

Rutherford County Regional Planning Commission

Agenda – March 28, 2016 – 9:00 AM

Planning Department Mezzanine Meeting Room

- I. CALL TO ORDER
- II. PRAYER/PLEDGE OF ALLEGIANCE
- III. ROLL CALL/DETERMINATION OF QUORUM
- IV. APPROVAL OF THE MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. NEW BUSINESS
 - A. WAIVER REQUEST
 - 1. Carl (Rabbit) Victory (16-4004) is requesting a waiver to the 50-foot private easement size for property located along Almaville Road
 - B. SUBMITTED FOR PRELIMINARY PLAN APPROVAL
 - 1. Bruce Heights (16-1005) – 28 lots on 31.6 acres, zoned RM, located along Rucker Road, Don Bruce applicant
 - 2. Harrison Glen, Section VI (16-1006) – 20 lots (19 buildable, 1 stormwater detention) on 24.41 acres, zoned RM, located along Matheus Drive, South of Crescent Lane, Harrison Glen, LLC applicant
 - 3. Clear Creek Subdivision (16-1007) – 140 lots (134 buildable) on 111.12 acres, zoned PUD, located along Almaville Road, Parks Development applicant
 - 4. Richmond's Retreat, Section III (16-1008) – 18 lots on 5.6 acres, zoned RM with a previously approved CUP for a PRD, located along Ralen Avenue (West of Shelbyville Pike), Steve Knox applicant
 - C. SUBMITTED FOR FINAL PLAT APPROVAL
 - 1. J. Frank Grimes Minor Subdivision (16-2006) – 1 lot on 1.26 acres, zoned RM, located along Bradyville Pike, Rick Adams applicant. Includes a waiver to the fire hydrant requirements
 - 2. Larry Duncan and Bertha Duncan 2nd Minor Subdivision (16-2008) – 1 lot on 2.13 acres, zoned RM, located along Spantown Road, Larry and Bertha Duncan applicants. Includes a waiver to the fire hydrant requirements
 - 3. Britton One Lot Subdivision (16-2009) – 1 lot on 3.74 acres, zoned RM, located at the intersection of Sulphur Springs Road and Shacklett Road, Justin Britton applicant
 - 4. Taylor Property (16-2011) – 4 lots on 5.93 acres, zoned RM, located along Highway 99, Michael's Homes applicant
 - 5. Ridgeside, Section 3 (16-2012) – 36 lots on 18.46 acres, zoned RM, located along Round Rock Drive (West of Barfield Crescent Road), Jones Construction Company applicant

6. Foxfire Meadows, Section X and the Resubdivision of Lot 287 of Section IX (16-2013) – 49 lots (47 buildable, 2 common area) on 28.8 acres, zoned RM, located along Precept Drive (East of Baker Road), Jones Construction Company applicant
7. Dillard Subdivision (16-2014) – 1 lot on 2.5 acres, zoned RM, located along Stewart Creek Road, Cheryl Dillard applicant
8. Farmington, Section 5, Phase 2 (16-2015) – 12 lots on 7.07 acres, zoned RM, located along Grainfield Court (North of Lascassas Pike), Farmington Development, LLC applicant
9. Twin Oak Place (16-2017) – 4 tracts on 15.54 acres, zoned RM, located along Twin Oak Drive, Don Bruce applicant

D. SUBMITTED FOR SITE PLAN APPROVAL

1. Verizon Cellular Tower, Redfield Drive (16-3004) – New construction of a 165-foot communications tower (Including lightning rod) with accessory structures (Equipment Shelter) on 31.3 acres, zoned RM, located along Redfield Road, Baker Donelson on behalf of Verizon Wireless applicant
2. Lascassas Boat and Mini Storage (15-3005) – New construction of 39,680 square feet of General Personal Services space (Mini Storage) on 5.0 acres, zoned CS, located along Lascassas Pike, Stan and Terri Vaught applicants
3. Franklin Road Baptist Church Bus Maintenance Shop (16-3006) – New construction of 6,000 square feet of accessory space on 25.11 acres, zoned RM, located at 3148 Franklin Road, Franklin Road Baptist Church applicant

VII. OLD BUSINESS

VIII. STAFF REPORTS/OTHER BUSINESS

IX. ADJOURNMENT



Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

File: 16-4004
Applicant Name: Carl (Rabbit) Victory
Property Address: Almaville Road
Request: Waiver from: Article III C.6.a.ii.(C) requiring a private easement to be 50 feet in width

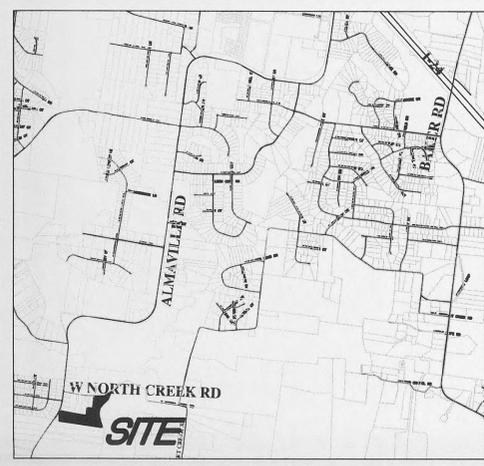


The applicant is proposing to split the subject property as shown on the attached concept plan. Tract 2 will be accessed via a 50-foot easement through Lot 1 onto Almaville Road. The issue is that there is only 41.3 feet of road frontage along Lot 1. The private easement cannot be 50 feet throughout due to the limited road frontage. Therefore, the applicant is asking for a waiver to the 50-foot requirement at the very front of the proposed Lot 1. If this waiver is approved, a subdivision plat will be required for the development.

Staff will have additional comments at the meeting.



- PLAT NOTES**
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage assessments whose shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - The soil types and locations on Lot 2 shown hereon are taken from soil maps provided by Randy Dickerson, dated 10-20-06. The soil types and locations on Lot 1 shown hereon are taken from soil maps provided by Randy Dickerson, dated 11-27-13. The local health authority maintains a copy of the soil maps and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soil information provided hereon.
 - Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
 - Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
 - All surrounding parcels are zoned RM per the Rutherford County.
 - Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
 - 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.
 - The required stream buffer area along (Stewart Creek) shall conform to all limitation and restrictions as set forth under the Rutherford County Stormwater Ordinances.



LOCATION MAP
N.T.S.

LINE TABLE

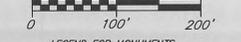
| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S80°35'07"E | 127.73' |
| L2 | N05°37'02"E | 151.52' |
| L3 | N05°37'02"E | 102.16' |
| L4 | S80°35'00"E | 85.89' |
| L5 | N89°55'55"E | 88.46' |
| L6 | N89°50'01"E | 148.15' |
| L7 | N88°42'26"E | 128.74' |
| L8 | N01°17'34"W | 14.85' |
| L9 | N88°42'26"E | 19.43' |
| L10 | N58°28'32"E | 71.82' |
| L11 | S13°34'00"E | 30.21' |
| L12 | N82°46'45"W | 70.52' |
| L13 | S30°13'09"E | 63.66' |
| L14 | N82°51'15"W | 57.02' |
| L15 | S83°27'24"W | 10.18' |
| L16 | S80°35'07"E | 72.85' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD | CHORD BEARING |
|-------|--------|----------|--------|---------------|
| * C1 | 41.30' | 1176.98' | 41.30' | N24°00'57"E |

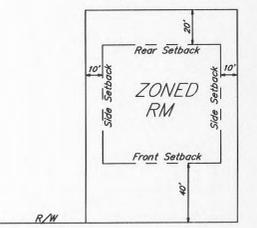


3 Lots = 14.41± Acres



- LEGEND FOR MONUMENTS**
- IRON PIN SET (1/2" rebar, H-S ENGR)
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - △ WALL
 - CONC. MARKER FND.

ZONING: RM = Residential Medium-Density
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL

APPROXIMATE LOCATION OF FIRE HYDRANT (NOT NOTED ON DRAWING)

Easement Request Section Rabbit

OWNER: Carl David Victory, etux Drema Kay Victory
ADDRESS: 509 Mary Street, Smyrna, TN 37167

Tax Map 72, Parcel 50.02
Tax Map 72, Parcel 50.05

FEDERAL FLOOD NOTE
A portion of these lots are located in an area designated as a "Special Flood Area" on: Community Maps: 47149, Panel Nos.: 0115J and 01184, Zones: AE and X, Dated: Oct. 16, 2008

I hereby certify that this is a Category "1" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.



HS HUDDLESTON-STEEL ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 893-4084, FAX: 893-0080

CONCEPT PLAN FOR
BOARD OF ZONING APPEALS
CARL VICTORY

4th Civil District of Rutherford County, Tennessee
Date: February 2016 Scale: 1"=100' Sheet 1 of 1

16-4004



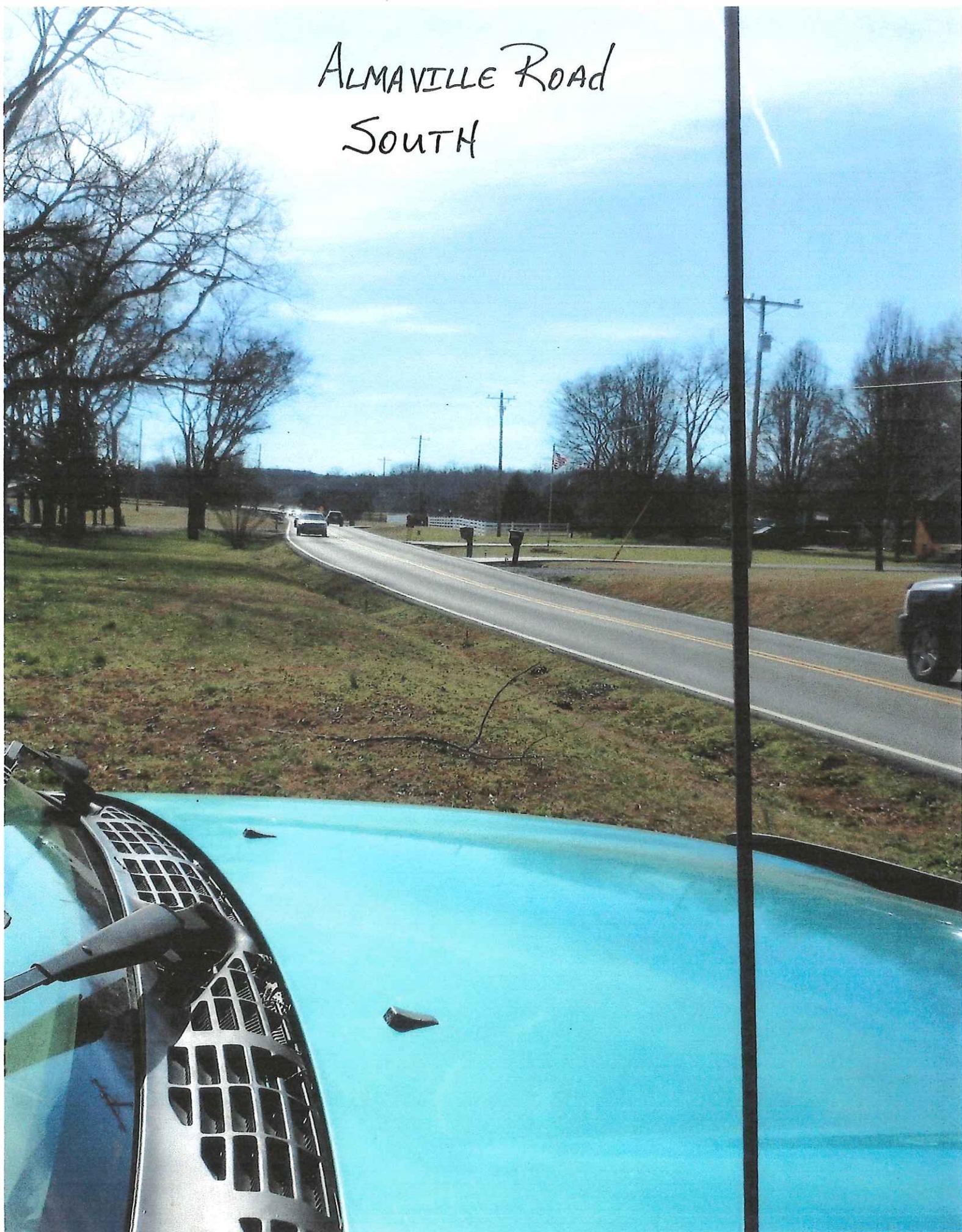
EASEMENT SECTION

← NORTH

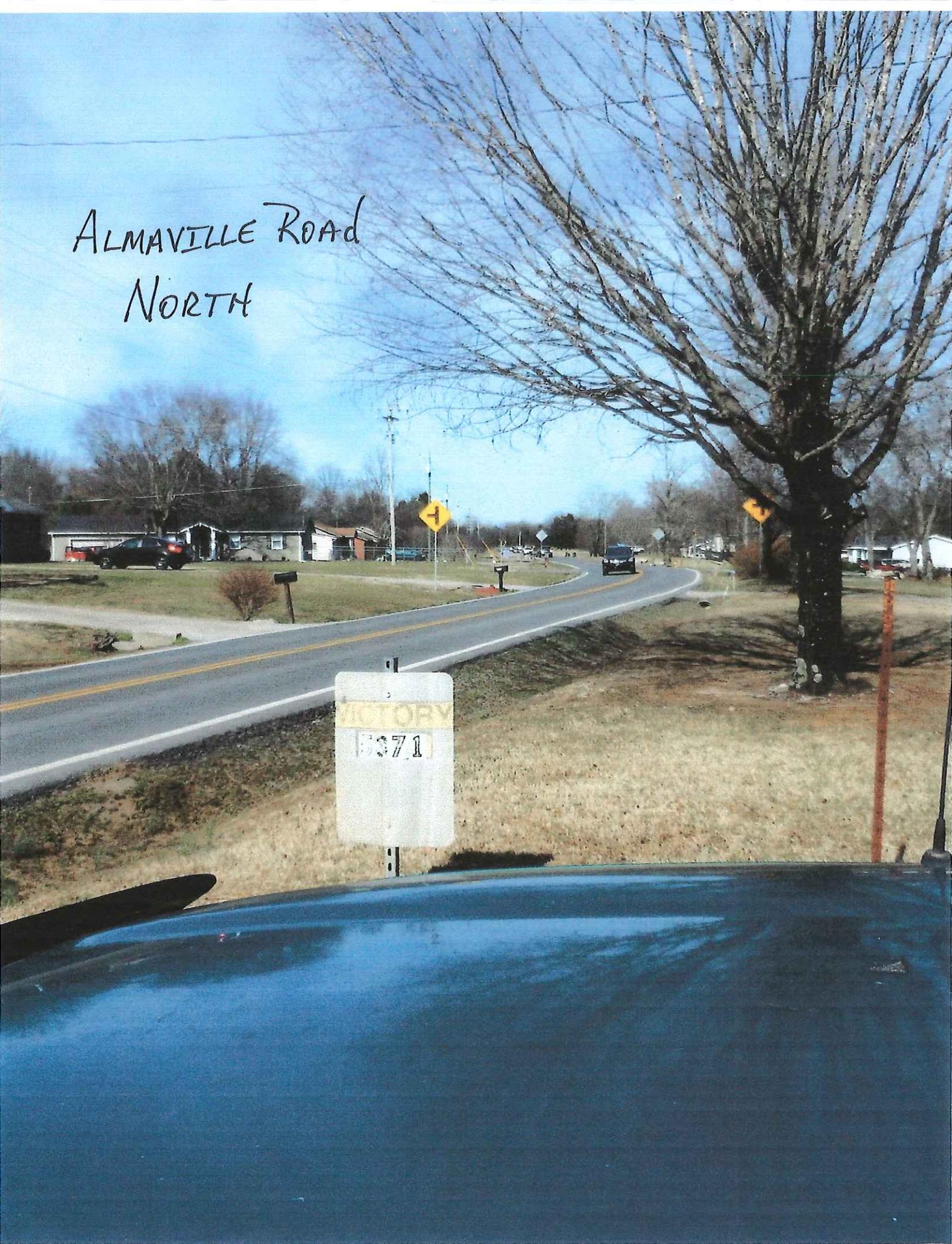
ALMAVILLE ROAD

SOUTH →

ALMAVILLE ROAD
SOUTH

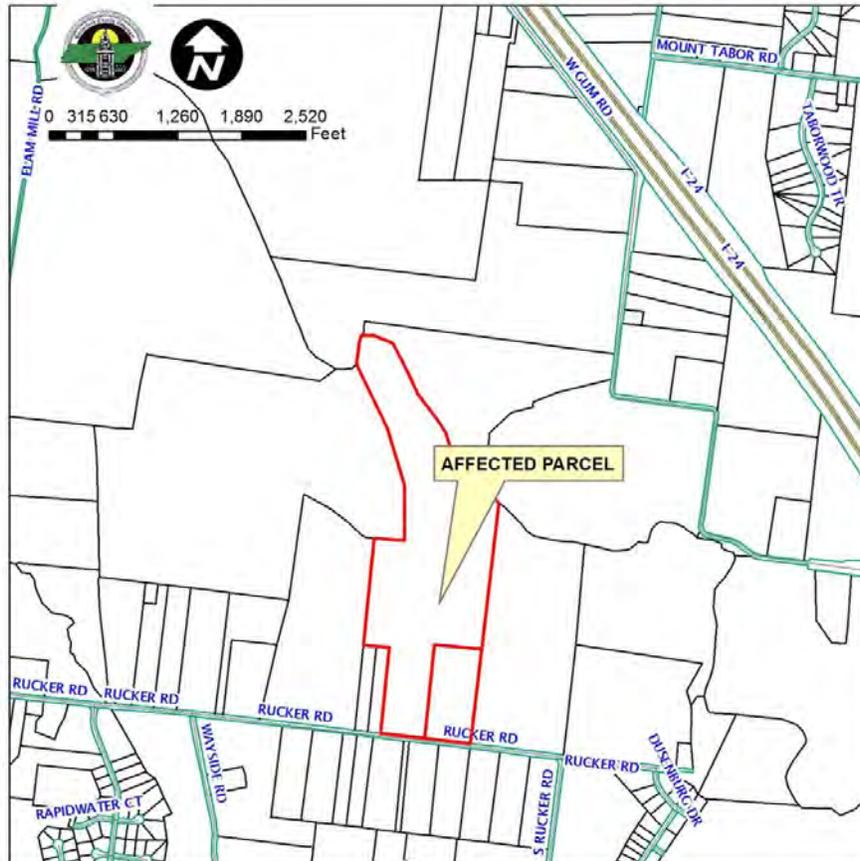


ALMAVILLE ROAD
NORTH



Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

Plat/Plan Name: Bruce Heights (16-1005)
Request: Preliminary Plan Approval
Site Details: 28 lots on 31.6 acres, zoned RM
Applicant: Don Bruce
Property Location: Rucker Road



The preliminary plat for this property was originally approved by the Planning Commission at their February 12, 2007 meeting. A final plat was approved on June 11, 2007 but was never recorded. The plan has long since expired and the applicant is now resubmitting for consideration.

Staff has identified a number of deficiencies with this plan. Most of the issues concern the fact that the plan has not been updated using today's standards. Staff has forwarded a list of comments to the developer's design professional. If these comments are not addressed to Staff's satisfaction prior to the Planning Commission's meeting, it will be removed from the agenda.

Any approval should be made subject to all Staff Comments.

AREA OUT OF 100 YR. FLOOD

| | |
|----|-----------------|
| 1 | 23661.6 SQ. FT. |
| 2 | 18421.4 SQ. FT. |
| 3 | 16817.8 SQ. FT. |
| 4 | 16766.2 SQ. FT. |
| 5 | 19553.3 SQ. FT. |
| 6 | 29850.5 SQ. FT. |
| 7 | 15389.2 SQ. FT. |
| 8 | 15712.6 SQ. FT. |
| 9 | 21493.0 SQ. FT. |
| 10 | 15795.2 SQ. FT. |
| 11 | 15122.2 SQ. FT. |
| 12 | 20706.8 SQ. FT. |
| 13 | 27214.8 SQ. FT. |
| 14 | 21988.7 SQ. FT. |
| 15 | 21709.3 SQ. FT. |
| 16 | 40899.2 SQ. FT. |

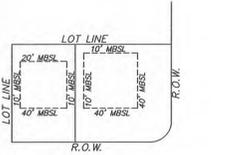
LEGEND

- = Iron Pin (O)
- = 3/4" Rebar (N) w/ Sexton Cap
- = Utility Pole
- = Point
- ⊠ = Monument (O)
- △ = MAG Nail (N) Property Line
- ⊗ = Soils Stake= Fence Line
- = Property Line
- = Fence Line
- = Existing Contour
- = Proposed Contour

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

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 27°29'14" W | 53.63' |
| L2 | N 27°29'14" W | 100.00' |
| L3 | N 27°29'14" W | 100.00' |
| L4 | S 27°29'14" E | 131.38' |
| L5 | S 27°29'14" E | 19.43' |
| L6 | S 04°12'00" W | 90.00' |
| L7 | S 04°12'00" W | 90.00' |
| L8 | N 85°59'49" W | 50.26' |
| L9 | N 85°59'49" W | 23.01' |
| L10 | N 85°59'49" W | 51.65' |
| L11 | N 85°58'29" W | 52.10' |
| L12 | N 85°58'29" W | 72.97' |
| L13 | S 04°07'39" W | 120.93' |
| L14 | S 86°00'28" E | 33.51' |
| L15 | S 27°29'14" E | 55.73' |
| L16 | S 27°29'14" E | 98.73' |
| L17 | S 27°29'14" E | 75.00' |
| L18 | S 27°29'14" E | 75.00' |
| L19 | S 27°29'14" E | 98.26' |
| L20 | S 27°29'14" E | 98.07' |
| L21 | N 27°29'14" W | 120.00' |
| L22 | N 27°29'14" W | 103.41' |
| L23 | N 27°29'14" W | 90.47' |
| L24 | N 27°29'14" W | 85.11' |
| L25 | N 27°29'14" W | 75.62' |
| L26 | S 00°00'00" E | 28.74' |
| L27 | S 00°46'23" E | 102.17' |
| L28 | S 86°09'16" E | 147.23' |
| L29 | S 68°36'42" E | 166.43' |
| L30 | S 67°42'10" E | 35.20' |
| L31 | S 86°00'28" E | 110.18' |
| L32 | S 04°11'43" W | 40.00' |
| L33 | S 86°00'28" E | 150.00' |
| L34 | N 67°42'10" E | 12.08' |
| L35 | S 67°42'10" W | 12.25' |
| L36 | S 04°11'08" W | 110.00' |
| L37 | S 26°14'56" E | 104.18' |
| L38 | S 03°59'32" W | 60.82' |
| L39 | S 86°00'28" E | 57.63' |
| L40 | N 04°12'00" E | 109.46' |
| L41 | S 04°07'39" W | 68.65' |
| L42 | S 31°40'12" E | 112.61' |
| L43 | S 04°11'43" W | 9.04' |
| L44 | N 90°00'00" E | 22.78' |
| L45 | N 67°42'10" E | 106.88' |
| L46 | N 80°50'51" E | 90.96' |

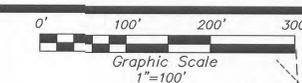


TYPICAL MINIMUM BUILDING SETBACKS N.T.S.

SITE BENCHMARK UGB 02-425 ELEV. 649.80' NAVD 83

REFERENCE LINE N 86°54'12" W - 1855.55' TO CLX OF RUCKER ROAD AND WAYSIDE ROAD

ELEVATIONS ARE RELATIVE TO NAVD 88 TO UGB 02-425



DARRELL R. BROWN
MAP 150, PCL. 04.00
RB 1183/3043

ORIGINAL SURVEY BY:
CHRISTOPHER BLAKE SEXTON
REGISTERED LAND SURVEYOR # 2400
DATED MARCH 10, 2007

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 400.00' | 181.69' | 180.13' | N 08°48'44" W | 26°01'29" |
| C2 | 400.00' | 36.43' | 36.42' | N 24°26'03" W | 5°13'08" |
| C3 | 432.78' | 55.54' | 55.51' | S 2°41'54" E | 7°01'42" |
| C4 | 454.34' | 76.29' | 76.20' | S 14°23'40" E | 9°37'14" |
| C5 | 450.00' | 107.95' | 107.69' | S 02°40'20" E | 1°34'43" |
| C11 | 150.00' | 19.32' | 19.31' | N 31°10'39" W | 07°22'50" |
| C12 | 150.00' | 58.99' | 58.62' | N 48°08'06" W | 22°33'04" |
| C13 | 50.00' | 43.54' | 42.17' | N 82°20'51" W | 49°53'24" |
| C14 | 50.00' | 60.57' | 56.93' | N 72°35'18" W | 69°24'29" |
| C15 | 50.00' | 79.19' | 71.17' | N 07°29'25" E | 90°44'58" |
| C16 | 50.00' | 47.08' | 45.36' | N 79°50'29" E | 53°57'09" |
| C17 | 50.00' | 41.97' | 40.75' | S 49°08'05" E | 48°05'44" |
| C18 | 50.00' | 12.34' | 12.34' | S 32°10'37" E | 14°10'46" |
| C19 | 50.00' | 20.44' | 20.30' | S 50°58'35" E | 23°25'11" |
| C20 | 200.00' | 122.87' | 120.94' | S 45°05'13" E | 35°11'57" |

REMAINING ACREAGE
46.92 ACRES ±

REMAINING LANDS OF
DON BRUCE LIVING TRUST
MAP 150, PCL. 26.00
RB 1136/3735

SOILS TABLE

| | |
|----|------------------|
| 1 | 9711.5 SQ. FT. |
| 2 | 6270.9 SQ. FT. |
| 3 | 8992.8 SQ. FT. |
| 4 | 8420.6 SQ. FT. |
| 5 | 6522.8 SQ. FT. |
| 6 | 12312.2 SQ. FT. |
| 7 | 6243.7 SQ. FT. |
| 8 | 13444.5 SQ. FT. |
| 9 | 8863.0 SQ. FT. |
| 10 | 9312.7 SQ. FT. |
| 11 | 11281.9 SQ. FT. |
| 12 | 11113.0 SQ. FT. |
| 13 | 10826.9 SQ. FT. |
| 14 | 8666.4 SQ. FT. |
| 15 | 7570.5 SQ. FT. |
| 16 | 9174.0 SQ. FT. |
| 17 | 11440.0 SQ. FT. |
| 18 | 6108.3 SQ. FT. |
| 19 | 8871.0 SQ. FT. |
| 20 | 7378.8 SQ. FT. |
| 21 | 6976.70 SQ. FT. |
| 22 | 8942.4 SQ. FT. |
| 23 | 8985.6 SQ. FT. |
| 24 | 10080.4 SQ. FT. |
| 25 | 8988.3 SQ. FT. |
| 26 | 7591.8 SQ. FT. |
| 27 | 7978.6 SQ. FT. |
| 28 | 8723.450 SQ. FT. |

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: _____
Planning Commission Secretary

CERTIFICATE OF OWNERSHIP

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

(reference Record Book 1136 Page 3757 R.O.R.C.T.)
(reference Record Book 659 Page 2264 R.O.R.C.T.)

Date: _____
By: Donald L. Bruce Revocable Living Trust
Donald Bruce, Trustee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with County codes and specifications and the Tennessee Department of Environment and Conservation, Community Water Systems Design Criteria, or (2) that a survey for these improvements has been posted with the Consolidated Utility District in compliance with the rules and regulations of the Tennessee Department of Environment and Conservation, Policy Bulletin and Operational Bulletins of MTEMC. No electric service will be provided until MTEMC's requirements have been met.

Date: _____
By: Don Bruce Building & Development, Inc.
Donald Bruce, President

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

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the Local Health Authority.

DATE: _____ LOCAL HEALTH AUTHORITY

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

- ANY CUTTING OR FILLING AFTER MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
- LOTS _____ HAVE BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR A _____ BEDROOM HOME.
- LOTS _____ HAVE BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR A _____ BEDROOM HOME.
- LOTS _____ HAVE BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR A _____ BEDROOM HOME.
- ALL SHADDED AREAS ARE TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. KEEP ALL HOUSES, UTILITIES, AND DRIVES OUTSIDE SHADDED AREAS.
- ANY ENCROACHMENT OF SOILS AREAS MAY RESULT IN LOSS OF BEDROOM APPROVAL.

DATE OF RECORDING: _____

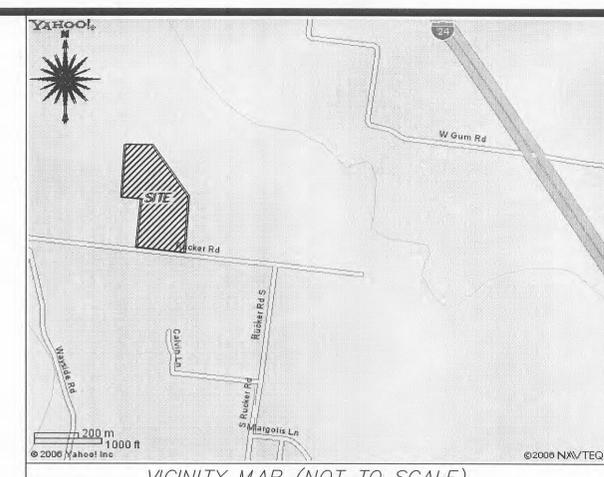
TIME OF RECORDING: _____

PLAT BK.: _____ PAGE: _____

NOTE: BEARINGS ARE RELATIVE TO AN UNRECORDED SOILS PLAT BY MAX NORTHUPT, RLS 1359 DATED 11/29/2004.

LOT TABLE

| | |
|----|---------------------------------|
| 1 | 25410.7 SQ. FT. OR 0.58 ACRES |
| 2 | 21844.1 SQ. FT. OR 0.49 ACRES |
| 3 | 23149.4 SQ. FT. OR 0.53 ACRES |
| 4 | 46009.250 SQ. FT. OR 1.07 ACRES |
| 5 | 62726.4 SQ. FT. OR 1.44 ACRES |
| 6 | 87120.050 SQ. FT. OR 2.00 ACRES |
| 7 | 26136.8 SQ. FT. OR 0.60 ACRES |
| 8 | 32844.4 SQ. FT. OR 0.75 ACRES |
| 9 | 31933.0 SQ. FT. OR 0.72 ACRES |
| 10 | 74653.9 SQ. FT. OR 1.71 ACRES |
| 11 | 84817.1 SQ. FT. OR 1.94 ACRES |
| 12 | 50332.6 SQ. FT. OR 1.16 ACRES |
| 13 | 29093.2 SQ. FT. OR 0.67 ACRES |
| 14 | 103461.1 SQ. FT. OR 2.38 ACRES |
| 15 | 46645.3 SQ. FT. OR 1.07 ACRES |
| 16 | 46835.7 SQ. FT. OR 1.08 ACRES |
| 17 | 39474.8 SQ. FT. OR 0.91 ACRES |
| 18 | 33583.3 SQ. FT. OR 0.77 ACRES |
| 19 | 35356.3 SQ. FT. OR 0.81 ACRES |
| 20 | 17986.0 SQ. FT. OR 0.41 ACRES |
| 21 | 16904.8 SQ. FT. OR 0.39 ACRES |
| 22 | 25980.5 SQ. FT. OR 0.60 ACRES |
| 23 | 25165.7 SQ. FT. OR 0.58 ACRES |
| 24 | 35719.250 SQ. FT. OR 0.82 ACRES |
| 25 | 34848.8 SQ. FT. OR 0.80 ACRES |
| 26 | 48787.2 SQ. FT. OR 1.12 ACRES |
| 27 | 91040.4 SQ. FT. OR 2.09 ACRES |
| 28 | 88426.8 SQ. FT. OR 2.03 ACRES |



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision shown hereon has been approved by the Middle Tenn. Electric Membership Corp. (MTEMC) for electric power service, that the subdivision is within the service area of MTEMC, and that 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. No electric service will be provided until MTEMC's requirements have been met.

Date: _____ MTEMC Power System Official

CERTIFICATE OF ACCURACY

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

Date: _____ Consolidated Utility District

SURVEYOR'S CERTIFICATE

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

DATE: 3-10-16 SURVEYOR: JOHN CHRIS SEXTON

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

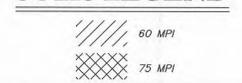
I hereby certify that the subdivision shown hereon has been approved by the Middle Tenn. Electric Membership Corp. (MTEMC) for electric power service, that the subdivision is within the service area of MTEMC, and that MTEMC is able to provide electric power service to the subdivision subject to the owner complying with the applicable rules and regulations of MTEMC. No electric power service will be provided until MTEMC's requirements for electric power service have been met.

Date: _____ MTEMC Power System Official

NOTES:

- This Survey was performed in the field with a Sokkia Reflectorless Total Station.
- Surveyed area is located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47149C0401 H dated Jan. 05, 2007. Property is located in Zone "AE" & "X". Zone "X" is outside the 100 year flood and Zone "AE" is within the 100 year flood.
- Current zoning for the surveyed parcel is "R-15". Minimum building setbacks are: Front: 40 feet, Rear: 20 feet, Side: 10 feet.
- Underground utility locations as shown hereon are approximate and are subject to field verification by the utility owner. In Tennessee it is a requirement per the "Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners no less than three nor more than ten working days of their intent to excavate. A list of these utilities can be obtained from the county register of deeds. Those utilities participating in the Tennessee one call system can be notified by calling 1-800-351-1111.
- Bearings are based on an unrecorded plat by Max Northcutt, RLS 1359.
- Total Area of this subdivision: 31.60 Acres ± -- 28 Lots.
- This parcel is subject to any and all rights-of-way and easements as shown or any other rights-of-way and easements or restrictions either recorded or by prescription that a title search may reveal.
- Main line water taps will be made by the Consolidated Utility District. Contact the Consolidated Utility District concerning any connection fees or developmental procedures.
- Water and Sewer service lines to be extended to property by owner/developer of each respective lot as needed.
- A separate right-of-way, excavation permit issued at the Street Department will be required for excavation or construction in the public right of way.
- All minimum building setback lines must comply with the current ordinances of Rutherford County.
- The nearest fire hydrant is located hereon.
- The purpose of this plat is to subdivide the property for the creation of buildable lots.
- Total Number of Lots: 28
- This property is subject to all matters recorded in RB 1136, PG 3757 & RB 1136 PG 3760 & RB 659, PG 2264.
- The subject plat is affected by the Major Thoroughfare Plan.
- All adjoining properties are Zoned R-15.
- Surveyor was not furnished a title report.
- All existing structures on Lot 27 are to remain.
- Lots 1 shall have no access to and from Rucker Road.
- Minimum pad elevation for Lot 1 & 2 must be 639.00 and Lots 3-17 must be 638.00'.
- Finished floor elevation for Lot 1 & 2 must be 641.00' and Lots 3-17 must be 640.00'.
- All platted sewage disposal areas and building envelopes shall be field-staked by a licensed surveyor to protect the areas from all construction traffic, by the property owner or building contractor. The areas then shall be field checked and verified by the Rutherford County Environmental Department prior to the issuance of the septic permit.
- All driveways shall be paired driveways where possible.

SOILS LEGEND



REVISIONS:
REVISED 01/30/2007
REVISED 02/01/2007
REVISED 03/25/2007
REVISED 03/10/2016

PREPARED FOR:
DON BRUCE (OWNER)

DON BRUCE
1911 HAYNES DRIVE
MURFREESBORO, TN
37129

PRELIMINARY PLAT
BRUCE HEIGHTS
LOCATED IN THE ELEVENTH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE
RECORD BOOK 1136, PAGE 3757 & RECORD BOOK 659, PAGE 2264 R. O. R. C. T.

TAX MAP REF.: Tax Map 150
P/O Parcel 26 & 26.03
SURVEYED BY: JCS, DBH, JWS, CVG
DRAWING DATE: 03/10/2016
DRAWN BY: CBS/JCS
CHECKED BY: CBS, JCS
SCALE: 1" = 100'
PROJECT NUMBER: DBRUCE RUCKER

FILE NAME: C:\PROJ\DBRUCE RUCKER\PRELIMINARY PLAT_JCS.dwg



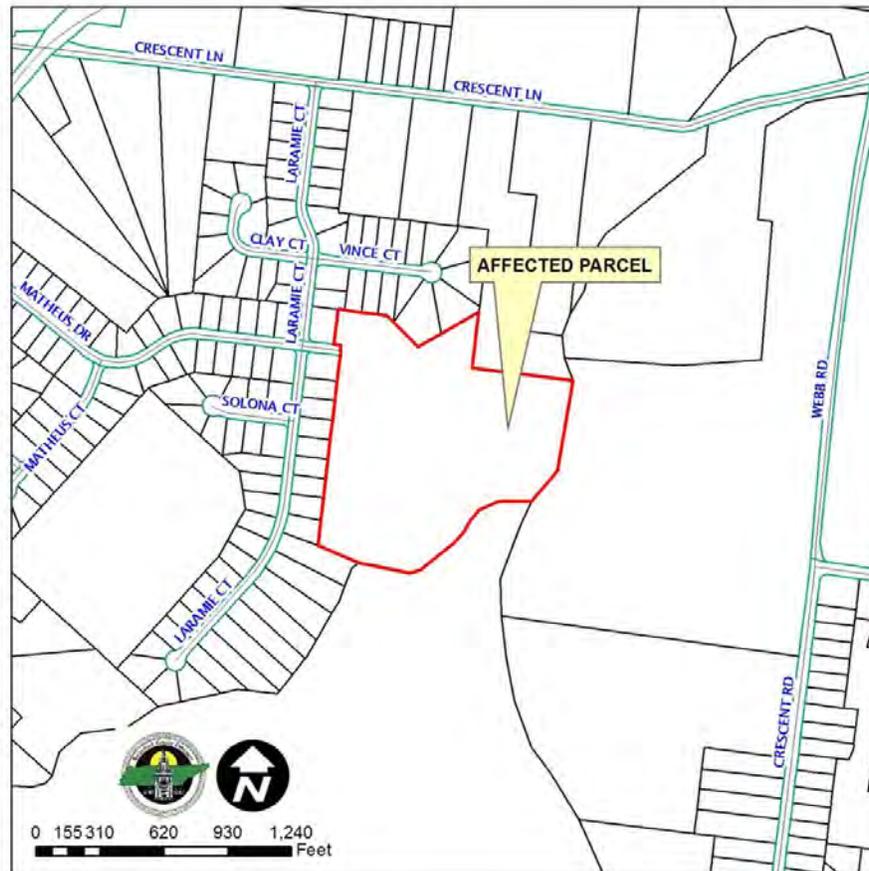
JOHN CHRIS SEXTON
RLS 1898
467 Southridge Cir.
Crossville, TN
38555
615-765-3609
931-787-6948
chris.sexton58@gmail.com
www.chrissextonsurveying.com
facebook: chris sexton surveying



SHEET NO.
1 OF 1

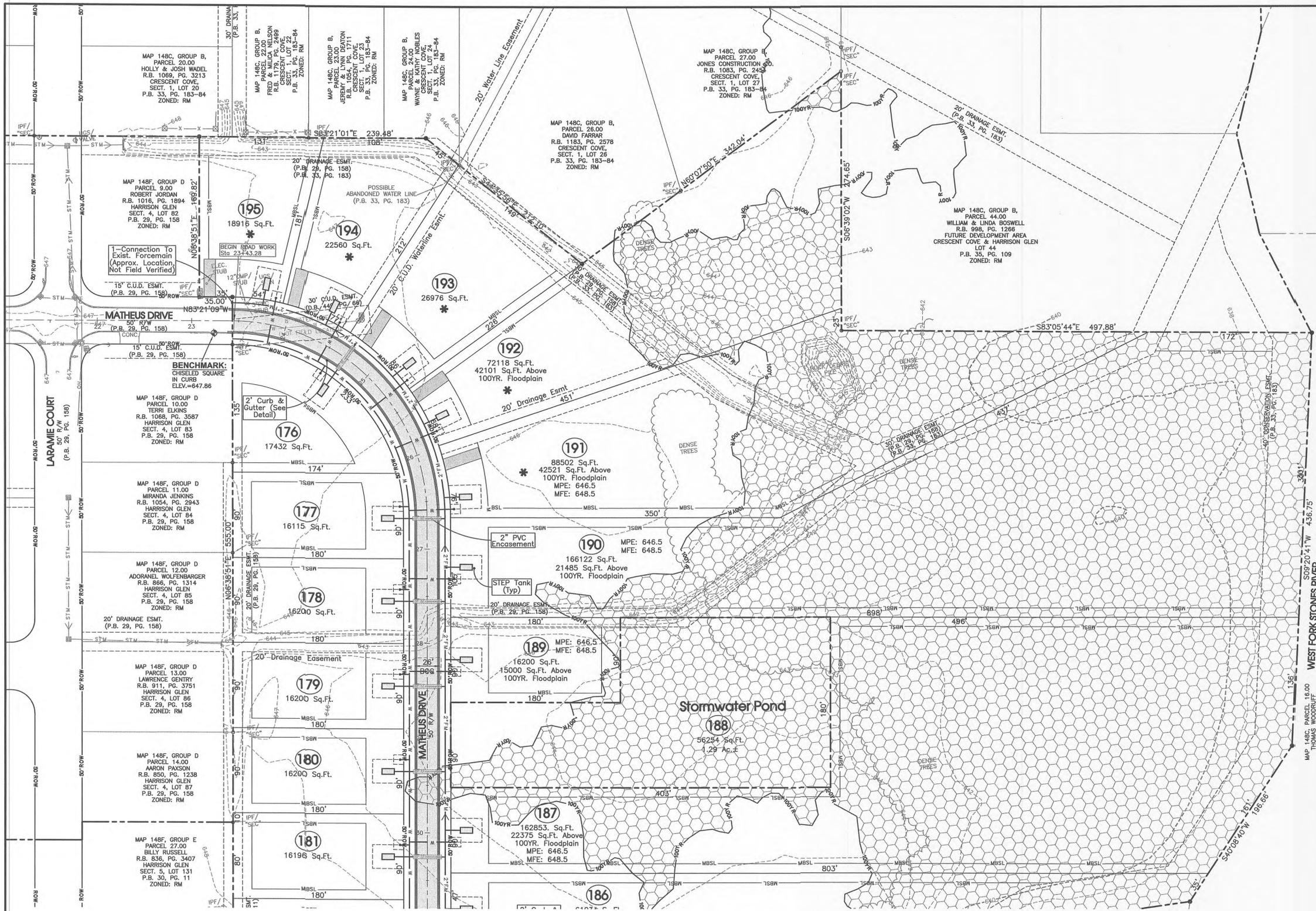
Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

Plat/Plan Name: Harrison Glen, Section VI (16-1006)
Request: Preliminary Plan Approval
Site Details: 20 lots (19 buildable, 1 stormwater detention) on 24.41 acres, zoned RM
Applicant: Harrison Glen, LLC
Property Location: Matheus Drive, South of Crescent Lane



This will be the final section of the Harrison Glen Subdivision. Staff has reviewed the plan and has identified several deficiencies that need to be corrected. From a planning standpoint, the comments are housekeeping in nature. There are some drainage issues that need to be addressed, but nothing that should hold up approval.

Any approval should be made subject to all Staff Comments.



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

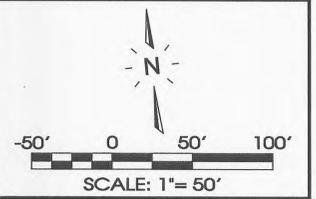
Notes:
Waterline design to be provided by Consolidated Utility District's consultant. The locations of all fire hydrants and waterlines will be determined by C.U.D. in compliance with the current Rutherford County Subdivision Regulations.



Legend:

| | | | |
|---|----------------------------------|---------|--------------------------------|
| □ | EXIST. CONCRETE MONUMENT | □ | INLET FILTER PROTECTION |
| ● | IRON PIN SET (I.P.S.) | — | HEADWALL |
| ○ | IRON PIN FOUND (I.P.F.) | — | WINGED HEADWALL |
| + | EXIST. SIGN POST | ○ | MANHOLE |
| ○ | EXIST. SEWER CLEANOUT | 63.25 | PROPOSED SPOT ELEVATION |
| ○ | EXIST. MANHOLE (SEWER & PHONE) | (63.25) | EXIST. SPOT ELEVATION |
| ⊖ | EXIST. CATCH BASIN (STORM SEWER) | □ | REDUCER |
| ⊗ | EXIST. WATER/GAS VALVE | ⚠ | REVISION NUMBER |
| ⊞ | EXIST. TELEPHONE RISER | ⚡ | RIP RAP |
| ⊞ | EXIST. GAS RISER | ➔ | RUNOFF FLOW ARROW |
| ⊞ | ELECTRICAL ENCLOSURE | ➔ | SEWER/STORM FLOW DIRECTION |
| ⊞ | EXIST. WATER METER | #1 | DRAINAGE STRUCTURE DESIGNATION |
| ○ | EXIST. UTILITY POLE | Ⓜ | DRAINAGE PIPE DESIGNATION |
| ○ | EXIST. FIRE HYDRANT | — | CONCRETE SIDEWALK |
| ⊕ | BENCHMARK | — | EXTRUDED CURB |
| ⊕ | BLOW OFF VALVE | — | CURB & GUTTER |
| ⊕ | CONCRETE THRUST BLOCK | — | CONCRETE SWALE |
| ⊕ | DOUBLE DETECTOR CHECK VALVE | — | CATCH BASIN |
| ⊕ | WATER METER | — | CURB INLET |
| ⊕ | FIRE HYDRANT | — | AREA DRAIN |
| ⊕ | GATE VALVE & BOX | ○ | EXTERIOR CLEANOUT |

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



Developer:
Harrison Glen, LLC
640 Brookmore Blvd., Suite 100
Murfreesboro, TN 37129
(615) 898-4045

Floodplain Note:
A portion of Harrison Glen Section VI lies within the 100 Year Floodplain, per Community Panels 4714600380E dated Jan. 5, 2007.

Land Data:
7th Magisterial District
Zoning: RM
20 Lots on 24.41± Acres

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

Deed Reference:
The property shown hereon is a portion of the lands conveyed to Harrison Glen LLC in R.B. 115 Pg. 1042 and Davidson Tract R.B. 548 Pg. 152 in R.O.R.C. 11th Civil District, Rutherford County Tennessee Tax Map 148 Parcel 17.17

S.T.E.P. System Data:
Design Flow = 193 Lots x 300 gpd/lot = 57,900 gpd

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.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
860 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7900 E-MAIL: JREED@SEC-CIVIL.COM FAX: (615) 895-9567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

STATE OF TENNESSEE
REGISTERED PROFESSIONAL ENGINEER
JAMES W. REED III
No. 11111
EXPIRES 12/31/2011

**Harrison Glen Subdivision
Section VI**
Rutherford County, Tennessee

REVISIONS:
DRAWN: SJA
DATE: 12-13-13
CHECKED:
JFR
FILE NAME:
D1132project7.dwg
SCALE:
1"=50'
JOB NO.
01132
SHEET:
6 of 12

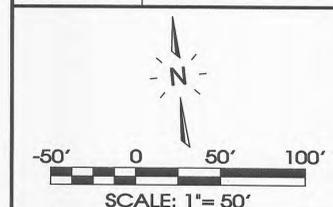
16-1006



Legend:

| | | | |
|---|----------------------------------|-----------|--------------------------------|
| □ | EXIST. CONCRETE MONUMENT | ○ | INLET FILTER PROTECTION |
| ● | IRON PIN SET (I.P.S.) | — | HEADWALL |
| ○ | IRON PIN FOUND (I.P.F.) | ○ | WINGED HEADWALL |
| + | EXIST. SIGN POST | ○ | MANHOLE |
| ○ | EXIST. SEWER CLEANOUT | 63.25 x | PROPOSED SPOT ELEVATION |
| ○ | EXIST. MANHOLE (SEWER & PHONE) | (63.25) x | EXIST. SPOT ELEVATION |
| ○ | EXIST. CATCH BASIN (STORM SEWER) | ▽ | REDUCER |
| ⊗ | EXIST. WATER/GAS VALVE | 1 | REVISION NUMBER |
| ⊞ | EXIST. TELEPHONE RISER | ⊞ | RIP RAP |
| ⊞ | EXIST. GAS RISER | ↘ | RUNOFF FLOW ARROW |
| ⊞ | ELECTRICAL ENCLOSURE | ↘ | SEWER/STORM FLOW DIRECTION |
| ⊞ | EXIST. WATER METER | #1 | DRAINAGE STRUCTURE DESIGNATION |
| ○ | EXIST. UTILITY POLE | A | DRAINAGE PIPE DESIGNATION |
| ○ | EXIST. FIRE HYDRANT | — | CONCRETE SIDEWALK |
| ⊞ | BENCHMARK | — | EXTRUDED CURB |
| ⊞ | BLOW OFF VALVE | — | CURB & GUTTER |
| ⊞ | CONCRETE THRUST BLOCK | — | CONCRETE SWALE |
| ⊞ | DOUBLE DETECTOR CHECK VALVE | ⊞ | CATCH BASIN |
| ⊞ | WATER METER | ⊞ | CURB INLET |
| ⊞ | FIRE HYDRANT | ⊞ | AREA DRAIN |
| ⊞ | GATE VALVE & BOX | ○ | EXTERIOR CLEANOUT |

| | |
|-------------------------------|-----------------------|
| EXISTING PHONE | — PH — |
| EXISTING ELECTRIC | — OH — |
| PROPERTY LINE | — — — — |
| EASEMENTS | — — — — |
| RIGHT OF WAY | — ROW — |
| EROSION CONTROL SILT FENCE | — SF — SF — SF — |
| EXISTING TREELINE | — — — — |
| EXISTING FENCELINE | — X — X — X — X — X — |
| MINIMUM BUILDING SETBACK LINE | — MBSL — |
| PHASE BOUNDARY | — — — — — |
| EXISTING GAS LINE | — GAS — GAS — |
| EXISTING STORM | — STM — STM — STM — |
| PROPOSED STORM | — STM — STM — STM — |
| EXISTING CONTOUR LINES | — 60 — |
| PROPOSED CONTOUR LINES | — 60 — |
| EXISTING SANITARY SEWER | — SS — SS — |
| PROPOSED SANITARY SEWER | — SS — SS — |
| EXISTING WATER | — W — W — |
| PROPOSED WATER | — W — W — |



Developer:
Harrison Glen, LLC
640 Broadmoor Blvd., Suite 100
Murfreesboro, TN 37129
(615) 896-4045

Floodplain Note:
A portion of Harrison Glen Section VI lies within the 100 Year Floodplain per Community Panels 471490380E dated Jan. 5, 2007.

Land Data:
7th Magisterial District
Zoning: RM
20 Lots on 24.41± Acres

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

Deed Reference:
The property shown hereon is a portion of the lands conveyed to Harrison Glen LLC in R.B. 115 Pg. 1042 and Davidson Tract R.B. 548 Pg. 152 in R.O.R.C. 11th Civil District, Rutherford County Tennessee Tax Map 148 Parcel 17.17

S.T.E.P. System Data:
Design Flow = 193 Lots x 300 gpd/lot = 57,900 gpd

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.

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

Notes:
Waterline design to be provided by Consolidated Utility District's consultant. The locations of all fire hydrants and waterlines will be determined by C.U.D. in compliance with the current Rutherford County Subdivision Regulations.



SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
650 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 896-4045 FAX: (615) 896-2867
WWW.SECINC.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

JAMES H. REED, III
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
NO. 10000

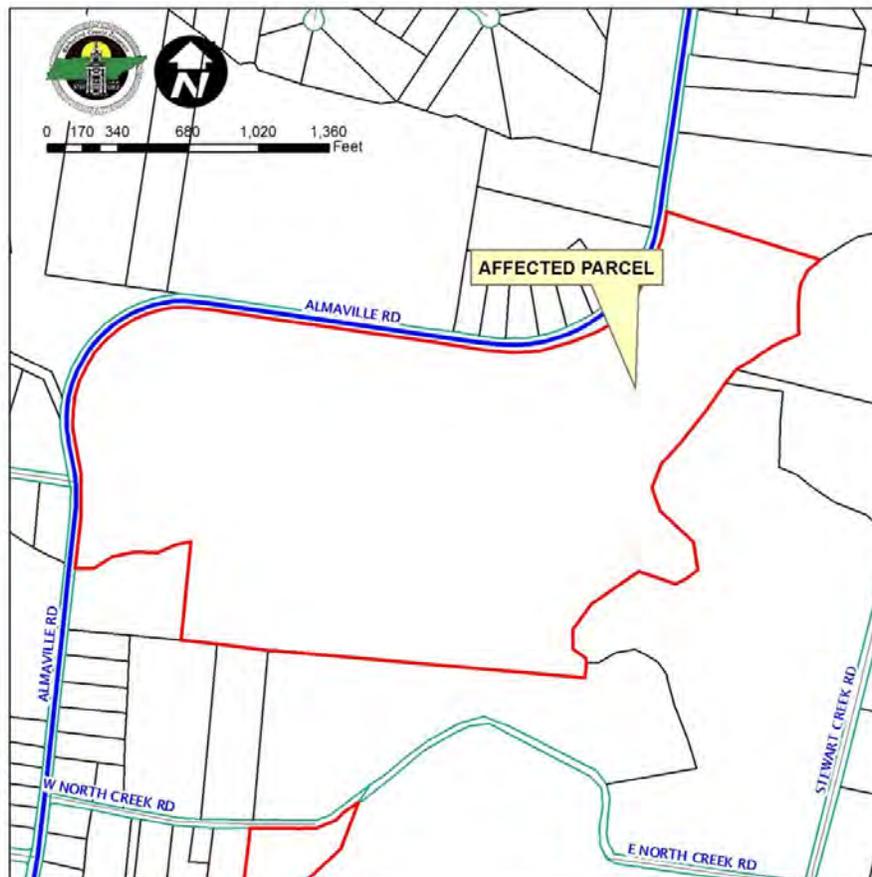
**Harrison Glen Subdivision
Section VI**
Rutherford County, Tennessee

Preliminary Plan

REVISIONS:
DRAWN: SJA
DATE: 12-13-13
CHECKED: JFR
FILE NAME: 01132project7.dwg
SCALE: 1"=50'
JOB NO. 01132
SHEET: 7 of 12

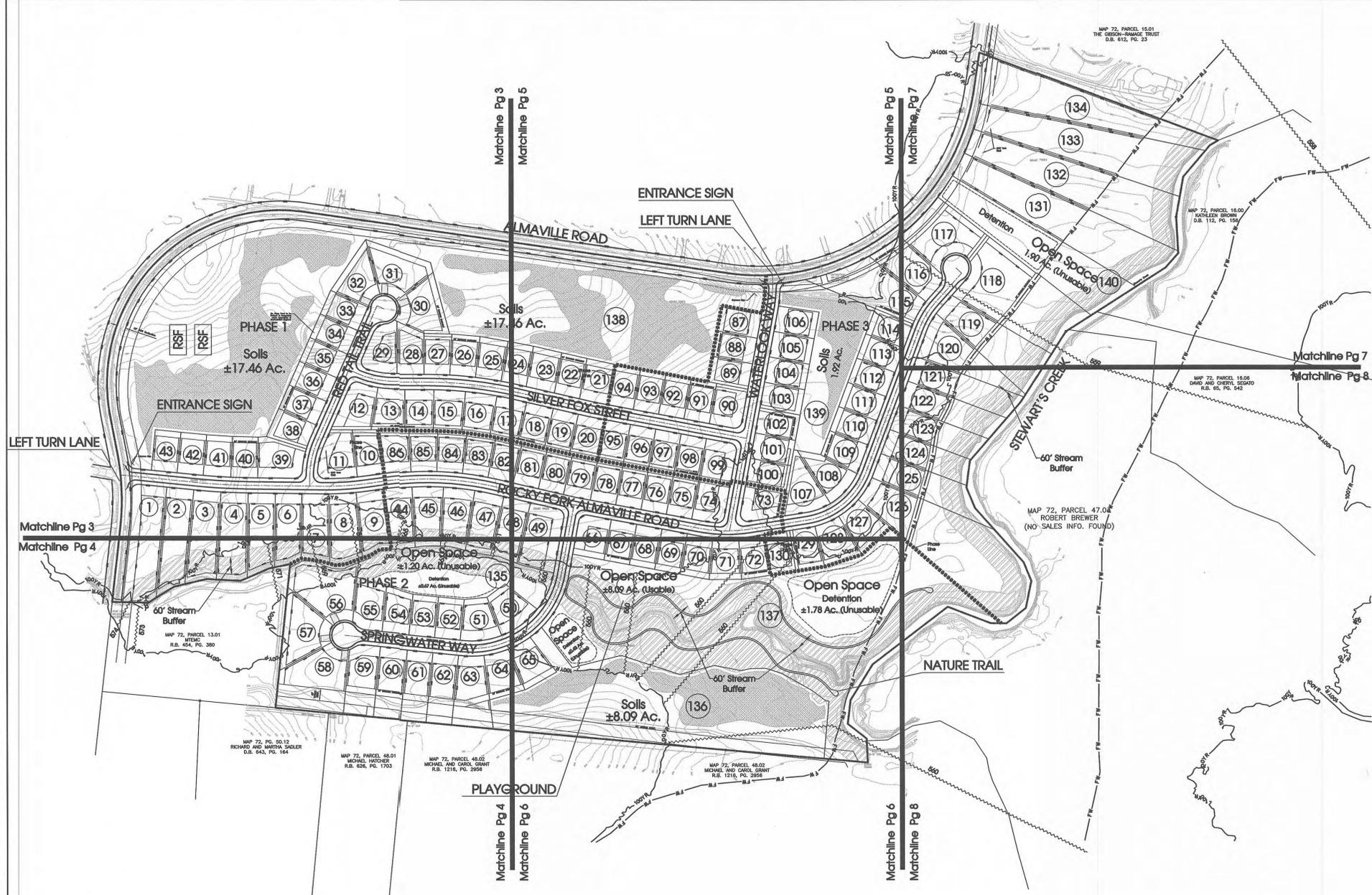
Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

Plat/Plan Name: Clear Creek Subdivision (16-1007)
Request: Preliminary Plan Approval
Site Details: 140 lots (134 buildable) on 111.12 acres, zoned PUD
Applicant: Parks Development
Property Location: Almadillo Road



The zoning for the property was approved by the Board of Commissioners at their January 14, 2016 meeting. The preliminary plan appears to be consistent with their PUD approval. Turn lanes will be added to each entrance as the sections are developed. Right-of-way dedication is also being shown on the plan. Besides a few housekeeping items, the plan appears to be in good order.

Any approval should be made subject to all Staff Comments.



| Legend: | | | |
|---------|----------------------------------|-----------|-------------------------------------|
| □ | EXIST. CONCRETE MONUMENT | □ | INLET PROTECTION FILTER |
| ● | IRON PIN SET (I.P.S.) | ⊕ | HANDICAP PARKING SYMBOL |
| ○ | IRON PIN FOUND (I.P.F.) | ⊖ | HC SIGN |
| + | EXIST. SIGN POST | — | HEADWALL |
| ○ | EXIST. SEWER CLEANOUT | — | WINGED HEADWALL |
| ○ | EXIST. MANHOLE (SEWER & PHONE) | ○ | MANHOLE |
| ⊕ | EXIST. CATCH BASIN (STORM SEWER) | 63.25 x | PROPOSED SPOT ELEVATION |
| ⊗ | EXIST. WATER/GAS VALVE | (63.25) x | EXIST. SPOT ELEVATION |
| ⊕ | EXIST. TELEPHONE RISER | ⊖ | POST INDICATOR VALVE |
| ⊕ | EXIST. GAS RISER | □ | REDUCER |
| ⊕ | ELECTRICAL ENCLOSURE | ⊕ | REMOTE FIRE DEPT. CONNECTION |
| ⊕ | EXIST. WATER METER | ⊕ | REVISION NUMBER |
| ○ | EXIST. UTILITY POLE | ⊕ | RIP RAP |
| ⊕ | EXIST. FIRE HYDRANT | → | RUNOFF FLOW ARROW |
| ⊕ | BENCHMARK | → | SEWER/STORM FLOW DIRECTION |
| ⊕ | BLOW OFF VALVE | → | TRAFFIC ARROW |
| • | CONCRETE BOLLARD | → | TURN LANE ARROWS |
| ■ | CATCH BASIN | V.A. | VAN ACCESSIBLE HANDICAP DESIGNATION |
| ■ | CURB INLET | W | WATER METER |
| ■ | AREA DRAIN | W | WHEEL STOP |
| ■ | CONCRETE THRUST BLOCK | ⊕ | GREASE TRAP |
| ■ | DOUBLE DETECTOR CHECK VALVE | #1 | DRAINAGE STRUCTURE DESIGNATION |
| ◁ | FIRE DEPT. CONNECTION | A | DRAINAGE PIPE DESIGNATION |
| ⊕ | FIRE HYDRANT | ⊕ | CONCRETE SIDEWALK |
| ⊕ | GAS METER | — | EXTRUDED CURB |
| ⊕ | GATE VALVE & BOX | — | CURB & GUTTER |
| ○ | EXTERIOR CLEANOUT | — | CONCRETE SWALE |
| — | EXISTING PHONE | — | |
| — | EXISTING ELECTRIC | — | OH |
| — | PROPERTY LINE | — | |
| — | EASEMENTS | — | |
| — | RIGHT OF WAY | — | ROW |
| — | EROSION CONTROL SILT FENCE | — | SF |
| — | EXISTING TREELINE | — | |
| — | EXISTING FENCELINE | — | X X |
| — | MINIMUM BUILDING SETBACK LINE | — | MBSL |
| — | PHASE BOUNDARY | — | |
| — | EXISTING GAS LINE | — | GAS |
| — | PROPOSED GAS LINE | — | GAS |
| — | EXISTING STORM | — | |
| — | PROPOSED STORM | — | STM |
| — | EXISTING CONTOUR LINES | — | 601 |
| — | PROPOSED CONTOUR LINES | — | 601 |
| — | EXISTING SANITARY SEWER | — | SS |
| — | PROPOSED SANITARY SEWER | — | SS |
| — | EXISTING WATER | — | W |
| — | PROPOSED WATER | — | W |

Matchline Pg 3
Matchline Pg 4

Matchline Pg 3
Matchline Pg 5

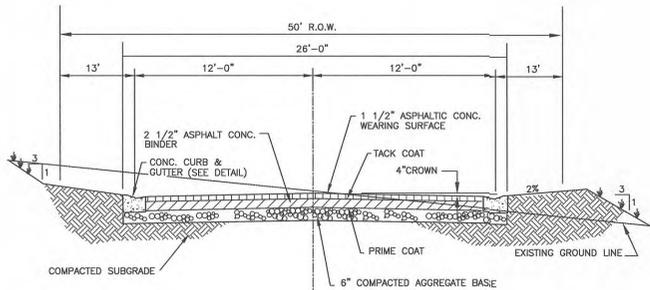
Matchline Pg 5
Matchline Pg 7

Matchline Pg 7
Matchline Pg 8

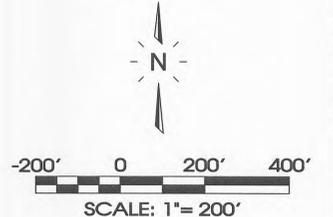
Matchline Pg 4
Matchline Pg 6

Matchline Pg 6
Matchline Pg 8

- 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) Utility Locations Are For General Intent And May Be Adjusted On Construction Plans.
 - 3) Stormwater Areas & Sizes & Drainage Easements Are Shown For General Intent And Subject To Final Construction Plans.
 - 4) Approval is Subject To The Conditions Of The Approved Pattern Book For File: 15-A-009
 - 5) Lots 115-117 Shall Have No Access On Almaville Hwy.
 - 6) A Portion Of This Site Lies Within The 100 Year Flood Plain Per F.E.M.A. Community Panel No. 47149C0118J Dated October 16, 2008.
 - 7) All lots with less than 40' Front Setback, or less than 80' Road Frontage shall require plot plans to be submitted to CUDRC prior to building permit.



TYPICAL SECTION
SCALE: NONE



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

REVIEW SET
 (Not Intended For Construction)

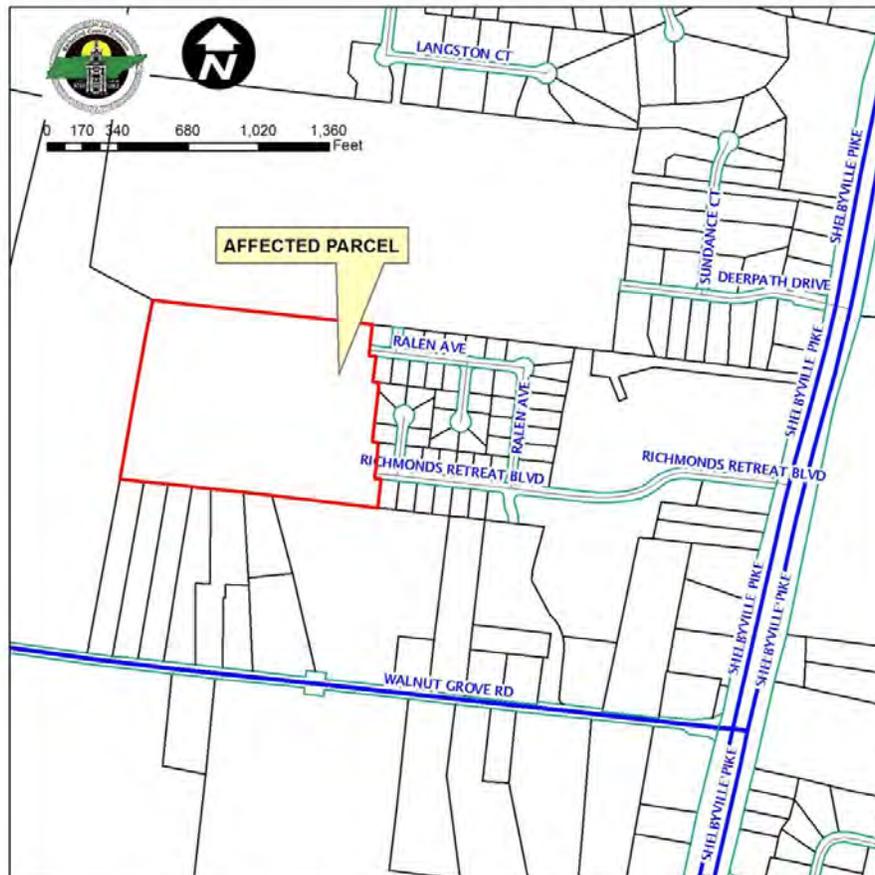
Clear Creek Subdivision
 Rutherford County, Tennessee

Master Plan

REVISIONS:
 DRAWN: SJA
 DATE: 3-11-16
 CHECKED:
 MAT
 FILE NAME:
 14402project
 SCALE:
 1"=200'
 JOB NO.
 14402
 SHEET:
2 of 8

Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

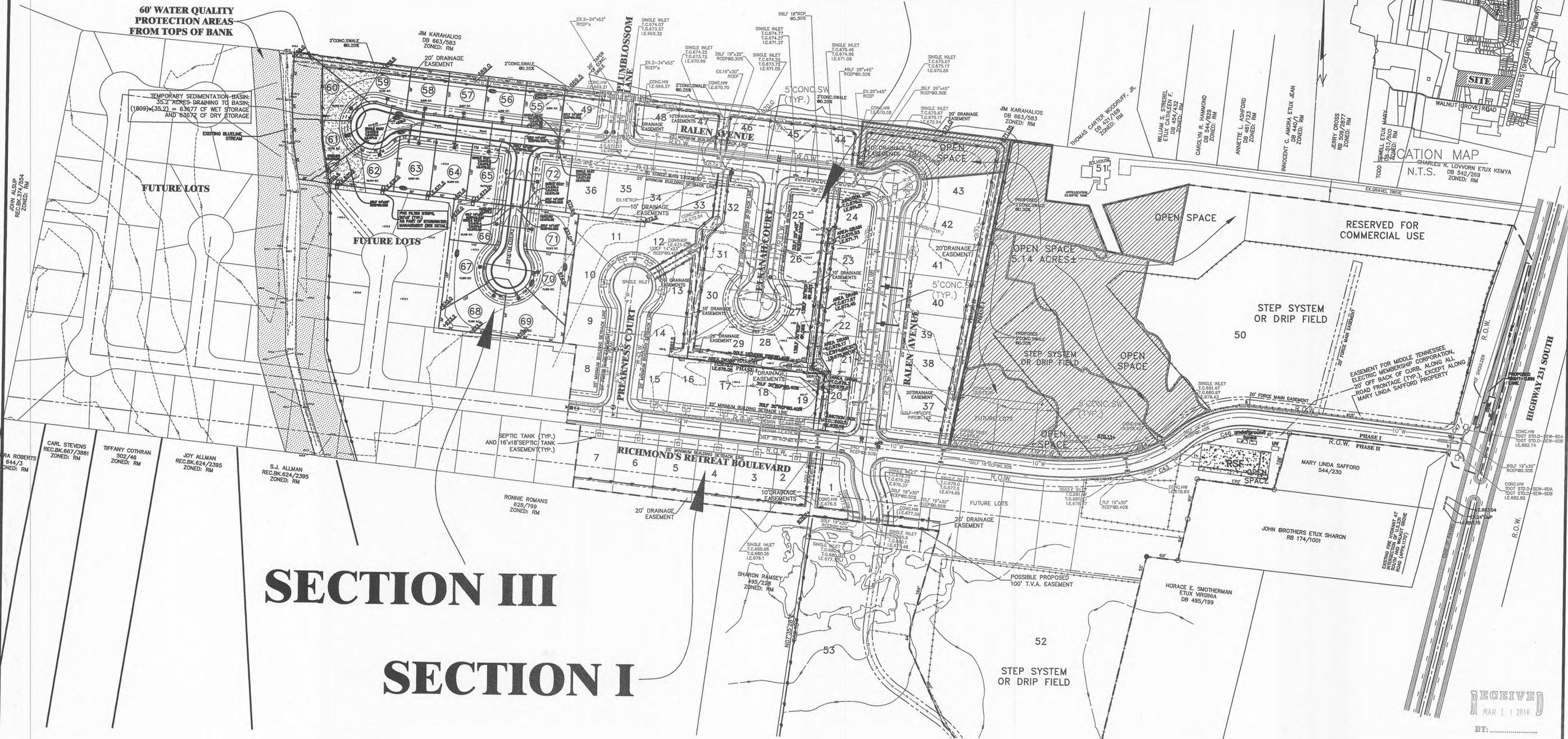
Plat/Plan Name: Richmond's Retreat, Section III (16-1008)
Request: Preliminary Plan Approval
Site Details: 18 lots on 5.6 acres, zoned RM with a previously approved Conditional Use Permit for a Planned Residential Development
Applicant: Steve Knox
Property Location: Ralen Avenue (West of Shelbyville Pike)



The zoning for this property was originally approved by the Board of Commissioners at their September 14, 2006 meeting. The proposed section is consistent with their original CUP approval. Most of the comments are housekeeping in nature and should be corrected prior to the Planning Commission's meeting. Staff expects to have additional comments on the construction drawings.

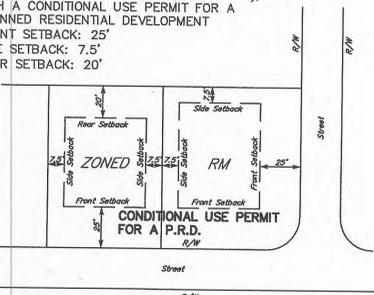
Any approval should be made subject to all Staff Comments.

SECTION II



SECTION III SECTION I

ZONING: RM (MEDIUM DENSITY RESIDENTIAL), WITH A CONDITIONAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT
 FRONT SETBACK: 25'
 SIDE SETBACK: 7.5'
 REAR SETBACK: 20'

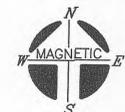


TYPICAL BUILDING SETBACK DETAIL
N.T.S.

NOTES:

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

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



7TH MANAGERIAL DISTRICT
 18 LOTS - 5.6 ACRES ±

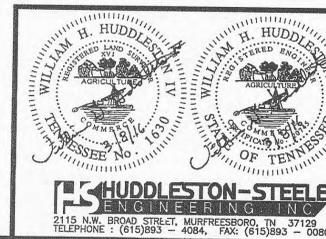
THIS SUBDIVISION WILL BE SEWERED BY A STEP SYSTEM.

OWNER/DEVELOPER: STEVE KNOX
 ADDRESS: P.O. BOX 12165
 MURFREESBORO, TN 37129
 TAX MAP: 158 PARCEL: 29

FLOOD MAP PANEL: 470165 0381 H ZONE: X
 FLOOD MAP DATED: JANUARY 5, 2007

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

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



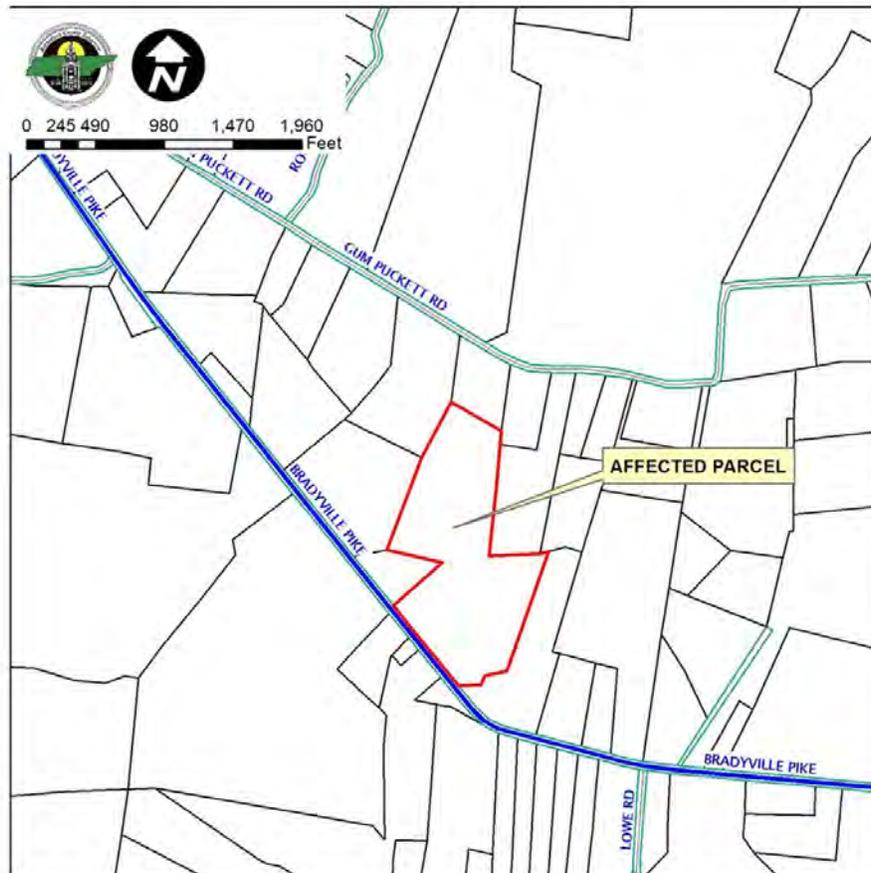
| # | DATE | REVISION DESCRIPTION |
|---|------|----------------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

MASTER PLAN
 SECTION III
RICHMOND'S RETREAT
 20TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: MARCH, 2016 SCALE 1"=100' SH. 1 OF 5

RECEIVED
 MAR 1 1 2016
 BY:

Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

Plat/Plan Name: J. Frank Grimes Minor Subdivision (16-2006)
Request: Final Plat Approval – Includes a fire hydrant waiver
Site Details: 1 lot on 1.26 acres, zoned RM
Applicant: Rick Adams
Property Location: Bradyville Pike



The applicant proposes to split one lot of 1.26 acres off of the parent tract. There is an existing house and accessory structures on the property. The property is not within 1,000 feet of an existing fire hydrant and information from Consolidated Utility District (CUD) indicates that a hydrant cannot be supported at this location. Besides this issue, all other Staff Comments have been addressed and the plat is in good order.

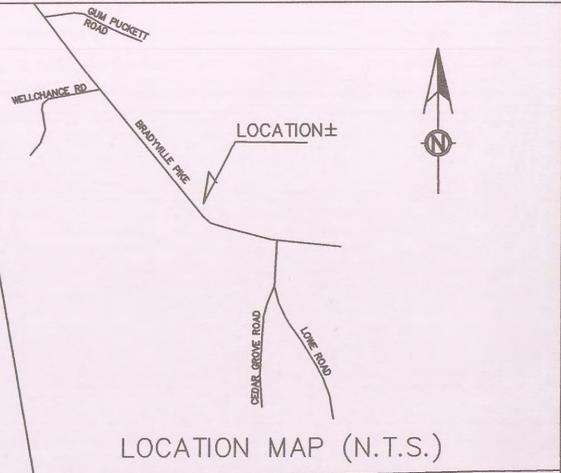
Any approval should be made subject to all Staff Comments, including the waiver request.



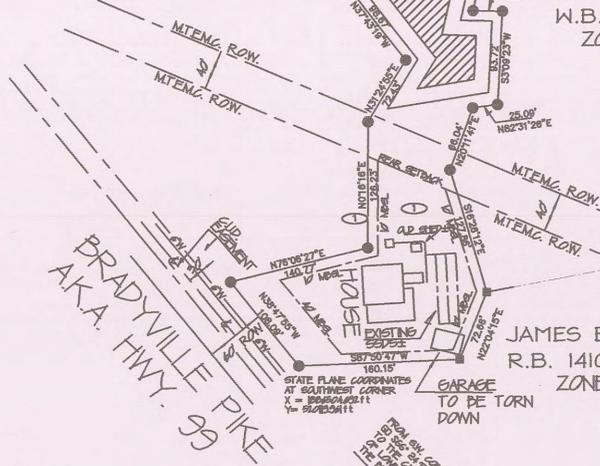
REMAINING
FRANK GRIMES ESTATE
W.B. 60, P. 179
ZONE RM

LETTER FOR CONSENT TO DRAIN FROM THE
J. FRANK GRIMES ESTATE WILL BE SUPPLIED
WITH THE FINAL PLAT.

REMAINING
FRANK GRIMES ESTATE
W.B. 60, P. 179
ZONE RM



LOCATION MAP (N.T.S.)



J. FRANK GRIMES MINOR SUBDIVISION
126 ACRES± IN 1 TRACT
W.B. 60, P. 179
OWNER: J. FRANK GRIMES ESTATE

TAX MAP 133 04300
D.P. 258, P. 5

23RD. CIVIL DISTRICT
RUTHERFORD COUNTY, TN.
ZONE RM - MEDIUM DENSITY RESIDENTIAL

OWNERS: J. FRANK GRIMES ESTATE
ADDRESS: 8515 BRADYVILLE PIKE
MURFREESBORO TN 37127

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled:
J. FRANK GRIMES MINOR SUBDIVISION PLAT
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.

_____, 20____
Date Manager, Consolidated Utility
District of Rutherford County

CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE

Mobile 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. No electric service will be provided until
MTEMC's requirements have been met.

_____, 20____
DATE 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.

_____, 2016
K. GREGORY TUCKER, ATTY. EXECUTOR OF THE GRIMES ESTATE DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____, 2016
Date SECRETARY
Rutherford County Planning Commission

CERTIFICATE FOR S.S.D.S. WITH RESTRICTIONS

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

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

_____, 20____
DATE TN DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION NOTES

- (1) Lot 1 approved for a _____ bedroom house
- (2) Any cutting or filling after _____ will void the soils areas that will be used for septic disposal.
- (3) All shaded areas are to be reserved for S.S.D.S.

NOTE:
THIS PROPERTY IS SUBJECT TO ALL
EASEMENTS OR RIGHT OF WAYS
RECORDED OR UNRECORDED OR BY PRESCRIPTION THAT
A TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THIS IS A CATEGORY II
SURVEY AND THE RATIO OF PRECISION OF
THE UNADJUSTED SURVEY IS 1:7500+ AS
SHOWN HEREON.

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 Planning Commission and that the monuments
have been placed as shown hereon, to the specifications of
the County Road Commissioner.

_____, 2016
Date REGISTERED ENGINEER OR SURVEYOR



FEB 17 2016



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE A
MINOR SUBDIVISION PLAT FOR THE 126 ACRES± TRACT
SHOWN HEREON.

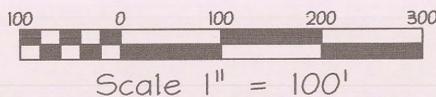
LEGEND:

- STEEL PIN SET
- POINT
- STEEL PIN FOUND

FLOOD NOTE:
THIS PROPERTY IS IN A ZONE "X"
FLOOD ZONE.
MAP #TM602591
EFFECTIVE DATE 1/05/2007

THOMASON SURVEYING COMPANY
316 W. LYTLE STREET SUITE 112
MURFREESBORO, TN. 37130/3641
DATE: 1/16/2016
SCALE: 1" = 100 FEET
PHONE 615/896/7483
FAX 615/896/9493

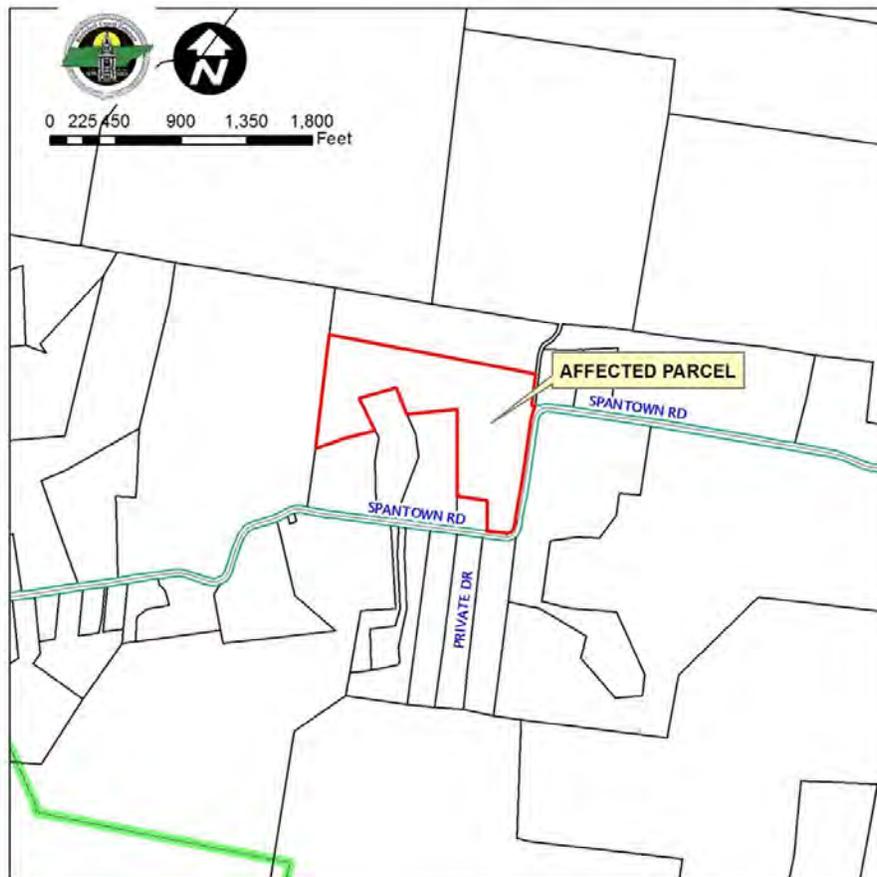
PLAT BOOK _____ Page _____
DATE RECORDED _____



16-2006

Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

Plat/Plan Name: Larry Duncan & Bertha Duncan 2nd Minor Subdivision(16-2008)
Request: Final Plat Approval – Includes a fire hydrant waiver
Site Details: 1 lot on 2.13 acres, zoned RM
Applicant: Larry and Bertha Duncan
Property Location: Spantown Road



The applicant proposes to split 2.13 acres off of the parent tract. This property is within the Nolensville/College Grove Water Utility District who has indicated that a fire hydrant cannot be supported at this location. Besides this issue, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments, including the waiver request.

PURPOSE OF PLAN:
THE PURPOSE OF THIS SUBDIVISION PLAN IS TO CREATE A
2.134 ACRE PARCEL FROM THE EXISTING 26.4 +/- ACRES
REMAINING LANDS OF LARRY J. DUNCAN & BERTHA T. DUNCAN, h/w
Tax Map 076 - Par. 052.00.

NOTES:

- TOTAL ACREAGE: 2.134 ACRES
- TOTAL NO. OF LOTS: 1
- ZONING DISTRICT: RM
- ZONING DISTRICT REQUIREMENTS AREA: 15,000 s.f. MINIMUM YARD: FRONT: 40' SIDE: 10' REAR: 20'
- SUBDIVISION IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE F.I.R.M. - RUTHERFORD COUNTY, TENNESSEE AND INCORPORATED AREAS. COMMUNITY-470165 MAP 47149C - 02300. THE PROJECT IS IN ZONE "X" - AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- PROPOSED SEWAGE DISPOSAL AREA REFERENCE STAKES SHOWN ON THIS PLAN WERE LOCATED BY FIELD SURVEY LTT LAND SURVEYING, LLC IN JANUARY 2016 FROM SOILS EVALUATION BY THE SOILS GROUP, INC. RANDY DICKERSON, LICENSED SOIL SCIENTIST. PRIMARY AND DUPLICATE SEWAGE DISPOSAL AREAS WERE ESTABLISHED FROM INFORMATION BY THE SOILS GROUP, INC.

- IN TENNESSEE, IT IS A REQUIREMENT PER THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION OR EARTH MOVING ACTIVITIES MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN 3 NOR MORE THAN 10 WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTERS OFFICE. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE-CALL SYSTEM CAN BE NOTIFIED BY CALLING 811.
- UTILITIES WERE LOCATED BY VISIBLE SURFACE EVIDENCE ONLY. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES ON OR WITHIN THIS SUBDIVISION SHOULD BE CONFIRMED WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION WORK.
- THIS SUBDIVISION IS UNDER AND SUBJECT TO ALL REGULATIONS OF THE RUTHERFORD COUNTY SUBDIVISION AND ZONING ORDINANCES, AS BOTH ARE AMENDED.
- THIS SUBDIVISION IS UNDER AND SUBJECT TO EASEMENTS, EASEMENTS OF RECORD OR BY PRESCRIPTION A DETAILED TITLE SEARCH OR VISUAL INSPECTION OF THE PROPERTY MAY REVEAL WHETHER OR NOT SHOWN HEREON.

High Intensity Soil Map
Notes:

Sketch Map Method

This map may/maynot be compiled utilizing existing information from surveys. This map is intended for the purposes of septic system permitting and is to be used for no other purpose. The accuracy of the location information of the soil area is not intended to be relevant to the survey information.

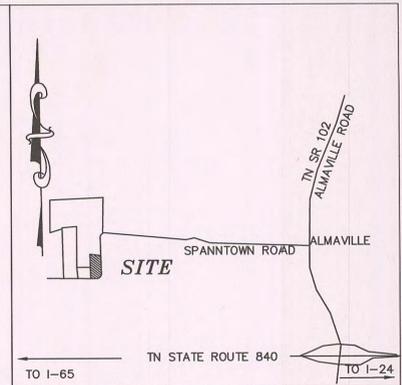
Legend:

- - - agricultural diversion berm; stay 10'-25' away when installing upslope of feature, based on slope and depth of water
- - - Edge of evaluation

Any disturbance to these soils after this date can void their favorability.

Soil site stakes on ground are for ground control purposes only and do not necessarily designate favorability.

The Soil Consultant's signature does not constitute approval by the Environmental Dept.
 2-3-16



LOCATION MAP - NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS SHOWN HEREON, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED HEREON.

DATE: 2/3/2016
 DEED BOOK 340
 PAGE 753
 LARRY J. DUNCAN
 BERTHA T. DUNCAN

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: 2/3/2016

CERTIFICATE OF WATER SERVICE AVAILABILITY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT: LARRY J. DUNCAN & BERTHA T. DUNCAN - 2ND MINOR SUBDIVISION - FINAL PLAT HAS BEEN REVIEWED BY THE ENGINEERS FOR THE NOLANVILLE - COLLEGE GROVE UTILITY DISTRICT FOR WATER SERVICE, PROVIDED THAT THE LINES, VALVES AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH N.C.S.D.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE SHALL BE PROVIDED UNTIL THAT CERTIFICATION IS IN WRITING.

DATE: 2/3/2016

CERTIFICATE OF ELECTRIC SERVICE AVAILABILITY

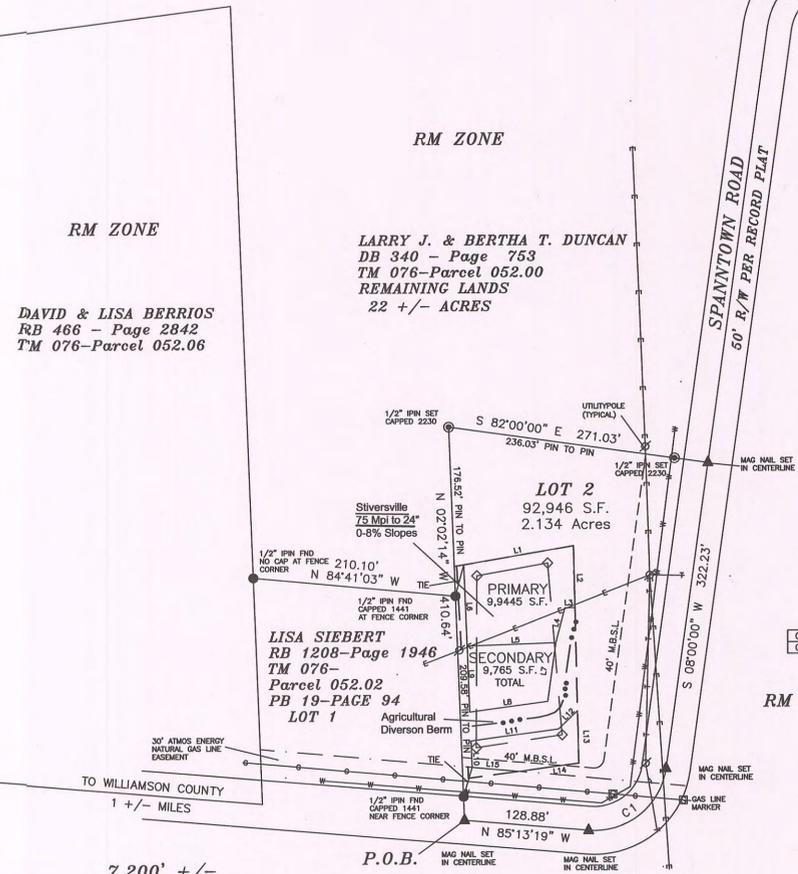
SUBDIVISION PLAT: LARRY J. DUNCAN & BERTHA T. DUNCAN - 2ND MINOR SUBDIVISION - FINAL PLAT

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 PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON MTEMC'S WEB SITE www.mtemc.com (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC 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: 2/3/2016

NAME: _____ TITLE: _____

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



SEWAGE DISPOSAL AREA & DUPLICATE AREA DESCRIPTION
 TIE TO LINE 1 - N 15°14'20" E - 33.67'
 TIE TO LINE 10 - N 16°16'17" E - 31.83'

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 80°10'01" E | 115.31' |
| L2 | S 01°06'30" E | 64.49' |
| L3 | S 88°53'30" W | 10.43' |
| L4 | S 14°34'05" W | 137.75' |
| L5 | S 87°57'48" W | 91.99' |
| L6 | N 02°02'14" W | 84.85' |
| L7 | S 08°07'23" W | 61.94' |
| L8 | S 82°20'02" W | 81.46' |
| L9 | N 02°02'14" W | 69.96' |
| L10 | N 02°02'14" W | 27.95' |
| L11 | N 82°20'02" E | 91.48' |
| L12 | N 46°23'16" E | 27.29' |
| L13 | S 01°06'30" E | 54.48' |
| L14 | S 82°13'45" W | 162.43' |
| L15 | N 84°53'29" W | 48.83' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 75.00' | 113.59' | 103.04' | S 51°23'20" W | 86°46'41" |

CERTIFICATE OF ACCURACY:

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ENGINEER.

DATE: 2/3/2016
 LEONARD T. TUSAR, TN#2230

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

GENERAL APPROVAL IS HEREBY GRANTED FOR LOT PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS. BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURE(S) AND PLANS FOR THE SUBSURFACE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

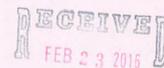
DATE: 2/3/2016 TDEC-DIVISION OF GROUND WATER PROTECTION

TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION
 DIVISION OF GROUND WATER PROTECTION

- ANY CUTTING OR FILLING AFTER _____ MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
- LOT 2 SHOWN ON THIS PLAN IS APPROVED FOR A _____ BEDROOM HOUSE.
- DUPLICATE SEPTIC AREA IS FOR THE REPLACEMENT SEWAGE DISPOSAL SYSTEM. KEEP ALL BUILDINGS, UTILITIES AND DRIVES OUTSIDE OF THIS AREA.



Wastewater Consultants
 2152-418 Thompson Lane
 Murfreesboro, TN 37129
 615-846-2780 fax 615-846-2782 email: wastwater@comcast.net
 This drawing may have been electronically produced from survey information provided and has been reviewed for the purpose of soil mapping and should not be used for any other purpose.
 JOB NUMBER: MAP DRAWN BY: EHRD
 15-473



OWNERS/APPLICANTS:
 LARRY J. DUNCAN &
 BERTHA T. DUNCAN, h/w
 DB 340 - Page 753
 Tax Map 076 - Par. 052.00
 10136 SPANNTOWN ROAD
 ARRINGTON, TN 37014
 4th CIVIL DISTRICT,
 RUTHERFORD CNTY, TN



LTT LAND SURVEYING, LLC
 624 DRY CREEK ROAD
 SMITHVILLE, TN 37166
 TELEPHONE 615 785-3636
 E-MAIL lttusor.pls@comcast.net
 Leonard T. Tusar, PLS - TN 2230

SURVEYOR CERTIFICATE:

THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY "1" LAND SURVEY PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE WITH AN UNADJUSTED TRAVERSE CLOSURE 1: >10,000.

LEONARD T. TUSAR, LIC #2230

DATE: _____

LARRY J DUNCAN & BERTHA T. DUNCAN 2ND MINOR SUBDIVISION

FINAL PLAT

| | | |
|--------------------|------------------|---|
| DRAWN LTT | DATE JAN 2016 | LARRY J. AND BERTHA T. DUNCAN |
| APPROVED | DATE | 10136 SPANNTOWN ROAD ARRINGTON, TN 37014 |
| SCALE 1" = 100' | SHEET | PROJECT NO. LDUNCAN |

1/6-2008