

Rutherford County Regional Planning Commission

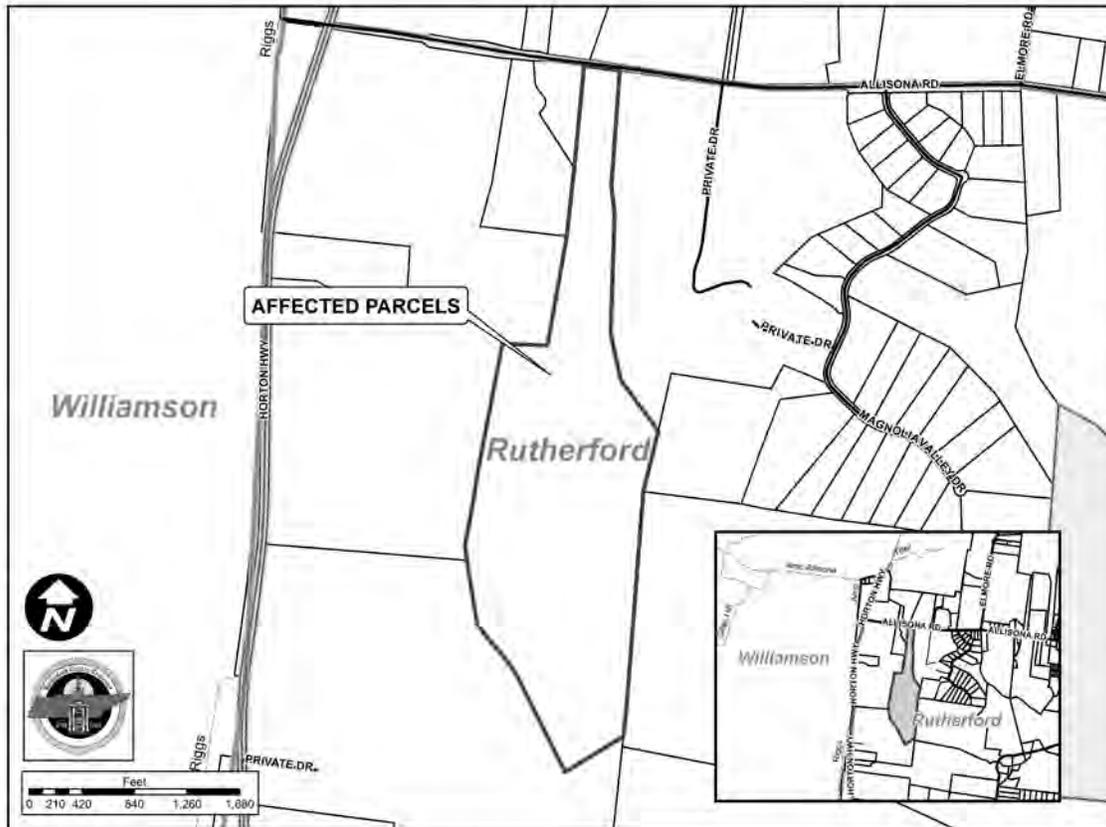
Agenda – August 22, 2016 – 9:00 AM

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- V. ITEMS WITHDRAWN/DEFERRED**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. Wallace and Carolyn Maples (16-4007) are requesting a waiver to allow an off-site soils easement for property located at 5560 Elam Road
 - 2. Stan Vaught, for Sam and Mary Tune (16-4008) is requesting a waiver to the fire hydrant requirements for property located along Allisona Road
 - B. SUBMITTED FOR PRELIMINARY PLAN APPROVAL**
 - 1. Lewis Downs, Section 4 (16-1014) – 22 lots on 10.07 acres, zoned RM, located off of Rock Springs Midland Road, Stewart Springs, LLC applicant
 - C. SUBMITTED FOR FINAL PLAT APPROVAL**
 - 1. Bruce W. Gum Road Subdivision (16-2047) – 2 lots on 5.01 acres, zoned RM, located along West Gum Road, don Bruce applicant. Includes a waiver request to the fire hydrant requirements
 - 2. Bruce Heights (16-2048) – 28 lots on 34.18 acres, zoned RM, located along Rucker Road, Don Bruce applicant
 - 3. CreeksBend, Section I, Phase IV (16-2053) – 6 lots on 3.83 acres, zoned RM, located west of Old Lebanon Road, Silverhill Partners, LLC applicant. Includes a waiver request to the fire hydrant requirements
 - 4. CreeksBend, Section I, Phase V (16-2052) – 26 lots on 14.05 acres, zoned RM, located west of Old Lebanon Road, Silverhill Partners, LLC applicant. Includes a waiver request to the fire hydrant requirements
 - 5. South Haven, Section 2 (16-2054) – 44 lots (41 buildable) on 11.69 acres, zoned PUD, located along Ocala Road, South Haven Development Group, LLC applicant
- VII. OLD BUSINESS**
 - A. Charles Mullins (16-A014) – Zoning request from RM to CN – 3711 Old Woodbury Highway**
- VIII. STAFF REPORTS/OTHER BUSINESS**
- IX. ADJOURNMENT**

Rutherford County Regional Planning Commission August 22, 2016 Staff Comments

File: 16-4008
Applicant Name: Stan Vaught for Sam and Mary Tune
Property Address: Allisona Road
Request: A waiver from Article III D.4.b. requiring a fire hydrant within 1,000 feet of a subdivision lot

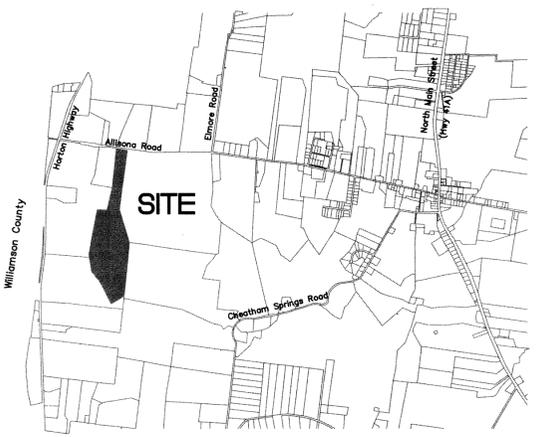


The applicant is proposing to split the subject tract (Approximately 104 acres) into four, possibly five, separate tracts. A concept plan showing four lots is included with your agenda materials. If this plan is updated prior to the meeting, Staff will e-mail the plan to the Commissioners. Three of the tracts will be accessed using a private easement. In regards to the proposed easement and lots, they appear to be designed to County zoning and subdivision standards. However, it is uncertain whether a fire hydrant can be supported at this location. Even if one can be supported, the tracts towards to rear of the property would far exceed the 1,000-foot maximum required by the Subdivision Regulations. The applicant is aware that if a waiver is granted that the tracts will require residential sprinkler systems.

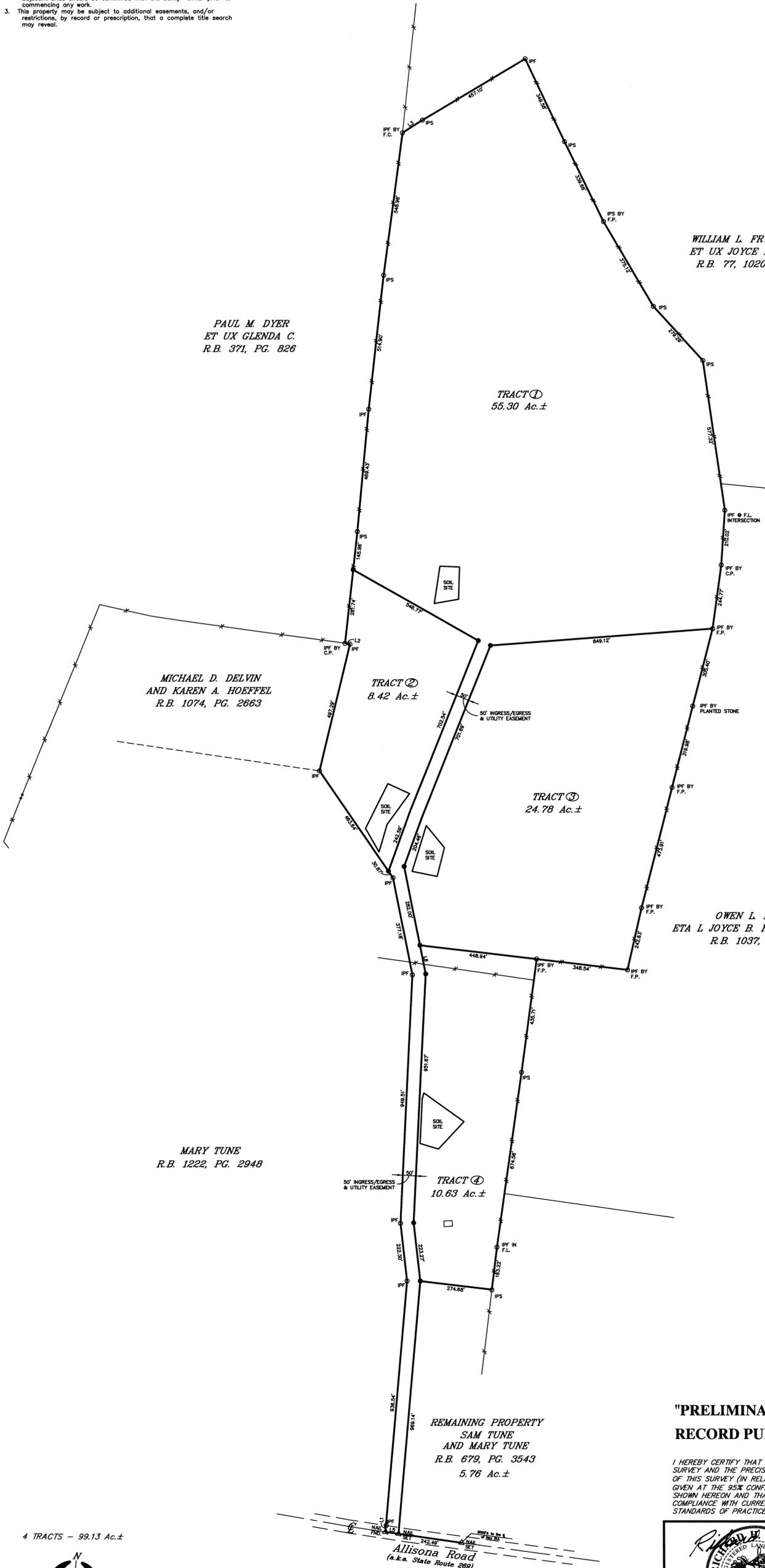
Staff will have additional comments at the meeting.

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 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.
3. This property may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.



LOCATION MAP
N.T.S.



PAUL M. DYER
ET UX GLENDA C.
R.B. 371, PG. 826

WILLIAM L. FRYE
ET UX JOYCE M.
R.B. 77, 1020

MICHAEL D. DELVIN
AND KAREN A. HOEFFEL
R.B. 1074, PG. 2663

TRACT ①
55.30 Ac.±

TRACT ②
8.42 Ac.±

TRACT ③
24.78 Ac.±

OWEN L. ROGERS
ETA L JOYCE B. ROGERS TRUSTEE
R.B. 1037, PG. 1157

MARY TUNE
R.B. 1222, PG. 2948

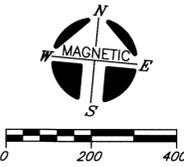
TRACT ④
10.63 Ac.±

REMAINING PROPERTY
SAM TUNE
AND MARY TUNE
R.B. 679, PG. 3543
5.76 Ac.±

**"PRELIMINARY, NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR IMPLEMENTATION."**

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) 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.

4 TRACTS - 99.13 Ac.±



- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - △ NAIL

OWNER: Sam Tune and Mary Tune
ADDRESS: 2133 Allisons Road
Eagleville, TN, 37060
Tax Map 143, Parcel 2B.04
Part of Record Book 697, Page 3543

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



CONCEPT PLAN
MAGNOLIA VALLEY
ESTATES

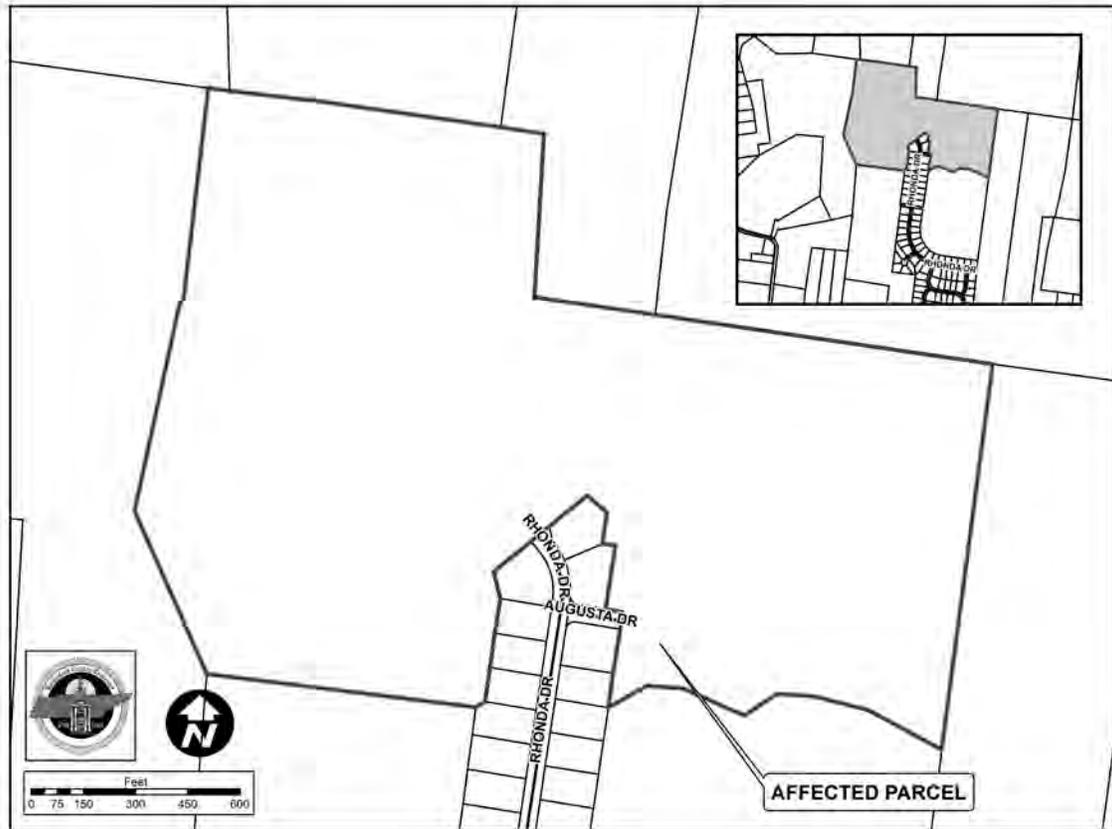
8th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: AUGUST 2016 SCALE: 1"=200' SH. 1 OF 1

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

MACDONALD & PETERSON, INC. ALLISSONA ROAD, MARY TUNE, ALLISSONA ROAD PRELIMINARY SURVEY, SITE # 102018-2124.PW

Rutherford County Regional Planning Commission August 22, 2016 Staff Comments

Plat/Plan Name: Lewis Downs, Section 4 (16-1014)
Request: Preliminary Plan Approval
Site Details: 22 lots on 10.07 acres, zoned RM
Applicant: Stewart Springs, LLC
Property Location: Off of Rock Springs Midland Road



The proposed development is the latest section for Lewis Downs. Water infrastructure improvements in the area should make the provision of fire hydrants possible. Besides some housekeeping modifications, the plan appears to be in good order.

Any approval should be made subject to all Staff Comments.

PI Station	Radius Length	Arc Length	Delta Angle	Degree of Curve	Chord Length
2+55.60	1000.00'	83.32'	04°46'25.16"	05°43'46.48"	83.29'

PI Station	Radius Length	Arc Length	Delta Angle	Degree of Curve	Chord Length
1+64.90	500.00'	21.42'	02°27'17.37"	11°27'32.96"	21.42'



Lot #	Area
111	17921 SF
112	15327 SF
113	15102 SF
114	21294 SF
115	23588 SF
116	19314 SF
117	15289 SF
118	16330 SF
119	15254 SF
120	15096 SF
121	15096 SF
123	18512 SF
146	17279 SF
147	14185 SF
148	19673 SF
149	15036 SF
150	15096 SF
151	15096 SF
152	16576 SF
153	13616 SF
154	21234 SF

Phase 4
22 Lots
9.74± Ac.

Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION
EXIST. SIGN POST	HC SIGN
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK
EXIST. TELEPHONE RISER	EXTRUDED CURB
EXIST. GAS RISER	CURB & GUTTER
ELECTRICAL ENCLOSURE	TRAFFIC ARROW
EXIST. WATER METER	TURN LANE ARROWS
EXIST. UTILITY POLE	REVISION NUMBER
EXIST. FIRE HYDRANT	#1 DRAINAGE STRUCTURE DESIGNATION
POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION
BLOW OFF VALVE	RIP RAP
REDUCER	RUNOFF FLOW ARROW
REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION
CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION
FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION
FIRE HYDRANT	CATCH BASIN
GATE VALVE & BOX	CURB INLET
WATER METER	AREA DRAIN
GAS METER	HEADWALL
GREASE TRAP	WINGED HEADWALL
EXTERIOR CLEANOUT EOO	CONCRETE SWALE
MANHOLE	TYPE-X HEADWALL

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

Owner/Developer:
Stewart Springs LLC
163 Veterans Pkwy.
Murfreesboro, TN 37128

Floodplain Note:
This site lies within Zone X, not in the 100 Year Floodplain per Community Panel 47149C0383H Dated Jan. 5, 2007.

Land Data:
Zoning: RM
284 Lots on 148.48± Acres
22 Lots Section 4 on 10.07± Acres
263 Buildable Lots

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

Deed Reference:
The property shown hereon is Tax Map 170, Parcel 6, 20th Civil District, 7th Magisterial District in Rutherford County, as recorded in R.E. 602, Pg. 1415.

S.T.E.P. System Data:
Design Flow = 260 lots x 300gpd/lot = 78,000 GPD
Land Application Area Required = 13.43 Ac.
Land Application Area Provided = 13.43 Ac.
Land Reserve Area Required = 6.71 Ac.

Approved by the Rutherford County Planning Commission, with such conditions as are indicated in the minutes of the Commission on...
Preliminary Plan approval shall not constitute final approval for recording purposes.

SBC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901
E-MAIL: RHOZZE@SBC-CIVIL.COM
FAX: (615) 895-2667
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

LEGEND
RICHARD HOZZE
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 10000

Lewis Downs Subdivision
Section 4
Rutherford County, TN

Preliminary Plan

REVISIONS:

DATE:	8-4-16
CHECKED:	JFR
FILE NAME:	06024project4.dwg
SCALE:	1" = 50'
JOB NO.:	06024
SHEET:	6 of 10

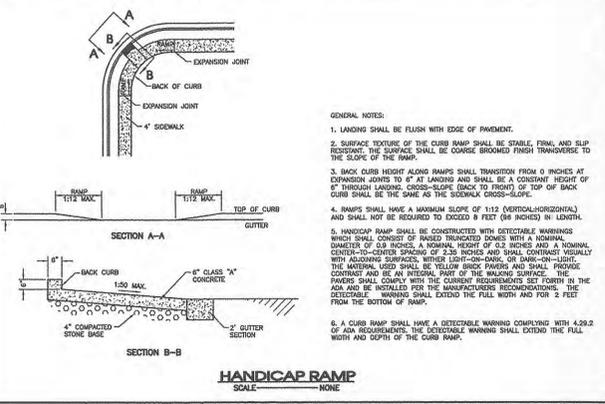
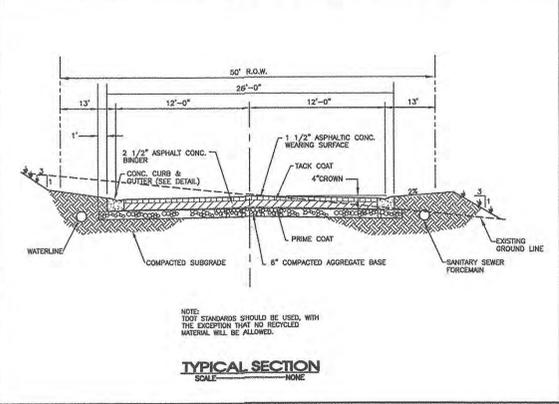
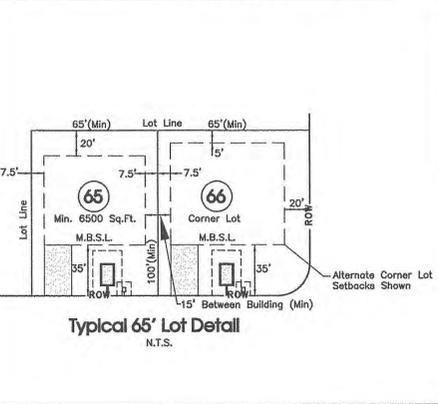
811
Know what's below.
Call before you dig.

SCALE: 1" = 50'

NOTE:
H.O.A. IS RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS.

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

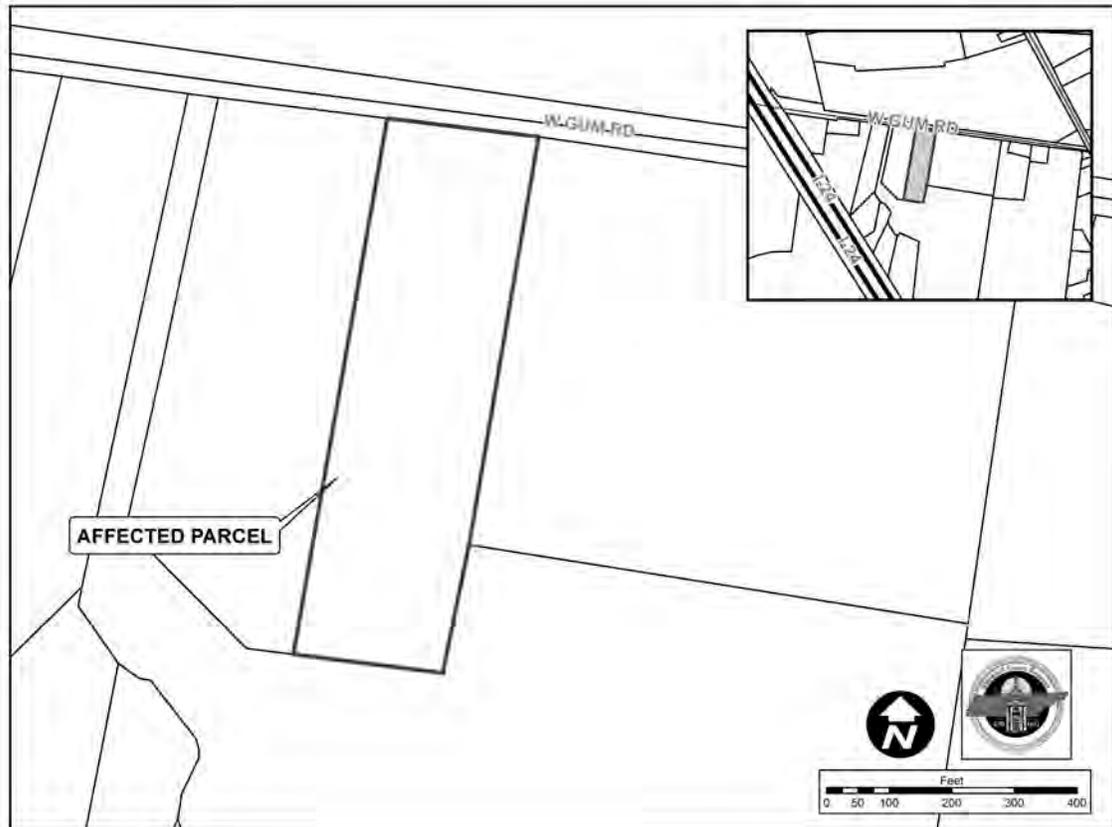
Note:
Water line designed by Consolidated Utility District.



- GENERAL NOTES:**
- LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
 - SURFACE FINISH OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE CONCRETE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
 - BACK CURB HEIGHT ALONG RAMP SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 4" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 4" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
 - RAMP SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL/HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET OR MORE IN LENGTH.
 - HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING WHEN SURFACE FINISH OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE CONCRETE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE NATIONAL UNIFORM SYMBOLS OF 3 INCHES AND SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES. EITHER LIGHT-DARK OR DARK-LIGHT. THE NATIONAL UNIFORM SYMBOLS OF 3 INCHES AND SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES. EITHER LIGHT-DARK OR DARK-LIGHT. THE NATIONAL UNIFORM SYMBOLS OF 3 INCHES AND SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES. EITHER LIGHT-DARK OR DARK-LIGHT. THE NATIONAL UNIFORM SYMBOLS OF 3 INCHES AND SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES. EITHER LIGHT-DARK OR DARK-LIGHT.
 - A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLIANT WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXCEED THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

Rutherford County Regional Planning Commission August 22, 2016 Staff Comments

Plat/Plan Name: Bruce – West Gum Road Subdivision (16-2047)
Request: Final Plat Approval. Includes a fire hydrant waiver request
Site Details: 2 lots on 5.01 acres, zoned RM
Applicant: Don Bruce
Property Location: West Gum Road



The property is located to the west of the property that Ms. Julie O'Guin recently brought before the Planning Commission. The applicant is proposing to split the property into two lots. Staff has already reviewed the plat and received revisions back addressing our comments. The property is not within 1,000 feet of a fire hydrant and a hydrant cannot be supported with the current water infrastructure in front of the property. Therefore, a waiver to the fire hydrant requirements has been requested. Since this is only a two-lot subdivision, the residential sprinkler system requirements will not apply. Besides this issue, the plat appears to be in good order.

Any approval should be made subject to all Staff Comments.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

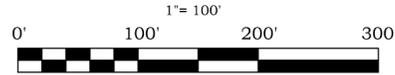
CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

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

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

LEGEND

Graphic Scale



- = Point
- = Iron Pin (O)
- = 1/2" Rebar (N) w/ Sexton Cap
- = Utility Pole
- = Soils Stake
- = PK Nail Old
- = Mag Hub Nail New

- = Property Line
- = Reference Line

LINE	BEARING	DISTANCE
L1	N 08°51'00" E	20.01'
L2	S 84°07'50" E	122.13'
L3	S 84°07'50" E	122.13'
L4	S 08°37'36" W	19.20'
L5	S 55°48'43" W	88.18'
L6	S 06°37'35" W	121.03'
L7	N 87°43'59" W	52.99'
L8	N 09°36'31" E	137.74'
L9	S 74°42'08" E	47.93'
L10	S 06°03'35" E	46.60'
L11	S 08°59'06" W	136.97'
L12	N 87°43'59" W	101.51'
L13	N 08°55'25" E	160.02'
L14	S 74°42'08" E	101.81'
L15	N 12°57'08" E	218.27'
L16	N 12°57'08" E	64.56'
L17	S 77°51'49" E	20.00'
L18	S 12°57'08" W	39.92'
L19	S 77°51'49" E	27.89'
L20	S 10°20'07" W	24.64'
L21	N 77°51'49" W	49.02'

LOTS 1 & 2 ARE SUBJECT TO A 25' RIGHT OF WAY EASEMENT

NOTE: The soil area(s) as shown were identified by Norrod Soil Consulting, LLC located at 277 Red Williams Road Crossville Tennessee 38571. (931-456-5078)

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

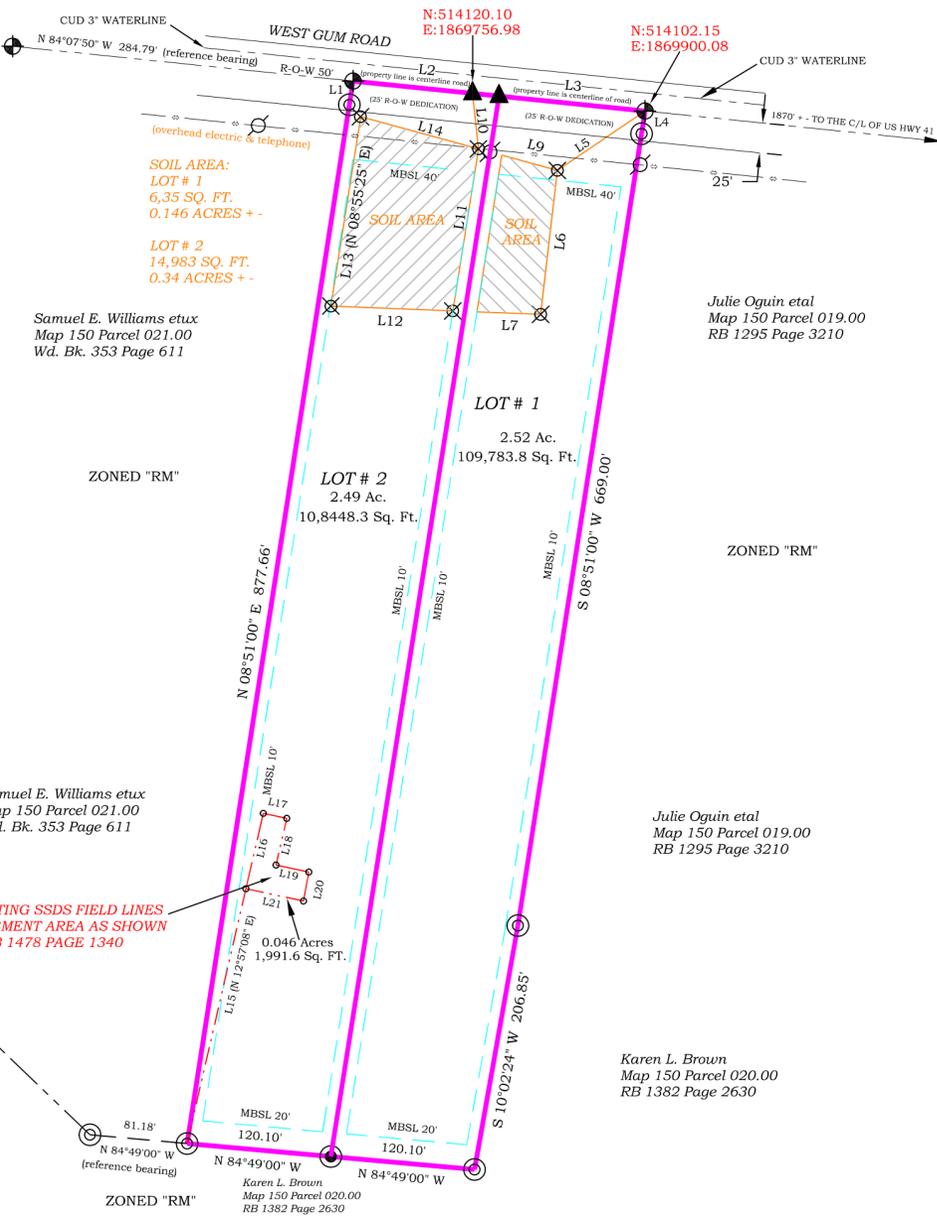
CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Rutherford County Tennessee Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Road commissioner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

Date _____ Surveyor _____

NOTES:

- The purpose of this plat is to create a two lot subdivision.
- Surveyed area is not located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47149C0402H dated Jan 05, 2007. Property is located in Zone "X". Zone "X" is defined as areas outside the 100 year flood plain.
- Current zoning for the surveyed parcel is "RM" Minimum building setbacks are:
Front: 40 feet
Rear: 20 feet
Side: 10 feet
- Underground utility locations as shown hereon are approximate and are subject to field verification by the utility owner. In Tennessee it is a requirement per the "Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners no less than three nor more than ten working days of their intent to excavate. A list of these utilities can be obtained from the county register of deeds. Those utilities participating in the Tennessee one call system can be notified by calling 1-800-351-1111.
- Bearings are based on Magnetic North -- 10/30/1985 by Robert Francis.
- Total Area of this subdivision: 5.01 ACRES
- This parcel is subject to any and all rights-of-way and easements as shown or any other rights-of-way and easements or restrictions either recorded or by prescription that a title search may reveal.
- Main line water taps will be made by the Consolidated Utility District. Contact the Consolidated Utility District concerning any connection fees or developmental procedures.
- Water and Sewer service lines to be extended to property by owner/developer of each respective lot as needed.
- A separate right-of-way excavation permit issued at the Street Department will be required for excavation or construction in the public right of way.
- All minimum building setback lines must comply with the current ordinances of Rutherford County.
- The nearest fire hydrant IS NOT located within 1000' of the property.
- This Survey was performed in the field with a Sokkia Reflectless Total Station.
- Total Number of Lots: 2

NOTE: BEARING ARE RELATIVE TO MAGNETIC NORTH -- SEE NOTE # 5



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.

Date _____ By: _____ Owners Name _____
(reference Deed Book 1470 page 1049 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: _____

REVISIONS:
LOTS REVISED 07/28/2016

PREPARED FOR:
OWNER/CLIENT
DON BRUCE
1911 HAYNES DR
MURFREESBORO, TN
37129

MINOR SUBDIVISION PLAN
BRUCE W GUM ROAD SUBDIVISION
LOCATED IN THE 25TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE; THE CITY OF MURFREESBORO, TENNESSEE; DON BRUCE PROPERTY DEED BOOK 1478 PAGE 1340 REGISTER'S OFFICE RUTHERFORD COUNTY

TAX MAP REF.: 150
P/O Parcel 021.00
SURVEYED BY: JCS/JPV/SAP
DRAWING DATE: 07/06/2016
DRAWN BY: JCS
CHECKED BY: JCS/JPV
SCALE: 1" = 100'
PROJECT NUMBER: 2016-042
FILE NAME: C:/CARLSON2016/2016-042.DWG

JOHN CHRIS SEXTON
RLS 1898
467 Southridge Ctr.
Crossville, TN
38555
615-785-3609
931-787-6943
chris.sexton53@gmail.com
www.chrissextonsurveying.com
facebook: chris sexton surveying



SHEET NO.
1 OF 1

Rutherford County Regional Planning Commission August 22, 2016 Staff Comments

Plat/Plan Name: Bruce Heights (16-2048)
Request: Final Plat Approval
Site Details: 28 lots on 34.18 acres, zoned RM
Applicant: Don Bruce
Property Location: Rucker Road



The preliminary plan for this development was approved by the Planning Commission at their April 25, 2016 meeting. This final plat appears to be consistent with the preliminary plan. Staff has identified several issues on the plat that need to be addressed. As drawn, Lot 1 does not appear to be a buildable lot, as the building envelop is extremely shallow. Water infrastructure improvements in the area should make fire protection for this development viable without the need for a waiver request.

Any approval should be made subject to all Staff Comments.

LEGEND

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

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

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

LOT TABLE

1	3386.0 SQ. FT. OR 0.78 ACRES
2	2136.1 SQ. FT. OR 0.49 ACRES
3	2314.8 SQ. FT. OR 0.53 ACRES
4	4000.0 SQ. FT. OR 0.92 ACRES
5	6272.4 SQ. FT. OR 1.44 ACRES
6	6712.0 SQ. FT. OR 1.54 ACRES
7	2613.0 SQ. FT. OR 0.60 ACRES
8	3193.0 SQ. FT. OR 0.73 ACRES
9	7355.0 SQ. FT. OR 1.69 ACRES
10	6326.2 SQ. FT. OR 1.44 ACRES
11	5033.2 SQ. FT. OR 1.16 ACRES
12	2909.2 SQ. FT. OR 0.67 ACRES
13	3358.3 SQ. FT. OR 0.77 ACRES
14	4664.3 SQ. FT. OR 1.07 ACRES
15	4683.7 SQ. FT. OR 1.08 ACRES
16	3047.8 SQ. FT. OR 0.70 ACRES
17	1890.8 SQ. FT. OR 0.43 ACRES
18	2590.5 SQ. FT. OR 0.60 ACRES
19	2516.7 SQ. FT. OR 0.58 ACRES
20	3571.2 SQ. FT. OR 0.82 ACRES
21	3484.8 SQ. FT. OR 0.80 ACRES
22	4872.2 SQ. FT. OR 1.12 ACRES
23	19170.30 SQ. FT. OR 4.39 ACRES
24	129,423.8 SQ. FT. OR 2.97 ACRES

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	181.69'	180.13'	N 08°44'44" W	26°01'29"
C2	400.00'	36.43'	36.42'	N 24°26'03" W	51°30'08"
C3	452.78'	55.54'	55.51'	S 22°41'54" E	70°14'21"
C4	454.34'	76.29'	76.20'	S 14°23'40" E	93°17'14"
C5	450.00'	107.95'	107.89'	S 02°40'20" E	13°44'39"
C11	150.00'	19.31'	19.31'	N 31°10'39" W	07°22'50"
C12	150.00'	58.99'	58.62'	N 46°08'06" W	22°32'04"
C13	50.00'	43.54'	42.17'	N 82°20'51" W	49°53'24"
C14	50.00'	60.57'	58.93'	N 72°35'18" W	69°24'29"
C15	50.00'	79.19'	71.17'	N 07°22'25" E	90°44'58"
C16	50.00'	47.08'	45.36'	N 79°50'29" E	53°57'09"
C17	50.00'	41.97'	40.75'	S 49°08'05" E	48°05'44"
C18	50.00'	12.37'	12.34'	S 32°10'37" E	14°10'46"
C19	50.00'	20.44'	20.30'	S 50°58'35" E	23°25'11"
C20	200.00'	122.87'	120.94'	S 45°05'13" E	35°11'57"

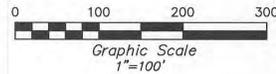
SOILS TABLE

1	8711.5 SQ. FT.
2	8270.9 SQ. FT.
3	9962.8 SQ. FT.
4	8420.8 SQ. FT.
5	8522.8 SQ. FT.
6	15319.2 SQ. FT.
7	8243.7 SQ. FT.
8	13444.5 SQ. FT.
9	8863.0 SQ. FT.
10	8912.7 SQ. FT.
11	11261.8 SQ. FT.
12	11113.0 SQ. FT.
13	10626.9 SQ. FT.
14	8664.4 SQ. FT.
15	7570.5 SQ. FT.
16	9174.0 SQ. FT.
17	11440.0 SQ. FT.
18	6109.3 SQ. FT.
19	8671.0 SQ. FT.
20	7379.8 SQ. FT.
21	6976.70 SQ. FT.
22	8942.4 SQ. FT.
23	8982.6 SQ. FT.
24	10080.49 SQ. FT.
25	6966.3 SQ. FT.
26	7551.9 SQ. FT.
27	16343.3 SQ. FT.

REMAINING ACREAGE
41.45 ACRES ±

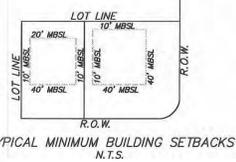
REMAINING LANDS OF
DON BRUCE LIVING TRUST
MAP 150, PCL. 26.00
RB 1136/3735

ZONED "RM"



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°29'14" W	53.63'
L2	N 27°29'14" W	100.00'
L3	N 27°29'14" W	100.00'
L4	S 27°29'14" E	131.38'
L5	S 27°29'14" E	19.43'
L6	S 04°12'00" W	90.00'
L7	S 04°12'00" W	113.15'
L8	N 85°59'49" W	50.26'
L9	N 85°59'49" W	23.01'
L10	N 85°59'49" W	51.65'
L11	N 85°58'29" W	52.10'
L12	N 85°58'29" W	72.97'
L13	S 04°07'39" W	120.93'
L14	S 86°00'28" E	33.51'
L15	S 27°29'14" E	55.73'
L16	S 27°29'14" E	98.73'
L17	S 27°29'14" E	75.00'
L18	S 27°29'14" E	75.00'
L19	S 27°29'14" E	98.26'
L20	S 27°29'14" E	98.07'
L21	N 27°29'14" W	120.00'
L22	N 27°29'14" W	103.41'
L23	N 27°29'14" W	50.00'
L24	N 27°29'14" W	85.11'
L25	N 27°29'14" W	75.62'
L26	S 00°00'00" E	28.74'
L27	S 00°46'23" E	102.17'
L28	S 86°09'16" E	147.23'
L29	S 68°36'42" E	166.43'
L30	N 67°42'10" E	35.20'
L31	S 86°00'28" E	110.18'
L32	S 04°11'43" W	40.00'
L33	S 86°00'28" E	150.00'
L34	N 67°42'10" E	12.08'
L35	S 67°42'10" W	12.25'
L36	S 04°11'08" W	110.00'
L37	S 26°14'56" E	104.18'
L38	S 03°59'32" W	60.82'
L39	S 86°00'28" E	57.63'
L40	N 04°12'00" E	109.46'
L41	S 04°07'39" W	68.65'
L42	S 31°40'12" E	112.61'
L43	S 04°11'43" W	9.04'
L44	N 90°00'00" E	22.79'
L45	N 67°42'10" E	106.88'
L46	N 80°50'51" E	90.96'
L47	N 27°29'14" W	50.00'

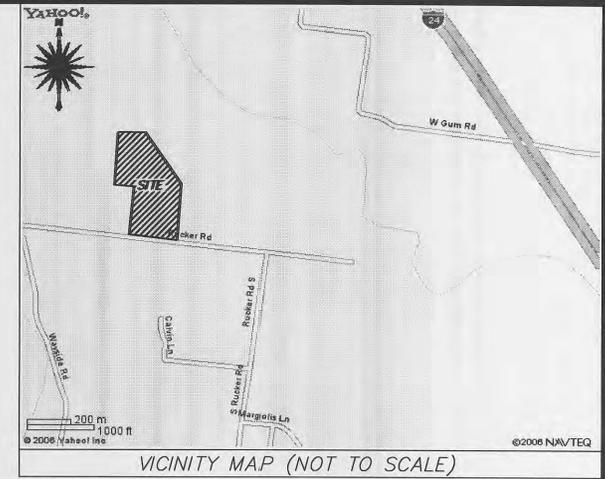


SITE BENCHMARK
UGB 02-425
ELEV. 649.80'
NAVD 83

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

ELEVATIONS ARE RELATIVE TO NAVD 88
TO UGB 02-425

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



REVISIONS:

PREPARED FOR:
DON BRUCE (OWNER)

DON BRUCE
1911 HAYNES DRIVE
MURFREESBORO, TN
37129

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

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



JOHN CHRIS SEXTON
RLS 1898
467 Southridge Ctr.
Crossettville, TN
38555
615-785-3809
931-787-5948
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www.sextonsurveying.com
facebook: chris.sexton
surveying



SHEET NO.
1 OF 2

NOTES:

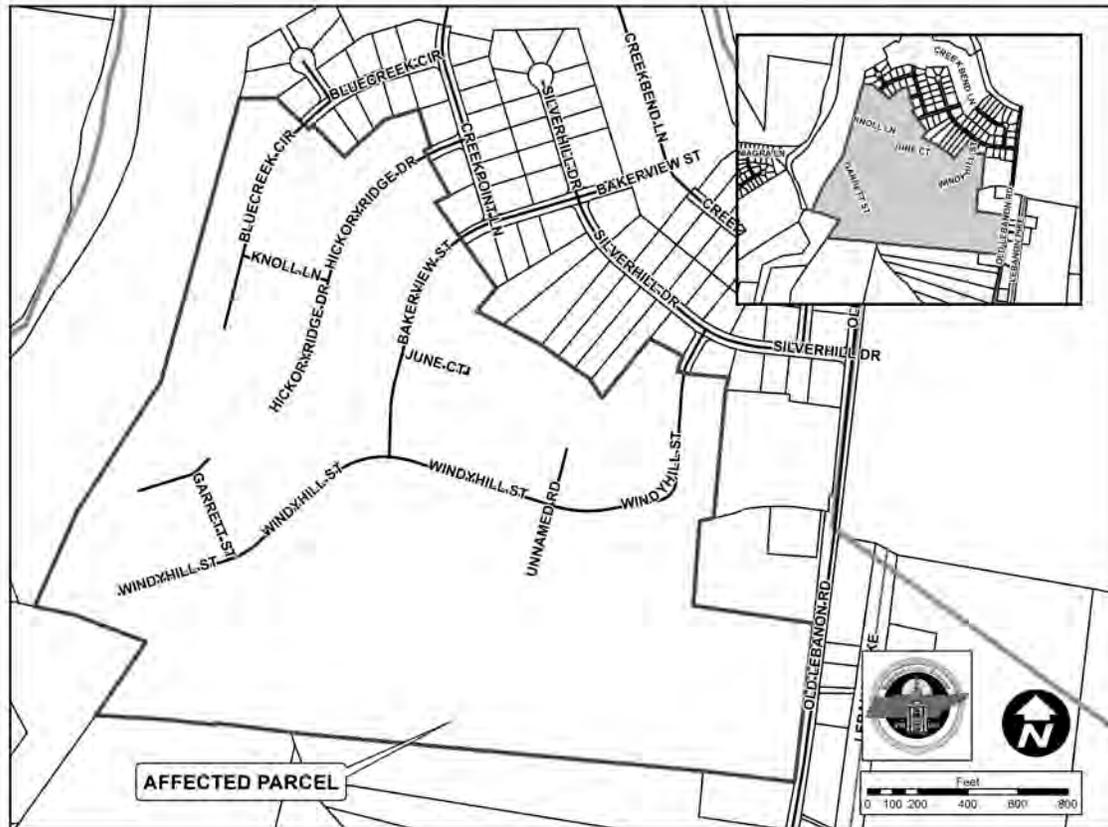
- The purpose of this plat is to subdivide the property for the creation of buildable lots.
- Total number of lots: 28. Total area: 34.18 acres ±.
- Surveyed area is located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47149C0401 H dated Jan. 05, 2007 and No. 47149C0290 H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

SOILS LEGEND

- 60 MPI
- 75 MPI

Rutherford County Regional Planning Commission August 22, 2016 Staff Comments

Plat/Plan Name: CreeksBend, Section 1, Phase 4 (16-2053)
Request: Final Plat Approval. Includes a fire hydrant waiver request
Site Details: 6 lots on 3.83 acres, zoned RM
Applicant: Silverhill Partners, LLC
Property Location: West of Old Lebanon Road



The preliminary plat for this section was approved by the Planning Commission at their July 10, 2006 meeting. Previous sections of this subdivision have been recorded based on this approval, so the preliminary plat is “locked-in” and does not require re-approval. This final plat appears to be consistent with the preliminary plat approval. Besides some housekeeping issues, this plat is in good order. This development was approved with residential sprinkler systems, which will also be required for this section.

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

GENERAL NOTES

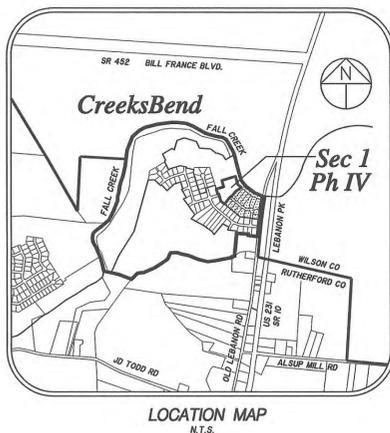
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 6 SINGLE FAMILY LOTS, AND 1 COMMON AREA LOT.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO CONTROL MONUMENT UG802-615, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY WITHIN A 100 YEAR FLOOD HAZARD AREA, BASED ON A F.E.M.A. LETTER OF MAP REVISION AFFECTING FIRM MAP NO. 4789C0383 D, IN RUTHERFORD COUNTY, ALONG WITH MAPS 4789C0383 D AND 4789C0383 D IN WILSON COUNTY, EFFECTIVE DATE NOVEMBER 12, 2009.
- 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 FLOODING 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 5 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 5 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 PERMETEER CONTROLS SUCH AS SEDIMENT BARRIERS, CHECK DAMS 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, SNYHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAMS OR FLOODWAYS.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) 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., REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 20" 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 20 FT. PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO ALL PUBLIC RIGHT-OF-WAY ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITY COMPANIES SUCH AS MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AT&T TELECOMMUNICATIONS, CONSOLIDATED UTILITY DISTRICT, CABLE TELEVISION COMPANIES, NATURAL GAS COMPANIES, AND OTHERS.
- THE REQUIRED STREAM BUFFER AREA ALONG FALL CREEK SHALL CONFORM TO ALL LIMITATION AND RESTRICTIONS AS SET FORTH UNDER THE RUTHERFORD COUNTY STORMWATER ORDINANCE.
- ALL LOTS IN CREEKS BEND SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION, WHICH INCLUDES MAINTENANCE OF ANY COMMON AREAS AND STORMWATER DETENTION AREAS. THE CREEKS BEND HOMEOWNERS ASSOCIATION'S RESTRICTIVE COVENANTS AND CONDITIONS ARE RECORDED IN RECORD BOOK 826, PAGE 285, R.O.R.C.T. IV, AND AMENDED IN RECORD BOOK 857, PAGE 359, RECORD BOOK 884, PAGE 2737, RECORD BOOK 977, PAGE 1734, AND RECORD BOOK 951, PAGE 3514.
- THIS PLAT WILL REQUIRE A WAIVER FROM THE FIRE HYDRANT REQUIREMENTS AND RESIDENTIAL SPRINKLER SYSTEMS WILL BE REQUIRED FOR EACH HOME BUILT, CONSISTENT WITH OTHER SECTIONS APPROVED FOR THIS DEVELOPMENT.

LOT AREAS

LOT	SQ.FT.	ACRES
74	27,855	0.64
75	20,848	0.48
76	20,336	0.48
77	21,051	0.48
98	20,506	0.47
99	27,024	0.62
Total	138,272	3.18

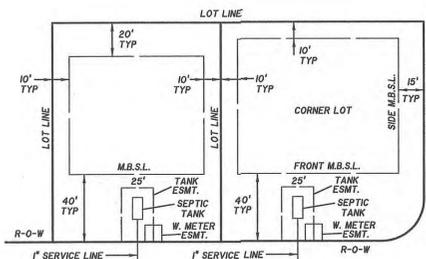
LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- WATER LINE w/FIRE HYD.
- STEP SYSTEM FORCE MAIN
- R.O.R.C.T. REGISTERS OFFICE, RUTHERFORD COUNTY, TENNESSEE
- R.O.W.C.T. REGISTERS OFFICE, WILSON COUNTY, TENNESSEE



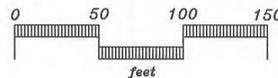
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CH. DIST.
C1	141°17'45"	350.00'	87.33'	S 39°10'01" E	87.00'
C2	74°52'56"	25.00'	32.67'	S 69°17'37" E	30.40'
C3	90°00'00"	25.00'	39.27'	S 28°05'55" W	35.36'
C4	29°24'49"	300.00'	154.01'	N 31°36'29" W	152.32'
C5	2°33'22"	300.00'	13.38'	N 47°35'34" W	13.38'



- 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.



BENCHMARK
CITY OF MURFREESBORO
URBAN GROWTH BOUNDARY
MONUMENT NO. UG802-615
ELEV=549.76

OWNER/DEVELOPER:
SILVERHILL PARTNERS, LLC
CONTACT: JOHN T. HOLLOWAY
1107 VIRGINIA AVENUE
MURFREESBORO, TN 37150

DEED REFERENCE:
PROPERTY MAP 22, P/O PARCEL L04
RECORD BOOK 731, PG. 3366, R.O.R.C.T.

SITE DATA:
TOTAL AREA = 3.83 ACRES
NO. OF LOTS = 6
AREA IN RIGHT-OF-WAY = 0.65 ACRES
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 731, PAGE 3366 JOHN T. HOLLOWAY, MEMBER
SILVERHILL PARTNERS, 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 PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. NO. 8-5-16 David A. Park
DATE: _____ REGISTERED SURVEYOR
TENN. R.L.S. No. 2381

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

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

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "CREEKS BEND, SECTION I, PHASE IV" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT 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 CONSOLIDATED UTILITY DISTRICT.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

RESIDENTIAL FIRE SPRINKLER CERTIFICATE

CONSOLIDATED UTILITY DISTRICT CAN ADEQUATELY SERVE THE DEVELOPMENT OF "CREEKS BEND, SECTION I, PHASE IV" FOR DOMESTIC WATER SERVICE. ADEQUATE FIRE PROTECTION CAN NOT BE OBTAINED THROUGH FIRE HYDRANTS TO BE INSTALLED AND RUTHERFORD COUNTY REQUIRES ALL OCCUPIED STRUCTURES, INCLUDING LIVING AREAS WITHIN DETACHED STRUCTURES, CONSTRUCTED WITHIN THIS DEVELOPMENT BE PROTECTED BY INDEPENDENT FIRE SPRINKLER SYSTEMS. INSTALLATION CRITERIA FROM THE STATE FIRE MARSHAL'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
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 OPERATING BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC 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

RECEIVED
AUG 0 2016
BY: _____

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

FINAL PLAT

**Section I, Phase IV
Creeks Bend
SUBDIVISION**

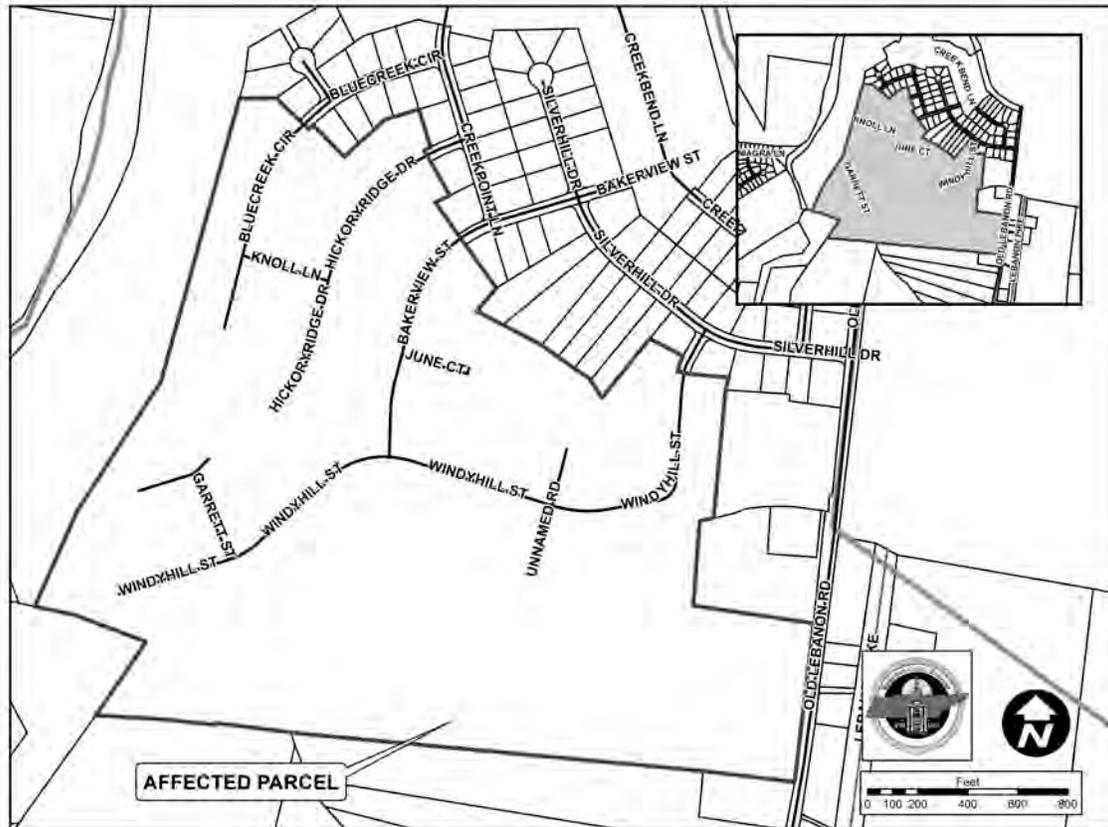
5th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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. # 05258 DATE: 8-5-16 DRAWN BY: CB SEC1 PH4 SCALE: 1" = 50' SHEET 1 OF 1
REVISED: _____

Rutherford County Regional Planning Commission August 22, 2016 Staff Comments

Plat/Plan Name: CreeksBend, Section 1, Phase 5 (16-2052)
Request: Final Plat Approval. Includes a fire hydrant waiver request
Site Details: 26 lots on 14.05 acres, zoned RM
Applicant: Silverhill Partners, LLC
Property Location: West of Old Lebanon Road

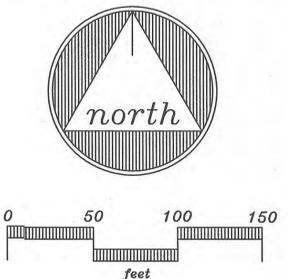


The preliminary plat for this section was approved by the Planning Commission at their July 10, 2006 meeting. Previous sections of this subdivision have been recorded based on this approval, so the preliminary plat is “locked-in” and does not require re-approval. This final plat appears to be consistent with the preliminary plat approval. Besides some housekeeping issues, this plat is in good order. This development was approved with residential sprinkler systems, which will also be required for this section.

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

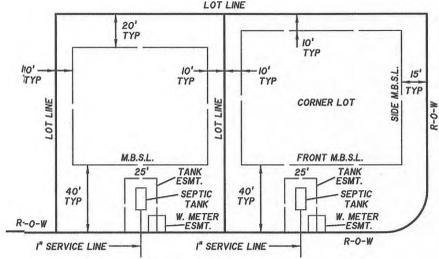
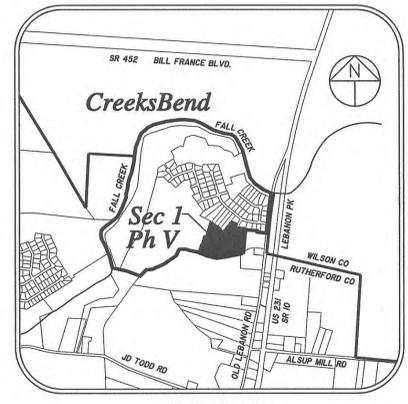
GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 26 SINGLE FAMILY LOTS, EASEMENTS AND STREET RIGHT-OF-WAY.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO CONTROL MONUMENT UG802-615, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY WITHIN A 100 YEAR FLOOD HAZARD AREA, BASED ON A F.E.M.A. LETTER OF MAP REVISION AFFECTING FIRM MAP NO. 4749C0063 H, IN RUTHERFORD COUNTY, ALONG WITH MAPS 4789C0293 D AND 4789C0303 D, IN WILSON COUNTY, EFFECTIVE DATE NOVEMBER 12, 2009.
- 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 60 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 CONTROL SUCH AS SEDIMENT BARRIERS, FILTERS OR DUKES, 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 1-800-353-1111.
- 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. / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26 INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- THE 20 FT. PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO ALL PUBLIC RIGHT-OF-WAY ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITY COMPANIES SUCH AS MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AT&T TELECOMMUNICATIONS, CONSOLIDATED UTILITY DISTRICT, CABLE TELEVISION COMPANIES, NATURAL GAS COMPANIES, AND OTHERS.
- THE REQUIRED STREAM BUFFER AREA ALONG FALL CREEK SHALL CONFORM TO ALL LIMITATION AND RESTRICTIONS AS SET FORTH UNDER THE RUTHERFORD COUNTY STORMWATER ORDINANCE.
- ALL LOTS IN CREEKS BEND SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION, WHICH INCLUDES MAINTENANCE OF ANY COMMON AREAS AND STORMWATER DETENTION AREAS. THE CREEKS BEND HOMEOWNERS ASSOCIATION'S RESTRICTIVE COVENANTS AND CONDITIONS ARE RECORDED IN RECORD BOOK 826, PAGE 2263, R.O.R.C. TN, AND AMENDED IN RECORD BOOK 857, PAGE 3319, RECORD BOOK 884, PAGE 2737, RECORD BOOK 977, PAGE 1724, AND RECORD BOOK 1014, PAGE 3361.
- THIS PLAT WILL REQUIRE A WAIVER FROM THE FIRE HYDRANT REQUIREMENTS AND RESIDENTIAL SPRINKLER SYSTEMS WILL BE REQUIRED FOR EACH HOME BUILT, CONSISTENT WITH OTHER SECTIONS APPROVED FOR THIS DEVELOPMENT.



BENCHMARK
CITY OF MURFREESBORO
URBAN GROWTH BOUNDARY
MONUMENT NO. UG802-615
ELEV=948.76

SPECIAL NOTE TO OWNERS, BUILDERS & CONTRACTORS
REGARDING TVA TRANSMISSION LINE EASEMENTS:
THE TENNESSEE VALLEY AUTHORITY (TVA) HAS SPECIFIC REQUIREMENTS REGARDING EASEMENT ENCROACHMENTS. NO PART OF ANY BUILDING, INCLUDING BUT NOT LIMITED TO, ROOF OVERHANGS, BAY WINDOWS OR FIREPLACES IS ALLOWED IN THE TVA TRANSMISSION LINE EASEMENT. BUILDING SETBACKS HAVE BEEN ESTABLISHED 5 FEET OFF OF THE TVA EASEMENT (AS SHOWN ON EACH LOT AFFECTED). IT IS ADVISABLE TO GET A LICENSED SURVEYOR TO STAKE THE EASEMENT LINE PRIOR TO CONSTRUCTION. OWNERS, BUILDERS AND CONTRACTORS SHOULD CHECK WITH TVA TO GET APPROVAL FOR THE CONSTRUCTION OF ANY IMPROVEMENTS TO BE PLACED WITHIN THE EASEMENT. PLEASE CONTACT MIKE CONNER OR RICK THORPEN IN THE MURFREESBORO OFFICE OF THE TENNESSEE VALLEY AUTHORITY AT 615-867-4342 FOR QUESTIONS REGARDING ANY CONSTRUCTION ISSUES.



- SEPTIC TANK IS 6' X 13'.
 - TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
 - WATER METER TO BE 10' FROM SEPTIC TANK.
- MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL
N.T.S.

CURVE DATA

CURVE	DEL. TA	RADIUS	LENGTH	CH. BRG.	CH. DIST.
C1	18°07'21"	250.00'	65.98'	S 20°03'25" W	65.79'
C2	7°08'56"	200.00'	24.96'	S 08°56'51" W	24.94'
C3	37°50'12"	50.00'	33.02'	S 13°34'20" E	32.42'
C4	15°09'12"	50.00'	13.18'	S 42°40'10" W	96.66'
C5	37°50'12"	50.00'	33.02'	N 81°05'20" W	32.42'
C6	22°55'44"	400.00'	160.07'	N 88°25'26" W	159.00'
C7	85°37'40"	25.00'	37.20'	S 59°36'24" W	34.30'
C8	90°00'00"	25.00'	39.27'	N 28°42'26" W	35.36'
C9	90°00'00"	25.00'	39.27'	N 61°17'34" E	35.36'
C10	41°24'35"	50.00'	36.14'	N 04°24'43" W	35.36'
C11	262°49'09"	50.00'	229.33'	S 73°22'26" E	75.00'
C12	41°24'35"	50.00'	36.14'	S 36°55'52" W	35.36'
C13	94°24'42"	25.00'	41.91'	S 30°54'47" E	36.69'
C14	21°53'19"	350.00'	133.71'	S 89°03'47" E	132.90'
C15	74°38'47"	50.00'	65.14'	N 42°40'10" E	60.63'
C16	7°08'58"	250.00'	31.91'	N 08°55'15" E	31.71'

C.U.D. NOTE:
* LOTS 127-128, 249-251 & 255-259 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.



OWNER/DEVELOPER:
SILVERHILL PARTNERS, LLC
CONTACT: JOHN T. HOLLOWAY
1107 VIRGINIA AVENUE
MURFREESBORO, TN 37130

DEED REFERENCE:
PROPERTY MAP 22, P/O PARCEL L00
RECORD BOOK 731, PG. 3366, R.O.R.C.

SITE DATA:
TOTAL AREA = 14.05 ACRES
NO. OF LOTS = 26
AREA IN RIGHT-OF-WAY = 2.03 ACRES
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 731, PAGE 3366

JOHN T. HOLLOWAY, MEMBER
SILVERHILL PARTNERS, 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 1:50,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC. DATE: 8-5-16
D.A. PARKER
REGISTERED SURVEYOR
TENN. R.L.S. No. 7381

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

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM
I HEREBY CERTIFY THAT THIS PLAT ENTITLED "CREEKS BEND, SECTION I, PHASE V" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT 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 CONSOLIDATED UTILITY DISTRICT.

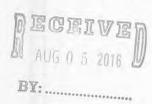
DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

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 GUIDELINES 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

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

DATE: _____
SECRETARY, PLANNING COMMISSION



FINAL PLAT

**Section I, Phase V
Creeks Bend
SUBDIVISION**

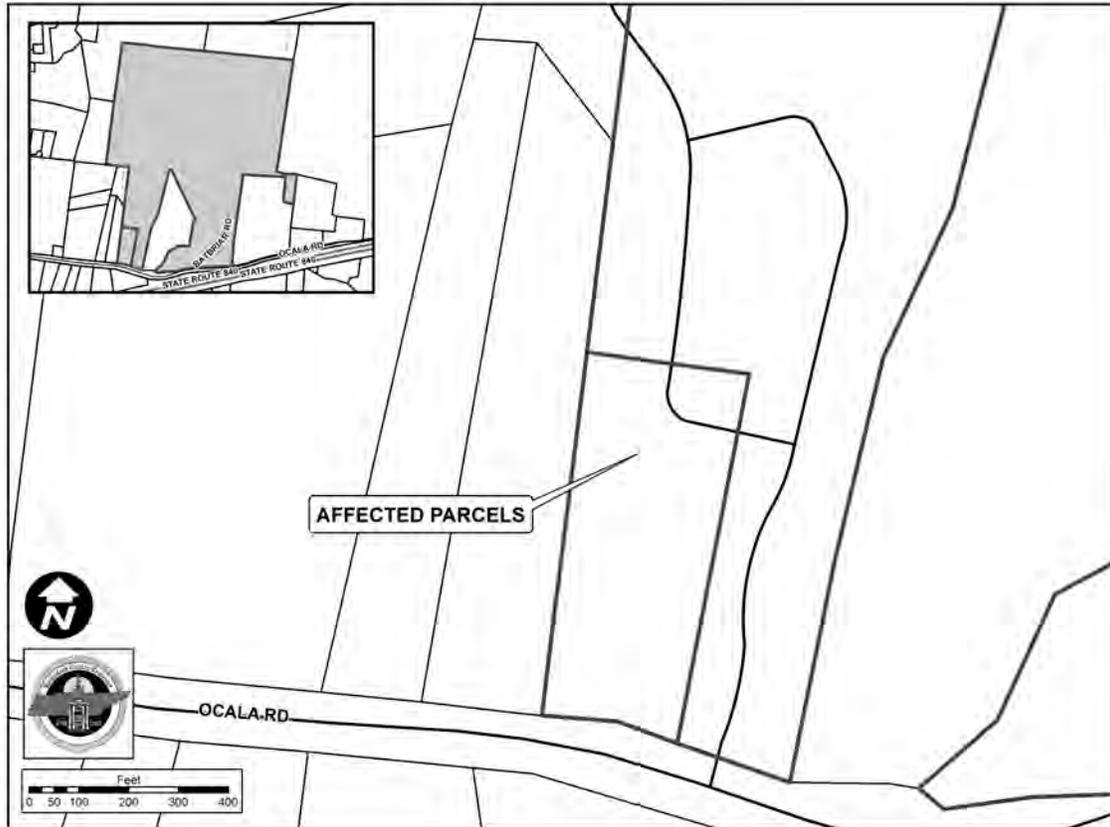
5th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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

PROJ. # 05258	DATE: 8-5-16 REVISED:	FILE: CB SECI PH5	DRAWN BY: ACAD/ATS	SCALE: 1" = 50'	SHEET 1 OF 1
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Rutherford County Regional Planning Commission August 22, 2016 Staff Comments

Plat/Plan Name: South Haven, Section 2 (16-2042)
Request: Final Plat Approval
Site Details: 44 lots (41 buildable) on 11.69 acres, zoned PUD
Applicants: South Haven Development Group, LLC
Property Location: Off of Ocala Road



The preliminary plan for this development was approved by the Planning Commission at their September 28, 2015 meeting. Improvements to Ocala Road, including the proposed extension from Old Shores Road to Almadillo Road, will need to be completed prior to this section being recorded.

Any approval should be made subject to all Staff Comments.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 10.000 OR GREATER, AND THAT MONUMENTS HAVE BEEN/SHALL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC. _____
 DATE: 8-4-16
 David A. Parkes
 REGISTERED SURVEYOR
 TENN. R.L.S. No. 2381

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

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

DATE: _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

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

I HEREBY CERTIFY THAT THIS PLAN ENTITLED "SOUTH HAVEN, SECTION 1" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW, CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY C.U.D.

DATE: _____
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 OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER

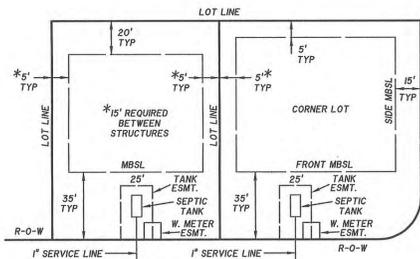
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DATE: _____
 SECRETARY, PLANNING COMMISSION



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

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	41°24'34"	50.00'	36.14'	18.90'	35.36'	N57°03'39"E
C2	153°52'03"	50.00'	134.27'	215.44'	97.41'	S66°42'37"E
C3	41°24'35"	50.00'	36.14'	18.90'	35.36'	S10°28'52"E
C4	44°10'49"	225.17'	173.62'	91.39'	169.35'	S09°04'43"E
C5	89°53'14"	25.00'	39.22'	24.95'	35.32'	N63°49'09"E
C6	13°54'11"	375.00'	91.00'	45.72'	90.77'	N1°55'26"E
C7	25°07'34"	325.00'	142.52'	72.43'	141.38'	N1°32'08"E
C8	8°00'19"	275.00'	39.42'	19.24'	38.39'	N25°05'45"E
C9	99°03'52"	25.00'	43.23'	29.30'	38.04'	N27°26'21"W
C10	41°24'35"	50.00'	36.14'	18.90'	35.36'	S82°19'26"W
C11	166°49'08"	50.00'	145.58'	432.76'	99.34'	N34°58'18"W
C12	41°24'35"	50.00'	36.14'	18.90'	35.36'	N27°43'59"E
C13	83°59'59"	25.00'	36.65'	22.51'	33.46'	S34°50'16"E
C14	90°00'00"	25.00'	39.27'	25.00'	35.36'	N58°01'43"E
C15	44°12'53"	175.00'	135.05'	71.09'	131.72'	N09°04'43"W
C16	71°02'54"	25.00'	31.00'	17.85'	29.05'	N66°42'37"W
C17	17°04'12"	325.00'	96.83'	48.77'	96.47'	S21°33'49"W
C18	25°07'34"	275.00'	120.60'	61.26'	119.63'	S17°33'09"W
C19	13°54'11"	425.00'	103.13'	102.88'	511°55'26"W	
C20	90°06'46"	25.00'	39.32'	25.05'	35.39'	S26°10'51"E
C21	15°36'19"	80.00'	13.62'	6.85'	13.58'	N84°46'27"W
C22	25°48'16"	50.00'	22.52'	11.45'	22.33'	S74°31'16"W
C23	44°03'14"	50.00'	39.44'	20.23'	37.60'	S83°30'45"W
C24	51°17'49"	50.00'	44.76'	24.01'	43.28'	N49°40'44"W
C25	62°35'10"	50.00'	54.62'	30.39'	51.94'	N08°15'46"E
C26	8°52'56"	80.00'	7.75'	3.88'	7.74'	S43°59'49"W
C27	41°24'35"	50.00'	36.14'	18.90'	35.36'	N27°43'59"E

LINE DATA

LINE	BEARING	DISTANCE
L1	N07°01'42"E	18.27'
L2	N77°45'56"E	36.34'
L3	S13°01'43"W	22.46'
L4	N30°05'59"E	33.08'
L5	S30°05'59"W	33.08'
L6	N18°52'32"E	2.71'
L7	S04°59'21"W	6.95'
L8	N07°01'42"E	5.76'
L9	S82°15'48"E	1.68'

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

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.	REASON
495	622.5	623.5	LOCAL DRAINAGE

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



MAP 76, PARCEL 39.04
 BELINDA ABERNETHY
 R.B.K. 653, P.G. 2856
 ZONED RM

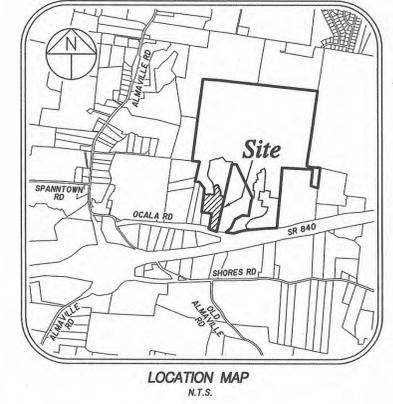
MAP 76, PARCEL 39.02
 CARL L. MURPHY
 R.B.K. 143, P.G. 57
 ZONED RM

LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
476	7,600	0.179	499	7,138	0.164
479	7,150	0.164	500	7,140	0.164
480	7,150	0.164	501	7,141	0.164
481	7,150	0.164	502	7,143	0.164
482	7,150	0.164	503	7,144	0.164
483	6,927	0.159	504	9,121	0.209
484	9,187	0.211	505	7,206	0.165
485	17,743	0.407	506	7,395	0.170
486	6,212	0.189	507	7,583	0.174
487	6,376	0.192	508	7,213	0.166
488	6,104	0.186	509	6,268	0.150
489	10,488	0.241	510	9,465	0.217
490	7,516	0.173	511	9,107	0.209
491	6,238	0.189	512	8,951	0.205
492	6,383	0.192	516	6,891	0.158
493	7,693	0.177	517	6,923	0.159
494	6,124	0.187	518	7,476	0.172
495	6,968	0.206	519	7,287	0.167
496	7,620	0.175	520	7,098	0.163
497	7,135	0.164	521	6,342	0.191
498	7,137	0.164			

C.U.D. NOTE:

LOTS 478-512 & 516-521 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.



GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 41 RESIDENTIAL LOTS, AND 3 COMMON AREAS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO UGB MONUMENT UG02-530, (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 174082029J, DATED OCTOBER 16, 2008. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
4. 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.
5. 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.
6. 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.
7. PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DICES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
8. 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.
9. 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.
10. 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) WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-3111.
11. PROPERTY IS CURRENTLY ZONED PUD.
12. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
13. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 35 FT. / SIDE = 5 FT. (BETWEEN BLDGS.) / REAR = 20 FT. CORNER LOTS MAY HAVE A SIDE SETBACK OF 15 FT. ABUTTING R-O-W.
14. A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
15. C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
16. SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED. HAND GRAB AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 25 INCHES HIGH FROM THE TOP OF THE TANK.
17. WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
18. ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
19. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, P.G. _____, R.O.R.C. TN.
20. THE SOUTH HAVEN HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS IS RECORDED IN R.B.K. _____, P.G. _____, R.O.R.C. TN.
21. REPAIR OR MAINTENANCE OF ANY IMPROVEMENTS (I.E. DRIVEWAY, LANDSCAPING, UTILITY LINES, RETAINING WALLS, MAILBOXES, ETC.) LOCATED IN A DRAINAGE EASEMENT DUE TO DITCH AND/OR CULTIVATED MAINTENANCE/REPAIR IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

FINAL PLAT
Section 2
South Haven
SUBDIVISION

4th 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. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
12104	8-05-16	SHECC2PLAT	ACAD/JWG	1" = 50'	1 OF 3

16-2054

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

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: 8-4-16 Diol A. Parker REGISTERED SURVEYOR TENN. R.L.S. No. 2381

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

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

DATE: CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

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

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "SOUTH HAVEN, SECTION 2" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW, CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT (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

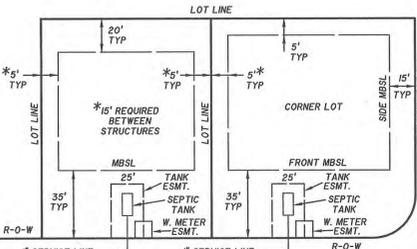
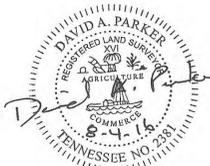
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL 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.

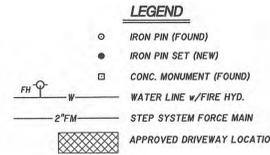
DATE: SECRETARY, PLANNING COMMISSION



MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL. 1. SEPTIC TANK IS 6' X 13'. 2. TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD. 3. WATER METER TO BE 10' FROM SEPTIC TANK.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Lists curve data for C1 through C27.

Table with columns: LINE, BEARING, DISTANCE. Lists line data for L1 through L9.

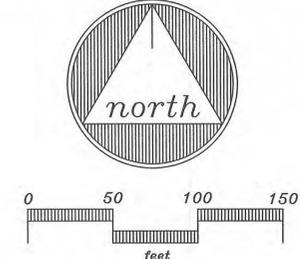


LOT AREAS

Table with columns: LOT, SQ. FT., ACRES. Lists lot areas for lots 478 through 521.

C.U.D. NOTE:

LOTS 478-512 & 516-521 WILL REQUIRE A PLAT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.



FINAL PLAT Section 2 South Haven SUBDIVISION. 4th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE. SEC, Inc. SITE ENGINEERING CONSULTANTS. ENGINEERING • SURVEYING • LAND PLANNING LANDSCAPE ARCHITECTURE. 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CERTIFICATE OF ACCURACY

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

SEC. INC. _____
 DATE 8-3-16 David A. Parker
 REGISTERED SURVEYOR
 TENN. R.L.S. No. 2381

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

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

DATE _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

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

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "SOUTH HAVEN, SECTION 1" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW, CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY C.U.D.

DATE _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER

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

DATE _____
 AUTHORIZED MTEMC OFFICIAL

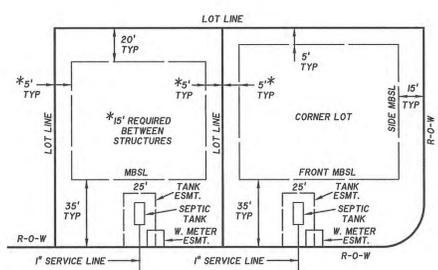
CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____
 SECRETARY, PLANNING COMMISSION



MAP 76, P/O PARCELS 39.02, 39.03
 MAP 77, P/O PARCEL 64.01
 MAP 77, PARCELS 62, 64
 MAP 94, PARCELS 34, 101
 REMAINING LANDS OF
 SOUTH HAVEN
 DEVELOPMENT GROUP, LLC
 R.B.K. 1377, PG. 1304
 283.388 ACRES
 ZONED PUD



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

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

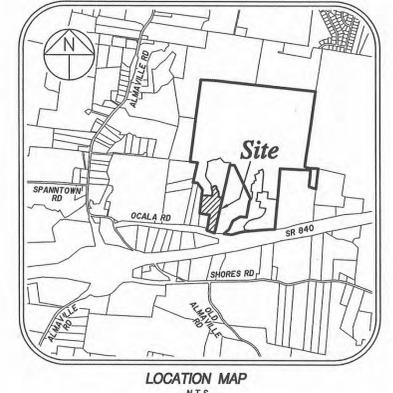
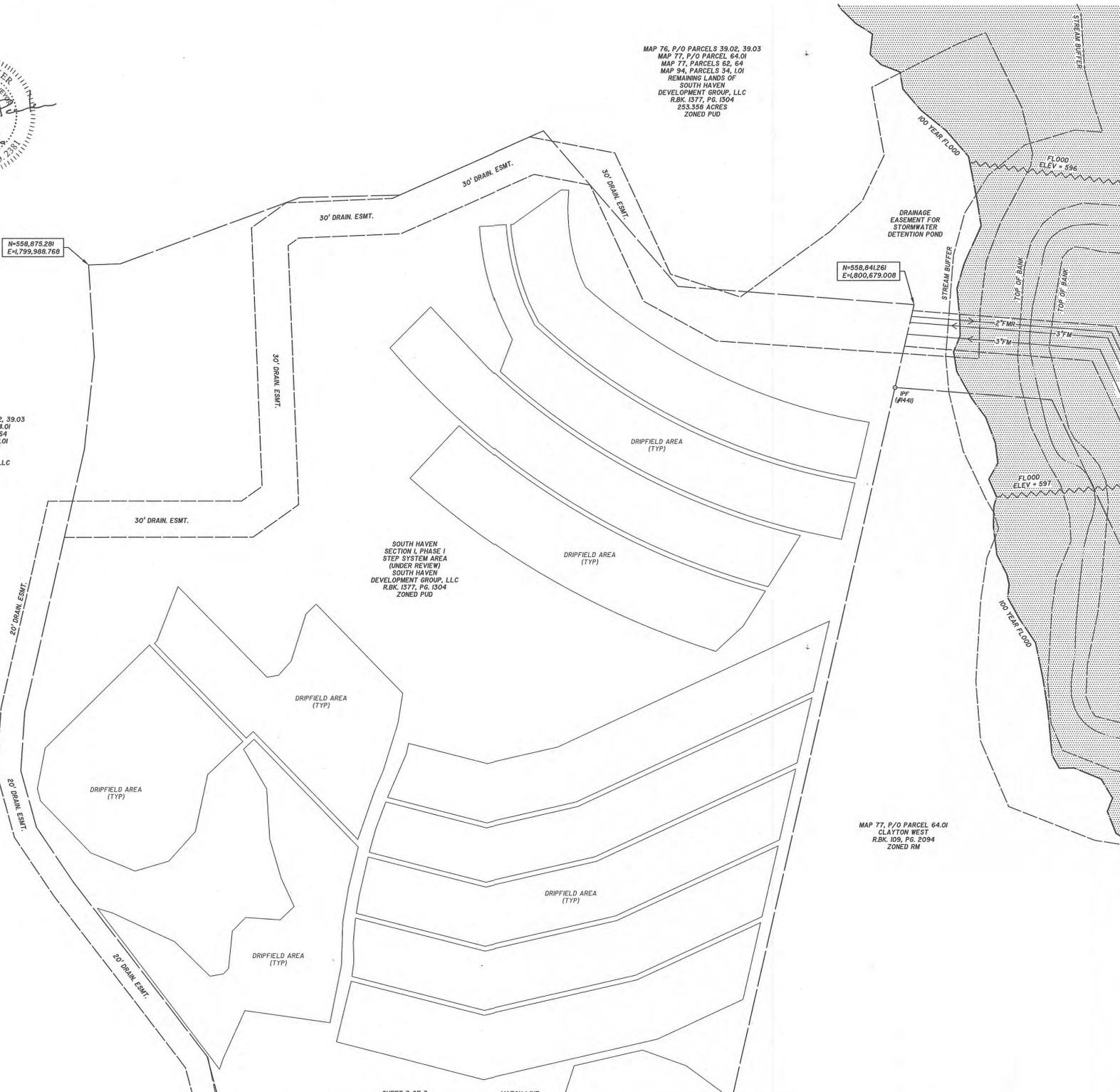
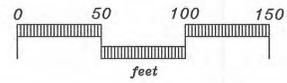
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	41°24'34"	50.00'	36.14'	18.90'	35.36'	N57°03'39"E
C2	153°52'03"	50.00'	134.27'	215.44'	97.41'	S66°42'37"E
C3	41°24'35"	50.00'	36.14'	18.90'	35.36'	S10°28'52"E
C4	44°10'49"	225.17'	173.62'	91.39'	169.35'	S09°04'43"E
C5	89°53'14"	25.00'	39.22'	24.95'	35.32'	N63°49'09"E
C6	13°54'11"	375.00'	91.00'	45.72'	90.77'	N11°55'26"E
C7	28°07'34"	325.00'	142.52'	72.43'	141.38'	N17°32'08"E
C8	6°00'19"	275.00'	38.42'	19.24'	38.39'	N26°05'45"E
C9	99°03'52"	25.00'	43.23'	29.30'	38.04'	N27°26'21"W
C10	41°24'35"	50.00'	36.14'	18.90'	35.36'	S82°19'26"W
C11	166°49'08"	50.00'	145.58'	432.76'	99.34'	N34°58'18"W
C12	41°24'35"	50.00'	36.14'	18.90'	35.36'	N27°43'59"E
C13	83°59'59"	25.00'	36.65'	22.51'	33.46'	S34°58'18"E
C14	90°00'00"	25.00'	39.27'	25.00'	35.36'	N58°01'43"E
C15	44°12'53"	175.00'	135.08'	71.09'	131.72'	N02°04'43"W
C16	71°02'54"	25.00'	31.00'	17.85'	28.05'	N56°42'37"W
C17	17°04'12"	325.00'	96.83'	48.77'	96.47'	S21°33'49"W
C18	25°07'34"	275.00'	120.60'	61.28'	119.63'	S17°32'08"W
C19	13°54'11"	425.00'	103.13'	51.82'	102.88'	S11°55'26"W
C20	90°06'46"	25.00'	39.32'	25.05'	35.39'	S28°10'51"E
C21	15°36'19"	50.00'	13.65'	6.85'	13.89'	N84°46'27"E
C22	25°46'16"	50.00'	22.52'	11.45'	22.33'	S74°31'16"W
C23	44°03'14"	50.00'	38.44'	20.23'	37.50'	S83°38'45"W
C24	51°17'49"	50.00'	44.76'	24.01'	43.28'	M48°40'44"W
C25	62°35'10"	50.00'	54.62'	30.39'	51.94'	N08°15'46"E
C26	8°52'56"	50.00'	7.76'	3.88'	7.74'	S43°59'49"W
C27	41°24'35"	50.00'	36.14'	18.90'	35.36'	N27°43'59"E

LINE DATA

LINE	BEARING	DISTANCE
L1	N07°01'42"E	18.27'
L2	N77°45'56"E	36.34'
L3	S13°01'43"W	22.46'
L4	N30°05'55"E	33.08'
L5	S30°05'55"W	33.08'
L6	N18°52'32"E	2.71'
L7	S04°58'21"W	6.95'
L8	N07°01'42"E	5.76'
L9	S82°15'48"E	1.66'

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



- GENERAL NOTES**
1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 41 RESIDENTIAL LOTS, AND 3 COMMON AREAS.
 2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO UGB MONUMENT UG602-530, (NAD 83-96).
 3. THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 4749C0230 J, DATED OCTOBER 16, 2008.
 4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
 5. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOWING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 6. THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
 7. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENIED 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 DENIED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
 8. PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCES, BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DICES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES.
 9. NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
 10. PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
 11. IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-3111.
 12. PROPERTY IS CURRENTLY ZONED PUD.
 13. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 35 FT. / SIDE = 5 FT. (5 FT. BETWEEN BUSES) / REAR = 20 FT. CORNER LOTS MAY HAVE A SIDE SETBACK OF 15 FT. ABUTTING R-O-W.
 14. A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
 15. C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
 16. SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26 INCHES HIGH FROM THE TOP OF THE TANK.
 17. WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
 18. ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
 19. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, P.G. _____, R.O.R.C., TN.
 20. THE SOUTH HAVEN HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS IS RECORDED IN R.B.K. _____, P.G. _____, R.O.R.C., TN.
 21. REPAIR OR MAINTENANCE OF ANY IMPROVEMENTS (I.E. DRIVEWAY, LANDSCAPING, UTILITY LINES, RETAINING WALLS, MAILBOXES, ETC.) LOCATED IN A DRAINAGE EASEMENT DUE TO DITCH AND/OR CULVERT MAINTENANCE, REPAIR IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

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

FINAL PLAT
Section 2
South Haven
SUBDIVISION
 4th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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

PROJ. # 12104 DATE: 8-05-16 FILE: SHSECPLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 3 OF 3
 REV.: _____

OWNER:
 SOUTH HAVEN DEVELOPMENT GROUP, LLC
 621 BRADLEY COURT
 FRANKLIN, TN 37067
 MAP 76, P/O PARCELS 39.02, 39.03
 MAP 77, P/O PARCEL 64.01
 MAP 77, PARCELS 62, 64
 MAP 94, PARCELS 34, 101
 R.B.K. 1377, PG. 1304, R.O.R.C., TN.

SITE DATA:
 AREA IN SECTION 2 = 11,688 ACRES
 AREA IN RIGHT-OF-WAY = 2,544 ACRES
 AREA IN 3 COMMON AREAS = 1,562 ACRES
 NO. OF RESIDENTIAL LOTS = 41
 MINIMUM LOT SIZE = 5,500 SQ.FT.
 ZONING = PUD

**Rutherford County Regional Planning Commission
August 22, 2016 Staff Comments**

**VII. Old Business – Charles Mullins (16-A014) – Zoning request from RM to CN –
3711 Old Woodbury Highway**

Planning Commission member will recall that this item was deferred from the August 8, 2016 meeting in order to allow the applicant an opportunity to answer questions from the Commission. Staff has spoken with the applicant regarding the information needed and will provide an update at the August 22, 2016 meeting. The Staff Report for this rezoning case is included with your agenda packets.

Rutherford County Regional Planning Commission Staff Report

Planning Commission Meeting Date: August 8, 2016

Case Number: 16-A014

Staff Recommendation: **NEUTRAL**

Request by: Charles Mullins
Property Address: 3711 Old Woodbury Highway
Commission District: 4 – Robert Peay, Jr.
Urban Growth Boundary: Murfreesboro UGB

Applicant Request

Rezoning from Residential Medium-Density (RM) to Commercial Neighborhood (CN)

Purpose of District

This class of district is designed to provide for a the types of commercial activities that can be located in close proximity to residential areas and that meet recurring shopping and personal service needs. Bulk requirements and buffering standards are intended to insure compatibility between adjoining and nearby uses. This district may also include residential occupancy.

Site Characteristics

Current Zoning: RM
Current Use: Vacant – Existing accessory structure
Adjacent Uses: Residential on all sides. Existing mobile home park to the north
Adjacent Zoning: RM on all sides
Size of Tract: Approximately .5 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan classifies this property as being located within Suburban Belt Character Area. This character area recommends residential densities of up to three units per acre and non-residential densities of .2 Floor/Area Ratio. Old Woodbury Highway is also classified as a Suburban Corridor which recommends residential densities of up to 5 units per acre and non-residential densities of .2 Floor/Area Ratio.

Proposal supported by Comprehensive Plan

Non-residential uses are contemplated within the Suburban Belt Character Area and along Suburban Corridors. There are also other non-residential uses in fairly close proximity to the subject property.

Infrastructure

Roads: Old Woodbury Highway is a 2-lane, ditch-section road that has 60 feet of right-of-way. The County’s Long Range Transportation Plan shows a future widening of this segment of Old Woodbury Highway to a three-lane cross-section. There appears to be adequate existing right-of-way for this improvement. There is a TDOT traffic count approximately 2/3 of a mile to the west of the subject property that identifies a 2015 count of 3,543 vehicles per day.

Utilities: According to information from Consolidated Utility District (CUD), there is an existing 8-inch water line fronting the subject property along Old Woodbury Highway.

Fire Protection: The closest fire hydrant is located at the intersection of Old Woodbury Highway and Anniston Drive (Green Top) approximately 125 feet to the east. Any new development/redevelopment on the property will be required to adhere to the adopted fire codes for Rutherford County.

Stormwater: No portion of the property is located within the 100-year flood zone, as delineated by the Federal Emergency Management Agency (FEMA). The applicant will need to work closely with Engineering Staff to ensure that a stormwater management system is designed to provide water quality and quantity control for any new improvements.

Schools: Not applicable, as this request is for non-residential purposes.

Background/Proposal Details

Background/Proposed Use: The applicant is proposing to rezone the property in order to construct/operate a lawnmower/small engine repair shop. This activity falls under the Consumer Repair Services activity classification, which is allowed by right within the Commercial Neighborhood (CN) zone. The applicant originally requested Commercial Services (CS) zoning. Upon review, the property width (Approximately 86 feet) is less than the required width for properties within the CS zone (100 feet). Considering that the proposed use would be allowed in both the CS and CN zone, Staff spoke to the applicant about making a change to his request. The minimum lot width in the CN zone is 75 feet, as opposed to 100 feet in the CS zone, which this property meets.

Staff has spoken with the applicant regarding his plans for the property. It is unclear at this point whether the existing garage will be utilized for the proposed business or a new building will be constructed. If the existing garage is to be utilized, Staff has identified several items of concern. First, the existing building appears to be within the required side setbacks for the CN zone. Buildings constructed as accessory structures in residential zones only have to meet a minimum setback of five feet. They also have to stay outside of any drainage and/or utility easements. If the building were utilized as a principal structure in the CN zone, it would have to adhere to a 15-foot side setback. It is very likely that a setback variance from the Board of Zoning Appeals would have to be applied for before the building could be used for commercial purposes. Second, the existing building would have to be brought up to current building and fire codes. Since the building would no longer be an accessory structure for personal use, the occupancy and codes requirements would change. Third, all requirements, such as parking, stormwater, landscaping/screening, groundwater/septic tanks, etc., would have to be constructed approved prior to beginning operation. This would require an engineered site plan to be reviewed by Staff and possibly the Planning Commission. Staff has conveyed this information to the applicant and is concerned that

there simply may not be enough room on the property to make all of the necessary improvements.

Access & Parking: The applicant has not submitted any concept plan to this point. Access would be from Old Woodbury Highway. Parking requirements for the proposed businesses would be one space for every 250 square feet of floor area. If the building is used primarily as a contractor's office, the requirement would be one space for every 1,000 square feet of sales/office floor area, plus one space for each employee. Parking spaces would have to be built to current County standards, including paving.

Landscaping: A Type 2 Buffer would be required on all sides adjacent to residential zones. The buffer requires an average width of 30 feet, which can be reduced to 15 feet if a solid visual screen is used. Plantings are prescribed in the Zoning Ordinance.

Performance Standards: Section 1106 of the Zoning Ordinance creates performance standards for noise, dust, odor and hazardous materials that commercial or industrial activities must be able to meet.

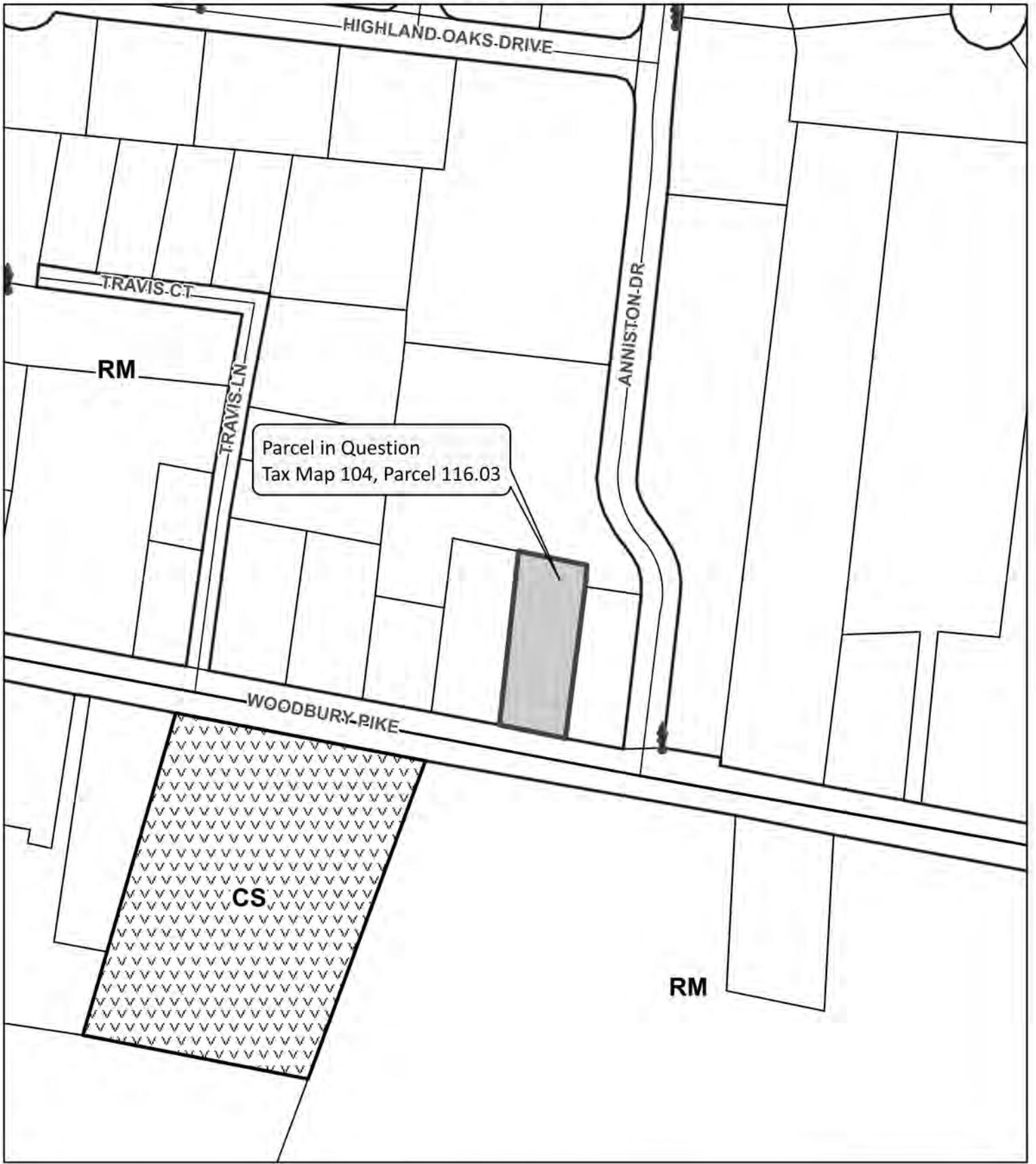
Staff Recommendation

There are a number of issues that will need to be addressed, especially if the applicant desires to use the existing building on the property. Staff is concerned that the lot isn't large enough to make the required improvements. That being said, non-residential uses are contemplated along suburban corridors and there are other non-residential uses in proximity to the subject property. Staff is neutral on this application.

Attachments

Zoning Map
Aerial Map
Water Line Map from CUD

16-A014



  RM - Medium Density Residential  In Question

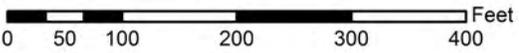
 CS - Commercial Service  Fire Hydrants

0 50 100 200 300 400 Feet

16-A014



 N

 0 50 100 200 300 400 Feet

 In Question

 Fire Hydrants



NOTES:

- 1) The subject property is located within the service boundary of Consolidated Utility District of Rutherford County (CUDRC) and is currently being served by CUDRC.
- 2) Any further development of the subject property beyond what currently exist's would require the OWNER/DEVELOPER to submit a Water Availability Request for CUDRC to determine feasibility.
- 3)The OWNER/DEVELOPER shall complete a Developer's Packet through the Engineering Department at CUDRC.



REZONING REQUEST
 TAX MAP: 104, PARCEL: 116.03
 July 28, 2016

