

# Rutherford County Regional Planning Commission

Agenda – July 28, 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 JULY 14, 2014**
- V. **ITEMS WITHDRAWN/DEFERRED**
- VI. **SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
  - A. **Retreat at Pinnacle Hills (14-1005) – 95 lots on 33.72 acres, zoned Planned Unit Development (PUD), located along Thompson Road, Park Trust Development, LLC applicant**
  - B. **Richmond’s Retreat, Section III (14-1006) – 7 lots on 2.28 acres, zoned Residential Medium Density (RM – Pre-existing CUP for a Planned Residential Development), located off of Shelbyville Highway, Steve Knox applicant**
  - C. **Heatherwood, Section III (14-1007) – 31 lots on 14.28 acres, zoned Residential Medium-Density (RM), located off of Florence Road, Gipson Development, LLC applicant**
- VII. **SUBMITTED FOR FINAL PLAT APPROVAL**
  - A. **Bill Spurling Minor Final Plat (14-2020) – 1 lot on 1.10 acres, zoned Residential Low-Density (RL), located along Lowe Road, Billy Spurling applicant. Includes a waiver to the fire hydrant distance requirements**
  - B. **Ridgeside Subdivision, Section II (14-2041) – 36 lots on 16.68 acres, zoned Residential Medium-Density (RM), located off of Barfield Crescent Road, Jones Construction Company applicant**
  - C. **CreeksBend Subdivision, Section I, Phase II (14-2042) – 15 lots on 9.01 acres, zoned Residential Medium-Density (RM), located off of Old Lebanon Road, Silverhill Partners, LLC applicant. Includes a waiver to the fire hydrant distance requirements**
  - D. **CreeksBend Subdivision, Section 1, Phase III (14-2048) 10 lots on 4.25 acres, zoned Residential Medium-Density (RM), located off of Old Lebanon Road, Silverhill Partners, LLC applicant. Includes a waiver to the fire hydrant distance requirements**
  - E. **Henley Propane Minor Final Plat (14-2043) – 1 lot on 2.00 acres, zoned Light Industrial (LI), located along Franklin Road/State Route 96, Brett Henley applicant. Includes a waiver for no soil sites**

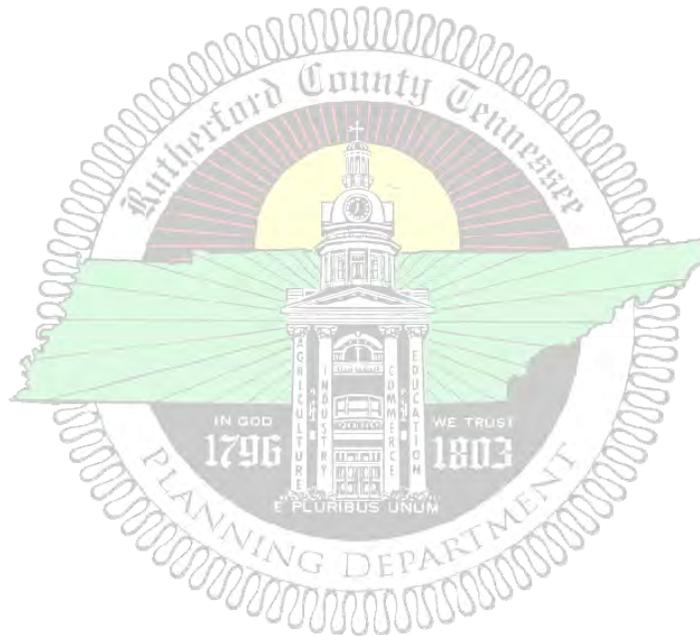
**VIII. STAFF REPORTS/OTHER BUSINESS**

- A. Update on Fire Code Adoption
- B. Subdivision Regulations Amendments – Public Hearing on August 11, 2014

**IX. ADJOURNMENT**

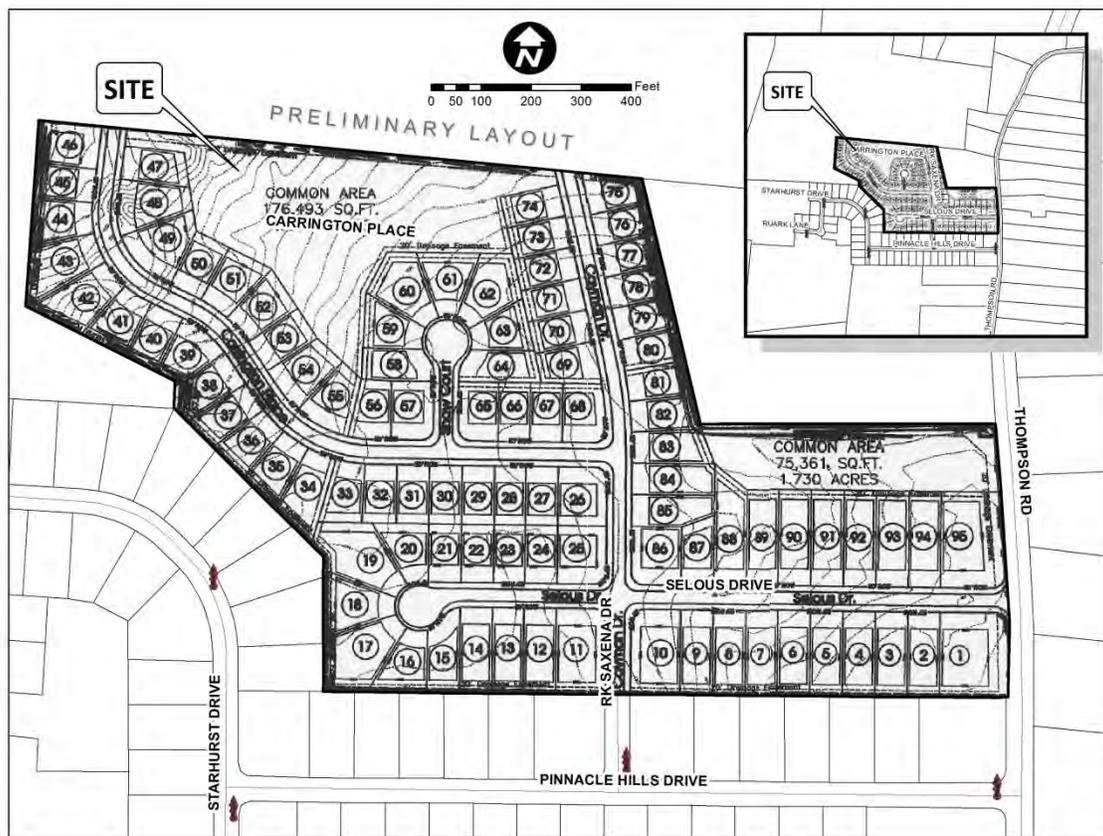
**The Planning Commission will have a PC 862 training session on traffic sheds after the adjournment of the regular meeting.**

**This training session will be led by Williamson County Planning Director Mike Matteson and Stephen Tocknell from Tocknell Planning Services, LLC.**



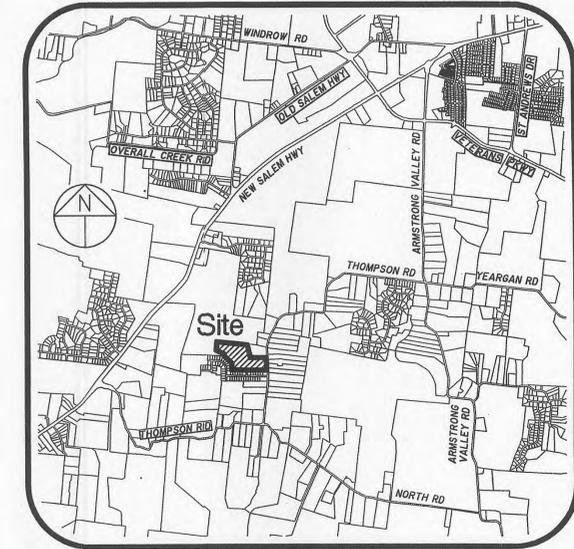
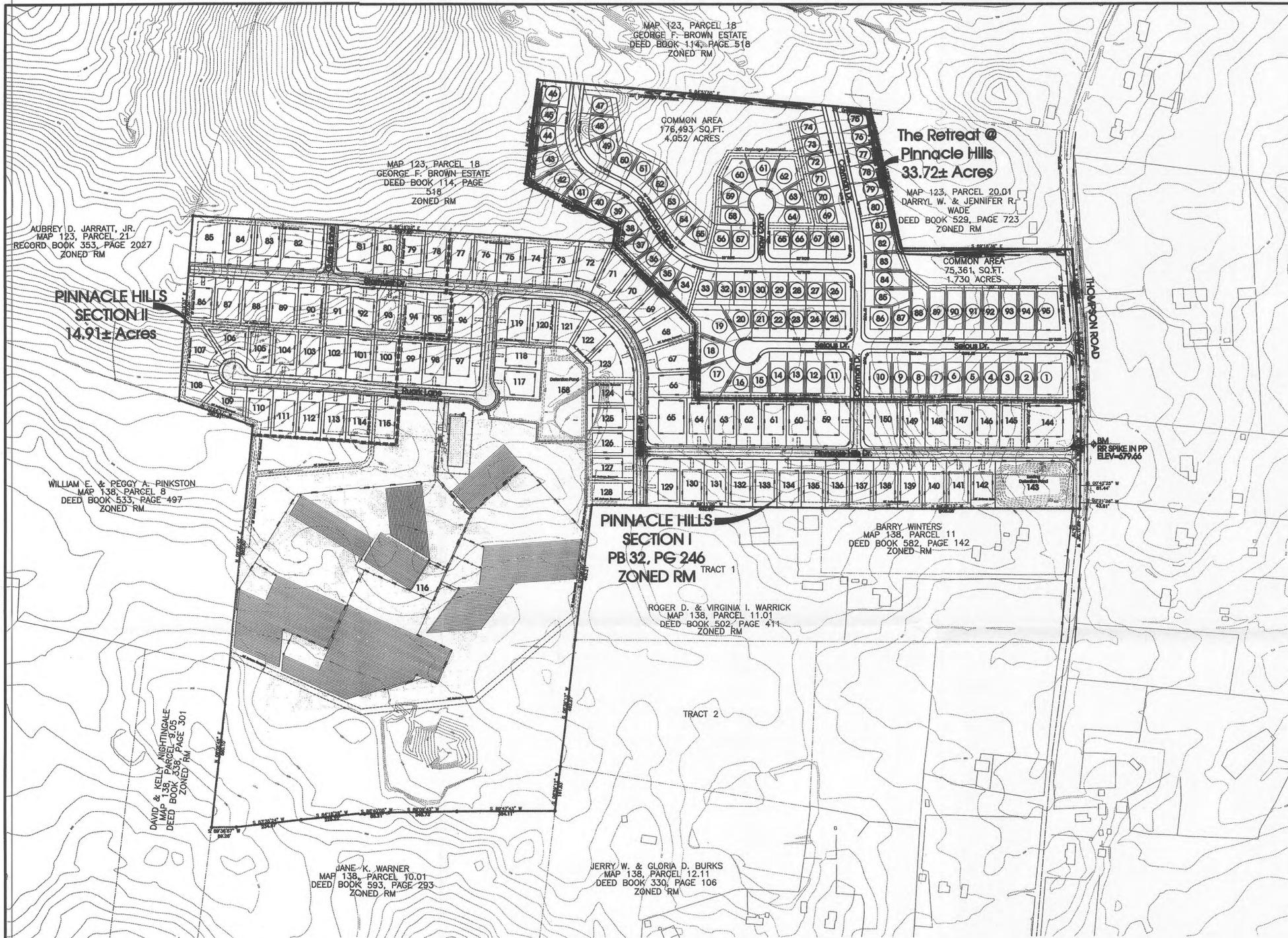
# Rutherford County Regional Planning Commission July 28, 2014 Staff Comments

**Plat/Plan Name:** Retreat at Pinnacle Hills (14-1005)  
**Request:** Preliminary Plan Approval  
**Site Details:** 95 lots on 33.72 acres, Zoned Planned Unit Development (PUD)  
**Developer:** Park Trust Development, LLC  
**Property Location:** Along Thompson Road



The subject property is located along the west side of Thompson Road. The zoning of the property was approved by the County Commission at their May 15, 2014 meeting. The current layout will need to be adjusted slightly to allow for proper turn-around areas for emergency vehicles along Cayman Drive and Carrington Place. A decision will also have to be made regarding the street name of Cayman Drive. Cayman Drive extends off of RK Saxena Drive from the first section of Pinnacle Hills. If the developer wishes to keep Cayman Drive as the street name, a street name change request will need to be made to the Rutherford County Road Board.

Any approval should be made subject to Staff Comments.

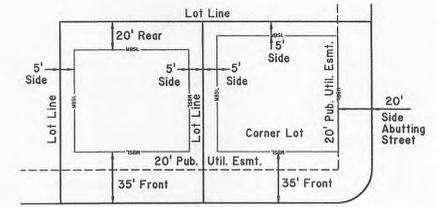


**Owner/Developer:**  
Park Trust Development, LLC  
640 Broadmor Blvd., Suite 100  
Murfreesboro, TN 37129

**Floodplain Note:**  
This site lies within Zone X, not in the 100 Year Floodplain per Community Panel 47149C0265 E dated May 18, 1998 & 47129C0245 E dated May 18, 1998.

**Land Data:**  
10th Civil District  
Total Area = 33.72 Ac.±  
Common Area = 5.78 Ac.±  
95 Lots Zoned RM

**Deed Reference:**  
Park Trust Development, LLC  
Tax Map 138, Parcel 1  
Record Book 601, Page 3709



**CERTIFICATION FOR APPROVAL OF WATER:**  
I hereby certify that the subdivision plat entitled The Retreat @ Pinnacle Hills has been approved by Consolidated Utility District of Rutherford County (CUDRC) for water service, that the subdivision is within the service area of CUDRC and that CUDRC is able to provide water service to this subdivision subject to the owner complying with all applicable specifications and regulations set forth by CUDRC and the Tennessee Department of Environment and Conservation Drinking Water Unit. No water service will be provided until these requirements for water service have been met and approved in writing by CUDRC.

Date: \_\_\_\_\_ Consolidated Utility District Official

**Electrical Service:**  
Middle Tennessee Electric Membership Corporation (M.T.E.M.C.) will provide electric service to the subject property according to the normal operating practices of M.T.E.M.C. as defined in the Rules Regulations, By-laws, Policy Bulletins and Operational Bulletins of M.T.E.M.C. No electric service will be provided until M.T.E.M.C.'s requirements have been met.

Date: \_\_\_\_\_ M.T.E.M.C. Official: \_\_\_\_\_

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 owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



Know what's below.  
Call before you dig.

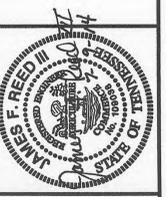
**Master Preliminary Plat Plan**

**RECEIVED**  
JUL 10 2014  
BY: \_\_\_\_\_

SCALE: 1" = 100'

0 100' 200'

DRAWN: SJA, CFB3
DATE: 7-11-14
CHECKED: JFR
FILE NAME: 05242projectSPC.dwg
REVISED:
SCALE: 1"=100'
JOB NO. 05242
SHEET:



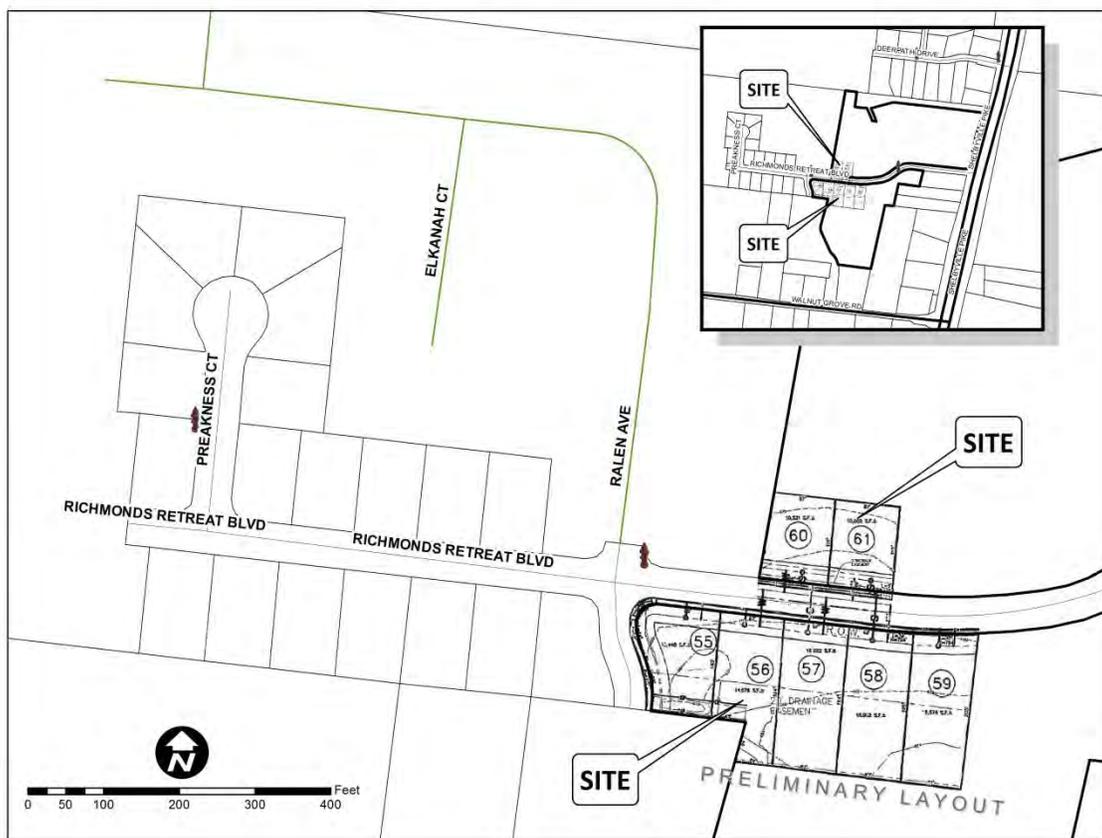
**The Retreat @ Pinnacle Hills**  
P.U.D.  
Rutherford County, Tennessee

**SEC, Inc.**  
SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 E-MAIL: JREED@SEC-CIVIL.COM FAX: (615) 895-2587  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

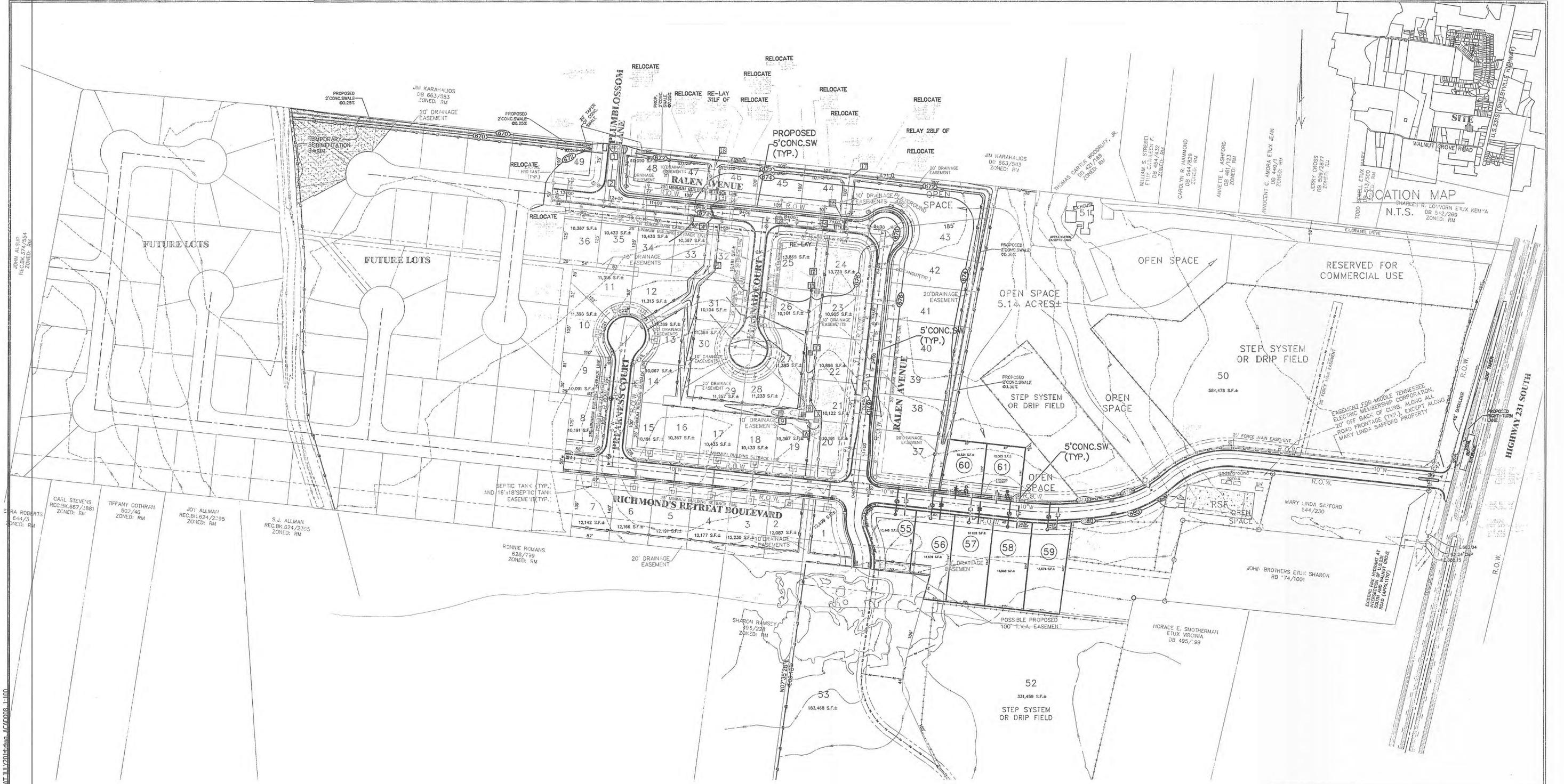
## Rutherford County Regional Planning Commission July 28, 2014 Staff Comments

**Plat/Plan Name:** Richmond's Retreat Section III (14-1006)  
**Request:** Preliminary Plan Approval  
**Site Details:** 7 lots on 2.28 acres, Zoned Residential Medium-Density (RM) with a previously approved conditional use permit for a Planned Residential Development  
**Developer:** Steve Knox  
**Property Location:** Along Shelbyville Highway

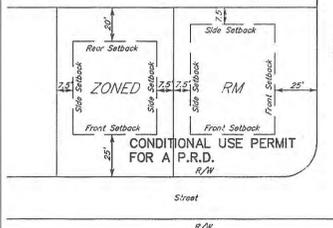


The subject property is located along the west side of Shelbyville Highway. Section I was recorded in July of 2011. Infrastructure for Section II has been installed, although the Planning Commission has not considered a final plat for yet. Section III consists of seven (7) lots along the main road of the subdivision, Richmond's Retreat Boulevard. Staff has requested to see the proposed layout of a right-turn deceleration lane into the subdivision as part of this section.

Any approval should be made subject to Staff Comments.



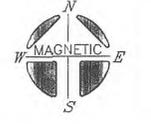
ZONING: RM (MEDIUM DENSITY RESIDENTIAL), WITH A CONDITIONAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT  
 FRONT SETBACK: 25'  
 SIDE SETBACK: 7.5'  
 REAR SETBACK: 20'



- NOTES:
1. 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.
  2. 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.

RECEIVED  
 JUL 11 2014  
 BY: .....

- LEGEND FOR MONUMENTS  
 I.R.S. O IRON PIN SET  
 I.P.F. O IRON PIN FND.  
 R.S. RAILROAD SPIKE  
 S.S. SURVEY POINT  
 T.E. TENCE  
 N.A. NAIL  
 C.M.F. CONC. MARKER FND.



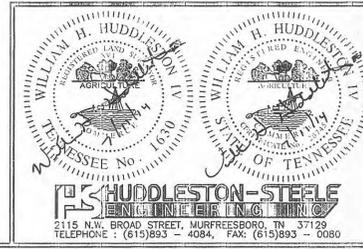
7TH MANAGERIAL DISTRICT  
 7 LOTS - 2.28 ACRES±

THIS SUBDIVISION WILL BE SEWERED BY A STEP SYSTEM.

OWNER/DEVELOPER: STEVE KNOX  
 ADDRESS: P.O. BOX 12185  
 MURFREESBORO, TN 37129  
 TAX MAP: 158 PARCEL: 29

FLOOD MAP PANEL: 470165 0391 H ZONE: X  
 FLOOD MAP DATED: JANUARY 5, 2007  
 NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.



#	DATE	REVISION DESCRIPTION

MASTER PLAN  
 SECTION III  
**RICHMOND'S RETREAT**  
 20TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN  
 DATE: JULY, 2014 SCALE 1"=100' SH. 1 OF 3

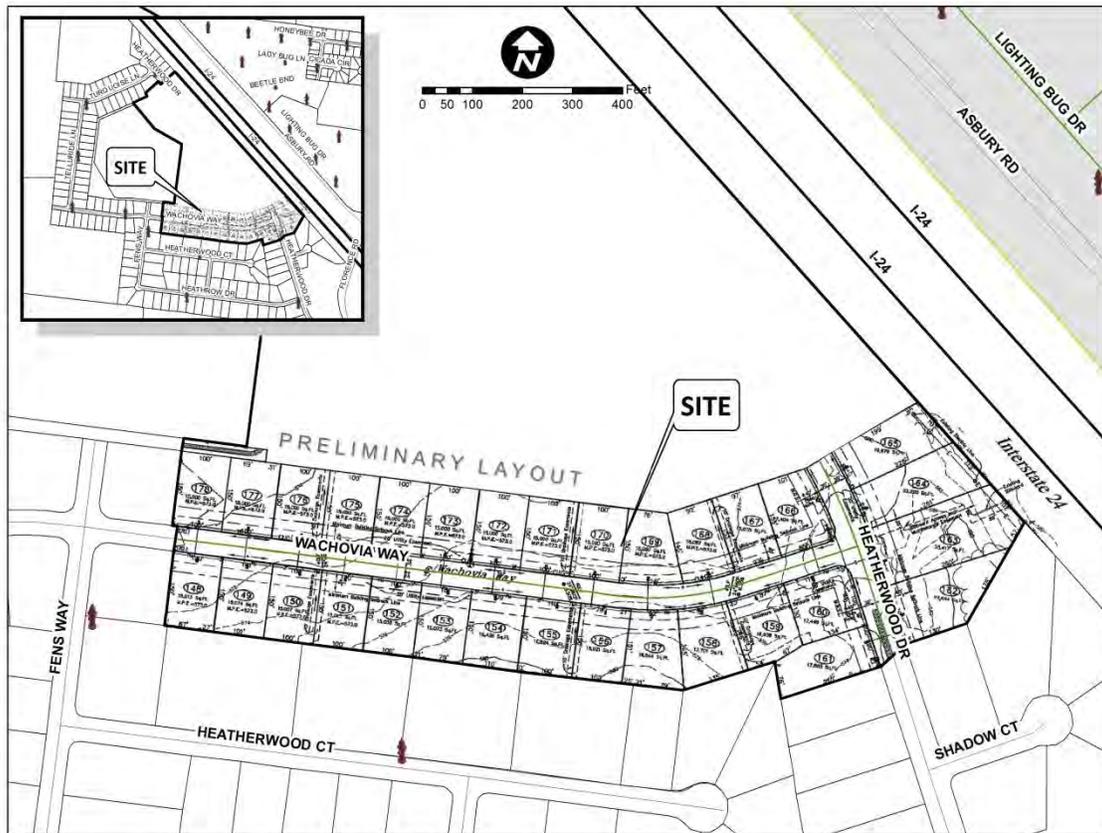
C:\LAND PROJECTS\2014\RICHMOND'S RETREAT\PRELIMINARY\PLAT JULY2014.dwg - ACAD008 - 1100

14-1006

# Rutherford County Regional Planning Commission

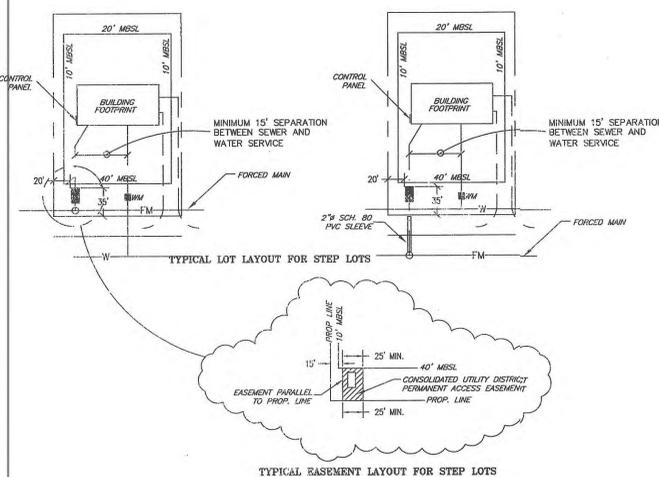
## July 28, 2014 Staff Comments

**Plat/Plan Name:** Heatherwood Subdivision, Section III (14-1007)  
**Request:** Preliminary Plan Approval  
**Site Details:** 31 lots on 14.28 acres, zoned Residential Medium-Density (RM)  
**Applicant:** Gipson Development, LLC  
**Property Location:** Off of Florence Road



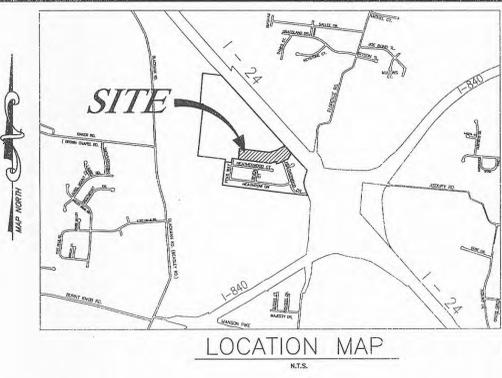
The subject property is located on the west side of Florence Road. Section I was recorded in September 1998 and Section II was recorded in October 2007. This new section was not part of the originally approved preliminary plat, so it has been submitted for preliminary plan review. Staff has sent comments to the design engineer regarding the existing drainage pond that will be explained in more detail at the meeting.

Any approval should be made subject to Staff Comments.

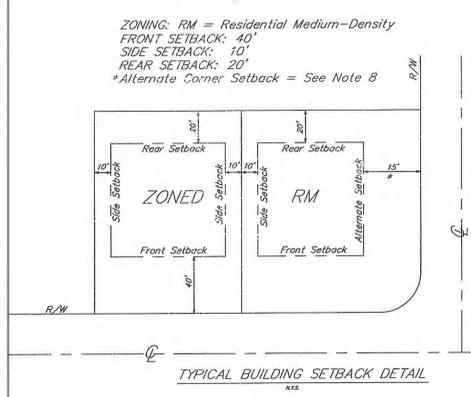
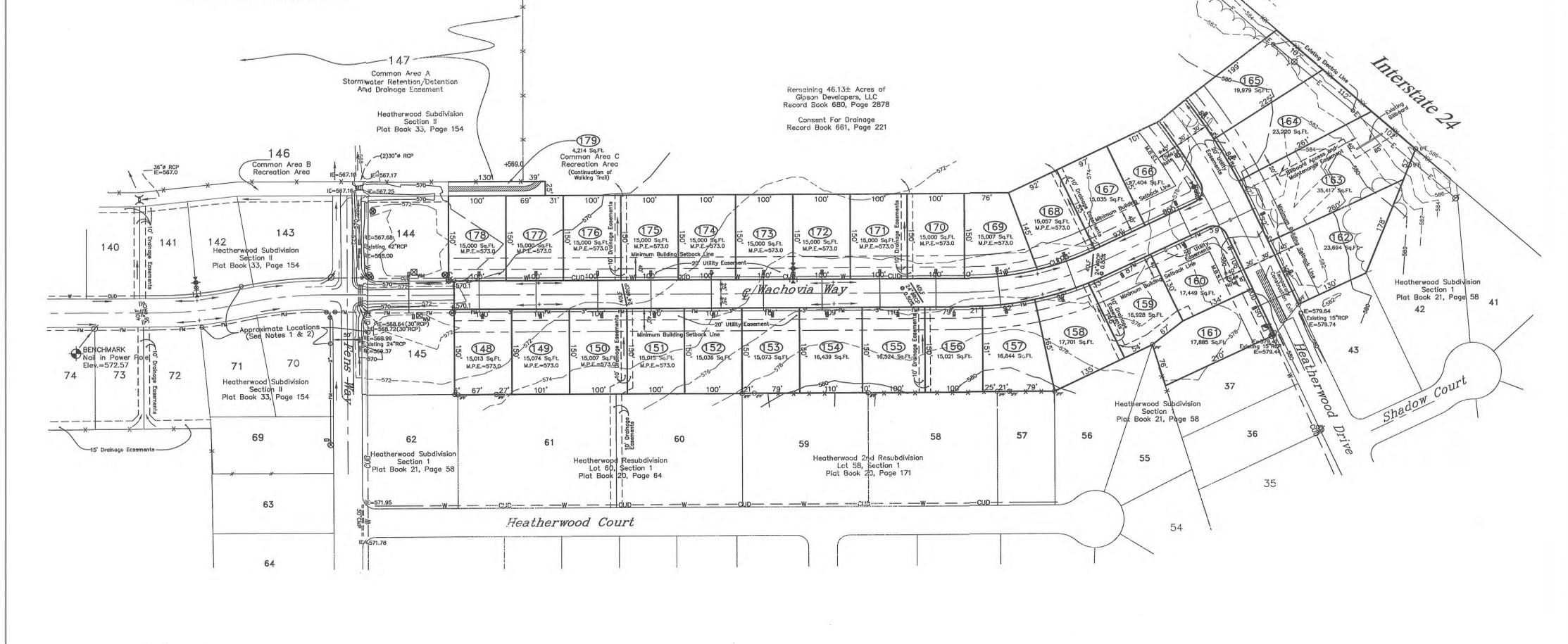


- CONSTRUCTION NOTES:
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
  - PROPERTIES ADJACENT TO THE SITE OF A 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.

- LEGEND
- Power Pole
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Reducer
  - Proposed Gate Valve & Box
  - Concrete Thrust Block
  - Existing Water Line
  - Proposed Water Line
  - Existing Sanitary Sewer Line
  - Proposed Sanitary Sewer Line
  - Existing Manhole
  - Proposed Manhole
  - Sewer Line Check Dam
  - 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



- PLAT NOTES
- 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. These 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 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.
  - 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 the 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 drainage systems, 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.
  - Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
  - All lots shall be served by a sewer system located on Lot 108. A sign notifying the public that the 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 & 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.
  - The applicable zoning ordinance allows for an alternate setback of 18 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.
  - 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 logs 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 Jennifer Wood with 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. 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.



SECTION III = 31 Residential Lots & 1 Common Area Lot = 14.28± Acres

OWNER: Gipson Development, LLC  
 ADDRESS: 416 Riverbend Country Club Road  
 Shelbyville, TN 37160

Tax Map 71, Parcel 31.00  
 Record Book 680, Page 2878

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP #70163, PAGE NO. 0164. ZONE: X, DATED: JANUARY 05, 2007.

LEGEND FOR MONUMENTS  
 R/S O IRON PIN SET  
 I/P O IRON PIN FND.  
 R/S O RAILROAD SPIKE  
 F O FENCE  
 S O SURVEY POINT  
 H O NAIL  
 C O CONC. MARKER FND.

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

STEPHEN A. STEELE  
 RICHARD H. STEELE  
 ENGINEERING INC.  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 SURVEYING: 893-4084, FAX: 893-0080

NO.	DATE	DESCRIPTION
0	07-11-14	Original Issue - Preliminary Plat

PRELIMINARY PLAT  
 Section III  
**HEATHERWOOD**

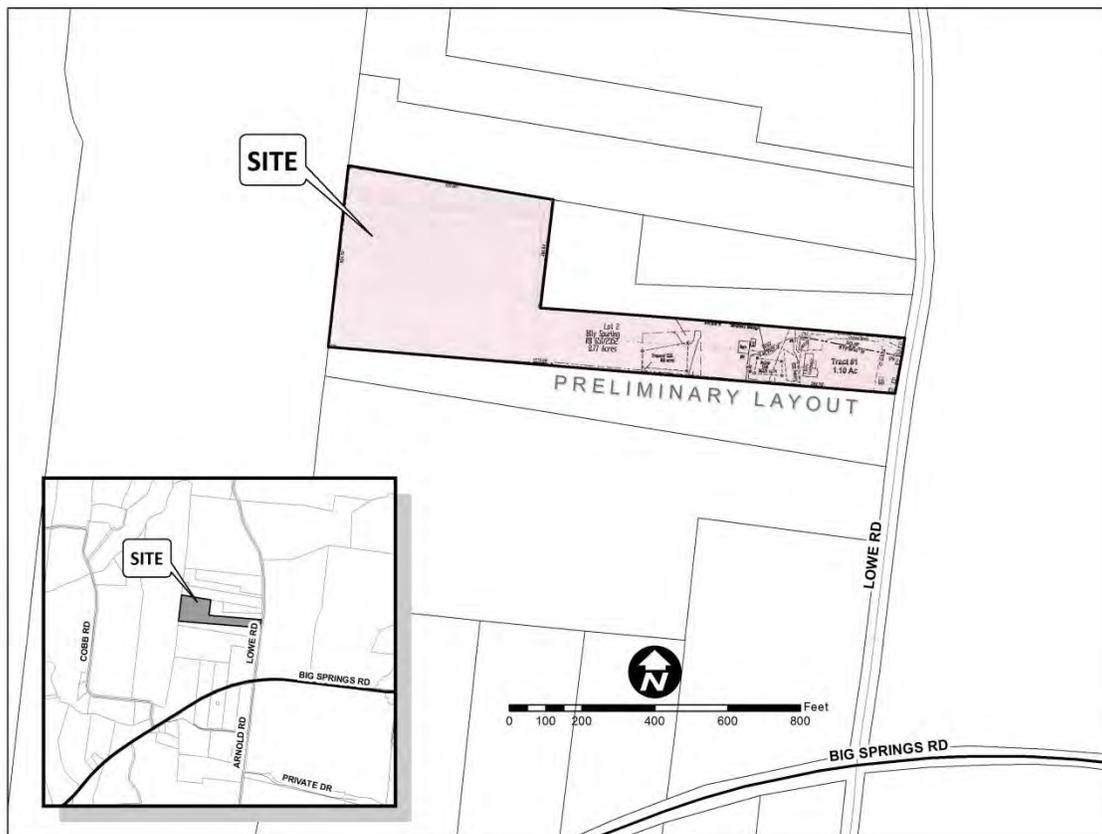
7th Civil District of Rutherford County, Tennessee

Date: July, 2014 Scale: 1"=100' Sheet 2 of 2

CivilD Project 3\HEATHERWOOD\HEATHERWOOD.dwg, Preliminary, 7/11/2014 2:45:53 PM, ACAD09

## Rutherford County Regional Planning Commission July 28, 2014 Staff Comments

**Plat/Plan Name:** Bill Spurling Minor Final Plat (14-2020)  
**Request:** Final Plat Approval – Includes a waiver to the fire hydrant distance requirements  
**Site Details:** 1 lot of 1.10 acres zoned Residential Low-Density (RL)  
**Applicant:** Billy Spurling  
**Property Location:** Lowe Road



The subject property is located on the west side of Lowe Road. The applicant proposes to subdivide a little over an acre from the existing tract. While the plat appears to be in good order following the revisions, there is not a fire hydrant within 1,000 feet and the applicant was not certain that a hydrant could be installed at this location. The applicant was consulting with Consolidated Utility District when these comments were written. If it turns out that a hydrant can be installed, this item will be removed from the agenda.

Any approval should be made subject to Staff Comments.

# Preliminary/Final Plat of Spurling's Lowe Road Subdivision No. 1

9.95 Ac. +/- Being Divided  
Zoned R-15

## Certificate of Ownership & Dedication

I (we) hereby certify that I (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book 651, Page 2352, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building restriction lines, and that offers of irrevocable dedication for all public streets, utilities, and other facilities have been filed.

Date \_\_\_\_\_ Owner \_\_\_\_\_

## Certificate of Approval of Water System

I hereby certify that the water system(s) outlines or indicated on the final subdivision plat entitled Spurling's Lowe Road Subdivision No. 1 has/have been installed in accordance with current local and state governmental requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date \_\_\_\_\_ Name, Title, and Agency or Authorized Approving Agent \_\_\_\_\_

## Certification of General Approval For Installation Of Subsurface Sewage Disposal System 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 and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date \_\_\_\_\_ Local Health Authority \_\_\_\_\_

## Certificate of Electric Power

Power poles and any other improvements have or will be installed in a manner according to specifications.

Date \_\_\_\_\_ Name & Title of Appropriate Authority \_\_\_\_\_

## Certificate of Approval For Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Rutherford County Subdivision Regulations 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.

Date \_\_\_\_\_ Secretary of Planning Commission \_\_\_\_\_

If this plat is not signed with RED INK it is not an original copy and is not to be relied upon.

RECEIVED  
APR 15 2014  
RESUBMITTED

### High Intensity Soil Map

Notes:

- Soil units underlined by red and yellow have marginally favorable properties for onsite wastewater disposal systems if the required soil improvement practices and restrictions can be met.
- Soil units underlined by red have unfavorable properties for wastewater disposal systems.

Legend:

Edge of evaluation

Wood stakes for ground control purposes only

Any disturbance to these soils after this date can void their favorability.

Soil site stakes on ground are for ground control purposes only and do not necessarily designate favorability.

The Soil Consultant's signature does not constitute approval by the Environmental Dept.

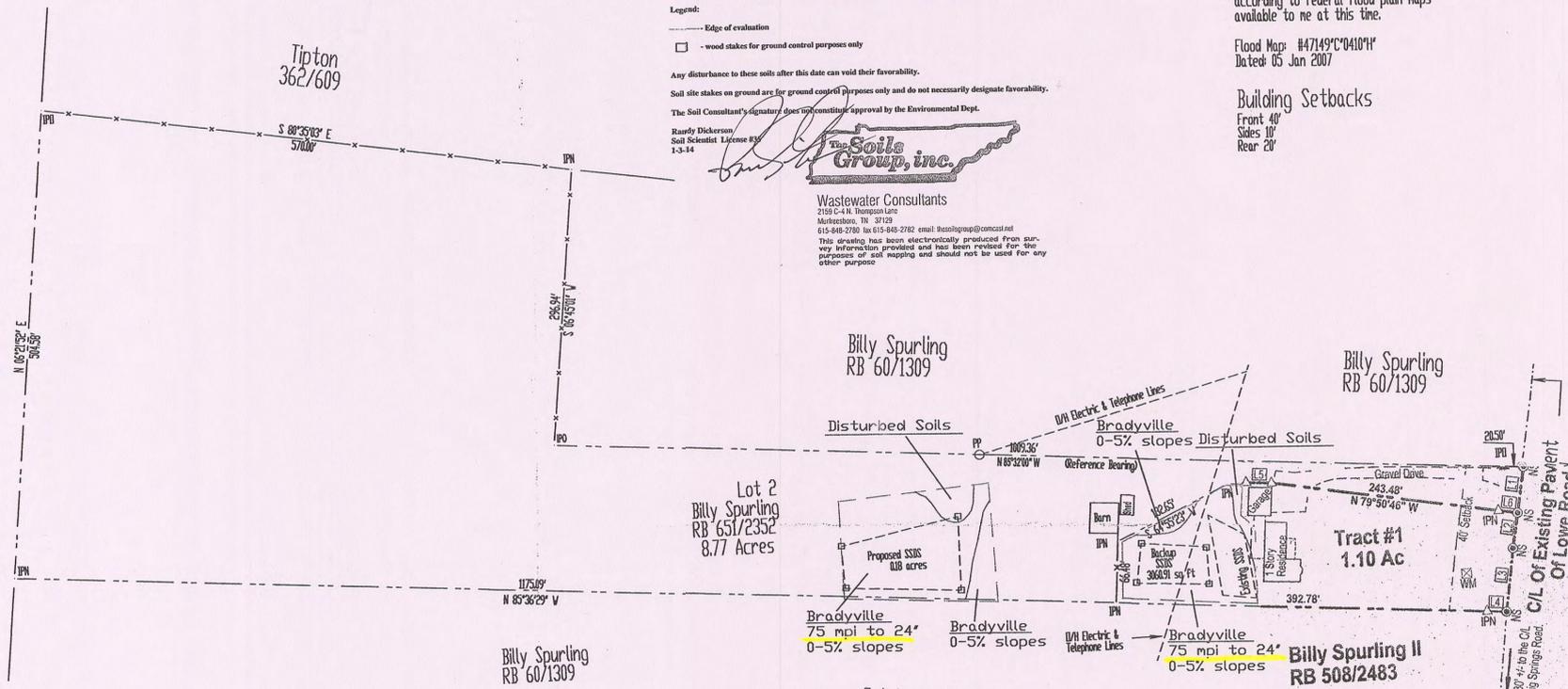
Randy Dickerson  
Soil Scientist License #3  
1-3-14



Wastewater Consultants

2169 C-4 N. Thompson Lane  
Memphis, TN 37129  
915-848-2700 fax 915-848-2702 email: thesoilsgroup@comcast.net

This drawing has been electronically produced from survey information provided and has been reviewed for the purposes of soil mapping and should not be used for any other purpose.



## Certificate of Accuracy

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Engineer.

Date \_\_\_\_\_ Franklin D Barnes RLS 1670

## Flood Note

This property is not in a flood plain area according to federal flood plain maps available to me at this time.

Flood Map: #47149'C'D410'H  
Dated: 05 Jan 2007

## Building Setbacks

Front 40'  
Sides 10'  
Rear 20'

## Points and Line Legend

IPN = 1/2" x 18" rebar set and capped with an orange plastic cap stamped FD BARNES RLS #1670

IPD = Iron pin found

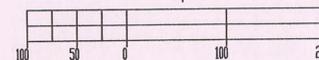
NS = Nail set in the centerline of existing pavement of Lowe Road

Septic Tank

WM = Water Meter

UPP = Utility Pole

—x— Fence Line



## Notes

- This survey does not match the deed (651/2352) exactly. Monuments found in place used to reproduce this survey.
- The fence line along the southerly boundary encroaches slightly. Since family members of Mr. Spurling have title to the adjacent property, this does not pose a problem.
- This property is subject to any and all rights of way and easements recorded or unrecorded.

Id	Bearing	Distance
L1	S 10°21'19" W	251.3'
L2	S 10°21'19" W	63.31'
L3	S 88°47'04" W	68.57'

### Revised:

08 April 2014  
Revised to allow for 50' of road frontage and moved line to allow 5' between it and garage

Owner:  
Billy Spurling  
8216 Lowe Road  
Memphis, TN 37127

Tax Map 155 Part of Parcel 30.07

For: Bill Spurling  
Record Book 651/2352 Cd. 24th Rutherford Co., TN

Scale: 1" = 100'

Date: 11 Dec 2013

Approved By: Franklin D Barnes RLS 1670

Drawn by: DE

Barnes Surveying  
311 Hillsboro Blvd., Manchester, TN, 37355

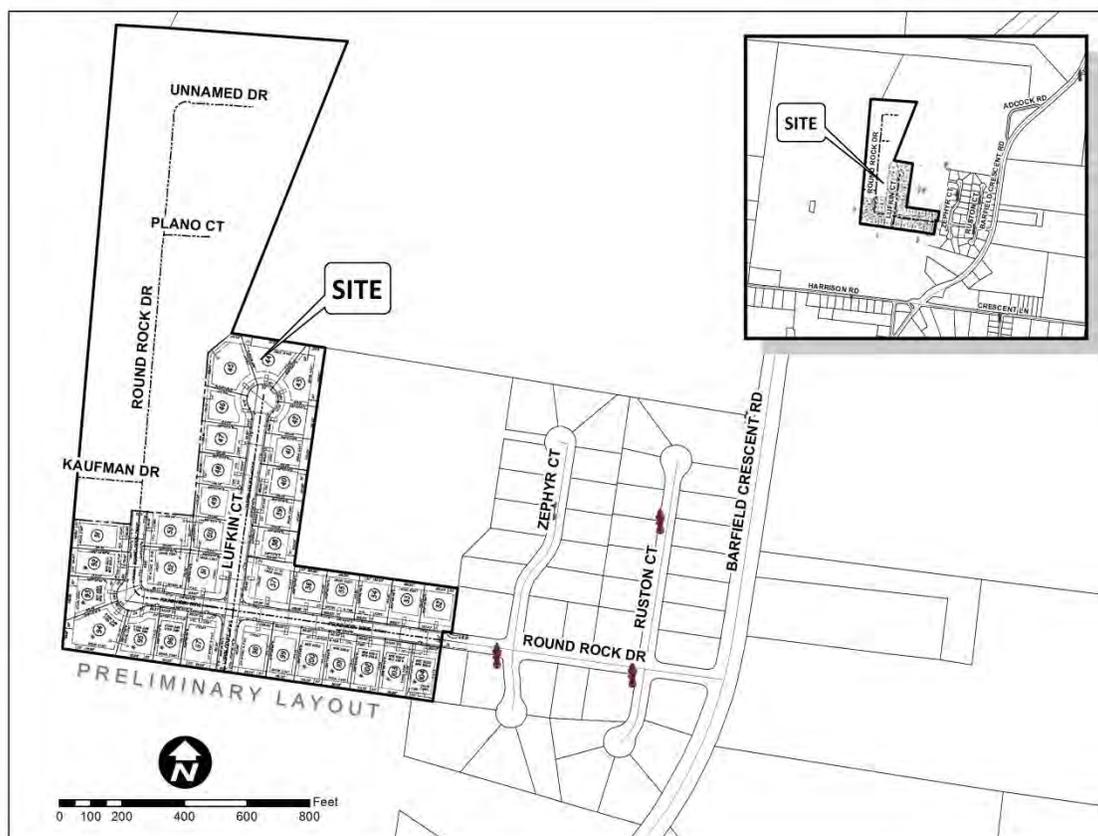
Phone & Fax (931) 728-1845

Job Number:  
130250

14-202-0

## Rutherford County Regional Planning Commission July 28, 2014 Staff Comments

**Plat/Plan Name:** Ridgeside Subdivision, Section II (14-2041)  
**Request:** Final Plat Approval  
**Site Details:** 36 lots on 16.67 acres, zoned Residential Medium-Density (RM)  
**Applicant:** Jones Construction Company  
**Property Location:** Off of Barfield Crescent Road



The subject property is located on the west side of Barfield Crescent Road. The preliminary plat for this development was approved by the Planning Commission at their July 23, 2012 meeting. Section I was recorded on June 7, 2013. The proposed section is consistent with the approved preliminary plat. The primary outstanding item is an unresolved deed issue with Consolidated Utility District.

Any approval should be made subject to Staff Comments.

**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 36 RESIDENTIAL LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UG802-435. (NAD 83-96)
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOODPLAIN, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0270 H, G MAP NO. 4749C0265 H, EFFECTIVE DATE: JANUARY 5, 2007.
- 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.
- 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 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 THE 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 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 DICES, 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, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR NEAR NEAR STREAM BEDS OR CHANNELS.
- 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 1-800-351-1111.
- PROPERTY IS CURRENTLY ZONED RM. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT.
- 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 20 FT. PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO ALL PUBLIC RIGHT-OF-WAY ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITY COMPANIES SUCH AS MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AT&T TELECOMMUNICATIONS, CONSOLIDATED UTILITY DISTRICT, CABLE TELEVISION COMPANIES, NATURAL GAS COMPANIES, AND OTHERS.
- ALL LOTS IN RIDGESIDE SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION, WHICH INCLUDES MAINTENANCE OF ANY COMMON AREAS AND STORMWATER DETENTION AREAS. THE HOMEOWNERS ASSOCIATION'S RESTRICTIVE COVENANTS AND CONDITIONS ARE RECORDED IN RECORD BOOK 1243, PAGE 2713, R.O.C.#. TN.

**LEGEND**

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT SET (NEW)
- W WATER LINE w/FIRE HYD.
- 2" F STEP SYSTEM FORCE MAIN



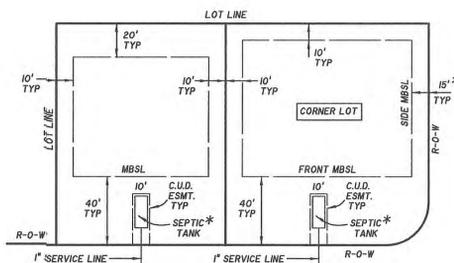
**LOT AREAS**

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
32	15,115	0.347	90	15,129	0.347
33	15,015	0.345	91	19,393	0.445
34	15,015	0.345	92	20,447	0.469
35	15,015	0.345	93	16,501	0.379
36	15,015	0.345	94	16,259	0.373
37	22,746	0.522	95	16,281	0.374
38	15,009	0.345	96	17,404	0.400
39	15,009	0.345	97	25,035	0.575
40	15,009	0.345	98	18,325	0.421
41	15,009	0.345	99	15,790	0.362
42	15,009	0.345	100	19,991	0.459
43	21,334	0.490	101	19,116	0.439
44	19,474	0.447	102	15,750	0.362
45	22,720	0.522	103	15,750	0.362
46	16,212	0.372	104	15,750	0.362
47	15,332	0.352	105	15,750	0.362
48	15,078	0.346	106	15,750	0.362
49	15,071	0.346	104	15,729	0.361

**\*MINIMUM PAD AND/OR FLOOR ELEVATIONS**

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.
92, 93, 94, 95, 96	651.0	653.0
100, 101	652.0	655.0
102, 103, 104	652.0	655.0

THESE LOTS ARE NOT WITHIN A FEMA FLOOD ZONE; HOWEVER, MINIMUM PAD AND/OR FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO ENABLE HOME CONSTRUCTION TO WORK WITHIN THE FRAMEWORK OF THE DRAINAGE SYSTEM DESIGN.



**MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL**  
N.T.S.

NOTE: IN AN RM ZONE, SIDE SETBACKS ON A CORNER LOT CAN BE 50% GREATER THAN THE REGULAR SIDE SETBACK OF 10 FEET, WHICH WOULD BE 15 FEET; HOWEVER, THE ACTUAL SIDE SETBACK ON A CORNER LOT MUST BE 20 FT., DUE TO A MANDATORY 20 FT. MTEMC AND PUB. UTIL. ESMT. ON ALL STREET R-O-W. THE BUILDER/OWNER HAS THE RIGHT TO ORIENT THE FRONT OF THE HOUSE DIFFERENTLY THAN SHOWN ON THIS PLAT, IF APPROVED BY RUTHERFORD COUNTY BUILDING CODES. THE FRONT SETBACK WILL ALWAYS BE A MINIMUM OF 40 FT.



**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S53°06'46"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N56°53'14"W
C3	41°24'35"	50.00'	36.14'	18.90'	35.36'	S77°24'26"W
C4	168°36'30"	50.00'	149.01'	550.00'	59.59'	N59°29'29"W
C5	41°24'35"	50.00'	36.14'	18.90'	35.36'	N28°36'34"E
C6	86°47'31"	25.00'	37.87'	23.64'	34.35'	S38°29'29"E
C7	90°00'00"	25.00'	39.27'	25.00'	35.36'	N53°06'46"E
C8	41°24'35"	50.00'	36.14'	18.90'	35.36'	N1°35'32"W
C9	262°49'09"	50.00'	229.35'	56.69'	75.00'	S91°53'14"E
C10	41°24'35"	50.00'	36.14'	18.90'	35.36'	S28°49'03"W
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S36°53'14"E
C12	17°49'53"	50.00'	15.56'	7.84'	15.50'	N37°23'55"E
C13	23°34'41"	50.00'	20.59'	10.44'	20.43'	N16°41'37"E
C14	48°51'47"	50.00'	42.64'	22.71'	41.36'	N81°08'05"E
C15	53°29'15"	50.00'	46.69'	25.20'	45.00'	S47°41'25"E
C16	67°15'39"	50.00'	58.70'	33.26'	55.38'	S12°41'02"W
C17	57°22'15"	50.00'	50.07'	27.36'	48.00'	S42°34'55"W
C18	57°22'15"	50.00'	50.07'	27.36'	48.00'	N80°02'50"W
C19	58°19'43"	50.00'	50.90'	27.90'	48.75'	N22°11'51"W

**OWNER/DEVELOPER:**  
JONES CONSTRUCTION COMPANY  
CONTACT: ALLEN JONES  
1925 S.E. BROAD STREET  
MURFREESBORO, TN 37130

**DEED REFERENCE:**  
RECORD BOOK 137, PG. 3444, R.O.C.  
PROPERTY MAP 137, PARCEL 45

**SITE DATA:**  
TOTAL AREA = 16.680 ACRES  
TOTAL NO. LOTS = 36  
AREA IN RIGHT-OF-WAY = 2.622 ACRES  
ZONING = RM  
MINIMUM LOT SIZE = 15,000 SQ.FT.

**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 137, PAGE 3444  
ALLEN JONES, PRESIDENT  
JONES CONSTRUCTION COMPANY  
A TENNESSEE GENERAL PARTNERSHIP

**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 10.000 OR GREATER, AND THAT MONUMENTS HAVE BEEN/ WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC.  
DATE: 7-7-14  
TENN. R.L.S. No. 2381  
David A. Parker  
REGISTERED SURVEYOR



**CERTIFICATION OF APPROVAL OF WATER SYSTEM**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "RIDGESIDE, SECTION 2" HAS BEEN APPROVED BY THE ENGINEERS FOR 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 STEP SYSTEM**

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "RIDGESIDE, SECTION 2" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW AND SOILS ANALYSIS. DESIGN AND CONSTRUCTION WILL MEET CONSOLIDATED UTILITY DISTRICT'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.

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.

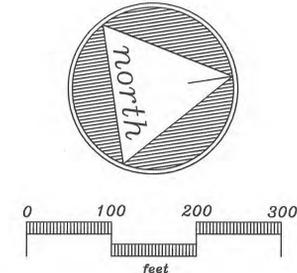
DATE: \_\_\_\_\_  
AUTHORIZED MTEMC OFFICIAL

**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: \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

DATE: \_\_\_\_\_  
SECRETARY, PLANNING COMMISSION



RECEIVED  
JUL 11 2014  
BY: \_\_\_\_\_

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_

**FINAL PLAT**  
**SECTION 2**  
**RIDGESIDE**  
**SUBDIVISION**

11th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

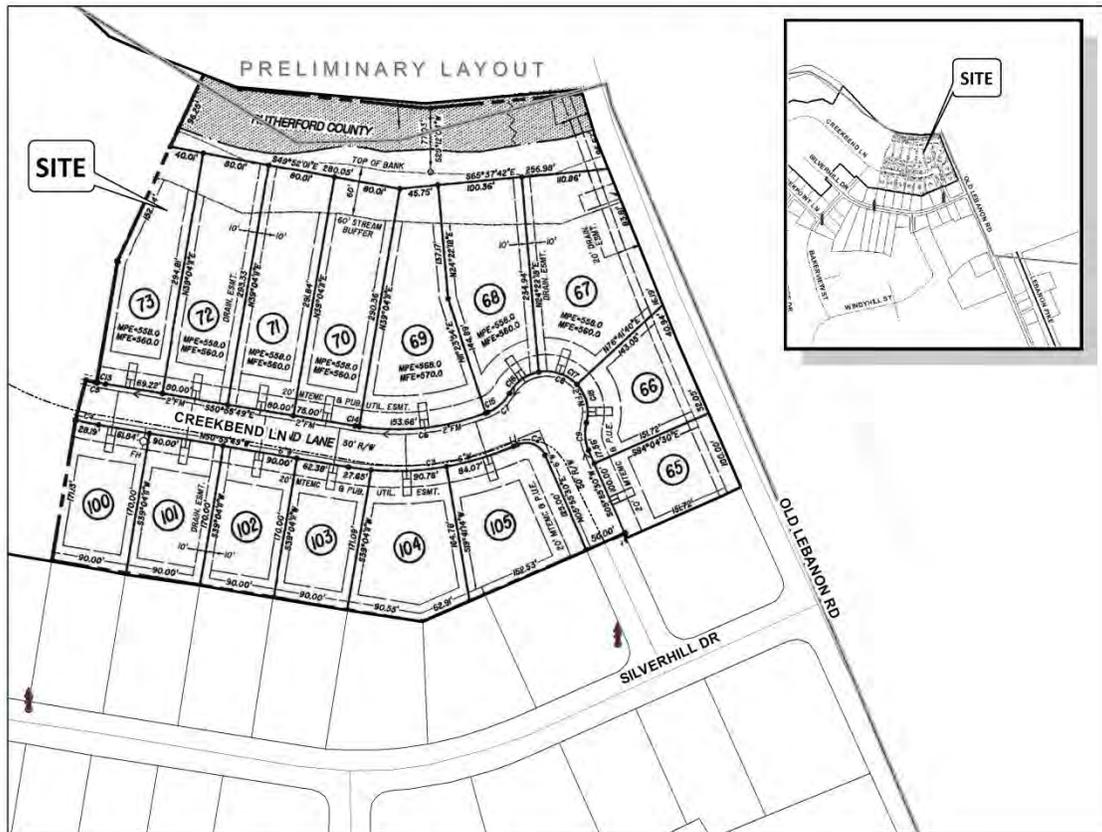
**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7900 • FAX (615) 895-2567

PROJ. # 05246	DATE: 6-19-14	FILE: RIDGESIDES2PLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 100'	SHEET I OF I
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14-204

# Rutherford County Regional Planning Commission July 28, 2014 Staff Comments

**Plat/Plan Name:** CreeksBend Subdivision, Section I, Phase II (14-2042)  
**Request:** Final Plat Approval – Includes a waiver to the fire hydrant distance requirements  
**Site Details:** 15 lots on 9.01 acres, zoned Residential Medium-Density (RM)  
**Applicant:** Silverhill Partners, LLC  
**Property Location:** Off of Old Lebanon Road



The subject property is located along the west side of Old Lebanon Road. The preliminary plat for this development was originally approved by the Planning Commission in July of 2006 under the name of Silver Hills. Since that time the name has changed to CreeksBend, although the layout of the subdivision remained the same. This phase appears to be consistent with the approved preliminary plat. This subdivision was originally approved using residential sprinkler systems, as fire hydrants cannot be supported in this area. This section will require a fire hydrant waiver as the others did.

Any approval should be made subject to Staff Comments.

**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 15 SINGLE FAMILY LOTS, AND 1 COMMON AREA LOT.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO CONTROL MONUMENT UG802-615, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY WITHIN A 100 YEAR FLOOD HAZARD AREA, BASED ON A F.E.M.A. LETTER OF MAP REVISION AFFECTING FIRM MAP NO. 4749C0033 IN RUTHERFORD COUNTY, ALONG WITH MAPS 4748C0035 D AND 4748C0035 D, IN WILSON COUNTY, EFFECTIVE DATE NOVEMBER 12, 2009.
- 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 CONSTRUCTION. 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 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 THE 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 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 DICES, 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, SINKHOLES, 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 1-800-351-1111.
- PROPERTY IS CURRENTLY ZONED RM. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT.
- 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 EXITS 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 (CUD) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- THE 20 FT. PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO ALL PUBLIC RIGHT-OF-WAY ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITY COMPANIES SUCH AS MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AT&T TELECOMMUNICATIONS, CONSOLIDATED UTILITY DISTRICT, CABLE TELEVISION COMPANIES, NATURAL GAS COMPANIES, AND OTHERS.
- THE REQUIRED STREAM BUFFER AREA ALONG FALL CREEK SHALL CONFORM TO ALL LIMITATION AND RESTRICTIONS AS SET FORTH UNDER THE RUTHERFORD COUNTY STORMWATER ORDINANCE.
- ALL LOTS IN CREEKS BEND SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION, WHICH INCLUDES MAINTENANCE OF ANY COMMON AREAS AND STORMWATER DETENTION AREAS. THE CREEKS BEND HOMEOWNERS ASSOCIATION'S RESTRICTIVE COVENANTS AND CONDITIONS ARE RECORDED IN RECORD BOOK 828, PAGE 2263, R.O.C. TN, AND AMENDED IN RECORD BOOK 857, PAGE 3319, RECORD BOOK 884, PAGE 2737, RECORD BOOK 977, PAGE 1724, AND RECORD BOOK 105, PAGE 356.
- THIS PLAT WILL REQUIRE A WAIVER FROM THE FIRE HYDRANT REQUIREMENTS AND RESIDENTIAL SPRINKLER SYSTEMS WILL BE REQUIRED FOR EACH HOME BUILT, CONSISTENT WITH OTHER SECTIONS APPROVED FOR THIS DEVELOPMENT.

**SPECIAL NOTE TO OWNERS, BUILDERS & CONTRACTORS REGARDING TYA TRANSMISSION LINE EASEMENTS:**  
 THE TENNESSEE VALLEY AUTHORITY (TYA) HAS SPECIFIC REQUIREMENTS REGARDING EASEMENT ENCROACHMENTS. NO PART OF ANY BUILDING, INCLUDING BUT NOT LIMITED TO, ROOF OVERHANGS, BAY WINDOWS OR FIRE PLACES IS ALLOWED IN THE TYA TRANSMISSION LINE EASEMENT. BUILDING SETBACKS HAVE BEEN ESTABLISHED 5 FEET OFF OF THE TYA EASEMENT (AS SHOWN ON EACH LOT AFFECTED). IT IS ADVISABLE TO GET A LICENSED SURVEYOR TO STAKE THE EASEMENT LINE PRIOR TO CONSTRUCTION. OWNERS, BUILDERS AND CONTRACTORS SHOULD CHECK WITH TYA TO GET APPROVAL FOR THE CONSTRUCTION OF ANY IMPROVEMENTS TO BE PLACED WITHIN THE EASEMENT. PLEASE CONTACT MIKE CONNER OR RICK THOMPSON IN THE MURFREESBORO OFFICE OF THE TENNESSEE VALLEY AUTHORITY AT 66-867-4342 FOR QUESTIONS REGARDING ANY CONSTRUCTION ISSUES.

**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 731, PAGE 3366 JOHN T. HOLLOWAY, MEMBER SILVERHILL PARTNERS, 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 WILL BE 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 "CREEKS BEND, SECTION I, PHASE II" 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 "CREEKS BEND, SECTION I, PHASE II" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW. CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.  
 DATE: \_\_\_\_\_ CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

**CERTIFICATION OF 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. THE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (OR LECTIVELY 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 FOR APPROVAL OF FIRE PROTECTION**  
 CONSOLIDATED UTILITY DISTRICT CAN ADEQUATELY SERVE THE DEVELOPMENT OF "CREEKS BEND, SECTION I, PHASE II" FOR DOMESTIC WATER SERVICE. ADEQUATE FIRE PROTECTION CAN NOT BE OBTAINED THROUGH FIRE HYDRANTS TO BE INSTALLED AND RUTHERFORD COUNTY REQUIRE ALL OCCUPIED STRUCTURES, INCLUDING LIVING AREAS WITHIN DETACHED STRUCTURES, CONSTRUCTED WITHIN THIS DEVELOPMENT BE PROTECTED BY INDEPENDENT FIRE SPRINKLER SYSTEMS. INSTALLATION CRITERIA FROM THE STATE FIRE MARSHAL'S OFFICE AND CONSOLIDATED UTILITY DISTRICT MUST BE MET. INSPECTION AND APPROVAL OF EACH STRUCTURE CONSTRUCTED WILL BE COMPLETED BY THE LOCAL BUILDING CODE AUTHORITY WITH JURISDICTION. RESIDENTIAL FIRE SPRINKLER SYSTEMS WILL REQUIRE A ONE INCH METER INSTALLATION.  
 DATE: \_\_\_\_\_ CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

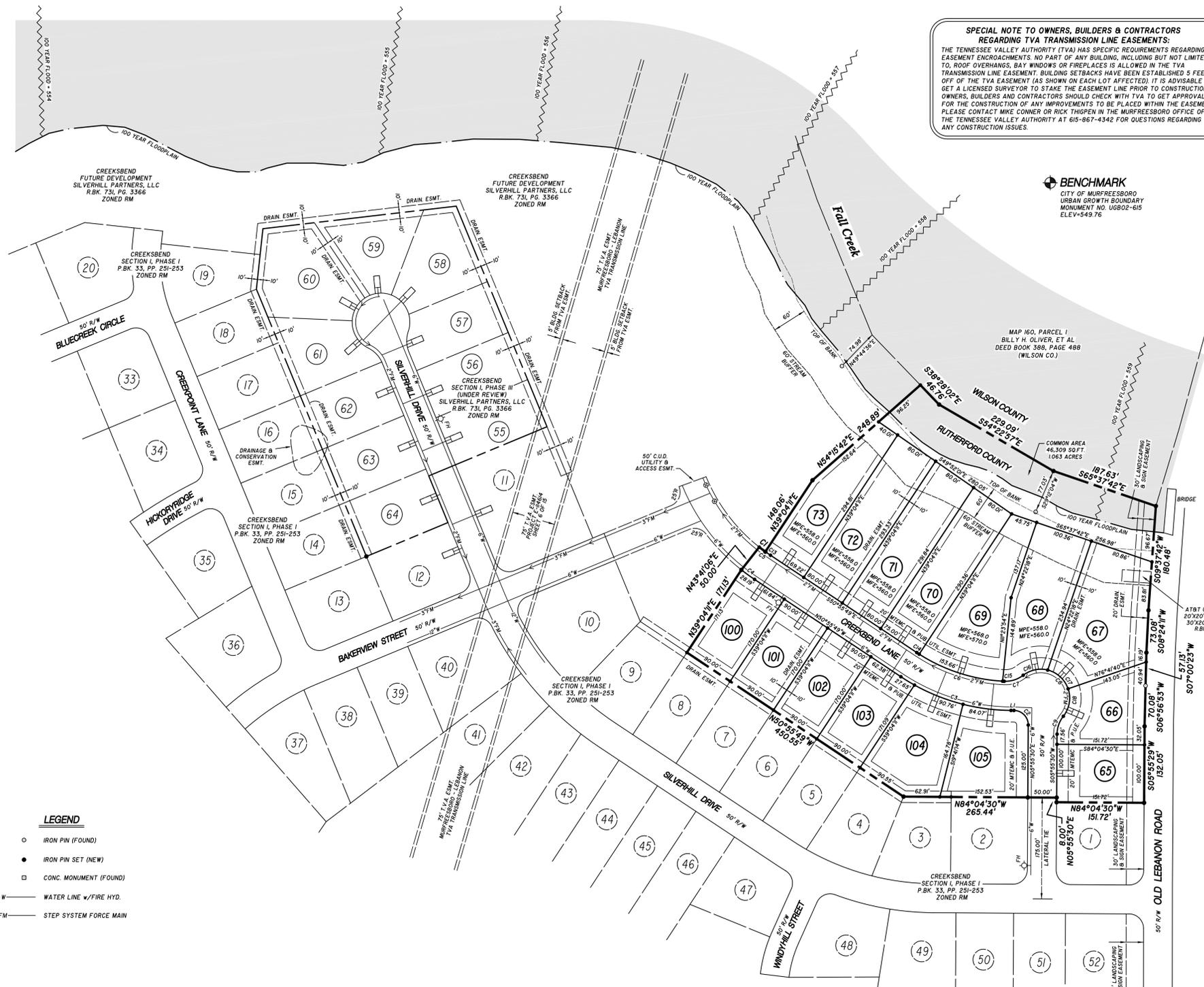
**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT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

**DATE OF RECORDING:** \_\_\_\_\_  
**TIME OF RECORDING:** \_\_\_\_\_  
**PLAT BOOK** \_\_\_\_\_, **PAGE** \_\_\_\_\_

**FINAL PLAT**  
**Section I, Phase II**  
**CreeksBend**  
**SUBDIVISION**  
 5th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

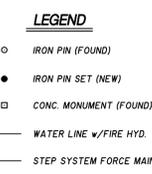
**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
 850 MIDDLE TENNESSEE BLVD. • MURFREESBORO, TENNESSEE 37129  
 PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 05268	DATE: 6-30-14 REVISED: 7-15-14	FILE: CBSIP2PLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 100'	SHEET 1 OF 1
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**LOT AREAS**

LOT	SQ. FT.	ACRES
65	15,172	0.348
66	16,750	0.385
67	30,402	0.698
68	24,052	0.552
69	26,374	0.605
70	23,289	0.535
71	25,407	0.587
72	23,526	0.540
73	20,683	0.475
100	15,311	0.351
101	15,300	0.351
102	15,300	0.351
103	15,310	0.351
104	21,026	0.483
105	20,279	0.466

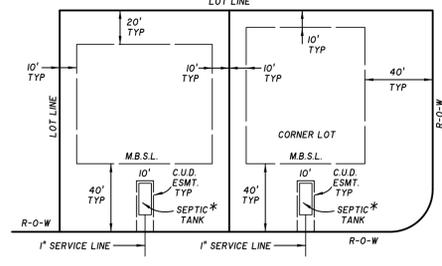


**LINE DATA**

LINE	BEARING	DISTANCE
L1	N84°04'30"W	5.06'

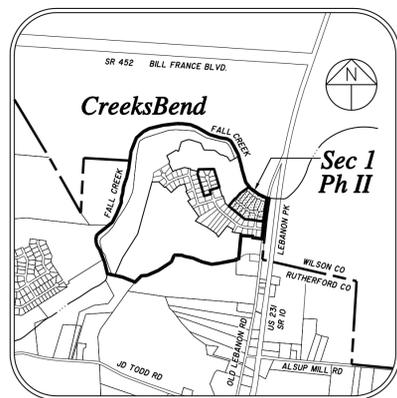
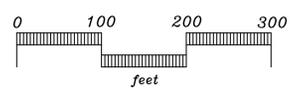
**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	2°33'22"	300.00'	13.38'	6.69'	13.38'	S47°35'34"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N39°04'30"W
C3	33°08'41"	350.00'	202.47'	104.16'	199.66'	N67°30'10"W
C4	4°36'55"	350.00'	28.19'	14.10'	28.19'	N48°37'21"W
C5	4°36'55"	350.00'	24.17'	12.09'	24.16'	S48°37'21"E
C6	30°49'34"	300.00'	161.40'	82.71'	159.46'	S66°20'36"E
C7	40°22'32"	50.00'	35.23'	18.38'	34.51'	N78°03'22"E
C8	166°18'11"	50.00'	145.13'	416.32'	99.29'	S36°58'49"E
C9	38°14'47"	50.00'	33.38'	17.34'	32.76'	S25°02'53"W
C13	2°03'34"	300.00'	10.78'	5.39'	10.78'	S49°54'02"E
C14	0°57'17"	300.00'	5.00'	2.50'	5.00'	S51°24'28"E
C15	0°31'45"	300.00'	2.77'	1.39'	2.77'	S61°29'30"E
C16	51°31'49"	50.00'	44.97'	24.13'	43.47'	S83°38'00"W
C17	57°17'45"	50.00'	50.00'	27.32'	47.94'	N41°57'13"W
C18	57°28'37"	50.00'	50.16'	27.42'	48.08'	N15°25'58"E



\*SEPTIC TANK RISERS TO BE NO MORE THAN 26" AS SPECIFIED BY C.U.D. ADDENDUM NO. 1, NOTE 3.

**MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL**  
 N.T.S.

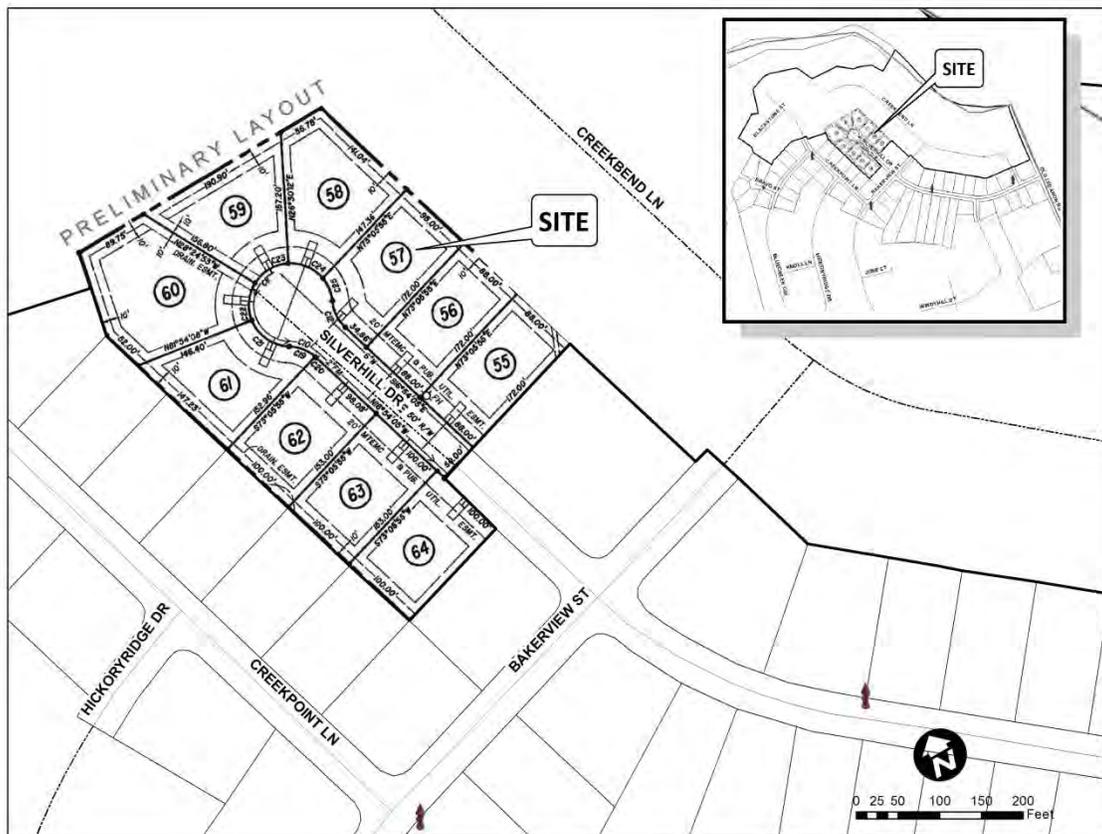


**LOCATION MAP**  
 N.T.S.

**OWNER/DEVELOPER:**  
 SILVERHILL PARTNERS, LLC  
 CONTACT: JOHN T. HOLLOWAY  
 107 VIRGINIA AVENUE  
 MURFREESBORO, TN 37130  
**DEED REFERENCE:**  
 PROPERTY MAP 22, PARCELS 100, 102 & 103  
 RECORD BOOK 731, PG. 3366, R.O.C.  
 (NOTE: PROPERTY ON THIS PLAT IS SHOWN AS A PORTION OF MAP 22, PARCEL 104, ON RUTH CO GIS - PARCEL 104 IS THE PARCEL NUMBER ASSIGNED TO THE PORTION OF PARCELS 100, 102 & 103 THAT WAS CUT OFF BY THE RECORDING OF SEC. I, PHASE II)  
**SITE DATA:**  
 TOTAL AREA = 9.01 ACRES  
 NO. OF LOTS = 1063 ACRES  
 AREA IN COMMON AREA = 1.063 ACRES  
 AREA IN RIGHT-OF-WAY = 0.919 ACRES  
 MINIMUM LOT SIZE = 15,000 SQ.FT.  
 ZONING = RM

## Rutherford County Regional Planning Commission July 28, 2014 Staff Comments

**Plat/Plan Name:** CreeksBend Subdivision, Section I, Phase III (14-2048)  
**Request:** Final Plat Approval – Includes a waiver to the fire hydrant distance requirements  
**Site Details:** 10 lots on 4.25 acres, zoned Residential Medium-Density (RM)  
**Applicant:** Silverhill Partners, LLC  
**Property Location:** Off of Old Lebanon Road



The subject property is located along the west side of Old Lebanon Road. The preliminary plat for this development was originally approved by the Planning Commission in July of 2006 under the name of Silver Hills. Since that time the name has changed to CreeksBend, although the layout of the subdivision remained the same. This phase appears to be consistent with the approved preliminary plat. This subdivision was originally approved using residential sprinkler systems, as fire hydrants cannot be supported in this area. This section will require a fire hydrant waiver as the others did.

Any approval should be made subject to Staff Comments.

**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 10 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO CONTROL MONUMENT UG802-615, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY WITHIN A 100 YEAR FLOOD HAZARD AREA, BASED ON A F.E.M.A. LETTER OF MAP REVISION AFFECTING FIRM MAP NO. 4749C0033 IN RUTHERFORD COUNTY, ALONG WITH MAPS 4748C0035 D AND 4749C0035 D IN WILSON COUNTY, EFFECTIVE DATE NOVEMBER 12, 2009.
- 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 PONDING 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 CONSTRUCTION. 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 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 THE 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 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 DICES, 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, SINKHOLES, 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 CONDUITS, 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 1-800-351-1111.
- PROPERTY IS CURRENTLY ZONED RM. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT.
- 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 20 FT. PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO ALL PUBLIC RIGHT-OF-WAY ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITY COMPANIES SUCH AS MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AT&T TELECOMMUNICATIONS, CONSOLIDATED UTILITY DISTRICT, CABLE TELEVISION COMPANIES, NATURAL GAS COMPANIES, AND OTHERS.
- THE REQUIRED STREAM BUFFER AREA ALONG FALL CREEK SHALL CONFORM TO ALL LIMITATION AND RESTRICTIONS AS SET FORTH UNDER THE RUTHERFORD COUNTY STORMWATER ORDINANCE.
- ALL LOTS IN CREEKS BEND SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION, WHICH INCLUDES MAINTENANCE OF ANY COMMON AREAS AND STORMWATER DETENTION AREAS. THE CREEKS BEND HOMEOWNERS ASSOCIATION RESTRICTIVE COVENANTS AND CONDITIONS ARE RECORDED IN RECORD BOOK 828, PAGE 2263, R.O.R.C. TN, AND AMENDED IN RECORD BOOK 857, PAGE 3319, RECORD BOOK 884, PAGE 2737, RECORD BOOK 977, PAGE 1734, AND RECORD BOOK 105, PAGE 3584.
- THIS PLAT WILL REQUIRE A WAIVER FROM THE FIRE HYDRANT REQUIREMENTS AND RESIDENTIAL SPRINKLER SYSTEMS WILL BE REQUIRED FOR EACH HOME BUILT, CONSISTENT WITH OTHER SECTIONS APPROVED FOR THIS DEVELOPMENT.

**LOT AREAS**

LOT	SQ. FT.	ACRES
55	1,5136	0.347
56	1,5136	0.347
57	1,5662	0.360
58	18,362	0.422
59	16,335	0.375
60	23,304	0.539
61	15,841	0.364
62	15,300	0.351
63	15,300	0.351
64	15,300	0.351

**LEGEND**

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

**SPECIAL NOTE TO OWNERS, BUILDERS & CONTRACTORS REGARDING TVA TRANSMISSION LINE EASEMENTS:**

THE TENNESSEE VALLEY AUTHORITY (TVA) HAS SPECIFIC REQUIREMENTS REGARDING EASEMENT ENCROACHMENTS. NO PART OF ANY BUILDING, INCLUDING BUT NOT LIMITED TO, ROOF OVERHANGS, BAY WINDOWS OR FIREPLACES IS ALLOWED IN THE TVA TRANSMISSION LINE EASEMENT. BUILDING SETBACKS HAVE BEEN ESTABLISHED 5 FEET OFF OF THE TVA EASEMENT (AS SHOWN ON EACH LOT AFFECTED). IT IS ADVISABLE TO GET A LICENSED SURVEYOR TO STAKE THE EASEMENT LINE PRIOR TO CONSTRUCTION. OWNERS, BUILDERS AND CONTRACTORS SHOULD CHECK WITH TVA TO GET APPROVAL FOR THE CONSTRUCTION OF ANY IMPROVEMENTS TO BE PLACED WITHIN THE EASEMENT. PLEASE CONTACT MIKE CONNER OR RICK THOMPSON IN THE MURFREESBORO OFFICE OF THE TENNESSEE VALLEY AUTHORITY AT 662-867-4342 FOR QUESTIONS REGARDING ANY CONSTRUCTION ISSUES.

**BENCHMARK**  
CITY OF MURFREESBORO  
URBAN GROWTH BOUNDARY  
MONUMENT NO. UG802-615  
ELEV=549.76

**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 731, PAGE 3366  
JOHN T. HOLLOWAY, MEMBER  
SILVERHILL PARTNERS, 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 "CREEKS BEND, SECTION I, PHASE III" 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 "CREEKS BEND, SECTION I, PHASE III" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW. CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.

DATE: \_\_\_\_\_  
CONSOLIDATED UTILITY DISTRICT  
OF RUTHERFORD COUNTY

**RESIDENTIAL FIRE SPRINKLER CERTIFICATE**

CONSOLIDATED UTILITY DISTRICT CAN ADEQUATELY SERVE THE DEVELOPMENT OF "CREEKS BEND, SECTION I, PHASE III" FOR DOMESTIC WATER SERVICE. ADEQUATE FIRE PROTECTION CAN NOT BE OBTAINED THROUGH FIRE HYDRANTS TO BE INSTALLED AND RUTHERFORD COUNTY REQUIRES ALL OCCUPIED STRUCTURES, INCLUDING LIVING AREAS WITHIN DETACHED STRUCTURES, CONSTRUCTED WITHIN THIS DEVELOPMENT BE PROTECTED BY INDEPENDENT FIRE SPRINKLER SYSTEMS. INSTALLATION CRITERIA FROM THE STATE FIRE MARSHAL'S OFFICE AND CONSOLIDATED UTILITY DISTRICT MUST BE MET. INSPECTION AND APPROVAL OF EACH STRUCTURE CONSTRUCTED WILL BE COMPLETED BY THE LOCAL BUILDING CODE AUTHORITY WITH JURISDICTION. RESIDENTIAL FIRE SPRINKLER SYSTEMS WILL REQUIRE A ONE INCH METER INSTALLATION.

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 (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: \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION  
DATE: \_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**FINAL PLAT**

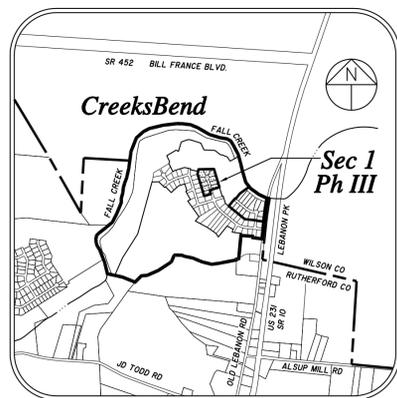
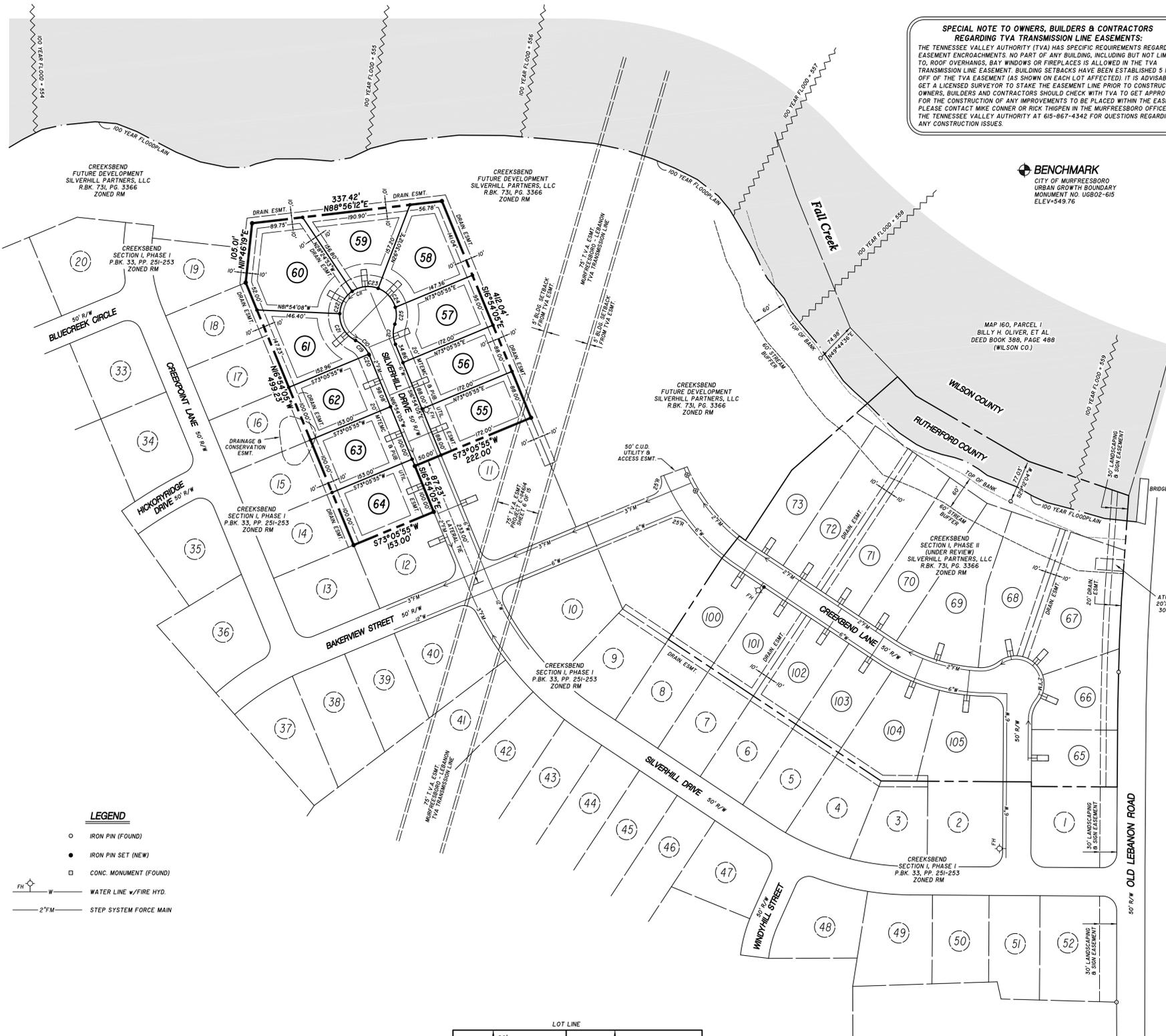
**Section I, Phase III  
CreeksBend  
SUBDIVISION**

5th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

**SEC, Inc. SITE ENGINEERING CONSULTANTS**

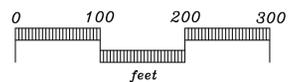
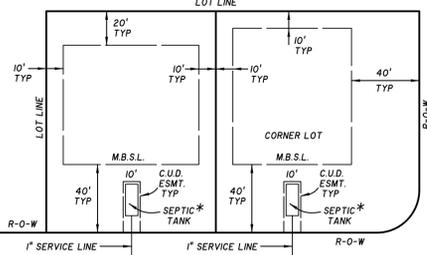
ENGINEERING • SURVEYING • LAND PLANNING  
850 MIDDLE TENNESSEE BLVD. • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 05268 DATE: 6-30-14 REV: 7-15-14 FILE: CBSIP3PLAT DRAWN BY: ACAD/JWG SCALE: 1" = 100' SHEET 1 OF 1



**CURVE DATA**

CURVE	DEL TA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C10	41°24'35"	50.00'	36.14'	18.90'	35.36'	N37°36'22"W
C11	262°49'09"	50.00'	229.35'	56.69'	73.00'	N73°05'55"E
C12	41°24'35"	50.00'	36.14'	18.90'	35.36'	S03°48'12"W
C19	39°12'42"	50.00'	34.22'	17.81'	33.55'	N36°42'19"W
C20	2°11'53"	50.00'	1.92'	0.96'	1.92'	N18°00'01"W
C21	66°24'32"	50.00'	37.95'	32.72'	54.76'	S25°06'24"E
C22	53°28'16"	50.00'	46.68'	25.20'	45.00'	S34°50'30"W
C23	54°55'05"	50.00'	47.93'	25.98'	46.11'	S89°02'39"W
C24	53°29'15"	50.00'	46.68'	25.20'	45.00'	N36°45'11"W
C25	34°31'03"	50.00'	30.12'	15.53'	29.67'	N07°14'58"E



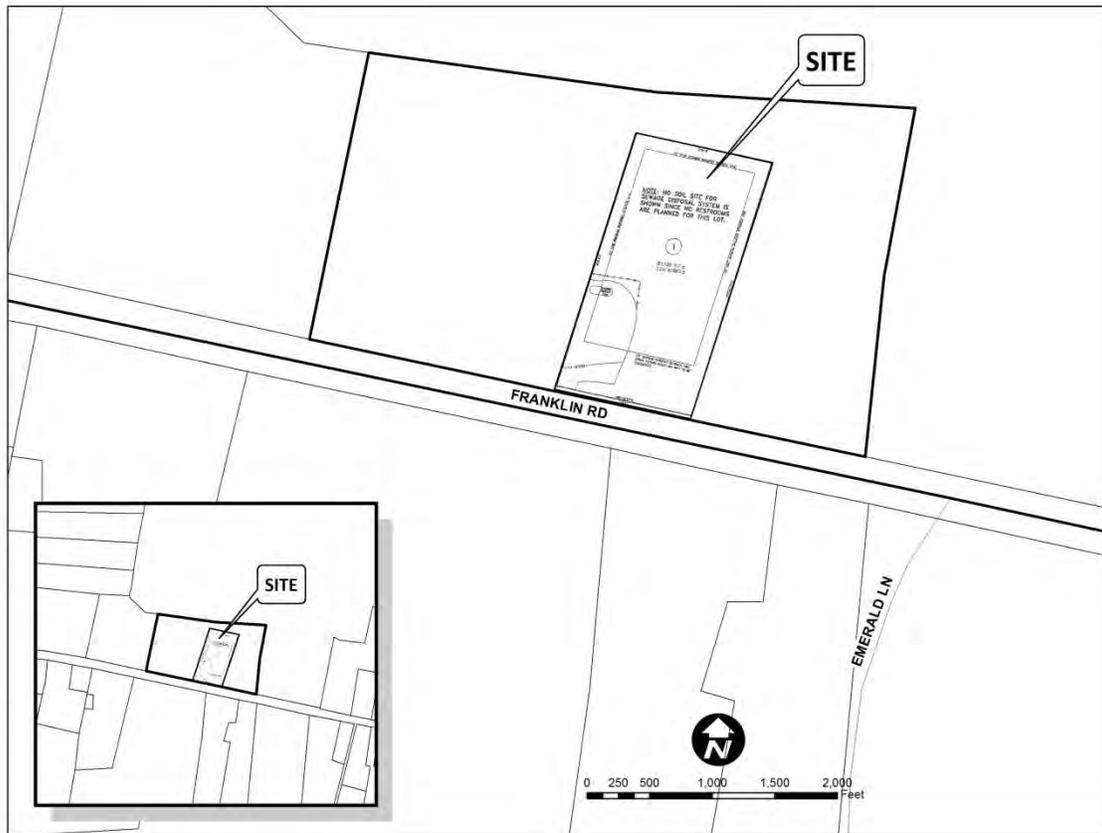
**OWNER/DEVELOPER:**  
SILVERHILL PARTNERS, LLC  
CONTACT: JOHN T. HOLLOWAY  
107 VIRGINIA AVENUE  
MURFREESBORO, TN 37130

**DEED REFERENCE:**  
PROPERTY MAP 22, PARCELS 100, 102 & 103  
RECORD BOOK 731, PG. 3366, R.O.R.C.  
(NOTE: PROPERTY ON THIS PLAT IS SHOWN AS A PORTION OF MAP 22, PARCEL 104, ON RUTH. CO. GIS - PARCEL 104 IS THE PARCEL NUMBER ASSIGNED TO THE PORTION OF PARCELS 100, 102 & 103 THAT WAS CUT OFF BY THE RECORDING OF SEC. I, PHASE II)

**SITE DATA:**  
TOTAL AREA = 4.250 ACRES  
NO. OF LOTS = 52  
AREA IN COMMON AREA = 0.0 ACRES  
AREA IN RIGHT-OF-WAY = 0.446 ACRES  
MINIMUM LOT SIZE = 15,000 SQ.FT.  
ZONING = RM

## Rutherford County Regional Planning Commission July 28, 2014 Staff Comments

**Plat/Plan Name:** Henley Propane Minor Final Plat (14-2043)  
**Request:** Final Plat Approval – Includes a waiver to the soils requirements  
**Site Details:** 1 lot on 2.00 acres, zoned Light Industrial (LI)  
**Applicant:** Brett Henley  
**Property Location:** Along Franklin Road/State Route 96



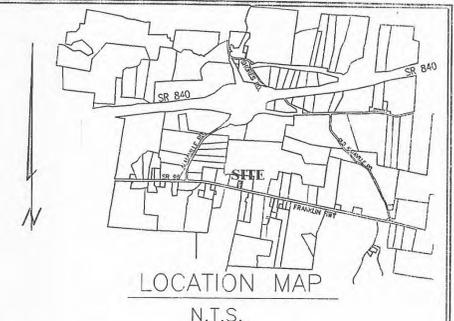
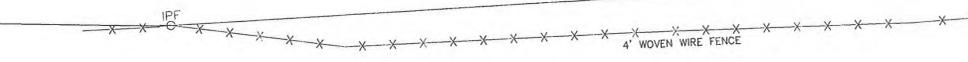
The subject property is located along the north side of Franklin Road. The applicant desires to subdivide two acres from the existing tract. Staff has requested additional information from the applicant's surveyor about this project. There is not a soils site proposed for the property and Staff is concerned about the use of the property. There are also a number of other issues the surveyor needs to address prior to the Planning Commission meeting.

Staff will have additional comments at the meeting.

FND.

MONTY MIRE, TRUSTEE  
670/37  
ZONED: RM

MONTY MIRE, TRUSTEE  
670/37  
ZONED: RM



LOCATION MAP  
N.T.S.

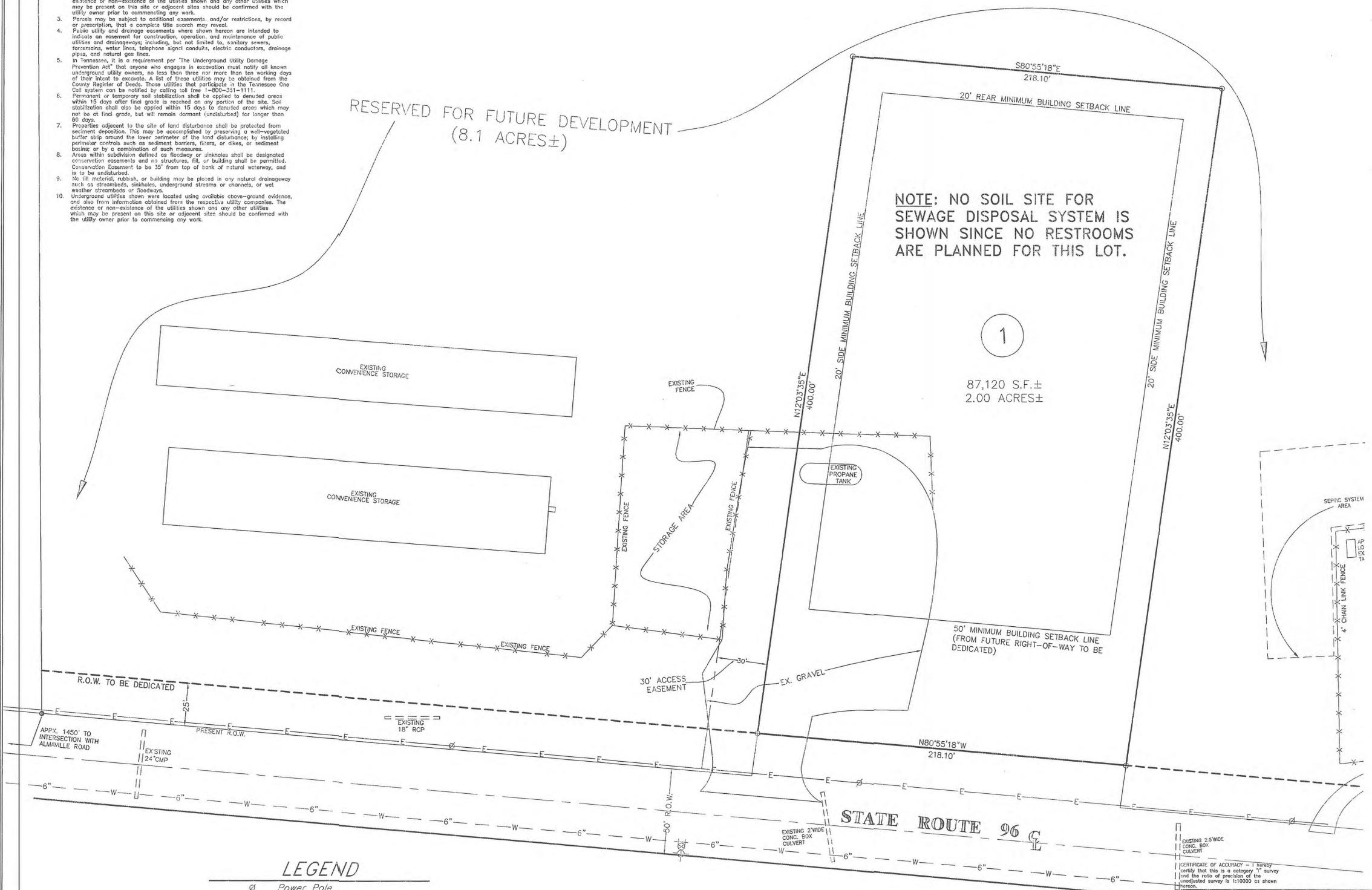
- PLAT NOTES**
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
  - Underground 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.
  - 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 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, stormwater, 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 1-800-251-1111.
  - 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 sinistral shall be designated conservation easements and no structures, fill, or building shall be permitted. Conservation Easement to be 35' from top of bank of natural waterway, and is to be undisturbed.
  - No fill material, rubbish, or building may be placed in any natural drainage way such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
  - 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.

RESERVED FOR FUTURE DEVELOPMENT  
(8.1 ACRES±)

NOTE: NO SOIL SITE FOR SEWAGE DISPOSAL SYSTEM IS SHOWN SINCE NO RESTROOMS ARE PLANNED FOR THIS LOT.

1

87,120 S.F.±  
2.00 ACRES±



**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: 2014  
DEED BOOK: 640  
PAGE: 107  
BRETT HENLEY  
CHRISSEY HENLEY

**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 Registrar.

Date: 2014  
SECRETARY, PLANNING COMMISSION

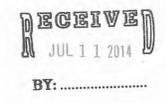
**CERTIFICATE OF WATER**  
I hereby certify that the subdivision plat entitled "Final Minor Plat Lot 1, Henley Propane" has been approved by the engineers for Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed 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: 2014  
OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

**CERTIFICATE OF APPROVAL FOR 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, bylaws, 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 website 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: 2014  
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 2 ACRES OUT OF THE OVERALL TRACT.

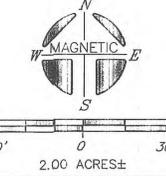


DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

**LEGEND**

- Power Pole
- Existing Fire Hydrant
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Manhole
- Existing Telephone Box
- Existing Electric Box
- Existing Storm Drain Manhole
- Existing Light Pole
- F.O. - Existing Fiber Optic Line
- OHE - Existing Overhead Electric Line
- UGT - Existing Underground Telephone Line

- LEGEND FOR MONUMENTS**
- IPF - IRON PIN SET
  - IPF - IRON PIN FND.
  - RAILROAD SPIKE
  - ENCLOSURE
  - SURVEY POINT
  - WALL
  - CONC. MARKER FND.



OWNER: BRETT HENLEY, ETUX CHRISSEY HENLEY  
ADDRESS: 10970 FRANKLIN ROAD  
MURFREESBORO, TN 37128  
TAX MAP 95, PART OF PARCEL 34.01

ZONING: L-1 (LIGHT INDUSTRIAL)  
FRONT SETBACK: 50'  
SIDE SETBACK: 20'  
REAR SETBACK: 20'

FLOOD MAP PANEL: 470165 0230 H. ZONE: X  
FLOOD MAP DATED: JANUARY 5, 2007



**W. H. HUDDLESTON-STEEL ENGINEERING INC.**  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE: (615)993-4084, FAX: (615)993-0050

FINAL MINOR PLAT - LOT 1

**HENLEY PROPANE**

4TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JULY, 2014    SCALE 1"=30'    SH. 1 OF 1

14-2043

# Rutherford County Planning and Engineering Department



## OFFICIAL POLICY STATEMENT

**SUBJECT: FIRE HYDRANT DISTANCES**  
**DATE: XXXXX**  
**POLICY STATEMENT: XXXXX**

# DRAFT

Article III.D.4. of the County's Subdivision Regulations state:

- a. The developer shall provide fire hydrants in all subdivisions.
- b. Fire hydrants shall be placed to ensure lots within all subdivisions are within a maximum of one thousand (1,000) feet of a hydrant with a note on the final plat stating fire hydrants shall be installed per the regulations of the water provider.

While the Subdivision Regulations do not specifically state how the measurement is to be made, it has been the practice of both the Planning and Engineering Department and Planning Commission to measure this distance as the closest point between the lot and the fire hydrant, or "as-the-crow-flies." Staff has reviewed this policy in light of the adoption of the 2012 International Fire Code. The Fire Code measures distance to fire hydrants using actual road distance, or "as-the-truck-drives." Staff is of the opinion that we should begin measuring this distance "as-the-truck-drives" to be consistent with the adopted Fire Code.

Since the Subdivision Regulations are silent on how the measurement is to be made, Staff feels that a policy statement is appropriate in this case, as opposed to an amendment to the regulations. Staff proposes an effective date of September 1, 2014 to begin enforcement of this policy. Staff will also notify the various surveyors and engineering firms about this change in policy.

Staff does foresee that additional fire hydrant waiver requests may occur due to this change in policy. Fire hydrant waivers are routinely sent to Consolidated Utility District (CUD) for their input and Staff proposes to also forward them to the Rutherford County Fire and Rescue Department (RCFRD) for their input. We feel that the additional information from RCFRD will be beneficial to the Planning Commission as they discuss the application.

Staff will have additional comments on this memorandum at the meeting. Please let me know if you have any questions prior to the meeting.

Doug Demosi, AICP  
Planning Director

Eric Hill, P.E.  
County Engineer