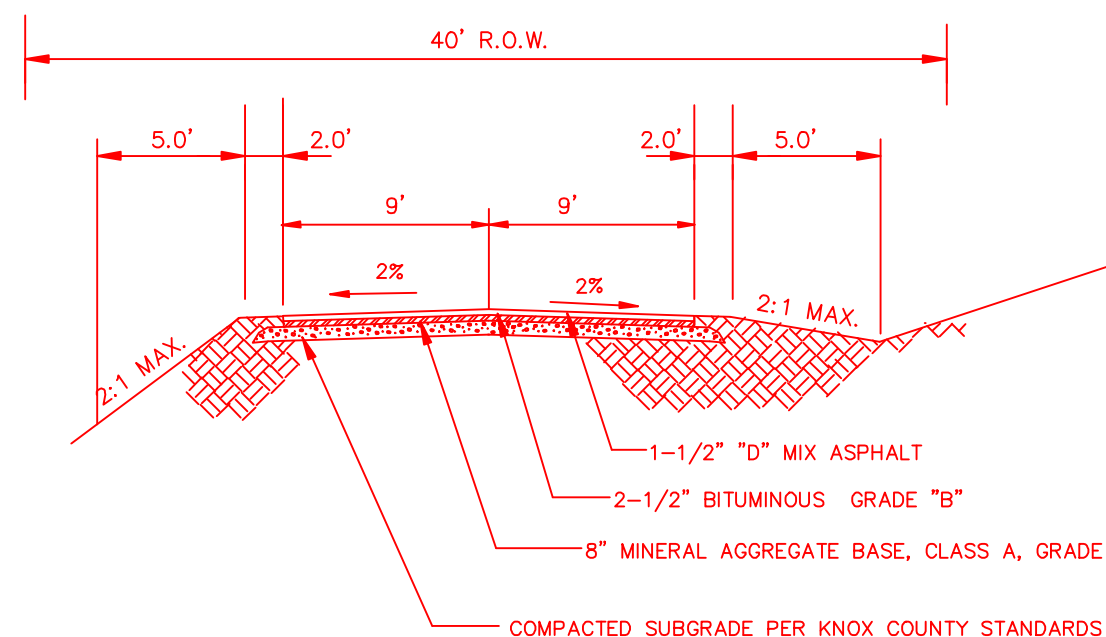


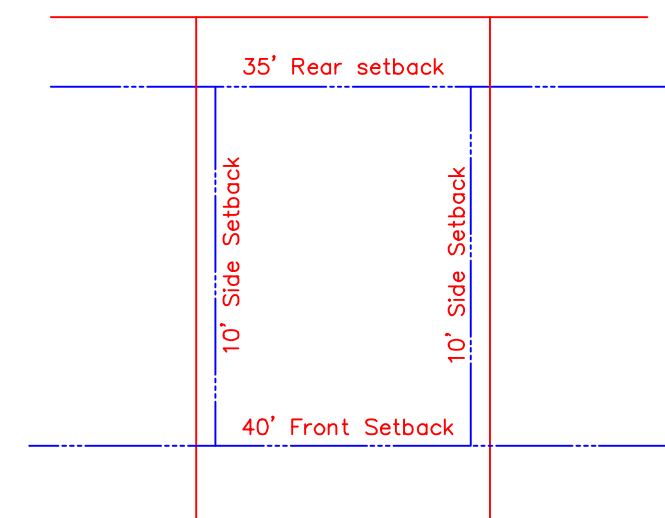
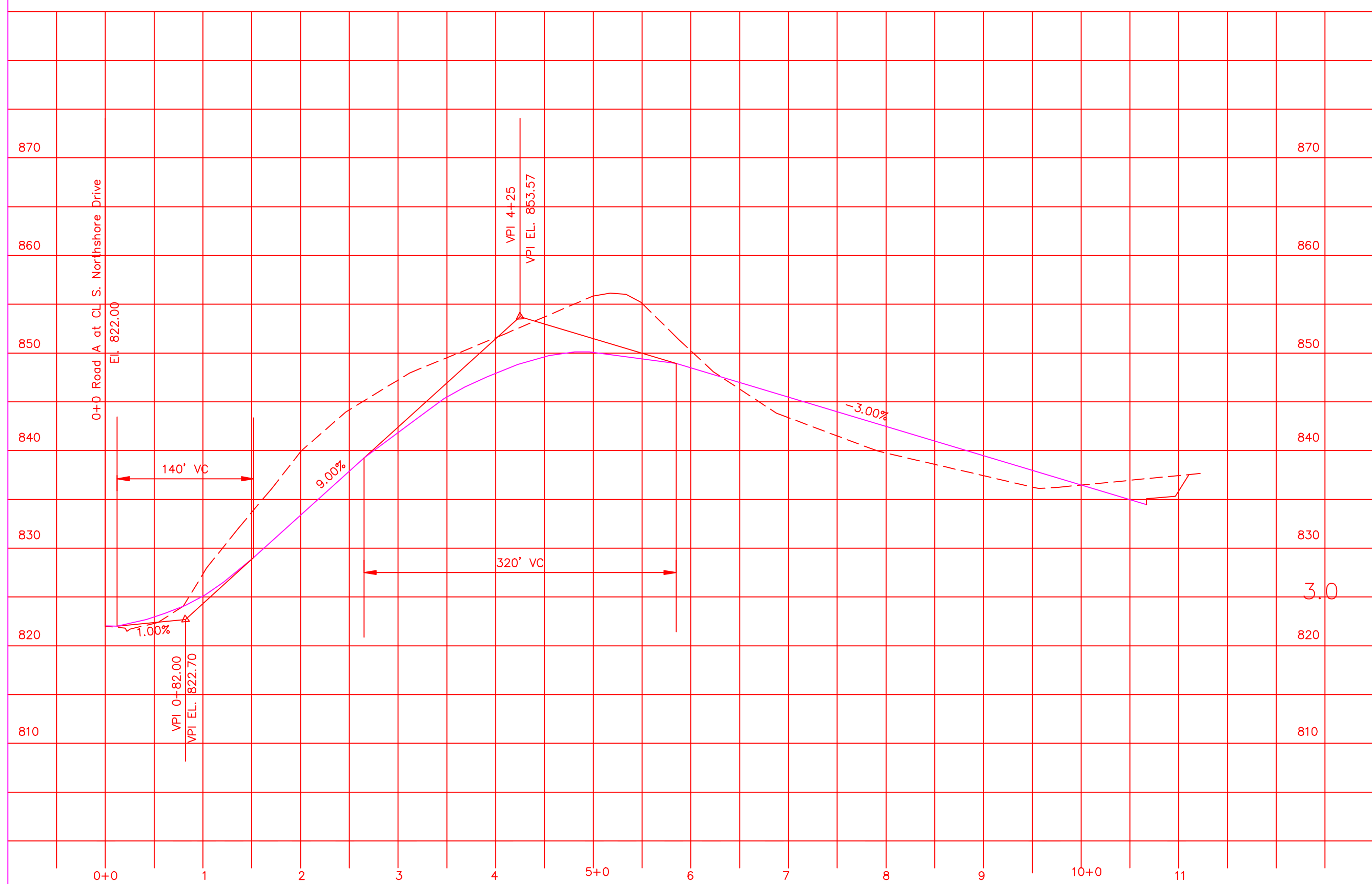
NORFOLK SOUTHERN RAILROAD  
713.59'

Taylor's Landing

Fort Loudon Lake



PRIVATE ROAD "A"  
JOINT PERMANENT EASEMENT  
NTS



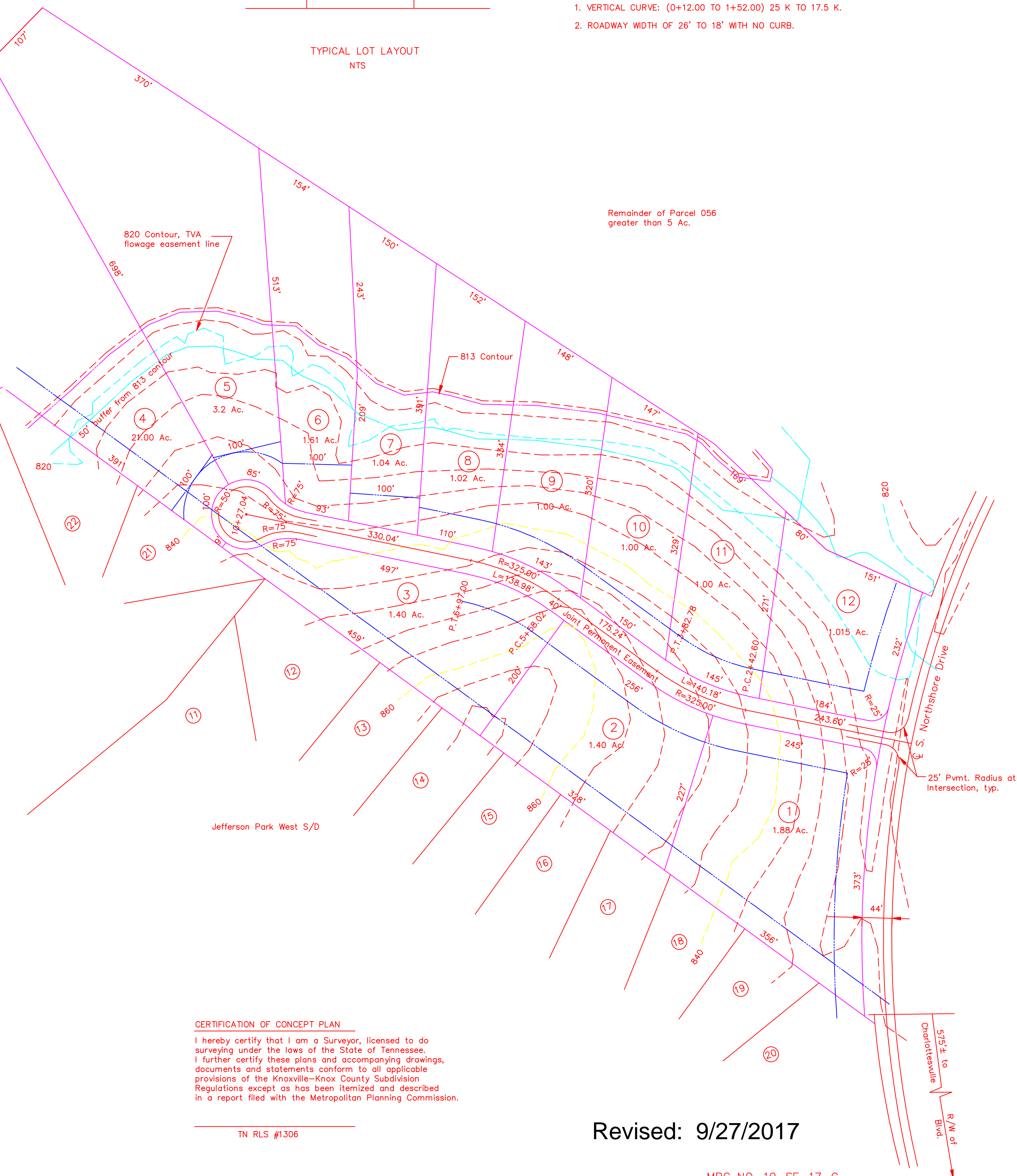
TYPICAL LOT LAYOUT  
NTS

- NOTES:
1. CLT MAP 162, PARCEL 056.13
  2. NO. OF LOTS - 12.
  3. AREA SUBDIVIDED - 37.52 AC. (11.9 ACRES TO 813 CONTOUR).
  4. THIS PROPERTY IS ZONED AGRICULTURAL.
  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 TO CERTIFY THERE IS 400' SIGHT DISTANCE EACH WAY AT S. NORTHSRHOE DRIVE.

NOTE: VARIANCES REQUESTED:

1. VERTICAL CURVE: (0+12.00 TO 1+52.00) 25 K TO 17.5 K.
2. ROADWAY WIDTH OF 26' TO 18' WITH NO CURB.

Remainder of Parcel 056  
greater than 5 Ac.



### 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

Revised: 9/27/2017

MPC NO. 10-SE-17-C

## CONCEPT PLAN & SITE PLAN

HARPERS COVE

CLT MAP 162, PART OF PARCEL 056

DISTRICT 6 - KNOX CO., TENN  
SCALE: 1"=100' AUG. 30, 2017

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'

A horizontal scale bar with alternating black and white segments. It is marked with '100' at the left end, '0' in the middle, '100'' at the right end, and '200'' at the far right end.