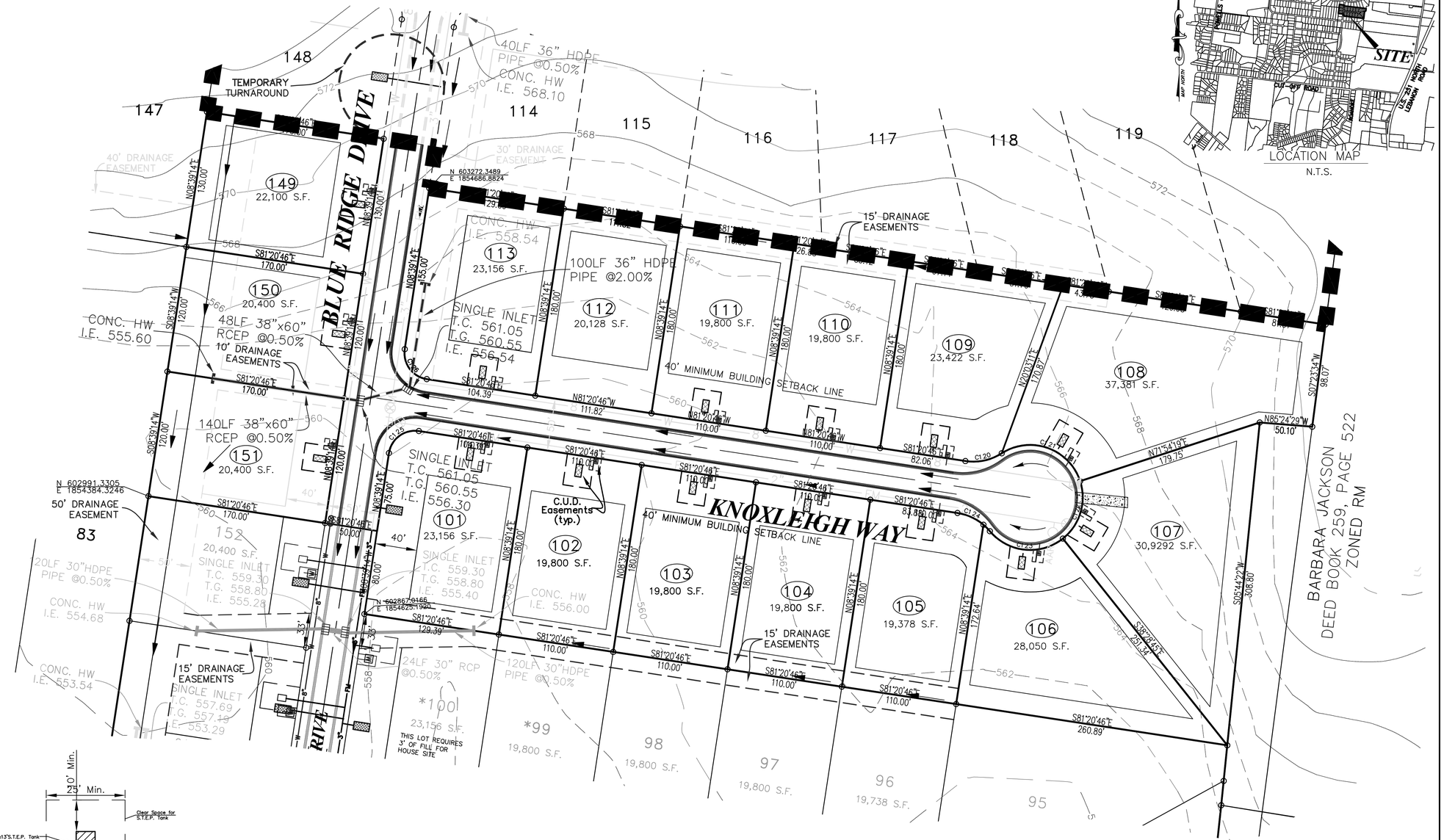
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C120	36.14'	50.00'	41°24'35"	N77°56'57"E	35.36'
C121	91.33'	50.00'	104°39'40"	N70°25'31"W	79.15'
C122	60.75'	50.00'	69°36'56"	N16°42'47"E	57.08'
C123	77.27'	50.00'	88°32'34"	S84°12'28"E	69.81'
C124	27.48'	50.00'	31°29'35"	N65°35'59"W	27.14'
C125	39.27'	25.00'	90°00'00"	S53°39'14"W	35.36'
C126	39.27'	25.00'	90°00'00"	S36°20'46"E	35.36'

LEGEND

- Ø 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
- —SF— Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- SF INIT. MEAS. Siltation Fence (Initial Measure)
- SF ONCE CONST. Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

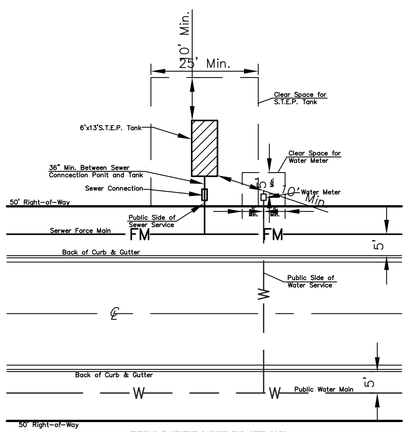


CONSTRUCTION NOTES:

1. 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.
2. PROPERTIES ADJACENT TO THE SITE OF A 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.

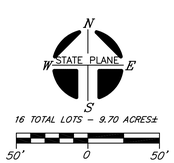
PLAT NOTES

1. 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.
2. Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence 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. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
4. Public utility and drainage easements where 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.
5. 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.
6. The soil types and locations shown hereon are taken from a soils map provided by Randy Dickerson, dated 09/14/04. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
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. Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted. Conservation Easement to be 25' from top of bank of natural waterway, and is to be undisturbed.
10. No fill material, rubbish, or building may be placed in any natural drainageway such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
11. Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection, are provided by C.U.D.
12. Electric lines to be designed by Middle Tennessee Electric Membership corporation.
13. This and all surrounding properties are Zoned RM per Rutherford County Regional Planning Commission.
14. This subdivision will be served with a step system designed by Huddleston-Steele Engineering, Inc.
15. Sewage system to be operational before building permits will be issued.
16. A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built and occupied.
17. 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.



TYPICAL EASEMENT LAYOUT FOR STEP LOTS
N.T.S.

NOTES:
1. Structures, driveways, sidewalks, mailboxes, drainage easements, landscaping and other utilities will not be allowed in the Clear Space Areas shown.
2. the public water mains and public sewer mains shall be installed 5 feet behind the curb line and will not be allowed to be under sidewalks running parallel with the road right-of-way.
3. The public water mains or public sewer mains shall be 5 feet from the road right-of-way line. If 5 feet cannot be achieved within the road right-of-way, the mains must be installed 5 feet beyond the road right-of-way.

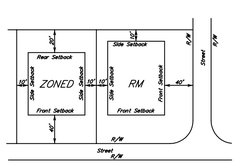


NOTE: CONSERVATION EASEMENT IS TO REMAIN UNDISTURBED. SEE RUTHERFORD COUNTY STORMWATER ORDINANCE.

NOTE: THIS SUBDIVISION IS SERVED WITH A STEP SYSTEM.

16 TOTAL LOTS - 9.70 ACRES±

50' 0 50'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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

ZONED: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'

DEVELOPER: HARVEST GROVE, LLC
C/O HOWARD WALL & JOHN C. JONES III
ADDRESS: 1980 OLD FORT PARKWAY
MURFREESBORO, TN 37129
TAX MAP: 25L, "B", PARCEL: 4.00
RECORD BOOK: 291, PAGES: 2400-2403

FEDERAL FLOOD NOTE
This property is not located in an area designated as a Special Flood Area on: Community Map 470165, Panel No. 0132H, Zone: X, Dated: 01-05-07.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

#	DATE	REVISION DESCRIPTION
1	7/8/2016	ORIGINAL ISSUE
2	7/19/2016	REVISED PER STAFF COMMENTS

FOR REVIEW ONLY

HUDDLESTON-STEELE ENGINEERING, INC
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

PRELIMINARY PLAN
SECTION II - PHASE II
HARVEST WOODS
5TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JULY, 2016 | SCALE 1"=100' | SH. 2 OF 2

\\CAD\1851\Land Projects 3\HARVEST GROVE\Engr\HARVEST WOODS SEC 2 PH 2.dwg, PRELIM, 7/20/2016 9:32:20 AM, ACAD105