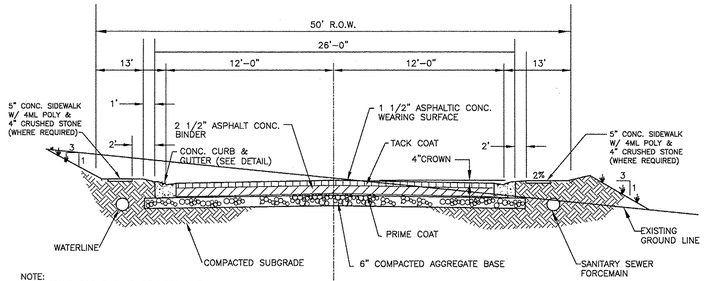
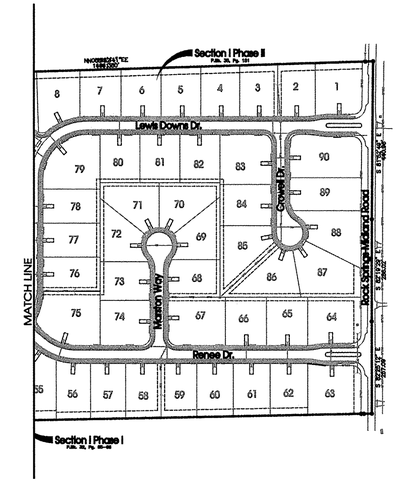
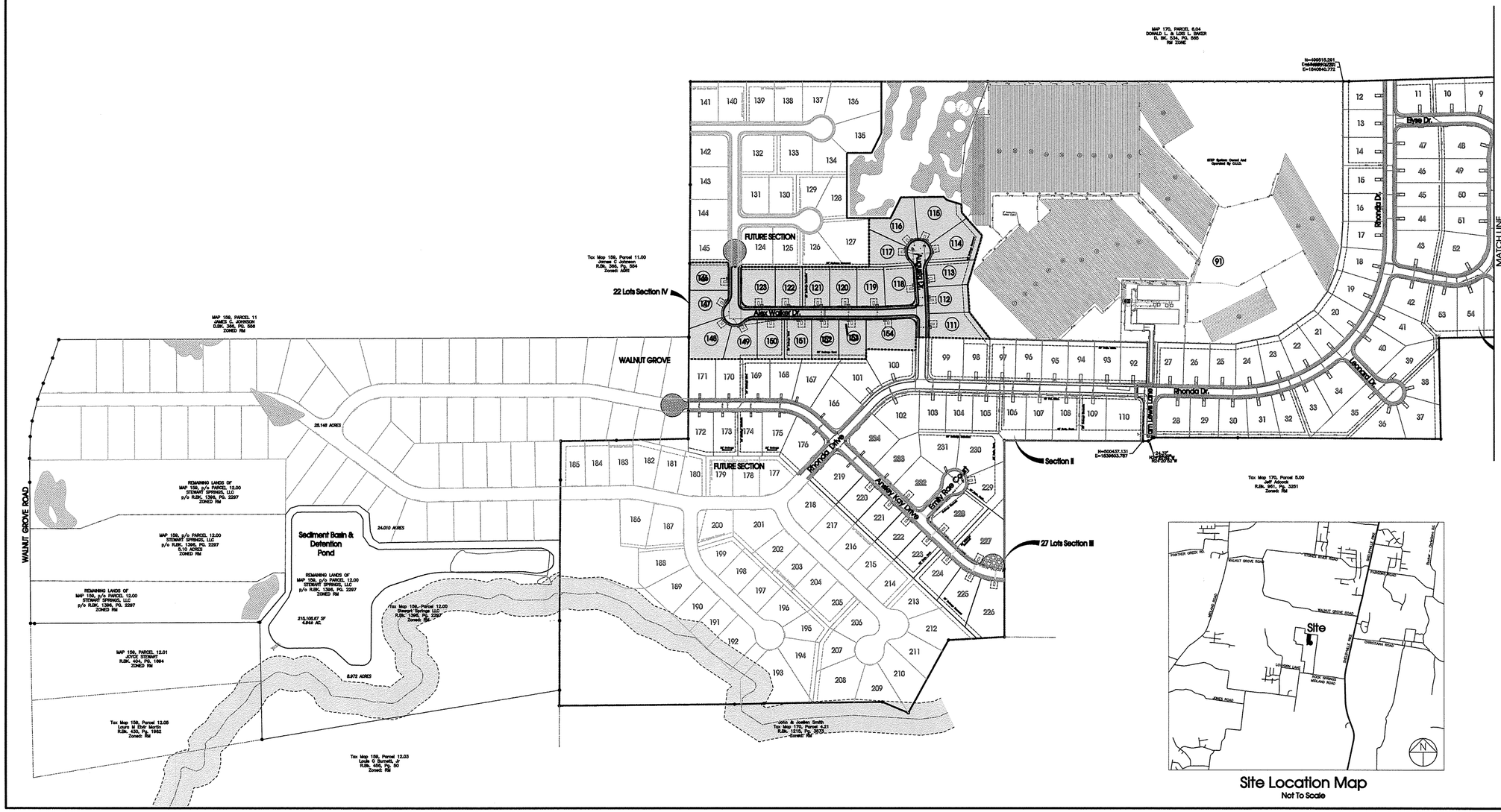


NOTE:
TDOT STANDARDS SHOULD BE USED, WITH THE EXCEPTION THAT NO RECYCLED MATERIAL WILL BE ALLOWED.

TYPICAL SECTION
SCALE NONE

*HOA IS RESPONSIBLE FOR ALL SIDEWALK MAINTENANCE.





Site Location Map
Not To Scale

-200' 0 200' 400'
SCALE: 1"= 200'

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567
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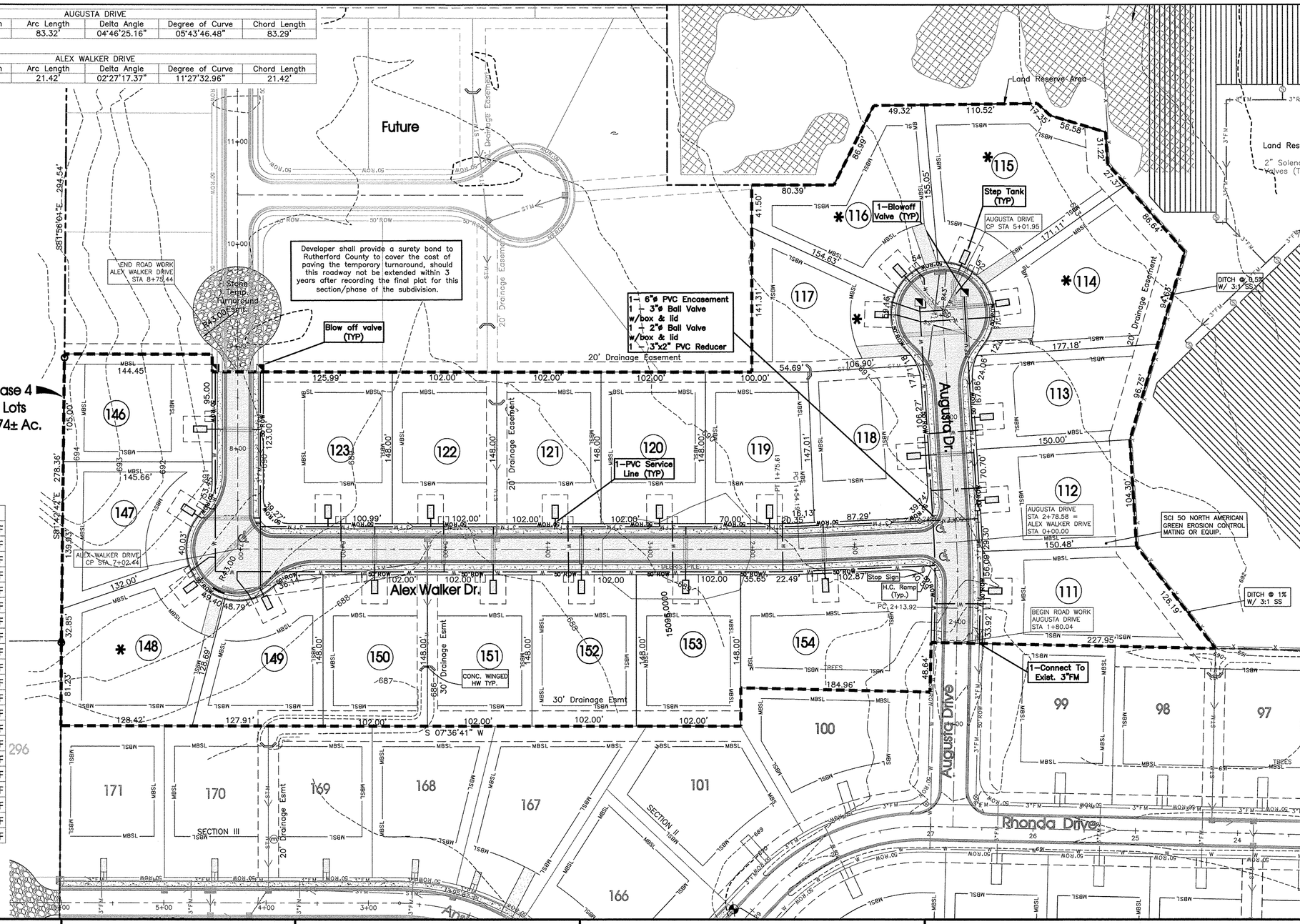
Lewis Downs Subdivision
Section 4
Rutherford County, TN

Master Plan

REVISED:
DRAWN: BEM, MLG
DATE: 8-4-16
CHECKED: JFR
FILE NAME: 06024project4.dwg
SCALE: 1"=200'
JOB NO. 06024
SHEET: 3 of 10

AUGUSTA DRIVE					
PI Station	Radius Length	Arc Length	Delta Angle	Degree of Curve	Chord Length
2+55.60	1000.00'	83.32'	04°46'25.16"	05°43'46.48"	83.29'

ALEX WALKER DRIVE					
PI Station	Radius Length	Arc Length	Delta Angle	Degree of Curve	Chord Length
1+64.90	500.00'	21.42'	02°27'17.37"	11°27'32.96"	21.42'



Lot #	Area	
111	17921	SF
112	15327	SF
113	15102	SF
114	21294	SF
115	23588	SF
116	19314	SF
117	15289	SF
118	16330	SF
119	15254	SF
120	15096	SF
121	15096	SF
123	18512	SF
146	15197	SF
147	16252	SF
148	19673	SF
149	15036	SF
150	15096	SF
151	15096	SF
152	16576	SF
153	13616	SF
154	21234	SF

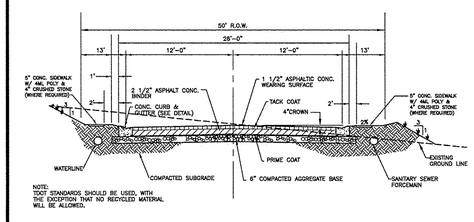
Know what's **below.**
Call before you dig.

SCALE: 1"= 50'

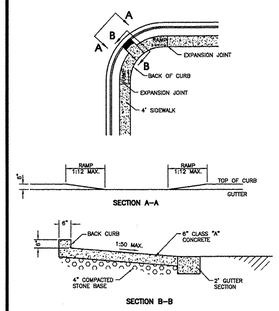
NOTE:
H.O.A. IS RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS.

* Lots will be required plot plan drawing and approved with consolidated utility distinct prior to county permit.

Note:
Water line designed by Consolidated Utility District.



TYPICAL SECTION
SCALE NONE



GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.

2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.

4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.

5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER TO CENTER SPACING OF 2.35 INCHES AND BE CONTRASTING VISUALLY TO THE ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.

6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

HANDICAP RAMP
SCALE NONE

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP RAMP
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE	X	TYPE- X- HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	SF
EROSION EEL		E	E
EXISTING TREELINE			
EXISTING FENCELINE		X	X
MINIMUM BUILDING SETBACK LINE		MBSL	
PHASE BOUNDARY			
EXISTING GAS LINE		GAS	GAS
PROPOSED GAS LINE		GAS	GAS
EXISTING STORM		STM	STM
PROPOSED STORM		STM	STM
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS	
PROPOSED SANITARY SEWER		SS	
EXISTING WATER		W	W
PROPOSED WATER		W	W

Owner/Developer:
Stewart Springs LLC.
153 Veterans Pkwy.
Murfreesboro, TN 37128

Floodplain Note:
This site lies within Zone X, not in the 100 Year Floodplain per Community Panel 47149C0383H Dated Jan. 5, 2007.

Land Data:
Zoning: RM
264 Lots on 148.48± Acres
22 Lots Section 4 on 10.07± Acres
263 Buildable Lots

Yard Requirements:
Front: 40'
Side: 10'
Rear: 20'

Deed Reference:
The property shown hereon is Tax Map 170, Parcel 6, 20th Civil District, 7th. Magisterial District in Rutherford County, as recorded in R.B. 602, Pg. 1415.

S.T.E.P. System Data:
Design Flow = 260 lots x 300gpd/lot = 78,000 GPD
Land Application Area Required = 13.43 Ac.
Land Application Area Provided = 13.43 Ac.
Land Reserve Area Required = 6.71 Ac.

Approved by the Rutherford County Planning Commission, with such conditions as are indicated in the minutes of the Commission on _ _ _ _.
Preliminary Plan approval shall not constitute final approval for recording purposes.

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RICHARD HOUZE
No. 19197
STATE OF TENNESSEE

Lewis Downs Subdivision
Section 4
Rutherford County, TN

Preliminary Plan

REVISED:
DRAWN: BEM, MLG
DATE: 8-4-16
CHECKED: JFR
FILE NAME: 06024project4.dwg
SCALE: 1"=50'
JOB NO. 06024
SHEET: 6 of 10