

Rutherford County Regional Planning Commission

Agenda – 12-8-14 – 6:00 PM

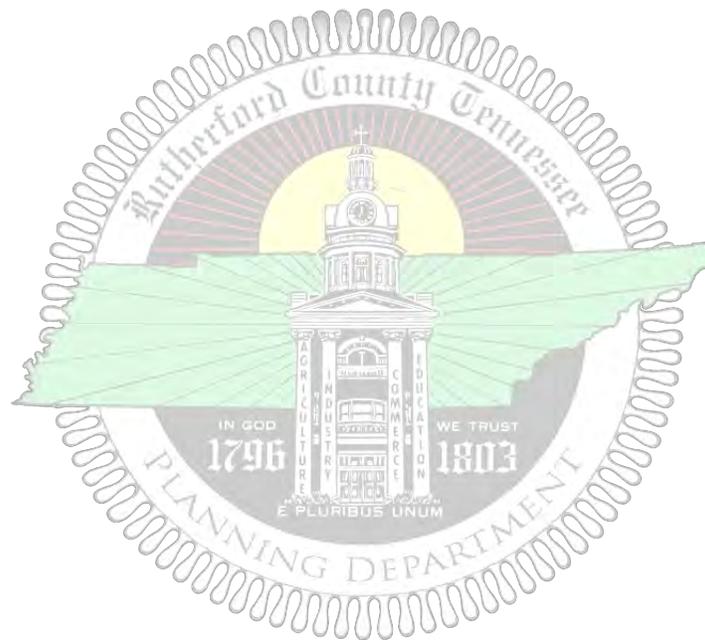
Historic County Courthouse – 2nd Floor

- I. CALL TO ORDER
- II. PRAYER/PLEDGE OF ALLEGIANCE
- III. ROLL CALL/DETERMINATION OF QUORUM
- IV. APPROVAL OF THE NOVEMBER 10, 2014 MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. SUBMITTED FOR PRELIMINARY PLAN APPROVAL
 - A. Estates of Lewis Downs (14-1009) – 15 lots on 29.5 acres, zoned RM, located off of Rock Springs Midland Road, New South Developers, LLC applicant. Includes a waiver to the fire hydrant requirements and also the requirement that a detention pond be on a separate, numbered lot
 - B. Hall Farm Subdivision (14-1011) – 18 lots on 29.6 acres, zoned RL, located off of McKee Road and Valley View Road, Lewis Perry applicant. Includes a waiver to the fire hydrant requirements
- VII. SUBMITTED FOR FINAL PLAT APPROVAL
 - A. WR Thompson (14-2067) – 1 lot on 21.28 acres, zoned RM and CS, located along West Jefferson Pike, WR Thompson applicant
 - B. Resubdivision of Tract 3 – William E. Eades and Mirtes H. Eades (14-2071) – 6 lots on 6.16 acres, zoned Residential Medium-Density (RM), located along Mona Road, Dickerson and Cook applicants. Includes a waiver to the fire hydrant regulations
 - C. Woodard One-Lot Subdivision (14-2073) – 1 lot on 1.63 acres, zoned RM, located at 10243 Manchester Pike, Charlie Montgomery applicant. Includes a waiver to the fire hydrant regulations
 - D. Richmond's Retreat Section II (14-2075) – 32 Lots (30 residential, 1 commercial, 1 open space) on 16.71 acres zoned RM with a previously approved CUP for a PUD, located off of Shelbyville Pike, KW Group, LLC applicant
 - E. Resubdivision of Tract 2 – William E. Eades and Mirtes H. Eades (14-2076) – 4 lots on 6.09 acres, zoned Residential Medium-Density (RM), located along Mona Road, Jonathan Troutt applicant. Includes a waiver to the fire hydrant regulations
- VIII. SUBMITTED FOR SITE PLAN APPROVAL
 - A. WR Thompson (14-3023) – New construction of approximately 82,000 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

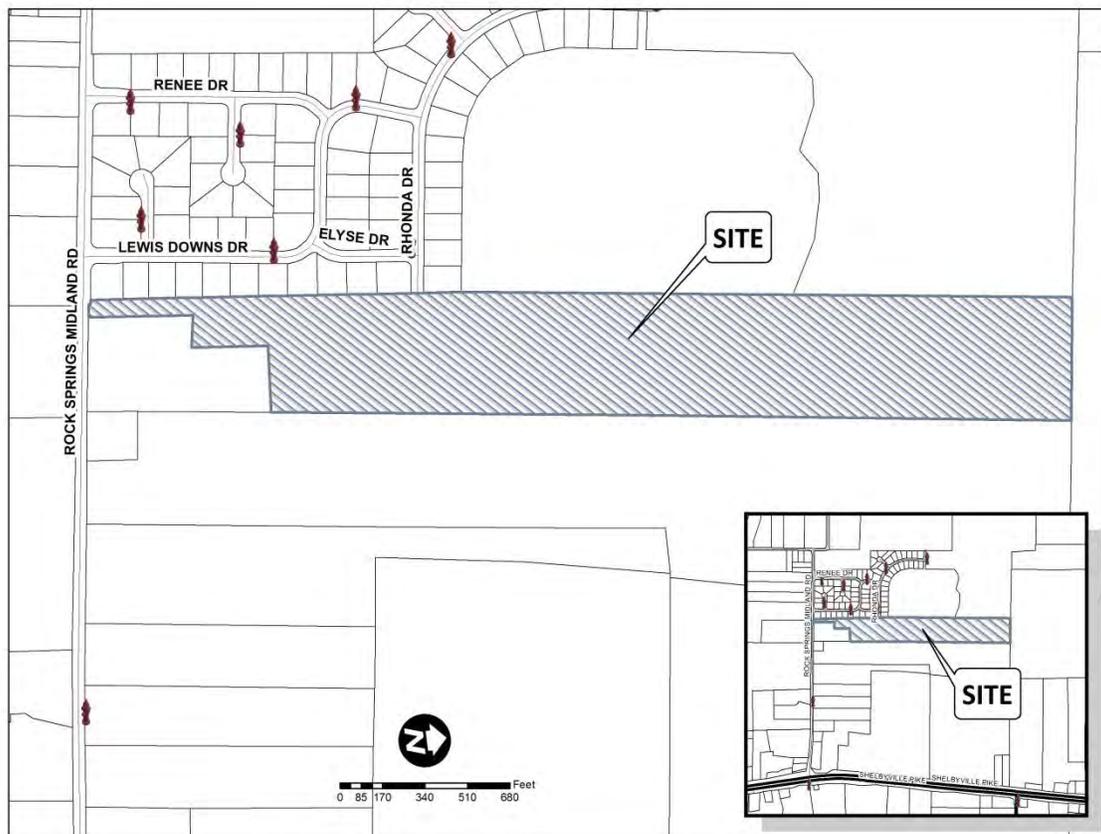
A. Presentation from Stephen Tocknell and Mike Matteson on the use of Traffic Sheds

X. ADJOURNMENT



Rutherford County Regional Planning Commission December 8, 2014 Staff Comments

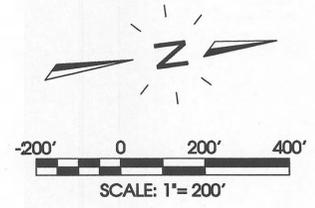
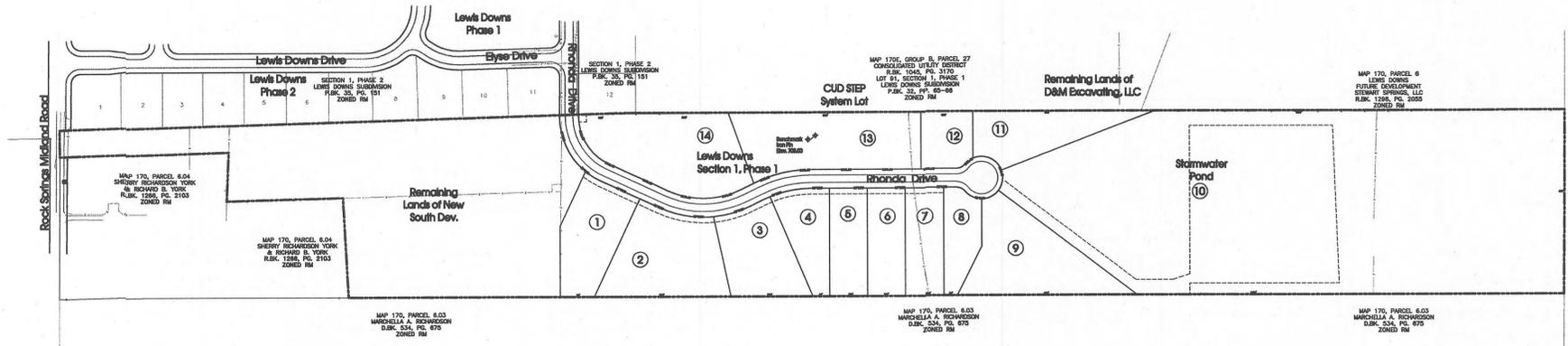
Plat/Plan Name: Estates of Lewis Downs (14-1009)
Request: Preliminary Plan Approval – Included a waiver request to the fire hydrant requirements
Site Details: 15 lots on 29.5 acres, zoned RM
Developer: New South Developers, LLC
Property Location: Rhonda Drive – North of Rock Springs Midland Road



The subject property is located to the north side of Rock Springs Midland Road and is accessed off of Rhonda Drive from the Lewis Downs Subdivision. The applicant is proposing to subdivide the property into 15 lots with conventional septic tanks. Staff has been made aware that only domestic water service will be provided to this development. Because of this, a waiver to the fire hydrant requirements has been requested. If granted, residential sprinkler systems will be required in each home. The applicant also desires to place the stormwater detention pond on a residential lot. This is not permitted by the Subdivision Regulations. Staff has made the applicant aware that we are not in favor of this arrangement but they would like to ask for a waiver from

the Planning Commission. Staff has requested that the applicant provide written documentation explaining the reason for their request.

Any approval should be made subject to Staff Comments and the wavier(s) being granted.



SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 650 MIDDLE TENNESSEE BOULEVARD
 MEMPHIS, TENNESSEE 38119
 PHONE: (901) 521-7615 FAX: (901) 521-7617
 WWW: WWW.SECINC.COM
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

REVIEW SET
 (Not Intended For Construction)

Estates of Lewis Downs Subdivision
 Rutherford County, Tennessee

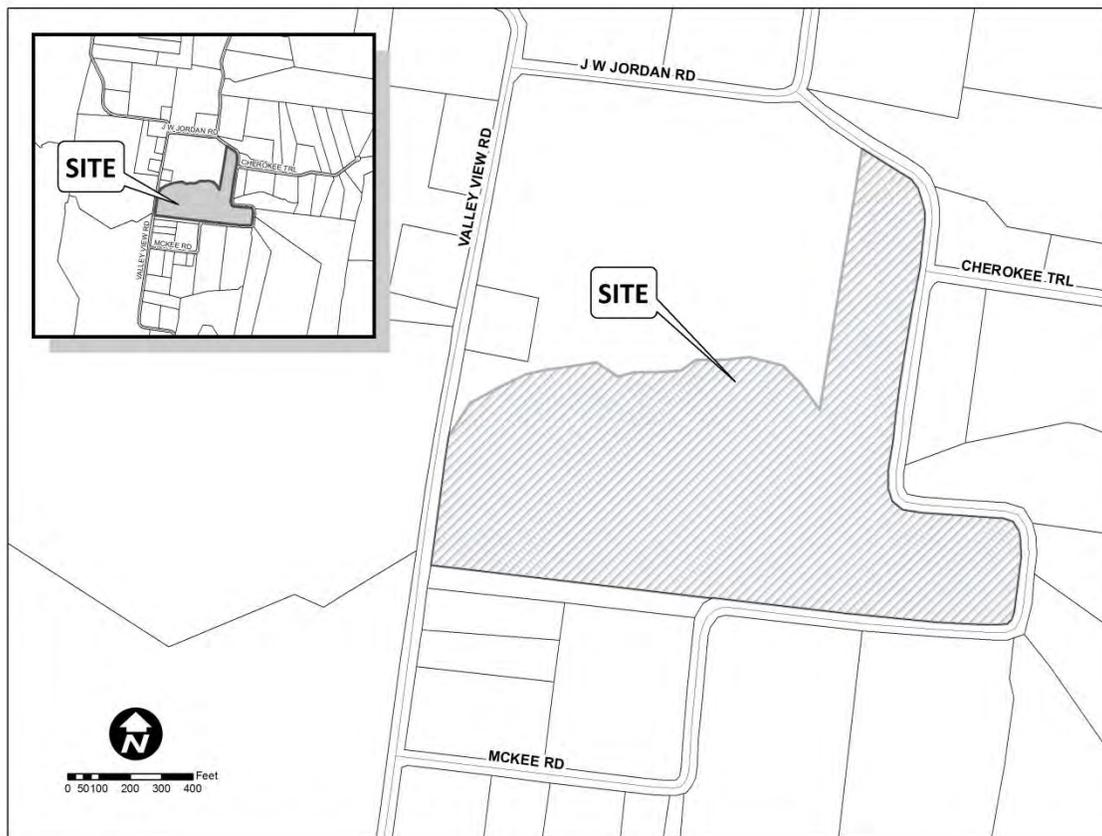
REVISED:	
DRAWN: SJA	
DATE:	
CHECKED: JFR	
FILE NAME: 06024proj\Estates.dwg	
SCALE: 1"=200'	
JOB NO. 06024	
SHEET:	

Master Plan
 3 of 11

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the construction plan. NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

Rutherford County Regional Planning Commission December 8, 2014 Staff Comments

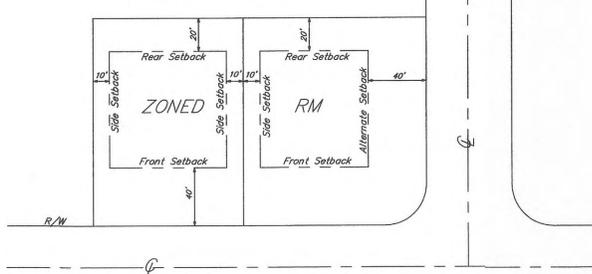
Plat/Plan Name: Hall Farm Subdivision (14-1011)
Request: Preliminary Plan Approval
Site Details: 18 lot on 29.6 acres, zoned Residential Low-Density (RL)
Developer: Lewis Perry
Property Location: McKee Road and Valley View Road



The subject property is located along Valley View Road and McKee Road. The applicant proposes to subdivide several lots along McKee Road and then add a cul-de-sac off of Valley View Road for some additional lots. Staff has been made aware that only domestic water service will be provided to this development. Because of this, a waiver to the fire hydrant requirements has been requested. If granted, residential sprinkler systems will be required in each home. Staff also had several other comments that have been sent to the design engineer.

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

ZONING: RM = Medium Density Residential
(Minimum Lot Size = 15,000 Square Feet)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



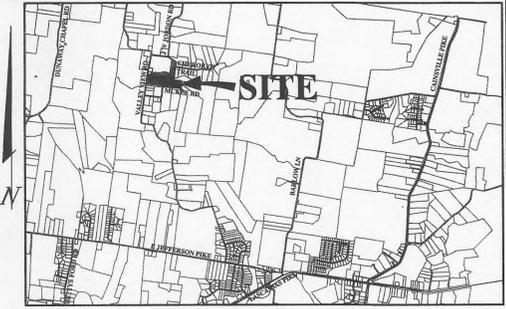
TYPICAL BUILDING SETBACK DETAIL

CONSTRUCTION NOTES:

1. 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.
2. PROPERTIES ADJACENT TO THE SITE OF A LAND DISTURBANCE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DIKES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES.

LEGEND

- ⊘ Power Pole
- ⊙ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- △ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- ⊕ Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- ⊕ Existing Spot Elevations
- ⊕ Proposed Spot Elevations
- ▭ Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ▭ Rip-Rap (6" min. dia., 1' thick per TDD Specifications) Item No. 709-05

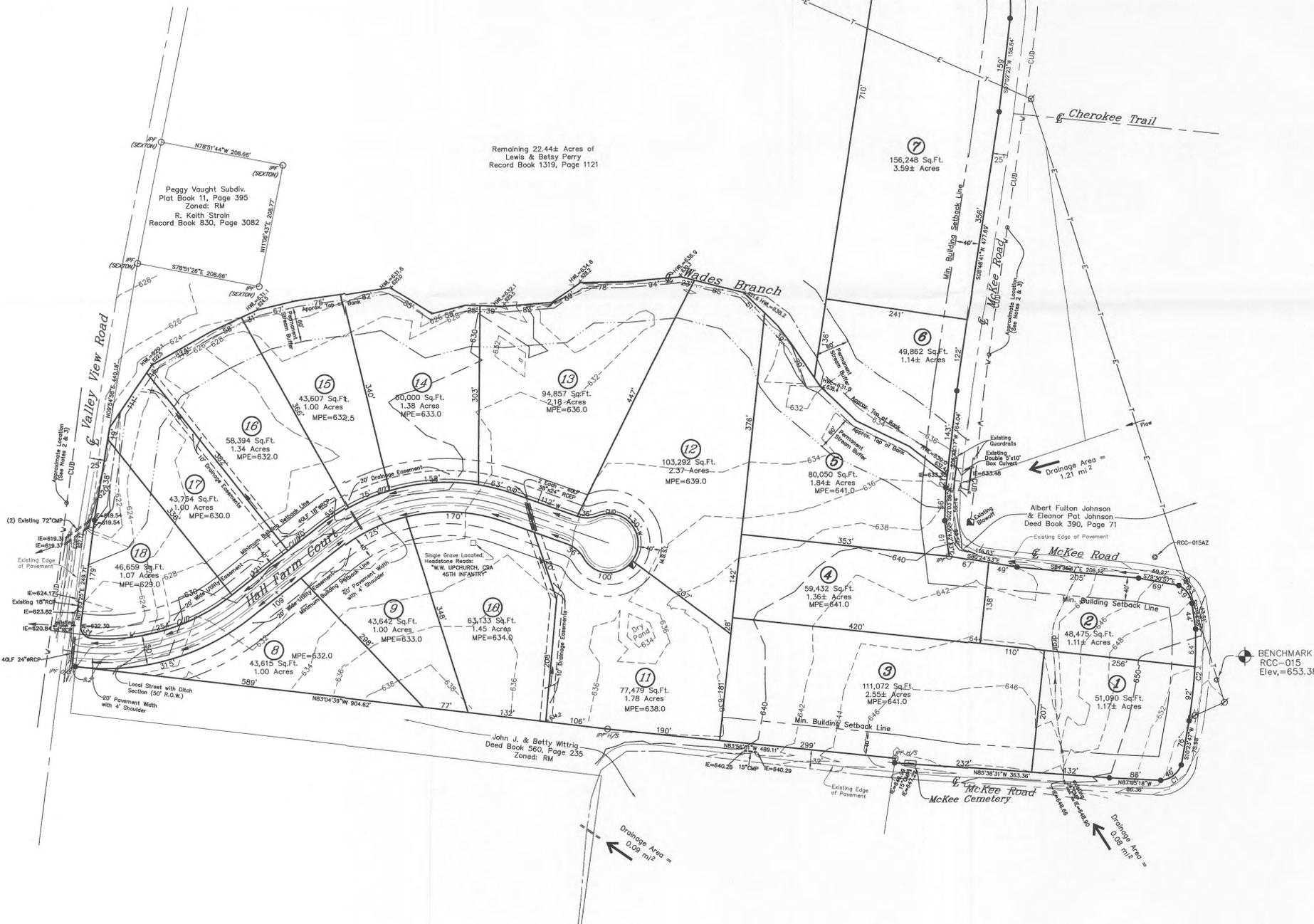


LOCATION MAP

PLAT NOTES

1. The purpose of this plat is to create 18 residential lots.
2. 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.
3. Underground utilities shown are located using available aboveground 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.
4. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
5. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
6. 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.
7. The soil types and locations shown hereon are taken from soils maps provided by Barry Bickering, dated 08-07-14 and 09-17-14. The local health authority maintains a copy of the soils maps 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.
8. 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.
9. 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.
10. All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).

Remaining 22.44± Acres of Lewis & Betsy Perry Record Book 1319, Page 1121



18 Lots = 29.60± Acres
0 100' 200'
LEGEND FOR MONUMENTS
○ IRON PIN SET (1/2" rebar; H-S ENGR)
⊕ IRON PIN FND
⊕ RAILROAD SPIKE
— FENCE
● SURVEY POINT
▲ NAIL
■ CONC. MARKER FND.

OWNER/DEVELOPER: Lewis Perry, et ux
Betsy Perry
ADDRESS: 3742 Lascassos Pike
Murfreesboro, TN 37130
Tax Map 38, Part of Parcel 35.00
Record Book 1319, Page 1121

THESE LOTS ARE NOT INCLUDED IN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP #7025, PANELS 0154H & 0158H, ZONE: X, DATED: JANUARY 05, 2007.

NO.	DATE	DESCRIPTION
0	11-21-14	Original Issue - Preliminary Plan

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

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

PRELIMINARY PLAN
HALL FARM SUBDIVISION
15th Civil District of Rutherford County, Tennessee
Date: November, 2014 Scale: 1"=100' Sheet 1 of 1

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14-1011

Rutherford County Regional Planning Commission December 8, 2014 Staff Comments

Plat/Plan Name: WR Thompson Final Plat (14-2067)
Request: Final Plat Approval
Site Details: 1 lot on 21.28 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 northeast side of West Jefferson Pike. A portion of Lot 1 was rezoned CS by the Board of Commissioners at their August 14, 2014 meeting. The Board of Zoning Appeals approved a mini-warehouse use at their September 10, 2014 meeting. At some point during the rezoning process, the subject properties were subdivided by deed as opposed to plat. The area being transferred between 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.

Any approval should be made subject to Staff Comments.

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

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

WILLIAM JOHNS
TAX MAP: 36 PARCEL: 25.04
ZONED: RM

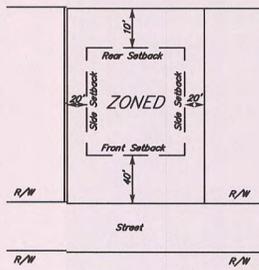
MUHAMMAD AKMAL
TAX MAP: 36 PARCEL: 47.03
ZONED: RM

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

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

①
485,032 sq. ft.
21.28 acres
ZONED: CS

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

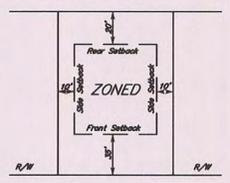


TYPICAL BUILDING SETBACK DETAIL
N.T.S.

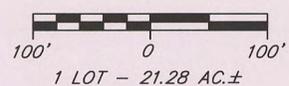
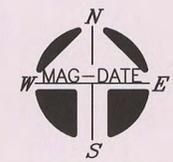
PLAT NOTES

- 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.
- Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, 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 Barney Dickerson, dated 08/14/04. 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. Conservation easements to be 25' from top of bank of natural waterway, and is to be undisturbed.
- No fill material, rubbish, or building may be placed in any natural drainage way such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
- Contact Consolidated Utility District for water line design, including water line size 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.

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

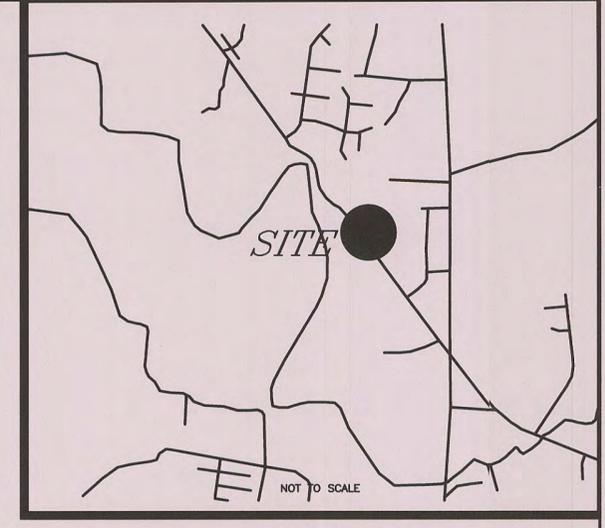
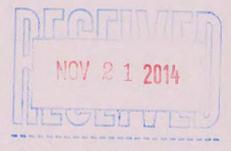


COMMUNITY MAP 47149C0134H, ZONE: X,AE DATED 01-05-07.
OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY
PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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

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 and establish the minimum building restriction lines, and dedicate all street, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

Date _____ Owner, Rajesh Aggarwal
Record Book: 1293
Page: 2154



LOCATION MAP
NOT TO SCALE

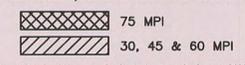
CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF
SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

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 _____, 2014
DIVISION OF WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after June 3, 2003, may render lots unsuitable for subsurface sewage disposal.
- All lots are approved for up to a 3 bedroom residence except lots 27, 29, 30, 33, 34, 38-40, 42-44, 46, 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 shaded areas.



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

HUDDLESTON-STEELE
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

FINAL PLAT
WR THOMPSON
JEFFERSON PIKE
5th Civil District of Rutherford County, Tennessee
Date: August, 2014 Scale: 1"=100' SHEET 1 OF 1

14.2007

Rutherford County Regional Planning Commission December 8, 2014 Staff Comments

Plat/Plan Name: Resubdivision of Tract 3 – William E. Eades and Mirtes H. Eades (14-2071)
Request: Final Plat Approval. Includes a waiver to the fire hydrant requirements
Site Details: 6 lot on 6.16 acres, zoned Residential Medium-Density (RM)
Developer: Dickerson and Cook
Property Location: Mona Road



The subject property is located along Mona Road. The applicants would like to split the tract into six (6) lots. Most of the comments from the original review have been addressed. Staff does have concerns about the drainage in the area. If a solution cannot be reached, the lots will have to be labeled as critical lots and plot plans submitted for each lot prior to building permits being issued. Staff has also met with the Highway Superintendent and has discussed possible safety upgrades to Mona Road in this area. CUD has informed Staff that the water line will not support a fire hydrant. If approval of the plat is granted, it will need to be done with a waiver to the fire hydrant requirements and each home will be required to install a residential sprinkler system.

Staff will have additional comments at the meeting. Any approval should be made subject to Staff Comments and the waiver being granted.

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

General approval is hereby granted for lot proposed 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.

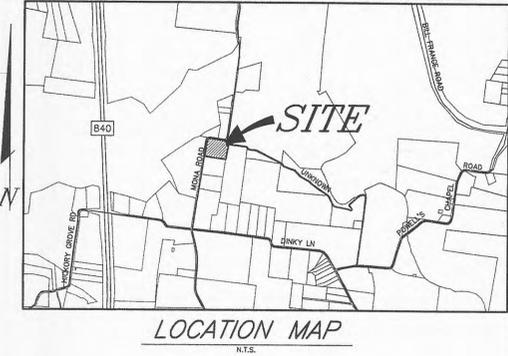
Date _____ TN Dept. of Environment & Conservation
Division of Ground Water Protection

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 a 3 bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.
- Lots 3 and 7 are approved for Conventional Systems to 4 Bedrooms.
- Lots 4, 5, 6 and 8 are approved for Conventional Systems up to 3 Bedrooms.

75 MPI
 60 MPI

- PLAT NOTES**
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. 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 aboveground 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.
 - It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, 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 drainages including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - The soil types and locations shown hereon are taken from soils maps provided by Banda Dickerson, dated _____. The local health authority maintains a copy of the soils maps 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.
 - All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
 - The purpose of this plat is to divide Tract 3 of the Property of William E. Eades & Mirtes H. Eades into 8 Lots.
 - The recording of this plat voids, vacates and supercedes Tract 3 of the Property of William E. Eades & Mirtes H. Eades as recorded in Plat Book 18, Page 309, R.O.R.C.



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 _____ Randy Dickerson
 Record Book 1332, Page 1415
 _____ Leslie Dickerson
 _____ Vern Cook
 _____ Sue G. Cook

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.

11-17-2014 Date Richard H. Stern, Jr.
 Richard H. Stern, Jr., Tenn. RLS No. 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 approval 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

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

11/19/14 Date Jennifer Wade
 JENNIFER WADE
 MIDDLE TENNESSEE ELECTRIC
 MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL WATER SYSTEMS
 I hereby certify that the subdivision plat entitled "Minor Final Plat, Resubdivision of Tract 3, Property of William E. Eades & Mirtes H. Eades" 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.

11/19/14 Date Jennifer Wade
 JENNIFER WADE
 CONSOLIDATED UTILITY
 DISTRICT OF RUTHERFORD COUNTY

RESIDENTIAL FIRE SPRINKLER CERTIFICATE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY
 Consolidated Utility District can adequately service the development of "Minor Final Plat, Resubdivision of Tract 3, Property of William E. Eades & Mirtes H. Eades" for domestic water service. Adequate fire protection cannot be obtained through fire hydrants to be installed and Rutherford County requires all occupied structures, including detached garages constructed within this development be protected by independent fire sprinkler systems. Installation criteria from the State Fire Marshall's Office and Consolidated Utility District must be met. Inspection and approval of each structure constructed will be completed by the local building code authority with jurisdiction. Residential fire sprinkler system will require a one inch meter installation.

11/19/14 Date Jennifer Wade
 JENNIFER WADE
 CONSOLIDATED UTILITY
 DISTRICT OF RUTHERFORD COUNTY

Previously Recorded in Plat Book 18, Page 309
 DATE OF RECORDING: _____
 TIME OF RECORDING: _____
 PLAT BOOK: _____, PAGE: _____

Minor Final Plat
Resubdivision of Tract 3, Property of
William E. Eades
& Mirtes H. Eades
 5th Civil District of Rutherford County, Tennessee

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

SSDS SOIL CHART

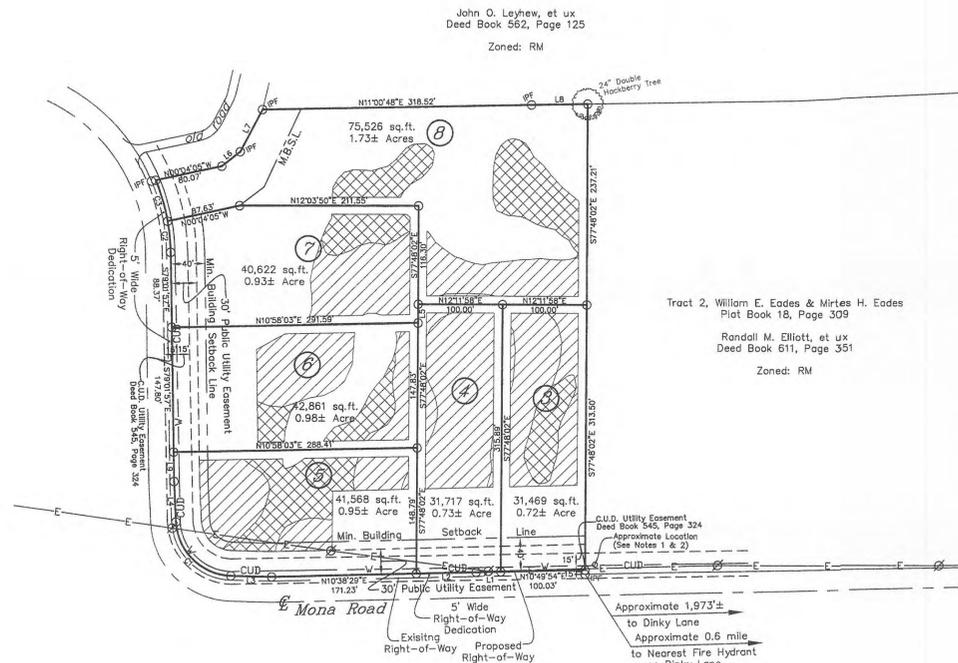
Lot No.	Sq. Ft. of <60mp soil	Sq. Ft. of 75mp soil	Total Soil Area
3	12294	4058	16352
4	16569	-	16569
5	11442	8586	20028
6	10915	4612	15527
7	9467	3705	13172
8	8169	11623	19792

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	85°37'14"	67.16	100.36	91.28	S56°18'29"W
C2	90°9'46"	232.79	37.23	37.19	S83°36'49"E
C3	12°21'55"	232.79	50.24	50.14	N85°37'20"E

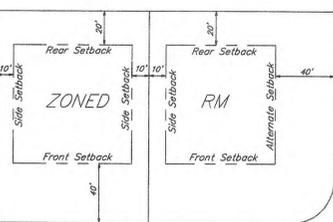
LINE TABLE

LINE	BEARING	DISTANCE
L1	N10°49'54"E	29.30
L2	N10°38'29"E	70.74
L3	N13°29'52"E	48.33
L4	S80°32'54"E	47.94
L5	S77°48'02"E	21.89
L6	N25°38'08"W	28.13
L7	N50°17'13"W	56.20
L8	N11°06'12"E	66.62
L9	S79°01'57"E	34.75



Tract 2, William E. Eades & Mirtes H. Eades
 Plat Book 18, Page 309
 Randall M. Elliott, et ux
 Deed Book 611, Page 351
 Zoned: RM

ZONING: RM = Medium Density Residential
 (Minimum Lot Size = 15,000 Square Feet)
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL



6 Lots = 6.16± Acres
 0 100' 200'

- LEGEND FOR MONUMENTS**
- IRON PIN SET (1/2" ROD, H-S ENGR)
 - IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - NAIL
 - CONC. MARKER FND.

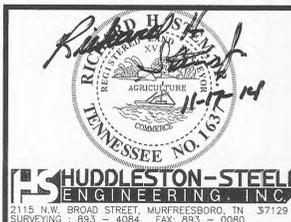
RECEIVED
 NOV 20 2014
 BY: _____

OWNER: Dickerson & Cook
 ADDRESS: 3108 North Thompson Lane
 Murfreesboro, TN 37129

Tax Map 11, Parcel 21.02
 Record Book 1332, Page 1415

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0045-H, ZONE: X, DATED: JANUARY 05, 2007.

I hereby certify that this is a Category "I" survey and the ratio of precision of the unadjusted survey 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.



HUDDLESTON-STEELE
 ENGINEERING, INC.
 1115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 SURVEYING - 893 - 4064 FAX: 893 - 4080

Rutherford County Regional Planning Commission December 8, 2014 Staff Comments

Plat/Plan Name: Woodard One-Lot Subdivision (14-2073)
Request: Final Plat Approval. Includes a waiver to the fire hydrant requirements
Site Details: 1 Lot on 1.63 acres, zoned RM
Applicant: Charlie Montgomery
Property Location: 10243 Manchester Pike



The subject property is located on the east side of Manchester Highway. The property is being settled as part of an estate and was never platted even though it is less than five (5) acres. A fire hydrant waiver has been made as part of this plat requires, as there is not a fire hydrant within 1,000 feet and the water line in the area will not support one. The plat states that the closest hydrant is located about 1,013 feet southwest of the subject property. It should be noted that there is no development proposed with this property. There is already a house on the property.

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

PLAT NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. 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 aboveground 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.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, 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.
- All surrounding parcels are zoned R-M per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
- The purpose of this plat is to make this lot into a legal subdivision of property.
- The closest fire hydrant is located 1013'± west of the northwest corner of this lot on the south side of Blue Ribbon Trail.

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 Division of Water Resources.

Date: 10-30-2014
TN Dept. of Environment & Conservation
Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to a _____ 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 or 45 MPI

CERTIFICATE OF OWNERSHIP AND DEDICATION

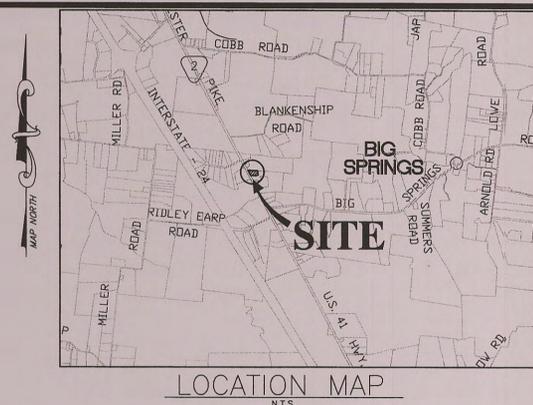
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

ESTATE OF DWIGHT R. WOODARD

Date

PATRICIA THOMPSON, EXECUTRIX

Record Book 282 Page 1392



CERTIFICATE OF APPROVAL OF WATER SYSTEMS LOCATED IN THE WATER SERVICE JURISDICTION OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY.
I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with city codes and specifications, or the specifications of the Consolidated Utility District of Rutherford County if they are more stringent, and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the Consolidated Utility District of Rutherford County to assure completion of same.

Date: _____
CONSOLIDATED UTILITY DISTRICT OFFICIAL

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.

10-30-2014
Date: _____
Richard H. Stern, Jr., Tenn. R.L.S. No. 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

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

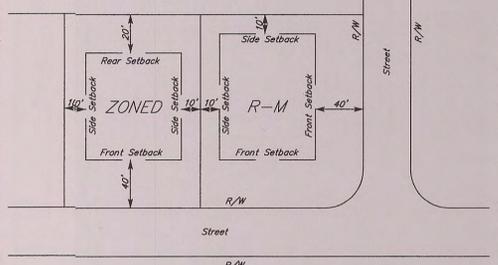
Date: _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

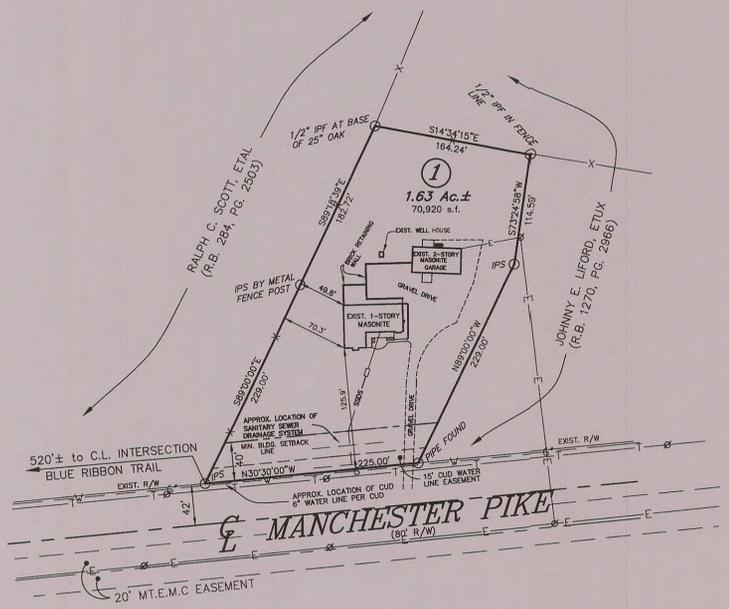
LEGEND

- Ø Power Pole
- W- Existing Water Line
- E- Existing Electric Line
- Existing Fire Hydrant

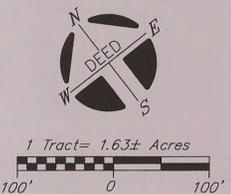
ZONED: R-M
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'
(This and all surrounding properties are zoned R-M per R.C.R.P.C.)



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



OWNER: Estate of Dwight R. Woodard
c/o Patricia Thompson, Executrix
ADDRESS: 10243 Manchester Pike
Christiana, TN 37037
Tax Map 173, Parcel 8.03



- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP-H/S ENGR.)
 - IPF ○ IRON PIN FND.(SIZE AND DESCRIP. STATED)
 - RAILROAD SPIKE
 - * FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.

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 AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

RICHARD H. STERN, JR.
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO 1637-14

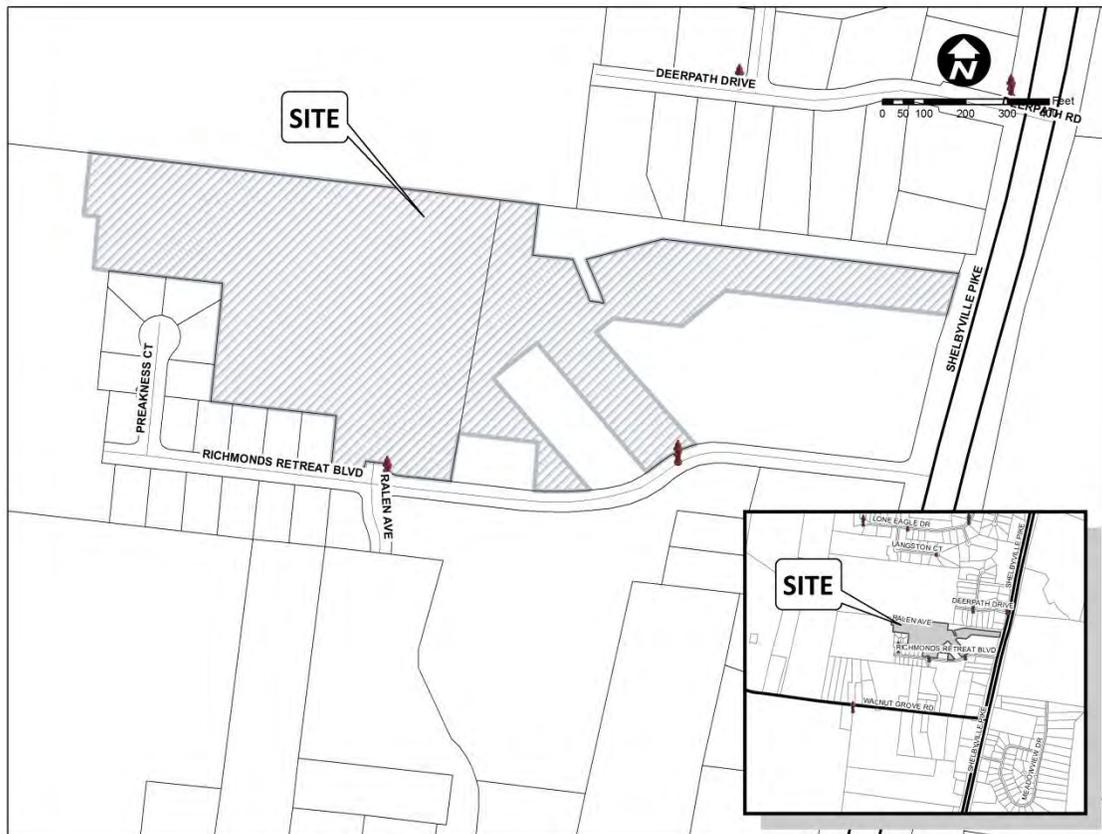
HUDDLESTON-STEELE ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 - 4084, FAX: 893 - 0080

MINOR FINAL PLAT
WOODARD ONE-LOT SUBDIVISION
25th Civil District of Rutherford County, Tennessee
Date: October, 2014 Scale: 1"=100' Sheet 1 of 1

142075

Rutherford County Regional Planning Commission December 8, 2014 Staff Comments

Plat/Plan Name: Richmond's Retreat (14-2075)
Request: Final Plat Approval
Site Details: 32 Lots (30 residential, 1 commercial, 1 open space) on 16.71 acres zoned RM with a previously approved CUP for a PUD
Developer: KW Group, LLC
Property Location: Located off of Shelbyville Pike



The subject property is located to the west of Shelbyville Pike. The preliminary plat was approved in December of 2009. This final plat appears to be consistent with the approved Preliminary Plat. Staff will elaborate on some of the comments at the meeting.

Any approval should be made subject to Staff Comments.

LINE TABLE		CURVE TABLE					
LINE	BEARING	CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	S0°00'00" E	C1	90°00'00"	25.00	39.27	35.36	N51°15'46" E
L2	S83°44'14" W	C2	90°00'00"	25.00	39.27	35.36	S38°44'14" E
L3	S08°10'44" W	C3	41°24'35"	50.00	36.14	35.36	N75°33'28" E
L4	N10°38'40" E	C4	113°30'32"	50.00	99.06	83.63	N89°23'33" W
L5	S08°10'44" W	C5	59°13'36"	50.00	51.88	49.41	N17°38'30" E
L6	S83°49'16" E	C6	41°24'35"	50.00	36.14	35.36	S26°53'01" W
L7	S83°49'16" E	C7	90°00'00"	25.00	39.27	35.36	S38°49'16" E
L8	S08°10'44" W	C8	11°56'33"	215.00	44.81	44.73	N54°21'42" E
L9	S08°10'44" W	C9	23°04'11"	225.00	90.59	89.88	S69°53'31" W
L10	S08°10'44" W	C10	90°00'00"	25.00	39.27	35.36	N51°10'44" E
L11	S08°10'44" W	C11	89°54'58"	35.00	54.93	49.46	N38°46'45" W
L12	S08°10'44" W	C12	161°3'49"	50.00	14.16	14.12	S01°56'11" E
L13	S08°10'44" W	C13	25°10'46"	50.00	21.97	21.80	S22°38'28" E
L14	S08°10'44" W	C14	79°00'46"	50.00	68.95	63.82	N04°18'32" E
L15	S08°10'44" W	C15	52°23'48"	50.00	45.72	44.15	N69°58'48" E
L16	S83°44'14" E	C16	52°29'57"	50.00	45.81	44.23	S57°34'18" E
L17	S83°44'14" E	C17	78°54'38"	50.00	68.86	63.55	S08°07'59" W
L18	S83°44'14" E	C18	25°20'29"	50.00	22.11	21.93	N34°55'04" E
L19	S83°44'14" E	C19	16°04'06"	50.00	14.02	13.98	N14°12'46" E
L20	S08°10'44" W	C20	89°54'58"	25.00	39.23	35.33	N58°46'45" W
L21	S08°10'44" W						
L22	S83°44'14" E						
L23	S83°44'14" E						
L24	S83°49'16" E						

THIS SUBDIVISION IS SEWERED BY A STEP SYSTEM.



LOCATION MAP
N.T.S.

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: 1306
Page: 2844
STEVE KNOX
KW GROUP, LLC

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.

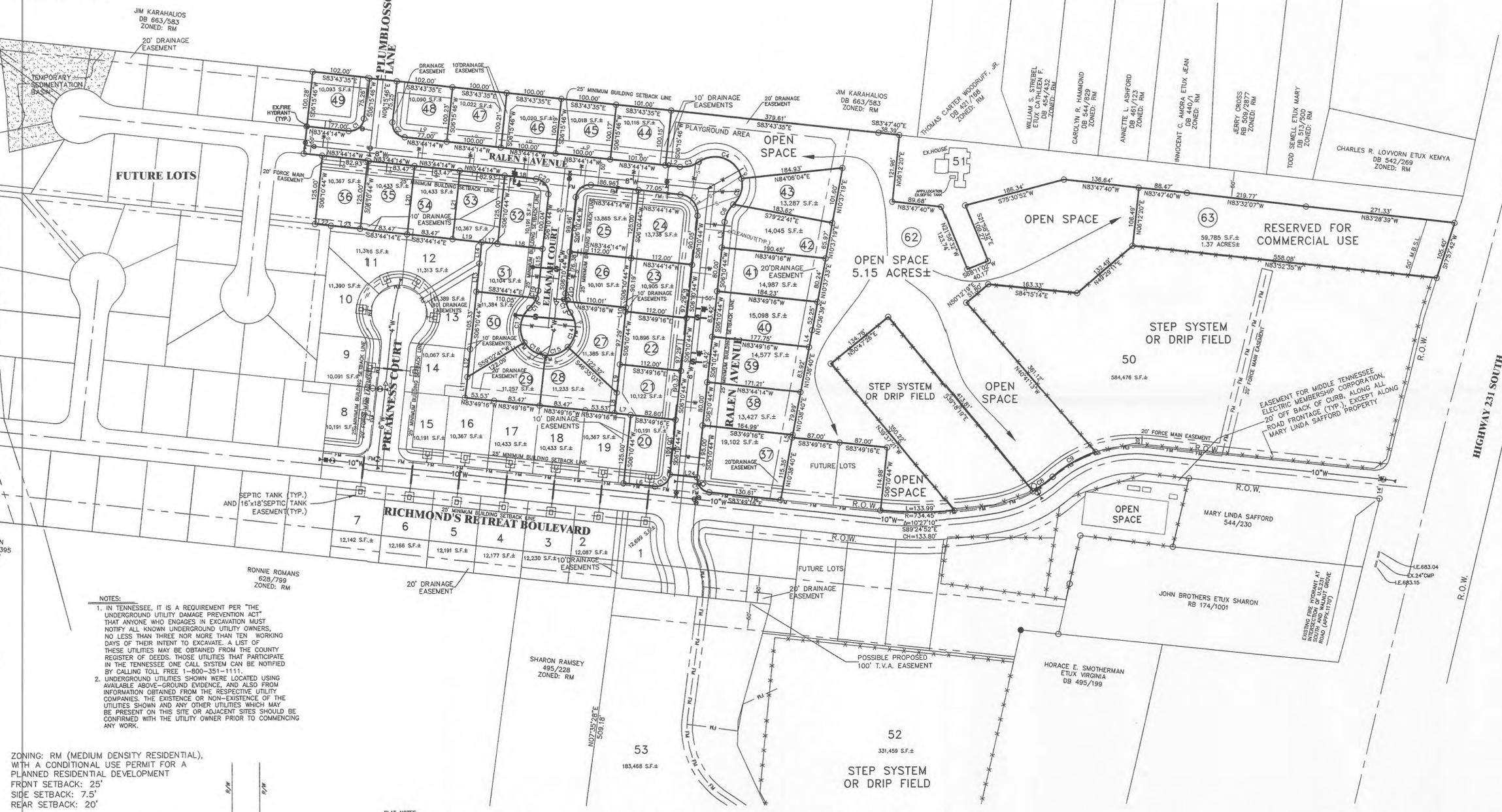
Date _____ SECRETARY, PLANNING COMMISSION

CERTIFICATE OF WATER
I hereby certify that the subdivision plat entitled "FINAL MINOR PLAT, LOT 51, 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.

Date _____ OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

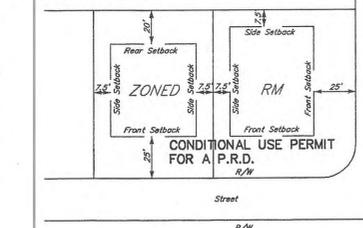
CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
Middle Tennessee Electric Membership Corporation (MEMEC) will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the Rules and Regulations, By-laws, Policy Bulletins and Operational Bulletins of MEMEC. No electric service will be provided until MEMEC's requirements have been met.

Date _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION



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.

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



- 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 the structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements 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 *Ignacio Hays*, dated 10/09/2004. 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 drainageway such as streambeds, sinkholes, unobstructed streams or channels, or wet weather streambeds or floodways.

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 houses or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

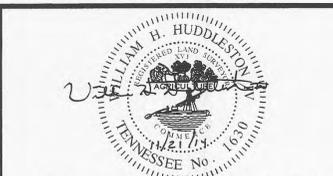
Date _____ GROUNDWATER POLLUTION CONTROL

OWNER/DEVELOPER: KW GROUP, LLC
ADDRESS: P.O. BOX 12165
MURFREESBORO, TN 37129
TAX MAP: 158 PARCEL: 29

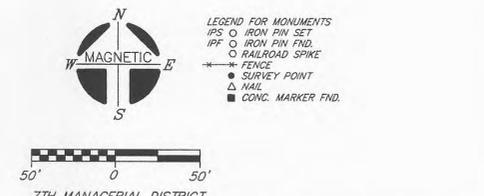
FLOOD MAP PANEL: 470165 0381 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

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.

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.



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



7TH MANAGERIAL DISTRICT
30 RESIDENTIAL LOTS - 10.19 ACRES±
PLUS ONE OPEN SPACE LOT (5.15 ACRES±)
AND ONE COMMERCIAL LOT (1.37 ACRES±)

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

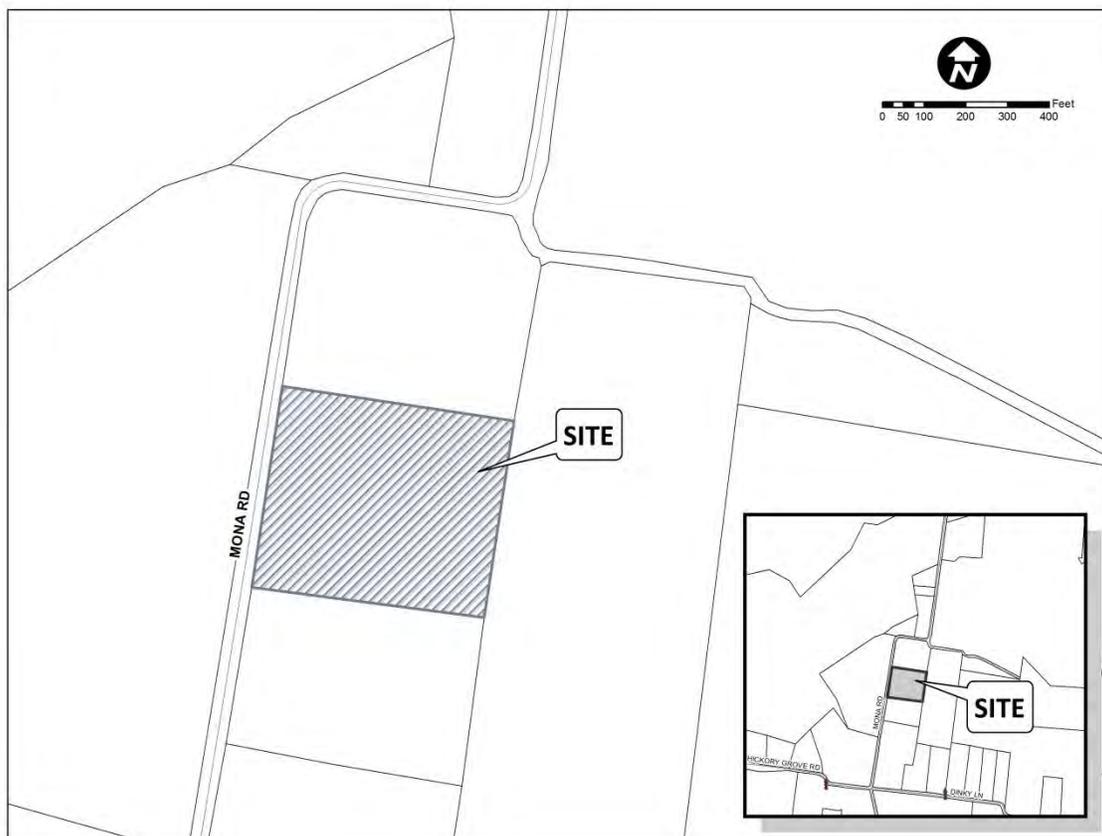
RECEIVED
NOV 2 1 2014

FINAL PLAT
SECTION II
RICHMOND'S RETREAT

20TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: NOVEMBER, 2014 SCALE 1"=50' SH. 1 OF 1

Rutherford County Regional Planning Commission December 8, 2014 Staff Comments

Plat/Plan Name: Resubdivision of Tract 2 – William E. Eades and Mirtes H. Eades (14-2076)
Request: Final Plat Approval. Includes a waiver to the fire hydrant requirements
Site Details: 4 lots on 6.09 acres, zoned Residential Medium-Density (RM)
Developer: Jonathan Troutt
Property Location: Mona Road



The subject property is located along the east side of Mona Road. The applicants would like to split the tract into four (4) lots. Staff has identified some drainage issues that may impact this lot and the lot to the north that was considered earlier in the agenda. If a consent-to-drain can be obtained from the property across Mona Road it will be possible to install a drainage pipe under the road to address the issue. If not, these lots will need to be marked as critical lots and will require plot plans prior to issuance of building permits. Similar to the lot to the north, a fire hydrant waiver has been requested and residential sprinkler systems will need to be installed in each dwelling unit constructed.

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

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

General approval is hereby granted for lot proposed 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: 11-12-2014
 TN Dept. of Environment & Conservation
 Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after 11-12-2014 may render lots unsuitable for subsurface sewage disposal.
- All Lots are approved for up to a 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

- PLAT NOTES**
- The purpose of this plat is to divide Tract 2 of the Property of William E. Eades & Mirtes H. Eades into 4 Lots.
 - 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 aboveground 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.
 - It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional assessments, and/or restrictions, Public utility and drainage easements where shown herein 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.
 - The soil types and locations shown herein are taken from soils maps provided by Randy Dickerson dated 11-12-14. The local health authority maintains a copy of the soils maps 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 herein.
 - 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.
 - All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
 - The recording of this plat voids, vacates and supersedes Tract 2 of the Property of William E. Eades & Mirtes H. Eades as recorded in Plat Book 18, Page 309, R.C.R.P.C.
 - Each lot will be required to install a raingarden or similar best management practice to meet the county's stormwater requirements due to the addition of a house and drives on each lot.
 - The builder on each lot must submit a grading plan for the lot to the Rutherford County Codes Department prior to issuance of a building permit for each lot.



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: 11-20-2014
 Jonathan Troutt
 Record Book 1332, Page 2244
 Kristien J. Troutt

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.

11-20-2014
 Richard H. Stern, Jr.
 Date: Richard H. Stern, Jr., Tenn. RLS No. 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

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

Date: _____
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL WATER SYSTEMS
 I hereby certify that the subdivision plat entitled "Minor Final Plat, Resubdivision of Tract 2, Property of William E. Eades & Mirtes H. Eades" 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

RESIDENTIAL FIRE SPRINKLER CERTIFICATE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY
 Consolidated Utility District can adequately service the development of "Minor Final Plat, Resubdivision of Tract 2, Property of William E. Eades & Mirtes H. Eades" for domestic water service. Adequate fire protection cannot be obtained through fire hydrants to be installed and Rutherford County requires all occupied structures including detached garages constructed within this development be protected by independent fire sprinkler systems. Installation criteria from the State Fire Marshal's Office and Consolidated Utility District must be met. Inspection and approval of each structure constructed will be completed by the local building code authority with jurisdiction. Residential fire sprinkler system will require a one inch meter installation.

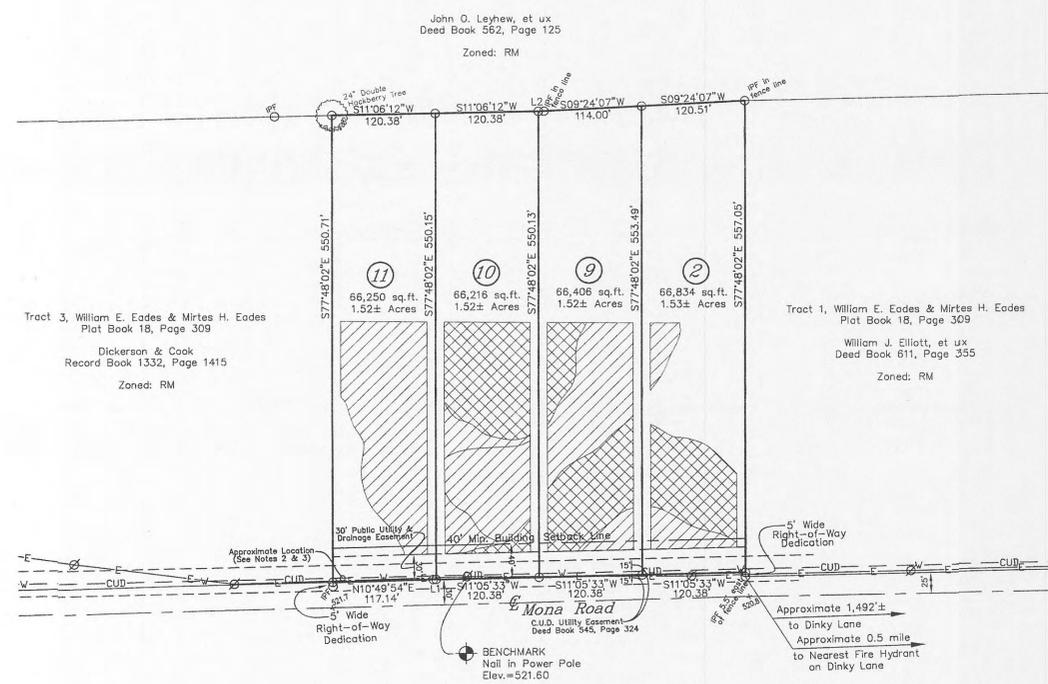
Date: _____
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

I hereby certify that this is a Category "I" survey and the ratio of precision of the unadjusted survey 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.

Previously Recorded in Plat Book 18, Page 309
 DATE OF RECORDING: _____
 TIME OF RECORDING: _____
 PLAT BOOK: _____, PAGE: _____

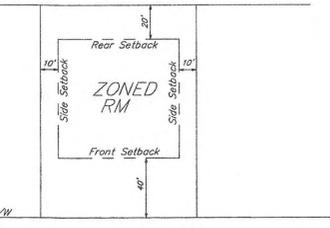
Minor Final Plat
Resubdivision of Tract 2, Property of
William E. Eades
& Mirtes H. Eades
 5th Civil District of Rutherford County, Tennessee

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



RECEIVED
 NOV 20 2014

ZONING: RM = Medium Density Residential
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL



4 Lots = 6.09± Acres
 0 100' 200'

- LEGEND FOR MONUMENTS
- IRON PIN SET (1/2" x 2" - 1/2" - S ENGR)
 - IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - ▲ NAIL
 - CONC. MARKER FND.

OWNER: Jonathan Troutt, and Wife
 Kristen J. Troutt
 ADDRESS: 2102 Battleground Drive
 Murfreesboro, TN 37129

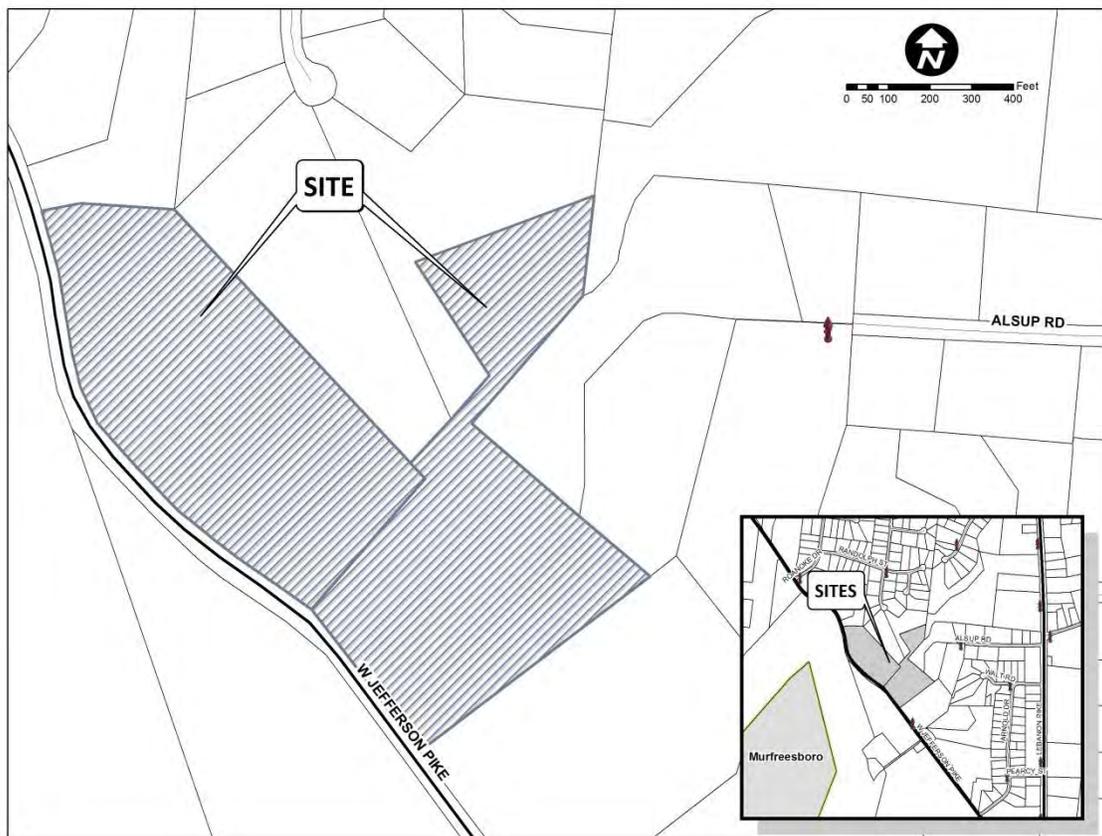
Tax Map 11, Parcel 21.02
 Record Book 1332 Page 2244

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0045-H, ZONE: X, DATED: JANUARY 05, 2007.

HUDDLESTON-STEEL ENGINEERING, INC.
 15 N.W. BROAD STREET, MURFREESBORO, TN 37129
 SURVEYING: 893-4084, FAX: 893-0080

Rutherford County Regional Planning Commission December 8, 2014 Staff Comments

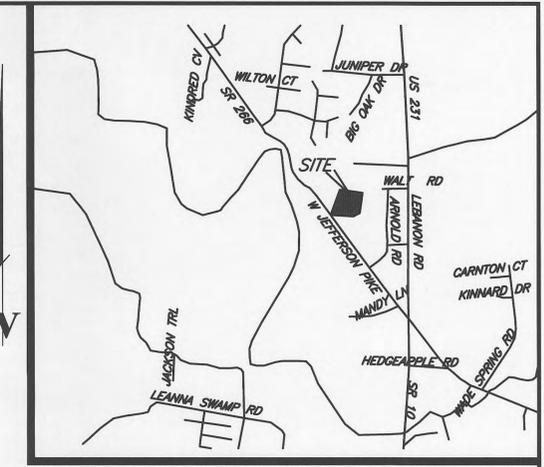
Plat/Plan Name: WR Thompson Site Plan (14-3023)
Request: Site Plan Approval
Site Details: New construction of approximately 82,000 square feet of mini-warehouse/RV and boat storage space on 21.28 acres zoned Commercial Services (CS)
Applicant: WR Thompson
Property Location: West Jefferson Pike



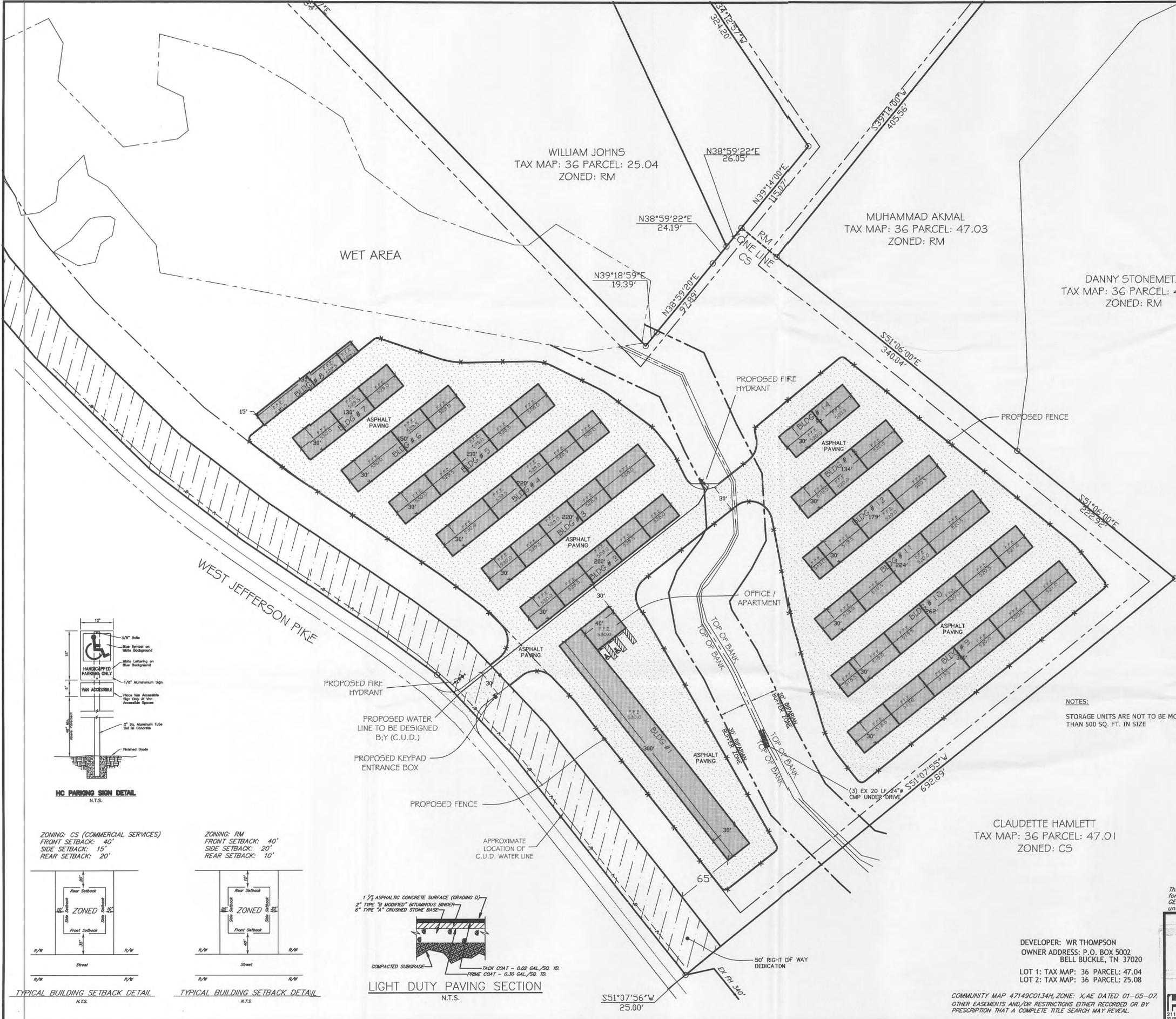
The subject property is located on the north side of West Jefferson Pike, adjacent to the existing mini-warehouse facility. The final plat for this development was considered earlier on the agenda. A portion of the property was zoned Commercial Services (CS) by the Board of Commissioners at their August 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. If the plan is not revised to Staff's satisfaction this plan will be removed from the agenda.

Any approval should be made subject to Staff Comments.



LOCATION MAP
NOT TO SCALE



WILLIAM JOHNS
TAX MAP: 36 PARCEL: 25.04
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

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 (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 in 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 compliance with MTEMC's Requirements.

Date: _____, 2014
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

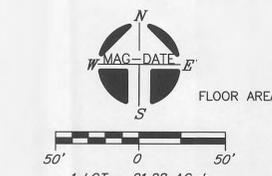
CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

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

SITE DATA:	BUILDING #	SQ. FT.
PROPOSED USE: MINI STORAGE	1	9,000
ZONED: (DUAL ZONED) CS / RM	2	6,000
LOT SIZE: 21.28 AC±	3	6,600
BUILDING AREA: 81,734 SQ. FT.	4	6,300
PAVED AREA: 153,324 SQ. FT.	5	4,510
	6	3,912
30' PROVIDED BETWEEN ALL BUILDINGS TO ALLOW FOR PARKING	7	1,956
	8	9,000
PROVIDED 2 H.C. SPACES AND 1 SPACE FOR EMPLOYEE	9	7,860
	10	6,720
	11	5,375
	12	4,030
	13	2,671
	14	1,200
	OFFICE	

FLOOR AREA / GROSS LAND AREA = 81,734 Sq.Ft./926,957 Sq.Ft. = 8.81%



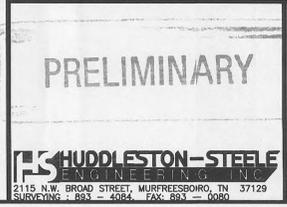
1 LOT - 21.28 AC±
This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

NO.	DATE	DESCRIPTION
1	11-21-14	ORIGINAL ISSUE

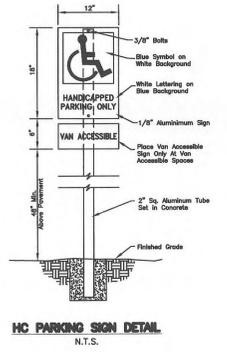
NOTES:
STORAGE UNITS ARE NOT TO BE MORE THAN 500 SQ. FT. IN SIZE

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

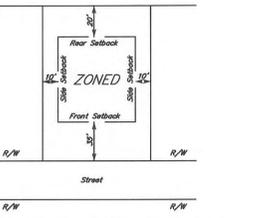
COMMUNITY MAP 47149C0134H, ZONE: X,AE DATED 01-05-07.
OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



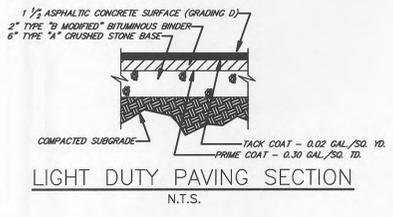
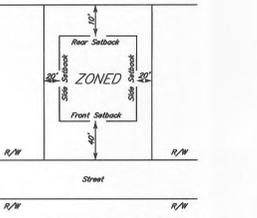
SITE PLAN
WR THOMPSON
JEFFERSON PIKE
5th Civil District of Rutherford County, Tennessee
Date: **NOVEMBER, 2014** Scale: **1"=50'** **SHEET 2 OF 4**



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



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



LIGHT DUTY PAVING SECTION
N.T.S.