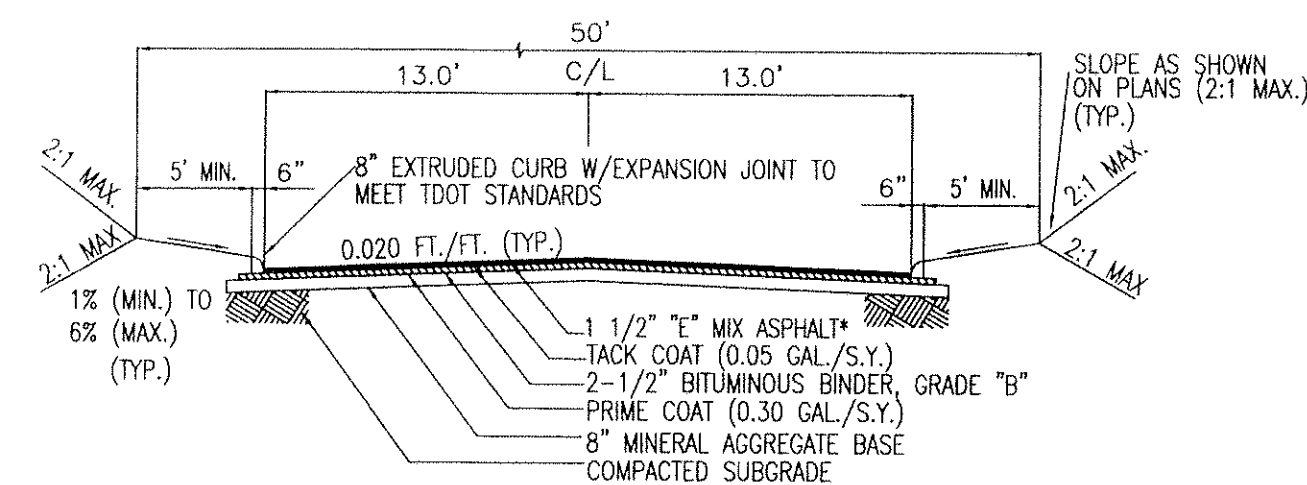


TYPICAL LOT LAYOUT FOR SINGLE FAMILY ATTACHED

Not to Scale



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"

LOCATION MAP

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 12.95 ACRES SUBDIVIDED INTO 54 SINGLE FAMILY ATTACHED LOTS & COMMON AREA.
  - THIS PROPERTY IS ZONED PR/TO.
  - CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.I.S. ROAD PROFILE BASED ON KNOXVILLE/KNOX COUNTY G.I.S. CONTOURS.
  - UTILITIES:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD (IF AVAILABLE)  
TELEPHONE: AT&T SOUTHEAST
  - VARIANCES REQUIRED:  
a) RIGHT-OF-WAY DEDICATION ALONG GEORGE LIGHT RD. FROM 30' TO 22' FROM CENTERLINE.  
b) VERTICAL CURVE LENGTH AT STA 7+20 FROM 363.25' TO 225'.
  - COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
  - ALL MOBILE HOMES TO BE REMOVED.
  - ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING AND PUBLIC WORKS.
  - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.



CERTIFICATION OF CONCEPT PLAN.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING 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 (DEPT. OF PLANNING AND COMMUNITY DEVELOPMENT) AS HAS BEEN REVIEWED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED LAND SURVEYOR *David B. Hargis*

TENNESSEE CERTIFICATE NO. 2595

DEVELOPER/OWNER:

M & M PARTNERS  
WALLACE McCLURE, JR., TRUSTEE  
114 DURWOOD RD.  
KNOXVILLE, TN 37922  
PHONE: (865) 693-3000

REV.	DATE	REVISION DESCRIPTION
1	06/01/07	CONCEPT & DEVELOPMENT PLAN FOR M & M PARTNERS ON RATHER RD. (REVISED)
CLT MAP 89, PARCEL 173		SCALE: 1"=50'
DEED REFERENCE: INSTR. #200005230034343		DRAWN BY: TPD
DISTRICT 6, KNOX COUNTY, TN		DATE: 06/01/07
CONTOUR INTERVAL = 4'		DRAWING NUMBER: 24250-C
SHEET 1 OF 2 SHEETS		



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