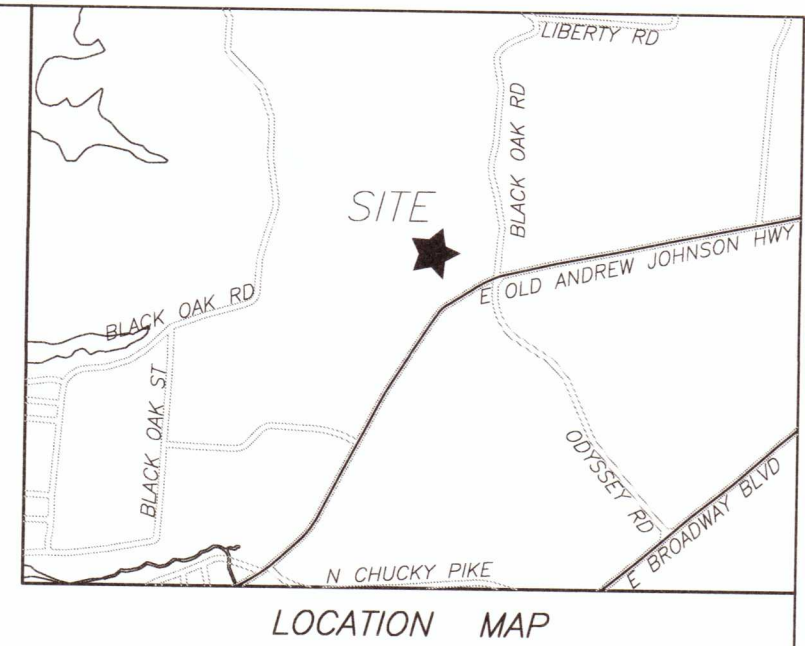




SITE PLAN NOTES:

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.

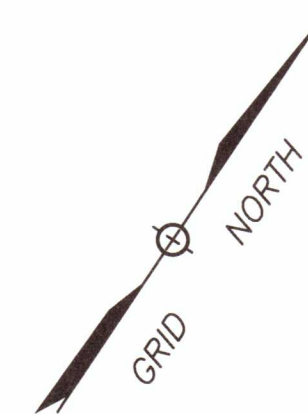
6. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

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 SHEET C-1 FOR LOCAL STREETS TYPICAL SECTION.

REFERENCE:
DEED BOOK: 363, PAGE: 92



SHEET C-3

SITE 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"=40'

JUNE 4, 2025

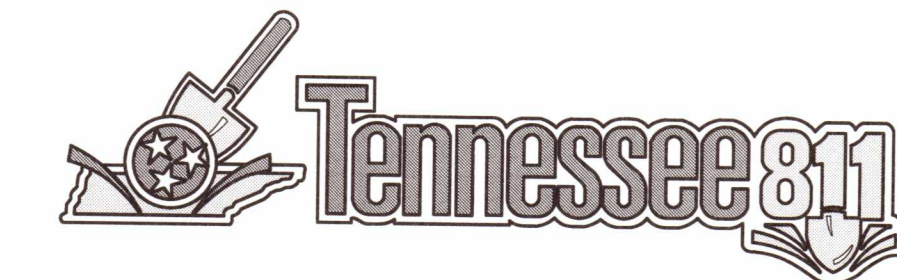


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM

CHK: CAS

DWG. NO. 2505010



REVISION	DATE	DESCRIPTION	BY
4	6/27/25	UPDATED HAMMERHEAD	CAS
3	6/24/25	MODIFIED BLACK OAK DRIVEWAYS	CAS
2	6/20/25	GENERAL REVISIONS	CAS
1	6/19/25	GENERAL REVISIONS	CAS