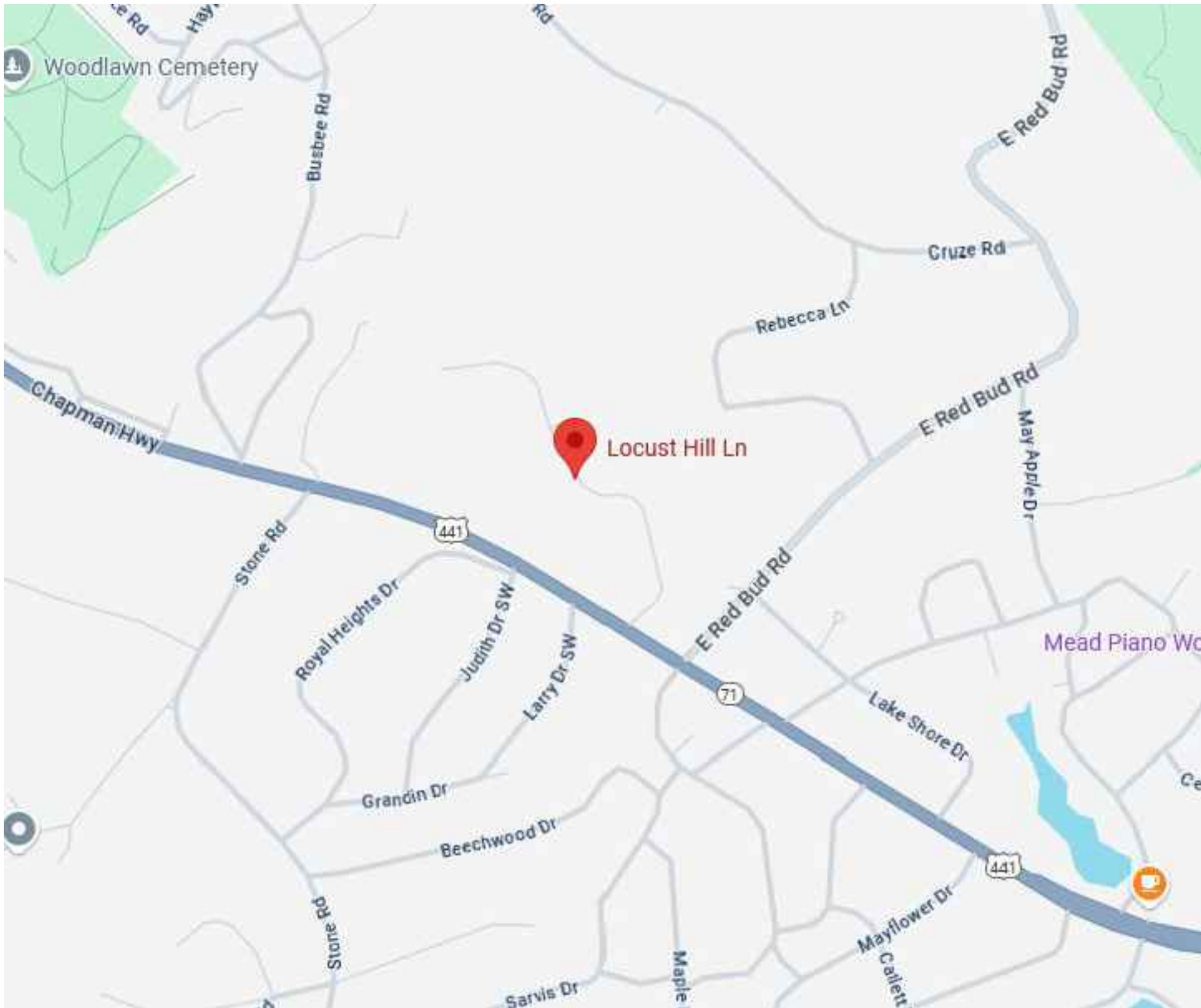


SUBDIVISION PLANS

LOCUST HILL LANE SUBDIVISION

SITE ADDRESS: 0 LOCUST HILL LANE,
KNOXVILLE TENNESSEE 38920
KNOX COUNTY PLANNING FILE:
7-SB-25-C

Revised: 6/24/2025



OWNER/DEVELOPER
OMAR YOUSIF



SITE ENGINEER:
ZAHEER AHMED
ONESOURCE CONSTRUCTION AND
ENGINEERING
(865) 660-4959

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 KUB
- TELEPHONE – AS DIRECTED BY KUB
- CITY OF KNOXVILLE – ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES

SHEET INDEX

TITLE	SHEET
COVER SHEET	1
OVERALL PLAN	2
GRADING AND DRAINAGE PLAN	3
UTILITIES PLAN	4
SOIL EROSION AND SEDIMENT CONTROL PLAN	5
DETAILS	6

BUILDING SUMMARY:

BUILDING AREA (9 LOTS@ 2375 21,375
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: WOOD
OCCUPANCY TYPE: RESIDENTIAL
ONE-HOUR PROTECTED: NO
BUILDINGS SPRINKLED: NO

ISSUE NO.	DATE	DESCRIPTION

PROPOSED SIGHT TRIANGLE EASEMENT
50' IN BOTH
DIRECTIONS TO 12'
OFF EDGE OF
PAVEMENT
(TYPICAL AT ALL
DRIVEWAYS)

PROPOSED RESIDENCE AND
PROPOSED 12'
CONCRETE
DRIVEWAY
(TYPICAL FOR 7
LOTS)
SEE TYPICAL LOT
DETAIL

(009.00)
PEASE
DB 1173, PG 9645

1
(008.00)
JANET KEITH
MAP A, SLIDE 393D

2
(007.00)
JANET KEITH
MAP A, SLIDE 393D

3
(006.00)
LILLIAN SUE WOMBLE'S REVOCABLE LIVING TRUST
MAP A, SLIDE 393D

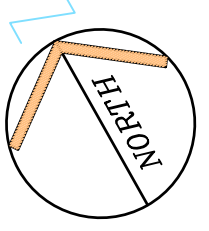
4
(005.00)
HOWELL REVOCABLE LIVING TRUST AGREEMENT
MAP A, SLIDE 393D

5
(004.00)
NICHOLAS BROWNING
MAP A, SLIDE 393D

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	32.68'	165.00'	S38°36'50"E	32.62'
C2	75.84'	165.00'	S57°27'20"E	75.18'
C3	56.34'	165.00'	S80°24'23"E	56.07'
C4	80.15'	60.00'	S51°55'07"E	74.32'
C5	65.41'	60.00'	S14°48'53"W	62.22'

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WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND
PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE
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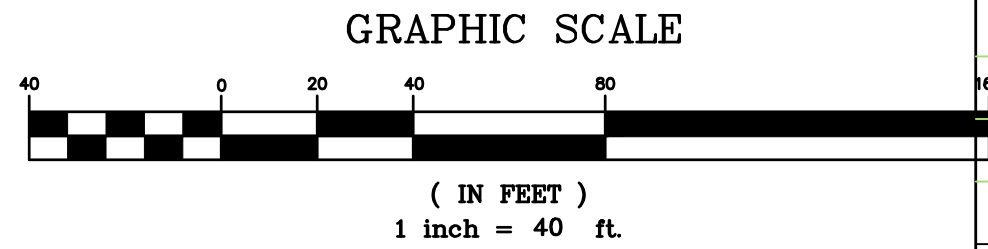
ELECTRICAL	-	AS DIRECTED BY KUB
GAS	-	AS DIRECTED BY KUB
WATER	-	AS DIRECTED BY KUB
CABLE TV	-	AS DIRECTED BY KUB
TELEPHONE	-	AS DIRECTED BY KUB
CITY OF KNOXVILLE	-	ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES



PROPOSED SITE TRIANGLE
EASEMENT AND SIZE AS
REFERENCED FROM
CENTERLINE OF DRIVEWAY TO
CENTELINE OF ROAD
(TYPICAL AT ALL LOTS)
THE SIGHT DISTANCE
EASEMENT SHALL MEET
AASHTO REQUIREMENTS
DURING THE DESIGN PLAN
PHASE

LOT 7 SHALL
HAVE ACCESS TO
LOCUST HILL LANE
ONLY

CHAPMAN HIGHWAY/SR 71/US 441
(PUBLIC R/W WIDTH VARIES)

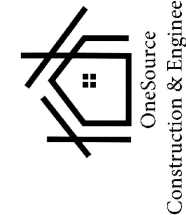


7-SB-25-C
Revised: 6/24/2025

CLIENT: OMAR YOUSIF
PROJECT LOCATION:
O LOCUST HILL LANE SUBDIVISION
KNOXVILLE, TN 37920
KNOXVILLE/KNOX COUNTY PLANNING FILE NO.
7-SB-25-C

OVERALL PLAN

O LOCUST HILL LANE



DRWN BY: MJF
DATE: 6/12/25
REVISIONS:

SHEET

2

PROPOSED
RESIDENCE AND
PROPOSED 12'
CONCRETE
DRIVEWAY
(TYPICAL FOR 7
LOTS)
SEE TYPICAL LOT
DETAIL

(009.00)
PEASE
DB 1173, PG 9645

1
(008.00)
JANET KEITH
MAP A, SLIDE 393D

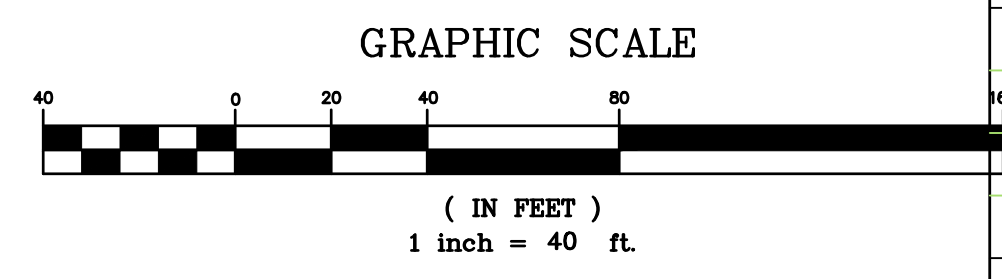
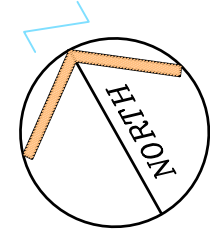
2
(007.00)
JANET KEITH
MAP A, SLIDE 393D

3
(006.00)
LILLIAN SUE WOMBLES REVOCABLE LIVING TRUST
MAP A, SLIDE 393D

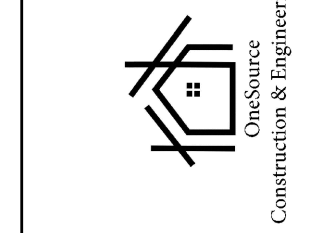
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(005.00)
HOWELL REVOCABLE LIVING TRUST AGREEMENT
MAP A, SLIDE 393D

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NICHOLAS BROWNING
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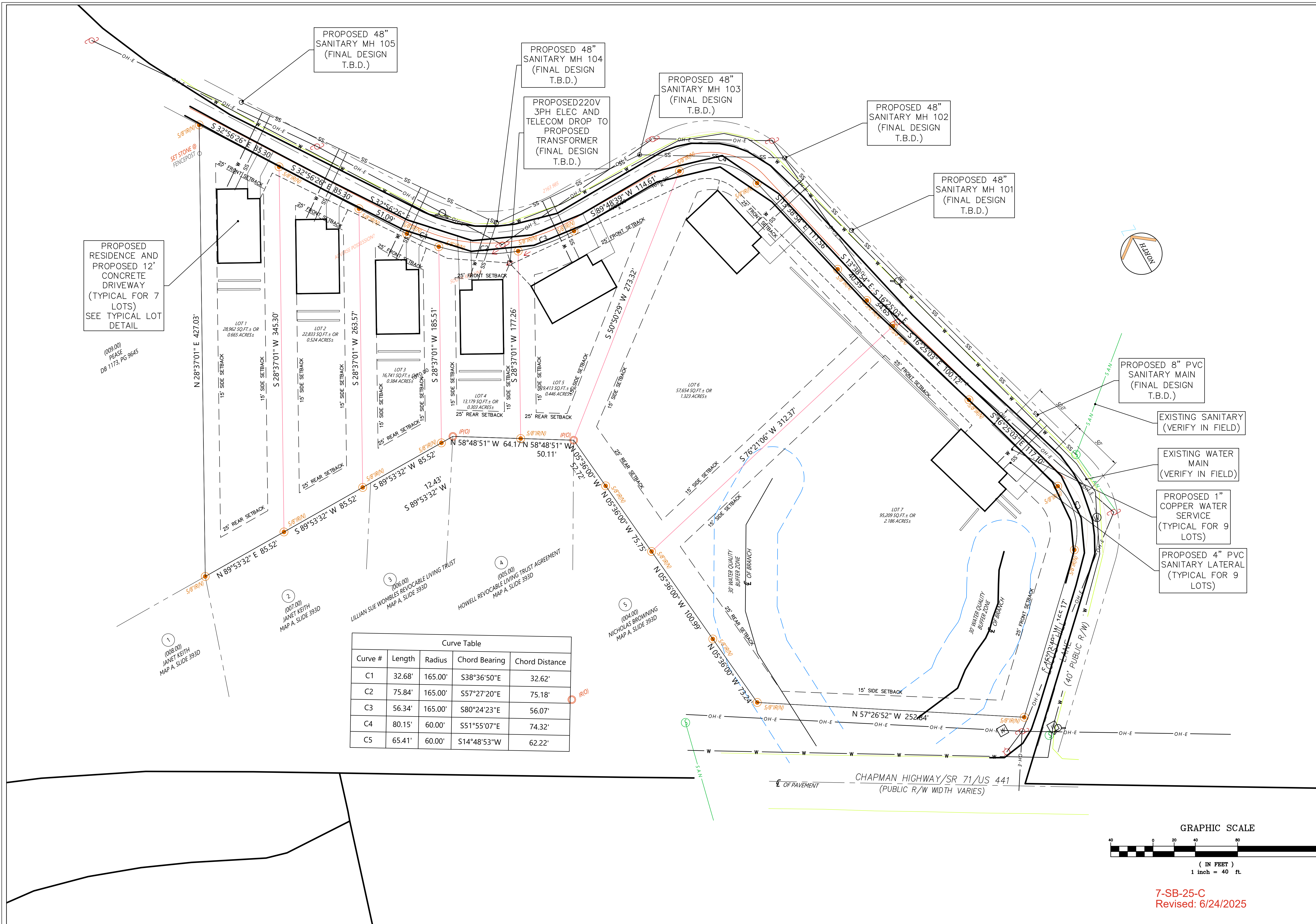
SHEET

3

GRADING AND DRAINAGE PLAN

O LOCUST HILL LANE

CLIENT: OMAR YOUSIF
PROJECT LOCATION:
O LOCUST HILL LAN SUBDIVISION
KNOXVILLE, TN 37920
KNOXVILL/KNOX COUNTY PLANNING FILE NO.
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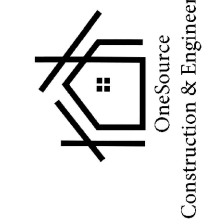


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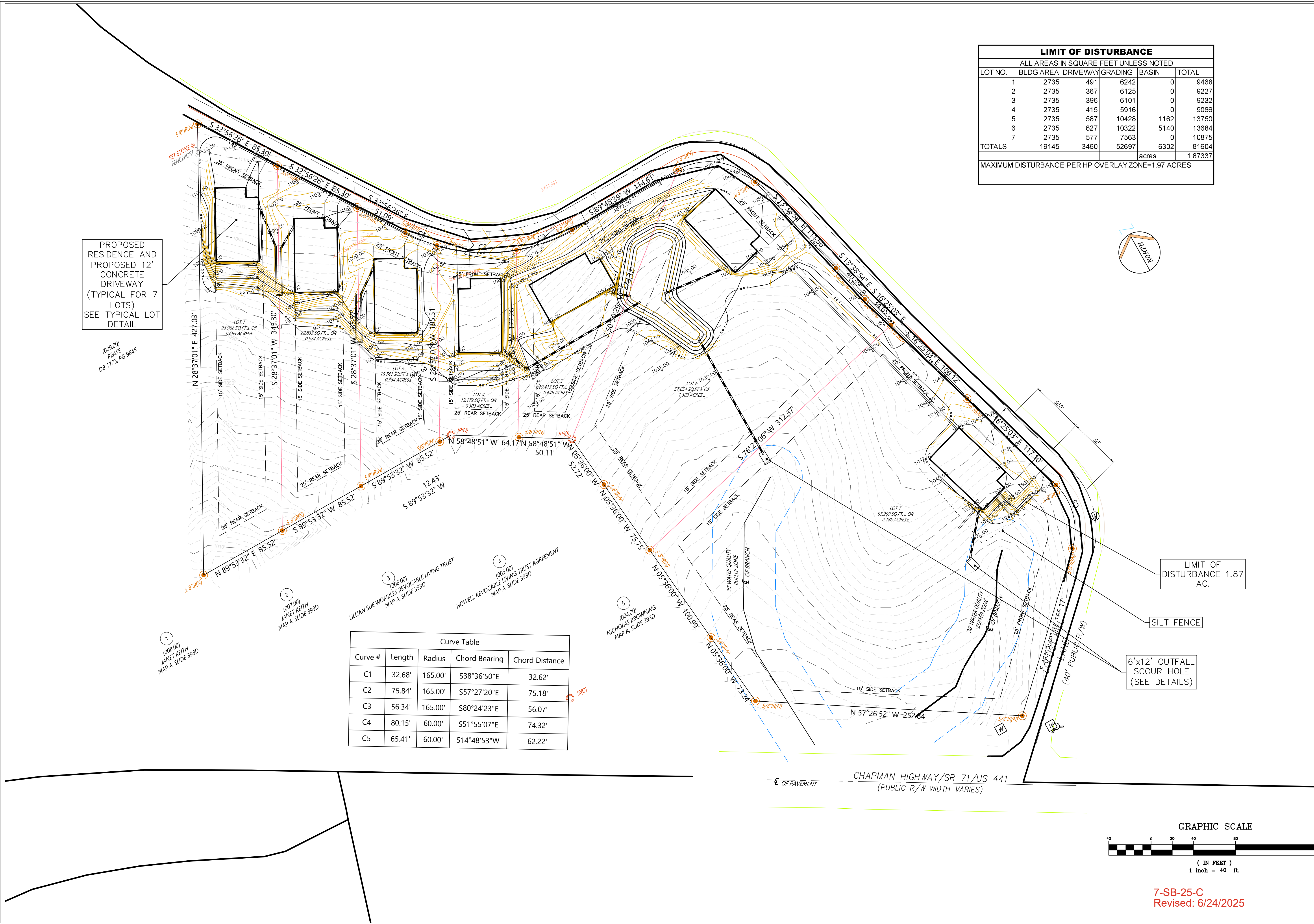
UTILITIES PLAN

O LOCUST HILL LANE



DRWN BY: MJF
DATE: 6/12/25
REVISIONS:

SHEET



LIMIT OF DISTURBANCE				
ALL AREAS IN SQUARE FEET UNLESS NOTED				
LOT NO.	BLDG AREA	DRIVEWAY	GRADING	TOTAL
1	2735	491	6242	0
2	2735	367	6125	0
3	2735	396	6101	0
4	2735	415	5916	0
5	2735	587	10428	1162
6	2735	627	10322	5140
7	2735	577	7563	0
TOTALS	19145	3460	52697	6302
				81604
				acres
				1.87337
MAXIMUM DISTURBANCE PER HP OVERLAY ZONE=1.97 ACRES				

PROPOSED
RESIDENCE AND
PROPOSED 12'
CONCRETE
DRIVEWAY
(TYPICAL FOR 7
LOTS)
SEE TYPICAL LOT
DETAIL

(009.00)
PEASE
DB 1173, PG 9645

1
(008.00)
JANET KEITH
MAP A, SLIDE 393D

2
(007.00)
JANET KEITH
MAP A, SLIDE 393D

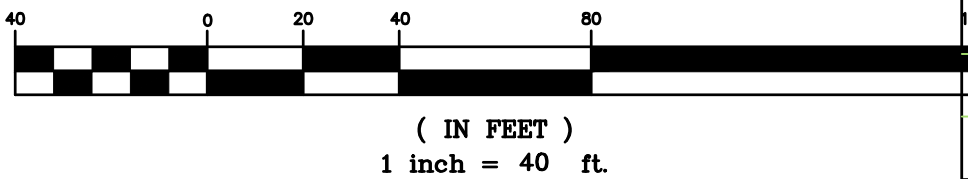
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GRAPHIC SCALE

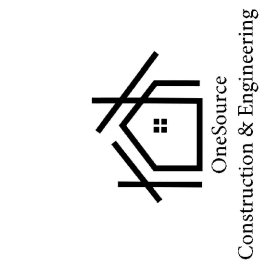


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KNOXVILL/KNOX COUNTY PLANNING FILE NO.
7-SB-25-C

SOIL EROSION PLAN

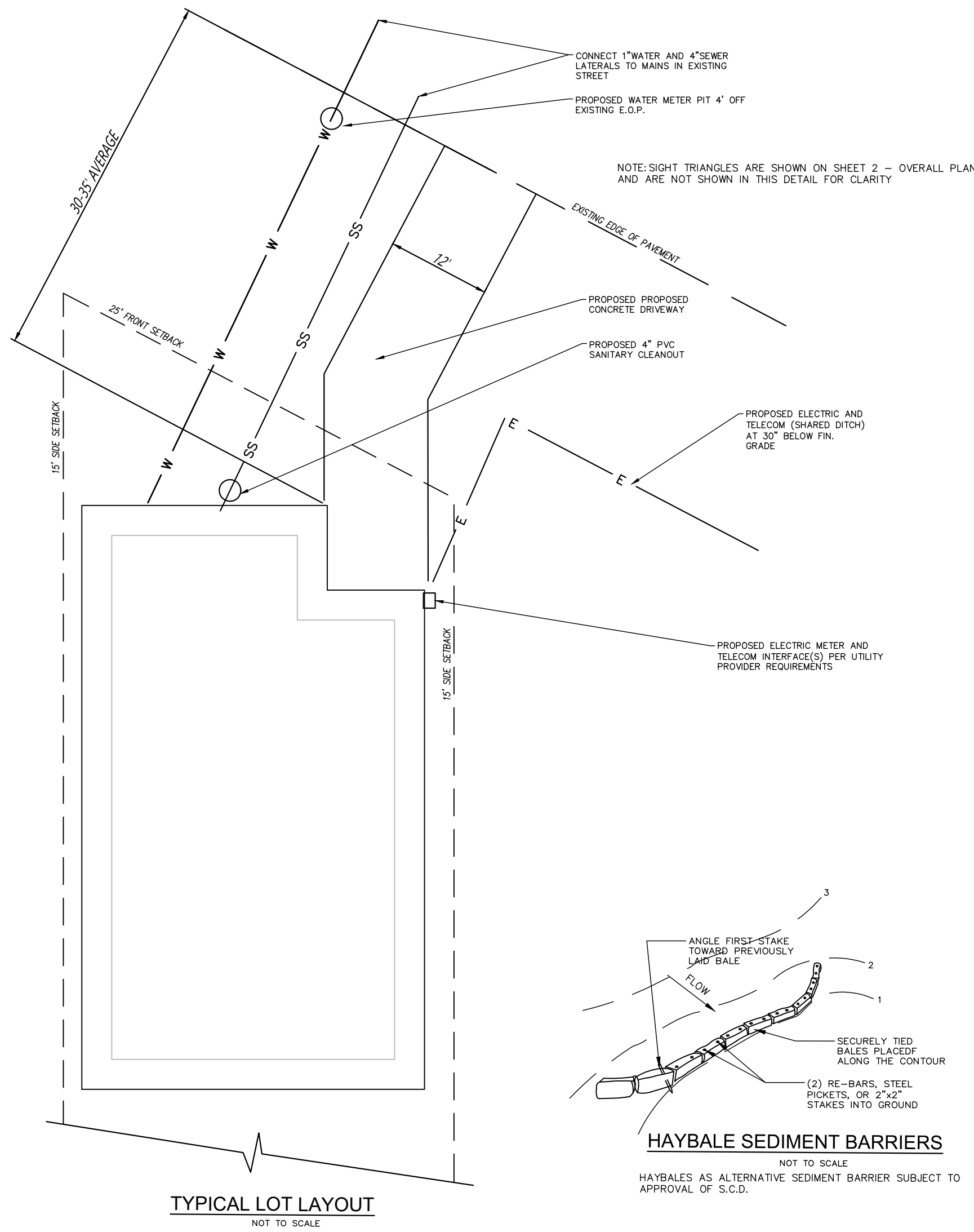
O LOCUST HILL LANE



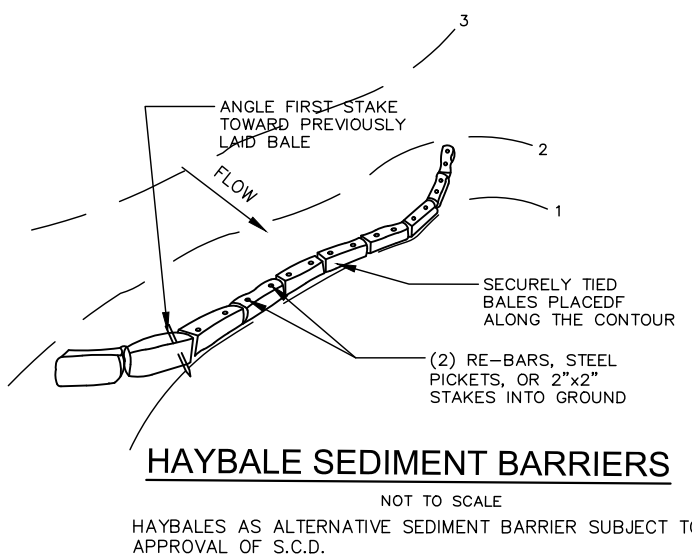
DRWN BY: MJF
DATE: 6/12/25
REVISIONS:

SHEET

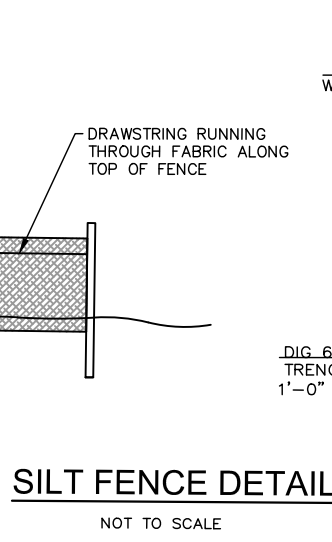
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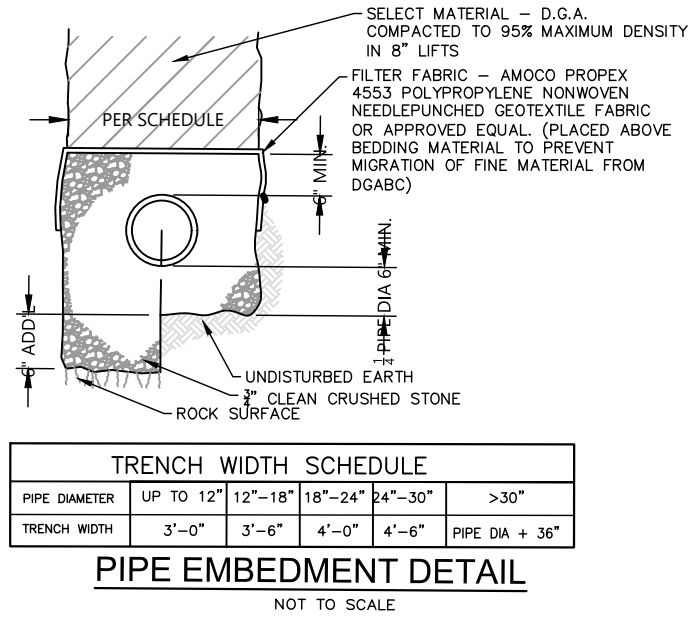
TYPICAL LOT LAYOUT
NOT TO SCALE



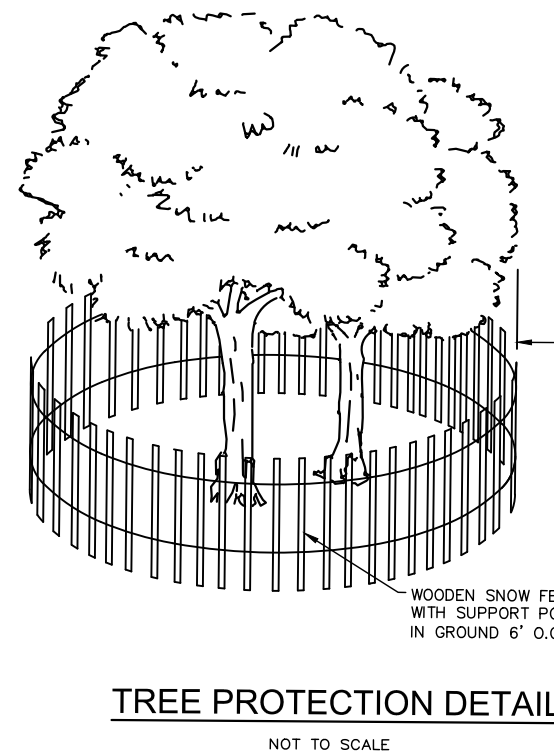
HAYBALE SEDIMENT BARRIERS
NOT TO SCALE
HAYBALES AS ALTERNATIVE SEDIMENT BARRIER SUBJECT TO APPROVAL OF S.C.D.



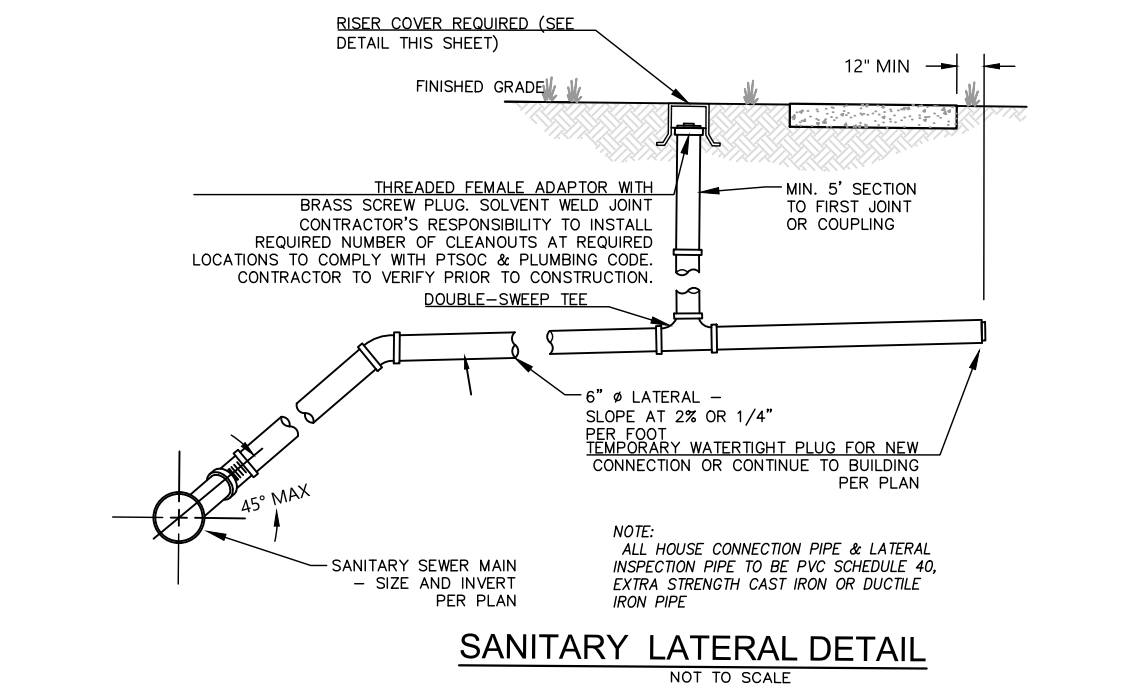
SILT FENCE DETAIL
NOT TO SCALE



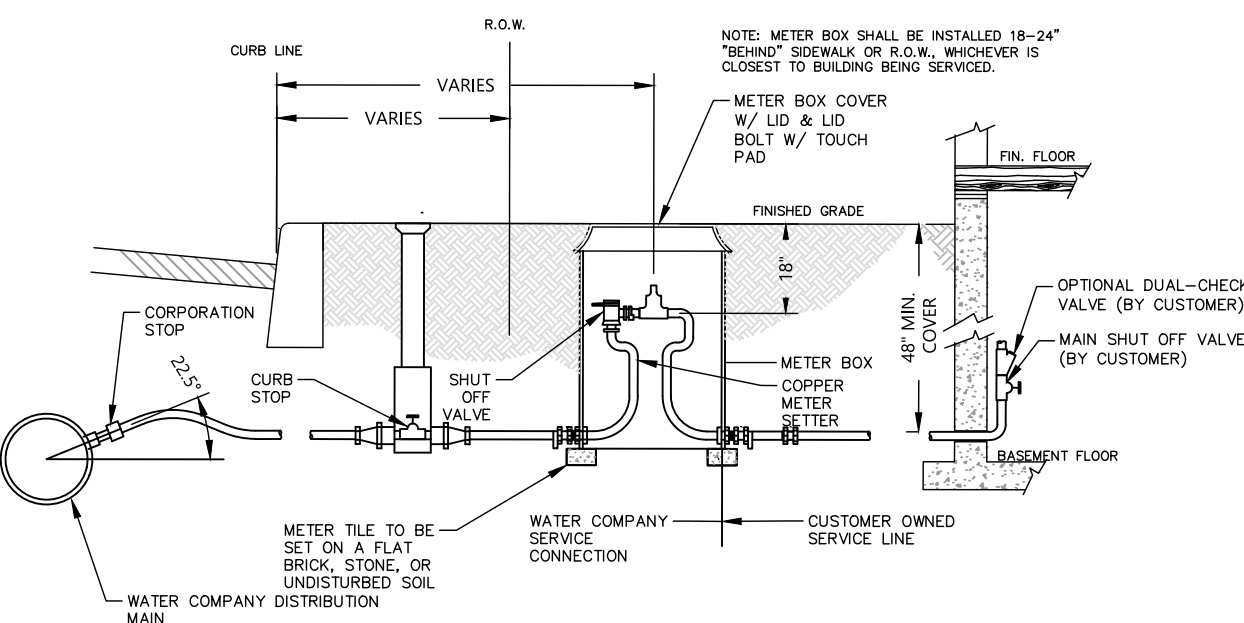
PIPE EMBEDMENT DETAIL
NOT TO SCALE



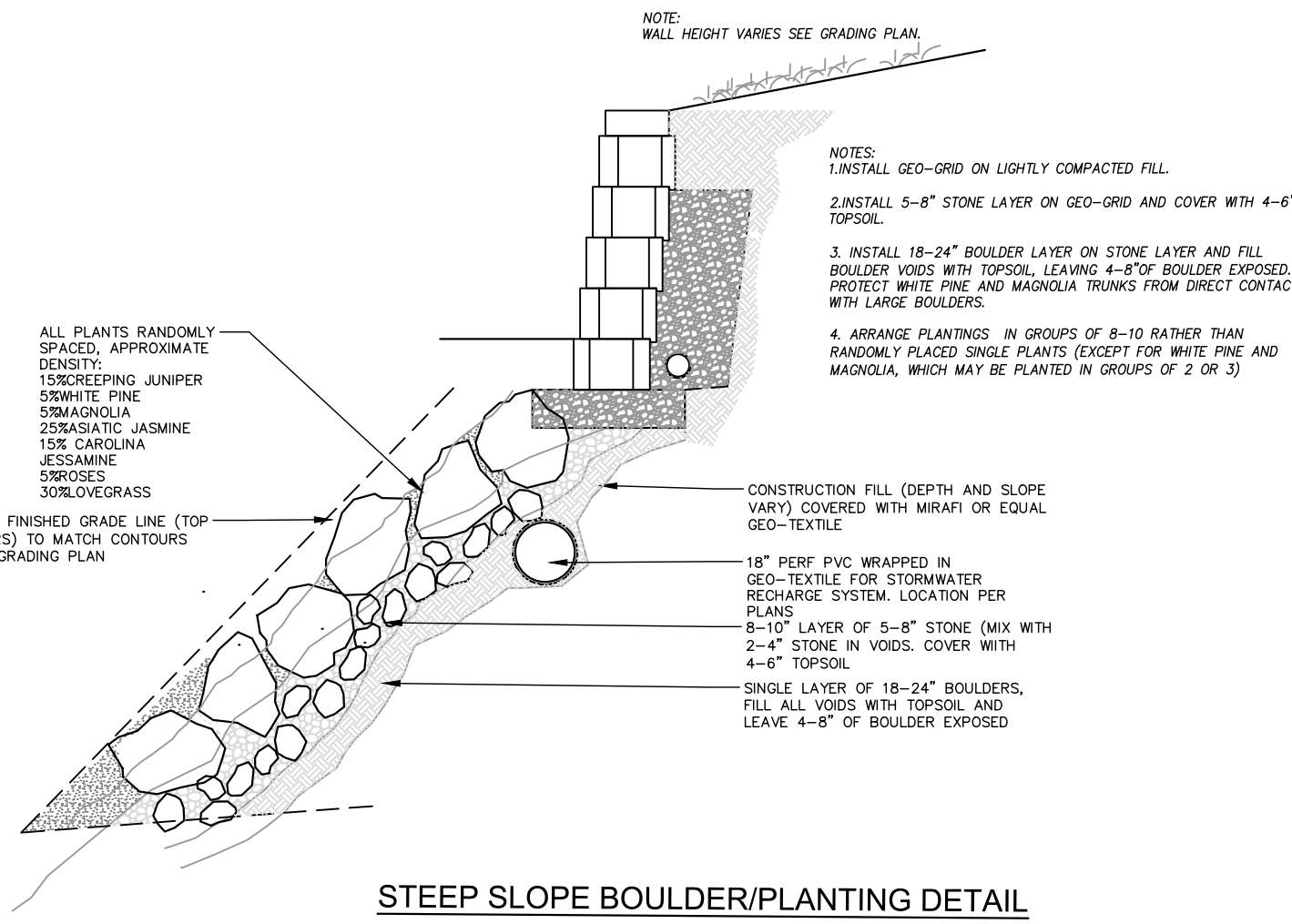
TREE PROTECTION DETAIL
NOT TO SCALE



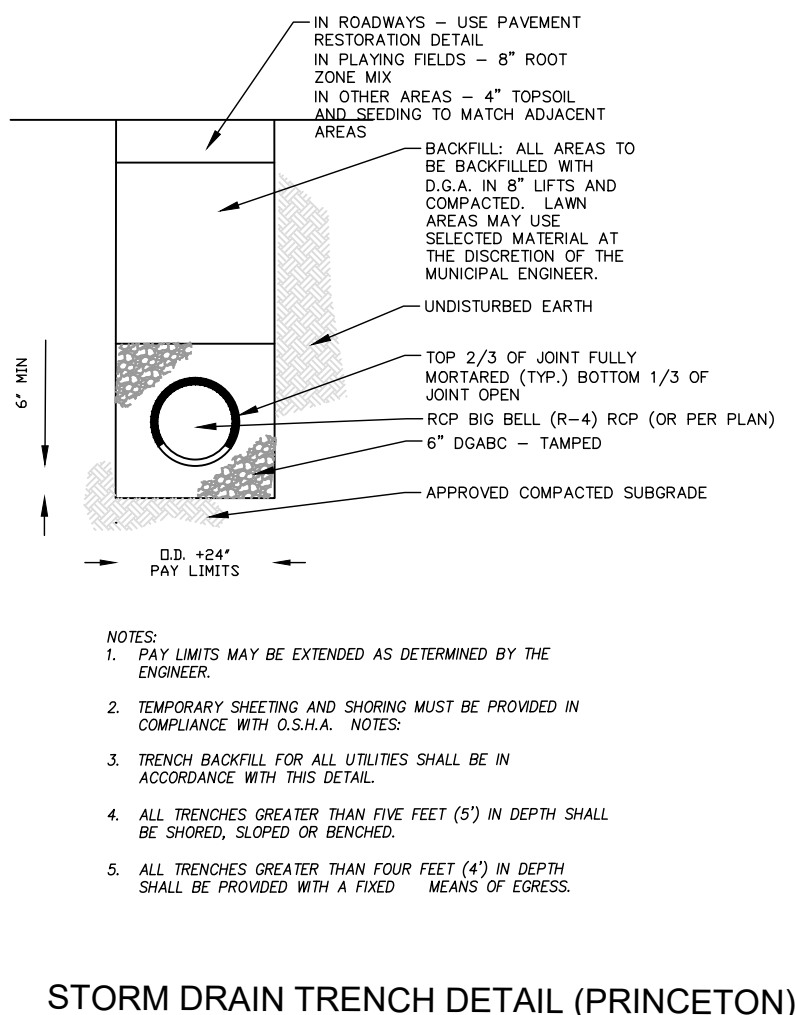
SANITARY LATERAL DETAIL
NOT TO SCALE



TYPICAL SERVICE CONNECTION WITH METER PIT
NOT TO SCALE



STEEP SLOPE BOULDER/PLANTING DETAIL
NOT TO SCALE



STORM DRAIN TRENCH DETAIL (PRINCETON)
NOT TO SCALE

COUNTY SOIL CONSERVATION DISTRICT

- NOTES FOR SOIL EROSION AND SEDIMENT CONTROL
1. THE COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING LAND DISTURBANCE ACTIVITY. NOTICES MAY BE MAILED, FAXED, OR EMAILED TO: [REDACTED]
 2. IF APPLICABLE TO THIS PROJECT, THE OWNER SHOULD BE AWARE OF HIS OR HER OBLIGATION TO FILE FOR A CONSTRUCTION ACTIVITY STORMWATER PERMIT AND KEEP A POLLUTION PREVENTION PLAN SELF-INSPECTION LOGBOOK ON SITE AT ALL TIMES. THIS PERMIT MUST BE FILED PRIOR TO THE START OF SOIL DISTURBANCE. THE ONLINE APPLICATION PROCESS WILL REQUIRE ENTRY OF AN SED CERTIFICATION CODE, WHICH IS PROVIDED BY THE SOIL CONSERVATION DISTRICT UPON CERTIFICATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 3. THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
 4. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INCLUDING AN INCREASE IN THE LIMIT OF DISTURBANCE, WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
 5. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.
 6. SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AS OUTLINED WITHIN THE SEQUENCE OF CONSTRUCTION ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN ALL IF LANGUAGE CONTAINED WITHIN ANY OTHER PERMIT FOR THIS PROJECT IS MORE RESTRICTIVE THAN (BUT NOT CONTRADICTORY TO) WHAT IS CONTAINED WITHIN THESE NOTES OR ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, THEN THE MORE RESTRICTIVE PERMIT REQUIREMENTS SHALL BE FOLLOWED.
 8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A 18" x 28" CLEAN STONE TRADING PAD AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE. WHETHER IDENTIFIED ON THE CERTIFIED PLAN OR NOT, THE WIDTH SHALL SPAN THE FULL WIDTH OF DRIVEWAY, AND LENGTH SHALL BE 50 FT. MORE, OR MORE, ON SITE CONDITIONS AND AS REQUIRED BY THE STANDARD. THIS SHALL INCLUDE INDIVIDUAL LOT ACCESS POINTS WITHIN RESIDENTIAL SUBDIVISIONS. IF THE DRIVEWAY IS TO A COUNTY ROAD, THEN A 20 FT. LONG PAVED TRANSITION SHALL BE PROVIDED BETWEEN THE EDGE OF PAVEMENT AND THE STONE ACCESS PAD.
 9. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING, PROVIDED THAT ALL OTHER REQUIREMENTS RELATED TO DETENTION BASINS, SWALES, AND THE SEQUENCE OF CONSTRUCTION HAVE BEEN MET.
 10. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION ACTIVITY WILL IMMEDIATELY RECEIVE TEMPORARY STABILIZATION. IF THE SEASON PREVENTS ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS. SLOPED AREAS IN EXCESS OF 3:1 V:1 H:1 SHALL BE PROVIDED WITH EROSION CONTROL BLANKETS. CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, EROSIONARY ENVIRONMENTS, ENVIRONMENTALLY SENSITIVE AREAS) WILL RECEIVE TEMPORARY STABILIZATION IMMEDIATELY AFTER INITIAL DISTURBANCE OR SOIL GRADING.
 11. ANY STEEP SLOPES (I.E. SLOPES GREATER THAN 3:1) RECEIVING PIPELINE OR UTILITY INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS.
 12. PERMANENT VEGETATION SHALL BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING AND TOPSOILING. ALL AGROCLIMATIC REQUIREMENTS CONTAINED WITHIN THE STANDARDS AND ON THE CERTIFIED PLAN SHALL BE EMPLOYED. MULCH WITH BINDER, IN ACCORDANCE WITH THE STANDARDS, SHALL BE USED ON ALL SLOPED AREAS. SAVE ALL TAGS AND/OR BAGS USED FOR SEED, LIME AND FERTILIZER, AND PROVIDE THEM TO THE DISTRICT INSPECTOR TO VERIFY THAT MIXTURES AND RATES MEET THE STANDARDS.
 13. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADJACENT VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A MANNER THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, THEN NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
 14. DURING THE COURSE OF CONSTRUCTION, SOIL COMPACTION MAY OCCUR WITHIN HAIL ROUTES, STAGING AREAS AND OTHER PROJECT AREAS IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING. COMPACTED SURFACES SHOULD BE SCARIFIED 4" TO 12" IMMEDIATELY PRIOR TO TOPSOIL APPLICATION. THIS WILL HELP ENSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
 15. PRIOR TO SEEDING, TOPSOIL SHALL BE WORKED TO PREPARE A PROPER SEEDBED. THIS SHALL INCLUDE REMOVAL OF THE TOPSOIL AND REMOVAL OF DEBRIS AND STONES, ALONG WITH OTHER REQUIREMENTS OF THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION.
 16. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDES SHALL BE BARRIED WITH LIME/STONE IN ACCORDANCE WITH THE STANDARD AND BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5.0 OR MORE PRIOR TO TOPSOIL APPLICATION AND SEEDING. PREPARATION OF THE AREA IS TO RECEIVE TREE OR SHRUB PLANTINGS, OR IS LOCATED ON A SLOPE, THEN THE AREA SHALL BE COVERED WITH A MINIMUM OF 24" OF SOIL HAVING A PH OF 5.0 OR MORE.
 17. ADDITION TO THE STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONAL REPORTS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING. PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING THE OPTIMUM SEEDING SEASON IMMEDIATELY FOLLOWING THE CONDITIONAL REPORT OF COMPLIANCE. WORK IN A GIVEN AREA SHALL BE COMPLETED IMMEDIATELY FOLLOWING THE CONDITIONAL REPORT OF COMPLIANCE.
 18. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENT, GOOD SEED-TO-SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF THE SEEDING OPERATION, HYDROMULCH SHOULD BE APPLIED AT A MINIMUM RATE OF 100 LBS PER ACRE. IN SECOND STEP, THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING RATES AS LISTED IN THE STANDARDS. THE USE OF HYDROMULCH ON SLOPED AREAS IS DISCOURAGED.
 19. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF THE CONSTRUCTION PROJECT. ALL SEDIMENT MARKED, DROPPED, TRACKED OR SPILLED ON PAVED SURFACES SHALL BE IMMEDIATELY REMOVED.
 20. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF Ongoing CONSTRUCTION, AND FOR EMPLOYING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THE REQUEST OF THE MERCER COUNTY SOIL CONSERVATION DISTRICT.
 21. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
 22. ALL DETENTION / RETENTION BASINS MUST BE FULLY CONSTRUCTED INCLUSIVE OF ALL STRUCTURAL COMPONENTS AND LANDSCAPES AND PERMANENTLY STABILIZED PRIOR TO PLANTING OR PRIOR TO THE ADDITION OF ANY IMPERVIOUS SURFACES. PERMANENT STABILIZATION INCLUDES, BUT MAY NOT BE LIMITED TO, TOPSOIL, SEED, STRAW MULCH AND BINDER. ON EROSION CONTROL BLANKETS ON ALL SEEDING, ALL AGROCLIMATIC REQUIREMENTS AS SPECIFIED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INCLUDING EROSION CONTROL STRUCTURES, AND DISCHARGE STORM DRAINAGE PIPING, LOW FLOW CHANNELS, CONDUIT OUTLET PROTECTION, EMERGENCY SPILLWAYS, AND LIME RING PROTECTION.
 23. THE FINISH SURFACE OF ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BASE PAVEMENT UNTIL SUCH TIME AS FINAL PAVEMENT HAS BEEN INSTALLED. TEMPORARY SOIL RINDING SURFACES ARE PROHIBITED.
 24. ALL CONSTRUCTION DEWATERING (TRENCHES, EXCAVATIONS, ETC.) MUST BE DONE THROUGH AN ALIET OR OUTLET FILTER IN ACCORDANCE WITH THE STANDARD FOR DEWATERING OR AS SPECIFIED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN. DISCHARGE LOCATIONS FOR THE DEWATERING OPERATION MUST CONTAIN PERENNIAL VEGETATION OR SIMILAR STABLE SURFACE.
 25. ALL SWALES OR CHANNELS THAT WILL RECEIVE RUNOFF FROM PAVED SURFACES MUST BE PERMANENTLY STABILIZED PRIOR TO THE INSTALLATION OF PAVEMENT. IF THE SEASON PROHIBITS THE ESTABLISHMENT OF PERMANENT STABILIZATION, THE SWALES OR CHANNELS MAY BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE STANDARDS.
 26. NO CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED BY THE MUNICIPALITY BEFORE THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN SATISFIED. THEREFORE, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS MUST BE COMPLETED BEFORE THE DISTRICT ISSUES A REPORT OF COMPLIANCE OR CONDITIONAL REPORT OF COMPLIANCE, WHICH MUST BE FORWARDED TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY, RESPECTIVELY.

7-SB-25-C
Revised: 6/24/2025

CLIENT: OMAR YOUSIF
PROJECT LOCATION:
O LOCUST HILL LAN SUBDIVISION
KNOXVILLE, TN 37920
KNOXVILLE/KNOX COUNTY PLANNING FILE NO.
7-SB-25-C

DETAILS
O LOCUST HILL LANE



DRWN BY: MJF
DATE: 6/12/25
REVISIONS:

SHEET