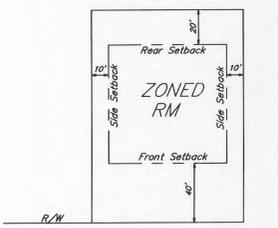


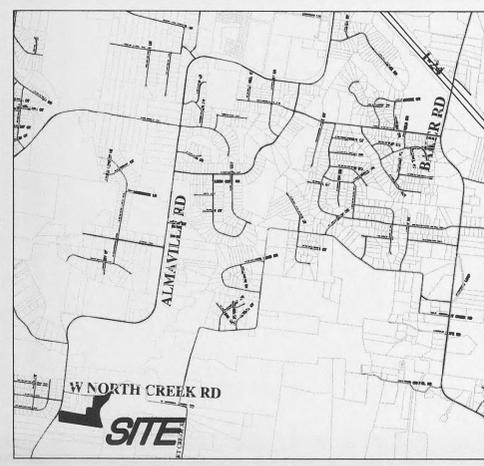


ZONING: RM = Residential Medium-Density  
FRONT SETBACK: 40'  
SIDE SETBACK: 10'  
REAR SETBACK: 20'

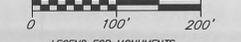


TYPICAL BUILDING SETBACK DETAIL

- PLAT NOTES
- 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 1-800-351-1111.
  - Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
  - It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, 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.
  - Public utility and drainage assessments whose shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
  - The soil types and locations on Lot 2 shown hereon are taken from soil maps provided by Randy Dickerson, dated 10-20-06. The soil types and locations on Lot 1 shown hereon are taken from soil maps provided by Randy Dickerson, dated 11-27-13. The local health authority maintains a copy of the soil maps and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soil information provided hereon.
  - 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 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 disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
  - All surrounding parcels are zoned RM per the Rutherford County designated conservation easements and no structures, fill, or building shall be permitted.
  - 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.
  - The required stream buffer area along (Stewart Creek) shall conform to all limitation and restrictions as set forth under the Rutherford County Stormwater Ordinances.



3 Lots = 14.41± Acres



- LEGEND FOR MONUMENTS
- IRON PIN SET (1/2" rebar, H-S ENGR)
  - IPF ○ IRON PIN FND.
  - RAILROAD SPIKE
  - FENCE
  - SURVEY POINT
  - △ NAIL
  - CONC. MARKER FND.

LINE	BEARING	LENGTH
L1	S80°35'07"E	127.73'
L2	N05°37'02"E	151.52'
L3	N05°37'02"E	102.16'
L4	S80°35'00"E	85.89'
L5	N89°55'55"E	88.46'
L6	N89°50'01"E	148.15'
L7	N88°42'26"E	128.74'
L8	N01°17'34"W	14.85'
L9	N88°42'26"E	19.43'
L10	N58°28'32"E	71.82'
L11	S13°34'00"E	30.21'
L12	N82°46'45"W	70.52'
L13	S30°13'09"E	63.66'
L14	N82°51'15"W	57.02'
L15	S83°27'24"W	10.18'
L16	S80°35'07"E	72.85'

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
★ C1	41.30'	1176.98'	41.30'	N24°00'57"E

OWNER: Carl David Victory,  
etux Drema Kay Victory  
ADDRESS: 509 Mary Street  
Smyrna, TN 37167

Tax Map 72, Parcel 50.02  
Tax Map 72, Parcel 50.05

FEDERAL FLOOD NOTE  
A portion of these lots are located in an area designated as a "Special Flood Area" on: Community Maps: 47149, Panel Nos.: 0115J and 01184, Zones: AE and X, Dated: Oct. 16, 2008

I hereby certify that this is a Category "1" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.



HS HUDDLESTON-STEEL ENGINEERING INC.  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
SURVEYING: 893 - 4084, FAX: 893 - 0080

CONCEPT PLAN FOR  
BOARD OF ZONING APPEALS  
**CARL VICTORY**

4th Civil District of Rutherford County, Tennessee  
Date: February 2016 Scale: 1"=100' Sheet 1 of 1

16-4004



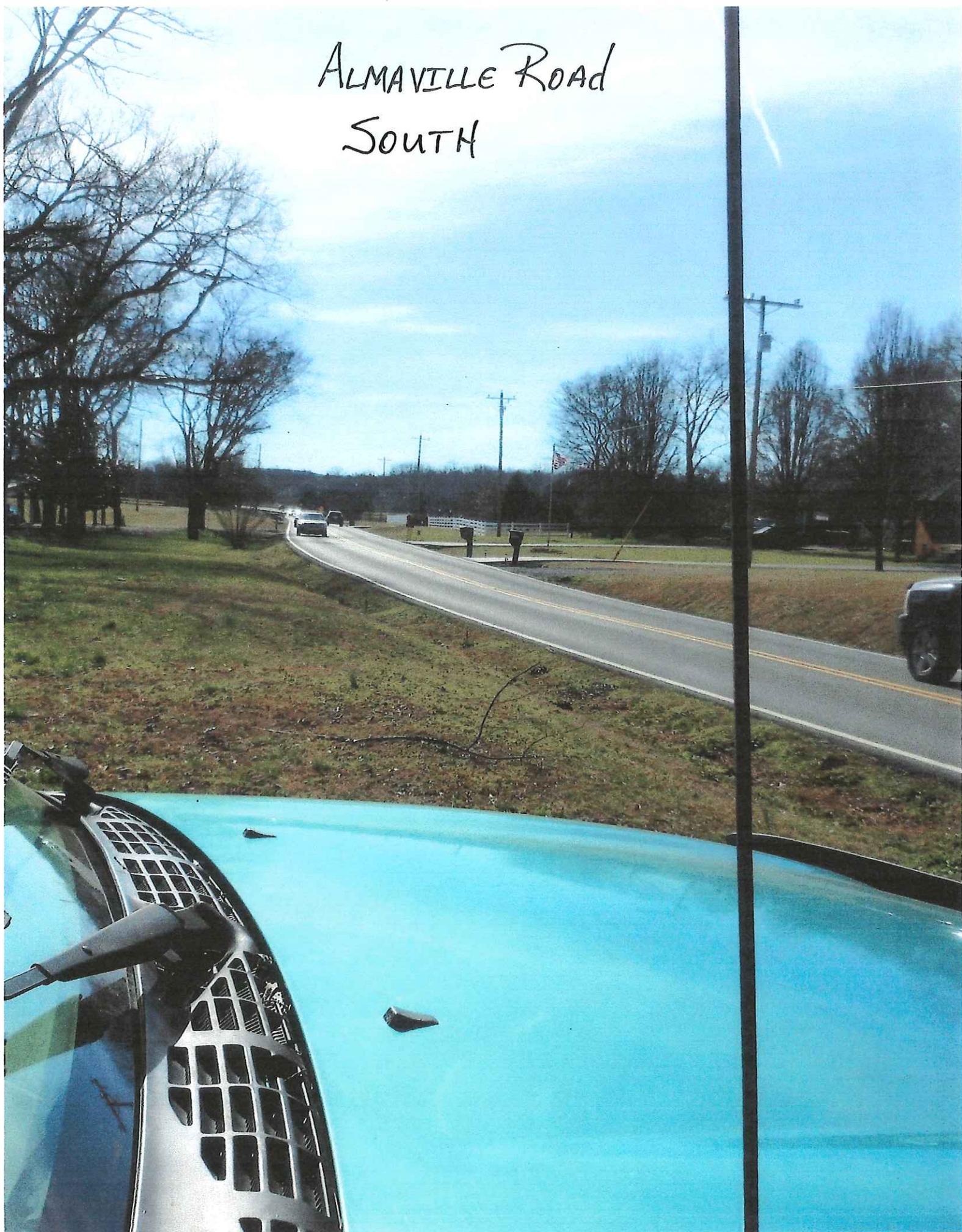
EASEMENT SECTION

← NORTH

ALMAVILLE ROAD

SOUTH →

ALMAVILLE ROAD  
SOUTH



ALMAVILLE ROAD  
NORTH

