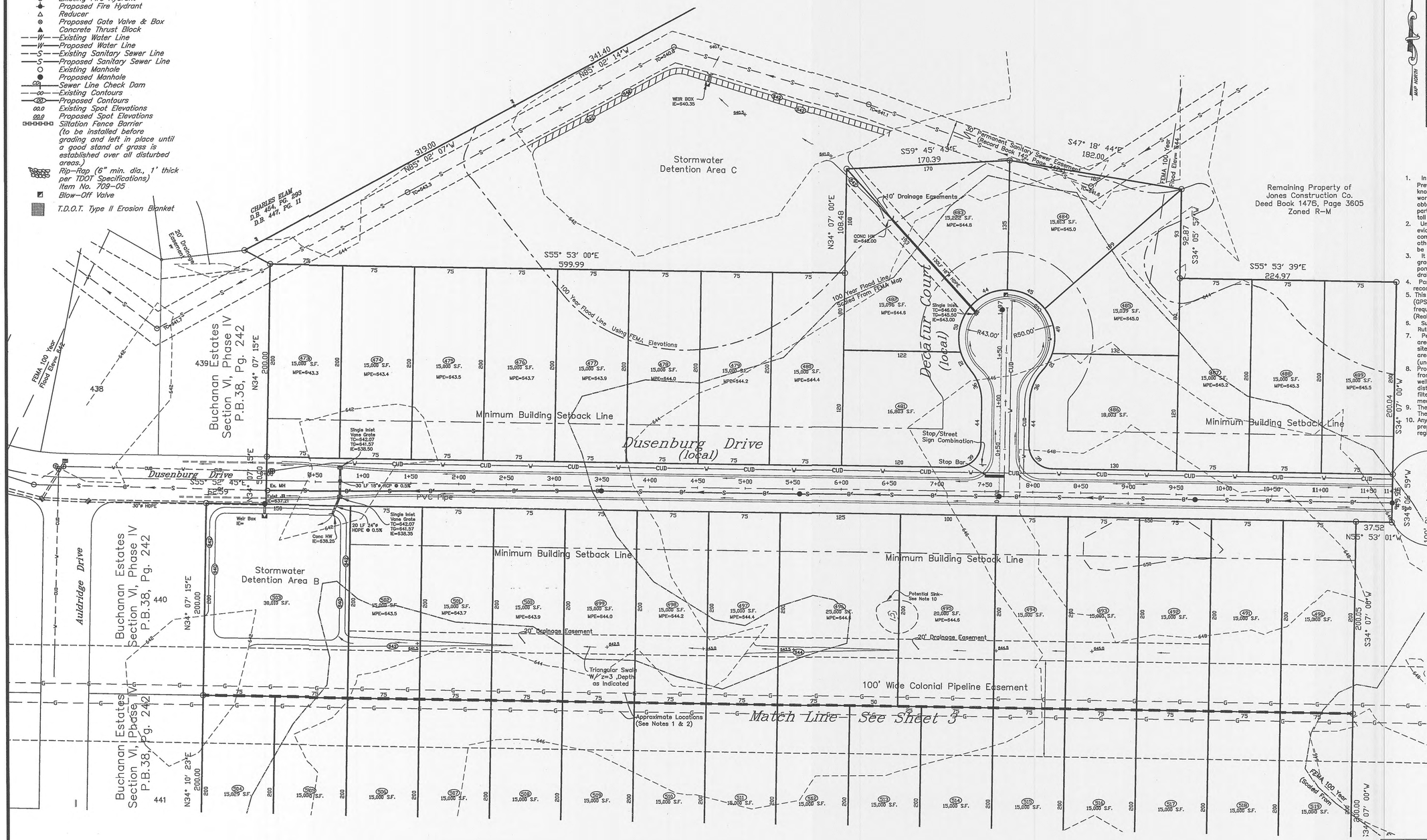
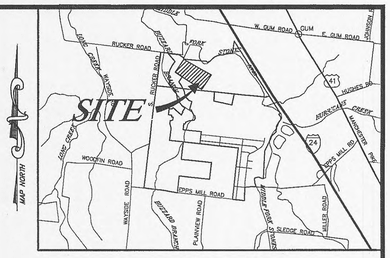
## LEGEND

- 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
- —oo— Existing Contours
- —650— 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



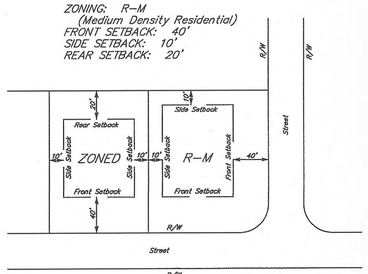




## LOCATION MAP
N.T.S.

### PLAT NOTES

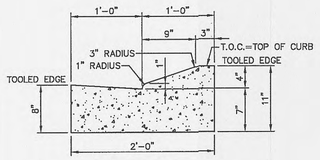
1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from 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. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
7. 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.
8. 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.
9. The purpose of this plat is to create 60 residential lots to be served by The City of Murfreesboro as out of City sewer customers.
10. 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.

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

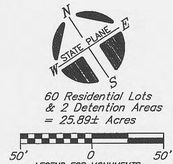



TYPICAL BUILDING SETBACK DETAILS
N.T.S.

| Lot Number | FEMA 100 Year Flood Elevation | Minimum Building Pad Elevation (MPE) | Minimum Finish Floor Elevation (MFE) |
|---|---|---|---|
| 473 | 642.3 | 643.3 | 645.3 |
| 474 | 642.4 | 643.4 | 645.4 |
| 475, 502 | 642.5 | 643.5 | 645.5 |
| 476, 501 | 642.7 | 643.7 | 645.7 |
| 477, 500 | 642.9 | 643.9 | 645.9 |
| 478, 499 | 643.0 | 644.0 | 646.0 |
| 479, 498 | 643.2 | 644.2 | 646.2 |
| 480, 497 | 643.4 | 644.4 | 646.4 |
| 482, 496, 495 | 643.6 | 644.6 | 646.6 |
| 483 | 643.8 | 644.8 | 646.8 |
| 484, 485 | 644.0 | 645.0 | 647.0 |
| 487 | 644.2 | 645.2 | 647.2 |
| 488 | 644.3 | 645.3 | 647.3 |
| 489 | 644.5 | 645.5 | 647.5 |




4" ROLLOVER CONCRETE CURB & GUTTER (M'BORO STD. ST-13)
N.T.S.




60 Residential Lots & 2 Detention Areas = 25.89± Acres

50' 0 50'

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

OWNER/DEVELOPER: Jones Construction Co.
ADDRESS: 1925 SE Broad Street Murfreesboro, TN 37130

Tax Map 150, Part of Parcel 30.00

Record Book 1476, Page 3605

A PORTION OF THESE LOTS ARE LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470185, PANEL NO.S 0402 H & 401 H, ZONE: X, DATED: 01/05/07.

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 0 | 06-30-16 | Original Issue - Preliminary Plan |
| 1 | 07-18-16 | Revised Per City Staff Comments |
| 2 | 07-20-16 | Revised Per RCRPC Staff Comments |
| | | |
| | | |
| | | |

STEPHEN A. STEELE 2-20-16 REGISTERED CERTIFICATE NO. 2021 STATE OF TENNESSEE

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

Preliminary Plan

# Buchanan Estates

## Section VII

11th Civil District of Rutherford County, Tennessee

Date: June, 2016 | Scale: 1"=50' | Sheet 2 of 5

\\ACAD10\Civil 3D Projects\Buchanan Estates 2\dwg\Section 7.dwg, Preliminary-Civ, 7/20/2016 8:38:59 AM, ACAD10