LEGEND (EXISTING FEATURES):

- TREE
- EXISTING IRON PIN
- UTILITY/LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CATCH BASIN
- MAILBOX
- WATER METER
- CLEANOUT
- SANITARY SEWER MANHOLE

LEGEND (PROPOSED FEATURES):

- PROPOSED SIDEWALK
- # PROPOSED PARKING STALLS
- PROPOSED TREE

REFERENCES:

TAX PARCEL 40:
DEED BOOK 1651, PAGE 1682
PLAT CAB 8, PAGE 17C

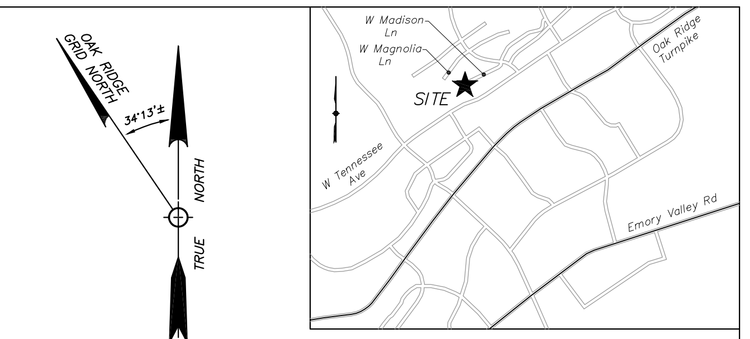
TAX PARCEL 41:
DEED BOOK 1651, PAGE 1685
PLAT CAB 3, PAGE 79B

TAX PARCEL 42:
DEED BOOK 1651, PAGE 1682
PLAT CAB 3, PAGE 79B

TAX PARCEL 43:
DEED BOOK 1651, PAGE 1682
PLAT CAB 3, PAGE 30C

MICHAEL BAKER MAP REFERENCES:

TRACT 55: 16CE
LOTS 20, 21 & TRACT 55: 17CE



Tennessee 811

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, AS WELL AS, BY COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITIES AND GOVERNMENT AGENCIES.

2. THE PARCELS ARE ZONED R3 'MEDIUM RESIDENTIAL DISTRICTS' WITH PUD OVERLAY. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

PARCEL 40:

FRONT – 25';
SIDE – LEAST ONE SIDE = 10', TOTAL TWO SIDES = 20';
REAR – 30'

PARCELS 41, 42 & 43:

FRONT – 25';

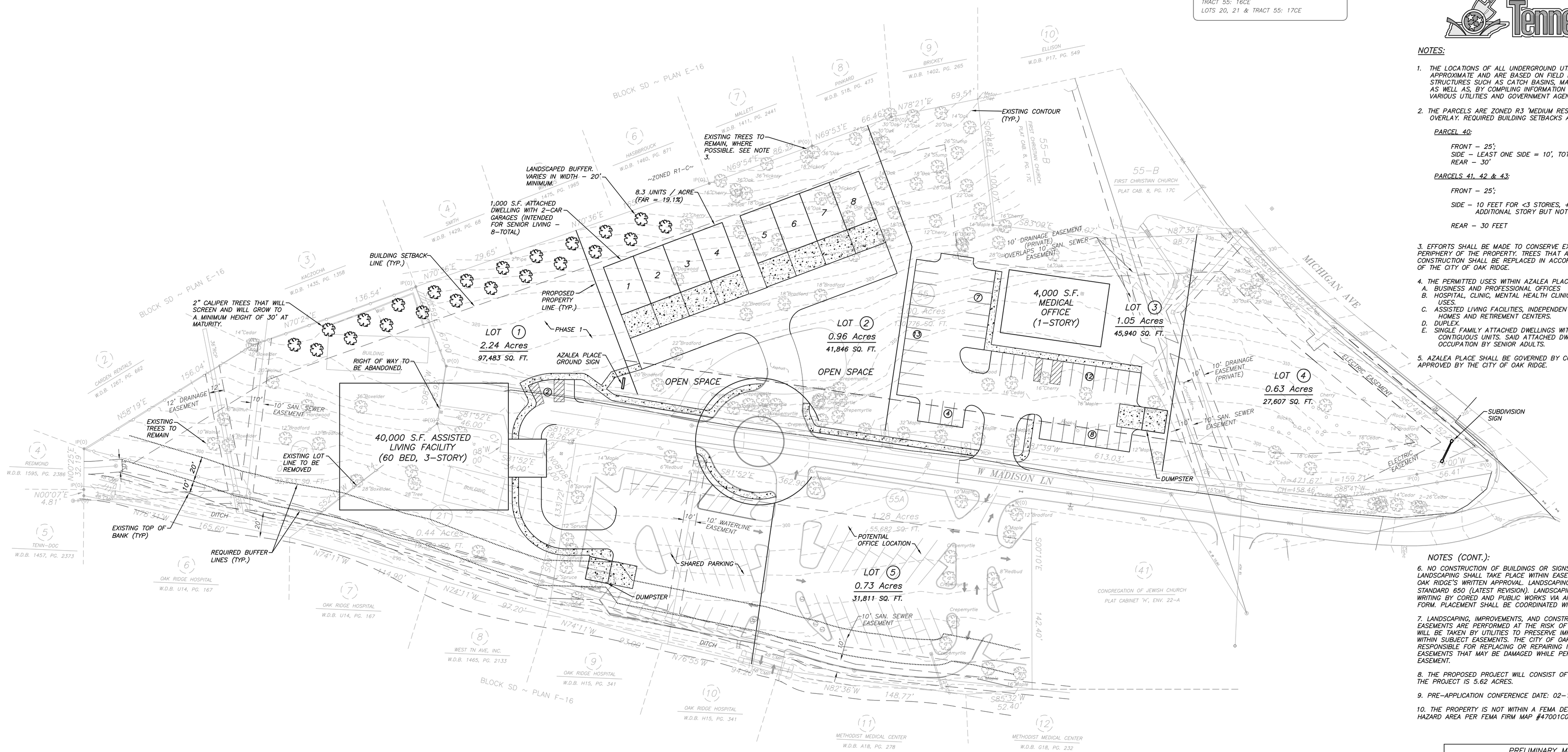
SIDE – 10 FEET FOR <3 STORIES, +10 FEET FOR EACH ADDITIONAL STORY BUT NOT TO EXCEED 50 FEET.

REAR – 30 FEET

3. EFFORTS SHALL BE MADE TO CONSERVE EXISTING TREES ALONG THE PERIPHERY OF THE PROPERTY. TREES THAT ARE REMOVED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF OAK RIDGE.

4. THE PERMITTED USES WITHIN AZALEA PLACE P.U.D. ARE AS FOLLOWS:
A. BUSINESS AND PROFESSIONAL OFFICES
B. HOSPITAL, CLINIC, MENTAL HEALTH CLINIC, AND RELATED MEDICAL OFFICE USES.
C. ASSISTED LIVING FACILITIES, INDEPENDENT LIVING FACILITIES, NURSING HOMES AND RETIREMENT CENTERS.
D. DUPLEX.
E. SINGLE FAMILY ATTACHED DWELLINGS WITH NO MORE THAN 8 CONTIGUOUS UNITS. SAID ATTACHED DWELLINGS SHALL BE FOR OCCUPATION BY SENIOR ADULTS.

5. AZALEA PLACE SHALL BE GOVERNED BY COVENANTS THAT SHALL BE APPROVED BY THE CITY OF OAK RIDGE.



NOTES (CONT.):

6. NO CONSTRUCTION OF BUILDINGS OR SIGNS OR INSTALLATION OF LANDSCAPING SHALL TAKE PLACE WITHIN EASEMENTS WITHOUT THE CITY OF OAK RIDGE'S WRITTEN APPROVAL. LANDSCAPING MUST COMPLY WITH CORED STANDARD 650 (LATEST REVISION). LANDSCAPING MUST BE APPROVED IN WRITING BY CORED AND PUBLIC WORKS VIA AN EASEMENT ENCROACHMENT FORM. PLACEMENT SHALL BE COORDINATED WITH THE CITY.

7. LANDSCAPING, IMPROVEMENTS, AND CONSTRUCTION WITHIN UTILITY EASEMENTS ARE PERFORMED AT THE RISK OF THE OWNER. REASONABLE CARE WILL BE TAKEN BY UTILITIES TO PRESERVE IMPROVEMENTS AND LANDSCAPING WITHIN SUBJECT EASEMENTS. THE CITY OF OAK RIDGE WILL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING IMPROVEMENTS WITHIN AFFECTED EASEMENTS THAT MAY BE DAMAGED WHILE PERFORMING WORK WITHIN THE EASEMENT.

8. THE PROPOSED PROJECT WILL CONSIST OF 5 LOTS. THE TOTAL AREA OF THE PROJECT IS 5.62 ACRES.

9. PRE-APPLICATION CONFERENCE DATE: 02-13-17

10. THE PROPERTY IS NOT WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP #47001C0235F, EFFECTIVE 01/17/2007.

PUD SUMMARY

LOT NO.	ANTICIPATED USE	AREA	DENSITY
1	ASSISTED LIVING	2.24 ACRES	N.A.
2	ATTACHED DWELLINGS (SENIOR)	0.96 ACRES	8.3 UNITS / ACRE
3	MEDICAL OFFICE	1.05 ACRES	N.A.
4	MEDICAL OFFICE	0.63 ACRES	N.A.
5	MEDICAL OFFICE	0.73 ACRES	N.A.

GRAPHIC SCALE
40 0 40 80

REVISION	DATE	DESCRIPTION	BY
1	3/9/17	REVISED PER CITY OF OAK RIDGE COMMENTS	BDS

PRELIMINARY MASTER PUD PLAN

AZALEA PLACE

SITE ADDRESS (PAR 40): 203 MICHIGAN AVE., OAK RIDGE (37830)
(PAR 41): 141 W. MADISON LN., OAK RIDGE (37830)
(PAR 42): 139 W. MADISON LN., OAK RIDGE (37830)
(PAR 43): W. MADISON LN., OAK RIDGE (37830)

DIST. 02 — ANDERSON COUNTY
CITY OF OAK RIDGE — GROUP 'A' — TENNESSEE
CLT MAP 100A — PARCELS 40, 41, 42 & 43
SCALE: 1"=40' — FEBRUARY 27, 2017

OWNER/DEVELOPER (PARCELS 40, 41, 42 & 43):
OAK RIDGE SENIOR LIVING LLC
139 W. MADISON LANE
OAK RIDGE, TN 37830
(865) 407-7157

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

DWN: BDS | CHK: CAS | DWG. NO. 1402010