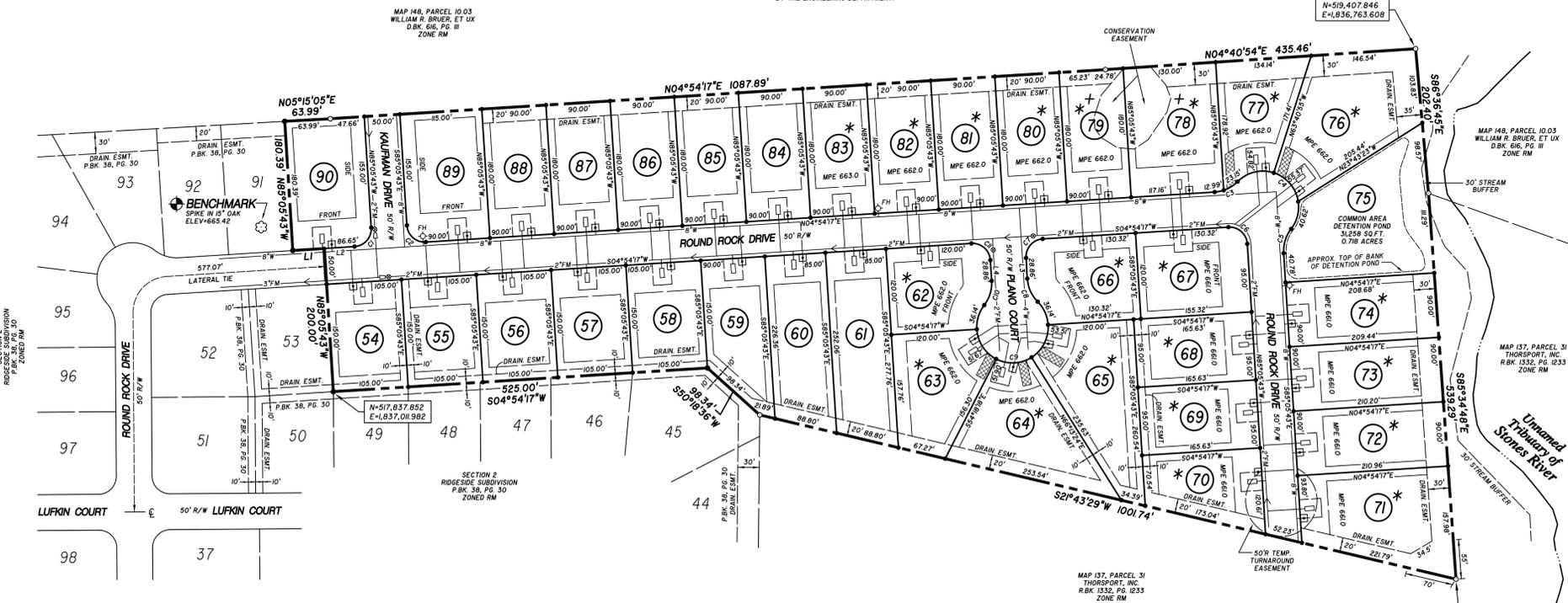


GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 36 RESIDENTIAL LOTS, AND 1 COMMON AREA LOT USED FOR STORMWATER MANAGEMENT.
- BEARING SYSTEM IS TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT (UGB02-433 (MAD 83-96)).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOODPLAIN, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0265 H, EFFECTIVE DATE: JANUARY 5, 2007.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENuded AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY INSTALLING A WELL-VEGETATED BUFFER STRIP ALONG THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR CHECK DAMS, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-359-1111.
- PROPERTY IS CURRENTLY ZONED RM. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. (10 FT. ADJ. TO R-O-W) / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNOCCLUDED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET 10' AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26 INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- ALL LOTS IN RIDGESIDE SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION, WHICH INCLUDES MAINTENANCE OF ANY COMMON AREAS AND STORMWATER DETENTION AREAS. THE HOMEOWNERS ASSOCIATION'S RESTRICTIVE COVENANTS AND CONDITIONS ARE RECORDED IN RECORD BOOK 1243, PAGE 2713, R.O.R.C., TN.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN RECORD BOOK _____, PAGE _____.

+ CRITICAL LOTS 78 & 79

PRIOR TO APPLICATION FOR A BUILDING PERMIT ON A LOT DESIGNATED AS "CRITICAL", A PLAN SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT STAFF FOR APPROVAL. THE PLAN SHALL PROVIDE A SURVEY OF EXISTING CONDITIONS AND DETAILS OF THE PROPOSED DEVELOPMENT ON THE LOT. CRITICAL LOTS WILL NOT BE RELEASED FOR CONSTRUCTION OF A STRUCTURE UNTIL A CRITICAL LOT PLAN IS APPROVED BY THE ENGINEERING DEPARTMENT.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
 RECORD BOOK 137, PAGE 3444
 ALLEN JONES, PRESIDENT
 JONES CONSTRUCTION COMPANY
 A TENNESSEE GENERAL PARTNERSHIP

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN/WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC, INC.
 DATE: _____
 TENN. R.L.S. No. _____
 REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "RIDGESIDE, SECTION 3" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL OF SEWER S.T.E.P. SYSTEM
 I HEREBY CERTIFY THAT THIS PLAT ENTITLED "RIDGESIDE, SECTION 3" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW. CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY C.U.D.

DATE: _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"), NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: _____
 AUTHORIZED MTEMC OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER.

DATE: _____
 SECRETARY, PLANNING COMMISSION

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT SET (NEW)
- FH — WATER LINE w/FIRE HYD.
- 2"FM — STEP SYSTEM FORCE MAIN
- ▨ APPROVED DRIVEWAY LOCATION

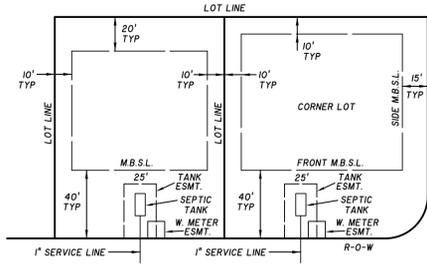
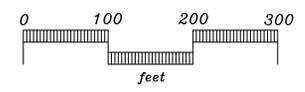
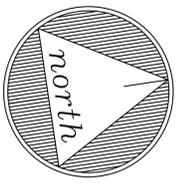
***REQUIRED MINIMUM PAD ELEVATIONS**

LOT NOS.	MIN. BLDG. PAD ELEV.	REASON
67-74	661.0	LOCAL DRAINAGE
62-66, 76-82	662.0	LOCAL DRAINAGE
83	663.0	LOCAL DRAINAGE

THESE LOTS ARE NOT WITHIN A FEMA FLOOD ZONE; HOWEVER, MINIMUM PAD ELEVATIONS HAVE BEEN ESTABLISHED TO ENABLE HOME CONSTRUCTION TO WORK WITHIN THE FRAMEWORK OF THE LOCAL DRAINAGE SYSTEM DESIGN.

C.U.D. NOTE:

LOTS 63, 64, 65, 76 & 77 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.



1. SEPTIC TANK IS 6' X 13'.
 2. TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
 3. WATER METER TO BE 10' FROM SEPTIC TANK.

MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL
 N.T.S.

LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
54	15,750	0.362	72	18,352	0.435
55	15,750	0.362	73	18,884	0.434
56	15,750	0.362	74	18,815	0.432
57	15,750	0.362	76	27,827	0.639
58	15,750	0.362	77	16,663	0.383
59	17,451	0.401	78	23,438	0.538
60	20,333	0.467	79	16,201	0.372
61	22,517	0.517	80	16,200	0.372
62	16,439	0.377	81	16,200	0.372
63	18,851	0.433	82	16,200	0.372
64	24,091	0.553	83	16,200	0.372
65	24,250	0.557	84	16,200	0.372
66	17,677	0.406	85	16,200	0.372
67	18,504	0.429	86	16,200	0.372
68	15,735	0.361	87	16,200	0.372
69	15,735	0.361	88	16,200	0.372
70	15,830	0.363	89	20,566	0.472
71	26,621	0.611	90	19,976	0.459

LINE DATA

LINE	BEARING	DISTANCE
L1	S04°54'17"W	44.32'
L2	N04°54'17"E	42.33'
L3	S89°05'43"E	28.86'
L4	N89°05'43"W	28.86'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N40°05'43"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N49°54'17"E
C3	41°24'35"	50.00'	36.14'	18.90'	35.36'	N19°48'01"W
C4	172°49'09"	50.00'	150.81'	796.86'	99.80'	N49°54'17"E
C5	41°24'35"	50.00'	36.14'	18.90'	35.36'	S64°23'26"E
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	S49°54'17"W
C7	90°00'00"	25.00'	39.27'	25.00'	35.36'	S40°05'43"E
C8	41°24'35"	50.00'	36.14'	18.90'	35.36'	N74°11'59"E
C9	262°49'09"	50.00'	229.35'	56.69'	76.00'	S04°54'17"W
C10	41°24'35"	50.00'	36.14'	18.90'	35.36'	N64°23'26"W
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S49°54'17"W

OWNER/DEVELOPER:
 JONES CONSTRUCTION COMPANY
 CONTACT: ALLEN JONES
 1925 S.E. BROAD STREET
 MURFREESBORO, TN 37130

DEED REFERENCE:
 RECORD BOOK 137, PG. 3444, R.O.R.C.
 PROPERTY MAP 137, PARCEL 46

SITE DATA:
 TOTAL AREA = 18.465 ACRES
 AREA IN RIGHT-OF-WAY = 2.598 ACRES
 AREA IN COMMON LOT = 0.718 ACRES
 NO. BUILDABLE LOTS = 36
 MINIMUM LOT SIZE = 15,000 SQ.FT.
 ZONING = RM

FINAL PLAT
SECTION 3
RIDGESIDE
SUBDIVISION
 11th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 WWW.SEC-CIVIL.COM
 850 MIDDLE TENNESSEE BLVD. • MURFREESBORO, TENNESSEE 37129
 PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 05246	DATE: 3-02-16 REV: 3-18-16	FILE: RIDGESIDESPLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 100'	SHEET 1 OF 1
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