

WORKSHOP AGENDA

Planning Commission

June 11, 2024 @ 5:30 PM

For the June 25, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: May 28, 2024 Regular Meeting and June 11, 2024 Workshop.
2. Public Comment Period.

NEW BUSINESS

3. Final Plat – Arbor Ridge, Section 1 – 20 Lots on Approximately 4.44 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.
4. Final Plat – Arbor Ridge, Section 2 – 46 Lots on 11.41 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.
5. Final Plat – Arbor Ridge, Section 3 – 29 Lots on 16.32 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.
6. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Carothers Crossing Phase 2. Property located off Carothers Road. Requested by SEC Inc. PDR (Planned Density Residential) Zoning District.
7. Bonds / Letters of Credit Update.

ADJOURN



Item #: 3. Item Title: Final Plat – Arbor Ridge, Section 1 – 20 Lots on Approximately 4.44 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.

Reviewed By:

Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

SEC, Inc. requests final plat approval for Arbor Ridge, Section 1. This phase consists of 20 lots on approximately 4.44 Acres. The property is located on Waldron Road near Blair Road (Tax Map 32, Parcel 4).

The property is zoned PDR (Planned Density Residential). The lots in this phase are a minimum of 41 feet wide. In addition to the creation of the new lots this plat will also establish the width and location of several sewer easements.

The property is owned by Starlight Homes Tennessee, LLC.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)

1. Please confirm the contact information for the developer is up to date.
2. Make sure all references to "Preliminary Plat" are changed to "Final" Plat in the General Notes.

Engineering (Gary Lide - glide@lavernetn.gov)

1. No performance bond amount has been submitted as required by SubRegs section 2-105.1.Item 8
2. No form of Irrevocable Offer of Dedication has been submitted as required by SubRegs section 2-105.1.Items 6 and 7
3. Provide a location for the performance bond amount on the final plat as required by SubRegs section 2-105.1.Item 9
4. Provide a note giving the book and page number for the recorded long term maintenance agreement as required by the city's Stormwater Management Ordinance
5. Confirm that the name of the developer contact shown is correct and up-to-date
6. In General Note #1, change the word 'Preliminary' to 'Final'
7. Provide centerline bearing and distance for the drainage easements behind lots 11 and 16

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

No comments.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

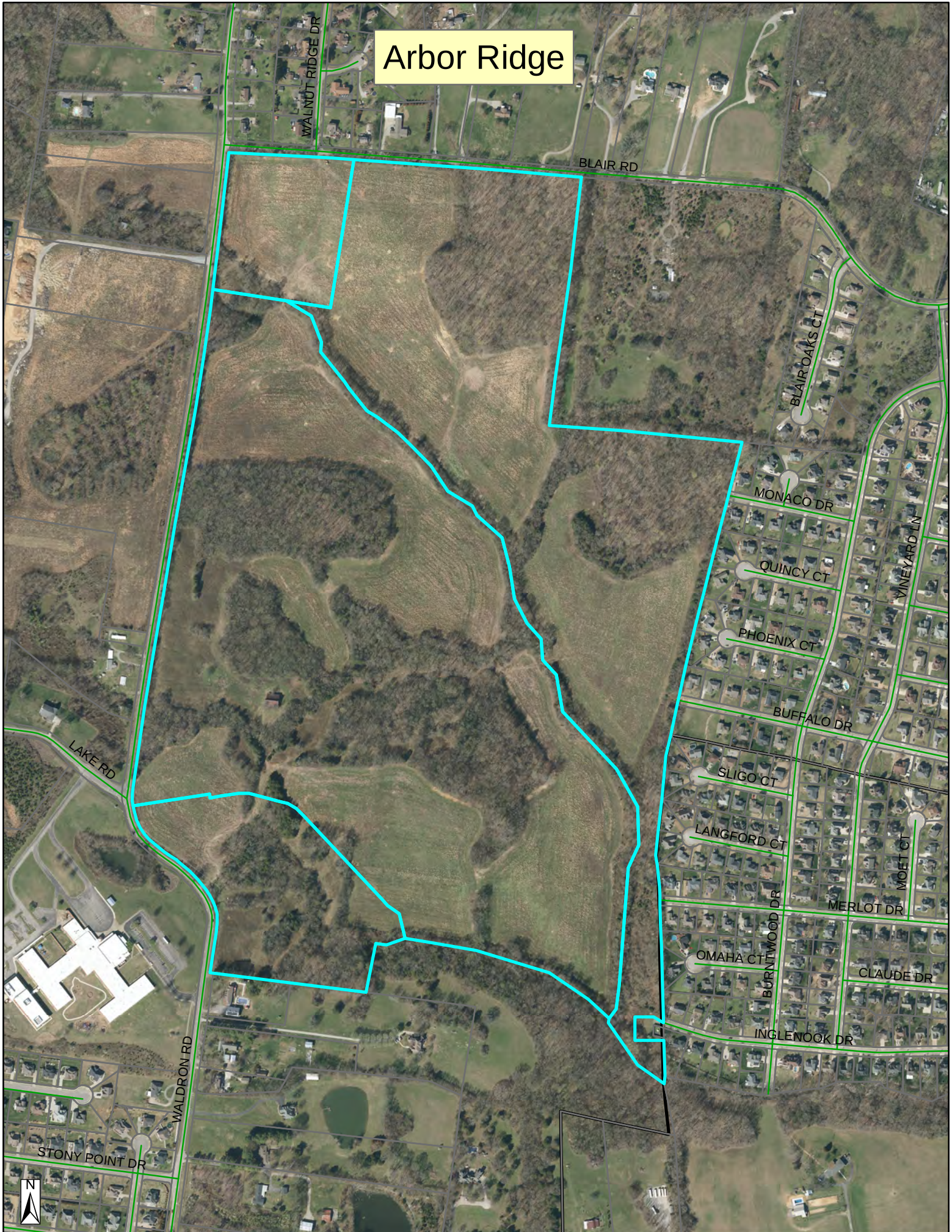
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Police (John Eubank - jeubank@lavergneth.gov)

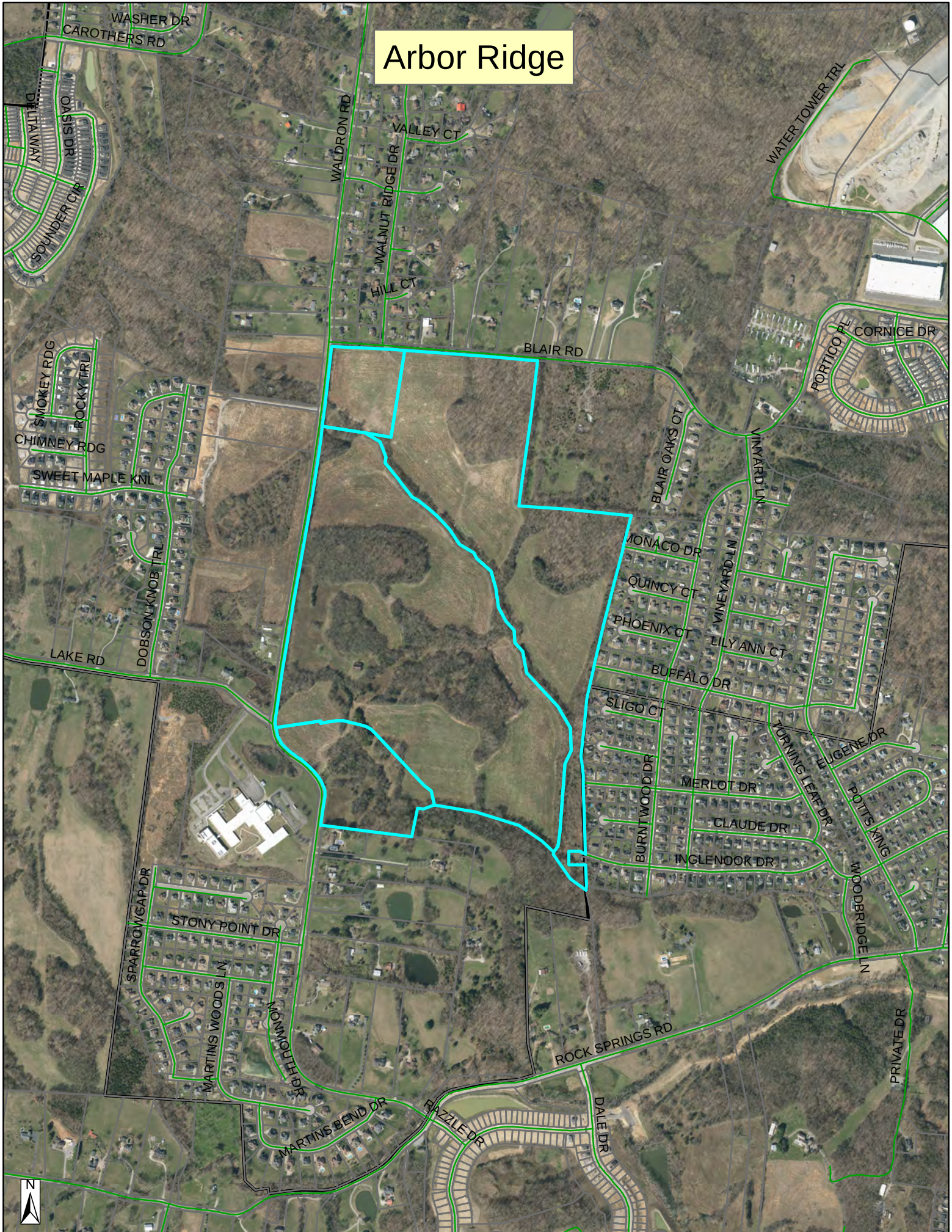
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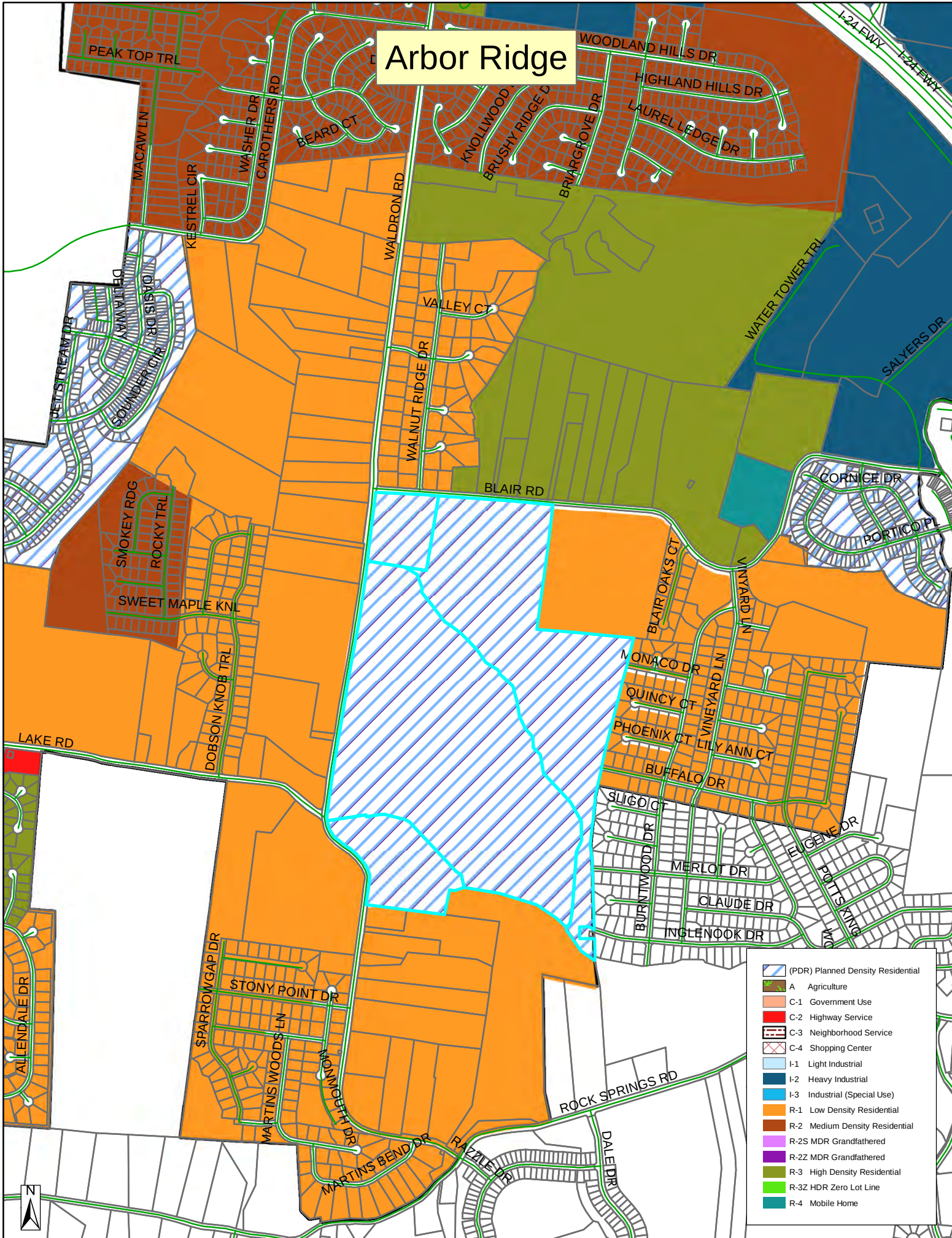
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Arbor Ridge



Arbor Ridge





Arbor Ridge

- (PDR) Planned Density Residential
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- C-1 Government Use
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- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home





GENERAL NOTES

- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 20 SINGLE FAMILY LOTS AND SANITARY SEWER EASEMENT AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C01054, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL ESM'T'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 35' FT.
SIDE = 5' FT.
REAR = 20' FT.
- ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

LOT AREA TABLE

LOT	AREA (SQ. FEET)	ACRES
1	13,344	0.31
2	13,669	0.31
3	5,740	0.13
4	5,740	0.13
5	5,740	0.13
6	5,876	0.13
7	7,006	0.16
8	6,881	0.16
9	6,881	0.16
10	6,489	0.15
11	6,489	0.15
12	6,489	0.15
13	6,489	0.15
14	6,064	0.14
15	5,740	0.13
16	5,740	0.13
17	5,740	0.13
18	5,740	0.13
19	9,751	0.22
20	9,825	0.23
21	48,895	1.12
TOTAL	193,599	4.44

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 10°45'0" E	7.02'
L2	N 10°45'0" E	68.86'
L3	S 79°16'50" E	45.70'
L4	S 79°16'50" E	51.93'
L5	S 79°06'55" E	51.93'
L6	S 66°38'25" E	51.93'
L7	S 62°00'50" E	51.93'
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L11	N 72°22'00" W	82.83'
L12	N 79°42'30" W	41.00'
L13	N 10°45'0" E	43.73'
L14	N 10°45'0" E	95.52'

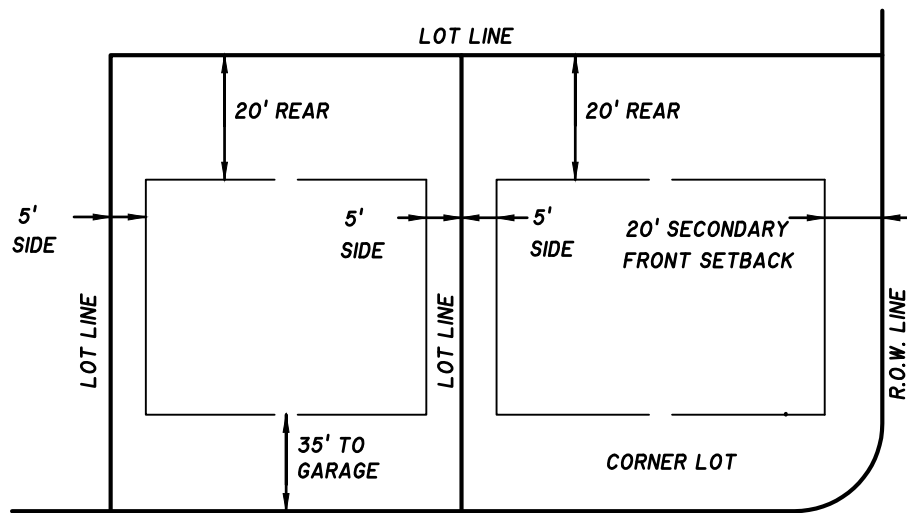
CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	83°23'39"	25.00'	36.39'	S 32°35'53" E	33.26'
C2	80°50'59"	25.00'	35.28'	S 50°14'50" W	32.42'
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C8	90°00'00"	25.00'	39.27'	N 55°14'50" E	35.36'
C9	24°18'00"	325.00'	222.68'	S 67°36'06" E	221.02'
C10	16°49'02"	475.00'	101.57'	N 72°20'14" W	102.54'
C11	9°38'16"	475.00'	79.90'	N 60°16'10" W	79.81'

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



MINIMUM BUILDING SETBACK DETAIL

N.T.S.

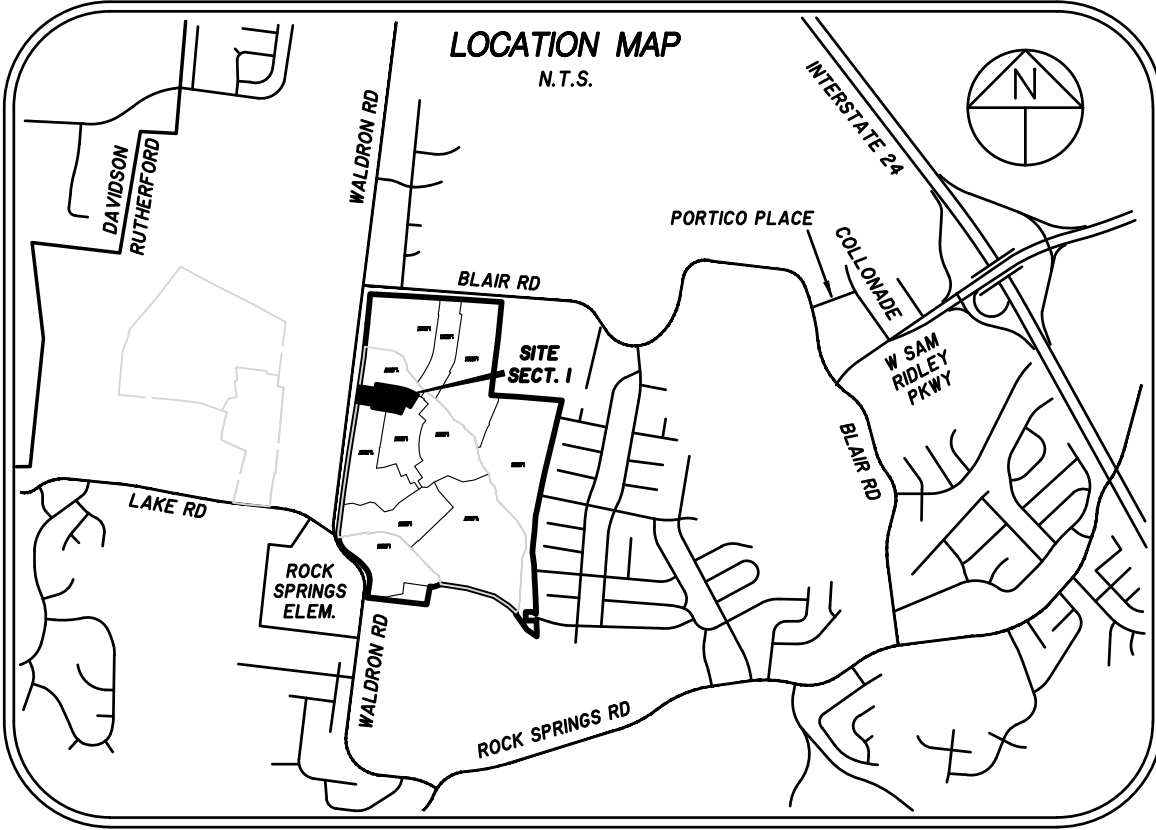
OWNER:
STARLIGHT HOMES TENNESSEE, LLC
370 MALLORY STATION RD STE 500,
FRANKLIN, TN, 37067

DEVELOPER:
BRS DEVELOPMENT
5617 COTTONWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: TERRY RASMUSSEN

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #47149C0105H, DATED JAN. 5, 2007.

DEED REFERENCE:
TAX MAP 32, PARCEL 4.03
R. BK. 2384, PG. 3126

ZONING: PDR
SECTION 1: 20 LOTS ON 4.56± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM



CERTIFICATE OF OWNERSHIP AND DEDICATION

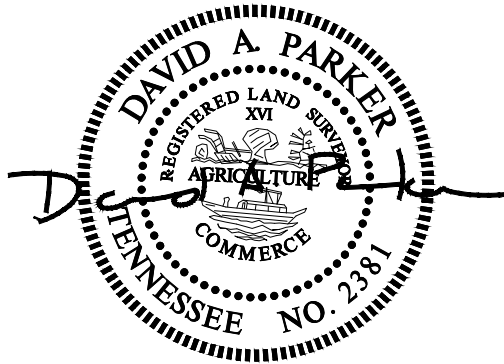
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1655, PAGE 1199, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR RECEIVABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: TAX MAP 32, P/O PARCEL 4.03 CRAIG YERIAN, DIRECTOR OF LAND DEVELOPMENT
RECORD BOOK 2384, PAGE 3126 STARLIGHT HOMES TENNESSEE, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "1", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1/10,000.

DATE: 5-22-2024 David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 1" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, 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.

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

FINAL PLAT - COVER SHEET

SECTION 1
ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 18314.55 DATE: 5-22-24 REV: FILE: ARBOR RIDGE SEC 1 FINAL PLAT DRAWN BY: ATS SCALE: 1" = 200' SHEET 1 OF 2

CURVE DATA

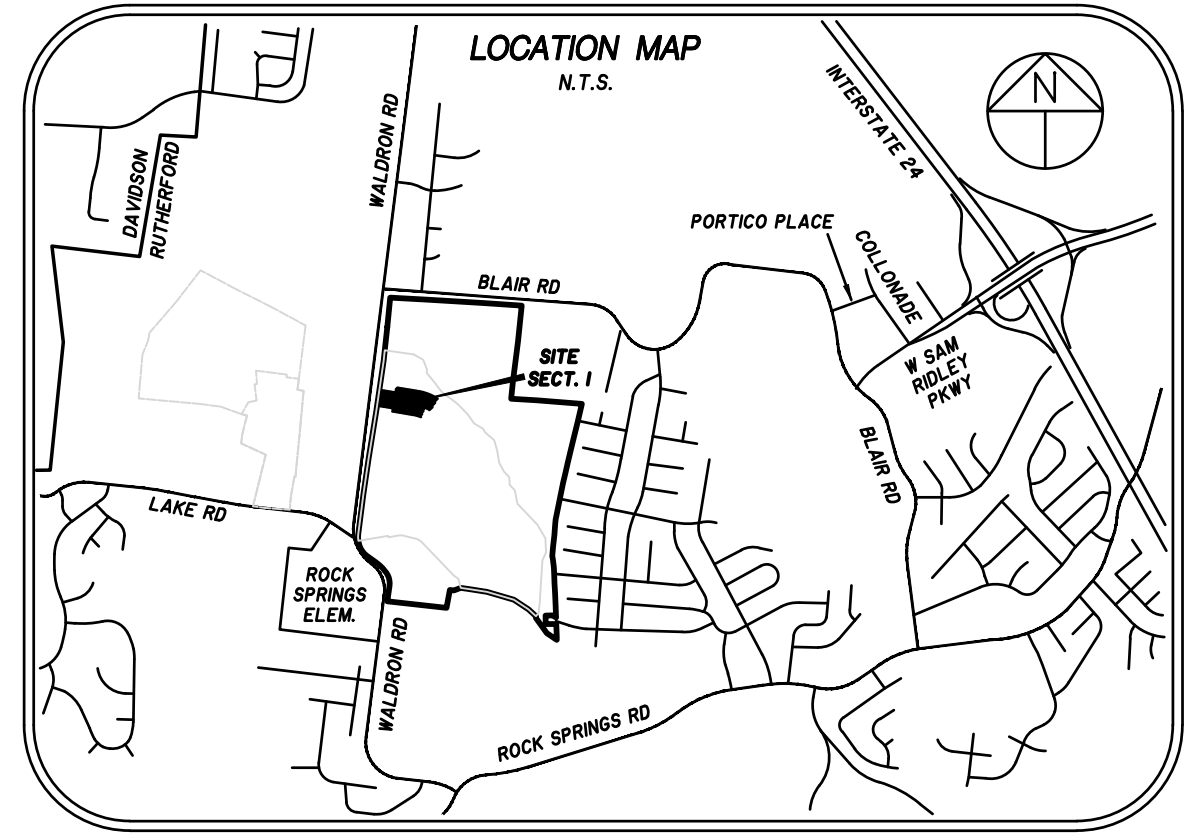
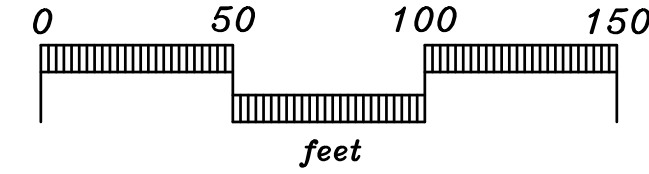
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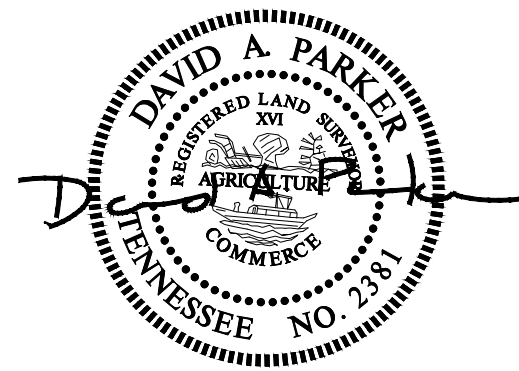
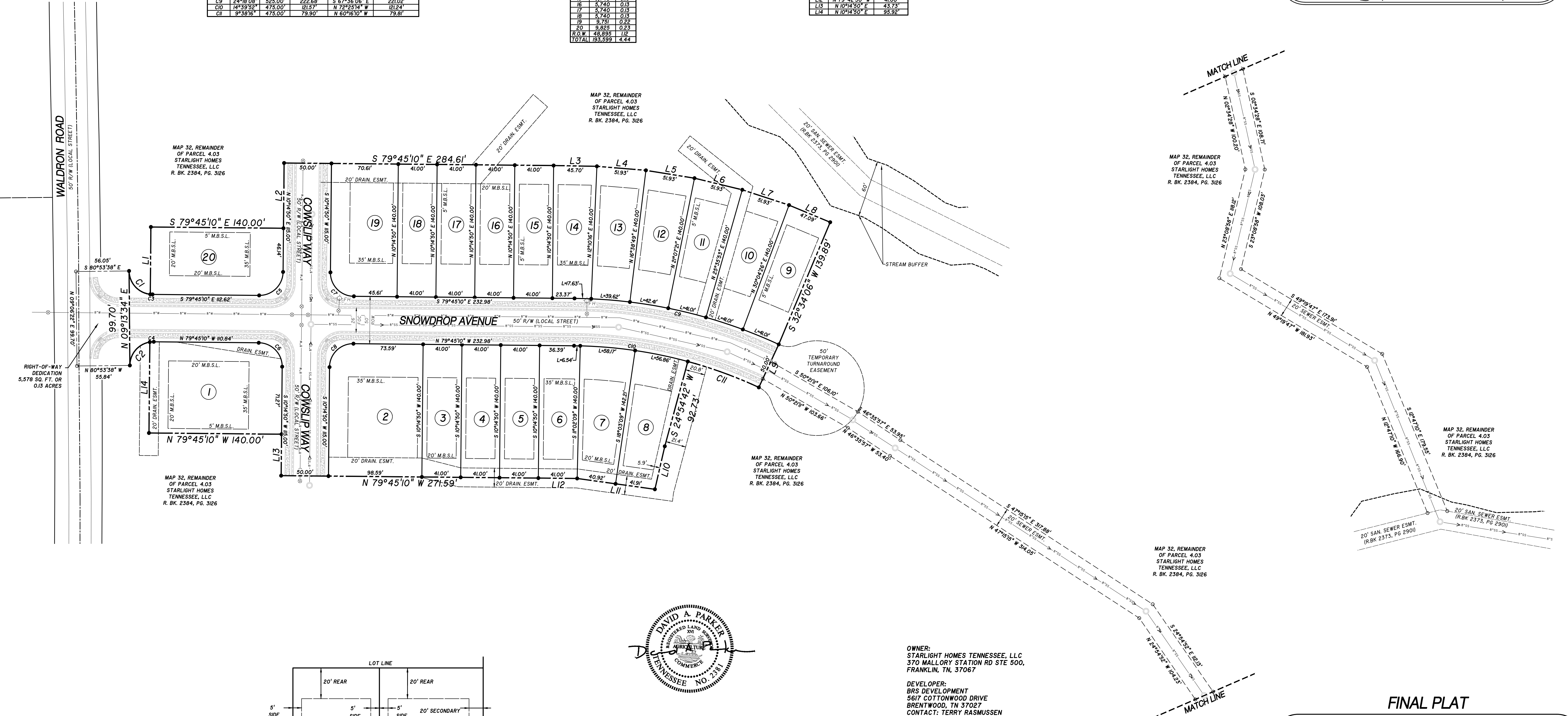
MAP 32, REMAINDER
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STARLIGHT HOMES
TENNESSEE, LLC
R. BK. 2384, PG. 3126

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FRANKLIN, TN, 37067

DEVELOPER:
BRS DEVELOPMENT
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CONTACT: TERRY RASMUSSEN

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

FINAL PLAT

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3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc.

SITE ENGINEERING CONSULTANTS
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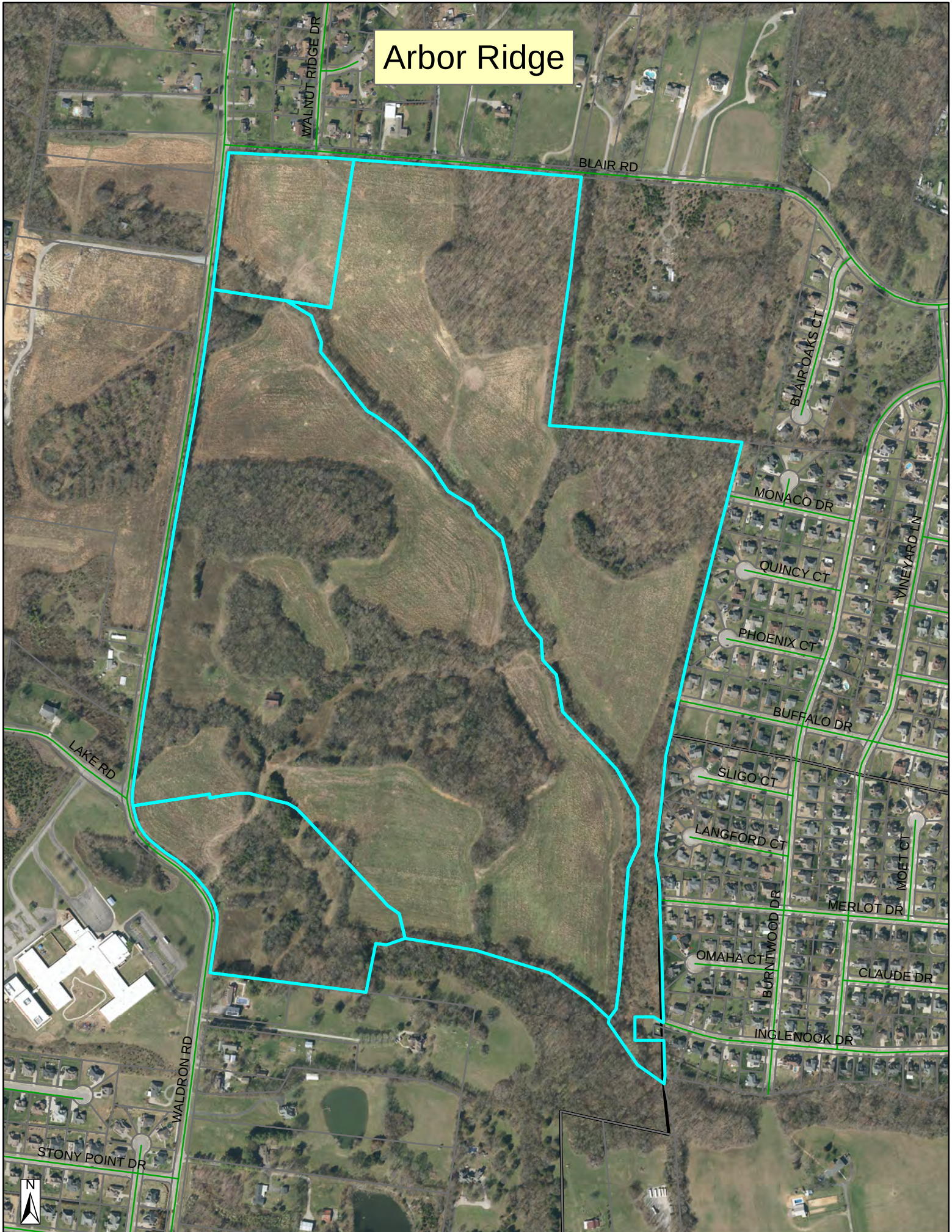
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Police (John Eubank - jeubank@lavergneth.gov)

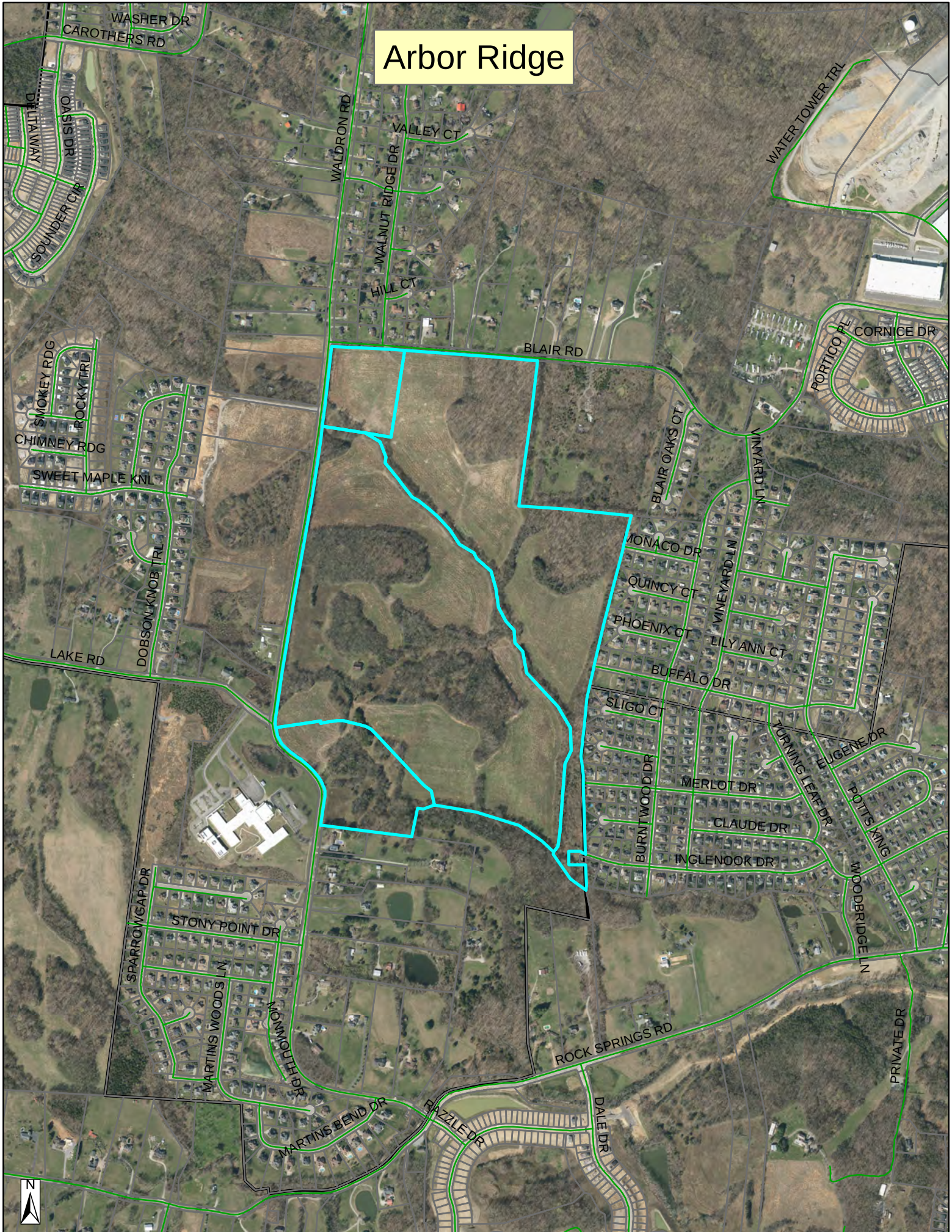
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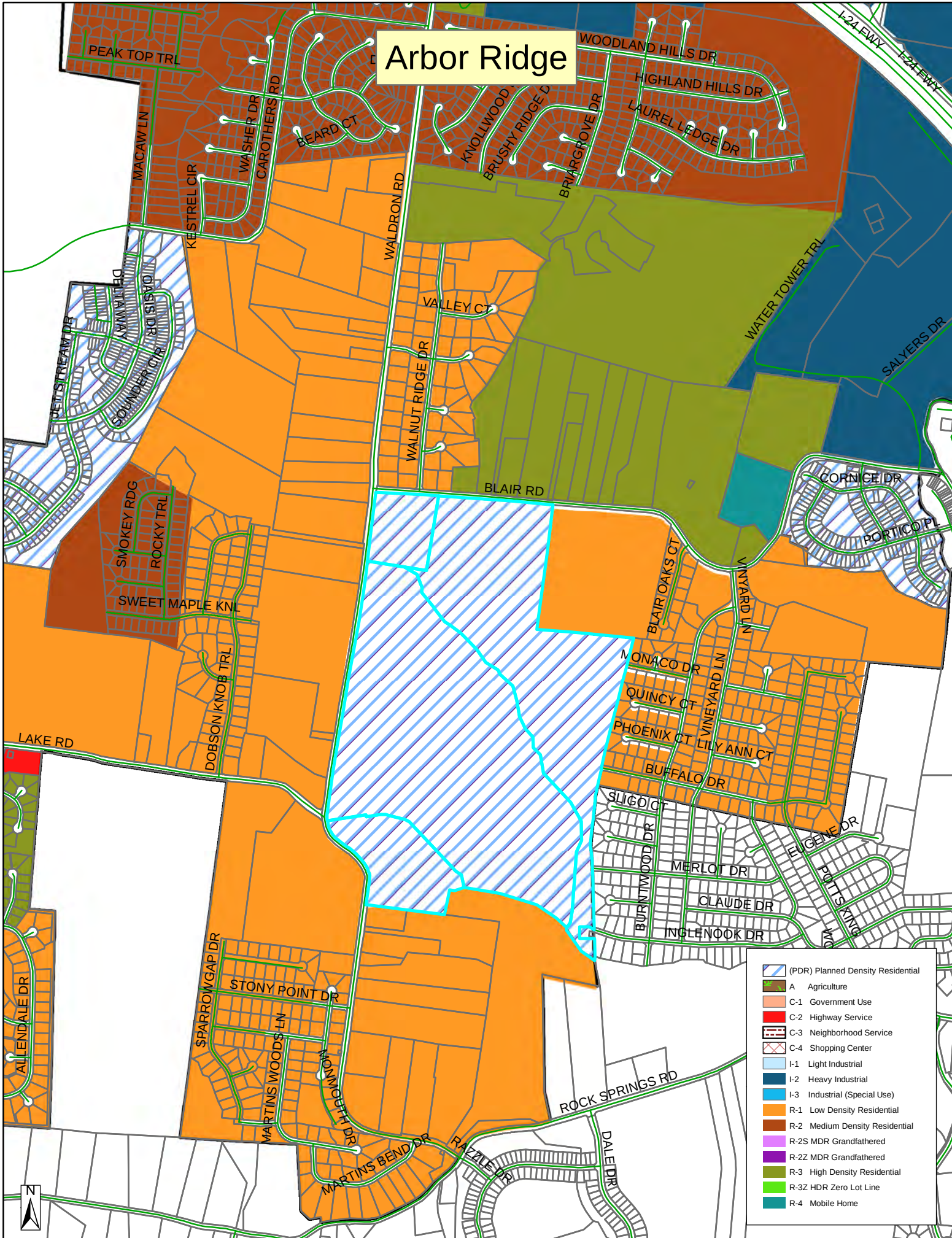
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6. ALL CRITICAL LOTS (WITH 15% SLOPE OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

AREA	SQ FEET	ACRES
21	8,000	.09
22	1,996	.028
23	6,063	.084
24	10,382	.124
25	9,569	.119
27	5,990	.084
28	5,740	.080
29	5,740	.080
30	5,740	.080
31	5,740	.080
32	5,740	.080
33	7,665	.088
34	12,286	.128
35	5,003	.061
36	3,934	.057
37	6,271	.071
40	6,921	.086
41	5,726	.071
42	4,884	.059
43	8,887	.102
44	6,459	.075
45	6,408	.075
46	10,394	.124
47	10,492	.124
48	6,582	.077
49	6,340	.075
50	6,276	.074
51	10,663	.124
52	7,436	.086
53	8,839	.102
54	14,704	.174
55	6,194	.072
56	6,775	.086
57	6,775	.086
58	6,775	.086
59	6,775	.086
60	6,775	.086
61	6,775	.086
62	6,775	.086
63	6,775	.086
64	6,775	.086
65	6,775	.086
66	9,361	.108
67	9,361	.108
68	9,361	.108
69	9,361	.108
70	9,361	.108
71	9,361	.108
72	9,361	.108
73	9,361	.108
74	9,361	.108
75	9,361	.108
76	9,361	.108
77	9,361	.108
78	9,361	.108
79	9,361	.108
80	9,361	.108
81	9,361	.108
82	9,361	.108
83	9,361	.108
84	9,361	.108
85	9,361	.108
86	9,361	.108
87	9,361	.108
88	9,361	.108
89	9,361	.108
90	9,361	.108
91	9,361	.108
92	9,361	.108
93	9,361	.108
94	9,361	.108
95	9,361	.108
96	9,361	.108
97	9,361	.108
98	9,361	.108
99	9,361	.108
TOTAL	495,367	5.81

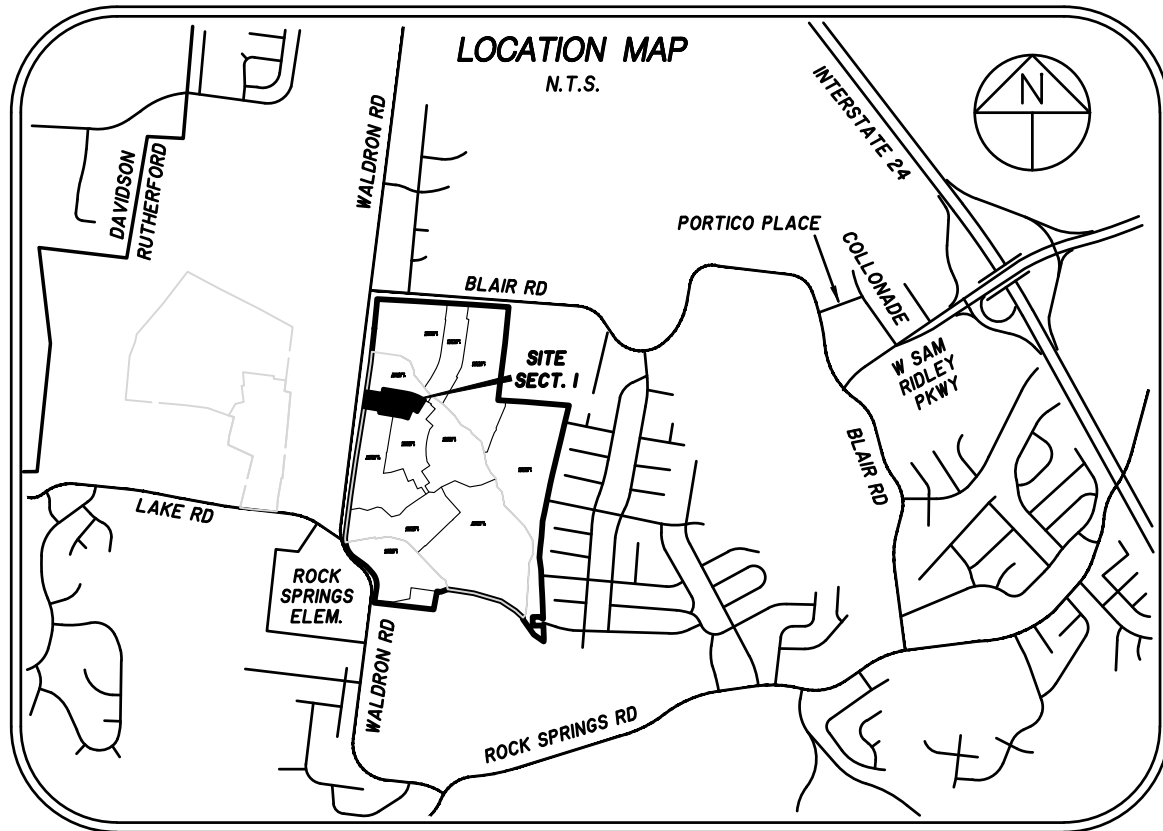
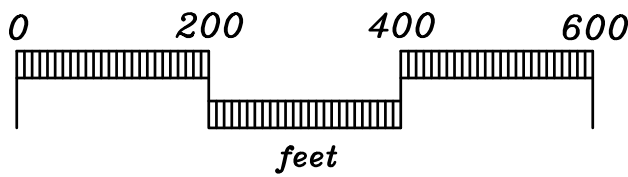
LINE	BEARING	DISTANCE
L1	N 34°32'58" E	50.00'
L2	S 57°41'18" E	4.84'
L3	S 30°36'57" W	14.70'
L4	S 6°19'48" W	50.00'
L5	S 69°11'50" W	59.80'
L6	S 74°50'41" W	48.81'
L7	N 03°35'00" E	50.00'
L8	S 79°42'30" E	41.00'
L9	N 22°39'56" E	46.59'
L10	S 23°08'58" W	9.46'
L11	S 49°19'47" E	16.25'

CURVE	DELTA	RADIUS	ARC LENGTH	COR BEARING	COR LENGTH
C1	93°18"6"	475°00"	79°30"	S 60°16'33" W	79°8"
C2	42°25'3"	475°00"	44°33"	N 60°16'33" E	79°8"
C3	3°3'04"	525°00"	32°23"	S 53°45'0" W	32°23"
C4	77°55'39"	25°00"	34°00"	N 08°22'2" W	34°34"
C5	97°27'06"	25°00"	42°52"	N 79°20'30" E	37°58"
C6	106°29'3"	25°00"	33°38"	S 09°19'4" W	33°38"
C7	106°29'3"	25°00"	46°47"	S 79°29'45" W	40°06"
C8	10°05'19"	025°00"	80°48"	S 22°46'49" W	180°25"
C9	32°32'3"	375°00"	76°30"	N 62°12'26" E	62°14"
C10	87°6'14"	25°00"	36°08"	S 67°22'16" W	34°50"
C11	87°6'14"	25°00"	36°08"	S 32°32'50" E	34°50"
C12	44°45'4"	325°00"	77°23"	N 77°22'03" E	26°39"
C13	44°45'4"	325°00"	52°04"	N 77°22'03" E	27°44"
C14	1°00'54"	025°00"	97°06"	S 06°46'10" W	186°73"
C15	87°6'14"	25°00"	36°08"	S 44°53'50" W	34°50"
C16	87°6'14"	25°00"	36°08"	S 44°53'50" W	34°50"
C17	3°49'56"	275°00"	18°39"	N 89°30'33" W	18°39"
C18	3°19'27"	275°00"	5°55"	N 89°30'33" W	5°55"
C19	12°28'56"	025°00"	88°08"	S 10°17'31" W	176°27"
C20	12°28'56"	025°00"	88°08"	S 10°17'31" W	176°27"
C21	85°35'04"	25°00"	37°34"	S 26°24'48" W	33°37"
C22	86°57'16"	25°00"	36°81"	S 17°36'36" E	35°03"
C23	86°57'16"	25°00"	36°81"	S 69°59'56" W	40°25"
C24	7°18'13"	25°00"	34°17"	N 61°39'52" E	34°17"
C25	7°05'59"	025°00"	125°37"	S 25°06'14" W	126°29"
C26	3°58'24"	025°00"	95°19"	S 25°06'14" W	126°29"
C27	0°20'47"	025°00"	61°9"	S 28°29'49" E	61°9"

DATE OF RECORDING: _____



ZONING: PDR
SECTION 2: 46 LOTS ON 11.41± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM



I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1655, PAGE 1199, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: CRAIG YERIAN, DIRECTOR OF LAND DEVELOPMENT
TAX MAP 32, P/O PARCEL 4.03 STARLIGHT HOMES TENNESSEE, LLC
RECORD BOOK 2384, PAGE 3126

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1/10,000.

DATE 5-23-2024 Dan A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381



I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 1" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____

 AUTHORIZED APPROVING AGENT

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____

 AUTHORIZED APPROVING AGENT

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

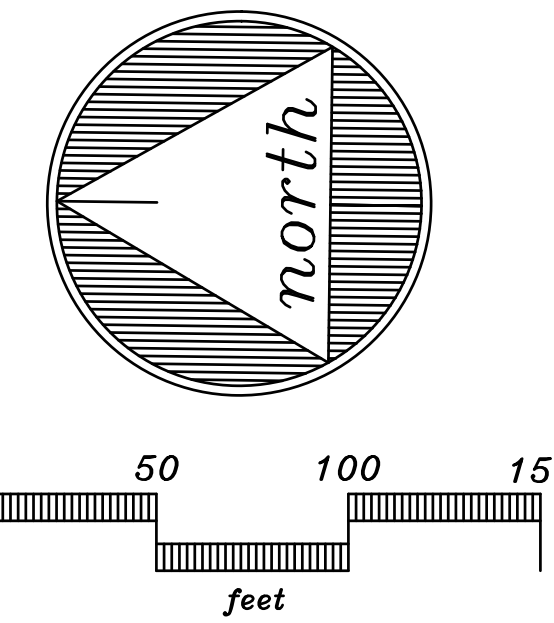
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 18314.55	DATE: 5-23-24 REV:	FILE: ARBOR RIDGE SEC I FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 200'	SHEET 1 OF 2
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°32'58" E	30.00'
L2	S 57°41'18" E	4.84'
L3	S 30°36'57" W	14.70'
L4	S 69°49'4" W	50.00'
L5	S 69°11'50" W	59.80'
L6	S 74°50'41" W	48.81'
L7	N 03°35'00" E	50.00'
L8	S 79°42'50" E	41.00'
L9	N 22°39'56" E	46.59'
L10	S 23°08'58" W	9.46'
L11	S 48°19'47" E	16.25'

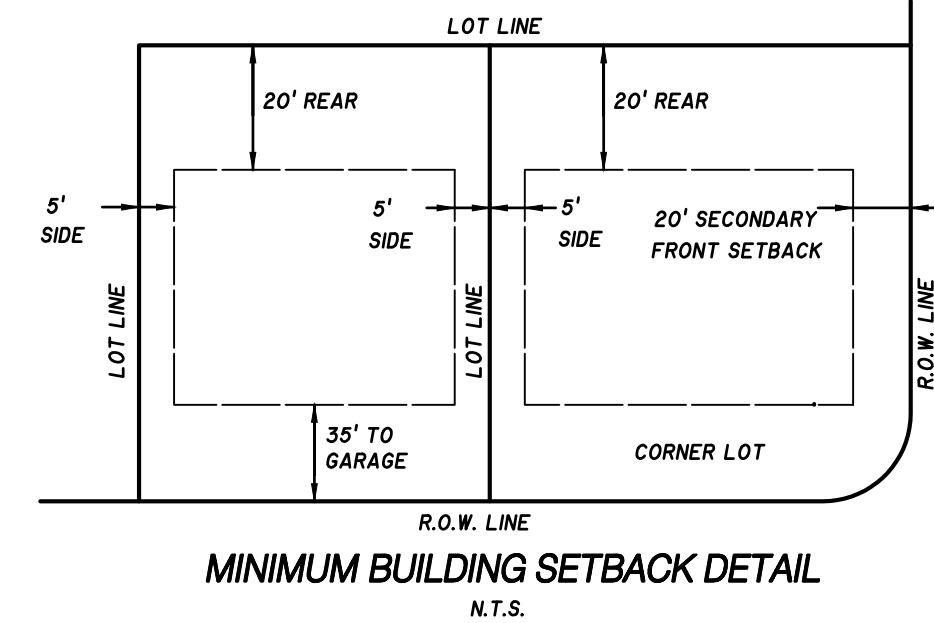
LOT AREA TABLE

AREA	SQ. FEET	ACRES
21	6,100	0.19
22	1,996	0.28
23	6,103	0.14
24	6,103	0.14
25	10,362	0.24
26	9,925	0.22
27	5,990	0.14
28	5,740	0.13
29	5,740	0.13
30	5,740	0.13
31	5,740	0.13
32	5,740	0.13
33	7,665	0.18
34	12,286	0.28
35	6,103	0.14
36	6,103	0.14
37	11,934	0.27
38	8,271	0.19
39	6,572	0.15
40	6,921	0.16
41	9,126	0.21
42	15,711	0.36
43	8,687	0.20
44	8,454	0.19
45	8,016	0.18
46	8,730	0.20
47	10,492	0.24
48	6,182	0.14
49	6,340	0.15
50	6,276	0.14
51	10,665	0.24
52	7,856	0.18
53	8,839	0.20
54	14,104	0.34
55	6,794	0.16
56	6,776	0.16
57	6,776	0.16
58	9,661	0.23
59	6,910	0.16
60	6,776	0.16
61	6,776	0.16
62	6,776	0.16
63	6,776	0.16
64	6,776	0.16
65	14,347	0.33
66	9,168	0.21
R.O.W.	122,670	2.82
TOTAL	496,967	11.41

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	9°38'16"	475.00'	79.90'	S 60°16'10" E	79.81'
C2	5°20'50"	475.00'	44.33'	N 52°46'37" W	44.31'
C3	3°31'04"	525.00'	32.23'	S 33°41'50" E	32.23'
C4	7°16'59"	25.00'	34.00'	N 10°08'22" W	31.44'
C5	9°27'06"	25.00'	42.52'	N 79°20'30" E	37.58'
C6	7°15'12"	25.00'	33.98'	S 08°19'09" E	31.42'
C7	106°29'59"	25.00'	46.47'	S 78°29'45" W	40.06'
C8	10°05'19"	1025.00'	180.48'	S 22°46'49" E	180.25'
C9	41°32'32"	975.00'	706.92'	N 05°28'29" E	691.54'
C10	8°16'14"	25.00'	38.08'	S 6°22'26" W	34.50'
C11	8°16'14"	25.00'	38.08'	S 3°21'50" E	34.50'
C12	4°45'54"	325.00'	27.00'	N 77°22'23" W	26.99'
C13	4°45'54"	275.00'	22.84'	S 77°22'23" E	22.84'
C14	11°02'54"	1025.00'	87.06'	S 06°46'10" W	186.75'
C15	8°16'14"	25.00'	38.08'	S 44°53'50" W	34.50'
C16	8°16'14"	25.00'	38.08'	S 47°49'55" E	34.50'
C17	3°49'56"	275.00'	18.19'	N 69°13'55" W	40.43'
C18	1°13'07"	275.00'	5.85'	N 87°01'33" W	5.85'
C19	5°03'03"	325.00'	28.65'	S 88°56'31" E	28.64'
C20	10°15'25"	1025.00'	188.08'	S 10°17'51" E	217.67'
C21	85°35'04"	25.00'	37.34'	S 26°24'18" W	33.97'
C22	88°57'15"	25.00'	38.81'	S 66°19'32" E	35.03'
C23	10°15'25"	25.00'	47.10'	N 69°13'55" W	40.43'
C24	78°18'13"	25.00'	34.17'	S 17°36'50" W	31.57'
C25	7°07'55"	975.00'	121.37'	N 25°06'14" W	121.29'
C26	6°28'59"	1025.00'	115.84'	S 23°05'10" E	115.78'
C27	0°20'47"	1025.00'	6.18'	S 28°29'49" E	6.18'

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



OWNER:
STARLIGHT HOMES TENNESSEE, LLC
370 MALLORY STATION RD STE 500,
FRANKLIN, TN, 37067

DEVELOPER:
BRS DEVELOPMENT
5617 COTTONWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: TERRY RASMUSSEN

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, p/o PARCEL 4.03
R. BK. 2384, PG. 3126

ZONING: PDR
SECTION 1: 46 LOTS ON 11.41± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM



- LEGEND
- IRON PIN (FOUND)
 - IRON PIN SET (NEW)
 - CONC. MONUMENT (FOUND)
 - WATER LINE w/FIRE HYD. & BLOW OFF VALVE
 - 6" S.S. SEWER LINE w/MANHOLE

FINAL PLAT

SECTION 2

ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

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

PROJ. # 18314.55	DATE: 5-23-24 REV:	FILE: ARBOR RIDGE SEC 1 FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 200'	SHEET 2 OF 2
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Item #: 5. **Item Title: Final Plat – Arbor Ridge, Section 3 – 29 Lots on 16.32 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC, Inc. requests final plat approval for Arbor Ridge, Section 3. This phase consists of 29 lots on approximately 16.32 Acres. The property is located on Waldron Road near Blair Road (Tax Map 32, Parcel 4).

The property is zoned PDR (Planned Density Residential). The lots in this section are a minimum of 41 feet wide. In addition to the creation of the new lots this plat will also establish the width and location of several sewer easements.

The property is owned by Starlight Homes Tennessee, LLC.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergnethn.gov; and Jake Blair - jblair@lavergnethn.gov)

1. Please make sure contact info of the developer is correct.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. No performance bond amount has been submitted as required by SubRegs section 2-105.1.Item 8
2. No form of Irrevocable Offer of Dedication has been submitted as required by SubRegs section 2-105.1.Items 6 and 7
3. Provide a location for the performance bond amount on the final plat as required by SubRegs section 2-105.1.Item 9
4. Provide a note giving the book and page number for the recorded long term maintenance agreement as required by the city's Stormwater Management Ordinance
5. Confirm that the name of the developer contact shown is correct and up-to-date
6. In General Note #1, change the word 'Preliminary' to 'Final'
7. Provide centerline bearing and distance for the drainage easements behind lots 74, 75, 76, 77 near south boundary of Lot 77, and to detention basin.
8. Provide centerline bearing and distance for the drainage easement from Lot 91 to detention pond.
9. Label and provide location information for apparent easement through lots 82 and 83.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

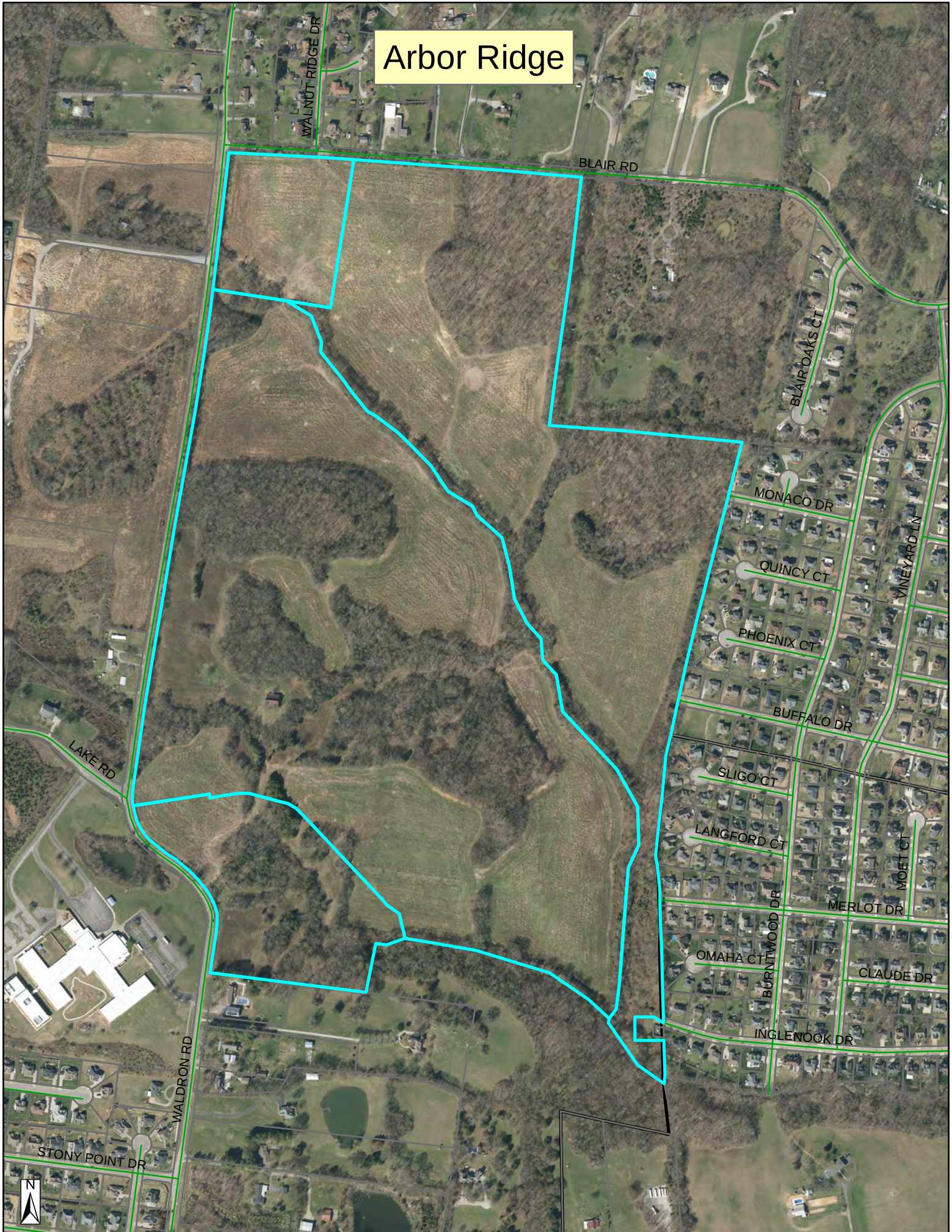
No comments.

Police (John Eubank - jeubank@lavergneth.gov)

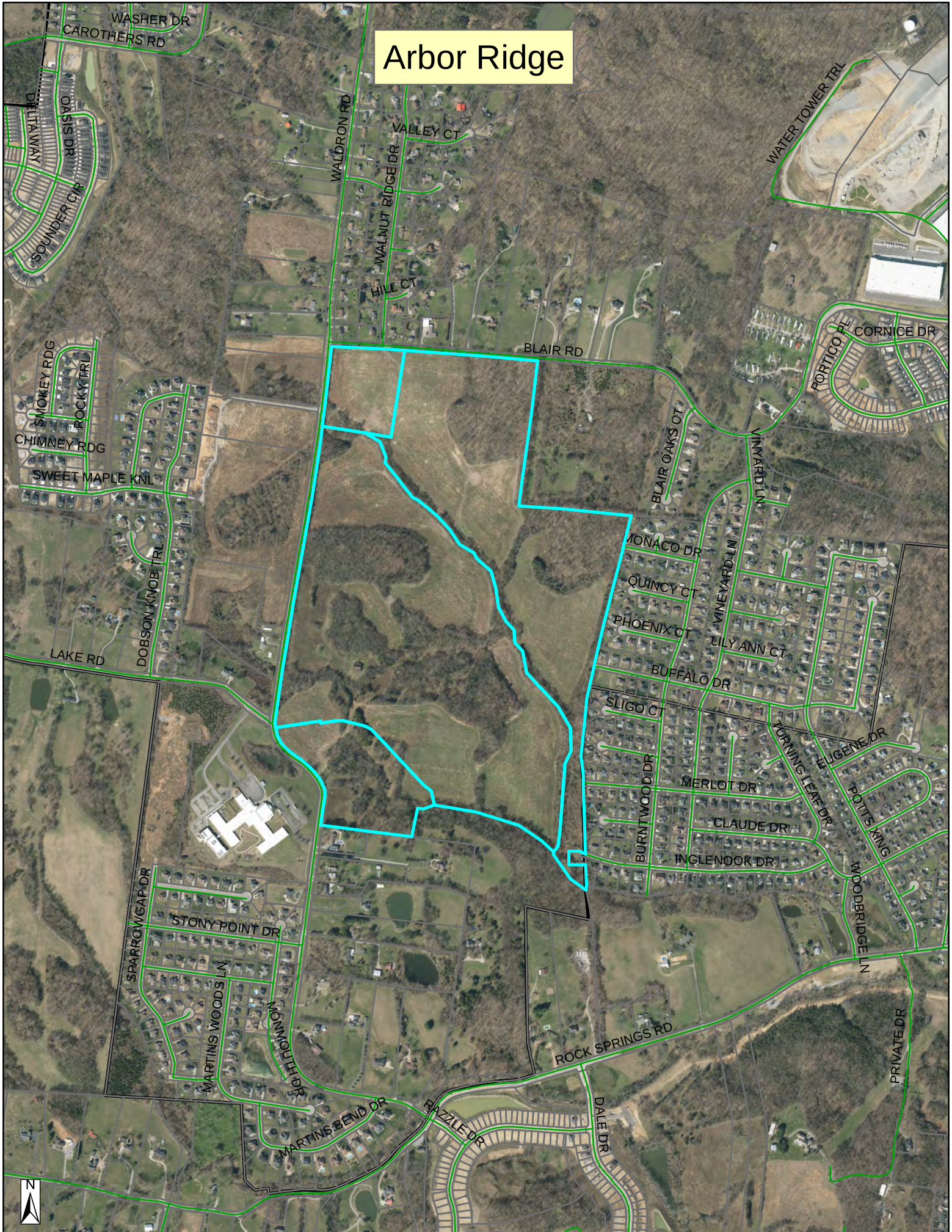
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

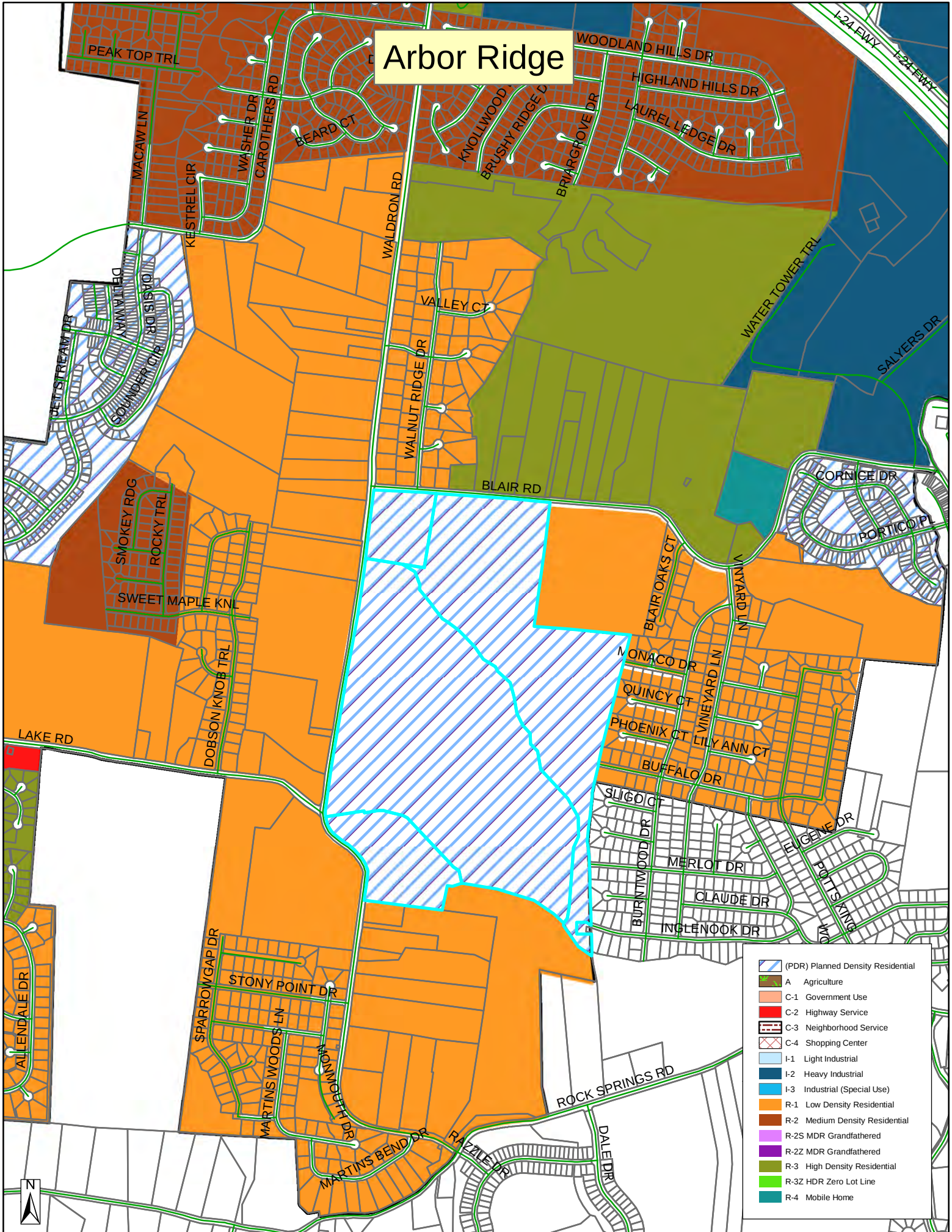
Arbor Ridge



Arbor Ridge



Arbor Ridge



- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home





GENERAL NOTES

- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 29 SINGLE FAMILY LOTS AND SANITARY SEWER EASEMENT AND COMMON AREA AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 35' FT.
SIDE = 5' FT.
REAR = 20' FT.
- ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	5°52'55"	975.00'	100.10'	N 3°36'40" W	100.05'
C2	104°01'01"	225.00'	408.48'	N 04°45'20" E	354.65'
C3	104°01'01"	275.00'	499.26'	S 04°45'20" W	433.46'

LOT AREA TABLE

AREA	ISO. FEET	ACRES
67	5,740	0.13
68	5,740	0.13
69	5,740	0.13
70	5,740	0.13
71	5,740	0.13
72	5,740	0.13
73	5,995	0.14
74	7,183	0.16
75	7,180	0.16
76	7,180	0.16
77	7,180	0.16
78	9,554	0.22
79	6,096	0.14
80	7,895	0.18
81	11,324	0.26
82	11,324	0.26
83	11,324	0.26
84	6,976	0.16
85	6,096	0.14
86	9,640	0.22
87	5,740	0.13
88	5,740	0.13
89	5,740	0.13
90	5,740	0.13
91	5,740	0.13
92	5,740	0.13
93	5,730	0.13
94	7,106	0.16
95	7,271	0.17
C.A. A	24,162	0.55
C.A. B	144,817	3.31
R.O.W.	38,079	0.87
TOTAL	710,850	16.32

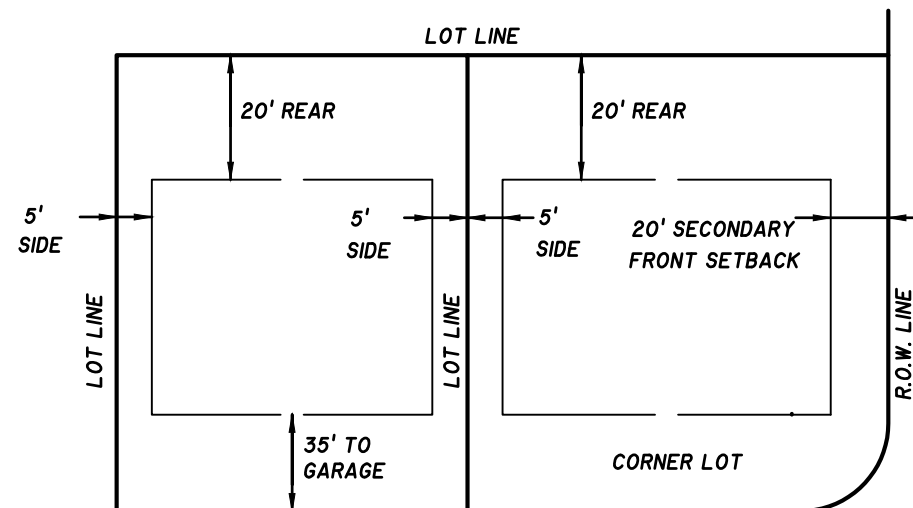
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 50°16'57" E	14.70'
L2	N 59°23'03" W	50.00'
L3	S 59°23'03" E	50.00'
L4	S 28°24'30" E	9.65'
L5	N 83°44'46" W	69.37'

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

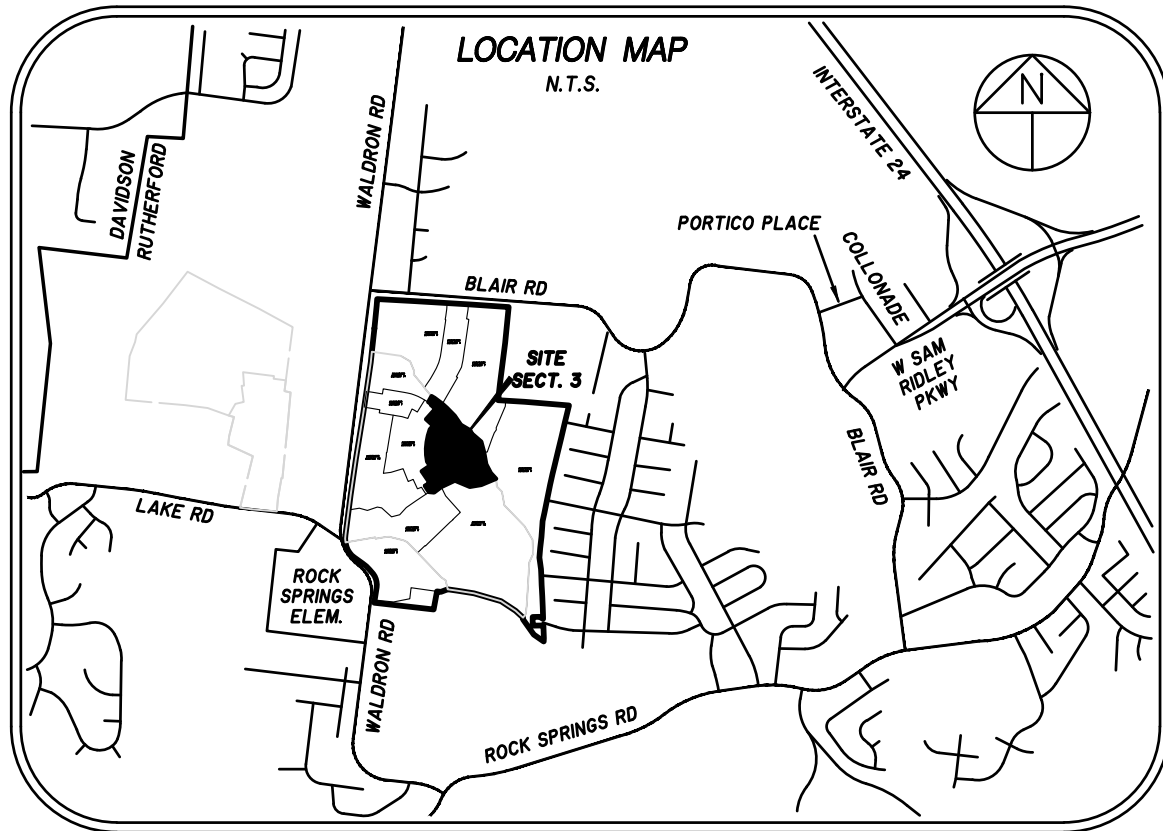
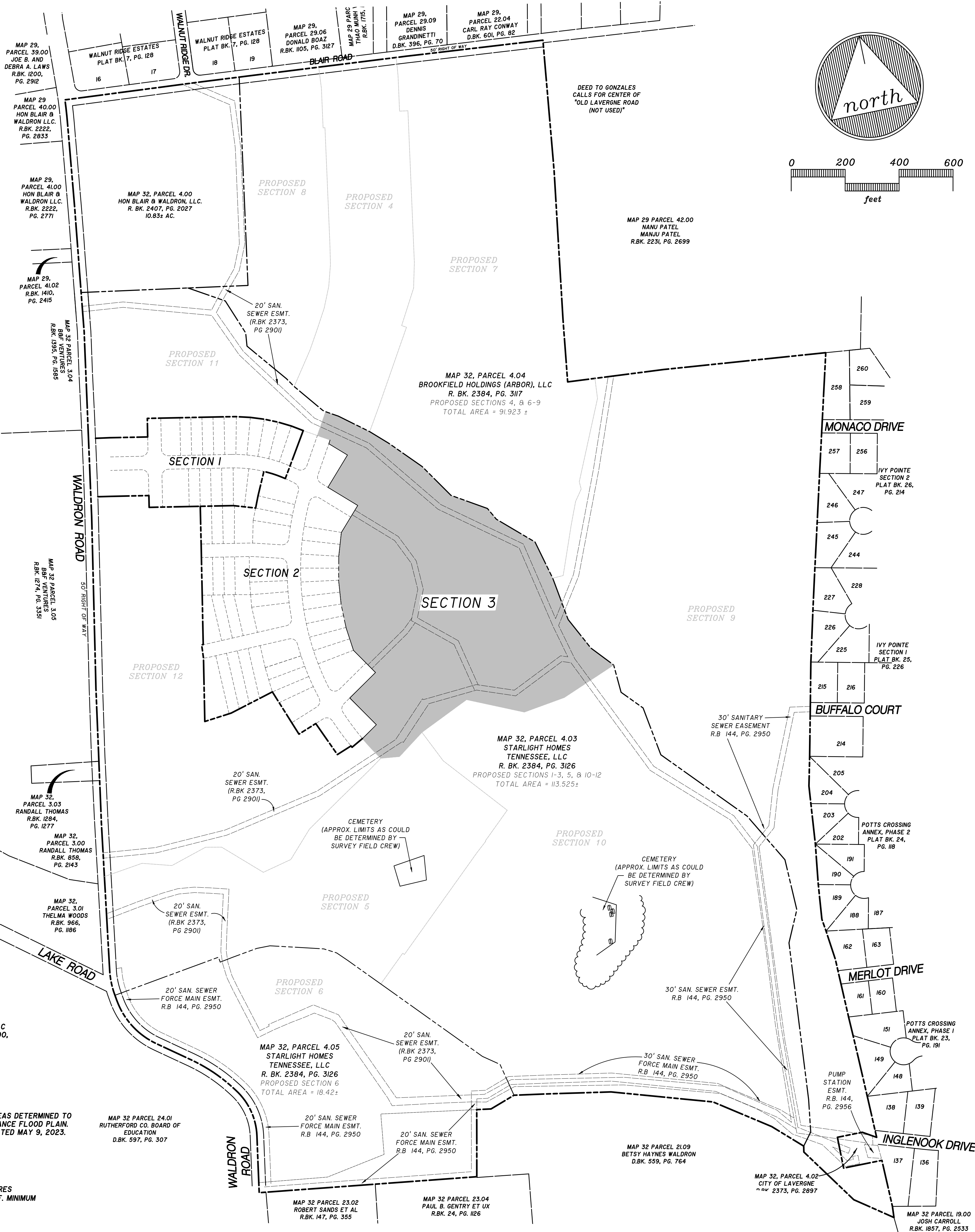
OWNER:
STARLIGHT HOMES TENNESSEE, LLC
370 MALLORY STATION RD STE 500,
FRANKLIN, TN, 37067

DEVELOPER:
BRS DEVELOPMENT
5617 COTTONWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: TERRY RASMUSSEN

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, P/O PARCEL 4.03
R. BK. 2384, PG. 3126

ZONING: PDR
SECTION 3: 29 LOTS ON 16.32+ ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM



CERTIFICATE OF OWNERSHIP AND DEDICATION

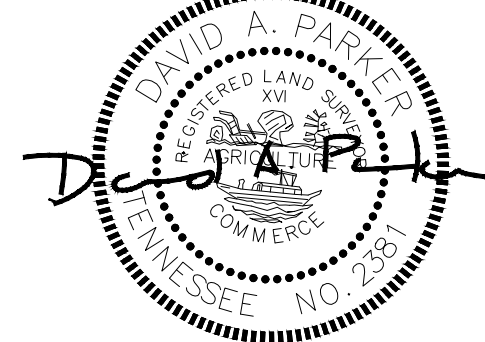
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1655, PAGE 1199, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR RECEIVABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: TAX MAP 32, P/O PARCEL 4.03
REGISTERED LAND SURVEYOR: CRAIG YERIAN, DIRECTOR OF LAND DEVELOPMENT
REGISTERED LAND SURVEYOR: STARLIGHT HOMES TENNESSEE, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "1", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1/10,000.

DATE: 5-24-2024
REGISTERED LAND SURVEYOR: David A. Parker
TENN. R.L.S. NO. 2381



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 3" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 3" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, 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.

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

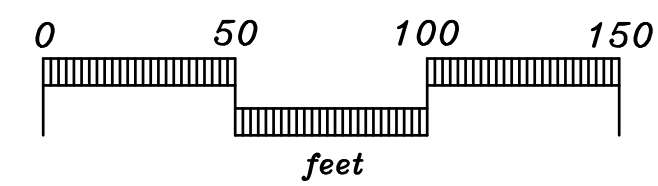
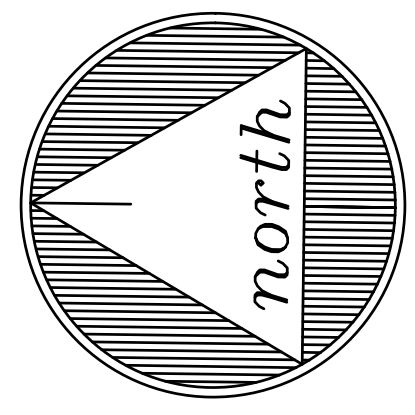
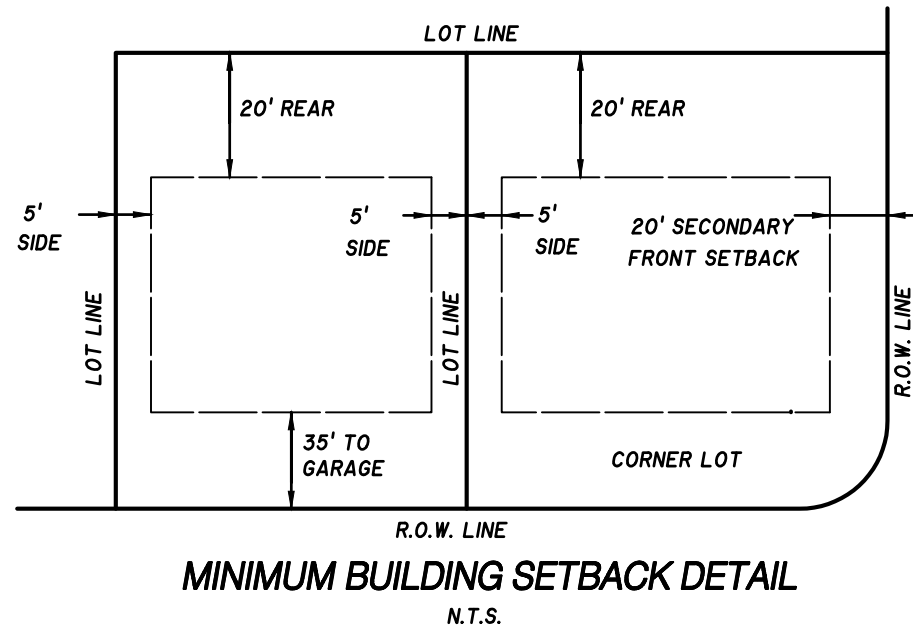
FINAL PLAT - COVER SHEET

SECTION 3
ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

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

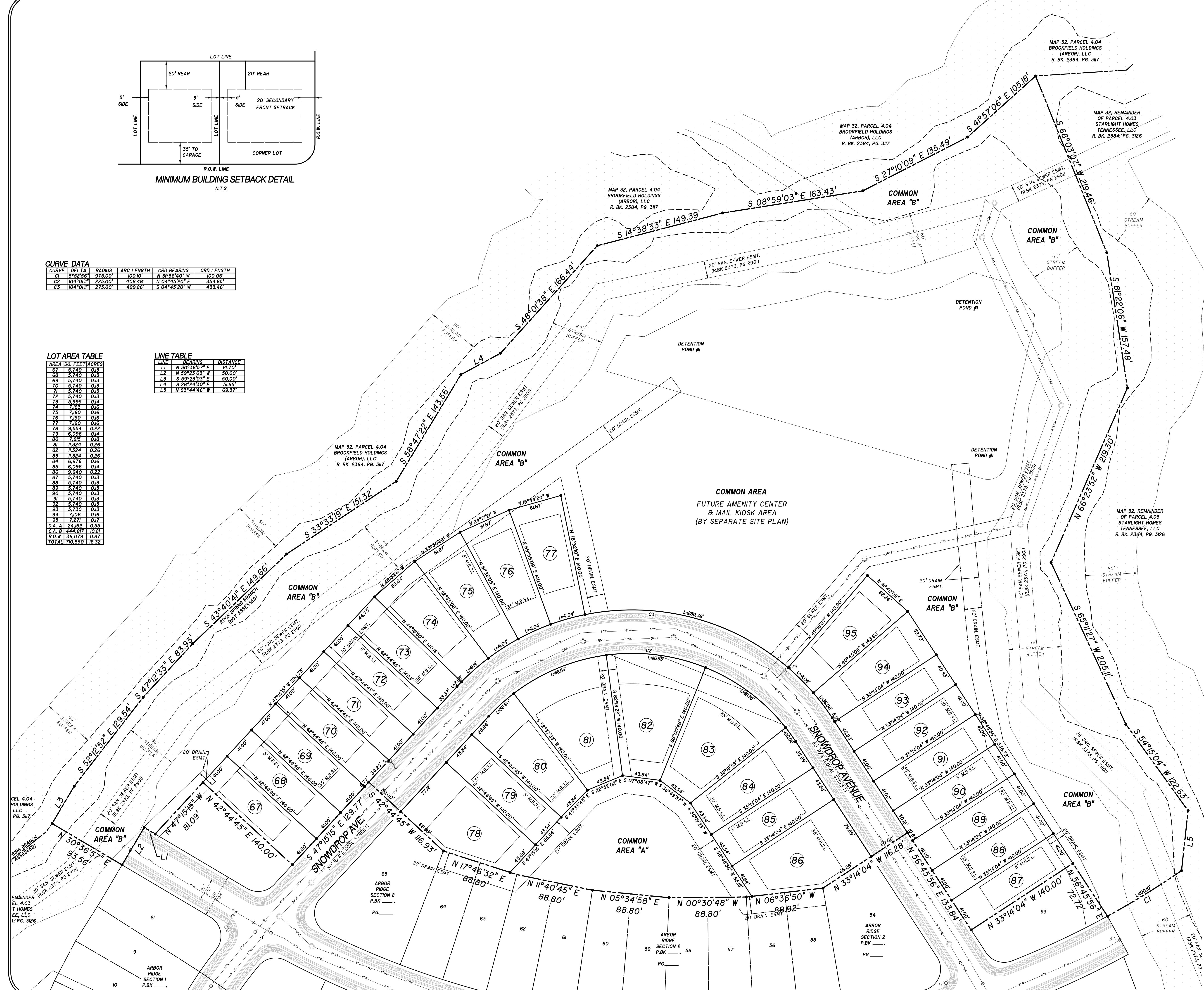
PROJ. # 18314.55
DATE: 5-24-24
REV: _____
FILE: ARBOR RIDGE SEC 1
DRAWN BY: ATTS
SCALE: 1" = 200'
SHEET 1 OF 2



CURVE DATA					
CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	13°52'56"	973.00'	100.00'	N 3°36'40" W	100.05'
C2	104°00'00"	225.00'	408.48'	N 04°45'20" E	354.65'
C3	104°00'00"	275.00'	499.26'	S 04°45'20" W	433.46'

LOT AREA TABLE		
AREA	SQ. FEET	ACRES
67	5,740	0.13
68	5,740	0.13
69	5,740	0.13
70	5,740	0.13
71	5,740	0.13
72	5,740	0.13
73	5,995	0.14
74	7,183	0.16
75	7,160	0.16
76	7,160	0.16
77	7,160	0.16
78	5,644	0.13
79	6,096	0.14
80	7,183	0.16
81	1,324	0.03
82	1,324	0.03
83	1,324	0.03
84	5,816	0.13
85	6,096	0.14
86	9,640	0.22
87	5,740	0.13
88	5,740	0.13
89	5,740	0.13
90	5,740	0.13
91	5,740	0.13
92	5,740	0.13
93	5,730	0.13
94	7,106	0.16
95	7,271	0.17
C.A. A	24,162	0.55
C.A. B	444,817	10.21
TOTAL	38,079	0.87
TOTAL	70,950	1.632

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 3°36'57" E	14.70'
L2	N 59°23'03" W	50.00'
L3	S 59°23'03" E	50.00'
L4	S 28°24'30" E	51.85'
L5	N 83°44'46" W	69.37'



OWNER:
STARLIGHT HOMES TENNESSEE, LLC
370 MALLORY STATION RD STE 500,
FRANKLIN, TN, 37067

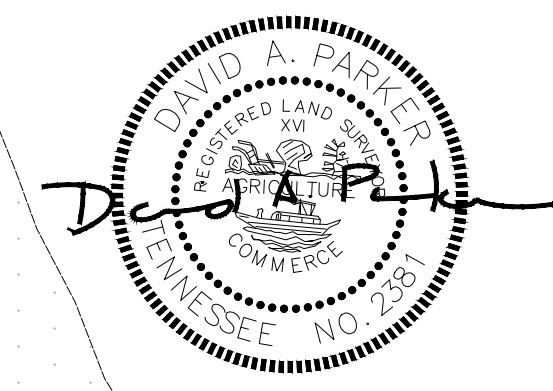
DEVELOPER:
BRS DEVELOPMENT
5617 COTTONWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: TERRY RASMUSSEN

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, p/o PARCEL 4.03
R. BK. 2384, PG. 3126

ZONING: PDR
SECTION 3: 29 LOTS ON 16.32± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM

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



- LEGEND
- IRON PIN (FOUND)
 - IRON PIN SET (NEW)
 - CONC. MONUMENT (FOUND)
 - B.O. 8" W. WATER LINE w/FIRE HYD. 8" BLOW OFF VALVE
 - 8" S.S. SEWER LINE w/MANHOLE

FINAL PLAT

SECTION 3

ARBOR RIDGE SUBDIVISION

CITY OF LAVERGNE, TENNESSEE

3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129

PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 18314.55

DATE: 5-24-24

REV:

FILE: ARBOR RIDGE SEC 1 FINAL PLAT

DRAWN BY: ATS

SCALE: 1" = 200'

SHEET 2 OF 2



Item #: 6. **Item Title: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Carothers Crossing Phase 2. Property located off Carothers Road. Requested by SEC Inc. PDR (Planned Density Residential) Zoning District.**

Reviewed By:
Gary Lide, City Engineer

Summary:

The applicant requests subdivision acceptance for Carothers Crossing, Phase 2. The developer has requested that this item be placed on the agenda for June. The City's final punch list has been provided to them.

This phase is comprised of 92 lots - 90 lots for detached, single-family dwellings and two lots are commercial.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergneth.gov; and Jake Blair - jblair@lavergneth.gov)
No comments.

Engineering (Gary Lide - glide@lavergneth.gov)

Final Acceptance Punchlist as of 06 June 2024 (does not include Planning or Stormwater as no request for inspection has been called in)

Engineering

No wearing surface asphalt has been placed on the roads.

Much of Oasis Dr., from 195 Oasis to the southern-most intersection with Sounders Cir, could not be thoroughly inspected because of construction materials and vehicles in the roadway. Also, a heavy layer of mud is preventing complete inspection of Seabreeze Ln. just east of the Delta Way intersection.

-There are still sidewalks associated with building lots under construction.

-Curb / gutter repairs, previously marked, appear to all be complete with the exception of removing concrete marked at the following locations:

- 1) 336 Delta Way (lot 181)
- 2) 413 Jet Stream Dr. (lot 161)
- 3) 85 Oasis Dr.
- 4) 422 Jet Stream Dr.

-Remove concrete from the roadway marked at the following:

- 1) Sea Breeze Ln. between lots 133 & 143 (in front of the gas line easement)
- 2) 413 Jet Stream Dr. (lot 161)
- 3) 417 Jet Stream Dr. (lot 163)
- 4) Pulte Homes construction office (lot 222)
- 5) 217 Oasis Dr. (lot 220)

-Mill the roadway marked at the following locations:

- 1) 309 Delta Way (lot 113)
- 2) SW corner (at the inlet) of the intersection of Sea Breeze Ln. & Delta Way
- 3) NE corner of Sea Breeze Ln. at Jet Stream Dr.
- 4) 419 Jet Stream Dr. (lot 164)
- 5) 225 Oasis Dr. (lot 344)
- 6) 227 Oasis Dr. (lot 345)
- 7) Pulte Homes Construction office (lot 222)

-Roadway repairs needed at the following:

- 1) 221 Sea Breeze Ln. (lot 128)
- 2) 212 Sea Breeze Ln. (lot 182)
- 3) 218 Sea Breeze Ln. (lot 185)
- 4) Between lots 133 & 143 on Sea Breeze Ln. (in front of gas easement)
- 5) NW corner of Jet Stream Dr. @ Oasis Dr.
- 6) 224 Oasis Dr. (lot 158)
- 7) 226 Oasis Dr. (lot 157)
- 8) Across from 217 Oasis Dr. (lot 220); in front of gas easement
- 9) Southern most intersection of Sounders Cir. & Oasis Dr.
- 10) 185 Oasis Dr.
- 11) 212 Oasis Dr.
- 12) Oasis Dr. east side of intersection with Jet Stream Dr.

-Wearing surface to be placed only after road repairs have been completed, and reviewed by the city.

Water

Valve in front of 300 Delta way needs cleaned out to expose operating nut and 2 top bolts on valve.

FH in front of 300 Delta way needs raised, currently at 13". Needs to be at 18" min.

Valve at rear of 300 Delta way is covered by a car, cannot access. No answer at residents to move car.

FH in rear of 300 Delta way needs raised, currently at 14". Needs to be at 18" min.

FH between 338 and 336 Delta way needs raised, currently at 11". Needs to be at 18" min.

Valve at corner of Oasis Dr and Delta Way (currently painted pink) needs a complete new casting top, current casting one side is broken off. Valve box needs cleaned out to expose operating nut and 2 top bolts on valve.

FH in front of 226 Oasis Dr needs to be raised, currently at 14". Needs to be at least 18"min.

FH Valve in front of 201 Sea Breeze needs cleaned out to expose operating nut and 2 top bolts on valve. Valve box is covered with gravel and is not sitting on top of valve. Gravel needs to be removed and box needs to be reset (painted with white paint).

Sewer

The following manholes need to be raised (currently below grade & covered (i.e. construction debris, dirt, etc.)).

MH #: Not assigned

Lot #134

Will need to be raised above grade in order to meet final grade

MH #: Not assigned

Lot #132

MH has been uncovered, but is current raised using metal traffic grade rings. The rings need to be removed, the casting removed, and a concrete riser ring w/ sealant used to get the MH to correct grade.

MH #: Not assigned

Lot 211

MH is buried / covered by debris.

Will need to be raised above grade in order to meet final grade (final grade = level with topsoil & sod).

MH#: Not Assigned

Lot 215

MH is buried / covered by debris.

Will need to be raised above grade in order to meet final grade (final grade = level with topsoil & sod).

The following MH are visible, but need to be raised in order to meet the final grade once construction has been completed.

MH #3196 @ lot 142

MH #3086 @ lot 172

The 8" main lines will need to be cleaned (pressure washed with removal of debris), as well as inspected by CCTV prior to acceptance.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police (John Eubank - jeubank@lavergneth.gov)

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.



The image shows a large, rectangular stone pillar sign. The sign has a dark central panel with the word "HAMLET" in large, bold, white capital letters, and "AT CAROTHERS CROSSING" in smaller, white capital letters below it. The pillar is constructed from light-colored, rectangular stone blocks. In front of the pillar is a landscaped area with a bed of light-colored gravel and several small, dark green shrubs. Two tall, thin, dark green trees stand on either side of the pillar. The foreground is a grassy area with some litter, including a red can and a white bottle. The background consists of a line of trees under a cloudy sky.

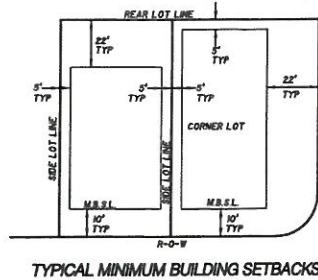
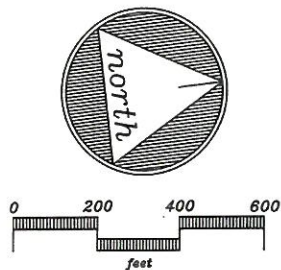
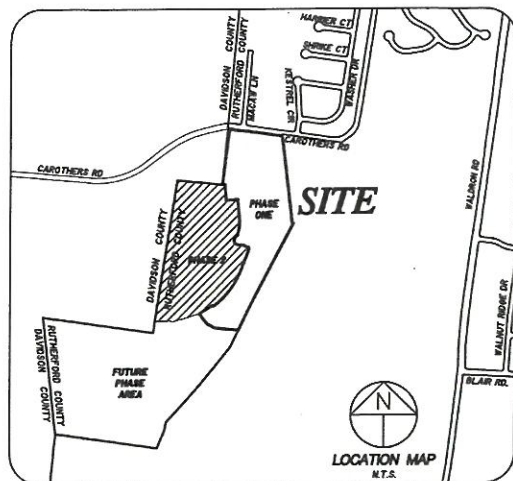
HAMLET

AT CAROTHERS CROSSING









CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1737, PAGE 3857, RUTHERFORD COUNTY REGISTER'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR RENEVABLE DEDICATION FOR ALL PUBLIC UTILITIES, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE 4/4/22 NAME KYLE BRAUN
MAP 29, P/O PARCEL 29.00
RECORD BOOK 1737, PAGE 3857

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "T", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

DATE 3-29-22 NAME David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "CAROTHERS CROSSING, PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE 5/31/22 NAME Kyle Braun
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CAROTHERS CROSSING, PHASE 2" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE 5/31/22 NAME Kyle Braun
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, 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.

DATE 6/28/22 NAME Kyle Braun
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 5/31/22 NAME Kyle Braun
AUTHORIZED APPROVING AGENT

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 132 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (DAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C005H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMIS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED FOR LOW DENSITY RESIDENTIAL MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 10 FT. - SIDE = 5 FT. - REAR = 22 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH STEEP SLOPES OR GREATER) ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.



LOT AREA TABLE

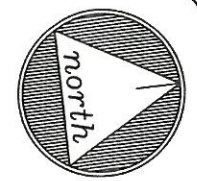
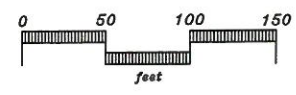
LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1,234.56	0.03
2	1,234.56	0.03
3	1,234.56	0.03
4	1,234.56	0.03
5	1,234.56	0.03
6	1,234.56	0.03
7	1,234.56	0.03
8	1,234.56	0.03
9	1,234.56	0.03
10	1,234.56	0.03
11	1,234.56	0.03
12	1,234.56	0.03
13	1,234.56	0.03
14	1,234.56	0.03
15	1,234.56	0.03
16	1,234.56	0.03
17	1,234.56	0.03
18	1,234.56	0.03
19	1,234.56	0.03
20	1,234.56	0.03
21	1,234.56	0.03
22	1,234.56	0.03
23	1,234.56	0.03
24	1,234.56	0.03
25	1,234.56	0.03
26	1,234.56	0.03
27	1,234.56	0.03
28	1,234.56	0.03
29	1,234.56	0.03
30	1,234.56	0.03
31	1,234.56	0.03
32	1,234.56	0.03
33	1,234.56	0.03
34	1,234.56	0.03
35	1,234.56	0.03
36	1,234.56	0.03
37	1,234.56	0.03
38	1,234.56	0.03
39	1,234.56	0.03
40	1,234.56	0.03
41	1,234.56	0.03
42	1,234.56	0.03
43	1,234.56	0.03
44	1,234.56	0.03
45	1,234.56	0.03
46	1,234.56	0.03
47	1,234.56	0.03
48	1,234.56	0.03
49	1,234.56	0.03
50	1,234.56	0.03
51	1,234.56	0.03
52	1,234.56	0.03
53	1,234.56	0.03
54	1,234.56	0.03
55	1,234.56	0.03
56	1,234.56	0.03
57	1,234.56	0.03
58	1,234.56	0.03
59	1,234.56	0.03
60	1,234.56	0.03
61	1,234.56	0.03
62	1,234.56	0.03
63	1,234.56	0.03
64	1,234.56	0.03
65	1,234.56	0.03
66	1,234.56	0.03
67	1,234.56	0.03
68	1,234.56	0.03
69	1,234.56	0.03
70	1,234.56	0.03
71	1,234.56	0.03
72	1,234.56	0.03
73	1,234.56	0.03
74	1,234.56	0.03
75	1,234.56	0.03
76	1,234.56	0.03
77	1,234.56	0.03
78	1,234.56	0.03
79	1,234.56	0.03
80	1,234.56	0.03
81	1,234.56	0.03
82	1,234.56	0.03
83	1,234.56	0.03
84	1,234.56	0.03
85	1,234.56	0.03
86	1,234.56	0.03
87	1,234.56	0.03
88	1,234.56	0.03
89	1,234.56	0.03
90	1,234.56	0.03
91	1,234.56	0.03
92	1,234.56	0.03
93	1,234.56	0.03
94	1,234.56	0.03
95	1,234.56	0.03
96	1,234.56	0.03
97	1,234.56	0.03
98	1,234.56	0.03
99	1,234.56	0.03
100	1,234.56	0.03
101	1,234.56	0.03
102	1,234.56	0.03
103	1,234.56	0.03
104	1,234.56	0.03
105	1,234.56	0.03
106	1,234.56	0.03
107	1,234.56	0.03
108	1,234.56	0.03
109	1,234.56	0.03
110	1,234.56	0.03
111	1,234.56	0.03
112	1,234.56	0.03
113	1,234.56	0.03
114	1,234.56	0.03
115	1,234.56	0.03
116	1,234.56	0.03
117	1,234.56	0.03
118	1,234.56	0.03
119	1,234.56	0.03
120	1,234.56	0.03
121	1,234.56	0.03
122	1,234.56	0.03
123	1,234.56	0.03
124	1,234.56	0.03
125	1,234.56	0.03
126	1,234.56	0.03
127	1,234.56	0.03
128	1,234.56	0.03
129	1,234.56	0.03
130	1,234.56	0.03
131	1,234.56	0.03
132	1,234.56	0.03

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1,234.56	0.03
2	1,234.56	0.03
3	1,234.56	0.03
4	1,234.56	0.03
5	1,234.56	0.03
6	1,234.56	0.03
7	1,234.56	0.03
8	1,234.56	0.03
9	1,234.56	0.03
10	1,234.56	0.03
11	1,234.56	0.03
12	1,234.56	0.03
13	1,234.56	0.03
14	1,234.56	0.03
15	1,234.56	0.03
16	1,234.56	0.03
17	1,234.56	0.03
18	1,234.56	0.03
19	1,234.56	0.03
20	1,234.56	0.03
21	1,234.56	0.03
22	1,234.56	0.03
23	1,234.56	0.03
24	1,234.56	0.03
25	1,234.56	0.03
26	1,234.56	0.03
27	1,234.56	0.03
28	1,234.56	0.03
29	1,234.56	0.03
30	1,234.56	0.03
31	1,234.56	0.03
32	1,234.56	0.03
33	1,234.56	0.03
34	1,234.56	0.03
35	1,234.56	0.03
36	1,234.56	0.03
37	1,234.56	0.03
38	1,234.56	0.03
39	1,234.56	0.03
40	1,234.56	0.03
41	1,234.56	0.03
42	1,234.56	0.03
43	1,234.56	0.03
44	1,234.56	0.03
45	1,234.56	0.03
46	1,234.56	0.03
47	1,234.56	0.03
48	1,234.56	0.03
49	1,234.56	0.03
50	1,234.56	0.03
51	1,234.56	0.03
52	1,234.56	0.03
53	1,234.56	0.03
54	1,234.56	0.03
55	1,234.56	0.03
56	1,234.56	0.03
57	1,234.56	0.03
58	1,234.56	0.03
59	1,234.56	0.03
60	1,234.56	0.03
61	1,234.56	0.03
62	1,234.56	0.03
63	1,234.56	0.03
64	1,234.56	0.03
65	1,234.56	0.03
66	1,234.56	0.03
67	1,234.56	0.03
68	1,234.56	0.03
69	1,234.56	0.03
70	1,234.56	0.03
71	1,234.56	0.03
72	1,234.56	0.03
73	1,234.56	0.03
74	1,234.56	0.03
75	1,234.56	0.03
76	1,234.56	0.03
77	1,234.56	0.03
78	1,234.56	0.03
79	1,234.56	0.03
80	1,234.56	0.03
81	1,234.56	0.03
82	1,234.56	0.03
83	1,234.56	0.03
84	1,234.56	0.03
85	1,234.56	0.03
86	1,234.56	0.03
87	1,234.56	0.03
88	1,234.56	0.03
89	1,234.56	0.03
90	1,234.56	0.03
91	1,234.56	0.03
92	1,234.56	0.03
93	1,234.56	0.03
94	1,234.56	0.03
95	1,234.56	0.03
96	1,234.56	0.03
97	1,234.56	0.03
98	1,234.56	0.03
99	1,234.56	0.03
100	1,234.56	0.03
101	1,234.56	0.03
102	1,234.56	0.03
103	1,234.56	0.03
104	1,234.56	0.03
105	1,234.56	0.03
106	1,234.56	0.03
107	1,234.56	0.03
108	1,234.56	0.03
109	1,234.56	0.03
110	1,234.56	0.03
111	1,234.56	0.03
112	1,234.56	0.03
113	1,234.56	0.03
114	1,234.56	0.03
115	1,234.56	0.03
116	1,234.56	0.03
117	1,234.56	0.03
118	1,234.56	0.03
119	1,234.56	0.03
120	1,234.56	0.03
121	1,234.56	0.03
122	1,234.56	0.03
123	1,234.56	0.03
124	1,234.56	0.03
125	1,234.56	0.03
126	1,234.56	0.03
127	1,234.56	0.03
128	1,234.56	0.03
129	1,234.56	0.03
130	1,234.56	0.03
131	1,234.56	0.03
132	1,234.56	0.03

LINE TABLE

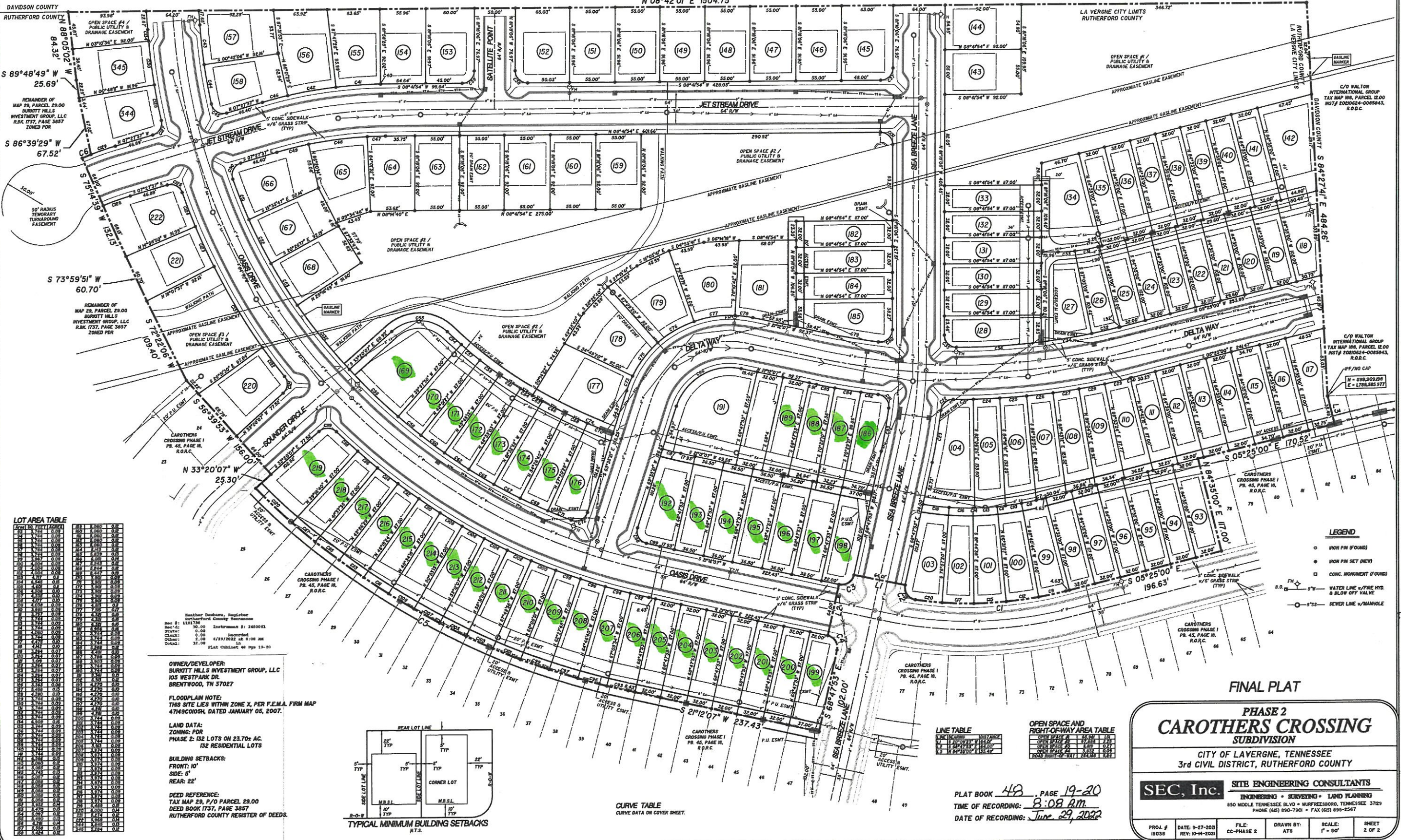
LINE	BEARING	DISTANCE
L1	S 20° 09' 23" W	64.01'
L2	S 64° 47' 53" E	64.00'
L3	N 64° 55' 00" E	35.48'



C/O WALTON INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 20200624-0085643, R.O.C.

C/O WALTON INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 20200624-0085643, R.O.C.

C/O WALTON INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 20200624-0085643, R.O.C.



LOT AREA TABLE

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
121	1,234.56	1,234.56	1,234.56
122	1,234.56	1,234.56	1,234.56
123	1,234.56	1,234.56	1,234.56
124	1,234.56	1,234.56	1,234.56
125	1,234.56	1,234.56	1,234.56
126	1,234.56	1,234.56	1,234.56
127	1,234.56	1,234.56	1,234.56
128	1,234.56	1,234.56	1,234.56
129	1,234.56	1,234.56	1,234.56
130	1,234.56	1,234.56	1,234.56
131	1,234.56	1,234.56	1,234.56
132	1,234.56	1,234.56	1,234.56
133	1,234.56	1,234.56	1,234.56
134	1,234.56	1,234.56	1,234.56
135	1,234.56	1,234.56	1,234.56
136	1,234.56	1,234.56	1,234.56
137	1,234.56	1,234.56	1,234.56
138	1,234.56	1,234.56	1,234.56
139	1,234.56	1,234.56	1,234.56
140	1,234.56	1,234.56	1,234.56
141	1,234.56	1,234.56	1,234.56
142	1,234.56	1,234.56	1,234.56
143	1,234.56	1,234.56	1,234.56
144	1,234.56	1,234.56	1,234.56
145	1,234.56	1,234.56	1,234.56
146	1,234.56	1,234.56	1,234.56
147	1,234.56	1,234.56	1,234.56
148	1,234.56	1,234.56	1,234.56
149	1,234.56	1,234.56	1,234.56
150	1,234.56	1,234.56	1,234.56
151	1,234.56	1,234.56	1,234.56
152	1,234.56	1,234.56	1,234.56
153	1,234.56	1,234.56	1,234.56
154	1,234.56	1,234.56	1,234.56
155	1,234.56	1,234.56	1,234.56
156	1,234.56	1,234.56	1,234.56
157	1,234.56	1,234.56	1,234.56
158	1,234.56	1,234.56	1,234.56
159	1,234.56	1,234.56	1,234.56
160	1,234.56	1,234.56	1,234.56
161	1,234.56	1,234.56	1,234.56
162	1,234.56	1,234.56	1,234.56
163	1,234.56	1,234.56	1,234.56
164	1,234.56	1,234.56	1,234.56
165	1,234.56	1,234.56	1,234.56
166	1,234.56	1,234.56	1,234.56
167	1,234.56	1,234.56	1,234.56
168	1,234.56	1,234.56	1,234.56
169	1,234.56	1,234.56	1,234.56
170	1,234.56	1,234.56	1,234.56
171	1,234.56	1,234.56	1,234.56
172	1,234.56	1,234.56	1,234.56
173	1,234.56	1,234.56	1,234.56
174	1,234.56	1,234.56	1,234.56
175	1,234.56	1,234.56	1,234.56
176	1,234.56	1,234.56	1,234.56
177	1,234.56	1,234.56	1,234.56
178	1,234.56	1,234.56	1,234.56
179	1,234.56	1,234.56	1,234.56
180	1,234.56	1,234.56	1,234.56
181	1,234.56	1,234.56	1,234.56
182	1,234.56	1,234.56	1,234.56
183	1,234.56	1,234.56	1,234.56
184	1,234.56	1,234.56	1,234.56
185	1,234.56	1,234.56	1,234.56
186	1,234.56	1,234.56	1,234.56
187	1,234.56	1,234.56	1,234.56
188	1,234.56	1,234.56	1,234.56
189	1,234.56	1,234.56	1,234.56
190	1,234.56	1,234.56	1,234.56
191	1,234.56	1,234.56	1,234.56
192	1,234.56	1,234.56	1,234.56
193	1,234.56	1,234.56	1,234.56
194	1,234.56	1,234.56	1,234.56
195	1,234.56	1,234.56	1,234.56
196	1,234.56	1,234.56	1,234.56
197	1,234.56	1,234.56	1,234.56
198	1,234.56	1,234.56	1,234.56
199	1,234.56	1,234.56	1,234.56
200	1,234.56	1,234.56	1,234.56
201	1,234.56	1,234.56	1,234.56
202	1,234.56	1,234.56	1,234.56
203	1,234.56	1,234.56	1,234.56
204	1,234.56	1,234.56	1,234.56
205	1,234.56	1,234.56	1,234.56
206	1,234.56	1,234.56	1,234.56
207	1,234.56	1,234.56	1,234.56
208	1,234.56	1,234.56	1,234.56
209	1,234.56	1,234.56	1,234.56
210	1,234.56	1,234.56	1,234.56
211	1,234.56	1,234.56	1,234.56
212	1,234.56	1,234.56	1,234.56
213	1,234.56	1,234.56	1,234.56
214	1,234.56	1,234.56	1,234.56
215	1,234.56	1,234.56	1,234.56
216	1,234.56	1,234.56	1,234.56
217	1,234.56	1,234.56	1,234.56
218	1,234.56	1,234.56	1,234.56
219	1,234.56	1,234.56	1,234.56
220	1,234.56	1,234.56	1,234.56
221	1,234.56	1,234.56	1,234.56
222	1,234.56	1,234.56	1,234.56

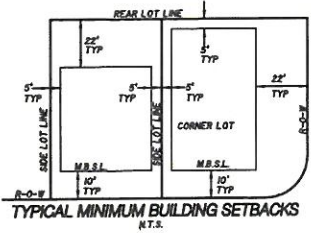
Owner/Developer:
BURKITT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, PER F.E.M.A. FIRM MAP
4749C0008, DATED JANUARY 05, 2007.

LAND DATA:
ZONING: PDR
PHASE 2: 132 LOTS ON 23.70± AC.
132 RESIDENTIAL LOTS

BUILDING SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 22'

DEED REFERENCE:
TAX MAP 28, P/O PARCEL 29.00
DEED BOOK 1737, PAGE 387
RUTHERFORD COUNTY REGISTER OF DEEDS.



CURVE TABLE
CURVE DATA ON COVER SHEET.

Station	Curve Data
1+00	...
1+50	...
2+00	...

PLAT BOOK 48, PAGE 19-20
TIME OF RECORDING: 8:08 AM
DATE OF RECORDING: June 29, 2022

FINAL PLAT

PHASE 2
CAROTHERS CROSSING
SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
650 MIDDLE TENNESSEE BLVD • HUNTSVILLE, TENNESSEE 37229
PHONE (615) 890-7901 • FAX (615) 890-2547

PROJ. # 18038 DATE: 9-27-2021 REV: 10-14-2021 FILE: CC-PHASE 2 DRAWN BY: ATS SCALE: 1" = 50' SHEET 2 OF 2