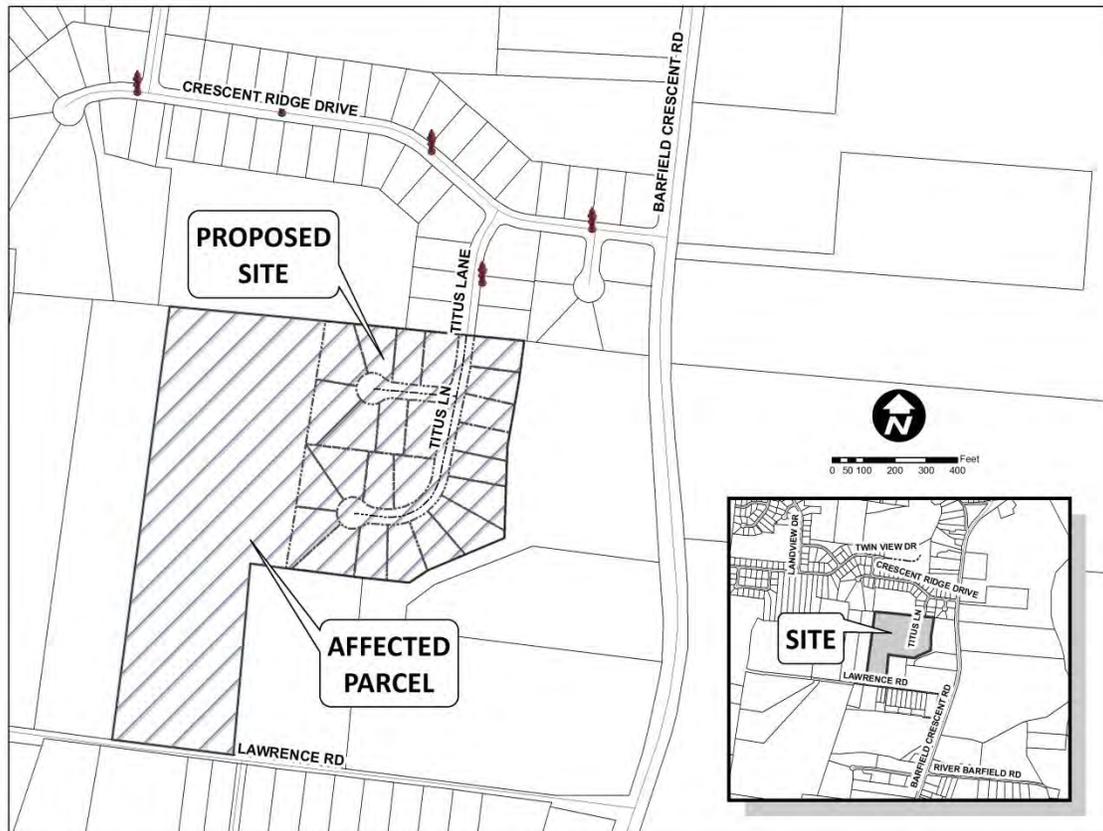


**Rutherford County Regional Planning Commission**  
**Agenda – February 23, 2015 – 9:00 AM**  
**Planning Department Mezzanine Meeting Room**

- I. CALL TO ORDER**
- II. PRAYER/PLEDGE OF ALLEGIANCE**
- III. ROLL CALL/DETERMINATION OF QUORUM**
- IV. APPROVAL OF THE MINUTES FOR FEBRUARY 9, 2015**
- V. ITEMS WITHDRAWN/DEFERRED**
- VI. SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
  - A. Ridge Crest Subdivision (15-1002) – 24 lots on 11.32 acres, zoned RM, located off of Barfield Crescent Road, New South Development, applicant**
  - B. Muirwood Subdivision, Section 4 (15-1003) – 20 lots on 5.5 acres, zoned RM with a previously approved Conditional Use Permit for a Planned Residential Development, located off of Rucker Road, Tennessee Contractors, Inc. applicant**
- VII. SUBMITTED FOR FINAL PLAT APPROVAL**
  - A. WR Thompson (14-2067) – 1 lot on 19.41 acres, zoned RM and CS, located along West Jefferson Pike, WR Thompson applicant**
  - B. Waldron Crossing, Section 3, Phase 2 (15-2008) – 13 lots on 5.79 acres, zoned RM, located off of Lebanon Pike, Waldron’s Crossing LLC applicant**
  - C. Compton Heights (15-2009) – 5 lots on 5.04 acres, zoned RM, located along Compton Road, Sam Anderson applicant**
  - D. Bottoms’ Subdivision (15-2011) – 2 lots on 5.72 acres, zoned RM, located along Spanntown Road, Sam and Sheryl Bottoms applicants. Includes a waiver to the fire hydrant requirements**
- 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) and RM, located along West Jefferson Pike, WR Thompson applicant**
- IX. STAFF REPORTS/OTHER BUSINESS**
  - A. Proposed Amendments to the Zoning Ordinance Regarding Retreats**
  - B. Review of the FY 2015/2016 Budget**
- X. ADJOURNMENT**

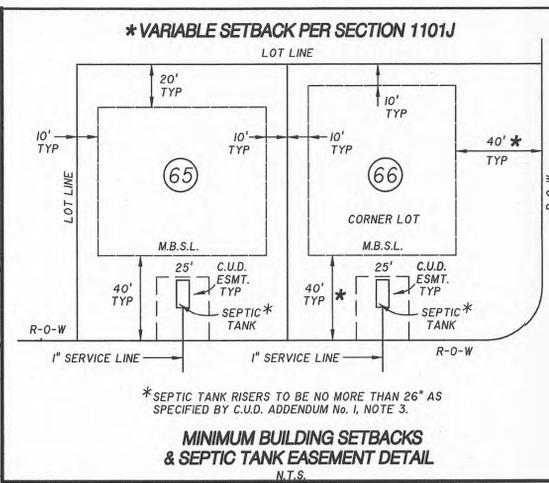
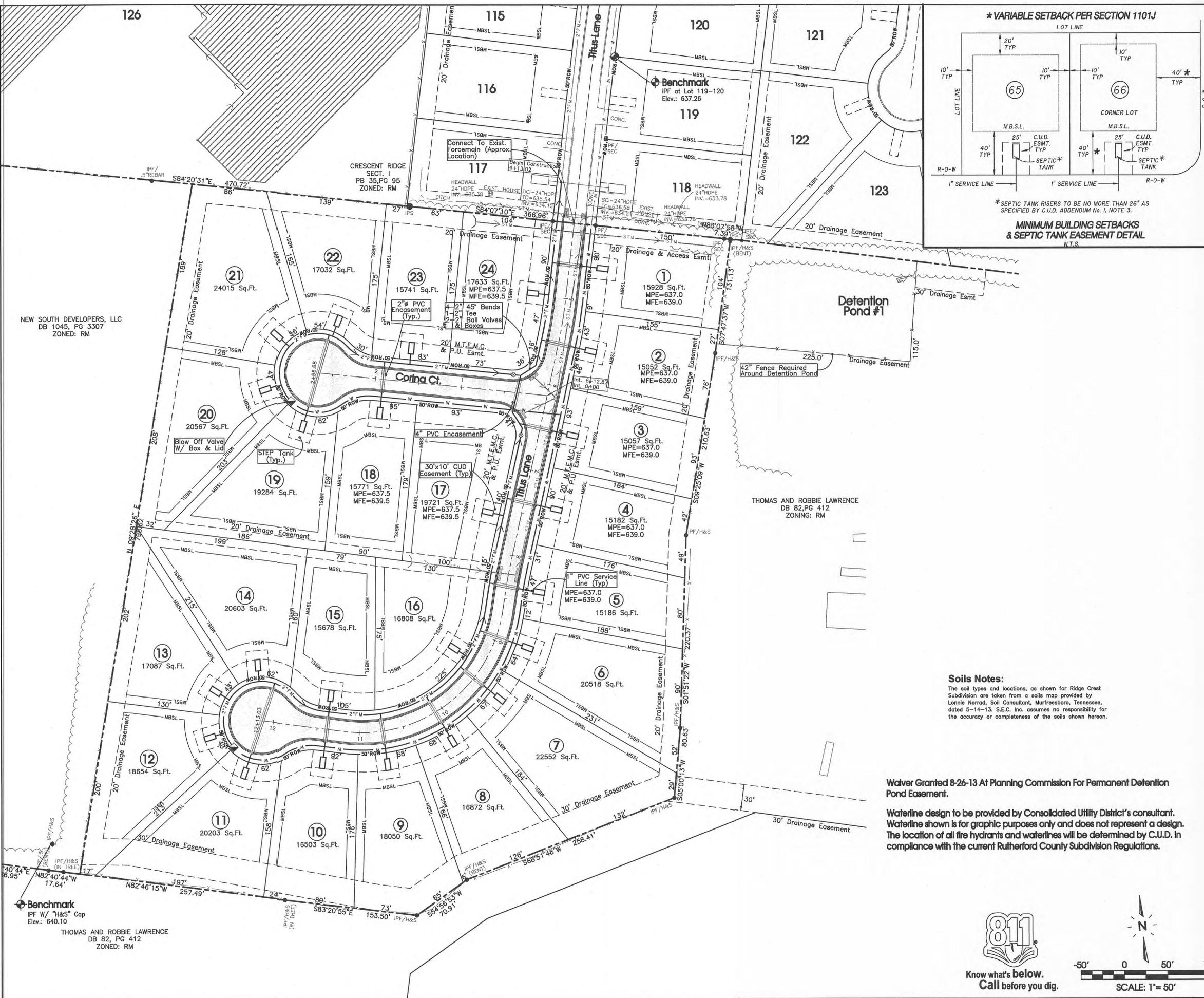
## Rutherford County Regional Planning Commission February 23, 2015 Staff Comments

**Plat/Plan Name:** Ridge Crest Subdivision (15-1002)  
**Request:** Preliminary Plan Approval  
**Site Details:** 24 lots on 11.32 acres, zoned RM  
**Developer:** New South Development  
**Property Location:** Barfield Crescent Road



The subject property is located off of Barfield Crescent Road. This plat was originally approved at the Planning Commission's August 23, 2013 meeting. The applicant has made some changes to the design of the subdivision, mainly terminating Titus Lane as a cul-de-sac, as opposed to a through street. A waiver to allow off-site drainage was also granted at the August 2013 meeting after discussion. The applicant is seeking this waiver again, as well. Staff will have more comments on this issue at the meeting.

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



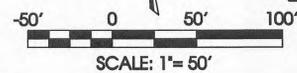
**Legend:**

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

**Soils Notes:**  
 The soil types and locations, as shown for Ridge Crest Subdivision are taken from a soils map provided by Lonnie Norrad, Soil Consultant, Murfreesboro, Tennessee, dated 5-14-13. S.E.C. Inc. assumes no responsibility for the accuracy or completeness of the soils shown herein.

**Waiver Granted 8-26-13 At Planning Commission For Permanent Detention Pond Easement.**

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 location of all fire hydrants and waterlines will be determined by C.U.D. in compliance with the current Rutherford County Subdivision Regulations.



**SEC, Inc.**  
 SITE ENGINEERING CONSULTANTS  
 ENGINEERING SURVEYING - LAND PLANNING  
 850 MIDDLE TENNESSEE BOULEVARD  
 MURFREESBORO, TENNESSEE 37129  
 PHONE: (615) 895-6667  
 FAX: (615) 895-6667  
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

James F. Reed III  
 State of Tennessee  
 Professional Engineer  
 License No. 34567

**Ridge Crest Subdivision**  
 Rutherford County, Tennessee

**Owner:**  
 New South Development  
 C/O David Alcorn & Brian Morris  
 153 Veterans Parkway  
 Murfreesboro, TN 37128

**Floodplain Note:**  
 This site lies within Zone X, not in the 100 Year Floodplain per Community Panel 47146C0270 H Dated Jan. 5, 2007.

**Land Data:**  
 Zoning: RM  
 24 Lots on 11.322 Acres

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

**Deed Reference:**  
 The property shown herein is Tax Map 124, Parcel 61.04, 11th Civil District, 7th Magisterial District in Rutherford County, as recorded in R.B. 1045, Pg. 3307.

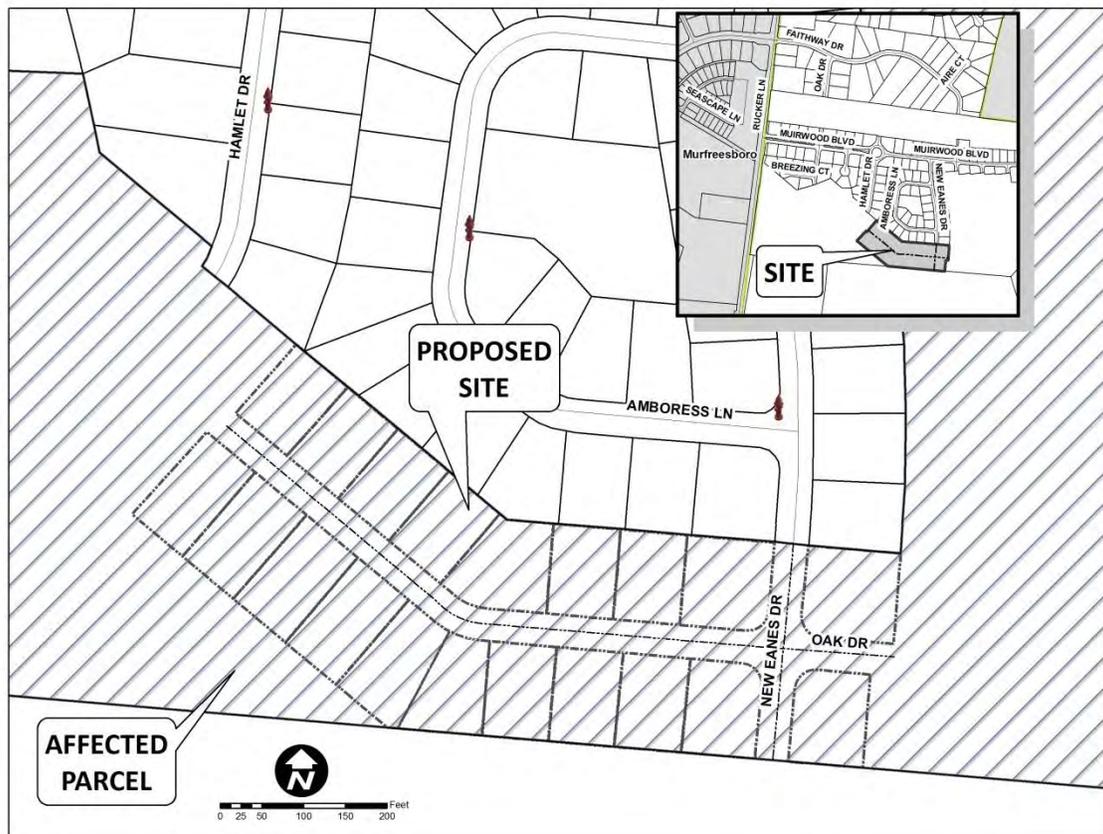
**S.T.E.P. System Data:**  
 Ridge Crest Design Flow: 24 Lots x 300gpd/lot = 7,200 gpd  
 Section 1-4 Design Flow = 103 lots x 300gpd/lot = 30,900 gpd  
 Total Design Flow = 38,100 gpd

Approved by the Rutherford County Planning Commission, with such conditions as are indicated in the minutes of the Commission on 2-23-15.

REVISION:	DRAWN: SJA
DATE: 8-22-14	CHECKED: JFR
FILE NAME: 05100ridgecrest	SCALE: 1"=50'
JOB NO. 05100	SHEET: 6 of 10

## Rutherford County Regional Planning Commission February 23, 2015 Staff Comments

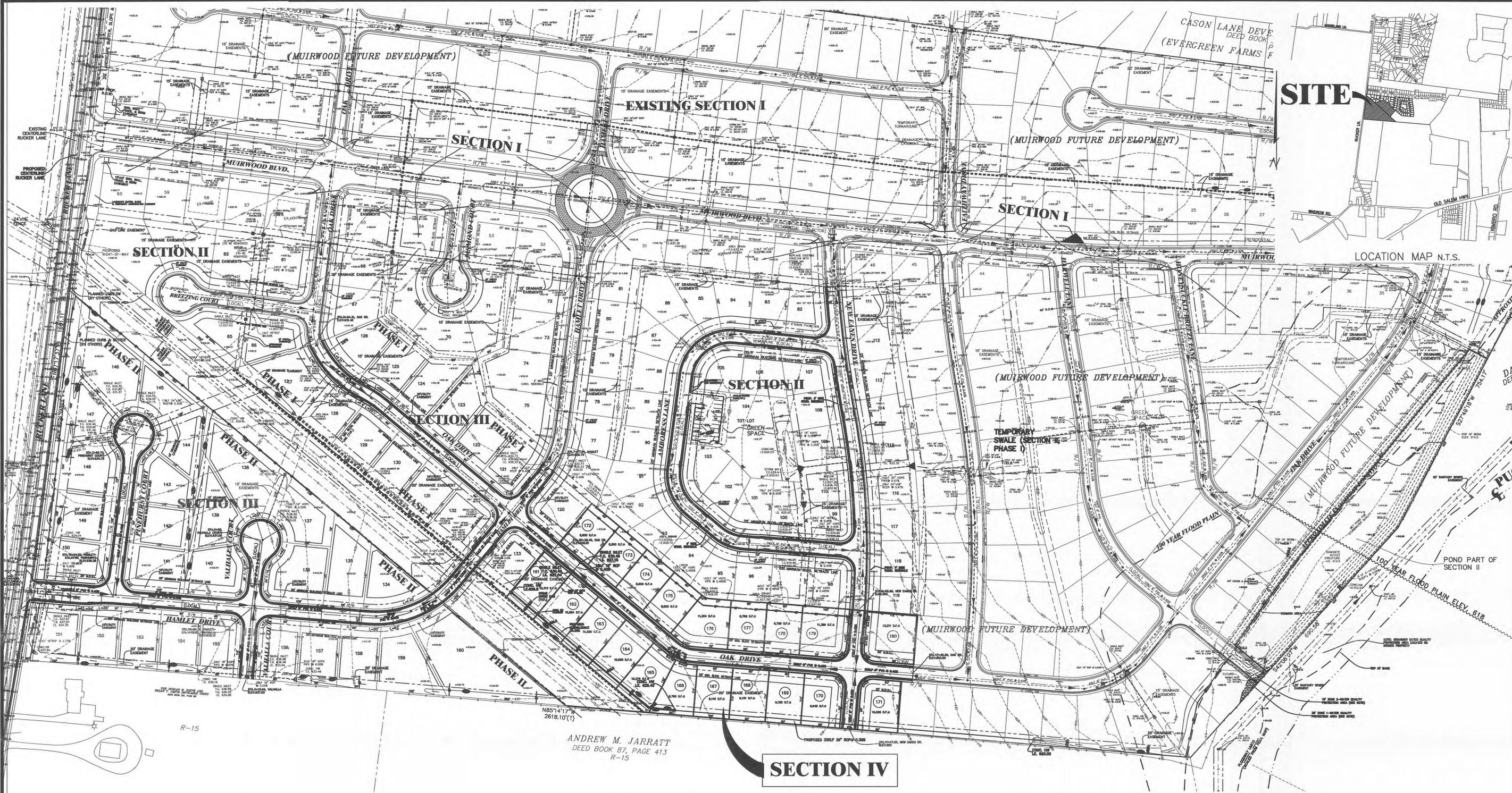
**Plat/Plan Name:** Muirwood Subdivision, Section 4 (15-1003)  
**Request:** Preliminary Plan Approval  
**Site Details:** 20 lots on 5.5 acres, zoned RM with a previously approved CUP for a PRD  
**Developer:** Tennessee Contractors, Inc.  
**Property Location:** Rucker Lane



The subject property is located on the west side of Rucker Lane. The applicant is proposing to develop 20 lots using sanitary sewer from the City of Murfreesboro. Murfreesboro Planning Commission approval will be required for this plat, as well as the County's.

It appears that the applicant is proposing to connect sanitary sewer from Section 3, Phase 1 to the west, as well as Section 2, Phase 2 to the north. There have not been any preconstruction meetings regarding Section 3, Phase 1 although the sewer lines have been shown. In addition, Staff would like to see a construction entrance through Section 3, Phase 1 so that construction trucks can avoid the recently paved roads to the north.

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



ANDREW M. JARRATT  
DEED BOOK 87, PAGE 413  
R-15

**SECTION IV**

APPROVED FOR CONSTRUCTION

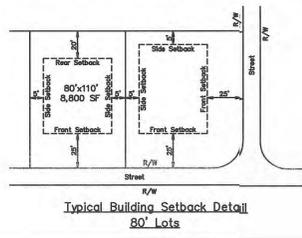
DATE \_\_\_\_\_ DELWYN C. CORBITT  
COUNTY ENGINEER

APPROVED FOR CONSTRUCTION  
THE PLANS BEARING THIS STAMP HAS BEEN REVIEWED BY THE  
MURFREESBORO ENGINEERING DEPARTMENT  
AND HAS BEEN APPROVED FOR CONSTRUCTION  
  
THIS REVIEW AND APPROVAL IS FOR GENERAL COMPLIANCE WITH THE  
APPLICABLE POLICIES AND REGULATIONS OF THE MURFREESBORO  
ENGINEERING DEPARTMENT AND ASSURES THAT THE PLANS HAVE BEEN  
PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AS  
APPROVED BY THE BOARD OF ENGINEERS OF THE STATE OF TENNESSEE. THIS  
APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF  
CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO  
ENGINEERING DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH  
THE DESIRED GOALS.  
  
APPROVAL DATE \_\_\_\_\_  
APPROVAL EXPIRES IN 12 MONTHS  
  
BY \_\_\_\_\_

APPROVED FOR CONSTRUCTION  
THIS DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE  
MURFREESBORO WATER AND SEWER DEPARTMENT  
  
UNDER THE AUTHORITY DELEGATED BY THE  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
DIVISION OF WATER POLLUTION CONTROL  
DIVISION OF WATER SUPPLY  
AND IS HEREBY APPROVED FOR CONSTRUCTION.  
  
THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION  
OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO  
WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES  
WILL REACH THE DESIRED GOALS.  
  
APPROVAL DATE \_\_\_\_\_  
APPROVAL EXPIRES IN 18 MONTHS  
  
BY \_\_\_\_\_

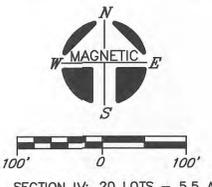
MASTER PLAN WITH P.R.D.  
APPROVED APRIL, 2006.

MUIRWOOD NEIGHBORHOOD: PRD



- NOTES:
1. APPROVAL BY RUTHERFORD COUNTY PLANNING COMMISSION IS SUBJECT TO THE CONDITIONAL USE PERMIT FILE NO. A-791. GRANTED BY THE RUTHERFORD COUNTY BOARD OF COMMISSIONERS AT THE NOVEMBER 16TH, 2006 MEETING.
  2. THIS PROPERTY IS IN COUNTY COMMISSIONERS' DISTRICT 7.

- LEGEND FOR MONUMENTS
- IPFS ○ IRON PIN SET
  - IRP ○ IRON PIN END
  - RAILROAD SPIKE
  - FENCE
  - SURVEY POINT
  - ▲ NAIL
  - ▲ CONC. MARKER FND.



DEVELOPER: TENN. CONTRACTORS, INC.  
ADDRESS: P.O. BOX 314  
FRANKLIN, TN 37065-0314  
TAX MAP: 115 PARCEL: 11.00  
RECORD BOOK: 576, PAGE: 1302  
FLOOD MAP PANEL: 47149C 0255H ZONE: AE & X  
FLOOD MAP DATED: JANUARY 5, 2007  
  
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

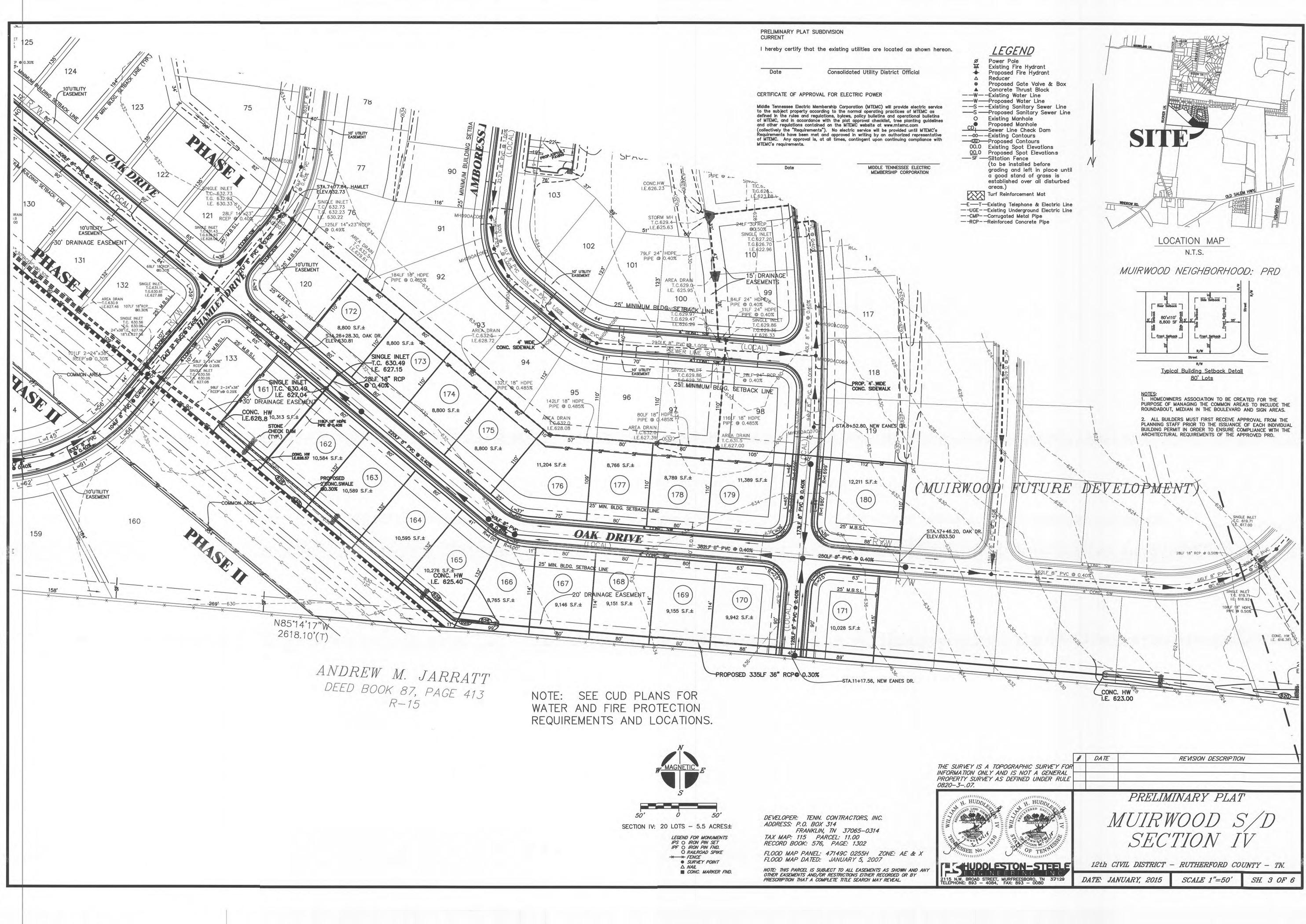
THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.



#	DATE	REVISION DESCRIPTION

MASTER PLAN  
**MUIRWOOD S/D**  
**SECTION IV**

12th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
DATE: JANUARY, 2015 SCALE 1"=100' SH. 1 OF 6



PRELIMINARY PLAT SUBDIVISION  
CURRENT

I hereby certify that the existing utilities are located as shown hereon.

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

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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

Date \_\_\_\_\_ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

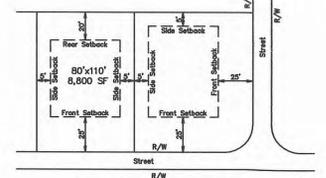
**LEGEND**

- ⊙ Power Pole
- ⊙ Existing Fire Hydrant
- ⊙ Proposed Fire Hydrant
- ⊙ Reducer
- ⊙ Proposed Gate Valve & Box
- ⊙ Concrete Thrust Block
- W— Existing Water Line
- W— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD— Sewer Line Check Dam
- 00— Existing Contours
- 00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- SF— Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ⊠ Turf Reinforcement Mat
- E— Existing Telephone & Electric Line
- U— Existing Underground Electric Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe



LOCATION MAP  
N.T.S.

MUIRWOOD NEIGHBORHOOD: PRD

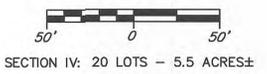


Typical Building Setback Detail  
80' Lots

- NOTES:
1. HOMEOWNERS ASSOCIATION TO BE CREATED FOR THE PURPOSE OF MANAGING THE COMMON AREAS TO INCLUDE THE ROUNDABOUT, MEDIAN IN THE BOULEVARD AND SIGN AREAS.
  2. ALL BUILDERS MUST FIRST RECEIVE APPROVAL FROM THE PLANNING STAFF PRIOR TO THE ISSUANCE OF EACH INDIVIDUAL BUILDING PERMIT IN ORDER TO ENSURE COMPLIANCE WITH THE ARCHITECTURAL REQUIREMENTS OF THE APPROVED PRD.

ANDREW M. JARRATT  
DEED BOOK 87, PAGE 413  
R-15

NOTE: SEE CUD PLANS FOR  
WATER AND FIRE PROTECTION  
REQUIREMENTS AND LOCATIONS.



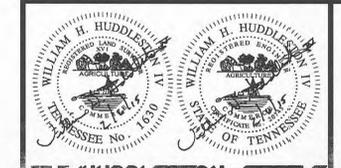
SECTION IV: 20 LOTS - 5.5 ACRES±

- LEGEND FOR MONUMENTS
- IRON PIN SET
  - IRON PIN FND.
  - RAILROAD SPIKE
  - FENCE
  - ▲ SURVEY POINT
  - ▲ W.M.
  - CONC. MARKER FND.

DEVELOPER: TENN. CONTRACTORS, INC.  
ADDRESS: P.O. BOX 314  
FRANKLIN, TN 37065-0314  
TAX MAP: 115 PARCEL: 11.00  
RECORD BOOK: 576, PAGE: 1302  
FLOOD MAP PANEL: 47149C 0255H ZONE: AE & X  
FLOOD MAP DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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



**H. HUDDLESTON-STEEL**  
ENGINEERING, INC.  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE: 693-4084, FAX: 693-0080

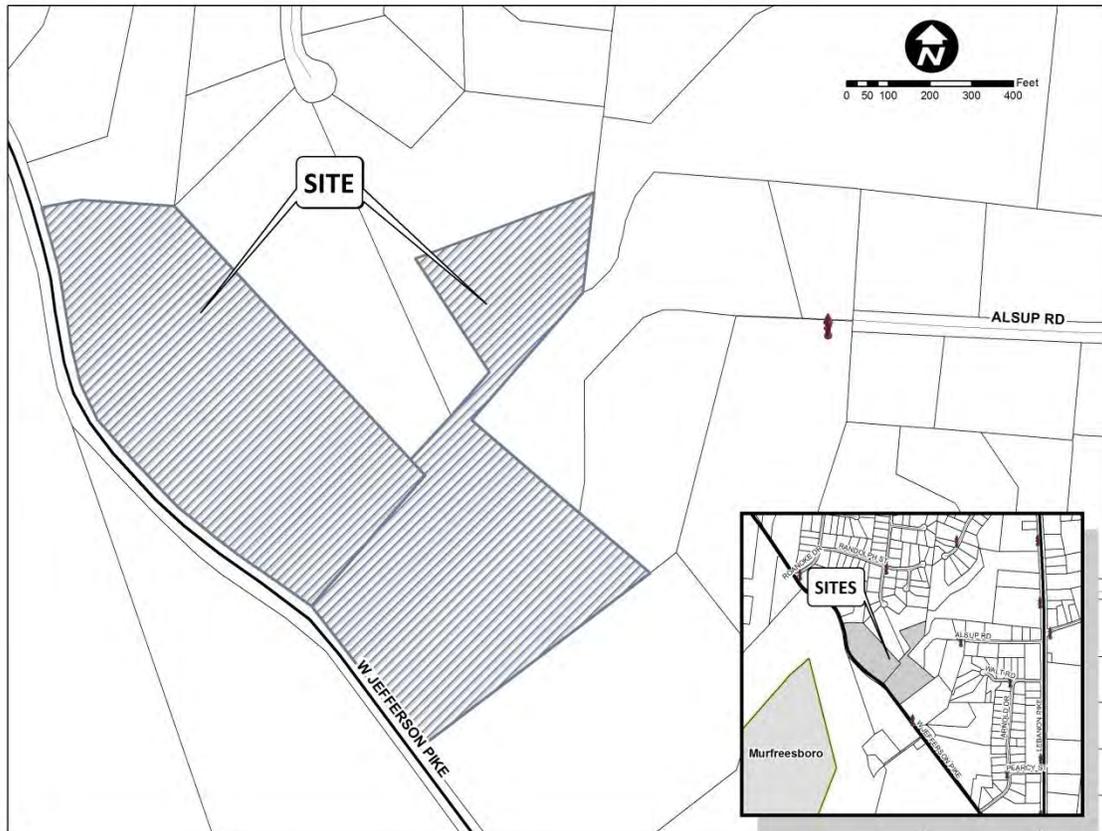
#	DATE	REVISION DESCRIPTION

PRELIMINARY PLAT  
**MUIRWOOD S/D**  
**SECTION IV**

12th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
DATE: JANUARY, 2015 SCALE 1"=50' SH. 3 OF 6

## Rutherford County Regional Planning Commission February 23, 2015 Staff Comments

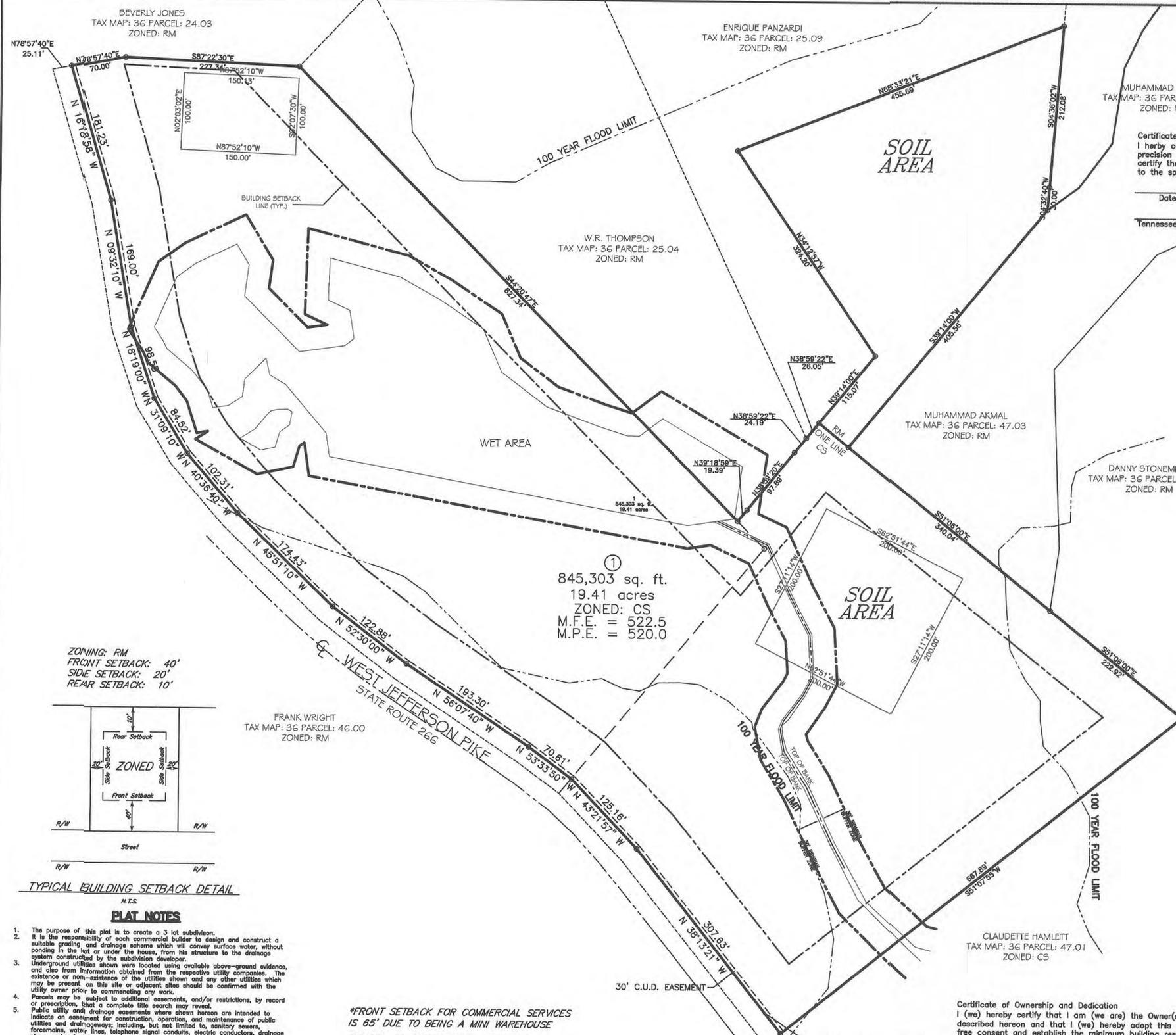
**Plat/Plan Name:** WR Thompson (14-2067)  
**Request:** Final Plat Approval  
**Site Details:** 1 lot on 19.41 acres, zoned RM and CS  
**Developer:** WR Thompson  
**Property Location:** West Jefferson Pike



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.

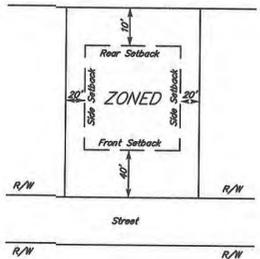
Right-of-way dedication is being required along West Jefferson Pike.

Any approval should be made subject to Staff Comments.



①  
 845,303 sq. ft.  
 19.41 acres  
 ZONED: CS  
 M.F.E. = 522.5  
 M.P.E. = 520.0

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

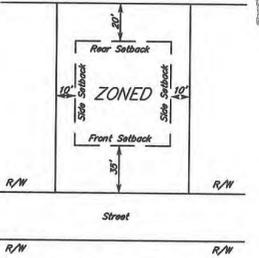


TYPICAL BUILDING SETBACK DETAIL  
 N.T.S.

**PLAT NOTES**

- The purpose of this plat is to create a 3 lot subdivision. It is the responsibility of each commercial 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.
- 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 Dismore, dated 08/14/08. The local health authority 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 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 Easement 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 sizes and fire hydrant locations. Water service, domestic and fire protection, are provided by C.U.D.
- Electric lines to be designed by Middle Tennessee Electric Membership Corporation.

\*FRONT SETBACK FOR COMMERCIAL SERVICES IS 65' DUE TO BEING A MINI WAREHOUSE  
 ZONING: CS (COMMERCIAL SERVICES)  
 FRONT SETBACK: 40'  
 SIDE SETBACK: 15'  
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL  
 N.T.S.

RECEIVED  
 FEB 06 2015  
 BY: .....

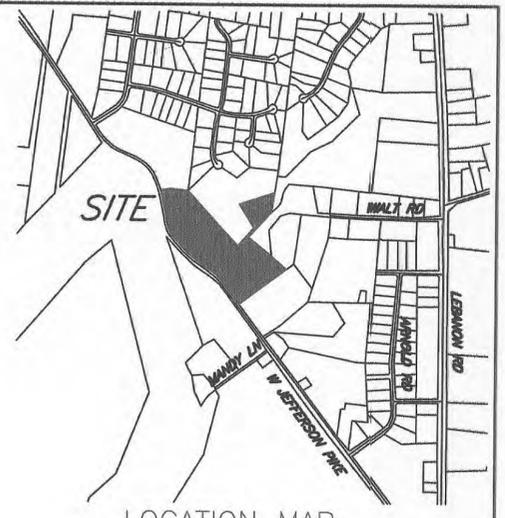


100' 0 100'  
 1 LOT - 19.41 AC.±

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.

Certificate of Accuracy  
 I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

Date \_\_\_\_\_ Surveyor \_\_\_\_\_  
 Tennessee Reg. No. \_\_\_\_\_



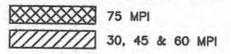
LOCATION MAP  
 NOT TO SCALE

**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: 2015 DIVISION OF WATER RESOURCES

- 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 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 hatched areas.



**CERTIFICATE FOR APPROVAL OF WATER SYSTEMS**

I hereby certify that the subdivision plat entitled "FINAL PLAT OF WR THOMPSON" 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 Official \_\_\_\_\_

**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](http://www.mtemc.com) (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date \_\_\_\_\_ 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

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, W.R. Thompson  
 Record Book: 1293, 1293  
 Page: 2154, 2308

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

OWNER/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



HUDDLESTON-STEELE  
 ENGINEERING  
 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

## Rutherford County Regional Planning Commission February 23, 2015 Staff Comments

**Plat/Plan Name:** Waldron Crossing, Section 3, Phase 2 (15-2008)  
**Request:** Final Plat Approval  
**Site Details:** 13 lots on 5.79 acres, zoned RM  
**Developer:** Springhouse Development, LLC  
**Property Location:** Off of Shores Road

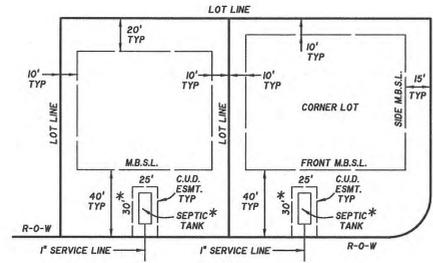


The subject property is located on the east side of Lebanon Pike. The Preliminary Plat for this development was approved by the Planning Commission at their October 8, 2007 meeting. This final plat appears to be consistent with the preliminary approval.

Any approval should be made subject to Staff Comments.

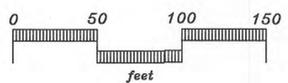
**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 14 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENTS U6802-592 B U6802-592AZ. (NAD 83-96 & NAVD 83)
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A 100 YEAR FLOOD HAZARD, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0034 H, & MAP NO. 47149C0033 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 PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE 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.
- ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT. SIDE SETBACK ON CORNER LOTS CAN BE 1.5 TIMES THE SIDE SETBACK.
- 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.
- A WAIVER WAS GRANTED ON OCTOBER 8, 2007, FOR ONE ACCESS ONLY INTO THE SUBDIVISION.



- SEPTIC TANK RISERS TO BE NO MORE THAN 26" AS SPECIFIED BY C.U.D. ADDENDUM No. 1, NOTE 3.
- EASEMENT SHALL EXTEND 10 FT. BEYOND PLACEMENT OF TANK IN FIELD.

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



**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	30°15'18"	172.00'	32.41'	42.31'	91.34'	N82°34'57"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N82°42'36"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N37°17'24"E

**LOT AREAS**

LOT	SQ. FT.	ACRES
11	16,150	0.371
12	16,150	0.371
13	16,150	0.371
14	15,750	0.362
15	18,716	0.430
26	15,051	0.346
27	15,079	0.346
28	15,078	0.346
51	18,686	0.429
52	15,000	0.344
53	15,000	0.344
54	15,000	0.344
55	15,000	0.344
56	15,296	0.351



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 732, PAGE 3122  
MAX L. MOSS, JR., CHIEF MANAGER  
WALDRON'S CROSSING LLC  
A TENNESSEE LIMITED LIABILITY COMPANY

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN/WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC. \_\_\_\_\_  
DATE: 02-05-15  
TECH. R.L.S. No. 2381  
David A. Parker  
REGISTERED SURVEYOR

CERTIFICATION OF APPROVAL OF WATER SYSTEMS  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "WALDRON CROSSING, SECTION 3, PHASE 2" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE. PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

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

CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM  
I HEREBY CERTIFY THAT THIS PLAT ENTITLED "WALDRON CROSSING, SECTION 3, PHASE 2" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY 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 C.U.D.

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

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER  
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP 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, BY-LAWS, 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 WEB SITE 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.

DATE: \_\_\_\_\_  
AUTHORIZED MTEC OFFICIAL

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

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

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

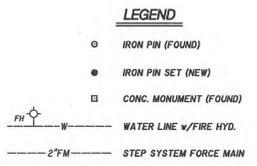
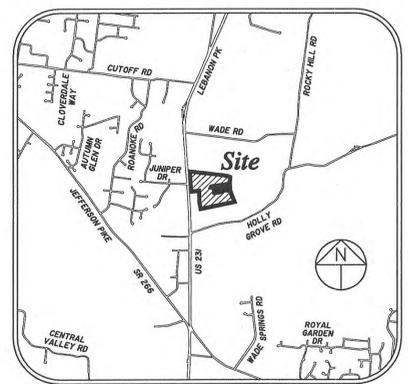
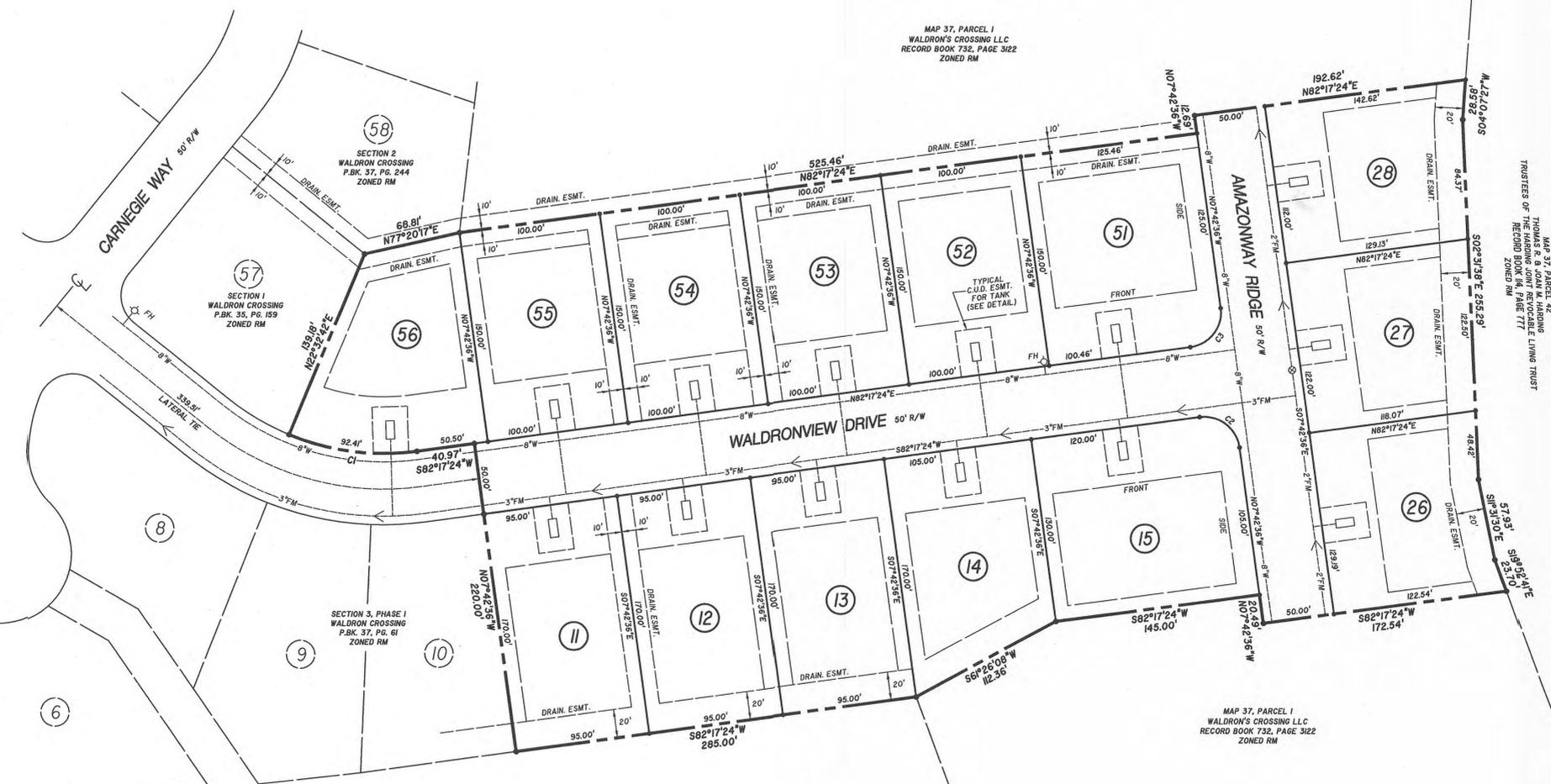
**FINAL PLAT**  
**SECTION 3, PHASE 2**  
**WALDRON CROSSING**  
**SUBDIVISION**

15th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

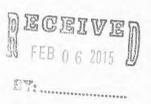
**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 890-2567

OWNER:  
WALDRON'S CROSSING LLC  
CONTACT: MAX MOSS, JR.  
1728 SHAGBARK TRAIL  
MURFREESBORO, TN 37130  
MAP 57, P/O PARCEL 1  
R.B.K. 732, PG. 3122

SITE DATA:  
TOTAL AREA = 6.136 ACRES  
AREA IN RIGHT-OF-WAY = 1.037 ACRES  
NO. OF LOTS = 14  
MINIMUM LOT SIZE = 15,000 SQ.FT.  
ZONING = RM



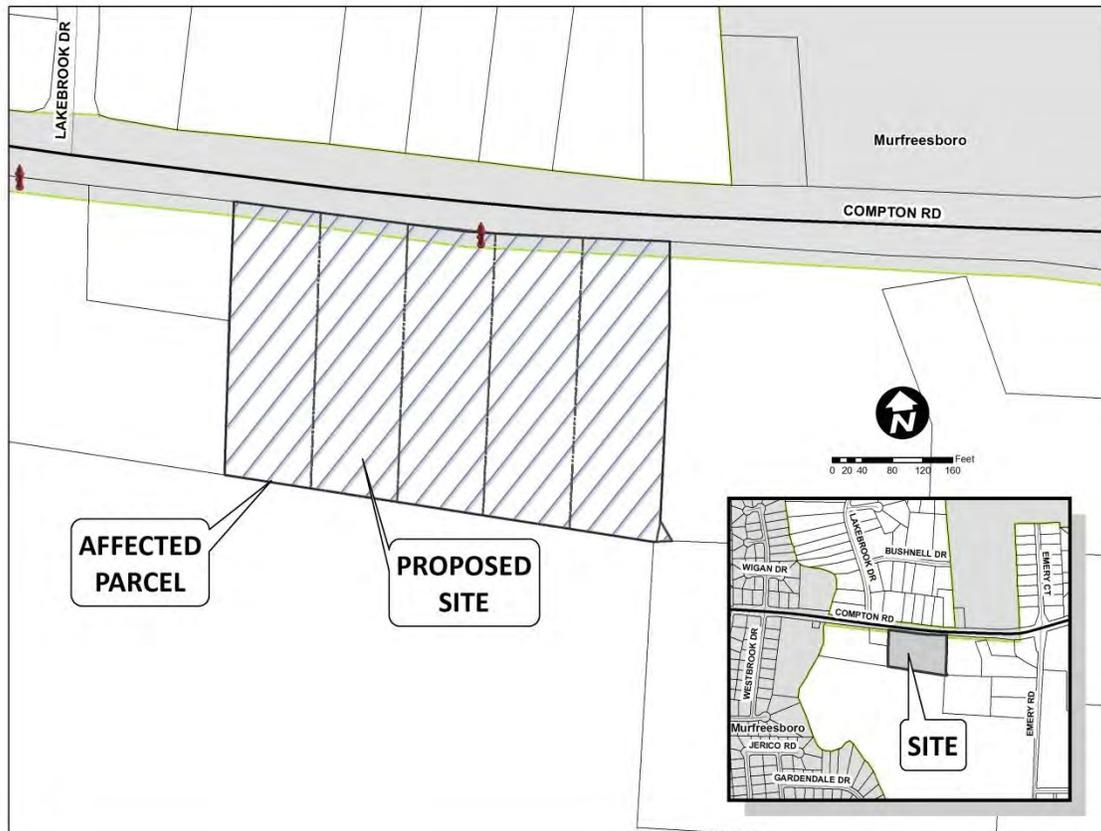
**LOCATION MAP**  
N.T.S.



152008

## Rutherford County Regional Planning Commission February 23, 2015 Staff Comments

**Plat/Plan Name:** Compton Heights (15-2009)  
**Request:** Final Plat Approval  
**Site Details:** 5 lots on 5.04 acres, zoned RM  
**Developer:** Sam Anderson  
**Property Location:** Compton Road



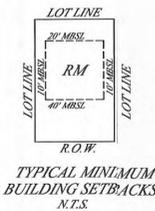
The subject property is located on the south side of Compton Road. The applicant is proposing to subdivide the property into five (5) separate tracts. There appears to be a discrepancy between the plat and the County's Geographic Information Systems (GIS) regarding the southeast corner of the property. Staff has asked the applicant's surveyor to confirm which is correct. There were several other comments Staff identified on the plat that Staff expects to be revised prior to the meeting.

Any approval should be made subject to Staff Comments.

**LEGEND**

- = 1/2" Rebar (O)
- = 1/2" Rebar (N) w/ Sexton Cap
- = Utility Pole
- = Point
- ⊗ = Metal Fence Post (O)
- △ = Mag Nail (N)
- = 6" x 6" Concrete Monument
- = Fence Line
- = Wood Soil Stake

NOTE:  
IRON RODS DENOTED AS NEW ARE  
1/2" REBAR, 18" IN LENGTH WITH CAPS  
STAMPED "SEXTON RLS 1898."



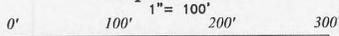
TYPICAL MINIMUM BUILDING SETBACKS N.T.S.

LINE	BEARING	DISTANCE
L1	S 76°13'04" E	99.24'
L2	S 01°15'27" E	105.89'
L3	S 75°10'11" W	104.99'
L4	N 01°01'25" E	156.41'

ZONED RM  
MBSL: FRONT 40  
REAR 20  
SIDE 10

NOTE: BEARINGS ARE RELATIVE TO  
DEED NORTH -- DB 74, PG 435.

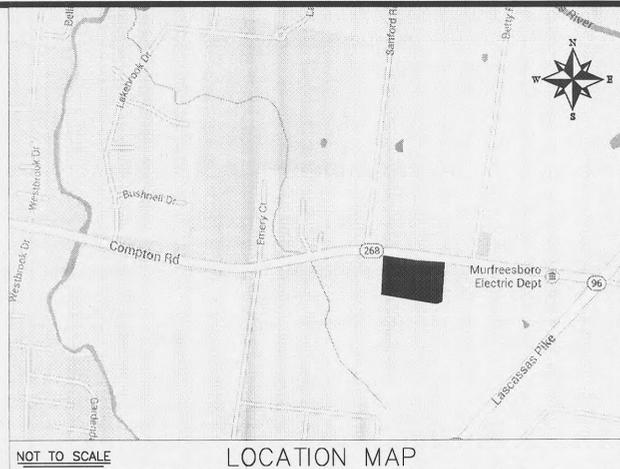
Graphic Scale  
1" = 100'



Wastewater Consultants  
2159 C-4 N. Thompson Lane  
Madisonville, TN 37129  
615-848-2780 fax 615-848-2782 email: thesoilsgroup@comcast.net  
This drawing has been electronically produced from our  
GIS information provided and has been reviewed for the purpose of soil mapping and  
should not be used for any other purpose.

JOB NUMBER:  
14-486

MAP DRAWN BY:  
JDS

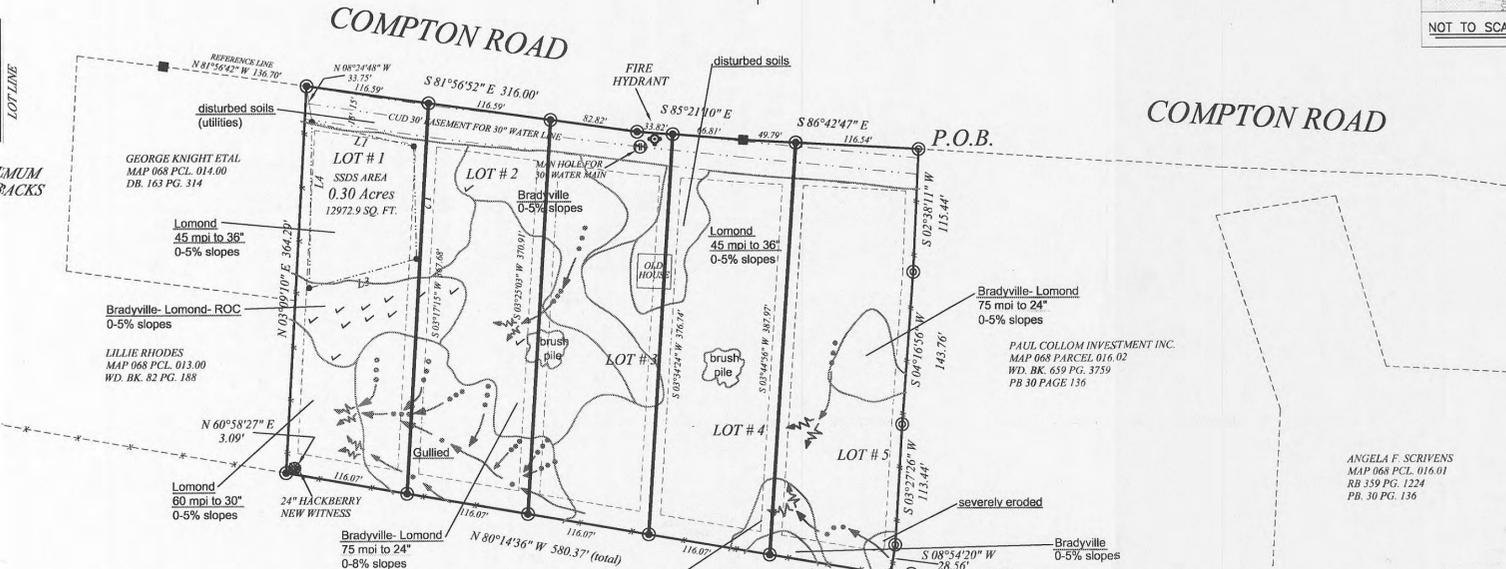


NOT TO SCALE

LOCATION MAP

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

1. ANY CUTTING OR FILLING AFTER \_\_\_\_\_ MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
2. LOT 1 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR A \_\_\_\_\_ BEDROOM HOME.
3. ALL SHADED AREAS ARE TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. KEEP ALL HOUSES, UTILITIES, AND DRIVES OUTSIDE SHADED AREAS.
4. ANY ENCROACHMENT OF SOILS AREAS MAY RESULT IN LOSS OF BEDROOM APPROVAL.



**NOTES:**

1. This Survey was performed in the field with a Sokkia Reflectorless Total Station.
2. Surveyed area is not located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47149C0163 H dated Jan. 05, 2007. Zone "X".
3. Current zoning for the surveyed parcel is "RM." Minimum building setbacks are:  
Front: 40 feet  
Rear: 20 feet  
Side: 10 feet
4. Underground utility locations as shown hereon are approximate and are subject to field verification by the utility owner. 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 can be obtained from the county register of deeds. Those utilities participating in the Tennessee one call system can be notified by calling 1-800-351-1111.
5. Bearings are based on Deed North -- DB 74 PG. 435
6. Total Area of this survey: 5.04 Acres
7. This parcel is subject to any and all rights-of-way and easements as shown or any other rights-of-way and easements either recorded or by prescription that a title search may reveal.
8. Main line water taps will be made by the Consolidated Utility District. Contact the Consolidated Utility District concerning any connection fees or developmental procedures.
9. A separate right-of-way excavation permit issued at the Street Department will be required for excavation or construction in the public right of way.
10. All minimum building setback lines must comply with the current ordinances of Rutherford County.
11. There is a fire hydrant located within 1000' of the subject property.
12. A separate right-of-way excavation permit issued at the Street Department will be required for excavation or construction in the public right of way.

**CERTIFICATE OF OWNERSHIP**

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 streets, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

(reference Record Book 1341 Page 2997 R.O.R.C.T.)  
Date: \_\_\_\_\_ By: COLLEEN M. ANDERSON  
Date: \_\_\_\_\_ By: SAM ANDERSON

**CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS**  
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the Division of Water Resources.

DATE \_\_\_\_\_ DIVISION OF WATER RESOURCES

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register of Deeds.

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

DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BK.: \_\_\_\_\_, PAGE: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

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 streets, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

(reference Record Book 1341 Page 2997 R.O.R.C.T.)  
Date: \_\_\_\_\_ By: COLLEEN M. ANDERSON

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

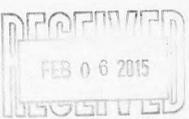
I hereby certify that the Subdivision Plat entitled "Compton Heights Subdivision" has been approved by the engineers for Consolidated Utility District of Rutherford County for water services, provided however, that the lines, valves, and fittings must be installed in accordance with CUD specifications 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

**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](http://www.mtemc.com) (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date \_\_\_\_\_ Middle Tennessee Electric Membership Cooperation



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS A CATEGORY 1 SURVEY, WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING GREATER THAN 1:10,000. THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AS DEFINED UNDER RULE 0820-03-07, EFFECTIVE MARCH 17, 2011.

DATE JOHN CHRIS SEXTON

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**NOTES:**

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT NECESSARILY REFLECT ALL RIGHTS AND ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT PROPERTY.

REVISIONS:  
1/30/2015

PREPARED FOR:  
OWNER/CLIENT  
SAM ANDERSON  
PROPERTY ADDRESS:  
1164 COMPTON ROAD  
37218

LOCATED IN THE TWENTY FIRST CIVIL DISTRICT OF RUTHERFORD COUNTY TENNESSEE, AND IS THE SAM ANDERSON PROPERTY (PARCEL 015.00) DEED BOOK 1341 PAGE 2997 R. O. R. C. T.

COMPTON HEIGHTS  
SUBDIVISION  
MAJOR

PRELIMINARY

TAX MAP REF.: Tax Map 068 Parcel 015.00

SURVEYED BY: JCS/WR/DT

ORIGINAL DRAWING DATE: 09/09/14

DRAWN BY: JCS

CHECKED BY: JCS

MAP SIZE: 18"X 24"

SCALE: 1" = 100'

PROJECT NUMBER: 2014-073

FILE NAME: C:\CARLSON\2014\2014-073\SAM.ANDERSON.dwg

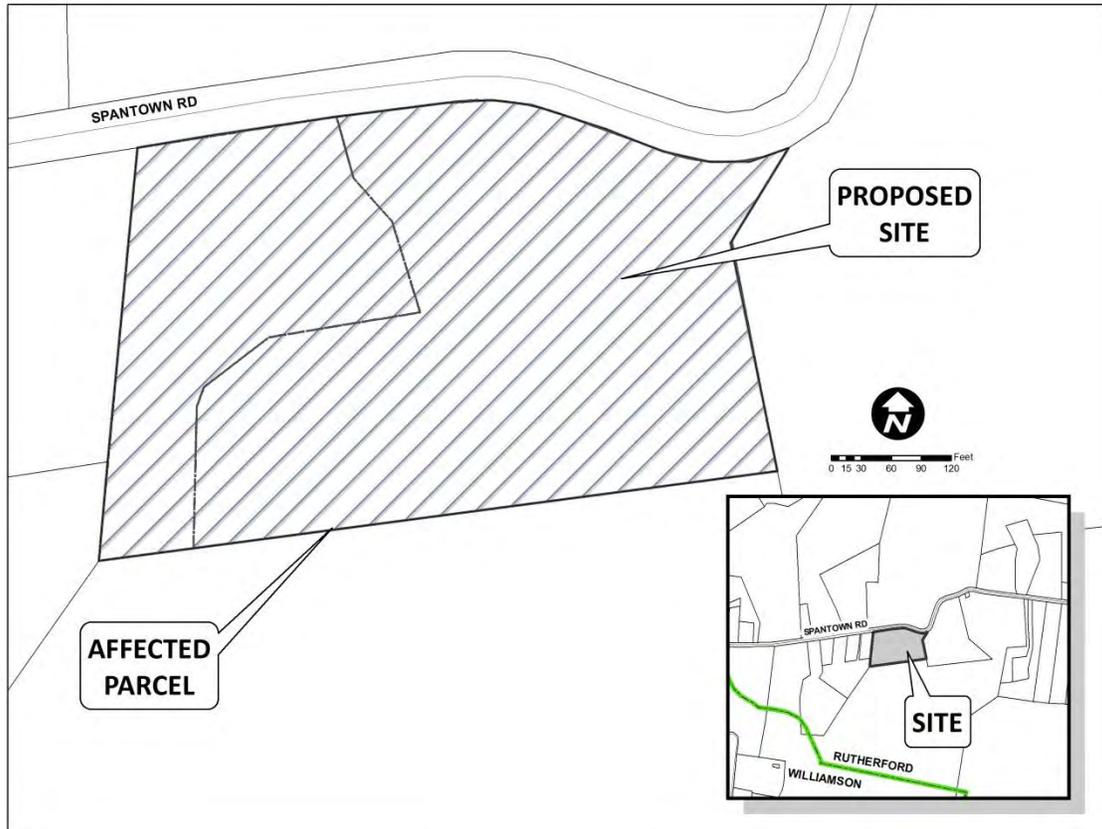
JOHN CHRIS SEXTON  
RLS 1898  
467 Southridge Cir.  
Crossville, TN  
38555  
615-785-3609  
931-787-6943  
chris.sexton53@gmail.com  
www.chrissextonsurveying.com  
facebook: chris sexton surveying

SHEET  
1 OF 1

15-2009

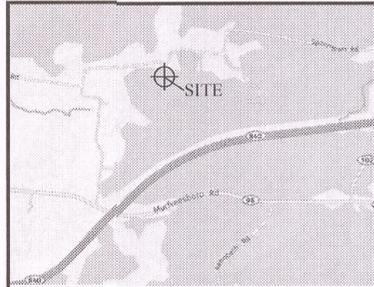
## Rutherford County Regional Planning Commission February 23, 2015 Staff Comments

**Plat/Plan Name:** Bottoms' Subdivision (15-2011)  
**Request:** Final Plat Approval with a Fire Hydrant Waiver Request  
**Site Details:** 2 lots on 5.72 acres, zoned RM  
**Developer:** Sam and Sheryl Bottoms  
**Property Location:** Compton Road



The subject property is located on the south side of Spantown Road. The applicant is subdividing the property into two (2) separate tracts. This property is located within the Nolensville Water District. Staff has sent the plat to Nolensville via e-mail but has not received any comments as of the writing of these comments. Staff expects that a fire hydrant waiver will be required. If that is not the case, this item will be removed from the agenda.

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



**LOCATION MAP**

TN DEPT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION NOTES

- Any cutting, filling, compaction or disturbance from their natural state, of the soil areas reserved for sewage disposal, shall result in the revocation of the lot approval. Additionally, the Department shall have the authority to refuse to grant a Construction Permit or may revoke a Construction permit where the integrity of the proposed subsurface disposal system areas have been compromised.
- All septic systems must be installed by an installer, licensed by Rutherford County to construct septic systems, alternative or conventional, specifically in Rutherford County.
- No bathing fixtures exceeding standard capacity (30 U.S. Gallons) including but not limited to, oversized bathtubs, hot tubs, spas, whirlpools, jacuzzis, etc. shall be allowed unless specifically approved by the TN DEPT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION.
- No siltiest E. gas, water, or electric) or their encasements above or below the ground, shall be allowed to encroach within 10 feet of the boundaries of the soil areas reserved for sewage disposal.
- Curtain/interceptor drains shall be required on Lot 1.
- No cutting, filling, compaction, or any disturbance of the areas reserved for sewage disposal is permitted.
- The limits of excavations greater than 18" inches in depth, made for the purpose of house construction (or any other type of building construction) shall be kept 25' or more away from the platted or designated disposal areas.
- The limits of excavation made for the purpose of house construction or any other type of building construction, must be kept within the confines of the building envelope.
- Water service lines must be separated from sewage disposal areas or platted disposal field areas by a minimum of 10 feet.
- All plumbing fixtures up to be of water conservation type, including low volume flush toilets (1.6 gallons or less 1.5 to 2.0 gallons per minute shower heads, and faucet aerators).
- No water source, wells, or springs are to be drilled or constructed within 50 feet of any portion of the septic system of the designated or platted, sewage disposal system.
- Designated sewage disposal areas platted in accordance with acceptable soil areas field mapped by Norman Marable, private soil scientist, on 1/25/2015.
- Lot #1 is restricted to one, 4 bedroom, single family dwelling with NO oversized bathing fixtures not to exceed 30 gallons.
- Before a permit to construct a LPP or MLPP septic system can be issued, detailed site and design plans for the LPP or the MLPP system must be submitted to the TN DEPT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION for review and approval. These plans must be prepared by an engineer licensed in the State of Tennessee.
- This property is served by a public water supply provided by Nolensville College Grove Utility District.

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

General approval is hereby granted for the lots proposed herein as being suitable for subsurface sewage disposal with the 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: 02/06/15 BY: TN DEPT. OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION

**GENERAL NOTES**

- THIS PROPERTY IS ZONED RM-MEDIUM DENSITY RESIDENTIAL. SETBACKS= FRONT-40' REAR-20' SIDE-10'
- THIS PROPERTY IS NOT SHOWN IN A FLOOD HAZARD AREA AS REFLECTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS; COMMUNITY PANEL NO. 47149C0230J DATED OCT. 16, 2008
- THIS IS A CATEGORY 1 SURVEY, THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS GREATER THAN 1 PART IN 10000 PARTS.
- BEARINGS ARE BASED UPON A BOUNDARY SURVEY PREPARED BY H&H LAND SURVEYING DATED APRIL 18, 2014.
- NUMBERS SHOWN THUS (60) REFER TO RUTHERFORD COUNTY TAX MAP NO. 60
- BEING ALL OF THE PROPERTY CONVEYED TO SAM AND SHERYL BOTTOMS AS EVIDENCED IN DEED BOOK 1295, PAGE 1478, R.O.R.C., TN.
- OWNERS: SAM & SHERYL BOTTOMS 10601 SPANNTOWN ROAD ARRINGTON, TN 37014

ISSUE:	PROJECT No:	2014030
	DWG. FILE:	2014030
	DRAWN BY:	JEA
	CHK'D BY:	JEA
MARK	DATE	DESCRIPTION
-	02/06/15	ORIGINAL ISSUE

**S001**



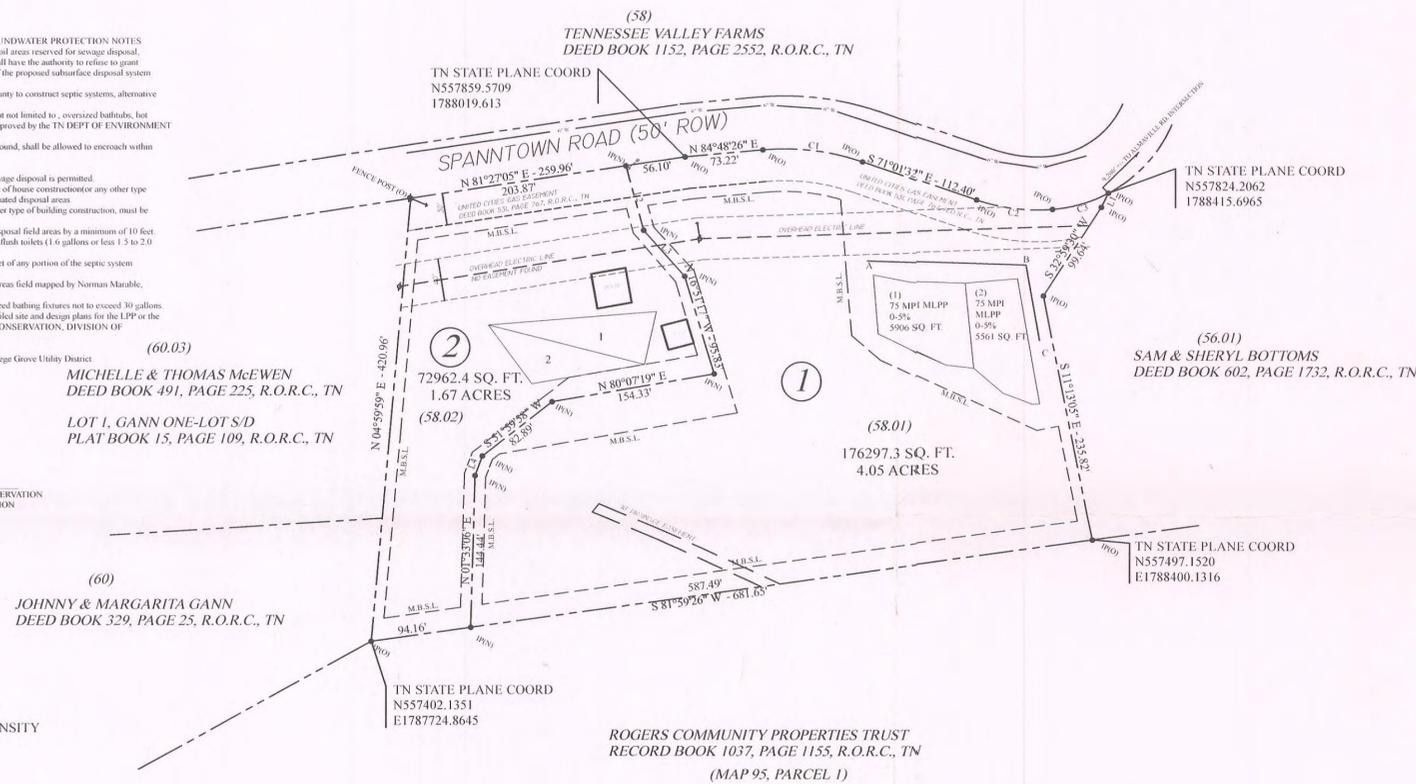
**TOTAL ACREAGE=5.72 AC.**

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.05'	94.94'	94.24'	S 83°06'26" E	24°10'15"
C2	175.00'	72.03'	71.52'	N 82°49'02" W	23°35'01"
C3	133.75'	55.07'	54.68'	S 73°35'46" W	23°35'21"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 26°00'59" W	14.95'
L2	S 15°21'26" E	63.06'
L3	S 41°32'59" E	58.14'
L4	N 20°08'50" E	19.80'



**CURTAIN DRAIN TABLE**

	A	B	C
GROUND ELEVATION	852.0	850.0	846.0
INVERT ELEVATION	849.0	847.0	846.0
DRAIN DEPTH	3.0	3.0	0.0

**CERTIFICATE OF OWNERSHIP**

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

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

**CERTIFICATE OF ACCURACY**

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

2-6-15  
 Date \_\_\_\_\_  
 Joseph E. Ahler R.L.S.  
 TN License No. 1434

**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 noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

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

**CERTIFICATE OF ELECTRIC AVAILABILITY**

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 OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Bottoms Subdivision have been installed in accordance with current local, and/or state government requirements.

Date \_\_\_\_\_ Nolensville College Grove Utility District  
 Charles Strasser  
 General Manager

**FINAL PLAT**

**BOTTOMS' SUBDIVISION**  
**10823 SPANNTOWN ROAD**  
**ARRINGTON, TN**  
**20TH CIVIL DISTRICT**  
**RUTHERFORD CO., TN.**

**A** Ahler & Associates, LLC  
 CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 1636  
 SPRING HILL, TN 37174  
 PH 615.481.3106  
 FAX: 615.523.1517





## **Rutherford County Regional Planning Commission February 23, 2015 Staff Comments**

### **IX. Staff Reports/Other Business**

Staff will forward information to the Planning Commission regarding revisions to the Zoning Ordinance on Retreats, as well as the draft Fiscal Year 2015/2016 Budget, under separate cover.