

Rutherford County Regional Planning Commission

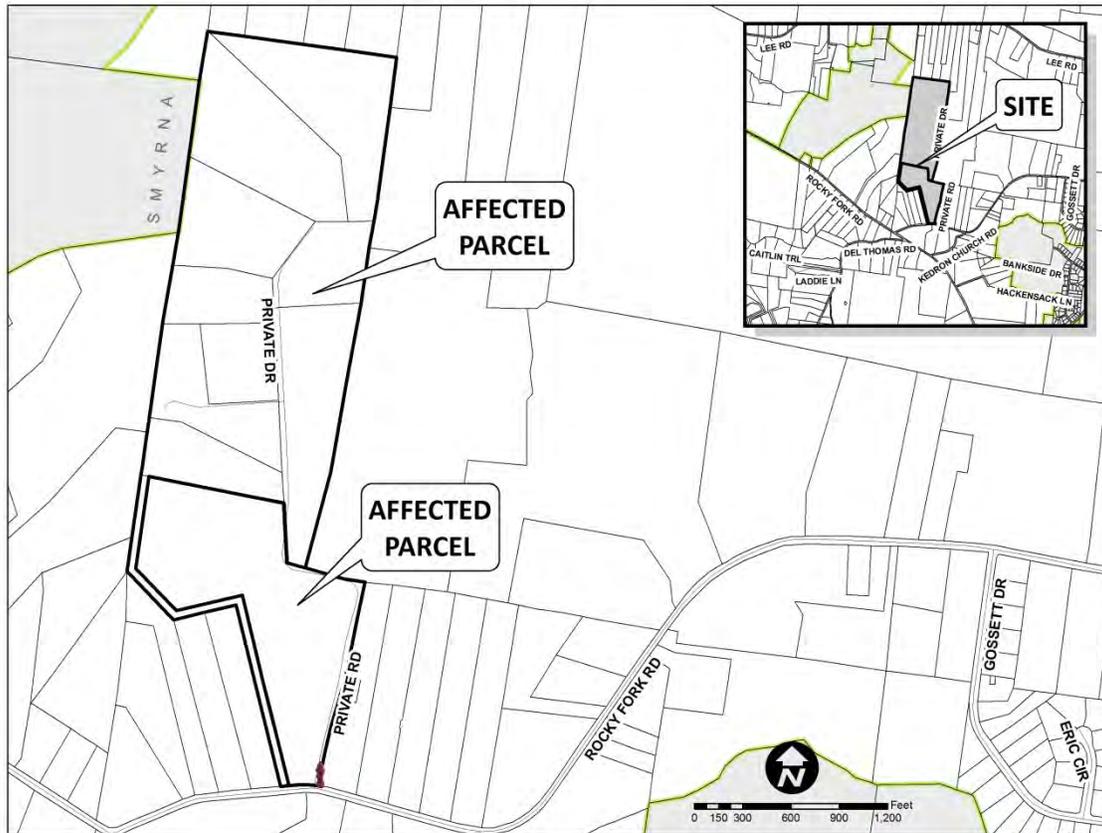
Agenda – July 27, 2015 – 9:00 AM

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 JUNE 22, 2015 AND JULY 13, 2015
- V. ITEMS WITHDRAWN/DEFERRED
- VI. WAIVER REQUESTS
 - A. Ryan Dwinell (15-4006) is requesting the following waivers: More than three tracts off of a private easement, relief from the requirement to build an easement accessing more than three lots to County Road standards and the fire hydrant distance requirements for property located along Rocky Fork Road
- VII. SUBMITTED FOR PRELIMINARY PLAN APPROVAL
 - A. North Side Estates (15-1010) – 140 lots (138 buildable) on 185 acres, zoned RM, located along Lascassas Pike (State Highway 96), T & L Development applicant
 - B. Poplar Cove Section III (15-1011) – 7 lots on 5.57 acres, zoned RM, located off of West Sagefield Drive, Harmony Homes of Tennessee applicant
 - C. Angler's Retreat (15-1012) – 75 lots (73 buildable) on 48.3 acres, zoned RM, located along Powell's Chapel Road, Jonathan Troutt applicant
 - D. Walnut Grove (15-1013) – 92 lots on 52.2 acres, zoned RM, located along Walnut Grove Road, Livesay Properties, Inc. applicant
- VIII. SUBMITTED FOR FINAL PLAT APPROVAL
 - A. William Council, Lot 4 (15-2050) – 2 tracts on 13.5 acres, zoned RM, located along Spantown Road. Includes a waiver request to the fire hydrant requirements, Michael Ezell applicant
 - B. Pleasant View Section II, 2nd Resubdivision of Tract 2 (15-2052) – 2 tracts on 15.23 acres, zoned RM, located along Rhodes Lane. Includes a waiver request to the fire hydrant requirements
 - C. Blackberry Farms (15-2053) – 15 lots (14 buildable) on 32.27 acres, zoned RM, located along Windrow Road, Linda G. Gilley and Nathan Summar applicants
- IX. SUBMITTED FOR SITE PLAN APPROVAL
- X. STAFF REPORTS/OTHER BUSINESS
- XI. ADJOURNMENT

Rutherford County Regional Planning Commission July 27, 2015 Staff Comments

File: 15-4006
Applicant: Ryan Dwinell
Property Address: Rocky Fork Road
Request: Waiver from Article III D. 4. b. requiring a fire hydrant within 1,000 feet of a subdivision lot; Number of lots on a private easement; and county road standards



The subject property is located on the north side of Rocky Fork Road. There is an existing development on the property known as Bess Acres. Section 1 was recorded in 2004, while Section 2 was recorded in 2005. There was also a waiver to the fire hydrant requirements granted as part of this approval. Copies of these plats are included with your agenda materials. The applicant would like to utilize the existing easement that was recorded with Section 2 on the east side of the property to create an additional five tracts, all over five acres in size. Staff's GIS Planner has created an exhibit that shows the proposal in more detail. Prior to consulting with a surveyor to complete the work, the applicant would like to know if the waivers needed would be approved by the Planning Commission.

Staff has several concerns with this development. There are already nine tracts that are served with either this easement or the easement on the west side of the property. Although there are two separate access easements, it appears that all the houses use the easement on the east side of the property. The County's current Subdivision Regulations only allow private easements to access more than three tracts with a PUD application. While the Planning Commission has waived this requirement in the past, Staff is unaware of a situation where this many additional lots were requested. The applicant is also asking for waivers to the fire hydrant requirements and relief from the requirement to construct the easement to County Road specifications. Typically, if a development needs this many easements in order to proceed with the subdivision process, Staff is of the opinion that perhaps a closer look needs to be made of the development.

BESS ACRES Parcels and Access Easements w/ Plat

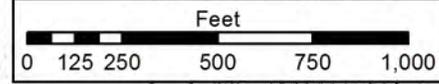
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of in and to the above described parcel and that I (we) hereby dedicate to the public (our) fee simple interest, together with all appurtenant easements to it, in streets, alleys, walls, walks, driveways, sidewalks, and other public uses as noted.

Date: *March 28, 2015*
 Owner: *Michael D. Bess*
 Attorney: *Robert M. Bess*

BY: *Robert M. Bess*
 OF ACCURACY: *Robert M. Bess*

That the plan shown and described herein was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Tennessee. I certify that the plan shown and described herein complies with the requirements of the Tennessee Code Annotated, Title 55, Chapter 100, and that the monumentation has been placed in accordance with the Tennessee Code Annotated, Title 55, Chapter 100.



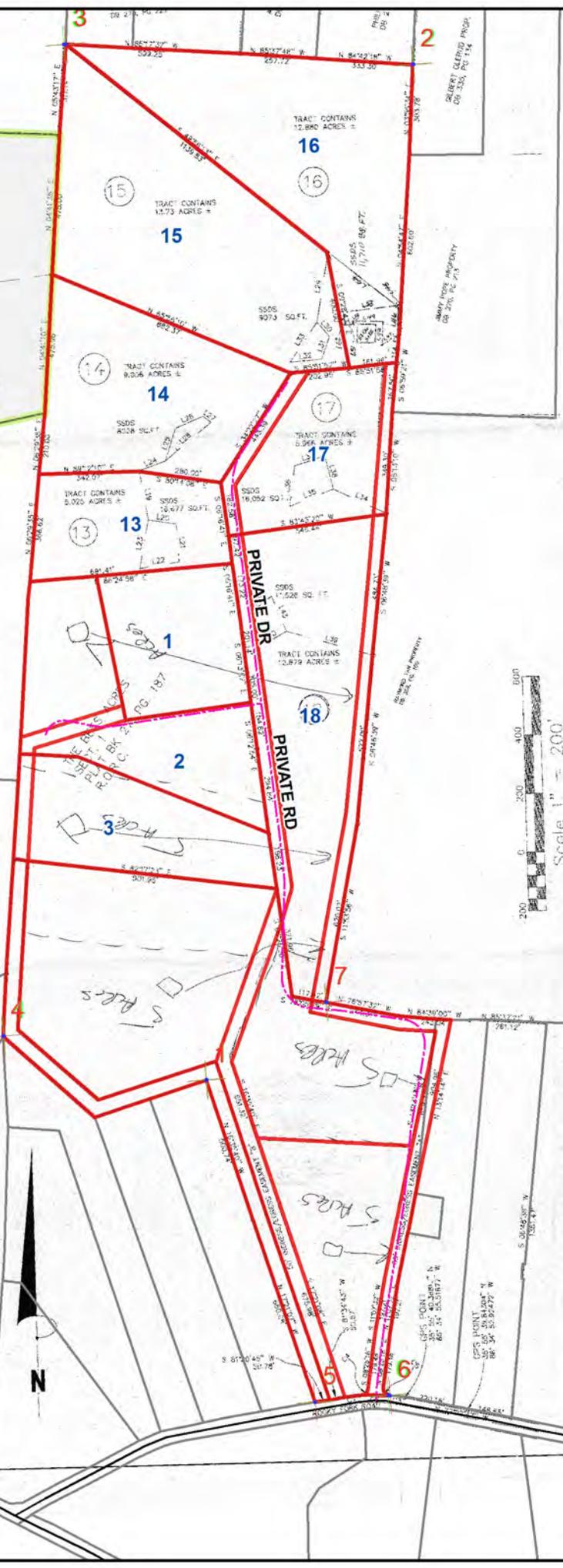
TRACT NO.	ACRES	AREA	PERCENTAGE
1	12.879	12.879	100.00
2	12.879	12.879	100.00
3	12.879	12.879	100.00
4	9.036	9.036	100.00
5	12.879	12.879	100.00
6	12.879	12.879	100.00
7	12.879	12.879	100.00
8	12.879	12.879	100.00
9	12.879	12.879	100.00
10	12.879	12.879	100.00
11	12.879	12.879	100.00
12	12.879	12.879	100.00
13	9.036	9.036	100.00
14	9.036	9.036	100.00
15	13.73	13.73	100.00
16	12.880	12.880	100.00
17	5.94	5.94	100.00
18	12.879	12.879	100.00

This plat is to subdivide three (3) lots into three (3) lots. The total area of the lots is 12.879 acres. The lots are to be used for residential purposes. The lots are to be used for residential purposes. The lots are to be used for residential purposes.

THE BESS ACRES SUBDIVISION
SECTION 2

+SI 001

1



Scale 1" = 200'

ROCKY FORK RD

KEDRON CHURCH RD

1) No building permit to be issued for lots 15 and 18 until the building department has received a complete title search may reveal any encumbrances on the lots.

2) Residents of lots 15 and 18 are to be responsible for the maintenance of the lots.

3) The plat is to be used for residential purposes.

CERTIFICATE OF APPROVAL OF ELECTRIC POWER

1) The plat is to be used for residential purposes.

2) The plat is to be used for residential purposes.

3) The plat is to be used for residential purposes.

REMAINING BESS PROPERTY
DB: 637 PG: 73

MICHAEL DAVIS
DB: 331 PG: 711

EDISON WARES
DB: 267 PG: 157

Giles Baptist Church
RB: 86 PG: 905

John Stem
DB: 478 PG: 62

George Lauderback
RB: 335 PG: 1409

George Lauderback
RB: 312 PG: 2319

REMAINING BESS PROPERTY
DB: 637 PG: 73

REMAINING BESS PROPERTY
DB: 637 PG: 73

LOTS 1 and 3 ARE RESTRICTED TO A 3 BEDROOM, SINGLE-FAMILY DWELLING.
ANY CUTTING, FILLING, COMPACTION OR DISTURBANCE OF THEIR NATURAL STATE OF THE SOIL AREAS (SHADED AREA) RESERVED FOR SEWAGE DISPOSAL MAY RESULT IN REVOCATION OF THE LOTS APPROVAL. THIS DEPARTMENT SHALL HAVE THE AUTHORITY TO REFUSE TO GRANT A CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE DISPOSAL SYSTEM AREA HAS BEEN COMPROMISED.

REMAINING BESS PROPERTY
DB: 637 PG: 73

ROCKY FORK ROAD

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am 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, walls, parks and other open spaces to public or private use as noted.

Date: 3-10-04
Owner: Malcom Bess DB: 637 PG: 73

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 satisfaction of the County Road Commissioner or the City Engineer.

Date: 3-10-04
Allen R. Trumbo, Jr. RLS #1127

CERTIFICATE OF APPROVAL OF ELECTRIC POWER

I hereby certify that the subdivision plat entitled **The Bess Acres Subdivision Sec. 1** Bess Acres has been approved by the Development Engineer for Middle Tennessee Electric Membership Corporation (MTEMC) for electric power service, that the subdivision is within the service area of MTEMC and that MTEMC is able to provide electric power service to the subdivision subject to the owner complying with the applicable rules and regulations of MTEMC. No electric power service 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: 03-19-04
Power System Official: Meth Bess

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled **The Bess Acres Subdivision Sec. 1** 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 CUD specifications as determined by its engineers. No water service will be provided until that certification has been made.

Date: 3-26-04
Consolidated Utility District of Rutherford County: Jerry K. McElroy

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: 4-14-04
Secretary: John A. Davis

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

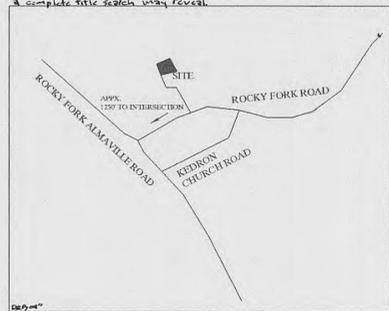
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and or attached restrictions.

Before the initiation of construction the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date: 4-5-04
Local Health Authority: [Signature]

GENERAL NOTES:

- The purpose of this plat is to subdivide 3 lots from the remaining Malcom Bess property.
- This survey conforms to the guidelines set forth in the Standards of Practice Chapter 0820-3.05 for a Category 1 survey having a ratio of precision exceeding 1:10,000 as shown hereon.
- Bearings shown have been taken from the Michael Moran RLS survey to the property.
- The subject property is presently zoned R-15.
- The subject property contains 8138.2 square feet or 18.675 acres of land more or less.
- Based on graphic determination this property lies within zone X and is not included in areas designated as "Special Flood Hazard" on Flood Insurance Rate Map 47149C015 E effective date being May 18, 1998.
- This surveyor has not physically located the underground utilities. Above ground and underground utilities shown were taken from visible appearances at the site and public records and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. Verification of existence and location should be made prior to any decision relative to the utility. Per the Underground Utility Damage Prevention Act, anyone who engages in excavation must notify Tennessee One Call prior to construction 1-800-351-1111.
- The property is vacant land.
- The property is accessed from a 50' ingress-egress easement from Rocky Fork Road.
- No title report was furnished to this surveyor; therefore, this property is subject to all easements shown and any other easements and or restrictions either recorded or by prescription that a complete title search may reveal.
- No building permit to be issued for Lot 2 until further approval by the Rutherford County Planning Commission.
- RESIDENCE ABOVE 800' ELEV WILL REQUIRE A BOOSTER PUMP TO SUPPLY SERVICE
- RESIDENCE ABOVE 800' ELEV WILL NOT HAVE FIRE PROTECTION.
- ON APRIL 12, 2004, THE RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION ORDAINED THE FOLLOWING RESOLUTIONS:
A. TO RECLASSIFY LOT #2 AS A NEW, BUILDABLE LOT.
B. TO WAIVE THE FIRE DEPARTMENT REQUIREMENT.
- Rutherford County will not maintain the private easements as shown hereon nor will they be accepted as public roadways until the easements are bought up to County Roadway Standards.
- Maintenance of the access easements shown hereon shall be the responsibility of the homeowners Association established for Bess Acres.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding, in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restriction, by record or prescription that a complete title search may reveal.



Location Map

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.

Tax Certificate No. 4466
Rutherford County Regional Planning Commission

LINE	BEARING	DISTANCE
L1	N 06°29'35" E	57.53'
L2	S 06°18'41" E	173.22'
L3	S 06°34'10" E	15.02'
L4	S 06°12'54" E	188.23'
L5	N 82°17'23" W	49.50'
L6	N 17°22'19" W	7.36'
L8	S 85°25'10" E	50.00'
L9	N 04°34'50" E	19.96'
L10	S 85°25'10" E	151.50'
L11	N 04°34'50" E	90.25'
L12	N 04°34'50" E	55.15'
L13	N 10°06'26" W	50.25'
L14	N 86°24'59" E	101.00'
L15	S 06°12'54" E	154.82'



LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- IRON PIN SET



FINAL PLAT OF THE BESS ACRES SUBDIVISION SECTION 1, LOTS 1, 2, AND 3

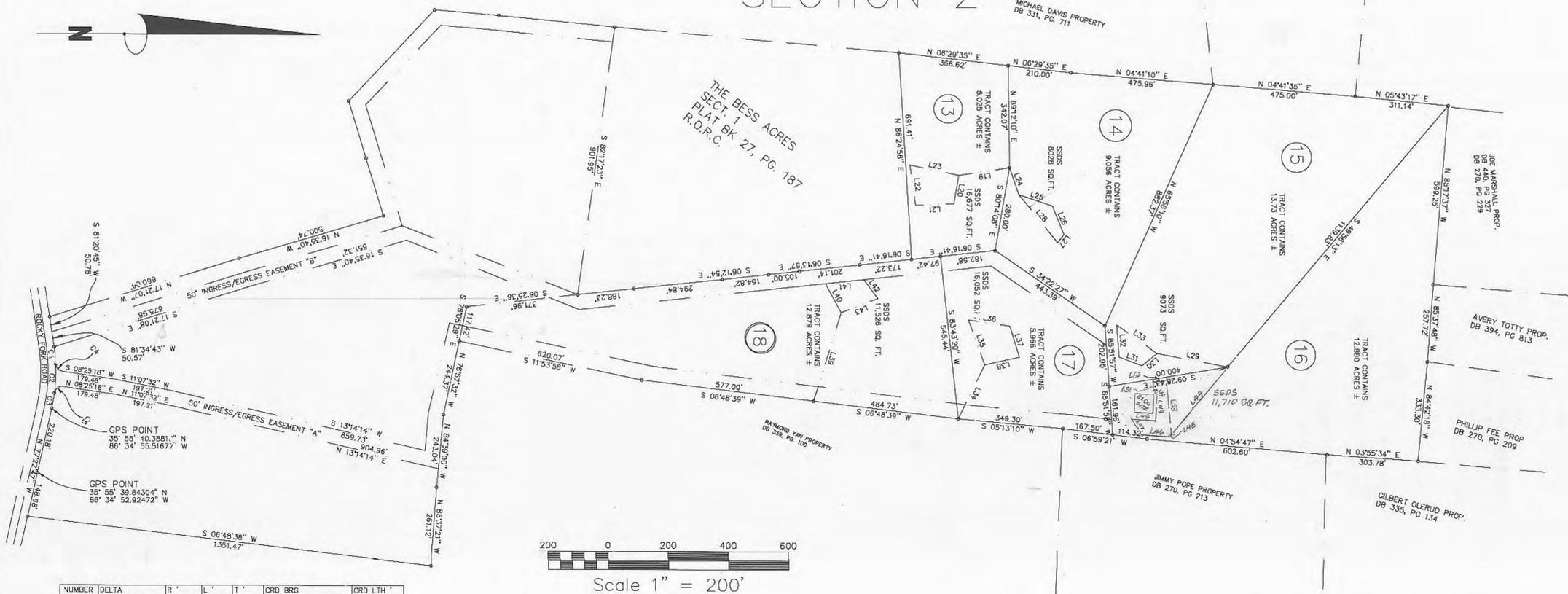
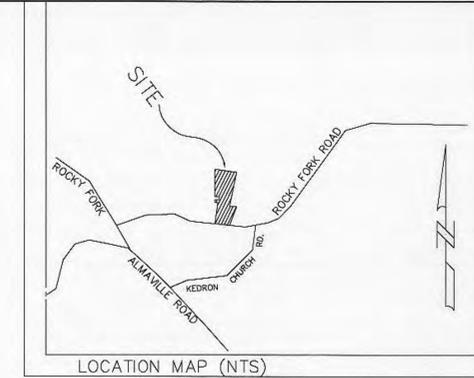
OWNER: MALCOM BESS
PROPERTY ADDRESS ROCKY FORK ROAD
SMYRNA, TENNESSEE
4th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE
TAX MAP: 51 PARCEL: 25.00
DEED BOOK: 637 PAGE: 73

LSC LAND SURVEYING CONSULTANTS
202 JEFFERSON PIKE SMYRNA, TENNESSEE 37167
PHONE: 615-459-0670 FAX: 615-459-0912
E-MAIL: atrumbo@bellsouth.net
Job # 24021

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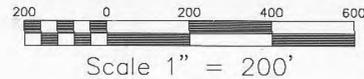
THE BESS ACRES SUBDIVISION SECTION 2



SSDS LINE TABLE

LOTS 13, 14, & 15			LOTS 16, 17, & 18		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L19	S 08°41'34" E	170.76'	L34	N 63°59'45" W	201.52'
L20	S 80°41'17" E	96.28'	L35	S 69°50'30" W	158.75'
L21	S 02°37'12" E	127.81'	L36	N 08°14'09" E	138.93'
L22	S 82°01'13" W	136.23'	L37	N 72°45'39" E	108.28'
L23	N 11°50'58" E	166.46'	L38	S 12°37'16" E	117.72'
L24	N 70°40'03" E	94.75'	L39	N 72°55'26" W	309.17'
L25	N 18°36'40" E	118.43'	L40	S 61°41'31" W	109.98'
L26	N 68°13'08" E	102.89'	L41	N 66°44'08" W	129.10'
L27	S 51°34'47" E	33.78'	L42	N 53°44'59" E	77.84'
L28	S 50°59'28" W	205.64'	L43	S 21°25'22" E	131.35'
L29	S 10°44'32" W	239.64'			
L30	S 39°25'58" E	84.63'			
L31	S 20°47'05" W	81.46'			
L32	S 85°51'57" W	107.18'			
L33	N 35°18'04" E	163.99'			

NUMBER	DELTA	R	L	T	CRD BRG	CRD LTH
C1	05°57'21"	556.80	57.88	28.97	N 84°33'24" E	57.85
C2	09°54'12"	556.80	96.24	48.24	S 87°30'50" E	96.12
C3	05°22'10"	556.80	52.18	26.11	S 79°52'39" E	52.16
C4	78°57'13"	25.00	34.45	20.59	N 48°03'28" E	31.79
C5	85°04'22"	25.00	37.12	22.94	N 40°01'33" W	33.80



GENERAL NOTES

- The purpose of this plat is to subdivide three (3) lots from the remaining Malcolm Bess Property.
- This survey conforms to the guidelines set forth in the Standards of Practice Chapter 0820-3.05 for a Category II survey having a ratio of precision exceeding 1:7,500 as shown hereon.
- Bearings shown are taken from a survey completed by Michael Moran, RLS.
- The subject property is presently zoned R-15.
- The subject property contains 31.72 acres of land, more or less.
- Based on graphic representation and determination this property lies in zone X and is not included in areas designated as "Special Flood Hazard" areas on Flood Insurance Rate Map 47149C0115E effective date being May 18, 1998.
- This surveyor has not physically located underground utilities. Above ground utilities, if shown, were taken from visible appurtenances at the site location and public records and/or maps prepared by others. The surveyor makes no guarantee that the utilities, if shown, comprise all utilities in the area either in service or abandoned. Verification of existence and location should be made prior to any decision relative to the specific utility. Per the Underground Utility Damage Prevention Act, anyone who engages in excavation must notify Tennessee One Call prior to beginning construction at 1-800-351-1111.
- Lots 13, 14, 15, 16, & 18 are vacant, and lot 17 has an existing residence on it.
- The property is accessed from a 50' ingress-egress easement from Rocky Fork Road.
- No title report was furnished to this surveyor, therefore this property is subject to all easements shown and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.
- No building permit to be issued for lots 16 and 18 until further approval by the Rutherford County Planning Commission.
- Residences constructed above 800' MSL elevation will require a booster pump to supply water service.
- Residences above 800' MSL elevation will not have fire protection.
- On April 12, 2004, The Rutherford County Regional Planning Commission granted the permanent waivers: (A) To waive the fire hydrant requirement.
- Rutherford County will not maintain the private easements as shown here on nor will they be accepted as public roadways until the easements are brought up to county roadway standards.
- Maintenance of the access easements shown hereon shall be the responsibility of the homeowner.
- 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 or on the existing lots or under the houses, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription that a complete title search may reveal.
- No boundary survey was completed by this surveyor. This plat was drawn from a plat prepared by Allen Trumbo, RLS #1127.

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, walls, parks, and other open spaces to public or private use as noted.

Malcolm Bess
Date: 3-6-05 Owner: Malcolm Bess DB 637, PG. 73

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 monumentation has been placed as shown hereon to the specifications of the County Road Commissioner or City Engineer.

Galyon W. Northcutt
Date: 3/2/05 Surveyor: Galyon W. Northcutt, RLS #1529

CERTIFICATE OF APPROVAL OF ELECTRIC POWER

I hereby certify that the subdivision plat entitled THE BESS ACRES SUBDIVISION, SECTION 2, has been approved by the Development engineer for Middle Tennessee Electric Membership Corporation (MEMCO) for electric power service, that the subdivision is within the service area of MEMCO and that MEMCO is able to provide electric power service to the subdivision subject to the owner complying with the applicable rules and regulations of MEMCO. No electric power service will be provided until MEMCO's requirements for electric power service have been met and approved in writing by the duly authorized representative of MEMCO.

Matthew Bess
Date: 3/1/05 Power System Official:

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled THE BESS ACRES SUBDIVISION, SECTION 2, has been approved by the engineer for Consolidated Utility District of Rutherford County for water service provided however, that the lines, valves, and fittings must be installed in accordance with CUD specifications and determined by its engineers. No water service will be provided until that certification has been made.

Larry K. McElroy
Date: 3-6-05 Consolidated Utility District of Rutherford County.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of 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.

John P. Davis
Date: 4/15/05 Secretary:

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

General approval is hereby granted for the 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 structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

B. Moore
Date: 4-22-05 Local Health Authority

ENVIRONMENTAL DEPARTMENT NOTES

- All areas for subsurface sewage disposal systems (SSDS) are reserved and encroachments into these areas by building construction, utilities, driveway placement or any other construction is NOT permitted.
- Lot 14 is approved for a two (2) bedroom house only, all other lots in this section are approved for three (3) bedroom houses.

GALYON W. NORTHCUTT
2607 FOREST VIEW DRIVE
ANTIOCH, TN 37013-1335
TN RLS #1529

Plat Book 28, Page 255

DRAWN BY: GALYON W. NORTHCUTT	APPROVED BY: GWN	REVISIONS	1 - 25 - 05	PROJECT	BESS ACRES, SEC. 2	SHT. NAME	
DATE: JAN. 25, 2005	PROJ. NO.		2 - 28 - 05				
DWG. NO.: BESS-3.DWG	DWG.		4 - 21 - 05				

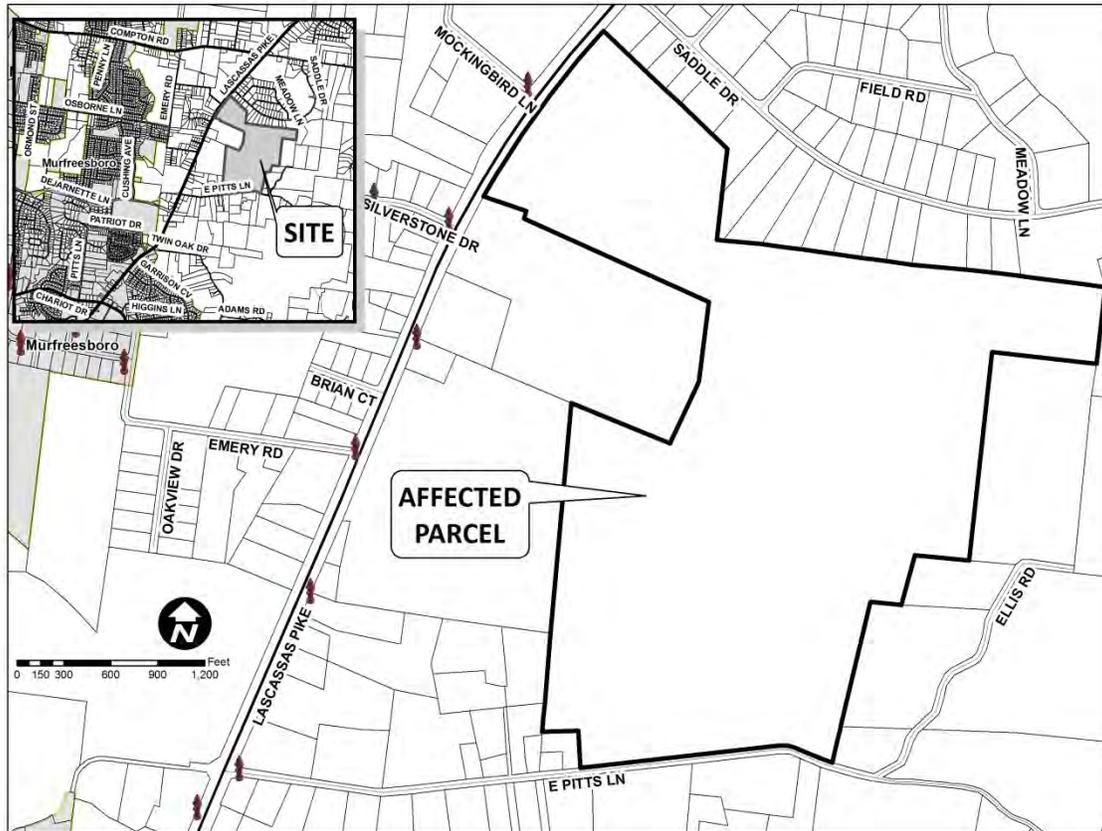
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Rutherford County Regional Planning Commission July 27, 2015 Staff Comments

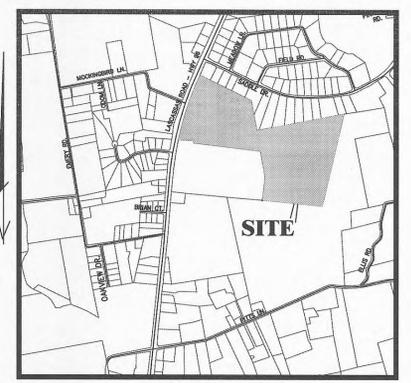
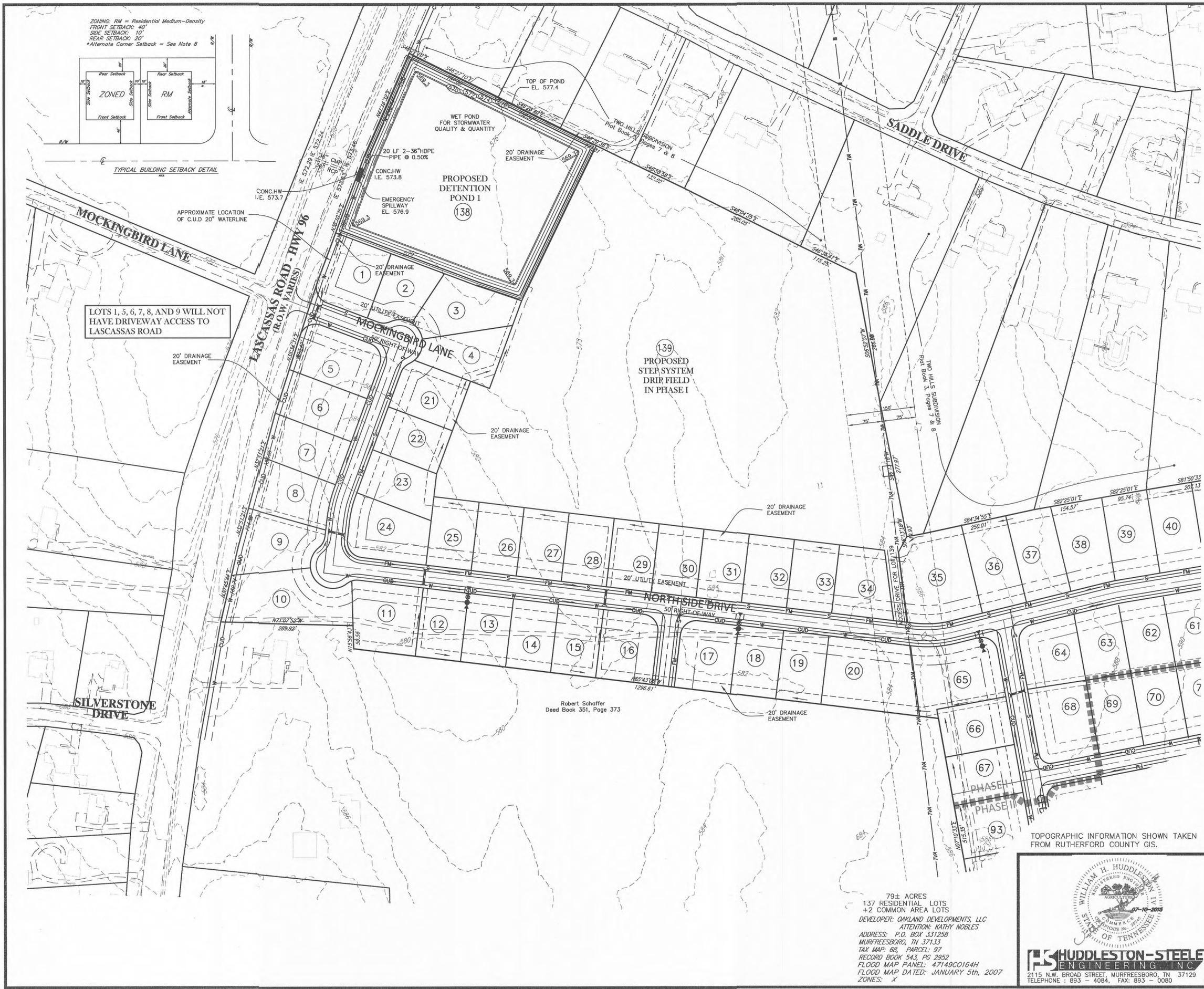
Plat/Plan Name: North Side Estates (15-1010)
Request: Preliminary Plan Approval
Site Details: 140 lots (138 buildable) on 185 acres, zoned RM
Applicant: T&L Development
Property Location: Lascassas Pike



The subject property is located on the east side of Lascassas Pike and north side of East Pitts Lane. The applicant proposes to develop 140 residential lots on the property.

Staff has a number of questions about this development. As proposed, there is only one access into and out of the subdivision. While there are no specific requirements for the number of access points into a subdivision, Staff is concerned that a subdivision of this size having only one access. The applicant has discussed the possibility of a crash-gate access for emergency purposes onto East Pitts Lane, but Staff is still awaiting official word on this. A traffic study will also need to be completed for this development, along with confirmation from Consolidated Utility District that water and STEP system capacity exist. Drainage issues also need to be addressed. If these issues aren't addressed to

Staff's satisfaction prior to the Planning Commission meeting, this item will be removed from the agenda.



PLAT NOTES

RECEIVED
 JUL 10 2015
 BY:

PHASE I - 70 LOTS
 PHASE II - 69 LOTS

- 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
 - Station Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
 - Station Fence (Initial Measure)
 - Station Fence (Once Constructed)
 - Turf Reinforcement Mat
 - Stone Check Dam
- LEGEND FOR MONUMENTS**
- ⊕ IRON PIN SET
 - ⊕ IRON PIN FND.
 - ⊕ RAILROAD SPIKE
 - FENCE
 - ⊕ SURVEY POINT
 - ⊕ NAIL
 - ⊕ CONC. MARKER FND.
- GRID
- 100' 0 100'

NO.	DATE	DESCRIPTION
1	06-05-15	ORIGINAL ISSUE
2	06-17-15	REVISED PER STAFF COMMENTS
3	07-09-15	REVISED PER ENGINEER'S COMMENTS

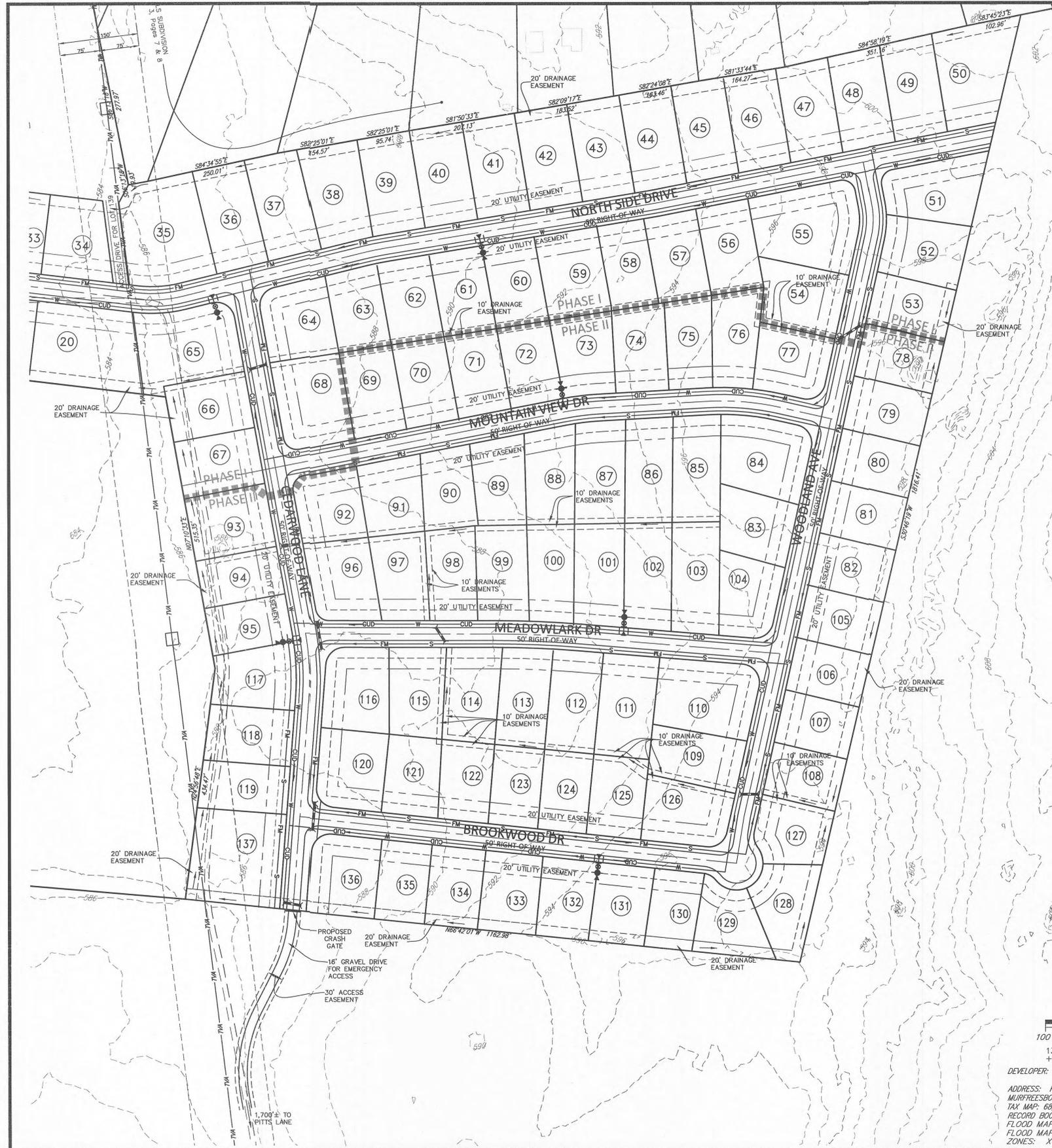


PRELIMINARY PLAN

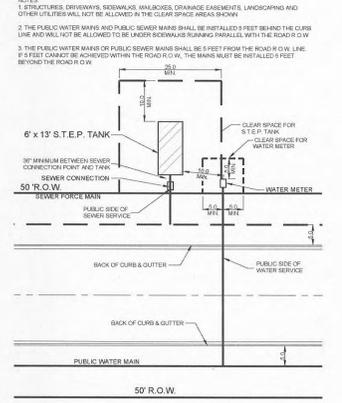
NORTH SIDE ESTATES AT LASCASSAS ROAD MURFREESBORO, TN

21st CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

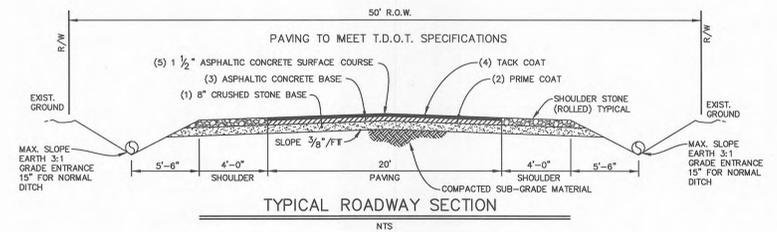
DATE: JUNE 2015 SCALE: 1" = 100' SH. 1 OF 2



THE SEPARATION REQUIREMENTS SHOWN APPLY TO DEVELOPMENTS THAT ARE SERVED BY DECENTRALIZED WASTEWATER SYSTEMS
SCALE: 1" = 10'



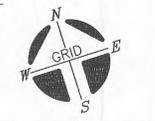
TYPICAL EASEMENT LAYOUT FOR STEP LOTS



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 (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Siltation Fence (Initial Measure)
- Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

LEGEND FOR MONUMENTS
 I.P.S. ○ IRON PIN SET
 I.P.F. ○ IRON PIN FND.
 ○ RAILROAD SPRING
 — FENCE
 ● SURVEY POINT
 △ NAIL
 ■ CONC. MARKER FND.



100' 0' 100'
 79± ACRES
 137 RESIDENTIAL LOTS
 +2 COMMON AREA LOTS

DEVELOPER: OAKLAND DEVELOPMENTS, LLC
 ATTENTION: KATHY NOBLES
 ADDRESS: P.O. BOX 331258
 MURFREESBORO, TN 37133
 TAX MAP: 68, PARCEL: 97
 RECORD BOOK: 543, PG: 2252
 FLOOD MAP PANEL: 47149C0164H
 FLOOD MAP DATED: JANUARY 5th, 2007
 ZONES: X

TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM RUTHERFORD COUNTY GIS.



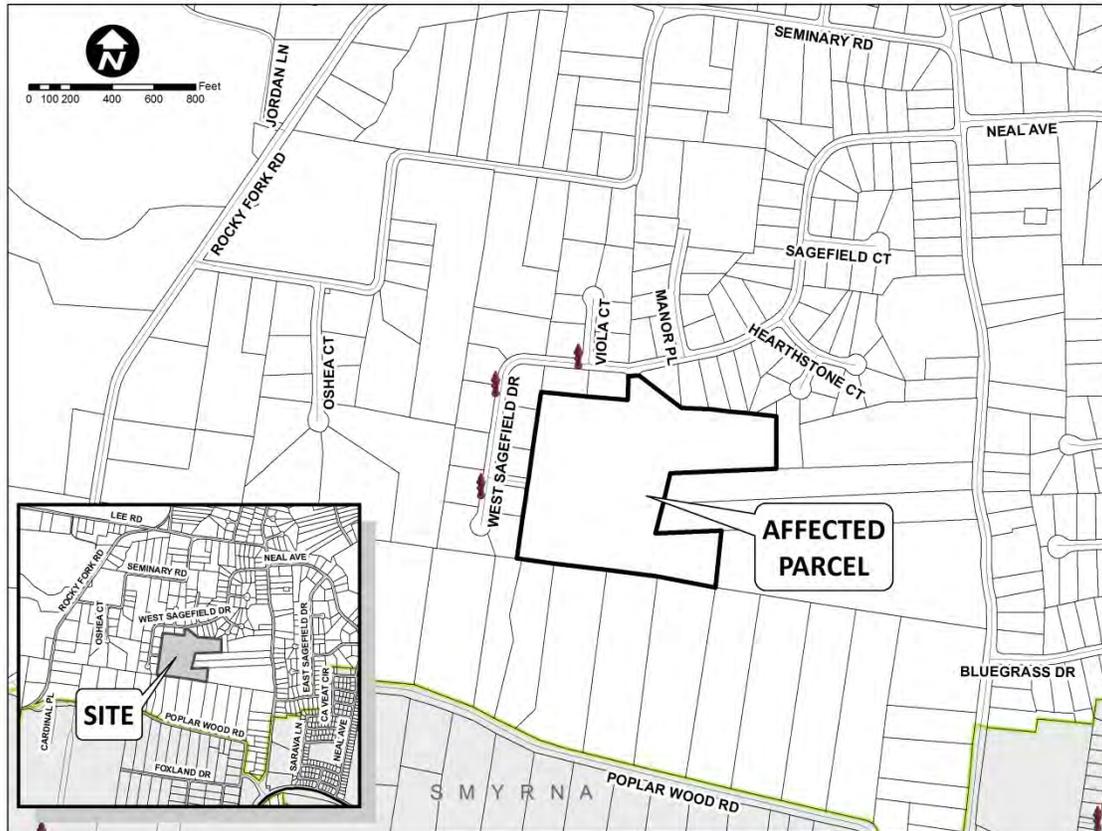
NO.	DATE	DESCRIPTION
1	06-05-15	ORIGINAL ISSUE
2	06-17-15	REVISED PER STAFF COMMENTS
3	07-09-15	REVISED PER ENGINEER'S COMMENTS

PRELIMINARY PLAN
NORTH SIDE ESTATES
 AT LASCASSAS ROAD
 MURFREESBORO, TN
 21st CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JUNE 2015 SCALE: 1" = 100' SH. 2 OF 2

Rutherford County Regional Planning Commission July 27, 2015 Staff Comments

Plat/Plan Name: Poplar Cove Section III (15-1011)
Request: Preliminary Plan Approval
Site Details: 7 lots on 5.57 acres, zoned RM
Applicant: Harmony Homes of Tennessee
Property Location: West Sagefield Drive

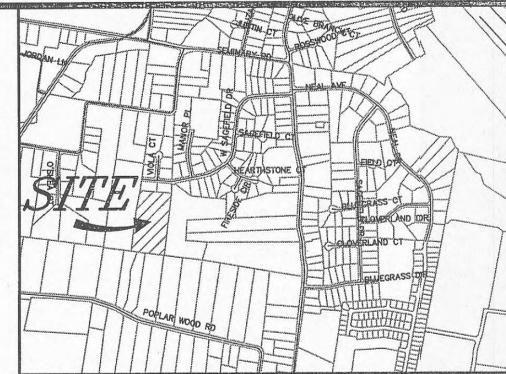


The subject property is located on the east side of West Sagefield Drive. The applicant proposes to develop seven residential lots on the property.

Staff has a number of comments on this plan, but none which Staff feels cannot be adequately addressed prior to the Planning Commission's meeting. No waivers are being requested.

Any approval should be made subject to all Staff Comments.

LINE	LENGTH	BEARING
L1	49.98	N08°18'48"E
L2	61.73	S56°23'18"E
L3	55.33	S08°15'59"W
L4	56.40	N82°13'15"W
L5	27.20	S81°51'02"E



LOCATION MAP
N.T.S.

PLAT NOTES

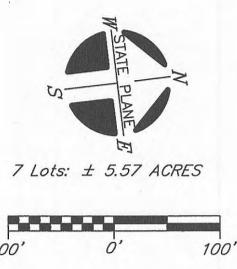
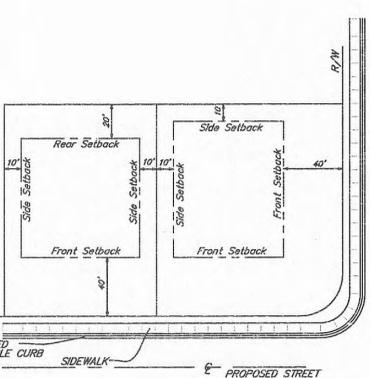
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be Present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, Telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- The soil types and locations shown on lot 1 hereon are taken from soils maps provided by [redacted], dated [redacted]. The local health authority maintains a copy of the soils maps and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).



LEGEND

- ⊗ Existing Power Pole
- W--- Existing Water Line
- E--- Existing Electric Line
- G--- Existing Gas Line
- IPPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP-H/S ENGR.)
- IPF ○ IRON PIN FND.(SIZE AND DESCRIP. STATED)
- RAILROAD SPIKE
- * FENCE
- SURVEY POINT

RECEIVED
JUL 10 2015
BY:



DEVELOPER: Harmony Homes of Tennessee
C/O Tyler Thomason
ADDRESS: 1480 Kensington Square Cir.
Murfreesboro, TN 37130

OWNER: VERNON SMOTHERMAN
ETUX NANCY SMOTHERMAN
ADDRESS: 731 W. Sagefield Ct.
Smyrna, TN 37167
Tax Map 50, Parcel 66.02

I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee minimum standards of practice for land surveyors.

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

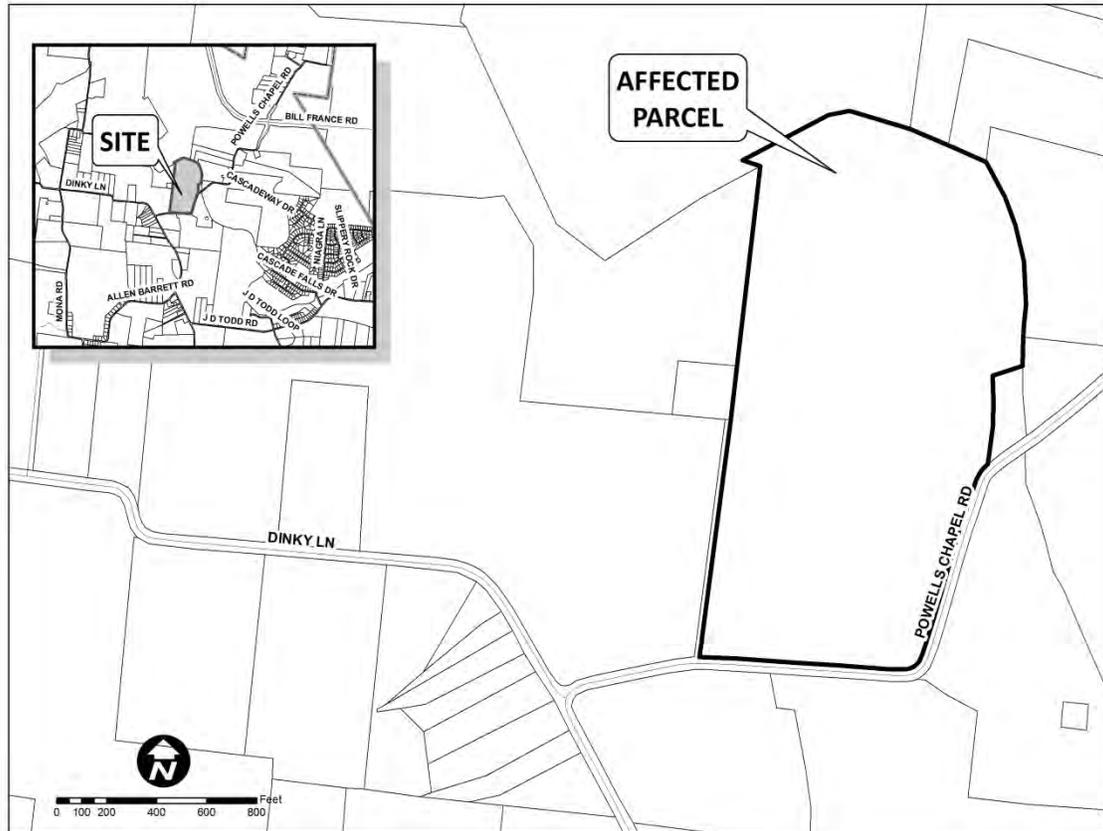
PRELIMINARY PLAN
POPLAR COVE
SECTION III
West Sagefield Drive, Smyrna
4th Civil District of Rutherford County, Tennessee

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

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149C0116J DATED: 10/16/08

Rutherford County Regional Planning Commission July 27, 2015 Staff Comments

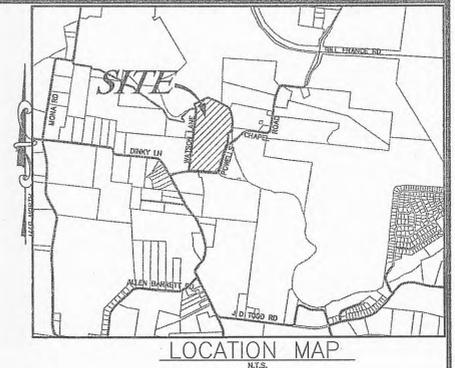
Plat/Plan Name: Angler's Retreat (15-1012)
Request: Preliminary Plan Approval
Site Details: 75 lots (73 buildable) on 48.3 acres, zoned RM
Applicant: Jonathan Troutt
Property Location: Powell's Chapel Road



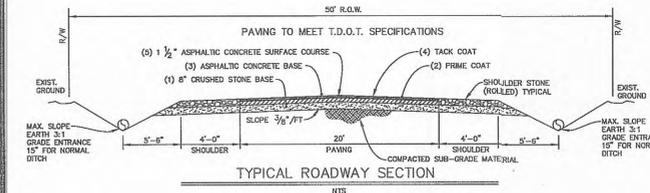
The subject property is located on the north side of Powell's Chapel Road. The applicant proposes to develop 73 residential lots on the property.

Staff had a pre-application meeting with the developer and his design engineer and most of the concerns expressed at that meeting were addressed in the original submittal. There are several items that still need to be addressed, but none that Staff feels would rise to the level of deferral. Powell's Chapel Road is listed on the County's Long Range Transportation Plan as requiring safety improvements. This doesn't typically necessitate right-of-way acquisition and the specifics can be worked out with the County's Highway Superintendent, Mr. Greg Brooks.

Any approval should be made subject to all Staff Comments.

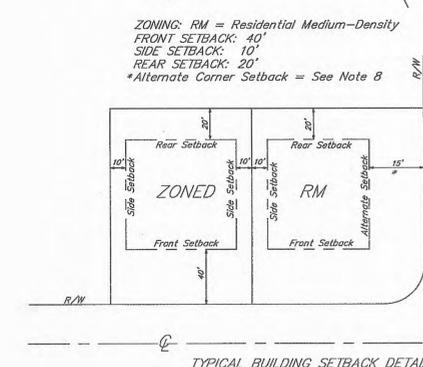


- PLAT NOTES**
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-261-1111.
 - 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.
 - It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from the structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conduits, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
 - Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission, except as noted.
 - All lots shall be served by a sewage system. A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built & occupied. C.U.D. access to the septic tank shall be unobstructed by fencing or landscaping. A permanent access easement exists on each lot at the septic tank location. This easement is intended to assure service and repair access to the septic tank.
 - The applicable zoning ordinance allows for an alternate setback of 15 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
 - 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. All main water line type are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension. Any street in this subdivision may be extended to adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - 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 denuded (undisturbed) for longer than 60 days.
 - Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
 - There shall be no direct vehicular access to Powell's Chapel Road from Lots 1 and 29 thru 41.



PROPOSED PAVEMENT SCHEDULE

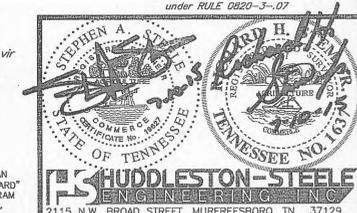
1.	8" COMPACTED STONE BASE MINIMUM 97% STANDARD PROCTOR DENSITY GRADING D PUG MILL MIX
2.	PRIME COAT (AT COUNTY ENGINEER'S DISCRETION) (402) 0.30 GAL/S.Y.
3.	3" ASPHALTIC CONCRETE BASE (307-B MODIFIED)
4.	TACK COAT (AT COUNTY ENGINEER'S DISCRETION) (403) 0.10 GAL/S.Y.
5.	1.5" ASPHALTIC CONCRETE SURFACE (307-CW)



DEVELOPER: Jonathan Troutt
The Troutt Company
ADDRESS: 2102 Battleground Drive
Murfreesboro, TN 37129

OWNER: Emile Odell Watson, et vir
Jerry Mitchell Watson
ADDRESS: 9743 Powells Chapel Road
Murfreesboro, TN 37129

Tax Map 21, Parcel 13.03
Deed Book 455, Page 530



Preliminary Plat
Angler's Retreat
9743 Powells Chapel Road
5th Civil District of Rutherford County, Tennessee

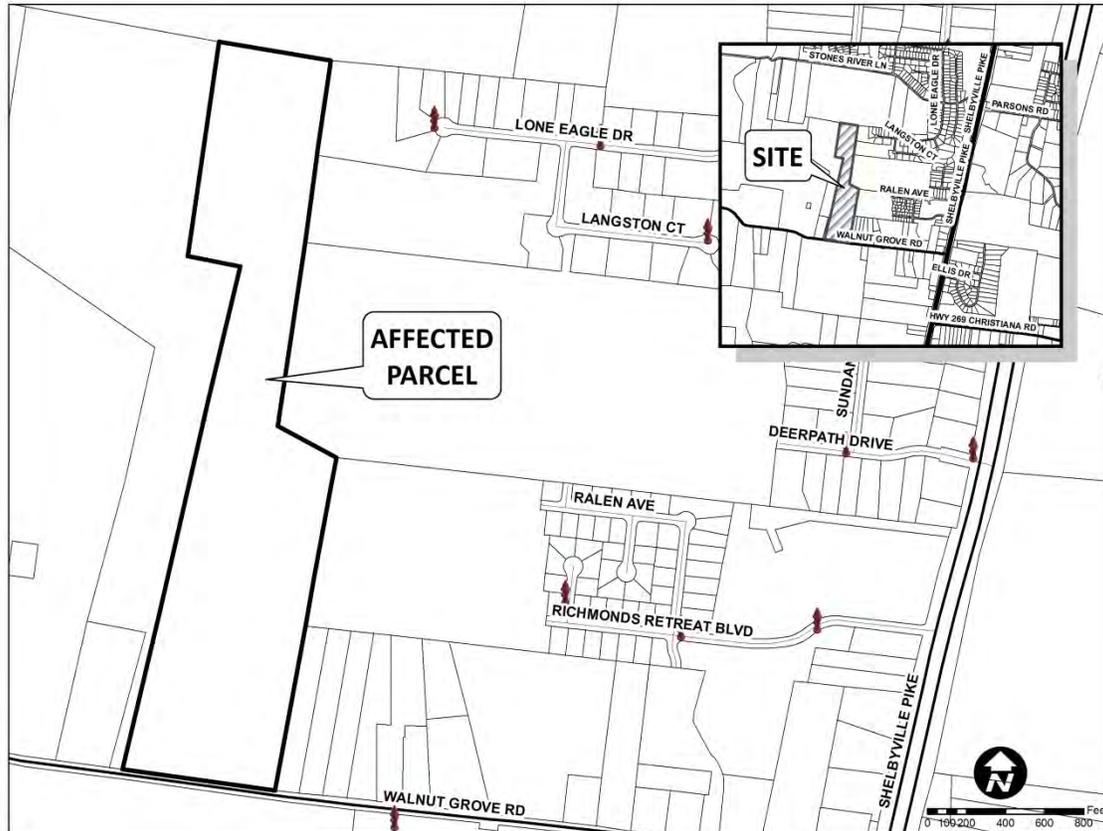
Date: June, 2015 Scale: 1"=100' Sheet 1 of 1

THIS PROPERTY IS PARTIALLY LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470185, PANEL NO. 0045H, ZONES: AE & X, DATED: 01-05-07.

9743 Powells Chapel Road, Murfreesboro, TN 37129
 10/23/2015 10:23:24 AM, 4/27/10

Rutherford County Regional Planning Commission July 27, 2015 Staff Comments

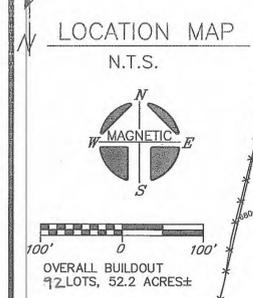
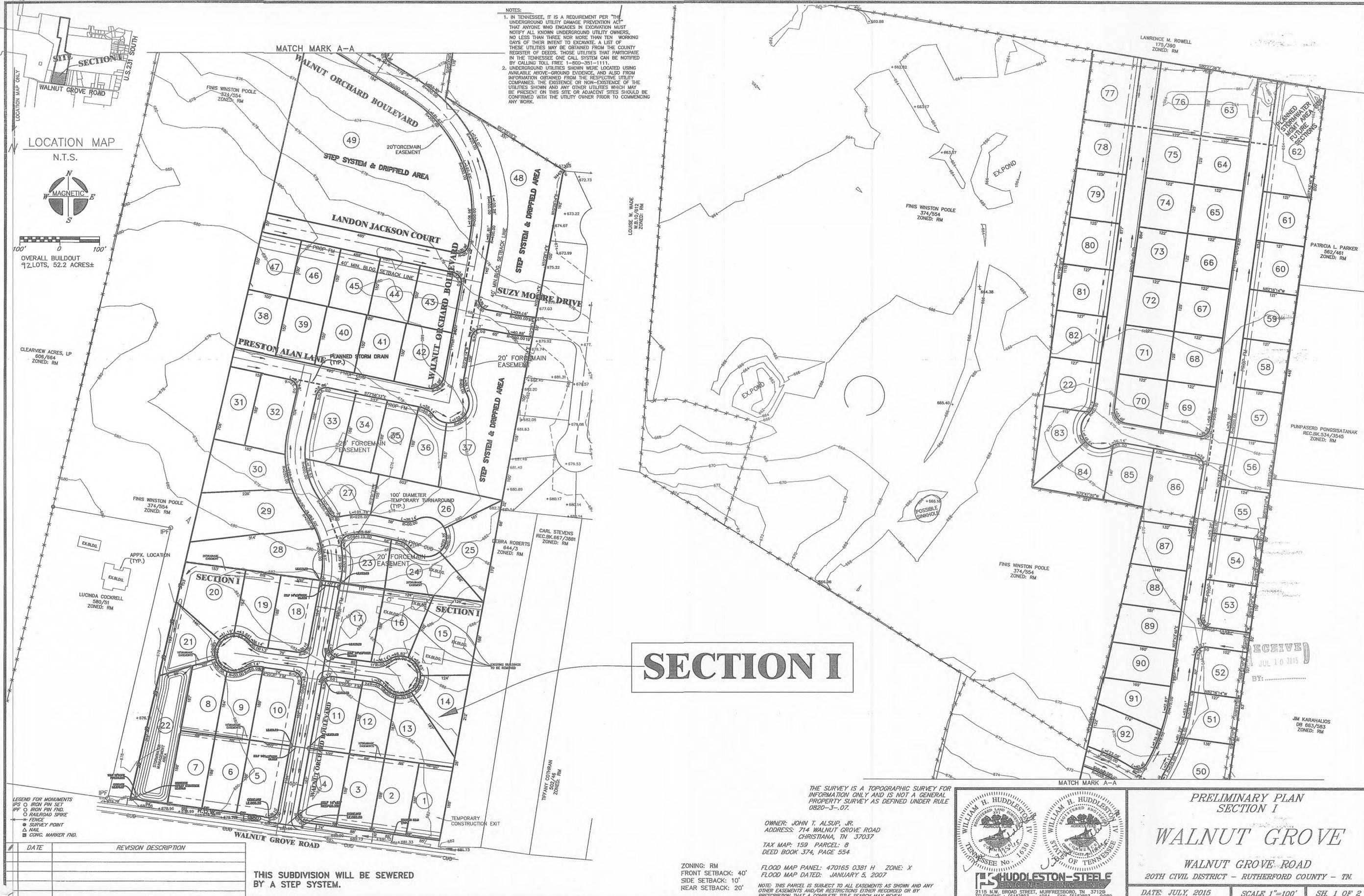
Plat/Plan Name: Walnut Grove (15-1013)
Request: Preliminary Plan Approval
Site Details: 92 lots on 52.2 acres, zoned RM
Applicant: Livesay Properties, Inc.
Property Location: Walnut Grove Road



The subject property is located on the north side of Walnut Grove Road. The applicant proposes to develop 92 residential lots on the property.

Staff has sent a number of comments to the design engineer on this project, as the plan appears to be incomplete. If these comments aren't addressed to Staff's satisfaction prior to the Planning Commission meeting, this item will be removed from the agenda.

NOTES:
 1. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
 2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.



CLEARVIEW ACRES, LP
 509/564
 ZONED: RM

FINIS WINSTON POOLE
 374/554
 ZONED: RM

LUCINDA COCKRELL
 589/51
 ZONED: RM

DEBRA ROBERTS
 644/3
 ZONED: RM

CARL STEVENS
 REC.BK.667/3881
 ZONED: RM

TIFFANY COTHRAN
 522/48
 ZONED: RM

FINIS WINSTON POOLE
 374/554
 ZONED: RM

PATRICIA L. PARKER
 862/461
 ZONED: RM

PUNPASERO PONGSISATANAK
 REC.BK.534/3545
 ZONED: RM

JM KARHALOS
 683/583
 ZONED: RM

SECTION I

LEGEND FOR MONUMENTS
 IPF O IRON PIN SET
 IPF O IRON PIN FIND
 O RAILROAD SPIKE
 --- FENCE
 ● SURVEY POINT
 ▲ NAIL
 ■ CONC. MARKER FND.

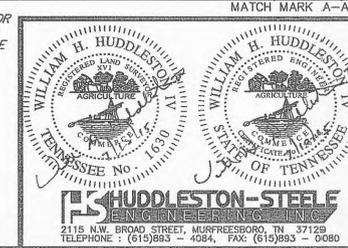
DATE	REVISION DESCRIPTION

THIS SUBDIVISION WILL BE SEWERED BY A STEP SYSTEM.

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

OWNER: JOHN T. ALSUP, JR.
 ADDRESS: 714 WALNUT GROVE ROAD
 CHRISTIANA, TN 37037
 TAX MAP: 159 PARCEL: 8
 DEED BOOK 374, PAGE 554

FLOOD MAP PANEL: 470165 0381 H ZONE: X
 FLOOD MAP DATED: JANUARY 5, 2007
 NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



PRELIMINARY PLAN
 SECTION I

WALNUT GROVE

WALNUT GROVE ROAD
 20TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

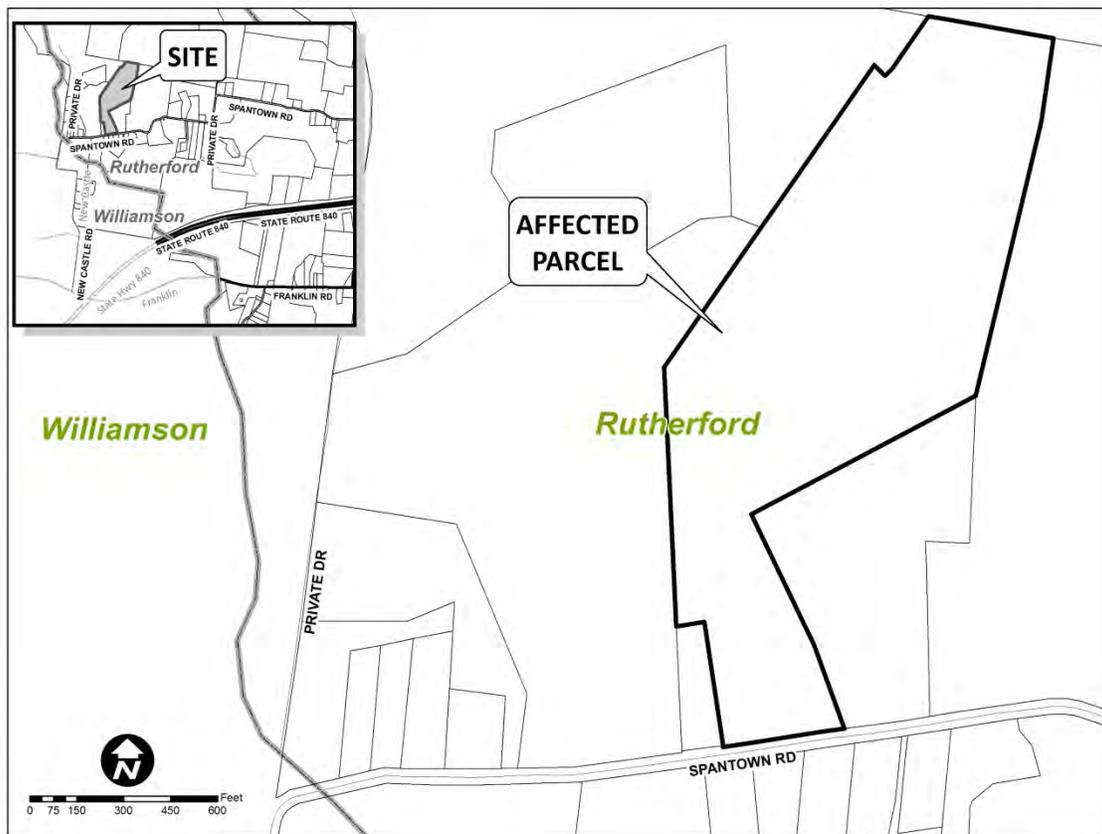
DATE: JULY, 2015 SCALE 1"=100' SH. 1 OF 2

\Land Projects 2006\Richmond Retreat\Walnut Grove Road Subdivision JULY2015.dwg, ACAD108, RP 8000 Series, 110

15-1013

Rutherford County Regional Planning Commission July 27, 2015 Staff Comments

Plat/Plan Name: William Council, Lot 4 (15-2050)
Request: Final Plat Approval. Includes a waiver request to the fire hydrant distance requirements
Site Details: 2 tracts on 13.5 acres, zoned RM
Applicant: Michael Ezell
Property Location: Spantown Road



The subject property is located on the north side of Spantown Road. The applicant is proposing to shift some property lines in order to place an existing single-family structure with five acres of property. The newly created tract will also have an access easement to remaining property to the north, which will be combined with the existing tract to the west. The reason this plat is coming before you is that a new lot is being created, although no new construction is anticipated, and the new lot has to meet the fire hydrant distance requirements, which this property cannot.

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

- PLAT NOTES**
- The purpose of this plat is to create Lot 4 William Council Subdivision and to combine 7.85 Acres with Parcel 59.0, Tax Map 76.
 - 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. These utilities that participate in the Tennessee One-Call System can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent areas should be confirmed with the utility owner prior to commencing any work.
 - It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
 - Parents may be subject to additional assessments, and/or restrictions, by record or prescription that a complete title search may reveal.
 - Public utility and drainage easements where shown herein are intended to indicate an easement for construction, operation, and maintenance of public utilities and iron-pipes; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - The soil types and locations shown on lot 1 herein are taken from data maps provided by Jack S. Duggins, dated The local health authority maintains a copy of the soils maps and has reviewed this plat for conformance with same. . . . The local Health-Science Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided herein.
 - All adjoining parcels are zoned RM per the Rutherford County Regional Planning Commission (RCRPC).
 - The nearest fire hydrant is more than 1,000 feet from the nearest property corner.

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

General approval is hereby granted for lot(s) 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 Division of Water Resources.

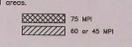
Date: 2014 TN Dept. of Environment & Conservation Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

SSDS AND SOIL AREAS

LOT	≤60 MPI	SSDS	TOTAL
1	11,790 SF	1,703 SF	13,493 SF

- Any cutting or filling after may render lots unsuitable for subsurface sewage disposal.
- Lot 2 is approved for up to a bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (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: _____ William K. Council
 Record Book 844, Page 2860
 Deed Book 599, Page 270 _____ Michael Allan Ezell

FINAL PLAT CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled Minor Plat Lot 4 William Council has been approved by the engineers for Nolensville/College Grove Utility District for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with N.J. C.G. U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date: _____ Nolensville/College Grove Utility District

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.

6-16-2015 _____ Richard H. Stern, Jr.
 Date: _____ Richard H. Stern, Jr., Tenn. Reg. No. 1637

CERTIFICATE OF APPROVAL FOR RECORDING

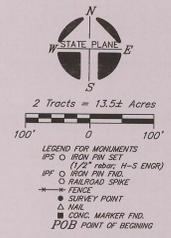
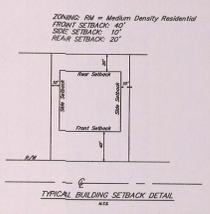
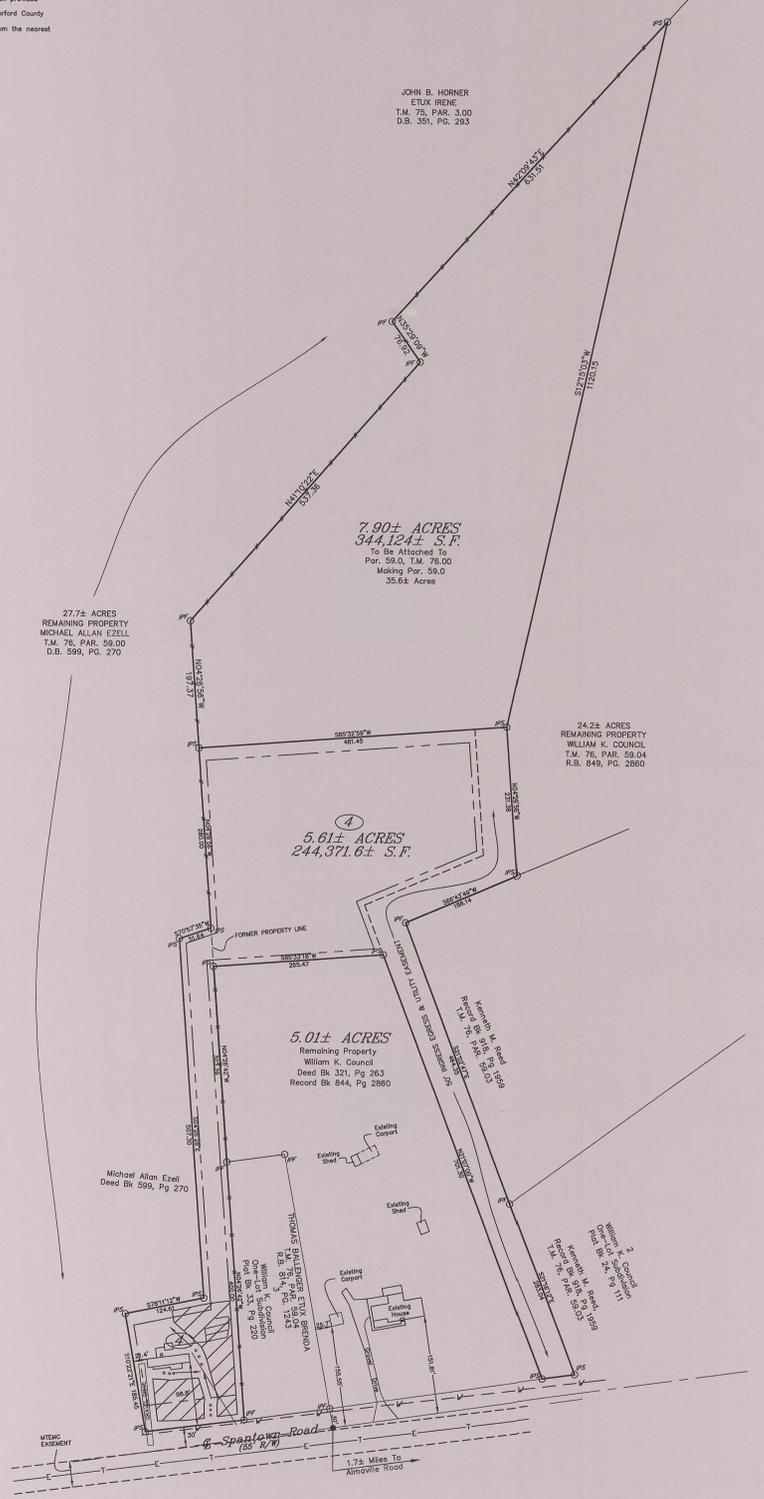
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office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

Date: _____ SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF ELECTRICAL 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 of MTEMC. No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC.

Date: _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION



OWNER: MICHAEL ALLAN EZELL
 ADDRESS: 11059 SPANTOWN RD
 ARRINGTON, TN 37014
 Tax Map 76, Parcel 59.00

OWNER: WILLIAM K. COUNCIL
 ADDRESS: 10974 SPANTOWN RD
 ARRINGTON, TN 37014
 Tax Map 76, Parcel 59.01

This parcel is not included in an area designated as "Special Flood Hazard Area" on the National Flood Insurance Program Community Map 4748C, Panel No. 0230A, Zone: X, Dated: October 16, 2008.

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

I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee minimum standards of practice for land surveyors.

BY: _____

RS HUDDLESTON-STEEL ENGINEERING
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 SURVEYING: 857-4284, FAX: 857-0060

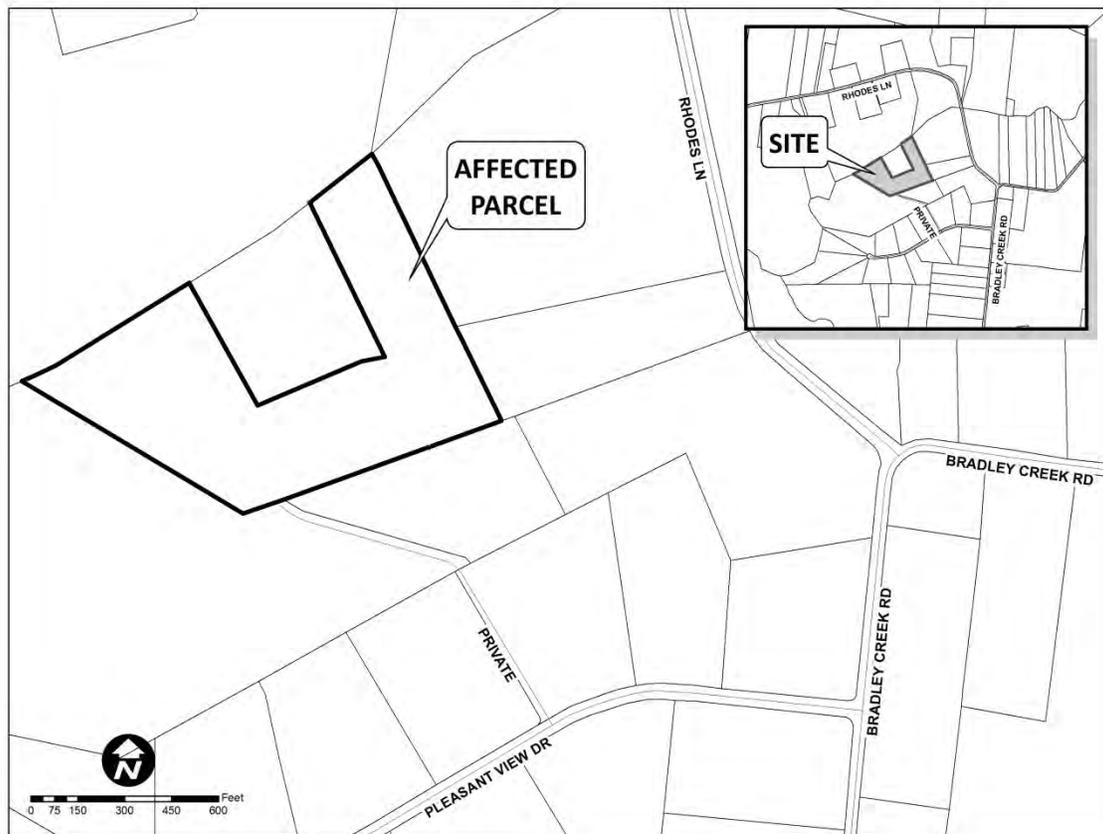
MINOR PLAT LOT 4 WILLIAM COUNCIL
 Spantown Road, Murfreesboro, TN
 4th Civil District of Rutherford County, Tennessee

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

152050

Rutherford County Regional Planning Commission July 27, 2015 Staff Comments

Plat/Plan Name: Pleasant View Section II, 2nd Resubdivision of Tract 2 (15-2052)
Request: Final Plat Approval. Includes a waiver request to the fire hydrant distance requirements
Site Details: 2 tracts on 15.23 acres, zoned RM
Applicant: Joe Russell
Property Location: Rhodes Lane

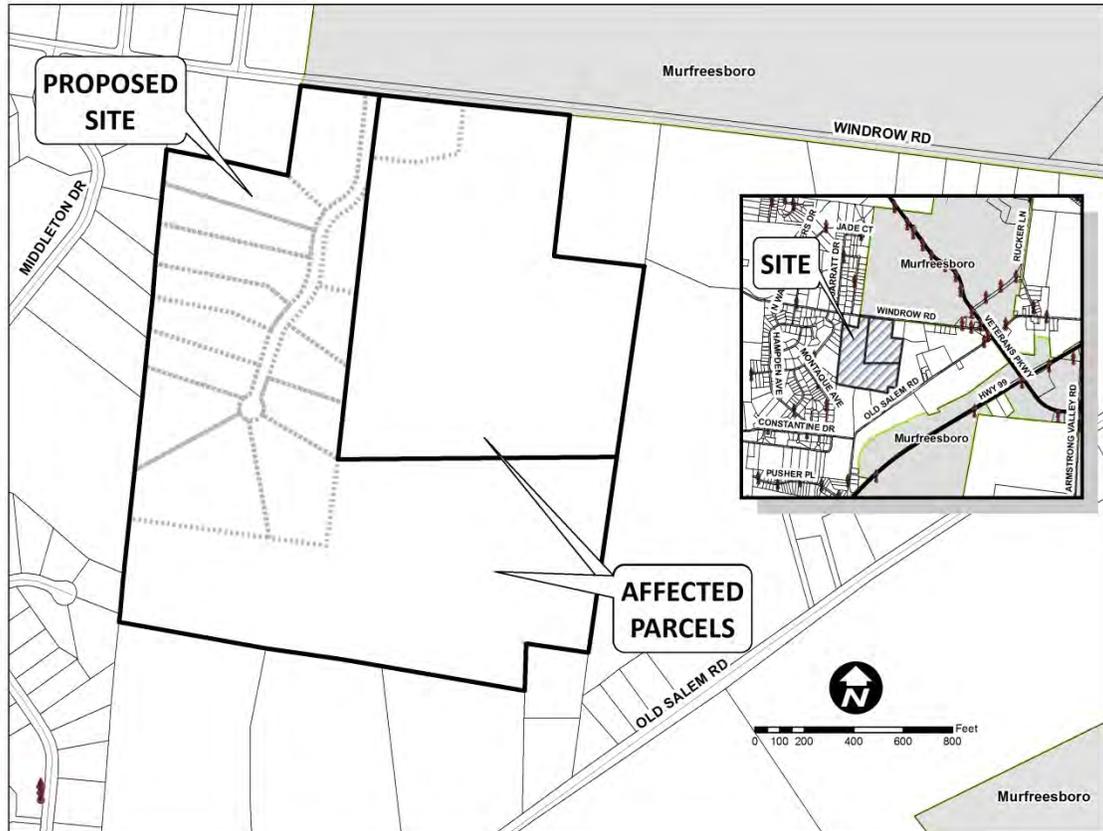


The subject property is located off of Rhodes Lane. This property has been the subject of subdivision plats and waivers in the past. The plat creating the current lot configuration was recorded in 2012 and included a waiver to the fire hydrant distance requirements. The applicant now would like to take some additional land from Tract Two and create another residential lot. This lot will be accessed by an existing 50-foot access easement. This will be only the second lot to access this easement, which is allowed by the Subdivision Regulations. The fire hydrant waiver is the only waiver requested or needed by this development. Staff has asked to applicant's design engineer to verify that a fire hydrant waiver is still needed in this area. If a fire hydrant can be supported, this item will be removed from the agenda.

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

Rutherford County Regional Planning Commission July 27, 2015 Staff Comments

Plat/Plan Name: Blackberry Farms (15-2053)
Request: Final Plat Approval
Site Details: 15 lots (14 buildable) on 32.37 acres, zoned RM
Applicants: Linda G. Gilley and Nathan Summar
Property Location: Windrow Road



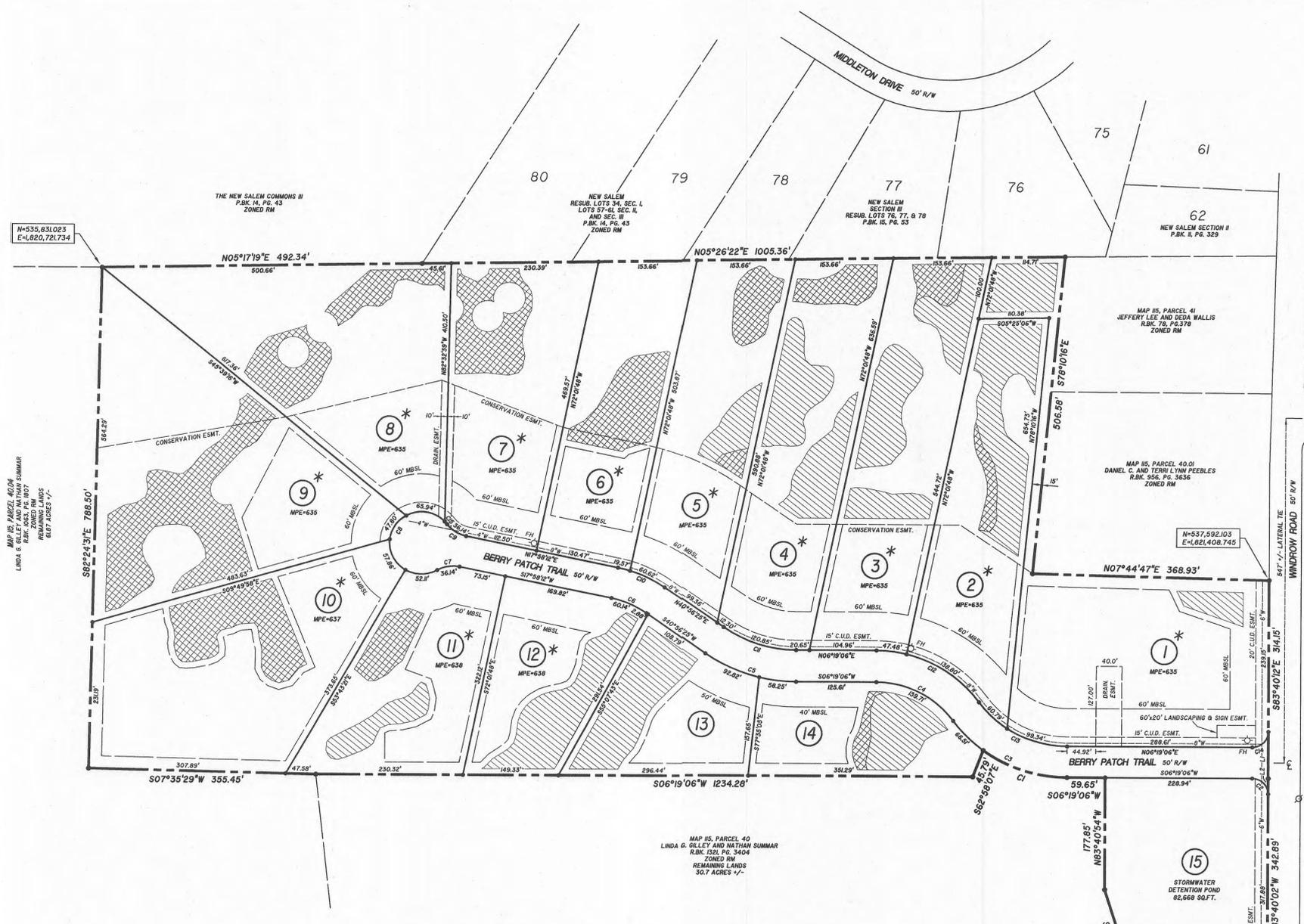
The subject property is located on the south side of Windrow Road. The preliminary plan for this development was approved at the Planning Commission's January 26, 2015 meeting. The final plat is consistent with the approved preliminary plan, with the exception of some changes to the lot lines of Lots 1 and 2. The reason for this lot line shift was to accommodate an additional soils site for Lot 1 without having to request an off-site soils easement. The remaining property will need to be combined with adjacent property under the applicant's ownership in order to avoid a landlocked tract. Besides this and a few other minor comments from Staff, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 14 SINGLE FAMILY LOTS AND 1 LOT FOR USE AS A STORMWATER DETENTION POND.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO CONTROL MONUMENT UG60-2-340 (AND 63-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 4749C0265 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 FLOODING 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 DENUDE 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 DENUDE 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 NEAR NEARER 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 1-800-351-3111.
- 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.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (CUD) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.

MAP IS, PARCEL 40.04
LINDA G. GILLEY & NATHAN SUMMAR
R.B.K. 1321, PG. 3404
ZONED RM
REMAINING LANDS
61.87 ACRES +/-



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 1321, PAGE 3404
RECORD BOOK 1063, PAGE 1807

TRUST UNDER WILL OF TALMADGE GILLEY, JR.
LINDA G. GILLEY, CO-TRUSTEE
NATHAN SUMMAR, CO-TRUSTEE

CERTIFICATE OF ACCURACY

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

SEC. INC. _____
DATE: 7-9-15
TENN. R.L.S. # 2381

REGISTERED SURVEYOR
D. A. PAKEL

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "BLACKBERRY FARMS" 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

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 ANNUAL 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

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 RESTRICTION BEFORE THE INITIATION OF CONSTRUCTION. THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

DATE: _____

T.D.E.C./D.W.R.

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: _____

PLANNING DIRECTOR



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

FINAL PLAT

Blackberry Farms

SUBDIVISION

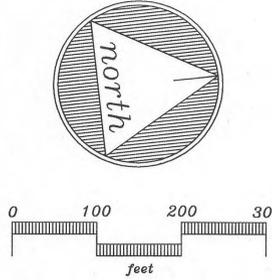
12th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7501 • FAX: (615) 895-2567

PROJ. # 14022 DATE: 7-10-15 REVISED: _____ FILE: BBFARMSPLAT DRAWN BY: ACAD/JWG SCALE: 1" = 100' SHEET 1 OF 1



LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- WATER LINE W/FIRE HYD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	36°11'46"	221.92'	140.20'	72.53'	137.88'	S24°24'59"W
C2	90°00'45"	25.00'	39.28'	25.01'	35.36'	S51°19'29"W
C3	53°22'00"	221.92'	206.70'	111.53'	199.31'	N33°00'06"E
C4	53°22'00"	150.00'	139.71'	75.39'	134.72'	S33°00'06"W
C5	34°37'19"	250.00'	151.07'	77.92'	148.78'	S23°37'45"W
C6	22°58'13"	150.00'	60.14'	30.48'	59.73'	S29°27'18"W
C7	41°24'36"	50.00'	36.14'	18.90'	35.36'	S02°44'06"E
C8	262°49'09"	50.00'	229.35'	36.69'	75.00'	N72°01'48"W
C9	41°24'35"	50.00'	36.14'	18.90'	35.36'	N38°40'29"E
C10	22°58'13"	200.00'	80.18'	40.64'	79.65'	N29°27'18"E
C11	34°37'19"	200.00'	120.85'	62.33'	119.02'	N23°37'45"E
C12	53°22'00"	200.00'	186.29'	100.52'	179.62'	N33°00'06"E
C13	53°22'00"	171.92'	160.13'	86.41'	154.41'	N33°00'06"E
C14	89°59'15"	25.00'	39.26'	24.99'	35.35'	N38°40'32"W
C15	6°27'09"	50.00'	3.63'	2.82'	5.63'	S86°09'12"W

LINE DATA

LINE	BEARING	DISTANCE
L1	S83°40'14"E	74.39'
L2	S63°39'56"E	25.01'

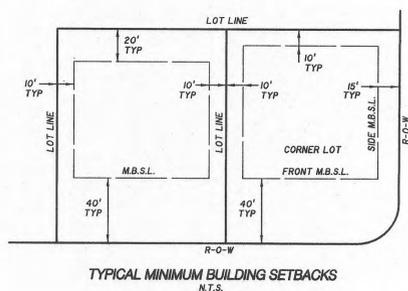
* MINIMUM PAD ELEVATION REQUIRED

NOTE: THESE LOTS ARE NOT IN A 100 YEAR F.E.M.A. FLOOD HAZARD AREA. MINIMUM PAD ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE OWNER FROM POSSIBLE HIGH WATER IN NEARBY DRAINAGE AREAS.

LOT AREAS

LOT NO.	LOT SQ.FT.	LOT ACRES	SOILS SQ.FT.	SOILS SQ.FT. 75 MPH
1	123,664	2.839	11,471	11,471
2	82,657	1.898	22,902	20,126
3	95,759	2.199	29,079	24,789
4	93,438	2.145	28,063	21,870
5	81,561	1.872	13,664	5,464
6	72,942	1.675	14,018	0
7	83,482	1.916	13,367	0
8	121,236	2.783	15,731	0
9	144,147	3.309	32,924	0
10	119,475	2.743	18,010	0
11	70,698	1.623	13,003	6,617
12	57,568	1.322	17,461	0
13	51,222	1.176	17,924	17,924
14	47,463	1.090	12,567	10,349
15	82,668	1.899	0	0

DETENTION POND



OWNERS:

LINDA G. GILLEY & NATHAN SUMMAR
CO-TRUSTEES OF THE
TRUST UNDER WILL OF TALMADGE GILLEY, JR.
4669 WINDROW ROAD
ROCKVALE, TN 37153
MAP IS, P/O PARCEL 40
R.B.K. 1321, PG. 3404
MAP IS, P/O PARCEL 40.04
R.B.K. 1063, PG. 1807

SITE DATA:

TOTAL AREA = 32.267 ACRES
AREA IN RIGHT-OF-WAY = 1796 ACRES
NO. OF SINGLE FAMILY LOTS = 14
NO. OF STORMWATER DETENTION LOTS = 1
MINIMUM LOT SIZE = 15,000 SQ.FT.
ZONING = RM

SOILS LEGEND

- 30/45/60 MPH SOILS ARE SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
- 75 MPH SOILS ARE MARGINALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION NOTES:

- ALL LOTS ARE APPROVED FOR BEDROOMS USING CONVENTIONAL SYSTEMS ONLY. LOTS CAN BE REVIEWED ON A LOT BY LOT BASIS.
- SHADED AREAS ARE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL ONLY. KEEP ALL BUILDINGS, DRIVEWAYS AND UNDERGROUND UTILITIES OUTSIDE THE SHADED SOILS AREAS. ANY ENCROACHMENT OF THESE AREAS MAY VOID LOT APPROVAL.

