

LOT DRAINAGE:

FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE AT LEAST TWO PERCENT IN ALL DIRECTIONS AWAY FROM THE FOUNDATION WALL. THE DRIVEWAY SHALL BE SLOPE DOWN AT TWO PERCENT FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.

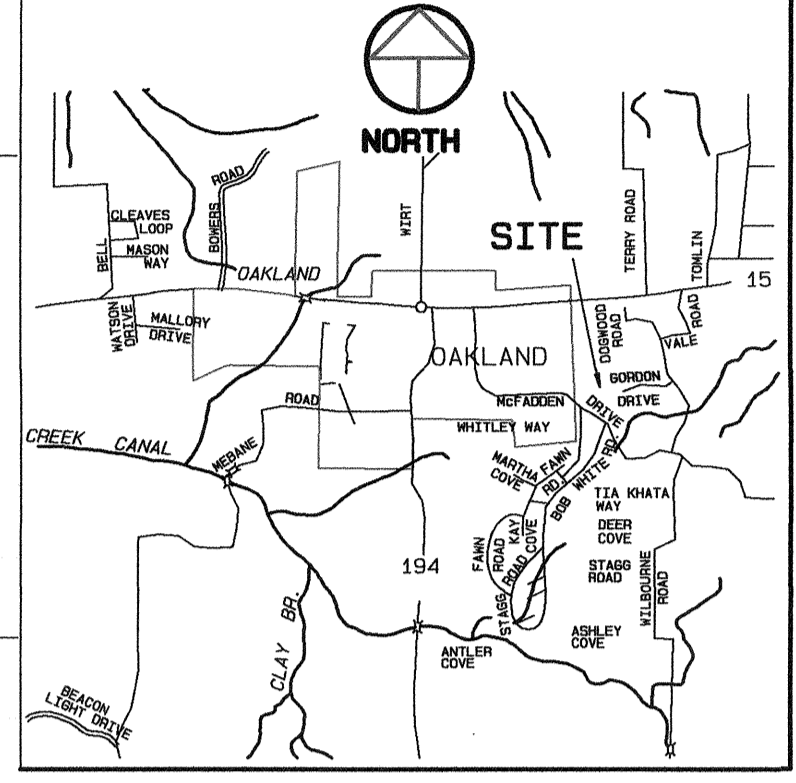
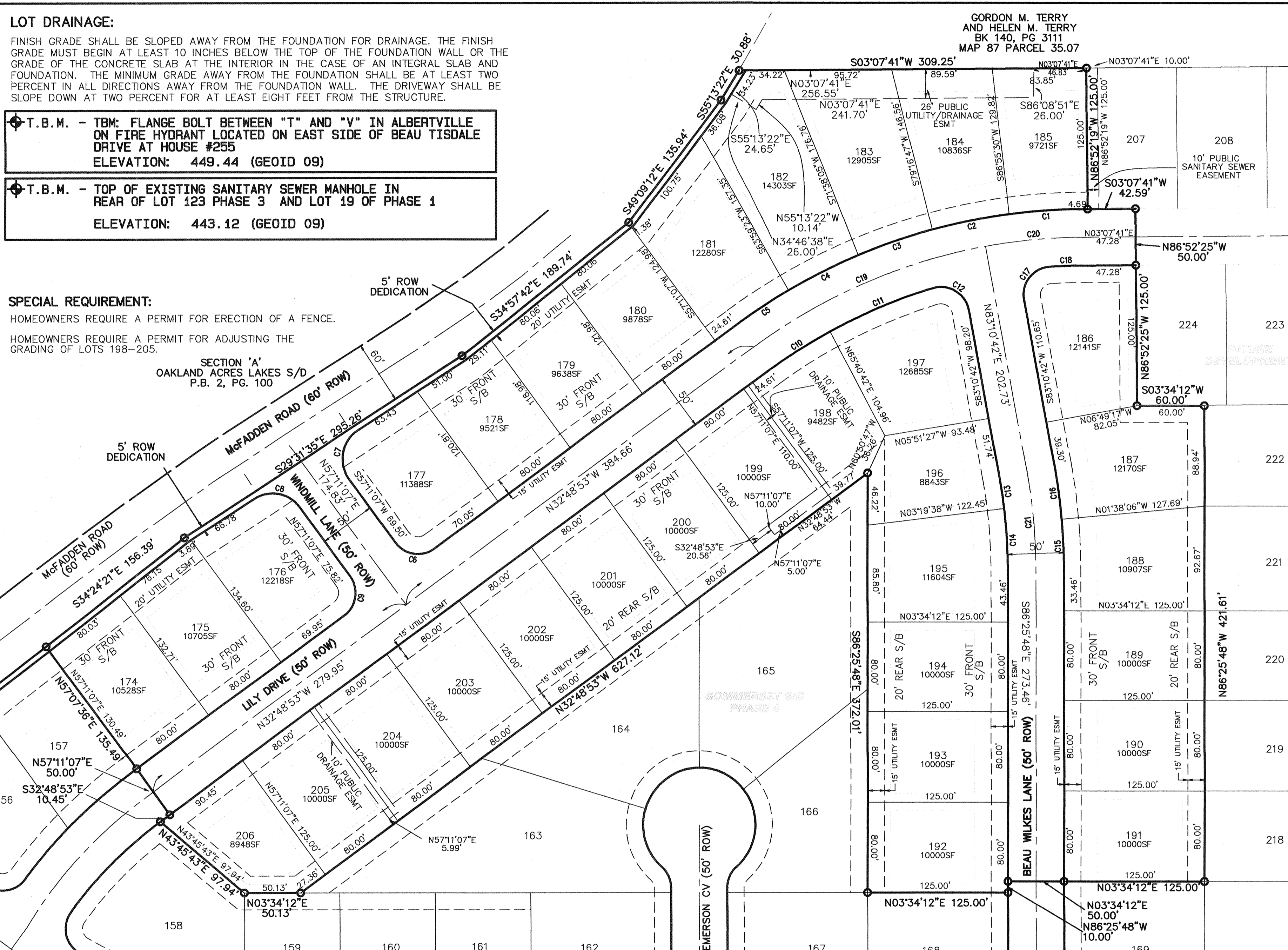
◆ T.B.M. - TBM: FLANGE BOLT BETWEEN "T" AND "V" IN ALBERTVILLE ON FIRE HYDRANT LOCATED ON EAST SIDE OF BEAU TISDALE DRIVE AT HOUSE #255
ELEVATION: 449.44 (GEOID 09)

◆ T.B.M. - TOP OF EXISTING SANITARY SEWER MANHOLE IN REAR OF LOT 123 PHASE 3 AND LOT 19 OF PHASE 1
ELEVATION: 443.12 (GEOID 09)

SPECIAL REQUIREMENT:

HOMEOWNERS REQUIRE A PERMIT FOR ERECTION OF A FENCE.
HOMEOWNERS REQUIRE A PERMIT FOR ADJUSTING THE GRADING OF LOTS 198-205.

SECTION 'A'
OAKLAND ACRES LAKES S/D
P.B. 2, PG. 100



VICINITY MAP
NOT TO SCALE

PLAN DATA AREA

MINIMUM LOT AREA - 8,000 SQ FT
MINIMUM FRONT YARD SETBACK - 30 FT
MINIMUM REAR YARD SETBACK - 20 FT
MINIMUM SIDE YARD SETBACK - 7.5 FT
MINIMUM WIDTH AT SETBACK - 70 FT
FRONT YARD UTILITY ESMT - 15 FT
REAR YARD UTILITY ESMT - 15 FT
SIDE YARD UTILITY ESMT - 7.5 FT

LOT #	MIN. FFE
174	408.00
175	408.00
176	410.50
177	411.00
178	411.50
179	412.00
180	412.50
181	413.00
182	414.00
183	415.00
184	416.00
185	417.00
186	417.00
187	419.50
188	421.00
189	422.00
190	423.00
191	425.00
192	425.00
193	424.00
194	423.00
195	421.00
196	419.00
197	417.50
198	414.00
199	413.00
200	413.00
201	412.00
202	412.00
203	411.50
204	411.00
205	410.00
206	409.00

SCOPE OF CERTIFICATION

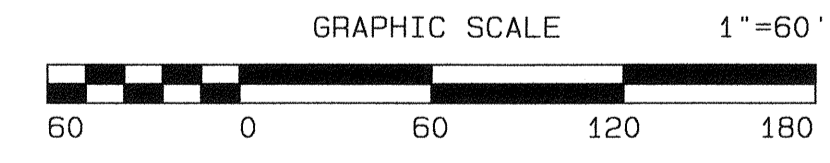
THE CERTIFICATION OF THE FINAL PLAT BY W. H. PORTER CONSULTANTS, PLLC REFERS ONLY TO THE PLAT ITSELF, NOT THE FINAL CONSTRUCTION PROJECT AS A WHOLE.

W. H. PORTER CONSULTANTS, PLLC PERFORMED NO CONTRACT ADMINISTRATION FOR THIS DEVELOPMENT, AND MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION, OR THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR ANY CONSTRUCTION.

NOTES:

- THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT AND REAR AND A 7.5' UTILITY EASEMENT ALONG THE SIDE LINES OF ALL LOTS.
- THE TOWN OF OAKLAND SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
- THIS PLAT SHOWS EASEMENTS AS RECORDED PER DATE SHOWN. ADDITIONAL EASEMENTS MAY BE RECORDED AT A LATER DATE AND NOT BE SHOWN ON THIS PLAT.
- NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN PUBLIC SANITARY SEWER EASEMENT OR PUBLIC DRAINAGE EASEMENT.
- BUILDING PERMITS CANNOT BE ISSUED UNTIL 1) THE TOWN HAS APPROVED ALL CONSTRUCTION AS SHOWN ON OFFICIAL PLANS, 2) CASH FOR SURFACE COURSE OF ASPHALT HAS BEEN SUBMITTED TO TOWN, AND 3) LETTER OF IRREVOCABLE CREDIT HAS BEEN SUBMITTED TO THE TOWN.
- NO BUILDING CONSTRUCTION OTHER THAN FOR RECREATIONAL OR AESTHETIC PURPOSES INCLUDING BUT NOT LIMITED TO POOLS, FOUNDATIONS, GAZEBO'S, BENCHES AND PATIO AREAS WILL BE PERMITTED WITHIN ALL UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS.
- THE DRAINAGE SWALE AT THE REAR OF LOTS 182-185, AND LOTS 198-205 SHALL NOT BE ALTERED ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE TOWN ENGINEER. THE LOT OWNERS SHALL MAINTAIN THE SWALES FREE OF BLOCKAGE OF ANY FORM, WHICH SHALL INCLUDE STRUCTURES, SEDIMENTATION, FALLEN OBJECTS, DEBRIS, AND TRASH. FENCES WILL BE ALLOWED ACROSS THE SWALE WITH THE APPROVAL OF THE TOWN ENGINEER.

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	7°07'38"	525.00'	65.31'	32.70'	65.27'	N00°26'08"W
C2	7°37'25"	525.00'	69.85'	34.98'	69.80'	N07°48'40"W
C3	7°36'27"	525.00'	69.71'	34.90'	69.66'	N15°25'36"W
C4	7°35'32"	525.00'	69.57'	34.83'	69.52'	N23°01'35"W
C5	5°59'32"	525.00'	54.91'	27.48'	54.88'	N29°49'07"W
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	N12°11'07"E
C7	93°17'18"	30.00'	48.85'	31.77'	43.63'	S76°10'14"E
C8	86°42'42"	30.00'	45.40'	28.33'	41.19'	S13°49'46"W
C9	90°00'00"	25.00'	39.27'	25.00'	35.36'	N77°48'53"W
C10	7°34'52"	475.00'	62.85'	31.47'	62.80'	S29°01'27"E
C11	12°01'56"	475.00'	99.75'	50.06'	99.57'	S19°13'02"E
C12	96°22'46"	25.00'	42.05'	27.95'	37.27'	S34°59'19"W
C13	3°29'41"	475.00'	28.97'	14.49'	28.97'	S84°55'32"W
C14	6°53'50"	475.00'	57.18'	28.62'	57.15'	N89°52'43"W
C15	5°12'18"	525.00'	47.69'	23.86'	47.68'	S89°01'57"E
C16	5°11'13"	525.00'	47.53'	23.78'	47.51'	N85°46'18"E
C17	96°22'46"	25.00'	42.05'	27.95'	37.27'	S48°37'56"E
C18	3°34'14"	475.00'	29.60'	14.81'	29.60'	S01°20'34"W
C19	25°59'34"	500.00'	226.83'	115.40'	224.89'	S19°49'06"E
C20	9°56'59"	500.00'	86.83'	43.52'	86.72'	S01°50'49"E
C21	10°23'30"	500.00'	90.69'	45.47'	90.56'	N88°22'27"E



**CONSTRUCTION PLAT
SOMMERSET SUBDIVISION
PHASE 5**

OAKLAND, TENNESSEE
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN
F.I.R.M. COMMUNITY No.470418 0285 C & DATE NOVEMBER 5, 2008
DEVELOPER: PFMT HOLDINGS, LLC
ENGINEER: W. H. PORTER CONSULTANTS, PLLC
6055 PRIMACY PARKWAY, SUITE 115
MEMPHIS, TENNESSEE 38119
(901) 363-9453

SCALE: 1" = 60'
DATE: MARCH 04, 2019
33 LOTS 440496 SQ FT (10.11 ACRES)

ZONED: R-2SF RESIDENTIAL
TAX MAP: 87 PARCEL: 35.05
INSTR. # 17005711

S:\TDD\SOMMERSET SD - OAKLAND\SOMMERSET 57AC.dwg LAYER LIST: PH3A.PLAT Tue Jul 02 16:14:08 2019