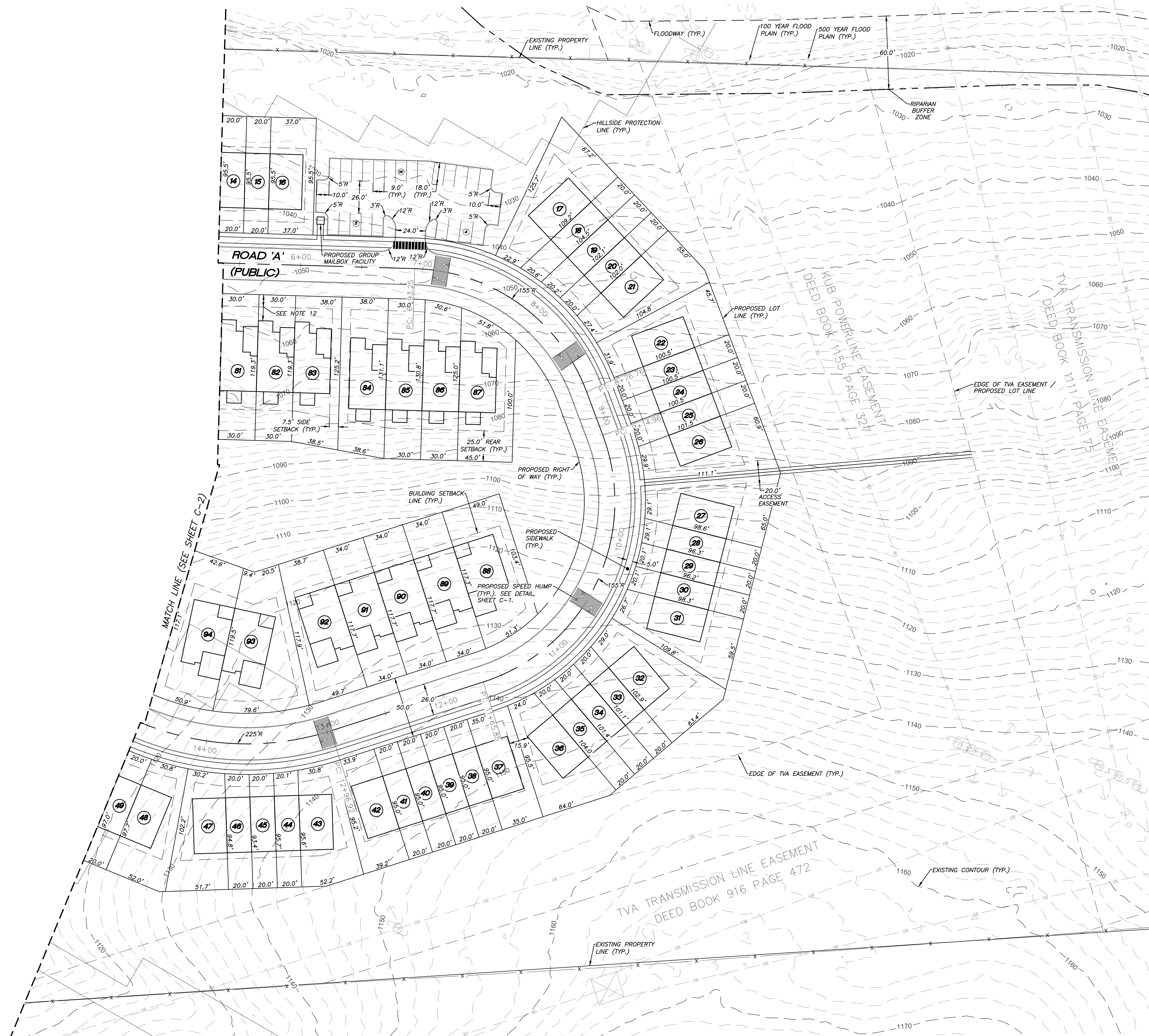
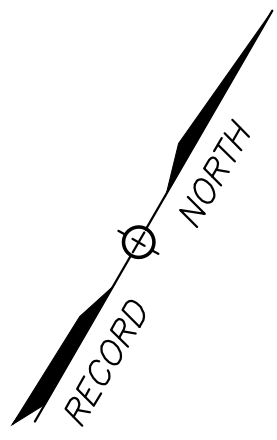
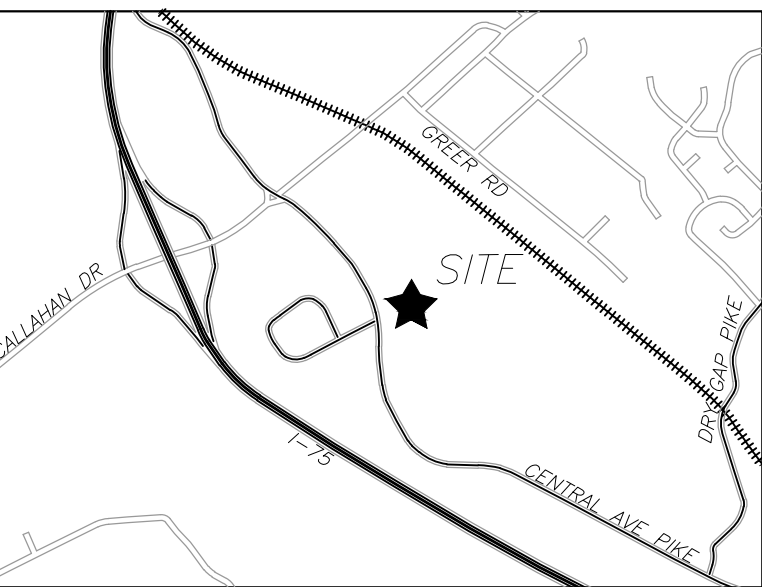
SITE PLAN
HAMILTON PARK
 SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)
 CITY OF KNOXVILLE KNOX CO., TN.
 WARD NO. 39 CITY BLOCK NO. 39280
 CLT MAP 68 PARCEL 75
 SCALE: 1"=40' APRIL 24, 2023
 DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC
 3712 CUNNINGHAM ROAD
 KNOXVILLE, TN 37918
 (865) 318-2629

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924



| REVISION | DATE | DESCRIPTION | BY |
|----------|----------|--------------------------|-----|
| 1 | 07/11/23 | REVISED PER COX COMMENTS | CLM |





- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. THE TOTAL AREA OF THE DEVELOPMENT IS 31.46 ACRES.
 5. PROPOSED OPEN SPACE = 887,985 S.F. (64.8%)
 6. THE PARCEL IS ZONED RM-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
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PARKING SUMMARY:

| |
|---------------------------------|
| 0.25 SPACES PER DWELLING UNIT |
| # DWELLING UNITS = 103 |
| 0.25 x 103 = 26 SPACES REQUIRED |
| PARKING PROVIDED = 34 SPACES |



MPC FILE# 7-SB-23-C
 SHEET C-3 (SHEET 4 OF 7)

| | |
|--|----------------------|
| SITE PLAN | |
| HAMILTON PARK | |
| SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912) | |
| CITY OF KNOXVILLE | KNOX CO., TN. |
| WARD NO. 39 | CITY BLOCK NO. 39280 |
| CLT MAP 68 | PARCEL 75 |
| SCALE: 1"=40' | APRIL 24, 2023 |
| DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC 3712 CUNNINGHAM ROAD KNOXVILLE, TN 37918 (865) 318-2629 | |

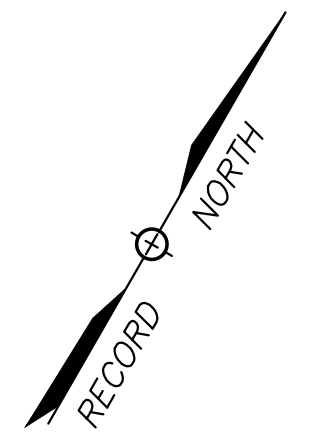
| | |
|--|----------|
| URBAN ENGINEERING, INC. | |
| 10330 HARDIN VALLEY RD., SUITE #201 KNOXVILLE, TN 37932 (865) 966-1924 | |
| DWN: CLM | CHK: CAS |
| DWG. NO. 2304013 | |

| REVISION | DATE | DESCRIPTION | BY |
|----------|----------|--------------------------|-----|
| 1 | 07/11/23 | REVISED PER COK COMMENTS | CLM |





GRADING PLAN NOTES:
 1. GRADING SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO MORE IN DEPTH STUDY.
 2. THE APPROXIMATE DISTURBED AREA IN THE HILLSIDE PROTECTION OVERLAY IS 10.8-ACRES.



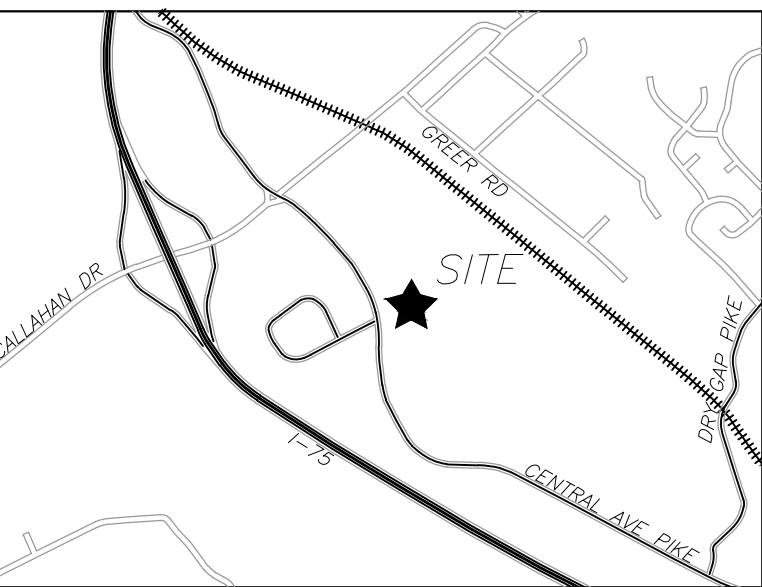
MPC FILE# 7-SB-23-C
 SHEET C-4 (SHEET 5 OF 9)

GRADING PLAN
HAMILTON PARK
 SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)
 CITY OF KNOXVILLE KNOX CO., TN.
 WARD NO. 39 CITY BLOCK NO. 39280
 CLT MAP 68 PARCEL 75
 SCALE: 1"=40' APRIL 24, 2023
 DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC
 3712 CUNNINGHAM ROAD
 KNOXVILLE, TN 37918
 (865) 318-2629

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924

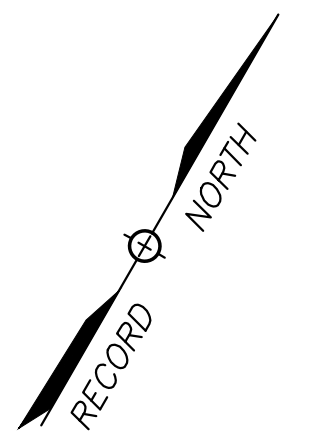
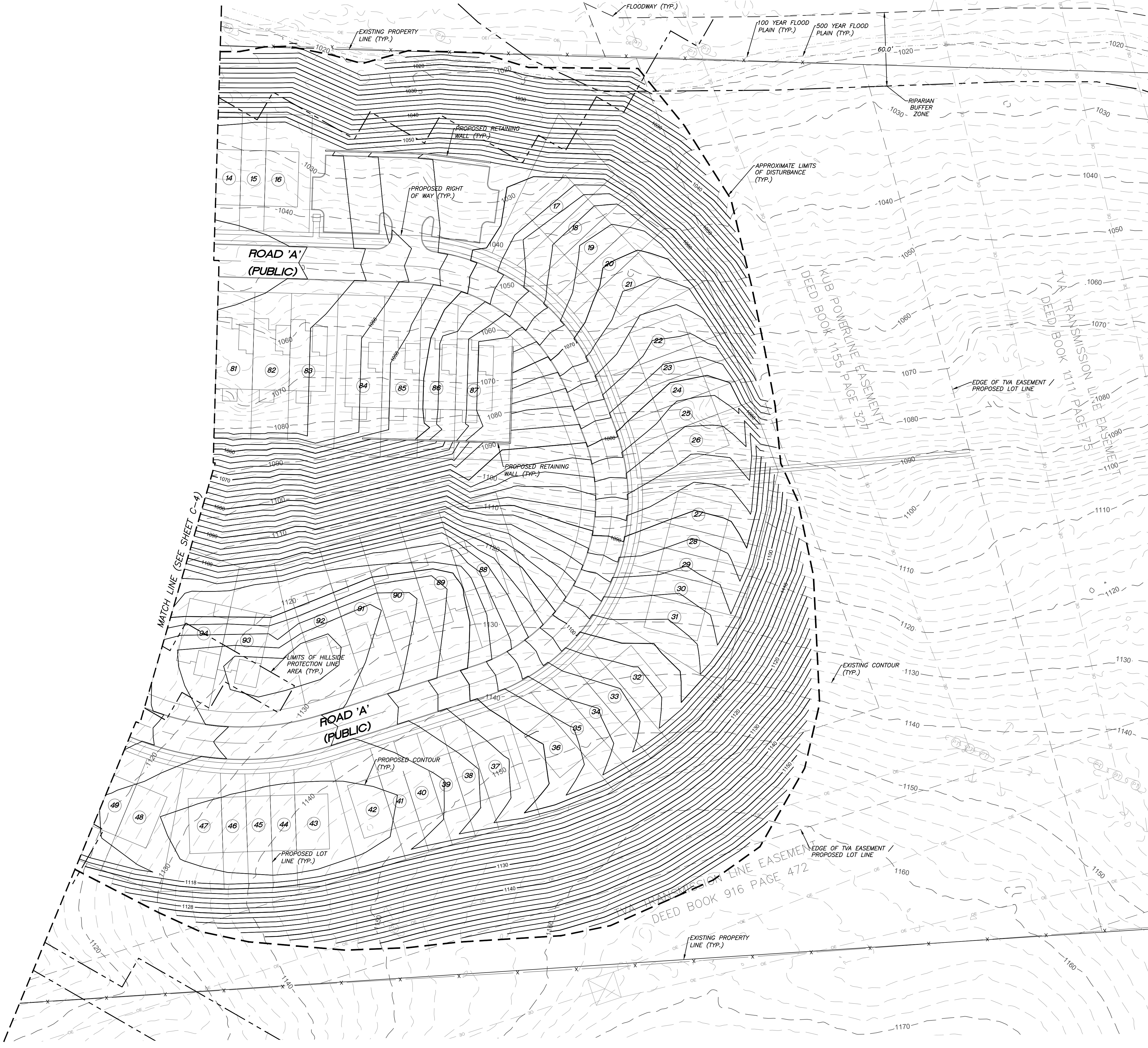
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|-----|----------|--------------------------|-----|
| 1 | 07/11/23 | REVISED PER COK COMMENTS | CLM |





LOCATION MAP
N.T.S.

- GRADING PLAN NOTES:**
1. GRADING SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO MORE IN DEPTH STUDY.
 2. THE APPROXIMATE DISTURBED AREA IN THE HILLSIDE PROTECTION OVERLAY IS 10.8-ACRES.



MPC FILE# 7-SB-23-C
SHEET C-5 (SHEET 6 OF 9)

GRADING PLAN
HAMILTON PARK
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)

| | |
|-------------------|----------------------|
| CITY OF KNOXVILLE | KNOX CO., TN. |
| WARD NO. 39 | CITY BLOCK NO. 39280 |
| CLT MAP 68 | PARCEL 75 |
| SCALE: 1"=40' | APRIL 24, 2023 |

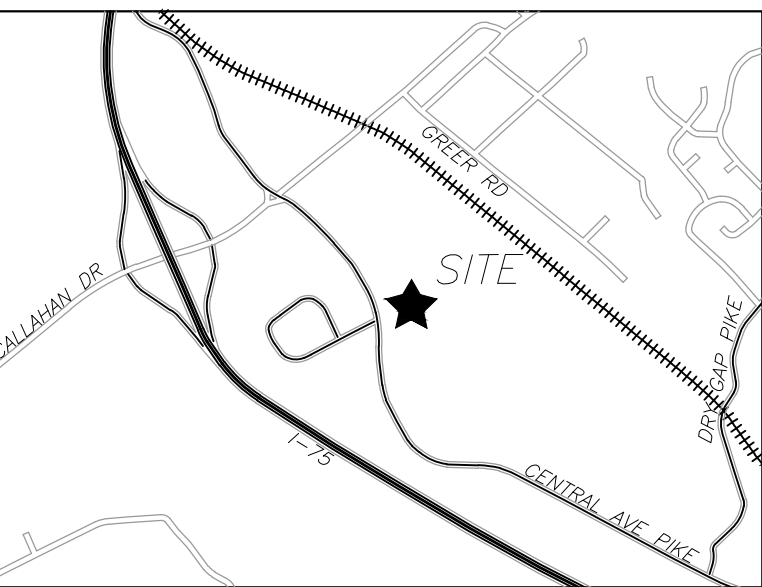
DEVELOPER: **BEAVER CREEK DEVELOPMENT, LLC**
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

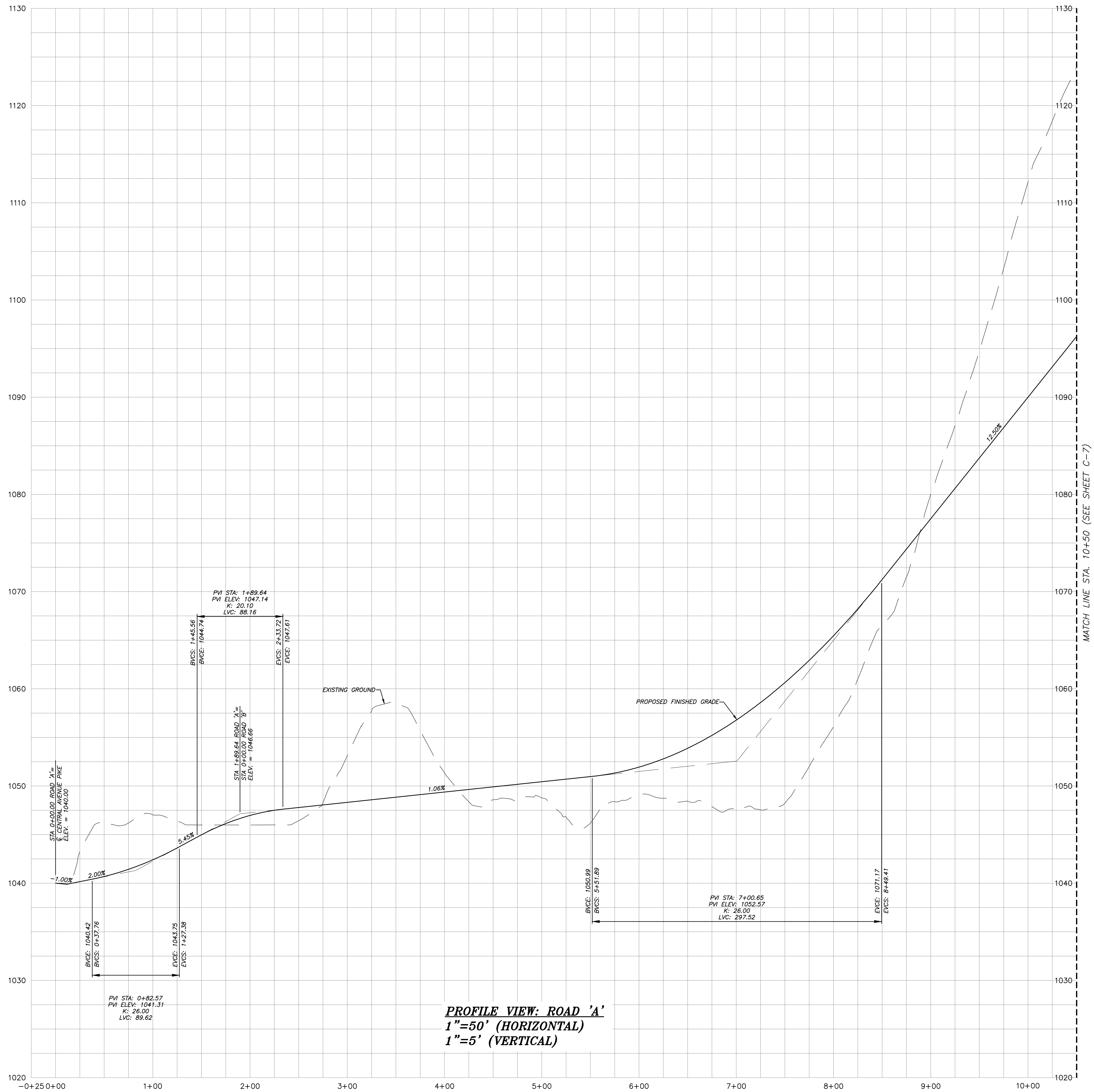


| NO. | DATE | DESCRIPTION | BY |
|-----|----------|--------------------------|-----|
| 1 | 07/11/23 | REVISED PER COX COMMENTS | CLM |

DWN: CLM CHK: CAS DWG. NO. 2304013



LOCATION MAP
N.T.S.



PROFILE VIEW: ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

MPC FILE# 7-SB-23-C

SHEET C-6 (SHEET 7 OF 9)

ROADWAY PROFILES

HAMILTON PARK

SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)

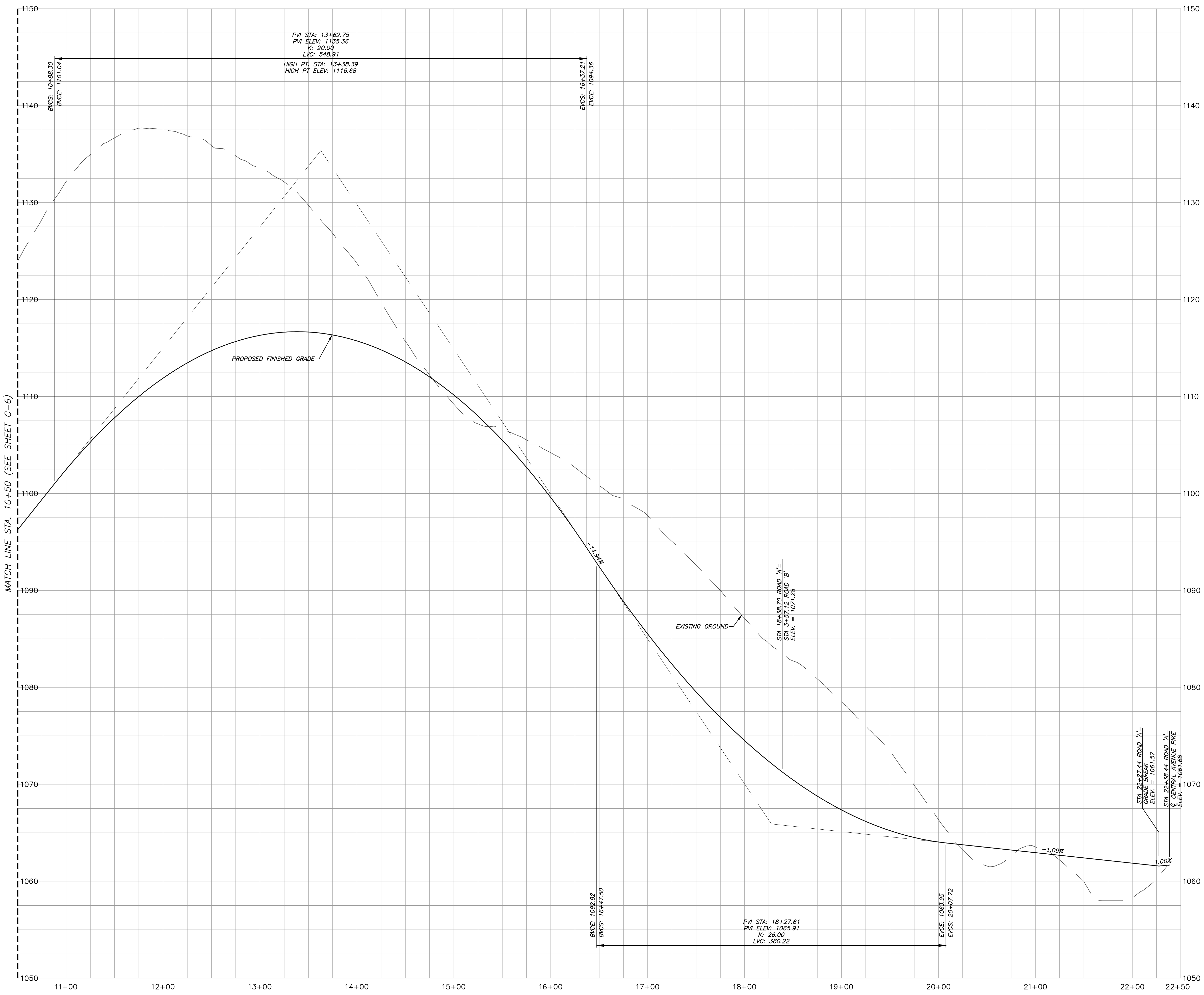
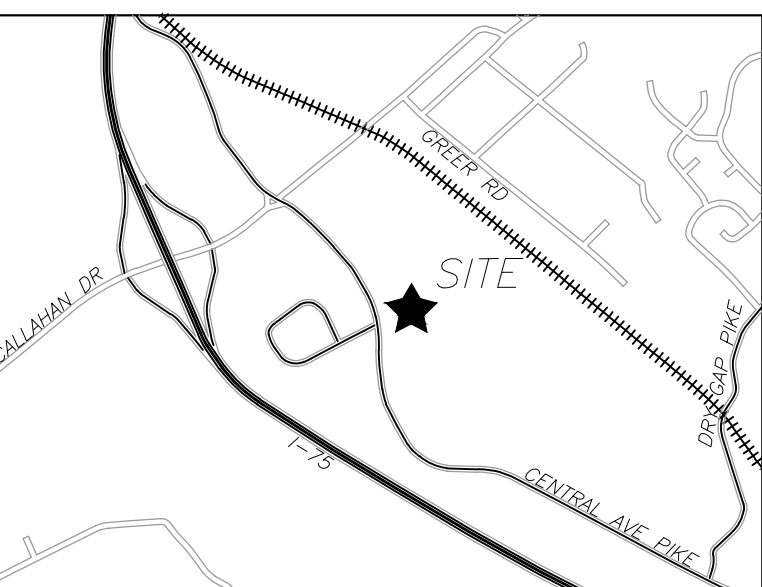
CITY OF KNOXVILLE KNOX CO., TN.
 WARD NO. 39 CITY BLOCK NO. 39280
 CLT MAP 68 PARCEL 75
 SCALE: AS NOTED APRIL 24, 2023

DEVELOPER: **BEAVER CREEK DEVELOPMENT, LLC**
 3712 CUNNINGHAM ROAD
 KNOXVILLE, TN 37918
 (865) 318-2629

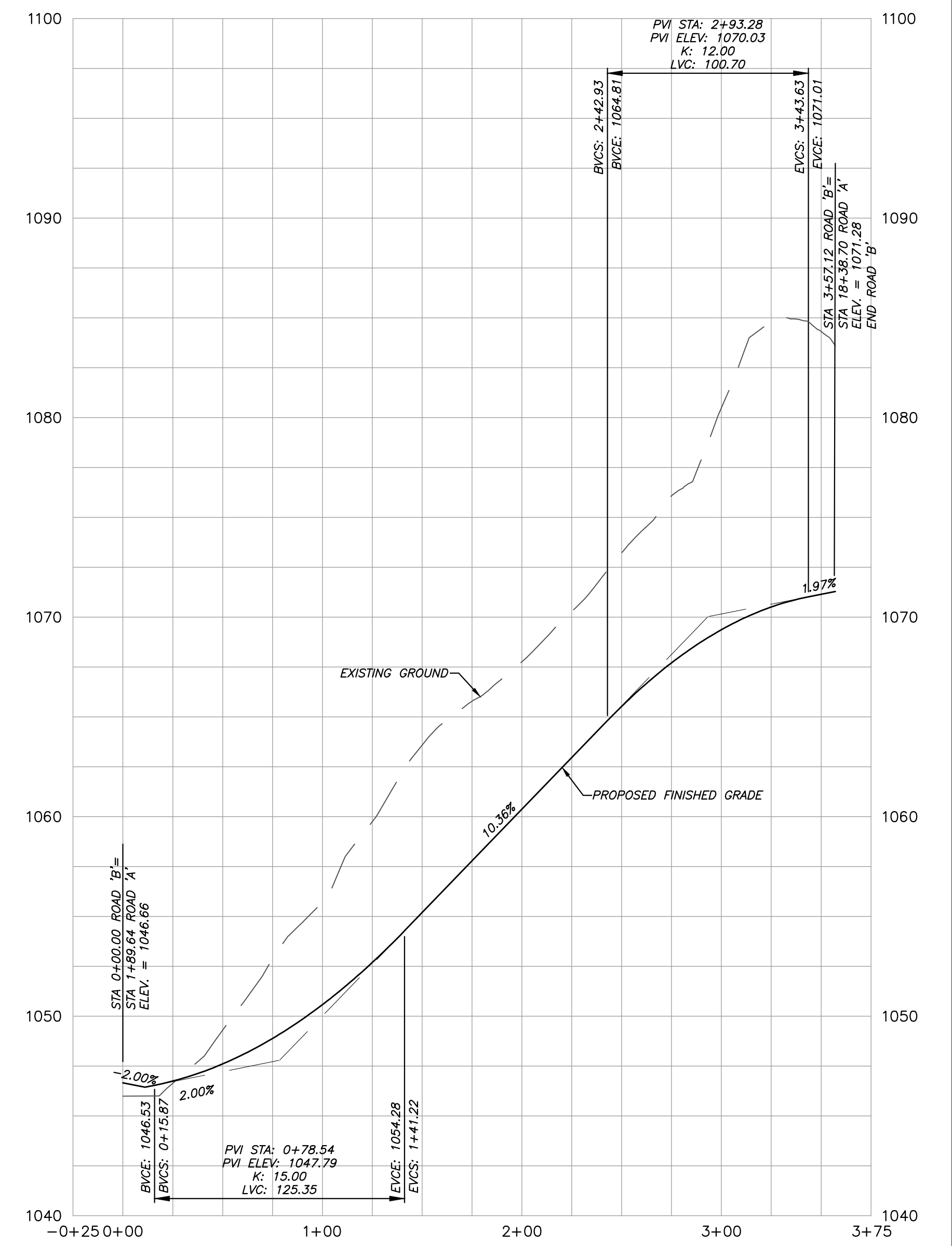
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
 KNOXVILLE, TN 37932
 (865) 966-1924

| | | |
|----------|----------|--------------------------|
| DWN: CLM | CHK: CAS | DWG. NO. 2304013 |
| 1 | 07/11/23 | REVISED PER COK COMMENTS |
| REVISION | DATE | DESCRIPTION |
| | | CAS |
| | | BY |





PROFILE VIEW: ROAD 'A'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



PROFILE VIEW: ROAD 'B'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)

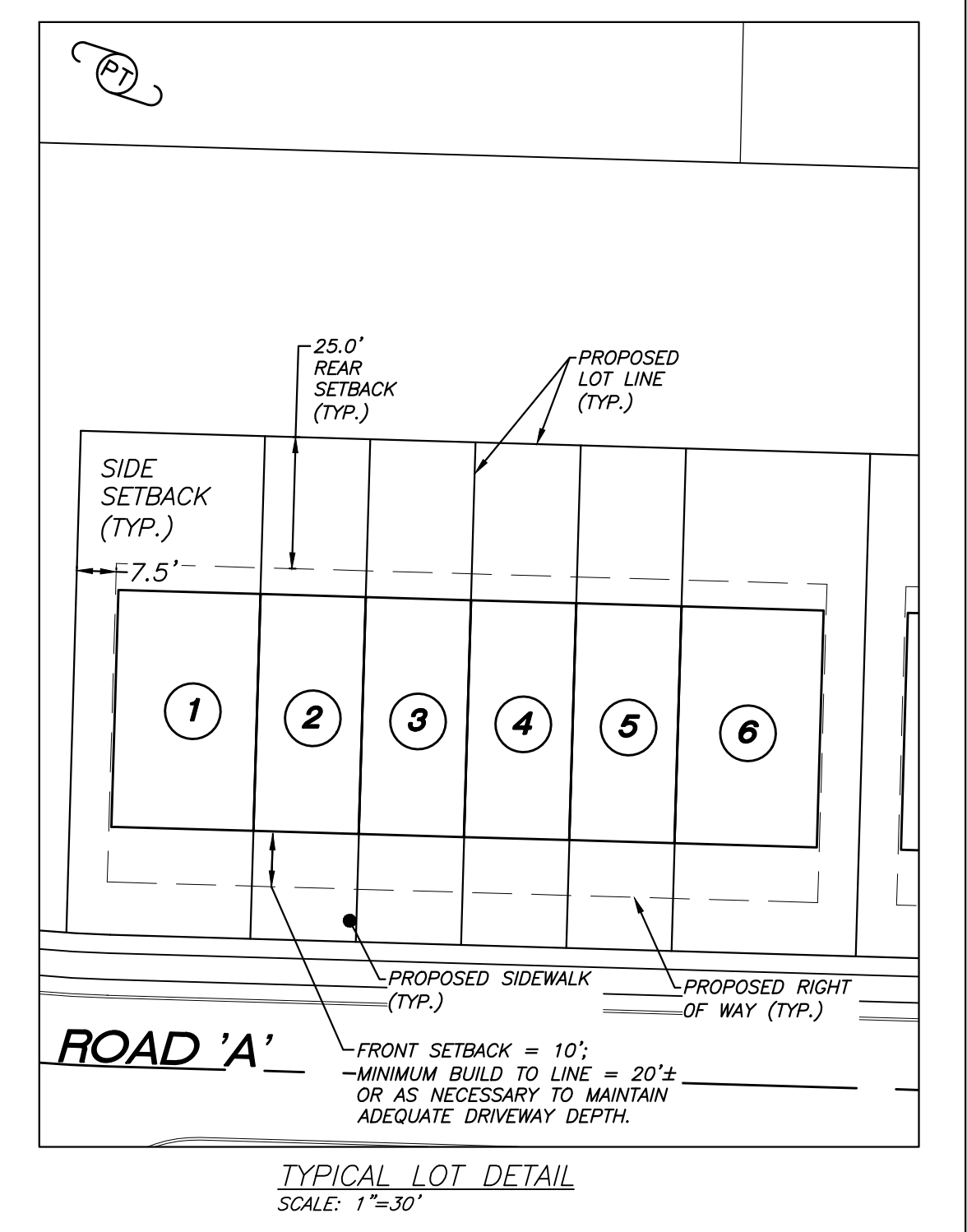
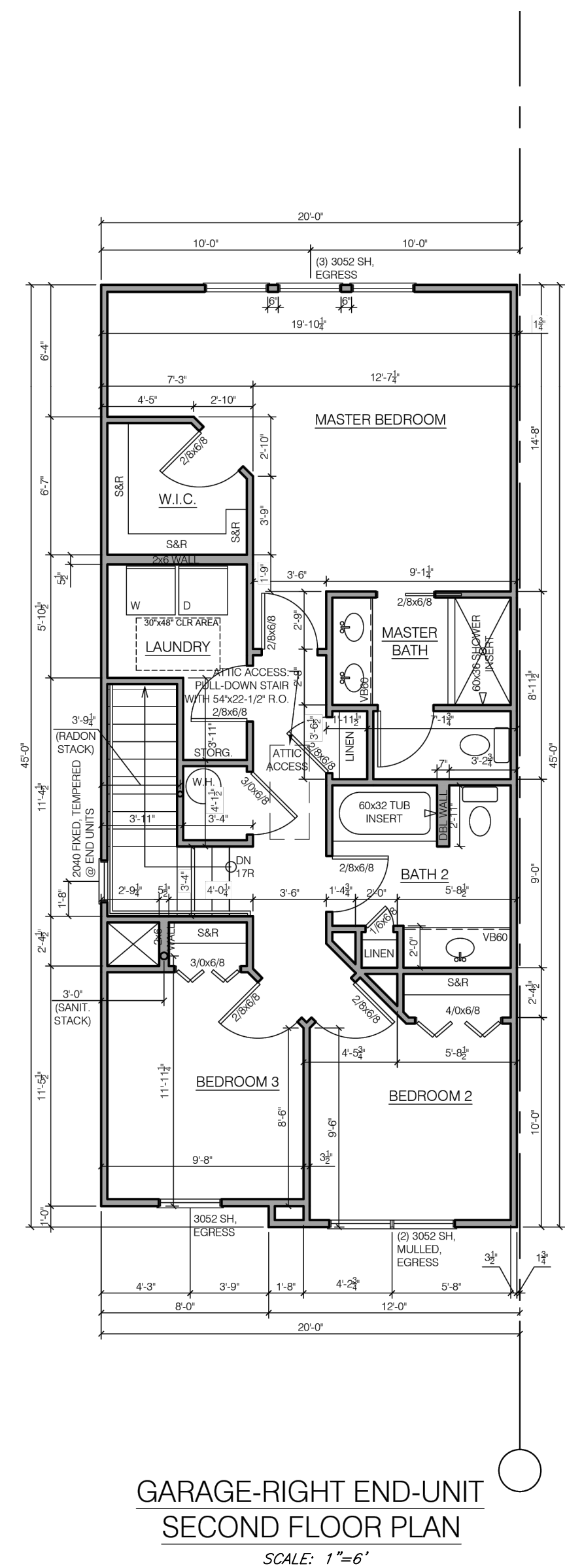
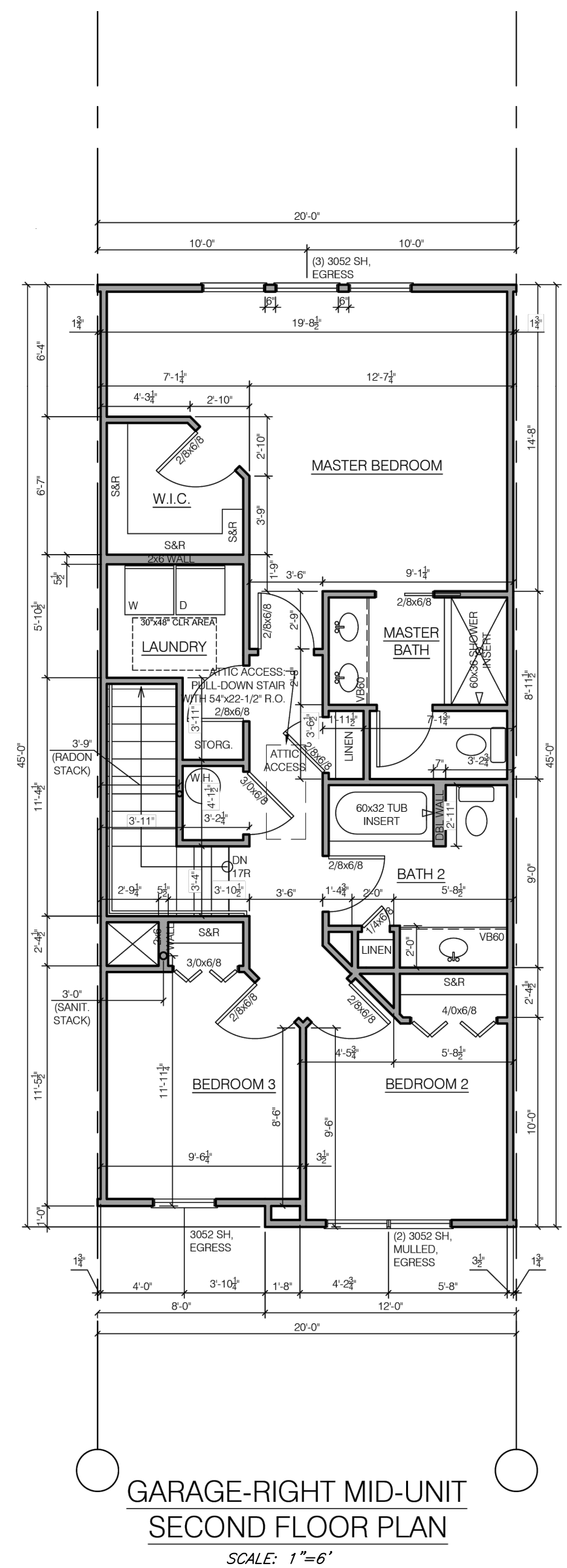
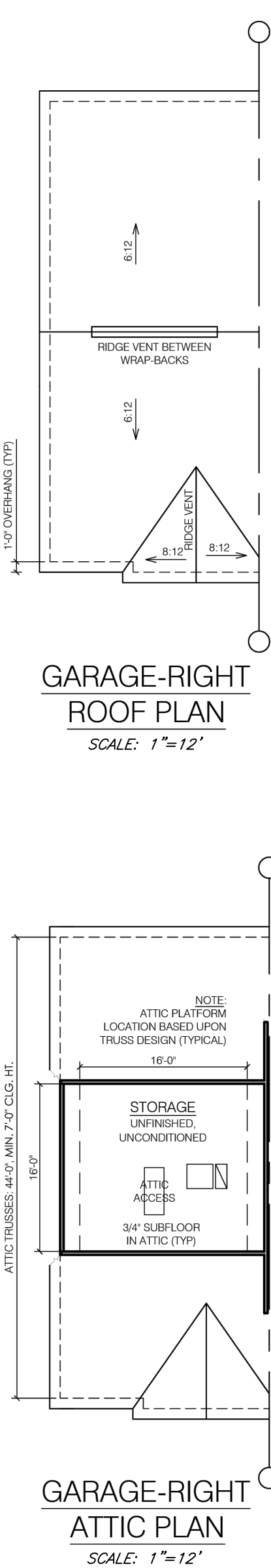
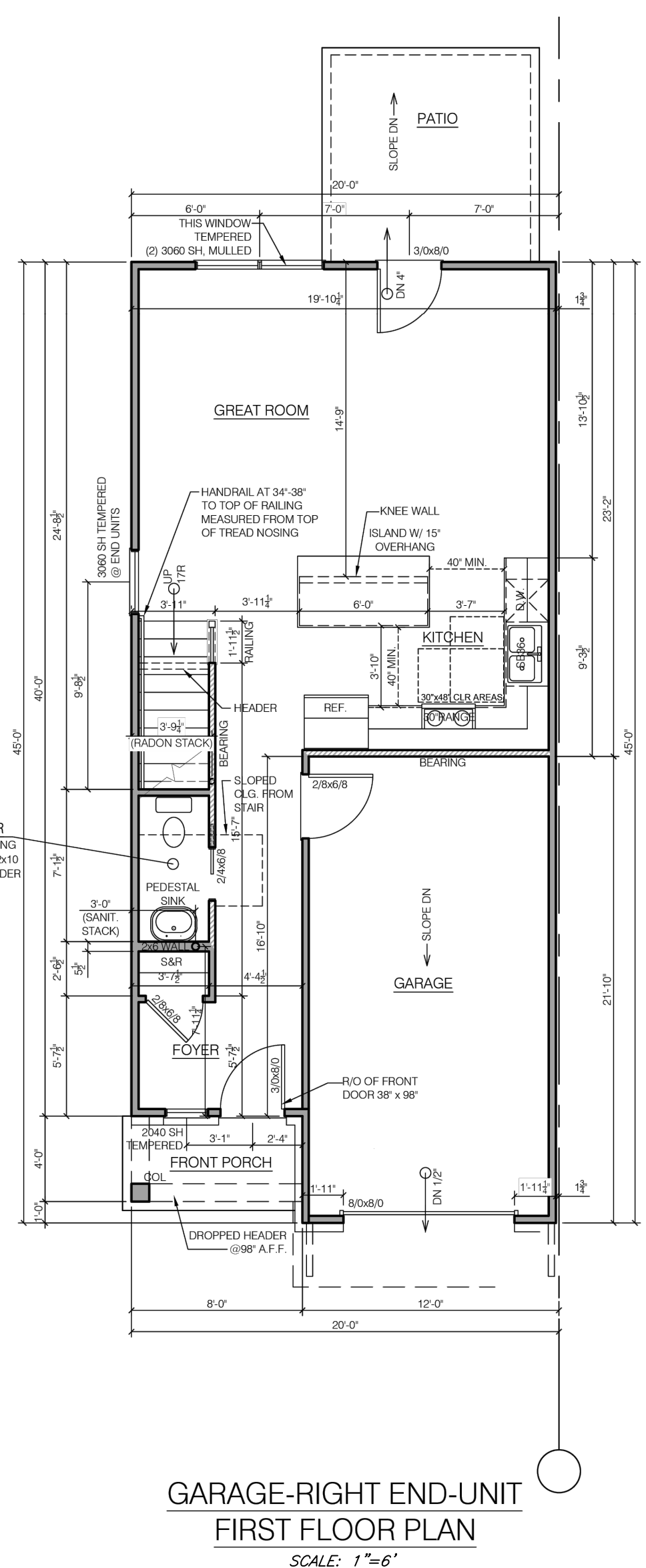
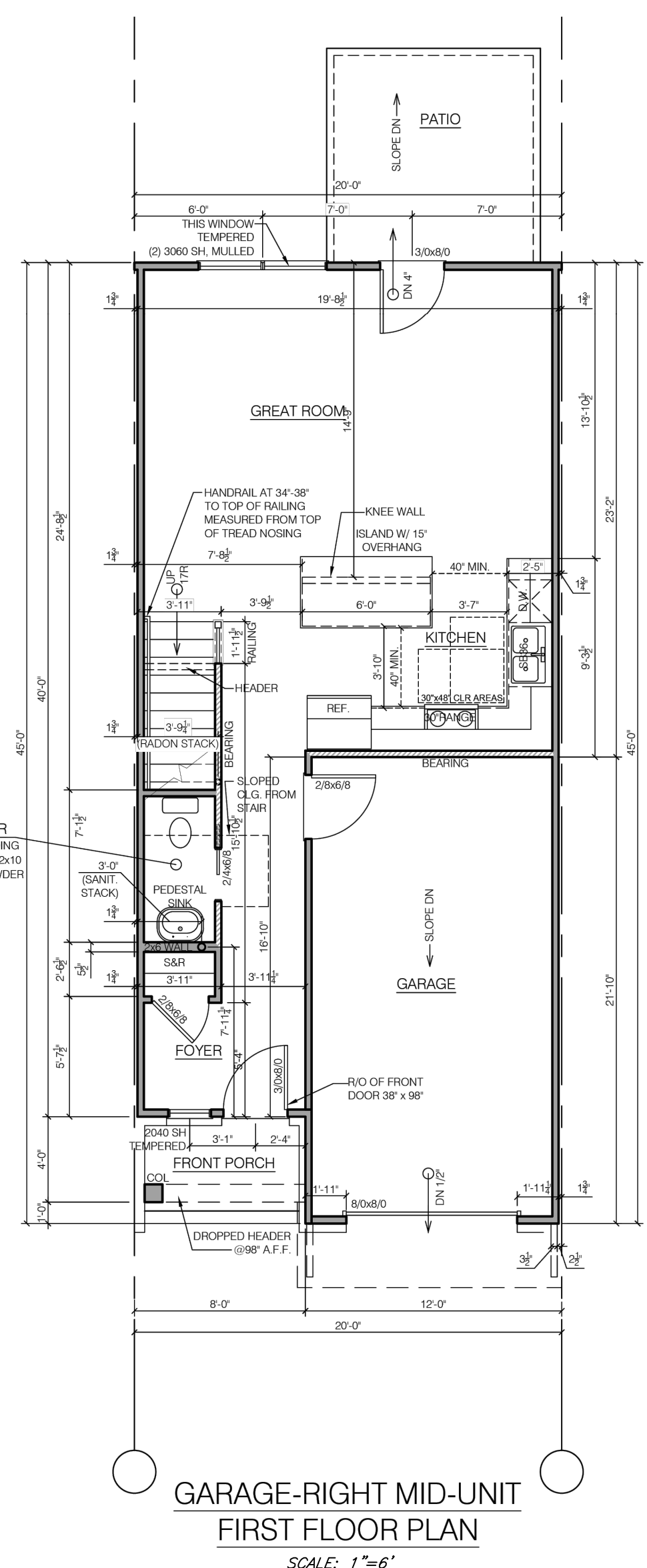
MPC FILE# 7-SB-23-C
 SHEET C-7 (SHEET 8 OF 9)

| | |
|--|----------------------|
| ROADWAY PROFILES | |
| HAMILTON PARK | |
| SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912) | |
| CITY OF KNOXVILLE | KNOX CO., TN. |
| WARD NO. 39 | CITY BLOCK NO. 39280 |
| CLT MAP 68 | PARCEL 75 |
| SCALE: AS NOTED | APRIL 24, 2023 |
| DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC 3712 CUNNINGHAM ROAD KNOXVILLE, TN 37918 (865) 318-2629 | |

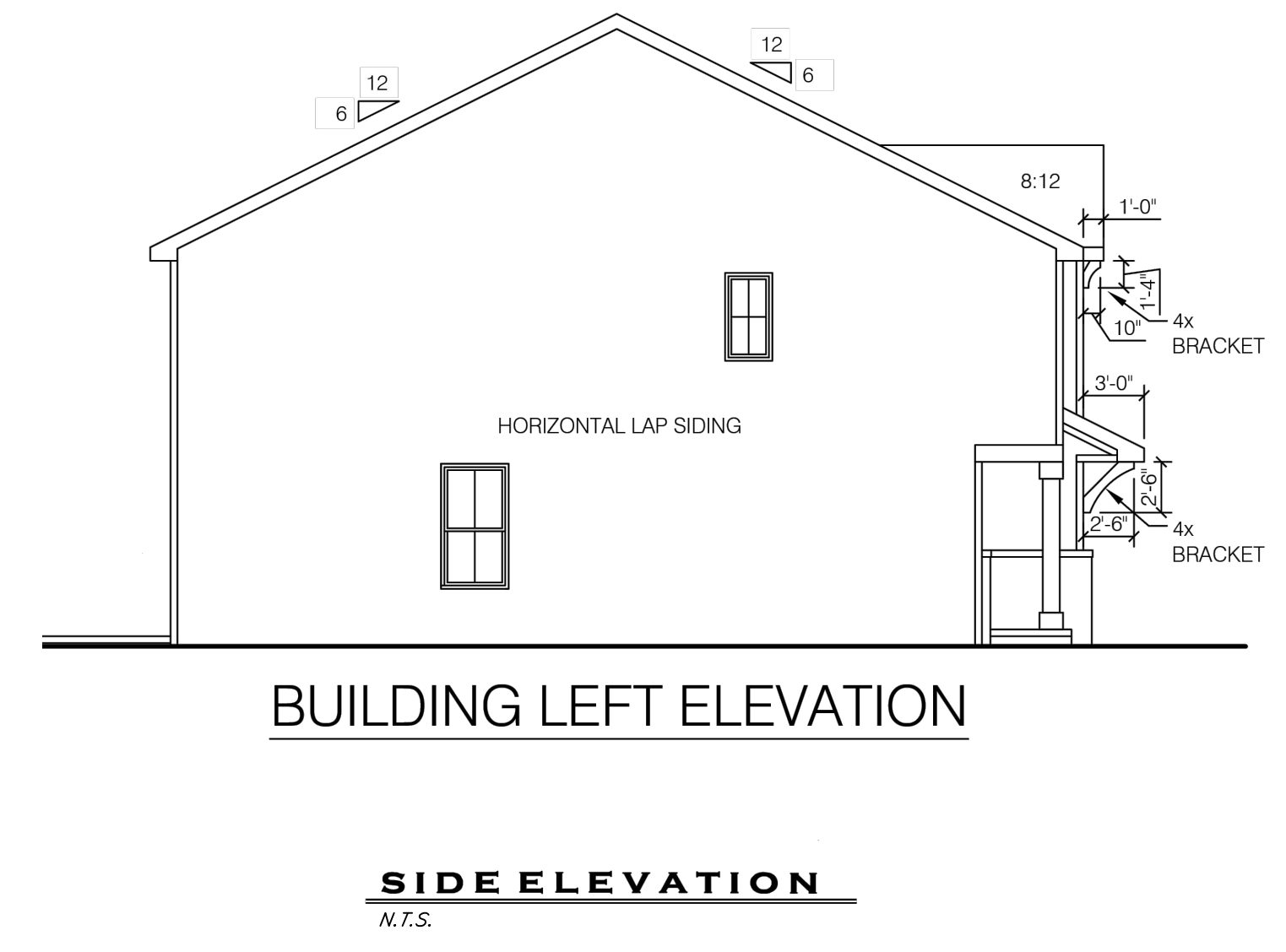
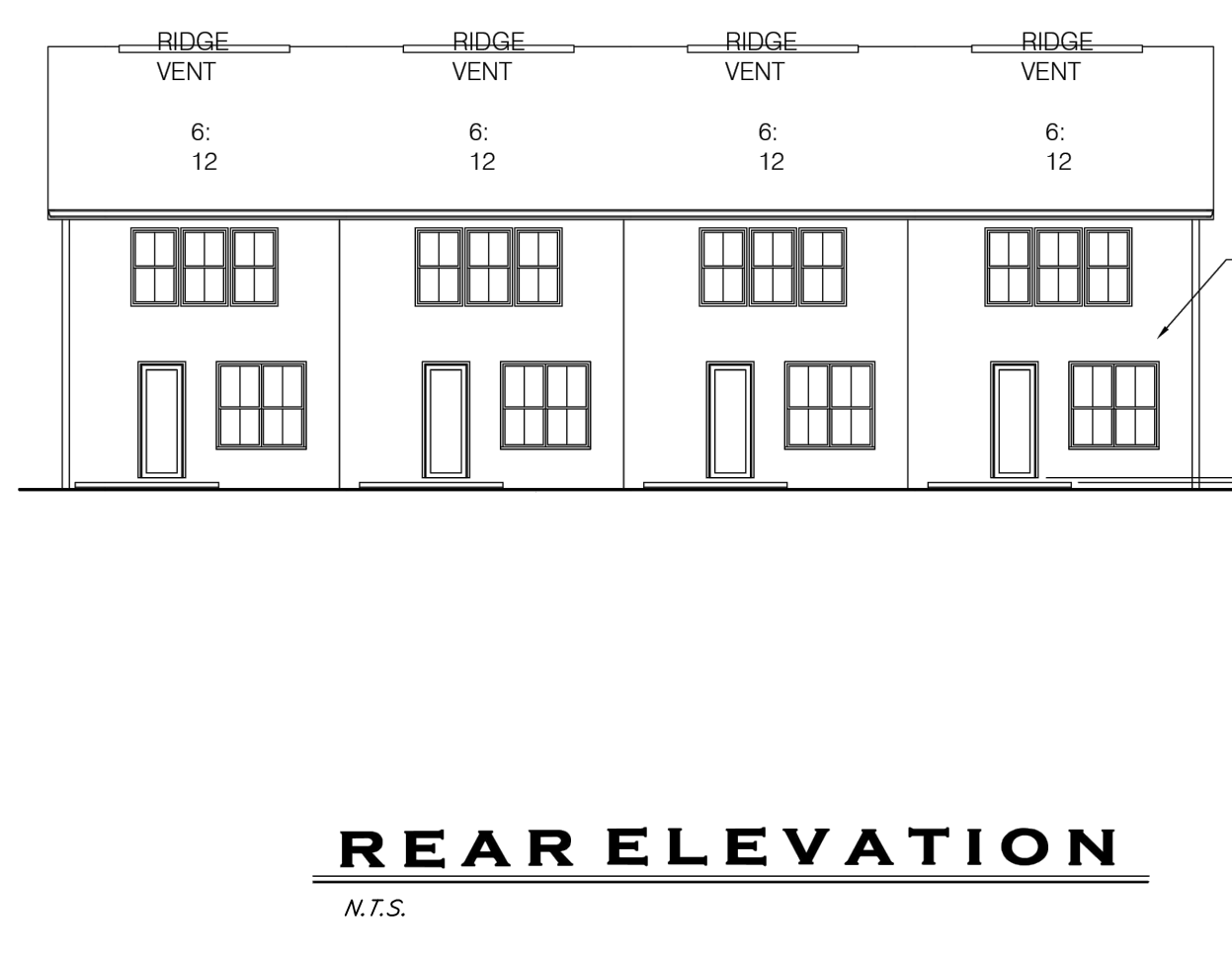
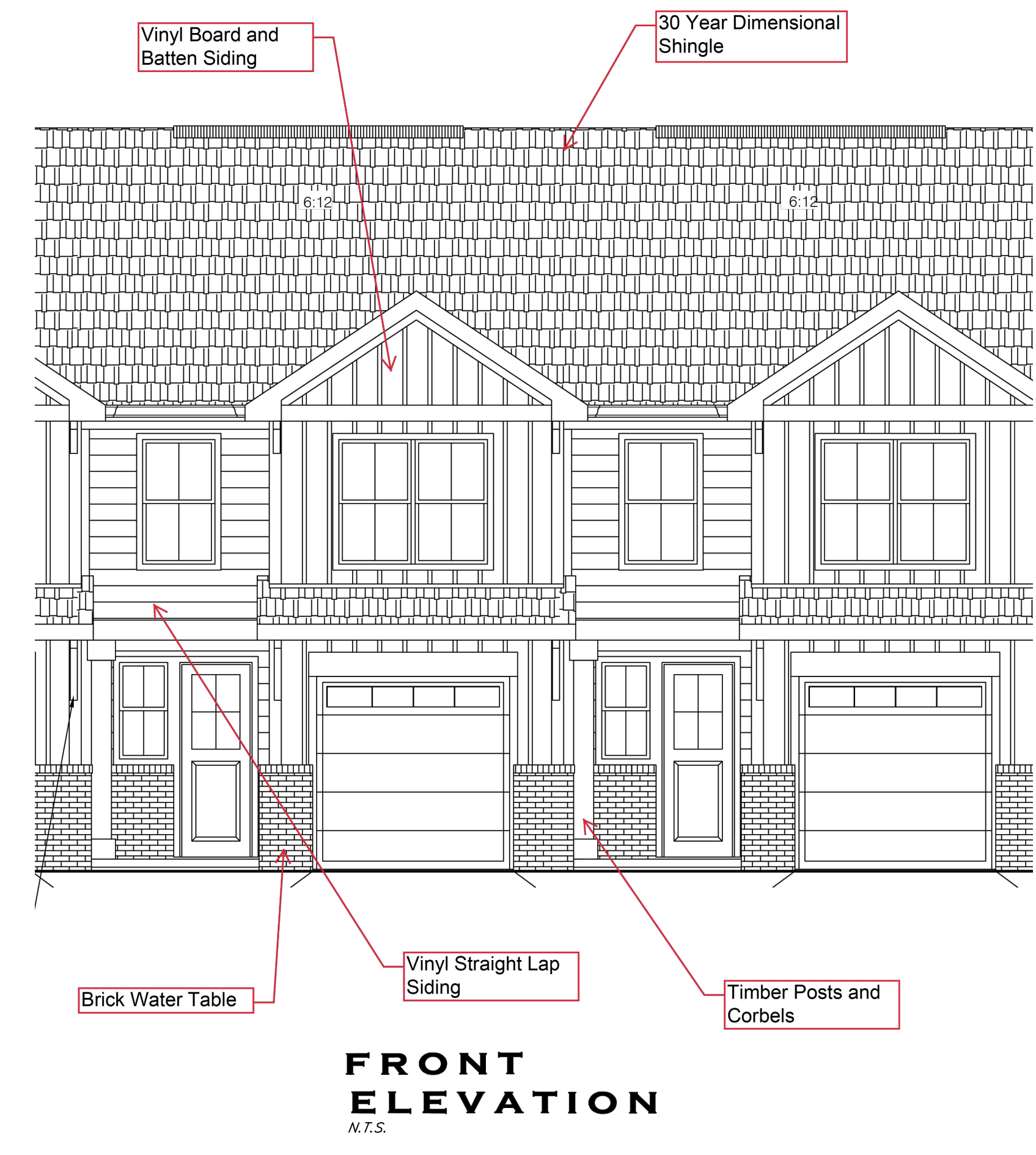
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., SUITE #201
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 (865) 966-1924



| | | | |
|---|----------|--------------------------|-----|
| 1 | 07/11/23 | REVISED PER COX COMMENTS | CLM |
| | DATE | DESCRIPTION | BY |



EXTERIOR NOTE:
 THE USE OF VINYL SIDING IS LIMITED TO USE AS DECORATIVE OR DETAIL ELEMENTS ON BUILDING FACADES (UP TO 15%).



MPC FILE# 7-SB-23-C
 SHEET A-1 (SHEET 9 OF 9)

ARCHITECTURAL ELEVATIONS & TYPICAL LOT DETAIL
HAMILTON PARK

SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)

DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC
 3712 CUNNINGHAM ROAD
 KNOXVILLE, TN 37918
 (865) 318-2629

CITY OF KNOXVILLE KNOX CO., TN.
 WARD NO. 39 CITY BLOCK NO. 39280
 CLT MAP 68 PARCEL 75
 SCALE: 1"=40' APRIL 24, 2023

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

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|----------|---------|-------------|-----|
| 1 | 7/11/23 | SUBMITTAL 2 | CAS |
| REVISION | DATE | DESCRIPTION | BY |

DWN: CLM CHR: CAS DWG. NO. 2202003