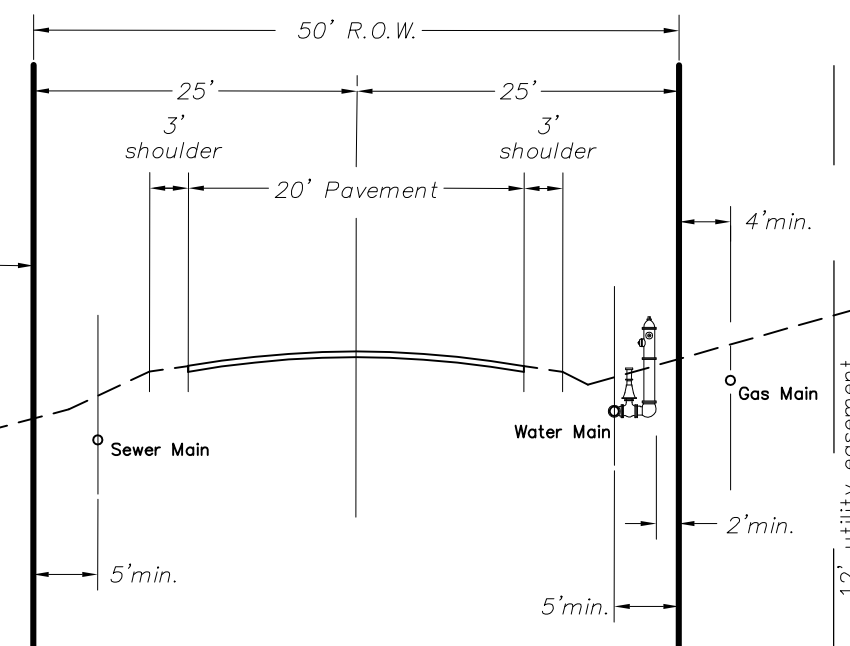


SITE VICINITY MAP  
NOT TO SCALE

- NOTES:**
1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 47035C0309D.
  2. BUILDING SETBACKS SHALL BE AS FOLLOWS:  
..THIRTY (30) FEET ALONG ALL LOT LINES ABUTTING LOCAL INTERIOR STREETS  
  
..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
  3. PUBLIC UTILITY EASEMENTS SHALL BE AS FOLLOWS:  
..TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES  
..SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES  
..TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
  4. DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:  
..TWENTY (20) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINS AND STREAMS.
  5. AQUATIC CONSTRUCTION BUFFER  
..THIRTY (30) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINWAYS.



TYPICAL UTILITY INSTALLATION SECTION  
NOT TO SCALE

**TARE, INC.**

Terre-Aqua Resource Engineering, Inc.  
Crossville, Tennessee

PRELIMINARY PLAT  
FOR  
**COOK ROAD SUBDIVISION PHASE II**  
Located in the First Civil District of Cumberland County, Tennessee  
PRESENTED TO  
CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: Glenn Clark ADDRESS: 348 Crabtree Road CROSSVILLE, TN 38571 TELEPHONE: (931) 267-9868	SURVEYOR: TIMOTHY L. GOAD ADDRESS: 3824 MT HELEN ROAD ALLART, TN 38504 TELEPHONE: (931) 879-6393
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 6.36 Ac± NUMBER OF LOTS: 23 SCALE: 1"= 50' DATE: JUNE, 2025 TAX MAP REFERENCE: Tax Map 101, Parcel 012.03

- LEGEND:**
- INDEX CONTOUR 10'
  - EXISTING CONTOUR 2'
  - LOT CORNER TO BE SET
  - IRON PIN FOUND
  - PROPERTY LINE
  - BUILDING SETBACK
  - EXISTING EDGE OF PAVEMENT
  - DRAINWAY
  - WATERSHED PEAK
  - DRAINAGE FLOW
  - EXISTING POWER POLE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING FIRE HYDRANT
  - EXISTING WATER LINE
  - EXISTING LPSS
  - EXISTING NATURAL GAS LINE
  - PROPOSED LOW PRESSURE SEWER LINE
  - PROPOSED WATER LINE
  - PROPOSED DOUBLE SERVICE
  - PROPOSED SINGLE SERVICE
  - PROPOSED UNDERGROUND ELECTRIC
  - PROPOSED UTILITY POLE
  - CULVERT
  - PROPOSED STORMWATER STRUCTURE
  - PROPOSED COMMON LAND FOR MAINTENANCE OF STORMWATER STRUCTURES

Common land will require  
HOA/POA bylaws to be  
submitted before final plat.

Size of line is  
needed to be  
shown.

Needs to be a 6inch line.

Remove this line  
and add the FH to  
the 6 inch main.

Proposed road  
name is needed.