RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

One South Public Square, Room 200, Murfreesboro, Tennessee 37130
OFFICE 615.898.7730 FAX 615.898.7823

SUBDIVISION PLAT VARIANCE/WAIVER APPLICATION — $50 Fee

Applicant/ Developer			
Julie O'Guin			
Mailing Address	City	State	Zip
2316 Selma Ave	Nashville	TN	37214
Phone Number	Fax Number	Email	
615-364-6713		julieoguin@comcast.net	

Project Engineer/Surveyor			
N/A			
Mailing Address	City	State	Zip
Phone Number	Fax Number	Email	

The applicant is responsible for notifying the Planning Department if any contact information has changed.

PLEASE COMPLETE THE FOLLOWING INFORMATION:

Name of Subdivision			Section Number (if applicable)	Date of application
To Be Determined				2/4/2016
Tax Map	Group	Parcel	Deed Book	Page Number
150		19.00		

Type(s) of Variance Requested

Fire hydrant and Private road lot size

Briefly Explain Reason Variance is Needed

The nearest fire hydrant is located at the corner of E Gum and Manchester Hwy which is approximately 1,500 feet from the subject property. In order to install a new fire hydrant within 1,000 feet we would need to bore under Manchester Hwy (80-100 feet) to connect to an existing 8' water main and then upgrade the 4' waterline running along W Gum Rd to either a 6" or 8" waterline. Estimated cost are near 100k.

The proposed subdividing will create 3 lots that will be accessed by a private road. Although much consideration has been put into maximizing the lot size and road frontage these lots will not meet the 5 acre requirement. As proposed the lots will range somewhere between 1.7 - 2.7 acres. It is our intent to form a HOA where all lots are responsible for funding the maintenance of the private road.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature	Applicant's Name (Printed)	Date
Julie O'Guin		2-4-2016

STAFF USE ONLY

Accepted By	Receipt Number

CONSOLIDATED UTILITY DISTRICT

Rutherford County, Tennessee

November 2, 2015

Julie Oguin
2316 Selma Avenue
Nashville, TN 37214

Re: 5 Residential Lots
W Gum Rd., Murfreesboro, TN
Tax Map 150, Parcel 19.00
Will Serve Letter – Water Only

Dear Ms. Oguin,

This "Will Serve Letter" is for the property identified as W Gum Rd. (hereafter "Developer/Development") (Tax Map 150, Parcel 19.00) located off W Gum Rd. in Murfreesboro, TN which lies within the water service area of Consolidated Utility District of Rutherford County (hereafter "the District"). Based on the Water Availability Request provided to the District, your proposed project will create up to 5 single-family, residential lots. The District is advised that the project will be completed in one phase. Fire hydrant requirements submitted are 500 gpm.

The District system currently has a four (4) inch water main along W Gum Rd. which would serve as the main feed for the property in question. The current infrastructure should meet the domestic water demands of the proposed development as requested. However, fire demands in the form of fire hydrants *cannot* be supported at this location. Fire demands are based on the fire hydrant requirements submitted, and the Developer should verify current requirements with the appropriate local regulating body and what, if any, alternatives there are to this requirement. The District understands sewer service for this development will be provided by septic, and the Developer should verify septic availability and requirements with the appropriate regulating body separately.

No public water improvements and/or extensions shall be approved or installed until all conditions are fulfilled as outlined in the District's Developer's Packet and are subject to payment by Developer of engineering and inspection fees. All water lines/facilities improvements needed to serve the property in question are to be installed by the Developer in accordance with the District's policies and procedures as outlined in the Technical Specifications of the District which can be found on our website or at our office.

This letter is specifically subject to the above conditions and such other terms and conditions as the District may require from time to time or at the time the water line improvements/upgrades are to be implemented and installed according to the District's requirements. This letter is intended only as a matter of "general information" and is not a contract between the parties. The letter shall not be considered an agreement or obligation of the District to provide water service to the Developer. In addition, there are or may be additional terms, requirements and conditions of the District to provide water service to the Developer which are not set forth or otherwise referred to in this letter.

In addition to the foregoing, if the Developer has not commenced development of the plans submitted to the District within one (1) year of the date of this letter, any approval(s) previously granted the Developer by the District shall automatically expire.

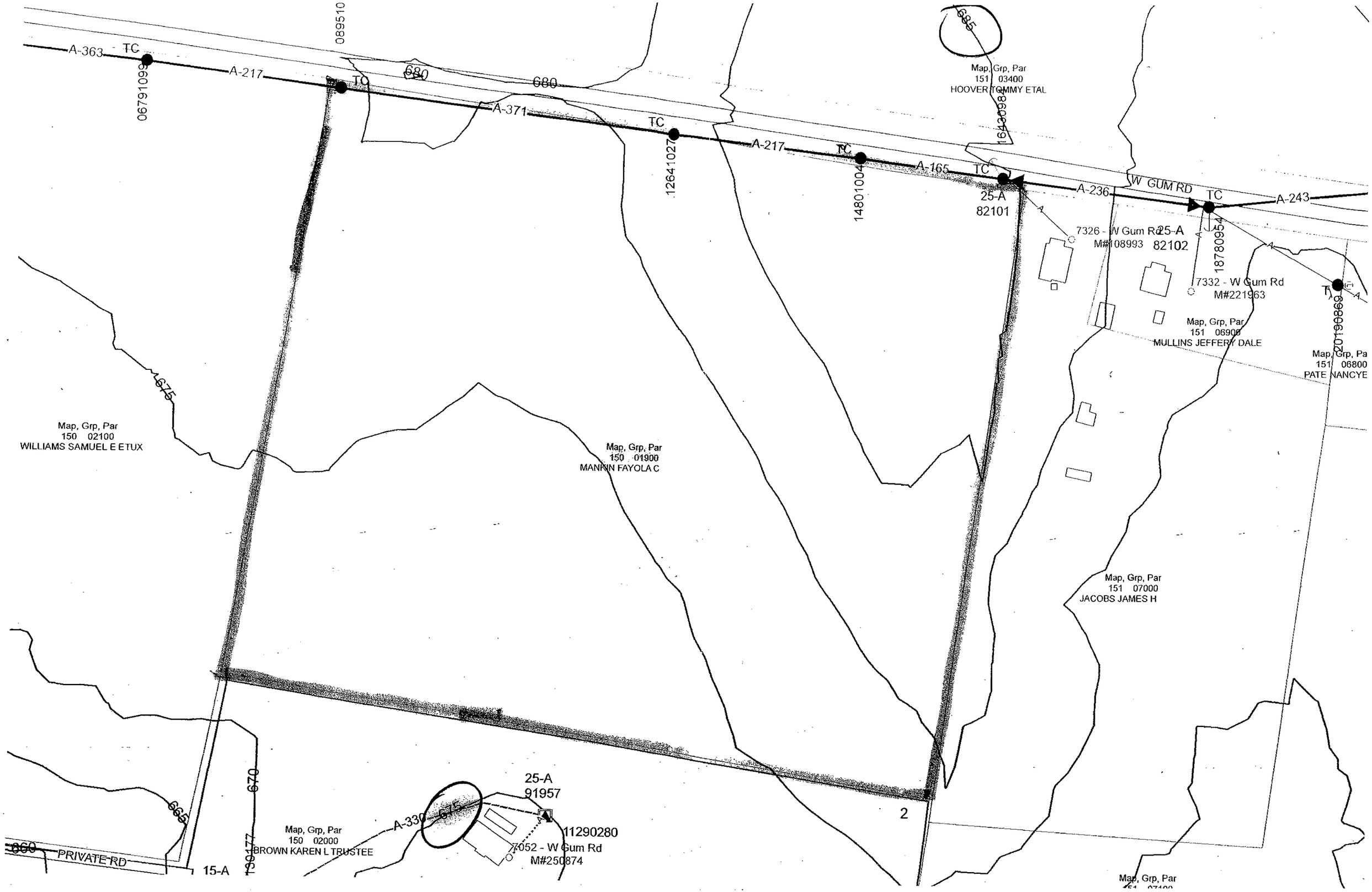
Please feel welcome to call or email if you have questions.

Sincerely,

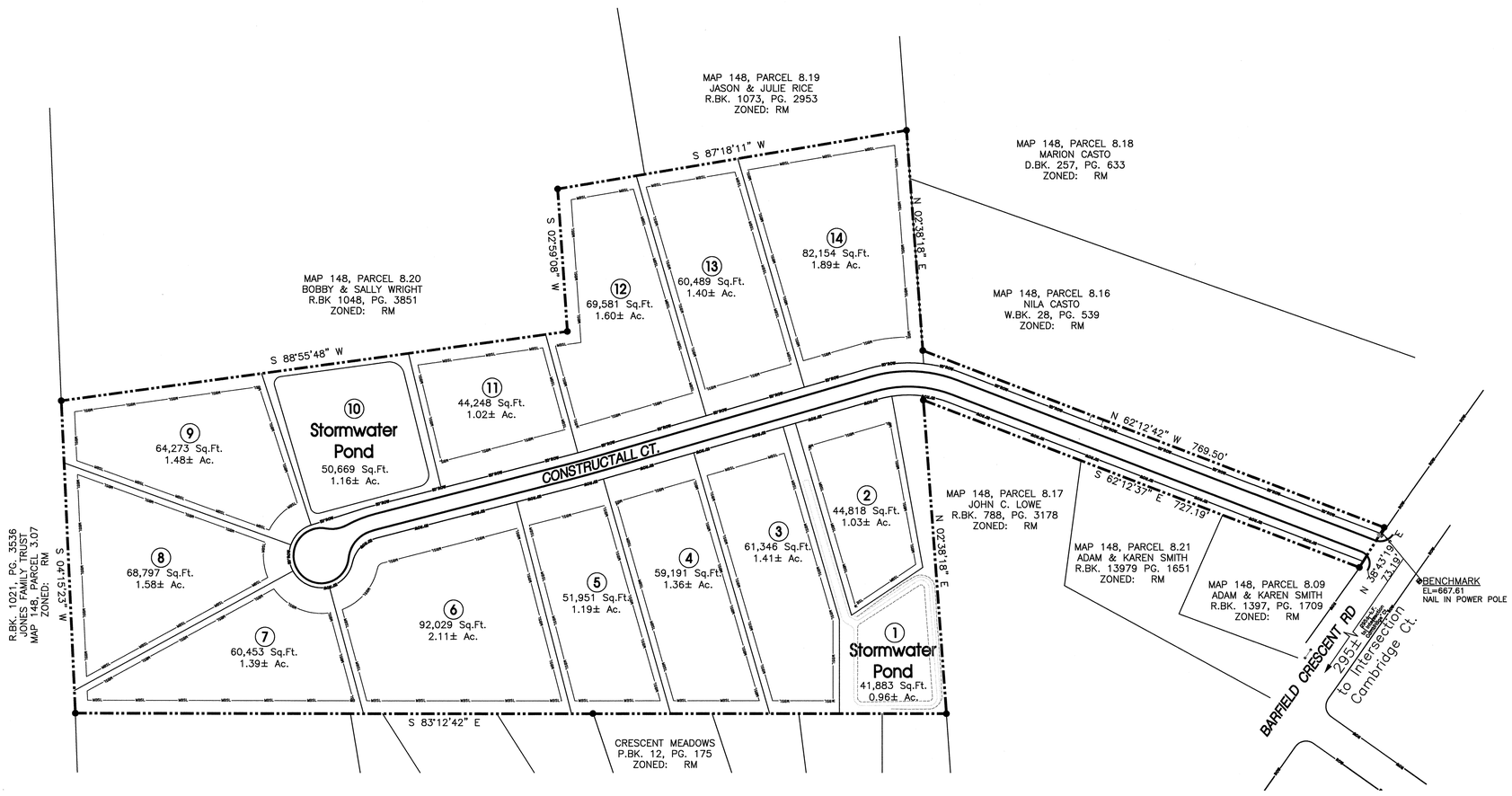
Jennifer Wood, P.E.
Engineering Department Manager
Consolidated Utility District
PH: 615-225-3311
Fax: 615-225-3314
Email: jwood@cudrc.com

Pc: William Dunnill, P.E., CUD General Manager
Jimmy Hailey, P.E., James C. Hailey & Company

W GUM ROAD
40'-0" SETBACK
40'-0" SETBACK
125
150
+/- 2.02 ac
250
SOIL AREA 13,150 sf
337
+/- 1.70 ac
266
SOIL AREA 16,315 sf
SOIL AREA 6,200 sf
SOIL AREA 2800 SF
144
+/- 2.04 ac
412
125
150
+/- 2.61 ac
SOIL AREA 25,000 sf
350
325
+/- 2.75
SOIL AREA 29,044 sf
331
237
375



A-363
TC
06791099
A-217
TC
089510
680
680
A-371
TC
12641027
A-217
TC
14801004
A-165
TC
25-A
82101
A-236
W GUM RD
TC
A-243
685
Map, Grp, Par
151 03400
HOOVER TOMMY ETAL
16430984
7326 - W Gum Rd
M#108993
25-A
82102
18780954
7332 - W Gum Rd
M#221963
Map, Grp, Par
151 06900
MULLINS JEFFERY DALE
20190869
Map, Grp, Pa
151 06800
PATE NANCYE
675
Map, Grp, Par
150 02100
WILLIAMS SAMUEL E ETUX
Map, Grp, Par
150 01900
MANKIN FAYOLA C
Map, Grp, Par
151 07000
JACOBS JAMES H
670
665
660
PRIVATE RD
15-A
Map, Grp, Par
150 02000
BROWN KAREN L TRUSTEE
A-330
675
25-A
91957
11290280
7052 - W Gum Rd
M#250874
2
Map, Grp, Par



Know what's **below.**
Call before you dig.

N

-100' 0 100' 200'
SCALE: 1"= 100'

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: REC01@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

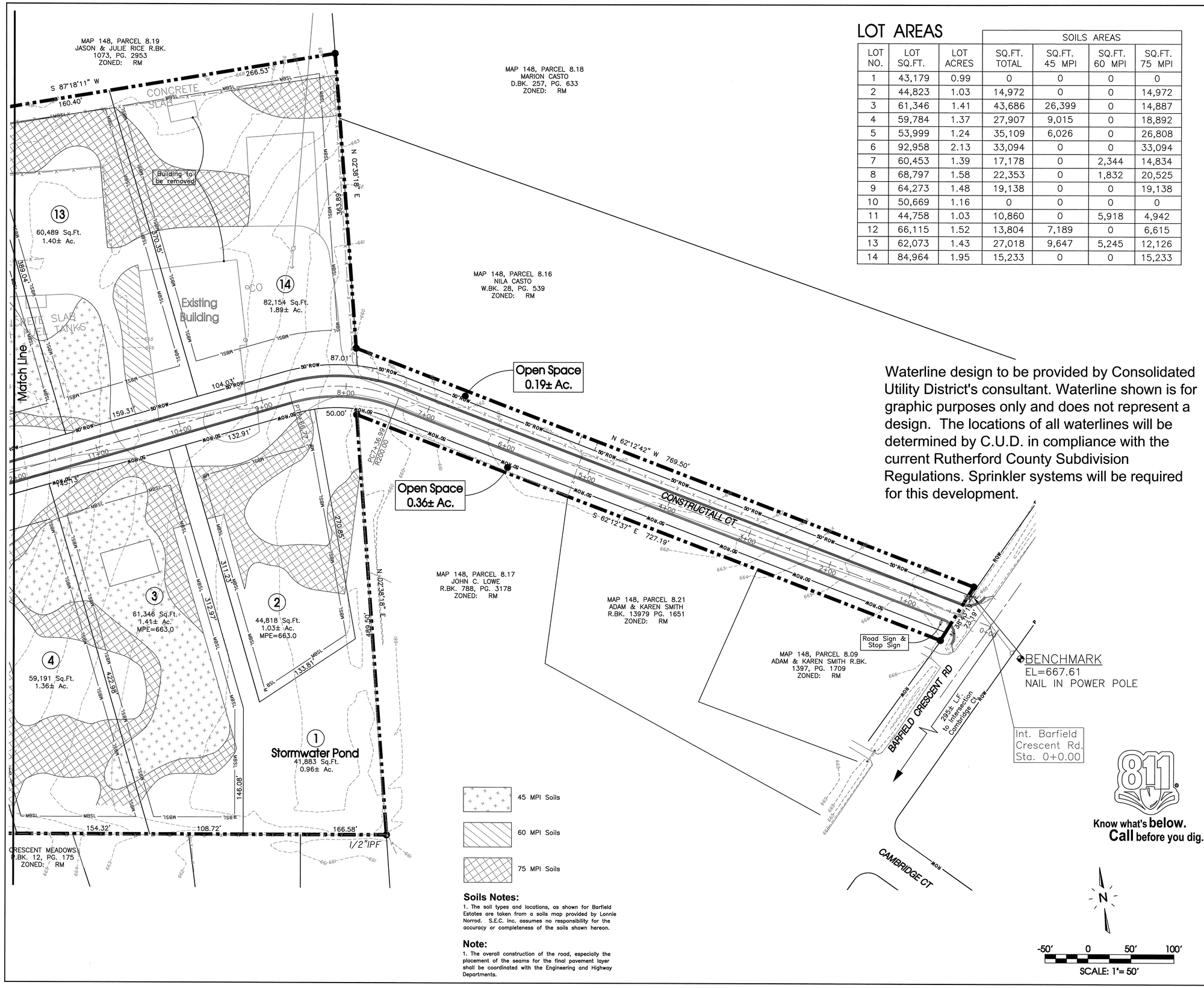
The site as shown on these construction drawings is intended to achieve specific engineering design, criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in full compliance with all governmental requirements. The owner/developer assumes all liability for the site's design, construction, and operation. The engineer assumes no responsibility in the assurance that the site is constructed in accordance with the construction plans.

Barfield Estates
4624 Barfield Crescent Rd
Rutherford County, Tennessee

REVISED:
DRAWN: MLG
DATE: 1-4-16
CHECKED: JFR
FILE NAME: 15288project.dwg
SCALE: 1"=100'
JOB NO. 15288

Master Plan

SHEET: 3 of 11



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

LOT AREAS

LOT NO.	LOT SQ.FT.	LOT ACRES	SOILS AREAS SQ.FT. TOTAL	SQ.FT. 45 MPI	SQ.FT. 60 MPI	SQ.FT. 75 MPI
1	43,179	0.99	0	0	0	0
2	44,823	1.03	14,972	0	0	14,972
3	61,346	1.41	43,686	26,399	0	14,887
4	59,784	1.37	27,907	9,015	0	18,892
5	53,999	1.24	35,109	6,026	0	26,808
6	92,958	2.13	33,094	0	0	33,094
7	60,453	1.39	17,178	0	2,344	14,834
8	68,797	1.58	22,353	0	1,832	20,525
9	64,273	1.48	19,138	0	0	19,138
10	50,669	1.16	0	0	0	0
11	44,758	1.03	10,860	0	5,918	4,942
12	66,115	1.52	13,804	7,189	0	6,615
13	62,073	1.43	27,018	9,647	5,245	12,126
14	84,964	1.95	15,233	0	0	15,233

Soils Notes:

1. The soil types and locations, as shown for Barfield Estates are taken from a soils map provided by Lonnie Norrod. S.E.C. Inc. assumes no responsibility for the accuracy or completeness of the soils shown hereon.

Note:

1. The overall construction of the road, especially the placement of the seams for the final pavement layer shall be coordinated with the Engineering and Highway Departments.

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
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	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE	1	REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
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	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

EXISTING PHONE — PH —
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RIGHT OF WAY — ROW —
EROSION CONTROL SILT FENCE — SF — SF —
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EXISTING TREELINE
EXISTING FENCELINE — X — X — 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 —
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EXISTING WATER — W — W —
PROPOSED WATER — W — W —

Owner/Developer:

Construct-All
Jason Baxter
1404 West College St.
Murfreesboro, TN 37129

Floodplain Note:

No portion of the property is located within the 100 Year Floodplain per Community Panel 47149C0377H, effective date January 5, 2007

Land Data:

Zoning: RM
14 Lots on 22.06± Acres
12 Buildable Lots

Yard Requirements:

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

Deed Reference:

The property shown hereon is Tax Map 148, Parcel 8.08, 11th Civil District, as recorded in R.Bk. 734, Pg. 2042.

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

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to select, employ, and supervise a qualified contractor capable of performing the work shown on these plans. The engineer assumes no responsibility for the actual workmanship, means and methods of construction, safety precautions and programs, or for the failure of any contractor to perform his work in a manner consistent with the drawings and specifications. It is the responsibility of the contractor, his employees and agents to be familiar with the construction plans and specifications and to perform his work in accordance with the construction plans.

Barfield Estates
4624 Barfield Crescent Rd
Rutherford County, Tennessee

Preliminary Plan

REVISED:
DRAWN: MLG
DATE: 1-4-16
CHECKED: JFR
FILE NAME: 15288project.dwg
SCALE: 1"=50'
JOB NO. 15288

LOT AREAS

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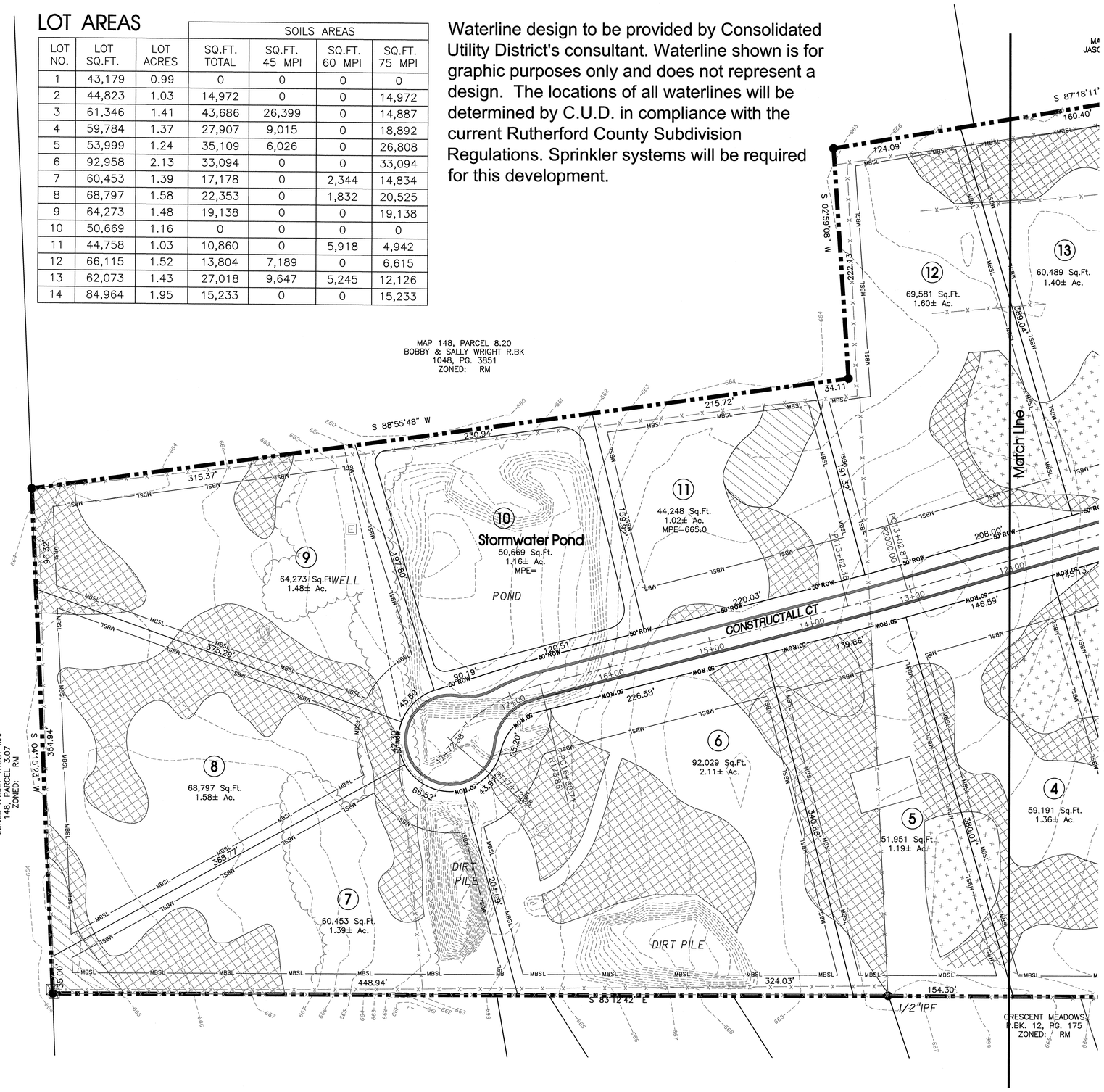

45 MPI Soils

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N

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	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	SF
EROSION EEL		E	E E E
EXISTING TREELINE			
EXISTING FENCELINE		X	X X 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	
PROPOSED SANITARY SEWER		SS	
EXISTING WATER		W	W
PROPOSED WATER		W	W

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RICHARD HOUZE
TENNESSEE REGISTERED ENGINEER
No. 109841
STATE OF TENNESSEE

Barfield Estates
4624 Barfield Crescent Rd
Rutherford County, Tennessee

REVISED:

DRAWN: MLG
DATE: 1-4-16
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SCALE: 1"=50'
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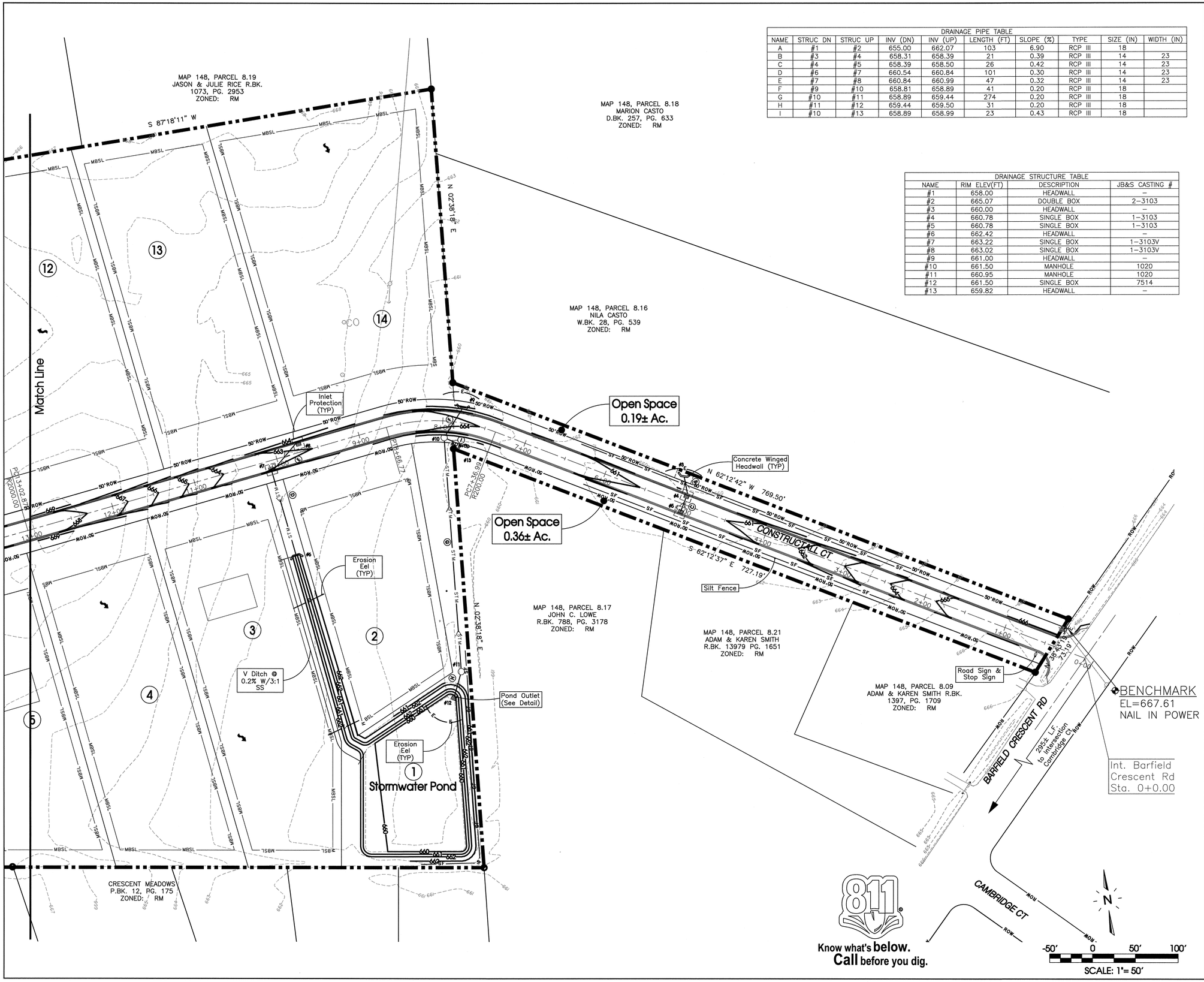
Preliminary Plan

SHEET: 7 of 11



DRAINAGE PIPE TABLE									
NAME	STRUC DN	STRUC UP	INV (DN)	INV (UP)	LENGTH (FT)	SLOPE (%)	TYPE	SIZE (IN)	WIDTH (IN)
A	#1	#2	655.00	662.07	103	6.90	RCP III	18	
B	#3	#4	658.31	658.39	21	0.39	RCP III	14	23
C	#4	#5	658.39	658.50	26	0.42	RCP III	14	23
D	#6	#7	660.54	660.84	101	0.30	RCP III	14	23
E	#7	#8	660.84	660.99	47	0.32	RCP III	14	23
F	#9	#10	658.81	658.89	41	0.20	RCP III	18	
G	#10	#11	658.89	659.44	274	0.20	RCP III	18	
H	#11	#12	659.44	659.50	31	0.20	RCP III	18	
I	#10	#13	658.89	658.99	23	0.43	RCP III	18	

DRAINAGE STRUCTURE TABLE			
NAME	RIM ELEV(FT)	DESCRIPTION	JB&S CASTING #
#1	658.00	HEADWALL	–
#2	665.07	DOUBLE BOX	2–3103
#3	660.00	HEADWALL	–
#4	660.78	SINGLE BOX	1–3103
#5	660.78	SINGLE BOX	1–3103
#6	662.42	HEADWALL	–
#7	663.22	SINGLE BOX	1–3103V
#8	663.02	SINGLE BOX	1–3103V
#9	661.00	HEADWALL	–
#10	661.50	MANHOLE	1020
#11	660.95	MANHOLE	1020
#12	661.50	SINGLE BOX	7514
#13	659.82	HEADWALL	–

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
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	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

EXISTING PHONE — PH —
EXISTING ELECTRIC — OH —
PROPERTY LINE
EASEMENTS
RIGHT OF WAY — ROW —
EROSION CONTROL SILT FENCE — SF — SF —
EROSION EEL — E — E — E — E —
EXISTING TREELINE
EXISTING FENCELINE — X — X — X — 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 —
PROPOSED SANITARY SEWER — SS —
EXISTING WATER — W — W —
PROPOSED WATER — W — W —

Owner/Developer:

Construct-All
Jason Baxter
1404 West College St.
Murfreesboro, TN 37129

Floodplain Note:

No portion of the property is located within the 100 Year Floodplain per Community Panel 47149C0377H, effective date January 5, 2007

Land Data:

Zoning: RM
14 Lots on 22.06± Acres
12 Buildable Lots

Yard Requirements:

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

Deed Reference:

The property shown hereon is Tax Map 148, Parcel 8.08, 11th Civil District, as recorded in R.Bk. 734, Pg. 2042.

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

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

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C., INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in compliance with the requirements of the governing authorities. The owner/developer shall be the sole party to assume responsibility in the assurance that the site is constructed in accordance with the construction plans.

RICHARD HOUZE REGISTERED ENGINEER NO. 101 STATE OF TENNESSEE

Barfield Estates
4624 Barfield Crescent Rd
Rutherford County, Tennessee

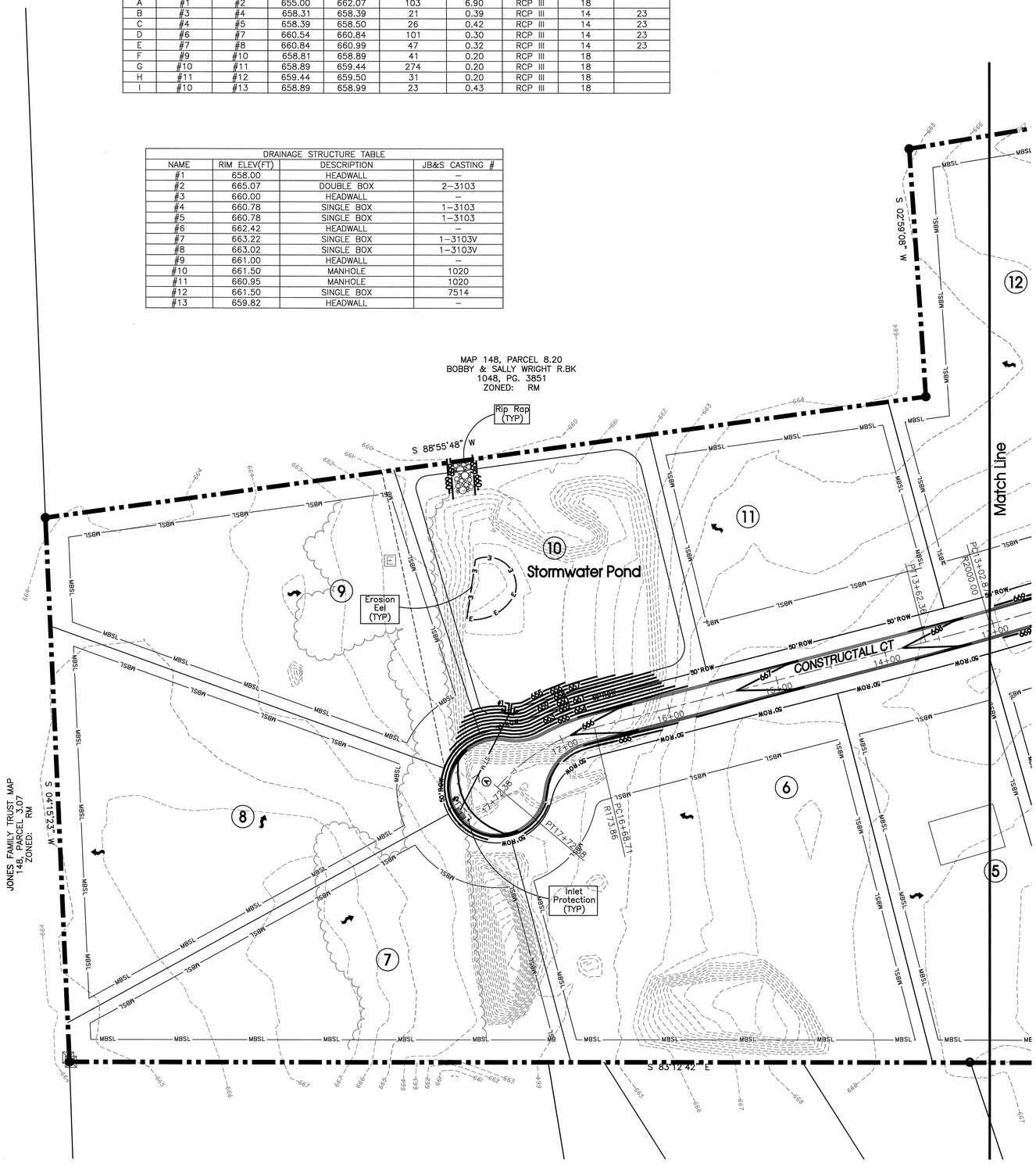
REVISED:
DRAWN: MLG
DATE: 1–4–16
CHECKED: JFR
FILE NAME: 15288project.dwg
SCALE: 1"=50'
JOB NO. 15288

Grading & Drainage & Final EPSC Plan

SHEET: 8 of 11

DRAINAGE PIPE TABLE									
NAME	STRUC DN	STRUC UP	INV (DN)	INV (UP)	LENGTH (FT)	SLOPE (%)	TYPE	SIZE (IN)	WIDTH (IN)
A	#1	#2	655.00	662.07	103	6.90	RCP III	18	
B	#3	#4	658.31	658.39	21	0.39	RCP III	14	23
C	#4	#5	658.39	658.50	26	0.42	RCP III	14	23
D	#6	#7	660.54	660.84	101	0.30	RCP III	14	23
E	#7	#8	660.84	660.99	47	0.32	RCP III	14	23
F	#9	#10	658.81	658.89	41	0.20	RCP III	18	
G	#10	#11	658.89	659.44	274	0.20	RCP III	18	
H	#11	#12	659.44	659.50	31	0.20	RCP III	18	
I	#10	#13	658.89	658.99	23	0.43	RCP III	18	

DRAINAGE STRUCTURE TABLE			
NAME	RIM ELEV(FT)	DESCRIPTION	JB&S CASTING #
#1	658.00	HEADWALL	–
#2	665.07	DOUBLE BOX	2–3103
#3	660.00	HEADWALL	–
#4	660.78	SINGLE BOX	1–3103
#5	660.78	SINGLE BOX	1–3103
#6	662.42	HEADWALL	–
#7	663.22	SINGLE BOX	1–3103V
#8	663.02	SINGLE BOX	1–3103V
#9	661.00	HEADWALL	–
#10	661.50	MANHOLE	1020
#11	660.95	MANHOLE	1020
#12	661.50	SINGLE BOX	7514
#13	659.82	HEADWALL	–



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 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

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

Know what's **below.**
Call before you dig.

N

-50′ 0 50′ 100′
SCALE: 1"= 50′

Owner/Developer:

Michael's Homes, LLC
Mitchell Bowman
1980 Old Fort Pkwy
Murfreesboro, TN 37129

Floodplain Note:

A portion of the property is located within the 100 Year Floodplain per Community Panel 47149C0280 H & 47149C0164 H, effective date January 5, 2007

Land Data:

Zoning: RM
14 Lots on 22.06± Acres
12 Buildable Lots

Yard Requirements:

Front: 40′
Side: 10′
Rear: 20′

Deed Reference:

The property shown hereon is Tax Map 148, Parcel 8.08, 11th Civil District, as recorded in R.Bk. 734, Pg. 2042.

Approved by the Rutherford County Planning Commission, with such conditions as are indicated in the minutes of the Commission on _____.

SITE ENGINEERING CONSULTANTS
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SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 E-MAIL BOUYER@SEC-CIVIL.COM FAX (615) 895-2567

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in full compliance with all federal, state and local laws and regulations. The owner/developer may delegate responsibility in the assurance that the site is constructed in accordance with the construction plans.

RICHARD BOUYER
STATE OF TENNESSEE

Barfield Estates
4624 Barfield Crescent Rd
Rutherford County, Tennessee

REVISED:

DRAWN: MLG
DATE: 1–4–16
CHECKED: JFR
FILE NAME: 15288project.dwg
SCALE: 1"=50′
JOB NO. 15288

Grading & Drainage & Final EPSC Plan

SHEET: 9 of 11

LEE D SHELTON
9123 LEBANON PIKE
P.BK. PG.

HAVEST WOOD SECTION 1 P.BK 34, PGS. 282–283

HAVEST WOOD SECTION 1 P.BK 34, PGS. 282–283

TYBARBER AVE.

HAVEST WOOD SECTION 1 P.BK 34, PGS. 282–283

AMBERLY ST.

HAVEST WOOD SECTION 1 P.BK 34, PGS. 282–283

URLACHER DR.

HAVEST WOOD SECTION 1 P.BK 34, PGS. 282–283

CUTOFF ROAD

OLD LEBANON ROAD

LEBANON PIKE (HIGHWAY 231)

STEP
LOT: ±2.56 Acres
SOILS: ±1.28 Acres

OPEN SPACE
±0.55 Acres
169

60 FOOT CREEK BUFFER

CREEK

WALKING TRAIL

193
Detention
±0.80 Acres

Detention
±0.54 Acres

OPEN SPACE
±7.09 Acres

32
Detention
±1.51Acres

33
STEP
LOT: ±17.58 ACRES
SOILS: ±13.49 ACRES

RSF 2

RSF 1

OPEN SPACE
AMENITY CENTER
±0.62 Acres
26

Tessa Grace Way

Malcolm Way

William Dylan Dr.

OPEN SPACE
0.09± Acres

OPEN SPACE
0.18± Acres

Phase VI
Phase V
Phase IV
Phase III
Phase II
Phase I

OPEN SPACE
±0.49 Acres
129

Remaining Lands of
Grove Park Land Co.
Property to
Remain RM
Zoning
±2.69 Acres
130

Remaining Lands of
Grove Park Land Co.
Property to
Remain RM
Zoning
±5.27 Acres
131

EXISTING CEMETERY SHOWN ON COUNTY MAPS IS NOT LOCATED IN THIS AREA. ACTUAL LOCATION IS SHOWN JUST TO THE SOUTH.

CAUTION!!! Cemetery To Be Relocated.

EXISTING CEMETERY TO BE RELOCATED TO THIS LOCATION WITHIN THE PROPOSED OPEN SPACE

CAUTION!!! Cemetery To Be Relocated.

PROPOSED HWY 231 ROADWAY IMPROVEMENTS TO BE SUBMITTED WITH THE COTHRAN RETREAT CONSTRUCTION PLANS FOR THE SECTION CONTAINING NEW NEIGHBORHOOD ENTRANCE ROAD.

5' WIDE ROW DEDICATION FOR FUTURE 60' ROW.

PROPOSED 60' ROW FOR FUTURE CUTOFF ROAD IMPROVEMENTS.

JOHN R JACKSON
10343 ROANOKE DR
P.BK. 12 PG. 190

ROANOKE DRIVE

DAVID & TAMMY FRAME
451 CUTOFF RD
P.BK. 12 PG. 190

KARL DWIGHT WOODLEE
435 CUTOFF RD
P.BK. 479 PG. 607

ROW DEDICATION FOR FUTURE CUTOFF ROAD IMPROVEMENTS TO THIS PORTION OF THE ROADWAY CORRIDOR TO BE DONE BY OTHERS AT THE TIME THE COUNTY INCREASES THE EXISTING 50' ROW TO THE PROPOSED 60' ROW.

PROPOSED 60' ROW FOR FUTURE CUTOFF ROAD IMPROVEMENTS.

ARLAN CUNEFARE
305 CUTOFF RD.
P.BK. 479, PG.
539

ARLAN CUNEFARE
301 CUTOFF RD.
P.BK. 479, PG.
539

DEBRA DRIVE

ARLAN CUNEFARE
295 CUTOFF RD.
P.BK. 479, PG.
539

FRANK RUSSELL
283 CUTOFF
RD.
.BK. 28,
PG. 795

MARK PRITCHARD
271
CUTOFF
RD.
P.BK. 621
PG. 2877

ARLAN CUNEFARE
247 CUTOFF RD.
P.BK. 342, PG. 461

JOHN D.
SCHULZE
183 CUTOFF
RD.
P.BK. 106
PG. 158

PROPOSED CUTOFF ROAD ROADWAY IMPROVEMENTS (ADDITIONAL TURN LANE) TO BE SUBMITTED WITH COTHRAN RETREAT SECTION 1 CONSTRUCTION PLANS.

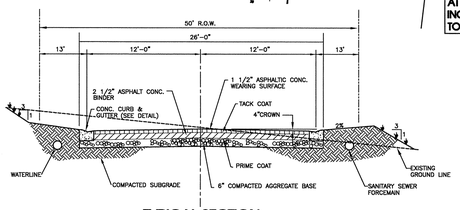
ARLAN CUNEFARE
141 CUTOFF RD.
P.BK. 342, PG. 461

Notes:

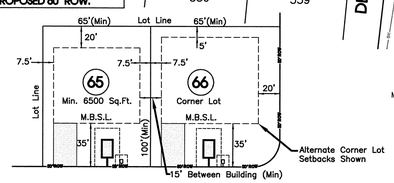
1) Stream Buffer Is Required To Be 60' Wide Average, 30' Wide Minimum And May Be Adjusted From 60' Average On Construction Plans For Construction Issues.

2) Stormwater Areas & Sizes & Drainage Easements Are Shown For General Intent And Subject To Final Construction Plans.

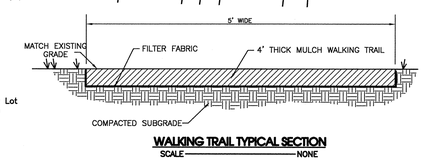
3) All lots are critical lots and will require a plot plan to be submitted and approved by CUD prior to building permits being released.



TYPICAL SECTION
SCALE NONE



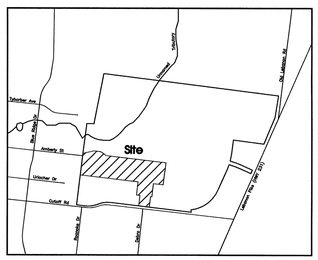
Typical 65' Lot Detail
N.T.S.



WALKING TRAIL TYPICAL SECTION
SCALE NONE

-100' 0 100' 200'
SCALE: 1"= 100'

N



Site Location Map
Not To Scale

SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 893-2414 FAX (615) 893-7939 E-MAIL: CITY@SEC-INC.COM
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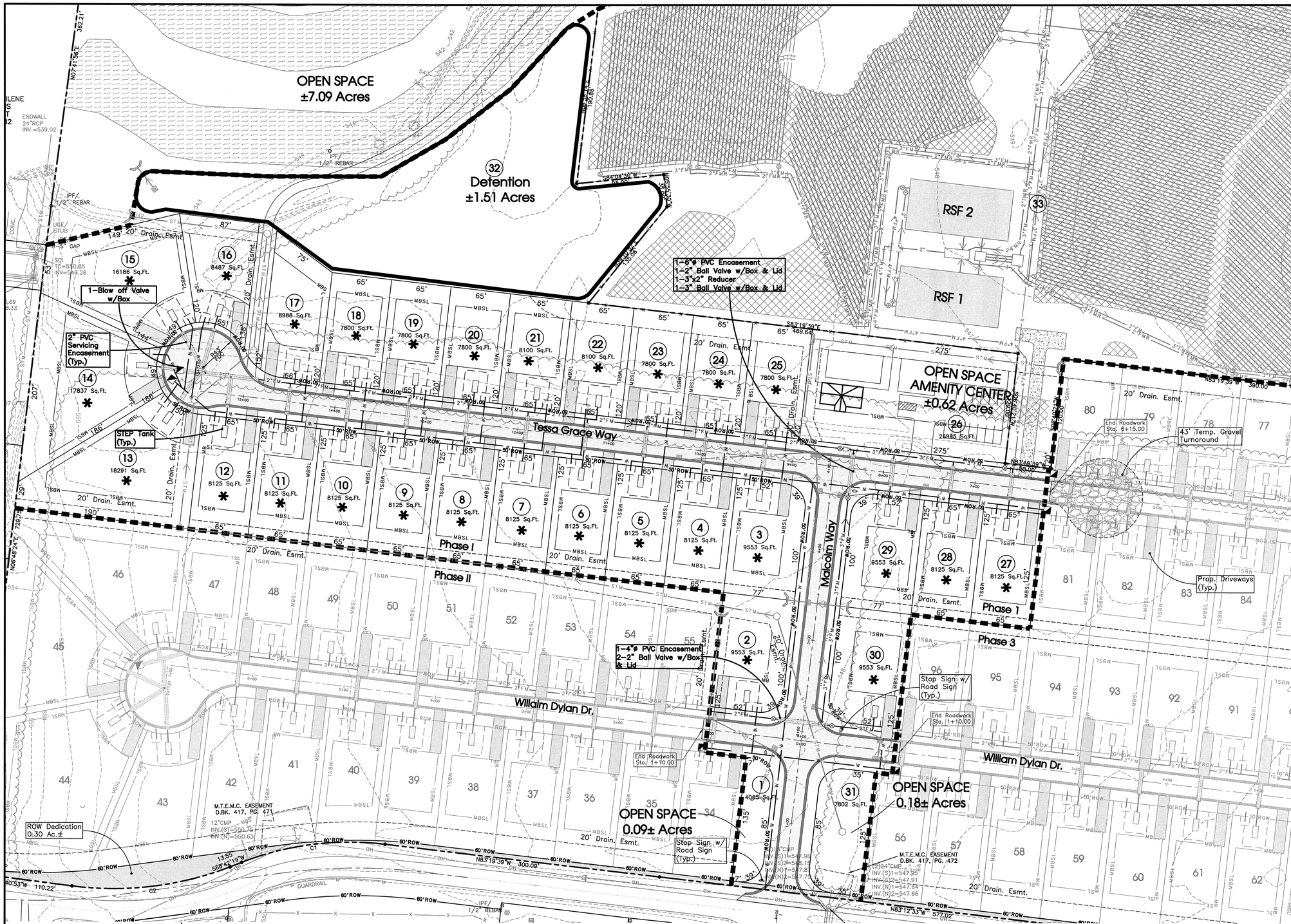
Cothran Retreat
Phase 1
Construction Drawings
Rutherford County, TN

Master Plan

REVISED:
DRAWN: CAM
DATE: 12–16–15
CHECKED:
JFR
FILE NAME:
14444project.dwg
SCALE:
1"=100'
JOB NO.
14444
SHEET:
3 of 11



Note:
Water line designed by Consolidated Utility District.

✱ Plot plans required to be submitted and approved by C.U.D prior to building permit being issued.

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 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	EEL EEL EEL
EXISTING TREELINE	
EXISTING FENCELINE	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/Developer:

Grove Park Land Company
P.O. Box 2966
Brentwood, TN 37024
(615) 678-7963
Contact: Blake Cothran
Owner #1: Judy Ann Cothran
2515 Gilbert St.
Murfreesboro, TN 37129
Owner #2: James & Rebecca Coutts
9011 Old Lebanon Rd.
Murfreesboro, TN 37129

Floodplain Note:

No Portion Of This Site Lies Within The 100 Year Flood Plain Per F.E.M.A. Community Panel No. 47149C0132H, Dated Jan. 5 2007.

Total Site Land Data:

Zoning: PUD
Phase I: 33 Lots, 28 Buildable Lots
Total 183 Lots on 80.26± Acres
Total 183 Buildable Lots

Yard Requirements:

Front: 35'
Side: 7.5' (15' Separation Between Buildings)
Rear: 20'

Deed Reference:

The property shown hereon is Tax Maps:
Map 24, Parcel 50.00, 52.00 & 90.00
Civil District, 2nd. Magisterial District in Rutherford County, as recorded in Record Owner 1:Bk. 594, Pg 760.
Owner 2: Bk. 1300, Pg 2060.

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ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
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850 MIDDLE TENNESSEE BOULEVARD E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567
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SEC, Inc.

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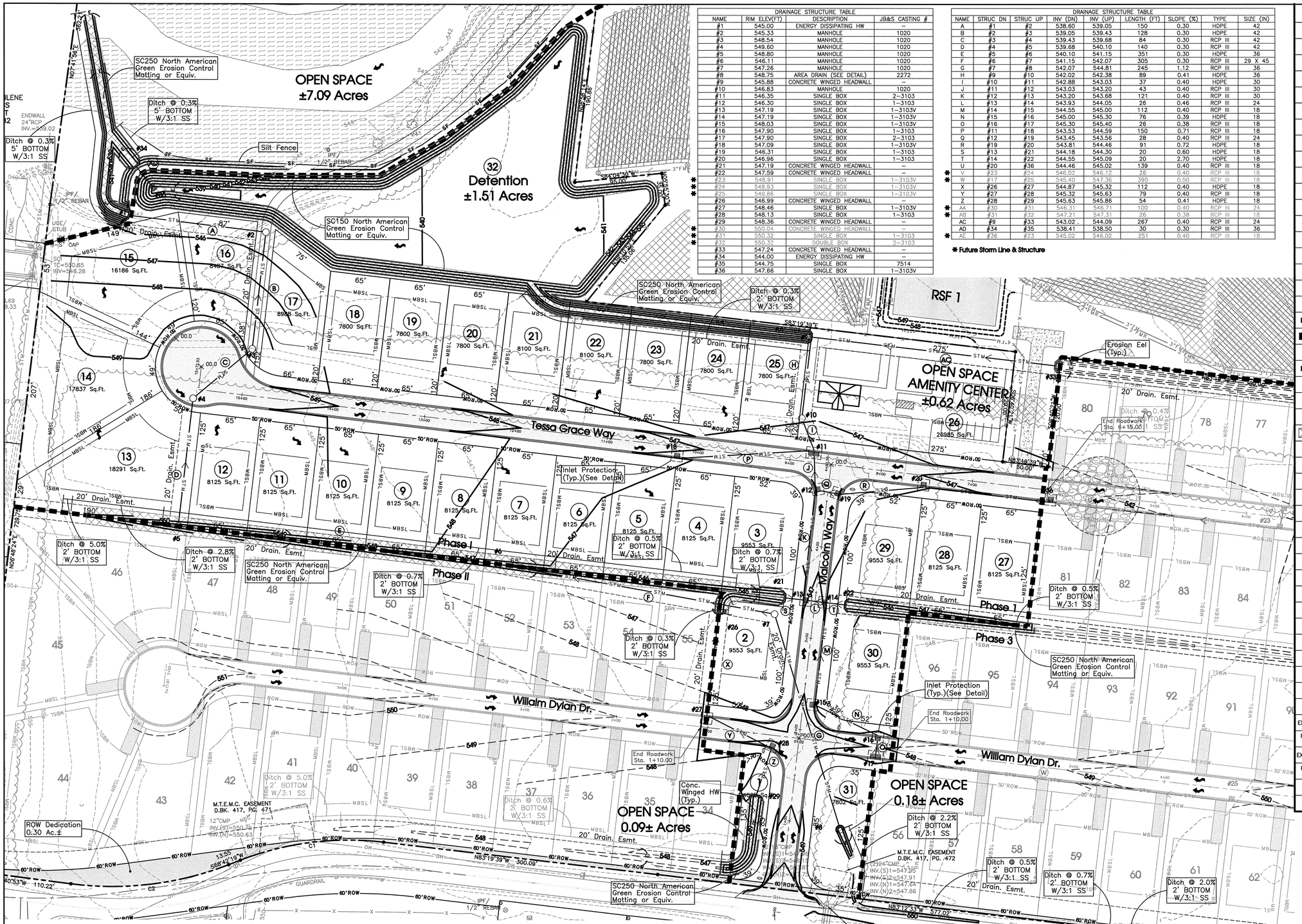
RICHARD HOUZE
No. 104
STATE OF TENNESSEE
REGISTERED ENGINEER

Cothran Retreat
Phase 1
Construction Drawings
Rutherford County, TN

REVISED:
DRAWN: CAM
DATE: 12–16–15
CHECKED: JFR
FILE NAME: 14444project.dwg
SCALE: 1"=50'
JOB NO. 14444
SHEET: 6 of 11

Preliminary Plan



DRAINAGE STRUCTURE TABLE			
NAME	RIM ELEV(FT)	DESCRIPTION	JB&S CASTING #
#1	545.00	ENERGY DISSIPATING HW	–
#2	545.33	MANHOLE	1020
#3	548.54	MANHOLE	1020
#4	549.60	MANHOLE	1020
#5	548.80	MANHOLE	1020
#6	546.11	MANHOLE	1020
#7	547.26	MANHOLE	1020
#8	548.75	AREA DRAIN (SEE DETAIL)	2272
#9	545.88	CONCRETE WINGED HEADWALL	–
#10	546.83	MANHOLE	1020
#11	546.35	SINGLE BOX	2–3103
#12	546.30	SINGLE BOX	1–3103
#13	547.19	SINGLE BOX	1–3103V
#14	547.19	SINGLE BOX	1–3103V
#15	548.03	SINGLE BOX	1–3103V
#16	547.90	SINGLE BOX	1–3103
#17	547.90	SINGLE BOX	2–3103
#18	547.09	SINGLE BOX	1–3103V
#19	546.31	SINGLE BOX	1–3103
#20	546.96	SINGLE BOX	1–3103
#21	547.19	CONCRETE WINGED HEADWALL	–
#22	547.59	CONCRETE WINGED HEADWALL	–
#23	548.91	SINGLE BOX	1–3103V
#24	548.93	SINGLE BOX	1–3103V
#25	549.86	SINGLE BOX	1–3103V
#26	546.99	CONCRETE WINGED HEADWALL	–
#27	548.46	SINGLE BOX	1–3103V
#28	548.13	SINGLE BOX	1–3103
#29	548.36	CONCRETE WINGED HEADWALL	–
#30	550.04	CONCRETE WINGED HEADWALL	–
#31	550.32	SINGLE BOX	1–3103
#32	550.32	DOUBLE BOX	2–3103
#33	547.24	CONCRETE WINGED HEADWALL	–
#34	544.00	ENERGY DISSIPATING HW	–
#35	544.75	SINGLE BOX	7514
#36	547.66	SINGLE BOX	1–3103V

DRAINAGE STRUCTURE TABLE								
NAME	STRUC DN	STRUC UP	INV (DN)	INV (UP)	LENGTH (FT)	SLOPE (%)	TYPE	SIZE (IN)
A	#1	#2	538.60	539.05	150	0.30	HDPE	42
B	#2	#3	539.05	539.43	128	0.30	HDPE	42
C	#3	#4	539.43	539.68	84	0.30	RCP III	42
D	#4	#5	539.68	540.10	140	0.30	RCP III	42
E	#5	#6	540.10	541.15	351	0.30	HDPE	36
F	#6	#7	541.15	542.07	305	0.30	RCP III	29 X 45
G	#7	#8	542.07	544.81	245	1.12	RCP III	36
H	#9	#10	542.02	542.38	89	0.41	HDPE	36
I	#10	#11	542.88	543.03	37	0.40	HDPE	30
J	#11	#12	543.03	543.20	43	0.40	RCP III	30
K	#12	#13	543.20	543.68	121	0.40	RCP III	30
L	#13	#14	543.93	544.05	26	0.46	RCP III	24
M	#14	#15	544.55	545.00	112	0.40	RCP III	18
N	#15	#16	545.00	545.30	76	0.39	HDPE	18
O	#16	#17	545.30	545.40	26	0.38	RCP III	18
P	#11	#18	543.53	544.59	150	0.71	RCP III	18
Q	#12	#19	543.45	543.56	28	0.40	RCP III	24
R	#19	#20	543.81	544.46	91	0.72	HDPE	18
S	#13	#21	544.18	544.30	20	0.60	HDPE	18
T	#14	#22	544.55	545.09	20	2.70	HDPE	18
U	#20	#36	544.46	545.02	139	0.40	RCP III	18
V	#23	#24	546.02	546.12	26	0.40	RCP III	18
W	#17	#25	545.40	547.36	390	0.50	RCP III	18
X	#26	#27	544.87	545.32	112	0.40	HDPE	18
Y	#27	#28	545.32	545.63	79	0.40	RCP III	18
Z	#28	#29	545.63	545.86	54	0.41	HDPE	18
AA	#30	#31	546.31	546.71	100	0.40	RCP III	24
AB	#31	#32	547.21	547.31	26	0.38	RCP III	18
AC	#9	#33	543.02	544.09	267	0.40	RCP III	24
AD	#34	#35	538.41	538.50	30	0.30	RCP III	36
AE	#36	#23	545.02	546.02	251	0.40	RCP III	18

* Future Storm Line & Structure

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 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	EEL EEL EEL
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	
PROPOSED STORM	ST M ST M
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

N

-50' 0 50' 100'

SCALE: 1"= 50'

Know what's **below.**
Call before you dig.

Notes:

1) Stream Buffer Is Required To Be 60' Wide Average, 30' Wide Minimum And May Be Adjusted From 60' Average On Construction Plans For Construction Issues.

2) Stormwater Areas & Sizes & Drainage Easements Are Shown For General Intent And Subject To Final Construction Plans.

3) All lots are critical lots and will require a plot plan to be submitted and approved by CUD prior to building permits being released.

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37129
E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
PHONE: (615) 890-7901

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RICHARD HOUZE
REGISTERED ENGINEER
No. 101
STATE OF TENNESSEE
SIGNATURE
DATE

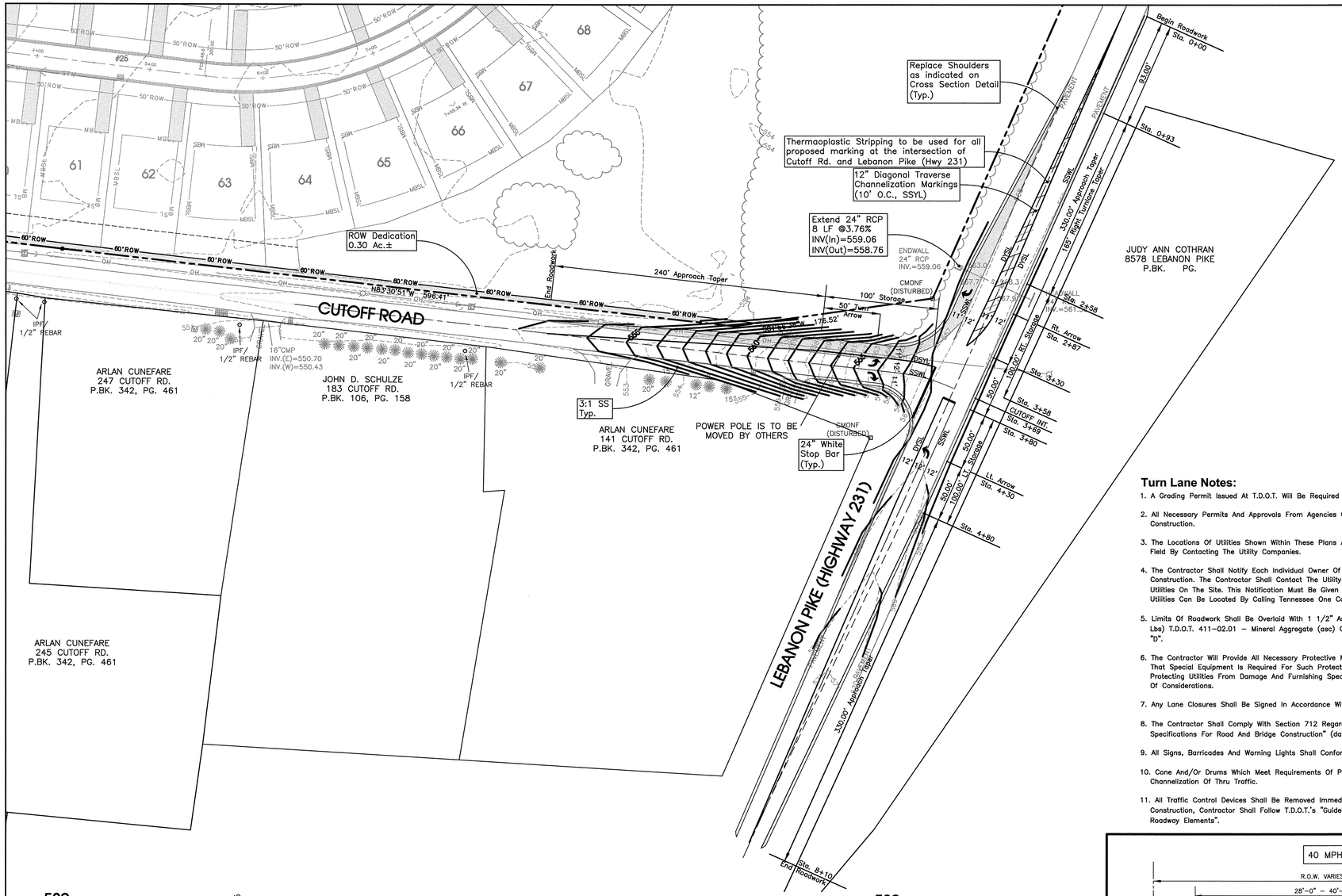
Cothran Retreat Phase 1 Construction Drawings Rutherford County, TN

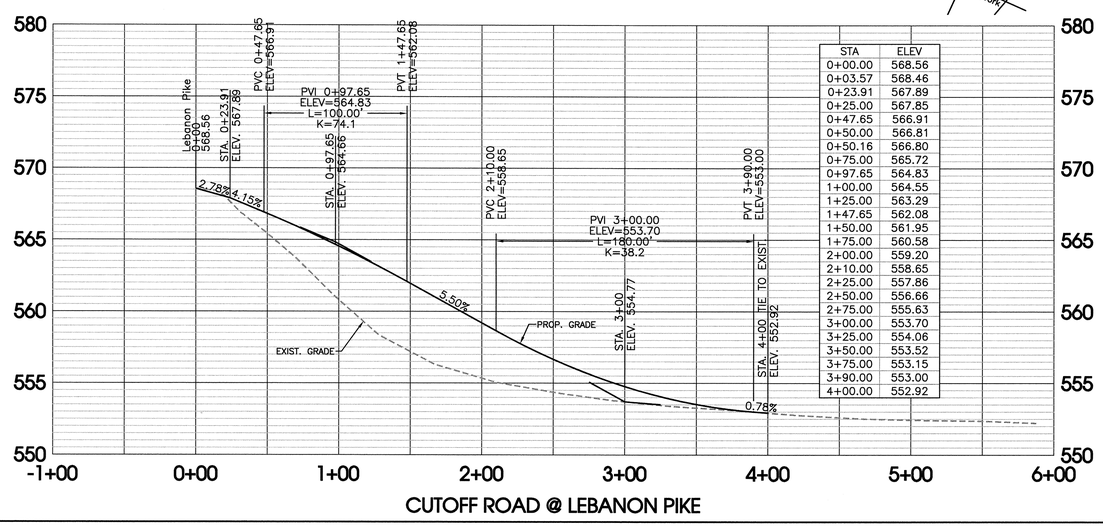
REVISED:

DRAWN: CAM
DATE: 12–16–15
CHECKED: JFR
FILE NAME: 14444project.dwg
SCALE: 1"=50'
JOB NO. 14444

Grading, Drainage & Final EPSC

SHEET: 7 of 11

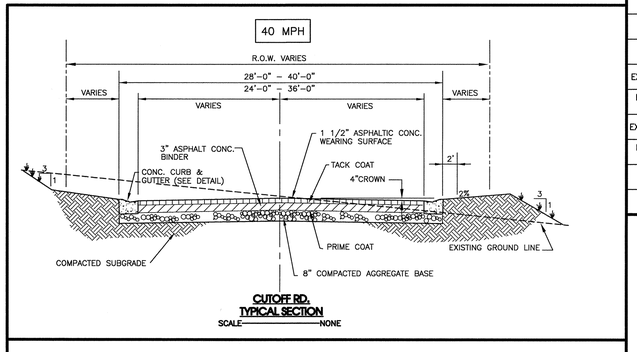




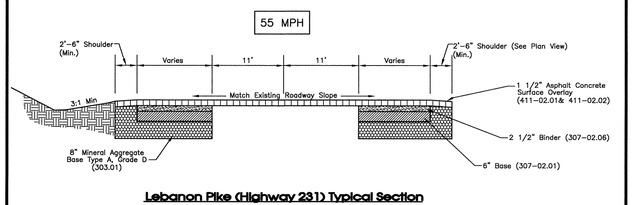
STA	ELEV
0+00.00	568.56
0+03.57	568.46
0+23.91	567.89
0+25.00	567.85
0+47.65	566.91
0+50.00	566.81
0+50.16	566.80
0+75.00	565.72
0+97.65	564.83
1+00.00	564.55
1+25.00	563.29
1+47.65	562.08
1+50.00	561.95
1+75.00	560.58
2+00.00	559.20
2+10.00	558.65
2+25.00	557.86
2+50.00	556.66
2+75.00	555.63
3+00.00	553.70
3+25.00	554.06
3+50.00	553.52
3+75.00	553.15
3+90.00	553.00
4+00.00	552.92

Turn Lane Notes:

1. A Grading Permit Issued At T.D.O.T. Will Be Required For Any Road Activity Along State Hwy. 231 (Lebanon Pike).
2. All Necessary Permits And Approvals From Agencies Governing This Work Shall Be Secured Prior To Commencing Construction.
3. The Locations Of Utilities Shown Within These Plans Are Approximate Only. Exact Locations Shall Be Determined In The Field By Contacting The Utility Companies.
4. The Contractor Shall Notify Each Individual Owner Of His Plan Of Operation In The Area Of The Utilities Prior To Construction. The Contractor Shall Contact The Utility Owners And Request Them To Properly Locate Their Respective Utilities On The Site. This Notification Must Be Given Three(3) Business Days Prior To Construction Operations. Some Utilities Can Be Located By Calling Tennessee One Call At 1-800-351-111.
5. Limits Of Roadwork Shall Be Overlaid With 1 1/2" Asphalt Surface Coarse. Bituminous Surface: (1" Per Sq. Td.=106 Lbs) T.D.O.T. 411-02.01 – Mineral Aggregate (asc) Grading "D" T.D.O.T. 411-02.02 – Asphaltic Cement (asc) Grading "D".
6. The Contractor Will Provide All Necessary Protective Measures To Safeguard Existing Utilities From Damage. In The Event That Special Equipment Is Required For Such Protection, The Contractor Shall Furnish Such Equipment. The Cost Of Protecting Utilities From Damage And Furnishing Special Equipment Will Be Included In The Bid Price Under Other Items Of Considerations.
7. Any Lane Closures Shall Be Signed In Accordance With Part 6 Of M.U.T.C.D.
8. The Contractor Shall Comply With Section 712 Regarding "Temporary Traffic Control" And "T.D.O.T.–Standard Specifications For Road And Bridge Construction" (dated March 1, 1995) In The Implementation Of A Traffic Control Plan.
9. All Signs, Barricades And Warning Lights Shall Conform With Part 6 Of M.U.T.C.D.
10. Cone And/Or Drums Which Meet Requirements Of Part 6 Of M.U.T.C.D. Shall Be Provided As Required For Channelization Of Thru Traffic.
11. All Traffic Control Devices Shall Be Removed Immediately Upon Completion Of This Portion Of The Project. During Construction, Contractor Shall Follow T.D.O.T.'s "Guidelines For Handling Differences In Elevation Between Adjacent Roadway Elements".



CUTOFF RD. TYPICAL SECTION
SCALE NONE



Lebanon Pike (Highway 231) Typical Section
SCALE NONE

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
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	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
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PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	50'ROW		
EROSION CONTROL SILT FENCE	SF	SF	
EROSION EEL	EEL	EEL	EEL
EXISTING TREELINE			
EXISTING FENCELINE	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		

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RICHARD HOUZE
No. 109
STATE OF TENNESSEE
REGISTERED ENGINEER

Cothran Retreat Phase 1 Construction Drawings

Rutherford County, TN

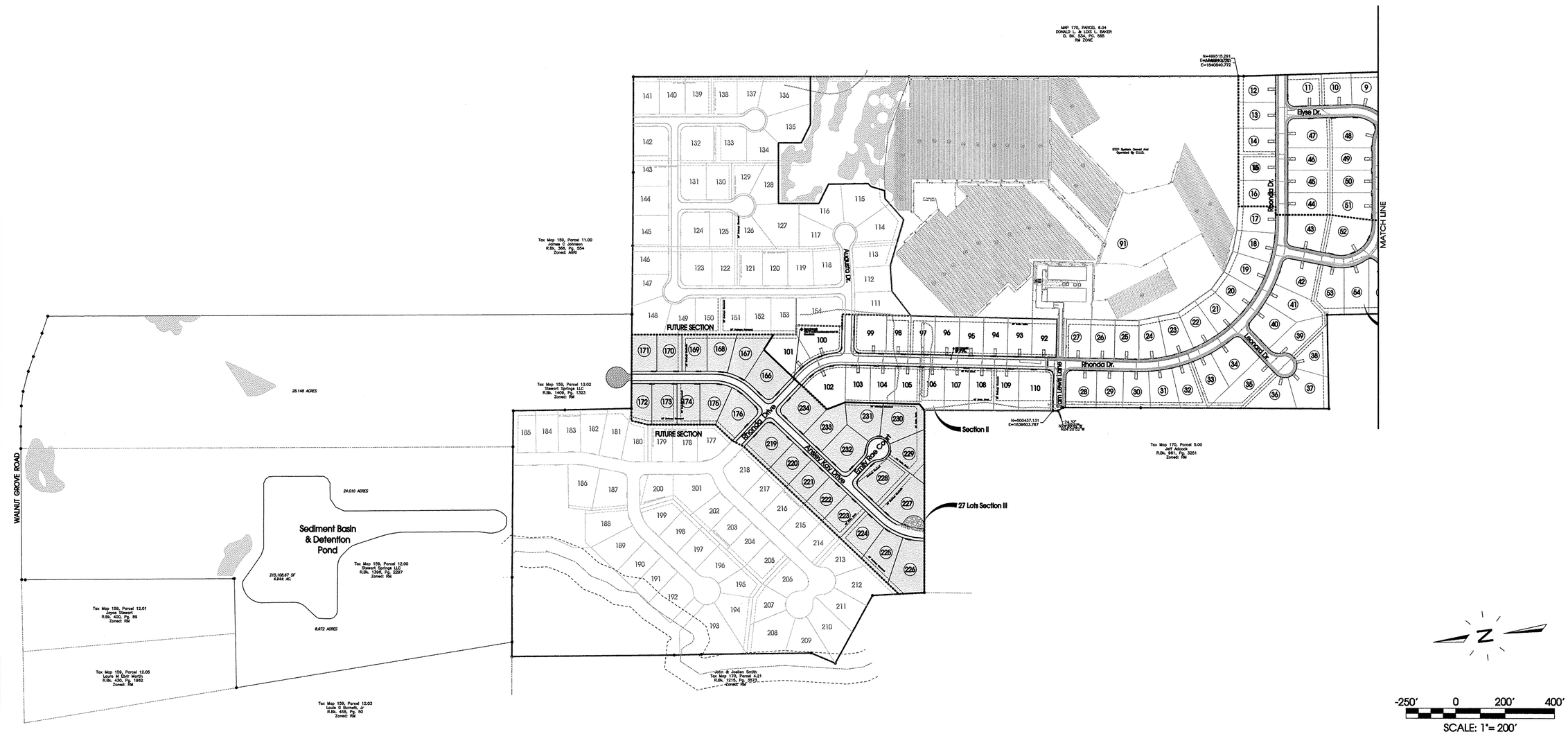
-50' 0 50' 100'
SCALE: 1"= 50'

Know what's **below.** **Call** before you dig.

REVISED:
DRAWN: CAM
DATE: 12-16-15
CHECKED: JFR
FILE NAME: 14444project.dwg
SCALE: 1"=50'
JOB NO. 14444

Turnlane Improvements

SHEET: 9 of 11



SEC, Inc.

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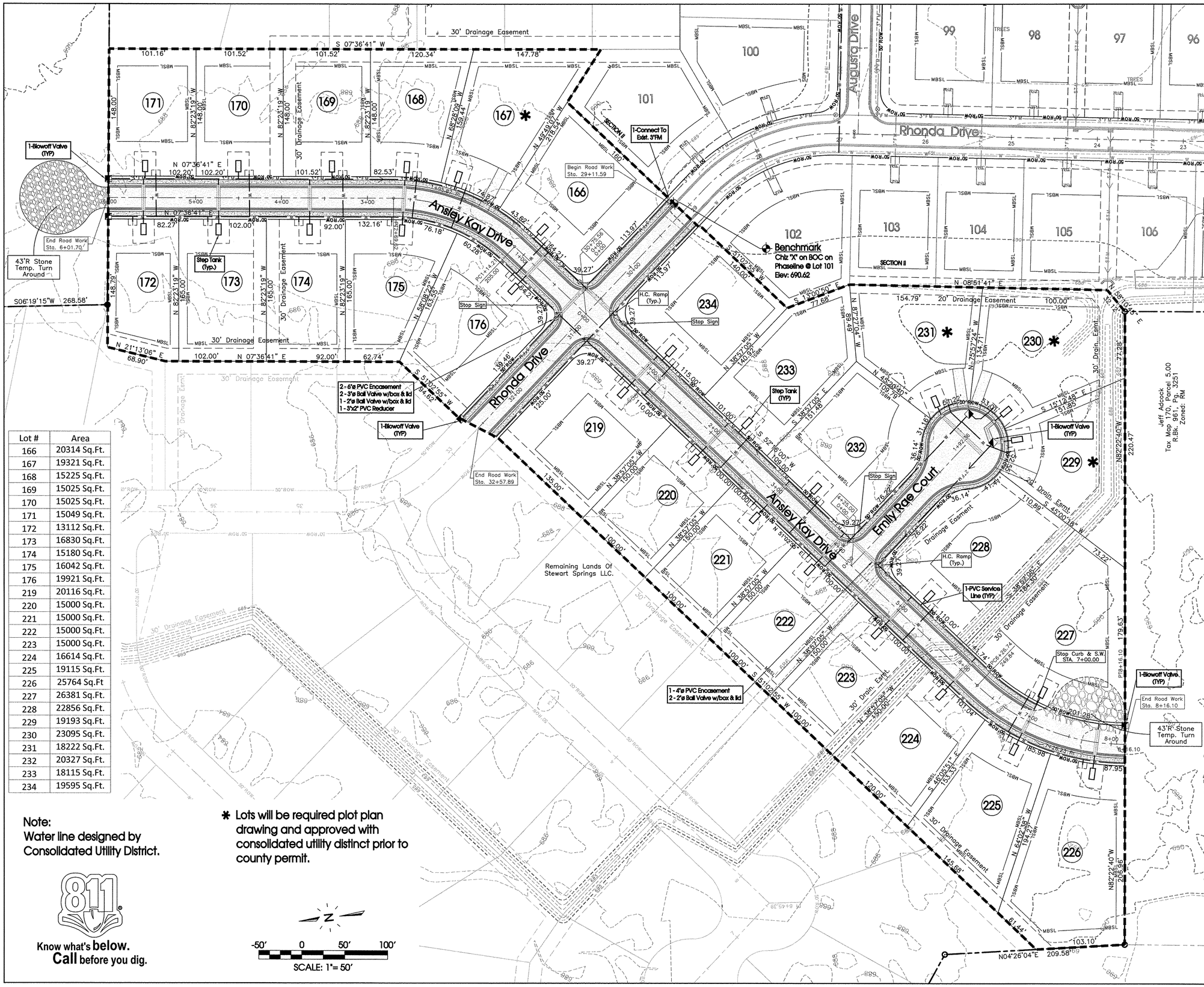
Lewis Downs Subdivision Section 3

Rutherford County, TN

Master Plan

REVISED:	
DRAWN: MLG	
DATE: 11-24-15	
CHECKED: JFR	
FILE NAME: 06024project3.dwg	
SCALE: 1"=250'	
JOB NO. 06024	
SHEET: 3 of 13	



Lot #	Area
166	20314 Sq.Ft.
167	19321 Sq.Ft.
168	15225 Sq.Ft.
169	15025 Sq.Ft.
170	15025 Sq.Ft.
171	15049 Sq.Ft.
172	13112 Sq.Ft.
173	16830 Sq.Ft.
174	15180 Sq.Ft.
175	16042 Sq.Ft.
176	19921 Sq.Ft.
219	20116 Sq.Ft.
220	15000 Sq.Ft.
221	15000 Sq.Ft.
222	15000 Sq.Ft.
223	15000 Sq.Ft.
224	16614 Sq.Ft.
225	19115 Sq.Ft.
226	25764 Sq.Ft
227	26381 Sq.Ft.
228	22856 Sq.Ft.
229	19193 Sq.Ft.
230	23095 Sq.Ft.
231	18222 Sq.Ft.
232	20327 Sq.Ft.
233	18115 Sq.Ft.
234	19595 Sq.Ft.

Note:
Water line designed by Consolidated Utility District.

✱ Lots will be required plot plan drawing and approved with consolidated utility distinct prior to county permit.

Know what's **below.**
Call before you dig.

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
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	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	1	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
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	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
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	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	SF
EROSION EEL		E	E
EXISTING TREELINE			
EXISTING FENCELINE		X	X
MINIMUM BUILDING SETBACK LINE		MBSL	
PHASE BOUNDARY			
EXISTING GAS LINE		GAS	GAS
PROPOSED GAS LINE		GAS	GAS
EXISTING STORM		STM	STM
PROPOSED STORM		STM	STM
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS	
PROPOSED SANITARY SEWER		SS	
EXISTING WATER		W	W
PROPOSED WATER		W	W

Owner/Developer:
Stewart Springs LLC.
153 Veterans Pkwy.
Murfreesboro, TN 37128

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

Land Data:
Zoning: RM
242 Lots on 148.48± Acres
19 Lots Section 2 on 8.80± Acres
241 Buildable Lots

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

Deed Reference:
The property shown hereon is Tax Map 170, Parcel 6, 20th Civil District, 7th. Magisterial District in Rutherford County, as recorded in R.B. 602, Pg. 1415.

S.T.E.P. System Data:
Design Flow = 260 lots x 300gpd/lot = 78,000 GPD
Land Application Area Required = 13.43 Ac.
Land Application Area Provided = 13.43 Ac.
Land Reserve Area Required = 6.71 Ac.

Approved by the Rutherford County Planning Commission, with such conditions as are indicated in the minutes of the Commission on _____.
Preliminary Plan approval shall not constitute final approval for recording purposes.

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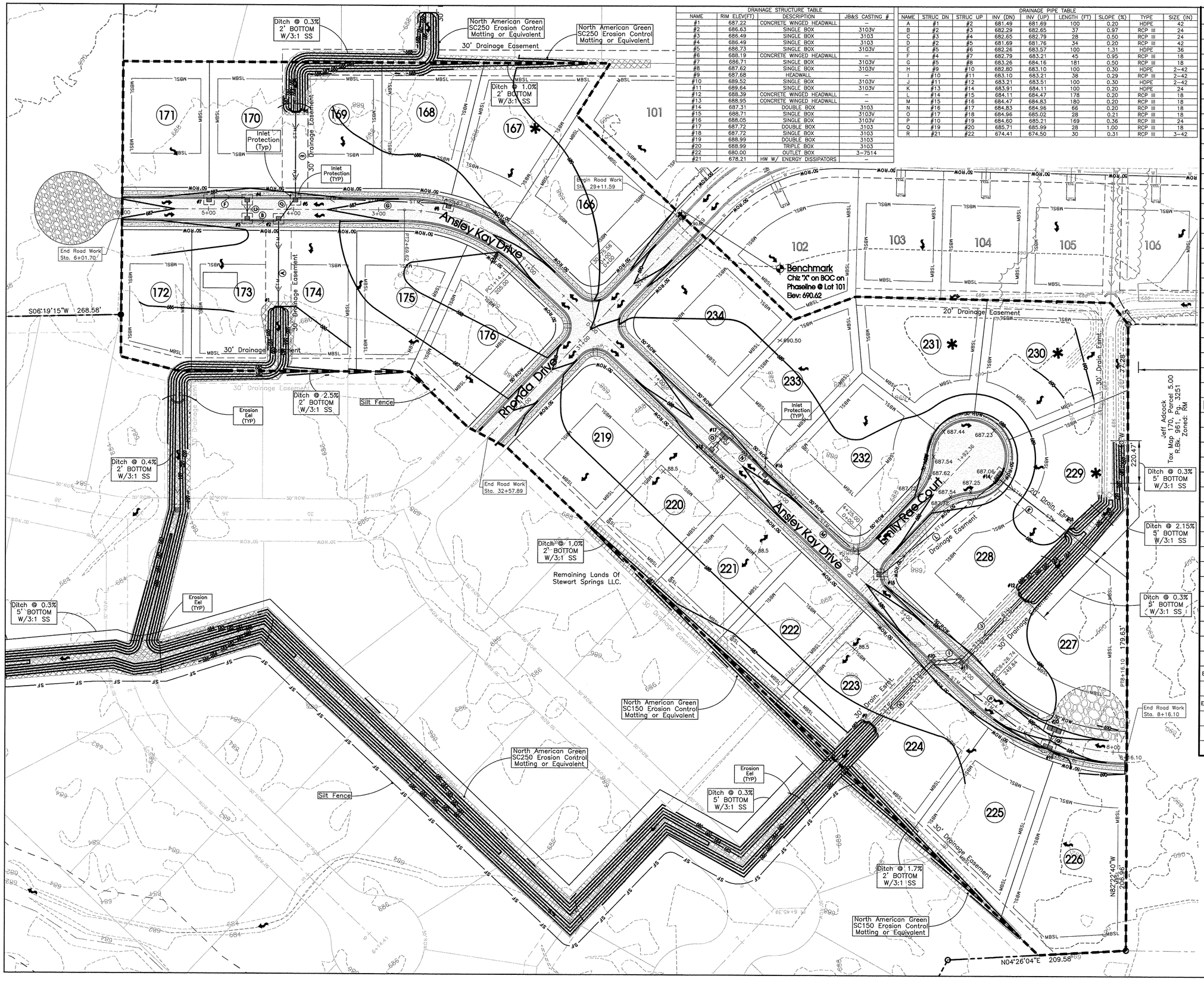
JAMES F. REED III
STATE OF TENNESSEE
REGISTERED ENGINEER
AGRICULTURE
No. 112

Lewis Downs Subdivision Section 3

Rutherford County, TN

Preliminary Plan

REVISED:
DRAWN: MLG
DATE: 11–24–15
CHECKED: JFR
FILE NAME: 06024project3.dwg
SCALE: 1"=50'
JOB NO. 06024



DRAINAGE STRUCTURE TABLE

NAME	RIM ELEV(FT)	DESCRIPTION	JB&S CASTING #
#1	687.22	CONCRETE WINGED HEADWALL	–
#2	686.63	SINGLE BOX	3103V
#3	686.49	SINGLE BOX	3103
#4	686.49	SINGLE BOX	3103
#5	686.73	SINGLE BOX	3103V
#6	688.19	CONCRETE WINGED HEADWALL	–
#7	686.71	SINGLE BOX	3103V
#8	687.62	SINGLE BOX	3103V
#9	687.68	HEADWALL	–
#10	689.52	SINGLE BOX	3103V
#11	689.64	SINGLE BOX	3103V
#12	688.39	CONCRETE WINGED HEADWALL	–
#13	688.95	CONCRETE WINGED HEADWALL	–
#14	687.31	DOUBLE BOX	3103
#15	688.71	SINGLE BOX	3103V
#16	688.05	SINGLE BOX	3103V
#17	687.72	DOUBLE BOX	3103
#18	687.72	SINGLE BOX	3103
#19	688.99	DOUBLE BOX	3103
#20	688.99	TRIPLE BOX	3103
#22	680.00	OUTLET BOX	3–7514
#21	678.21	HW W/ ENERGY DISSIPATORS	–

DRAINAGE PIPE TABLE

NAME	STRUC DN	STRUC UP	INV (DN)	INV (UP)	LENGTH (FT)	SLOPE (%)	TYPE	SIZE (IN)
A	#1	#2	681.49	681.69	100	0.20	HDPE	42
B	#2	#3	682.29	682.65	37	0.97	RCP III	24
C	#3	#4	682.65	682.79	28	0.50	RCP III	24
D	#2	#5	681.69	681.76	34	0.20	RCP III	42
E	#5	#6	682.26	683.57	100	1.31	HDPE	36
F	#4	#7	682.79	683.21	45	0.95	RCP III	18
G	#5	#8	683.26	684.16	181	0.50	RCP III	18
H	#9	#10	682.80	683.10	100	0.30	HDPE	2–42
I	#10	#11	683.10	683.21	38	0.29	RCP III	2–42
J	#11	#12	683.21	683.51	100	0.30	HDPE	2–42
K	#13	#14	683.91	684.11	100	0.20	HDPE	24
L	#14	#15	684.11	684.47	178	0.20	RCP III	18
M	#15	#16	684.47	684.83	180	0.20	RCP III	18
N	#16	#17	684.83	684.96	66	0.20	RCP III	18
O	#17	#18	684.96	685.02	28	0.21	RCP III	18
P	#10	#19	684.60	685.21	169	0.36	RCP III	24
Q	#19	#20	685.71	685.99	28	1.00	RCP III	18
R	#21	#22	674.41	674.50	30	0.31	RCP III	3–42

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
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	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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	MANHOLE		TYPE– X– HEADWALL

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EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Know what's **below.**
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SITE ENGINEERING CONSULTANTS
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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JREED@SEC-CIVIL.COM FAX: (615) 895-2567

SEC, Inc.

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the engineer's opinion that the site can be constructed in accordance with the plans and specifications and that it will function in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the instance that the site is constructed in accordance with the construction plans.

JAMES F. REED III
REGISTERED ENGINEER
AGRICULTURE
No. 109 STATE OF TENNESSEE

Lewis Downs Subdivision Section 3

Rutherford County, TN

REVISED:

DRAWN: MLG

DATE: 11–24–15

CHECKED: JFR

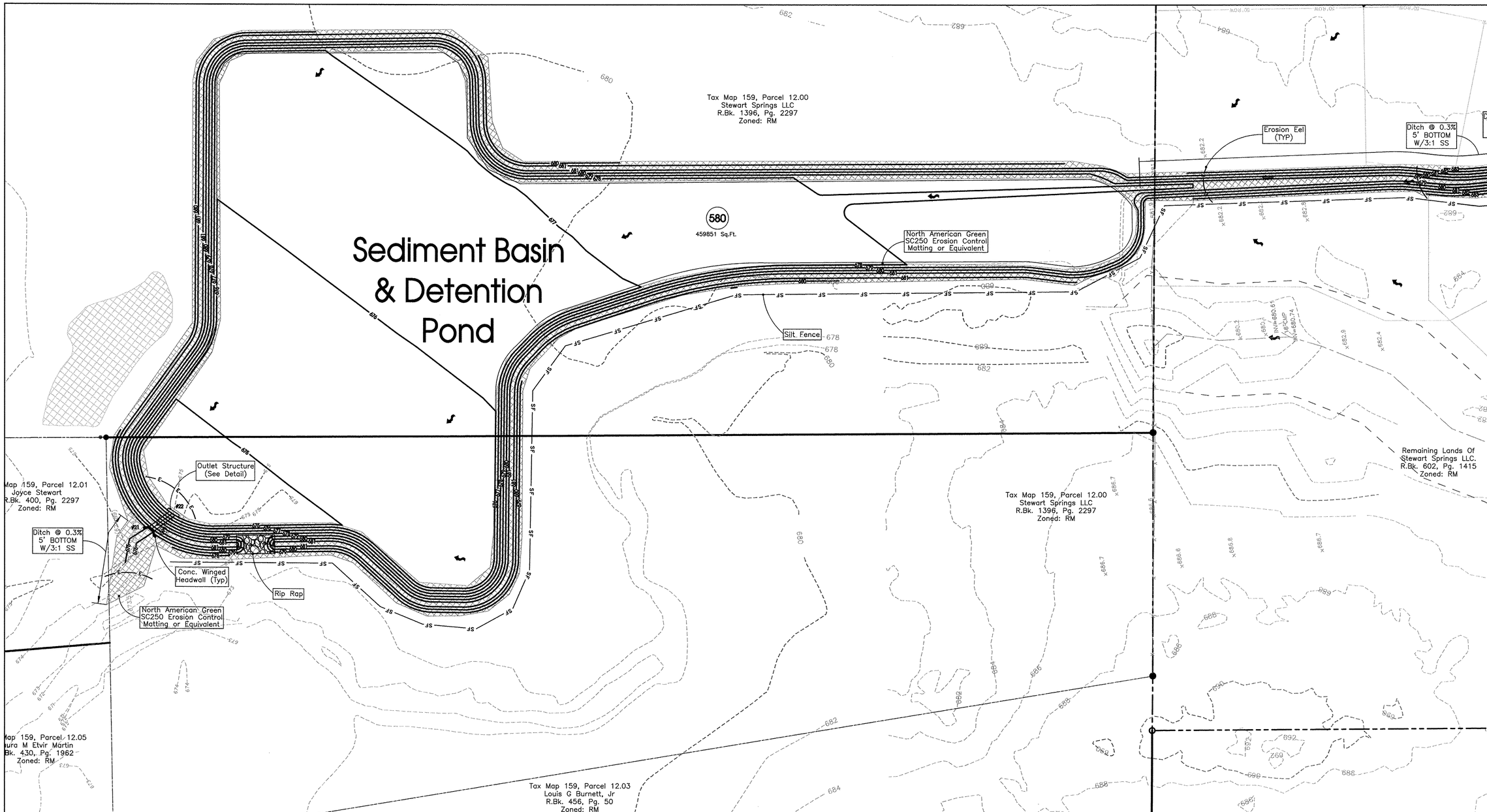
FILE NAME: 06024project3.dwg

SCALE: 1"=50'

JOB NO. 06024

Grading & Drainage & Final EPSC Plan

SHEET: 9 of 13



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 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM

EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

-50' 0 50' 100'

SCALE: 1"= 50'

811 Know what's **below.** **Call** before you dig.

DRAINAGE STRUCTURE TABLE

NAME	RIM ELEV(FT)	DESCRIPTION	JB&S CASTING #
#1	687.22	CONCRETE WINGED HEADWALL	–
#2	686.63	SINGLE BOX	3103V
#3	686.49	SINGLE BOX	3103
#4	686.49	SINGLE BOX	3103
#5	686.73	SINGLE BOX	3103V
#6	688.19	CONCRETE WINGED HEADWALL	–
#7	686.71	SINGLE BOX	3103V
#8	687.62	SINGLE BOX	3103V
#9	687.68	HEADWALL	–
#10	689.52	SINGLE BOX	3103V
#11	689.64	SINGLE BOX	3103V
#12	688.39	CONCRETE WINGED HEADWALL	–
#13	688.95	CONCRETE WINGED HEADWALL	–
#14	687.31	DOUBLE BOX	3103
#15	688.71	SINGLE BOX	3103V
#16	688.05	SINGLE BOX	3103V
#17	687.72	DOUBLE BOX	3103
#18	687.72	SINGLE BOX	3103
#19	688.99	DOUBLE BOX	3103
#20	688.99	TRIPLE BOX	3103
#22	680.00	OUTLET BOX	3–7514
#21	678.21	HW W/ ENERGY DISSIPATORS	–

DRAINAGE PIPE TABLE

NAME	STRUC DN	STRUC UP	INV (DN)	INV (UP)	LENGTH (FT)	SLOPE (%)	TYPE	SIZE (IN)
A	#1	#2	681.49	681.69	100	0.20	HDPE	42
B	#2	#3	682.29	682.65	37	0.97	RCP III	24
C	#3	#4	682.65	682.79	28	0.50	RCP III	24
D	#2	#5	681.69	681.76	34	0.20	RCP III	42
E	#5	#6	682.26	683.57	100	1.31	HDPE	36
F	#4	#7	682.79	683.21	45	0.95	RCP III	18
G	#5	#8	683.26	684.16	181	0.50	RCP III	18
H	#9	#10	682.80	683.10	100	0.30	HDPE	2–42
I	#10	#11	683.10	683.21	38	0.29	RCP III	2–42
J	#11	#12	683.21	683.51	100	0.30	HDPE	2–42
K	#13	#14	683.91	684.11	100	0.20	HDPE	24
L	#14	#15	684.11	684.47	178	0.20	RCP III	18
M	#15	#16	684.47	684.83	180	0.20	RCP III	18
N	#16	#17	684.83	684.96	66	0.20	RCP III	18
O	#17	#18	684.96	685.02	28	0.21	RCP III	18
P	#10	#19	684.60	685.21	169	0.36	RCP III	24
Q	#19	#20	685.71	685.99	28	1.00	RCP III	18
R	#21	#22	674.41	674.50	30	0.31	RCP III	3–42

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JAMES F. FREED III STATE OF TENNESSEE REGISTERED ENGINEER AGRICULTURE STRUCTURE CIVIL

Lewis Downs Subdivision Section 3

Rutherford County, TN

Grading & Drainage & Final EPSC Plan

REVISED:

DRAWN: MLG

DATE: 11–24–15

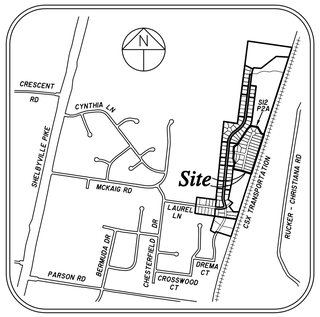
CHECKED: JFR

FILE NAME: 06024project3.dwg

SCALE: 1"=50'

JOB NO. 06024

SHEET: 10 of 13



LOCATION MAP
N.T.S.

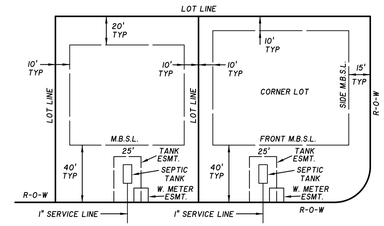
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	6°47'42"	1000.00'	118.59'	59.37'	118.52'	S80°57'54"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N57°25'57"E
C3	9°52'53"	200.00'	34.49'	17.29'	34.45'	N17°22'23"E
C4	240°00'00"	50.00'	209.44'	86.60'	86.60'	S37°41'10"E
C5	60°00'00"	50.00'	52.36'	28.87'	50.00'	S52°18'50"W
C6	9°52'53"	150.00'	25.87'	12.97'	25.84'	S17°22'23"W
C7	90°00'00"	25.00'	39.27'	25.00'	35.36'	N32°34'03"W
C8	6°47'42"	950.00'	112.66'	56.40'	112.60'	N80°57'54"W

C.U.D. NOTE:
LOTS 211, 215, 216, 242-253, 255-258, 261 & 262 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

LOT AREAS

LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES
211	15,283	0.351	252	20,494	0.470
212	15,055	0.346	253	18,997	0.436
213	16,241	0.373	254	18,868	0.433
214	18,777	0.431	255	15,974	0.367
215	16,247	0.373	256	15,108	0.347
216	16,236	0.373	257	15,009	0.345
242	16,183	0.372	258	15,009	0.345
243	16,718	0.384	259	15,006	0.344
244	17,252	0.396	260	15,000	0.344
245	17,787	0.408	261	15,000	0.344
246	18,322	0.421	262	20,125	0.462
247	18,857	0.433	263	16,717	0.384
248	19,391	0.445	264	15,655	0.359
249	19,926	0.457	265	15,650	0.359
250	20,461	0.470	266	15,785	0.362
251	20,835	0.478			



1. SEPTIC TANK IS 6' X 13'.
2. TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
3. 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)
- FH — W — WATER LINE w/FIRE HYD.
- 2"FM — STEP SYSTEM FORCE MAIN
- APPROVED DRIVEWAY LOCATION

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS CREATE 31 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH MONUMENT UGB02-077 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOODPLAIN, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0382 H, EFFECTIVE DATE: JANUARY 5, 2007.
4. 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.
5. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
6. 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.
7. 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 1-800-351-111.
8. 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.
9. 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.
10. 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.
11. PROPERTY IS CURRENTLY ZONED RM (MEDIUM RESIDENTIAL). ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
12. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 ft. / SIDE = 10 ft. (15 ft. ADJ. TO ROW) / REAR = 20 ft.
13. 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.
14. 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.
15. 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.
16. 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.
17. ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
18. THE OWNER/DEVELOPER, TENNMO PROPERTIES, LLC, IS RESPONSIBLE FOR ALL STORMWATER FACILITIES IN THE SUBDIVISION, INCLUDING THE DETENTION POND. AN INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES IS RECORDED IN R.B.K. 1395, P.G. 1702.
19. A HOMEOWNERS ASSOCIATION FOR COLONIAL ESTATES, SECTION 12, WAS CREATED IN R.B.K. 898, P.G. 1793. AT THE PRESENT TIME, MIKE COLVIN IS IN CHARGE OF THE HOMEOWNERS ASSOCIATION AND IS RESPONSIBLE FOR ALL MAINTENANCE AND ANY OTHER REQUIREMENTS PERTAINING TO THE HOA, OTHER THAN THE PRIVATE STORMWATER FACILITIES.

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 1273, PAGE 3469 — MICHAEL D. COLVIN, MANAGER, TENNMO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

CERTIFICATE OF ACCURACY

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

SEC, INC.

DATE _____ _____ REGISTERED SURVEYOR

TENN. R.L.S. No. _____

CERTIFICATION OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "COLONIAL ESTATES, SEC. 12, PHASE 2A", HAS BEEN APPROVED BY THE ENGINEERS FOR CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE _____ _____ CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF STEP SYSTEM

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "COLONIAL ESTATES, SEC. 12, PHASE 2A", HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW AND SOILS ANALYSIS. DESIGN AND CONSTRUCTION WILL MEET CONSOLIDATED UTILITY DISTRICT'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 COUNTY REGISTER.

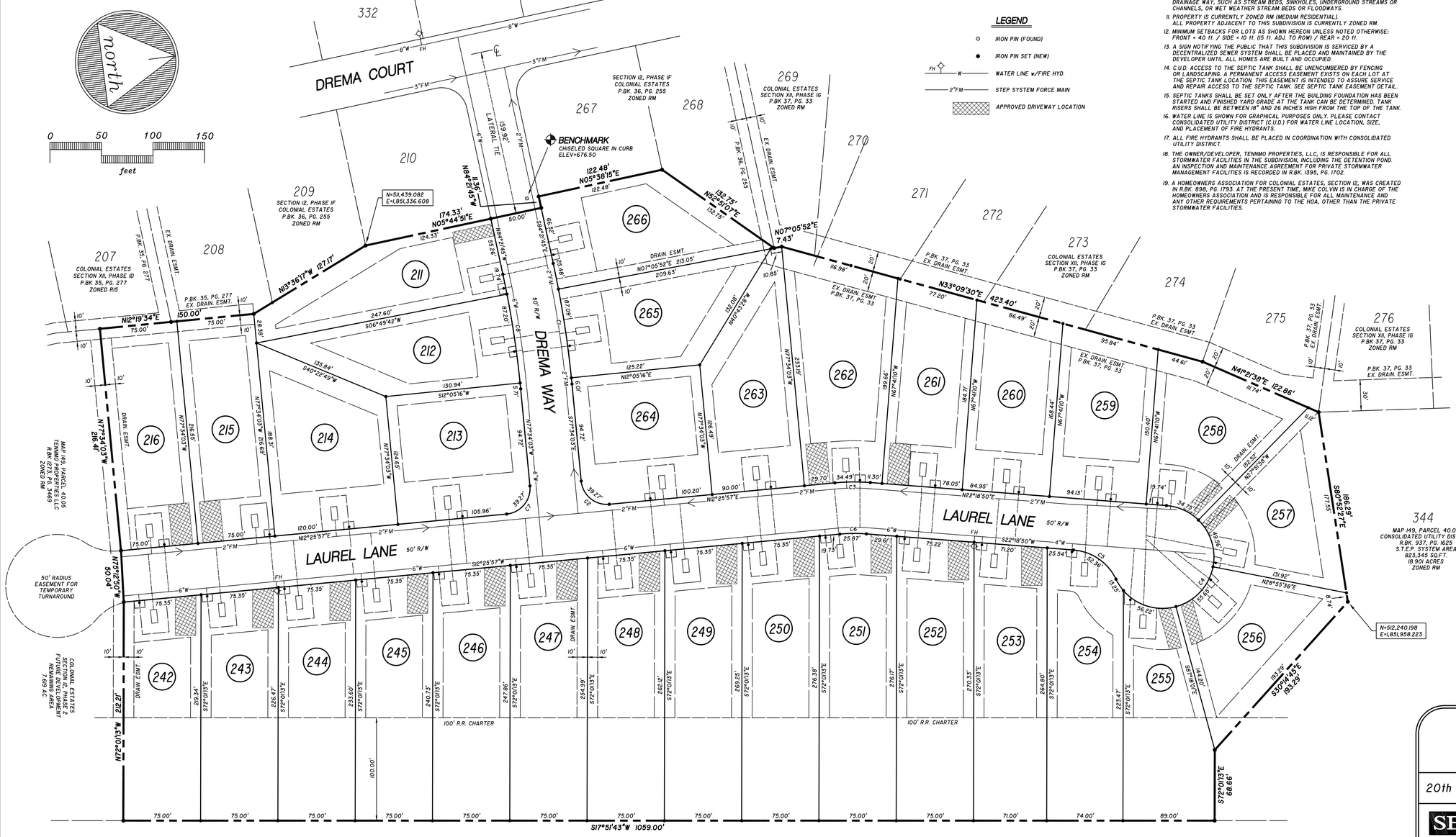
DATE _____ _____ SECRETARY, PLANNING COMMISSION

OWNER/DEVELOPER:
TENNMO PROPERTIES, LLC
CONTACT: MIKE COLVIN
1302 HONEYWOOD PLACE
MURFREESBORO, TN 37130

DEED REFERENCE:
MAP 149, P/O PARCEL 40.05
RECORD BOOK 1273, P.G. 3469

SITE DATA:
TOTAL AREA = 13.856 AC.
AREA IN RIGHT-OF-WAY = 1.645 AC.
No. RESIDENTIAL LOTS = 31
REMAINING AREA PHASE 2 = 7.619 AC.
MINIMUM LOT SIZE = 15,000 SQ.FT.
ZONING = RM

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



FINAL PLAT

Section XII, Phase 2A
COLONIAL ESTATES
SUBDIVISION

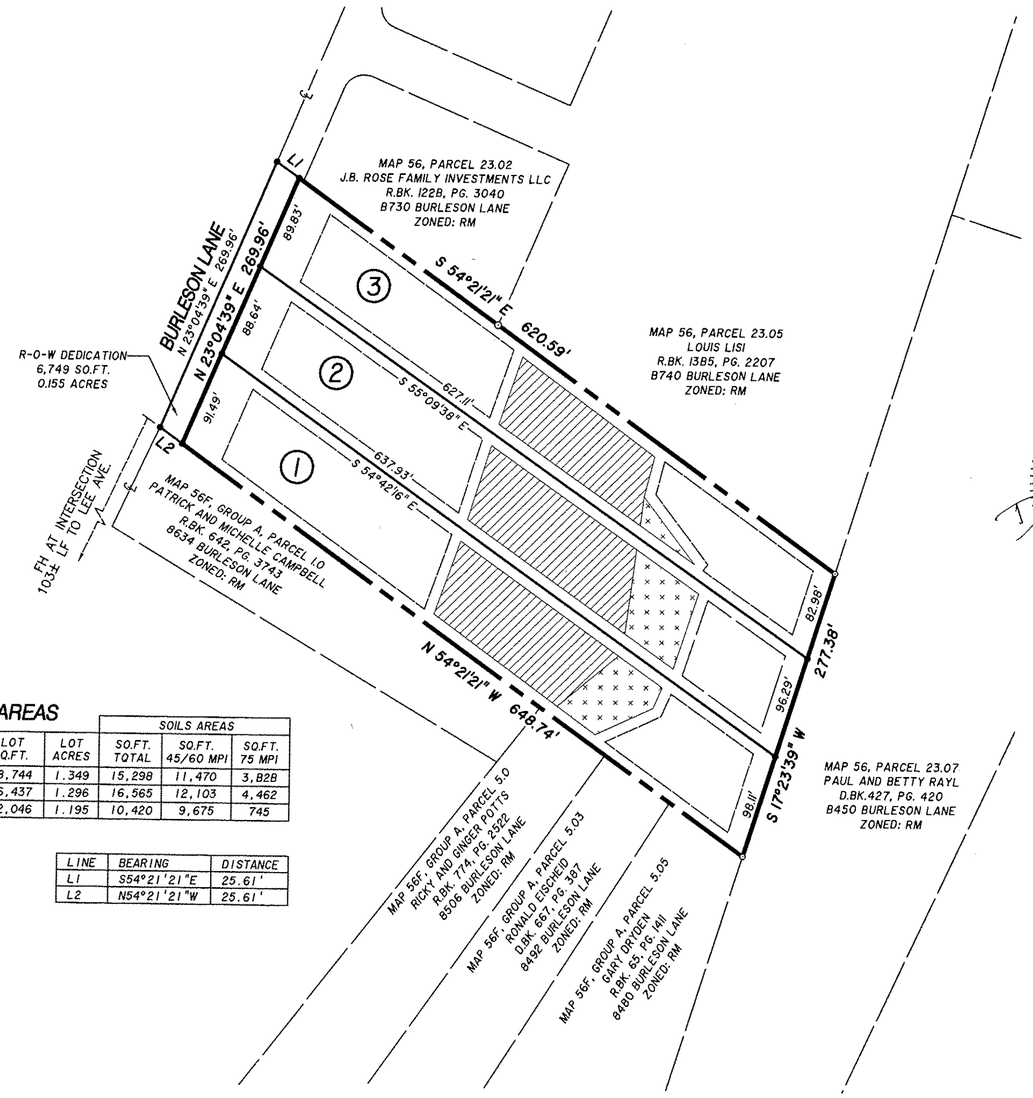
20th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

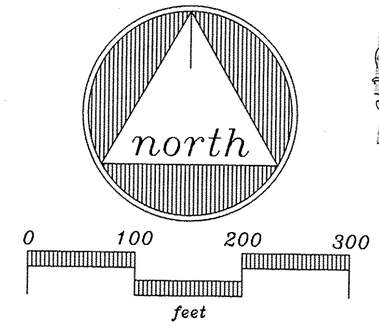
SEC, Inc. — SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

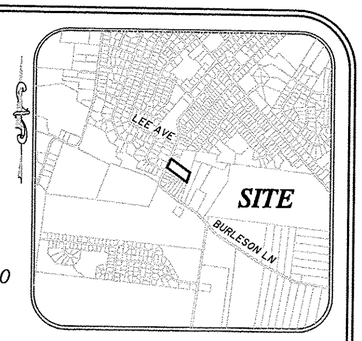
PROJ. #	DATE: 2-05-16	FILE:	DRAWN BY:	SCALE:	SHEET 1
06156	REV.:	CES12P2APLAT	ACAD/JWG	1" = 50'	OF 1

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 3 RESIDENTIAL BUILDING LOTS, AND DEDICATE R-O-W.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO UGB MONUMENT UGB02-157, (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NOS. 47149C0140 H, EFFECTIVE DATE JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. PROPERTY IS CURRENTLY ZONED RM.
    ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
13. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE:
    FRONT = 40 ft. / SIDE = 10 ft. (15' ADJ. TO R-O-W) / REAR = 20 ft.







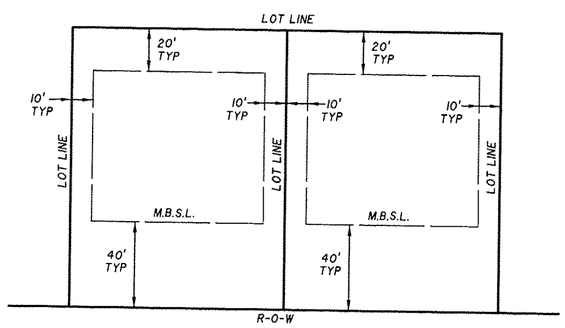
LOCATION MAP
N.T.S.

DAVID A. PARKER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
2-16-16
TENNESSEE NO. 2381

LOT AREAS

LOT NO.	LOT SQ.FT.	LOT ACRES	SOILS AREAS SQ.FT. TOTAL	SQ.FT. 45/60 MPI	SQ.FT. 75 MPI
1	58,744	1.349	15,298	11,470	3,828
2	56,437	1.296	16,565	12,103	4,462
3	52,046	1.195	10,420	9,675	745

LINE	BEARING	DISTANCE
L1	S54°21'21"E	25.61'
L2	N54°21'21"W	25.61'



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

LEGEND

⊙ IRON PIN (FOUND)

● IRON PIN SET (NEW)

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:

1. ALL LOTS ARE APPROVED FOR _____ BEDROOMS USING CONVENTIONAL SYSTEMS ONLY. LOTS CAN BE REVIEWED ON A LOT BY LOT BASIS.
2. 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.

OWNER:
TRUE CRAFTSMAN CONSTRUCTION LLC
CONTACT: MARK CLARK
218 STEELSON WAY
MURFREESBORO, TN 37128
MAP 56, PARCEL 23.03
R.BK. 1360, PG. 1013
R.BK. 303, PG. 275

SITE DATA:
TOTAL AREA = 3.84 ACRES
AREA IN RIGHT-OF-WAY = 0.155 ACRES
TOTAL NUMBER OF LOTS = 3
NUMBER OF BUILDING LOTS = 3
MINIMUM LOT SIZE = 52,046 SQ.FT.
ZONING = RM
ADDRESS : 8646 BURLESON LANE

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 _____ _____
SECRETARY, PLANNING COMMISSION

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 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 1360, PAGE 1013
RECORD BOOK 303, PAGE 275

MARK CLARK
TRUE CRAFTSMAN CONSTRUCTION LLC
A TENNESSEE LIMITED LIABILITY COMPANY

CERTIFICATE OF ACCURACY

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

SEC, INC.
DATE 2-16-16 David A. Parker
TENN. R.L.S. # 2381
REGISTERED SURVEYOR

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "BURLESON TRACTS" 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

FINAL PLAT

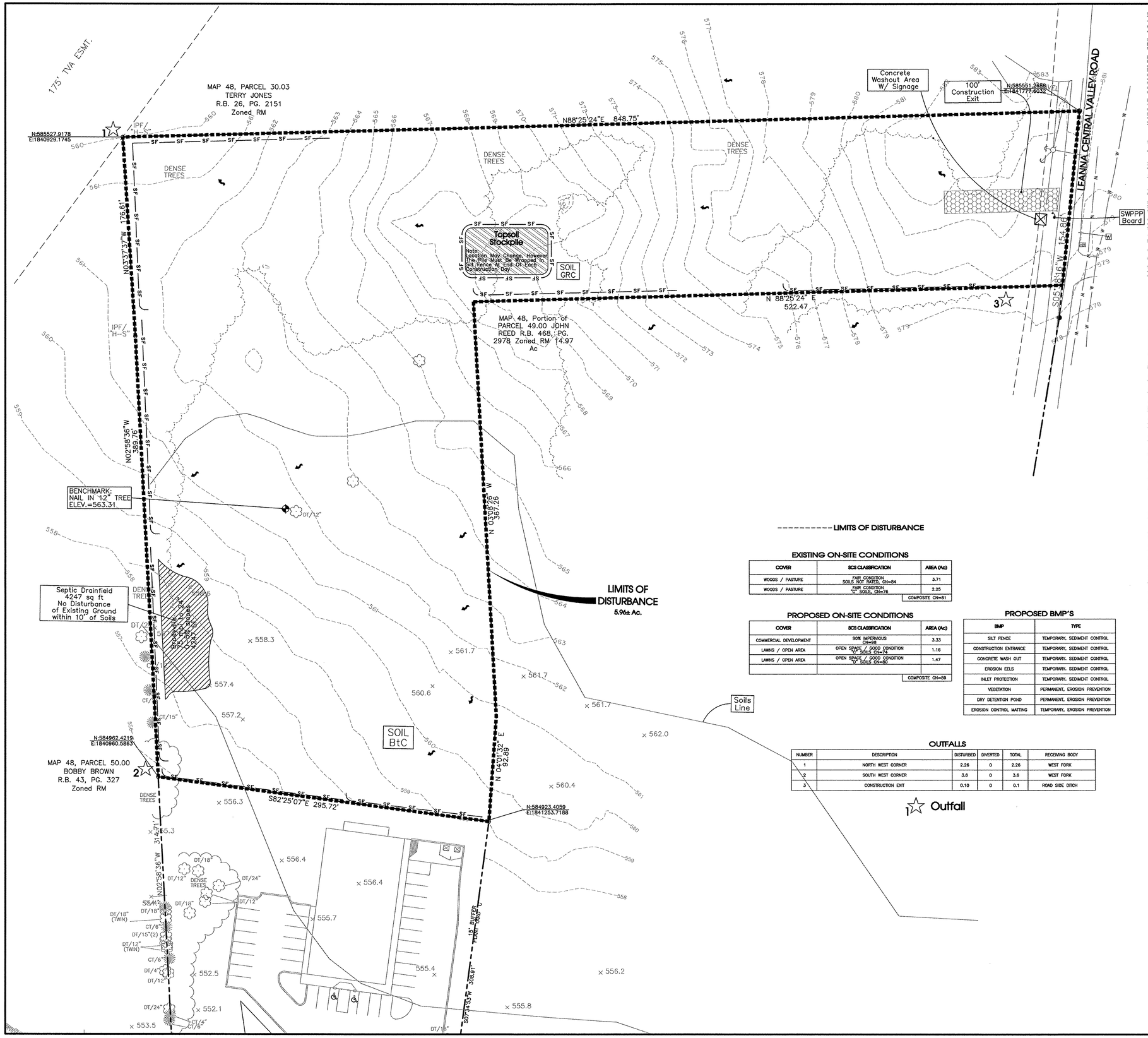
BURLESON TRACTS

TRUE CRAFTSMAN CONSTRUCTION LLC

CITY OF SMYRNA, TENNESSEE
6th CIVIL DISTRICT OF RUTHERFORD COUNTY

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

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET 1 OF 1
15334	2-14-16	15334plat	ACAD/taf	1" = 100'	



LIMITS OF DISTURBANCE

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
WOODS / PASTURE	FAIR CONDITION SOILS NOT RATED, CN=84	3.71
WOODS / PASTURE	FAIR CONDITION "C" SOILS, CN=76	2.25
	COMPOSITE CN=81	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL DEVELOPMENT	90% IMPERVIOUS CN=98	3.33
LAWNS / OPEN AREA	OPEN SPACE / GOOD CONDITION "C" SOILS CN=74	1.16
LAWNS / OPEN AREA	OPEN SPACE / GOOD CONDITION "D" SOILS CN=80	1.47
	COMPOSITE CN=89	

PROPOSED BMP'S

BMP	TYPE
SILT FENCE	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
CONCRETE WASH OUT	TEMPORARY, SEDIMENT CONTROL
EROSION EELS	TEMPORARY, SEDIMENT CONTROL
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
DRY DETENTION POND	PERMANENT, EROSION PREVENTION
EROSION CONTROL MATTING	TEMPORARY, EROSION PREVENTION

OUTFALLS

NUMBER	DESCRIPTION	DISTURBED	DIVERTED	TOTAL	RECEIVING BODY
1	NORTH WEST CORNER	2.26	0	2.26	WEST FORK
2	SOUTH WEST CORNER	3.6	0	3.6	WEST FORK
3	CONSTRUCTION EXIT	0.10	0	0.1	ROAD SIDE DITCH

SWPPP Narrative:
The existing site is located along Leanna Central Valley Road near the Leanna Road Intersection in Rutherford County. The existing site is a 5.96 Acre vacant property and generally sheet flows from the north to the south. The site drains to West Fork Stones River. The site has been designed to discharge to the south property after entering the detention pond.

Soil mapping information shows that the existing soils on site consist of 62% Gladeville Rock Outcrop and 38% Brodyville Rock Outcrop. Thee predeveloped site has a runoff curve number of 81. The proposed improvements will increase the runoff curve number to 89.

During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs) silt fence will be installed on the downslope sides of the site. The storm inlets will be protected with silt fence inlet protection until the stone base and pavements can be installed. A stone construction entrance will be installed upon mobilization of site to limit the tracking of mud and sediment onto the adjacent pavements and roadways. Covered dumpsters will be on site for disposal of trash and other debris. Paint and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for legally disposing of the containers and excess materials in accordance with the manufacturers' recommendations. A washout area will be provided for the concrete trucks as required.

It is the contract's responsibility during construction to install and maintain all sedimentation and storm water pollution prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair replacement, re-grading, reseeding, re-mulching and re-netting must be performed immediately. The developer will own and maintain the site after construction has been completed.

Storm Water Pollution Prevention Notes:

1. The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on-site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.

2. The contractor is responsible for removing silt from site if not reusable on-site and assuring plan alignment and grade in all ditches at completion of construction.

3. Erosion control measures shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.

4. Erosion control measures are to be installed prior to any grading on-site and are to be maintained in place until stabilization of erodable soils has been accomplished.

5. The Storm Water Pollution Prevention Plan (SWPPP) is an integral part of the Erosion Prevention and Sediment Control (EPSC) Plan and should be followed during all phases of construction (bidding, site work, final stabilization).

6. Any graded or disturbed areas shall have 4 inches of topsoil, seed, mulch, fertilizer and water applied until a healthy stand of grass is obtained unless otherwise noted on plans. The restoration shall closely follow construction.

7. The construction drawings shall be made available on site at all times and presented upon request. If unforeseen storm water pollution prevention is encountered, additional Storm Water Pollution Prevention (SWPP) measures may be requested by the owner, county engineer, project engineer, or soil conservation service representative at anytime. Such requests shall be implemented immediately at contractor's expense.

8. All Storm Water Pollution Prevention items shall be installed as shown or noted on this sheet.

9. Apply temporary seeding and mulching in all areas that shall be inactive for 15 days or more. All disturbed and eroded earth shall be regraded and seeded within 7 days with seeding, as defined above and as shown on the table below to establish stability and provided sediment control.

Seeding Dates	Seed Type	Application Rate Per 1,000 Sq.Ft.
March 1 – August 15	Oats Perennial Rye Grass Or Tall Fescue	3#
August 16 – November 1	Rye, Wheat or Perennial Rye Grass Tall Fescue	1#
After November 1	Straw or Hay Mulch	2–3 Bales
Seed Bed Preparation	Lime 10–10–10 or 12–12–12 Fertilizer	100# 12–15#

10. Permanent vegetation shall be installed within 7 days at the completion of any graded area, weather permitting.

11. At such time rough grading or the site is complete and drainage diverts to inlets, inlet sediment filters shall be installed at all inlet structures to keep piping systems free of siltation.

12. Silt barriers shall be installed around all existing or new storm inlets, catch basins, yard drains. Install rock check dams for headwall inlets for storm water pollution prevention.

13. Storm water pollution prevention measures shall be installed around all dirt or topsoil stockpiles and other temporarily disturbed areas.

14. Contractor shall inspect all SWPPP measures daily and repair as necessary to prevent erosion. Siltation shall be removed from areas where failures have occurred and corrective action taken within 24 hours to maintain all SWPPP items.

15. Silt barriers, construction entrances, and silt fences shall remain in place until a good stand of grass has been obtained and/or paving operations are complete. Contractor shall keep silt from entering any storm drainage system. Once site has been completely stabilized, and silt in pipes and drainage swales shall be removed within 10 days.

16. Temporary sedimentation and storm water pollution prevention measures must be inspected and logged by the contractor for inspection, lofting shall be weekly and after rain storms.

17. Utility companies must comply with all storm water pollution prevention measures as defined on the storm water pollution prevention plans, details and notes.

18. The total area of disturbance for the project is 5.96 Acres.

19. All storm water pollution prevention practices shall be installed before any other earth moving occurs.

20. The contractors shall use temporary sediment filter bags as necessary to control sediment runoff.

21. The following storm water pollution prevention and sediment control measures will be used on this site:
21A) Silt fence
21B) Filter fabric inlet protection
21C) Construction entrance
21D) Concrete washout facility
21E) Check dams
21F) Temporary seeding
21G) Erosion control blanket
21H) Permanent seeding or sodding

22. Sediment shall be removed from sediment controls as necessary but at least when the design capacity of the control has been reduced by 50%.

Construction Sequence:
1. Stake and/or flag limits of clearing.

2. During preconstruction meeting all erosion & sediment control facilities & preocedures shall be discussed.

3. Clear & grub, as necessary, for installation of perimeter controls.

4. Install silt fence perimeter controls as shown on plans.

5. Install construction entrance and concrete washout facility, if conditions are such that mud is collecting on vehicle tires, the tires must be cleaned before the vehicles enter the public roadway. The site entrance shall be maintained in a condition that will prevent the tracking or flow of mud onto the public right-of-way. All materials spilled, dropped, washed or tracked from vehicles onto the roadway must be removed promptly.

6. Clear & grub the remaining site as necessary.

7. Refer to construction SWPP plan.

EPSC Phasing
Initial: Silt Fence Along Downgradient Perimeter Construction Entrance Check Dams In Existing Ditches Filter Fabric Inlet Protection

Final: Temporary Seeding, Filter Fabric Inlet Protection Check Dams In Proposed Ditches Silt Fence To Protect Ditches Erosion Control Blanket Installation At Prescribed Locations Seeding And Stabilization Of All Disturbed Areas

811 Know what's **below.** **Call** before you dig.

N

-40' 0 40' 80'

SCALE: 1"= 40'

Survey Control
Field Survey performed on10–24–2013 and 9–18–15.
Horizontal & Vertical Survey Control based on the Tennessee State Plane coordinate system (NAD83–96, NAVD88), referenced from City of Murfreesboro UGB monument #02–031. No datum adjustments were applied.

BENCHMARK #1:
NAIL IN 12" TREE
N: 585199
E: 1841073
ELEV: 563.31

SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

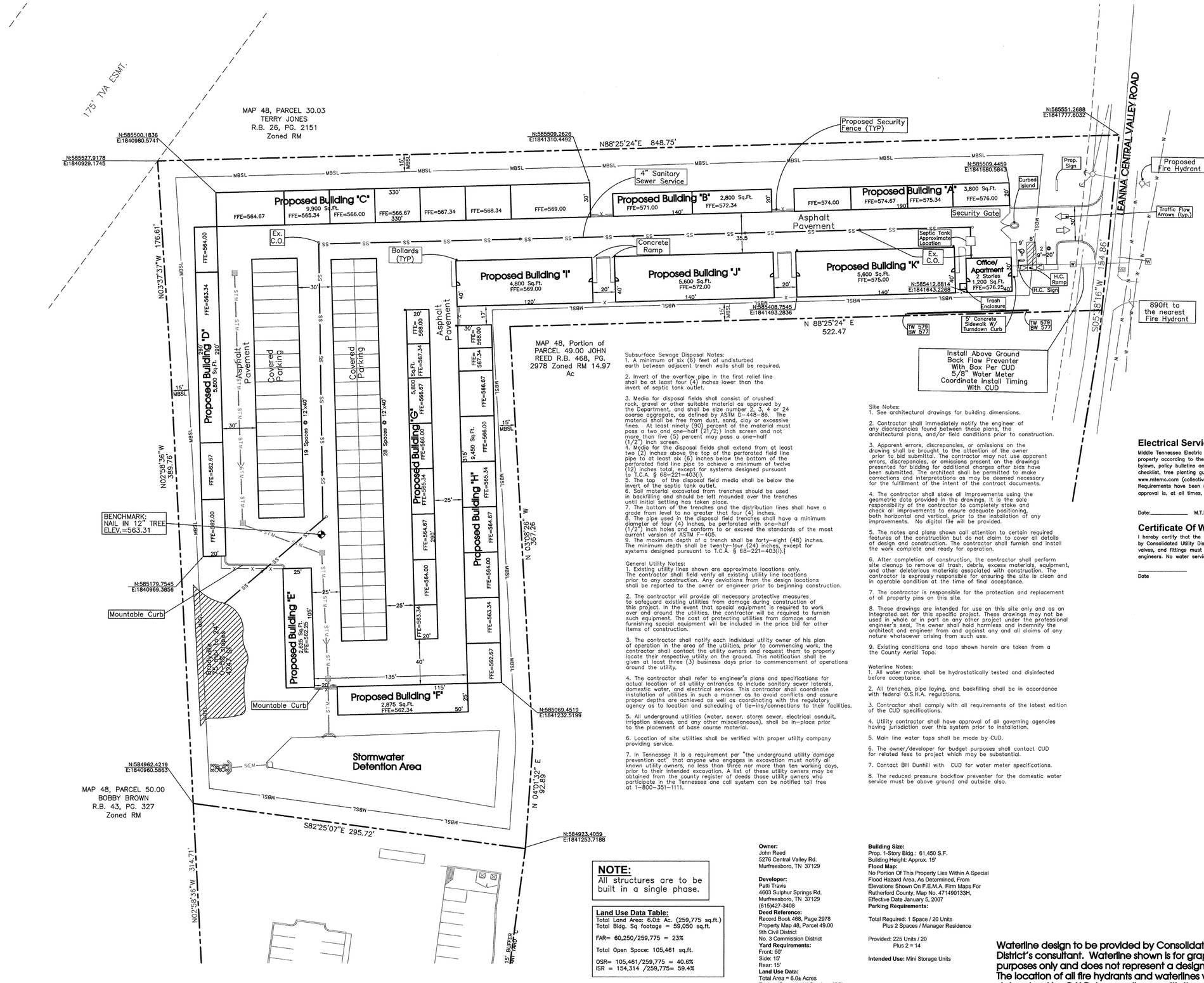
DAVID W. JENKINS
STATE OF TENNESSEE

Mini Storage
Leanna Central Valley Rd.
Rutherford County, Tennessee

REVISED:
DRAWN: DWJ
DATE: 6–5–15
CHECKED: DWJ
FILE NAME: 15116project.dwg
SCALE: 1"=40'
JOB NO. 15116

EXISTING CONDITIONS
ESPC PLAN

SHEET: 2



Subsurface Sewage Disposal Notes:
1. A minimum of six (6) feet of undisturbed earth between adjacent trench walls shall be required.

2. Invert of the overflow pipe in the first relief line shall be at least four (4) inches lower than the invert of septic tank outlet.

3. Media for disposal fields shall consist of crushed rock, gravel or other suitable material as approved by the Department, and shall be size number 2, 3, 4 or 24 coarse aggregate, as defined by ASTM D-448-86. The material shall be free from dust, sand, clay or excessive fines. At least ninety (90) percent of the material must pass a two and one-half (2)/2.) inch screen and not more than five (5) percent may pass a one-half (1/2") inch screen.
4. Media for the disposal fields shall extend from at least two (2) inches above the top of the perforated field line pipe to at least six (6) inches below the bottom of the perforated field line pipe to achieve a minimum of twelve (12) inches total, except for systems designed pursuant to T.C.A. § 68-221-403(). 5. The top of the disposal field media shall be below the invert of the septic tank outlet.
6. Soil material excavated from trenches should be used in backfilling and should be left mounded over the trenches until initial settling has taken place.
7. The bottom of the trenches and the distribution lines shall have a grade from level to no greater that four (4) inches.
8. The pipe used in the disposal field trenches shall have a minimum diameter of four (4) inches, be perforated with one-half (1/2") inch holes and conform to or exceed the standards of the most current version of ASTM F-405.
9. The maximum depth of a trench shall be forty-eight (48) inches. The minimum depth shall be twenty-four (24) inches, except for systems designed pursuant to T.C.A. § 68-221-403().}

General Utility Notes:
1. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.

2. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.

3. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.

4. The contractor shall refer to engineer's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic water, and electrical service. This contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.

5. All underground utilities (water, sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.

6. Location of site utilities shall be verified with proper utility company providing service.

7. In Tennessee it is a requirement per "the underground utility damage prevention act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds those utility owners who participate in the Tennessee one call system can be notified toll free at 1-800-351-1111.

Site Notes:
1. See architectural drawings for building dimensions.

2. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.

3. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

4. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.

5. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.

6. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.

7. The contractor is responsible for the protection and replacement of all property pins on this site.

8. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

9. Existing conditions and topo shown herein are taken from a the County Aerial Topo.

Waterline Notes:
1. All water mains shall be hydrostatically tested and disinfected before acceptance.

2. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.

3. Contractor shall comply with all requirements of the latest edition of the CUD specifications.

4. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.

5. Main line water taps shall be made by CUD.

6. The owner/developer for budget purposes shall contact CUD for related fees to project which may be substantial.

7. Contact Bill Dunhill with CUD for water meter specifications.

8. The reduced pressure backflow preventer for the domestic water service must be above ground and outside also.

NOTE:
All structures are to be built in a single phase.

Land Use Data Table:
Total Land Area: 6.0± Ac. (259,775 sq.ft.)
Total Bldg. Sq footage = 59,050 sq.ft.

FAR= 60,250/259,775 = 23%

Total Open Space: 105,461 sq.ft.

OSR= 105,461/259,775 = 40.6%
ISR = 154,314 /259,775= 59.4%

Owner:
John Reed
5276 Central Valley Rd.
Murfreesboro, TN 37129

Developer:
Patti Travis
4603 Sulphur Springs Rd.
Murfreesboro, TN 37129
(615)427-3408
Deed Reference:
Record Book 468, Page 2978
Property Map 48, Parcel 49.00
9th Civil District
No. 3 Commission District
Yard Requirements:
Front: 60'
Side: 15'
Rear: 15'
Land Use Data:
Total Area = 6.0± Acres
Zoning: Commercial Services (CS)

Building Size:
Prop. 1-Story Bldg.: 61,450 S.F.
Building Height: Approx. 15'
Flood Map:
No Portion Of This Property Lies Within A Special Flood Hazard Area, As Determined, From Elevations Shown On F.E.M.A. Firm Maps For Rutherford County, Map No. 4714490133H, Effective Date January 5, 2007
Parking Requirements:

Total Required: 1 Space / 20 Units
Plus 2 Spaces / Manager Residence

Provided: 225 Units / 20
Plus 2 = 14

Intended Use: Mini Storage Units

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

Electrical Service:

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (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

I hereby certify that the site plan entitled Dollar General at 5854 Shelbyville Highway has been approved by 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.R.C. 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

Know what's **below.**
Call before you dig.

N

-40' 0 40' 80'
SCALE: 1"= 40'

Survey Control
Field Survey performed on10-24-2013 and 9-18-15. Horizontal & Vertical Survey Control based on the Tennessee State Plane coordinate system (NAD83-96, NAVD88), referenced from City of Murfreesboro UGB monument #02-031. No datum adjustments were applied.

BENCHMARK #1:
NAIL IN 12" TREE
N: 585199
E: 1841073
ELEV: 563.31

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2587

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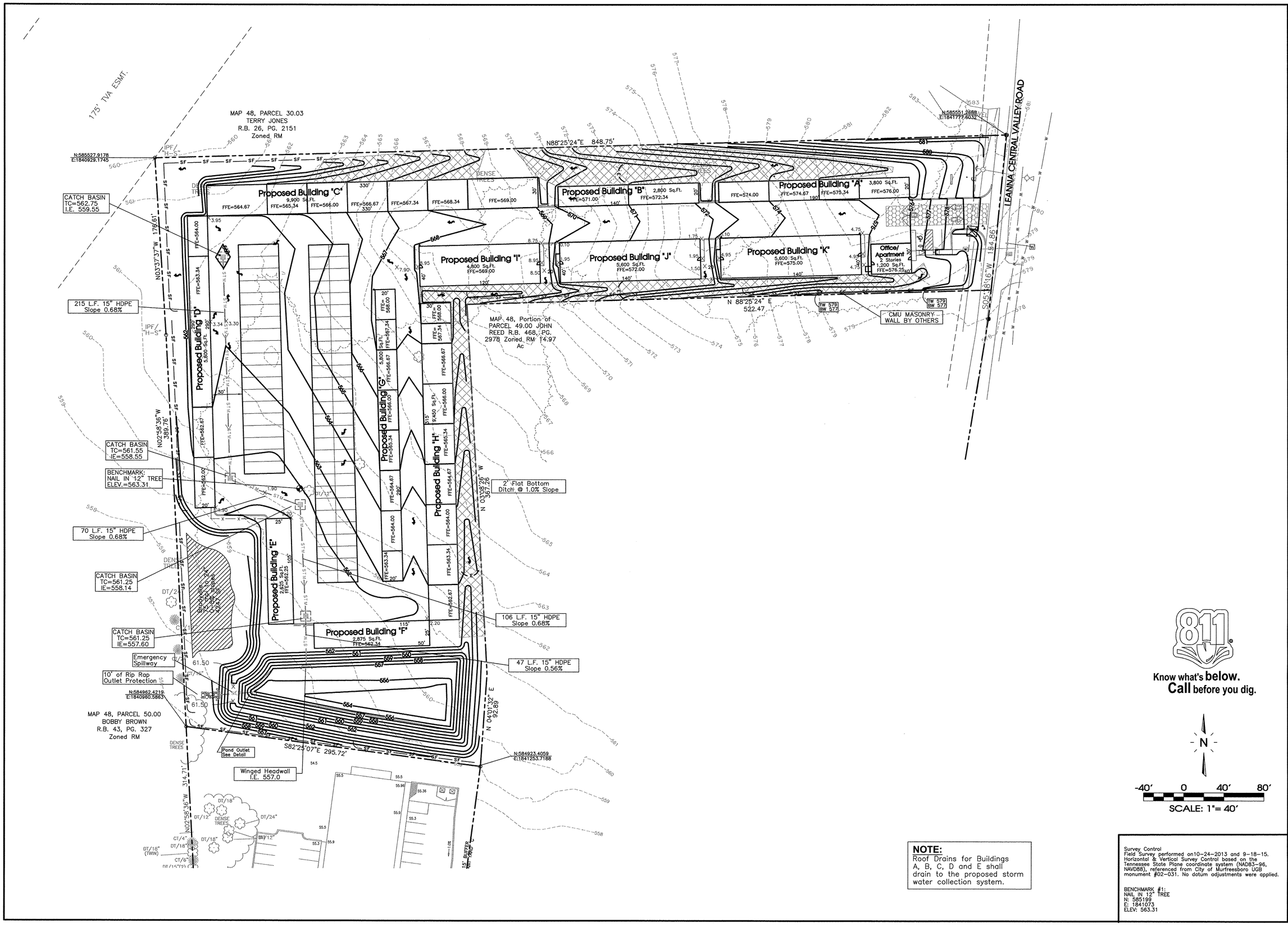
POWELL A. JENKINS III
REGISTERED ENGINEER
No. 102677
STATE OF TENNESSEE

Mini Storage
Leanna Central Valley Rd.
Rutherford County, Tennessee

REVISED:
DRAWN: DWJ
DATE: 6-5-15
CHECKED: DWJ
FILE NAME: 15116project.dwg
SCALE: 1"=40'
JOB NO. 15116
SHEET: 4

SITE PLAN



NOTE:
Roof Drains for Buildings A, B, C, D and E shall drain to the proposed storm water collection system.

Know what's **below.**
Call before you dig.

N

-40' 0 40' 80'

SCALE: 1"= 40'

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DOUGLAS W. JENKINS
REGISTERED ENGINEER
AGRICULTURAL
No. 15116
STATE OF TENNESSEE

Mini Storage
Leanna Central Valley Rd.
Rutherford County, Tennessee

REVISED:

DRAWN: DWJ
DATE: 6-5-15
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FILE NAME: 15116project.dwg
SCALE: 1"=40'
JOB NO. 15116

GRADING PLAN

SHEET: 5