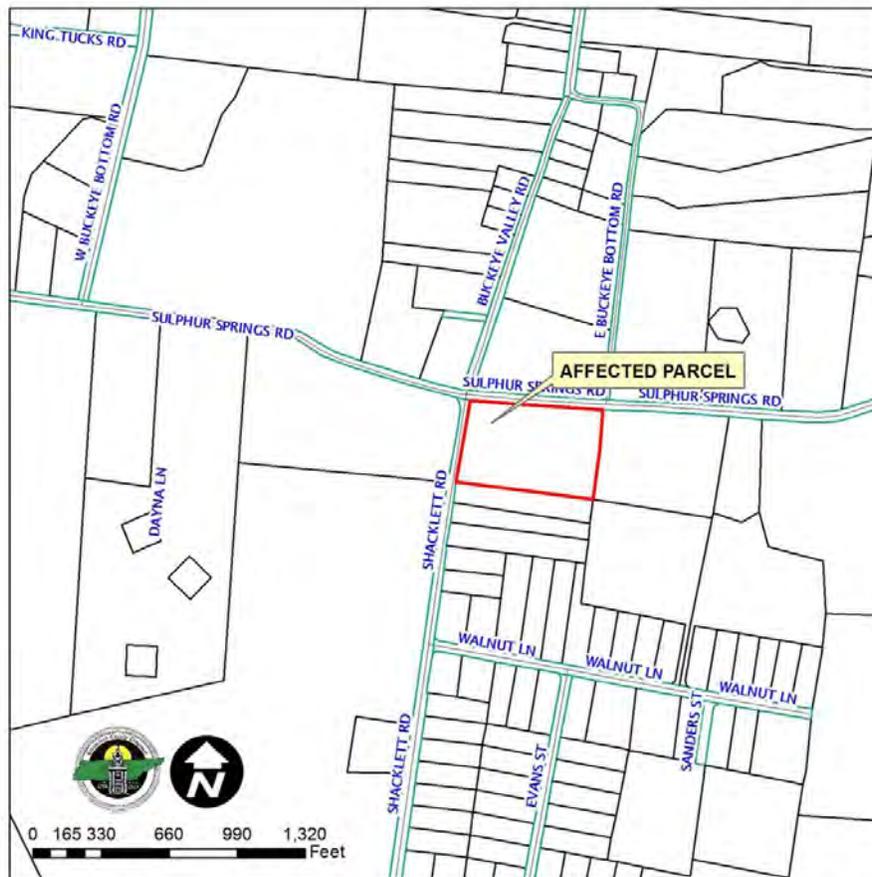


## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Britton One Lot Subdivision (16-2009)  
**Request:** Final Plat Approval  
**Site Details:** 1 lot on 3.74 acres, zoned RM  
**Applicant:** Justin Britton  
**Property Location:** Intersection of Sulphur Spring Road and Shacklett Road



The applicant is proposing to subdivide a portion of the existing lot (Approximately 2.65 acres) to combine with a neighboring property to the east. The remaining acreage (Approximately 3.74 acres) includes an existing house and various accessory structures. Right-of-way is being dedicated along Sulphur Springs Road, which necessitates Planning Commission approval. Besides this issue, the plat has been revised according to Staff Comments and is in good order.

Any approval should be made subject to all Staff Comments.

**PLAT NOTES**

- The purpose of this plat is to create a minor plat Lot 1, Britton One Lot Subdivision and combine 2.79 Ac.± to Tax Map 48, Parcel 80.02. The acreage for Parcel 80.02 will be 9.56 Ac.±.
- 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 above ground 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 residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- The soil types and locations shown hereon were provided by Randy Dickerson, dated 4-24-2015. The local health authority maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
- Approximate location of septic tank and existing SSDS system's information provided, by owner.

SOILS AREAS				
LOT	60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	---	13,500 S.F.	2,400 S.F.	15,900 S.F.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	37.35'	25.00'	33.97'	N51°12'29"E

LOT 1		
BFE	MPE	MFE
526.0	529.0	531.0

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

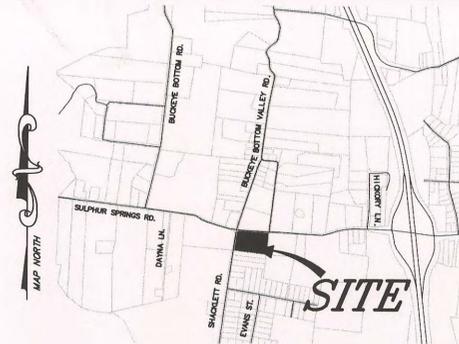
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be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

Date \_\_\_\_\_ TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER PROTECTION

**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:**

- Any cutting or filling after \_\_\_\_\_ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to \_\_\_\_\_ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

 75 MPI  
 60 or 45 MPI



**LOCATION MAP**  
N.T.S.

**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.

Record Book: 212, Page: 1107

Date \_\_\_\_\_ Justin W. Britton  
 \_\_\_\_\_ Gayle C. Britton

**CERTIFICATE OF ACCURACY**

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

3-9-2016  
 Date \_\_\_\_\_ Richard H. Stem, Jr.  
 Richard H. Stem, Jr.  
 Tenn. RLS No. 1637

**CERTIFICATE FOR APPROVAL OF WATER SERVICE**

I hereby certify that the subdivision plat entitled Minor Plat, Britton One Lot Subdivision 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 Official of Rutherford County

**CERTIFICATE OF APPROVAL FOR 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, 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 \_\_\_\_\_ Middle Tennessee Electric Membership Corporation

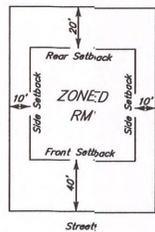
**CERTIFICATE OF APPROVAL FOR RECORDING**

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.

Date \_\_\_\_\_ Secretary, Planning Commission

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

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

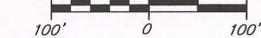


**TYPICAL BUILDING SETBACK DETAIL**  
N.T.S.

THIS PROPERTY IS INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149CD 0129-H DATED JAN. 5, 2007. ZONE: AE



1 Lot = 3.74 Ac.± or 163,084 S.F.



- LEGEND**
- IPS O IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
  - POWER POLE
  - △ NAIL
  - E- ELECTRIC LINE
  - F- FENCE
  - W- EXISTING WATER LINE

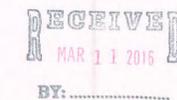
OWNER: JUSTIN W. BRITTON AND GAYLE C. BRITTON

ADDRESS: 4432 SHACKLETT ROAD  
 MURFREESBORO, TN. 37129  
 TAX MAP: 48, PARCEL: 78.00

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.

**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 AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

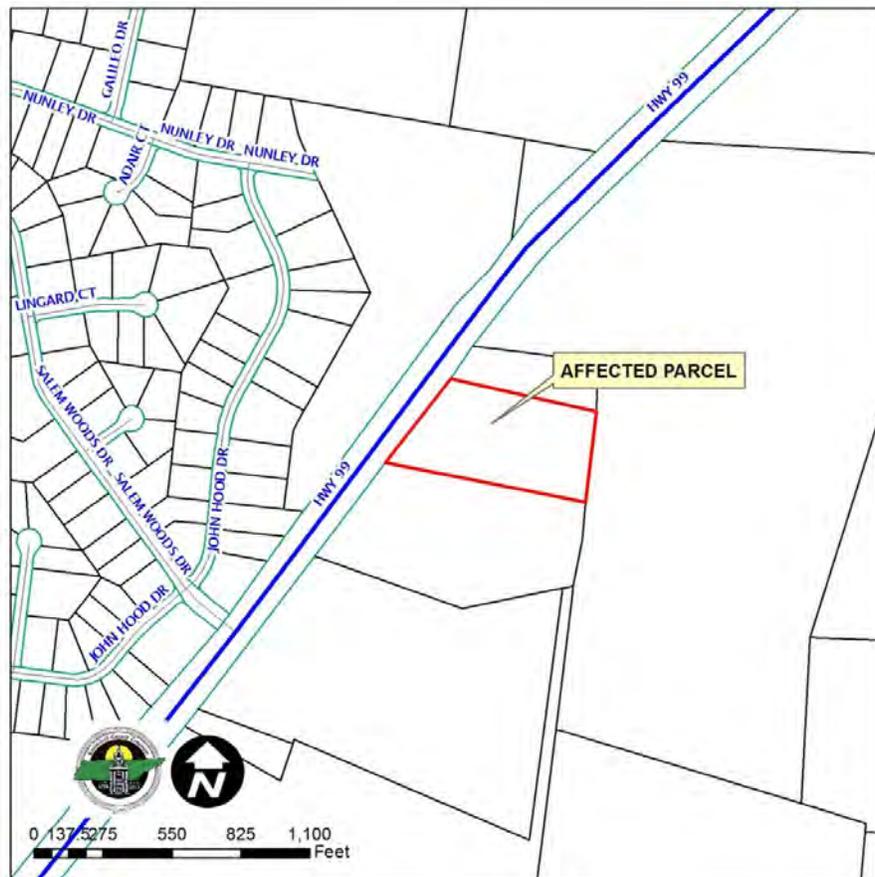


**HUDDLESTON-STEELE ENGINEERING INC.**  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 TELEPHONE: 893 - 4084, FAX: 893 - 0080

**MINOR PLAT**  
**BRITTON**  
**ONE LOT SUBDIVISION**  
 9th Civil District of Rutherford County, Tennessee  
 Date: February 2016 Scale: 1"=100' Sheet 1 of 1

## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Taylor Property (16-2011)  
**Request:** Final Plat Approval  
**Site Details:** 4 lots on 5.93 acres, zoned RM  
**Applicant:** Michael's Homes (Mitchell Bowman)  
**Property Location:** Highway 99



The applicant proposes to subdivide the existing property into four separate lots. Staff has inquired into the possibility of relocating the existing electric line and easement to allow for better home placement options. The applicant has indicated that they have contacted MTEMC on this issue. Besides this issue, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.

- PLAT NOTES**
- The purpose of this plat is to divide Tax Map 123, Parcel 23.00 into four (4) new tracts of record.
  - 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 the structure to the drainage system constructed by the subdivision developer.
  - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
  - Public utility and drainage easements shown herein 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.
  - All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
  - The soil site type and locations shown herein are taken from field information provided by Lonnie Norrod P.S.S. #61 dated 11-23-2015 Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided herein.
  - There is not a fire hydrant within 1000 feet of subject property.

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

General approval is hereby granted for lot(s) proposed herein as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

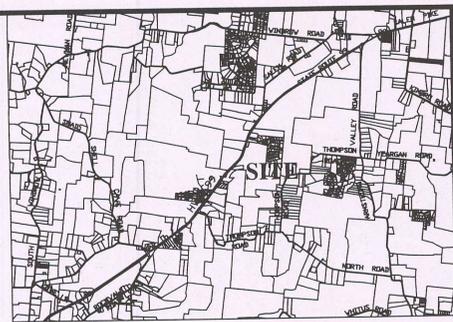
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the Division of Water Resources.

Date \_\_\_\_\_ Tennessee Department of Environment and Conservation Division of Ground Water Protection

- TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:**
1. Any cutting or filling after \_\_\_\_\_ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to a \_\_\_\_\_ bedroom residence.
  - Lot 2 is approved for up to a \_\_\_\_\_ bedroom residence.
  - Lot 3 is approved for up to a \_\_\_\_\_ bedroom residence.
  - Lot 4 is approved for up to a \_\_\_\_\_ bedroom residence.
5. Lot 4 is approved for up to a \_\_\_\_\_ bedroom residence.
6. All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

**SOILS AREAS**

LOT	≤60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	6,700 SF	4,981 SF	3,360 SF	8,712 SF
2	3,544 SF	4,852 SF	0 SF	8,396 SF
3	7,813 SF	577 SF	0 SF	8,390 SF
4	8,306 SF	0 SF	0 SF	8,306 SF



**LOCATION MAP**  
N.T.S.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein 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 \_\_\_\_\_ Michael's Homes, LLC.  
Record Book 1431, Page 3061

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described herein is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown herein to the specifications of the County Engineer.

1-11-2016  
Date \_\_\_\_\_ Richard H. Stern, Jr., Tenn. RLS No. 1637

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

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

**CERTIFICATE FOR APPROVAL OF WATER SYSTEMS**

I hereby certify that the subdivision plat entitled Final Plat, Matthew Taylor Et ux Tonya 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 determine by its engineers. No water service will be provided until that certification has been made in writing.

Date \_\_\_\_\_ CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

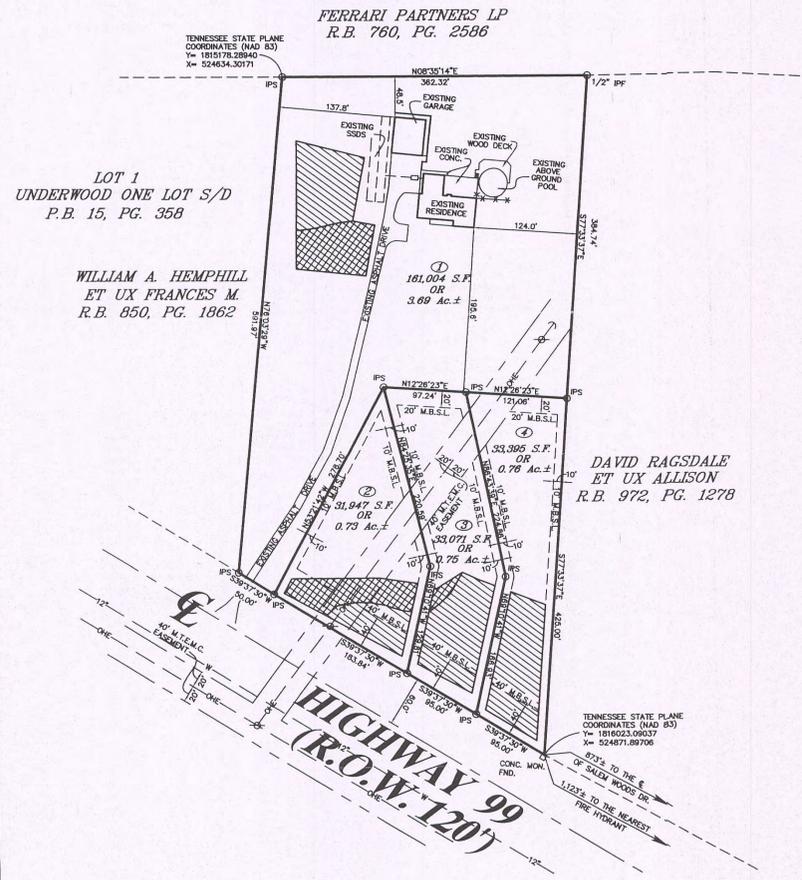
**CERTIFICATE FOR APPROVAL OF ELECTRIC POWER**

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the Plat approval checklist. Tree planting guidelines and other regulations contained on the MTEMC web site at WWW.MTEMC.COM (collectively the "requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

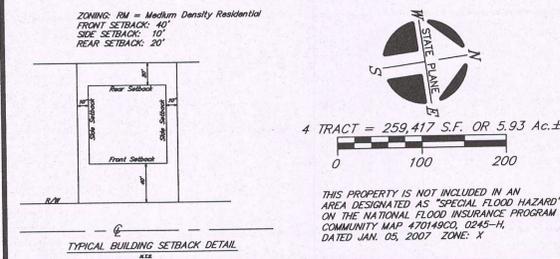
Date \_\_\_\_\_ AUTHORIZED MTEMC OFFICIAL

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

OWNER: MICHAEL'S HOMES, LLC.  
PROPERTY ADDRESS: 6971 HIGHWAY 99  
ROCKVALE, TN. 37153  
TAX MAP: 123, PARCEL: 23.00  
RECORD BOOK: 1431, PAGE: 3061  
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.



- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP-H/S ENGR.)
  - IPF ○ IRON PIN FND.
  - ⊗ EXISTING POWER POLE
  - W--- EXISTING WATER LINE
  - E--- EXISTING ELECTRIC LINE



**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 AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



**MINOR PLAT**  
**TAYLOR PROPERTY**  
**SUBDIVISION**

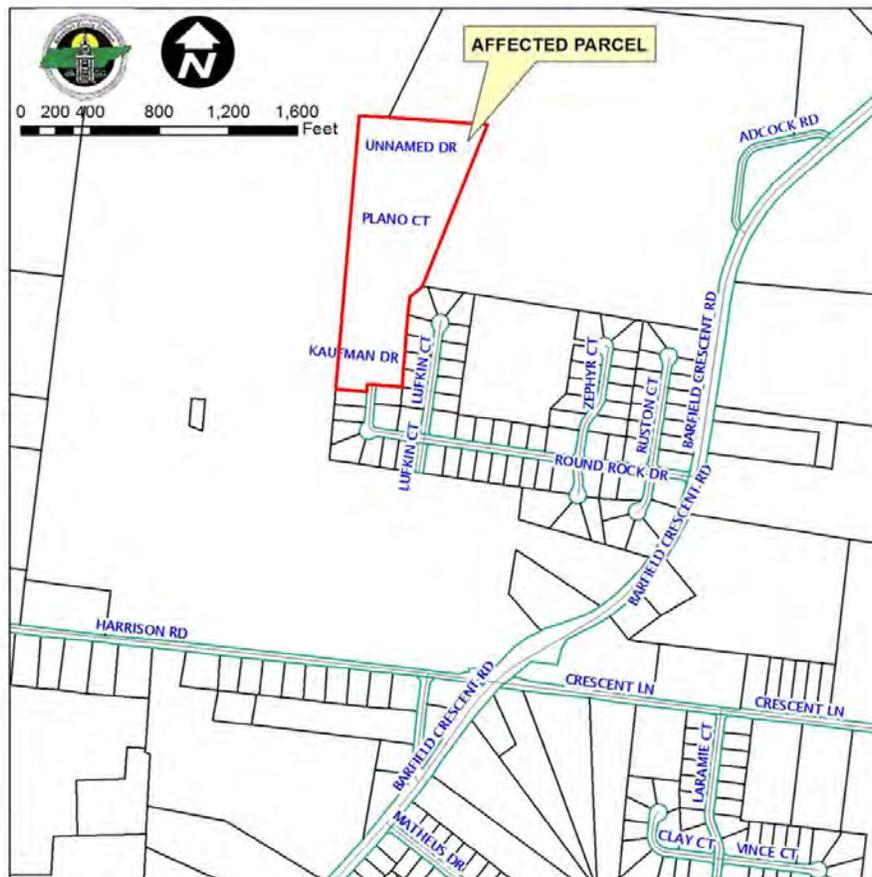
10th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

16-2011

## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Ridgeside, Section III (16-2012)  
**Request:** Final Plat Approval  
**Site Details:** 36 lots on 18.46 acres, zoned RM  
**Applicant:** Jones Construction Company  
**Property Location:** Round Rock Drive (West of Barfield Crescent Road)



The preliminary plat for this project was approved at the Planning Commission's July 23, 2012 meeting. This final plat appears to be consistent with the preliminary plat approval. Besides some housekeeping issues, the plat appears to be in good order.

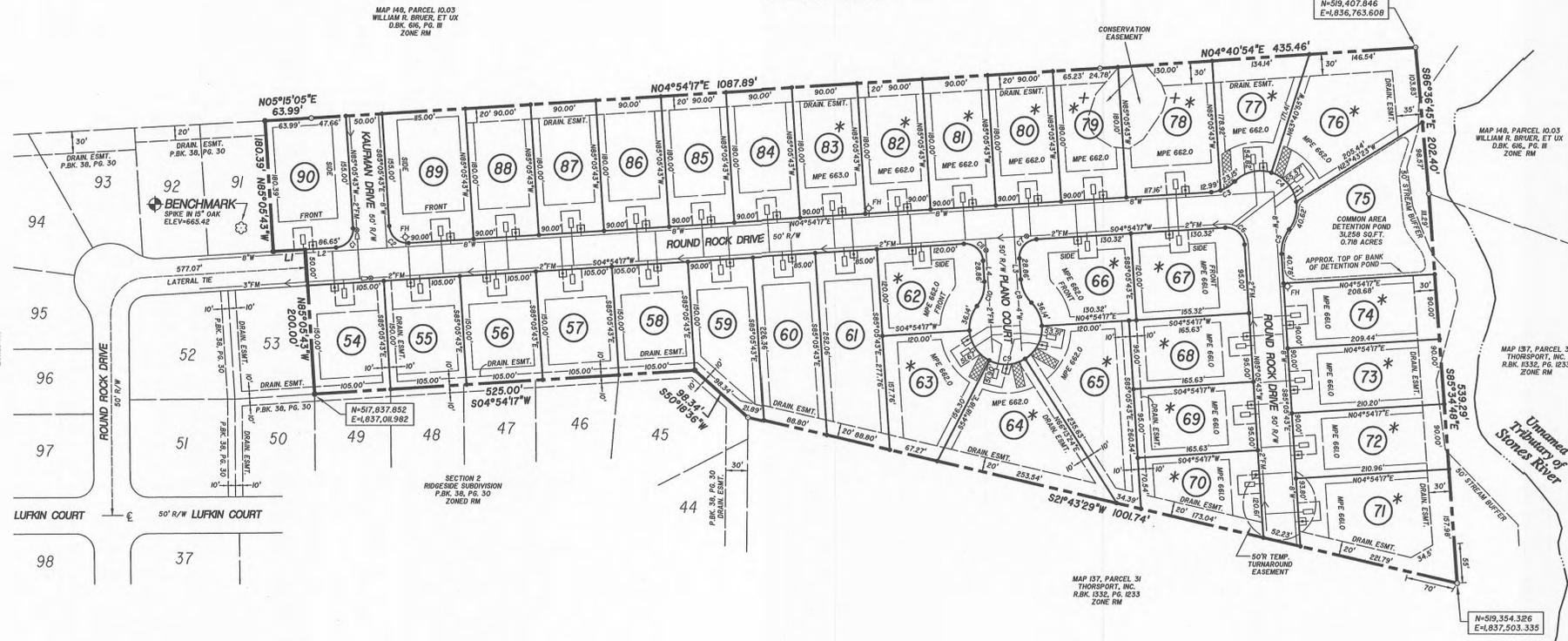
Any approval should be made subject to all Staff Comments.

**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 36 RESIDENTIAL LOTS, AND 1 COMMON AREA LOT USED FOR STORMWATER MANAGEMENT.
- BEARING SYSTEM IS TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UG802-435 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOODPLAIN, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 17490C0265 H, EFFECTIVE DATE: JANUARY 5, 2007.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERMEABLE CONTROL STRUCTURES SUCH AS SEDIMENT BARRIERS, FILTERS OR DICES, OR SEDIMENT BOWNS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-3111.
- PROPERTY IS CURRENTLY ZONED RM. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. (5 FT. ADJ. TO R-O-W) / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26" INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- ALL LOTS IN RIDGESIDE SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION, WHICH INCLUDES MAINTENANCE OF ANY COMMON AREAS AND STORMWATER DETENTION AREAS. THE HOMEOWNERS ASSOCIATION'S RESTRICTIVE COVENANTS AND CONDITIONS ARE RECORDED IN RECORD BOOK 1243, PAGE 2715, R.O.R.C., TN.

**CRITICAL LOTS 78 & 79**

PRIOR TO APPLICATION FOR A BUILDING PERMIT ON A LOT DESIGNATED AS "CRITICAL", A PLAN SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT STAFF FOR APPROVAL. THE PLAN SHALL PROVIDE A SURVEY OF EXISTING CONDITIONS AND DETAILS OF THE PROPOSED DEVELOPMENT ON THE LOT. CRITICAL LOTS WILL NOT BE RELEASED FOR CONSTRUCTION OF A STRUCTURE UNTIL A CRITICAL LOT PLAN IS APPROVED BY THE ENGINEERING DEPARTMENT.



**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 137, PAGE 3444  
 ALLEN JONES, PRESIDENT  
 JONES CONSTRUCTION COMPANY  
 A TENNESSEE GENERAL PARTNERSHIP

**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 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. 2-10-16  
 DATE: 2-10-16  
 TENN. R.L.S. No. 2381  
 DAVID A. PARKER  
 REGISTERED SURVEYOR

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "RIDGESIDE, SECTION 3" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.  
 DATE: \_\_\_\_\_  
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

**CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM**  
 I HEREBY CERTIFY THAT THIS PLAT ENTITLED "RIDGESIDE, SECTION 3" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW, CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY C.U.D.  
 DATE: \_\_\_\_\_  
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

**CERTIFICATE FOR APPROVAL OF ELECTRIC POWER**  
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM COLLECTIVELY THE "REQUIREMENTS"; NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.  
 DATE: \_\_\_\_\_  
 AUTHORIZED MTEMC OFFICIAL

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

**LEGEND**

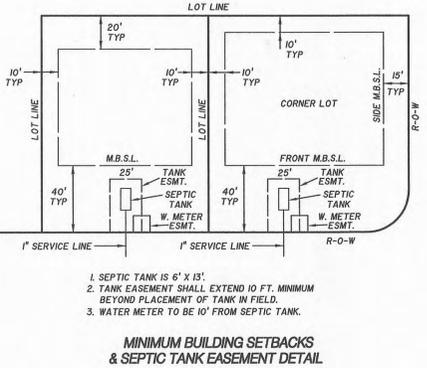
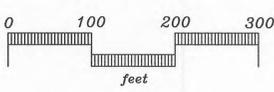
- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT SET (NEW)
- FH — WATER LINE W/FIRE HYD.
- 2"FM — STEP SYSTEM FORCE MAIN
- ▨ APPROVED DRIVEWAY LOCATION

**\*REQUIRED MINIMUM PAD ELEVATIONS**

LOT NOS.	MIN. BLDG. PAD ELEV.	REASON
67-74	66.0	LOCAL DRAINAGE
62-66, 76-82	662.0	LOCAL DRAINAGE
83	663.0	LOCAL DRAINAGE

THESE LOTS ARE NOT WITHIN A FEMA FLOOD ZONE; HOWEVER, MINIMUM PAD ELEVATIONS HAVE BEEN ESTABLISHED TO ENABLE HOME CONSTRUCTION TO WORK WITHIN THE FRAMEWORK OF THE LOCAL DRAINAGE SYSTEM DESIGN.

**C.U.D. NOTE:**  
 LOTS 63, 64, 65, 76 & 77 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.



**LOT AREAS**

LOT	SQ FT	ACRES	LOT	SQ FT	ACRES
54	15,790	0.362	72	18,952	0.435
55	15,790	0.362	73	18,884	0.434
56	15,790	0.362	74	18,815	0.432
57	15,790	0.362	76	27,827	0.639
58	15,790	0.362	77	16,663	0.383
59	17,451	0.401	78	23,438	0.538
60	20,333	0.467	79	16,201	0.372
61	22,517	0.517	80	16,200	0.372
62	16,439	0.377	81	16,200	0.372
63	18,851	0.433	82	16,200	0.372
64	24,081	0.553	83	16,200	0.372
65	24,250	0.557	84	16,200	0.372
66	17,677	0.406	85	16,200	0.372
67	18,504	0.428	86	16,200	0.372
68	15,735	0.361	87	16,200	0.372
69	15,735	0.361	88	16,200	0.372
70	15,830	0.363	89	20,566	0.472
71	26,621	0.611	90	19,976	0.459

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S04°54'17"W	44.32'
L2	N04°54'17"E	42.33'
L3	S85°05'43"E	28.86'
L4	N85°05'43"W	28.86'

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N40°05'43"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	M49°54'17"E
C3	41°24'35"	50.00'	36.14'	18.90'	35.36'	N15°48'01"W
C4	172°49'09"	50.00'	150.81'	796.86'	99.80'	M49°54'17"E
C5	41°24'35"	50.00'	36.14'	18.90'	35.36'	S64°23'26"E
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	S49°54'17"W
C7	90°00'00"	25.00'	39.27'	25.00'	35.36'	S40°05'43"E
C8	41°24'35"	50.00'	36.14'	18.90'	35.36'	N74°11'59"E
C9	262°40'09"	50.00'	229.35'	96.69'	75.00'	S04°54'17"W
C10	41°24'35"	50.00'	36.14'	18.90'	35.36'	M54°23'26"W
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S49°54'17"W

**OWNER/DEVELOPER:**  
 JONES CONSTRUCTION COMPANY  
 CONTACT: ALLEN JONES  
 1925 S.E. BROAD STREET  
 MURFREESBORO, TN 37130  
**DEED REFERENCE:**  
 RECORD BOOK 137, PG. 3444, R.O.R.C.  
 PROPERTY MAP 137, PARCEL 46

**SITE DATA:**  
 TOTAL AREA = 18.465 ACRES  
 AREA IN RIGHT-OF-WAY = 2.598 ACRES  
 AREA IN I COMMON LOT = 0.718 ACRES  
 NO. BUILDABLE LOTS = 36  
 MINIMUM LOT SIZE = 15,000 SQ.FT.  
 ZONING = RM

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

**RECEIVED**  
 MAR 1 1 2015  
 BY: \_\_\_\_\_

**FINAL PLAT**  
**SECTION 3**  
**RIDGESIDE**  
**SUBDIVISION**

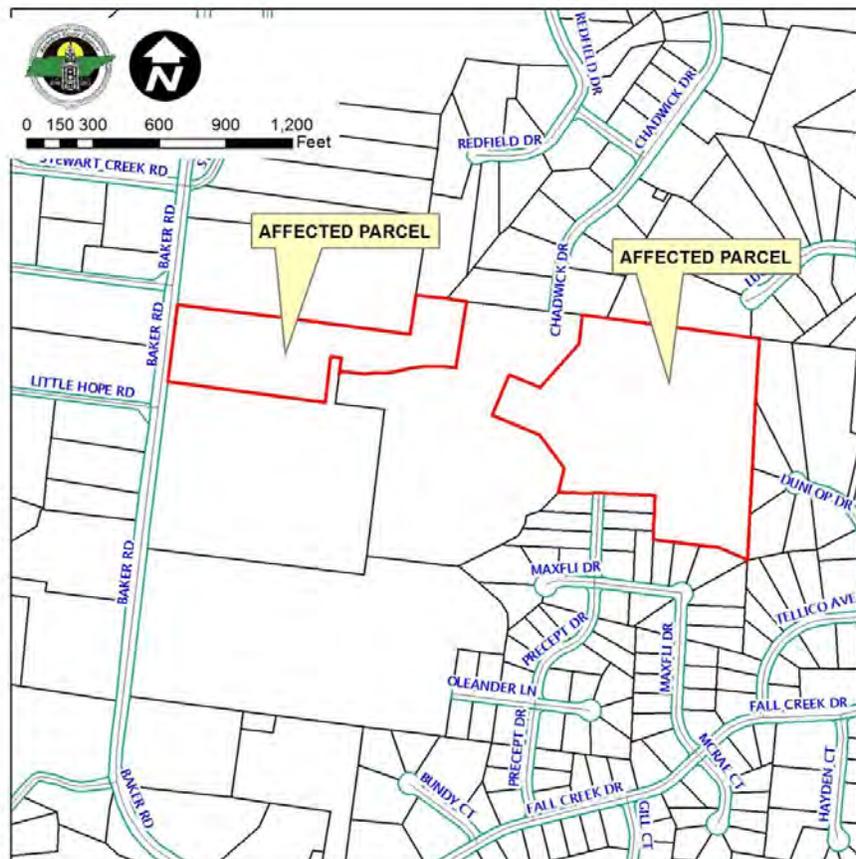
11th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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

PROJ. # 05246    DATE: 3-02-16    FILE: RIDGESIDES3PLAT    DRAWN BY: ACAD/JWG    SCALE: 1" = 100'    SHEET 1 OF 1

## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Foxfire Meadows, Section X and the Resubdivision of Lot 287 of Section IX (16-2013)  
**Request:** Final Plat Approval  
**Site Details:** 49 lots (47 buildable, 2 common area) on 28.8 acres, zoned RM  
**Applicant:** Jones Construction Company  
**Property Location:** Precept Drive (East of Baker Road)



The preliminary plan for this project was approved at the Planning Commission's May 26, 2015 meeting. This final plat appears to be consistent with the preliminary plan approval. Staff has some questions regarding the right-of-way of Precept Drive crossing the CUD STEP area that have not been answered as of the time these comments were written. Staff expects to have the questions answered by the meeting. Besides some other housekeeping issues, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.

**PLAT NOTES**

- The purpose of this plat is to create 47 Residential Lots and 2 Common Areas.
- 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 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 may be present on this site or adjacent sites shall be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from its structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements shown herein are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within until some future time and there may be no notice or consultation with the individual lot owners of this construction.
- Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission, except as noted.
- All lots shall be served by a decentralized sewerage system. A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built & occupied. C.U.D. access to the septic tank shall be unobscured 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 Typical Easement Layout For STEP System Detail.
- The applicable zoning ordinance allows for an alternate setback of 1 1/2 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
- Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (915-225-3311) for water meter specifications. The developer must post bond, \$2,000 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.
- Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
- 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 90 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 basins, filters, or dikes; or sediment basins; or by a combination of such measures.
- This development must comply with the Storm Drain Requirements of the Rutherford County Stormwater Ordinance.
- Per the R.C.R.P.C., Lot 321 has a very narrow building envelope. Please be advised that this lot will not be a candidate for a setback variance. 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 90 days.
- Apparent Sink Holes must be subjected to a geotechnical study and a plan of remedial action prepared by a licensed engineer prior to building permits being issued on affected lots. Sink holes shall only be filled according to State of Tennessee Specifications. No disturbance to sink holes is permitted without the prior written approval of Tennessee Dept. of Environment & Conservation (TDEC).
- Lots 332-334, 340, 348 and 350 will be required to submit a Plat Plan to C.U.D. prior to construction permitting.
- A Homeowner's Association will be required for maintenance of Common Areas.

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC CHORD BEARING
C1	90°00'00"	25.00	39.27 S52°04'40"W
C2	90°00'00"	25.00	39.27 S37°55'20"E
C3	10°09'13"	275.00	48.73 S87°59'57"E
C4	9°08'48"	275.00	43.98 N82°20'33"E
C5	12°31'27"	625.00	151.13 S78°27'15"W
C6	12°46'23"	621.64	138.58 S83°30'59"W
C7	7°53'40"	616.93	85.00 N84°16'42"W
C8	13°14'07"	625.00	144.38 N73°44'15"W
C9	35°07'09"	575.00	352.44 N84°04'46"W
C10	12°16'28"	275.00	58.91 N60°58'58"W
C11	23°54'12"	275.00	114.73 N42°53'38"W
C12	33°33'26"	275.00	158.77 N14°09'48"W
C13	77°28'04"	50.00	67.60 S41°20'57"W
C14	13°02'11"	375.00	85.32 S86°38'04"W
C15	9°34'18"	25.00	40.93 N39°58'42"W
C16	44°24'55"	50.00	38.76 S73°07'34"E
C17	35°21'04"	55.00	33.93 S33°39'50"W
C18	58°27'00"	55.00	54.19 S121°41'27"E
C19	54°32'19"	55.00	52.35 S04°40'40"E
C20	72°24'20"	55.00	69.50 N48°47'48"E
C21	50°05'06"	55.00	48.08 N12°26'55"W
C22	44°24'55"	50.00	38.76 S151°01'E
C23	33°21'31"	975.00	60.27 S08°41'42"W
C24	44°24'55"	50.00	38.76 S32°40'26"W
C25	61°39'19"	55.00	87.98 N02°03'42"E
C26	49°48'08"	55.00	47.81 S61°40'30"W
C27	51°36'44"	55.00	49.54 S67°37'04"W
C28	75°45'39"	55.00	72.73 S03°55'53"W
C29	44°24'55"	50.00	38.76 N114°28"W
C30	82°39'10"	25.00	36.06 N51°47'33"E
C31	13°02'11"	425.00	96.70 S89°36'04"W
C32	61°25'12"	50.00	53.80 S81°22'52"E
C33	29°37'16"	50.00	25.85 S23°41'11"E
C34	30°08'56"	325.00	171.01 N23°57'01"W
C35	81°40'36"	25.00	35.84 S01°46'49"W
C36	5°48'37"	50.00	5.07 S45°33'26"W
C37	38°38'18"	50.00	33.69 S87°45'53"W
C38	49°33'11"	58.07	48.01 N82°19'28"E
C39	45°29'41"	56.05	44.50 N134°14'42"E
C40	51°41'11"	55.00	48.62 N35°05'46"W
C41	46°43'36"	55.00	44.85 N84°18'10"W
C42	74°05'51"	55.00	71.13 S35°17'07"W
C43	13°38'08"	50.00	11.80 N05°03'16"E
C44	30°48'46"	50.00	26.86 N27°15'44"E
C45	81°53'49"	25.00	35.73 N83°36'01"E
C46	11°40'07"	325.00	66.19 N61°17'08"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°28'38"E	2.76
L2	S82°36'05"E	21.97
L3	S82°44'23"E	50.07
L4	S02°36'55"W	6.39
L5	S87°23'06"E	49.85
L6	S02°36'55"W	44.45
L7	S86°52'51"E	18.82
L8	N06°55'27"E	18.92
L9	N10°27'58"E	20.88
L10	S81°19'48"E	39.67
L11	N03°25'26"E	44.51
L12	N43°39'55"E	50.38
L13	N20°20'47"E	37.91
L14	N20°20'47"E	51.06
L15	N20°20'47"E	12.69
L16	N34°15'59"E	35.18
L17	N34°15'59"E	28.80
L18	N85°08'34"E	13.78
L19	N85°08'34"E	36.51
L20	N57°06'43"E	22.72
L21	N10°27'58"E	1.88
L22	S86°52'51"E	28.09
L23	N49°23'55"E	53.21

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

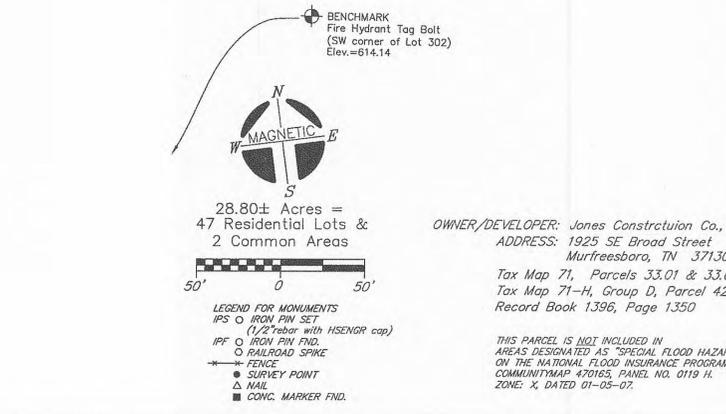
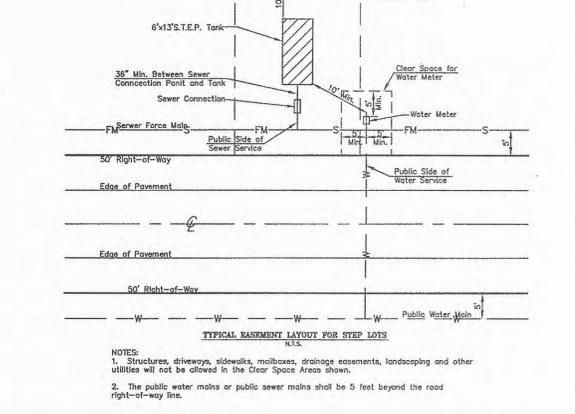
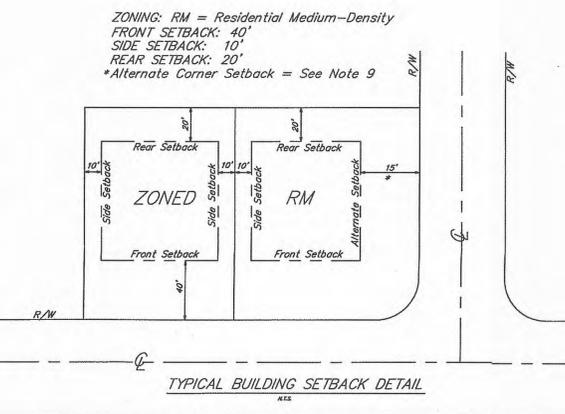
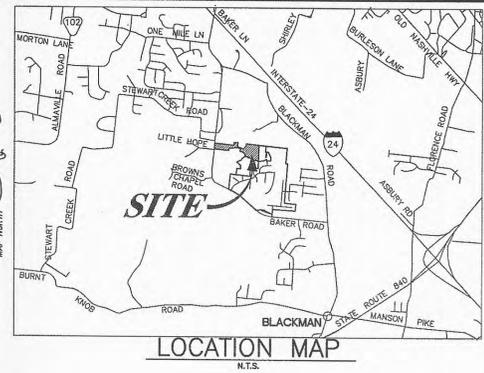
**Certificate of Water Service**  
 I hereby certify that the subdivision plat entitled "FOXFIRE MEADOWS - Section X & The Resubdivision of Lot 287, Section IX" has been approved by the engineers for Consolidated Utility District of Rutherford County (CUDRC) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated Utility District of Rutherford County (CUDRC) specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

**Certificate of Approval of Sewer STEP System**  
 I hereby certify that the subdivision plat entitled "FOXFIRE MEADOWS - Section X & The Resubdivision of Lot 287, Section IX" has been received by Consolidated Utilities District for review and soils analysis. Design and construction will meet Consolidated Utilities District's specifications. Construction will not start until a notice to proceed is given by Consolidated Utility District.

**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.

**CERTIFICATE OF ACCURACY**  
 I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Road Commissioner or the City Engineer.

**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.



I hereby certify that this is a category "I" 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.

**OWNER/DEVELOPER:** Jones Construction Co.,  
 ADDRESS: 1925 SE Broad Street  
 Murfreesboro, TN 37130  
 Tax Map 71, Parcels 33.01 & 33.04  
 Tax Map 71-H, Group D, Parcel 42.00  
 Record Book 1396, Page 1350

**THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITYMAP 470165, PANEL NO. 0119 H, ZONE X, DATED 01-05-07.**

Lot 287 Previously Recorded in Plat Book 34, Page 94  
 DATE OF RECORDING: \_\_\_\_\_  
 TIME OF RECORDING: \_\_\_\_\_  
 PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

**FINAL PLAT**  
 Section X & The Resubdivision of Lot 287 of Section IX  
**FOXFIRE MEADOWS**  
 7th. Civil District of Rutherford County, Tennessee

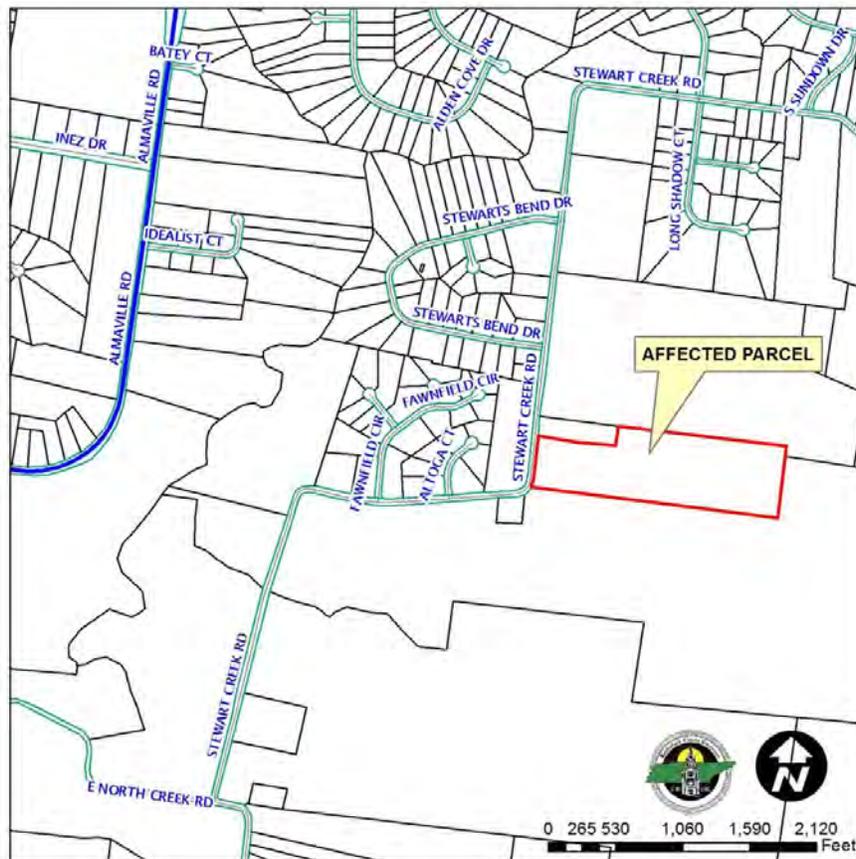
Date: March, 2016 Scale: 1"=100' Sheet 1 of 1



162015

## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Dillard Subdivision (16-2014)  
**Request:** Final Plat Approval  
**Site Details:** 1 lot on 2.5 acres, zoned RM  
**Applicant:** Cheryl Dillard  
**Property Location:** Stewart Creek Road



The applicant proposes to subdivide a 2.5-acre lot off of the parent tract. Right-of-way dedication is being proposed, which requires Planning Commission action. Besides some housekeeping issues, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.



LOCATION MAP  
NTS

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 1 RESIDENTIAL BUILDING LOT, AND DEDICATE R-O-W.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO USG MONUMENT UG02-548, (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NOS. 47149C008 J, EFFECTIVE DATE OCTOBER 16, 2008.
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 DENUDEED 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 DENUDEED 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 DICES, 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. (10' ADJ. TO R-O-W) / REAR = 20 ft.

MAP 72, PARCEL 16.01  
DANNY & KAY TRAVIS  
D.B. 254, PG. 628  
2817 STEWART CREEK ROAD

MAP 72, PARCEL 16.03  
APRIL & JEFFREY CLIMER  
R.B. 115, PG. 445

MAP 72, PARCEL 16.04  
BUFORD MOORE BREWER SR. TRUST  
P.B. 34, PG. 18  
LOT 1, BUFORD BREWER ESTATE  
R.B. 865, PG. 3088

MAP 72, PARCEL 17.02  
CHERYL DILLARD  
R.B. 857, PG. 1046

MAP 72, PARCEL 17.01  
CHERYL DILLARD  
R.B. 1408, PG. 2210

MAP 72, PARCEL 17.01  
CHERYL DILLARD  
R.B. 1408, PG. 2210

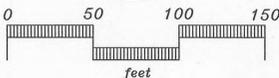


C.U.D. WATERLINE  
DRAWN FROM TIF FILE  
03-09-16

650' ±  
TO THE INTERSECTION  
OF STEWART CREEK  
ROAD & ALTOGA COURT,  
& TO THE NEAREST  
FIREHYDRANT

BENCHMARK  
TOP IFF HRS ENG.  
ELEV=588.03

LINE	BEARING	DISTANCE
L1	N83°34'11"W	26.61'
L2	S26°28'19"W	19.97'
L3	S17°07'27"W	28.94'
L4	S12°24'39"W	23.24'
L5	S82°31'07"E	25.02'
L6	N26°28'19"E	12.89'
L7	N17°07'27"E	32.01'
L8	N12°24'39"E	25.83'



LEGEND

- IRON PIN / PK (FOUND)
- IRON PIN SET (NEW)

SOILS LEGEND

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

LOT AREAS			SOILS AREA	R-O-W DEDICATION
LOT NO.	LOT SQ.FT.	LOT ACRES	SQ.FT. TOTAL	SQ.FT. TOTAL
1	108,900	2.50	8,369	4,534

OWNER:  
CHERYL DILLARD  
2820 STEWART CREEK ROAD  
MURFREESBORO, TN 37129  
MAP 72, PARCEL 17.01  
R.B. 857, PG. 1046

SITE DATA:  
TOTAL AREA = 2.5 ACRES  
AREA IN RIGHT-OF-WAY = 0.104 ACRES  
TOTAL NUMBER OF LOTS = 1  
NUMBER OF BUILDING LOTS = 1  
ZONING = RM  
ADDRESS : 2820 STEWART CREEK ROAD

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

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.

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 ADOP 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 1408, PAGE 2210  
CHERYL DILLARD  
OWNER

CERTIFICATE OF ACCURACY

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

SEC. INC. \_\_\_\_\_  
DATE 3-11-16 David A. Parker  
REGISTERED SURVEYOR  
TENN. R.L.S. # 2381

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

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

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

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE \_\_\_\_\_  
AUTHORIZED MTEMC OFFICIAL

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

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTION. BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

DATE \_\_\_\_\_  
T.D.E.C./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



FINAL PLAT

DILLARD SUBDIVISION

7th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

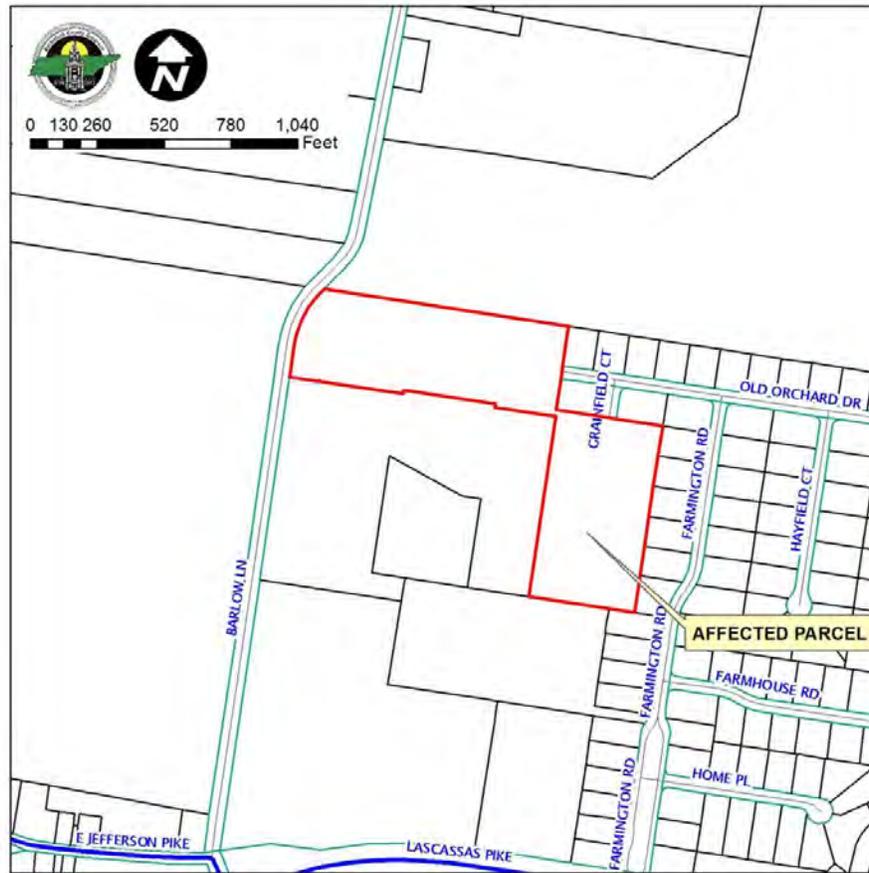
ENGINEERING • SURVEYING • LAND PLANNING  
123 SAMSONITE BOULEVARD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 15364	DATE: 2-18-16	FILE: 15364PLAT	DRAWN BY: ACAD/1ef	SCALE: 1" = 50'	SHEET 1 OF 1
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16-2014

## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Farmington, Section V, Phase II (16-2015)  
**Request:** Final Plat Approval  
**Site Details:** 12 lots on 7.07 acres, zoned RM  
**Applicant:** Farmington Development, LLC  
**Property Location:** Round Rock Drive (West of Barfield Crescent Road)

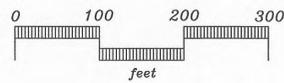


The preliminary plat for this project was approved at the Planning Commission's March 25, 2013 meeting. This final plat appears to be consistent with the preliminary plat approval. The lot areas need to be recalculated, as they appear to be incorrect. Besides this issue and some other housekeeping issues, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.

**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 12 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON HORIZONTAL AND VERTICAL CONTROL USED BY ATLANTIC AERIAL SURVEY FOR THE AERIAL TOPOGRAPHY ON THIS PROPERTY.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NOS. 4749C066 H AND 4749C067 H, EFFECTIVE DATE: JANUARY 5, 2007.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENuded AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR Dikes, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN 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 1-800-33-8888.
- PROPERTY IS CURRENTLY ZONED RM. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNOBSTRUCTED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26 INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.



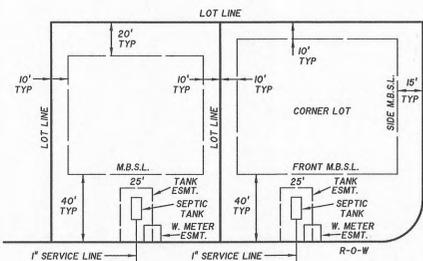
**LEGEND**

- IRON PIN (FOUND)
- IRON PIN W/ CAP (SEC, INC.) SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT SET (NEW)
- FH — WATER LINE w/FIRE HYD.
- 2"FM — STEP SYSTEM FORCE MAIN
- ▨ APPROVED DRIVEWAY LOCATION

**C.U.D. NOTE:**  
LOTS 150-153 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

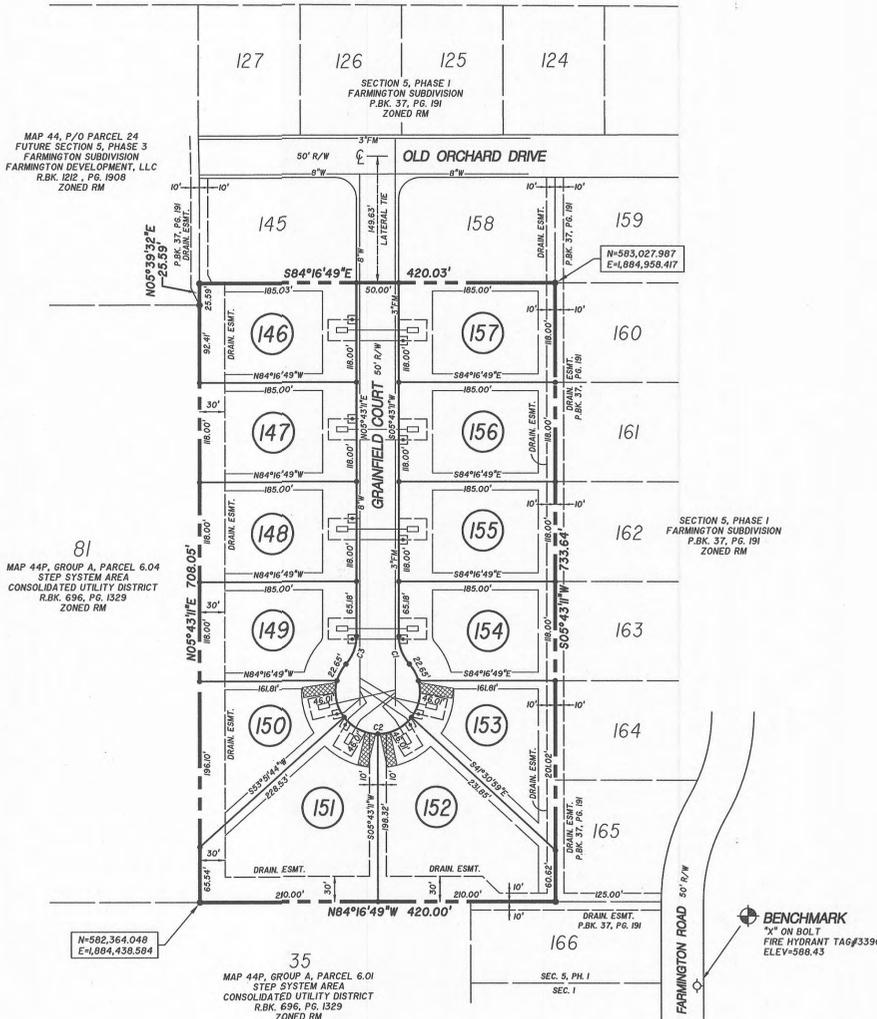


**LOCATION MAP**  
N.T.S.



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

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



MAP 44, P/O PARCEL 24  
FUTURE SECTION 5, PHASE 3  
FARMINGTON SUBDIVISION  
FARMINGTON DEVELOPMENT, LLC  
R.B.K. 122, PG. 1908  
ZONED RM

81  
MAP 44P, GROUP A, PARCEL 6.04  
STEP SYSTEM AREA  
CONSOLIDATED UTILITY DISTRICT  
R.B.K. 636, PGS. 1529  
ZONED RM

35  
MAP 44P, GROUP A, PARCEL 6.01  
STEP SYSTEM AREA  
CONSOLIDATED UTILITY DISTRICT  
R.B.K. 636, PGS. 1529  
ZONED RM

**BENCHMARK**  
7" ON BOLL  
FIRE HYDRANT TAG#3396  
ELEV=588.43

**LOT AREAS**

LOT	SQ. FT.	ACRES
146	21,830	0.501
147	21,328	0.490
148	20,061	0.461
149	32,262	0.741
150	31,843	0.731
151	20,481	0.470
152	21,328	0.490
153	21,830	0.501
154	21,830	0.501
155	21,830	0.501
156	22,946	0.527
157	22,982	0.528

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	41°24'35"	50.00'	36.14'	18.90'	35.36'	S14°29'10"E
C2	262°49'09"	50.00'	229.35'	56.69'	75.00'	N84°16'49"W
C3	41°24'35"	50.00'	36.14'	18.90'	35.36'	N26°25'28"E

**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 1212, PAGE 1908  
KEITH HARMON, MEMBER  
FARMINGTON DEVELOPMENT, 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 3-10-16  
TENN. R.L.S. No. 2381  
David A. Parker  
REGISTERED SURVEYOR

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "FARMINGTON, SECTION 5, PHASE 2" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

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

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

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "FARMINGTON, SECTION 5, PHASE 2" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY C.U.D.

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

**CERTIFICATE FOR APPROVAL OF ELECTRIC POWER**

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEC WEB SITE AT WWW.MTEC.COM (COLLECTIVELY THE "REQUIREMENTS"), NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEC'S REQUIREMENTS.

DATE: \_\_\_\_\_  
AUTHORIZED MTEC OFFICIAL

**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

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

**FINAL PLAT**

**SECTION 5, PHASE 2  
FARMINGTON  
SUBDIVISION**

22nd CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

**SEC, Inc. SITE ENGINEERING CONSULTANTS**

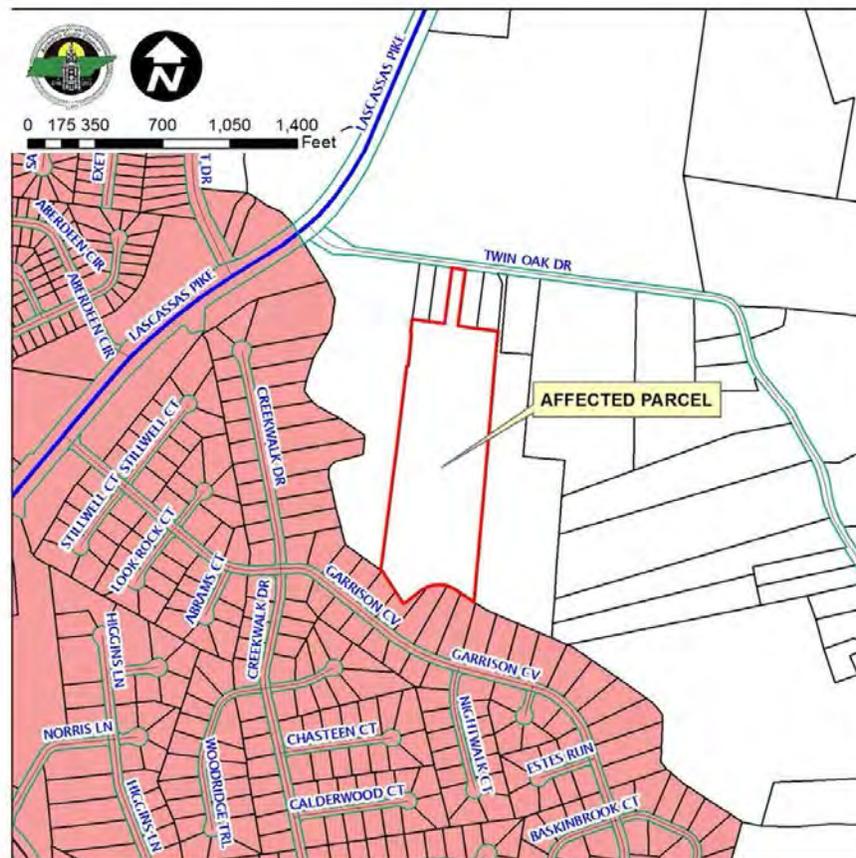
ENGINEERING • SURVEYING • LAND PLANNING  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 99332  
DATE: 2-29-16  
REV: \_\_\_\_\_  
FILE: FTSEC5PH2PLAT  
DRAWN BY: ACAD/JWG  
SCALE: 1" = 100'  
SHEET 1 OF 1

1/6/2015

## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Twin Oak Place (16-2017)  
**Request:** Final Plat Approval  
**Site Details:** 3 tracts on 15.54 acres, zoned RM  
**Applicant:** Don Bruce  
**Property Location:** Twin Oak Drive

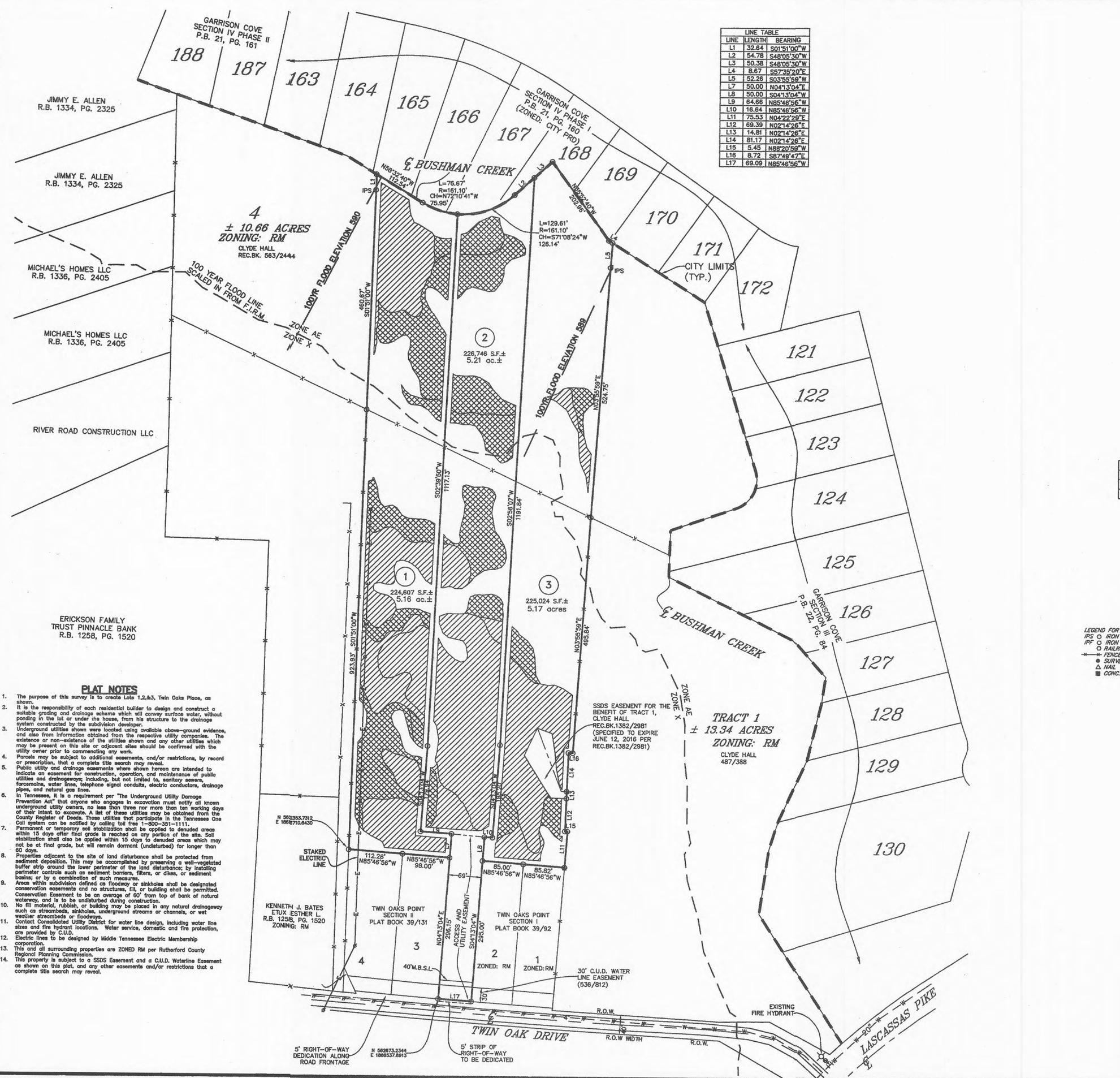


A preliminary plan was submitted for this property in September of 2015. The plan was ultimately withdrawn due to the applicant not being in a position to extend a water line to the property for adequate fire protection. Since that time, the applicant has paid for a fire hydrant to be installed at the intersection of Lascassas Pike and Twin Oak Drive. He has also submitted two final plats for a combined total of four lots along Twin Oak Drive. These three tracts represent the remaining acreage on the property.

Staff was awaiting comments from CUD when these comments were being prepared. Conversations from the County's Fire Chief indicate that they would like to see the water line installed to service this property, as the two tracts being accessed off the

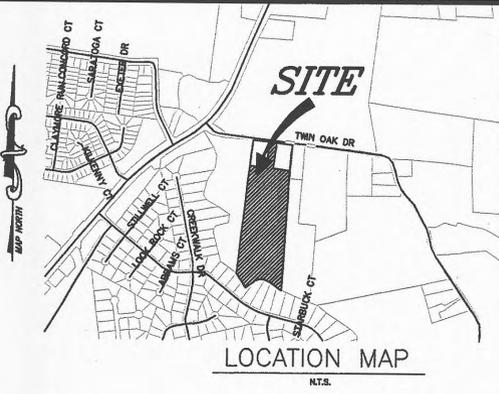
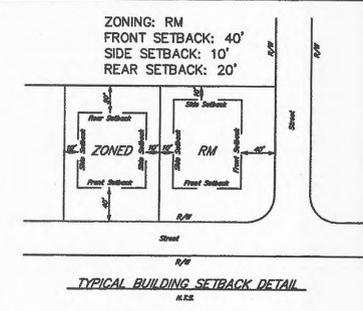
easement will not be within 1,000 feet of the proposed fire hydrant mentioned earlier in the report.

Staff will have additional comments on this application at the meeting.



LINE TABLE

LINE	LENGTH	BEARING
L1	32.84	S01°51'00"W
L2	54.78	S48°05'30"W
L3	50.38	S48°05'30"W
L4	8.67	S57°35'20"E
L5	52.26	S03°55'56"W
L6	50.00	N04°13'04"E
L7	50.00	S04°13'04"W
L8	64.66	N85°46'56"W
L9	64.66	N85°46'56"W
L10	16.64	N85°46'56"W
L11	75.53	N04°22'29"E
L12	69.39	N02°14'26"E
L13	14.81	N02°14'26"E
L14	81.17	N02°14'26"E
L15	8.45	N85°22'52"W
L16	8.72	S87°48'47"E
L17	69.09	N85°46'56"W



JIMMY E. ALLEN  
R.B. 1334, PG. 2325

JIMMY E. ALLEN  
R.B. 1334, PG. 2325

MICHAEL'S HOMES LLC  
R.B. 1336, PG. 2405

MICHAEL'S HOMES LLC  
R.B. 1336, PG. 2405

RIVER ROAD CONSTRUCTION LLC

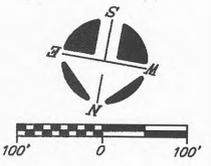
ERICKSON FAMILY  
TRUST PINNACLE BANK  
R.B. 1258, PG. 1520

**PLAT NOTES**

- The purpose of this survey is to create Lots 1, 2, & 3, Twin Oaks Place, as shown.
- 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 its structure to the drainage system constructed by the subdivision developer.
- 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.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 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.
- 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.
- Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted. Conservation Easement to be on coverage of 80' from top of bank of natural waterway, and is to be undisturbed during construction.
- No fill material, rubble, or building may be placed in any natural drainage way such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
- Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water services, domestic and fire protection, are provided by C.U.D.
- Electric lines to be designed by Middle Tennessee Electric Membership Corporation.
- This and all surrounding properties are ZONED RM per Rutherford County Regional Planning Commission.
- This property is subject to a SSSS Easement and a C.U.D. Wetline Easement as shown on this plat, and any other easements and/or restrictions that a complete title search may reveal.

SOILS AREAS

LOT	≤60 MPI	75 MPI	TOTAL
1	79826 SF	30180 SF	109806 SF
2	58180 SF	48424 SF	106604 SF
3	38230 SF	11550 SF	49780 SF



OWNER: DONALD L. BRUCE, TRUSTEE,  
THE DONALD L. BRUCE REVOCABLE  
LIVING TRUST  
ADDRESS: 1911 HAYNES DR.  
Murfreesboro, TN 37129  
Tax Map 81, Parcel 57.02  
Record Book 1382, Page 2981

THIS PROPERTY IS NOT INCLUDED IN AN  
AREA DESIGNATED AS "SPECIAL FLOOD HAZARD"  
ON THE NATIONAL FLOOD INSURANCE PROGRAM  
COMMUNITY MAP 47149C001634 AND 47149C002801  
DATED: 01/05/07

LOT	M.P.E.	M.F.E.
1	593.0	590.0
2	592.5	589.5
3	592.0	589.0

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.

THE DONALD L. BRUCE  
REVOCABLE LIVING TRUST  
Date \_\_\_\_\_  
Record Book: 1382  
Page: 2981  
DONALD L. BRUCE, TRUSTEE

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

3/7/16  
Date \_\_\_\_\_  
Surveyor \_\_\_\_\_

Tennessee Reg. No. \_\_\_\_\_  
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.

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

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled "FINAL PLAT, SECTION II, TWIN OAKS POINT" 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 \_\_\_\_\_  
OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL FOR 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. No electric service will be provided until MTEMC's requirements have been met.

Date \_\_\_\_\_  
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

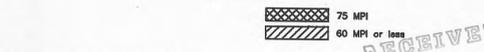
Certification of general approval for installation of Subsurface Sewage Disposal System with Restrictions

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 and plans for the subsurface sewage disposal system shall be approved by the TDEC Division of Water Resources.

Date \_\_\_\_\_  
T.D.E.C. / D.W.R.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after March 7, 2016 may render lots unsuitable for subsurface sewage disposal.
- All lots are approved for up to a 3 bedroom residence.
- All shaded soil areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.



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

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "T" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

WILLIAM H. HUDDLESTON-STEELE  
TENNESSEE No. 1630

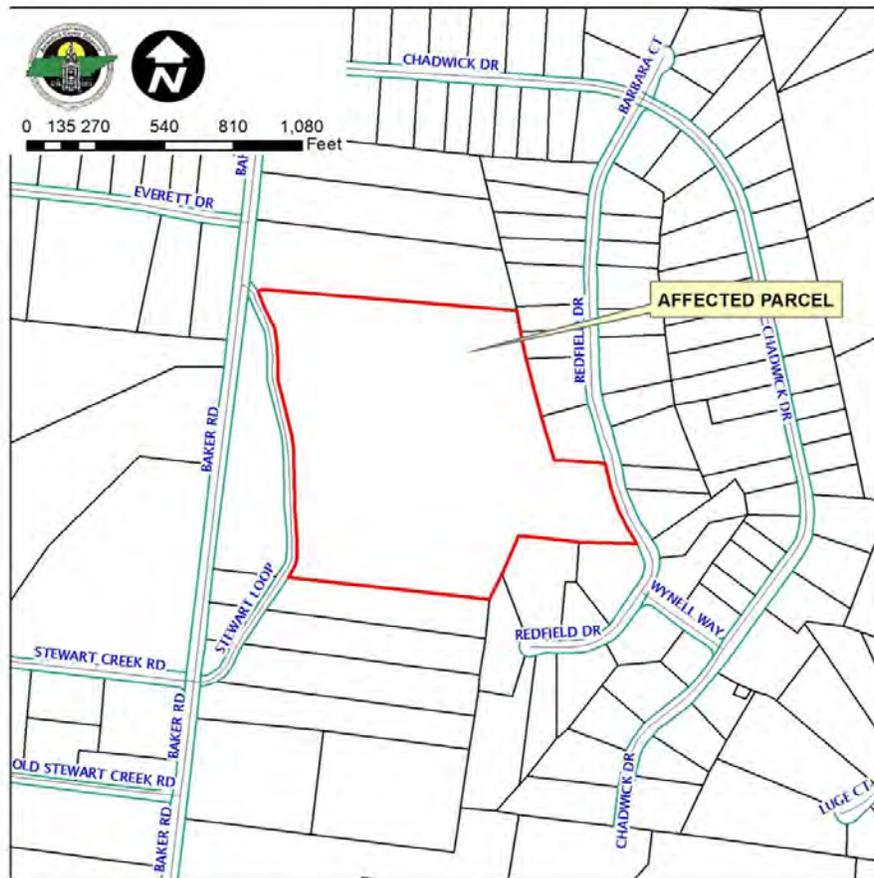
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE: (615)893-4084, FAX: (615)893-0080

FINAL PLAT  
LOTS 1, 2, & 3  
**TWIN OAKS PLACE**  
TWIN OAKS DRIVE  
21ST CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: MARCH, 2016 SCALE 1"=100' SH. 1 OF 1

## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Verizon Cellular Tower (16-3004)  
**Request:** Site Plan Approval  
**Site Details:** New construction of a 165-foot communications tower (Including lightning rod) with accessory structures (Equipment Shelter) on 31.3 acres, zoned RM  
**Applicant:** Baker Donelson on behalf of Verizon Wireless  
**Property Location:** Redfield Drive



The Board of Zoning Appeals (BZA) granted a special exception for the proposed cellular tower at their February 10, 2016 meeting. The site plan conforms to the BZA's approval. Staff has requested additional information on the landscape plan. Besides this issue, and some other housekeeping issues, the site plan appears to be in good order.

Any approval should be made subject to all Staff Comments.

**NOTES:**

1. THIS DRAWING IS BASED ON A SITE SURVEY BY THE LAND CONSULTANTS, LLC., DATED 10/04/2015. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET GN1.
4. FOR ELECTRICAL SYMBOLS, SEE SHEETS E1 & E2.
5. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.

**REFERENCE NOTES:**

- 5 - TOWER ELEVATION. SEE DETAIL SHEET C6.
- 20 - SINGLE "CATTLE" GATE DETAIL. SEE DETAIL SHEET C7.

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THE PARENT PARCEL AND LESSEE'S LAND SPACE AND ACCESS & UTILITY R/W, APPEAR TO LIE WITHIN ZONE "X" PER F.E.M.A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. #47149C0117J DATED OCTOBER 16, 2008

ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

02/16/16

NOW OR FORMERLY  
BERNARDO J. GLANNETTI  
PARCEL #: 056P A 04600  
DEED BOOK: 1025, PAGE: 2638

PARENT PARCEL  
COMER D. & MARTHA A. FRALEY  
PARCEL#: 056 06900  
DEED BOOK: 238, PAGE: 675  
DEED BOOK: 618, PAGE: 95

5  
C6 NEW LESSEE  
155' MONOPOLE

NEW LESSEE 75' x 75'  
FENCED COMPOUND

NEW LESSEE  
100' x 100'  
LEASE AREA

NEW LESSEE 155'  
TOWER SETBACK  
RADIUS

EXISTING  
FENCE (TYP.)

NEW LESSEE 40'(W)  
UTILITY EASEMENT

NEW LESSEE 40'(W)  
ACCESS & UTILITY  
EASEMENT

NEW LESSEE 12'(W)  
GRAVEL DRIVE

NEW LESSEE 16'(W)  
CATTLE GATE (20)  
C7

NEW LESSEE  
11'-6" x 29'-5.5"  
EQUIPMENT SHELTER

EXISTING TREE  
LINE (TYP.)

EXISTING FENCE TO  
BE REMOVED

EXISTING ≥12"  
TREE (TYP.)

EXISTING PROPERTY  
LINE (TYP.)

EXISTING RIGHT  
OF WAY

EDGE OF PAVEMENT

REDFIELD DRIVE

PROPOSED 18"Ø  
CMP - 15 L.F.

EXISTING OVERHEAD  
UTILITIES (TYP.)

EXISTING UTILITY  
POLE (TYP.)

EXISTING FIRE  
HYDRANT  
02/16/16

**LESSEE**

**TeleCAD**  
Wireless

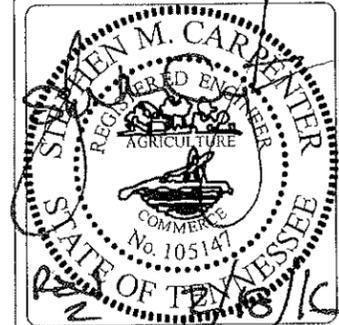
1961 NORTHPOINT BLVD, SUITE 130  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	20130987443
DRAWN BY:	CAD
CHECKED BY:	CTD

**REVISIONS**

NO.	DATE	DESCRIPTION
02/18/16		ZONING UPDATES
12/17/15		ADDITIONAL CARRIER ADDED
10/08/15		CONSTRUCTION ISSUE
08/27/15		PRELIMINARY REVIEW



PROJECT No. 20130987443

SITE NAME: CALGARY

SITE NUMBER: 278286

SITE ADDRESS: REDFIELD DRIVE  
MURFREESBORO, TN 37129

DESIGN TYPE: RAWLAND

SHEET TITLE: OVERALL SITE  
LAYOUT PLAN

DRAWING NO. C1 REVISION: 2

RUTHERFORD COUNTY BOARD OF APPEALS GRANTED SPECIAL EXCEPTION APPROVAL FOR THE TOWER. THIS SITE PLAN WILL BE ON THE PLANNING COMMISSION'S MARCH 08, 2016 AGENDA.

02/16/16



## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Lascassas Boat and Mini Storage (15-3005)  
**Request:** Site Plan Approval  
**Site Details:** New construction of 39,680 square feet of General Personal Services space (Mini Storage) on 5.0 acres, zoned CS  
**Applicant:** Stan and Terri Vaught  
**Property Location:** Lascassas Pike



The Board of Zoning Appeals approved a special exception for the mini warehouse use at their March 9, 2016 meeting. Staff has identified several issues with the plan that need to be corrected to Staff's satisfaction prior to the Planning Commission's meeting. If these items are not corrected, this item will be removed from the agenda.

Staff will have additional comments at the meeting.

**LEGEND**

- ⊙ Power Pole
- ⊙ Existing Fire Hydrant
- ⊙ Proposed Fire Hydrant
- ⊙ Reducer
- ⊙ Proposed Gate Valve & Box
- ▲ Concrete Thrust Block
- W— Existing Water Line
- W— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- ⊕ Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- 000.0 Existing Spot Elevations
- 000.0 Proposed Spot Elevations
- SF— Siltation Fence
- Turf Reinforcement Mat
- Stone Check Dam
- ⊕ Storm Drain Inlet Protection
- ⊕ Proposed Light; 20' Pole, Shoebox with 4 Bulbs

**PLAT NOTES**

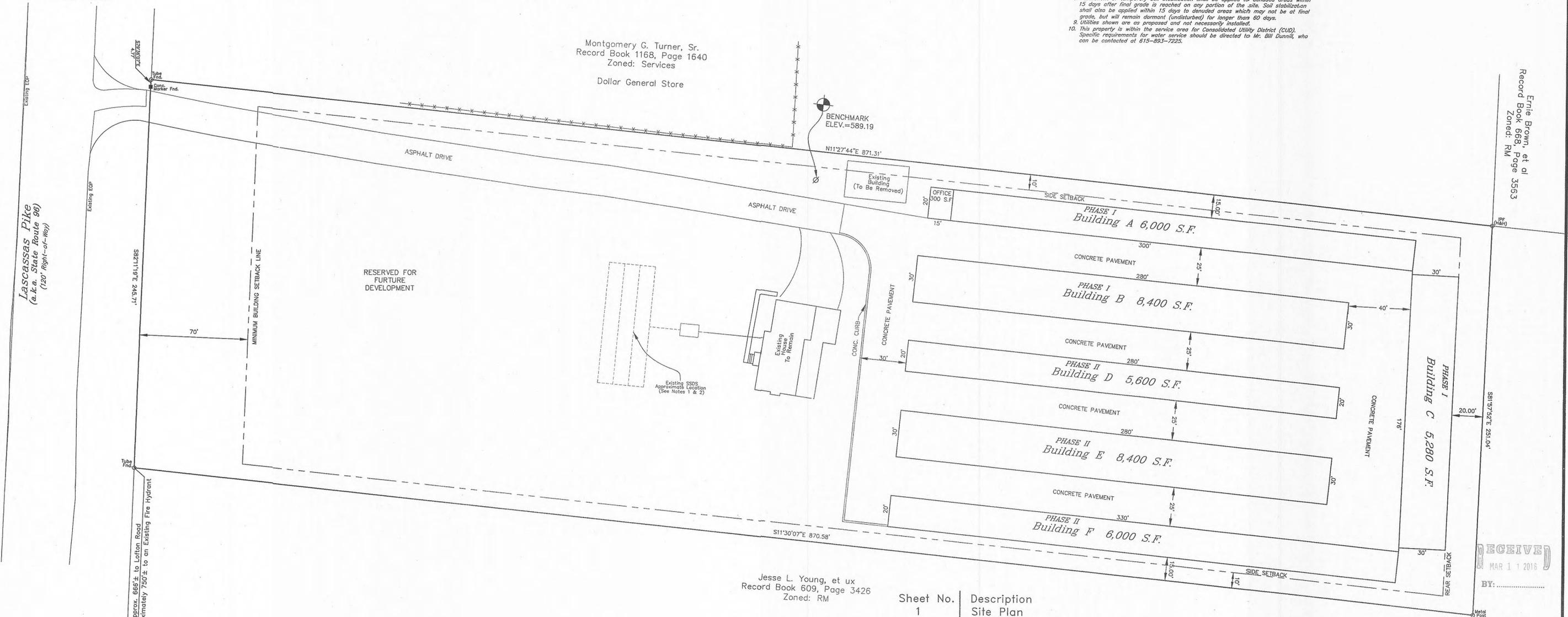
1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from 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.
3. 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.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
6. No work within or connection to Lascassas Pike (a.k.a. State Route 96) right-of-way without the prior written approval of the Tennessee Department of Transportation (T.D.O.T.).
7. 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.
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 denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
9. Utilities shown are as proposed and not necessarily installed.
10. This property is within the service area for Consolidated Utility District (CUD). Specific requirements for water service should be directed to Mr. Bill Durnillo, who can be contacted at 615-893-7225.



LOCATION MAP  
N.T.S.

Montgomery C. Turner, Sr.  
Record Book 1168, Page 1640  
Zoned: Services  
Dollar General Store

BENCHMARK  
ELEV.=589.19



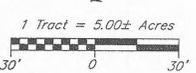
Ernie Brown, et al  
Record Book 668, Page 3553  
Zoned: RM

Jesse L. Young, et ux  
Record Book 609, Page 3426  
Zoned: RM

Sheet No.	Description
1	Site Plan
2	Existing Conditions
3	Grading Plan
4	Landscape Plan
5	Landscape Details
6	EPSC - Initial Measures
7	EPSC Intermediate Measures

**SITE DATA**

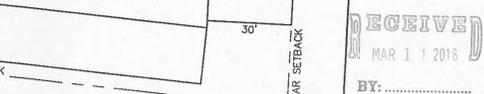
LOT SIZE: 217,800 Sq.Ft. = 5.00± Acres  
 PHASE I BUILDINGS: OFFICE: 300 S.F.  
 MINI STORAGE= 14,400 S.F. (BUILDINGS A & B)  
 BOAT/RV CANOPY= 5,280 S.F. (BUILDING C)  
 PHASE II BUILDINGS: MINI STORAGE= 20,600 S.F. (BUILDINGS D, E, & F)  
 TOTALS: OFFICE=300 S.F.  
 MINI STORAGE= 35,000 S.F.  
 BOAT/RV CANOPY= 5,280 S.F.  
 PROPOSED IMPERVIOUS= 95,003 S.F.



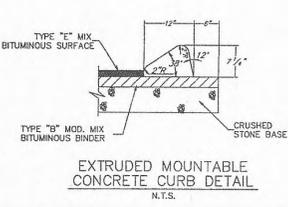
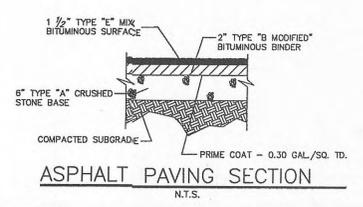
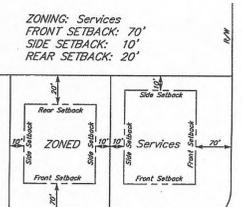
- LEGEND**
- IRON PIN SET (1/2" Rebar, H-S ENGR cap)
  - IRON PIN FND.
  - RAILROAD SPIKE
  - FENCE
  - SURVEY POINT
  - ▲ NAIL
  - CONC. MARKER FND.

OWNER: Stan Vaught, et ux Terri Vaught  
 ADDRESS: 6575 West Trimble Road  
 Milton, TN 37118  
 Tax Map 61, Parcel 29.03  
 Record Book 1260, Page 3217

THIS PARCEL IS PARTIALLY LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470163, PANEL NO. 0167H, ZONES: AE & X, DATED 01-05-07.



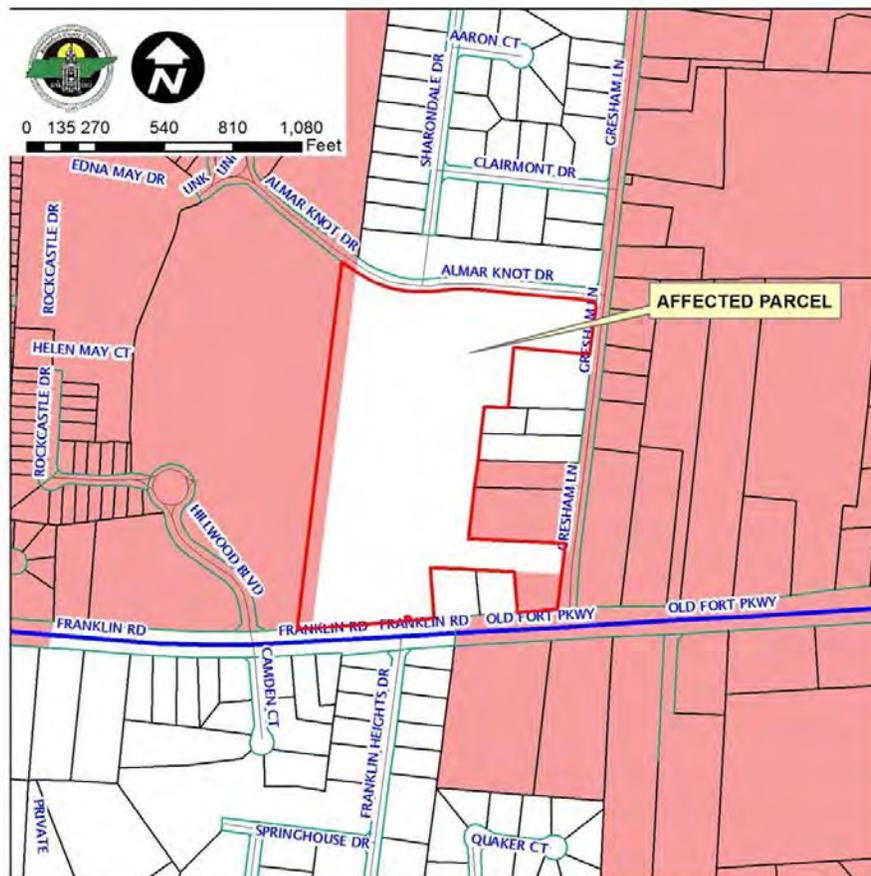
NO.	DATE	DESCRIPTION
0	03-11-16	Original Issue- For Submittal



**Site Plan**  
**LASCASSAS BOAT & MINI STORAGE**  
 6854 Lascassas Pike, Lascassas, TN  
 22th Civil District of Rutherford County, Tennessee  
 Date: February, 2016    Scale: 1"=30'    Sheet 1 of 7

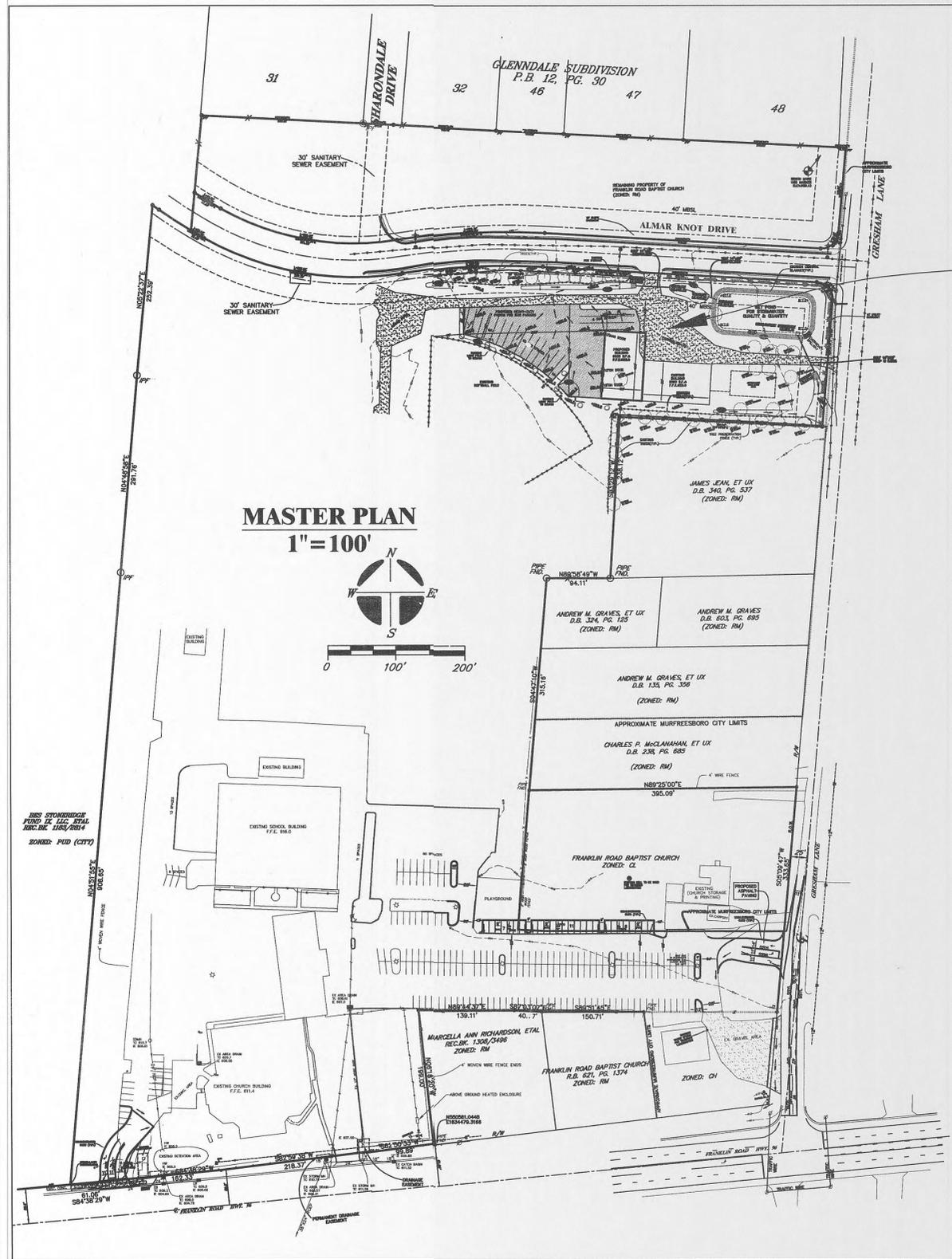
## Rutherford County Regional Planning Commission March 28, 2016 Staff Comments

**Plat/Plan Name:** Franklin Road Baptist Church Maintenance Shop (16-3006)  
**Request:** Site Plan Approval  
**Site Details:** New construction of 6,000 square feet of accessory space on 25.11 acres, zoned RM  
**Applicant:** Franklin Road Baptist Church  
**Property Location:** 3148 Franklin Road

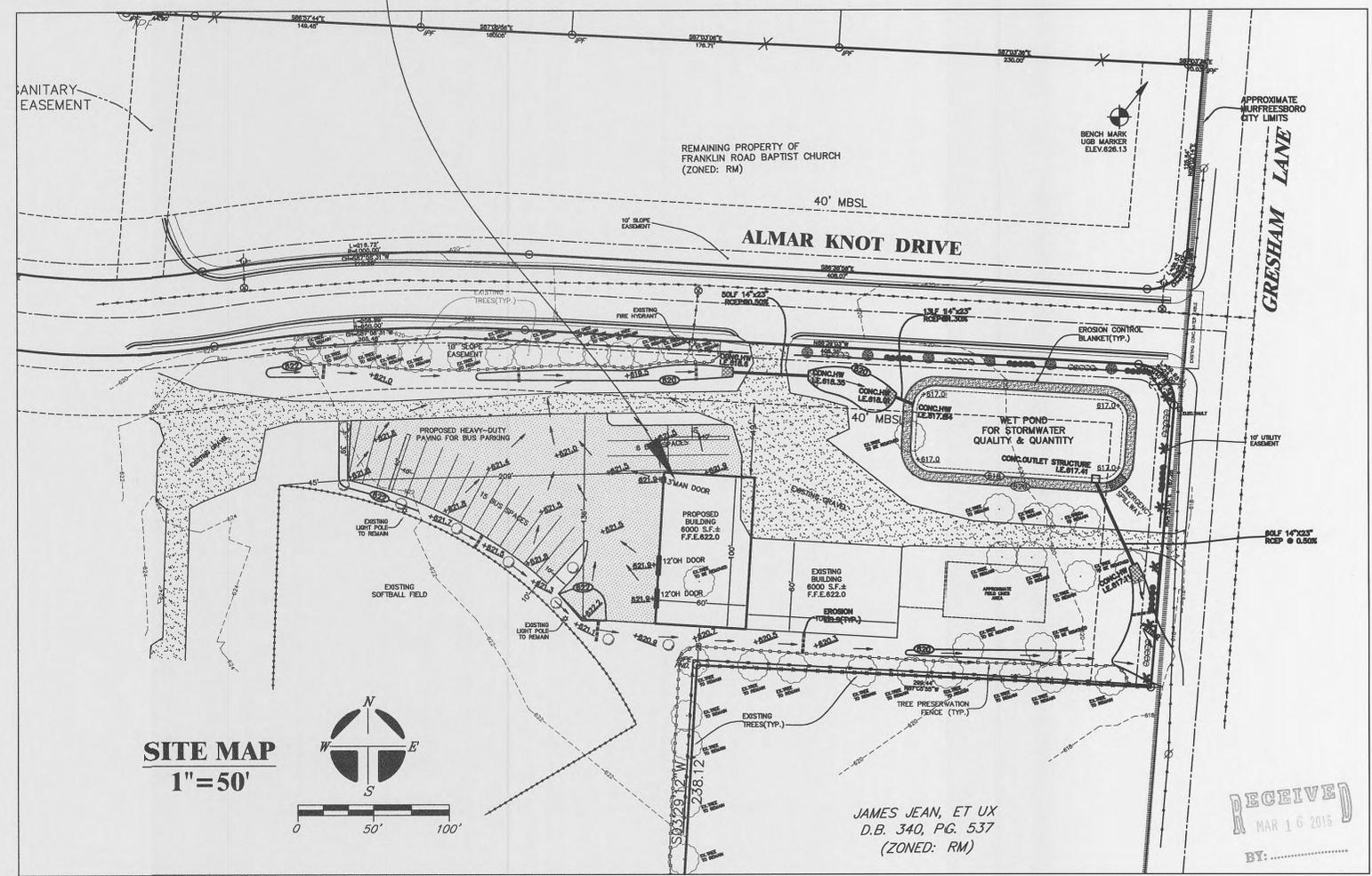


The applicants are proposing to build a 6,000 square foot maintenance shop and parking area for their bus fleet, which will be relocated from another part of the property. Access to the new structure will be from an existing access drive onto Almar Knot Drive. Staff has reviewed the plans and have identified a number of issues that need to be addressed prior to the Planning Commission's meeting. If these items aren't addressed to Staff's satisfaction, this item will be removed from the agenda.

Staff will have additional comments at the meeting.



**BUS MAINTENANCE SHOP SITE**

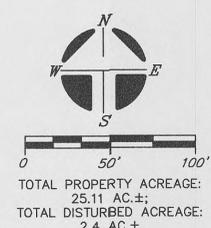
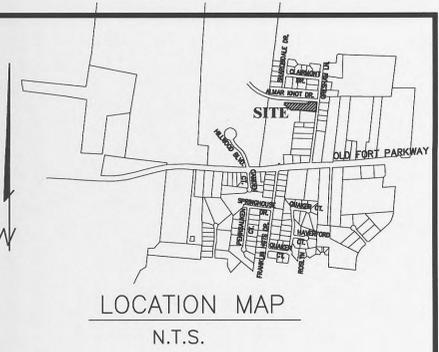


**LEGEND**

- ⊗ Power Pole
- ⊕ Existing Fire Hydrant
- ⊖ Proposed Fire Hydrant
- ⊘ Reducer
- ⊙ Proposed Gate Valve & Box
- ⊠ Concrete Thrust Block
- W— Existing Water Line
- W— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line Check Dam
- 00— Existing Contours
- 00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- SF— Siltation Fence  
(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- E—T— Existing Telephone & Electric Line
- UCE— Existing Underground Electric Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe

**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 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.



ZONING: RM (COUNTY)  
 FRONT SETBACK: 40'  
 SIDE SETBACK: 10'  
 REAR SETBACK: 20'

**LEGEND FOR MONUMENTS**  
 IPS ○ IRON PIN SET  
 IPF ○ IRON PIN FND.  
 ○ RAILROAD SPIKE  
 — FENCE  
 ● SURVEY POINT  
 △ NAIL  
 ■ CONC. MARKER FND.

OWNER: FRANKLIN ROAD BAPTIST CHURCH  
 ADDRESS: 3124 FRANKLIN ROAD  
 MURFREESBORO, TN 37129  
 TAX MAP: 92 PARCEL: 47  
 FLOOD MAP PANEL: 470168 0255 H ZONE: X  
 FLOOD MAP DATED: JANUARY 5, 2007

**FOR REVIEW ONLY.**  
**NOT FOR CONSTRUCTION.**  
**H. SHUDDLESTON-STEELE**  
 ENGINEERING & SURVEYING, INC.  
 211 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 TELEPHONE: (615)893-4084, FAX: (615)893-0080

#	DATE	REVISION DESCRIPTION

**MASTER PLAN - BUS MAINTENANCE SHOP**  
**FRANKLIN ROAD BAPTIST CHURCH**  
**BUS MAINTENANCE SHOP**  
 13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
 DATE: MARCH, 2016 SCALE AS SHOWN SH. 1 OF 6

RECEIVED  
 MAR 16 2016  
 BY: .....