



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY FLOOD INSURANCE RATE MAP 47035C03090.
2. BUILDING SETBACKS SHALL BE AS FOLLOWS:
 ..THIRTY (30) FEET ALONG ALL LOT LINES ABUTTING DAYTON AVENUE AND ACE COURT.
 ..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
3. PUBLIC UTILITY EASEMENTS SHALL BE AS FOLLOWS:
 ..TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES
 ..SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES
 ..TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
4. DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:
 ..TWENTY (20) FEET AS MEASURED FROM THE CENTER OF ALL MAJOR DRAINS AND STREAMS.
5. STORMWATER DRAINAGE WILL BE DIRECTED TO FLOW TO THE PROPOSED STORM WATER POND.

LEGEND:

	LOT LINES
	LOT NUMBER
	EXISTING CONTOUR (2' interval)
	BUILDING SETBACK
	EXISTING 6" WATER LINE
	EXISTING GRAVITY SEWER LINE
	NATURAL DRAINWAY
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	IRON PIN FOUND
	POINT
	20' STREAM/DRAINWAY BUFFER
	EXISTING UTILITY EASEMENT
	6" WATER PROPOSED WATER LINE
	4" LPSS PROPOSED SEWER LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S58°57'19"W	27.03'
L2	S68°57'42"W	25.05'
L3	S83°27'14"W	17.48'
L4	N21°17'51"W	16.56'
L5	N53°30'01"W	18.24'

ROADWAY 462 LF.
4" LPSS 887 LF.
6" WATER 477 LF.

REFERENCES:
 Deed Book 1571, Page 1359
 Deed Book 1572, Page 612
 Tax Map 113 D, "C", Parcel 006.00 & 007.00
 Deed Book D531, Page 791
 Deed Book D532, Page 7

PRELIMINARY PLAT FOR COLINS PLACE SUBDIVISION Located in the First Civil District, Cumberland County, Tennessee PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION			
DEVELOPER:	ALAN R. COOPER	SURVEYOR:	DION AULT
ADDRESS:	1462 SPORTSMAN CLUB ROAD CROSSVILLE, TENNESSEE 38555	ADDRESS:	116 ASHLEY ACRES WAY PIKEVILLE, TENNESSEE 37367
TELEPHONE:	(931) 787-7219	TELEPHONE:	(423) 618-8933
ENGINEER:	TARE, INC.	ACREAGE SUBDIVIDED:	6.49 ac.
ADDRESS:	P.O. BOX 846 CROSSVILLE, TENNESSEE 38557	NUMBER OF LOTS:	18
TELEPHONE:	(931) 484-7543	SCALE:	1"=50'
		DATE:	October, 2020
		TAX MAP REFERENCE:	Map 113D, "C" Pcl. 006.0 & 007.0