

**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 18 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO MURFREESBORO URBAN GROWTH CONTROL MONUMENT (UG02-52, (NAD 83)-96).
- THIS PROPERTY LIES WITHIN ZONE M, NOT IN A FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0235 H, EFFECTIVE DATE: JANUARY 5, 2007.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 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 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.
- 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 CONDUCTORS, 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 1-800-351-3111.
- 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' 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 UNENCUMBERED 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 ONLY 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.
- HOMEOWNERS IN SPRINGHOUSE SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS PROVIDED IN THE CHARTER OF THE SPRINGHOUSE RUTHERFORD HOMEOWNERS ASSOCIATION, INC. AND ANY SUBSEQUENT SUPPLEMENTS OR AMENDMENTS, AS RECORDED IN R.B.K. 1059, PG. 3435, R.O.R.C., TN.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. \_\_\_\_\_, PG. \_\_\_\_\_.
- ANY DAMAGED CURBS WILL BE THE RESPONSIBILITY OF EACH INDIVIDUAL BUILDER TO REPAIR BEFORE THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- DAMAGE TO ANY CONSTRUCTED IMPROVEMENTS WITHIN A DRAINAGE EASEMENT (I.E. MAILBOXES, DRIVEWAYS, ETC.) WILL BE AT THE HOMEOWNER'S EXPENSE IF WORK IS REQUIRED TO BE PERFORMED IN THE EASEMENT.
- LOT 169 REQUIRES MORE THAN 3 FEET OF FILL. DEVELOPER SHALL COORDINATE POND CLOSURE ON LOT 169 WITH PLANNING AND ENGINEERING STAFF.

**LEGEND**

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

**+ FILL NOTE:**

LOT 169 WILL REQUIRE MORE THAN 3 FEET OF FILL.

**C.U.D. NOTE:**

LOTS 167, 168 & 169 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

**\* MIN. PAD & FFE REQUIRED**

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.
160-177	608.0	610.0

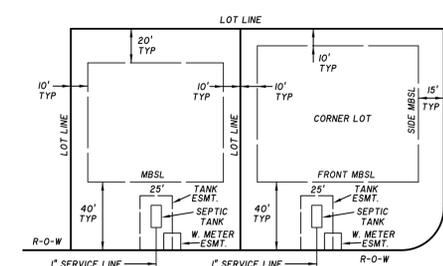
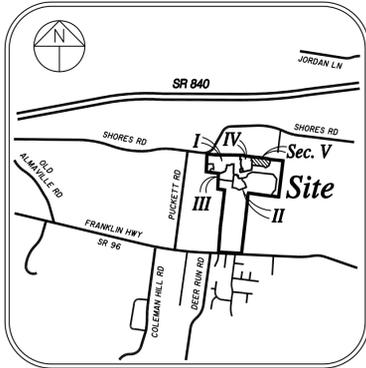
THESE LOTS ARE NOT WITHIN A F.E.M.A. 100 YEAR FLOOD ZONE; HOWEVER, MINIMUM PAD & FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY DRAINAGE SYSTEMS. ELEVATION CERTIFICATES ARE REQUIRED ON ALL LOTS IN THIS CHART.

**LOT AREAS**

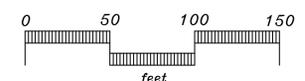
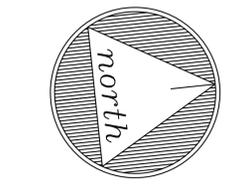
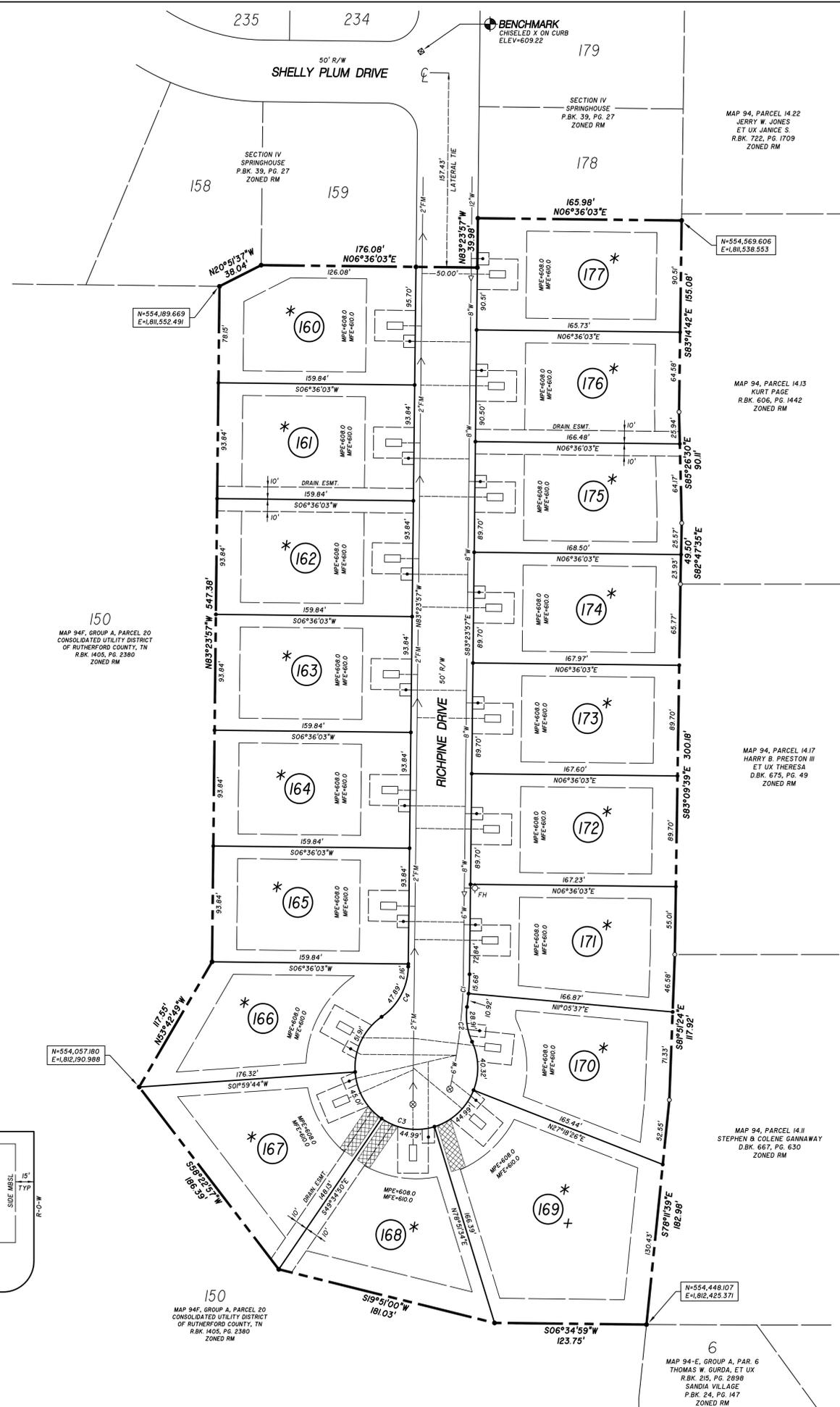
LOT	SQ. FT.	ACRES
160	15,000	0.344
161	15,000	0.344
162	15,000	0.344
163	15,000	0.344
164	15,000	0.344
165	15,000	0.344
166	15,545	0.357
167	16,440	0.377
168	15,666	0.360
169	25,168	0.578
170	16,298	0.374
171	15,865	0.364
172	15,017	0.345
173	15,050	0.346
174	15,085	0.346
175	15,062	0.346
176	15,000	0.344
177	15,011	0.345

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	7°37'13"	200.00'	26.60'	13.32'	26.58'	S79°35'20"E
C2	33°07'23"	50.00'	28.91'	14.87'	28.50'	N87°39'35"E
C3	260°22'41"	50.00'	227.22'	59.19'	76.39'	S21°17'15"W
C4	54°52'32"	50.00'	47.89'	25.96'	46.08'	N55°57'41"W



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



**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 786, PAGE 3310 BOB PARKS, MANAGING MEMBER  
 SPRINGHOUSE DEVELOPMENT, LLC  
 A TENNESSEE LIMITED LIABILITY COMPANY

**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: \_\_\_\_\_ REGISTERED SURVEYOR  
 TENN. R.L.S. No. \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "SPRINGHOUSE, SECTION 5" 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

**CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM**

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "SPRINGHOUSE, SECTION 5" 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

DATE OF RECORDING: \_\_\_\_\_  
 TIME OF RECORDING: \_\_\_\_\_  
 PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**FINAL PLAT  
 SECTION V  
 SPRINGHOUSE  
 SUBDIVISION**

7th 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

**OWNER/DEVELOPER:**  
 SPRINGHOUSE DEVELOPMENT, LLC  
 630 BROADMOR BLVD, SUITE 140  
 MURFREESBORO, TN 37129  
 RECORD BOOK 786, PG. 3310, R.O.R.C.  
 MAP 94E, GROUP B, PARCEL 1

**SITE DATA:**  
 AREA IN SECTION 5 = 7.424 ACRES  
 AREA IN RIGHT-OF-WAY = 0.877 ACRES  
 NO. OF LOTS = 18  
 MINIMUM LOT SIZE = 15,000 SQ.FT.  
 ZONING = RM

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET I
06102	6-20-16	SPRINGHOUSESEC5PLAT	ACAD/JWG	1" = 50'	OF 1