

Rutherford County Regional Planning Commission

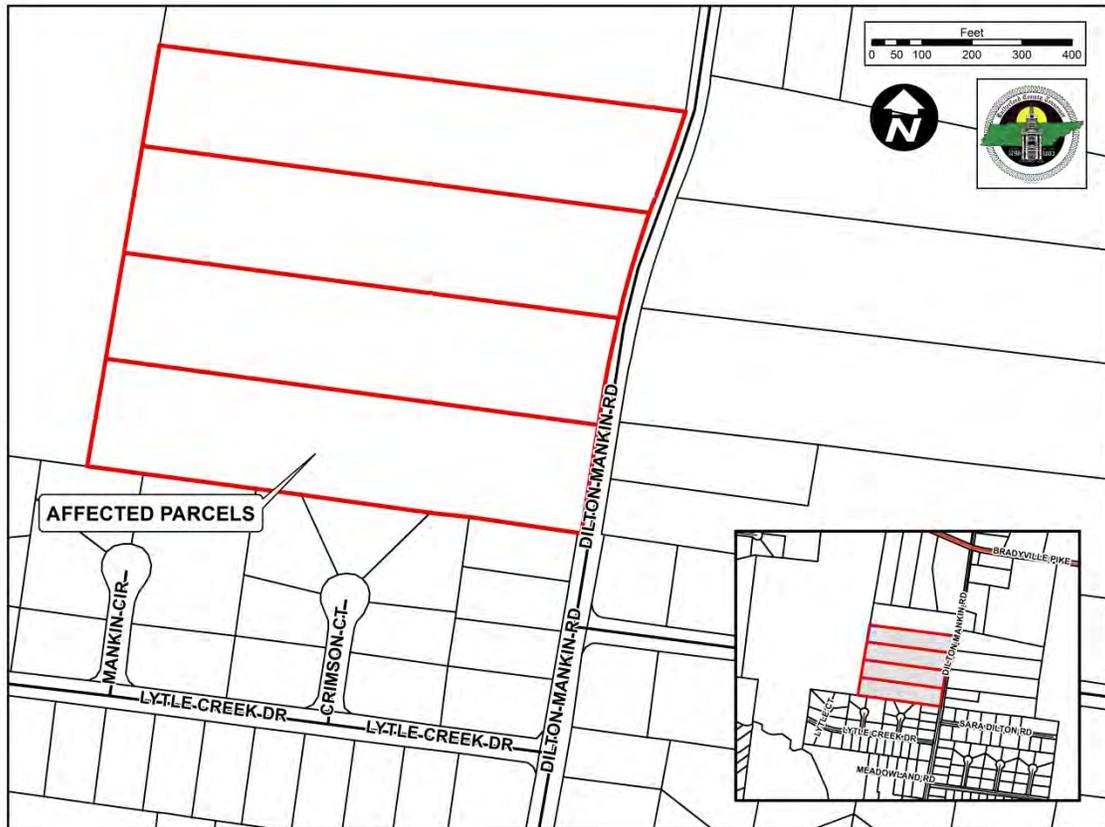
Agenda – September 26, 2016 – 9:00 AM

Planning Department Mezzanine Meeting Room

- I. CALL TO ORDER
- II. PRAYER/PLEDGE OF ALLEGIANCE
- III. ROLL CALL/DETERMINATION OF QUORUM
- IV. APPROVAL OF THE MINUTES
- V. ITEMS WITHDRAWN/DEFERRED
- VI. NEW BUSINESS
 - A. SUBMITTED FOR PRELIMINARY PLAN APPROVAL
 - 1. Singleton Park (16-1015) – 25 lots (24 buildable) on 20.01 acres, zoned RM, located off of Dilton-Mankin Road, Matthew Bartlett applicant
 - 2. Alameda (16-1016) – 63 lots (62 buildable) on 40.34 acres, zoned RM, located off of Manchester Highway, JJ & F Partnership applicant. Includes a waiver to the off-site soils provisions
 - B. SUBMITTED FOR FINAL PLAT APPROVAL
 - 1. Stewart Springs Section 4, Phase 2 (15-2079) REAPPROVAL – 31 lots on 15.24 acres, zoned RM, located off of Burnt Knob Road, Salem Creek Partnership applicant
 - 2. Bruce Heights (16-2048) – 28 lots on 34.18 acres, zoned RM, located along Rucker Road, Don Bruce applicant
 - 3. North Side Estates, Section 1 (16-2058) – 60 lots (58 buildable) on 49.07 acres, zoned RM, located along Lascassas Pike/State Route 96, Oakland Developments, LLC applicant
 - 4. Rhodes and Schubert Subdivision (16-2060) – 2 lots on 5.8 acres, zoned RL, located along South Windrow Road, Martin Rhodes and Donald Schubert applicants. Includes waivers to the fire hydrant and soil site requirements
 - 5. Magnolia Valley Estates (16-2061) – 4 lots on 99.10 acres, zoned RL, located along Allisona Road, Stan Vaught applicant. Includes a waiver request to the fire hydrant requirements
 - C. SUBMITTED FOR SITE PLAN APPROVAL
 - 1. Henley Propane (16-3023) – New construction of 29,120 square feet of General Personal Services space (Mini-warehouses) on 8.1 acres, zoned LI, located at 10980 Franklin Road/State Route 96, Brett and Chrissy Henley applicants
- VII. OLD BUSINESS
- VIII. STAFF REPORTS/OTHER BUSINESS
 - A. Report on Outdoor Shooting Ranges
 - B. Report on Tiny Homes
- IX. ADJOURNMENT

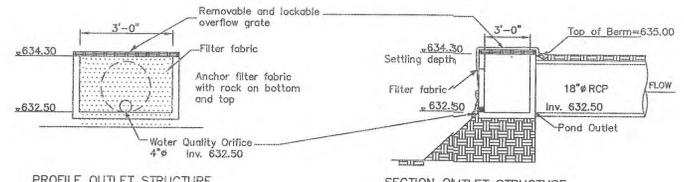
Rutherford County Regional Planning Commission September 26, 2016 Staff Comments

Plat/Plan Name: Singleton Park (16-2015)
Request: Preliminary Plan Approval
Site Details: 25 lots (24 buildable) on 20.01 acres, zoned RM
Applicant: Matthew Bartlett
Property Location: Dilton-Mankin Road



The applicant proposes to create a 25-lot subdivision on the property. Temporary turnarounds will be needed on the stub streets, as the stub-outs exceed 150 feet. Besides this and a few other housekeeping issues, the plan is in good order.

Any approval should be made subject to all Staff Comments.



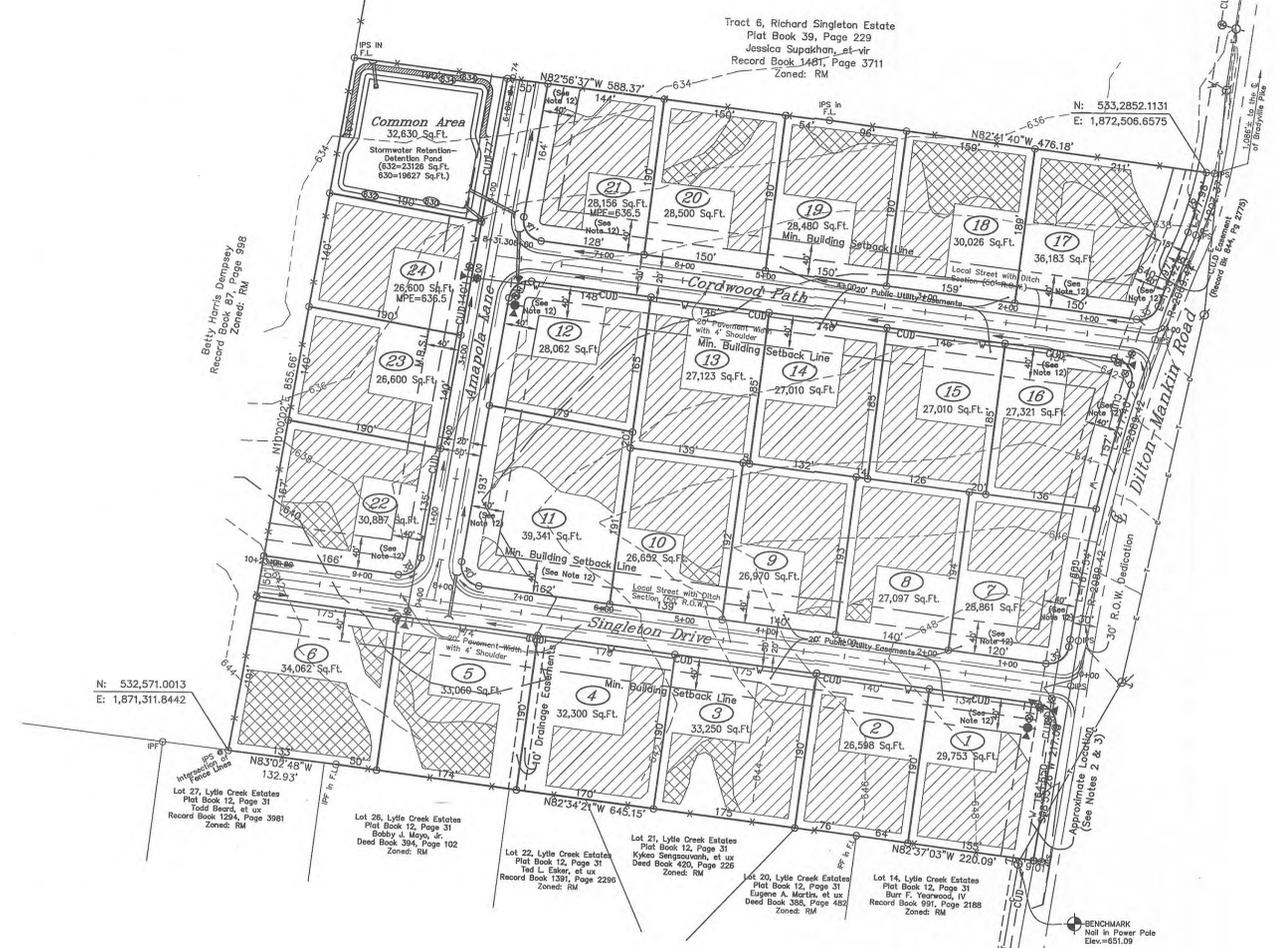
DETENTION POND
PERMANENT RISER WEIR STRUCTURE DETAIL

LEGEND

- ⊕ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ Water Valve
- ⊕ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Electric Line
- Existing Telephone Line
- Existing Cable Line
- Existing Contours
- Proposed Contours
- ⊕ Existing Spot Elevations
- ⊕ Proposed Spot Elevations
- ⊕ Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ⊕ Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05
- ⊕ 75 MPI SSDS Soils
- ⊕ 60 MPI SSDS Soils



LOCATION MAP

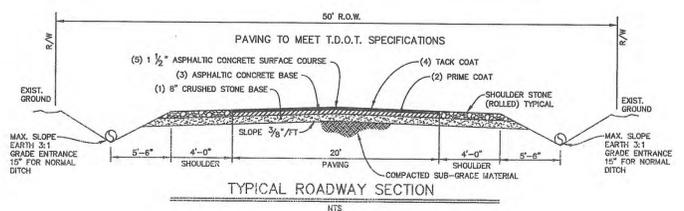


PLAT NOTES

1. The purpose of this plat is to create 24 Residential Lots and One Common Area for Stormwater Detention.
2. 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 Registrar of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
3. 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.
4. This property may be subject to additional easements, and/or restrictions, by record or prescription, but a complete title search may reveal.
5. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
6. Public utility and drainage easements where shown herein are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainages; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction, or notice or consultation with the individual lot Owners of this construction, or notice or consultation with the individual lot Owners of this construction, or notice or consultation with the individual lot Owners of this construction.
7. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
8. Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for meter fees to project which may be substantial. Contact C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.
9. Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
10. Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip such as sediment barriers, filters, or ditches, or sediment basins, or by a combination of such measures.
11. The soil types and locations shown herein are taken from soils maps provided by Randy Dickerson, dated 07-25-16. The local health authority maintains a copy of the soils maps. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided herein.
12. The applicable zoning ordinance allows for an alternate setback of 18 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
13. A Home Owners Association (HOA) will be required. The HOA documents shall include language that the HOA will be responsible for the perpetual maintenance of all common areas. HOA documents must be recorded prior to the release of permits.

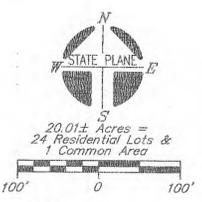
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	3°42'02"	1207.37	77.98	77.97	N16°34'43"E
C2	3°44'27"	2089.42	136.42	136.40	S21°09'09"W
C3	5°57'42"	2089.42	217.40	217.30	S16°18'04"W
C4	4°25'47"	2089.42	161.54	161.50	S11°08'20"W

LINE	BEARING	LENGTH
L1	N82°37'03"W	9.01
L2	S08°55'26"W	56.01



PROPOSED PAVEMENT SCHEDULE

1.	8" COMPACTED STONE BASE MINIMUM 97% STANDARD PROCTOR DENSITY GRADING D PUG MILL MIX
2.	PRIME COAT (AT COUNTY ENGINEER'S DISCRETION) (402) 0.30 GAL/S.Y.
3.	3" ASPHALTIC CONCRETE BASE (307-B MODIFIED)
4.	TACK COAT (AT COUNTY ENGINEER'S DISCRETION) (403) 0.10 GAL/S.Y.
5.	1.5" ASPHALTIC CONCRETE SURFACE (307-CW)



OWNER: Matthew Bartlett, et al
ADDRESS: 962 Alford Road
Murfreesboro, TN 37129
Tax Map 127, Parcels 2.01-2.04
Record Book 1481, Page 3677
Plat Book 39, Page 229

This property is NOT included in areas designated as "Special Flood Hazard" on the National Flood Insurance program Community Map 470165, Panel No. 0290H, Zone: X, Dated: January 05, 2007.

RECEIVED
SEP 09 2016

STEPHEN A. STEELE
COMMERCIAL REAL ESTATE
STATE OF TENNESSEE

RICHARD H. STEELE
REGISTERED PROFESSIONAL ENGINEER
TENNESSEE NO. 000000

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 893 - 4084, FAX: 893 - 0060

PRELIMINARY PLAN
SINGLETON PARK
18th Civil District of Rutherford County, Tennessee

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

C:\Users\Projects\30\Singleton-Park\Drawings\BIB\Lot-Layout.dwg, 8/26/2016 11:45:45 AM, ACD108

Rutherford County Regional Planning Commission September 26, 2016 Staff Comments

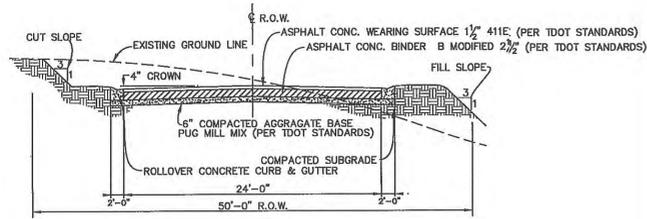
Plat/Plan Name: Alameda (16-1016)
Request: Preliminary Plan Approval. Includes an off-site soils waiver
Site Details: 63 lots (62 buildable) on 40.34 acres, zoned RM
Applicant: JJ & F Partnership
Property Location: Manchester Highway



The preliminary plat for this development was originally approved by the Planning Commission (PC) at their April 12, 2007 meeting. A final plat was also approved at the PC's June 11, 2007 meeting but was never recorded. The plat approvals have expired. The applicant has resubmitted the preliminary plan for approval. Staff has identified a number of issues that need to be revised, mostly items that need to be updated to reflect the current regulations.

There is an existing soils easement for the benefit of adjacent property located on Lot 48. The Subdivision Regulations prohibit such easements. Since it has been in place for quite some time, Staff isn't concerned with the easement but a waiver will be required.

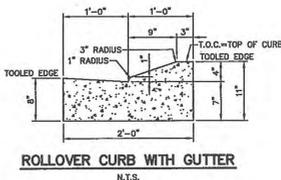
Any approval should be made subject to all Staff Comments including the septic soils waiver.



TYPICAL STREET CROSS SECTION
50' R.O.W.
N.T.S.

PROPOSED PAVEMENT SCHEDULE

- 8" COMPACTED STONE BASE, MINIMUM 97% STANDARD PROCTOR DENSITY, GRADING D PUG MILL MIX
- PRIME COAT (AT COUNTY ENGINEER'S DISCRETION) (402) 0.30 GAL/S.Y.
- 3" ASPHALTIC CONCRETE BASE (307-B MODIFIED)
- TACK COAT (AT COUNTY ENGINEER'S DISCRETION) (403) 0.10 GAL/S.Y.
- 1.5" ASPHALTIC CONCRETE SURFACE (307-CW)



ROLLOVER CURB WITH GUTTER
N.T.S.

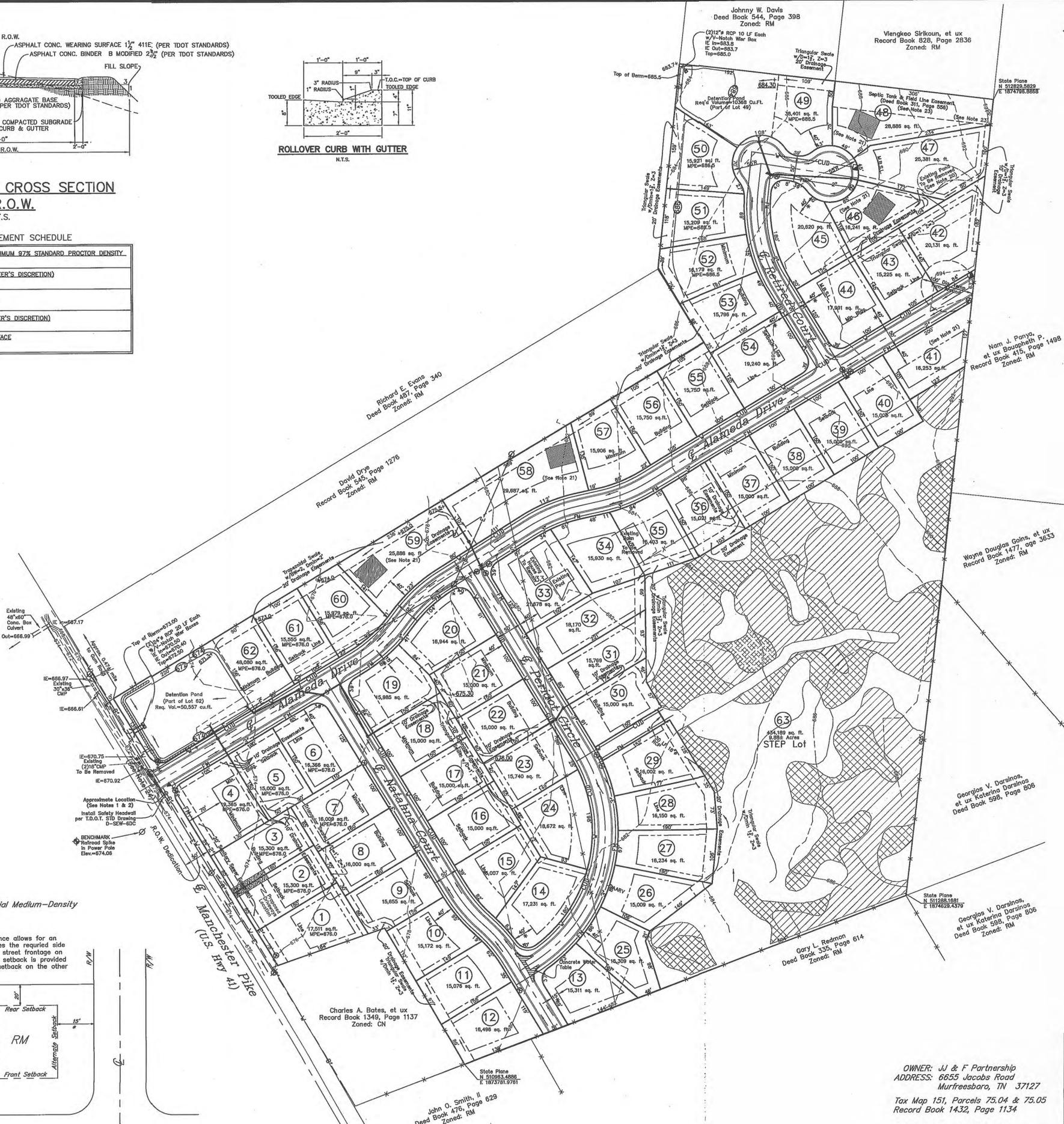
LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- △ Reducer
- △ Proposed Gate Valve & Box
- △ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-rap (6" min. dia., 1" thick per TDOT Specifications) Item No. 709-05
- Approximate 50'x40' Proposed House Location

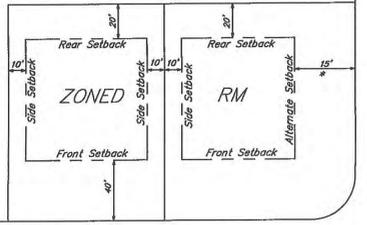


PLAT NOTES

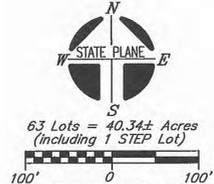
- The purpose of this plan is to create 62 residential lots and one STEP lot.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each 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 the structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- There shall be no direct vehicular access to Manchester Highway for Lots 4 or 62.
- Proposed improvements, layouts, and easement requirements for water line service, as well as fire hydrant locations, shall be determined and designed by Consolidated Utility District (C.U.D.).
- The soil types and locations shown hereon are taken from a soils map provided by Randy Dickerson, dated 08-01-08. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
- Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or ditches; or sediment basins; or by a combination of such measures.
- Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
- No fill material, rubbish, or building may be placed in any natural drainageway such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
- Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial.
- This subdivision will be served with a step system designed by Huddleston-Steele Engineering, Inc.
- All lots shall be served by a sewage system on Lot 63. A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built and occupied. C.U.D. access to the septic tank shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the septic tank location. This easement is intended to assure access and repair to the septic tank. Lot 63 will be owned and maintained by C.U.D.
- Sewage system to be operational before building permits will be issued.
- A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built and occupied.
- The areas of Lots 49 & 62 designated as Detention Areas are to be owned and maintained by the respective lot owners.
- The existing pond on lot 47 is to be drained, dewatered, and filled with suitable material under the direction of a licensed geotechnical engineer; with the results of testing to be provided to the Rutherford County Building Codes.
- The proposed houses on Lots 41, 46, 48, 58 and 59 must be laid out by a registered surveyor due to the narrow building areas.
- No accessory structures shall be placed within the existing septic tank & field line easement (Deed Book 311, Page 556) located on Lot 48.
- No work within the right-of-way or roadway or driveway connection to Manchester Highway (U.S. Route 41) without the prior written approval of the Tennessee Department of Transportation (T.D.O.T.).
- This property is located in the 6th Managerial District per R.C.R.P.C.



ZONING: RM = Residential Medium-Density
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'
 *The applicable zoning ordinance allows for an alternate setback of 14 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



- LEGEND FOR MONUMENTS**
- IRS ○ IRON PIN SET
 - IRF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.

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

OWNER: JJ & F Partnership
ADDRESS: 6655 Jacobs Road Murfreesboro, TN 37127
Tax Map 151, Parcels 75.04 & 75.05 Record Book 1432, Page 1134

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0402H, ZONE: X, DATED 01-05-07.



NO.	DATE	DESCRIPTION
0	03-09-07	Original Issue - Preliminary Plat
1	03-29-07	Revised per R.C.R.P.C. Staff Comments
2	09-09-16	Revised per R.C.R.P.C. for Resubmittal

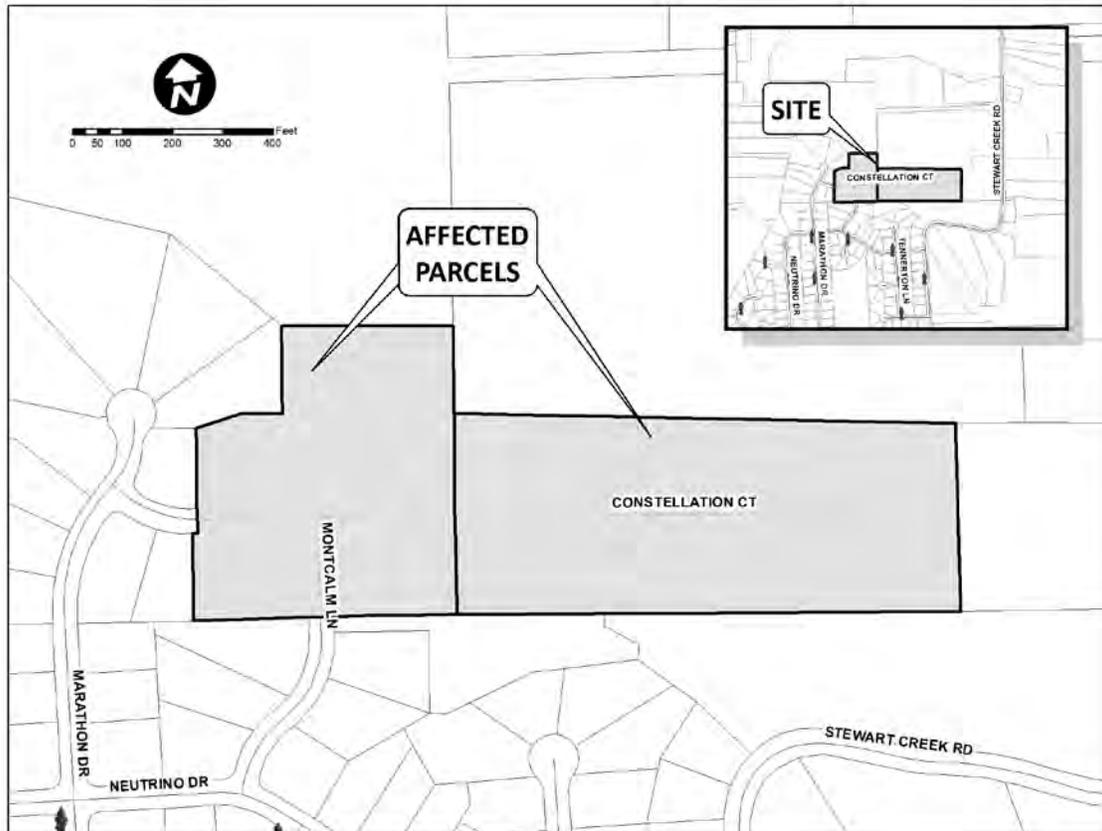
Preliminary Plan
ALAMEDA
 Manchester Highway

24th Civil District of Rutherford County, Tennessee

Date: March, 2007 Scale: 1"=100' Sheet 1 of 1

Rutherford County Regional Planning Commission September 26, 2016 Staff Comments

Plat/Plan Name: Stewart Springs Section 4, Phase 2 REAPPROVAL (15-2079)
Request: Final Plat Approval
Site Details: 31 lots on 15.24 acres, zoned RM
Applicant: Salem Creek Partnership
Property Location: Off of Burnt Knob Road



This final plat was originally approved by the Planning Commission at their October 26, 2015 meeting. Final plats are only valid for six months after approval if they aren't recorded. This plat was never recorded and has expired and the applicant has submitted for reapproval. The plat is in good order, with the exception of some minor housekeeping revisions.

Any approval should be made subject to all Staff Comments.

GENERAL NOTES

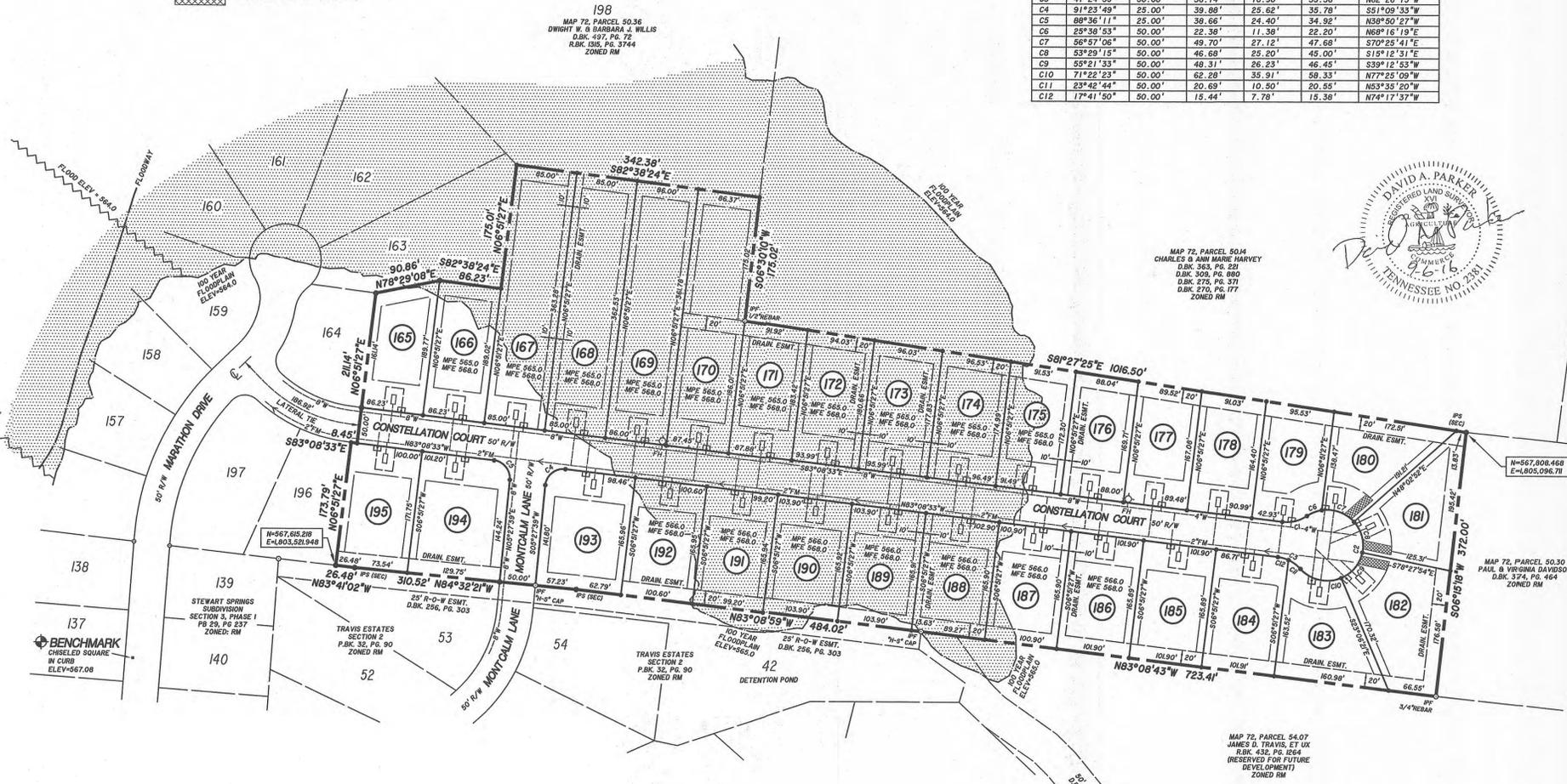
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 31 SINGLE FAMILY LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO CONTROL MONUMENT NO. 06802-043. (MAD 03-96)
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47148C008 J, EFFECTIVE DATE: OCTOBER 16, 2008.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- 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 1-800-36-8888.
- 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 90 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DIKES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- 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. (IF FT. CORNER LOT) / 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 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 GEOTECHNIC EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- THE OWNER OF LOT 198 IS RESPONSIBLE FOR ALL STORMWATER INFRASTRUCTURE ON LOT 198. THE STEWART SPRINGS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL STORMWATER INFRASTRUCTURE NOT RESIDING ON LOT 198. A STORMWATER MAINTENANCE AGREEMENT WITH SIGNATURES OF BOTH PARTIES IS RECORDED IN RECORD BOOK 1316, PAGE 1651.
- AN AMENDMENT TO THE HOMEOWNERS ASSOCIATION DOCUMENTS FOR SECTION 4 IS RECORDED IN R.B.K. 1402, PG. 1444, R.O.R.C., TN.
- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ANY SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY.

LEGEND

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	41°24'35"	50.00'	36.14'	18.90'	35.36'	N76°09'10"E
C2	262°49'09"	50.00'	229.35'	56.69'	75.00'	S06°51'27"W
C3	41°24'35"	50.00'	36.14'	18.90'	35.36'	N62°26'15"W
C4	91°23'49"	25.00'	39.68'	25.62'	35.78'	S51°09'33"W
C5	68°36'11"	25.00'	39.66'	24.40'	34.92'	N39°02'27"W
C6	29°30'53"	50.00'	22.38'	11.38'	22.20'	N68°16'19"E
C7	56°57'06"	50.00'	49.70'	27.12'	47.68'	S70°25'41"E
C8	53°29'15"	50.00'	46.68'	25.20'	45.00'	S15°12'31"E
C9	55°21'33"	50.00'	49.31'	26.23'	46.45'	S39°12'53"W
C10	71°22'23"	50.00'	62.29'	35.91'	59.33'	N77°23'09"W
C11	23°42'44"	50.00'	20.69'	10.50'	20.85'	N53°35'20"W
C12	17°41'50"	50.00'	15.44'	7.78'	15.38'	N74°17'37"W



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: 9-6-16
 RECORD BOOK 1246, PAGE 3419
 RECORD BOOK 1247, PAGE 2496

BRIAN MORRIS, MANAGING PARTNER
 SALEM CREEK PARTNERSHIP
 A TENNESSEE GENERAL PARTNERSHIP

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1:50,000 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. NO. 2381
 DATE: 9-6-16
 TENN. R.L.S. No. 2381

David A. Parker
 REGISTERED SURVEYOR

CERTIFICATION OF APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN ENTITLED "STEWART SPRINGS, SECTION 4, PHASE II" 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 "STEWART SPRINGS, SECTION 4, PHASE II" 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 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

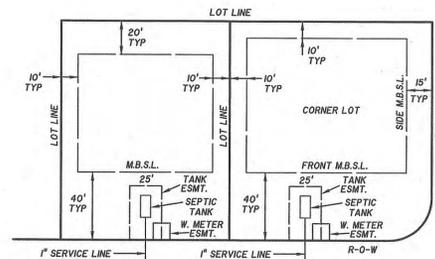
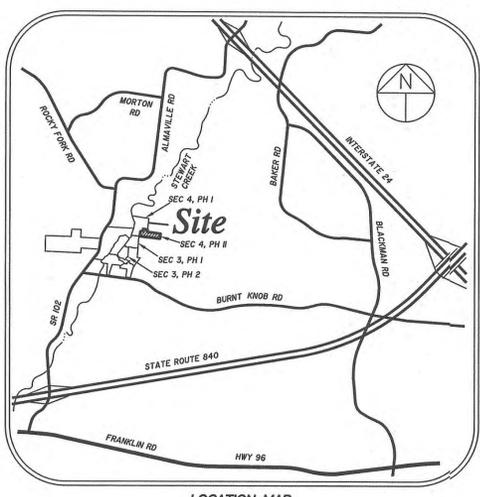
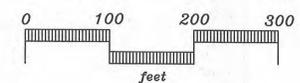
CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT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

DATE: _____
 SECRETARY, PLANNING COMMISSION

LOT AREAS

LOT	SQ. FT.	ACRES
165	15,130	0.347
166	16,332	0.375
167	30,910	0.710
168	30,846	0.708
169	31,145	0.715
170	31,510	0.723
171	16,233	0.373
172	17,110	0.393
173	17,206	0.395
174	17,022	0.391
175	15,887	0.368
176	15,048	0.345
177	15,068	0.346
178	15,081	0.346
179	15,069	0.346
180	15,750	0.362
181	17,177	0.394
182	20,557	0.472
183	17,484	0.401
184	16,893	0.388
185	16,904	0.389
186	16,905	0.389
187	16,739	0.384
188	17,072	0.392
189	17,239	0.396
190	17,240	0.396
191	16,461	0.378
192	16,695	0.383
193	20,156	0.463
194	21,599	0.496
195	17,291	0.397

C.U.D. NOTE:
 LOTS 180-192 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.



- SEPTIC TANK IS 6' X 10'.
 - 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.

FINAL PLAT

SECTION 4, PHASE II
STEWART SPRINGS
SUBDIVISION

4th 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

OWNER:
 SALEM CREEK PARTNERSHIP
 239-C VETERANS PARKWAY
 MURFREESBORO, TN 37128
 MAP 72, PARCEL 50.06
 RECORD BK 1246, PG. 3419
 MAP 72, PARCEL 50.13
 RECORD BK 1247, PG. 2496

SITE DATA
 TOTAL AREA = 15.243 ACRES
 TOTAL NO. LOTS = 31
 AREA IN RIGHT-OF-WAY = 1.887 ACRES
 REMAINING AREA IN SECTION 4 = 0.0 ACRES
 ZONING = RM

PROJ. # 04164 DATE: 9-06-16 FILE: SS-S4P2-PLAT DRAWN BY: ACAD/JWG SCALE: 1" = 100' SHEET 1 OF 1

Rutherford County Regional Planning Commission September 26, 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. It was originally included with the Planning Commission's August 22, 2016 agenda but was removed from the agenda per the applicant's request. Most of Staff's concerns have been addressed but there are still a few outstanding comments.

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

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

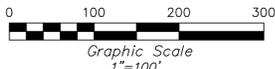
CURVE TABLE

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C20 with their respective measurements.

LOT TABLE

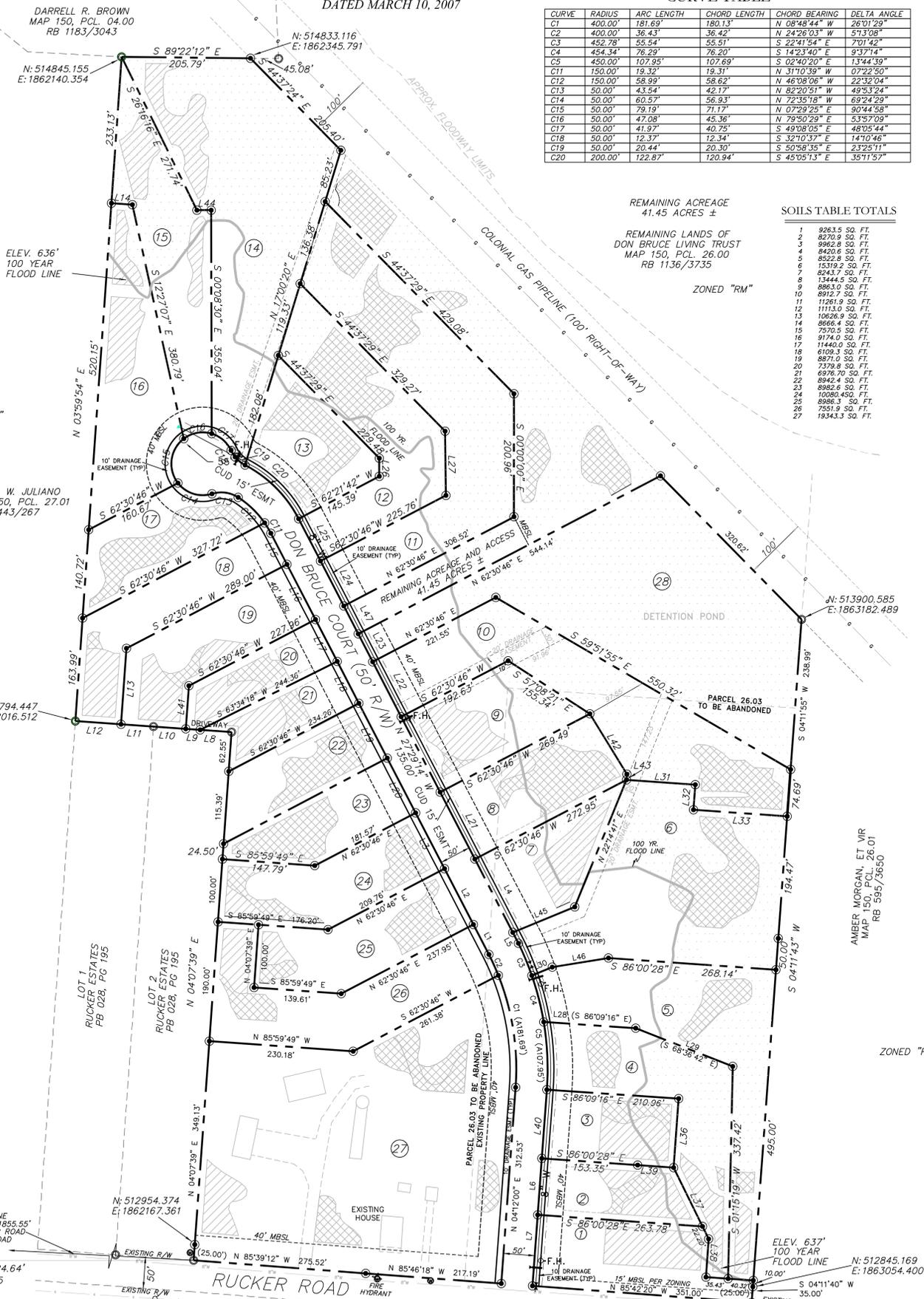
Table with 2 columns: Lot number and Area. Lists lots 1 through 28 with their square foot areas.

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



LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L47 with their bearings and distances.



SOILS TABLE TOTALS

Table with 2 columns: Lot number and Soil Area. Lists lots 1 through 28 with their soil area in square feet.

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.

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, thereon, parks and other open spaces to public or private use as noted.

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

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

DATE: LOCAL HEALTH AUTHORITY

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision shown hereon has been approved by the Middle Tenn. Electric Membership Corp. (MEMEC) for electric power service, that the subdivision is within the service area of MEMEC, and that MEMEC will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the Rules and Regulations, By-laws, Policy Bulletins and Questionnaire of MEMEC. No electric service will be provided until MEMEC's requirements have been met.

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 survey for these improvements has been filed with the Consolidated Utility District to assure completion of same and that the same shall be subdivided hereon in the water service jurisdiction of either Murfreesboro Water and Sewer Department or Consolidated Utility District.

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

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

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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

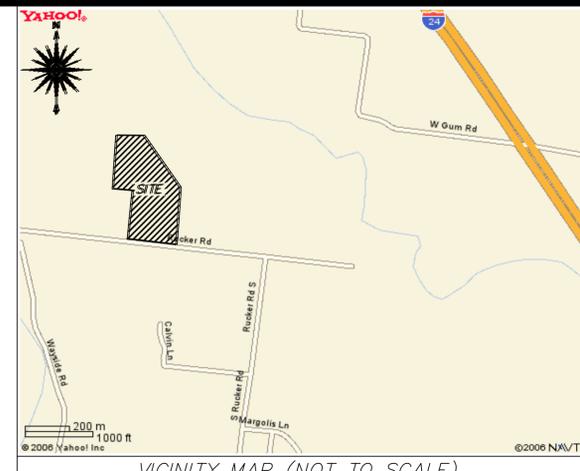
CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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

NOTES

- 1. 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 + -
2. 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.
3. Current zoning for the surveyed parcel is residential medium density "RM". Minimum setbacks are: Front: 40 feet, Rear: 20 feet, Side: 10 feet
4. Underground utility locations as shown hereon are approximate and are subject to field verification by the utility owner. In Tennessee it is a requirement per the "Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners no less than three nor more than ten working days of their intent to excavate. A list of these utilities can be obtained from the county register of deeds. Those utilities participating in the Tennessee one call system can be notified by calling 1-800-351-1111.
5. Bearings are based on an unrecorded plat by Max Northcutt, RLS 1359.
6. 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.
7. Main line water taps will be made by the Consolidated Utility District. Contact the Consolidated Utility District concerning any connection fees or developmental procedures.
8. 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.
9. The nearest fire hydrant is located hereon..
10. This property is subject to all matters recorded in RB 1136, PG 3757 & RB 1136 PG 3760 & RB 659, PG 2264.
11. The subject property is affected by the Major Thoroughfare Plan.
12. All adjoining properties are Zoned "RM".
13. Surveyor was not furnished a title report.
14. All existing structures on Lot 27 are to remain.
15. Lots 1 shall have no access to and from Rucker Road.
16. Minimum pad elevation for Lot 1 & 2 must be 639.00 and Lots 3-17 must be 638.00'.
17. Finished floor elevation for Lot 1 & 2 must be 641.00' and Lots 3-17 must be 640.00'.
18. All platted sewage disposal areas and building envelopes shall be field-staked by a licensed surveyor to protect the areas from all construction traffic by the property owner or building contractor, the areas then shall be field checked and verified by the TDEC Division of Groundwater Protection prior to the issuance of the septic permit.
19. The water line is shown 5' within the designated 15' CUD easement from the right-of-way.
20. Don Bruce Court has been approved by E-911.

SOILS LEGEND



REVISIONS:
PREPARED FOR: DON BRUCE (OWNER)
DON BRUCE
1911 HAYNES DRIVE
MURFREESBORO, TN
37129

FINAL PLAT
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: DBRUCE RUCKER
FILE NAME: C:\PROJ\DBRUCE RUCKER\ PRELIMINARY PLAT_JCS.dwg

CHRIS SEXTON SURVEYING logo and contact information: JOHN CHRIS SEXTON RLS 1898, 467 Southridge Cir., Crossville, TN 38655, 615-785-3609, 931-787-8943, chris.sexton@msm.com, www.chrissextonsurveying.com, facebook: chris sexton surveying

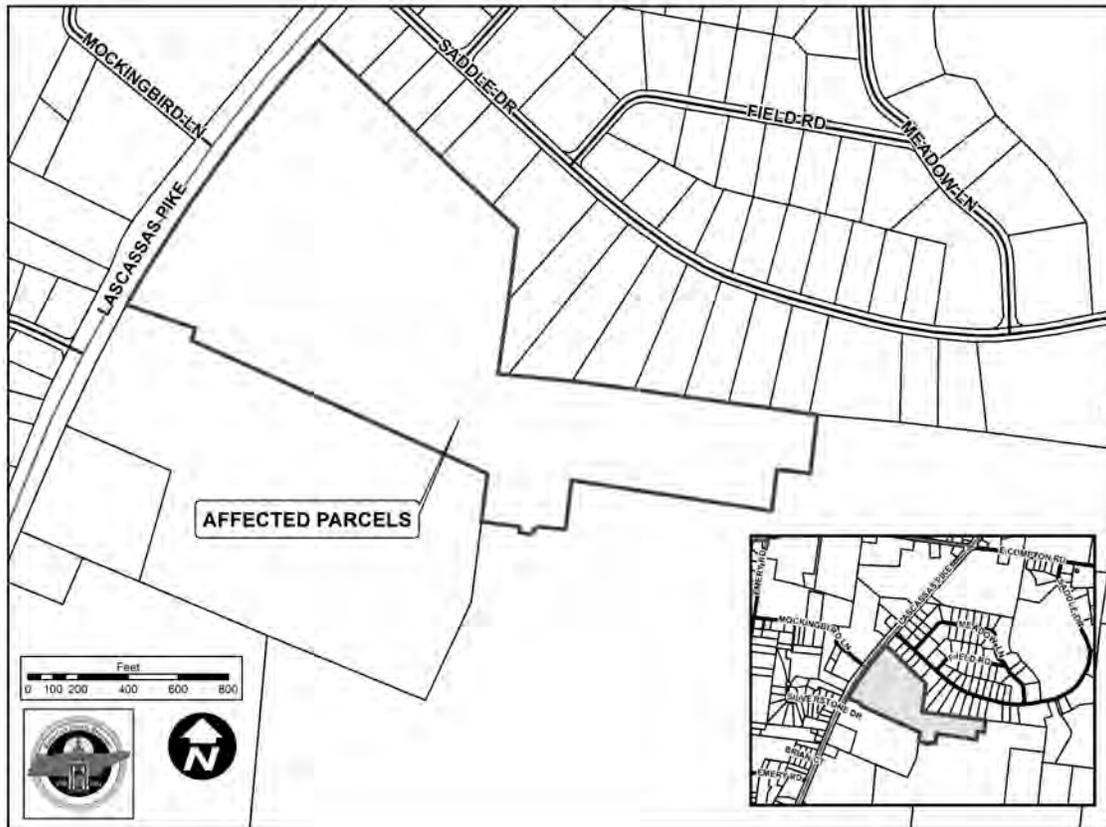


SHEET NO. 1 OF 2

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.

Rutherford County Regional Planning Commission September 26, 2016 Staff Comments

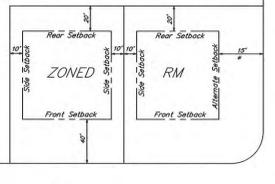
Plat/Plan Name: North Side Estates, Section 1 (16-2058)
Request: Final Plat Approval
Site Details: 60 lots (58 buildable) on 49.07 acres, zoned RM
Applicant: Oakland Developments, LLC
Property Location: Off of Lascassas Pike/State Route 96



The preliminary plan for this development was approved by the Planning Commission at their July 27, 2015 meeting. This final plat appears to be consistent with the preliminary plan. Staff has identified a number of issues that need to be revised but nothing that rises to the level of needing a deferral.

Any approval should be made subject to all Staff Comments.

ZONING: RM = Residential Medium-Density
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'
 *Alternate Corner Setback = See Note 8.



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: 543 JERAMIE TABER
 Page: 2952 OAKLAND DEVELOPMENTS, LLC

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

Date _____ SECRETARY, PLANNING COMMISSION

CERTIFICATE OF WATER
 I hereby certify that the subdivision plat entitled "FINAL PLAT, PHASE I NORTH SIDE ESTATES" has been approved by the engineers for Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

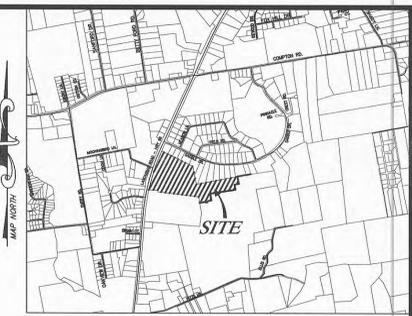
Date _____ OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
 Middle Tennessee Electric Membership Corporation (MEMEC) will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the Rules and Regulations, By-laws, Policy Bulletins and Operational Bulletins of MEMEC. No electric service will be provided until MEMEC's requirements have been met.

Date _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF S.T.E.P.
 I hereby certify that the subdivision plat entitled "FINAL PLAT - PHASE I NORTH SIDE ESTATES" has been received by Consolidated Utilities District for review and soils analysis. Design and construction will meet Consolidated Utilities District's specifications. Construction will not start until a notice to proceed is given by Consolidated Utilities District.

Date _____ OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY



LOCATION MAP
 N.T.S.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 82°11'16" W	141.21'
L2	S 82°11'16" W	141.21'
L3	S 82°11'16" W	141.21'
L4	S 82°11'16" W	141.21'
L5	S 82°11'16" W	141.21'
L6	S 82°11'16" W	141.21'
L7	S 82°11'16" W	141.21'

CURVE TABLE

CHORD	BEARING	RADIUS	ANGLE	CHORD
C1	N 89°18'43" E	170.71'	170.71'	200.18'
C2	S 82°11'16" W	141.21'	141.21'	86.22'
C3	S 82°11'16" W	141.21'	141.21'	86.22'
C4	S 82°11'16" W	141.21'	141.21'	86.22'
C5	S 82°11'16" W	141.21'	141.21'	86.22'
C6	S 82°11'16" W	141.21'	141.21'	86.22'
C7	S 82°11'16" W	141.21'	141.21'	86.22'
C8	S 82°11'16" W	141.21'	141.21'	86.22'
C9	S 82°11'16" W	141.21'	141.21'	86.22'
C10	S 82°11'16" W	141.21'	141.21'	86.22'
C11	S 82°11'16" W	141.21'	141.21'	86.22'
C12	S 82°11'16" W	141.21'	141.21'	86.22'
C13	S 82°11'16" W	141.21'	141.21'	86.22'
C14	S 82°11'16" W	141.21'	141.21'	86.22'
C15	S 82°11'16" W	141.21'	141.21'	86.22'
C16	S 82°11'16" W	141.21'	141.21'	86.22'
C17	S 82°11'16" W	141.21'	141.21'	86.22'
C18	S 82°11'16" W	141.21'	141.21'	86.22'
C19	S 82°11'16" W	141.21'	141.21'	86.22'
C20	S 82°11'16" W	141.21'	141.21'	86.22'
C21	S 82°11'16" W	141.21'	141.21'	86.22'
C22	S 82°11'16" W	141.21'	141.21'	86.22'
C23	S 82°11'16" W	141.21'	141.21'	86.22'
C24	S 82°11'16" W	141.21'	141.21'	86.22'
C25	S 82°11'16" W	141.21'	141.21'	86.22'
C26	S 82°11'16" W	141.21'	141.21'	86.22'
C27	S 82°11'16" W	141.21'	141.21'	86.22'
C28	S 82°11'16" W	141.21'	141.21'	86.22'
C29	S 82°11'16" W	141.21'	141.21'	86.22'
C30	S 82°11'16" W	141.21'	141.21'	86.22'
C31	S 82°11'16" W	141.21'	141.21'	86.22'
C32	S 82°11'16" W	141.21'	141.21'	86.22'
C33	S 82°11'16" W	141.21'	141.21'	86.22'
C34	S 82°11'16" W	141.21'	141.21'	86.22'
C35	S 82°11'16" W	141.21'	141.21'	86.22'
C36	S 82°11'16" W	141.21'	141.21'	86.22'
C37	S 82°11'16" W	141.21'	141.21'	86.22'
C38	S 82°11'16" W	141.21'	141.21'	86.22'
C39	S 82°11'16" W	141.21'	141.21'	86.22'
C40	S 82°11'16" W	141.21'	141.21'	86.22'
C41	S 82°11'16" W	141.21'	141.21'	86.22'
C42	S 82°11'16" W	141.21'	141.21'	86.22'
C43	S 82°11'16" W	141.21'	141.21'	86.22'
C44	S 82°11'16" W	141.21'	141.21'	86.22'
C45	S 82°11'16" W	141.21'	141.21'	86.22'
C46	S 82°11'16" W	141.21'	141.21'	86.22'
C47	S 82°11'16" W	141.21'	141.21'	86.22'
C48	S 82°11'16" W	141.21'	141.21'	86.22'
C49	S 82°11'16" W	141.21'	141.21'	86.22'
C50	S 82°11'16" W	141.21'	141.21'	86.22'
C51	S 82°11'16" W	141.21'	141.21'	86.22'
C52	S 82°11'16" W	141.21'	141.21'	86.22'
C53	S 82°11'16" W	141.21'	141.21'	86.22'
C54	S 82°11'16" W	141.21'	141.21'	86.22'
C55	S 82°11'16" W	141.21'	141.21'	86.22'
C56	S 82°11'16" W	141.21'	141.21'	86.22'
C57	S 82°11'16" W	141.21'	141.21'	86.22'
C58	S 82°11'16" W	141.21'	141.21'	86.22'
C59	S 82°11'16" W	141.21'	141.21'	86.22'
C60	S 82°11'16" W	141.21'	141.21'	86.22'
C61	S 82°11'16" W	141.21'	141.21'	86.22'

- PLAT NOTES
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown are located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
 - Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
 - All lots shall be served by a sewage system located on Lot 139A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built & occupied. C.U.D. access to the septic tank shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the septic tank location. This easement is intended to assure service and repair access to the septic tank.
 - The applicable zoning ordinance allows for an alternate setback of 12 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
 - Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-223-3211) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.
 - Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - The detention pond on lot 31, lot 65, lot 142 is not a buildable lot of record and will be maintained by the homeowners association.
 - Lots 11-21 and 26-30 will need compaction letters submitted to building codes department prior to issuance of building permits.
 - Minimum finished floor elevations and minimum pad elevations established from 2010 Aerial Flood Ingress.
 - All property owners and occupants of all man-made structures within 0.5 miles of the project area must be notified of their right to a pre-blast survey.
 - Box culvert to have TDOT approved headwalls. See TDOT Standard Drawings D-PE-1 and D-PE-4.
 - IN ACCORDANCE TO RUTHERFORD COUNTY'S SUBDIVISION REGULATIONS, ARTICLE IV, SECTION B 5, RUTHERFORD COUNTY ENGINEERS MUST APPROVE AS-BUILT DRAWINGS PRIOR TO ISSUANCE OF LETTER OF CREDIT.

*REQUIRES PLOT PLAN PER C.U.D. STANDARDS (SEE TYPICAL)



49.07± ACRES
 58 RESIDENTIAL LOTS
 +2 COMMON AREA LOTS
 DEVELOPER: OAKLAND DEVELOPMENTS, LLC
 ATTENTION: JERAMIE TABER
 ADDRESS: P.O. BOX 331258
 MURFREESBORO, TN 37133
 TAX MAP: 68, PARCEL: 97.02
 RECORD BOOK: 1463, PG 2737
 FLOOD MAP PANEL: 4714G0016AH
 FLOOD MAP DATED: JANUARY 5th, 2007
 ZONES: X

PRELIMINARY FOR REVIEW ONLY

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

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

FINAL PLAT
 PHASE I
NORTH SIDE ESTATES
 AT LASCASSAS ROAD

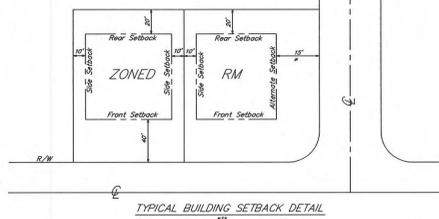
21st CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: SEPTEMBER 2016 SCALE 1"=100' SH. 1 OF 2

MATCHLINE SEE SHEET 2 OF 2

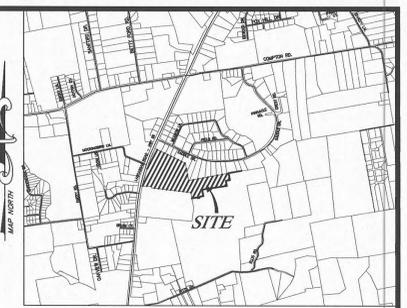
MATCHLINE SEE SHEET 2 OF 2

162058

ZONING: RM - Residential Medium-Density
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'
 *Alternate Corner Setback = See Note 8



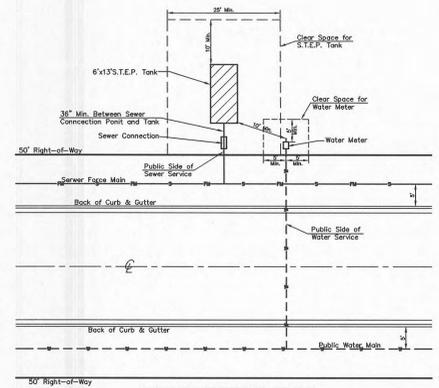
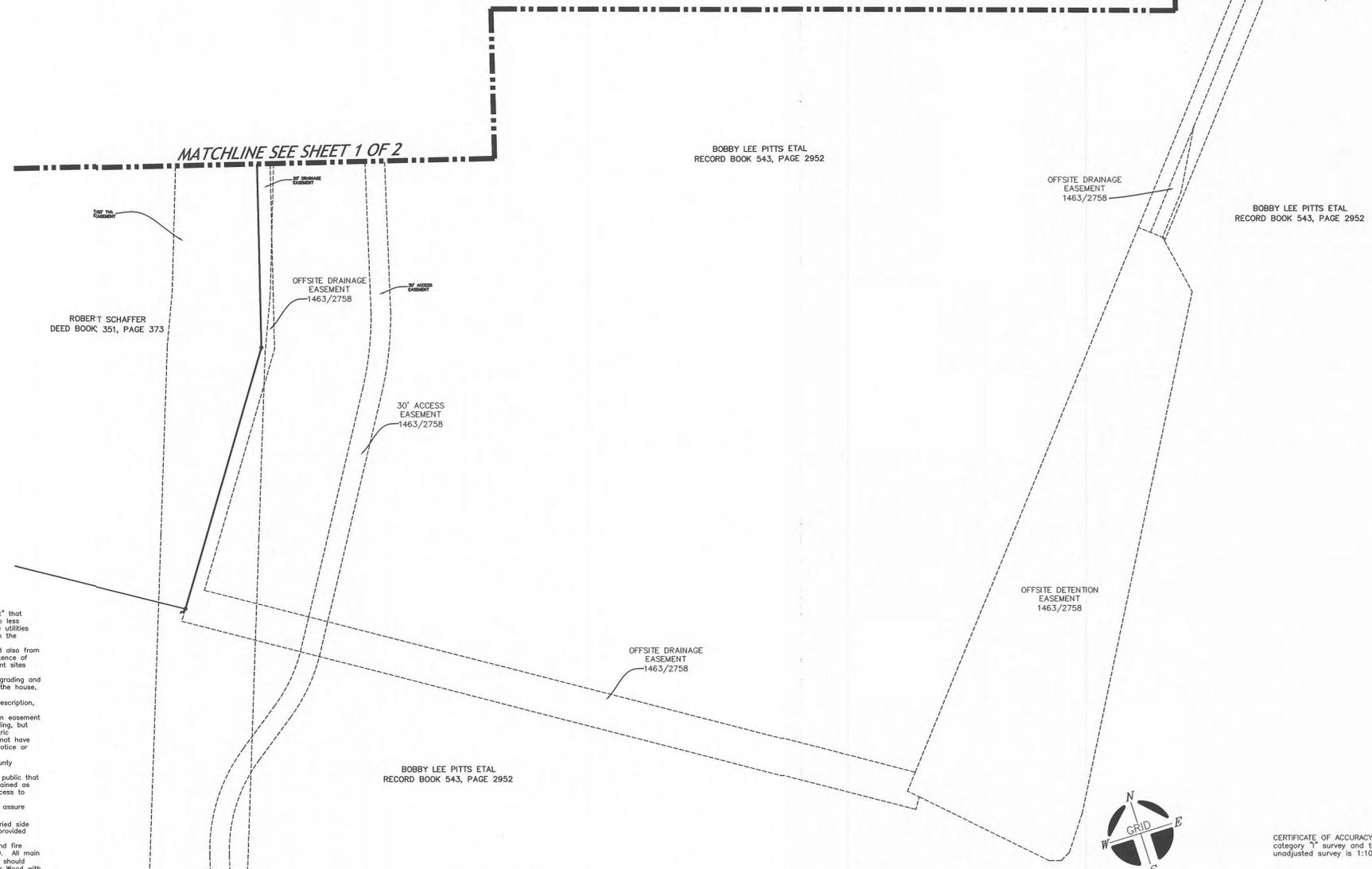
16 17 18
 TWO HILLS SUBDIVISION
 PLAT BOOK 3, PAGES 7 & 8



LOCATION MAP
 N.T.S.

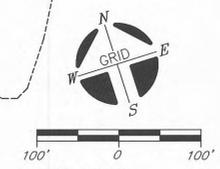
LINE	BEARING	LENGTH
L1	S24°11'16"W	41.71'
L2	S00°00'00"E	9.60'
L3	S87°27'07"E	9.64'
L4	S89°30'00"E	17.80'
L5	S81°30'00"E	17.80'
L6	S00°00'00"E	12.42'
L7	S00°00'00"E	12.42'

CURVE	LENGTH	BEARING	CHORD	CHORD BEARING
C1	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C2	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C3	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C4	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C5	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C6	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C7	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C8	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C9	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C10	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C11	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C12	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C13	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C14	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C15	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C16	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C17	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C18	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C19	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C20	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C21	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C22	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C23	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C24	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C25	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C26	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C27	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C28	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C29	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C30	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C31	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C32	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C33	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C34	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C35	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C36	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C37	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C38	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C39	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C40	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C41	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C42	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C43	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C44	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C45	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C46	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C47	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C48	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C49	100.00'	S00°00'00"E	100.00'	S00°00'00"E
C50	100.00'	S00°00'00"E	100.00'	S00°00'00"E



NOTES:
 1. Structures, driveways, sidewalks, mailboxes, drainage easements, landscaping and other utilities will not be allowed in the Clear Space Areas shown.
 2. The public water mains and public sewer mains shall be installed 5 feet behind the curb line and will not be allowed to be under sidewalks running parallel with the road right-of-way.
 3. The public water mains or public sewer mains shall be 5 feet from the road right-of-way line. If 5 feet cannot be achieved with the road right-of-way, the mains must be installed 5 feet beyond the road right-of-way.

- PLAT NOTES**
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
 - Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
 - All lots shall be served by a sewage system located on Lot 139A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built & occupied. C.U.D. access to the septic tank shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the septic tank location. This easement is intended to assure service and repair access to the septic tank.
 - The applicable zoning ordinance allows for an alternate setback of 12 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
 - Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement on completion of the proposed water system extension.
 - Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - The Detention pond on lot 31, lot 65, lot 142 is not a buildable lot of record and will be maintained by the homeowners association.
 - Lots 11-21 and 26-30 will need compaction letters submitted to building codes department prior to issuance of building permits.
 - Minimum finished floor elevations and minimum pad elevations established from 2010 Aerial Flood Images.
 - All property owners and occupants of all man-made structures within 0.5 miles of the project area must be notified of their right to a pre-blast survey.
 - Box culvert to have TDDT approved headwalls. See TDDT Standard Drawings D-PE-1 and D-PE-4.
 - IN ACCORDANCE TO RUTHERFORD COUNTY'S SUBDIVISION REGULATIONS, ARTICLE IV, SECTION B 5, RUTHERFORD COUNTY ENGINEERING MUST APPROVE AS-BUILT DRAWINGS PRIOR TO ISSUANCE OF LETTER OF CREDIT.



LEGEND FOR MONUMENTS
 IRP O IRON PIN SET
 IPF O IRON PIN FND.
 O RAILROAD SPIKE
 X FENCE
 ● SURVEY POINT
 ▲ NAIL
 ■ CONC. MARKER FND.

49.07± ACRES
 58 RESIDENTIAL LOTS
 +2 COMMON AREA LOTS
 DEVELOPER: OAKLAND DEVELOPMENTS, LLC
 ATTENTION: JERAMIE TABER
 ADDRESS: P.O. BOX 351258
 MURFREESBORO, TN 37133
 TAX MAP: 68, PARCEL: 97.02
 RECORD BOOK 1463, PG 2737
 FLOOD MAP PANEL: 47149C0164H
 FLOOD MAP DATED: JANUARY 5th, 2007
 ZONES: X

PRELIMINARY FOR REVIEW ONLY

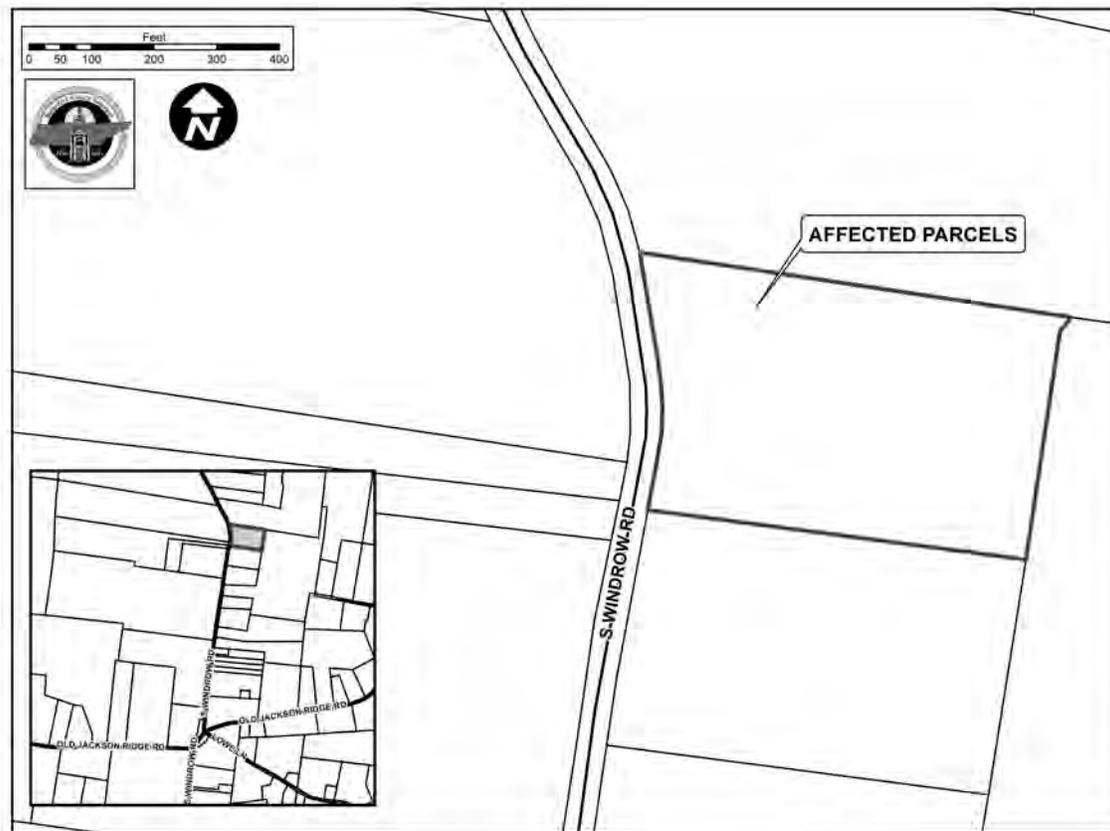
HUDDLESTON-STEEL
 ENGINEERING & SURVEYING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE : 893 - 4084, FAX: 893 - 0080

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

FINAL PLAT
PHASE I
NORTH SIDE ESTATES
AT LASCASSAS ROAD
 21st CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: SEPTEMBER 2016 SCALE 1"= 100' SH. 2 OF 2

Rutherford County Regional Planning Commission September 26, 2016 Staff Comments

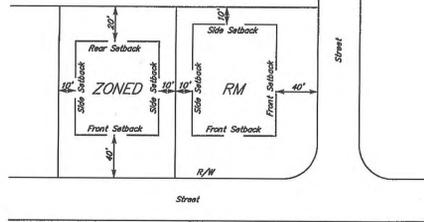
Plat/Plan Name: Rhodes and Schubert Subdivision (16-2060)
Request: Final Plat Approval – Includes waivers to the fire hydrant and soil site requirements
Site Details: 2 lots on 5.8 acres, zoned RL
Applicants: Martin Rhodes and Donald Schubert
Property Location: South Windrow Road



The applicants have submitted a plat subdividing the subject property into two separate lots. Information of the plat indicates that there is no septic soils site on the property. Staff has asked for additional information to verify this. If there are no soils on the property, a waiver to this requirement would need to be included with any motion to approve. The lots would also have to be marked as unbuildable in regards to single-family development. There is also not a fire hydrant within 1,000 feet of the property. Staff has requested that the applicant verify whether or not the existing water line in the area can support a fire hydrant.

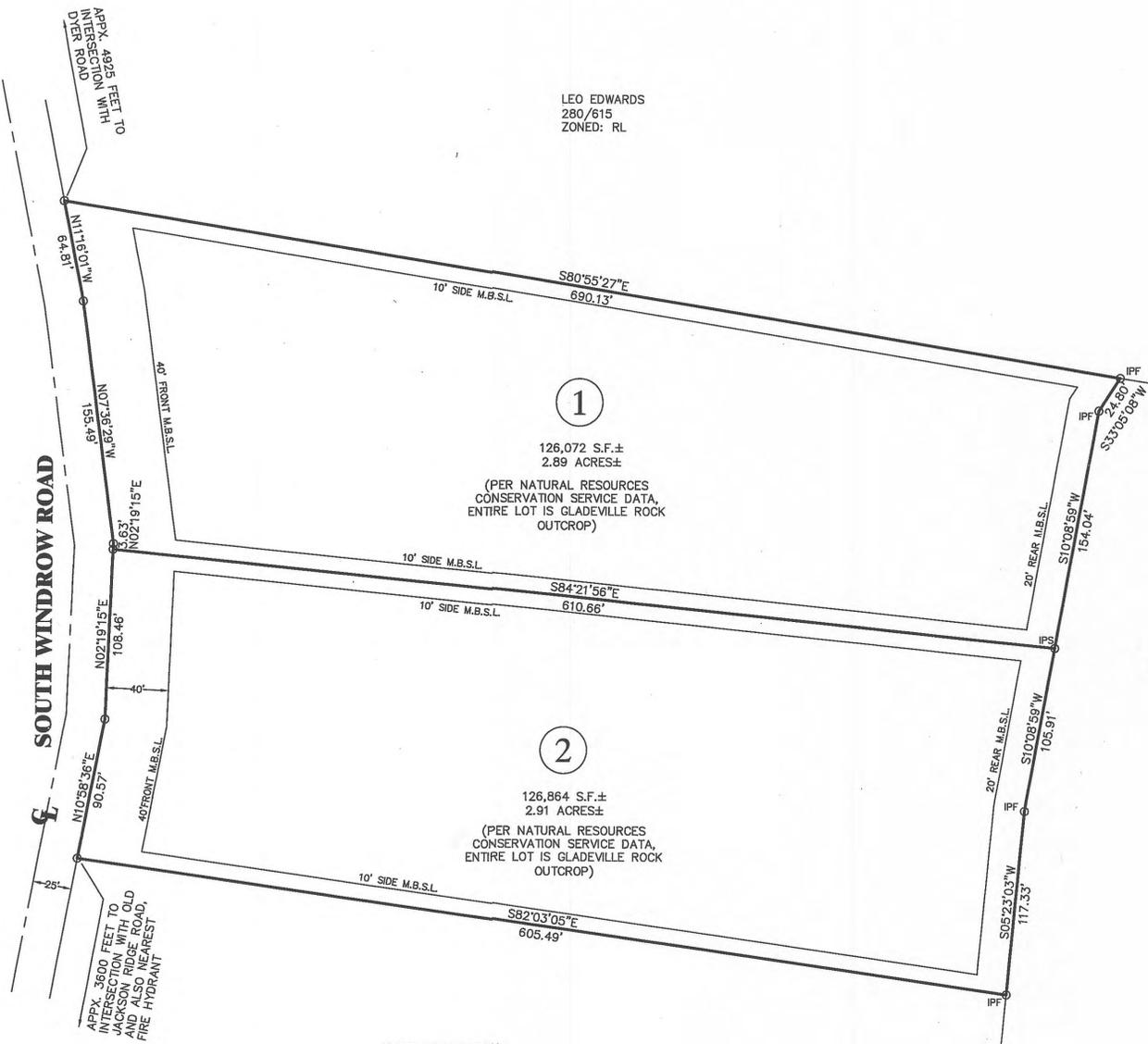
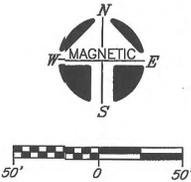
Staff will have additional comments at the meeting.

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



TYPICAL BUILDING SETBACK DETAIL
 N.T.S.

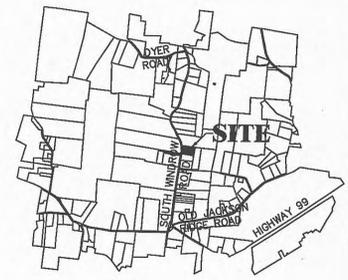
LEGEND FOR MONUMENTS
 IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP)
 IPF ○ IRON PIN FND. (1/2" REBAR)
 ○ RAILROAD SPIKE
 - FENCE
 ● SURVEY POINT
 ▲ WAL. FOUND
 ■ CONC. MARKER FND.



LEO EDWARDS
 280/615
 ZONED: RL

ROBERT GIBSON
 RB1083/2689
 ZONED: RL

MARTINIANO GARCIA
 RB515/829
 ZONED: RL



LOCATION MAP
 N.T.S.

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

Date _____ MARTIN RHODES
 Record Book: 1395
 Page: 2786
 DONALD SCHUBERT

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

Date _____ SECRETARY, PLANNING COMMISSION
 Date _____ CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF WATER
 I hereby certify that the subdivision plat entitled "RESUBDIVISION LOT 25, ST. JAMES PARK AND RESUBDIVISION LOT 1, WORLD OUTREACH CHURCH," has been approved by the engineers for Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____ OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

Certificate of Approval of Sewer Systems
 I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to ensure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date _____ Murfreesboro Water and Sewer Official
 Certification of general approval for installation of Subsurface Sewage Disposal System with Restrictions
 General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the Rutherford County Health Department.

Date _____ Rutherford County Health Department Official

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

Date _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION



- PLAT NOTES
- 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.
 - Permits may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation and maintenance of public utilities and drainage systems including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Registrar of Deeds. These utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - The soil types and locations shown hereon are taken from a soils map provided by _____ dated _____.
 - The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
 - Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain denuded (undisturbed) for longer than 90 days.
 - Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, silters, or silters; or by a combination of such measures.
 - Areas within subdivision defined as floodway or shallow water shall be designated conservation easements and no structures, fill, or building shall be permitted.
 - No fill material, rubbish, or building may be placed in any natural drainage way such as streambeds, arroyos, underground streams or channels, or wet weather streambeds or floodways.

- NOTES
- IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
 - UNDERGROUND UTILITIES SHOWN LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE OVERALL TRACT INTO TWO LOTS.

I hereby certify that a portion of this is a Category "T" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.

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

OWNER: MARTIN RHODES AND DONALD SCHUBERT
 ADDRESS: 1828 CASON TRAIL
 MURFREESBORO, TN 37128

TAX MAP: 139 PARCEL: 2.03
 FLOOD MAP PANEL: 47149C 0245 H. ZONE: X
 FLOOD MAP DATED: JANUARY 05, 2007

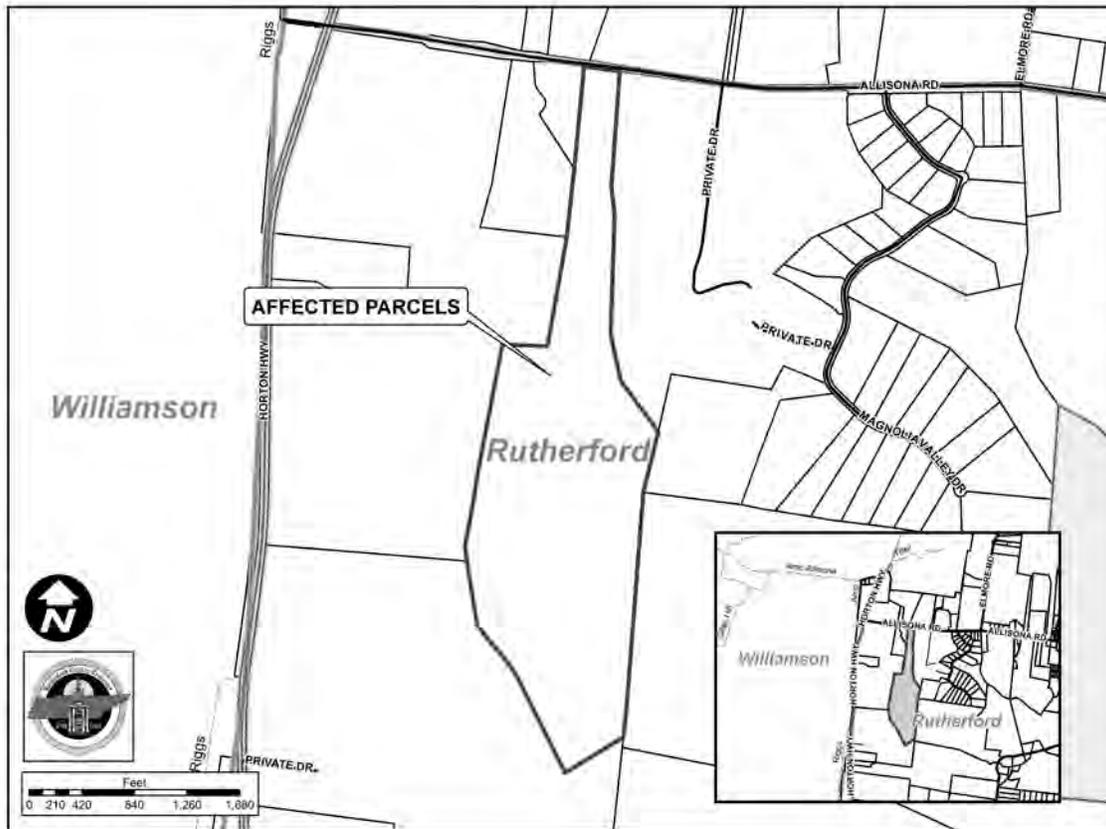
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS THEREIN RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



MINOR PLAT
RHODES & SCHUBERT
 SUBDIVISION
 SOUTH WINDROW ROAD
 20TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: SEPTEMBER, 2016 SCALE 1"=50' SH 1 OF 1

Rutherford County Regional Planning Commission September 26, 2016 Staff Comments

Plat/Plan Name: Magnolia Valley Estates (16-2061)
Request: Final Plat Approval. Includes a waiver to the fire hydrant requirements
Site Details: 4 lots on 99.10 acres, zoned RL
Applicant: Stan Vaught
Property Location: Allison Road



The applicant received a fire hydrant waiver for this property at the Planning Commission's August 22, 2016 meeting. Three of the properties are located off of a private easement. Residential sprinkler systems will be required for this development, as the subdivision contains four lots.

There is a stream that runs through the property. The access drive is located very close to the stream and will need to be moved in order to stay outside the required water quality buffer zones. There is also significant topography, necessitating critical lot plans for each lot.

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

- PLAT NOTES**
- The purpose of this plat is to create 4 Lots of record, Final Plat Magnolia Valley Estates.
 - In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - The soil types and locations shown hereon were provided by The Soils Group Inc., dated 08-01-2016. The local health authority maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
 - All surrounding parcels are zoned RL per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
 - The required stream buffer area along Grove Creek and the unnamed branch shall conform to all limitation and restrictions as set forth under the Rutherford County Stormwater Ordinance.
 - On August 22, 2016 The Rutherford County Regional Planning Commission granted a waiver for fire hydrant distance.

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

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

MARY TUNE
R.B. 1222, PG. 2948
R.B. 697, PG. 3543

LOT 1
2,708,802 S.F.
62.19 Ac. ±

LOT 2
284,497 S.F.
6.53 Ac. ±

LOT 3
860,766 S.F.
19.76 Ac. ±

LOT 4
463,031 S.F.
10.62 Ac. ±

TODD H. THOMAS
R.B. 1094, PG. 1195
5.76 Ac. ±

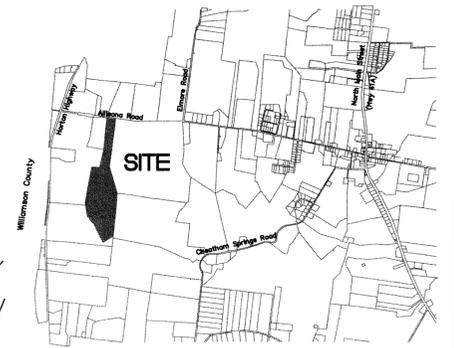
REMAINING PROPERTY
SAM TUNE
AND MARY TUNE
R.B. 697, PG. 3543
5.76 Ac. ±

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

75 MPI
60 or 45 MPI

LOT	60 OR 45 MPI	75 MPI	TOTAL
1	21,593 S.F.	0 S.F.	21,593 S.F.
2	18,369 S.F.	0 S.F.	18,369 S.F.
3	23,337 S.F.	0 S.F.	23,337 S.F.
4	11,390 S.F.	6,775 S.F.	17,165 S.F.

WILLIAM L. FRYE
ET UX JOYCE M.
R.B. 1185, 1465



LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Part of Record Book 697, Page 3543

Date _____ Sam Tune
Date _____ Mary Tune

CERTIFICATE OF ACCURACY

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

9-9-2016 Richard H. Stem, Jr.
Date _____ Richard H. Stem, Jr.
Tenn. RLS No. 1637

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled Final Plat, Magnolia Valley Estates has been approved by the engineers of Consolidated Utility District of Rutherford County for water service, provided however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____ Consolidated Utility District Official
of Rutherford County

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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

Date _____ Middle Tennessee Electric
Membership Corporation

CERTIFICATE OF APPROVAL FOR RECORDING

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

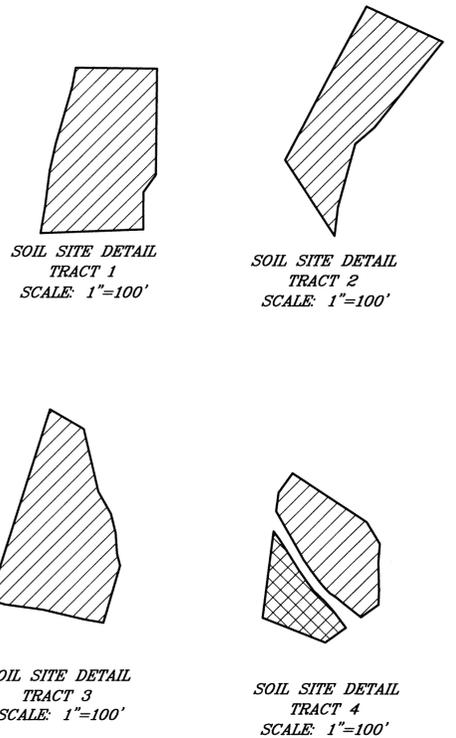
Date _____ Secretary, Planning Commission

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

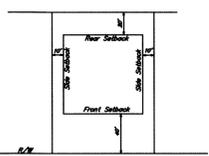
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be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

Date _____ TENNESSEE DEPARTMENT OF ENVIRONMENT
AND CONSERVATION DIVISION OF GROUND
WATER PROTECTION

OWEN L. ROGERS
ETAL JOYCE B. ROGERS TRUSTEE
OF THE ROGERS COMMUNITY PROPERTY TRUST
R.B. 1037, PG. 1157



ZONING: RL = Low Density Residential
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL

LINE	BEARING	LENGTH
L1	S34°15'10"E	31.36'
L2	S78°41'14"E	18.92'
L3	S57°12'53"W	89.96'
L4	N14°18'15"E	103.13'
L5	S81°59'42"E	50.07'
L6	N11°14'46"W	111.52'
L7	N08°42'45"E	144.06'
L8	S87°35'19"E	74.52'
L9	S01°37'01"W	123.34'
L10	S80°13'58"W	94.16'
L11	S27°18'50"W	192.15'
L12	N84°22'49"W	92.43'
L13	N37°21'17"E	144.80'
L14	N17°54'20"E	108.11'
L15	S29°59'50"E	100.65'
L16	N79°08'05"W	96.60'
L17	N16°58'54"E	183.34'
L18	S39°30'18"E	108.68'
L19	S14°13'41"W	113.17'
L20	N69°14'20"W	64.88'
L21	S06°27'22"W	187.04'
L22	S51°37'08"E	172.13'
L23	S43°33'34"W	139.57'

4 LOTS - 99.10 Ac. ±



0 200 400

LEGEND

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

OWNER: Sam Tune and Mary Tune
ADDRESS: 2133 Allison Road
Eagleville, TN. 37060

Tax Map 143, Parcel 28.04

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.

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.

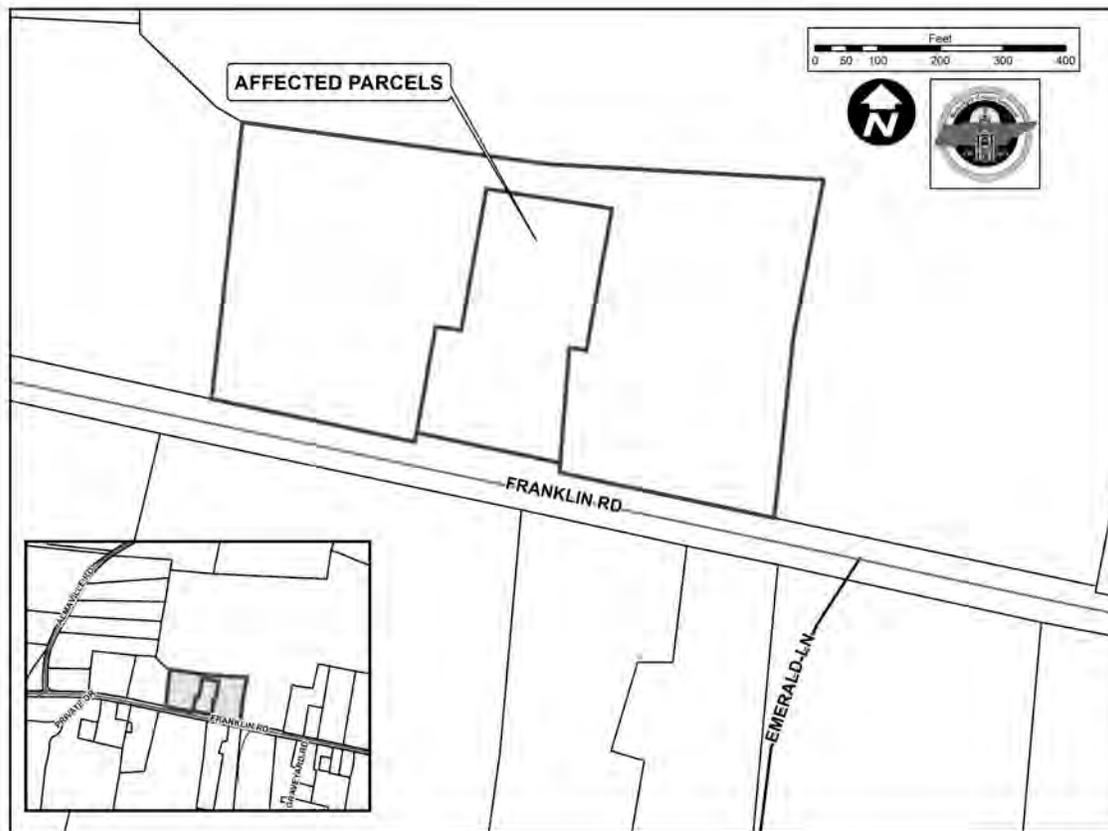


MINOR PLAT
MAGNOLIA VALLEY
ESTATES

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

Rutherford County Regional Planning Commission September 26, 2016 Staff Comments

Plat/Plan Name: Henley Propane (16-3023)
Request: Site Plan Approval
Site Details: New construction of 29,120 square feet of General Personal Services space (Mini-warehouses) on 8.1 acres, zoned LI
Applicant: Brett and Chrissy Henley
Property Location: 10980 Franklin Road/State Route 96



The property is currently used as a mini-warehouse development. The applicants are proposing to add some additional buildings to the site. Since the property is zoned LI, mini-warehouse uses are allowed by-right. Staff has identified a number of issues that need to be addressed on this site plan. If these issues aren't addressed to Staff's satisfaction prior to the Planning Commission's meeting, this item will be removed from the agenda.

Staff will have additional comments at the meeting.

Rutherford County Regional Planning Commission September 26, 2016 Staff Comments

VIII. Staff Reports – Outdoor Shooting Ranges and Tiny Homes

Staff is providing two items for your review. The first is a report completed by Staff on outdoor shooting ranges. When Staff originally presented amendments on Outdoor Entertainment and Amusement uses in 2014, regulations specific for outdoor shooting ranges were going to be included. After looking over the potential issues with these uses, however, Staff decided to remove that portion for further study.

The second report is a Zoning Practice published by the American Planning Association (APA) on Tiny Homes. Staff has begun receiving calls for these structures on a fairly frequent basis. We feel that it's time to begin exploring whether or not we want to see these uses in the unincorporated areas of the County.

Please review these reports prior to the meeting and be prepared to have discussion on each item.