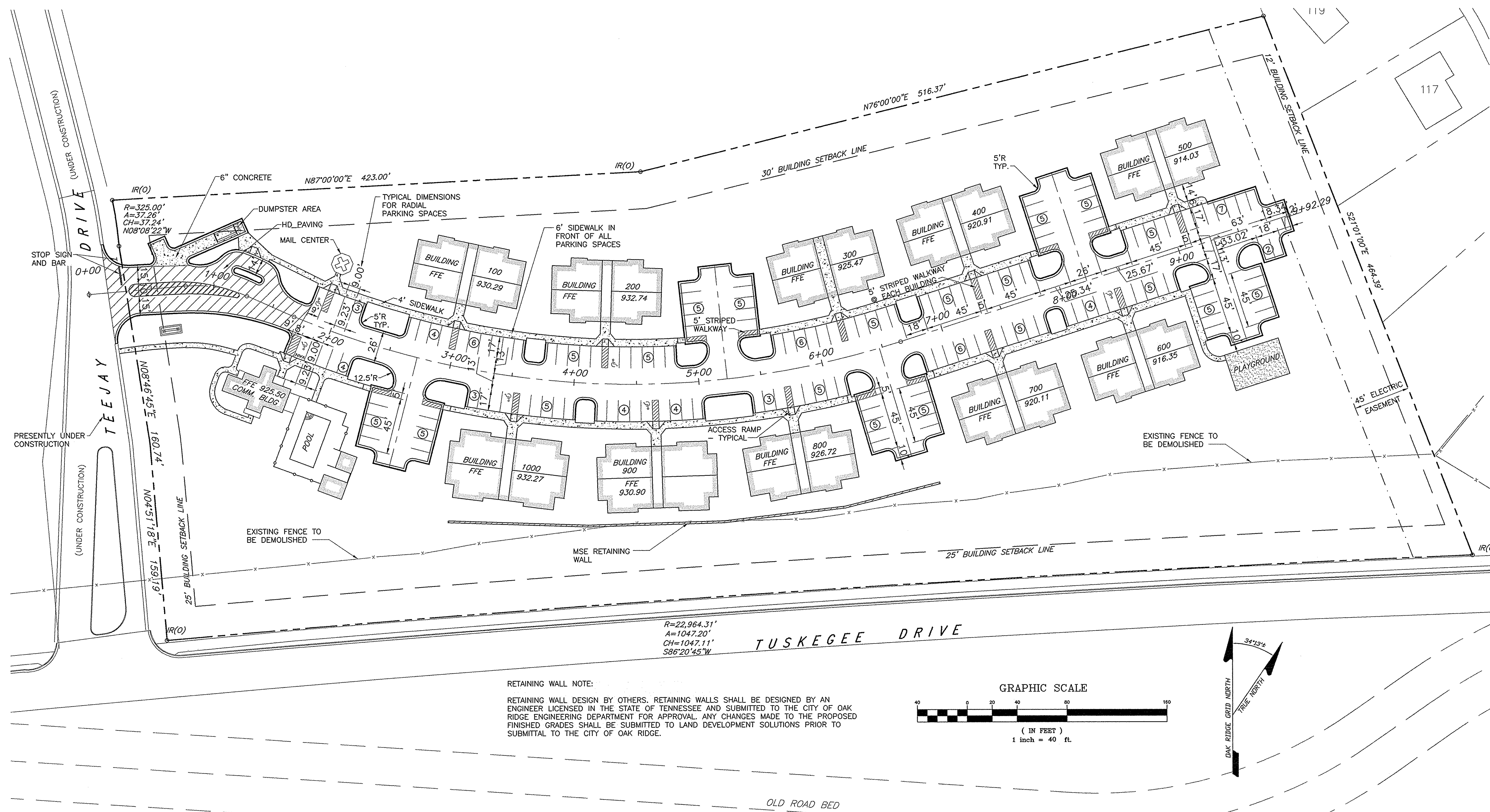
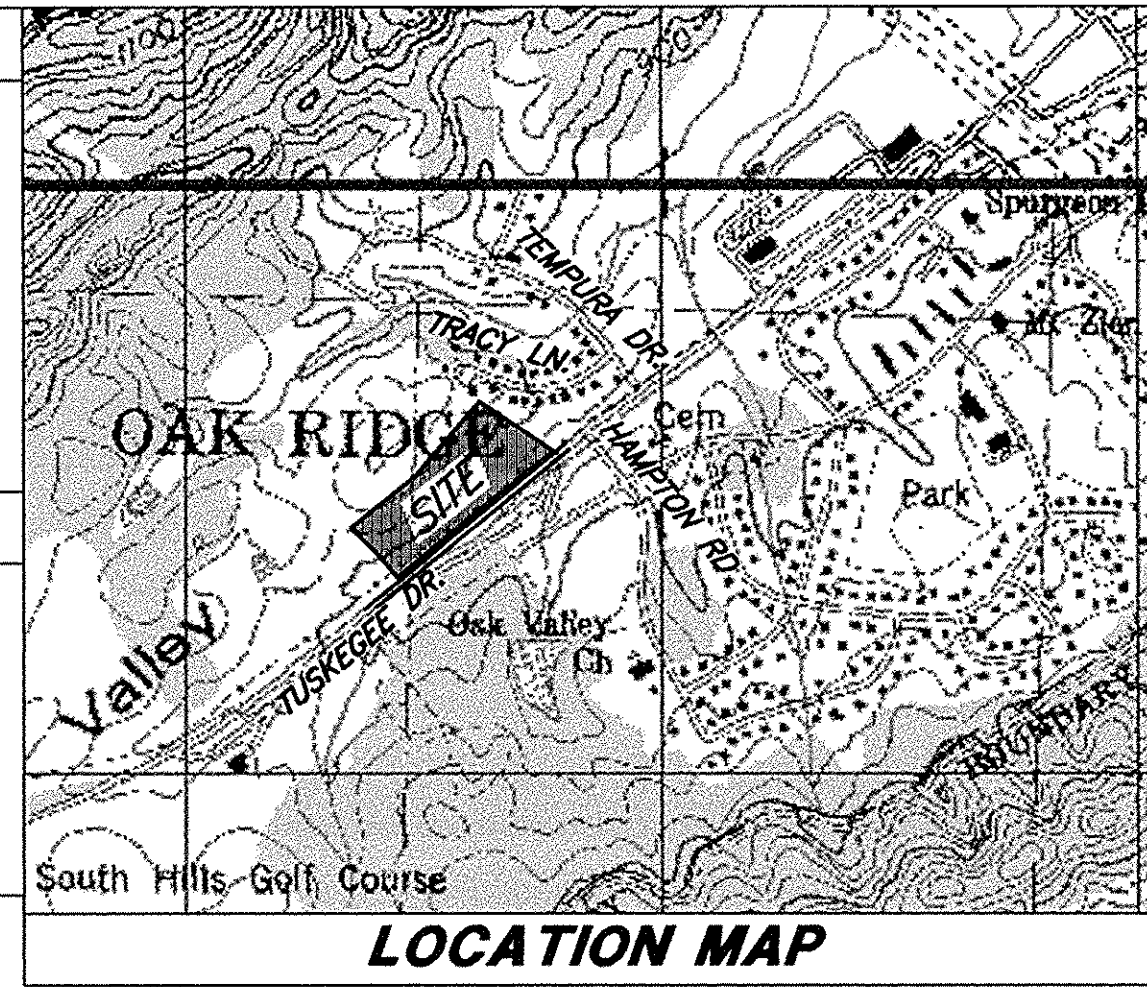


LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	NEW SIDEWALK
	NEW CURB & GUTTER
	NEW BUILDING EDGE
	ROAD/PARKING LOT CENTERLINE
	NUMBER OF PARKING SPACES (EXCLUDING DISABLED)
	NEW RETAINING WALL - DESIGN BY OTHERS

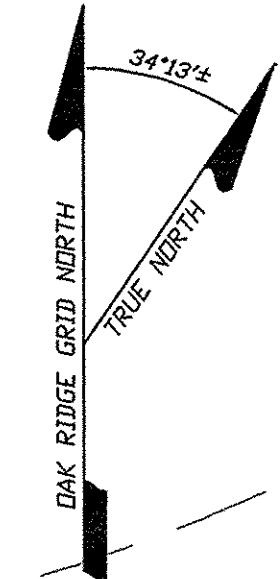
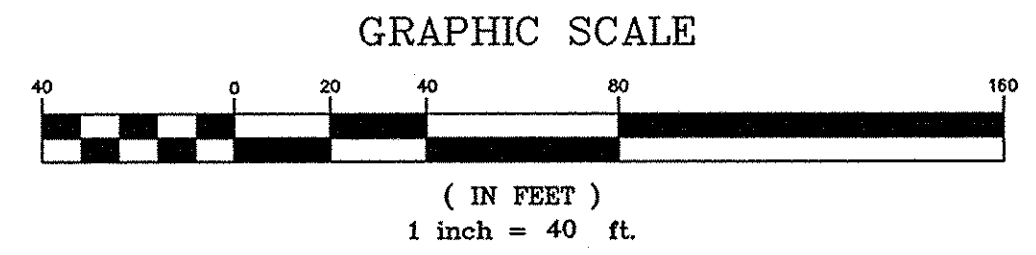
SITE STATISTICS	
1. PROPERTY IS LOCATED IN CITY OF OAK RIDGE AND IS ZONED R-4-B.	
2. LOT ACREAGE = 8.55 ACRES.	
3. BUILDING SETBACKS: FRONT = 25' REAR = 30' SIDE = 12'	
4. PARKING SUMMARY: TOTAL SPACES REQUIRED = 160 (6 DISABLED SPACES) TOTAL SPACES PROVIDED = 162 (6 DISABLED SPACES)	
5. BUILDINGS 100-800 (2 BEDROOM UNITS) = 7,364 S.F. EACH BUILDINGS 900-1000 (3 BEDROOM UNITS) = 8,824 S.F. EACH	
6. TOTAL UNITS = 80	

GENERAL NOTES	
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL TENNESSEE ONE CALL AND ANY UTILITY THAT DOES NOT SUBSCRIBE TO ONE CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION, TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.	

LAYOUT NOTES	
1. ALL DIMENSIONS TO CURB LINE REFERENCE FACE OF CURB - SEE DETAIL.	
2. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.	
3. SEE UTILITY PLAN FOR NEW AND EXISTING UTILITY LINE LOCATIONS. SEE GRADING AND DRAINAGE PLAN FOR NEW AND EXISTING STORM DRAIN LOCATIONS.	



RETAINING WALL NOTE:
RETAINING WALL DESIGN BY OTHERS. RETAINING WALLS SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE AND SUBMITTED TO THE CITY OF OAK RIDGE ENGINEERING DEPARTMENT FOR APPROVAL. ANY CHANGES MADE TO THE PROPOSED FINISHED GRADES SHALL BE SUBMITTED TO LAND DEVELOPMENT SOLUTIONS PRIOR TO SUBMITTAL TO THE CITY OF OAK RIDGE.



PROJECT: **TELLER VILLAGE APARTMENTS**
 REGENCY DEVELOPMENT
 OAK RIDGE, TENNESSEE

LAND DEVELOPMENT SOLUTIONS
 310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922 • PH: 865-671-2281

DRAWING DESCRIPTION: **SITE LAYOUT PLAN**

NO.	DATE	REVISION
1	1/17/02	REVISIONS PER CITY OF OAK RIDGE

DRAWN BY	
CHECKED	
APPROVED	
JOB NO.	20149
SCALE	1"=40'
DATE	12/03/01

C-1

SHEET NO.