

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 25 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO CONTROL MONUMENT UG802-463, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 4749C0265 H, EFFECTIVE DATE JANUARY 5, 2007.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENIED 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 THE DENIED 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 SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBED; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DIKES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 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 1-800-351-3811.
- PROPERTY IS CURRENTLY ZONED PUD.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 35 FT. / REAR = 25 FT. / SIDE = 10 FT. / REAR = 20 FT. (SEE DETAIL).
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED 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 ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26" INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- THE BUILDING LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE PATTERN BOOK APPROVED AS PART OF ZONING FILE 14-0002.
- A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR ALL LOTS IN THE RETREAT AT PINNACLE HILLS SUBDIVISION AND THE SUBDIVISION AND THE SUBDIVISION COVENANTS AND RESTRICTIONS FOR THIS SECTION IS RECORDED IN: R.B.K. _____ PG. _____
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN: R.B.K. _____ PG. _____
- REPAIR OR MAINTENANCE OF ANY IMPROVEMENTS (I.E. DRIVEWAYS, LANDSCAPES, UTILITY LINES, RETAINING WALLS, MAIL BOXES, ETC.) LOCATED IN A DRAINAGE EASEMENT DUE TO DITCH AND/OR CULVERT MAINTENANCE/REPAIR IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER LINE w/ FIRE HYD.
- 2" FM STEP SYSTEM FORCE MAIN
- ▨ APPROVED DRIVEWAY LOCATION

MAP 138, P/O PARCEL 10
PARK TRUST DEVELOPMENT, LLC
R.B.K. 601, PG. 3709
THE RETREAT AT
PINNACLE HILLS
FUTURE DEVELOPMENT
12,960 ACRES
ZONED PUD

N=525,313.581
E=1,820,981.855

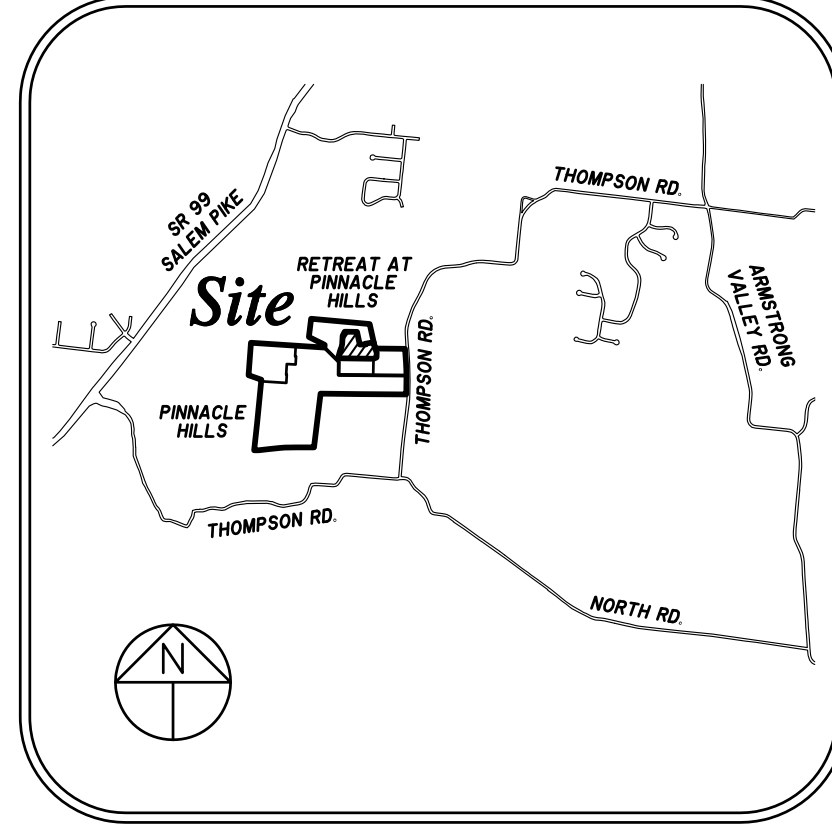
SECTION I
THE RETREAT AT PINNACLE HILLS
P.B.K. 32, PG. 246
ZONED RM

MAP 138, P/O PARCEL 10
PARK TRUST DEVELOPMENT, LLC
R.B.K. 601, PG. 3709
THE RETREAT AT
PINNACLE HILLS
FUTURE DEVELOPMENT
825 ACRES
ZONED RM

MAP 138, P/O PARCEL 10
PARK TRUST DEVELOPMENT, LLC
R.B.K. 601, PG. 3709
THE RETREAT AT
PINNACLE HILLS
FUTURE DEVELOPMENT
825 ACRES
ZONED RM

LOT AREAS

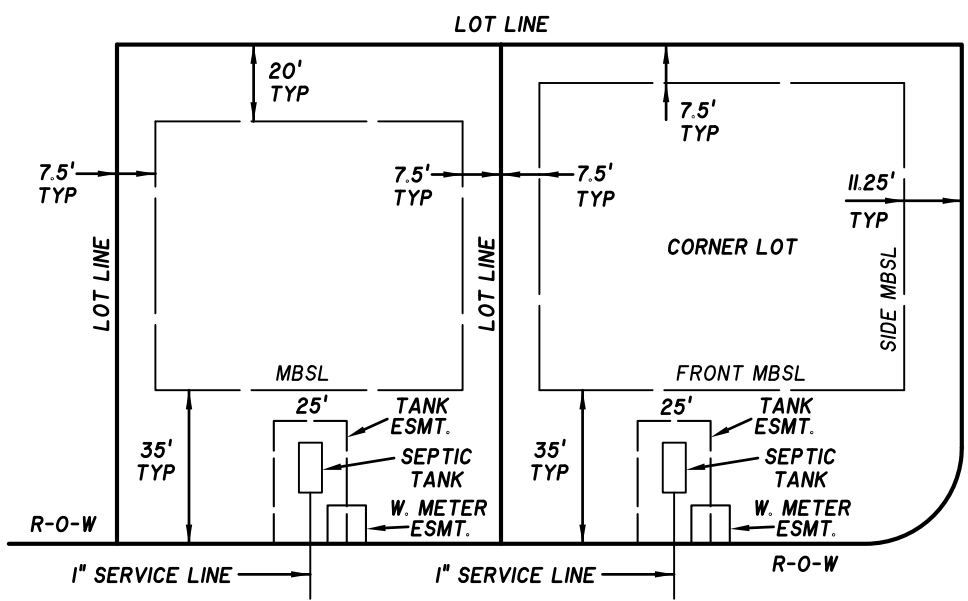
LOT	SQ. FT.	ACRES
26	10,451	0.240
27	7,800	0.179
28	7,800	0.179
29	8,400	0.193
30	8,400	0.193
31	7,800	0.179
32	8,000	0.184
33	9,220	0.212
56	8,922	0.205
57	10,066	0.231
58	8,872	0.204
59	11,096	0.255
60	16,562	0.380
61	16,510	0.378
62	10,710	0.246
63	9,932	0.228
64	9,466	0.217
65	7,800	0.179
66	7,800	0.179
67	10,148	0.233
80	8,189	0.188
81	8,749	0.201
82	10,140	0.233
83	10,740	0.247
84	9,883	0.227



LOCATION MAP
N.T.S.

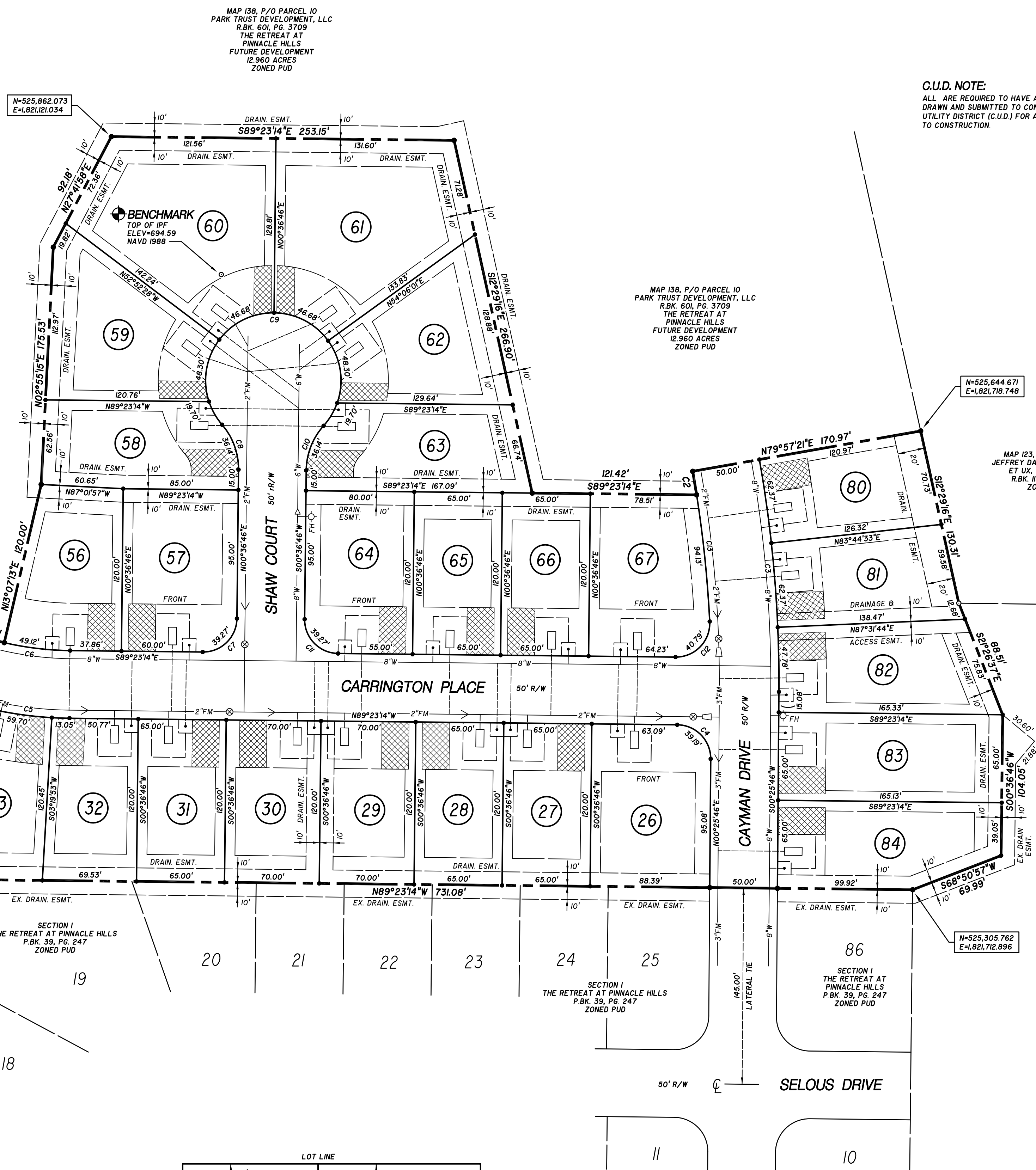
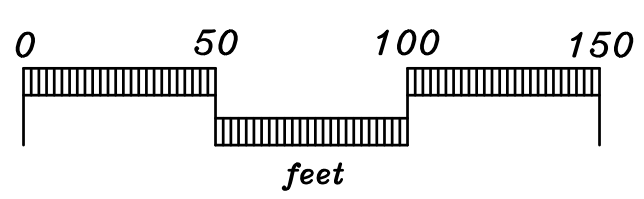
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	2°38'58"	225.00'	10.40'	5.20'	10.40'	S75°33'18"W
C2	1°07'44"	893.74'	17.61'	8.80'	17.61'	N09°28'47"W
C3	10°28'25"	943.74'	72.51'	86.50'	172.27'	S04°48'26"E
C4	89°49'00"	25.00'	39.19'	24.92'	35.30'	N44°29'44"W
C5	15°09'25"	275.00'	72.75'	36.89'	72.54'	N81°48'31"W
C6	15°09'25"	225.00'	59.52'	29.94'	59.35'	S81°48'31"E
C7	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°36'46"E
C8	41°24'35"	50.00'	36.14'	18.90'	35.36'	N20°05'37"W
C9	262°49'09"	50.00'	229.35'	56.69'	73.00'	S89°23'14"E
C10	41°24'35"	50.00'	36.14'	18.90'	35.36'	S21°19'03"W
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°23'14"E
C12	93°29'37"	25.00'	40.79'	26.57'	36.42'	N43°51'57"E
C13	7°09'47"	893.74'	111.74'	55.94'	111.66'	N06°27'45"W



- SEPTIC TANK IS 6' X 15'
- TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
- WATER METER TO BE 10' FROM SEPTIC TANK.

MINIMUM BUILDING SETBACKS
FOR RETREAT AT PINNACLE HILLS
PLANNED UNIT DEVELOPMENT
& SEPTIC TANK EASEMENT DETAIL
N.T.S.



C.U.D. NOTE:

ALL ARE REQUIRED TO HAVE A PLOT PLAN DRAWN AND SUBMITTED TO CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR APPROVAL PRIOR TO CONSTRUCTION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
RECORD BOOK 601 PAGE 3709 BOB PARKS, CHIEF MANAGER
PARK TRUST DEVELOPMENT, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE PLANNING COMMISSION. THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC. _____
DATE: _____ REGISTERED SURVEYOR
TENN. R.L.S. No. _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "THE RETREAT AT PINNACLE HILLS, SECTION 2" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE. PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "THE RETREAT AT PINNACLE HILLS, SECTION 2" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY C.U.D.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: _____
AUTHORIZED MTEMC OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER.

DATE: _____
SECRETARY, PLANNING COMMISSION

DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK _____, PAGE _____

FINAL PLAT
SECTION 2
The Retreat at
PINNACLE HILLS
SUBDIVISION

10th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 05242 DATE: 12-06-16 REV: 1-12-17 FILE: RAPHSEC2PLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET I OF I

OWNER:
PARK TRUST DEVELOPMENT, LLC
630 BROADMOR BLVD./SUITE 140
MURFREESBORO, TN 37129
MAP 138, P/O PARCEL 10
R.B.K. 601, PG. 3709

SITE DATA:
TOTAL AREA = 6,942 ACRES
AREA IN RIGHT-OF-WAY = 1,350 ACRES
NO. OF LOTS = 25
MINIMUM LOT SIZE = 7800 SQ.FT.
ZONING = P.U.D.