

NOTES:

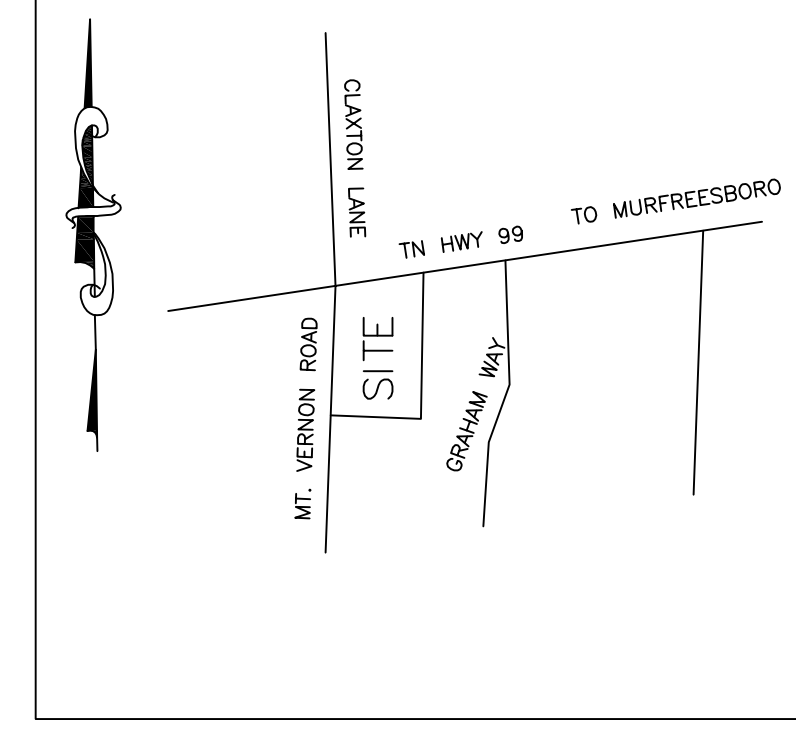
- THE PURPOSE OF THIS PLAN IS TO CREATE 4 LOTS FROM LANDS OF STEWART AARON CARLTON - TAX MAP 145 - PARCEL 043.00.
- TOTAL ACREAGE: 2.597 ACRES (NOT INCLUDING R.O.W. DEDICATION AREA)
- TOTAL NO. OF LOTS: 4
- ZONING DISTRICT: RL
- ZONING DISTRICT REQUIREMENTS: AREA: 22,000 s.f. WITH PUBLIC WATER SUPPLY MINIMUM YARD: FRONT: 40' SIDE: 10' REAR: 20'
- SUBDIVISION IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE F.I.R.M. - RUTHERFORD COUNTY, TENNESSEE AND INCORPORATED AREAS. COMMUNITY-470165 MAP 47149C - 035H. MAP REVISED JANUARY 5, 2007. THE PROJECT IS IN ZONE "X" - AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- SOIL TYPES AND LOCATIONS SHOWN HEREON WERE SUPERIMPOSED FROM SOILS MAP PREPARED BY INNOVATIVE WASTEWATER SOLUTIONS - DATED FEBRUARY 2016. THE LOCAL TDEC OFFICE MAINTAINS A COPY OF THE SOIL MAPPING AND HAS REVIEWED THIS FINAL PLAT FOR CONFORMANCE WITH SAME. LTT LAND SURVEYING, LLC FOR THE ACCURACY OR COMPLETENESS OF THE SOILS INFORMATION PROVIDED HEREON.

- IN TENNESSEE, IT IS A REQUIREMENT PER THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION OR EARTH MOVING ACTIVITIES MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN 3 NOR MORE THAN 10 WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTERS OFFICE. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE-CALL SYSTEM CAN BE NOTIFIED BY CALLING 811.
- UTILITIES WERE LOCATED BY VISIBLE SURFACE EVIDENCE ONLY. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES ON OR WITHIN THIS SUBDIVISION SHOULD BE CONFIRMED WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION WORK.
- THIS SUBDIVISION IS UNDER AND SUBJECT TO ALL REGULATIONS OF THE RUTHERFORD COUNTY SUBDIVISION AND ZONING ORDINANCES, AS BOTH ARE AMENDED.
- THIS SUBDIVISION IS UNDER AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR BY PRESCRIPTION TO ANY AND ALL TITLE SEARCH OR VISUAL INSPECTION OF THE PROPERTY MAY REVEAL WHETHER OR NOT SHOWN HEREON.
- EXISTING POLE SHED TO BE REMOVED PRIOR TO SUBDIVISION APPROVAL, AS REQUIRED TO MEET SETBACK REQUIREMENTS.

- LOT 1 IS SUBJECT TO JOINT DRIVEWAY ACCESS EASEMENT WITH LOT 2 AS SHOWN HEREON AND DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE IRON PIN PROPERTY CORNER OF LOT 1 AND LOT 2, THENCE: N 81°41'57" E - 16.00'; THENCE S 14°40'50" E - 98.00'; THENCE S 05°34'37" W - 25.00'; THENCE S 87°10'10" W - 46.92'; THENCE N 04°07'20" E - 120.00' TO BEGINNING.
- STATE PLANE COORDINATES ARE FROM RUTHERFORD COUNTY GIS MAPPING FOR SUBJECT PROPERTY AND ARE FOR THE INSERTION INTO EXISTING MAPPING ONLY.
- 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 EXISTING DRAINAGE SYSTEM ALONG HIGHWAY 99 AND/OR MOUNT VERNON ROAD.
- EACH LOT WILL BE REQUIRED TO INSTALL A RAIN GARDEN OR SIMILAR BEST MANAGEMENT PRACTICE TO MEET THE COUNTY'S STORMWATER CONTROL REQUIREMENTS DUE TO THE ADDITION OF A HOUSE AND DRIVEWAY ON EACH LOT, AND TO RECORD A LONG TERM MAINTENANCE AGREEMENT.
- THE BUILDER ON EACH LOT MUST SUBMIT A GRADING PLAN FOR THE LOT TO THE RUTHERFORD COUNTY CODES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

- THE METAL PORTION OF THE EXISTING CAR PORT SHALL BE REMOVED FROM THE EXISTING HOUSE, LEAVING A 1 CAR CARPORT PRIOR TO THE RECORDING OF THE FINAL SUBDIVISION PLAT.
- THE SEPTIC TANK FOR THE APARTMENT BUILDING APPEARS TO BE LOCATED UNDER THE APARTMENT BUILDING WITH FIELD LINE LOCATION NOT DETERMINABLE.

LOT #	SO. FT. OF 45mpc SOIL	SO. FT. OF 75mpc SOIL	TOTAL SOIL AREA
1	5,049		5,049
2	4,876	544	5,420
3	1,003	4,145	5,148
4	7,218	10,033	17,251

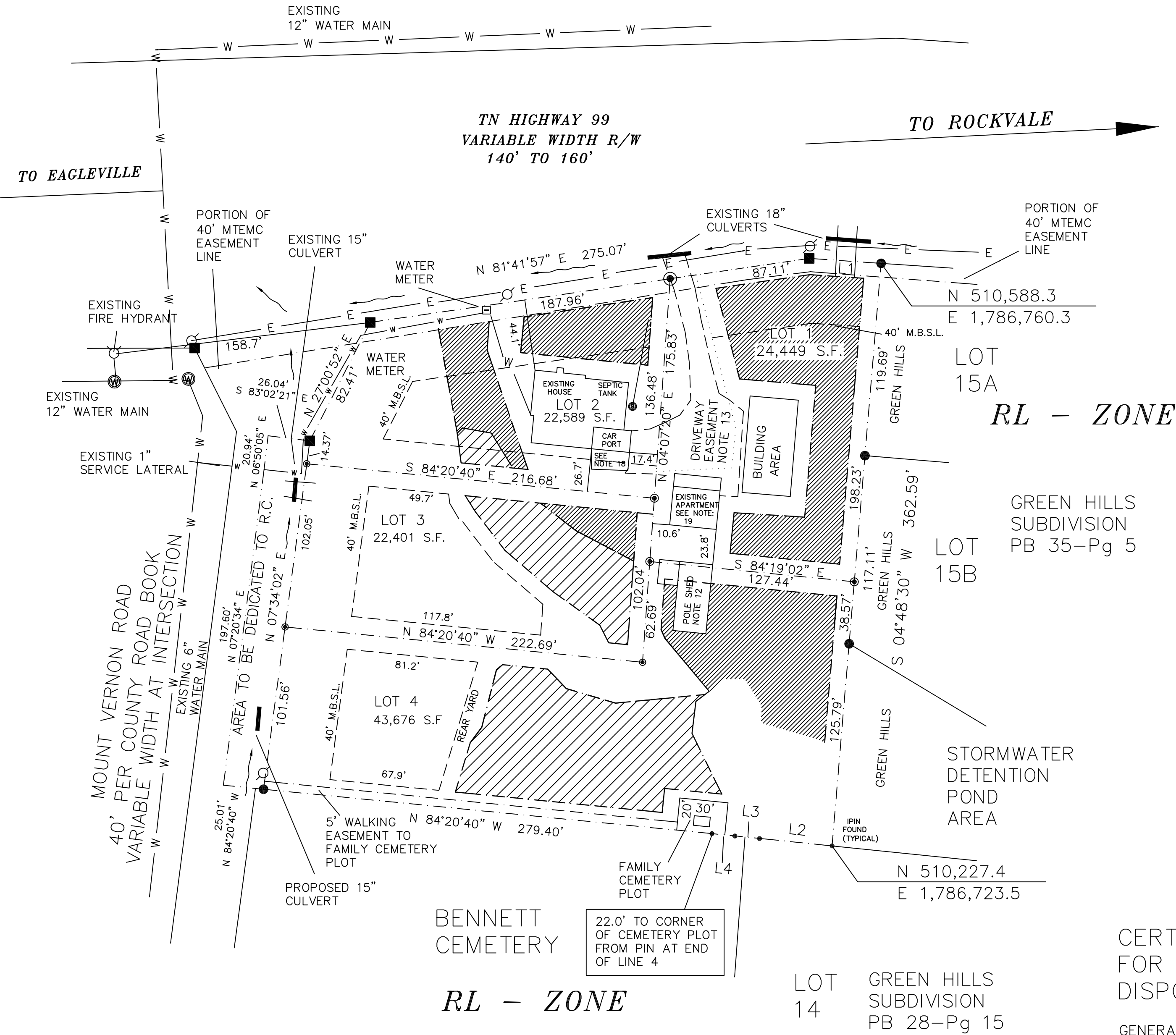


LINE TABLE:

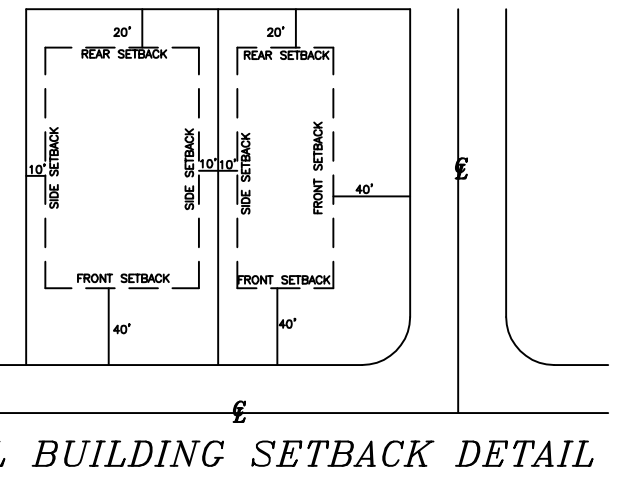
LINE	BEARING	DISTANCE
L1	S 86°06'04" E	44.69'
L2	N 84°07'18" W	44.44'
L3	N 84°07'36" W	15.44'
L4	N 84°20'40" W	15.00'

- LEGEND:**
- IRON PIN FOUND
 - 1/2" IRON PIN SET 2230
 - CONCRETE ROW MONUMENT
 - DRIVEWAY CULVERT
 - - - PROPERTY LINE
 - - - SETBACK LINE
 - - - SOIL AREA LINE
 - - - FIELD LINE AREA LINE
 - - - DEDICATION LINE
 - - - DRIVEWAY EASEMENT LINE

NOTE:
NEAREST FIRE HYDRANT IS LESS THAN 158.7 FEET BY ROADWAY FROM SUBDIVISION



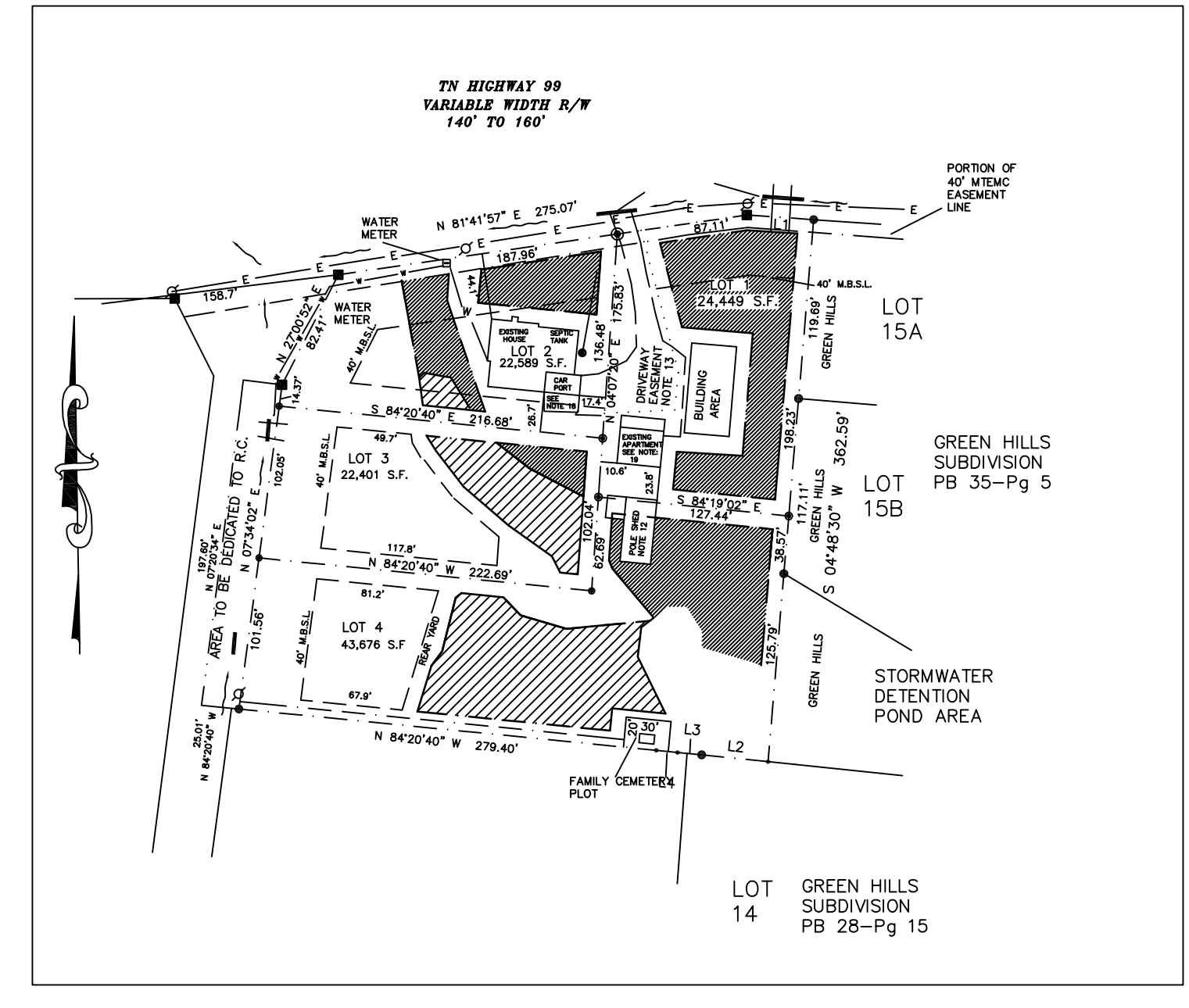
ZONING RL - LOW DENSITY RESIDENTIAL
(MINIMUM LOT SIZE - 22,000 S.F.)
FRONT SETBACK - 40'
SIDE SETBACK - 10'
REAR SETBACK - 20'



SURVEYOR CERTIFICATE:
THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY "1" LAND SURVEY PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE WITH AN UNADJUSTED TRAVERSE CLOSURE 1:10,000.
LEONARD T. TUSAR, LIC #2230
DATE _____
LTT LAND SURVEYING, LLC
624 DRY CREEK ROAD
SMITHVILLE, TN 37166
TELEPHONE 615 785-3636
E-MAIL lttusor.pls @ comcast.net
Leonard T. Tusar, PLS - TN 2230

OWNER/APPLICANT:
STEWART AARON CARLTON
RB 1172 - Page 2688
Tax Map 145 - Parcel 043.00
14141 HIGHWAY 99
EAGLEVILLE, TN 37060
8th CIVIL DISTRICT,
RUTHERFORD COUNTY, TN

REVISED 7/20/17 PER RCPC COMMENTS	LTT
REVISED 7/13/17 PER RCPC COMMENTS	LTT
REVISED 6/20/17 PER RCPC COMMENTS	LTT



SOIL LOCATION MAP - SCALE 1"=100'

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AS SHOWN HEREON, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED HEREON.

DATE: 2017
RECORD BOOK 1172 - STEWART AARON CARLTON
PAGE 2688

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: 2017
NAME: _____ TITLE: _____

CERTIFICATE OF WATER SERVICE AVAILABILITY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT: STEWART AARON CARLTON SUBDIVISION - FINAL PLAT HAS BEEN REVIEWED 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 G.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE SHALL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: 2017
NAME: _____ TITLE: _____

CERTIFICATE OF ELECTRIC SERVICE AVAILABILITY

SUBDIVISION PLAT: STEWART AARON CARLTON - FINAL PLAT
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 PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON MTEMC'S WEB SITE 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: 2017
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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 DISPOSAL SYSTEM SHALL BE APPROVED BY TDEC - DIVISION OF GROUND WATER PROTECTION.

DATE: 2017 TDEC-DIVISION OF GROUND WATER PROTECTION

**TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION
DIVISION OF GROUND WATER PROTECTION**

- ANY CUTTING OR FILLING AFTER _____ MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
- LOT 1 SHOWN ON THIS PLAN IS APPROVED FOR A _____ BEDROOM HOUSE.
LOT 2 HAS AN EXISTING HOUSE WITH AN EXISTING SEWAGE DISPOSAL SYSTEM.
LOT 3 SHOWN ON THIS PLAN IS APPROVED FOR A _____ BEDROOM HOUSE.
LOT 4 SHOWN ON THIS PLAN IS APPROVED FOR A _____ BEDROOM HOUSE.
- DUPLICATE SEPTIC AREAS ARE FOR THE REPLACEMENT SEWAGE DISPOSAL SYSTEM. KEEP ALL BUILDINGS, UTILITIES AND DRIVES OUTSIDE OF THIS AREA.

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

**STEWART AARON CARLTON
SUBDIVISION**

FINAL PLAT

DRAWN	DATE	STEWART AARON CARLTON
LTT	JUNE 2017	
APPROVED	DATE	14141 HIGHWAY 99 EAGLEVILLE, TN 37060
SCALE	SHEET	PROJECT NO. AARONCARSUBDIVISION
1" = 50'		