

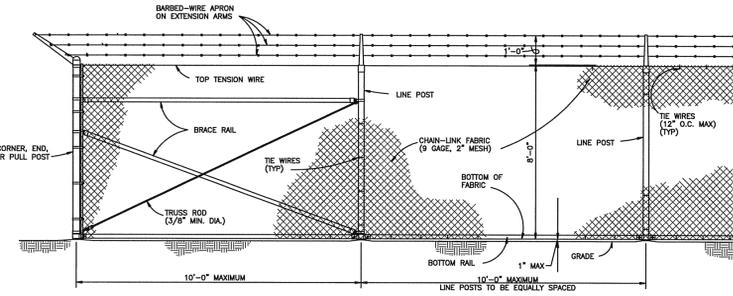
LEGEND

- ⊙ 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

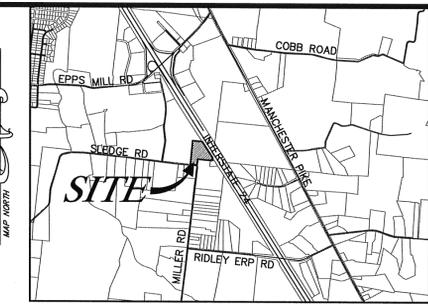
N: 502,918.7966
E: 1,874,511.4134

Riprap At Outlet
20' Wide Emergency Spillway with Riprap Elev.=680.75

Stormwater Detention Area



CHAIN-LINK SECURITY FENCE DETAIL
N.T.S.



LOCATION MAP
N.T.S.

PLAT NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an assessment 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. 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.
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. Utilities shown are as proposed and not necessarily installed.
9. This property is within the service area for Consolidated Utility District (CUD). Specific requirements for water service should be directed to Mr. Bill Damski, who can be contacted at 615-983-2225.
10. 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 offsite.
11. 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.
12. Per RCRCPC, this development must adhere to the regulation found in Section 1103 C.3. Mini Warehouses.
13. Per RCRCPC, if lighting is to be provided, an approved photometric plan will be required.
14. EPSC Measures are designed for the 2-year, 24-hour storm event.
15. Per RCRCPC, Detention Pond 46-Bulls and Long Term Maintenance Agreement must be provided to County Engineer's office prior to application for certificate of occupancy.
16. The purpose of this Site Plan is to obtain approval from Rutherford County to build a Storage Facility as depicted on this plan.
17. The Rutherford County Board of Zoning Appeals granted a special exception at their July 13, 2016 meeting.
18. Security fence and Phase I fence to be 6 foot high chain link with 3 strand barbed wire on top inclined bar.
19. Per the Rutherford County Fire Department, a yelp sensor will need to be installed at the gate for emergency vehicles. Contact R.C.F.D. for fire code/protection requirements.
20. Per the R.C.R.P.C., approval of the Site Plan does not constitute approval of any signage. Signage requires a separate permit.

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 _____

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

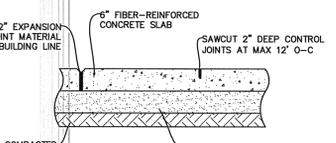
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved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

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

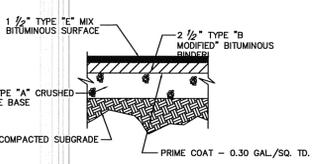
CERTIFICATE OF APPROVAL OF ELECTRICAL POWER

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.

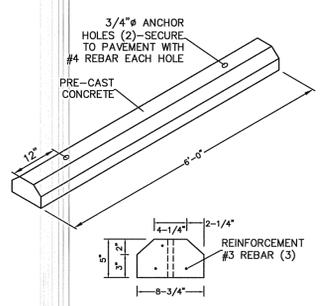
Date _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION _____



CONCRETE PAVEMENT DETAIL
SCALE: N.T.S.



ASPHALT PAVING SECTION
N.T.S.



CONCRETE WHEEL STOP
N.T.S.

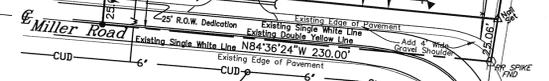
John Brothers, et ux
Record Book 419, Page 1521
Zone: RM

N: 502,300.8187
E: 1,875,228.0966

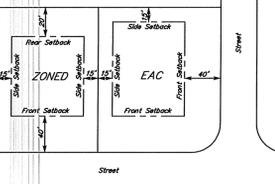
Billy H. Holt, et al
Record Book 1030, Page 3622
Zone: RM
(Under Contract to Purchase by Developer)

Brents W. Pearson
Deed Book 565, Page 294
Zone: RM
(Under Contract to Purchase by Developer)

Steve Meadows
Deed Book 574, Page 403
Zone: RM



ZONING: Employment & Activity Center (EAC)
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

SITE DATA

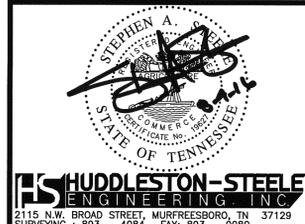
TOTAL LOT SIZE: 435,600 Sq.Ft. = 10.00± Acres
TOTAL PROPOSED IMPERVIOUS = 75,709 Sq.Ft.
BUILDINGS: OFFICE = 1,200 Sq.Ft.
MINI STORAGE = 19,550 Sq.Ft.
IMPERVIOUS = 20,750 Sq.Ft.
OPEN SPACE RATIO: OPEN SPACE / FLOOR AREA = 414,850 Sq.Ft./21,950 Sq.Ft. = 18.90
FLOOR AREA RATIO: FLOOR AREA / GROSS LAND AREA = 21,950 Sq.Ft./425,600 Sq.Ft. = 5.04%
LIABILITY SPACE RATIO: LIABILITY SPACE / FLOOR AREA = 359,891 Sq.Ft./21,950 Sq.Ft. = 16.40



- LEGEND**
- IPS ○ IRON PIN SET (1/2" Rod, H-S ENGR cap)
 - IPF ○ IRON PIN END
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.

DEVELOPER: Buchanan Storage
c/o Aaron Duggin
ADDRESS: 9668 Silms 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

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 04D4H, ZONE: X, DATED 01-05-07.



Site Plan-Phase I
BUCHANAN STORAGE
25th Civil District of Rutherford County, Tennessee
Date: June, 2016 Scale: 1"=50' Sheet 1 of 6

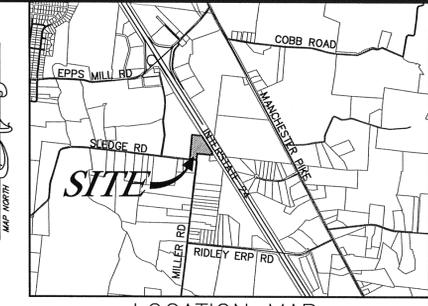
| Sheet No. | Description |
|-----------|----------------------------|
| 1 | Site Plan |
| 2 & 2A | Existing Conditions |
| 3 | Grading Plan |
| 4 | Landscape Plan |
| 5 | Master Concept Plan |
| 6 | EPSC-Intermediate Measures |

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------------------|
| 0 | 06-10-16 | Original Issue for Submittal |
| 1 | 07-19-16 | Revised per Staff Comments |
| 2 | 08-03-16 | Revised per Staff Comments |



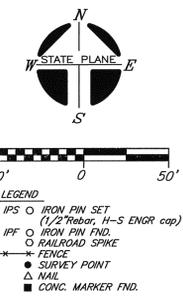
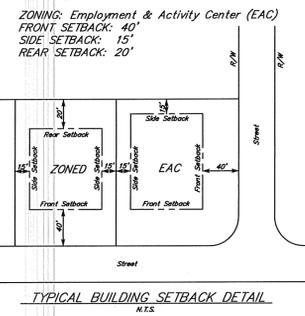
LEGEND

- ⊗ Power Pole
- ⊙ Existing Fire Hydrant
- Existing Gas Line
- UGT Existing Underground Telephone Line
- Existing Water Line
- Existing Electric Line
- Existing Contours
- ⊗ Existing Tree, As Noted



- 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.
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 - 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.
 - The topographic portion of this survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-B40-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.

Match Line



DEVELOPER: Buchanan Storage
 c/o Aaron Duggin
 ADDRESS: 9668 Sims Road
 Christiano, 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

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-07.



| NO. | DATE | DESCRIPTION |
|-----|----------|----------------------------|
| 0 | 06-10-16 | Original Issue |
| 1 | 07-19-16 | Revised per Staff Comments |
| 2 | 08-03-16 | Added Existing Trees |
| | | |
| | | |

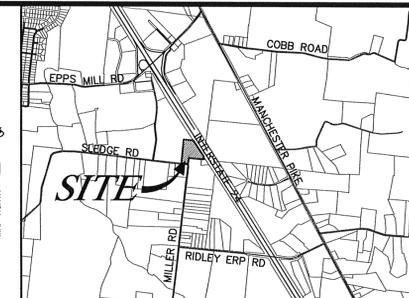
EXISTING CONDITIONS
BUCHANAN STORAGE

25th Civil District of Rutherford County, Tennessee

Date: April, 2016 Scale: 1"=50' Sheet 2 of 6

LEGEND

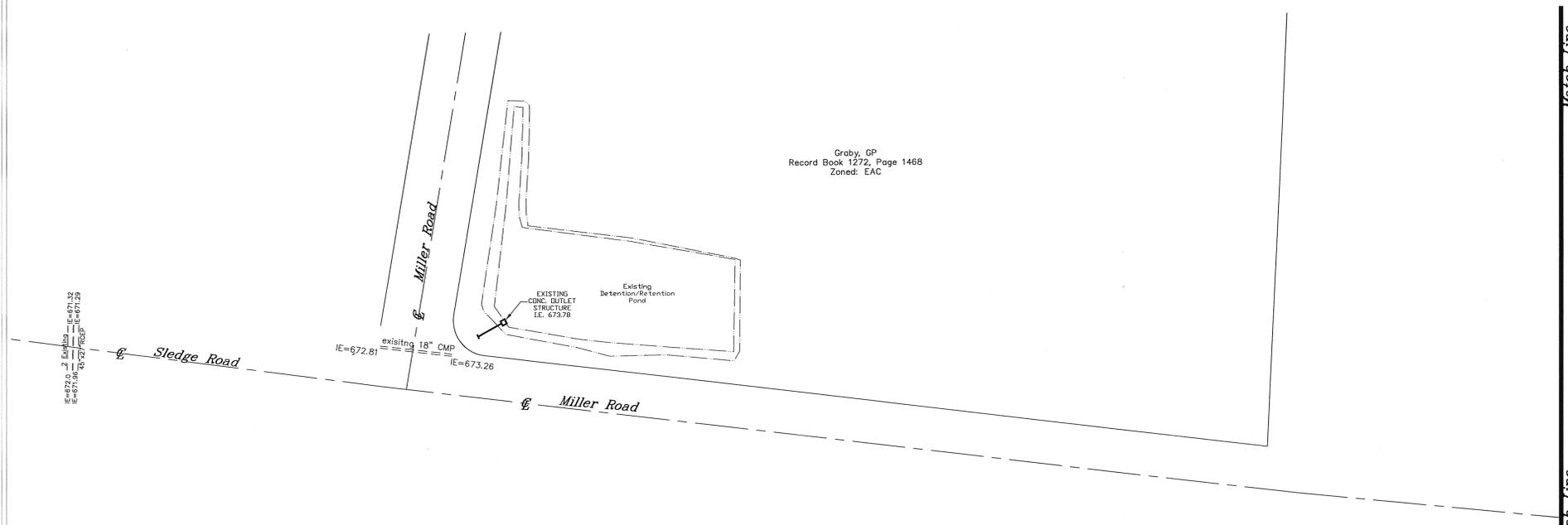
| | |
|-------|-------------------------|
| ∅ | Power Pole |
| ⊙ | Existing Fire Hydrant |
| —G— | Existing Gas Line |
| —W— | Existing Water Line |
| —E— | Existing Electric Line |
| —000— | Existing Contours |
| ☼ | Existing Tree, As Noted |



LOCATION MAP
N.T.S.

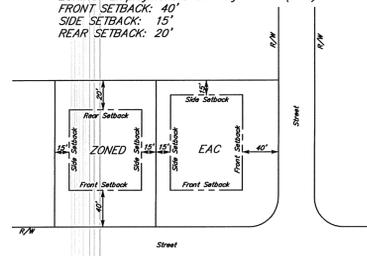
PLAT NOTES

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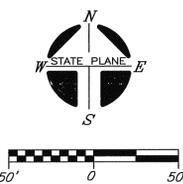


Graby, GP
Record Book 1272, Page 1468
Zoned: EAC

ZONING: Employment & Activity Center (EAC)
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



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

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

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0404H, ZONE: X, DATED 01-05-07.

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3--.07



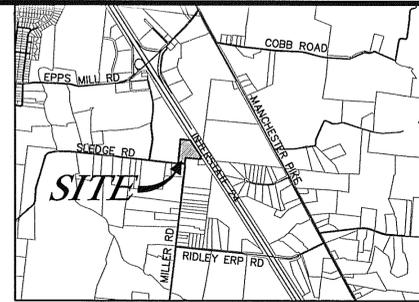
| NO. | DATE | DESCRIPTION |
|-----|----------|----------------------------|
| 0 | 06-10-16 | Original Issue |
| 1 | 07-19-16 | Revised per Staff Comments |
| 2 | 08-03-16 | Added Downstream Drainage |
| | | |
| | | |

EXISTING CONDITIONS
BUCHANAN STORAGE

25th Civil District of Rutherford County, Tennessee

Date: April, 2016 Scale: 1"=50' Sheet 2A of 6

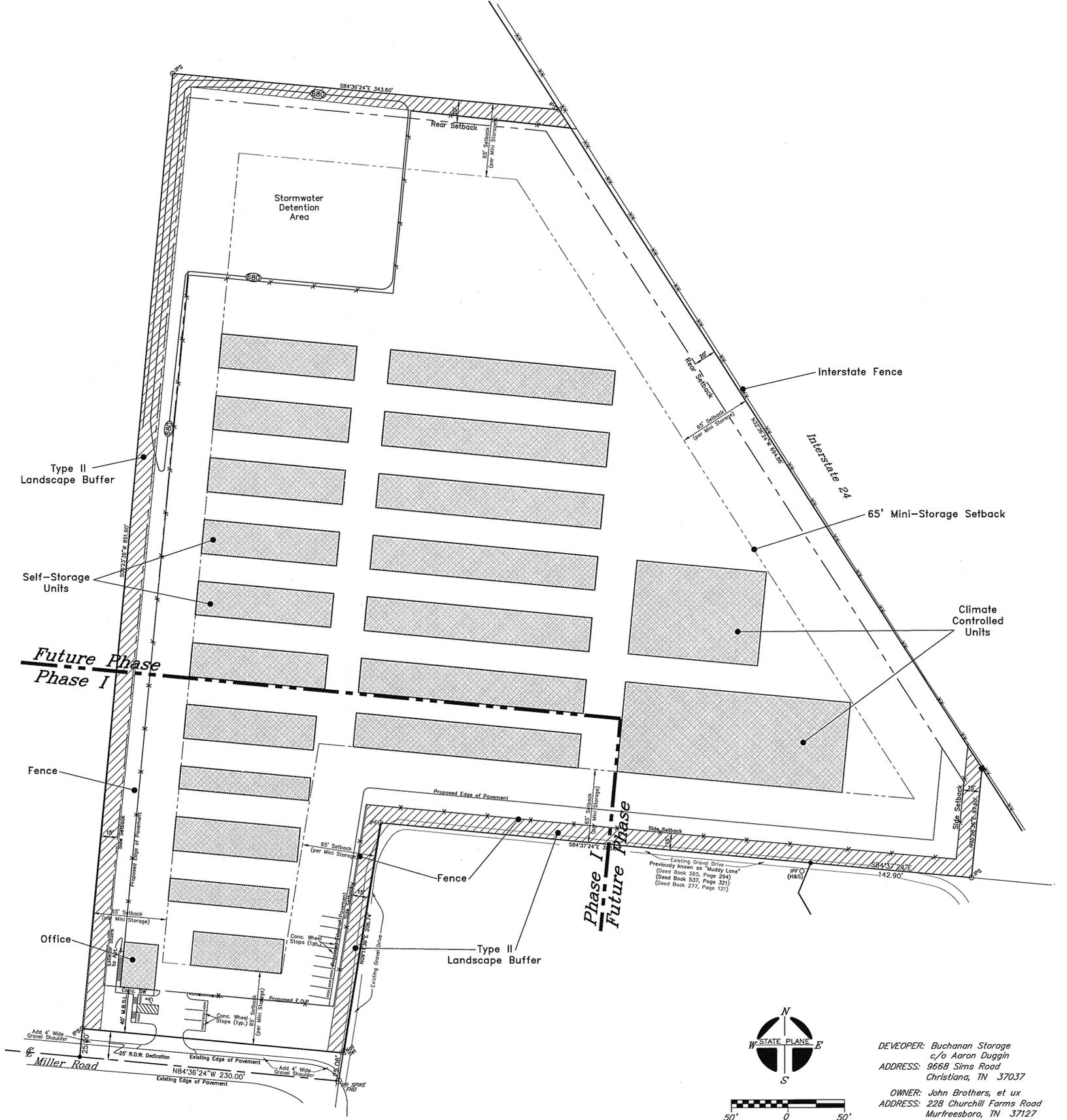
Survey Projects: Aaron Duggin, Miller Storage, Miller Road Mini Storage, 8/20/16 11:35:10 AM, ACAD109



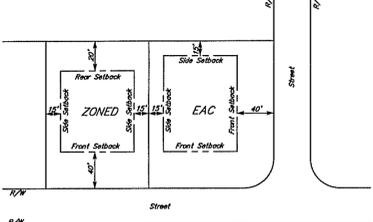
LOCATION MAP
N.T.S.

PLAT NOTES

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- 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 Dumill, who can be contacted at 815-293-7225.
- For 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 offsite.
- For RCRCPC, a platometric plan meeting the requirements of the RCRCPC Zoning ordinance shall be submitted by the owner prior to issuance of a grading permit.
- For RCRCPC, this development must adhere to the regulation found in Section 1103 C.3. Mini Warehouses.
- For RCRCPC, 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 RCRCPC, Detention Pond As Built and Long Term Maintenance Agreement must be provided to County Engineer's office prior to application for certificate of occupancy.



ZONING: Employment & Activity Center (EAC)
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.E.S.



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

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

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0404H, ZONE: X, DATED 01-05-07.

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------------|
| 0 | 07-19-16 | Original Issue per Staff Comments |
| | | |
| | | |
| | | |



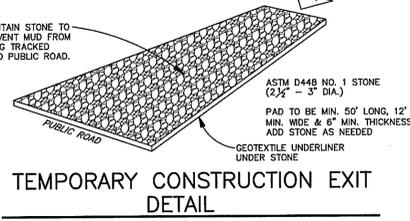
Master Concept Plan
BUCHANAN STORAGE

25th Civil District of Rutherford County, Tennessee

C:\Land Projects\3\Duggin Mini Storage_Miller Road\Miller Mini Storage.dwg, 7/20/2016 10:56:34 AM, ACD/109

EROSION CONTROL LEGEND

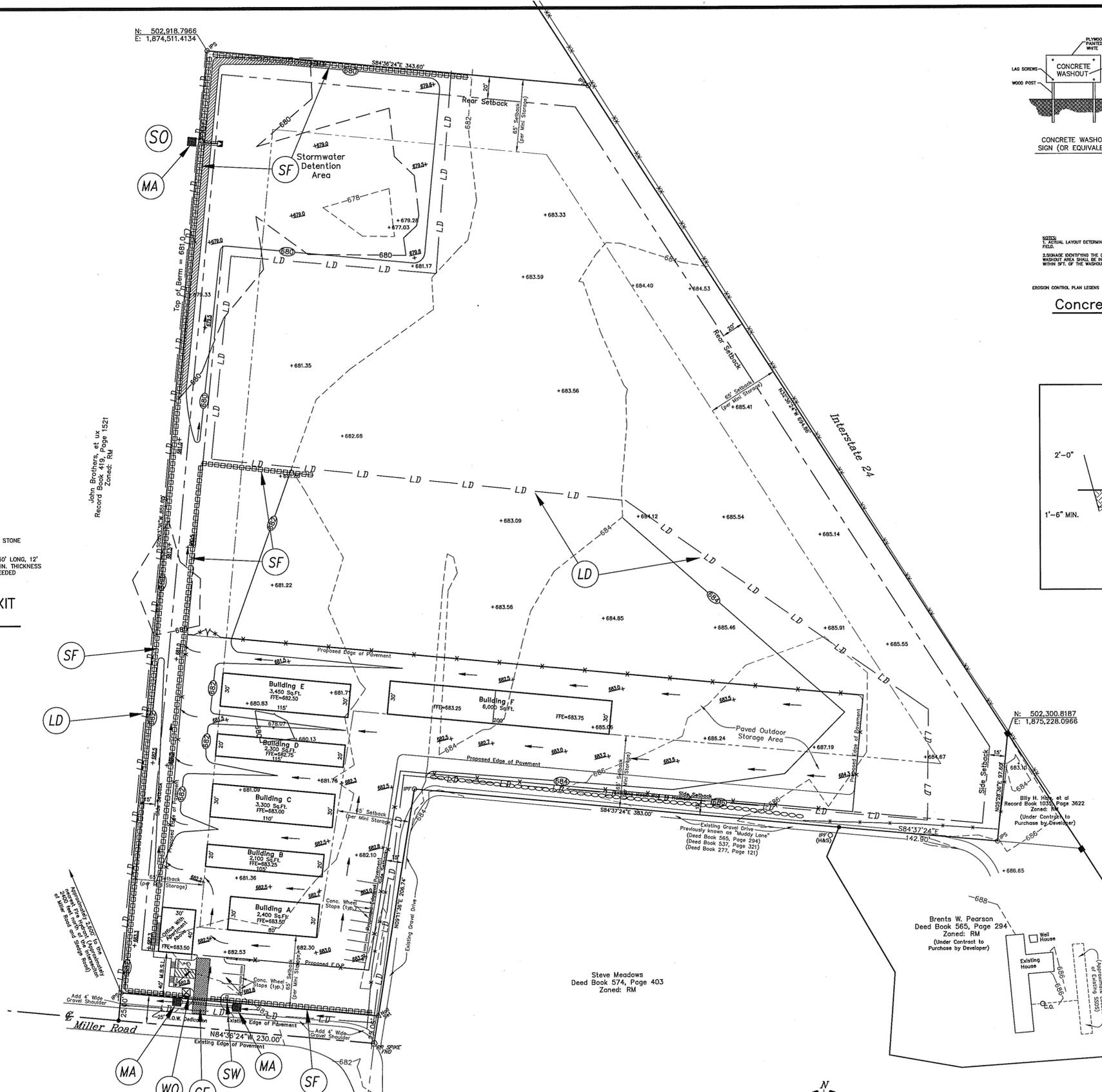
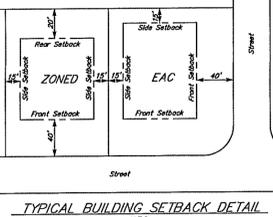
- MA** TURF REINFORCEMENT MATTING
- SO** SITE OUTFALL
- SF** SILT FENCE
- CE** CONSTRUCTION EXIT
- WO** CONCRETE WASH OUT OUT AREA
- LD** LIMITS OF DISTURBANCE
- SW** SWPPP BOARD



LEGEND

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

ZONING: Employment & Activity Center (EAC)
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 20'

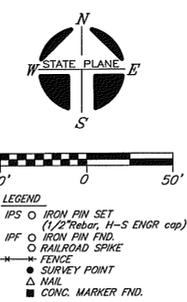


SITE DATA

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 = 359,891 Sq.Ft./21,950 Sq.Ft. = 16.40



DEVELOPER: Buchanan Storage
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STEPHEN A. HUDDLESTON-STEEL
REGISTERED PROFESSIONAL ENGINEER
NO. 17-001
STATE OF TENNESSEE

HUDDLESTON-STEEL ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 883-4024, FAX: 883-4080

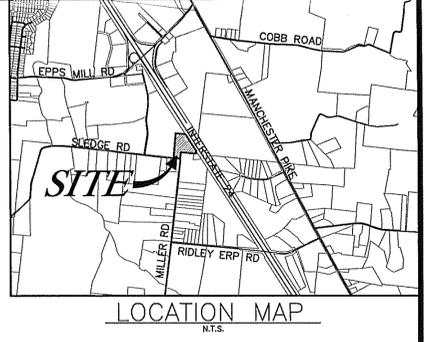
| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------------------|
| 0 | 07-19-16 | Original Issue per Staff Comments |

EROSION PREVENTION & SEDIMENT CONTROL PLAN INTERMEDIATE MEASURES

BUCHANAN STORAGE

25th Civil District of Rutherford County, Tennessee

Date: June, 2016 Scale: 1"=50' Sheet 6 of 6



- 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 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 necessary 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 Damm, who can be contacted at 615-883-7255.
 - 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 offsite.
 - Per RORPC, a photometric plan meeting the requirements of the RORPC Zoning ordinance shall be submitted by the owner prior to issuance of a grading permit.
 - Per RORPC, this development must adhere to the regulation found in Section 1103 G.3. Mini Warehouses.
 - Per RORPC, 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 RORPC, Detention Fund As-Built and Long Term Maintenance Agreement must be provided to County Engineer's office prior to application for certificate of occupancy.
 - The purpose of this Site Plan is to obtain approval from Rutherford County to build a Storage Facility as depicted.
 - The Rutherford County Board of Zoning Appeals granted a special exception at their July 13, 2016 meeting.
 - Security fence and Phase I fence to be 8 foot high chain link with 3 strand barbed wire on top inclined bar.
 - Per the Rutherford County Fire Department, a yelp sensor will need to be installed at the gate for emergency vehicles. Contact R.C.F.D. for fire code/protection requirements.
 - Per the R.C.R.P.C., approval of the Site Plan does not constitute approval of any signage. Signage requires a separate permit.