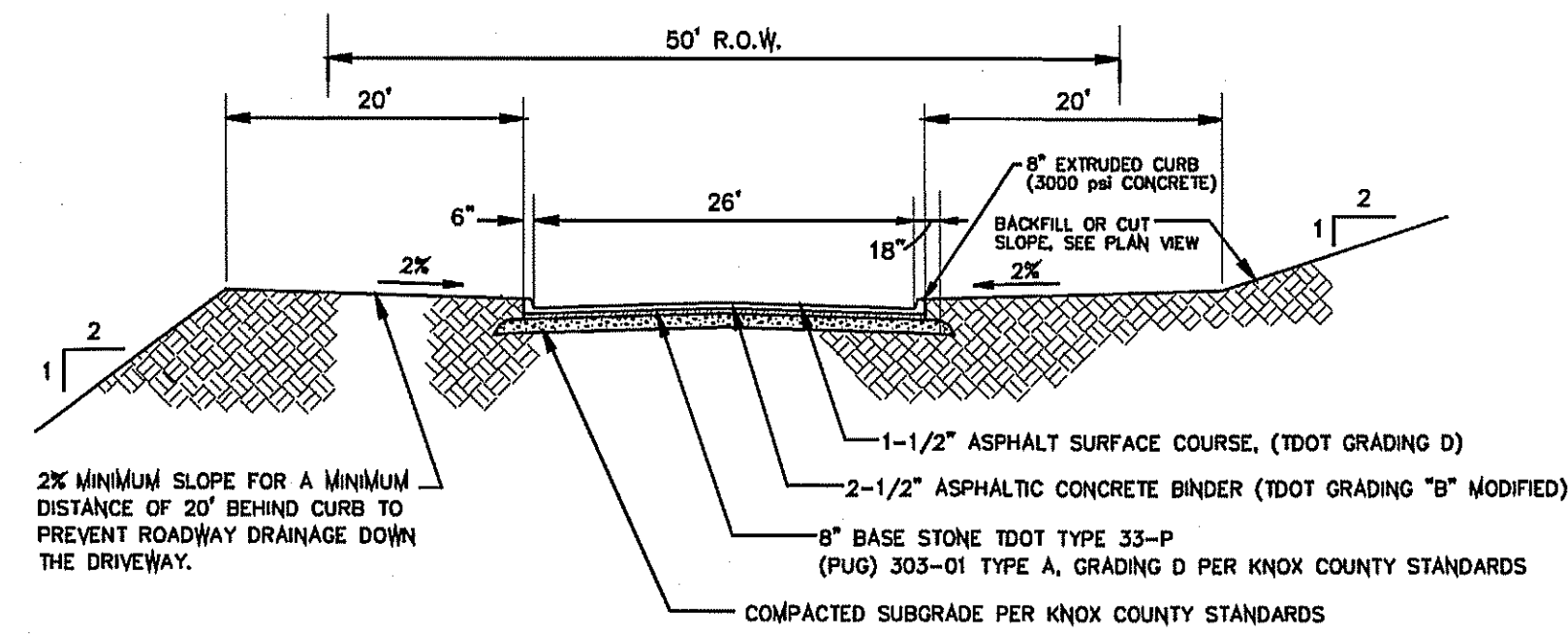




The drawing illustrates the vertical and plan alignment of three roads: Road A, Road B, and Road C. The vertical alignment data is as follows:

- Road A:**
 - Station 2+90: VPI EL. 1056.70, VPI EL. 1056.70
 - Station 3+77.00: VPI EL. 1046.06, VPI EL. 1046.06
 - Station 6+28.77: VPI EL. 1077.60, VPI EL. 1077.60
 - Station 8+45.00: VPI EL. 1091.14, VPI EL. 1091.14
 - Station 12+75.00: VPI EL. 1076.26, VPI EL. 1076.26
 - Station 15+50.00: VPI EL. 1051.46, VPI EL. 1051.46
- Road B:**
 - Station 0+0: VPI EL. 1074.00, VPI EL. 1074.00
 - Station 1+28.00: VPI EL. 1076.10, VPI EL. 1076.10
 - Station 2+90.00: VPI EL. 1076.10, VPI EL. 1076.10
 - Station 6+28.77: VPI EL. 1077.60, VPI EL. 1077.60
 - Station 7+33.79: VPI EL. 1087.50, VPI EL. 1087.50
- Road C:**
 - Station 0+0: VPI EL. 1057.95, VPI EL. 1057.95
 - Station 1+50.00: VPI EL. 1059.45, VPI EL. 1059.45
 - Station 5+50.00: VPI EL. 1051.46, VPI EL. 1051.46

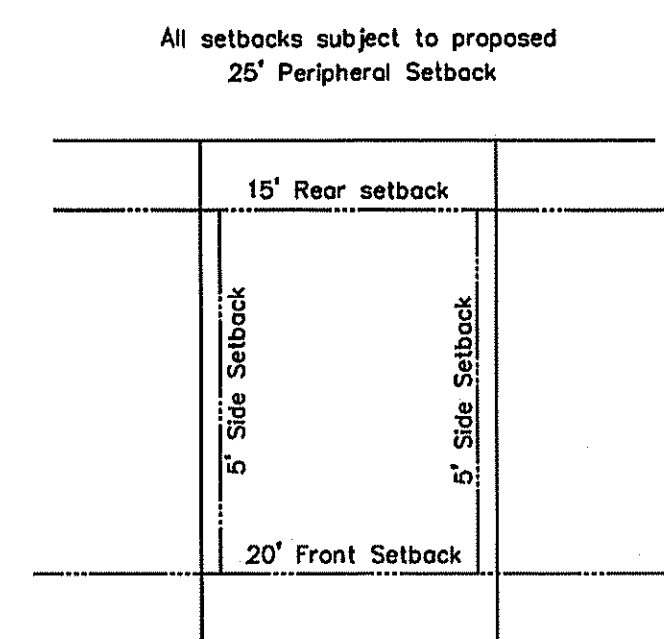
The plan view shows the intersection of the three roads. The intersection point is labeled 'I'. The drawing also includes a north arrow and a scale bar.



- NOTES:
1. CLT MAP 130, PARCEL 007.
 2. NO. OF LOTS - 121.
 3. AREA SUBDIVIDED - 32.7± ACRES.
 4. THIS PROPERTY IS ZONED PR.
 5. ALL LOTS EXCEPT LOT 121 ON THIS PLAN 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.

NOTE: VARIANCES REQUESTED:

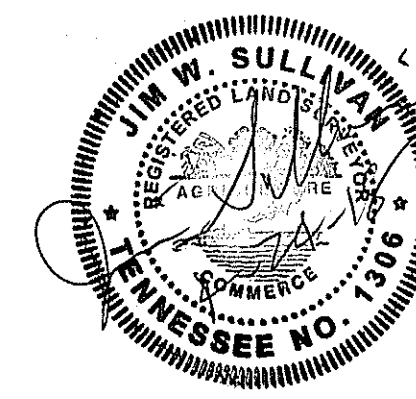
1. PERIPHERAL SETBACK: 35' TO 25'.
2. ROAD A, ROAD SLOPE 1.00% TO 2.00%, 0+00 TO 0+60
3. ROAD B, ROAD SLOPE 1.00% TO 2.00%, 0+00 TO 0+75
4. ROAD B, ROAD SLOPE 1.00% TO 2.00%, 6+75 TO 7+33.79
5. ROAD A, K VALUE, 25 TO 16, +0+20 TO 1+00
6. ROAD B, K VALUE, 25 TO 16.10, 0+11 TO 1+39
7. ROAD B, K VALUE, 25 TO 16, 6+35 TO 7+50
8. DEPTHS OF DOUBLE FRONTING LOTS 28'-40', 150' TO 120'.



TYPICAL LOT LAYOUT
NTS

SURVEYOR:
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PH. 406-7324

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



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.

John R. L. Smith

JN RLS #1306

REVISED
APR 24 2018

MPC FILE #S 5-SD-18-C/5-J-18-UR
REVISED CONCEPT PLAN & SITE PLAN
FRETZ ROAD
CLT MAP 130, PARCEL 007
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' MARCH 26, 2018
APRIL 24, 2018

