

# Rutherford County Regional Planning Commission

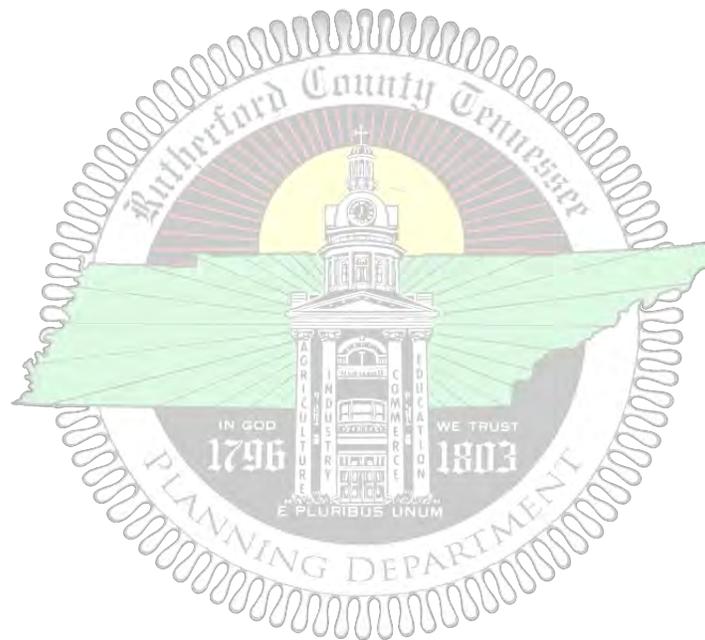
Agenda – September 22, 2014 – 9:00 AM

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 25, 2014
- V. ITEMS WITHDRAWN/DEFERRED
- VI. SUBMITTED FOR PRELIMINARY PLAN APPROVAL
  - A. Lewis Downs Section 2 (14-1008) – 19 lots on 8.80 acres, zoned Residential Medium-Density (RM), located to the north of Rock Springs Midland Road, Stewart Springs LLC applicant. Includes a waiver request to the fire hydrant requirements
- VII. SUBMITTED FOR FINAL PLAT APPROVAL
  - A. Curtis M. Williamson Minor Final Plat (14-2036) – 1 lot on 1.66 acres, zoned Residential Medium-Density (RM), located at the intersection of Manchester Pike and East Gum Road, Tennmo Properties, LLC applicant. Includes a waiver request for an off-site soils site
  - B. Fanelli Property, Lot 1 (14-2063) – 1 lot on 5.11 acres, zoned Residential Medium-Density (RM), located at 3792 Drake Lane, William and Dawn Fanelli applicants. Includes a waiver requests for fire hydrant distance, number of lots off of a private easement and size of an existing private easement
  - C. George Faulk Property Minor Final Plat (14-2064) – 3 lots on 30.98 acres, zoned Residential Low-Density (RL), located off of Shelbyville Pike, George Faulk applicant. Includes waiver request for fire hydrant distance, number of lots off a private easement and size of an existing private easement
  - D. Cold Saturday Farm, Lot 11 (14-2065) – 1 lot on 1.12 acres, zoned Residential Low-Density (RL), located along Threet Road, Bob and Shirley Masteller applicants. Includes a waiver to the fire hydrant requirements
  - E. Colonial Estates Section XII, Phase 1i and 3a (14-2066) – 10 lots on 3.78 acres, zoned Residential Medium-Density (RM), located along Drema Court, to the east of Shelbyville Pike, Tennmo Properties, LLC applicant
  - F. WR Thompson Final Plat (14-2067) – 3 lots on 31.64 acres, zoned Residential Medium-Density (RM) and Commercial Services (CS), located along West Jefferson Pike, WR Thompson applicant
- VIII. SUBMITTED FOR SITE PLAN APPROVAL
  - A. Heatcraft, Inc. (14-3022) – New construction of 20,000 square-foot warehouse/manufacturing facility on 13.6 acres zoned Light Industrial (LI), located at 315 Murfreesboro Street, Robert Stroop applicant

- B. WR Thompson (14-3023) – New construction of approximately 80,000 square feet of mini-warehouse/RV and boat storage space on 21.28 acres zoned Commercial Services (CS), located along West Jefferson Pike, WR Thompson applicant

- IX. STAFF REPORTS/OTHER BUSINESS
- X. ADJOURNMENT



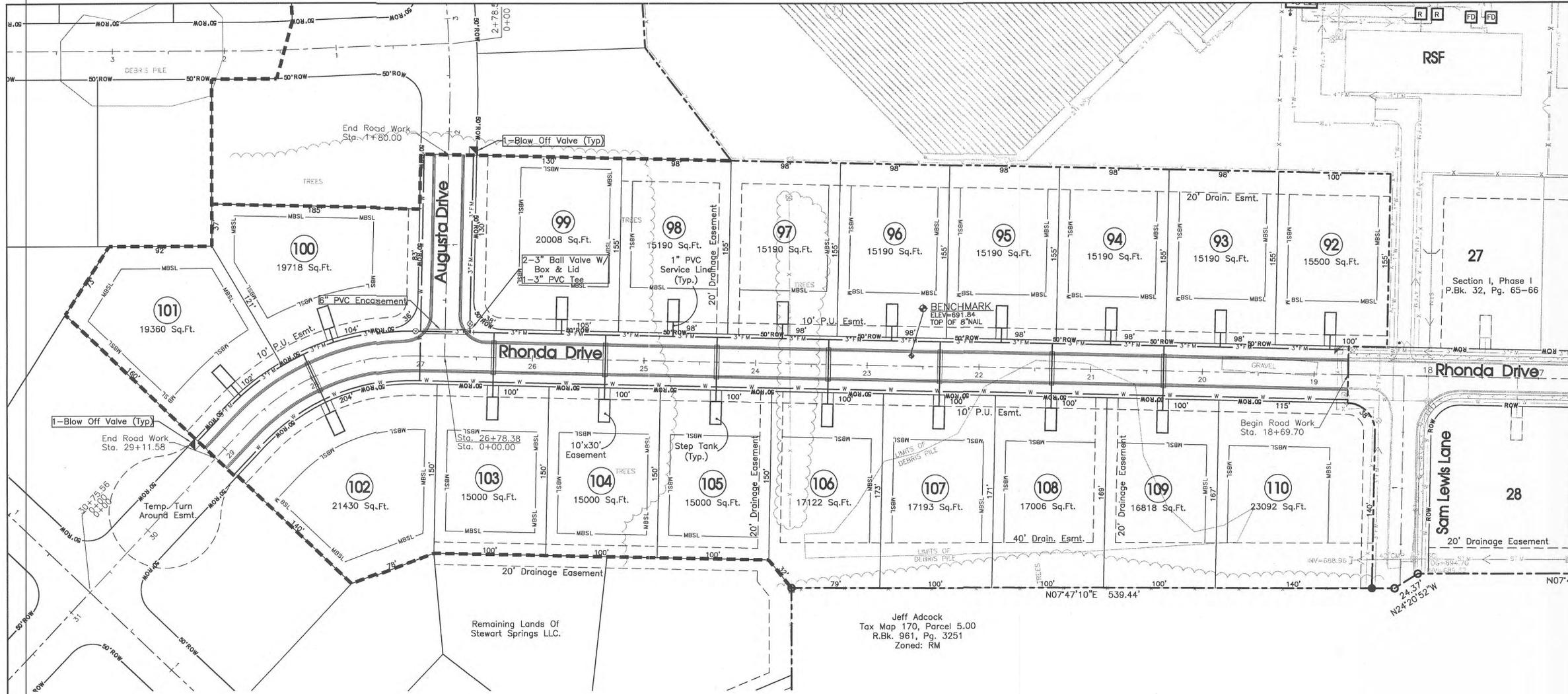
## Rutherford County Regional Planning Commission September 22, 2014 Staff Comments

**Plat/Plan Name:** Lewis Downs, Section 2 (14-1008)  
**Request:** Preliminary Plan Approval  
**Site Details:** 19 lots on 8.80 acres, Zoned Residential Medium Density (RM)  
**Developer:** Stewart Springs LLC  
**Property Location:** To the north of Rock Springs Midland Road



The subject property is located to the north side of Rock Springs Midland Road and is part of the Lewis Downs Subdivision. Section 1, Phase 1 was recorded in July of 2007 and Phase 2 was recorded in August of 2010. Staff has been made aware that only domestic water service will be provided to this section of Lewis Downs. Because of this, a waiver will be required to the fire hydrant requirements and residential sprinkler systems will be required in each home constructed. There is also a stormwater lot that is part of this Section that will require a lot number. Staff expects to have additional comments at the meeting.

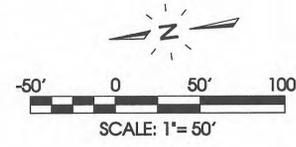
Any approval should be made subject to Staff Comments.



**Legend:**

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊕	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊕	HC SIGN
○	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
⊕	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊕	EXIST. CATCH BASIN (STORM SEWER)	⊕	WHEEL STOP
⊕	EXIST. WATER/GAS VALVE	⊕	CONCRETE SIDEWALK
⊕	EXIST. TELEPHONE RISER	⊕	EXTRUDED CURB
⊕	EXIST. GAS RISER	⊕	TRUFF & GUTTER
⊕	ELECTRICAL ENCLOSURE	➔	TRAFFIC ARROW
⊕	EXIST. WATER METER	➔	TURN LANE ARROWS
⊕	EXIST. UTILITY POLE	⊕	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊕	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	➔	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	63.25 X	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	(63.25) X	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	➔	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊕	CATCH BASIN
⊕	GATE VALVE & BOX	⊕	CURB INLET
⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	⊕	HEADWALL
⊕	GREASE TRAP	⊕	WINGED HEADWALL
⊕	EXTERIOR CLEANOUT ECO	⊕	CONCRETE SWALE
⊕	MANHOLE	⊕	TYPE-X HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	CH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF
EROSION EEL	EEL
EXISTING TREELINE	---
EXISTING FENCELINE	X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	---
PROPOSED CONTOUR LINES	401
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W
PROPOSED WATER	W



Know what's below.  
Call before you dig.

**Electrical Service:**  
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 plot approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at [www.mtemc.com](http://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: \_\_\_\_\_ M.T.E.M.C. Official: \_\_\_\_\_

**Certificate of Approval of Sewer STEP System:**  
I hereby certify that the plot entitled Pembroke Farms Subdivision has been received by Consolidated Utility District of Rutherford County for review. Connection to the existing Septic Tank Effluent Pump (STEP) system shall meet Consolidated Utility District of Rutherford County's specifications. Construction will not start until a notice to proceed is given by C.U.D.  
Date: \_\_\_\_\_ C.U.D. Official: \_\_\_\_\_

**Certification For Approval of Water:**  
I hereby certify that the subdivision plot entitled Pembroke Farms Subdivision 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 Environmental and Conservation Drinking Water Unity. No water service will be provided until these requirements for water service have been met and approved in writing by CUDRC.  
Date: \_\_\_\_\_ C.U.D. Official: \_\_\_\_\_

Jeff Adcock  
Tax Map 170, Parcel 5.00  
R.Bk. 961, Pg. 3251  
Zoned: RM

Remaining Lands Of  
Stewart Springs LLC.

**SEC, Inc.**  
SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
860 MIDDLE TENNESSEE BOULEVARD, NURFESSBORO, TENNESSEE 37129  
PHONE: (615) 804-1100 FAX: (615) 804-9587  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

**REVIEWED**  
(Not intended for construction)

Lewis Downs Subdivision  
Section 2  
Rutherford County, Tennessee

811 logo

Know what's below.  
Call before you dig.

Owner/Developer:  
Stewart Springs LLC  
153 Veterans Pkwy.  
Murfreesboro, TN 37128

Floodplain Note:  
This site lies within Zone X, not in the 100 Year Floodplain per Community Panel 47003C0079E Dated Aug. 2, 2007.

Land Data:  
Zoning: RM  
242 Lots on 146.48± Acres  
19 Lots Section 2 on 8.80± Acres  
241 Buildable Lots

Yard Requirements:  
Front: 40'  
Side: 10'  
Rear: 20'

Deed Reference:  
The property shown hereon is Tax Map 170, Parcel 6, 20th Civil District, 7th Magisterial District in Rutherford County, as recorded in R.B. 602, Pg. 1415.

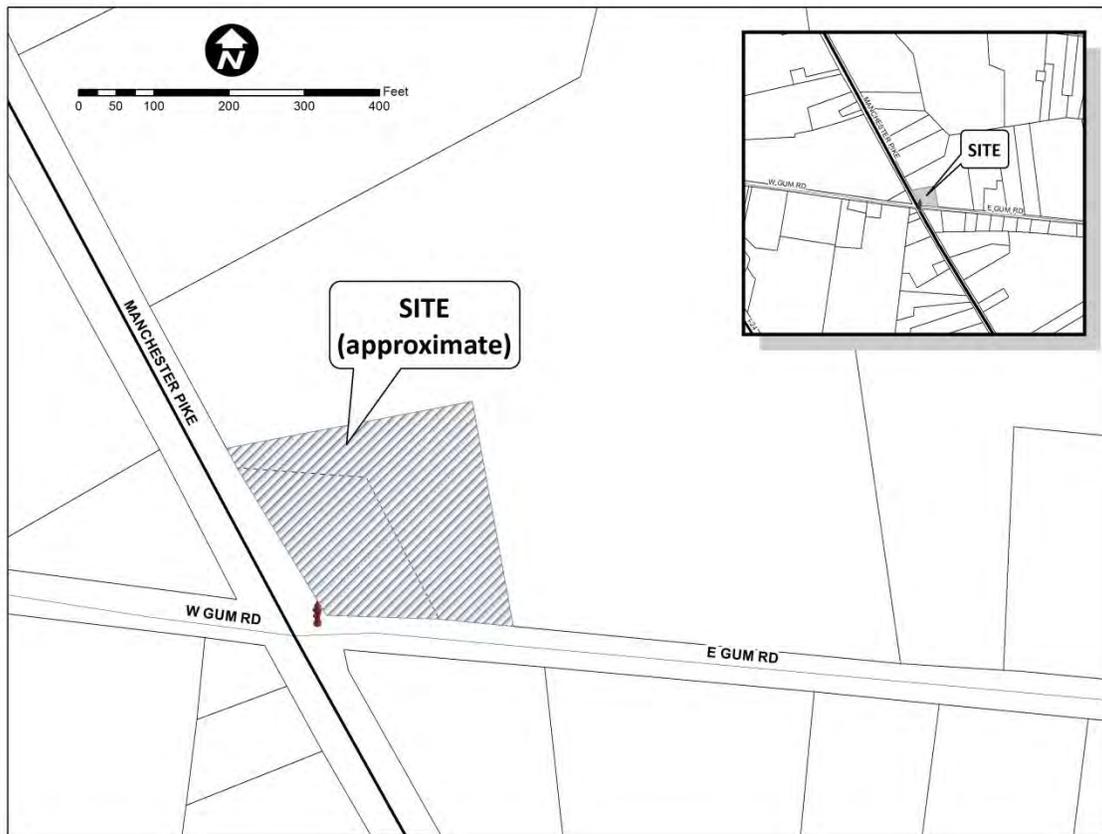
S.T.E.P. System Data:  
Design Flow = 260 lots x 300gpd/lot = 78,000 GPD  
Land Application Area Required = 13.43 Ac.  
Land Application Area Provided = 13.43 Ac.  
Land Reserve Area Required = 6.71 Ac.

Approved by the Rutherford County Planning Commission, with such conditions as are indicated in the minutes of the Commission on \_\_\_\_\_  
Preliminary Plat approval shall not constitute final approval for recording purposes.

REVISIONS:  
DRAWN: SJA  
DATE: 9-5-14  
CHECKED: JFR  
FILE NAME: 06024project2.dwg  
SCALE: 1"=50'  
JOB NO. 06024  
SHEET: 8 of 13

## Rutherford County Regional Planning Commission September 22, 2014 Staff Comments

**Plat/Plan Name:** Curtis M. Williamson (14-2036)  
**Request:** Final Plat Approval  
**Site Details:** 1 lot on 1.66 acres, zoned Residential Medium-Density (RM)  
**Developer:** Curtis M. Williamson  
**Property Location:** Intersection of Manchester Pike and East Gum Road



The proposed 1.66-acre tract was originally part of the larger tract surrounding the property. The previous owners sold the land around the proposed lot but the 1.66 acres was not part of the sale. This has created a subdivision lot due to the fact that the remaining property is less than five (5) acres in size. The plat shows that the proposed lot will rely on septic soils located on the adjacent property, necessitating a waiver request to the Subdivision Regulations which require that soil sites be on the property subdivided. The rest of the plat appears to conform to the Subdivision Regulations.

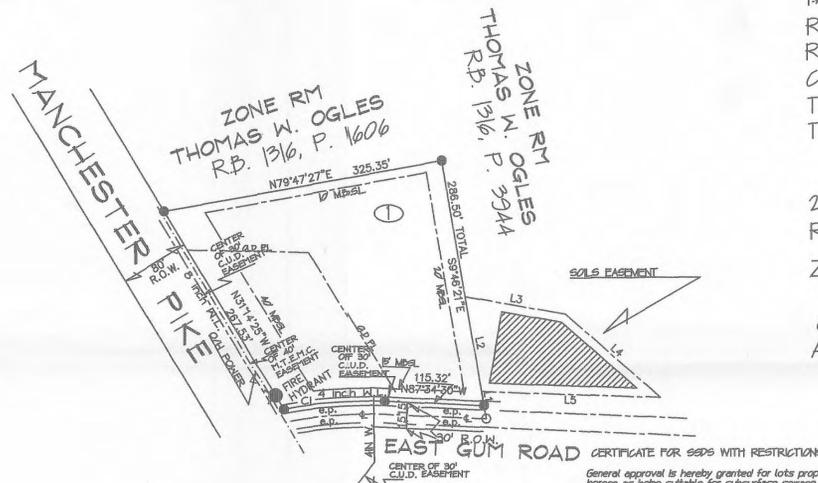
Any approval should be made subject to Staff Comments and the waiver be granted.

# CURTIS M. WILLIAMSON MINOR SUBDIVISION

1.66 ACRES ± - 72138.38 S.F. ±  
 R.D. 422, P. 1606  
 R.D. 422, P. 1608  
 CURTIS M. WILLIAMSON  
 TAX MAP 151 03800  
 TAX MAP 151 03700

24TH. CIVIL DISTRICT  
 RUTHERFORD COUNTY, TN.  
 ZONE RM - MEDIUM DENSITY RESIDENTIAL

OWNER: CURTIS M. WILLIAMSON  
 ADDRESS: 7151 MANCHESTER TN  
 MURFREESBORO TN 37127



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	13°45'17"	115.48'	481.06'	S85°32'52"W	115.21'

NUM	BEARING	DISTANCE
L1	N8°48'21"W	15.19'
L2	N5°46'21"W	112.34'
L3	S80°09'27"E	118.34'
L4	S48°32'14"E	148.96'
L5	N88°07'01"W	207.77'

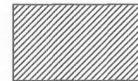
**CERTIFICATE FOR SSS WITH RESTRICTIONS**  
 General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

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, 2013  
 TN DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
 DIVISION OF GROUND WATER PROTECTION

### TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION NOTES

- Lot approved for a \_\_\_\_\_ bedroom house
- Any cutting or filling after \_\_\_\_\_ will void the soils areas that will be used for septic disposal.
- All shaded areas are to be reserved for S.S.D.S.



75 MPI SOILS AREA  
 9345.80 S.F. ±

### 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, 2013  
 SECRETARY  
 Rutherford County Planning Commission

### CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE

Mobile 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. No electric service will be provided until MTEMC's requirements have been met.

DATE, 2014  
 MTEMC OFFICIAL

### 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.

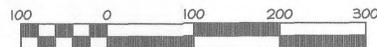
CURTIS M. WILLIAMSON R.D. 422, P. 1606  
 R.D. 422, P. 1608 DATE, 2014

THOMAS W. OGLES R.D. 1316, P. 3944 DATE, 2014

### 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 Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Road Commissioner.

DATE, 2014  
 REGISTERED ENGINEER OR SURVEYOR



SCALE: 1" = 100'



LOCATION MAP (n.t.s.)

I HEREBY CERTIFY THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7500 ± AS SHOWN HEREON.



THOMAS G. WILLIAMSON  
 THOMASON SURVEYING COMPANY  
 3/6 W. LITTLE STREET SUITE 112  
 MURFREESBORO, TN 37130/3641  
 DATE: 6/27/2014  
 SCALE: 1" = 100 FEET  
 PHONE 615/836/1483  
 FAX 615/836/3493

PLAT BOOK \_\_\_\_\_ Page \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

### CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled: CURTIS M. WILLIAMSON MINOR SUBDIVISION PLAT 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

### NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION LOT.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OR RIGHT OF WAYS RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
- THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN. FEMA MAP AT14SC0402H - 1/05/2007



Wairer  
 14-4010

## Rutherford County Regional Planning Commission September 22, 2014 Staff Comments

**Plat/Plan Name:** Fanelli Property, Lot 1 (14-2063)  
**Request:** Final Plat Approval  
**Site Details:** 1 lot on 5.11 acres, zoned Residential Medium-Density (RM)  
**Applicant:** William and Dawn Fanelli  
**Property Location:** 3792 Drake Lane



The subject property is located along an existing private easement that serves several homes off of Drake Lane. It appears that the property was originally deeded to the current owners without a plat. Even though the land is over five (5) acres, the lot is off a private easement that serves more than one (1) lot, which does require a subdivision plat. When the owners came to obtain a building permit for the property, the transfer was discovered. Staff has been working with the applicant and their surveyor to remedy this situation. It appears that the lot will require waivers to the provisions for easement width (the existing easement is only 25 feet wide), number of lots on a private easement and no fire hydrant being located within 1,000 feet of the property.

Under today's regulations, a development with more than three lots off a private easement would be required to be zoned as a planned development. That being said, there are several existing lots on this easement and Staff does not see the benefit of requiring a planned development in this case.

Any approval should be made subject to Staff Comments.

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 (3) nor more than ten (10) 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 hereon were located using available above ground evidence only. The existence or nonexistence of said utilities and any other utilities which may be present on this site, or adjacent sites, should be confirmed with the utility owner.
- Parcels are subject to all easements as shown and any other 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 drainage ways, including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- Water service, domestic and fire protection, are provided by Consolidated Utility District of Rutherford County, Tennessee (C.U.D.). Electric power provided by Middle Tennessee Electric Membership Corporation (M.T.E.M.C.).
- This property is not included in areas designated Special Flood Hazard as shown on Federal Flood Insurance Rate Map No. 470165, Panel No. 0161H, Zone X, revised January 5, 2007.
- This property is Zoned RM with Minimum Building Setbacks as follows:  
 ... 40' Front,  
 ... 20' Rear,  
 ... 10' Side.
- Soils site by Soils Group, Inc., Murfreesboro, TN.

CERTIFICATE 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, TREE PLANTING GUIDELINES AND OTHER REGULATION CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC 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 REQUIREMENTS.

CERTIFICATE OF WATER APPROVAL - C.U.D.

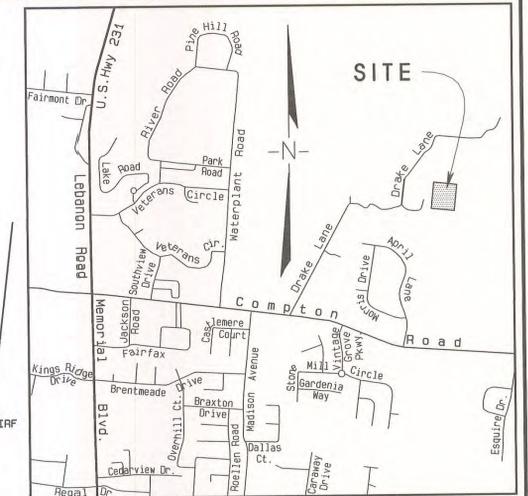
I hereby certify that the subdivision plat shown hereon has been approved by the engineers for Consolidated Utility District of Rutherford County (C.U.D.) for water service; provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until such certification has been made in writing.

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWER DISPOSAL SYSTEM WITH RESTRICTIONS

GENERAL APPROVAL FOR THE LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWER DISPOSAL SYSTEM WITH THE LISTED AND/OR ATTACHED RESTRICTIONS.

Before the initiation of construction, the location of the house or other structures and plan for the Subsurface Sewerage Disposal System shall be approved by the Division of Water Resources.

Tn. Dept of Environment & Conservation Date  
 Division of Ground Water Protection  
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
 Any Cutting or filling after \_\_\_\_\_ may render Lots  
 unsuitable for subsurface sewage disposal.



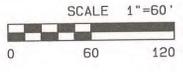
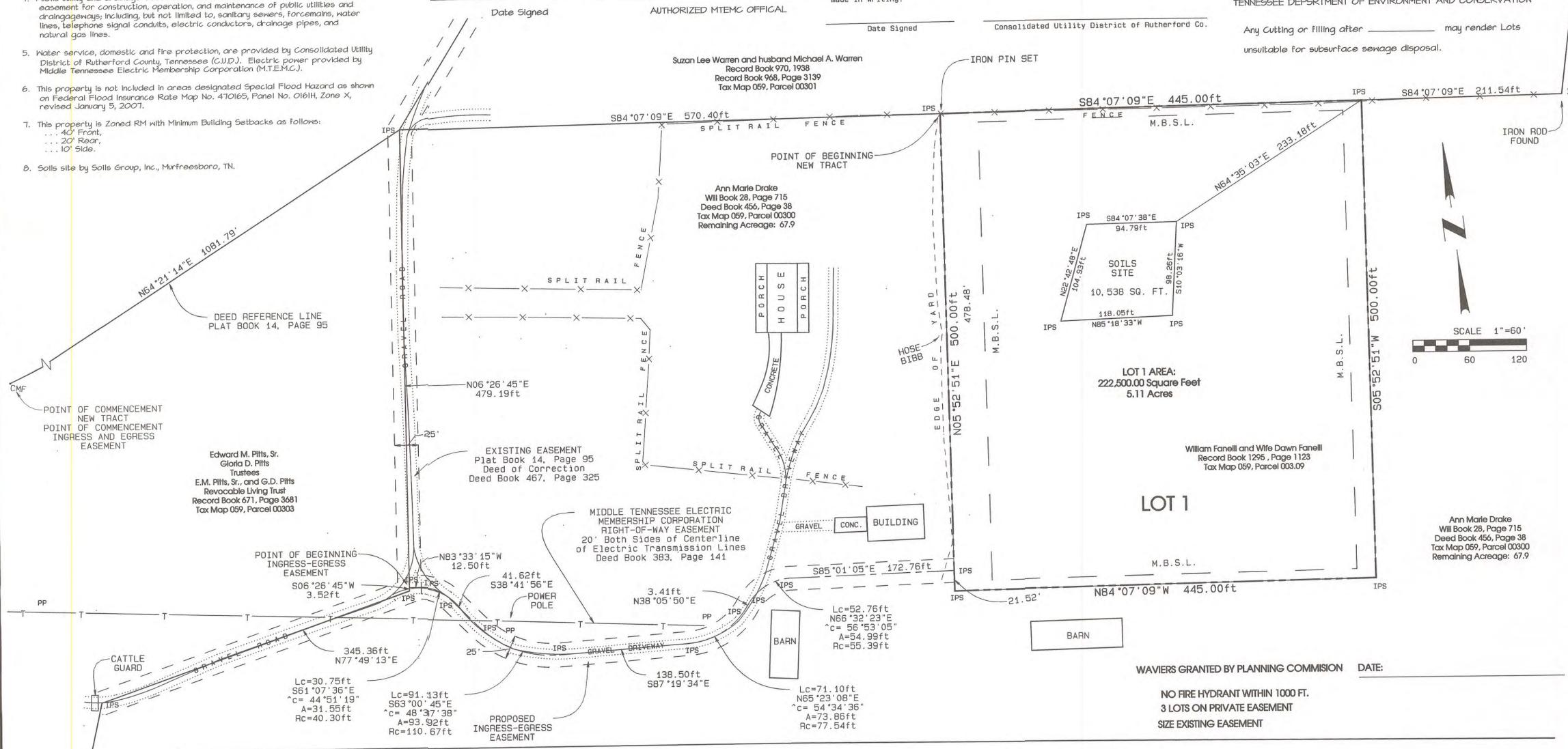
VICINITY MAP  
 NOT TO SCALE

PROPERTY DESCRIPTION

Commencing at a Found Concrete Monument with Aluminum Cap, City of Murfreesboro UGB75-009, N64°-21'-14"E, 1081.79 feet, as Recorded in Plat Book 14, Page 95, R.O.R.C., to a Set Iron Pin With Cap, being the Northwest corner of the 75.0062 Acre Drake Tract, as Recorded in Plat Book 14, Page 95, R.O.R.C., and also being the Southwest corner of the Suzanne Lee Warren and husband, Michael A. Warren property, as Recorded in Record Book 968, Page 3139, R.O.R.C., Tax Map 059, Parcel 03.01; thence, following the South Line of the aforesaid Warren Property, S84°-07'-09"E, 570.40 feet to a Set Iron Pin With Cap, being the Northwest corner of the herein Described Tract, and also being the Point of Beginning; thence, continuing along the aforesaid South Line, S84°-07'-09"E, 445.00 feet to a Set Iron Pin With Cap, being the Northeast corner of the herein Described Tract; thence, leaving the aforesaid Warren Line, S05°-52'-51"E, 500.00 feet to a Set Iron Pin With Cap, being the Southeast corner of the herein Described Tract; thence, N84°-07'-09"W, 445.00 feet to a Set Iron Pin With Cap, being the Southwest corner of the herein Described Tract; thence, N05°52'51"W, 500.00 feet to a Set Iron Pin With Cap at the South Line of the aforesaid Warren Property, being the Point of Beginning, Containing 5.11 Acres or 222,500.00 Square Feet, More or Less.

TWENTY-FIVE FOOT (25') INGRESS AND EGRESS EASEMENT

Commencing at a Found Concrete Monument with Aluminum Cap, City of Murfreesboro UGB75-009, N64°-21'-14"E, 1081.79 feet, as Recorded in Plat Book 14, Page 95, R.O.R.C., to a Set Iron Pin With Cap, being the Northwest corner of the 75.0062 Acre Drake Tract, as Recorded in Plat Book 14, Page 95, R.O.R.C., and also being a corner of the Edward M. Pitts, Sr., and Gloria D. Pitts property, as Recorded in Record Book 671, Page 3681, and Deed of Correction, Recorded in Deed Book 467, Page 325, R.O.R.C., Tax Map 059, Parcel 03.00; thence, following the West Line of the aforesaid Pitts Property and the Centerline of an Existing Twenty-Five foot (25.00') Ingress and Egress Easement, S06°-25'-45"W, 479.19 feet to a Set Iron Pin With Cap, being the start of the Northwest Centerline of the herein Described Twenty-Five foot (25.00') Ingress and Egress Easement, and also being the Point of Beginning; thence, leaving the aforesaid Existing Easement, and continuing along the Centerline of the herein Described Easement: S83°-33'-15"E, 12.50 feet to a Set Iron Pin With Cap; thence, along a Curve to the Right, Delta of 44°-51'-19", Radius of 40.30 feet, Arc Length of 31.55 feet, Chord Bearing of S61°-07'-36"E, 30.75 feet to a Set Iron Pin With Cap; thence, S38°-41'-56"E, 41.62 feet to a Set Iron Pin With Cap; thence, along a Curve to the Left, Delta of 45°-37'-38", Radius of 110.67 feet, Arc Length of 93.92 feet, Chord Bearing of S63°-00'-46"E, 91.15 feet to a Set Iron Pin With Cap; thence, S87°19'34"E, 138.50 feet to a Set Iron Pin With Cap; thence, along a Curve to the Left, Delta of 54°-34'-36", Radius of 77.54 feet, Arc Length of 73.86 feet, Chord Bearing of N65°-23'-08"E, 71.10 feet to a Set Iron Pin With Cap; thence, N38°-05'-50"E, 3.41 feet to a Set Iron Pin With Cap; thence, along a Curve to the Right, Delta of 56°-53'-05", Radius of 55.39 feet, Arc Length of 54.99 feet, Chord Bearing of N66°-32'-23"E, 52.76 feet to a Set Iron Pin With Cap; thence, S85°01'-05"E, 172.76 feet to a Set Iron Pin With Cap, being on the West line of the New 5.11 Acre Tract and being the termination of the herein described Ingress and Egress Easement. Continuing along the aforesaid West line, S05°-52'-51"W, 21.52 feet to a Set Iron Pin With Cap, being the Southwest corner of the aforesaid 5.11 Acre Tract. New Ingress and Egress Easement containing 0.35 Acres or 15,265.07 Square Feet, More or Less.



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the subdivision regulations for the City of Murfreesboro, 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 of Deeds.

William Burgess  
 Deed Book 475, Page 357  
 Plat Book 28, Page 186  
 Tax Map 059, Parcel 00308



CERTIFICATION 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.

Will Book 28, Page 715, R.O.R.C.  
 Deed Book 456, Page 38, R.O.R.C.

Date Signed \_\_\_\_\_ Ann Marie Drake King  
 Formerly Ann Marie Drake

Date Signed \_\_\_\_\_ William Fanelli Dawn Fanelli

PURPOSE OF PLAT:

DERIVE 1 LOT FROM THE ANN MARIE DRAKE KING PROPERTY

CERTIFICATE OF ACCURACY

I hereby certify that this is a Category "I" Survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon.

9-2-14  
 Date Signed \_\_\_\_\_  
 Raymond L. Garrett TH R.L.S. #173



MINOR PLAT  
 LOT #1 FANELLI PROPERTY  
 A PORTION OF THE  
 ANN MARIE DRAKE KING PROPERTY  
 Murfreesboro, Rutherford County, Tennessee  
 21st Civil District 142063

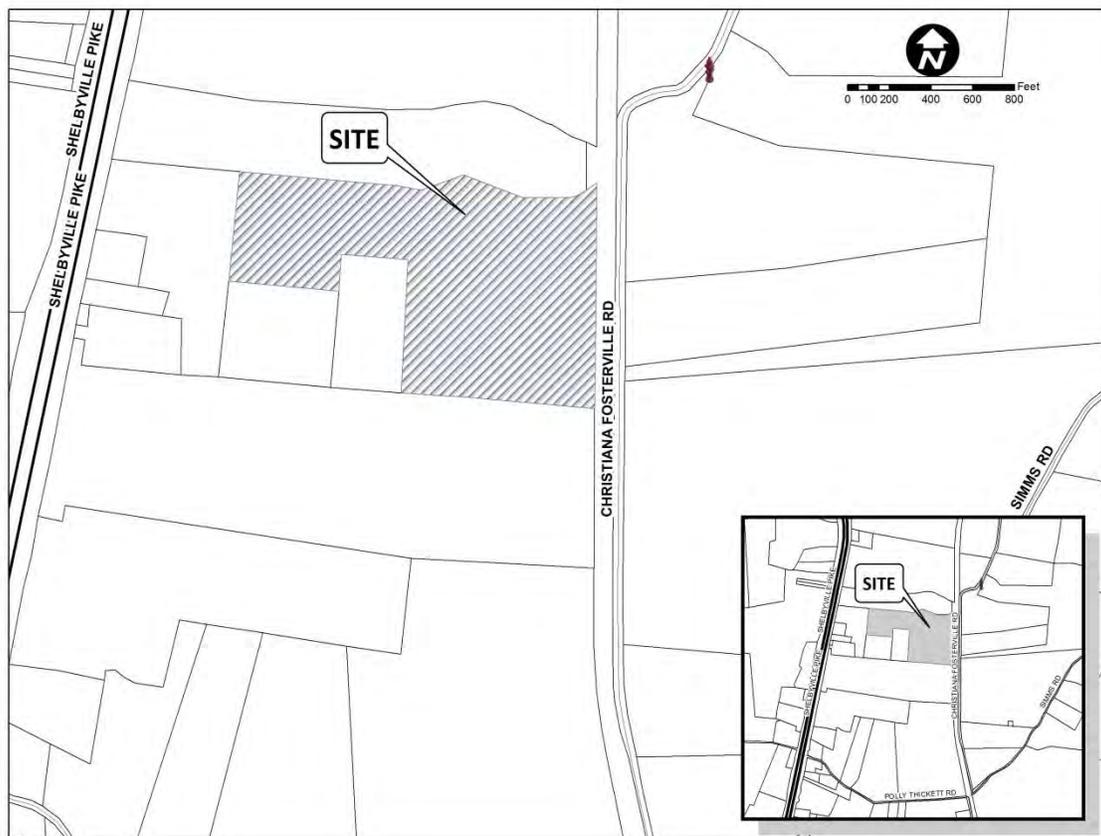
DATE: May 2013 SCALE: 1" = 60' SHEET 1 OF 1

LEGEND

IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND
IPS	IRON PIN SET
---	PROPERTY LINE
---	EASEMENT LINE
---	FENCE LINE
---	ELECTRIC - TELEPHONE LINE
---	CENTER LINE

## Rutherford County Regional Planning Commission September 22, 2014 Staff Comments

**Plat/Plan Name:** George Faulk Property (14-2064)  
**Request:** Final Plat Approval  
**Site Details:** 3 lots on 30.98 acres, zoned Residential Low-Density (RL)  
**Applicant:** George Faulk  
**Property Location:** East of Shelbyville Pike



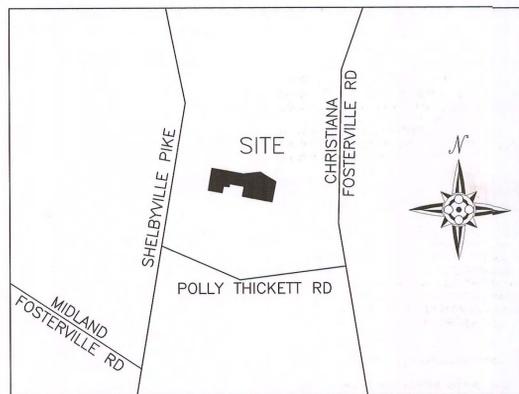
The subject property is located on the east side of Shelbyville Pike. There is an existing 40-foot easement that serves a total of three (3) lots and several structures. The applicant is proposing to rezone Lot 1 to Light Industrial (LI) for use as a logging operation. He has made application for this rezoning which will be considered by the Planning Commission at their October 13, 2014 meeting. In order to separate that tract from the remaining property, the applicant has submitted the plat currently under consideration. Besides the potential rezoning, no other development is contemplated as a result of this plat. The lots will be arranged in such a manner to allow the two existing houses to be on their own individual lots as opposed to being on the same property. Since the easement is less than 50 feet, the applicant is asking for permission to use the existing easement for the additional lots. This also makes more than three (3)

lots on the easement, which also requires a waiver. Finally, it does not appear that the properties will be within 1,000 feet of a fire hydrant. Staff will inquire about the possibility of placing a fire hydrant prior to the Planning Commission's meeting.

Under today's regulations, a development with more than three lots off a private easement would be required to be zoned as a planned development. That being said, there are already several existing structures being served on this easement and Staff does not see the benefit of requiring a planned development in this case.

Any approval should be made subject to Staff Comments.

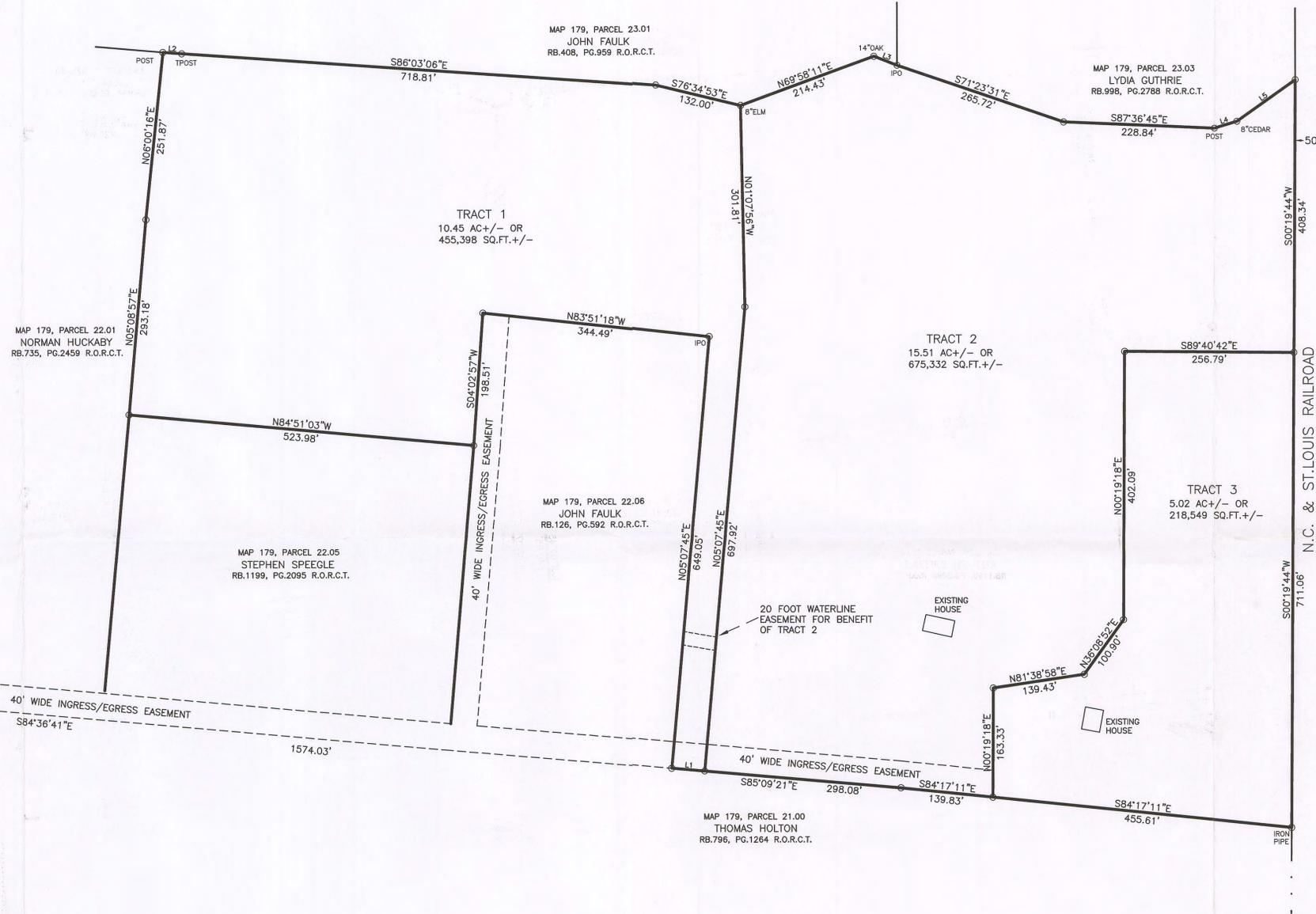
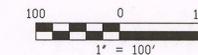
TOTAL AREA  
30.98 ACRES +/-



VICINITY MAP: NOT TO SCALE



SOURCE OF NORTH  
MAGNETIC DATED:  
8-19-2014



**Certificate of Accuracy**

I hereby certify that this is a Category 1 survey shown and described hereon and is a true and accurate survey to the best of my knowledge. The unadjusted closure ratio of the survey shown hereon meets and/or exceeds 1:10,000.

*George Faulk*  
George Faulk, TN RLS# 2459 Date 9-3-14  
Office Phone 615-443-7796  
1012 Sparta Pike  
Lebanon, TN 37087



**NOTES:**

- The survey, shown hereon, represents Parcel 22.00, of Map 179 as shown in the Rutherford County Tax Assessors Office.
- Bearings for this survey were obtained from a magnetic reading. Field work for this survey performed August, 2014.
- All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
- The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records, and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
- Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
- Federal Flood Note: This property is NOT in an area designated as a special flood area as shown on Community NFIP Map No. 47149C0395H, Effective Date January 5, 2007.
- This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
- This map may not be altered without consent of this surveyor.

LINE	BEARING	LENGTH
L1	N85°09'21"W	50.00'
L2	S85°54'12"E	28.54'
L3	S68°53'46"E	37.54'
L4	N73°15'24"E	35.80'
L5	N54°51'33"E	107.94'

RECEIVED  
SEP 05 2014  
BY: .....

<p><b>PROPERTY INFORMATION:</b></p> <p>OWNER: GEORGE FAULK ADDRESS: 847 SHELBYVILLE PIKE CHRISTIANA TN 37037 MAP 179, PARCEL 22.00 RECORD BOOK 910, PAGE 1440 REGISTER'S OFFICE of RUTHERFORD COUNTY TENNESSEE</p>	<p><b>K&amp;A Land Surveying</b></p> <p>1012 Sparta Pike Lebanon TN, 37087 Office Phone- 615-443-7796 Mobile Phone- 615-351-3915</p>
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SUBDIVISION OF THE

**GEORGE FAULK PROPERTY**

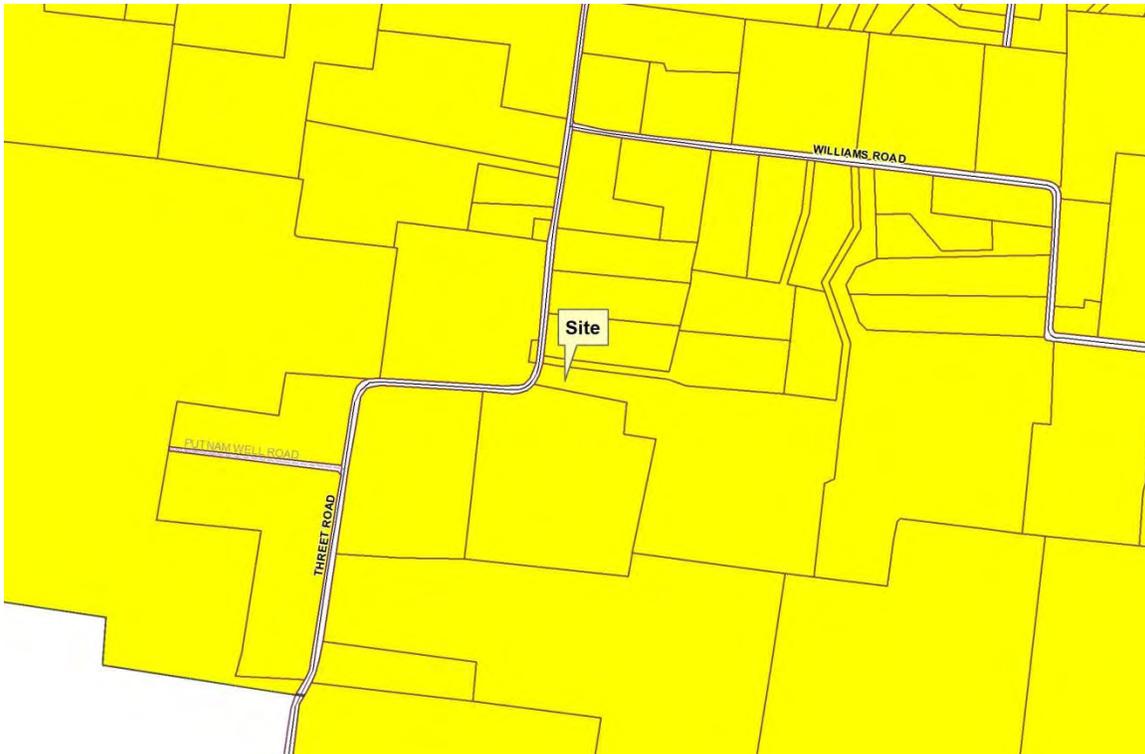
MAP 179, PARCEL 22.00  
20<sup>TH</sup> CIVIL DISTRICT of RUTHERFORD COUNTY,  
TENNESSEE

DATE: SEPT 3, 2014 JOB # 14-0819-1889

142064

## Rutherford County Regional Planning Commission September 22, 2014 Staff Comments

**Plat/Plan Name:** Cold Saturday Farm, Lot 11 (14-2065)  
**Request:** Final Plat Approval  
**Site Details:** 1 lots on 1.12 acres, zoned Residential Low-Density (RL)  
**Applicant:** Bob and Shirley Masteller  
**Property Location:** Along Threet Road



The subject property is located along the east side of Threet Road. The applicants are proposing to subdivide approximately an acre of property from the parent tract. It appears that the current layout of the proposed lot will leave a deficiency for road frontage for the remaining property. Road access of at least 50 feet is required for all property not along a private easement. This situation will have to be corrected. In addition, the property appears to be outside of 1,000 feet from an existing fire hydrant. Staff will inquire into the possibility of placing a fire hydrant for this development. If it is discovered that a fire hydrant can be supported at this location, this plat will be removed from the agenda.

Any approval should be made subject to Staff Comments.

**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 Signed \_\_\_\_\_ 2014  
 Owner's Signature \_\_\_\_\_  
 Record Book 1229, Page 2385  
 Owner's Signature \_\_\_\_\_

**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 Signed \_\_\_\_\_ 2014  
 Michael C. Roberts, RLS #2064

**CERTIFICATE OF APPROVAL FOR ELECTRIC POWER**

I hereby certify that the subdivision plat entitled \_\_\_\_\_ has been approved by the Development Engineer for Middle Tennessee Electric Membership Corporation (MTEMC) for electric power service, that the subdivision is within the service area of MTEMC and that MTEMC is able to provide electric power service to the subdivision subject to the owner complying with the applicable rules and regulations of MTEMC. No electric power will be provided until MTEMC'S requirements for electric power have been met and approved in writing by the duly authorized representative of MTEMC.

Date Signed \_\_\_\_\_ 2014  
 Middle Tennessee Electric Membership Corporation

**CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS**

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date Signed \_\_\_\_\_ 2014  
 Local Health Authority

**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:**

- Any cutting or filling after \_\_\_\_\_ may render lots unsuitable for subsurface sewage disposal.
- All lots are approved for up to 3 bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

- 75 MPI
- 60 MPI or less
- PERCOLATION TEST HOLE (APPROXIMATE LOCATION)

**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 drainageways; including, but not limited to, sanitary sewers, forcemains, 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 Randy Dickerson, dated 6/9/2014. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Roberts Land Surveying, 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 drainageway such as stream beds, sinkholes, underground streams or channels, or wet weather stream beds or floodways.
- This parcel is not included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program Community Panel No. 470368 0006 A, Dated 1/5/1979. Zone X
- This survey was performed using a Real Time Kinematics (RTK) Global Positioning System (GPS). This is a dual frequency Topcon GB500/Hyper+ survey grade system with a horizontal accuracy of 10mm+1ppmxD and vertical accuracy of 15mm+1ppmxD.

**CERTIFICATE OF APPROVAL FOR RECORDING**

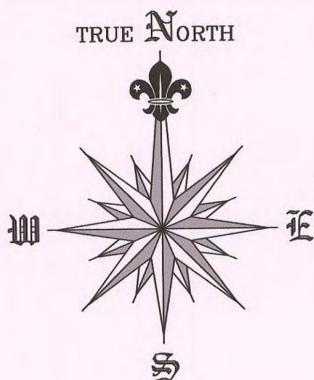
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office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

Date Signed \_\_\_\_\_ 2014  
 Secretary, Planning Commission

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby certify that the subdivision plat entitled \_\_\_\_\_ 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 Signed \_\_\_\_\_ 2014  
 Manager, Consolidated Utility District of Rutherford County



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 50 ft.

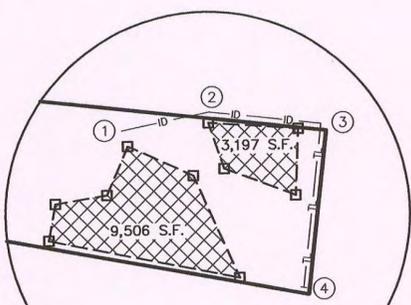
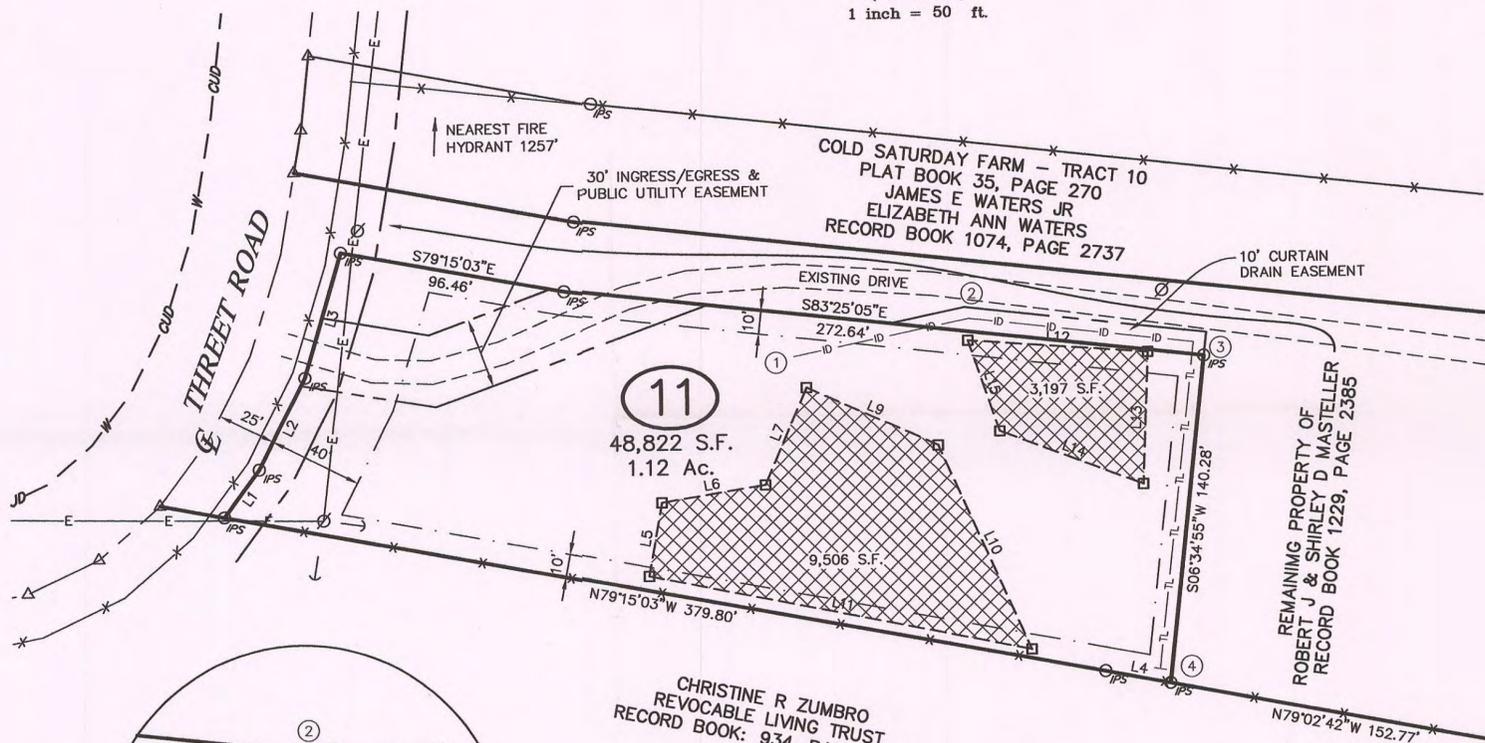


LOCATION MAP  
 N.T.S.

**LEGEND**

- Property Line or Right-Of-Way Line
- Roadway Centerline
- Easement Line
- Minimum Building Setback Line
- IPSO Iron Pin Set
- IPFO Iron Pin Found
- Railroad Spike
- ××× Fence
- Survey Point
- ▲ Nail
- Conc. Marker Found
- Soil Site Stake

LINE	LENGTH	BEARING
L1	25.28	N36°45'18"E
L2	43.96	N27°04'10"E
L3	55.40	N16°49'08"E
L4	28.07	N79°02'42"W
L5	31.89	N10°26'40"E
L6	44.65	N80°57'45"E
L7	45.12	N23°33'15"E
L8	66.66	N19°32'06"W
L9	61.08	S65°23'15"E
L10	95.55	S23°45'16"E
L11	165.29	N78°25'43"W
L12	76.51	S85°37'39"E
L13	56.56	S02°39'55"W
L14	64.95	N69°02'22"W
L15	41.20	N18°24'29"W



SOIL SITE DETAIL  
 SCALE 1"=100'

POINT NO	APPROX. GROUND ELEVATION	PROP. INVERT ELEVATION	PIPE LENGTH, TYPE & GRADE
1	679.9	676.9	76 LF ID @ 0.6%
2	680.2	676.4	95 LF ID @ 0.6%
3	679.8	675.9	140 LF TL @ 0.7%
4	674.9	674.9	OUTLET

- CURTAIN DRAIN LEGEND**
- TL—PROPOSED TIGHT LINE WITHIN 10' WIDE EASEMENT
  - ID—PROPOSED INTERCEPTOR DRAIN WITHIN 10' WIDE EASEMENT
  - OUTLET WITH CONCRETE PROTECTION
  - ① POINT NUMBER

CHRISTINE R ZUMBRO  
 REVOCABLE LIVING TRUST  
 RECORD BOOK: 934, PAGE: 3865

OWNER: ROBERT J MASTELLER  
 SHIRLEY D MASTELLER  
 ADDRESS: 4908 BERYL DR  
 MURFREESBORO, TN 37128  
 RECORD BOOK: 1229, PAGE: 2385  
 TAX MAP: 181, PARCEL: 8.06

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

**ROBERTS LAND SURVEYING**  
 315 Powell Street  
 Woodbury, TN 37190  
 mroberts@DTC.com.net  
 Work: (615) 563-1462  
 Mobile: (615) 653-8163  
 Fax: (615) 563-7917

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

**PROPERTY SURVEY**  
**COLD SATURDAY FARM**  
 LOT 11  
 14th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
 DATE: AUGUST, 2014    SCALE 1"=50'    SH. 1 OF 1

RECEIVED  
 SEP 03 2014  
 BY: \_\_\_\_\_

142063

## Rutherford County Regional Planning Commission September 22, 2014 Staff Comments

**Plat/Plan Name:** Colonial Estates Section XII, Phases 1i and 3a (14-2066)  
**Request:** Final Plat Approval  
**Site Details:** 10 lots on 3.78 acres, zoned Residential Medium-Density (RM)  
**Applicant:** Tenmo Properties  
**Property Location:** East of Shelbyville Pike



The subject property is a new phase of the Colonial Estates Subdivision. A temporary cul-de-sac will need to be installed at the end of Drema Court. Besides this issue and a few other minor corrections, the plat appears to be in good order.

Any approval should be made subject to Staff Comments.

**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 10 SINGLE FAMILY LOTS. 5 OF THESE LOTS ARE IN PHASE II AND 5 LOTS ARE IN PHASE 3a OF SECTION 12.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENTS UG802-077 & UG802-077AZ. (NAD 83-96)
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOODPLAIN, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0382 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.
- 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 (3) 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 1-800-351-0888.
- 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 DIKES, 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.
- PROPERTY IS CURRENTLY ZONED RM (MEDIUM RESIDENTIAL). 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.

**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 1273, PAGE 3469

MICHAEL D. COLVIN, MEMBER  
TENNMO PROPERTIES, 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: 9-5-14

David A. Parker  
REGISTERED SURVEYOR

TENN. R.L.S. No. 2381

**CERTIFICATION OF APPROVAL OF WATER SYSTEM**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "COLONIAL ESTATES, SEC. 12, PHASE II & PHASE 3a" 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 "COLONIAL ESTATES, SEC. 12, PHASE II & PHASE 3a" 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**

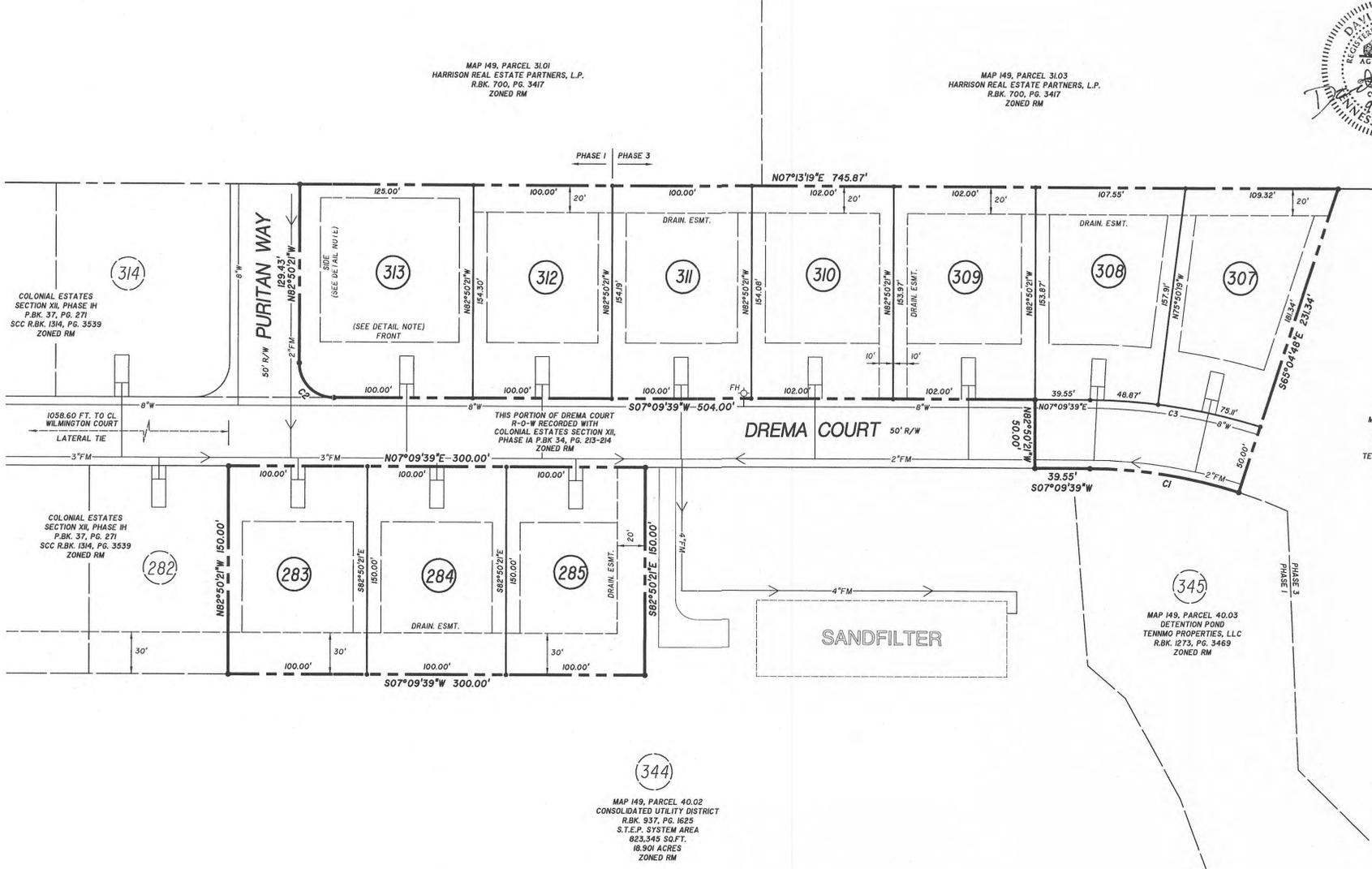
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE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

DATE: \_\_\_\_\_

SECRETARY, PLANNING COMMISSION

DATE: \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION



MAP 149, PARCEL 40.01  
COLONIAL ESTATES  
SECTION XII, PHASE 3  
12.202 ACRES  
TENNMO PROPERTIES, LLC  
R.B.K. 1273, PG. 3469  
ZONED RM

MAP 149, PARCEL 40.03  
DETENTION POND  
TENNMO PROPERTIES, LLC  
R.B.K. 1273, PG. 3469  
ZONED RM

MAP 149, PARCEL 40.02  
CONSOLIDATED UTILITY DISTRICT  
R.B.K. 937, PG. 1625  
S.T.E.P. SYSTEM AREA  
823,345 SQ.FT.  
16.901 ACRES  
ZONED RM

**LEGEND**

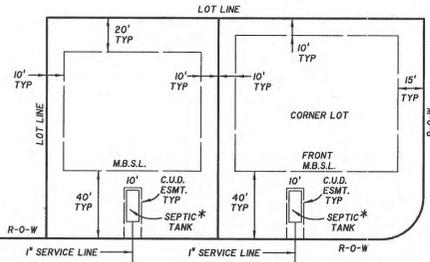
- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- WATER LINE w/FIRE HYD.
- STEP SYSTEM FORCE MAIN

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	17°45'33"	350.00'	108.48'	54.68'	108.05'	S16°02'26"W
C2	50°00'00"	25.00'	39.27'	23.00'	35.36'	S55°09'39"W
C3	17°45'33"	400.00'	123.98'	62.49'	123.49'	S16°02'26"W

**LOT AREAS**

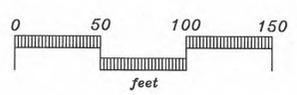
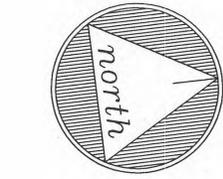
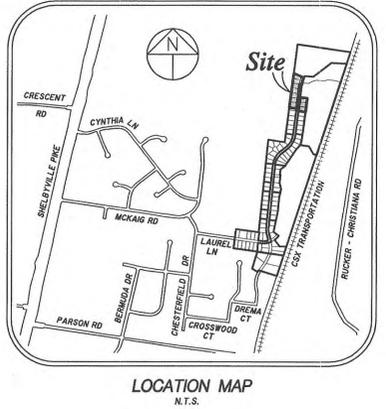
LOT	SQ. FT.	ACRES
283	15,000	0.344
284	15,000	0.344
285	15,000	0.344
307	15,250	0.350
308	15,139	0.348
309	15,700	0.360
310	15,711	0.361
311	15,414	0.354
312	15,424	0.354
313	19,161	0.440



\*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.

NOTE: IN AN RM ZONE, SIDE SETBACKS ON A CORNER LOT CAN BE 50% GREATER THAN THE REGULAR SIDE SETBACK OF 10 FEET, WHICH IS 15 FEET. THE BUILDER/OWNER CAN ORIENT THE HOUSE TO EITHER STREET, PENDING APPROVAL OF THE CODES DEPT. THE FRONT SETBACK IS 40 FT. AND THE SIDE SETBACK IS 15 FT. (ABUTTING STREET).



**OWNER/DEVELOPER:**  
TENNMO PROPERTIES, LLC  
CONTACT: MIKE COLVIN  
1502 HONEYWOOD PLACE  
MURFREESBORO, TN 37130

**DEED REFERENCE:**  
PROPERTY MAP 149, P/O PARCEL 40.01  
RECORD BOOK 1273, PG. 3469, R.O.R.C.

**SITE DATA:**  
AREA SEC. 12, PHASE II = 1.827 ACRES  
(LOTS 283, 284, 285, 312 & 313)  
AREA SEC. 12, PHASE 3a = 1.951 ACRES  
(LOTS 307, 308, 309, 310 & 311)  
AREA TOTAL = 3.778 ACRES  
AREA IN RIGHT-OF-WAY = 0.179 ACRES  
No. RESIDENTIAL LOTS = 10  
REMAINING AREA IN PHASE I = 0.0 ACRES  
REMAINING AREA IN PHASE 3 = 12.202 ACRES  
ZONING = RM



PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

TIME OF RECORDING: \_\_\_\_\_

DATE OF RECORDING: \_\_\_\_\_

**FINAL PLAT**

**Section XII, Phase 1i & Phase 3a**

**COLONIAL ESTATES**

**SUBDIVISION**

20th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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**SEC, Inc.** SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

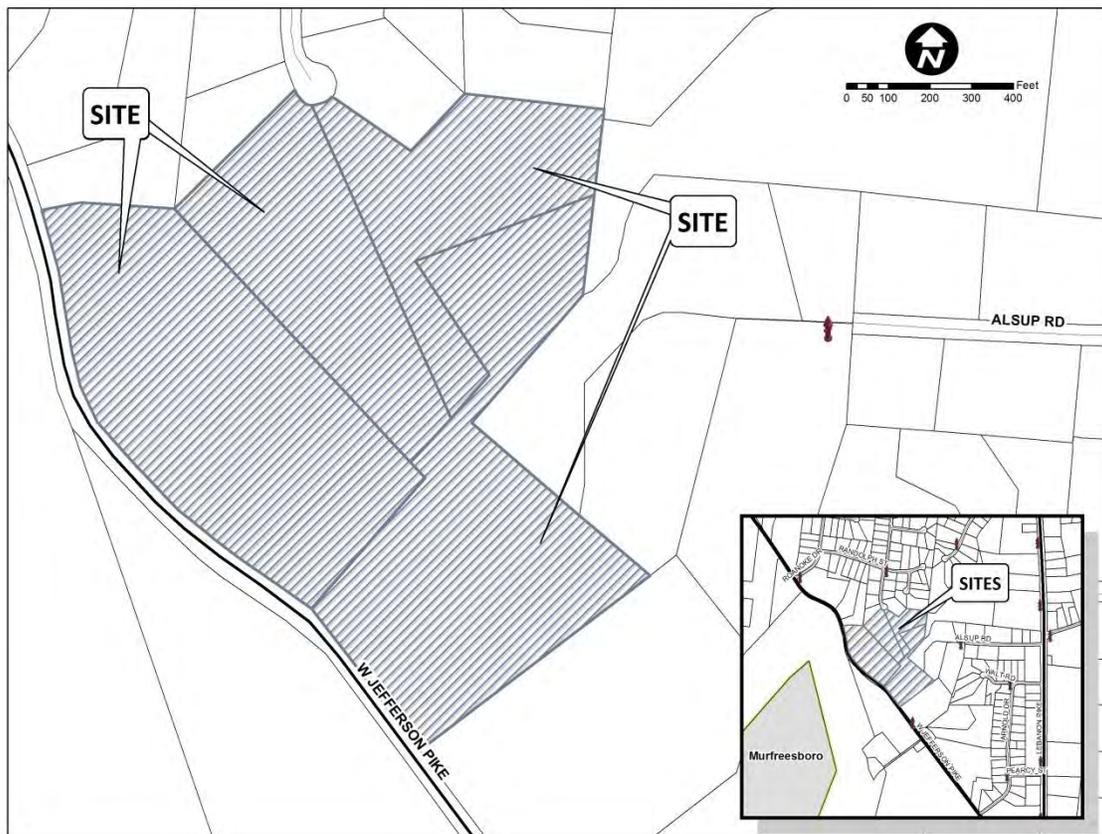
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7301 • FAX (615) 890-2567

PROJ. # 06156	DATE: 9-05-14	FILE: CE12PHIPLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 50'	SHEET I OF 1
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14-2066

## Rutherford County Regional Planning Commission September 22, 2014 Staff Comments

**Plat/Plan Name:** WR Thompson Final Plat (14-2067)  
**Request:** Final Plat Approval  
**Site Details:** 3 lots on 31.64 acres, zoned Residential Medium-Density (RM) and Commercial Services (CS)  
**Applicant:** WR Thompson  
**Property Location:** West Jefferson Pike



The subject property is located on the north side of West Jefferson Pike. A portion of Lot 1 was rezoned by the Board of Commissioners at their August 14, 2014 meeting for possible future use as a mini-warehouse storage facility. At some point during the rezoning process, the properties that are the subject of this plat were subdivided by deed as opposed to plat. The area being transferred between some of the lots was less than five (5) acres and should have been platted. The subject plat was submitted to correct the issue.

Right-of-way dedication is being required along West Jefferson Pike. For the Commission's information, the Board of Zoning Appeals approved the mini-warehouse use at their September 10, 2014 meeting. A site plan for the development will be considered later in the agenda.

Any approval should be made subject to Staff Comments.

JOHN FUSS  
TAX MAP: 36 GROUP: "C" PARCEL:  
04.02  
ZONED: RM

BEVERLY JONES  
TAX MAP: 36 PARCEL: 24.03  
ZONED: RM

MUHAMMAD AKMAL  
TAX MAP: 36 PARCEL: 25.07  
ZONED: RM

MUHAMMAD AKMAL  
TAX MAP: 36 PARCEL: 47.03  
ZONED: RM

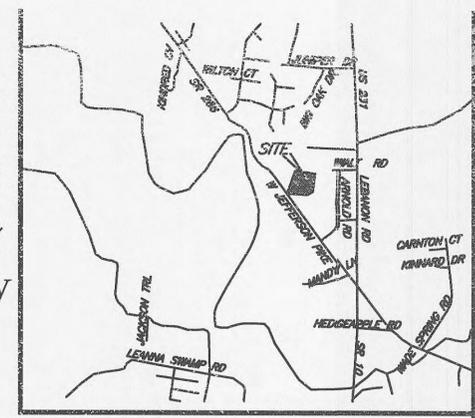
DANNY STONEMETZ  
TAX MAP: 36 PARCEL: 47.00  
ZONED: RM

CLAUDETTE HAMLETT  
TAX MAP: 36 PARCEL: 47.01  
ZONED: CS

218,304 sq. ft.  
5.01 acres

232,868 sq. ft.  
5.35 acres

485,032 sq. ft.  
21.28 acres



LOCATION MAP  
NOT TO SCALE

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: 2013 DIVISION OF WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after June 3, 2005 may render lots unsuitable for subsurface sewage disposal.
- All lots are approved for up to a 3 bedroom residence except lots 27, 28, 30, 33, 34, 38-40, 42-44, 48, 50, 51, 53, 55, 56, 58-62, 65, & 67 which are approved for up to a 4 bedroom residence and lots 35, 36, 37, & 45 which are approved for up to a 5 bedroom residence.
- All hatched areas are reserved for subsurface sewage disposal systems. Keep all houses, utilities & drives outside hatched areas.

- 75 MFI
- 30, 45 & 60 MFI

I hereby certify that the subdivision plat entitled "FINAL PLAT OF WR THOMPSON" has been received by Consolidated Utilities District for review and soils analysis. Design and construction will meet Consolidated Utilities District's specifications. Construction will not start until a notice to proceed is given by Consolidated Utilities District.

Date: OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF ELECTRICAL SERVICE

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: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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 this minutes of the planning commission and that it has been approved for recording in the office of the County Register.

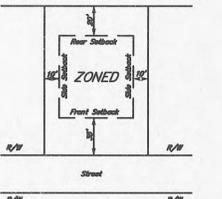
Date: SECRETARY, PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

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

- 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 its 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 easements including, but not limited to, sanitary sewers, forcemains, 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 location shown hereon are taken from a soil map provided by Becky Huddleston, dated 08/14/08. The local health authority maintains a copy of the soil map and has reviewed this final plat for conformance with same. Huddleston-Steel Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soil information provided hereon.
  - Permanet 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 90 days.
  - Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preparing 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. Easement to be 25' from top of bank of natural waterway, and 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.
  - 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.
  - Electric lines to be designed by Middle Tennessee Electric Membership Corporation.
  - This and all surrounding properties are Zoned RM-Medium Density Residential per Rutherford County Regional Planning Commission.
  - This subdivision will be served with a step system designed by Huddleston-Steel Engineering, Inc.
  - Seepage system to be operational before building permits will be issued.
  - A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built and occupied.
  - C.U.D. access to the septic tank shall be unobstructed 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.

ZONING: CS (COMMERCIAL SERVICES)  
FRONT SETBACK: 40'  
SIDE SETBACK: 15'  
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL

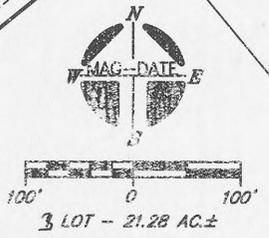
RECEIVED  
SEP 05 2014

BY: \_\_\_\_\_

DEVELOPER: WR THOMPSON  
OWNER ADDRESS: P.O. BOX 5002  
BELL BUCKLE, TN 37020

LOT 1: TAX MAP: 36 PARCEL: 47.04  
LOT 2: TAX MAP: 36 PARCEL: 25.08

COMMUNITY MAP 47149C0134H, ZONE: X,AE DATED 01-05-07.  
OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



FOR REVIEW ONLY

HUDDLESTON-STEEL  
2115 N.W. BROAD STREET, MEMPHIS, TN 37129  
SURVEYING: 903-484-4844, FAX: 903-484-0080

FINAL PLAT  
WR THOMPSON  
JEFFERSON PIKE  
5th Civil District of Rutherford County, Tennessee

Date: August, 2014 Scale: 1"=50' SHEET 1 OF 1

14-2067

## Rutherford County Regional Planning Commission September 22, 2014 Staff Comments

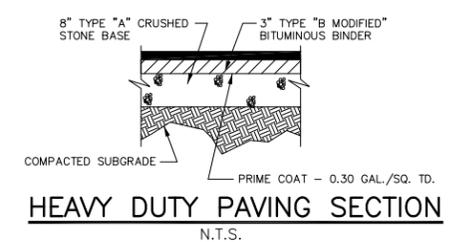
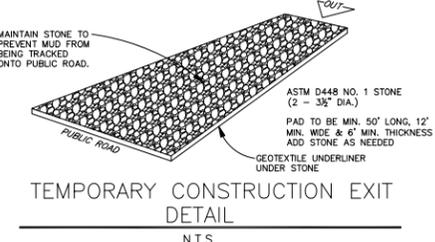
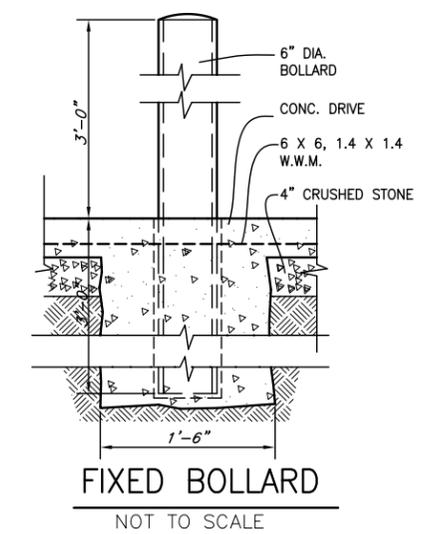
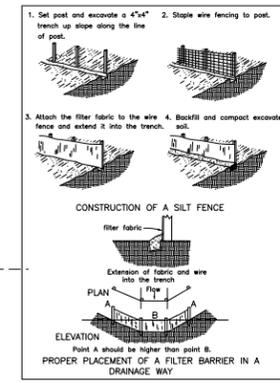
**Plat/Plan Name:** Heatcraft, Inc. (14-3022)  
**Request:** Site Plan Approval  
**Site Details:** New construction of 20,000 square-foot warehouse/  
manufacturing facility on 13.6 acres zoned Light Industrial (LI)  
**Applicant:** Robert Stroop  
**Property Location:** 315 Murfreesboro Street



The subject property is located at the intersection of John Bragg Highway and Murfreesboro Street. The applicant is proposing to construct a 20,000 square-foot building on the property to the south of the existing building. Staff has requested the applicant to supply a geotechnical study of the depression on the plan. If it turns out to be a sinkhole, an alternative drainage plan will need to be submitted to Staff for review. Staff has also requested additional buffering between this property and the residentially zoned property to the south. Staff expects to have additional comments at the meeting.

Any approval should be made subject to Staff Comments.

CARL W. MARKUM & AMY MARKUM DB. 289, PG. 840



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 plat 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 herein 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

**SITE PLAN DATA:**

PROPOSED USE: MANUFACTURING

PROPOSED IMPERVIOUS AREA : 27,108 SQ. FT  
BUILDING SQ. FT. : 20,000 S.F.

MAX BUILDING HEIGHT: 26'-2"

BUILDING SQ. FT. : 20,000 S.F.

PARKING REQUIRED:  
1.5 SPACES PER 2 EMPLOYEES/20 EMPLOYEES = 15 SPACE  
OFFICE 60'x30' = 6 SPACES + 6 DELIVERY VEHICLES  
27 SPACES REQUIRED

PARKING PROVIDED : 21 PARKING SPACES  
1 HANDICAP SPACE  
6 SERVICE VEHICLE SPACES  
28 SPACES TOTAL

**LEGEND**

- ⊙ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- △ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- W— Existing Water Line
- W— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- Existing Manhole
- ⊕ Proposed Manhole
- S— Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- ⊕ Existing Spot Elevations
- ⊕ Proposed Spot Elevations
- Siltation Fence
- (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Siltation Fence (Initial Measure)
- Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

LEGEND FOR MONUMENTS  
IPF ○ IRON PIN FND.  
IPF ○ IRON PIN FND.  
○ RAILROAD SPIKE  
— FENCE  
● SURVEY POINT  
⊕ NAIL  
⊕ CONC. MARKER FND.

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

WILLIAM H. HUDDLESTON  
REGISTERED PROFESSIONAL ENGINEER  
TENNESSEE NO. 10000  
COMMERCE  
SINCE 1900  
OF TENNESSEE

**PRELIMINARY REVIEW ONLY**

WILLIAM H. HUDDLESTON  
REGISTERED PROFESSIONAL ENGINEER  
TENNESSEE NO. 10000  
COMMERCE  
SINCE 1900  
OF TENNESSEE

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

**SITE PLAN**  
**HEATCRAFT, INC.**  
315 MURFREESBORO STREET  
MURFREESBORO, TN  
18th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

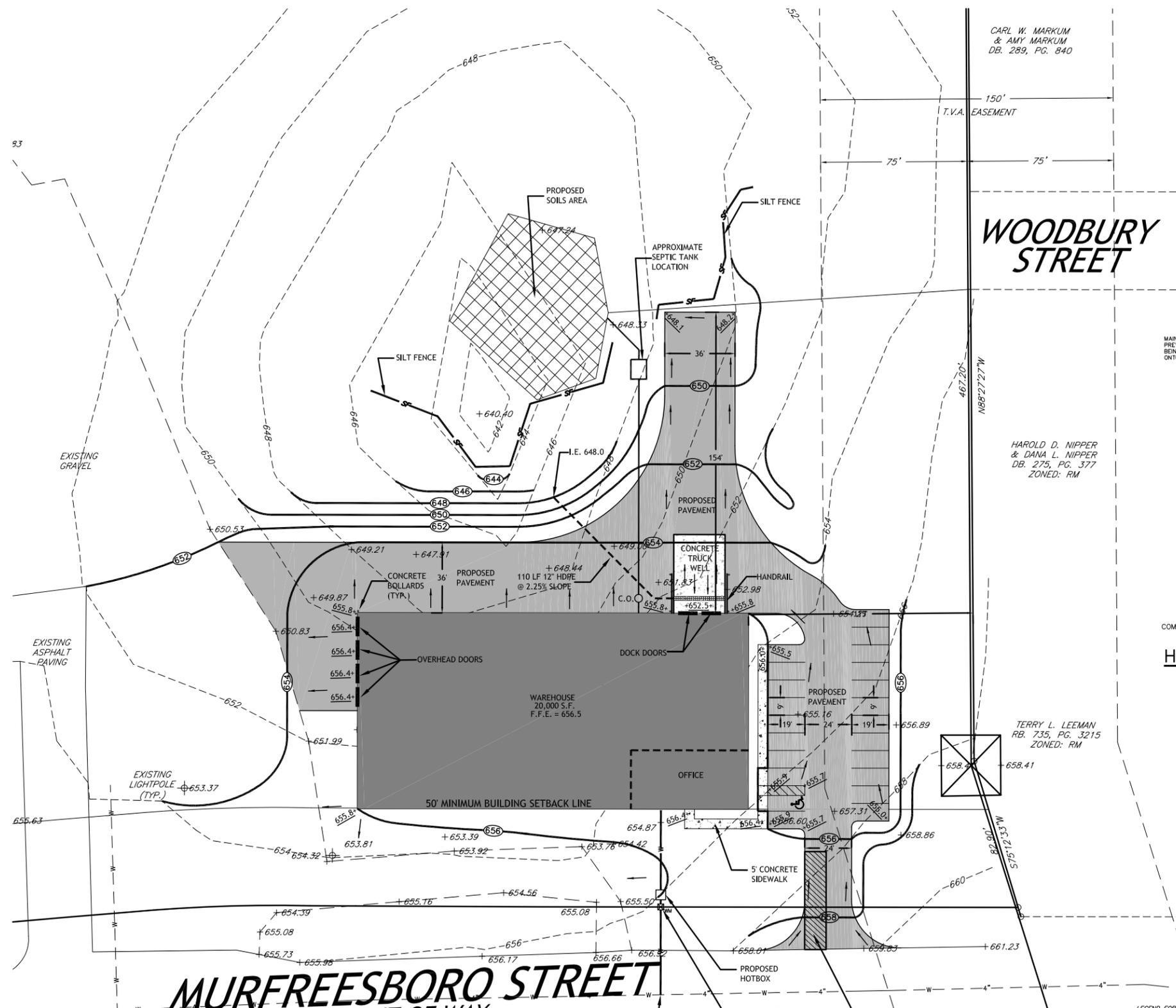
DATE: SEPTEMBER, 2014 SCALE 1"=30' SH. 2 OF 3

NO.	DATE	DESCRIPTION
1	9-05-14	ORIGINAL ISSUE

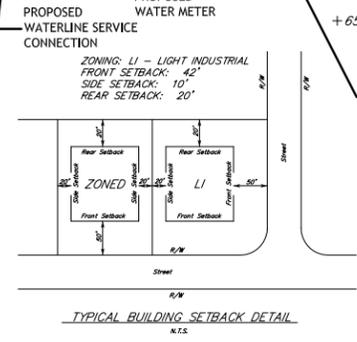
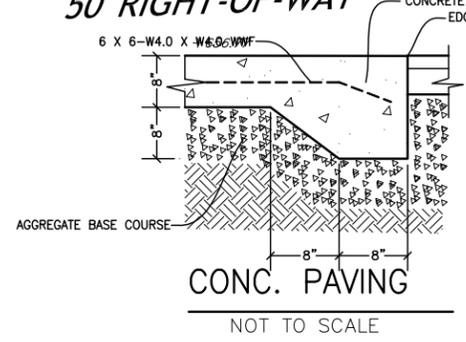
**WOODBURY STREET**

HAROLD D. NIPPER & DANA L. NIPPER DB. 275, PG. 377 ZONED: RM

TERRY L. LEEMAN RB. 735, PG. 3215 ZONED: RM



- 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.).



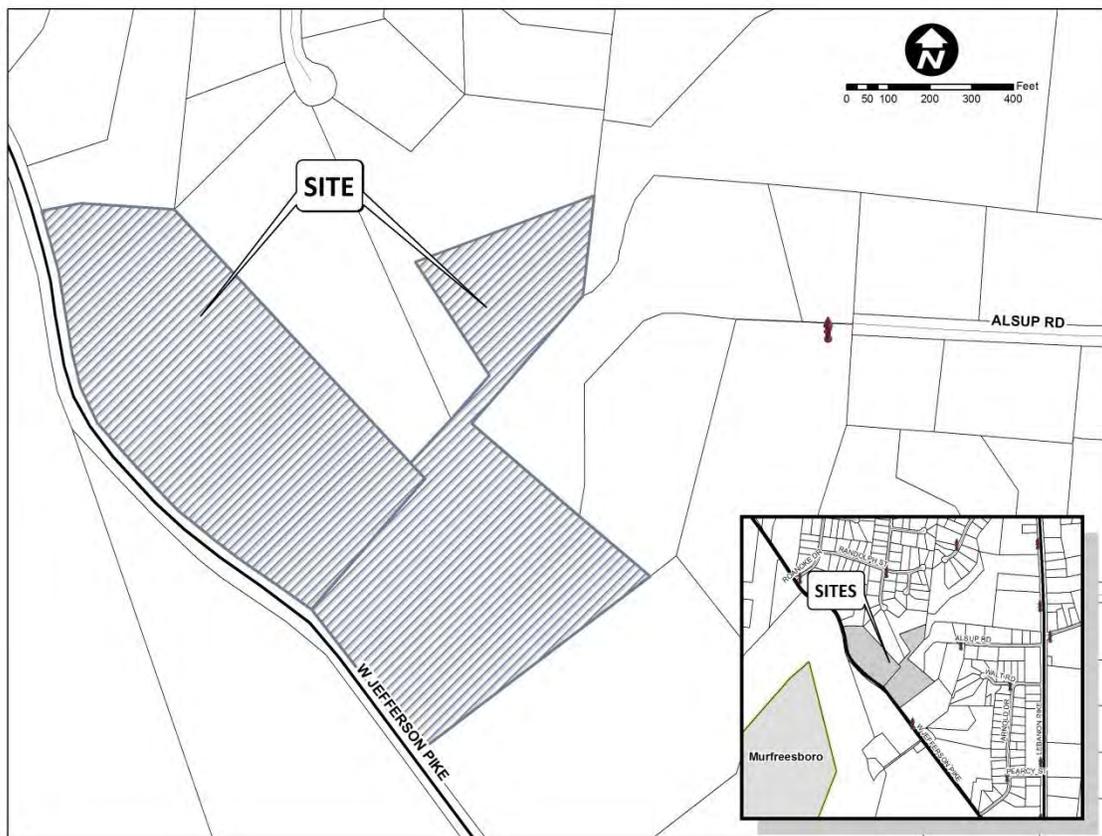
OWNER: ROBERT T. STROOP  
ADDRESS: 1128 OLD LASCASSAS ROAD  
MURFREESBORO, TN 37130  
TAX MAP: 104, PARCEL: 206.00  
DEED BOOK 584, PAGE 806

FLOOD MAP PANEL: 47149C0280H  
FLOOD MAP DATED: JANUARY 5th, 2007  
ZONES: X

1 LOT - 13.6 ACRES±

## Rutherford County Regional Planning Commission September 22, 2014 Staff Comments

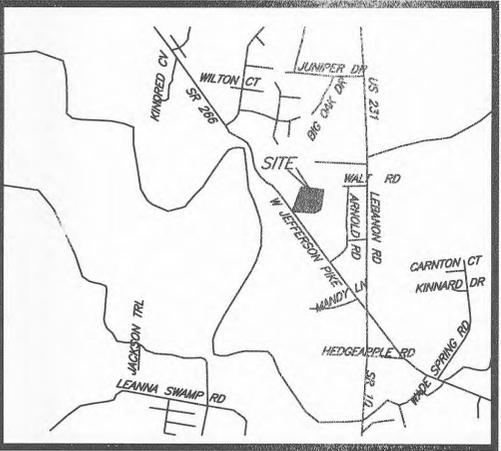
**Plat/Plan Name:** WR Thompson Site Plan (14-3023)  
**Request:** Site Plan Approval  
**Site Details:** New construction of approximately 80,000 square feet of mini-warehouse/RV and boat storage space on 21.28 acres zoned Commercial Services (CS)  
**Applicant:** WR Thompson  
**Property Location:** West Jefferson Pike



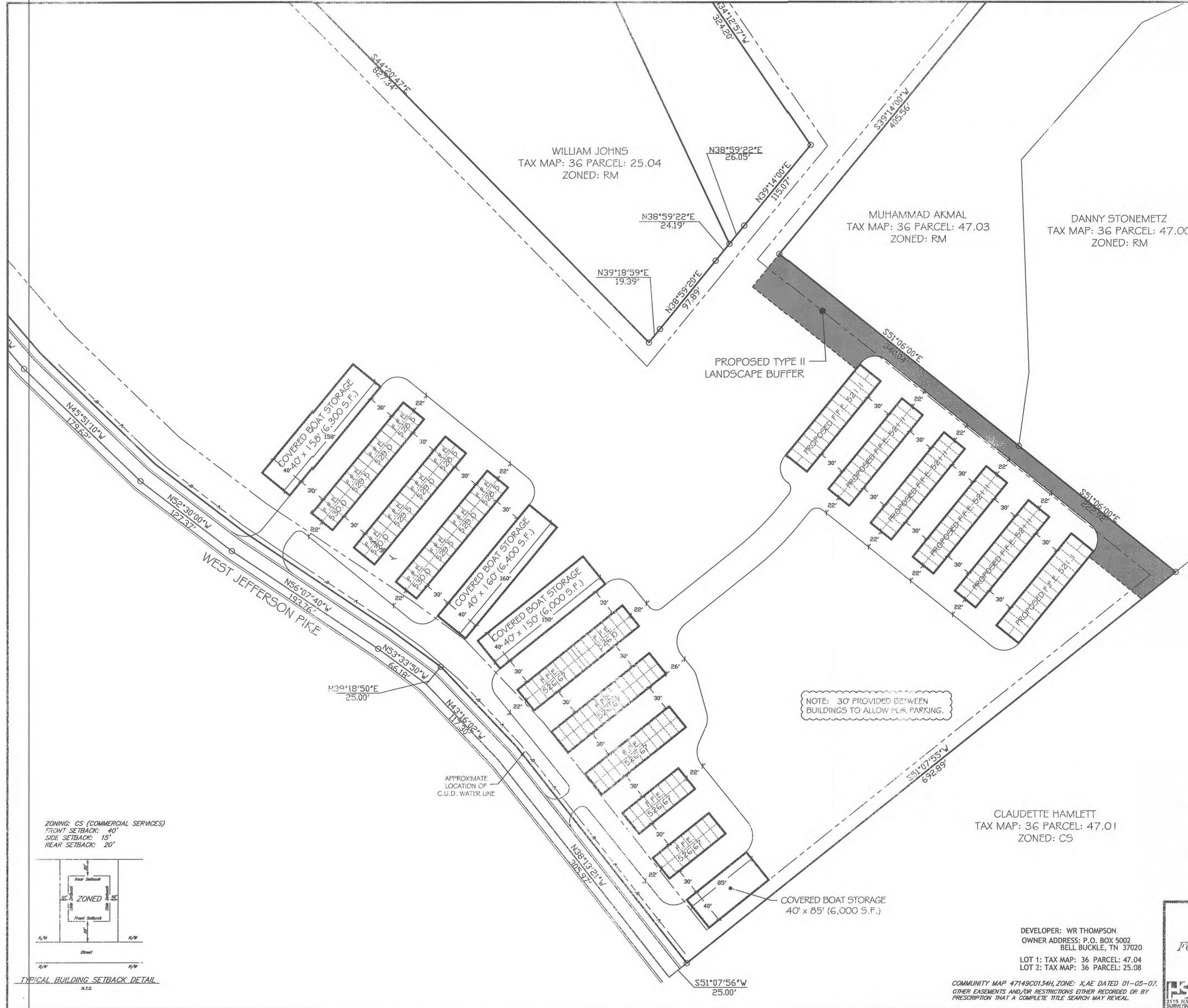
The subject property is located on the north side of West Jefferson Pike, adjacent to the existing mini-warehouse facility. The final plat for this development was considered earlier on the agenda. A portion of the property was zoned Commercial Services (CS) by the Board of Commissioners at their August 14, 2014 meeting. The Board of Zoning Appeals approved the mini-warehouse use at their September 10, 2014 meeting.

Staff has identified many deficiencies with this site plan that may impact the overall design. If the plan is not revised to Staff's satisfaction this plan will be removed from the agenda.

Staff will have further comments at the meeting.



LOCATION MAP  
NOT TO SCALE



**CERTIFICATE OF WATER**  
I hereby certify that the subdivision plat entitled **SITE PLAN, WR THOMPSON** 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

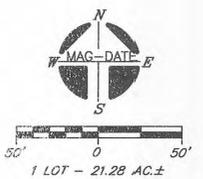
**CERTIFICATE OF ELECTRICAL SERVICE**  
Middle Tennessee Electric Membership Corporation (MEMEC) will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the Rules and Regulations, By-laws, Policy Bulletins and Operational Bulletins of MEMEC, and in accordance with the plat 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 herein 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

**SITE DATA:**  
LOT SIZE: LOT 1: 10.15 AC±  
LOT 2: 11.13 AC±  
TOTAL LOT AREA: 21.28 AC±  
PROPOSED BUILDING AREA: 75,900 S.F.  
PROPOSED BOAT STORAGE AREA: 23,000 S.F.  
PROPOSED USE: MINI STORAGE



ZONING: CS (COMMERCIAL SERVICES)  
FRONT SETBACK: 40'  
SIDE SETBACK: 15'  
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL  
N.E.S.

CLAUDETTE HAMLETT  
TAX MAP: 36 PARCEL: 47.01  
ZONED: C5

DEVELOPER: WR THOMPSON  
OWNER ADDRESS: P.O. BOX 5002  
BELL BUCKLE, TN 37020  
LOT 1: TAX MAP: 36 PARCEL: 47.04  
LOT 2: TAX MAP: 36 PARCEL: 25.08

COMMUNITY MAP 47149C0134H, ZONE: X,AE DATED 01-05-07.  
OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY  
PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

**FOR REVIEW ONLY**

**SITE PLAN**  
**WR THOMPSON**  
**JEFFERSON PIKE**  
5th Civil District of Rutherford County, Tennessee

Date: August, 2014 Scale: 1"=50' SHEET 2 OF 4

**SHUDDLESTON-STEEL**  
2115 N.W. BRISAD STREET, MURFREESBORO, TN 37129  
SURVEYING: 663 - 4084 FAX: 663 - 0080