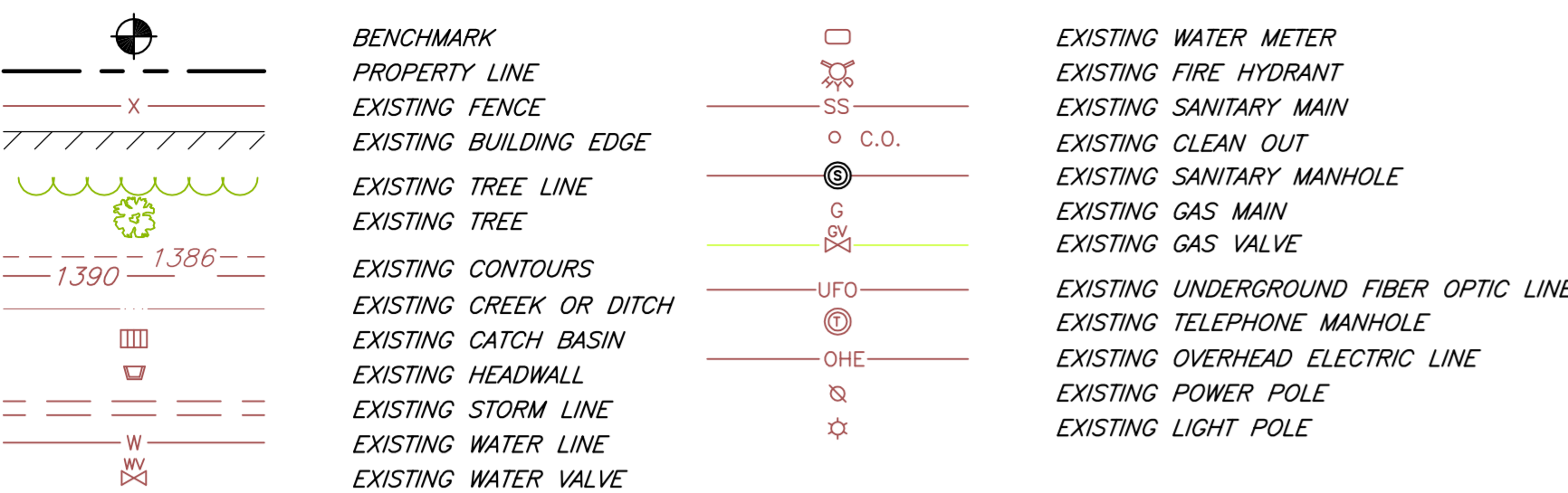


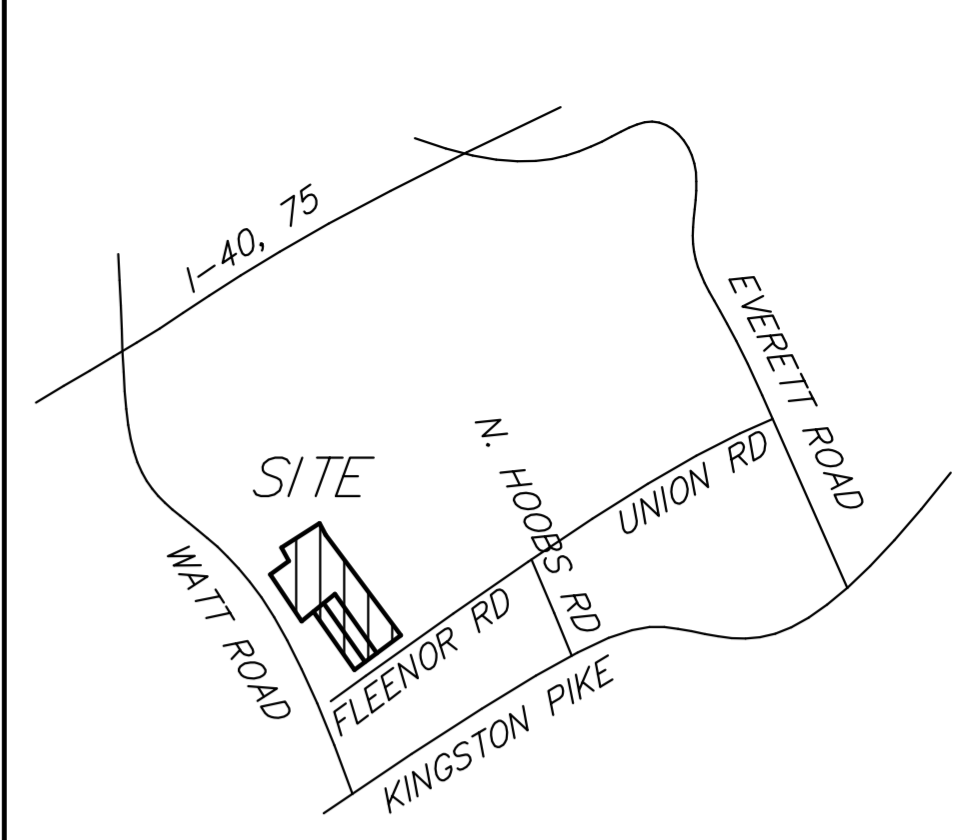
**LEGEND**



**SUBDIVISION 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.
- 2. TOTAL LOTS = 17 (15 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS)
- 3. TOTAL ACREAGE = 9.18 ACRES
- 4. OWNER/DEVELOPER: HAROLD AND SHARON BYRD, 852 BENNETT PLACE, KNOXVILLE, TN 37909, PH. 865-675-1900
- 5. OPEN SPACE LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 6. LOTS 1 AND 15 SHALL NOT HAVE ACCESS TO FLEENOR ROAD.
- 7. ENGINEER: LAND DEVELOPMENT SOLUTIONS, 310 SIMMONS ROAD, SUITE K, KNOXVILLE, TN 37922, PH. 865-671-2281
- 8. LANDSCAPE ARCHITECT: MICHAEL VERSEN AND ASSOCIATES, 3538 APPLEWOOD WAY, MARYVILLE, TN 37803, PH. 865-856-7154
- 9. THE PROPERTIES INCLUDED IN THE SUBDIVISION ARE: CLT MAP 151, PARCELS 037, 036, 035, ZONING = RURAL RESIDENTIAL DISTRICT (R-1), OWNERS: HAROLD AND SHARON BYRD-13009, 13013 & 13017 FLEENOR ROAD KNOXVILLE, TN 37922
- 10. ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. UPON COMPLETION OF CONSTRUCTION THE WALKWAYS/SIDEWALKS, THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENT.
- 11. BUILDING SETBACKS: FRONT YARD - 35', SIDE YARD - TOTAL ON TWO SIDES 40', BUT NOT LESS THAN 15' ON ANY ONE SIDE, REAR YARD - 25'
- 12. TOTAL OPEN SPACE REQUIRED = 9.18 x 0.1 = 0.918 AC, TOTAL OPEN SPACE PROVIDED = 0.918 AC (8,300 SF FROM LOT 3 AND 31,730 SF FROM LOT 15)
- 13. TOTAL MAXIMUM BUILDING AREA (TBA) FOR EACH DWELLING UNIT TBA = 20,000 SF x 0.25 = 5,000 SF, TOTAL MAXIMUM LOT COVERAGE (TLC) FOR EACH DWELLING UNIT TLC = 20,000 SF x 0.35 = 7,000 SF
- 14. ALL WALKING TRAILS SHALL BE FIELD LOCATED SO AS TO GO AROUND TREES.
- 15. ORANGE TREE PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE GRADING PERMIT.
- 16. ALL STREET SIGNAGE SHALL MEET TOWN OF FARRAGUT REQUIREMENTS.

**LOCATION MAP**



PROJECT: COOL SPRINGS ESTATES CLT MAP 151 PARCELS 035, 036, 037 FARRAGUT, TENNESSEE 37922

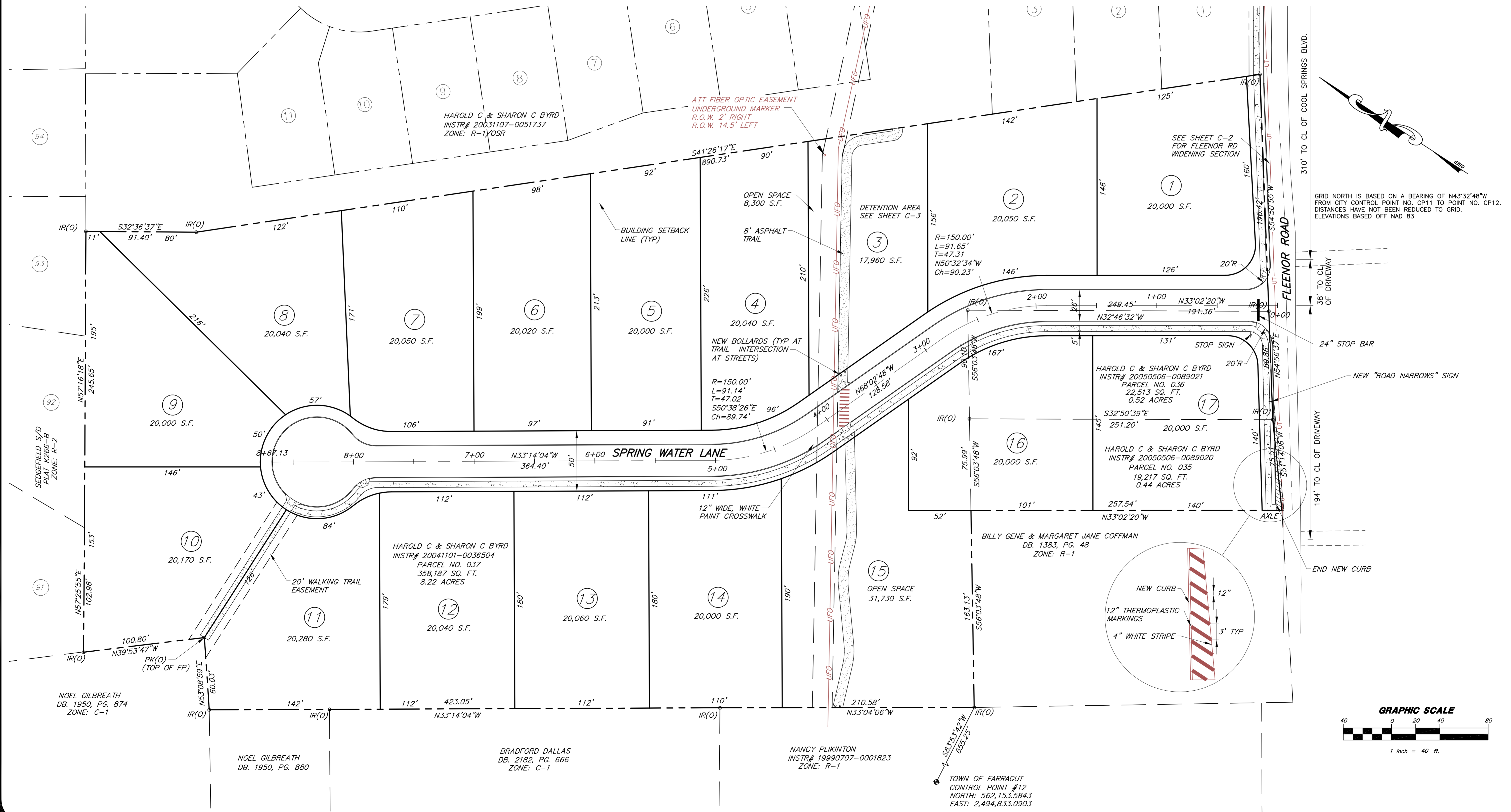
LAND DEVELOPMENT SOLUTIONS

DRAWING DESCRIPTION: SITE LAYOUT PLAN

Table with 3 columns: NO., DATE, REVISION. Contains revision history for the drawing.

Table with 2 columns: DRAWN BY, CHECKED, APPROVED, JOB NO., SCALE, DATE. Contains drawing metadata.

C-1 1 OF 13



GRID NORTH IS BASED ON A BEARING OF N43°32'48"W FROM CITY CONTROL POINT NO. CP11 TO POINT NO. CP12. DISTANCES HAVE NOT BEEN REDUCED TO GRID. ELEVATIONS BASED OFF NAD 83

