

Rutherford County Regional Planning Commission

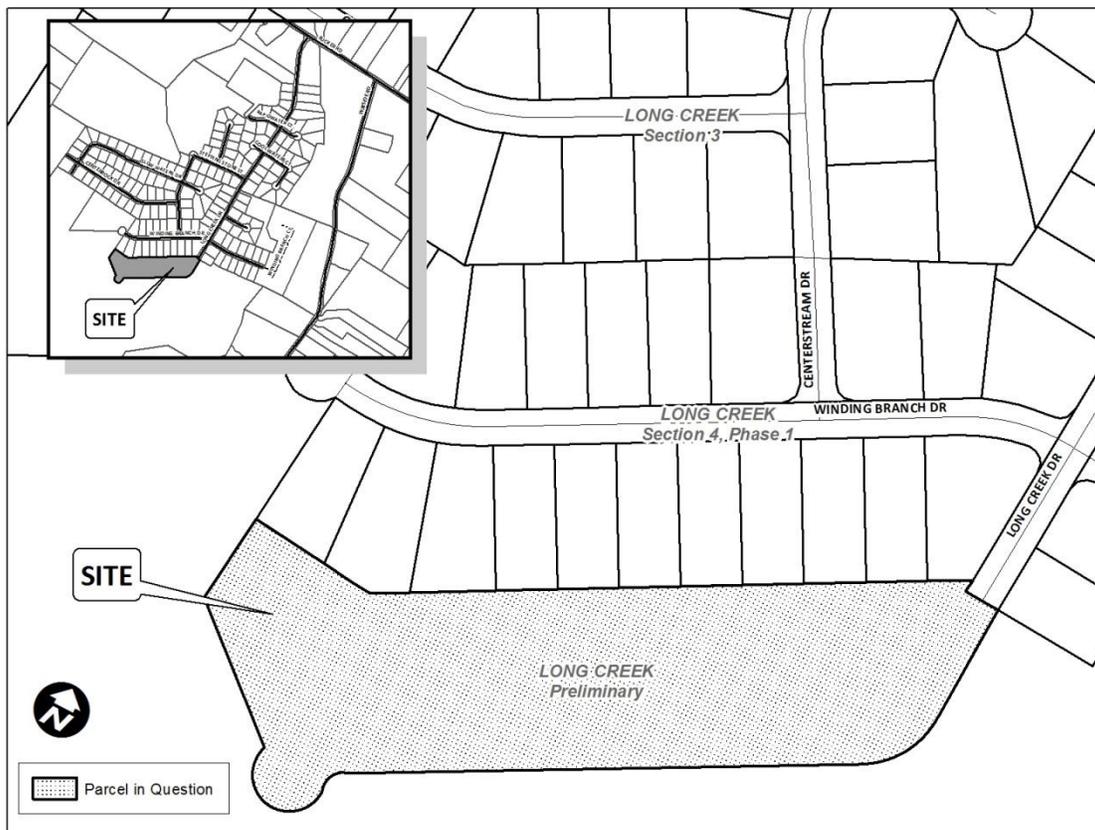
Agenda – August 25, 2014 – 9:00 AM

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 AUGUST 11, 2014
- V. ITEMS WITHDRAWN/DEFERRED
- VI. SUBMITTED FOR PRELIMINARY PLAN APPROVAL
 - A. Long Creek Subdivision, Section V (13-1005) REAPPROVAL – 10 lots (9 buildable) on 6.03 acres, zoned Residential Medium-Density (RM), located off of Rucker Road, Harding Fox applicant
- VII. SUBMITTED FOR FINAL PLAT APPROVAL
 - A. Sue Fults – Lots 2, 3 4 (14-2050) – 3 lots on 7.9 acres, zoned Residential Medium-Density (RM), located along East Compton Road, Lillian Sue Fults applicant.
 - B. Richmond’s Retreat Subdivision, Section III and Resubdivision of Lots 50 and 52 (14-2056) – 12 lots on 21.67 acres, zoned Residential Medium-Density (RM) with a previously approved Conditional Use Permit (A-785), located off of Shelbyville Pike, KW Group, LLC applicant
- VIII. SUBMITTED FOR SITE PLAN APPROVAL
 - A. Saddle Wood Farm Venue (14-3020) – New construction of 9,682 square feet on 23.2 acres zoned Agricultural Residential (AR), located at 9522 Franklin Road, Larry Berberich applicant
- IX. STAFF REPORTS/OTHER BUSINESS
- X. ADJOURNMENT

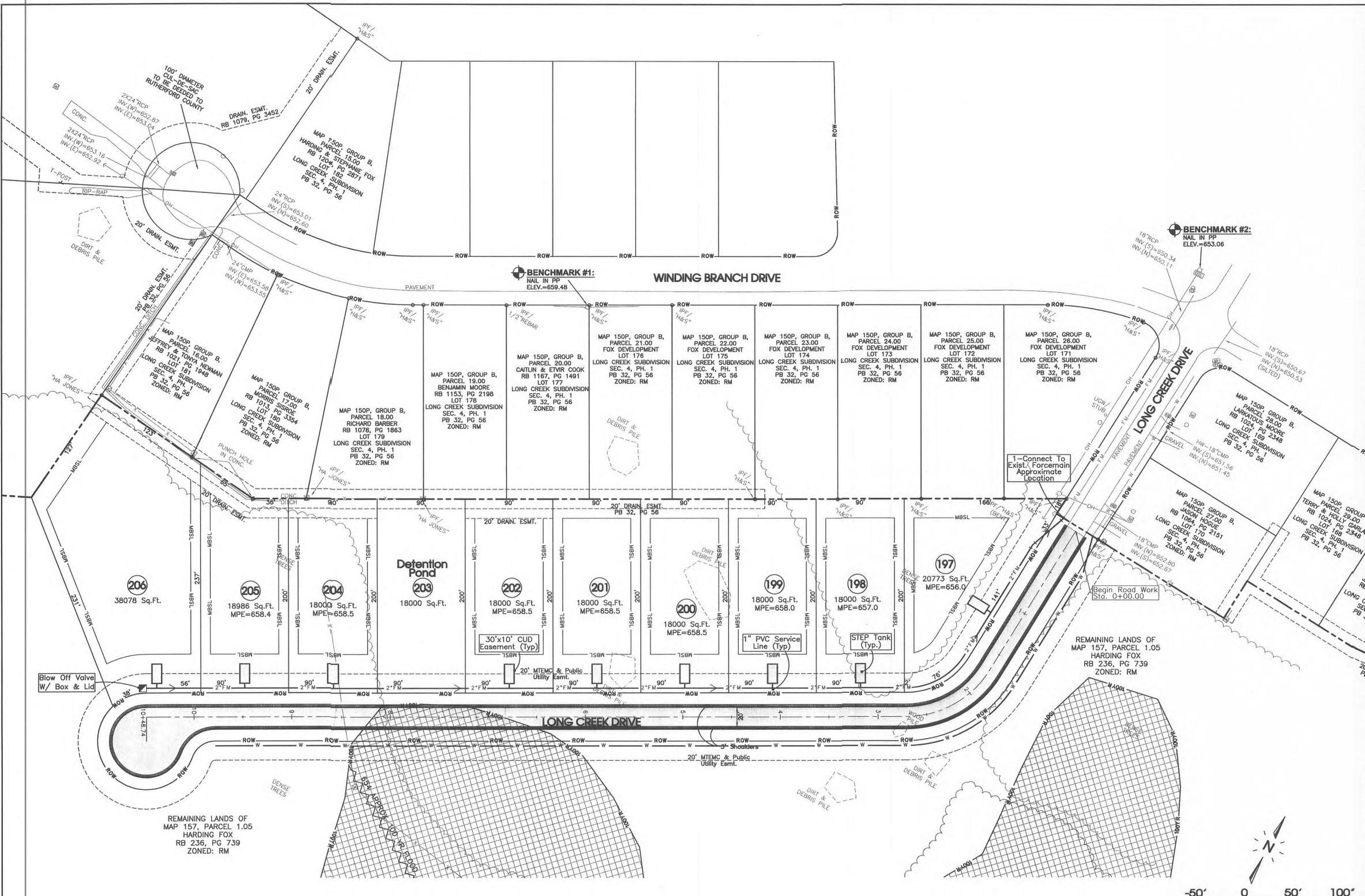
Rutherford County Regional Planning Commission August 25, 2014 Staff Comments

Plat/Plan Name: Long Creek Subdivision, Section V (13-1005) - REAPPROVAL
Request: Preliminary Plan Approval
Site Details: 10 lots (9 buildable) on 6.03 acres, Zoned Residential Medium Density (RM)
Developer: Harding Fox
Property Location: Off of Rucker Road



The subject property is located to the south of Rucker Road and is part of the Long Creek Subdivision. This section was originally approved by the Planning Commission at their June 24, 2013 meeting. The original approval has since lapsed and the applicant has resubmitted to plan for approval. The County's Engineering Staff has been working with the applicant on the drainage for this section. Staff expects to have additional comments at the meeting.

Any approval should be made subject to Staff Comments.



Legend:

□	EXIST. CONCRETE MONUMENT	■	BLOW OFF VALVE
●	IRON PIN SET (I.P.S.)	▣	CONCRETE THRUST BLOCK
○	IRON PIN FOUND (I.P.F.)	▩	DOUBLE DETECTOR CHECK VALVE
+	EXIST. SIGN POST	⊗	REMOTE FIRE DEPT. CONNECTION
○	EXIST. SEWER CLEANOUT	⊕	FIRE DEPT. CONNECTION
⊙	EXIST. MANHOLE (SEWER & PHONE)	⊖	FIRE HYDRANT
⊞	EXIST. CATCH BASIN (STORM SEWER)	▭	REDUCER
⊗	EXIST. WATER/GAS VALVE	⊗	GATE VALVE & BOX
⊞	EXIST. TELEPHONE RISER	⊕	POST INDICATOR VALVE
⊞	EXIST. GAS RISER	⊞	WATER METER
⊞	ELECTRICAL ENCLOSURE	∇	SEWER/STORM FLOW DIRECTION
⊞	EXIST. WATER METER	○	MANHOLE
○	EXIST. UTILITY POLE	⊕	HANDICAP PARKING SYMBOL
⊕	EXIST. FIRE HYDRANT	⊕	HC SIGN
⊕	BENCHMARK	+	PROPOSED SIGN POST
⊕	REVISION NUMBER	▭	CONCRETE SIDEWALK
▭	CURB & GUTTER	▭	EXTRUDED CURB

Owner:
Harding Fox
Fox Development Inc.
1413 SE Broad St.
Murfreesboro, TN 37130

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRMP map #471490401H, Dated Jan. 5, 2007.

Land Data:
Zoning: RM
10 Lots on 6.03± Acres
9 Buildable Lots

Building Setbacks:
Front: 40'
Side: 10'
Rear: 20'

Deed Reference:
The property shown hereon is Tax Map 157, Portion Of Parcel 1.05, 11th Civil District, 7th Magisterial District in Rutherford County, as recorded in R.Bk. 236, Pg. 739.

Survey Control
Field Survey performed 4-9-13 through 5-8-13. Horizontal & Vertical Survey Control based on Buchanan Growth Area monument #'s BGA-009 & BGA-077 (NAD 83, NAD 98)

BENCHMARK #1:
NAIL IN POWER POLE
N: 510186.1
E: 1858658.4
ELEV: 659.48

BENCHMARK #2:
NAIL IN POWER POLE
N: 510519.4
E: 1859390.8
ELEV: 653.06

REVISIONS:	
DRAWN: SJA	
DATE: 6-7-13	
CHECKED:	
JFR	
FILE NAME:	13080project.dwg
SCALE:	1"=50'
JOB NO.	13080
SHEET:	C2.0

Notes:
Waterline design to be provided by Consolidated Utility District's consultant. The locations of all fire hydrants and waterlines will be determined by C.U.D. in compliance with the current Rutherford County Subdivision Regulations.



SEC, Inc.
ENGINEERING - SURVEYING - LAND PLANNING

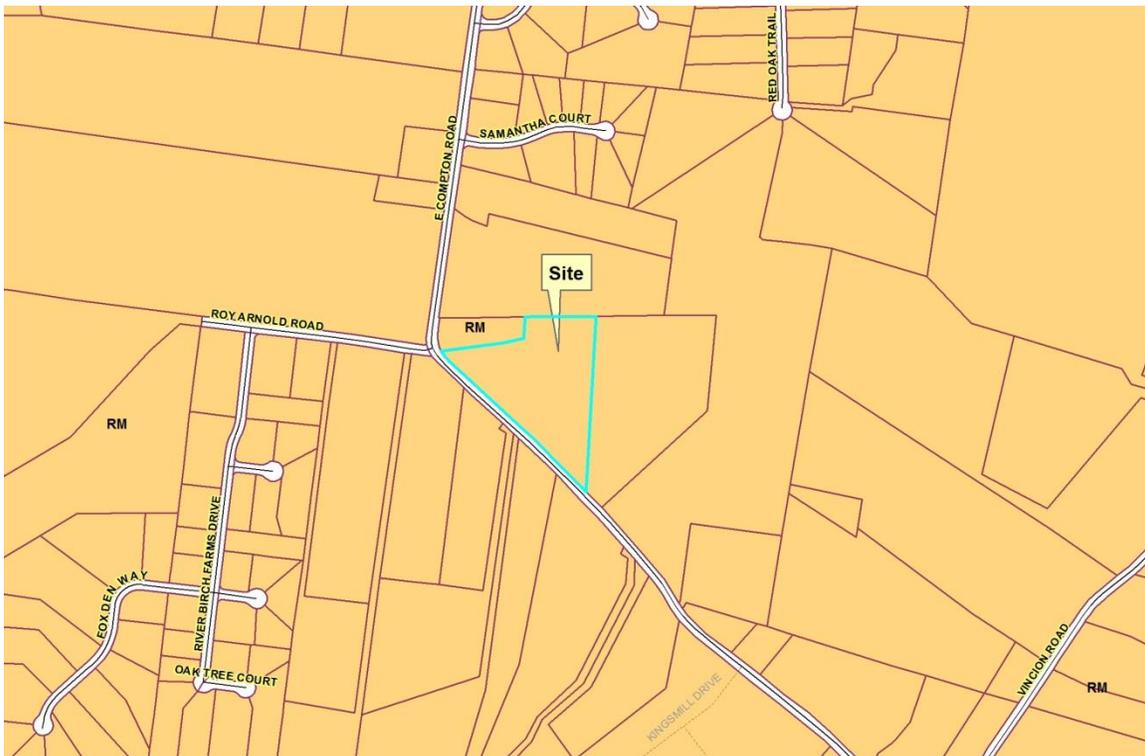
650 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JREED@SEC-CIVIL.COM FAX: (615) 895-5667
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

Long Creek Subdivision Section V
Murfreesboro, Tennessee

Preliminary Plat

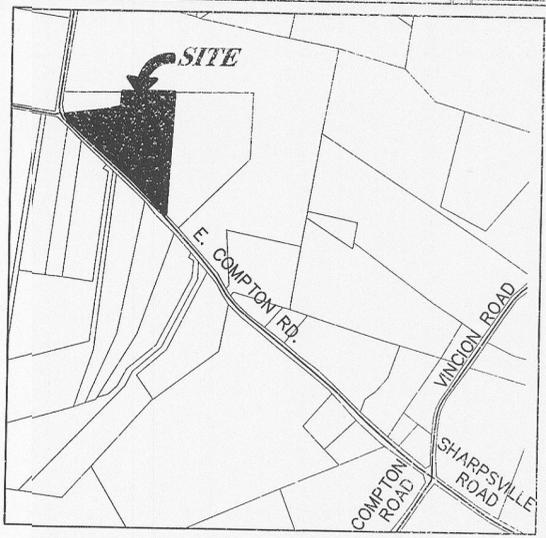
Rutherford County Regional Planning Commission August 25, 2014 Staff Comments

Plat/Plan Name: Sue Fults – Lots 2, 3 4 (14-2050)
Request: Final Plat Approval
Site Details: 3 lots on 7.9 acres, zoned Residential Medium-Density (RM)
Developer: Lillian Sue Fults
Property Location: Along East Compton Road



The subject property is located on the east side of East Compton Road. The applicant is dividing the tract into three (3) separate parcels. This plat is coming before the Planning Commission because it involves more than two (2) lots. The plat has been revised according to Staff's comments and appears to be in good order.

Any approval should be made subject to Staff Comments.



LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP
I (we) do 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 hereby dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Date Owner LILLIAN SUE FULTS

CERTIFICATE OF WATER
I hereby certify that the subdivision plat entitled FINAL MINOR PLAT SUE FULTZ - LOTS 2, 3, 4 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 it engineers. No water service will be provided until that certification has been made in writing.

Date _____ CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF ELECTRIC
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of as defined in the rules and regulations, bylaw, 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 _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

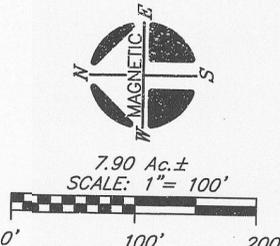
CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Engineer.

7-29-2014 Richard H. Stern, Jr.
Date Richard H. Stern, Jr., Tenn. RLS 1637

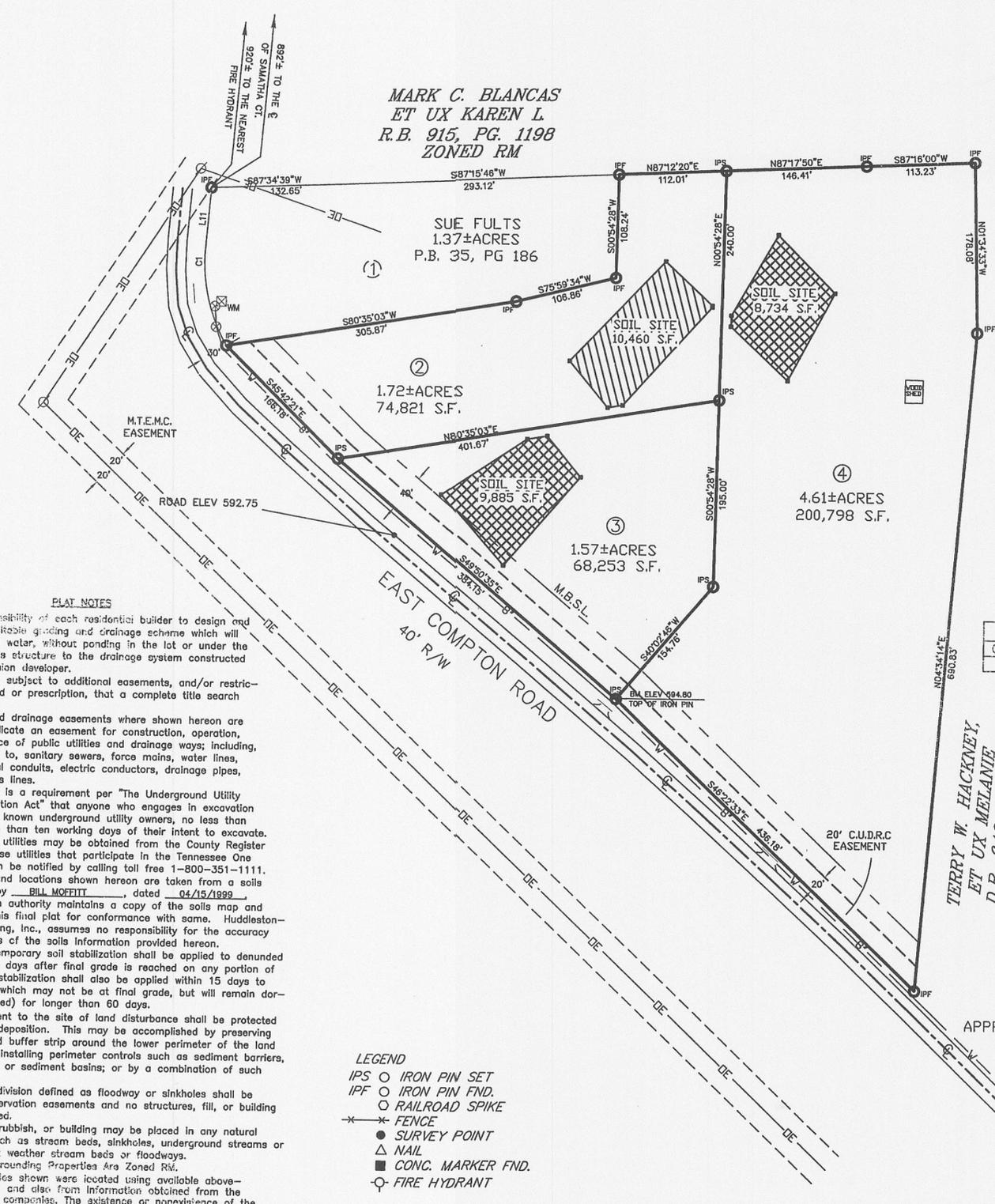
CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Registrar.

Date _____ SECRETARY, PLANNING COMMISSION

Date _____ PLANNING COMMISSION CHAIRMAN



THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY-PANEL NO. 47149C0169-H DATED: JAN. 5, 2007 ZONE: X



MARK C. BLANCAS
ET UX KAREN L.
R.B. 915, PG. 1198
ZONED RM

SUE FULTS
1.37±ACRES
P.B. 35, PG 186

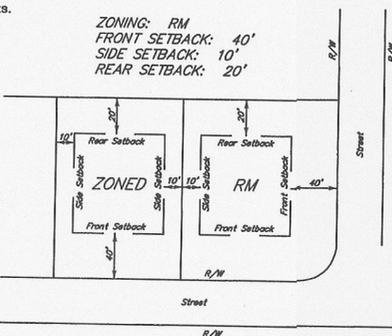
1.72±ACRES
74,821 S.F.

1.57±ACRES
68,253 S.F.

4.61±ACRES
200,798 S.F.

- PLAT NOTES**
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and 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.
 - The soil types and locations shown hereon are taken from a soils map provided by BILL MOFFITT, dated 04/15/1999. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
 - Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
 - Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
 - Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
 - No fill material, rubbish, or building may be placed in any natural drainage way such as stream beds, sinkholes, underground streams or channels, or wet weather stream beds or floodways.
 - All Subject & Surrounding Properties Are Zoned RM.
 - Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence 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.
 - The purpose of this plat is to divide one lot into three lots.
 - All building pads over 3' shall be required to have an engineered footer.

- LEGEND**
- IPS ○ IRON PIN SET
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - ✕ FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.
 - FIRE HYDRANT



TYPICAL BUILDING SETBACK DETAIL

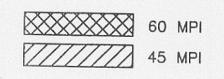
OWNER: LILLIAN SUE FULTS
ADDRESS: 3377 E. COMPTON ROAD
MURFREESBORO, TN. 37130
TAX MAP: 67, PARCEL: 44.00
DEED BOOK: 247, PAGE: 537
FLOOD MAP: 47149 PANEL: 0168-H
DATED: JAN. 5, 2007 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

CERTIFICATION 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 _____ TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

- TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:
- Any cutting or filling after _____, may render lots unsuitable for subsurface sewage disposal.
 - Lot 2 is approved for up to a _____ Bedroom Residence.
 - Lot 3 is approved for up to a _____ Bedroom Residence.
 - Lot 4 is approved for up to a _____ Bedroom Residence.
 - All hatched areas are reserved for subsurface sewage disposal systems. Keep all houses, utilities & drives outside shaded areas.



LINE TABLE

LINE	BEARING	LENGTH
L11	N04°47'44"E	56.57

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C1	37°00'38"	174.16	112.50	110.55	S11°57'10"E

TERRY W. HACKNEY,
ET UX MELANIE
D.B. 646, PG. 13
ZONED RM

APPROXIMATE WATERLINE LOCATION PROVIDED BY C.U.D.R.C

RECEIVED
AUG 05 2014
BY: _____

LOTS	M.P.E.
2,3,4	595.0

I hereby certify that this is a Category "IV" survey and the precision of the GPS portion of this survey (in relative positioning accuracy given at the 95% confidence level) is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.

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

FINAL MINOR PLAT
SUE FULTS - LOTS 2, 3, 4
SUBDIVISION
22nd CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: JUNE 2014 SCALE: 1"=100' SH. 1 OF 1

Rutherford County Regional Planning Commission

August 25, 2014 Staff Comments

Plat/Plan Name: Richmond's Retreat Subdivision, Section III and Resubdivision of Lots 50 and 52 (14-2056)

Request: Final Plat Approval

Site Details: 12 lots on 21.67 acres, zoned Residential Medium-Density (RM) with a previously approved Conditional Use Permit (A-785) for a Planned Residential Development

Developer: KW Group, LLC

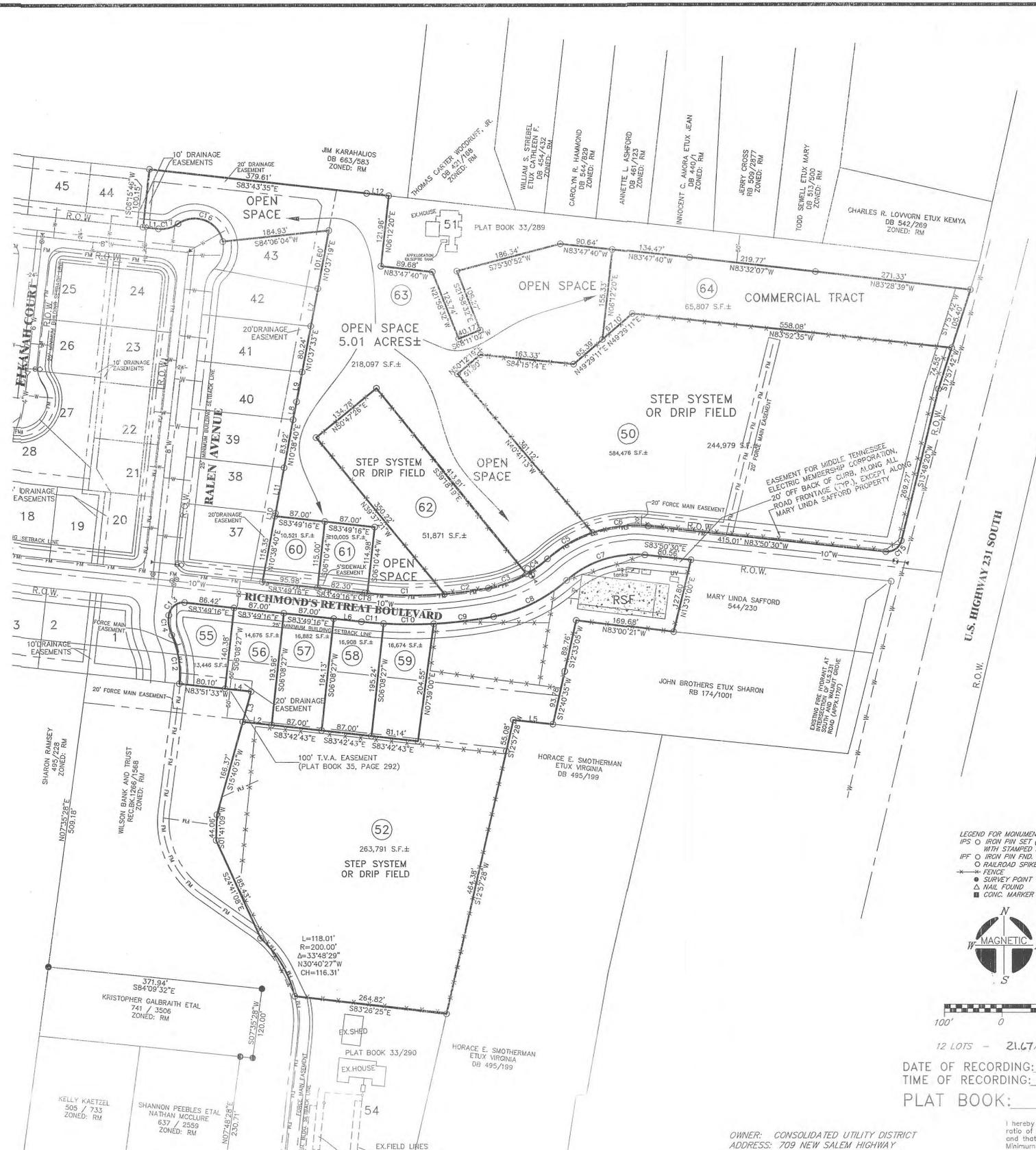
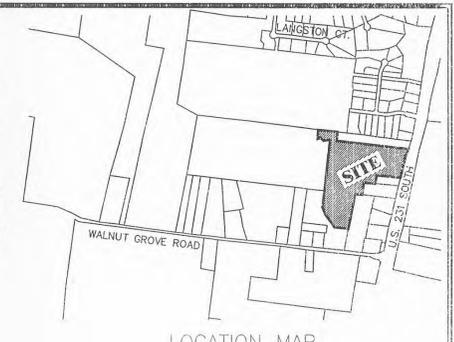
Property Location: Along Shelbyville Highway



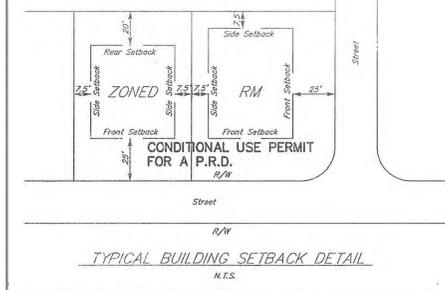
The subject property is located along the west side of Shelbyville Highway. The preliminary plan for this section was approved by the Planning Commission at their July 28, 2014 meeting. Along with the new lots to be recorded, the applicant is also revising the common areas and STEP areas to accurately reflect what is required.

Any approval should be made subject to Staff Comments.

LINE TABLE		CURVE TABLE						
LINE	LENGTH	CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	
L1	26.93	N83°44'14"W	C1	1077.00'	734.45	133.99	133.80	S89°24'52"E
L2	66.51	S83°42'43"E	C2	837.00'	734.45	77.35	77.31	N82°20'33"E
L3	54.28	S19°40'11"W	C3	1878.91'	215.00	71.77	70.94	N89°48'45"E
L4	48.48	N83°31'33"W	C4	1156.33'	215.00	44.81	44.73	N54°21'42"E
L5	48.29	N83°31'33"W	C5	2338.11'	225.00	99.59	99.99	S59°38'31"W
L6	48.47	S83°49'16"E	C6	2441.33'	225.00	98.99	98.24	S83°48'33"W
L7	65.97	N10°37'19"E	C7	4748.04'	175.00	145.90	141.71	S72°16'28"W
L8	31.42	N10°37'19"E	C8	3078.00'	205.00	143.08	141.34	N83°30'28"E
L9	52.25	N10°36'39"E	C9	749.51'	784.45	106.16	105.08	N83°09'58"E
L10	5.02	N10°38'40"E	C10	871.28'	784.45	87.04	87.00	S89°48'50"E
L11	73.89	N10°38'40"E	C11	249.93'	784.45	38.54	38.54	S89°31'44"E
L12	38.39	S83°47'40"E	C12	2930.40'	165.00	85.95	84.98	N89°05'41"W
			C13	800.00'	25.00	39.27	35.35	S91°10'44"W
			C14	3071.44'	66.92	35.65	34.68	S89°58'08"E
			C15	8221.10'	25.00	35.93	32.92	N54°58'53"E
			C16	11326.33'	55.00	99.05	83.63	N82°23'33"W
			C17	4124.35'	60.00	38.14	35.35	N75°53'28"E
			C18	922.01'	734.45	4.70	4.70	S84°00'17"E



ZONING: RM, 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.

THIS SUBDIVISION WILL BE SEWERED BY A STEP SYSTEM.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein 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.

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plot 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.

CERTIFICATE OF APPROVAL FOR RECORDING
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CERTIFICATE OF WATER
 I hereby certify that the subdivision plot entitled "Resubdivision Plat, Lots 50 & 52, Richmond's Retreat" 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.

CERTIFICATE OF WATER
 I hereby certify that the subdivision plot entitled "Resubdivision Plat, Lots 50 & 52, Richmond's Retreat" 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.

CERTIFICATE OF S.T.E.P.
 I hereby certify that the subdivision plot entitled "Resubdivision Plat, Lots 50 & 52, Richmond's Retreat" has been received by Consolidated Utilities 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. Construction will not start until a notice to proceed is given by Consolidated Utilities District.

CERTIFICATE OF S.T.E.P.
 I hereby certify that the subdivision plot entitled "Resubdivision Plat, Lots 50 & 52, Richmond's Retreat" has been received by Consolidated Utilities 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. Construction will not start until a notice to proceed is given by Consolidated Utilities District.

CERTIFICATE OF ELECTRICAL SERVICE
 Middle Tennessee Electric Membership Corporation (MEMCO) will provide electric service to the subject property according to the normal operating practices of MEMCO as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MEMCO, and in accordance with the plat approval checklist, three planting guidelines and other regulations contained on the MEMCO website at www.memco.com (collectively the "Requirements"). No electric service will be provided until MEMCO's Requirements have been met and approved in writing by an authorized representative of MEMCO. Any approval is, at all times, contingent upon continuing compliance with MEMCO's requirements.

CERTIFICATE OF ELECTRICAL SERVICE
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- LEGEND FOR MONUMENTS
- IPS O IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP)
- IPF O IRON PIN FIND (1/2" REBAR)
- OR RAILROAD SPIKE
- FENCE
- SURVEY POINT
- ▲ NAIL FOUND
- CONC. MARKER FIND



RECEIVED
 AUG 08 2014

NOTE: ALL LOTS MUST ADHERE TO THE APPROVED PLANNED DEVELOPMENT APPLICATION.

NOTE: LOTS 55-61 WERE INCLUDED ON A PRELIMINARY PLAT FOR SECTION III, RICHMOND'S RETREAT, AS APPROVED BY COUNTY PLANNING COMMISSION ON JULY 28, 2014.

PREVIOUSLY RECORDED IN PLAT BOOK 35, PAGE 292, R.O.R.C., TENNESSEE.

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

OWNER: CONSOLIDATED UTILITY DISTRICT
 ADDRESS: 709 NEW SALEM HIGHWAY
 MURFREESBORO, TN 37129
 TAX MAP: 158I, 'A' PARCELS: 1.01 & 1.02
 RECORD BOOK: 1081 PAGE: 3948

OWNER: KW GROUP, LLC
 ADDRESS: 1411 BUCKINGHAM DRIVE
 MURFREESBORO, TN 37129
 TAX MAP: 158 PART OF PARCEL: 29
 RECORD BOOK: 1306 PAGE: 2844

FLOOD MAP PANEL: 470165 0381 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.



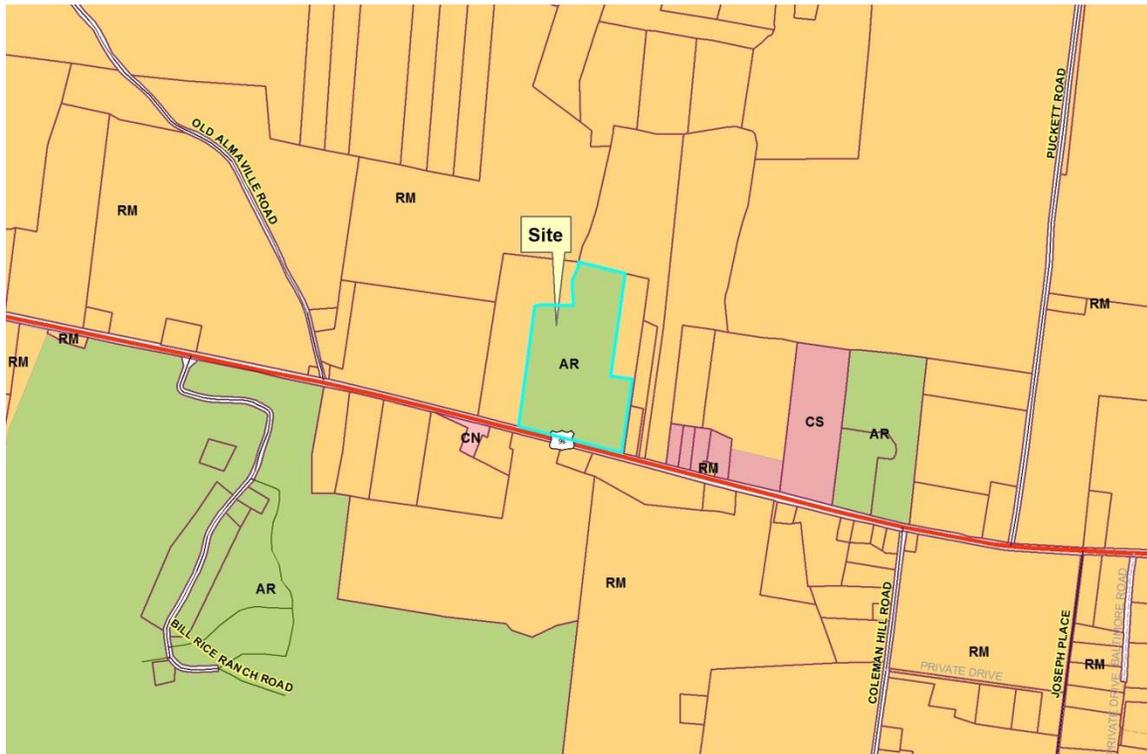
RESUBDIVISION PLAT
 LOTS 50 & 52, SECTION I,
 RICHMOND'S RETREAT

20TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: AUGUST, 2014 SCALE 1"=100' SH. 1 OF 1

14-2056

Rutherford County Regional Planning Commission August 25, 2014 Staff Comments

Plat/Plan Name: Saddle Wood Farm Venue (14-3020)
Request: Site Plan Approval
Site Details: New construction of 9,682 square feet on 23.2 acres zoned Agricultural Residential (AR)
Applicant: Larry Berberich
Property Location: 9522 Franklin Road



The subject property is located on the north side of Florence Road. This property was rezoned to AR in January of 2014. The applicant's intent was to begin building an agricultural structure and then use it in the future for weddings and other social events. The applicant's plans have now progressed to the point of requiring site plan approval. Since a fire hydrant cannot be installed in this area, the proposed structure will have to be sprinklered per the State Fire Marshall's Office. Staff has several concerns that will be discussed in more detail at the meeting.

Any approval should be made subject to Staff Comments.

ZONING: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

BARBARA CURTIS
TAX MAP: 94 PARCEL: 41.01
ZONED: RM



ERIC ZIGLER
TAX MAP: 94 PARCEL: 42.03
ZONED: RM

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled SITE PLAN, SADDLE WOOD FARM VENUE 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
MANAGER, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF ELECTRICAL SERVICE

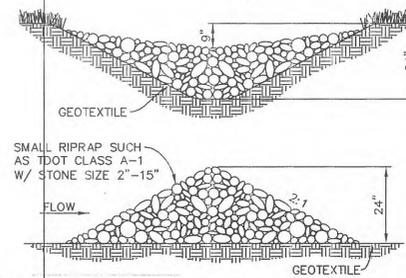
Middle Tennessee Electric Membership Corporation (MEMEC) will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the Rules and Regulations, By-laws, Policy Bulletins and Operational Bulletins of MEMEC, and in accordance with the plot approval checklist, tree planting guidelines and other regulations contained in the MEMEC website at www.memec.com (collectively the "Requirements"). No electric service will be provided until MEMEC's requirements have been met and approved in writing by an authorized representative of MEMEC. Any approval is, at all times, contingent upon compliance with MEMEC's Requirements.

Date _____ 2014
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots shown 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 _____ 2014
DIVISION OF WATER RESOURCES



ROCK CHECK DAM
N.T.S.

SITE DATA:

PROPOSED USE: EXHIBITION HALL & AUDITORIUM (AGRITOURISM)

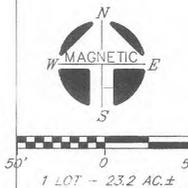
BARN VENUE : 9,682 SQ. FT.

MAX BUILDING HEIGHT: 29'

PARKING REQUIRED : 97 : 1 SPACE FOR EVERY 100 S.F.

BUILDING SQ. FT. : 9,682 S.F.

97 SPACES REQUIRED
PARKING PROVIDED : 101 PARKING SPACES



OWNER: LARRY BERBERICH
PROPERTY ADDRESS: 9522 FRANKLIN RD.
MURFREESBORO, TN
TAX MAP: 94, PARCEL: 42.05

COMMUNITY MAP: 47149C03BTH, PANEL NO. 03BTH,
ZONE: X, DATED 01-05-07.

OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

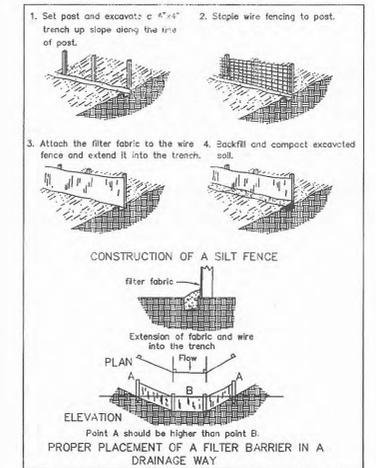
WILLIAM H. HUDDLESTON, REGISTERED ENGINEER, AGRICULTURAL ENGINEER, STATE OF TENNESSEE. License No. 2005.

WILLIAM H. HUDDLESTON, REGISTERED LAND SURVEYOR, AGRICULTURAL SURVEYOR, STATE OF TENNESSEE. License No. 1630.

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080



LOCATION MAP
N.T.S.



GENERAL 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. Those 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.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Evidence of a land disturbance permit, which includes an erosion prevention & sediment control plan, and a State of Tennessee stormwater permit must be provided to the County's Environmental Engineer prior to construction progressing.
- Water service provided by Consolidated Utility District (C.U.D.).

- LEGEND FOR MONUMENTS
- IPK O IRON PIN SET
 - IPK O IRON PIN FIND
 - O RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - CONC. MARKER FND.
 - △ SOIL SITE STAKE FOUND (WITH RED RIBBON)
 - △ SOIL SITE STAKE FOUND (WITH ORANGE RIBBON)
 - APPARENT PERCOLATION TEST HOLE FOUND

NO.	DIST.	DESCRIPTION

SITE, GRADING & DRAINAGE
SADDLE WOOD FARM VENUE

13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN
DATE: JUNE, 2013 SCALE 1"=50' SH: 2 OF 2