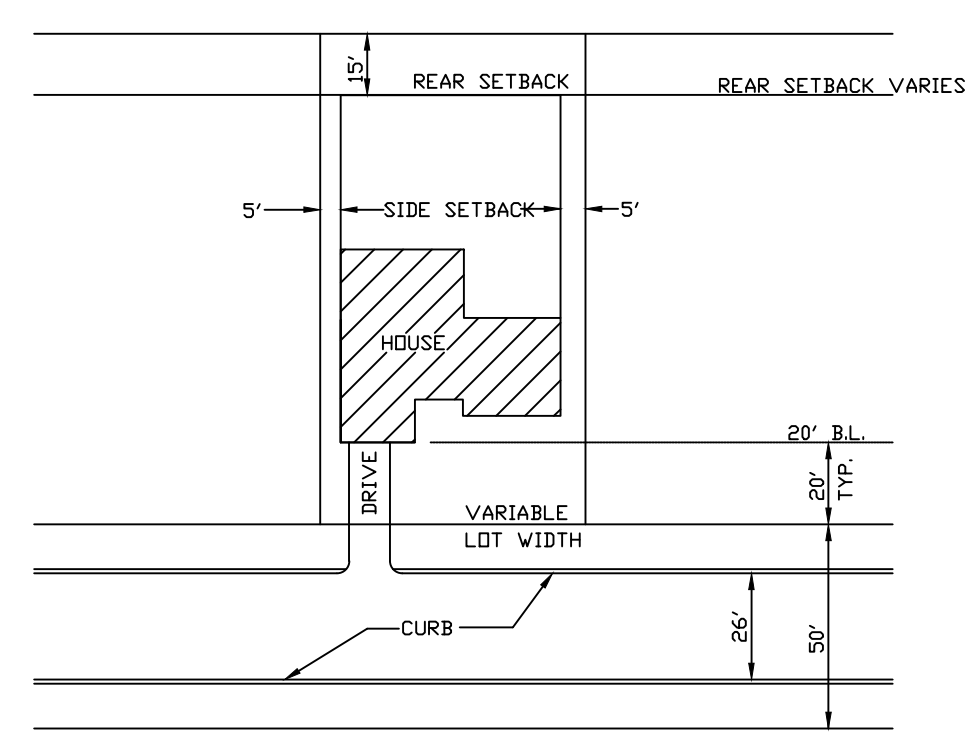


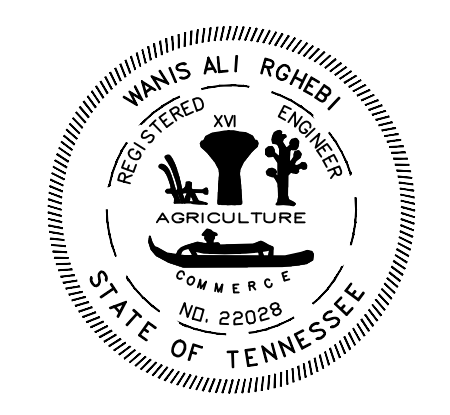
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.:

- NOTES
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 - THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES. ADDITIONAL STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 - SANITARY SEWER EASEMENT OF 15' EACH SIDE OF SEWER AS INSTALLED WHERE APPLICABLE.
 - THIS PROPERTY CONTAINS APPROXIMATELY 0.96 ACRES AND IS SUBDIVIDED INTO SINGLE FAMILY LOTS 1-4.
 - PR. ZONING PENDING, WILL BE APPROVED ON DECEMBER 8, 2022 (4 DU/AC).
 - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON KGIS.
 - UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST KNOX UTILITY DISTRICT
ELECTRIC: LCLUB
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT & T
 - THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 20'
SIDES: 5'
REAR: 15' (UNLESS CONTROLLED BY 35' PERIPHERAL SETBACK)
 - THE CONCEPT FOR PHASE I (LOTS 5-6) HAS BEEN APPROVED ON DECEMBER 8, 2022 IN FILE # 12-SB-23-C AND 12-B-23-0P.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
 - BOUNDARY IS BASED ON KGIS.



ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE WEST KNOX UTILITY DISTRICT.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.



1-SD-23-C / 1-C-23-DP
11/28/2022

OWNER/DEVELOPER:
EAGLE BEND
P.O. BOX 11315
KNOXVILLE, TN 37939
PHONE: (865) 693-3356
FAX: (865) 693-7465
EMAIL: swd444@gmail.com

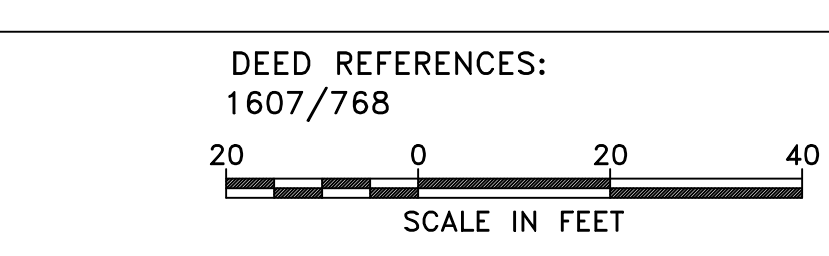
SITE ADDRESS:
504 FOX ROAD
KNOXVILLE, TENNESSEE 37922

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghabi@sengconsultants.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1" = 20'
DATE
11-28-2022



CONCEPT PLAN, PHASE II
FOX ROAD DEVELOPEMNT ON FOX ROAD
CLT MAP 143, PARCEL 112.01
DISTRICT 6, KNOX COUNTY, TENNESSEE

SD-04-28-22-CP-II
SHEET 1 OF 1 SHEET

1" = 20'
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