MEMORANDUM

ROBERTSON COUNTY DEVELOPMENT OFFICE
527 SOUTH BROWN STREET, SPRINGFIELD, TN 37172
TEL. (615) 384-3666

TO: Planning Commission Members
FROM: Planning Staff
DATE: January 15, 2025

The Robertson County Planning Commission will hold its monthly meeting on **Thursday January 23, 2025, at 7:00 P. M.** on the 2nd Floor, Judicial Complex, Robertson County Office Building. Chief Deputy Planner, Hunter Mantooth, is available to answer questions at (615) 384-3666 or hmantooth@robcotn.org.

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 February 24, 2025.

4. Approval of Minutes: Approval of Minutes of December 19, 2024, meeting.

5. Old Business: None

6. New Business:

   A. **Clarion Homes:** Rezone Request for 39.30 acres of property located on Horseshoe Road, Cross Plains. Tax Map 085, 096.00 from AG-2 to R-30 (3rd Voting District). Represented by Andy Leath, GreenLID Design.

   B. **Jacob Fann & Morgan Baggett, Trustees: Gina Zylstra, Jim Baggett, Christy Baggett:** Final Plat approval for B-Acres located at 3211 Will Head Rd. and on Burgess Gower Rd. Cedar Hill. Tax Map 099, Parcels 094.00 & 094.04 (11th Voting District). Represented by Nettie Boyle, PE, CSR Engineering.

   C. **Glover Hills:** Final Plat for Phase 3, located on Kara's Way, Springfield, TN. Tax Map 101, Parcel 116.00 (10th Voting District). Represented by Engineer, Phillip Casterline and Surveyor, Christopher Clay.

   D. Reports from Staff: None

   E. Adjourn

The Robertson County Planning Commission met on November 21, 2024 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Jeremiah Pierce	Bill Jones	Hunter Mantooth
Allan Heard		Pam Groves
Charles "Gene" Federman		Amanda Harrington
Daniel Borthick		
Cheryl Elliott		
William B Henry		
Jeremy Stinson		

Meeting was called to order by Vice Chairman, Danny Borthick at 7:00 pm.

Roll Call was completed by Hunter Mantooth. All the members were present, but Bill Jones.

Announcements: Vice Chairman Danny Borthick announced that the zoning from this agenda will be heard at the County Commission on January 27, 2025. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Ten citizens signed up to speak.

Motion to approve Minutes from previous meeting of November 21, 2024, made by Cheryl Elliott with a second by William Henry.
Motion passed unanimously 7 – 0.

1. Old Business: None

2. New Business:

   A. Kevin D Nash: Rezone Request for 1.526 acres of the 15.70 acres of property located at 7679 Webster Rd. White House. Tax Map 117 Part of Parcel 007.00 from AG-2 to R-40 (3rd Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.
   Hunter Bollinger was there to present and answer questions. Jeremiah asked if RP-80 wouldn't work, and Hunter stated they were not cutting off enough land for RP-80. No one signed up to speak on this matter.

   Motion to recommend was made by Allan Heard with a second from Gene Federman.
   Motion passed unanimously 7- 0.

   B. Brandon Frank on behalf of Michael and Diane Selfridge and Brian Linderman: Rezone Request for 20.22 acres of property located on Gideon Rd. Greenbrier. Tax Map 104 Parcel 068.02 from AG-2 to RP-80 (3rd Voting District). Represented by Brandon Frank, Brandon Frank Construction.
   Brandon Frank was there to present and answer questions. No one signed up to speak on this matter. No question from the board.

   Motion to recommend was made by Gene Federman with a second from Jeremiah Pierce.
   Motion passed unanimously 7 – 0.

C. Geoffrey & Ashley Sanders: Rezone Request for 3.00 acres of the 10.74 acres on Gideon Rd. Greenbrier. Tax Map 116 Part of Parcels 261.00 and 261.01 from AG-2 to RP-80 (4th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.
Hunter Bollinger was there to represent and answer questions. No one signed up to speak on this matter.

Motion to recommend was made by Gene Federman with a second from Jeremiah Pierce.
Motion passes unanimously 7- 0.

D. Eddie Smith: Rezone Request for 2.51 acres of property located on Hwy 31W, Cottontown. Tax Map 096, Parcel 074.06 from RP-80 to C-1 (2nd Voting District). Represented by Josh Lyon, Klober Engineering Services.
Applicant Eddie Smith was there to represent himself and answer questions. 4 citizens signed up and spoke against this rezone request. They were allowed to speak and address the commission. Amanda Harrington (planner) spoke on this matter also and reminded the commission that this was just a rezone.

Motion to recommend was made by Gene Federman with a second from Allan Heard. .
Motion passed 5 - 2. Jeremiah Pierce and Jeremy Stinson voted against the recommendation.

E. Clint Head on behalf of CWHFP, LLC: Rezone Request for 20.2 acres of the 26.82 acres of property located on Maxey Rd., Adams. Tax Map 097, Part of Parcel 058.00 from AG-2 to C-4 (7th Voting District). Represented by Clint Head, Young Hobbs & Associates.
Clint Head was there to present and answer any questions. 1 citizen signed up to speak and was allowed to address the commission. His questions were answered to the best of the ability of the presenter and planner. Jeremiah asked how many jobs this headquarters / warehouse would bring. The presenter stated it would house about 150 jobs. Cheryl Elliott made it known that she owns adjoining property, and they have no issues with the rezone.

Motion to recommend was made by Gene Federman with a second from William B Henry.
Motion passes unanimously 7- 0.

F. John Blackwell: Final Plat for Blackwell Property located at 6245 Dyer Rd., Goodlettsville. Tax Map 140 Parcel 066.00 (4th Voting District). Represented by Beau Agee, Agee Professional Land Surveying.
Beau Agee was there to present and answer questions. No one signed up to speak on this matter. No one signed up to speak on this matter. Jeremiah asked about the shape of the middle lot. Beau explained it was due to zone regulations.

Motion to approve was made by Allen Heard with a second from William Henry.
Motion passes unanimously 7- 0.

Reports from Staff: None.

A motion to adjourn made by Cheryl Elliott with a second by Jeremy Stinson.
Motion passed unanimously 7-0 and the meeting was adjourned at 7:33 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Application for Rezoning

Applicant Information:

Name: Clarion Homes
Mailing Address: 180 Belvedere Drive, Suite 8, Gallatin, TN 37066
Email: jjohnson@clarionhomes.com
Telephone Number: 6 1 5 - 9 4 6 - 3 6 1 1

Applicant's Representative Information:

Name: Andy Leath
Name of Firm: GreenLID Design
Mailing Address: 114 B West Main Street, Gallatin, TN 37066
Email: andy.leath@greenliddesign.com
Telephone Number: 6 1 5 - 2 3 0 - 7 2 6 9

Property Information:

Owner (if not applicant provide letter giving applicate permission): Clarion Homes
Physical Address: 8203 Horseshoe Road
Tax Map and Parcel Number: ~~part of~~ parcel 085 096.00 000 MFC
Current Zoning Designation: AG-2
Requested Zoning Designation: R-30

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

Purpose of rezoning request:

To Rezone property from AG-2 to R-30

SUBMITTAL REVIEW PROCEDURE:

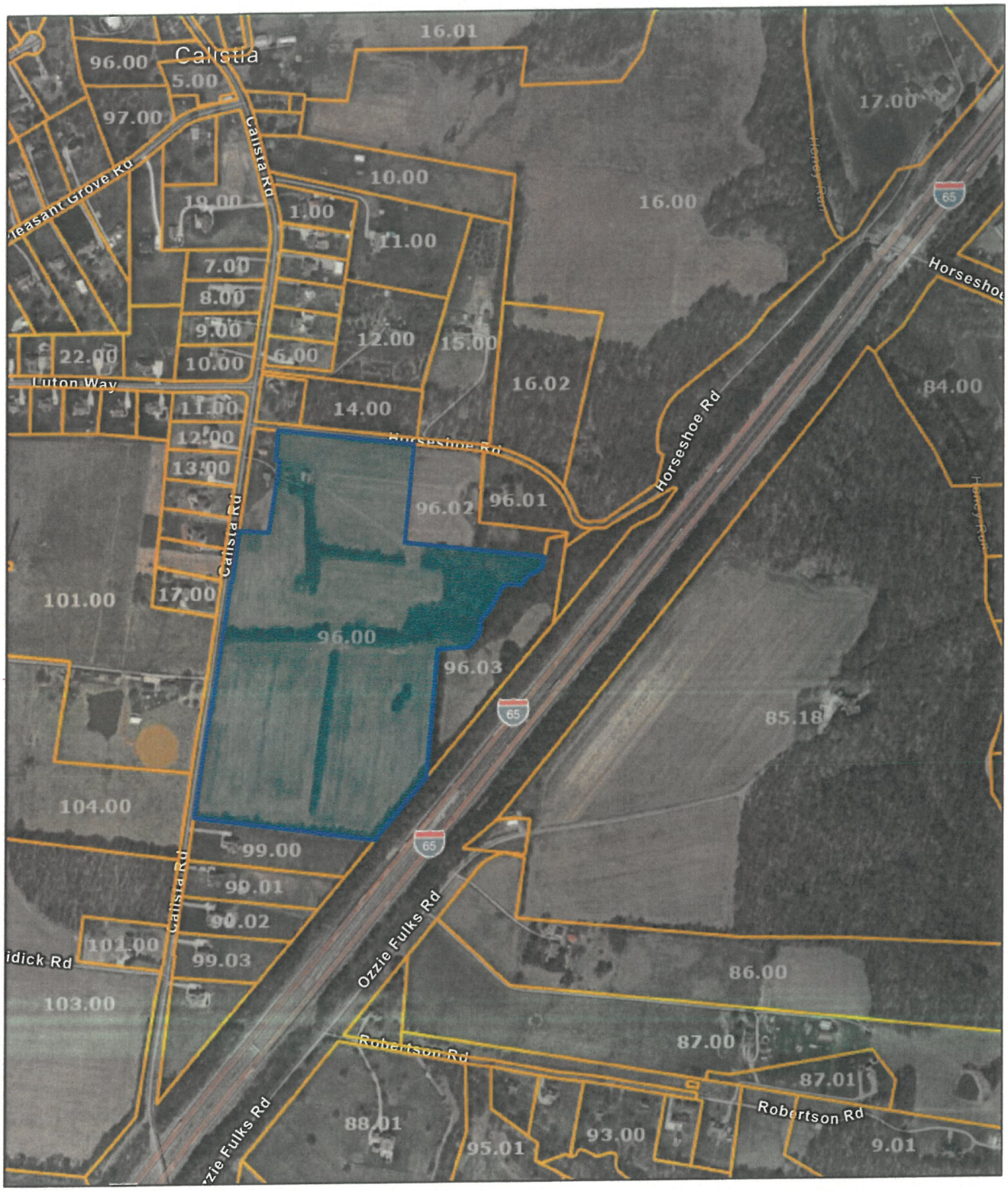
1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. 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.

Clarion Homes LLC 12/12/24
Owner of Record Signature & DATE

by Johnny R. Johns
Chief Manager

Applicant's Signature & DATE 12/13/2024

Robertson County - Parcel: 085 096.00



Date: December 13, 2024

County: ROBERTSON
Owner: CLARION HOMES LLC
Address: HORSESHOE RD
Parcel ID: 085 096.00
Deeded Acreage: 39.3
Calculated Acreage: 0
Vexcel Imagery Date: 2023

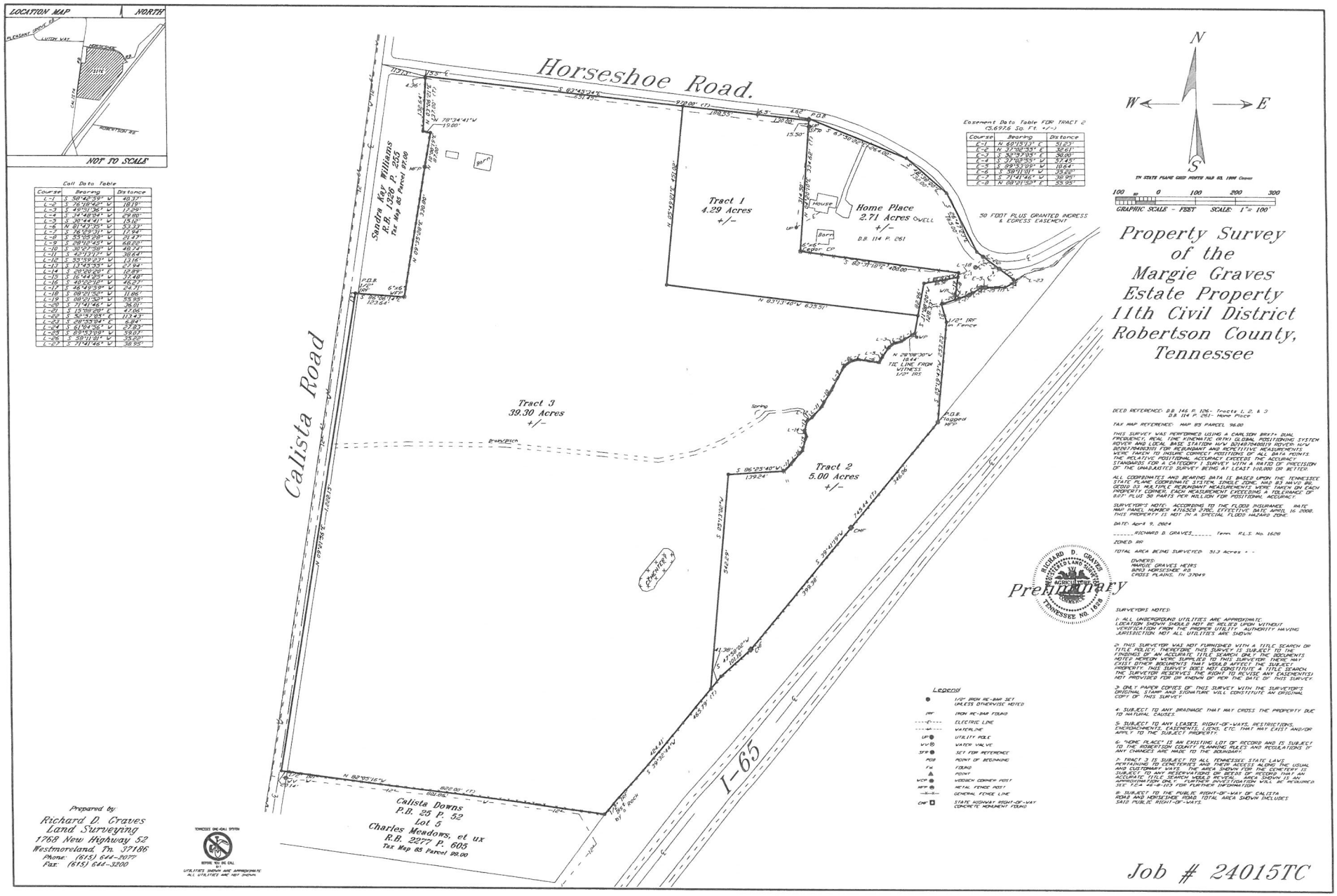
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 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.


LOCATION MAP
NORTH
NOT TO SCALE
Horseshoe Road.
Calista Road
I-65
Tract 1
4.29 Acres
+/-
Home Place
2.71 Acres
+/-
D.B. 114 P. 261
Tract 2
5.00 Acres
+/-
Tract 3
39.30 Acres
+/-
Sandra Kay Williams
R.B. 1226 P. 255
Tax Map 85 Parcel 97.00
Calista Downs
P.B. 25 P. 52
Lot 5
Charles Meadows, et ux
R.B. 2277 P. 605
Tax Map 85 Parcel 99.00
50 FOOT PLUS GRANTED INGRESS & EGRESS EASEMENT
Easement Data Table FOR TRACT 2
(3,697.6 Sq. Ft. +/-)
Call Data Table
Legend
N
W
E
S
GRAPHIC SCALE - FEET
SCALE: 1" = 100'
Property Survey
of the
Margie Graves
Estate Property
11th Civil District
Robertson County,
Tennessee
Preliminary
DEED REFERENCE: D.B. 146 P. 106- Tracts 1, 2, & 3
D.B. 114 P. 261- Home Place
TAX MAP REFERENCE: MAP 85 PARCEL 96.00
ZONED: RR
TOTAL AREA BEING SURVEYED: 51.3 Acres +-
OWNERS:
MARGIE GRAVES HEIRS
8903 HORSESHOE RD.
CROSS PLAINS, TN 37049
SURVEYOR'S NOTES:
Prepared by
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3200
Job # 24015TC

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

October 1, 2024

GreenLid Design
Attn: Ashley Viselli
114B West Main Street
Gallatin, TN 37066

RE: Water Availability for Clarion Homes Horseshoe Road Single Family Residential Project
Robertson County Tax Map 085 Parcel 096.00
Cross Plains, TN

Dear Ms. Viselli,

Based on the information submitted to WHUD dated September 5, 2024 you are requesting water service availability on the parcel number referenced above for a 38-unit, single family residential housing project.

Based on a preliminary analysis of information submitted, White House Utility District (WHUD) can confirm water service is available for the proposed project. The developer will be required to pay WHUD fees noted in the attached schedule and install the following water system improvements:

1. Provide two connections to an existing twelve-inch water main on Calista Road and extend a new water main through the project to provide water service to new lots.

Water system improvements are approximately represented on the attached overview map.

Utility easements may be required for this project. WHUD will manage and facilitate the acquisition process for all required easements. The developer shall be responsible for all costs associated with the acquisition of easements required for this project. Offsite construction shall not be permitted until all easements have been legally acquired.

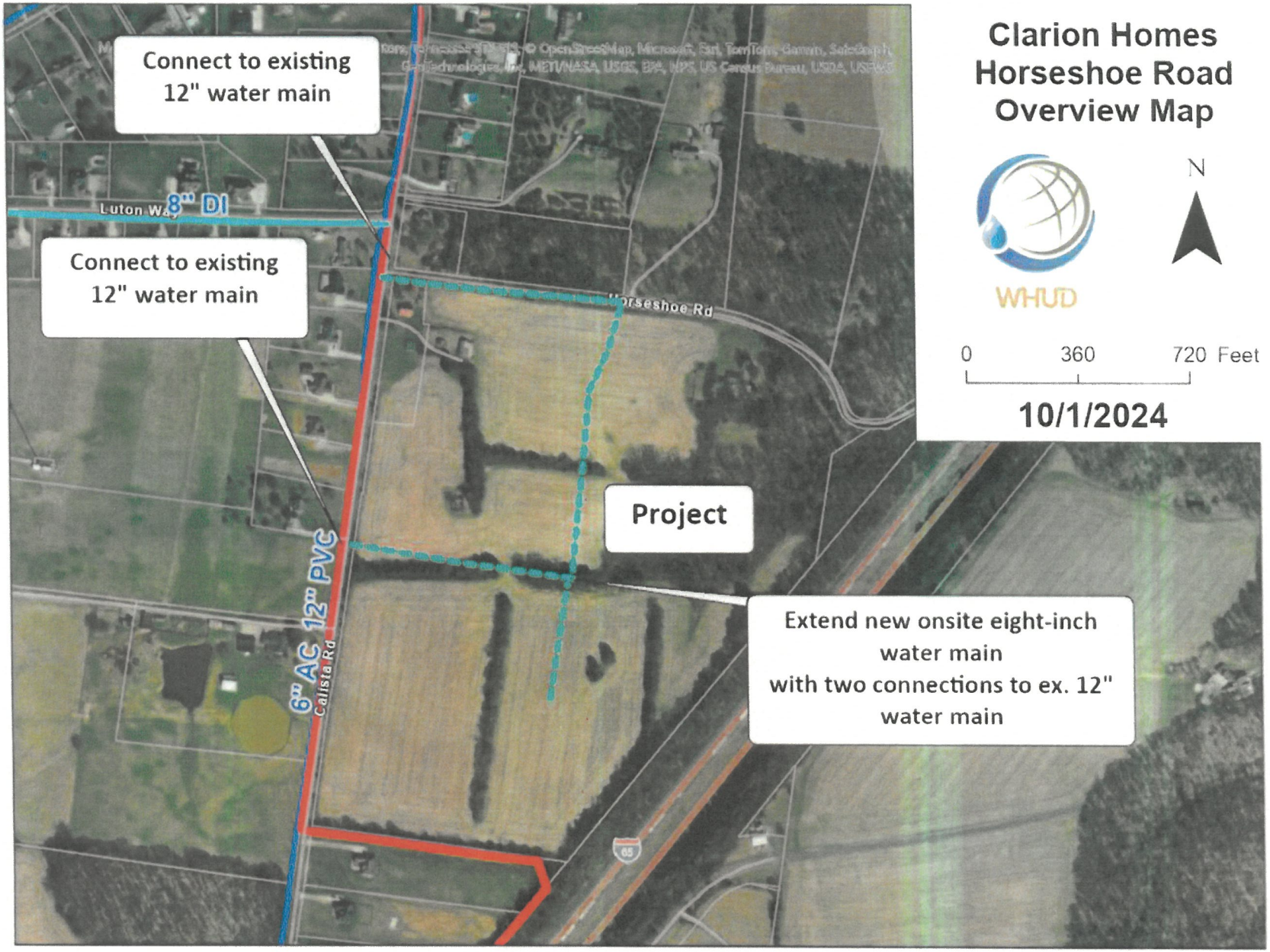
In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to submit plans and enter into a formal agreement with WHUD.

Should you have any questions, please contact our Engineering Department at 615-672-4110 ext. 262 or via email at WHUDEngineering@whud.org.

Sincerely,

Pat Harrell, P.E.
District Engineer


Connect to existing
12" water main
Luton Way
8" DI
Connect to existing
12" water main
Horseshoe Rd
Project
6" AC 12" PVC
Calista Rd
Extend new onsite eight-inch
water main
with two connections to ex. 12"
water main
Clarion Homes
Horseshoe Road
Overview Map
WHUD
N
0
360
720 Feet
10/1/2024

PROJECT PROPOSAL

CALISTA / HORSESHOE ROAD DEVELOPMENT

www.clarionhomes.com

CLARION HOMES

Engineer: Andy Leath with Green LID in Gallatin, TN

Developer and Builder: Johnny Johnson, Travis Johnson, and Rachel Johnson Teal with Clarion Homes, LLC

About The Project

Clarion Homes has recently acquired 39.2 acres of the Graves Farm, situated adjacent to Calista and Horseshoe Road. Our goal is to rezone the property to R-30, allowing for lot sizes of 2/3 acre and larger. We will construct a road complete with curbs and create two access points—one on Calista and another on Horseshoe. Soil work has already been done to accommodate private septic systems for each lot. We plan to develop between 35 and 38 single-family homes. According to the preliminary layout, there will be 38 lots, varying in size from 0.69 acres to 3.1 acres, with 87%—over 30 of the lots—being 0.75 acres or larger.

Current Zoning Map

R-30

Residential Zoning - Lot sizes must be at least 30,000 square feet or 0.69 acres.

R-40

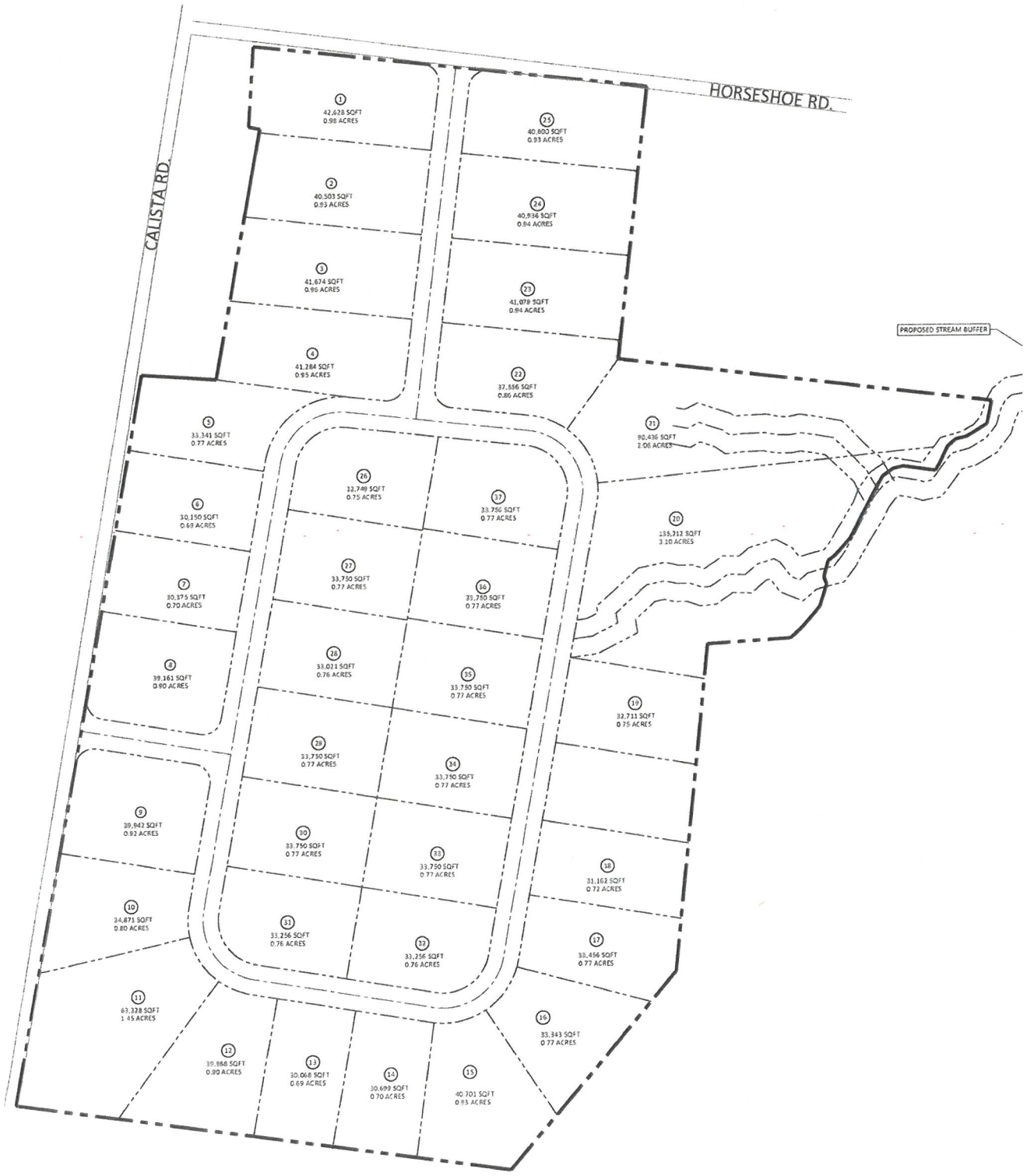
Residential Zoning - Lot sizes must be 40,000 square feet or 0.92 acres.

AG-2

Agricultural / Residential - Lot sizes must be at least 130,000 square feet or about 3 acres.



Proposed Layout



CLARION HOMES



Infrastructure

Water

Provided by White House Utility District, we will connect to the 12-inch main on Calista to provide water for each home. WHUD has approved up to 38 water taps.

Septic

Soil work has been completed and each home will have a private septic system installed. No public sewer or step system will be utilized.

Stormwater

Drainage will be designed to meet all requirements of Robertson County and the Tennessee Dept. of Environment and Conservation. Proposed roads are to be curbed with storm inlets and drainage pipes.

Roads

At the recommendation of the Robertson County Highway Dept, we will widen Horseshoe Road between the end of our property and Calista Road.

Restrictions

As some have pointed out, there are currently no measures in place to prevent us from altering our plans to accommodate duplexes permitted under the R-30 Zoning. To prevent this from occurring, we will be recording the following either on the Final Plat or through Deed Restrictions:

1. The property will not be divided into more than 38 lots.
2. The exterior of the home shall be made of brick, rock or hardie board siding. All homes must be placed on a solid foundation with brick or rock to grade.
3. Only single-family homes to be erected on the property. No single-wide mobile homes, double-side mobile homes, modular homes, or duplexes.

About The Builder

Clarion Homes is a family business specializing in custom and semi-custom homes in middle Tennessee. Originally from Bethpage in Sumner County, we started building in 1999. We set out to create high-quality single-family homes. Since then, we've built an average of 14-20 homes annually.

We enjoy collaborating with our clients to tailor their homes to meet their specific needs and desires. Whether they want to develop a completely custom home plan or modify one of our existing designs, we are here to assist. We pride ourselves on delivering exceptional craftsmanship and enhancing our homes and communities.



Creekview Estates in Gallatin, TN

Included Features

- Custom Framed On-Site with an Engineered Floor System and 3/4" Tongue and Groove Subfloor that is Glued, Nailed, and Screwed Down
- Conditioned Crawl Spaces
- Exterior Finishes including Brick, Hardie Board Siding and Stone
- Covered Porches
- Tile Showers
- Granite or Quartz Counters
- Two or Three Car Attached Garages
- Floor plans customized to meet the needs of our Buyers











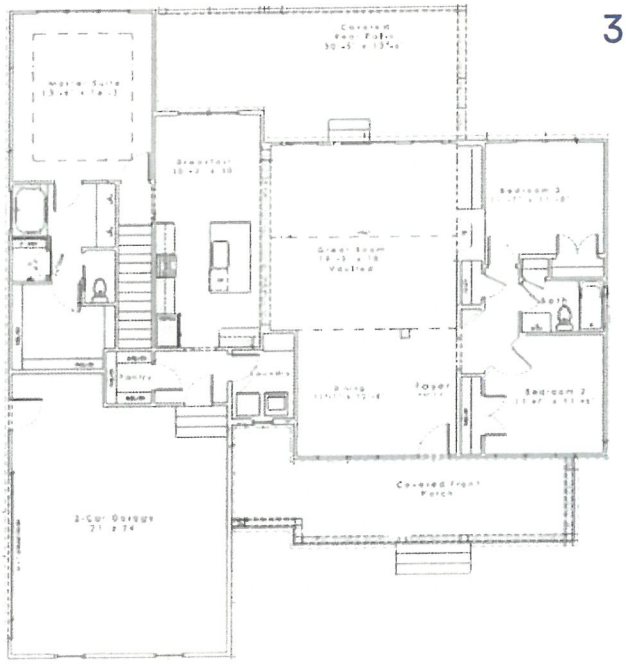
CLARION HOMES

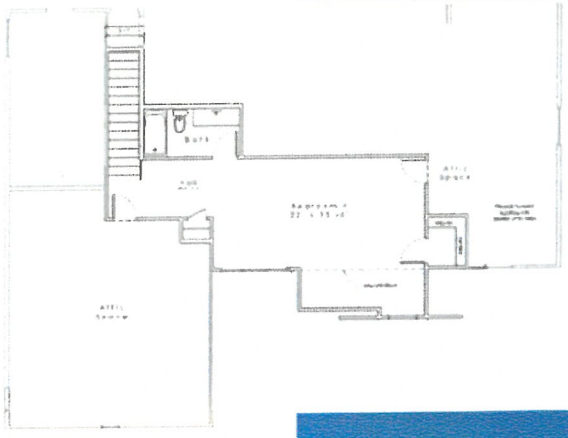
Example Home Plans

Alston

2452 Square Feet
4 Bedrooms
3 Baths



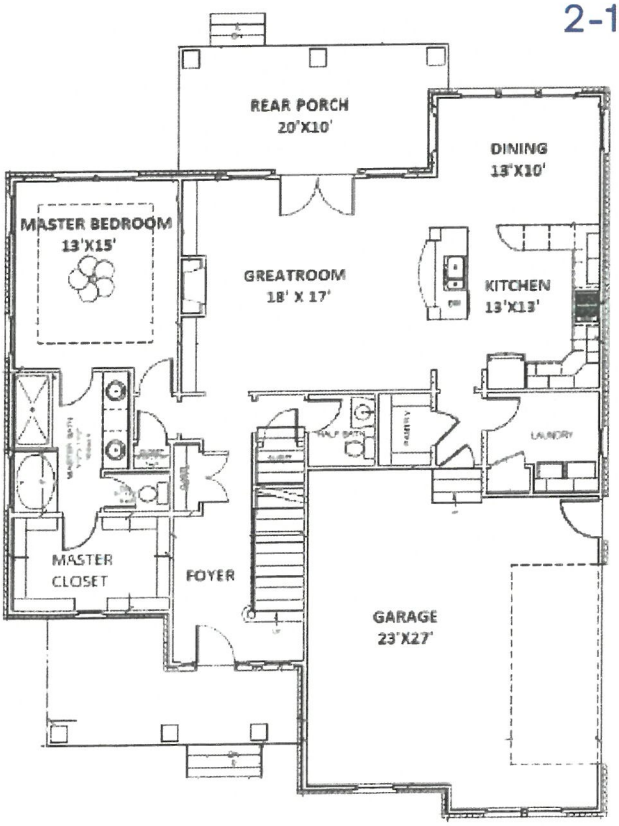


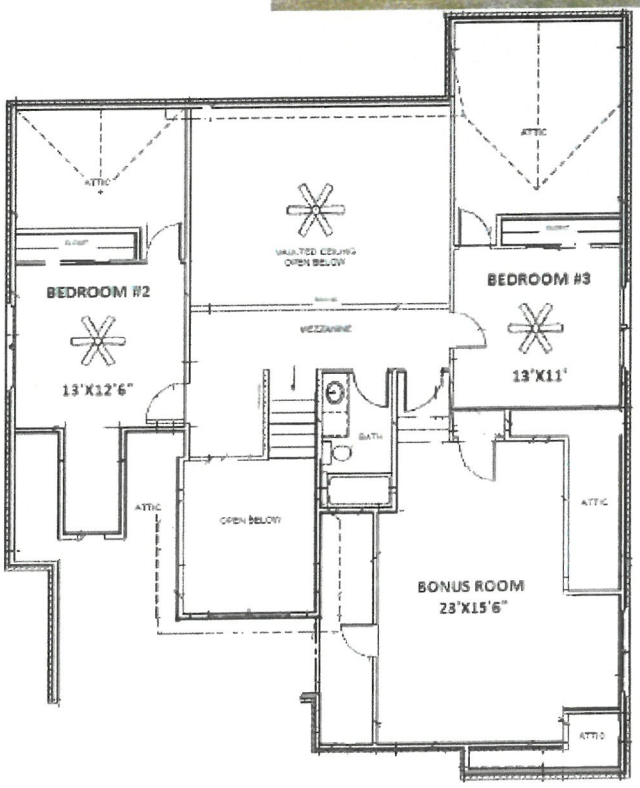




Alexander

2660 Square Feet
3 Bedrooms
2-1/2 Baths





Home Prices and Demographics

We expect our homes to be between $500,000 to $800,000. This will vary based on the size of the home and the finishes and features included. The homes range from around 2,000 square feet and up with most falling between 2,400 to 2,800 SF. All will have an attached two or three-car garage.



Over the last several years, we have found that a majority of our clients are either empty nesters or retired. Therefore, the impact on schools should be minimal. Of the most recent 42 homes we have built in Creekview Estates in Gallatin, only 13 of these households had children in the home. This is further supported by the National Association of Realtors recently as they reported that 73% of current home buyers did not have a child under the age of 18 in their home.

Left the Nest



73% of buyers did not have a child under the age of 18 in their home.

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In addition, usually around a third of our clients have at least one family member working from home as in-home offices are a common request. This will lessen the impact on traffic especially during peak hours.

THANK YOU

WE WELCOME ANY QUESTIONS

615-461-8890

info@ClarionHomes.com

www.clarionhomes.com

CLARION HOMES

Clarion Homes Horseshoe Road
Schedule of Requested Flows

Per online submission dated September 5, 2024

Fire Protection

Fire Hydrant

Flow Rate:	500 gpm
Static Pressure:	40 psi
Residual Pressure:	20 psi

Fire Sprinkler
None Requested

Landscape Irrigation**

None Requested

****Note: Projects of this nature typically require landscape irrigation service. If you find in the future that you require service of this type you will be required to make a written request to WHUD for landscape irrigation service. WHUD will evaluate the request and determine whether the requested level of service can be provided. WHUD will respond in writing and include corresponding fees or details that will be pertinent for landscape irrigation water service.**

Landscape irrigation service is not considered a life sustaining/public sanitation/public safety use of water. If droughts or other natural/manmade circumstances restrict WHUD's ability to provide life sustaining/public sanitation/public safety uses of water that are deemed to be higher priority than landscape irrigation; WHUD reserves the right to reduce or curtail altogether landscape irrigation uses of potable water to the extent that higher priority uses of water can be supplied.

Clarion Homes Horseshoe Road
Fee Schedule

Plan Review Fee	**$1,000** per phase of water plans Due at the time of plan submission.
Inspection/Admin Fee	**$500** per lot **$7**/linear foot of offsite water main Inspection/Admin fees are due prior to a preconstruction meeting for infrastructure the developer must construct that will serve the project.
Water Facilities Fee	**$467** per residential lot and for each 350 gallons per day of additional flow for amenity center and/or landscape irrigation. Water facilities fees are due prior to a preconstruction meeting for water infrastructure the developer must construct that will serve the project.
Water Tap Fee	5/8" x ¾" = **$2,000** Water tap fees are based on meter size and are charged at the current rate on WHUD's website at the time of purchase. Builders typically pay water tap fees for each lot when service is requested. A **$50** account setup fee will be charged on the first bill for each new account.

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
Amanda Harrington, Planning Advisor
January 23, 2025

Applicant: Clarion Homes
Representative: Andy Leath

Request: Rezone **39.30 *acres***
Tax Map 085, Parcel 096.00
from AG-2 to R-30



Property Information:

- Tax Map 085, Part of Parcel 096.00
- Horseshoe Rd., Cross Plains
- Total lot acreage: 39.30 acres (1,711,908 sq. ft.)
- **Rezone Request: 39.30 acres (1,711,908 sq. ft.)**

Project Narrative:
R-30 Minimum Requirements
Minimum Lot Size: 30,000 sq. ft.
Front: 40'
Side: 15'
Rear: 25'
Min. Lot Width @ Front Bldg. Setback Line: 125'
Min Road Frontage: 50'
Maximum Height:35'
Max Bldg. Coverage: 45%.

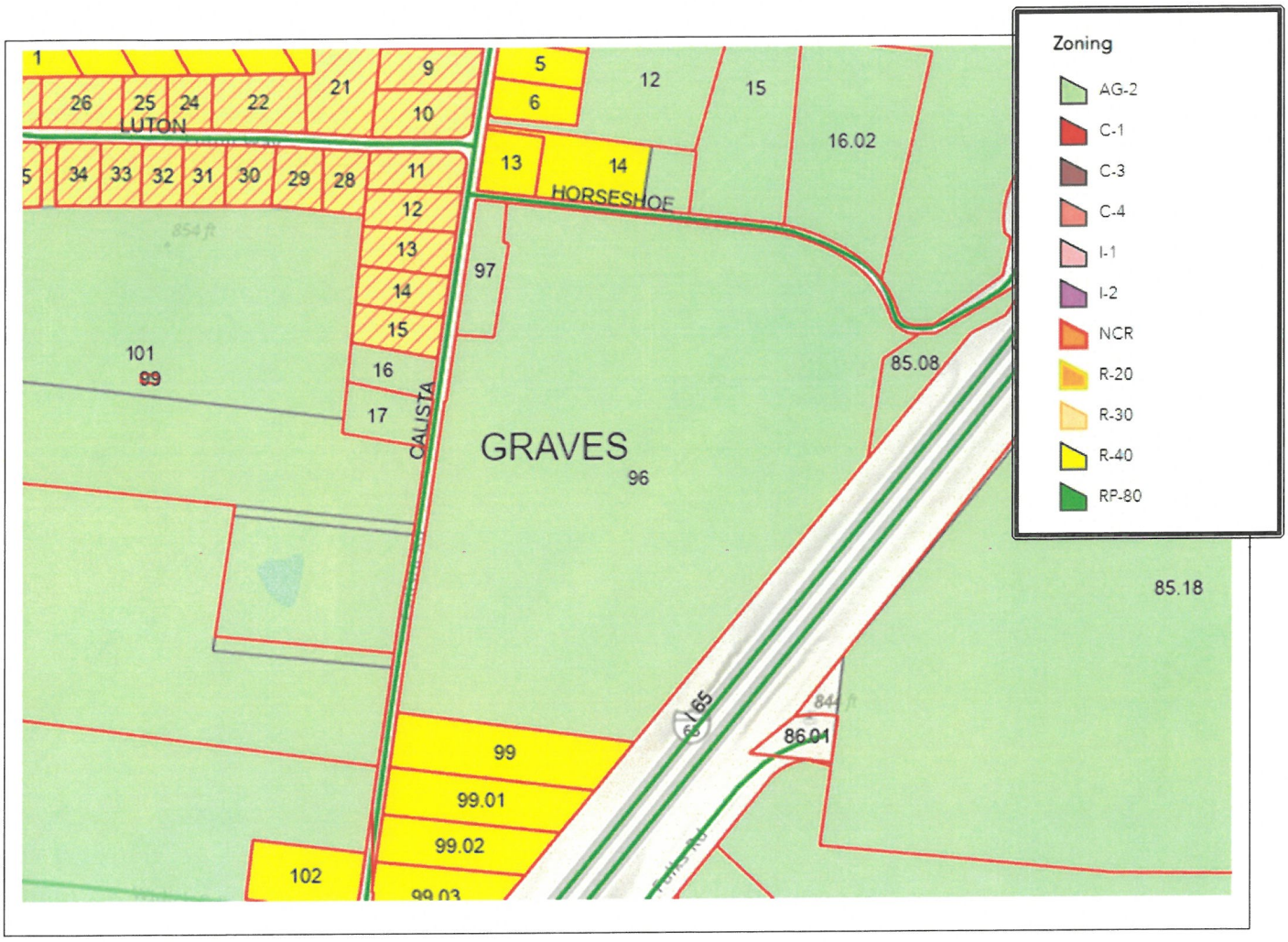
Discussion & Observations:
The applicant wishes to rezone 39.30 acres. The subject property has a mixture of AG-2, R-30 and R-40 property in the immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone R-30 appears to be dimensionally appropriate. Staff recommends positive recommendation of this request up to the Board of Commissioners.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Clarion Homes Land Use Information



- Conservation
- Employment Center
- General Urban
- Rural
- Recreation/Open Space
- Sub-Urban

Sub-Urban.

The Sub-Urban areas consist of low density residential and support uses in progressive degrees of urban intensity with higher density/intensity in areas generally adjacent to the General Urban areas and lower density/intensity in areas adjacent to the Rural category.

• Location of Sub-Urban Areas. The Sub-Urban area serves as a transition between the rural areas and the more intense urban areas.

• Sub-Urban Uses. Predominantly low density/estate residential with low key support uses combined with some agriculture and equestrian activities.

New Business: B

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING,
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
(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 Rural Preservation District
2. Physical Address of Property: Burgess Gower Rd. Cedar Hill TN 37032 (3211 Will Head Rd.
3. Tax Map & Parcel Number: Map 99, Parcel 94.00 & 94.04
4. Size of Property (square feet or acres): 29.34 Ac. or 1,278,248 SF

5. Owner of Record Information
   Name: Jacob Fann & Morgan Bagget / Trustees: Gina Lavonezylstra, Jim Bagget, & Christy Bagget
   Mailing Address (No P.O. Boxes, please): 4625 Hwy 431 N. Springfield, TN 37172
   Email: jrfllctn@gmail.com
   Telephone Number: (615) 380-7576

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Nettie Boyle, PE
   Name of Firm: CSR Engineering
   Mailing Address (No P.O. Boxes, please): 118 N. Greenwood St. Lebanon, TN 37087
   Email: nettie.boyle@csrengineers.com
   Telephone Number: (615) 619-9877

7. Purpose of Plat: The purpose of Plat is to subdivide the 29.34 Ac into 13 single family residential 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 the application is signed.** ***Attach proof of ownership of property (copy of deed is typical). Pay the review fee.***
2. Email a .PDF of the submitted plat to hmantooth@robcotn.org (Hunter Mantooth).
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 **one** (1) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected plat to hmantooth@robcotn.org
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.

[redacted]
Owner's Signature & DATE

Nettie Boyle [redacted] 12/10/24
Owner's Representative Signature & DATE

12-11-24

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
January 23, 2025
Amanda Harrington, Planning Advisor

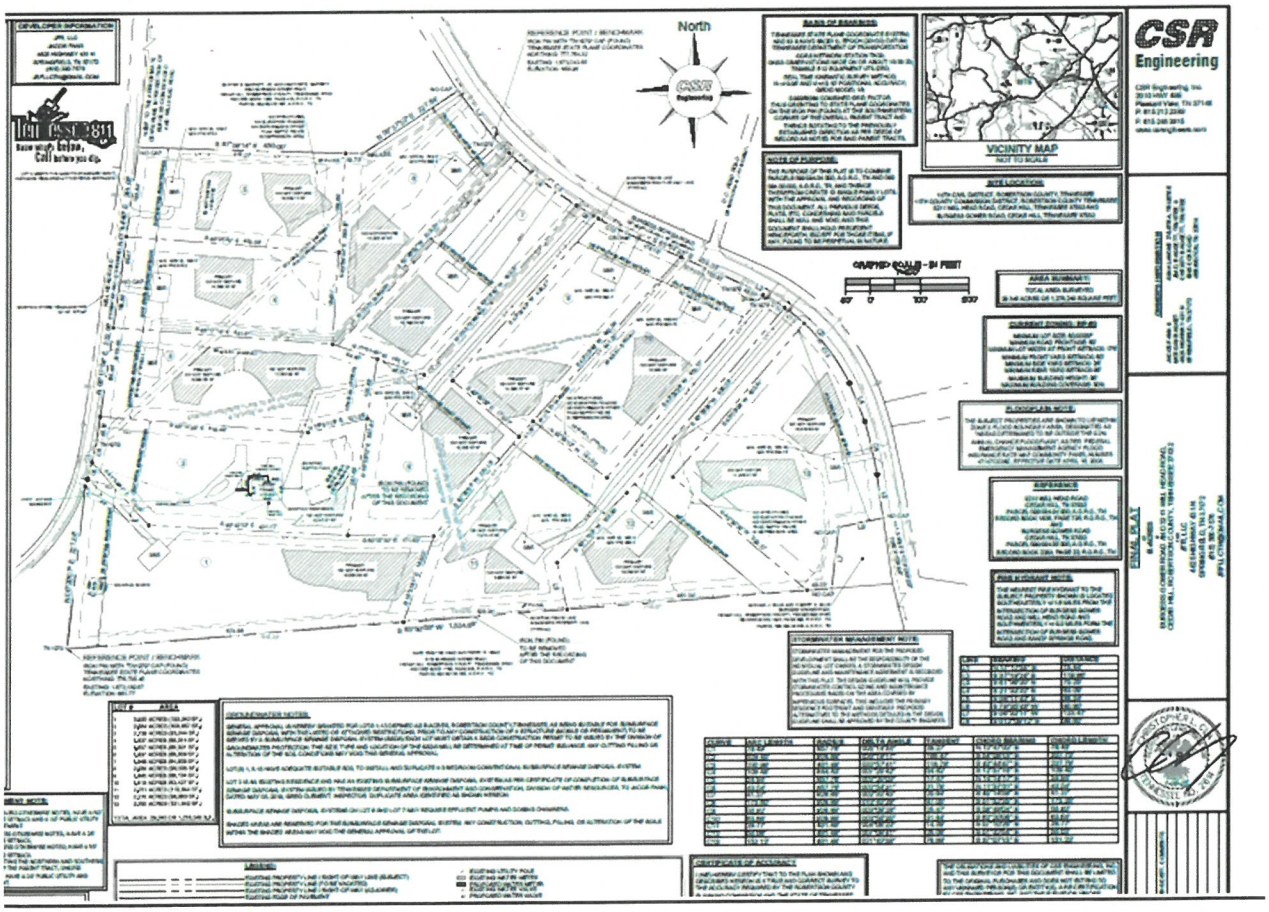
Applicant: CSR Engineering

- **Request**: Final Plat Approval for the creation of 13 new independent lots of record in the "B-Acres" Subdivision
- **Property Information**: Burgess Gower Road and 3211 Will Head Road, Cedar Hill
- **Zoning:** RP-80
- **Tax Map 99, Parcel 094.00**

Discussion: The final plat was reviewed against the Robertson County Subdivision Regulations (SR) and the Robertson County Zoning Resolution (ZR) for compliance. The plat appears to meet the minimum standards of both regulatory documents.

Staff Recommendation: Approval.

**** END COMMENTS ****



EARL R. MAYO **CONSULTING ENGINEER AND SURVEYOR**
119 SUESAND COURT PLEASANT VIEW, TN 37146 (615)522-4704

December 16, 2024

Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
527 South Brown Street
Springfield, Tennessee 37172

RE: Review of B-Acres Final Plat

Dear Hunter:

I have reviewed the referenced final plat that I received on December 13, 2024 for the January 23, 2025 Planning Commission meeting. I have no comments since you are already aware that there is no fire hydrant in the area.

Only a very cursory review has been performed of these documents in order to get an overall sense of general compliance with the surveying and engineering requirements contained in the Robertson County Subdivision Regulations. No planning related review was performed. This review is not intended as a check of accuracy of the documents or compliance with other state or federal laws and regulations, including Erosion Protection and Sediment Control or water quality design that was not reviewed by me but is to be reviewed by TDEC. No liability for the correctness or completeness of design or surveying performed by others is assumed by me or Robertson County by my review of these documents.

Please contact me if you have any questions or comments. Thank you for the opportunity to serve you.

Sincerely,

Rick Mayo, PE, RLS

FINAL PLAT

OF

B-ACRES

AT

BURGESS GOWER ROAD AND 3211 WILL HEAD ROAD, CEDAR HILL, ROBERTSON COUNTY, TENNESSEE 37032

FOR

JFR, LLC
4625 HIGHWAY 431 N
SPRINGFIELD, TN 37172
(615) 380-7576
JRFLLCTN@GMAIL.COM

CSR Engineering

CSR Engineering, Inc.
2010 HWY 49E
Pleasant View, TN 37146
P: 615.212.2369
F: 615.246.3815
www.csrengineers.com

OWNER'S INFORMATION

JACOB FANN &
MORGAN BAGGET
4625 HIGHWAY 431 N
SPRINGFIELD, TN 37172

GINA LAVONE ZYLSTRA, TRUSTEE
JIM D. BAGGETT, TRUSTEE &
CHRISTY BAGGETT, TRUSTEE
8245 COX ROAD
ARRINGTON, TN 37014

DEVELOPER INFORMATION

JFR, LLC
JACOB FANN
4625 HIGHWAY 431 N
SPRINGFIELD, TN 37172
(615) 380-7576
JRFLLCTN@GMAIL.COM

Tennessee811 Know what's below. Call before you dig.

LOT 5 MEETS THE AASHTO STANDARD SIGHT DISTANCE REQUIRED AT THE DRIVE ENTRANCE

SURVEY NOTES:

1. SUBJECT PROPERTIES ARE CURRENTLY KNOWN AND REFERENCED TO AS: JACOB FANN AND MORGAN BAGGETT PROPERTY, 3211 WILL HEAD ROAD, CEDAR HILL, ROBERTSON COUNTY, TN 37032, PARCEL 099 094.04 000, A.O.R.C., TN, RECORD BOOK 1835, PAGE 725, R.O.R.C., TN AND GINA LAVONE ZYLSTRA, TRUSTEE OF THE GINA LAVONE ZYLSTRA TRUST, JIM D. BAGGETT, TRUSTEE OF THE JIM D. BAGGETT TRUST AND CHRISTY BAGGETT, TRUSTEE OF THE CHRISTY BAGGETT TRUST PROPERTY, BURGESS GOWER ROAD, CEDAR HILL, ROBERTSON COUNTY, TN 37032, PARCEL 099 094.00 000, A.O.R.C., TN, RECORD BOOK 2293, PAGE 22, R.O.R.C., TN.
2. BOUNDARY AND TOPOGRAPHIC FIELDWORK FOR THIS SURVEY WAS PERFORMED BY CSR ENGINEERING, INC., ON OR ABOUT 10/30/23, UTILIZING TRIMBLE S7 EDM SURVEYING EQUIPMENT, TRIMBLE R12 GNSS SURVEYING EQUIPMENT, DJI MATRICE 300, ZENMUSE L1 UNMANNED AERIAL SYSTEMS SURVEYING EQUIPMENT, OR COMBINATION THEREOF. ALL DISTANCE, ANGULAR AND VERTICAL DATUM MEASURED IS ADJUSTED FOR TEMPERATURE AND OTHER ATMOSPHERIC CONDITIONS.
3. THIS SURVEY IS A CATEGORY 'I' LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED AND IN CHAPTER 0820-03, STANDARDS OF PRACTICE FOR LAND SURVEYORS: THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE FOR THIS SURVEY IS GREATER THAN OR EQUAL TO THE MINIMUM REQUIRED STANDARD OF 1:10,000 PLUS OR MINUS; AND/OR, A CATEGORY "IV" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THE METHODOLOGY UTILIZED MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR GPS USAGE AS DEFINED IN CHAPTER 0820-03, STANDARDS OF PRACTICE FOR LAND SURVEYORS; AND/OR AN UNMANNED AERIAL VEHICLE LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THE METHODOLOGY UTILIZED MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR UNMANNED AIRCRAFT SYSTEMS USAGE AS DEFINED IN CHAPTER 0820-03, STANDARDS OF PRACTICE FOR LAND SURVEYORS. EACH LAND SURVEYING METHODOLOGY UTILIZED, AND/OR COMBINATION THEREOF, IS ORIENTED TO THE SURVEY REFERENCE AS CALLED OUT ELSEWHERE ON THE FACE OF THIS DOCUMENT AS THE BASIS OF BEARINGS.
4. BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
5. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THIS SURVEY WAS PREPARED FROM EVIDENCE FOUND WHILE CONDUCTING FIELDWORK AND CURRENT DEEDS AND PLATS OF RECORD. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE AND THOROUGH TITLE SEARCH.
6. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, ZONING, ETC., WHICH MAY BE FOUND TO APPLY, WHETHER RECORDED OR UNRECORDED, EXPRESSED OR IMPLIED.
7. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO THE RESTRICTIONS AND REGULATIONS AS SET FORTH BY THE ROBERTSON COUNTY REGIONAL PLANNING AND ZONING OFFICES AND COMMISSIONS.
8. SUBJECT PROPERTIES ARE CURRENTLY ZONED: RP-80 - RURAL PRESERVATION DISTRICT.
9. SURFACE AND SUBSURFACE UTILITIES SHOWN HEREON WERE DERIVED FROM APPARENT EVIDENCE ON SITE AND DOCUMENTATION PROVIDE BY OTHERS. NO RELIANCE CAN BE MADE UPON THE UTILITIES SHOWN AND ALL PARTIES ARE ADVISED TO CONTACT THE UTILITY OWNERS FOR MORE ACCURATE UTILITY LOCATIONS AND ANY EASEMENTS THAT MAY BE ASSOCIATED WITH SUCH UTILITIES.
10. 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 ANY SUCH CONDITIONS THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
11. CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS & RESTRICTIONS.
12. 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 THE SURVEY.
13. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME AND STAMP APPEAR HEREON.
14. 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.
15. 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.CA 28-3-114 & T.CA 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

APPROVAL IS HEREBY GRANTED FOR LOT(S) 1 - 13 DEFINED AS B-ACRES - LOCATED IN ROBERTSON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SSD SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE TENNESSEE DIVISION OF WATER RESOURCES. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

IF SHOWN, SHADING ON LOT(S) REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND RESERVE SSD SYSTEMS AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL SYSTEMS IN TENNESSEE. MODIFICATIONS OF THE SHADED AREA(S) MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

LOT RESTRICTIONS:

LOT 1 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE IS REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 2 IS LIMITED TO A MAXIMUM OF 1 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. LOT 2 HAS AN EXISTING SYSTEM PLEASE SEE INSPECTION LETTER DONE IN CONJUNCTION WITH THIS EVALUATION. LOT 2 HAS ADEQUATE SUITABLE SOIL FOR DUPLICATION OF A 1 BEDROOM. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 3 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE IS REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 4 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK ARE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 5 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 6 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE IS REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 7 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE IS REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 8 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE IS REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 9 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 10 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

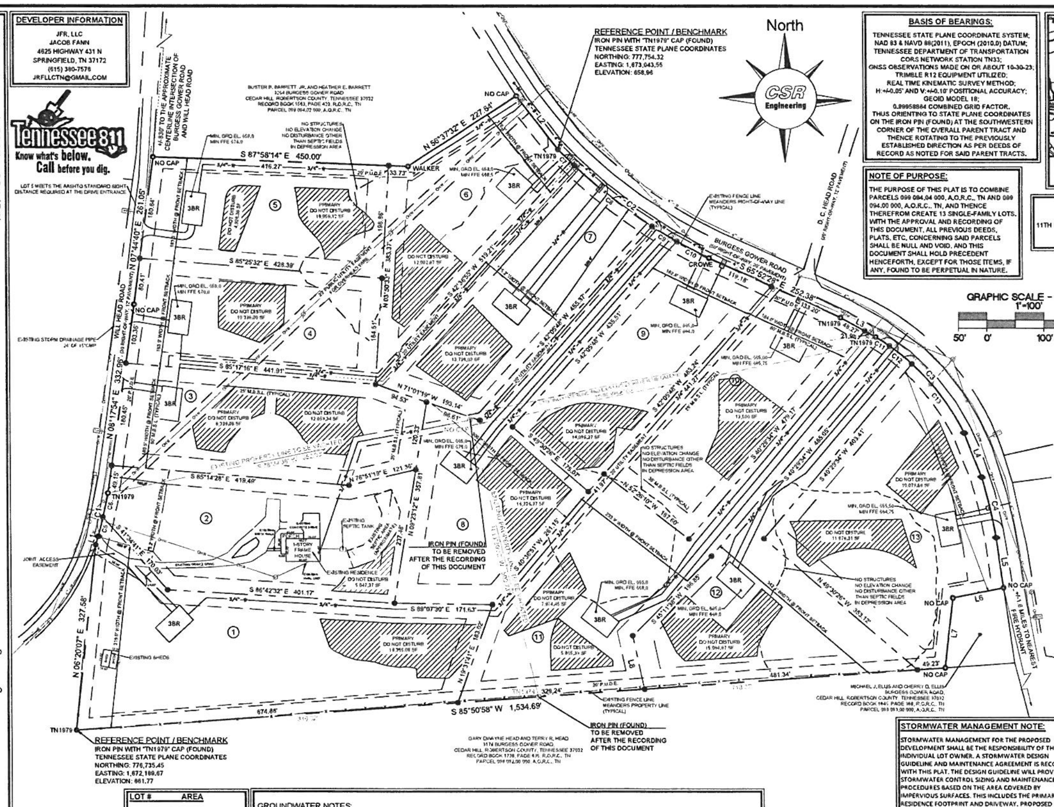
LOT 11 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 12 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. SUBSURFACE DRAINAGE MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

LOT 13 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREA(S) INDICATED ON THE PLAT.

ENVIRONMENTAL SCIENTIST ____ DATE ____

TN DIVISION OF WATER RESOURCES ____ DATE ____



BASIS OF BEARINGS:

TENNESSEE STATE PLANE COORDINATE SYSTEM; NAD 83 & NAVD 88(2011), EPOCH (2010.0) DATUM; TENNESSEE DEPARTMENT OF TRANSPORTATION CORS NETWORK STATION TN33;
GNSS OBSERVATIONS MADE ON OR ABOUT 10-30-23;
TRIMBLE R12 EQUIPMENT UTILIZED;
REAL TIME KINEMATIC SURVEY METHOD;
H:+/-0.05' AND V:+/-0.10' POSITIONAL ACCURACY;
GEOID MODEL 18;
0.99958864 COMBINED GRID FACTOR,
THUS ORIENTING TO STATE PLANE COORDINATES ON THE IRON PIN (FOUND) AT THE SOUTHWESTERN CORNER OF THE OVERALL PARENT TRACT AND THENCE ROTATING TO THE PREVIOUSLY ESTABLISHED DIRECTION AS PER DEEDS OF RECORD AS NOTED FOR SAID PARENT TRACTS.

NOTE OF PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 099 094.04 000, A.O.R.C., TN AND 099 094.00 000, A.O.R.C., TN, AND THENCE THEREFROM CREATE 13 SINGLE-FAMILY LOTS. WITH THE APPROVAL AND RECORDING OF THIS DOCUMENT, ALL PREVIOUS DEEDS, PLATS, ETC. CONCERNING SAID PARCELS SHALL BE NULL AND VOID, AND THIS DOCUMENT SHALL HOLD PRECEDENT HENCEFORTH, EXCEPT FOR THOSE ITEMS, IF ANY, FOUND TO BE PERPETUAL IN NATURE.

VICINITY MAP

NOT TO SCALE

SITE LOCATION:

14TH CIVIL DISTRICT, ROBERTSON COUNTY, TENNESSEE
11TH COUNTY COMMISSION DISTRICT, ROBERTSON COUNTY TENNESSEE
3211 WILL HEAD ROAD, CEDAR HILL, TENNESSEE 37032 AND
BURGESS GOWER ROAD, CEDAR HILL, TENNESSEE 37032

AREA SUMMARY:

TOTAL AREA SURVEYED
29,345 ACRES OR 1,278,248 SQUARE FEET

CURRENT ZONING: RP-80

MINIMUM LOT SIZE: 80,000SF
MINIMUM ROAD FRONTAGE: 50'
MINIMUM LOT WIDTH AT FRONT SETBACK: 175'
MINIMUM FRONT YARD SETBACK: 60'
MINIMUM SIDE YARD SETBACK: 25'
MINIMUM REAR YARD SETBACK: 35'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 30%

FLOODPLAIN NOTE:

THE SUBJECT PROPERTIES ARE SHOWN TO LIE WITHIN ZONE X FLOOD BOUNDARY AREA, DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47147C035C, EFFECTIVE DATE APRIL 16, 2008.

REFERENCE

3211 WILL HEAD ROAD
CEDAR HILL, TN 37032
PARCEL 099 094.04 000, A.O.R.C., TN
RECORD BOOK 1835, PAGE 725, R.O.R.C., TN
AND
BURGESS GOWER ROAD
CEDAR HILL, TN 37032
PARCEL 099 094.00 000, A.O.R.C., TN
RECORD BOOK 2293, PAGE 22, R.O.R.C., TN

FIRE HYDRANT NOTE:

THE NEAREST FIRE HYDRANT TO THE SUBJECT PROPERTY SHOWN IS LOCATED SOUTHEASTERLY +/-1.6 MILES FROM THE INTERSECTION OF BURGESS GOWER ROAD AND WILL HEAD ROAD AND SOUTHWESTERLY +/-0.3 MILES FORM THE INTERSECTION OF BURGESS GOWER ROAD AND SANDY SPRINGS ROAD.

STORMWATER MANAGEMENT NOTE:

STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. A STORMWATER DESIGN GUIDELINE AND MAINTENANCE AGREEMENT IS RECORDED WITH THIS PLAT. THE DESIGN GUIDELINE WILL PROVIDE STORMWATER CONTROL SIZING AND MAINTENANCE PROCEDURES BASED ON THE AREA COVERED BY IMPERVIOUS SURFACES. THIS INCLUDES THE PRIMARY RESIDENCE FOOTPRINT AND DRIVEWAY. PROPOSED ALTERNATIVES TO THE METHODS DETAILED IN THE DESIGN GUIDELINE SHALL BE APPROVED BY THE COUNTY ENGINEER.

LINE	BEARING	DISTANCE
L1	N 17°17'34" E	15.44'
L2	S 37°19'24" E	119.96'
L3	S 61°36'25" E	70.25'
L4	S 21°33'32" E	83.06'
L5	S 08°11'42" E	88.34'
L6	S 78°35'43" W	90.90'
L7	S 06°33'11" W	123.47'
L8	S 012°09'12" E	96.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	78.49'	857.76'	005°14'34"	39.27'	N 12°47'02" E	78.46'
C2	329.45'	928.88'	020°19'17"	166.47'	S 54°08'15" E	327.73'
C3	230.96'	401.48'	032°57'41"	118.78'	S 42°44'47" E	227.79'
C4	109.48'	844.43'	007°25'42"	54.82'	S 12°57'16" E	109.40'
C5	34.94'	857.76'	002°20'03"	17.47'	N 14°14'17" E	34.94'
C6	43.54'	857.76'	002°54'31"	21.78'	N 11°37'01" E	43.54'
C7	41.27'	928.88'	002°32'45"	20.64'	S 45°14'59" E	41.27'
C8	173.60'	928.88'	010°42'29"	87.05'	S 51°52'35" E	173.35'
C9	50.92'	928.88'	003°08'28"	25.47'	S 58°48'04" E	50.92'
C10	63.66'	928.88'	003°55'35"	31.84'	S 62°20'06" E	63.64'
C11	28.77'	401.48'	004°06'23"	14.39'	S 57°10'26" E	28.77'
C12	50.06'	401.48'	007°08'41"	25.06'	S 51°32'54" E	50.03'
C13	152.13'	401.48'	021°42'38"	76.99'	S 37°07'15" E	151.22'

LOT #	AREA
1	3.520 ACRES (153,340 SF.)
2	2.384 ACRES (103,857 SF.)
3	2.136 ACRES (93,044 SF.)
4	1.837 ACRES (80,014 SF.)
5	1.837 ACRES (80,001 SF.)
6	1.837 ACRES (80,009 SF.)
7	1.946 ACRES (84,836 SF.)
8	2.280 ACRES (99,336 SF.)
9	1.840 ACRES (80,134 SF.)
10	1.915 ACRES (83,427 SF.)
11	2.751 ACRES (119,844 SF.)
12	2.270 ACRES (98,863 SF.)
13	2.790 ACRES (121,542 SF.)
TOTAL AREA: 29.345 OR 1,278,248 S.F.	

GROUNDWATER NOTES:

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1-13 DEFINED AS B-ACRES, 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 SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT TIME OF PERMIT ISSUANCE. ANY CUTTING FILLING OR ALTERATION OF THE SOIL CONDITIONS MAY VOID THIS GENERAL APPROVAL.

LOT(S) 1, 3-13 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 3-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.

LOT 2 IS AN EXISTING RESIDENCE AND HAS AN EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM AS PER CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM ISSUED BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES, TO JACOB FANN, DATED: MAY 03, 2019, GREG CLEMENT, INSPECTOR, DUPLICATE AREA IDENTIFIED AS SHOWN HEREON.

SUBSURFACE SEWAGE DISPOSAL SYSTEMS ON LOT 8 AND LOT 7 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.

LEGEND:

EXISTING PROPERTY LINE / RIGHT-OF-WAY LINE (SUBJECT)
EXISTING PROPERTY LINE (TO BE VACATED)
EXISTING PROPERTY LINE / RIGHT-OF-WAY (ADJOINER)
EXISTING EDGE OF PAVEMENT
PROPOSED LOT LINE
PROPOSED MINIMUM BUILDING SETBACK LINE
EXISTING EASEMENT (TO BE VACATED)
PROPOSED EASEMENT
PROPOSED DRIVEWAY
EXISTING OVERHEAD WIRE (MULTIPLE UTILITIES)
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING WATERLINE
PROPOSED WATERLINE
PROPOSED WATER SERVICE LINE
EXISTING STORM DRAINAGE PIPE
EXISTING FENCE LINE
PROPOSED SUBSURFACE SEWER DISPOSAL SYSTEM SOILS AREA
EXISTING LIMITS OF DEPRESSION AREA LINE

EXISTING UTILITY POLE
EXISTING WATER METER
PROPOSED WATER METER
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING BLOWOFF VALVE
PROPOSED BLOWOFF VALVE
EXISTING TELEPHONE PEDESTAL
PROPOSED LOT NUMBER
A.O.R.C., TN ASSESSOR'S OFFICE OF ROBERTSON COUNTY, TENNESSEE
R.O.R.C., TN REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE
M.B.S.L. MINIMUM BUILDING SETBACK LINE
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
SSDS SUBSURFACE SEWAGE DISPOSAL SYSTEM
3BR PROPOSED 3 BEDROOM RESIDENCE
CMP CORRUGATED METAL PIPE
IRON PIN (FOUND) - CAP NOTED
1/2" REBAR IRON PIN WITH "CSR" CAP (SET)
5/8" REBAR IRON PIN WITH "CSR" METAL SUBDIVISION MONUMENT CAP (SET)

LOT DRAINAGE NOTE:

ALL LOTS SHALL BE GRADED IN SUCH A MANNER AS TO AVOID THE DISCHARGE OF ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES. ALL LOTS SHALL BE GRADED IN SUCH A MANNER AS TO DIRECT STORMWATER AWAY FROM PROPOSED RESIDENCES AND OTHER PROPOSED STRUCTURES.

DRIVEWAY DISTANCING NOTE:

FROM LOT #	TO LOT #	DISTANCE
1/2	3	205.4'
3	4	191.6'
4	5	153.4'
6	7	114.0'
7	8	115.6'
8	9	82.3'
9	10	194.2'
10	11	138.6'
11	12	51.0'
12	13	323.6'

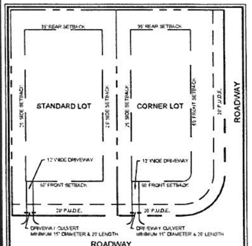
ALL DISTANCES REPRESENT A STRAIGHT LINE MEASUREMENT FROM CENTERLINE OF DRIVEWAY AT RIGHT-OF-WAY TO CENTERLINE OF DRIVEWAY AT RIGHT-OF-WAY.

SETBACK AND EASEMENT NOTE:

1. ALL LOT FRONTS, UNLESS OTHERWISE NOTED, HAVE A 60' MINIMUM BUILDING SETBACK AND A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT.
2. ALL LOT SIDES, UNLESS OTHERWISE NOTED, HAVE A 25' MINIMUM BUILDING SETBACK.
3. ALL LOT REARS, UNLESS OTHERWISE NOTED, HAVE A 35' MINIMUM BUILDING SETBACK.
4. ALL LOT LINES ABUTTING THE NORTHERN AND SOUTHERN BOUNDARY LINES OF THE PARENT TRACT, UNLESS OTHERWISE NOTED, HAVE A 20' PUBLIC UTILITY AND DRAINAGE EASEMENT.

DRIVEWAY NOTE:

1. ALL DRIVEWAYS SHALL BE A MINIMUM OF 12' IN WIDTH.
2. A DRIVEWAY PERMIT SHALL BE OBTAINED FROM LOCAL ROAD AUTHORITY PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
3. DRIVEWAY CULVERTS SHALL BE A MINIMUM DIAMETER OF 15" OR MATCH THE DIAMETER OF THE NEAREST UPSTREAM CULVERT. THE MINIMUM LENGTH SHALL BE 20' OR AS DIRECTED BY THE LOCAL ROAD AUTHORITY.
4. DRIVEWAY CULVERTS SHALL HAVE HEADWALLS PLACE AT EACH END OF PIPE UNLESS OTHERWISE DIRECTED BY THE LOCAL ROAD AUTHORITY.
5. DRIVEWAYS SHALL BE PLACED IN A MANNER WHICH MAXIMIZES SIGHT DISTANCE.



TYPICAL LOT LAYOUT
NOT TO SCALE

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 THE STATE OF TENNESSEE, TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, WITH AN AN ADJUSTED PRECISION OF 1:10,000, OR GREATER, FOR A CATEGORY 'I' SURVEY, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

1-06 20 25
DATE

Christopher L. Clay, RLS 2614
REGISTERED LICENSED SURVEYOR

CHRISTOPHER L. CLAY REGISTERED LAND SURVEYOR TENNESSEE NO. 2614

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 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 1835, PAGE 725 AND BOOK NUMBER 2293, PAGE 22, 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 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 B-ACRES 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 B-ACRES, AS MORE FULLY PROVIDED IN CHAPTER ____ "DECLARATION OF COVENANTS AND RESTRICTIONS", APPLICABLE TO THE B-ACRES 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 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 APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED B-ACRES 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 PRIVATE SUBSURFACE SEWAGE DISPOSAL

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED 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 PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

LOT 1, 3-11 & 13 IS APPROVED FOR 4 BEDROOM(S). LOT 12 & 14 IS APPROVED FOR 3 BEDROOM(S). LOT 2 IS AN EXISTING RESIDENCE WITH EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM.

____ 20____
DATE

TDEC-DWR ENVIRONMENTAL SCIENTIST

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

REVISIONS

NO.	BY	DATE	DESCRIPTION
1)	NRB	12/20/24	TDEC COMMENTS
2)	DAA	1/6/25	TDEC & ROBERTSON COUNTY PLANNING DEPT. COMMENTS
3)			
4)			
5)			
6)			
7)			
8)			

DRAWN BY: DAA DATE: 1-06-25
CHECKED BY: CLC DATE: 1-06-25
FIELDWORK BY: DRO DATE: 10-30-23
CSR PROJECT NO. 20-084
SHEET NO. 1 of 1

New Business: C

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING,
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
(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-30
2. Physical Address of Property: Kara's Way, Springfield, TN 37172
3. Tax Map & Parcel Number: 101 116.00
4. Size of Property (square feet or acres): 19.10 acres

5. Owner of Record Information
   Name: Burton D Glover
   Mailing Address (No P.O. Boxes, please): 3073 Glover Rd., Springfield, TN 37172
   Email:
   Telephone Number: 850-687-6113

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Phil Casterline, PE (Engineer), Christopher CLay, RLS (Surveyor)
   Name of Firm: CSR Engineering, Inc
   Mailing Address (No P.O. Boxes, please): 2010 Hwy 49E, Pleasant View, TN 37146
   Email: phil.casterline@csrengineers.com
   Telephone Number: 615-247-0154

7. Purpose of Plat:
   Glover Hills, Phase 3 - Subdivide a portion of map 101 parcel 116.00 into 14 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 the application is signed.** ***Attach proof of ownership of property (copy of deed is typical). Pay the review fee.***
2. Email a .PDF of the submitted plat to hmantooth@robcotn.org (Hunter Mantooth).
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 one (1) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected plat to hmantooth@robcotn.org
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.

Suzanne C. Glover
Owner's Signature & DATE
1-7-2025
Executrix

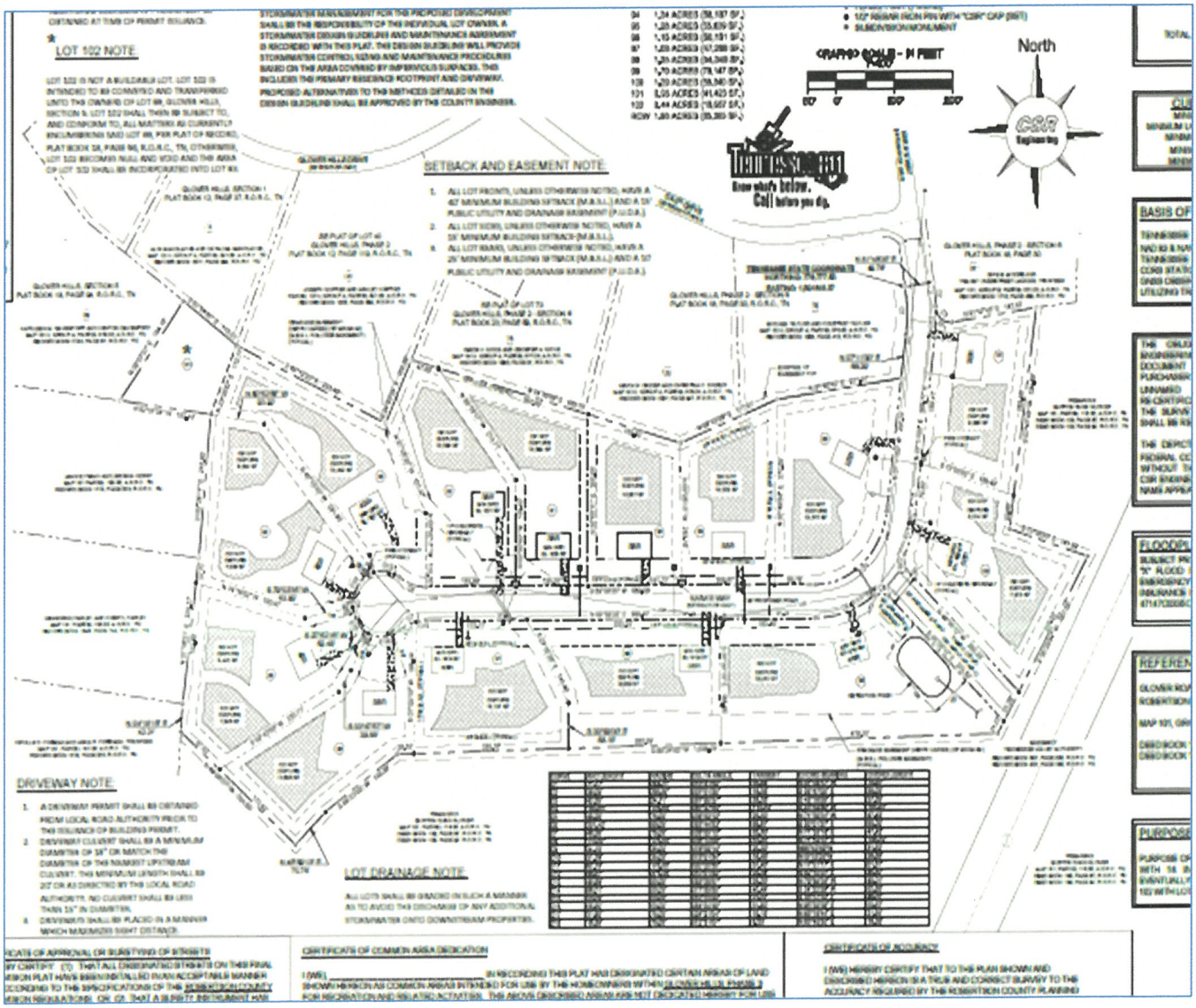
PE 1-7-25
Owner's Representative Signature & DATE

Staff Comments
January 23, 2024
Amanda Harrington, Planning Advisor

Request: Creation of 14-lot Subdivision, Phase 3 of Glover Hills Subdivision
Property: Tax Map 101, Parcel 116.00
Address: Kara's Way
Zoning: R-30
New Lots of Record: 14

The final plat was reviewed against the Robertson County Subdivision Regulations and meets the minimum stated requirements. Staff recommends approval.

** END COMMENTS **



EARL R. MAYO **CONSULTING ENGINEER AND SURVEYOR**
119 SUESAND COURT PLEASANT VIEW, TN 37146 (615)522-4704

January 6, 2025

Traye Fann
County Engineer
Robertson County Planning and Zoning
527 South Brown Street
Springfield, Tennessee 37172

RE: Review of Revised Glover Hills Phase 3 Final Plat

Dear Traye:

I have reviewed the referenced revised final plat that I received on January 6, 2025 for the January 23, 2025 Planning Commission meeting. All of my comments have been addressed.

Only a very cursory review has been performed of these documents in order to get an overall sense of general compliance with the surveying and engineering requirements contained in the Robertson County Subdivision Regulations. No planning related review was performed. This review is not intended as a check of accuracy of the documents or compliance with other state or federal laws and regulations, including Erosion Protection and Sediment Control or water quality design that was not reviewed by me but is to be reviewed by TDEC. No liability for the correctness or completeness of design or surveying performed by others is assumed by me or Robertson County by my review of these documents.

Please contact me if you have any questions or comments. Thank you for the opportunity to serve you.

Sincerely,

Rick Mayo, PE, RLS

GENERAL NOTES:

1. BOUNDARY FIELDWORK FOR THIS SURVEY WAS PERFORMED 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 SHOWN 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 **R-30, MEDIUM DENSITY RESIDENTIAL DISTRICT**.
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. 2009 EDITION. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A 28-3-114 & T.CA 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

GROUNDWATER NOTES:

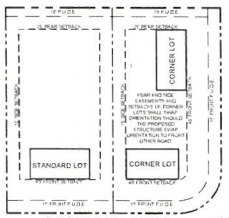
GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 89-101 DEFINED AS GLOVER HILLS, PHASE 3 ROBERTSON COUNTY TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE (MOBILE OR PERMANENT) TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) EACH LOT MUST OBTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF GROUNDWATER PROTECTION, THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT TIME OF PERMIT ISSUANCE. ANY CUTTING FILLING OR ALTERATION OF THE SOIL CONDITIONS MAY VOID THIS GENERAL APPROVAL.

LOT(S) 93, 95, 97, AND 99 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 4-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
LOT(S) 88-92, 94, 96, 98, 100 AND 101 HAVE ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 3-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.

ALL LOTS MAY 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.



TYPICAL LOT LAYOUT
NOT TO SCALE

BEDROOM NUMBER NOTE:

ADDITIONAL BEDROOM APPROVAL MAY BE OBTAINED AT TIME OF PERMIT ISSUANCE.

* LOT 102 NOTE:

LOT 102 IS NOT A BUILDABLE LOT. LOT 102 IS INTENDED TO BE CONVEYED AND TRANSFERRED UNTO THE OWNERS OF LOT 69, GLOVER HILLS, SECTION 5. LOT 102 SHALL THEN BE SUBJECT TO, AND CONFORM TO, ALL MATTERS AS CURRENTLY ENCUMBERING SAID LOT 69, PER PLAT OF RECORD, PLAT BOOK 18, PAGE 94, R.O.R.C., TN, OTHERWISE, LOT 102 BECOMES NULL AND VOID AND THE AREA OF LOT 102 SHALL BE INCORPORATED INTO LOT 93.

STORMWATER MANAGEMENT NOTE:

STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. A STORMWATER DESIGN GUIDELINE AND MAINTENANCE AGREEMENT IS RECORDED WITH THIS PLAT. THE DESIGN GUIDELINE WILL PROVIDE STORMWATER CONTROL SIZING AND MAINTENANCE PROCEDURES BASED ON THE AREA COVERED BY IMPERVIOUS SURFACES. THIS INCLUDES THE PRIMARY RESIDENCE FOOTPRINT AND DRIVEWAY. PROPOSED ALTERNATIVES TO THE METHODS DETAILED IN THE DESIGN GUIDELINE SHALL BE APPROVED BY THE COUNTY ENGINEER.

SETBACK AND EASEMENT NOTE:

1. **ALL LOT FRONTS, UNLESS OTHERWISE NOTED, HAVE A 40' MINIMUM BUILDING SETBACK (M.B.S.L.) AND A 15' PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.).**
2. **ALL LOT SIDES, UNLESS OTHERWISE NOTED, HAVE A 15' MINIMUM BUILDING SETBACK (M.B.S.L.).**
3. **ALL LOT REARS, UNLESS OTHERWISE NOTED, HAVE A 25' MINIMUM BUILDING SETBACK (M.B.S.L.) AND A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.).**

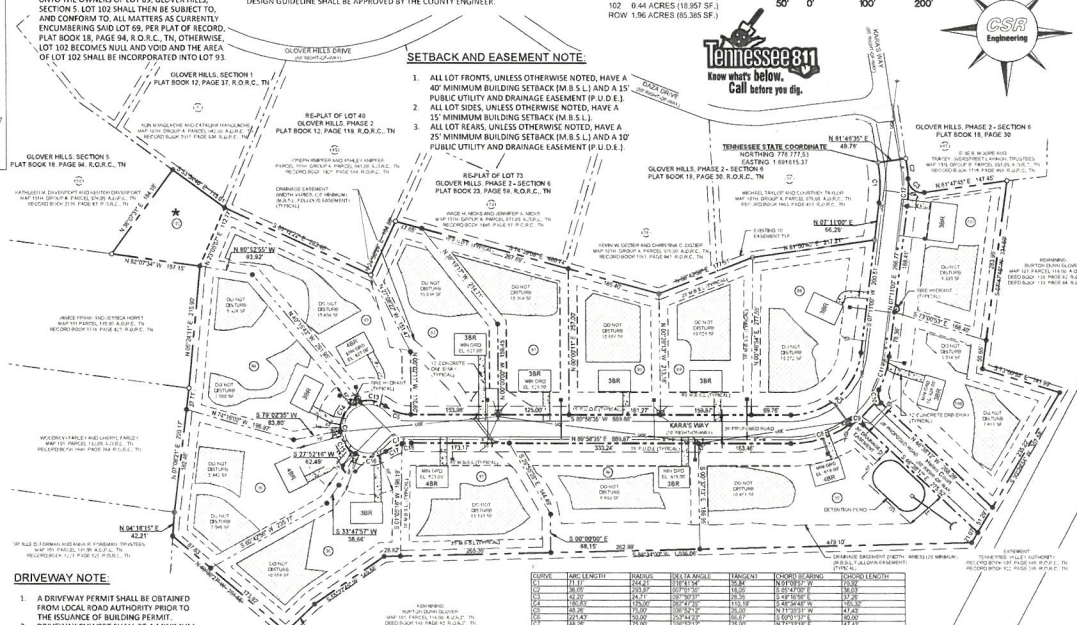
LEGEND:
- EXISTING PROPERTY LINE (SUBJECT)
- EXISTING PROPERTY LINE (ADJOINER)
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E)
- PROPOSED DRAINAGE EASEMENT
- PROPOSED MINIMUM BUILDING SETBACK LINE (M.B.S.L.)
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE AND METER
- EXISTING GAS LINE
- EXISTING POWER LINE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- PROPOSED POWER LINE
- PROPOSED UTILITY POLE
- PROPOSED UTILITY POLE WITH LIGHT
- PROPOSED GUY WIRE
- PROPOSED ELECTRIC PULL BOX
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED OUTLET CONTROL STRUCTURE
- PROPOSED HEADWALL
- A.O.R.C., TN ASSESSOR'S OFFICE OF ROBERTSON COUNTY, TENNESSEE
- R.O.R.C., TN REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE
- PROPOSED SEPTIC FIELD AREA
- PROPOSED APPROVED BEDROOM HOME
- PROPOSED LOT NUMBERS
- IRON PIN (FOUND)
- FENCE POST (FOUND)
- 1/2" REBAR IRON PIN WITH "CSR" CAP (SET)
- SUBDIVISION MONUMENT

GRAPHIC SCALE - IN FEET
1"=100'
50' 0' 100' 200'

North

LOT #	AREA
88	1.26 ACRES (55,028 SF.)
89	0.92 ACRES (39,868 SF.)
90	0.87 ACRES (37,684 SF.)
91	0.99 ACRES (43,055 SF.)
92	1.11 ACRES (48,410 SF.)
93	1.25 ACRES (54,547 SF.)
94	1.34 ACRES (58,187 SF.)
95	1.28 ACRES (55,639 SF.)
96	1.15 ACRES (50,151 SF.)
97	1.08 ACRES (47,268 SF.)
98	1.25 ACRES (54,349 SF.)
99	1.79 ACRES (78,147 SF.)
100	1.29 ACRES (56,340 SF.)
101	0.95 ACRES (41,423 SF.)
102	0.44 ACRES (18,957 SF.)
ROW	1.96 ACRES (85,385 SF.)

Tennessee 811 Know what's below. Call before you dig.



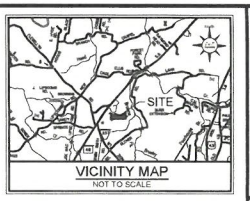
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	31.17	264.37	6°45'34"	15.64	N 87°09'57" W	15.62
C2	46.05	264.37	9°58'39"	23.08	S 89°47'07" W	45.99
C3	24.22	15.00	92°30'23"	15.72	S 44°43'00" W	21.67
C4	180.83	175.00	59°11'50"	99.73	S 46°36'46" W	172.79
C5	64.36	15.00	245°47'46"	135.39	N 11°10'11" W	47.43
C6	621.43	50.00	712°44'07"	66.67	S 89°01'13" E	60.00
C7	64.36	15.00	245°47'46"	135.39	N 11°10'11" W	47.43
C8	130.57	175.00	42°44'58"	37.20	N 11°51'31" E	108.78
C9	34.12	25.00	78°11'41"	20.30	N61°43'49"W	31.52
C10	31.79	25.00	72°51'34"	18.45	N51°12'26"W	29.69
C11	50.13	175.00	016°24'50"	13.42	N 17°37'11" E	49.97
C12	48.57	777.45	03°34'46"	24.34	N 00°13'01" E	48.56
C13	46.69	50.00	053°29'49"	25.29	N 79°34'36" W	45.01
C14	68.01	50.00	077°55'08"	40.44	S 34°42'28" W	62.89
C15	50.09	50.00	057°24'07"	27.31	S 31°13'17" E	48.05
C16	56.66	60.00	054°06'48"	31.80	N 85°03'58" E	53.67
C17	31.82	75.00	024°18'41"	16.18	N 85°10'44" E	31.64
C18	16.39	25.00	012°33'07"	8.23	N 83°42'50" E	16.39

DRIVEWAY NOTE:

1. **A DRIVEWAY PERMIT SHALL BE OBTAINED FROM LOCAL ROAD AUTHORITY PRIOR TO THE ISSUANCE OF BUILDING PERMIT.**
2. **DRIVEWAY CULVERT SHALL BE A MINIMUM DIAMETER OF 18" OR MATCH THE DIAMETER OF THE NEAREST UPSTREAM CULVERT. THE MINIMUM LENGTH SHALL BE 20' OR AS DIRECTED BY THE LOCAL ROAD AUTHORITY. NO CULVERT SHALL BE LESS THAN 15" IN DIAMETER.**
3. **DRIVEWAYS SHALL BE PLACED IN A MANNER WHICH MAXIMIZES SIGHT DISTANCE.**

LOT DRAINAGE NOTE:

ALL LOTS SHALL BE GRADED IN SUCH A MANNER AS TO AVOID THE DISCHARGE OF ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES.



VICINITY MAP
NOT TO SCALE

SITE LOCATION:

KARA'S WAY, SPRINGFIELD, ROBERTSON COUNTY, TN 37172

AREA SUMMARY:

TOTAL AREA = 824,436 S.F. (18.93 ACRES)

CURRENT ZONING: R-30

MINIMUM LOT SIZE: 30,000 SQ FT
MINIMUM LOT WIDTH AT FRONT SETBACK: 125'
MINIMUM FRONT YARD SETBACK: 40'
MINIMUM SIDE YARD SETBACK: 15'
MINIMUM REAR YARD SETBACK: 25'

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 10-30-22 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.

FLOODPLAIN 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 47147C0335C, EFFECTIVE DATE APRIL 16, 2008.

REFERENCE

GLOVER ROAD, SPRINGFIELD, ROBERTSON COUNTY, TN 37172

MAP 101, GROUP N/A, PARCEL 116.00

DEED BOOK 139, PAGE 82, R.O.R.C., TN
DEED BOOK 139, PAGE 84, R.O.R.C., TN

PURPOSE NOTE:

PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION WITH 14 INDEPENDENT LOTS OF RECORD AND EVENTUALLY CONSOLIDATE THE REMAINDER OF LOT 102 WITH LOT 69.

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 139 PAGE 82 AND BOOK NUMBER 139 PAGE 84, 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, GLOVER HILLS, PHASE 3 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

_____
SPRINGFIELD WATER AND WASTEWATER DEPARTMENT DIRECTOR

CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED 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 PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY "DIVISION OF WATER RESOURCES".

LOTS **93, 95, 97 AND 99** ARE APPROVED FOR **4** BEDROOM(S).
LOTS **88-92, 94, 96, 98, 100 AND 101** ARE APPROVED FOR **3** BEDROOM(S).

_____, 20___
DATE

_____
TDEC-DWR ENVIRONMENTAL SCIENTIST

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 GLOVER HILLS, PHASE 3 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 GLOVER HILLS, PHASE 3, AS MORE FULLY PROVIDED IN CHAPTER _____ "DECLARATION OF COVENANTS AND RESTRICTIONS" APPLICABLE TO THE GLOVER HILLS, PHASE 3 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 THE STATE OF TENNESSEE, TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, WITH AN AN UNADJUSTED PRECISION OF 1:7,500, OR GREATER, FOR A CATEGORY "II" SURVEY, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

11-21 , 20 24
DATE

Christopher L. Clay, RLS
REGISTERED LICENSED SURVEYOR 2619

DEVELOPER INFORMATION

GLOVER HILLS, LLC
BURT GLOVER
4711 WEST CHEROKEE ROAD
TAMPA, FL 33629
(850) 687-6113

CSR Engineering
CSR Engineering, Inc.
2010 HWY 49E
Pleasant View, TN 37146
P: 615.212.2389
F: 615.246.3615
www.csrengineers.com

OWNER'S INFORMATION

BURTON DUNN GLOVER
3073 GLOVER ROAD
SPRINGFIELD, TN 37172
(615) 477-9920

FINAL PLAT OF GLOVER HILLS, PHASE 3 KARA'S WAY, SPRINGFIELD ROBERTSON COUNTY, TN 37172

FOR GLOVER HILLS, LLC

CHRISTOPHER L. CLAY — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — NO. 2619

NO.	BY	DATE	DESCRIPTION
1)	CLC	5-05-24	ADDRESS TDEC COMMENTS
2)	CLC	11-15-24	ADDRESS TDEC COMMENTS
3)	DAA	11-21-24	ADDRESS TDEC COMMENTS
4)			
5)			
6)			
7)			
8)			

DRAWN BY: CLC — DATE: 11-21-24
CHECKED BY: PLC — DATE: 11-21-24
FIELDWORK BY: DRO — DATE: 10-30-22
CSR PROJECT NO. 22-010

SHEET NO. 1 of 1