

	EXISTING PROPERTY LINE		EXISTING GRAVITY SEWER LINE		EXISTING UTILITY POLE
	ADJOINING PROPERTY LINE		EXISTING NATURAL GAS LINE		EXISTING GUY POLE
	BUILDING SET BACK LINE		EXISTING BUILDING		PROPOSED UNDERGROUND POWER LINE
	EXISTING PERMANENT EASEMENT		EXISTING ROAD ASPHALT, LIGHT		PROPOSED WATER LINE
	EXISTING TOPOGRAPHIC SURFACE		BUILDING AREA VARIANCE		PROPOSED GRAVITY SEWER LINE
	EXISTING STORMWATER PIPE		PARKING AREA VARIANCE		PROPOSED NATURAL GAS LINE
	EXISTING OVERHEAD POWER		EXISTING FIRE HYDRANT		PROPOSED PROPERTY SETBACK LINE
	EXISTING WATER LINE		EXISTING SEWER MANHOLE		PROPOSED GAS METER
	EXISTING PROPERTY SETBACK LINE		EXISTING CATCH BASIN		PROPOSED BUILDING
	EXISTING WATER VALVE		EXISTING WATER METER		PROPOSED ROAD ASPHALT, LIGHT

**SITE PLAN NOTES:**

- CONTOURS SHOWN WERE GENERATED UTILIZING SOKKIA GRX3 GPS WITH GPS BASE REFERENCE OF TDOT GNSS BASE STATION LOCATED AT DISTRICT 27 BUILDING.
- EXISTING SITE ITEMS WERE SUPPLIED BY SURVEYOR.
- PROPERTY INFORMATION WAS TAKEN FROM DEEDS OBTAINED TITLESEARCHER.COM AND/OR CUMBERLAND COUNTY PROPERTY ASSESSORS OFFICE.
  - PARCEL ID IS IDENTIFIED AS FOLLOWS:
    - EXAMPLE **100F A 003.01** OR **100 003.02**,
    - MAP 100F, GROUP A, PARCEL 003.01 OR MAP 100, GROUP (BLANK), PARCEL 003.02.
  - UTILITIES ARE SHOWN FOR PLANNING PURPOSE. UTILITY LOCATION SHALL BE FIELD VERIFIED PRIOR TO ANY WORK BEGINNING.
  - VARIANCE TABLE DEFINES THE AREAS FOR VIOLATING THE BUILDING SET BACK REQUIREMENTS FOR THE CITY OF CROSSVILLE SUBDIVISION REGULATIONS.
    - THE BUILDING SET BACK REQUIREMENTS ARE AS FOLLOWS:
      - 50 FEET FROM WEST AVENUE
      - 30 FEET FROM CENTRAL AVENUE
      - 10 FEET FROM THE SIDE AND BACK LOT LINES

**SCALE UNITS IN FEET**

50 20 0

W N E S

TN STATE PLANE; NAD83

**ENVIRONMENTAL & CIVIL ENGINEERING SERVICES**  
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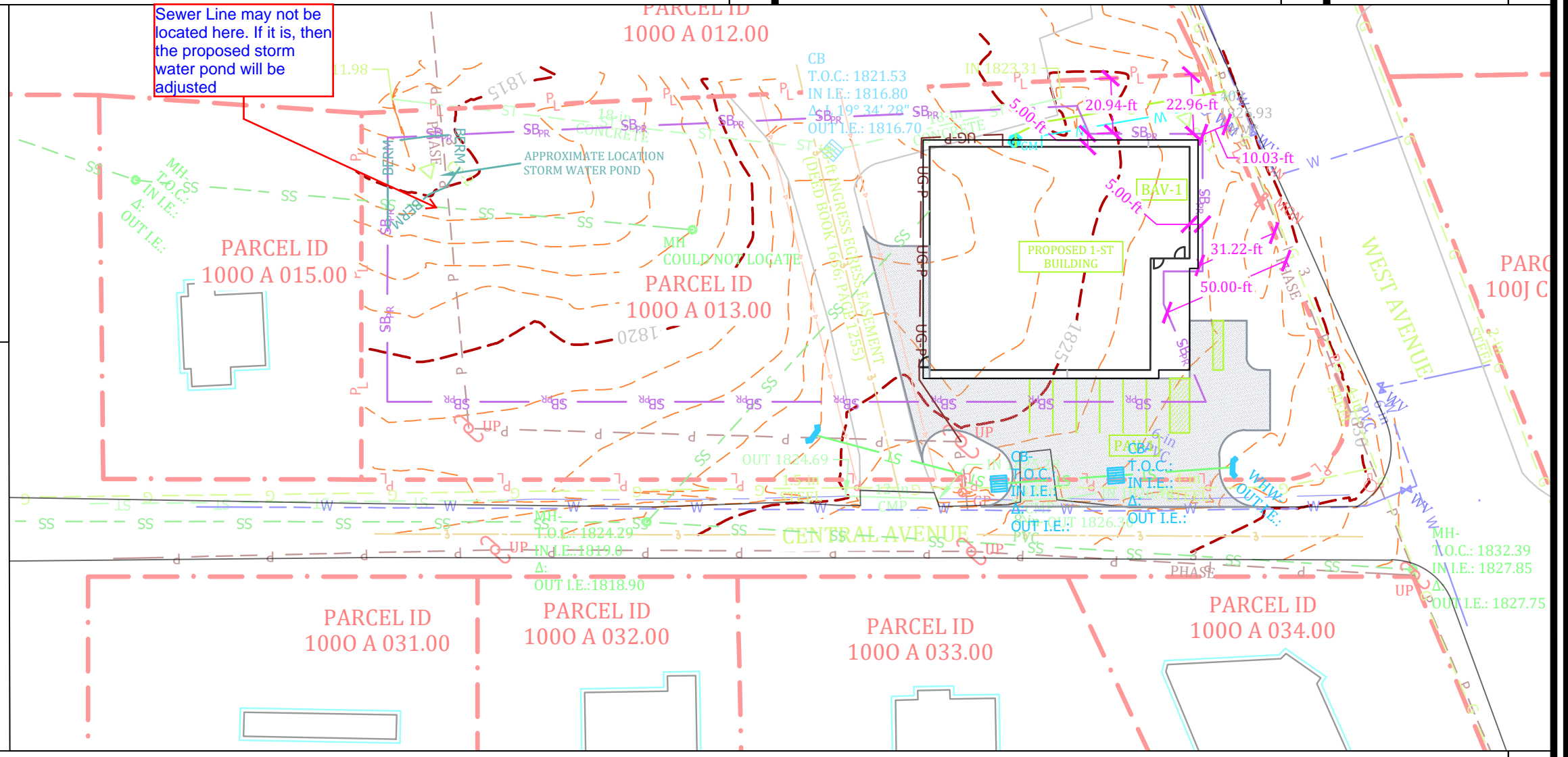
**ENGINEERING ♦ GEOTECHNICAL ♦ ENVIRONMENTAL**

<b>SHEET SYMBOL LEGEND</b>	<b>1</b>	<b>SITE NOTES</b>	<b>2</b>	<b>SCALE</b>	<b>3</b>
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**ENCROACHMENT AREA TABLE**

LOCATION	AREA (SQ FT)
PAV-1	4869
BAV-1	1734

**PROJECT SITE**  
 TOTAL PROPERTY - 1.22± ACRES  
 TOTAL DISTURBANCE AREA - 0± ACRES  
 LAT: N 35.952905°  
 LONG: W -85.037002°  
 COUNTY: CUMBERLAND, MAP 1000,  
 GROUP C, PARCEL 013.00  
 WEST AVENUE  
 CROSSVILLE, TENNESSEE 38555



**REVISIONS**

NO.	DATE	DESCRIPTION	CHK
1	02/08/22	ORIGINAL ISSUE	C.F.B.

**CHECKED BY:** J.P.B.  
**DESIGN BY:** J.P.B.  
**DRAWN BY:** L.D.B.  
**ORIGINAL DATE:** JAN 3, 2023  
**PROJECT NO.:** 23464  
**SCALE:** 1-in = 50-ft

**PLANNING | PROPOSED SITE**

**PROPOSED JAN'S WINE & LIQUOR**  
 CENTRAL AVENUE  
 CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:  
**C-201**  
 SHEET 1 OF 1