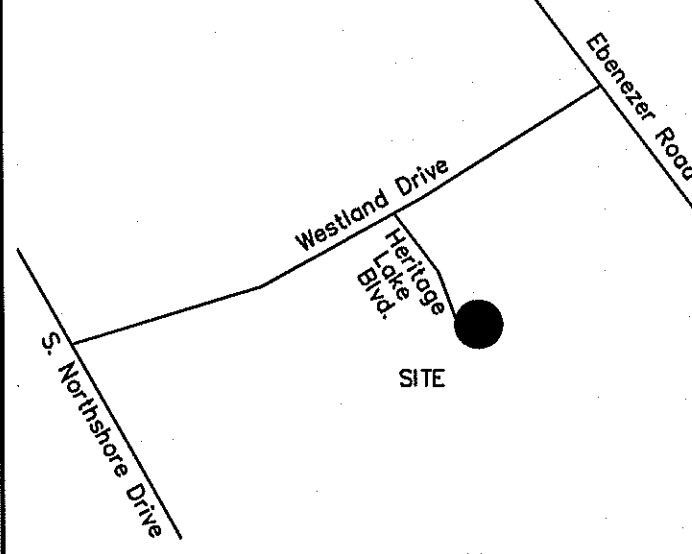
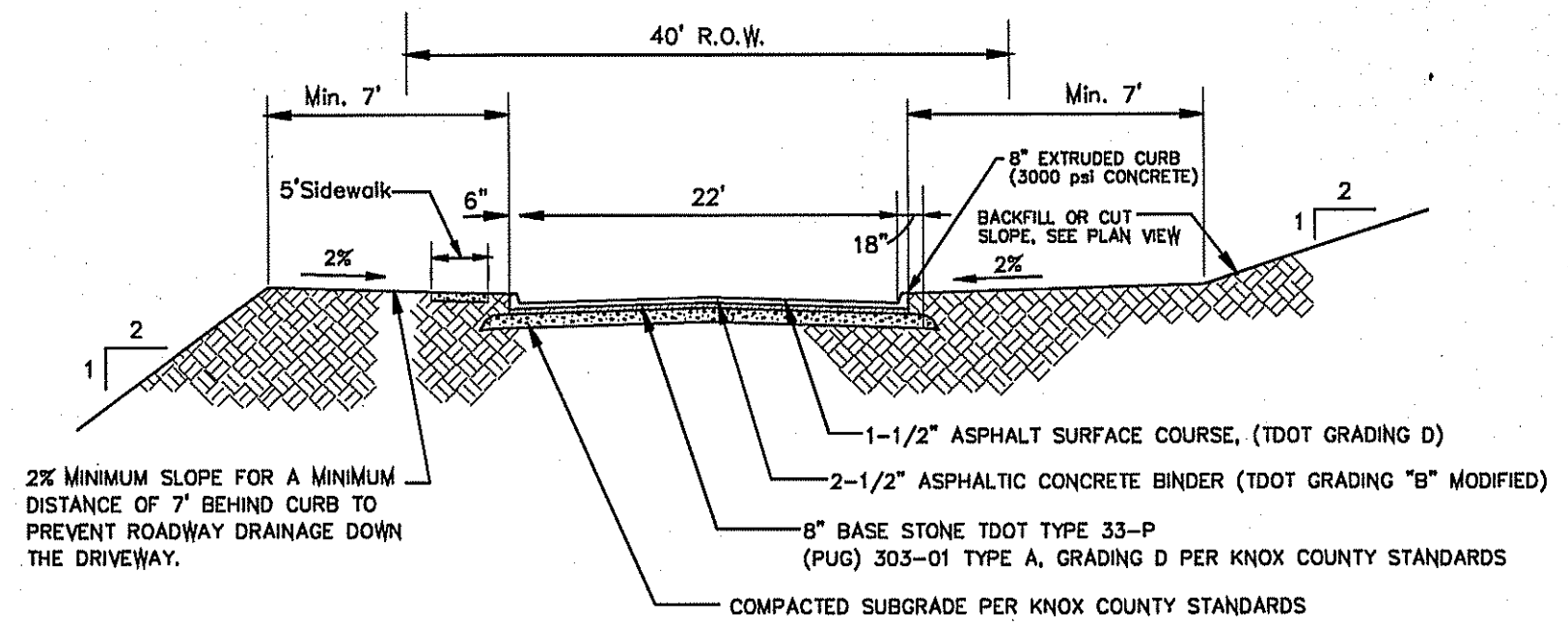
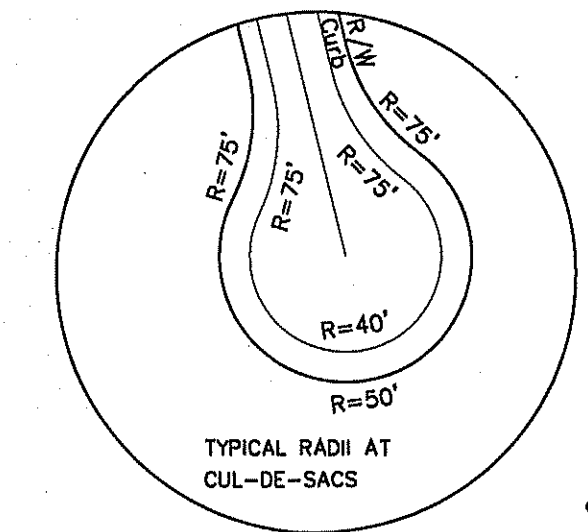
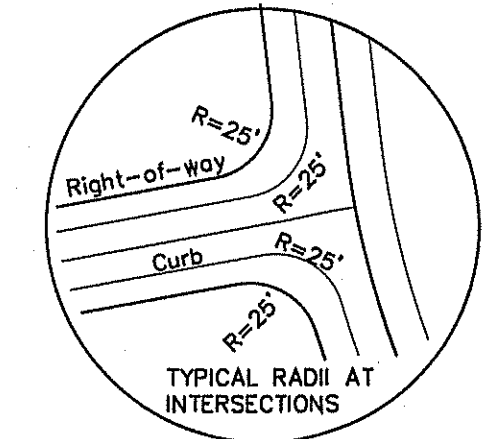




LOCATION MAP
NOT TO SCALE



TYPICAL ROADWAY CROSS-SECTION
NTS



- NOTES:
1. CLT MAP 144, PARCEL 003.01.
& CLT MAP 154, PART OF PARCEL 001
 2. NO. OF LOTS - 133.
 3. AREA SUBDIVIDED - 42.91 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 ALL ROAD
LOT LINES, 5' INSIDE ALL OTHER INTERIOR LOT LINES
AND EXTERIOR LOT LINES.

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



NOTE: All setbacks are controlled
by 35' peripheral
setback where applicable.

	15' Rear setback	
5' Side Setback		5' Side Setback
20' Front Setback		

TYPICAL LOT LAYOUT
NTS

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.

Jim Sullivan
TN RLS #1306

MPC FILE NO'S 12-SD-18-C/12-L-18-UR

REVISED CONCEPT PLAN & SITE PLAN
WESTLAND OAKS - UNIT 2

CLT MAP 144, PARCEL 003.01
& CLT MAP 154, PART OF PARCEL 001

DISTRICT 6 - KNOX CO., TENN.

SCALE: 1"=100' NOV. 26, 2018
DEC. 21, 2018

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

