MEMORANDUM

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT
527 SOUTH BROWN STREET, SPRINGFIELD, TN 37172
TEL. (615) 384-3666

Posted on Robertson County Website on:

TO: Planning Commission Members
FROM: Planning Staff
DATE: April 27, 2023
RE: Planning Commission Agenda

The Robertson County Planning Commission will hold its monthly meeting on **Thursday April 27, 2023, at 7:00 P. M.** in the Third Floor Conference Room, Robertson County Office Building, Springfield, Tennessee. Planner Greg Jones or County Engineer Traye Fann are available to answer questions at (615) 384-3666.

AGENDA

1. Roll Call

2. Comments from Citizens: Persons wishing to speak for or against any item must sign the log sheet prior to the meeting.

3. Announcements: Rezonings from this agenda will be heard at the next County Commission meeting on May 15, 2023.

4. Old Business: Approval of the Minutes of the March 23, 2023, meeting.

5. New Business:

   A. **David Joyce:** Rezoning request for property located on Youngville Rd, from AG-2 to RP-80 Tax Map 046 Parcel 017.00 (8th Voting District). Represented by Steve Artz.

   B. **Gary Payne**: Rezoning request for property located on Hwy 76 E, from R-40 to AG-2 Tax Map 105 Parcel 066.02 (10th Voting District). Represented by Surveyor Todd Bollinger.

   C. **Eston Cross**: Rezoning request for property located on Hall Rd Tax Map 116 Parcel104.00 from AG-2 to RP-80 (11th *Voting District).* Represented by Surveyor Todd Bollinger.

   D. **Jeff Wilson**: Rezoning request for property located on Pinson School Rd from AG-2 to R-40 Tax Map 103 Parcel 049.00 *(12th Voting District).* Represented Surveyor Todd Bollinger.

E. **William Clint Mason**: Rezoning request for property located on Greer Rd Tax Map 140 Parcel 044.01(12th *Voting District*). Represented by Surveyor Todd Bollinger.

F. **Reyes Construction**: Final Plat for property located on Hopewell Rd and Hwy 49 E Tax Map 047 Parcel 074.02 (8th *Voting District*). Represented by Surveyor Phil Casterline.

G. **Roger and Kathy Phelps:** Final Plat for property located on McPherson Rd and Fred Perry Rd Tax Map 046 Parcels 20.00, 21.01, 21.03 and 21.04 *(8th Voting District).* Represented by Surveyor Todd Bollinger.

H. **Thomas Ayers**: Final Plat for property located on Mt. Zion Rd Tax Map 113 Parcel 010.00 (8th Voting District). Represented by Surveyor Todd Bollinger.

6. Reports from Staff

7. Adjourn

The Robertson County Planning Commission met on March 23, 2023, at 7:00 P.M. in the Third Floor Conference Room, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:	**MEMBERS ABSENT:**	**OTHERS PRESENT:**
Bill Jones	Ricky Green	Amanda Harrington
Daniel Borthick	Jeremy Stinson	Gregory Jones
Cheryl Elliott	William Henry	
Gene Federman	Allen Heard	
Jeremiah Pierce		

The meeting was called to order by Chairman, Bill Jones.

Motion to approve the minutes of the February 23, 2023, meeting was made by Daniel Borthick with second by Gene Federman. Motion passed 5-0

Old Business

None

New Business:

1. **Wendell Marshall Jr. Rezone**: Rezoning Request from AG-2 to R-40 Campbell Rd Tax Map 62, Parcel 4.04(1st Voting District) Represented by Steve Artz.

   Steve Artz stated that will be running 30 ft easement and will do final Plat, Staff stated the subject property appears to be dimensionally appropriate.

   Motion to approve by Gene Federman with second by Daniel Borthick
   Motion passed 5-0 abstain.

2. **Frank and Kathleen Phillips**: Request for Final Plat approval one (1) lot located on Pleasant Grove Rd Tax Map 084 Parcel 055.00. (8th Voting District)

   Staff stated no outstanding comments, Staff Approval

   Motion to approve by Daniel Borthick 2nd by Jeremiah Pierce. Motion approve 5-0.

3. Robertson County Regional Planning Commission: Approval of Resolution No. 022723015. To confirm Authority of the Robertson County Regional Planning Commission to delegate approval authority of certain minor subdivision plats to Planning Department Staff.

   Staff stated on May 4, 2022, the state passed law where plats can be approved in house. County agreed to 2 lots.

Motion to pass by Gene Federman, and 2nd by Cheryl Elliott passed by 5-0.

4. Solar Farms Zoning. Staff discussed coming up with resolutions about overlaying districts bringing to the board. Fixing conflicts in Sub Rigs.

Motion to adjourn by Daniel Borthick, 2nd by Gene Federman. Motion passed 5-0.

Respectfully Submitted,

_____

Gene Federman Secretary

BERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
)UTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

Applicant Information:
Name: David L. Joyce

Mailing Address (No P.O. Boxes, please): 5434 Youngville Rd
Email: Springfield, TN 37172

Telephone Number: 615-414-8672

Applicant's Representative Information:
Name: Steven E. Artz

Name of Firm: Steven E. Artz and Associates, Inc.

Mailing Address (No P.O. Boxes, please): P.O Box 923 Springfield TN 37172
Email: artz.steve@gmail.com

Telephone Number: 615-382-0481

Property Information:
Address: 5434 Youngville Rd, Springfield TN 37172

Tax Map and Parcel Number: Map 46 parcel 17

Current Zoning Designation: AG-2

Requested Zoning Designation: RP80

Will this property be subdivided (or combined) in some way within the next year? (Yes) No

Purpose of rezoning request: See attached letter

SUBMITTAL REVIEW PROCEDURE:
1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does **not** apply to this type of application)
2. Provide copy of deed to prove ownership.

Application for Rezoning

3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Owner of Record Signature & Date

Applicant's Signature & Date

Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of April 27, 2023

New Business: David Joyce Rezoning Request from AG-2 to RP-80

Property Information:

- Tax Map 46, Parcel 17
- 5434 Youngville Rd, Springfield
- 8th Voting District
- 5.09 acres - 221,720.4 sq. ft.

RP-80 Dimensional Requirements:

Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min. Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%

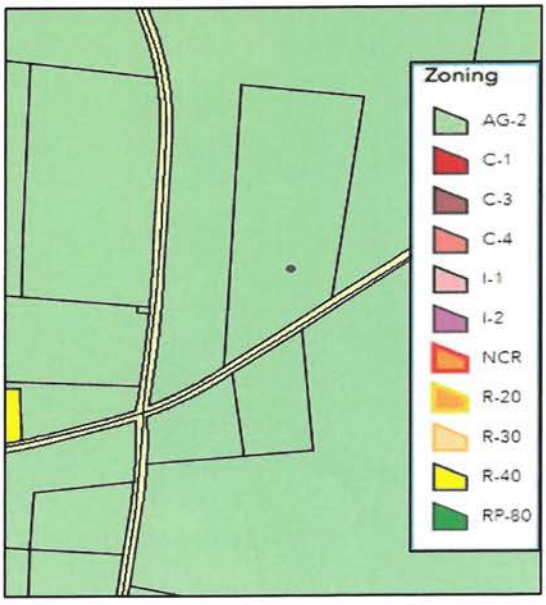
Discussion: The request for rezoning is to facilitate the subdivision of this property into two independent lots of record. One lot will have the existing structures on it; the second lot is intended to be developed with a single-family structure by a family member.

The property appears to meet the minimum dimensional requirements of the RP-80 zone.

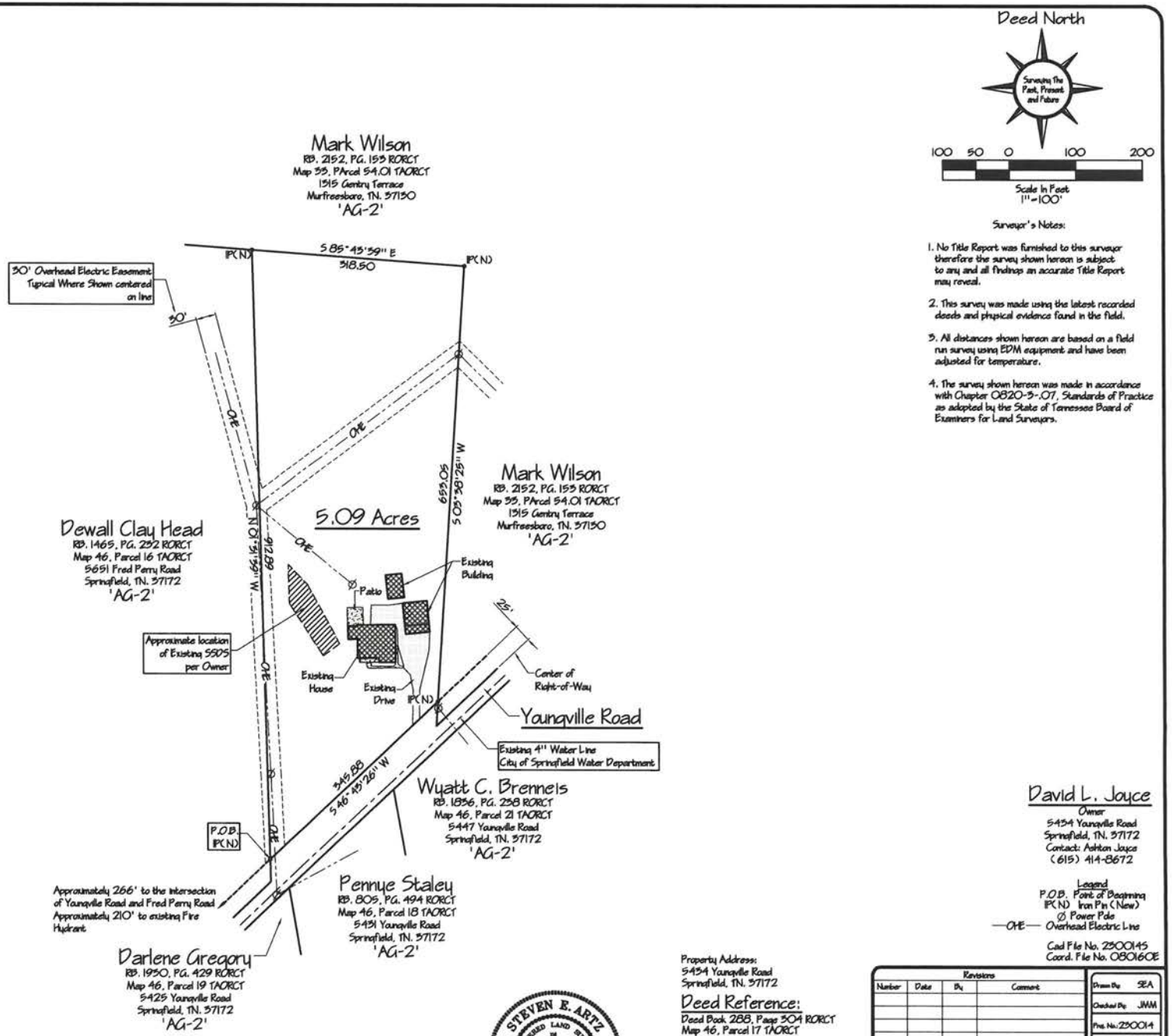
End Comments



Map 1: TN Property Viewer



Map 2: Austin Peay University/Robertson County Zoning Map



Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

David L. Joyce
Owner
5434 Youngville Road
Springfield, TN. 37172
Contact: Ashton Joyce
(615) 414-8672

Legend
P.O.B. Point of Beginning
IPCND Iron Pin (New)
Ø Power Pole
—OHE— Overhead Electric Line

Civil File No. 230045
Coord. File No. 08016OE

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATIONS OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND PERHAPS INCOMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES IN ADVANCE.

Present Zoning Classification - "AG2"
Proposed Zoning Classification "RP80"

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
IN AGRICULTURE COMMERCE
TENNESSEE NO. 1708

Property Address:
5434 Youngville Road
Springfield, TN. 37172

Deed Reference:
Deed Book 288, Page 304 RORCT
Map 46, Parcel 17 TAORCT

Rezoning Request For
David L. Joyce
18th Civil District
Robertson County, Tennessee

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: JWM
Proj. No.: 230014
Date: 3/8/23

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0481

RZ1
Sheet Number

March 8, 2023

Robertson County Planning Commission
501 South Brown Street
Springfield, TN 37172

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request to request the rezoning of a 5.09 acre tract of land. The subject property may be found on Tax Map 46, Parcel 17, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Youngville Road, in the 18th Civil District, 8th Voting District.

The property is currently zoned, 'AG-2'. We are wishing to rezone the property to 'RP80'. We are wishing to divide the property into two (2) tracts. One tract will have the existing dwelling located upon it and the second tract our son is planning to construct a new home on the property. We understand that if the request is approved, we must then submit a Final Plat to the Planning Commission, as well as all other approving governmental agencies that are required.

Thank you for your cooperation with this matter and if we may assist you in any manner, please contact us at your earliest convenience.

Sincerely,

David L. Joyce
5434 Youngville Road
Springfield, TN. 37172
Contact: Ashton Joyce
(615) 414-8672

CITY OF SPRINGFIELD
Water/Wastewater Department

924 Central Avenue • Springfield, Tennessee 37172 • (615) 382-1600 • FAX (615) 384-6951
www.springfieldtn.gov

March 10, 2023

TO WHO IT MAY CONCERN:

There has been a water availability letter requested by David Joyce for a property located on Youngville Rd in Robertson County. The property is located by Tax Map 46 Parcel 17.00. This letter will serve as notice that there is an existing 6" water main adjacent to this property. The aforementioned property is currently provided water services by the City of Springfield's Water and Wastewater Department. This water availability will be valid for one residential water tap for the period of one year. If there has been no activity by March 10, 2024, the property will need to be re-evaluated for service.

If you need further information or have questions, please contact me at 615-382-1600.

Thank you,

Terry Beers, P.E.
Director
Springfield Water and Wastewater Department

Robertson County, Tennessee
Application for Rezoning

AG-1: Agricultural/Business District
AG-2: Agricultural/Residential District
RP-80: Rural Preservation District

R-40: Low Density Residential
R-30: Medium Density Residential
R-20: High Density Residential

Property Information:

1. Current Zoning of Property: R-40
2. I want to be rezoned to: AG-2
3. Owner of Record Name, Phone Number, & Physical Address Where Mail is Received:

   Name: Gary & Barbara Payne

   Phone Number: 615-456-9420

   Physical Address: 3330 Distallery Rd

   Email Address: _____

4. Physical Address of Property (No P.O. Boxes) – If unaddressed, say none.
   Hwy 76 E
5. Tax Map & Parcel Number:
   Map 105, PCL 66.02
6. Size of Property (sq ft. or acres):
   27.30 Acres
7. Owner's Representative (real estate agent, surveyor, engineer, family member, self, etc.)

   Name: Todd Bollinger

   Phone Number: 615-218-0169

   Physical Address: 119 Fisher Dr Greenbrier, TN 37073

   Email Address: ToddRLS@Bellsouth.net

Please Answer the Following Questions:

8. What is the purpose of wanting to rezone the property (sell, build rental property, etc.)
   To Return Property back to Agricultural

9. Is any part of the property in a flood zone? NO

SUBMITTAL REVIEW PROCEDURE:

1. Submit 3 hard copies and email a .PDF aerial photograph of the property for review (refer to attached schedule for due date).
2. Remit payment for review to Robertson County.
3. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the Planning Commission denying recommendation of the rezoning request or deferring to the next scheduled meeting.**
4. If the Planning Commission votes to recommend the application to the County Commission, staff will provide the relevant information to the County Mayor's office.
5. The County Commission will conduct one hearing to determine approval or denial of the rezoning request

MY SIGNATURE CERTIFIES THAT I HAVE READ THE ABOVE SUBMITTAL REVIEW PROCEDURE AND UNDERSTAND WHAT IS REQUIRED.

Owner of Record Signature & Date

Anth J. Ball 2/25/23
Owner's Representative Signature & Date

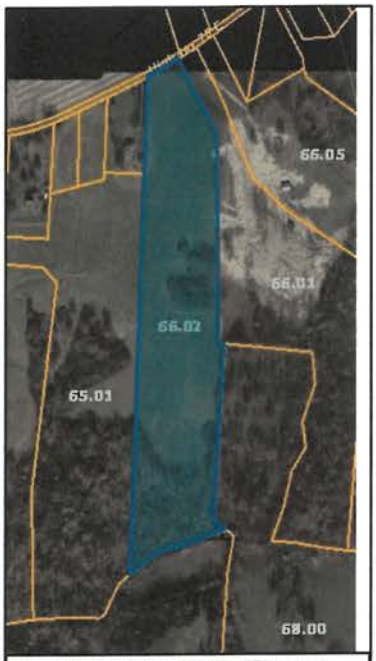
Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of April 27, 2023

New Business: Gary Payne Rezoning Request from R-40 to AG-2

Property Information:

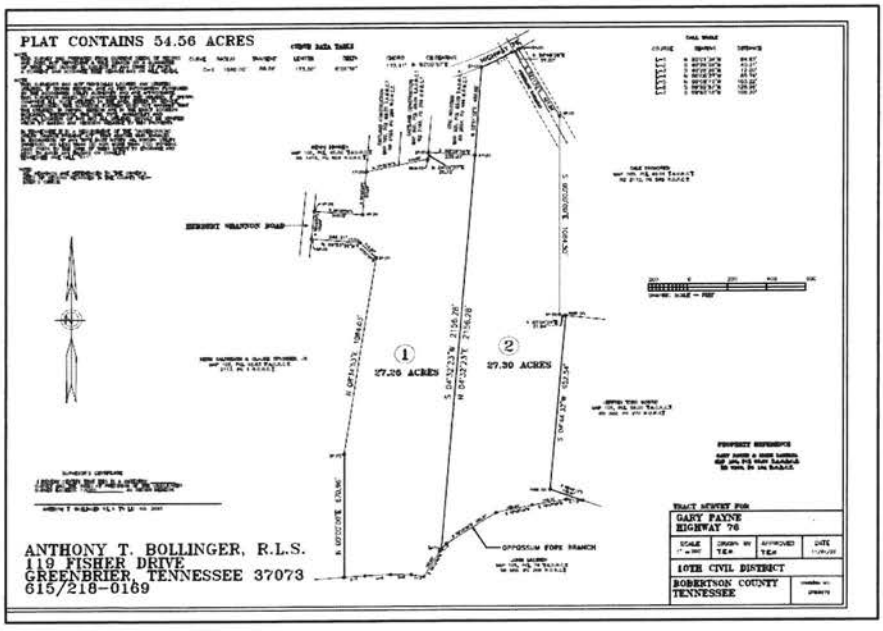
- Tax Map 105, Parcel 066.02
- Unaddressed Highway 76E
- 27.30 acres - 1,189,188 sq. ft.
- Served by White House Utility District



Map 1: TN Property Viewer

AG-2 Dimensional Requirements (With Water):

Minimum Lot Size: 130,000 sq. ft.
Front: 75'
Side: 30'
Rear: 40'
Min. Lot Width @ Front Bldg. Setback Line: 250'
Min. Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 25%



Discussion: The stated reason for the rezoning application is the owner's desire to revert the property back to agricultural.

Parcel 66.02 was recently subdivided into two (2) independent lots of record. Parcel "2", as noted on the exhibit to the right, is the subject of this rezoning request. The subdivision action resulted in lots greater than 5 acres, thereby not requiring Planning Commission approval. The property appears to meet the minimum requirements of the AG-2 zone.

End Comments

PLAT CONTAINS 54.56 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

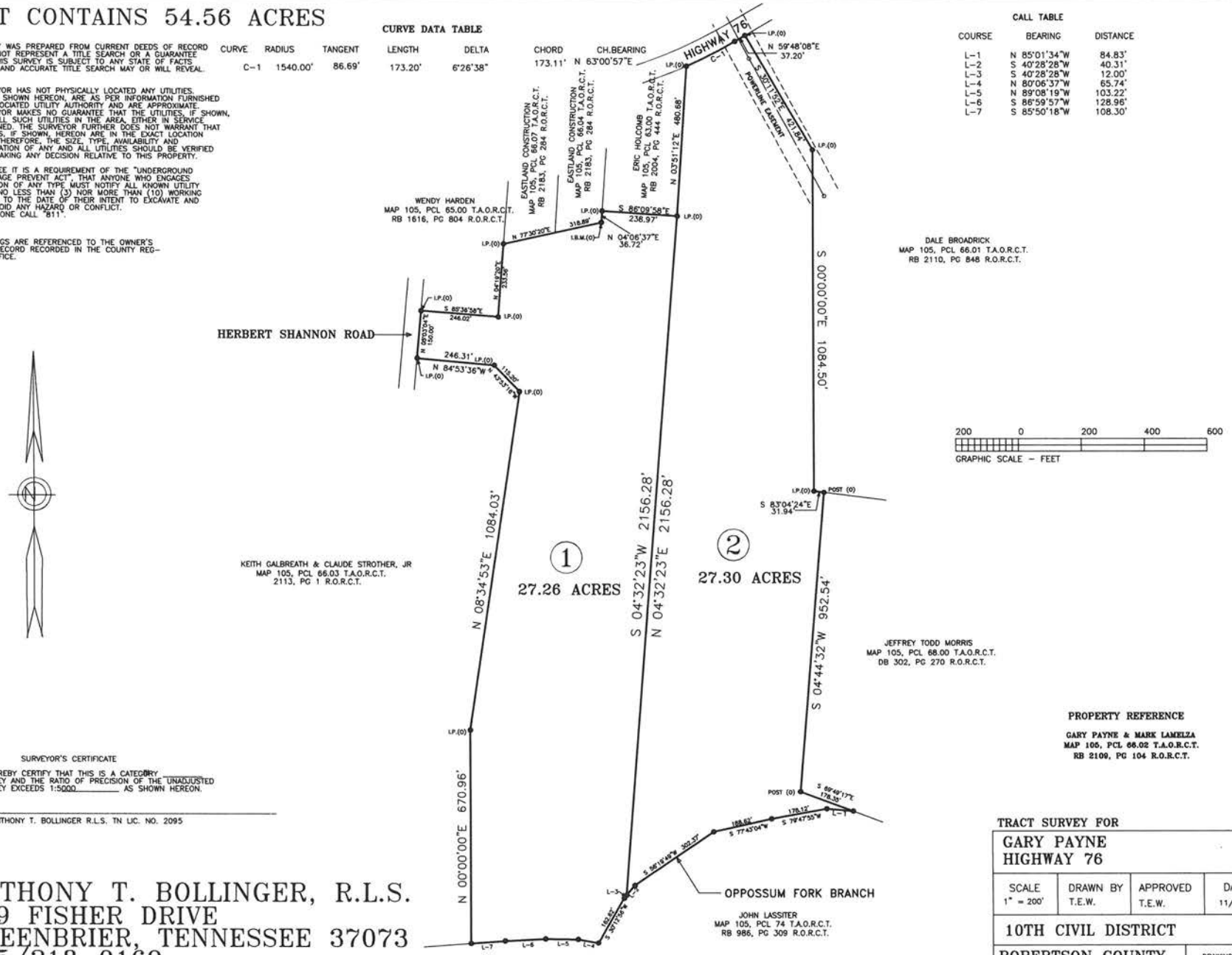
NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1540.00'	86.69'	173.20'	6°26'38"	173.11'	N 63°00'57"E

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 85°01'34"W	84.83'
L-2	S 40°28'28"W	40.31'
L-3	S 40°28'28"W	12.00'
L-4	N 80°06'37"W	65.74'
L-5	N 89°08'19"W	103.22'
L-6	S 86°59'57"W	128.96'
L-7	S 85°50'18"W	108.30'



PROPERTY REFERENCE

GARY PAYNE & MARK LAMELZA
MAP 105, PCL 66.02 T.A.O.R.C.T.
RB 2109, PG 104 R.O.R.C.T.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:5000_____ AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

TRACT SURVEY FOR
GARY PAYNE
HIGHWAY 76

SCALE	DRAWN BY	APPROVED	DATE
1" = 200'	T.E.W.	T.E.W.	11/01/22

10TH CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO. GPHWY76

WHITE HOUSE UTILITY DISTRICT
P.O.BOX 608, 3303 HIGHWAY 31-W—WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

February 3, 2023

Ms. Barbara Payne
3330 Distillery Rd
Springfield, TN

RE: Water Availability for 17655 Highway 76
Robertson County, Tax Map 105 Parcel 66.02
Springfield, TN

Dear Ms. Payne,

This letter will confirm White House Utility District can provide two domestic water services for the property mentioned above as long as the tracts front Highway 76 or have an easement dedicated for the water service line to lie within. We understand the development will involve the alteration of an existing parcel such that one residential tracts will result.

WHUD's existing eight-inch water main located on the south side of Highway 76 can provide domestic water flow for this project. No fire sprinkler flows, fire hydrant flows, commercial flows, or irrigation flows have been requested.

A water facilities fee of $467 for each tract ($934 for two) will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 with a $50 account setup fee applied to the first bill, but that is subject to change over time.

Please note that all fees, rates, and conditions noted in this letter are current as of the date of this letter and are subject to change over time. WHUD will hold the conditions stated above for a 90-day period past the date of this letter. You may request an extension of fee status in writing prior to expiration of the 90-day period. WHUD will review the request and either deny or grant the request in writing.

Please contact our Engineering Department at 615-672-4110 ext. 262 if you have any questions.

Sincerely,

Pat Harrell, PE
District Engineer

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

Applicant Information:
Name: Eston Cross
Mailing Address (No P.O. Boxes, please): 7302 Hall RD, Greenbrier TN 37073
Email:
Telephone Number:

Applicant's Representative Information:
Name: Todd Bollinger
Name of Firm: Todd Bollinger & ASSOC.
Mailing Address (No P.O. Boxes, please): 119 Fisher Dr, Greenbrier, TN 37073
Email: ToddRLS@Bellsouth.net
Telephone Number: 615-218-0169

Property Information:
Address: 7302 Hall RD Greenbrier, TN 37073
Tax Map and Parcel Number: Map 116 Pcl 104
Current Zoning Designation: AG2
Requested Zoning Designation: RP 80

Will this property be subdivided (or combined) in some way within the next year? (Yes) No

Purpose of rezoning request:
it will allow the owner to Subdivide the rear 4 Acres to the north to sell to Property owner on the north

SUBMITTAL REVIEW PROCEDURE:

1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Owner of Record Signature & Date
Beverly Juarez

Applicant's Signature & Date
Beverly Juarez

Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of April 27, 2023

New Business: Eston Cross Rezoning Request from AG-2 to RP-80

Property Information:

- Tax Map 116, Parcel 104.00
- 7302 Hall Rd, Greenbrier
- 6.05 acres - 263,538 sq. ft.
- Served by White House Utility District

RP-80 Dimensional Requirements (With Water):

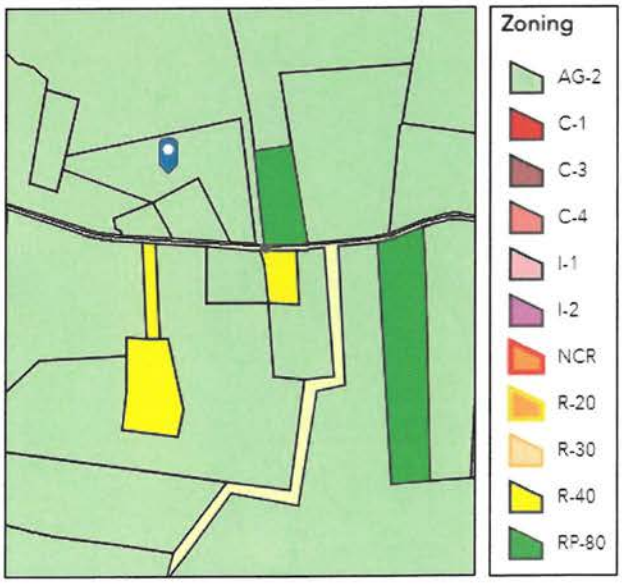
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min. Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%



Map 1: TN Property Viewer

Discussion: The stated reason for the rezoning application is the owner's intent to subdivide the rear 4 acres to the north to sell to the property owner on the north. The subject property is dimensionally appropriate for RP-80 zoning designation. Further subdivision action on the property will be subject to approval by Robertson County.

End Comments



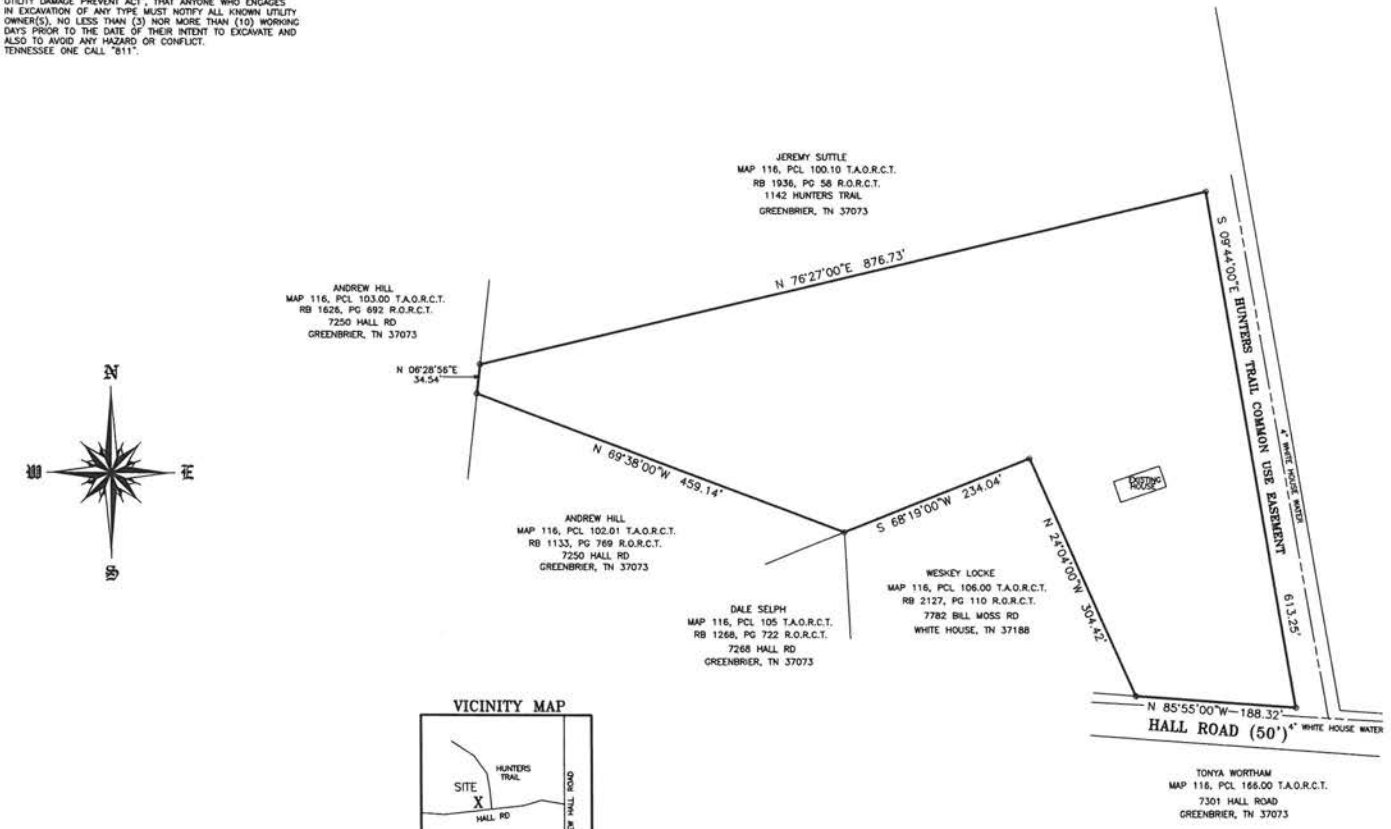
Map 2: APSU Robertson County Zoning Map

PLAT CONTAINS 6.05 ACRES

NOTE:
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VICINITY MAP

N.T.S.

PROPERTY REFERENCE
EASTON CROSS
MAP 116, PARCEL 104.00 T.A.O.R.C.T.
DB 268, PG 428 R.O.R.C.T.
7302 HALL RD
GREENBRIER, TN 37073

100 0 100 200 300
GRAPHIC SCALE - FEET

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

REZONING EXHIBIT

ESTON CROSS PROPERTY 7302 HALL ROAD			
SCALE 1" =100'	DRAWN BY A.T.B.	APPROVED A.T.B.	DATE 03/12/23
11TH CIVIL DISTRICT			
ROBERTSON COUNTY TENNESSEE			DRAWING NO. 1142HUNT

Robertson County, Tennessee
Application for Rezoning

AG-1: Agricultural/Business District
AG-2: Agricultural/Residential District
RP-80: Rural Preservation District
R-40: Low Density Residential
R-30: Medium Density Residential
R-20: High Density Residential

Property Information:

1. Current Zoning of Property: AG2
2. I want to be rezoned to: R-40
3. Owner of Record Name, Phone Number, & Physical Address Where Mail is Received:

   Name: Jeff Wilson

   Phone Number:

   Physical Address: 4635 Matthews Rd, Cedar Hill, TN 37032

   Email Address:

4. Physical Address of Property (No P.O. Boxes) – If unaddressed, say none.
   Pinson School Road
5. Tax Map & Parcel Number:
   Map 103, Parcel 49.00
6. Size of Property (sq ft. or acres):
   4.52 Acres
7. Owner's Representative (real estate agent, surveyor, engineer, family member, self, etc.)

   Name: Todd Bollinger

   Phone Number: 615-218-0169

   Physical Address: 119 Fisher Dr, Greenbrier, TN 37073

   Email Address: ToddRLS@BellSouth.Net

Please Answer the Following Questions:

8. What is the purpose of wanting to rezone the property (sell, build rental property, etc.)
   To Allow Subdivision of Property

9. Is any part of the property in a flood zone? NO

SUBMITTAL REVIEW PROCEDURE:

1. Submit 3 hard copies and email a .PDF aerial photograph of the property for review (refer to attached schedule for due date).
2. Remit payment for review to Robertson County.
3. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the Planning Commission denying recommendation of the rezoning request or deferring to the next scheduled meeting.**
4. If the Planning Commission votes to recommend the application to the County Commission, staff will provide the relevant information to the County Mayor's office.
5. The County Commission will conduct one hearing to determine approval or denial of the rezoning request

MY SIGNATURE CERTIFIES THAT I HAVE READ THE ABOVE SUBMITTAL REVIEW PROCEDURE AND UNDERSTAND WHAT IS REQUIRED.

2-27-23
Owner of Record Signature & Date

2/24/23
Owner's Representative Signature & Date

Staff Comments
Amanda Harrington, Principal Planner
Reviewed for the Robertson County
Planning Commission Meeting
of April 27, 2023

New Business: Jeff Wilson Rezoning Request from AG-2 to R-40.



Map 1: Source: TN Property Viewer

Property Information:

- Tax Map 103, Parcel 49
- Unaddressed Pinson School Road, Greenbrier
- 4.52 acres - 196,891.2 square feet
- Property is served by White House Utilities

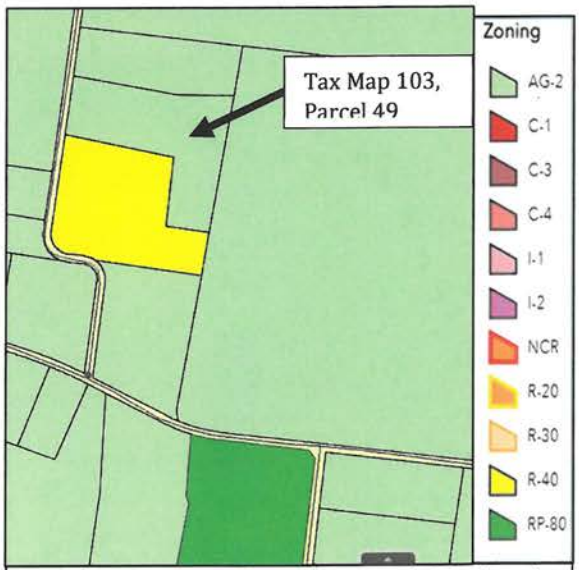
R-40 Zoning Dimensional Requirements:

Minimum Lot Size: 40,000 sq. ft.
Front: 50'
Side: 20'
Rear: 30'
Min. Lot Width at Front Bldg. Setback Line: 150'
Min. Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 40%

Discussion & Observations: The minimum lot size for R-40 is 40,000 sq. ft. The subject property appears to be dimensionally appropriate. Approximately 4 new lots of record could be created from this property, assuming all other dimensional requirements are met.

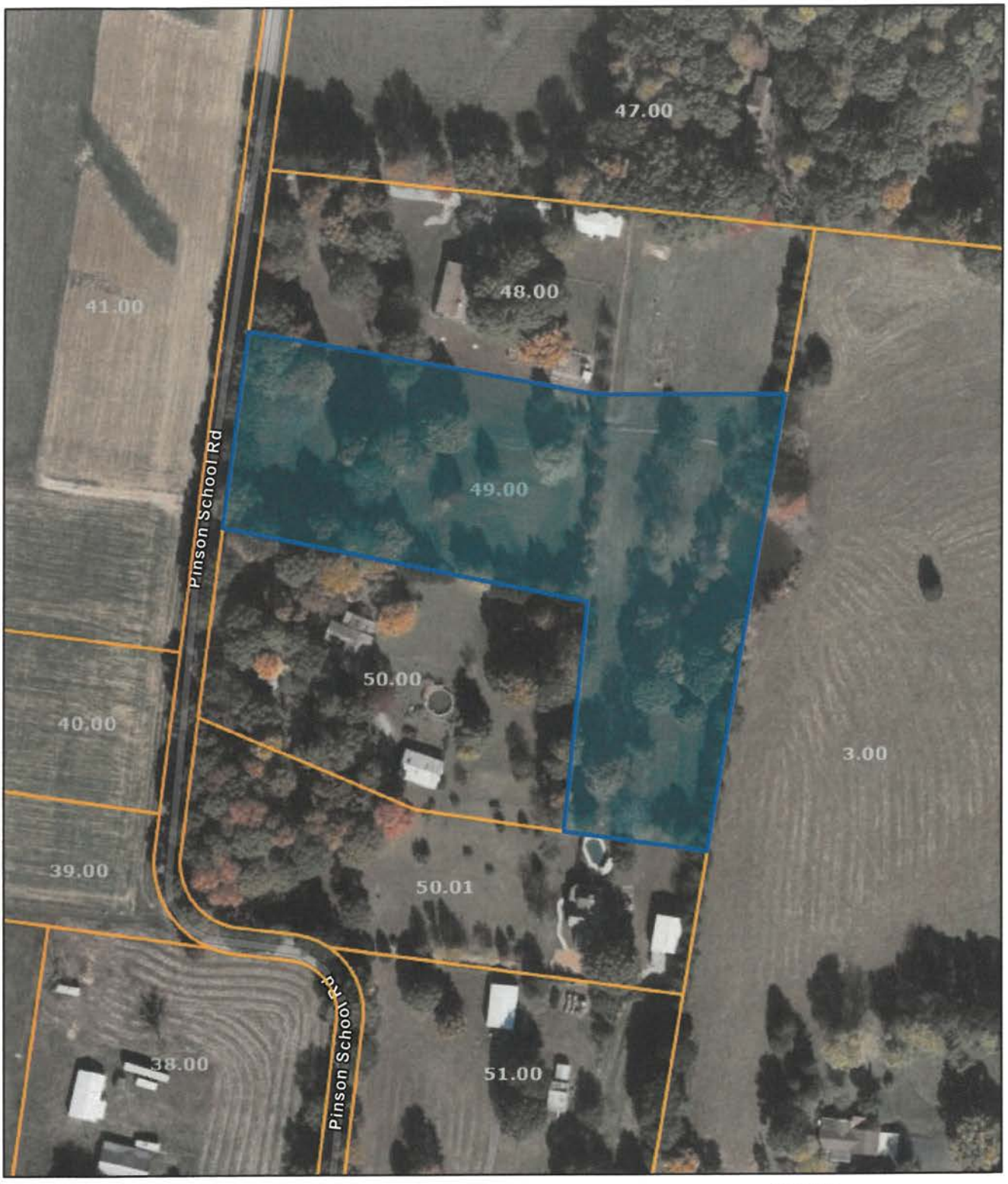
The property is immediately adjacent to a R-40 zoned lot. The rest surrounding is substantially AG-2.

End Comments



Map 2: Robertson County Zoning Map, Austin Peay University

Robertson County - Parcel: 103 049.00



Date: March 16, 2023

County: Robertson
Owner: WILSON JEFF ETUX
Address: PINSON SCHOOL RD
Parcel Number: 103 049.00
Deeded Acreage: 4.52
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

PLAT CONTAINS 4.52 ACRES

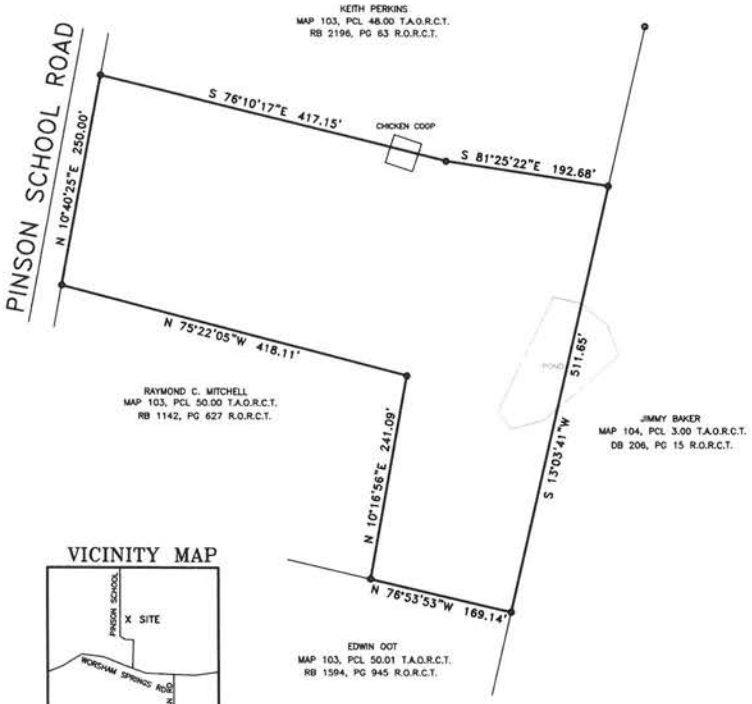
NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.





VICINITY MAP

N.T.S.

PROPERTY REFERENCE
JEFF WILSON, ETUX
MAP 103, PCL 49.00 T.A.O.R.C.T.
RB 1922, PG 620 R.O.R.C.T.

100 0 100 200 300
GRAPHIC SCALE – FEET

REZONING EXHIBIT FOR

JEFF WILSON PINSON SCHOOL ROAD			
SCALE 1" =100'	DRAWN BY T.E.W.	APPROVED T.E.W.	DATE 10/01/22
12TH CIVIL DISTRICT			
ROBERTSON COUNTY TENNESSEE			DRAWING NO. 3165PSR

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 3303 HIGHWAY 31-W — WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

September 2, 2022

Mr. Jeff Wilson
4635 Matthews Road
Cedar Hill, TN 37032

RE: Water Availability for Pinson School Road
Robertson County, Tax Map 103 Parcel 049.00
Greenbrier, TN

Dear Mr. Wilson,

This letter will confirm that White House Utility District can provide two domestic water services for the property mentioned above as long as the new lots front Pinson School Road or have easements dedicated for the water service lines to lie within. We understand the development will involve the alteration of an existing parcel such that two residential lots will result. There are currently no water taps associated with this property. A fire hydrant has been requested however flows were not provided. The TDEC minimum fire hydrant flow rate of 500 gallons per minute with a minimum residual pressure of 20 psi has been assumed. No fire sprinkler flows, commercial flows, or irrigation flows have been requested for this project.

WHUD's existing six-inch water main located on the west side of Pinson School Road can provide domestic water flow for this project however **cannot** support the TDEC minimum hydrant flow rate requested.

A water facilities fee of $467 for the new lot created will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000, but that is subject to change over time. A $50 account setup fee applied to the first bill for each new account created.

Please note that all fees, rates, and conditions noted in this letter are current as of the date of this letter and are subject to change over time. WHUD will hold the conditions stated above for a 90-day period past the date of this letter. You may request an extension of fee status in writing prior to expiration of the 90-day period. WHUD will review the request and either deny or grant the request in writing.

Please contact our Engineering Department at 615-672-4110 ext. 262 if you have any questions.

Sincerely,

Pat Harrell, PE
District Engineer

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Rezoning

Applicant Information:
Name: William Clint Mason
Mailing Address (No P.O. Boxes, please): 425 Wilkinson Lane / White House TN 37188
Email: williammason92@gmail.com
Telephone Number: 615-389-1397

Applicant's Representative Information:
Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address (No P.O. Boxes, please): 119 Fisher Drive Greenbrier, TN 37073
Email: ToddRLS@BellSouth.net
Telephone Number: 615-218-0169

Property Information:
Address: 0 Greer Road
Tax Map and Parcel Number: Map 140 PCL 44.01
Current Zoning Designation: AG-2
Requested Zoning Designation: RP80

Will this property be subdivided (or combined) in some way within the next year? (Yes) No

Purpose of rezoning request:
To all Division of the 6 ACRES into 2 Smaller Parcels

SUBMITTAL REVIEW PROCEDURE:

1. Deliver ten (10) copies of this application & any supporting materials to the Planning & Zoning Department before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Pay review fee
5. Email a .PDF of the application & supporting materials (items 1-3) to gjones@robcotn.gov
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

3-15-23
Robert F Baggett
Owner of Record Signature & Date

3-15-23
Applicant's Signature & Date

Staff Comments
Amanda Harrington, Principal Planner
Reviewed for the Robertson County
Planning Commission Meeting
of April 27, 2023

New Business: William Mason Rezoning Request from AG-2 to RP-80.

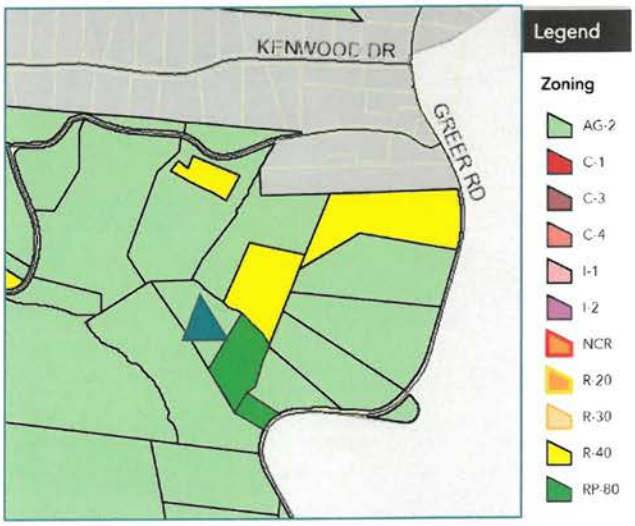


Property Information:

- Tax Map 140, Parcel 44.01
- Unaddressed Greer Road
- 6.217 acres - 270,812.52 square feet
- Property is served by White House Utilities.

RP-80 Zoning Dimensional Requirements:

Minimum Lot Size: 130,000 sq. ft.
Front: 75'
Side: 30'
Rear: 40'
Min. Lot Width @ Front Bldg. Setback Line: 250'
Min. Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 25%



*Map 1: APSU **Robertson** County Zoning Map*

Discussion & Observations: The applicant, William Mason, is under contract with the current owner of record, William E. Baggett.

The minimum lot size for RP-80 is 130,000 sq. ft. The subject property appears to be dimensionally appropriate. Assuming all other dimensional requirements are met, the property could be subdivided into two (2) independent lots of record. The rezoning exhibit submitted by Surveyor Todd Bollinger indicates a 30' ingress/egress & private utility easement accessing the subject property through Parcel 42 off Greer Road. The property appears to be immediately adjacent to RP-80 and R-40 zoned lots.

End Comments

PLAT CONTAINS 6.217 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

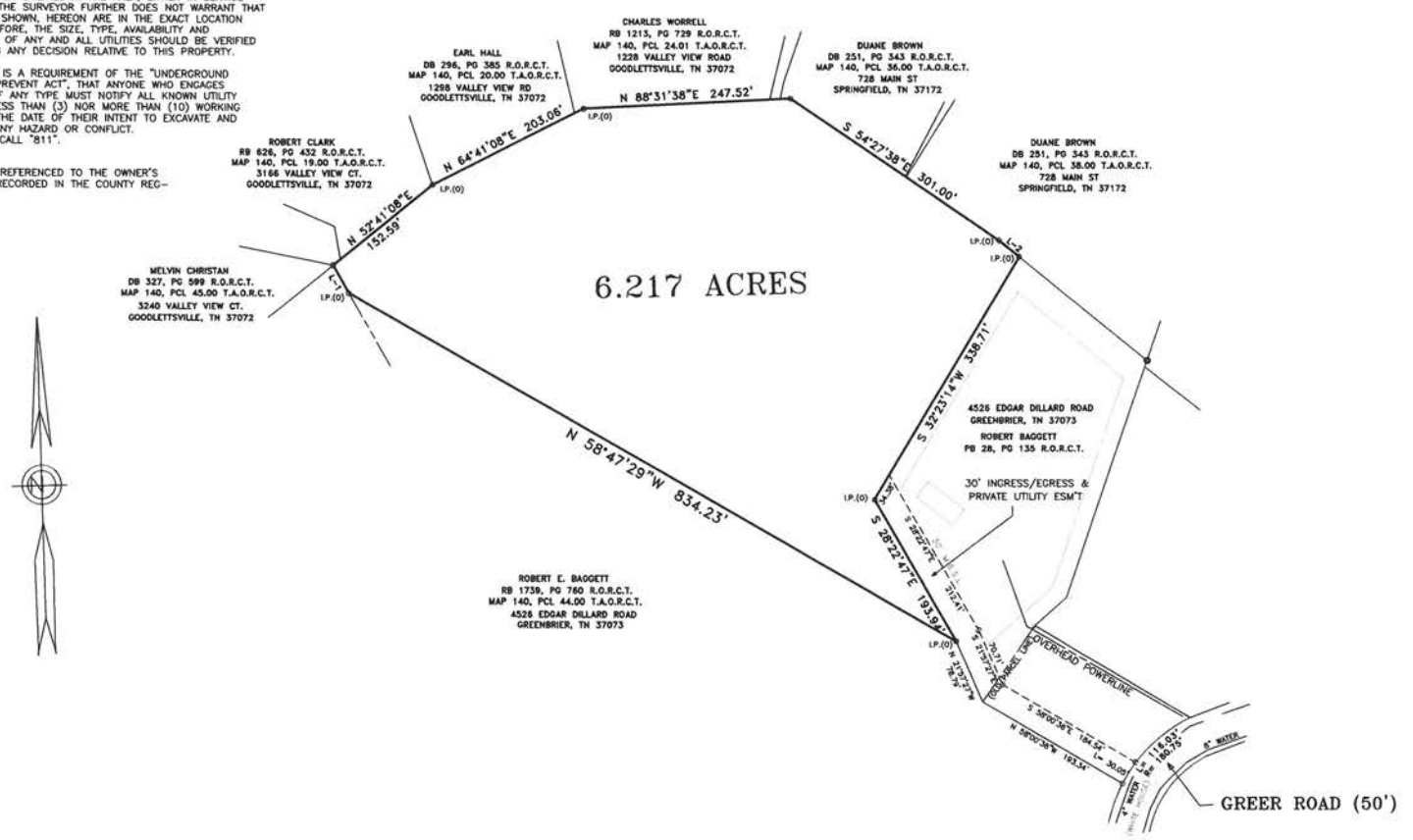
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NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 27°58'43"W	38.08'
L-2	S 49°27'03"E	30.70'



ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

100 0 100 200 300
GRAPHIC SCALE – FEET

PROPERTY REFERENCE
ROBERT E. BAGGETT
DB 280, PG 608 R.O.R.C.T.
MAP 140, PCL 44.01 T.A.O.R.C.T.
DB 241, PG 27 R.O.R.C.T.

REZONING EXHIBIT FOR
ROBERT BAGGETT
GREER ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	T.E.W.	T.E.W.	03/12/23

12TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE
DRAWING NO.
BBGRD

ROBERTSON REGIONAL COUNTY PLANNING COMMISSION

REVISED 12/5/19

APPLICATION FOR SKETCH, PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVAL

DATE FILED: 3-9-2023 **MEETING DATE:** First Available

1. **NAME OF SUBDIVISION:** Hopewell Estates

2. **NAME OF APPLICANT OR DEVELOPER:** Pedro Reyes **PHONE:** 615-973-5711

   ADDRESS: 2520 Memorial Boulevard
   (Street No. and Name)
   Springfield TN 37172
   (City) (State) (Zip Code)

3. **PROPERTY OWNER:** Reyes Construction Inc. **PHONE:** 615-973-5711

   ADDRESS: 2520 Memorial Boulevard
   (Street No. and Name)
   Springfield TN 37172
   (City) (State) (Zip Code)

4. **LAND SURVEYOR OR ENGINEER:** CSR Engineering Inc. **PHONE:** 615-246-2389

   ADDRESS: 2010 Hwy 49E
   (Street No. and Name)
   Pleasant View TN 37146
   (City) (State) (Zip Code)

5. **ENGINEER:** Phillip Casterline **PHONE:** 615-247-0154

   ADDRESS: 2010 Hwy 49E
   (Street No. and Name)
   Pleasant View TN 37146
   (City) (State) (Zip Code)

6. **LOCATION OF SUBDIVISION:** On the West side of SR-49 (Road)
   0 feet South (Direction) of Hopewell (Road)

7. **TOTAL ACREAGE:** 19.91 **NUMBER OF LOTS:** 10

   CURRENT ZONING CLASSIFICATION: RP-80

   VOTING DISTRICT: 8

8. LIST ALL CONTIGUOUS HOLDINGS IN SAME OWNERSHIP, AS DEFINED IN THE SUBDIVISION REGULATIONS.

9. **TAX MAP NUMBER(S)** 047 **PARCEL NUMBER (S)** 074.02

10. First submittal: *FIVE (5) FULL SIZE COPIES.* Second submittal: *FIFTEEN (15) COPIES: (FIVE (5) FULL SIZE COPIES AND TEN (10) REDUCED 11" X 17" COPIES)* are required. Failure to submit the corrected second submittal will result in the item being deferred until a future meeting.

11. A MINIMUM OF FIVE (5) COPIES OF THE CONSTRUCTION PLANS (When Applicable) SHALL BE PROVIDED.

12. This application with all applicable documents must be in this office no later than *twenty-one (21) days* prior to the first *Thursday* of each month by *2:00 P.M. (with no exceptions)* unless the meeting date is changed. All 2nd submittals must be turned in on *date specified on meeting schedule as furnished with this application* by *2:00 P.M.* *(with no exceptions)*

13. SUBDIVISION PLAT REVIEW FEES ARE PAYABLE AT THE TIME PLATS ARE SUBMITTED FOR REVIEW AS PER THE ROBERTSON COUNTY PLANNING COMMISSION FEE SCHEDULE AND A $5.00 DOCUMENTS AND RECORDS FEE.

14. IT IS MANDATORY THAT THE APPLICANT OR HIS REPRESENTATIVE ATTEND THE MEETING. FAILURE TO NOT HAVE A REPRESENTATIVE AT THE MEETING WILL RESULT IN THE ITEM BEING DEFERRED UNTIL A FUTURE MEETING.

15. PERSON RESPONSIBLE FOR ATTENDING MEETINGS: Phillip Casterline, PE

PHONE NUMBER: 615-247-0154

Email phil.casterline@csrengineers.com

OWNER'S SIGNATURE: _____
(Owner at time of Application)

3-9-2023
DATE

Final Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting of April 27, 2023

Item: Preliminary Plat of Hopewell Estates at SR 4- and Hopewell Road, Springfield

Property Information:

- Tax Map 47, Parcel 74.02
- Intersection of Hopewell Road & HWY 49E
- 19.91 acres – 867, 254 sq. ft.

RP-80 Dimensional Requirements (With Water)

Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min. Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30

Discussion: Review was completed using Article 5, Section 5-102.2 Preliminary Plat/Features, as well as applicable zoning and subdivision regulations adopted by Robertson County.

Please address the following identified deficiencies:

5-102.2 Features. The preliminary plat shall show the following:

1. the location of existing streets, easements, water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, and bridges, as determined by the planning commission.
2. the location and width of all existing and proposed streets and easements, alleys, and other public ways and easements and proposed street rights-of-way and building setback lines.
3. the location and scale dimension of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.
4. culverts, driveway tiles, associated drainage structures sized along with necessary easements, electrical and telephone easements.
5. name of the subdivision and all new streets, as approved by the planning commission and E-911
6. contours at vertical intervals of not more than five (5) feet. Such contours to be field surveyed or taken from acceptable aerial photographs.
7. The following notations shall be shown:
   a. explanation of drainage easements, if any;
   b. explanation of site easements, if any;
   c. explanation of reservations, if any;
   d. for any lot where public sewage or water systems are not available, the following

Exhibit 1

Final Plat Checklist
Robertson County Subdivision Regulations
Article 5, Section 5-104

5-104 Final Subdivision Plat

5-104.1 General. The final subdivision plat shall be prepared on reproducible mylar at a scale no smaller than one-inch equals one hundred (100) feet on sheets eighteen (18) by twenty-four (24) inches, if possible. The use of an appropriate smaller scale may be permitted for lots larger than two (2) acres. When more than one (1) sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets numbered in sequence. At the time the final plat is presented for signatures a digital copy of the plat shall be provided at the specifications required by the Robertson County Assessor of Property Office. Construction plans, if required as described in Section *5-105*, of these regulations, must have been approved prior to planning commission approval of the final subdivision plat.

5-104.2 Features

The final plat shall include the following:

(7) The location of the property to be subdivided with respect to surrounding property and roads; the names of all adjoining property owners of record or the names of adjoining developments; the names of adjoining streets.

(8) The exact boundary lines of the tract, determined by a field survey, giving angles to the nearest minute and distances to the nearest one hundredth (1/100) of a foot.

(9) The location of all streets, easements, water bodies, large streams or rivers, railroads, parks, and cemeteries.

(10) The limits of floodway and floodway fringe areas with the area shaded for clarity and the associated regulatory flood elevation and regulatory flood protection elevation; as determined by the planning commission pursuant to Section *2-103*, of these regulations.

(11) The location and width of all easements and rights-of-way for streets, alleys, and other public ways, as well as the building setback lines on all lots.

(12) The location, dimensions, and area of all lots. All dimensions shall be field run to the nearest one tenth (1/10) of a foot and angles to the nearest minute.

(13) The location and dimensions, to the accuracy set forth in Item 6, above, of all property to be set aside for park or playground use or other public or private reservation, with a designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

(14) The final plat of all condominium subdivisions shall contain, in addition to the other information required by this section, the following:

(a) an "as-built" building location and boundary survey, to "American Land Title Association" or other similar standards, showing complete and accurate dimensions and angles of the boundary of the parcel(s) on which the condominium is located, together with exterior dimensions and locations relative to those boundaries of the building(s) which constitute the condominium subdivision;

(b) some sort of datum plane or other suitable vertical location reference. In meeting these requirements, it is only necessary that the upper and lower limits of each level of each condominium unit be identified specifically in relation to the vertical reference, (e.g., and appropriate permanent monument or other acceptable reference datum or fixed known point). Elaborate exterior elevations and architectural detail are not necessary to satisfy this requirement.

(c) Any other special information which the planning commission may find necessary to

shall be shown:

(i) areas to be used for sewage disposal and their percolation results, or if the planning commission desires, any other acceptable data to show that the site can be served effectively by septic tanks;
(ii) water wells (existing and proposed); and
(iii) rock outcroppings, marshes, springs, sinkholes, natural storm drains, and other outstanding topographical features.

8. Proposed layout of water and sewer facilities and the name of the agency providing the service proposed for the development. A letter of commitment from the utility provider indicating that capacity exists in the system for the utilities shown on the plat.
9. draft of proposed restrictive covenants, if any, to be imposed and designation of areas subject to special restrictions; and
10. A form for endorsement of planning commission approval of the preliminary plat, which shall read as follows: "Approved by the Robertson County Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on DATE. Preliminary plat approval shall not constitute approval of this subdivision in final form and does not constitute approval for recording of the plat."

** Please remove the final plat certificates **

End Comments

Robertson County - Parcel: 047 074.02



Date: April 21, 2023

County: Robertson
Owner: HARBIN VALERIE, STANDRIDGE SARAH ETAL
Address: HOPEWELL RD
Parcel Number: 047 074.02
Deeded Acreage: 19.91
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

GENERAL NOTES:

1. BOUNDARY FIELDWORK FOR THIS SURVEY WAS PERFORMED BY STEVE E. ARTZ AND ASSOCIATES, INC. AND VERIFIED BY CSR ENGINEERING, INC.
2. BEARINGS BASED ON TN STATE PLANE COORDINATE SYSTEM CALCULATED FROM GNSS OBSERVATIONS.
3. HORIZONTAL DATUM - NAD83, VERTICAL DATUM - NAVD88.
4. ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT ARE ADJUSTED FOR TEMPERATURE.
5. BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.
9. THE HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS AS SET FORTH BY THE ROBERTSON COUNTY REGIONAL PLANNING COMMISSION.
10. THE CERTIFICATION AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.
11. PROPERTY CURRENTLY ZONED RP-80.
12. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE, OR LACK THEREOF OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
13. CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS AND RESTRICTIONS.
14. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AS OF THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THIS SURVEY.
15. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED HEREON.
16. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2000 EDITION. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A 28-3-114 & T.C.A 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

GROUNDWATER NOTES:

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1-10 DEFINED AS HOPEWELL ESTATES ROBERTSON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE (MOBILE OR PERMANENT) TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) EACH LOT MUST OBTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF GROUNDWATER PROTECTION. THE INFIL TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT TIME OF PERMIT ISSUANCE. ANY CUTTING FILLING OR ALTERATION OF THE SOIL CONDITIONS MAY VOID THIS GENERAL APPROVAL.

LOT(S) 1-10 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 4-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.

LOT(S) 2,3,4 6,7,8, AND 9 REQUIRE THE INSTALLATION OF SOIL IMPROVEMENT PRACTICES IN CONJUNCTION WITH SSDS APPROVAL.

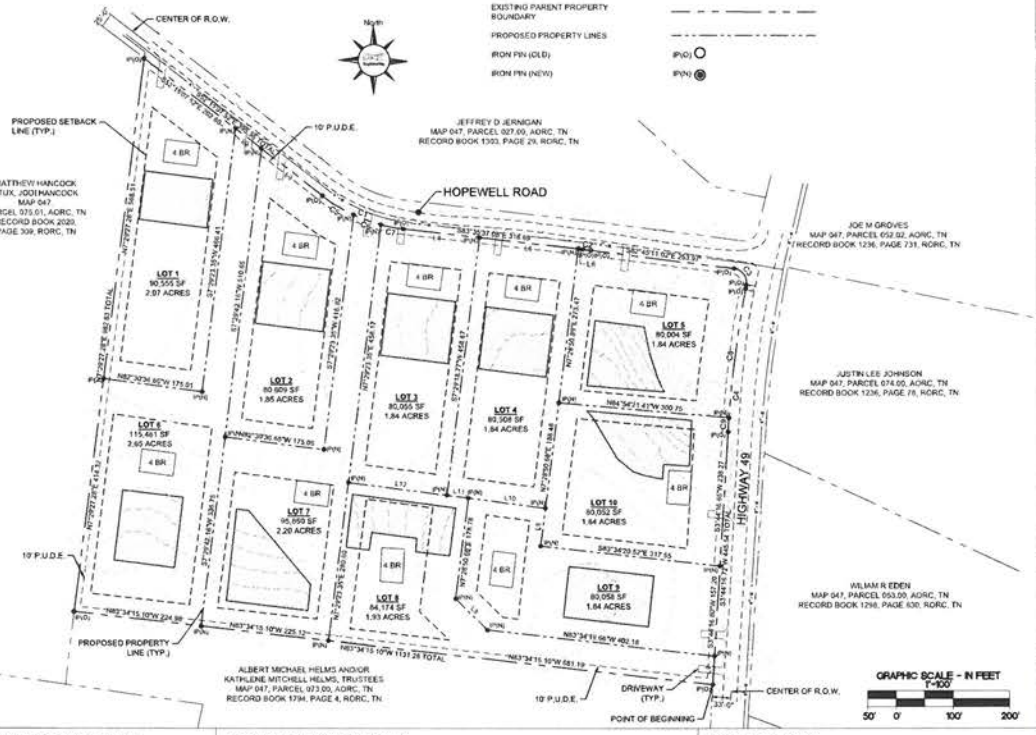
SUBSURFACE SEWAGE DISPOSAL SYSTEMS ON SOME LOTS MAY REQUIRE EFFLUENT PUMPS AND DOSING CHAMBERS.

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

NOTE:
NEAREST FIRE HYDRANT LOCATED 2.3 MILES FROM THE INTERSECTION OF HOPEWELL RD AND HWY49-E AND 129 FEET FROM THE INTERSECTION OF HWY 49-E AND HENRY ROAD

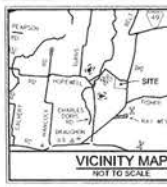
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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C3	40.86	25.00	93.64	S35° 55' 52"E	36.46
C4	253.61	2033.00	7.15	S7° 16' 52"W	253.44
C5	64.07	284.23	12.91	S58° 43' 53"E	63.93
C6	51.21	251.77	10.41	S70° 24' 07"E	51.14
C7	39.66	287.94	7.89	S79° 34' 05"E	39.63
C8	229.25	2033.00	6.46	S7° 39' 36"W	229.13
C9	24.56	1031.83	1.36	S4° 05' 02"W	24.56

Parcel Line Table		
Line #	Length	Direction
L1	6.70	S10° 52' 27.85"W
L2	57.89	S52° 15' 07.52"E
L3	134.87	S52° 15' 07.52"E
L4	133.44	S83° 35' 37.08"E
L5	174.97	S83° 35' 37.08"E
L6	8.26	S83° 47' 54.25"E
L7	50.08	S3° 44' 16.80"W
L8	78.18	N45° 48' 24.25"W
L9	67.10	S7° 29' 50.68"W
L10	137.03	N82° 31' 09.32"W
L11	37.97	N82° 31' 09.32"W
L12	175.00	N82° 31' 09.32"W



LEGEND

- PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREA
- EXISTING PROPERTY LINES
- EXISTING PARENT PROPERTY BOUNDARY
- PROPOSED PROPERTY LINES
- IRON PIN (OLD) IP(O)
- IRON PIN (NEW) IP(N)



VICINITY MAP
NOT TO SCALE

SITE LOCATION:
SR49 @ HOPEWELL ROAD
SPRINGFIELD, TN 37172

AREA SUMMARY:
TRACT 1 = 867,254 S.F. (19.91 ACRES)

CURRENT ZONING: RP-80
MINIMUM FRONT YARD SETBACK: 60'
MINIMUM SIDE YARD SETBACK: 25'
MINIMUM REAR YARD SETBACK: 35'

BASIS OF BEARINGS:
TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD 83 & NAVD 88
TENNESSEE DEPARTMENT OF TRANSPORTATION
CORS STATIONS NETWORK
GNSS OBSERVATIONS MADE ON OR ABOUT 11-9-21
UTILIZING TRIMBLE R12 EQUIPMENT

THE OBLIGATIONS AND LIABILITIES OF CSR ENGINEERING, INC. AND THIS SURVEYOR FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S). A RE-CERTIFICATION BY CSR ENGINEERING, INC. AND THE SURVEYOR WHOSE NAME APPEARS HEREON SHALL BE REQUIRED BY ANY FUTURE PARTY(S).

THE DEPICTION SHOWN HEREON IS SUBJECT TO FEDERAL COPYRIGHT LAWS AND ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN CONSENT OF CSR ENGINEERING, INC AND THE SURVEYOR WHOSE NAME APPEARS HEREON IS STRICTLY PROHIBITED.

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 'II' LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE FOR THIS SURVEY IS GREATER THAN OR EQUAL TO THE MINIMUM REQUIRED STANDARD OF 1:7500 PLUS OR MINUS.

4-05 20 23
DATE

Christopher L Clay, RLS
REGISTERED LAND SURVEYOR

NUMBER 2619

FLOOD PLANE NOTE:
SUBJECT PROPERTY IS SHOWN TO LIE WITHIN ZONE X FLOOD BOUNDARY AREA, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47147C0230C, EFFECTIVE DATE April 15, 2008.

REFERENCE
HOPEWELL ROAD AND HWY 49
SPRINGFIELD, TN 37172

MAP 047, GROUP N/A, PARCEL 074.00

RECORD BOOK 2193, PAGE 179

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2193 PAGE 179, ROBERTSON 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 OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED, AS REQUIRED BY THE ROBERTSON COUNTY REGIONAL SUBDIVISION REGULATIONS.

_____, 20___
DATE

_____
OWNER

_____
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____, 20___
DATE

_____
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED, HOPEWELL ESTATES HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SURETY INSTRUMENT HAS BEEN FILED TO GUARANTEE SAID INSTALLATION OF SUCH SYSTEM(S).

_____, 20___
DATE

_____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR FINAL INSTALLATION IN THE SUBDIVISION, ENTITLED HOPEWELL ESTATES HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY INSTRUMENT HAS BEEN FILED WHICH WILL GUARANTEE INSTALLATION OF SUCH SYSTEM(S).

_____, 20___
DATE

_____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL OR SURETYING OF STREETS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED STREETS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, OR (2) THAT A SURETY INSTRUMENT HAS BEEN POSTED WITH THE ROBERTSON COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____, 20___
DATE

_____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF COMMON AREA DEDICATION

I (WE), _____ IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN HOPEWELL ESTATES FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN HOPEWELL ESTATES, AS MORE FULLY PROVIDED IN CHAPTER _____ "DECLARATION OF COVENANTS AND RESTRICTIONS", APPLICABLE TO THE HOPEWELL ESTATES AND RECORDED BY THIS PLAT, SAID CHAPTER _____ IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

"DECLARATION OF COVENANTS AND RESTRICTIONS," APPLICABLE TO THE ABOVE-NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

_____, 20___
DATE

_____
OWNER

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

4-05 20 23
DATE

Christopher L Clay, RLS
REGISTERED LICENSED SURVEYOR 2619

CSR Engineering, Inc.
2010 HWY 46E
Pleasant View, TN 37146
P: 615.212.2389
F: 615.246.3615
www.csrengineers.com

OWNER'S INFORMATION
Reyes Construction, INC.
Pedro Reyes
2520 Memorial Blvd
Springfield, TN 37172
(615) 973-5711

PRELIMINARY PLAT
OF HOPEWELL ESTATES
AT SR-49 AND HOPEWELL ROAD
ROBERTSON COUNTY, SPRINGFIELD, TN 37172
FOR
REYES CONSTRUCTION INC.
2520 MEMORIAL BOULEVARD
SPRINGFIELD, TN 37172

PRELIMINARY ONLY
NOT FOR RECORDING

CHRISTOPHER L. CLAY
REGISTERED LAND SURVEYOR
4-05-23
TENNESSEE NO. 2619

NO	BY	DATE	DESCRIPTION
1	DAA	3-4-23	TDEC COMMENTS
2	DAA	4-05-23	ROBERTSON COUNTY COMMENTS
3			
4			
5			
6			
7			
8			

DRAWN BY: DAA DATE: 1-20-23
CHECKED BY: JLR DATE: 1-20-23
FIELD WORK BY: SA & DG DATE: 9-22-21
CSR PROJECT NO: 21-168

SHEET NO. 1 of 1

April 5, 2023

GENERAL NOTES:

1. BOUNDARY FIELDWORK FOR THIS SURVEY WAS PERFORMED BY STEVE E. ARTZ AND ASSOCIATES, INC. AND VERIFIED BY CSR ENGINEERING, INC.
2. BEARINGS BASED ON TN STATE PLANE COORDINATE SYSTEM CALCULATED FROM GNSS OBSERVATIONS.
3. HORIZONTAL DATUM - NAD83, VERTICAL DATUM - NAVD88.
4. ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT ARE ADJUSTED FOR TEMPERATURE.
5. BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.
9. THE HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS AS SET FORTH BY THE ROBERTSON COUNTY REGIONAL PLANNING COMMISSION.
10. THE CERTIFICATION AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.
11. PROPERTY CURRENTLY ZONED RP-80.
12. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE, OR LACK THEREOF OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
13. CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS AND RESTRICTIONS.
14. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AS OF THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THIS SURVEY.
15. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED HEREON.
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LOT(S) 1-10 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 4-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.

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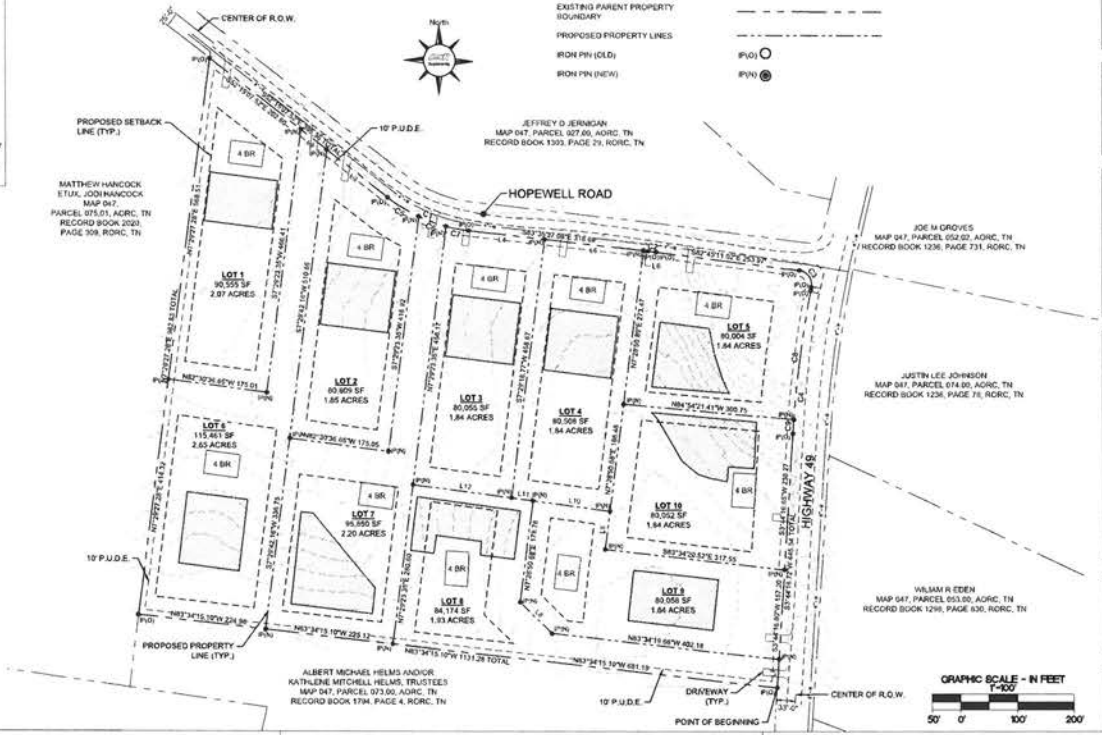
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NOTE:
NEAREST FIRE HYDRANT LOCATED 2.3 MILES FROM THE INTERSECTION OF HOPEWELL RD AND HWY 49-E AND 120 FEET FROM THE INTERSECTION OF HWY 49-E AND HENRY ROAD

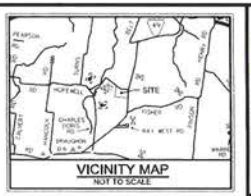
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Parcel Line Table		
Line #	Length	Direction
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L11	37.97	N82° 31' 09.32"W
L12	175.00	N82° 31' 09.32"W



LEGEND

- PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREA
- EXISTING PROPERTY LINES
- EXISTING PARENT PROPERTY BOUNDARY
- PROPOSED PROPERTY LINES
- IRON PIN (OLD) IP(O)
- IRON PIN (NEW) IP(N)



SITE LOCATION:

SR49 @ HOPEWELL ROAD
SPRINGFIELD, TN 37172

AREA SUMMARY:

TRACT 1 = 867,254 S.F. (19.91 ACRES)

CURRENT ZONING: RP-80

MINIMUM FRONT YARD SETBACK: 60'
MINIMUM SIDE YARD SETBACK: 25'
MINIMUM REAR YARD SETBACK: 35'

BASIS OF BEARINGS:

TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD 83 & NAVD 88
TENNESSEE DEPARTMENT OF TRANSPORTATION CORS STATIONS NETWORK
GNSS OBSERVATIONS MADE ON OR ABOUT 11-9-21
UTILIZING TRIMBLE R12 EQUIPMENT

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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 "B" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE FOR THIS SURVEY IS GREATER THAN OR EQUAL TO THE MINIMUM REQUIRED STANDARD OF 1:7500 PLUS OR MINUS.

4-05 20 23
DATE

Christopher L Clay, RLS
REGISTERED LAND SURVEYOR

NUMBER 2619

FLOOD PLANE NOTE:

SUBJECT PROPERTY IS SHOWN TO LIE WITHIN ZONE X FLOOD BOUNDARY AREA, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47147C0230C, EFFECTIVE DATE April 15, 2008.

REFERENCE

HOPEWELL ROAD AND HWY 49
SPRINGFIELD, TN 37172

MAP 047, GROUP N/A, PARCEL 074.02

RECORD BOOK 2163, PAGE 179

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2163 PAGE 179, ROBERTSON 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 OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED, AS REQUIRED BY THE ROBERTSON COUNTY REGIONAL SUBDIVISION REGULATIONS

_____, 20___
DATE

_____
OWNER

_____
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____, 20___
DATE

_____
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED, HOPEWELL ESTATES HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SURETY INSTRUMENT HAS BEEN FILED TO GUARANTEE SAID INSTALLATION OF SUCH SYSTEM(S).

_____, 20___
DATE

_____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR FINAL INSTALLATION IN THE SUBDIVISION, ENTITLED HOPEWELL ESTATES HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY INSTRUMENT HAS BEEN FILED WHICH WILL GUARANTEE INSTALLATION OF SUCH SYSTEM(S).

_____, 20___
DATE

_____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL OR SURETYING OF STREETS

I HEREBY CERTIFY (1) THAT ALL DESIGNATED STREETS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, OR (2) THAT A SURETY INSTRUMENT HAS BEEN POSTED WITH THE ROBERTSON COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____, 20___
DATE

_____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF COMMON AREA DEDICATION

I (WE) _____ IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN HOPEWELL ESTATES FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN HOPEWELL ESTATES, AS MORE FULLY PROVIDED IN CHAPTER ____ "DECLARATION OF COVENANTS AND RESTRICTIONS", APPLICABLE TO THE HOPEWELL ESTATES AND RECORDED BY THIS PLAT, SAID CHAPTER _____ IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

"DECLARATION OF COVENANTS AND RESTRICTIONS," APPLICABLE TO THE ABOVE-NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

_____, 20___
DATE

_____
OWNER

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

4-05 20 23
DATE

Christopher L Clay, RLS
REGISTERED LICENSED SURVEYOR 2619

CSR Engineering
CSR Engineering, Inc.
2010 HWY 49E
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P: 615.212.2389
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www.csrengineers.com

OWNER'S INFORMATION
Reyes Construction, INC.
Pedro Reyes
2520 Memorial Blvd
Springfield, TN 37172
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PRELIMINARY PLAT
OF HOPEWELL ESTATES
AT SR-49 AND HOPEWELL ROAD
ROBERTSON COUNTY, SPRINGFIELD, TN 37172
FOR
REYES CONSTRUCTION INC.
2520 MEMORIAL BOULEVARD
SPRINGFIELD, TN 37172

PRELIMINARY ONLY
NOT FOR RECORDING

CHRISTOPHER L. CLAY — 2619 — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — 4-05-23

REVISIONS			
NO	BY	DATE	DESCRIPTION
1	SAA	3-6-23	TDEC COMMENTS
2	SAA	4-04-23	ROBERTSON COUNTY COMMENTS
3			
4			
5			
6			
7			
8			

DRAWN BY: SAA — DATE: 1-30-23
CHECKED BY: JLR — DATE: 1-30-23
FIELD WORK BY: SA & DG — DATE: 9-22-21
CSR PROJECT NO: 21-166

SHEET NO. 1 of 1

4-11-23

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING,
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Plat Approval

Type of Plat (Please Circle One): *Sketch Plat* *Preliminary Plat* *(Final Plat)*

Property Information:

1. Current Zoning of Property: RP-80
2. Physical Address of Property: Fred Perry Road
3. Tax Map & Parcel Number: Map 46, Pcls 20, 20.01, 21.03, 21.04
4. Size of Property (square feet or acres): 8.32 Acres

5. Owner of Record Information
   Name: Roger Phelps
   Mailing Address (No P.O. Boxes, please): 5291 Fred Perry RD Springfield, TN 37172
   Email: _____
   Telephone Number: _____

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Todd Bollinger
   Name of Firm: Todd Bolling & Assoc.
   Mailing Address (No P.O. Boxes, please): 119 Fisher Dr. Greenbrier, TN 37073
   Email: ToddRLS@BellSouth.net
   Telephone Number: 615-218-0169

7. Purpose of Plat:
   To divide propety TO give To his Children

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the plat, this completed application, and fee payment to the Robertson County Planning & Zoning Department. **Please ensure application is signed.** ***Attach proof of ownership of property (copy of deed is typical). Pay review fee.***
2. Email a .PDF of the submitted plat to gjones@robcotn.gov (Greg Jones).
3. Application and plat will be reviewed, and corrective comments provided, by date listed on calendar (see attached).
4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar
5. FINAL SUBMITTAL: Deliver ten (10) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Planning & Zoning Department before or by the final due date.
6. Email a .PDF of the corrected plat to gjones@robcotn.gov
7. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

5-15-23 — Owner's Signature & Date

3/14/23 — Owner's Representative Signature & Date

Staff Comments
Amanda Harrington, Principal Planner

Reviewed for the Robertson County
Planning Commission Meeting
of April 27, 2023

New Business: Final Plat Approval for Roger & Kathy Phelps

Property Information:

- Tax Map 46, Parcels 20, 21.01, 21.03, & 21.04
- 8.32 acres
- McPherson Road & Fred Perry Road
- Property is zoned RP-80

Request: Final plat approval for a 4-lot subdivision

Purpose: The purpose of the plat is to reconfigure the acreages of Parcels 20, 21.01, 21.03, and 21.04 for re-subdivision. The end result will be (4) new independent lots of record.



Map 1: TN Property Viewer

Proposed Lot 1: 2.638 acres (114,911.28 sq. ft.)
Proposed Lot 2: 1.940 acres (84,506.4 sq. ft.)
Proposed Lot 3: 1.892 acres (82,415.52 sq. ft.)
Proposed Lot 4: 1.85 acres (80,586 sq. ft.)

Discussion & Observations: The final plat has been reviewed against the Robertson County final plat checklist requirements and applicable Robertson County Zoning & Subdivision regulations.

Please address the following:

1. Checklist Item #4: Flood note. Please fill in the flood note with appropriate information.
2. Please label the locations & widths of proposed driveways to ensure proper spacing & sight distances.

End Comments

PLAT CONTAINS 8.11 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

NOTE:
THE PROPERTY SHOWN HEREON IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA, ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE. SEE PANEL NO. 47147C 023C DATED 04/18/08 FOR DETAILED INFORMATION.

NOTE:
ALL CORNERS ARE MARKED BY IRON PINA & CAPS, UNLESS OTHERWISE SHOWN.

NOTE:
ALL LOTS SHALL BE GRADED IN ORDER TO AVOID DISCHARGING ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
1	1363.25'	44.73'	89.42'	3°45'30"	89.41'	N 88°28'23"W

TDEC NOTES:

DEPARTMENT OF ENVIRONMENT AND CONSERVATION NOTES

1) ANY CUTTING, GRADING OR FILLING OF THESE LOTS AFTER _____ MAY VOID ENVIRONMENT AND CONSERVATION DEPARTMENT APPROVAL.
2) THE SHADED AREAS (IF INDICATED) ARE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND CANNOT BE USED FOR BUILDINGS, DRIVEWAYS, WATER LINES OR UNDERGROUND UTILITIES ETC.
3) A PERMIT FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS MUST BE OBTAINED FROM THE ROBERTSON COUNTY DEPARTMENT OF ENVIRONMENT AND CONSERVATION BEFORE ANY CONSTRUCTION IS BEGUN.
4) THE INSTALLATION OF SURFACE DRAINS OR DITCHES OR BASEMENTS WITHIN 25' OF ANY SHADED AREAS NEEDED FOR SUB SURFACE SEWAGE DISPOSAL MAY VOID ENVIRONMENT AND CONSERVATION DEPARTMENT APPROVAL OF THESE LOTS. A REVISED PLAT WILL BE REQUIRED.
5) ANY BUILDING WITHIN 10' OF RESERVED AREAS MAY VOID HEALTH DEPARTMENT APPROVAL. AREVISED PLAT WILL BE REQUIRED.
6) HOUSE SIZE, LOCATION, BASEMENT, DRIVEWAY AND UNDERGROUND UTILITIES MAY EFFECT THE NUMBER OF BEDROOM(S) PERMITTED.
7) LOT(S)_____ ARE APPROVED FOR 2 BEDROOM RESIDENCES AND CAN BE REVIEWED ON A LOT BY LOT BASIS.
8) LOTS(S)_____ ARE APPROVED FOR 3 BEDROOM RESIDENCES AND CAN BE REVIEWED ON A LOT BY LOT BASIS.
9) LOT(S)_____ WILL REQUIRE THE CONSTRUCTION OF CURTAIN DRAINS TO IMPROVE SOIL ASORPTION.

* 6,7,8 AND 9 WILL VARY FROM SUBDIVISION TO SUBDIVISION OR NOT TO BE NEEDED.
* ANY BEDROOM RESTRICTION SHOULD INCLUDE THIS SO FUTURE CHANGE WILL NOT REQUIRE REVISED PLAT.



LEGEND

IRON PIN OLD I.P.(O)
IRON PIN NEW I.P.(N)
PROPERTY LINE
M.B.S.L.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY HEREON SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER_____ PAGE _____ RORCT, AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILLED AS REQUIRED BY THEESE REGULATIONS.

DATE OWNER

CERTIFICATE APPROVAL FOR WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED AS SHOWN HEREON HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH LOCAL AND STATE GOVERNMENT REQUIRMENTS, OR SUFFICIENT BOND OR OTHER SECURITY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

AUTHORIZED APPROVING AGENT DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY AND MEETS THE ACCURACY REQUIRED BY THE ROBERTSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFACATIONS OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE COUNTY ENGINEER.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

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

APPROPRIATE GOVERNMENTAL REPRESENTATIVE DATE

GENERAL NOTES

1) ALL DRIVEWAY CULVERTRS SHALL BE A MINIMUM DIA. OF 15" AND A MINIMUM LENGTH OF 20'.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ROBERTSON COUNTY, 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.

SECRETARY PLANNING COMMISSION DATE

CERTIFICATE OF APPROVAL
PRIVATE SUBSURFACE SEWAGE DISPOSAL

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS SHOWN HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS.
BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND THE PLANS OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE COUNTY REPRESENTATIVE OF THE TENNESSEE DEPT. OF HEALTH AND ENVIRONMENT. OF THE TENN. DEPT. OF ENVIRONMENT AND CONSERVATION.

DATE SIGNED ENVIRONMENTALIST
ROBERTSON CO., TENNESSEE

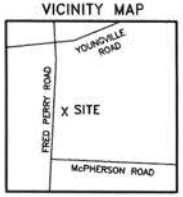
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY _II_ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 7500 AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

VICINITY MAP



N.T.S.

MICHEAL MASON
MAP 46, PCL 9.02 T.A.O.R.C.T.
5565 FRED PERRY RD
SPRINGFIELD, TN 37172

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 03°05'08"W	99.02'
L-2	N 03°05'08"E	99.02'

McPHERSON ROAD

0 100 200 300

PROPERTY REFERENCES

MAP 46, PCLS 20, 21.01, 21.03, & 21.04 T.A.O.R.C.T.

ROGER & KATHY PHELPS
RB 1025, PG 35 R.O.R.C.T.
RB 564, PG 718 R.O.R.C.T.
RB 1121, PG 314-315 R.O.R.C.T.

5291 FRED PERRY ROAD
SPRINGFIELD, TN 37172
ZONED RP-80

FINAL PLAT OF

ROGER & KATHY PHELPS SUBDIVISION
FRED PERRY ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	T.E.W.	T.E.W.	07/10/22

18TH CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
5291FPRD

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT
ROBERTSON COUNTY OFFICE BUILDING,
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

Application for Plat Approval

Type of Plat (Please Circle One): *Sketch Plat* *Preliminary Plat* *(Final Plat)*

Property Information:

1. Current Zoning of Property: R-40
2. Physical Address of Property: MT. Zion RD
3. Tax Map & Parcel Number: Map 113 PCL 10.00
4. Size of Property (square feet or acres): 14.093

5. Owner of Record Information
   Name: Thomas Ayers
   Mailing Address (No P.O. Boxes, please): 6058 Greenbrier Cemetery RD
   Email: NA
   Telephone Number: NA

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Todd Bollinger
   Name of Firm: Todd Bollinger & ASSOC.
   Mailing Address (No P.O. Boxes, please): 119 Fisher Dr Greenbrier, TN 37073
   Email: ToddRLS@Bellsouth.net
   Telephone Number: 615-218-0169

7. Purpose of Plat:
   To Subdivide 7 LOTS

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the plat, this completed application, and fee payment to the Robertson County Planning & Zoning Department. Please ensure application is signed. *Attach proof of ownership of property (copy of deed is typical). Pay review fee.*
2. Email a .PDF of the submitted plat to gjones@robcotn.gov (Greg Jones).
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6. Email a .PDF of the corrected plat to gjones@robcotn.gov
7. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Thomas Ayers
Owner's Signature & Date
3-14-23

Todd Bollinger 3/14/23
Owner's Representative Signature & Date

Final Staff Comments
Amanda Harrington, Principal Planner
Reviewed for the Robertson County
Planning Commission Meeting of April 27, 2023

Item: Final Plat of Ayers Estates

Property Information:

- Tax Map 113, Parcel 010.00
- 16.9 acres –736,164 sq. ft.
- Zoned R-40

Discussion:

Review was completed using Article 5, Section 5-104.2 Final Plat/Features, as well as applicable zoning and subdivision regulations adopted by Robertson County. The complete final plat checklist is attached to this report as Exhibit 1.

Please address the following identified deficiencies:

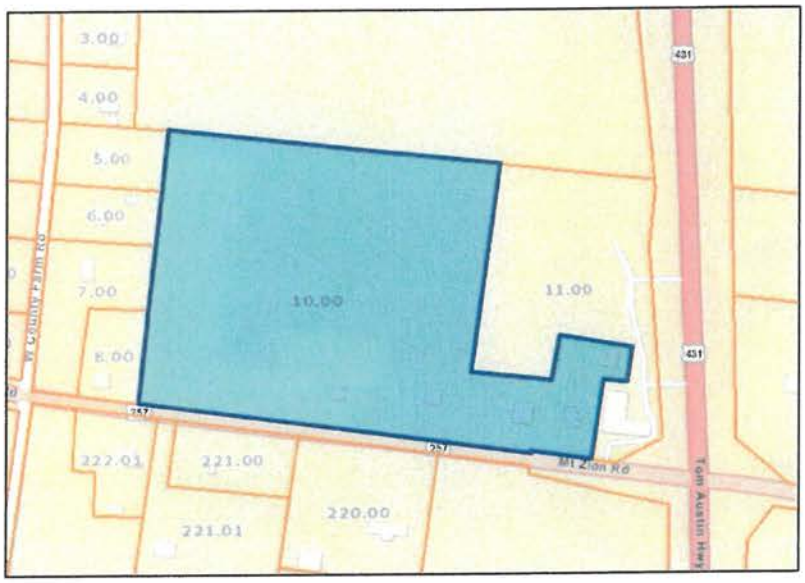


Figure 1: TN Property Viewer

5-104.2 Features

The final plat shall include the following:

(1) The location of the property to be subdivided with respect to surrounding property and roads; the names of all adjoining property owners of record or the names of adjoining developments; the names of adjoining streets. – ***Please include Tom Austin Hwy & County Road Farm on the plat, & label proposed drive entrances & widths.***

(2) The location of all streets, easements, water bodies, large streams or rivers, railroads, parks, and cemeteries. – ***Access easements are required to be at least 50' wide (Article 1, Section 1.112.109)***

(3) The limits of floodway and floodway fringe areas with the area shaded for clarity and the associated regulatory flood elevation and regulatory flood protection elevation; as determined by the planning commission pursuant to Section *2-103*, of these regulations. - ***Please complete Floodplain Note.***

(4) The location and width of all easements and rights-of-way for streets, alleys, and other public ways, as well as the building setback lines on all lots. – ***Access easements are required to be at least 50' wide (Article 1, Section 1.112.109); please label setbacks & maximum lot coverage on the plat.***

(5) The name, address and telephone number of the owner(s) of the land being subdivided (If the land is owned by a corporation a contact person shall be noted), the name, address and telephone number of the subdivider, if other than the owner, and the name, address and telephone number of the land surveyor. – ***Sign the Certificate of Accuracy – affix Stamp & Seal***

(6) The line size and location of water and sewer facilities, and the location of all fire hydrants along with name of the agency providing service. – ***Identify discharge areas. Please identify nearest fire hydrant(s).***

****End Comments****

Exhibit 1

Final Plat Checklist
Robertson County Subdivision Regulations
Article 5, Section 5-104

5-104 Final Subdivision Plat

5-104.1 General. The final subdivision plat shall be prepared on reproducible mylar at a scale no smaller than one-inch equals one hundred (100) feet on sheets eighteen (18) by twenty-four (24) inches, if possible. The use of an appropriate smaller scale may be permitted for lots larger than two (2) acres. When more than one (1) sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets numbered in sequence. At the time the final plat is presented for signatures a digital copy of the plat shall be provided at the specifications required by the Robertson County Assessor of Property Office. Construction plans, if required as described in Section *5-105*, of these regulations, must have been approved prior to planning commission approval of the final subdivision plat.

5-104.2 Features

The final plat shall include the following:

(7) The location of the property to be subdivided with respect to surrounding property and roads; the names of all adjoining property owners of record or the names of adjoining developments; the names of adjoining streets.

(8) The exact boundary lines of the tract, determined by a field survey, giving angles to the nearest minute and distances to the nearest one hundredth (1/100) of a foot.

(9) The location of all streets, easements, water bodies, large streams or rivers, railroads, parks, and cemeteries.

(10) The limits of floodway and floodway fringe areas with the area shaded for clarity and the associated regulatory flood elevation and regulatory flood protection elevation; as determined by the planning commission pursuant to Section *2-103*, of these regulations.

(11) The location and width of all easements and rights-of-way for streets, alleys, and other public ways, as well as the building setback lines on all lots.

(12) The location, dimensions, and area of all lots. All dimensions shall be field run to the nearest one tenth (1/10) of a foot and angles to the nearest minute.

(13) The location and dimensions, to the accuracy set forth in Item 6, above, of all property to be set aside for park or playground use or other public or private reservation, with a designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

(14) The final plat of all condominium subdivisions shall contain, in addition to the other information required by this section, the following:

(a) an "as-built" building location and boundary survey, to "American Land Title Association" or other similar standards, showing complete and accurate dimensions and angles of the boundary of the parcel(s) on which the condominium is located, together with exterior dimensions and locations relative to those boundaries of the building(s) which constitute the condominium subdivision;

(b) some sort of datum plane or other suitable vertical location reference. In meeting these requirements, it is only necessary that the upper and lower limits of each level of each condominium unit be identified specifically in relation to the vertical reference, (e.g., and appropriate permanent monument or other acceptable reference datum or fixed known point). Elaborate exterior elevations and architectural detail are not necessary to satisfy this requirement.

(c) Any other special information which the planning commission may find necessary to

protect the rights of future owners of the condominium or the public in general.

(15) The name, address and telephone number of the owner(s) of the land being subdivided (If the land is owned by a corporation a contact person shall be noted), the name, address and telephone number of the subdivider, if other than the owner, and the name, address and telephone number of the land surveyor.

(16) The date of the plat, approximate true north point, scale, and title of the subdivision.

(17) Sufficient data to determine readily the location, bearing, and length of all lines, and to reproduce such lines upon the ground. This shall include the radius, central angle, and tangent distance for the center line of the curved streets and curved property lines that are not the boundary of curved streets. The location of all monuments and pins shall be indicated on the plat.

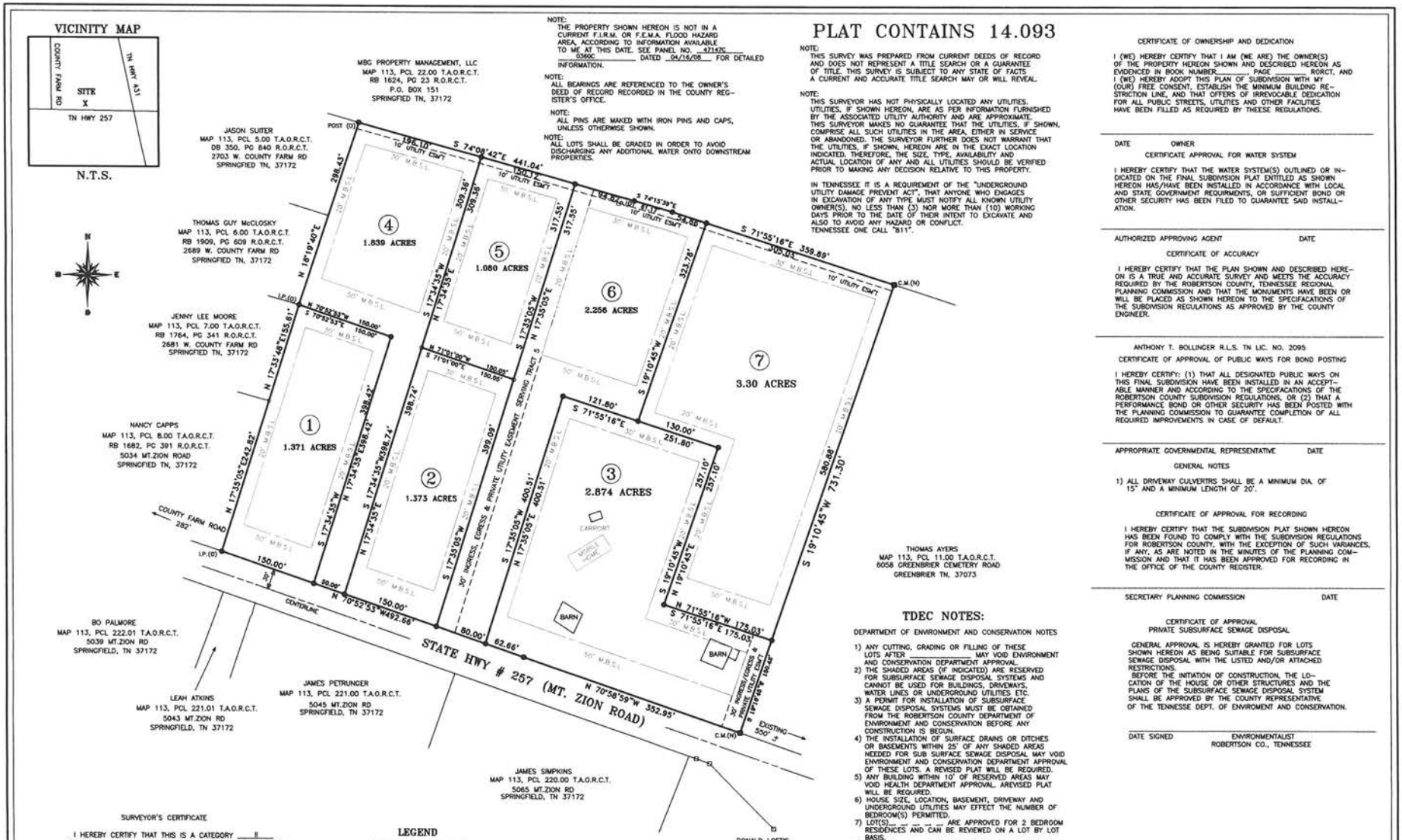
(18) The name of all existing and proposed roads (Approval from E-911 will of all new road names is required).

(19) The total acreage within the subdivision.

(20) Lot numbered in numerical order and blocks lettered alphabetically.

(21) The line size and location of water and sewer facilities, and the location of all fire hydrants along with name of the agency providing service.

(22) Notations and certifications in the form reproduced in this section shall appear upon the final plat, if applicable. All required certificates shall bear the signature of the approving or authorizing agent at the time of application for final plat approval, except that the form for endorsement of the planning commission's approval for recording shall appear unsigned at the time of application for approval.



ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169