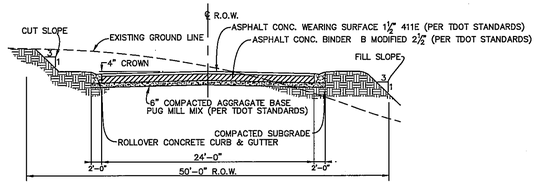
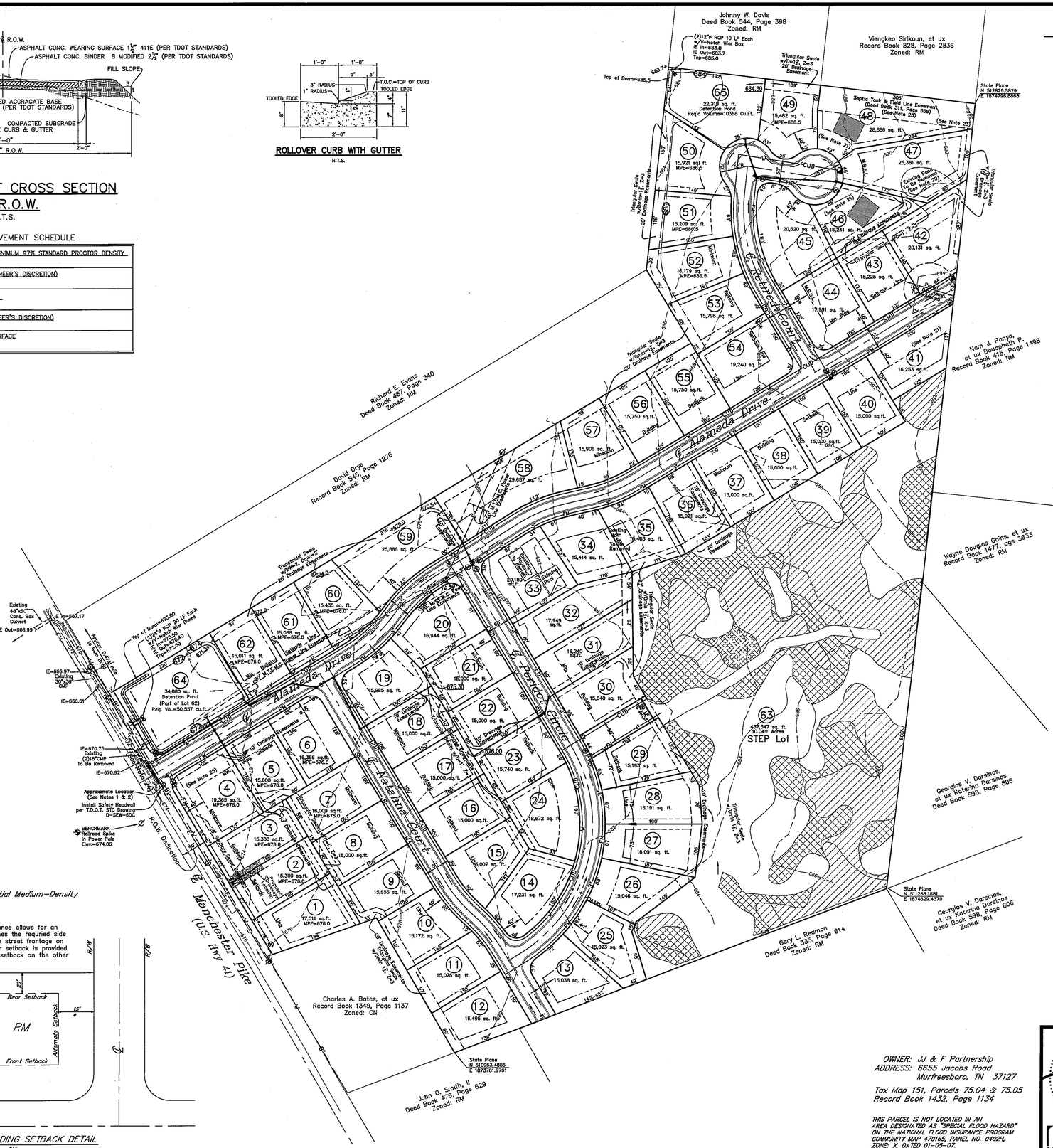


TYPICAL STREET CROSS SECTION
50' R.O.W.
N.T.S.

PROPOSED PAVEMENT SCHEDULE

1.	8" COMPACTED STONE BASE MINIMUM 97% STANDARD PROCTOR DENSITY GRADING D PUG MILL MIX
2.	PRIME COAT (AT COUNTY ENGINEER'S DISCRETION) (402) 0.30 GAL/S.Y.
3.	3" ASPHALTIC CONCRETE BASE (307-B MODIFIED)
4.	TACK COAT (AT COUNTY ENGINEER'S DISCRETION) (403) 0.10 GAL/S.Y.
5.	1.5" ASPHALTIC CONCRETE SURFACE (307-CW)

ROLLOVER CURB WITH GUTTER
N.T.S.



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
- Sewer Line Check Dam
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Siltation Fence or Straw Bale 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
- Approximate 50'X 40' Proposed House Location

LOCATION MAP
N.T.S.

PLAT NOTES

1. The purpose of this plan is to create 62 residential lots and one STEP lot.
2. 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.
3. 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.
4. 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.
5. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
6. 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.
7. There shall be no direct vehicular access to Manchester Highway for Lots 4 or 62.
8. Proposed improvements, layouts, and easement requirements for water line service, as well as fire hydrant locations, shall be determined and designed by Consolidated Utility District (C.U.D.).
9. The soil types and locations shown hereon are taken from a soils map provided by Randy Dickerson, dated 02-01-06. 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.
10. 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 30 days.
11. 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.
12. Areas within subdivision defined as floodway or sinkhoes shall be designated conservation easements and no structures, fill, or building shall be permitted.
13. 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.
14. Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestics and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial.
15. This subdivision will be served with a step system designed by Huddleston-Steele Engineering, Inc.
16. All lots shall be served by a sewage system on Lot 63. 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. 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 to the septic tank. Lot 63 will be owned and maintained by C.U.D.
17. Sewage system to be operational before building permits will be issued.
18. 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.
19. The areas of Lots 49 & 62 designated as Detention Areas are to be owned and maintained by the respective lot owners.
20. The existing pond on lot 47 is to be drained, demucked, and filled with suitable material under the direction of a licensed geotechnical engineer; with the results of testing to be provided to the Rutherford County Building Codes.
21. The proposed houses on Lots 41, 46, and 48 must be laid out by a registered surveyor due to the narrow building areas.
23. No accessory structures shall be placed within the existing septic tank & field line easement (Deed Book 311, Page 556) located on Lot 48.
24. No work within the right-of-way or roadway or driveway connection to Manchester Highway (U.S. Route 41) without the prior written approval of the Tennessee Department of Transportation (T.D.O.T.).
25. Lot 4 shall have vehicular access only to Alameda Drive (no direct vehicular access to Manchester Pike).
26. A Homeowners' Association will be established to maintain the Common/Detention Areas (Lots 64 & 65).

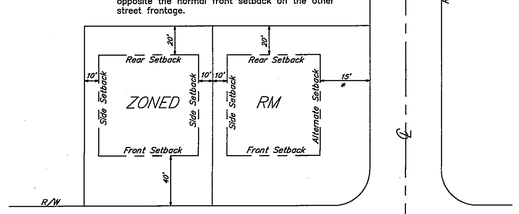
N
W STATE PLANE E
S

65 Lots = 40.34± Acres
(including 1 STEP Lot & 2 Detention Lots)

100' 0 100'

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

ZONING: RM = Residential Medium-Density
FRONT SETBACK: 40'*
SIDE SETBACK: 10'
REAR SETBACK: 20'
*The applicable zoning ordinance allows for an alternate setback of 1X times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.



TYPICAL BUILDING SETBACK DETAIL
NTS

OWNER: JJ & F Partnership
ADDRESS: 6655 Jacobs Road
Murfreesboro, TN 37127

Tax Map 151, Parcels 75.04 & 75.05
Record Book 1432, Page 1134

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0402H, ZONE: X, DATED 01-05-07.

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

NO.	DATE	DESCRIPTION
0	03-09-07	Original Issue - Preliminary Plat
1	03-29-07	Revised per R.C.R.P.C. Staff Comments
2	09-09-16	Revised per R.C.R.P.C. for Resubmittal
3	09-19-16	Revised per R.C.R.P.C. Staff Comments

STEPHEN A. STEELE REGISTERED ENGINEER No. 102010 STATE OF TENNESSEE
RICHARD H. FRYE REGISTERED LAND SURVEYOR TENNESSEE NO. 1637

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

Preliminary Plan
ALAMEDA
Manchester Highway
24th Civil District of Rutherford County, Tennessee

Date: March, 2007 | Scale: 1"=100' | Sheet 1 of 1

C:\Land Projects 3\Farrer(Smith)\Manchester\Hwy\dwg\Alameda Subdivision.dwg, 9/20/2016 9:28:29 AM, ACAD109