



Regional Planning Commission
Kingston Springs, Tennessee

June 8, 2023
Meeting Packet



**Kingston Springs Regional Planning Commission
Meeting Agenda
8 June, 2023**

Submittal Deadline Date: May 12, 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 May 11, 2023, Planning Commission meeting minutes.

6. Motion to approve June 8, 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.

- a. Stop Work Order issued 17 May 2023
- b. Grading Plan and SWPPP Submissions and Developer/Owner decision

B. The Golf Club of DBI LLC.

- A. The Golf Club of DBI LLC. Staff Inspection Report
- B. PUD Master Plan Revision
 - a. TDEC ARAP for removal of Soil and Debris from the creek, NOC, Submission to TDEC
 - b. PUD Amendments
- 1. KS Regional Planning Commission Bylaws
 - a. Reconsideration of Bylaws with recommended amendments from the City Attorney.

10. New Business

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

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

C. Proposed Minor Subdivision – 601 Mt. Pleasant Rd., Robertson Trust, Map 096O 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
11 May, 2023**

Submittal Deadline Date: 14 April 2023

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

1. Roll Call of Voting Members:

Keith Allgood	Present (Arrived during recess)
Tony Thompson	Present
Tony Gross	Present
Mike Hargis	Present
Lauren Hill	Present
Mike Patenaude	Present
Craig Kitch	Present
Marie Spafford	Present
Bob Stohler	Present

2. Non-Voting Staff:

Sharon Armstrong	Present
Dan Smola, P.E.	Absent

3. Ex Officio Attendance:

Kellie Reed, Financial Director	Present
Martha Brooke Perry, City Attorney	Present

4. Declaration of Quorum by Chairperson.

Chairman Patenaude declared a quorum.

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

Motion to approve April 13, 2023, Planning Commission meeting minutes made by Bob Stohler and seconded by Craig Kitch. Motion passed.

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

Chairman Patenaude suggested moving items 3 and 4 under Old Business to the end of the agenda. Since these items may take time, it will allow people here for other business to be

able to leave. Motion to approve May 11, 2023, Planning Commission meeting agenda made by Craig Kitch and seconded by Mike Hargis. Motion passed.

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.

No community input.

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.

Mike Hargis stated he would like to define what personal interest is. He stated that he thought they needed to define what that is. If he is a member of the United Methodist Church, that doesn't mean he has any financial interest in that. He thought they should define what that means. Chairman Patenaude stated the paragraph is taken directly from the bylaws, and he would like to see that captured in the amendments.

9. Old Business

A. Ellersly PUD – Update.

City Planner Armstrong stated in April she issued a grading permit to Energy Fit Solutions. She stated that she was told by the contractor that a miscommunication with the people in the field. She invited Mrs. Merville and spoke to the contractor on site and advised them of the issues. She said there are a number of soil and erosion issue in regard to the development. She received an email this afternoon with a revision to the soil and erosion plan, and will forward that to everyone. However, she has not had to review it. Austin Main introduced himself and stated he is with Dalamar Homes out of Nashville. Chairman Patenaude asked if the issue had been resolved. City Planner Armstrong said it is impossible to know until a rain event. They have taken measures to correct the issue by installing wireback, among other things that have been put into place. Until they file a development plan, other areas are not permitted at this point. Mr. Main stated as an immediate action, he had a crew out there the next morning and they have been out there every day since the event. He said they are following up with any issues that need to be addressed. Erosion measures have tripled since the event. The difficulty with the property is the entrance that was disturbed. The site will be inspected with the anticipation of rain tonight and will be inspected after that in order to come up with a plan. City Planner Armstrong stated that they are under an option to purchase within the agreement, and she

has advised them they would need to revise the PUD agreement and come back before the Planning Commission.

B. The Golf Club of DBI LLC.

1. The Golf Club of DBI LLC. Staff Inspection Report

There were no stormwater issues following the last rain. City Planner Armstrong has received three ESP reports since the last rain. There is a suggestion of a tree fall within that area that has since been cleaned up. The area is seeded and strawed. The only other update she has is that they have received a complaint regarding the use of the bridge which is a TDOT issue. She said the bridge is almost complete. There was a question about the grading for the section of the bridge within the city limits. She received an email from Mr. Hooper, the engineer, which is in the packet. Activity has been completed and they will focus on stabilizing the hillside. At the last meeting, it was shared that Mr. Hooper met with the county regarding the road. He is in the process of designing flow reduction measures with that area.

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**

City Planner Armstrong stated that plans have been updated on the master plan of the golf course to include self-service water/snack structure and they are requesting to update the PUD. There is a halfway house as well that will serve limited snacks and sandwiches at that location. As with any other facility that serves these types of items, they will be required to get a permit. She has requested the County Inspector Franklin Wilkinson and Chief Ivey look into alternative fire sprinkler items. Motion to approve the PUD master plan revisions as described above, made by Tony Gross and seconded by Craig Kitch. Motion passed.

3. KS Regional Planning Commission Bylaws

- a. Reconsideration of Bylaws with recommended amendments from the City Attorney.**

Motion to recess made by Bob Stohler and seconded by Lauren Hill. Called back into order at 7:48 p.m. Chairman Patenaude stated he would note for the minutes that Keith Allgood arrived during the recess. Copy of old bylaws and comments on new proposed bylaws were available, but not a copy of the new proposed bylaws. Motion to defer the bylaw discussion made by Craig Kitch and seconded by Marie Spafford. Motion passed.

4. Planning Services Contract with the KS Regional Planning Commission – with recommended amendments from the City Attorney.

Chair Patenaude said we have a proposed City Planner contract from Sharon Armstrong for the Planning Commission to approve. We also have from City

Attorney Perry a series of comments about this proposed contract. Chair Patenaude made a summary to try to help clear it up. There are two parts to the legal comments about the proposed contract.

Part 1 – a lengthy discussion that says for all these reasons, City Attorney recommends the contract be made between the City Planner and the Town instead of Planner and the Planning Commission.

Part 2 – if you do not follow this advice, I would advise you to make the following changes, of which there are 10.

Planner Armstrong addressed the City Attorney comment regarding business registration in TN after discussion with the City Attorney. No registration of the business is required in TN.

Chair Patenaude said it seems the question on the table is a two-step question. Step number one is there will be questions and comments on whether this should be a contract between Sharon Armstrong and the Town of Kingston Springs or it should be a contract between Sharon and the Planning Commission. Patenaude said depending on how we go on there, we go to the second part or we don't.

City Attorney Perry recommended that the town amend its ordinances to establish that the city planners and experts that report to the planning commission shall be supervised by them.

Lauren Hill motioned to not approve the planning services contract, and instead recommend to the City Commission that they revise their ordinance to clarify that the City Planner reports to the Planning Commission chair or his or her designee. Mike Hargis seconded the motion. Motion passed.

City attorney made five recommendations or changes to amended bylaws. Chair found four other questions and the difference between the drafted amended bylaws and the standing bylaws we have now. Chair Patenaude motioned to defer the bylaws discussion to the next meeting, with a second from Mike Hargis. Motion passed.

City Planner Armstrong announced that Engineer Dan Smola has turned in his resignation.

10. New Business

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

This was deferred from last month because the city did not know where the sewer connection was. It has since been found. The updated mylar is in front of the Chairman. With this it qualifies for approval. Motion to approve the two-lot subdivision described above made by Mike Hargis and seconded by Tony Gross. Motion passed.

Motion to defer items B., C., and D.

City Planner Armstrong said that at the request of the City Manager and the surveyor, we are going to defer items B., C, and D. By state law these items cannot be approved conditionally. She received an email from Mr. McCain requesting the items be deferred. Motion to accept Mr. McCain’s deferral on items B., C., and D., made by Tony Gross and seconded by Mike Hargis. Motion passed.

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.

See above.

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

See above.

D. Proposed Minor Subdivision – 601 Mt. Pleasant Rd., Robertson Trust, Map 096O GRP A Parcel 014.00

See above.

11. Other (For Discussion Only).

a. **None**

12. Motion to Adjourn.

Motion to adjourn meeting made by Craig Kitch and seconded by Marie Spafford. Motion passed. The meeting was adjourned by Chair Patenaude at 9:02 p.m.

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder

Erosion Control and Stabilization Activities

Update 5/15/23

- I. **Events – 5/7/23 to 5/14/23 3.6” Rain**
 - a. 5/13, 6:00pm 4 pipe area running clear
 - b. 5/13, 6:00pm Exit road running clear

- II. **Overview**
 - a. Multiple rain significant events
 - b. New exposure due to tree removal access by Lindsay Const. along S Harpeth
 - c. Met with Mr. Gil to review conditions on Monday May 8
 - d. Responded with clean up crews
 - e. Several erosion control measures had to be re worked and/or replaced due to rain intensity
 - f. Several areas too wet on steep slopes to correct immediately
 - g. Observation of 4 Pipes 5/12 indicated cloudy water to sediment deposit creating significant turbidity – See ARAP activity below
 - h. Additional supplemental crew scheduled for 5/16

- III. **Current Activities**
 - a. Erosion control
 - i. Fence repairs in miscellaneous areas
 1. See Daily Reports for detail
 - ii. New measure installation – Silt Fence/Filter Sock Check Dams
 1. Hole 13
 2. Hole 18 tee area
 3. Adjacent to exit road
 - iii. Topsoil installation and Hydroseeding on slopes
 - iv. Sod in select areas

 - b. Tennessee Erosion conducts twice weekly inspections
 - i. Reports observations
 - ii. Recommendation corrective actions or additional measures

 - c. TDEC approved ARAP for removal of deposits identified by Davey Group
 - i. Tennessee Erosion will be conducting this removal with a planned start date of 5/22
 - ii. Sam Parish of the Davey Group with Supervise

- d. Grassing
 - i. Fescue Sod installation on slopes of holes 9 and 10
 - ii. Hydroseeding of native areas
 - iii. Bermuda Sod installation on holes 17, 10
- e. Grading
 - i. Hole 11
 - ii. Hole 16
 - iii. Hole 13
- f. Tree work
 - i. Tree removal near completion
 - ii. Additional clearing work outside of LOD is near complete for this stage
 - 1. Tree debris to be mulched into berms
 - 2. Tree debris on Gil Property removed at Mr. Gil's request
 - 3. Areas adjacent to road seeded where disturbed
 - 4. Disturbed area to be seeded
 - 5. Review of detention areas ongoing with Barge Cauthen

References

Friday 5/12 4 Pipe Area Turbidity at Deposit





Saturday 5/13 6:00pm





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"/>	<input type="checkbox"/>	
		Yes	No	
2.	Are EPSCs functioning correctly at all disturbed areas/material storage areas? (permit section 5.5.3)	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	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"/>	<input type="checkbox"/>	
		Yes	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"/>	<input type="checkbox"/>	
		Yes	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"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	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"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	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"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	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>				
<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)</p>				
<p>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.</p>				
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.



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
801 Rep. John Lewis Way S, Suite 206
Nashville, TN 37203
615-460-9797

May 1, 2023

To Whom It May Concern and Neighbors of the Golf Club of DBI,

We plan to begin conducting sediment removal work within Four Barrel Creek and its tributaries on the Golf Club of DBI property on May 16, 2023, in accordance with an Aquatic Resources Alteration Permit (ARAP) Notice of Coverage (NOC) provided by the Tennessee Department of Environment and Conservation (TDEC). Sediment sources within these watercourses have been identified and will be manually removed with hand tools, and all sediments removed from stream channels will be relocated to upland areas and will be stabilized to prevent them from re-entering waterways. We expect that the sediment removal work will take 4 to 5 days to complete.

Please note that there may be an initial increase in visible turbidity at South Harpeth Road crossing of Four Barrel Creek and in downstream waters both while the work is being completed and during the first major rain event(s) immediately following the sediment removal work. However, we believe that the sediment removal activities will result in a reduction in visible turbidity in these watercourses and in downstream waters following the completion of the proposed work. This TDEC ARAP has been assigned permit number NR2304.128 and is publicly available for review online at the TDEC Division of Water Resources Data Viewer (<https://dataviewers.tdec.tn.gov/dataviewers/?p=2005:34001:16616650572868>).

We appreciate your patience while we conduct this work,

Davey Resource Group, Inc.

Samuel K. Parish, PG, CPESC
Principal Consultant
Davey Resource Group, Inc.
www.daveyresourcegroup.com



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

Rcd DWR
 em
 4.18.2023

Application for Aquatic Resource Alteration Permit (ARAP) & State §401 Water Quality Certification

OFFICIAL STATE USE ONLY	Site #:	Permit #:	NR2304.128
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Section 1. Applicant Information (individual responsible for site, signs certification below)			
Applicant Name (company or individual): The Golf Club of DBI LLC		SOS #: 001095579 Status: Active	
Primary Contact/Signatory: Robert West		Signatory's Title or Position: Secretary	
Mailing Address: 2 Ingram Boulevard		City: LaVergne	State: TN Zip: 37089
Phone: 615-287-4469	Fax:	E-mail: robert.west@ingramlegal.com	

Section 2. Alternate Contact/Consultant Information (a consultant is not required)			
Alternate Contact Name: Samuel Parish			
Company: Davey Resource Group, Inc.		Title or Position: Principal Consultant	
Mailing Address: 2607 Westwood Drive		City: Nashville	State: TN Zip: 37204
Phone: 615-400-0802	Fax:	E-mail: sam.parish@davey.com	

Section 3. Fee (application will be incomplete until fee is received)			
<input checked="" type="checkbox"/> No Fee		<input type="checkbox"/> Fee Submitted with Application	
		Amount Submitted: \$ _____	
Current application fee schedules can be found at the Division of Water Resources webpage at: https://www.tn.gov/environment/permit-permits/water-permits1/aquatic-resource-alteration-permit--arap-.html or by calling (615) 532-0625. Please make checks payable to "Treasurer, State of Tennessee".			
Billing Contact (if different from Applicant):		Name:	Email:
Address:		Phone:	

Section 4. Project Details (fill in information and check appropriate boxes)			
Site or Project Name: The Golf Club of DBI LLC		Nearest City, Town or Major Landmark: Kingston Springs	
Street Address or Location (include zip): S. Harpeth Road 37082			
County(ies): Cheatham County	MS4 Jurisdiction: N/A	Latitude (dd.dddd): 36.064113	
		Longitude (dd.dddd): -87.080754	
Resources Proposed for Alteration: <input checked="" type="checkbox"/> Stream / River <input type="checkbox"/> Wetland <input type="checkbox"/> Reservoir			
Name of Water Resource (for more information, access http://tdeconline.tn.gov/dwr): Unnamed Tributaries to South Harpeth			
Brief Project Description (a more detailed description is required under Section 8): <small align="right">Manual sediment removal from onsite watercourses using hand tools such as buckets and shovels.</small>			

Does the proposed activity require approval from the U.S. Army Corps of Engineers, the Tennessee Valley Authority, or any other federal, state, or local government agency? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, provide the permit reference numbers:	
Will the activity require a 401 Water Quality Certification: <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, attach any 401 WQC pre-filing meeting request documentation	
Is the proposed activity associated with a larger common plan of development: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, submit site plans and identify the location and overall scope of the common plan of development.	
Plans attached? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If applicable, indicate any other federal, state, or local permits that are associated with the overall project site (common plan of development) that have been obtained in the past (e.g., construction general permit and/or other ARAP):	

Application for Aquatic Resource Alteration Permit (ARAP) & State §401 Water Quality Certification

Section 5. Project Schedule (fill in information and check appropriate boxes)	
Proposed start date: April 2023	Estimated end date: May 2023
Is any portion of the activity complete now?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe the extent of the completed portion:	

The required information in Sections 6-11 must be submitted on a separate sheet(s) and submitted in the same numbered format as presented below. If any question is not applicable, state the reason why it is not applicable.

Section 6. Description	Attached	
	Yes	No
6.1 A narrative description of the scope of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.2 USGS topographic map indicating the exact location of the project (can be a photographic copy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.3 Photographs of the resource(s) proposed for alteration with location description (photo locations should be noted on map)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.4 A narrative description of the existing stream and/or wetland characteristics including, but not limited to, dimensions (e.g., depth, length, average width), substrate and riparian vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.5 A narrative description of the proposed stream and/or wetland characteristics including, but not limited to, dimensions (e.g., depth, length, average width), substrate and riparian vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.6 In the case of wetlands, include a wetland delineation with delineation forms and site map denoting location of data points	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.7 A copy of all hydrologic or jurisdictional determination documents issued for water resources on the project site	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 7. Project Rationale	Attached	
	Yes	No
Describe the need for the proposed activity, including, but not limited to the purpose, alternatives considered and rationale for selection of least impactful alternative, and what will be done to avoid or minimize impacts to water resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 8. Technical Information	Attached	
	Yes	No
8.1 Detailed plans, specifications, blueprints, or legible sketches of present site conditions and the proposed activity. Plans must be 8.5.x 11 inches. Additional larger plans may also be submitted to aid in application review. The detailed plans should be superimposed on existing and new conditions (e.g., stream cross sections where road crossings are proposed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2 For the proposed activity and compensatory mitigation, provide a discussion regarding the sequencing of events and construction methods and any proposed monitoring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.3 Depiction and narrative on the location and type of erosion prevention and sediment control (EPSC) measures for the proposed alterations and any other measures to treat, control, or manage impacts to waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>Section 9. Water Resources Degradation (degree of proposed impact)</p> <p>Note that in most cases, activities that exceed the scope of the General Permit limitations are considered greater than <i>de minimis</i> degradation to water quality.</p> <p>Please provide your basis for concluding the proposed activity will cause one of the following levels of water quality degradation:</p> <p><input checked="" type="checkbox"/> a. <i>De minimis</i> degradation, no appreciable permanent loss of resource values</p> <p><input type="checkbox"/> b. Greater than <i>de minimis</i> degradation (if greater than <i>de minimis</i> complete Sections 10-11)</p> <p><i>For information and guidance on the definition of de minimis and degradation, refer to the Antidegradation Statement in Chapter 0400-40-03-.06 of the Tennessee Water Quality Criteria Rule:</i> https://publications.tnsosfiles.com/rules/0400/0400-40/0400-40.htm</p> <p><i>For more information on specifics on what General Permits can cover, refer to the Natural Resources Unit webpage at:</i> https://www.tn.gov/environment/permit-permits/water-permits1/aquatic-resource-alteration-permit--arap-.html</p>
--

Application for Aquatic Resource Alteration Permit (ARAP) & State §401 Water Quality Certification

Section 10. Detailed Alternatives Analysis		Attached Yes No
10.1	Analyze all reasonable alternatives and describe the level of degradation and permanent loss of resource value caused by each alternative. Assessment must consider options other than the "Preferred" and "No Action" alternatives. Provide associated rationale for selecting or rejecting all alternatives considered and demonstration that the least impactful practicable alternative was selected.	<input type="checkbox"/> <input checked="" type="checkbox"/>
10.2	Discuss the social and economic consequences of each alternative	<input type="checkbox"/> <input checked="" type="checkbox"/>
10.3	Demonstrate that the degradation associated with the preferred alternative will not violate water quality criteria for uses designated in the receiving waters, and is necessary to accommodate important economic and social development in the area	<input type="checkbox"/> <input checked="" type="checkbox"/>

Section 11. Compensatory Mitigation		Attached Yes No
11.1	A detailed discussion of the proposed compensatory mitigation. Provide evidence of credit reservation if proposing to utilize a third-party provider.	<input type="checkbox"/> <input checked="" type="checkbox"/>
11.2	Analysis of any proposed appreciable loss of resource value using the TN Stream Mitigation Guidelines. Provide Stream Quantification Tool (SQT) results if applicable. Include Existing Condition Score (ECS) and debit/credit calculations.	<input type="checkbox"/> <input checked="" type="checkbox"/>
11.3	Describe how the compensatory mitigation would result in no net loss of resource value	<input type="checkbox"/> <input checked="" type="checkbox"/>
11.4	Provide a detailed monitoring plan for the compensatory mitigation site if permittee-responsible project is proposed	<input type="checkbox"/> <input checked="" type="checkbox"/>
11.5	Describe the long-term protection measures for the compensatory mitigation site if permittee-responsible project is proposed (e.g., deed restrictions, conservation easement)	<input type="checkbox"/> <input checked="" type="checkbox"/>

Certification and Signature

An application submitted by a corporation must be signed by a principal executive officer; from a partnership or proprietorship, by the partner or proprietor respectively; from a municipal, state, federal or other public agency or facility, the application must be signed by either a principal executive officer, ranking elected official, or other duly authorized employee. *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. The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.*

Robert West	Secretary		4-17-2023
Printed Name	Official Title	Signature	Date

Note that this form must be signed by the principal executive officer, partner or proprietor, or a ranking elected official in the case of a municipality; for details see **Certification and Signature** statement above. For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC). Submit the completed ARAP Application form (keep a copy for your records) to the appropriate EFO for the county(ies) where the proposed activity is located, addressed to **Attention: ARAP Processing**. You may also electronically submit the complete application and all associated attachments to water.permits@tn.gov.

EFO	Street Address	Zip Code	EFO	Street Address	Zip Code
Memphis	8383 Wolf Lake Drive, Bartlett	38133-4119	Cookeville	1221 South Willow Ave.	38506
Jackson	1625 Hollywood Drive	38305-4316	Chattanooga	1301 Riverfront Pkwy., Ste. 206	37402
Nashville	711 R S Gass Boulevard	37243	Knoxville	3711 Middlebrook Pike	37921
Columbia	1421 Hampshire Pike	38401	Johnson City	2305 Silverdale Road	37601



**Tennessee Department of Environment and Conservation
Aquatic Resources Alteration Permit Application**

Sediment Removal for Stream Remediation

KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE

Prepared For:

The Golf Club of DBI, LLC
Attn: Robert West, Esq.
2 Ingram Boulevard
Laverne, TN 37089

April 10, 2023

Prepared By:



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
2607 Westwood Drive
Nashville, TN 37204
615-294-2556

General ARAP – Sediment Removal for Stream Remediation – Step # 1

The Applicant is proposing to remove identified sediment deposits within onsite watercourses documented by Davey Resource Group (DRG) during a Site inspection on March 24, 2023. The sediment deposits proposed for removal include clay and silt deposits that appear to be highly mobile during high-stage stream flows and are likely contributing to in-stream turbidity. Many natural, fluvial pebble and cobble deposits and point bars were also identified in Site watercourse, but these cobble deposits and point bars were stable and did not appear to be contributing to in-stream turbidity; DRG determined that the removal of these stable, fluvial deposits would do more harm than good to the stream channels and should be left in place. The location of the Site is shown on **Figure 1**. Photographs of each proposed sediment removal location are provided in **Appendix 2**, and a map showing the location of each sediment deposit proposed for removal/photograph is provided as **Figure 2** in **Appendix 2**. Information regarding the approximate size of each deposit is summarized on **Table 1**.

The proposed sediment removal activities will be conducted after receiving authorization from TDEC to proceed. The Applicant has taken appropriate steps to prevent additional release of sediment by repairing, maintaining, and re-installing erosion prevention and sediment controls (EPSCs) as prescribed in the initial Storm Water Pollution Prevention Plan (SWPPP) for this Site, dated August 9, 2021 and in subsequent SWPPP revisions, dated October 18, 2022 and January 25, 2023. Additionally, the onsite SWPPP is updated as additional EPSC measures are upgraded and maintained.

General ARAP – Sediment Removal and Stream Remediation – Step # 2

1. A complete Aquatic Resource Alteration Permit (ARAP) application form is provided in **Appendix 1**.
2. TDEC CGP Permit Number TNR245802.
3. Since many of the identified sediment removal locations are within jurisdictional streams, there are no in-stream EPSC measures proposed. Further releases will be mitigated at the release location through the repair, maintenance, and re-installation of EPSC measures shown in the SWPPP drawings.
4. No rare, threatened, or endangered species are documented in onsite watercourses.
5. Photographs of the watercourses prior to the release are provided in **Appendix 3**. These photographs have been extracted from a Hydrologic Determination (HD) report conducted on June 9, 2020, by Civil & Environmental Consultants, Inc. The exact locations of the

photographs were not included in the HD report and may differ from the locations of recoverable sediment deposits shown in **Figure 2**.

6. It appears that sediment excursions from the Site occurred during rain events that exceeded the design storm event on November 29, 2022 and possibly during additional high intensity rain events during initial grading activities. A TDEC Notice of Violation (NOV) dated October 4, 2022, also noted damaged EPSC measures that also likely contributed to sediment discharge into onsite watercourses (**Appendix 4**). In response to this NOV, the Applicant updated, maintained, and repaired EPSCs across the Site, and the Applicant continues to update and improve EPSC measures where inspections identify that additional or updated EPSC measures are necessary; all EPSC measures are regularly inspected, maintained, repaired, and updated in compliance with the CGP.
7. Sediment, primarily comprising silt, clay, and small gravel, was released into onsite watercourses after various high intensity storm events that exceeded the design storms and/or at locations where damaged EPSC measures were identified in the above referenced NOV. Photo documentation of sediment deposits proposed for removal in Site watercourse is provided in **Appendix 2**.
8. DRG identified, mapped, flagged, and photographed recoverable sediment deposits within onsite watercourses during a Site inspection on March 24, 2023. DRG has determined that the sediment deposits proposed for removal are likely contributing to in-stream turbidity and that their removal would not lead to additional stream impairment. Subsequent precipitation events may have altered the size, location, or number of deposits. Information regarding the dimensions of recoverable sediment deposits identified by DRG during this Site visit can be found in **Table 1** below; a map showing the approximate location of these deposits can be found in **Figure 2** of **Appendix 2**.

<i>Table 1. Approximate Locations and Dimensions of Recoverable Sediment Deposits</i>			
Name	Approx. Dimensions (ft.)	Approx. Depth (in.)	Approx. Volume of Deposit (ft³)
STR-3-A	4x2	0.25	2.0
STR-3-B	6x1	3.0	18.0

Table 1. Approximate Locations and Dimensions of Recoverable Sediment Deposits			
Name	Approx. Dimensions (ft.)	Approx. Depth (in.)	Approx. Volume of Deposit (ft³)
STR-3-C	4x1	0.5	2.0
STR-3-D	3x1	0.5	1.5
STR-3-E	6x1	0.5	3.0
STR-4-A	3x5	4.0	60.0
STR-4-B	2x1	0.5	1.0
STR-4-C	7x3	5.0	105.0
STR-5-A	6x2	2.0	24.0
STR-5-B	7x1	1.0	7.0
STR-5-C	3x2	3.0	18.0
STR-6-A	8x2	1.0	16.0
STR-6-B	4x1	0.5	2.0
STR-6-C	1x1	1.0	1.0
STR-6-D	5x2	0.5	5.0
STR-6-E	7x2	0.5	7.0
STR-6-F	5x1	0.25	1.25
STR-6-G	5x2	0.5	5.0
STR-6-H	5x2	0.25	2.5
STR-6-I	2x1	0.25	0.5
STR-6-J1	8x3	0.5	12.0
STR-6-J2	3x2	0.5	3.0

Table 1. Approximate Locations and Dimensions of Recoverable Sediment Deposits

Name	Approx. Dimensions (ft.)	Approx. Depth (in.)	Approx. Volume of Deposit (ft ³)
STR-6-J3	4x1	0.5	2.0
STR-6-K1	2x1	1.0	2.0
STR-6-K2	7x2	2.0	28.0
STR-6-L	7x2	3.0	42.0
WWC-18-A	3x1	3.0	9.0

- 9. Removal of sediment will be conducted by using hand tools such as buckets and shovels to minimize disturbance to the natural stream substrate and riparian vegetation to maximum extent possible.
- 10. No stream remediation other than sediment removal is proposed at this time; if additional stream remediation is proposed in onsite watercourses at a later date, the proposed stream remediation scope of work will be submitted under a separate cover to the Division. Future sediment releases will be mitigated through the regular maintenance of EPSC control measures, including repairs and re-installation where required.

Please contact us at (615) 400-0802 if we may provide additional information or address your questions regarding this ARAP.

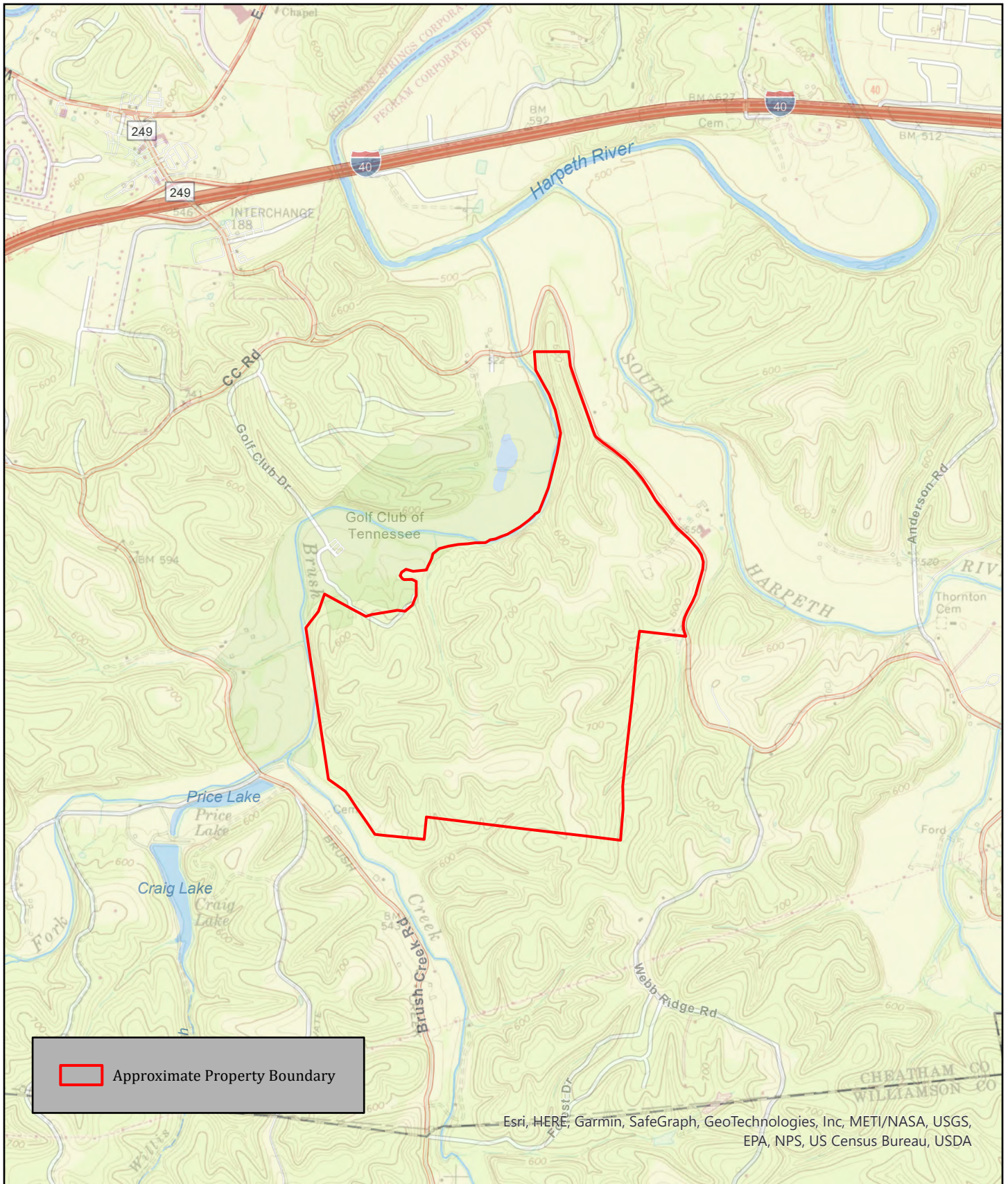
Very truly yours,
Davey Resource Group, Inc.



Samuel K. Parish, PG, CPESC
Principal Consultant



Justin W. Plemmons, MS
Environmental Scientist



Nashville Office | 2607 Westwood Dr.
Nashville, TN 37204

Figure 1. Site Location
The Golf Club of DBI
Kingston Springs
Cheatham County, Tennessee



Date: 4/6/2023
NAD 1983 2011 StatePlane Tennessee FIPS 4100 Ft US
87.08115°W 36.06675°N
Prepared for: Bradley Arant Boult Cummings LLP
Prepared by: JWP
Sources: USGS Kingston Springs 7.5-Minute Topographic Quadrangle, ESRI Streets World Map

Appendix 1

ARAP Application Form



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

Application for Aquatic Resource Alteration Permit (ARAP) & State §401 Water Quality Certification

OFFICIAL STATE USE ONLY	Site #:	Permit #:
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Section 1. Applicant Information (individual responsible for site, signs certification below)

Applicant Name (company or individual): The Golf Club of DBI LLC		SOS #: 001095579	Status: Active
Primary Contact/Signatory: Robert West		Signatory's Title or Position: Secretary	
Mailing Address: 2 Ingram Boulevard		City: LaVergne	State: TN Zip: 37089
Phone: 615-287-4469	Fax:	E-mail: robert.west@ingramlegal.com	

Section 2. Alternate Contact/Consultant Information (a consultant is not required)

Alternate Contact Name: Samuel Parish			
Company: Davey Resource Group, Inc.		Title or Position: Principal Consultant	
Mailing Address: 2607 Westwood Drive		City: Nashville	State: TN Zip: 37204
Phone: 615-400-0802	Fax:	E-mail: sam.parish@davey.com	

Section 3. Fee (application will be incomplete until fee is received)

No Fee Fee Submitted with Application Amount Submitted: \$ _____

Current application fee schedules can be found at the Division of Water Resources webpage at:
<https://www.tn.gov/environment/permit-permits/water-permits1/aquatic-resource-alteration-permit--arap-.html>
 or by calling (615) 532-0625. Please make checks payable to "Treasurer, State of Tennessee".

Billing Contact (if different from Applicant): Name: Email:
 Address: Phone:

Section 4. Project Details (fill in information and check appropriate boxes)

Site or Project Name: The Golf Club of DBI LLC	Nearest City, Town or Major Landmark: Kingston Springs	
Street Address or Location (include zip): S. Harpeth Road 37082		
County(ies): Cheatham County	MS4 Jurisdiction: N/A	Latitude (dd.ddd): 36.064113
		Longitude (dd.ddd): -87.080754
Resources Proposed for Alteration: <input checked="" type="checkbox"/> Stream / River <input type="checkbox"/> Wetland <input type="checkbox"/> Reservoir		
Name of Water Resource (for more information, access http://tdeconline.tn.gov/dwr): Unnamed Tributaries to South Harpeth		
Brief Project Description (a more detailed description is required under Section 8): <small align="right">Manual sediment removal from onsite watercourses using hand tools such as buckets and shovels.</small>		

Does the proposed activity require approval from the U.S. Army Corps of Engineers, the Tennessee Valley Authority, or any other federal, state, or local government agency? Yes No

If Yes, provide the permit reference numbers:

Will the activity require a 401 Water Quality Certification: Yes No

If Yes, attach any 401 WQC pre-filing meeting request documentation

Is the proposed activity associated with a larger common plan of development: Yes No

If Yes, submit site plans and identify the location and overall scope of the common plan of development.

Plans attached? Yes No

If applicable, indicate any other federal, state, or local permits that are associated with the overall project site (common plan of development) that have been obtained in the past (e.g., construction general permit and/or other ARAP):

Application for Aquatic Resource Alteration Permit (ARAP) & State §401 Water Quality Certification

Section 5. Project Schedule (fill in information and check appropriate boxes)	
Proposed start date: April 2023	Estimated end date: May 2023
Is any portion of the activity complete now?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe the extent of the completed portion:	

The required information in Sections 6-11 must be submitted on a separate sheet(s) and submitted in the same numbered format as presented below. If any question is not applicable, state the reason why it is not applicable.

Section 6. Description	Attached	
	Yes	No
6.1 A narrative description of the scope of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.2 USGS topographic map indicating the exact location of the project (can be a photographic copy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.3 Photographs of the resource(s) proposed for alteration with location description (photo locations should be noted on map)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.4 A narrative description of the existing stream and/or wetland characteristics including, but not limited to, dimensions (e.g., depth, length, average width), substrate and riparian vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.5 A narrative description of the proposed stream and/or wetland characteristics including, but not limited to, dimensions (e.g., depth, length, average width), substrate and riparian vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.6 In the case of wetlands, include a wetland delineation with delineation forms and site map denoting location of data points	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.7 A copy of all hydrologic or jurisdictional determination documents issued for water resources on the project site	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 7. Project Rationale	Attached	
	Yes	No
Describe the need for the proposed activity, including, but not limited to the purpose, alternatives considered and rationale for selection of least impactful alternative, and what will be done to avoid or minimize impacts to water resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 8. Technical Information	Attached	
	Yes	No
8.1 Detailed plans, specifications, blueprints, or legible sketches of present site conditions and the proposed activity. Plans must be 8.5.x 11 inches. Additional larger plans may also be submitted to aid in application review. The detailed plans should be superimposed on existing and new conditions (e.g., stream cross sections where road crossings are proposed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2 For the proposed activity and compensatory mitigation, provide a discussion regarding the sequencing of events and construction methods and any proposed monitoring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.3 Depiction and narrative on the location and type of erosion prevention and sediment control (EPSC) measures for the proposed alterations and any other measures to treat, control, or manage impacts to waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>Section 9. Water Resources Degradation (degree of proposed impact)</p> <p>Note that in most cases, activities that exceed the scope of the General Permit limitations are considered greater than <i>de minimis</i> degradation to water quality.</p> <p>Please provide your basis for concluding the proposed activity will cause one of the following levels of water quality degradation:</p> <p><input checked="" type="checkbox"/> a. <i>De minimis</i> degradation, no appreciable permanent loss of resource values</p> <p><input type="checkbox"/> b. Greater than <i>de minimis</i> degradation (if greater than <i>de minimis</i> complete Sections 10-11)</p> <p><i>For information and guidance on the definition of de minimis and degradation, refer to the Antidegradation Statement in Chapter 0400-40-03-.06 of the Tennessee Water Quality Criteria Rule:</i> https://publications.tnsosfiles.com/rules/0400/0400-40/0400-40.htm</p> <p><i>For more information on specifics on what General Permits can cover, refer to the Natural Resources Unit webpage at:</i> https://www.tn.gov/environment/permit-permits/water-permits1/aquatic-resource-alteration-permit--arap-.html</p>
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Application for Aquatic Resource Alteration Permit (ARAP) & State §401 Water Quality Certification

Section 10. Detailed Alternatives Analysis		Attached Yes No
10.1	Analyze all reasonable alternatives and describe the level of degradation and permanent loss of resource value caused by each alternative. Assessment must consider options other than the "Preferred" and "No Action" alternatives. Provide associated rationale for selecting or rejecting all alternatives considered and demonstration that the least impactful practicable alternative was selected.	<input type="checkbox"/> <input checked="" type="checkbox"/>
10.2	Discuss the social and economic consequences of each alternative	<input type="checkbox"/> <input checked="" type="checkbox"/>
10.3	Demonstrate that the degradation associated with the preferred alternative will not violate water quality criteria for uses designated in the receiving waters, and is necessary to accommodate important economic and social development in the area	<input type="checkbox"/> <input checked="" type="checkbox"/>

Section 11. Compensatory Mitigation		Attached Yes No
11.1	A detailed discussion of the proposed compensatory mitigation. Provide evidence of credit reservation if proposing to utilize a third-party provider.	<input type="checkbox"/> <input checked="" type="checkbox"/>
11.2	Analysis of any proposed appreciable loss of resource value using the TN Stream Mitigation Guidelines. Provide Stream Quantification Tool (SQT) results if applicable. Include Existing Condition Score (ECS) and debit/credit calculations.	<input type="checkbox"/> <input checked="" type="checkbox"/>
11.3	Describe how the compensatory mitigation would result in no net loss of resource value	<input type="checkbox"/> <input checked="" type="checkbox"/>
11.4	Provide a detailed monitoring plan for the compensatory mitigation site if permittee-responsible project is proposed	<input type="checkbox"/> <input checked="" type="checkbox"/>
11.5	Describe the long-term protection measures for the compensatory mitigation site if permittee-responsible project is proposed (e.g., deed restrictions, conservation easement)	<input type="checkbox"/> <input checked="" type="checkbox"/>

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Robert West	Secretary		4-17-2023
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Nashville	711 R S Gass Boulevard	37243	Knoxville	3711 Middlebrook Pike	37921
Columbia	1421 Hampshire Pike	38401	Johnson City	2305 Silverdale Road	37601



Appendix 2

Sediment Removal Map and Photo Page

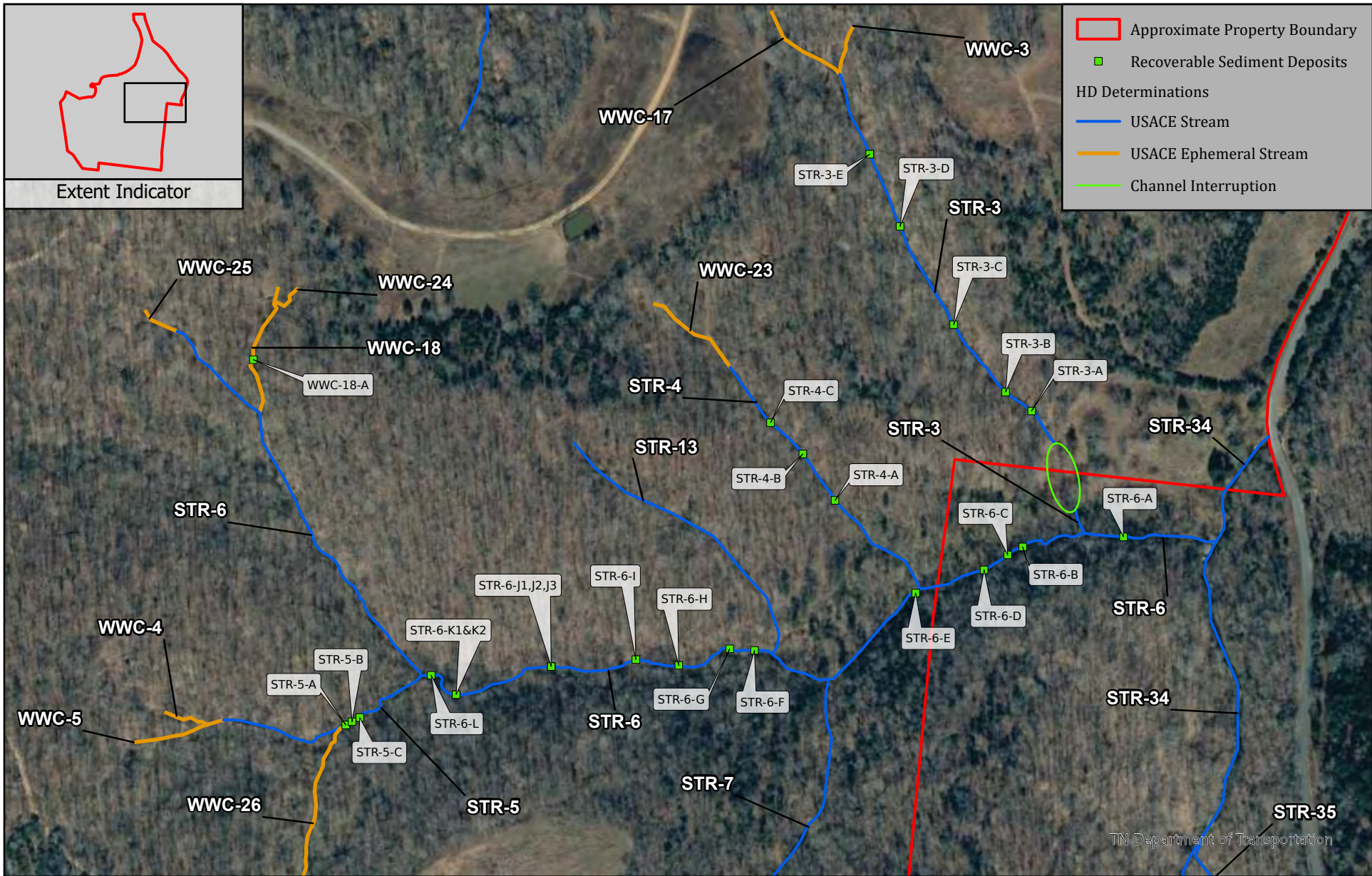
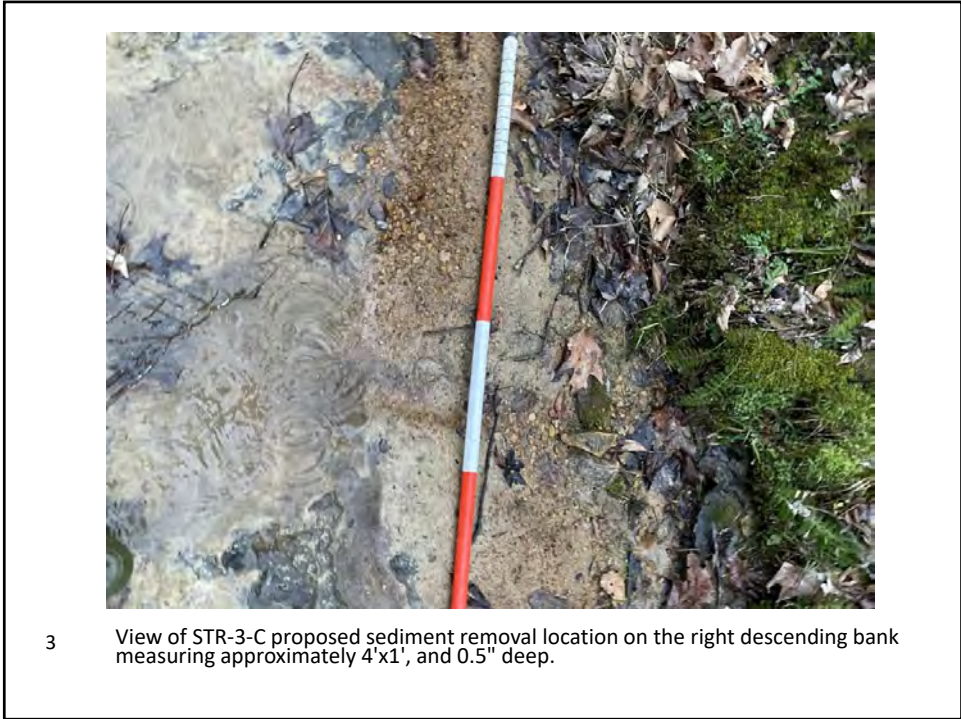


Figure 2. Proposed Sediment Removal Locations
 The Golf Club of DBI
 Kingston Springs
 Cheatham County, Tennessee











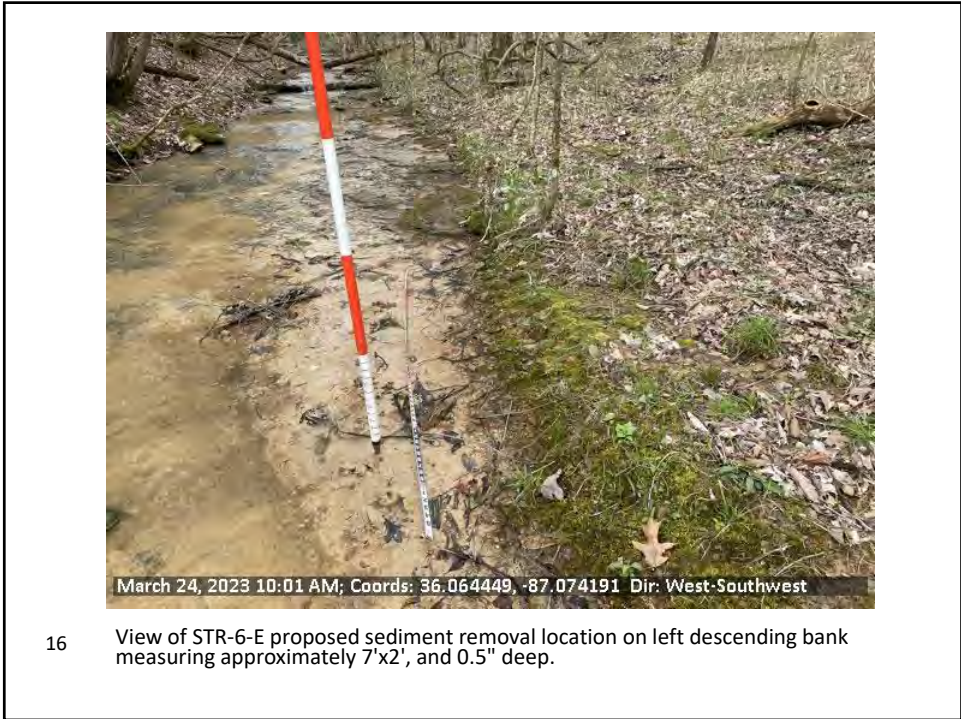




13 View of STR-6-B proposed sediment removal location under tree root on left descending bank, measuring approximately 4'x1', and 0.5" deep,



14 View of STR-6-C proposed sediment removal location measuring approximately 1'x1', and 1" deep on left descending bank.







March 24, 2023 02:04 PM; Coords: 36.063998, -87.075942 Dir: Northeast

19 View of STR-6-H proposed sediment removal location on left descending bank measuring approximately 5'x2', 0.25" deep.



March 24, 2023 02:02 PM; Coords: 36.06396, -87.076265 Dir: North-Northeast

20 View of STR-6-I proposed sediment removal location on left descending bank measuring approximately 2'x1', and 0.25" deep.



March 24, 2023 01:56 PM; Coords: 36.06396, -87.076888 Dir: South-Southeast

21 View of STR-6-J1 proposed sediment removal locations on left descending bank. First deposit is approximately 8'x3', and 0.5" deep.



March 24, 2023 01:57 PM; Coords: 36.06396, -87.076888 Dir: Southeast

22 View of STR-6-J2 proposed sediment removal location on left descending bank. Second deposit is approximately 3'x2', and 0.5" deep.







27 View of WWC-18-A proposed sediment removal location on left descending bank, measuring approximately 3'x1', and 3" deep.

Appendix 3

HD Photographs of Selected Site Watercourses from

HD Report by Civil & Environmental Consultants, Inc., June 9, 2020



Photo 5: View of STR-3 looking upstream.



Photo 6: View of STR-3 looking downstream.



Photo 7: STR-4



Photo 8: STR-4



Photo 9: Upstream view of STR-5.



Photo 10: View of STR-5 looking downstream.



Photo 11: Upstream view of STR-6 near begin.



Photo 12: Downstream view of STR-6. Stream is much larger at eastern property boundary.



Photo 105: Up-gradient view of WWC-18.



Photo 106: View of WWC-18 looking down-gradient.

Appendix 4

***TDEC Notice of Violation* dated October 4, 2022**



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

Nashville Environmental Field Office
711 R.S. Gass Boulevard
Nashville, TN 37219
Phone 615-687-7000 Statewide 1-888-891-8332 Fax 615-687-7078

October 4, 2022

Golf Club of Tennessee
1000 Golf Club Dr
Kingston Springs, TN 37082
Email: david.ingram@dbibeverage.com

Subject: **NOTICE OF VIOLATION**
Complaint # 123784
Permit #: TNR245340
Golf Club Dr
Cheatham County, Tennessee

Dear Mr. Ingram:

On September 15, 2022, staff from the Division of Water Resources (division) conducted a complaint investigation of construction activity at Golf Club of Tennessee and identified violations in need of corrective action(s). The violations included erosion prevention and sediment control measures in need of repair, an insufficient stream buffer, and missing required paperwork and documentation. Additional information related to these violations and requests for information time frames can be found below.

Because unauthorized stream alterations and/or unauthorized discharges may impact the usefulness of the stream and its designated uses, including support of fish and aquatic life, livestock and wildlife watering, recreation, and irrigation they are violations of the *Tennessee Water Quality Control Act of 1977*. Therefore, this letter will serve as a formal Notice of Violation. Failure to remedy these violations within the specified timeframes may result in possible further action, which may include monetary penalties.

To bring this site into compliance with the terms and conditions of the 2021 general NPDES permit for discharges of stormwater associated with construction activities, the division requests that you immediately implement and maintain all necessary measures to ensure this site's stormwater discharge(s) have been treated to the maximum extent practicable.

The division does not authorize access to private property and arrangements concerning the removal of sediment or other remediation efforts on adjoining properties must be settled between you and the adjacent landowners. No further work should be done in any stream or wetland areas until you have written authorization from the division.

During our complaint investigation the division observed the following:

- **Posting of information not consistent with §7.2.1. of the 2021 general NPDES permit.**
- **Failing erosion prevention and sediment control measures resulting in off-site sediment discharge §5.5.3.11e.**
- **An insufficient buffer of an onsite stream resulting in sediment discharge and deposition §4.1.2.**
- **Required twice-weekly inspections not readily available for review §5.5.3.11.**
- **Required quarterly site assessments not readily available for review §5.5.3.8. & 5.5.3.3.b.**
- **Required rainfall logs and discharge monitoring reports not readily available for review §5.5.3.3.f.**
- **Stormwater Pollution Prevention Plan (SWPPP) not readily available for review §5.3.4.**

Achieve the following item(s) within the specified timeframe after receipt of this letter:

- 1.) Re-establish 30-foot natural water quality riparian buffers within 7 days.
- 2.) Submit a signed and dated modified SWPPP to address design failures within 15 days.
- 3.) Repair and address all failing erosion prevention and sediment control measures in accordance with the signed and dated modified SWPPP within 7 days.
- 4.) Submit completed and signed twice-weekly inspection reports from August 1st – September 30th, 2022 if available within 7-10 days
- 5.) Submit signed and dated quarterly site assessments up until September 15th, 2022 if available within 7 days.
- 6.) Submit rainfall logs and discharge monitoring reports from September 20th, 2021 – September 15th, 2022 if available within 7 days.
- 7.) Schedule a follow-up visit with site personnel and DWR staff to take place within 30-45 days of receipt of this letter.

Be advised, these violations are being submitted to the Division of Water Resources Compliance and Enforcement Unit which may include monetary penalties. If you have any questions regarding this correspondence, please contact me at 629-666-0521 or by email at Clayton.Mahan@tn.gov.

Sincerely,

A handwritten signature in cursive script that reads "Clayton Mahan".

Clayton Mahan



cc: Timmy Jennette, DWR Field Office
Jessica Murphy, DWR Compliance and Enforcement

Photographic Log

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912		Project No.: TNR245340	
Photo No. 1	Date 09/15/22				
Description Unbuffered stream on-site.		📍 200°S (T) 📍 36.067883°, -87.084912° ±26ft ▲ 474ft 			
		15 Sep 2022 12:29:45			
Photo No. 2	Date 09/15/22				
Description Sedimentation in unbuffered stream.		📍 283°W (T) 📍 36.067872°, -87.085077° ±13ft ▲ 499ft 			
		15 Sep 2022 12:29:56			

Photographic Log

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 3	Date 09/15/22	 <p style="text-align: center;">☀ 190°S (T) ● 36.064268°, -87.087970° ±13ft ▲ 637ft</p>	
Failing EPSC measures in need of repair or maintenance.			

Photo No. 4	Date 09/15/22	 <p style="text-align: center;">☀ 342°N (T) ● 36.064710°, -87.088169° ±16ft ▲ 595ft</p>	
Description Failing EPSC measures in need of repair or maintenance.			

Photographic Log

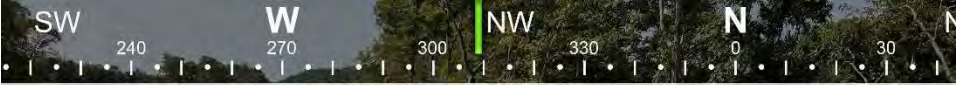



Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 5	Date 09/15/22	 <p style="text-align: center;">☉ 309°NW (T) ● 36.068976°, -87.081248° ±52ft ▲ 551ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022 11:31:32</p>	

Photo No. 6	Date 09/15/22	 <p style="text-align: center;">☉ 267°W (T) ● 36.068146°, -87.079906° ±13ft ▲ 674ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022 12:17:40</p>	

Photographic Log

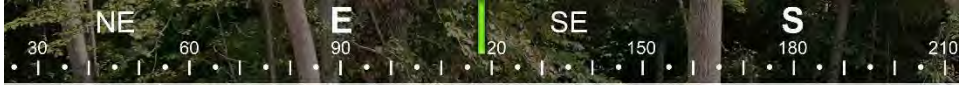



Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 7	Date 09/15/22	 <p style="text-align: center;">☀ 118°SE (T) ● 36.065374°, -87.080763° ±13ft ▲ 667ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022 13:08:30</p>	

Photo No. 8	Date 09/15/22	 <p style="text-align: center;">☀ 270°W (T) ● 36.060634°, -87.078664° ±13ft ▲ 707ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022 13:50:26</p>	

Photographic Log





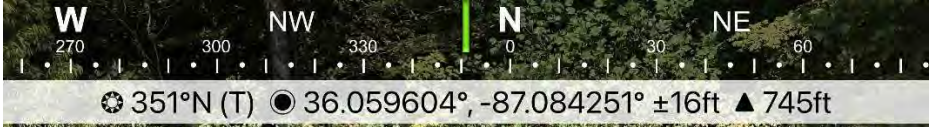



Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 9	Date 09/15/22	 20°N (T) ● 36.060153°, -87.081736° ±45ft ▲ 673ft	
Description Failing EPSC measures in need of repair or maintenance.		 <small style="color: green;">TS Gary Sisk, 12/08/19</small>	


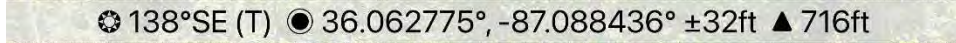

Photo No. 10	Date 09/15/22	 20°N (T) ● 36.060153°, -87.081736° ±45ft ▲ 673ft	
Description Failing EPSC measures in need of repair or maintenance.		 <small style="color: green;">TS Gary Sisk, 12/08/19</small>	

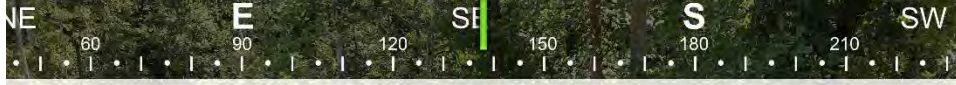


Photographic Log

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 12	Date 09/15/22		
Description Failing EPSC measures in need of repair or maintenance.			

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 13	Date 09/15/22		
Description Failing EPSC measures in need of repair or maintenance.			

Photographic Log

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 14	Date 09/15/22		
Description Failing EPSC measures in need of repair or maintenance.		 	

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 15	Date 09/15/22		
Description Failing EPSC measures in need of repair or maintenance.		 	

Photographic Log





Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 16	Date 09/15/22	 <p style="text-align: center;"> ☉ 319°NW (T) ● 36.068499°, -87.083594° ±9ft ▲ 552ft </p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022, 13:07:26</p>	

Photo No. 17	Date 09/15/22	 <p style="text-align: center;"> ☉ 347°N (T) ● 36.068588°, -87.083015° ±26ft ▲ 484ft </p>	
<p style="text-align: center;">Description</p> <p>Sedimentation at the above outfall due to failing EPSC measures.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022, 13:28:47</p>	



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Division of Water Resources

William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor, Nashville TN 37243

1-888-891-8332 (TDEC)

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

Site/Project Name:	Golf Club of DBI	NPDES Tracking Number:	TNR245340
		Date Coverage was Issued:	09/20/21
Street Address or Location:	Golf Club of Tennessee	Start Date:	
		Estimated End Date:	
Site Description:	Mass Grading for new golf course.	Latitude (dd.ddd):	36.067883
		Longitude (-dd.ddd):	-87.084912
County(ies): Cheatham	EFO: Nashville	MS4 Jurisdiction: No MS4	Acres Disturbed: 235.2
			Total Acres:

Name of Permittee (Developer/Operator):			
Name of Official Contact: David Ingram	Email: david.ingram@dbibeverage.com	Contact Phone:	
Address:	City:	State: «Mailing_State»	Zip:

Construction Phase:	<input type="checkbox"/> Site preparation	<input type="checkbox"/> Grading	<input type="checkbox"/> Construction	<input type="checkbox"/> Final Stabilization
Inspection Purpose:	<input type="checkbox"/> Routine	<input type="checkbox"/> Follow-up	<input type="checkbox"/> Complaint	<input type="checkbox"/> NOT

	Yes	No	Comments
Have all construction activities stopped and 70% uniform permanent cover established?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	Yes	No	Comments
Notable impacts to waters as a result of site activities/discharges?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See notes
Evidence of insufficiently treated stormwater discharges at outfall locations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See notes
Evidence of structural EPSC measure failure/absence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See notes
Evidence of non-structural EPSC measure failure/absence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See notes
Unauthorized discharges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Evidence of offsite impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Evidence of construction buffer disturbance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Compliance Evaluation: Any Y = recommend NOV/EAR or follow-up - date: _____
 Any Y = recommend follow-up (email, letter, inspection, etc.) - date: _____

	Yes	No	Comments
Are copies of the SWPPP & inspection reports on site or made available?	<input type="checkbox"/>	<input type="checkbox"/>	Not readily available
Has SWPPP been implemented & satisfactory?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are 2/week inspections being performed?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are inspection reports completed & signed?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are inspection reports filled out by a qualified EPSC inspector?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

Compliance Evaluation: Any N = recommend follow-up (email, letter, inspection, etc.) date: _____

	Yes	No	Comments
Are there ARAP violations or unauthorized stream/wetland alteration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unbuffered stream

Compliance Evaluation: Y = perform follow-up ARAP inspection - date: _____

TDEC Personnel/Information		EFO: Nashville
Inspector's Name (Print): Clayton Mahan	<i>Clayton Mahan</i> Signature:	Date: 09/15/22 Time: 14:00

- Silt fencing along site perimeter is observed to be damaged, or at capacity in numerous locations. Many rock check dams were observed to be at or above capacity, and needing to be maintained (see photos 5-17).
- Sediment basins appeared to be completely absent from the site.
- Some sediment deposition was observed in multiple streams near site outfalls or onsite (see photos 1,2 & 4).
- Insufficient or failing erosion prevention and sediment control measures at numerous outfalls (see photos 3,6 &7)
- An onsite stream is completely lacking a natural riparian buffer resulting in sediment runoff and deposition (see photos 1-2).
- No SWPPP box, paperwork, or inspection reports were found onsite. The site was accessed via the west side construction entrance near Bronson Way.



Application for Aquatic Resource Alteration Permit (ARAP) & State §401 Water Quality Certification

OFFICIAL STATE USE ONLY	Site #:	Permit #:	NR2304.128
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Section 1. Applicant Information (individual responsible for site, signs certification below)

Applicant Name (company or individual): The Golf Club of DBI LLC		SOS #: 001095579 Status: Active	
Primary Contact/Signatory: Robert West		Signatory's Title or Position: Counsel	
Mailing Address: 2 Ingram Boulevard		City: Lavergne	State: TN Zip: 37089
Phone:	Fax:	E-mail: robert.west@ingramlegal.com	

Section 2. Alternate Contact/Consultant Information (a consultant is not required)

Alternate Contact Name: Samuel Parish			
Company: Davey Resource Group, Inc.		Title or Position: Principal Consultant	
Mailing Address: 2607 Westwood Drive		City: Nashville	State: TN Zip: 37204
Phone: 615-400-0802	Fax:	E-mail: sam.parish@davey.com	

Section 3. Fee (application will be incomplete until fee is received)

No Fee Fee Submitted with Application Amount Submitted: \$ _____

Current application fee schedules can be found at the Division of Water Resources webpage at:
<https://www.tn.gov/environment/permit-permits/water-permits1/aquatic-resource-alteration-permit--arap-.html>
 or by calling (615) 532-0625. Please make checks payable to "Treasurer, State of Tennessee".

Billing Contact (if different from Applicant): Name: Email:
 Address: Phone:

Section 4. Project Details (fill in information and check appropriate boxes)

Site or Project Name: The Golf Club of DBI LLC		Nearest City, Town or Major Landmark: Kingston Springs	
Street Address or Location (include zip): S. Harpeth Road 37082			
County(ies): Cheatham County	MS4 Jurisdiction: N/A	Latitude (dd.ddd): 36.064113	
		Longitude (dd.ddd): -87.080754	
Resources Proposed for Alteration: <input checked="" type="checkbox"/> Stream / River <input type="checkbox"/> Wetland <input type="checkbox"/> Reservoir			
Name of Water Resource (for more information, access http://tdeconline.tn.gov/dwr): Unnamed Tributaries to South Harpeth			
Brief Project Description (a more detailed description is required under Section 8): <small align="right">Manual sediment removal from onsite watercourses using hand tools such as buckets and shovels.</small>			

Does the proposed activity require approval from the U.S. Army Corps of Engineers, the Tennessee Valley Authority, or any other federal, state, or local government agency? Yes No

If Yes, provide the permit reference numbers:

Will the activity require a 401 Water Quality Certification: Yes No

If Yes, attach any 401 WQC pre-filing meeting request documentation

Is the proposed activity associated with a larger common plan of development: Yes No

If Yes, submit site plans and identify the location and overall scope of the common plan of development.

Plans attached? Yes No

If applicable, indicate any other federal, state, or local permits that are associated with the overall project site (common plan of development) that have been obtained in the past (e.g., construction general permit and/or other ARAP):

Application for Aquatic Resource Alteration Permit (ARAP) & State §401 Water Quality Certification

Section 5. Project Schedule (fill in information and check appropriate boxes)	
Proposed start date: April 2023	Estimated end date: May 2023
Is any portion of the activity complete now?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe the extent of the completed portion:	

The required information in Sections 6-11 must be submitted on a separate sheet(s) and submitted in the same numbered format as presented below. If any question is not applicable, state the reason why it is not applicable.

Section 6. Description	Attached	
	Yes	No
6.1 A narrative description of the scope of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.2 USGS topographic map indicating the exact location of the project (can be a photographic copy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.3 Photographs of the resource(s) proposed for alteration with location description (photo locations should be noted on map)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.4 A narrative description of the existing stream and/or wetland characteristics including, but not limited to, dimensions (e.g., depth, length, average width), substrate and riparian vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.5 A narrative description of the proposed stream and/or wetland characteristics including, but not limited to, dimensions (e.g., depth, length, average width), substrate and riparian vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.6 In the case of wetlands, include a wetland delineation with delineation forms and site map denoting location of data points	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.7 A copy of all hydrologic or jurisdictional determination documents issued for water resources on the project site	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 7. Project Rationale	Attached	
	Yes	No
Describe the need for the proposed activity, including, but not limited to the purpose, alternatives considered and rationale for selection of least impactful alternative, and what will be done to avoid or minimize impacts to water resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 8. Technical Information	Attached	
	Yes	No
8.1 Detailed plans, specifications, blueprints, or legible sketches of present site conditions and the proposed activity. Plans must be 8.5.x 11 inches. Additional larger plans may also be submitted to aid in application review. The detailed plans should be superimposed on existing and new conditions (e.g., stream cross sections where road crossings are proposed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2 For the proposed activity and compensatory mitigation, provide a discussion regarding the sequencing of events and construction methods and any proposed monitoring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.3 Depiction and narrative on the location and type of erosion prevention and sediment control (EPSC) measures for the proposed alterations and any other measures to treat, control, or manage impacts to waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 9. Water Resources Degradation
<p>(degree of proposed impact)</p> <p>Note that in most cases, activities that exceed the scope of the General Permit limitations are considered greater than <i>de minimis</i> degradation to water quality.</p> <p>Please provide your basis for concluding the proposed activity will cause one of the following levels of water quality degradation:</p> <p><input checked="" type="checkbox"/> a. <i>De minimis</i> degradation, no appreciable permanent loss of resource values</p> <p><input type="checkbox"/> b. Greater than <i>de minimis</i> degradation (if greater than <i>de minimis</i> complete Sections 10-11)</p> <p><i>For information and guidance on the definition of de minimis and degradation, refer to the Antidegradation Statement in Chapter 0400-40-03-.06 of the Tennessee Water Quality Criteria Rule:</i> https://publications.tnsosfiles.com/rules/0400/0400-40/0400-40.htm</p> <p><i>For more information on specifics on what General Permits can cover, refer to the Natural Resources Unit webpage at:</i> https://www.tn.gov/environment/permit-permits/water-permits/1/aquatic-resource-alteration-permit--arap-.html</p>

Application for Aquatic Resource Alteration Permit (ARAP) & State §401 Water Quality Certification

Section 10. Detailed Alternatives Analysis		Attached	
		Yes	No
10.1	Analyze all reasonable alternatives and describe the level of degradation and permanent loss of resource value caused by each alternative. Assessment must consider options other than the "Preferred" and "No Action" alternatives. Provide associated rationale for selecting or rejecting all alternatives considered and demonstration that the least impactful practicable alternative was selected.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.2	Discuss the social and economic consequences of each alternative	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.3	Demonstrate that the degradation associated with the preferred alternative will not violate water quality criteria for uses designated in the receiving waters, and is necessary to accommodate important economic and social development in the area	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 11. Compensatory Mitigation		Attached	
		Yes	No
11.1	A detailed discussion of the proposed compensatory mitigation. Provide evidence of credit reservation if proposing to utilize a third-party provider.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.2	Analysis of any proposed appreciable loss of resource value using the TN Stream Mitigation Guidelines. Provide Stream Quantification Tool (SQT) results if applicable. Include Existing Condition Score (ECS) and debit/credit calculations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.3	Describe how the compensatory mitigation would result in no net loss of resource value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.4	Provide a detailed monitoring plan for the compensatory mitigation site if permittee-responsible project is proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.5	Describe the long-term protection measures for the compensatory mitigation site if permittee-responsible project is proposed (e.g., deed restrictions, conservation easement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Certification and Signature

An application submitted by a corporation must be signed by a principal executive officer; from a partnership or proprietorship, by the partner or proprietor respectively; from a municipal, state, federal or other public agency or facility, the application must be signed by either a principal executive officer, ranking elected official, or other duly authorized employee. ***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. The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.***

David Yoder	Chief Financial Officer	David Yoder <small>Digitally signed by David Yoder Date: 2023.04.13 11:08:50 -05'00'</small>	4/13/2023
Printed Name	Official Title	Signature	Date

Note that this form must be signed by the principal executive officer, partner or proprietor, or a ranking elected official in the case of a municipality; for details see **Certification and Signature** statement above. For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC). Submit the completed ARAP Application form (keep a copy for your records) to the appropriate EFO for the county(ies) where the proposed activity is located, addressed to **Attention: ARAP Processing**. You may also electronically submit the complete application and all associated attachments to water.permits@tn.gov.

EFO	Street Address	Zip Code	EFO	Street Address	Zip Code
Memphis	8383 Wolf Lake Drive, Bartlett	38133-4119	Cookeville	1221 South Willow Ave.	38506
Jackson	1625 Hollywood Drive	38305-4316	Chattanooga	1301 Riverfront Pkwy., Ste. 206	37402
Nashville	711 R S Gass Boulevard	37243	Knoxville	3711 Middlebrook Pike	37921
Columbia	1421 Hampshire Pike	38401	Johnson City	2305 Silverdale Road	37601



**Tennessee Department of Environment and Conservation
Aquatic Resources Alteration Permit Application**

Sediment Removal for Stream Remediation

KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE

Prepared For:

The Golf Club of DBI, LLC
Attn: Robert West, Esq.
2 Ingram Boulevard
Lavergne, TN 37089

April 10, 2023

Prepared By:



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
2607 Westwood Drive
Nashville, TN 37204
615-294-2556

General ARAP – Sediment Removal for Stream Remediation – Step # 1

The Applicant is proposing to remove identified sediment deposits within onsite watercourses documented by Davey Resource Group (DRG) during a Site inspection on March 24, 2023. The sediment deposits proposed for removal include clay and silt deposits that appear to be highly mobile during high-stage stream flows and are likely contributing to in-stream turbidity. Many natural, fluvial pebble and cobble deposits and point bars were also identified in Site watercourse, but these cobble deposits and point bars were stable and did not appear to be contributing to in-stream turbidity; DRG determined that the removal of these stable, fluvial deposits would do more harm than good to the stream channels and should be left in place. The location of the Site is shown on **Figure 1**. Photographs of each proposed sediment removal location are provided in **Appendix 2**, and a map showing the location of each sediment deposit proposed for removal/photograph is provided as **Figure 2** in **Appendix 2**. Information regarding the approximate size of each deposit is summarized on **Table 1**.

The proposed sediment removal activities will be conducted after receiving authorization from TDEC to proceed. The Applicant has taken appropriate steps to prevent additional release of sediment by repairing, maintaining, and re-installing erosion prevention and sediment controls (EPSCs) as prescribed in the initial Storm Water Pollution Prevention Plan (SWPPP) for this Site, dated August 9, 2021 and in subsequent SWPPP revisions, dated October 18, 2022 and January 25, 2023. Additionally, the onsite SWPPP is updated as additional EPSC measures are upgraded and maintained.

General ARAP – Sediment Removal and Stream Remediation – Step # 2

1. A complete Aquatic Resource Alteration Permit (ARAP) application form is provided in **Appendix 1**.
2. TDEC CGP Permit Number TNR245802.
3. Since many of the identified sediment removal locations are within jurisdictional streams, there are no in-stream EPSC measures proposed. Further releases will be mitigated at the release location through the repair, maintenance, and re-installation of EPSC measures shown in the SWPPP drawings.
4. No rare, threatened, or endangered species are documented in onsite watercourses.
5. Photographs of the watercourses prior to the release are provided in **Appendix 3**. These photographs have been extracted from a Hydrologic Determination (HD) report conducted on June 9, 2020, by Civil & Environmental Consultants, Inc. The exact locations of the

photographs were not included in the HD report and may differ from the locations of recoverable sediment deposits shown in **Figure 2**.

6. It appears that sediment excursions from the Site occurred during rain events that exceeded the design storm event on November 29, 2022 and possibly during additional high intensity rain events during initial grading activities. A TDEC Notice of Violation (NOV) dated October 4, 2022, also noted damaged EPSC measures that also likely contributed to sediment discharge into onsite watercourses (**Appendix 4**). In response to this NOV, the Applicant updated, maintained, and repaired EPSCs across the Site, and the Applicant continues to update and improve EPSC measures where inspections identify that additional or updated EPSC measures are necessary; all EPSC measures are regularly inspected, maintained, repaired, and updated in compliance with the CGP.
7. Sediment, primarily comprising silt, clay, and small gravel, was released into onsite watercourses after various high intensity storm events that exceeded the design storms and/or at locations where damaged EPSC measures were identified in the above referenced NOV. Photo documentation of sediment deposits proposed for removal in Site watercourse is provided in **Appendix 2**.
8. DRG identified, mapped, flagged, and photographed recoverable sediment deposits within onsite watercourses during a Site inspection on March 24, 2023. DRG has determined that the sediment deposits proposed for removal are likely contributing to in-stream turbidity and that their removal would not lead to additional stream impairment. Subsequent precipitation events may have altered the size, location, or number of deposits. Information regarding the dimensions of recoverable sediment deposits identified by DRG during this Site visit can be found in **Table 1** below; a map showing the approximate location of these deposits can be found in **Figure 2** of **Appendix 2**.

Table 1. Approximate Locations and Dimensions of Recoverable Sediment Deposits			
Name	Approx. Dimensions (ft.)	Approx. Depth (in.)	Approx. Volume of Deposit (ft³)
STR-3-A	4x2	0.25	2.0
STR-3-B	6x1	3.0	18.0

Table 1. Approximate Locations and Dimensions of Recoverable Sediment Deposits			
Name	Approx. Dimensions (ft.)	Approx. Depth (in.)	Approx. Volume of Deposit (ft³)
STR-3-C	4x1	0.5	2.0
STR-3-D	3x1	0.5	1.5
STR-3-E	6x1	0.5	3.0
STR-4-A	3x5	4.0	60.0
STR-4-B	2x1	0.5	1.0
STR-4-C	7x3	5.0	105.0
STR-5-A	6x2	2.0	24.0
STR-5-B	7x1	1.0	7.0
STR-5-C	3x2	3.0	18.0
STR-6-A	8x2	1.0	16.0
STR-6-B	4x1	0.5	2.0
STR-6-C	1x1	1.0	1.0
STR-6-D	5x2	0.5	5.0
STR-6-E	7x2	0.5	7.0
STR-6-F	5x1	0.25	1.25
STR-6-G	5x2	0.5	5.0
STR-6-H	5x2	0.25	2.5
STR-6-I	2x1	0.25	0.5
STR-6-J1	8x3	0.5	12.0
STR-6-J2	3x2	0.5	3.0

Table 1. Approximate Locations and Dimensions of Recoverable Sediment Deposits			
Name	Approx. Dimensions (ft.)	Approx. Depth (in.)	Approx. Volume of Deposit (ft³)
STR-6-J3	4x1	0.5	2.0
STR-6-K1	2x1	1.0	2.0
STR-6-K2	7x2	2.0	28.0
STR-6-L	7x2	3.0	42.0
WWC-18-A	3x1	3.0	9.0

9. Removal of sediment will be conducted by using hand tools such as buckets and shovels to minimize disturbance to the natural stream substrate and riparian vegetation to maximum extent possible.

10. No stream remediation other than sediment removal is proposed at this time; if additional stream remediation is proposed in onsite watercourses at a later date, the proposed stream remediation scope of work will be submitted under a separate cover to the Division. Future sediment releases will be mitigated through the regular maintenance of EPSC control measures, including repairs and re-installation where required.

Please contact us at (615) 400-0802 if we may provide additional information or address your questions regarding this ARAP.

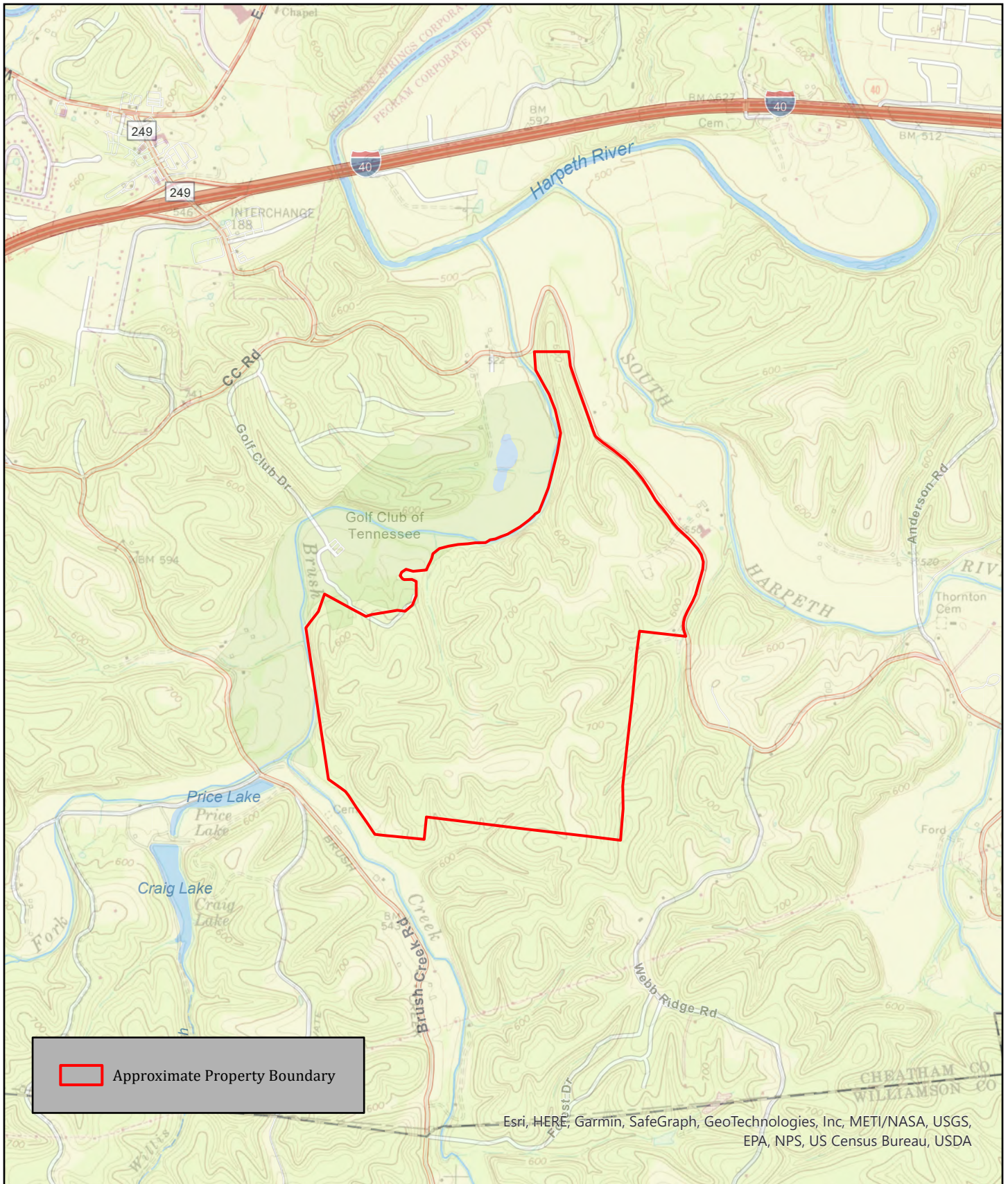
Very truly yours,
Davey Resource Group, Inc.



Samuel K. Parish, PG, CPESC
Principal Consultant



Justin W. Plemmons, MS
Environmental Scientist

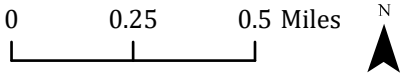


Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Nashville Office | 2607 Westwood Dr.
Nashville, TN 37204

Figure 1. Site Location
The Golf Club of DBI
Kingston Springs
Cheatham County, Tennessee



Date: 4/6/2023
NAD 1983 2011 StatePlane Tennessee FIPS 4100 Ft US
87.08115°W 36.06675°N
Prepared for: Bradley Arant Boult Cummings LLP
Prepared by: JWP
Sources: USGS Kingston Springs 7.5-Minute Topographic Quadrangle, ESRI Streets World Map

Appendix 2

Sediment Removal Map and Photo Page

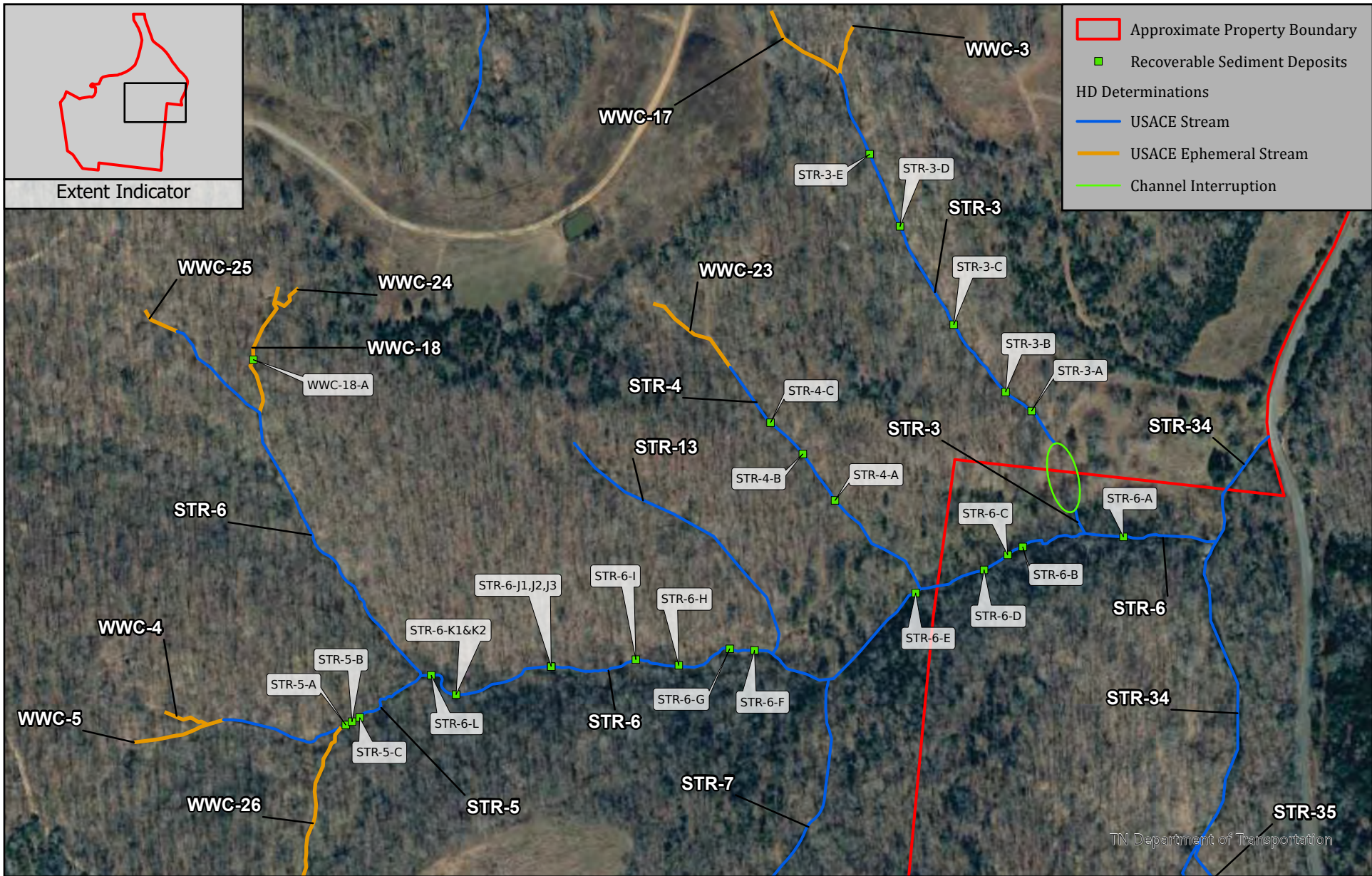


Figure 2. Proposed Sediment Removal Locations
 The Golf Club of DBI
 Kingston Springs
 Cheatham County, Tennessee





3 View of STR-3-C proposed sediment removal location on the right descending bank measuring approximately 4'x1', and 0.5" deep.



4 View of STR-3-D proposed sediment removal location on left descending bank, measuring approximately 3'x1', and 0.5" deep.







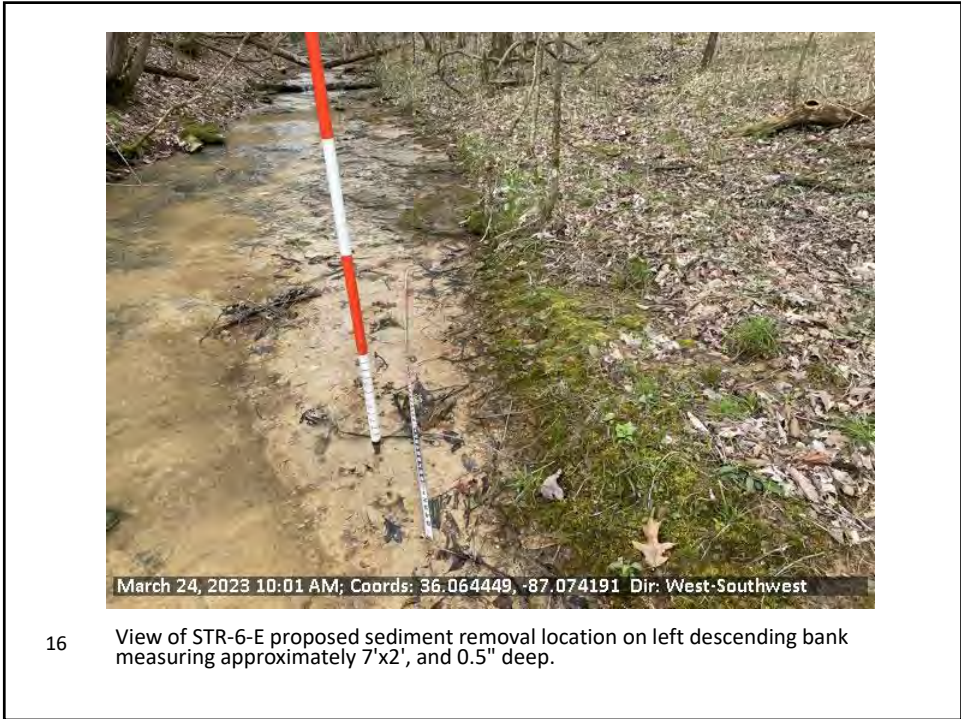
9 View of STR-5-A proposed sediment removal location on left descending bank measuring approximately 6'x2', and 2" deep. Proposed sediment removal includes only fine silt/clays; leave coarse material closer to bank.



10 View of STR-5-B proposed sediment removal location on right descending bank, measuring approximately 7'x1', and 1" deep.











19 View of STR-6-H proposed sediment removal location on left descending bank measuring approximately 5'x2', 0.25" deep.



20 View of STR-6-I proposed sediment removal location on left descending bank measuring approximately 2'x1', and 0.25" deep.





March 24, 2023 01:58 PM; Coords: 36.06396, -87.076888 Dir: Southeast

23 View of STR-6-J3 proposed sediment removal location on left descending bank. Third deposit is approximately 4'x1', and 0.5" deep.



March 24, 2023 01:49 PM; Coords: 36.063855, -87.077583 Dir: East

24 View of STR-6-K1 proposed sediment removal location on left descending bank, measuring approximately 2'x1', and 1" deep.





27 View of WWC-18-A proposed sediment removal location on left descending bank, measuring approximately 3'x1', and 3" deep.

Appendix 3

HD Photographs of Selected Site Watercourses from

HD Report by Civil & Environmental Consultants, Inc., June 9, 2020



Photo 5: View of STR-3 looking upstream.



Photo 6: View of STR-3 looking downstream.



Photo 7: STR-4



Photo 8: STR-4



Photo 9: Upstream view of STR-5.



Photo 10: View of STR-5 looking downstream.



Photo 11: Upstream view of STR-6 near begin.



Photo 12: Downstream view of STR-6. Stream is much larger at eastern property boundary.



Photo 105: Up-gradient view of WWC-18.



Photo 106: View of WWC-18 looking down-gradient.

Appendix 4

***TDEC Notice of Violation* dated October 4, 2022**



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

Nashville Environmental Field Office
711 R.S. Gass Boulevard
Nashville, TN 37219
Phone 615-687-7000 Statewide 1-888-891-8332 Fax 615-687-7078

October 4, 2022

Golf Club of Tennessee
1000 Golf Club Dr
Kingston Springs, TN 37082
Email: david.ingram@dbibeverage.com

Subject: **NOTICE OF VIOLATION**
Complaint # 123784
Permit #: TNR245340
Golf Club Dr
Cheatham County, Tennessee

Dear Mr. Ingram:

On September 15, 2022, staff from the Division of Water Resources (division) conducted a complaint investigation of construction activity at Golf Club of Tennessee and identified violations in need of corrective action(s). The violations included erosion prevention and sediment control measures in need of repair, an insufficient stream buffer, and missing required paperwork and documentation. Additional information related to these violations and requests for information time frames can be found below.

Because unauthorized stream alterations and/or unauthorized discharges may impact the usefulness of the stream and its designated uses, including support of fish and aquatic life, livestock and wildlife watering, recreation, and irrigation they are violations of the *Tennessee Water Quality Control Act of 1977*. Therefore, this letter will serve as a formal Notice of Violation. Failure to remedy these violations within the specified timeframes may result in possible further action, which may include monetary penalties.

To bring this site into compliance with the terms and conditions of the 2021 general NPDES permit for discharges of stormwater associated with construction activities, the division requests that you immediately implement and maintain all necessary measures to ensure this site's stormwater discharge(s) have been treated to the maximum extent practicable.

The division does not authorize access to private property and arrangements concerning the removal of sediment or other remediation efforts on adjoining properties must be settled between you and the adjacent landowners. No further work should be done in any stream or wetland areas until you have written authorization from the division.

During our complaint investigation the division observed the following:

- **Posting of information not consistent with §7.2.1. of the 2021 general NPDES permit.**
- **Failing erosion prevention and sediment control measures resulting in off-site sediment discharge §5.5.3.11e.**
- **An insufficient buffer of an onsite stream resulting in sediment discharge and deposition §4.1.2.**
- **Required twice-weekly inspections not readily available for review §5.5.3.11.**
- **Required quarterly site assessments not readily available for review §5.5.3.8. & 5.5.3.3.b.**
- **Required rainfall logs and discharge monitoring reports not readily available for review §5.5.3.3.f.**
- **Stormwater Pollution Prevention Plan (SWPPP) not readily available for review §5.3.4.**

Achieve the following item(s) within the specified timeframe after receipt of this letter:

- 1.) Re-establish 30-foot natural water quality riparian buffers within 7 days.
- 2.) Submit a signed and dated modified SWPPP to address design failures within 15 days.
- 3.) Repair and address all failing erosion prevention and sediment control measures in accordance with the signed and dated modified SWPPP within 7 days.
- 4.) Submit completed and signed twice-weekly inspection reports from August 1st – September 30th, 2022 if available within 7-10 days
- 5.) Submit signed and dated quarterly site assessments up until September 15th, 2022 if available within 7 days.
- 6.) Submit rainfall logs and discharge monitoring reports from September 20th, 2021 – September 15th, 2022 if available within 7 days.
- 7.) Schedule a follow-up visit with site personnel and DWR staff to take place within 30-45 days of receipt of this letter.

Be advised, these violations are being submitted to the Division of Water Resources Compliance and Enforcement Unit which may include monetary penalties. If you have any questions regarding this correspondence, please contact me at 629-666-0521 or by email at Clayton.Mahan@tn.gov.





Sincerely,

A handwritten signature in cursive script that reads "Clayton Mahan".

Clayton Mahan



cc: Timmy Jennette, DWR Field Office
Jessica Murphy, DWR Compliance and Enforcement

Photographic Log

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912		Project No.: TNR245340	
Photo No. 1	Date 09/15/22				
Description Unbuffered stream on-site.		📍 200°S (T) 📍 36.067883°, -87.084912° ±26ft ▲ 474ft 			
15 Sep 2022 12:29:45					
Photo No. 2	Date 09/15/22				
Description Sedimentation in unbuffered stream.		📍 283°W (T) 📍 36.067872°, -87.085077° ±13ft ▲ 499ft 			
15 Sep 2022 12:29:59					

Photographic Log

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 3	Date 09/15/22	 <p style="text-align: center;">☀ 190°S (T) ● 36.064268°, -87.087970° ±13ft ▲ 637ft</p>	
Failing EPSC measures in need of repair or maintenance.			

Photo No. 4	Date 09/15/22	 <p style="text-align: center;">☀ 342°N (T) ● 36.064710°, -87.088169° ±16ft ▲ 595ft</p>	
Description Failing EPSC measures in need of repair or maintenance.			

Photographic Log

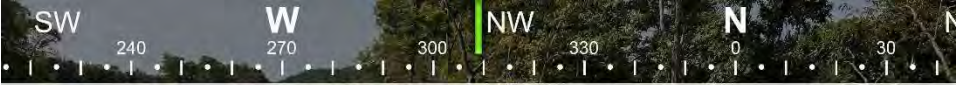



Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 5	Date 09/15/22	 <p style="text-align: center;">☉ 309°NW (T) ● 36.068976°, -87.081248° ±52ft ▲ 551ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022 11:51:32</p>	

Photo No. 6	Date 09/15/22	 <p style="text-align: center;">☉ 267°W (T) ● 36.068146°, -87.079906° ±13ft ▲ 674ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022 12:17:40</p>	

Photographic Log

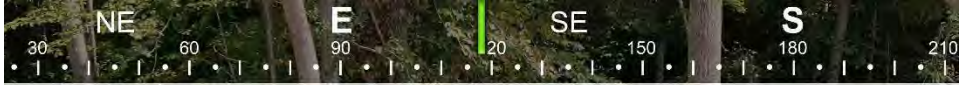

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 7	Date 09/15/22	 <p style="text-align: center;">☀ 118°SE (T) ● 36.065374°, -87.080763° ±13ft ▲ 667ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>			

Photo No. 8	Date 09/15/22	 <p style="text-align: center;">☀ 270°W (T) ● 36.060634°, -87.078664° ±13ft ▲ 707ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>			

Photographic Log





Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 9	Date 09/15/22	 20°N (T) ● 36.060153°, -87.081736° ±45ft ▲ 673ft	
Description Failing EPSC measures in need of repair or maintenance.		 <small style="color: green;">TS Capt S2022 12:52:19</small>	

Photo No. 10	Date 09/15/22	 20°N (T) ● 36.060153°, -87.081736° ±45ft ▲ 673ft	
Description Failing EPSC measures in need of repair or maintenance.		 <small style="color: green;">TS Capt S2022 12:58:19</small>	

Photographic Log






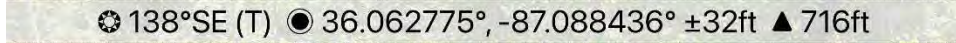


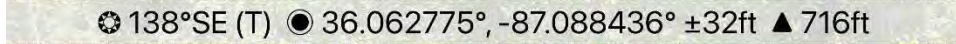

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 12	Date 09/15/22	 <p style="text-align: center;">☀ 351°N (T) ● 36.059604°, -87.084251° ±16ft ▲ 745ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022 12:45:29</p>	

Photo No. 13	Date 09/15/22	 <p style="text-align: center;">☀ 71°E (T) ● 36.061920°, -87.088697° ±19ft ▲ 672ft</p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measure in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022 12:39:04</p>	

Photographic Log

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 14	Date 09/15/22		
Description Failing EPSC measures in need of repair or maintenance.			
			

Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 15	Date 09/15/22		
Description Failing EPSC measures in need of repair or maintenance.			
			

Photographic Log




Client or Facility Name: Golf Club of Tennessee		Site Location: 36.067883, -87.084912	Project No.: TNR245340
Photo No. 16	Date 09/15/22	 <p style="text-align: center;"> ☉ 319°NW (T) ☉ 36.068499°, -87.083594° ±9ft ▲ 552ft </p>	
<p style="text-align: center;">Description</p> <p>Failing EPSC measures in need of repair or maintenance.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022, 13:07:26</p>	

Photo No. 17	Date 09/15/22	 <p style="text-align: center;"> ☉ 347°N (T) ☉ 36.068588°, -87.083015° ±26ft ▲ 484ft </p>	
<p style="text-align: center;">Description</p> <p>Sedimentation at the above outfall due to failing EPSC measures.</p>		 <p style="text-align: right; color: green; font-size: small;">15 Sep 2022, 13:28:47</p>	



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Division of Water Resources

William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor, Nashville TN 37243

1-888-891-8332 (TDEC)

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

Site/Project Name:	Golf Club of DBI	NPDES Tracking Number:	TNR245340
		Date Coverage was Issued:	09/20/21
Street Address or Location:	Golf Club of Tennessee	Start Date:	
		Estimated End Date:	
Site Description:	Mass Grading for new golf course.	Latitude (dd.ddd):	36.067883
		Longitude (-dd.ddd):	-87.084912
County(ies): Cheatham	EFO: Nashville	MS4 Jurisdiction: No MS4	Acres Disturbed: 235.2
			Total Acres:

Name of Permittee (Developer/Operator):			
Name of Official Contact: David Ingram		Email: david.ingram@dbibeverage.com	
		Contact Phone:	
Address:		City:	State: «Mailing_State» Zip:

Construction Phase:	<input type="checkbox"/> Site preparation	<input type="checkbox"/> Grading	<input type="checkbox"/> Construction	<input type="checkbox"/> Final Stabilization
Inspection Purpose:	<input type="checkbox"/> Routine	<input type="checkbox"/> Follow-up	<input type="checkbox"/> Complaint	<input type="checkbox"/> NOT

	Yes	No	Comments
Have all construction activities stopped and 70% uniform permanent cover established?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	Yes	No	Comments
Notable impacts to waters as a result of site activities/discharges?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See notes
Evidence of insufficiently treated stormwater discharges at outfall locations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See notes
Evidence of structural EPSC measure failure/absence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See notes
Evidence of non-structural EPSC measure failure/absence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See notes
Unauthorized discharges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Evidence of offsite impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Evidence of construction buffer disturbance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Compliance Evaluation: Any Y = recommend NOV/EAR or follow-up - date: _____
 Any Y = recommend follow-up (email, letter, inspection, etc.) - date: _____

	Yes	No	Comments
Are copies of the SWPPP & inspection reports on site or made available?	<input type="checkbox"/>	<input type="checkbox"/>	Not readily available
Has SWPPP been implemented & satisfactory?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are 2/week inspections being performed?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are inspection reports completed & signed?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are inspection reports filled out by a qualified EPSC inspector?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

Compliance Evaluation: Any N = recommend follow-up (email, letter, inspection, etc.) date: _____

	Yes	No	Comments
Are there ARAP violations or unauthorized stream/wetland alteration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unbuffered stream

Compliance Evaluation: Y = perform follow-up ARAP inspection - date: _____

TDEC Personnel/Information		EFO: Nashville	
Inspector's Name (Print): Clayton Mahan	Signature:	Date: 09/15/22	
		Time: 14:00	

- Silt fencing along site perimeter is observed to be damaged, or at capacity in numerous locations. Many rock check dams were observed to be at or above capacity, and needing to be maintained (see photos 5-17).
- Sediment basins appeared to be completely absent from the site.
- Some sediment deposition was observed in multiple streams near site outfalls or onsite (see photos 1,2 & 4).
- Insufficient or failing erosion prevention and sediment control measures at numerous outfalls (see photos 3,6 &7)
- An onsite stream is completely lacking a natural riparian buffer resulting in sediment runoff and deposition (see photos 1-2).
- No SWPPP box, paperwork, or inspection reports were found onsite. The site was accessed via the west side construction entrance near Bronson Way.





**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES**

William R. Snodgrass - Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, Tennessee 37243-1102

ARAP Tracking No. NR2304.128

Notice of Coverage (NOC) under the Aquatic Resource Alteration General Permit for
Sediment Removal for Stream Remediation

Under authority of the Tennessee Water Quality Control Act of 1977 (TWQCA, §§ T.C.A. 69-3-101 et seq.) the Division of Water Resources has determined the activity described below would not violate applicable water quality standards.

This activity is governed by the General Permit for Sediment Removal for Stream Remediation issued pursuant to the TWQCA. The work must be accomplished in conformance with accepted plans, specifications, data and other information submitted in support of application NR2304.128 and the terms and conditions set forth in the general permit.

Permittee name: **The Golf Club of DBI, LLC The Golf Club of DBI, LLC**
Authorized work: **Manual sediment removal from onsite watercourses using hand tools such as buckets and shovels.**
Location: **South Harpeth Road, Kingston Springs, TN 37082, Cheatham County**
Latitude: **36.0743**
Longitude: **-87.079705**
Waterbody name: **UNT S Harpeth River**
Effective date: **04/26/2023**
Expiration date: **04/07/2025**

This does not preclude requirements of other federal, state or local laws. In particular, work shall not commence until the applicant has received the federal section 404 permit from the U. S. Army Corps of Engineers, a section 26a permit from the Tennessee Valley Authority or authorization under a Tennessee NPDES Storm Water Construction Permit where necessary. This permit may also serve as a federal section 401 Water Quality Certification (pursuant to 33 U.S.C. §1341) since the planned activity was reviewed and the division has reasonable assurance that the activity will be conducted in a manner that will not violate applicable water quality standards (T.C.A. §§ 69-3-101 et seq. or provisions of sections 301, 302, 303, 306 or 307 of The Clean Water Act). The 401 Water Quality Certification Justifications and Citations related to the procedural requirements of §121.7(d) can be found [here](#). A paper copy of the certifications and justifications can also be obtained by contacting Water.Permits@tn.gov or calling (615) 532-0359.

The state of Tennessee may modify, suspend or revoke this authorization should the state determine that the activity results in more than an insignificant degradation of applicable water quality standards or violation of the TWQCA. Failure to comply with permit terms may result in penalties in accordance with T.C.A. §69-3-115.

Print

BY-LAWS

KINGSTON SPRINGS MUNICIPAL-REGIONAL PLANNING COMMISSION

GENERAL PROVISIONS

SECTION 1. OBJECTIVE

The objectives and authority of the Kingston Springs Municipal-Regional Planning Commission shall be set forth in Sections 13-3-101 through 13-3-105, and Sections 13-4-101 through 13-4-105, and Chapter 7, Part 2 as applicable, Tennessee Code, and amendments and supplements, thereto.

SECTION 2. OFFICE AND RECORDS OF THE COMMISSION

The office and meeting place of the Kingston Springs Municipal-Regional Planning Commission shall be the Kingston Springs City Hall. The records of the Kingston Springs Municipal-Regional Planning Commission shall be kept in the Office of the Building Official at the Kingston Springs City Hall and shall be available for public inspection. A record of the business conducted at all Kingston Springs Municipal-Regional Planning Commission meetings shall be kept in the book of minutes, which shall record the names of all commissioners present or absent, the names of all persons in attendance, the business conducted, and the vote or abstention of all commissioners on any item of business on which a vote is taken.

SECTION 3. MEMBERSHIP

The membership of Kingston Springs Municipal-Regional Planning Commission shall consist of nine (9) members. One (1) of the members shall be the chief legislative officer of the municipality (mayor or his lawful appointee), one (1) of the members shall be a member of the chief legislative body of the municipality selected by such legislative body and one (1) member shall be the city manager. All other members shall be appointed by the chief legislative officer, (mayor). A record of the membership of the Kingston Springs Municipal-Regional Planning Commission shall be maintained in the book of minutes.

MEETINGS

SECTION 4. ANNUAL ORGANIZATION MEETINGS

The annual meeting of the Kingston Springs Municipal-Regional Planning Commission shall be the regular February meeting of each year. Such meeting shall be devoted to the election of officers for the ensuing year and such other business as shall be scheduled by the Kingston Springs Municipal-Regional Planning Commission. Elections shall be held as specified under Section 13.

SECTION 5. REGULAR MEETINGS

Regular meetings of the Kingston Springs Municipal-Regional Planning Commission shall be held at the Kingston Springs City Hall, on the second Thursday, of every month at 7:00 p.m. At such meetings, the Kingston Springs Municipal-Regional Planning Commission shall consider all matters properly brought before the Kingston Springs Municipal-Regional Planning Commission without the necessity of prior notice, thereof, given to any members.

SECTION 6. SPECIAL MEETINGS

Special meetings of the Kingston Springs Municipal-Regional Planning Commission shall be held at a time and place designated by the officer calling the same and shall be called by the Chair or Secretary. Written notice, thereof, shall be given to all the members not less than seven (7) days in advance, thereof, except in case of emergency.

SECTION 7. QUORUM

At any meeting of the Kingston Springs Municipal-Regional Planning Commission, a quorum shall consist of five (5) Commission members. No action shall be taken in the absence of a quorum, except to adjourn the meeting to a subsequent date.

SECTION 8. AGENDA

The Building Inspector, Secretary, or other designated official shall have prepared for each meeting an agenda specifying the order in which the items of business shall appear before the Kingston Springs Municipal-Regional Planning Commission. All items, including subdivision plats and zoning requests, shall be submitted at least fifteen (15) normal business days prior to the meeting at which the business is to be discussed. The fifteen (15) day requirement may be waived where, in the opinion of the Kingston Springs Municipal-Regional Planning Commission, circumstances demand immediate consideration. The Secretary shall see to it that the agenda is mailed to each member of the Kingston Springs Municipal-Regional Planning Commission and Staff Representative at least seven (7) days before the meeting.

SECTION 9. VOTING

The voting on all questions coming before the Commission shall be ayes and nays, and unanimous votes and abstentions shall be entered upon the record of such meeting. Any motion for any action before the planning commission, which requires a recommendation to the city board, shall be a motion for the recommendation of such action. The concurring vote of a majority of the commissioners present shall be required to take final action on any motion before the Commission.

SECTION 10. CONFLICT OF INTERESTS

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.

SECTION 11. PROCEEDINGS

At any regular meeting of the Kingston Springs Municipal-Regional Planning Commission, the following shall be the regular order of business:

1. Roll Call
2. Minutes of the Preceding Meeting
3. Public Hearings
4. Old Business
5. Report of the Chair
6. Report of the Building Inspector and City Planner
7. New Business
8. Adjournment.

SECTION 12. RULES OF PROCEDURE

All meetings of the Kingston Springs Municipal-Regional Planning Commission shall be conducted in accordance with Robert's Rules of Order.

OFFICERS

SECTION 13. OFFICERS

The officers of the Kingston Springs Municipal-Regional Planning Commission shall consist of a Chair, Vice-Chair, and Secretary elected by the Kingston Springs Municipal-Regional Planning Commission at the annual meeting for a term of one (1) year. In the event the Secretary shall be absent from any meeting, the officer presiding shall designate an acting Secretary.

The procedures for election of officers are as follows:

- a. The election meeting shall be presided over by staff representative of the Tennessee Local Planning Office acting as Chair pro-tem.
- b. Nominations shall be made by members of the Kingston Springs Municipal-Regional Planning Commission.
- c. The candidate for each office receiving a majority vote of the entire membership of the Kingston Springs Planning Commission shall be declared elected.
- d. All officers shall be elected for a term of one (1) year, and all officers shall be eligible to succeed themselves.
- e. Vacancies in offices shall be filled immediately for the unexpired term by regular election procedure.

SECTION 14. DUTIES OF OFFICERS

The duties and powers of the officers of the Kingston Springs Municipal-Regional Planning Commission shall be as follows:

a. Chair

1. To preside at all meetings of the Kingston Springs Municipal-Regional Planning Commission.
2. To call special meetings of the Kingston Springs Municipal-Regional Planning Commission in accordance with these By-Laws.
3. To sign documents of the Kingston Springs Municipal-Regional Planning Commission.
4. To see that all actions of the Kingston Springs Municipal-Regional Planning Commission are properly taken.

b. Vice-Chair

During the absence, disability or disqualification of the Chair, the Vice-Chair shall exercise or perform all the duties and be subject to all the responsibilities of the Chair.

c. Secretary

1. To keep the minutes of all meetings of the Kingston Springs Municipal-Regional Planning Commission in an appropriate Minute Book.
2. To give or serve all notices required by law or by these By-Laws.
3. To prepare the agenda for all meetings of the Kingston Springs Municipal-Regional Planning Commission.
4. To be custodian of Kingston Springs Municipal-Regional Planning Commission records.
5. To inform the Kingston Springs Municipal-Regional Planning Commission of correspondence relating to business of the Kingston Springs Municipal-Regional Commission and to attend to such correspondence.
6. To handle funds allocated to the Kingston Springs Municipal-Regional Planning Commission in accordance with its directives, the law, and city regulations.
7. To sign official documents of the Kingston Springs Municipal-Regional Planning Commission.

SECTION 15. VACANCIES

Should any vacancy occur among the members of the Kingston Springs Municipal-Regional Planning Commission by reason of death, resignation, disability or otherwise, immediate notice, thereof, shall be given to the Mayor by the Secretary. Should any vacancy occur among the

officers of the Kingston Springs Municipal-Regional Planning Commission, the vacant office shall be filled in accordance with SECTION 3, of these By-Laws, such officer to serve the unexpired term of the office in which such vacancy shall occur.

16. COMMITTEES

Special committees may be appointed by the Chair for purposes and terms which the Planning Commission approves.

17. Hearings

In addition to those required by law, the Commission may at its discretion hold public hearings when it decides that such hearings will be in the public interest.

Notice of such hearings shall be published in a newspaper of general circulation within the Town of Kingston Springs at least fifteen (15) days prior to date of such public hearing.

The case before the Planning Commission shall be presented in summary by the chair or a designated member of the Commission and parties in interest shall have privilege of the floor. No statement shall be recorded or sworn to as evidence for any court of law without notice to the parties.

A record shall be kept of those speaking before the Commission.

AMENDMENTS

18. AMENDING BY-LAWS

These By-Laws may be amended at any meeting of the Kingston Springs Municipal-Regional Planning Commission provided that notice of said proposed amendment is given to each member in writing at least seven (7) days prior to said meeting.

Feb 8, 2001
Date

David Clark,
Chair

Steve Johnson
Secretary

BYLAWS OF THE KINGSTON SPRINGS, TN REGIONAL PLANNING COMMISSION

ARTICLE 1 – Authority and Purpose

Section 1 - These by-laws are adopted pursuant to authority granted by the Tennessee Code Annotated, Title 13, Chapter 3 and Section 13-3-102 whereas the Town of Kingston Springs Regional Planning Commission shall also serve as the Municipal Planning Commission.

Section 2 - The objectives and purposes of the Town of Kingston Springs Regional Planning Commission shall be as set forth in Title 13, Chapter 3, Sections 101 - 104 of the Tennessee Code Annotated, amendments and supplements thereto, and those powers and duties delegated to the Planning Commission by the TN Department of Economic and Community Development in accordance with T.C.A. Title 13, Chapter 3, Section 101 - 104 enabling statutes (attached).

Section 3 - The name of the Planning Commission shall be the Town of Kingston Springs Regional Planning Commission, hereinafter referred to as the Planning Commission.

Section 4 - The principal office of the Planning Commission shall be at City Hall, 396 Springs St., Kingston Springs, TN 37082.

ARTICLE 2 – Officers and Staff

Section 1 - The officers of the Planning Commission shall be Chairman, Vice-Chairman, and Secretary.

Section 2 - The Chairman, Vice-Chairman and Secretary shall be elected at the regular meeting held in January of each year from among the appointed members and shall serve for a term of one year, with eligibility for re-election. The Chairman, Vice-Chairman, and Secretary shall hold office until successors are elected.

Section 3 - The Chairman shall preside at the meetings of the Planning Commission, may vote on matters coming before the commission and should refrain from making motions and sign documents and contracts when required.

Section 4 - The Vice-Chairman shall serve in the absence of the Chairman, assuming all duties of the Chairman.

Section 5 - Should the Chairman not be in attendance at a meeting, the Vice-Chairman shall serve as Chairman. Should both the Chairman and the Vice-Chairman be absent, the Secretary shall conduct the meeting during the absence of the Chairman and the Vice-Chairman, assuming all duties of the Chairman.

Section 6 - The Secretary shall sign all official documents for the commission and designate a staff member to provide notice of meetings and ensure proper legal notice of hearings, transcribe the minutes, attend to correspondence and maintain the records of the Planning Commission. Prior to recording final subdivision plats in the Register's Office of Cheatham County, the Secretary shall sign approved Final Plats submitted to the Planning Commission.

Section 7 - Should the Chairman resign or be unable to continue as Chairman, the Vice-Chairman shall serve for the remainder of the term.

ARTICLE 3 – Members

Section 1 - The Planning Commission shall consist of nine members, including the Chairman, Vice-Chairman and Secretary. One of the members shall be the Mayor. One of the members shall be a member of the City Commission appointed by the City Commission; all other members shall be selected by the Mayor. One member shall reside within the Urban Growth Boundary of the Town of Kingston Springs, TN.

Section 2 - The terms of the Mayor and City Commission appointment shall run with their respective terms of office. All members may be reappointed to serve more than one term.

Section 3 - The Mayor shall fill vacancies in the terms of appointed members.

Section 4 - The Mayor shall have the power to remove appointed members at his or her pleasure.

ARTICLE 4 – Staff Duties

Section 1 - The Planner and Engineer shall serve as appointed staff support for the Planning Commission. The Kingston Springs Regional Planning Commission shall be responsible for appointing the Planner and Engineer as provided in T.C.A. § 13-3-103. Expenses related to contract employment of a Planner and Engineer shall be as determined and within the funds approved by the City Commission. Staff shall provide reports for all Agenda items seven (7) days prior to the meeting.

Section 2 – Additional professional staff shall be provided for the Kingston Springs Regional Planning Commission as determined by the Planning Commission and within the funds approved by the City Commission.

ARTICLE 5 – Meetings

Section 1 - Regular meetings of the Planning Commission shall be held on the second Thursday of each month at 7:00 P.M. at the Beck Meeting Hall or at such other place as the Planning Commission may designate and advertise in advance.

Section 2 - The Chairman, when deemed necessary, shall call and designate the time and place of a special meeting. The Secretary shall notify all members of the commission in advance of such special meeting. The notice of a special meeting shall be advertised as required by state law, shall specify its purpose and no other business may be considered at the special meeting.

Section 3 - All regular and special meetings shall be open to the general public.

Public Comments. Public comments will be allowed for all regular agenda items and items removed from the agenda. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address and shall limit comments to the agenda item being discussed. A speaker representing a business, institution or organization may give the address of the business, institution or organization rather than the speaker's home address. 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.

Section 4 - Notice of regular meetings shall be published prior to each meeting in at least one newspaper of general circulation within the planning region 15 days before the meeting. As part of the notice, an agenda of the items to be considered at the meeting shall also be published. Notice of special meetings shall be advertised as required by state law.

Section 5 – Notice of regular and special meetings shall be published on the city’s website with an agenda of the items to be considered at the meeting as required by the City Commission.

Section 6 – Five (5) members of the Planning Commission shall constitute a quorum for the purpose of conducting business.

ARTICLE 6 – Order of Business

The Order of Business at regular meetings shall be:

- (1) Call the meeting to order
- (2) Public Comments
- (3) Approve the minutes of prior meetings
- (4) Public hearing (when required)
- (5) Old Business
- (6) New Business
- (7) Other Business – Discussion Only
- (8) Announcements
- (9) Adjournment

The order of presentation of Old and New Business shall be:

- (1) Presentation by staff of the item
- (2) Presentation by the applicant
- (3) Discussion by the Planning Commission members
- (4) Motion and second by the Planning Commission members
- (5) Discussion on the motion – finding of facts
- (6) Vote of the planning commission members

Article 7 – Voting

A majority of the Planning Commission members present and constituting a quorum shall be necessary to decide items requiring action. At the discretion of the Chairman, the voting on questions shall be by roll call, and the ayes and nays shall be entered upon the minutes of the meeting, except that, when the vote of all of the Planning Commission members present is unanimous, recording the unanimous vote shall be sufficient.

ARTICLE 8 – Minutes

Section 1 - The Planning Commission shall speak only through its minutes, which shall be prepared by the Secretary, or their designee. Insofar as possible, the minutes shall be a verbatim record of the proceedings. Roberts Rules of Order are adopted as the prevailing procedure of business in Planning Commission Meetings. The minutes shall contain the following information:

- (1) The kind of meeting, such as regular or special.
- (2) The meeting date and place.
- (3) The fact of the regular chairman and secretary being present, or, in their absence, the names of substitutes.
- (4) Whether the minutes of the previous meetings were read and approved.
- (5) The main motions and the name of the Planning Commission member making the motion, and the name of the Planning Commission Member who seconded the motion.
- (6) The action taken on the motion and the finding leading to the action taken.
- (7) The names of the persons addressing the Planning Commission and a general statement summary of their comments.
- (8) The hours of the meeting and its adjournment.

Section 2 – A copy of the minutes shall be delivered to the Planning Commission members for review prior to the next regular meeting.

Section 3 – The minutes shall not be considered official, and therefore not distributed for public review, until they have been approved by the Planning Commission.

Section 4 – Upon approval of the minutes, they shall be signed by the Chairman.

ARTICLE 9 – Committees

Special committees may be appointed by the Chairman for purposes and terms, which the Planning Commission members approve.

Committee appointments – Planning Commission Staff. The Planning Commission Chairman and the Mayor shall be appointed to the committee for oversight and supervision of Planning Commission Staff to include the Staff Planner and Staff Engineer. The Committee may review any major staffing issue or administrative procedure that may arise and shall make recommendations to the Planning Commission regarding the activities, duties, requirements, and work product.

ARTICLE 10 - Amendments

These bylaws may be amended by a majority vote of the entire membership of the Planning Commission.

Adopted: _____

Amended: _____

BYLAWS OF THE TOWN OF KINGSTON SPRINGS, TN REGIONAL PLANNING COMMISSION

ARTICLE 1 – Authority and Purpose

Section 1 - These by-laws are adopted pursuant to authority granted by the Tennessee Code Annotated, Title 13, Chapter 3 and Section 13-3-102 whereas the Town of Kingston Springs Regional Planning Commission shall also serve as the Municipal Planning Commission.

Section 2 - The objectives and purposes of the Town of Kingston Springs Regional Planning Commission shall be as set forth in Title 13, Chapter 3, Sections 101 - 104 of the Tennessee Code Annotated, amendments and supplements thereto, and those powers and duties delegated to the Planning Commission by the TN Department of Economic and Community Development in accordance with T.C.A. Title 13, Chapter 3, Section 101 - 104 enabling statutes (attached).

Section 3 - The name of the Planning Commission shall be the Town of Kingston Springs Regional Planning Commission, hereinafter referred to as the Planning Commission.

Section 4 - The principal office of the Planning Commission shall be at City Hall, 396 Springs St., Kingston Springs, TN 37082.

ARTICLE 2 – Officers and Staff

Section 1 - The officers of the Planning Commission shall be Chairman, Vice-Chairman, and Secretary.

Section 2 - The Chairman, Vice-Chairman and Secretary shall be elected at the regular meeting held in January of each year from among the appointed members and shall serve for a term of one year, with eligibility for re-election. The Chairman, Vice-Chairman, and Secretary shall hold office until successors are elected.

Section 3 - The Chairman shall preside at the meetings of the Planning Commission, may vote on matters coming before the commission and shall have authority to sign documents and contracts when required as authorized by the Planning Commission.

Section 4 - The Vice-Chairman shall serve in the absence of the Chairman, assuming all duties of the Chairman.

Section 5 - Should the Chairman not be in attendance at a meeting, the Vice-Chairman shall serve as Chairman. Should both the Chairman and the Vice-Chairman be absent, the Secretary shall conduct the meeting during the absence of the Chairman and the Vice-Chairman, assuming all duties of the Chairman.

Section 6 - The Secretary shall sign all official documents for the commission may appoint a designate to provide notice of meetings and ensure proper legal notice of hearings, transcribe

the minutes, attend to correspondence and maintain the records of the Planning Commission. Prior to recording final subdivision plats in the Register's Office of Cheatham County, the Secretary shall sign approved Final Plats submitted to the Planning Commission.

Section 7 - Should the Chairman resign or be unable to continue as Chairman, the Vice-Chairman shall serve for the remainder of the term.

ARTICLE 3 – Members

Section 1 - The Planning Commission shall consist of nine members, including the Chairman, Vice-Chairman and Secretary. The members shall be appointed and serve in accordance with state law.

ARTICLE 4 – Staff Duties

Section 1 - The Planner and Engineer shall serve as appointed staff support for the Planning Commission. The Kingston Springs Regional Planning Commission shall be responsible for appointing the Planner and Engineer as provided in T.C.A. § 13-3-103. Expenses related to contract employment of a Planner and Engineer shall be as determined and within the funds approved by the City Commission. Staff shall provide reports for all Agenda items seven (7) days prior to the meeting.

Section 2 – Additional professional staff shall be provided for the Kingston Springs Regional Planning Commission as determined by the Planning Commission and within the funds approved by the City Commission.

ARTICLE 5 – Meetings

Section 1 - Regular meetings of the Planning Commission shall be held on the second Thursday of each month at 7:00 P.M. at the Beck Meeting Hall or at such other place as the Planning Commission may designate and advertise in advance.

Section 2 - The Chairman, when deemed necessary, shall call and designate the time and place of a special meeting; the Secretary or the Secretary's designee, shall notify all members of the commission in advance of such special meeting. The notice of a special meeting shall be advertised as required by state law, shall specify its purpose and no other business may be considered at the special meeting. The Vice-Chairman may call such meeting in the absence of the Chairman.

Section 3 - All regular and special meetings shall be open to the general public.

Public Comments. Public comments will be allowed for all regular agenda items and items removed from the agenda. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address and shall limit comments to the agenda item being discussed. A speaker representing a business, institution or organization may give the address of the business, institution or organization rather than the speaker's home address.

Public Comments shall be:

- a. limited to three (3) minutes per speaker for all regular agenda items and items removed from the Agenda and shall have an overall time limit for all comments on an agenda item to twelve (12) 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.

Section 4 - Notice of regular meetings shall be published prior to each meeting in at least one newspaper of general circulation within the planning region 15 days before the meeting. As part of the notice, an agenda of the items to be considered at the meeting shall also be published. Notice of special meetings shall be advertised as required by state law.

Section 5 – Notice of regular and special meetings shall be published on the city’s website with an agenda of the items to be considered at the meeting as required by the City Commission.

Section 6 – Five (5) members of the Planning Commission shall constitute a quorum for the purpose of conducting business.

ARTICLE 6 – Order of Business

The Order of Business at regular meetings shall be:

- (1) Call the meeting to order
- (2) Public Comments
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- (4) Public hearing (when required)
- (5) Old Business
- (6) New Business
- (7) Other Business – Discussion Only
- (8) Announcements
- (9) Adjournment

The order of presentation of Old and New Business shall be:

- (1) Presentation by staff of the item
- (2) Presentation by the applicant
- (3) Discussion by the Planning Commission members
- (4) Motion and second by the Planning Commission members
- (5) Discussion on the motion – finding of facts
- (6) Vote of the planning commission members

Article 7 – Voting

Unless otherwise specified by law or in these Bylaws, a majority of the Planning Commission members present and constituting a quorum shall be necessary to decide items requiring action. At the discretion of the Chairman, the voting on questions shall be by roll call, and the ayes and

nays shall be entered upon the minutes of the meeting, except that, when the vote of all of the Planning Commission members present is unanimous, recording the unanimous vote shall be sufficient. Unless otherwise specified by law or in these bylaws, any motion made at a meeting at which no more than a quorum is present, shall require four votes to approve or deny any motion made, excluding a motion to table, which shall only require three votes for approval. All votes shall be taken in compliance with state statutes governing the Planning Commission.

ARTICLE 8 – Minutes

Section 1 - The Planning Commission shall speak only through its minutes, which shall be prepared by the Secretary, or their designee. Insofar as possible, the minutes shall be captured in a written record of the proceedings. Roberts Rules of Order are adopted as the prevailing procedure of business in Planning Commission Meetings. Insofar as possible, the portion of the minutes reflecting motions and votes shall be captured in written record of the proceedings. The minutes shall contain the following information:

- (1) The kind of meeting, such as regular or special.
- (2) The meeting date and place.
- (3) The fact of the regular chairman and secretary being present, or, in their absence, the names of substitutes.
- (4) Whether the minutes of the previous meetings were read and approved.
- (5) The main motions and the name of the Planning Commission member making the motion, and the name of the Planning Commission Member who seconded the motion.
- (6) The action taken on the motion and the finding leading to the action taken.
- (7) The names of the persons addressing the Planning Commission and a general statement summary of their comments.
- (8) The hours of the meeting and its adjournment.

Section 2 – A copy of the minutes shall be delivered to the Planning Commission members for review prior to the next regular meeting.

Section 3 – The minutes shall not be considered official, and therefore not distributed for public review, until they have been approved by the Planning Commission. If approved minutes are distributed pursuant to an Open Records Request, they shall be marked “Draft Only - Unapproved.”

Section 4 – Upon approval of the minutes, they shall be signed by the Chairman.

ARTICLE 9 – Committees

Special committees may be appointed by the Chairman for purposes and terms, which the Planning Commission members approve.

Section 1 - Planning Commission Committee on Administration and Staff. The Planning Commission Chairman and the Mayor shall be appointed to the committee for oversight and supervision of Planning Commission Staff to include the Staff Planner and Staff Engineer and

to review administrative processes and procedures. The Committee may review any major staffing issue or administrative procedure that may arise and shall make recommendations to the Planning Commission regarding the activities, duties, requirements, and work product. Any Committee meeting shall be advertised as Special Called Meetings and advertised three days prior to a special called meeting to in accordance with TN law.

ARTICLE 10 – CONFLICT OF INTERESTS

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.

ARTICLE 11 – APPLICANT SUBMISSIONS TO PLANNING COMMISSION

All project, development, and plan submissions to the Planning Commission shall be submitted according to TN Statutes and Local Ordinance for Public Notice for inclusion on the Agenda.

A "Development Design Certification" shall accompany any Development Plan submitted to the Planning Commission. Such certification shall indicate that the plan either fully complies with all provisions the zoning ordinance and subdivision regulations or that the plan complies with such provisions with specifically noted exceptions. Any variance(s) requested from these regulations shall conform to the provisions of the KS Regional Planning Commission Subdivision Regulations Section 1-111, Variances; and The Town of Kingston Springs Zoning Ordinance. This certification requirement provides assurance that the proposed plan can be accomplished within the current regulations of the community.

ARTICLE 12 – COMPLAINTS

Questions and complaints regarding staff violations or errors in the application of municipal codes, professional standards, decisions, or direction to applicants should be directed to the Planning Commission Committee on Administration and Staff. Complaints shall be in writing and signed by the person making the complaint, and shall set forth in reasonable detail the facts upon which the complaint is based.

The Committee on Administration and Staff shall investigate any credible complaint against a staff member charged with violating provisions of Zoning Ordinance, Subdivision Regulations, and/or Municipal Codes or may undertake an investigation on their own initiative when information is filed indicating a possible violation, and take appropriate action to resolve the complaint.

The Committee on Administration and Staff may:

- (1) refer the matter for a legal opinion and/or recommendations for action and resolution. If unresolved the Committee on Administration and Staff may;
- (2) refer the matter to the full Planning Commission which shall determine that the

complaint has merit, determine that the complaint does not have merit, or determine that the complaint has sufficient merit to warrant further investigation. If the Commission determines that a complaint warrants further investigation, it shall investigate the complaint and determine disciplinary action if warranted;

- (3) The interpretation that a reasonable person in the circumstances would apply shall be used in interpreting this section.
- (4) All members and staff will review the complaint policy and procedures and be briefed on any issues of interest related to this policy.

Amendments

These bylaws may be amended by a majority vote of the entire membership of the Planning Commission.

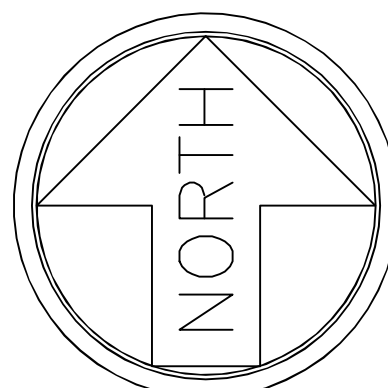
DATE: _____

Adopted: _____
Chairman, KS Regional Planning Commission

Adopted: _____
Secretary, KS Regional Planning Commission

Amended: _____

Amended: _____



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 91N, 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	563.00'	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

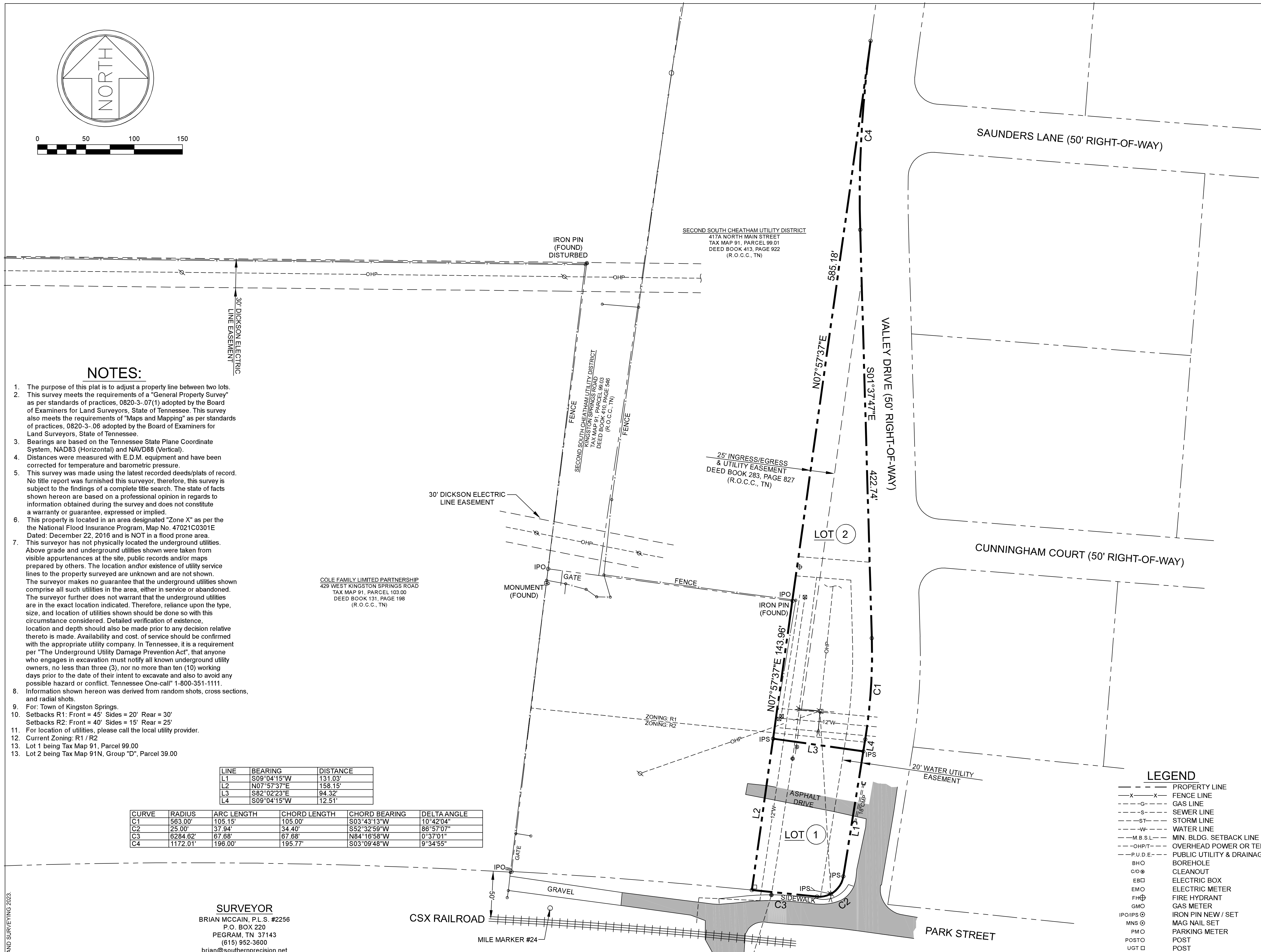
TOWN OF KINGSTON SPRINGS
 396 SPRING STREET
 KINGSTON SPRINGS, TN 37082
 (615) 952-2110

OWNER LOT 2

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

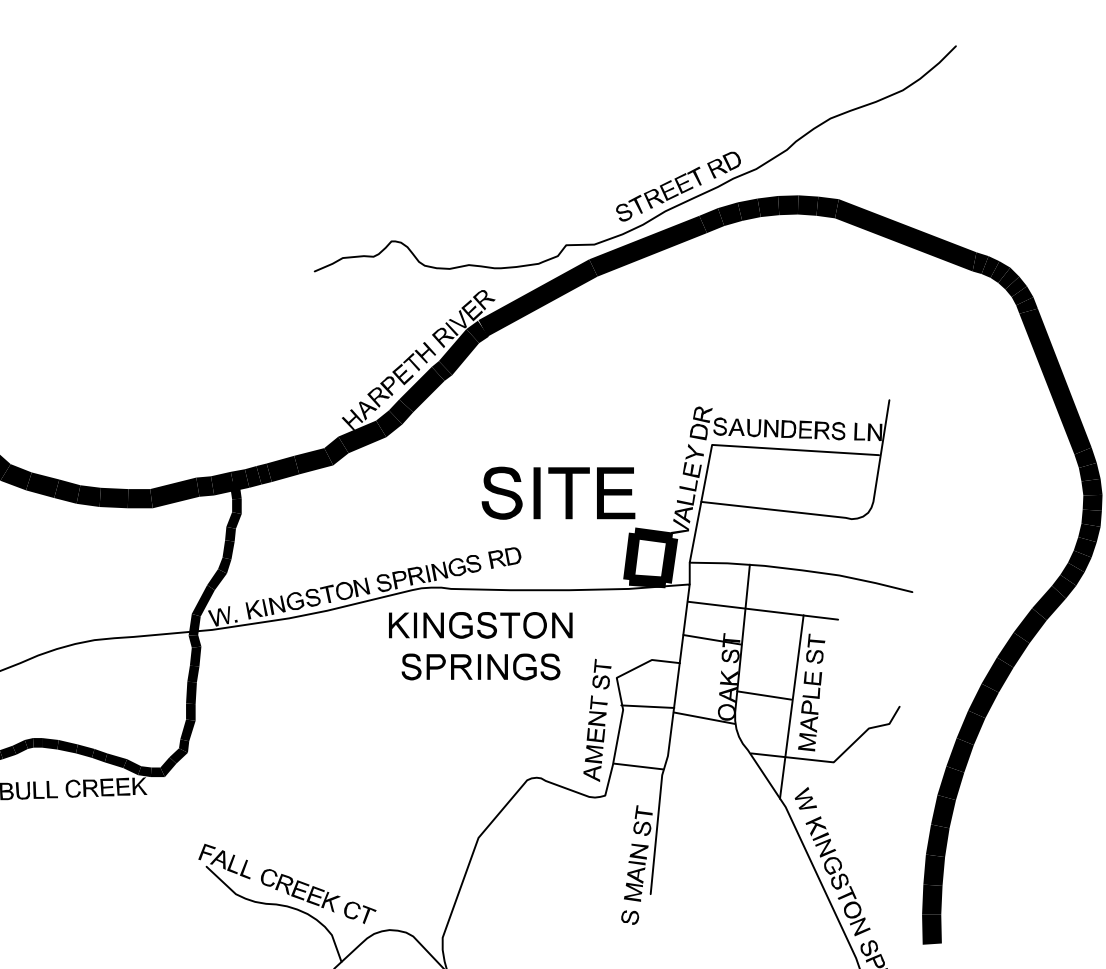


IF YOU DIG TENNESSEE...
 CALL US FIRST!
 1-800-351-1111
 1-615-366-1957
 TENNESSEE ONE CALL
 IT'S THE LAW



LEGEND

- — — — — PROPERTY LINE
- x-x-x-x- FENCE LINE
- - - - - G - - - - GAS LINE
- - - - - S - - - - SEWER LINE
- - - - - ST - - - - STORM LINE
- - - - - 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
- COO CLEANOUT
- EBD ELECTRIC BOX
- EMO ELECTRIC METER
- FHD FIRE HYDRANT
- GMO GAS METER
- IPN/IPS IRON PIN NEW / SET
- MNS MAG NAIL SET
- PMO PARKING METER
- POSTO POST
- UGT POST
- 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.

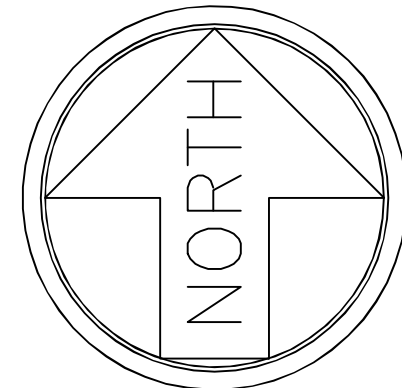
CERTIFICATE OF APPROVAL FOR RECORDING

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

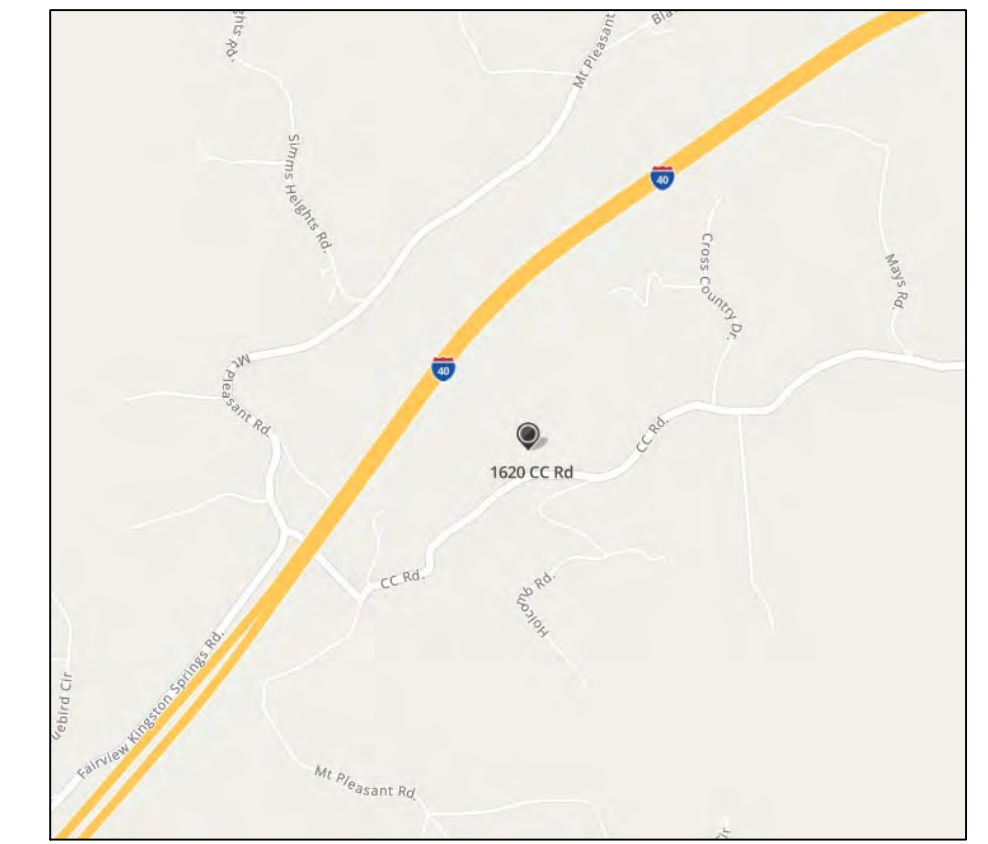


ENVIRONMENT & CONSERVATION NOTES

- 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

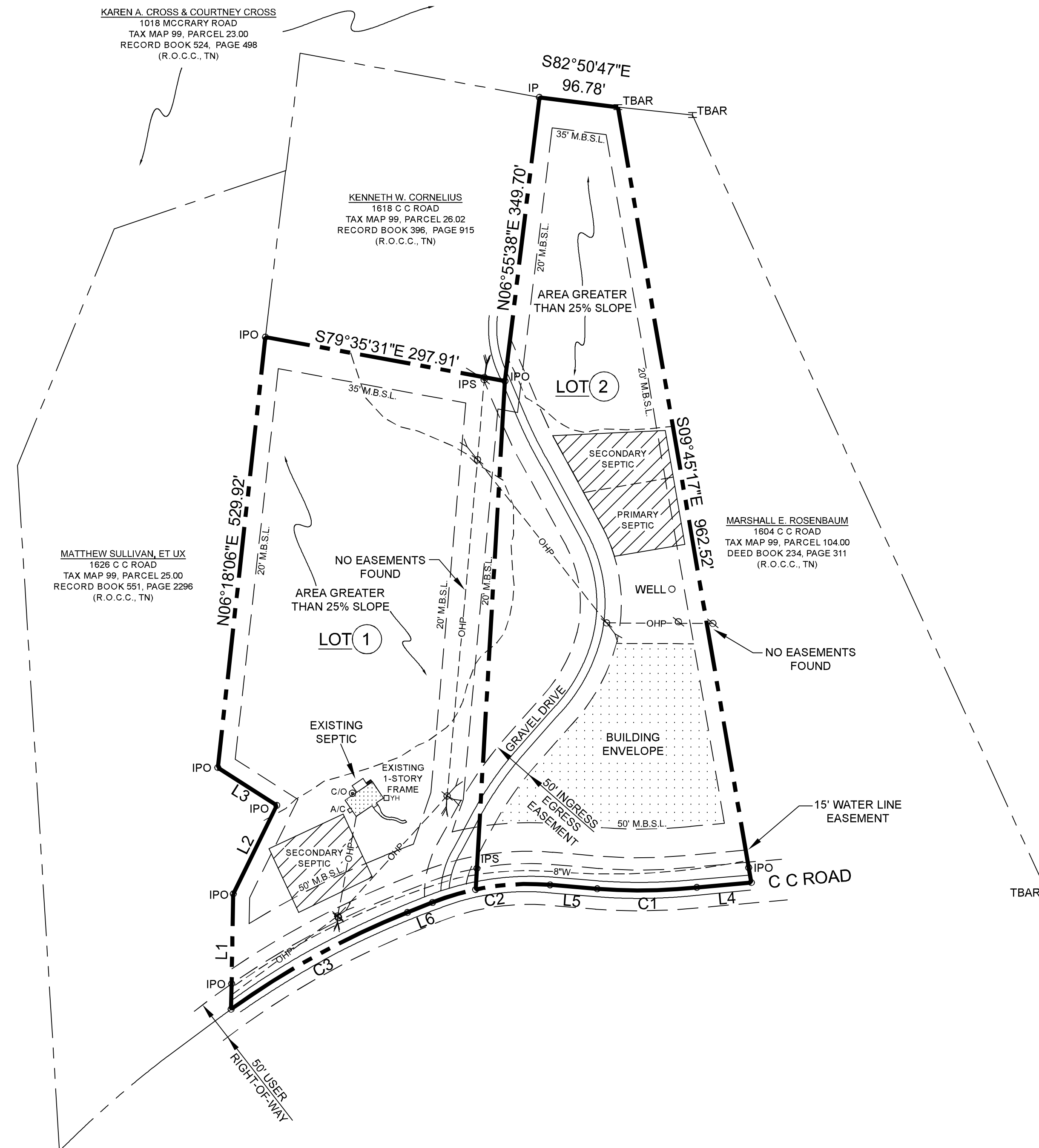
DATE: _____ ENVIRONMENTAL SPECIALIST _____



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:

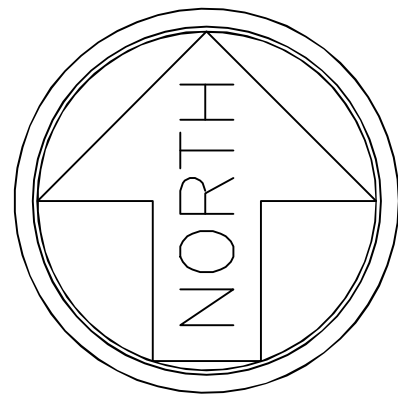
LOT 1 = 214,945 sq.ft. or 4.93 Ac.±
LOT 2 = 214,945 sq.ft. or 4.93 Ac.±
TOTAL AREA: 429,890 sq.ft. or 9.86 Ac.±

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:

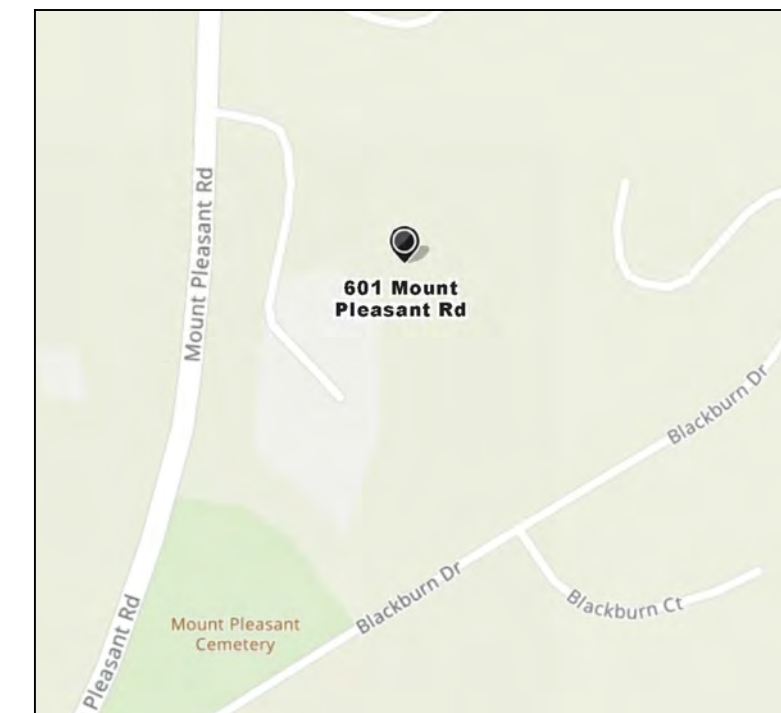
- General approval is hereby granted for Resubdivision of Lot 5 Merrylog Glen - Phase 2, Cheatham County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions. Prior to any construction of a structure (mobile or permanent) to be served by a subsurface sewage 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

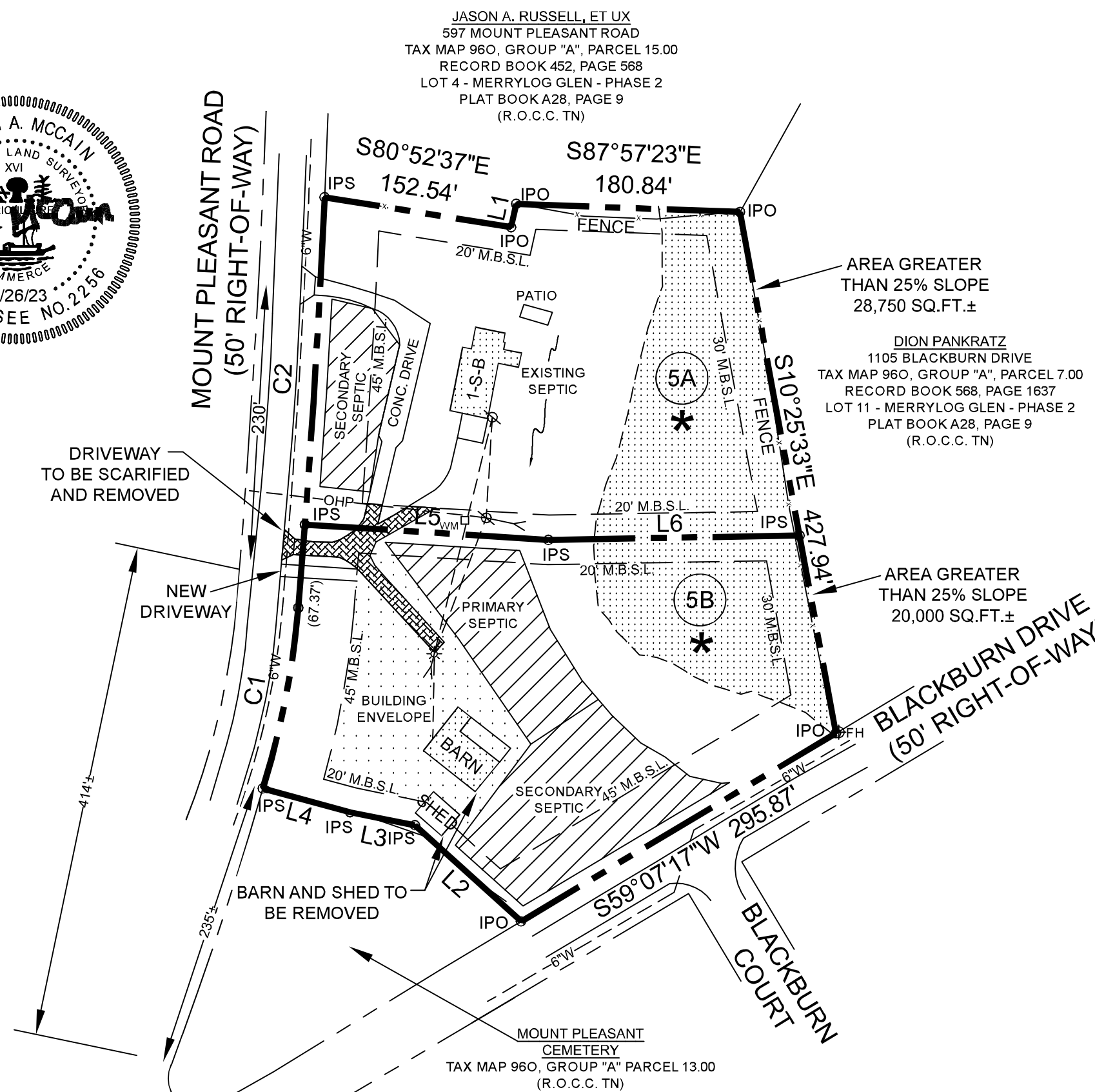
N.T.S.

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"



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
- IPO ⊙ IRON PIN OLD
- WMC ⊙ WATER METER
- IPS ● 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"