



Regional Planning Commission
Kingston Springs, Tennessee

May 11, 2023
Meeting Packet



**Kingston Springs Regional Planning Commission
Meeting Agenda
11 May, 2023**

Submittal Deadline Date: 14 April 2023

The meeting was called to order by _____ at _____ pm.

1. Roll Call of Voting Members:

- Keith Allgood _____
- Tony Thompson _____
- Tony Gross _____
- Mike Hargis _____
- Lauren Hill _____
- Mike Patenaude _____
- Craig Kitch _____
- Marie Spafford _____
- Bob Stohler _____

2. Non-Voting Staff:

- Sharon Armstrong _____
- Dan Smola, P.E. _____ (Attends at Request of Planning Commission)

3. Ex Officio Attendance:

- John Lawless, City Manager _____
- Attorney _____ (Attends at request of Planning Commission)

4. Declaration of Quorum by Chairperson.

5. Motion to approve April 13, 2023, Planning Commission meeting minutes.

6. Motion to approve May 11, 2023, Planning Commission meeting agenda.

7. Community Input

Public Comments shall be:

- a. limited to three (3) minutes for all regular agenda items and items removed from the Agenda and an overall time limit for all comments on an agenda item to ten (10) minutes unless extended by vote of a majority of the Planning Commission
- b. The Chairman shall limit comments to the Agenda items, to relevant, non-repetitive comments and shall restrict comments that are disruptive in nature.

8. Declaration of Conflict(s)

In the event that any member shall have a personal interest of any kind in a matter then before the Kingston Springs Municipal-Regional Planning Commission, she/he shall disclose his/her interest and be disqualified from voting upon the matter, and the Secretary shall so record in the minutes that no vote was cast by such member.

9. Old Business

A. Ellersly PUD – Update.

B. The Golf Club of DBI LLC.

1. The Golf Club of DBI LLC. Staff Inspection Report
2. PUD Master Plan Revision
 - a. From Comfort Station/Halfway House to - RESTROOM/ SHELTER/ SELF-SERVE WATER/ SNACK STRUCTURE #1 700 SF 20' 20' X 35' 0; RESTROOM/ SHELTER/ SELF-SERVE WATER/ SNACK STRUCTURE #2 700 SF 20' 20' X 35' 0; HALFWAY HOUSE/ RESTROOM/ LIMITED STAFFED SNACK-SANDWICH 2,900 SF
3. KS Regional Planning Commission Bylaws
 - a. Reconsideration of Bylaws with recommended amendments from the City Attorney.
4. Planning Services Contract with the KS Regional Planning Commission – with recommended amendments from the City Attorney.

10. New Business

A. Proposed Minor Subdivision - Harrison/Clark, Map 92, Parcel 101, R-1 Low Density Residential District, 377 E Kingston Springs Rd.

B. Town of Kingston Springs Plat – Acquisition of a portion of Map 91N, Grp D, Parcel 39.00 and replat of Map 91, Parcel 99.

C. Proposed Minor Subdivision – Eron-Stoll, Map 99, Parcel 026, 1620 CC Road. This parcel lies within the Kingston Springs Urban Growth Area.

D. Proposed Minor Subdivision – 601 Mt. Pleasant Rd., Robertson Trust, Map 0960 GRP A Parcel 014.00

11. Other (For Discussion Only).

a. None

12. Motion to Adjourn.

The meeting was adjourned by _____ **at _____ **pm****

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder



**Kingston Springs Regional Planning Commission
Meeting Minutes
April 13, 2023**

The meeting was called to order by Chair Patenaude at 7:00pm.

1. Roll Call of Voting Members:

Keith Allgood	Present
Tony Gross	Present
Mike Hargis	Absent
Lauren Hill	Present
Mike Patenaude	Present
Marie Spafford	Present
Bob Stohler	Present
Tony Thompson	Present
Craig Kitch	Present

2. Non-Voting Staff:

Sharon Armstrong	Present
Dan Smola, P.E.	Absent (Attends at Request of Planning Commission)

3. Ex Officio Attendance:

John Lawless, City Manager	Absent
Attorney	Absent (Attends at request of Planning Commission)
Kellie Reid, Finance Director	Present

4. Declaration of Quorum by Chairperson.

Chair Patenaude declared a quorum was present.

5. Planning commission Members.

A. Chuck Sleighter – Retirement

B. Mayor Tony Gross Appointment of Craig Kitch to KS Regional Planning Commission

6. Nomination and Election of KS Regional Planning Commission Secretary.

A. Chairman calls for Nominations.

B. Vote on Nominations.

Nomination of Bob Stohler as the Planning Commission Secretary was made with not other nominations forwarded. A motion was made by Tony Thompson, seconded by Keith Allgood, to nominate Bob Stohler as the Planning Commission Secretary. All approved by voice vote.

7. Motion to approve March 9, 2023, Planning Commission meeting minutes.

A motion was made by Tony Gross, seconded by Keith Allgood, to approve the March 9, 2023, meeting minutes. All approved by voice vote.

8. Motion to approve April 13, 2023, Planning Commission meeting agenda.

City Planner recommended the following changes to the agenda - defer Old Business Item D and New Business Item E to the May 11, 2023, Planning Commission meeting. Moving item 14 to before Old Business. Chairman Patenaude stated his hesitation to move item 14 and felt the discuss was better suited to be held after other business before the Commission was concluded. Motion to approve the April 13, 2023 Planning Commission agenda as amended made by Keith Allgood, seconded by Bob Stohler. All approved by voice vote

9. Community Input

Public Comments shall be: a. limited to three (3) minutes for all regular agenda items and items removed from the Agenda and an overall time limit for all comments on an agenda item to ten (10) minutes unless extended by vote of a majority of the Planning Commission
b. The Chairman shall limit comments to the Agenda items, to relevant, non-repetitive comments and shall restrict comments that are disruptive in nature.

- Bill Rodgers – 1660 South Harpeth Road. Discussed upcoming opening of new South Harpeth Road bridge over Brush Creek
- Scott Summers – 795 South Harpeth Road. Discussed construction of Golf Club of DBI.
- Mark Gill – 755 South Harpeth Road. Discussed construction of Golf Club of DBI.

10. Declaration of Conflict(s)

In the event that any member shall have a personal interest of any kind in a matter then before the Kingston Springs Municipal-Regional Planning Commission, she/he shall disclose his/her interest and be disqualified from voting upon the matter, and the Secretary shall so record in the minutes that no vote was cast by such member.

11. Old Business

A. Ellersly Performance Bond and PUD agreement – Update.

City Planner Armstrong stated that they had a meeting with Mr. Merville, David Risner, and Dalamar Homes for discussion of grading plan permits and Dalamar Homes option to purchase the development. Energy Fit Solutions applied for the grading plan. They applied for development signage, but it was turned down due to it being in the right-of-way.

B. The Golf Club of DBI LLC.

1. Staff Inspection Report – March 9, 10, 17, and 24 2023 Site Inspection.

2. Stop Work Order issued 28 February 2023 (Progress Reports)

Staff Inspection Report- March 9, 10, 17, 24, and 31, 2023 Site Inspection. Issued stop work order on the 28th and remains in place. Armstrong stated the Commission had several items for review in their meeting packets related to this project. Separate from the packet is a document with Mr. Hooper, DBI P.E., responses to stop work order. A great deal of work has been done in order to control the silt that goes into the water and the inspection reports are being furnished as requested. The Gill property requested that the clean up on their property be delayed until June. The Golf Club has had a meeting with County Road Superintendent and County Engineer in February. Mr. Hooper confirmed that the next meeting was on the 5th of April. There were discussions between the county engineer and DBI. Some conclusions and recommendations were provided to DBI regarding improvements to South Harpeth Rd. including ditches and culverts that are not large enough which causes the water to go on the road. A number of trees fell and electric was taken out, debris was deposited on the road. The county and Golf Club responded and cleared the road. The county addressing the increase in the runoff on the road from the site. DBI stated they are willing to work with the county on these issues. The included CEI engineering report identified and addressed a problem that came up tonight. Steps that can be taken were relayed by Mr. Hooper. If there are proposed improvements to a county road lying within the Kingston Springs UGB, they are obligated to provide us with this information. Mr. Jeff Hooper stated he had an onsite meeting with Mr. Hester and his associates with Cheatham County last Wednesday and met with Tom Sumners, the engineer and the report in the packet was provided. They agreed to get the roadside ditches cleaned out. Armstrong questioned increasing the depth of the ditches. The conversations were that they will be extended as practically as can be done. Mr. Hooper provided other information that is listed in this document and Armstrong stated she is comfortable with that they have provided everything required. When a stop work order is issued everything stops except soil and erosion control. Mr. Hooper was asked to address in his response the bridge project and other permits they hold and if those projects would contribute to the soil and erosion issues off site. He has provided that information stating the permits would likely have no negative impact on the roadway or adjoining properties. Armstrong stated she is comfortable in recommending the Planning Commission lift the stop and allow them to move forward. In addition, if the Planning Commission is comfortable, staff would like to have the ability to address any future problems and have the authority to lift stop work orders in the

future. Chairman Patenaude then clarified that there are two things being requested. The first is lifting the current stop work order and the second to allow staff to lift any future stop work orders if issued. Keith Allgood made a motion, seconded by Lauren Hill, to lift the stop work order. All approved by voice vote. Lauren Hill made a motion, seconded by Craig Kitch, to allow staff to lift stop work orders in the future. Bob Stohler voted nay to this motion with all other member voting yes by voice vote.

C. The Golf Club of Tennessee.

1. Stop Work Issued for GCTN Permits on DBI, LLC Site (Update)

Motion by Keith Allgood, with a second by Marie Spafford, to lift the stop work order for The Golf Club of Tennessee. All approved by voice vote. City Planner Armstrong stated the town has been advised by Mr. Mahan, TDEC we don't have any authority over the creek. 35 feet on each side falls solely as the responsibility of TDEC.

D. KS Regional Planning Commission Bylaws

1. Reconsideration of Bylaws with recommended amendments from the KS Regional Planning Commission Committee on Administration and Staff Meeting, 15 March 2023.

Deferred until the May 11, 2023 meeting.

12. New Business

A. Proposed Minor Subdivision - Harrison/Clark, Map 92, Parcel 101, R-1 Low Density Residential District, 377 E Kingston Springs Rd.

This particular project had an issue locating the sewer line and the Town's Septic Contractor was brought in to find the clean out. Request to move to May meeting. Motion was made by Keith Allgood, seconded by Bob Stohler, to defer to the May 11, 2023, meeting. All approved by voice vote.

B. Proposed Minor Subdivision - Hill Property, Map 99, Parcel 71.01, E-1 Estates Zoning District, 1477 CC Rd. (In Kingston Springs UGB).

City Planner Armstrong requested to remove this item from the agenda. Plat was filed and it was placed on the agenda at the request of the county. Applicant has withdrawn. Motion to remove from agenda made by Keith Allgood, seconded by Tony Gross.. All approved by voice vote.

C. KS Regional Planning Commission Recommendation on Rezone Request to Cheatham County – 879 Pinnacle Hill Rd, Map 091, for a portion of Parcel 48 and Parcel 130 from E-1 Estates Residential District to C-3 – Rural Convenience Commercial District (Parcel removed from UGB).

City Planner Armstrong requested this item be remove from the agenda as the parcel is no longer in our urban growth boundary. A motion was made by Tony Thompson, seconded by Craig Kitch, to remove this item. All approved by voice vote.

D. Town of Kingston Springs Plat – Acquisition of a portion of Map 91N, Grp D, Parcel 39.00 and replat of Map 91, Parcel 99.

City Planner Armstrong stated the Town has requested to defer this item to the May 11, 2023, Planning Commission meeting. Motion made by Craig Kitch, seconded by Lauren Hill, to defer the item. All approved by voice vote.

13. Other

A. Open discussion regarding the concerns of citizens lying adjacent to the Golf Club of DBI, LLC project – Chairman Mike Patenaude, staff, citizens.

Chairman Patenaude stated the board is governed by procedure by how meetings can be conducted and this item had been added to the agenda to give citizens a more expanded time to present concerns to this Commission that might not be permissible in the Community Input section of the agenda.

Several adjoining property owners lying adjacent to the DBI site spoke.

14. Motion to Adjourn.

Motion to adjourn made by Craig Kitch, seconded by Keith Allgood. The meeting was adjourned by Chair Patenaude at 8:21pm

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC)
 DIVISION OF WATER RESOURCES
 William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor
 Nashville, Tennessee 37243
 1-888-891-8332 (TDEC)

General NPDES Permit for Stormwater Discharges from Construction Activities (CGP)
Construction Stormwater Inspection Certification (Inspection Form)

Site or Project Name:		NPDES Tracking Number: TNR
Primary Permittee Name:		Date of Inspection:
Current approximate disturbed acreage:	Has rainfall been checked/documented daily? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Inspector:
Current weather/ground conditions:	Rainfall total since last inspection:	Inspector's TNEPSC Certification Number:
Site Assessment <input type="checkbox"/> Yes <input type="checkbox"/> No	Assessor's TN PE registration number:	Assessor's TNEPSC Level II/CPESC number:

Check the box if the following items are on-site:	
<input type="checkbox"/>	Notice of Coverage (NOC)
<input type="checkbox"/>	Stormwater Pollution Prevention Plan (SWPPP)
<input type="checkbox"/>	Weekly inspection documentation
<input type="checkbox"/>	Site contact information
<input type="checkbox"/>	Rain Gage
Off-site Reference Rain Gage Location	

Best Management Practices (BMPs):

Are the Erosion Prevention and Sediment Controls (EPSCs) functioning correctly?			
If "No," describe below in Comment Section			
1.	Are all applicable EPSCs installed and maintained per the SWPPP per the current phase?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2.	Are EPSCs functioning correctly at all disturbed areas/material storage areas? (permit section 5.5.3)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3.	Are EPSCs functioning correctly at outfall/discharge points such that there is no objectionable color contrast in the receiving stream, and no other water quality impacts? (permit section 5.5.3.5 and 6.3.2)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
4.	Are EPSCs functioning correctly at ingress/egress points such that there is no evidence of track-out? (permit section 5.5.3.1)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
5.	If applicable, have discharges from dewatering activities been managed by appropriate controls? (permit section 4.1.3) If "No," describe below the measure to be implemented to address deficiencies.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.	If construction activity at any location on-site has temporarily/permanently ceased, was the area stabilized within 14 days? (permit section 5.5.3.4) If "No," describe below each location and measures taken to stabilize the area(s).	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.	Have pollution prevention measures been installed, implemented, and maintained to minimize the discharge of pollutants from wash waters, exposure of materials and discharges from spills and leaks per section 4.1.4? If "No," describe below the measure to be implemented to address deficiencies.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No

Site or Project Name:		NPDES Tracking Number: TNR		
Primary Permittee Name:		Date of Inspection:		
8.	If a concrete washout facility is located on site, is it clearly identified on the project and maintained? If "No," describe below the measures to be implemented to address deficiencies. (permit section 1.2.2)	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9.	Have all previous deficiencies been addressed? If "No," describe the remaining deficiencies in the Comments section. <input type="checkbox"/> Check if deficiencies/corrective measures have been reported on a previous form.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Comment Section. If the answer is "No" for any of the above, describe the problem and summarize corrective actions to be taken. Otherwise, describe any pertinent observations:</p>				
Certification and Signature (must be signed by the certified inspector and the permittee per Sections 5.5.3.11 (g) and 8.7.2 of the CGP)				
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.				
Inspector Name and Title :		Signature:	Date:	
Primary Permittee Name and Title:		Signature:	Date:	

Construction Stormwater Inspection Certification Form (Inspection Form)

Purpose of this form / Instructions

An inspection, as described in subsection 5.5.3.9. of the General Permit for Stormwater Discharges from Construction Activities ("Permit"), shall be performed at the specified frequency and documented on this form. Inspections shall be performed at least 72 hours apart. Where sites or portion(s) of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions (e.g., site covered with snow or ice), such inspection only has to be conducted once per month until thawing results in runoff or construction activity resumes.

Inspections can be performed by:

- a) a person with a valid certification from the "Fundamentals of Erosion Prevention and Sediment Control Level I" course,
- b) a licensed professional engineer or landscape architect,
- c) a Certified Professional in Erosion and Sediment Control (CPESC), or
- d) a person who has successfully completed the "Level II Design Principles for Erosion Prevention and Sediment Control for Construction Sites" course.

Qualified personnel, as defined in subsection 5.5.3.10 of the Permit (provided by the permittee or cooperatively by multiple permittees) shall inspect disturbed areas of the construction site that have not been permanently stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, locations where vehicles enter or exit the site, and each outfall.

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the site's drainage system. Erosion prevention and sediment control measures shall be observed to ensure that they are operating correctly.

Outfall points (where discharges leave the site and/or enter waters of the state) shall be inspected to determine whether erosion prevention and sediment control measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event if possible, but in no case more than 7 days after the need is identified.

Based on the results of the inspection, the site description identified in the SWPPP in accordance with section 5.5.1 of the Permit and pollution prevention measures identified in the SWPPP in accordance with section 5.5.2 of the Permit, shall be revised as appropriate, but in no case later than 7 days following the inspection. Such modifications shall provide for timely implementation of any changes to the SWPPP, but in no case later than 14 days following the inspection.

All inspections shall be documented on this Construction Stormwater Inspection Certification form. Alternative inspection forms may be used as long as the form contents and the inspection certification language are, at a minimum, equivalent to the Division's form and the permittee has obtained a written approval from the Division to use the alternative form. Inspection documentation will be maintained on site and made available to the Division upon request. Inspection reports must be submitted to the Division within 10 days of the request.

Trained certified inspectors shall complete inspection documentation to the best of their ability. Falsifying inspection records or other documentation or failure to complete inspection documentation shall result in a violation of this permit and any other applicable acts or rules.



Town of Kingston Springs
 Building and Codes Department
 PO Box 256
 396 Spring Street
 Kingston Springs, TN 37082
 615-952-2110

KINGSTON SPRINGS PLANNING COMMISSION APPLICATION FOR REVIEW

Date of Application: March 23, 2023

Property Address/Location: South Harpeth Road

Property Owner's Name: Golf Club of DBI, LLC Contact: Mr. David Yoder, CFO

Property Owner's Address: Two Ingram Blvd., LaVergne TN, 37089

Property Owner's Primary Phone #: 615-287-4122 Secondary #: 615-476-1850

Property Owner's Email: david.yoder@DBIbeverage.com

Applicant's Name: Jeff Hooper, PE - Barge Civil Associates, LLC

Applicant's Email: jhooper@bcacivil.com Applicant's Phone #: 615-824-4208

Signature of Applicant:  Signature of Owner: 

SELECT ITEM BELOW TO BE REVIEWED BY PLANNING COMMISSION:

Residential:

- Sketch Plan: **\$100** (34125)
- Site Plan: **\$150** (34125)
- Preliminary Plat (Minor Sub – 5 lots or less): **\$350** (34125)
- Preliminary Plat (Major Sub – 6 lots or more): **\$500** (34125)
- Final Plat (Minor Sub – 5 lots or less): **\$150** (34125)
- Final Plat (Major Sub – 6 lots or more): **\$300** (34125)
- Final Plat Revision (Minor Sub – less than 5 lots): **\$350** (34125)
- Final Recorded Plat Revision (Minor Sub – less than 5 lots): **\$150** (34125)

Commercial:

- Concept Site Plan: **\$100** (34125)
- Preliminary Plat: **\$500** (34125)
- Final Plat: **\$300** (34125)
- Final Recorded Plat Revision: **\$150** (34125)
- Construction Drawing Review: **\$500** (34125)
- Plan Review: **\$350** (34125)

Other:

- Rezone Request: **\$150** (34125)
- Change of Use Request: **\$50** (34125)
- Conditional Use Review: **\$100** (34125)
- Final Plat Recording Fee: **\$50** (34125)
- Revised PUD Regulating Plan (pass thru cost)

Design Review Committee Plan review (Commercial Construction): Pass Thru fee from consultant. All new construction with the exception of single family and duplexes is subject to Design Review Pass Thru, including multi-family and major subdivisions.

See Reverse Side for FINAL PLAT Requirements

FINAL PLAT Requirements (Residential and Commercial)

For appearances before the Kingston Springs Regional Planning Commission requesting approval of Final Plats:

- Once on the meeting agenda, but prior to appearance before the Kingston Springs Regional Planning Commission, two (2) mylars and three (3) paper copies signed by all appropriate representatives (with the exception of the Planning Commission Secretary) must be delivered to Kingston Springs City Hall.
- If two (2) mylars signed by all appropriate representatives (with the exception of the Planning Commission Secretary) are not available prior to the start of the meeting the agenda item will be tabled to the following month.
- If the Final Plat is approved the Kingston Springs Regional Planning Commission Secretary will sign both mylars.
- Payment of the \$50.00 Final Plat Recording Fee will then be due.
- Once the \$50.00 Final Plat Recording Fee is received the Final Plat will be delivered to the Cheatham County Register of Deeds office to be recorded and the applicant will be notified.
- If the \$50.00 Final Plat Recording Fee is not submitted prior to the following month's Kingston Springs Regional Planning Commission meeting, the Final Plat will be revoked at that meeting.

**OFFICE USE ONLY
APPLICANT DO NOT WRITE BELOW THIS LINE**

Date of Review: _____

Approved Denied Withdrawn

Planning Commission Review Fee: \$ _____

Recording Fee (if applicable): \$ _____

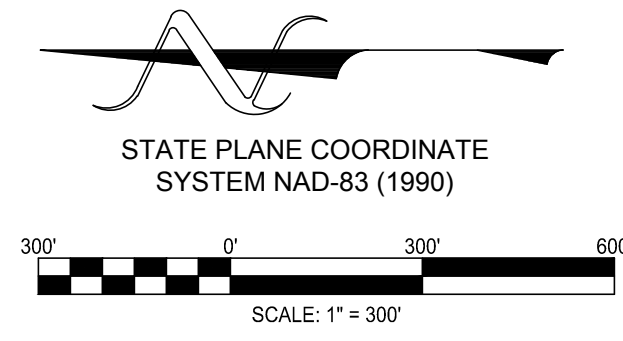
Pass Thru Fee (if applicable): \$ _____

TOTAL FEES DUE: \$ _____

Date Paid: _____

Amount Paid: \$ _____

Receipt Number: _____



PUD DATA:

PURPOSE NOTE: THE PURPOSE OF THIS TMU PUD IS TO DEVELOP A COMMERCIAL GOLF COURSE AND ASSOCIATED ANCILLARY STRUCTURES (RESTROOMS, SHELTER, HALFWAY HOUSE, CLUBHOUSE, OVERNIGHT LODGING, MAINTENANCE BUILDINGS AND STORAGE BUILDINGS), ROADS, UTILITIES, AND A RESIDENTIAL DEVELOPMENT.

EXISTING SITE AREA: 592 ACRES
BASE ZONING: TMU-PUD

LAND USES:	REQUIRED %	PROPOSED %	REQUIRED (AC.)	PROPOSED (AC.)
RESIDENTIAL	10%-50%	10%	59.2 - 296.0	60.34
COMMERCIAL	20%-65%	40%	118.4 - 384.8	231.103
OPEN SPACE	50%-70%	50%	296.0 - 414.0	298.23
		100%		589.673 AC

STRUCTURE TABLE

STRUCTURE	ALLOWABLE AREA	HEIGHT	DIMENSIONS	OVERNIGHT UNITS
- CLUBHOUSE	6,600 SF	35'	60' X 110'	0
- LODGING #1	3,920 SF	30'	56' X 70'	4
- LODGING #2	3,920 SF	30'	56' X 70'	4
- RESTROOM/ SHELTER/ SELF-SERVE WATER/ SNACK STRUCTURE #1	700 SF	20'	20' X 35'	0
- RESTROOM/ SHELTER/ SELF-SERVE WATER/ SNACK STRUCTURE #2	700 SF	20'	20' X 35'	0
- HALFWAY HOUSE/ RESTROOM/ LIMITED STAFFED SNACK-SANDWICH SERVICE/ SHELTER STRUCTURE	2,900 SF	26'	54' X 54'	0
- MAINTENANCE BUILDING	25,000 SF	30'	200' X 120'	0
- STORAGE BUILDING A	2,500 SF	30'	50' X 50'	0
- STORAGE BUILDING B	2,500 SF	30'	50' X 50'	0
- PUMP HOUSE	1,000 SF	30'	25' X 40'	0
	49,740 SF			

ALLOWABLE DENSITIES:
RESIDENTIAL: 1 UNIT/ 5 ACRES
COMMERCIAL: 1% FLOOR TO AREA RATIO (FAR)

F.E.M.A. FLOODPLAIN: THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM NO. 47021C0304E, 47021C0315E AND 47021C0303E.

NOTES:
1. GOLF CLUB OF TENNESSEE TO GRANT GOLF CLUB OF DBI, LLC A BLANKET CROSS ACCESS AND PARKING EASEMENT.
2. IMPROVEMENTS ON GOLF CLUB OF TENNESSEE PROPERTY TO BE SUBMITTED AS SITE PLAN APPROVALS UNDER SEPARATE COVER.
3. PER BASE ZONING REGULATIONS, OPEN SPACE SHALL REMAIN A NATURAL AREA.

FLOOD ZONE DEVELOPMENT TABLE:

- PUMP HOUSE IS AN UNINHABITABLE STRUCTURE AND WILL CONTAIN IRRIGATION PUMPS AND CONTROLS. PUMP HOUSE WILL BE ABOVE BASE FLOOD ELEVATION UPON APPROVAL OF FLOOD STUDY BY KINGSTON SPRINGS AND F.E.M.A.
- THREE BRIDGE CROSSINGS ARE REQUIRED WITHIN THE FLOOD ZONE AS SHOWN HEREON.

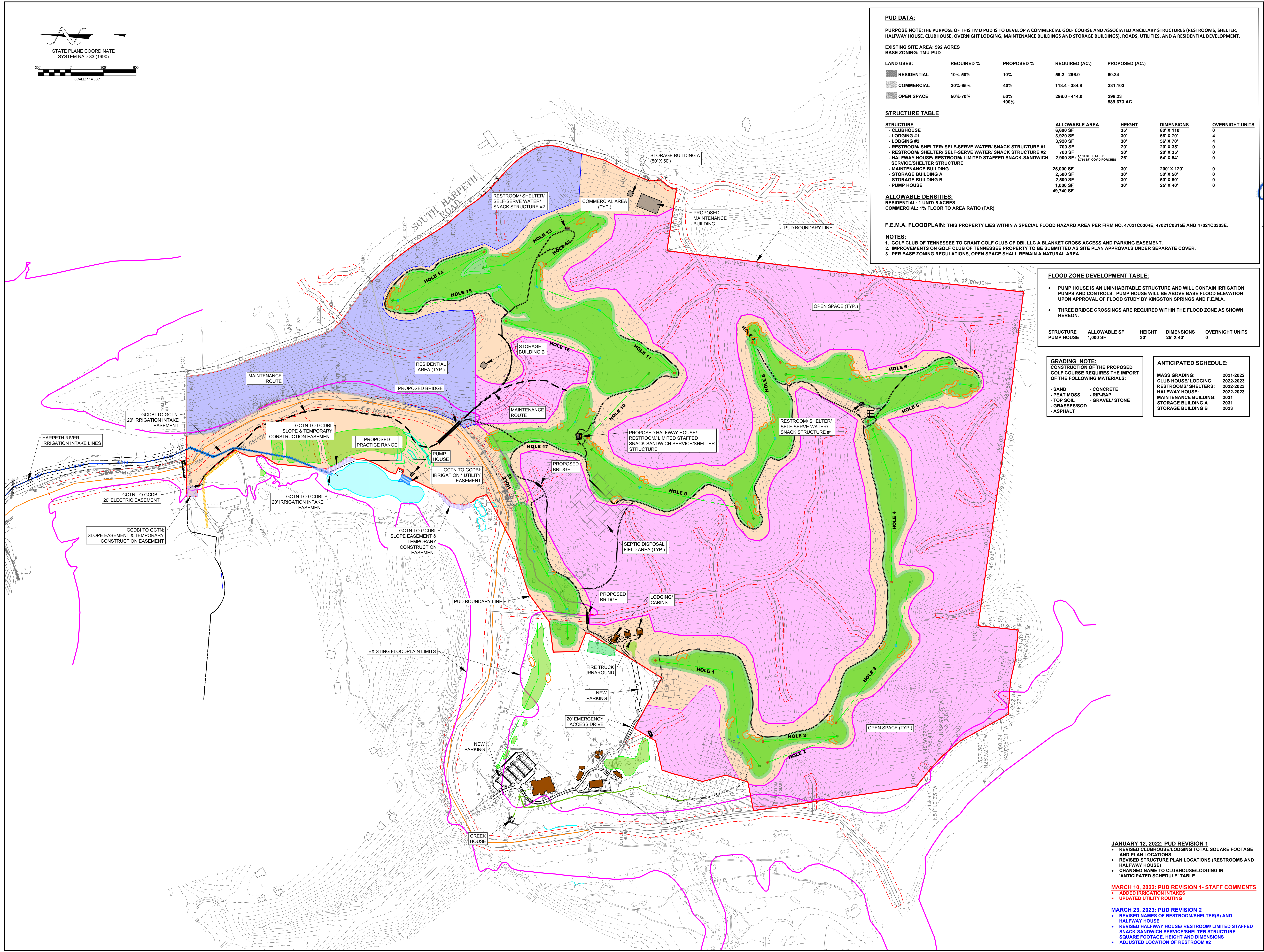
STRUCTURE	ALLOWABLE SF	HEIGHT	DIMENSIONS	OVERNIGHT UNITS
PUMP HOUSE	1,000 SF	30'	25' X 40'	0

GRADING NOTE:
CONSTRUCTION OF THE PROPOSED GOLF COURSE REQUIRES THE IMPORT OF THE FOLLOWING MATERIALS:

- SAND	- CONCRETE
- PEAT MOSS	- RIP-RAP
- TOP SOIL	- GRAVEL/ STONE
- GRASSES/SOD	- ASPHALT

ANTICIPATED SCHEDULE:

MASS GRADING:	2021-2022
CLUB HOUSE/ LODGING:	2022-2023
RESTROOMS/ SHELTERS:	2022-2023
HALFWAY HOUSE:	2022-2023
MAINTENANCE BUILDING:	2031
STORAGE BUILDING A	2031
STORAGE BUILDING B	2023

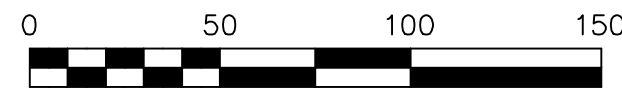
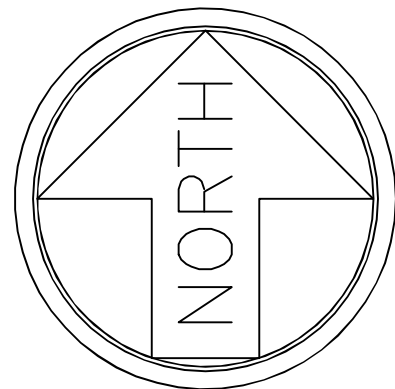


PUD REGULATING PLAN
GOLF CLUB OF DBI
SOUTH HARPETH ROAD
KINGSTON SPRINGS, TN 37082

DATE	DESCRIPTION
6/10/21	REVISION 1 - STAFF COMMENTS
10/08/21	CITY PLANNER REVISION
10/27/21	STAFF COMMENT- PUD AREA
01/12/22	PUD REVISION 1
03/10/22	PUD REVISION 1 - STAFF COMMENTS
06/22/22	CLEAR REVISION
10/07/22	EASEMENT REVISION
03/23/23	PUD REVISION 2

- JANUARY 12, 2022: PUD REVISION 1**
- REVISED CLUBHOUSE/LODGING TOTAL SQUARE FOOTAGE AND PLAN LOCATIONS
 - REVISED STRUCTURE PLAN LOCATIONS (RESTROOMS AND HALFWAY HOUSE)
 - CHANGED NAME TO CLUBHOUSE/LODGING IN 'ANTICIPATED SCHEDULE' TABLE
- MARCH 10, 2022: PUD REVISION 1- STAFF COMMENTS**
- ADDED IRRIGATION INTAKES
 - UPDATED UTILITY ROUTING
- MARCH 23, 2023: PUD REVISION 2**
- REVISED NAMES OF RESTROOM/SHELTER(S) AND HALFWAY HOUSE
 - REVISED HALFWAY HOUSE/ RESTROOM/ LIMITED STAFFED SNACK-SANDWICH SERVICE/SHELTER STRUCTURE SQUARE FOOTAGE, HEIGHT AND DIMENSIONS
 - ADJUSTED LOCATION OF RESTROOM #2

P:\2023 Golf Club of TN\2023-10 New Golf Course\pud\LAND USE EXHIBIT.dwg-C1.0



WEAVER PROPERTY LINES
DERIVED FROM A BOUNDARY
LINE AGREEMENT AS SIGNED
ON PLAT, DATED: 3/8/1994.
AND AS OF RECORD IN
DEED BOOK 534, PAGE 754
(R.O.C.C., TN)

BARN
SHED

NOTES:

- The purpose of this plat is to create a new residential lot.
- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
- Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (Horizontal) and NAVD88 (Vertical).
- Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
- This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
- This property is located in an area designated "Zone X" as per the National Flood Insurance Program, Map No. 47021C0302E Dated: December 22, 2016 and is NOT in a flood prone area.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call 1-800-351-1111.
- Information shown hereon was derived from random shots, cross sections, and radial shots.
- For: Randall Harrison.
- Setbacks: Front = 40' Sides = 15' Rear = 25'
- For location of utilities, please call the local utility provider.
- Current Zoning: R1
- Lot 1 being Tax Map 92, part of Parcel 101.00

DEAD POWER
POLES

DICKSON ELECTRIC CO.
ELECTRIC LINE EASEMENT

EAST KINGSTON SPRINGS ROAD (45' RIGHT-OF-WAY)

SURVEYOR
BRIAN MCCAIN, P.L.S. #2256
P.O. BOX 220
PEGRAM, TN 37143
(615) 952-3600
brian@southernprecision.net

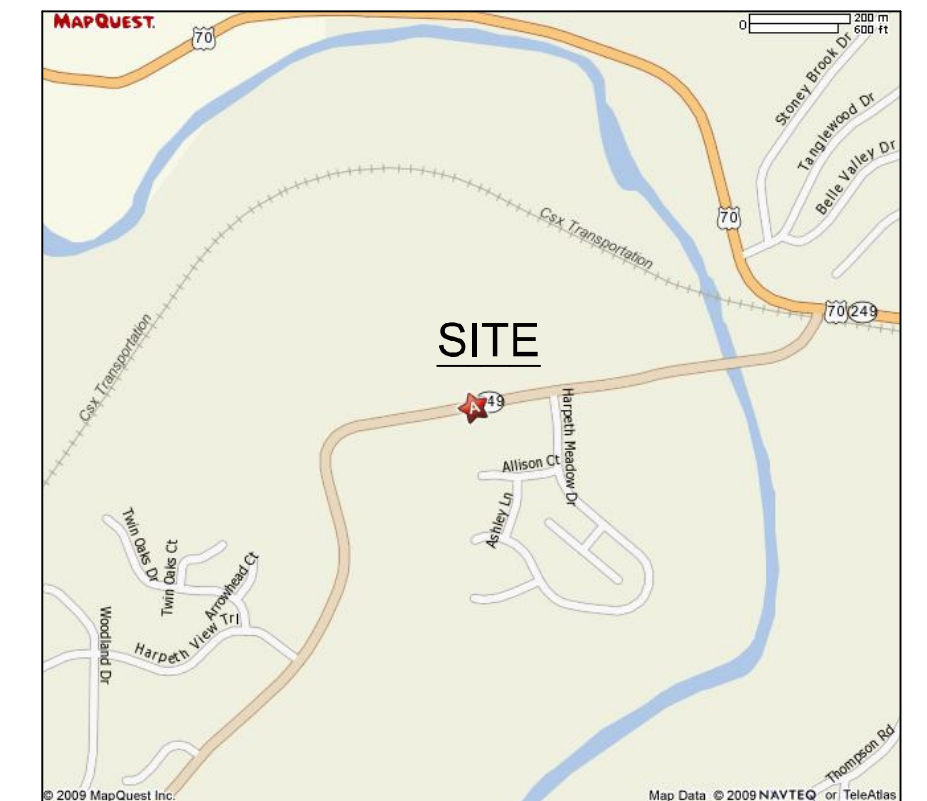
OWNER LOT 1
MILDRED CLARK & LAQUITA C. HARRISON
P.O. BOX 59
KINGSTON SPRINGS, TN 37082
(615) 319-5289



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

LEGEND

---	PROPERTY LINE
-X-X-	FENCE LINE
-G-G-	GAS LINE
-S-S-	SEWER LINE
-ST-ST-	STORM LINE
-W-W-	WATER LINE
-M.B.S.L.-	MIN. BLDG. SETBACK LINE
-OHP/T-	OVERHEAD POWER OR TELE.
-P.U.D.E.-	PUBLIC UTILITY & DRAINAGE EASEMENT
BHO	BOREHOLE
CO	CLEANOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
GM	GAS METER
IPO/IPS	IRON PIN NEW / SET
MNS	MAG NAIL SET
PM	PARKING METER
POST	POST
UGT	POST
WM	WATER METER
WELL	WELL
YH	YARD HYDRANT
CB	CATCH BASIN
DT	DECIDUOUS TREE
ET	EVERGREEN TREE
GV	GAS VALVE
LP	LIGHT POLE
MB	MAILBOX
MH	MANHOLE
PP	POWER POLE
S	SIGN
WV	WATER VALVE



VICINITY MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 459, PAGE 721 IN COUNTY REGISTERS OFFICE AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHERS HAVE BEEN FILED.

DATE: _____ MILDRED CLARK

DATE: _____ LAQUITA C. HARRISON

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THIS IS A CATEGORY "1" LAND SURVEY AS DEFINED IN CHAPTER 0820-3-.05 STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.

DATE: _____ REGISTERED LAND SURVEYOR #2256

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE "LOT 1 - CLARK-HARRISON SUBDIVISION" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____ NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF PUBLIC SEWER

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

DATE: _____ NAME, TITLE, & AGENCY OR AUTHORIZED APPROVING AGENT.

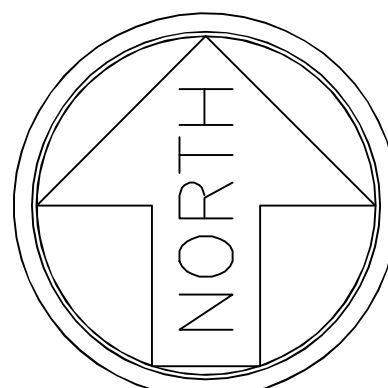
CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ SECRETARY, PLANNING COMMISSION

AREA:
75,564 sq.ft. or 1.73 Ac.±

PRELIMINARY PLAT
LOT 1 - CLARK-HARRISON SUBDIVISION
11TH CIVIL DISTRICT
KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE
SCALE: 1" = 50' DATE: 2/8/23



NOTES:

- The purpose of this plat is to adjust a property line between two lots.
- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.05 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
- Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (Horizontal) and NAVD88 (Vertical).
- Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
- This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
- This property is located in an area designated "Zone X" as per the National Flood Insurance Program, Map No. 47021C0301E Dated: December 22, 2016 and is NOT in a flood prone area.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call* 1-800-351-1111.
- Information shown hereon was derived from random shots, cross sections, and radial shots.
- For: Town of Kingston Springs.
- Setbacks R1: Front = 45' Sides = 20' Rear = 30'
- Setbacks R2: Front = 40' Sides = 15' Rear = 25'
- For location of utilities, please call the local utility provider.
- Current Zoning: R1 / R2
- Lot 1 being Tax Map 91, Parcel 99.00
- Lot 2 being Tax Map 91N, Group "D", Parcel 39.00

LINE	BEARING	DISTANCE
L1	S09°04'15"W	131.03'
L2	N07°57'37"E	158.15'
L3	S82°02'23"E	94.32'
L4	S09°04'15"W	12.51'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	583.00'	105.15'	105.00'	S03°43'13"W	10°42'04"
C2	25.00'	37.94'	34.40'	S52°32'59"W	86°57'07"
C3	6284.62'	67.68'	67.68'	N84°16'58"W	0°37'01"
C4	1172.01'	196.00'	195.77'	S03°09'48"W	9°34'55"

SURVEYOR

BRIAN MCCAIN, P.L.S. #2256
 P.O. BOX 220
 PEGRAM, TN 37143
 (615) 952-3800
 brian@southernprecision.net

OWNER LOT 1

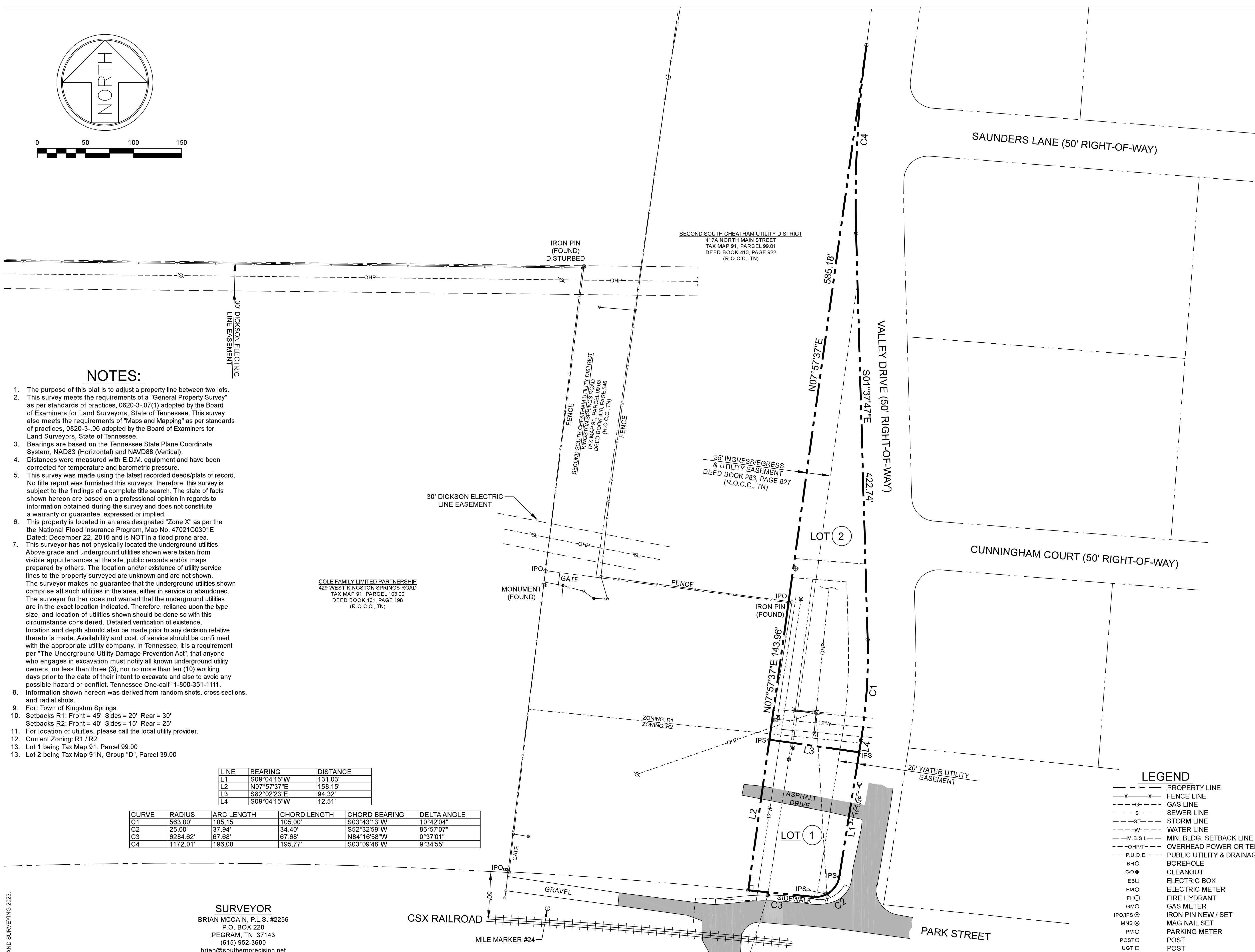
TOWN OF KINGSTON SPRINGS
 396 SPRING STREET
 KINGSTON SPRINGS, TN 37082
 (615) 952-2110

OWNER LOT 2

SECOND SOUTH CHEATHAM UTILITY DISTRICT
 P.O. BOX 6
 KINGSTON SPRINGS, TN 37082
 (615) 952-3094

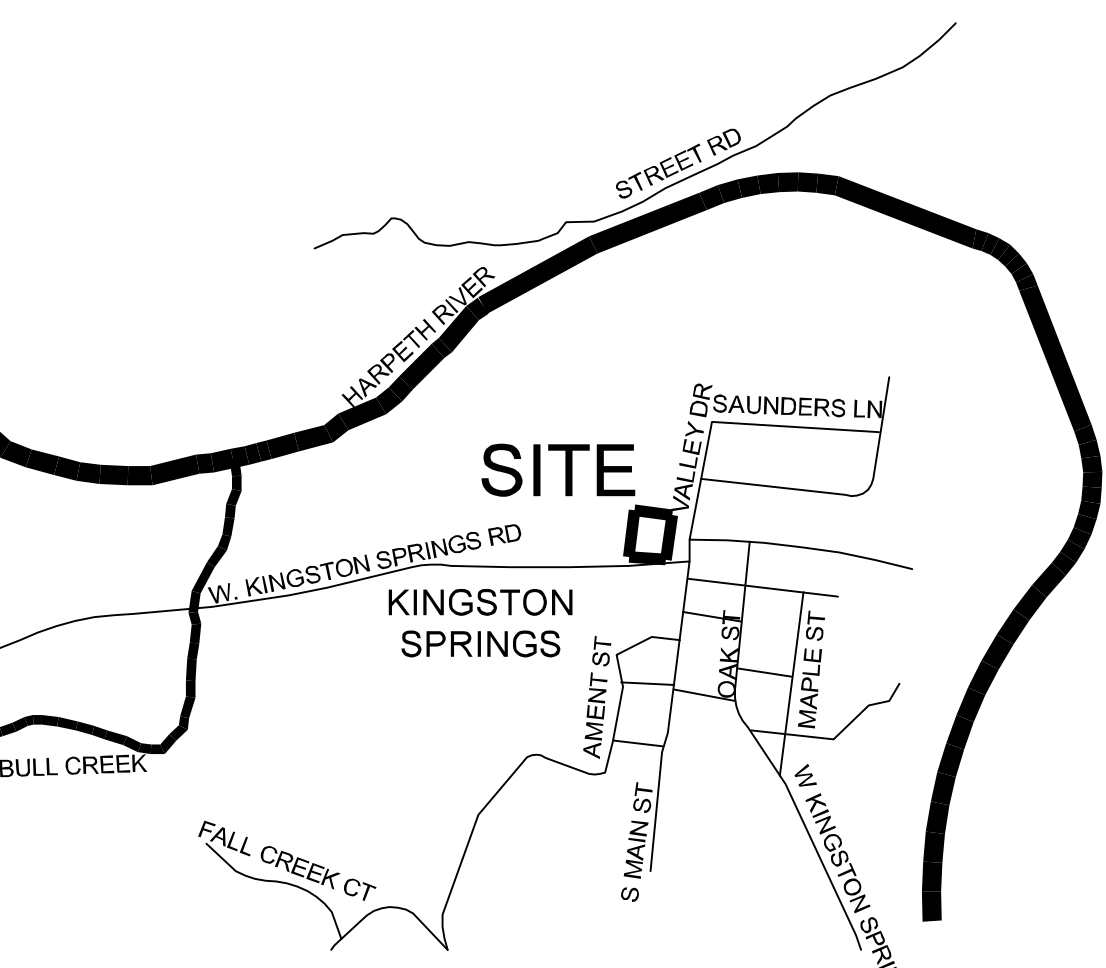


IF YOU DIG TENNESSEE...
 CALL US FIRST!
 1-800-351-1111
 1-615-366-1957
 TENNESSEE ONE CALL
 IT'S THE LAW



LEGEND

- PROPERTY LINE
- x-x- FENCE LINE
- g-g- GAS LINE
- s-s- SEWER LINE
- st-st- STORM LINE
- w-w- WATER LINE
- M.B.S.L.- MIN. BLDG. SETBACK LINE
- OHP/T- OVERHEAD POWER OR TELE.
- P.U.D.E.- PUBLIC UTILITY & DRAINAGE EASEMENT
- BHO BOREHOLE
- CBO CLEANOUT
- EBO ELECTRIC BOX
- EMO ELECTRIC METER
- FHO FIRE HYDRANT
- GMO GAS METER
- IPO/IPS IRON PIN NEW / SET
- MNS MAG NAIL SET
- PMO PARKING METER
- POSTO POST
- UGT UTILITY GATE
- VM WATER METER
- WELLO WELL
- YH YARD HYDRANT
- CATCH BASIN
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS VALVE
- LIGHT POLE
- MAILBOX
- MANHOLE
- POWER POLE
- SIGN
- WATER VALVE



VICINITY MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 603, PAGE 2892 AND IN DEED BOOK 435, PAGE 278 IN COUNTY REGISTER'S OFFICE AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHERS HAVE BEEN FILED.

DATE: _____ TOWN OF KINGSTON SPRINGS

DATE: _____ SECOND SOUTH CHEATHAM UTILITY DISTRICT

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CATEGORY "1" LAND SURVEY AS DEFINED IN CHAPTER 0820-3-.05 STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.

DATE: _____ REGISTERED LAND SURVEYOR #2256

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE "TRACT A - HARPETH VALLEY ESTATES" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____ NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF PUBLIC SEWER

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

DATE: _____ NAME, TITLE, & AGENCY OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

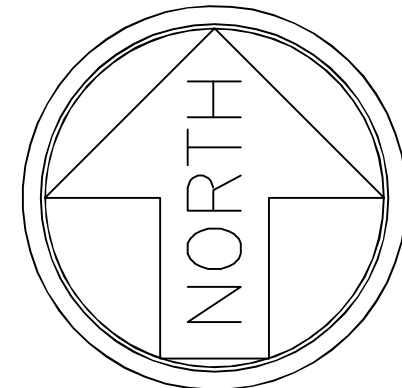
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH KINGSTON SPRINGS, TN. SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY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

DATE: _____ SECRETARY, PLANNING COMMISSION

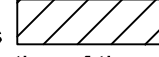
AREA:
 LOT 1 = 14,394 sq.ft. or 0.33 Ac.±
 LOT 2 = 33,413 sq.ft. or 0.76 Ac.±

RESUBDIVISION
TRACT A - HARPETH VALLEY ESTATES
 11TH CIVIL DISTRICT
 KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE
 SCALE: 1" = 50' DATE: 4/23/23



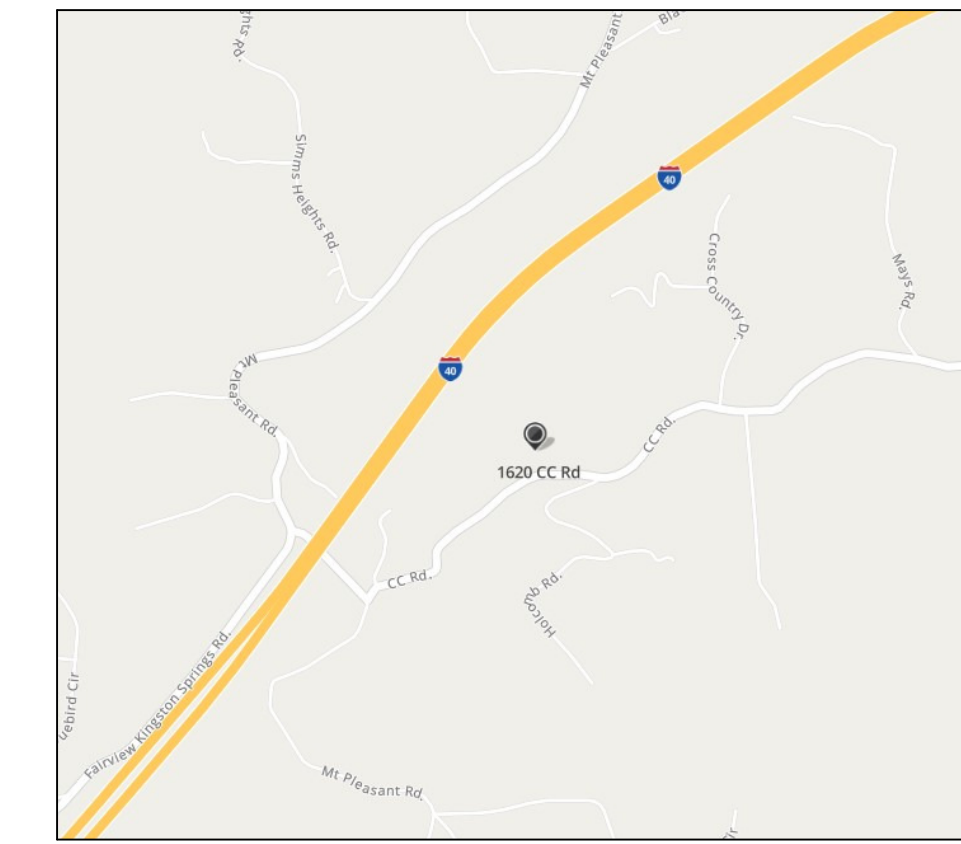


ENVIRONMENT & CONSERVATION NOTES

- General Approval is hereby granted for Lots 1 & 2 - Eron Subdivision, Cheatham County, Tennessee as suitable for subsurface sewage disposal with the listed or attached restrictions. Prior to any construction of a structure (mobile or permanent) to be served by a subsurface sewage disposal system (SSDS) each lot must obtain a SSDS construction permit to be issued by the Division of Ground Water Protection. The size, type, and location of the SSDS will be determined at time of permit issuance. Any cutting, filling, or alteration of the soil conditions may void this general approval.
- The areas indicated for the installation of the sewage soil absorption systems are to remain undisturbed, in their natural condition. No cut, fill, driveway or water line installation is to be allowed within these areas. Cutting or excavating soil within 25 feet of the outlined sewage disposal areas may void Environment and Conservation approval.
- Depending upon house location and finish floor elevation, it may be necessary to install a pump. If a pump is required, contact the Cheatham County Environmentalist for design specifications.
- Soil grid stakes are to remain in place until the SSDS installation has been inspected and approved. If removed, they must be re-established by a registered Land Surveyor.
- Any wells located within fifty (50) feet of the outlined sewage areas may void approval.
- Lot 2 has adequate suitable soil to install and duplicate a _____ bedroom conventional subsurface sewage disposal system.
- Lot 1 has an existing system. Adequate suitable soil is available to duplicate a _____ bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the system. See existing re-inspection letter completed in conjunction with this lot(s) evaluation.
- Subsurface sewage disposal systems on some lots may require effluent pumps and dosing chambers.
- Shaded areas  are reserved for the subsurface sewage disposal system. Any construction, cutting, filling, or alteration of the soils within the shaded areas may void the general approval of the lot.

CERTIFICATE OF APPROVAL FOR PRIVATE SUBSURFACE SEWAGE DISPOSAL

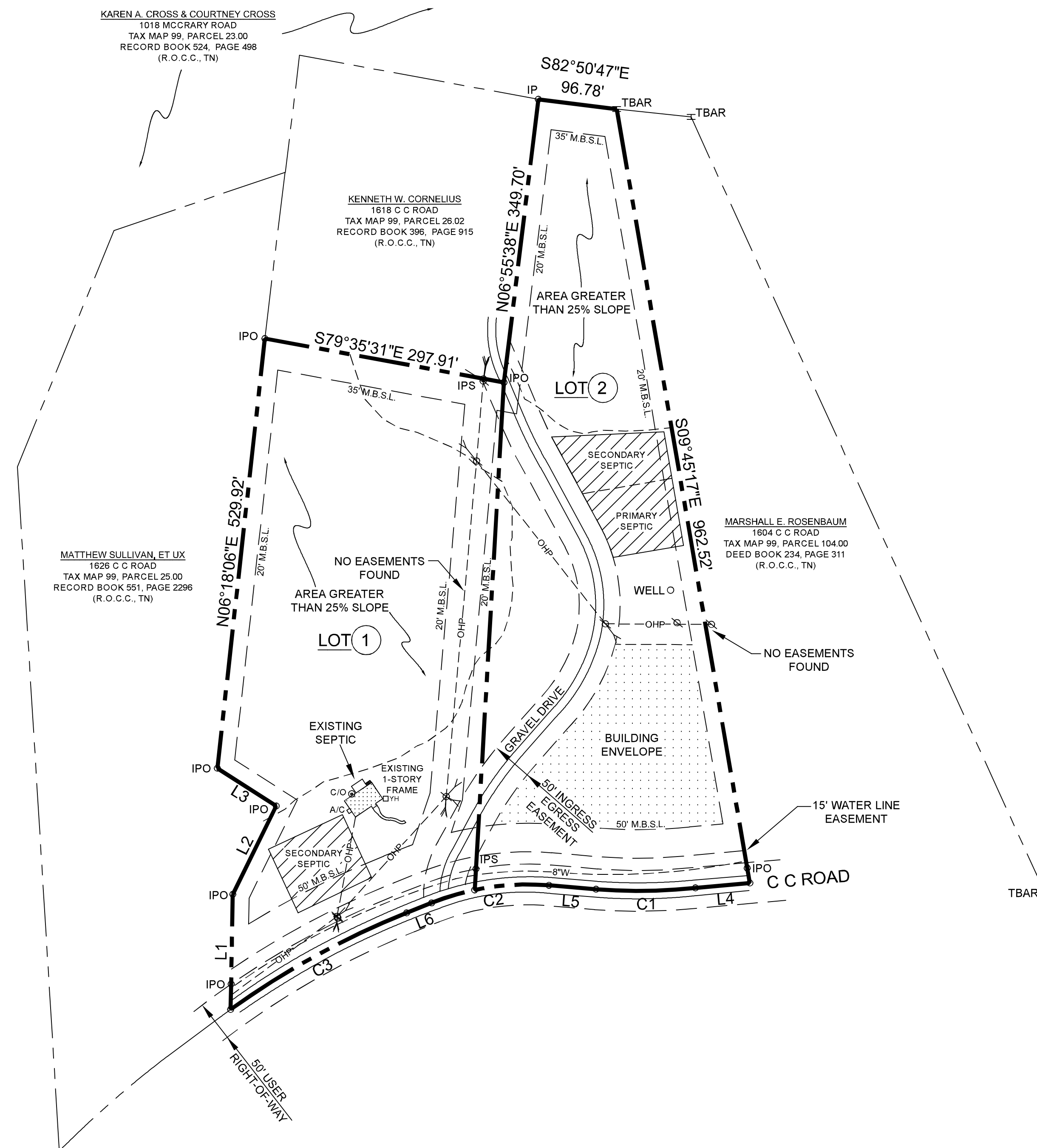
DATE: _____ ENVIRONMENTAL SPECIALIST



VICINITY MAP
N.T.S.

NOTES:

- The purpose of this plat is to subdivide an existing tract into two residential lots.
- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
- Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (Horizontal) and NAVD88 (Vertical).
- Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
- This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
- This property is located in an area designated "Zone X" as per the National Flood Insurance Program, Map No. 47021C0303E, Dated: December 22, 2016 and is not in a flood prone area.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost, of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call 1-800-351-1111.
- For: Kendon Stoll.
- Setbacks: Front = 50' 75' from centerline Sides = 20' Rear = 35'
- For location of utilities, please call the local utility provider.
- Current Zoning: E1



LEGEND

- PROPERTY LINE
- x-x- FENCE LINE
- g-g- GAS LINE
- s-s- SEWER LINE
- st-st- STORM LINE
- w-w- WATER LINE
- M.B.S.L.- MIN. BLDG. SETBACK LINE
- OHP/T- OVERHEAD POWER OR TELE.
- P.U.D.E.- PUBLIC UTILITY & DRAINAGE EASEMENT
- BHO BOREHOLE
- EMO ELECTRIC METER
- FH+ FIRE HYDRANT
- GMO GAS METER
- IPO/PS IRON PIN NEW / SET
- MON+ MONUMENT
- POSTO POST
- WM+ WATER METER
- WELLO WELL
- YH+ YARD HYDRANT
- CATCH BASIN
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS VALVE
- LIGHT POLE
- MAILBOX
- MANHOLE
- POWER POLE
- SIGN
- WATER VALVE



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

OWNER / DEVELOPER

KENDON & VICTORIA STOLL
810 CRESCENT CENTRE DRIVE
SUITE 320
FRANKLIN, TN 37067

SURVEYOR

BRIAN MCCAIN, P.L.S.
SOUTHERN PRECISION LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220
(615) 952-3600

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	675.62'	122.05'	121.88'	S89°11'29\"W	10°21'01\"
C2	317.00'	146.86'	145.36'	S81°29'30\"W	28°30'30\"
C3	1009.08'	246.57'	245.96'	S61°14'15\"W	14°00'02\"

LINE	BEARING	DISTANCE
L1	N01°04'59\"E	141.12'
L2	N26°09'47\"E	120.67'
L3	N57°18'53\"W	85.86'
L4	S84°51'47\"W	66.88'
L5	N85°15'15\"W	57.86'
L6	S88°14'15\"W	33.08'

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 614, PAGE 460 AND THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____ OWNER

DATE: _____ OWNER

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON: THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN CHAPTER 0820-3-.05 STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.

DATE: _____ REGISTERED LAND SURVEYOR #2256

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE: _____ NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ SECRETARY, PLANNING COMMISSION

AREAS:

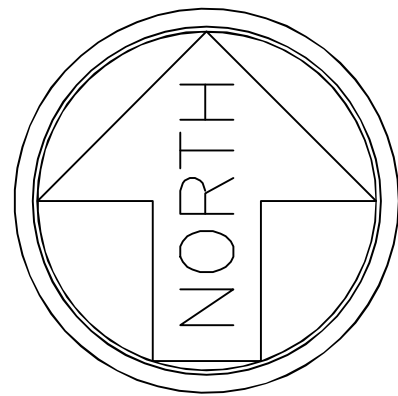
LOT 1 = 214,945 sq.ft. or 4.93 Ac.±
LOT 2 = 214,945 sq.ft. or 4.93 Ac.±
TOTAL AREA: 429,890 sq.ft. or 9.86 Ac.±

FINAL PLAT ERON SUBDIVISION

KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE
SCALE: 1" = 100' DATE: 4/8/23



SOUTHERN PRECISION
LAND SURVEYING, INC.
227 MCCAIN DRIVE
KINGSTON SPRINGS, TN 37082
(615) 772-5481
"WELL PUT YOU ON THE MAP"



NOTES:

- The purpose of this plat is to create 2 residential lots.
- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
- Bearings are based on the Tennessee State Plane Coordinate System NAD83 (Horizontal) and NAVD88 (Vertical).
- Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
- This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
- This property is located in an area designated "Zone X" as per the the National Flood Insurance Program, Map No. 47021C0303E Dated: 12/22/2016 and is NOT in a flood prone area.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost. of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
- Information shown hereon was derived from random shots, cross sections, and radial shots.
- For: The Robertson Family.
- Setbacks: Front = 45' Sides = 20' Rear = 30'
- For location of utilities, please call the local utility provider.
- Current Zoning: R1A
- Subdivision Boundary consists of Tax Map 960, Group "A", Parcel 14.00.
- There are no USGS blue line streams in this development.
- Subsurface Sewage System Tanks will be placed during the construction phase.
- * Denotes a critical lot with slopes exceeding 20%.
- Critical lots must conform to Kingston Springs Zoning Regulation 3.140, Subdivision Regulation 4-102.2 and Hillside Development Standards 3.140.1c.

ENVIRONMENT & CONSERVATION NOTES:

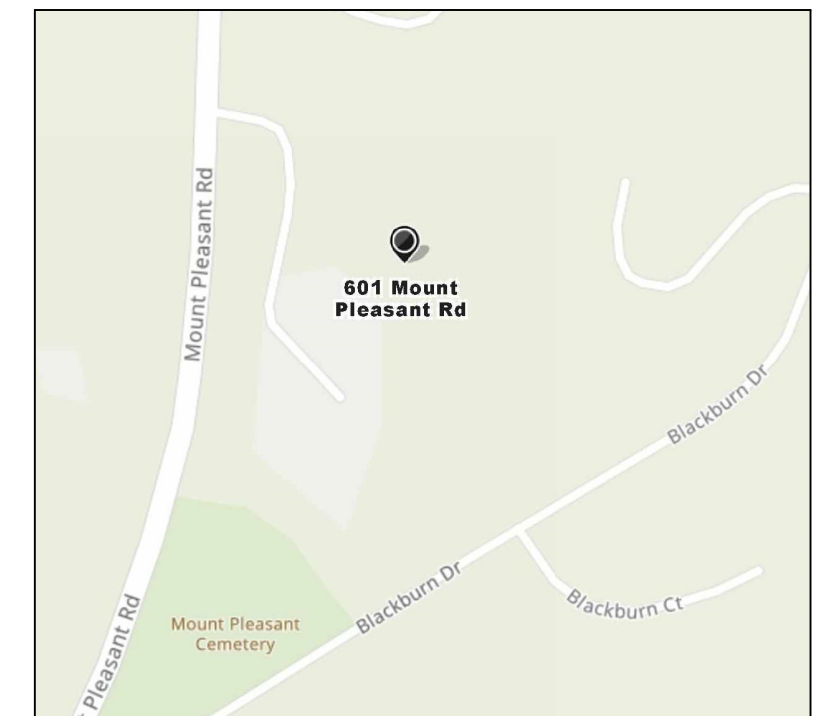
- General approval is hereby granted for Resubdivision of Lot 5 Merrylog Glen - Phase 2, Cheatham County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions. Prior to any construction of a structure (mobile or permanent) to be served by a subsurface sewage system (SSDS) each lot must obtain a SSDS construction permit to be issued by the Division of Ground Water Protection. The size, type and location of the SSDS will be determined at time of permit issuance. Any cutting, filling or alteration of the soil conditions may void this general approval.
- Lots 5B has adequate suitable soil to install and duplicate a ___ bedroom conventional subsurface sewage disposal system.
- Lot 5A has an existing system. Adequate suitable soil is available to duplicate a ___ bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of of the existing system. See existing system re-inspection letter completed in conjunction with this lot evaluation.
- The shaded areas are reserved for subsurface sewage disposal systems. Any construction, cutting, filling, or alteration of the soils within the shaded areas may void the general approval of the lot.
- Depending upon house location and finish floor elevation, it may be necessary to install a pump. If a pump is required, contact the Cheatham County Environmentalist for design specifications.
- Soil grid stakes are to remain in place until the SSDS installation has been inspected and approved. If removed, they must be re-established by a registered Land Surveyor.
- Subsurface sewage disposal systems on some lots may require effluent pumps and dosing chambers.

OWNER / DEVELOPER

RUSSELL & CHRISTINE ROBERTSON
8933 HIGHWAY 100
NASHVILLE, TN 37221
(615) 336-2446
russ@artisanbuilders.com

SURVEYOR

BRIAN MCCAIN, P.L.S. #2256
P.O. BOX 220
PEGRAM, TN 37143
(615) 952-3600
brian@southernprecision.net



VICINITY MAP

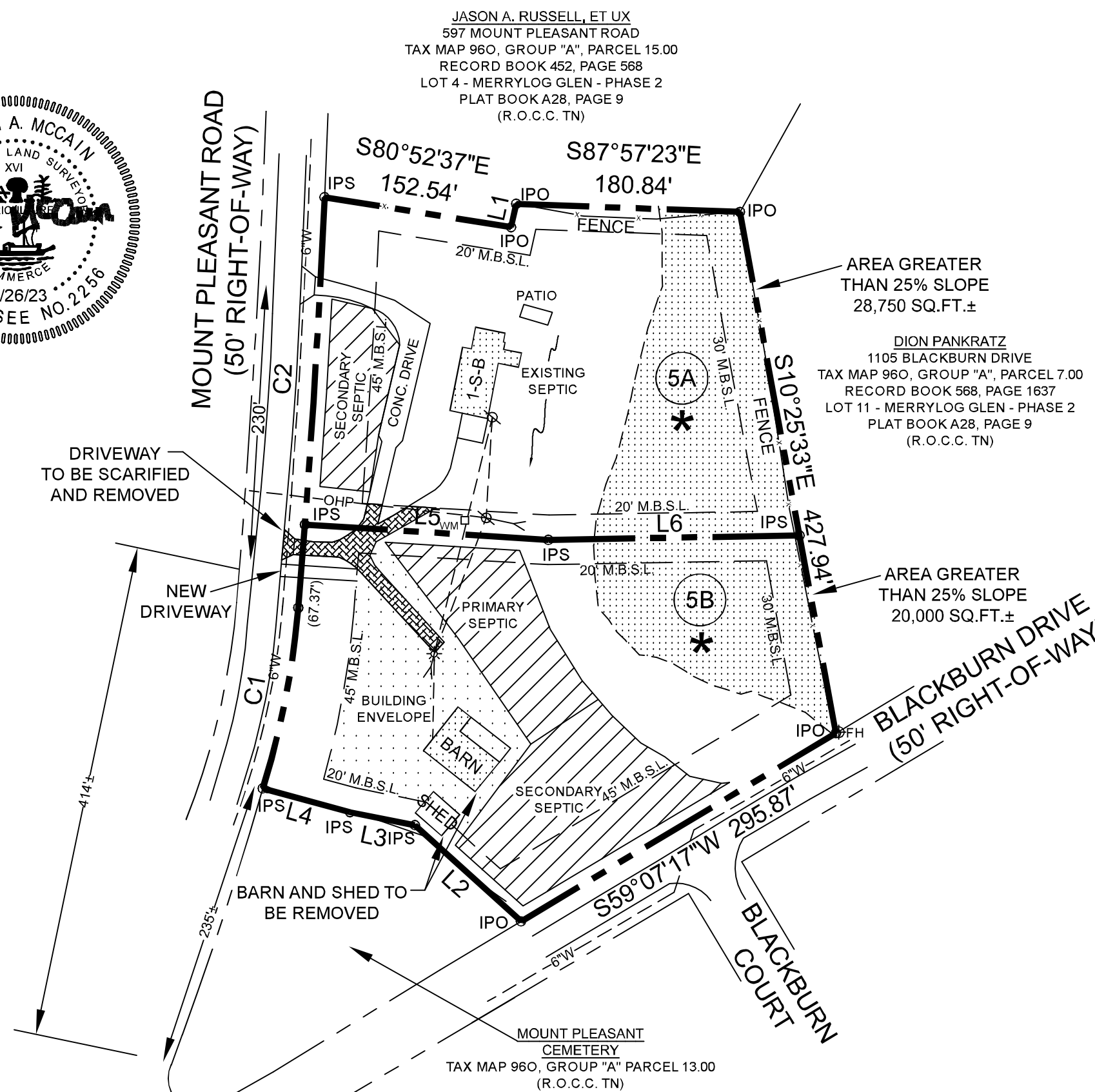
N.T.S.

CERTIFICATE OF APPROVAL FOR PRIVATE SUBSURFACE SEWAGE DISPOSAL

DATE: _____ ENVIRONMENTAL SPECIALIST

LINE	BEARING	DISTANCE
L1	N12°21'41"E	19.22'
L2	N47°57'28"W	115.86'
L3	N78°40'55"W	53.42'
L4	N74°45'33"W	73.00'
L5	S86°24'10"E	197.02'
L6	N88°59'38"E	202.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	674.09'	148.96'	148.66'	N11°07'03"E	12°39'41"
C2	8491.36'	332.15'	332.13'	N03°39'56"E	2°14'28"



AREA:

LOT 5A = 96,348 sq.ft. or 2.21 Ac.±
LOT 5B = 103,823 sq.ft. or 2.38 Ac.±
TOTAL AREA = 200,171 sq.ft. or 4.59 Ac.±

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 484, PAGE 684 COUNTY REGISTERS OFFICE AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS UTILITIES, AND OTHER FACILITIES

DATE: _____ OWNER
DATE: _____ OWNER

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON: THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN CHAPTER 0820-3-.05 STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.

DATE: _____ REGISTERED LAND SURVEYOR #2256

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "RESUBDIVISION OF LOT 5 - MERRYLOG GLEN -PHASE 2" HAS /HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____ NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ SECRETARY, PLANNING COMMISSION

FINAL PLAT
RESUBDIVISION OF LOT 5
MERRYLOG GLEN - PHASE 2
PLAT BOOK A27, PAGE 4 - R.O.C.C., TN.
11TH CIVIL DISTRICT
KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE
SCALE: 1" = 100' DATE: 4/26/23
DRAWN BY: BAM PROJECT NO. 21-2056



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

LEGEND

- PROPERTY LINE
- WATER LINE
- IRON PIN OLD
- WATER METER
- IRON PIN (SET)
- ELECTRIC / TELEPHONE POLE
- RESERVED SEPTIC AREAS
- PRIMARY AND SECONDARY SEPTIC AREAS

SOUTHERN PRECISION
LAND SURVEYING, INC.
227 MCCAIN DRIVE
KINGSTON SPRINGS, TN 37082
(615) 952-3600
"WE WILL PUT YOU ON THE MAP"