



## Agenda for Eagleville Planning Commission

108 South Main Street  
Monday, August 5, 2024

Eagleville City Hall  
6:30 p.m.

*Prior to Meeting, Please Silence All Electronic Devices*

1. **CALL TO ORDER** – Acting Chairman Derrick Lynch
2. **ROLL CALL / DETERMINATION OF QUORUM**
3. **CITIZEN COMMENTS** – Each Citizen will be given up to 3 minutes to speak
4. **MINUTES/OTHER BUSINESS**
  - a. Approve or Deny Minutes of Planning Commission Meeting of July 8, 2024
  - b. Motion and Vote on Chairman to serve until January 2025
  - c. Motion and Vote on Secretary to serve until January 2025
5. **Design Review Recommendations**
6. **Old Business**
7. **NEW BUSINESS**
  - a. Preliminary Plat – Review and Approval of a Request by Salem Creek Partnership for a 204 Lot Subdivision to be Located at 742 West Webb Road – Zoning R-2/ PRD (Continued from July 8, 2024 Meeting )
  - b. Review of and Referral to Eagleville Planning Commission of Annexation Request and Plan of Service to Annex Parcels: 120 023.12 (13 approximate acres), 120 023.03 (35 approximate acres), and 120.023.10 (20.21 approximate acres), located on College Grove Road and Within the Eagleville Urban Growth Boundary
  - c. Review of and Referral to Eagleville Planning Commission of Annexation Request and Plan of Service to Annex a Portion of College Grove Road, varying right of way widths from 45 to 60 feet in width and a length of approximately .63 miles from the Intersection of College Grove Road to the Western Boundary of Parcel 120 023.12, within the Eagleville Urban Growth Boundary
8. **City Manager/City Planner Report**
9. **ADJOURNMENT**

ITEM 4a

Approval of Minutes

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, July 8, 2024 – 6:30pm**

**1. CALL TO ORDER**

Acting Chairman Derrick Lynch called the meeting to order at 6:46 p.m.

**2. ROLL CALL / DETERMINATION OF QUORUM**

City Clerk Katy Sanderson called the roll.

**PLANNING COMMISSION**

**PRESENT:**

Acting Chairman Derrick Lynch  
Councilman Chris Hendrix  
Commissioner Erik Hurter

Commissioner Justin Bryant  
Commissioner Darren Shanks

**STAFF:**

Hellyn Riggins, City Manager  
Will Owen, City Engineer

Katy Sanderson, City Clerk

**GUESTS:**

Kyah Richards      Jodi Gnoffo      Rob Mulchan      Rodney Kelly      Cathy Kelley

**3. CITIZEN COMMENTS**

No one opted to speak at this time.

**4. MINUTES/OTHER BUSINESS**

- a. Approve or Deny Minutes of Planning Commission Meeting of June 3, 2024  
Commissioner Shanks moved to approve the minutes.  
Councilman Hendrix seconded the motion.  
The **MOTION** passed 5-0.

**5. DESIGN REVIEW RECOMMENDATIONS**

- a. **Review and Approval of Design Review Recommendation of Sign for Sorelles Restaurant at 161 N. Main Street – Zoning C-1**

City Manager Hellyn Riggins explained the sign is metal with the name cut out and backlit with white light. The sign is the same dimension as the sign it replaced. She also mentioned that Kyah Richards is here on her own behalf as well as that of Jamie Barnett, owner of Nolo MedSpa.

Motion to Approve Design Review recommendation was made by Commissioner Shanks  
Councilman Hendrix seconded the motion.  
The **MOTION** passed 5-0.

**b. Review and Approval of Design Review Recommendation of Sign for Nolo MedSpa at 163B N. Main Street – Zoning C-1**

Acting Chairman Lynch explained the sign is the same design as the Sorelles sign made of metal but with the name Nolo MedSpa cut out and backlit with white light. The dimensions are smaller but the look is otherwise the same and is located on the front of the building.

City Manager Riggins added that Ms. Barnett had come before the Commission a few months ago and was asked to return before she did anything with her sign. At the previous meeting, Ms. Barnett expressed interested in changing the signage on the side of the building. At that time Ms. Riggins told her there was no application for a second sign and that only one sign was permitted on the side of the building. If Ms. Barnett didn't want to continue to share that sign with the other business (Sorelles), she would need to speak with Sorelles as well as the building owner for their approval; with the understanding that once the sign went from shared to only one business represented, it could never return to a dual sign.

Motion to Approve Design Review recommendation of front sign was made by Commissioner Shanks  
Commissioner Bryant seconded the motion.

The **MOTION** passed 5-0.

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**a. Site Plan Approval – Request for Swimming Pool at a Non-Conforming Residential House at 207 Allisona Road – Zoning C-2**

City Manager Riggins explained that the property owner, Mr. Rodney Kelley, approached her about putting a swimming pool in his back yard. It was determined that the property is zoned C-2 and because of that would need to go before the Planning Commission. Ms. Riggins stated that a swimming pool is outright permitted in a C-2 zone and believes it still falls within the regulations and does not add to the non-conformity of the residential use. The pool meets the requirements necessary for the C-2 zone with it location and specifications found in the packet.

Motion to Approve the site plan was made by Commissioner Bryant  
Councilman Hendrix seconded the motion.

The **MOTION** passed 5-0.

**b. Preliminary Plat – Review and Approval of a Request by Salem Creek Partnership for a 204 Lot Subdivision to be Located at 742 West Webb Road – Zoning R-2/ PRD**

Ms. Riggins stated that this application calls for 204 lots but after staff notes, they have resubmitted it at 200 lots. This is the preliminary plat which is like a road map of what will be done. The final plat must be presented later for approval before any lots can be sold. City Engineer Will Owen and Rob Mulchan of Site Engineering Consultants, Inc (SEC) representing the property developer, addressed the topics of the property and clarified notes

during discussion. Ms. Riggins suggested the Commission take its time and ask any questions they have. See attached Staff Notes to correspond with Planning Commission minutes.

Ms. Riggins stated there are two topics being addressed in addition to the preliminary plat: the road improvement on Webb Rd. and an easement on the other side of the Harpeth River where a Septic Tank Effluent Pumping (STEP) system will be built.

- Webb Road will have the improvements done including pavement widened and will have a 2ft. shoulder added to each side. The City, along with the developer, is also working with Tennessee Department of Transportation (TDOT) to get the site distance at the intersection of Webb Road and Hwy 41A improved. TDOT told Ms. Riggins that the developer would be responsible for addressing the sight distance regarding the bridge.
- There will need to be an easement necessary for the building of the STEP system as well as for access for Consolidated Utility District (CUD) and the City. The developer will build the system and then turn it over to CUD. CUD will then be handing it over to the City to manage and at that time the City will be receiving the revenue. Acting Chairman Lynch noted the access road from College Grove while noted as temporary will continue through phase six of the development.

While looking over the plat, the Commission noted several things:

- some houses are in the flood plain
- the STEP system is in the flood plain
- minimum lot size is 15,000 sq. ft.
- the water line is under one sidewalk while the sewer line is under another
- after a question from Commissioner Bryant, Will Owen stated the 5 ft. American with Disabilities Act (ADA) sidewalk requirement will stand regardless & CUD will not allow the water & sewer lines to run under the sidewalk
- a lot that is partially in the flood plain must go through the Federal Emergency Management Agency (FEMA) process even if the structure is not in the flood plain, unless the portion of the lot located in the flood plain is removed from the lot

Mr. Owen confirmed with Mr. Mulchan the temporary access drive shown was a fallback solution if the timing of Winterbrook, the College Grove property, does not coincide with the first phase of development for Stephenson Farms. On the revision, Mr. Owen stated the City would want to see the road go all the way through the property and not just to the treatment and drip field area. It would need to be a minimum of 16 ft. wide paved access.

Acting Chairman Lynch asked for clarification on the public utility (PU) easement. Mr. Owen stated according to the plan, a 10 ft easement from one side for the force main outside of the right of way and on the other side a 10 ft easement outside of the right of way for the water line. A discrepancy was noted between the multiple pages as to a 20 ft. easement and it was acknowledged by Mr. Mulchan that there should be a 20 ft. PU easement everywhere instead of a 10 ft. but that was a mistake made while layering the plans.

- Mr. Mulchan stated he didn't think there would be natural gas running into the development.

Staff note update:

#### Planning

4. Lot 19 needs to show a 20 ft. rear setback
5. Make sure the easement is consistent with CUD
7. On the final plat the location of the STEP tank needs to be in a CUD approved easement.
8. The street names will need to be double checked with the 911 system to confirm no duplicate names
11. The stop sign placement was directed by the Police Chief.
12. The owner of the Shell Farm (a cattle/horse farm) had previously requested the City ask the developer to remind people that they will be next to a farm as well as reinforce fencing on their side of the shared property line. The developer stated they would consider working with the property owner. Mr. Mulchan stated that the property owner would be liable if there were any damages to another property due to an animal getting out.
13. Ms. Riggins explained the City only requires open space and suggests amenities. The Commission would like to see a second pavilion large enough for gathering or one pavilion easily accessible. Mr. Mulchan proposed, based on the size and spread of the development, leaving the small pavilion along the walking trail for shelter during inclement weather or a moment of rest and placing another larger pavilion next to the mail kiosk where there is already planned greenspace and parking. He will present this to his client but cannot guarantee they will agree. The pavilion should meet setback requirements. An architectural rendering of any pavilions will be provided. Ms. Riggins asked if the mail kiosk will be lighted and covered. Mr. Mulchan stated it would be. Ms. Riggins mentioned that the temporary mail kiosk on the plan appears to be in a location that could cause traffic problems in the neighborhood as you turn in. Mr. Owen stated he thinks there should be a second permanent kiosk due to the size of the property and the location of the one permanent kiosk on the plan. Ms. Riggins stated it would also depend on the Postal Service requirement. Mr. Mulchan asked if the Commission would be open to moving the temporary kiosk from the current location on the plan to the space next to Lot 20. It will be close to phases 1 and 2 and not near the entrance to the neighborhood. The Commissioners thought this was a better location. Mr. Owen stated there would need to be a separate kiosk for phase 6 as it is on across the river. Mr. Owen suggested requiring the developer to commit to a mail kiosk for phase 6 like the requirement of the access road. Mr. Owen went on to say that phase 6 cannot happen without public right of way being constructed to it. He also stated the temporary access road was sufficient for the STEP system but is not sufficient for the lots shown in phase 6. That lot road must be built to the City standard. Now that an additional lot has been purchased by the developer, there is the possibility of phase 6 taking place without the Winterbrook development taking place.
17. Curbs will be mountable.
20. The Fire Chief confirmed the cul-de-sacs are the required dimensions.
21. The easements must be reflected on the final plat.
23. There needs to be more storm water detail on the preliminary plat as well as how the water will be getting from each lot into the storm drain before the City issues a building permit.
24. The detention ponds will be permanent.
25. No connection to Webb Road from the neighborhood other than from main entrance. Mr. Mulchan

will look into if the berm will be built for the entirety of Webb Rd. during phase 1.

26. There will be riprap used in the detention ponds and the slope will be a 3 to 1 ratio or 4 to 1 ratio based on the plans once Mr. Owen looks at them. Ms. Riggins stated her concern of a child getting trapped in the detention pond due to the incline. The slope ratio should be done to alleviate some of that.

Commissioner Shanks asked if there was a possibility of putting grates on the drains to the Detention pond. Mr. Owen weighed in that there were safety issues with drains whether they were covered or not. Most people don't install grates on culverts in Middle Tennessee. Either way it can be dangerous and someone could get trapped. Ms. Riggins would also like some landscaping around the pond(s) if they are close to the road. Whether rip rap is approved is still up for discussion.

#### Engineering

7. Temporary access road must be minimum of 16 ft. wide and paved.
9. Clean cross sections. The right of way will be 50 ft wide. Roll over curb with 1 ft. curb back to it. It is integral curb and gutter. The road will be 14 ft. wide paved, 2 ft. curb and gutter, with a 4 ft. wide grass strip and 5 ft. wide sidewalk. Back of front sidewalk will be the property lines.
19. Lots updated without buffers. Buffer is 30 ft.
22. Signage to be added to wetlands, "do not disturb"
24. Trail material proposed not specified. Commission wants it to be concrete or paved and a minimum of 4 ft.

Mr. Owen brought up that lot 108 is an odd shape and does not meet the road frontage requirement as it is only 50 ft. The ordinance minimum lot width is 90 ft. This lot will need to find frontage or disappear.

The Webb Road improvements are expected to be done in phase 1.

Motion to continue to August 5, 2024, Planning Commission Meeting with Staff Note recommendations by Will Owen to be seen in a revised set of plans was made by Commissioner Bryant

Councilman Hendrix seconded the motion.

The **MOTION** passed 5-0.

- c. **Review of and Referral to Eagleville Planning Commission of Annexation Request and Plan of Service to Annex Parcels: 120 023.12 (13 approximate acres), 120 023.03 (35 approximate acres), and 120.023.10 (20.21 approximate acres), located on College Grove Road and Within the Eagleville Urban Growth Boundary**

City Manager Riggins stated she would address items c. and d. with her comments.

Ms. Riggins explained we have a request from owners on College Grove Road to annex property while the City is requesting to annex the road that goes along with the property from Rutherford County.

As of July 1, 2024, a new law went into effect that has a longer notice requirement to property owners in the area with a notice run in the paper as well as letters sent. Ms. Riggins recommends taking no action at this time as there will need to be a public hearing before being referred back to the Council and as such will be addressed at the August 5, 2024, Planning Commission meeting.

Commissioner Bryant asked specifically which property this is and was told it is the three parcels being called the Winterbrook property that backs up to the Stephenson Farms property. Mr. Mulchan elaborated that the location of this property will allow access to the Stephenson Farms STEP system.

Motion to defer to August 5, 2024, Planning Commission Meeting was made by Commissioner Shanks

Commissioner Bryant seconded the motion.

The **MOTION** passed 5-0.

- d. **Review of and Referral to Eagleville Planning Commission of Annexation Request and Plan of Service to Annex a Portion of College Grove Road, varying right of way widths from 45 to 60 feet in width and a length of approximately .63 miles from the Intersection of College Grove Road to the Western Boundary of Parcel 120 023.12, within the Eagleville Urban Growth Boundary**

See item c. comments above.

Motion to defer to August 5, 2024, Planning Commission Meeting was made by Commissioner Shanks

Commissioner Bryant seconded the motion.

The **MOTION** passed 5-0.

8. **CITY MANAGER/CITY PLANNER REPORT**

Ms. Riggins stated that it was good to have our new Commissioner, Erik Hurter present.

9. **ADJOURNMENT**

Acting Chairman Lynch confirmed there were no further comments and adjourned the meeting at 8:08 p.m.

Submitted by:

\_\_\_\_\_  
City Clerk Katy Sanderson

Approved by:

\_\_\_\_\_  
Acting Chairman Derrick Lynch

\_\_\_\_\_  
Date minutes approved

ITEM 7a

Review and Approval of Preliminary Plat

P.O. Box 68  
126 South Main Street  
Eagleville, TN 37060



(615) 274-6992  
Fax (615) 274-2637

SUBDIVISION PLAT APPLICATION

**SUBDIVISION PLAT APPLICATION**

Name of Subdivision Stephenson Farms Section Number (if applicable) N/A Date of Application 6/6/2004

Type of Subdivision Plat Submitted:  Preliminary  Final  Minor Final  Combination  Resubdivision

Applicant/Developer Salem Creek Partnership

Mailing Address 239 Veterans Pkwy, Suite C City Marble Falls State TN Zip 37128

Phone Number (904) 607-5351 Fax \_\_\_\_\_ Email fortressland@yahoo.com

Project Engineer/Surveyor Site Engineering Consultants, Inc.

Mailing Address 50 Middle Tenn Blvd. City Marble Falls State TN Zip 37129

Phone Number (615) 890-7901 Fax \_\_\_\_\_ Email jreed@see-civil.com

**PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION**

Tax Map 141-1 Group 1411 Parcel 1 Deed Book 2106 Page Number 1369  
Civil District 8 (Rutherford) Number of Proposed Lots 204

Was a concept meeting held with staff?  Yes  No

If yes, on what date did this meeting occur: Periodically over last 2 years.

**ADDITIONAL REQUIRED INFORMATION**

A copy of the owner's deed

A plat checklist

A copy of NPDES Permit (if applicable)

Permit #:

NOTE: NPDES is required by the state if more than 1-acre of land is to be disturbed.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief

Applicant's Signature Charles A. Waite Applicant's Name (Printed) Charles A. Waite Date 6/6/2004

**STAFF USE ONLY - FEES**

1 Minor Plat Fees Preliminary / Final Plat Fees \$250 per Lot/One-Time Fee

2 Fee Paid to City: 204 x 50 = 10,200 + 500 = 10,700.00

NOTE: The County's School Facilities Tax paid in full at building permit, OR 1/2 paid at Building Permit and 1/2 paid at CO.

County Tax Certificate Number: \_\_\_\_\_ Receipt Number \_\_\_\_\_ Total: 10,700.00

If approved, the Plat is submitted to the Register of Deeds for recording along with the Plat Recording fee.

paid

**SALEM CREEK PARTNERSHIP**  
**239 Veterans Parkway, Suite C**  
**Murfreesboro, TN 37128**  
**"SERVING LOCALLY OWNED CRAFTSMAN HOME BUILDERS."**

June 26, 2024

Hellyn Riggins, City Manager  
City of Eagleville  
108 South Main Street  
Eagleville, Tennessee 37060

RE: Preliminary Plat and Responses to the City of Eagleville Planning and Engineering Comments relating to the "Stephenson Farms" Planned Residential Development located within Rutherford County Tax Map 141, Parcel 1 (187.51 acres).

Dear Mrs. Riggins,

Thank you for the opportunity to submit a Preliminary Plat Application to be considered before the Planning Commission on July 8, 2024. A copy of the Preliminary Plat, the Construction Plans and the responses to comments received from the City on June 12, 2024 are attached. Electronic copies of these documents have also been sent to you and to Will Owen, Consulting Engineer. The Preliminary Plat and Construction Plans have been modified to reflect the City comments.

Per your request, I have also attached a proposed access easement between the Scales Farm and the Stephenson Farm (both owned by Salem Creek Partnership) which will be executed upon your approval.

We appreciate the opportunity and continue to look forward to working with you, the City of Eagleville Planning Commission, the Mayor and the City Council on this Planned Residential Development.

Best Regards,  
Salem Creek Partnership  
*"Serving Locally Owned Craftsman Homebuilders"*



Charles Walte, Development Coordinator

## City of Eagleville Planning Commission Meeting July 8, 2024

Charles Waite <fortresslanding@outlook.com>

Tue 7/2/2024 9:38 AM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

Cc: Jamie Reed <jreed@sec-civil.com>; Rob Molchan <rmolchan@sec-civil.com>; Richard Houze <rhouze@sec-civil.com>; Will Owen <WOwen@griggsandmaloney.com>

 3 attachments (2 MB)

FedEx Scan 2024-06-27\_13-40-05.pdf; Ingress Egress Easement 002 7-7-2023(1).pdf; 3070-Fiery179.pdf;

Dear Hellyn,

I thought it may be of convenience to you if I sent an electronic file of the hard copy of the cover letter and the proposed Easement Exhibit which accompanied the hard copies of the Preliminary Plat, Construction Plans and SEC responses to City comments that I delivered to your office on June 27. I have also attached street sign and street lighting detail that I did not submit with the referenced hard copies delivered last week.

I will be out of town for the Planning Commission on July 8 (a long ago planned trip) but have appreciated all the City of Eagleville meetings leading up to this Preliminary Plat review. I understand that a member of the SEC, Inc. team, (either Jamie Reed, Rob Molchan or Richard Houze) will be in attendance on July 8 to answer any questions of the Planning Commission.

Thank you for all of your assistance and efforts during this process and I remain available by email or phone.

Best Regards,  
Charlie Waite  
(904) 607-5351

## ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "Easement") is hereby made, published, and declared this 8th day of July, 2024, by Salem Creek Partnership, a Tennessee general partnership ("Grantor") and SALEM CREEK PARTNERSHIP, a Tennessee general partnership ("Grantee").

### WITNESSETH:

WHEREAS, Grantor is the owner of a certain parcels of land in Rutherford County, Tennessee, Map 120 Parcel,46 which is more particularly described in the Warranty Deed of record in Book 2363, page 2043, Register's Office of Rutherford County, Tennessee (hereinafter "Grantor's Parcels");

WHEREAS, Grantee is the owner of a certain parcel of land in Rutherford County, Tennessee, parcel #141-001.00, which property adjoins Grantor's Parcels and is more particularly described in the Warranty Deed of record in Record Book 2106, page 1369, Register's Office of Rutherford County, Tennessee (hereinafter "Grantee's Parcel");

WHEREAS, in connection with Grantee's development of the Grantee's Parcel, Grantee desires to construct an access road and related facilities (the "Access Road Facilities") on that portion of the Grantor's Parcels as shown on the attached Exhibit A;

WHEREAS, Grantor desires to grant to Grantee non-exclusive, temporary access and construction easements under, through and across the Access Road Easement Area for (i) the construction of the Access Road Facilities; and (ii) Grantee's use of the Access Road Easement Area for construction vehicle access to the Grantee property from College Grove Road.

NOW, THEREFORE, for and in consideration of the mutual covenants set forth herein and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein by reference.
2. **Grant of Access Easement.** Grantor does hereby grant and convey to Grantee, its successors and assigns, for the benefit of Grantee, its invitees, contractors, employees and agents, a temporary non-exclusive easement for ingress, egress and access (the "Access Easement") by vehicular and pedestrian traffic upon, over, through and across the Access Road Easement Area, for purposes of access to the Grantee Parcel from College Grove Road and construction of the

Access Road Facilities, with full authority to enter upon, over, through and across the Access Road Easement Area, and, once constructed, the Access Road Facilities. The Access Easement granted herein shall be appurtenant to and run with the Grantee Parcel and shall not be assigned, conveyed or transferred by Grantee except as an appurtenance to the Grantee Parcel. The Access Easement shall be temporary in nature and shall terminate immediately upon acceptance of the Access Road Facilities by the local government opening the Access Road Facilities for public use, without any further agreement, documentation or recorded notice by the parties hereto.

3. **Grant of Construction Easement.** Grantor hereby gives, grants and conveys to Grantee, its successors and assigns, for the benefit of Grantee, its contractors, employees and agents, a temporary non-exclusive construction easement (the "Construction Easement") upon, over, through and across the Access Road Easement Area for any purpose related to the construction of the Access Road Facilities, with full authority to enter upon, over, through, under and across the Access Road Easement Area, to demolish, construct, perform or install, as Grantee may deem necessary, the Access Road Facilities. The Construction Easement granted herein shall be appurtenant to and run with the Grantee Parcel and shall not be assigned, conveyed or transferred by Grantee except as an appurtenance to the Grantee Parcel. The Construction Easement granted herein shall be temporary in nature and shall terminate immediately upon acceptance of the Access Road Facilities by the local government, without any further agreement, documentation or recorded notice by the parties hereto.

4. **Installation and Maintenance of Access Road.** Grantee shall, at its sole cost and expense, install the Access Road Facilities, and shall keep the same in a state of good repair and safe condition until the local government has accepted the Access Road Facilities for public use.

5. **Indemnification.** Grantor shall hold Grantee harmless from and against any loss, damage or expense, including reasonable attorney's fees, both at trial and on appeal, incurred as result of or arising out of Grantor's use or occupancy of the Access Road Easement Area; however, such indemnification shall not extend to any loss, damage, or expense caused solely by Grantee's gross negligence or willful misconduct. Grantee shall hold Grantor harmless from and against any loss, damage or expense, including reasonable attorney's fees, both at trial and on appeal, incurred as result of or arising out of Grantee's use or occupancy of the Access Road Easement Area, or use of any easement granted herein; however, such indemnification shall not extend to any loss, damage, or expense caused solely by Grantor's gross negligence or willful misconduct.

6. **Covenants Run with the Land.** All rights, privileges, benefits and burdens created herein are covenants running with the land, binding upon and inuring to the benefit of Grantor and Grantee, and their respective assigns and successors in title.

7. **Attorney's Fees.** In the event that any party hereto or its successors in title institutes legal proceedings against one or more of the other parties to this Agreement to enforce any term of this Agreement, the party prevailing in said legal proceedings shall be entitled to recover from the other party or parties in said legal proceedings reasonable attorneys' fees and court costs incurred incidental thereto, including, without limitation, fees and costs incurred in negotiations or collection efforts prior to any party to this Agreement filing suit, in appellate proceedings and in bankruptcy proceedings.

8. **Entire Agreement; Modification and Waiver.** This Agreement constitutes the entire agreement and understanding between the parties hereto relating to the subject matter hereof and may not be amended, waived, or discharged, except by an instrument in writing executed by Grantee and Grantor, (or their respective successors and/or assigns) which written document shall be recorded in the public records of Rutherford County, Tennessee. No failure of either party to exercise any power or to insist upon strict compliance with any obligation specified herein, and no custom, practice or course of dealing at variance with the terms hereof, shall constitute a waiver of such party's rights to demand exact compliance with the terms hereof.

9. **Non-Exclusive Easements.** The easements herein granted are non-exclusive, and Grantor specifically reserves to itself, its successors, assigns, agents, employees, tenants, invitees, licensees, guests, contractors and subcontractors the right to use the Access Road Easement Area for any and all purposes so long as such use does not unreasonably interfere with Grantee's use of the Access Road Easement Area as contemplated under this Agreement. Grantor further specifically reserves the right and privilege at any time and from time to time to make further grants, easements, licenses, and privileges to other persons or entities, over, under, upon and with respect to the Access Road Easement Area, so long as the foregoing will not unreasonably interfere with the right of Grantee to occupy and/use the Access Road Easement Area and the exercise the easements granted for the purposes and in the manner herein described. Such further granting of easements, licenses and privileges with respect to the Access Road Easement Area shall not require the consent of Grantee or any other party.

Grantor hereby covenants with Grantee that it is lawfully seized and possessed of the Grantor's Parcels in fee simple and has a good right to make this conveyance and that Grantor will take such action as is necessary or desirable to fully effectuate this grant and conveyance.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Easement as of this \_\_\_\_ day of \_\_\_\_\_, 2024,

GRANTOR:  
SALEM CREEK PARTNERSHIP

By: \_\_\_\_\_  
Its: \_\_\_\_\_

GRANTEE:  
SALEM CREEK PARTNERSHIP

By: \_\_\_\_\_  
Terry Haynes, General Partner

STATE OF TENNESSEE            )  
COUNTY OF \_\_\_\_\_        )

Personally appeared before me, \_\_\_\_\_, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be \_\_\_\_\_ of Salem Creek Partnership and that as such \_\_\_\_\_ executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself/herself as \_\_\_\_\_.

Witness my hand and seal this \_\_\_\_\_ of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF TENNESSEE        )  
COUNTY OF RUTHERFORD    )

Personally appeared before me, Terry Haynes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Salem Creek Partnership and that as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as General Partner.

Witness my hand and seal this \_\_\_\_\_ of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is \$0.00.

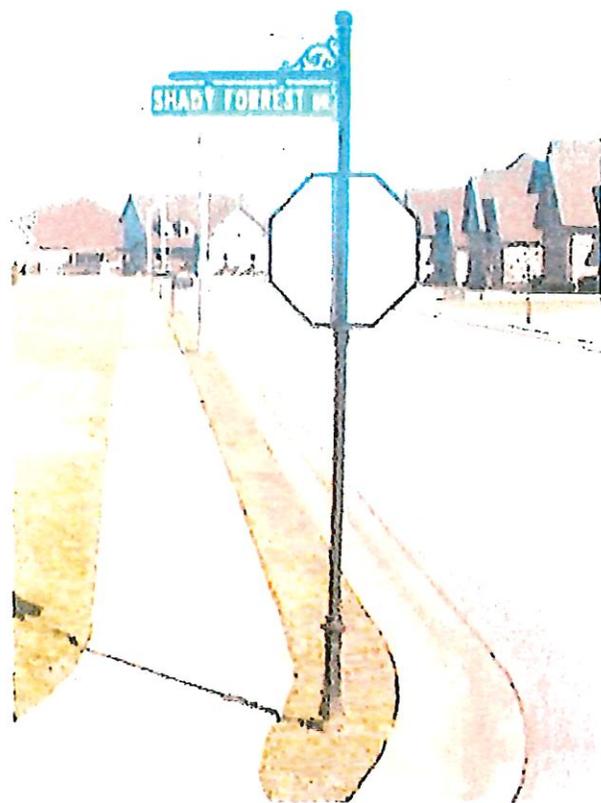
\_\_\_\_\_  
Affiant

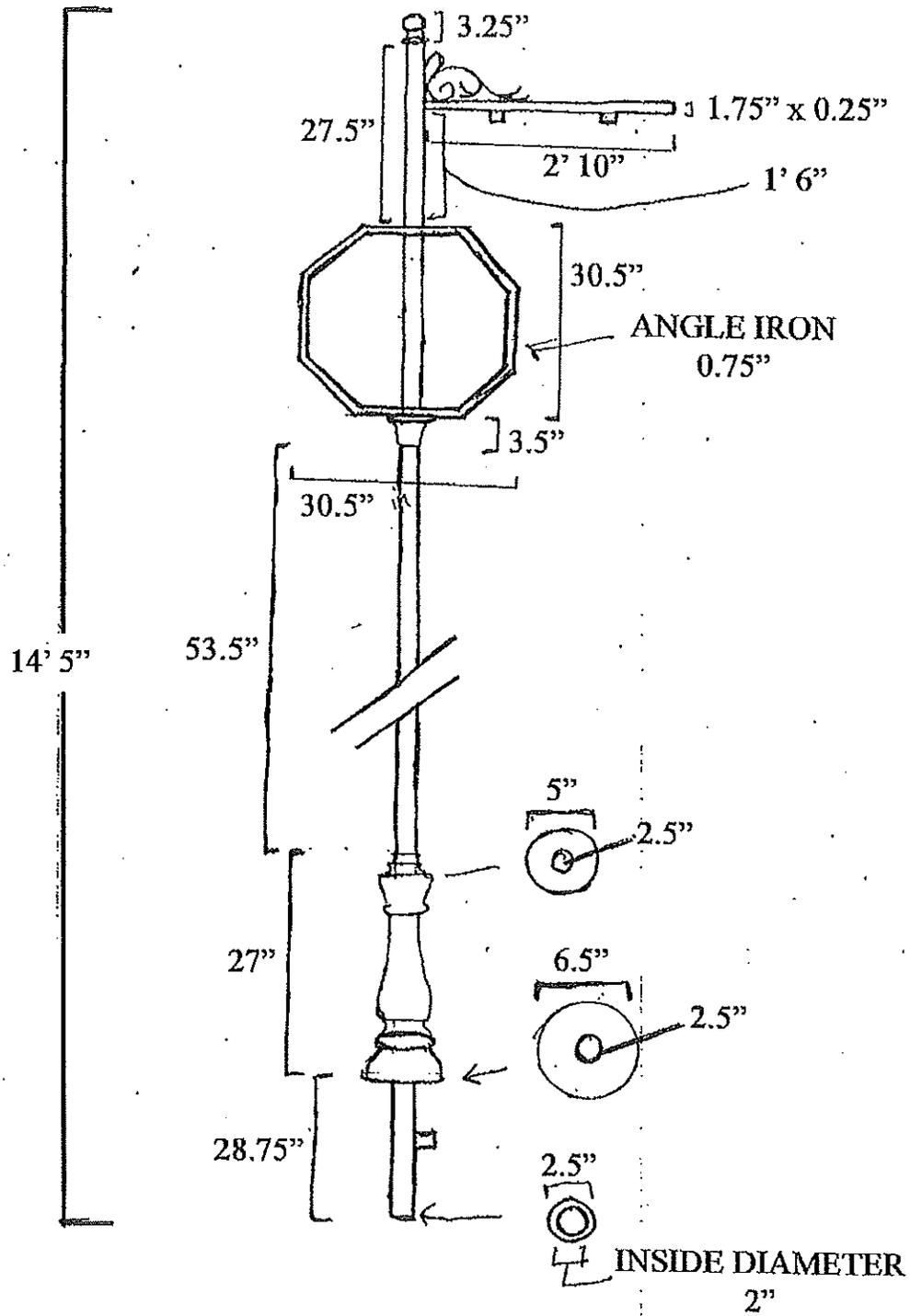
Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

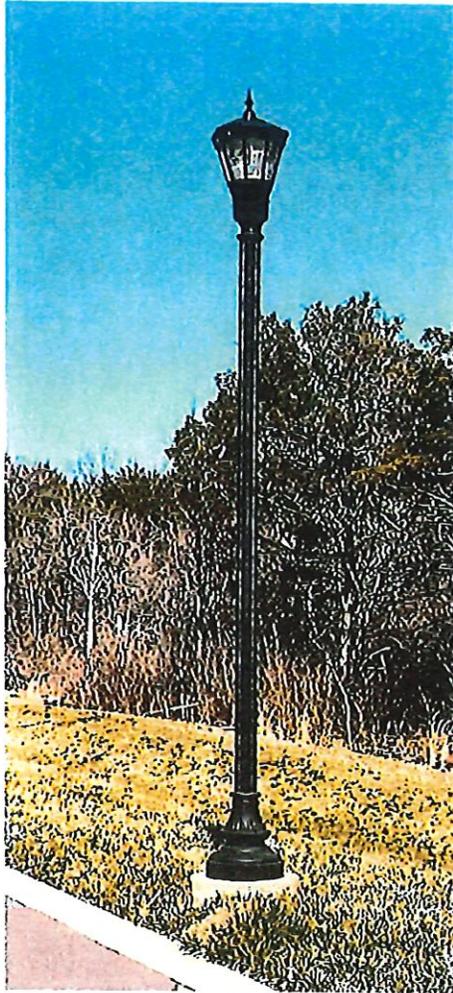
EXHIBIT A

REFERENCE SHEET C0.2 OF THE STEPHENSON FARMS SUBDIVISION  
PRELIMINARY PLAT S.E.C. PROJECT#21072 AS REVISED 6/26/2024  
AND SUBMITTED TO THE CITY OF EAGLEVILLE, TENNESSEE.





50 Watt Arlington Post light on 12' Fluted Pole



MTE Light Unit	M27-50A-B-LEDX
MTE Pole Unit	M27-DEC-12A-FB
MTE Item Numbers	1582, 1335
Foundation Drawing	SLF-6

Light	Holophane	ARUE3P2030KMVOLTGL3BKSKPR7
Pole	Hapco	AVS12B5-SFO-BA
	Holophane	WDA 12 F5J 17D C03 BK ABG



Site Engineering Consultants  
850 Middle Tennessee Blvd  
Murfreesboro, TN 37129  
(615)890-7901  
[www.sec-civil.com](http://www.sec-civil.com)

---

## Stephenson Farms Subdivision

### Preliminary Plat Revisions Letter – July 31, 2024

City of Eagleville – Hellyn Riggins, 615.274.2922, [higgins@eaglevilletn.gov](mailto:higgins@eaglevilletn.gov)

- 1) Revised Lot 108 to provide the correct minimum lot width, and modified Lots 109-111 to allow minimum lot width on Lot 108.
- 2) Relocated initial temporary mail kiosk location to be moved away from entrance and placed it in the common open space lot to the north of Lot 20.
- 3) Added labels to call out asphalt walking trail with a width of 6-feet.
- 4) Added labels to call out location for the three (3) walking trail pavilions and added an example image of what the pavilions would look like.
- 5) Added labels for the 14-ft wide compacted gravel access drive from College Grove Road back to the STEP system. Along with a note on timing of the gravel access drive transitioning from gravel to city ROW standards along Spotted Owl Drive in Phase 6 and paved ROW connection from Winterbrooke.
- 6) Added note to state that no lots backing up to Webb Road shall have access to Webb Road.
- 7) Added note that no lots in Phase 6 shall be constructed until such time that there is a public ROW and paved roadway back to College Grove Road, either via Winterbrooke Subdivision or via public roadway across the adjacent Scale property.
- 8) Revised detail for Typical Residential Service Connection Plan to show a 20-ft public utility easement instead of 10-ft, and that water and sewer mains shall be located within the 20-ft wide PUDE and not within the ROW.
- 9) Revised detail for Typical Road Section to show revised location for the 5-ft wide sidewalks backing up to the edge of the ROW and utility locations.
- 10) Added detail for mountable curb.
- 11) Added 20-ft Public Utility Easement along all ROW.
- 12) Revised all Sanitary Sewer and Water Lines to be within the 20-ft Public Utility Easement.
- 13) Added callout for rear setback on Lot 19.
- 14) Added example of walking trail pavilions on Sheet C1.5.
- 15) Revised Common Open Space on Sheet C1.6 to show proposed neighborhood amenities.

I hope this outline of the revisions to the Preliminary Plat following the discussion with the Planning Commission at the July 8<sup>th</sup> Planning Commission Meeting. If you should need any additional information or clarifications, please feel free to contact me at 615-890-7901.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Molchan". The signature is fluid and cursive, with a large initial "R" and "M".

Rob Molchan, P.L.A.  
SEC, Inc



Site Engineering Consultants  
850 Middle Tennessee Blvd  
Murfreesboro, TN 37129  
(615)890-7901  
[www.sec-civil.com](http://www.sec-civil.com)

---

## Stephenson Farms Subdivision

### Preliminary Plat Revisions Letter – July 31, 2024

City of Eagleville – Hellyn Riggins, 615.274.2922, [higgins@eaglevilletn.gov](mailto:higgins@eaglevilletn.gov)

- 1) Revised Lot 108 to provide the correct minimum lot width, and modified Lots 109-111 to allow minimum lot width on Lot 108.
- 2) Relocated initial temporary mail kiosk location to be moved away from entrance and placed it in the common open space lot to the north of Lot 20.
- 3) Added labels to call out asphalt walking trail with a width of 6-feet.
- 4) Added labels to call out location for the three (3) walking trail pavilions and added an example image of what the pavilions would look like.
- 5) Added labels for the 14-ft wide compacted gravel access drive from College Grove Road back to the STEP system. Along with a note on timing of the gravel access drive transitioning from gravel to city ROW standards along Spotted Owl Drive in Phase 6 and paved ROW connection from Winterbrooke.
- 6) Added note to state that no lots backing up to Webb Road shall have access to Webb Road.
- 7) Added note that no lots in Phase 6 shall be constructed until such time that there is a public ROW and paved roadway back to College Grove Road, either via Winterbrooke Subdivision or via public roadway across the adjacent Scale property.
- 8) Revised detail for Typical Residential Service Connection Plan to show a 20-ft public utility easement instead of 10-ft, and that water and sewer mains shall be located within the 20-ft wide PUDE and not within the ROW.
- 9) Revised detail for Typical Road Section to show revised location for the 5-ft wide sidewalks backing up to the edge of the ROW and utility locations.
- 10) Added detail for mountable curb.
- 11) Added 20-ft Public Utility Easement along all ROW.
- 12) Revised all Sanitary Sewer and Water Lines to be within the 20-ft Public Utility Easement.
- 13) Added callout for rear setback on Lot 19.
- 14) Added example of walking trail pavilions on Sheet C1.5.
- 15) Revised Common Open Space on Sheet C1.6 to show proposed neighborhood amenities.

I hope this outline of the revisions to the Preliminary Plat following the discussion with the Planning Commission at the July 8<sup>th</sup> Planning Commission Meeting. If you should need any additional information or clarifications, please feel free to contact me at 615-890-7901.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Molchan', written in a cursive style.

Rob Molchan, P.L.A.

SEC, Inc

Staff Notes:  
Stepheson Farms  
August 5, 2024

Preliminary Plat  
204 Lots Revision Shows 200 Lots

**NOTE: THE LAST MEETING WAS JULY 8, 2024. THE APPLICANT RESUBMITTED PLANS ON JULY 31 AFTERNOON (23 DAYS AFTER MEETING OR 17 WORKING DAYS), LEAVING STAFF 1.5 DAYS OF REVIEW, PLUS DAY OF MEETING. THIS IS INADEQUATE TIME FOR STAFF AND ENGINEER TO REVIEW PROPERLY. PLANNING STAFF HAVE ATTEMPTED TO RESPOND TO THE BEST WE CAN UNDER THESE TIME CONSTRAINTS BUT FEAR SOME ITEMS COULD BE OVERLOOKED. NO ENGINEERING COMMENTS ARE AVAILABLE TONIGHT.**

Planning – Response to Letter from Rob Molchan

1. Lots are not marked with frontage. Just survey markings. Create a list of all lots listing frontage and size.
2. The Planning Commission asked for two permanent kiosks. Eagle View with 100 lots has two kiosks. This subdivision will have twice the number of lots. Applicant has relocated the temporary one. The lots to the north of the Harpeth River will need a separate kiosk.
3. All walking trails 6 feet mandatory.
4. Commission to review locations of walking trails and pavilions on trails. There is also an enhanced pavilion but parking is limited.
5. Access Road to be reviewed by City Engineer.
6. No lots should have direct access to Webb Road.
7. Any approval should be that no lots in Phase 6 shall be approved until there is a public right of way leaving to that area...and right of way shall be approved by City. As of not, right of way is shown entering a lot that is in the County. This may not be acceptable to city. Further research is needed.
8. Service connector plan to be reviewed by city engineer.
9. Sidewalks and utility locations to be reviewed by city engineer.
10. Typical Road section to be approved by city engineer.
11. 20 feet PU Easements to be approved by city engineer.
12. Sanitary sewer lines to be approved by city engineer. Water lines to be approved by city engineer and CUD.
13. Lot 19 has been corrected.
14. Commission to review walking pavilions.
15. Neighborhood amenities to be reviewed by Commission.

End.

Additional Notes Since July 8 Meeting

1. Cemetery needs to be shown in easement.

2. As-builts will be required prior to any vertical construction on all structures.
3. Several lots shown in floodplain. Any lot in floodplain will need a FEMA Elevation Certificate during permit process. Appears two pavilions on lots 17, 18, 122, 123, 124, 141, and 177-200 are at a minimum in the Floodplain.
4. Open Space between lots 141 and 140 may be too narrow for machinery that may be needed if repairs to drainage etc.
5. Staff has not found light poles.
6. All fire hydrants will need to be approved by City Fire Chief.
7. Staff needs to confer with engineer on placement of stop signs. Shown to be behind the sidewalks.
8. Staff has not adequately reviewed the landscape plan, particularly for buffer at Webb Road. Also need to show landscaping around any detention area where riprap will be visible from a street or house.
9. No overhead lines are allowed added to Webb Road or inside the subdivision.

End.

#### Planning NOTES FROM JULY 8 MEETING

1. Drainage Calculations to reviewed by City Engineer
2. It is consistent that the Preliminary Plat be reviewed and approved before construction plans are reviewed.
3. ~~Zoning noted on plat is incorrect. This is not PUD. It is R-2/PRD (Planned Residential Development).~~ **Corrected.**
4. ~~Corner lots are depicted incorrectly in picture on sheet. Appear to be correct on lots, via scale, but setbacks are not noted on lots. The front setback is 35 feet, side is 10 and rear is 20.~~ ALSO corner lots have two required front setbacks at 35 feet. Then allowed to have two side setbacks. **Corrected.**
5. On final plat each lot will be required to be labeled with correct setbacks.
6. STEP easements need to be shown on each lot. This can be done on final plat but this sets the easement on each lot and thus needs to be shown as an easement on each lot.
7. Location of STEP tank and clear space on each lot is not optimal being in the middle of the lots. Suggest that developer choose a side. No driveways will be permitted in the CUD required clear space.
8. Show on plat typical CUD easement so that it will be known at time of Final Plat.
9. ~~Street name and other signs such as traffic control are supposed to be Decorative. No spec was shown of proposed signage.~~
10. ~~Street lighting not shown.~~ To be decorative and to be reviewed by Planning Commission for location.
11. Stop signs are to be located at every intersection of minor road connecting to Falcon Drive and Stephenson Drive. No stop signs required on Stephenson or Falcon. Lesser roads to give way to Falcon and Stephenson.
12. Lots that abut Shell property...A fence should be considered as extra protection from existing cattle. It shall be noted on final plat that these lots abut a farm.
13. Is the only amenity offered a walking trail? No open space gathering area?

14. Proof of access to STEP area must be shown before construction can begin. Access must meet agreed upon specifications. See engineering comments #7. **Access Easement submitted. To be approved by City Engineer in concert with CUD.**
15. Before Final Plat, bond will be required to be set by engineer on Webb Road improvements, Stephenson Drive and other improvements.
16. Coordinate water lines with CUD.
17. 50 feet right of way, curb and gutter required. **Rolled or Square curbs?**
18. Sidewalks required on both sides of streets with required ADA access. Snapshot of right of way does not show sidewalks on both sides.
19. What is proposed width of sidewalks? Four feet minimum required.
20. Cul de sac. Sub regs require right of way diameter of 110 feet and pavement diameter of 90 feet. Fire department requires 90 feet diameter of pavement.
21. Easements will need to be shown if any on individual lots.
22. Speed limit to be set by Police Chief. Coordinate with Police Chief before signs are ordered. Coordinate style with Planner.
23. Grading plan required for construction plans **and will be required at time of permit.** Lots should show how each lot will get water to the street.
24. Explain detention areas. Are these permanent areas or temporary for construction siltation?
25. When will landscaping be shown **installed?** Landscaping was required along Webb Road, with possible berm as determined to be needed by Planning Commission.
26. Will rip rap be used in any area?

#### New Planning Notes 7/8/2024

1. Will the Berm be installed the full length of Webb in Phase 1 or will it be installed in sections?
2. The mail Kiosk in Section One appears to be in a potentially dangerous location with traffic stopping on the road to retrieve mail. A different location may be better. Two kiosks may be needed for entire subdivision. Not sure what is required by US Mail.
3. Need to coordinate sidewalks with CUD Sewer and Water.

#### Engineering

1. Cover Sheet: Retitle Master Plan to be Overall Plan. Retitle Preliminary Plan to be Preliminary Plat. Retitle Offsite Road Improvements Master to be Offsite Road Improvements Overall.
2. Correct Zoning to be R-2 PRD. Note approval date of Zoning.
3. Under Total Site Data, If this preliminary plat submittal is for condiation of all phases, include all phases in this list. If only for Phase 1, revise titles and heading to state Phase One only.
4. Darken phase lines for clarity.
5. Include trail layout n the overall sheet. Additional access points may be necessary.
6. An additional permanent mail kiosk with parking is needed in Phase 1 or Phase 2.
7. As previously discussed, plan sheets for an independent access drive to the proposed wastewater treatment and disposal areas needs to be included with this preliminary plat set. If the Winterbrooke portion of Spotted Owl is not completed by the time the

first final plat is submitted, then an alternate access drive meeting city standard must be installed prior to any final plats being approved or recorded.

8. Correct all usage of plan to plat on all sheets.
9. C1.0 Add note stating this cross-section is applicable to all new roads proposed within the development. **NOTE – Planner will discuss this with Engineer. Cross sections may be different for internal roads than for improvements intended for Webb Road.**
10. C1.1 Road cross section needs to be reviewed against the City Sub Regulations. Planner will discuss with City Engineer.
11. C1.1 Water line does not match what is shown on the plan view.
12. C1.1 Sidewalks required on both sides of the road.
13. C1.1 Stephenson Road Webb Road intersection. Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly.
14. C1.1 Headwalls appear to be located in shoulder of road. Shift accordingly to remove conflict.
15. Add ADA ramps throughout plat at all intersection corners on all streets.
16. C1.2 . Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly.
17. C1.2 Snowy Owl intersection with Prairie Falcon. Label return radius for both curb line and ROW line on all intersections.
18. Label all required minimum FFEs for any lot that is encumbered by the 100 year flood plain.
19. Throughout plat – lots should be independent of buffer areas. Buffer area should be wholly located in open space.
20. Label all centerline radii for all horizontal curves on all sheets.
21. Label radii of asphalt back of curb and row for all cul de sacs on all sheets.
22. Revise plat to no buffer or Wetlands are on individual lots.
23. Lot 17 does not appear to be viable/buildable due to buffer being on a significant portion. Revise.
24. Proposed sidewalk trail should be outside buffer area.
25. Part of trail appears to be located on Lot 162. This section should tie back to Barn Owl Trail.
26. C1.7 If this preliminary plat is for all lots and all phases, the “future” label should be removed from detention pond.

From This

Mealy

See Revised

Staff Notes:  
Stepheson Farms  
June 12, 2024;  
June 25, 2024

Preliminary Plat  
204 Lots

### Planning

1. Drainage Calculations to reviewed by City Engineer **Understood**
2. It is consistent that the Preliminary Plat be reviewed and approved before construction plans are reviewed. **Understood**
3. Zoning noted on plat is incorrect. This is not PUD. It is R-2/PRD (Planned Residential Development). **This has been updated.**
4. Corner lots are depicted incorrectly in picture on sheet. Appear to be correct on lots, via scale, but setbacks are not noted on lots. The front setback is 35 feet, side is 10 and rear is 20. ALSO corner lots have two required front setbacks at 35 feet. Then allowed to have two side setbacks. **Detail and MBSL lines on the plans have been updated to meet these distances.**
5. On final plat each lot will be required to be labeled with correct setbacks. **Understood**
6. STEP easements need to be shown on each lot. This can be done on final plat but this sets the easement on each lot and thus needs to be shown as an easement on each lot. **The tank easements are shown.**
7. Location of STEP tank and clear space on each lot is not optimal being in the middle of the lots. Suggest that developer choose a side. No driveways will be permitted in the CUD required clear space. **Understood. The tank placed in the middle will allow for the drive to be either side of the easement when the house is built. Generally, the builders put the drive on the high side of the lot and the house has to be able to drain to the tank. The lots are 90' wide typical. There is approximately 20'+/- on each side of the easement for the drives.**
8. Show on plat typical CUD easement so that it will be known at time of Final Plat. **Easements are shown on preliminary and will be on the final.**
9. Street name and other signs such as traffic control are supposed to be Decorative. No spec was shown of proposed signage. **Street signs are shown.**
10. Street lighting not shown. To be decorative and to be reviewed by Planning Commission for location. **Street lighting to be designed by MTE using MTE's standard decorative street lamp.**
11. Stop signs are to be located at every intersection of minor road connecting to Falcon Drive and Stephenson Drive. No stop signs required on Stephenson or Falcon. Lesser roads to give way to Falcon and Stephenson. **Stop signs are shown for all intersections as applicable per comment.**
12. Lots that abut Shell property...A fence should be considered as extra protection from existing cattle. It shall be noted on final plat that these lots abut a farm. **Developer will consider this comment.**
13. Is the only amenity offered a walking trail? No open space gathering area? **The trail and a pavilion are shown.**
14. Proof of access to STEP area must be shown before construction can begin. Access must meet agreed upon specifications. See engineering comments #7. **Access to the STEP system is shown. This will not be used once the Winterbrooke subdivision is started.**
15. Before Final Plat, bond will be required to be set by engineer on Webb Road improvements, Stephenson Drive and other improvements. **Understood**

16. Coordinate water lines with CUD. **Understood**
17. 50 feet right of way, curb and gutter required. **Curb and gutter shown on the plans.**
18. Sidewalks required on both sides of streets with required ADA access. Snapshot of right of way does not show sidewalks on both sides. **Sidewalks are on both sides of the road. The typical section has been updated.**
19. What is proposed width of sidewalks? Four feet minimum required. **Four feet**
20. Cul de sac. Sub regs require right of way diameter of 110 feet and pavement diameter of 90 feet. Fire department requires 90 feet diameter of pavement. **Plans reflect these dimensions.**
21. Easements will need to be shown if any on individual lots. **Easements are shown on the lots as needed.**
22. Speed limit to be set by Police Chief. Coordinate with Police Chief before signs are ordered. Coordinate style with Planner. **Understood**
23. Grading plan required for construction plans. Lots should show how each lot will get water to the street. **Grading is on the construction plans.**
24. Explain detention areas. Are these permanent areas or temporary for construction siltation? **Permanent**
25. When will landscaping be shown? Landscaping was required along Webb Road, with possible berm as determined to be needed by Planning Commission. **Berm is on the construction plans. Landscaping is included.**
26. Will rip rap be used in any area? **Riprap will be used for the forebay in the detention ponds. May also be used at the downstream headwalls.**

#### Engineering

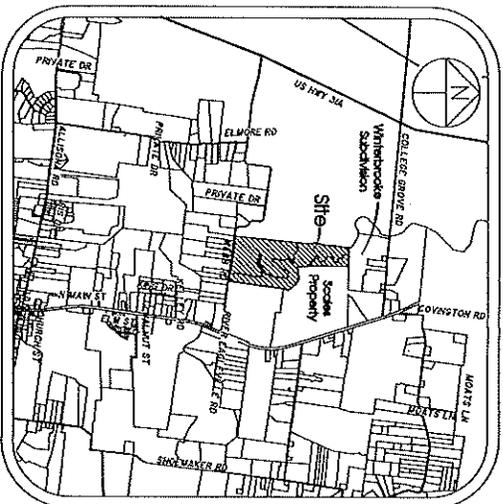
1. Cover Sheet: Retitle Master Plan to be Overall Plan. Retitle Preliminary Plan to be Preliminary Plat. Retitle Offsite Road Improvements Master to be Offsite Road Improvements Overall. **Updated.**
2. Correct Zoning to be R-2 PRD. Note approval date of Zoning. **Updated**
3. Under Total Site Data, If this preliminary plat submittal is for condidation of all phases, include all phases in this list. If only for Phase 1, revise titles and heading to state Phase One only. **All phases are shown.**
4. Darken phase lines for clarity. **Done**
5. Include trail layout n the overall sheet. Additional access points may be necessary. **Done and understood.**
6. An additional permanent mail kiosk with parking is needed in Phase 1 or Phase 2. **There is a temporary mail kiosk shown on the plans. The permanent kiosk will be constructed in a future phase and accommodate all lots within the subdivision.**
7. As previously discussed, plan sheets for an independent access drive to the proposed wastewater treatment and disposal areas needs to be included with this preliminary plat set. If the Winterbrooke portion of Spotted Owl is not completed by the time the first final plat is submitted, then an alternate access drive meeting city standard must be installed prior to any final plats being approved or recorded. **Temporary access drive has been included until Winterbrooke is built.**
8. Correct all usage of plan to plat on all sheets. **Done**
9. C1.0 Add note stating this cross-section is applicable to all new roads proposed within the development. **NOTE – Planner will discuss this with Engineer. Cross sections may be different for internal roads than for improvements intended for Webb Road. Added**
10. C1.1 Road cross section needs to be reviewed against the City Sub Regulations. Planner will discuss with City Engineer. **Understood**

11. C1.1 Water line does not match what is shown on the plan view. **Typical has been updated to reflect the plan view.**
12. C1.1 Sidewalks required on both sides of the road. **Updated**
13. C1.1 Stephenson Road Webb Road intersection. Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly. **This has been fixed.**
14. C1.1 Headwalls appear to be located in shoulder of road. Shift accordingly to remove conflict. **Headwalls have been adjusted. The graphics are oversized to be viewable for the contractor.**
15. Add ADA ramps throughout plat at all intersection corners on all streets. **Done**
16. C1.2 . Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly. **Updated**
17. C1.2 Snowy Owl intersection with Prairie Falcon. Label return radius for both curb line and ROW line on all intersections. **Radii have been added.**
18. Label all required minimum FFEs for any lot that is encumbered by the 100 year flood plain. **Added**
19. Throughout plat – lots should be independent of buffer areas. Buffer area should be wholly located in open space. **Lots have been updated.**
20. Label all centerline radii for all horizontal curves on all sheets. **Curve tables are on the plans.**
21. Label radii of asphalt back of curb and row for all cul de sacs on all sheets. **CDS have been dimensioned.**
22. Revise plat to no buffer or Wetlands are on individual lots. **Done**
23. Lot 17 does not appear to be viable/buildable due to buffer being on a significant portion. Revise. **Updated**
24. Proposed sidewalk trail should be outside buffer area. **Updated**
25. Part of trail appears to be located on Lot 162. This section should tie back to Barn Owl Trail. **Updated**
26. C1.7 If this preliminary plat is for all lots and all phases, the “future” label should be removed from detention pond. **Done**

# Stephenson Farms Subdivision

City of Eagleville, Tennessee  
 S.O.P. No. 24004  
 Preliminary Plat

Sheet No.	Title
C0.0	Cover Sheet
C0.1 - C0.2	Overall Plan
C1.0 - C1.12	Preliminary Plat
C2.0	Onsite Road Improvements
C3.0 - C3.2	Onsite Road Improvements
L1.0 - L1.1	Landscape Plans
L2.0	Landscape Details and Notes
L3.0	Landscape Plan



Site Location Map  
 Not To Scale

Watershed: Harpeth River

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
 INCORPORATED  
 2000 W. 10th Avenue, Suite 100  
 Knoxville, Tennessee 37912  
 Phone: 615-582-2400 Fax: 615-582-2401  
 Website: www.secinc.com  
 Copyright © 2004 SEC, Inc.

By: *Richard Houze, P.E.* Date: *3/16/04*  
 Richard Houze, P.E. TN Reg. #108494



**Owner/Developer:**

Shawn Clark Partnership  
 209 Veterans Hwy, Suite C  
 Memphis, TN 38178

**Floodplain Note:**

A portion of this site lies within the 100 Year Flood Plain Per FEMA Community Panel No. 4714002200, dated May 9, 2003.

**Total Site Land Data:**

Zone(s) Requested (Area Approved)  
 Total 2001 Lot on 367,214 Acres  
 Phase 1: 30 Lots on 68,776 Acres  
 Phase 2: 47 Lots on 22,944 Acres  
 Phase 3: 23 Lots on 21,256 Acres  
 Phase 4: 23 Lots on 13,984 Acres

**STEP Land Data:**

STEP Area Lot = 20,824 Acres  
 Front: 30'  
 Side: 10'  
 Rear: 20'

**Deed Reference:**

The property shown herein is 742 Webb Road  
 Tax Map 14.1, Parcel 1.50, Civil District in Rutherford County,  
 as recorded in Deed Book 2106, Page 190B.

**STEP Design:**

Design Flow = 203 Lbs 2.30 gpd = 61,596 gpd  
 Design Loading Rate = 0.25 gal/ft<sup>2</sup>/hr  
 Required Land Application Area = 7.05 Acres  
 Required 50% Reserve Application Area = 3.53 Acres  
 Provided 50% Reserve Application Area = 3.78 Acres  
 Total Required = 7.06 + 3.53 = 10.59  
 Total Provided = 7.06 + 3.78 = 10.82

**Notes:**

1. As-built surveys and engineering will be required for station points, public utility infrastructure, and grading on lots, prior to the release of the subdivision plat.
2. The subdivision shall be approved by HCA.
3. The subdivision and engineering drawings are to meet the Department of Planning and Engineering regulations, no matter what is shown on the preliminary plat.

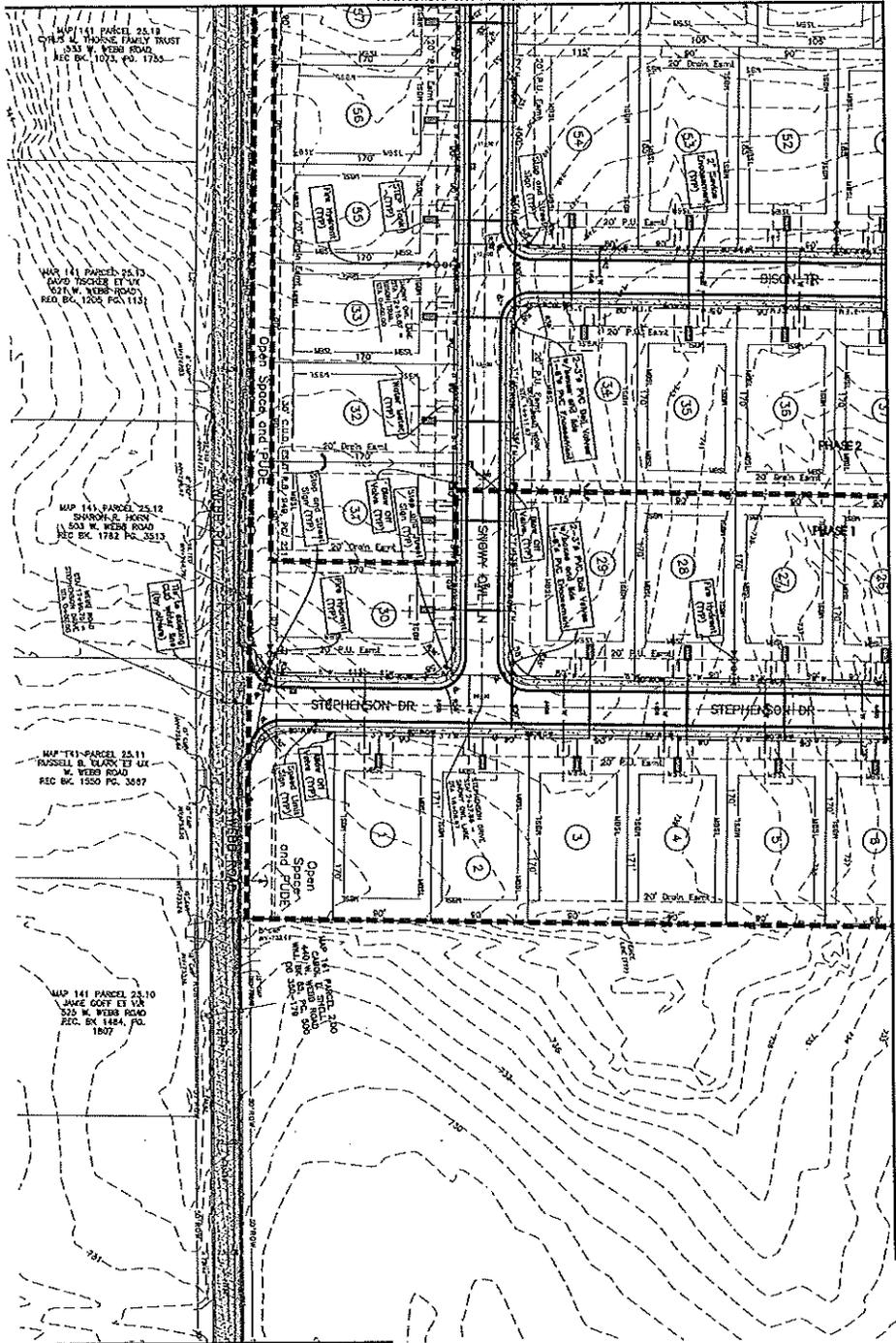
Sheet C0.0 Farms Subdivision  
 Preliminary Plat  
 S.E.C. Project #21072  
 Date: 4-16-2004  
 Revised: 5-26-2004 Comments  
 Revised: 7-31-2004 No Comments







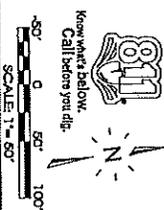
Matchline Sheet C1.2



Matchline Sheet C1.4

Matchline Sheet C1.0

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



Know what's below.  
Call before you dig.  
811

Legend:	Symbol	Description
1	Circle with dot	EXIST. CONCRETE
2	Circle with cross	EXIST. ASPHALT
3	Circle with diagonal lines	EXIST. GRAVEL
4	Circle with horizontal lines	EXIST. SAND
5	Circle with vertical lines	EXIST. CLAY
6	Circle with wavy lines	EXIST. ROCK
7	Circle with dots	EXIST. CURB
8	Circle with diagonal lines (other)	EXIST. DRIVEWAY
9	Circle with horizontal lines (other)	EXIST. SIDEWALK
10	Circle with vertical lines (other)	EXIST. FENCE
11	Circle with wavy lines (other)	EXIST. UTILITY
12	Circle with dots (other)	EXIST. SIGN
13	Circle with diagonal lines (other)	EXIST. LIGHT
14	Circle with horizontal lines (other)	EXIST. MAIL
15	Circle with vertical lines (other)	EXIST. PHONE
16	Circle with wavy lines (other)	EXIST. CABLE
17	Circle with dots (other)	EXIST. WATER
18	Circle with diagonal lines (other)	EXIST. SEWER
19	Circle with horizontal lines (other)	EXIST. GAS
20	Circle with vertical lines (other)	EXIST. ELECTRIC
21	Circle with wavy lines (other)	EXIST. FIBER
22	Circle with dots (other)	EXIST. SLOPE
23	Circle with diagonal lines (other)	EXIST. ELEVATION
24	Circle with horizontal lines (other)	EXIST. DISTANCE
25	Circle with vertical lines (other)	EXIST. AREA
26	Circle with wavy lines (other)	EXIST. PERIMETER
27	Circle with dots (other)	EXIST. CENTERLINE
28	Circle with diagonal lines (other)	EXIST. PROPERTY LINE
29	Circle with horizontal lines (other)	EXIST. EASEMENT
30	Circle with vertical lines (other)	EXIST. ENCROACHMENT
31	Circle with wavy lines (other)	EXIST. OBSTRUCTION
32	Circle with dots (other)	EXIST. TREE
33	Circle with diagonal lines (other)	EXIST. SHrub
34	Circle with horizontal lines (other)	EXIST. GRASS
35	Circle with vertical lines (other)	EXIST. SOIL
36	Circle with wavy lines (other)	EXIST. VEGETATION
37	Circle with dots (other)	EXIST. FOLIAGE
38	Circle with diagonal lines (other)	EXIST. TREES
39	Circle with horizontal lines (other)	EXIST. SHRUBS
40	Circle with vertical lines (other)	EXIST. GRASS
41	Circle with wavy lines (other)	EXIST. VEGETATION
42	Circle with dots (other)	EXIST. FOLIAGE
43	Circle with diagonal lines (other)	EXIST. TREES
44	Circle with horizontal lines (other)	EXIST. SHRUBS
45	Circle with vertical lines (other)	EXIST. GRASS
46	Circle with wavy lines (other)	EXIST. VEGETATION
47	Circle with dots (other)	EXIST. FOLIAGE
48	Circle with diagonal lines (other)	EXIST. TREES
49	Circle with horizontal lines (other)	EXIST. SHRUBS
50	Circle with vertical lines (other)	EXIST. GRASS
51	Circle with wavy lines (other)	EXIST. VEGETATION
52	Circle with dots (other)	EXIST. FOLIAGE
53	Circle with diagonal lines (other)	EXIST. TREES
54	Circle with horizontal lines (other)	EXIST. SHRUBS
55	Circle with vertical lines (other)	EXIST. GRASS
56	Circle with wavy lines (other)	EXIST. VEGETATION
57	Circle with dots (other)	EXIST. FOLIAGE
58	Circle with diagonal lines (other)	EXIST. TREES
59	Circle with horizontal lines (other)	EXIST. SHRUBS
60	Circle with vertical lines (other)	EXIST. GRASS
61	Circle with wavy lines (other)	EXIST. VEGETATION
62	Circle with dots (other)	EXIST. FOLIAGE
63	Circle with diagonal lines (other)	EXIST. TREES
64	Circle with horizontal lines (other)	EXIST. SHRUBS
65	Circle with vertical lines (other)	EXIST. GRASS
66	Circle with wavy lines (other)	EXIST. VEGETATION
67	Circle with dots (other)	EXIST. FOLIAGE
68	Circle with diagonal lines (other)	EXIST. TREES
69	Circle with horizontal lines (other)	EXIST. SHRUBS
70	Circle with vertical lines (other)	EXIST. GRASS
71	Circle with wavy lines (other)	EXIST. VEGETATION
72	Circle with dots (other)	EXIST. FOLIAGE
73	Circle with diagonal lines (other)	EXIST. TREES
74	Circle with horizontal lines (other)	EXIST. SHRUBS
75	Circle with vertical lines (other)	EXIST. GRASS
76	Circle with wavy lines (other)	EXIST. VEGETATION
77	Circle with dots (other)	EXIST. FOLIAGE
78	Circle with diagonal lines (other)	EXIST. TREES
79	Circle with horizontal lines (other)	EXIST. SHRUBS
80	Circle with vertical lines (other)	EXIST. GRASS
81	Circle with wavy lines (other)	EXIST. VEGETATION
82	Circle with dots (other)	EXIST. FOLIAGE
83	Circle with diagonal lines (other)	EXIST. TREES
84	Circle with horizontal lines (other)	EXIST. SHRUBS
85	Circle with vertical lines (other)	EXIST. GRASS
86	Circle with wavy lines (other)	EXIST. VEGETATION
87	Circle with dots (other)	EXIST. FOLIAGE
88	Circle with diagonal lines (other)	EXIST. TREES
89	Circle with horizontal lines (other)	EXIST. SHRUBS
90	Circle with vertical lines (other)	EXIST. GRASS
91	Circle with wavy lines (other)	EXIST. VEGETATION
92	Circle with dots (other)	EXIST. FOLIAGE
93	Circle with diagonal lines (other)	EXIST. TREES
94	Circle with horizontal lines (other)	EXIST. SHRUBS
95	Circle with vertical lines (other)	EXIST. GRASS
96	Circle with wavy lines (other)	EXIST. VEGETATION
97	Circle with dots (other)	EXIST. FOLIAGE
98	Circle with diagonal lines (other)	EXIST. TREES
99	Circle with horizontal lines (other)	EXIST. SHRUBS
100	Circle with vertical lines (other)	EXIST. GRASS

**C1.1**  
Preliminary Plat

**Stephenson Farms Subdivision**  
Preliminary Plat  
Eagleville, Tennessee

**SECO, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
40 MIDDLE TENNESSEE BOULEVARD EAGLEVILLE, TENNESSEE 37122  
PHONE: (615) 224-7777 FAX: (615) 895-2567  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF SECO, INC.  
Copyright © 2011 SECO, INC.









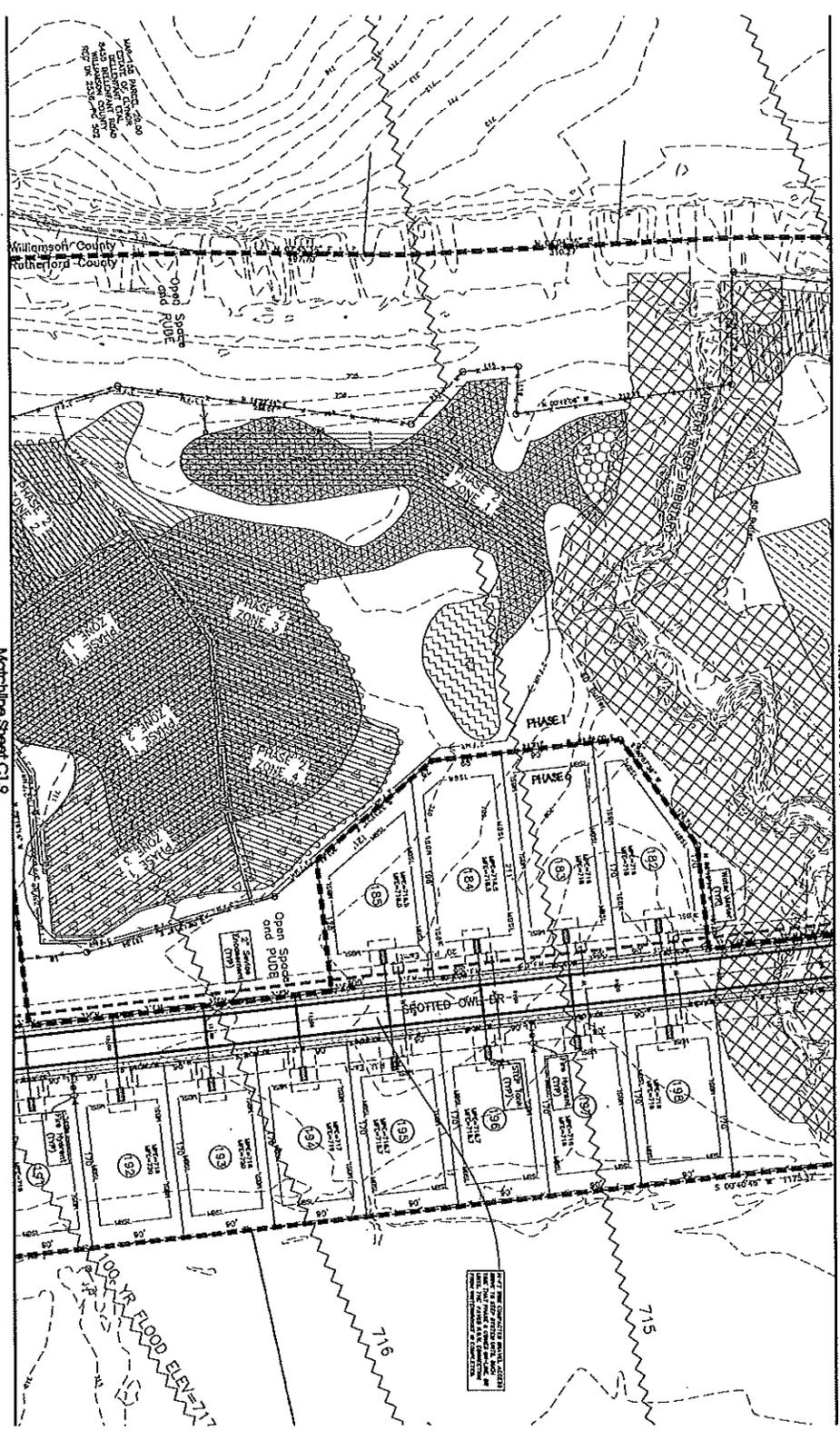






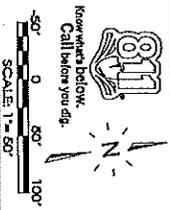


1	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'
2	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'
3	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'
4	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'
5	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'
6	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'
7	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'
8	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'
9	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'
10	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'	100' X 100' X 100' X 100'



Matchline Street C1.9

Matchline Street C1.11



Legend	Symbol	Description
1	Circle with dot	Survey Point
2	Circle with cross	Proposed Structure
3	Circle with X	Proposed Structure
4	Circle with dot	Proposed Structure
5	Circle with dot	Proposed Structure
6	Circle with dot	Proposed Structure
7	Circle with dot	Proposed Structure
8	Circle with dot	Proposed Structure
9	Circle with dot	Proposed Structure
10	Circle with dot	Proposed Structure
11	Circle with dot	Proposed Structure
12	Circle with dot	Proposed Structure
13	Circle with dot	Proposed Structure
14	Circle with dot	Proposed Structure
15	Circle with dot	Proposed Structure
16	Circle with dot	Proposed Structure
17	Circle with dot	Proposed Structure
18	Circle with dot	Proposed Structure
19	Circle with dot	Proposed Structure
20	Circle with dot	Proposed Structure
21	Circle with dot	Proposed Structure
22	Circle with dot	Proposed Structure
23	Circle with dot	Proposed Structure
24	Circle with dot	Proposed Structure
25	Circle with dot	Proposed Structure
26	Circle with dot	Proposed Structure
27	Circle with dot	Proposed Structure
28	Circle with dot	Proposed Structure
29	Circle with dot	Proposed Structure
30	Circle with dot	Proposed Structure
31	Circle with dot	Proposed Structure
32	Circle with dot	Proposed Structure
33	Circle with dot	Proposed Structure
34	Circle with dot	Proposed Structure
35	Circle with dot	Proposed Structure
36	Circle with dot	Proposed Structure
37	Circle with dot	Proposed Structure
38	Circle with dot	Proposed Structure
39	Circle with dot	Proposed Structure
40	Circle with dot	Proposed Structure
41	Circle with dot	Proposed Structure
42	Circle with dot	Proposed Structure
43	Circle with dot	Proposed Structure
44	Circle with dot	Proposed Structure
45	Circle with dot	Proposed Structure
46	Circle with dot	Proposed Structure
47	Circle with dot	Proposed Structure
48	Circle with dot	Proposed Structure
49	Circle with dot	Proposed Structure
50	Circle with dot	Proposed Structure

Preliminary Plat  
 21072  
 1:1000

Stephenson Farms Subdivision  
 Preliminary Plat  
 Eagleville, Tennessee



**SBC, Inc.** SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
 1450 MIDDLE TENNESSEE BOULEVARD HUNTSVILLE, TENNESSEE 37119  
 PHONE: (256) 890-7001 FAX: (256) 890-7002  
 NO PORTION OF THIS PLAN MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SBC, INC.









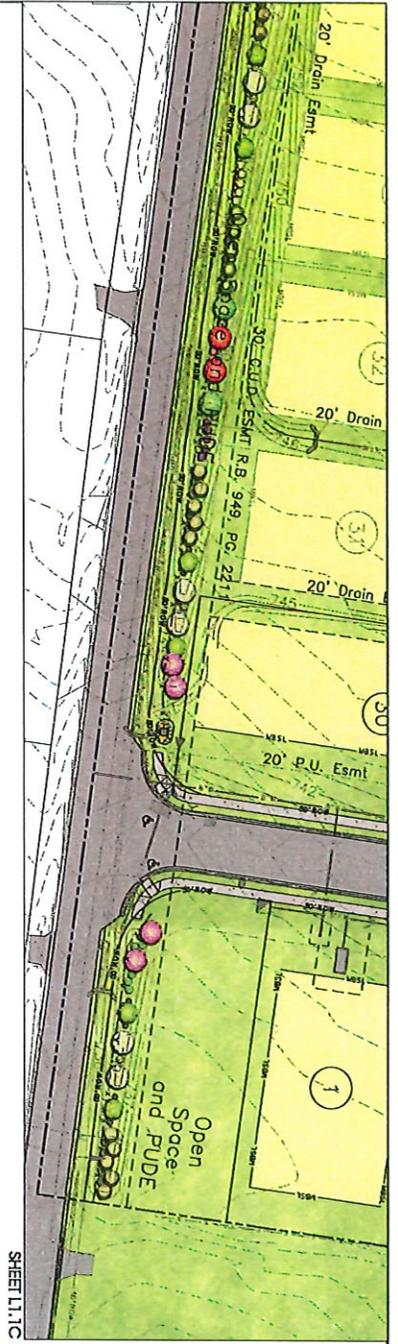




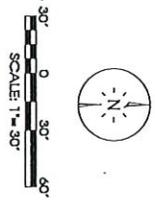
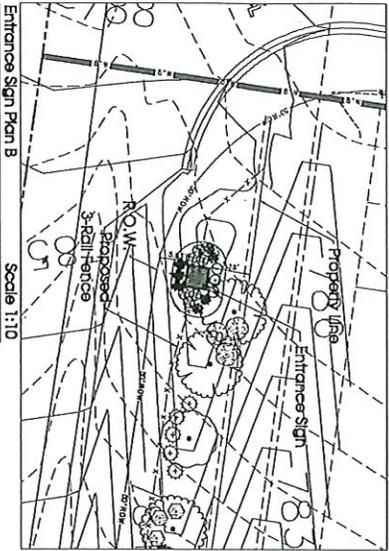
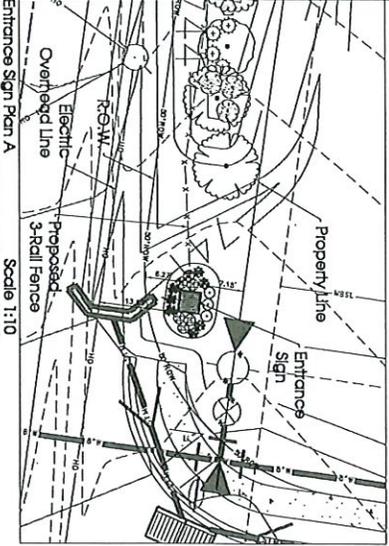
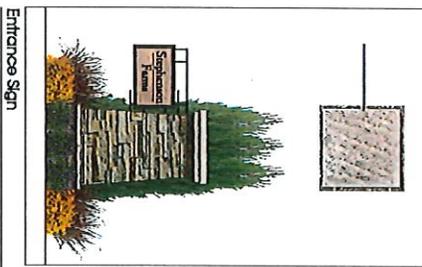
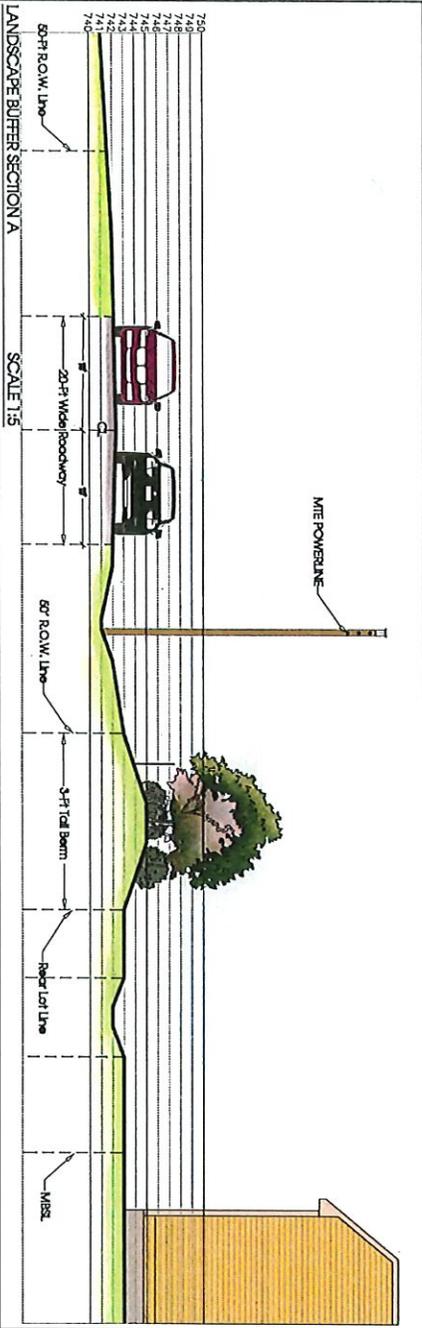








SHEET 1.11C



NO. 1025 04-15-2016 Comments
07-01-2016 PG Comments
DATE: 11-09-2016
SCALE: 1" = 30'
PROJECT: Stephenson Farms
DATE: 11-09-2016
SCALE: 1" = 30'
PROJECT: Stephenson Farms

**Stephenson Farms Subdivision**  
**Preliminary Plat**  
 City of Eagleville, Tennessee



**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129  
 PHONE: (615) 890-7700 WWW.SEC-CIVIL.COM FAX: (615) 892-5597  
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF S.E.C., INC.  
 COPYRIGHT © S.E.C., INC., 2016