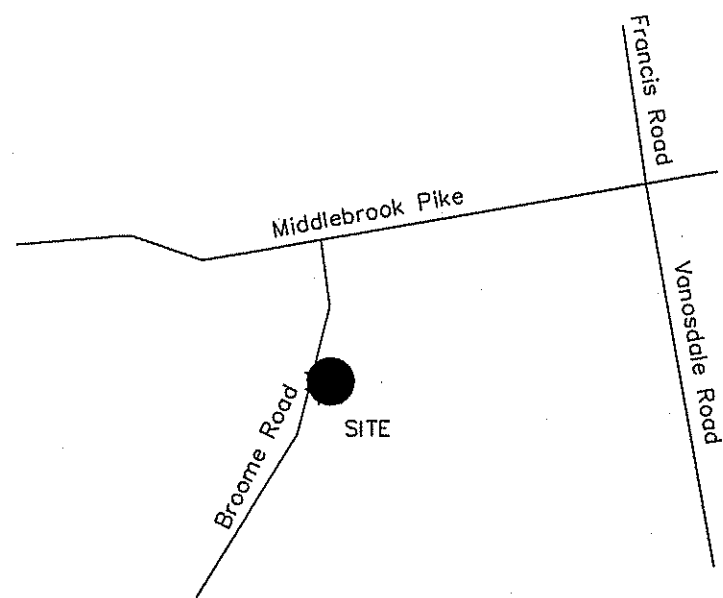
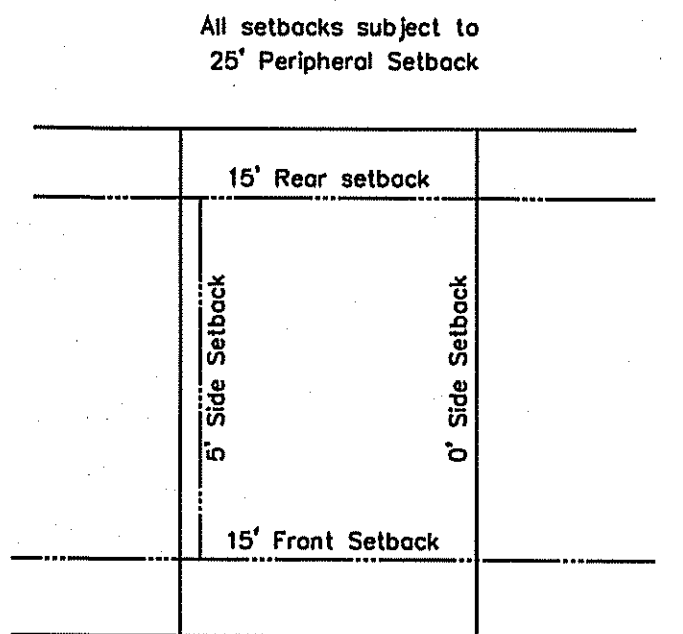




LOCATION MAP
NOT TO SCALE



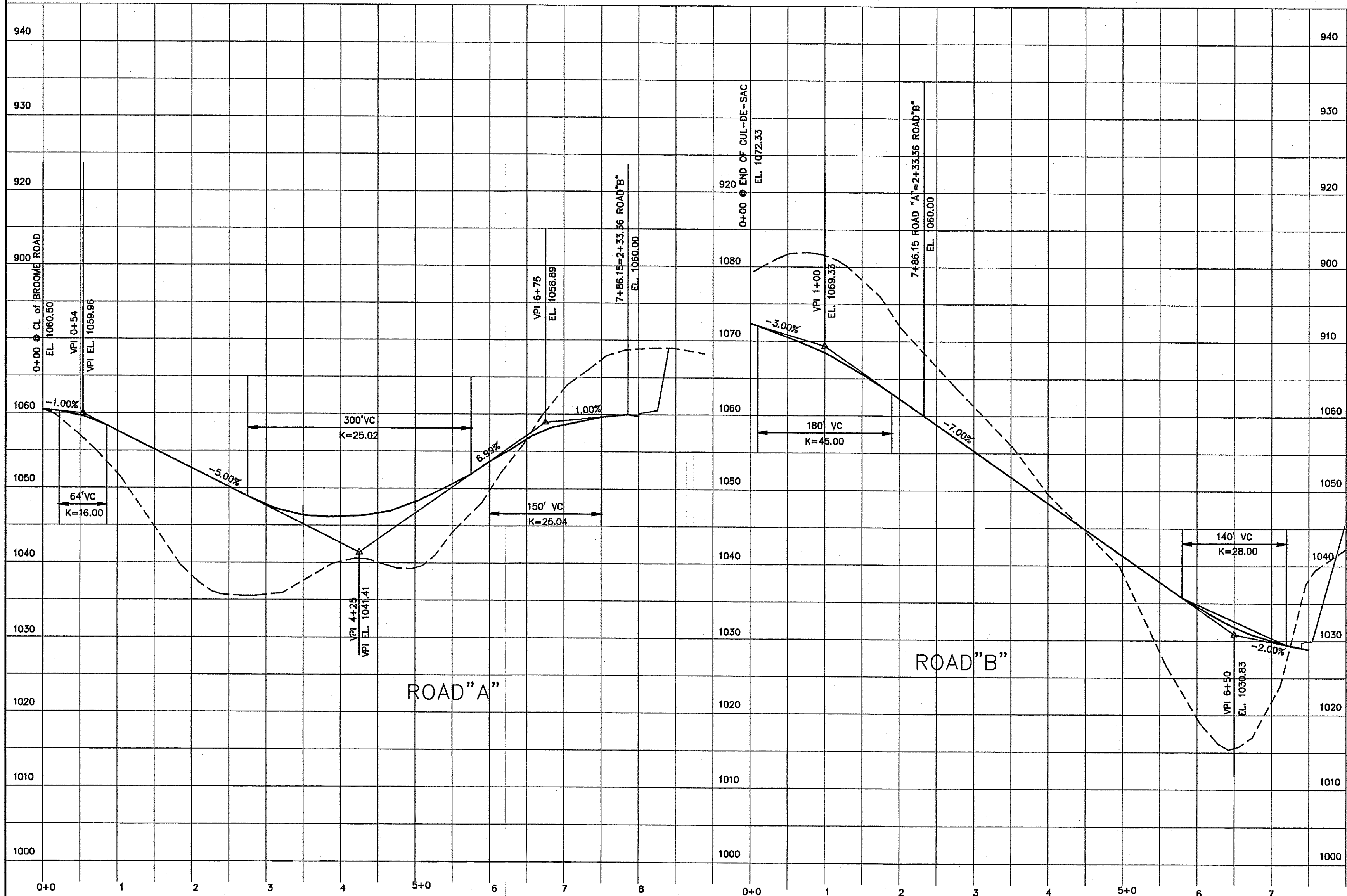
TYPICAL LOT LAYOUT
NTS

NOTES:

1. CLT MAP 106-O, GROUP A, PARCEL 039.
2. NO. OF LOTS - 58.
3. AREA SUBDIVIDED - 12.42 ACRES.
4. THIS PROPERTY IS ZONED RP-1.
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 EXCEPT UNDER BUILDINGS.
7. DRIVEWAYS SHALL NOT EXCEED 15%.

VARIANCE REQUESTED:

1. VARIANCE OF VERTICAL CURVE K VALUE OF 25 TO 16 at 0+22 to 0+86, ROAD "A"
2. FRONT SETBACK VARIANCE OF 25' TO 15'.



CERTIFICATION OF SIGHT DISTANCE

I hereby certify that 300' sight distance exists at entrance to this subdivision.

Jim Sullivan
TN RLS #1306

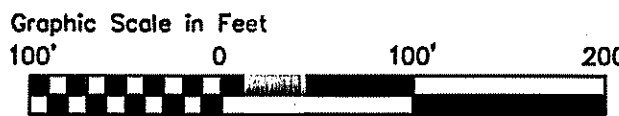
CERTIFICATION OF CONCEPT PLAN

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

SURVEYOR:
JIM SULLIVAN
2543 CREEKSTONE CIRCLE
MARYVILLE, TN. 37804
PH. 406-7324

DEVELOPER:
SBL INVESTMENT PROPERTIES
7010 STONE MILL DRIVE
KNOXVILLE, TN. 37919
PH. (818) 415-5853



CONCEPT PLAN & SITE PLAN
THE COVE IN WEST HILLS

CLT MAP 106-O, GROUP A, PARCEL 039

DISTRICT 6 - KNOX CO., TENN.

WARD 46 BLOCK 46500 - KNOXVILLE, TENN.

SCALE: 1"=100' JULY 30, 2018

9-5B-18-C
9-E-18-4R
7/34/18