

LOCATION MAP

GENERAL NOTES

- 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.
- Owner: JRT Communities, LLC  
P.O. Box 674  
Cleveland, Tennessee 37364-0674  
Contact: Tom McClellan  
Ph. 423-614-3169
- Survey by: Brown Surveying Company  
148 Terri Lane S.W.  
McDonald, Tennessee 37353  
Ph. 423-479-4559
- Total acreage = 38.52 acres.
- Tract is not in a mapped flood area as shown on Firm Map 470357 0100 b. A flood study has been performed by LDS and the flood zones and floodway from the new study are shown on this plan. This study has not been officially adopted by the City of Cleveland or submitted to FEMA.
- Property is located in City of Cleveland and present zoning = R-1.
- Tax map 43, parcel 36. Property is recorded in db 1443, pg 774.
- These plans show grading for the roads, major ditches and detention basins. The developer/homebuilder shall be responsible for grading on individual lots to ensure building meet minimum floor elevations and that the lots drain properly.

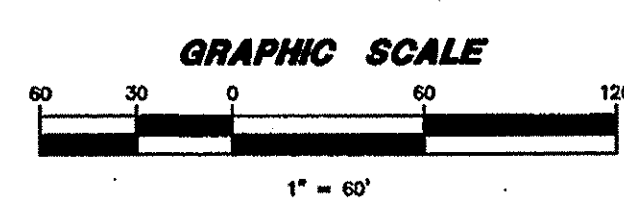
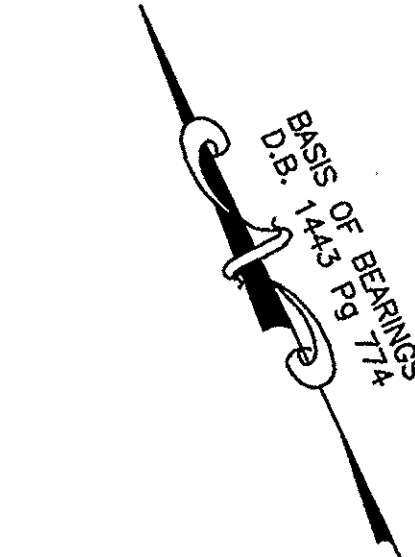
LAYOUT NOTES

- All dimensions to curb line reference face of curb - See pavement section detail.
- See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

LEGEND

	Property Line
	New Edge Of Pavement/curb
	Subdivision Lot Number
	Existing Stream
	Stream Buffer Zone
	Buildable Area of Lot
	Common Area
	Detention Area
	Minimum Floor Elevation

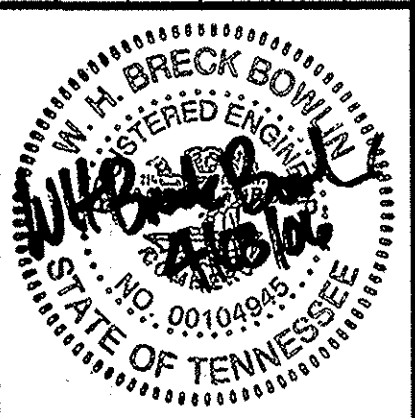
Note: Buildable areas are shown for reference only. Refer to Final Plat for all legal setbacks and easements.



PROJECT:  
**TIMBER CREEK SUBDIVISION**  
**PEACH ORCHARD HILL DRIVE**  
**JRT COMMUNITIES, LLC**  
CLEVELAND, TENNESSEE

LAND DEVELOPMENT SOLUTIONS  
310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922  
PHONE: 865-671-2281 FAX: 865-671-2283

DRAWING DESCRIPTION:  
**SITE PLAN**



DRAWN BY	
CHECKED	
APPROVED	
JOB NO. 205057	
SCALE 1"=60'	DATE 4/03/06

**C-2**  
SHEET NO.