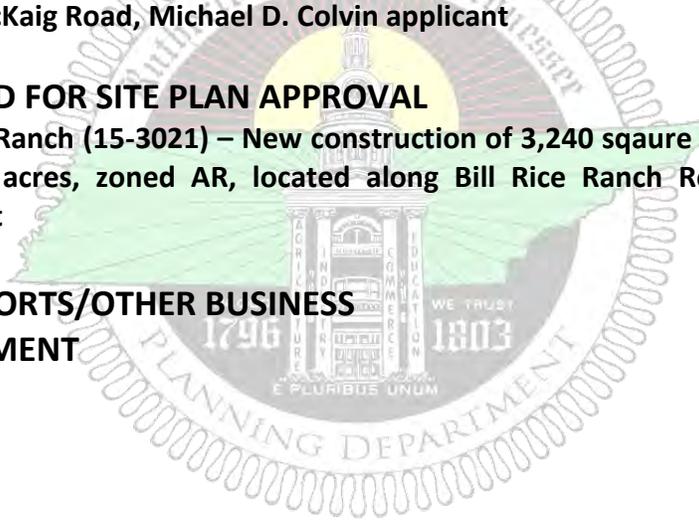


Rutherford County Regional Planning Commission

Agenda – August 24, 2015 – 9:00 AM

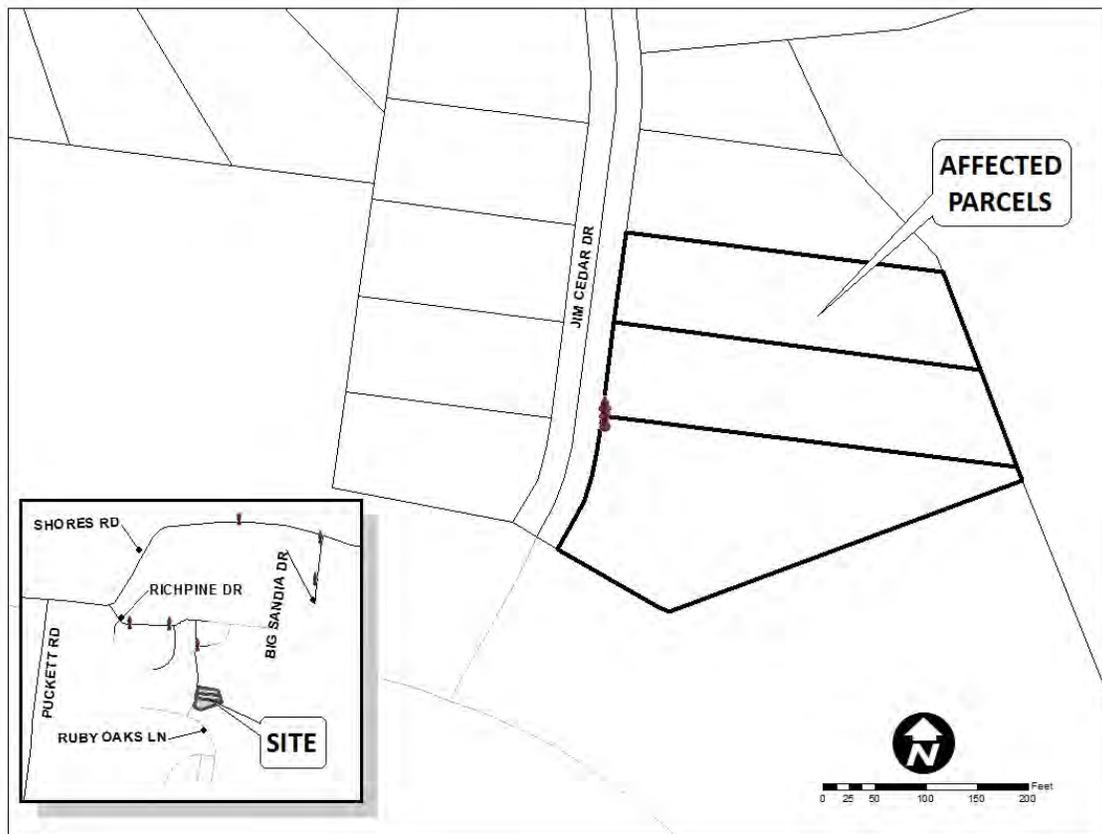
Planning Department Mezzanine Meeting Room

- I. CALL TO ORDER
- II. PRAYER/PLEDGE OF ALLEGIANCE
- III. ROLL CALL/DETERMINATION OF QUORUM
- IV. APPROVAL OF THE MINUTES FOR JULY 27, 2015 and AUGUST 10, 2015
- V. ITEMS WITHDRAWN/DEFERRED
- VI. SUBMITTED FOR FINAL PLAT APPROVAL
 - A. Springhouse, Section II, Revision to Lots 145, 146 and 147 and Atmos Energy Easement (15-2056) – 3 lots on 2.57 acres, zoned RM, located along Jim Cedar Drive, Springhouse Development, LLC, Eric and Karen Gibbons applicants
 - B. Colonial Estates, Section 13 (15-2058) – 3 lots on 2.11 acres, zoned RM, located along McKaig Road, Michael D. Colvin applicant
- VII. SUBMITTED FOR SITE PLAN APPROVAL
 - A. Bill Rice Ranch (15-3021) – New construction of 3,240 square feet of storage space on 4.76 acres, zoned AR, located along Bill Rice Ranch Road, Bill Rice Ranch applicant
- VIII. STAFF REPORTS/OTHER BUSINESS
- IX. ADJOURNMENT



Rutherford County Regional Planning Commission August 24, 2015 Staff Comments

Plat/Plan Name: Springhouse, Section II, Revision to Lots 145, 146 and 147 and Atmos Energy Easement (15-2056)
Request: Final Plat Approval
Site Details: 3 lots on 2.57 acres, zoned RM
Applicants: Springhouse Development, LLC, Eric and Karen Gibbons
Property Location: Jim Cedar Drive



The subject property is located in the Springhouse Subdivision. The plat was originally recorded in November of 2013 with a 30-foot Atmos Energy easement located at the rear of the properties. As it turns out, the gas line is not within the easement, but more towards the center of the properties. This plat was submitted to amend the location of the easement to match the actual location of the gas line. The line does not encroach on any of the building envelopes, so it should not affect development of the lots. There are no other changes proposed with this plat. It requires Planning Commission approval because it contains greater than two (2) lots.

Any approval should be made subject to all Staff Comments.

GENERAL NOTES

- THE PURPOSE OF RECORDING THIS FINAL PLAT IS TO CHANGE THE LOCATION OF THE ATMOS ENERGY EASEMENT TO REFLECT LOCATION IN THE FIELD.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UG802-521 AND UG802-524Z. DATUM - HORIZONTAL NAD 83-96, VERTICAL NAVD 88.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0235 H, EFFECTIVE DATE: JANUARY 5, 2007.
- THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OR 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.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC 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 (3) WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTERED DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-0888.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN 60 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 10 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 STOP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DIKES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- PROPERTY IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE 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. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26 INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- THE 20 FT. PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO ALL PUBLIC RIGHT-OF-WAY ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITY COMPANIES SUCH AS MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AT&T TELECOMMUNICATIONS, CONSOLIDATED UTILITY DISTRICT, CABLE TELEVISION COMPANIES, NATURAL GAS COMPANIES, AND OTHERS.

*** MIN. PAD & FFE REQUIRED**

| LOT NOS. | MIN. BLDG. PAD ELEV. | MIN. FIN. FLOOR ELEV. |
|----------|----------------------|-----------------------|
| 145 | 608.5 | 610.5 |
| 146 | 608.5 | 610.5 |

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

LOT AREAS

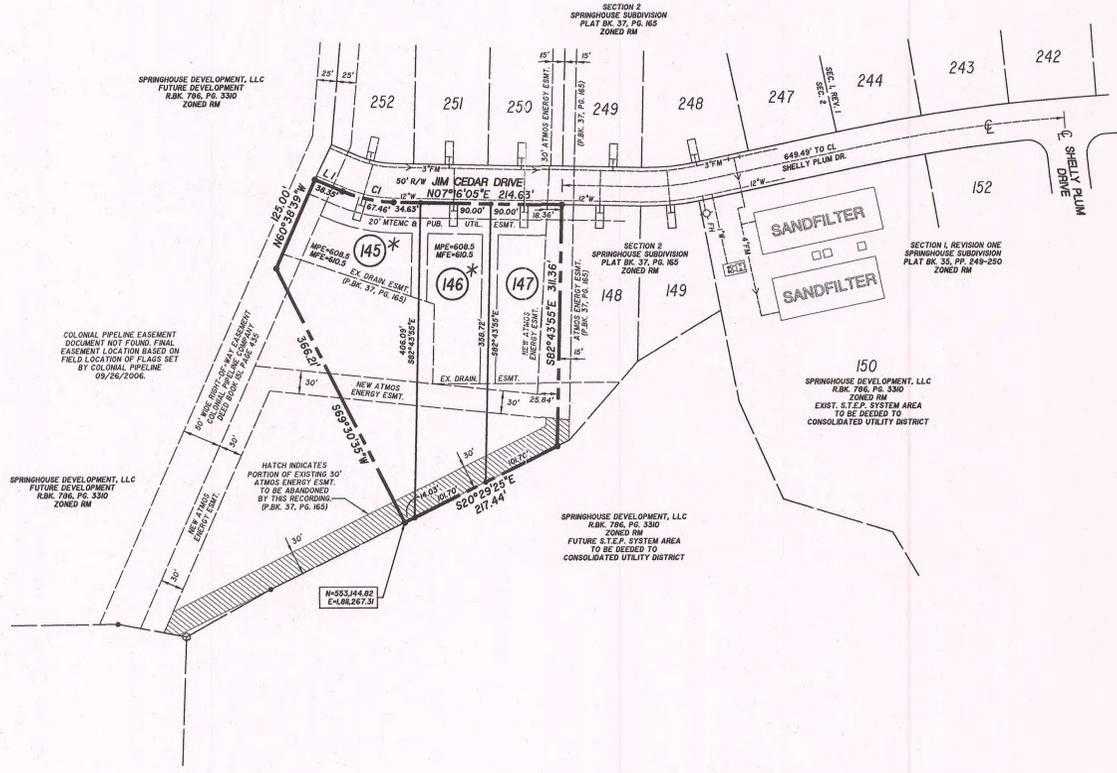
| LOT | SQ. FT. | ACRES |
|-----|---------|-------|
| 145 | 47,372 | 1.088 |
| 146 | 34,417 | 0.790 |
| 147 | 30,154 | 0.692 |

LINE DATA

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S29°21'21"W | 38.35' |

CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
|-------|-----------|---------|--------|---------|--------|---------------|
| C1 | 22°05'16" | 175.00' | 67.46' | 34.16' | 67.05' | S18°18'43"W |



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 ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____
 RECORD BOOK 786, PAGE 330 BOB PARKS, MANAGING MEMBER
 LOTS 145 & 147 SPRINGHOUSE DEVELOPMENT, LLC
 A TENNESSEE LIMITED LIABILITY COMPANY

DATE: _____
 RECORD BOOK 1315, PAGE 3730 ERIC GIBBONS
 LOT 146 OWNER LOT 146

DATE: _____
 RECORD BOOK 1315, PAGE 3730 KAREN GIBBONS
 LOT 146 OWNER LOT 146

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 SHOWN OR CREATED, AND THAT MONUMENTS HAVE BEEN WELL PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. NO. _____
 DATE: 8-4-15
 TENN. R.L.S. No. 1805 REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "REVISION TO LOTS 145, 146 & 147 AND ATMOS ENERGY EASEMENT, SECTION II, SPRINGHOUSE" 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 OF APPROVAL OF SEWER S.T.E.P. SYSTEM

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "REVISION TO LOTS 145, 146 & 147 AND ATMOS ENERGY EASEMENT, SECTION II, SPRINGHOUSE" 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 (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: _____
 AUTHORIZED MTEMC OFFICIAL

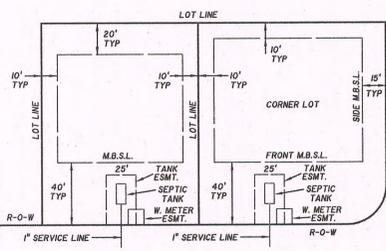
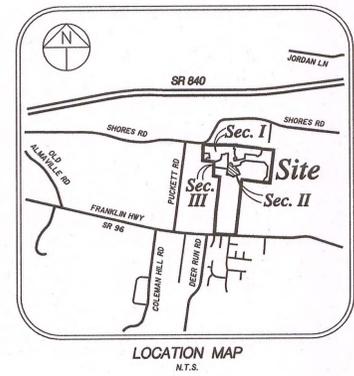
CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____
 SECRETARY, PLANNING COMMISSION

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOTS 145, 146 & 147 ON A FINAL PLAT ENTITLED "SPRINGHOUSE, SECTION II," AS RECORDED IN PLAT BOOK 37, PAGE 165, R.O.R.C., TN.

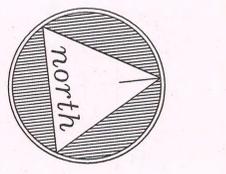
PLAT BOOK _____, PAGE _____
 TIME OF RECORDING: _____
 DATE OF RECORDING: _____



- SEPTIC TANK IS 6' X 15'.
- TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
- WATER METER TO BE 10' FROM SEPTIC TANK.

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

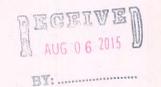
- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN SET (NEW)
 - CONC. MONUMENT (FOUND)
 - WATER LINE w/ FIRE HYD.
 - STEP SYSTEM FORCE MAIN



OWNER LOTS 145 & 147:
 SPRINGHOUSE DEVELOPMENT, LLC
 630 BROADMOR BLVD., SUITE 140
 MURFREESBORO, TN 37129
 MAP 94F, GROUP A, PARCEL 20.04 (LOT 147)
 MAP 94F, GROUP A, PARCEL 20.06 (LOT 145)
 RECORD BOOK 786, PG. 3310, R.O.R.C.

OWNER LOT 146:
 ERIC & KAREN GIBBONS
 586 JIM CEDAR DRIVE
 MURFREESBORO, TN 37128
 MAP 94F, GROUP A, PARCEL 20.05 (LOT 146)
 RECORD BOOK 1268, PG. 3692, R.O.R.C.

SITE DATA
 TOTAL AREA = 2.570 ACRES
 NO. LOTS = 3
 AREA IN RIGHT-OF-WAY = 0.0 ACRES
 MINIMUM LOT SIZE = 15,000 SQ.FT.
 ZONING = RM



FINAL PLAT
Revision To Lots 145, 146 & 147
and Atmos Energy Easement
SECTION II
SPRINGHOUSE
SUBDIVISION
 7th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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

| | | | | | |
|------------------|------------------------|-----------------------------------|-----------------------|---------------------|-----------------|
| PROJ. # 06102 | DATE: 07-29-15 REV. | FILE: SHSEC2REV 145-147PLAT | DRAWN BY: ACAD/JWG | SCALE: 1" = 100' | SHEET 1 OF 1 |
|------------------|------------------------|-----------------------------------|-----------------------|---------------------|-----------------|

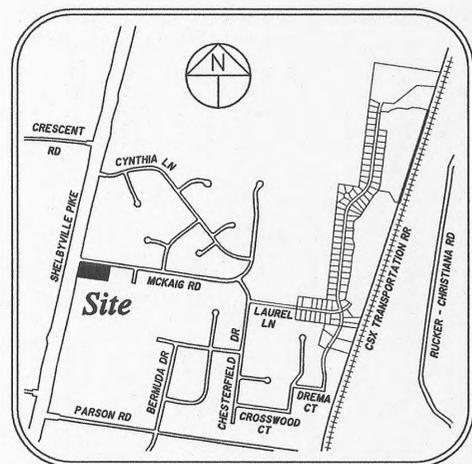
15-2056

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO RESUBDIVIDE MAP 149, PARCEL 45 INTO 3 LOTS, RETAINING THE ORIGINAL HOUSE.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT U6802-077, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 47149C0382 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 THIRTY (30) 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-III.
- 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 (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.
- CURRENT WATER LINE SERVICE FOR EXISTING HOUSE ON LOT 3 SHALL BE RELOCATED TO 6" WATER LINE IN MCKAIG ROAD. EXISTING SERVICE LINE IS TO BE CAPPED, AND LINE IN THE GROUND IS TO REMAIN. DO NOT DISTURB SOILS.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- 6" W — EXISTING WATER LINE



LOCATION MAP
N.T.S.

LOT DATA

| LOT NO. | LOT SQ.FT. | LOT ACRES | SOILS AREAS | | SQ.FT. TOTAL |
|---------|------------|-----------|------------------|---------------|--------------|
| | | | SQ.FT. 45/60 MPI | SQ.FT. 75 MPI | |
| 1 | 21,838 | 0.501 | 8,098 | - | 8,098 |
| 2 | 23,104 | 0.530 | 8,053 | - | 8,053 |
| 3 | 47,160 | 1.083 | 9,645 | - | 9,645 |

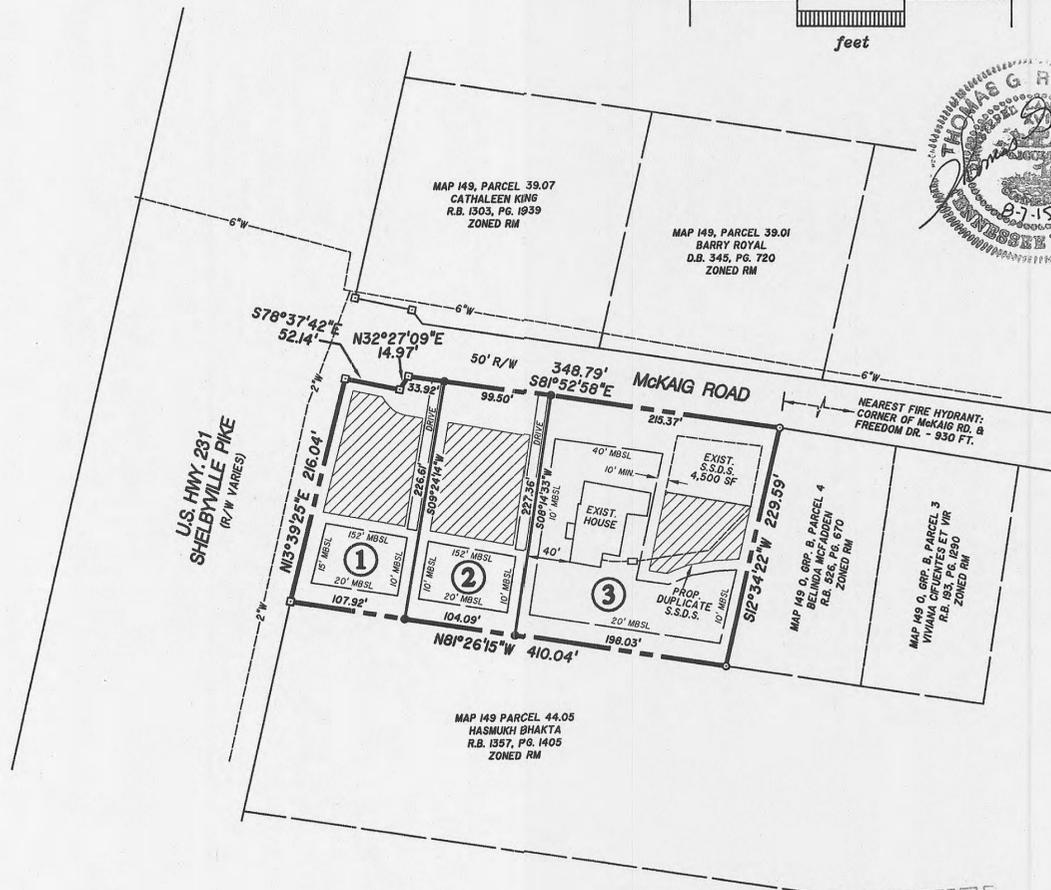
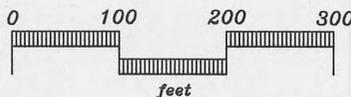
NOTE: LOT 3 HAS 4,500 SQ.FT. OF EXISTING SOILS AREA AND 5,145 SQ.FT. FOR A PROPOSED DUPLICATE SOILS AREA.

SOILS LEGEND

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



RECEIVED
AUG 07 2015

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

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF MAP 149, PAGE 45, IN R.B.K. 1384, PG. 3559, AS SHOWN ON G.I.S. MAPS FOR RUTHERFORD COUNTY, TENNESSEE.

OWNERS:
 MICHAEL D. COLVIN
 & ROBERT K. ZEITLER SR.
 1302 HONEYWOOD PLACE
 MURFREESBORO, TN 37130
 MAP 149, PARCEL 45
 R.B.K. 1384, PG. 3559

SITE DATA:
 TOTAL AREA = 2.14 ACRES
 AREA IN RIGHT-OF-WAY = 0.0 ACRES
 NO. OF LOTS = 3
 MINIMUM LOT SIZE = 15,000 SQ.FT.
 ZONING = RM

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 1384, PAGE 3559 MICHAEL D. COLVIN
 OWNER

DATE _____
 RECORD BOOK 1384, PAGE 3559 ROBERT K. ZEITLER, SR.
 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, 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 8-7-15 _____
 TENN. R.L.S. No. 1805 _____ REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "RESUBDIVISION OF MAP 149, PARCEL 45, SECTION 13, COLONIAL ESTATES" 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 (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE _____
 AUTHORIZED MTEMC OFFICIAL

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./G.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 _____
 SECRETARY, PLANNING COMMISSION

FINAL PLAT

Resubdivision of Map 149, Parcel 45
SECTION 13
COLONIAL ESTATES
SUBDIVISION

20th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

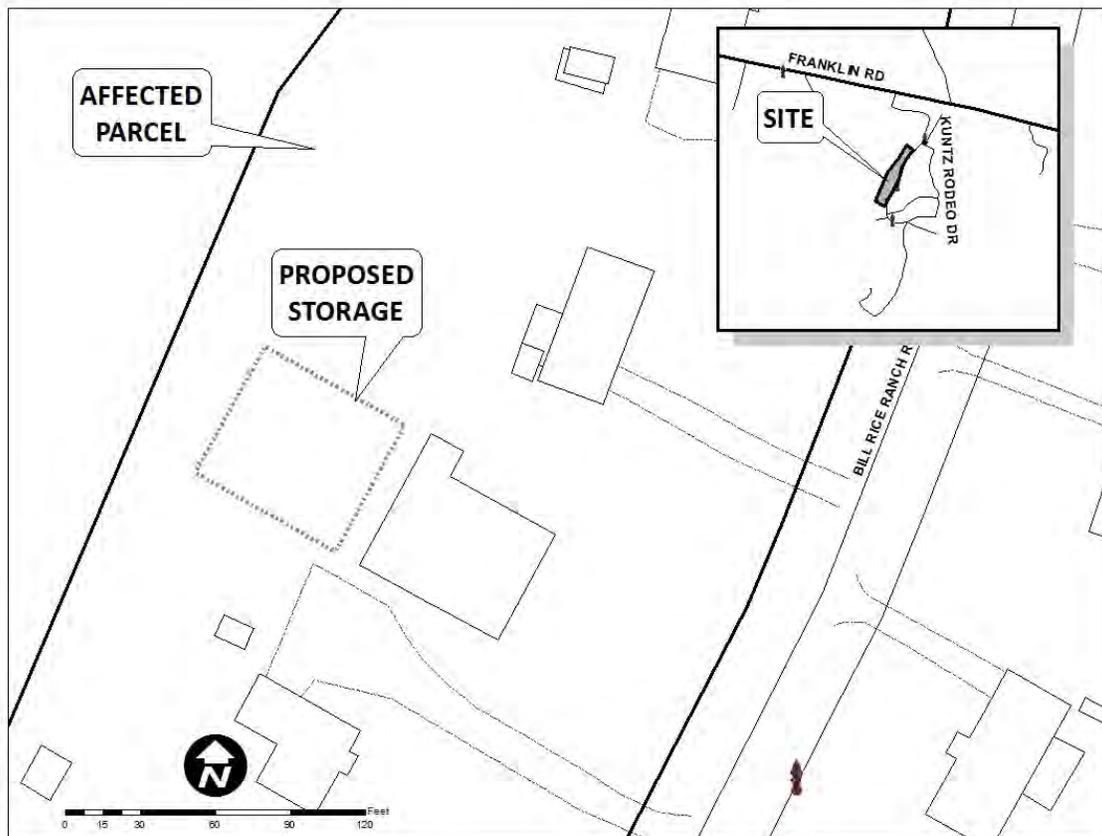
ENGINEERING • SURVEYING • LAND PLANNING
 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
 PHONE (615) 890-7901 • FAX (615) 895-2567

| | | | | | |
|------------------|------------------|----------------------|-----------------------|---------------------|-----------------|
| PROJ. # 06156 | DATE: 8-07-15 | FILE: CESECI3PLAT | DRAWN BY: ACAD/JWG | SCALE: 1" = 100' | SHEET 1 OF 1 |
|------------------|------------------|----------------------|-----------------------|---------------------|-----------------|

15-2058

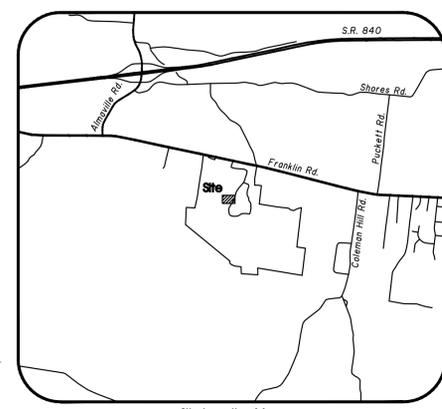
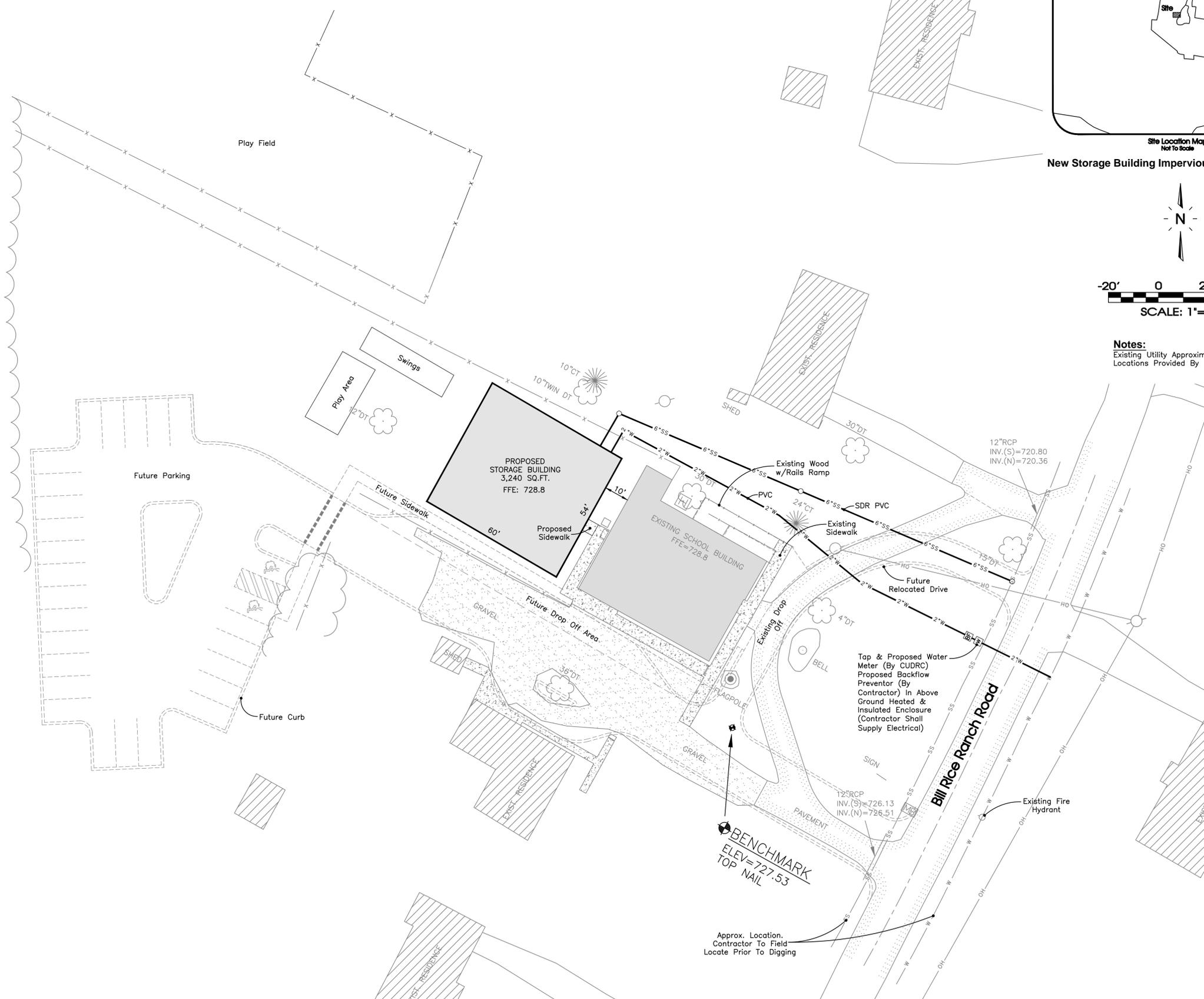
Rutherford County Regional Planning Commission August 24, 2015 Staff Comments

Plat/Plan Name: Bill Rice Ranch Storage Building (15-3021)
Request: Site Plan Approval
Site Details: New construction of 3,240 square feet of storage space on 4.76 acres, zoned AR
Applicant: Bill Rice Ranch
Property Location: Bill Rice Ranch Road – Off of Franklin Road/Highway 96

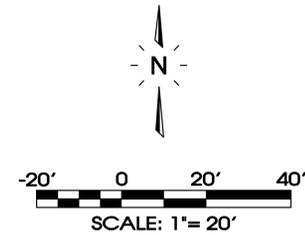


The subject property is located on the west side of Bill Rice Ranch Road, which extends off of Franklin Road/Highway 96. The Planning Commission approved a site plan for a school expansion in April 2015. After further review by the applicant, it was decided that instead of constructing a new school building, they would construct a storage building adjacent to the existing school building. The building will be used for storage in the near term, with long-term plans to convert the building to educational space. If/when the structure is ever converted into educational space, a revised site plan will need to be submitted to Staff that demonstrates compliance with the County's Zoning Ordinance, fire codes and building codes.

Any approval should be made subject to all Staff Comments.



New Storage Building Impervious Area: 3,240 Sq.Ft.



Notes:
Existing Utility Approximate Locations Provided By Owner.

Legend:

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

| | |
|-------------------------------|---------------|
| EXISTING PHONE | |
| EXISTING ELECTRIC | — OH — |
| PROPERTY LINE | — — — — |
| EASEMENTS | |
| RIGHT OF WAY | — ROW — |
| EROSION CONTROL SILT FENCE | — SF — SF — |
| EROSION EEL | — EEL — EEL — |
| EXISTING TREE LINE | — — — — |
| EXISTING FENCE LINE | — X — X — |
| MINIMUM BUILDING SETBACK LINE | — MBSL — |
| PHASE BOUNDARY | — — — — |
| EXISTING GAS LINE | — GAS — GAS — |
| PROPOSED GAS LINE | — GAS — GAS — |
| EXISTING STORM | — — — — |
| PROPOSED STORM | — STM — STM — |
| EXISTING CONTOUR LINES | — 601 — |
| PROPOSED CONTOUR LINES | — 601 — |
| EXISTING SANITARY SEWER | — SS — SS — |
| PROPOSED SANITARY SEWER | — SS — SS — |
| EXISTING WATER | — W — W — |
| PROPOSED WATER | — W — W — |

Owner:
Bill Rice Ranch, Inc.
627 Bill Rice Ranch Rd.
Murfreesboro, TN 37128
Phone: 615-893-2767

Developer:
Legacy Construction
880 Commercial Ct.
Murfreesboro, TN 37129
Phone: 615-895-7010

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0230J, Dated 10/16/2008, #47149C0235H, Dated 1/5/2007.

Land Data:
Zoning: AR-Agricultural Residential
Area: 425.00± Acres
12th Civil District

Deed Reference:
Tax Map 94, Parcel 72
O.Bk. 0440, Pg. 858

Intended Use:
Storage

Building Data Phase 1:
Prop. Bldg: 3,240 Sq.Ft.
Building Height: 1 Story 16'-0"

Building Setbacks:
Front: 50 Ft.
Side: 20 Ft.
Rear: 10 Ft.

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

MATTHEW A. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 0000000000

**Bill Rice Ranch Storage
Storage Building**
Rutherford County, TN

REVIEW SET
(Not Intended For Construction)

REVISIONS:

| | |
|-----------------------------|-----------------|
| DATE: 8-7-15 | DRAWN: CAM, SJA |
| CHECKED: RSM, MAT | |
| FILE NAME: 99132project.dwg | |
| SCALE: 1"=20' | |
| JOB NO. 99132 | |
| SHEET: C2.0 | |

Site & Utility Plan

