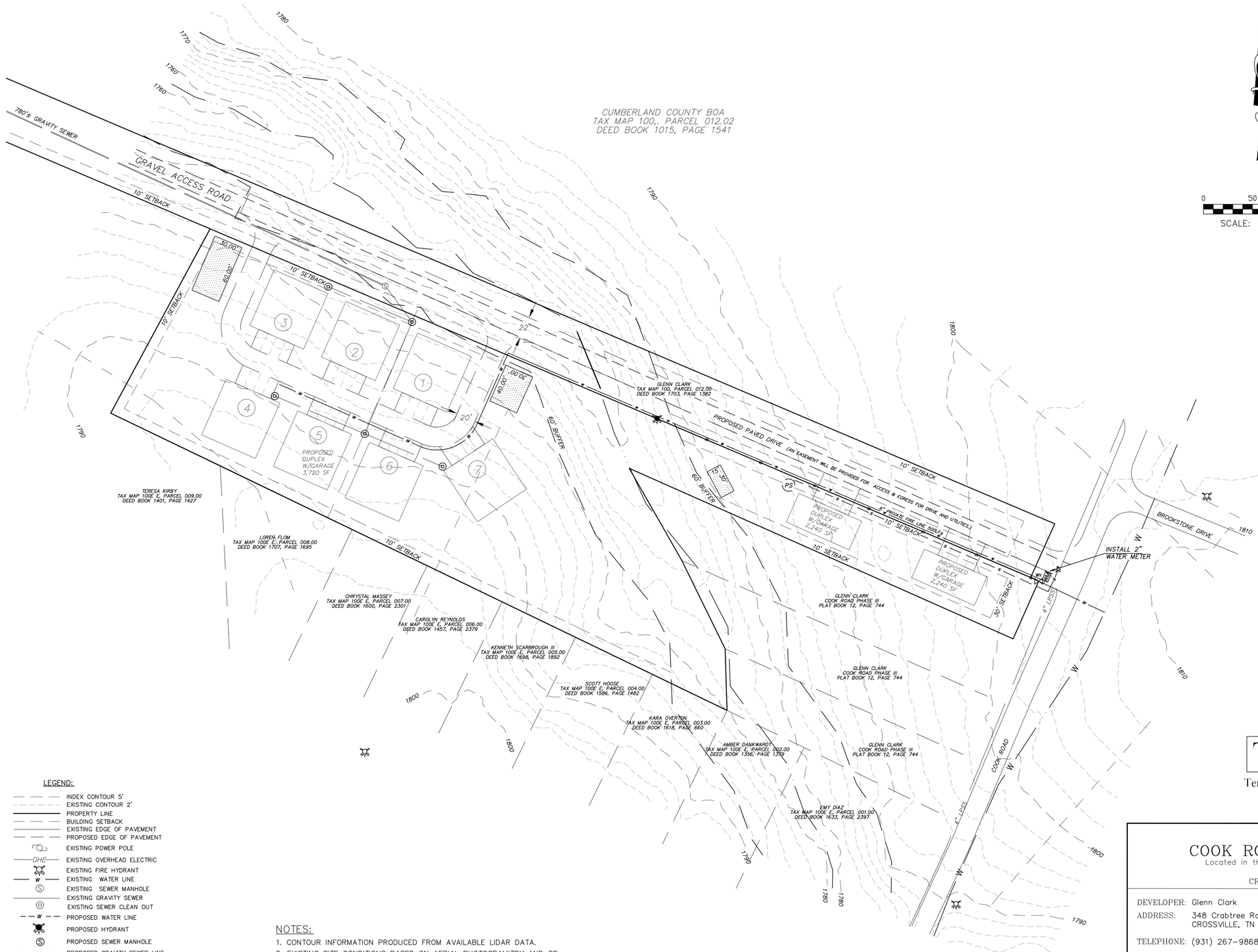
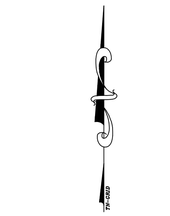
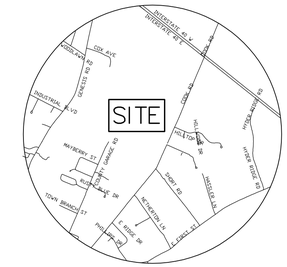




0 50 100
SCALE: 1"=50'



SITE VICINITY MAP
NOT TO SCALE

TARE, INC.

Terre-Aqua Resource Engineering, Inc.
Crossville, Tennessee

LEGEND:

- INDEX CONTOUR 5'
- EXISTING CONTOUR 2'
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING POWER POLE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING FIRE HYDRANT
- W — EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING GRAVITY SEWER
- EXISTING SEWER CLEAN OUT
- W — PROPOSED WATER LINE
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED GRAVITY SEWER LINE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER MANAGEMENT AREA(S)
- DRAINAGE FLOW
- DRAIN WAY
- WATERSHED PEAK

NOTES:

1. CONTOUR INFORMATION PRODUCED FROM AVAILABLE LIDAR DATA.
2. EXISTING SITE CONDITIONS BASED ON AERIAL PHOTOGRAMITRY AND OR FIELD INVESTIGATION.
3. ALL UNITS TO BE ON PRIVATE WATER AND SEWER LINES.
4. PARKING PROVIDED: 2 SPACES PER UNIT IN DRIVE, ALONG WITH GARAGE.
5. PROPERTY BOUNDARIES WERE SURVEYED.

OPEN SPACE CALCULATIONS:
REQUIRED: 18 DWELLING UNITS X 300 SF/UNIT= 5400 SF
PROVIDED: 158,994 SF (TOTAL AREA) −41.911 SF (INFRASTRUCTURE AREA USED)
= 117,083 SF (OPEN SPACE PROVIDED)

REFERENCE PLAN(S):
"COOK ROAD DEVELOPMENT PHASE III," BY G1 AND ASSOCIATES, ALLARDT, TN, AND RECORDED IN PLAN BOOK 12, PAGE 744, IN CCRD.

SITE PLAN
FOR
COOK ROAD DEVELOPMENT PHASE IV
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	SCALE: 1"= 50' DATE: May, 2025 TAX MAP REFERENCE: TAX MAP 100 PARCEL 016.01