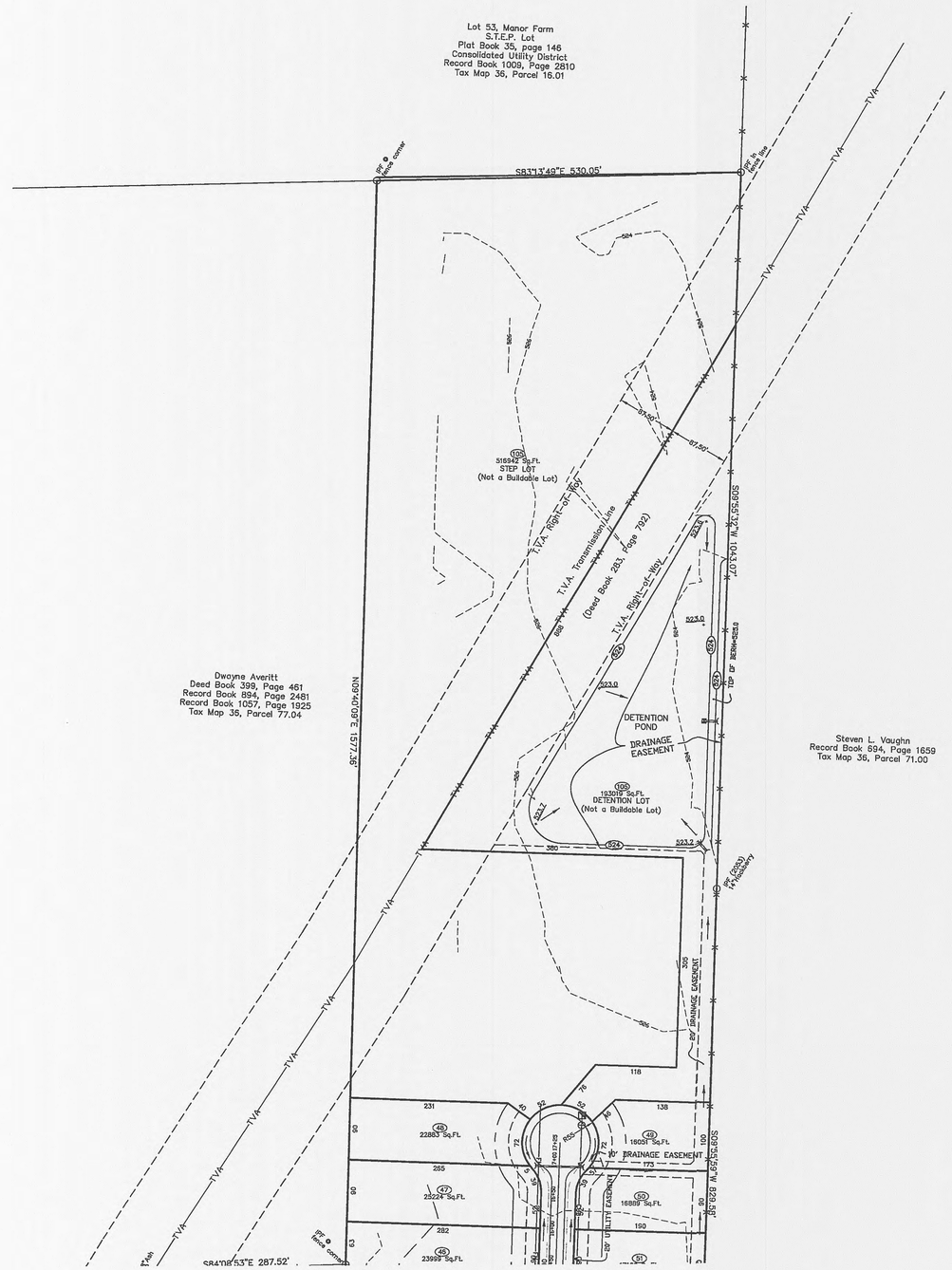
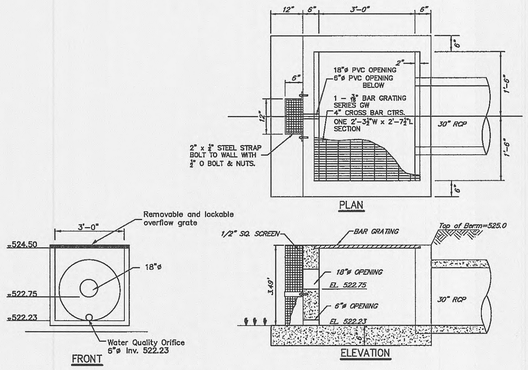
## LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- —CD— Sewer Line Check Dam
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05
- Blow-Off Valve
- T.D.O.T. Type II Erosion Blanket




DETENTION OUTLET STRUCTURE DETAIL

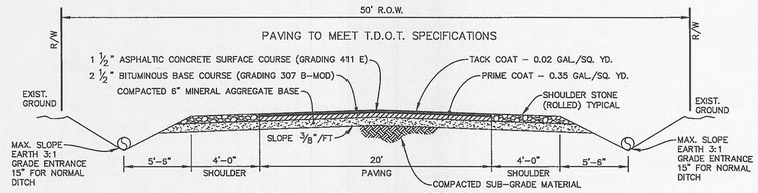
SCALE: N.T.S.

LOCATION MAP

N.T.S.

PLAT NOTES

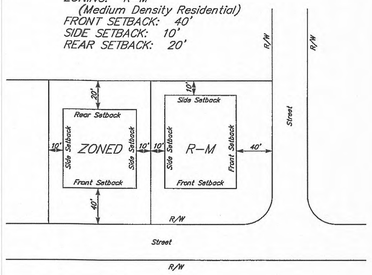
1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from 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.
2. 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.
3. 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.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. This survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
6. Boundary information taken from a survey of the Robert C. Bond Property by Jim Carman, Tenn. R.L.S. No. 2053, dated June 11, 2015, and is not recertified at this time.
7. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
8. 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.
9. 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.
10. Per RCRPC, Lot 52 is a critical lot due to the sinkholes.
11. Per RCRPC, fill may be required for Lots 45-48 where necessary.




TYPICAL ROADWAY SECTION

NTS

ZONING: R-M
(Medium Density Residential)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'




TYPICAL BUILDING SETBACK DETAILS

N.T.S.

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

OWNER: Robert C. Bond, Estate
c/o Gordon Allen & Janet Pedigo
ADDRESS: 7787 Leanna-Central Valley Road
Murfreesboro, TN 37129

Tax Map 47, Parcel 3.00
Deed Book 104, Page 383

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0133H, ZONE: X, DATED 01-05-07.

This is a GRID STAKING for SOIL MAPPING PURPOSES ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 0 | 05-06-16 | Original Issue - Preliminary Plan |
| 1 | 05-18-16 | Revised Per RCPRC Comments |
| | | |
| | | |
| | | |
| | | |

STEPHEN A. STEELE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
CORPORATE SEAL
STATE OF TENNESSEE
05-18-16

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

# Preliminary Plan
# MADISON COVE

Leanna-Central Valley Road, Murfreesboro, TN

9th Civil District of Rutherford County, Tennessee

Date: May, 2016 | Scale: 1"=100' | Sheet 2 of 2