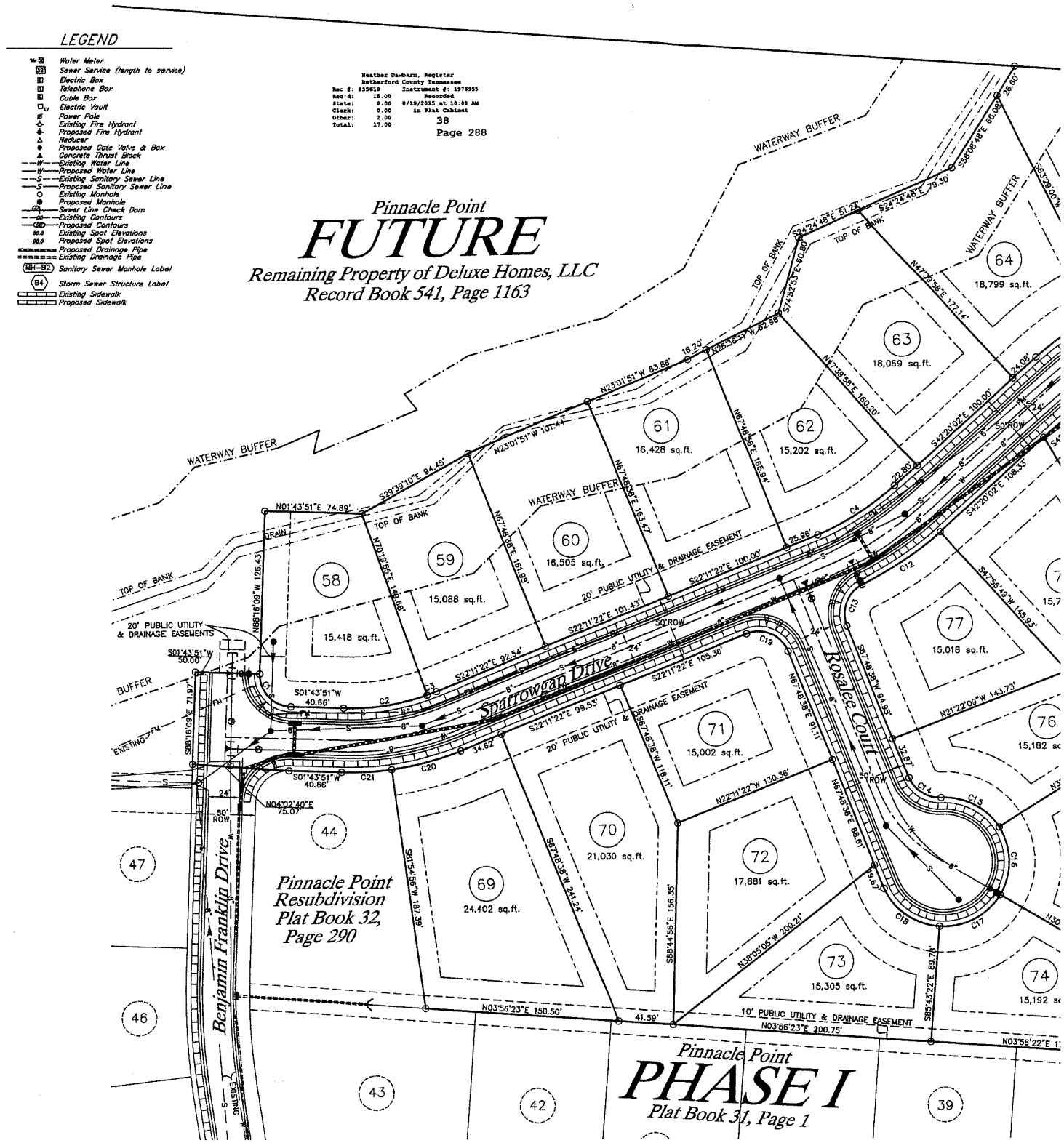
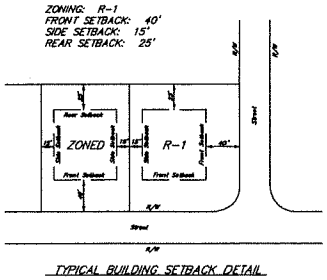


ZONING: R-1
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 25'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	BEARING	CHORD
C1	25.00	39.27	N46°43'51"E	35.36
C2	175.00	65.36	N06°58'07"W	64.98
C3	175.00	7.70	N20°55'43"W	7.70
C4	205.00	72.08	N32°15'42"W	71.71
C5	235.00	64.87	S34°25'31"E	64.67
C6	235.00	84.43	S16°13'28"E	83.98
C7	235.00	40.49	S00°59'46"E	40.44
C8	25.00	39.27	S41°03'37"E	35.36
C9	25.00	39.27	S48°56'23"W	35.36
C10	185.00	43.98	S02°52'16"E	43.88
C11	185.00	105.43	S28°00'28"E	104.01
C12	255.00	71.81	N34°18'01"W	71.57
C13	25.00	37.52	S89°11'41"E	34.10
C14	25.00	30.77	N32°33'22"E	28.86
C15	50.00	52.54	S27°24'24"W	50.16
C16	50.00	55.07	S89°03'48"W	52.33
C17	50.00	55.56	N27°33'14"W	52.74
C18	50.00	53.88	N35°08'57"E	51.31
C19	25.00	39.27	S22°46'38"W	35.36
C20	225.00	55.39	N15°08'13"W	55.25
C21	225.00	38.54	N03°10'36"W	38.50

NOTES

1. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
5. Underground utilities shown were loca above-ground evidence, and also fro from the respective utility companies non-existence of the utilities shown which may be present on this site c be confirmed with the utility owner work.
6. No fill material or structures that w stormwater as shown shall be allowe
7. These lots are governed by restricti the Homeowner's Association.
8. Sidewalks shown shall be 5' wide.
9. There shall be no clearing, grading, disturbance of vegetation in the wate permitted by the City of LaVergne.
10. Waterway buffers shown hereon are covenants which may be found in th restrict disturbance and use of these