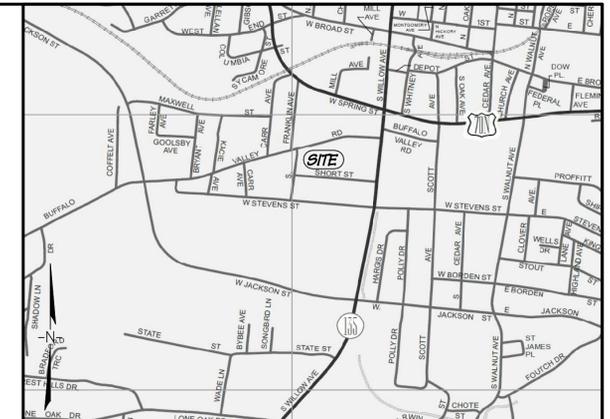
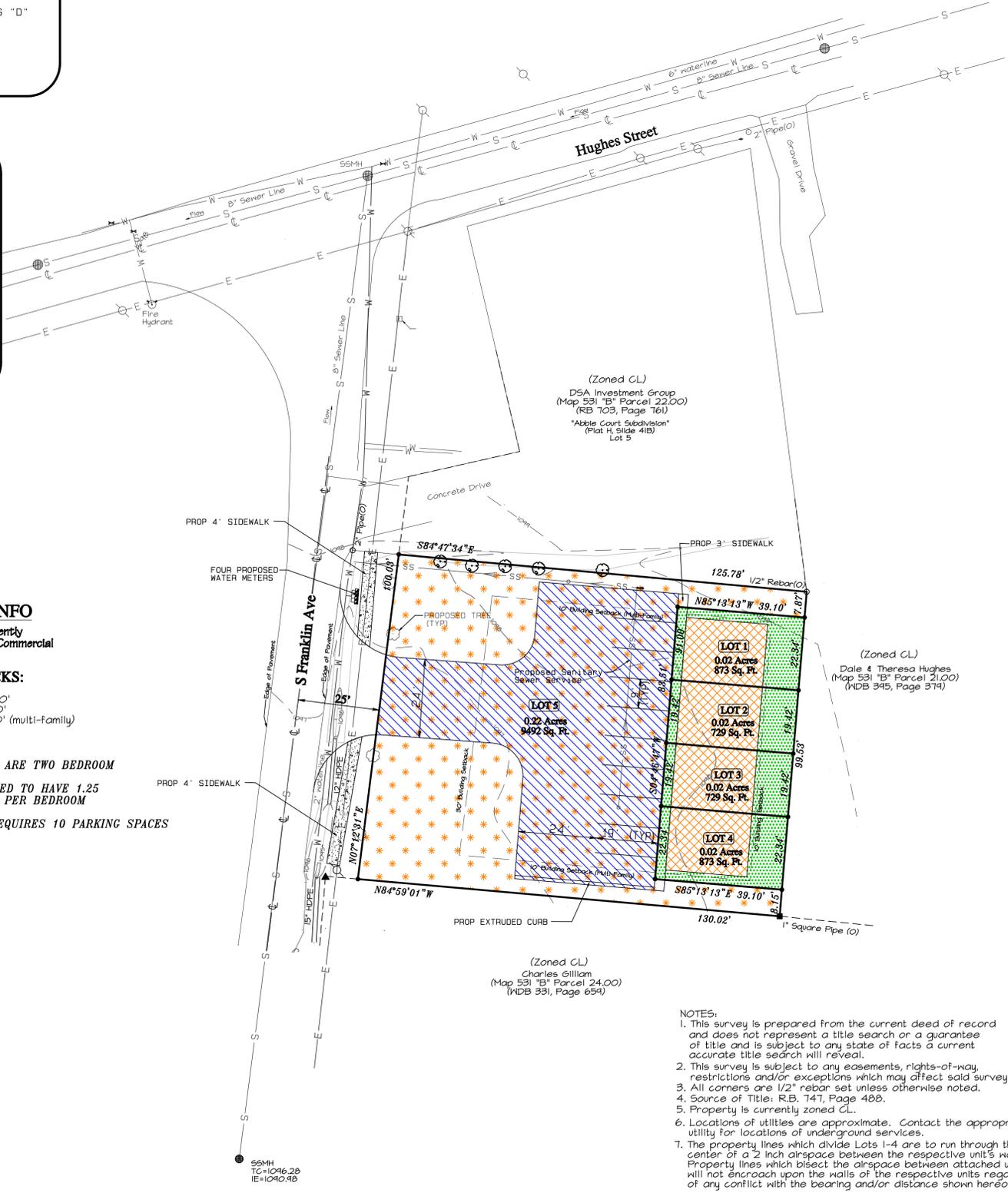
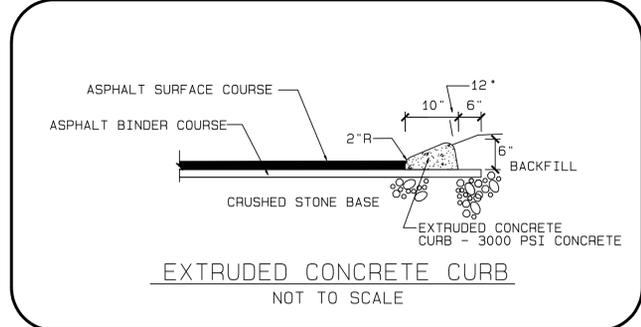
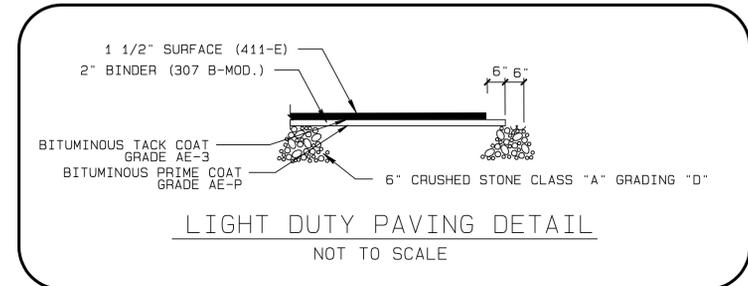


PRELIMINARY



Vicinity (N.T.S.)



EASEMENT AND RIGHT-OF-WAY RESTRICTIONS

- No permanent structure such as a deck, patio, garage, carport or other building shall be erected within the limits of any easement shown on this plat.
- No excavation, filling, landscaping or other construction shall be permitted in any drainage easement shown on this plat if such excavation, filling, landscaping or other construction will alter or diminish the flow of water through said easement.
- All driveways, entrances, curb cuts or other points of ingress or egress to the lots shown on this plat shall be in accordance with the rules and regulations of the City of Cookeville; contact the Department of Public Works for information.
- The placing of pipe within or otherwise filling of ditches within the right-of-way shown on this plat is prohibited without the approval of the City of Cookeville; contact the Department of Public Works for information.

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION
According to the FEMA FIRM # 4714C0120D, Dated: 5/16/07.
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



- LEGEND**
- ⊕ Power Pole
 - ⊙ 55MH
 - 1/2" Rebar Found
 - Non-monumented Point
 - ▲ 1/2" Rebar Set
 - ⊠ Electric Meter
 - E— Overhead Utility Lines
 - UE— Underground Electric

ZONING INFO
Property is currently Zoned CL Local Commercial

CL SETBACKS:
FRONT 30'
REAR 10'
SIDE 10' (multi-family)

- Lot 5 Common Area, Utility Easement, Detention Pond & Drainage Easement
- Private Permanent Vehicular Access Easement Over Drive and Parking
- Utility/Maintenance Easement
- Proposed Unit

— ALL PROPOSED UNITS ARE TWO BEDROOM
— UNITS ARE REQUIRED TO HAVE 1.25 PARKING SPACES PER BEDROOM
THIS PROPOSED DEVELOPMENT REQUIRES 10 PARKING SPACES

- NOTES:**
- 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 a current accurate title search will reveal.
 - This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
 - All corners are 1/2" rebar set unless otherwise noted.
 - Source of Title: R.B. 747, Page 48B.
 - Property is currently zoned CL.
 - Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.
 - The property lines which divide Lots 1-4 are to run through the center of a 2 inch airspace between the respective unit's walls. Property lines which bisect the airspace between attached units will not encroach upon the walls of the respective units regardless of any conflict with the bearing and/or distance shown hereon.

PRELIMINARY PLAT FOR Franklin Court PRESENTED TO COOKEVILLE MUNICIPAL PLANNING COMMISSION 1st Civil District, Putnam County, Tennessee			
DEVELOPER:	Larry Suggs	SURVEYOR:	Clinton Surveying
ADDRESS:	NA	ADDRESS:	380 S.Lowe Ave. Suite 6 Cookeville, TN 38501
TELEPHONE:	931.544.7357	TELEPHONE:	931-372-0427
ENGINEER:	Clinton Engineering	OWNER:	P And N Investments LLC
ADDRESS:	380 S.Lowe Ave. Suite 6 Cookeville, TN 38501	ADDRESS:	PO Box 454 Cookeville, TN 38503
TELEPHONE:	931-372-0427	TELEPHONE:	NA
ACREAGE SUBDIVIDED:	0.32 Ac. or 13,961 sq. ft. (Before ROW Dedication) 0.24 Ac. or 12,751 sq. ft. (After ROW Dedication)	TAX MAP:	MAP 531 GROUP B PARCEL 23.00
NUMBER OF LOTS:	5	SCALE:	AS SHOWN DATE: 08/11/2017

