

Rutherford County Regional Planning Commission

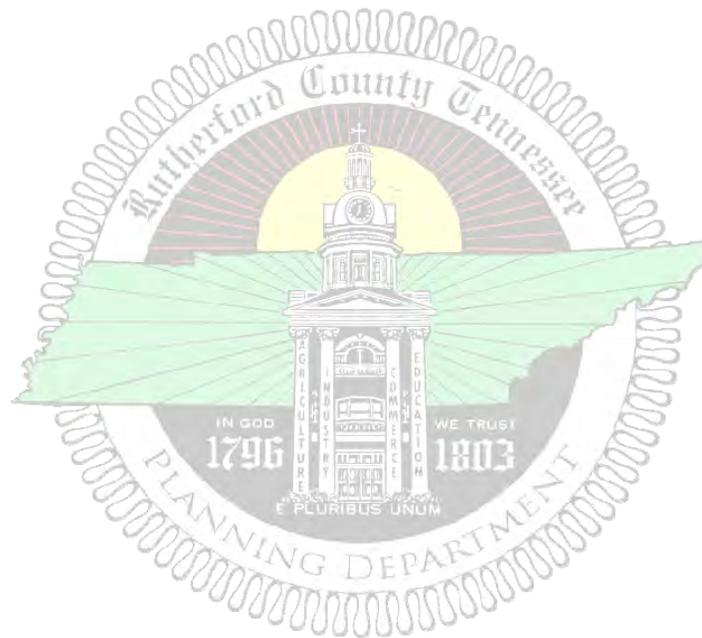
Agenda – June 23, 2014 – 9:00 AM

Planning Department Mezzanine Meeting Room

- I. **CALL TO ORDER**
- II. **PRAYER/PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL/DETERMINATION OF QUORUM**
- IV. **APPROVAL OF THE MINUTES FOR MAY 27, 2014**
- V. **ITEMS WITHDRAWN/DEFERRED**
- VI. **WAIVER REQUEST**
 - A. Tom Cribbs is requesting a waiver to the fire hydrant distance requirements for property located at 10994 Rockvale Road
- VII. **SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
 - A. Pembroke Farms (14-1004) – 84 lots on 61.14 acres, zoned Residential Medium-Density (RM), located along Stewarts Creek Road, David Alcorn applicant
- VIII. **SUBMITTED FOR FINAL PLAT APPROVAL**
 - A. Spence Acres Subdivision (14-2027) – 1 lot on 1.99 acres, zoned Residential Low-Density (RL), located along Jones Road, Steve and Darlene Spence applicants. This request includes waivers for the fire hydrant requirement and off-site soils.
- IX. **SUBMITTED FOR SITE PLAN APPROVAL**
 - A. Verizon Cellular Tower Site (14-3012) – New construction of a 144-foot monopole tower (Total height including lightning rod) with accessory structures (Equipment shelter and generator) on 28.22 acres zoned Residential Medium-Density (RM), located at 3133 Joe Brown Road, Verizon Wireless by Faulk and Foster Real Estate, Inc. applicant
 - B. Verizon Cellular Tower Site (14-3013) – New construction of a 160-foot monopole tower (Total height including lightning rod) with accessory structures (Equipment shelter and generator) on 17 acres zoned Residential Low-Density (RL), located at 6068 Williams Road, Verizon Wireless by Faulk and Foster Real Estate, Inc. applicant
 - C. Verizon Cellular Tower Site (14-3014) – New construction of a 199-foot monopole tower (Total height including lightning rod) with accessory structures (Equipment shelter and generator) on 94.5 acres zoned Residential Medium-Density (RM), located at 3158 Armstrong Valley Road, Verizon Wireless by Faulk and Foster Real Estate, Inc. applicant
- X. **STAFF REPORTS/OTHER BUSINESS**

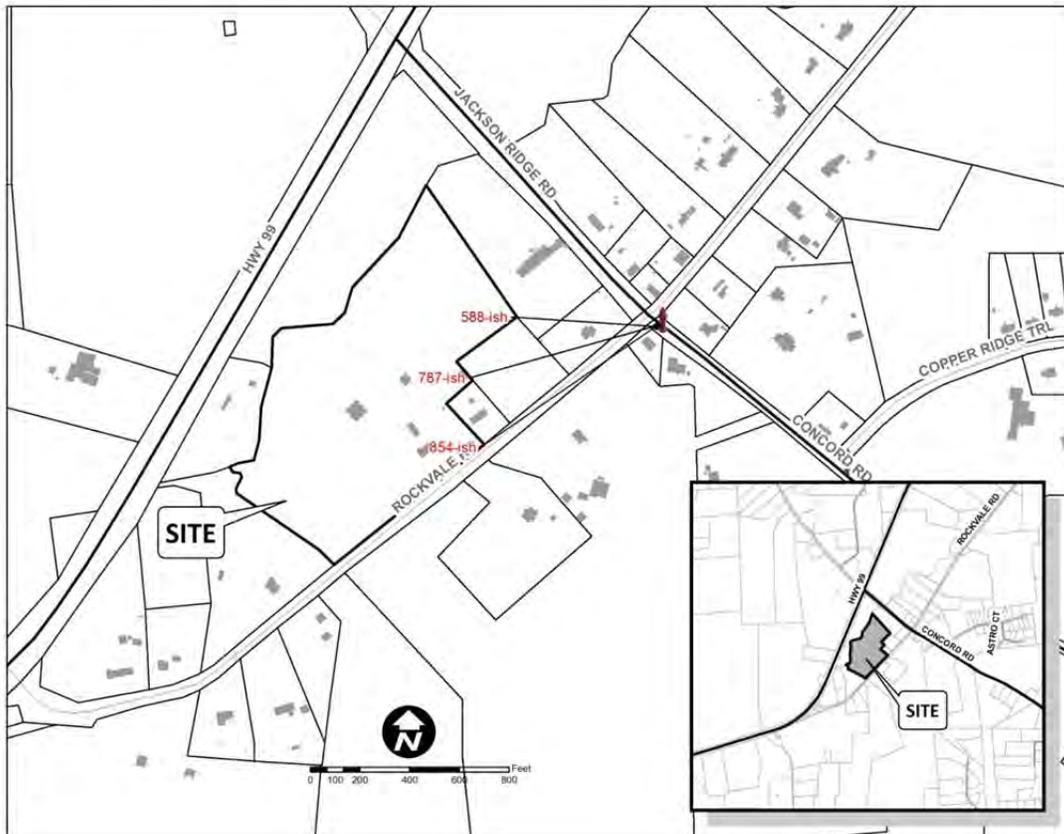
XI. ADJOURNMENT

The Planning Commission will have a training session on the new fire code requirements after the adjournment of the regular meeting. This training session will be led by Rutherford County Fire Chief Larry Farley and Fire Marshall Ken Honeycutt.



Rutherford County Regional Planning Commission June 23, 2014 Staff Comments

File: 14-4006
Applicant Name: Tom Cribbs
Property Address: 10994 Rockvale Road
Request: Waiver from Article III D. 4. b. of the Rutherford County Subdivision Regulations Requiring Fire Hydrants Within 1,000 Feet of All Subdivision Lots and Article III



The subject property is located along the north/west side of Rockvale Road. The applicant is proposing to subdivide two lots on the west side of the existing house. While a fire hydrant exists at the corner of Jackson Ridge Road and Rockvale Road, one of the lots may not be within 1,000 feet. CUD has also indicated that the water line in the area will not support another fire hydrant. Therefore, the applicant is asking for a waiver to the fire hydrant provision. Whenever a plat is submitted for this proposed subdivision it will require approval from the Planning Commission, as well.

Any approval should be made subject to Staff Comments.

Subject: Fire Hydrant Request: 10994 Rockvale Rd.
From: Jennifer Wood <jwood@ cudrc.com>
Date: Wed, May 21, 2014 3:46 pm
To: "tom@tomcribbs.com" <tom@tomcribbs.com>
Attach: image001.png
FH Request Application_10994 Rockvale Rd.pdf

Tom,

Good afternoon! I received your fire hydrant request for 10994 Rockvale Rd. After reviewing your request and performing a hydraulic analysis in this area, unfortunately, adequate waterline facilities do not exist at this location to support fire protection while complying with State regulations. That hydraulic analysis includes a study of the water line facilities in that area to determine if they can support the additional demand of a fire hydrant while maintaining service to all the existing customers in the area. As a water utility, we are regulated by State standards. Part of those State standards includes a requirement for fire hydrants to flow a minimum of 500 gpm at 20 psi. The requested fire hydrant does not meet that standard. Therefore, we cannot move forward with your request at this time.

If you have any additional questions, please don't hesitate to email or call.

Thank you,

Jennifer Wood, P.E.
Engineering Department Manager
Consolidated Utility District
709 New Salem Hwy., P.O. Box 249
Murfreesboro, TN 37133-0249
PH: 615-225-3311 Fax: 615-225-3314
Email: jwood@cudrc.com
Visit Our Web at: www.cudrc.com



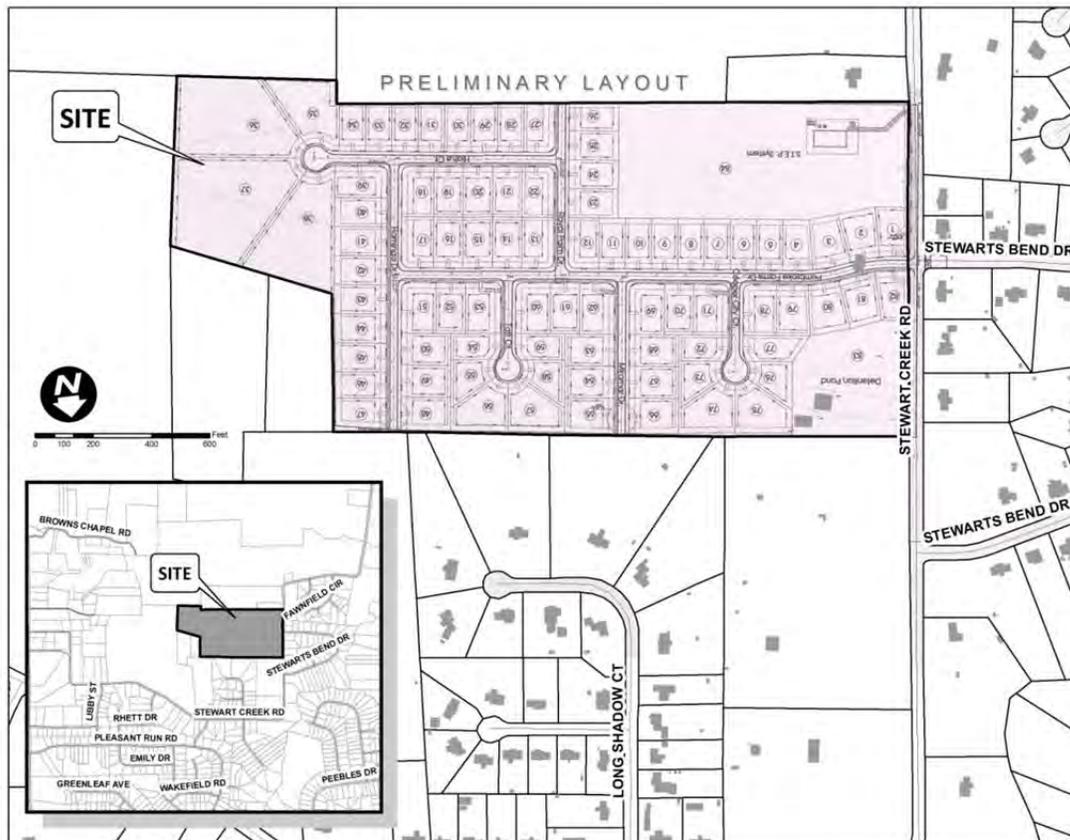
#1 Through Excellence & Innovation

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Rutherford County Regional Planning Commission

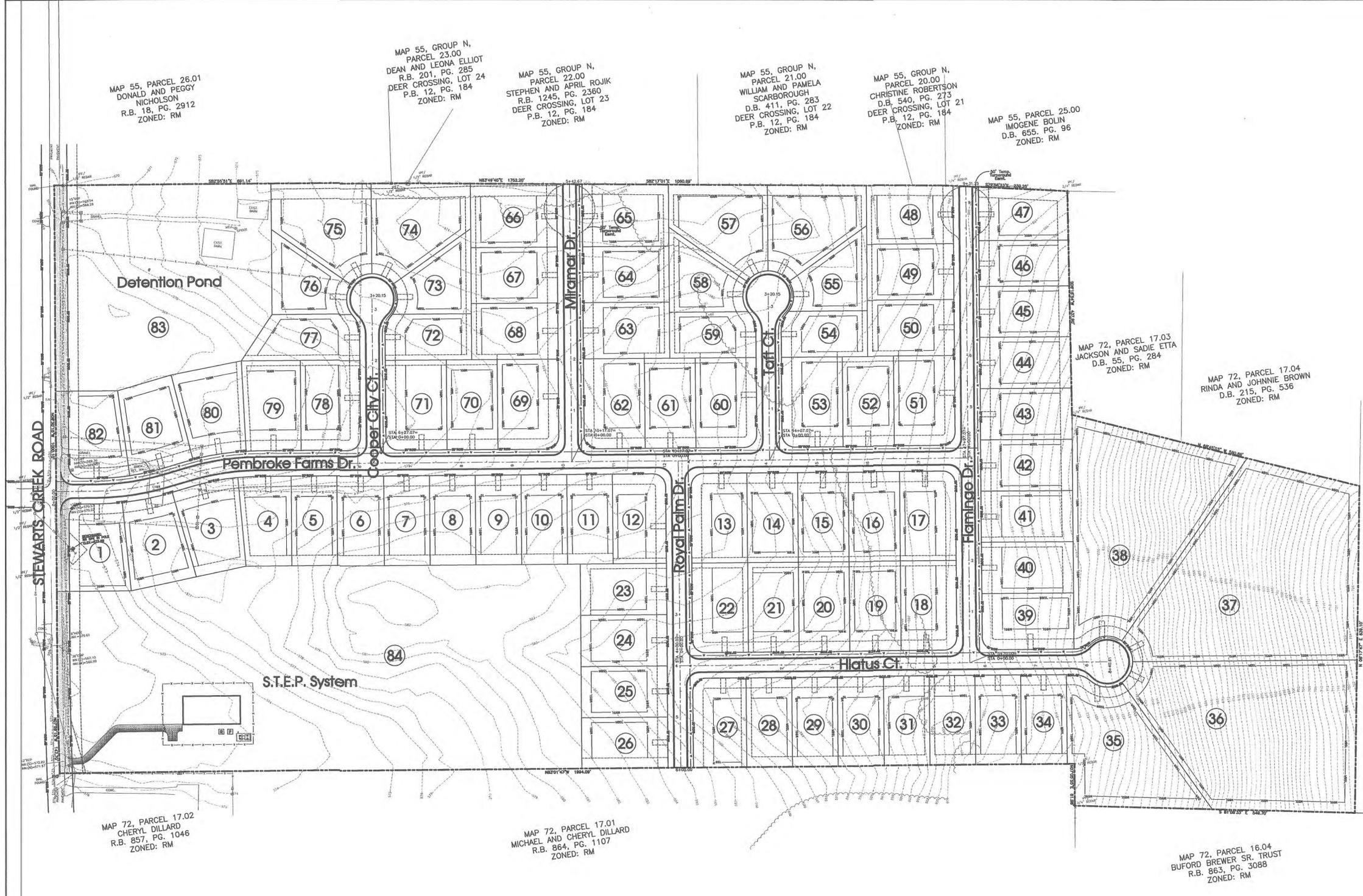
June 23, 2014 Staff Comments

Plat/Plan Name: Pembroke Farms (14-1004)
Request: Preliminary Plan Approval
Site Details: 84 lots on 61.14 acres, Zoned Residential Medium-Density (RM)
Developer: David Alcorn
Property Location: Along Stewarts Creek Road



The subject property is located along the east side of Stewarts Creek Road (Please note that the map above indicates north pointing down). The applicant is proposing to develop an 84-lot subdivision on the property which will be served by a STEP system. Lots 35 through 38 will need to be marked as critical lots due to the change in topography from the rear of the lot to the front, requiring individual plot plans prior to any building permits being issued. This note will also need to be included on the final plat when the subdivision progresses to that point. Staff also has some concerns with the proposed stub-outs to adjacent property that have been relayed to the applicant's design engineer.

Any approval should be made subject to Staff Comments.



MAP 55, PARCEL 26.01
DONALD AND PEGGY
NICHOLSON
R.B. 18, PG. 2912
ZONED: RM

MAP 55, GROUP N,
PARCEL 23.00
DEAN AND LEONA ELLIOT
R.B. 201, PG. 285
DEER CROSSING, LOT 24
P.B. 12, PG. 184
ZONED: RM

MAP 55, GROUP N,
PARCEL 22.00
STEPHEN AND APRIL ROJIK
R.B. 1245, PG. 2360
DEER CROSSING, LOT 23
P.B. 12, PG. 184
ZONED: RM

MAP 55, GROUP N,
PARCEL 21.00
WILLIAM AND PAMELA
SCARBOROUGH
D.B. 411, PG. 283
DEER CROSSING, LOT 22
P.B. 12, PG. 184
ZONED: RM

MAP 55, GROUP N,
PARCEL 20.00
CHRISTINE ROBERTSON
D.B. 540, PG. 273
DEER CROSSING, LOT 21
P.B. 12, PG. 184
ZONED: RM

MAP 55, PARCEL 25.00
IMOGENE BOLIN
D.B. 655, PG. 96
ZONED: RM

MAP 72, PARCEL 17.03
JACKSON AND SADIE ETTA
D.B. 55, PG. 284
ZONED: RM

MAP 72, PARCEL 17.04
RINDA AND JOHNNIE BROWN
D.B. 215, PG. 536
ZONED: RM

MAP 72, PARCEL 17.02
CHERYL DILLARD
R.B. 857, PG. 1046
ZONED: RM

MAP 72, PARCEL 17.01
MICHAEL AND CHERYL DILLARD
R.B. 864, PG. 1107
ZONED: RM

MAP 72, PARCEL 16.04
BUFORD BREWER SR. TRUST
R.B. 863, PG. 3088
ZONED: RM

MAP 55, PARCEL 21.01
THOMAS AND HOWARD SMITH
D.B. 624, PG. 635
ZONED: RM

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	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 THRUST BLOCK	63.25 x PROPOSED SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	(63.25) 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 ECO	CONCRETE SWALE
MANHOLE	TYPE - X - HEADWALL
EXISTING PHONE	---
EXISTING ELECTRIC	---
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	---
EROSION CONTROL SILT FENCE	---
EROSION EEL	---
EXISTING TREELINE	---
EXISTING FENCELINE	---
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	---
EXISTING GAS LINE	---
PROPOSED GAS LINE	---
EXISTING STORM	---
PROPOSED STORM	---
EXISTING CONTOUR LINES	---
PROPOSED CONTOUR LINES	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
EXISTING WATER	---
PROPOSED WATER	---

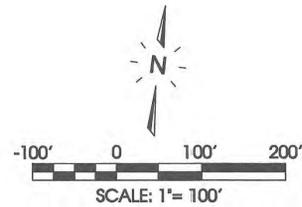
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
860 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2667
E-MAIL: info@secinc.com
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE RESPONSIBILITY OF THE ENGINEER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO MAINTAIN THE RESPONSIBILITY OF THE ENGINEER THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

REVIEWED
(Not Intended for Construction)

Pembroke Farms Subdivision
Rutherford County, Tennessee

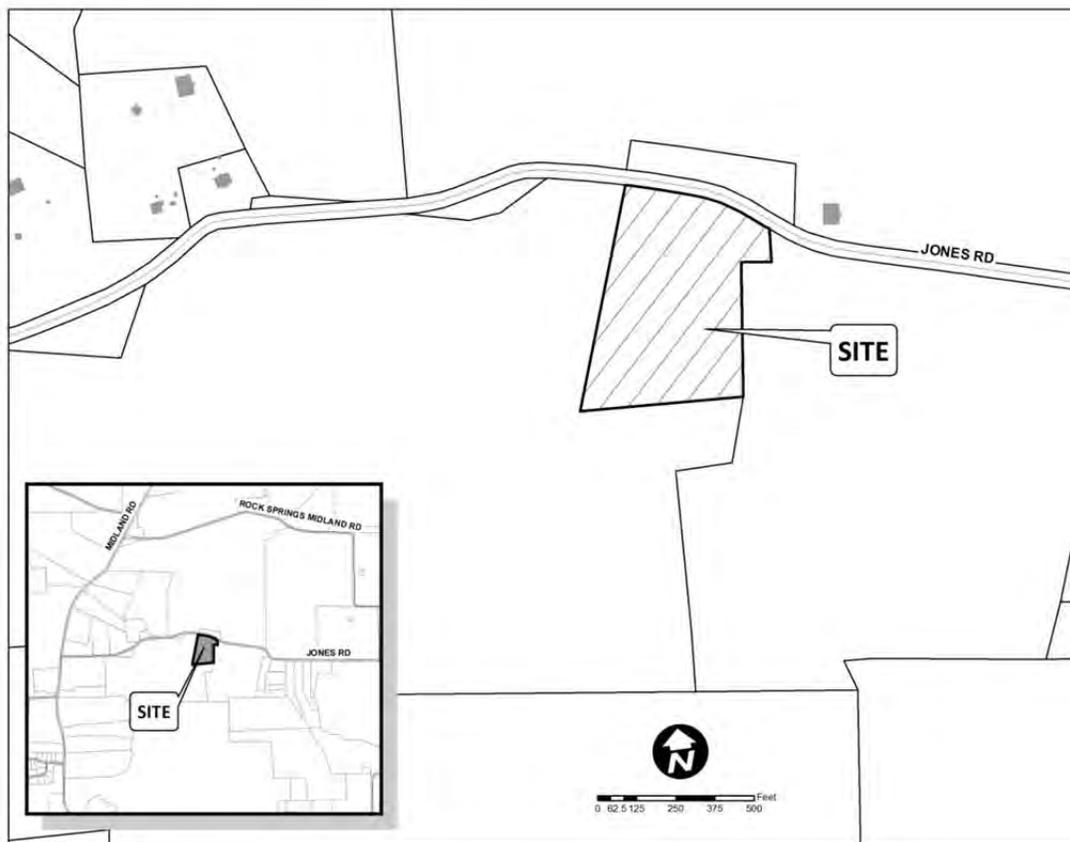
RECEIVED
JUN 06 2014
BY: _____



REVISION:	
DRAWN: SJA	
DATE: 6-6-14	
CHECKED: FJR	
FILE NAME: 13180project.dwg	
SCALE: 1" = 100'	
JOB NO. 13180	
SHEET: 3 of 23	

Rutherford County Regional Planning Commission June 23, 2014 Staff Comments

Plat/Plan Name: Spence Acres Subdivision (14-2027)
Request: Final Plat Approval
Site Details: 1 lot on 1.99 acres, zoned Residential Low-Density (RL) –
Includes waiver requests to the fire hydrant distance requirements and off-site soils easements
Applicant: Steve and Darlene Spence
Property Location: Located along Jones Road



The subject property is located on the south side of Jones Road. The applicants are proposing to subdivide approximately two (2) acres to allow their daughter to construct a home. The original plan was to deed their daughter seven (7) acres, but the loan program will only allow up to two (2) acres. Because of this, the property requires a waiver for an off-site soils easement. The water line along Jones Road will also not support a fire hydrant necessitating a waiver to the fire hydrant location provisions. Besides these issues, the plat appears to be in good order.

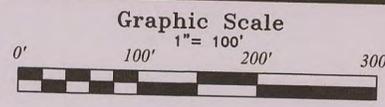
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LEGEND

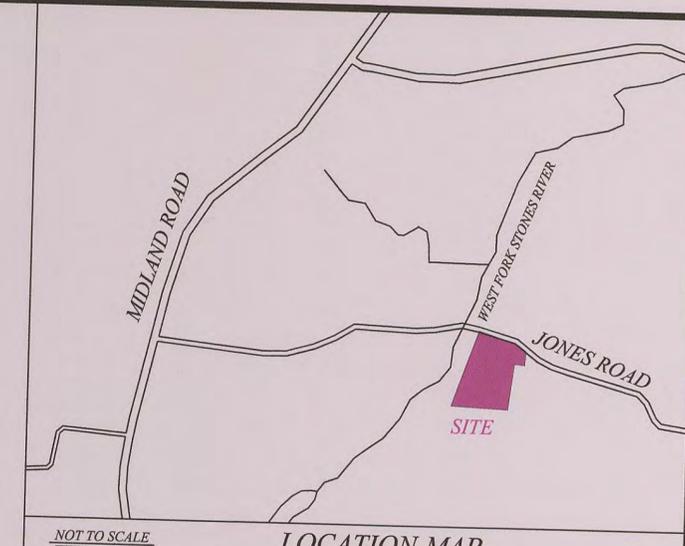
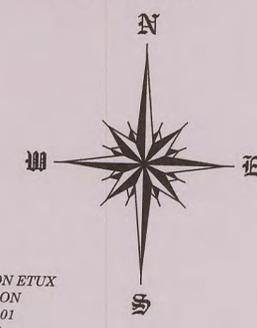
- = 1/2" Rebar (O)
- = 1/2" Rebar (N) w/ Sexton Cap
- ⊕ = Nail (O)
- ⊗ = Mag Hub (N)
- ▲ = Railroad Spike (N)
- = UNMONUMENTED POINT

LINE	BEARING	DISTANCE
L1	S 65°57'39" W	123.83'
L2	N 75°18'41" W	42.93'
L3	N 16°14'17" E	150.29'
L4	N 13°49'15" E	100.00'
L5	S 76°10'45" E	109.02'
L6	S 17°07'47" W	115.36'
L7	S 67°45'04" E	103.48'
L8	S 14°23'13" E	67.67'
L9	S 75°47'59" E	13.86'
L10	S 58°00'20" W	197.16'
L11	N 14°23'13" W	10.49'
L12	N 58°00'20" E	184.40'

NOTE:
IRON RODS DENOTED AS NEW ARE
1/2" REBAR, 18" IN LENGTH WITH CAPS
STAMPED "SEXTON RLS 1898."



NOTE: BEARINGS ARE RELATIVE TO
DEED NORTH -- DB 333, PG 812.
SURVEYED BY ROBERT E. FRANCIS
DATED 08/07/1984



REVISIONS:

PREPARED FOR:
OWNER/CLIENT
STEVE D. SPENCE ETUX
DARLENE
7309 MIDLAND ROAD
CHRISTIANA, TN
37037

MINOR SUBDIVISION PLAT
SPENCE ACRES SUBDIVISION
STEVEN D. & DARLENE SPENCE PROPERTY
LOCATED IN THE 14TH CIVIL DISTRICT OF RUTHERFORD COUNTY,
TENNESSEE, AND IS THE ERNEST L. SPENCE ETUX PROPERTY
DEED BOOK 1293 PAGE 1147 R. O. R. C. T.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THAT THIS IS A CATEGORY 1 SURVEY,
WITH THE RATIO OF PRECISION OF THE UNADJUSTED
SURVEY BEING GREATER THAN 1:10,000. THE SURVEY
SHOWN HEREON WAS PERFORMED UNDER MY DIRECT
SUPERVISION, AND IN COMPLIANCE WITH THE CURRENT
TENNESSEE MINIMUM STANDARDS OF PRACTICE, AS
DEFINED UNDER RULE 0820-03-07, EFFECTIVE
MARCH 17, 2011.
5-27-14
John Chris Sexton
DATE JOHN CHRIS SEXTON

THIS SURVEY HAS BEEN MADE USING THE LATEST
RECORDED DEEDS AND OTHER INFORMATION, AND
THERE ARE NO ENCROACHMENTS OR PROJECTIONS
OTHER THAN THOSE SHOWN HEREON. THIS SURVEY
IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.
THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS,
COVENANTS, AND EASEMENTS APPLICABLE.
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON
THIS PLAT, THIS SURVEY DOES NOT PURPORT TO
REFLECT ANY OF THE FOLLOWING WHICH MAY
BE APPLICABLE TO THE SUBJECT REAL ESTATE:
EASEMENTS, OTHER THAN POSSIBLE EASEMENTS
THAT WERE VISIBLE AT THE TIME OF MAKING OF
THIS SURVEY; BUILDING SET BACK LINES;
RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS;
ZONING OR OTHER LAND-USE REGULATIONS, AND
ANY OTHER FACTS THAT AN ACCURATE AND
CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD NOTES:
THIS PROPERTY IS NOT LOCATED WITHIN A
SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA.
SUBJECT PROPERTY LIES WITHIN ZONE X. ZONE X IS
DEFINED AS AREAS OUTSIDE THE 100 YEAR FLOOD.
REFERENCE FEMA FIRM MAP 47149C0378H, DATED 01/07/2007.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
1. ANY CUTTING OR FILLING AFTER
MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
2. LOT 1 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES
FOR A 2-BEDROOM HOME.
3. LOT 2 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES
FOR A 2-BEDROOM HOME (BACKUP SDDS SYSTEM ONLY).
4. ALL SHADED AREAS ARE TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL
SYSTEMS. KEEP ALL HOUSES, UTILITIES, AND DRIVES OUTSIDE SHADED AREAS.
5. ANY ENCROACHMENT OF SOILS AREAS MAY RESULT IN LOSS OF BEDROOM APPROVAL.

NOTES:
1. This Survey was performed in the field with a Sokkia Reflectorless Total Station.
2. Surveyed area is not located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map
No. 47149C0378H dated 01/07/2007. Property is located in Zone "X". Zone "X" is defined as
areas outside the 100 year flood plain.
3. Current zoning for the surveyed parcel is "RL." Minimum building setbacks are:
Front: 40 feet / Rear: 20 feet / Side: 10 feet
4. Underground utility locations as shown hereon are approximate and are subject to
field verification by the utility owner. 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 can be obtained
from the county register of deeds. Those utilities participating in the Tennessee one
call system can be notified by calling 1-800-351-1111.
5. Bearings are based on Magnetic North -- 08/07/1984.
6. Total Area of this subdivision: 1.99 Acres
7. This parcel is subject to any and all rights-of-way and easements as shown or any other
rights-of-way and easements or restrictions either recorded or by prescription that a
title search may reveal.
8. Main line water taps will be made by the Consolidated Utility District.
Contact the Consolidated Utility District concerning any connection fees or
developmental procedures.
9. Water and Sewer service lines to be extended to property by owner/developer of each
respective lot as needed.
10. A separate right-of-way excavation permit issued at the Street Department
will be required for excavation or construction in the public right of way.
11. All minimum building setback lines must comply with the current ordinances of
Rutherford County.
12. The nearest fire hydrant is not located within 1000' of the property.
13. The purpose of this plat is to subdivide a portion of the existing property so that a house/houses
may be constructed.
14. Total Number of Lots: 2



JOHN G. PEARSON ETUX
BEVERLY PEARSON
MAP 170 PCL 001.01
WD BK 586 PG 738
WD BK 537 PG 254

ERNEST L. SPENCE ETUX
MARY V. SPENCE
MAP 169 PCL 026.00
WD BK 336 PG 812

JOHN G. PEARSON ETUX
BEVERLY PEARSON
MAP 170 PCL 001.01
WD BK 586 PG 738
WD BK 537 PG 254

ERNEST L. SPENCE ETUX
MARY V. SPENCE
MAP 169 PCL 026.00
WD BK 336 PG 812

JOHN G. PEARSON ETUX
BEVERLY PEARSON
MAP 170 PCL 001.01
WD BK 586 PG 738
WD BK 537 PG 254

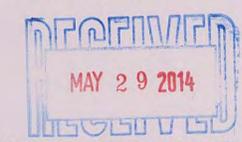
**CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF
SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS**
General approval is hereby granted for lots proposed hereon as being
suitable for subsurface sewage disposal with the listed and/or
attached restrictions. Before the initiation of construction, the
location of the house or other structure(s) and plans for the
subsurface sewage disposal system shall be approved by the Local
Health Authority.
DATE LOCAL HEALTH AUTHORITY

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
I hereby certify that the subdivision shown hereon has been approved by
the Middle Tenn. Electric Membership Corp. (MTEMC) for electric power service,
that the subdivision is within the service area of MTEMC, and that MTEMC is
able to provide electric power service to the subdivision subject to the owner
complying with the applicable rules and regulations of MTEMC. No electric
power service will be provided until MTEMC's requirements for electric power
service have been met.
Date MTEMC Power System 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 County Register of Deeds.
Date Planning Commission Secretary

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

CERTIFICATE OF OWNERSHIP
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 and establish the minimum building
restriction lines, and dedicate all streets, alleys, walks, and utilities therein,
parks and other open spaces to public or private use as noted.
(reference Deed Book 1293 page 1147 R.O.R.C.T.)
Date By: Steven D. Spence
Date By: Darlene Spence



PRELIMINARY PLAT

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT
TITLE REPORT AND DOES NOT NECESSARILY REFLECT ALL RIGHTS
AND ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT PROPERTY.

SHEET
1 OF 1

14-2027

Rutherford County Regional Planning Commission June 23, 2014 Staff Comments

Plat/Plan Name: Verizon Cellular Tower Site (14-3012)
Request: Site Plan Approval
Site Details: New construction of a 144-foot monopole tower (Total height including lightning rod) with accessory structures (Equipment shelter and generator) on 28.22 acres zoned Residential Medium-Density (RM)
Applicant: Verizon Wireless by Faulk and Foster Real Estate, Inc.
Property Location: 3133 Joe Brown Road



The subject property is located on the south side of Joe Brown Road. The applicants received special exception approval from the Board of Zoning Appeals at their May 14, 2014 meeting to construct a cellular tower on the property. The tower will be constructed with one carrier but will have the ability to accommodate three additional carriers.

Any approval should be made subject to Staff Comments.

SITE PLAN NOTES

THE PROPOSED DEVELOPMENT IS FOR A 135 FOOT MONOPOLE TOWER WITH MULTIPLE CARRIERS. ITS LOCATION IS AT 3133 JOE BROWN ROAD, MURFREESBORO, TENNESSEE 37129.

THE TOWER WILL BE ACCESSED BY A PROPOSED STABILIZED DRIVE FROM AN EXISTING GRAVEL ROADWAY (JOE BROWN RD). THE ACCESS ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL HIGHWAY DEPARTMENT OF TRANSPORTATION STANDARDS. WATER, SANITARY SEWER, AND WASTE COLLECTIONS SERVICES ARE NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

CENTERLINE OF PROPOSED TOWER GEOGRAPHIC LOCATIONS:
 LATITUDE: 35°56'39.84"N
 LONGITUDE: 86°25'55.27"W

NOTE:

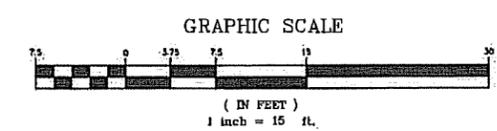
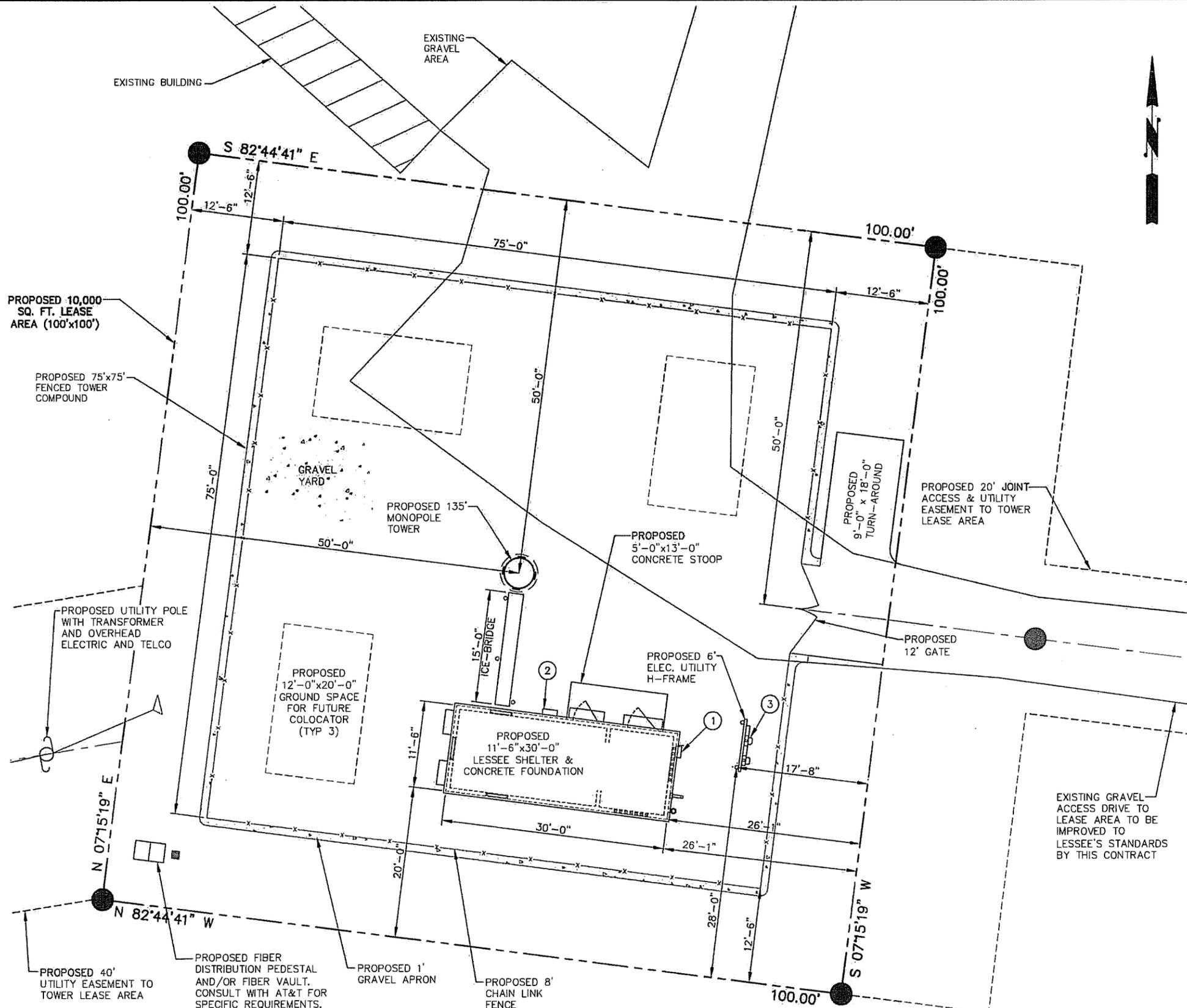
1. REMOVE ALL VEGETATION & CLEAN AREA WITHIN LEASE AREA (CLEAR AND GRUB ENTIRE LEASE AREA)
2. FINISH GRADING TO PROVIDE EFFECTIVE DRAINAGE W/ A SLOPE OF NO LESS THAN ONE EIGHT INCH (1/8") PER FOOT FLOWING AWAY FROM EQUIP. FOR A MIN. DISTANCE OF SIX FEET (6') IN ALL DIRECTIONS.
3. LOCATE ALL U.G. UTILITIES PRIOR TO ANY CONSTRUCTION.
4. COMPOUND FINISHED SURFACE TO BE FENCED.
5. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER WHICH SHALL BE SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE.
6. CONTRACTOR TO PLACE CULVERTS, DRAINAGE DITCHES, DIVERTERS, ETC. AS REQUIRED TO CONTROL DRAINAGE ACROSS ACCESS DRIVE AND TO MINIMIZE EROSION.
7. CONTRACTOR TO ORIENT TOWER SUCH THAT AN OPEN COAX PORT FACES FRONT GATE AND LESSEE'S PROPOSED ICE-BRIDGE AS DEPICTED. LESSEE TO RECEIVE A HIGH PORT (± 10' AGL).

CONSTRUCTION KEYNOTES:

1. PROPOSED LESSEE EXTERIOR DISCONNECT INSTALLED ON SHELTER WALL BY BUILDING MANUFACTURER.
2. PROPOSED 12"x12"x6" PVC TELCO JUNCTION BOX INSTALLED ON SHELTER WALL BY CONTRACTOR.
3. PROPOSED LESSEE ELECTRIC METER AND DISCONNECT. 4-GANG, 600A METER PANEL & SOCKETS BY THIS CONTRACT. METER BY UTILITY COMPANY.

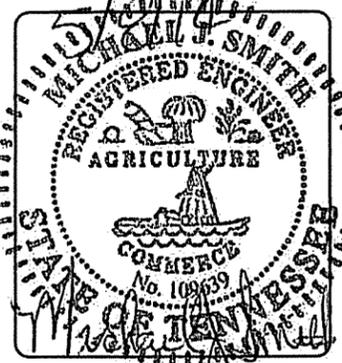
LEGEND

—E—	EXISTING OVERHEAD ELECTRIC
—T—	EXISTING OVERHEAD TELEPHONE
—UE—	EXISTING UNDERGROUND ELECTRIC
—UT—	EXISTING UNDERGROUND TELEPHONE
—UE—	PROPOSED UNDERGROUND ELECTRIC
—UT—	PROPOSED UNDERGROUND TELEPHONE
—X—	FENCE LINE
---	LEASE LINE
---	APPROXIMATE PROPERTY LINE
⊙	POWER POLE
□	TELEPHONE PEDESTAL
⊕	WATER VALVES
⊕	FIRE HYDRANTS
⊕	SET 5/8" IRON PIN WITH CAP
⊕	BENCHMARK
⊕	FOUND #5 REBAR
⊕	UTILITY POLE GUY WIRE



verizon wireless
Tennessee Partnership
 575 HICKORY HILLS BOULEVARD
 WHITES CREEK, TENNESSEE 37189
 (615) 714-7114 PHONE
 (615) 831-7411 FAX

BT Engineering, Inc.
 3001 TAYLOR SPRINGS DRIVE
 LOUISVILLE, KENTUCKY 40220
 (502) 459-8402 PHONE
 (502) 459-8427 FAX



SITE NAME: LEANNA

SITE NUMBER: 254701

SITE ADDRESS: 3133 JOE BROWN ROAD
 MURFREESBORO, RUTHERFORD CO, TN 37129

AREA: LEASE AREA = 10,000 SQ. FT.

PROPERTY OWNER: TERRY JONES ETUX PEGGY
 3680 RUBY ROAD
 MURFREESBORO, TN 37129

TAX MAP NUMBER: 48

PARCEL NUMBER: 030.03

SOURCE OF TITLE: DEED BOOK 465, PAGE 226

LATITUDE: N 35°56'39.84"
 LONGITUDE: W 86°25'55.27"

NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT	11/26/13
2	REISSUE FOR COMMENT	2/28/14
3	CONSTRUCTION ISSUE	5/08/14

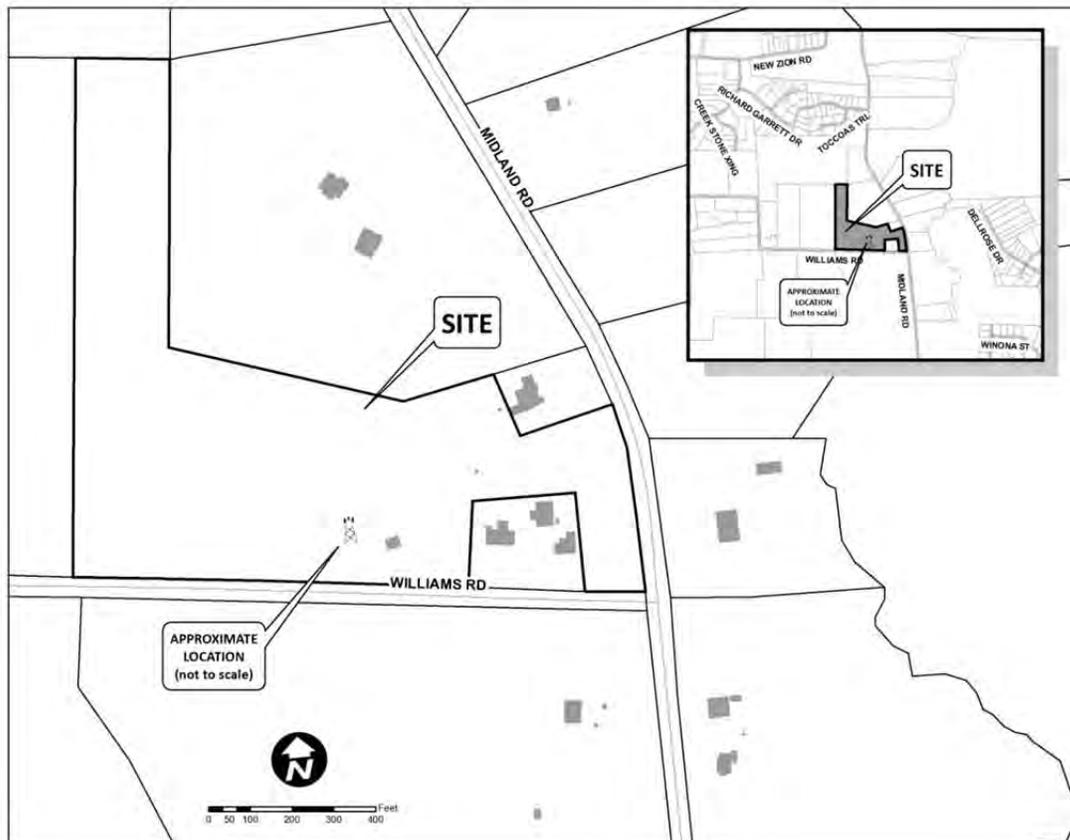
TITLE: DETAILED SITE LAYOUT

SHEET: C-4

Rutherford County Regional Planning Commission

June 23, 2014 Staff Comments

Plat/Plan Name: Verizon Cellular Tower Site (14-3013)
Request: Site Plan Approval
Site Details: New construction of a 160-foot monopole tower (Total height including lightning rod) with accessory structures (Equipment shelter and generator) on 17 acres zoned Residential Low-Density (RL)
Applicant: Verizon Wireless by Faulk and Foster Real Estate, Inc.
Property Location: 6068 Williams Road



The subject property is located on the north side of Williams Road. The applicants received special exception approval from the Board of Zoning Appeals at their May 14, 2014 meeting to construct a cellular tower on the property. The tower will be constructed with one carrier but will have the ability to accommodate three additional carriers.

Any approval should be made subject to Staff Comments.

SITE PLAN NOTES

THE PROPOSED DEVELOPMENT IS FOR A 150 FOOT MONOPOLE TOWER WITH MULTIPLE CARRIERS. ITS LOCATION IS AT 6068 WILLIAMS RD, CHRISTIANA, TN 37037.

THE TOWER WILL BE ACCESSED BY A PROPOSED STABILIZED DRIVE FROM AN EXISTING ASPHALT ROADWAY (WILLIAMS RD), A PUBLIC RIGHT OF WAY. THE ACCESS ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL HIGHWAY DEPARTMENT OF TRANSPORTATION STANDARDS. WATER, SANITARY SEWER, AND WASTE COLLECTIONS SERVICES ARE NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

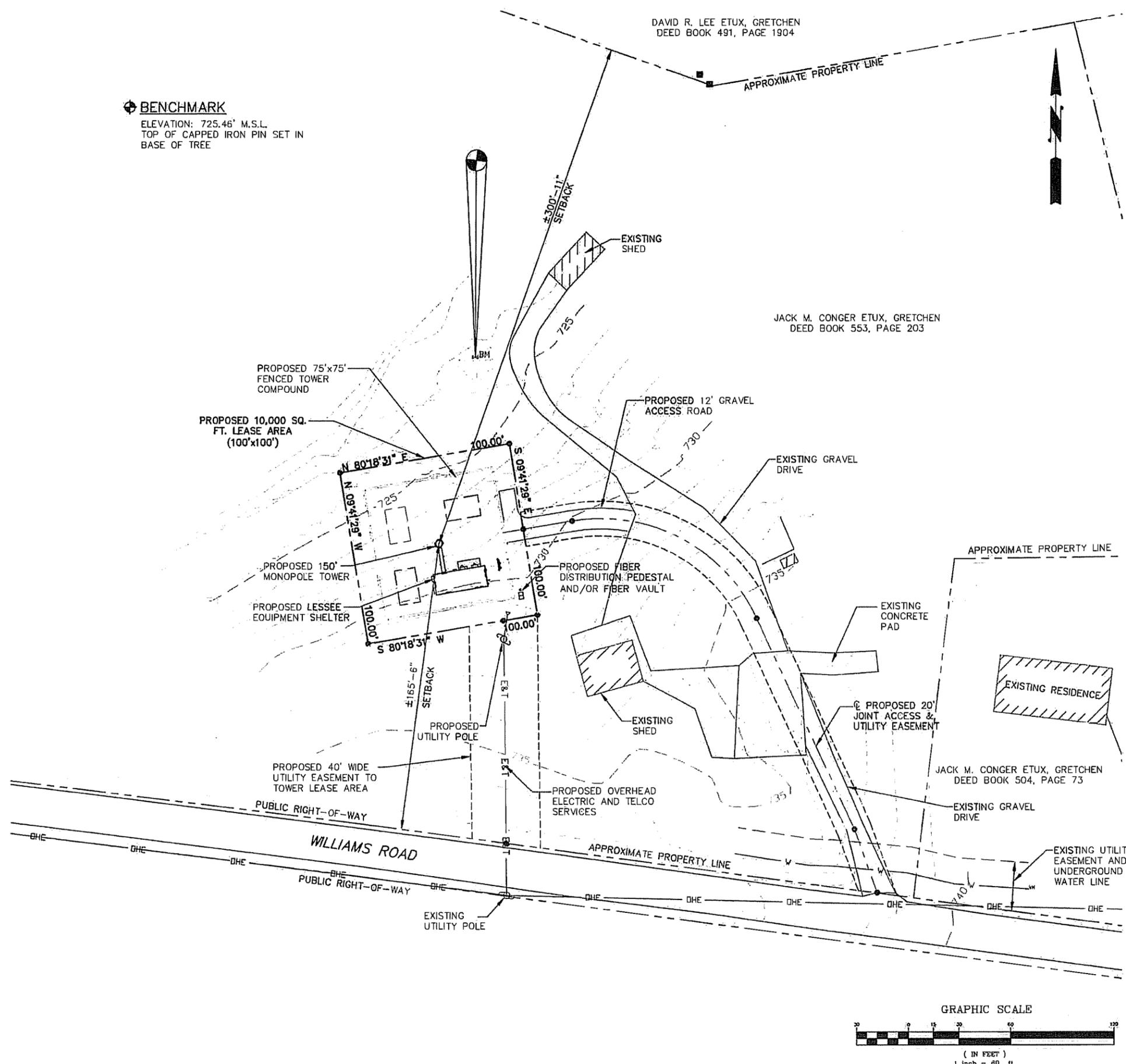
CENTERLINE OF PROPOSED TOWER GEOGRAPHIC LOCATIONS:
 LATITUDE: 35°40'55.40" N
 LONGITUDE: 86°29'05.99" W

BENCHMARK

ELEVATION: 725.46' M.S.L.
 TOP OF CAPPED IRON PIN SET IN
 BASE OF TREE

NOTE:

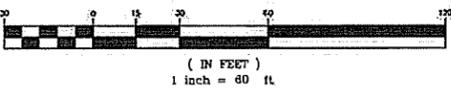
1. REMOVE ALL VEGETATION & CLEAN AREA WITHIN LEASE AREA (CLEAR AND GRUB ENTIRE LEASE AREA)
2. FINISH GRADING TO PROVIDE EFFECTIVE DRAINAGE W/ A SLOPE OF NO LESS THAN ONE EIGHT INCH (1/8") PER FOOT FLOWING AWAY FROM EQUIP. FOR A MIN. DISTANCE OF SIX FEET (6') IN ALL DIRECTIONS.
3. LOCATE ALL U.G. UTILITIES PRIOR TO ANY CONSTRUCTION.
4. COMPOUND FINISHED SURFACE TO BE FENCED.
5. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER WHICH SHALL BE SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE.
6. CONTRACTOR TO PLACE CULVERTS, DRAINAGE DITCHES, DIVERTERS, ETC. AS REQUIRED TO CONTROL DRAINAGE ACROSS ACCESS DRIVE AND TO MINIMIZE EROSION.
7. CONTRACTOR TO ORIENT TOWER SUCH THAT AN OPEN COAX PORT FACES FRONT GATE AND LESSEE'S PROPOSED ICE-BRIDGE AS DEPICTED. LESSEE TO RECEIVE A HIGH PORT (± 10' AGL).



DAVID R. LEE ETUX, GRETCHEN
 DEED BOOK 491, PAGE 1904

JACK M. CONGER ETUX, GRETCHEN
 DEED BOOK 553, PAGE 203

GRAPHIC SCALE



LEGEND

- E ——— EXISTING OVERHEAD ELECTRIC
- T ——— EXISTING OVERHEAD TELEPHONE
- UE ——— EXISTING UNDERGROUND ELECTRIC
- UT ——— EXISTING UNDERGROUND TELEPHONE
- UE ——— PROPOSED UNDERGROUND ELECTRIC
- UT ——— PROPOSED UNDERGROUND TELEPHONE
- - - - - FENCE LINE
- - - - - LEASE LINE
- - - - - APPROXIMATE PROPERTY LINE
- ——— POWER POLE
- TELE PED TELEPHONE PEDESTAL
- ⊗ WATER VALVES
- ⊕ FIRE HYDRANTS
- SURVEY POINT
- ⊕ BENCHMARK
- EXISTING STAKED POINT

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 (502) 459-8427 FAX

MICHAEL J. SMITH
 REGISTERED ENGINEER
 AGRICULTURE
 No. 109639
 STATE OF TENNESSEE

SITE NAME: BRANDONS CHAPEL

SITE NUMBER: 266783

SITE ADDRESS: 6068 WILLIAMS ROAD
 CHRISTIANA, TN 37037

AREA: LEASE AREA = 10,000 SQ. FT.

PROPERTY OWNER: JACK M. CONGER
 6068 WILLIAMS ROAD
 CHRISTIANA, TN 37037

TAX MAP NUMBER: 181

PARCEL NUMBER: 005.00

SOURCE OF TITLE: DEED BOOK 553, PAGE 203

LATITUDE: N 35°40'55.40"
 LONGITUDE: W 86°29'05.99"

NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT	11/7/13
2	CONSTRUCTION ISSUE	02/3/14

TITLE: SITE LAYOUT

SHEET: C-3

SITE PLAN NOTES

THE PROPOSED DEVELOPMENT IS FOR A 150 FOOT MONOPOLE TOWER WITH MULTIPLE CARRIERS. ITS LOCATION IS AT 6068 WILLIAMS RD, CHRISTIANA, TN 37037.

THE TOWER WILL BE ACCESSED BY A PROPOSED STABILIZED DRIVE FROM AN EXISTING ASPHALT ROADWAY (WILLIAMS RD), A PUBLIC RIGHT OF WAY. THE ACCESS ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL HIGHWAY DEPARTMENT OF TRANSPORTATION STANDARDS. WATER, SANITARY SEWER, AND WASTE COLLECTIONS SERVICES ARE NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

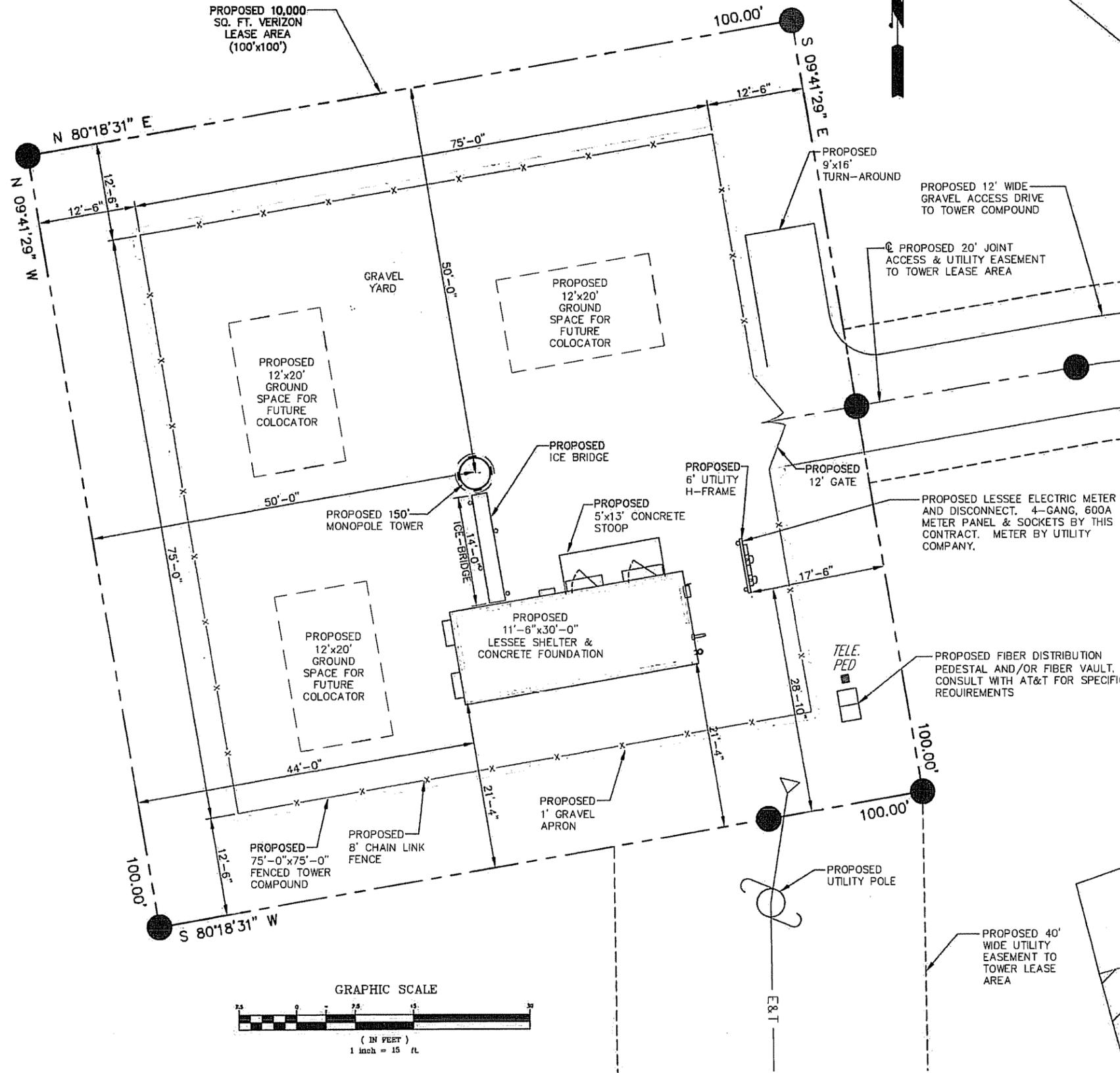
CENTERLINE OF PROPOSED TOWER GEOGRAPHIC LOCATIONS:
 LATITUDE: 35°40'55.40" N
 LONGITUDE: 86°29'05.99" W

NOTE:

1. REMOVE ALL VEGETATION & CLEAN AREA WITHIN LEASE AREA (CLEAR AND GRUB ENTIRE LEASE AREA)
2. FINISH GRADING TO PROVIDE EFFECTIVE DRAINAGE W/ A SLOPE OF NO LESS THAN ONE EIGHT INCH (1/8") PER FOOT FLOWING AWAY FROM EQUIP. FOR A MIN. DISTANCE OF SIX FEET (6') IN ALL DIRECTIONS.
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5. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER WHICH SHALL BE SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE.
6. CONTRACTOR TO PLACE CULVERTS, DRAINAGE DITCHES, DIVERTERS, ETC. AS REQUIRED TO CONTROL DRAINAGE ACROSS ACCESS DRIVE AND TO MINIMIZE EROSION.
7. CONTRACTOR TO ORIENT TOWER SUCH THAT AN OPEN COAX PORT FACES FRONT GATE AND LESSEE'S PROPOSED ICE-BRIDGE AS DEPICTED. LESSEE TO RECEIVE A HIGH PORT (± 10' AGL).

LEGEND

- E— EXISTING OVERHEAD ELECTRIC
- T— EXISTING OVERHEAD TELEPHONE
- UE— EXISTING UNDERGROUND ELECTRIC
- UT— EXISTING UNDERGROUND TELEPHONE
- UE— PROPOSED UNDERGROUND ELECTRIC
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- ⊙ POWER POLE
- TELE. PED.
- TELE. PED.
- WATER VALVES
- FIRE HYDRANTS
- SURVEY POINT
- BENCHMARK
- EXISTING STAKED POINT



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SITE NAME: BRANDONS CHAPEL

SITE NUMBER: 266783

SITE ADDRESS: 6068 WILLIAMS ROAD
 CHRISTIANA, TN 37037

AREA: LEASE AREA = 10,000 SQ. FT.

PROPERTY OWNER: JACK M. CONGER
 6068 WILLIAMS ROAD
 CHRISTIANA, TN 37037

TAX MAP NUMBER: 181

PARCEL NUMBER: 005.00

SOURCE OF TITLE: DEED BOOK 553, PAGE 203

LATITUDE: N 35°40'55.40"
 LONGITUDE: W 86°29'05.99"

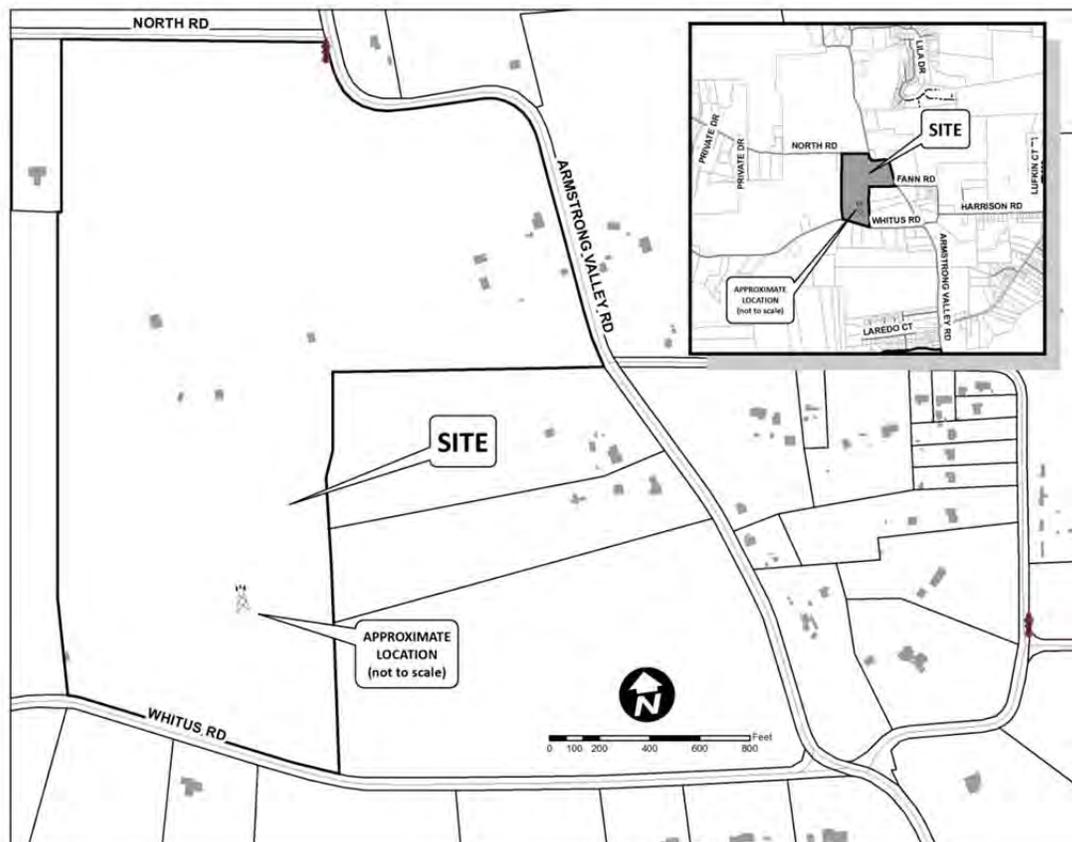
NO.	REVISION/ISSUE	DATE
1	ISSUE FOR COMMENT	11/7/13
2	CONSTRUCTION ISSUE	02/3/14

TITLE: DETAILED SITE PLAN

SHEET: C-4

Rutherford County Regional Planning Commission June 23, 2014 Staff Comments

Plat/Plan Name: Verizon Cellular Tower Site (14-3014)
Request: Site Plan Approval
Site Details: New construction of a 199-foot monopole tower (Total height including lightning rod) with accessory structures (Equipment shelter and generator) on 94.5 acres zoned Residential Medium-Density (RM)
Applicant: Verizon Wireless by Faulk and Foster Real Estate, Inc.
Property Location: 3158 Armstrong Valley Road



The subject property is located along the west side of Armstrong Valley Road, although the proposed tower will be accessed from Whitus Road. The applicants received special exception approval from the Board of Zoning Appeals at their May 14, 2014 meeting to construct a cellular tower on the property. The tower will be constructed with one carrier but will have the ability to accommodate three additional carriers.

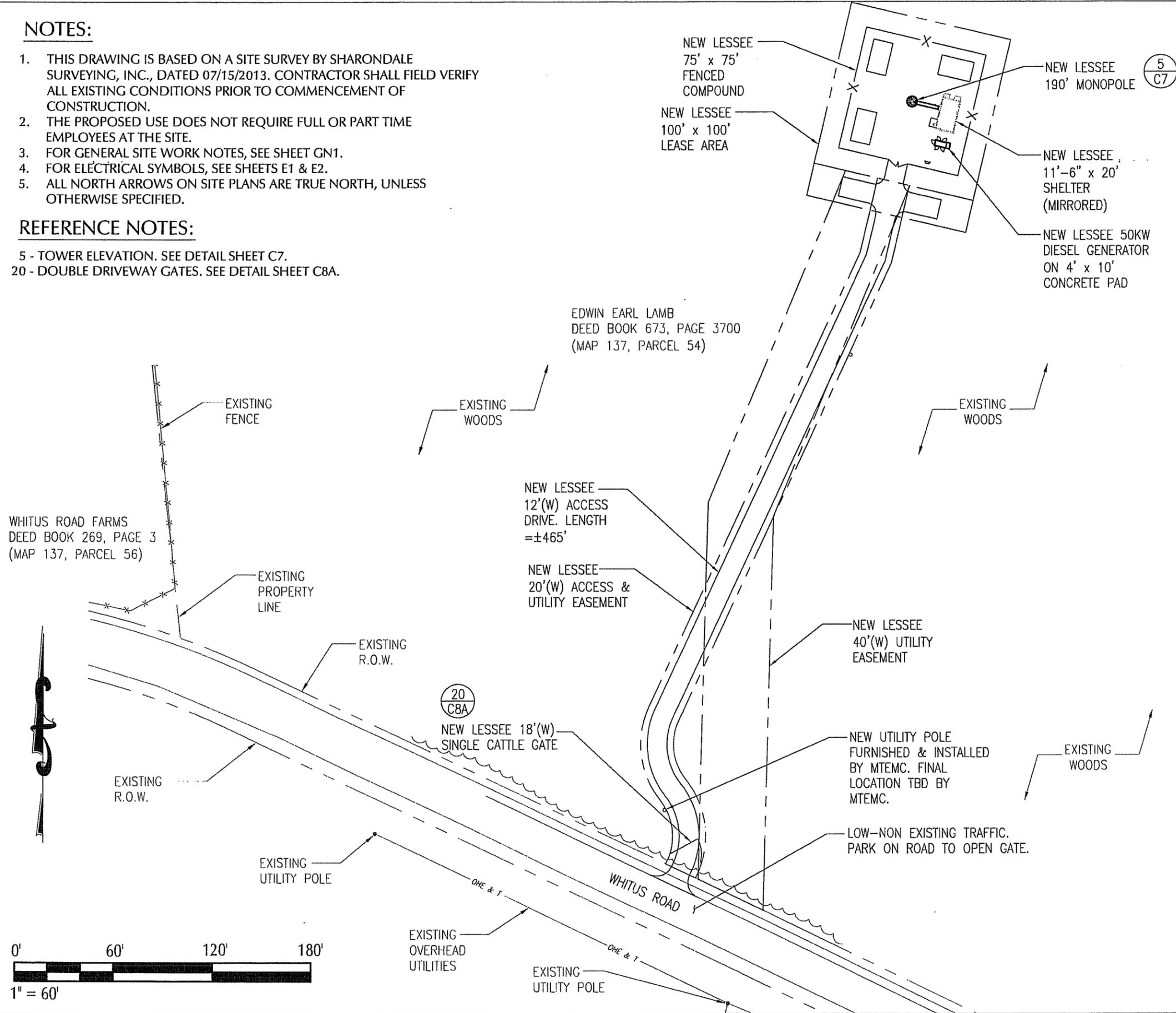
Any approval should be made subject to Staff Comments.

NOTES:

1. THIS DRAWING IS BASED ON A SITE SURVEY BY SHARONDALE SURVEYING, INC., DATED 07/15/2013. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET GN1.
4. FOR ELECTRICAL SYMBOLS, SEE SHEETS E1 & E2.
5. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.

REFERENCE NOTES:

- 5 - TOWER ELEVATION. SEE DETAIL SHEET C7.
- 20 - DOUBLE DRIVEWAY GATES. SEE DETAIL SHEET C8A.



LESSEE

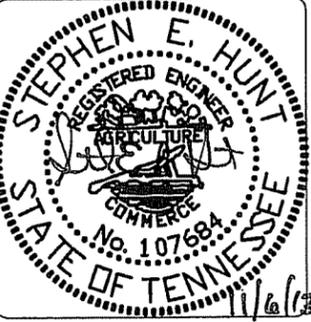


1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
 FAX: 423-843-9509

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	20130852378
DRAWN BY:	SA
CHECKED BY:	CTD

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/06/13	CONSTRUCTION ISSUE
2	07/19/13	PRELIMINARY REVIEW



PROJECT No.	20130852378
SITE NAME:	MERIBETH
SITE NUMBER:	264266
SITE ADDRESS:	3158 ARMSTRONG VALLEY RD MURFREESBORO, TN 37128
DESIGN TYPE:	RAW LAND

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

DRAWING NO.	REVISION:
C1	0

