

Rutherford County Regional Planning Commission

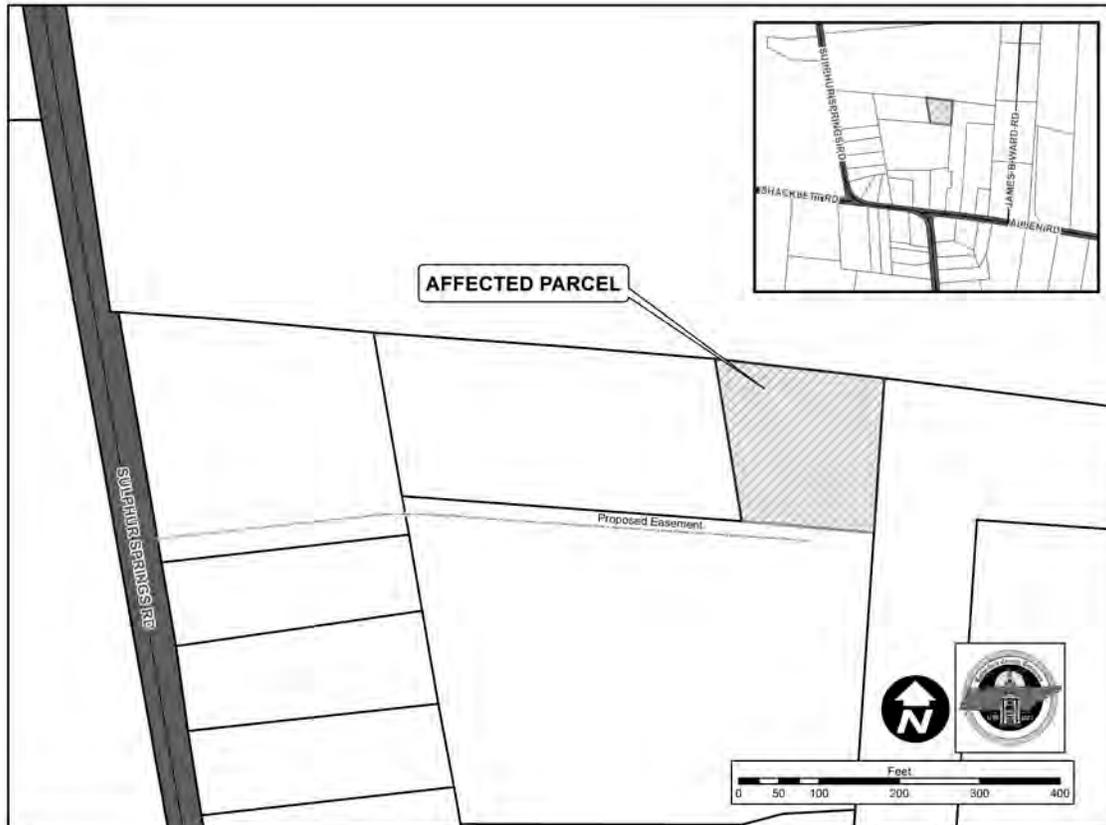
Agenda – July 25, 2016 – 9:00 AM

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- V. ITEMS WITHDRAWN/DEFERRED**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. WAIVER REQUEST**
 - 1. Ben Smithson (16-4006) is requesting a waiver to allow two tracts of less than five acres along a private easement located at 4188 Sulphur Springs Road
 - B. SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
 - 1. Buchanan Estates, Section VII (16-1012) – 62 lots (60 buildable) on approximately 25.9 acres, zoned RM, located off of Epps Mill Road, Jones Construction Co. applicant
 - 2. Harvest Woods, Section II, Phase II (16-1013) – 16 lots on approximately 9.7 acres, zoned RM, located off of Cutoff Road, Harvest Grove, LLC applicant
 - C. SUBMITTED FOR FINAL PLAT APPROVAL**
 - 1. Sue Cook Subdivision (16-2039) – 2 lots on 5.43 acres, zoned RM, located along Deer Run Road, John Chris Sexton applicant. Includes a waiver to the fire hydrant requirements
 - 2. Harrison Glen, Section 6 (16-2041) – 19 lots on 24.42 acres, zoned RM, located south of Crescent Road, Equity Programmers, Inc. applicant
 - 3. Springhouse, Section 5 (16-2042) – 18 lots on 7.42 acres, zoned RM, located off of Shores Road, Springhouse Development, LLC applicant
 - 4. Chapel Hills, Section VIII, Phase I (16-2043) – 7 lots on 5.65 acres, zoned RM, located at the intersection of West Jefferson Pike and Powells Chapel Road, Chapel Hills Development Company applicant
 - 5. Mankin McKnight Road Subdivision (16-2044) – 3 lots on 5.96 acres, zoned RM, located along Mankin McKnight Road, Blue Sky Construction, Inc. applicant. Includes a waiver to the fire hydrant requirements
 - D. SUBMITTED FOR SITE PLAN APPROVAL**
 - 1. Buchanan Storage (16-3018) – New construction of 20,750 square feet of personal services space (Mini-Warehouses) on 10.00 acres, zoned EAC, located along Miller Road, Buchanan Storage applicant
- VII. OLD BUSINESS**
- VIII. STAFF REPORTS/OTHER BUSINESS**
- IX. ADJOURNMENT**

Rutherford County Regional Planning Commission July 25, 2016 Staff Comments

File: 16-4006
Applicant Name: Ben Smithson
Property Address: 4188 Sulphur Springs Road
Request: A waiver from Article III C.6.a.ii.(B) requiring lots on private easements to be a minimum of five acres in size



There is an existing access easement to the subject property that was granted by the Leanna Church of Christ in 2000. The applicant is interested in transferring about an acre of property as shown on the map above in order for his parents to construct a house. The Church has provided a letter, which has been included with your agenda packets, stating that they are comfortable with a second tract accessing the existing easement. That being said, tracts on private easements are required to be at least five acres in size. If a second lot is created, both tracts will be less than five acres in size. The applicant has requested a waiver to that provision.

Staff will have additional comments at the meeting.





LEANNA
Church of Christ
Raising Generations that Know the Lord

4198 Sulphur Springs Road
Phone: (615) 890-9659 □ Fax: (615) 890-9993
minister@leannachurch.org

Murfreesboro, TN 37129

June 22, 2016

Rutherford County Planning Department

To Whom It May Concern:

We understand that the property owned by Ben Smithson at 4188 Sulphur Springs Road, Murfreesboro, TN 37129 accessed via a permanent easement granted by the Leanna Church of Christ and recorded in Rutherford County might at some point be "sub-divided" to allow Mr. Smithson to sell a parcel of his property to his parents, Bobby and Beverly Smithson, in order for them to build a house. The Leanna Church of Christ does not oppose this possibility and agrees to legally sign a document giving the same driveway easement rights to the new parcel should it be necessary that we do so.

Sincerely,

Floyd Arnold, Elder
Mike Howard, Elder

MAIL TAX NOTICES TO
NEW OWNER(S) @:

CHARLES R. BULLOCK
1192 ALLEN RD.
MURFREESBORO, TN. 37129

Map: Part of 57D
Group: A
Parcel: 1

STATE OF TENNESSEE }
ss:
RUTHERFORD COUNTY }

This Instrument Prepared from
Information Provided by the
Parties By:
SMITH & SELLERS, Attorneys at Law
Murfreesboro, Tennessee (ldv)

RIGHT-OF-WAY DEED:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and the benefits to accrue to other land of the grantor, We, the undersigned, DANNY THOMASON, LEE BREWER, WENDELL BOLIN and EARL POOLE, Business Committee and Trustees of the LEANNA CHURCH OF CHRIST, have this day granted and do hereby transfer and convey unto C.R. BULLOCK and wife, CLARETTA REED BULLOCK, their heirs and assigns, forever, a right-of-way for ingress and egress from grantees' adjoining property on the east to Sulphur Springs Road in, upon, along, under, through and across that certain parcel of real estate situated in the 9th Civil District of Rutherford County, Tennessee, and being further described as follows, to-wit:

BOUND on the north by the remaining property of the Leanna Church of Christ (Deed Book 250, Page 344); on the east by other property of C.R. Bullock (Deed Book 209, Page 426); on the south by John E. Sanders (Deed Book 302, Page 499); and on the west by Sulphur Springs Road.

BEGINNING at an iron pin on the east margin of Sulphur Springs Road, lying approximately 590' north of Shacklett Road, said pin being the NW corner of Sanders and the SW corner of this tract; thence with the east margin of Sulphur Springs Road N 11 degrees 14' 22" W, 50.00 feet to an iron pin being the NW corner of this tract; thence with the south line of the remaining property of Leanna Church of Christ, N 82 degrees 31' 57" E, 307.75 feet to an iron pin being the NE corner of this tract; thence with the west line of the other property of C.R. Bullock S 11 degrees 11' 03" E, 50.0 feet to an iron pin being the SE corner of this tract; thence with the north line of Sanders S 82 degrees 32' W, 307.7 feet to the pin at the beginning, containing 0.35 acre, more or less, according to survey of Robert E. Francis, Registered Land Surveyor #669, dated September 10, 1991.

Being a portion of the same property conveyed to the Business Committee and Trustees of the Leanna Church of Christ, in Trust, by deed from C.R. Bullock and wife, Claretta Reed Bullock, of record in Deed Book 250, page 344, Register's Office of Rutherford County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO all restrictive covenants, easements and setback lines, etc., of record applying to the within described property.

The grantor expressly authorizes and agrees that the grantees, their heirs and assigns, may, at their discretion, dedicate said property to the Rutherford County Highway Department or any other appropriate governmental entity as and for a public street or highway.

TO HAVE AND TO HOLD said right-of-way, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantees that the grantor is lawfully seized and possessed of said real estate; that they, as the Business Committee and as Trustees of the Leanna Church of Christ, have a good right to convey said right-of-way and that it is unencumbered.

The undersigned further covenant and bind themselves, their successors and assigns, forever, to warrant and defend the title to said right-of-way unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned, being duly authorized by action of the Leanna Church of Christ, have caused this instrument to be executed this the 25th day of October, 1991.

LEANNA CHURCH OF CHRIST

BY: Danny Thomason
DANNY THOMASON
Business Committee Member and Trustee

BY: Lee Brewer
LEE BREWER
Business Committee Member and Trustee

BY: Wendell Bolin
WENDELL BOLIN
Business Committee Member and Trustee

BY: Earl Poole
EARL POOLE *Warpool*
Business Committee Member and Trustee

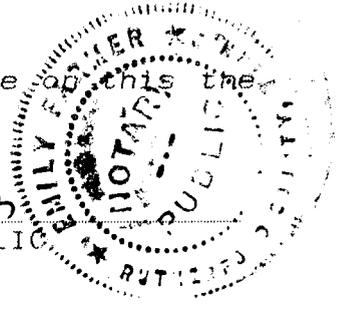
STATE OF TENNESSEE }
 ss:
COUNTY OF RUTHERFORD }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DANNY THOMASON, with whom I am personally acquainted, and who upon oath acknowledged himself to be the a member of the Business Committee and a Trustee of the LEANNA CHURCH OF CHRIST, the within named bargainor, and that he as such member and Trustee, being authorized so to do, executed the foregoing instrument (RIGHT-OF-WAY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office on this the _____ day of October, 1991.

Emily Farmer

NOTARY PUBLIC



My commission expires: March 12, 1995

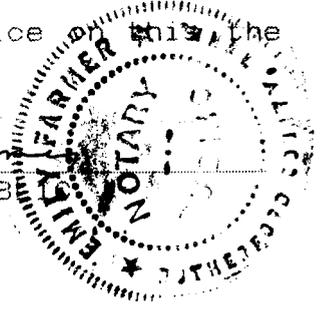
STATE OF TENNESSEE }
 ss:
COUNTY OF RUTHERFORD }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared LEE BREWER, with whom I am personally acquainted, and who upon oath acknowledged himself to be the a member of the Business Committee and a Trustee of the LEANNA CHURCH OF CHRIST, the within named bargainor, and that he as such member and Trustee, being authorized so to do, executed the foregoing instrument (RIGHT-OF-WAY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office on this the _____ day of October, 1991.

Emily Farmer

NOTARY PUBLIC



My commission expires: March 13, 1995

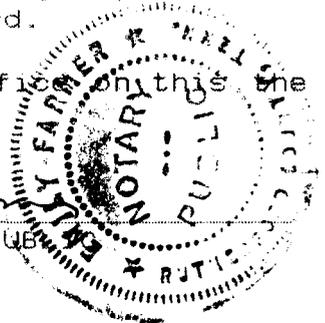
STATE OF TENNESSEE }
 ss:
COUNTY OF RUTHERFORD }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WENDELL BOLIN, with whom I am personally acquainted, and who upon oath acknowledged himself to be the a member of the Business Committee and a Trustee of the LEANNA CHURCH OF CHRIST, the within named bargainor, and that he as such member and Trustee, being authorized so to do, executed the foregoing instrument (RIGHT-OF-WAY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office on this the _____ day of October, 1991.

Emily Farmer

NOTARY PUBLIC



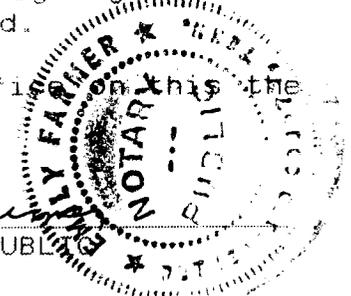
My commission expires: March 13, 1995

STATE OF TENNESSEE }
 ss:
COUNTY OF RUTHERFORD }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared EARL POOLE, with whom I am personally acquainted, and who upon oath acknowledged himself to be the a member of the Business Committee and a Trustee of the LEANNA CHURCH OF CHRIST, the within named bargainor, and that he as such member and Trustee, being authorized so to do, executed the foregoing instrument (RIGHT-OF-WAY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office on this the _____ day of October, 1991.

Emily Farnham
NOTARY PUBLIC



My commission expires: March 13, 1995

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is \$ 500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Claretta R. Bulloch
AFFIANT

SWORN to and subscribed before me, this the 18th day of October, 1991. 2000.

Margaret P. Thomas
NOTARY PUBLIC

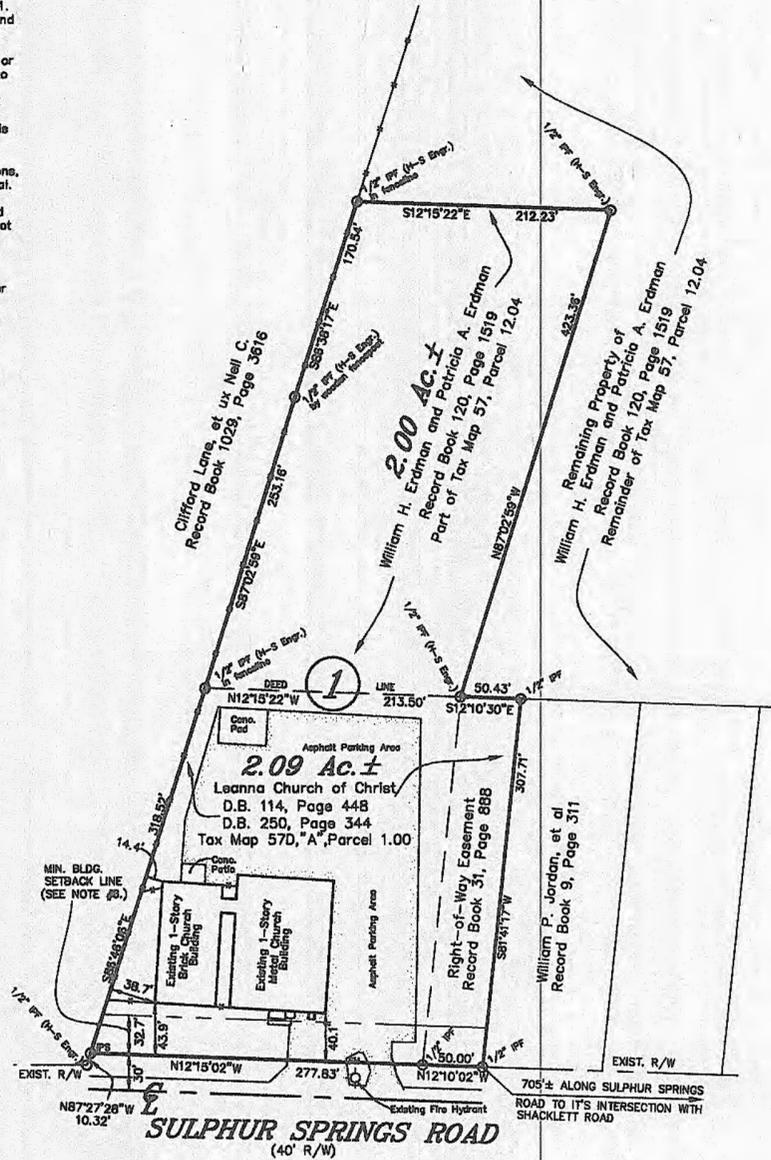


My commission expires: 4/22/2002

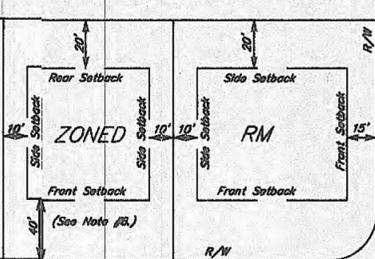
Jennifer M Gerhart, Register
Rutherford County Tennessee
Rec #: 233967 Instrument 1030190
Rec'd: 16.00 NBk: 58 Ps 72
State: 1.85
Clerk: 1.00
EDP: 2.00 Recorded
Total: 20.85 10/31/2000 at 9:25 am
 in Record Book
 31 Pages 888-891

PLAT NOTES

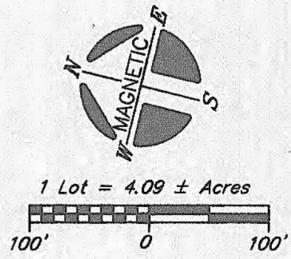
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be Present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage 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.
- The Rutherford County Board of Zoning Appeals approved an Order of Action (dated 9/12/02) for a variance of 17.3 feet from the front yard setback to allow a front yard setback of 32.7 feet in the Residential-15 zone as stated in Chart 2 of the Rutherford County Zoning Resolution.
- All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
- The purpose of this plat is to add 2.00 acres to the existing Leanna Church of Christ property.



ZONED: RM
 FRONT SETBACK: 40' (See Note #6.)
 SIDE SETBACK: 10'
 REAR SETBACK: 20'
 (This and all surrounding properties are zoned RM per R.C.R.P.C.)



TYPICAL BUILDING SETBACK DETAIL
 N.T.S.



- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP-H/S ENGR.)
 - IPF ○ IRON PIN FND.(SIZE AND DESCRIP. STATED)
 - RAILROAD SPIKE
 - ✖ FENCE
 - SURVEY POINT
 - △ MAIL
 - CONC. MARKER FND.

LEGEND

- ⊙ Power Pole
- W— Existing Water Line
- E— Existing Electric Line
- FH-○ Existing Fire Hydrant

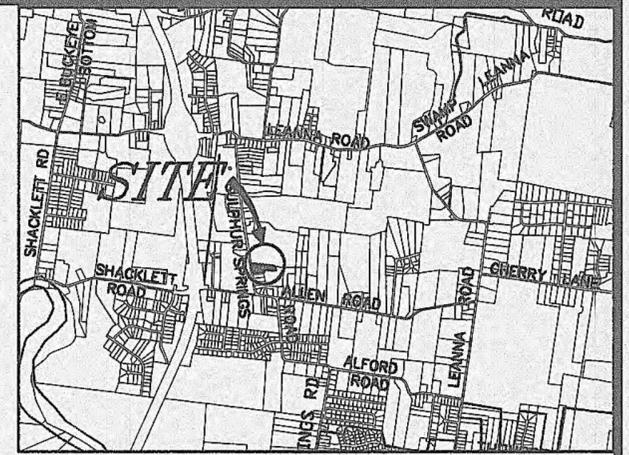
OWNER: Leanna Church of Christ
 ADDRESS: 4198 Sulphur Springs Road
 Murfreesboro, TN 37129

Tax Map 57D, "A", Parcel 1.00
 Deed Book 114, Page 448
 Deed Book 250, Page 344

OWNER: William H. Erdman, et ux
 Patricia Erdman

ADDRESS: 4188 Sulphur Springs Road
 Murfreesboro, TN 37129
 Tax Map 57, Parcel 12.04
 Record Book 120, Page 1519

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470168, PANEL NO. 0145H, ZONE: X, DATED 01-05-07.



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.

Date: 2-27-13
 TRUSTEES & THEIR SUCCESSORS IN OFFICE FOR THE LEANNA CHURCH OF CHRIST

LEANNA CHURCH OF CHRIST
 Deed Book 114, Page 448
 Deed Book 250, Page 344

- FLOYD ARNOLD, TRUSTEE
- DAVID HENRY, TRUSTEE
- MIKE HOWARD, TRUSTEE
- THOMASON, TRUSTEE
- WILLIAM H. ERDMAN
- PATRICIA A. ERDMAN

WILLIAM H. & PATRICIA A. ERDMAN
 Record Book 120, Page 1519

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: 3-5-13
 SECRETARY, PLANNING COMMISSION

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.

Date: 2-11-2013
 Richard H. Stern, Jr., Tenn. RLS No. 657

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. MM 5-5-13
 RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

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.

DATE OF RECORDING: March 5, 2013
 TIME OF RECORDING: 12:58 P.M.
 PLAT BOOK: 37, PAGE: 38

Richard H. Stern, Jr.
 REGISTERED PROFESSIONAL SURVEYOR
 TENNESSEE NO. 16374-13

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

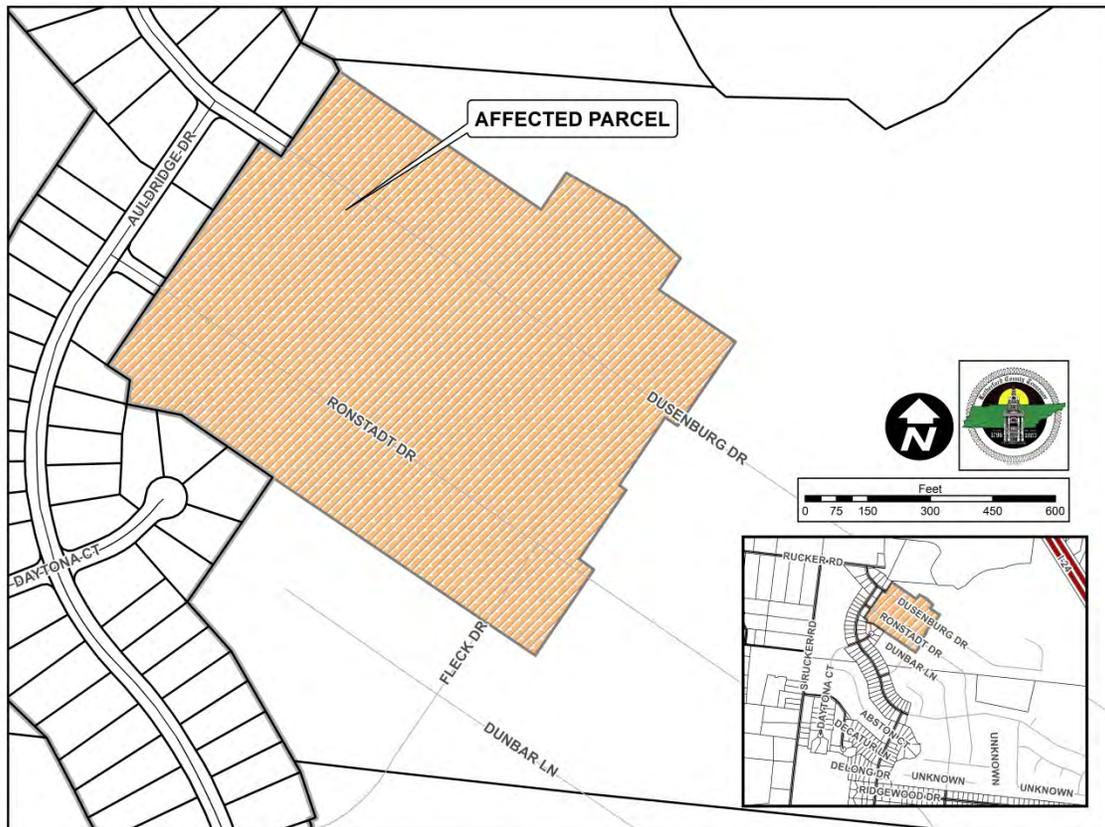
Final Minor Plat
Lot 1,
LEANNA CHURCH
OF
CHRIST
 9th Civil District of Rutherford County, Tennessee

Date: January 28, 2013 Scale: 1"=100' Sheet 1 of 1

13-2006

Rutherford County Regional Planning Commission July 25, 2016 Staff Comments

Plat/Plan Name: Buchanan Estates, Section VII (16-1012)
Request: Preliminary Plan Approval
Site Details: 62 lots (60 buildable) on approximately 25.9 acres, zoned RM
Applicant: Jones Construction Co.
Property Location: Off of Epps Mill Road



The proposed development is the latest section for Buchanan Estates. City of Murfreesboro Planning Commission approval will be necessary, as this property is served by Murfreesboro sanitary sewer. According to information provided from Consolidated Utility District, the development cannot currently be served with fire protection. Work is progressing on upgrades to water lines on Manchester Pike which will improve this situation. CUD will not make any guarantees as to the completion date of the upgrades, but will not sign any final plats until it is completed.

Any approval should be made subject to all Staff Comments.

LEGEND

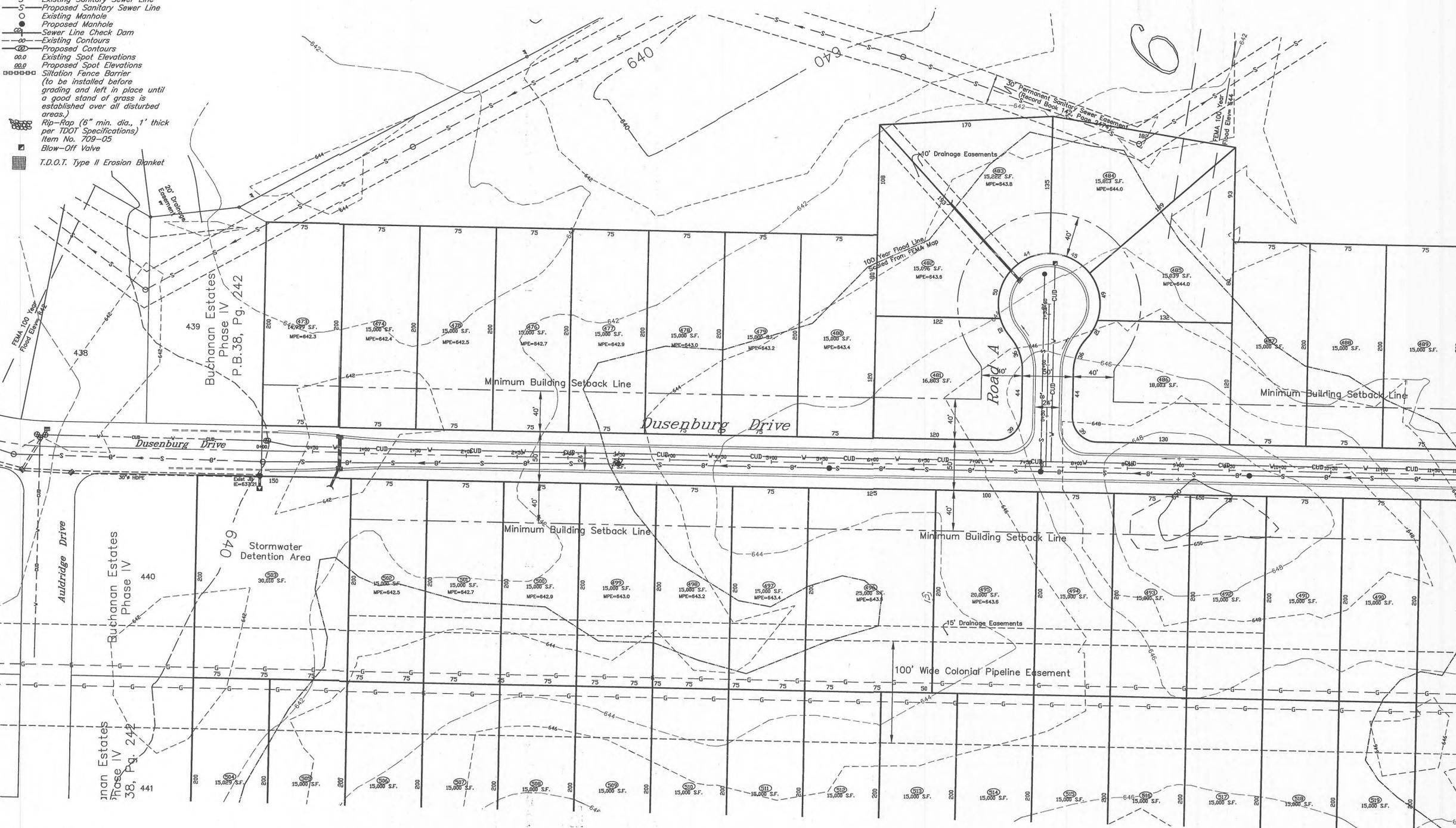
- ⊗ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- ⊕ Existing Spot Elevations
- ⊕ Proposed Spot Elevations
- ▬ Siltation Fence Barrier
(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas)
- ▬ Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05
- ▬ Blow-Off Valve
- ▬ T.D.O.T. Type II Erosion Blanket



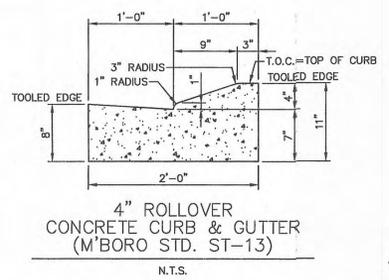
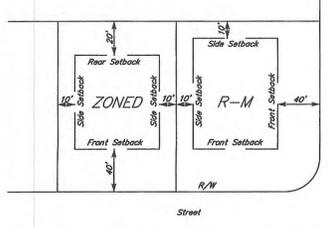
LOCATION MAP

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 aboveground 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. This survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
6. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
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 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 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.



ZONING: R-M
(Medium Density Residential)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



- LEGEND FOR MONUMENTS
- ⊕ IRON PIN SET
 - ⊕ IRON PIN FIND
 - ⊕ RAILROAD SPIKE
 - ⊕ FENCE
 - ⊕ SURVEY POINT
 - ⊕ NAIL
 - ⊕ CONC. MARKER FND.

OWNER/DEVELOPER: Jones Construction Co.
ADDRESS: 1925 SE Broad Street
Murfreesboro, TN 37130
Tax Map 150, Part of Parcel 30.00
Record Book 1476, Page 3605



NO.	DATE	DESCRIPTION
0	07-08-16	Original Issue - Submittal to R.C.R.P.C.

Preliminary Plan
Buchanan Estates
Section VII

11th Civil District of Rutherford County, Tennessee

Date: June, 2016 Scale: 1"=50' Sheet 2 of 3

A PORTION OF THESE LOTS ARE LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0265 H, ZONE: X, DATED: 01/05/07.

HS HUDDLESTON-STEEL ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 855-4084, FAX: 855-4080

LEGEND

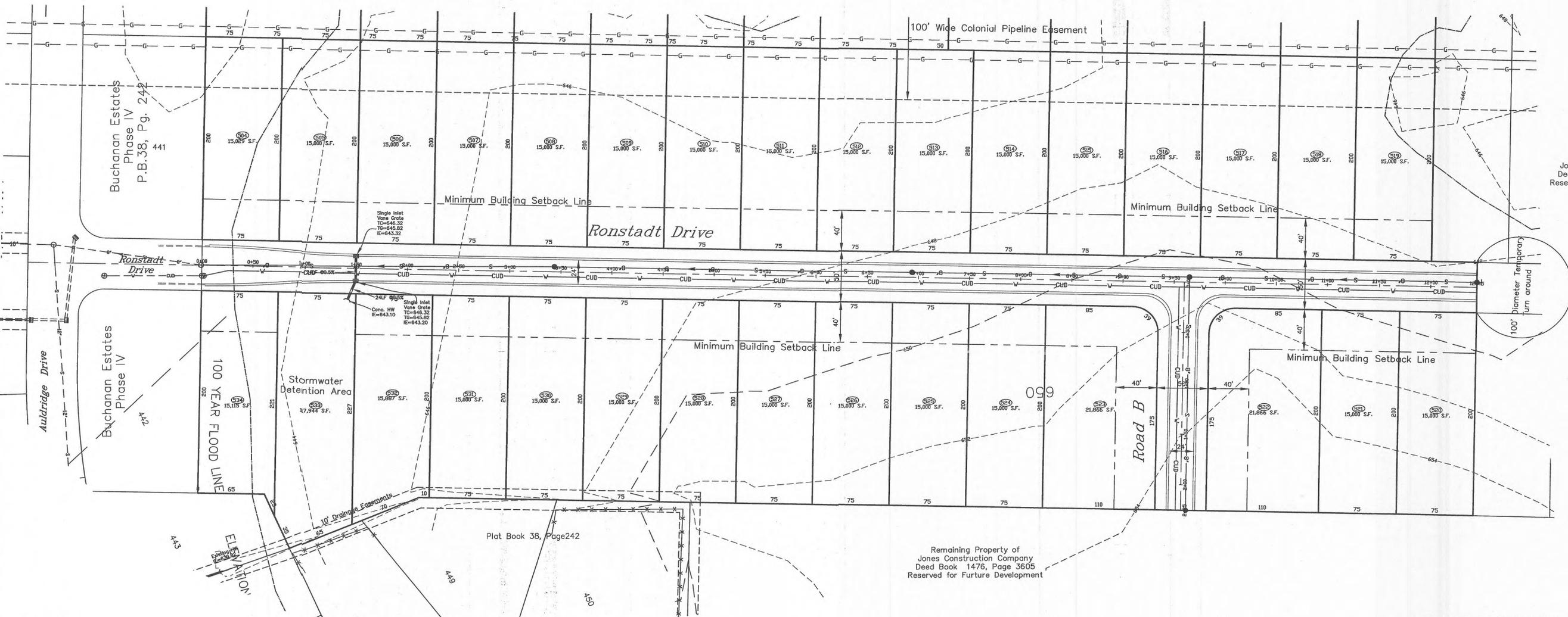
- ⊙ Power Pole
- ⊙ Existing Fire Hydrant
- ⊙ Proposed Fire Hydrant
- △ Reducer
- ⊙ Proposed Gate Valve & Box
- ▲ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- ⊙ Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- 0.00 Existing Spot Elevations
- 0.00 Proposed Spot Elevations
- ▬ Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ▬ Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) (Item No. 709-05)
- ▬ Blow-Off Valve
- ▬ T.D.O.T. Type II Erosion Blanket

PLAT NOTES

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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. This survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-time Kinematic) surveying methods.
6. Boundary information taken from a survey of the Robert C. Bond Property by Jim Carman, Tenn. R.L.S. No. 2053, dated June 11, 2015, and is not recertified at this time.
7. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
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. 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.



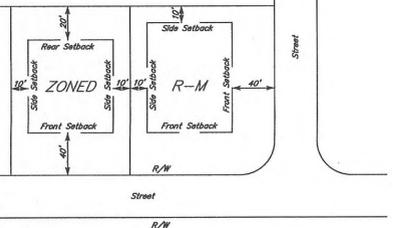
LOCATION MAP
N.T.S.



Remaining Property of Jones Construction Company
Deed Book 1476, Page 3605
Reserved for Future Development

Remaining Property of Jones Construction Company
Deed Book 1476, Page 3605
Reserved for Future Development

ZONING: R-M
(Medium Density Residential)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAILS
N.T.S.



- 60 Residential Lots & 2 Detention Areas
- LEGEND FOR MONUMENTS
 IPS ○ IRON PIN SET
 IPF ○ IRON PIN FIND
 ○ RAILROAD SPIKE
 — FENCE
 ● SURVEY POINT
 △ NAIL

OWNER/DEVELOPER: Jones Construction Co.
 ADDRESS: 1925 SE Broad Street
 Murfreesboro, TN 37130
 Tax Map 150, Part of Parcel 30.00
 Record Book 1476, Page 3605
 A PORTION OF THESE LOTS ARE LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0265 H, ZONE: X, DATED: 01/05/07.



NO.	DATE	DESCRIPTION
0	07-08-16	Original Issue - Submittal to R.C.R.P.C.

Preliminary Plan
Buchanan Estates
 Section VII

11th Civil District of Rutherford County, Tennessee

Date: July, 2016 Scale: 1"=50' Sheet 3 of 3

Rutherford County Regional Planning Commission July 25, 2016 Staff Comments

Plat/Plan Name: Harvest Woods, Section II, Phase II (15-2069)
Request: Preliminary Plan Approval
Site Details: 16 lots on approximately 9.7 acres, zoned RM
Applicant: Harvest Grove, LLC
Property Location: Off of Cutoff Road

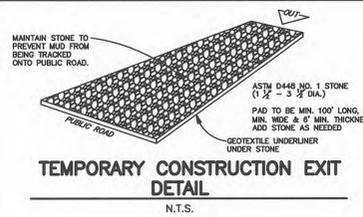
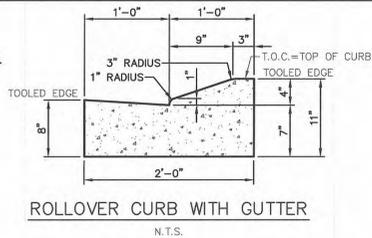
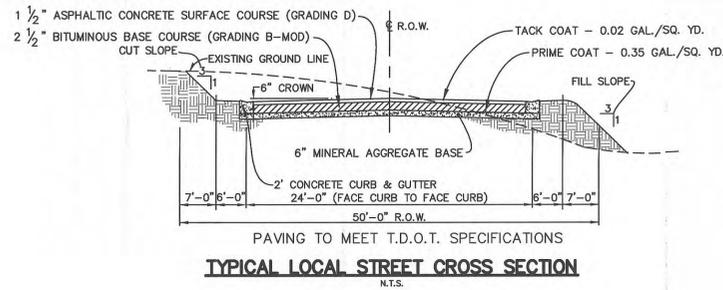


The proposed development is the latest section for Harvest Woods. Since this development was started under the previous Subdivision Regulations, preliminary plans are being done in phases.

Staff has identified several issues with the plan, but nothing that rises to the level of requesting a deferral. Staff expects the plan to be revised prior to the Planning Commission's meeting.

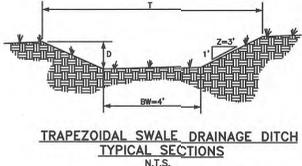
Any approval should be made subject to all Staff Comments.

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C120	36.14'	50.00'	41°24'35"	N77°56'57"E	35.36'
C121	81.33'	50.00'	104°39'40"	N70°25'31"W	79.15'
C122	80.75'	50.00'	89°36'56"	N16°42'47"E	57.08'
C123	77.27'	50.00'	88°32'54"	S84°12'28"E	69.81'
C124	27.48'	50.00'	31°29'35"	N85°35'59"W	27.14'
C125	39.27'	25.00'	90°00'00"	S53°39'14"W	35.36'
C126	39.27'	25.00'	90°00'00"	S36°20'46"E	35.36'

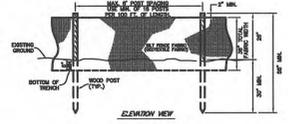


LEGEND

- ⊙ 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
- ⊕ 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



NOTE: Ditch and slopes shall be seeded and strowed for stabilization.

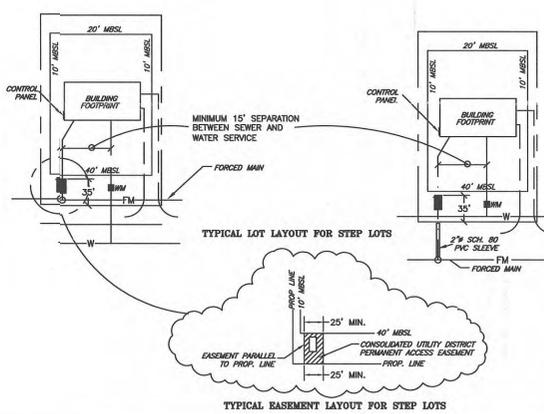


CONSTRUCTION NOTES:

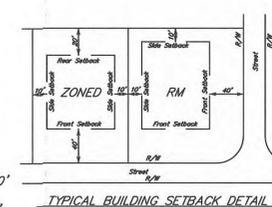
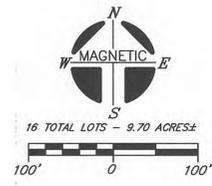
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF A LAND DISTURBANCE SHALL BE PROTECTED FROM SEEDING OPERATIONS. THIS MAY BE ACCOMPLISHED BY PROTECTING 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.

PLAT NOTES

- It is the responsibility of each residential builder to design and construct a suitable grading and drainage system 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.
- 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 drainages; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 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.
- The soil types and locations shown hereon are taken from a soils map provided by Randy Dickerson, dated 08/14/04. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
- Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
- Area 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 25' from top of bank of natural waterway, and is to be undisturbed.
- No fill material, rubbish, 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 service, 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 subdivision will be served with a step system designed by Huddleston-Steele Engineering, Inc.
- Seepage system to be operational before building permits will be issued.
- 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 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.



NOTE: CONSERVATION EASEMENT IS TO REMAIN UNDISTURBED. SEE RUTHERFORD COUNTY STORMWATER ORDINANCE.
NOTE: THIS SUBDIVISION IS SERVED WITH A STEP SYSTEM.



- LEGEND FOR MONUMENTS
 I.P.S. ○ IRON PIN SET
 I.P.F. ○ IRON PIN FND.
 ○ RAILROAD SPIKE
 * FENCE
 ● SURVEY POINT
 △ MAIL
 ■ CONC. MARKER FND.

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

DEVELOPER: HARVEST GROVE, LLC
 C/O HOWARD WALL & JOHN C. JONES III
 ADDRESS: 1980 OLD FORT PARKWAY
 MURFREESBORO, TN 37129
 TAX MAP: 25L, "B", PARCEL: 4.00
 RECORD BOOK: 291, PAGES: 2400-2403

FEDERAL FLOOD NOTE
 This property is NOT located in an area designated as a Special Flood Area on Community Map 470165, Panel No. 0132H, Zone: X, Dated: 01-05-07.

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

#	DATE	REVISION DESCRIPTION
1	7/8/2016	ORIGINAL ISSUE

FOR REVIEW ONLY

**PRELIMINARY PLAT
SECTION II - PHASE II
HARVEST WOODS**

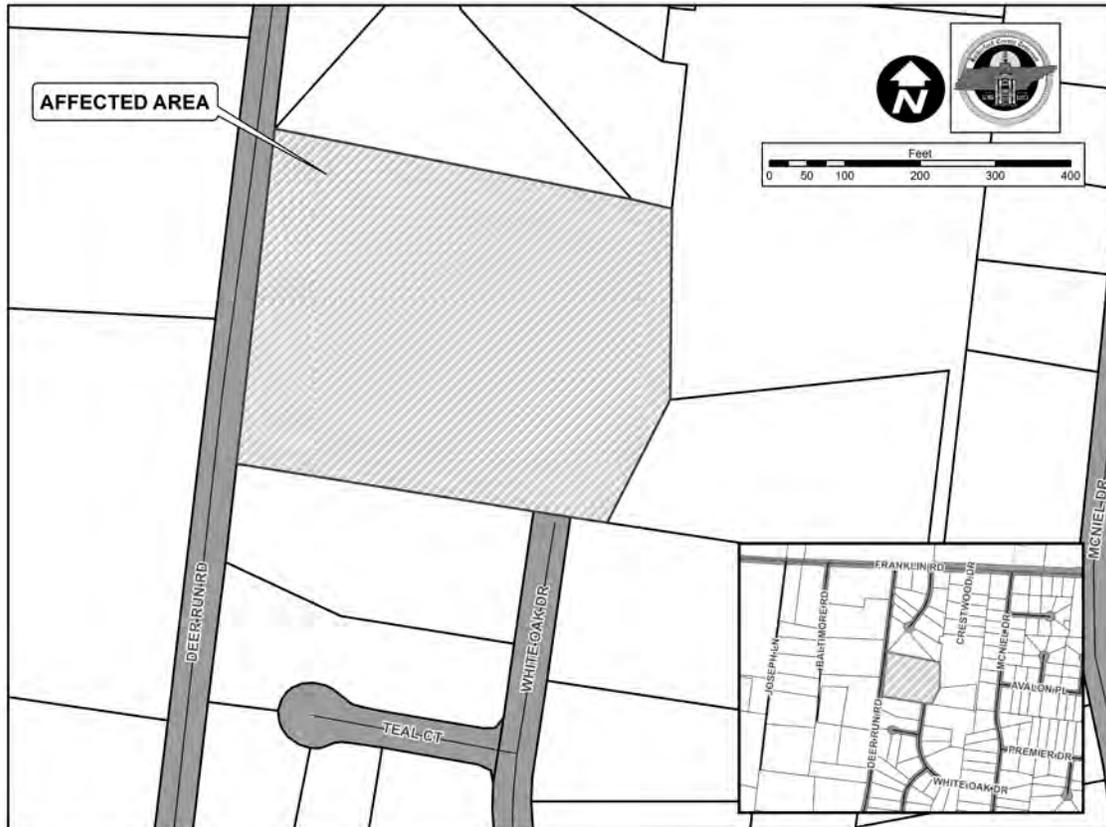
HUDDLESTON-STEEL ENGINEERING INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: (615)893-4084, FAX: (615)893-0080

5TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JULY, 2016 SCALE 1"=100' SH. 2 OF 2

Rutherford County Regional Planning Commission July 25, 2016 Staff Comments

Plat/Plan Name: Sue Cook Subdivision (16-2039)
Request: Final Plat. Includes a waiver to the fire hydrant requirements
Site Details: 2 lots on 5.43 acres, zoned RM
Applicant: John Chris Sexton
Property Location: Deer Run Road



This plat was reviewed as an administrative plat, but it was determined that a fire hydrant could not be supported on the water lines in the area. The plat has been revised to reflect Staff's comments. The waiver for the fire hydrant is the only item outstanding.

Any approval should be made subject to all Staff Comments and the waiver being granted.

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

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

DATE _____ LOCAL HEALTH AUTHORITY _____

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

1. ANY CUTTING OR FILLING AFTER _____ MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
2. LOT 1 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR A _____ BEDROOM HOME.
3. LOT 2 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR A _____ BEDROOM HOME.
4. ALL SHADED AREAS ARE TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. KEEP ALL HOUSES, UTILITIES, AND DRIVES OUTSIDE SHADED AREAS.
5. ANY ENCROACHMENT OF SOILS AREAS MAY RESULT IN LOSS OF BEDROOM APPROVAL.

LEGEND

- = Point
- = Iron Pin (O)
- ⊙ = 1/2" Rebar (N) w/ Sexton Cap
- ⊕ = Utility Pole
- ⊗ = Soils Stake
- ⊠ = Monument (O)
- ⊕ = Water Meter
- = Property Line
- x — = Fence Line

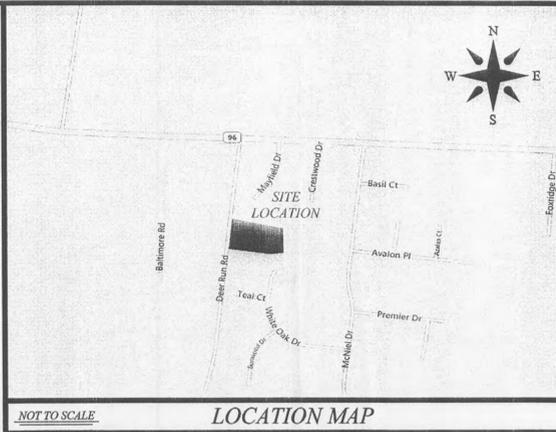
LINE	BEARING	DISTANCE
L1	N 60°05'44" E	134.04'
L2	S 70°17'12" E	96.85'
L3	S 02°29'53" W	38.78'
L4	N 85°58'24" W	90.66'
L5	N 00°31'58" E	65.01'
L6	S 78°15'49" W	72.83'
L7	S 12°05'35" W	89.71'
L8	S 70°25'36" W	43.48'
L9	N 36°06'37" W	115.97'
L10	N 39°32'53" E	45.76'
L11	S 83°30'07" E	89.00'
L12	S 22°38'41" W	62.60'
L13	S 02°57'37" W	60.96'
L14	N 77°07'47" W	73.08'
L15	N 09°11'48" E	66.41'
L16	S 71°48'27" E	67.14'
L17	N 48°40'59" W	23.70'
L18	N 89°03'05" W	92.72'
L19	N 42°30'32" E	76.76'
L20	N 10°06'19" E	58.03'
L21	S 88°33'40" E	51.04'
L22	N 74°18'59" E	170.33'
L23	S 83°13'30" E	38.77'
L24	S 14°46'50" E	46.57'
L25	N 85°23'51" W	51.94'
L26	N 01°54'27" E	45.45'
L29	S 74°54'29" E	20.40'
L30	S 05°16'03" E	253.85'
L31	S 79°34'52" W	138.30'
L32	N 84°57'49" W	428.38'
L33	N 02°05'21" E	302.13'

SHORT LINE TABLE		
L27	N 86°17'37" W	30.00'
L28	S 83°26'31" E	49.36'

NOTES:

1. This Survey was performed in the field with a Sokkia Reflectorless Total Station.
2. Surveyed area is not located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47149C0235Hdated Jan 05, 2007. Property is located in Zone "X". Zone "X" is defined as areas outside the 100 year flood plain.
3. Current zoning for the surveyed parcel is "R-15." Minimum building setbacks are:
Front: 40 feet
Rear: 10 feet
Side: 20 feet
4. 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.
5. Bearings are based on Magnetic North -- 01/06/2006.
6. Total Area of this subdivision: 5.43 Acres
7. 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.
8. Main line water taps will be made by the Consolidated Utility District. Contact the Consolidated Utility District concerning any connection fees or developmental procedures.
9. Water and Sewer service lines to be extended to property by owner/developer of each respective lot as needed.
10. 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.
11. All minimum building setback lines must comply with the current ordinances of Rutherford County.
12. The nearest fire hydrant is located within 1000' of the property.
13. The purpose of this plat is to subdivide a portion of the existing property so that a house/houses may be constructed.
14. Total Number of Lots: 2

NOTE: BEARINGS ARE RELATIVE TO MAGNETIC NORTH - 08/20/2013.



NOT TO SCALE LOCATION MAP

CERTIFICATE OF OWNERSHIP

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

By: SUE COOK

Date (reference Deed Book 669 page 105 R.O.R.C.T.)

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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

Date MTEMC Power System Official

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date Planning Commission Secretary

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

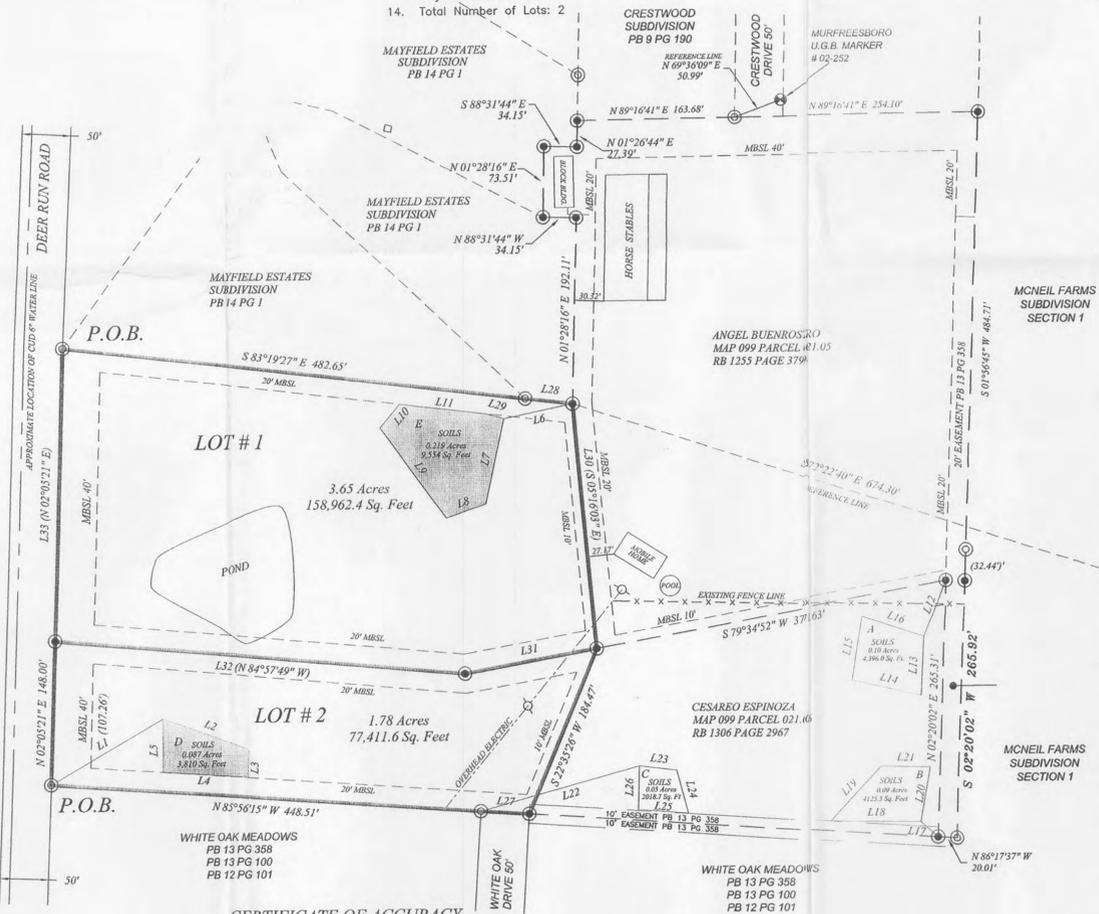
I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with County codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a surety for these improvements has been posted with the Consolidated Utility District to assure completion of same and that the land shown to be subdivided hereon is within the water service jurisdiction of [either Murfreesboro Water and Sewer Department or Consolidated Utility District].

DATE Consolidated Utility District

DATE OF RECORDING: _____

TIME OF RECORDING: _____

PLAT BK.: _____ PAGE: _____



CERTIFICATE OF ACCURACY

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is greater than 1: 10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.

Date John Chris Sexton RLS 1898



PRELIMINARY

REVISIONS:

PREPARED FOR:
OWNER/CLIENT
COOK BROTHERS EDUCATIONAL FUND, LLC
2441Q OLD FORT PKWY # 312
MURFREESBORO, TN
37128

MINOR SUBDIVISION PLAT
SUE COOK SUBDIVISION
COOK BROTHERS EDUCATIONAL FUND, LLC PROPERTY
LOCATED IN THE SEVENTH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, THE CITY OF MURFREESBORO, AND IS THE COOK BROTHERS EDUCATIONAL FUND, LLC PROPERTY DEED BOOK 669 PAGE 105
REGISTERS OFFICE RUTHERFORD COUNTY

TAX MAP REF.: Tax Map 099 P/O Parcel 021.04
SURVEYED BY: JCS,JPV
DRAWING DATE: 06/15/2016
DRAWN BY: JCS
CHECKED BY: JCS
SCALE: 1" = 100'
PROJECT NUMBER: 2016-045
FILE NAME: C:/2016-045/2013-050D.DWG

JOHN CHRIS SEXTON
RLS 1898
467 Southridge Cir.
Crossville, TN
38555
615-785-3809
931-787-6943
chris.sexton53@gmail.com
www.chrissextonsurveying.com
facebook: chris sexton surveying

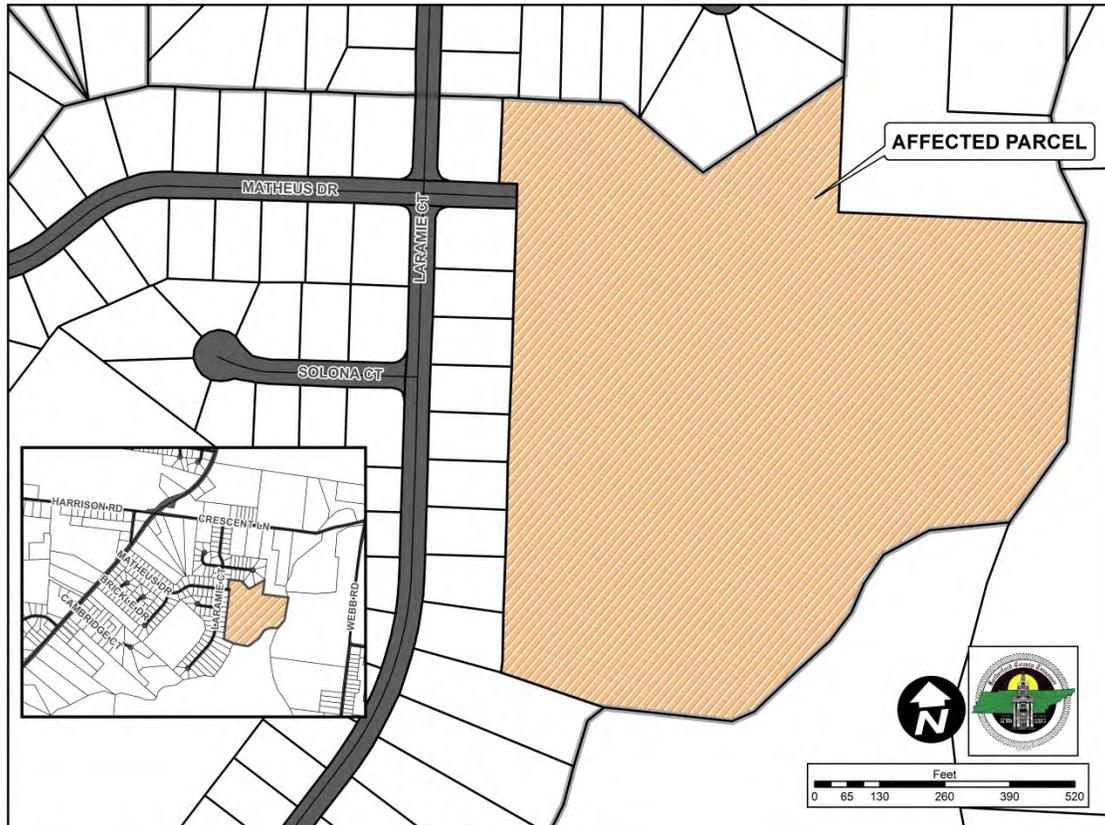


SHEET NO.
1 OF 1

162039

Rutherford County Regional Planning Commission July 25, 2016 Staff Comments

Plat/Plan Name: Harrison Glen, Section 6 (16-2041)
Request: Final Plat Approval
Site Details: 19 lots on 24.42 acres, zoned RM
Applicant: Equity Programmers, Inc.
Property Location: South of Crescent Road



The preliminary plan for this section was approved by the Planning Commission at their March 28, 2016 meeting. This final plat appears to be consistent with the preliminary plan approval. A drainage easement needs to be relocated to match what's in the field. Besides this issue and some housekeeping matters, the plat is in good order.

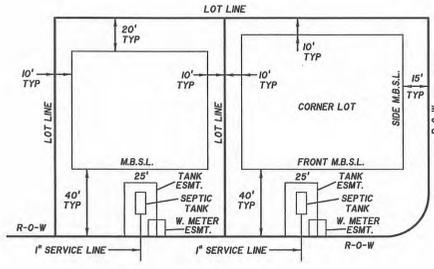
Any approval should be made subject to all Staff Comments.

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 19 SINGLE FAMILY LOTS AND TO VOID AND VACATE ALL OF LOT 132, OF RECORD IN PLAT BOOK 35, PAGE 109, R.O.R.C.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO T.D.O.T. ROW MONUMENTS ON BARFIELD-CRESCENT ROAD.
- THIS PROPERTY LIES WITHIN ZONES X & AE, PARTIALLY IN THE 100 YEAR FLOODPLAIN, PER FEMA FIRM MAPS FOR RUTHERFORD CO., MAP NO. 4749C03B1 H, DATED 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 NEAR 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 (3) NOR MORE THAN TEN (10) 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 1-800-353-8811.
- 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. (DETERMINED BY HOUSE ORIENTATION) SIDE ON A CORNER LOT = 0 FT. (DETERMINED BY HOUSE ORIENTATION)
- 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 SET NEAR 18" AND 68 INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- THE HARRISON GLEN HOMEOWNERS ASSOCIATION WAS ESTABLISHED IN R.B.K. PG. ANY COMMON AREAS AND/OR DETENTION PONDS SHALL BE MAINTAINED BY THE ASSOCIATION.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. PG.
- A SIDEWALK MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. PG.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT SET (NEW)
- 8" W WATER LINE W/FIRE HYD.
- 2" FM STEP SYSTEM FORCE MAIN



- SEPTIC TANK IS 6' X 15'
 - TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
 - WATER METER TO BE 10' FROM SEPTIC TANK.
- N.T.S.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CH. DIST.
C1	13°30'58"	230.00'	54.26'	N 76°35'40" W	54.3'
C2	19°03'54"	230.00'	76.93'	S 60°15'16" E	76.97'
C3	2°29'32"	230.00'	86.27'	S 39°55'33" E	85.77'
C4	75°31'21"	180.00'	237.26'	S 45°35'29" E	220.45'
C5	16°56'25"	230.00'	68.00'	S 20°42'37" E	67.76'
C6	18°53'16"	230.00'	75.82'	S 02°47'47" E	75.48'
C7	14°23'58"	180.00'	45.48'	S 00°32'29" E	45.36'
C8	70°31'44"	25.00'	30.77'	S 28°37'01" E	28.87'
C9	36°17'04"	50.00'	31.66'	S 45°44'21" E	31.14'
C10	80°28'04"	50.00'	70.22'	S 12°38'13" W	64.59'
C11	70°25'18"	50.00'	61.45'	S 88°04'54" W	57.66'
C12	63°21'18"	50.00'	55.29'	N 25°01'48" W	52.91'

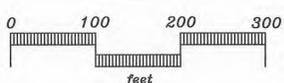
C.U.D. NOTE:
 * LOTS 183-185 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

OWNER:
 EQUITY PROGRAMMERS INC.
 C/O KATHY NOBLES
 P.O. BOX 331258
 MURFREESBORO, TN 37133

DEED REFERENCE:
 RECORD BOOK 1462, PAGE 2991, R.O.R.C., TN
 TAX MAP 148, PARCEL 17.17

SITE DATA:
 TOTAL AREA SECTION SIX = 24.42 ACRES
 AREA IN 19 LOTS = 23.33 ACRES
 AREA IN RIGHT-OF-WAY = 1.07 ACRES
 ZONING = RM

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



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 _____ EQUITY PROGRAMMERS INC.
 RECORD BOOK 1462, PAGE 2991 C/O KATHY NOBLES

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 GREATER THAN 1/30,000, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.
 SEC. INC. _____
 DATE 7-8-16
 TENN. R.L.S. No. 1805 REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "HARRISON GLEN, SECTION SIX", HAS BEEN APPROVED BY THE ENGINEERS FOR CONSOLIDATED UTILITIES 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 _____
 MANAGER, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL OF STEP SYSTEM
 I HEREBY CERTIFY THAT THIS PLAT ENTITLED "HARRISON GLEN, SECTION SIX", HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW AND SOIL ANALYSIS. DESIGN AND CONSTRUCTION WILL MEET CONSOLIDATED UTILITY DISTRICT'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.
 DATE _____
 MANAGER, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF 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. NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC.
 DATE _____
 POWER SYSTEM OFFICIAL

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

LOT AREAS

LOT #	SQ.FT.	ACRES
176	17,432	0.40
177	16,185	0.37
178	16,200	0.37
179	16,200	0.37
180	16,200	0.37
181	16,200	0.37
182	16,200	0.37
183	41,881	0.96
184	69,783	1.60
185	99,109	2.28
186	61,050	1.40
187	114,466	2.63
188	120,889	2.77
189	166,179	3.81
190	88,506	2.03
191	72,158	1.66
192	26,995	0.62
193	22,565	0.52
194	18,925	0.43

LOTS IN FLOODPLAIN

LOT #	TOTAL SQ. FT.	NOT IN FLOOD SQ. FT.
176	17,432	18,803
177	16,185	15,655
178	16,200	19,423
179	16,200	23,234
180	16,200	21,489
181	16,200	14,521
182	16,200	42,101
183	41,881	19,423
184	69,783	19,423
185	99,109	19,423
186	61,050	19,423
187	114,466	19,423
188	120,889	19,423
189	166,179	19,423
190	88,506	19,423
191	72,158	19,423
192	26,995	19,423
193	22,565	19,423
194	18,925	19,423

RECEIVED

FINAL PLAT

SECTION SIX

HARRISON GLEN

SUBDIVISION

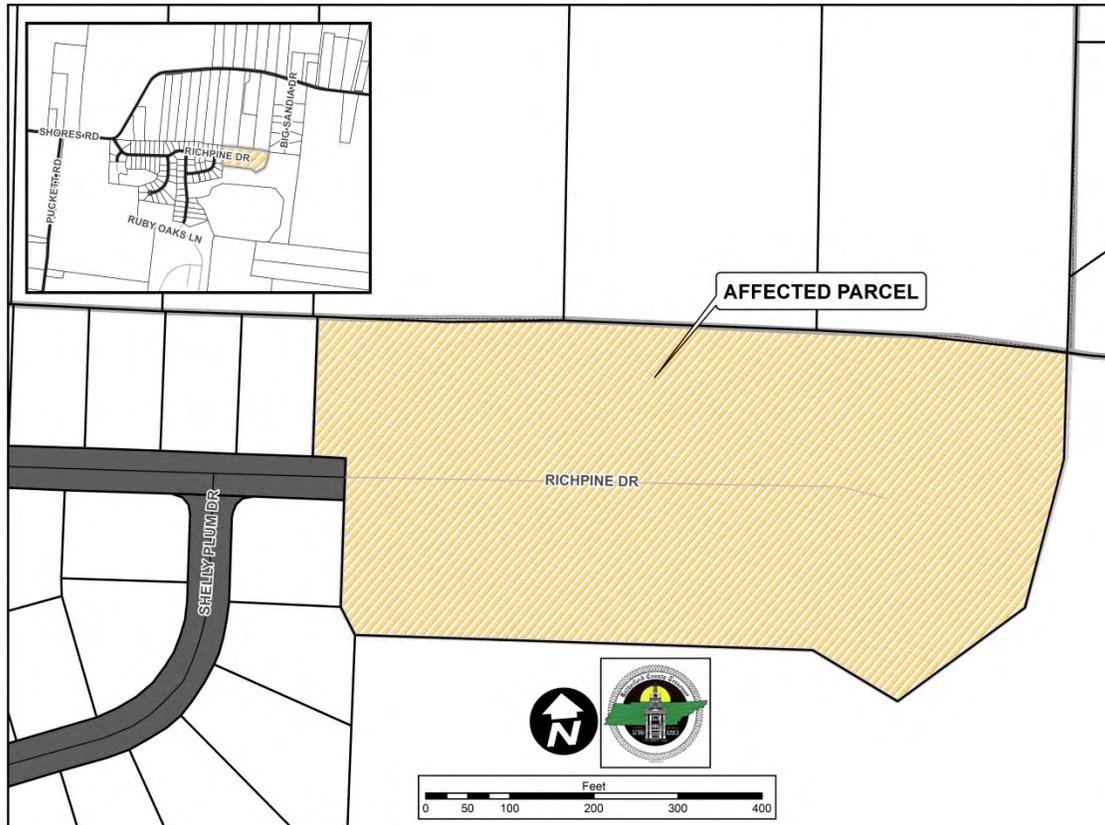
11th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
0132	07-08-16	H6 SECC.DWG	ACAD/ATS	1" = 50'	1 OF 1

Rutherford County Regional Planning Commission July 25, 2016 Staff Comments

Plat/Plan Name: Springhouse, Section 5 (16-2042)
Request: Final Plat Approval
Site Details: 18 lots on 7.42 acres, zoned RM
Applicants: Springhouse Development, LLC
Property Location: Off of Shores Road



The preliminary plat for this development was approved by the Planning Commission at their February 12, 2007 meeting. Since previous sections based on this same preliminary plat have already been recorded, the plat is “locked in” and will not have to be reapproved. Pond closure on Lot 169 will need to be coordinated with Engineering Staff. Besides this issue and some housekeeping matters, the plat is in good order.

Any approval should be made subject to all Staff Comments.

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 18 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO MURFREESBORO URBAN GROWTH CONTROL MONUMENT USG02-524 (MAD 83-36).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0235 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 DISTURBED, 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 1-800-351-1111.
- PROPERTY IS CURRENTLY ZONED RM. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. (5' ADJ. TO R-O-W) / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A CENTRALIZED 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 16" 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.
- HOMEOWNERS IN SPRINGHOUSE SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS PROVIDED IN THE CHARTER OF THE SPRINGHOUSE RUTHERFORD HOMEOWNERS ASSOCIATION, INC., AND ANY SUBSEQUENT SUPPLEMENTS OR AMENDMENTS, AS RECORDED IN R.B.K. 1059, PG. 3435, R.O.R.C. TN.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____.

LEGEND

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

C.U.D. NOTE:

LOTS 167, 168 & 169 WILL REQUIRE A LOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

*** MIN. PAD & FFE REQUIRED**

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.
160-177	608.0	610.0

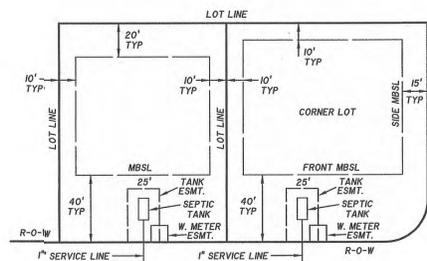
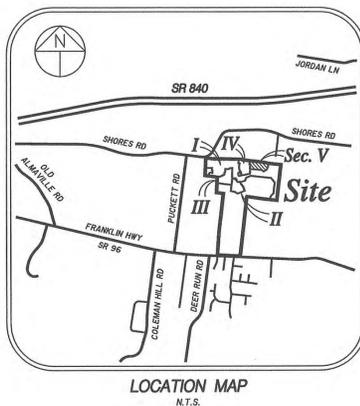
THESE LOTS ARE NOT WITHIN A F.E.M.A. 100 YEAR FLOOD ZONE; HOWEVER, MINIMUM PAD & FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY DRAINAGE SYSTEMS. ELEVATION CERTIFICATES ARE REQUIRED ON ALL LOTS IN THIS CHART.

LOT AREAS

LOT	SQ. FT.	ACRES
160	15,000	0.344
161	15,000	0.344
162	15,000	0.344
163	15,000	0.344
164	15,000	0.344
165	15,000	0.344
166	15,545	0.357
167	16,440	0.377
168	15,665	0.360
169	25,168	0.578
170	16,298	0.374
171	15,865	0.364
172	15,017	0.345
173	15,050	0.346
174	15,005	0.346
175	15,062	0.346
176	15,000	0.344
177	15,011	0.345

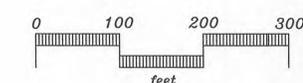
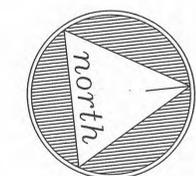
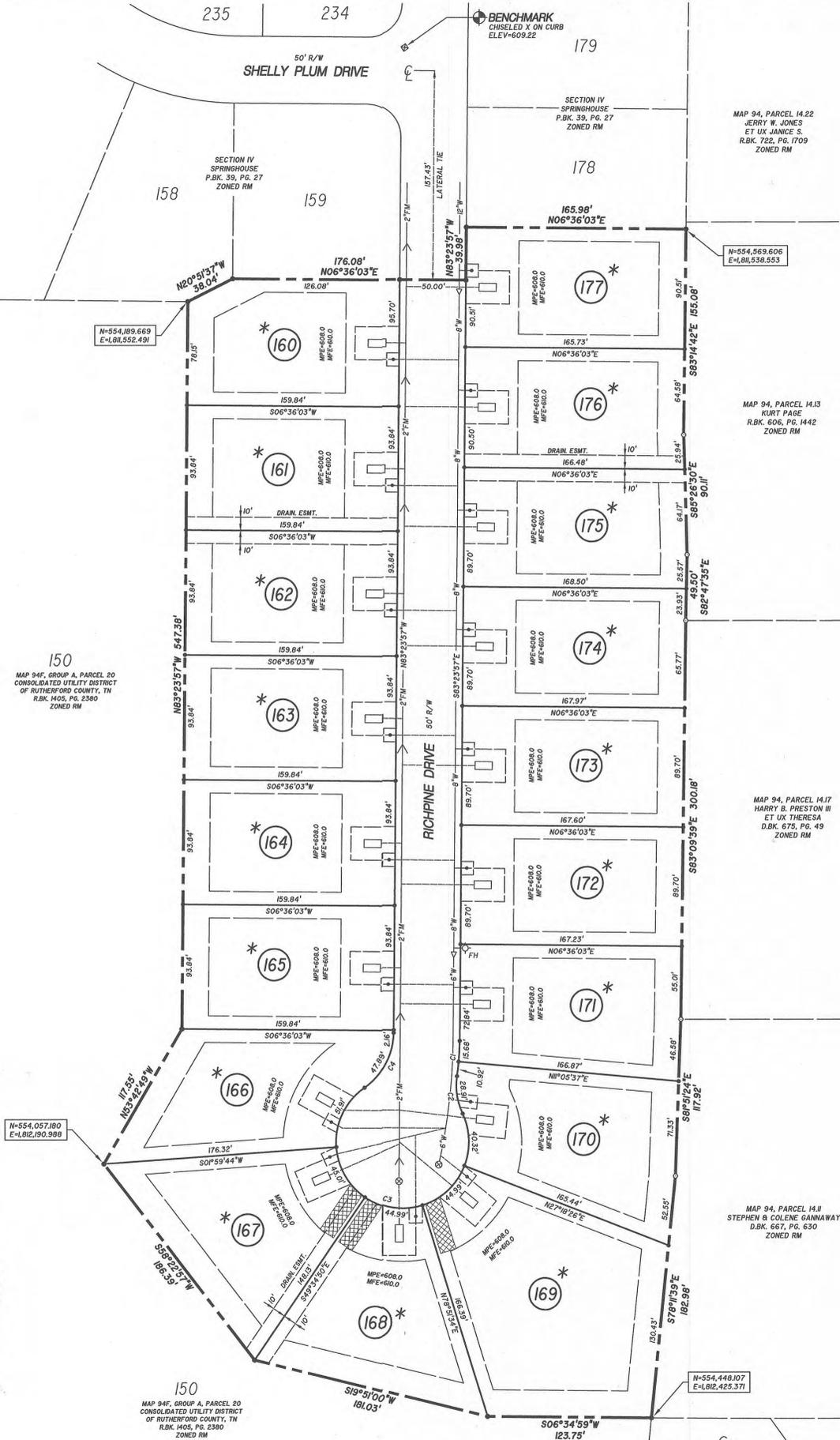
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	7°37'13"	200.00'	26.60'	13.32'	26.59'	S79°35'20"E
C2	33°07'23"	50.00'	28.91'	14.87'	28.50'	N87°39'35"E
C3	26°02'21"	50.00'	27.22'	59.19'	76.39'	S21°17'15"W
C4	54°52'32"	50.00'	47.89'	25.96'	46.08'	N55°57'41"W



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

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



OWNER/DEVELOPER:
SPRINGHOUSE DEVELOPMENT, LLC
630 BROADMOR BLVD., SUITE 140
MURFREESBORO, TN 37129
RECORD BOOK 786, PG. 3310, R.O.R.C.
MAP 94E, GROUP B, PARCEL 1

SITE DATA:
AREA IN SECTION 5 = 7,424 ACRES
AREA IN RIGHT-OF-WAY = 0.877 ACRES
NO. OF LOTS = 18
MINIMUM LOT SIZE = 15,000 SQ.FT.
ZONING = RM

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

DATE: _____
RECORD BOOK 786, PAGE 3310

BOB PARKS, MANAGING MEMBER
SPRINGHOUSE 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: 6-22-16
David A. Parker
REGISTERED SURVEYOR

TENN. R.L.S. No. 2381

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

DATE: _____
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

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

DATE: _____
AUTHORIZED MTEMC OFFICIAL

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

DATE: _____
SECRETARY, PLANNING COMMISSION

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

FINAL PLAT
SECTION V
SPRINGHOUSE
SUBDIVISION

7th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

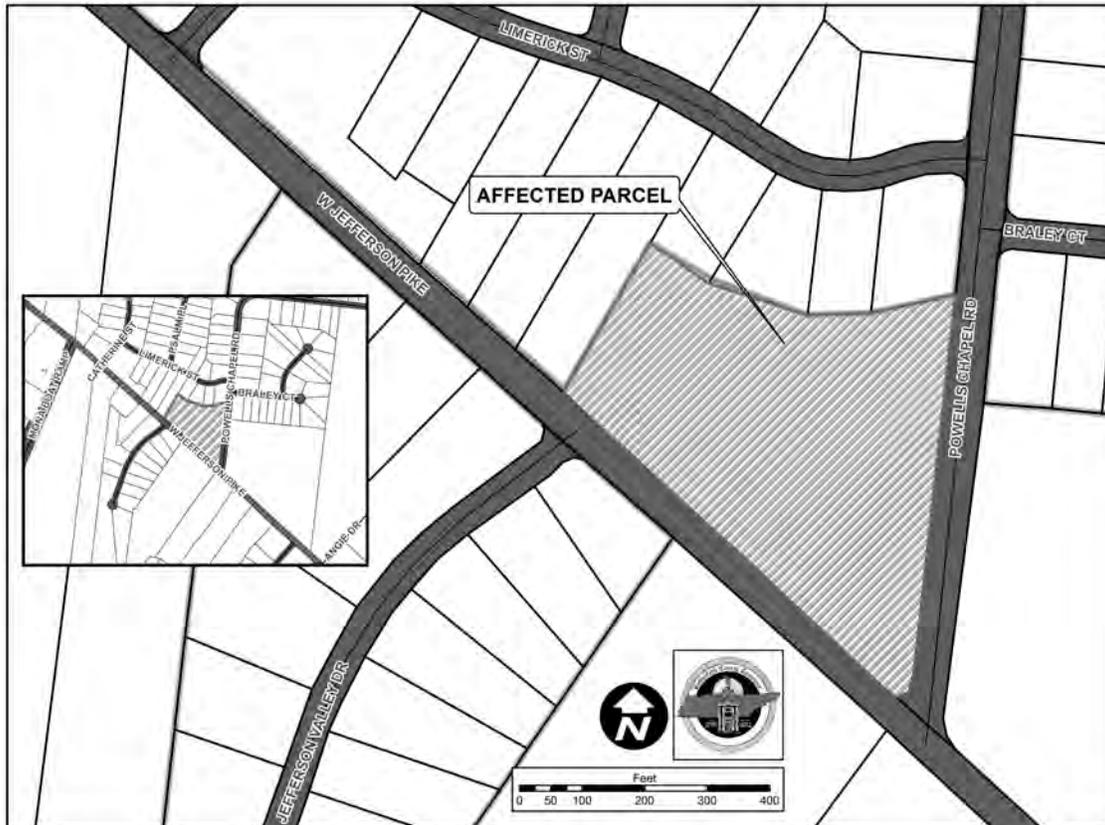
WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 06102 DATE: 6-20-16 REV: FILE: SPRINGHOUSESEC5PLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 1 OF 1

162042

Rutherford County Regional Planning Commission July 25, 2016 Staff Comments

Plat/Plan Name: Chapel Hills, Section VIII, Phase I (16-2043)
Request: Final Plat Approval
Site Details: 6 lots on 5.65 acres, zoned RM
Applicant: Chapel Hills Development Company
Property Location: Intersection of West Jefferson Pike and Powells Chapel Road

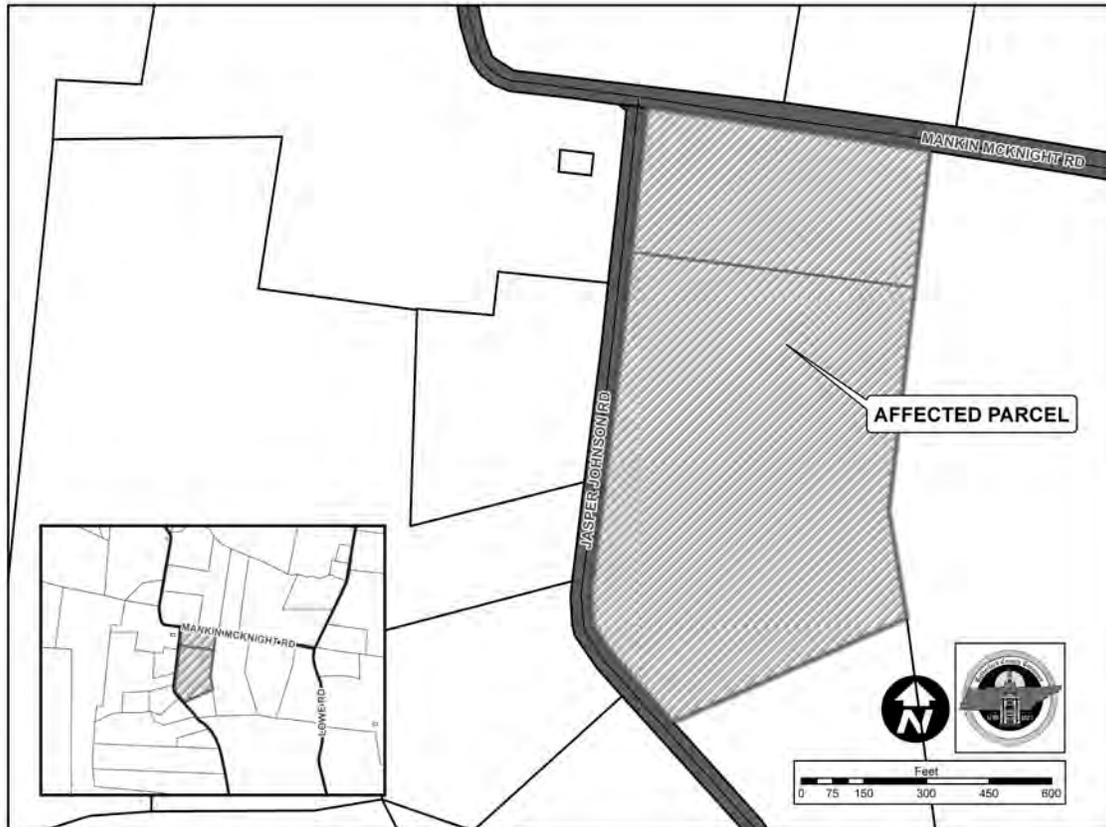


The applicant is proposing to subdivide the tract into six separate lots. Staff has requested that Lots 3-5 have access onto Powells Chapel Road only. Powells Chapel Road is also listed as needing safety improvements on the County's Long Range Transportation Plan. The lot numbering may change if the name of the development remains the same. If this is considered a new section of the Chapel Hills Development, the lot numbers should be sequential from the last approved lot.

Any approval should be made subject to all Staff Comments.

Rutherford County Regional Planning Commission July 25, 2016 Staff Comments

Plat/Plan Name: Mankin McKnight Road Subdivision (16-2044)
Request: Final Plat Approval. Includes a fire hydrant waiver
Site Details: 3 lots on 5.966.3 acres, zoned RM
Applicant: Blue Sky Construction
Property Location: Intersection of Mankin McKnight Road and Jasper Johnson Road



The applicant is proposing to split the existing property into three separate lots. In the event a fire hydrant waiver is needed, which Staff believes is likely, residential sprinkler systems will be required for each house. Regardless of whether or not a waiver is required, the Planning Commission will need to take action on this plat, as it contains more than two lots.

Any approval should be made subject to all Staff Comments and the waiver being granted.

PLAT NOTES

- The purpose of this survey is to create Lots 1, 2 & 3, 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 his 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 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 an average of 60' from top of bank of natural waterway, and is to be undisturbed during construction.
- No fill material, rubbish, 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 service, 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.

NITA JOHNS
MAP 152, PCL. 21.00
RB 657/260

ROBERT JOHNS
MAP 152, PCL. 21.01
RB 280/23

ROBERT JOHNS
MAP 152, PCL. 21.01
RB 280/23

ROBERT JOHNS
MAP 152, PCL. 21.01
RB 280/23

RICKY GAD
MAP 152, PCL. 21.05
RB 210/2973

CLARENCE GAD
MAP 152, PCL. 24.01
RB 242/217

LINDA PRIEN
MAP 152, PCL. 22.03
RB 662/785

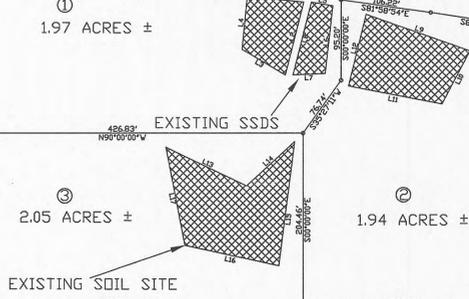
JAMES JONES
MAP 152, PCL. 7.03
RB 473/670

TIMOTHY JONES
MAP 152, PCL. 7.05
RB 473/679

JOHN RONALD LAIN
MAP 152, PCL. 7.06
RB 1066/0634

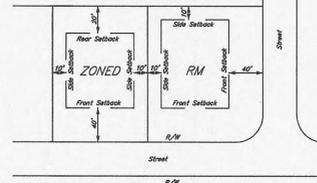
DAVID WALKER
MAP 152, PCL. 22.02
RB 480/2145

MANKIN MCKNIGHT ROAD



LINE	LENGTH	BEARING
L1	66.83	S84°32'38"E
L2	88.72	S14°05'55"W
L3	59.24	N89°04'26"W
L4	62.70	N05°31'42"E
L5	23.43	S89°10'49"E
L6	88.49	S06°11'33"W
L7	37.97	S87°13'13"W
L8	88.86	N4°02'27"E
L9	189.83	S70°31'22"E
L10	71.00	S27°41'58"W
L11	118.84	N78°49'31"W
L12	87.21	N3°30'52"E
L13	103.85	S64°38'18"E
L14	75.73	N4°31'01"E
L15	147.38	S07°16'15"W
L16	113.36	N77°46'18"W
L17	117.59	N11°02'48"W

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



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.

Date: _____
BLUE SKY CONSTRUCTION
Record Book: 515
Page: 680

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.

Date: 7/6/16
Surveyor: _____

Date: 1/6/30
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, MANKIN MCKNIGHT RD." 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

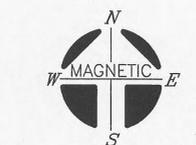
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the TDEC Division of Water Resources.

Date: _____
T.D.E.C. / D.W.R.
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

FINAL PLAT FIRE SPRINKLER
Residential Fire Sprinkler Certificate Consolidated Utility District of Rutherford County Consolidated Utility District can adequately serve the development of MANKIN MCKNIGHT ROAD, Lots 1, 2, and 3 for domestic water service. Adequate fire protection cannot be obtained through fire hydrants to be installed, and Rutherford County requires all occupied structures, including detached garages constructed within this development be protected by independent fire fire sprinkler systems. Installation criteria from the State Fire Marshall's Office and Consolidated Utility District must be met. Inspection and approval of each structure constructed will be completed by the local building code authority with jurisdiction. Residential fire sprinkler systems will require a one inch meter installation.

Date: _____
Consolidated Utility District Official

- LEGEND FOR MONUMENTS**
- IPS ○ IRON PIN SET
 - IRP ○ IRON RIV FIND
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FIND.



3 LOTS - 5.96 ACRES ±

OWNER: BLUE SKY CONSTRUCTION INC.
ADDRESS: 6 PUBLIC SQUARE NORTH
MURFREESBORO, TN 37130

Tax Map 152, Parcel 22.01
Record Book 515, Page 680

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 471482041H
DATED: 01/05/07



BY: _____

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

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

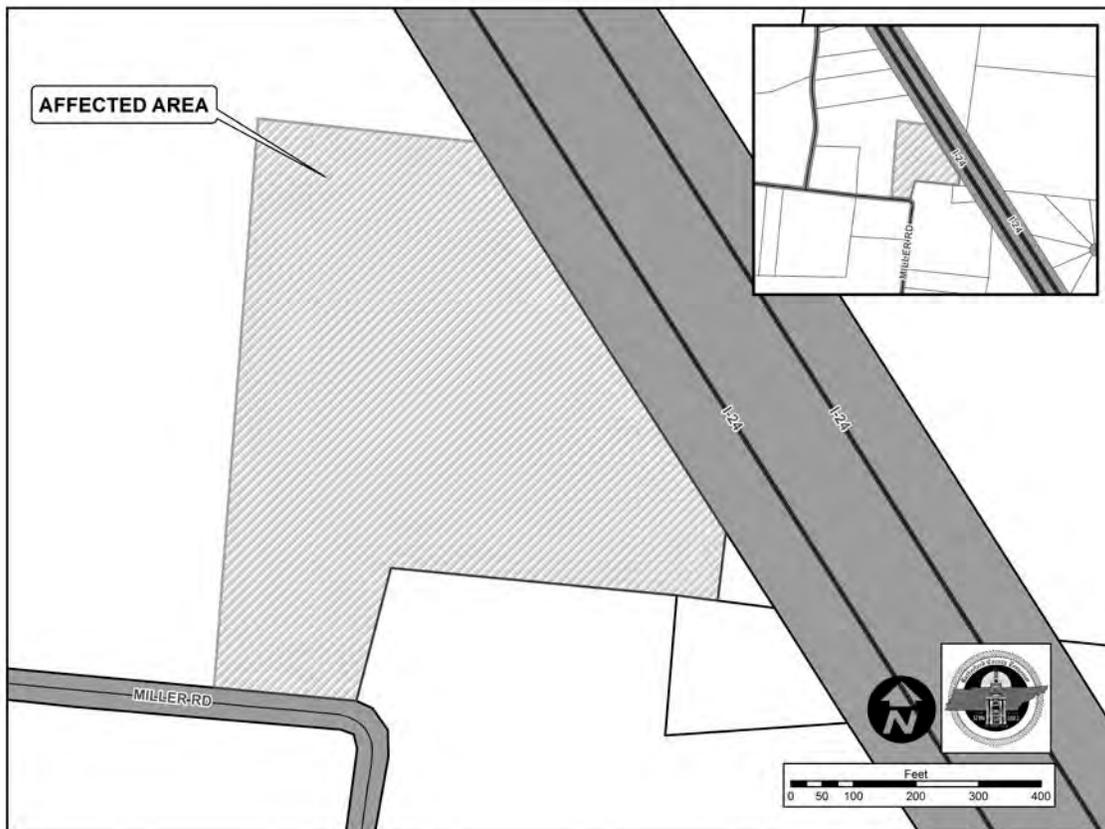
WILLIAM H. HUDDLESTON-STEELE ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)953-4084, FAX: (615)993-0080

FINAL PLAT
MANKIN MCKNIGHT RD
LOTS 1, 2, & 3
24TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN
Date: JUNE, 2016 Scale: 1"=100' SH: 1 OF 1

162044

Rutherford County Regional Planning Commission July 25, 2016 Staff Comments

Plat/Plan Name: Buchanan Storage (16-3016)
Request: Site Plan Approval
Site Details: New construction of 20,750 square feet of personal services space (Mini-warehouses) on 10.00 acres, zoned EAC
Applicant: Buchanan Storage
Property Location: Miller Road



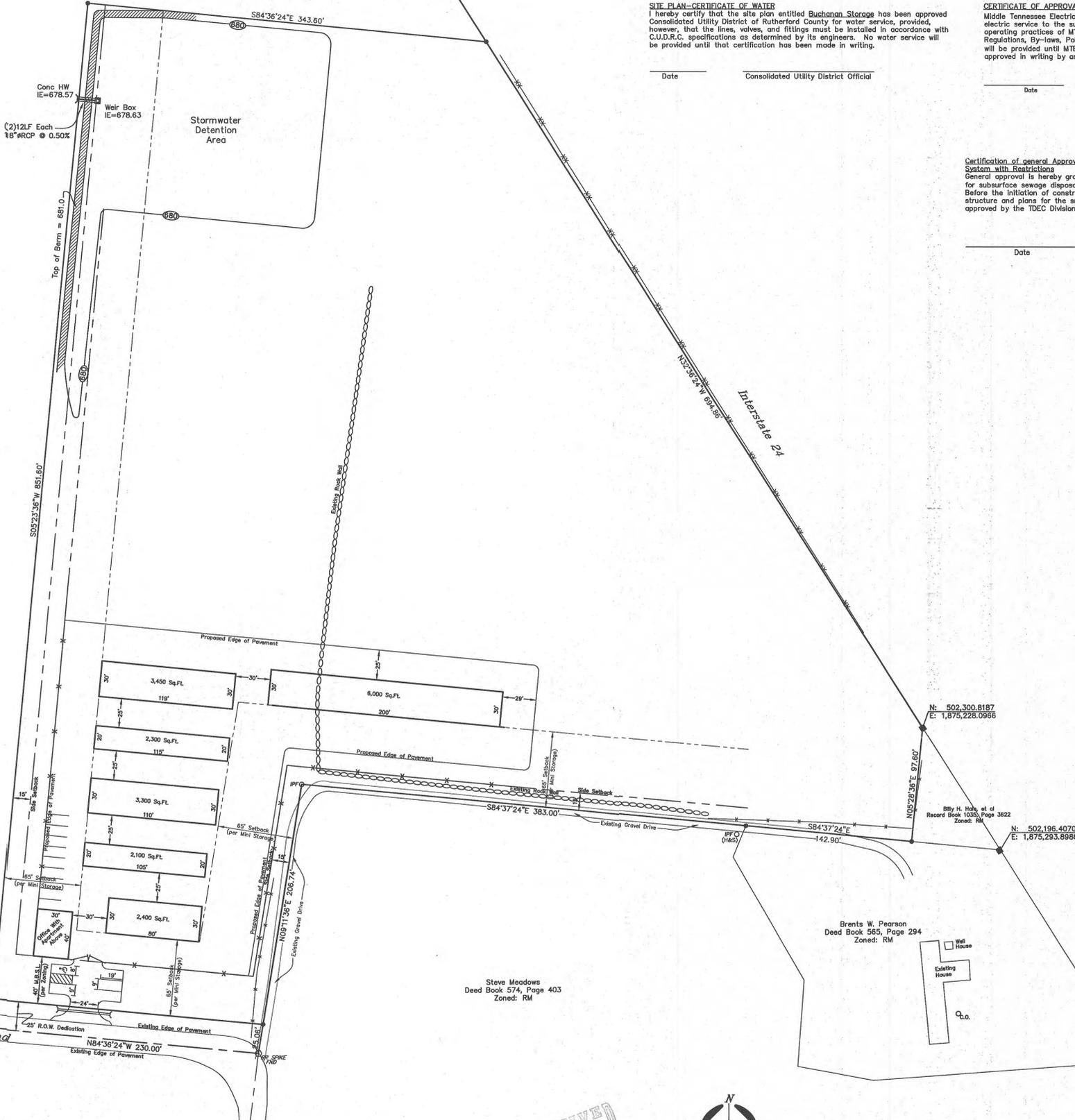
The subject property received a special exception from the Board of Zoning Appeals for mini warehouses at their July 13, 2016 meeting. Staff has identified several items that need to be addressed on the site plan, most importantly a master plan showing the full build-out of the property. If the comments are not addressed to Staff's satisfaction, this item will be removed from the Planning Commission's 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

John Brothers et ux
Record Book 419, Page 1521
Zoned: RM



SITE PLAN-CERTIFICATE OF WATER
I hereby certify that the site plan entitled Buchanan 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.

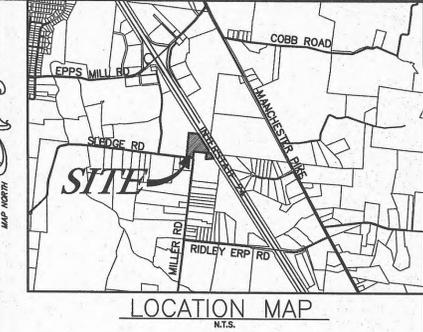
Date _____ Consolidated Utility District Official _____

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.

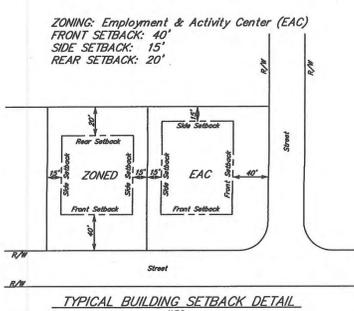
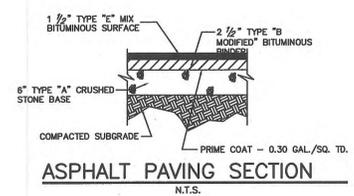
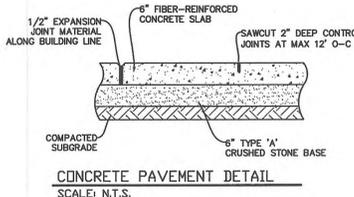
Date _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION _____

Certification of general Approval for Installation of Subsurface Sewage Disposal System with Restrictions
General approval is hereby granted for lots proposed 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 TDEC Division of Ground Water Protection.

Date _____ T.D.E.C. / D.W.R. _____



- 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.
 - It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainages; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - 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.
 - 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.
 - Utilities shown are as proposed and not necessarily installed.
 - This property is within the service area for Consolidated Utility District (CUD). Specific requirements for water service should be directed to Mr. Bill Dummil, who can be contacted at 615-893-7225.
 - Per the Rutherford County Regional Planning Commission (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 affluents.
 - Per RCRPC, a photometric plan meeting the requirements of the RCRPC Zoning ordinance shall be submitted by the owner prior to issuance of a grading permit.
 - Per RCRPC, the development must adhere to the regulation found in Section 1103 C.3. Mini Warehouses.
 - Per RCRPC, if lighting is to be provided, an approved photometric plan will be required.
 - EPSC Measures are designed for the 2-year, 24-hour storm event.
 - Per RCRPC, Detention Pond As-Built and Long Term Maintenance Agreement must be provided to County Engineer's office prior to application for certificate of occupancy.

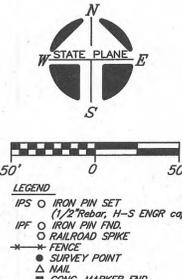


SITE DATA

TOTAL LOT SIZE: 435,600 Sq.Ft. = 10.00± Acres
 TOTAL PROPOSED IMPERVIOUS = 75,709 Sq.Ft.

BUILDINGS: OFFICE = 1,200 Sq.Ft.
 MINI STORAGE = 19,550 Sq.Ft.
 IMPERVIOUS = 20,750 Sq.Ft.

OPEN SPACE RATIO: OPEN SPACE / FLOOR AREA = 414,850 Sq.Ft./21,950 Sq.Ft. = 18.90
 FLOOR AREA RATIO: FLOOR AREA / GROSS LAND AREA = 21,950 Sq.Ft./425,600 Sq.Ft. = 5.04%
 LIVABILITY SPACE RATIO: LIVABILITY SPACE / FLOOR AREA = 358,891 Sq.Ft./21,950 Sq.Ft. = 16.40



DEVELOPER: Buchanan Storage
 c/o Aaron Duggin
 ADDRESS: 9668 Sims Road
 Christiana, TN 37037

OWNER: John Brothers, et ux
 ADDRESS: 228 Churchill Farms Road
 Murfreesboro, TN 37127
 Tax Map 156, Part of Parcel 46.00
 Record Book 419, Page 1521



Sheet No.	Description
1	Site Plan
2	Existing Conditions
3	Grading Plan
4	Landscape Plan

NO.	DATE	DESCRIPTION
0	06-10-16	Original Issue for Submittal

Site Plan
BUCHANAN STORAGE

25th Civil District of Rutherford County, Tennessee

Date: June, 2016 Scale: 1"=50' Sheet 1 of 4

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470163, PANEL NO. 0404H, ZONE: X, DATED 01-09-07.

163018