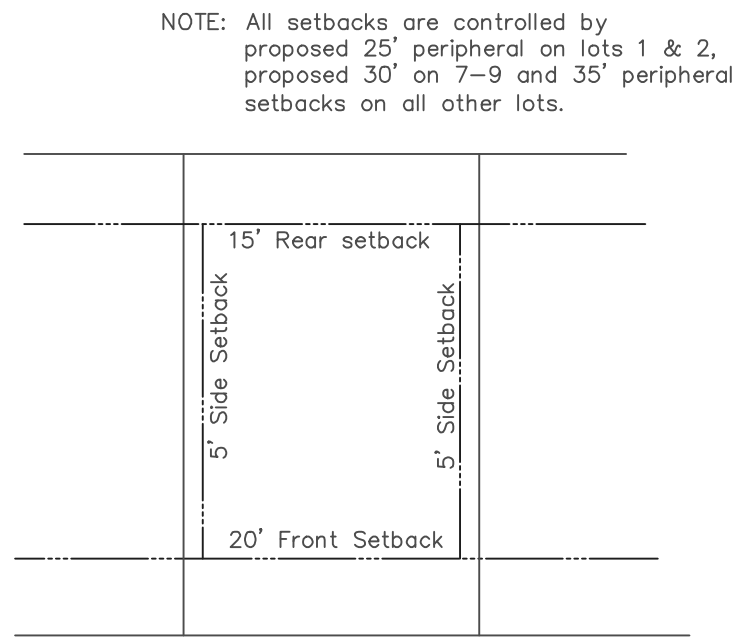


LOCATION MAP  
NOT TO SCALE



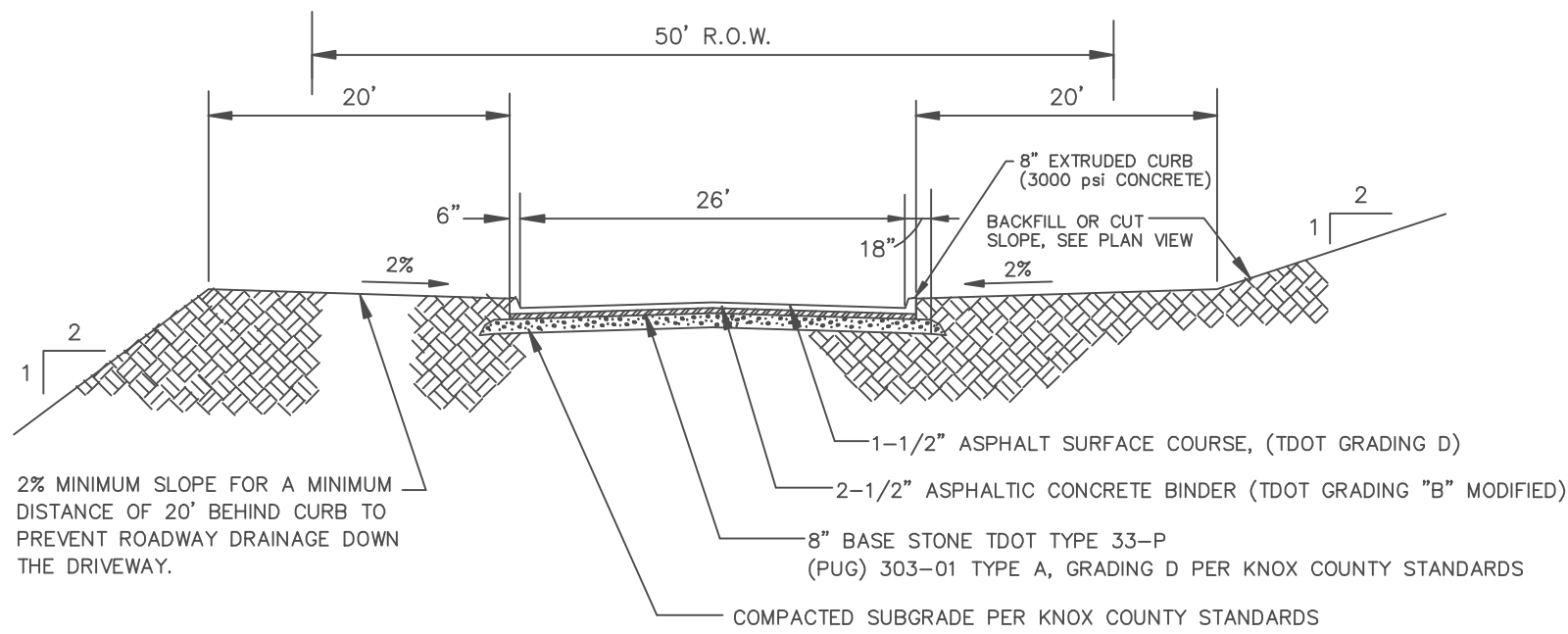
TYPICAL LOT LAYOUT  
NTS

NOTE: All setbacks are controlled by proposed 25' peripheral on lots 1 & 2, proposed 30' on 7-9 and 35' peripheral setbacks on all other lots.

NOTES:

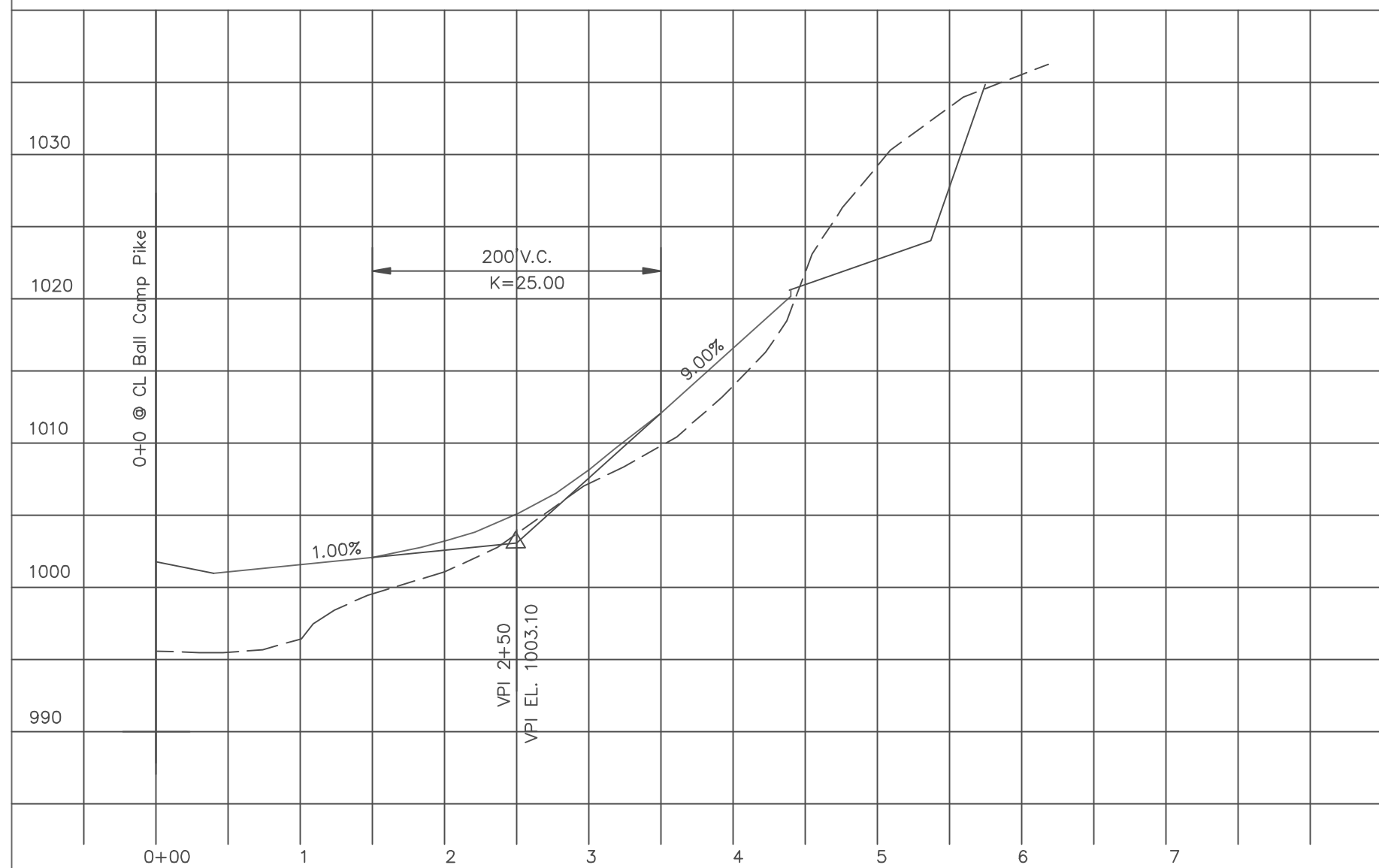
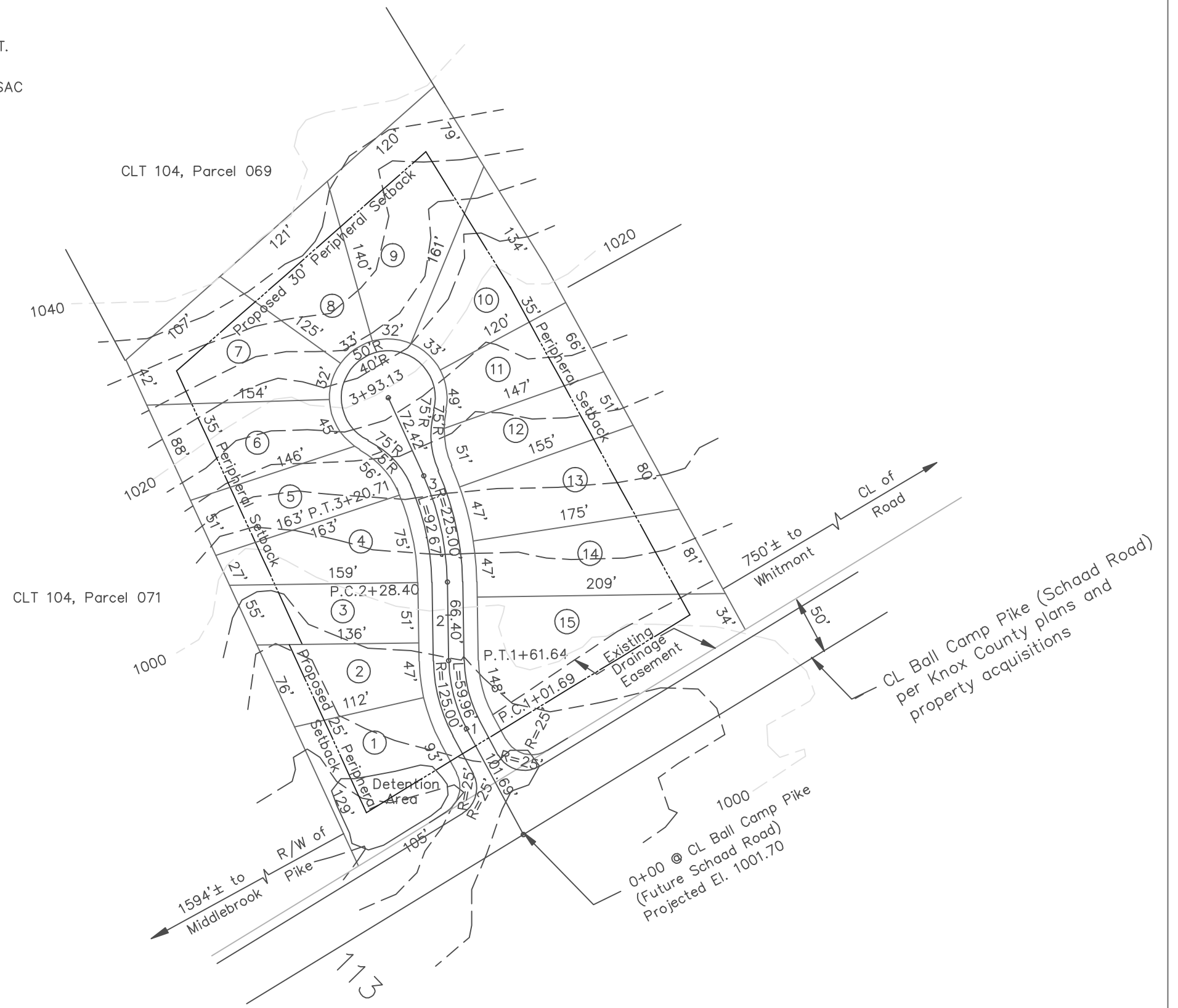
1. CLT MAP 104, PARCEL 069.01.
2. NO. OF LOTS - 15.
3. AREA - 4.17 ACRES.
4. THIS PROPERTY IS ZONED PR.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL ROAD LOT LINES, 5' INSIDE ALL OTHER INTERIOR LOT LINES AND EXTERIOR LOT LINES.
6. THE MINIMUM FLOOR ELEVATIONS OF ALL LOTS WILL BE 1.0 FOOT ABOVE THE SCHAAD ROAD ELEVATIONS.

NOTE: ALL INTERSECTION RADII OF PVMT. AND R/W IS 25'. ALL RETURN RADII AT CUL-DE-SAC ARE 75'.



TYPICAL ROADWAY CROSS-SECTION  
NTS

2% MINIMUM SLOPE FOR A MINIMUM DISTANCE OF 20' BEHIND CURB TO PREVENT ROADWAY DRAINAGE DOWN THE DRIVEWAY.



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

TN RLS #1306

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

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

Revised: 12/23/2019

KNOX PLANNING  
NO. I-SD-20-C/I-H-20-UR



CONCEPT PLAN & SITE PLAN  
**CROSSGATE**  
CLT MAP 104, PARCEL 069.01  
DISTRICT 6 - KNOX CO., TENN.  
SCALE: 1"=100' NOV. 25, 2019  
DEC. 23, 2019