

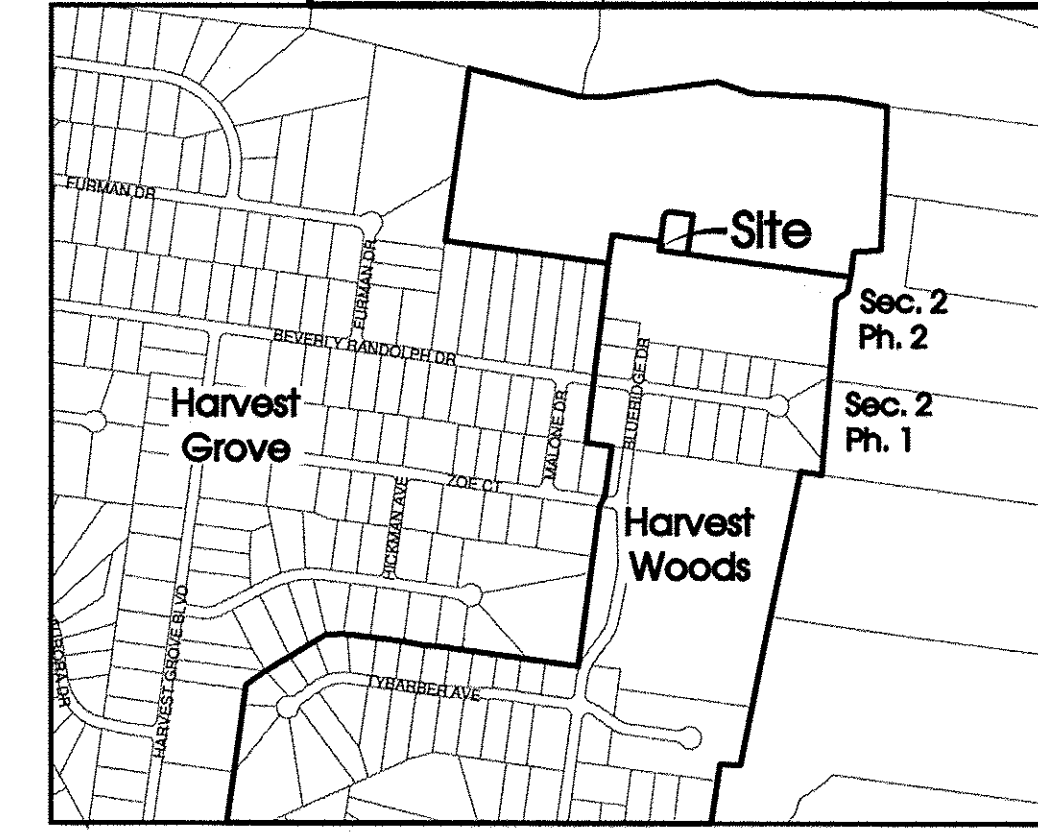
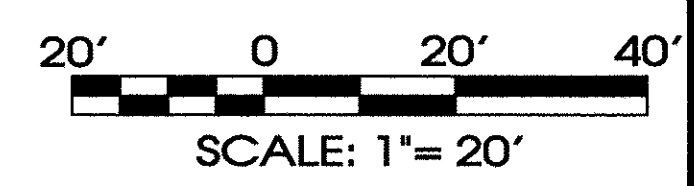
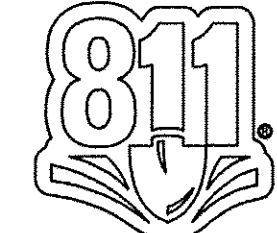
Owner/Developer:
 Harvest Grove, LLC
 c/o Preferred Property Management, LLC
 239 John R Rice Blvd Ste A
 Murfreesboro, TN, 37129-4107
 (615) 678-7963

Floodplain Note:
 No Portion of This Site Lies Within The 100 Year Flood Plain Per F.E.M.A. Community Panel No. 47149C0132H, Dated Jan. 5 2007.

Land Data:
 Zoning: RM
 Total 35 Lots on 33.11± Acres
Yard Requirements:
 Front: 40'
 Side: 10' (20' Min. Separation Between Buildings)
 Rear: 20'

Deed Reference:
 The property shown hereon is Tax Map 25, Parcel 12.09 2nd Civil District in Rutherford County, as recorded in Record Bk. 291, Pg 2400.

STEP Design:
 Design Flow = 152 Lots x 300 gpd + Commercial Flow (2,492) = 54,092 gpd



Legend:			
□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊖	HANDICAP PARKING SYMBOL
○	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	⊕	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	⊕	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	➔	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊕	CATCH BASIN
⊕	GATE VALVE & BOX	⊕	CURB INLET
⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	▬	HEADWALL
⊕	GREASE TRAP	▬	WINGED HEADWALL
⊕	EXTERIOR CLEANOUT	▬	CONCRETE SWALE
⊕	MANHOLE	⊕	TYPE- X- HEADWALL

SITE ENGINEERING CONSULTANTS
 ENGINEERING - SURVEYING - LAND PLANNING
SEC, Inc.
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37139
 PHONE: (615) 890-7901
 E-MAIL: JARED@SEC-CIVIL.COM FAX: (615) 895-2567
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the engineer to verify the accuracy of the data provided and to assume administrative liability or responsibility in the assurance that with the design as noted, described, and illustrated, the site is constructed in accordance with the construction plans.

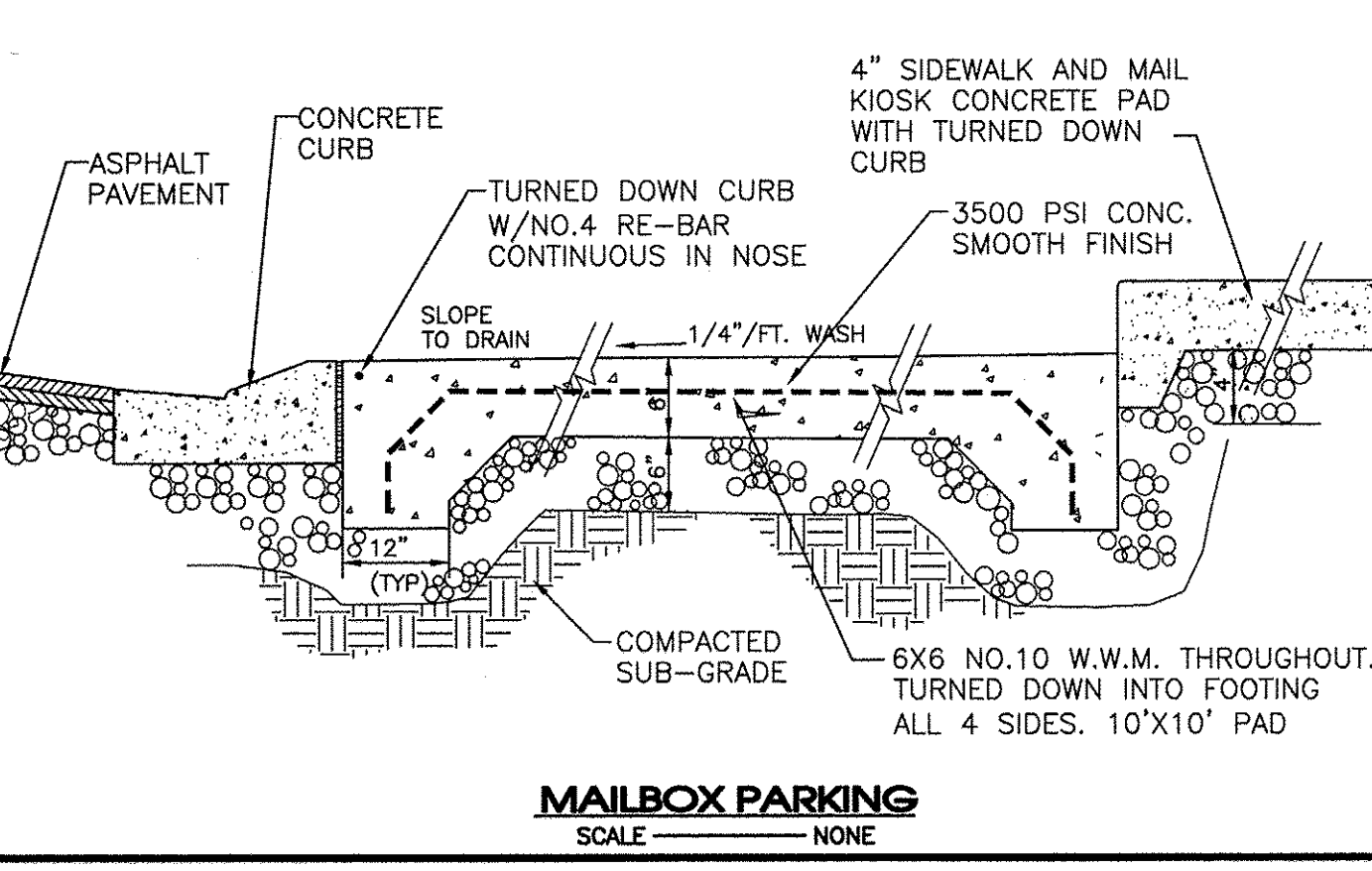
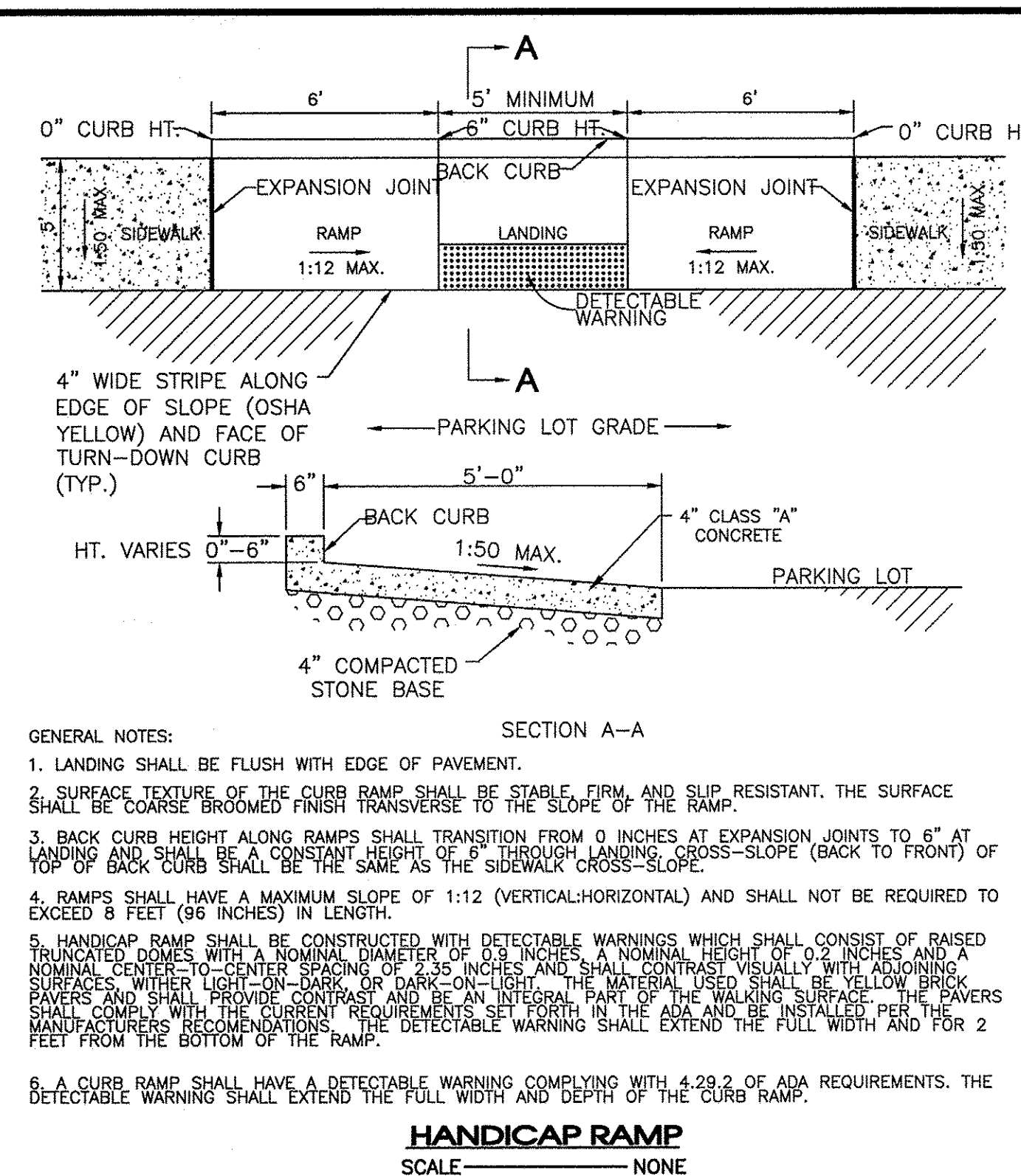
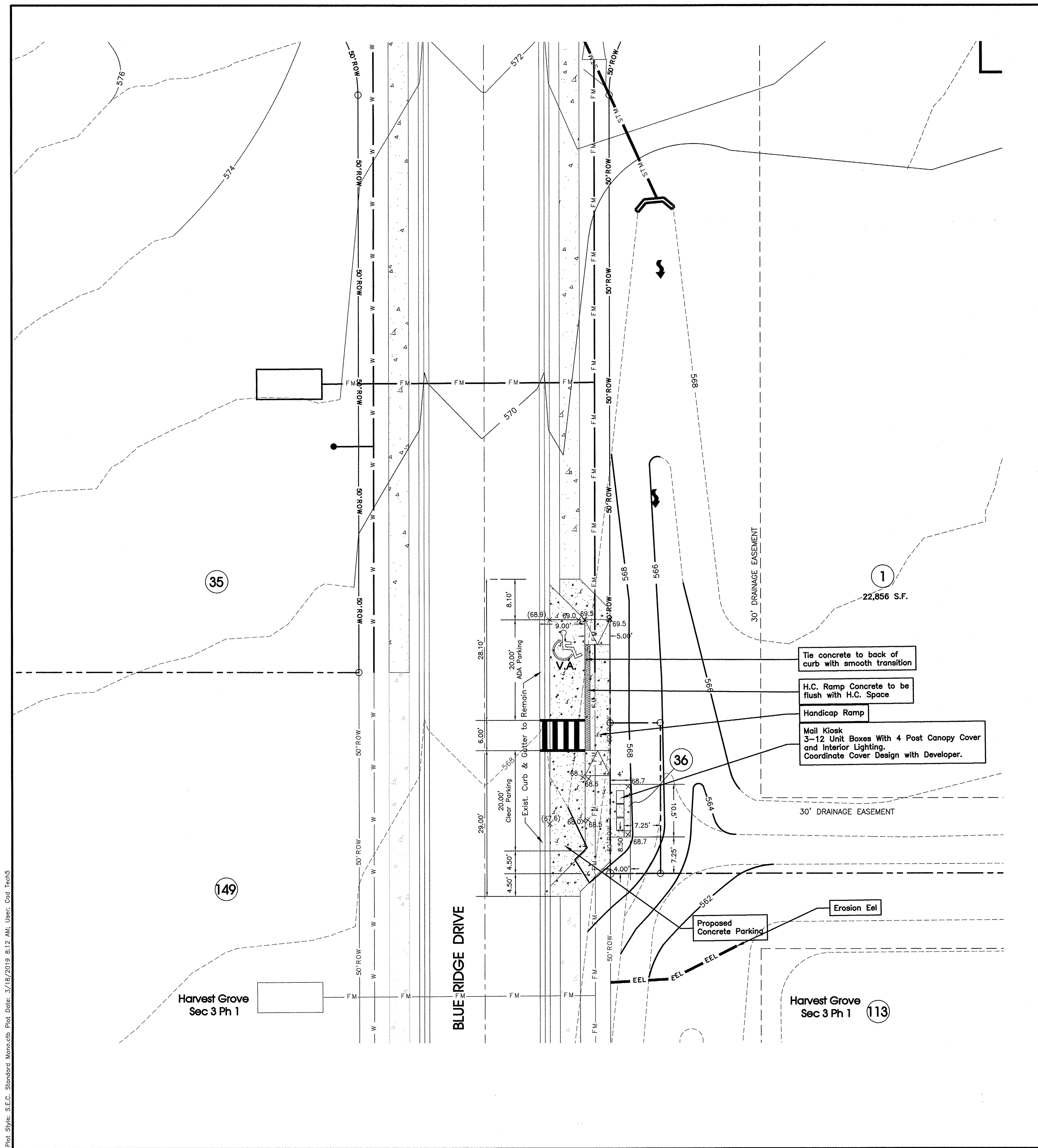
JAMES F. REED III
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE

Estates of Harvest Woods
 Blue Ridge Drive
 Rutherford County, Tennessee

Site Plan

REVISIONS:
 DRAWN: JLM
 DATE: 2-18-19
 CHECKED: JFR
 FILE NAME: 17136kiosk
 SCALE: 1" = 20'
 JOB NO. 17136
 SHEET:

1 of 4

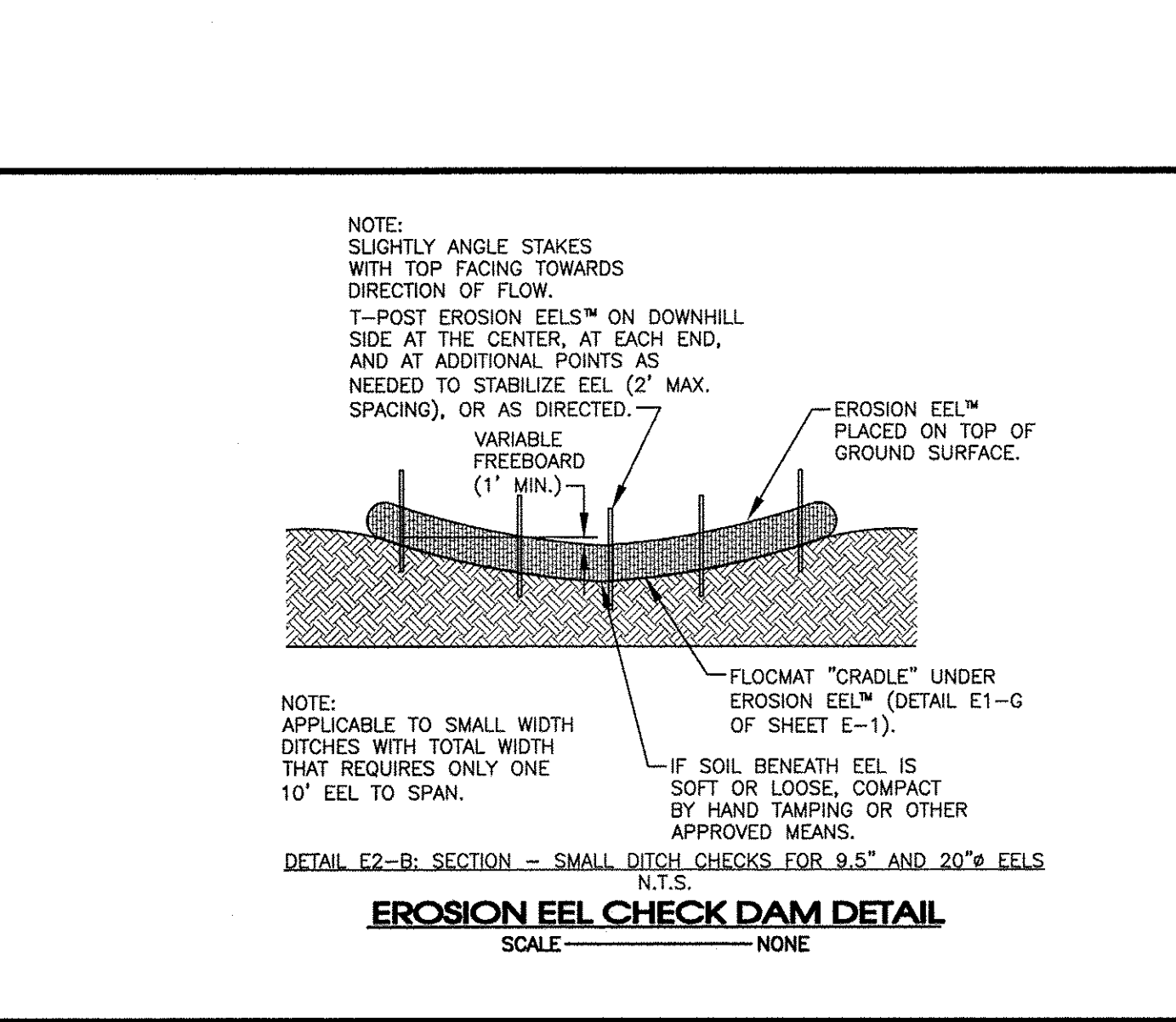


Lot 36
Lot Area: 300 S.F.

NOTE:
Lot 36 To Be Maintained by H.O.A.

Parking Provided:
1 ADA Space
1 Regular Space
for 36 Units

Kiosk Construction Must Meet All Applicable Building, Fire & USPS Codes



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊕	HANDICAP PARKING SYMBOL
○	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
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⊕	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	⊕	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	⊕	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRU BLOCK	63.25	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	x	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊕	CATCH BASIN
⊕	GATE VALVE & BOX	⊕	CURB INLET
⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	⊕	HEADWALL
⊕	GREASE TRAP	⊕	WINGED HEADWALL
○	EXTERIOR CLEANOUT	⊕	CONCRETE SWALE
○	MANHOLE	⊕	TYPE - X - HEADWALL

EXISTING PHONE	PH	
EXISTING ELECTRIC	OH	
PROPERTY LINE		
EASEMENTS		
RIGHT OF WAY	50' ROW	
EROSION CONTROL SILT FENCE	SF	SF
EROSION EEL	E	E
EXISTING TREELINE		
EXISTING FENCELINE	X	X
MINIMUM BUILDING SETBACK LINE		
PHASE BOUNDARY		
EXISTING GAS LINE	GAS	
PROPOSED GAS LINE	GAS	
EXISTING STORM	STM	
PROPOSED STORM	STM	
EXISTING CONTOUR LINES	601	
PROPOSED CONTOUR LINES	601	
EXISTING SANITARY SEWER	SS	SS
PROPOSED SANITARY SEWER	SS	SS
EXISTING WATER	W	W
PROPOSED WATER	W	W

811
Know what's below.
Call before you dig.

REVISIONS:

DRAWN: JLM
DATE: 2-18-19
CHECKED: JFR
FILE NAME: 17136Kiosk
SCALE: 1"=10'
JOB NO. 17136
SHEET: 2 of 4

SCALE: 1"=10'

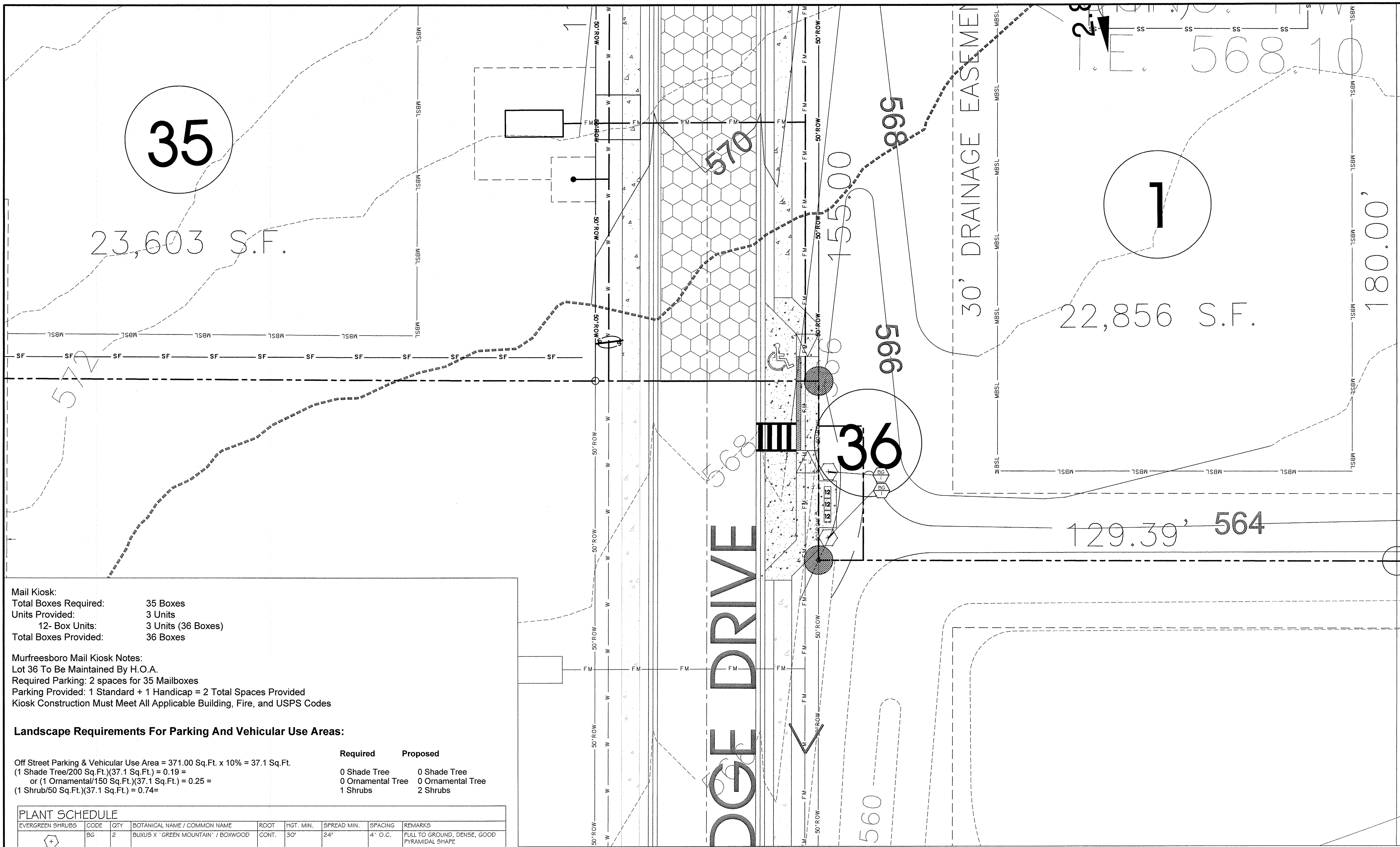
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
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James F. Reed II
Professional Engineer
No. 10000
State of Tennessee

Estates of Harvest Woods
Blue Ridge Drive
Rutherford County, Tennessee

Mail Kiosk Site Plan

Plot Style: S.E.C. Standard Monocolor Plot Date: 3/18/2019 8:12 AM User: Cad Tech5



Mail Kiosk:
 Total Boxes Required: 35 Boxes
 Units Provided: 3 Units
 12-Box Units: 3 Units (36 Boxes)
 Total Boxes Provided: 36 Boxes

Murfreesboro Mail Kiosk Notes:
 Lot 36 To Be Maintained By H.O.A.
 Required Parking: 2 spaces for 35 Mailboxes
 Parking Provided: 1 Standard + 1 Handicap = 2 Total Spaces Provided
 Kiosk Construction Must Meet All Applicable Building, Fire, and USPS Codes

Landscape Requirements For Parking And Vehicular Use Areas:

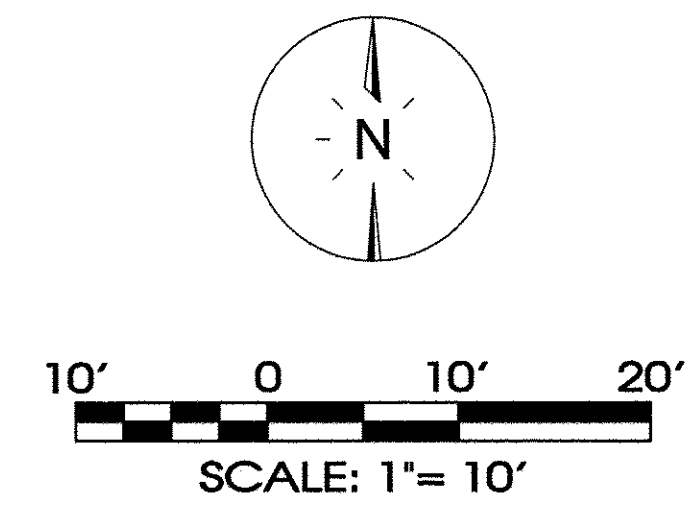
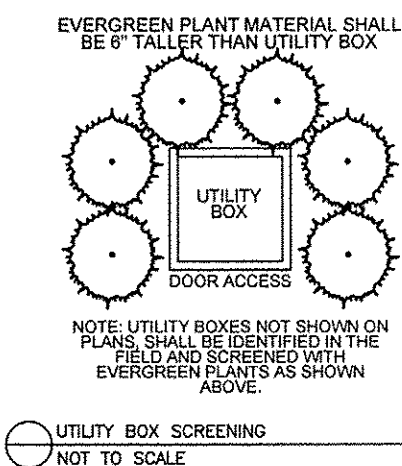
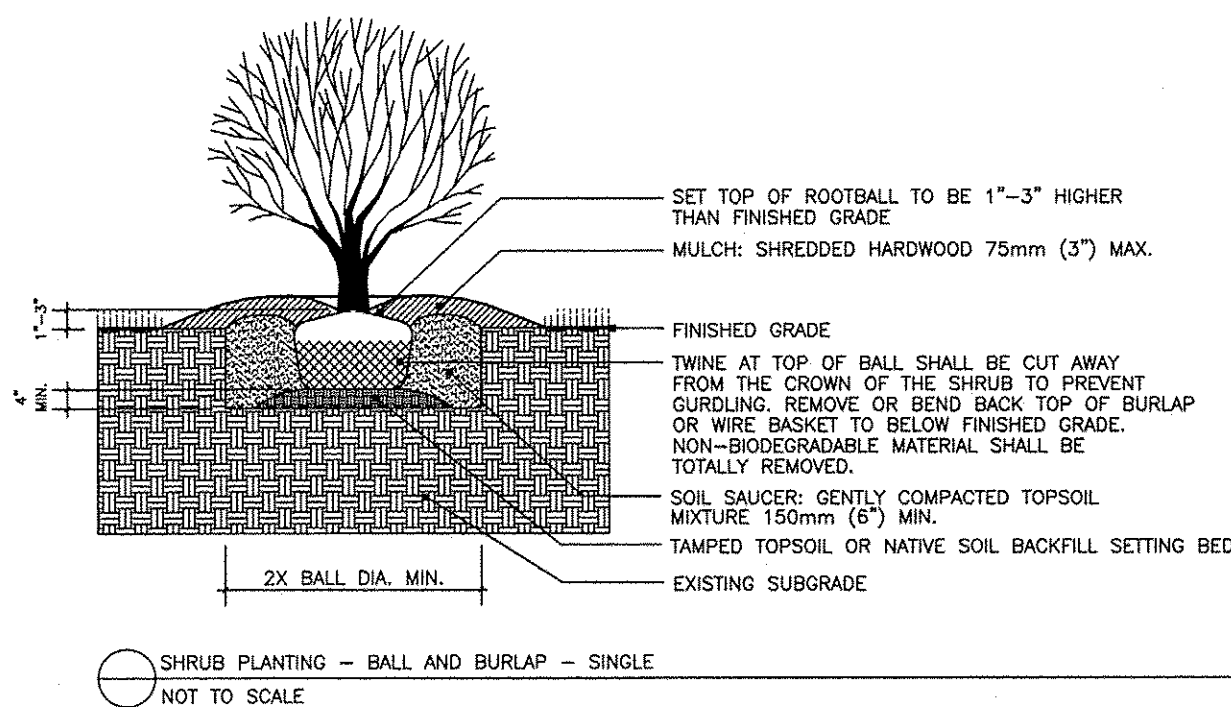
Required	Proposed
Off Street Parking & Vehicular Use Area = 371.00 Sq.Ft. x 10% = 37.1 Sq.Ft.	
(1 Shade Tree/200 Sq.Ft.)(37.1 Sq.Ft.) = 0.19 =	0 Shade Tree
or (1 Ornamental/150 Sq.Ft.)(37.1 Sq.Ft.) = 0.25 =	0 Ornamental Tree
(1 Shrub/50 Sq.Ft.)(37.1 Sq.Ft.) = 0.74 =	2 Shrubs

PLANT SCHEDULE								
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
+	BG	2	BUXUS X 'GREEN MOUNTAIN' / BOXWOOD	CONT.	30"	24"	4' O.C.	FULL TO GROUND, DENSE, GOOD PYRAMIDAL SHAPE

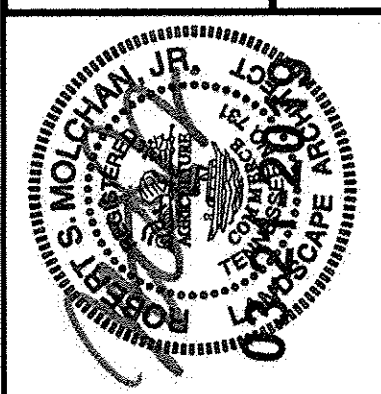
MATCHED - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
- PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AL WEEDING UNTIL FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUNDCOVER AREAS.
- SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
- UPON COMPLETION AND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



SEC, Inc.
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 LANDSCAPE ARCHITECTURE
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Estates of Harvest Woods
Mail Kiosk Lot 36
 Rutherford County, TN

REVISIONS:
 03-12-19: Staff Comments
 DRAWN: RSM
 DATE: 02-26-19
 CHECKED:
 RSM
 FILE NAME:
 17133project_Mail Kiosk_LA
 SCALE:
 1" = 10'
 JOB NO.
 17136
 SHEET:
L1.0

