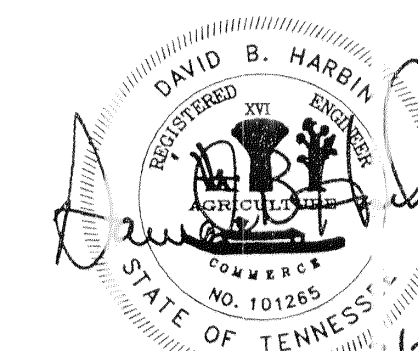


- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE IN THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LO LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTRUM OF SANITARY SEWER AT: INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 74.72 ACRES ± BOWDITCH INTO 251 SINGLE 4' x 1/2" DETACHED LOTS.
 5. THIS PROPERTY IS ZONED RP-1.
 6. CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY D.I.S. ROAD PROFILES ARE BASED ON 1% GVS CONTOURS.
 7. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. VARIANCES APPROVED BY MPC AT ITS' APRIL 8, 2010 MEETING ARE AS FOLLOWS:
 - a) HORIZONTAL CURVE RADIUS FROM 250' TO 175', STA 120+00 ROAD "K"
 - b) HORIZONTAL CURVE RADIUS FROM 250' TO 225', STA 25+50 ROAD "N"
 - c) HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA 12+40 ROAD "M"
 - d) VERTICAL CURVE LENGTH FROM 87.5' TO 50' (K VALUE FROM 25 TO 15.5), STA 1+95 ROAD "T"
 - e) VERTICAL CURVE LENGTH FROM 91' TO 55' (K VALUE FROM 25 TO 15.1), STA 15+00 ROAD "T"
 - f) VERTICAL CURVE LENGTH FROM 465.5' TO 285' (K VALUE FROM 25 TO 16.3), STA 1+65 ROAD "N"
 - g) VERTICAL CURVE LENGTH FROM 162.75' TO 100' (K VALUE FROM 25 TO 15.4), STA 5+40 ROAD "M"
 - h) VERTICAL CURVE LENGTH FROM 225' TO 165' (K VALUE FROM 25 TO 15.0), STA 4+70 ROAD "K"
 9. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE CITY OF KNOXVILLE DEPT. OF ENGINEERING WILL BE REQUIRED FOR ALL FILL AREAS.
 10. ROADWAY GRADES AT THE INTERSECTIONS OF ALL ROADS BETWEEN 1% AND 3% HAVE B 1% REVIEWED AND ARE APPROVED BY THE CITY OF KNOXVILLE DEPT. OF ENGINEERING.
 11. NO BUILDING OR FILL IS ALLOWED IN THE RIM OF THE CIRCULO.
 12. IF ANY FOUNDATION IS DESIRED WITHIN 5' OF THE TOP HATCHED LINE OF ANY DEPT. (SEWER, A GEOTECHNICAL INVESTIGATION APPROVED BY THE CITY OF KNOXVILLE DEPT. OF ENGINEERING, AT A MINIMUM LOT TO LOWER SECTION) WILL HAVE THIS STUDY.



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 HEREBY CERTIFY THAT THE PLAN AND ANY ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATION OF THE METROPOLITAN PLANNING COMMISSION.

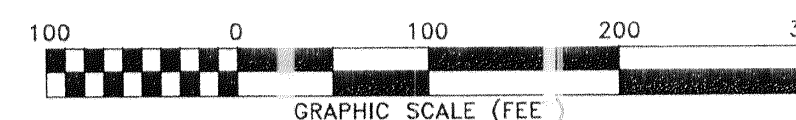
David B. Smith

REGISTERED ENGINEER _____

10 365

TENNESSEE CERTIFICATE NO. _____

OWNER:
CLAYTON BANK AND TRUST
c/o TOM McMAHAN
620 MARKET STREET
KNOXVILLE, TENNESSEE 37902
PHONE: (865) 522-2930 EXT.163



1	3/24/10	MPC COMMENTS							
REV.	DATE	REVISION	DESCRIPTION						

CONCEPT & DEVELOPMENT PLAN FOR
BUFFETT MILL ESTATES

CLT MAP 59MD, PARCELS 1, 30.01 & 30.02	SCALE 1"=100'	DRAWN BY TPD
CLT MAP 60PA, PARCELS 25, 2, 28 & 28.01	DATE 02/18/10	
CLT MAP 71AB, PARCELS 2, 22 & 22.01		


32nd WARD, CITY OF KNOXVILLE
 CITY BLOCKS 32500, 22550, 32630 & 32650
 DISTRICT 6, KNOX COUNTY, TN

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CONTOUR INTERVAL = 2'
 SHEET 1 OF 5 SHEETS

DRAWING NUMBER
 24325-0

BATSON, HIMES, NORVELL & PO
REGISTERED ENGINEERS & LAND SURVEYOR
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473
 email@bhn-p.com



1	3/24/10	MPC COMMENTS	
REV	DATE	REVISION DESCRIPTION	

GRADING & DRAINAGE PLAN FOR
BUFFATT MILL ESTATES

CLT MAP 59MD, PARCELS 1, 30.01 & 30.02	SCALE	DRAWN BY	TPD
CLT MAP 60PA, PARCELS 25, 26, 27 & 28.01	"1"=100'	DATE	02/18/10
CLT MAP 71AB, PARCELS 2, 22 & 22.01			

32nd WARD, CITY OF KNOXVILLE
 CITY BLOCKS 32500, 32530, 32630 & 31650
 DISTRICT 6, KNOX COUNTY, TN

Q:\24325\24325.DWG

CONTOUR INTERVAL = 2'
 SHEET 2 OF 5 SHEETS

DRAWING NUMBER
24325-GP