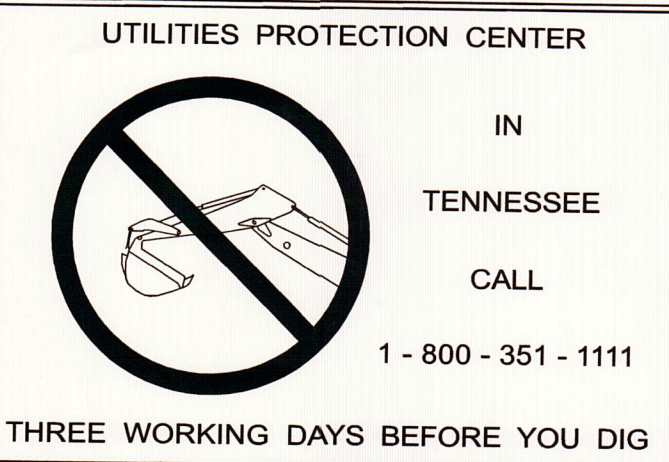


State Plane
Grid North

CALL BEFORE YOU DIG



IT IS THE CONTRACTORS 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.

PUTNAM PROPERTIES
MAP 27-0 GRP A PAR 1.00
RD472 PAGE 549
ZONED CL

PROPOSED CLEANOUT
(80' MIN SPACING) (TYP)

ROOF DRAINAGE FROM
THESE 9 UNITS SHALL BE
PIPED TO RAINGARDEN

PROPOSED PRIVATE 6"
SANITARY SEWER LINE

North Ridge

KENWAY STREET
(Public Access)

MICHAEL BRUCE GAW &
EDDIE HOWARD GAW
Map 27-0 Group A Parcel 21.00
Book 328 Page 395
Book 365 Page 15
Zoned RS-10

Codes Director Jeff Little, exempted
the Type I Screen/Buffer in this area.

MICHAEL BRUCE GAW &
EDDIE HOWARD GAW
Map 27-0 Group A Parcel 4.00
Book 328 Page 395
Book 365 Page 15
Plat Book 64 Page 333
Zoned RS-10



SITE MAP NTS

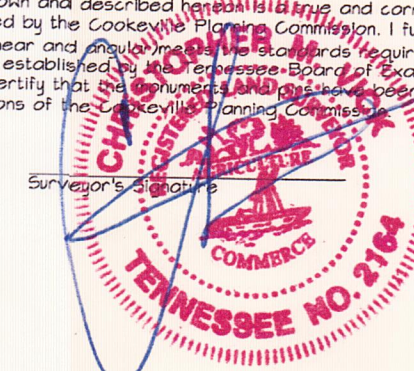
EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

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

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described herein is a true and correct survey to the level of accuracy required by the Tennessee Surveying and Mapping Act. I further certify that the degree of precision linear and angular measurements required for this survey are as shown herein. I also hereby certify that the survey was conducted in accordance with the specifications of the Tennessee Surveying and Mapping Act.

17 Jan 2019
Date Signed



PROF. 313 LF 1.5" SDR 21
LOW PRESSURE SEWER
LINE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141c0125D

Dated: 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 ACREAGE
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
ADDRESS: 1127 NORTH WASHINGTON AVE.
COOKEVILLE, TN 38501
TELEPHONE: 931-261-8730

ENGINEER:
ADDRESS:
TELEPHONE:

ACREAGE SUBDIVIDED: 1.26 LOTS: 14
DEED BOOK REFERENCE: RB 1063/535

SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN 38506
TELEPHONE: 931-372-1286

OWNER: AMERICAN BANK & TRUST
ADDRESS: PO BOX 40
LIVINGSTON, TN 38570
TELEPHONE: 931-261-8730

TAX MAP: 27-0 GRP A PARCEL NO: 2.00
SCALE: 1"=20'-0" DATE: 24 Sept 2019

NORTH RIDGE DR

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 state of 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. bluffs, lines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

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

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
- PK NAIL (found)
 - 6" CLEANOUT
 - MANHOLE
 - POWER POLE
 - WATER METER
 - 1/2" PIPE (found)
 - FIRE HYDRANT
 - REBAR (found)
 - ROAD

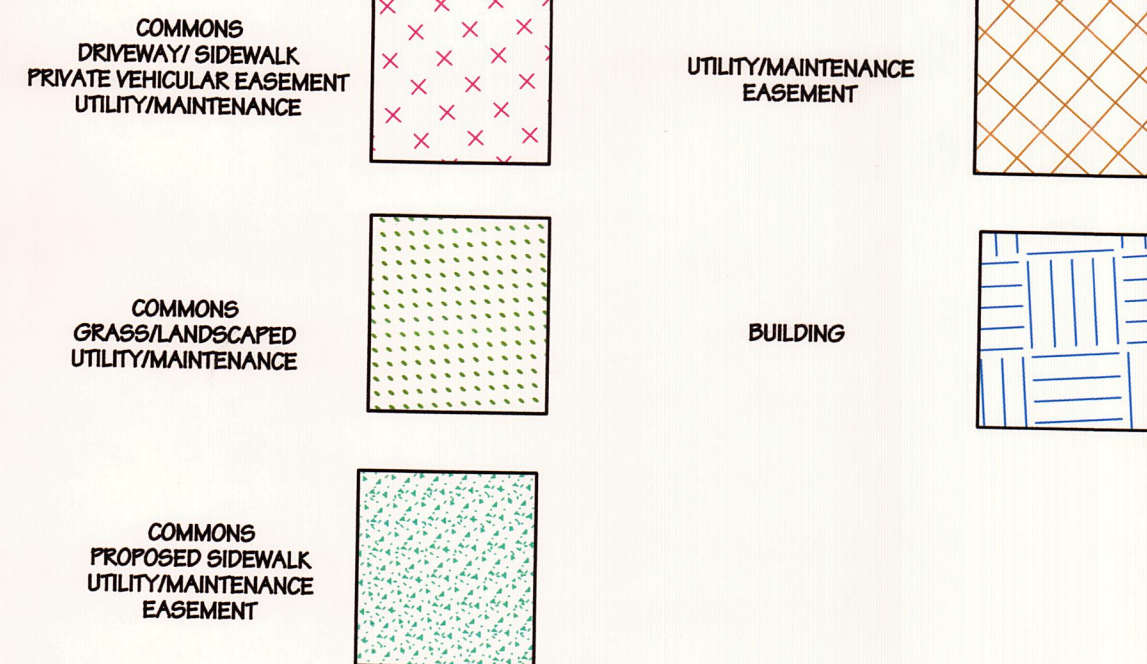
GPS CERTIFICATION:

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:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of survey: 19 December 2018
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed-control used: TDOT CORS Network
- (f) Geoid Model: Geoid12A
- (g) Combined grid factor(s): 0.99999496

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

HATCH LEGEND



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 931-372-1286