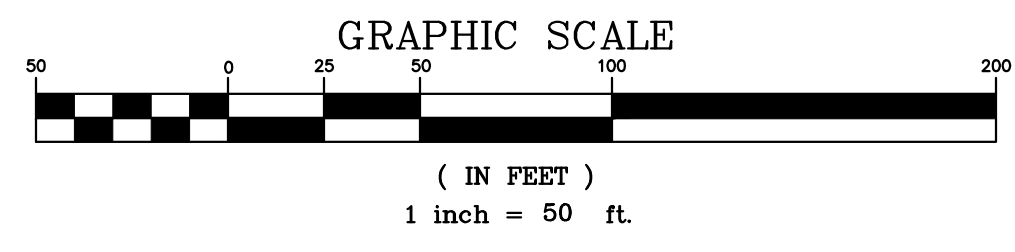


VICINITY MAP  
NTS

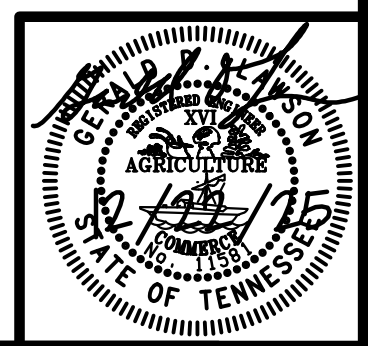
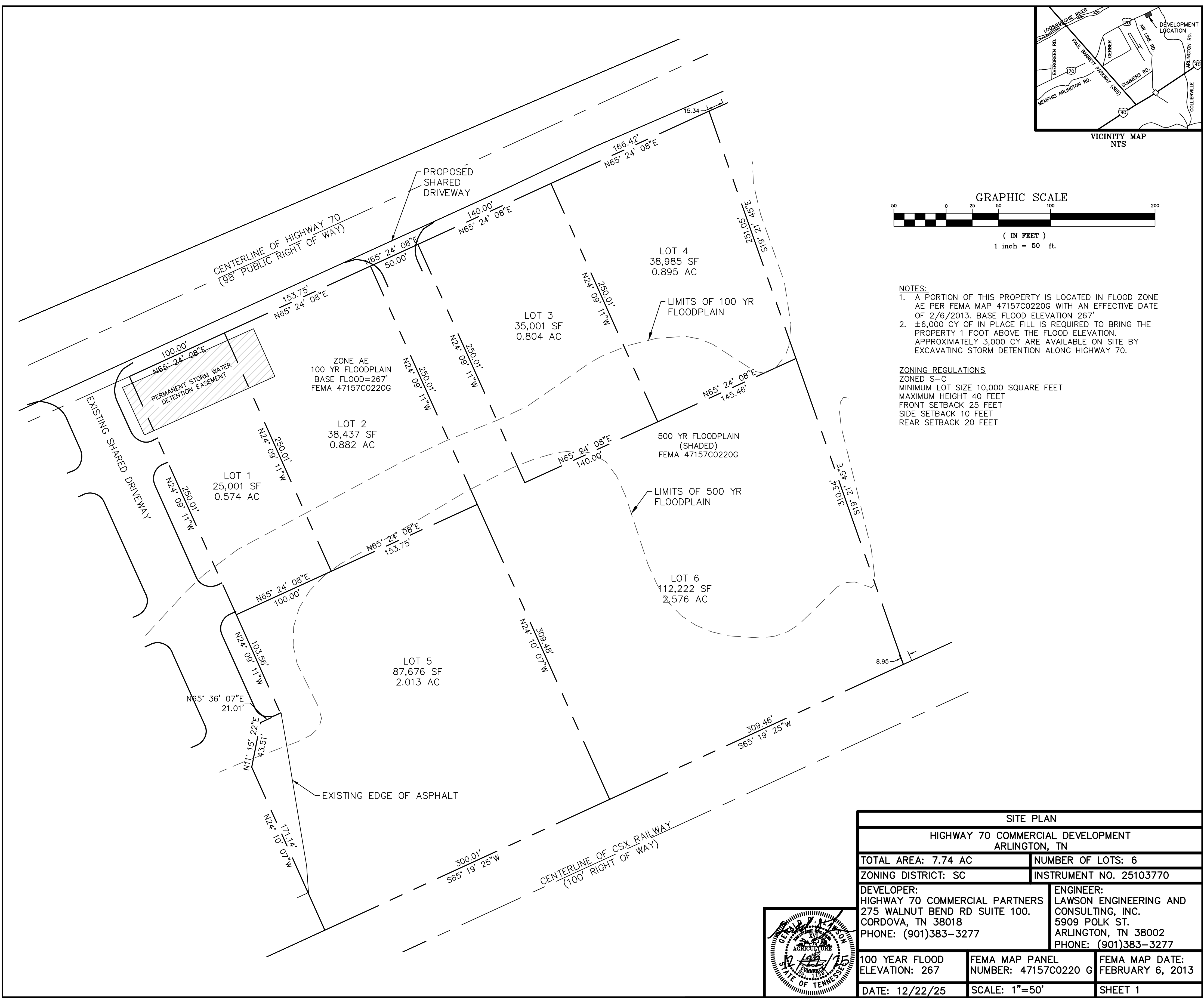


**NOTES:**

1. A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE AE PER FEMA MAP 47157C0220G WITH AN EFFECTIVE DATE OF 2/6/2013. BASE FLOOD ELEVATION 267'
2. ±6,000 CY OF IN PLACE FILL IS REQUIRED TO BRING THE PROPERTY 1 FOOT ABOVE THE FLOOD ELEVATION. APPROXIMATELY 3,000 CY ARE AVAILABLE ON SITE BY EXCAVATING STORM DETENTION ALONG HIGHWAY 70.

**ZONING REGULATIONS**

- ZONED S-C  
 MINIMUM LOT SIZE 10,000 SQUARE FEET  
 MAXIMUM HEIGHT 40 FEET  
 FRONT SETBACK 25 FEET  
 SIDE SETBACK 10 FEET  
 REAR SETBACK 20 FEET



<b>SITE PLAN</b>		
<b>HIGHWAY 70 COMMERCIAL DEVELOPMENT</b> ARLINGTON, TN		
TOTAL AREA: 7.74 AC	NUMBER OF LOTS: 6	
ZONING DISTRICT: SC	INSTRUMENT NO. 25103770	
DEVELOPER: HIGHWAY 70 COMMERCIAL PARTNERS 275 WALNUT BEND RD SUITE 100. CORDOVA, TN 38018 PHONE: (901)383-3277	ENGINEER: LAWSON ENGINEERING AND CONSULTING, INC. 5909 POLK ST. ARLINGTON, TN 38002 PHONE: (901)383-3277	
100 YEAR FLOOD ELEVATION: 267	FEMA MAP PANEL NUMBER: 47157C0220 G	FEMA MAP DATE: FEBRUARY 6, 2013
DATE: 12/22/25	SCALE: 1"=50'	SHEET 1