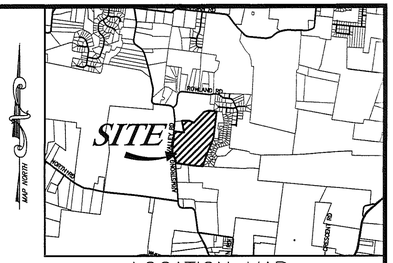
LEGEND

- 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



LOCATION MAP
N.T.S.

PLAT NOTES

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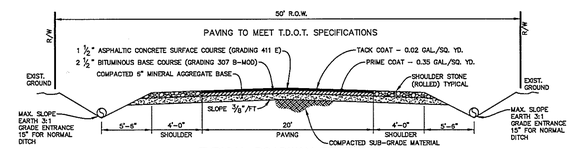
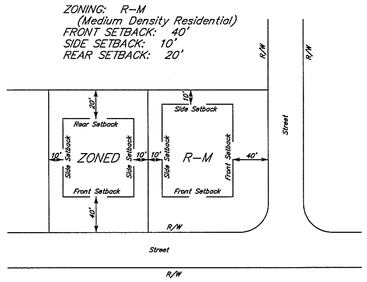
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject 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. The purpose of this plan is to create a 128 lot residential subdivision.
11. Any apparent sinkholes shall be subjected to an investigation and the preparation of a plan of remedial action by a geotechnical engineer registered in the State of Tennessee.
12. The 10' wide landscape, berm, and board fence easement on lots 1, 34, 78-85, and 86, and the subdivision entrance sign easement on lot 85 along Armstrong Valley Road will be maintained by the Homeowners' Association.

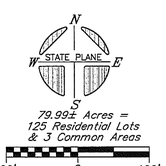


TYPICAL ROADWAY SECTION
NTS

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



TYPICAL BUILDING SETBACK DETAILS
N.T.S.



79.99± Acres = 125 Residential Lots & 3 Common Areas

100' 0 100'

LEGEND FOR MONUMENTS
IPS IRON PIN SET
IPF IRON PIN FND.
RAILROAD SPIKE
FENCE
SURVEY POINT
NAIL
CONC. MARKER FND.

DEVELOPER: Alcorn Properties, LLC
ADDRESS: 239 Veterans PKWY, Suite C Murfreesboro, TN 37128

OWNER: David Edwin Todd, Jr.
ADDRESS: 2872 Armstrong Valley Road Murfreesboro, TN 37128

Tax Map 137, Part of Parcel 2.00
Will Book 14, Page 001
Deed Book 311, Page 958

THESE LOTS ARE NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0255 H, ZONE: X, DATED: 01/05/07.

NO.	DATE	DESCRIPTION
0	06-10-16	Original Issue - Preliminary Plan
1	06-21-16	Revised Per Staff Comments

STEPHEN A. STEELE REGISTERED ENGINEER No. 102322 STATE OF TENNESSEE
CERTIFICATE OF AUTHORIZATION No. 2893
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

Preliminary Plan

THE SPRINGS

Armstrong Valley Road, Murfreesboro, TN

11th Civil District of Rutherford County, Tennessee

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

LEGEND

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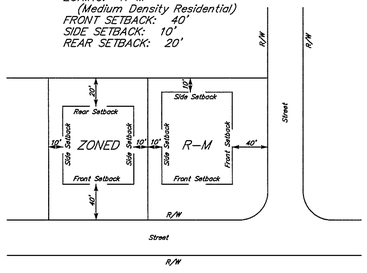

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N.T.S.

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CERTIFICATE OF AUTHORITY
CERTIFICATE No. 1887
STATE OF TENNESSEE

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