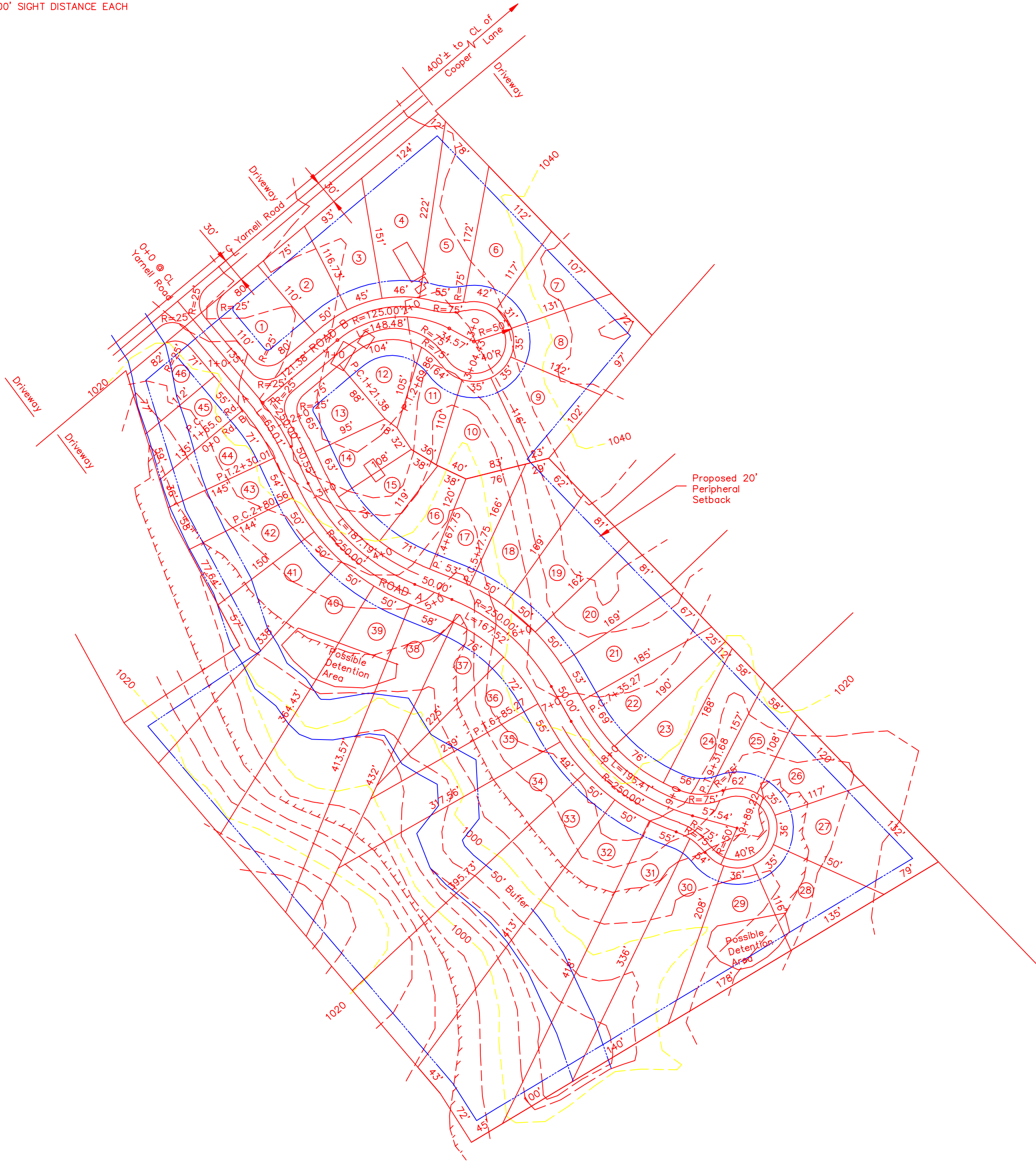


TYPICAL ROADWAY CROSS-SECTION
NTS

- NOTES:
1. CLT MAP 117, PARCELS 76 & 77.
 2. NO. OF LOTS – 46.
 3. AREA SUBDIVIDED – 15.5 ACRES.
 4. THIS PROPERTY IS ZONED PR.
 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. THIS IS CERTIFY THAT THERE IS 400' SIGHT DISTANCE EACH WAY AT YARNELL ROAD.

- NOTE: VARIANCES REQUESTED:
1. PERIPHERAL SETBACK: 35' TO 20'.



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

10-SB-17-C / 10-F-17-UR
Revised: 9/27/2017

SURVEYOR:
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CONCEPT PLAN & SITE PLAN

HOPE SPRINGS

CLT MAP 117, PARCELS 76 & 77

DISTRICT 6 – KNOX CO., TENN.

SCALE: 1"=100' AUG. 28, 2017