



- NOTES:**
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP 47035C0308D DATED AUG. 24, 2006. HOWEVER THERE ARE AREAS WITHIN THE HOLIDAY LAKE SPILLWAY ZONE AS INDICATED ON MAPS PREPARED BY THE TENN DEPT. OF E&CD L.P.O. U.C.R. MAY 1997.
  - ALL FRONT BUILDING SETBACKS SHALL BE AS FOLLOWS:  
 ..THIRTY (30) FEET ALONG ALL FRONT LOT LINES  
 ..TEN (10) FEET ALONG ALL SIDE LOT LINES  
 ..TEN (10) FEET ALONG ALL REAR LOT LINES
  - PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:  
 ..TWELVE (12) FEET ALONG ALL FRONT AND REAR PROPERTY LINES  
 ..SIX (6) FEET ALONG ALL SIDE LOT LINES  
 ..TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
  - DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:  
 ..TWENTY (20) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINS AND STREAMS.
  - A VARIANCE IS BEING REQUESTED TO EXTEND THE MAXIMUM CUL-DE-SAC LENGTH FROM 1200 FEET TO 1332 FEET. THIS VARIANCE IS NECESSARY DUE TO TOPOGRAPHIC LIMITATIONS WHICH WOULD REQUIRE CROSSING THE LAKE SPILLWAY ZONE.

- LEGEND:**
- .....1800..... EXISTING CONTOUR (5' interval)
  - NATURAL DRAINWAY
  - SURROUNDING PROPERTY
  - PROPERTY BOUNDARY
  - LOT LINE
  - BUILDING SETBACK
  - MH EXISTING SEWER MANHOLE
  - SS EXISTING GRAVITY SEWER LINE
  - W EXISTING WATER LINE
  - F EXISTING FIRE HYDRANT
  - LPS EXISTING LOW PRESSURE SEWER LINE
  - LPSS PROPOSED LOW PRESSURE SEWER LINE
  - W PROPOSED WATER LINE
  - WV WATER VALVE
  - FHX PROPOSED FIRE HYDRANT
  - P POWER POLE
  - F FENCE
  - 15 LAKE SPILLWAY ZONE
  - IRON PIN FOUND

**REFERENCES:**  
 DEED BOOK 1479, PAGE 1166  
 TAX MAP 113-A "B"  
 PARCEL 1.03

1332 If road  
 1321 If water  
 2885 If lpss

PRELIMINARY PLAT FOR CROSSROAD VILLAGES SUBDIVISION PHASE V	
LOCATED IN THE FIRST CIVIL DISTRICT CUMBERLAND COUNTY, TENNESSEE	
PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: GLENN CLARK ADDRESS: 162 CRABTREE ROAD CROSSVILLE, TENNESSEE 38571 TELEPHONE: (931) 267-4902	SURVEYOR: G1 SURVEYING & ASSOCIATES ADDRESS: 3824 MOUNT HELEN ROAD ALLART, TENNESSEE 38504 TELEPHONE: (931) 879-6393
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 20.21 NUMBER OF LOTS: 38 SCALE: 1"=100' DATE: FEB. 2019 TAX MAP REFERENCE: Map 113-A "B", Pct. 1.03