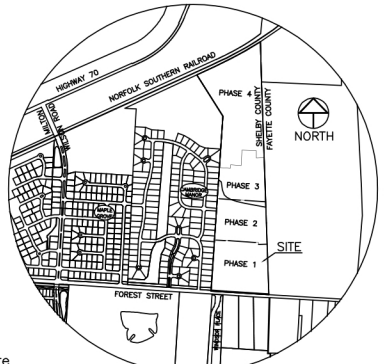


**BUILDING SETBACK DATA**

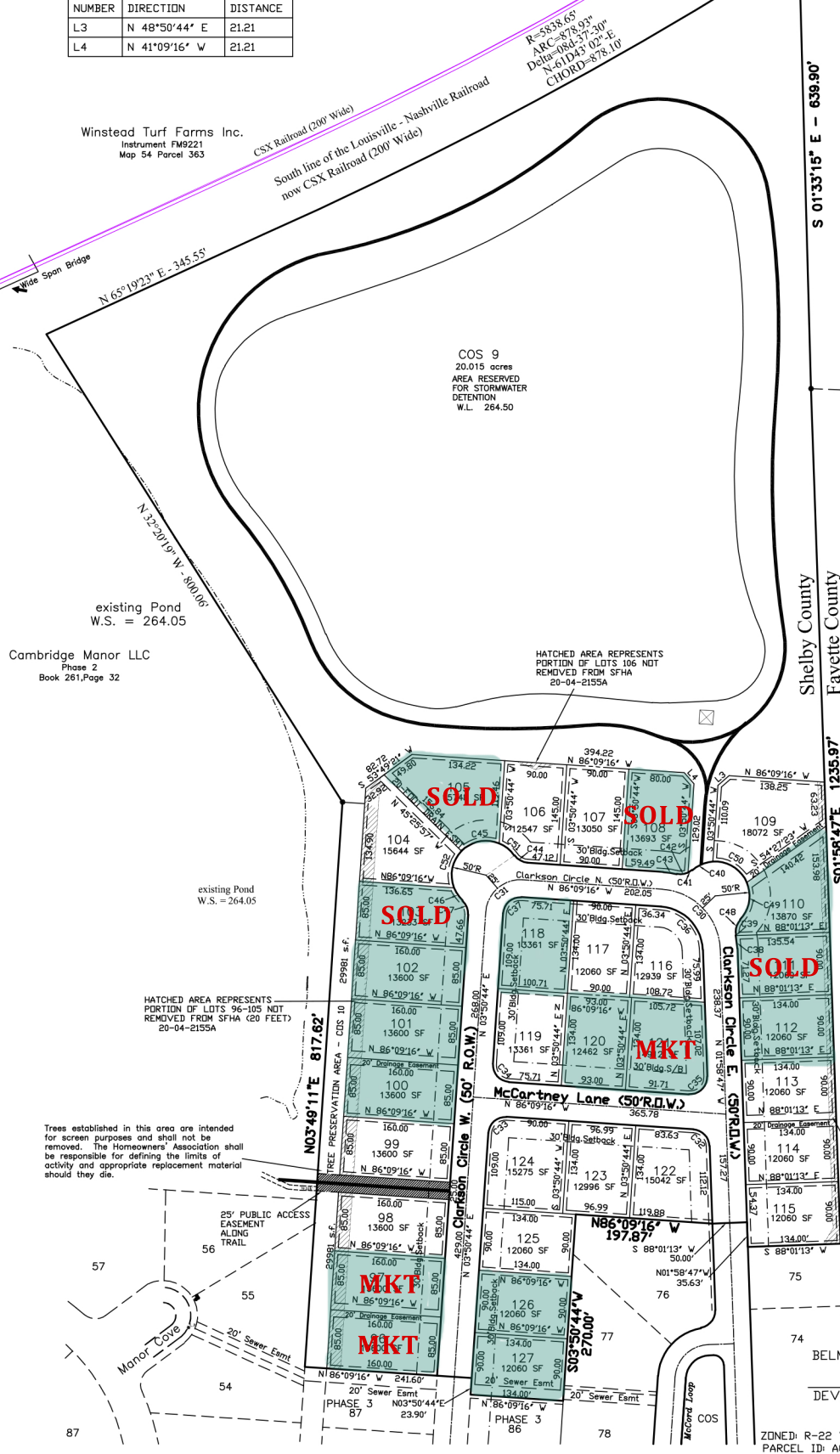
Min.Front Yard: 30'  
 Min.Rear Yard: 25'  
 Min.Side Yard: 10'

NUMBER	DIRECTION	DISTANCE
L3	N 48°50'44" E	21.21
L4	N 41°09'16" W	21.21



Vicinity Map  
n/s

Terry Longmire  
 Instrument 0605581  
 Map 55 Parcel 1.00



NUMBER	DELTA	ANGLE	TANGENT	RADIUS	ARC LEN.
C30	84°10'29"		81.29'	90.00'	132.22'
C31	90°00'00"		50.00'	50.00'	78.54'
C32	84°10'29"		22.58'	25.00'	36.73'
C33	90°00'00"		25.00'	25.00'	39.27'
C34	90°00'00"		25.00'	25.00'	39.27'
C35	95°49'31"		27.68'	25.00'	41.81'
C36	84°10'29"		28.71'	65.00'	95.49'
C37	90°00'00"		25.00'	25.00'	39.27'
C38	09°22'24"		9.43'	115.00'	18.81'
C39	00°21'22"		0.36'	115.00'	0.71'
C40	37°52'26"		17.15'	50.00'	33.05'
C41	17°06'55"		3.76'	25.00'	7.47'
C42	38°02'05"		8.62'	25.00'	16.60'
C43	09°43'46"		9.79'	115.00'	19.53'
C44	51°13'40"		11.99'	25.00'	22.35'
C45	67°27'13"		33.38'	50.00'	58.86'
C46	26°13'16"		11.65'	50.00'	22.88'
C47	51°13'40"		11.99'	25.00'	22.35'
C48	55°09'00"		13.06'	25.00'	24.06'
C49	66°31'06"		32.79'	50.00'	58.05'
C50	70°37'26"		35.42'	50.00'	61.63'
C51	33°03'08"		14.84'	50.00'	28.84'
C52	65°43'42"		32.30'	50.00'	57.36'

- NOTE: 1. There is a five(5) foot utility easement along the front and rear of all lots, and on both sides of all side lot lines of each lot, in addition to any easement shown hereon.  
 2. Sidewalks shall be required along all lots to be installed by Building permit holders.  
 3. Sidewalks along C.O.S. lots and Walking trail (where applicable) shall be installed by developer.  
 4. All building setbacks shall be as per the approved preliminary plan application.  
 5. The Town of Arlington shall have ingress/egress and maintenance rights through all C.O.S. lots for all public drainage and sewer improvements installed through C.O.S. lots.  
 6. It shall be the responsibility of the house builder to insure that the house layout and elevation conform to the approved grading plan and all Town of Arlington regulations.  
 7. All lots shall have a minimum F.F.E. of 276.00  
 8. All COS areas are to be owned and maintained by the HomeOwners' Association.  
 9. All lots are subject to CCR's for the HomeOwners' Association.

TBM: Chiseled Square on Southeast Headwall of Bridge Located Along U.S. Route 70, Approximately 0.60 Mile Southwest of Route 70 Bridge Over Loosahatche River Drainage Canal. Elev. = 274.18

NOTE: The area denoted by "Reserved for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer, as applicable. The stormwater detention systems are located in these areas, except for those parts located in the public drainage easement, shall be owned and maintained by a Homeowner's Association. Such maintenance shall be performed so to insure that the system operates in accordance with the approved plans located in the City Engineer's Office. Such maintenance shall include, but not be limited to: the removal of sedimentation, fallen objects, debris and trash; mowing.

NOTE: A LARGE PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD HAZARD AS PER FEMA F.I.R.M. PANEL NO. 47157-CO-220-G, DATED JAN. 06, 2014. (AS SHOWN) THE FOLLOWING AREAS HAVE BEEN REMOVED FROM THE 100 YEAR FLOOD HAZARD AREA: CASE NO. 20-04-2155A, DATED 04.16.2020, AREAS REMAINING WITHIN THE FLOOD ARE SHOWN GRAPHICALLY ON THIS PLAN. 100-YEAR FLOOD ELEV.: 274.0-274.2

HATCHED AREA REPRESENTS PORTION OF LOTS 109-115 NOT REMOVED FROM SFHA (10 FEET) 20-04-2155A

SHEET 1 OF 3  
 FINAL PLAN  
**PHASE 4, AREAS '2' & '3'**  
**BELMONT PLANNED DEVELOPMENT**  
 ARLINGTON, TENNESSEE

BELMONT LLC.  
 7390 U.S. HIGHWAY 64  
 OAKLAND, TN 38060  
 DEVELOPER

THE BRAY FIRM  
 2950 STAGE PLAZA NORTH  
 BARTLETT, TN 38134  
 901-383-8668  
 ENGINEER