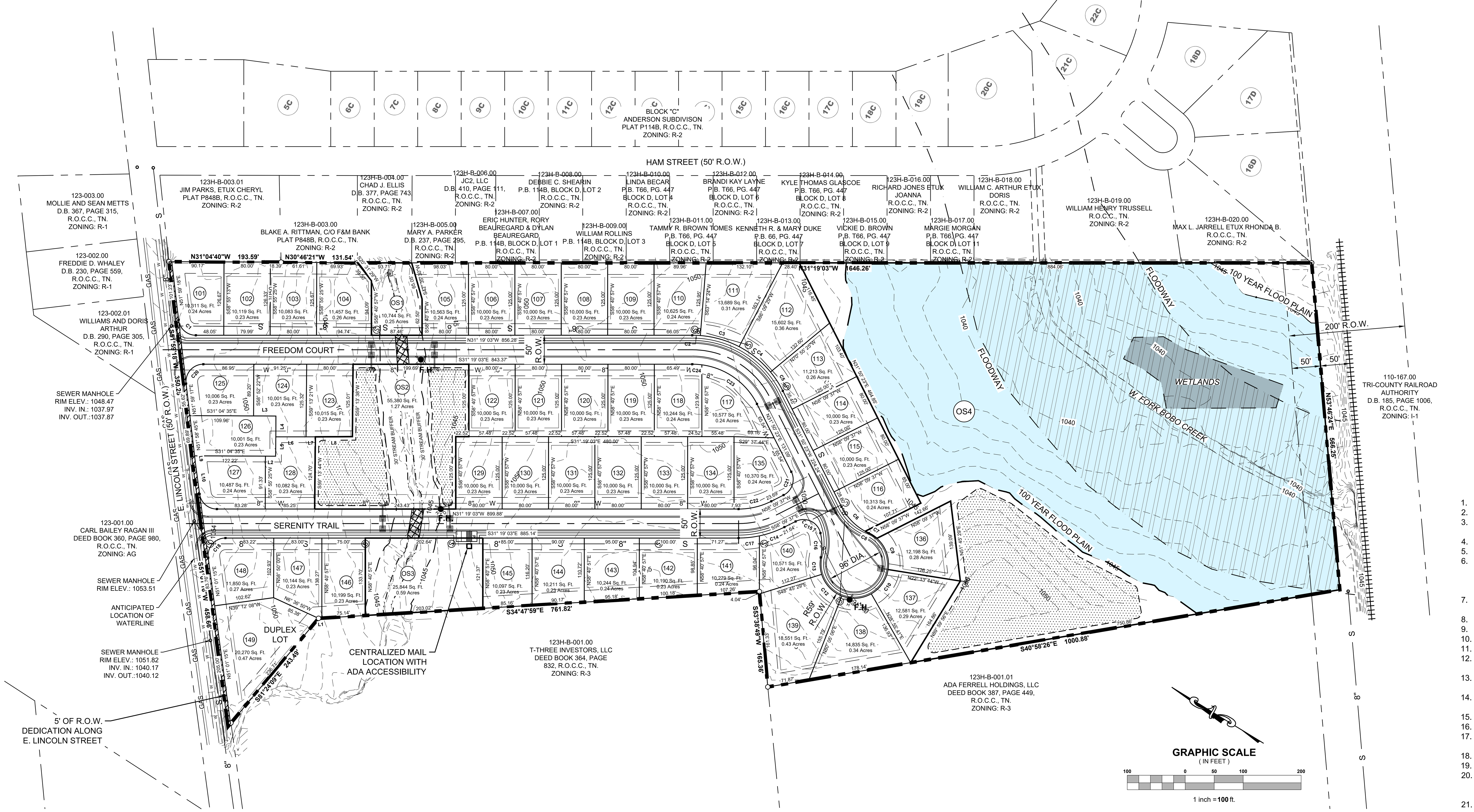
TOTAL SITE AREA: 1, 237,186.63 FT² OR ± 28.4 AC.



GRAPHIC SCALE
(IN FEET)
1 inch = **100** ft.

SITE VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. The property shown hereon is located within the city limits of Tullahoma, Tennessee and is zoned R-2.
2. The property is owned by Dominion Real Estate, LLC.
3. A portion of this tract is located in an area designated as Zone "AE" (Areas determined to be within the 0.2% annual chance floodplain) on FEMA FIRM Map No. 47031C0193C & 47031C0306C, effective date 8/4/2008.
4. No home shall be further than 500' from the nearest fire hydrant.
5. All water and sanitary sewer lines shown hereon shall be public and dedicated to the Tullahoma Utility Authority.
6. All streets to have curb and gutter, storm water conveyance shall be by open ditches along the rear lot lines and by storm inlets in streets with underground pipes. Drainage calculations to be submitted with construction plans. Stormwater denention will be designed and constructed as shown hereon to comply with the city of Tullahoma's stormwater management regulations.
7. No grading work shall commence until a notice of coverage from the State of Tennessee has been acquired and the City of Tullahoma has issued a grading permit for this site.
8. The owner/developer or contractor shall employ a testing agency to observe fill placement.
9. An engineer stamp by the testing agency is required for each lot containing fill material.
10. All reports from the testing agency shall be submitted to the City Engineer prior to lot acceptance.
11. Structural fill for residential structures should be compacted to at least 95 percent of standard proctor dry density.
12. Foundations excavated on a fill lot will be evaluated by the testing agency and will require an engineer's stamp. If foundations are excavated below the fill material and into in-situ material, the minimum requirements will be allowed.
13. All roads shall comply with the planning ordinances for development, title 16, chapter 5, base and sub-grade treatment for street construction. These specifications shall be in the minimum standards for any subdivision within the jurisdiction area.
14. Location and sizes for storm drainage with necessary easements shall be shown on the final site development plans and also on the final subdivision plat.
15. There are no significant trees on this site because the previous owner logged this tract.
16. Slopes across the site range from 0% to 14%. The soils types are mainly rock outcrops with a combination of silt loam.
17. The final grades shall be delineated on the final site development plans and shall demonstrate the adaptability of proposed structures to the site conditions.
18. The restrictive covenants for this site shall be created and recorded with the final subdivision plat.
19. No fill material or structures that would impede the flow of stormwater as shown shall be allowed in drainage easements.
20. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; Including but not limited to sanitary sewers, forcemains, water lines, and drainage pipes.
21. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
22. Each lot must accommodate two (2) standard parking spaces.
23. Developer shall be responsible for installing streetlights as per City of Tullahoma standards.
24. Drainage shown hereon is concept design and may change when detailed calculations and construction drawings are completed. See Typical Setback and Easement Detail this sheet.
25. All Sidewalks to be constructed to most current ADA standard at time of the Planning Commission approval of the final plat.
26. Driveways on lots 101,125,127 and 148 shall be constructed on the new development streets and no access will be allowed to E. Lincoln Street. Lots 126 and 149 will be allowed access on E. Lincoln Street.
27. All proposed homes will be located within 600' of a fire hydrant.
28. All applicable water and wastewater capacity fees are to be paid by developer with half of the total due upon TUA and TDEC approval and the remaining half due prior to TUA assuming ownership of the water and wastewater system. Water capacity fees are $500.00 per single family unit (SFU) with no anticipated increase through the end of 2024 and they may increase. Wastewater capacity fees are $1500.00 per SFU during 2023 and $2000.00 per SFU in 2024 and they may increase. Connection fees for lots 126 and 149 will be due upon request for water and sewer service.
29. A Tullahoma Utilities Authority Subdivision agreement will be required for electric service.
30. There will be no critical lots within this development.
31. Wetland delineation has been completed by Brandon Garrett, CPESC, TN-QHP, of C&T Engineering and Inspection, LLC and reviewed by TDEC in the office and in the field. TDEC issued a concurrence letter dated 07/15/2022. Brandon Garrett, CPESC, TN-QHP, of C&T Engineering wetland delineation supported by TDEC's review and concurrence letter supersedes the National Wetland Inventory Map.

Lot Table

Lot #	Square Feet	Acres
101	10311	0.24
102	10119	0.23
103	10083	0.23
104	11457	0.26
105	10563	0.24
106	10000	0.23
107	10000	0.23
108	10000	0.23
109	10000	0.23
110	10625	0.24
111	13689	0.31
112	15602	0.36
113	11213	0.26
114	10000	0.23
115	10000	0.23
116	10313	0.24
117	10577	0.24
118	10244	0.24
119	10000	0.23
120	10000	0.23

Lot Table

Lot #	Square Feet	Acres
121	10000	0.23
122	10000	0.23
123	10015	0.23
124	10001	0.23
125	10006	0.23
126	10001	0.23
127	10487	0.24
128	10082	0.23
129	10000	0.23
130	10000	0.23
131	10000	0.23
132	10000	0.23
133	10000	0.23
134	10000	0.23
135	10370	0.24
136	12198	0.28
137	12581	0.29
138	14835	0.34
139	18551	0.43
140	10571	0.24

Lot Table

Lot #	Square Feet	Acres
141	10279	0.24
142	10190	0.23
143	10244	0.24
144	10211	0.23
145	10097	0.23
146	10199	0.23
147	10144	0.23
148	11850	0.27
149	20270	0.47

Open Space Table

Lot #	Square Feet	Acres
OS1	10744	0.25
OS2	55380	1.27
OS3	25844	0.59
OS4	472728	10.85

OS1 TO BE USED FOR STREAM BUFFER.
OS2 TO BE USED FOR STREAM BUFFER AND STORMWATER DETENTION.
OS3 TO BE USED FOR STREAM BUFFER, CENTRALIZED MAIL LOCATION, AND PARK/PLAYGROUND.
OS4 TO BE USED FOR STREAM BUFFER, STORMWATER DETENTION, FLOODPLAIN AND FLOODWAY, AND WETLANDS.

Curve Table

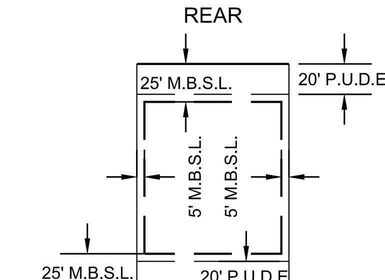
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.62	30.00	83.31	N10° 20' 08"E	39.88
C2	13.92	175.00	4.56	N29° 02' 20"W	13.92
C3	70.00	175.00	22.92	N15° 18' 03"W	69.53
C4	70.00	175.00	22.92	N7° 37' 02"E	69.53
C5	38.98	175.00	12.76	N25° 27' 29"E	38.90
C6	59.69	100.00	34.20	N14° 44' 27"E	58.80
C7	16.70	59.00	16.22	N1° 46' 32"E	16.64
C8	6.94	100.00	3.97	N4° 20' 42"W	6.93
C9	59.61	59.00	57.89	N38° 49' 38"E	57.11
C10	52.68	59.00	51.16	S86° 39' 02"E	50.95
C11	52.68	59.00	51.16	S35° 29' 37"E	50.95
C12	52.68	59.00	51.16	S15° 39' 48"W	50.95
C13	29.63	59.00	28.77	S55° 37' 35"W	29.31
C14	45.94	175.00	15.04	S50° 38' 25"E	45.81
C15	54.41	30.00	103.92	S6° 11' 55"E	47.26
C16	42.32	100.00	24.25	S57° 53' 14"W	42.01
C17	36.05	175.00	11.80	S37° 13' 07"E	35.99
C18	51.23	30.07	97.63	S80° 01' 10"E	45.25
C20	50.63	30.00	96.69	S79° 39' 52"E	44.83
C21	47.12	30.00	90.00	S76° 50' 23"W	42.43
C22	58.56	125.00	26.84	N44° 44' 20"W	58.03
C23	121.22	125.00	55.57	S4° 03' 25"W	116.53
C24	16.56	125.00	7.59	S27° 31' 18"E	16.55

Line Table

Line #	Length	Direction
L1	5.72	N34° 47' 59"W
L2	17.54	N31° 10' 28"W
L3	38.51	S31° 04' 35"E
L4	35.95	S59° 03' 31"W
L5	33.40	S59° 13' 57"W
L6	52.08	N31° 19' 03"W
L7	16.11	N31° 19' 03"W
L8	63.89	N31° 35' 44"W
L9	12.11	N52° 02' 28"E
L10	54.32	N51° 01' 15"E

LEGEND

Symbol	Description
F.H.	PROPOSED FIRE HYDRANT
S	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	RADIUS RETURN POINT
—— 8" —— S ——	PROPOSED SANITARY SEWER LINE
—— 8" —— W ——	PROPOSED WATERLINE
	PROPOSED STORMWATER DETENTION
	PROPOSED 3-SIDED BOX CULVERT



MINIMUM BUILDING SETBACK LINE (M.B.S.L.) AND PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) DETAIL
N.T.S.

SITE DATA TABLE

MAP AND PARCEL NO.	123H-B-002.00
SITE ADDRESS	1800 E. LINCOLN ST., TULLAHOMA, TN, 37388
EXISTING ZONING	R-2
SUBDIVISION NAME	LINCOLN STATION
TOTAL SITE AREA	±28.4 AC.
TOTAL LOTS	49
SINGLE FAMILY LOTS	48
DUPLEX LOTS	1
TOTAL UNITS	50
GROSS DENSITY	1.73 LOTS/ACRE 1.76 UNITS/ACRE
OPEN SPACE AREA	12.96 ACRES (46%)
OWNER / DEVELOPER	LINCOLN STATION, LLC 1500 MEDICAL CENTER PARKWAY,3A #29 MURFREESBORO, TN 37129 EMAIL: williammorsevaughniv@gmail.com
DESIGN ENGINEER	JAMES D. WAMBLE, P.E., R.L.S. WAMBLE & ASSOCIATES, PLLC. 216 CENTERVIEW DR., SUITE 180 BRENTWOOD, TN 37027 PHONE: (615) 251-9555 EMAIL:jdwamble@wambleassociates.com

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

Tennessee 811
Know what's below. Call before you dig.

PLANNING COMMISSION'S APPROVAL

APPROVED BY THE TULLAHOMA PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ON _____________ (DATE) . PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES.

NAME: ____

PRELIMINARY PLAT
LINCOLN STATION SUBDIVISION
TULLAHOMA, COFFEE COUNTY, TENNESSEE
OWNER:
LINCOLN STATION, LLC.
1500 MEDICAL CENTER PARKWAY, 3A #29
MURFREESBORO, TENNESSEE 37129

WAMBLE & Associates, PLLC
Civil Engineering • Land Surveying • Land Planning
216 Centerview Dr., Suite 180, Brentwood, TN. 37027
(615)251-9555

JAMES D. WAMBLE · REGISTERED LAND SURVEYOR · XVI · TENNESSEE NO. 1136 · 5-15-23

REVISED: MAY 15, 2023
DATE: MARCH 31, 2023
W&A FILE NO.: 1033-0122