



CALL BEFORE YOU DIG



IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE, CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Scale Plane Grid North



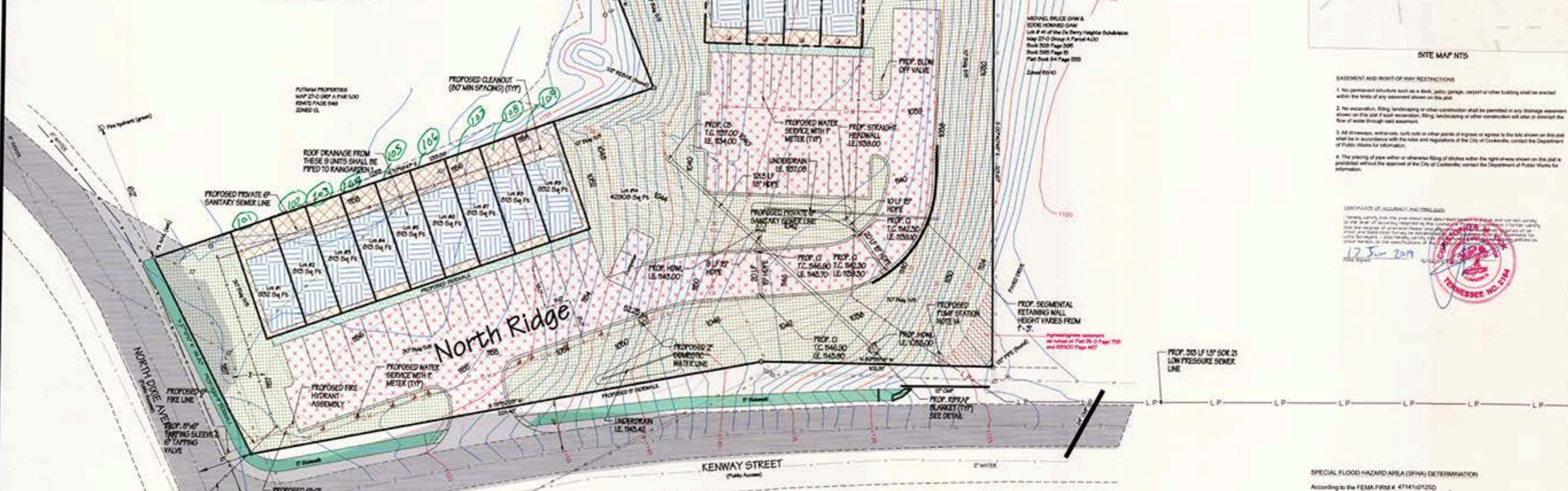
- EASEMENT AND RIGHT-OF-WAY RESTRICTIONS**
- No permanent structure such as a deck, patio, garage, porch or other building shall be erected within the limits of any easement shown on this plan.
 - No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plan if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
 - All driveways, walkways, curb cuts or other points of ingress or egress to the lots shown on this plan shall be in accordance with the rules and regulations of the City of Cookeville, contact the Department of Public Works for information.
 - The placing of pipe within or otherwise filling of ditches within the right-of-way shown on this plan is prohibited without the approval of the City of Cookeville, contact the Department of Public Works for information.

CERTIFICATE OF ACCURACY AND PRELIMINARY

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- Type of Survey: Real Time Kinematic
- Professional Accuracy: 0.02 feet
- Date of Survey: 18 December 2019
- Survey Point: NAD83(2011) Epoch 2010.00
- Platform/Method: Real-time mode 1000-0000 Network
- Control Model: Geoid25A
- Control point: 0.00000000

12 Jan 2020



Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any estate or facts that a current accurate title search will reveal.

This is a topographic survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. Hufferlines, painted lines, roads, lakes, ponds, bulge of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-way.

I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is at minimum 1:10,000 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

LEGEND

- 1/2" DIA. (found)
- 4" CLEANOUT
- MANHOLE
- × POWER POLE
- WATER METER
- 12" PIPE (found)
- FIRE HYDRANT
- REBAR (found)
- REBAR

GPS CERTIFICATION

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ZONED CL SETBACKS
 FRONT-50'
 REAR -10'
 MULTI-FAMILY RESIDENTIAL-10'
 ALL OTHER USES- NONE

HATCH LEGEND

COMMON DEVELOPER SEWER/PRIVATE VEHICULAR EASEMENT UTILITY MAINTENANCE	UTILITY MAINTENANCE EASEMENT
COMMON GRASS/LANDSCAPED UTILITY MAINTENANCE	BUILDING
COMMON PROPOSED SEWER/UTILITY MAINTENANCE EASEMENT	

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 471410125D

Date: 5/16/2007

Check One:

No areas of the subject property depicted on this plat are in a SFHA.

All of the subject property depicted on this plat is in a SFHA.

Shaded area(s) of the subject property depicted on this plat are in a SFHA.

*NOTE-LOT #14 IS THE REMAINING ACRES BEING NOTED AS COMMONS AREA AND IS NOT A BUILDABLE LOT.

PRELIMINARY NOT FOR CONSTRUCTION RECORDING PURPOSES OR IMPLEMENTATION

1ST CIVIL DISTRICT
 PRELIMINARY PLAT FOR
NORTH RIDGE

PRESENTED TO
 COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: BERNHARDT CONSTRUCTION	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 1127 NORTH WASHINGTON AVE. COOKEVILLE, TN 38501	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN 38506
TELEPHONE: 931-261-8730	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: AMERICAN BANK & TRUST
ADDRESS: _____	ADDRESS: PO BOX 40 LIVINGSTON, TN 38570
TELEPHONE: _____	TELEPHONE: 931-261-8730

ACREAGE SUBDIVIDED: 1.28 LOTS: 14 TAX MAP: 27-0-007 A PARCEL NO: 2.00
 DEED BOOK REFERENCE: RD 1063/506 SCALE: 1"=20'-0" DATE: 24 Sept 2019

All Units are 2 bedrooms
 43 parking spaces required
 Water is Public
 Sewer is Private
 Solid Waste shall use dumpsters

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 38572-1286

NORTH RIDGE DR