



Regional Planning Commission
Kingston Springs, Tennessee

12 October, 2023
Meeting Packet



**Kingston Springs Regional Planning Commission
Meeting Agenda
12 October, 2023**

Submittal Deadline Date: 15 September, 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, Planner _____
- Peter Chimera, 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 10 August, 2023, Planning Commission meeting minutes.

6. Motion to approve 12 October, 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 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. Conflict of Interest is defined in the Kingston Springs Municipal Code Title 1, Chapter 4, Section 1-402 through Section 1-404.

9. Old Business

A. Ellersly PUD – W. Kingston Springs Rd – Stop Work Order, Development Meeting, Next Steps

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

C. Roy McPherson, The Willows Development 129 E. Kingston Springs Rd. – Stop Work Order, Notice of Violation, Revised Civil Plans, Performance Bond, GeoTech Report

D. The Golf Club of DBI, South Harpeth Rd. – Inspections, Soil and Erosion Reports

E. The Golf Club of TN, 1000 Golf Club Dr. – Off Season Improvements Plan Revised Submission

F. Punjaba Dhabi Project – Stop Work Order, Stormwater Issues, Meeting, Owner Complaint, Project Update

10. New Business

A. Final Plat, Hill Subdivision, 1 Lot, 1447 CC Rd, Map 90 Parcel 77.01

B. PC Training – New Legislation Affecting Planning Commission

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
10 August, 2023**

Submittal Deadline Date: 14 July, 2023

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

1. Roll Call of Voting Members:

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

2. Non-Voting Staff:

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

3. Ex Officio Attendance:

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

4. Declaration of Quorum by Chairperson.

Chair Patenaude declared a quorum was present.

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

Motion to approve 13 July, 2023, Planning Commission meeting minutes made by Keith Allgood, second by Tony Gross, and passed unanimously.

6. Motion to approve 10 August, 2023, Planning Commission meeting agenda.

Motion to approve 10 August, 2023, Planning Commission meeting agenda made by Craig Kitch, second by Tony Gross, and approved unanimously.

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 comments and shall restrict comments that are disruptive in nature.**

Mayor Gross recognized the passing of Tony Campbell

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. Conflict of Interest is defined in the Kingston Springs Municipal Code Title 1, Chapter 4, Section 1-402 through Section 1-404.

No conflicts declared.

9. Old Business

A. Ellersly PUD – Update.

City Planner Armstrong stated she visited the site and observed earthwork being done and the collapse of a silt fence. She will contact the property owner asking for them to repair. Chair Patenaude asked about a resident that spoke in the past about the erosion on the suite causing overflowing of their septic system. Planner has forwarded that information to the developer for their response.

B. The Golf Club of DBI LLC

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

City Planner Armstrong stated that recently the installed coffer dams on the Harpeth River dislodged from their moorings and they have now been reinstalled with improved anchoring. Developer indicated will do a better job of anchoring and monitoring them in the future. Planner did not see any other issues. A complaint was received about soil in the road on South Harpeth Road. This was passed along to the developer and the issue was resolved.

Tony Thompson shared a concern that the golf club developers were being reactive instead of proactive, fixing problems after they happen rather than planning ahead. Planner agreed and is reinforcing the need for them to be more

proactive but this is an item to be resolved by the developer as we can't control TDEC Permit Processes.

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

Parcel plat is still on deferral due to rezone request. Consent granted by City Manager as applicant to defer. Motion to defer made by Mike Hargis, second by Tony Gross, and approved unanimously.

10. New Business

A. Town of Kingston Springs Plat – Rezone of a portion of Map 91N, Grp D, Parcel 39.00 and replat of Map 91, Parcel 99 from R-1 Low Density Residential District to C-1 Central Business – Planning Commission recommendation to City Commission.

Town of Kingston Springs staff is requesting a recommendation by this body to be presented to Kingston Springs Board of Commissioners for rezoning the property from R-1 to C-1 for highest and best use. Motion to approve made by Craig, Kitch, second by Lauren Hill, and approved unanimously.

B. Change of Use Application for 385 N. Main St. Proposed Change from Professional, finance, insurance, real estate, personal, business and repair services TO Retail Establishment (home goods).

City Planner Armstrong stated the Town's Zoning Ordinance requires Planning Commission approval of change of use. The business suite in this request was formerly used as an investment office and will now be used as a home goods mercantile store. Change is being requested from professional services to mercantile/retail. A question on hours of operation was asked, but they have not been determined at this time and there are no current restrictions on hours. However, most businesses in this area keep hours from morning to late afternoon, early evening. Motion to approve change of use application made by Bob Stohler, second by Lauren Hill, and approved unanimously.

C. Recess for meeting of Design Review Committee

Motion to recess made by Lauren Hill, second by Keith Allgood, and approved unanimously. Planning Commission meeting recessed at 7:26pm.

Motion to reconvene Planning Commission made by Craig Kitch, second by Lauren Hill, and approved unanimously. Planning Commission meeting reconvened at 7:36pm.

D. Consideration of recommendation of the KS Design Review Committee: 399 Moores Circle Application, 5.300 MIXED USE DISTRICT ALLOWED USES AND FORM BASED STANDARDS, 5.300.5, A., 2. Adaptive Reuse Provisions, b.

Motion to consider approval of Design Review Committee recommendation to approve change of use application made by Tony Gross, second by Craig Kitch, and approved unanimously.

E. KS Regional Planning Commission Recommendation to the KS City Commission RE: Closing a portion of Harpeth Hills Dr.

City Manager Lawless explains reasoning behind the thought on closing Harpeth Hills Drive to through traffic. Conversation points brought up by the Planning Commission include a question on how vehicles will back up when they approach the barrier (after ignoring any signage placed at the site), and a suggestion that a traffic engineer be consulted on a decision like this that will impact a large portion of the community. The Planning Commission recommended possibly investigating road closures, including engineering studies, but not recommending closure just yet. Motion for City Manager to provide this information and feedback to the Kingston Springs board of Commissioners made by Mike Hargis, second by Tony Gross, and approved unanimously.

11. Other (For Discussion Only).

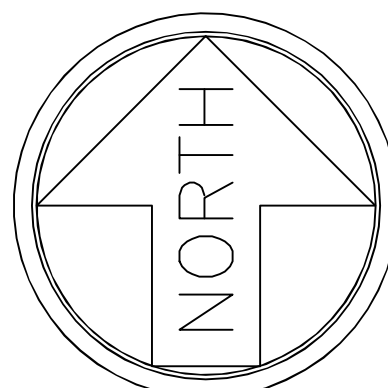
a. None

12. Motion to Adjourn.

Motion to adjourn made by Lauren Hill, second by Craig Kitch, approved unanimously. Meeting adjourned at 8:06pm.

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder



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

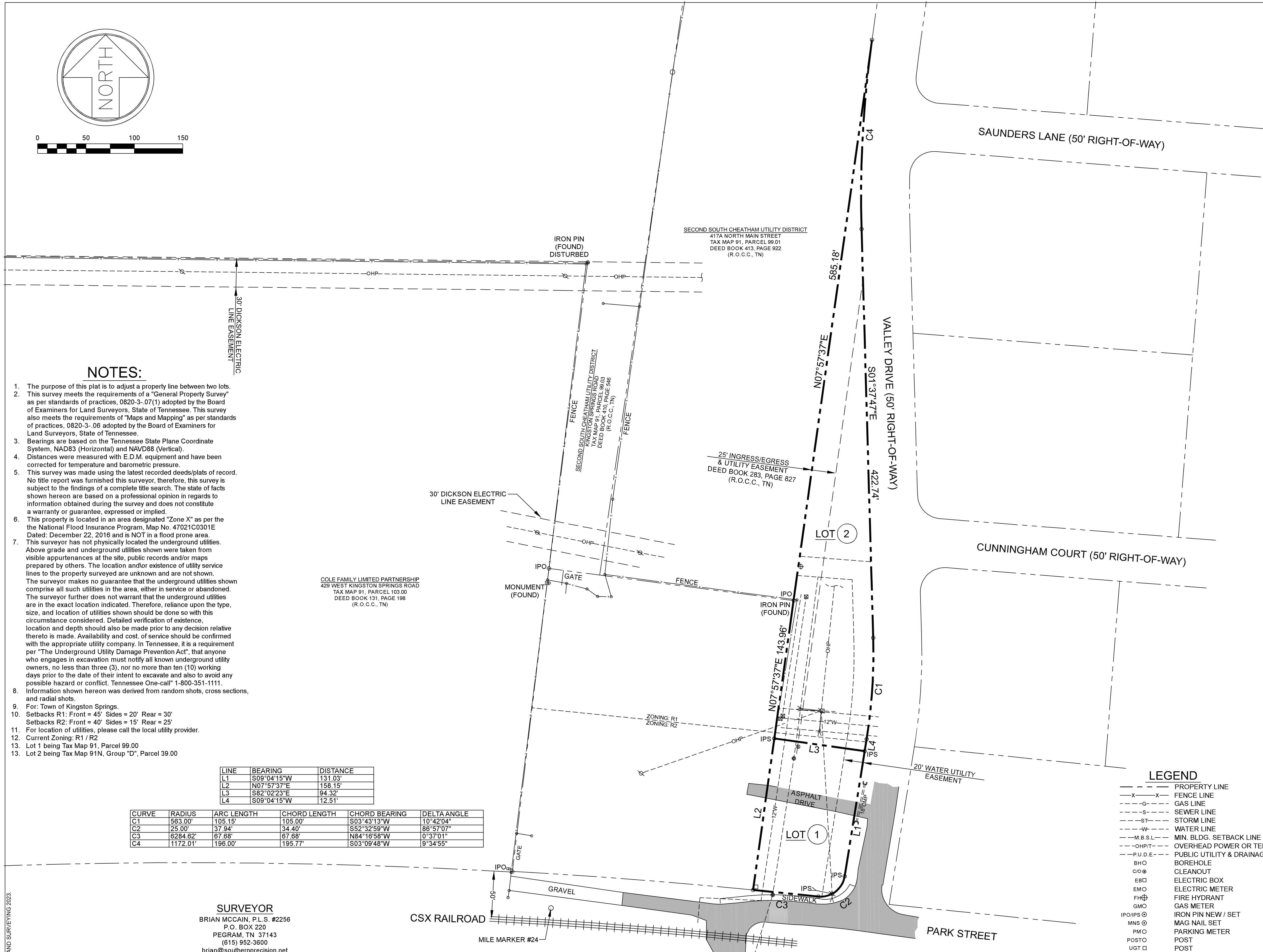
TOWN OF KINGSTON SPRINGS
 396 SPRING STREET
 KINGSTON SPRINGS, TN 37082
 (615) 952-2110

OWNER LOT 2

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

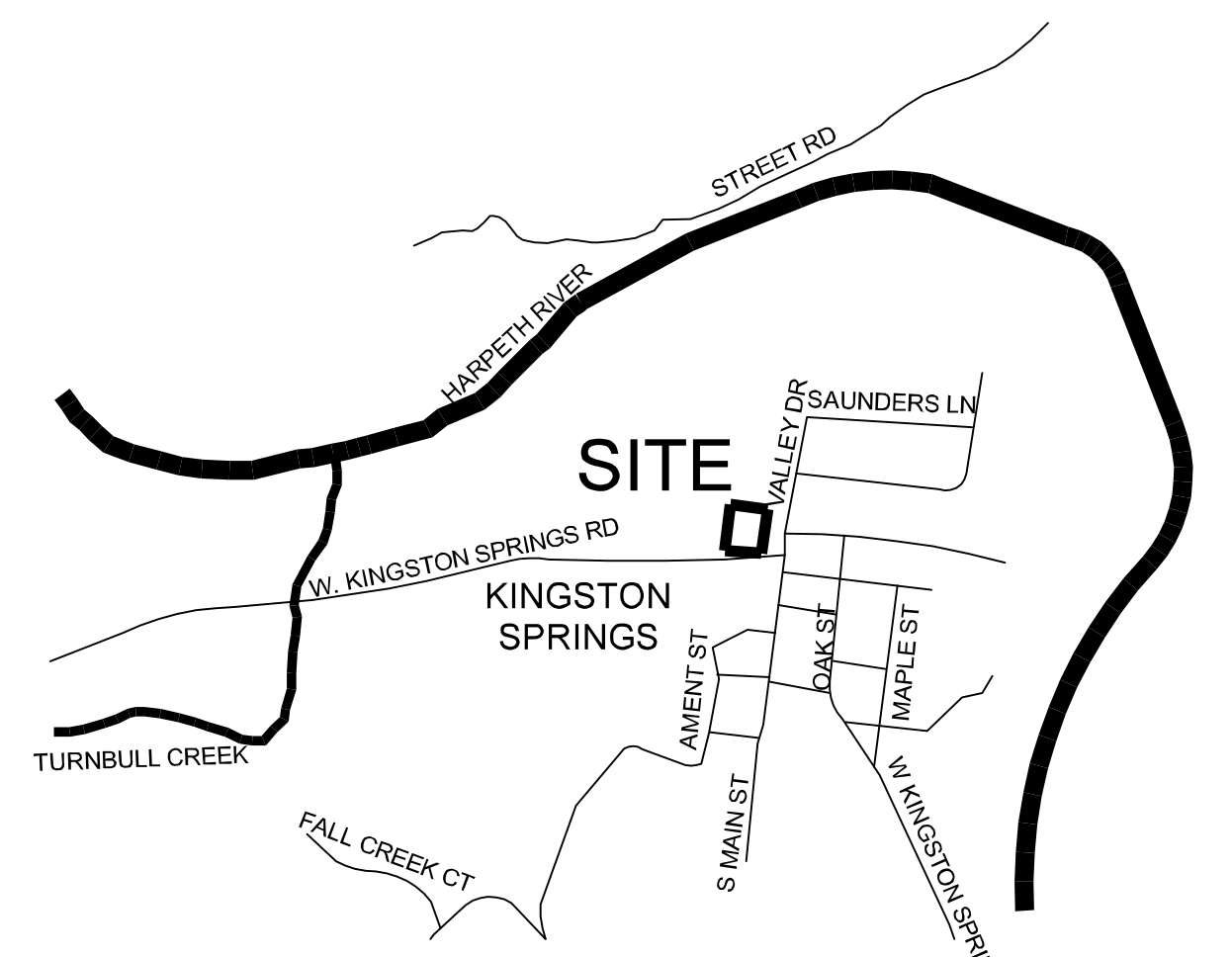


IF YOU DIG TENNESSEE...
 CALL US FIRST!
 1-800-351-1111
 1-615-366-1957
 TENNESSEE ONE CALL
 IT'S THE LAW



LEGEND

- — — — — PROPERTY LINE
- x-x-x- 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 UGT
- 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



08/30/2023

Violation Notice Number: Permit #220039

Mr. Roy E. McPherson
8300 SAWYER BROWN RD
#R-308
NASHVILLE, TN 37221

Mr. McPherson;

You were previously alerted on 29 August 2023 to a municipal code violation of the conditions of the Grading and Excavation permit issued for the property at 129 E. Kingston Springs, Rd., Kingston Springs, TN 37092, on an inspection for permit renewal. The issue of debris and fill material deposited by your contractor and suppliers has not been resolved. This letter serves as notification of violations of the code of ordinances of the Town of Kingston Springs, as well as the adopted Zoning Ordinance of the Town of Kingston Springs, existing on your property located at 129 E. Kingston Springs Rd., Kingston Springs, Tennessee 37082. The violation is described as follows:

Comments: Debris and fill material containing inorganic materials deposited on the site is a violation of your permit conditions. Grading and filling of areas outside the permitted areas of the permit issued and not in compliance with the approved Site and Grading Plan. The Grading and Excavation Permit # 220039, issued on 07/21/2022 has expired. No permit renewal will be issued until the violations and issues reported to you during the inspection on the property on 29 August 2023 are resolved.

Please be advised that you are to respond to the comments below by Close of Business on Tuesday, 5 September 2023.

The fill recently installed on the rear portion of the site contains visible construction debris, open void areas indicative of insufficient compacting, and is not in compliance with the approved Grading Plan, Site Plan, or issued permit.

Please supply the following items:

1. Core samples collected by the Geotechnical Engineer from the 6 locations relayed to you during the inspection to test for volatile chemicals and compaction as directed.



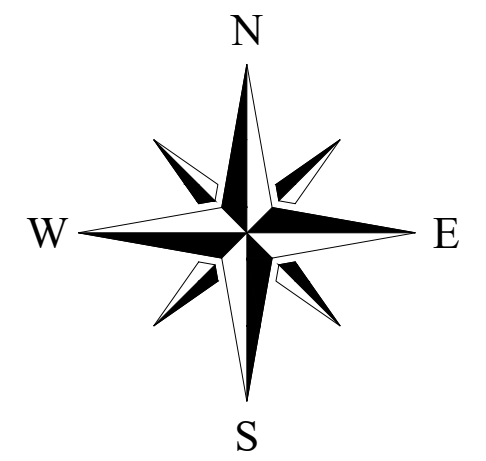
2. Cause your Civil Engineer to walk the site and provide a As Built Grading and Site Plan of all disturbed areas in compliance and out of compliance with the approved grading and site plans.
3. Remove all insufficiently compacted fill and fill containing inorganic material from the areas of disturbance and stockpile on Phase 1 of the property.
4. Submit all required plans, comments, engineering reports and lab analysis to the City for review by staff.

All construction activity on the property will immediately cease including all hauling, grading, installation and compacting of fill material. Compliance with the Stop Work Order is mandatory.

If you have not complied with the property maintenance code(s) listed by the above-mentioned date, or been granted additional time to comply, you may be fined and cited to appear in Kingston Springs Municipal Court.

Sincerely,

Sharon Armstrong, City Planner
Town of Kingston Springs, Tennessee
615-934-7833
cityplanner@kingstonsprings-tn.gov



LEGEND:

---	PROPERTY LINE	○	MANHOLE	↘	PIPE INVERT	PP	POWER POLE
- - -	EXISTING WATER LINE	○	CLEAN OUT	28.14	SPOT ELEVATION	GM	GAS METER
- - -	EXISTING SEWER LINE	○	WATER METER	↘	SLOPE DIRECTION	2.5k	2,500 GAL STEP TANK
- - -	OVERHEAD ELECTRIC LINE	○	FIRE HYDRANT	IR(O)	IRON ROD OLD	1.5k	1,500 GAL STEP TANK
- - -	NEW CURB	○	WATER VALVE	IR(N)	IRON ROD NEW		
- - -	SILT FENCE						
- - -	EXISTING 5' CONTOUR						
- - -	EXISTING 1' CONTOUR						
- - -	DEM LINE						
- - -	PROPOSED GAS LINE						

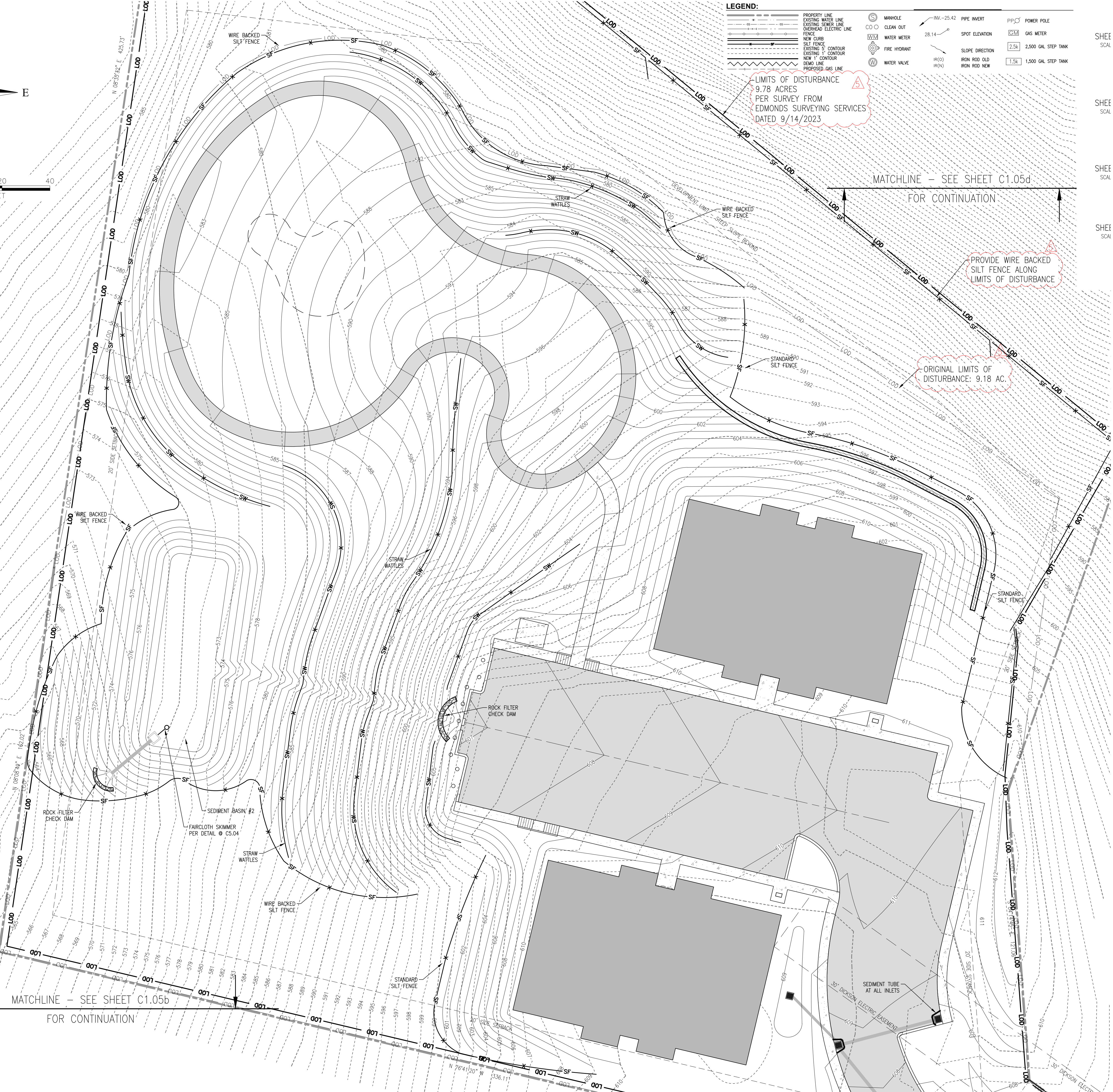
LIMITS OF DISTURBANCE
9.78 ACRES
PER SURVEY FROM
EDMONDS SURVEYING SERVICES
DATED 9/14/2023

MATCHLINE - SEE SHEET C1.05d
FOR CONTINUATION

PROVIDE WIRE BACKED
SILT FENCE ALONG
LIMITS OF DISTURBANCE

ORIGINAL LIMITS OF
DISTURBANCE: 9.18 AC.

INDIAN POINTE GENERAL PARTNERS
MAP 894K PARCEL 56.00
15.10 ACRES
ZONE: R2



MATCHLINE - SEE SHEET C1.05b
FOR CONTINUATION

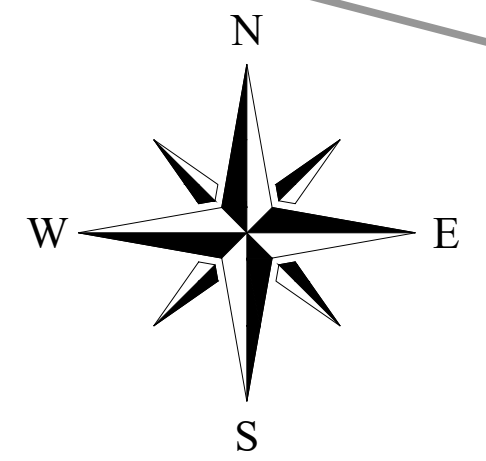
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2/23/2024 10:58:11 AM
C:\Users\jason\OneDrive\Documents\Projects\2024\24001\24001.dwg
2/23/2024 10:58:11 AM



LEGEND:

	PROPERTY LINE		MANHOLE		PIPE INVERT		POWER POLE
	EXISTING WATER LINE		CLEAN OUT		SPOT ELEVATION		GAS METER
	EXISTING SEWER LINE		WATER METER		SLOPE DIRECTION		2,500 GAL STEP TANK
	OVERHEAD ELECTRIC LINE		FIRE HYDRANT		IRON ROD OLD		1,500 GAL STEP TANK
	FENCE		WATER VALVE		IRON ROD NEW		
	NEW CURB						
	SILT FENCE						
	EXISTING 5' CONTOUR						
	EXISTING 1' CONTOUR						
	NEW 1' CONTOUR						
	DEMO LINE						
	PROPOSED GAS LINE						

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SCALE

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SCALE

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SCALE

INITIAL EROSION CONTROL SHALL BE ADJUSTED DURING GRADING OF THE SITE TO CONFORM TO CHANGING CONTOURS. CONTRACTOR SHALL ADJUST SILT FENCE AND CHECK DAMS TO MATCH PROPOSED CONTOURS AFTER GRADING IS COMPLETE. SEE SHEETS C1.03.

LIMITS OF DISTURBANCE
9.78 ACRES
PER SURVEY FROM
EDMONDS SURVEYING SERVICES
DATED 9/14/2023

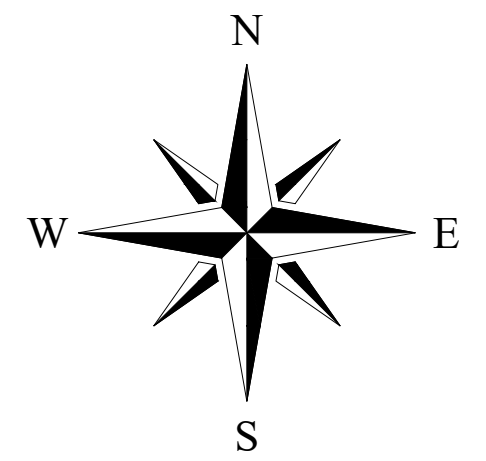
MATCHLINE - SEE SHEET C1.05c
FOR CONTINUATION

PROVIDE WIRE BACKED
SILT FENCE ALONG
LIMITS OF DISTURBANCE

ORIGINAL LIMITS OF
DISTURBANCE: 9.18 AC.

INDIAN POINTE GENERAL PARTNERS
MAP 096K PARCEL 56.00
15.10 ACRES
ZONE: R2

2/1/2024 10:15:11 AM



INDIAN POINT GENERAL PARTNERS
MAP 0904 PARCEL 56.00
15.10 ACRES
ZONE: R2

LEGEND:

---	PROPERTY LINE	⊙	MANHOLE	↖	PIPE INVERT	PP	POWER POLE
- - -	EXISTING WATER LINE	⊙	CLEAN OUT	28.14	SPOT ELEVATION	GM	GAS METER
- · - · -	EXISTING SEWER LINE	⊙	WATER METER	↘	SLOPE DIRECTION	2.5k	2,500 GAL STEP TANK
- · - · -	OVERHEAD ELECTRIC LINE	⊙	FIRE HYDRANT	↙	IRON ROD OLD	1.5k	1,500 GAL STEP TANK
- · - · -	NEW CURB	⊙	WATER VALVE	↘	IRON ROD NEW		
- · - · -	SILT FENCE						
- · - · -	EXISTING 5' CONTOUR						
- · - · -	EXISTING 1' CONTOUR						
- · - · -	NEW 1' CONTOUR						
- · - · -	DEM'D LINE						
- · - · -	PROPOSED GAS LINE						

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MATCHLINE - SEE SHEET C1.06b
FOR CONTINUATION

LEGEND:

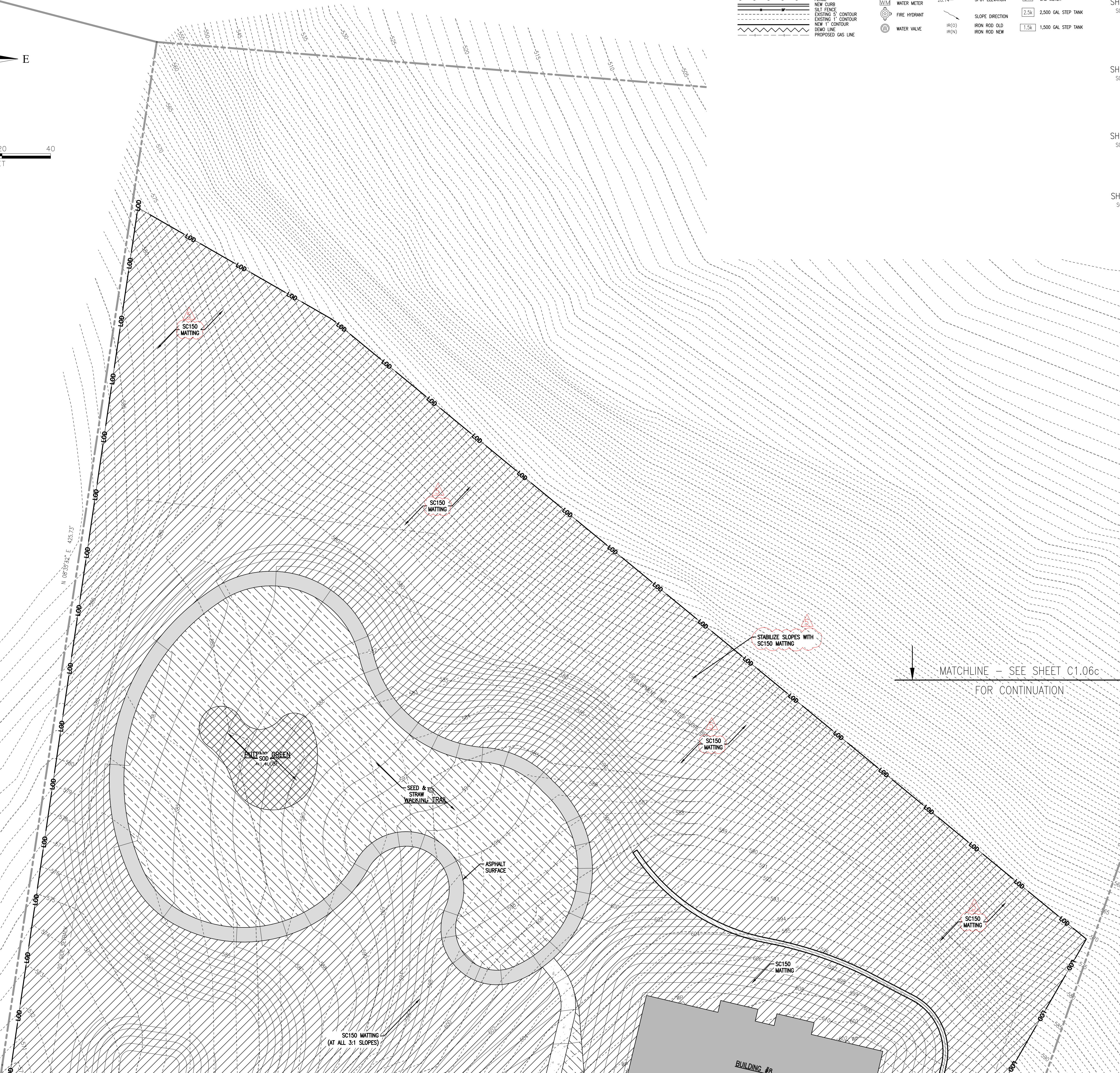
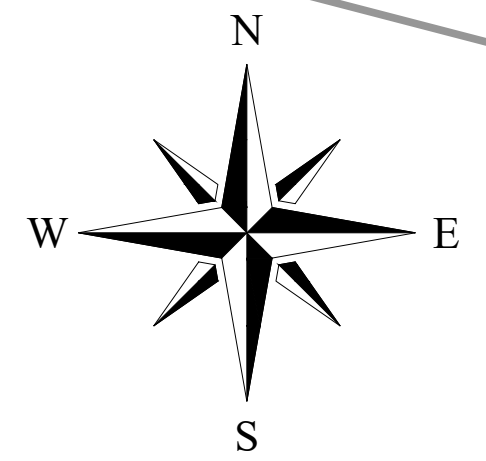
	PROPERTY LINE		MANHOLE		PIPE INVERT		POWER POLE
	EXISTING WATER LINE		CLEAN OUT		SPOT ELEVATION		GAS METER
	EXISTING SEWER LINE		WATER METER		SLOPE DIRECTION		2,500 GAL STEP TANK
	OVERHEAD ELECTRIC LINE		FIRE HYDRANT		IRON ROD OLD		1,500 GAL STEP TANK
	NEW CURB		WATER VALVE		IRON ROD NEW		
	SILT FENCE						
	EXISTING 5' CONTOUR						
	EXISTING 1' CONTOUR						
	NEW 1' CONTOUR						
	DEMO LINE						
	PROPOSED GAS LINE						

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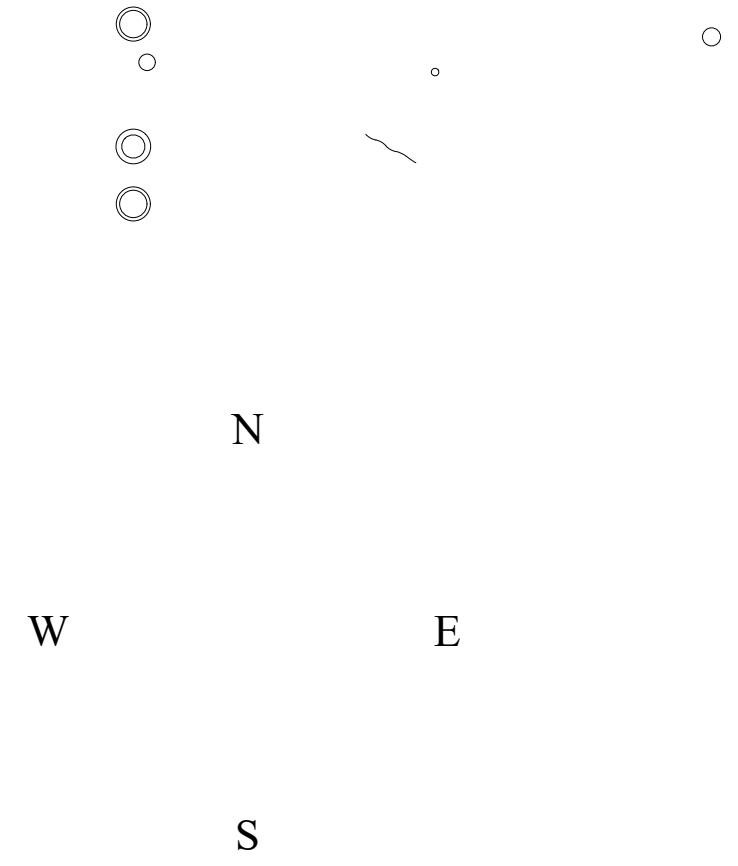
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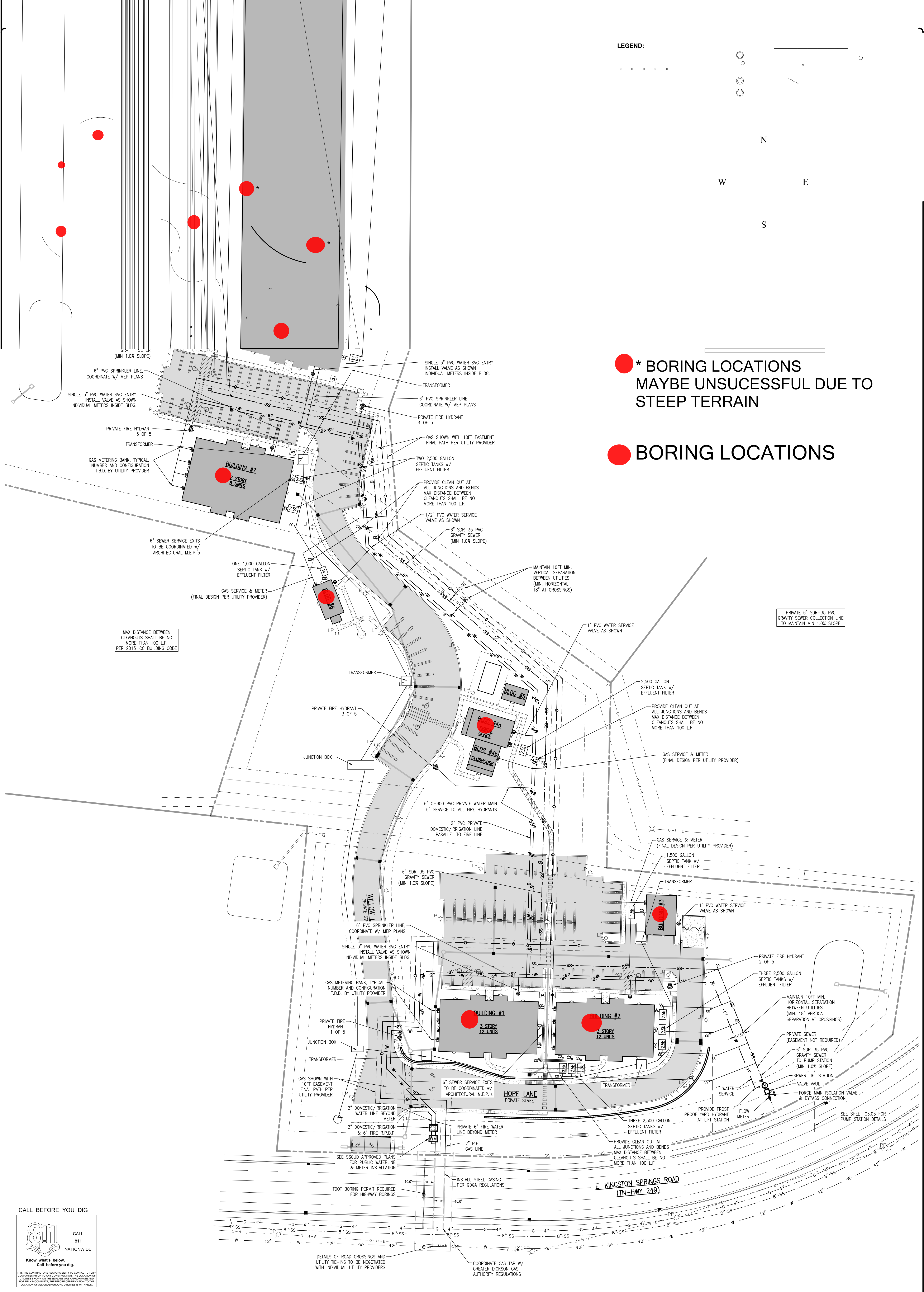
INDIAN POINTE GENERAL PARTNERS
MAP 096K PARCEL 56.00
15.10 ACRES
ZONE: R2

LEGEND:



* BORING LOCATIONS
MAYBE UNSUCCESSFUL DUE TO
STEEP TERRAIN

BORING LOCATIONS



MAX DISTANCE BETWEEN
CLEANOUTS SHALL BE NO
MORE THAN 100 LF.
PER 2015 ICC BUILDING CODE

PRIVATE 6" SDR-35 PVC
GRAVITY SEWER COLLECTION LINE
TO MAINTAIN MIN 1.0% SLOPE

CALL BEFORE YOU DIG

CALL 811
NATIONWIDE

Know what's below.
Call before you dig.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE, DISTURBANCE TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

SHEET NUMBER
C3.01

OVERALL
UTILITY PLAN

DRAWN BY: DRL
CHECKED BY: JML
PROJECT NO.: C11715

**MCPHERSON SITE
DEVELOPMENT**

115 E. KINGSTON SPRINGS ROAD
KINGSTON SPRINGS, TN 37082
CHEATHAM COUNTY

CONSTRUCTION
DOCUMENTS

KYLE A. SCHNEIDER, P.E. TN#121697

REVISIONS	
NO.	DESCRIPTION
1	KAS 5-25-2022 TDOT REVISIONS
2	KAS 1-11-2023 RELOCATED UTILITIES
3	KAS 6-19-2023 GAS LINE
4	KAS 8-10-2023 FORCE MAIN CASING REVISION
5	KAS 9-18-2023 UPDATED LIMITS OF DISTURBANCE
6	KAS 9-22-2023 SEWER FLOW METER ADDITION

**KLOBER
ENGINEERING SERVICES**

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3556 TOM AUSTIN HWY., SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4485
www.klobereng.com

🗑️ Delete
📁 Archive
🛡️ Report ▾
↩️ Reply
↩️ Reply all
➡️ Forward ▾
✉️
🏷️ ▾
🚩 ▾

Fwd: Receipt 14530558 from Encompass Risk Management 🔍 ▾

RM Roy Mack

To: City Planner; Lisa Neely <twoks247@gmail.com>

😊 ⏪ ⏩ ⏴ ⋮

Wed 10/4/2023 11:38 AM

----- Forwarded message -----

From: **ePayPolicy** <support@epay3.com>
 Date: Wed, Oct 4, 2023 at 11:33 AM
 Subject: Receipt 14530558 from Encompass Risk Management
 To: <roy14927@gmail.com>

If you cannot read this email, please [click here](#).



Roy E. McPherson
roy14927@gmail.com

Receipt #14530558
Payment on 10/4/2023

Subtotal	\$14,449.21
Fee	\$505.72
Total	\$14,954.93

PAYMENT TYPE VISA XXXXXXXXXXXXX3493
 To reverse this payment, please contact Encompass Risk Management using the information below. Sending an email or leaving a voicemail does not guarantee reversal of the payment.



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.



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

TURF MAINTENANCE REVISION

**KINGSTON SPRINGS PLANNING COMMISSION
 APPLICATION FOR REVIEW**

Date of Application: 10/14/2023
 Property Address/Location: 1000 Golf Club Drive
 Property Owner's Name: Golf Club of Tennessee, LLC (Dave Hensley, General Manager)
 Property Owner's Address: 1000 Golf Club Drive, Kingston Springs, TN 37082
 Property Owner's Primary Phone #: 615-224-6725 Secondary #: _____
 Property Owner's Email: davehensley@thegolfcluboftn.com
 Applicant's Name: Jeff Hooper, PE
 Applicant's Email: jeff@bargecaughen.com Applicant's Phone #: 615-324-4208
 Signature of Applicant: Signature of Owner:

SELECT ITEM BELOW TO BE REVIEWED BY PLANNING COMMISSION:

Residential:

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

Commercial:

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

Other:

- Rezone Request: \$150 (34125)
- Change of Use Request: \$50 (34125)
- Conditional Use Review: \$100 (34125)
- Final Plat Recording Fee: \$50 (34125)

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

See Reverse Side for FINAL PLAT Requirements

FINAL PLAT Requirements (Residential and Commercial)

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

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

OFFICE USE ONLY APPLICANT DO NOT WRITE BELOW THIS LINE

Date of Review: _____

Approved

Denied

Withdrawn

Planning Commission Review Fee: \$ _____

Recording Fee (if applicable): \$ _____

Pass Thru Fee (if applicable): \$ _____

TOTAL FEES DUE: \$ _____

Date Paid: _____

Amount Paid: \$ _____

Receipt Number: _____



DATE: September 15, 2023

JOB NO: 2653-10

TO: Town of Kingston Springs City Hall
 Building & Codes Department
 396 Spring Street
 Kingston Springs, TN 37082

RE: Off Season and Turf Maintenance Plan Revisions- The Golf Club of TN

FROM: Jeff Hooper

WE ARE SENDING YOU:

- Shop drawings
- Copy of letter
- Change order
- Specifications
- Plans
- Other: Application & Supporting Documents (see below)
- Samples

Copies	Date	No.	Description
1			Planning Commission Application – Off Season Improvements Revision
2			Off Season Improvements Revision Drawings
1			Check # 15117- \$350 – Planning Commission Application Fee
1			Planning Commission Application – Turf Maintenance Facility Revision
2			Turf Maintenance Facility Revision Drawings
1			Check # 15118- \$350 – Planning Commission Application Fee
1			Flash Drive – PC Submittal Documents

THESE ARE TRANSMITTED as checked below:

- For signature
- For your records
- As requested
- For review and approval
- FOR BIDS DUE:
- Approved as submitted
- Approved as noted
- Returned for corrections
- Other:
- PRINTS RETURNED AFTER LOAN TO US
- Resubmit ___ copies for approval
- Submit ___ copies for distribution
- Return ___ corrected prints

REMARKS

Please let me know if you have further questions 615.356.9911.

Thank you! Jeff Hooper

**Town of Kingston Springs
Duplicate Miscellaneous Receipt**

Misc. Receipt No: 18104
POS Receipt No: 19184
Receipt Date: 09/15/2023

Received By: Doris Neil
Received On: 09/15/2023 2:15 PM

Customer ID: 5627
Name: Barge Civil Associates
Description: Site Plan Review Turf Maintenance Revision


Miscellaneous Receipt Total
\$350.00

GL Account Number	GL Account Description	Debit	Credit
110-34125	Planning Review Fees	\$0.00	\$350.00
Miscellaneous Receipt Totals:		\$0.00	\$350.00

Thank You!


BARGE CIVIL ASSOCIATES, LLC
 6606 Charlotte Pike, Suite 210
 Nashville, Tennessee 37209
 615-356-9911

15118

 87-1/640

DATE 9-14-23

PAY TO THE ORDER OF Town of Kingston Springs \$ 350.00

Three Hundred Fifty Dollars and 00/100 DOLLARS  Security Features Included. Detail on Back.

REGIONS BANK

FOR CD-23-759 maint. Marcella

Dora M. Rivers MP

⑈015118⑈ ⑆064000017⑆ 032702775⑈



4 October 2023

KS Regional Planning Commission
Planner - Staff Comments

Golf Club of TN – Maintenance Facility Expansion

1. Please list Maintenance Facility Expansion under Proposed Structures
2. All disturbed soil must be stored more than 100 ft. from South Harpeth Rd.
3. EPSC Weekly Inspection reports must be provided to the Town of Kingston Springs within 3 days of inspection and/or reports.
4. 811 Notification must be present on all plan pages for utility location.
5. Copy of TDEC Subsurface System Permits required.
6. Fire Hydrant replacement required.
7. All Parking Spaces within the Town of Kingston Springs must be 10 ft. X 20 ft.
8. Sheet C 3.0 – The second entrance/exit must be removed from the plan set.
9. No structures including retaining walls are permitted in the regulatory flood zone.
10. Reduce the size of the connecting light duty pavement road to 12 ft.
11. A Performance Bond for Soil, Erosion, Stormwater containment, and roadway surface for all city roads must be provided.
12. A Utility and Grading Plan must be provided.
13. All Buildings entered or occupied by humans must be sprinkled.

THE GOLF CLUB OF TENNESSEE

1000 GOLF CLUB DRIVE

KINGSTON SPRINGS, TENNESSEE

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	MASTER PLAN
C0.2	PROJECT NOTES
C0.3	EXISTING CONDITIONS
C0.4	DEMOLITION PLAN
C1.0	SITE LAYOUT
C2.0	GRADING & DRAINAGE PLAN
C3.0	INITIAL EPSC PLAN
C3.1	FINAL EPSC PLAN
C3.2	SWPPP
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS



OWNER
 THE GOLF CLUB OF TENNESSEE
 1000 GOLF CLUB DRIVE
 KINGSTON SPRINGS, TENNESSEE 37082
 CONTACT: DAVE HENSLEY, GENERAL MANAGER
 (615) 952-2025
 EMAIL: davehensley@thegolfcluboftn.com

APPLICANT
 VAN POND ARCHITECT, PLLC
 2929 SIDCO DRIVE
 NASHVILLE, TENNESSEE 37204
 CONTACT: VAN POND JR., AIA/NCARB
 PHONE: (615) 499-4387
 EMAIL: vpond@vanpondarchitect.com

ENGINEER
 BARGE CIVIL ASSOCIATES,
 6606 CHARLOTTE PIKE, SUITE 210
 NASHVILLE, TENNESSEE 37209
 CONTACT: JEFF HOOPER, P.E.
 PHONE: (615) 324-4208
 EMAIL: jeff@bcacivil.com

PROPOSED TURF MAINTENANCE FACILITY EXPANSION
 PLANNING COMMENTS - MARCH 3, 2022
 PLANNING COMMISSION REVISION - SEPTEMBER 15, 2023



6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
 615.395.9811 • BCACivil.com



COVER SHEET

GCTN - TURF MAINTENANCE FACILITY EXPANSION
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE, 37082

DATE	DESCRIPTION
01.12.2022	PLANNING COMMISSION SUBMITTAL
03.03.2022	PLANNING COMMISSION COMMENTS
05.05.2023	REVISION 2
06.15.2023	REVISION 3
07.06.2023	REVISION 4
09.15.2023	PLANNING COMMISSION REVISION

C0.0

BCA JOB NO. 2853-10



MASTER PLAN
GCTN - TURF MAINTENANCE FACILITY EXPANSION
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE, 37082

- BUILDING SCHEDULE**
- EXISTING STRUCTURES:**
- A** CLUBHOUSE
 - B** PAVILION
 - C** TEACHING FACILITY
 - D** INGRAM CABIN
 - E** CROCKETT LODGE
 - F** CART BARN
 - G** MAINTENANCE FACILITY
 - H** BAG DROP
- PROPOSED STRUCTURES:**
- I** CREEK HOUSE
1,800 S.F.
 - J** CART BARN EXPANSION
ADDITIONAL SPACE: 5,500 S.F.
 - K** THREE-STORY CABIN
7,600 S.F.
 - L** SERVICE PAVILION
3,000 S.F.

DATE	DESCRIPTION
01.12.2022	PLANNING COMMISSION SUBMITTAL
03.03.2022	PLANNING COMMISSION COMMENTS
05.05.2023	REVISION 2
06.15.2023	REVISION 3
07.06.2023	REVISION 4
09.15.2023	PLANNING COMMISSION REVISION

GENERAL DEMOLITION NOTES:

1. DEGRADABLE DEMOLITION DEBRIS INCLUDING, BUT NOT LIMITED TO, WOOD, METAL, PLASTER, TILE, ETC., SHALL NOT BE USED AS FILL ON SITE. THESE MATERIALS MUST BE WASTED OFF-SITE. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER ALL UNACCEPTABLE DEMOLITION FILL MATERIALS.
2. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR'S WORK.
3. THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO SCHEDULE, SEQUENCE, AND COORDINATE ALL WORK.
4. IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL, OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
6. THE CONTRACTOR SHALL REMOVE ALL ABANDONED SYSTEMS AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE DRAWINGS. IF AN EXISTING SYSTEM IS TO REMAIN, RELOCATE AND/OR REROUTE AS REQUIRED. NEW LOCATION TO BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO WORK BEING PERFORMED.
7. THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE PROPOSED CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN DEMOLITION WORK OF EXISTING BUILDINGS, UTILITIES, ETC.
9. ALL BUILDINGS OUTSIDE OF THE DEMOLITION AREA SHALL BE PROTECTED.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

GRADING AND DRAINAGE NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL WITHIN SEVEN (7) DAY AFTER GRADING IS COMPLETE.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
 - CONTOURS ON 1' INTERVALS
 - HARDSCAPES, BUILDINGS AND UTILITIES
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.
20. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING.

EROSION CONTROL (EPSC) NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMPs SHALL BE SHOWN ON THE EPSC PLAN.
13. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
15. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT/ MUD/ DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER/ WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
16. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOT) WITH T.D.E.C. UPON FINAL STABILIZATION OF SITE.

UTILITY NOTES:

1. WHERE UTILITY LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWER.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS AND FITTINGS TO CONSTRUCT UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
6. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
7. A MINIMUM OF 4' GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES AND WATER LINES.
8. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS AND GAS CONNECTIONS. UTILITY CONTRACTOR TO INSTALL PROPOSED UTILITIES TO WITHIN 5 FT. OF BUILDING LINE.
9. ALL SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF SOUTH CHEATHAM UTILITY DISTRICT.
10. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING SOUTH CHEATHAM UTILITY DISTRICT THE COST OF INSPECTION.
11. AFTER COMPLETION OF THE SANITARY SEWER(S), SOUTH CHEATHAM UTILITY DISTRICT WILL DIRECT THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED AND APPROVED.
13. INSPECTION CLEANOUTS TO BE INSTALLED ACCORDING TO SOUTH CHEATHAM UTILITY DISTRICT SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SEWER CUT SHEETS AS REQUIRED BY SOUTH CHEATHAM UTILITY DISTRICT.
15. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
16. MAIN LINE SEWER TAPS WILL BE MADE BY SOUTH CHEATHAM UTILITY DISTRICT.
17. COORDINATE MAINLINE WATER TAPS WITH SOUTH CHEATHAM UTILITY DISTRICT PRIOR TO CONSTRUCTION.
18. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH CHEATHAM UTILITY DISTRICT DESIGN SPECIFICATIONS, SOUTH CHEATHAM UTILITY DISTRICT REQUIREMENTS TO SUPERSEDE ANY SPECIFICATIONS PROVIDED. CONTRACTOR SHALL BE KNOWLEDGEABLE OF SOUTH CHEATHAM UTILITY DISTRICT REQUIREMENTS PRIOR TO BIDDING.
19. CONTRACTOR TO PROVIDE CONCRETE ANCHORS ON WATER AND SEWER MAINS IN ACCORDANCE WITH SOUTH CHEATHAM UTILITY DISTRICT.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT.
 THE TOTAL DISTURBED AREA IS: 9.2 ACRES.

CHECK ALL THAT APPLY. THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

IMPAIRED FOR SILTATION IMPAIRED FOR HABITAT ALTERATION EXCEPTIONAL

SIGNATURE: *[Signature]* DATE: 9-15-23

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER: _____

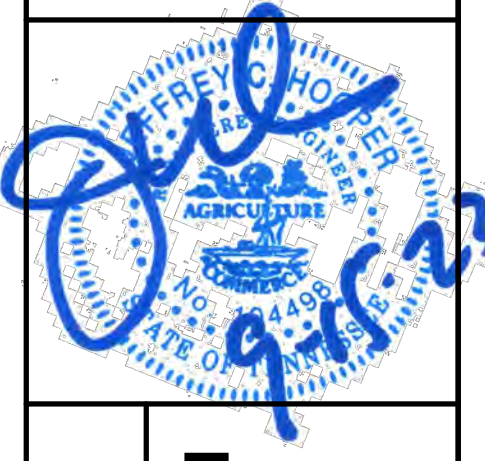
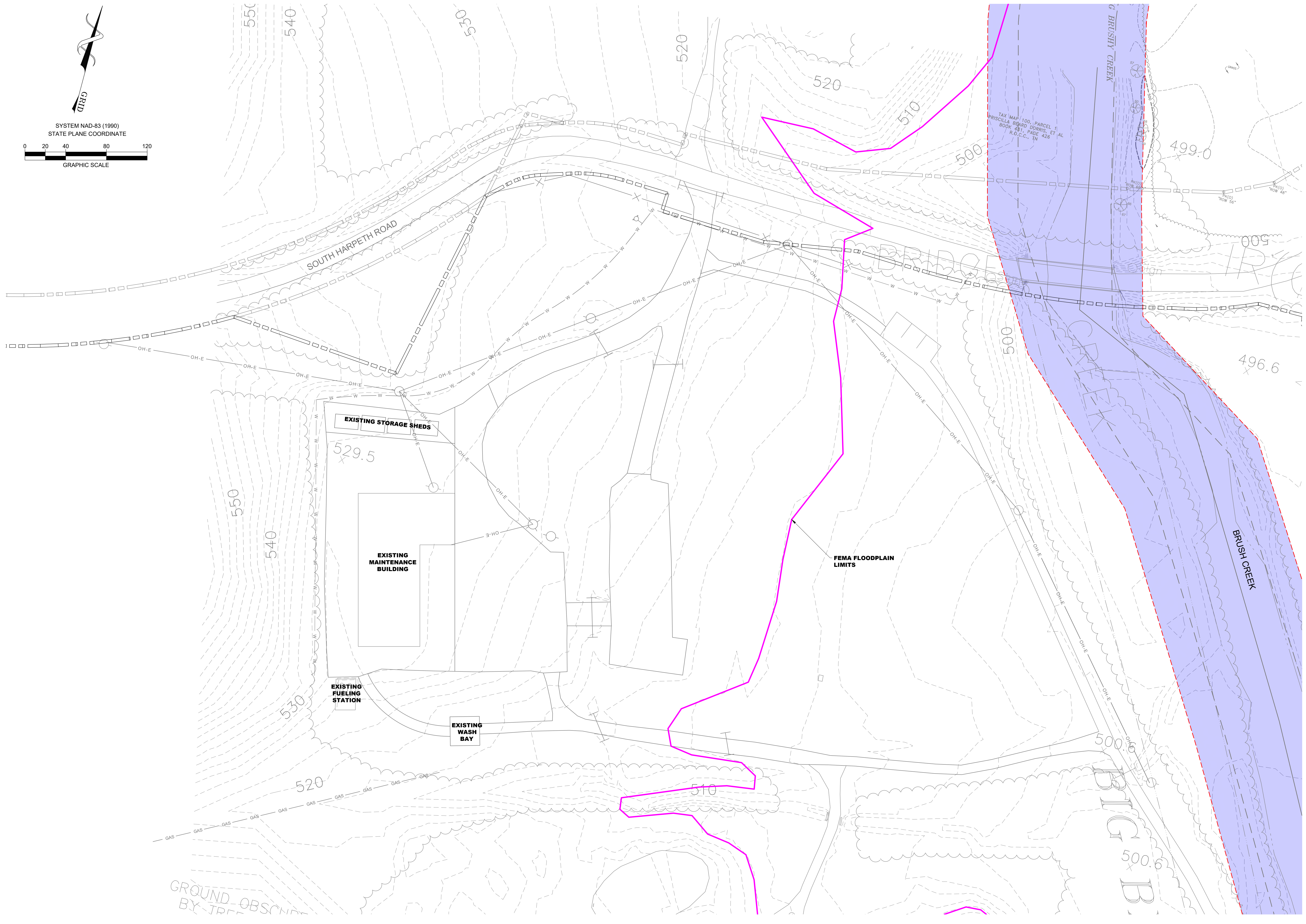
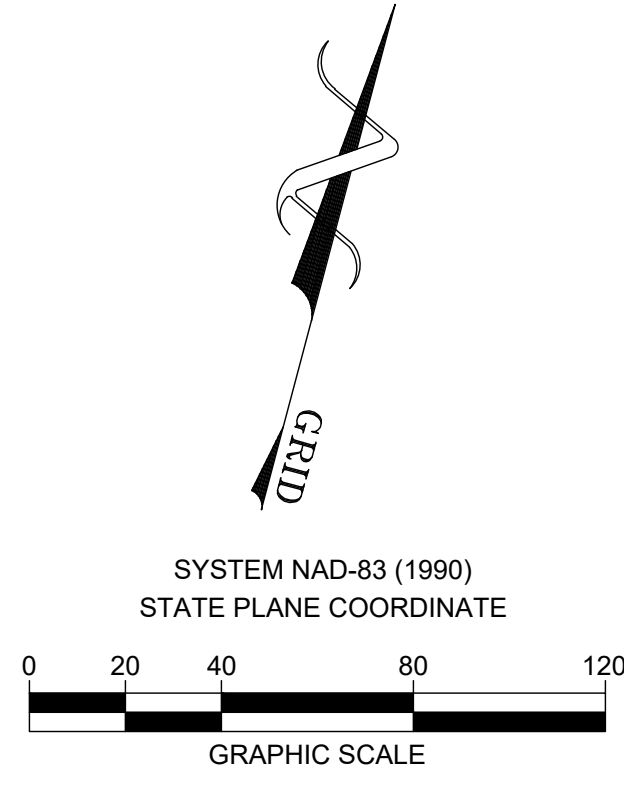
FEMA DATA FOR PROJECT LOCATION:
 FEMA FLOOD ZONE: AE
 FEMA MAP PANEL NUMBER: 47021C0304E
 FEMA MAP EFFECTIVE DATE: 12.22.16
 THE 100 YEAR BASE FLOOD ELEVATION (BFE) =512.00
 DATUM = NAVD 1988.



PROJECT NOTES
GCTN - TURF MAINTENANCE FACILITY EXPANSION
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE, 37082

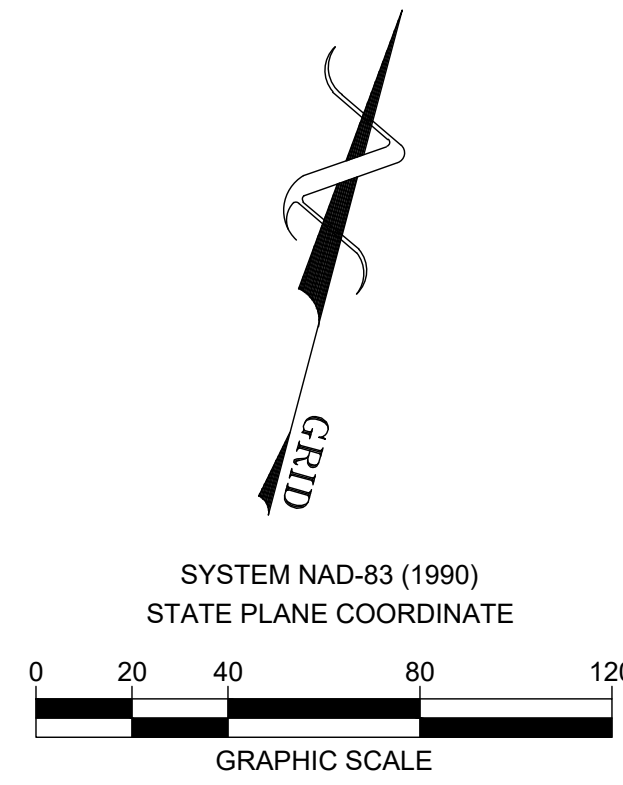
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09-15-2023	PLANNING COMMISSION REVISION

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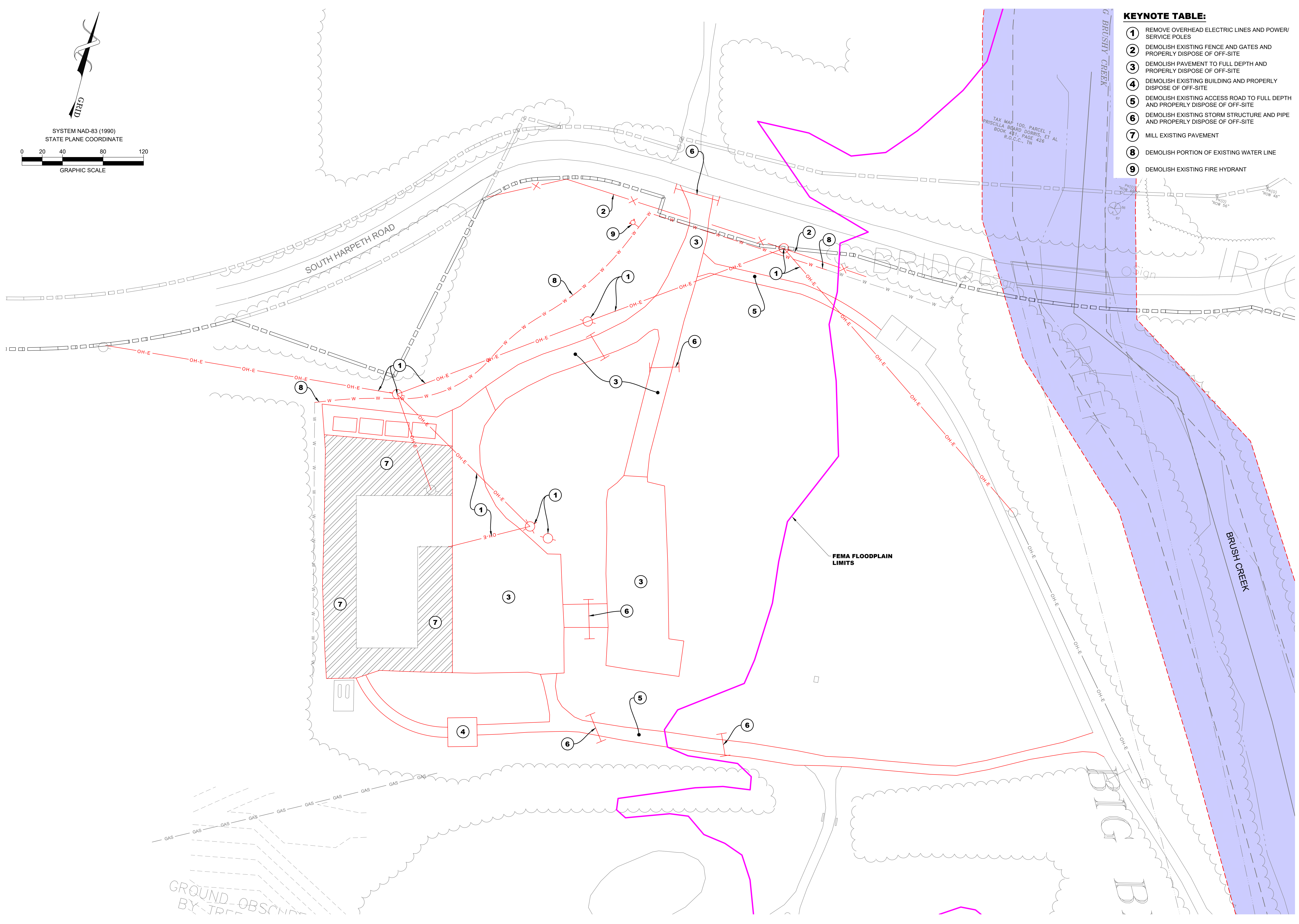


EXISTING CONDITIONS
GCTN - TURF MAINTENANCE FACILITY EXPANSION
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE, 37082

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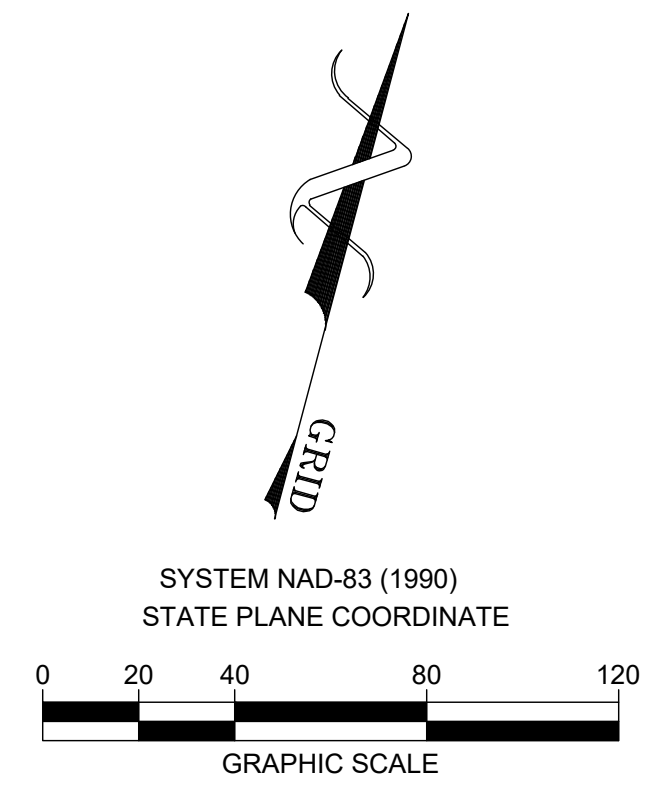


- KEYNOTE TABLE:**
- ① REMOVE OVERHEAD ELECTRIC LINES AND POWER/SERVICE POLES
 - ② DEMOLISH EXISTING FENCE AND GATES AND PROPERLY DISPOSE OF OFF-SITE
 - ③ DEMOLISH PAVEMENT TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE
 - ④ DEMOLISH EXISTING BUILDING AND PROPERLY DISPOSE OF OFF-SITE
 - ⑤ DEMOLISH EXISTING ACCESS ROAD TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE
 - ⑥ DEMOLISH EXISTING STORM STRUCTURE AND PIPE AND PROPERLY DISPOSE OF OFF-SITE
 - ⑦ MILL EXISTING PAVEMENT
 - ⑧ DEMOLISH PORTION OF EXISTING WATER LINE
 - ⑨ DEMOLISH EXISTING FIRE HYDRANT

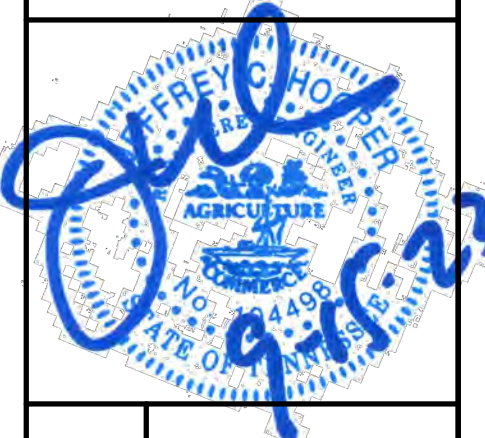


DEMOLITION PLAN
GCTN - TURF MAINTENANCE FACILITY EXPANSION
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE, 37082

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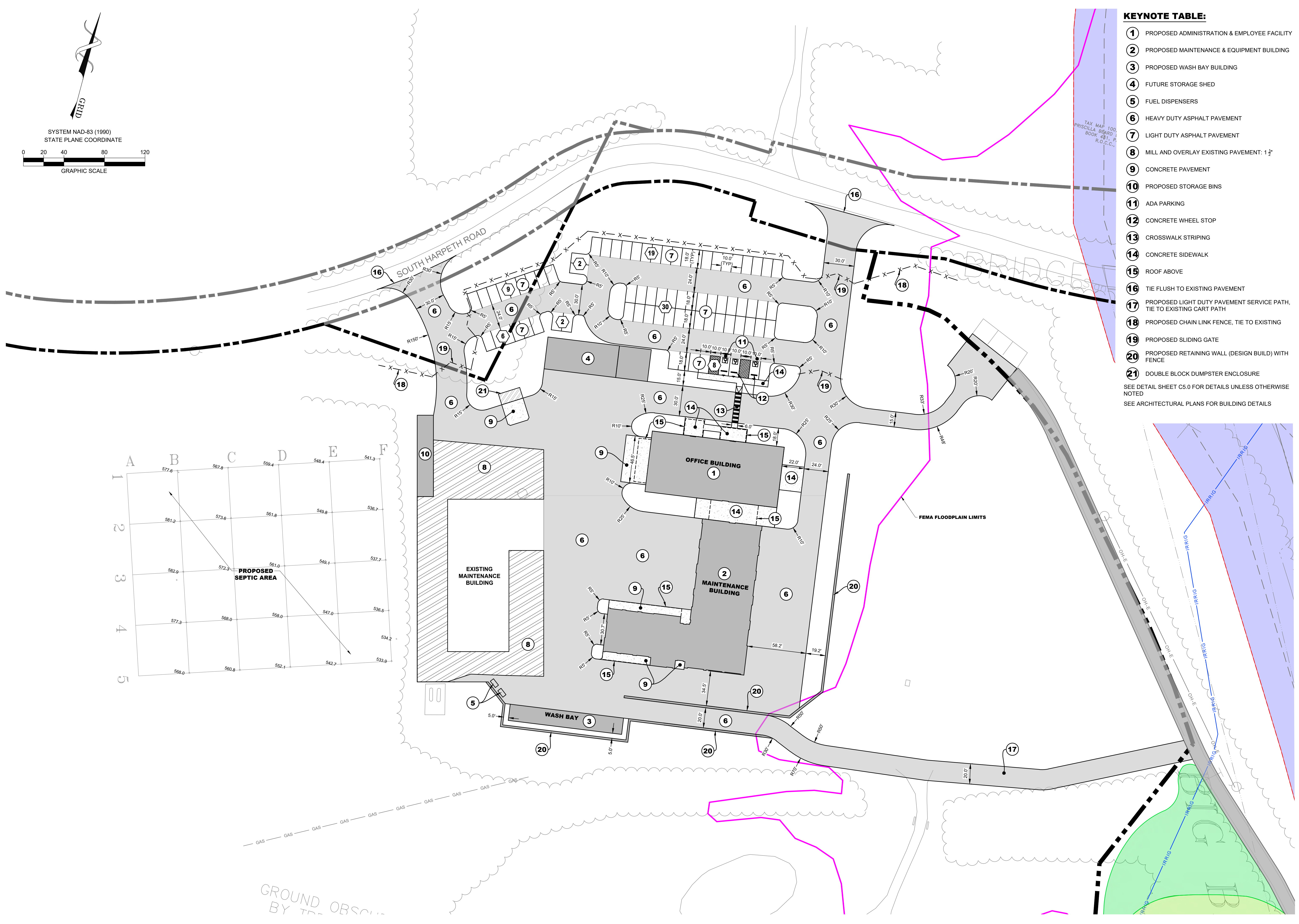
- KEYNOTE TABLE:**
- ① PROPOSED ADMINISTRATION & EMPLOYEE FACILITY
 - ② PROPOSED MAINTENANCE & EQUIPMENT BUILDING
 - ③ PROPOSED WASH BAY BUILDING
 - ④ FUTURE STORAGE SHED
 - ⑤ FUEL DISPENSERS
 - ⑥ HEAVY DUTY ASPHALT PAVEMENT
 - ⑦ LIGHT DUTY ASPHALT PAVEMENT
 - ⑧ MILL AND OVERLAY EXISTING PAVEMENT: 1 1/2"
 - ⑨ CONCRETE PAVEMENT
 - ⑩ PROPOSED STORAGE BINS
 - ⑪ ADA PARKING
 - ⑫ CONCRETE WHEEL STOP
 - ⑬ CROSSWALK STRIPING
 - ⑭ CONCRETE SIDEWALK
 - ⑮ ROOF ABOVE
 - ⑯ TIE FLUSH TO EXISTING PAVEMENT
 - ⑰ PROPOSED LIGHT DUTY PAVEMENT SERVICE PATH, TIE TO EXISTING CART PATH
 - ⑱ PROPOSED CHAIN LINK FENCE, TIE TO EXISTING
 - ⑲ PROPOSED SLIDING GATE
 - ⑳ PROPOSED RETAINING WALL (DESIGN BUILD) WITH FENCE
 - ㉑ DOUBLE BLOCK DUMPSTER ENCLOSURE
- SEE DETAIL SHEET C5.0 FOR DETAILS UNLESS OTHERWISE NOTED
SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS



SITE LAYOUT

GCTN - TURF MAINTENANCE FACILITY EXPANSION
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STRUCTURE DATA

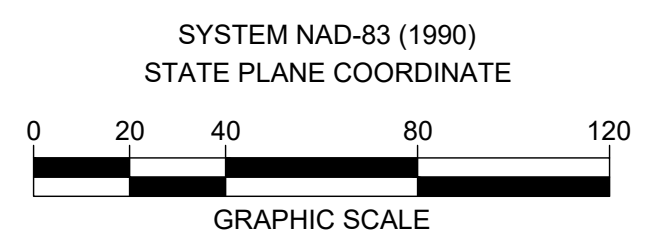
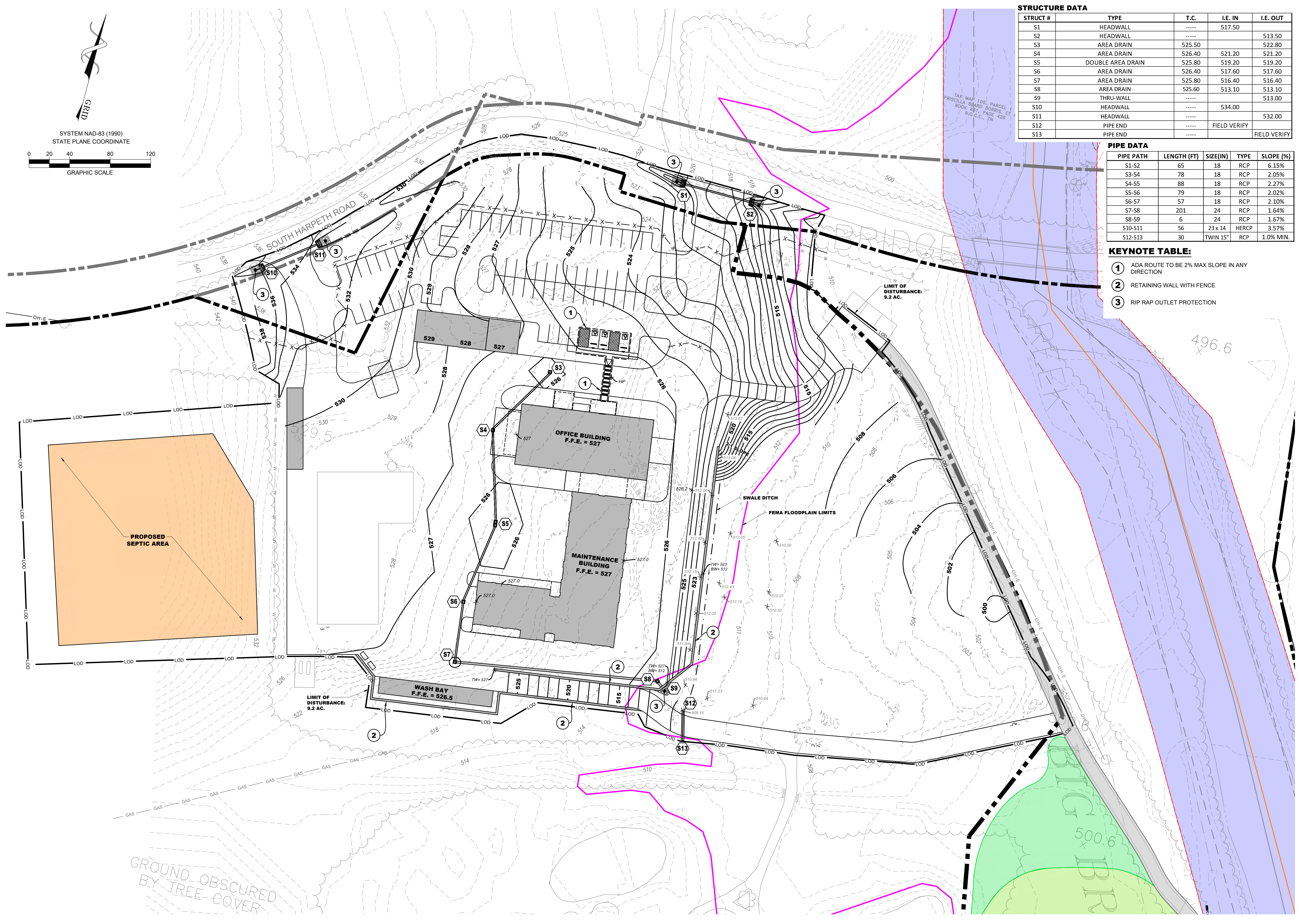
STRUCT #	TYPE	T.C.	I.E. IN	I.E. OUT
S1	HEADWALL	-----	517.50	
S2	HEADWALL	-----		513.50
S3	AREA DRAIN	525.50		522.80
S4	AREA DRAIN	526.40	521.20	521.20
S5	DOUBLE AREA DRAIN	525.80	519.20	519.20
S6	AREA DRAIN	526.40	517.60	517.60
S7	AREA DRAIN	525.80	516.40	516.40
S8	AREA DRAIN	525.60	513.10	513.10
S9	THRU-WALL	-----		513.00
S10	HEADWALL	-----	534.00	
S11	HEADWALL	-----		532.00
S12	PIPE END	-----		FIELD VERIFY
S13	PIPE END	-----		FIELD VERIFY

PIPE DATA

PIPE PATH	LENGTH (FT)	SIZE(IN)	TYPE	SLOPE (%)
S1-S2	65	18	RCP	6.15%
S3-S4	78	18	RCP	2.05%
S4-S5	88	18	RCP	2.27%
S5-S6	79	18	RCP	2.02%
S6-S7	57	18	RCP	2.10%
S7-S8	201	24	RCP	1.64%
S8-S9	6	24	RCP	1.67%
S10-S11	56	23 x 14	HERCP	3.57%
S12-S13	30	TWIN 15"	RCP	1.0% MIN.

KEYNOTE TABLE:

- ① ADA ROUTE TO BE 2% MAX SLOPE IN ANY DIRECTION
- ② RETAINING WALL WITH FENCE
- ③ RIP RAP OUTLET PROTECTION

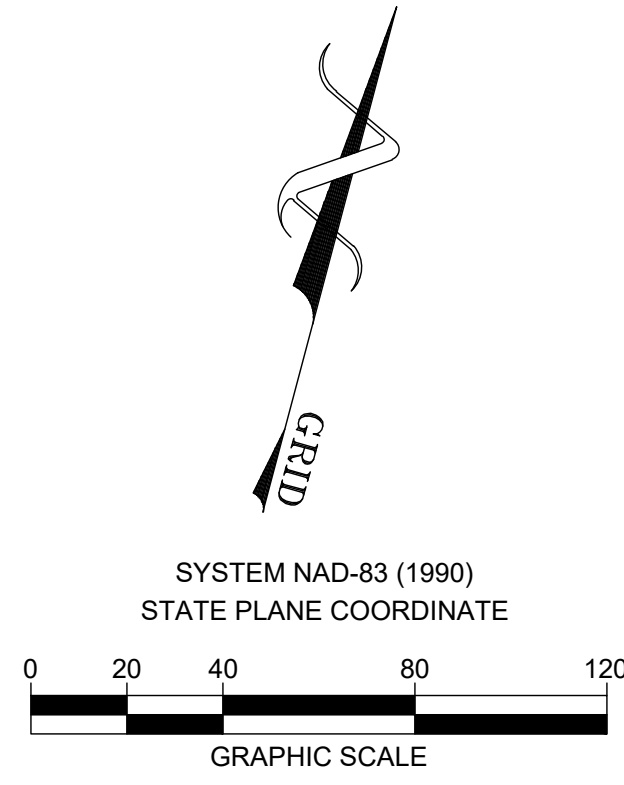


TAX MAP 100, PARCEL 1
PRISCILLA BEARD DORRIS ET AL
BOOK 481, PAGE 426
R/O.C.C., TN



GRADING & DRAINAGE PLAN
GCTN - TURF MAINTENANCE FACILITY EXPANSION
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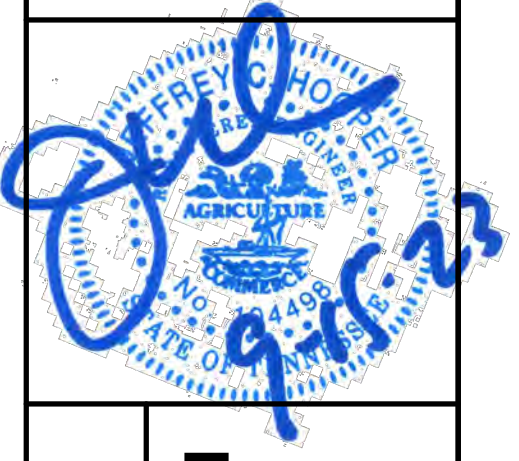
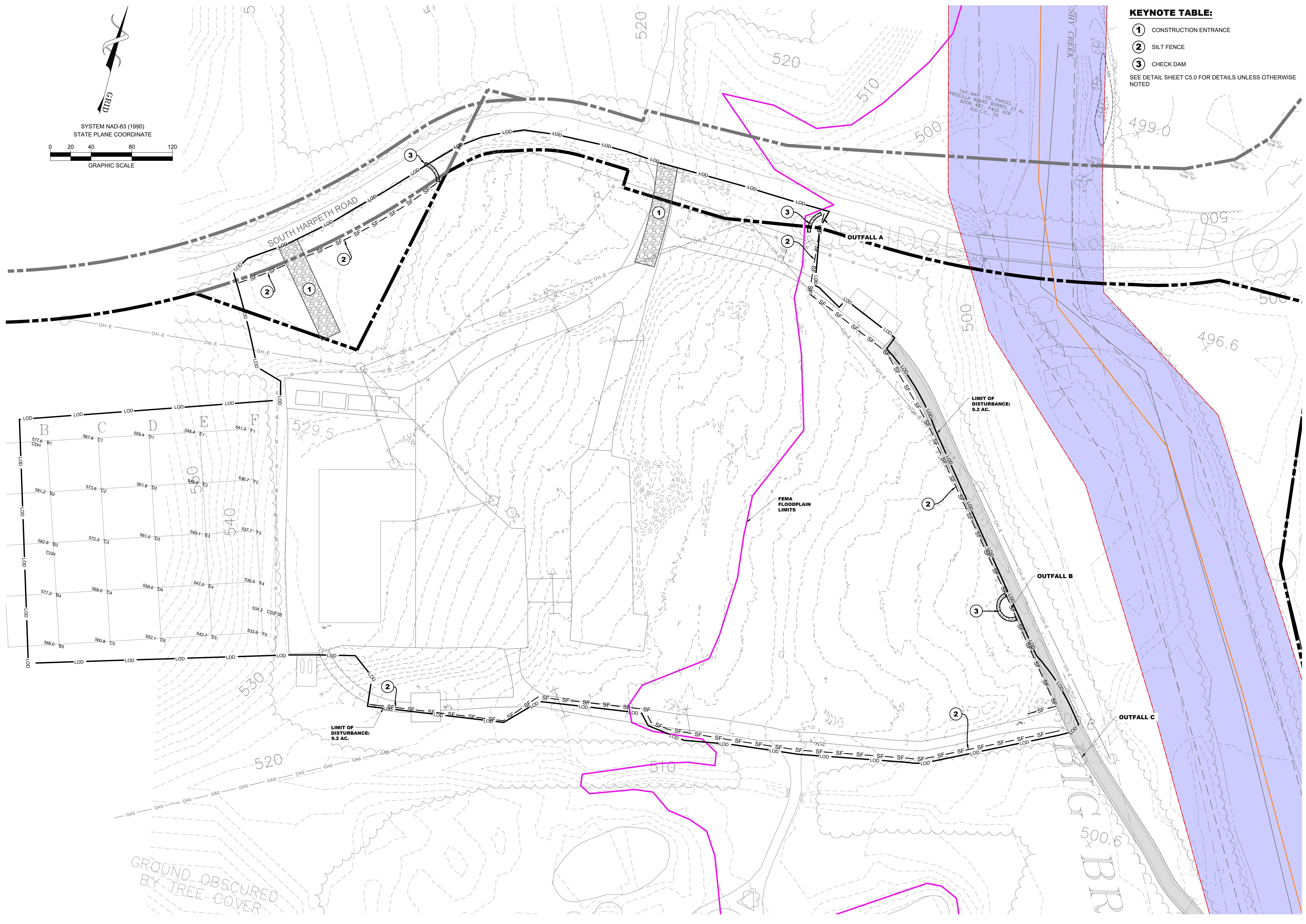
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KEYNOTE TABLE:

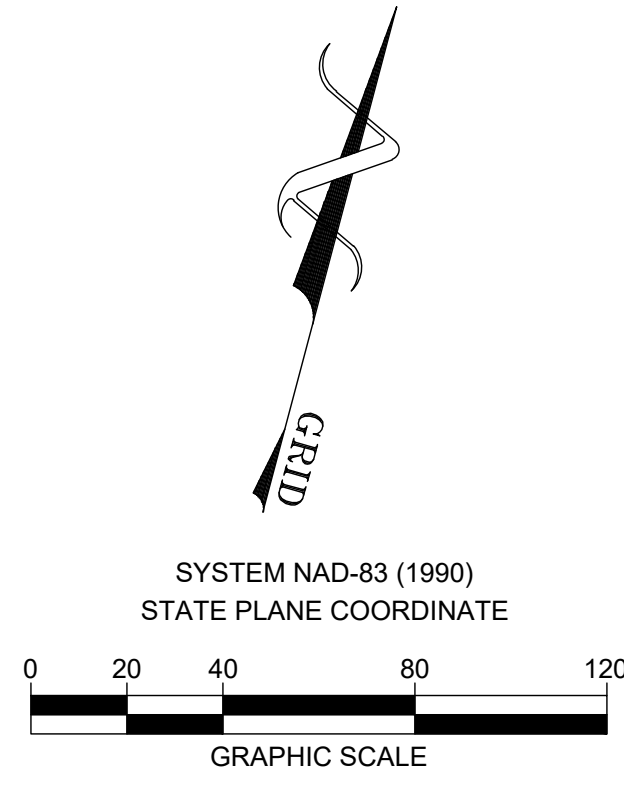
- ① CONSTRUCTION ENTRANCE
- ② SILT FENCE
- ③ CHECK DAM

SEE DETAIL SHEET C5.0 FOR DETAILS UNLESS OTHERWISE NOTED



INITIAL EPSC PLAN
GCTN - TURF MAINTENANCE FACILITY EXPANSION
1000 GOLF CLUB DRIVE
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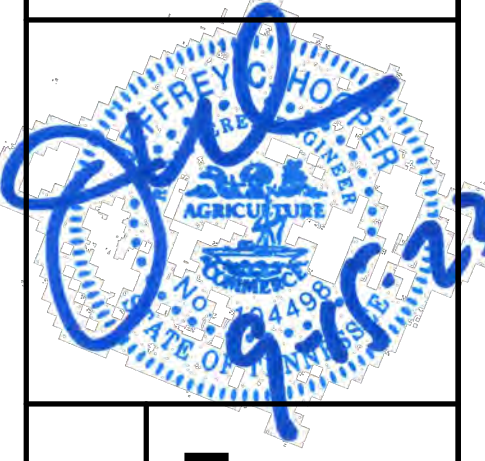
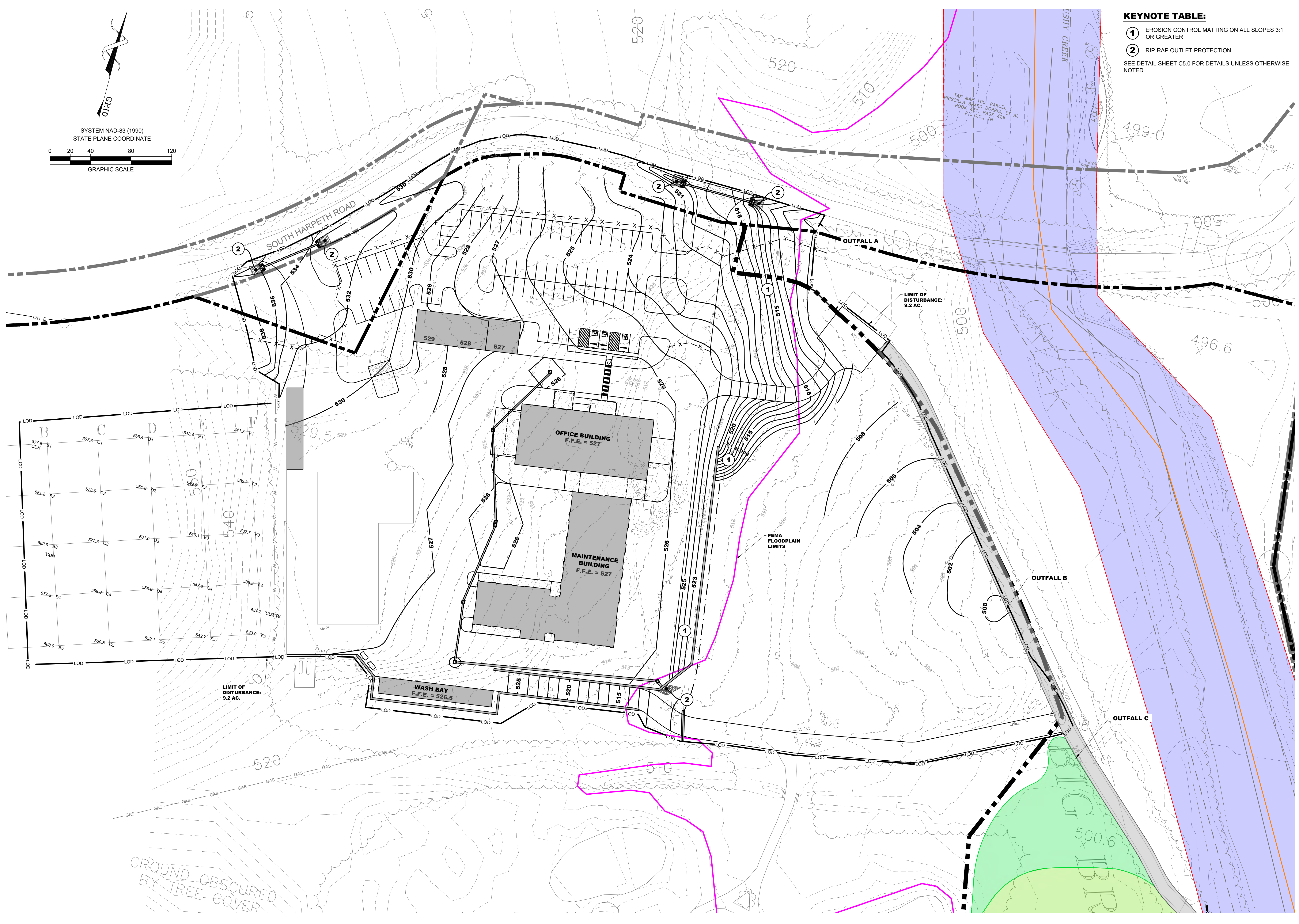
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KEYNOTE TABLE:

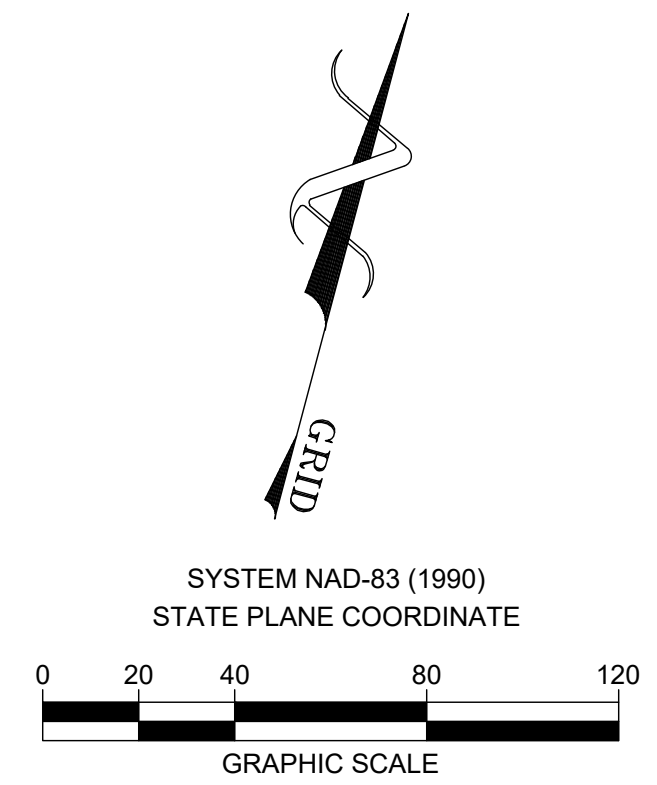
- ① EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER
- ② RIP-RAP OUTLET PROTECTION

SEE DETAIL SHEET C5.0 FOR DETAILS UNLESS OTHERWISE NOTED

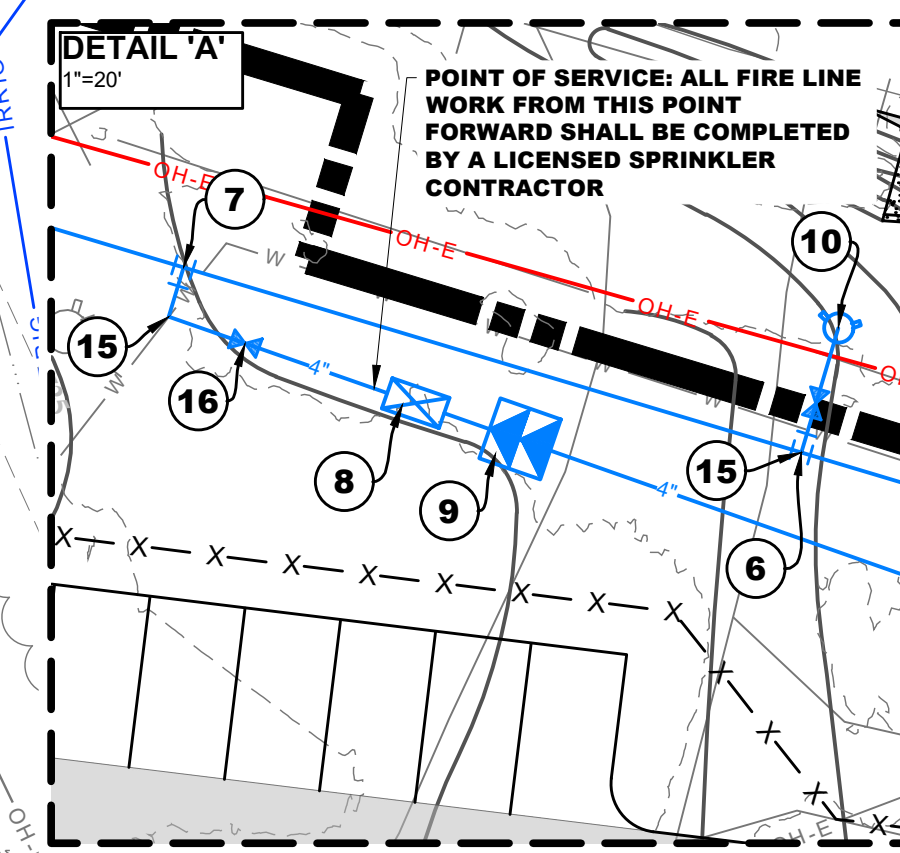


FINAL EPSC PLAN
GCTN - TURF MAINTENANCE FACILITY EXPANSION
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE, 37082

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- KEYNOTE TABLE:**
- 1 DROP PRIMARY OVERHEAD ELECTRIC ON PROPOSED POLE. COORDINATE WITH DICKSON ELECTRIC.
 - 2 TRANSFORMER PAD
 - 3 PULL BOX
 - 4 UNDERGROUND SECONDARY
 - 5 REFEED EXISTING BUILDING WITH UNDERGROUND SECONDARY
 - 6 6" X 8" TEE
 - 7 4" X 8" TEE
 - 8 4" WATER METER
 - 9 4" REDUCED PRESSURE BACKFLOW PREVENTER (RPBP)
 - 10 FIRE HYDRANT ASSEMBLY
 - 11 SEE MEP PLANS FOR CONTINUATION
 - 12 SEPTIC TANK
 - 13 PUMP TANK
 - 14 DOSING CHAMBER
 - 15 THRUST BLOCKING (TYP.)
 - 16 4" VALVE
 - 17 8" DIP WATER LINE, TIE TO EXISTING
 - 18 CLEANOUT
 - 19 2" FORCE MAIN
 - 20 4" C900 COMBO DOMESTIC/ FIRE LINE
 - 21 3" PVC WATER LINE
 - 22 4" PVC SEWER SERVICE AT 1% MINIMUM SLOPE
 - 23 NEW POWER POLE PER DICKSON ELECTRIC
 - 24 GAS LINE
 - 25 4" C900 FIRE LINE
- SEE DETAIL SHEET C5.0 FOR DETAILS UNLESS OTHERWISE NOTED. ALL WATER APPURTENANCES SHALL BE IN ACCORDANCE WITH SOUTH CHEATHAM UTILITY DISTRICT STANDARDS.

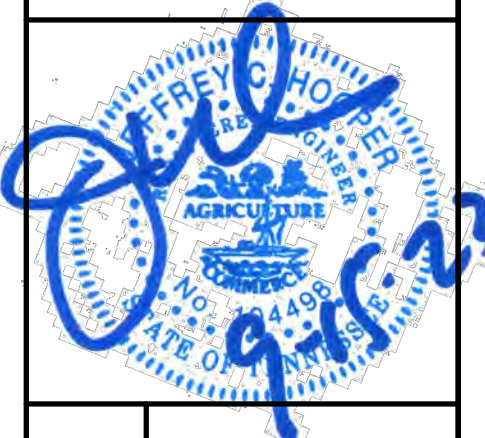


Hawthorne-Sugargrove
45 mpi MCS/MLPP
24" + to rock
15-25% slopes

N 635921.8817
E 164826.5756

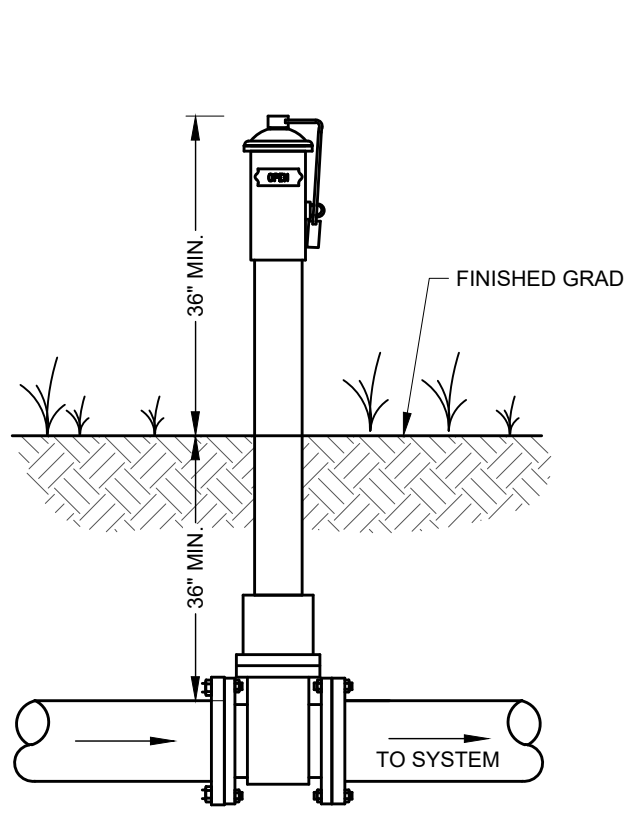
Sulphura-Hawthorne
>75 mpi
Gen. < 24" to rock
15-25% slopes

GROUND OBSCURED
BY TREE COVER



UTILITY PLAN
GCTN - TURF MAINTENANCE FACILITY EXPANSION
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE, 37082

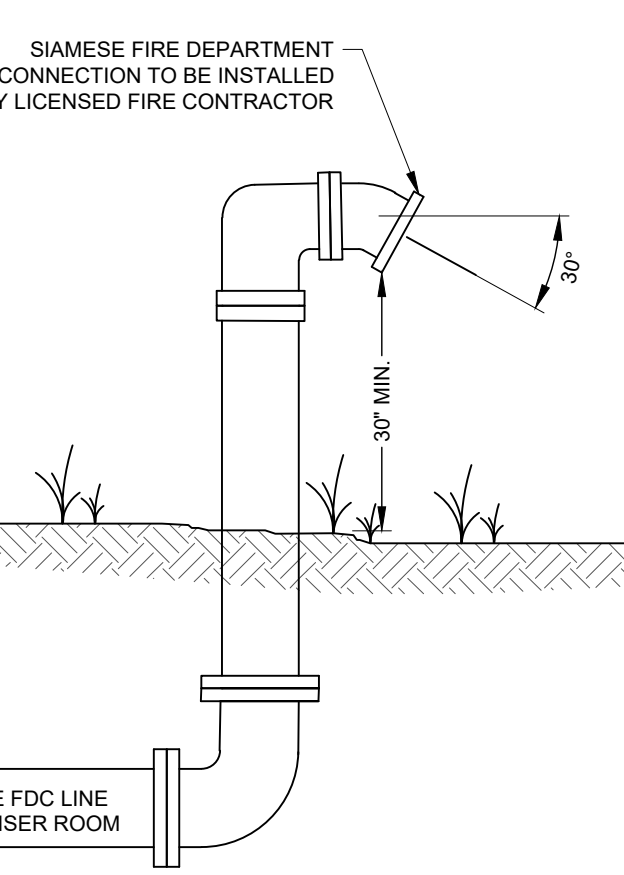
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POST INDICATOR VALVE
N.T.S.

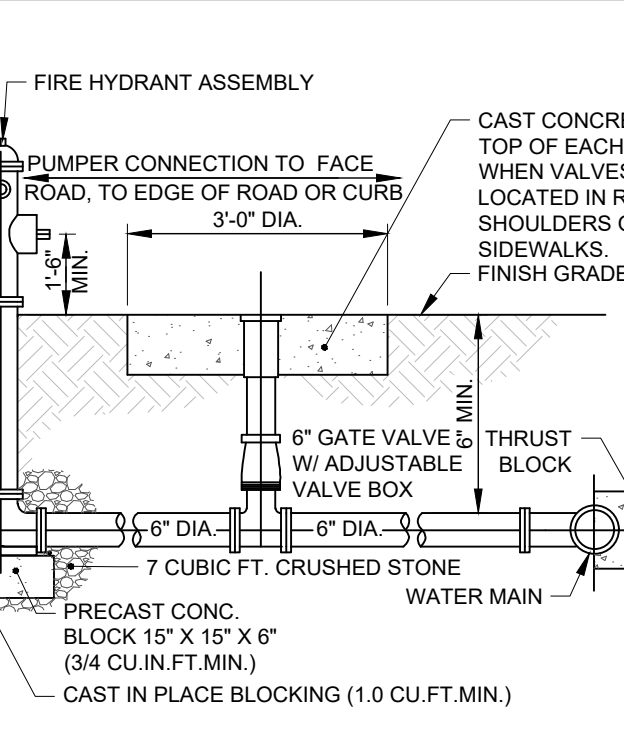
NOTE: POST INDICATOR VALVE SHALL INCLUDE ELECTRONICALLY MONITORED ANTI-TAMPER SWITCHES.

GENERAL UTILITY DETAIL SHOWN. CONTRATOR TO PROVIDE APPURTENANCE IN ACCORDANCE WITH LOCAL UTILITY STANDARDS. CONTACT LOCAL UTILITY FOR DETAILS.



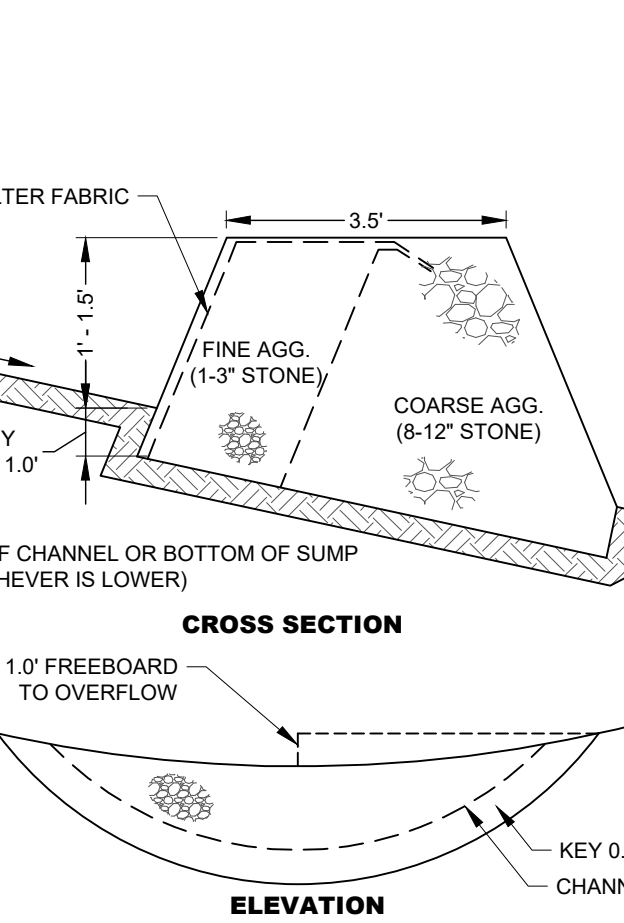
FIRE DEPARTMENT CONNECTION (FDC)
N.T.S.

GENERAL UTILITY DETAIL SHOWN. CONTRATOR TO PROVIDE APPURTENANCE IN ACCORDANCE WITH LOCAL UTILITY STANDARDS. CONTACT LOCAL UTILITY FOR DETAILS.

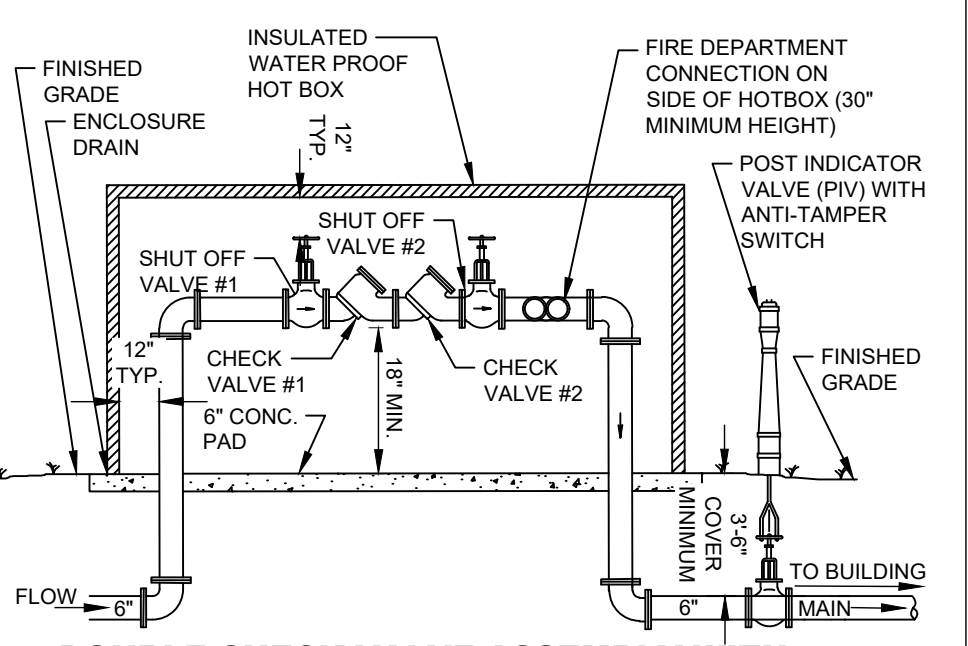


FIRE HYDRANT ASSEMBLY
N.T.S.

GENERAL UTILITY DETAIL SHOWN. CONTRATOR TO PROVIDE APPURTENANCE IN ACCORDANCE WITH LOCAL UTILITY STANDARDS. CONTACT LOCAL UTILITY FOR DETAILS.

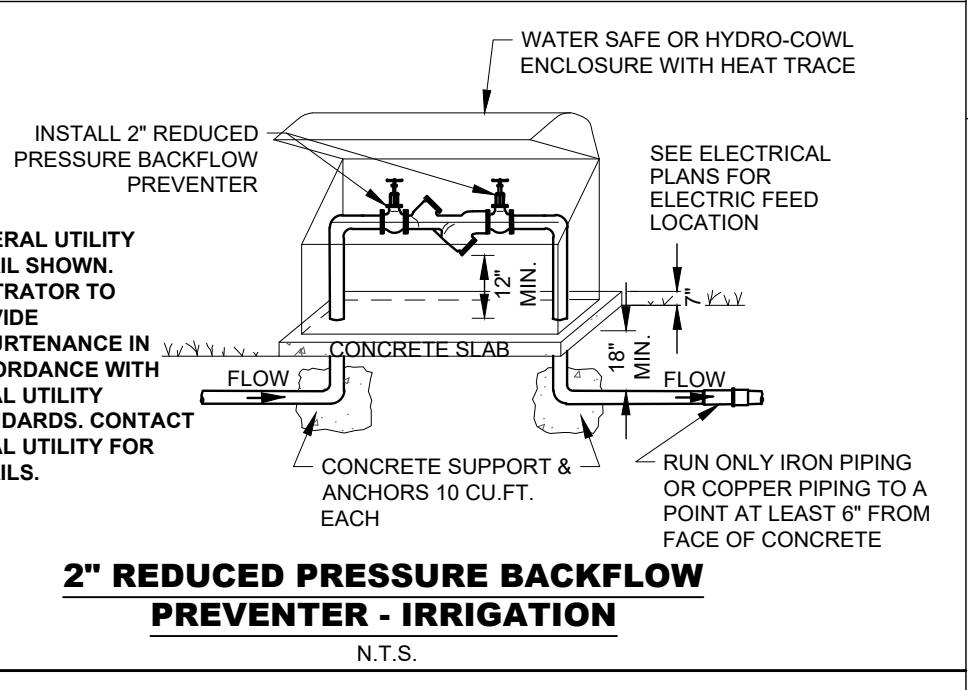


STONE CHECK DAM (TCP-12)
N.T.S.



DOUBLE CHECK VALVE ASSEMBLY WITH POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION
N.T.S.

GENERAL UTILITY DETAIL SHOWN. CONTRATOR TO PROVIDE APPURTENANCE IN ACCORDANCE WITH LOCAL UTILITY STANDARDS. CONTACT LOCAL UTILITY FOR DETAILS.

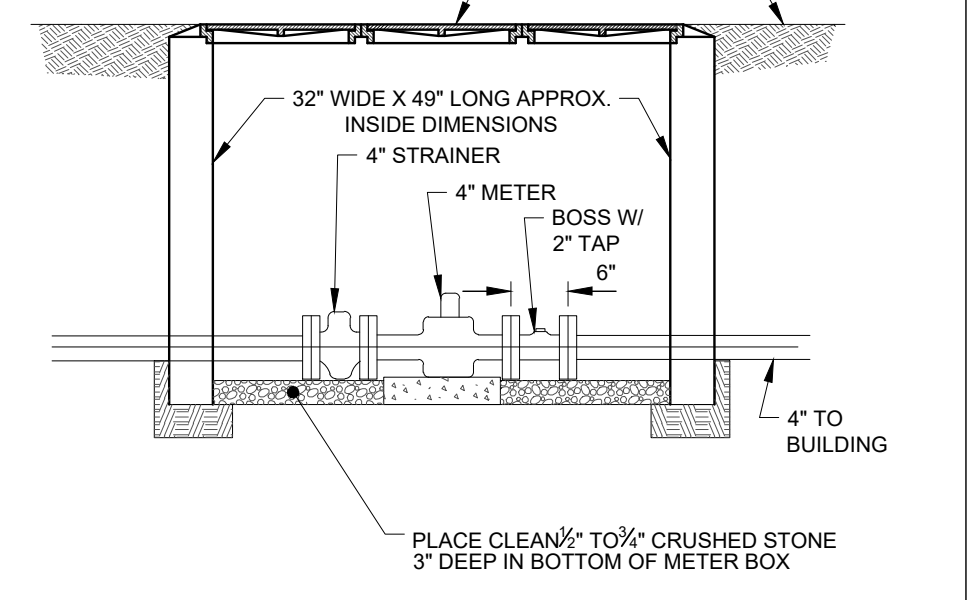


2" REDUCED PRESSURE BACKFLOW PREVENTER - IRRIGATION
N.T.S.

GENERAL UTILITY DETAIL SHOWN. CONTRATOR TO PROVIDE APPURTENANCE IN ACCORDANCE WITH LOCAL UTILITY STANDARDS. CONTACT LOCAL UTILITY FOR DETAILS.

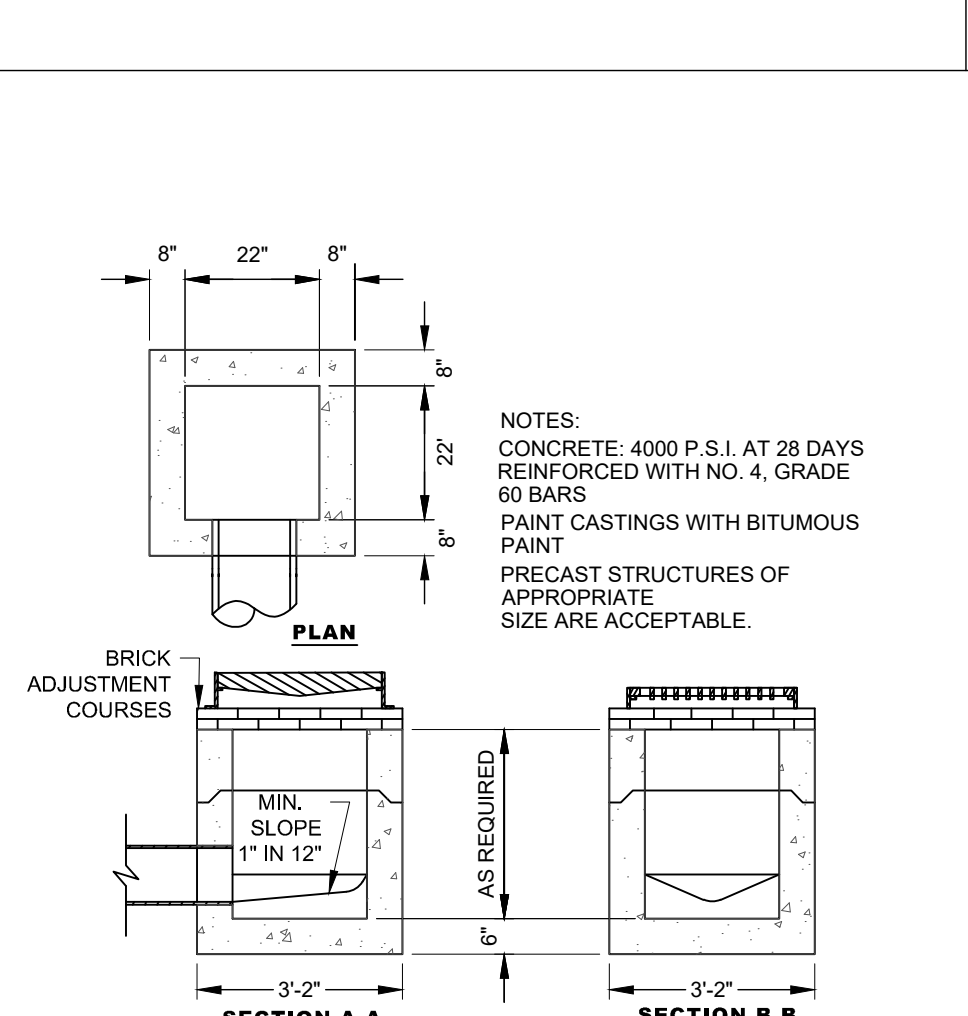


6" CONCRETE WHEEL STOP
N.T.S.

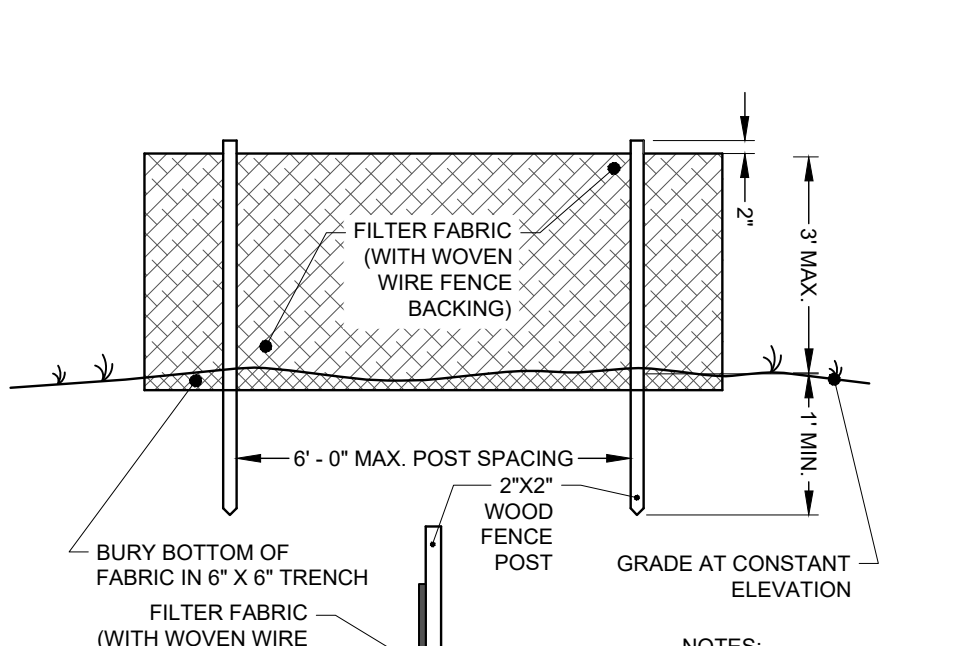


4" WATER METER
N.T.S.

GENERAL UTILITY DETAIL SHOWN. CONTRATOR TO PROVIDE APPURTENANCE IN ACCORDANCE WITH LOCAL UTILITY STANDARDS. CONTACT LOCAL UTILITY FOR DETAILS.

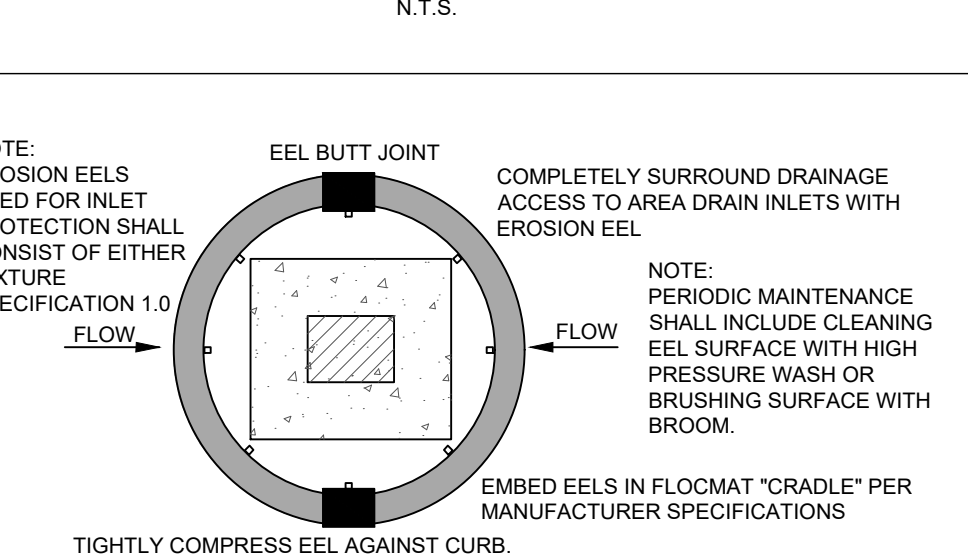


AREA DRAIN
N.T.S.



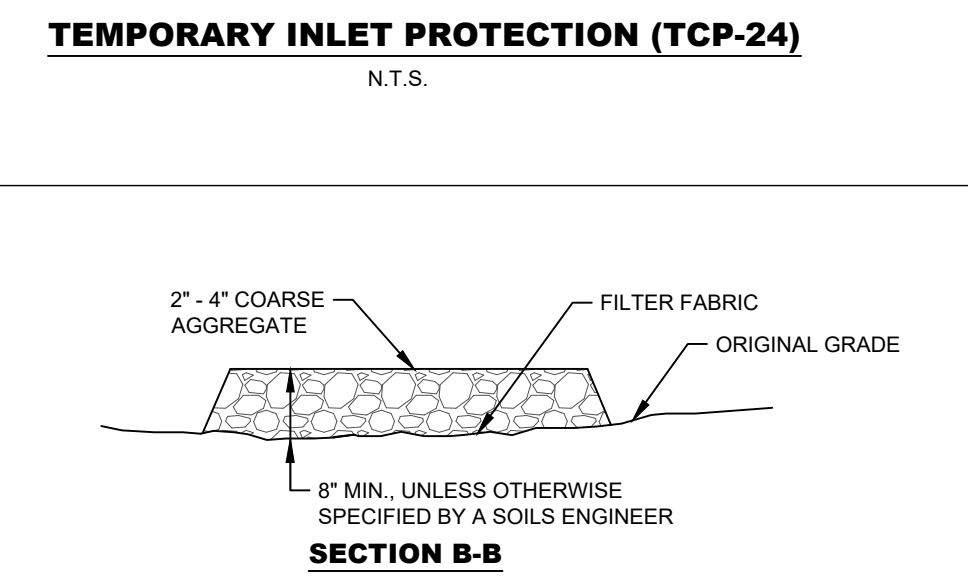
SILT FENCE (TCP-13)
N.T.S.

NOTE: 1. LOCATE SILT FENCE ALONG A LEVEL CONTOUR. 2. TURN THE LAST 7'-0" OF FENCE UP-SLOPE AT 45 DEGREE. 3. INSTALL L-HOOKS ALONG SILT FENCES NOT PARALLEL TO CONTOURS.



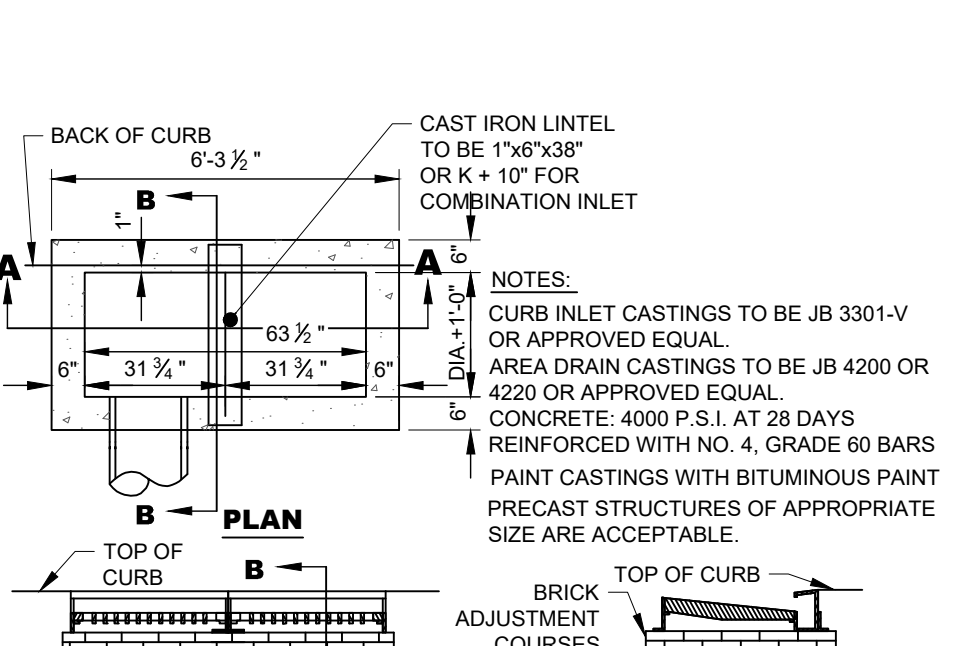
TEMPORARY INLET PROTECTION (TCP-24)
N.T.S.

NOTE: EROSION EELS USED FOR INLET PROTECTION SHALL CONSIST OF EITHER MIXTURE SPECIFICATION 1.0 COMPLETELY SURROUND DRAINAGE ACCESS TO AREA DRAIN INLETS WITH EROSION EEL. NOTE: PERIODIC MAINTENANCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM. EMBED EELS IN FLOCCANT 'CRADLE' PER MANUFACTURER SPECIFICATIONS. NOTE: PERIODIC MAINTENANCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM. PROVIDE MIN. 2" RUN-OUT AGAINST CURB ON BOTH SIDES. TIGHTLY COMPRESS EEL AGAINST CURB.



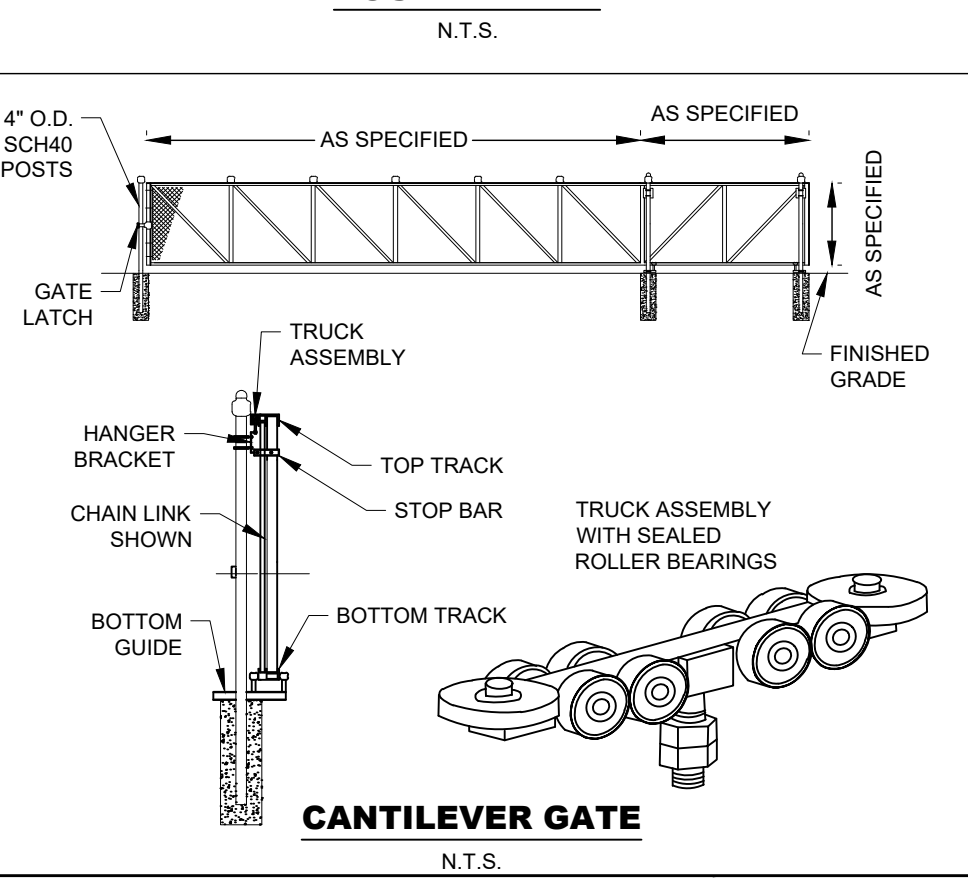
STABILIZED CONSTRUCTION ENTRANCE (TCP-03)
N.T.S.

NOTE: CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE. SWALE OR OTHER SEDIMENT CONTROL DEVICE. SUPPLY WATER TO WASH WHEELS AS NECESSARY.

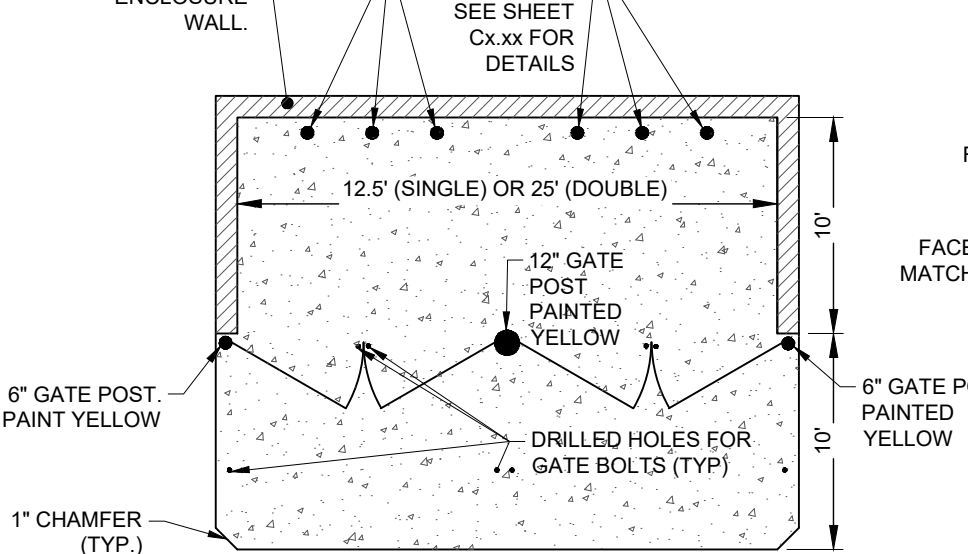


DOUBLE INLET
N.T.S.

NOTE: CURB INLET CASTINGS TO BE JB 3301-V OR APPROVED EQUAL. AREA DRAIN CASTINGS TO BE JB 4200 OR 4220 OR APPROVED EQUAL. CONCRETE: 4000 P.S.I. AT 28 DAYS REINFORCED WITH NO. 4, GRADE 60 BARS PAINT CASTINGS WITH BITUMINOUS PAINT PRECAST STRUCTURES OF APPROPRIATE SIZE ARE ACCEPTABLE.

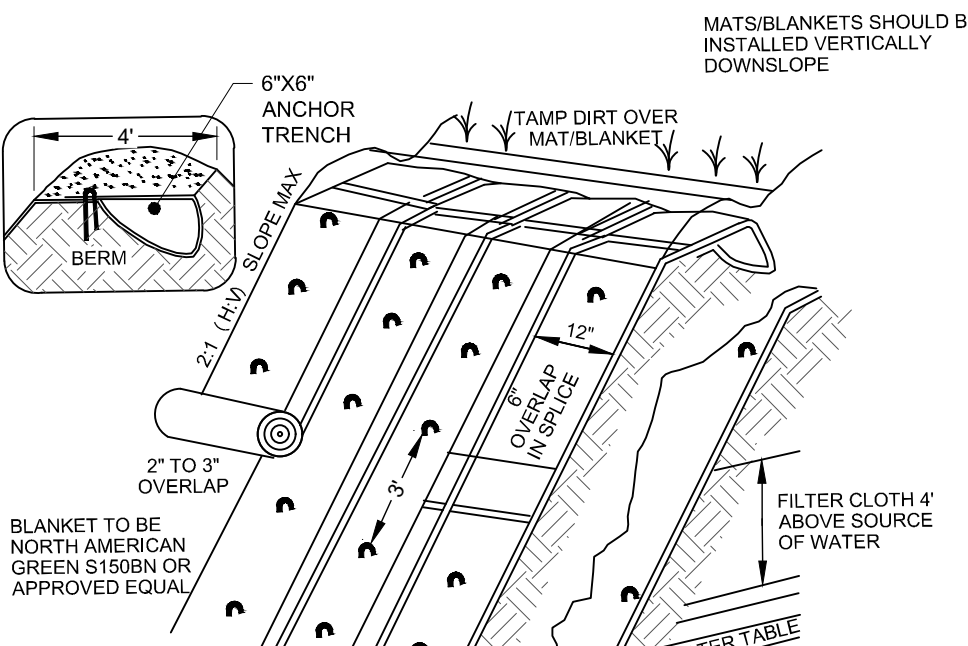


CANTILEVER GATE
N.T.S.



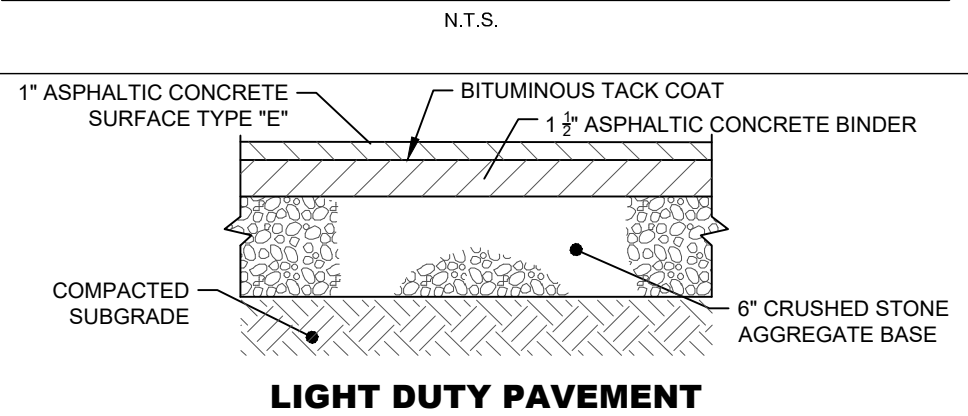
TRASH ENCLOSURE
N.T.S.

NOTE: 1. SEE SITE PLAN FOR LOCATION OF TRASH ENCLOSURE. 2. THE TRASH ENCLOSURE PAD SHALL BE SEALED WITH A 'NON-PIGMENTED' CLEAR CONCRETE SEALER.

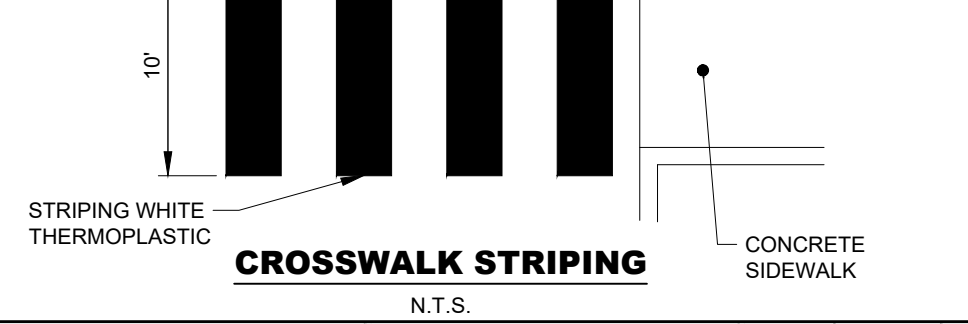


ANCHORING GEOTEXTILE ON EMBANKMENT (TCP-10)
N.T.S.

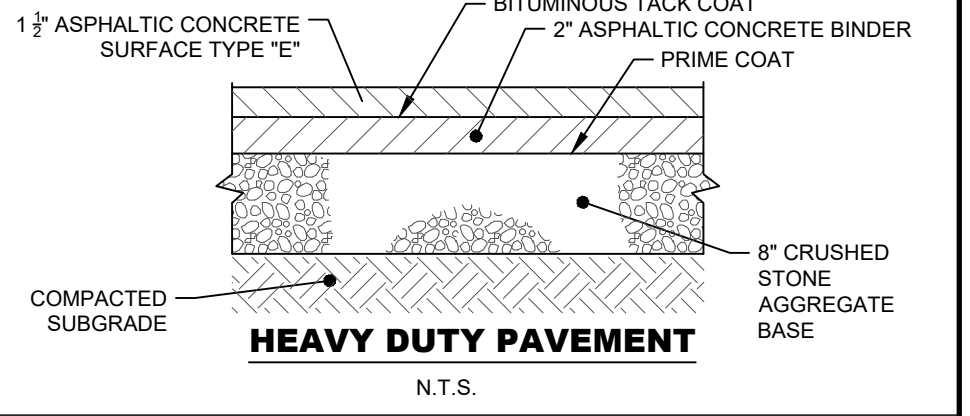
NOTE: 1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT. 2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.



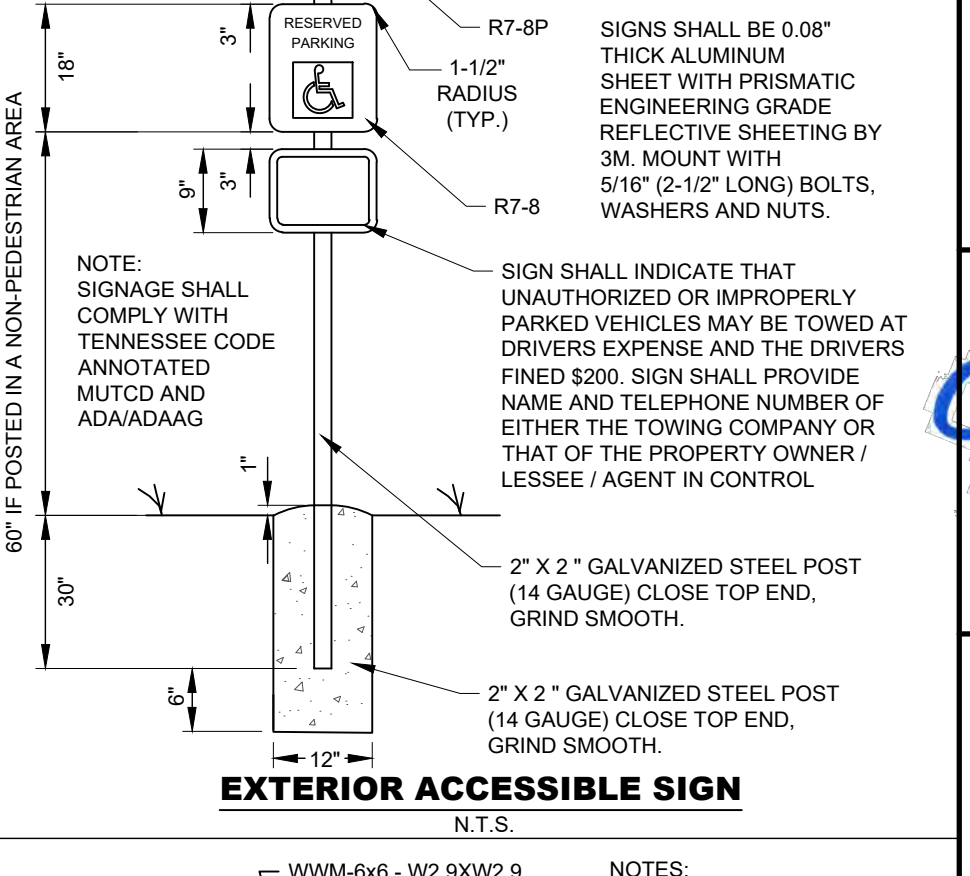
LIGHT DUTY PAVEMENT
N.T.S.



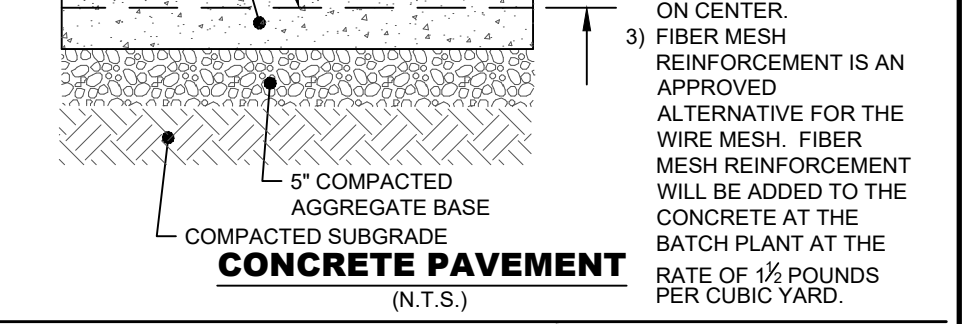
CROSSWALK STRIPING
N.T.S.



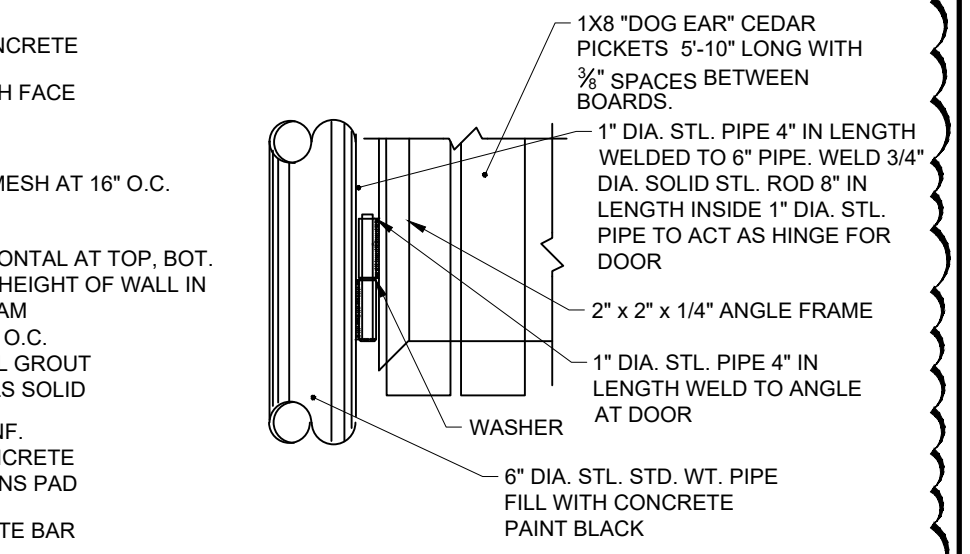
HEAVY DUTY PAVEMENT
N.T.S.



EXTERIOR ACCESSIBLE SIGN
N.T.S.



CONCRETE PAVEMENT
N.T.S.



JAMB DETAIL PLAN VIEW
N.T.S.

NOTE: 1. EXTEND AGGREGATE 3" BASE 1/2" PAST EDGE OF CONCRETE SLAB. 2. CONSTRUCTION JOINTS SHOULD BE SPACED 15' ON CENTER. 3. FIBER MESH REINFORCEMENT IS AN APPROVED ALTERNATIVE FOR THE WIRE MESH. FIBER MESH REINFORCEMENT WILL BE ADDED TO THE CONCRETE AT THE RATE OF 1/2 POUNDS PER CUBIC YARD.

BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.355.9911 • BCVA.com

CIVIL DETAILS
GCTN - TURF MAINTENANCE FACILITY EXPANSION
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE, 37082

DATE	DESCRIPTION
01-12-2022	PLANNING COMMISSION SUBMITTAL
03-03-2022	PLANNING COMMISSION COMMENTS
05-05-2023	REVISION 2
06-15-2023	REVISION 3
07-06-2023	REVISION 4
09-15-2023	PLANNING COMMISSION REVISION



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

OFF SEASON PACKAGE REVISION
KINGSTON SPRINGS PLANNING COMMISSION
APPLICATION FOR REVIEW

Date of Application: 10/14/2023
 Property Address/Location: 1000 Golf Club Drive
 Property Owner's Name: Golf Club of Tennessee, LLC (Dave Hensley, General Manager)
 Property Owner's Address: 1000 Golf Club Drive, Kingston Springs, TN 37082
 Property Owner's Primary Phone #: 615-224-6725 Secondary #: _____
 Property Owner's Email: davehensley@thegolfcluboftn.com
 Applicant's Name: Jeff Hooper, PE
 Applicant's Email: jeff@bargecaution.com Applicant's Phone #: 615-324-4208
 Signature of Applicant:  Signature of Owner: 

SELECT ITEM BELOW TO BE REVIEWED BY PLANNING COMMISSION:

Residential:

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

Commercial:

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

Other:

- Rezone Request: \$150 (34125)
- Change of Use Request: \$50 (34125)
- Conditional Use Review: \$100 (34125)
- Final Plat Recording Fee: \$50 (34125)

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

See Reverse Side for FINAL PLAT Requirements

FINAL PLAT Requirements (Residential and Commercial)

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

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

OFFICE USE ONLY APPLICANT DO NOT WRITE BELOW THIS LINE

Date of Review: _____

Approved

Denied

Withdrawn

Planning Commission Review Fee: \$ _____

Recording Fee (if applicable): \$ _____

Pass Thru Fee (if applicable): \$ _____

TOTAL FEES DUE: \$ _____

Date Paid: _____

Amount Paid: \$ _____

Receipt Number: _____

THE GOLF CLUB OF TENNESSEE

1000 GOLF CLUB DRIVE

KINGSTON SPRINGS, TENNESSEE

SHEET INDEX	
SHEET #	SHEET TITLE
C0.0	COVER SHEET
C0.1	PROJECT NOTES
C0.2	MASTER PLAN
C0.3	DEMOLITION PLAN
C0.4	ACCESS ROAD DEMOLITION PLAN
C1.0	GRADING, DRAINAGE & EPSC PLAN
C1.1	CREEKHOUSE SITE LAYOUT & UTILITY PLAN
C1.2	ACCESS ROAD SITE LAYOUT & UTILITY PLAN
C1.3	STARTING PAVILION & CART BARN SITE LAYOUT & UTILITY PLAN
C2.0	GRADING, DRAINAGE & EPSC PLAN
C2.1	CREEKHOUSE GRADING, DRAINAGE & EPSC PLAN
C2.2	ACCESS ROAD GRADING, DRAINAGE & EPSC PLAN
C2.3	STARTING PAVILION & CART BARN SITE GRADING, DRAINAGE & EPSC PLAN
C2.4	HOLE 6 REMEDIATION PLAN
C2.5	SWPPP
C3.0	CIVIL DETAILS



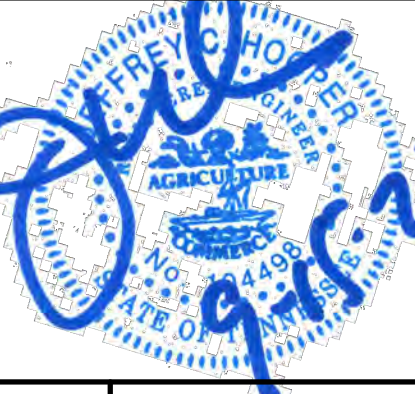
OWNER
 THE GOLF CLUB OF TENNESSEE
 1000 GOLF CLUB DRIVE
 KINGSTON SPRINGS, TENNESSEE 37082
 CONTACT: DAVE HENSLEY, GENERAL MANAGER
 (615) 224-6725
 EMAIL: davehensley@thegolfcluboftn.com

ENGINEER/ APPLICANT
 BARGE CIVIL ASSOCIATES
 6606 CHARLOTTE PIKE, SUITE 210
 NASHVILLE, TENNESSEE 37209
 CONTACT: JEFF HOOPER, P.E.
 PHONE: (615) 324-4208
 EMAIL: jeff@bcacivil.com

PROPOSED OFF-SEASON IMPROVEMENTS
 SEPTEMBER 30, 2022
 REVISION 1: NOVEMBER 10, 2022
 REVISION 2: NOVEMBER 17, 2022
 REVISION 3: SEPTEMBER 15, 2023

REVISION NOTES:

1	11.10.22: ADDRESSED CITY ENGINEER COMMENT
2	11.17.22: ADDRESSED CITY ENGINEER COMMENT
3	9.15.23: REVISED CREEK HOUSE BUILDING LOCATION, ADD STARTER PAVILION AND CART BARN ADDITION



COVER SHEET
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

DATE	DESCRIPTION
09.30.2022	PC SUBMITTAL
11.10.2022	REVISION 1
11.17.2022	REVISION 2
09.15.2023	REVISION 3

C0.0
 BCA JOB NO. 2653-10

GENERAL DEMOLITION NOTES:

1. DEGRADABLE DEMOLITION DEBRIS INCLUDING, BUT NOT LIMITED TO, WOOD, METAL, PLASTER, TILE, ETC., SHALL NOT BE USED AS FILL ON SITE. THESE MATERIALS MUST BE WASTED OFF-SITE. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER ALL UNACCEPTABLE DEMOLITION FILL MATERIALS.
2. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR'S WORK.
3. THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO SCHEDULE, SEQUENCE, AND COORDINATE ALL WORK.
4. IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL, OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
6. THE CONTRACTOR SHALL REMOVE ALL ABANDONED SYSTEMS AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE DRAWINGS. IF AN EXISTING SYSTEM IS TO REMAIN, RELOCATE AND/OR REROUTE AS REQUIRED. NEW LOCATION TO BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO WORK BEING PERFORMED.
7. THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE PROPOSED CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN DEMOLITION WORK OF EXISTING BUILDINGS, UTILITIES, ETC.
9. ALL BUILDINGS OUTSIDE OF THE DEMOLITION AREA SHALL BE PROTECTED.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

GRADING AND DRAINAGE NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ON-SITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL WITHIN SEVEN (7) DAY AFTER GRADING IS COMPLETE.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
 - CONTOURS ON 1' INTERVALS
 - HARDSCAPES, BUILDINGS AND UTILITIES
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.
20. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING.

EROSION CONTROL (EPSC) NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMPs SHALL BE SHOWN ON THE EPSC PLAN.
13. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
15. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT/ MUD/ DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER/ WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
16. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOT) WITH T.D.E.C. UPON FINAL STABILIZATION OF SITE.

UTILITY NOTES:

1. WHERE UTILITY LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWER.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS AND FITTINGS TO CONSTRUCT UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
6. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
7. A MINIMUM OF 4' GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES AND WATER LINES.
8. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS AND GAS CONNECTIONS. UTILITY CONTRACTOR TO INSTALL PROPOSED UTILITIES TO WITHIN 5 FT. OF BUILDING LINE.
9. ALL SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF SOUTH CHEATHAM UTILITY DISTRICT.
10. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING SOUTH CHEATHAM UTILITY DISTRICT THE COST OF INSPECTION.
11. AFTER COMPLETION OF THE SANITARY SEWER(S), SOUTH CHEATHAM UTILITY DISTRICT WILL DIRECT THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED AND APPROVED.
13. INSPECTION CLEANOUTS TO BE INSTALLED ACCORDING TO SOUTH CHEATHAM UTILITY DISTRICT SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SEWER CUT SHEETS AS REQUIRED BY SOUTH CHEATHAM UTILITY DISTRICT.
15. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
16. MAIN LINE SEWER TAPS WILL BE MADE BY SOUTH CHEATHAM UTILITY DISTRICT.
17. COORDINATE MAINLINE WATER TAPS WITH SOUTH CHEATHAM UTILITY DISTRICT PRIOR TO CONSTRUCTION.
18. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH CHEATHAM UTILITY DISTRICT DESIGN SPECIFICATIONS, SOUTH CHEATHAM UTILITY DISTRICT REQUIREMENTS TO SUPERSEDE ANY SPECIFICATIONS PROVIDED. CONTRACTOR SHALL BE KNOWLEDGEABLE OF SOUTH CHEATHAM UTILITY DISTRICT REQUIREMENTS PRIOR TO BIDDING.
19. CONTRACTOR TO PROVIDE CONCRETE ANCHORS ON WATER AND SEWER MAINS IN ACCORDANCE WITH SOUTH CHEATHAM UTILITY DISTRICT.

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE CERTIFICATION:

HEREBY CERTIFY THAT THIS PROJECT DOES REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT.
 THE TOTAL DISTURBED AREA IS: 11.6 ACRES.
 PERMIT NO.: TNR _____

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

IMPAIRED FOR SILTATION
 IMPAIRED FOR HABITAT ALTERATION
 EXCEPTIONAL
 SIGNATURE: *[Signature]* DATE: *9-15-23*

CIRCLE ONE: DEVELOPER **PROJECT ENGINEER** OTHER: _____

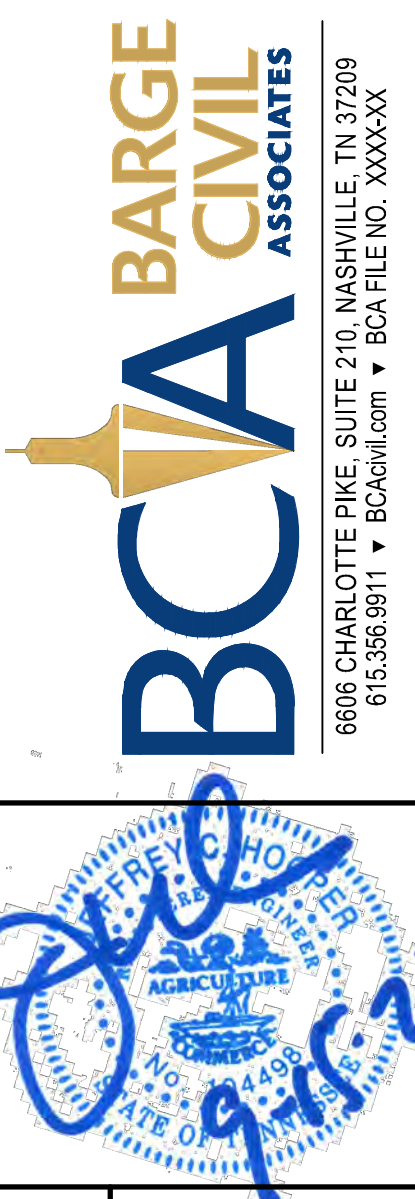
FEMA DATA FOR PROJECT LOCATION:

FEMA FLOOD ZONE: AE
 FEMA MAP PANEL NUMBER: 47021C0304E
 FEMA MAP EFFECTIVE DATE: 12.22.16
 THE 100 YEAR BASE FLOOD ELEVATION (BFE) =VARIES THROUGH PROPERTY DATUM = NAVD 1988.

CONSTRUCTION SCHEDULE:

START CONSTRUCTION: DECEMBER 2022
 COMPLETE CONSTRUCTION: OCTOBER 2023

NOTE:
 NO PROPOSED BUILDINGS/ STRUCTURES ARE WITHIN THE FLOODPLAIN LIMITS OF THE APPROVED CLOMR.



PROJECT NOTES

GOLF CLUB OF TENNESSEE

PROPOSED OFF-SEASON IMPROVEMENTS

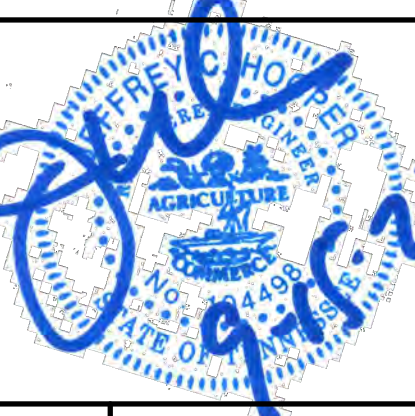
1000 GOLF CLUB DRIVE

KINGSTON SPRINGS, TENNESSEE 37082

DATE	DESCRIPTION
09-30-2022	PC SUBMITTAL
11-10-2022	REVISION 1
11-17-2022	REVISION 2
09-15-2023	REVISION 3

C0.1

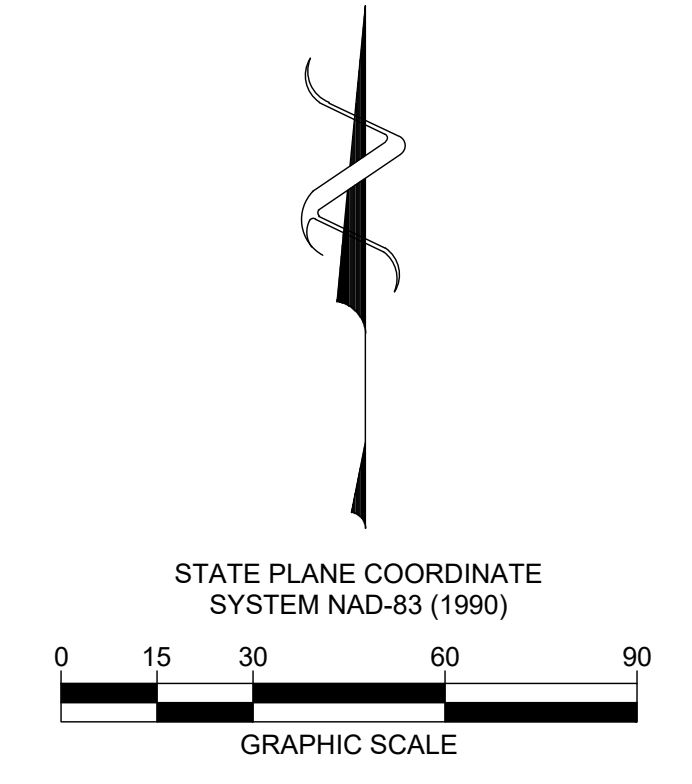
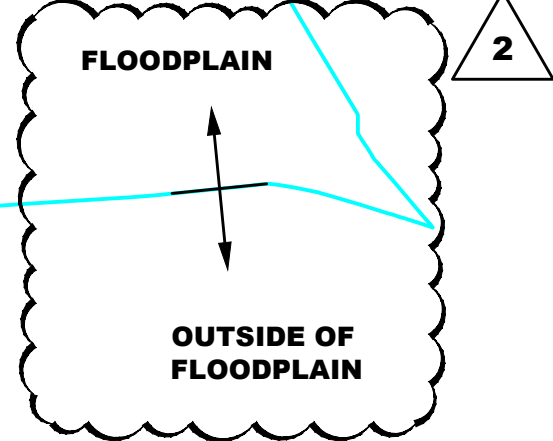
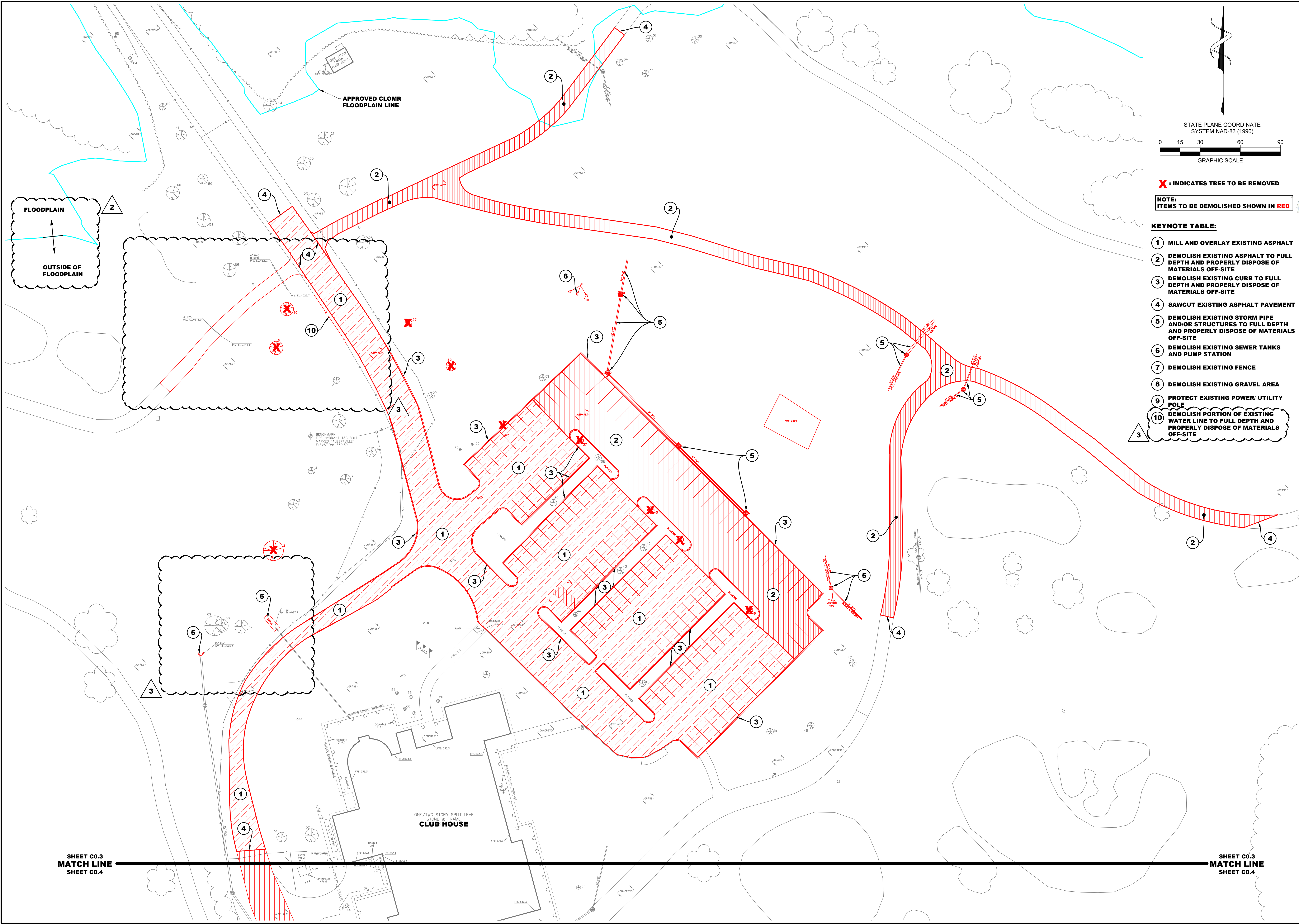
BCA JOB NO. 2653-10



MASTER PLAN
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

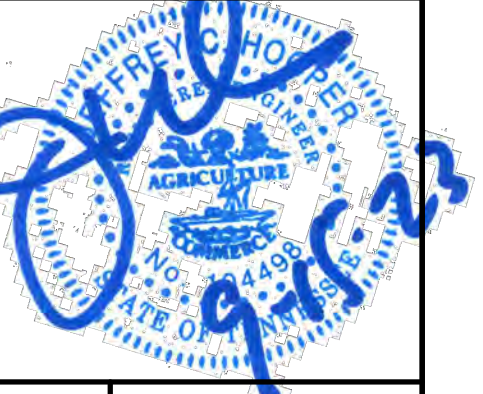
- BUILDING SCHEDULE**
- EXISTING STRUCTURES:**
- A** CLUBHOUSE
 - B** PAVILION
 - C** TEACHING FACILITY
 - D** INGRAM CABIN
 - E** CROCKETT LODGE
 - F** CART BARN
 - G** MAINTENANCE FACILITY
 - H** BAG DROP
- PROPOSED STRUCTURES:**
- I** CREEK HOUSE
1,800 S.F.
 - J** CART BARN EXPANSION
ADDITIONAL SPACE: 5,500 S.F.
 - K** THREE-STORY CABIN
7,600 S.F.
 - L** SERVICE PAVILION
3,000 S.F.

DATE	DESCRIPTION
09/30/2022	PC SUBMITTAL
11/10/2022	REVISION 1
09/15/2023	REVISION 3



X : INDICATES TREE TO BE REMOVED
NOTE:
 ITEMS TO BE DEMOLISHED SHOWN IN **RED**

- KEYNOTE TABLE:**
- ① MILL AND OVERLAY EXISTING ASPHALT
 - ② DEMOLISH EXISTING ASPHALT TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
 - ③ DEMOLISH EXISTING CURB TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
 - ④ SAWCUT EXISTING ASPHALT PAVEMENT
 - ⑤ DEMOLISH EXISTING STORM PIPE AND/OR STRUCTURES TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
 - ⑥ DEMOLISH EXISTING SEWER TANKS AND PUMP STATION
 - ⑦ DEMOLISH EXISTING FENCE
 - ⑧ DEMOLISH EXISTING GRAVEL AREA
 - ⑨ PROTECT EXISTING POWER/ UTILITY POLE
 - ⑩ DEMOLISH PORTION OF EXISTING WATER LINE TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE



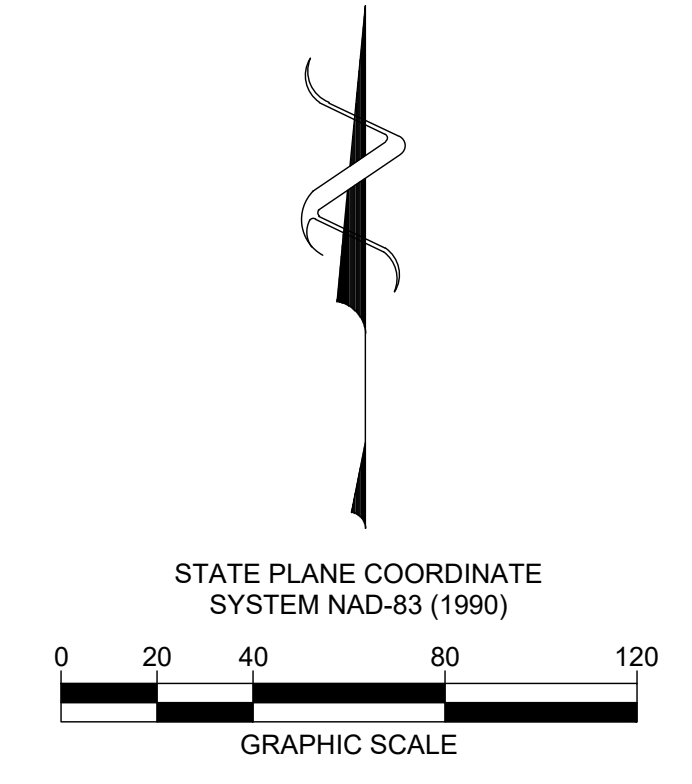
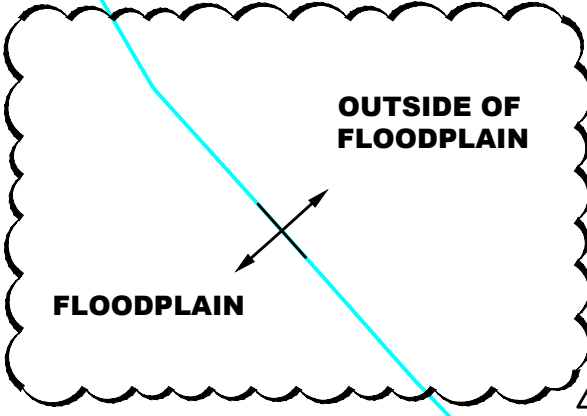
DEMOLITION PLAN
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

DATE	DESCRIPTION
09/30/2022	PC SUBMITTAL
11/17/2022	REVISION 2
09/15/2023	REVISION 3

SHEET C0.3
 MATCH LINE
 SHEET C0.4

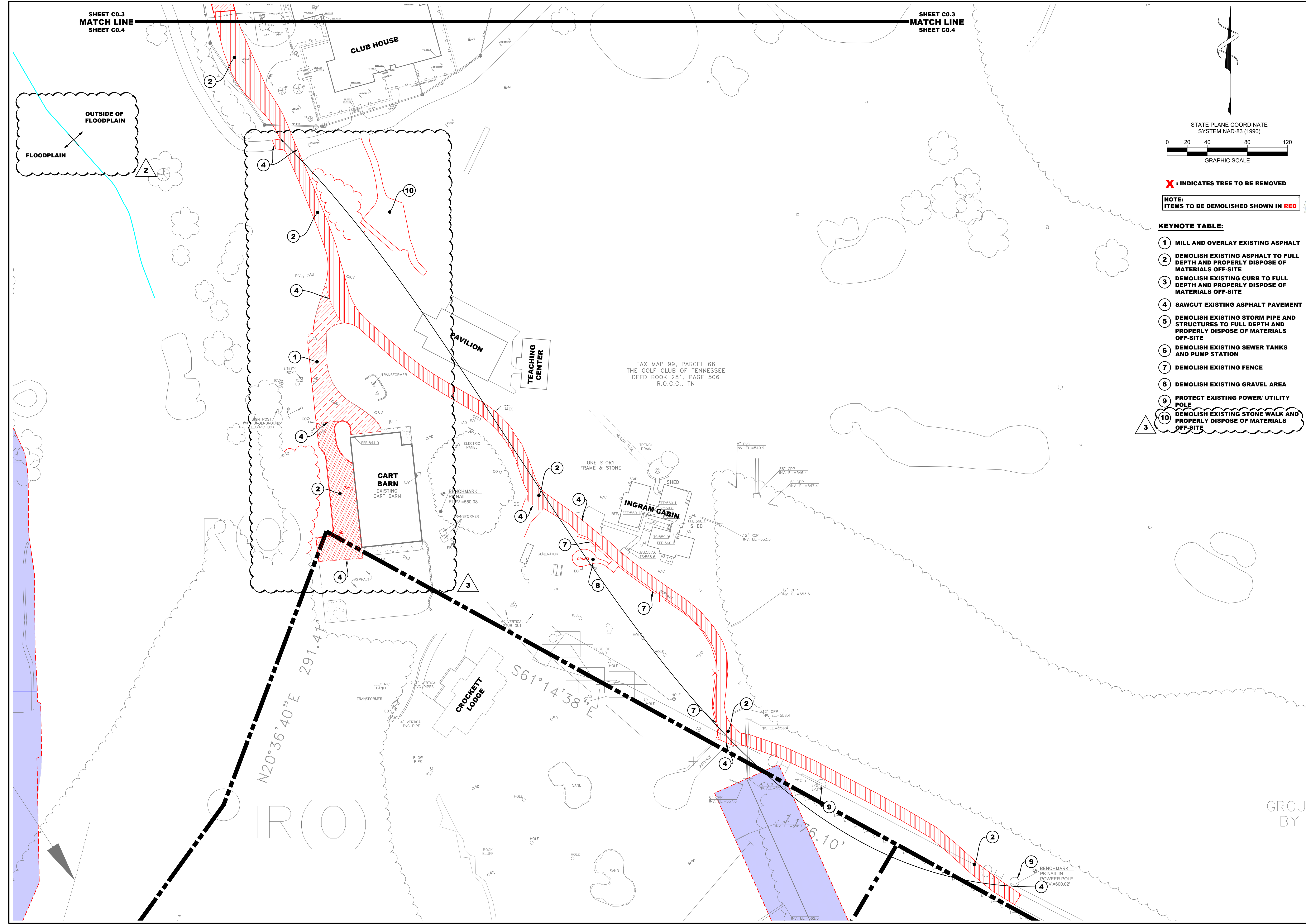
SHEET C0.3
 MATCH LINE
 SHEET C0.4

C0.3
 BCA JOB NO. 2653-10

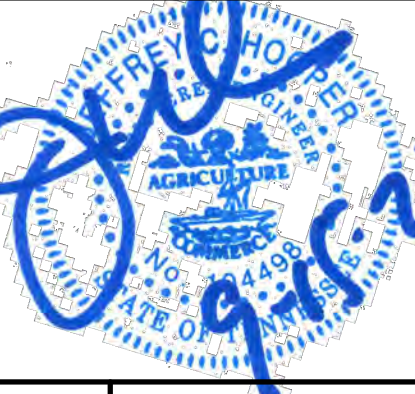


X : INDICATES TREE TO BE REMOVED
NOTE:
ITEMS TO BE DEMOLISHED SHOWN IN RED

- KEYNOTE TABLE:**
- ① MILL AND OVERLAY EXISTING ASPHALT
 - ② DEMOLISH EXISTING ASPHALT TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
 - ③ DEMOLISH EXISTING CURB TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
 - ④ SAWCUT EXISTING ASPHALT PAVEMENT
 - ⑤ DEMOLISH EXISTING STORM PIPE AND STRUCTURES TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
 - ⑥ DEMOLISH EXISTING SEWER TANKS AND PUMP STATION
 - ⑦ DEMOLISH EXISTING FENCE
 - ⑧ DEMOLISH EXISTING GRAVEL AREA
 - ⑨ PROTECT EXISTING POWER/ UTILITY POLE
 - ⑩ DEMOLISH EXISTING STONE WALK AND PROPERLY DISPOSE OF MATERIALS OFF-SITE

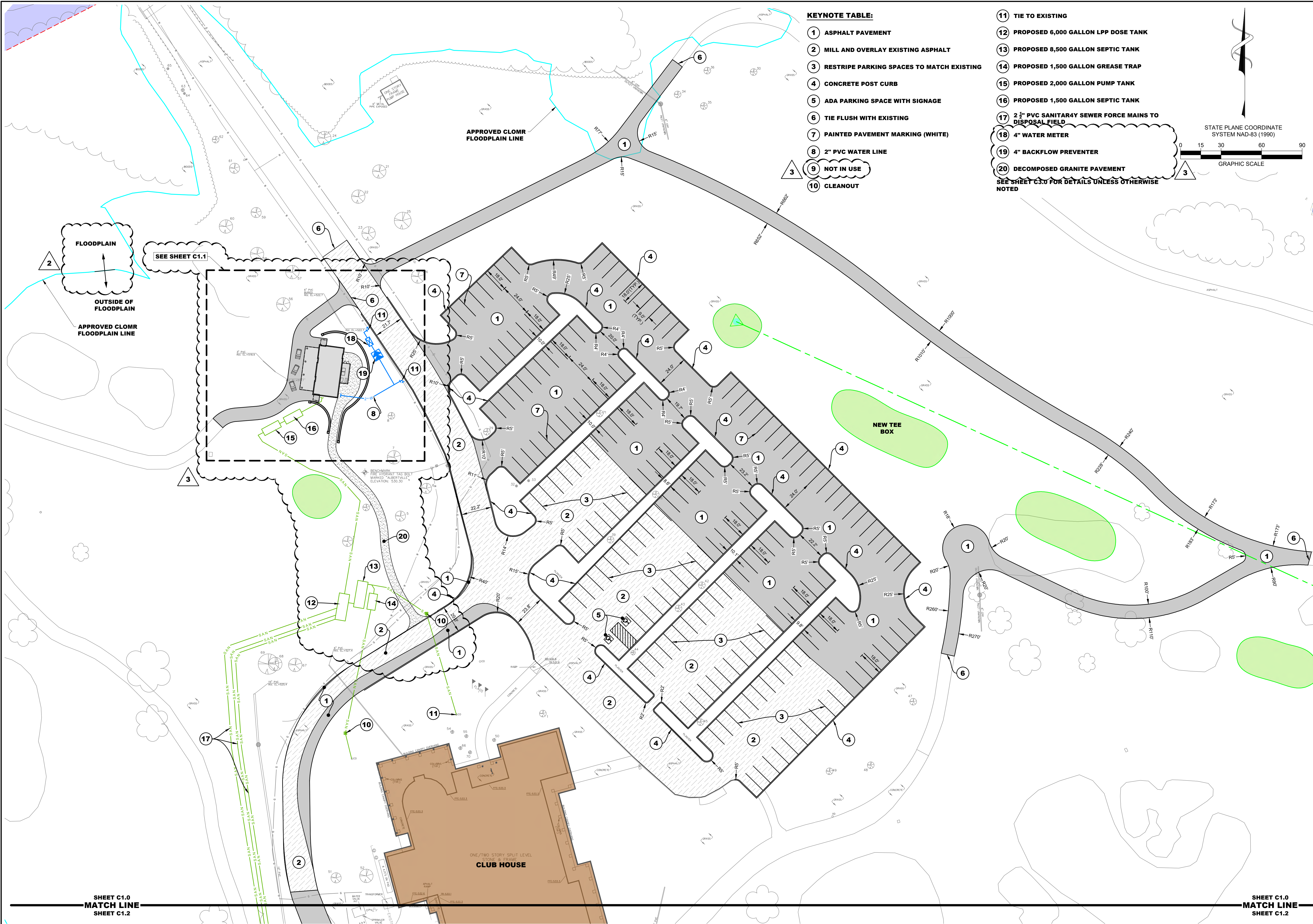


TAX MAP 99, PARCEL 66
 THE GOLF CLUB OF TENNESSEE
 DEED BOOK 281, PAGE 506
 R.O.C.C., TN



ACCESS ROAD DEMOLITION PLAN
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

DATE	DESCRIPTION
09.30.2022	PC SUBMITTAL
11.17.2022	REVISION 2
09.15.2023	REVISION 3

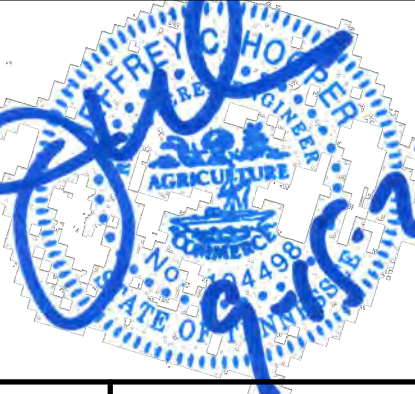
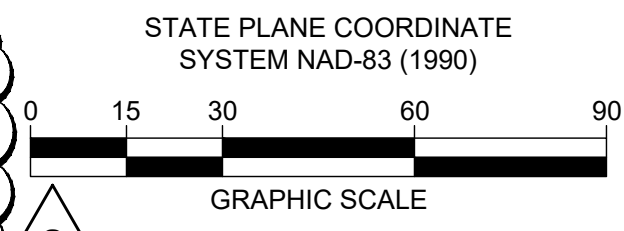


KEYNOTE TABLE:

- 1 ASPHALT PAVEMENT
- 2 MILL AND OVERLAY EXISTING ASPHALT
- 3 RESTRIPE PARKING SPACES TO MATCH EXISTING
- 4 CONCRETE POST CURB
- 5 ADA PARKING SPACE WITH SIGNAGE
- 6 TIE FLUSH WITH EXISTING
- 7 PAINTED PAVEMENT MARKING (WHITE)
- 8 2" PVC WATER LINE
- 9 NOT IN USE
- 10 CLEANOUT

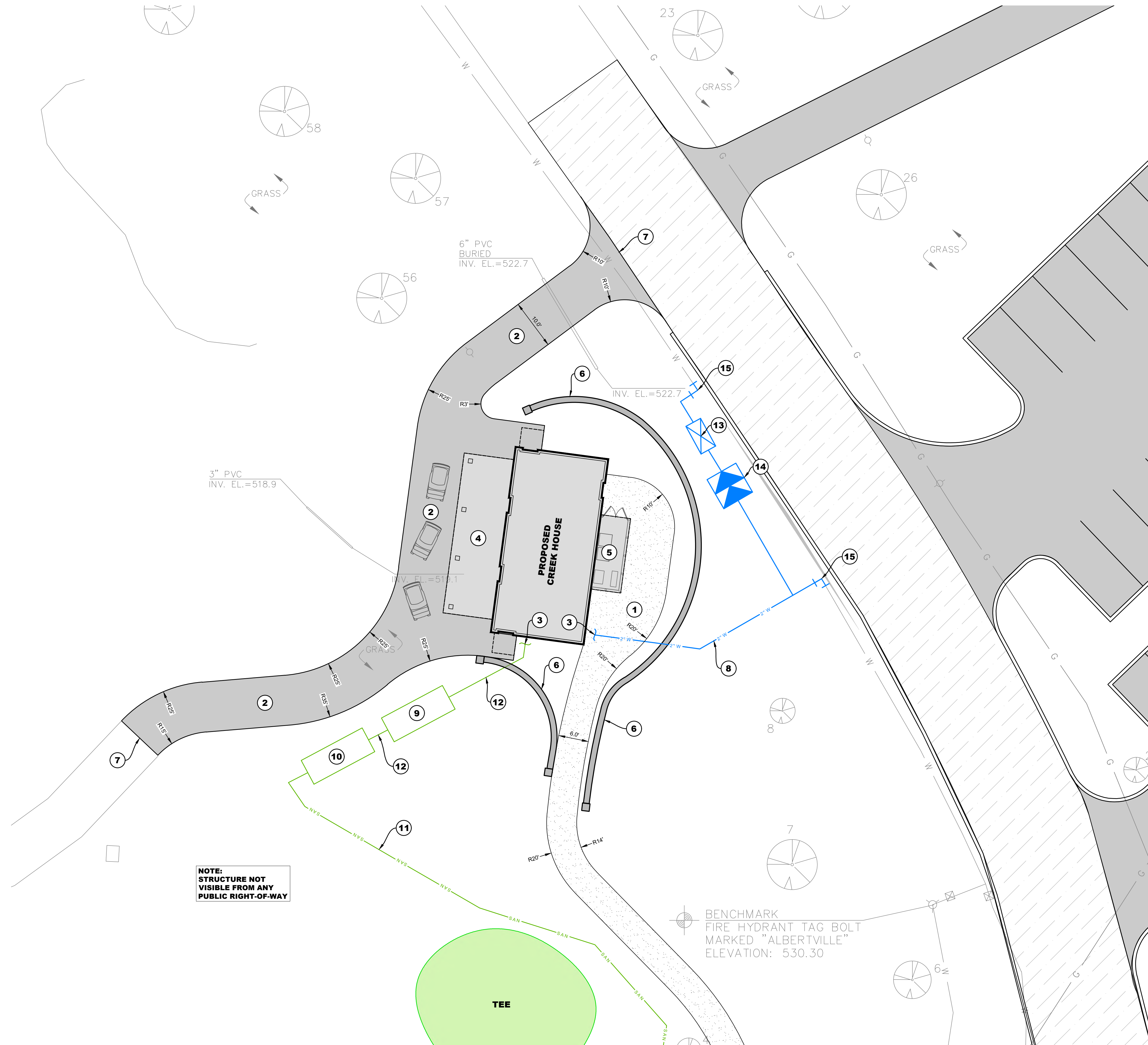
- 11 TIE TO EXISTING
- 12 PROPOSED 6,000 GALLON LPP DOSE TANK
- 13 PROPOSED 8,500 GALLON SEPTIC TANK
- 14 PROPOSED 1,500 GALLON GREASE TRAP
- 15 PROPOSED 2,000 GALLON PUMP TANK
- 16 PROPOSED 1,500 GALLON SEPTIC TANK
- 17 2 1/2" PVC SANITARY SEWER FORCE MAINS TO DISPOSAL FIELD
- 18 4" WATER METER
- 19 4" BACKFLOW PREVENTER
- 20 DECOMPOSED GRANITE PAVEMENT

SEE SHEET C3.0 FOR DETAILS UNLESS OTHERWISE NOTED



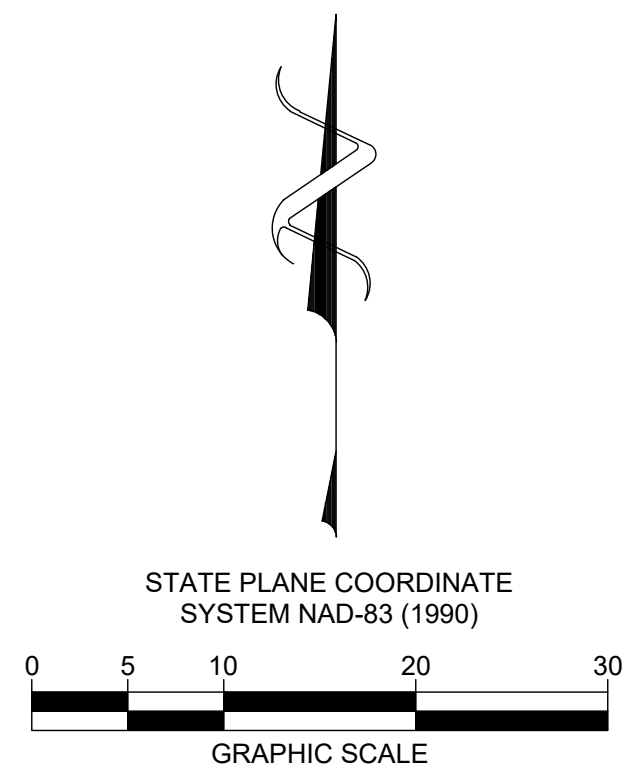
SITE LAYOUT & UTILITY PLAN
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

DATE	DESCRIPTION
09.30.2022	PC SUBMITTAL
11.17.2022	REVISION 2
09.15.2023	REVISION 3

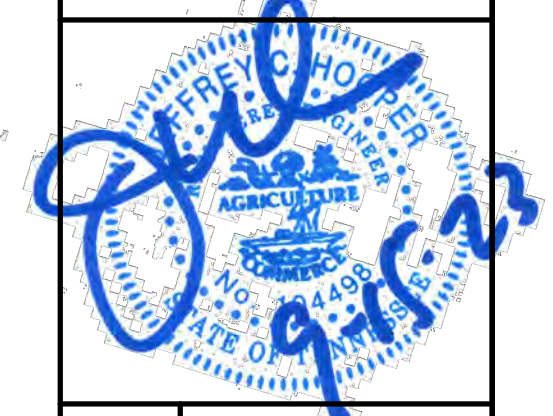


NOTE:
STRUCTURE NOT
VISIBLE FROM ANY
PUBLIC RIGHT-OF-WAY

BENCHMARK
FIRE HYDRANT TAG BOLT
MARKED "ALBERTVILLE"
ELEVATION: 530.30



- KEYNOTE TABLE:**
- ① DECOMPOSED GRANITE PAVEMENT
 - ② HEAVY DUTY ASPHALT PAVEMENT
 - ③ SEE PLUMBING FOR CONTINUATION
 - ④ COVERED PORCH
 - ⑤ COVERED UTILITY PORCH
 - ⑥ STONE RETAINING/ SCREEN WALL
 - ⑦ TIE FLUSH WITH EXISTING
 - ⑧ 2" PVC WATER LINE
 - ⑨ PROPOSED 1,500 GALLON SEPTIC TANK
 - ⑩ PROPOSED 2,000 GALLON PUMP TANK
 - ⑪ 1 1/2" PVC SANITARY SEWER FORCE MAIN
 - ⑫ 3" PVC GRAVITY SANITARY SEWER LINE
 - ⑬ 4" WATER METER
 - ⑭ 4" BACKFLOW PREVENTER
 - ⑮ TAP EXISTING WATER LINE
- SEE SHEET C3.0 FOR DETAILS UNLESS OTHERWISE NOTED

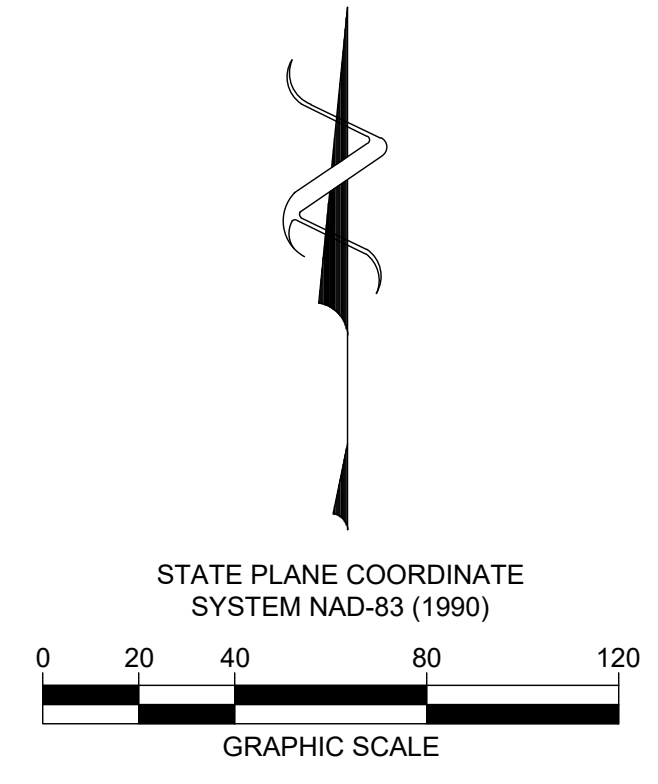
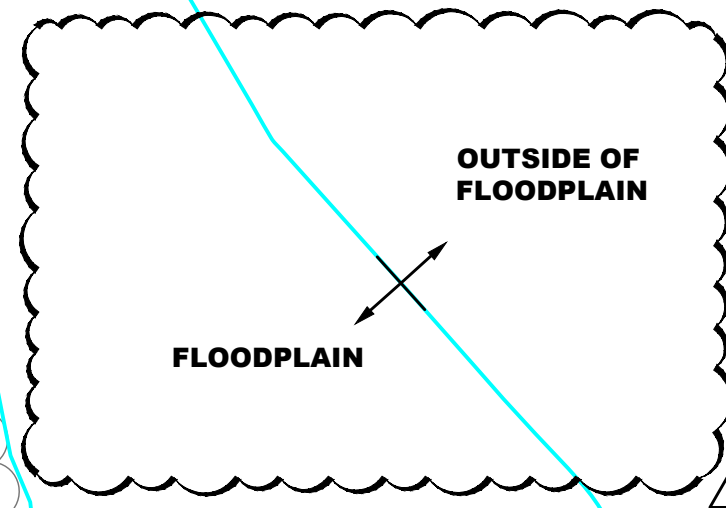


CREEKHOUSE SITE LAYOUT & UTILITY PLAN
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

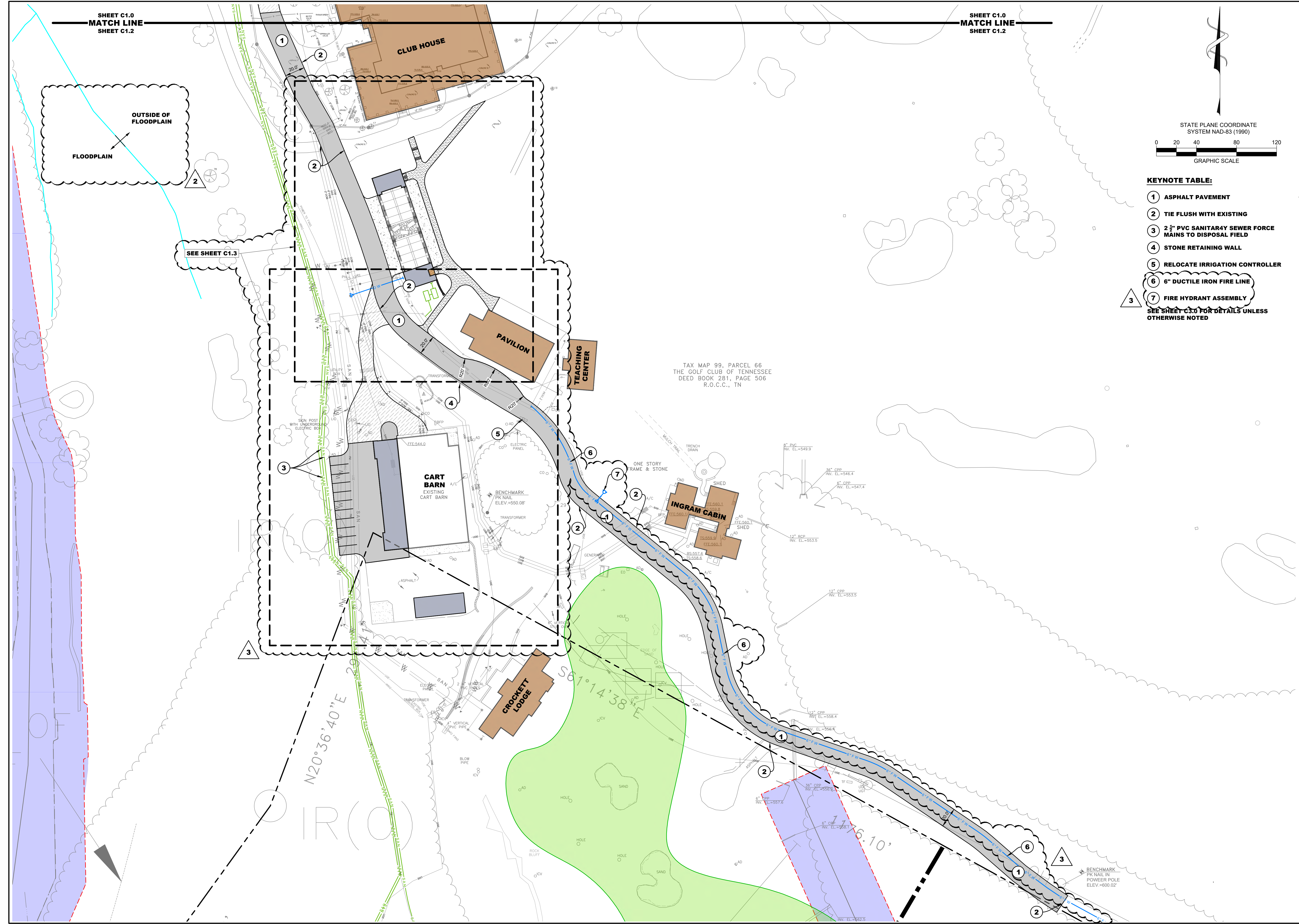
DATE	DESCRIPTION
09.30.2022	PC SUBMITTAL
11.17.2022	REVISION 2
09.15.2023	REVISION 3

SHEET C1.0
MATCH LINE
SHEET C1.2

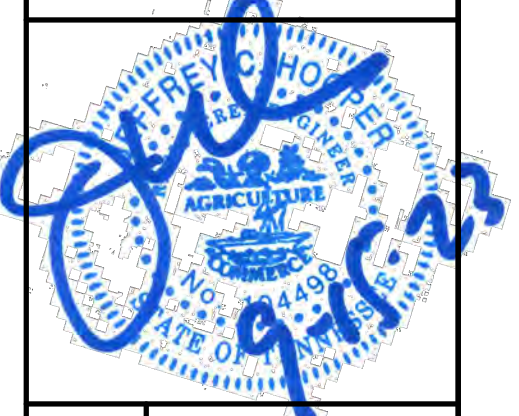
SHEET C1.0
MATCH LINE
SHEET C1.2



- KEYNOTE TABLE:**
- ① ASPHALT PAVEMENT
 - ② TIE FLUSH WITH EXISTING
 - ③ 2 1/2" PVC SANITARY SEWER FORCE MAINS TO DISPOSAL FIELD
 - ④ STONE RETAINING WALL
 - ⑤ RELOCATE IRRIGATION CONTROLLER
 - ⑥ 6" DUCTILE IRON FIRE LINE
 - ⑦ FIRE HYDRANT ASSEMBLY
- △ 3 SEE SHEET C3.0 FOR DETAILS UNLESS OTHERWISE NOTED



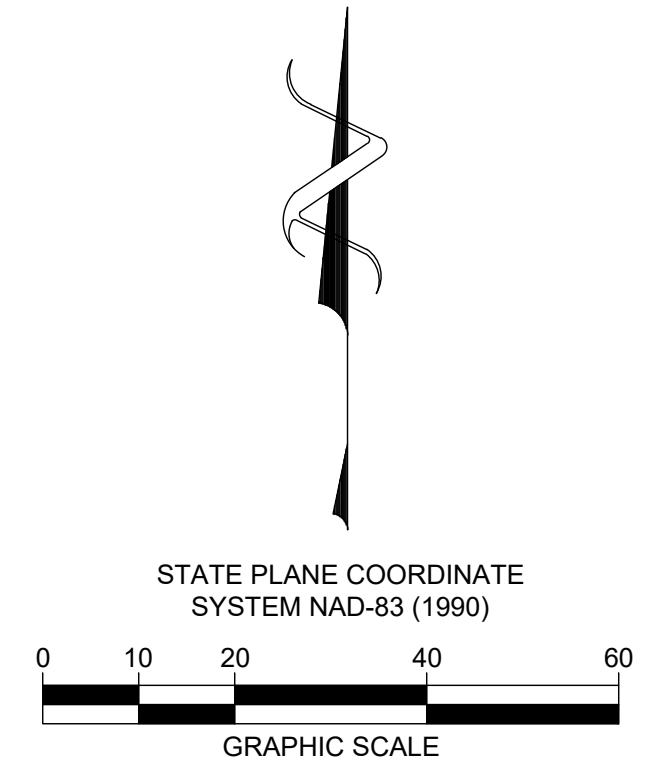
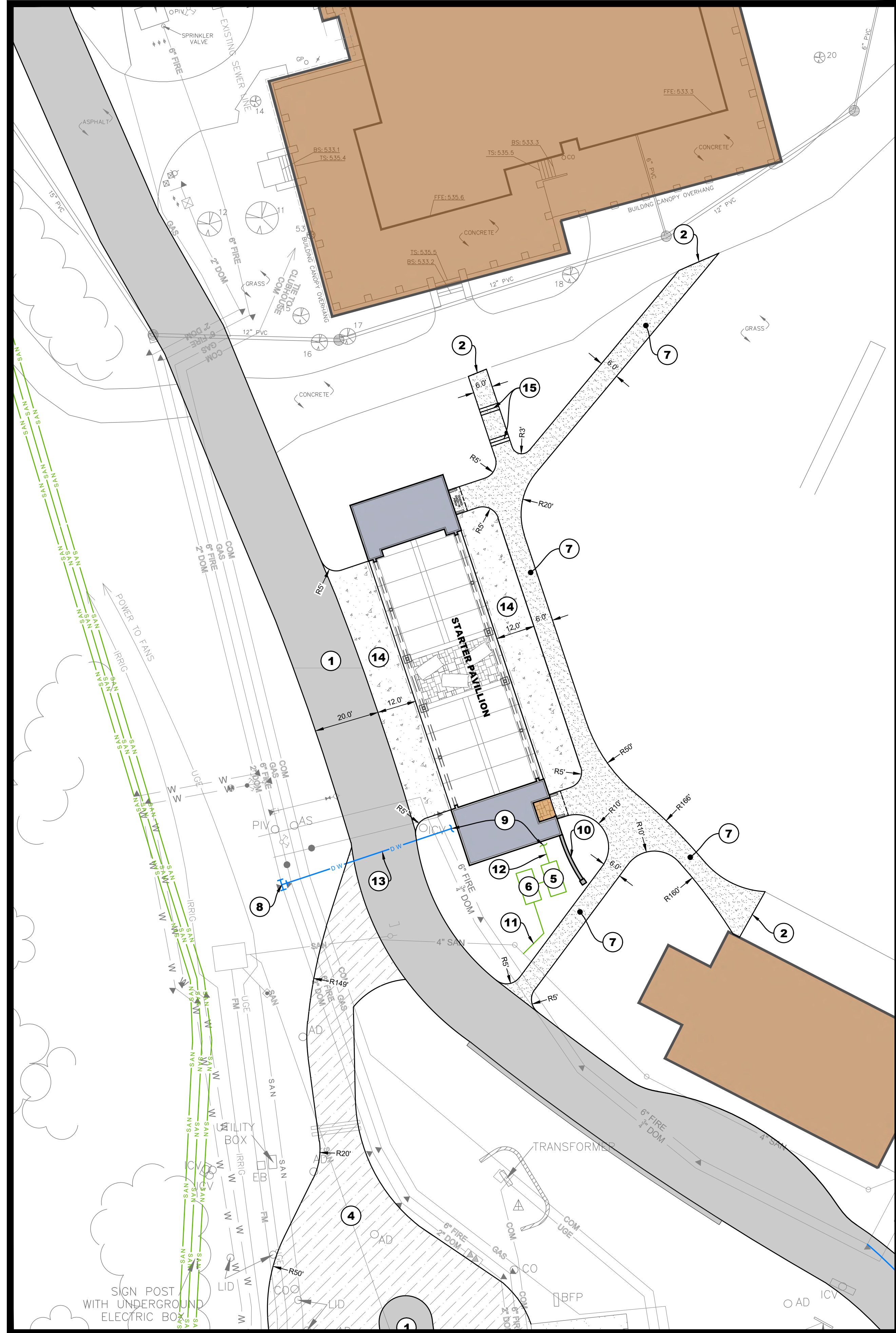
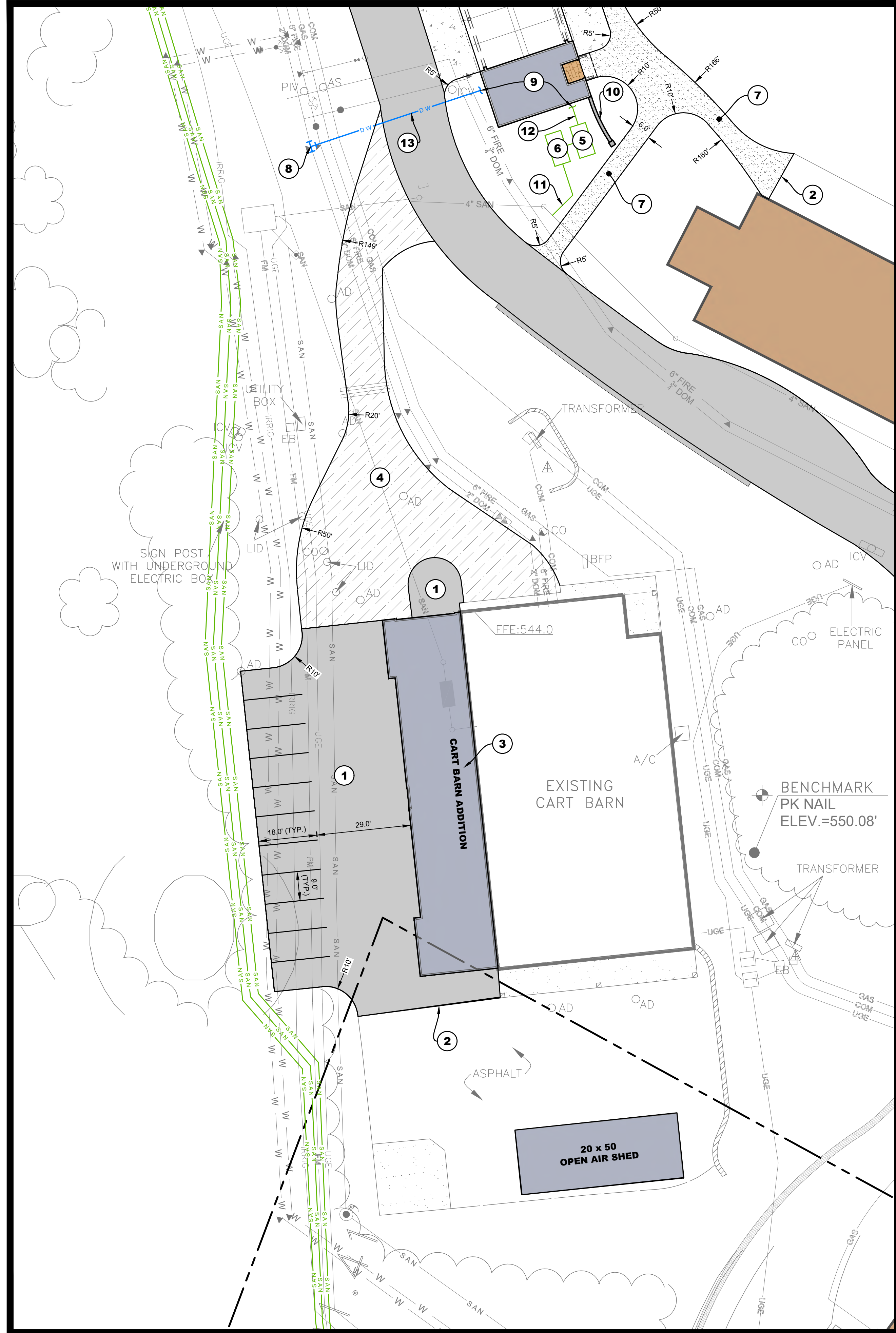
BARGE CIVIL ASSOCIATES
BCA
6006 CHARLOTTE PINE, SUITE 210, NASHVILLE, TN 37209
615.336.9911 • BCACivil.com • BCA FILE NO. XXXXX



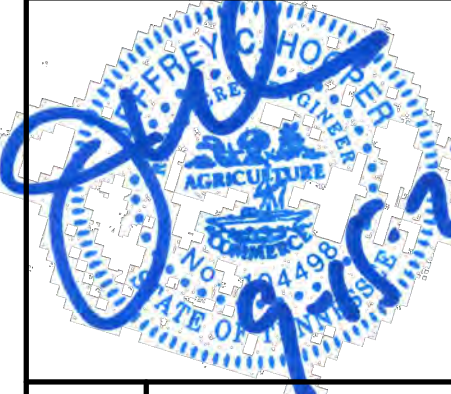
ACCESS ROAD SITE LAYOUT & UTILITY PLAN
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

DATE	DESCRIPTION
09.30.2022	PC SUBMITTAL
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09.15.2023	REVISION 3

C1.2
BCA JOB NO. 2653-10

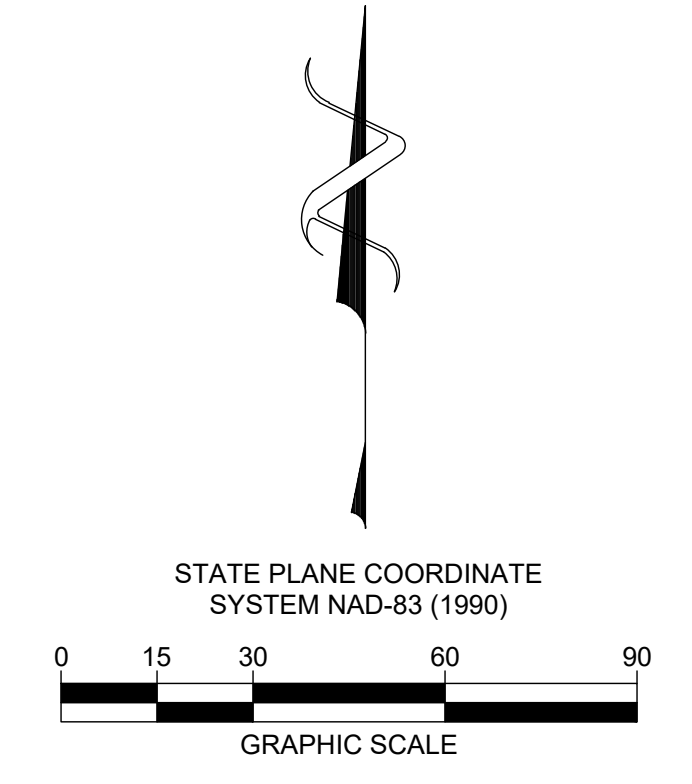
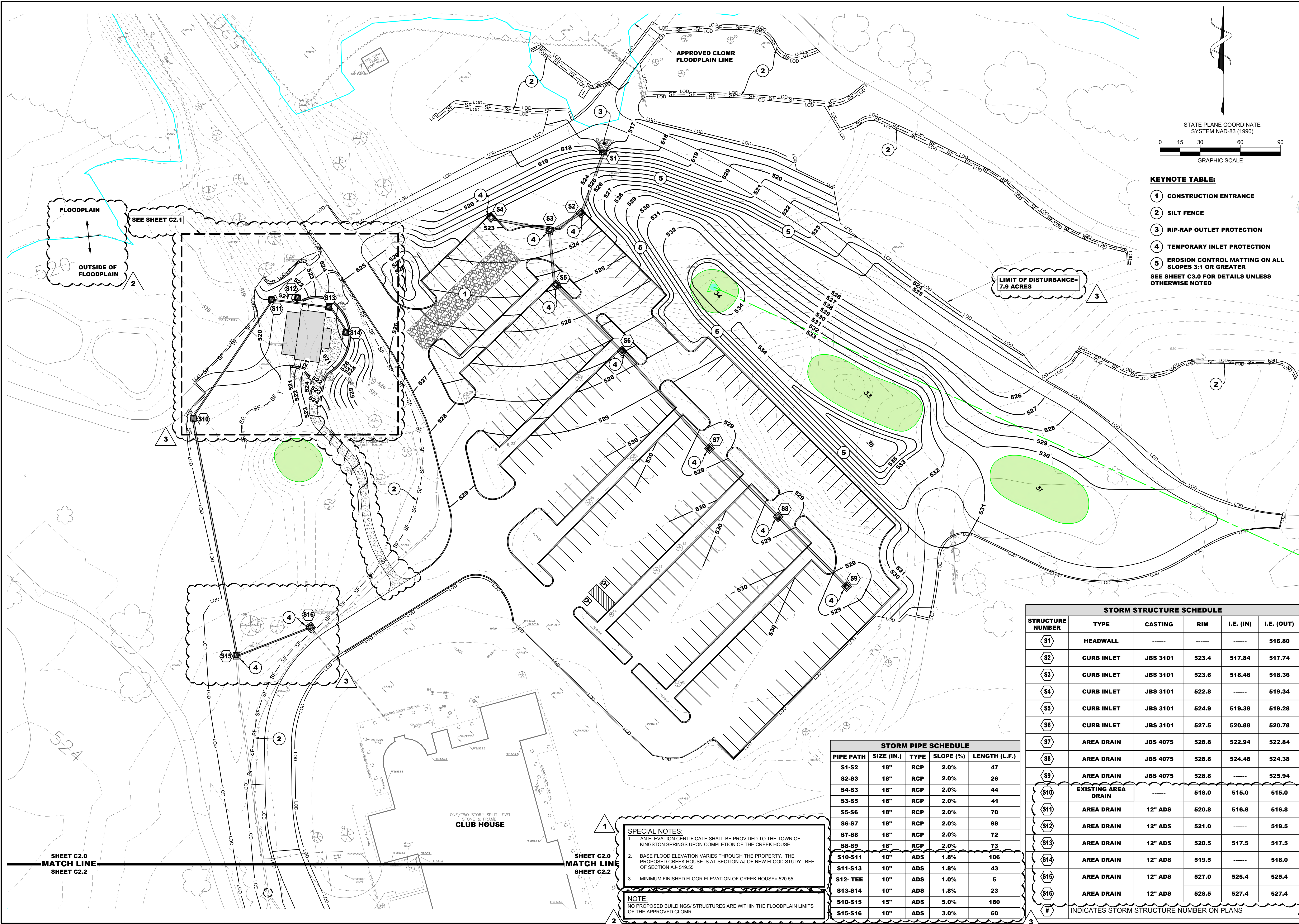


- KEYNOTE TABLE:**
- 1 ASPHALT PAVEMENT
 - 2 TIE FLUSH WITH EXISTING
 - 3 RELOCATE SEWER AS NECESSARY AND TIE TO EXISTING
 - 4 MILL AND OVERLAY EXISTING ASPHALT
 - 5 PROPOSED 1,500 GALLON SEPTIC TANK
 - 6 PROPOSED 2,000 GALLON PUMP TANK
 - 7 DECOMPOSED GRANITE PAVEMENT
 - 8 TAP EXISTING WATER LINE
 - 9 SEE PLUMBING FOR CONTINUATION
 - 10 STONE SCREEN WALL
 - 11 1 1/2" PVC SANITARY SEWER FORCE MAIN
 - 12 3" PVC GRAVITY SANITARY SEWER LINE
 - 13 DOMESTIC WATER LINE
 - 14 CONCRETE PAVEMENT
 - 15 CONCRETE STAIRS
- SEE SHEET C3.0 FOR DETAILS UNLESS OTHERWISE NOTED



**STARTING PAVILION & CART BARN ADDITION SITE LAYOUT & UTILITY
 GOLF CLUB OF TENNESSEE
 PROPOSED OFF-SEASON IMPROVEMENTS
 1000 GOLF CLUB DRIVE
 KINGSTON SPRINGS, TENNESSEE 37082**

DATE	DESCRIPTION
09.30.2022	PC SUBMITTAL
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- KEYNOTE TABLE:**
- ① CONSTRUCTION ENTRANCE
 - ② SILT FENCE
 - ③ RIP-RAP OUTLET PROTECTION
 - ④ TEMPORARY INLET PROTECTION
 - ⑤ EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER
- SEE SHEET C3.0 FOR DETAILS UNLESS OTHERWISE NOTED

LIMIT OF DISTURBANCE = 7.9 ACRES

FLOODPLAIN
OUTSIDE OF FLOODPLAIN

SEE SHEET C2.1

524

SHEET C2.0
MATCH LINE
SHEET C2.2

SHEET C2.0
MATCH LINE
SHEET C2.2

SPECIAL NOTES:

- AN ELEVATION CERTIFICATE SHALL BE PROVIDED TO THE TOWN OF KINGSTON SPRINGS UPON COMPLETION OF THE CREEK HOUSE.
- BASE FLOOD ELEVATION VARIES THROUGH THE PROPERTY. THE PROPOSED CREEK HOUSE IS AT SECTION AJ OF NEW FLOOD STUDY. BFE OF SECTION AJ- 519.55
- MINIMUM FINISHED FLOOR ELEVATION OF CREEK HOUSE= 520.55

NOTE:
NO PROPOSED BUILDINGS/ STRUCTURES ARE WITHIN THE FLOODPLAIN LIMITS OF THE APPROVED CLOMR.

STORM PIPE SCHEDULE					
PIPE PATH	SIZE (IN.)	TYPE	SLOPE (%)	LENGTH (L.F.)	
S1-S2	18"	RCP	2.0%	47	
S2-S3	18"	RCP	2.0%	26	
S4-S3	18"	RCP	2.0%	44	
S3-S5	18"	RCP	2.0%	41	
S5-S6	18"	RCP	2.0%	70	
S6-S7	18"	RCP	2.0%	98	
S7-S8	18"	RCP	2.0%	72	
S8-S9	18"	RCP	2.0%	73	
S10-S11	10"	ADS	1.8%	106	
S11-S13	10"	ADS	1.8%	43	
S12-TEE	10"	ADS	1.0%	5	
S13-S14	10"	ADS	1.8%	23	
S10-S15	15"	ADS	5.0%	180	
S15-S16	10"	ADS	3.0%	60	

STORM STRUCTURE SCHEDULE					
STRUCTURE NUMBER	TYPE	CASTING	RIM	I.E. (IN)	I.E. (OUT)
S1	HEADWALL	-----	-----	-----	516.80
S2	CURB INLET	JBS 3101	523.4	517.84	517.74
S3	CURB INLET	JBS 3101	523.6	518.46	518.36
S4	CURB INLET	JBS 3101	522.8	-----	519.34
S5	CURB INLET	JBS 3101	524.9	519.38	519.28
S6	CURB INLET	JBS 3101	527.5	520.88	520.78
S7	AREA DRAIN	JBS 4075	528.8	522.94	522.84
S8	AREA DRAIN	JBS 4075	528.8	524.48	524.38
S9	AREA DRAIN	JBS 4075	528.8	-----	525.94
S10	EXISTING AREA DRAIN	-----	518.0	515.0	515.0
S11	AREA DRAIN	12" ADS	520.8	516.8	516.8
S12	AREA DRAIN	12" ADS	521.0	-----	519.5
S13	AREA DRAIN	12" ADS	520.5	517.5	517.5
S14	AREA DRAIN	12" ADS	519.5	-----	518.0
S15	AREA DRAIN	12" ADS	527.0	525.4	525.4
S16	AREA DRAIN	12" ADS	528.5	527.4	527.4
#	INDICATES STORM STRUCTURE NUMBER ON PLANS				

6006 CHARLOTTE PINE, SUITE 210, NASHVILLE, TN 37209
 615.336.9911 • BCAinc.com • BCA FILE NO. XXXXX

GRADING, DRAINAGE & EPSC PLAN

GOLF CLUB OF TENNESSEE

PROPOSED OFF-SEASON IMPROVEMENTS

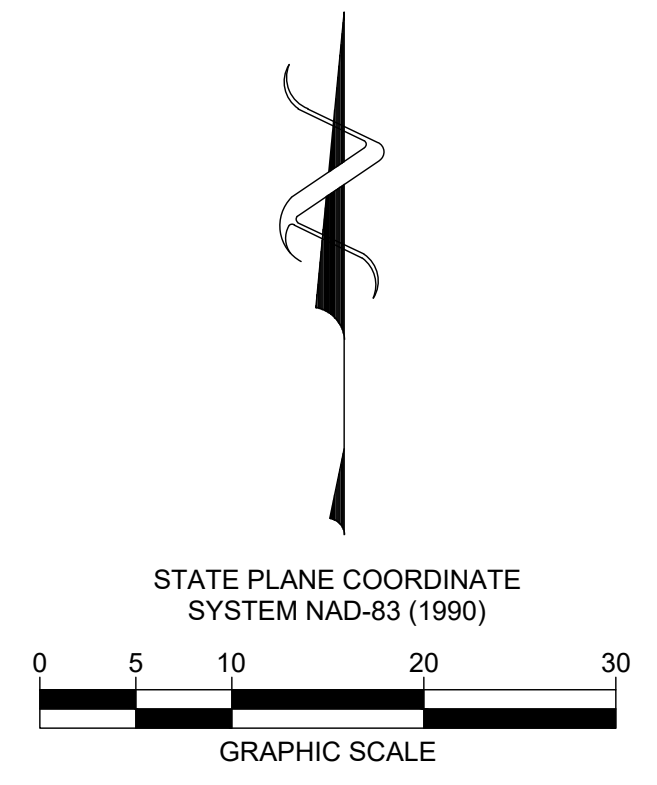
1000 GOLF CLUB DRIVE

KINGSTON SPRINGS, TENNESSEE 37082

DATE	DESCRIPTION
09/30/2022	PC SUBMITTAL
11/10/2022	REVISION 1
11/17/2022	REVISION 2
09/15/2023	REVISION 3

C2.0

BCA JOB NO. 2653-10

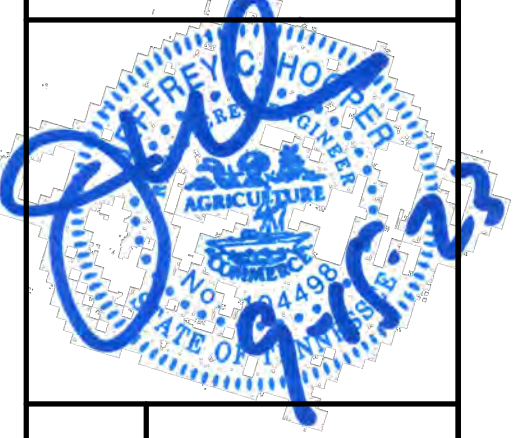


- KEYNOTE TABLE:**
- ① SILT FENCE
 - ② TEMPORARY INLET PROTECTION
- SEE SHEET C3.0 FOR DETAILS UNLESS OTHERWISE NOTED

SPECIAL NOTES:

1. AN ELEVATION CERTIFICATE SHALL BE PROVIDED TO THE TOWN OF KINGSTON SPRINGS UPON COMPLETION OF THE CREEK HOUSE.
2. BASE FLOOD ELEVATION VARIES THROUGHOUT THE PROPERTY. THE PROPOSED CREEK HOUSE IS AT SECTION AJ OF NEW FLOOD STUDY. BFE OF SECTION AJ- 519.55
3. MINIMUM FINISHED FLOOR ELEVATION OF CREEK HOUSE= 520.55

NOTE:
NO PROPOSED BUILDINGS/ STRUCTURES ARE WITHIN THE FLOODPLAIN LIMITS OF THE APPROVED CLOMR.

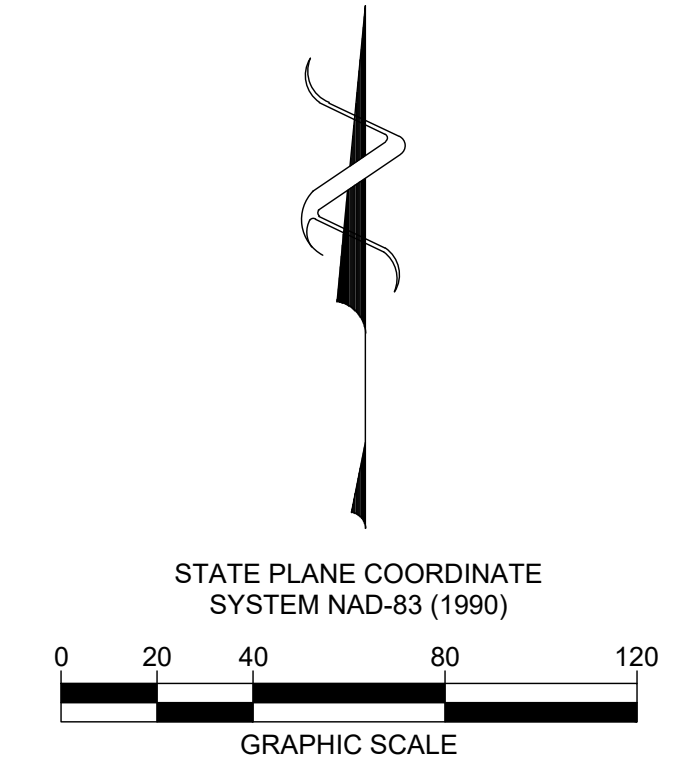
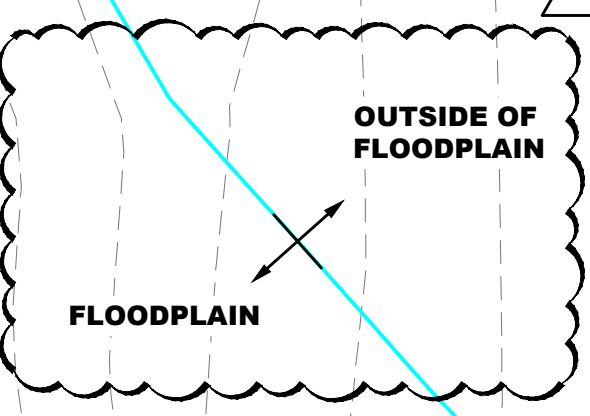


CREEKHOUSE GRADING, DRAINAGE & EPSC PLAN
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

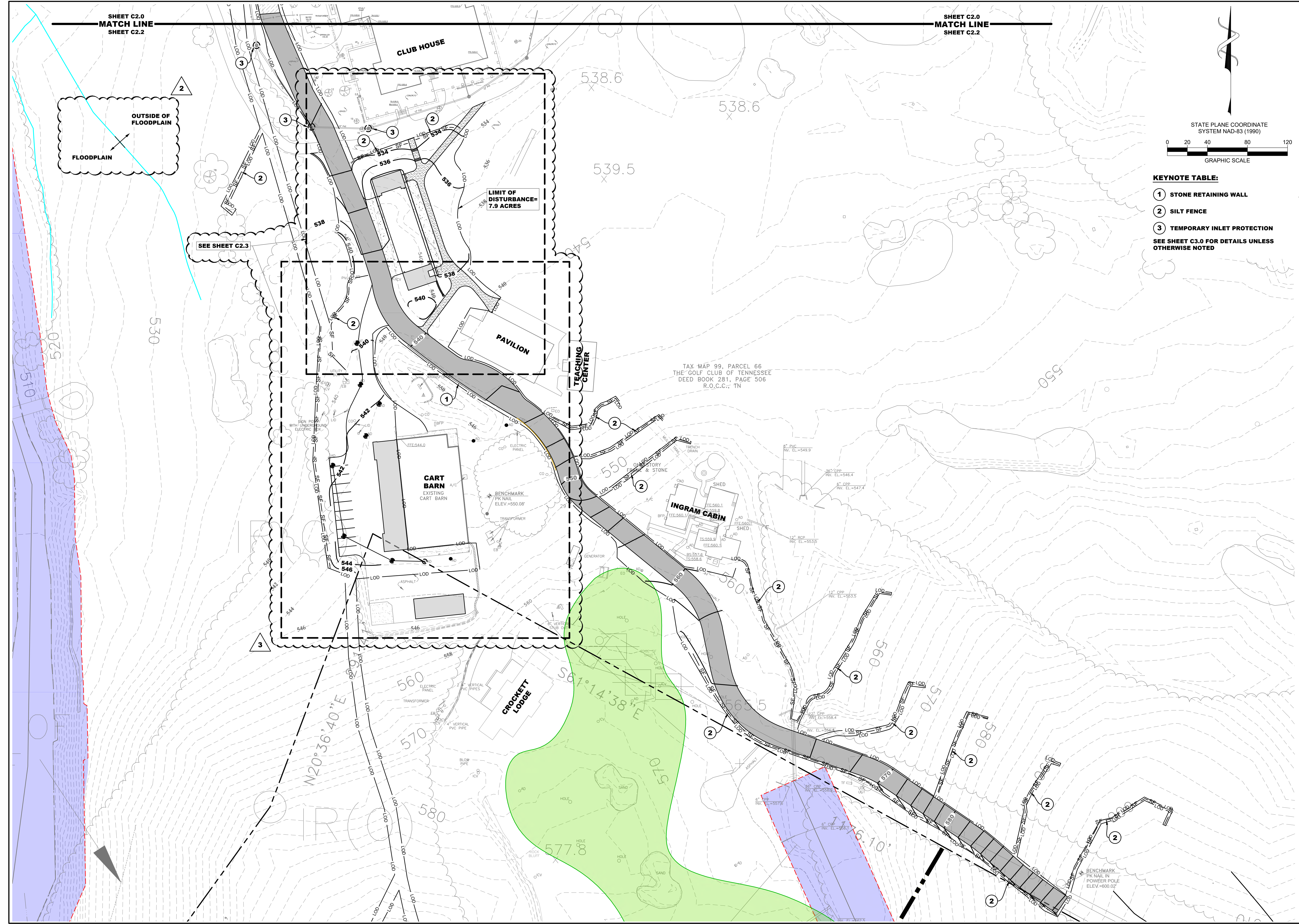
DATE	DESCRIPTION
09.30.2022	PC SUBMITTAL
11.10.2022	REVISION 1
11.17.2022	REVISION 2
09.15.2023	REVISION 3

SHEET C2.0
MATCH LINE
SHEET C2.2

SHEET C2.0
MATCH LINE
SHEET C2.2

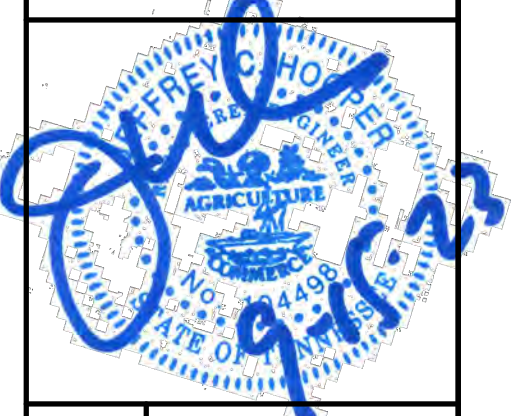


- KEYNOTE TABLE:**
- ① STONE RETAINING WALL
 - ② SILT FENCE
 - ③ TEMPORARY INLET PROTECTION
- SEE SHEET C3.0 FOR DETAILS UNLESS OTHERWISE NOTED



BCA
BARGE
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ASSOCIATES

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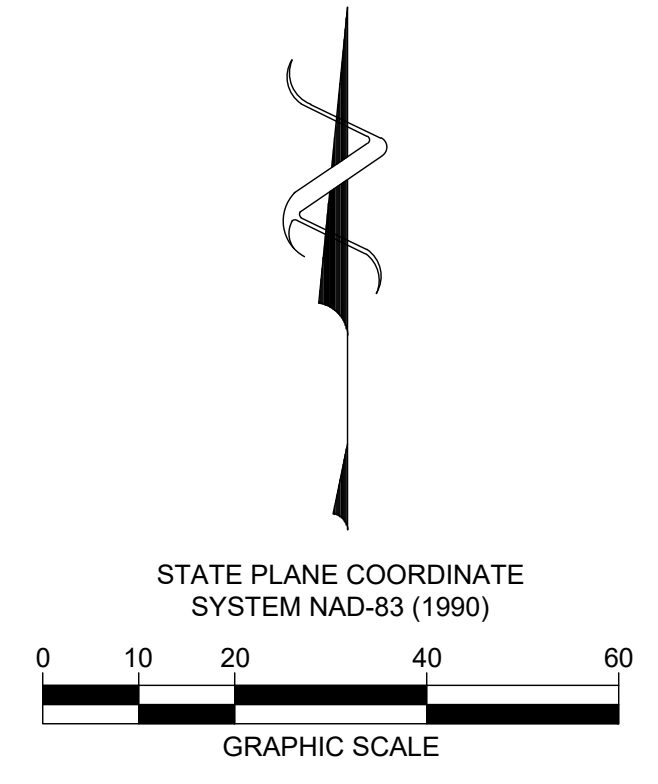
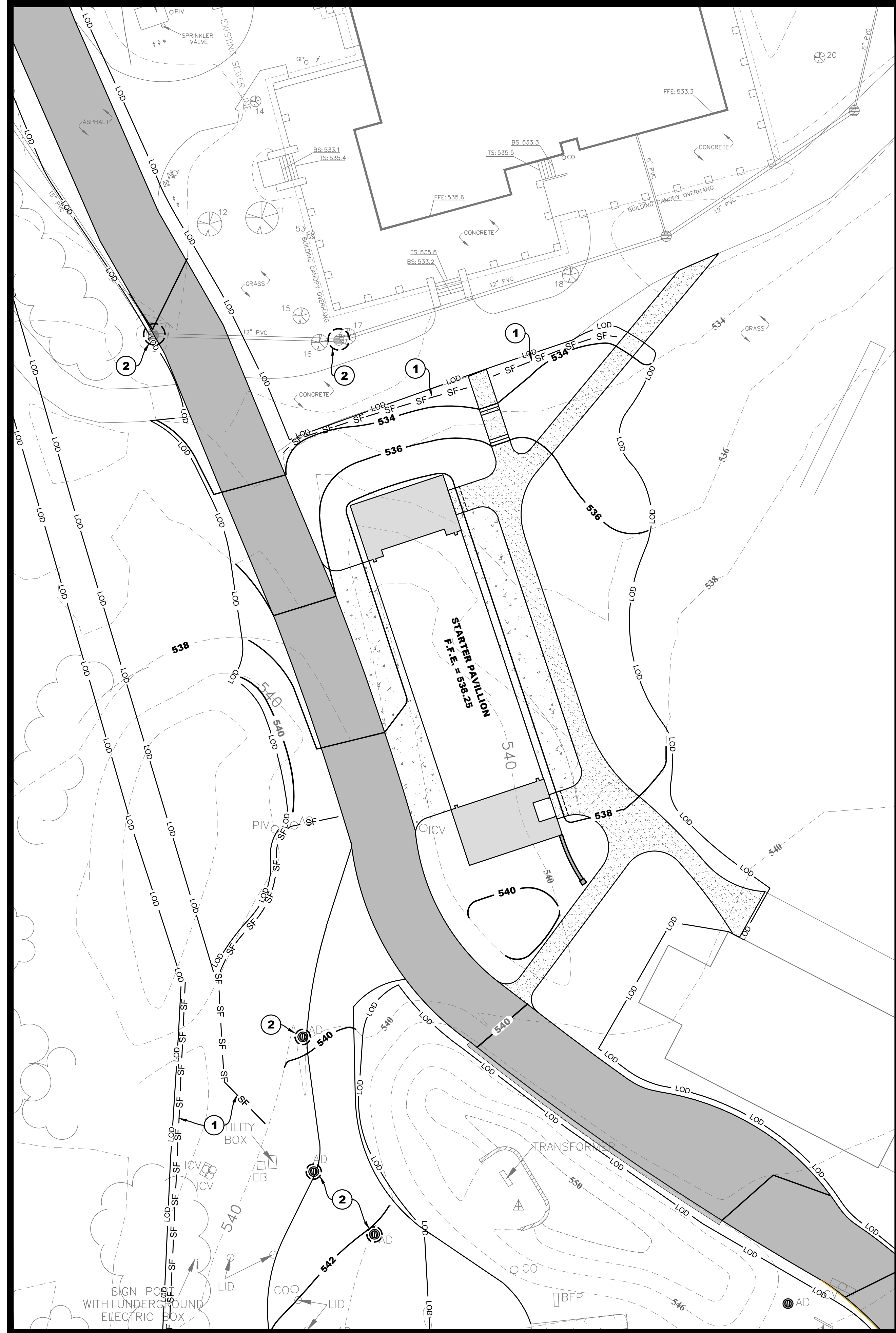
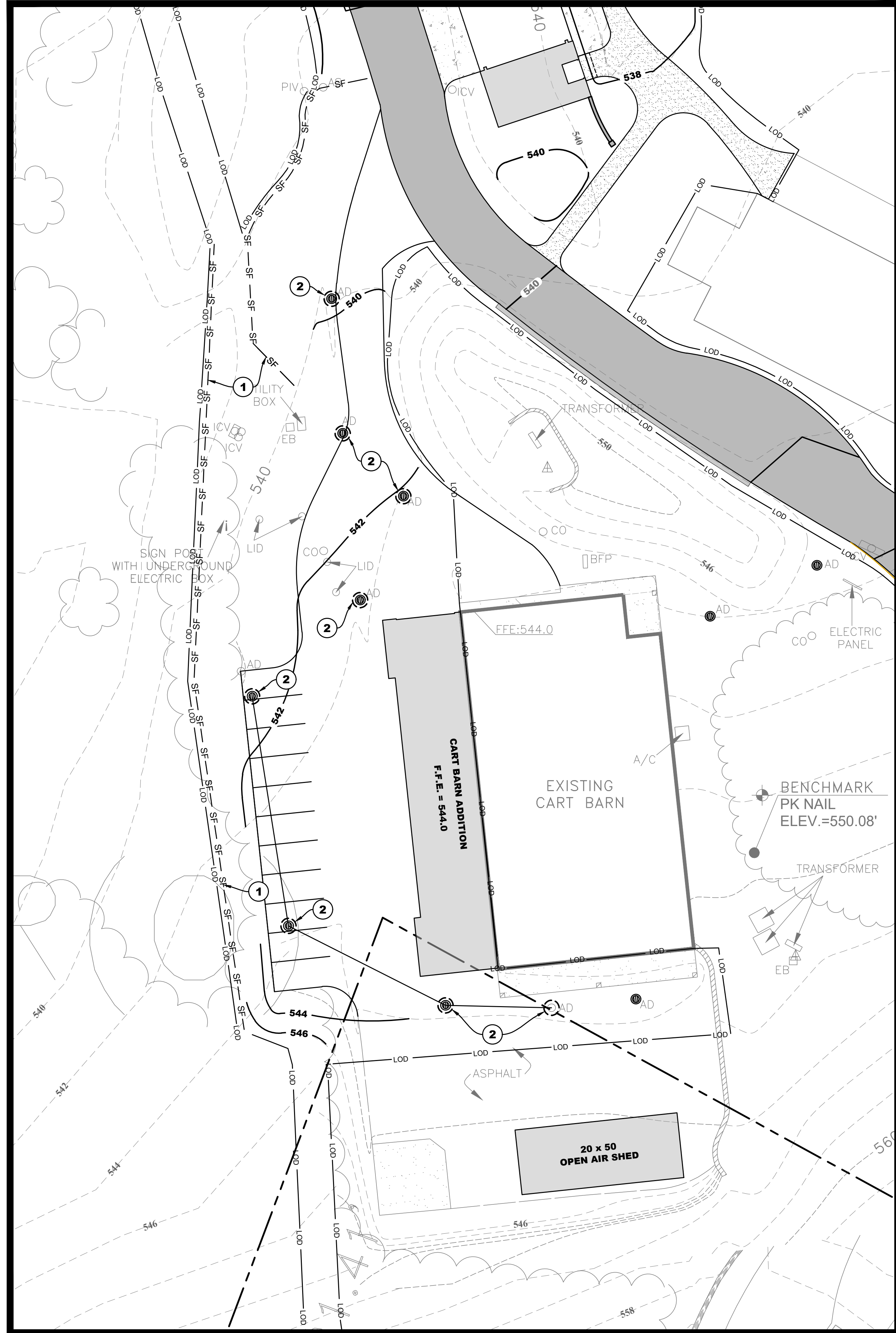


ACCESS ROAD GRADING, DRAINAGE & EPSC PLAN
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

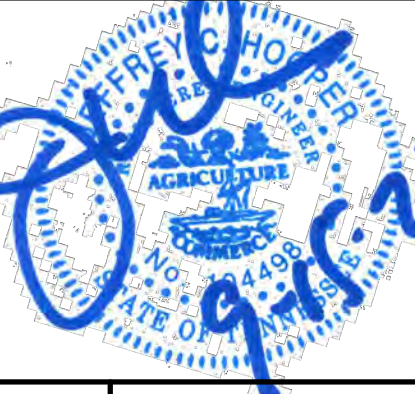
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09.30.2022	PC SUBMITTAL
11.10.2022	REVISION 1
11.17.2022	REVISION 2
09.15.2023	REVISION 3

C2.2

BCA JOB NO. 2653-10

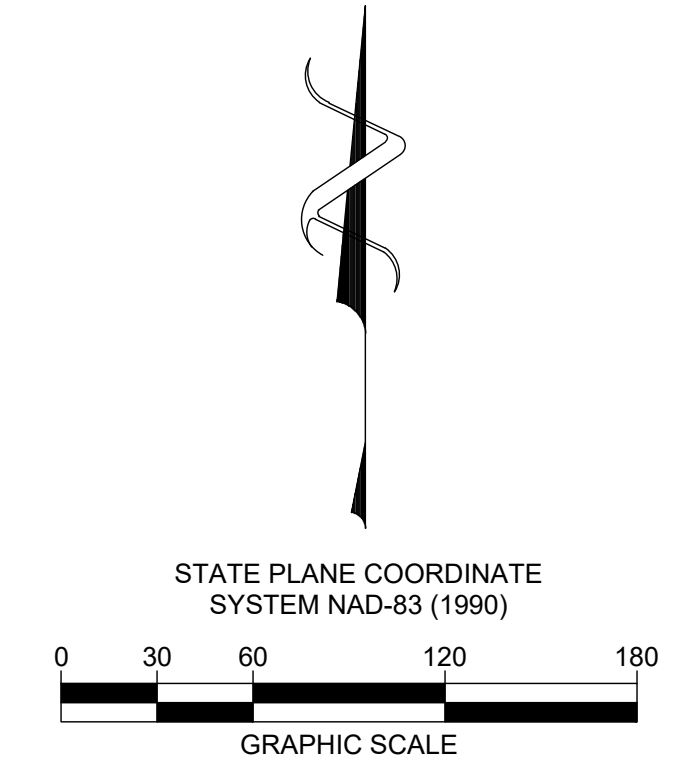


- KEYNOTE TABLE:**
- ① SILT FENCE
 - ② TEMPORARY INLET PROTECTION
- SEE SHEET C3.0 FOR DETAILS UNLESS OTHERWISE NOTED



STARTING PAVILION & CART BARN ADDITION GRADING, DRAINAGE & EPSC
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

DATE	DESCRIPTION
09.30.2022	PC SUBMITTAL
11.17.2022	REVISION 2
09.15.2023	REVISION 3



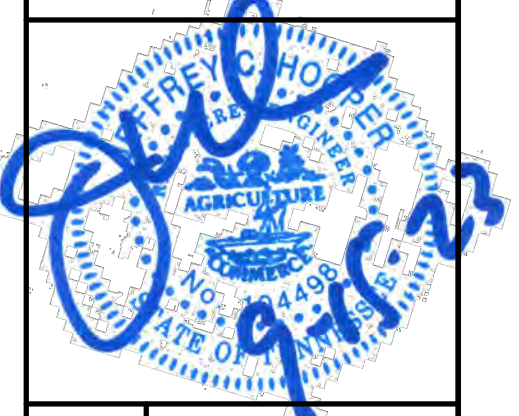
KEYNOTE TABLE:

- 1 SILT FENCE
- 2 RIP-RAP OUTLET PROTECTION
- 3 TEMPORARY INLET PROTECTION

SEE SHEET C3.0 FOR DETAILS UNLESS OTHERWISE NOTED

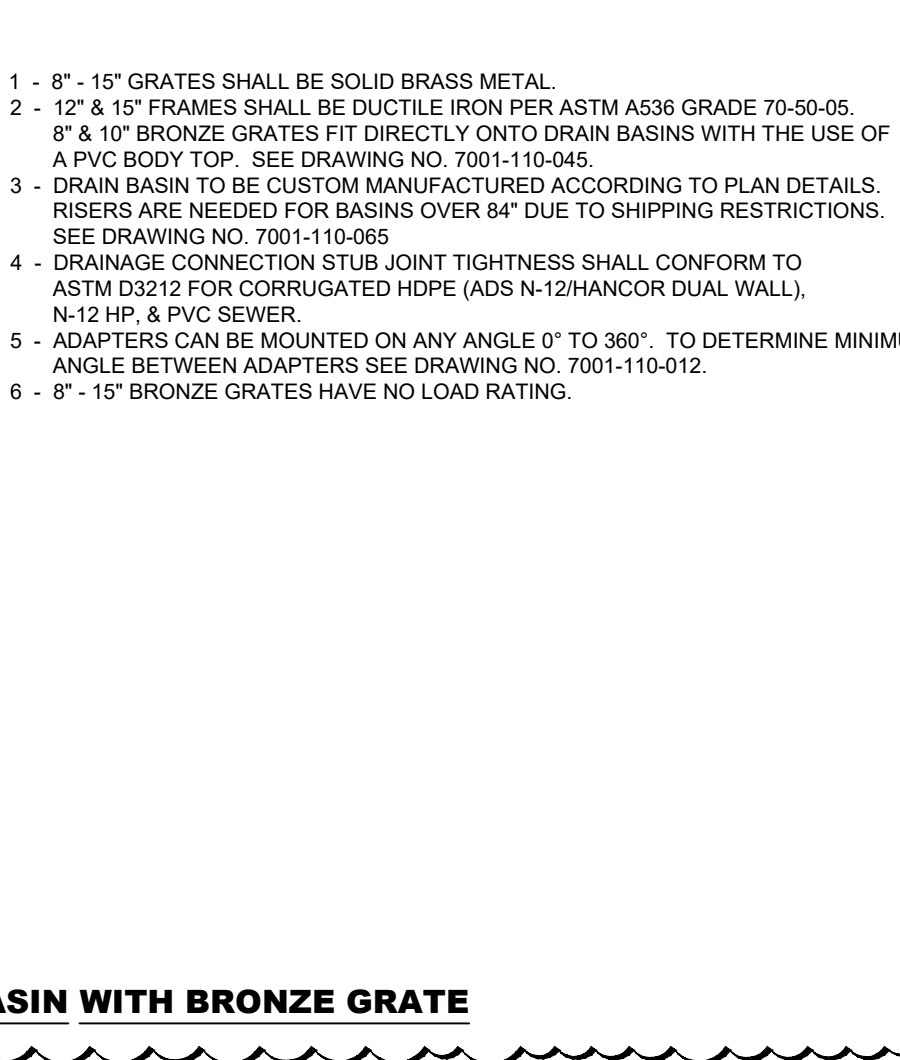
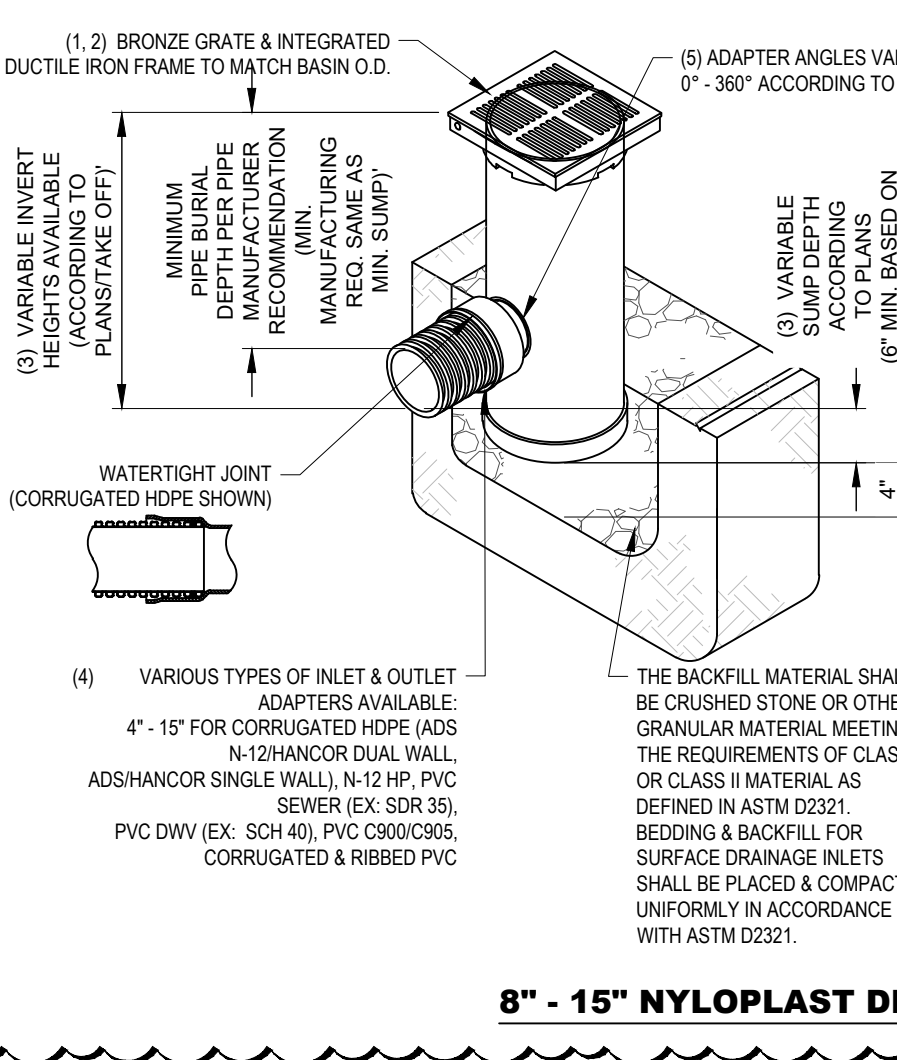
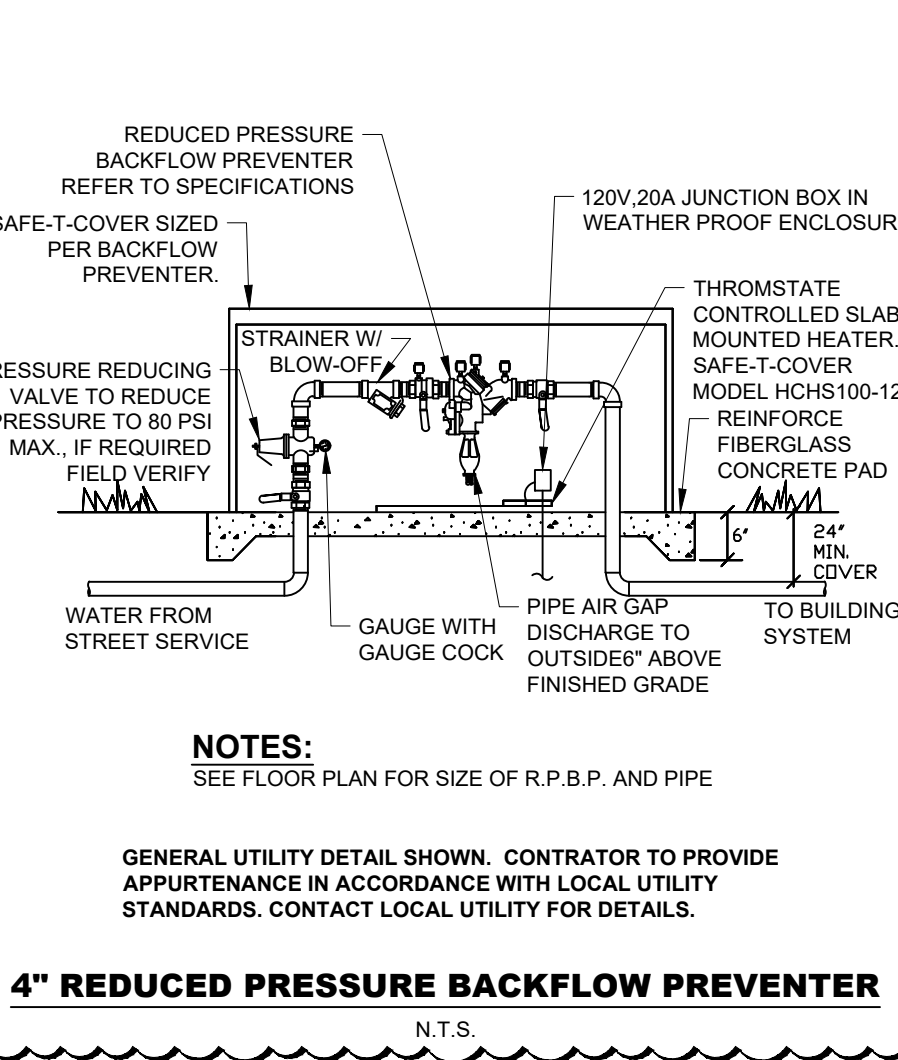
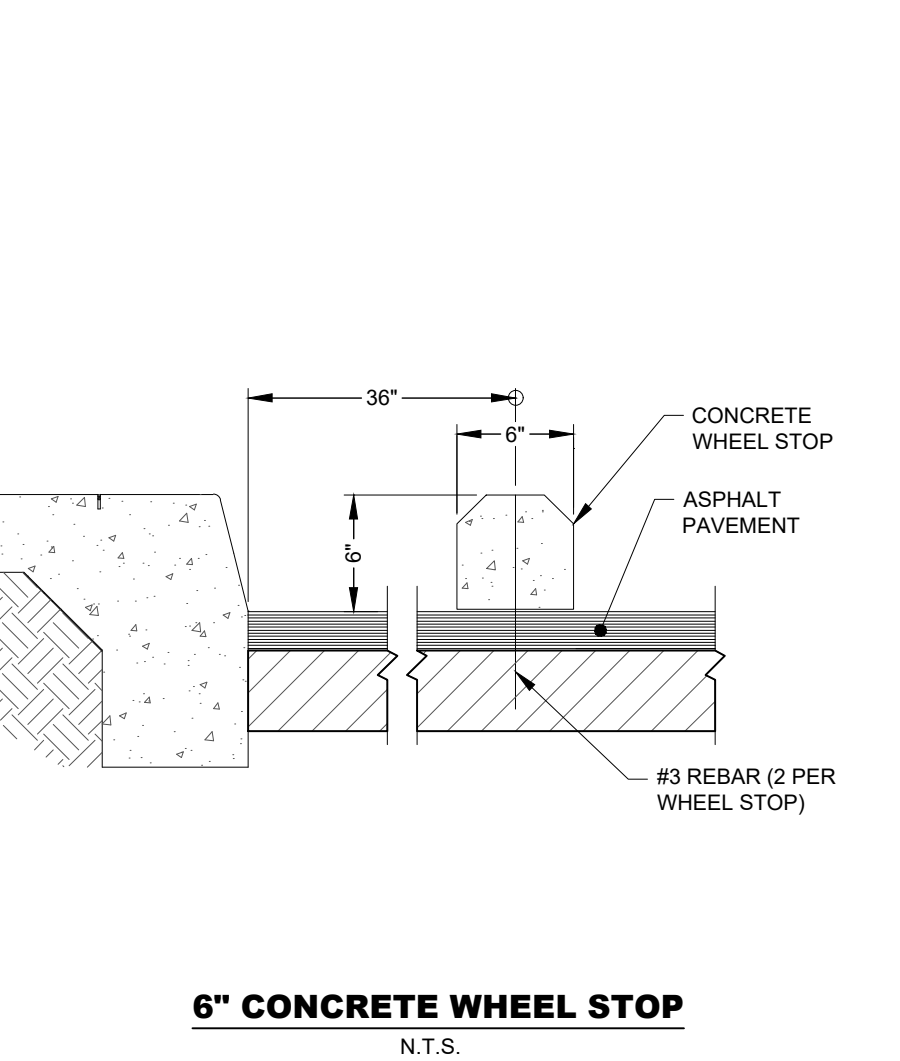
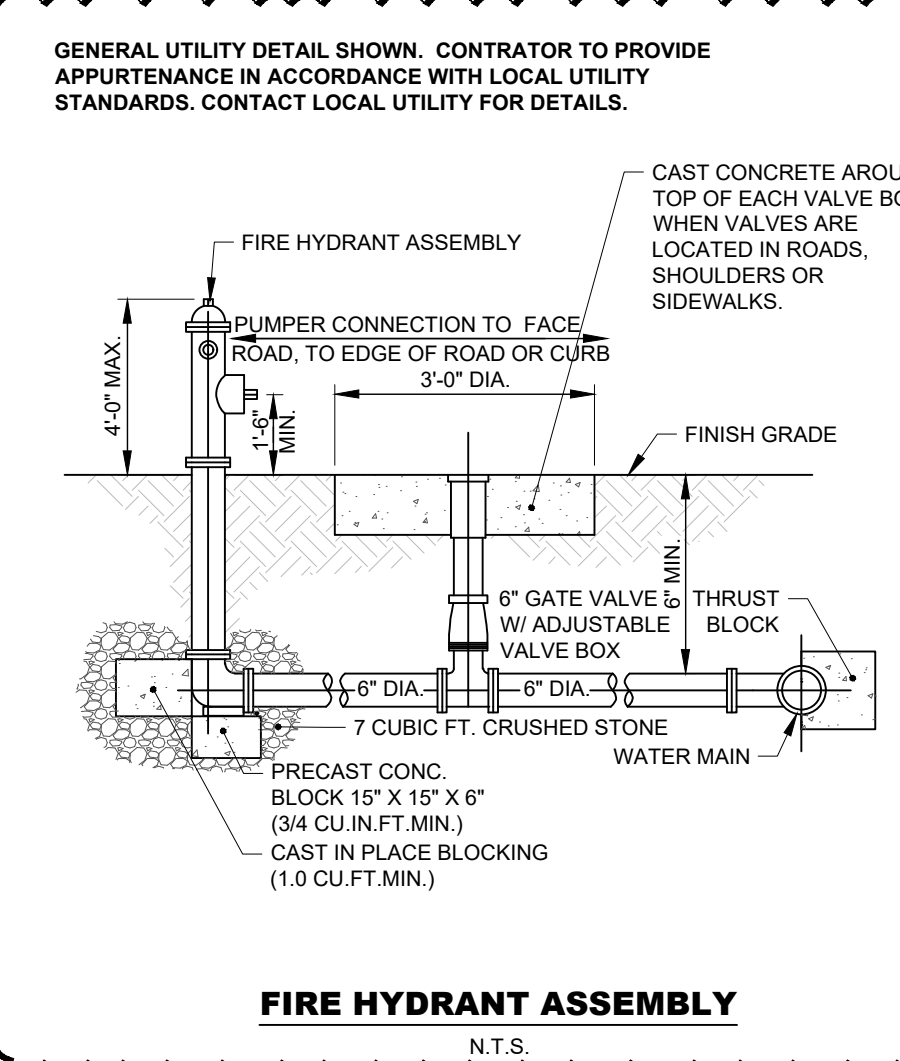
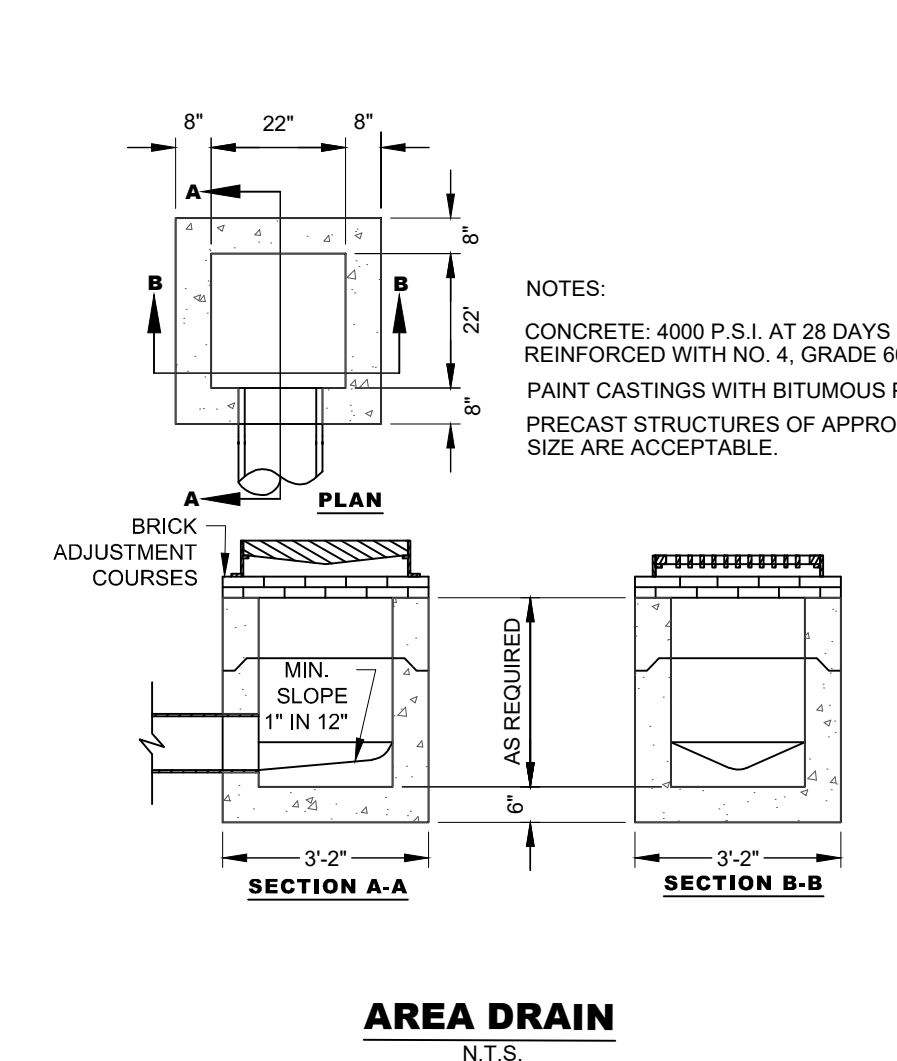
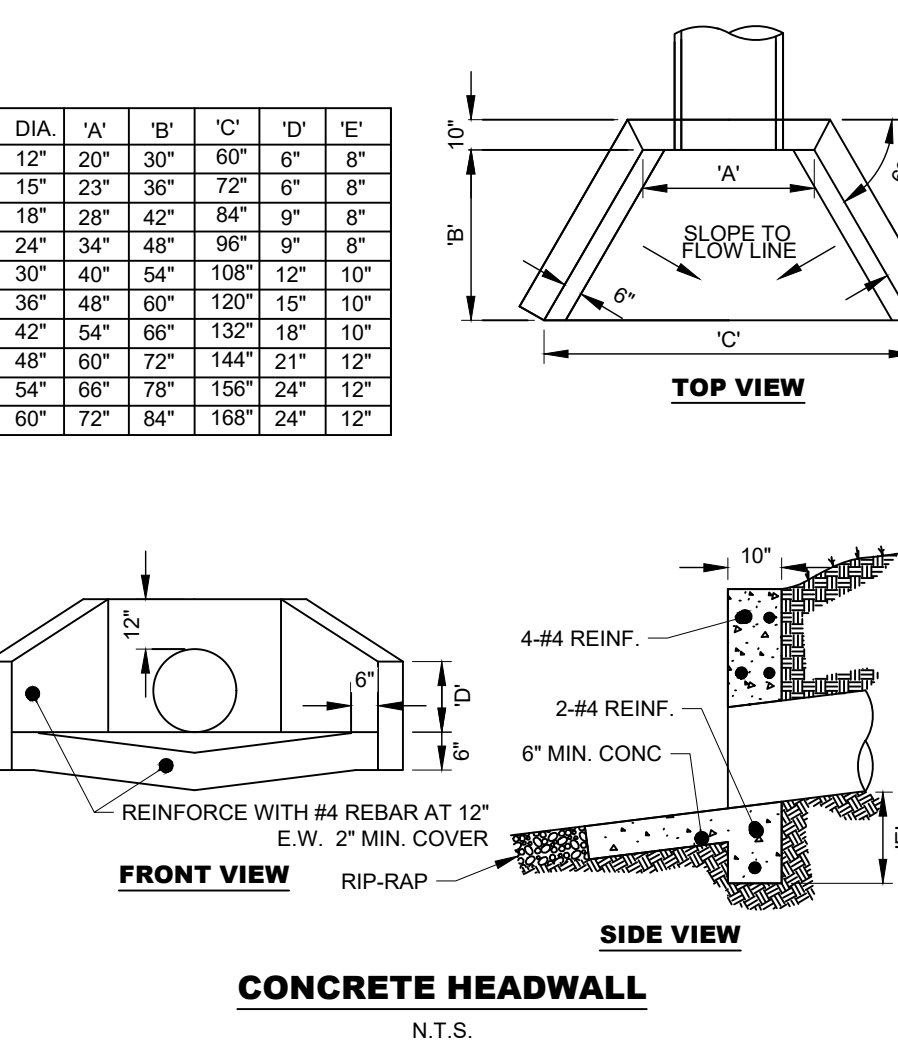
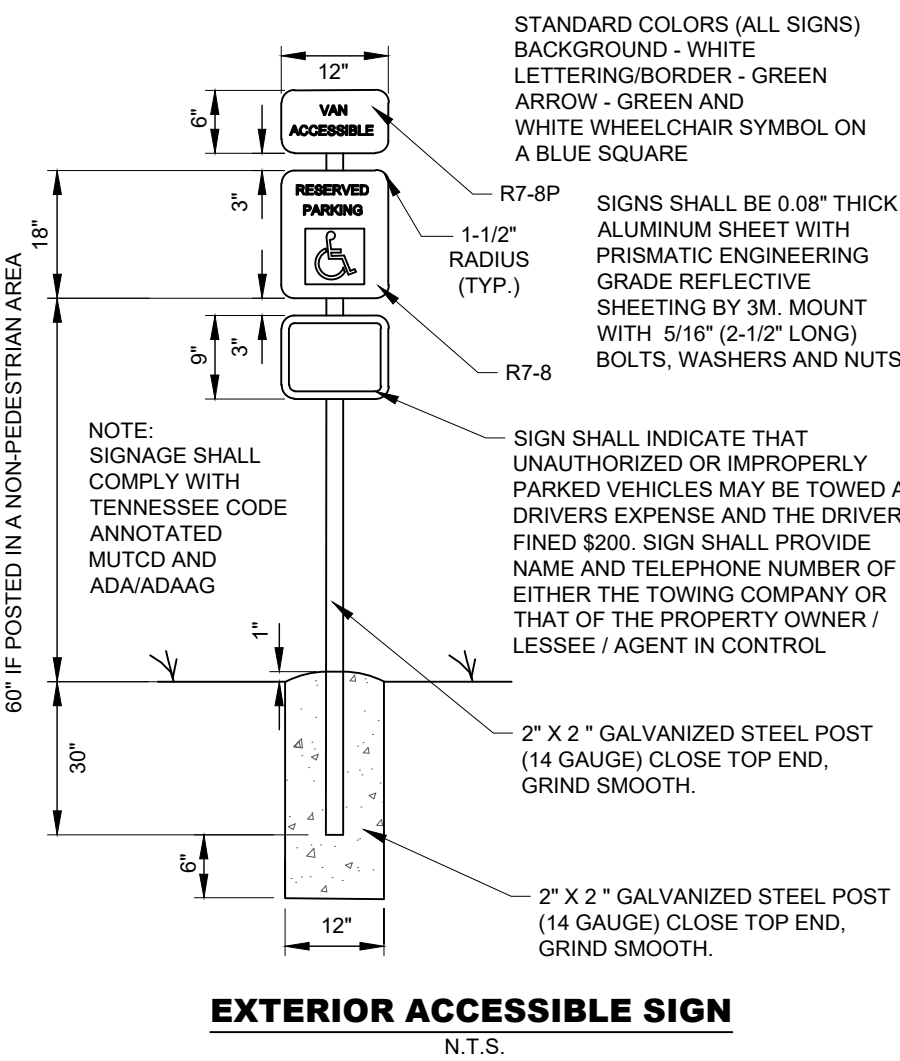
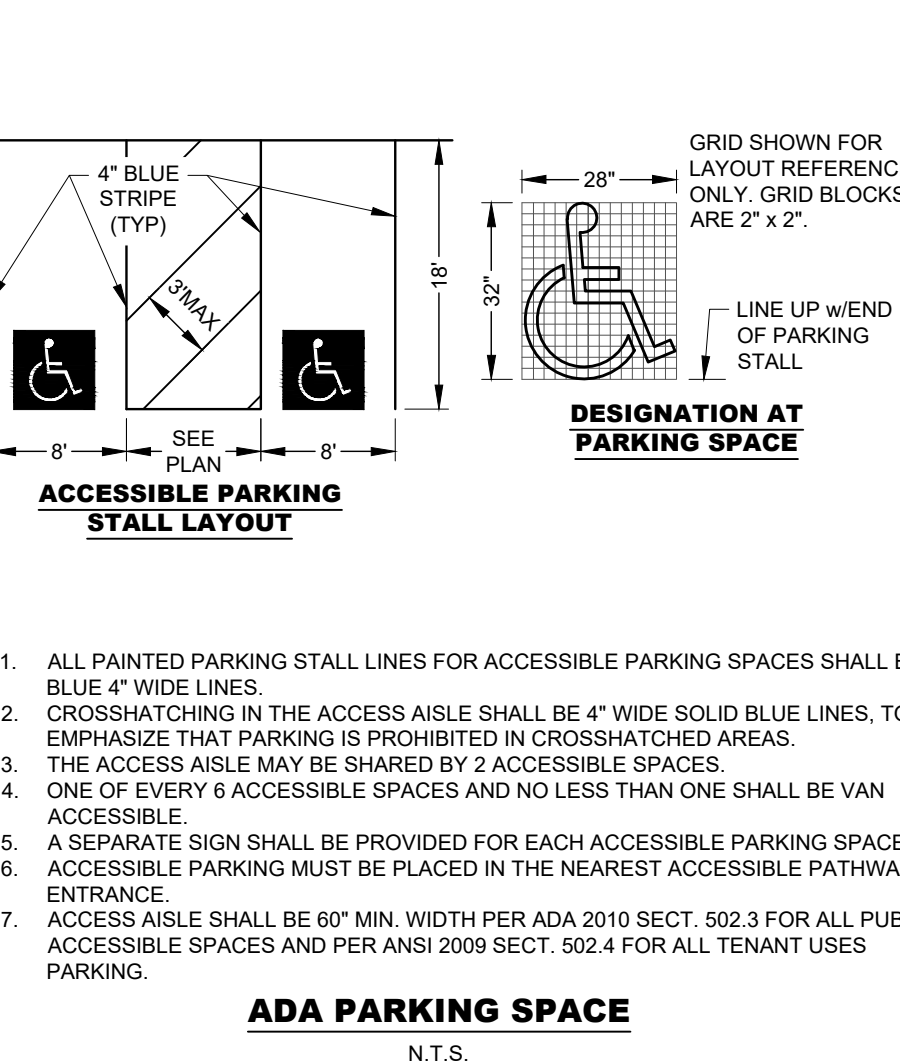
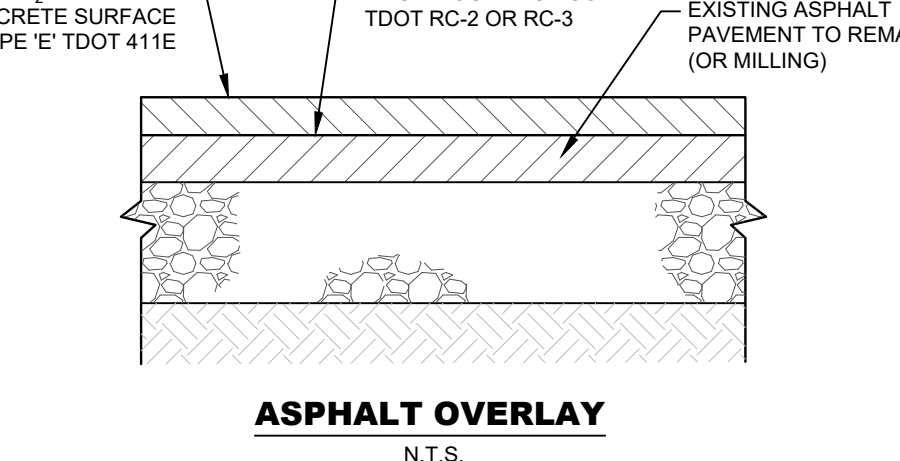
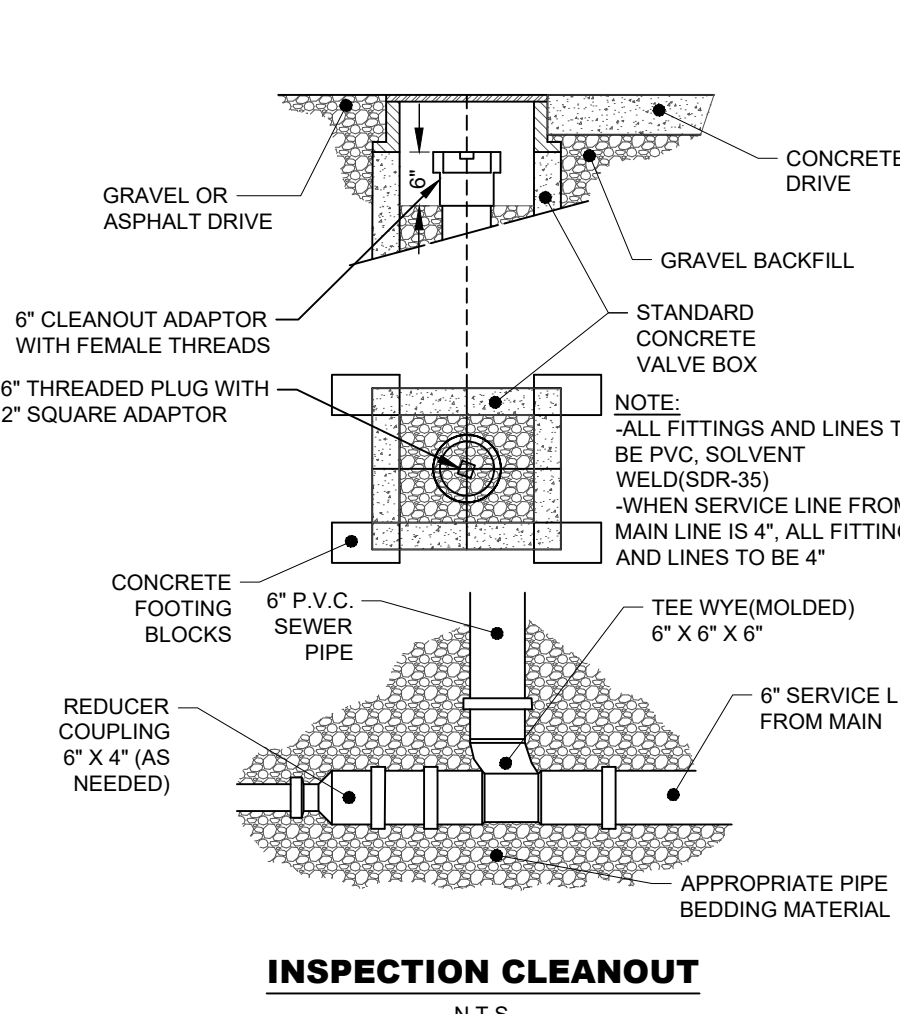
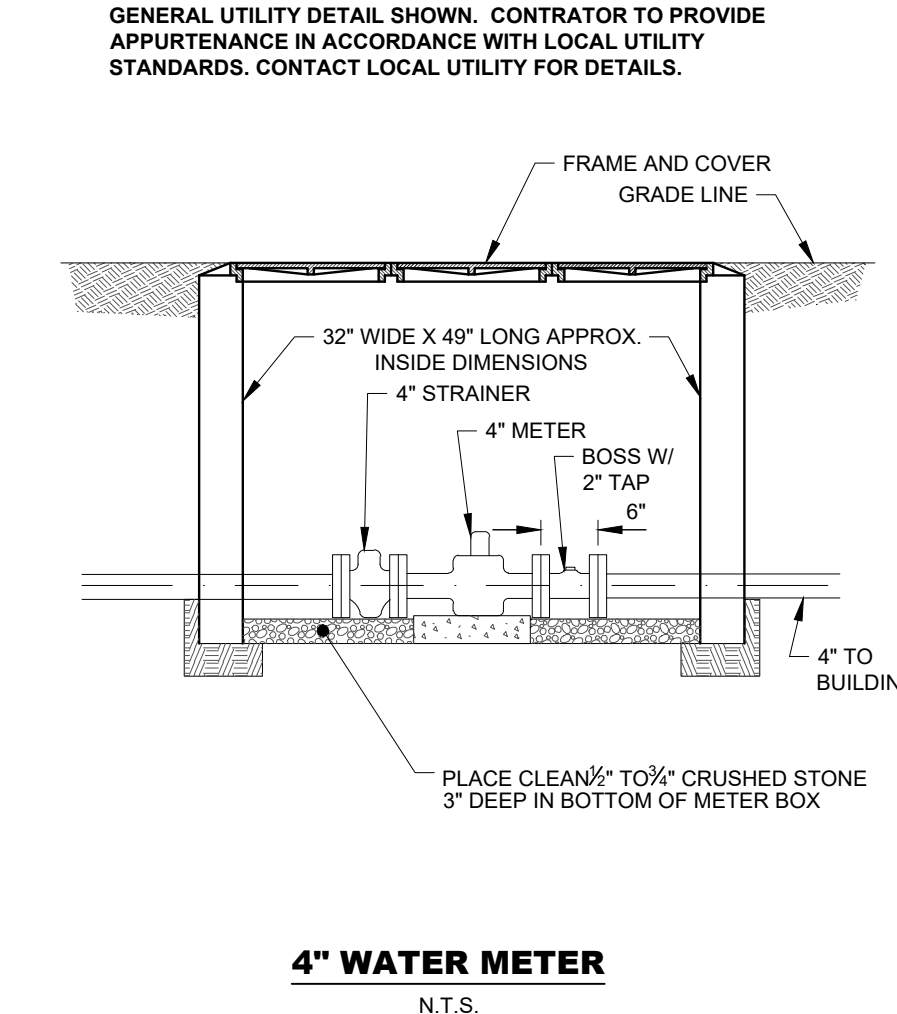
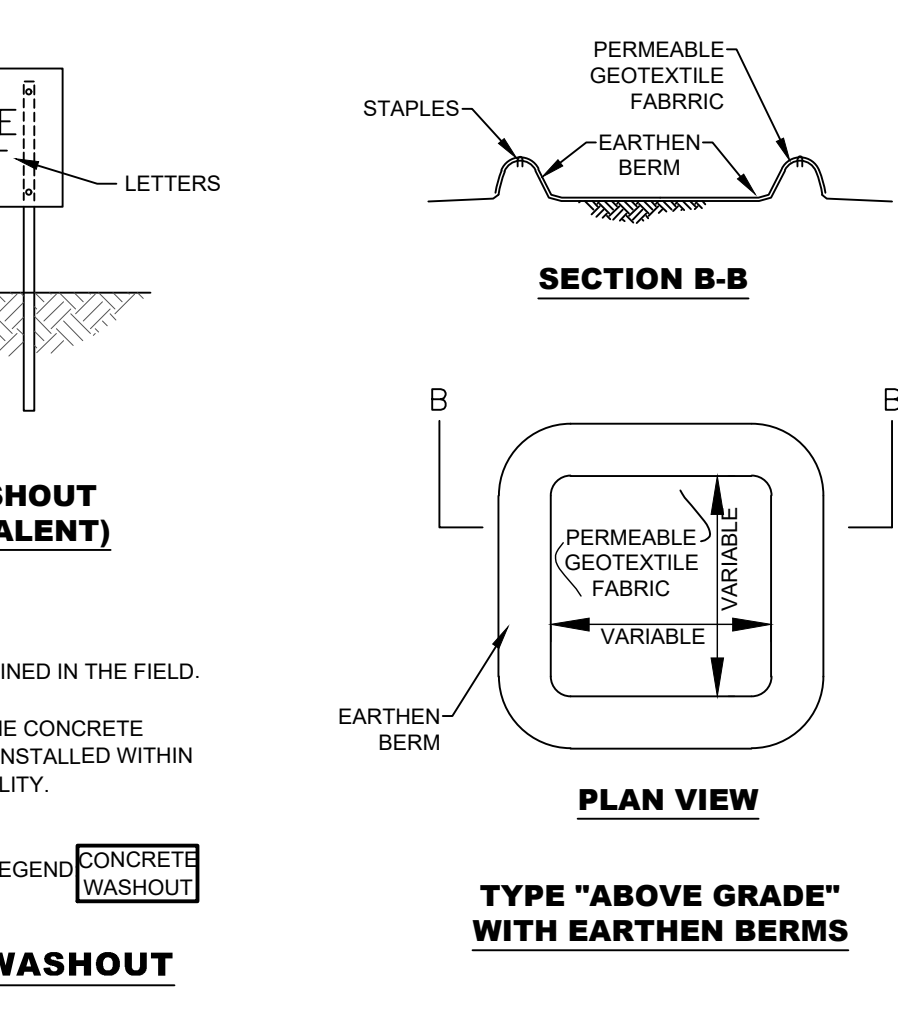
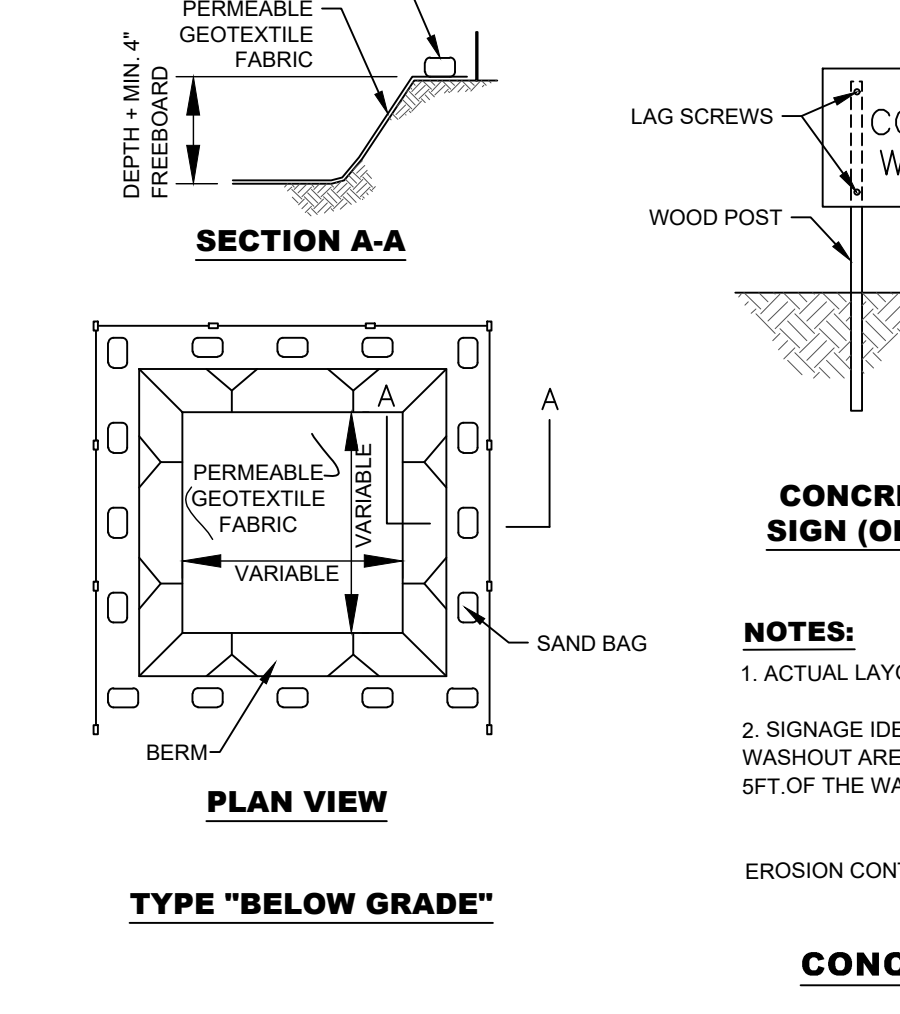
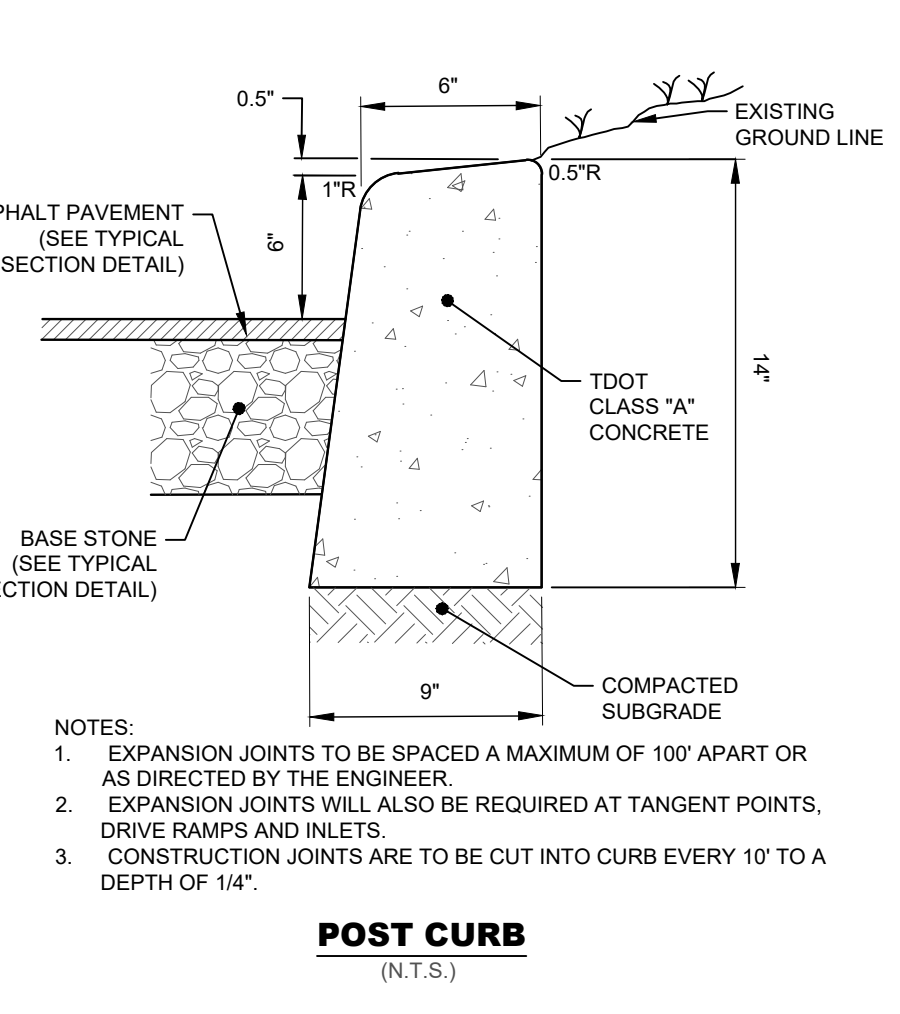
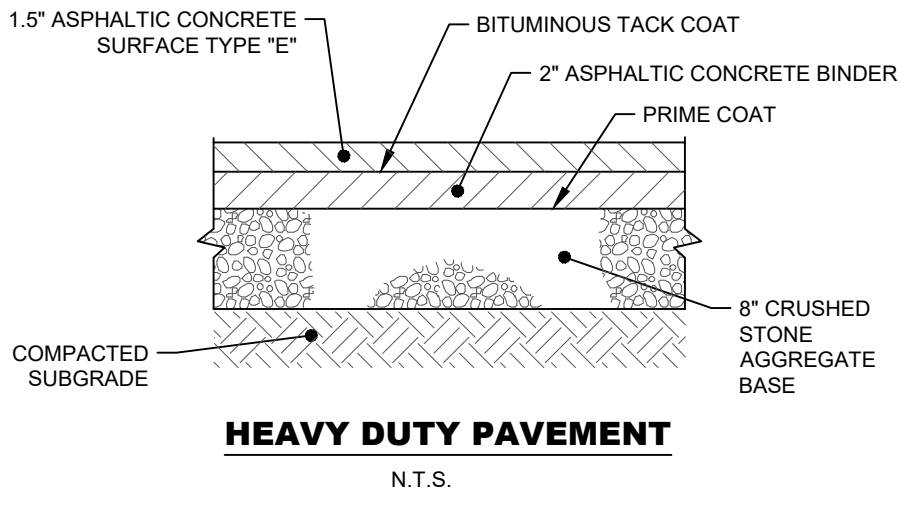
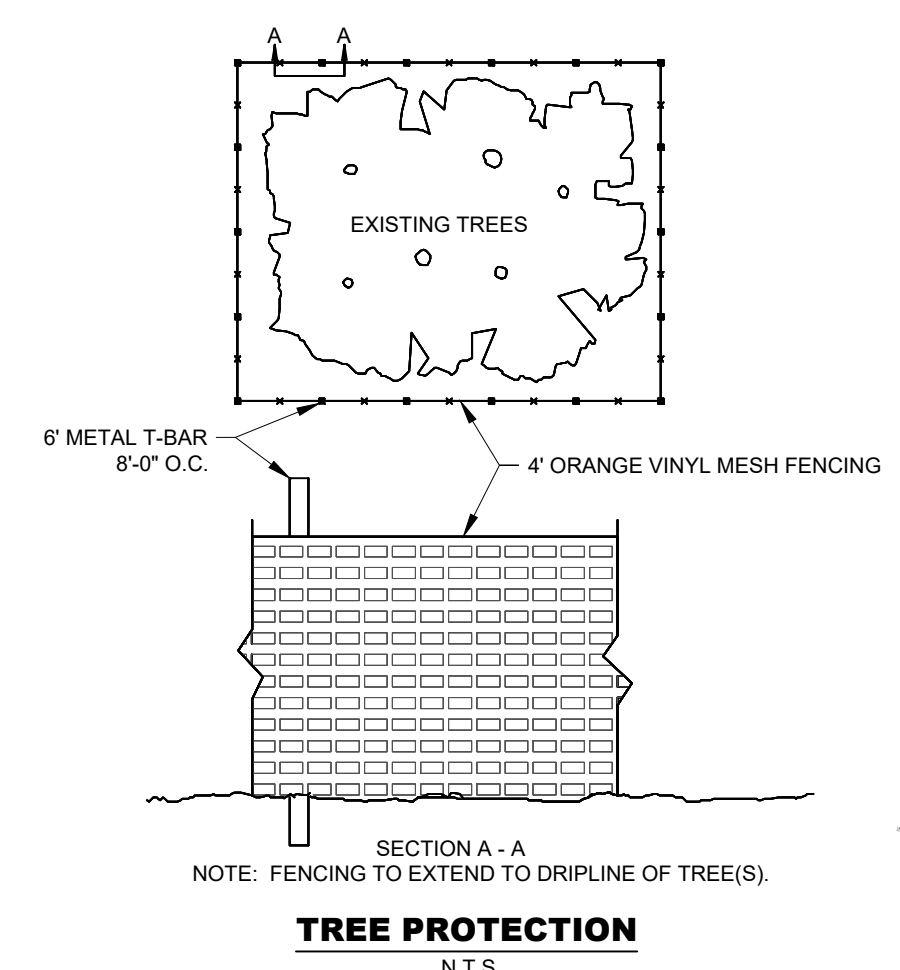
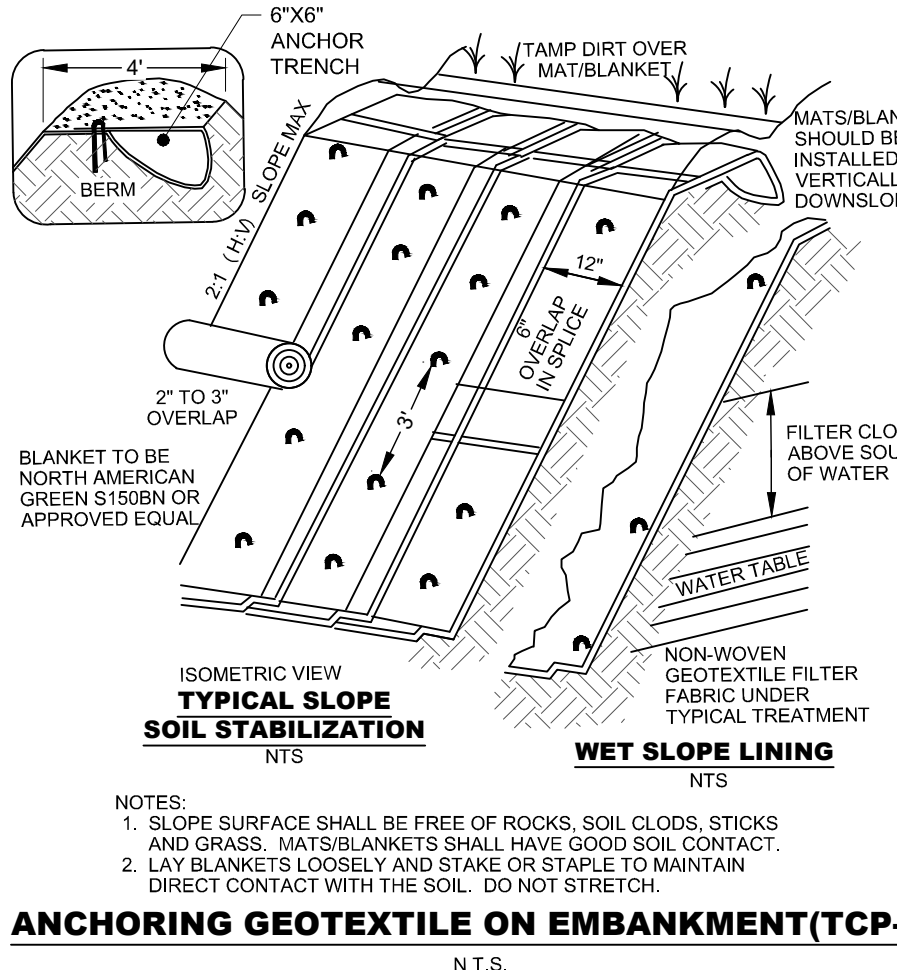
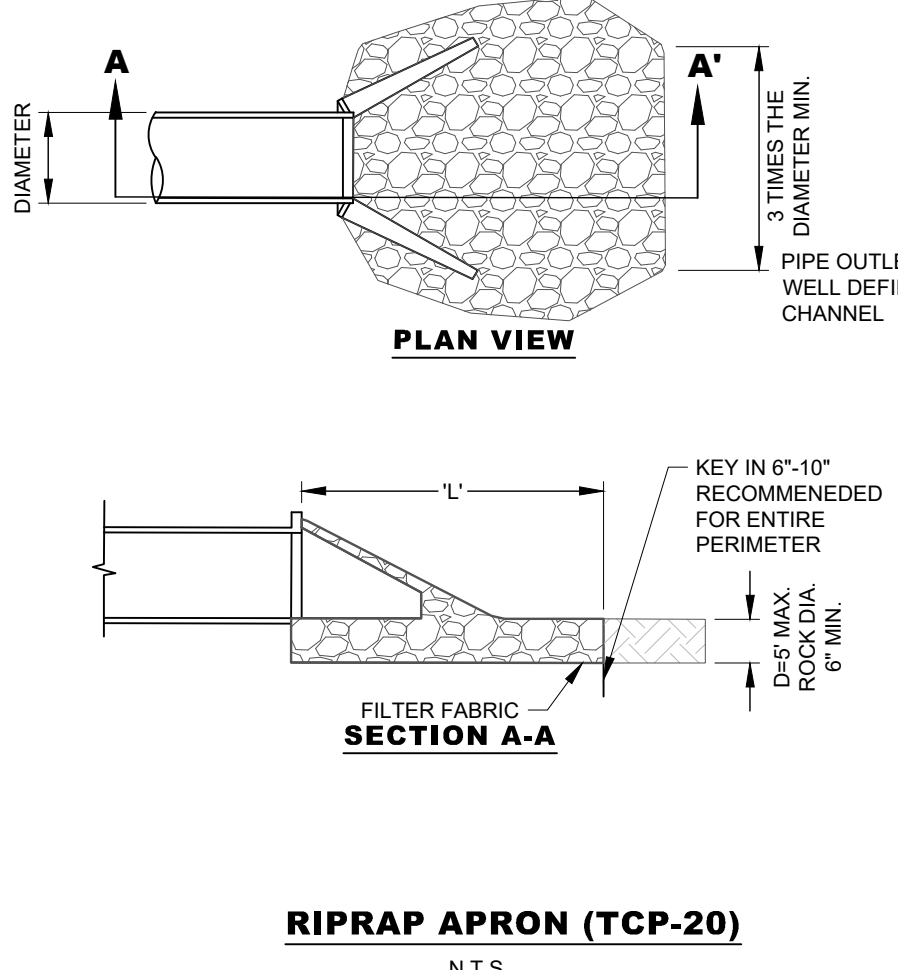
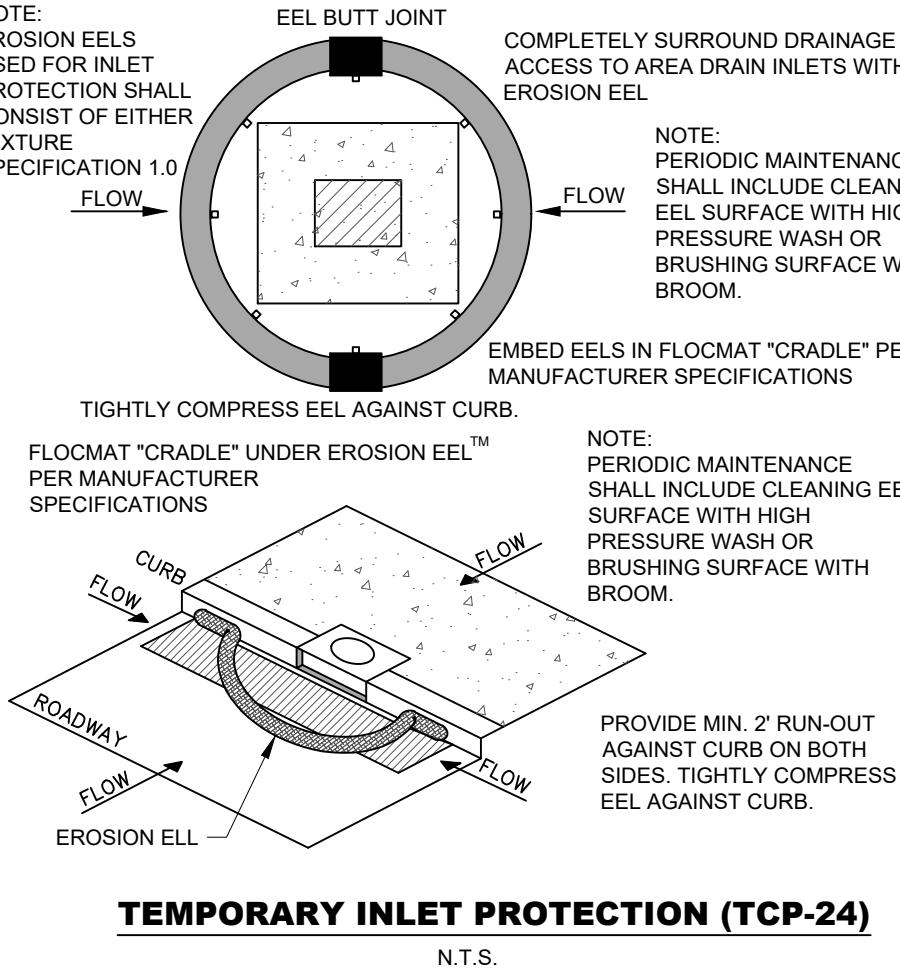
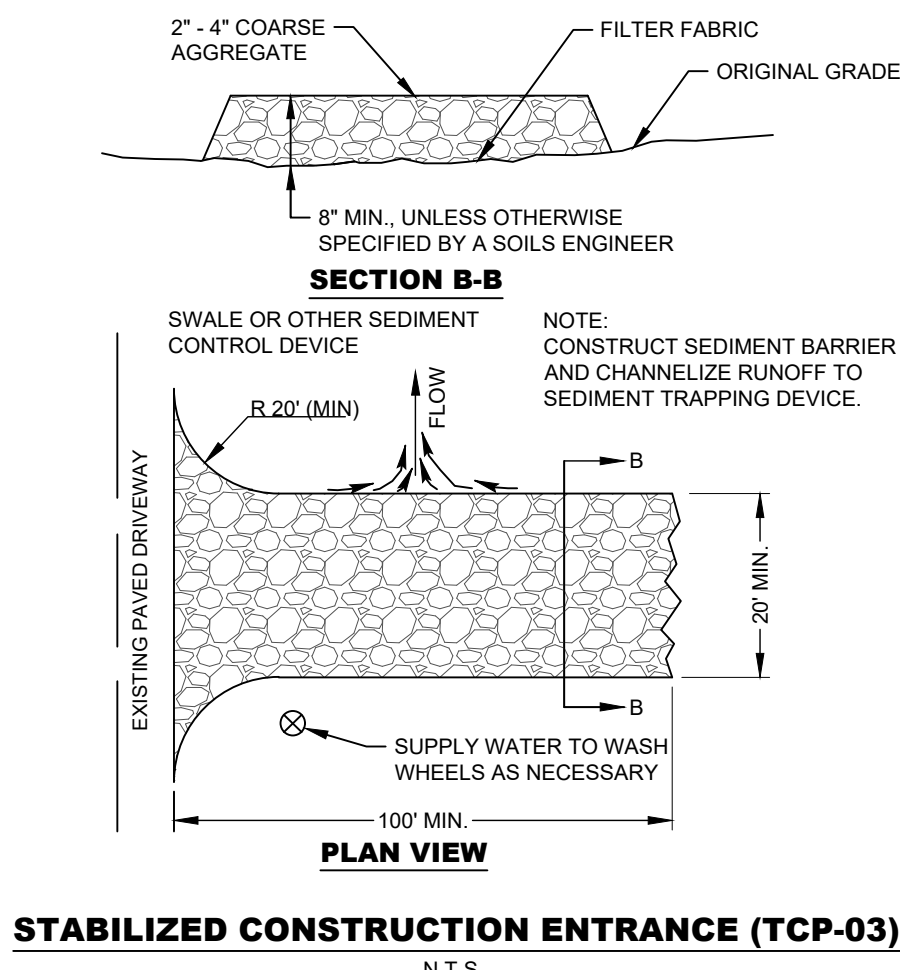
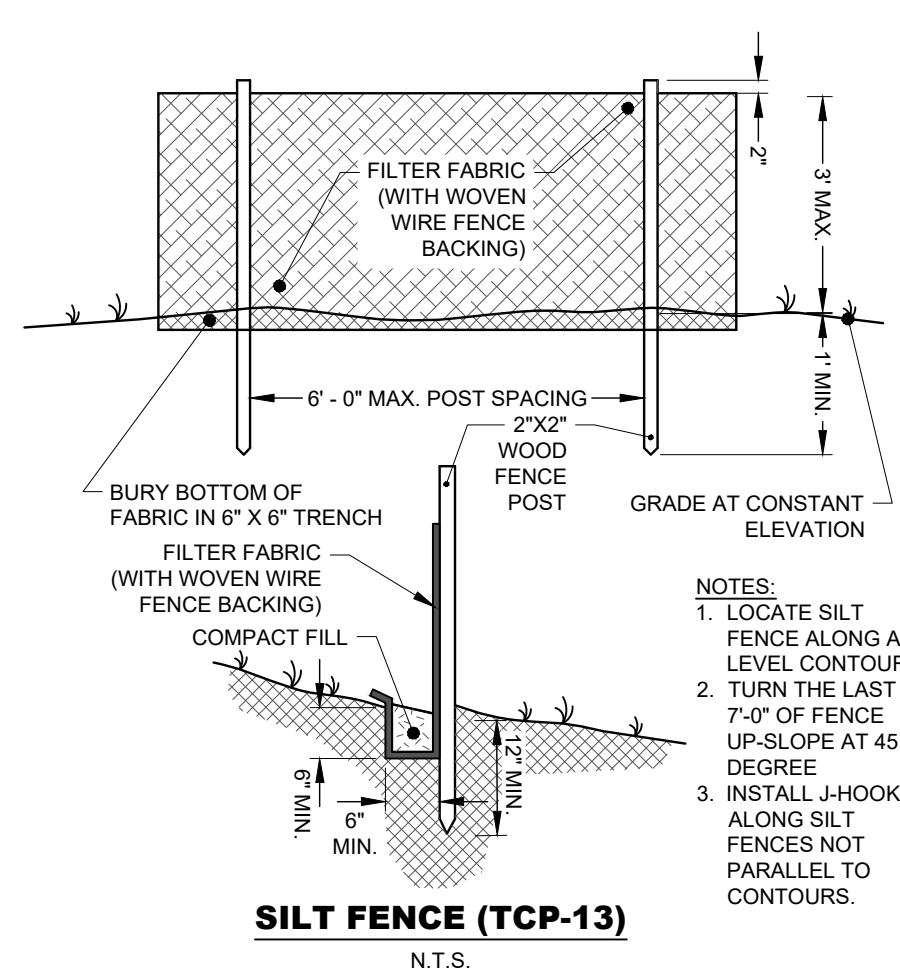
SPECIAL NOTE:

1. BASE FLOOD ELEVATION VARIES THROUGH THE PROPERTY.



HOLE 6 REMEDIATION PLAN
GOLF CLUB OF TENNESSEE
PROPOSED OFF-SEASON IMPROVEMENTS
1000 GOLF CLUB DRIVE
KINGSTON SPRINGS, TENNESSEE 37082

DATE	DESCRIPTION
09.30.2022	PC SUBMITTAL
11.10.2022	REVISION 1
09.15.2023	REVISION 3



DATE	DESCRIPTION
09.30.2022 <td>PC SUBMITTAL</td>	PC SUBMITTAL
11.10.2022 <td>SWPPP</td>	SWPPP
09.15.2023 <td>REVISION 3</td>	REVISION 3

SHARONDALE SURVEYING INC.
 161 MARTIN ROAD
 BON AQUA, TN 37025
 (615) 513-0032
 E-Mail: Sharndal@bellsouth.net

FLOOD HAZARD STATEMENT:
 THIS PROPERTY (THE SUBJECT SITE AS SHOWN) IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 47021C 0303 E, CHEATHAM COUNTY, TENNESSEE. EFFECTIVE DATE DECEMBER 22, 2016.

TN SPC (NAD 83) GRID NORTH



Scale 1" = 50'
 GRAPHIC SCALE
 (11" X 17" SHEET SIZE)



GENERAL NOTES:

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE, CHAPTER 0820-3, FOR A GENERAL PROPERTY SURVEY, CATEGORY II, AND HAS AN UNADJUSTED FIELD RUN TRAVERSE CLOSURE EXCEEDING 1" / 7,500'.
2. PARCEL NUMBERS SHOWN THUS (00), ARE OF RECORD IN THE TAX ASSESSOR'S OFFICE OF CHEATHAM COUNTY, TENNESSEE.
3. BEARINGS SHOWN ARE REFERENCED FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AS ESTABLISHED FOR THIS SURVEY.
4. PROPERTY OWNER:
 BROWNIE HILL
 1447 CC ROAD
 KINGSTON SPRINGS, TN 37082-8154
5. PROPERTY IS CURRENTLY ZONED E-1 - ESTATES RESIDENTIAL
 FRONT YARD SETBACK: 50'
 SIDE YARD SETBACK: 20'
 REAR YARD SETBACK: 35'

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AS DEFINED BY THE STANDARD OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 : 10,000.

FRANK V. NEELEY, TN RLS # 1493

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBER 173, PAGE 624, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____ OWNER: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE CHEATHAM COUNTY, TENNESSEE, 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

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY THAT (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHEATHAM COUNTY, TENNESSEE, SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED UTILITY OUT-PARCEL LOT OF THE MOHAWAR LAL & VIJAY LAXMI LAL PROPERTY HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

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

CERTIFICATE OF APPROVAL ON-SITE SEWAGE DISPOSAL SYSTEM

GENERAL APPROVAL IS HEREBY GRANTED FOR LOT(S) 1 DEFINED AS "HILL ONE LOT SUBDIVISION", CHEATHAM COUNTY, TENNESSEE, AS BEING SUITABLE FOR SURFACE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE (MOBILE OR PERMANENT) TO BE SERVICE BE A SURFACE SEWAGE DISPOSAL SYSTEM (SSDS) EACH LOT MUST CONTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DEPARTMENT OF WATER RESOURCES. THE SIZE, TYPE, AND LOCATION OF THE SSDS WILL BE DETERMINED AT TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING, OR ALTERATION TO THE SOIL CONDITIONS MAY VOID THIS GENERAL APPROVAL.

DEPARTMENT OF WATER RESOURCES DATE: _____

TDEC DIVISION OF WATER RESOURCES - NOTATIONS

LOT ONE 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 EXISTING SYSTEM. SEE EXISTING SYSTEM RE-INSPECTION LETTER COMPLETED IN CONJUNCTION WITH THIS LOT EVALUATION.

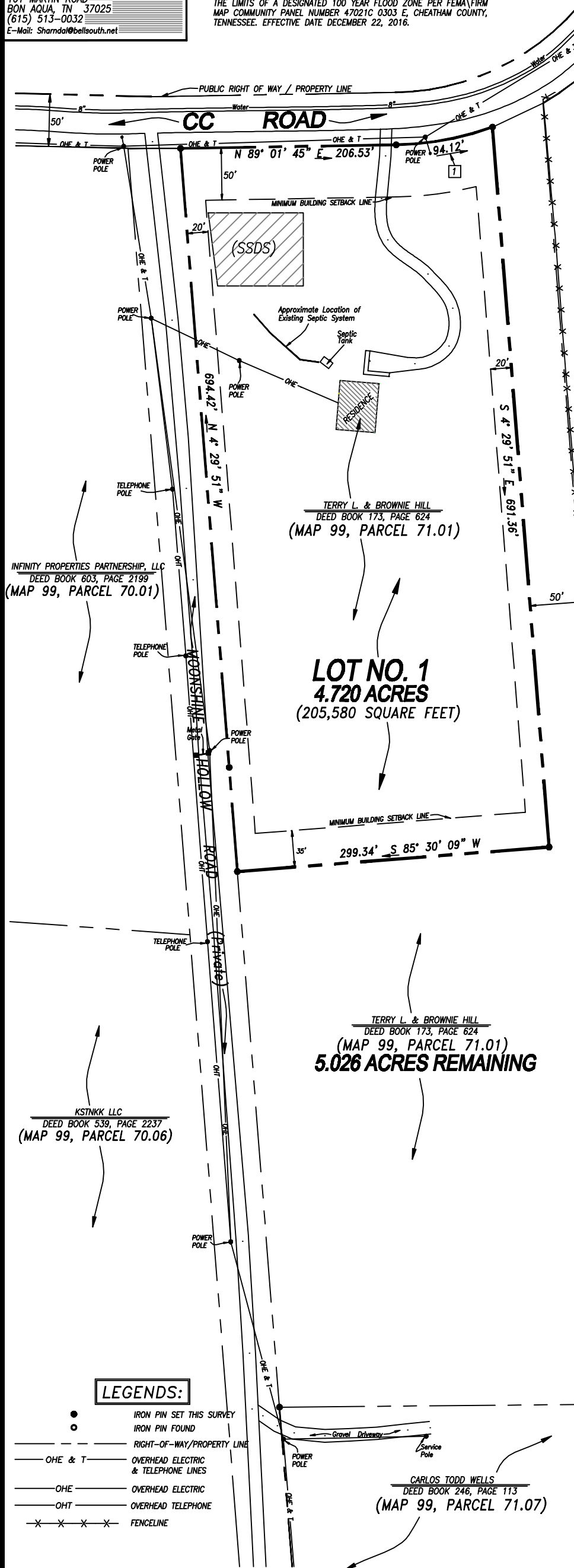
SHADED AREAS AND RESERVED FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ANY CONSTRUCTION, CUTTING, FILLING, OR ALTERATION OF THE SOILS WITHIN THE SHADED AREAS MAY VOID THE GENERAL APPROVAL OF THE LOT.

PRELIMINARY - FOR REVIEW

HILL ONE LOT SUBDIVISION
 1447 CC ROAD
 TAX MAP 90, PARCEL 71.01

TAX ASSESSOR'S OFFICE - CHEATHAM COUNTY, TENNESSEE
 AUGUST, 2023

PLOT DATE: AUGUST 16, 2023



LEGENDS:

- IRON PIN SET THIS SURVEY
- IRON PIN FOUND
- RIGHT-OF-WAY/PROPERTY LINE
- OHE & T OVERHEAD ELECTRIC & TELEPHONE LINES
- OHE OVERHEAD ELECTRIC
- OHT OVERHEAD TELEPHONE
- * * * * FENCELINE

BOUNDARY CURVE DATA TABLE

NO.	DELTA/BEARING	RADIUS	LENGTH	TAN	CHORD
7	18° 52' 18"	285.76'	94.12'	47.49'	N 79° 35' 36" E/93.70'

Document: Tenn. Code Ann. § 13-3-414

Tenn. Code Ann. § 13-3-414

Copy Citation

Current through the 2023 Regular Session.

[TN - Tennessee Code Annotated](#) [Title 13 Public Planning And Housing](#) [Chapter 3 Regional Planning](#) [Part 4 Regional Planning Regulations](#)

13-3-414. Notice of new development located near natural gas transmission pipeline — Pipeline location information to be provided to developer.

(a) For a new residential or nonresidential development that is located in whole or in part within six hundred sixty feet (660') of the center point of a natural gas transmission pipeline that was constructed or operated prior to the development, the developer must notify the operator of the natural gas transmission pipeline of the planned development no later than ten (10) days from the date of application for approval of the development, or ninety (90) days prior to commencement of construction, whichever is earlier.

(b) The developer of the development shall provide on a final plat filed with the regional planning commission a note on the plat stating: The developer has utilized reasonable means to notify the operator of the pipeline to verify the location of the pipeline and the pipeline easement. The developer has reviewed, or attempted to review, preliminary information about the proposed development with the pipeline operator.

(c) Within sixty (60) days of July 1, 2021, regional planning commissions shall gather raw National Pipeline Mapping System (NPMS) geospatial data about the locations of pipelines from the Pipeline and Hazardous Materials Safety Administration within the United States department of

transportation. A regional planning commission is immune from liability related to the approval or construction of such a development when the approval is based upon information as provided in this subsection (c).

(d) Upon receiving notice of the filing of a preliminary development plan in accordance with this section, a pipeline operator shall provide pipeline location information to the developer within forty-five (45) days, including, but not limited to, the easement or other documents reflecting the actual location of the pipeline, marking facilities on design drawings, and providing maps.

(e) No later than August 15, 2021, a pipeline operator shall file the name of its registered agent with the regional planning commission having jurisdiction.

(f) This section does not exempt developers or natural gas pipeline operators from the requirements of the Underground Utility Damage Protection Act, compiled in title 65, chapter 31.

(g) This section applies only to:

(1) Counties and municipalities that are governed by a regional planning commission for purposes of approving residential and nonresidential developments; and

(2) Preliminary development plans filed on or after July 1, 2021.

(h) A regional planning commission shall not give final approval to a development described under subsection (a) until the requirements of this section have been satisfied. A regional planning commission may rely solely upon the note submitted under subsection (b), the geospatial data gathered under subsection (c), and the recordation required under subsection (e) when determining whether the requirements of this section have been satisfied for purposes of granting final approval of such development. A regional planning commission is immune from liability related to the approval or construction of such a development when the approval is based upon information as provided in this subsection (h).

(i) As used in this section:

(1) "Natural gas transmission pipeline" means an interstate pipeline, as that term is defined in 15 U.S.C. § 3301(15);

(2) "Operator" means a person who engages in the transportation of gas, as that term is defined in 49 CFR § 192.3;

(3) "Person" means any individual, firm, joint venture, partnership, corporation, association, state, municipality, cooperative association, or joint stock association, and including any trustee, receiver, assignee, or personal representative thereof, as that term is defined in 49 CFR § 192.3; and

(4) "Preliminary development plan" has the same meaning as defined in § 13-3-413.

History

Acts 2021, ch. 300, § 1.

TENNESSEE CODE ANNOTATED

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Content Type:

Terms:

Narrow By: -None-

Date and Time: Aug 24, 2023 10:51:04 a.m. EDT



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State of Tennessee

PUBLIC CHAPTER NO. 364

HOUSE BILL NO. 864

By Representatives Crawford, Freeman, Williams, Moody

Substituted for: Senate Bill No. 832

By Senator Lundberg

AN ACT to amend Tennessee Code Annotated, Title 2; Title 5; Title 6 and Title 7, relative to local government.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 7, Chapter 2, is amended by adding the following as a new section:

7-2-109. Required votes for improvements to public facilities.


The general assembly encourages the improvement of public property and facilities, which can include the use of public-private partnerships. Therefore, notwithstanding the provisions of another law to the contrary, a metropolitan government ordinance, resolution, or charter provision that requires a supermajority vote of the local legislative body in order to make improvements to, renovations to, or the demolition and replacement of existing facilities owned by the metropolitan government when such facilities are to be used for substantially the same use and purpose as the use prior to improvement, renovation, or demolition and replacement is declared to be contrary to public policy and is void. Rather, the voting requirement for improvements, renovations, or the demolition and replacement of existing facilities owned by the metropolitan government that are to be used for substantially the same use as the use prior to improvement, renovation, or demolition and replacement, including the lease of the property to a private entity for the purpose of making the improvement, renovation, or demolition and replacement, or operation of the facility, must be the same voting requirement applicable to ordinances of the legislative body in general.

SECTION 2. The heading in this act is for reference purposes only and does not constitute a part of the law enacted by this act. However, the Tennessee Code Commission is requested to include the heading in any compilation or publication containing this act.

SECTION 3. This act takes effect upon becoming a law, the public welfare requiring it.

HOUSE BILL NO. 864

PASSED: April 17, 2023



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 5th day of May 2023



BILL LEE, GOVERNOR



State of Tennessee

PUBLIC CHAPTER NO. 369

HOUSE BILL NO. 40

By Representatives Reedy, Hulsey, Warner, Vital, Raper, Fritts, Hawk, Capley, Hardaway, Sherrell, Grills, Moody, Cepicky, Richey, McCalmon, Zachary, Moon, Bricken, Barrett, White, Ragan, Rudder, Carringer, Powers, Lafferty, Lynn, Sparks, Todd

Substituted for: Senate Bill No. 122

By Senators Niceley, Bowling, Crowe, Hensley, Lowe, Reeves, Stevens, Taylor, Walley

AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-2-101, is amended by deleting the section and substituting the following:

Except as provided in part 3 of this chapter, an alien, resident, or nonresident of the United States, may take and hold property, real or personal, in this state and dispose of or transmit the same as a native citizen.

SECTION 2. Tennessee Code Annotated, Section 66-2-102, is amended by deleting the section and substituting the following:

Except as provided in part 3 of this chapter, the heir or heirs, or devisee or devisees, of an alien, resident, or nonresident of the United States, may take lands, held by descent or otherwise, as if a citizen or citizens of the United States.

SECTION 3. Tennessee Code Annotated, Title 66, Chapter 2, is amended by adding the following as a new part:

66-2-301.

As used in this part:

(1) "Real property" means one (1) or more defined parcels or tracts of land or interests, benefits, and rights inherent in the ownership of real estate, including easements, water rights, agricultural land, or any other interest in real property;

(2) "Sanctioned foreign business" means:

(A) A corporation incorporated under the laws of a foreign country of a sanctioned foreign government;

(B) A business entity whether or not incorporated, in which a majority interest is owned directly or indirectly by sanctioned nonresident aliens. As used in this subdivision (1)(B), the determination of "owned," in terms of ownership or control of a foreign business, is not affected by legal entities, including, but not limited to, trusts, holding companies, multiple corporations, and other business arrangements; or

(C) A corporation or business entity, whether or not incorporated, that is identified on the office of foreign assets control of the U.S. department of the treasury's sanctions programs and country information list;

(3) "Sanctioned foreign government" means a government other than the government of the United States, its states, its territories, or its

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possessions, that is identified by the office of foreign assets control of the U.S. department of the treasury's sanctions programs and country information list; and

(4)

(A) "Sanctioned nonresident alien" means an individual who is either:

(i) A citizen of a sanctioned foreign government; or

(ii) A person identified on the office of foreign assets control of the U.S. department of the treasury's sanctions programs and country information list; and

(B) "Sanctioned nonresident alien" does not include:

(i) A citizen of the United States; or

(ii) A person lawfully admitted into the United States for permanent residence by the United States immigration and naturalization service, even if such status is conditional.

66-2-302.

(a)

(1) A sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, shall not purchase or otherwise acquire real property in this state if the country where the sanctioned nonresident alien resides, the sanctioned foreign business is located, or the official sanctioned foreign government representing the country, or agents, trustees, or fiduciaries thereof, is on the office of foreign assets control of the U.S. department of the treasury's sanctions programs and country information list.

(2) This part applies to the extent that the purchase of real property is not prohibited under subdivision (a)(1).

(b) The restriction in subsection (a) does not apply to:

(1) Real property acquired by devise or descent;

(2) A bona fide encumbrance on real property taken for purposes of security; and

(3) Real property acquired by a process of law in the collection of debts; by a deed in lieu of foreclosure, pursuant to a forfeiture of a contract for deed; or by a procedure for the enforcement of a lien or claim on the real property, whether created by mortgage or otherwise. However, real property so acquired must be sold or otherwise disposed of within two (2) years after the title is transferred. Pending the sale or disposition, the real property must not be used for a purpose other than what it was used for immediately prior to the time the property was put up for sale, and the property must not be used except under lease to an individual, trust, corporation, partnership, or other business entity not subject to the restriction imposed by subsection (a).

(c) Notwithstanding subdivision (a)(2), a sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, who holds real property in this state on July 1, 2023, may continue to own or hold the real property, but shall not purchase or otherwise acquire additional real property in this state on or after July 1, 2023.

(d) A sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, shall not transfer title to, or

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an interest in, real property to a sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, except by devise or descent.

66-2-303.

(a) A sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, who acquires real property or an interest in real property, by devise or descent after July 1, 2023, shall divest itself of all right, title, and interest in the real property within two (2) years from the date of acquiring the real property or interest.

(b) This section does not require divestment of real property or an interest in real property, acquired by devise or descent from a sanctioned nonresident alien, if the real property or an interest in the real property was acquired by a sanctioned nonresident alien prior to July 1, 2023.

66-2-304.

A person, business, or other entity who purchases or otherwise acquires real property in this state except by devise or descent, after July 1, 2023, and whose status changes so that it becomes a sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, subject to this part, shall divest itself of all right, title, and interest in the real property within two (2) years from the date that its status changed.

66-2-305.

A sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, who owns an interest in real property in this state on or after July 1, 2023, shall register the real property with the secretary of state. The registration must be made within sixty (60) days after July 1, 2023, or within sixty (60) days after acquiring the real property or the interest in real property, whichever time is the later. The registration must be in the form and manner prescribed by the secretary of state and contain the name of the owner and the location and number of acres of the real property by municipality and county. If the owner of the real property or owner of the interest in real property is an agent, trustee, or fiduciary of a sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, then the registration must also include the name of any principal for whom that real property, or interest in real property, was purchased as agent, trustee, or fiduciary.

66-2-306.

(a) If the secretary of state finds that a sanctioned nonresident alien, sanctioned foreign business, sanctioned foreign government, or an agent, trustee, or other fiduciary thereof, has acquired or holds title to or interest in real property in this state in violation of this part, the secretary of state shall report the violation to the attorney general and reporter.

(b) Upon receipt of a report from the secretary of state under subsection (a), the attorney general and reporter shall initiate an action in the circuit court of any county in which the real property is located.

(c) The attorney general and reporter shall file a notice of the pendency of an action initiated under subsection (b) with the recorder of deeds of each county in which any of the real property is located.

(d)

(1) In an action initiated under subsection (b), if the court finds that the real property in question has been acquired or held in violation of this part, then the court shall enter an order so declaring and shall file a copy of the order with

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the recorder of deeds of each county in which any portion of the real property is located.

(2) If the court finds that the real property in question has been acquired in violation of this part, then the court shall declare the real property escheated to the state and order the sale of the real property in the manner provided by law for the foreclosure of a mortgage on real estate for default of payment. The proceeds of the sale must be used to pay court costs, and the remaining funds, if any, must be paid to the person divested of the real property.

(e) If the secretary of state finds that a sanctioned nonresident alien, sanctioned foreign business, sanctioned foreign government, or an agent, trustee, or other fiduciary thereof, violated this part by failing to timely register as required under § 66-2-305, the secretary of state shall assess a civil penalty not to exceed two thousand dollars (\$2,000) for each violation.

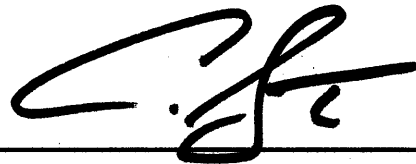
(f) This part does not impose liability on a person licensed under the Tennessee Real Estate Broker License Act of 1973, compiled in title 62, chapter 13; an attorney licensed in this state; or a title insurance company or an agent licensed in this state who is involved in a transaction in which a sanctioned nonresident alien, sanctioned foreign business, sanctioned foreign government, or an agent, trustee, or other fiduciary of such alien, business, or government, acquired property in violation of this part.

SECTION 4. If any provision of this act or its application to any person or circumstance is held invalid, then the invalidity does not affect other provisions or applications of the act that can be given effect without the invalid provision or application, and to that end, the provisions of this act are severable.

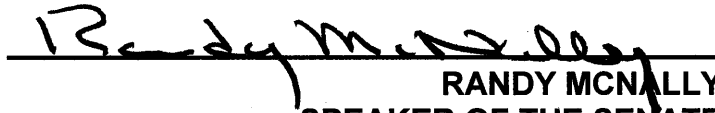
SECTION 5. This act takes effect July 1, 2023, the public welfare requiring it.

HOUSE BILL NO. 40

PASSED: April 21, 2023



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 11th day of May 2023



BILL LEE, GOVERNOR



State of Tennessee

PUBLIC CHAPTER NO. 398

HOUSE BILL NO. 938

By Representatives Alexander, Grills, Sparks, Ragan, Tim Hicks, Todd, Hawk, Moody, Eldridge

Substituted for: Senate Bill No. 851

By Senators Watson, Crowe, Lowe, Niceley

AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, relative to municipal boundaries.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 6-51-201, is amended by adding the following as new subsections:

(c)

(1) Owners of real property used primarily for agricultural purposes who reside in a territory previously annexed by ordinance that was not annexed through a referendum or a request of the property owner may petition the municipality to deannex such property, if:

(A) The deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries; and

(B) The owner of some or all of the property at the time the petition is made:

(i) Is the same owner or owners as when the property was annexed; or

(ii) A direct descendant of the person who owned the property at the time of annexation. As used in this subdivision (c)(1)(B)(ii), "direct descendant" means a child, grandchild, or a sibling.

(2) The petition must include a copy of the ordinance that includes the map of the plat seeking deannexation. The map must be the same map the municipality used to annex the territory.

(3) Upon receiving the petition for deannexation, the municipality shall determine the debt amount owed pursuant to § 6-51-204(a), if any, within thirty (30) days.

(4) The deannexation of the property becomes operative ninety (90) days after receipt of the petition by the municipality.

(d) This section does not require a municipal utility to cease providing electrical service, sanitary sewer service, other utility services, or street lighting in the territory excluded from the municipality's corporate limits.

(e) For purposes of this section, "property used primarily for agricultural purposes" means:

(1) The property is owned or operated by a person whose federal income tax return contains one (1) or more of the following for at least three (3) years:

(A) Business activity on IRS schedule F, profit or loss from farming, and the business activity reflected on the form is related to the property that is the subject of the petition; or

(B) Farm rental activity on IRS form 4835, farm rental income and expenses or schedule E, supplemental income and loss, and the farm rental activity reflected on the form is related to the property that is the subject of the petition;

(2) The person who owns or operates the property is a qualified farmer or nurseryman as defined in § 67-6-207;

(3) The property was classified at the time of annexation and has continued being classified as agricultural land or forest land pursuant to § 67-5-1005 or § 67-5-1006, except for those properties annexed prior to January 1, 1977; and

(4) The property has been maintained in use of agriculture as defined in § 1-3-105 since annexation occurred.

SECTION 2. Tennessee Code Annotated, Section 6-51-204(a), is amended by deleting the subsection and substituting instead the following:

(a)

(1) Except for responsibility for debt newly contracted after the territory was annexed and prior to the surrender of jurisdiction, all municipal jurisdiction ceases over the territory excluded from the municipality's corporate limits on:

(A) The effective date of the ordinance if the contraction is done by ordinance;

(B) The date of the certification of the results of the election if the contraction is done by election; or

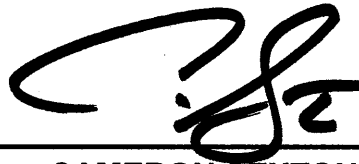
(C) The operative date of a contraction accomplished through a petition by an owner of property used primarily for agricultural purposes pursuant to § 6-51-201(c).

(2) The municipality may continue to levy and collect taxes on property in the excluded territory to pay the excluded territory's proportion of debt newly contracted after the territory was annexed and prior to the exclusion.

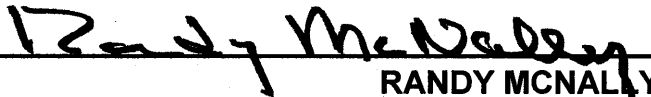
SECTION 3. This act takes effect July 1, 2023, the public welfare requiring it.

HOUSE BILL NO. 938

PASSED: April 21, 2023



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 11th day of May 2023



BILL LEE, GOVERNOR



State of Tennessee

PUBLIC CHAPTER NO. 453

SENATE BILL NO. 559

By Rose, Stevens, Yager, Pody, Lowe, Bowling, Taylor, Walley

Substituted for: House Bill No. 170

By Ragan, Lynn, Davis, White, Hulsey, Moon, Doggett, Curtis Johnson, Eldridge, Boyd, Grills, McCalmon, Russell, Moody, Lamberth, Butler, Brock Martin, Terry, Carringer, Keisling, Darby, Powers, Sherrell, Capley, Gant, Howell, Slater, Barrett, Burkhart, Hawk, Todd

AN ACT to amend Tennessee Code Annotated, Title 27 and Title 29, relative to civil justice.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 29, is amended by adding the following as a new chapter:

The general assembly declares that property owners should expect that the merits of a permit application will be judged on the law in effect at the time of application. The interests of property owners to use their property as they see fit and free from the threat of interference from potential local regulation outweighs the need of a local government entity to work out the details of a potential zoning change free from possible violations. To this end, the general assembly rejects the pending ordinance doctrine, described by the Tennessee supreme court in its May 14, 2007, opinion in the case of *Harding Academy v. Metropolitan Government of Nashville and Davidson County*, and declares the doctrine to be contrary to the public policy interests of property owners in this state.

SECTION 2. This act takes effect July 1, 2023, the public welfare requiring it.

SENATE BILL NO. 559

PASSED: April 21, 2023



RANDY McNALLY
SPEAKER OF THE SENATE

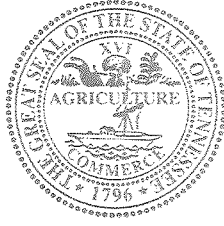


CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 17th day of May 2023



BILL LEE, GOVERNOR



State of Tennessee

PUBLIC CHAPTER NO. 1128

SENATE BILL NO. 2849

By Bailey, Bowling, Stevens

Substituted for: House Bill No. 2274

By Williams, Tim Hicks

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 29, Chapter 17; Title 29, Chapter 16; Title 62; Title 65 and Title 66, relative to regulation of property development.

WHEREAS, the right to own and use private property is a fundamental right, essential to the continued vitality of a democratic society; and

WHEREAS, governmental regulation of conduct, while equally essential to public order and the preservation of universally held values, must be carried out in a manner that appropriately balances the needs of the public with the rights and legitimate expectations of the individual; and

WHEREAS, this act appropriately and necessarily underscores and reaffirms the federal and state constitutional prohibition in the Takings Clause of the Fifth Amendment of the United States Constitution and in Article I, Section 21 of the Tennessee Constitution against taking private property for public use without just compensation; and

WHEREAS, the Tennessee Supreme Court ruled in *Phillips v. Montgomery County*, 442 S.W.3d 233 (2014) that Article I, Section 21 of the Tennessee Constitution should be interpreted no differently than the Takings Clause of the Fifth Amendment; and

WHEREAS, an individual private property owner should not be required, under the guise of police power regulation of the use and development of property, to bear burdens for the public good that should more properly be borne by the public at large; and

WHEREAS, the fair, consistent, and expeditious adjudication of disputes over land use in state courts in accordance with constitutional standards is a matter of statewide concern; and

WHEREAS, the general assembly intends, through this act, to codify the constitutionally-based standard known as the *Nollan/Dolan* two-prong test, which has been established and applied by the United States Supreme Court in *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S. 374 (1994); now, therefore,

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 13-3-403, is amended by adding the following as a new subsection:

() (1) In exercising the powers granted to it by § 13-3-402, a regional planning commission shall not require an owner of private property to dedicate real property to the public, or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate local governmental interest and the dedication or payment is roughly proportional both in nature and extent to the impact of the proposed use or development of the property. An owner of private property required to make a dedication or pay money in violation of this subdivision () (1) may seek relief through a common law writ of certiorari in chancery court.

(2) Regulations adopted by regional planning commissions pursuant to this section must include the provisions in subdivision () (1).

(3) This subsection () does not apply to an assessment, fee, or charge that is imposed on a broad class of property owners by a local governmental entity.

SECTION 2. Tennessee Code Annotated, Section 13-4-303, is amended by adding the following as a new subsection:

() (1) In exercising the powers granted to it by § 13-4-302, the planning commission shall not require an owner of private property to dedicate real property to the public, or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate local governmental interest and the dedication or payment is roughly proportional both in nature and extent to the impact of the proposed use or development of the property. An owner of private property required to make a dedication or pay money in violation of this subdivision () (1) may seek relief through a common law writ of certiorari in chancery court.

(2) Regulations adopted by planning commissions pursuant to this section must include the provisions in subdivision () (1).

(3) This subsection () does not apply to an assessment, fee, or charge that is imposed on a broad class of property owners by a local governmental entity.

SECTION 3. This act takes effect July 1, 2022, the public welfare requiring it.

SENATE BILL NO. 2849

PASSED: April 27, 2022



RANDY McNALLY
SPEAKER OF THE SENATE



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 1st day of June 2022



BILL LEE, GOVERNOR

Document: Tenn. Code Ann. § 13-3-414

Tenn. Code Ann. § 13-3-414

Copy Citation

Current through the 2023 Regular Session.

[TN - Tennessee Code Annotated](#) [Title 13 Public Planning And Housing](#) [Chapter 3 Regional Planning](#) [Part 4 Regional Planning Regulations](#)

13-3-414. Notice of new development located near natural gas transmission pipeline — Pipeline location information to be provided to developer.

(a) For a new residential or nonresidential development that is located in whole or in part within six hundred sixty feet (660') of the center point of a natural gas transmission pipeline that was constructed or operated prior to the development, the developer must notify the operator of the natural gas transmission pipeline of the planned development no later than ten (10) days from the date of application for approval of the development, or ninety (90) days prior to commencement of construction, whichever is earlier.

(b) The developer of the development shall provide on a final plat filed with the regional planning commission a note on the plat stating: The developer has utilized reasonable means to notify the operator of the pipeline to verify the location of the pipeline and the pipeline easement. The developer has reviewed, or attempted to review, preliminary information about the proposed development with the pipeline operator.

(c) Within sixty (60) days of July 1, 2021, regional planning commissions shall gather raw National Pipeline Mapping System (NPMS) geospatial data about the locations of pipelines from the Pipeline and Hazardous Materials Safety Administration within the United States department of

transportation. A regional planning commission is immune from liability related to the approval or construction of such a development when the approval is based upon information as provided in this subsection (c).

(d) Upon receiving notice of the filing of a preliminary development plan in accordance with this section, a pipeline operator shall provide pipeline location information to the developer within forty-five (45) days, including, but not limited to, the easement or other documents reflecting the actual location of the pipeline, marking facilities on design drawings, and providing maps.

(e) No later than August 15, 2021, a pipeline operator shall file the name of its registered agent with the regional planning commission having jurisdiction.

(f) This section does not exempt developers or natural gas pipeline operators from the requirements of the Underground Utility Damage Protection Act, compiled in title 65, chapter 31.

(g) This section applies only to:

(1) Counties and municipalities that are governed by a regional planning commission for purposes of approving residential and nonresidential developments; and

(2) Preliminary development plans filed on or after July 1, 2021.

(h) A regional planning commission shall not give final approval to a development described under subsection (a) until the requirements of this section have been satisfied. A regional planning commission may rely solely upon the note submitted under subsection (b), the geospatial data gathered under subsection (c), and the recordation required under subsection (e) when determining whether the requirements of this section have been satisfied for purposes of granting final approval of such development. A regional planning commission is immune from liability related to the approval or construction of such a development when the approval is based upon information as provided in this subsection (h).

(i) As used in this section:

(1) "Natural gas transmission pipeline" means an interstate pipeline, as that term is defined in 15 U.S.C. § 3301(15);

(2) "Operator" means a person who engages in the transportation of gas, as that term is defined in 49 CFR § 192.3;

(3) "Person" means any individual, firm, joint venture, partnership, corporation, association, state, municipality, cooperative association, or joint stock association, and including any trustee, receiver, assignee, or personal representative thereof, as that term is defined in 49 CFR § 192.3; and

(4) "Preliminary development plan" has the same meaning as defined in § 13-3-413.

History

Acts 2021, ch. 300, § 1.

TENNESSEE CODE ANNOTATED

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State of Tennessee

PUBLIC CHAPTER NO. 364

HOUSE BILL NO. 864

By Representatives Crawford, Freeman, Williams, Moody

Substituted for: Senate Bill No. 832

By Senator Lundberg

AN ACT to amend Tennessee Code Annotated, Title 2; Title 5; Title 6 and Title 7, relative to local government.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 7, Chapter 2, is amended by adding the following as a new section:

7-2-109. Required votes for improvements to public facilities.


The general assembly encourages the improvement of public property and facilities, which can include the use of public-private partnerships. Therefore, notwithstanding the provisions of another law to the contrary, a metropolitan government ordinance, resolution, or charter provision that requires a supermajority vote of the local legislative body in order to make improvements to, renovations to, or the demolition and replacement of existing facilities owned by the metropolitan government when such facilities are to be used for substantially the same use and purpose as the use prior to improvement, renovation, or demolition and replacement is declared to be contrary to public policy and is void. Rather, the voting requirement for improvements, renovations, or the demolition and replacement of existing facilities owned by the metropolitan government that are to be used for substantially the same use as the use prior to improvement, renovation, or demolition and replacement, including the lease of the property to a private entity for the purpose of making the improvement, renovation, or demolition and replacement, or operation of the facility, must be the same voting requirement applicable to ordinances of the legislative body in general.

SECTION 2. The heading in this act is for reference purposes only and does not constitute a part of the law enacted by this act. However, the Tennessee Code Commission is requested to include the heading in any compilation or publication containing this act.

SECTION 3. This act takes effect upon becoming a law, the public welfare requiring it.

HOUSE BILL NO. 864

PASSED: April 17, 2023



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 5th day of May 2023



BILL LEE, GOVERNOR



State of Tennessee

PUBLIC CHAPTER NO. 369

HOUSE BILL NO. 40

By Representatives Reedy, Hulsey, Warner, Vital, Raper, Fritts, Hawk, Capley, Hardaway, Sherrell, Grills, Moody, Cepicky, Richey, McCalmon, Zachary, Moon, Bricken, Barrett, White, Ragan, Rudder, Carringer, Powers, Lafferty, Lynn, Sparks, Todd

Substituted for: Senate Bill No. 122

By Senators Niceley, Bowling, Crowe, Hensley, Lowe, Reeves, Stevens, Taylor, Walley

AN ACT to amend Tennessee Code Annotated, Title 43; Title 44; Title 47; Title 48 and Title 66, relative to property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-2-101, is amended by deleting the section and substituting the following:

Except as provided in part 3 of this chapter, an alien, resident, or nonresident of the United States, may take and hold property, real or personal, in this state and dispose of or transmit the same as a native citizen.

SECTION 2. Tennessee Code Annotated, Section 66-2-102, is amended by deleting the section and substituting the following:

Except as provided in part 3 of this chapter, the heir or heirs, or devisee or devisees, of an alien, resident, or nonresident of the United States, may take lands, held by descent or otherwise, as if a citizen or citizens of the United States.

SECTION 3. Tennessee Code Annotated, Title 66, Chapter 2, is amended by adding the following as a new part:

66-2-301.

As used in this part:

(1) "Real property" means one (1) or more defined parcels or tracts of land or interests, benefits, and rights inherent in the ownership of real estate, including easements, water rights, agricultural land, or any other interest in real property;

(2) "Sanctioned foreign business" means:

(A) A corporation incorporated under the laws of a foreign country of a sanctioned foreign government;

(B) A business entity whether or not incorporated, in which a majority interest is owned directly or indirectly by sanctioned nonresident aliens. As used in this subdivision (1)(B), the determination of "owned," in terms of ownership or control of a foreign business, is not affected by legal entities, including, but not limited to, trusts, holding companies, multiple corporations, and other business arrangements; or

(C) A corporation or business entity, whether or not incorporated, that is identified on the office of foreign assets control of the U.S. department of the treasury's sanctions programs and country information list;

(3) "Sanctioned foreign government" means a government other than the government of the United States, its states, its territories, or its

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possessions, that is identified by the office of foreign assets control of the U.S. department of the treasury's sanctions programs and country information list; and

(4)

(A) "Sanctioned nonresident alien" means an individual who is either:

(i) A citizen of a sanctioned foreign government; or

(ii) A person identified on the office of foreign assets control of the U.S. department of the treasury's sanctions programs and country information list; and

(B) "Sanctioned nonresident alien" does not include:

(i) A citizen of the United States; or

(ii) A person lawfully admitted into the United States for permanent residence by the United States immigration and naturalization service, even if such status is conditional.

66-2-302.

(a)

(1) A sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, shall not purchase or otherwise acquire real property in this state if the country where the sanctioned nonresident alien resides, the sanctioned foreign business is located, or the official sanctioned foreign government representing the country, or agents, trustees, or fiduciaries thereof, is on the office of foreign assets control of the U.S. department of the treasury's sanctions programs and country information list.

(2) This part applies to the extent that the purchase of real property is not prohibited under subdivision (a)(1).

(b) The restriction in subsection (a) does not apply to:

(1) Real property acquired by devise or descent;

(2) A bona fide encumbrance on real property taken for purposes of security; and

(3) Real property acquired by a process of law in the collection of debts; by a deed in lieu of foreclosure, pursuant to a forfeiture of a contract for deed; or by a procedure for the enforcement of a lien or claim on the real property, whether created by mortgage or otherwise. However, real property so acquired must be sold or otherwise disposed of within two (2) years after the title is transferred. Pending the sale or disposition, the real property must not be used for a purpose other than what it was used for immediately prior to the time the property was put up for sale, and the property must not be used except under lease to an individual, trust, corporation, partnership, or other business entity not subject to the restriction imposed by subsection (a).

(c) Notwithstanding subdivision (a)(2), a sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, who holds real property in this state on July 1, 2023, may continue to own or hold the real property, but shall not purchase or otherwise acquire additional real property in this state on or after July 1, 2023.

(d) A sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, shall not transfer title to, or

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an interest in, real property to a sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, except by devise or descent.

66-2-303.

(a) A sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, who acquires real property or an interest in real property, by devise or descent after July 1, 2023, shall divest itself of all right, title, and interest in the real property within two (2) years from the date of acquiring the real property or interest.

(b) This section does not require divestment of real property or an interest in real property, acquired by devise or descent from a sanctioned nonresident alien, if the real property or an interest in the real property was acquired by a sanctioned nonresident alien prior to July 1, 2023.

66-2-304.

A person, business, or other entity who purchases or otherwise acquires real property in this state except by devise or descent, after July 1, 2023, and whose status changes so that it becomes a sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, subject to this part, shall divest itself of all right, title, and interest in the real property within two (2) years from the date that its status changed.

66-2-305.

A sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, or an agent, trustee, or fiduciary thereof, who owns an interest in real property in this state on or after July 1, 2023, shall register the real property with the secretary of state. The registration must be made within sixty (60) days after July 1, 2023, or within sixty (60) days after acquiring the real property or the interest in real property, whichever time is the later. The registration must be in the form and manner prescribed by the secretary of state and contain the name of the owner and the location and number of acres of the real property by municipality and county. If the owner of the real property or owner of the interest in real property is an agent, trustee, or fiduciary of a sanctioned nonresident alien, sanctioned foreign business, or sanctioned foreign government, then the registration must also include the name of any principal for whom that real property, or interest in real property, was purchased as agent, trustee, or fiduciary.

66-2-306.

(a) If the secretary of state finds that a sanctioned nonresident alien, sanctioned foreign business, sanctioned foreign government, or an agent, trustee, or other fiduciary thereof, has acquired or holds title to or interest in real property in this state in violation of this part, the secretary of state shall report the violation to the attorney general and reporter.

(b) Upon receipt of a report from the secretary of state under subsection (a), the attorney general and reporter shall initiate an action in the circuit court of any county in which the real property is located.

(c) The attorney general and reporter shall file a notice of the pendency of an action initiated under subsection (b) with the recorder of deeds of each county in which any of the real property is located.

(d)

(1) In an action initiated under subsection (b), if the court finds that the real property in question has been acquired or held in violation of this part, then the court shall enter an order so declaring and shall file a copy of the order with

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the recorder of deeds of each county in which any portion of the real property is located.

(2) If the court finds that the real property in question has been acquired in violation of this part, then the court shall declare the real property escheated to the state and order the sale of the real property in the manner provided by law for the foreclosure of a mortgage on real estate for default of payment. The proceeds of the sale must be used to pay court costs, and the remaining funds, if any, must be paid to the person divested of the real property.

(e) If the secretary of state finds that a sanctioned nonresident alien, sanctioned foreign business, sanctioned foreign government, or an agent, trustee, or other fiduciary thereof, violated this part by failing to timely register as required under § 66-2-305, the secretary of state shall assess a civil penalty not to exceed two thousand dollars (\$2,000) for each violation.

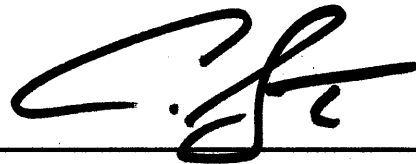
(f) This part does not impose liability on a person licensed under the Tennessee Real Estate Broker License Act of 1973, compiled in title 62, chapter 13; an attorney licensed in this state; or a title insurance company or an agent licensed in this state who is involved in a transaction in which a sanctioned nonresident alien, sanctioned foreign business, sanctioned foreign government, or an agent, trustee, or other fiduciary of such alien, business, or government, acquired property in violation of this part.

SECTION 4. If any provision of this act or its application to any person or circumstance is held invalid, then the invalidity does not affect other provisions or applications of the act that can be given effect without the invalid provision or application, and to that end, the provisions of this act are severable.

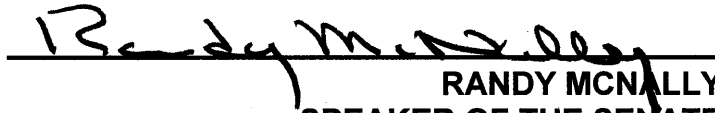
SECTION 5. This act takes effect July 1, 2023, the public welfare requiring it.

HOUSE BILL NO. 40

PASSED: April 21, 2023



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 11th day of May 2023



BILL LEE, GOVERNOR



State of Tennessee

PUBLIC CHAPTER NO. 398

HOUSE BILL NO. 938

By Representatives Alexander, Grills, Sparks, Ragan, Tim Hicks, Todd, Hawk, Moody, Eldridge

Substituted for: Senate Bill No. 851

By Senators Watson, Crowe, Lowe, Niceley

AN ACT to amend Tennessee Code Annotated, Title 6, Chapter 51, relative to municipal boundaries.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 6-51-201, is amended by adding the following as new subsections:

(c)

(1) Owners of real property used primarily for agricultural purposes who reside in a territory previously annexed by ordinance that was not annexed through a referendum or a request of the property owner may petition the municipality to deannex such property, if:

(A) The deannexation of the property does not create an area of unincorporated territory that is completely surrounded by municipal boundaries; and

(B) The owner of some or all of the property at the time the petition is made:

(i) Is the same owner or owners as when the property was annexed; or

(ii) A direct descendant of the person who owned the property at the time of annexation. As used in this subdivision (c)(1)(B)(ii), "direct descendant" means a child, grandchild, or a sibling.

(2) The petition must include a copy of the ordinance that includes the map of the plat seeking deannexation. The map must be the same map the municipality used to annex the territory.

(3) Upon receiving the petition for deannexation, the municipality shall determine the debt amount owed pursuant to § 6-51-204(a), if any, within thirty (30) days.

(4) The deannexation of the property becomes operative ninety (90) days after receipt of the petition by the municipality.

(d) This section does not require a municipal utility to cease providing electrical service, sanitary sewer service, other utility services, or street lighting in the territory excluded from the municipality's corporate limits.

(e) For purposes of this section, "property used primarily for agricultural purposes" means:

(1) The property is owned or operated by a person whose federal income tax return contains one (1) or more of the following for at least three (3) years:

(A) Business activity on IRS schedule F, profit or loss from farming, and the business activity reflected on the form is related to the property that is the subject of the petition; or

(B) Farm rental activity on IRS form 4835, farm rental income and expenses or schedule E, supplemental income and loss, and the farm rental activity reflected on the form is related to the property that is the subject of the petition;

(2) The person who owns or operates the property is a qualified farmer or nurseryman as defined in § 67-6-207;

(3) The property was classified at the time of annexation and has continued being classified as agricultural land or forest land pursuant to § 67-5-1005 or § 67-5-1006, except for those properties annexed prior to January 1, 1977; and

(4) The property has been maintained in use of agriculture as defined in § 1-3-105 since annexation occurred.

SECTION 2. Tennessee Code Annotated, Section 6-51-204(a), is amended by deleting the subsection and substituting instead the following:

(a)

(1) Except for responsibility for debt newly contracted after the territory was annexed and prior to the surrender of jurisdiction, all municipal jurisdiction ceases over the territory excluded from the municipality's corporate limits on:

(A) The effective date of the ordinance if the contraction is done by ordinance;

(B) The date of the certification of the results of the election if the contraction is done by election; or

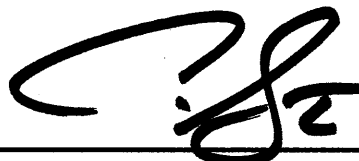
(C) The operative date of a contraction accomplished through a petition by an owner of property used primarily for agricultural purposes pursuant to § 6-51-201(c).

(2) The municipality may continue to levy and collect taxes on property in the excluded territory to pay the excluded territory's proportion of debt newly contracted after the territory was annexed and prior to the exclusion.

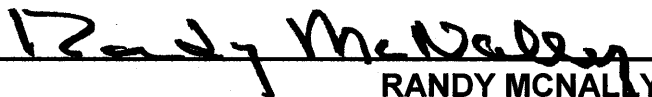
SECTION 3. This act takes effect July 1, 2023, the public welfare requiring it.

HOUSE BILL NO. 938

PASSED: April 21, 2023



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 11th day of May 2023



BILL LEE, GOVERNOR



State of Tennessee

PUBLIC CHAPTER NO. 453

SENATE BILL NO. 559

By Rose, Stevens, Yager, Pody, Lowe, Bowling, Taylor, Walley

Substituted for: House Bill No. 170

By Ragan, Lynn, Davis, White, Hulsey, Moon, Doggett, Curtis Johnson, Eldridge, Boyd, Grills, McCalmon, Russell, Moody, Lamberth, Butler, Brock Martin, Terry, Carringer, Keisling, Darby, Powers, Sherrell, Capley, Gant, Howell, Slater, Barrett, Burkhart, Hawk, Todd

AN ACT to amend Tennessee Code Annotated, Title 27 and Title 29, relative to civil justice.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 29, is amended by adding the following as a new chapter:

The general assembly declares that property owners should expect that the merits of a permit application will be judged on the law in effect at the time of application. The interests of property owners to use their property as they see fit and free from the threat of interference from potential local regulation outweighs the need of a local government entity to work out the details of a potential zoning change free from possible violations. To this end, the general assembly rejects the pending ordinance doctrine, described by the Tennessee supreme court in its May 14, 2007, opinion in the case of *Harding Academy v. Metropolitan Government of Nashville and Davidson County*, and declares the doctrine to be contrary to the public policy interests of property owners in this state.

SECTION 2. This act takes effect July 1, 2023, the public welfare requiring it.

SENATE BILL NO. 559

PASSED: April 21, 2023



RANDY McNALLY
SPEAKER OF THE SENATE

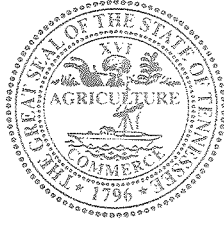


CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 17th day of May 2023



BILL LEE, GOVERNOR



State of Tennessee

PUBLIC CHAPTER NO. 1128

SENATE BILL NO. 2849

By Bailey, Bowling, Stevens

Substituted for: House Bill No. 2274

By Williams, Tim Hicks

AN ACT to amend Tennessee Code Annotated, Title 5; Title 6; Title 7; Title 13; Title 29, Chapter 17; Title 29, Chapter 16; Title 62; Title 65 and Title 66, relative to regulation of property development.

WHEREAS, the right to own and use private property is a fundamental right, essential to the continued vitality of a democratic society; and

WHEREAS, governmental regulation of conduct, while equally essential to public order and the preservation of universally held values, must be carried out in a manner that appropriately balances the needs of the public with the rights and legitimate expectations of the individual; and

WHEREAS, this act appropriately and necessarily underscores and reaffirms the federal and state constitutional prohibition in the Takings Clause of the Fifth Amendment of the United States Constitution and in Article I, Section 21 of the Tennessee Constitution against taking private property for public use without just compensation; and

WHEREAS, the Tennessee Supreme Court ruled in *Phillips v. Montgomery County*, 442 S.W.3d 233 (2014) that Article I, Section 21 of the Tennessee Constitution should be interpreted no differently than the Takings Clause of the Fifth Amendment; and

WHEREAS, an individual private property owner should not be required, under the guise of police power regulation of the use and development of property, to bear burdens for the public good that should more properly be borne by the public at large; and

WHEREAS, the fair, consistent, and expeditious adjudication of disputes over land use in state courts in accordance with constitutional standards is a matter of statewide concern; and

WHEREAS, the general assembly intends, through this act, to codify the constitutionally-based standard known as the *Nollan/Dolan* two-prong test, which has been established and applied by the United States Supreme Court in *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S. 374 (1994); now, therefore,

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 13-3-403, is amended by adding the following as a new subsection:

() (1) In exercising the powers granted to it by § 13-3-402, a regional planning commission shall not require an owner of private property to dedicate real property to the public, or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate local governmental interest and the dedication or payment is roughly proportional both in nature and extent to the impact of the proposed use or development of the property. An owner of private property required to make a dedication or pay money in violation of this subdivision () (1) may seek relief through a common law writ of certiorari in chancery court.

(2) Regulations adopted by regional planning commissions pursuant to this section must include the provisions in subdivision () (1).

(3) This subsection () does not apply to an assessment, fee, or charge that is imposed on a broad class of property owners by a local governmental entity.

SECTION 2. Tennessee Code Annotated, Section 13-4-303, is amended by adding the following as a new subsection:

() (1) In exercising the powers granted to it by § 13-4-302, the planning commission shall not require an owner of private property to dedicate real property to the public, or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate local governmental interest and the dedication or payment is roughly proportional both in nature and extent to the impact of the proposed use or development of the property. An owner of private property required to make a dedication or pay money in violation of this subdivision () (1) may seek relief through a common law writ of certiorari in chancery court.

(2) Regulations adopted by planning commissions pursuant to this section must include the provisions in subdivision () (1).

(3) This subsection () does not apply to an assessment, fee, or charge that is imposed on a broad class of property owners by a local governmental entity.

SECTION 3. This act takes effect July 1, 2022, the public welfare requiring it.

SENATE BILL NO. 2849

PASSED: April 27, 2022



RANDY McNALLY
SPEAKER OF THE SENATE



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES

APPROVED this 1st day of June 2022



BILL LEE, GOVERNOR