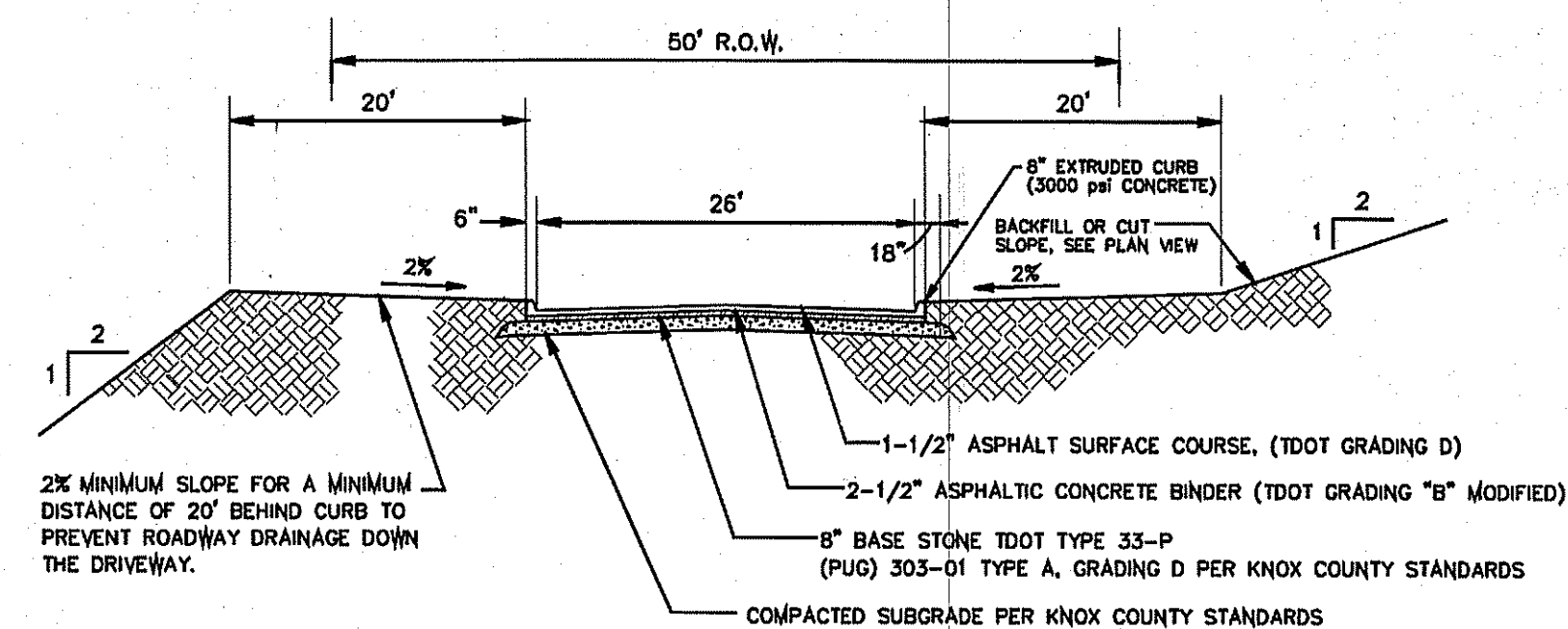
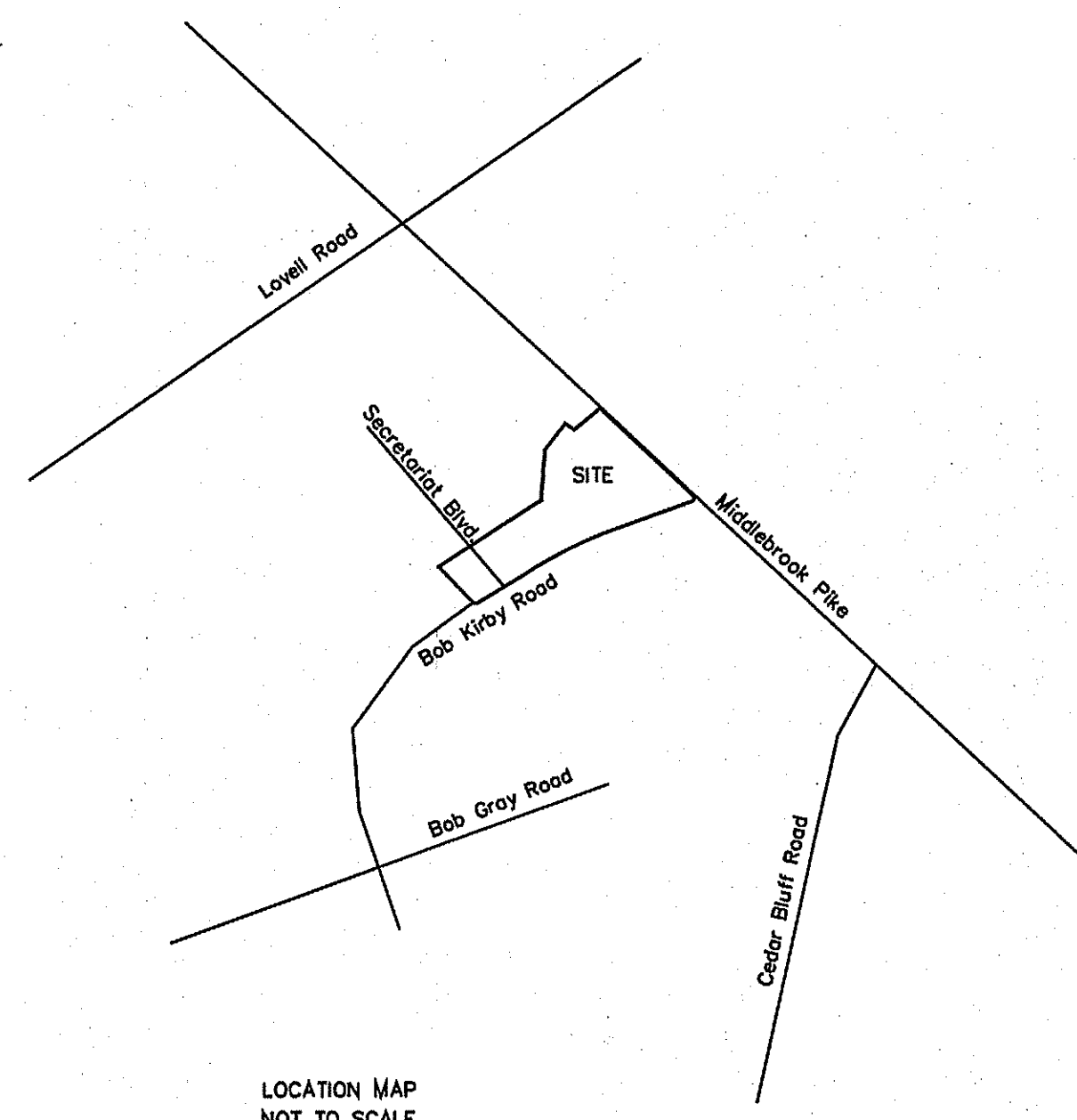
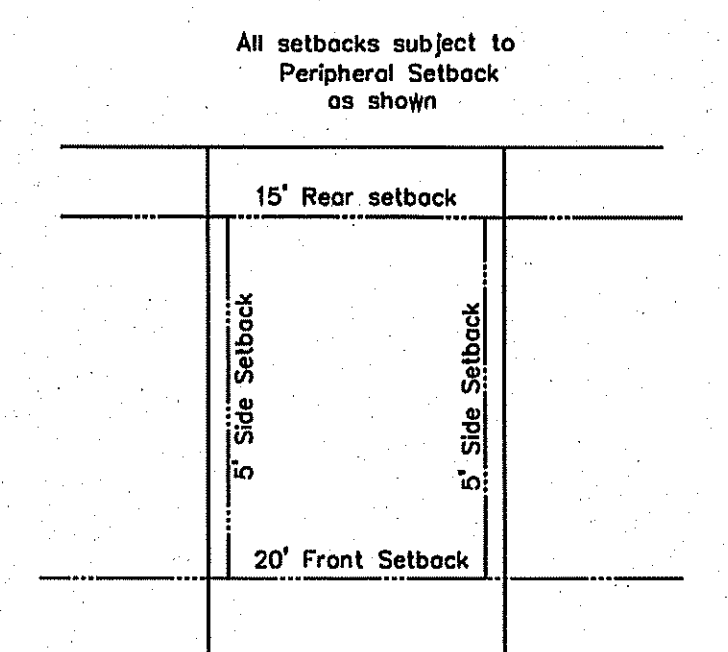




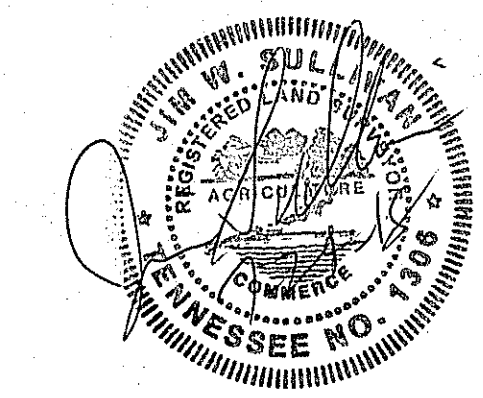
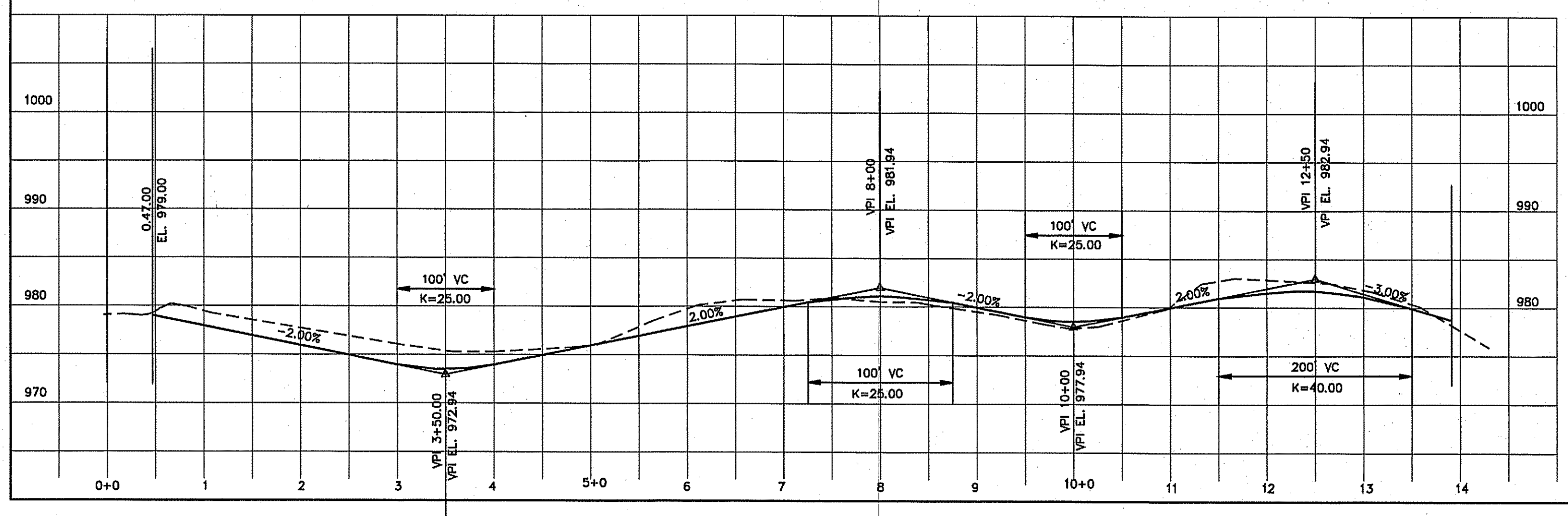
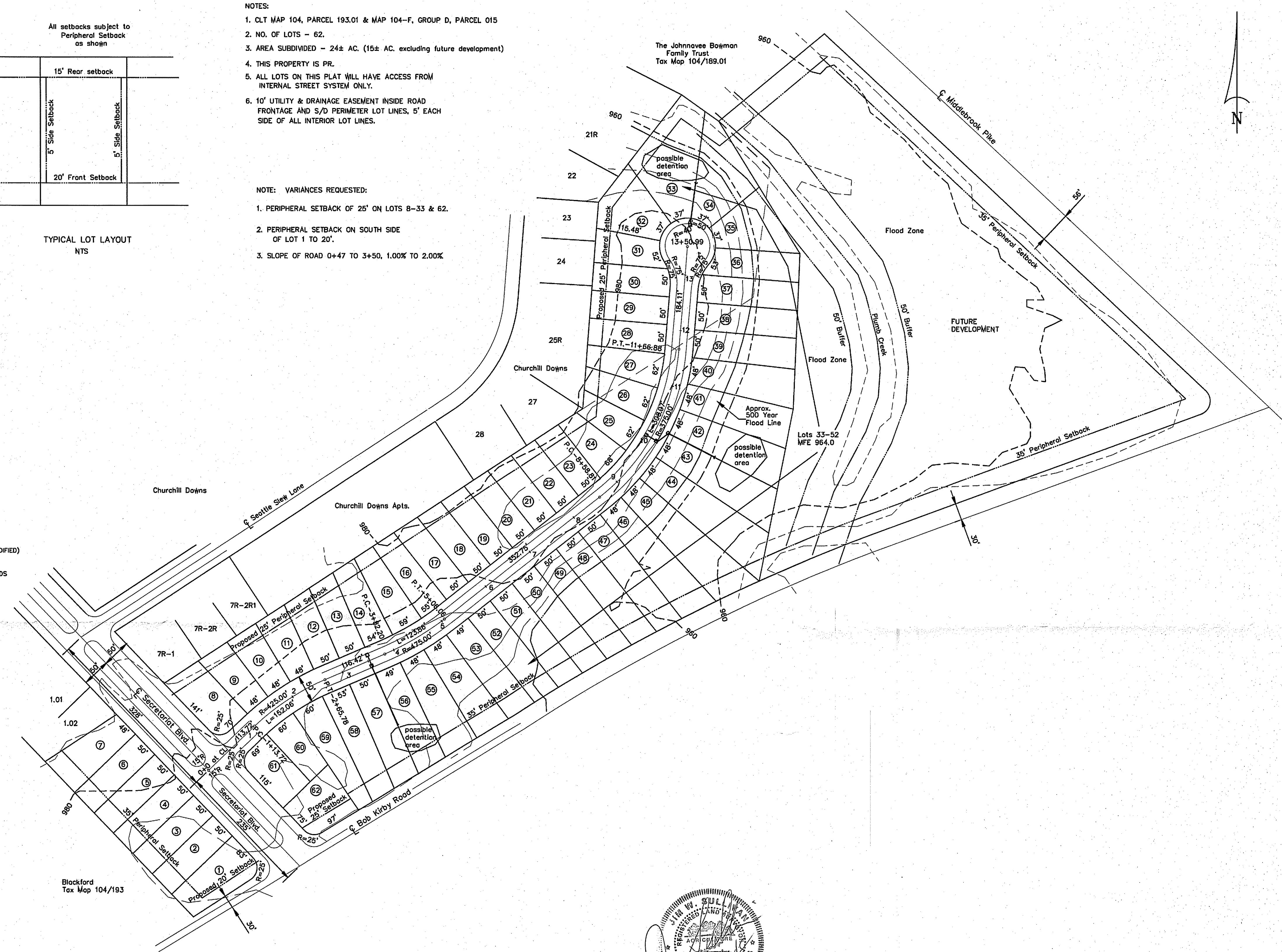
TYPICAL ROADWAY CROSS-SECTION
NTS



TYPICAL LOT LAYOUT
NTS

- NOTES:
1. CLT MAP 104, PARCEL 193.01 & MAP 104-F, GROUP D, PARCEL 015
 2. NO. OF LOTS - 62.
 3. AREA SUBDIVIDED - 24± AC. (15± AC. excluding future development)
 4. THIS PROPERTY IS 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.

- NOTE: VARIANCES REQUESTED:
1. PERIPHERAL SETBACK OF 25' ON LOTS 8-33 & 62.
 2. PERIPHERAL SETBACK ON SOUTH SIDE OF LOT 1 TO 20'.
 3. SLOPE OF ROAD 0+47 TO 3+50, 1.00% TO 2.00%



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
JIN RLS #1306

SURVEYOR:
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2543 CREEKSTONE CIRCLE
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PH. 406-7324

DEVELOPER:
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REVISED
JUL 23 2018

MPC FILE NO.'S 8-SB-18-C/B-C-18-UR

THE COVE AT CHURCHILL DOWNS

CLT MAP 104 PARCEL 193.01 &
CLT MAP 104-F, GROUP D, PARCEL 15

DISTRICT 6 - KNOX CO., TENN.

SCALE: 1"=100' JUNE 25, 2018
JULY 24, 2018