

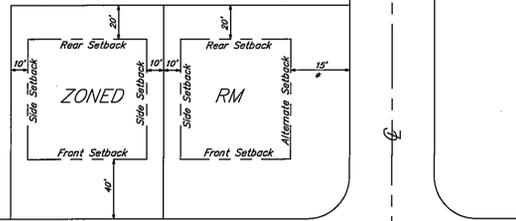
PROFILE OUTLET STRUCTURE
SECTION OUTLET STRUCTURE
DETENTION POND
PERMANENT RISER WEIR STRUCTURE DETAIL

Lot No.	Size
1-4	15'
6-11	15'
14-24	18'
5, 13	18'
12	24'

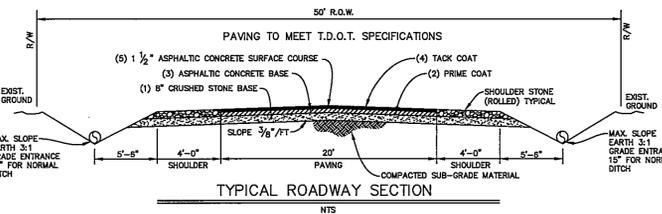
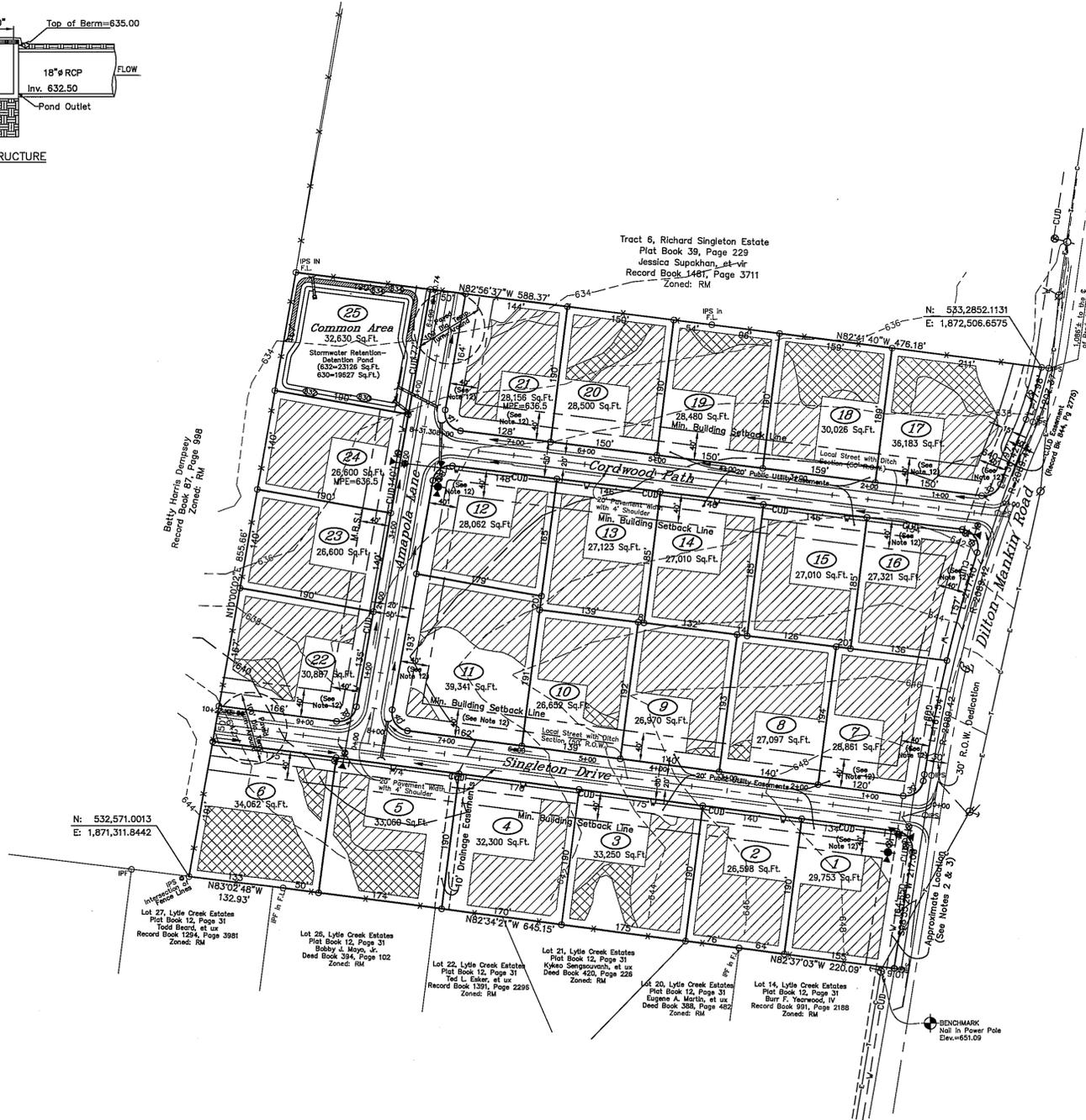
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	3°42'02"	1207.37	77.98	77.97	N16°34'43"E
C2	3°44'27"	2089.42	136.42	136.40	S21°09'09"W
C3	5°57'42"	2089.42	217.40	217.30	S16°18'04"W
C4	4°25'47"	2089.42	161.54	161.50	S11°06'20"W

LINE	BEARING	LENGTH
L1	N82°37'03"W	9.01
L2	S08°55'26"W	56.01

ZONING: RM = Residential Medium-Density
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'
 *The applicable zoning ordinance allows for an alternate setback of 15' 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.

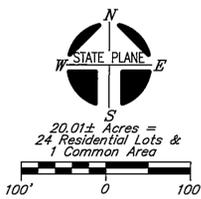


TYPICAL BUILDING SETBACK DETAIL



PROPOSED PAVEMENT SCHEDULE

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



20.01± Acres =
24 Residential Lots &
Common Area

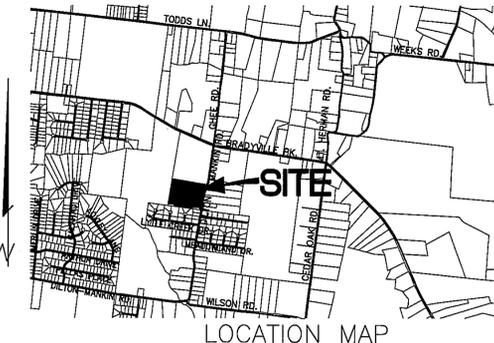
- LEGEND
- IRON PIN SET
 - 1/2" IRON PIN WITH HSENGER CAP
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - NAIL

OWNER: Matthew Bartlett, et al
 ADDRESS: 962 Alford Road
 Murfreesboro, TN 37129
 Tax Map 127, Parcels 2.01-2.04
 Record Book 1481, Page 3677
 Plat Book 39, Page 229

This property is NOT included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program Community Map 470165, Panel No. 0290H, Zone: X, Dated: January 05, 2007.

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Water Valve
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Electric Line
- Proposed Electric Line
- Existing Telephone Line
- Proposed Telephone Line
- Existing Cable Line
- Proposed Cable Line
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- 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
- 75 MPI SSDS Soils
- 60 MPI SSDS Soils



LOCATION MAP

PLAT NOTES

- The purpose of this plat is to create 24 Residential Lots and One Common Area for Stormwater Detention.
- 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.
- 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.
- This property may be subject to additional easements, and/or restrictions, by record or prescription, but a complete title search may reveal.
- Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainages, including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
- 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. 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. Contact C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension. Developer to submit a signed CUD Developer's Agreement before CUD can create water plans. CUD Engineering and Inspection Fees are due before state approved water plans are issued.
- 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.
- Properties adjacent to the site of land disturbances 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 silters; or sediment basins; or by a combination of such measures.
- The soil types and locations shown hereon are taken from soils maps provided by Randy Dickerson, dated 07-25-16. The local health authority maintains a copy of the soils maps. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- The applicable zoning ordinance allows for an alternate setback of 15 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.
- A Home Owners Association (HOA) will be required. The HOA documents shall include language that the HOA will be responsible for the perpetual maintenance of all common areas. HOA documents must be recorded prior to the release of permits.
- Per the R.C.R.P.C., no direct vehicular access to Dilton-Mankin Road will be permitted from Lots 1, 7, 16 & 17.

NO.	DATE	DESCRIPTION
0	09-09-16	Original Issue - For Submittal
1	09-19-16	Revised per R.C.R.P.C. Comments

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



PRELIMINARY PLAN
SINGLETON PARK

18th Civil District of Rutherford County, Tennessee

Date: August, 2016 Scale: 1"=100' Sheet 1 of 1