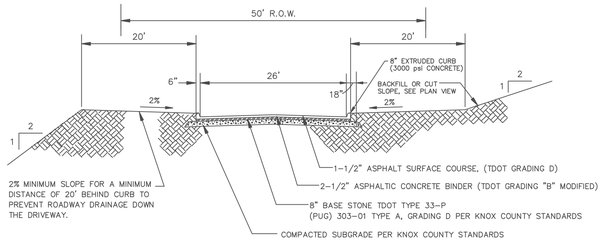
LOCATION MAP
NOT TO SCALE



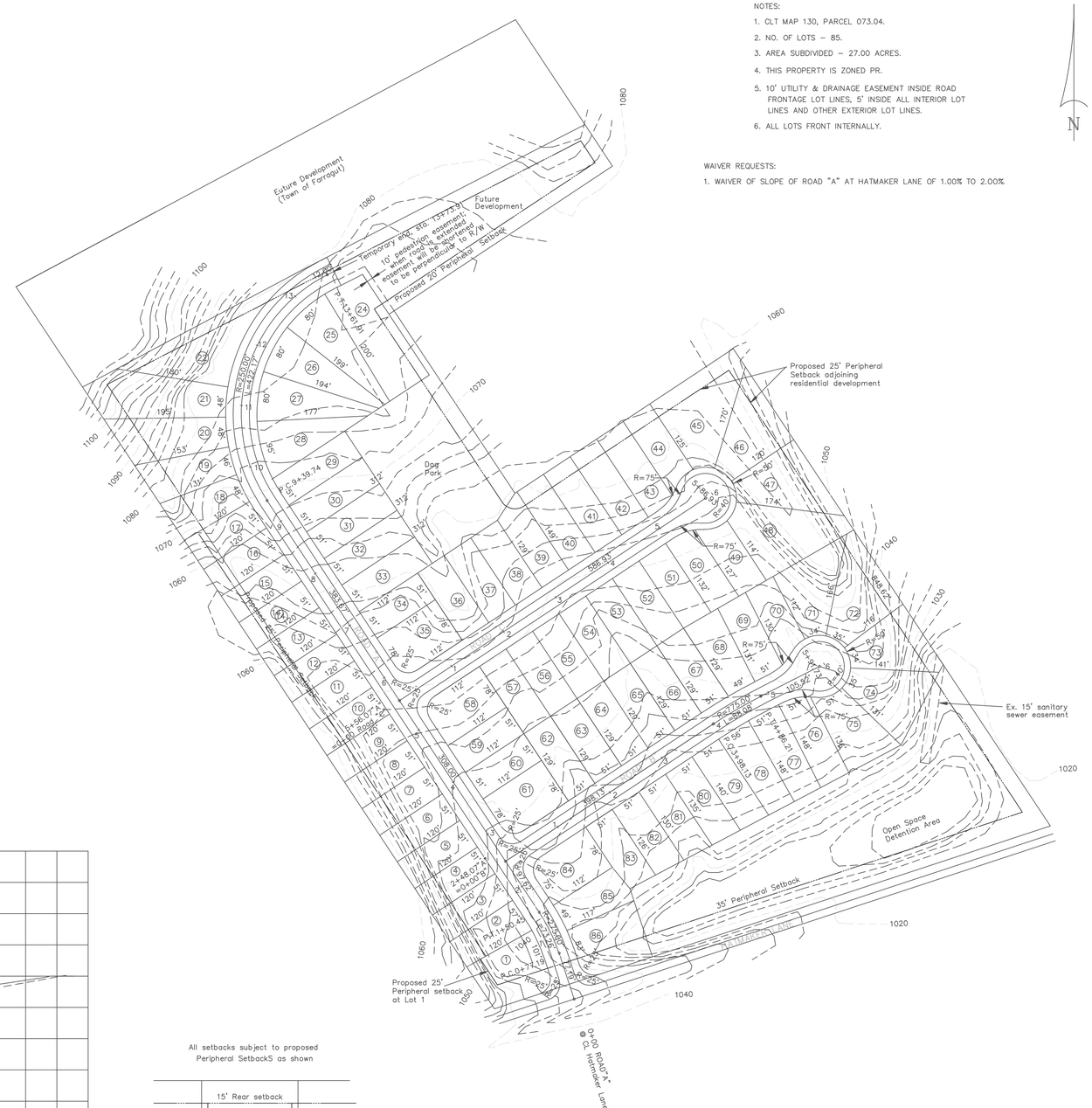
TYPICAL ROADWAY CROSS-SECTION
NTS

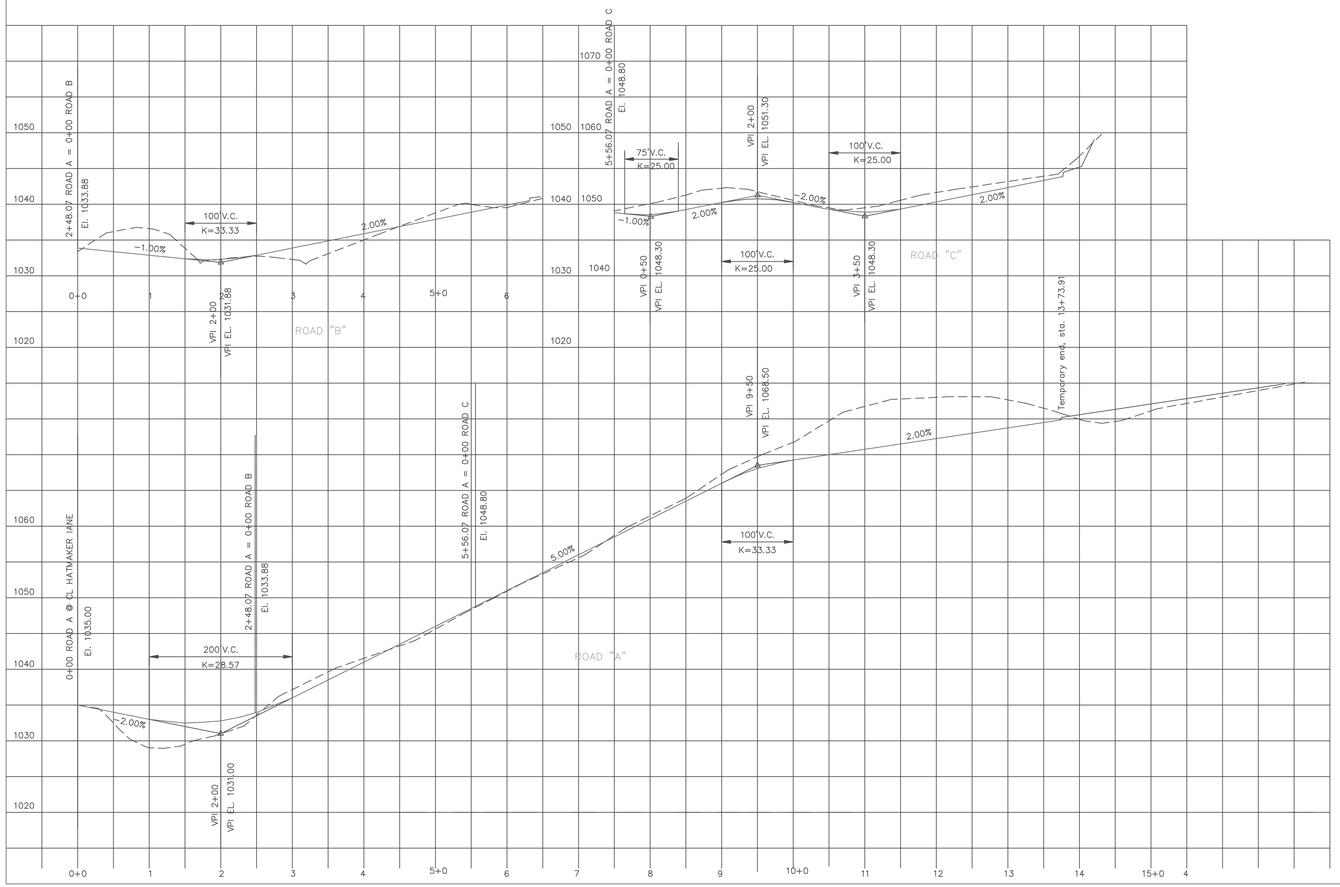
NOTES:

1. CLT MAP 130, PARCEL 073.04.
2. NO. OF LOTS – 85.
3. AREA SUBDIVIDED – 27.00 ACRES.
4. THIS PROPERTY IS ZONED PR.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE LOT LINES, 5' INSIDE ALL INTERIOR LOT LINES AND OTHER EXTERIOR LOT LINES.
6. ALL LOTS FRONT INTERNALLY.

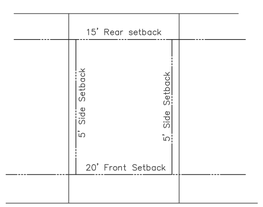
WAIVER REQUESTS:

1. WAIVER OF SLOPE OF ROAD "A" AT HATMAKER LANE OF 1.00% TO 2.00%





All setbacks subject to proposed Peripheral SetbackS as shown



TYPICAL LOT LAYOUT
NTS

CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans 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.

TN RLS #1306

3-SB-20-C
3-K-20-UR

Revised: 2/24/2020

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN. 37804
PH. 406-7324

DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN. 37939
PH. (865) 693-3356

Graphic Scale in Feet
100' 0 100' 200'

CONCEPT PLAN & SITE PLAN

TOWERING OAKS

CLT MAP 130, PARCEL 073.04
DISTRICT 6 – KNOX CO., TENN.
SCALE: 1"=100' JAN. 27, 2020
FEB. 24, 2020