LOCATION MAP
Not to Scale

NOTES:

1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.

2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.

3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.

4. THIS UNIT CONTAINS APPROXIMATELY 9.82 ACRES SUBDIVIDED INTO 32 SINGLE FAMILY DETACHED LOTS.

5. THIS PROPERTY IS ZONED PR (PENDING).

6. ALL ROAD PROFILES ARE BASED ON KGIS TOPO.

7. UTILITIES:
   WATER: HALLSDALE POWELL UTILITY DISTRICT
   SEWER: HALLSDALE POWELL UTILITY DISTRICT
   ELECTRIC: KNOXVILLE UTILITIES BOARD
   GAS: KNOXVILLE UTILITIES BOARD
   TELEPHONE: FRONTIER

8. NO VARIANCES REQUIRED.

9. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE CITY OF KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.

10. ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.

11. MINIMUM FLOOR ELEVATIONS FOR LOTS 17 & 18 IS 1' ABOVE THE BERM OF THE DETENTION BASIN ON OR ADJACENT TO EACH LOT.

SCALE:
1"=100'H
10'V

GRAPHIC SCALE (FEET)
100 0 100 200 300

TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"
* "D" MIX REQUIRED IF ROAD GRADE IS 10% OR GREATER

1 1/2" "E" MIX ASPHALT*
TACK COAT (0.05 GAL./S.Y.)
2 1/2" BITUMINOUS BINDER
PRIME COAT (0.30 GAL./S.Y.)
8" MINERAL AGGREGATE BASE
COMPACTED SUBGRADE

8" EXTRUDED CURB

TYPICAL LOT LAYOUT
NTS

NOTE: A 35' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (WHERE APPLICABLE)
*A 10' SIDE SETBACK IS REQUIRED FOR LOTS 1, 2, 31 & 32

12-SB-07-C
12-E-07-UR

DEED REFERENCES: DEED BOOK 2070, PAGE 143
DEED BOOK 2123, PAGE 593
INSTR. #199911230039678

OWNER:
MPM DEVELOPMENT CO., LLC
P.O. BOX 52895
KNOXVILLE, TENNESSEE 37950-2895
PHONE (865) 693-0580

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
bhn-p@netgrp.net

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 FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO.

12-SB07-C
12-E-07-UR
REVISED
11-30-07

	1	11/28/07	MPC COMMENTS		
	REV.	DATE	REVISION DESCRIPTION		

CONCEPT & DEVELOPMENT PLAN FOR
MPM DEVELOPMENT ON IRWIN RD.

CLT MAP 56MC, PARCELS 1, 2 & 11.01
SCALE 1"=100'
DRAWN BY
DATE 10/22/07

DISTRICT 6, KNOX COUNTY, TN

CONTOUR INTERVAL = 2'

DRAWING NUMBER
24388-C