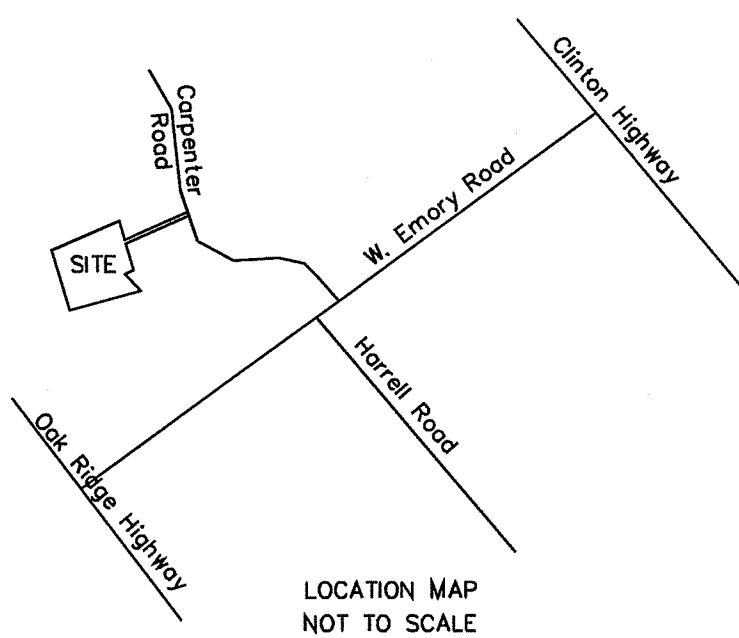
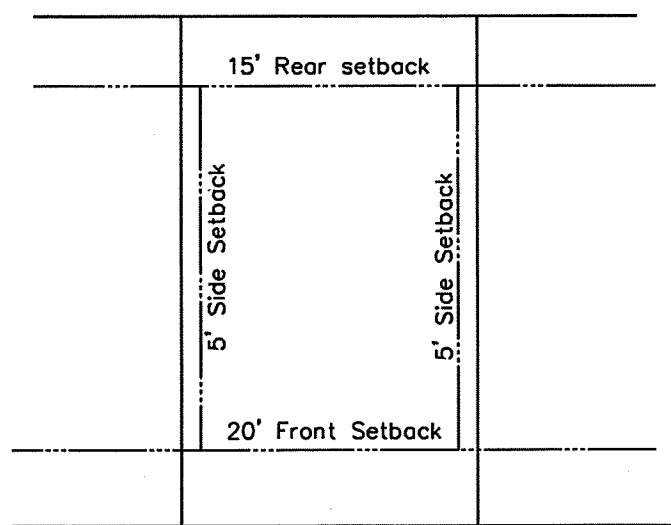
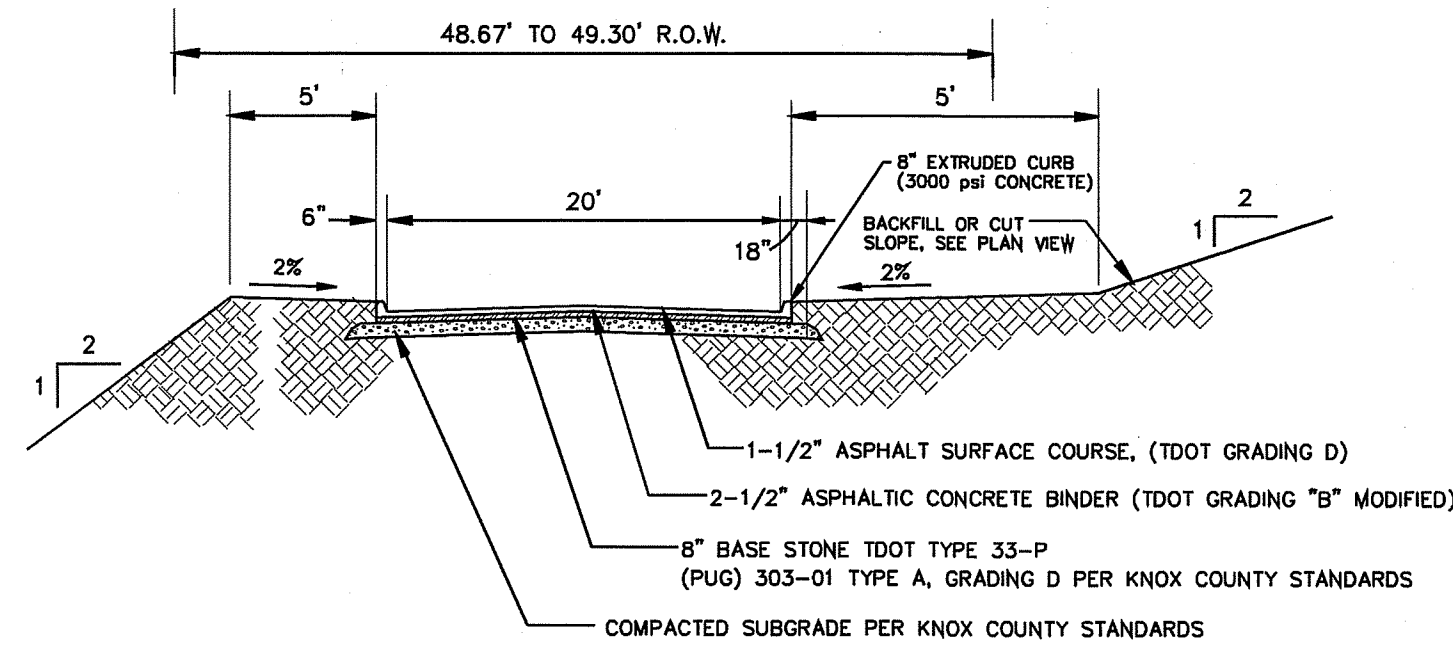




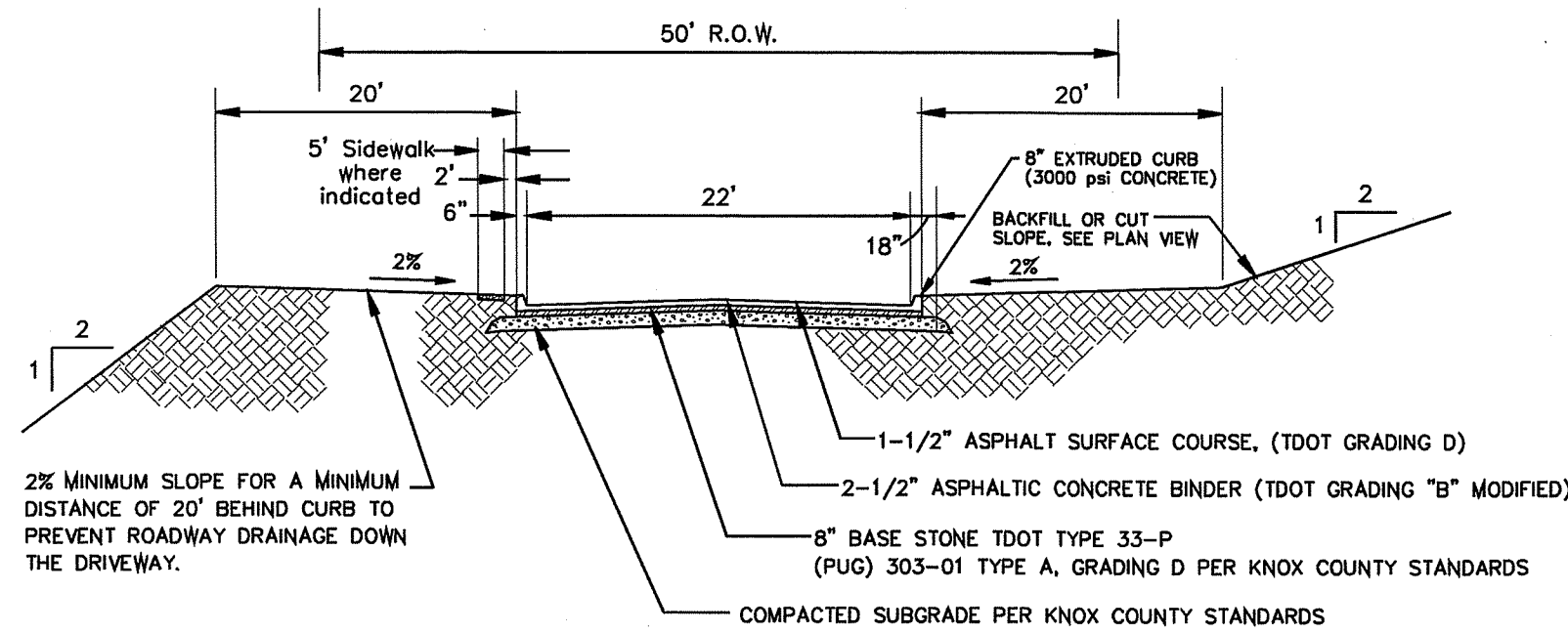
NOTE: All setbacks are controlled by proposed 20' peripheral setback where applicable.



TYPICAL LOT LAYOUT
NTS



TYPICAL ROADWAY CROSS-SECTION
0+00 TO 9+24.53 ROAD "A"
NTS

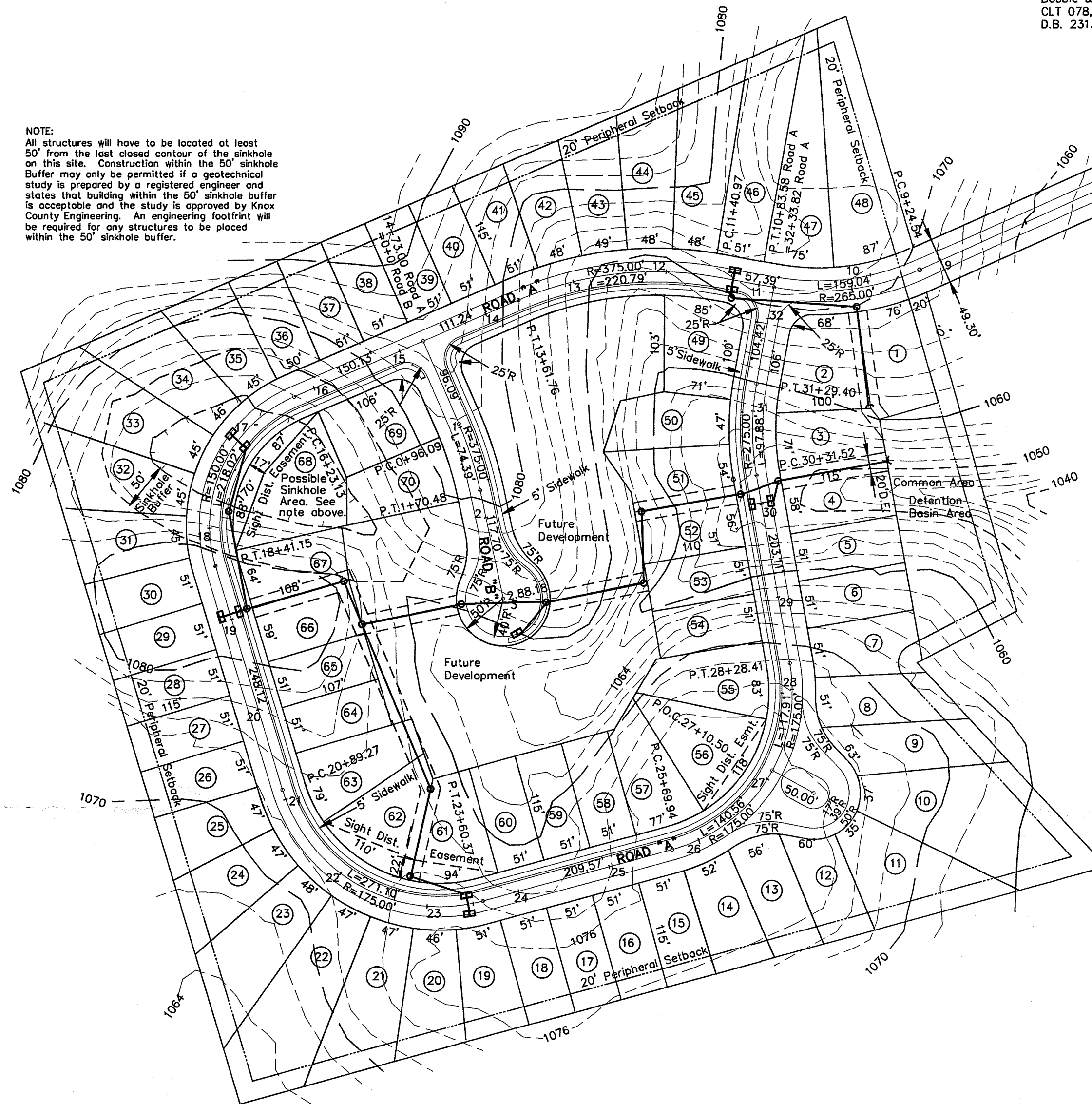


TYPICAL ROADWAY CROSS-SECTION
9+24.54 TO 32+33.82 ROAD "A" AND ALL OF ROAD "B"
NTS

- NOTES:
1. CLT MAP 078, PARCEL 035.
 2. NO. OF LOTS - 70.
 3. AREA SUBDIVIDED - 19.86 ACRES.
 4. THIS PROPERTY IS ZONED PR.
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE LOT LINES, 5' INSIDE ALL INTERIOR LOT LINES AND OTHER EXTERIOR LOT LINES.

- VARIANCE AND/OR WAIVER REQUESTS:
1. WIDTH OF ROAD "A" RIGHT-OF-WAY AT ENTRANCE FROM 50' TO 48.67'.
 2. CONNECTING RIGHT-OF-WAY RADIUS AT ENTRANCE FROM 25' TO 0'.
 3. CENTERLINE RADIUS OF 250' TO 150' AT 16+23.13 TO 18+41.15, ROAD A.
 4. CENTERLINE RADIUS OF 250' TO 175' AT 25+69.94 TO 28+28.41, ROAD A.
 5. ROAD SLOPE FROM 31+60.00 TO 32+33.82 ROAD "A" OF 1.00% TO 2.00%.
 6. CENTERLINE RADIUS OF 250' TO 175' AT 20+89.27 TO STA. 23+60.37, ROAD A.

NOTE:
All structures will have to be located at least 50' from the last closed contour of the sinkhole on this site. Construction within the 50' sinkhole Buffer may only be permitted if a geotechnical study is prepared by a registered engineer and states that building within the 50' sinkhole buffer is acceptable and the study is approved by Knox County Engineering. An engineering footprint will be required for any structures to be placed within the 50' sinkhole buffer.



NOTE: Off site easements for grading will be obtained if necessary.

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: 8/26/2019
FILE NO.'S 9-SC-19-C/9-J-19-UR

CONCEPT PLAN & SITE PLAN
DORCHESTER

CLT MAP 078, PARCEL 035
DISTRICT 6 - KNOX CO., TENN.
SCALE: 1"=100' JULY 29, 2019
AUG. 26, 2019

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

REVISED
AUG 26 2019

