

**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 TDEC-DWR.

DATE: 11-14-2019 *Allen Chastrom*  
 TN, DEPT. OF ENVIRONMENT & CONSERVATION  
 DIVISION OF GROUNDWATER PROTECTION

**TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION:**

- ANY CUTTING AND FILING AFTER \_\_\_\_\_ MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE DISPOSAL.
  - LOT 1 IS SUITABLE FOR UP TO A 4 BEDROOM RESIDENCE.
  - LOT 2 IS SUITABLE FOR UP TO A 4 BEDROOM RESIDENCE.
  - LOT 3 IS SUITABLE FOR UP TO A 3 BEDROOM RESIDENCE.
  - LOT 4 IS SUITABLE FOR UP TO A 4 BEDROOM RESIDENCE.
  - LOT 5 IS SUITABLE FOR UP TO A 4 BEDROOM RESIDENCE.
  - LOT 6 IS SUITABLE FOR UP TO A 4 BEDROOM RESIDENCE. *Has existing S.S.D.S. on lot #4 - see easement.*
- B) ALL DESIGNATED AREAS "SSD AREA" ARE TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. KEEP ALL HOUSES, UTILITIES, AND DRIVES OUTSIDE DESIGNATED AREAS.

**LINE TABLE LOT BOUNDARY LINES**

LINE	DISTANCE	BEARING
L1	186.01	S02°02'07"E
L2	88.79	S28°11'58"E
L3	92.34	N09°11'59"W
L4	68.55	S31°27'44"W
L5	200.94	S70°39'39"W
L6	47.10	N30°28'54"W
L7	52.10	N81°42'49"W

**LINE TABLE INGRESS/EGRESS & UTILITY EASEMENT**

LINE	DISTANCE	BEARING
L8	174.49	S02°02'15"E
L9	189.54	S28°11'43"E
L10	91.78	S31°27'44"W
L11	202.91	S70°39'39"W
L12	140.51	S39°39'04"W
L13	213.44	S09°29'14"W
L14	175.54	S16°34'45"E
L15	115.84	S01°54'54"W
L16	50.59	N73°17'44"W
L17	100.25	N07°54'54"E
L18	175.25	N15°34'55"W
L19	238.49	N09°29'14"E
L20	147.95	N39°39'04"E
L21	198.58	N70°39'39"E
L22	45.31	N31°27'44"E
L23	172.52	N28°11'59"W
L24	197.55	N09°11'59"W
L25	81.35	S75°59'55"E

RESIDENTIAL FIRE SPRINKLER CERTIFICATE  
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CONSOLIDATED UTILITY DISTRICT CAN ADEQUATELY SERVE THE DEVELOPMENT OF SUBDIVISION PROPERTY OF TODD THOMAS FOR DOMESTIC WATER SERVICE. ADEQUATE FIRE PROTECTION CANNOT BE OBTAINED THROUGH FIRE HYDRANTS TO BE INSTALLED AND RUTHERFORD COUNTY REQUIRES ALL OCCUPIED STRUCTURES, INCLUDING DWING AREAS WITH DETACHED STRUCTURES, CONSTRUCTED WITHIN THIS DEVELOPMENT BE PROTECTED BY INDEPENDENT FIRE SPRINKLER SYSTEMS. INSTALLATION CRITERIA FROM THE STATE FIRE MARSHAL'S OFFICE AND CONSOLIDATED UTILITY DISTRICT MUST BE MET. INSPECTION AND APPROVAL OF EACH STRUCTURE CONSTRUCTED WILL BE COMPLETED BY THE LOCAL BUILDING CODE AUTHORITY WITH JURISDICTION. RESIDENTIAL FIRE SPRINKLER SYSTEMS WILL REQUIRE A ONE INCH METER INSTALLATION.

DATE: \_\_\_\_\_  
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

HEATHER DAWBARN, REGISTER  
 RUTHERFORD COUNTY, TENNESSEE  
 RECEIVED \_\_\_\_\_ 2019  
 TIME \_\_\_\_\_ AM PM  
 NOTEBOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DEPUTY \_\_\_\_\_

**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 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.

DATE: 11/23/2019  
**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 MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ENGINEER.

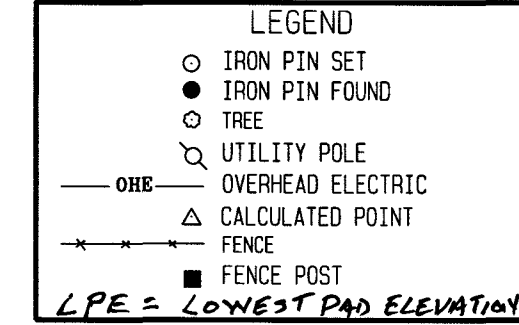
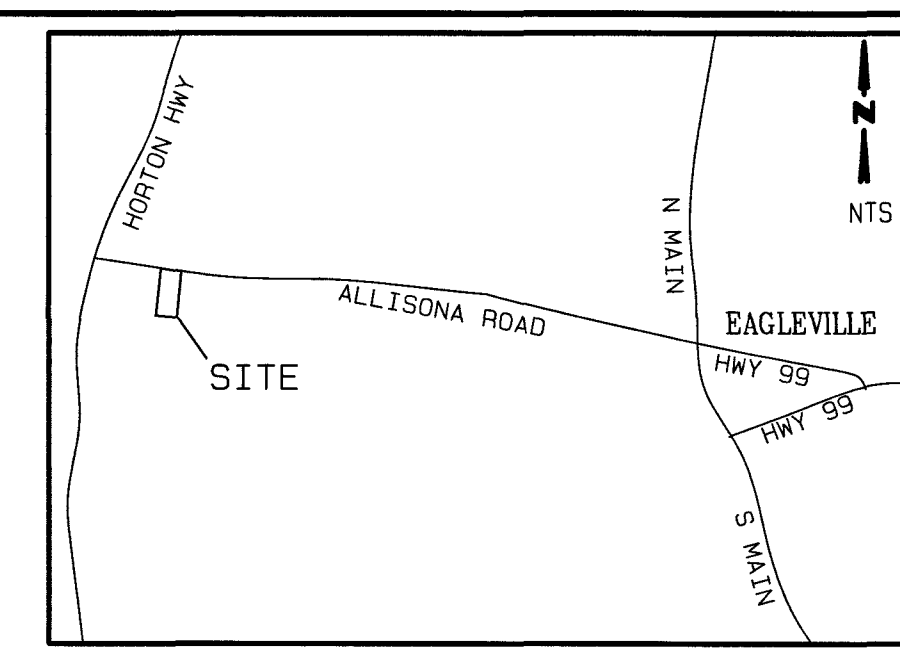
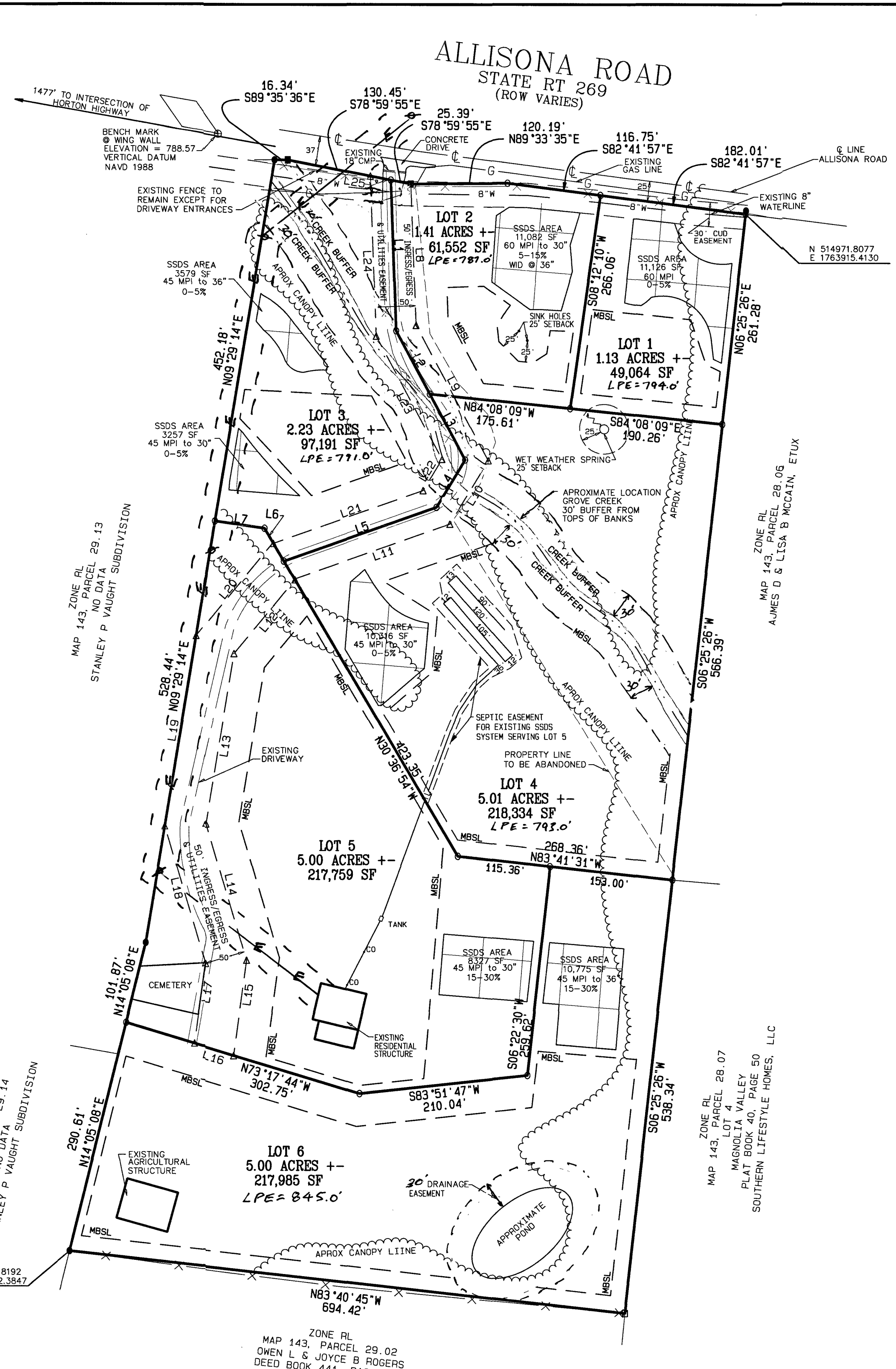
DATE: 11/08/2019  
 J. MARK CANTRELL, TN PLS# 1859

**CERTIFICATE OF WATER**  
 I HEREBY CERTIFY THAT THE SUBDIVISION ENTITLED "FINAL PLAT, 6 LOT SUBDIVISION, PROPERTY OF TODD THOMAS" HAS BEEN APPROVED BY THE ENGINEERS FOR CONSOLIDATE UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE. PROVIDED, HOWEVER, THAT 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: 2/6/2020  
 OFFICIAL, CONSOLIDATE UTILITY DISTRICT OF RUTHERFORD COUNTY

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

DATE: 3-13-2020  
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE 6 LOTS.
  - BEARINGS ARE BASED ON RECORD OF DEED.
  - THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS OF RECORD. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR RESTRICTION, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
  - ALL DEED BOOK REFERENCES PERTAIN TO REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.
  - SUBJECT PROPERTY IS LOCATED IN THE 8TH CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE.
  - NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47145C0330H DATED 1/5/2007.
  - UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED. IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PROTECTION 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 UTILITY THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111
  - IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE STRUCTURE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE DEVELOPER.
  - THE SOIL TYPES AND LOCATIONS SHOWN HEREON ARE TAKEN FROM SOILS MAPS PROVIDED BY JOHN GIBB, DATED 8-25-18. TDEC-DWR MAINTAINS A COPY OF THE SOILS MAPS AND HAS REVIEWED THIS FINAL PLAT FOR CONFORMANCE WITH SAME. ARROWHEAD SURVEY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SOILS INFORMATION PROVIDED HEREON.
  - THE SURROUNDING PARCELS ARE ZONED RL (LOW DENSITY RESIDENTIAL) PER THE RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION (R.C.R.P.C.).
  - GENERAL SETBACKS ARE: FRONT AND EASEMENT= 40'; SIDES= 10'; REAR=20'.
  - ALL DRIVEWAY ENTRANCES REQUIRE A MINIMUM 18" CMP.
  - ALL WATER METERS TO BE SET AT RIGHT OF WAY FOR ALLISSONA ROAD.
  - TODD PERMITS WILL BE REQUIRED FOR ANY NEW DRIVEWAY ACCESS.

- CUD NOTES:**
- CUD EASEMENT SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING.
  - NO SEPTIC SOILS TO BE USED WITHIN CUD EASEMENT OR WITHIN 10' OF A CUD MAIN OR METER.

**FINAL PLAT**  
**6 LOT SUBDIVISION**  
**PROPERTY OF TODD THOMAS**

8TH CIVIL DISTRICT  
 RUTHERFORD COUNTY, TENNESSEE

TOTAL ACRES: 19.79	TOTAL LOTS: 6
ACRES NEW STREETS: 0	FEET NEW STREETS: 0
PROPERTY MAP 143, PARCELS 29.01 & 29.03	CLOSURE ERROR: 1:15,000
SCALE: 1" = 100'	DATE: 12/30/2018, REV 11/08/2019

ARROWHEAD SURVEY  
 4151 OLD HILLSBORO RD  
 FRANKLIN, TN 37064  
 615-599-7347



11-8-2019