

PLOTTED: Nov 25, 2002 - 4:06pm LOCATION: C:\LDS Projects\TULLAHOMA APTS.dwg TULLAHOMA MASTER.dwg Plotted By: Chad

R.O.W.

CARL B. RAGAN  
C/O MRS. ROY W. LAUGHMILLER  
DB. 36 PG. 344  
ZONED R-2

HAROLD F. MORRIS, JOSEPH L. WILLOUGHBY  
AND JAMES F. HOLT, JR.  
DB. 200 PG. 639  
ZONED R-3

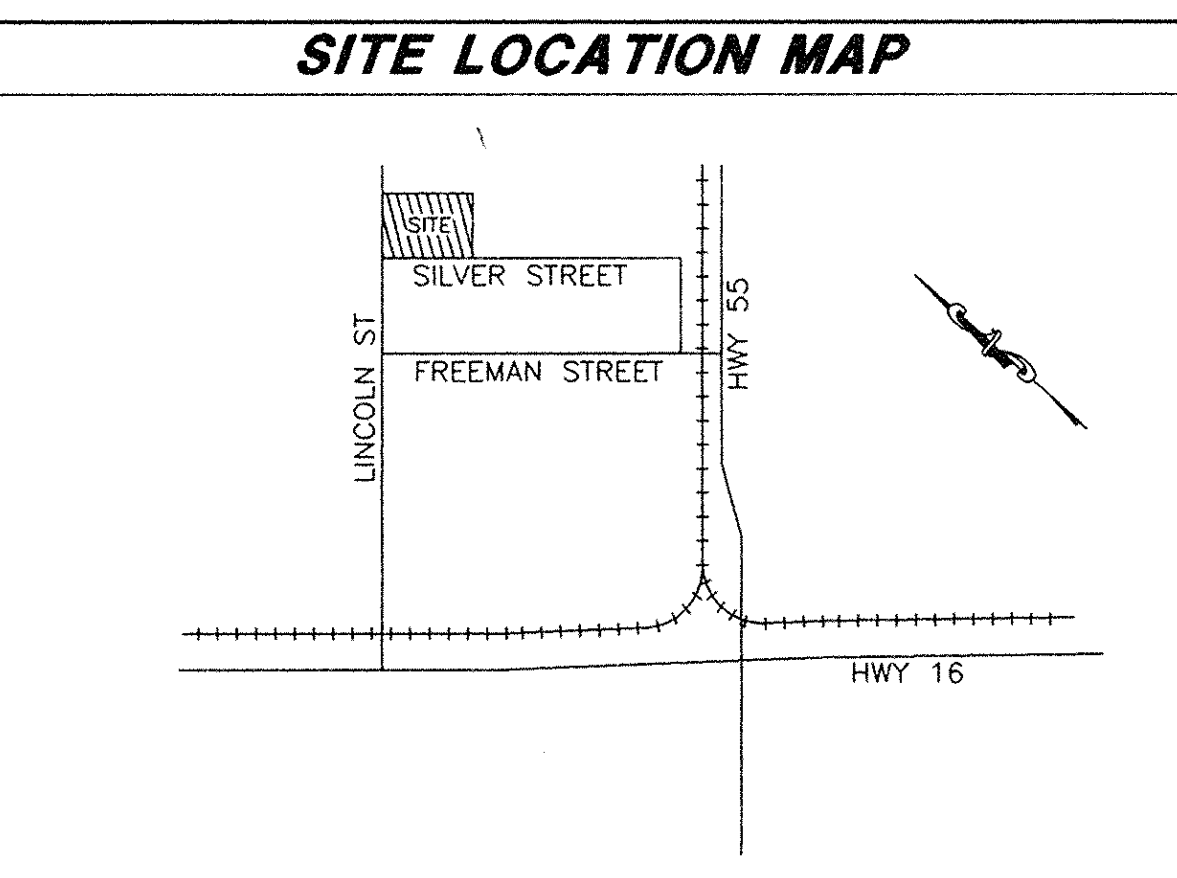
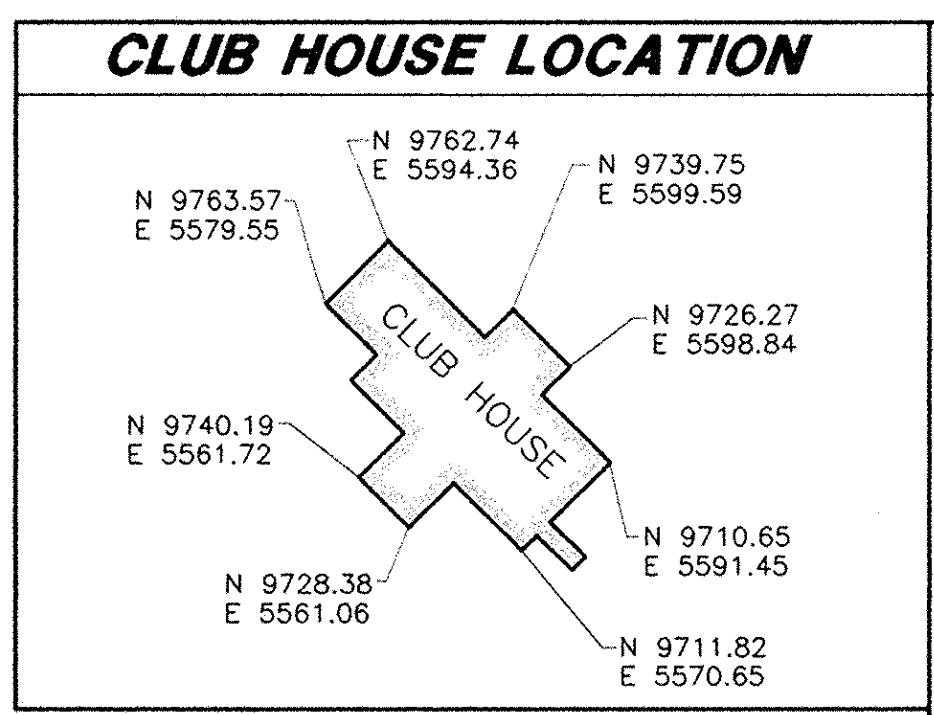
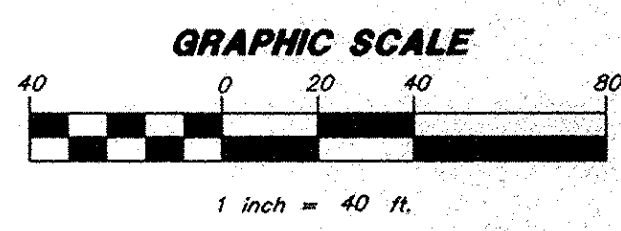
10.843± ACRES  
472340± SQ.FT.

EXIST. DEPRESSION

COORDINATE ALL  
CONSTRUCTION IN R.O.W.  
WITH CITY OF TULLAHOMA

T.B.M.  
TOP OF FH  
ELEV. 1058.44

T.B.M.  
RAILROAD SPIKE IN POLE  
ELEV. 1060.39



**GENERAL NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL TENNESSEE ONE CALL AND ANY UTILITY THAT DOES NOT SUBSCRIBE TO ONE CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION. TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**SITE STATISTICS**

- PROPERTY IS LOCATED IN TULLAHOMA, TN AND IS ZONED R-3.
- LOT ACREAGE = 10.83 ACRES.
- OWNER: REGENCY DEVELOPMENT ASSOCIATES, INC  
226 HALBERTON DR  
FRANKLIN, TN 37069  
(615)599-1678
- SURVEY BY: LAND DEVELOPMENT SOLUTIONS  
310 SIMMONS RD SUITE K  
KNOXVILLE, TN 37922  
(865) 671-2281
- BUILDING SETBACKS  
FRONT: 50'  
SIDE: 35'  
REAR: 35'
- PARKING SUMMARY  
TOTAL SPACES REQUIRED: 144 (5 DISABLED)  
TOTAL SPACES PROVIDED: 144 (5 DISABLED)
- BUILDINGS 1-4 & 7-9 (2 BEDROOM UNITS) = 7288 SF. EACH  
BUILDINGS 5-6 (3 BEDROOM UNITS) = 8736 SF. EACH
- TOTAL UNITS = 72

**LAYOUT NOTES**

- ALL DIMENSIONS TO CURB LINE REFERENCE FACE OF CURB - SEE DETAIL.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- SEE UTILITY PLAN FOR NEW AND EXISTING UTILITY LINE LOCATIONS. SEE GRADING AND DRAINAGE PLAN FOR NEW AND EXISTING STORM DRAIN LOCATIONS.

**LEGEND**

I.R.(N)	IRON PIN (NEW)
	BENCHMARK
	PROPERTY LINE
	EXISTING FENCE
	EXISTING BUILDING EDGE
	NEW BUILDING EDGE
	EXISTING CURB LINE
	NEW CURB & GUTTER
	NEW DISABLED SPACE
	NEW SIDEWALK
	NEW CONCRETE
	NEW HEAVY-DUTY PAVEMENT



310 SIMMONS RD., SUITE K - KNOXVILLE, TENNESSEE 37922  
PH. 865-671-2281 LDS PROJECT NO. 20239

REVISIONS  
NO. DATE BY  
1 11/25/02  
2 12/02/02  
3 12/28/02  
DRAWN BY CDB  
CHECKED BY  
DATE  
SCALE

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
BRIARWOOD APARTMENTS  
TULLAHOMA, TENNESSEE

C-1

SITE LAYOUT PLAN