SITE MAP - N.T.S.

The City of Cookeville Public Works Department requires a Stormwater Maintenance Agreement to be recorded for the permanent stormwater system on this property. The filed agreement must reference the final recorded plat and a recorded copy must be provided to the Public Works Department.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0120D,

Dated: 05/16/2007

Check One:

_X_: 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

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: 0.06 feet
(c) Date of survey: 06 June 2022
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99989496

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 boundary line 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. bluflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

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

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CDM File No.: 22-133c1 preliminary

ZONING
CBD - CENTRAL BUSINESS DISTRICT

SETBACKS
NO MINIMUM YARD REQUIREMENTS IN THIS AREA

PARKING
50 - 2 BEDROOM UNITS
100 BEDROOMS
1.25 SPACES PER BEDROOM
100 X 1.25 = 125

10 - 2 BEDROOM UNITS
10 X 2 = 20
145 REQUIRED - 148 AVAILABLE SPACES

LEGEND
- POWER POLE
- ELECTRICAL BOX
- DRAIN
- WATER METER
- TELEPHONE BOX
- FIRE HYDRANT
- ROAD
- WATER VALVE
- GREASE TRAP
- GAS METER
- CLEAN OUT

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cookeville Planning Commission. I further certify that the degree of precision linear and angular meets the standards required of an Urban and Subdivision Survey as promulgated by the Tennessee Board of Examiners for Land Surveyors. I further certify that the monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.

19 Oct 2022
Date Signed

Surveyor's Signature

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

1ST CIVIL DISTRICT

SHEET 1 OF 2

FINAL RAO PLAN and PRELIMINARY PLAT
FOR
WEST SIDE CONNECTION

PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER:	AARON BERNHARDT	SURVEYOR:	CHRISTOPHER M. VICK
ADDRESS:	1127 N WASHINGTON AVE	ADDRESS:	2772 Hidden Cove Road
	COOKEVILLE, TN 38501		COOKEVILLE, TN. 38506
TELEPHONE:	931-261-8730	TELEPHONE:	931-372-1286
ENGINEER:		OWNER:	W.T. RAY, JR & JACK P. RAY TRUST
ADDRESS:		ADDRESS:	310 W CLEVELAND AVE
			MONTEREY, TN 38574
TELEPHONE:		TELEPHONE:	931-261-8730
ACREAGE SUBDIVIDED:	2.74 LOTS: 21	TAX MAP:	53-G GRP F PARCEL NO: 1.00, 2.00, 5.01, 11.00, 11.01
DEED BOOK REFERENCE:	1117/754, 1206/626, 2633/669	SCALE:	1"=30'-0" DATE: 06 JUNE 2022