

Rutherford County Regional Planning Commission

Agenda – April 25, 2016 – 9:00 AM

Planning Department Mezzanine Meeting Room

- I. CALL TO ORDER
- II. PRAYER/PLEDGE OF ALLEGIANCE
- III. ROLL CALL/DETERMINATION OF QUORUM
- IV. APPROVAL OF THE MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. NEW BUSINESS
 - A. SUBMITTED FOR PRELIMINARY PLAN APPROVAL
 - 1. Bruce Heights (16-1005) – 28 lots (27 buildable) on 34.18 acres, zoned RM, located along Rucker Road, Don Bruce applicant
 - B. SUBMITTED FOR FINAL PLAT APPROVAL
 - 1. Warrick Two-Lot Subdivision, Lots 10A and 10B (16-2018) – 2 lots on 6.51 acres, zoned RM, located along Vaught Road, Jerry and Elaine Warrick applicants. Includes a waiver to the fire hydrant requirements
 - 2. South Haven, Section 1 (16-2022) – 52 lots (49 Buildable) on 29.24 acres, zoned PUD, located along Ocala Road, South Haven Development Group, LLC applicant
 - 3. Angler's Retreat, Section 1 (16-2023) – 37 lots (35 Buildable) on 29.31 acres, zoned RM, located along Powell's Chapel Road, Jonathan W. Troutt applicant
 - C. SUBMITTED FOR SITE PLAN APPROVAL
 - 1. Lascassas Boat and Mini Storage (16-3005) – New construction of 39,680 square feet of General Personal Services space (Mini Storage) on 5.0 acres, zoned CS, located at 6854 Lascassas Pike, Stan and Terri Vaught applicants
 - 2. Muirwood Amenity Center (16-3010) – New construction of 1,350 square feet of amenity space and a 2,393 square-foot pool on 3.63 acres, zoned RM with a previously approved conditional use permit for a Planned Residential Development (PRD), located along Oak Drive (East of Rucker Lane), Tennessee Contractors, Inc. applicant
 - 3. Burnt Knob Self Storage (16-3011) – New construction of 33,600 square feet of Personal Services space (Mini-Warehouses) on 7.4 acres, zoned LI, located along Burnt Knob Road, Stuart Conway applicant
- VII. OLD BUSINESS
- VIII. STAFF REPORTS/OTHER BUSINESS
 - A. Possible Zoning Amendments
- IX. ADJOURNMENT

Rutherford County Regional Planning Commission April 25, 2016 Staff Comments

Plat/Plan Name: Bruce Heights (16-1005)
Request: Preliminary Plan Approval
Site Details: 28 lots (27 buildable) on 34.18 acres, zoned RM
Applicant: Don Bruce
Property Location: Rucker Road



The preliminary plat for this property was originally approved by the Planning Commission at their February 12, 2007 meeting. A final plat was approved on June 11, 2007 but was never recorded. The plan has long since expired and the applicant is now resubmitting for consideration. This item was originally placed on the March 28, 2016 PC agenda but was removed per the applicant's request.

Staff has identified a number of deficiencies with this plan, although the plan is improved from the original submittal. CUD has indicated that the existing infrastructure cannot support the development as requested. CUD does have a project underway to install a small booster station in the area that should be completed in mid-2016. After these improvements are completed, the development should be able to be served as requested. Based on these pending improvements, Staff is of the opinion that a fire

hydrant waiver is not needed at this time. This item may have to be brought back to the Planning Commission for reconsideration if the situation changes.

Staff has also requested that Don Bruce Court stub out to the property to the west. The applicant does not desire to do this, but Staff feels that it would be appropriate in this case.

Staff will have additional comments at the meeting.

LEGEND

- = Iron Pin (O)
- ⊙ = 1/2" Rebar (N) w/ Sexton Cap
- ⊕ = Utility Pole
- = Point
- ⊗ = Monument (O)
- △ = MAG Nail (N) Property Line
- ⊗ = Soils Stake= Fence Line
- = Property Line
- = Fence Line
- = Existing Contour
- = Proposed Contour

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

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	181.69'	180.13'	N 08°48'44" W	26°01'29"
C2	400.00'	36.43'	36.42'	N 24°26'03" W	5°13'08"
C3	452.78'	55.54'	55.51'	S 22°41'54" E	7°01'42"
C4	454.34'	76.29'	76.20'	S 14°23'40" E	9°37'14"
C5	450.00'	107.95'	107.69'	S 02°40'20" E	1°34'39"
C11	150.00'	19.32'	19.31'	N 31°10'39" W	0°72'25"
C12	150.00'	58.99'	58.62'	N 46°08'06" W	2°32'04"
C13	50.00'	43.54'	42.17'	N 82°20'51" W	4°53'24"
C14	50.00'	60.57'	56.93'	N 72°35'18" W	6°24'29"
C15	50.00'	79.19'	71.17'	N 07°29'25" E	9°04'58"
C16	50.00'	47.08'	45.36'	N 79°50'29" E	5°37'09"
C17	50.00'	41.97'	40.75'	S 49°08'05" E	4°05'44"
C18	50.00'	12.37'	12.34'	S 32°10'37" E	1°41'04"
C19	50.00'	20.44'	20.30'	S 50°58'35" E	2°32'51"
C20	200.00'	122.87'	120.94'	S 45°05'13" E	3°51'57"

LOT TABLE

1	33860.8 SQ. FT. OR 0.78 ACRES
2	21364.1 SQ. FT. OR 0.49 ACRES
3	23748.4 SQ. FT. OR 0.53 ACRES
4	40609.250 SQ. FT. OR 0.92 ACRES
5	62786.4 SQ. FT. OR 1.44 ACRES
6	67150.050 SQ. FT. OR 1.53 ACRES
7	26136.050 SQ. FT. OR 0.60 ACRES
8	32844.4 SQ. FT. OR 0.75 ACRES
9	31193.0 SQ. FT. OR 0.72 ACRES
10	74653.9 SQ. FT. OR 1.71 ACRES
11	69617.1 SQ. FT. OR 1.60 ACRES
12	50332.6 SQ. FT. OR 1.16 ACRES
13	29083.2 SQ. FT. OR 0.67 ACRES
14	103461.1 SQ. FT. OR 2.38 ACRES
15	48645.3 SQ. FT. OR 1.07 ACRES
16	46853.5 SQ. FT. OR 1.08 ACRES
17	30474.8 SQ. FT. OR 0.70 ACRES
18	33583.3 SQ. FT. OR 0.77 ACRES
19	36358.2 SQ. FT. OR 0.81 ACRES
20	17986.0 SQ. FT. OR 0.41 ACRES
21	18904.8 SQ. FT. OR 0.43 ACRES
22	25980.5 SQ. FT. OR 0.60 ACRES
23	25165.7 SQ. FT. OR 0.58 ACRES
24	35719.250 SQ. FT. OR 0.82 ACRES
25	34848. SQ. FT. OR 0.80 ACRES
26	48787.2 SQ. FT. OR 1.12 ACRES
27	191170.3050 SQ. FT. OR 4.39 ACRES
28	103525.7 SQ. FT. OR 2.38 ACRES

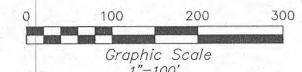
SOILS TABLE

1	8711.5 SQ. FT.
2	8270.9 SQ. FT.
3	9962.8 SQ. FT.
4	8420.6 SQ. FT.
5	8522.8 SQ. FT.
6	15319.2 SQ. FT.
7	6243.7 SQ. FT.
8	13444.5 SQ. FT.
9	8853.0 SQ. FT.
10	8912.7 SQ. FT.
11	11261.9 SQ. FT.
12	11113.0 SQ. FT.
13	10626.9 SQ. FT.
14	8656.4 SQ. FT.
15	7270.5 SQ. FT.
16	9174.0 SQ. FT.
17	11440.0 SQ. FT.
18	6109.3 SQ. FT.
19	8871.0 SQ. FT.
20	3379.6 SQ. FT.
21	6976.70 SQ. FT.
22	8942.4 SQ. FT.
23	11113.0 SQ. FT.
24	10080.450 SQ. FT.
25	8986.3 SQ. FT.
26	7551.9 SQ. FT.
27	19343.3 SQ. FT.

REMAINING ACREAGE
46.92 ACRES ±

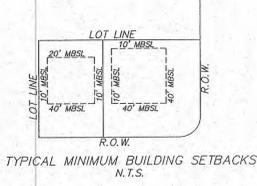
REMAINING LANDS OF
DON BRUCE LIVING TRUST
MAP 150, PCL. 26.00
RB 1136/3735

ZONED "RM"



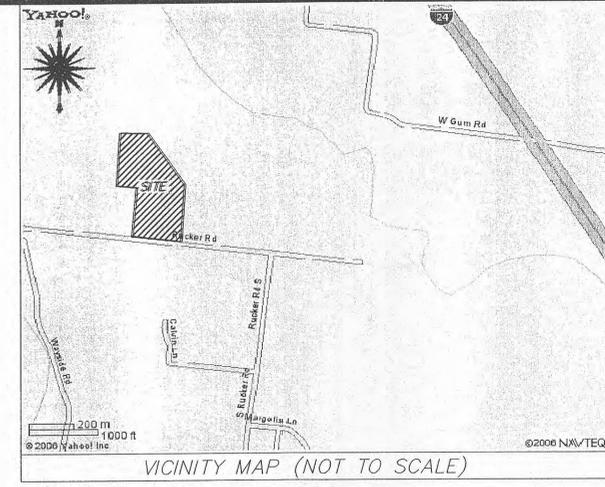
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°29'14" W	53.63'
L2	N 27°29'14" W	100.00'
L3	N 27°29'14" W	100.00'
L4	S 27°29'14" E	131.38'
L5	S 27°29'14" E	19.43'
L6	S 04°12'00" W	90.00'
L7	S 04°12'00" W	113.15'
L8	N 85°59'49" W	50.26'
L9	N 85°59'49" W	23.01'
L10	N 85°59'49" W	51.65'
L11	N 85°58'29" W	52.10'
L12	N 85°58'29" W	72.97'
L13	S 04°07'39" W	120.93'
L14	S 86°00'28" E	33.51'
L15	S 27°29'14" E	55.73'
L16	S 27°29'14" E	98.73'
L17	S 27°29'14" E	75.00'
L18	S 27°29'14" E	75.00'
L19	S 27°29'14" E	98.26'
L20	S 27°29'14" E	98.07'
L21	N 27°29'14" W	120.00'
L22	N 27°29'14" W	103.41'
L23	N 27°29'14" W	90.47'
L24	N 27°29'14" W	85.11'
L25	N 27°29'14" W	75.62'
L26	S 00°00'00" E	28.74'
L27	S 00°46'23" E	102.17'
L28	S 86°09'16" E	147.23'
L29	S 68°36'42" E	166.43'
L30	N 67°42'10" E	35.20'
L31	S 86°00'28" E	110.18'
L32	S 04°11'43" W	40.00'
L33	S 86°00'28" E	150.00'
L34	N 67°42'10" E	12.08'
L35	S 67°42'10" W	12.25'
L36	S 04°11'08" W	110.00'
L37	S 26°14'56" E	104.18'
L38	S 03°59'32" W	60.82'
L39	S 86°00'28" E	57.63'
L40	N 04°12'00" E	109.46'
L41	S 04°07'39" W	68.65'
L42	S 31°40'12" E	112.61'
L43	S 04°11'43" W	9.04'
L44	N 90°00'00" E	22.78'
L45	N 67°42'10" E	106.88'
L46	N 80°50'51" E	90.96'



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

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.



REVISIONS:

PREPARED FOR:
DON BRUCE (OWNER)

DON BRUCE
1911 HAYNES DRIVE
MURFREESBORO, TN
37129

PRELIMINARY PLAN
BRUCE HEIGHTS

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

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

CHRIS SEXTON SURVEYING

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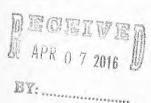
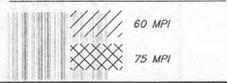


SHEET NO.
1 OF 2

NOTES:

- The purpose of this plat is to subdivide the property for the creation of buildable lots. Total number of lots: 28. Total area: 34.18 acres ±
- Surveyed area is located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47149C0401 H dated Jan. 05, 2007 and No. 47149C0290 H dated Jan. 05, 2007. Property is located in Zone "AE" & "X". Zone "X" is outside the 100 year flood and Zone "AE" is within the 100 year flood.
- Current zoning for the surveyed parcel is residential medium density "RM". Minimum setbacks are:
Front: 40 feet
Rear: 20 feet
Side: 10 feet
- Underground utility locations as shown hereon are approximate and are subject to field verification by the utility owner. In Tennessee it is a requirement per the "Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners no less than three nor more than ten working days of their intent to excavate. A list of these utilities can be obtained from the county register of deeds. Those utilities participating in the Tennessee one call system can be notified by calling 1-800-351-1111.
- Bearings are based on an unrecorded plat by Max Northcutt, RLS 1359.
- This parcel is subject to any and all rights-of-way and easements as shown or any other rights-of-way and easements or restrictions either recorded or by prescription that a title search may reveal.
- Main line water taps will be made by the Consolidated Utility District. Contact the Consolidated Utility District concerning any connection fees or developmental procedures.
- Water and Sewer service lines to be extended to property by owner/developer of each respective lot as needed.
- A separate right-of-way excavation permit issued at the Street Department will be required for excavation or construction in the public right of way.
- All minimum building setback lines must comply with the current ordinances of Rutherford County.
- The nearest fire hydrant is located hereon.
- This property is subject to all matters recorded in RB 1136, PG 3757 & RB 1136 PG 3760 & RB 659, PG 2264.
- The subject property is affected by the Major Thoroughfare Plan.
- All adjoining properties are Zoned "RM".
- Surveyor was not furnished a title report.
- All existing structures on Lot 27 are to remain.
- Lots 1 shall have no access to and from Rucker Road.
- Minimum pad elevation for Lot 1 & 2 must be 639.00' and Lots 3-17 must be 638.00'.
- Finished floor elevation for Lot 1 & 2 must be 641.00' and Lots 3-17 must be 640.00'.
- All platted sewage disposal areas and building envelopes shall be field-staked by a licensed surveyor to protect the areas from all construction traffic by the property owner or building contractor. The areas shall be field checked and verified by the TDEC Division of Groundwater Protection prior to the issuance of the septic permit.
- All driveways shall be palmed driveways where possible.
- The water line is shown 5' within the designated 15' CUD easement from the right-of-way.
- Don Bruce Court has been approved by E-911.

SOILS LEGEND



NOTE: BEARINGS ARE RELATIVE TO AN UNRECORDED SOILS PLAT BY MAX NORTH CUTT, RLS 1359 DATED 11/16/2004.

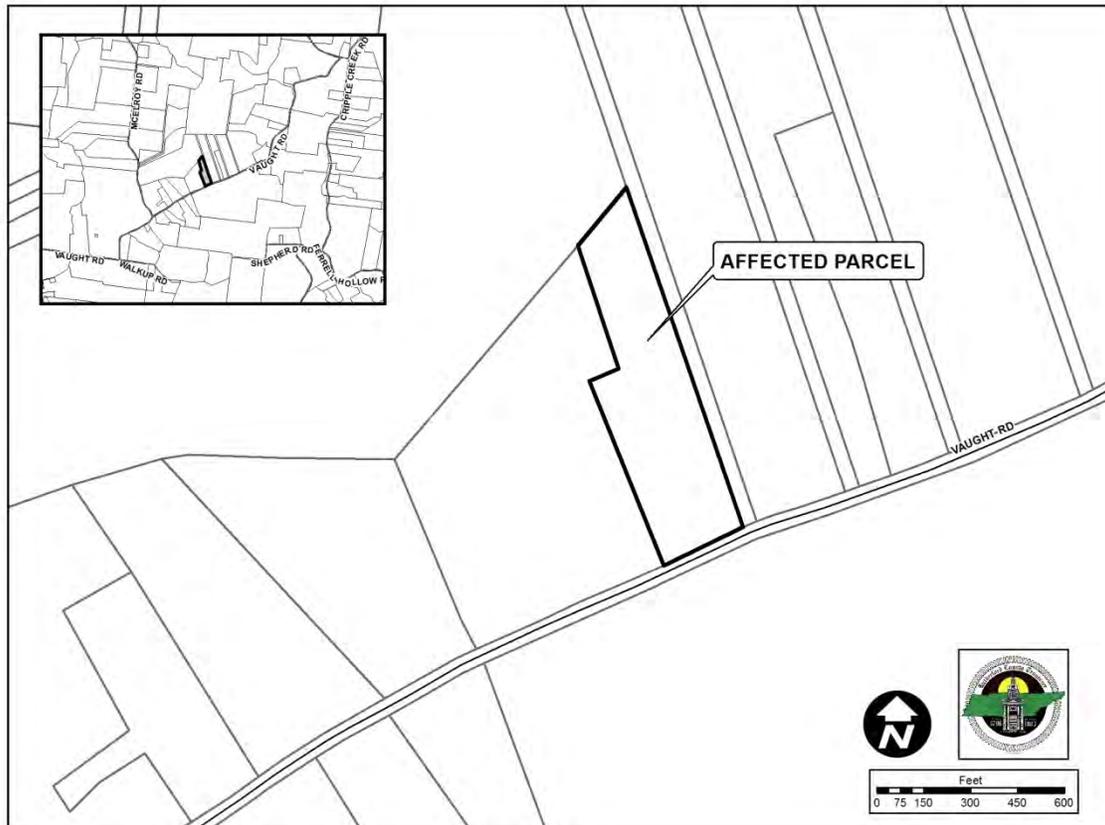
AMBER MORGAN, ET VIR
MAP 150, PCL. 26.01
RB 595/3850

16-1005

Rutherford County Regional Planning Commission

April 25, 2016 Staff Comments

Plat/Plan Name: Warrick Two-Lot Subdivision, Lots 10A and 10B (16-2018)
Request: Final Plat Approval
Site Details: 2 lots on 6.51 acres, zoned RM
Applicant: Jerry and Elaine Warrick
Property Location: Vaught Road



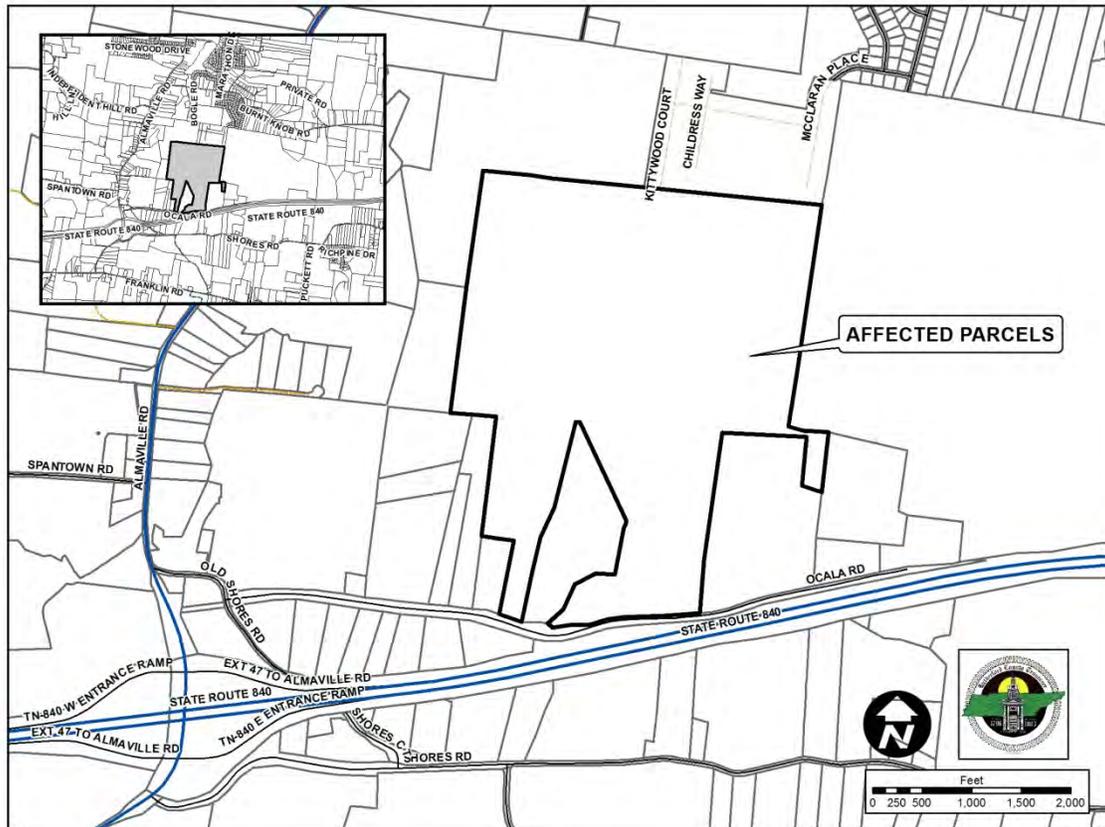
A waiver to the fire hydrant requirements was granted by the Planning Commission at their June 22, 2015 meeting. Although the waiver was granted, Staff is not able to administratively approve any plat that requires a waiver, even if it's only one or two lots. The plat has been revised consistent with Staff Comments and is in good order, with the exception of the waiver.

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

Rutherford County Regional Planning Commission

April 25, 2016 Staff Comments

Plat/Plan Name: South Haven, Section 1 (16-2022)
Request: Final Plat Approval
Site Details: 52 lots (49 buildable) on 29.24 acres, zoned PUD
Applicant: Parks Development
Property Location: Ocala Road



The preliminary plan for this development was approved by the Planning Commission at their September 28, 2015 meeting. This final plat appears to be consistent with their preliminary plan approval. Before the plat is recorded, surety for the extension of Ocala Road and intersection improvements at Ocala Road and Almaville Road will need to be posted, consistent with the PUD's most recent amendment.

Any approval should be made subject to all Staff Comments.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: SOUTH HAVEN DEVELOPMENT GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY BY: SOUTH HAVEN MANAGEMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY BY: KEN GREEN, PRESIDENT

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN ENTITLED "SOUTH HAVEN, SECTION 1" 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 PLAN ENTITLED "SOUTH HAVEN, SECTION 1" 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

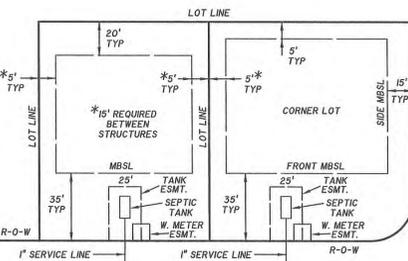
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL 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 PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER.

DATE: SECRETARY, PLANNING COMMISSION



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

MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL

C.U.D. NOTE: LOTS 1 THRU 44 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

GENERAL NOTES

- 1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 44 RESIDENTIAL LOTS, 1 C.U.D. S.T.E.P. SYSTEM LOT, AND 2 COMMON AREAS (FOR STORMWATER MANAGEMENT).
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO UGB MONUMENT UGBO2-530, (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FROM MAP NO. 474902200 J, DATED 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 FLOODING 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 SEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
7. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
8. PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERMEABLE CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DICES, OR SEDIMENT BASINS; OR 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 IN 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 PUD.
13. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 35 FT., SIDE = 5 FT. (BETWEEN BUDS.) REAR = 20 FT. CORNER LOTS MAY HAVE A SIDE SETBACK OF 15 FT. ABUTTING R-O-W.
14. 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.
15. 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.
16. 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 20" INCHES HIGH FROM THE TOP OF THE TANK.
17. 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.
18. ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.



Table with columns: LOT, SQ. FT., ACRES. Lists lot numbers 1 through 25 with their respective square footages and acreages.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER. SEC. INC. 4-6-16 David A. Parker REGISTERED SURVEYOR TENN. R.L.S. No. 2381

LINE DATA

Table with columns: LINE, BEARING, DISTANCE. Lists line numbers 1 through 7 with their bearings and distances.

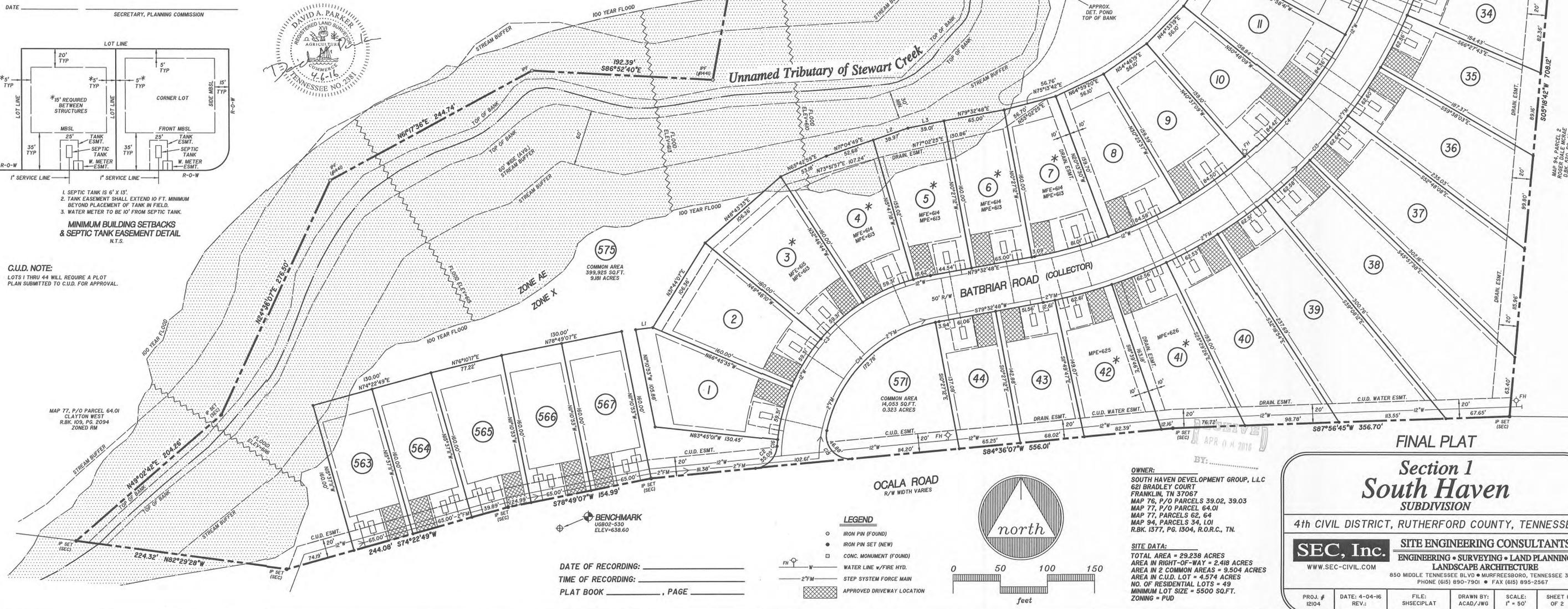
* REQUIRED MINIMUM BUILDING PAD & MINIMUM FINISHED FLOOR ELEVATION

Table with columns: LOT NOS., MIN. BLDG. PAD ELEV., MIN. FIN. FLOOR ELEV., REASON, FEMA FLOOD ELEV. Lists lot numbers 3, 4, 5, 6, 7, 20, 21, 26, 27, 41, 42 with their respective elevations and reasons.

CURVE DATA

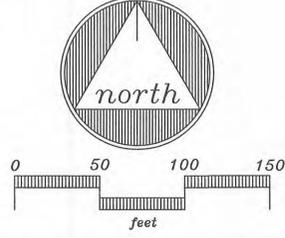
Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Lists curve numbers C1 through C16 with their geometric data.

MINIMUM BUILDING PADS AND/OR FLOOR ELEVATIONS HAVE BEEN ESTABLISHED ON LOTS NOT WITHIN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY LOCAL DRAINAGE SYSTEMS.



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

- LEGEND: IRON PIN (FOUND), IRON PIN SET (NEW), CONC. MONUMENT (FOUND), WATER LINE w/FIRE HYD., STEP SYSTEM FORCE MAIN, APPROVED DRIVEWAY LOCATION



OWNER: SOUTH HAVEN DEVELOPMENT GROUP, LLC 621 BRADLEY COURT FRANKLIN, TN 37067 MAP 76, P/O PARCELS 39.02, 39.03 MAP 77, P/O PARCEL 64.01 MAP 94, PARCELS 62, 64 R.B.K. 1377, PG. 1304, R.O.R.C., TN.

SITE DATA: TOTAL AREA = 29.238 ACRES AREA IN RIGHT-OF-WAY = 2.418 ACRES AREA IN 2 COMMON AREAS = 9.504 ACRES AREA IN C.U.D. LOT = 4.574 ACRES NO. OF RESIDENTIAL LOTS = 49 MINIMUM LOT SIZE = 5500 SQ.FT. ZONING = PUD

FINAL PLAT Section 1 South Haven SUBDIVISION 4th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE SEC, Inc. SITE ENGINEERING CONSULTANTS ENGINEERING • SURVEYING • LAND PLANNING LANDSCAPE ARCHITECTURE 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129 PHONE: (615) 890-7901 • FAX: (615) 895-2567



LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	12,420	0.289	26	8,450	0.194
2	13,005	0.299	27	10,916	0.251
3	13,005	0.299	28	10,916	0.251
4	12,874	0.296	29	9,772	0.224
5	11,157	0.256	30	10,494	0.241
6	10,400	0.239	31	7,820	0.180
7	11,312	0.260	32	8,280	0.190
8	11,274	0.259	33	8,504	0.204
9	11,247	0.258	34	10,160	0.233
10	11,222	0.258	35	12,347	0.283
11	11,199	0.257	36	15,770	0.362
12	11,181	0.257	37	20,373	0.481
13	11,167	0.256	38	26,311	0.604
14	10,376	0.239	39	20,958	0.482
15	9,510	0.218	40	16,120	0.370
16	8,621	0.198	41	12,922	0.297
17	10,613	0.244	42	11,160	0.256
18	10,115	0.232	43	9,618	0.221
19	8,766	0.201	44	9,100	0.209
20	9,377	0.215	563	10,400	0.239
21	8,450	0.194	564	10,400	0.239
22	8,450	0.194	565	11,317	0.260
23	8,450	0.194	566	10,400	0.239
24	8,450	0.194	567	10,400	0.239
25	8,450	0.194			

LOCATION MAP
N.T.S.

C.U.D. NOTE:
LOTS 1 THRU 44 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

MAP 94, P/O PARCEL L01
SOUTH HAVEN
DEVELOPMENT GROUP, LLC
R.B.K. 1377, PG. 1304
ZONED PUD

MAP 94, P/O PARCEL L01
SOUTH HAVEN
DEVELOPMENT GROUP, LLC
R.B.K. 1377, PG. 1304
ZONED PUD

MAP 77, P/O PARCEL 64.01
SOUTH HAVEN
DEVELOPMENT GROUP, LLC
R.B.K. 1377, PG. 1304
ZONED PUD

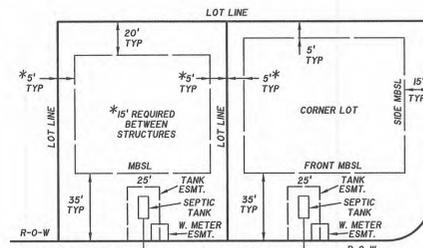
MAP 77, PARCEL 64.01
CLAYTON WEST
R.B.K. 109, PG. 2094
ZONED RM

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	31°00'55"	275.00'	148.86'	76.30'	147.05'	S10°39'15"E
C2	80°24'45"	25.00'	35.09'	21.13'	32.28'	N44°23'44"E
C3	75°21'27"	200.00'	263.05'	154.46'	244.49'	N41°52'05"E
C4	74°11'55"	473.00'	615.06'	339.18'	572.98'	N42°27'06"E
C5	90°30'11"	25.00'	39.49'	25.22'	35.51'	N39°53'42"W
C6	41°24'35"	50.00'	36.14'	18.90'	35.36'	S74°08'55"W
C7	172°49'09"	50.00'	150.81'	796.86'	99.60'	N40°08'48"W
C8	41°24'35"	50.00'	36.14'	18.90'	35.36'	N25°33'30"E
C9	90°00'00"	25.00'	39.27'	25.00'	35.36'	S40°08'48"E
C10	90°00'00"	25.00'	39.27'	25.00'	35.36'	N49°51'12"E
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S40°08'48"E
C12	89°29'49"	25.00'	39.05'	24.78'	35.20'	S50°06'18"W
C13	74°11'25"	925.00'	679.81'	396.99'	633.30'	S42°27'06"W
C14	67°29'59"	150.00'	176.71'	100.23'	166.67'	S49°47'49"W
C15	107°26'43"	25.00'	46.89'	34.06'	40.31'	S41°40'32"E
C16	2°03'37"	200.00'	7.19'	3.60'	7.19'	S05°13'10"W

LINE DATA

LINE	BEARING	DISTANCE
L1	N83°08'33"E	18.37'
L2	N71°04'49"E	38.91'
L3	N76°24'05"E	39.01'
L4	N05°32'50"E	36.56'
L5	N42°04'19"E	31.39'
L6	N08°23'27"W	32.53'
L7	N37°01'17"E	23.25'
L7	N32°34'59"E	39.46'



- 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.



GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 44 RESIDENTIAL LOTS, I.C.D., S.I.P. SYSTEM LOT, AND 2 COMMON AREAS (1 FOR STORMWATER MANAGEMENT).
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MEMPHIS/BOB MONUMENT UG802-550, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 4749C0230 J, DATED OCTOBER 16, 2008.
- 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 LIFTING 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 CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
- PROPERTY IS CURRENTLY ZONED PUD. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 35 FT. / SIDE = 5 FT. (5 FT. BETWEEN BLDGS.) / REAR = 20 FT. CORNER LOTS MAY HAVE A SIDE SETBACK OF 10 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 10' 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 (CUD) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.

*** REQUIRED MINIMUM BUILDING PAD & MINIMUM FINISHED FLOOR ELEVATION**

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.	REASON	FEMA FLOOD ELEV.
3	613.0	615.0	FEMA FLOOD	610.0
4, 5, 6, 7	613.0	614.0	FEMA FLOOD	610.0
20, 21	609.0	610.0	LOCAL DRAINAGE	N/A
25, 26, 27	610.0	610.0	LOCAL DRAINAGE	N/A
41	666.0	N/A	LOCAL DRAINAGE	N/A
42	625.0	N/A	LOCAL DRAINAGE	N/A

MINIMUM BUILDING PADS AND/OR FLOOR ELEVATIONS HAVE BEEN ESTABLISHED ON LOTS NOT WITHIN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY LOCAL DRAINAGE SYSTEMS.

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 DO 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 1377, PAGE 1304
 SOUTH HAVEN DEVELOPMENT GROUP, LLC
 A TENNESSEE LIMITED LIABILITY COMPANY
 BY: SOUTH HAVEN MANAGEMENT, LLC
 A TENNESSEE LIMITED LIABILITY COMPANY
 BY: KEN GREEN, PRESIDENT

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: 4-6-16
 David A. Parker
 REGISTERED SURVEYOR
 TENN. R.L.S. No. 2381

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "SOUTH HAVEN, SECTION 1" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL OF SEWER S.T.E.P. SYSTEM

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "SOUTH HAVEN, SECTION 1" 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

OWNER:
 SOUTH HAVEN DEVELOPMENT GROUP, LLC
 621 BRADLEY COURT
 FRANKLIN, TN 37067
 MAP 76, P/O PARCELS 39.02, 39.03
 MAP 77, P/O PARCEL 64.01
 MAP 77, PARCELS 62, 64
 MAP 94, PARCELS 34, L01
 R.B.K. 1377, PG. 1304, R.O.R.C., TN.

SITE DATA:
 TOTAL AREA = 29,239 ACRES
 AREA IN RIGHT-OF-WAY = 2,418 ACRES
 AREA IN 2 COMMON AREAS = 9,504 ACRES
 AREA IN C.U.D. LOT = 4,574 ACRES
 NO. OF RESIDENTIAL LOTS = 49
 MINIMUM LOT SIZE = 5500 SQ.FT.
 ZONING = PUD

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

FINAL PLAT
Section 1
South Haven
SUBDIVISION

4th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

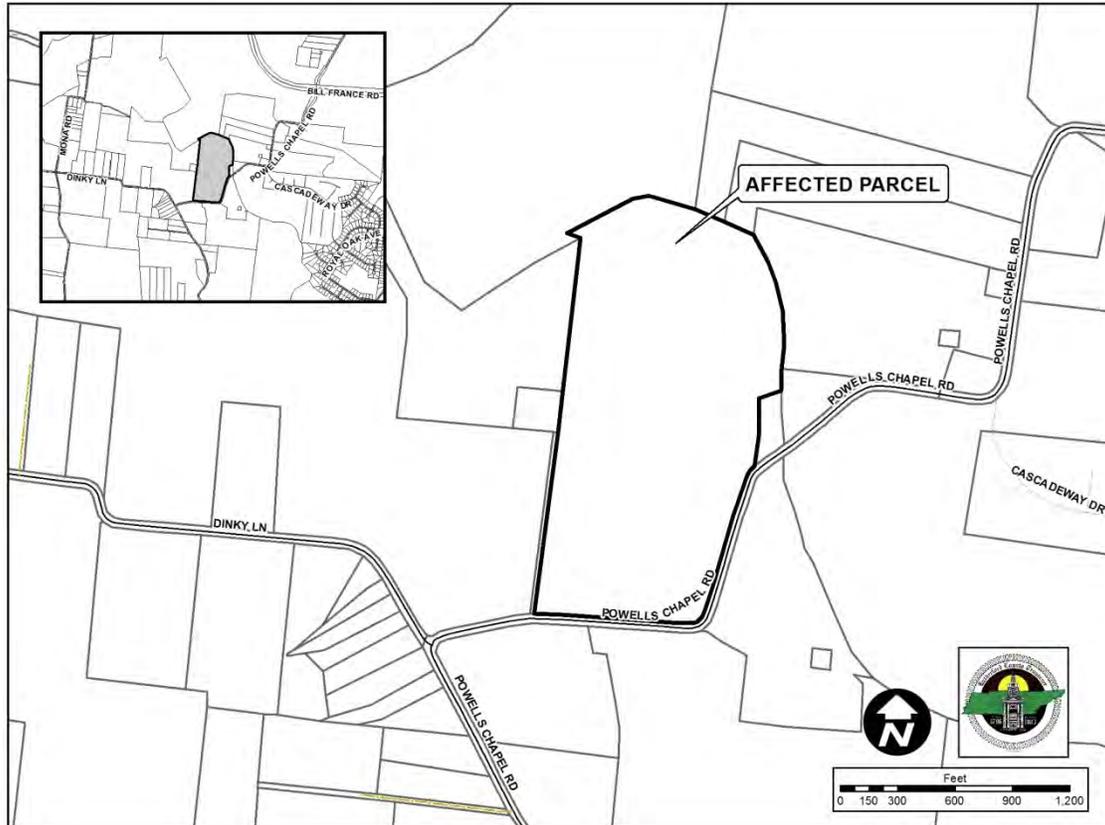
SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
 PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 12104 DATE: 4-04-16 FILE: SHECIPLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 2 OF 2



Rutherford County Regional Planning Commission April 25, 2016 Staff Comments

Plat/Plan Name: Angler's Retreat, Section 1 (16-2023)
Request: Final Plat Approval
Site Details: 37 lots (35 buildable) on 29.31 acres, zoned RM
Applicant: Jonathan W. Troutt
Property Location: Powell's Chapel Road



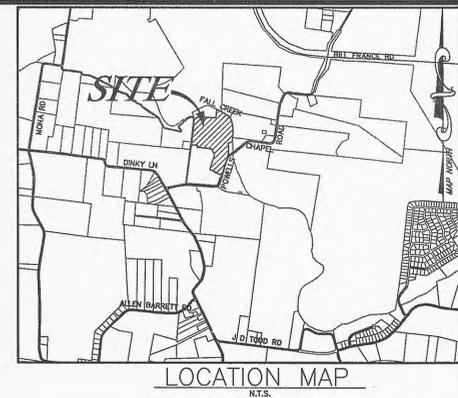
The preliminary plan for this development was approved by the Planning Commission at their July 27, 2015 meeting. This final plat appears to be consistent with their preliminary plan approval. Most of the comments that were identified should be revised prior to the meeting. Staff did have some questions regarding the Jerry Watson property directly to the west, which is accessed via an existing private easement to Powell's Chapel Road. The plat shows a new access easement through Lots 19-21 along Angler's Retreat Drive, although it's unclear whether this new easement will be used now or in the future. When the new access point is used, the Watson Property will require an address change.

Any approval should be made subject to all Staff Comments.

PLAT NOTES

- The purpose of this plat is to create single family residential lots.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation work shall 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.
- 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 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 conduits, drainage pipes, and natural gas lines. Easements in this subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission, except as noted.
- All lots shall be served by a sewage 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 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 "Typical Easement Layout For STEP Lots".
- The applicable zoning ordinance allows for an alternate setback of 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 services, domestic and fire protection are provided by C.U.D. All main water line tops are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.
- Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
- 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.
- There shall be no direct vehicular access to Powell's Chapel Road from Lots 1 thru 4 and 37.
- This property is in the watershed of Fall Creek.
- Flood required to be placed on lots shall meet the compaction standards required by Rutherford County. Compaction test results for the affected lots shall be provided to the County Engineer.
- Per the Rutherford County Planning and Engineering Department, a geotechnical study shall be performed around Lots 22-23, and 28-30.
- Per C.U.D., Lots 4 thru 6, 10, 11, 13 and 14 will be required to submit a Plot Plan to C.U.D. for approval prior to obtaining a STEP Sewer Service Permit from C.U.D. for these lots.
- The site types and locations shown hereon are taken from a soils map provided by Randy Dickerson, dated 08-30-15. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with some. Hudson-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- A Homeowner's Association will be required for maintenance of Common Areas.

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	90°00'00"	20.00	31.42	28.28	N61°09'03"E
C2	90°00'00"	20.00	31.42	28.28	S28°50'57"E
C3	9°55'04"	325.00	56.26	56.19	N13°43'21"E
C4	12°35'00"	325.00	71.36	71.23	N02°28'19"E
C5	12°21'53"	325.00	70.14	70.00	N10°00'08"W
C6	9°30'19"	325.00	53.92	53.85	N20°56'13"W
C7	8°51'47"	325.00	50.27	50.22	N30°07'16"W
C8	12°35'00"	325.00	71.38	71.23	N40°50'40"W
C9	9°08'00"	325.00	51.62	51.56	N51°41'10"W
C10	12°21'53"	325.00	70.14	70.00	N62°25'06"W
C11	12°21'20"	325.00	70.08	69.95	N74°46'42"W
C12	2°35'17"	325.00	14.68	14.68	N82°15'01"W
C13	89°36'52"	20.00	31.28	28.19	N38°44'14"W
C14	89°23'08"	20.00	31.55	28.36	S51°15'45"W
C15	18°48'44"	275.00	90.29	89.89	N74°08'18"W
C16	28°06'29"	275.00	134.91	133.56	N50°40'41"W
C17	10°56'04"	275.00	52.48	52.40	N31°09'25"W
C18	12°54'25"	275.00	61.95	61.82	N19°14'10"W
C19	29°50'37"	275.00	143.24	141.63	N02°08'21"E
C20	13°71'17"	275.00	7.78	7.78	N1732°16"E
C21	30°3'41"	275.00	14.69	14.69	N17°40'53"E
C22	4°33'33"	275.00	21.96	21.96	N21°30'00"E
C23	7°38'13"	275.00	43.32	43.29	N19°58'09"E
C24	90°00'00"	20.00	31.42	28.28	S61°09'03"W
C25	90°00'00"	20.00	31.42	28.28	N28°50'57"W



LINE	BEARING	LENGTH
L1	S16°09'03"W	37.65
L2	S18°00'03"W	40.96
L3	S18°40'53"W	32.96
L4	S18°40'53"W	53.53
L5	S49°35'11"W	34.31
L6	S18°31'43"W	65.52
L7	S06°36'23"W	24.40
L8	S05°35'23"W	10.22
L9	S01°41'37"E	32.35
L10	N73°48'56"E	65.77
L11	S25°41'23"E	22.18
L12	S25°41'23"E	26.15
L13	S83°32'40"E	124.43
L14	S83°32'40"E	150.14
L15	N06°36'29"E	31.23
L16	N06°04'09"E	49.43
L17	N8°55'47"W	50.00
L18	N54°37'01"W	14.51
L19	S83°32'40"E	35.41
L20	N83°35'47"W	36.69
L21	N54°37'01"W	37.75
L22	N44°27'43"W	28.36
L24	N54°37'01"W	28.03
L25	N54°37'01"W	24.93
L26	S25°41'23"E	12.19
L27	S18°40'53"W	6.38
L28	S18°40'53"W	14.02
L29	N56°12'44"W	50.00
L30	S16°09'03"W	51.56

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: _____ Jonathan W. Troutt, Owner
 Record Book 1420, Page 2598
 Kristin J. Troutt, Owner

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 of the City Engineer.

3-9-2016 _____
 Date: Richard H. Stem, Jr., R.L.S. No. 11637

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: _____ SECRETARY, PLANNING COMMISSION

Certificate of Electric

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

Date: _____ M.T.E.M.C. Official

Certificate of Water Service

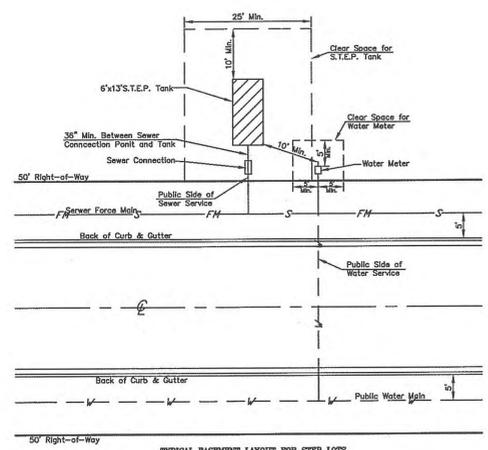
I hereby certify that the subdivision plat entitled "ANGLER'S RETREAT - Phase I" has been approved by the engineers for Consolidated Utility District of Rutherford County (CUDRD) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated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

Date: _____ Consolidated Utility District Official

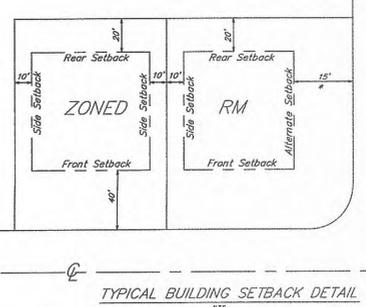
Certificate of Approval of Sewer STEP System

I hereby certify that the subdivision plat entitled "ANGLER'S RETREAT - Phase I" 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.

Date: _____ Consolidated Utility District Official



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



OWNER: Jonathan W. Troutt, et ux
 Kristin J. Troutt
 ADDRESS: 2102 Battleground Drive
 Murfreesboro, TN 37129
 Tax Map 21, Parcel 13.03
 Record Book 1420, Page 2598

THIS PROPERTY IS PARTIALLY LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0045H, ZONES: AE & X, DATED: 01-05-07.

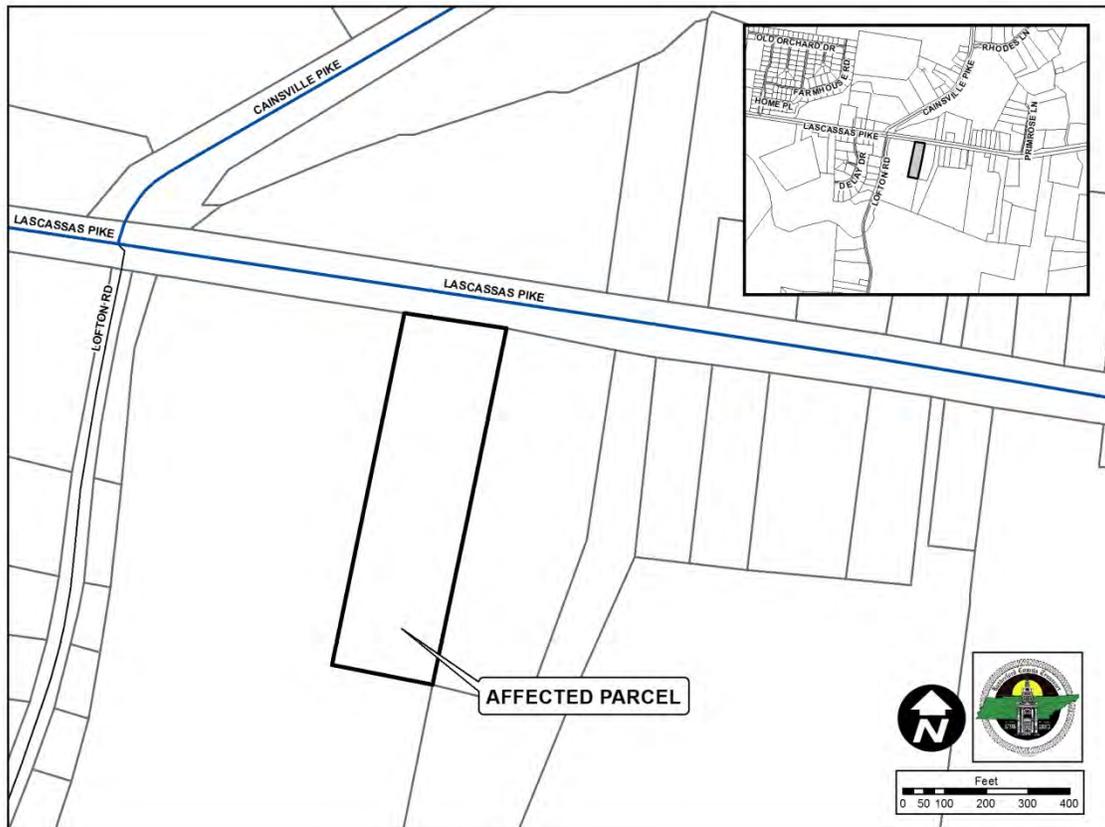
Richard H. Stem, Jr.
 Rutherford County, Tennessee
 ENGINEERING INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 SURVEYING : 893 - 4084, FAX: 893 - 0080

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

FINAL PLAT PHASE I
Angler's Retreat
 5th Civil District of Rutherford County, Tennessee
 Date: March, 2016 Scale: 1"=100' Sheet 1 of 1

Rutherford County Regional Planning Commission April 25, 2016 Staff Comments

Plat/Plan Name: Lascassas Boat and Mini Storage (16-3005)
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
Applicants: Stan and Terri Vaught
Property Location: 6854 Lascassas Pike



The Board of Zoning Appeals (BZA) granted a special exception for this development at their March 9, 2016 meeting. The project is to be built in phases, with Phase 1 comprising approximately 26,000 square feet. The remaining buildings would be built at a future time. The applicant is asking for site plan approval of both phases.

Most of comments Staff identified were more housekeeping in nature. One of the more significant comments concerns fire protection. The applicant will need to work with the Fire Chief to ensure that adequate fire protection is provided. Staff has also requested additional information on the landscape plan and will need to see a photometric plan.

Any approval should be made subject to all Staff Comments.

LEGEND

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

SITE PLAN
CERTIFICATE OF WATER (SITE PLAN)
 I hereby certify that the site plan entitled *Lascassas Boat & Mini Storage* has been approved Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D.R.C. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____ Consolidated Utility District Official _____

CERTIFICATE OF APPROVAL OF ELECTRICAL 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 of MTEMC. No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC.

Date 2012 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION Date T.D.E.C. / D.W.R.

Certification of general Approval for Installation of Subsurface Sewage Disposal System with Restrictions
 General approval is hereby granted for lots 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 and plans for the subsurface sewage disposal system shall be approved by the Rutherford County Health Department.

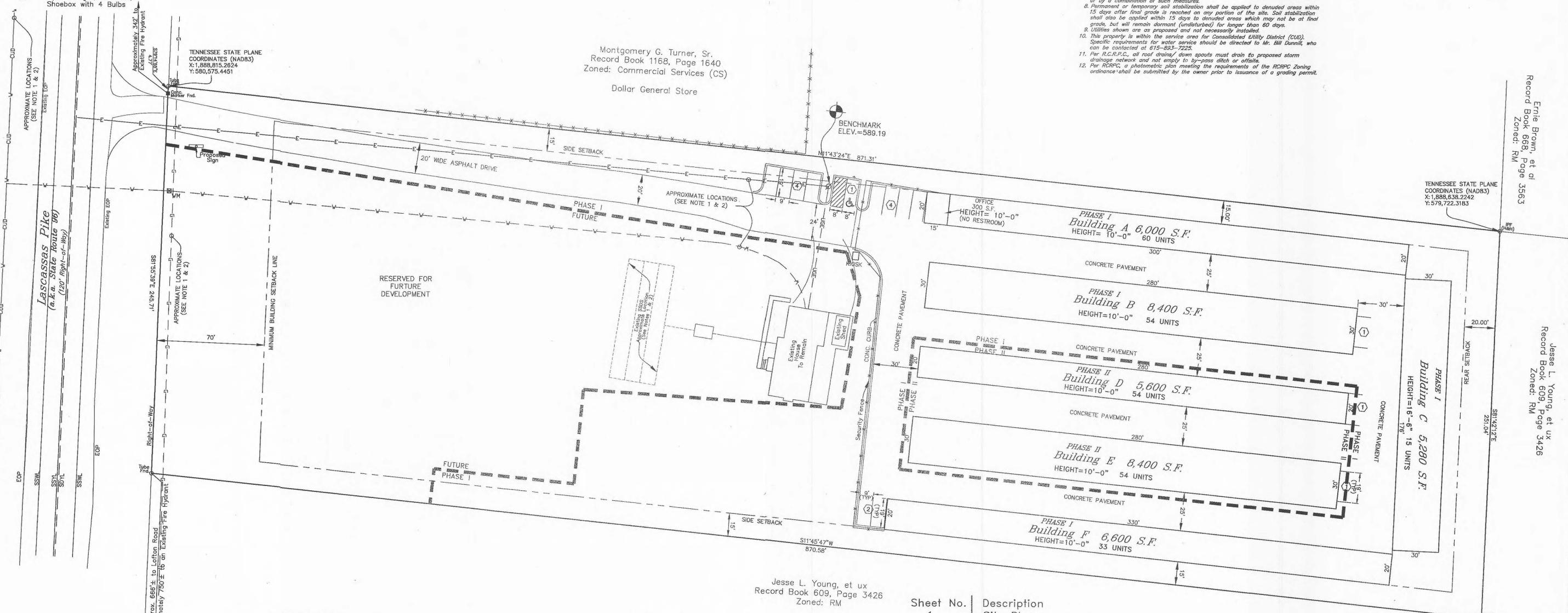
PLAT NOTES

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 1-800-331-1111.
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 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.
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 Durnell, who can be contacted at 615-883-7225.
11. Per R.C.R.P.C., all roof drains/ down spouts must drain to proposed storm drainage network and not empty to by-pass ditch or offsite.
12. Per RCRCPC, a photometric plan meeting the requirements of the RCRCPC Zoning ordinance shall be submitted by the owner prior to issuance of a grading permit.



LOCATION MAP
N.T.S.

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



Ernie Brown, et al
 Record Book 668, Page 3563
 Zoned: RM

TENNESSEE STATE PLANE
 COORDINATES (NAD83)
 X: 1,888,638.2242
 Y: 579,722.3183

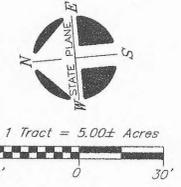
Jesse L. Young, et ux
 Record Book 609, Page 3426
 Zoned: RM

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

SITE DATA

TOTAL LOT SIZE: 217,800 Sq.Ft. = 5.00± Acres
 PHASE I AREA: 119,540 S.F. = 2.74± Acres
 PHASE II AREA: 24,780 S.F. = 0.57± Acres
 TOTAL PROPOSED IMPERVIOUS (Phase I & II) = 93,979 S.F.
 PHASE I BUILDINGS: OFFICE: 300 S.F.
 MINI STORAGE = 21,000 S.F. (BUILDING A, B, & F)
 BOAT/ RC CANOPY = 5,280 S.F. (BUILDING C)
 IMPERVIOUS = 69,199 S.F.
 PHASE II BUILDINGS: MINI STORAGE = 14,000 S.F. (BUILDING D & E)
 IMPERVIOUS = 24,780 S.F.
 TOTALS: OFFICE = 300 S.F.
 MINI STORAGE = 35,000 S.F.
 BOAT/ RV CANOPY = 5,280 S.F.
 LOT COVERAGE = 43.1%
 ZONING: COMMERCIAL SERVICES (CS)
 PARKING REQUIRED: 1 PER 20 UNITS
 270/20 = 13.5 = 14 SPACES REQUIRED
 PARKING PROVIDED: 14 SPACES (INCLUDING 1 HANDICAP SPACE)

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



- 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: 6675 West Trimble Road
 Milton, TN 37118
 Tax Map 61, Parcel 29.03
 Record Book 1260, Page 3217

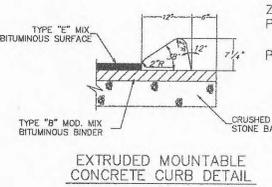
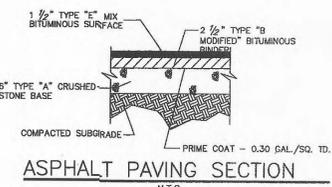
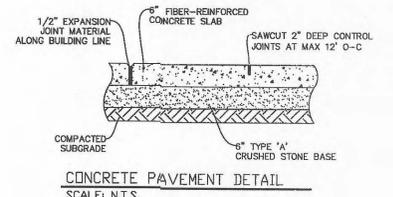
THIS PARCEL IS PARTIALLY LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP #70165, PANEL NO. 0167H, ZONE(S): AE & X, DATED 01-05-07.



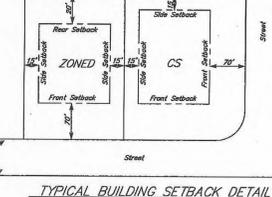
NO.	DATE	DESCRIPTION
0	03-11-16	Original Issue - For Submittal
1	03-22-16	Revised Per RCRCPC Staff Comments
2	04-08-16	Revised For Reubmittal to RCRCPC

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

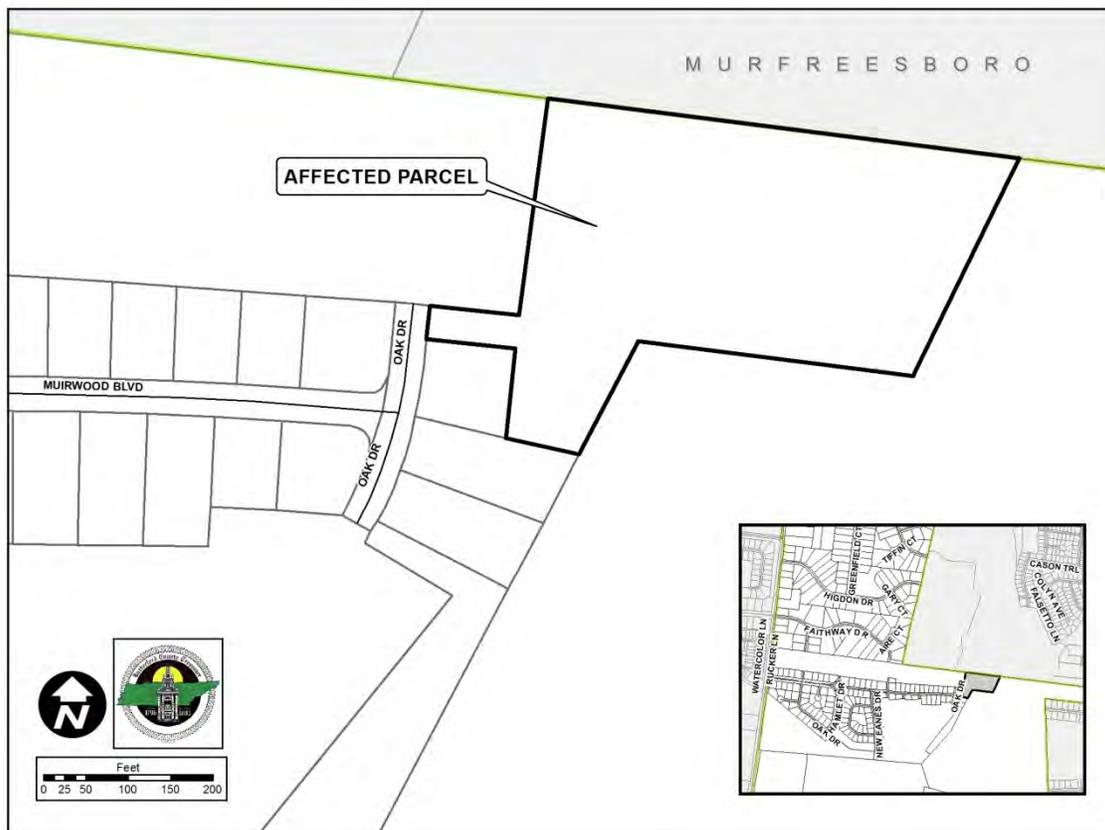


ZONING: Commercial Services (CS)
 FRONT SETBACK: 70'
 SIDE SETBACK: 15'
 REAR SETBACK: 20'



Rutherford County Regional Planning Commission April 25, 2016 Staff Comments

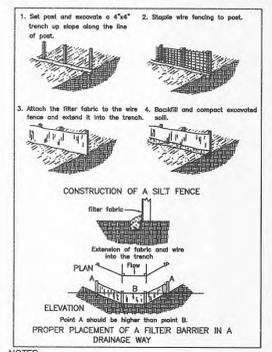
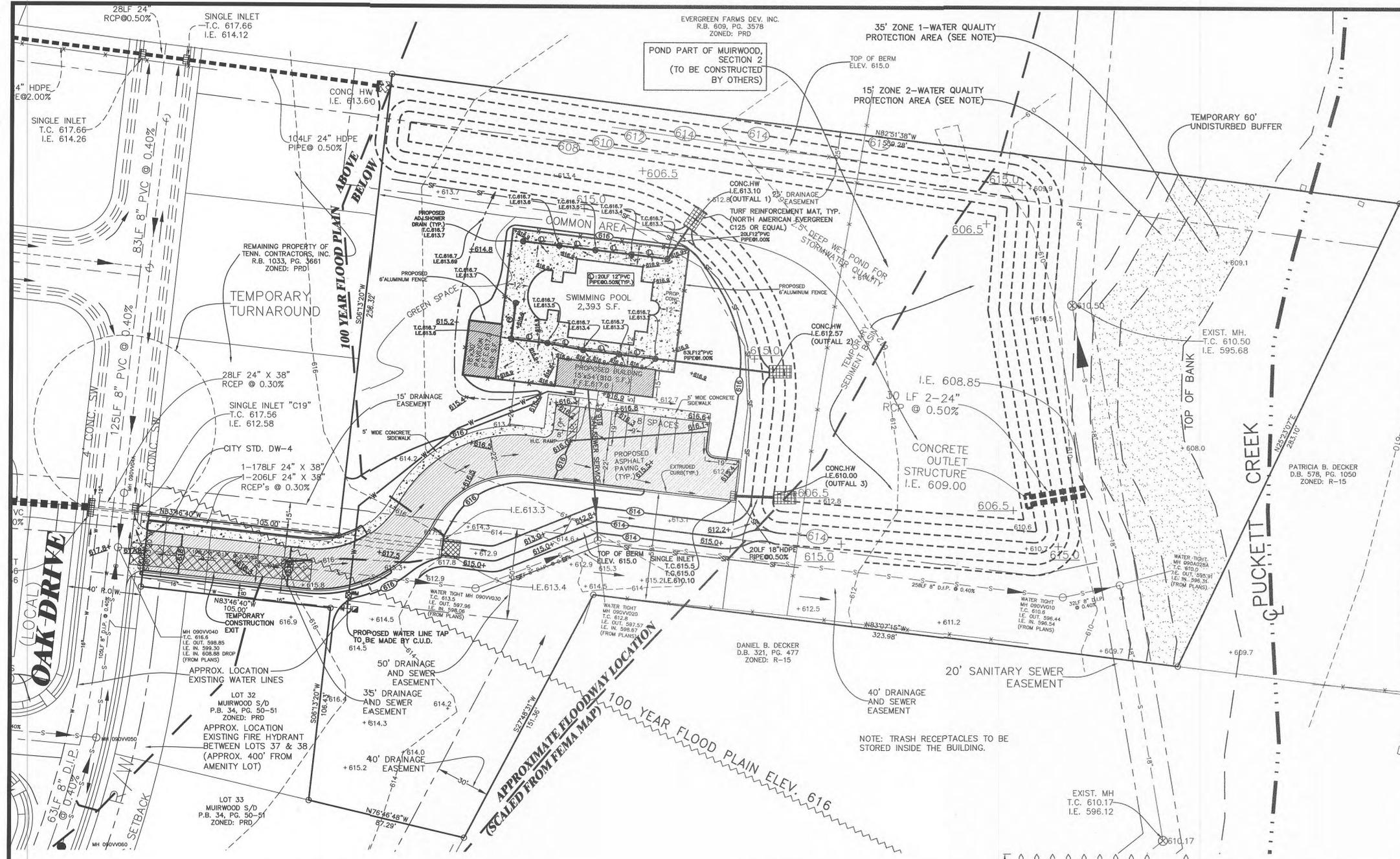
Plat/Plan Name: Muirwood Amenity Center (16-3010)
Request: Site Plan Approval
Site Details: New construction of 1,350 square feet of amenity space and a 2,393 square-foot pool on 3.63 acres, zoned RM with a previously approved conditional use permit for a Planned Residential Development (PRD)
Applicant: Tennessee Contractors, Inc.
Property Location: Oak Drive (East of Rucker Lane)



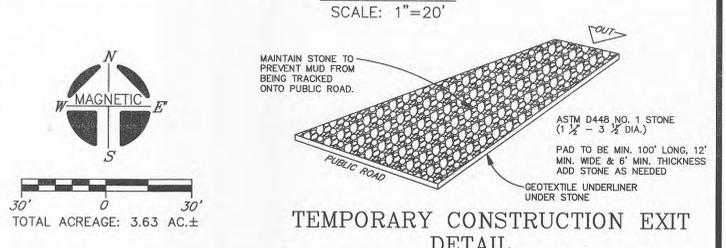
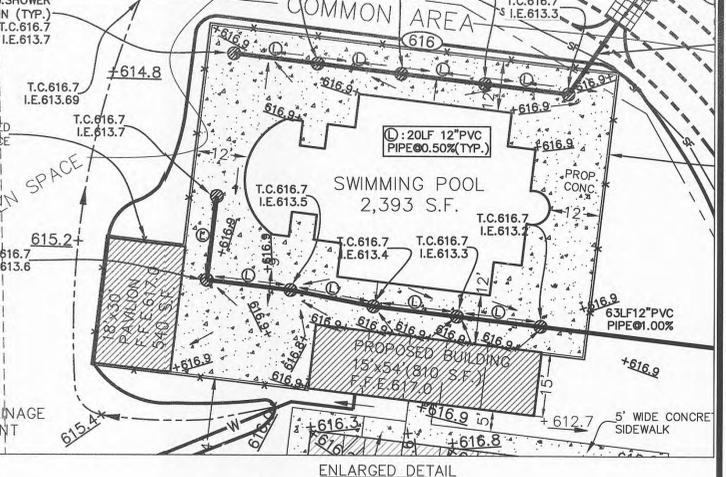
This proposed amenity center is part of the original PRD application, approved by the Board of Commissioners at their November 16, 2006 meeting. Since the property is served by sanitary sewer from the City of Murfreesboro, the Murfreesboro Planning Commission will also have to approve the site plan.

There appears to be a number of easements that are not shown on the final plat for this property. The final plat will need to be revised to show these easements.

Any approval should be made subject to all Staff Comments.



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.

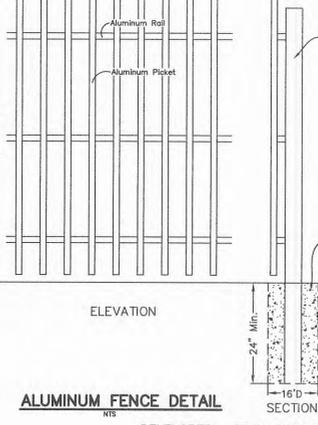


Certificate of Electric Service
 Middle Tennessee Electric Membership Corporation (MEMEC) will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MEMEC, and in accordance with the plot approval checklist, tree planting guidelines and other regulations contained on the MEMEC website at 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 plan entitled "MUIRWOOD AMENITY CENTER" has been approved by the engineers for Consolidated Utility District (CUD) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with CUD's specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

APPROVED FOR CONSTRUCTION
 THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT UNDER THE AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL AND IS HEREBY APPROVED FOR CONSTRUCTION.
 THIS APPROVAL SHALL NOT BE CONSIDERED A PRESUMPTION OF CONSTRUCTION OR A WAIVER BY THE MURFREESBORO WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES WILL MEET THE DESIGNED GOALS.
 APPROVAL DATE: _____
 APPROVAL EXPIRES IN 18 MONTHS

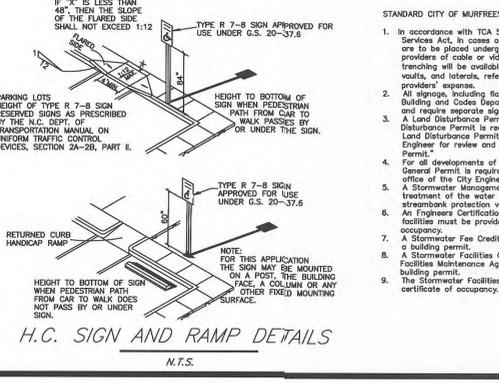
WATER & SEWER NOTES:
 1. The complete specifications for the sewer lines, "Sewer Line Specifications and Drawings," November 23, 2009 ed., are on file at the Murfreesboro Water and Sewer Department Engineering Office, and can also be found online at: <http://www.murfreesborotn.gov/default.asp?menu=42&id=6123>.
 2. Sewer construction must be in accordance with all MWSO specifications and drawings.
 3. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.
 4. Any house or structure with a building drain connecting to the public sanitary sewer with a floor elevation at any point below the elevation of the center of the street may be subject to Murfreesboro City Code Section 33-35 (0)(1) which requires the owner(s) to execute a Release and Indemnification Agreement in favor of the City as a prerequisite to connecting to water and/or sewer services.
 5. The existing sewer mains and/or manholes must be (tested / televised) before and after construction. Should the sewer not be (tested / televised) prior to construction any defects found after construction will be the responsibility of the contractor to repair at his or her expense.
 6. A maximum of 2 - 6" (6in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 - 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
 7. This subdivision is in the Overall Creek sanitary sewer special assessment district, a charge of \$1,000.00 per single family unit or equivalent will be charged in addition to all other sanitary sewer connection fees at the time the sewer connection fee is paid.
 8. The owner/developer for budget purposes should contact M.W.S.D. for connection fees, which may be substantial.
 9. Water service, domestic and fire protection and water line design to be provided by C.U.D.
 10. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial.
 11. All main waterline taps are to be made by C.U.D.
 12. Contact Bill Dunham with C.U.D. for water meter specifications. (615-867-7302)
 13. Contact the fire department for fire protection requirements which may be substantial based on the type of construction and size of the building.
 14. The reduced pressure backflow preventer for the domestic water service must be located outside the building in an above ground hot box.
 15. Pool service lines must connect to the sanitary sewer.



ZONED: R-15, WITH CONDITIONAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)
 FRONT SETBACK: 35'
 SIDE SETBACK: 5'
 REAR SETBACK: 20'

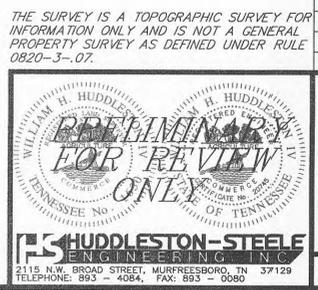
PROPOSED USE: COMMUNITY CENTER
 PARKING SPACES REQUIRED: 8 SPACES PER PRD PROGRAM BOOK
 PARKING SPACES PROVIDED: 8 SPACES PLUS 1 H.C.
 PROPOSED FLOOR AREA: 810 S.F. + 540 S.F. = 1,350 S.F.
 FLOOR AREA RATIO: 1,350 S.F./158,160 S.F. = 0.0085 OR 0.85%
 GROUND COVERAGE: 17,601 S.F.± (BLDG, PAVING & CONC.)
 OPEN SPACE: 140,559 S.F.± OR 88.9%
 PROPOSED BUILDING HEIGHT: 1 STORY OR 19'-6" (TO TOP OF ROOF)

- LEGEND**
- ⊕ Power Pole
 - ⊕ Existing Fire Hydrant
 - ⊕ Proposed Fire Hydrant
 - ⊕ Reducer
 - ⊕ Proposed Gate Valve & Box
 - ⊕ Concrete Thrust Block
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary Sewer Line
 - Proposed Sanitary Sewer Line
 - ⊕ Existing Manhole
 - ⊕ Proposed Manhole
 - Sewer Line Check Dam
 - Existing Contours
 - Proposed Contours
 - 0.0 Existing Spot Elevations
 - 0.0 Proposed Spot Elevations
 - 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
 - Existing Telephone & Electric Line
 - Existing Underground Electric Line
 - CMP
 - Corrugated Metal Pipe
 - RCP
 - Reinforced Concrete Pipe



STANDARD CITY OF MURFREESBORO NOTES:
 1. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all preconstruction notices and also serving the City of Murfreesboro dates on which open trenching will be available for the provider's installation of conduit, pedestals or vaults, and laterals, referred to as "equipment", to be provided at such such provider's expense.
 2. All signage, including signs and flagpoles, is subject to independent review by the Building and Code Department. All signage must conform to their requirements and require separate sign permits.
 3. A Land Disturbance Permit may be required. Determination whether a Land Disturbance Permit is required shall be made by the City Engineer. A separate Land Disturbance Permit application shall be made with the office of the City Engineer for review and approval for issuance of a Land Disturbance Permit.
 4. For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the office of the City Engineer prior to construction commencement.
 5. A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume, and provides for management of the streambank protection volume must be provided.
 6. An Engineer Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
 7. A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
 8. A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit.
 9. The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

PHASING FOR EROSION PREVENTION / SEDIMENT CONTROL:
 A. INITIAL - CONSTRUCTION EXIT AND SILT FENCE ALONG DOWNGRADIENT PERIMETER AREAS.
 B. INTERMEDIATE - TEMPORARY SEEDING, FILTER FABRIC INLET PROTECTION, STONE CHECK DAMS IN DITCHES, SILT FENCE TO PROTECT DITCHES.
 C. FINAL - SEEDING AND STABILIZATION OF DISTURBED AREAS, REMOVE SILT FENCE



SITE, GRADING & DRAINAGE PLAN
MUIRWOOD AMENITY CENTER
 7th & 13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: MARCH, 2016 SCALE 1"=30' SH. 2 OF 3

Rutherford County Regional Planning Commission

April 25, 2016 Staff Comments

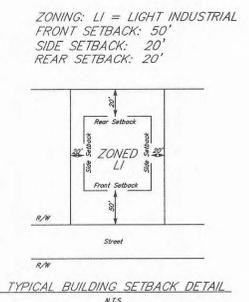
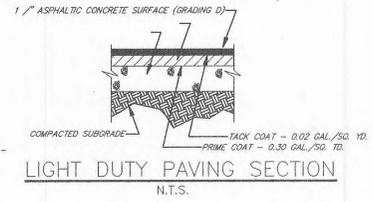
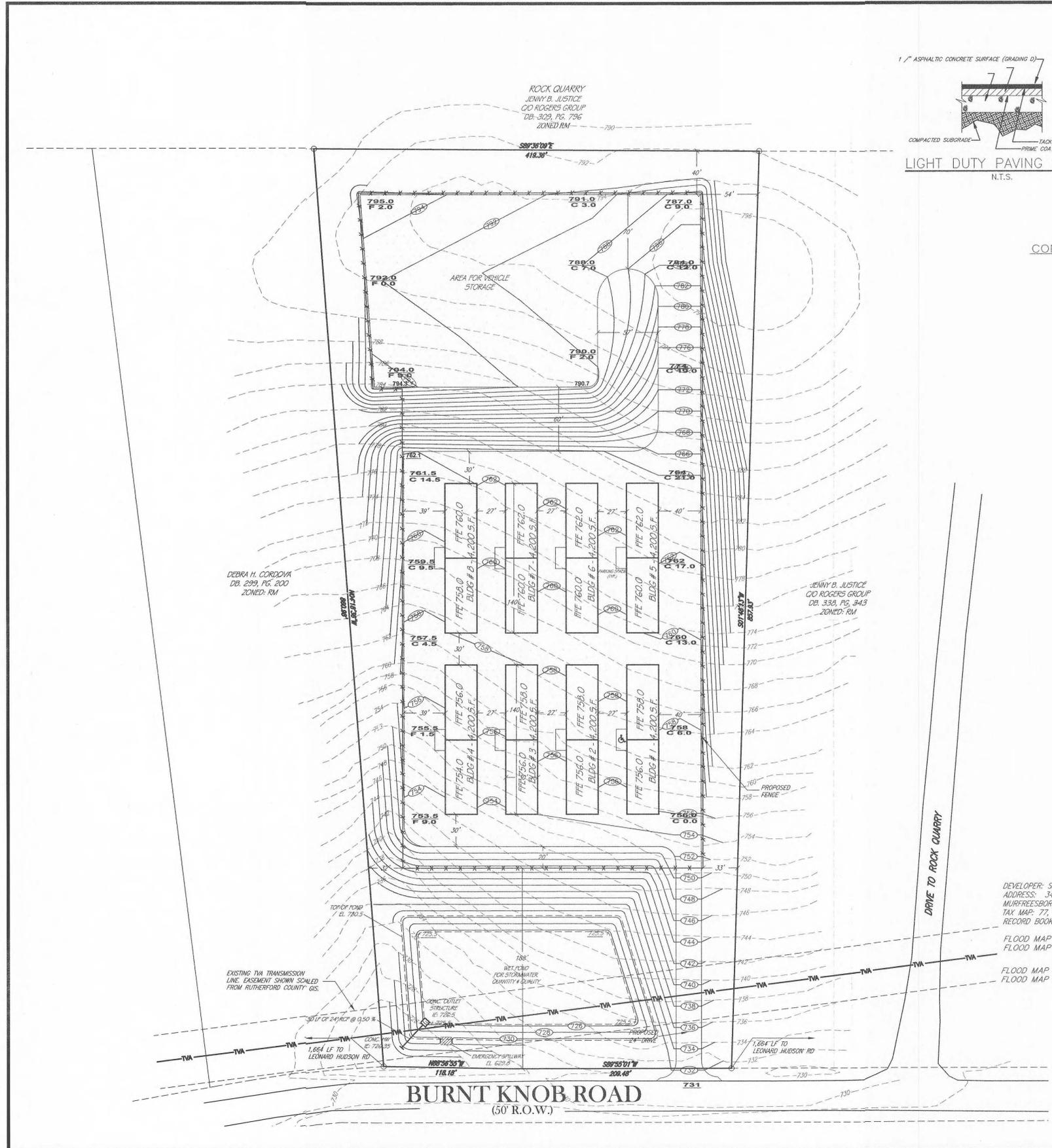
Plat/Plan Name: Burnt Knob Self Storage (16-3011)
Request: Site Plan Approval
Site Details: New construction of 33,600 square feet of Personal Services space (Mini-Warehouses) on 7.4 acres, zoned LI
Applicant: Stuart Conway
Property Location: Burnt Knob Road



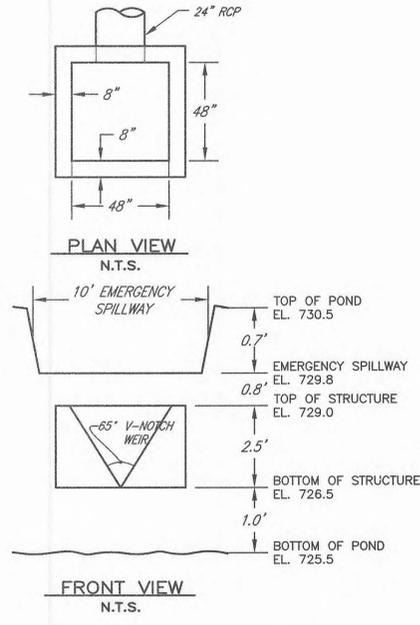
The property was rezoned Light Industrial (LI) at the Board of Commissioner's February 12, 2015 meeting. The original site plan submitted for this development showed on 60 feet of cut in some places which Staff felt was inappropriate. The revised site plan has reduced this considerably, but still has 20 feet of cut in some places.

As currently proposed, the development slightly exceeds the maximum lot coverage of 50 percent in the LI zone. Staff also has concerns with the survivability of the landscape plan and feels that an alternate landscape plan may be in order for this site. Staff has also asked for calculations on the amount of material that will need to be removed from the site.

Staff will have additional comments at the meeting.

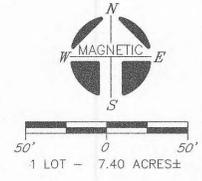


CONCRETE OUTLET STRUCTURE DETAIL



SITE DATA:
 PROPOSED USE: SELF STORAGE
 ZONING: LI (LIGHT INDUSTRIAL)
 LOT SIZE: 7.40 AC.
 PROPOSED BUILDING AREA: 33,600 SQ. FT.
 PAVED AREA: 128,497 SQ. FT.
 LOT COVERAGE: 162,097 / 322,344 = 50.29 %
 27' PROVIDED BETWEEN ALL BUILDINGS TO ALLOW FOR PARKING
 PARKING REQUIRED: 1 SPACE PER 5,000 SQFT OF F.A. OR 5 SPACES, WHICHEVER IS GREATER, PLUS 2 SPACES FOR ANY ACCESSORY DWELLING UNIT PROVIDED ON-SITE.
 33,600/5,000 = 6.72 = 7 SPACES REQUIRED
 PROVIDED 1 H.C. SPACE AND 7 SPACES

DEVELOPER: STUART CONWAY
 ADDRESS: 3422 LAWNCREST COVE
 MURFREESBORO, TN 37129
 TAX MAP: 77, PARCEL: 23.08
 RECORD BOOK 1310, PG. 2949
 FLOOD MAP PANEL: 47149C0119H
 FLOOD MAP DATED: JANUARY 5th, 2007
 FLOOD MAP PANEL: 47149C0118J
 FLOOD MAP DATED: OCTOBER 16th, 2008



VICINITY MAP
 NOT TO SCALE

- PLAT NOTES**
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown were located using available 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 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 them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
 - Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
 - The applicable zoning ordinance allows for an alternate setback of 1/2 times the required side yard setback (30') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
 - Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.

LEGEND

- ⊕ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- ⊕ Existing Manhole
- ⊕ Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- ⊕ Existing Spot Elevations
- ⊕ Proposed Spot Elevations
- Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Siltation Fence (Initial Measure)
- Siltation Fence (Once Constructed)
- ⊕ Turf Reinforcement Mat
- ⊕ Stone Check Dam

NO.	DATE	DESCRIPTION
1	05-07-2015	ORIGINAL ISSUE

**PRELIMINARY
 FOR REVIEW
 ONLY**

**HSHUDDLESTON-STEEL
 ENGINEERING, INC.**

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

DRAINAGE AND GRADING PLAN

**BURNT KNOB
 SELF STORAGE
 MURFREESBORO, TN**

7th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: APRIL, 2016 SCALE: 1" = 50' SH. 3 OF 4

\\p000000\project\2004\BURNT KNOB SELF STORAGE\DWG\BURNT KNOB STORAGE SITE PLOT001E (1).dwg, 6/26/2015 10:45 AM