



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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Division of Water Resources

William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor, Nashville, Tennessee 37243
1-888-891-8332 (TDEC)

3.11.2024

Notice of Intent (NOI) for General NPDES Permit for Stormwater Discharges from Construction Activities (TNR100000)

Site or Project Name: Clearview Acres Section 5 Lots 178-187, 242-278		NPDES Tracking Number: TNR 245651	
Street Address or Location: Walnut Grove Rd (Hwy west of Hwy 231)		Construction Start Date: April 2024	
		Estimated End Date: May 2025	
Site Description: To build residential homes		Latitude (dd.dddd):	
		Longitude (-dd.dddd):	
County(ies): Rutherford		MS4 (if applicable):	
Check box if a SWPPP is attached : <input type="checkbox"/>		Check box if a site location map is attached: <input checked="" type="checkbox"/>	
Check the appropriate box(s) if there are streams and/or wetlands on or adjacent to the construction site:		Streams <input type="checkbox"/> Wetlands <input type="checkbox"/>	
Has a jurisdictional determination been made by the USACE or EPA identifying waters of the United States?: Yes <input type="checkbox"/> No <input type="checkbox"/>		Note: if yes, attach the jurisdictional determination	
If an Aquatic Resource Alteration Permit (ARAP) has been obtained for this site, what is the permit number? NR(S)			
Receiving waters:			

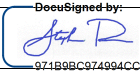
Site Owner/Developer (Primary Permittee): (Provide person, company, or entity that has operational or design control over construction plans and specifications): NVR, Inc./ dba Ryan Homes

For corporate entities only, provide correct Tennessee Secretary of State (SOS) Control Number: 000352508
(an incorrect SOS control number may delay NOI processing)

Site Owner or Developer Contact Name: (signs the certification below) Stephen Power		Title or Position: Division Manager	
Mailing Address: 302 Innovation Dr Ste 200		City: Franklin	State: TN
Phone: (615) 716-4400		Zip: 37067	
Fax: ()		E-mail: jopower@nvrinc.com	
Optional Contact: Jonathan Taylor		Title or Position: Production Manager	
Mailing Address: 302 Innovation Dr Ste 200		City: Franklin	State: TN
Phone: (615) 716-4400		Zip: 37067	
Fax: ()		E-mail: jotaylor@nvrinc.com	

Owner/Developer(s) Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Primary Permittee)

I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Owner/Developer Name (print/type): Stephen Power	Signature: 	Date: 3/11/2024
Owner/Developer Name (print/type):	Signature:	Date:

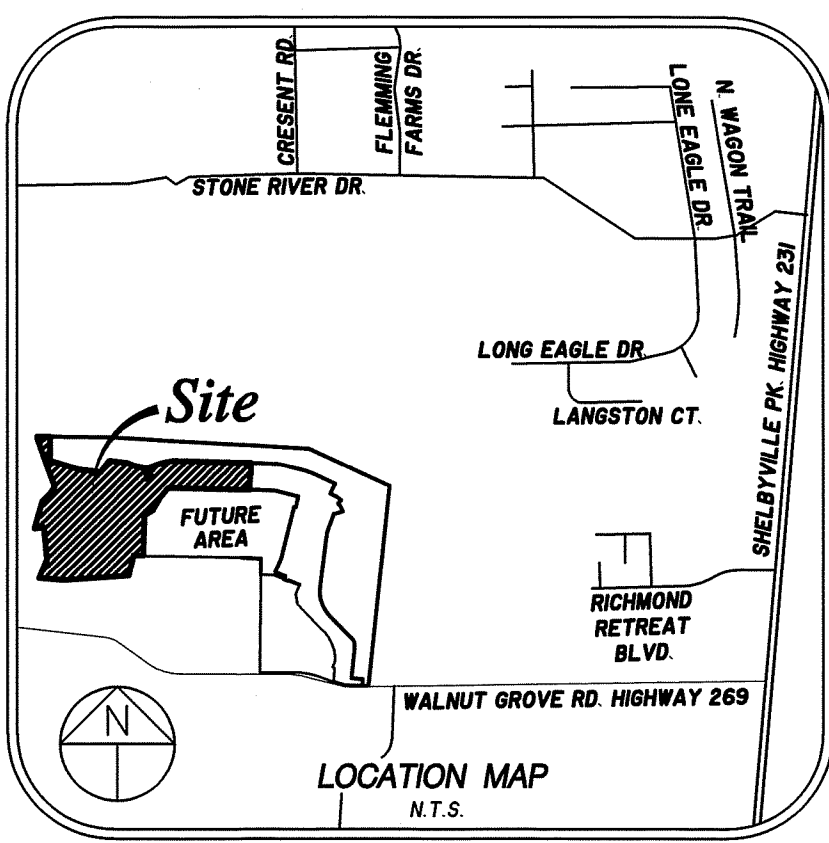
Contractor Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Secondary Permittee)

I certify under penalty of law that I have reviewed this document, any attachments, and the SWPPP referenced above. Based on my inquiry of the construction site owner/developer identified above and/or my inquiry of the person directly responsible for assembling this NOI and SWPPP, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above-described construction activity subject to NPDES permit number TNR100000, and that certain of my activities on-site are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Contractor name, address, and SOS control number (if applicable):	Signature:	Date:
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OFFICIAL STATE USE ONLY

Received Date:	Reviewer:	Field Office:	Permit Tracking Number: TNR	Exceptional TN Water:
Fee(s):	T & E Aquatic Flora/Fauna:	SOS Corporate Status:	Waters with Unavailable Parameters:	Notice of Coverage Date:



CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE 12-7-23
RECORD BOOK 1526, PG. 2526
HOWARD GEORGE, III
FOR 38C, LLC

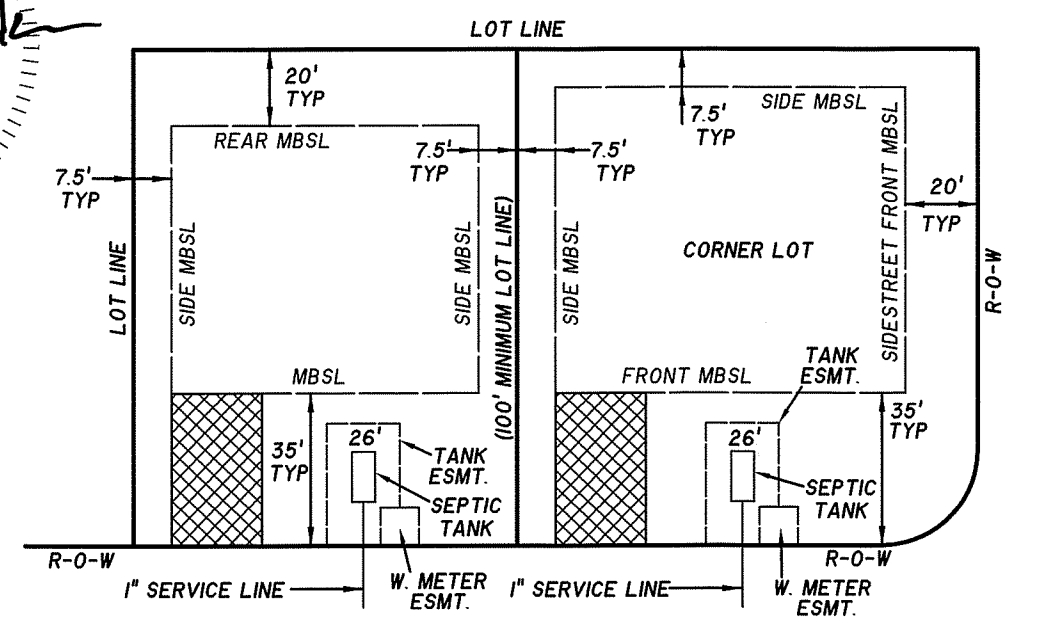
CERTIFICATE FOR APPROVAL OF ELECTRIC POWER
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEC WEB SITE AT WWW.MTEC.COM COLLECTIVELY "THE REQUIREMENTS". NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEC'S REQUIREMENTS.
DATE 12/6/2023
Bryan West
AUTHORIZED MTEC OFFICIAL

CERTIFICATION OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "CLEARVIEW ACRES, SECTION 5" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.
DATE 2/13/2024
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM
I HEREBY CERTIFY THAT THIS PLAT ENTITLED "CLEARVIEW ACRES, SECTION 5" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY C.U.D.
DATE 2/13/2024
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.
SEC. INC. David A. Parker
DATE 12-1-23
REGISTERED SURVEYOR
TENN. R.L.S. No. 2381

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER.
DATE 2-29-24
SECRETARY, PLANNING COMMISSION



1. SEPTIC TANK IS 6' X 13'.
2. TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
3. WATER METER TO BE 10' FROM SEPTIC TANK.
MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL
N.T.S.

- GENERAL NOTES**
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 47 SINGLE FAMILY LOTS, 1 COMMON AREA LOT, ROAD RIGHT-OF-WAY AND THE SUPPORTING EASEMENTS FOR DRAINAGE AND UTILITIES.
 - BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96). ELEVATIONS BASED ON (NAVD 88).
 - THIS PROPERTY LIES WITHIN ZONES X & AE, PARTIALLY IN THE 100 YEAR FLOODPLAIN, PER FEMA FIRM MAPS FOR RUTHERFORD CO., MAP NO. 4749C0301-J, DATED MAY 9, 2023 AND 4749C0301-H, DATED JANUARY 5, 2007.
 - PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
 - THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
 - PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DIKES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
 - NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
 - PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
 - THE STATE OF TENNESSEE REQUIREMENTS PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-III.
 - PROPERTY IS CURRENTLY ZONED PUD.
ALL PROPERTY ADJACENT TO THIS SUBDIVISION ARE CURRENTLY ZONED PUD & RM.
 - MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE:
FRONT - 35' 11" / SIDE - 7' 5" / REAR - 20' 11"
SIDE NOTE: (15' SEPARATION BETWEEN BUILDINGS)
 - A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
 - C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY DRIVEWAYS, SIDEWALKS, FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
 - SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26" HIGH FROM THE TOP OF THE TANK.
 - WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
 - ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
 - THE CLEARVIEW ACRES HOMEOWNERS ASSOCIATION WAS ESTABLISHED IN R.B. 1736, PG. 1734. ANY SIDEWALKS, COMMON AREAS, STORMWATER FACILITIES, DITCHES, AND/OR DETENTION PONDS SHALL BE MAINTAINED BY THE ASSOCIATION.
 - ANY DAMAGED CURBS WILL BE THE RESPONSIBILITY OF EACH INDIVIDUAL BUILDER TO REPAIR BEFORE THE RELEASE OF CERTIFICATE OF OCCUPANCY.
 - THIS DEVELOPMENT IS GOVERNED BY THE PATTERN BOOK APPROVED BY THE RUTHERFORD COUNTY BOARD OF COMMISSIONERS AT THEIR MEETING ON THE DATE OF 07/07/2016.
 - REPAIR OR MAINTENANCE OF ANY IMPROVEMENTS (IE. DRIVEWAYS, LANDSCAPES, UTILITY LINES, RETAINING WALLS, MAILBOXES, ETC.) LOCATED IN A DRAINAGE EASEMENT DUE TO DITCH AND/OR CULVERT MAINTENANCE/REPAIR IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - AS-BUILT SURVEYS AND CERTIFICATIONS WILL BE REQUIRED FOR DETENTION PONDS, PUBLIC STORM INFRASTRUCTURE, AND CUT/FILL ON LOTS, PRIOR TO RELEASE OF LOTS FOR HOME CONSTRUCTION.
 - A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B. _____, PG. _____, R.O.R.C., TN.
 - PLOT PLANS REQUIRED FOR ALL LOTS TO BE SUBMITTED AND APPROVED BY C.U.D. PRIOR TO BUILDING PERMIT BEING ISSUED.

OWNER/DEVELOPER:
38C, LLC
2127 TABASCO WAY
MURFREESBORO, TN 37128-8255
(615) 531-1173
CONTACT: HOWARD GEORGE, III

TOTAL SITE LAND DATA:
ZONING: PUD
SECTION 5 TOTAL AREA 37.798 ± ACRES
SECTION 5 TOTAL NO. OF LOTS: 48
SECTION 5 TOTAL BUILDABLE LOTS: 47
YARD REQUIREMENTS:
FRONT: 35'
SIDE: 7.5' (15' SEPARATION BETWEEN BUILDINGS)
REAR: 20'
MINIMUM LOT SIZE = 6,500 SQUARE FEET

DEED REFERENCE:
THE PROPERTY SHOWN HEREON IS PART OF TAX MAP 159, PARCELS 6.00, AS RECORDED IN RECORD BK. 1526, PG. 2526.
MPE'S AND MFE'S FOR LOTS 242 - 248 ARE DUE TO FEMA.

PLAT BOOK 50, PAGE 3-6
TIME OF RECORDING: 11:51 AM
DATE OF RECORDING: 2/29/2024

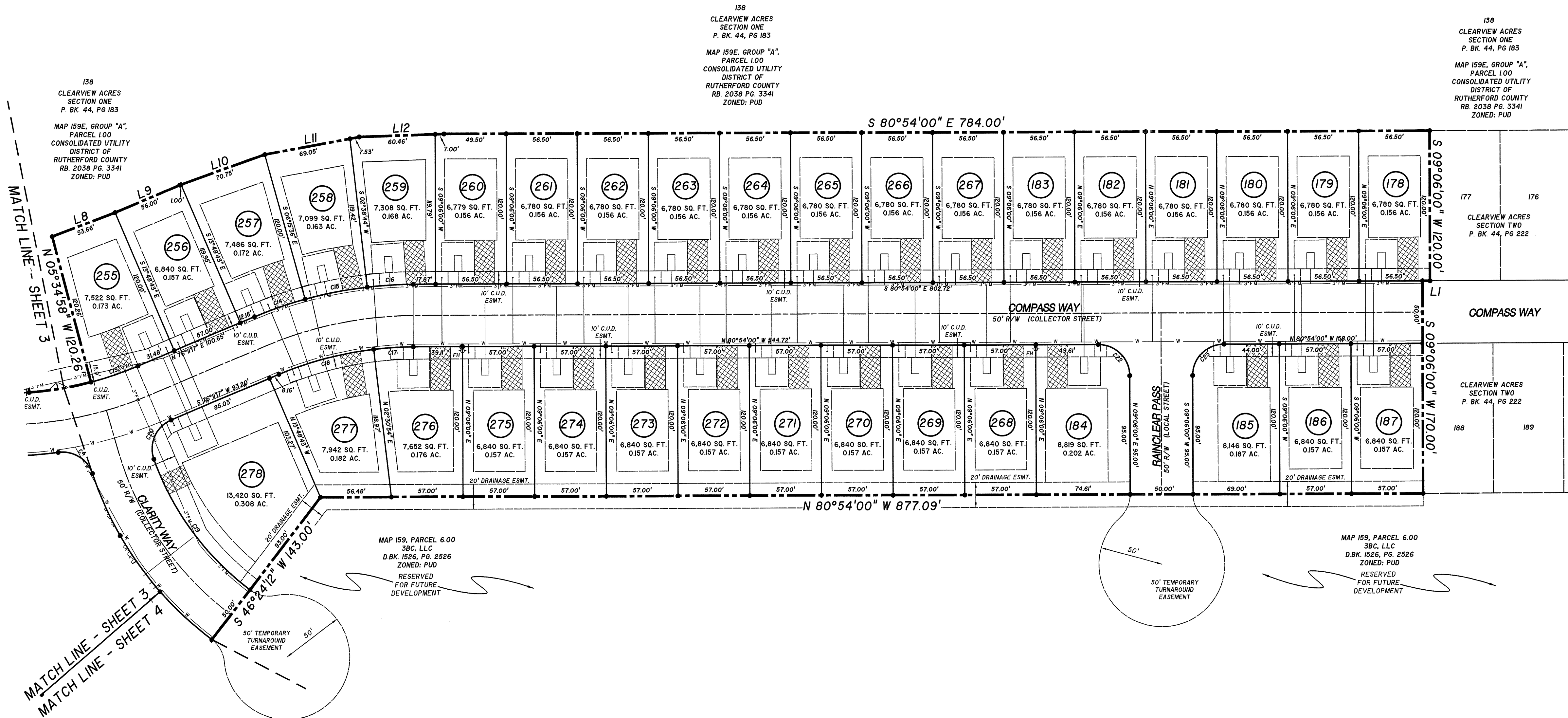
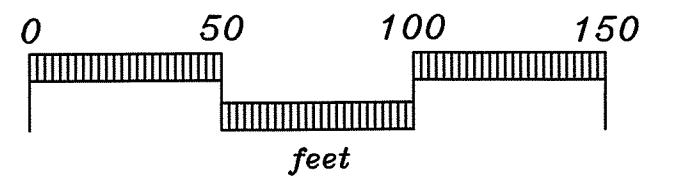
- LEGEND**
- EXISTING IRON PIN
 - SET IRON PIN
 - UTILITY POLE w/ GUY
 - FIRE HYDRANT
 - ⊗ WATER VALVE
 - 10" W WATER LINE
 - 3" FM — 2" FM SANITARY SEWER LINE

FINAL PLAT
SECTION 5
CLEARVIEW ACRES
SUBDIVISION

20th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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

PROJ. # 14300 DATE: 6-13-23 FILE: SECTION 5 PLAT DRAWN BY: ATS SCALE: 1" = 200' SHEET 1 OF 4
REV: 11-28-23



OWNER/DEVELOPER:
3BC, LLC
2127 TABASCO WAY
MURFREESBORO, TN 37128-8255
(615) 531-1173
CONTACT: HOWARD GEORGE, III

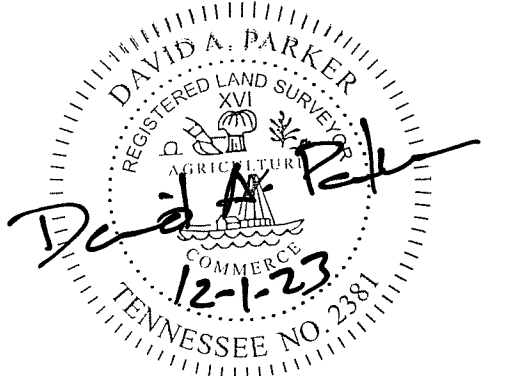
TOTAL SITE LAND DATA:
ZONING: PUD
SECTION 5 TOTAL AREA 37.798+ ACRES
SECTION 5 TOTAL NO. OF LOTS: 48
SECTION 5 TOTAL BUILDABLE LOTS: 47
SECTION 5 TOTAL RIGHT-OF-WAY: 2.13+ ACRES

YARD REQUIREMENTS:
FRONT: 35'
SIDE: 7.5' (5' SEPARATION BETWEEN BUILDINGS)
REAR: 20'
MINIMUM LOT SIZE = 6,500 SQUARE FEET

DEED REFERENCE:
THE PROPERTY SHOWN HEREON IS PART OF TAX MAP 159,
PARCELS 6.00, AS RECORDED IN RECORD BK. 1526, PG. 2526.

MPE'S AND MFE'S FOR LOTS 242 - 248 ARE DUE TO FEMA.

Weather Dawharm, Registrar
Rutherford County, Tennessee
Rec'd: 12/43/23
State: 0.00
County: 0.00
City: 0.00
Other: 2.00
Total: 62.00
Instrument #: 2534235
Recorded:
2/29/2024 at 11:51 AM
Plat Cabinet 50 Pgs 3-6



PLAT BOOK 50, PAGE 3-6
TIME OF RECORDING: 11:51 AM
DATE OF RECORDING: 2/29/2024

FINAL PLAT

SECTION 5 CLEARVIEW ACRES SUBDIVISION

20TH CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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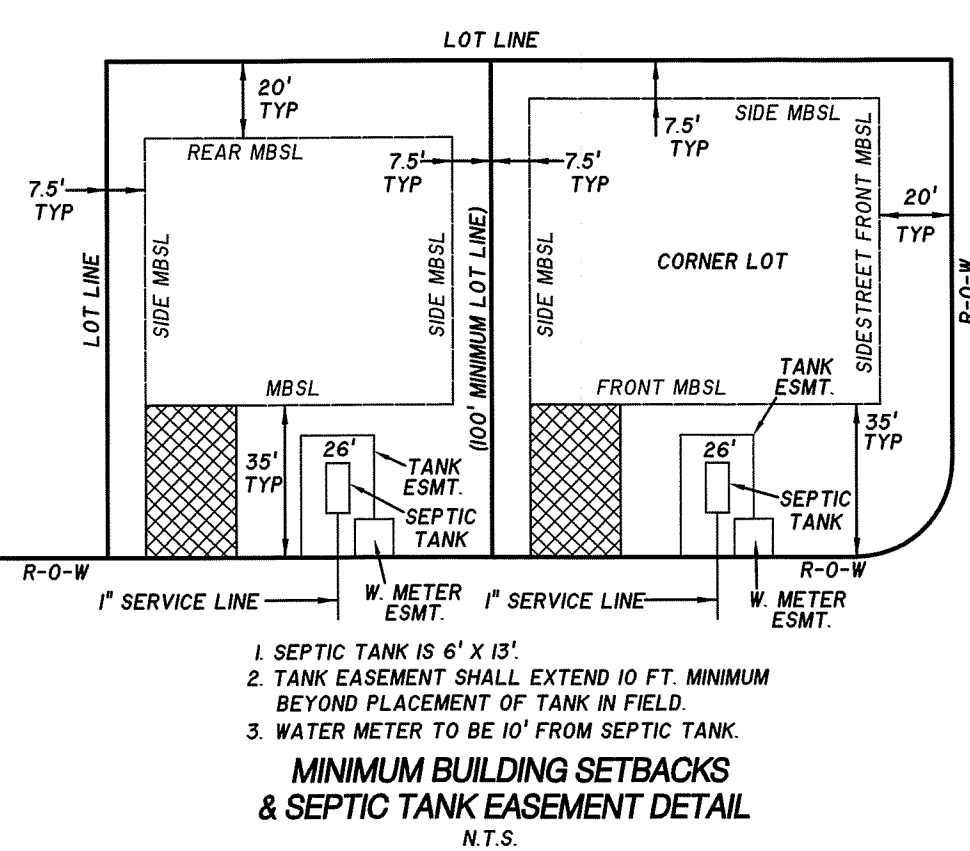
PROJ. # 14300 DATE: 6-15-23 FILE: SECTION 5 PLAT DRAWN BY: ATG SCALE: 1" = 50' SHEET 2 OF 4
REV: 11-28-23

CURVE	BEARING	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	N 12° 33' 00" E	275.00'	55.00'	S 26° 06' 49" E	34.51'
C2	N 20° 59' 00" E	275.00'	54.47'	S 14° 42' 33" E	54.39'
C3	N 36° 44' 00" E	325.38'	54.59'	S 23° 46' 54" E	54.52'
C4	N 53° 31' 00" E	25.00'	34.71'	S 48° 48' 39" E	31.99'
C5	N 63° 23' 00" E	325.38'	56.16'	S 74° 01' 31" E	56.09'
C6	N 69° 57' 00" E	56.00'	47.84'	N 69° 27' 12" E	46.40'
C7	N 72° 28' 29" E	50.00'	57.14'	N 72° 42' 53" E	54.08'
C8	N 73° 01' 46" E	56.00'	51.83'	S 59° 33' 22" E	50.00'
C9	N 73° 01' 46" E	56.00'	51.83'	S 59° 33' 22" E	50.00'
C10	N 73° 01' 46" E	56.00'	51.83'	S 59° 33' 22" E	50.00'
C11	N 73° 26' 04" E	56.00'	36.59'	N 88° 16' 54" W	35.94'
C12	N 73° 37' 03" E	275.00'	74.96'	N 77° 21' 24" W	74.73'
C13	N 73° 37' 03" E	275.00'	39.50'	S 60° 18' 10" W	39.46'
C14	N 73° 37' 03" E	325.00'	42.84'	S 79° 57' 51" W	42.81'
C15	N 73° 37' 03" E	325.00'	50.52'	S 88° 17' 34" W	50.46'
C16	N 73° 37' 03" E	325.00'	36.61'	N 84° 07' 36" W	36.59'
C17	N 73° 37' 03" E	275.00'	31.61'	S 84° 19' 31" E	31.59'
C18	N 73° 37' 03" E	275.00'	78.36'	N 84° 21' 06" E	78.10'
C19	N 73° 37' 03" E	225.00'	101.26'	N 26° 53' 01" W	109.41'
C20	N 73° 37' 03" E	25.00'	37.68'	N 33° 00' 32" E	34.27'
C21	N 73° 37' 03" E	275.00'	56.41'	S 37° 43' 12" E	56.31'
C22	N 73° 37' 03" E	25.00'	39.27'	S 35° 54' 00" E	35.36'
C23	N 73° 37' 03" E	25.00'	39.27'	S 35° 54' 00" E	35.36'
C24	N 73° 37' 03" E	25.00'	39.27'	S 35° 54' 00" E	35.36'
C25	N 73° 37' 03" E	25.00'	39.27'	N 54° 06' 00" E	35.36'

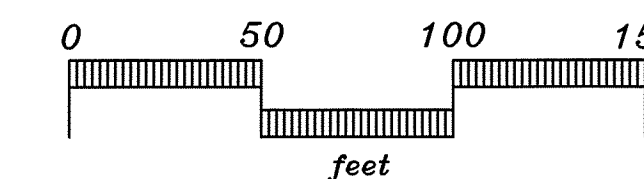
LINE	BEARING	DISTANCE
L1	N 80° 54' 00" W	6.18'
L2	N 05° 34' 58" W	42.53'
L3	S 6° 24' 54" E	37.72'
L4	S 39° 43' 13" E	53.54'
L5	S 69° 19' 44" E	56.00'
L6	S 71° 43' 12" E	55.08'
L7	S 86° 55' 55" E	16.33'
L8	N 78° 10' 10" E	53.66'
L9	N 76° 17' 17" E	56.00'
L10	N 79° 16' 19" E	71.75'
L11	N 68° 40' 54" E	76.58'
L12	S 82° 37' 57" E	67.46'

LEGEND

- EXISTING IRON PIN
- SET IRON PIN
- UTILITY POLE W/ GUY
- FIRE HYDRANT
- WATER VALVE
- 10" W WATER LINE
- 3" FM - 2" FM SANITARY SEWER LINE

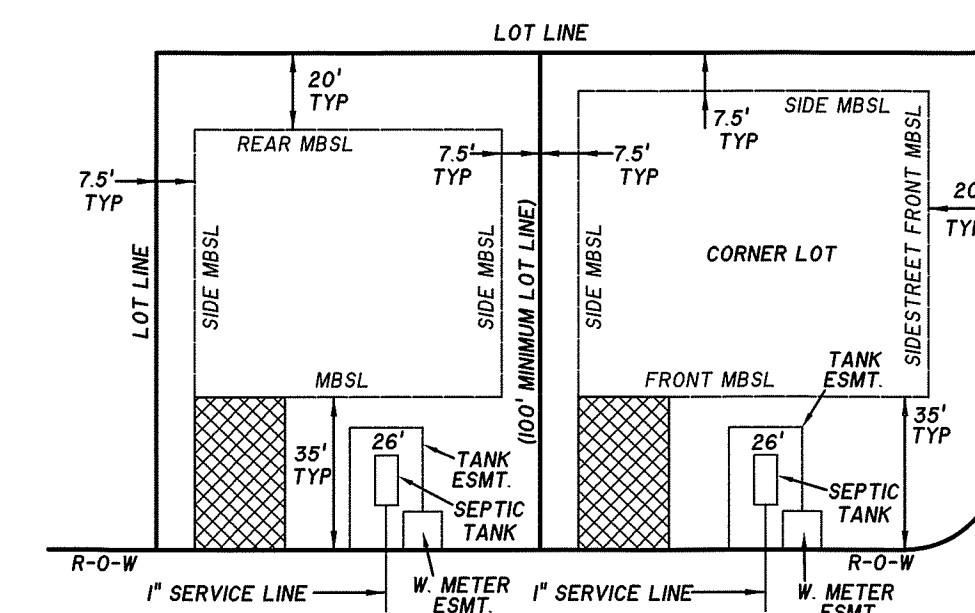


1. SEPTIC TANK IS 6' X 13'.
2. TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
3. WATER METER TO BE 10' FROM SEPTIC TANK.
MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL
N.T.S.



CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	112°23'31"	275.00'	55.00'	S 26°06'49" E
C2	112°23'31"	275.00'	54.47'	S 14°42'33" E
C3	9°36'44"	325.38'	54.59'	S 83°46'34" E
C4	72°33'11"	25.00'	54.71'	S 48°48'39" E
C5	9°33'23"	325.38'	56.16'	S 74°01'31" E
C6	48°57'06"	56.00'	47.84'	N 69°27'12" E
C7	65°28'29"	50.00'	57.14'	N 77°42'53" E
C8	53°01'46"	56.00'	51.63'	S 59°33'22" E
C9	53°01'46"	56.00'	51.83'	S 06°31'36" E
C10	53°01'46"	56.00'	51.83'	S 48°30'10" W
C11	37°26'04"	56.00'	36.59'	N 69°15'54" W
C12	15°37'03"	275.00'	74.96'	N 77°21'54" W
C13	8°13'44"	275.00'	39.50'	S 80°16'10" W
C14	73°33'07"	325.00'	42.84'	S 72°47'51" W
C15	8°54'20"	325.00'	50.52'	S 88°11'54" W
C16	6°27'16"	325.00'	36.61'	N 84°07'38" W
C17	6°33'06"	275.00'	51.61'	S 84°15'33" E
C18	16°19'37"	275.00'	78.36'	N 84°21'06" E
C19	33°25'34"	225.00'	131.26'	N 26°53'01" W
C20	86°21'52"	25.00'	37.59'	N 35°00'32" E
C21	11°45'15"	275.00'	56.41'	S 37°43'12" E
C22	90°00'00"	25.00'	39.27'	S 35°54'00" E
C23	90°00'00"	25.00'	39.27'	N 54°06'00" E
C24	90°00'00"	25.00'	39.27'	S 35°54'00" E
C25	90°00'00"	25.00'	39.27'	N 54°06'00" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 80°54'00" W	6.16'
L2	N 05°34'58" W	42.53'
L3	S 69°43'46" E	37.72'
L4	S 59°43'13" E	53.54'
L5	S 69°39'46" E	56.00'
L6	S 77°43'12" E	55.08'
L7	S 86°55'55" E	16.33'
L8	N 76°10'19" E	53.66'
L9	N 76°10'17" E	56.00'
L10	N 75°16'19" E	71.75'
L11	N 88°40'34" E	76.58'
L12	S 82°37'57" E	67.46'



1. SEPTIC TANK IS 6' X 13'
 2. TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
 3. WATER METER TO BE 10' FROM SEPTIC TANK.
- MINIMUM BUILDING SETBACKS
& SEPTIC TANK EASEMENT DETAIL
N.T.S.

OWNER/DEVELOPER:
3BC, LLC
2127 TABASCO WAY
MURFREESBORO, TN 37128-8255
(615) 531-1173
CONTACT: HOWARD GEORGE, III

TOTAL SITE LAND DATA:
ZONING: PUD
SECTION 5 TOTAL AREA 37.798± ACRES
SECTION 5 TOTAL NO. OF LOTS: 48
SECTION 5 TOTAL BUILDABLE LOTS: 47
SECTION 5 TOTAL RIGHT-OF-WAY: 2.13± ACRES

YARD REQUIREMENTS:
FRONT: 35'
SIDE: 7.5' (11' SEPARATION BETWEEN BUILDINGS)
REAR: 20'
MINIMUM LOT SIZE = 6,500 SQUARE FEET

DEED REFERENCE:
THE PROPERTY SHOWN HEREON IS PART OF TAX MAP 159,
PARCELS 6.00, AS RECORDED IN RECORD BK. 1526, PG. 2526.

MPE'S AND MFE'S FOR LOTS 242 - 248 ARE DUE TO FEMA.

Heather Dowdman, Registrar
Record #: 1245019
Record #: 60.00 Instrument #: 2534235
State: 0.00
Clark: 0.00
Owner: 2.00 2/29/2024 at 11:51 AM
Total: 62.00 Plat Cabinet: 50 Pgs 3-6

FINAL PLAT

SECTION 5 CLEARVIEW ACRES SUBDIVISION

20TH CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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

WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD. • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

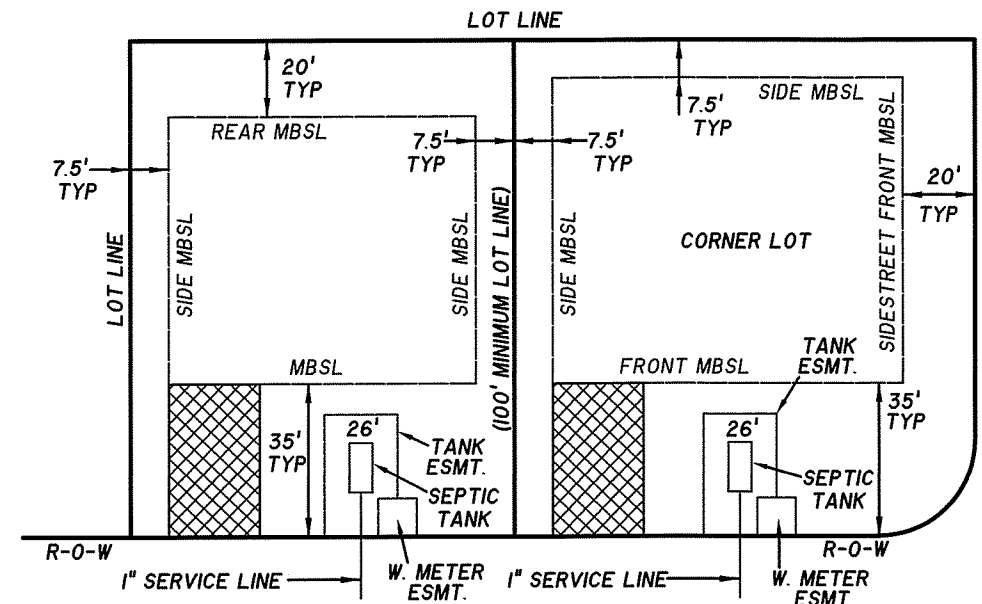
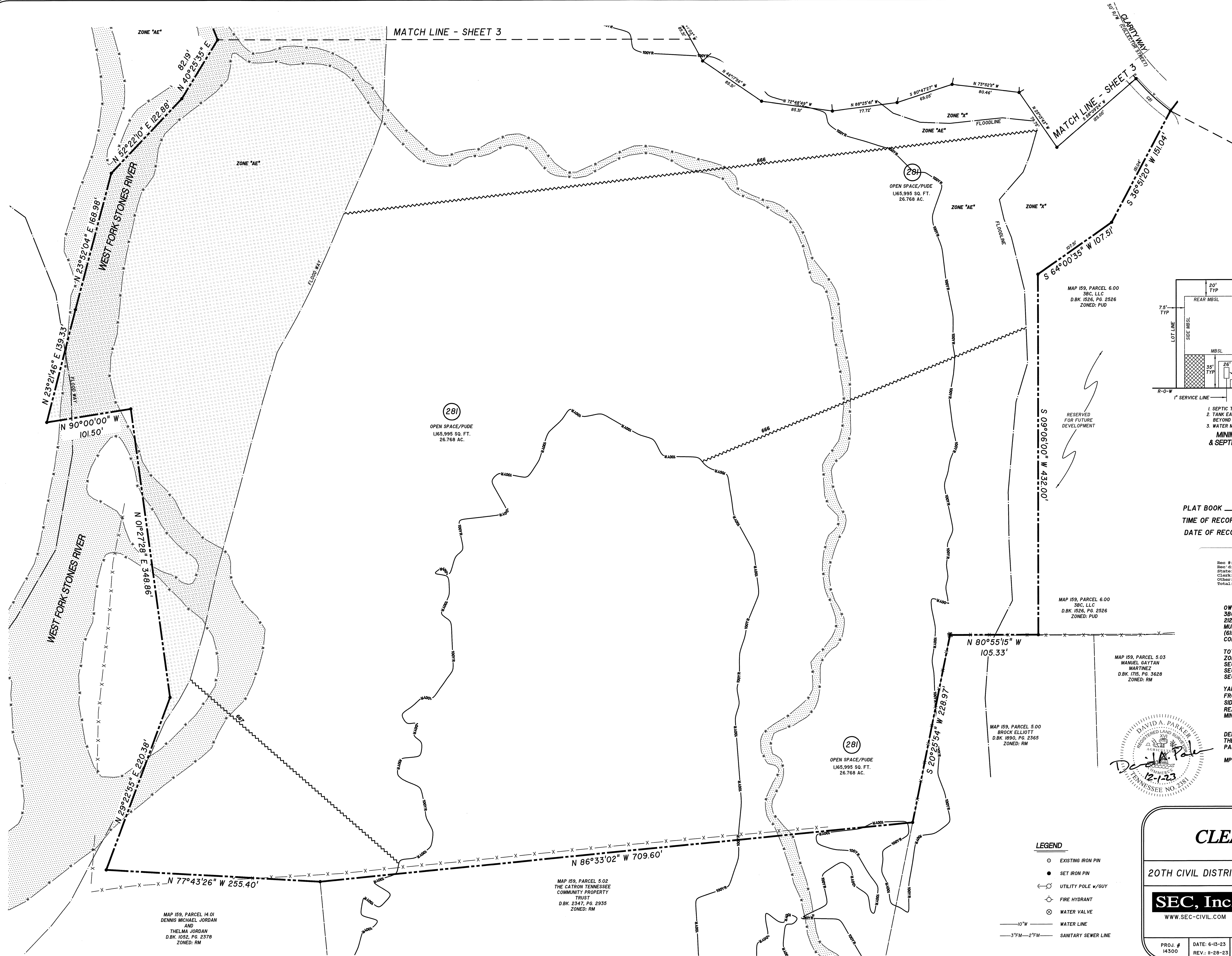
PROJ. # 14300 DATE: 6-13-23 FILE: SECTION 5 PLAT DRAWN BY: ATS SCALE: 1" = 50' SHEET 3 OF 4
REV: 8-28-23

LEGEND

- EXISTING IRON PIN
- SET IRON PIN
- UTILITY POLE W/ GUY
- FIRE HYDRANT
- ⊗ WATER VALVE
- 10" W WATER LINE
- 3" FM — 2" FM SANITARY SEWER LINE



PLAT BOOK 50, PAGE 3-6
TIME OF RECORDING: 11:51 AM
DATE OF RECORDING: 2/24/2024



PLAT BOOK 50, PAGE 3-6
TIME OF RECORDING: 11:51 AM
DATE OF RECORDING: 2/24/2024

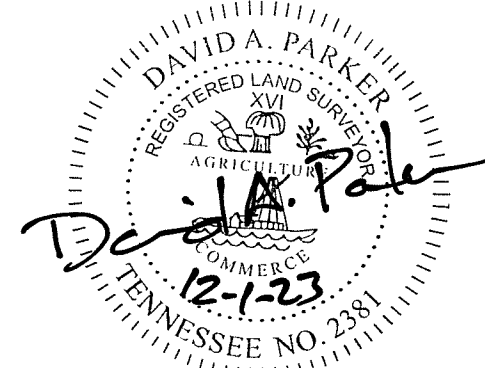
Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1243319
Rec d: 60.00 Instrument #: 2534235
State: 0.00
Clerk: 0.00
Other: 2.00 2/29/2024 at 11:51 AM
Total: 62.00 in
Plat Cabinet 50 Pgs 3-6

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FINAL PLAT

SECTION 5
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PROJ. # 14300	DATE: 6-13-23 REV.: 11-28-23	FILE: SECTION 5 PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 4 OF 4
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