

# **Rutherford County Regional Planning Commission**

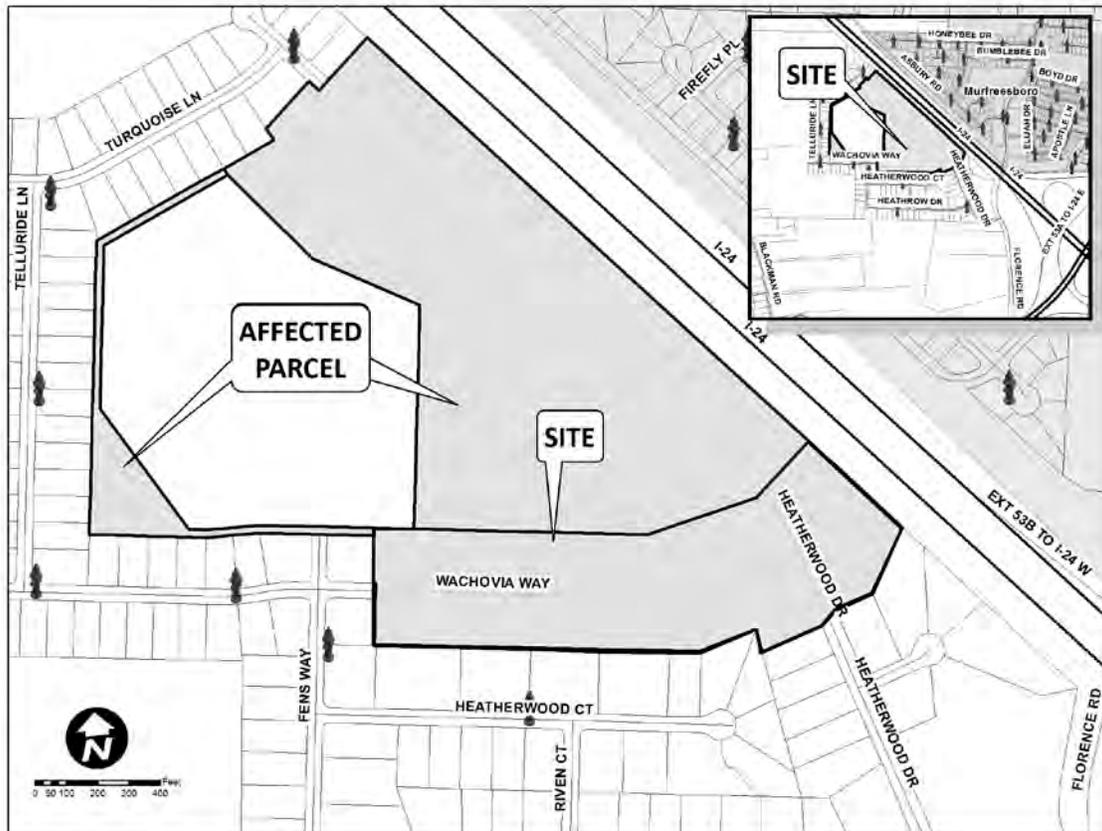
**Agenda – October 26, 2015 – 9:00 AM**

**Planning Department Mezzanine Meeting Room**

- I. CALL TO ORDER**
- II. PRAYER/PLEDGE OF ALLEGIANCE**
- III. ROLL CALL/DETERMINATION OF QUORUM**
- IV. APPROVAL OF THE MINUTES FOR OCTOBER 12, 2015 MEETING**
- V. ITEMS WITHDRAWN/DEFERRED**
- VI. NEW BUSINESS**
  - A. SUBMITTED FOR FINAL PLAT APPROVAL**
    - 1. Heatherwood Section III, Phase I and the Resubdivision of Lot 146 (15-2076) – 9 lots (8 residential, 1 common area) on 5.91 acres, zoned RM, located along Wachovia Way (West of Florence Road), Gibson Development, LLC applicant
    - 2. Heatherwood Section III, Phase II (15-2077) – 23 lots on 10.97 acres, zoned RM, located along Wachovia Way and Heatherwood Drive (West of Florence Road), Gibson Development, LLC applicant
    - 3. Ridge View at Crescent Ridge Section IV (15-2078) – 20 lots on 9.48 acres, zoned RM, located along Twin View Drive (West of Barfield Crescent Road), New South Developers, LLC applicant
    - 4. Stewart Springs Section 4, Phase II (15-2079) – 31 lots on 15.24 acres, zoned RM, located along Constellation Court (North of Burnt Knob Road), Salem Creek Partnership applicant
    - 5. Ridge Crest (15-2081) – 22 lots on 11.32 acres, zoned RM, located along Titus Lane (West of Barfield Crescent Road), New South Developers, LLC applicant – Includes a waiver for off-site drainage
- VII. OLD BUSINESS**
- VIII. STAFF REPORTS/OTHER BUSINESS**
  - A. Amendments to the Zoning Ordinance – Mini-Storage Setback Requirements**
- IX. ADJOURNMENT**

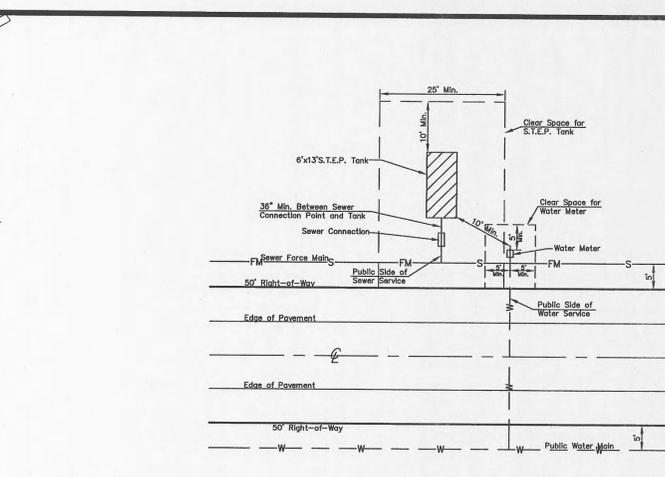
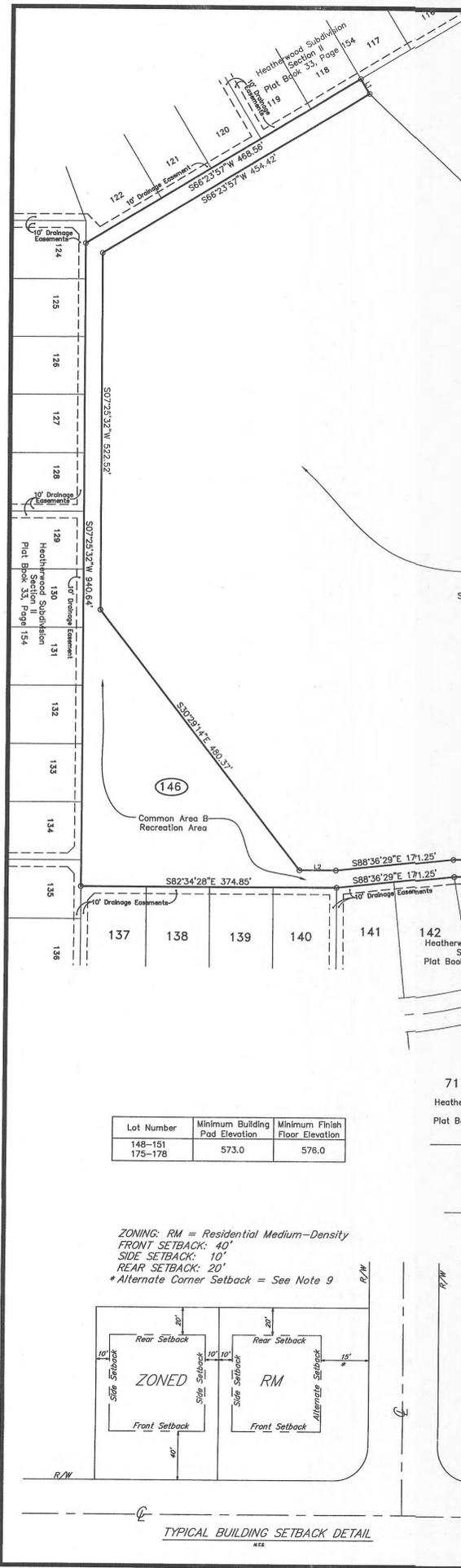
## Rutherford County Regional Planning Commission October 26, 2015 Staff Comments

**Plat/Plan Name:** Heatherwood Section III, Phase I and the Resubdivision of Lot 146 (15-2076)  
**Request:** Final Plat Approval  
**Site Details:** 9 lots (8 residential, 1 common area) on 5.91 acres, zoned RM  
**Applicants:** Gibson Development, LLC  
**Property Location:** Wachovia Way (West of Florence Road)



The Planning Commission approved the preliminary plan for this section at their July 28, 2014 meeting. This plat appears to be consistent with that plan. Besides some housekeeping changes, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.



**TYPICAL EASEMENT LAYOUT FOR STEP LOTS**  
N.T.S.

NOTES:  
1. Structures, driveways, sidewalks, mailboxes, drainage easements, landscaping and other utilities will not be allowed in the Clear Space Area shown.  
2. The public water mains or public sewer mains shall be 5 feet beyond the road right-of-way line.

**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.

GIPSON DEVELOPMENT, LLC

Date \_\_\_\_\_  
Record Book 680, Page 2878 Michael R. Gipson

**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 Road Commissioner or the City Engineer.

10-7-2015  
Date Richard H. Stern, Jr., R.L.S./No. 1637

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

Date \_\_\_\_\_ SECRETARY, PLANNING COMMISSION  
Date \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

**Certificate of Electric**

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

Date \_\_\_\_\_ M.T.E.M.C. Official

**Certificate of Water Service**

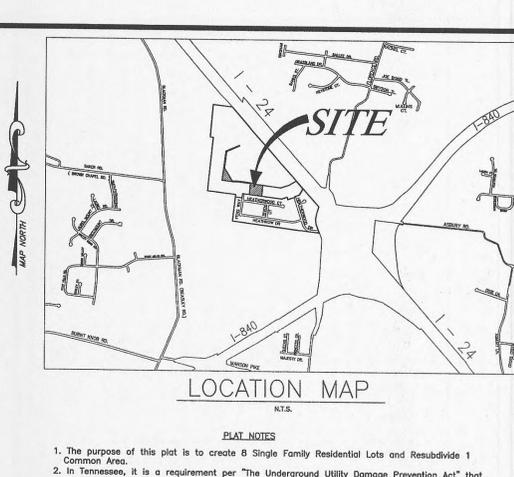
I hereby certify that the subdivision plat entitled "Heatherwood - Section III - Phase I and the Resubdivision of Lot 146" has been approved by the engineers for Consolidated Utility District of Rutherford County (CUDRC) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated Utility District of Rutherford County (CUDRC) specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

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

**Certificate of Approval of Sewer STEP System**

I hereby certify that the subdivision plat entitled "Heatherwood - Section III - Phase I and the Resubdivision of Lot 146" has been received by Consolidated Utilities District for review and soils analysis. Design and construction will meet Consolidated Utilities District specifications. Construction will not start until a notice to proceed is given by Consolidated Utility District.

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



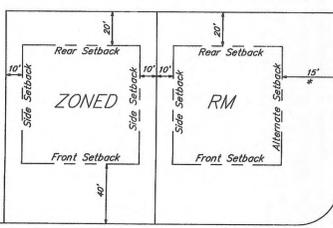
- PLAT NOTES**
- The purpose of this plat is to create 8 Single Family Residential Lots and Resubdivide 1 Common Area.
  - In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less 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 1-800-361-1111.
  - Underground utilities shown were located using available above-ground evidence, and also from information from the County Register of Deeds. 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 his structure to the drainage system constructed by the subdivision developer.
  - Permits 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. 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.
  - All lots shall be served by a sewage system located on Lot 108. 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 unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the septic tank location. This easement is intended to assure service and repair access to the septic tank.
  - The applicable zoning ordinance allows for an alternate setback of 12' times the required side yard setback (12') 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 taps 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 into 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.
  - Lot 146, Common Area B, the Recreation Area and Walking Trail contained therein, will be owned and maintained by the Homeowner's Association.
  - The Homeowner's Association is recorded in Record Book 790, Page 2807, R.O.R.C.
  - Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
  - Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by presenting 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 dropway such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
  - The recording of this plat voids, vacates and supersedes Lot 146 of Section II, Heatherwood Subdivision as recorded in Plat Book 33, Page 154, R.O.R.C.

Remaining 42.84± Acres of  
Gipson Developers, LLC  
Record Book 680, Page 2878

Consent For Drainage  
Record Book 661, Page 221

Lot Number	Minimum Building Pad Elevation	Minimum Finish Floor Elevation
148-151	573.0	576.0
175-178	573.0	576.0

ZONING: RM = Residential Medium-Density  
FRONT SETBACK: 40'  
SIDE SETBACK: 10'  
REAR SETBACK: 20'  
\*Alternate Corner Setback = See Note 9



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N23°36'03"W	25.00
L2	S82°34'28"E	53.37
L3	S82°34'28"E	38.57
L4	N07°25'32"E	25.00
L5	S82°34'28"E	31.43
L6	N77°47'47"W	5.51
L7	N83°01'23"W	67.02
L8	S82°31'49"E	27.50
L9	N07°25'32"E	50.00
L23	S82°34'28"E	9.48
L24	S82°34'28"E	9.98
L25	S82°34'28"E	9.98
L26	N07°25'32"E	50.00



OWNER: Gipson Development, LLC  
ADDRESS: 418 Riverbend Country Club Road  
Shelbyville, TN 37160

Tax Map 71, Parcel 31.00  
Record Book 680, Page 2878

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470163, PANEL NO. 0140H, ZONE: X, DATED: JANUARY 25, 2007.

**SHUDDLESTON-STEELE ENGINEERING, INC.**  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
SURVEYING: 893 - 4084, FAX: 893 - 0080

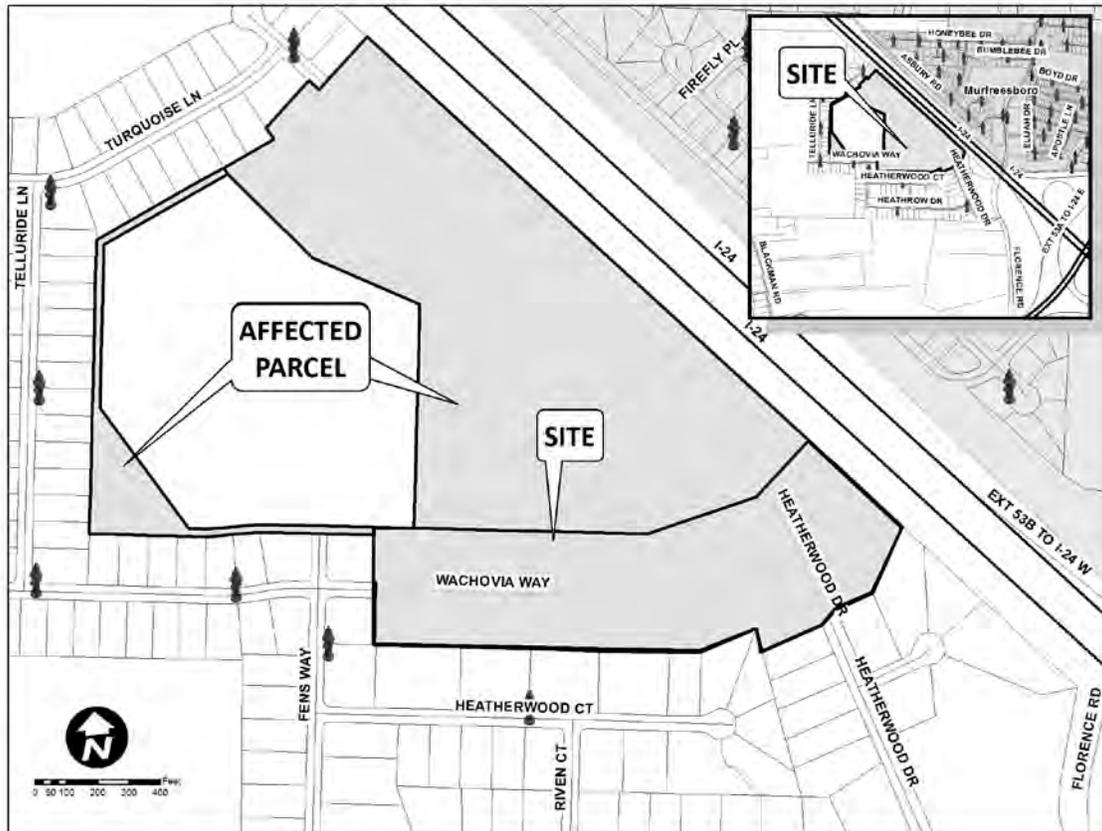
Lot 146 originally recorded in Plat Book 33, Page 154.  
DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

**FINAL PLAT**  
Section III - Phase I  
and the Resubdivision of Lot 146  
**HEATHERWOOD**  
7th Civil District of Rutherford County, Tennessee

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

## Rutherford County Regional Planning Commission October 26, 2015 Staff Comments

**Plat/Plan Name:** Heatherwood Section III, Phase II (15-2077)  
**Request:** Final Plat Approval  
**Site Details:** 23 lots on 10.97 acres, zoned RM  
**Applicants:** Gibson Development, LLC  
**Property Location:** Wachovia Way and Heatherwood Drive (West of Florence Road)



The Planning Commission approved the preliminary plan for this section at their July 28, 2014 meeting. This plat appears to be consistent with that plan.

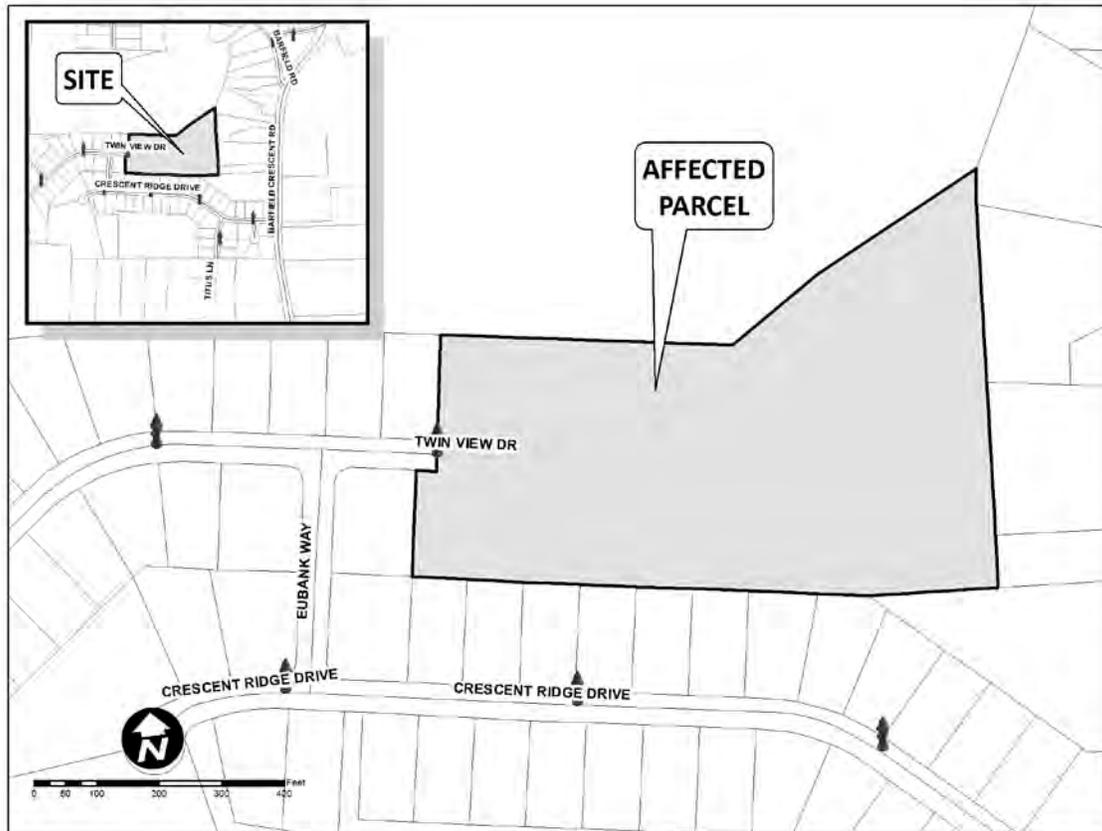
There is an existing billboard that will be on Lot 163 that Staff feels should have additional information provided on the plat, such as current lease duration and to whom the easement is given. Besides this issue and some other housekeeping changes, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.



## Rutherford County Regional Planning Commission October 26, 2015 Staff Comments

**Plat/Plan Name:** Ridgeview at Crescent Ridge Section IV (15-2078)  
**Request:** Final Plat Approval  
**Site Details:** 20 lots on 9.48 acres, zoned RM  
**Applicant:** New South Developers, LLC  
**Property Location:** Twin View Drive (West of Barfield Crescent Road)



The Planning Commission approved this preliminary plan for this development at their May 8, 2006 meeting. This plat appears to be consistent with the preliminary approval. Besides some minor housekeeping issues, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.

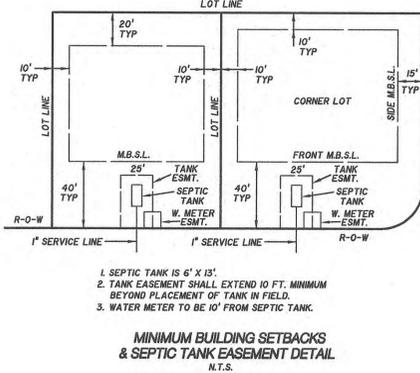
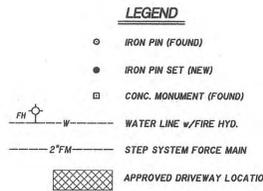
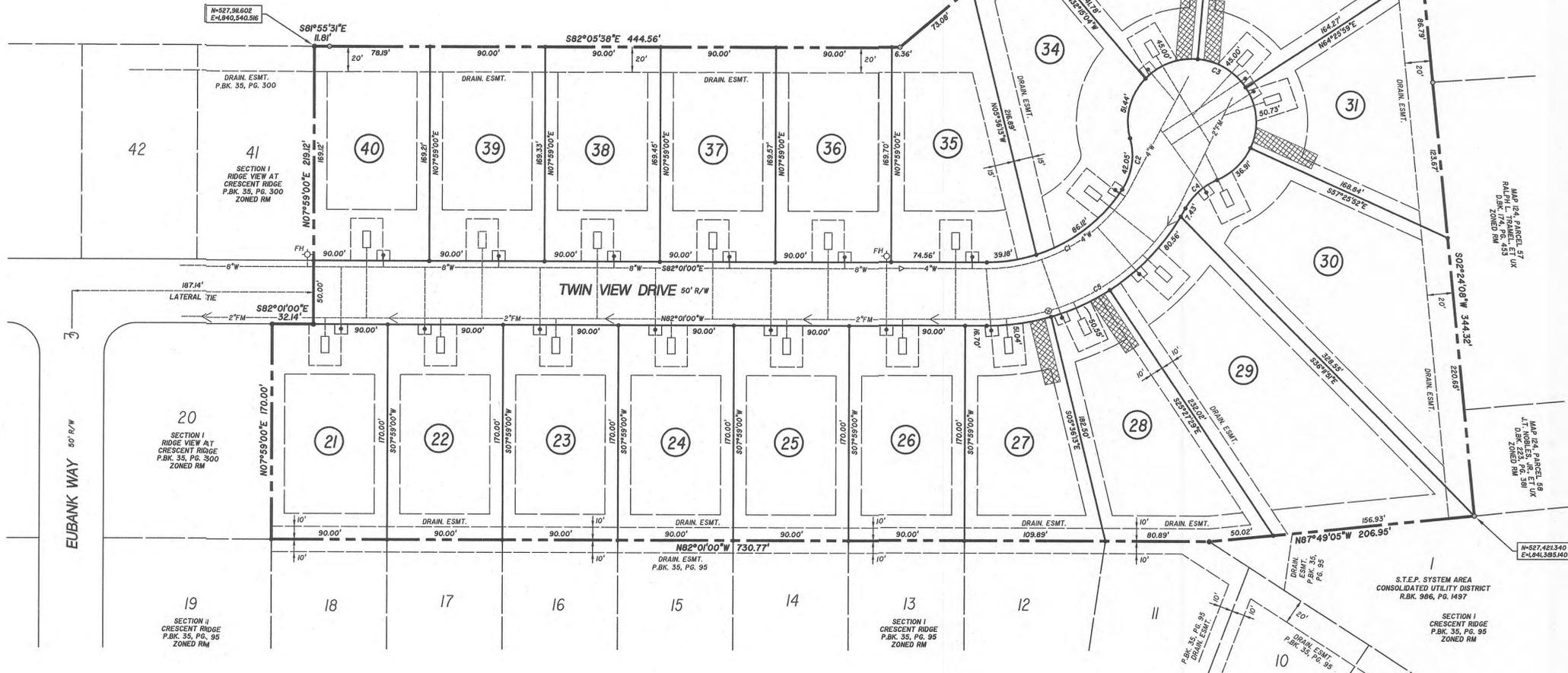
**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 20 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO U.G.B. MONUMENT UG02-476, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 4749C0270 H, EFFECTIVE DATE JANUARY 3, 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 WEY 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 SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, 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 1-800-357-4141.
- 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. (15 FT. ON CORNER LOT) / 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.L.B. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26 INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.

**CURVE DATA**

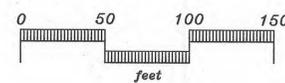
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	57°26'07"	125.00'	125.30'	68.49'	120.12'	N69°15'57"E
C2	48°11'23"	50.00'	42.05'	22.36'	40.62'	N16°27'12"E
C3	262°30'03"	50.00'	229.06'	57.01'	75.18'	S56°23'28"E
C4	38°56'33"	50.00'	33.98'	17.68'	33.33'	S55°23'18"W
C5	62°03'58"	175.00'	169.57'	105.29'	180.44'	S66°57'01"W

MAP 124, PARCEL 53.03  
KENNETH WALLACE  
R.B.K. 247, PG. 462  
ZONED RM



**LOT AREAS**

LOT	SQ. FT.	ACRES
21	15,300	0.351
22	15,300	0.351
23	15,300	0.351
24	15,300	0.351
25	15,300	0.351
26	15,300	0.351
27	15,318	0.352
28	17,621	0.405
29	28,968	0.665
30	28,715	0.659
31	18,641	0.428
32	37,658	0.869
33	18,100	0.416
34	19,271	0.442
35	17,468	0.401
36	15,267	0.350
37	15,256	0.350
38	15,245	0.350
39	15,234	0.350
40	15,224	0.349



**OWNER/DEVELOPER:**  
NEW SOUTH DEVELOPERS, LLC  
CONTACT: BRIAN MORRIS  
12 LEXHAM COURT  
MURFREESBORO, TN 37128

**DEED REFERENCE:**  
RECORD BOOK 1045, PG. 3372, R.O.R.C.  
PROPERTY MAP 124, PARCEL 53.01

**SITE DATA:**  
TOTAL AREA = 9.483 ACRES  
AREA IN RIGHT-OF-WAY = 0.989 ACRES  
NO. OF LOTS = 20  
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 1045, PAGE 3372

BRIAN MORRIS, MEMBER  
NEW SOUTH DEVELOPERS, LLC  
A TENNESSEE LIMITED LIABILITY COMPANY

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1:50,000 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: 10/15/15  
REGISTERED SURVEYOR

TENN. R.L.S. No. 1805

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

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

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

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

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "SECTION IV, RIDGE VIEW AT CRESCENT RIDGE" 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

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

**FINAL PLAT**

**SECTION IV**  
**RIDGE VIEW AT CRESCENT RIDGE**  
**SUBDIVISION**

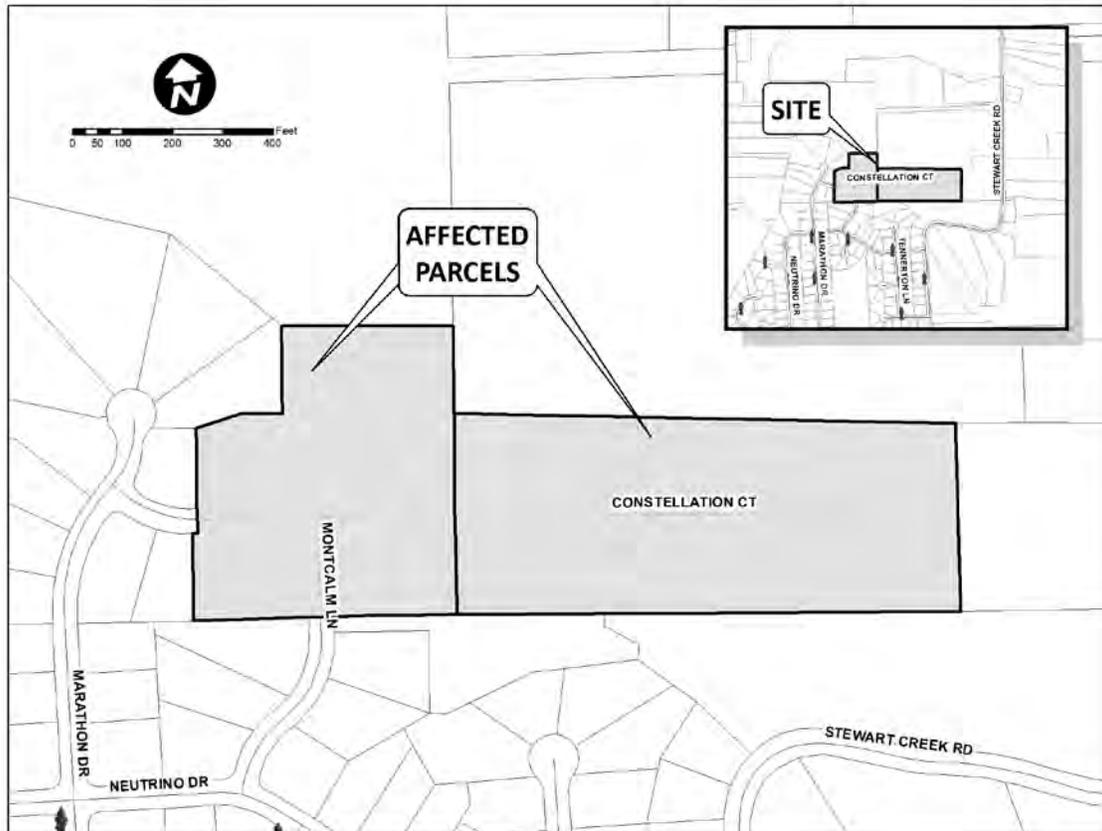
11th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

**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. # 05100 DATE: 10-09-15 FILE: RVCSEC4PLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 1 OF 1

## Rutherford County Regional Planning Commission October 26, 2015 Staff Comments

**Plat/Plan Name:** Stewart Springs Section 4, Phase II (15-2079)  
**Request:** Final Plat Approval  
**Site Details:** 31 lots on 15.24 acres, zoned RM  
**Applicant:** Salem Creek Partnership  
**Property Location:** Constellation Court (North of Burnt Knob Road)



The Planning Commission approved the preliminary plan for this development at their May 27, 2014 meeting. This plat appears to be consistent with the preliminary approval. Staff has asked the applicant's design engineer to determine if the existing access easements are still necessary. In addition, the street name needs to be changed to what was recorded in Section 4, Phase 1 (Constellation Court). Besides these issues and some other housekeeping changes, 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 31 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO CONTROL MONUMENT NO. UG802-543. (NAD 83-96)
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749SC08 J, EFFECTIVE DATE: OCTOBER 16, 2008.
- 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 NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF RECORDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-3811.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDEED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 60 DAYS TO THE DENUDEED 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.
- 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. (85 FT. CORNER LOT) / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26" INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- 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.
- THE OWNER OF LOT 198 IS RESPONSIBLE FOR ALL STORMWATER INFRASTRUCTURE ON LOT 198. THE STEWART SPRINGS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL STORMWATER INFRASTRUCTURE NOT RESIDING ON LOT 198. A STORMWATER MAINTENANCE AGREEMENT WITH SIGNATURES OF BOTH PARTIES IS RECORDED IN RECORD BOOK 1318, PAGE 1651.
- AN AMENDMENT TO THE HOMEOWNERS ASSOCIATION DOCUMENTS FOR SECTION 4 IS RECORDED IN R.B.K. 1402, PG. 1444, R.O.R.C. 71.

**LEGEND**

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



**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	41°24'35"	50.00'	35.14'	18.90'	35.36'	N78°09'10"E
C2	262°49'09"	50.00'	229.35'	56.69'	75.00'	S06°51'27"W
C3	41°24'35"	50.00'	36.14'	18.90'	35.36'	N82°26'15"W
C4	91°23'49"	25.00'	39.88'	25.62'	35.78'	S51°09'33"W
C5	88°36'11"	25.00'	38.66'	24.40'	34.92'	N39°50'37"W
C6	23°38'53"	50.00'	22.38'	11.38'	22.20'	N68°16'19"E
C7	56°57'06"	50.00'	49.70'	27.12'	47.68'	S70°25'41"E
C8	53°29'15"	50.00'	46.68'	25.20'	45.00'	S15°12'31"E
C9	55°21'33"	50.00'	48.31'	26.23'	46.45'	S39°12'53"W
C10	71°22'23"	50.00'	62.68'	35.91'	58.33'	N77°23'09"W
C11	23°42'44"	50.00'	20.69'	10.50'	20.55'	N53°35'20"W
C12	17°41'50"	50.00'	15.44'	7.78'	15.38'	N74°17'37"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 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 1246, PAGE 3419 DAVID ALCORN, MANAGING PARTNER  
 RECORD BOOK 1247, PAGE 2496 SALEM CREEK PARTNERSHIP  
 A TENNESSEE GENERAL PARTNERSHIP

**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 800.00 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: 10/15/15 J. S. P...  
 TENN. R.L.S. No. 1805 REGISTERED SURVEYOR

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

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

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

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

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

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

**CERTIFICATE FOR APPROVAL OF ELECTRIC POWER**

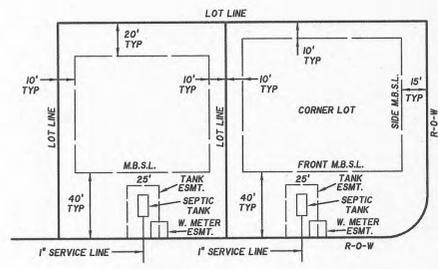
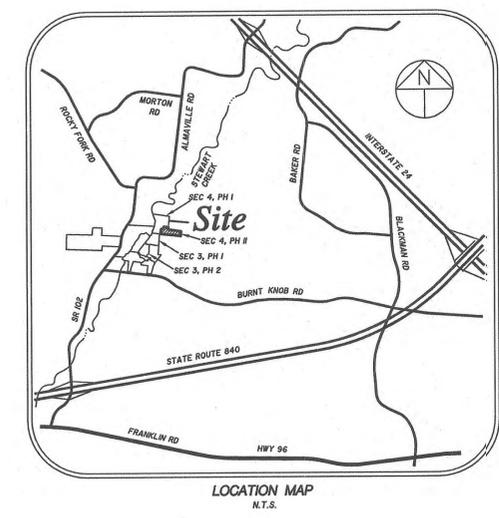
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL 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



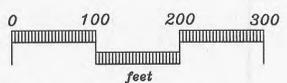
- SEPTIC TANK IS 6' X 15'.
- TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
- WATER METER TO BE 10' FROM SEPTIC TANK.

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

**LOT AREAS**

LOT	SQ. FT.	ACRES	% ABOVE FLOOD
165	15,130	0.347	
166	16,332	0.373	
167	16,035	0.368	15,913
168	15,971	0.367	15,843
169	16,095	0.369	16,252
170	15,556	0.357	15,362
171	16,977	0.390	15,143
172	17,110	0.393	15,118
173	17,206	0.395	15,113
174	17,022	0.391	15,134
175	15,887	0.365	15,120
176	15,048	0.345	
177	15,068	0.346	
178	15,001	0.346	
179	15,069	0.346	
180	15,750	0.362	
181	17,177	0.394	
182	20,557	0.472	
183	17,464	0.401	
184	16,893	0.388	
185	16,504	0.380	
186	16,905	0.388	
187	16,739	0.384	15,774
188	17,072	0.392	15,108
189	17,239	0.396	15,050
190	17,240	0.396	15,050
191	16,461	0.378	15,003
192	16,695	0.383	
193	20,156	0.463	
194	21,599	0.496	
195	17,291	0.397	

\* SQUARE FOOTAGE OF LOT AREA ABOVE THE 100 YEAR FLOODPLAIN AFTER FILL WAS PLACED ON LOTS.



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

**FINAL PLAT**  
**SECTION 4, PHASE II**  
**STEWART SPRINGS**  
**SUBDIVISION**

4th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

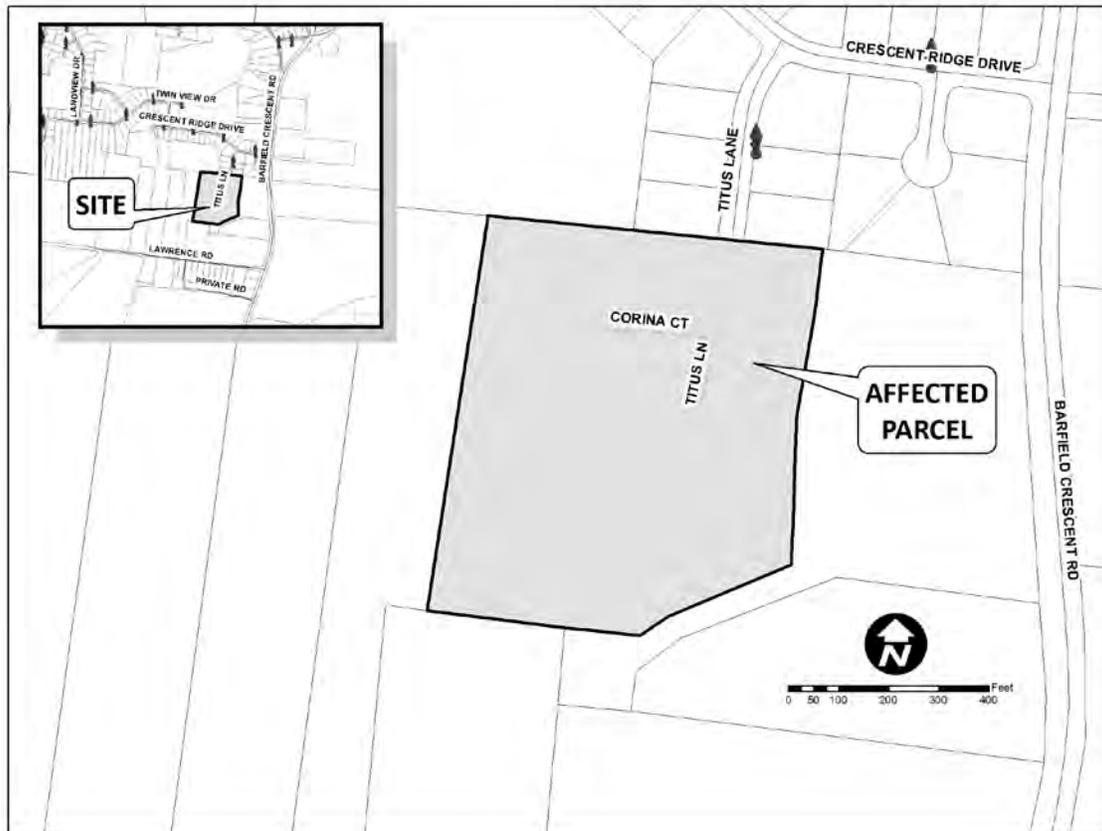
**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
 PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 04164 DATE: 10-09-15 FILE: SS-54P2-PLAT DRAWN BY: ACAD/JWG SCALE: 1" = 100' SHEET 1 OF 1

15-2079

## Rutherford County Regional Planning Commission October 26, 2015 Staff Comments

**Plat/Plan Name:** Ridge Crest (15-2081)  
**Request:** Final Plat Approval. Includes a waiver request for off-site drainage  
**Site Details:** 22 lots on 11.32 acres, zoned RM  
**Applicant:** New South Developers, LLC  
**Property Location:** Titus Lane (West of Barfield Crescent Road)



The Planning Commission approved the preliminary plan for this development at their February 23, 2015 meeting. This plat appears to be consistent with the preliminary approval. Since the preliminary was approved with the off-site drainage waiver, it should be included as part of the final plat, as well. Besides some housekeeping changes, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments as well as the waiver request.

**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 22 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO U.S.G. MONUMENT UG602-476, (MAD 93-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 47498C0270.H, EFFECTIVE DATE, JANUARY 8, 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 DISTURBANCES 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 CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
- PROPERTY IS CURRENTLY ZONED RM.
- ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT., SIDE = 10 FT., REAR = 10 FT. CORNER LOTS / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
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- 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.

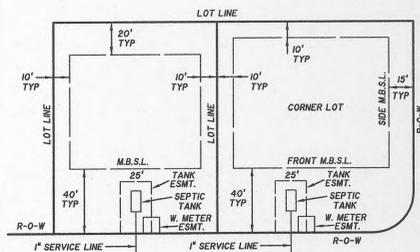
**\*MINIMUM BUILDING PAD ELEVATIONS & FINISHED FLOOR ELEVATIONS REQUIRED**

THESE LOTS ARE NOT IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA. MINIMUM BUILDING PAD AND MINIMUM FINISHED FLOOR ELEVATIONS ARE REQUIRED FOR THESE LOTS TO PROTECT THE HOMEOWNERS FROM POSSIBLE HIGH WATER IN LOCAL DRAINAGE SYSTEMS.

**LOT AREAS**

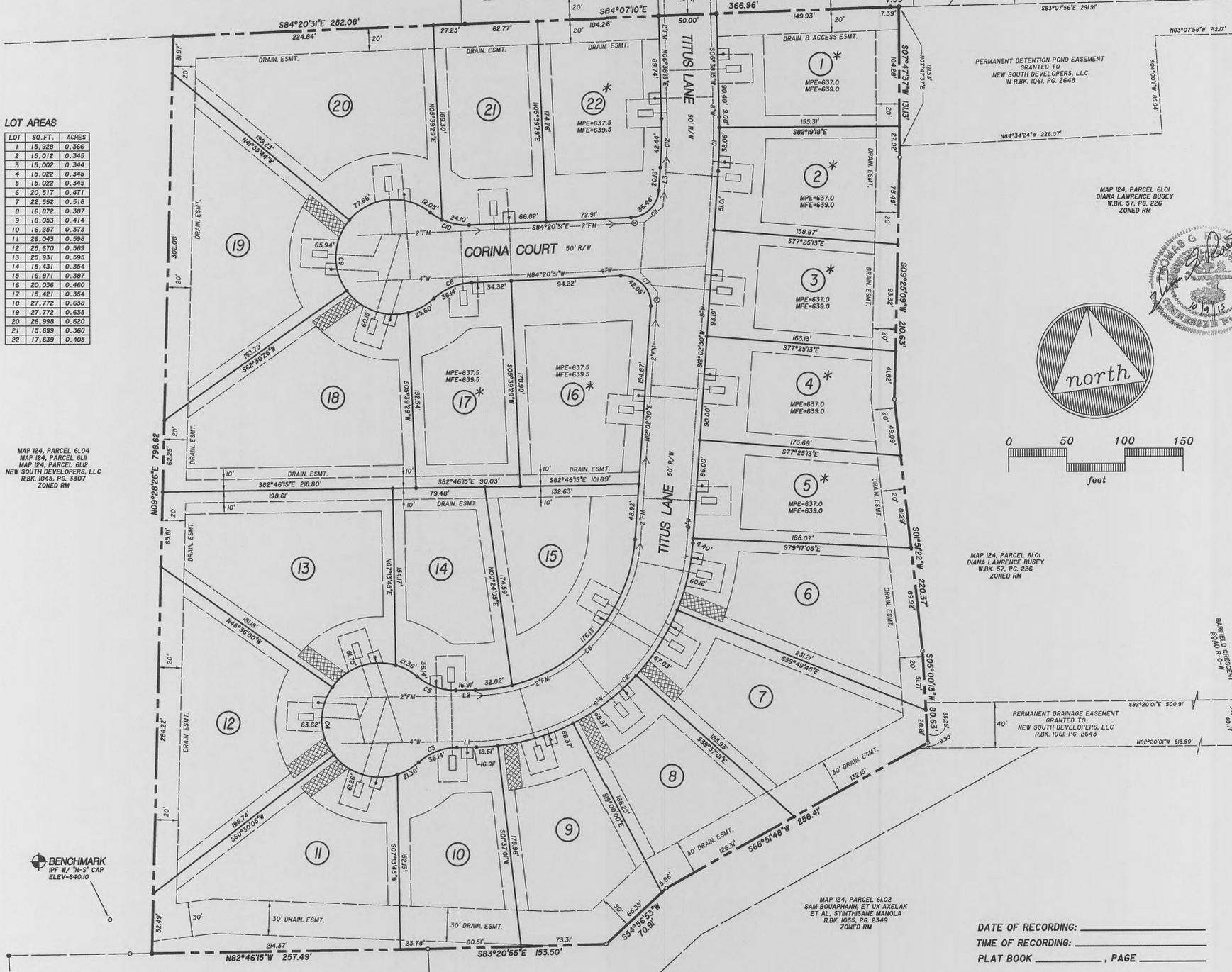
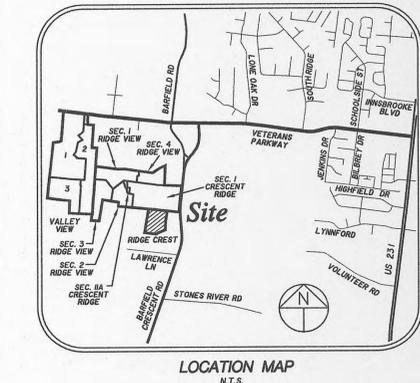
LOT	SQ. FT.	ACRES
1	15,328	0.366
2	15,012	0.345
3	15,002	0.344
4	15,022	0.345
5	15,022	0.345
6	20,517	0.471
7	22,552	0.518
8	16,872	0.387
9	18,053	0.414
10	16,257	0.373
11	26,043	0.598
12	25,670	0.589
13	25,931	0.595
14	15,431	0.354
15	16,871	0.387
16	20,036	0.460
17	15,421	0.354
18	27,772	0.638
19	27,772	0.638
20	26,998	0.620
21	19,699	0.360
22	17,639	0.408

MAP 124, PARCEL 6104  
MAP 124, PARCEL 6111  
MAP 124, PARCEL 6122  
NEW SOUTH DEVELOPERS, LLC  
R.B.K. 1045, PG. 3307  
ZONED RM



**MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL**

- SEPTIC TANK IS 6' X 13'.
- TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
- WATER METER TO BE 10' FROM SEPTIC TANK.



**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARINGS
C1	54°24'15"	300.00'	47.16'	23.60'	47.14'	S09°20'22"W
C2	85°11'15"	190.00'	282.49'	174.68'	257.18'	S54°38'07"W
C3	41°24'35"	50.00'	36.14'	18.90'	35.36'	S78°31'27"W
C4	262°49'09"	50.00'	229.35'	56.69'	75.00'	N07°13'45"E
C5	41°24'35"	50.00'	36.14'	18.90'	35.36'	S82°03'58"E
C6	85°11'15"	140.00'	206.15'	128.71'	189.50'	N54°38'07"E
C7	96°23'00"	25.00'	42.06'	27.95'	37.27'	N36°09'00"W
C8	41°24'35"	50.00'	36.14'	18.90'	35.36'	S74°57'12"W
C9	262°49'09"	50.00'	229.35'	56.69'	75.00'	N59°39'29"E
C10	41°24'35"	50.00'	36.14'	18.90'	35.36'	S63°38'13"E
C11	85°37'00"	25.00'	36.48'	22.36'	33.33'	N53°51'00"E
C12	5°24'15"	450.00'	42.44'	21.24'	42.43'	N09°20'22"E

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N82°46'15"W	16.91'
L2	S82°46'15"E	16.91'
L3	N12°02'30"E	20.19'

- LEGEND**
- IRON PIN (FOUND)
  - IRON PIN SET (NEW)
  - CONC. MONUMENT (FOUND)
  - WATER LINE / FIRE HYD.
  - 2"FM STEP SYSTEM FORCE MAIN
  - ▨ APPROVED DRIVEWAY LOCATION

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

**OWNER/DEVELOPER:**  
NEW SOUTH DEVELOPERS, LLC  
112 LEXHAM COURT  
MURFREESBORO, TN 37128

**DEED REFERENCE:**  
RECORD BOOK 1045, PG. 3307, R.O.R.C.  
PROPERTY MAP 124, PARCEL 6104

**SITE DATA:**  
TOTAL AREA = 11,322 ACRES  
AREA IN RIGHT-OF-WAY = 1,426 ACRES  
NO. OF LOTS = 22  
MINIMUM LOT SIZE = 15,000 SQ.FT.  
ZONING = RM

**FINAL PLAT**

# RIDGE CREST

**SUBDIVISION**

11th 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) 890-7501 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET 1
05100	10-09-15	RIDGECRESTPLAT	ACD/JWG	1" = 50'	OF 1

**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: \_\_\_\_\_ AUTHORIZED AGENT: \_\_\_\_\_  
RECORD BOOK 1045, PAGE 3307 NEW SOUTH DEVELOPERS, LLC  
A TENNESSEE LIMITED LIABILITY COMPANY

**CERTIFICATE OF ACCURACY**

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

SEC. NO. \_\_\_\_\_  
DATE: 10-9-15 \_\_\_\_\_ REGISTERED SURVEYOR  
TENN. R.L.S. No. 1905

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

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

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

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

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "RIDGE CREST" 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 OPERATING 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

OCT 09 2015  
BY: \_\_\_\_\_

## **Rutherford County Regional Planning Commission October 26, 2015 Staff Comments**

### **VIII. Staff Reports and Other Business – Amendments to the Zoning Ordinance – Mini-Storage Setback Requirements**

There was discussion at the September 28, 2015 meeting regarding setback requirements for mini-warehouse developments in the unincorporated area of Rutherford County. There is currently a 65-foot setback from all property lines for these developments. This requirement was passed with the 2013 adoption of the Zoning Ordinance and was not included in the previous Zoning Resolution. The Planning Commission asked Staff to look into the possibility of reducing, or possibly eliminating, this requirement. Staff will have a report at the meeting for the Commission's consideration. Any change to the Zoning Ordinance would have to be considered by both the Planning Commission and Board of Commissioners.