

AGENDA
La Vergne Planning Commission
June 25, 2024 at 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

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON MAY 28, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on May 28, 2024, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr., present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr., Vice-Chairman / Mayor Jason Cole, Secretary Graeme Coates, Alderman Carol Haas, Jim Hesemann, Mark Molnar, and Terry Coleman.

ORDER OF BUSINESS

1. Approve Minutes: April 30, 2024 Regular Meeting and May 14, 2024 Workshop.

A motion, made by Mayor Jason Cole, seconded by Alderman Carol Haas, to approve the minutes of the April 30, 2024 Regular Meeting and May 14, 2024 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

3. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

Mr. Logan gave his report.

Mayor Cole asked Mr. Logan if he had heard from the applicant. Mr. Logan stated that he had not.

A motion, made by Secretary Graeme Coates, seconded by Mayor Jason Cole, to deny the site plan as submitted, was adopted with all voting AYE.

NEW BUSINESS

4. **Site Plan - UHAUL, Phase 2 - Two (2) Buildings Totaling Approximately 43,000 Square Feet on 10 Acres. Requested by SEC, Inc. Property located at 503 New Paul Road (Tax Map 17, Parcel 40.03). I-2 (Heavy Industrial) Zoning District. Property owned by Amerco Real Estate Co.**

Mr. Logan gave his report.

Mayor Cole asked about the site plan.

Mr. Matt Taylor, 850 Middle Tennessee Blvd, approached the podium. Mayor Cole asked about the benchmark. Mr. Taylor explained.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to approve the site plan as submitted, was adopted with all voting AYE.

5. **Preliminary Plat - Arbor Ridge, Sections 4, 7 & 8 - 150 Lots on Approximately 39.75 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC..**

Mr. Logan gave his report.

City Engineer Gary Lide spoke about the engineering concerns that were addressed.

Mr. Matt Taylor, 850 Middle Tennessee Blvd, approached the podium. Mayor Cole asked about the road changes. Mr. Taylor explained. Secretary Coates asked about the width. Mr. Taylor stated that they made it 3 lanes. A discussion ensued.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the preliminary plat as submitted, was adopted with all voting AYE.

6. **Site Plan - New Charter School in Existing 2-Story Building. Requested by SEC, Inc. Property located at 2 Ingram Boulevard (Tax Map 17, Parcel 20.02). I-2 (Heavy Industrial) Zoning District. Property owned by David B. Ingram.**

Mr. Logan gave his report.

Mayor Cole left the meeting.

Mayor Cole returned.

Mr. Matt Taylor, 850 Middle Tennessee Blvd, approached the podium. Mayor Cole asked about the traffic study. Mr. Taylor explained. Secretary Coates asked about the lines on the walkway. Chairman Garvin explained. A discussion ensued.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to approve the site plan as submitted, was adopted with all voting AYE.

7. **Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Finch Branch, Section 2 - Development Totaling 31 Lots. Requested by Finch Branch Building Group, LLC. Property located off Greenwood and Irvin Drives (Tax Map 17L, Group A, Parcel 8.04). R-2 (Medium Density Residential) Zoning District.**

Mr. Logan gave his report.

Mr. Brian Burns, 6 Public Square, Murfreesboro, approached the podium. Mr. Molnar asked about a lot. Mr. Burns explained.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

8. **Bonds/Letters of Credit Update.**

Ms. Juliet Williams gave the update for the bonds and letters of credit. No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:21 p.m.

Chairman

City Recorder

Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JUNE 11, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on June 11, 2024 in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr., present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr., Vice-Chairman / Mayor Jason Cole, Secretary Graeme Coates, Mark Molnar, Terry Coleman, and Jim Hesemann.

Alderman Carol Haas was absent.

ORDER OF BUSINESS

1. **Approve Minutes: May 28, 2024 Regular Meeting and June 11, 2024 Workshop.**

Minutes will be presented for approval at the regular meeting on June 25, 2024.

2. **Public Comment Period.**

No one spoke.

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.**

Mr. Bo Logan gave his report for items 3, 4, and 5.

City Engineer Gary Lide spoke about the outstanding comments.

Mr. Aws Ahmed, 850 Middle Tennessee Blvd, SEC, approached the podium. Chairman Garvin asked if there was a problem with any of the items. Mr. Ahmed stated there were no problems.

No action was taken.

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.

Mr. Logan gave his report.

No action was taken.

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.**

Mr. Logan gave his report.

No action was taken.

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.**

Mr. Logan gave his report.

No action was taken.

7. **Bonds / Letters of Credit Update.**

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 5:45 p.m.

Chairman

City Recorder

Approved



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)

No comments.

Engineering (Gary Lide - glide@lavernetn.gov)

All comments addressed.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

No comments.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)

No comments.

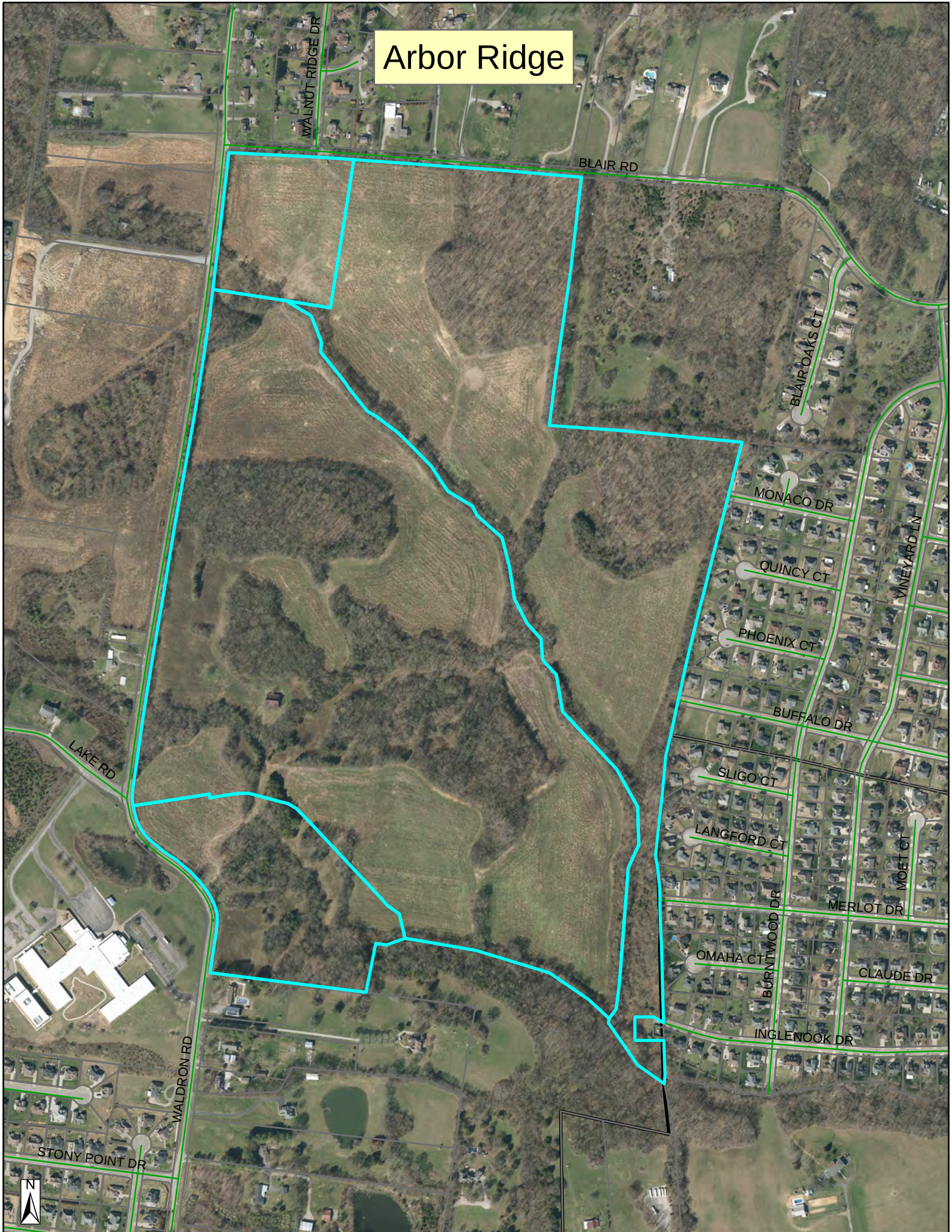
Police (John Eubank - jeubank@lavernetn.gov)

No comments.

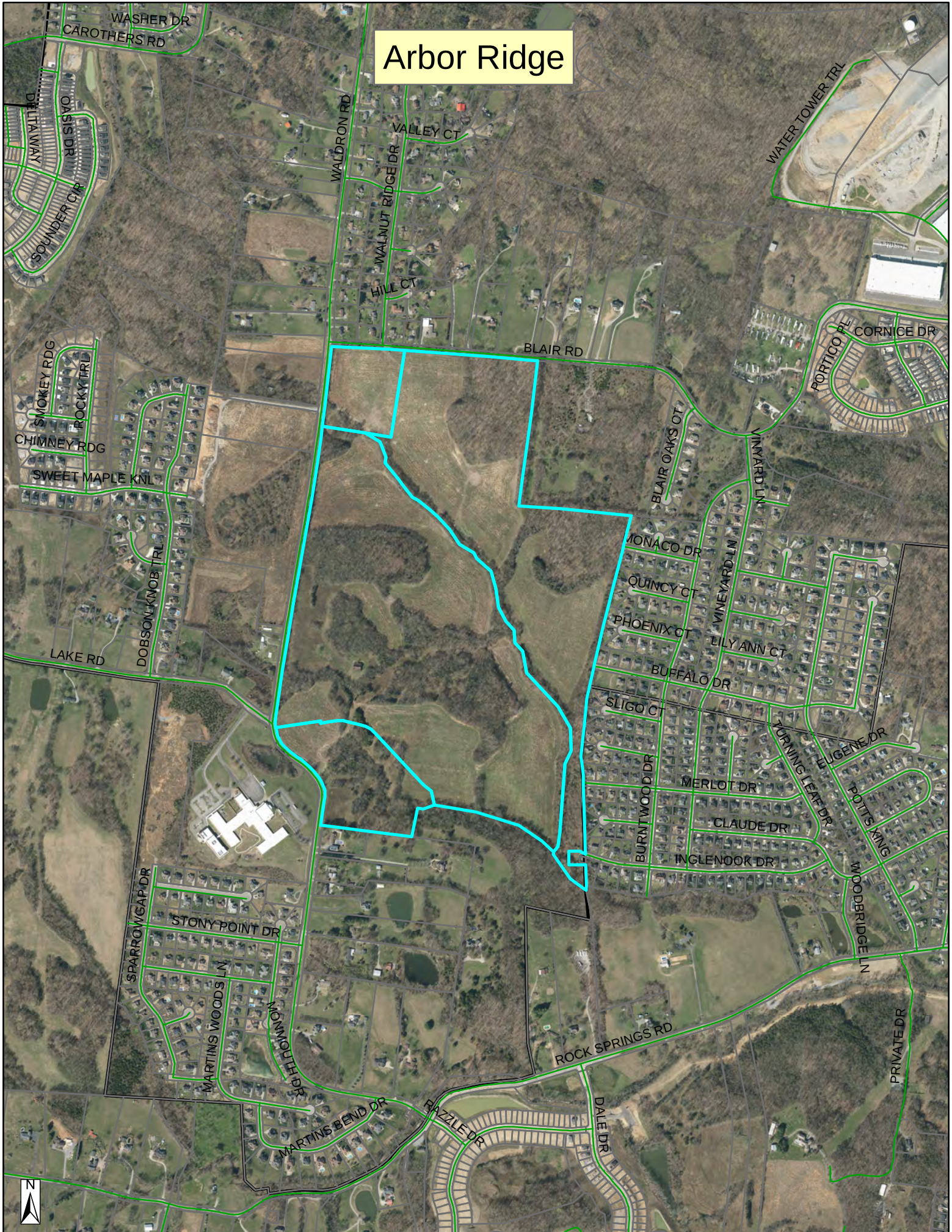
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical

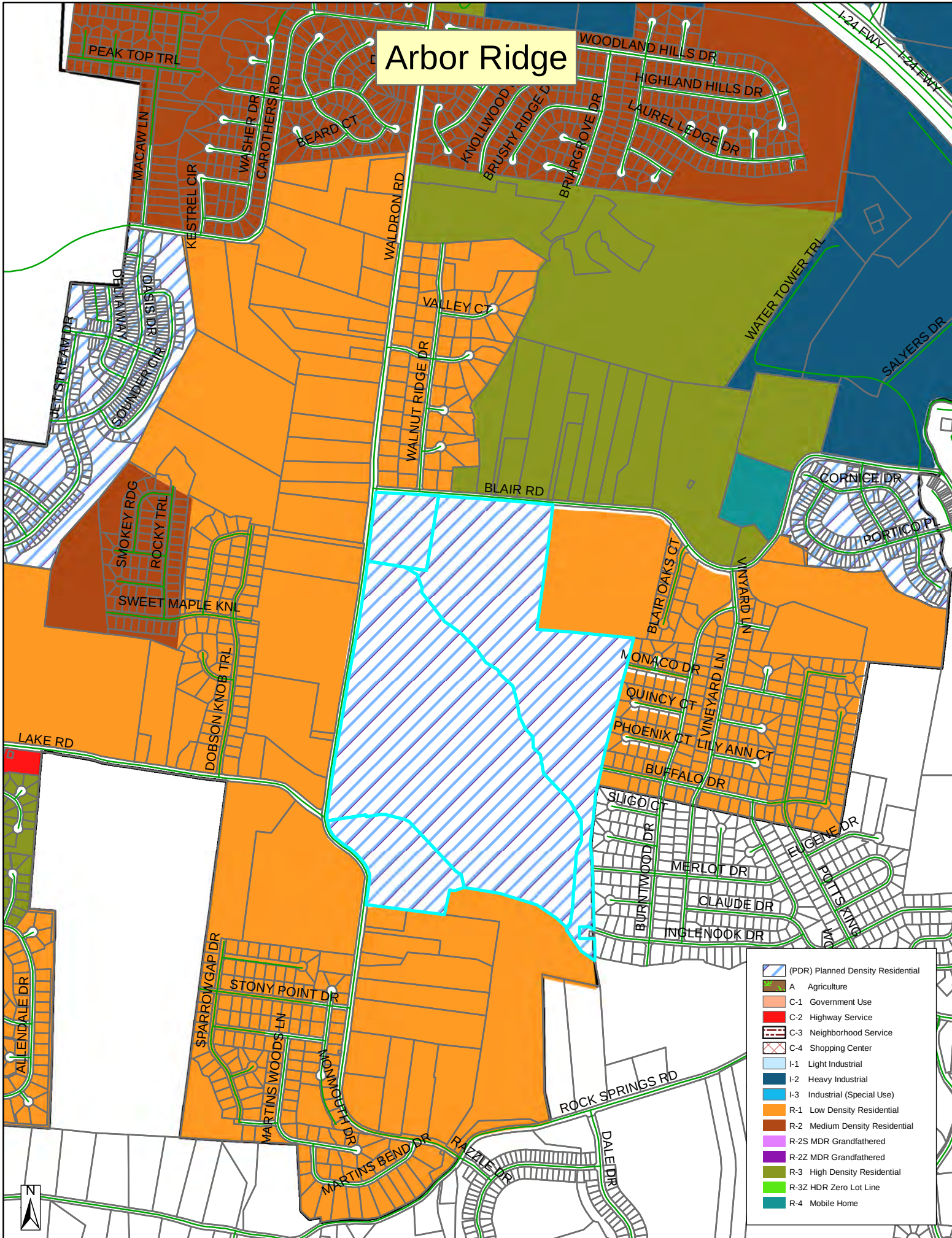
items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless 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 FINAL 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-01 (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 FOR (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.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____, R.O.R.C., TN.

LOT AREA TABLE

AREA	SQ. FEET	ACRES
1	13,344	0.31
2	13,689	0.31
3	5,740	0.13
4	5,740	0.13
5	5,740	0.13
6	5,876	0.13
7	2,006	0.06
8	6,489	0.16
9	6,489	0.16
10	6,489	0.16
11	6,489	0.16
12	6,489	0.16
13	6,489	0.16
14	6,024	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	46,895	1.07
TOTAL	193,599	4.44

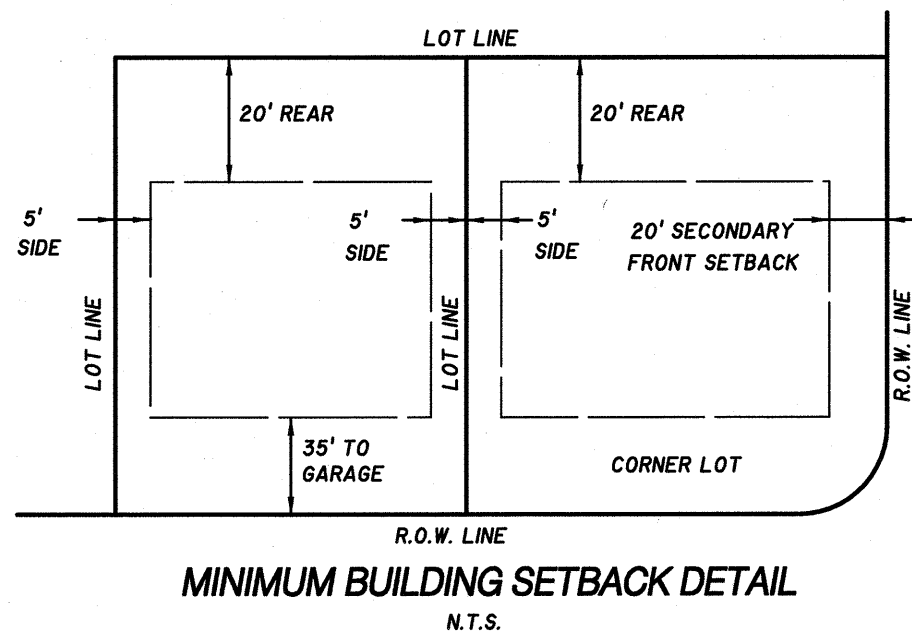
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 10°14'50" E	71.02'
L2	N 10°14'50" E	68.86'
L3	S 72°16'58" E	45.70'
L4	S 72°35'28" E	51.93'
L5	S 77°06'55" E	51.93'
L6	S 66°16'21" E	51.93'
L7	S 62°09'50" E	51.93'
L8	S 57°41'18" E	47.09'
L9	S 34°32'58" W	50.00'
L10	S 22°39'56" W	46.59'
L11	N 72°22'00" W	82.83'
L12	N 79°42'30" W	41.00'
L13	N 10°14'50" E	43.73'
L14	N 10°14'50" E	95.92'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD 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'
C3	5°27'27"	25.00'	2.38'	N 77°01'27" W	2.38'
C4	9°54'51"	25.00'	4.18'	S 84°32'25" E	4.17'
C5	90°00'00"	25.00'	39.27'	N 59°14'50" E	35.36'
C6	90°00'00"	25.00'	39.27'	S 34°45'10" E	35.36'
C7	90°00'00"	25.00'	39.27'	N 34°45'10" W	35.36'
C8	90°00'00"	25.00'	39.27'	N 59°14'50" E	35.36'
C9	24°18'08"	525.00'	222.68'	S 67°36'06" E	221.02'
C10	14°39'52"	475.00'	121.57'	N 72°25'14" W	121.24'
C11	9°38'16"	475.00'	78.90'	N 60°16'10" W	79.81'

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

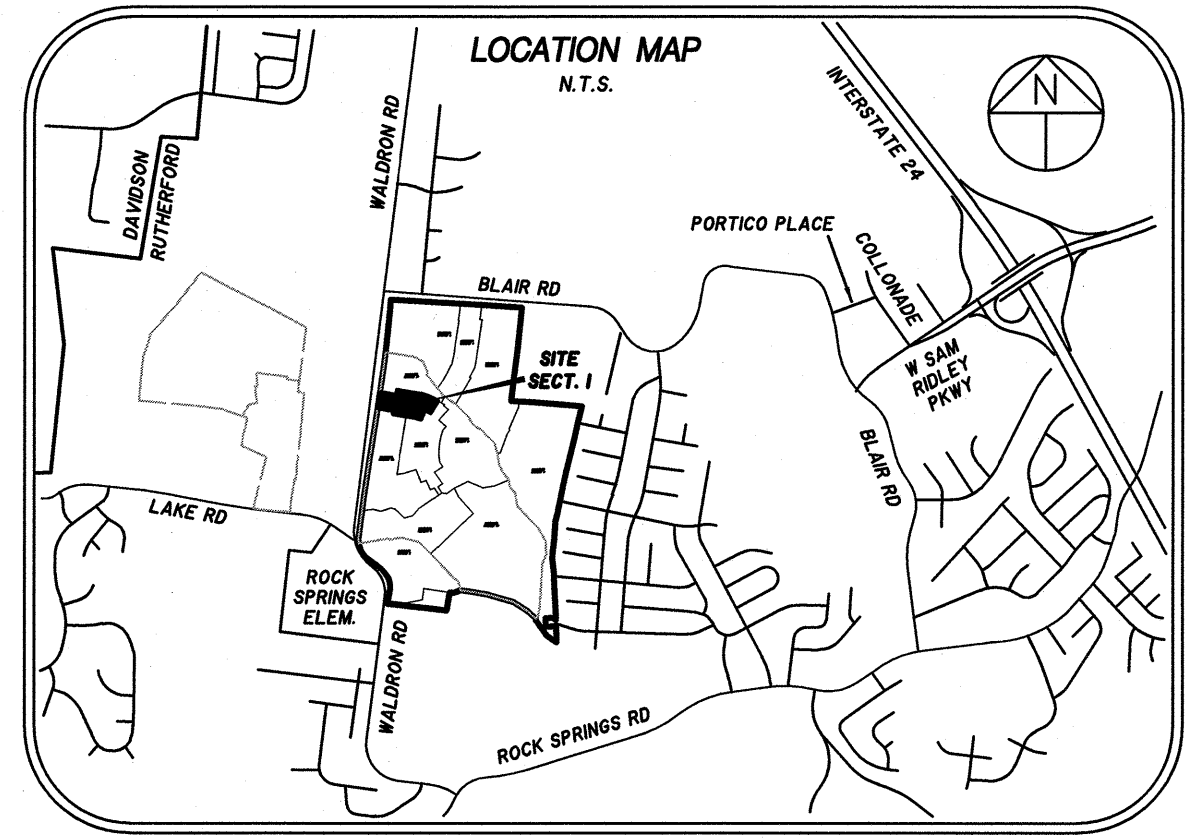
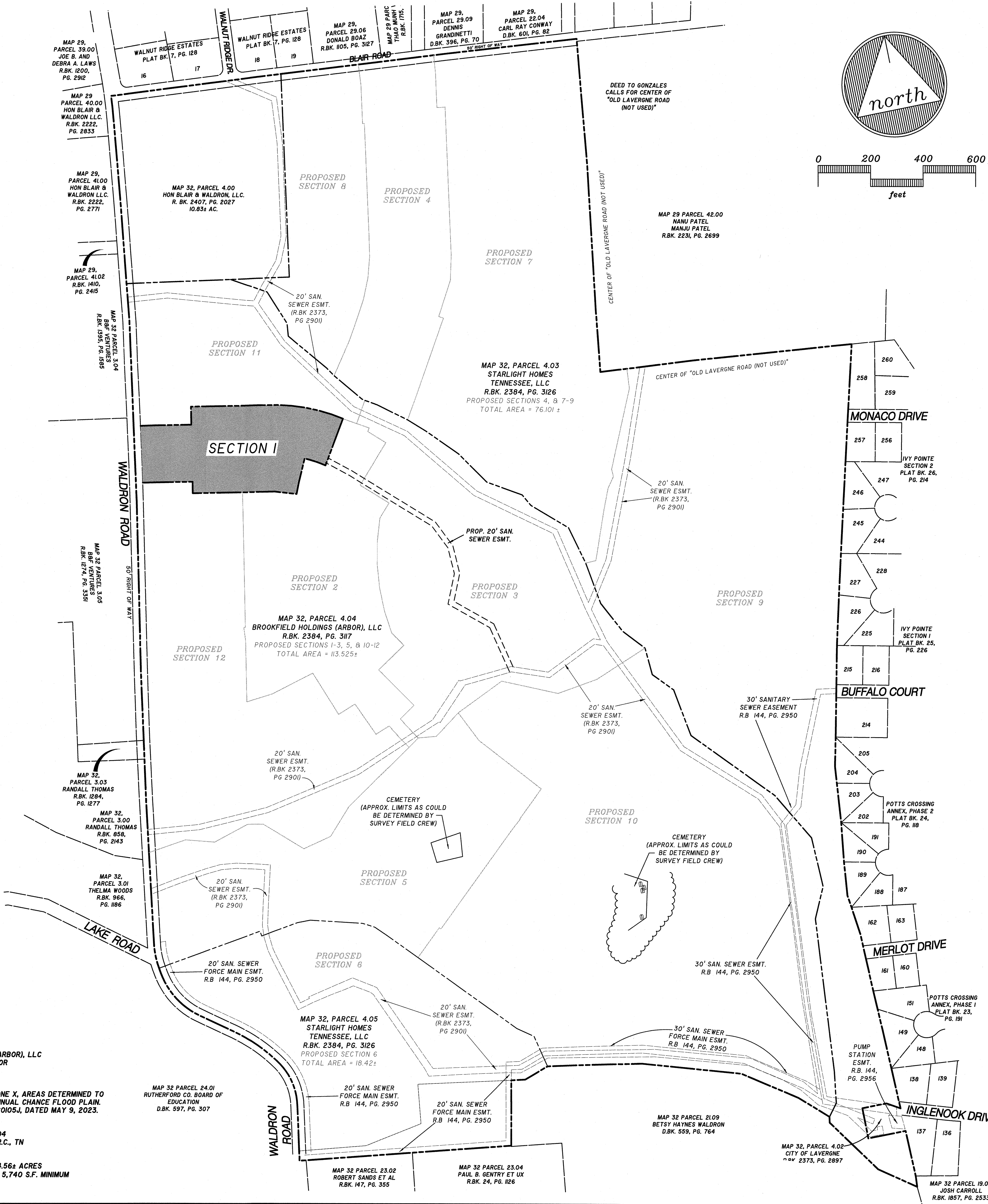


OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

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, PARCEL 4.04
R.B.K. 2384, PG. 317 R.O.R.C., TN

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

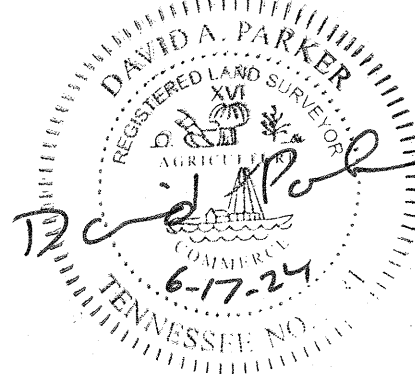
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 317, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR PREVIOUSLY FILED DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: TROY WAHLBERG, VICE PRESIDENT
TAX MAP 32, P/O PARCEL 4.04 BROOKFIELD HOLDINGS (ARBOR) LLC
RECORD BOOK 2384, PAGE 317

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 6-17-24 David Paul
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 STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR, (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE 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 FILE: ARBOR RIDGE SEC 1
REV: 6-17-24 REV: 6-17-24 FINAL PLAT
DRAWN BY: ATS SCALE: 1" = 200'
SHEET 1 OF 2

CURVE DATA

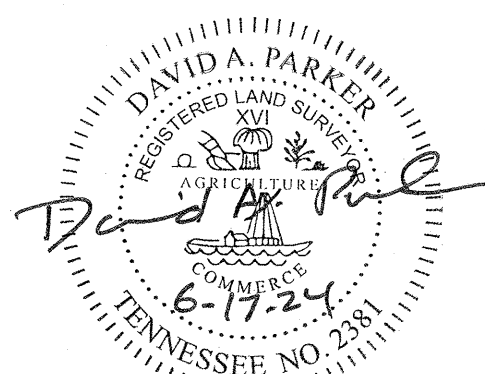
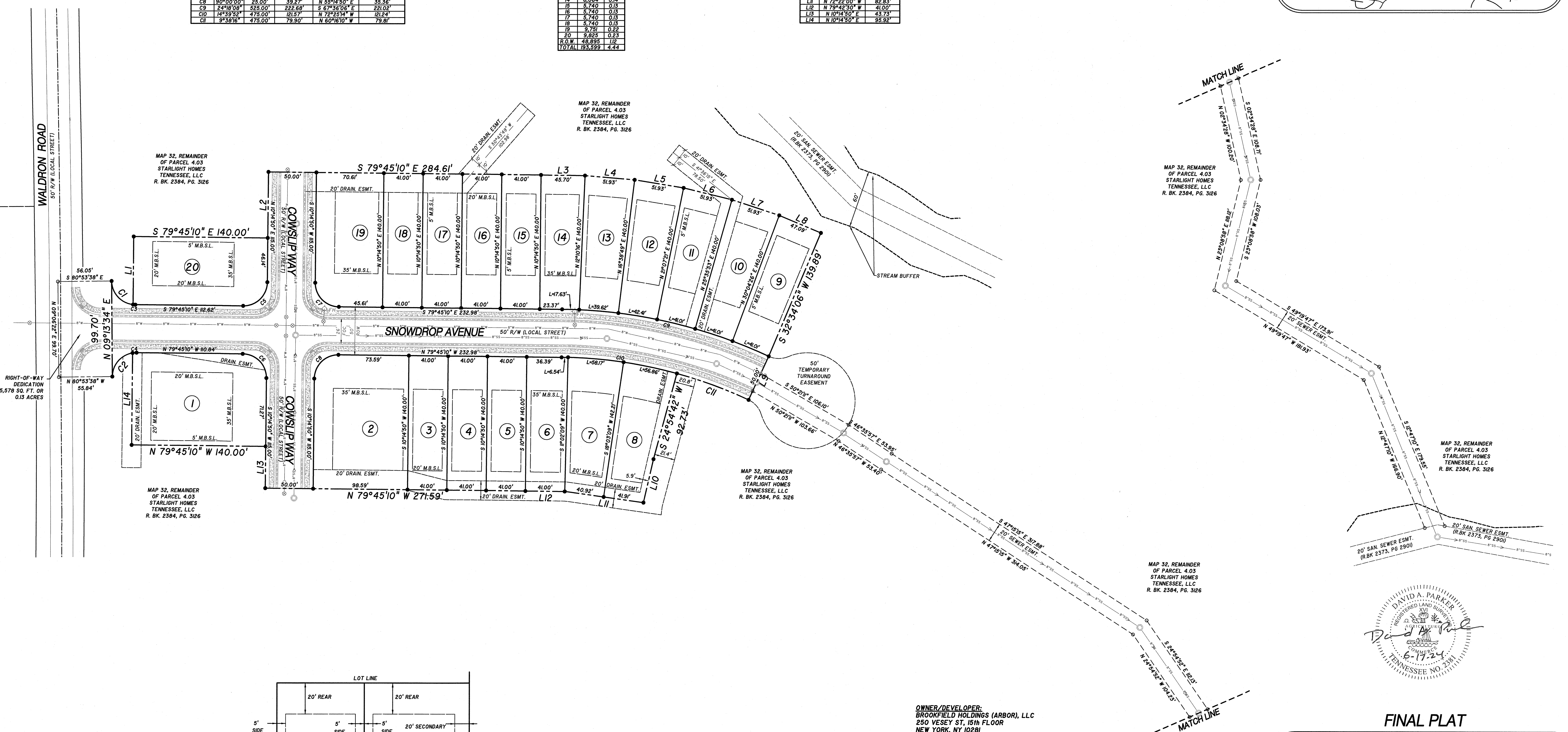
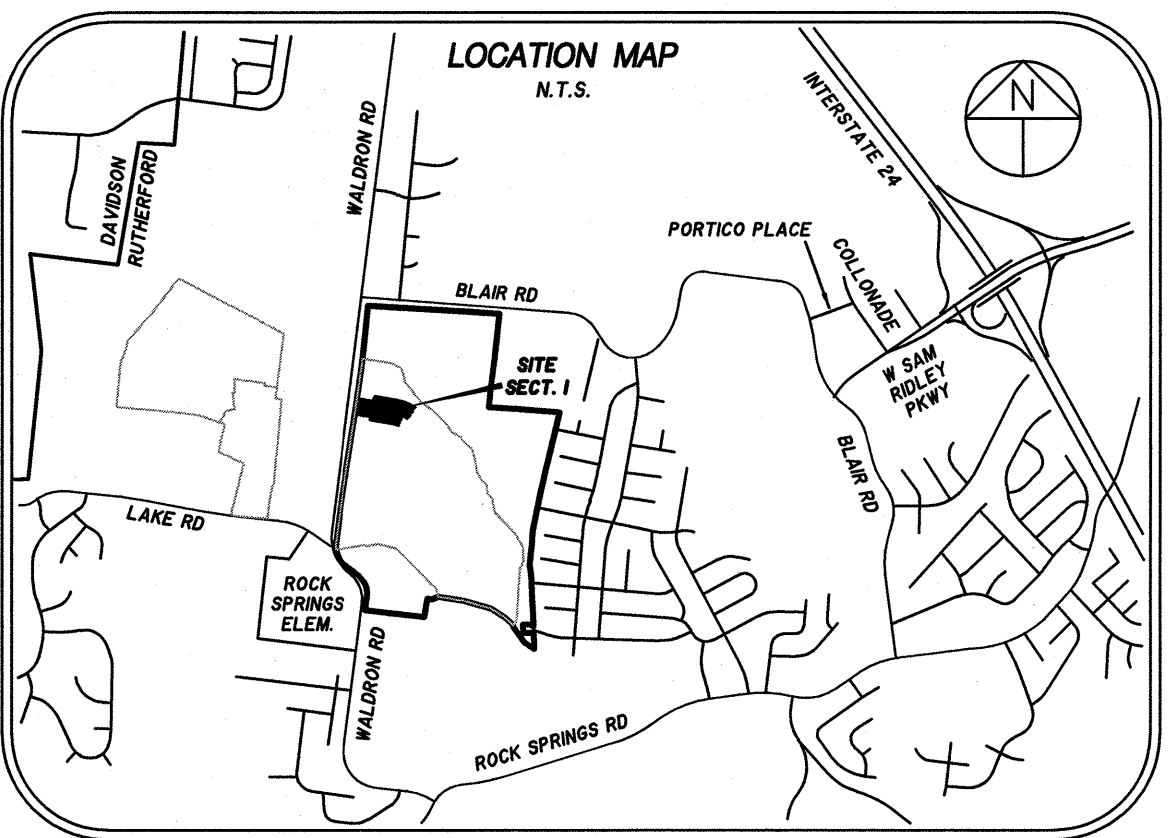
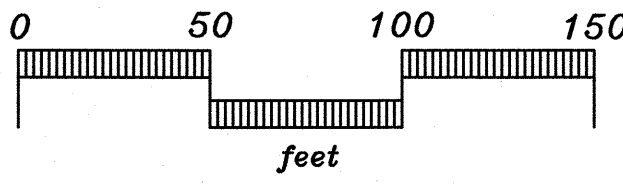
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6	5,740	0.13
7	7,006	0.16
8	6,981	0.16
9	6,981	0.16
10	6,489	0.15
11	6,489	0.15
12	6,489	0.15
13	6,489	0.15
14	6,489	0.15
15	5,740	0.13
16	5,740	0.13
17	5,740	0.13
18	5,740	0.13
19	9,751	0.22
20	9,825	0.23
TOTAL	48,895	1.12
TOTAL	193,599	4.44

LINE TABLE

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L1	N 10°14'50" E	71.02'
L2	N 07°14'50" E	68.86'
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L4	S 75°35'28" E	51.93'
L5	S 77°06'59" E	51.93'
L6	S 66°38'23" E	51.93'
L7	S 62°09'50" E	51.93'
L8	S 57°41'18" E	47.05'
L9	S 34°32'26" W	50.00'
L10	S 22°39'56" W	46.59'
L11	N 72°22'00" W	82.83'
L12	N 79°42'50" W	41.00'
L13	N 10°14'50" E	43.73'
L14	N 10°14'50" E	95.92'



FINAL PLAT

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: 6-17-24	FILE: ARBOR RIDGE SEC 1 FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 2 OF 2
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OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

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, PARCEL 4.04
R.B.K. 2384, PG. 317 R.O.R.C., TN
ZONING: PDR
SECTION 1: 20 LOTS ON 4.56± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM

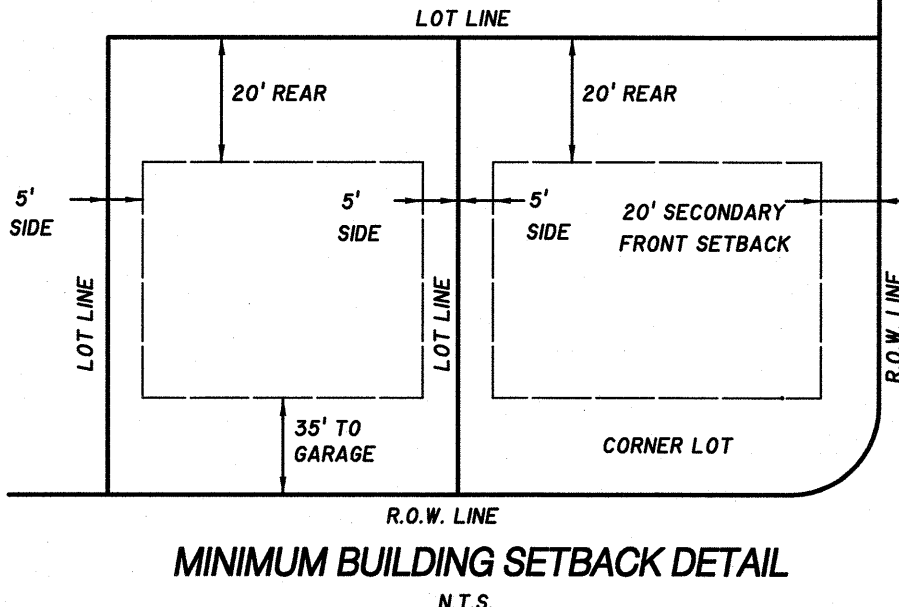
PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- FW 8" W WATER LINE w/FIRE HYD. & BLOW OFF VALVE
- 8" SS SEWER LINE w/MANHOLE





Item #: 4. **Item Title: 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.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

SEC, Inc. requests final plat approval for Arbor Ridge, Section 2. This section consists of 46 lots on approximately 11.41 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@lavergnethn.gov; and Jake Blair - jblair@lavergnethn.gov)

1. Please check contact name of the developer.
2. Please remove all references to "Preliminary" Plat.

Engineering (Gary Lide - glide@lavergnethn.gov)

All comments addressed.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

No comments.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

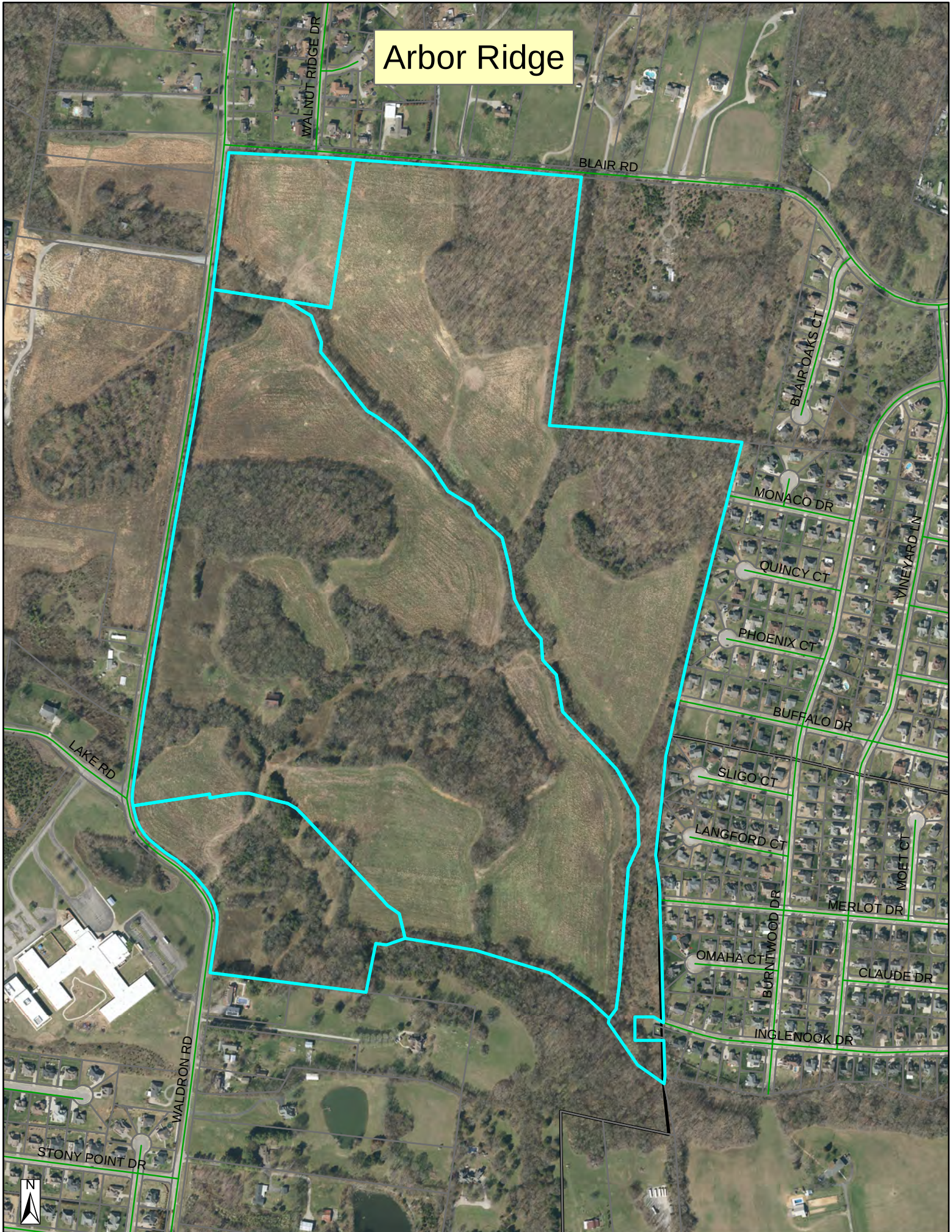
No comments.

Police (John Eubank - jeubank@lavergnethn.gov)

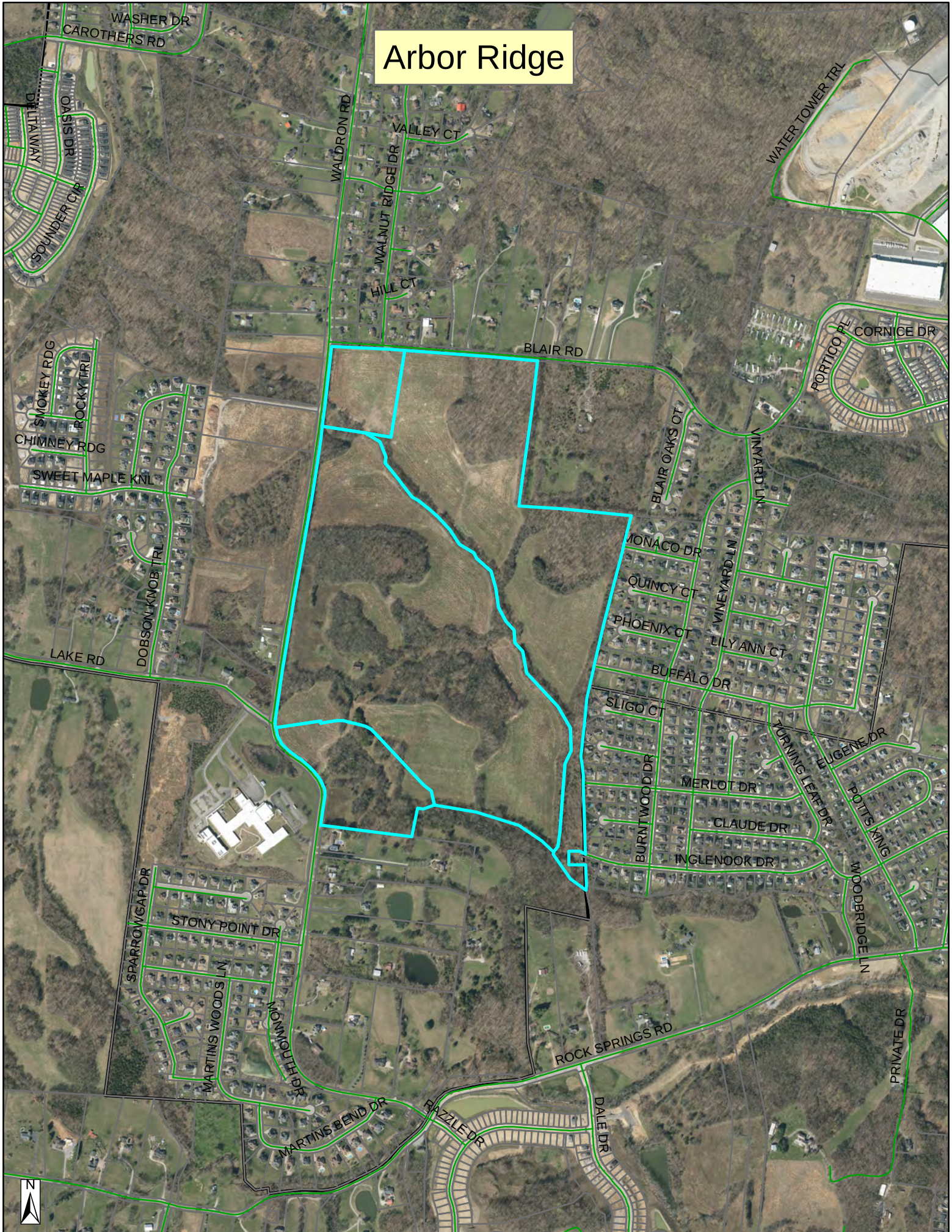
No comments.

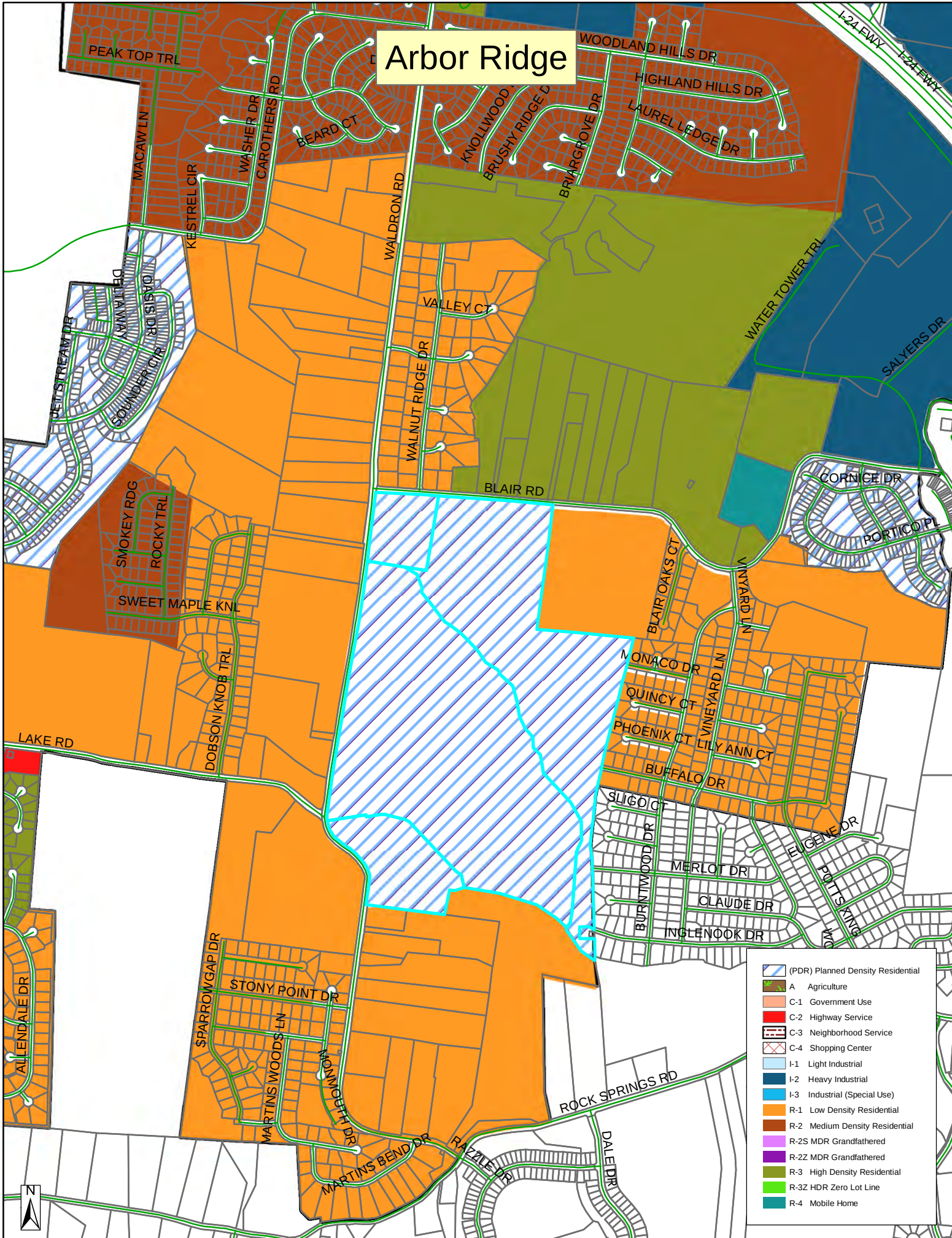
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility 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 FINAL PLAT IS TO CREATE 46 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-01 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105, 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.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____, R.O.R.C., TN.

LOT AREA TABLE

AREA	SQ. FEET	ACRES
21	8,000	0.18
22	11,996	0.28
23	6,103	0.14
24	6,103	0.14
25	10,362	0.24
26	9,525	0.22
27	9,990	0.23
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	5,863	0.13
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	8,572	0.19
40	6,921	0.16
41	9,126	0.21
42	15,711	0.36
43	6,887	0.16
44	8,454	0.19
45	8,012	0.18
46	8,730	0.20
47	10,432	0.24
48	6,882	0.16
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	14,704	0.34
55	6,794	0.16
56	6,775	0.16
57	6,775	0.16
58	6,775	0.16
59	6,641	0.15
60	6,910	0.16
61	6,775	0.16
62	6,775	0.16
63	6,775	0.16
64	6,775	0.16
65	10,547	0.24
66	3,166	0.07
R.O.W.	122,670	2.82
TOTAL	436,587	10.01

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°32'58" E	50.00'
L2	S 57°40'10" E	4.84'
L3	S 30°36'57" W	14.70'
L4	S 6°19'48" W	50.00'
L5	S 69°50'1" 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 23°39'56" E	18.59'
L10	S 23°08'58" W	9.46'
L11	S 49°18'47" E	16.25'

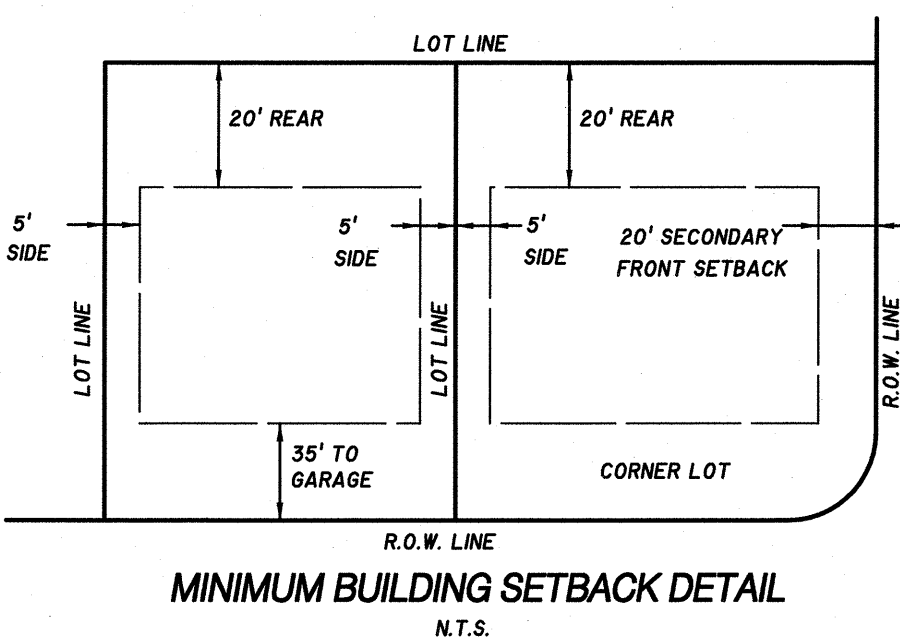
CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	9°36'16"	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°33'04"	523.00'	32.23'	S 53°41'30" E	32.23'
C4	7°25'39"	25.00'	34.00'	N 10°02'22" E	31.44'
C5	9°27'06"	25.00'	42.52'	N 78°20'30" E	37.58'
C6	7°32'32"	25.00'	33.98'	S 06°19'09" E	31.42'
C7	10°29'59"	25.00'	46.47'	S 79°59'45" W	40.06'
C8	10°05'19"	1025.00'	180.48'	S 22°46'49" W	180.25'
C9	4°32'32"	975.00'	706.92'	N 05°28'29" E	691.54'
C10	8°16'14"	25.00'	38.08'	S 62°21'01" W	34.50'
C11	8°16'14"	25.00'	38.08'	S 31°21'30" E	34.50'
C12	4°45'34"	325.00'	27.00'	N 77°22'23" W	26.99'
C13	4°45'34"	325.00'	27.00'	S 77°22'23" E	26.99'
C14	1°00'54"	1025.00'	197.06'	S 06°46'10" W	196.73'
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°48'56"	275.00'	16.39'	N 89°33'05" W	16.39'
C18	1°13'07"	275.00'	5.85'	N 87°01'33" W	5.85'
C19	5°03'53"	523.00'	28.65'	S 88°56'31" E	28.64'
C20	1°13'07"	1025.00'	18.08'	S 10°17'31" E	27.65'
C21	85°35'04"	25.00'	37.34'	S 26°24'18" W	33.97'
C22	88°47'18"	25.00'	39.81'	S 66°19'32" E	35.03'
C23	10°14'17"	25.00'	47.01'	N 69°16'55" W	40.43'
C24	7°48'13"	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°28'54"	1025.00'	16.84'	S 28°05'10" E	16.78'
C27	0°20'47"	1025.00'	6.19'	S 88°29'49" E	6.19'

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



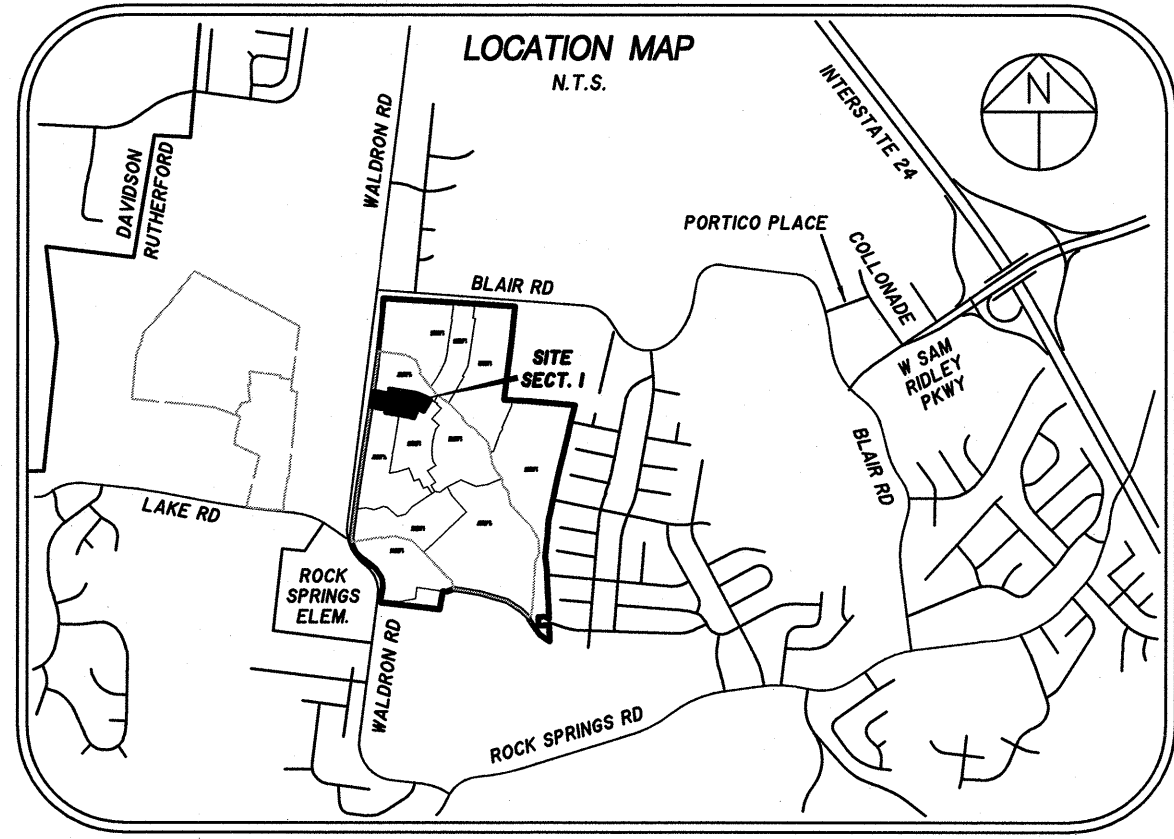
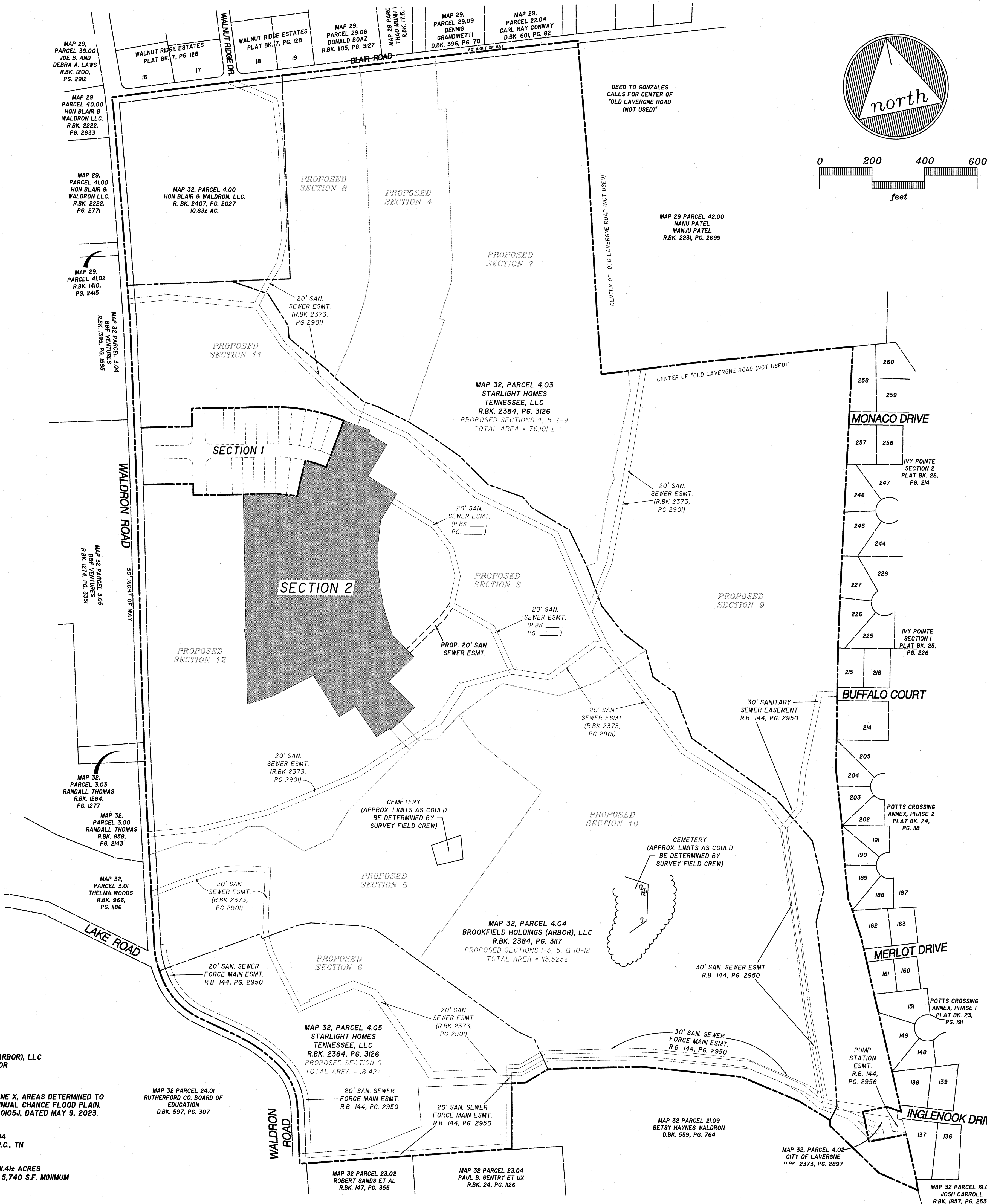
MINIMUM BUILDING SETBACK DETAIL
N.T.S.

OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESKY ST., 15TH FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PARCEL 4.04
R.B.K. 2384, PG. 317 R.O.R.C., TN

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



CERTIFICATE OF OWNERSHIP AND DEDICATION

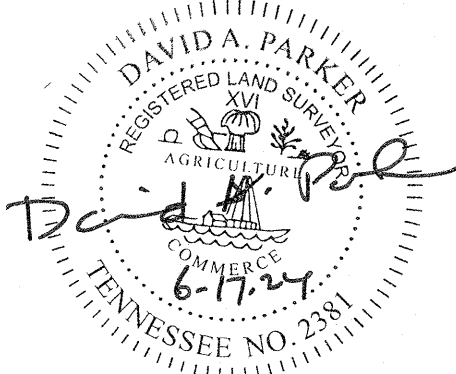
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 317, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR REVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: TROY WAHLBERG, VICE PRESIDENT
TAX MAP 32, P/O PARCEL 4.04 BROOKFIELD HOLDINGS (ARBOR) LLC
RECORD BOOK 2384, PAGE 317

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 8-17-24 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 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 _____ 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 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 _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR, (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE 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 LAVERNE 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 2 ARBOR RIDGE SUBDIVISION

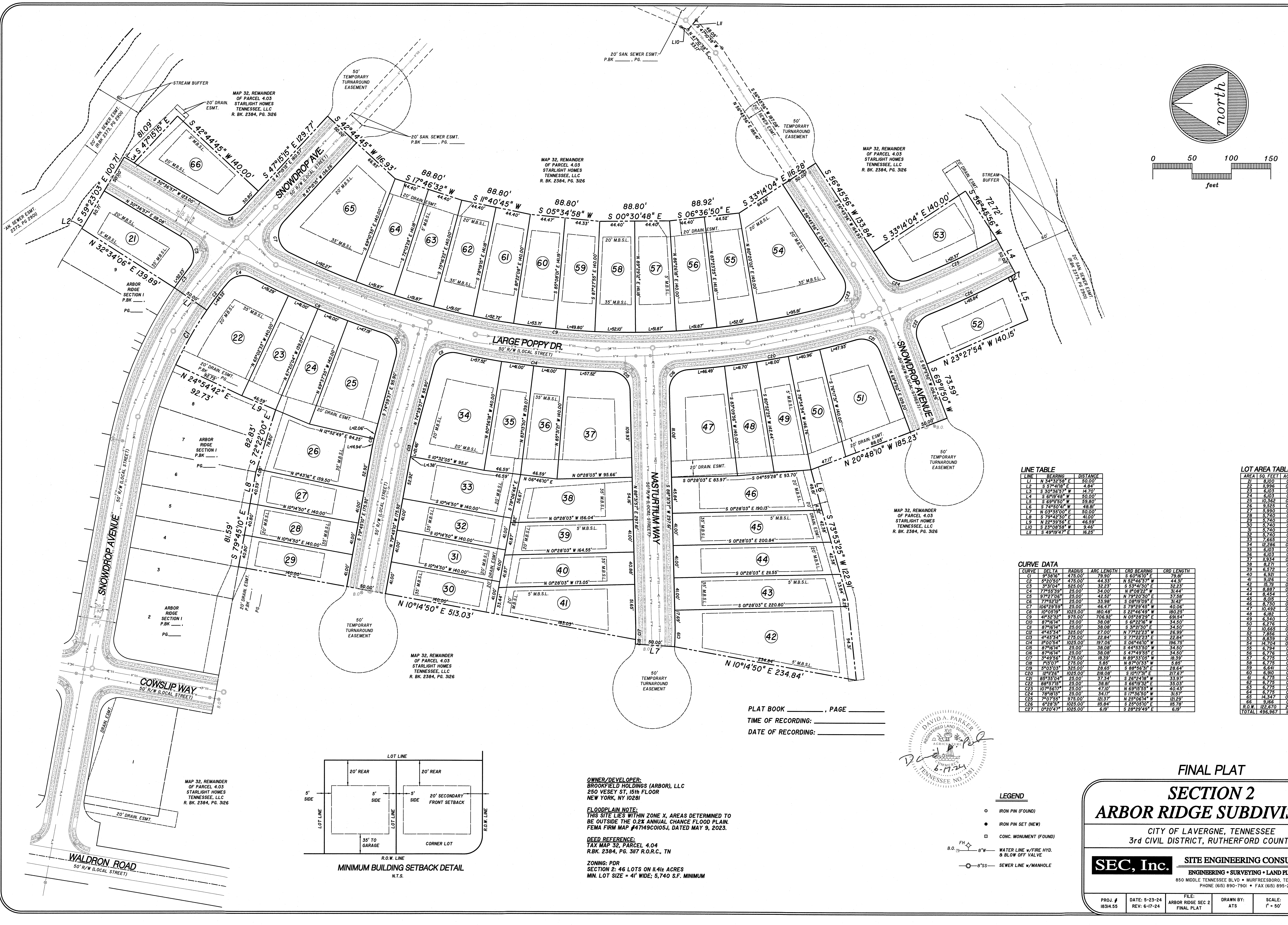
CITY OF LAVERNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

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 FILE: ARBOR RIDGE SEC 2
REV: 6-17-24 REV: FINAL PLAT DRAWN BY: ATS SCALE: 1" = 200' SHEET 1 OF 2



LINE TABLE

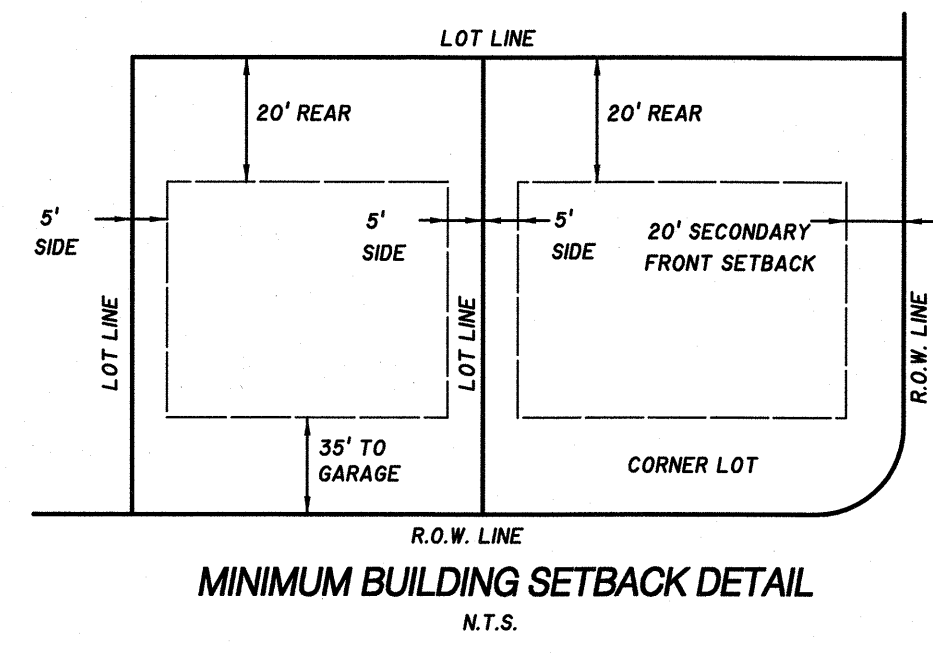
LINE	BEARING	DISTANCE
L1	N 34°32'59" E	50.00'
L2	S 57°41'08" E	4.94'
L3	S 30°46'57" W	14.70'
L4	S 8°19'48" W	50.00'
L5	S 69°1'50" W	59.80'
L6	S 74°50'00" W	48.80'
L7	N 03°35'00" E	50.00'
L8	S 79°42'30" E	41.00'
L9	N 23°27'54" W	140.15'
L10	S 23°08'59" W	9.46'
L11	S 49°19'47" E	16.25'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	GRD BEARING	GRD LENGTH
C1	9°38'16"	475.00'	79.90'	S 60°16'10" E	79.90'
C2	6°20'50"	475.00'	44.33'	N 52°46'17" W	44.33'
C3	3°31'04"	525.00'	32.23'	S 53°41'30" E	32.23'
C4	7°55'39"	25.00'	34.00'	N 1°08'22" W	34.44'
C5	9°27'05"	25.00'	42.52'	N 7°20'30" E	37.58'
C6	7°52'12"	25.00'	33.98'	S 08°10'09" E	31.42'
C7	106°29'59"	25.00'	46.47'	S 79°29'45" W	40.06'
C8	10°05'05"	1025.00'	180.45'	S 22°46'49" W	180.25'
C9	4°32'32"	975.00'	706.92'	N 05°28'29" E	691.54'
C10	8°16'14"	25.00'	38.08'	S 6°22'16" W	34.50'
C11	8°16'14"	25.00'	38.08'	S 3°21'30" E	34.50'
C12	4°44'54"	325.00'	27.00'	N 77°22'53" E	25.89'
C13	4°44'54"	275.00'	22.84'	S 77°22'23" E	22.84'
C14	1°00'54"	1025.00'	197.06'	S 06°46'10" W	196.75'
C15	8°16'14"	25.00'	38.08'	S 4°49'55" W	34.50'
C16	8°16'14"	25.00'	38.08'	S 47°49'55" E	34.50'
C17	3°49'56"	275.00'	18.39'	N 89°33'05" W	18.39'
C18	1°02'07"	275.00'	5.65'	N 67°01'53" E	5.65'
C19	5°03'03"	325.00'	28.65'	S 88°56'31" E	28.64'
C20	12°11'56"	1025.00'	218.08'	S 10°17'31" E	217.67'
C21	8°35'04"	25.00'	37.34'	S 28°24'18" W	33.97'
C22	88°57'15"	25.00'	38.81'	S 66°19'32" E	35.03'
C23	10°15'57"	25.00'	47.10'	N 69°15'55" W	40.43'
C24	78°18'13"	25.00'	34.17'	S 17°35'50" W	31.57'
C25	7°07'55"	975.00'	121.37'	N 25°06'14" W	121.29'
C26	6°28'31"	1025.00'	115.84'	S 25°05'10" E	115.78'
C27	0°20'47"	1025.00'	6.19'	S 28°29'49" E	6.19'

LOT AREA TABLE

LINE	AREA	SQ. FEET	ACRES
21	8,100	0.19	
22	11,996	0.28	
23	6,103	0.14	
24	6,103	0.14	
25	10,362	0.24	
26	5,525	0.13	
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	6,520	0.15	
41	9,126	0.21	
42	15,171	0.35	
43	6,887	0.16	
44	6,454	0.15	
45	8,015	0.18	
46	6,730	0.15	
47	10,492	0.24	
48	6,182	0.14	
49	6,540	0.15	
50	6,276	0.14	
51	10,665	0.24	
52	6,775	0.16	
53	6,839	0.16	
54	14,704	0.34	
55	6,775	0.16	
56	6,776	0.16	
57	6,775	0.16	
58	6,775	0.16	
59	6,641	0.15	
60	6,930	0.16	
61	6,775	0.16	
62	6,775	0.16	
63	6,775	0.16	
64	6,775	0.16	
65	14,347	0.33	
66	16,670	0.38	
R.O.W.	3,666	0.08	
TOTAL	496,367	11.41	

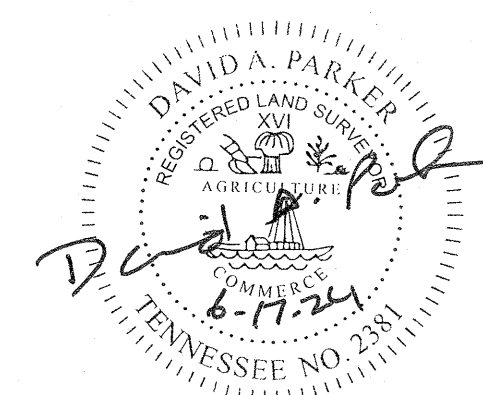


OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

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, PARCEL 4.04
R.B.K. 2384, PG. 3117 R.O.R.C., TN

ZONING: PDR
SECTION 2: 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
 - 8" S.S. SEWER LINE W/MAINHOLE

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) 890-7301 • FAX (615) 895-2567

PROJ. # 18314.55	DATE: 5-23-24 REV: 6-17-24	FILE: ARBOR RIDGE SEC 2 FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 2 OF 2
---------------------	-------------------------------	--	------------------	--------------------	-----------------



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@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)

No comments.

Engineering (Gary Lide - glide@lavernetn.gov)

All comments addressed.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

No comments.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)

No comments.

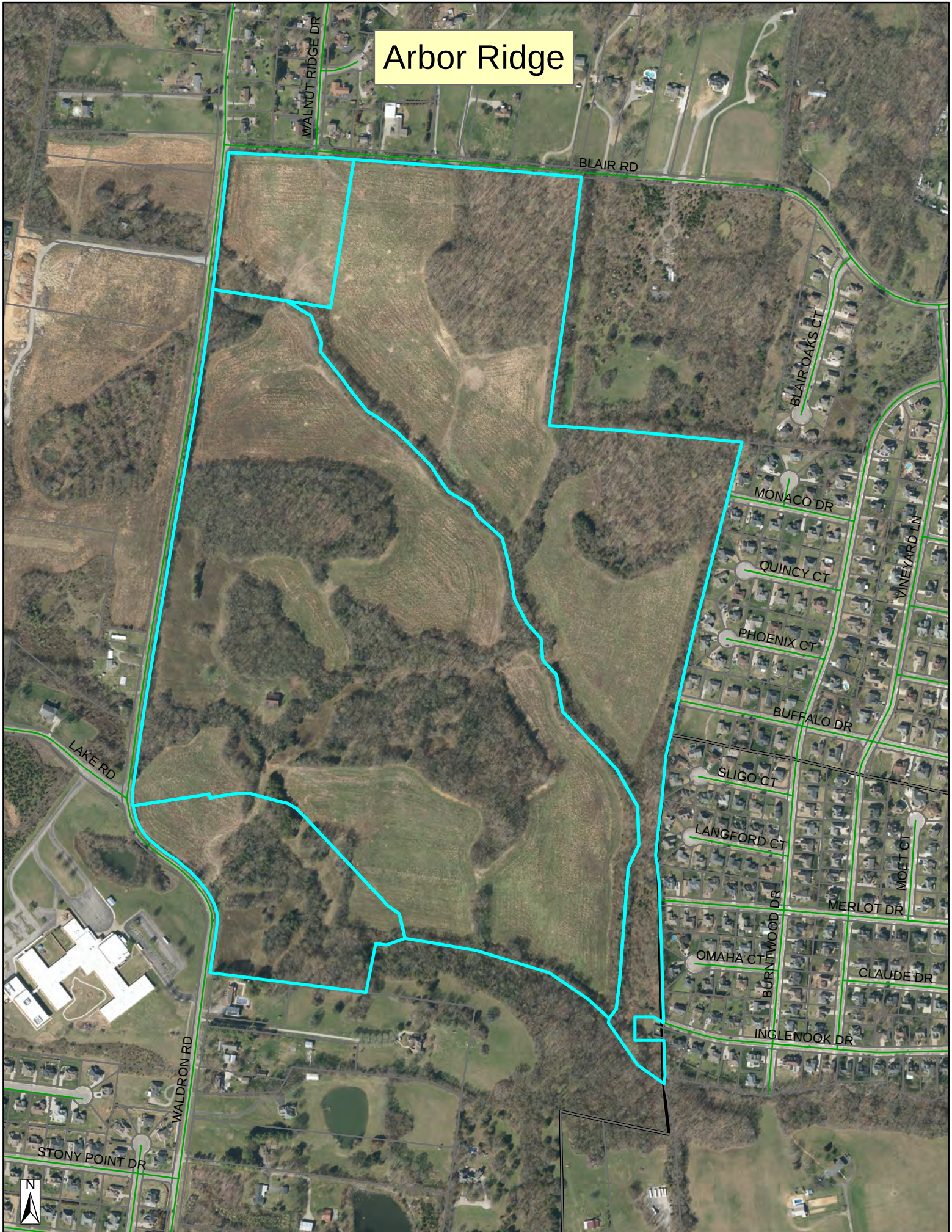
Police (John Eubank - jeubank@lavernetn.gov)

No comments.

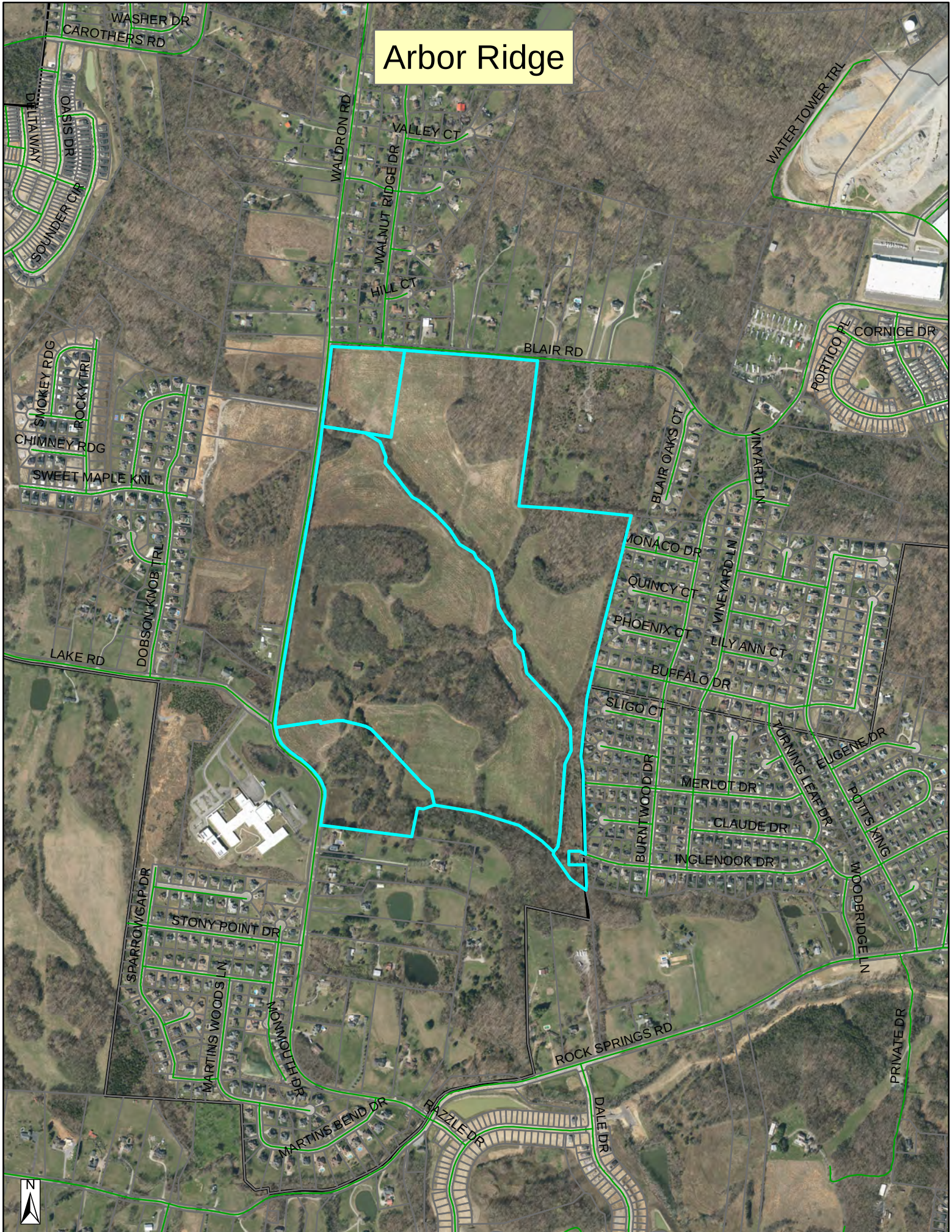
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical

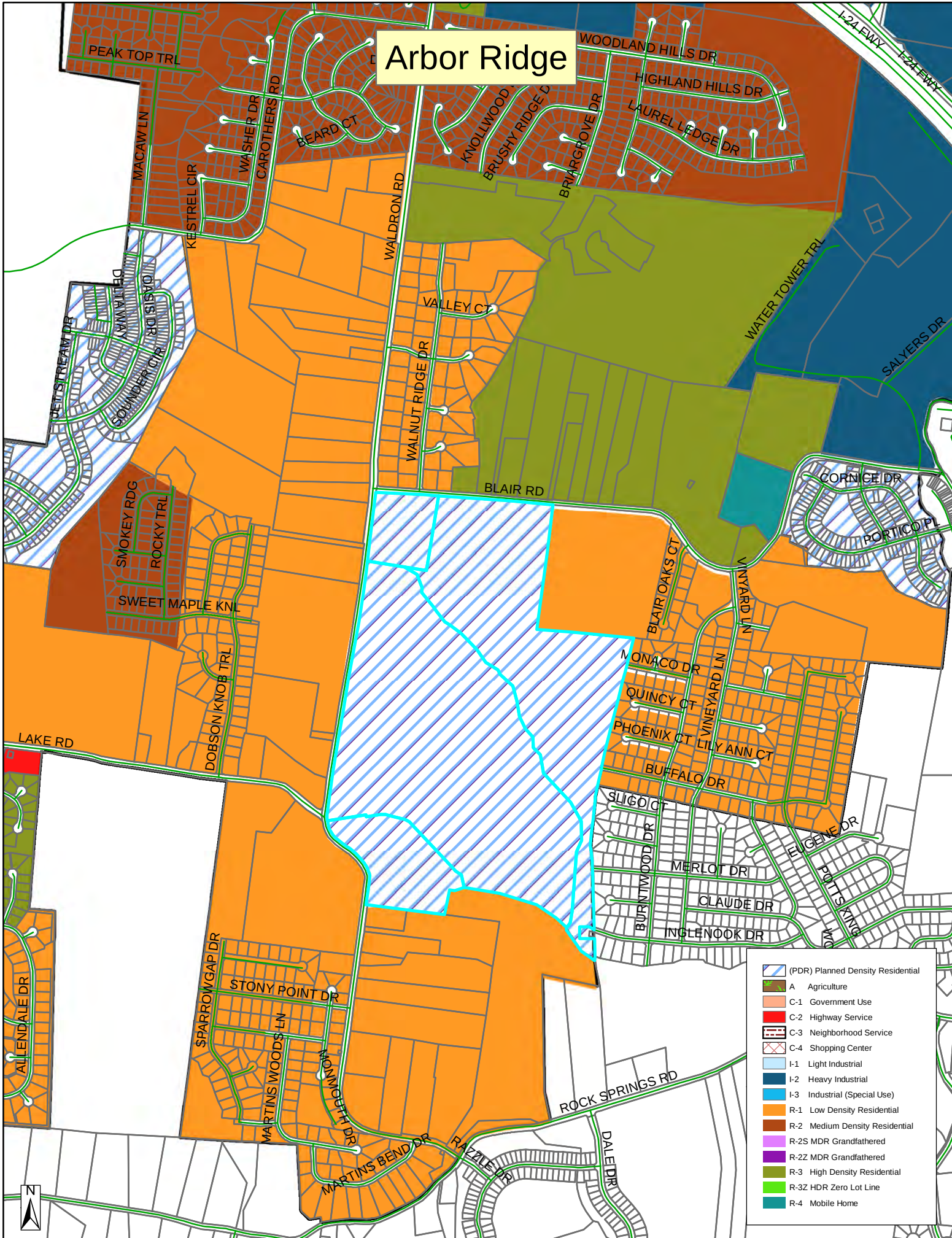
items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

Arbor Ridge



Arbor Ridge









GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 29 SINGLE FAMILY LOTS AND SANITARY SEWER EASEMENT AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 35' FT.
SIDE = 5' FT.
REAR = 20' FT.
6. 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.
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.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____, R.O.R.C., TN.

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	5°42'56"	975.00'	100.00'	N 3°56'40" W	100.00'
C2	10°4'01"	225.00'	408.49'	N 04°45'20" E	354.65'
C3	10°4'01"	275.00'	499.26'	S 04°45'20" W	433.46'

LOT AREA TABLE

AREA	50 FEET ACRES
67	5,740 .03
68	5,740 .03
69	5,740 .03
70	5,740 .03
71	5,740 .03
72	5,740 .03
73	5,995 .04
74	7,183 .06
75	7,183 .06
76	7,183 .06
77	7,183 .06
78	5,554 .02
79	6,096 .04
80	7,183 .06
81	1,324 .02
82	1,324 .02
83	1,324 .02
84	6,916 .06
85	6,096 .04
86	5,640 .02
87	5,740 .03
88	5,740 .03
89	5,740 .03
90	5,740 .03
91	5,740 .03
92	5,740 .03
93	5,730 .03
94	7,106 .06
95	2,271 .07
C.A. A	24,162 .55
C.A. B	444,817 .02
R.O.W.	13,019 .07
TOTAL	710,850 .16

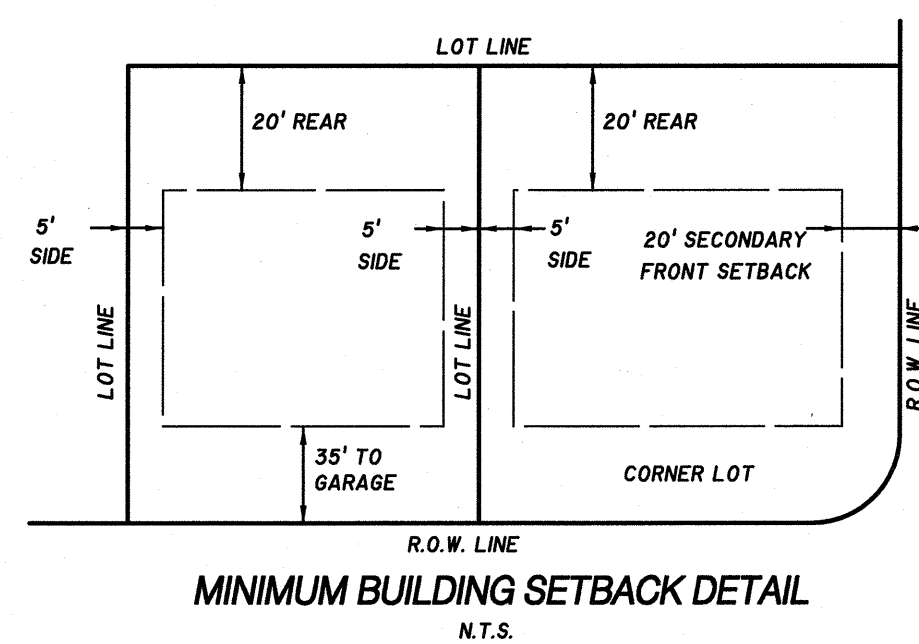
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°36'57" E	14.70'
L2	N 59°23'03" W	50.00'
L3	S 59°23'03" E	50.00'
L4	S 28°24'50" E	51.85'
L5	N 83°44'46" W	69.37'

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____

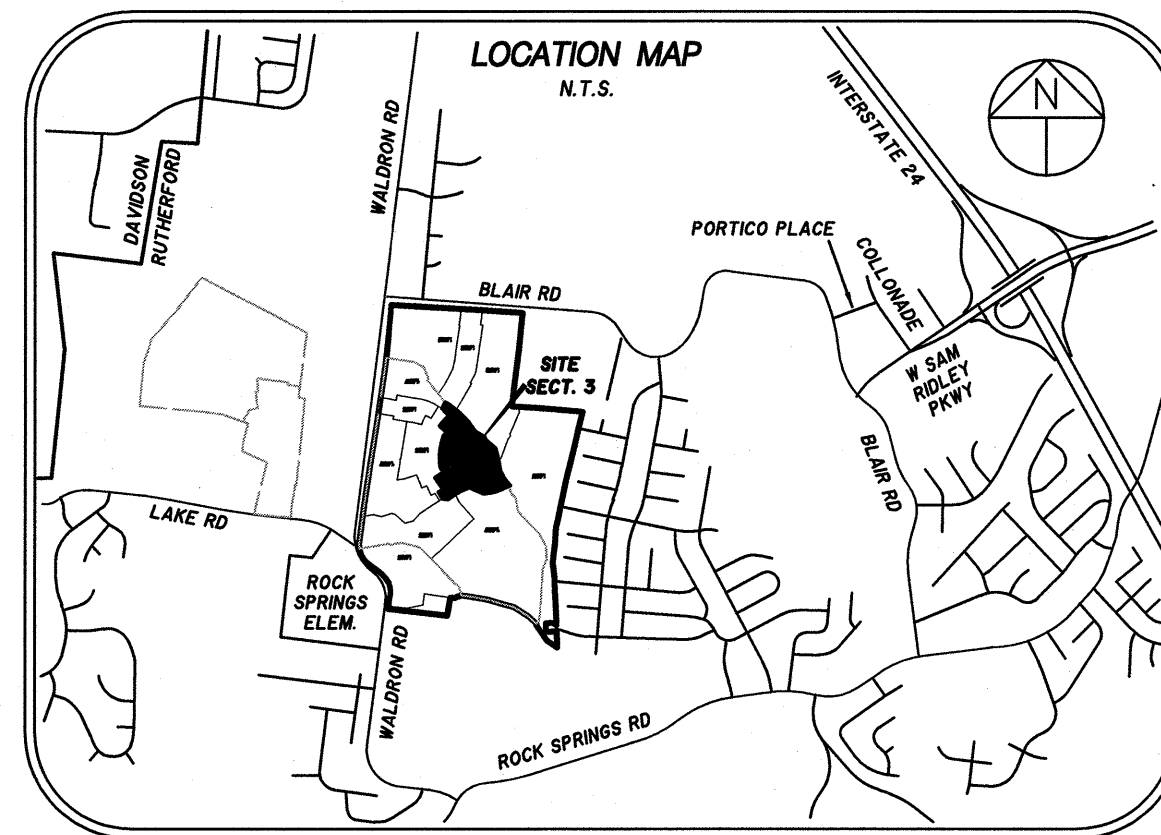
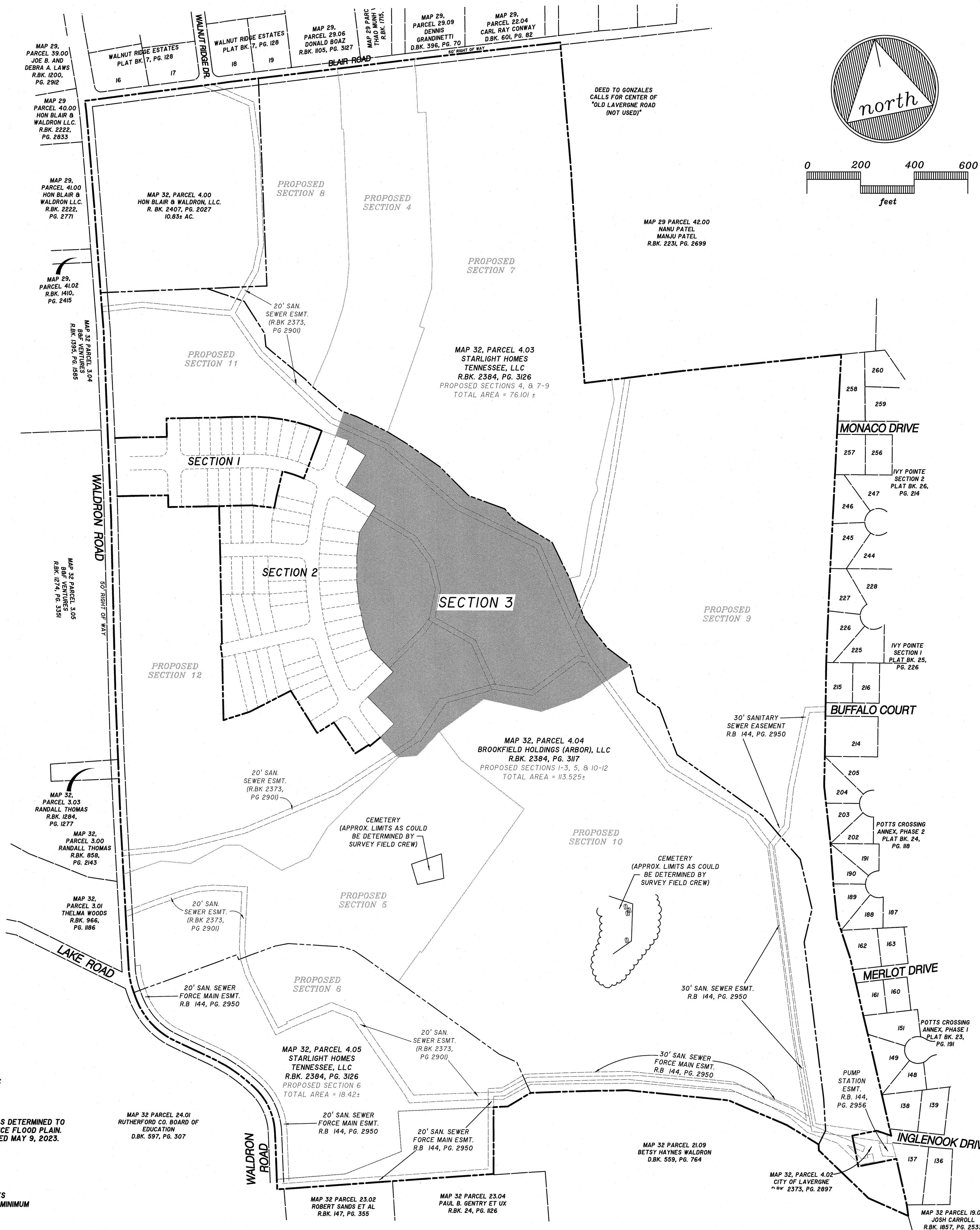


OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #4749C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PARCEL 4.04
R.B.K. 2384, PG. 317 R.O.R.C., TN

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

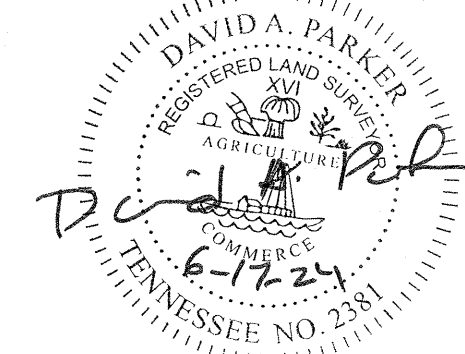
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 317, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: TROY WAHLBERG, VICE PRESIDENT
TAX MAP 32, P/O PARCEL 4.04 BROOKFIELD HOLDINGS (ARBOR) LLC
RECORD BOOK 2384, PAGE 317

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 6-17-24 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 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 STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR, (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE 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

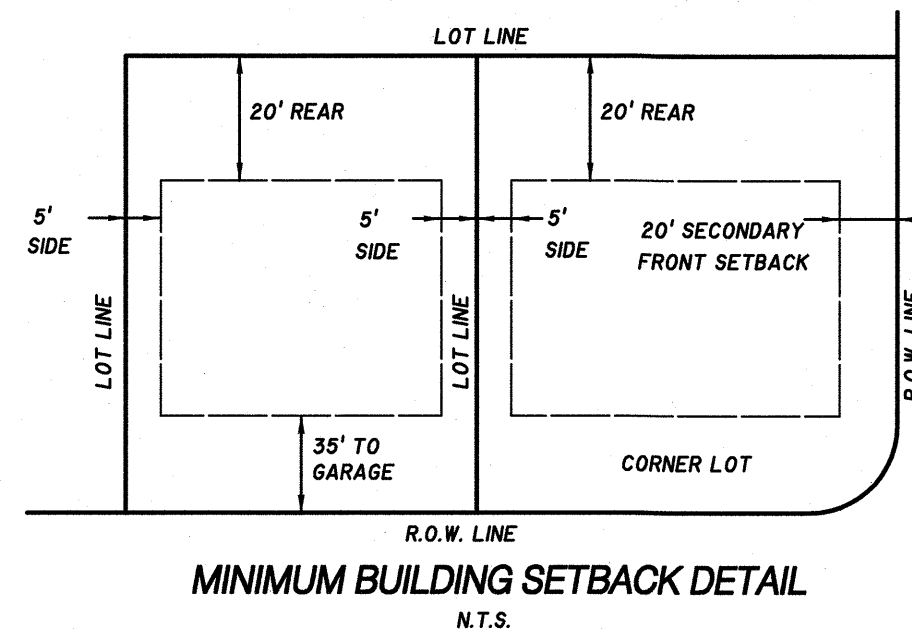
SECTION 3 ARBOR RIDGE SUBDIVISION

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

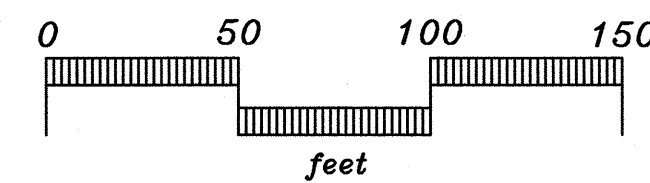
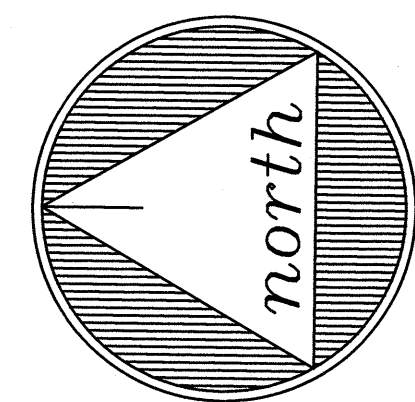
PROJ. # 18314.55	DATE: 5-24-24 REV: 6-17-24	FILE: ARBOR RIDGE SEC 3 FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 200'	SHEET 1 OF 2
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CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	154.25°	575.00'	100.00'	N 3°16'40" W	100.00'
C2	104°01'11"	225.00'	408.48'	N 04°45'20" E	354.65'
C3	104°01'11"	275.00'	499.26'	S 04°45'20" W	433.46'

AREA	SQ. FEET	ACRES
67	5,740.03	0.13
68	5,740.03	0.13
69	5,740.03	0.13
70	5,740.03	0.13
71	5,740.03	0.13
72	5,740.03	0.13
73	5,998.04	0.14
74	7,160.06	0.16
75	7,160.06	0.16
76	7,160.06	0.16
77	7,160.06	0.16
78	9,554.22	0.22
79	6,096.04	0.14
80	7,160.06	0.16
81	11,324.26	0.26
82	11,324.26	0.26
83	11,324.26	0.26
84	6,976.06	0.16
85	6,096.04	0.14
86	5,640.22	0.13
87	5,740.03	0.13
88	5,740.03	0.13
89	5,740.03	0.13
90	5,740.03	0.13
91	5,740.03	0.13
92	5,740.03	0.13
93	5,740.03	0.13
94	7,160.06	0.16
95	7,271.07	0.17
C.A. A	24,162.05	0.55
C.A. B	444,807.10	10.21
R.O.W.	38,079.07	0.87
TOTAL	710,850.16	16.32

LINE	BEARING	DISTANCE
L1	N 30°36'57" E	14.70'
L2	N 29°23'03" W	50.00'
L3	S 59°23'03" E	50.00'
L4	S 28°24'30" E	31.85'
L5	N 83°44'46" W	69.37'



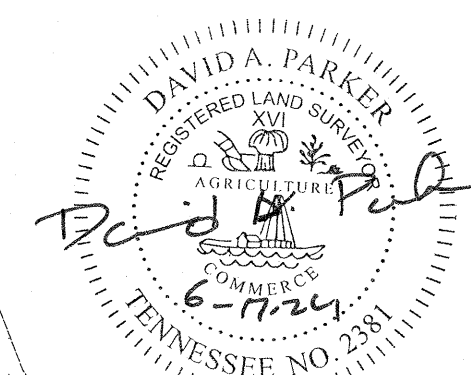
OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15th FLOOR
NEW YORK, NY 10281

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, PARCEL 4.04
R.B.K. 2384, PG. 317 R.O.C., TN

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)
 - FH — WATER LINE w/FIRE HYD. & BLOW OFF VALVE
 - 8"SS — 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: 6-17-24 FILE: ARBOR RIDGE SEC 3 FINAL PLAT DRAWN BY: ATS SCALE: 1" = 50' 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. Below it, in smaller white capital letters, is 'AT CAROTHERS CROSSING'. 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. Several small, dark green shrubs and some spiky-leafed plants are planted in the gravel. Two tall, thin, dark green evergreen trees stand on either side of the pillar. The foreground is a grassy area with some litter, including a red and white can and a white bottle. The background consists of a line of trees under a cloudy sky.

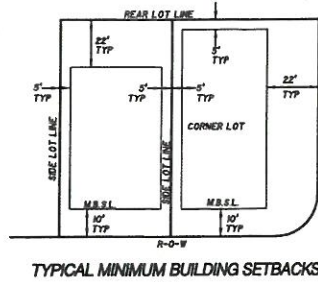
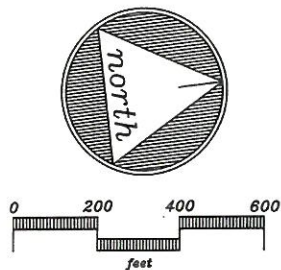
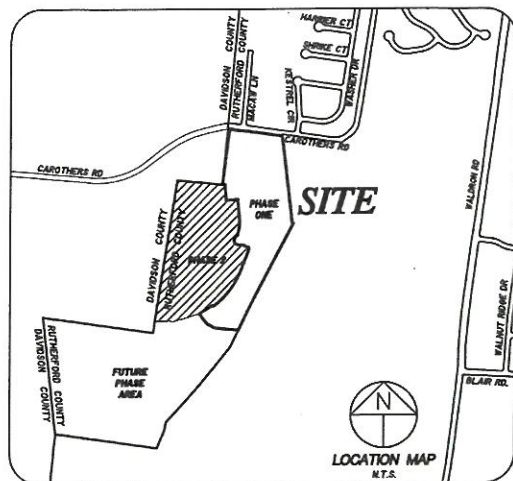
HAMLET

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 RESTRICTIONS LINES AND THAT OFFERS OR RENEVABLE DEDICATION FOR ALL PUBLIC UTILITIES, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE 6/4/22 NAME Kevin Martin Managing Member
 MAP 29, P/O PARCEL 29.00 BURKITT HILLS INVESTMENT GROUP, LLC
 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
 TERN. R.L.S. NO. 2381 REGISTERED LAND SURVEYOR

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 Brown
 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 Brown
 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 Kevin Martin
 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 Brown
 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. 4749C0005H, 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.

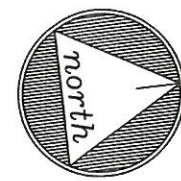
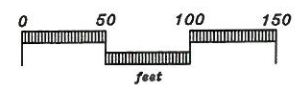


LOT AREA TABLE

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

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

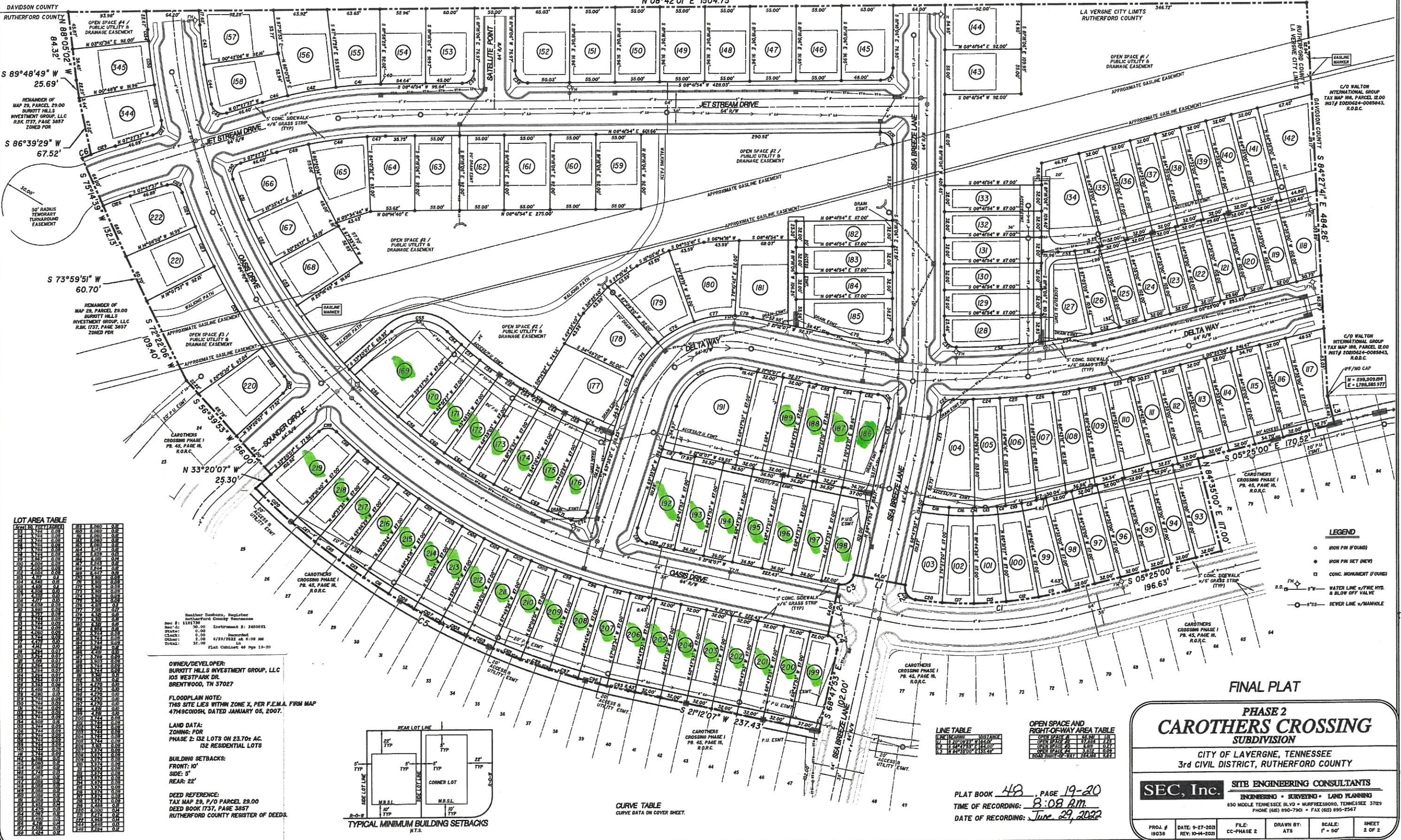
LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)
1	1,234.56	1,234.56
2	1,234.56	1,234.56
3	1,234.56	1,234.56
4	1,234.56	1,234.56
5	1,234.56	1,234.56
6	1,234.56	1,234.56
7	1,234.56	1,234.56
8	1,234.56	1,234.56
9	1,234.56	1,234.56
10	1,234.56	1,234.56
11	1,234.56	1,234.56
12	1,234.56	1,234.56
13	1,234.56	1,234.56
14	1,234.56	1,234.56
15	1,234.56	1,234.56
16	1,234.56	1,234.56
17	1,234.56	1,234.56
18	1,234.56	1,234.56
19	1,234.56	1,234.56
20	1,234.56	1,234.56
21	1,234.56	1,234.56
22	1,234.56	1,234.56
23	1,234.56	1,234.56
24	1,234.56	1,234.56
25	1,234.56	1,234.56
26	1,234.56	1,234.56
27	1,234.56	1,234.56
28	1,234.56	1,234.56
29	1,234.56	1,234.56
30	1,234.56	1,234.56
31	1,234.56	1,234.56
32	1,234.56	1,234.56
33	1,234.56	1,234.56
34	1,234.56	1,234.56
35	1,234.56	1,234.56
36	1,234.56	1,234.56
37	1,234.56	1,234.56
38	1,234.56	1,234.56
39	1,234.56	1,234.56
40	1,234.56	1,234.56
41	1,234.56	1,234.56
42	1,234.56	1,234.56
43	1,234.56	1,234.56
44	1,234.56	1,234.56
45	1,234.56	1,234.56
46	1,234.56	1,234.56
47	1,234.56	1,234.56
48	1,234.56	1,234.56
49	1,234.56	1,234.56
50	1,234.56	1,234.56
51	1,234.56	1,234.56
52	1,234.56	1,234.56
53	1,234.56	1,234.56
54	1,234.56	1,234.56
55	1,234.56	1,234.56
56	1,234.56	1,234.56
57	1,234.56	1,234.56
58	1,234.56	1,234.56
59	1,234.56	1,234.56
60	1,234.56	1,234.56
61	1,234.56	1,234.56
62	1,234.56	1,234.56
63	1,234.56	1,234.56
64	1,234.56	1,234.56
65	1,234.56	1,234.56
66	1,234.56	1,234.56
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68	1,234.56	1,234.56
69	1,234.56	1,234.56
70	1,234.56	1,234.56
71	1,234.56	1,234.56
72	1,234.56	1,234.56
73	1,234.56	1,234.56
74	1,234.56	1,234.56
75	1,234.56	1,234.56
76	1,234.56	1,234.56
77	1,234.56	1,234.56
78	1,234.56	1,234.56
79	1,234.56	1



C/O WALTON INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 2020024-0085643, R.O.C.

C/O WALTON INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 2020024-0085643, R.O.C.

C/O WALTON INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 2020024-0085643, R.O.C.



LOT AREA TABLE

Lot	Area (sq. ft.)	Area (ac.)
121	1,234.56	0.028
122	1,234.56	0.028
123	1,234.56	0.028
124	1,234.56	0.028
125	1,234.56	0.028
126	1,234.56	0.028
127	1,234.56	0.028
128	1,234.56	0.028
129	1,234.56	0.028
130	1,234.56	0.028
131	1,234.56	0.028
132	1,234.56	0.028
133	1,234.56	0.028
134	1,234.56	0.028
135	1,234.56	0.028
136	1,234.56	0.028
137	1,234.56	0.028
138	1,234.56	0.028
139	1,234.56	0.028
140	1,234.56	0.028
141	1,234.56	0.028
142	1,234.56	0.028
143	1,234.56	0.028
144	1,234.56	0.028
145	1,234.56	0.028
146	1,234.56	0.028
147	1,234.56	0.028
148	1,234.56	0.028
149	1,234.56	0.028
150	1,234.56	0.028
151	1,234.56	0.028
152	1,234.56	0.028
153	1,234.56	0.028
154	1,234.56	0.028
155	1,234.56	0.028
156	1,234.56	0.028
157	1,234.56	0.028
158	1,234.56	0.028
159	1,234.56	0.028
160	1,234.56	0.028
161	1,234.56	0.028
162	1,234.56	0.028
163	1,234.56	0.028
164	1,234.56	0.028
165	1,234.56	0.028
166	1,234.56	0.028
167	1,234.56	0.028
168	1,234.56	0.028
169	1,234.56	0.028
170	1,234.56	0.028
171	1,234.56	0.028
172	1,234.56	0.028
173	1,234.56	0.028
174	1,234.56	0.028
175	1,234.56	0.028
176	1,234.56	0.028
177	1,234.56	0.028
178	1,234.56	0.028
179	1,234.56	0.028
180	1,234.56	0.028
181	1,234.56	0.028
182	1,234.56	0.028
183	1,234.56	0.028
184	1,234.56	0.028
185	1,234.56	0.028
186	1,234.56	0.028
187	1,234.56	0.028
188	1,234.56	0.028
189	1,234.56	0.028
190	1,234.56	0.028
191	1,234.56	0.028
192	1,234.56	0.028
193	1,234.56	0.028
194	1,234.56	0.028
195	1,234.56	0.028
196	1,234.56	0.028
197	1,234.56	0.028
198	1,234.56	0.028
199	1,234.56	0.028
200	1,234.56	0.028
201	1,234.56	0.028
202	1,234.56	0.028
203	1,234.56	0.028
204	1,234.56	0.028
205	1,234.56	0.028
206	1,234.56	0.028
207	1,234.56	0.028
208	1,234.56	0.028
209	1,234.56	0.028
210	1,234.56	0.028
211	1,234.56	0.028
212	1,234.56	0.028
213	1,234.56	0.028
214	1,234.56	0.028
215	1,234.56	0.028
216	1,234.56	0.028
217	1,234.56	0.028
218	1,234.56	0.028
219	1,234.56	0.028
220	1,234.56	0.028
221	1,234.56	0.028
222	1,234.56	0.028

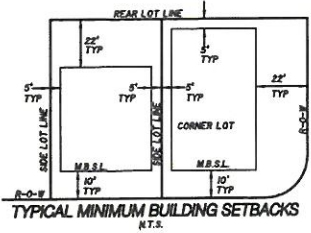
Owner/Developer:
BURKITT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

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	...
2+00	...
3+00	...
4+00	...
5+00	...
6+00	...
7+00	...
8+00	...
9+00	...
10+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 • HUNTERDON, TENNESSEE 37029
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