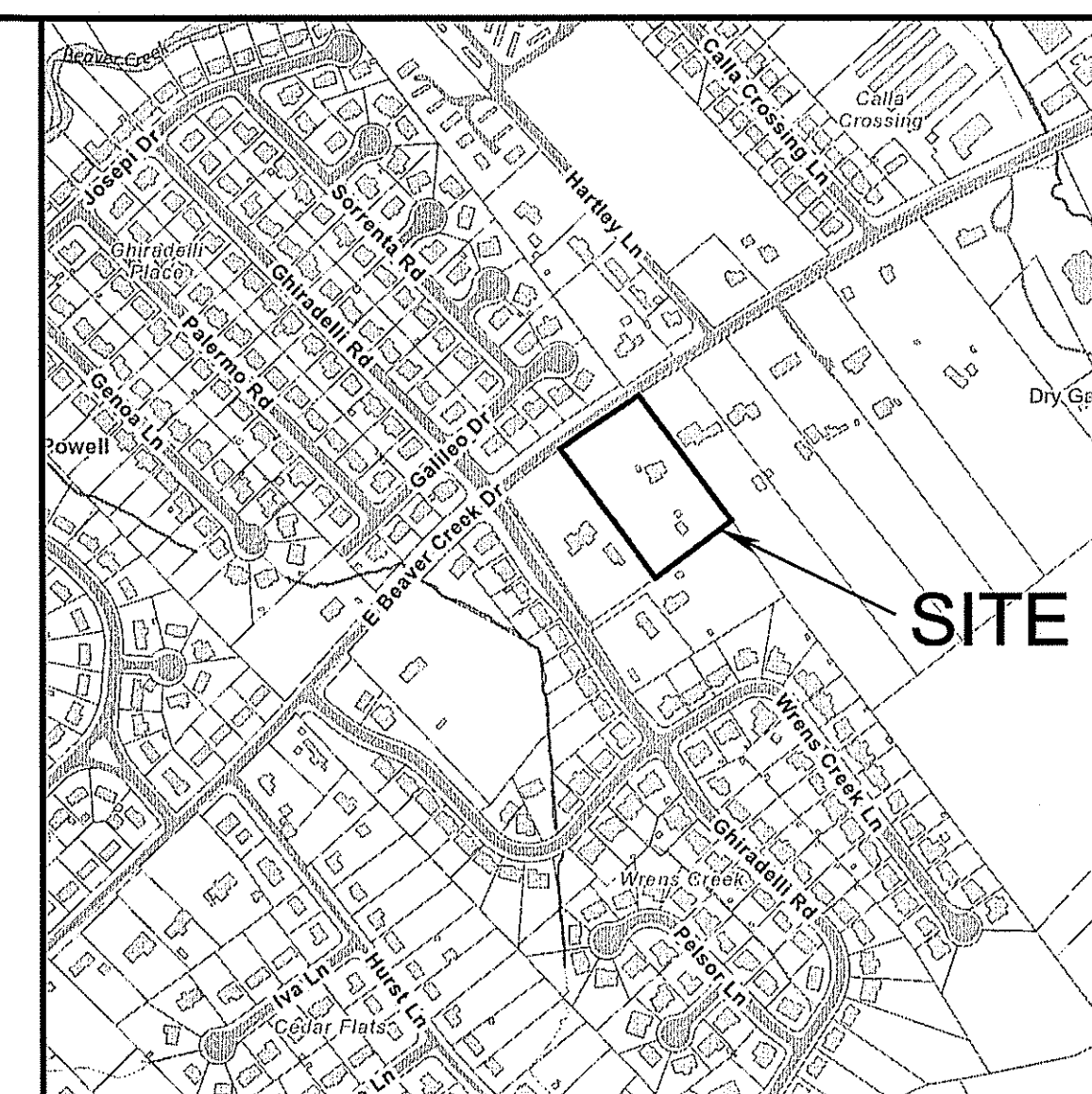
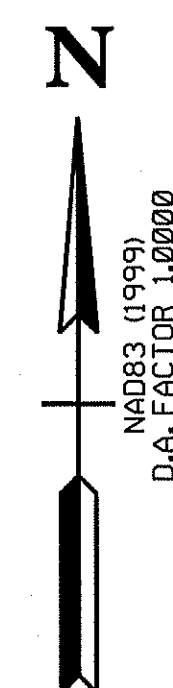


LEGEND

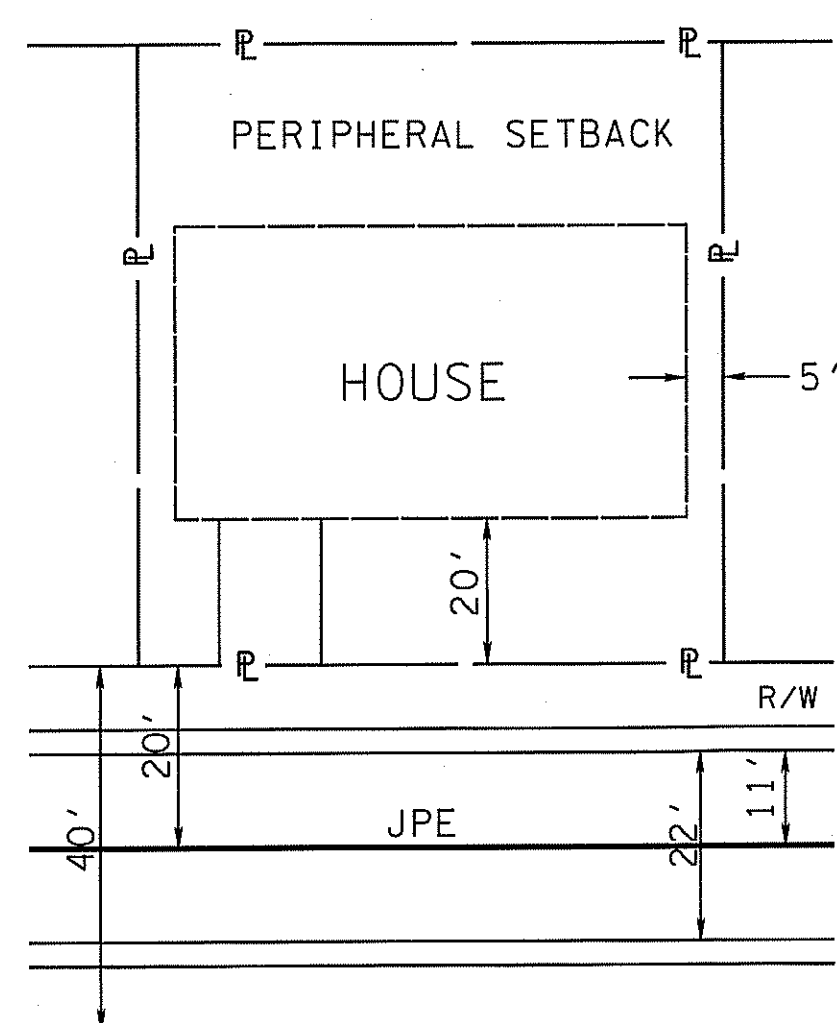
- ◊ EIP EXISTING IRON PIN
- G.V. GAS VALVE
- W.M. WATER METER
- MANHOLE
- LIGHT POLE
- ⊥ SIGN
- W.V. □ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊥ CATCH BASIN
- ⊕ PT POWER/TELEPHONE
- ⊕ GUY WIRE
- ⊕ BENCH MARK / SURVEY CONTROL
- ===== PROPOSED RETAINING WALL



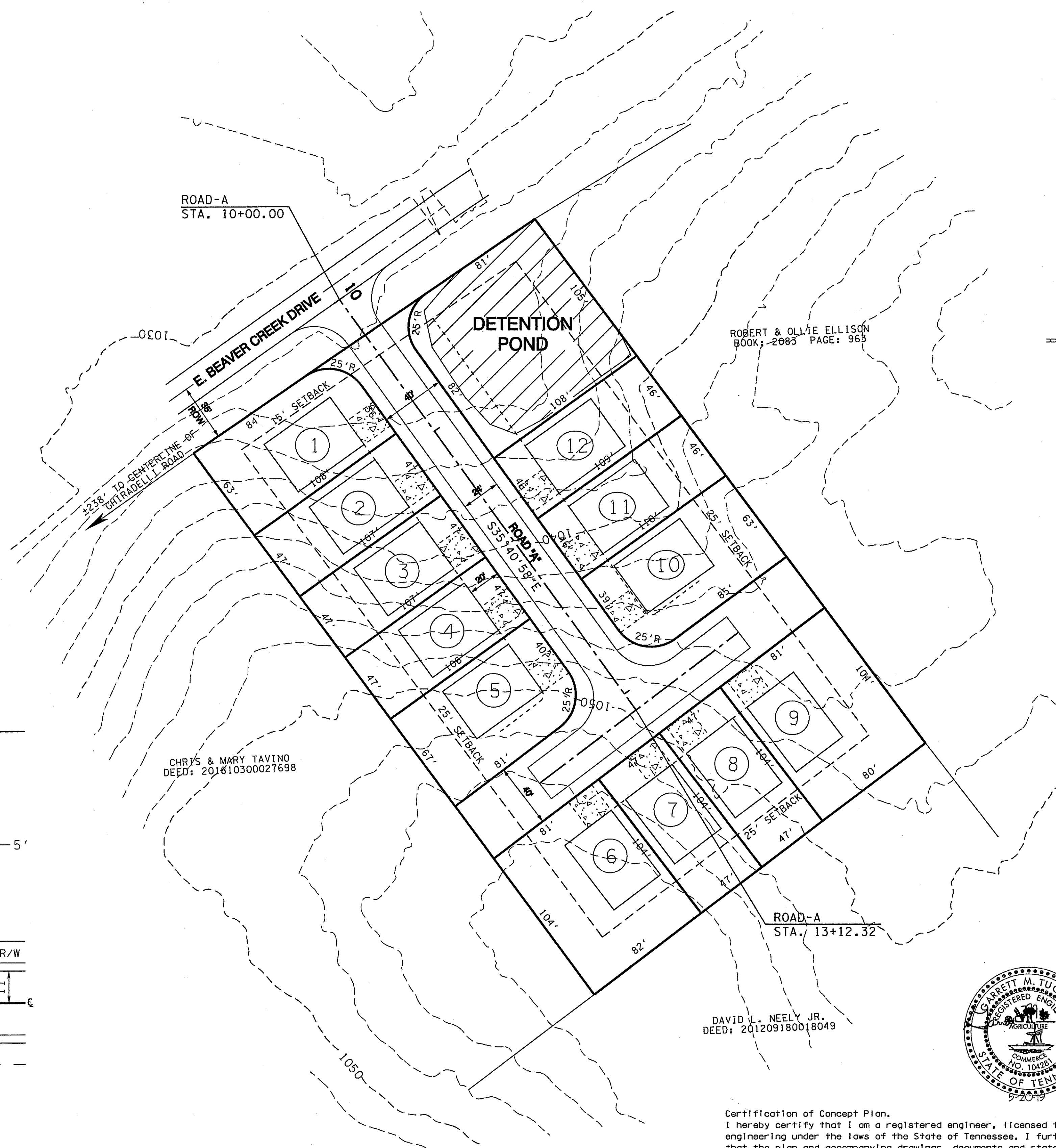
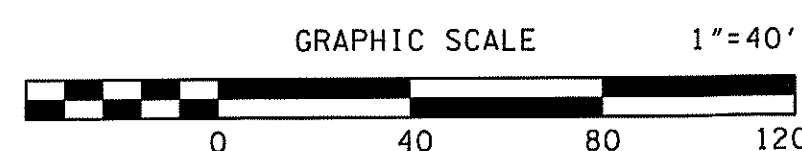
LAUREL OAKS
LOCATION MAP

NOTES:

- 1) DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
- 2) EXISTING CONTOURS FROM 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) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 5) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- 6) 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.
- 7) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
- 8) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 9) A 25' UTILITY EASEMENT EXISTS ALONG THE WESTERN PROPERTY LINE 12.5' EACH SIDE.
- 10) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 11) REDUCE 35' PERIPHERAL SETBACK TO 15' AND 25'.



TYPICAL LOT LAYOUT
(SINGLE FAMILY)



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

DEVELOPER:
CANNON AND KUIPERS, LLC
517 CALLAHAN DRIVE, SUITE 101
KNOXVILLE, TN 37912
CHAD ROBERTS
PHONE: (865) 237-4404

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

CLT MAP: 047
PARCEL: 228
DEED INSTR. 200309220034717
TOTAL ACREAGE: 2.43
NUMBER OF LOTS: 12
PROPERTY ZONED: PR (PENDING)

NO.	DATE	DESCRIPTION	BY	CKD.



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

LAUREL OAKS
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET ONE NO. 1
DRAWN BY DLB	DATE 05-20-19	FILE NO. 19049	OF 2 SHEETS

7-3A-19-C

7-B-19-UR

5/22/19