E NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.

TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE DEVELOPMENT: THE LAND CONSULTANTS LLC.

ATWELL WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
6. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
7. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNMATCHED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE REMEDIATED TO THE ENGINEER RAMIFICATIONS.
14. ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.

SITE AREA

TOTAL PROPERTY AREA:	2.884 AC (125,659 SF)
DISTURBED AREA:	2.884 AC (125,659 SF)
IMPERVIOUS AREA:	1.256 AC (54,674 SF)
PERVIOUS AREA:	1.51 AC (65,715.00 SF)

ZONING CLASSIFICATION

JURISDICTION	CITY OF DEXTER
ZONING	R-4 HIGH DENSITY RESIDENTIAL
ADJACENT ZONING	R-2 HIGH DENSITY RESIDENTIAL AND I-2 HEAVY INDUSTRIAL DISTRICT

BUILDING SETBACKS

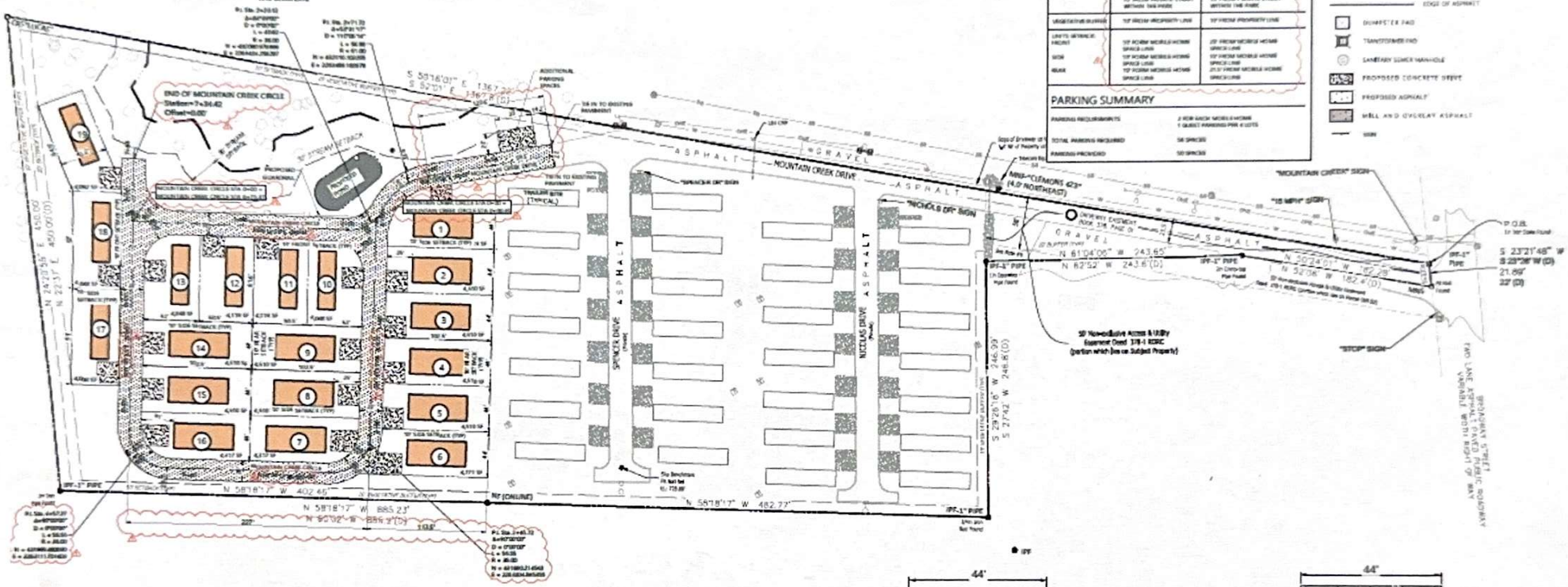
	REQUIRED	PROVIDED
FRONT, REAR, SIDE	25' FROM PROPERTY LINE 25' FROM ANY PUBLIC ROW 10' FROM PRIVATE STREET WITHIN THE PARK	30' FROM PROPERTY LINE 30' FROM ANY PUBLIC ROW 10' FROM PRIVATE STREET WITHIN THE PARK
VEGETATIVE BUFFER	10' FROM PROPERTY LINE	10' FROM PROPERTY LINE
UNITS SETBACK: FRONT	10' FROM MOBILE HOME SPACE LINE	25' FROM MOBILE HOME SPACE LINE
SIDE	10' FROM MOBILE HOME SPACE LINE	10' FROM MOBILE HOME SPACE LINE
REAR	10' FROM MOBILE HOME SPACE LINE	25.5' FROM MOBILE HOME SPACE LINE

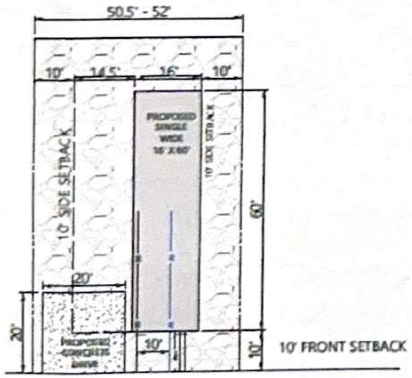
PARKING SUMMARY

PARKING REQUIREMENTS	2 PER EACH MOBILE HOME 1 GUEST PARKING PER 4 LOTS
TOTAL PARKING REQUIRED	58 SPACES
PARKING PROVIDED	50 SPACES

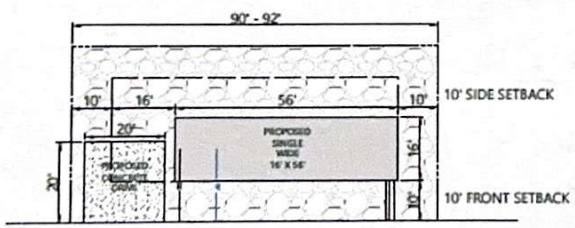
SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- EXISTING STREAM
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- LIMITS OF DISTURBANCE
- EDGE OF ASPHALT
- DUMPSTER PAD
- TRANSFORMER PAD
- SANITARY SEWER MANHOLE
- PROPOSED CONCRETE DRIVE
- PROPOSED ASPHALT
- MILL AND OVERLAY ASPHALT
- SIGN





SED TYPICAL (16x60) PERPENDICULAR LOT LAYOUT
NTS



PROPOSED TYPICAL PARALLEL LOT LAYOUT
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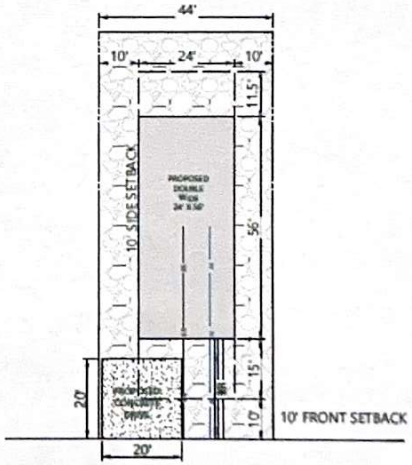

PROPOSED TYPICAL PERPENDICULAR LOT LAYOUT
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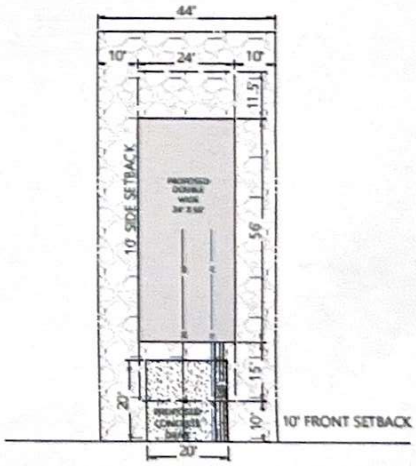

PROPOSED TYPICAL PERPENDICULAR LOT LAYOUT
NTS

MOUNTAIN CREEK MANUFACTURED HOME