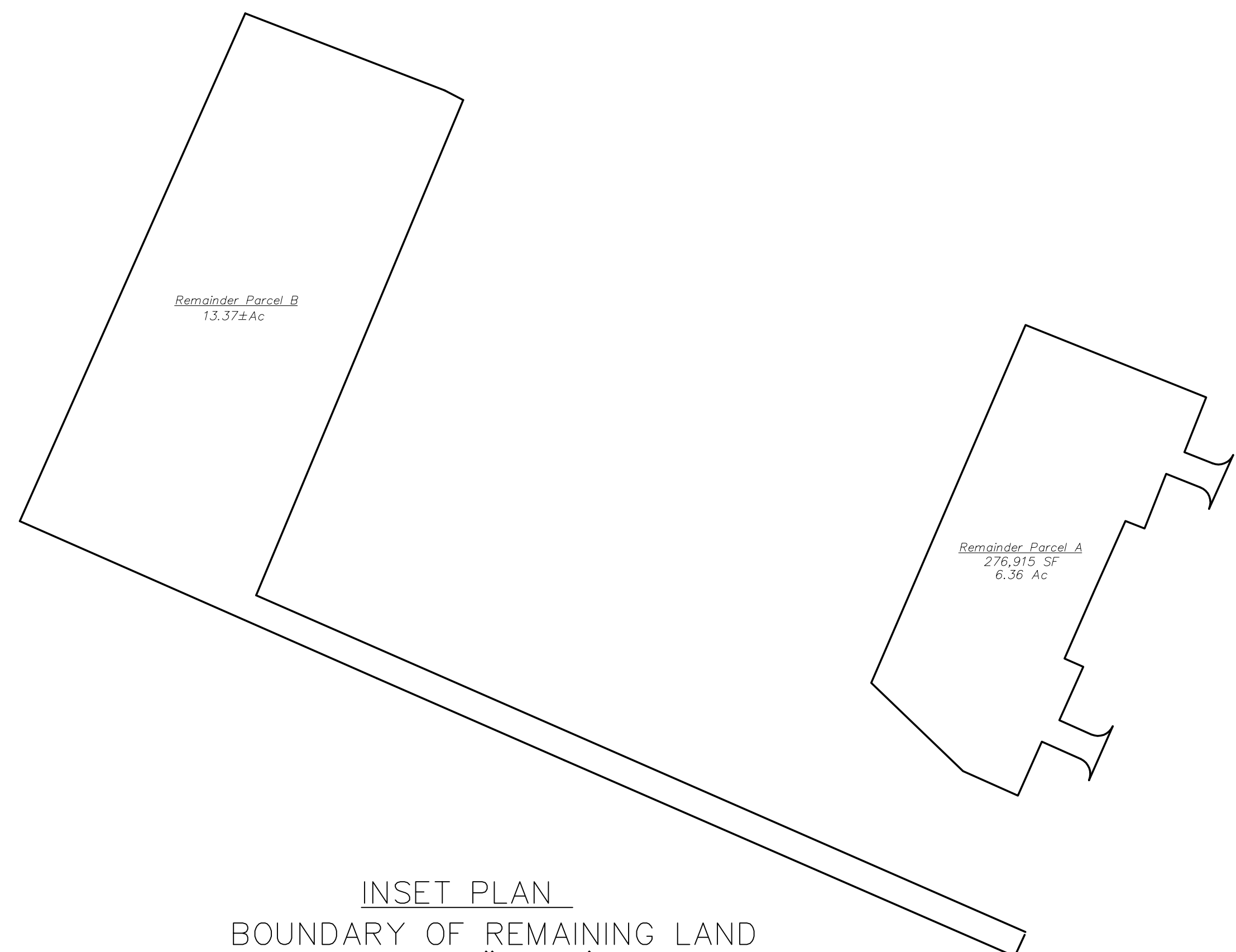
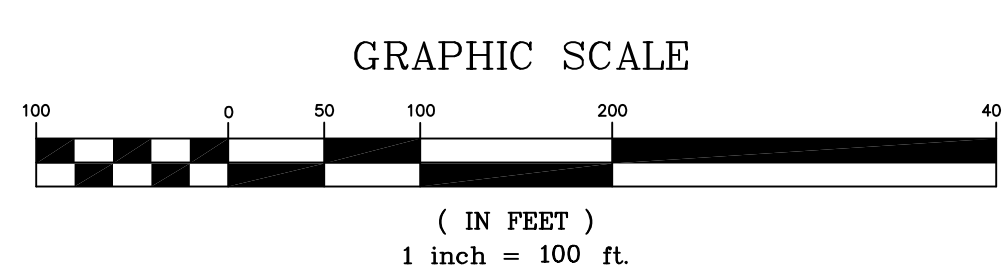


**SITE VICINITY MAP**  
NOT TO SCALE



**INSET PLAN**  
BOUNDARY OF REMAINING LAND  
Scale 1"=200'

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	45.86'	30.00	87°30'32"	76°45'15"E
C2	48.38'	30.00	92°24'28"	41°58'45"W
C3	47.28'	30.00	90°18'08"	43°03'17"E
C4	46.96'	30.00	89°41'40"	42°16'43"W



**NOTES:**

- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 47035C0309D.
- 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
- 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
- DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:  
 ..TWENTY (20) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINS AND STREAMS.
- AQUATIC CONSTRUCTION BUFFER  
 ..THIRTY (30) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINWAYS.

**TARE, INC.**

Terre-Aqua Resource Engineering, Inc.  
Crossville, Tennessee

PRELIMINARY PLAT  
FOR  
**COOK ROAD SUBDIVISION PHASE 1**  
Located in the First Civil District of Cumberland County, Tennessee  
PRESENTED TO  
CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: Glen Clark/Spence Walton ADDRESS: 2231 HWY 70 East CROSSVILLE, TN 38555 TELEPHONE: (931) 510-5440	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: 21.56 Ac± NUMBER OF LOTS: 8 SCALE: 1"= 100' DATE: October, 2023 TAX MAP REFERENCE: Tax Map 113A, Group "B", Parcels 1, 2, & 13.02

- LEGEND:**
- INDEX CONTOUR 5'
  - - - EXISTING CONTOUR 2'
  - PROPERTY LINE
  - BUILDING SETBACK
  - EXISTING EDGE OF PAVEMENT
  - DRAINWAY
  - WATERSHED PEAK
  - EXISTING POWER POLE
  - OHE EXISTING OVERHEAD ELECTRIC
  - EXISTING FIRE HYDRANT
  - W EXISTING WATER LINE
  - EXISTING SEWER MANHOLE
  - EXISTING GRAVITY SEWER