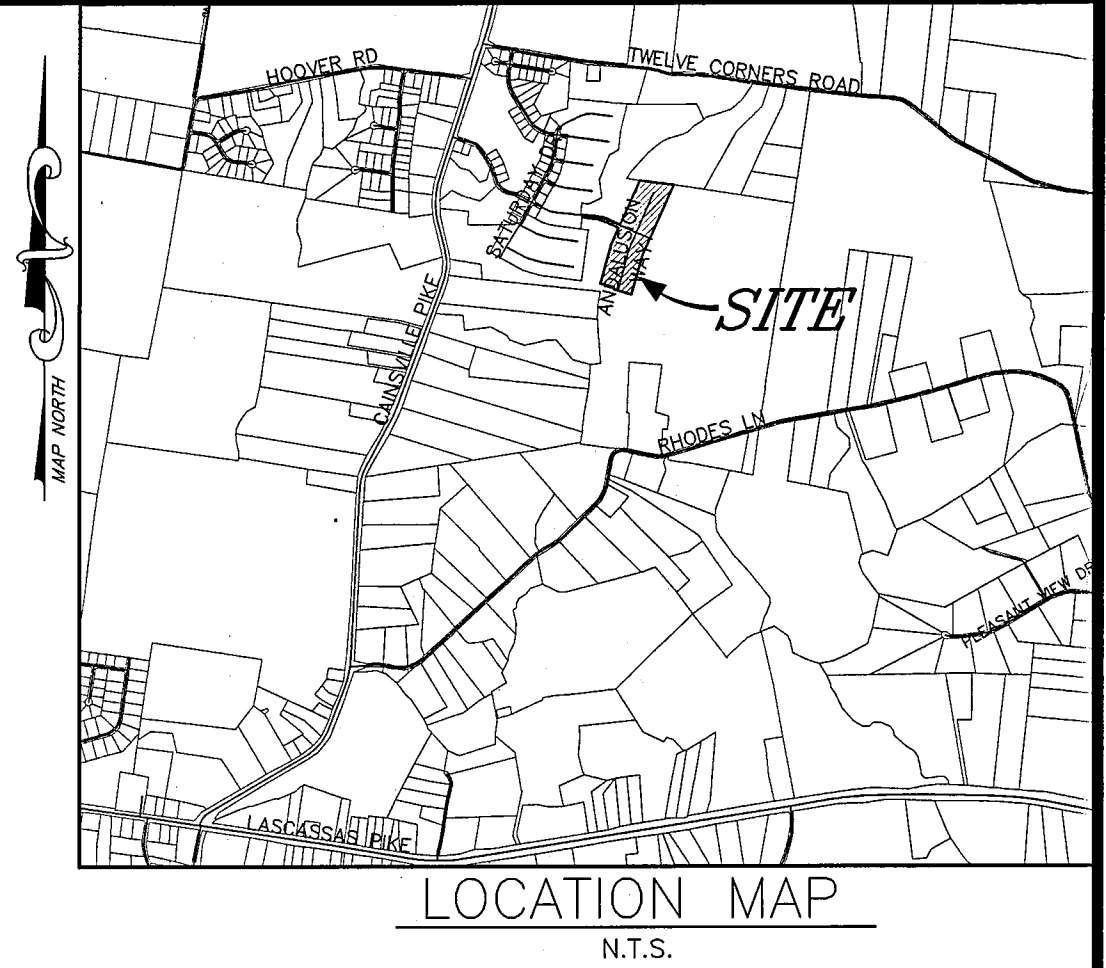


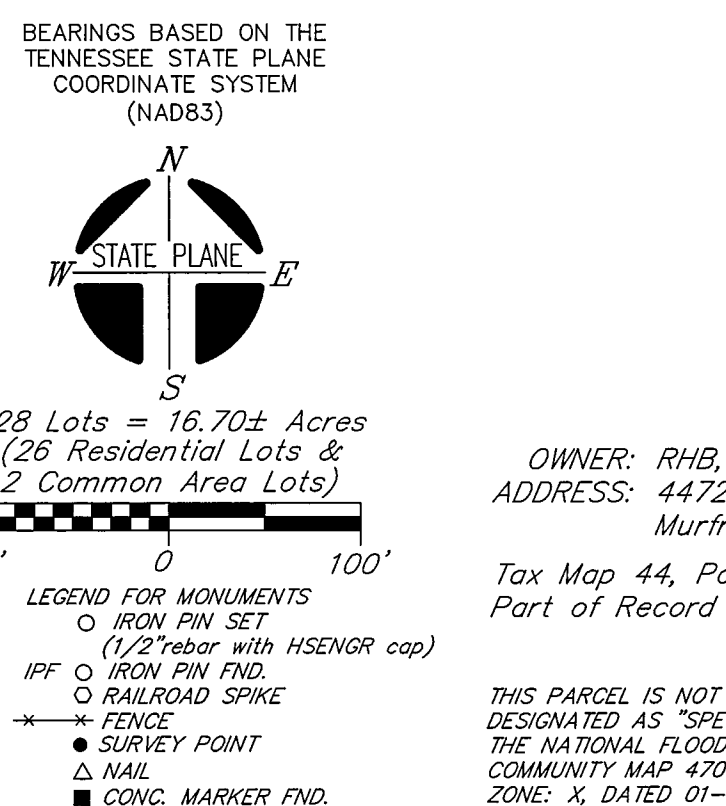
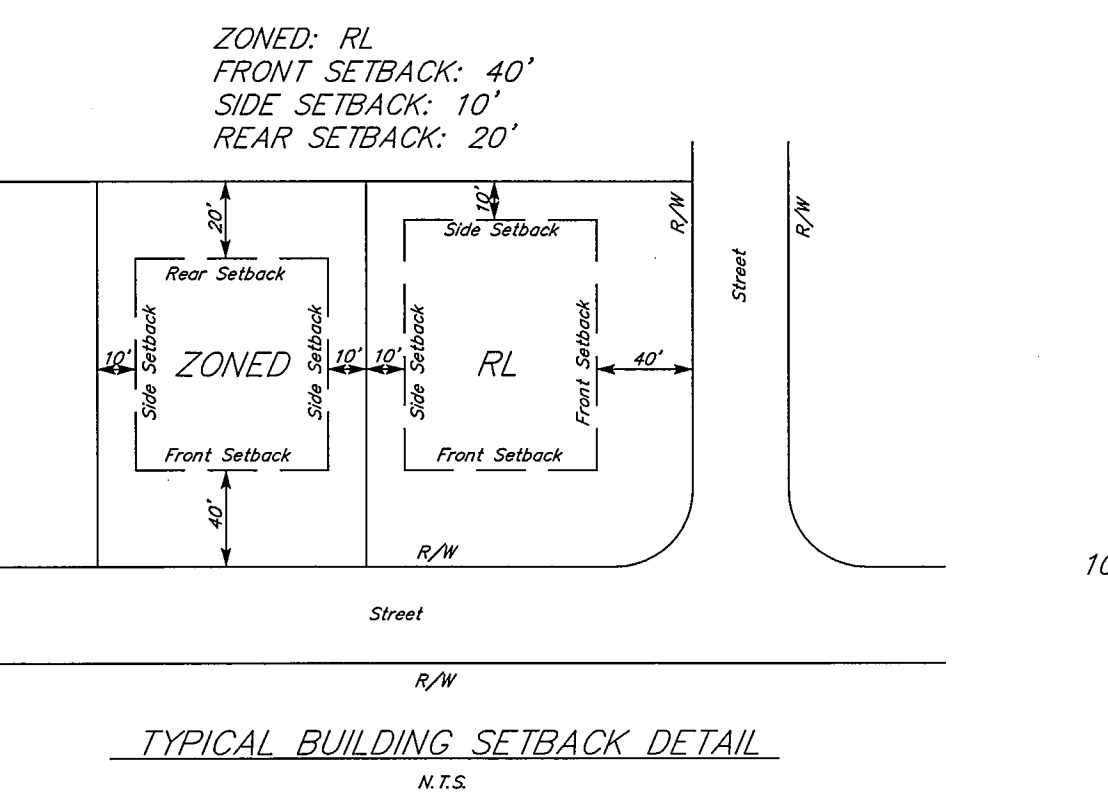
- LEGEND**
- ⊕ Power Pole
 - ⊕ Existing Fire Hydrant
 - ▲ Proposed Fire Hydrant
 - Reducer
 - ⊕ Proposed Gate Valve & Box
 - ▲ Concrete Thrust Block
 - W— Existing Water Line
 - W— Proposed Water Line
 - S— Existing Sanitary Sewer Line
 - S— Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - CD— Sewer Line Check Dam
 - C— Existing Contours
 - C— 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.)
 - R— Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

- NOTES:**
- Structures, driveways, sidewalks, mailboxes, drainage easements, landscaping and other utilities will not be allowed in the Clear Space Areas shown.
 - The public water mains and public sewer mains shall be installed 5 feet behind the curb line and will not be allowed to be under sidewalks running parallel with the road right-of-way.
 - The public water mains or public sewer mains shall be 5 feet from the road right-of-way line. If 5 feet cannot be achieved within the road right-of-way, the mains must be installed 5 feet beyond the road right-of-way.

BENCHMARK Nail in Power Pole, South Corner at intersection of Saturday Drive and Pegasus Run Elev.=641.67 (NAVD88)



- PLAT NOTES**
- The purpose of this plat is to create 26 Residential Lots and 2 Detention Lots.
 - 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.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - 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. 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.
 - 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.
 - 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 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.
 - Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
 - No fill material, rubbish, or building may be placed in any natural drainage way such as streambeds, sinkholes, underdrains, streams or channels, or wet weather streambeds or floodways.
 - Subject property and all surrounding properties are Zoned RL per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
 - Water line design, including line location, line sizing, fire hydrant locations, and appurtenant requirements, is by Consolidated Utility District (C.U.D.). All fire hydrants shall be placed in coordination with C.U.D.
 - This subdivision is served with a step system installed on Lots 32, 115, 116, and 117 of Section I, Phase I. 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 access to the septic tank. Lots 32, 115, 116, and 117 are owned and maintained by C.U.D.
 - Seepage system to be operational before building permits will be issued.
 - 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.
 - Utilities shown are as planned and not necessarily installed.
 - The applicable zoning ordinance allows for an alternate setback of 11/2 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.
 - The apparent sinks on Lots 170-173, and 183, and any other found on this property, shall be subjected to an investigation and the preparation of a plan of remedial action by a geotechnical engineer registered in the State of Tennessee due to the possible location of sinkholes or closed depressions. Per the R.C.R.P.C., the apparent sinks will be required to be closed under the direct supervision of a geotechnical engineer.



OWNER: RHB, LLC
ADDRESS: 4472 Hickory Grove Road
Murfreesboro, TN 37129

Tax Map 44, Parcel 5.03
Part of Record Book 1401, Page 2926

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0159H, ZONE: X, DATED 01-05-07.

Preliminary Plan
Section II, Phase II
Twelve Corners
Cainsville Pike @ Twelve Corners Road
22nd Civil District of Rutherford County, Tennessee

Date: January, 2019 Scale: 1"=100' Sheet 1 of 2

NO.	DATE	DESCRIPTION
0	01-29-19	Preliminary Plan - Initial Submittal
1	02-11-19	Revised Per 02-04-19 Staff Comments
2	04-09-19	Revised Per 04-05-19 Staff Comments
3	04-17-19	Revised Per 04-15-19 Staff Comments

