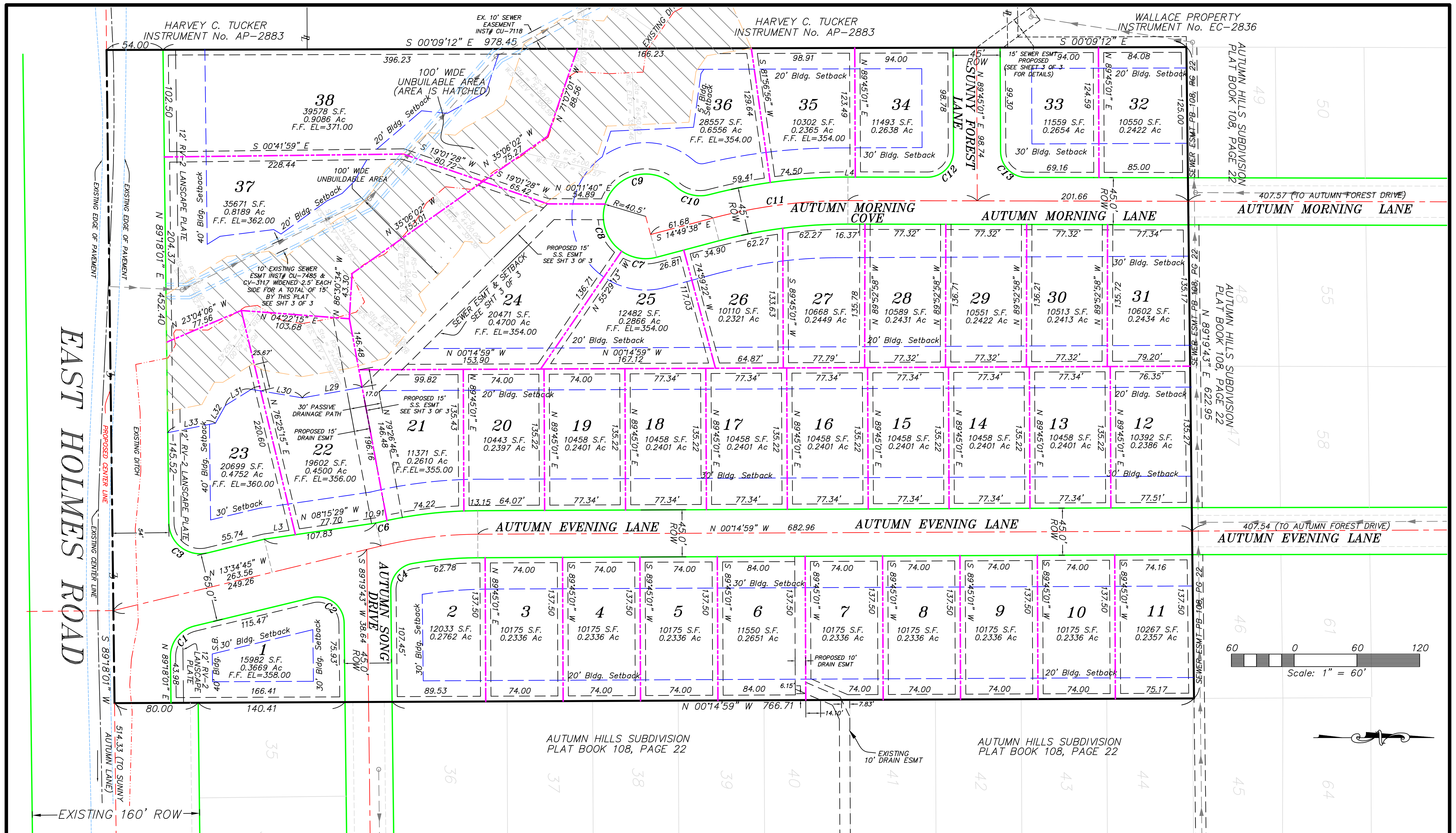


LOTS 22–24 & 36–38 SHALL BE RESPONSIBLE FOR THE MAINTENANCE ON UNBUILDABLE AREAS AND ANY STREAM EROSION, CAVING OR MEANDERING.

BENCHMARK
CITY OF MEMPHIS BENCMARK No. 252 LOCATED ON THE NORTHWEST CORNOR OF RIVERDALE AND HOLMES ROAD. BENCHMARK LOCATED ON THE NW COR. AT BACK OF CURB ON RIVERDALE SIDE.
ELEVATION = 356.84

NO ACCESS PERMITTED TO HOLMES ROAD FROM LOTS 23 & 1.

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
AUTUMN EVENING LANE	4 FT.	BOTH	3.0 FT GRASS STRIP
AUTUMN MORNING LANE	4 FT.	BOTH	3.0 FT GRASS STRIP
AUTUMN MORNING COVE	4 FT.	BOTH	3.0 FT GRASS STRIP
SUNNY FOREST LANE	4 FT.	BOTH	3.0 FT GRASS STRIP
AUTUMN SONG DRIVE	4 FT.	BOTH	3.0 FT GRASS STRIP
HOLMES ROAD **	N/A	N/A	N/A

NOTE: THE DEVELOPER SHALL PAY CASH–IN–LEU OF CONSTRUCTION FOR HOLMES ROAD TO SHELBY COUNTY.

NOTE: THE REQUIRED SIDEWALK SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO THE USE AND OCCUPANCY OF THE HOUSE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PROIR TO THE OCCUPANCY OF THE HOUSE OR BUILDING.

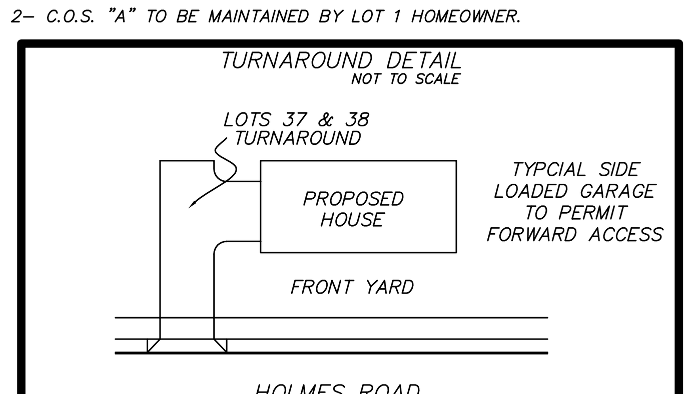
LOT GRADING AND DRAINAGE:
FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION WALL SHALL BE AT LEAST FIVE PERCENT IN ALL DIRECTIONS AWAY FROM THE FOUNDATION WALL. THE DRIVEWAY SHALL BE SLOPED DOWN AT TWO PERCENT FOR AT LEAST 8 FEET FROM THE STRUCTURE.

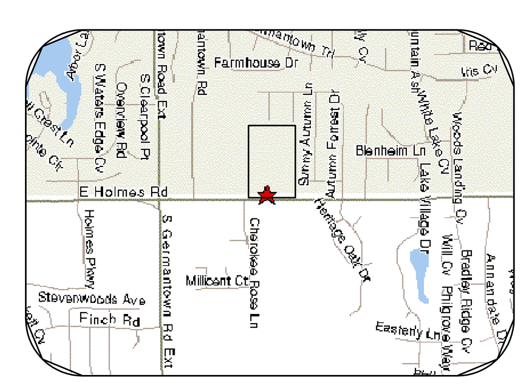
GENERAL NOTES:
1– SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SCALED FROM FIRM MAP PANEL NO. 47157C0185 E. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE 100 AND 500 YEAR FLOOD PLAIN PER FIRM MAPS. THIS IS NOT A FLOOD ELEVATION SURVEY. GHASSEMI AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE EXACT LOCATION OF SUBJECT PROPERTY IN RELATION TO THE FIRM MAP. TO DETERMINE EXACT FLOOD ELEVATION, A FLOOD ELEVATION SURVEY AND CERTIFICATION IS REQUIRED.

2– C.O.S. "A" TO BE MAINTAINED BY LOT 1 HOMEOWNER.

THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVE AND YARDS.
NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES(EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT.

PASSIVE DRAINAGE PATH NOTE:
A 15 FOOT WIDE STRIP ACROSS LOTS 21 & 22 AS SHOWN ON THE FINAL PLAN AND THE GRADING AND DRAINAGE PLAN SHALL BE ESTABLISHED AND LABELED AS PASSIVE DRAINAGE PATHS FOR THE PURPOSE OF CONVEYING 100 YEAR STORM RUNOFF WITHOUT CAUSING ANY DAMAGE TO ANY STRUCTURES. THE GRADING IN THIS AREA SHALL NOT BE ALTERED WITHOUT THE APPROVAL OF THE CITY AND/OR COUNTY ENGINEERS.





VICINITY MAP–NTS

FINAL PLAT
LOGAN'S RUN SUBDIVISION

ZONING DISTRICT: RS–10 | CASE No. S 04–114 CC

SHELBY COUNTY, TENNESSEE

NUMBER OF LOTS 38 | AREA = 14.01 AC. | WARD 25 | BLOCK 50 | PARCEL197–199

DEVELOPER:
TRIMARK LLC
2904 HICKORY HILL ROAD
MEMPHIS, TN 38115

ENGINEER: GHASSEMI & ASSOCIATES
2904 HICKORY HILL ROAD
MEMPHIS, TN. 38115–2171

100 YEAR FLOOD ELEV. = NONE | FEMA MAP PANNEL NUMBER: 47157C0185 E | MAP DATE: DEC. 02, 1994

DATE: 09/03/2004 | SCALE: 1"=60' | SHEET 1 OF 3