

RHONDA OVERTON & KELLY EUGENE SYNDER
WD./PG. 1659/366

BURKS FAMILY CEMETERY
(P.C. M SLIDE 183)

CRAFTED MILESTONE, LLC
WD./PG. 1720/371
P.C. M SLIDE 244S

SHEETS
C-2/C-4/C-6
C-11/C-13/C-15

NYOMA TEAGUE &
CHRISTOPHER FRESHUR &
RACHEL WATSON
WD./PG. 1579/311

NYOMA TEAGUE &
CHRISTOPHER FRESHUR &
RACHEL WATSON
WD./PG. 1579/311

SHEETS
C-3//C-5/C-7
C-12/C-14/C-16

WADE JOHNSON
IN BAC LOT PG. 354/47/63
FRANKLIN ACRES
P.C. B SLIDE 19

JESSICA BAILEY
WD./PG. 1521/17
FRANKLIN ACRES
P.C. B SLIDE 19

CHARLES & ANDRA ANKIM
WD./PG. 833/417
FRANKLIN ACRES
P.C. B SLIDE 19

DANIEL & NICKY BATES
WD./PG. 517/23
FRANKLIN ACRES
P.C. B SLIDE 19

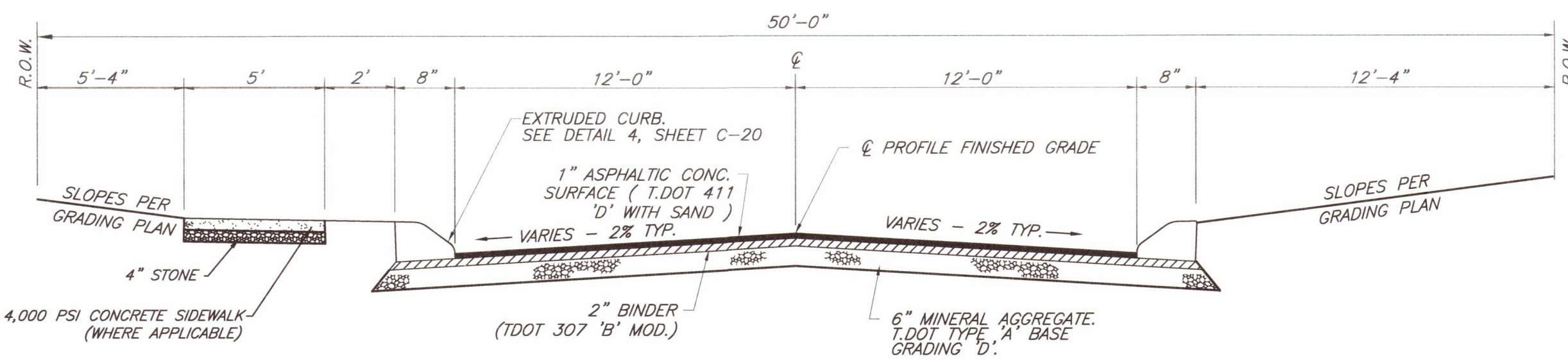
WILLIAM BALUNGER &
BARBARA BAKER
WD./PG. 137/48
FRANKLIN ACRES
P.C. B SLIDE 19

MISTY & MARK KIMKADE
WD./PG. 153/29
FRANKLIN ACRES
P.C. B SLIDE 19

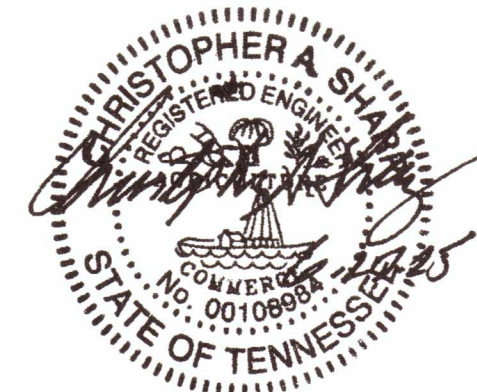
WILLIAM WATKINS
WD./PG. 567/204
FRANKLIN ACRES
P.C. B SLIDE 19

RAY & WILLIAM JOHNSON
WD./PG. 203/463
FRANKLIN ACRES
P.C. B SLIDE 19

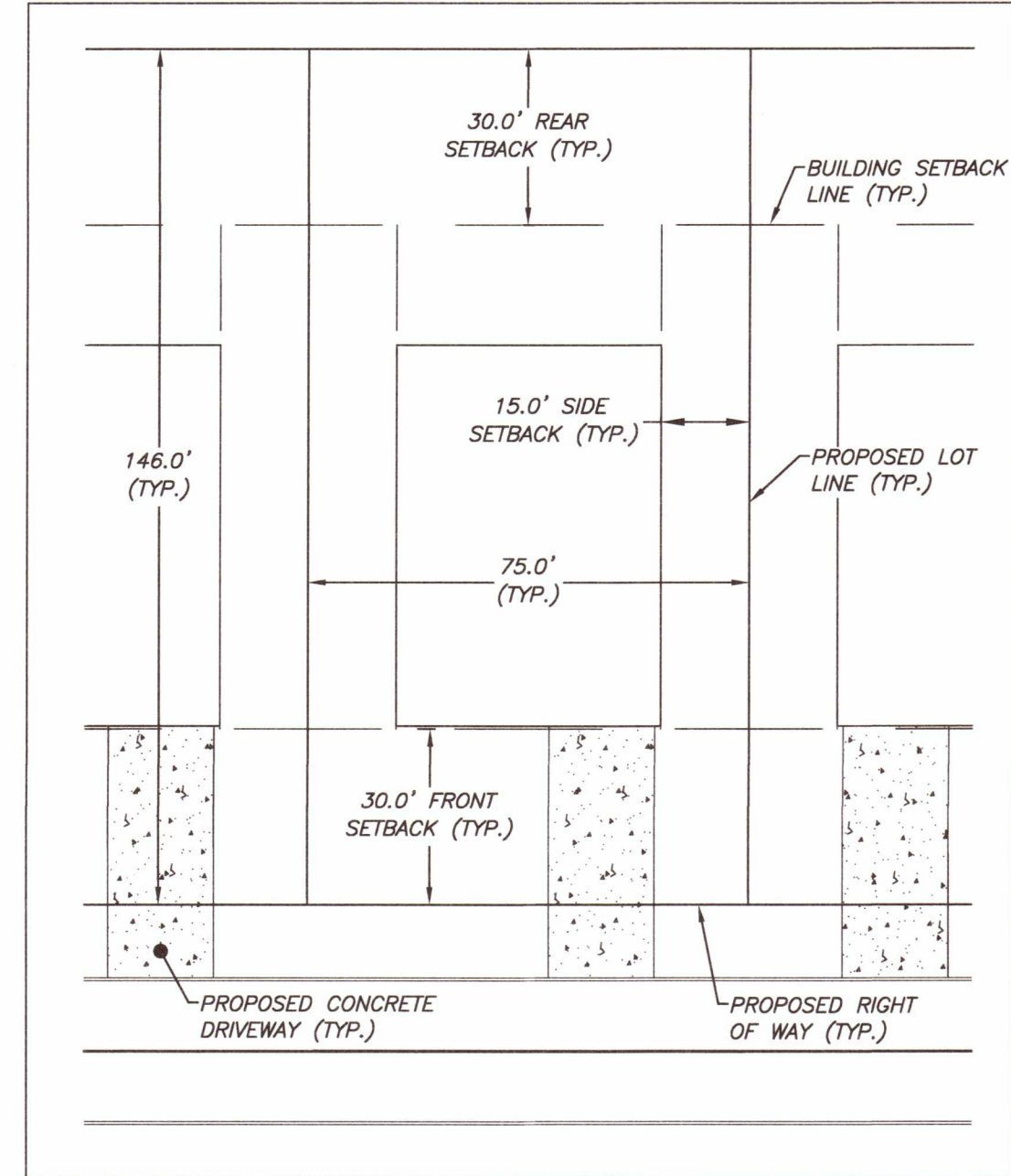
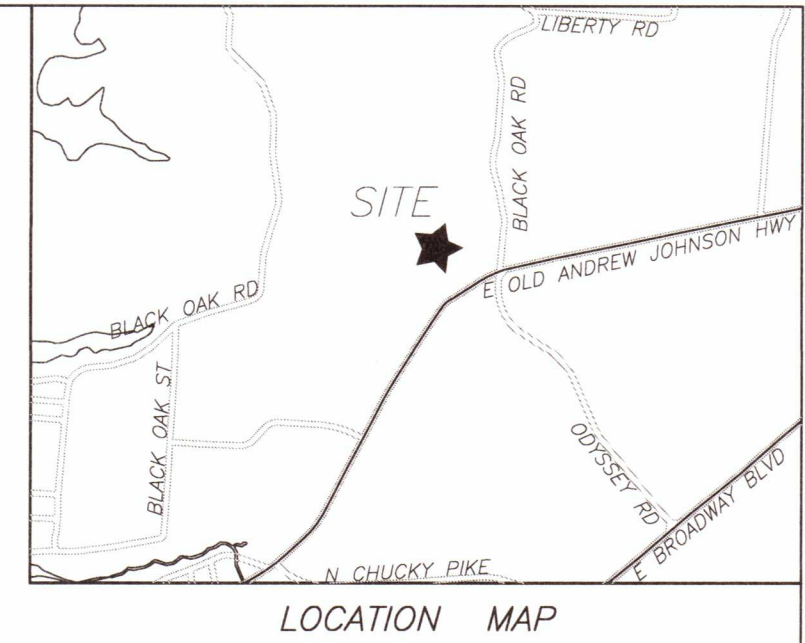
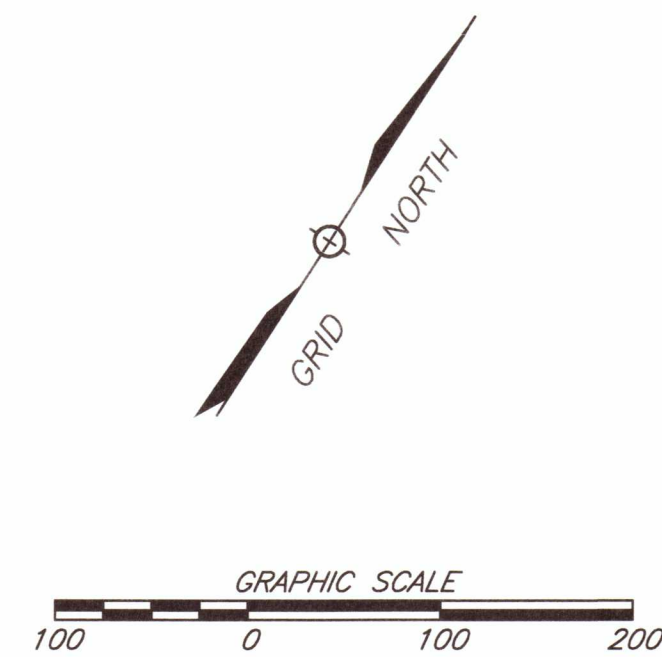
REBECCA BUTCHER BURKS
WD./PG. 336/92



TYPICAL SECTION - LOCAL STREETS
N.T.S.



REFERENCE:
DEED BOOK: 363, PAGE: 92



TYPICAL LOT DETAIL
SINGLE FAMILY HOME
SCALE: 1"=30'

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'R-1'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: THIRTY (30) FEET
SIDE: FIFTEEN (15) FEET
REAR: THIRTY (30) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
4. ALL WORK SHALL BE IN ACCORDANCE WITH JEFFERSON CITY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL AREA OF THE DEVELOPMENT IS 32.477± ACRES.
6. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
7. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
8. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES.
9. SEE THIS SHEET FOR LOCAL STREETS TYPICAL SECTION.
10. FINAL STREET LIGHT PLACEMENT TO BE COORDINATED WITH JEFFERSON CITY. LIGHTS TO BE PLACED AT OR NEAR ELECTRIC TRANSFORMER LOCATIONS.

DEMOLITION PLAN NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
3. BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS. UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER, ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.

SHEET C-1

KEY SHEET / TYPICAL SECTION / DEMOLITION PLAN
CANNONS CROSSING S/D

SITE ADDRESS: 412 EAST OLD A.J. HIGHWAY (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
296 BOYDS SCHOOL ROAD
MORRISTOWN, TN 37813

DIST NO. 04 JEFFERSON CITY, TN

TAX MAP: 15 PARCEL: 10.00

SCALE: 1"=100' JUNE 4, 2025

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2505010

REVISION	DATE	DESCRIPTION	BY
3	6/27/25	GENERAL REVISIONS	CAS
2	6/20/25	GENERAL REVISIONS	CAS
1	6/19/25	GENERAL REVISIONS	CAS