

Rutherford County Regional Planning Commission

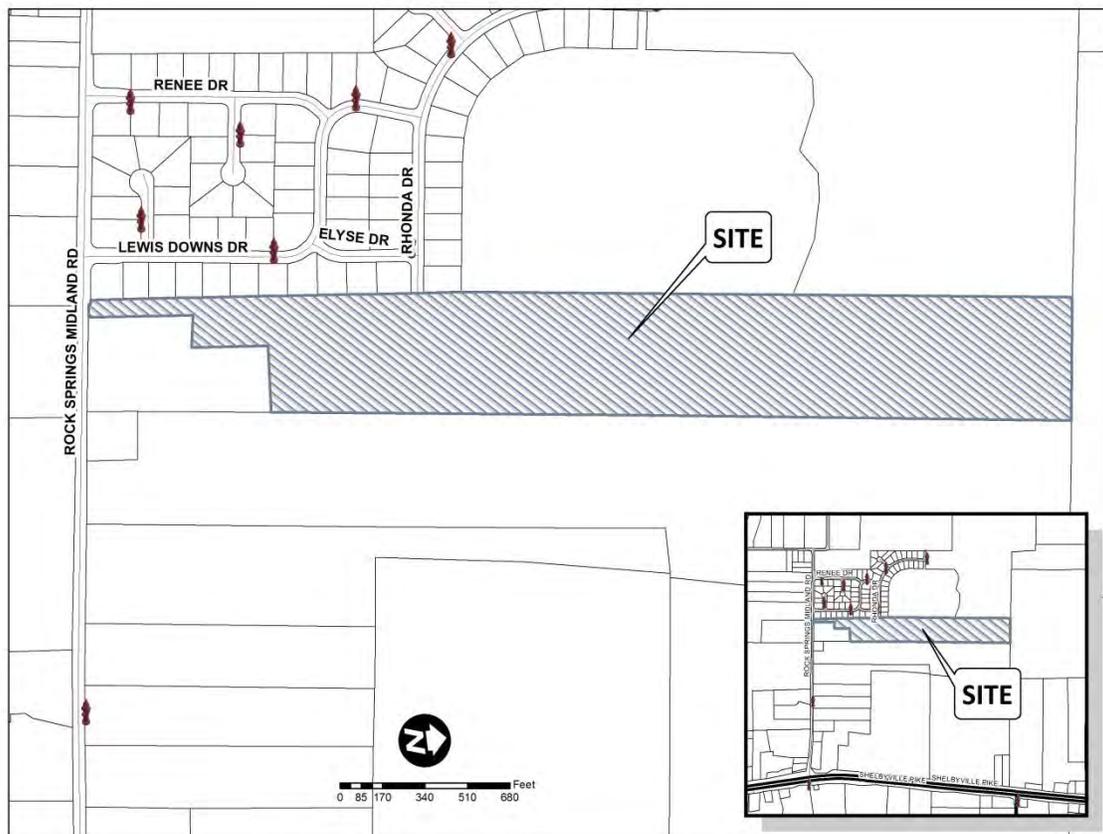
Agenda – January 26, 2015 – 9:00 AM

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 JANUARY 12, 2015
- V. ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR 2015
- VI. ITEMS WITHDRAWN/DEFERRED
- VII. PLAT EXTENSION REQUEST
 - A. Staghorn Subdivision – Request for a 12-month extension
- VIII. 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
 - B. Blackberry Farms Subdivision (15-1001) – 15 lots on 32.3 acres, zoned RM, located along the south side of Windrow Road, Linda Gilley applicant
- IX. SUBMITTED FOR FINAL PLAT APPROVAL
 - A. Hall Farm Subdivision, Section 1 (15-2002) – 7 lots on 12.77 acres, zoned RL, located off of McKee Road, Lewis Perry applicant. Includes a waiver to the fire hydrant requirements
 - B. Springhouse, Section 4 (15-2003) – 19 lots on 8.4 acres, zoned RM, located off of Shores Road, Springhouse Development, LLC applicant
- X. SUBMITTED FOR SITE PLAN APPROVAL
 - A. LifePoint Church Addition (15-3003) – New construction of approximately 3,840 square feet on 82.46 acres zoned RM, located at 5100 Almadale Road, First Baptist Church of Smyrna (DBA LifePoint Church) applicant
- XI. STAFF REPORTS/OTHER BUSINESS
 - A. Erin Poole – Ridgeview at Crescent Ridge, Lot 54
 - B. 2014 Year End Report, Work Schedule Report and 2015 Work Schedule
 - C. Presentation from Consolidated Utility District
 - D. Traffic Sheds Preliminary Analysis
- XII. ADJOURNMENT

Rutherford County Regional Planning Commission January 26, 2015 Staff Comments

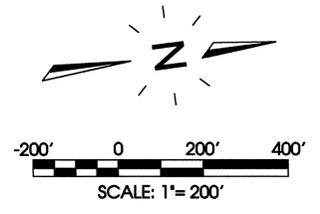
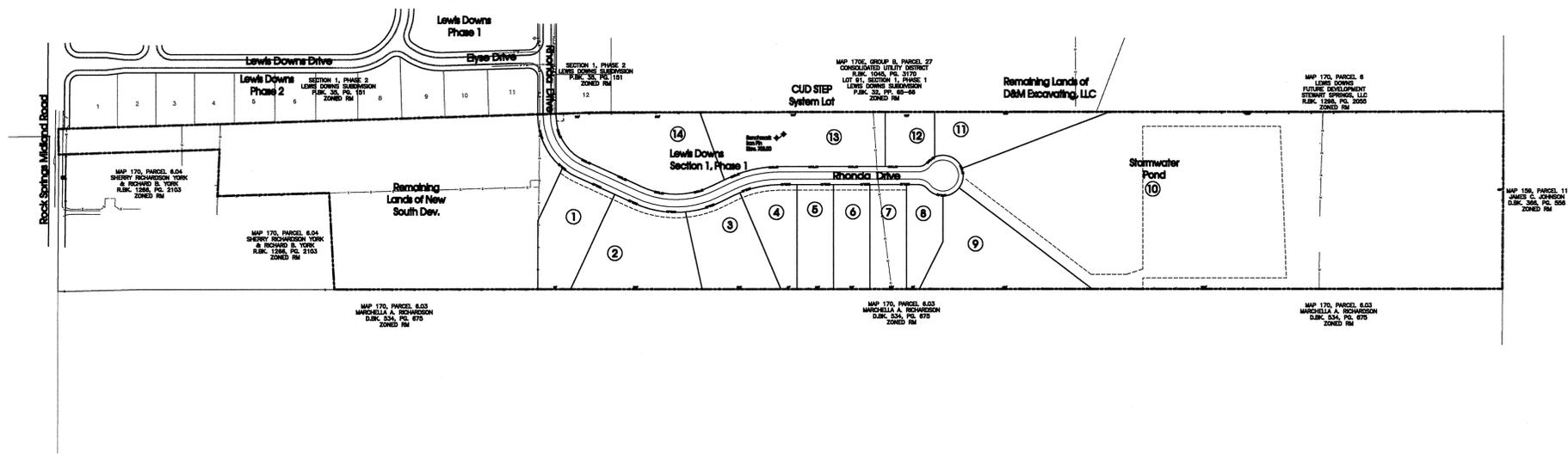
Plat/Plan Name: Estates of Lewis Downs (14-1009)
Request: Preliminary Plan Approval – Includes waiver requests to the fire hydrant and stormwater detention pond requirements
Site Details: 15 lots on 29.5 acres, zoned RM
Developer: New South Developers, LLC
Property Location: Rhonda Drive – North of Rock 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 and will forward this information when it is received.

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



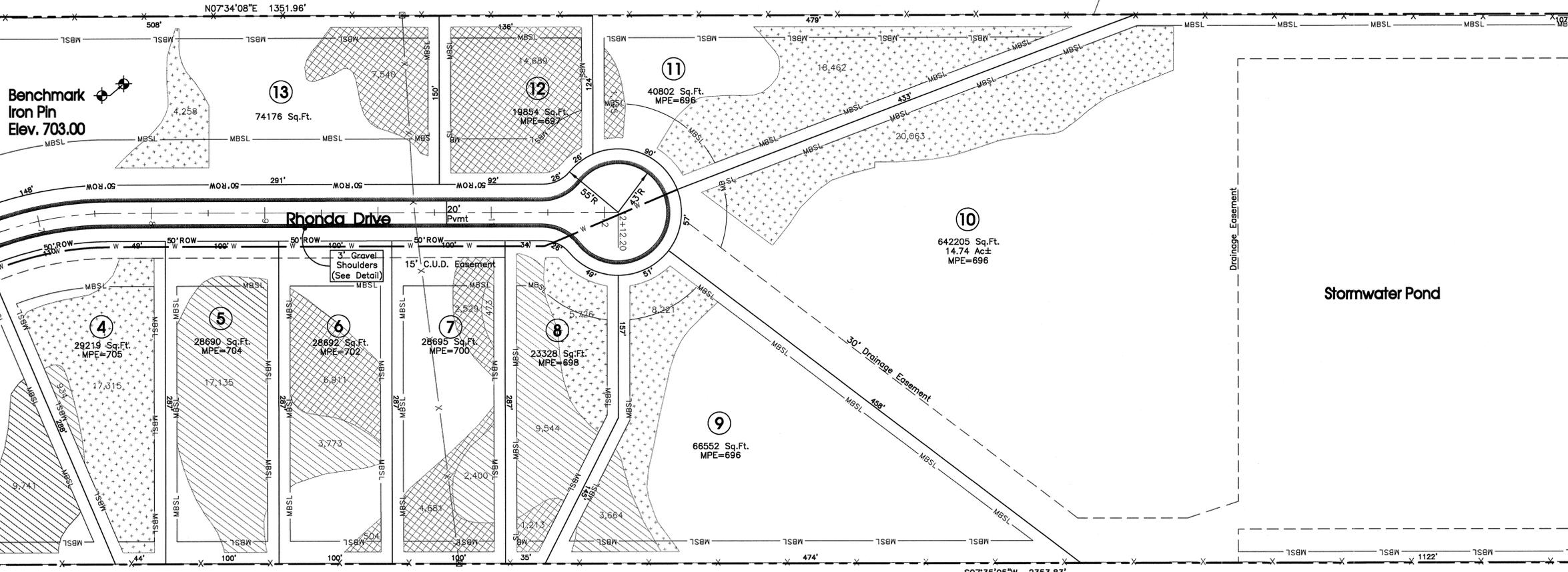
**Estates of Lewis Downs
Subdivision**
Rutherford County, Tennessee

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JFREED@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the design is in accordance with the design criteria and objectives. The engineer assumes no administrative liability of responsibility in total or in part for the design or construction of the site as shown on these construction drawings.

MAP 170E, GROUP B, PARCEL 27
 CONSOLIDATED UTILITY DISTRICT
 R.BK. 1045, PG. 3170
 LOT 91, SECTION 1, PHASE 1
 LEWIS DOWNS SUBDIVISION
 P.BK. 32, PP. 65-66
 ZONED RM



MAP 170, PARCEL 6.03
 MARCHELLA A. RICHARDSON
 D.BK. 534, PG. 675
 ZONED RM

CERTIFICATION FOR APPROVAL OF WATER:
 I hereby certify that the subdivision plat entitled Estates of Lewis Downs 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 Unit. No water service will be provided until these requirements for water service have been met and approved in writing by CUDRC.

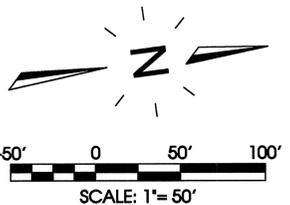
Date: _____ Consolidated Utility District Official

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

Date: _____ M.T.E.M.C. Official: _____

LOT #	CULVERT
1	15" CMP
2	15" CMP
3	18" CMP
4	18" CMP
5	18" CMP
6	18" CMP
7	18" CMP
8	18" CMP
9	18" CMP
10	18" CMP
11	18" CMP
12	18" CMP
13	18" CMP
14	18" CMP

- Soils Notes:**
 1. The soil types and locations, as shown for Lewis Downs Estates Subdivision are taken from a soils map provided by Lonnie Norrod, Soil Consultant, Murfreesboro, Tennessee. S.E.C. Inc. assumes no responsibility for the accuracy or completeness of the soils shown hereon.
- 30/45/60 MPI Soils
 - 75 MPI Soils
 - 75 MPI Soils - Requires Curtain or Interceptor Drains



Waterline design to be provided by Consolidated Utility District's consultant. Waterline shown is for graphic purposes only and does not represent a design. The locations of all fire hydrants and waterlines will be determined by C.U.D. in compliance with the current Rutherford County Subdivision Regulations.



Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREE LINE	
EXISTING FENCE LINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	ST M
PROPOSED STORM	ST M
EXISTING CONTOUR LINES	-----601-----
PROPOSED CONTOUR LINES	-----601-----
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
 New South Developers, LLC
 239 Veterans Pkwy.
 Murfreesboro, TN 37128

Floodplain Note:
 This site lies within Zone X, not in the 100 Year Floodplain per Community Panel 47003C0075E Dated Aug. 2, 2007.

Land Data:
 Zoning: RM
 14 Lots on 37.79± Acres
 14 Buildable Lots

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

Deed Reference:
 The property shown hereon is Tax Map 170, Parcel 6.05, 20th Civil District, 8th Magisterial District in Rutherford County, as recorded in R.Bk. 1266, Pg. 2020.

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.

SEC, Inc.
 ENGINEERING - SURVEYING - LAND PLANNING
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: JREED@SEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

James F. Reed III
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE

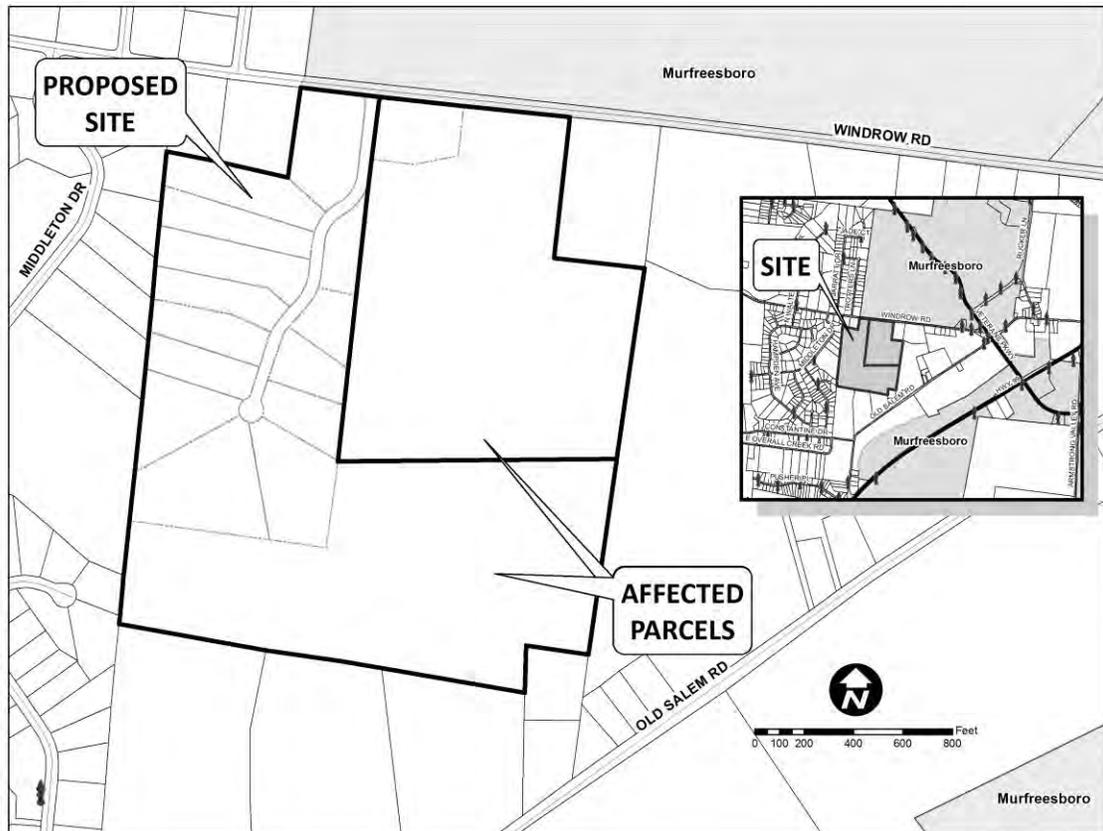
Estates of Lewis Downs Subdivision
 Rutherford County, Tennessee

Preliminary Plan

7 of 11

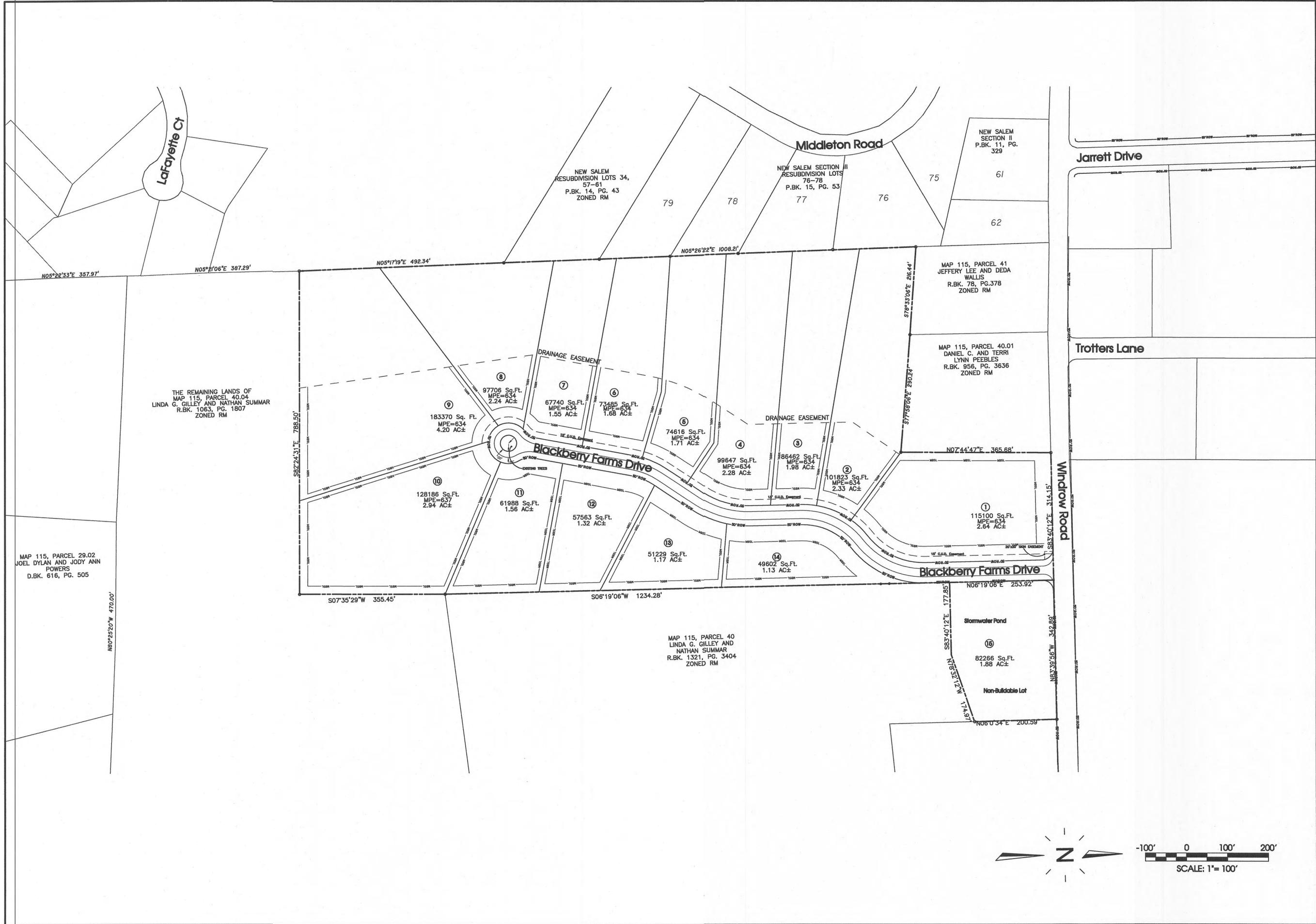
Rutherford County Regional Planning Commission January 26, 2015 Staff Comments

Plat/Plan Name: Blackberry Farms Subdivision (15-1001)
Request: Preliminary Plan Approval
Site Details: 15 lots on 32.3 acres, zoned RM
Developer: Linda Gilley
Property Location: Windrow Road



The subject property is located on the south side of Windrow Road. The applicant is proposing to develop 15 lots (14 residential, 1 detention pond) using conventional septic systems. Staff is aware of drainage issues in this area and is working with the applicant's design engineer to address those concerns. Staff has also asked for input from the Fire Chief as to whether a fire truck will be able to maneuver around the cul-de-sac as it's shown.

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



SPEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING · SURVEYING · LAND PLANNING
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: JREED@SPEC-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

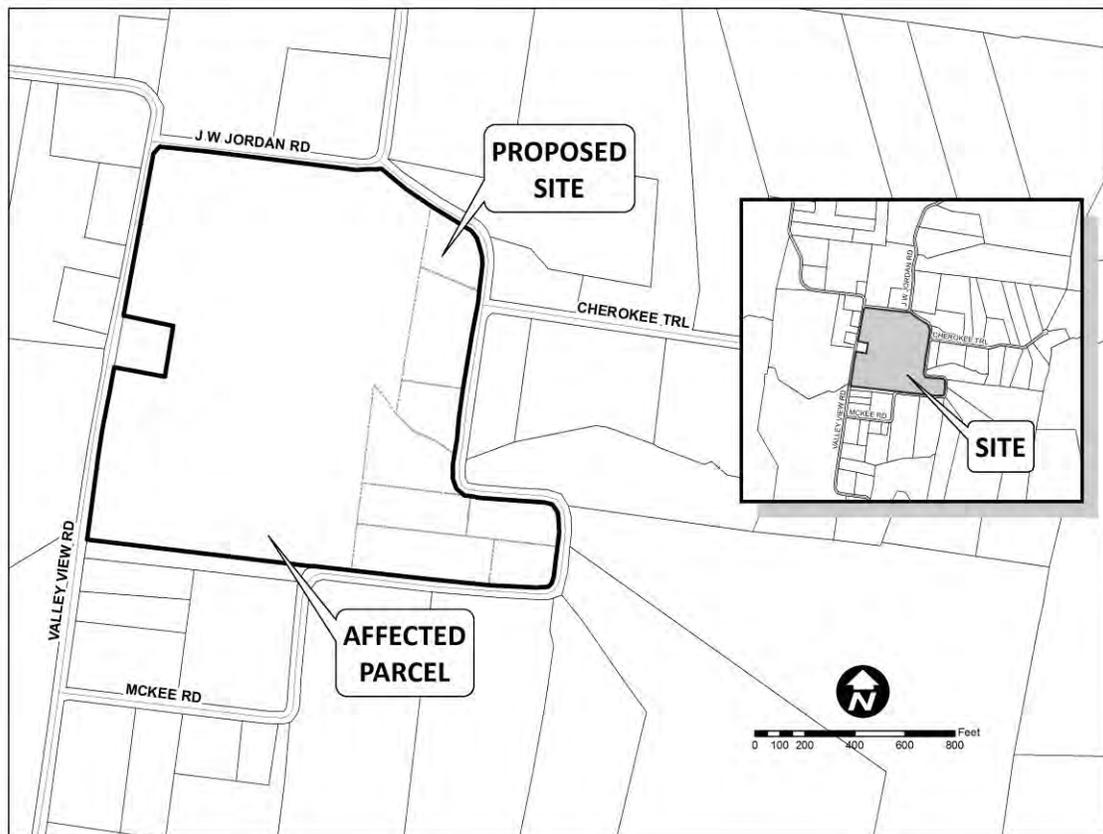
The title on these construction drawings is intended to indicate specific engineering design work and shall not be taken as an endorsement of the design or construction of the project. The engineer or architect shall be responsible for the accuracy of the information provided in the construction plans.

Blackberry Farms Subdivision
 Rutherford County, Tennessee

REVISIONS:	
DRAWN: SJA	
DATE:	
CHECKED: JFR	
FILE NAME:	06024projEstates.dwg
SCALE:	1" = 100'
JOB NO.:	14027
SHEET:	3 of 13

Rutherford County Regional Planning Commission January 26, 2015 Staff Comments

Plat/Plan Name: Hall Farm Subdivision, Section 1 (15-2002)
Request: Final Plat Approval – includes a waiver request to the fire hydrant requirements
Site Details: 7 lots on 12.77 acres, zoned RM
Developer: Lewis Perry
Property Location: McKee Road

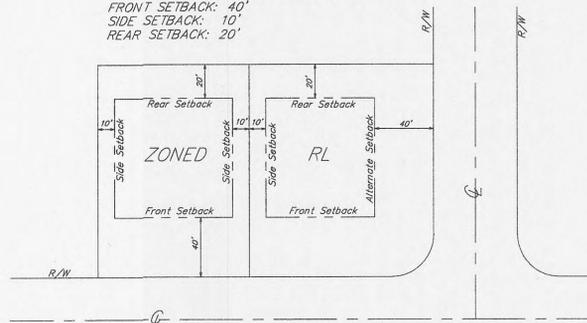


The subject property is located on the west side of McKee Road. The Preliminary Plan for this development was approved by the Planning Commission at their December 8, 2014 meeting. This final plat is consistent with the preliminary approval. For this section, no new roads are being proposed.

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.

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

ZONING: RL = Low Density Residential
 (Minimum Lot Size = 43,560 Square Feet)
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL

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 _____ 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

Lot No.	Sq. Ft. of ≤60mpi soil	Sq. Ft. of 75mpi soil	Total Soil Area
1	—	7,127	7,127
2	9,993	2,341	12,334
3	—	16,318	16,318
4	4,235	9,944	14,179
5	3,275	10,815	14,090
6	—	14,996	14,996
7	—	14,409	14,409

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	64°59'16"	40.59	46.04	43.61	N53°26'40"E
C2	61°19'12"	836.56	92.28	92.23	N06°32'01"E
C3	4°21'27"	836.56	63.62	63.61	N01°11'41"E
C4	56°29'49"	40.00	39.44	37.86	N36°21'46"W
C5	49°50'47"	160.03	138.22	134.87	N18°10'33"W
C6	1°48'49"	1137.43	36.00	36.00	S59°19'59"E

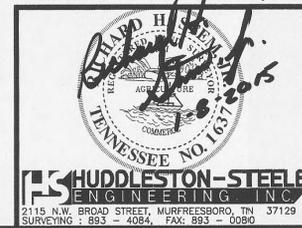
LINE TABLE		
LINE	LENGTH	BEARING
L1	43.51	S07°34'56"E
L2	69.27	S79°30'57"E
L3	49.24	S80°26'31"E
L4	67.14	S80°26'31"E
L5	60.52	S06°42'33"E
L6	56.14	S02°03'58"W
L7	20.92	S06°48'17"W
L8	18.15	S34°08'38"E
L9	69.69	S34°08'38"E
L10	38.81	S36°42'53"E
L11	30.74	S45°18'01"E
L12	48.78	S54°36'05"E

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 herein and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.

OWNER: Lewis Perry, et ux
 Betsy Perry
 ADDRESS: 3742 Lascassas 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 4-2016S, PANELS 0154H & 0158H, ZONE: X, DATED: JANUARY 05, 2007.



LOCATION MAP

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 _____ Lewis Perry
 Record Book 1319, Page 1121
 _____ Betsy Perry

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.

1-8-2015
 Date _____ Richard H. Stem, Jr., Tenn. RLS No. 637

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 "Phase I - Hall Farm Subdivision" 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 "Phase I - Hall Farm Subdivision" 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

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

Final Plat - Phase I HALL FARM SUBDIVISION

15th Civil District of Rutherford County, Tennessee

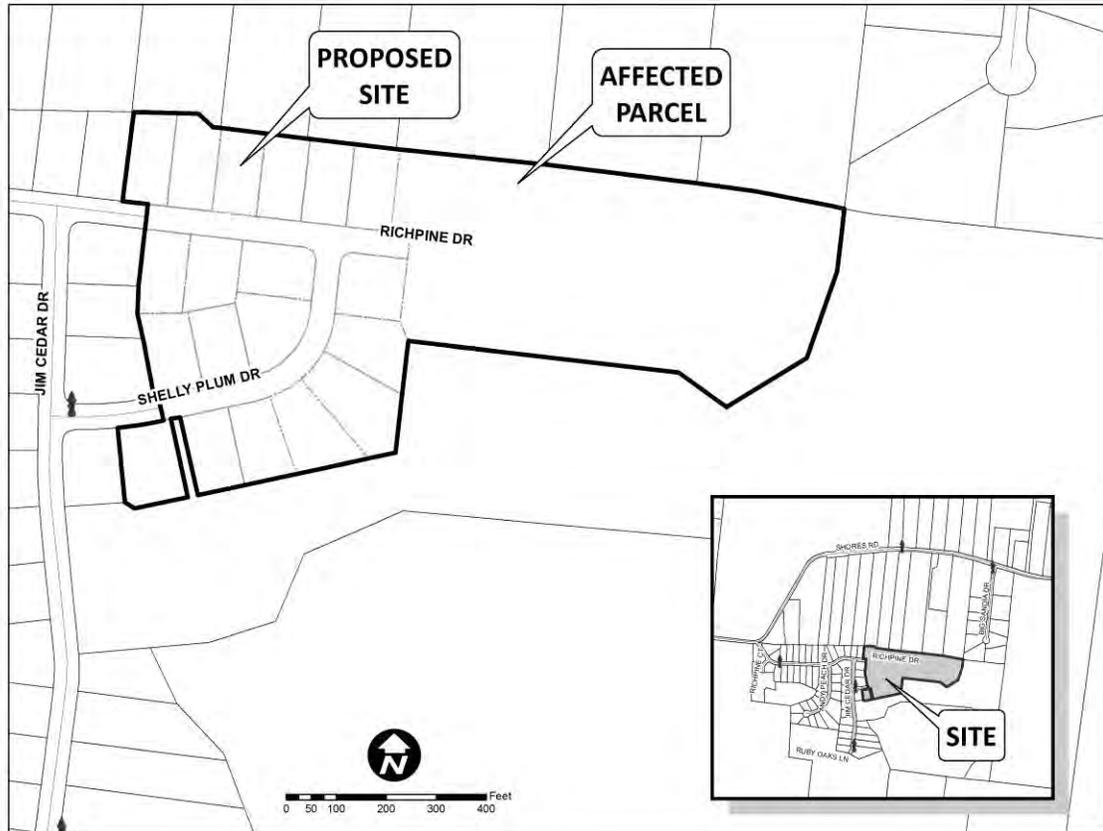
Date: January, 2015 Scale: 1"=100' Sheet 1 of 1

15-2008

Rutherford County Regional Planning Commission

January 26, 2015 Staff Comments

Plat/Plan Name: Springhouse Subdivision, Section IV (15-2003)
Request: Final Plat Approval
Site Details: 19 lots on 8.4 acres, zoned RM
Developer: Springhouse Development, LLC
Property Location: Off of Shores Road



The subject property is located on the south side of Shores Road. The Preliminary Plat for this development was approved by the Planning Commission at their February 12, 2007 and reapproved at the August 27, 2012 meeting for some minor changes. This final plat appears to be consistent with the preliminary approval.

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

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 19 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO MURFREESBORO URBAN GROWTH CONTROL MONUMENT UG802-52, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0235 H, EFFECTIVE DATE: JANUARY 5, 2007.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR 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.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
- PROPERTY IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. (35' ADJ. TO R-O-W) / 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.
- HOMEOWNERS IN SPRINGHOUSE SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS PROVIDED IN THE CHARTER OF THE SPRINGHOUSE RUTHERFORD HOMEOWNERS ASSOCIATION, INC. AND ANY SUBSEQUENT SUPPLEMENTS OR AMENDMENTS, AS RECORDED IN R.B.K. 1059, PG. 3435, R.O.R.C., TN.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	6°36'05"	775.00'	89.29'	44.70'	89.24'	N81°23'26"E
C2	0°24'56"	725.00'	5.26'	2.63'	5.26'	S78°07'24"E
C3	89°59'33"	25.00'	39.27'	25.00'	35.35'	S51°36'17"W
C4	71°30'54"	200.00'	249.63'	144.02'	233.74'	S42°21'57"W
C5	71°30'54"	150.00'	187.23'	108.01'	175.31'	N42°21'57"E
C6	90°00'27"	25.00'	39.27'	25.00'	35.36'	N39°23'43"W

LINE DATA

LINE	BEARING	DISTANCE
L1	N83°23'57"W	51.10'
L2	S83°23'57"E	39.96'
L3	S20°51'37"E	36.04'
L4	S78°07'24"W	20.00'
L5	N61°24'59"W	24.95'
L6	N78°07'24"E	3.44'
L7	N11°52'36"W	50.00'
L8	S78°07'24"W	3.44'

*** MIN. PAD & FFE REQUIRED**

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.
180, 181, 232-237	608.0	610.0
153-157	608.5	610.5
158, 159, 178	609.0	611.0

THESE LOTS ARE NOT WITHIN A F.E.M.A. 100 YEAR FLOOD ZONE; HOWEVER, MINIMUM PAD & FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY DRAINAGE SYSTEMS.



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 786, PAGE 3310 BOB PARKS, MANAGING MEMBER
 SPRINGHOUSE DEVELOPMENT, LLC
 A TENNESSEE LIMITED LIABILITY COMPANY

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF 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: 1-7-15 David A. Parker
 REGISTERED SURVEYOR
 TENN. R.L.S. No. 2381

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN ENTITLED "SPRINGHOUSE, SECTION 4" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C. U. D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM

I HEREBY CERTIFY THAT THIS PLAN ENTITLED "SPRINGHOUSE, SECTION 4" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW. CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.

DATE: _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

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 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

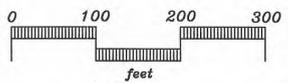
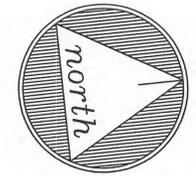
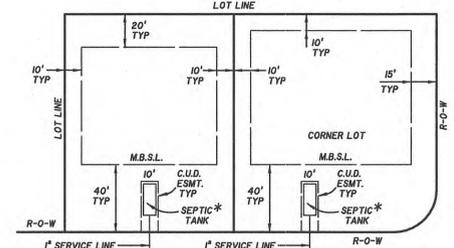
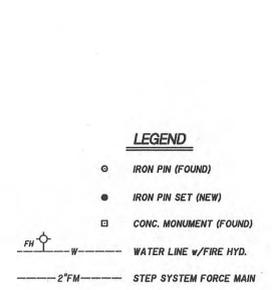
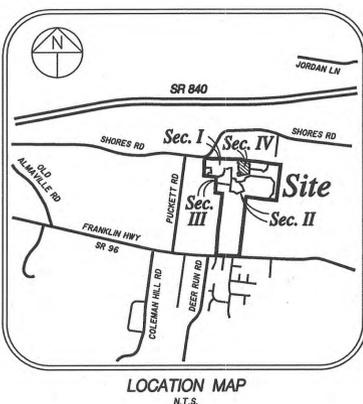
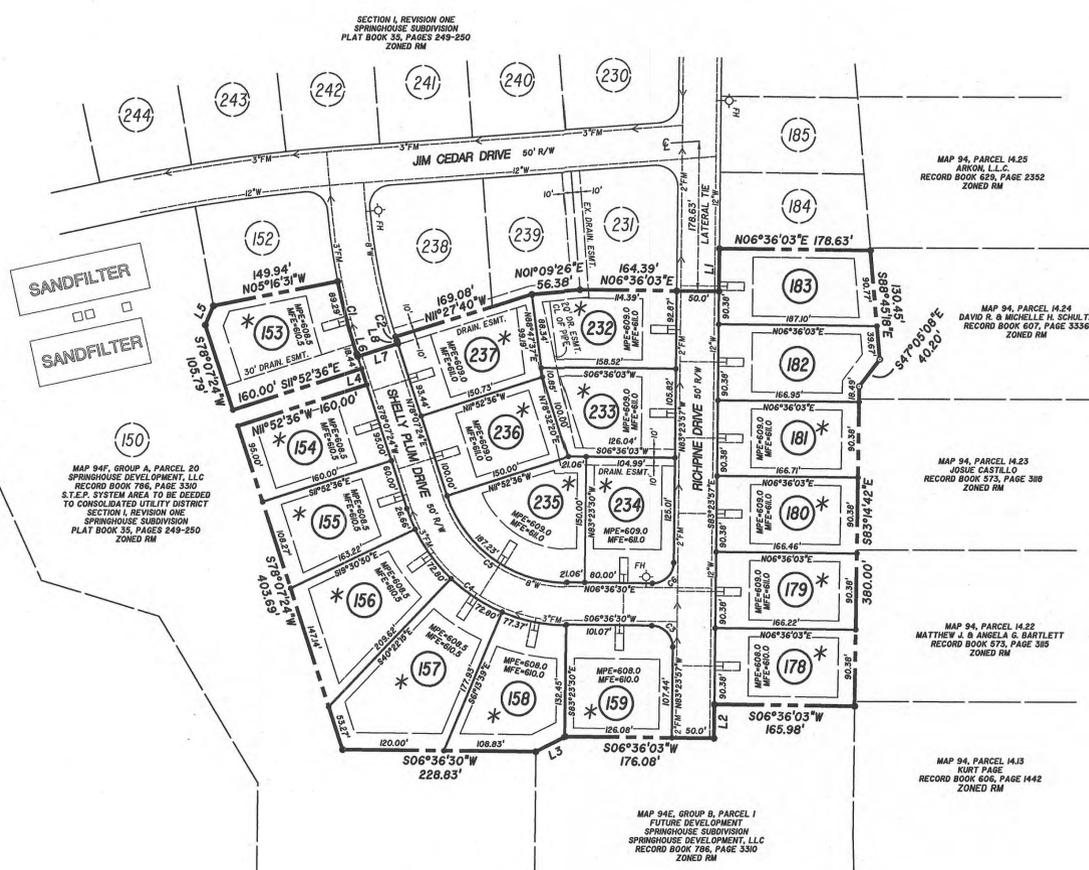
CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____
 SECRETARY, PLANNING COMMISSION

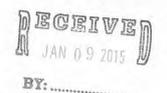
LOT AREAS

LOT	SQ. FT.	ACRES
153	18,767	0.431
154	15,200	0.349
155	15,623	0.359
156	19,205	0.441
157	23,309	0.535
158	16,918	0.388
159	16,564	0.380
178	15,012	0.345
179	15,034	0.345
180	15,056	0.346
181	15,078	0.346
182	16,345	0.375
183	16,527	0.379
232	15,161	0.348
233	15,153	0.348
234	15,616	0.358
235	17,200	0.395
236	15,036	0.345
237	15,690	0.360



OWNER/DEVELOPER:
 SPRINGHOUSE DEVELOPMENT, LLC
 630 BROADMOR BLVD., SUITE 140
 MURFREESBORO, TN 37129
 CONTACT: JOHN HARNEY
 RECORD BOOK 786, PG. 3310, R.O.R.C.
 MAP 94E, GROUP B, P/O PARCEL I

SITE DATA:
 TOTAL AREA = 8.403 ACRES
 AREA IN RIGHT-OF-WAY = 1.229 ACRES
 NO. OF LOTS = 19
 MINIMUM LOT SIZE = 15,000 SQ.FT.
 ZONING = RM



FINAL PLAT
SECTION IV
SPRINGHOUSE
SUBDIVISION
 7th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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

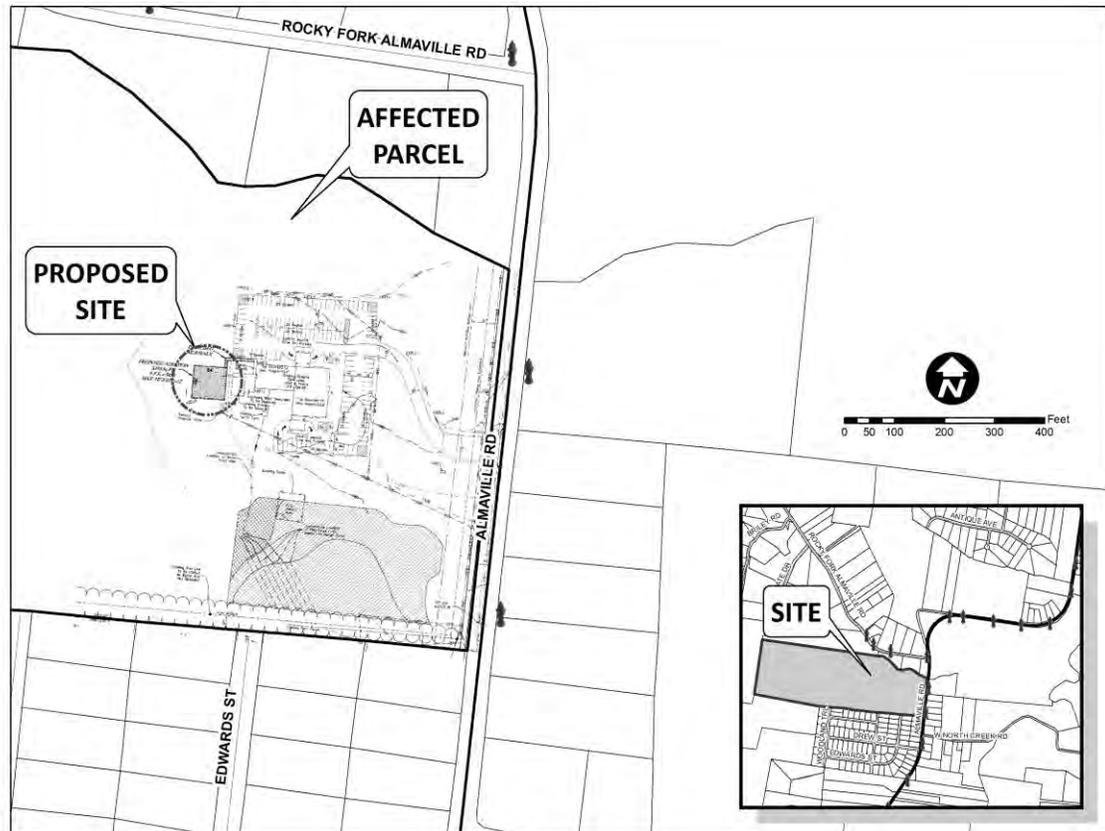
PROJ. # 06102	DATE: 1-09-15	FILE: SHSEC4PLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 100'	SHEET 1 OF 1
---------------	---------------	------------------	--------------------	------------------	--------------

152003

Rutherford County Regional Planning Commission

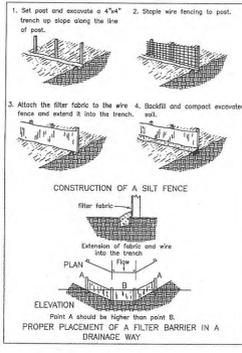
January 26, 2015 Staff Comments

Plat/Plan Name: LifePoint Church Addition (15-3003)
Request: Final Plat Approval
Site Details: 19 lots on 8.4 acres, zoned RM
Developer: Springhouse Development, LLC
Property Location: Off of Shores Road



The subject property is located on the west side of Almayville Road. There is an existing community assembly facility (church) on the property. The applicants plan to remove an existing structure, wood/walk on the property and replace them with a larger structure. Staff has requested more detail on the use of the property, but it doesn't appear that it will affect the amount of parking or landscaping already provided on the property. The County's Engineering Staff has also asked for some more detail on the drainage around the building.

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



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

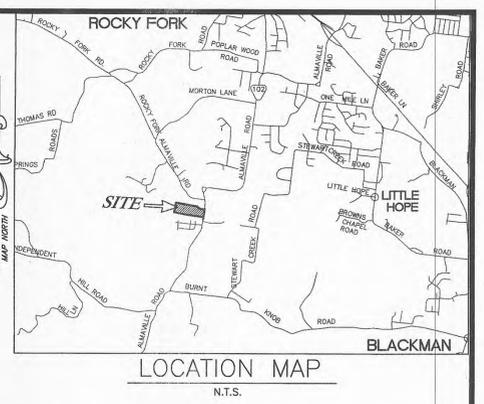
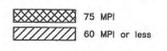
General approval is hereby granted for lots proposed herein as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

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.

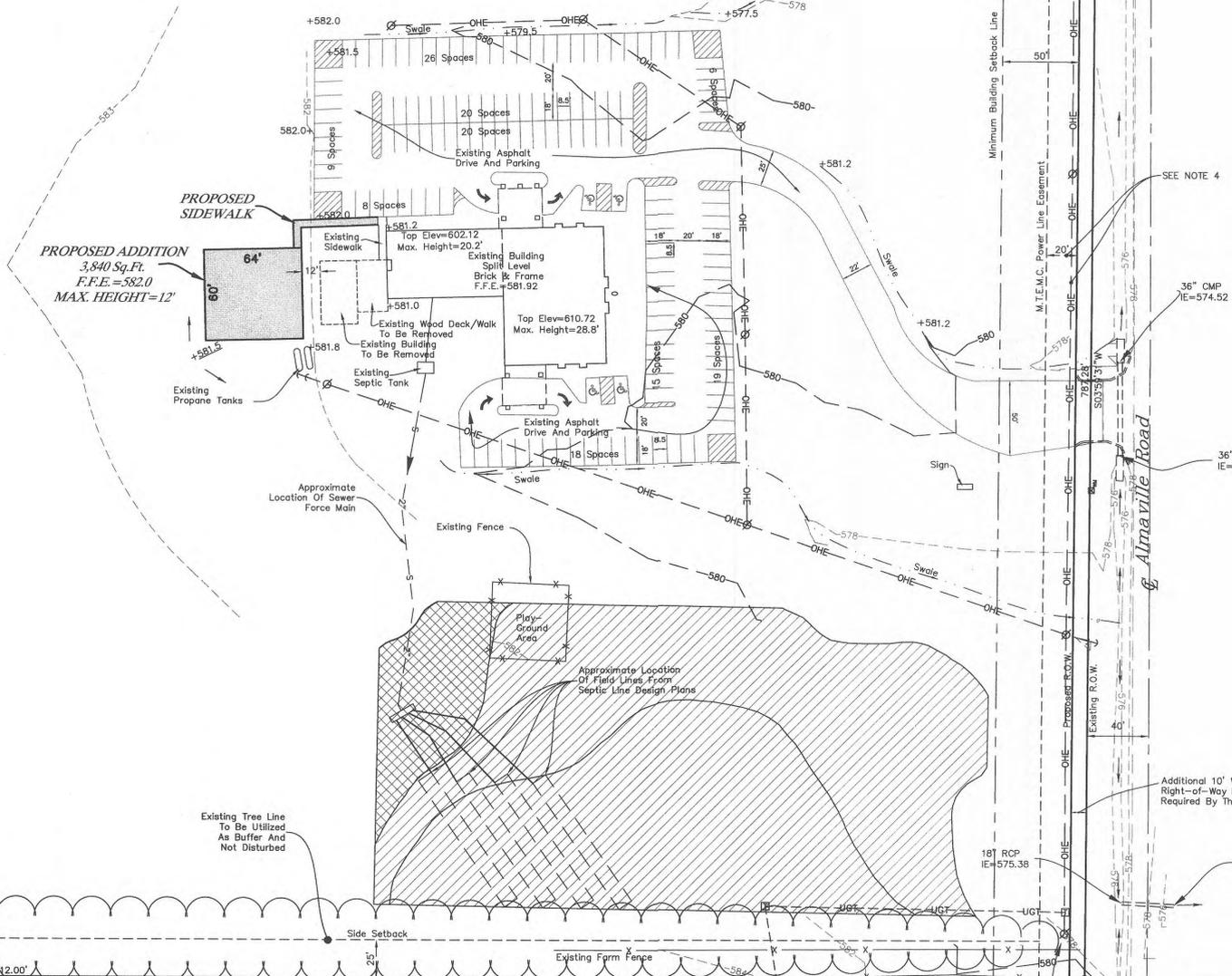
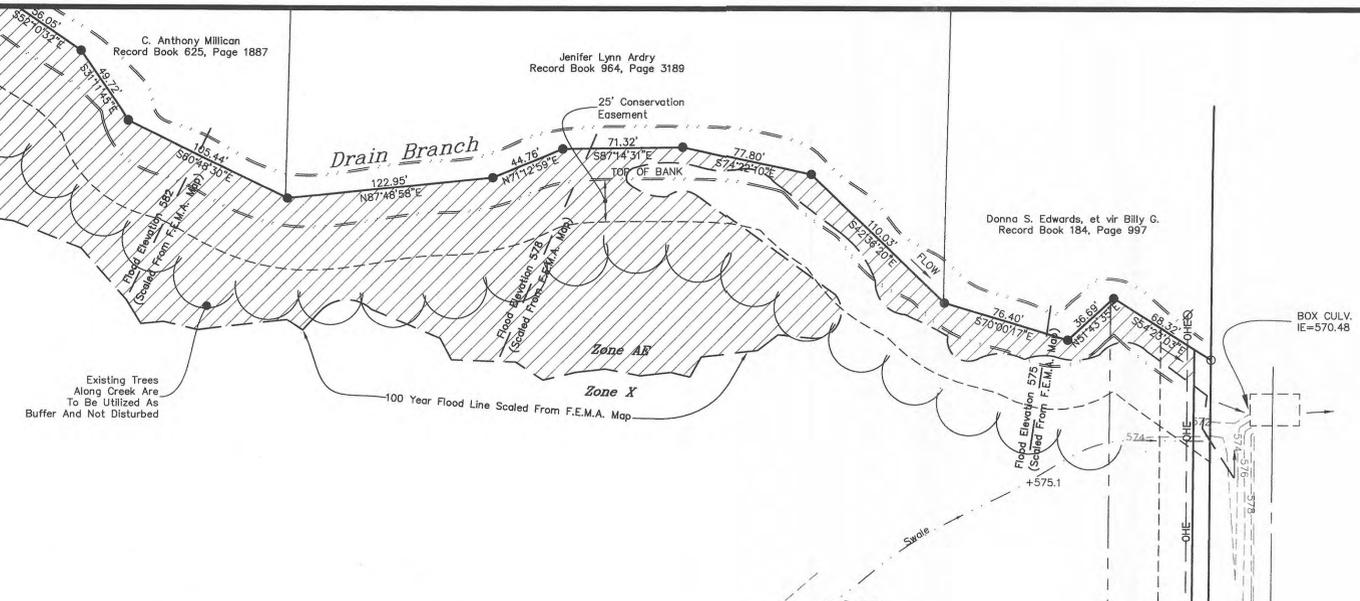
Date _____ Tennessee Dept. of Environmental Conservation
Division of Groundwater Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after 10-11-91 may render lots unsuitable for subsurface sewage disposal.



- 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 or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
 - Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05



- 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.
 - SUBJECT PROPERTY AND ALL SURROUNDING PROPERTY ARE ZONED RM - MEDIUM DENSITY RESIDENTIAL.
 - NO POWER LINE EASEMENT DOCUMENTS WERE PROVIDED BY THE OWNER. IT IS ASSUMED THAT A PRESCRIPTIVE OR BLANKET EASEMENT EXISTS FOR EXISTING POWER LINES ON THIS PROPERTY.
 - THE SOIL TYPES AND LOCATIONS SHOWN HEREON ARE TAKEN FROM A SOILS MAP PROVIDED BY RANDY DICKSON DATED: 9-11-93. THE LOCAL HEALTH AUTHORITY MAINTAINS A COPY OF THE SOILS MAP AND HAS REVIEWED THE FINAL PLAN FOR CONFORMANCE WITH SAME. HUDDLESTON-STEEL ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SOILS INFORMATION PROVIDED HEREON.
 - EXISTING CONDITIONS TAKEN FROM A SURVEY/SITE PLAN BY HUDDLESTON-STEEL ENGINEERING, INC. DATED 06-02-2003.

- CONSTRUCTION NOTES:**
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL BE APPLIED WITHIN 15 DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
 - PROPERTIES ADJACENT TO THE SITE OF A LAND DISTURBANCE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DIKES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.

EXISTING UTILITIES

[*] HEREBY CERTIFY THAT THE SITE PLAN ENTITLED ADDITION TO STONEROCK BAPTIST CHURCH 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 THE MTEMC IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION 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 SERVICE HAVE BEEN MET AND APPROVED IN WRITING BY THE DULY AUTHORIZED REPRESENTATIVE OF MTEMC.

DATE: _____ BY: _____
MIDDLE TENNESSEE ELECTRIC MEM. CORP.

Certificate of Water Service

I hereby certify that the plan entitled Storage Sheds (2) Addition - Site Plan Addition To - LifePoint Church, Stewarts Creek Campus has been approved by the engineers for Consolidated Utility District of Rutherford County (CUDRC) for water service; provided, however, that the lines, valves, and fittings must be installed in accordance with CUDRC specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____ Consolidated Utility District Official

- LEGEND FOR MONUMENTS**
- IP.S. O IRON PIN SET
 - IP.F. O IRON PIN FND.
 - IP.R. O RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - MAIL
 - CONC. MARKER FND.



TOTAL TRACT=82.46 AC.

PORTIONS OF THIS PARCEL ARE INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP #2016, PANEL NO. 01154. ZONES: AE & X, DATED OCTOBER 16, 2008.

NO.	DATE	DESCRIPTION
0	03/20/03	ORIGINAL ISSUE
1	6/2/03	REVISED PER R.C.R.P.C. STAFF COMMENTS
2	1/9/15	Building Addition

89 90 91 13 12 1

Date Street

Emmett Heights Sec. 2
Plat Book 8, Page 44

RECEIVED
JAN 09 2015

BY: _____

Emmett Heights Sec. 1
Plat Book 5, Page 2

Edward Street

1

Benchmark
RR Spike In
20" Elm Stump
Elev = 579.07

OWNER: First Baptist Church of Smyrna, Tennessee
(d.b.a. LifePoint Church)
ADDRESS: 506 Legacy Drive
Smyrna, TN 37167
Tax Map 73, Parcel 17.00
Record Book 931, Page 3590

SITE DATA:

- AREA=82.46 ACRES
- EXISTING REMAINING BUILDING=9,430 S.F.
- PROPOSED BUILDING=3,840 S.F.
- PROPOSED FLOOR AREA
- RATIO=IMPERVIOUS/AREA=0.99/82.46 1.20%
- PROPOSED GROSS FLOOR AREA=13,270 S.F.
- PROPOSED GROUND COVERAGE=43,342 S.F.
- PROPOSED OPEN SPACE=81.46 AC.

HUDDLESTON-STEEL ENGINEERING, INC.

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 853 - 4084, FAX: 853 - 0080

SITE PLAN ADDITION TO LIFEPOINT CHURCH STEWARTS CREEK CAMPUS

5100 Almadale Road, Smyrna, TN

4th Civil District of Rutherford County, Tennessee

DATE: JULY, 2003 SCALE: 1"=50' SH. 1 OF 1