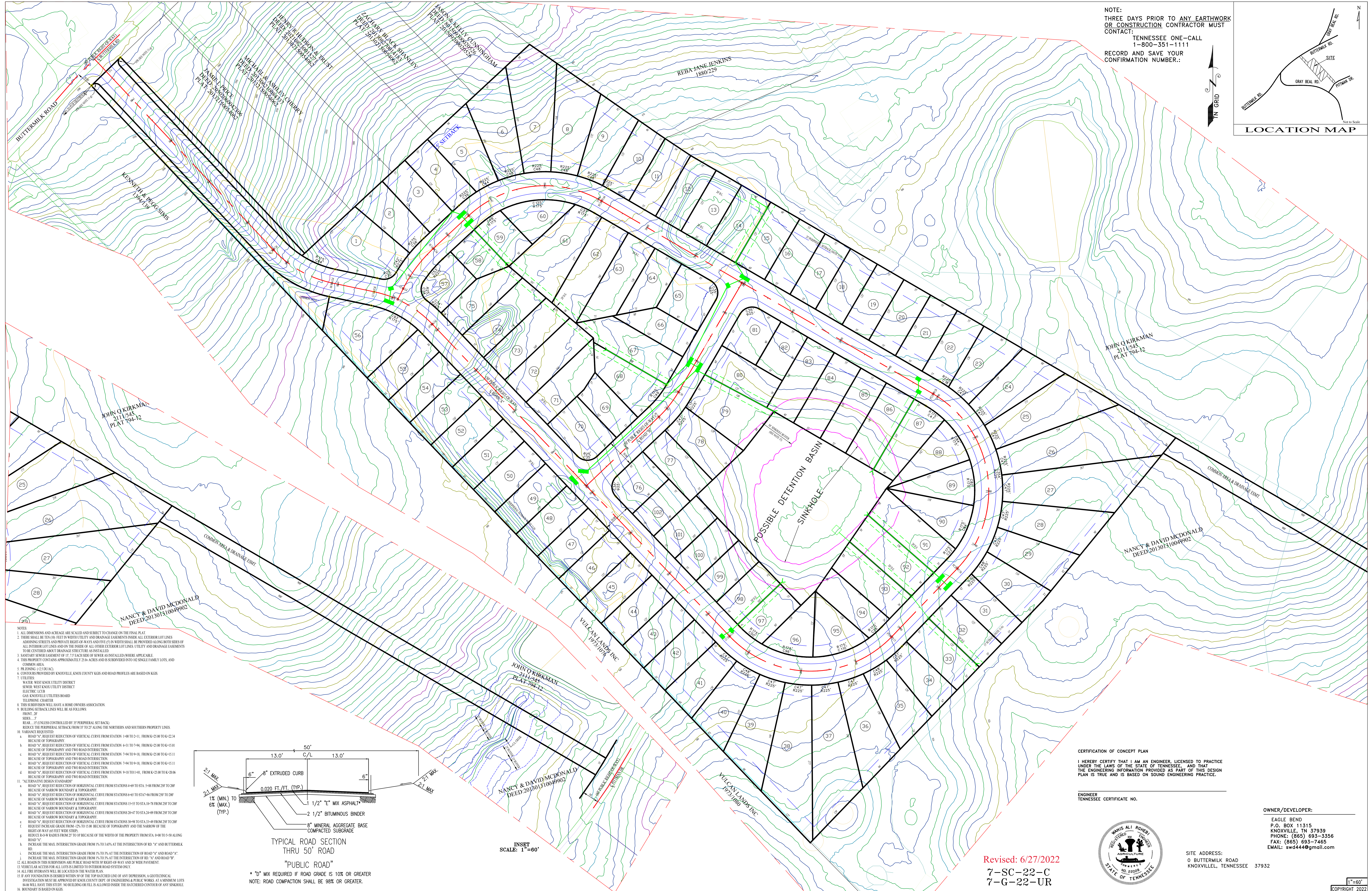
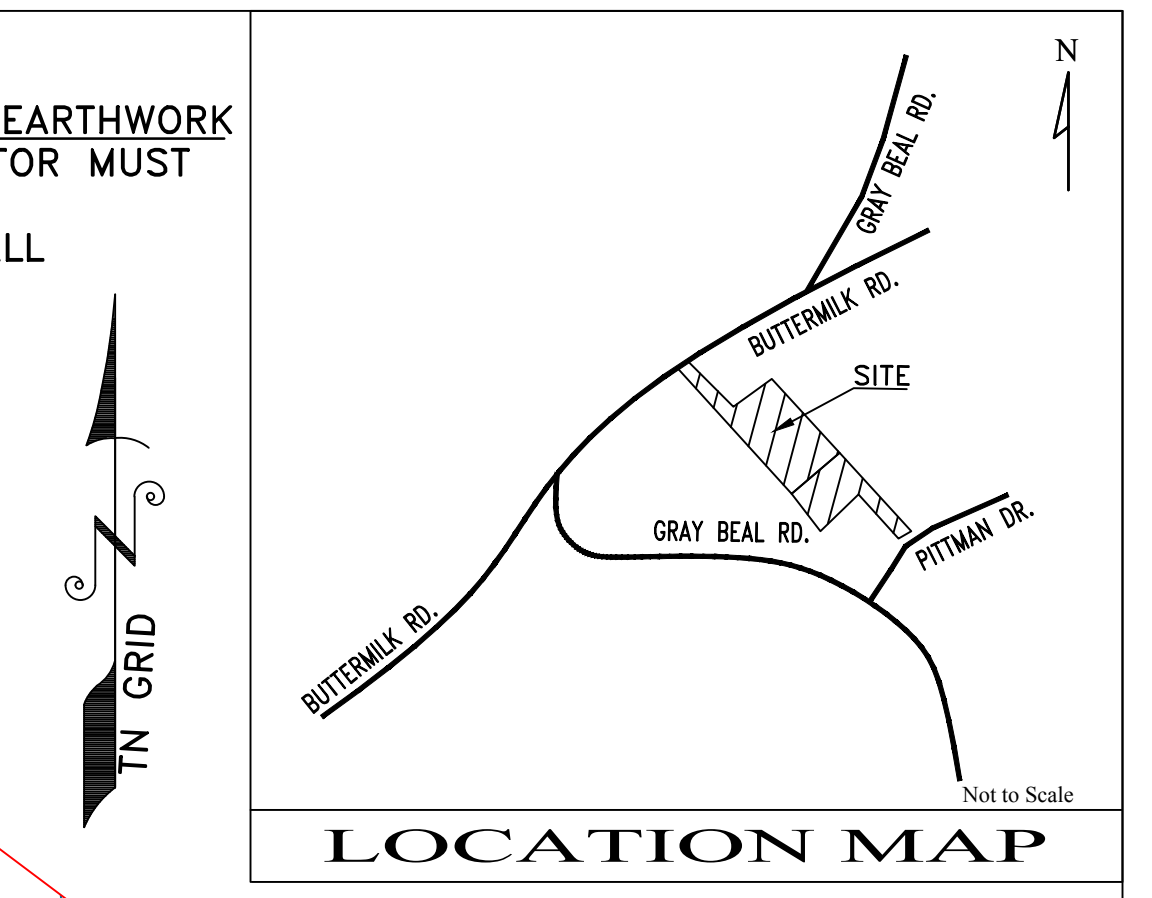
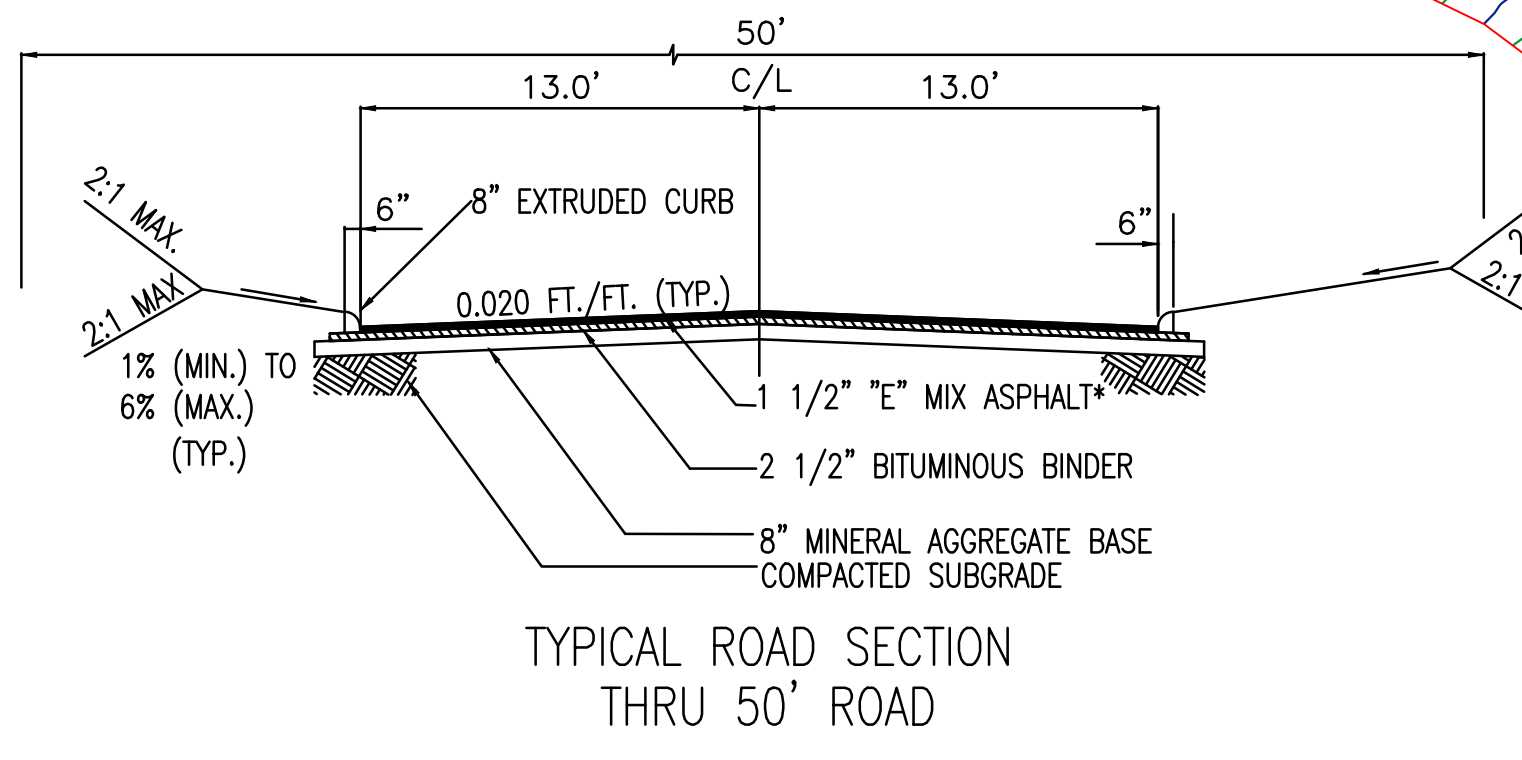


NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR  
CONFIRMATION NUMBER.:



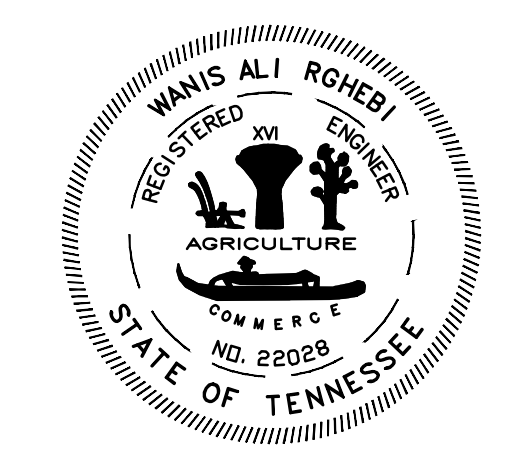
- NOTES
1. ALL DIMENSIONS AND ACRES ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. THERE SHALL BE TEN FOOT SETBACKS WITH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PROVIDE EIGHT FEET AND FIVE FEET SETBACKS SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE SIDES OF ALL EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
  3. SANITARY SEWER EASEMENTS OF 17.75' FACTORY SIDE OF SEWER AS INSTALLED WHERE APPLICABLE.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 236 ACRES AND IS SUBDIVIDED INTO SINGLE LOTS AND COMMON AREAS.
  5. FLOODING (AS BEING).
  6. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS AND ROAD PROFILES ARE BASED ON AGIS.
  7. UTILITIES:
    - WATER: WEST KNOX UTILITY DISTRICT
    - SEWER: WEST KNOX UTILITY DISTRICT
    - ELECTRIC: CUB
    - GAS: KNOXVILLE UTILITIES BOARD
    - TELEPHONE: COMCAST
  8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
  9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
    - FRONT: 20'
    - REAR: 15' (UNLESS CONTROLLED BY 33' PERIPHERAL SET BACK)
    - REDUCE THE PERIPHERAL SETBACK FROM 20' TO 15' ALONG THE NORTHERN AND SOUTHERN PROPERTY LINES.
  10. VARIANCES REQUESTED:
    - a. ROAD "A" REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 4+00 TO 2+11, FROM 8'-25.00 TO 8'-22.34 BECAUSE OF TOPOGRAPHY.
    - b. ROAD "A" REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 6+31 TO 7+94, FROM 8'-25.00 TO 8'-15.81 BECAUSE OF TOPOGRAPHY AND TWO ROAD INTERSECTION.
    - c. ROAD "A" REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 7+40 TO 1+18, FROM 8'-25.00 TO 8'-15.11 BECAUSE OF TOPOGRAPHY AND TWO ROAD INTERSECTION.
    - d. ROAD "A" REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 7+40 TO 1+18, FROM 8'-25.00 TO 8'-15.11 BECAUSE OF TOPOGRAPHY AND TWO ROAD INTERSECTION.
    - e. ROAD "A" REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 8+10 TO 1+41, FROM 8'-25.00 TO 8'-20.06 BECAUSE OF TOPOGRAPHY AND TWO ROAD INTERSECTION.
    - f. ROAD "A" REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATIONS 4+00 TO STA. 5+88 FROM 250' TO 200' BECAUSE OF NARROW BOUNDARY & TOPOGRAPHY.
    - g. ROAD "A" REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATIONS 4+45 TO STA. 1+46 FROM 250' TO 200' BECAUSE OF NARROW BOUNDARY & TOPOGRAPHY.
    - h. ROAD "A" REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATIONS 1+45 TO STA. 10+78 FROM 250' TO 200' BECAUSE OF NARROW BOUNDARY & TOPOGRAPHY.
    - i. ROAD "A" REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATIONS 2+47 TO STA. 2+99 FROM 250' TO 200' BECAUSE OF NARROW BOUNDARY & TOPOGRAPHY.
    - j. ROAD "A" REQUEST REDUCTION OF HORIZONTAL CURVE FROM STATIONS 3+00 TO STA. 12+40 FROM 250' TO 200' BECAUSE OF TOPOGRAPHY AND THE NARROW OF THE RIGHT OF WAY (62 FEET WIDE STOP).
    - k. REDUCE ROW BOUNDARY TO 10' BECAUSE OF THE WIDTH OF THE PROPERTY FROM STA. 4+00 TO 5+88 ALONG ROAD "A".
    - l. INCREASE THE MAX. INTERSECTION GRADE FROM 1% TO 1.67% AT THE INTERSECTION OF RD. "A" AND BUTTERMILK RD.
    - m. INCREASE THE MAX. INTERSECTION GRADE FROM 1% TO 1.67% AT THE INTERSECTION OF ROAD "A" AND ROAD "C".
    - n. INCREASE THE MAX. INTERSECTION GRADE FROM 1% TO 1.67% AT THE INTERSECTION OF RD. "A" AND ROAD "D".
    - o. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROADS WITH 66 FEET RIGHT OF WAY AND 20' WIDE PAYMENT.
    - p. 1/2" MIN. CLEAR ACCESS FOR ALL LOTS LIMITED TO INTERIOR ROAD STATIONS ONLY.
    - q. ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
    - r. IF ANY FOUNDATIONS ARE BUILT WITHIN 10' OF THE TOP OF ANY DEPRESSION, A GEOTECHNICAL INVESTIGATION MUST BE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS AT A MINIMUM LOTS 100' WILL HAVE THIS STUDY. NO BUILDING OR FILL IS ALLOWED INSIDE THE HATCHED CONTOUR OF ANY SINKHOLE. BOUNDARY TO BE SHOWN.



INSET  
SCALE: 1"=60'

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

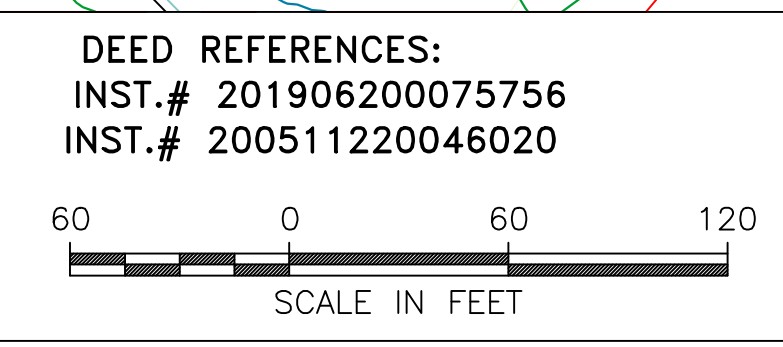
ENGINEER  
TENNESSEE CERTIFICATE NO.



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:  
0 BUTTERMILK ROAD  
KNOXVILLE, TENNESSEE 37932

Revised: 6/27/2022  
7-SC-22-C  
7-G-22-UR



DEED REFERENCES:  
INST. # 201906200075756  
INST. # 200511220046020

SCALE  
HORIZONTAL: 1"= 60'  
CONTOUR INTERVAL: 2'  
DATE  
4-28-2022

CONTOUR INTERVAL: 2'  
(KGIS TOPOGRAPHIC)

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699

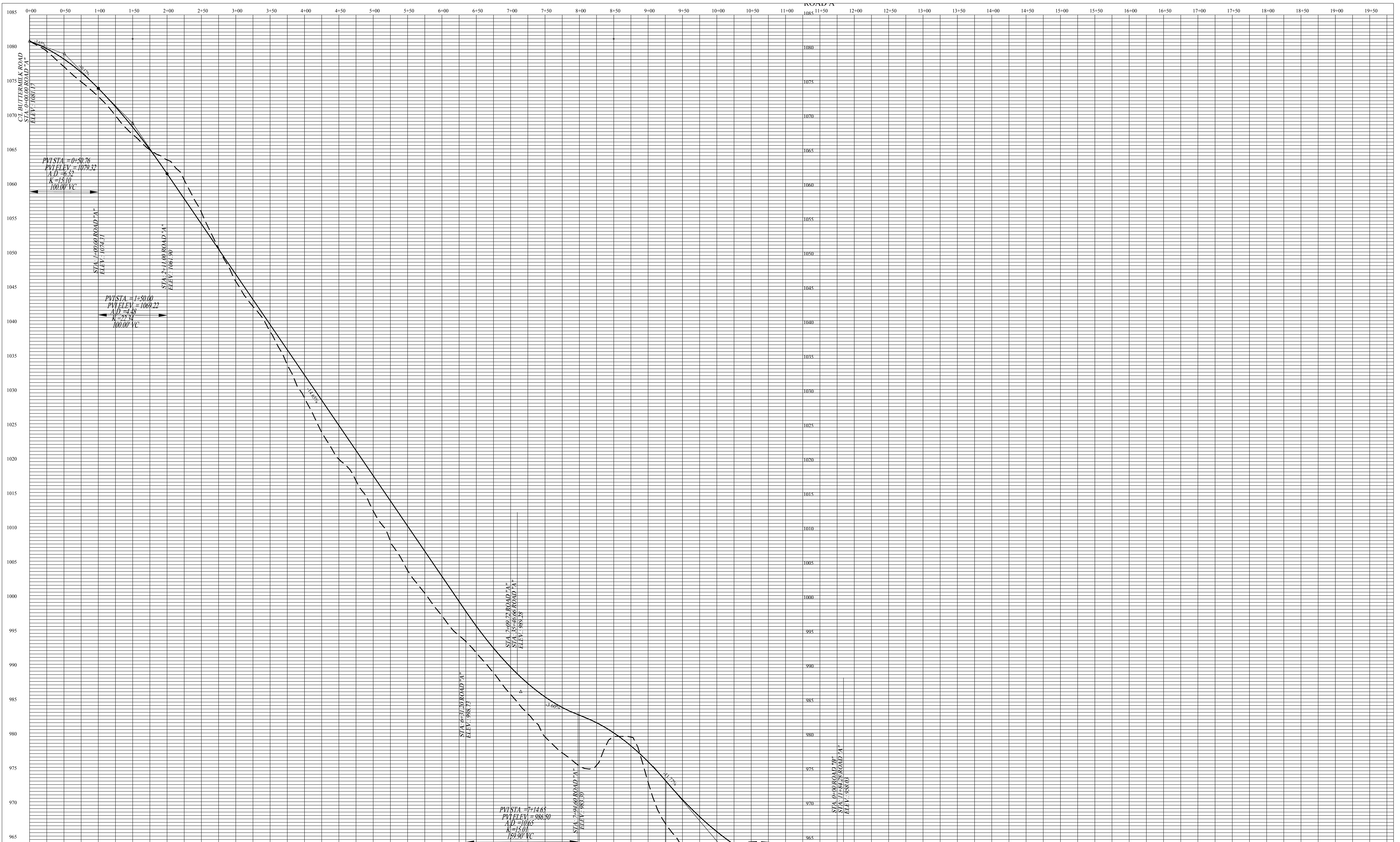
DESIGNED	WAR	APPROVED	APPR.
ENGINEER			
DRAWN	WAR		
CHECKED	WAR		
NO.	DATE	REVISION	APPR.

CONCEPT PLAN  
SCOTT DAVIS DEVELOPMENT ON BUTTERMILK ROAD  
CLT MAP 129, PARCEL 142.13  
CLT MAP 129, PARCEL 142  
DISTRICT 6, KNOX COUNTY, TENNESSEE

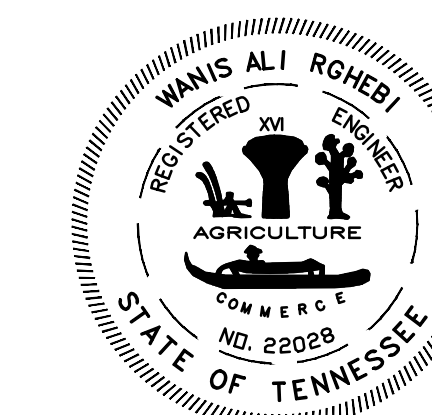
SD-04-28-22-CP  
SHEET 1 OF 4 SHEET(S)

1"=60'  
COPYRIGHT 2022





7-SC-22-C / 7-G-22-UR  
 Revised: 6/27/2022



OWNER/DEVELOPER:  
 EAGLE BEND  
 P.O. BOX 11315  
 KNOXVILLE, TN 37939  
 PHONE: (865) 693-3256  
 FAX: (865) 693-7465  
 EMAIL: swd444@gmail.com

SITE ADDRESS:  
 0 BUTTERMILK ROAD  
 KNOXVILLE, TENNESSEE 37932

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
 GENERAL CIVIL & LAND SURVEYORS  
 4809 BALL ROAD  
 KNOXVILLE, TENNESSEE 37931  
 PHONE: (865) 694-7756  
 FAX: (865) 693-9699

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

CONTOUR INTERVAL: 2'  
 (KGIS TOPOGRAPHIC)

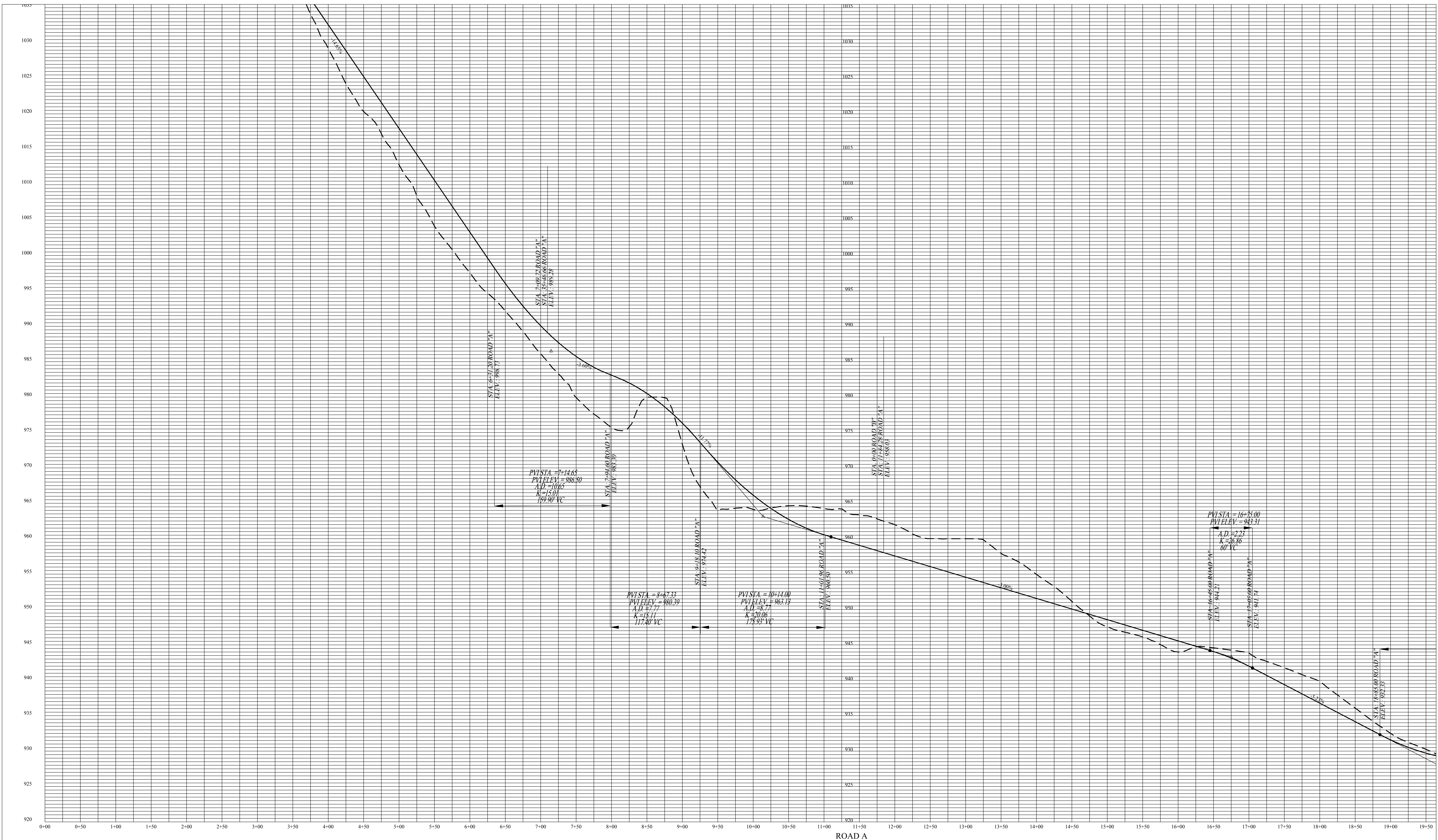
SCALE  
 HORIZONTAL: 1"= 50'  
 VERTICAL: 1"=5'  
 DATE  
 4-28-2022

DEED REFERENCES:  
 INST.# 201906200075756  
 INST.# 200511220046020  
  
 SCALE IN FEET

ROAD A & B PROFILE SHEET 1  
 SCOTT DAVIS DEVELOPMENT ON BUTTERMILK ROAD  
 CLT MAP 129, PARCEL 142.13  
 CLT MAP 129, PARCEL 142  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

SD-04-28-22-RP-1  
 SHEET 2 OF 4 SHEET(S)

1"=50'  
 COPYRIGHT 2022



7-SC-22-C / 7-G-22-UR  
 Revised: 6/27/2022



OWNER/DEVELOPER:  
 EAGLE BEND  
 P.O. BOX 11315  
 KNOXVILLE, TN 37939  
 PHONE: (865) 693-3556  
 FAX: (865) 693-7465  
 EMAIL: swd444@gmail.com

SITE ADDRESS:  
 0 BUTTERMILK ROAD  
 KNOXVILLE, TENNESSEE 37932

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
 GENERAL CIVIL & LAND SURVEYORS  
 4809 BALL ROAD  
 KNOXVILLE, TENNESSEE 37931  
 PHONE: (865) 694-7756  
 FAX: (865) 693-9699

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

CONTOUR INTERVAL: 2'  
 (KGIS TOPOGRAPHIC)

SCALE  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'  
 DATE  
 4-28-2022

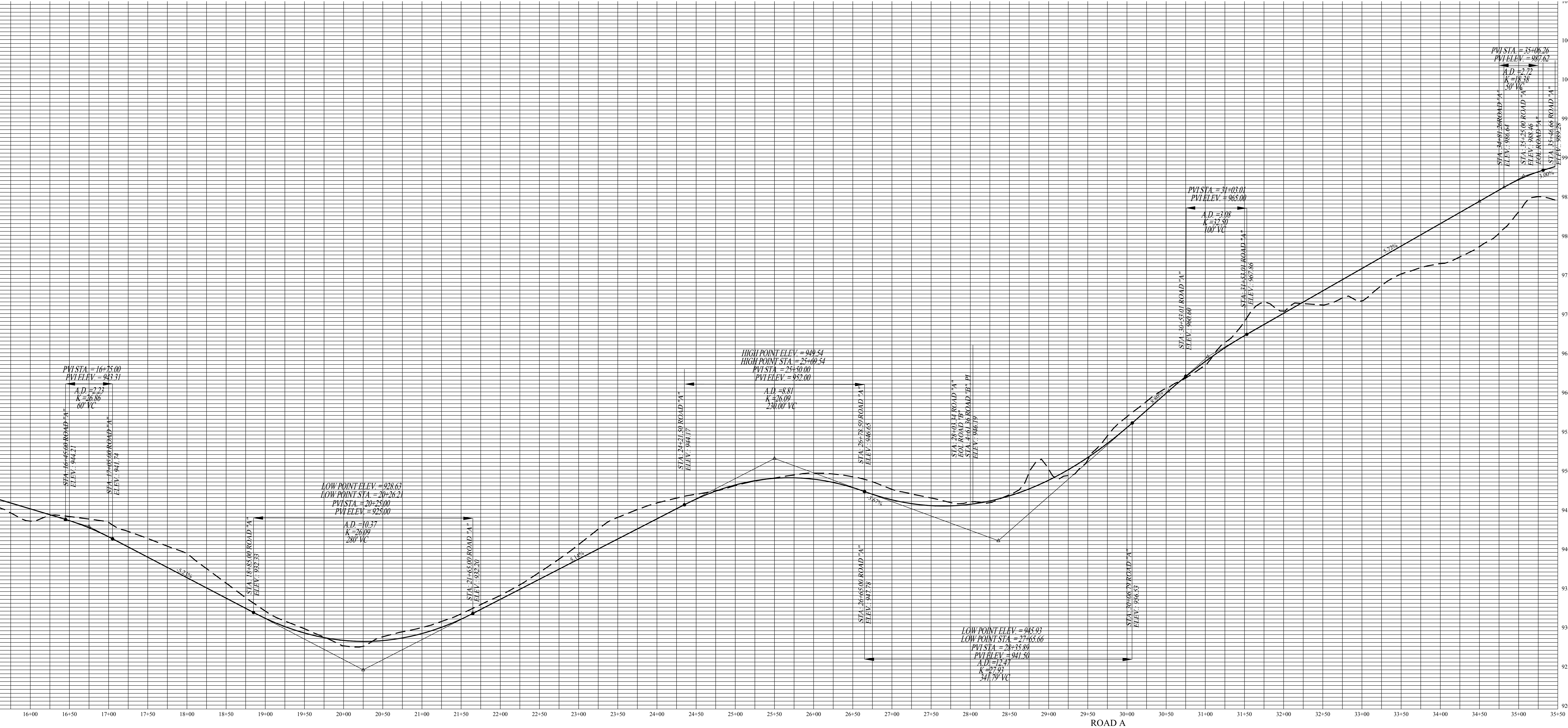
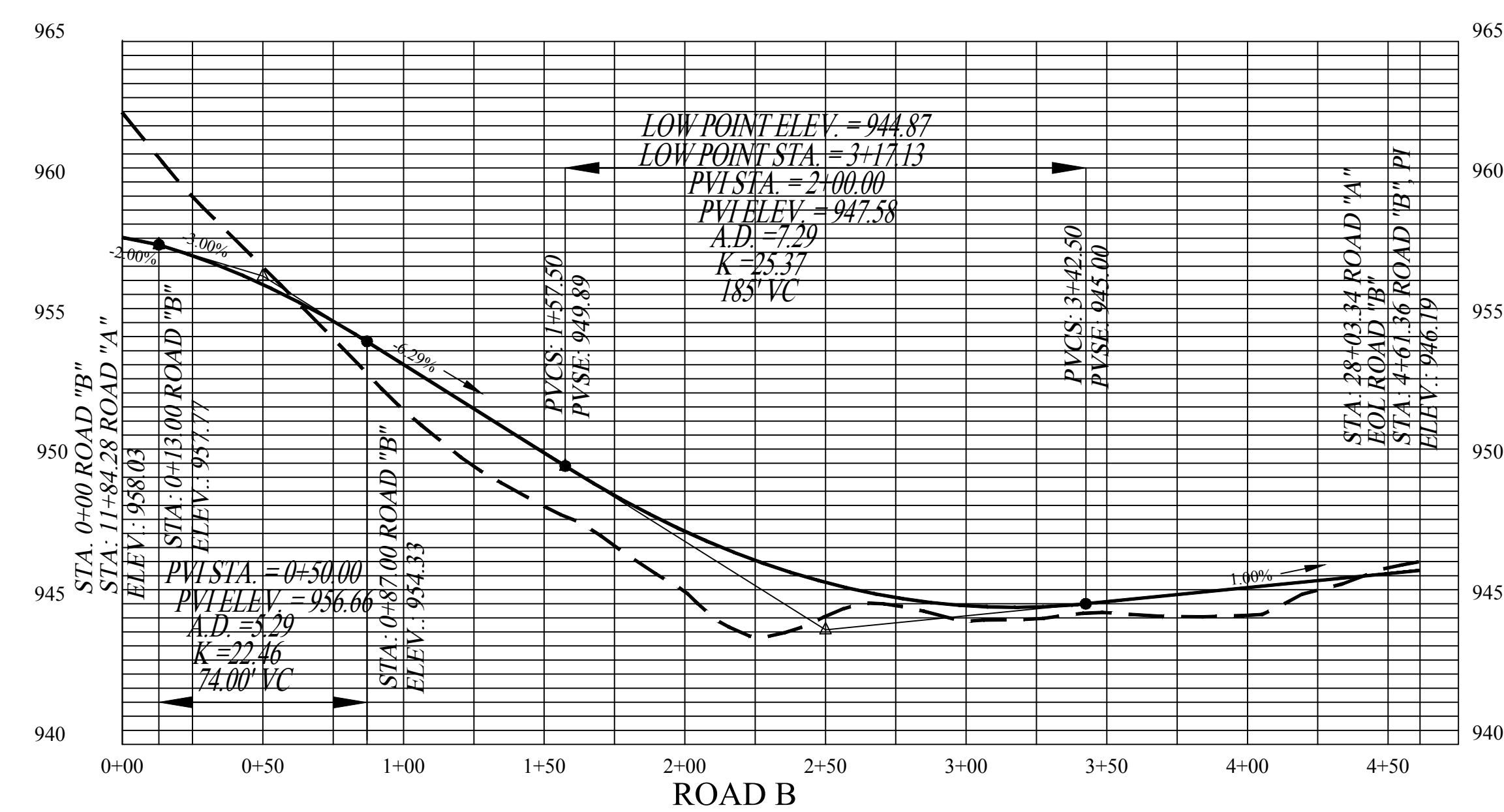
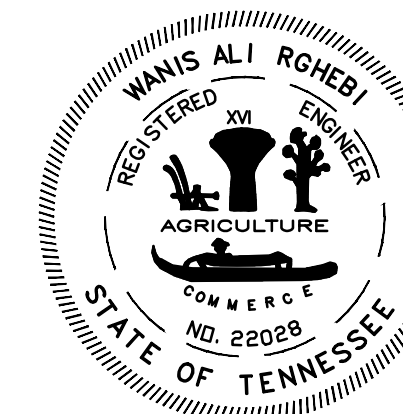
DEED REFERENCES:  
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 INST.# 200511220046020  
  
 SCALE IN FEET

ROAD A & B PROFILE SHEET 2  
 SCOTT DAVIS DEVELOPMENT ON BUTTERMILK ROAD  
 CLT MAP 129, PARCEL 142.13  
 CLT MAP 129, PARCEL 142  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

SD-04-28-22-RP-2  
 SHEET 3 OF 4 SHEET(S)

1"=50'  
 COPYRIGHT 2022





7-SC-22-C / 7-G-22-UR  
Revised: 6/27/2022

OWNER/DEVELOPER:  
EAGLE BEND  
P.O. BOX 11315  
KNOXVILLE, TN 37939  
PHONE: (865) 693-3256  
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SITE ADDRESS:  
0 BUTTERMILK ROAD  
KNOXVILLE, TENNESSEE 37932

**SOUTHLAND ENGINEERING CONSULTANTS, LLC**  
GENERAL CIVIL & LAND SURVEYORS  
4809 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-6699

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

NO.	DATE	REVISION	APPR.

CONTOUR INTERVAL: 2'  
(KGIS TOPOGRAPHIC)

SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'  
DATE  
4-28-2022

DEED REFERENCES:  
INST. # 201906200075756  
INST. # 200511220046020

50 0 50 100  
SCALE IN FEET

ROAD A & B PROFILE SHEET 3  
SCOTT DAVIS DEVELOPMENT ON BUTTERMILK ROAD  
CLT MAP 129, PARCEL 142.13  
CLT MAP 129, PARCEL 142  
DISTRICT 6, KNOX COUNTY, TENNESSEE

SD-04-28-22-RP-3  
SHEET 4 OF 4 SHEET(S)

1"=50'  
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