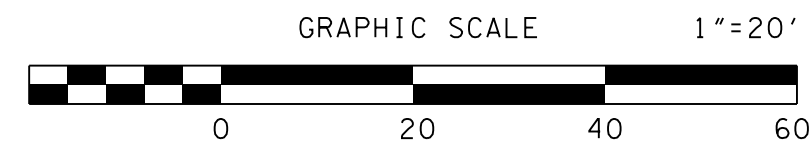
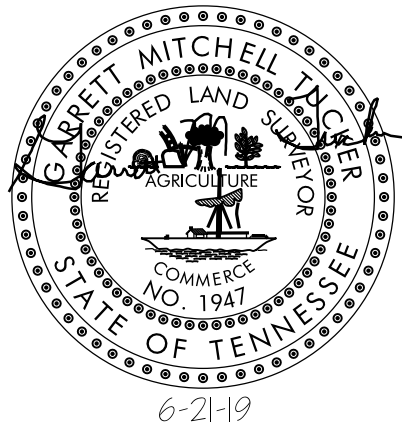


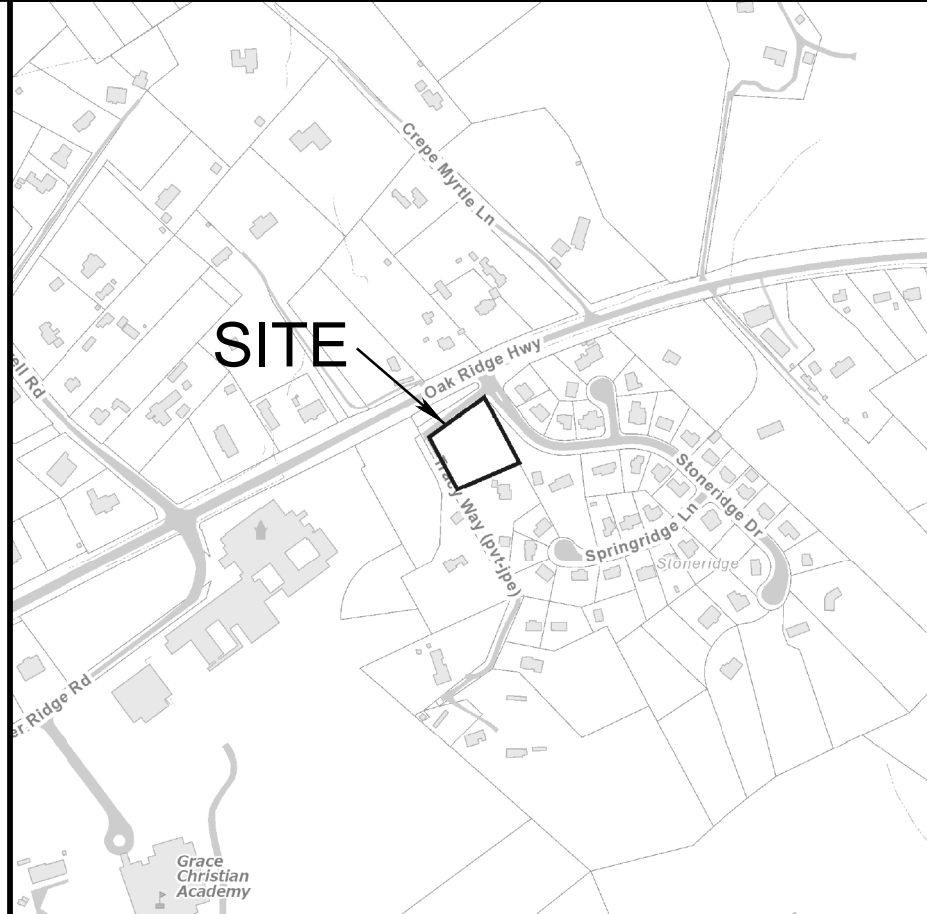
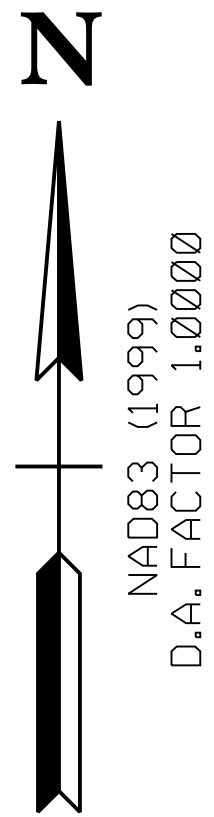
Certification of Concept Plan.  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer \_\_\_\_\_  
Tennessee Certificate No. 104281



## LEGEND

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



LOCATION MAP

- NOTES:
- NEW IMPERVIOUS AREA TO BE LESS THAN 10,000 SQ. FT. PERVIOUS PAVEMENT SYSTEM TO BE USED FOR PRIVATE ROAD SURFACE.
  - EXISTING CONTOURS FROM K.G.I.S.
  - 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.
  - a. 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.  
b. 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.
  - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
  - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
  - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - REDUCE 35' PERIPHERAL SETBACK TO 20' AND 25'.
  - MAILBOXES WILL COMPLY WITH THE UNITED STATES POSTAL SERVICE REQUIREMENTS.
  - NEW PAVEMENT MARKINGS ON STONERIDGE DRIVE AT THE INTERSECTION WITH OAK RIDGE HIGHWAY TO BE COORDINATED WITH KNOX COUNTY ENGINEERING AND TDOT.

DEVELOPER:  
KING PROPERTIES  
531 CALLAHAN DRIVE, SUITE 102  
KNOXVILLE, TN 37921  
PHONE: (865) 560-9401  
FAX: (865) 560-9402

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

CLT MAP: 78  
PARCEL: 229  
DEED INSTR. 201804240062931  
TOTAL ACREAGE: 1.23  
NUMBER OF LOTS: 1  
PROPERTY ZONED: PR (PENDING)

PLANNING SERVICES: 7-C-19-UR

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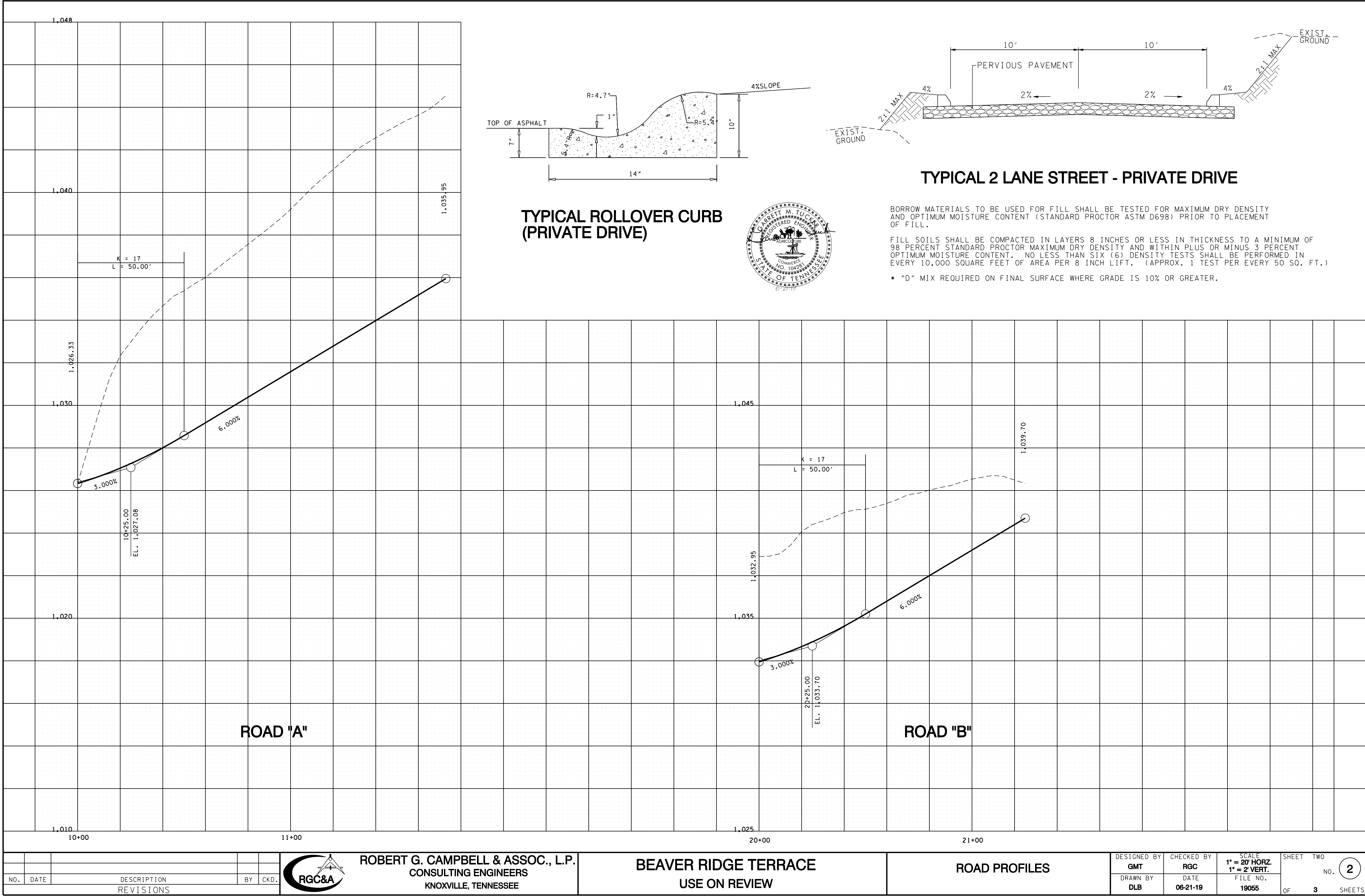


ROBERT G. CAMPBELL & ASSOC., L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

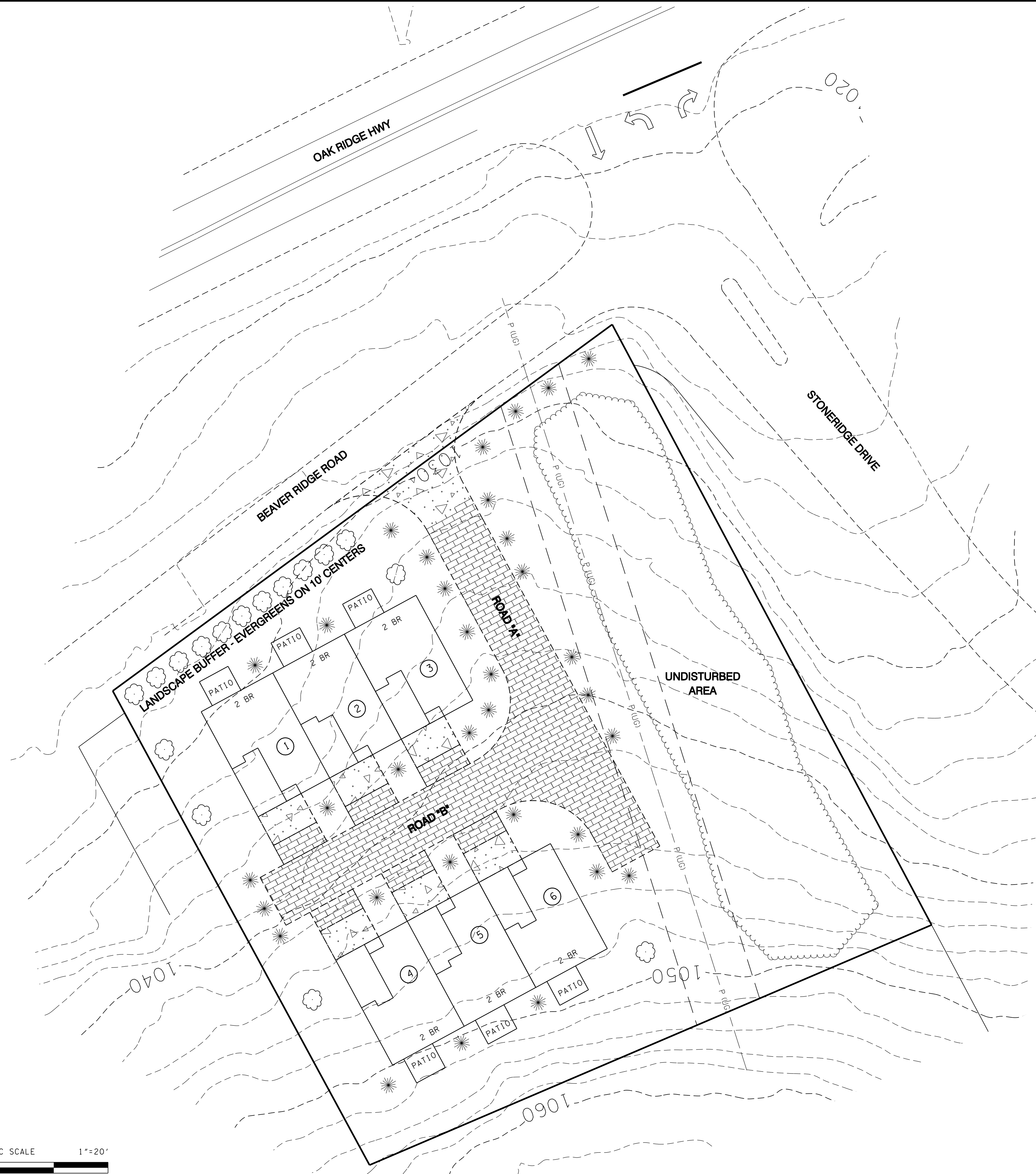
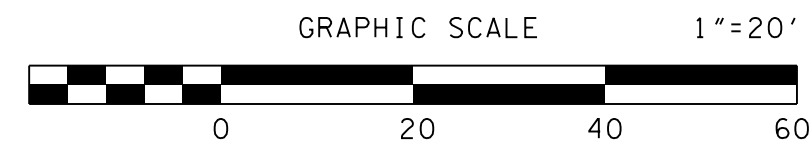
BEAVER RIDGE TERRACE  
USE ON REVIEW

GENERAL LAYOUT  
PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
GMT	RGC	1" = 20'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 3 SHEETS
DLB	06-21-19	19055	



 PROPOSED SHRUB PLANTING (TYP)



- NOTES:
- 1) EXISTING TREES INDICATED WILL BE PRESERVED TO THE EXTENT POSSIBLE. OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED. TREES AND OTHER VEGETATION WILL BE PRESERVED IN THE STREAM BUFFER.
  - 2) NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 5 TREES PER ACRE OR 35 TREES.
  - 3) ALL TREES SHALL BE PROPERTY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
  - 4) BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
  - 5) TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SUITABLE SPECIES SUCH AS JAPANESE MAPLE, FLOWERING DOGWOOD, AMERICAN ELMS, & SCOTCH PINE.
  - 6) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
  - 7) REMAINING AREAS WILL BE SEEDED OR SODDED WITH A MIXTURE OF LAWN GRASSES.

CLT MAP: 78  
PARCEL: 229  
DEED INSTR. 201804240062931  
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**PLANNING SERVICES: 7-C-19-UR**

DESIGNED BY <b>GMT</b>	CHECKED BY <b>RGC</b>	SCALE <b>1" = 20'</b>	SHEET THREE NO. <b>3</b>
DRAWN BY <b>DLB</b>	DATE <b>06-21-19</b>	FILE NO. <b>19055</b>	