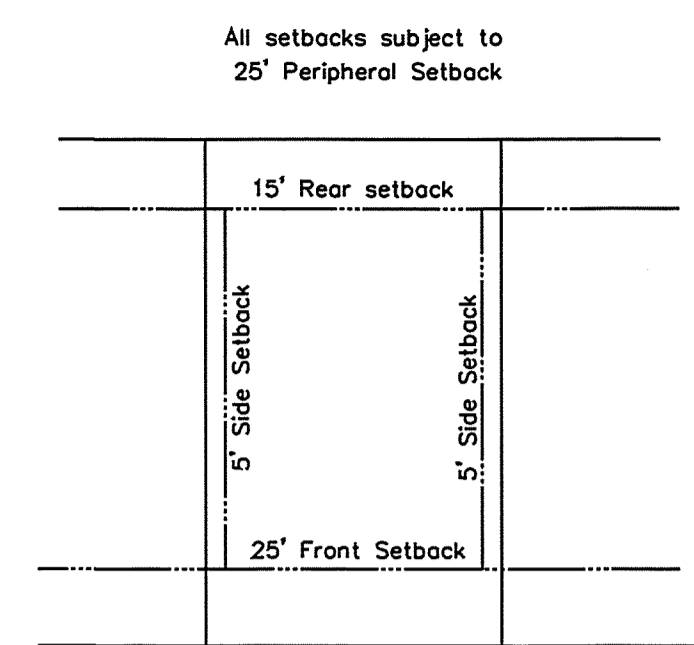


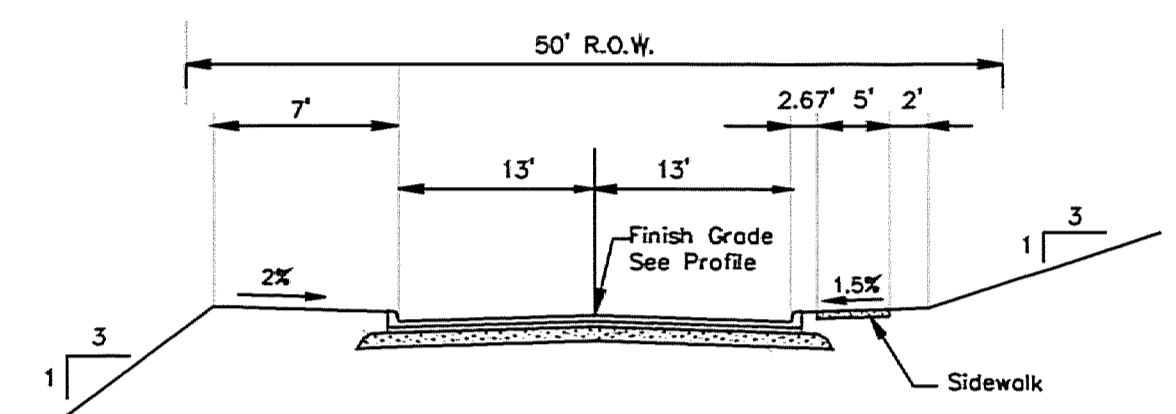
LOCATION MAP  
NOT TO SCALE



TYPICAL LOT LAYOUT  
NTS

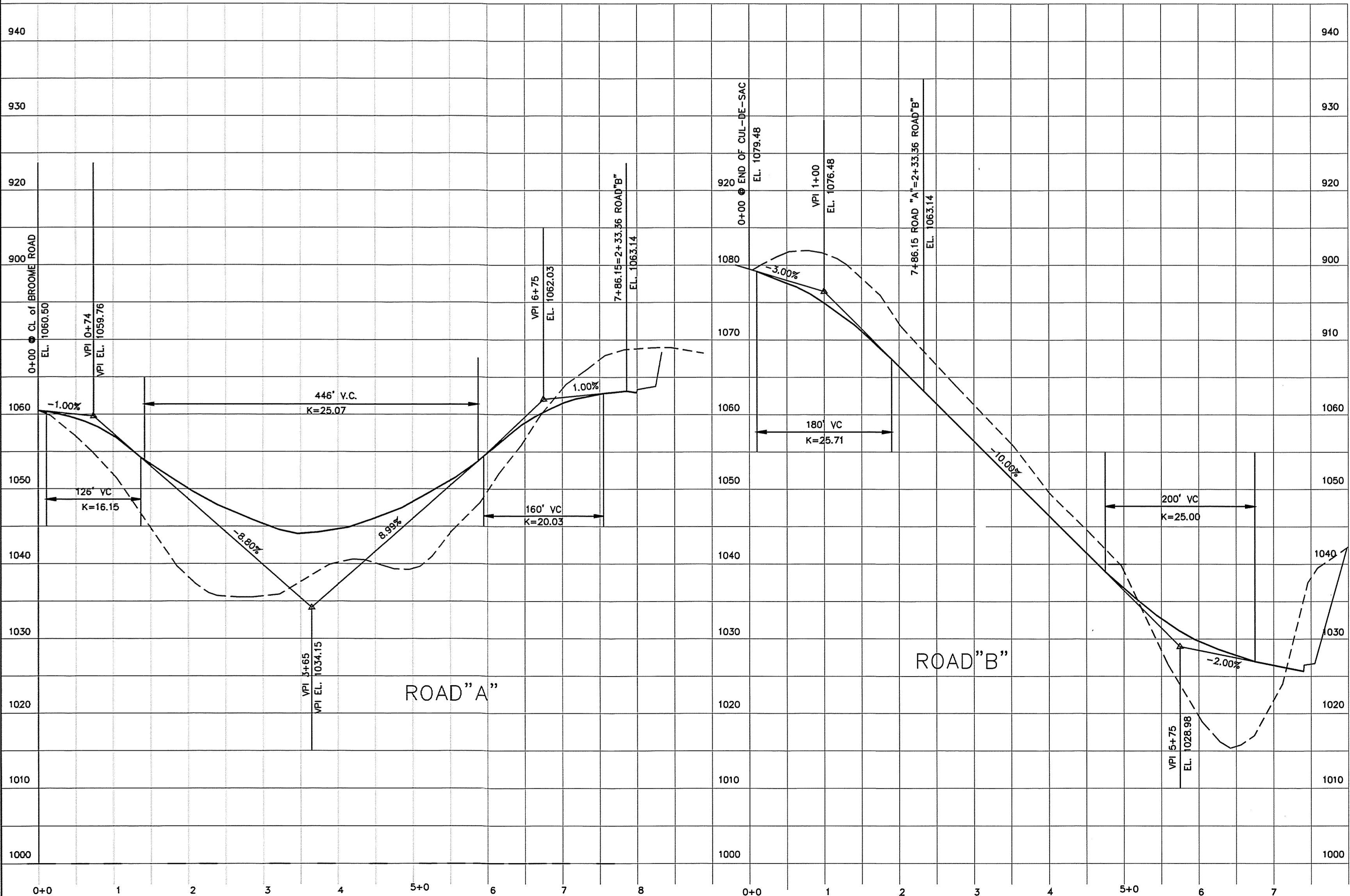
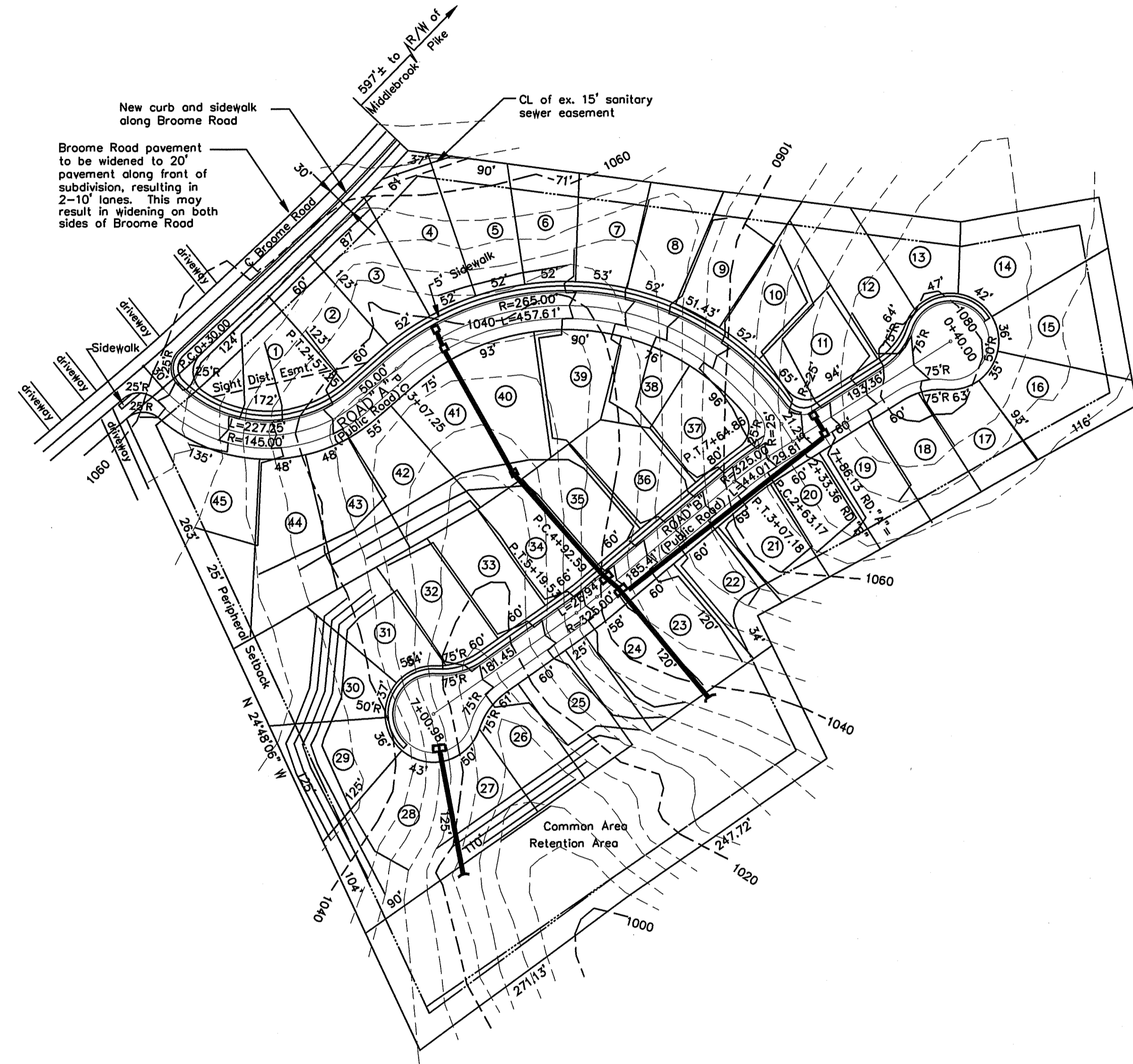
- NOTES:
1. CLT MAP 106-0, GROUP A, PARCEL 039.
  2. NO. OF LOTS - 45.
  3. AREA SUBDIVIDED - 12.42 ACRES.
  4. THIS PROPERTY IS ZONED RP-1.
  5. ALL LOTS ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
  6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
  7. DRIVEWAYS SHALL NOT EXCEED 15%

- VARIANCE REQUESTED:
1. VARIANCE OF VERTICAL CURVE K VALUE OF 25 TO 16.15 at 0+11 to 1+37, ROAD "A"



TYPICAL ROADWAY CROSS-SECTION  
NTS

All construction shall be to City of Knoxville Standards



CERTIFICATION OF SIGHT DISTANCE  
I hereby certify that 300' sight distance exists at entrance to this subdivision.  
*J. Sullivan*  
TN RLS #1306

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.  
*J. Sullivan*  
TN RLS #1306

1-SF-18-C  
1-I-18-UR  
Revised: 1/30/2018

CONCEPT PLAN & SITE PLAN  
THE COVE IN WEST HILLS

CLT MAP 106-0, GROUP A, PARCEL 039  
DISTRICT 6 - KNOX CO., TENN.  
WARD 46 BLOCK 46500 - KNOXVILLE, TENN.  
SCALE: 1"=100'  
NOV. 28, 2017  
DEC. 27, 2017  
JAN. 29, 2018

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

