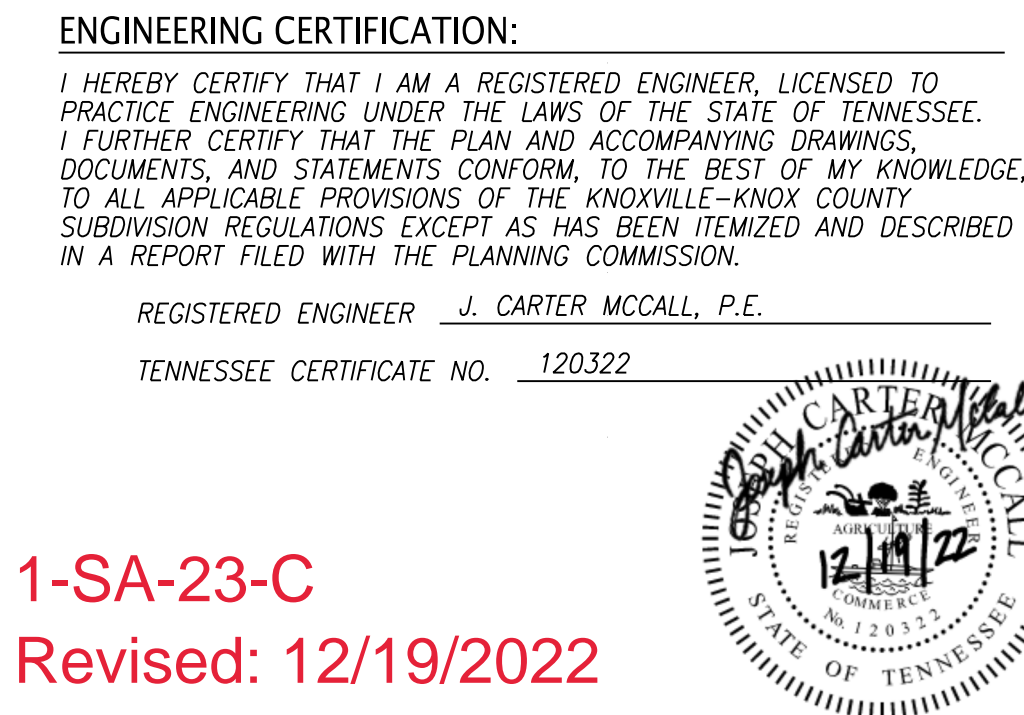


10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

DORCHESTER SUBDIVISION
7509 CARPENTER ROAD
KNOXVILLE, TENNESSEE 37931

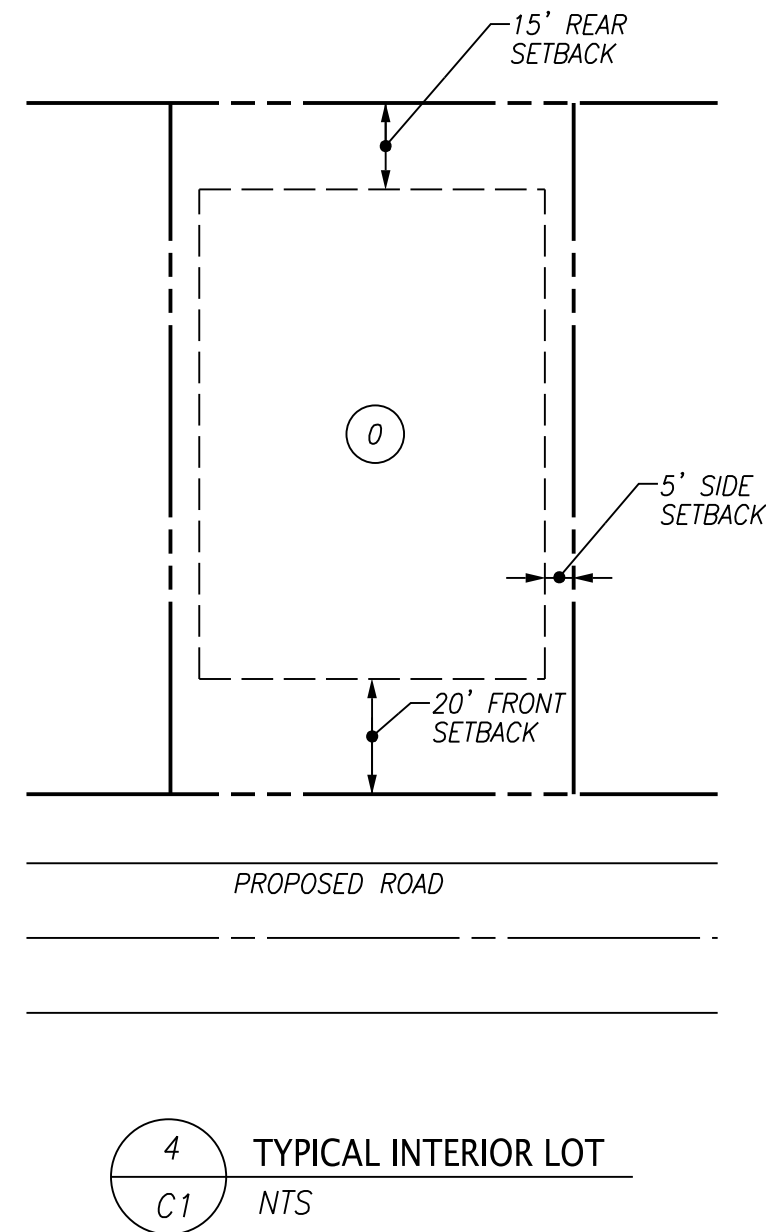
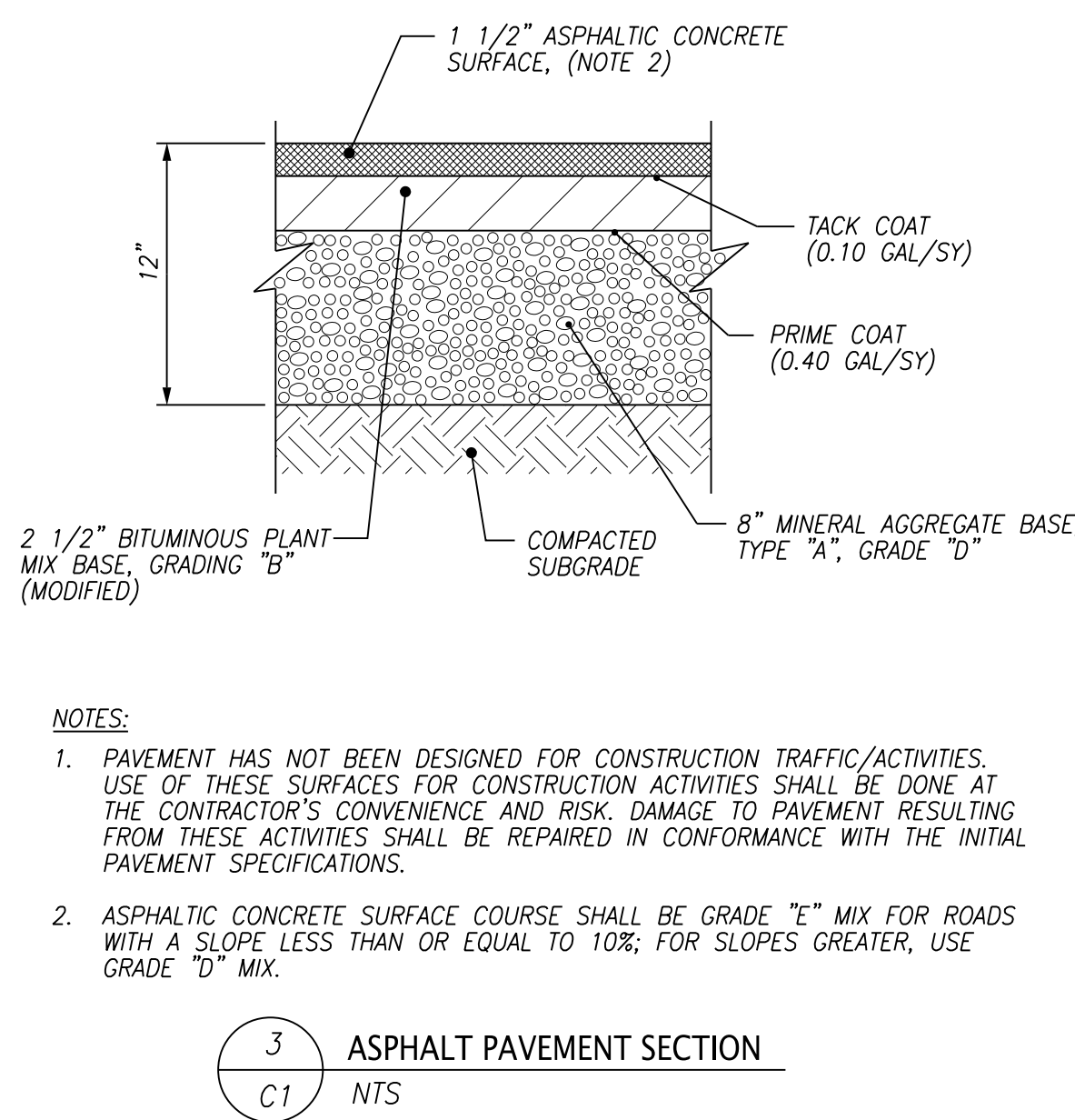
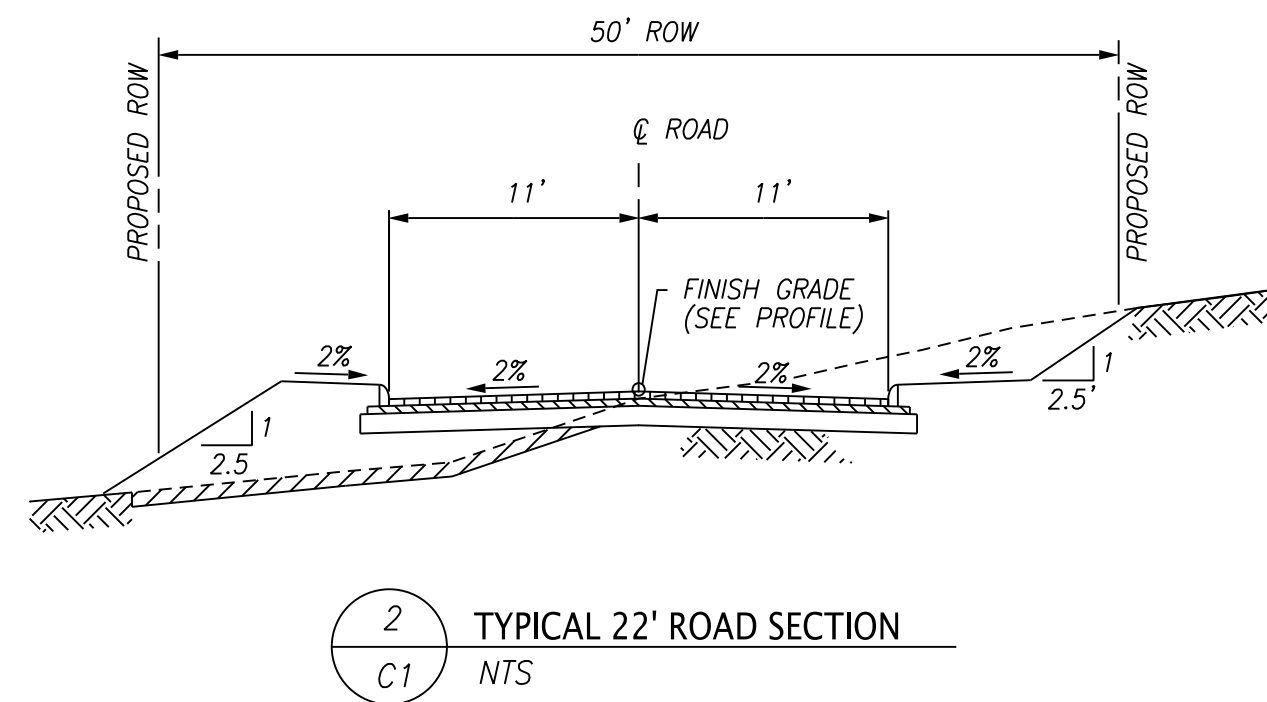
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
CONTACT: MR. SCOTT DAVIS
TELEPHONE NO.: 865.693.3356
EMAIL: swd444@gmail.com

CONCEPT PLAN

[illegible]

1-SA-23-C
Revised: 12/19/2022

Diagram illustrating the plan view of a 20' road section. The total width of the Right of Way (ROW) is 48.67' (MIN). The road width is 20', divided into two 10' lanes. The centerline is marked 'C' ROAD. The finish grade is indicated by a dashed line and labeled 'FINISH GRADE (SEE PROFILE)'. The road is flanked by 2.5' shoulders with a 2% slope. The diagram also shows the 1:2.5 slope of the ROW boundaries.



NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC DATED NOVEMBER 10, 2004. THE TOPOGRAPHIC DATA WAS TAKEN FROM KOIS.
2. PROPERTY CONCERNED REFLECTS PARCEL 078 035 AS SHOWN IN KNOX COUNTY CLT MAP 078. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = ± 19.46 AC.

OWNER: MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939

3. BUILDING SETBACKS ARE 20-FT IN FRONT, 5-FT ON SIDE, AND 15-FT IN REAR. PERIPHERAL SETBACK IS 20-FT. (REDUCED PERIPHERAL SETBACK WAS APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-SC-19-C9-J-19-U9).
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10-FT UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5-FT EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE 22-FT WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV.
7. UNIT 1 = 70 LOTS (17.38 AC)
UNIT 2 = 9 LOTS (2.08 AC)
TOTAL = 79 LOTS (19.46 AC)
8. PROPOSED DENSITY IS 79 DU/19.46 AC = 4.06 DU/AC

9. PLANNING CASE NUMBER: 1-SA-23-C

APPROVED VARIANCES:







1. VARIANCES LISTED BELOW WERE APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-SC-19-C/9-J-19-UR.
2. CORNER RADIUS VARIANCES FOR THE RIGHT-OF-WAY AT THE INTERSECTION OF ROAD "A" AND CARPENTER ROAD FROM 25-FT TO 0-FT.
3. HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 16+23.13 AND STA 18+41.15, FROM 250-FT TO 150-FT.
4. HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 20+89.27 AND STA 23+60.37, FROM 250-FT TO 175-FT.
5. HORIZONTAL CURVE CENTER LINE VARIANCE ON ROAD "A" BETWEEN STA 25+69.94 AND STA 28+28.41, FROM 250-FT TO 175-FT.

APPROVED ALTERNATIVE DESIGN STANDARDS:

1. ALTERNATIVE DESIGN STANDARDS LISTED BELOW WERE APPROVED ON 10/10/19 AS PART OF PLANNING CASE 9-S-19C-9-C/9-J-19-UR.
2. RIGHT-OF-WAY WIDTH REDUCTION FOR ROAD "A" FROM 50-FT TO 48.67-FT FROM CARPENTER ROAD TO THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 (LOT 48 IS NOW LOT 44).
3. STREET PAVEMENT REDUCTION FOR ROAD "A" FROM 26-FT TO 22-FT FROM CARPENTER ROAD TO THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 (LOT 48 IS NOW LOT 44).
4. STREET PAVEMENT REDUCTION FOR ROAD "A" FROM 26-FT TO 22-FT FROM THE EASTERN BOUNDARY LINE FOR THE SUBDIVISION AT LOT 48 TO ITS TERMINUS AT STA 324+33.8 (LOT 48 IS NOW 44).
5. STREET PAVEMENT REDUCTION FOR ROAD "B" FROM 26-FT TO 22-FT.
6. INTERSECTION GRADE WAIVER FOR ROAD "A" BETWEEN STA 31+60.0 AND STA 324+33.82 FROM 1% UP TO 2%.

PROPOSED ALTERNATIVE DESIGN STANDARDS:

1. INTERSECTION GRADE WAIVER FOR ROAD "A" AT CARPENTER ROAD FROM 1% TO 2%.

LEGEND:	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPERTY/ROW LINE
	PROPOSED ROAD CENTER LINE
	BUILDING SETBACK
	DETAIL REF (DETAIL NO/SHT NO)
TYP	TYPICAL