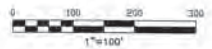
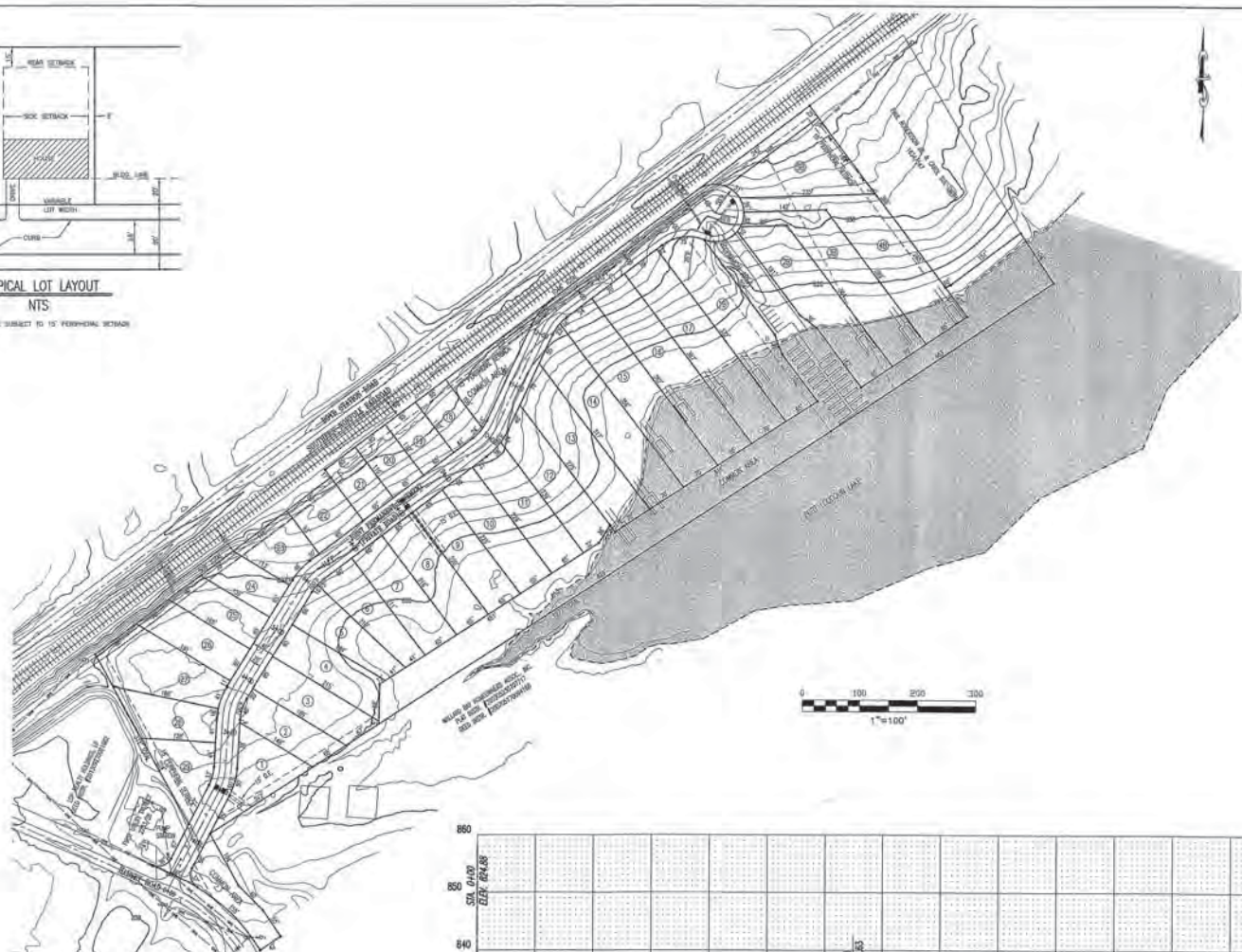


TYPICAL LOT LAYOUT  
NTS

NOTE:  
ALL SETBACKS ARE SUBJECT TO 15' PERIPHERAL SETBACK



LOCATION MAP



- ALL DIMENSIONS ARE SCALES AND SUBJECT TO CHANGE ON THE FINAL PLAN.
- A 1% DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXIST AS AN EXTENSION OF LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
- A 15' UTILITY EASEMENT EXIST 15' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- THE PROPERTY CONTAINS APPROXIMATELY 16.36 ACRES SITUATED WITH 34 SINGLE FAMILY DETACHED LOTS, PRIVATE ROAD & 2 COMMON AREA LOTS 13.62 ACRES FRONT ABOVE THE 813' CONTOUR AND 2.74 ACRES EAST ABOVE THE 820' CONTOUR.
- THE PROPERTY IS ZONED R18 (RESIDENTIAL).
- ALL ROAD RIGHT-OF-WAY ARE SHOWN IN THIS TOWNSHIP.
- UTILITIES:  
WATER: FIRST UTILITY DISTRICT  
SEWER: FIRST UTILITY DISTRICT  
ELECTRIC: KNOX COUNTY UTILITY BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
- VENUES BELIEVED:  
A) HORIZONTAL CURVE RADIUS FROM 200' TO 100', STA. 3+42.5  
B) HORIZONTAL CURVE RADIUS FROM 200' TO 100', STA. 2+40.0  
C) HORIZONTAL CURVE RADIUS FROM 200' TO 100', STA. 8+40.0  
D) HORIZONTAL CURVE RADIUS FROM 200' TO 100', STA. 10+40.0  
E) HORIZONTAL CURVE RADIUS FROM 200' TO 100', STA. 12+40.0
- CONSTRUCTION TERMS PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING & PUBLIC WORKS SHALL BE REQUIRED FOR ALL PERMITS.
- PERMITS SPACES AT INTERSECTIONS BETWEEN 18' AND 20' HAVE BEEN REQUIRED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
- THE 15' PERIPHERAL SETBACK FACING SPEC APPROVAL.
- THE DRAINAGE EASEMENT RIGHTS BELOW THE 820' CONTOUR, NO BUILDING OR FILL IS ALLOWED BELOW THE 820' CONTOUR WITHOUT PRIOR TPA APPROVAL.
- SOAK DUCKS SHOWN ON THIS PLAN WILL REQUIRE TPA REVIEW AND APPROVAL.
- JOINT PERMANENT EASEMENT IS A PRIVATE ROAD AND WILL NOT BE INSURANCED BY STATE DEPARTMENT OF REVENUE.
- JOINT PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.



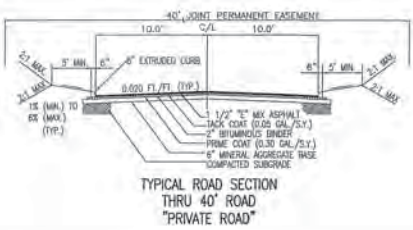
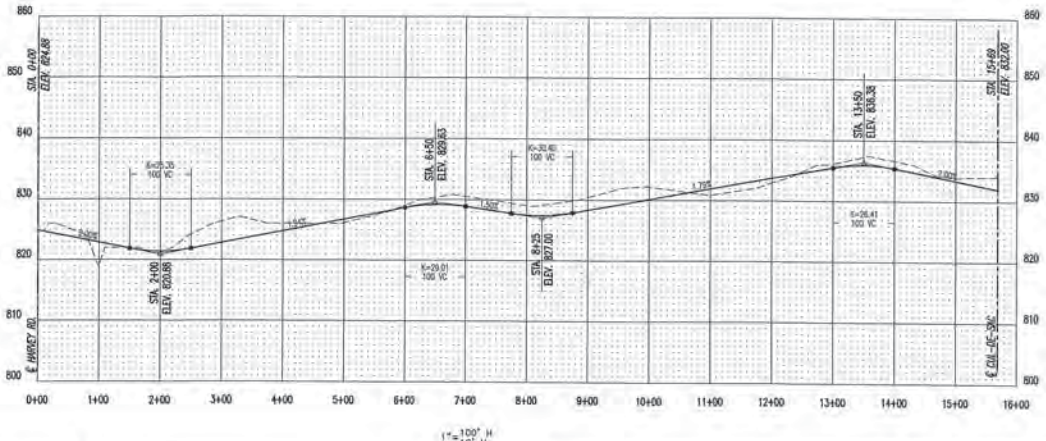
EXEMPTION OF CONCEPT PLAN  
I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that the above plan complies with all applicable provisions of the Tennessee Uniform Statewide Planning and Zoning Act, and the rules promulgated thereunder, and that the same conform to the requirements of the Tennessee Uniform Statewide Planning and Zoning Act, and the rules promulgated thereunder.  
DAVID B. HARBIN  
ENGINEERING NO. 51415

DEVELOPER  
SOUTHERN SIGNATURE REAL ESTATE  
C/O ROY HUBER  
P.O. BOX 30008  
KNOXVILLE, TN 37909  
PHONE: (865) 960-1400

OWNER PARCEL 47.07  
JASON C. RABY  
6819 BRUNSWICK RD. APT. 70  
KNOXVILLE, TN 37909

OWNER PARCEL 47.01 & 47.06  
KENDALL W. WRIGHT  
8000 BURNINGBUSH DR  
KNOXVILLE, TN 37968

OWNER PARCEL 29.41  
FIRST UTILITY DISTRICT  
P.O. BOX 30880  
KNOXVILLE, TN 37928



TYPICAL ROAD SECTION  
THRU 40' ROAD  
"PRIVATE ROAD"

7-50-15-C  
7-H-15-UR



BATSON, HIMES NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4234 PAPERBELL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-8472  
FAX: (865) 588-8473  
www.bhnpe.com

DESIGNED	DRH	SCALE	AS NOTED
DRAWN	TPD	DATE	5/26/15
CHECKED	DRH	NO.	DATE
		REVISION	APPROV.

DEED REFERENCES:  
INSTR. #200902260053105 (PARCEL 47.07)  
INSTR. #201001110045921 (PARCELS 47.01 & 47.06)  
DEED BOOK 2253, PAGE 55 (PARCEL 29.41)

CONCEPT AND DEVELOPMENT PLAN & ROAD PROFILES FOR  
THE VILLAS AT MALLARD BAY  
CLT 162, PARCELS 47.01, 47.06, 47.07  
CLT 162, PART OF PARCEL 29.41  
DISTRICT 6, KNOX COUNTY, TN

24898-SP  
SHEET 1 OF 1 SHEET(S)  
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