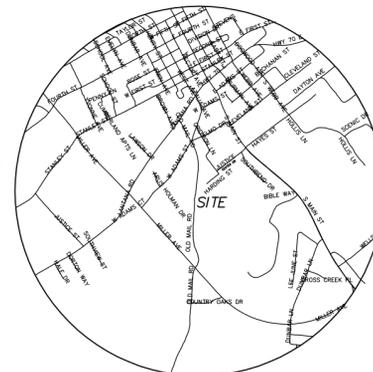
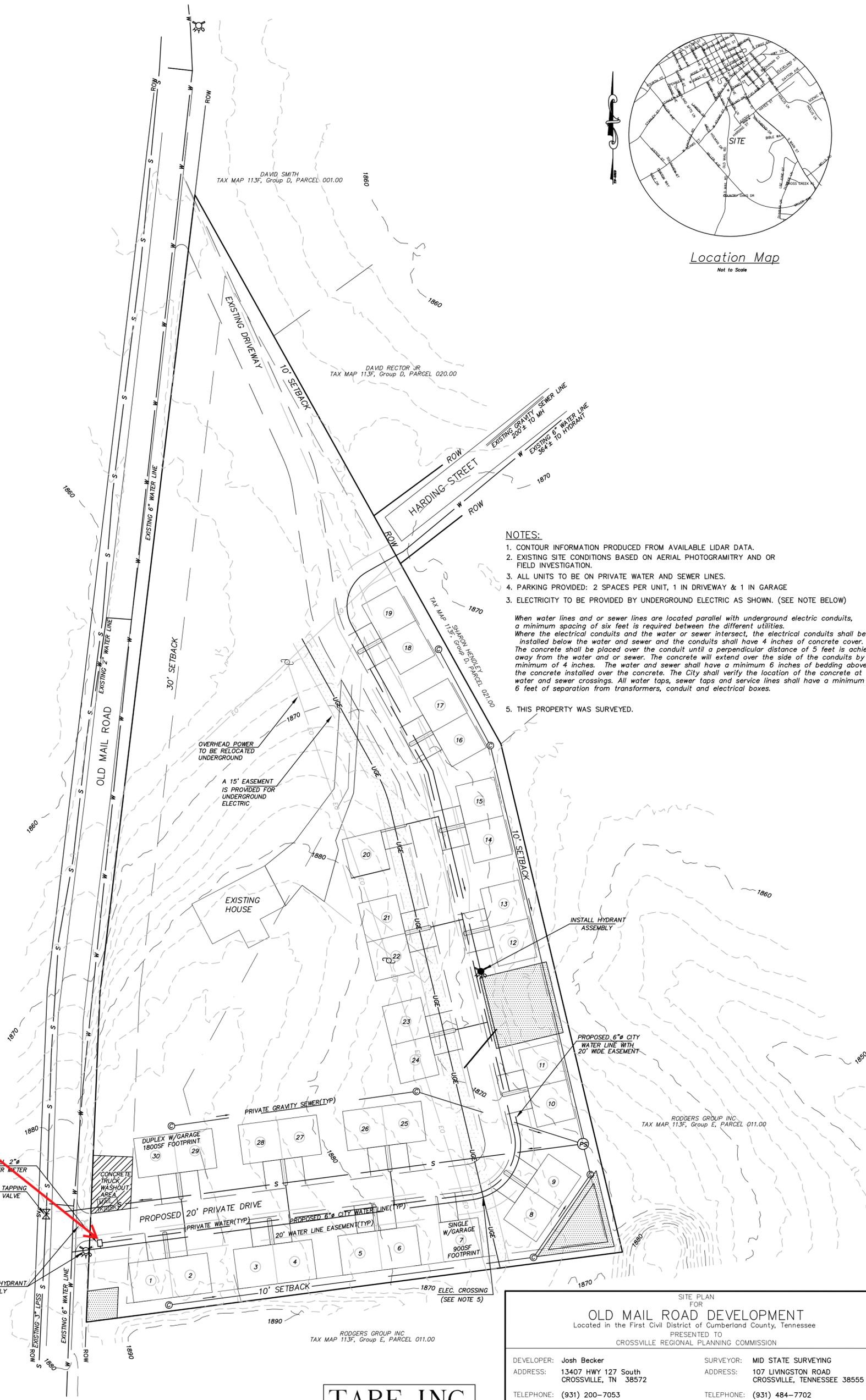


Scale: 1" = 50'



Location Map  
Not to Scale



**NOTES:**

1. CONTOUR INFORMATION PRODUCED FROM AVAILABLE LIDAR DATA.
2. EXISTING SITE CONDITIONS BASED ON AERIAL PHOTOGRAMTRY AND OR FIELD INVESTIGATION.
3. ALL UNITS TO BE ON PRIVATE WATER AND SEWER LINES.
4. PARKING PROVIDED: 2 SPACES PER UNIT, 1 IN DRIVEWAY & 1 IN GARAGE
3. ELECTRICITY TO BE PROVIDED BY UNDERGROUND ELECTRIC AS SHOWN. (SEE NOTE BELOW)

When water lines and or sewer lines are located parallel with underground electric conduits, a minimum spacing of six feet is required between the different utilities. Where the electrical conduits and the water or sewer intersect, the electrical conduits shall be installed below the water and sewer and the conduits shall have 4 inches of concrete cover. The concrete shall be placed over the conduit until a perpendicular distance of 5 feet is achieved away from the water and or sewer. The concrete will extend over the side of the conduits by a minimum of 4 inches. The water and sewer shall have a minimum 6 inches of bedding above the concrete installed over the concrete. The City shall verify the location of the concrete at all water and sewer crossings. All water taps, sewer taps and service lines shall have a minimum of 6 feet of separation from transformers, conduit and electrical boxes.

5. THIS PROPERTY WAS SURVEYED.

master meter needs to be relocated

**LEGEND:**

- INDEX CONTOUR(10')
- CONTOUR 2' INTERVAL
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING GRAVITY SEWER
- PROPOSED SEWER TAP
- PROPOSED LPSS
- PROPOSED CLEAN OUT
- PROPOSED SEWER PUMP STATION
- PROPOSED WATER LINE
- PROPOSED HYDRANT
- PROPOSED STORMWATER STRUCTURE

**OPEN SPACE CALCULATIONS:**  
 REQUIRED: 3 SINGLE FAMILY UNITS + 14 DUPLEXES (31 TOTAL UNITS)  
 X 300 SF/UNIT = 9,300 SF MINIMUM REQUIRED. PROVIDED: 202,688 SF(TOTAL AREA)  
 - 58,849 SF (INFRASTRUCTURE AREA USED) = 143,839 SF (OPEN SPACE PROVIDED)

**TARE, INC.**

Terre-Aqua Resource Engineering, Inc.  
Crossville, Tennessee

SITE PLAN FOR  
**OLD MAIL ROAD DEVELOPMENT**  
 Located in the First Civil District of Cumberland County, Tennessee  
 PRESENTED TO  
 CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: Josh Becker ADDRESS: 13407 HWY 127 South CROSSVILLE, TN 38572 TELEPHONE: (931) 200-7053	SURVEYOR: MID STATE SURVEYING ADDRESS: 107 LIVINGSTON ROAD CROSSVILLE, TENNESSEE 38555 TELEPHONE: (931) 484-7702
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 484-7543	SCALE: 1" = 50' DATE: June, 2025 TAX MAP REFERENCE: TAX MAP 113F, GROUP "E" PARCEL 004.00