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

TO: Planning Commission Members
FROM: Planning Staff
DATE: October 15, 2026

The Robertson County Planning Commission will hold its monthly meeting on **Thursday October 22, 2026, at 7:00 P. M.** on the 2nd Floor, Judicial Complex, Robertson County Office Building. Assistant Director, Hunter Mantooth, is available to answer questions at (615) 384-3666 or hmantooth@robcotn.org.

AGENDA

1. Roll Call
2. Public Hearing:
3. Comments from Citizens: Persons wishing to speak must sign the log sheet prior to the meeting.
4. Announcements: Rezonings from this agenda will be heard at the next County Commission meeting on November 16, 2026.
5. Approval of Minutes: Approval of Minutes of September 24, 2026, meeting.
6. Old Business:
7. New Business:

   A. **Robertson County Planning and Zoning: Resolution No. 2026-03:** Resolution Amending the Robertson County Zoning Resolution to Establish Definitions, Development Standards, Application Requirements, and Operational Requirements for Data Centers.

B. **Brian Cook:** Final Plat approval for Rainwater Farms Section I located on Owens Chapel Road. Tax Map 070, Part of Parcel 132.00 (8th Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.

C. **Brian Cook:** Final Plat approval for Rainwater Farms Section II located on Owens Chapel Road. Tax Map 070, Part of Parcel 132.00 (8th Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.

D. **Lee Borthick:** Approval for Final Plat, Declaration of Conditions, Covenants, and Restrictions and Declaration of Restrictive Covenants for Private Road for Borthick's Corner Phase II located on Hwy 431 N. Tax Map 033, Part of Parcel 077.00 (8th Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.

E. **Stagecoach Development:** Rezone Request for 2.99 surveyed acres of property located at 3345 Calista Rd., White House. Tax Map 096, Parcel 034.00 from AG-2 to C-1 (2nd Voting District). Represented by Sam Lamberth, Stagecoach Development.

8. Reports from Staff:

9. Adjourn

The Robertson County Planning Commission met on September 24, 2026 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Chairman Cheryl Elliott called the meeting to order at 7:00 pm.

1. Roll Call: Hunter Mantooth completed roll Call. Six were present.

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Matt Crabtree	William B Henry	Hunter Mantooth
Cheryl Elliott	Ray Hart	Pam Groves
Charles "Gene" Federman	Rylee Alcorn	Amanda Harrington
Eric Thompson		
Robert Buck		
Jeremy Stinson		

2. Public Hearing:

3. Comments from Citizens:

4. Announcements: Chairman Cheryl Elliott announced that the zoning from this agenda will be heard at the County Commission on October 19, 2026. Any citizens wishing to speak will need to sign in on the sheet provided. Two citizens and one applicant signed up to speak.

5. Approval of Minutes:
Motion to approve Minutes from the previous meeting of August 27, 2026, made by Matt Crabtree with a second by Eric Thompson.
Motion passed 5 – 0.

6. Old Business:

7. New Business:

Eric Thompson made a motion for Matt Crabtree to be elected as pro-tem chairperson with a second from Gene Federman.
Motion passed 5 – 0.

A. **Brian Cook:** Preliminary Plat approval for Rainwater Farms Section I located on Owens Chapel Road. Tax Map 070, Part of Parcel 132.00 (8th Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.

Steve Artz was there to present and answer questions. He stated that these 3 lots have been approved by Alex with TDEC, Hunter gave staff approval with conditions listed on staff notes which can be addressed on final plat.

Motion to approve was made by Gene Federman with a second by Matt Crabtree.
Motion passed 5 - 0.

B. **Brian Cook:** Preliminary Plat approval for Rainwater Farms Section II located on Owens Chapel Road. Tax Map 070, Part of Parcel 132.00 (8th Voting District). Represented by Steve Artz, Steven E Artz and Associates, Inc.
Steve Artz was there to present and answer questions. TDEC has approved all lots. Lot 5 will be 3 bedrooms instead of 4 bedrooms. Hunter gave staff approval with conditions listed on staff notes which can be addressed on final plat.

Motion to approve was made by Eric Thompson with a second by Matt Crabtree.
Motion passed 5 - 0.

C. **Lamon Enterprises LLC:** Rezone Request for 1.85 surveyed acres of the 12.96 acres of property located on S. Swift Rd., Goodlettsville. Tax Map 126, Part of Parcels 074.00 and 075.00 from AG-2 to RP-80 (4th Voting District). Represented by Steve Artz, Steven Artz and Associates, Inc.
Steve Artz was there to present and answer questions. He stated they are wanting to divide the house off and replace it. Hunter explained that there were two parcels involved because when Steve Artz went to survey it realized the GIS map didn't match where the markers were, so we needed it correct for the GIS map to be corrected.

Motion to recommend was made by Gene Federman with a second by Matt Crabtree.
Motion passed 5 - 0.

D. **Elaine Brinkley:** Rezone Request for 3.87 surveyed acres of property located on Swift Rd., Greenbrier. Tax Map 117, Parcel 160.01 from AG-2 to RP-80 (4th Voting District). Represented by James Davis, Davis Land Surveying and Planning.
Hunter stated that the applicant had requested to defer again. The board asked if they could defer again. Amanda stated per state law you can only defer once so, the board needs to act. Matt asked why they asked to defer and Hunter read the email.

Motion to deny based on the fact that a request cannot be deferred twice in a row and waiting on buyers to possible buy was made by Matt Crabtree with a second from Robert Buck.
Motion passed 5 - 0.

E. **Stephen and Jennifer Green:** Rezone Request for 5.08 acres of property located at 6112 Dividing Ridge Rd. Goodlettsville. Tax Map 142, Parcel 001.00 from R-40 to AG-2 (4th Voting District). Represented by Applicant.
Jennifer was there to present and answer questions. She stated they have a cabin that needs to be moved on her property for her father-in-law. Thought it was already on their property but were informed it wasn't and after a survey realized that it wasn't. She called the planning staff and discussed options. She is requesting to rezone so she can have an accessory dwelling unit on her property. Donna and Douglas Pett signed up to speak. They were both allowed to speak. There comments were not applicable to the rezone and Amanda advised the Board not to speak on any other items, but what pertains to the rezone request.

Motion to recommend was made by Gene Federman with a second by Matt Crabtree.
Motion passed 5 - 0.

Reports from Staff:

Amanda presented her draft resolution on data centers that she created for Robertson County and also the draft for Coffee County. Matt suggested we just discuss our draft and complimented Amanda on a job well done. Amanda talked about Dr. Keith Demill and how is was a good resource in helping write the resolution. Lots of discussion on various topics like the setbacks and minor vs major data centers. Amanda suggested just using the term data center and not specifying which one. After much discussion was had the board asked to bring the resolution to a vote next month and to add the cheat sheet provided by Dr. Keith Demill as an amendment.

A motion to adjourn made by Robert Buck with a second by Jeremy Stinson.
Motion passed 5 – 0 and the meeting was adjourned at 7:48 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

RESOLUTION NO. 2026-03

A RESOLUTION AMENDING THE ROBERTSON COUNTY ZONING RESOLUTION TO ESTABLISH DEFINITIONS, DEVELOPMENT STANDARDS, APPLICATION REQUIREMENTS, AND OPERATIONAL REQUIREMENTS FOR DATA CENTERS

WHEREAS, the Robertson County Commission is authorized pursuant to Tennessee Code Annotated, Title 13, Chapter 7, Part 1, to adopt and amend zoning regulations for territory subject to the County's zoning jurisdiction; and

WHEREAS, data centers and their supporting infrastructure may create substantial demands upon electrical systems, water supplies, roadways, fire protection, and emergency services, as well as impacts associated with noise, lighting, cooling equipment, generators, fuel storage, battery systems, and electrical substations; and

WHEREAS, Robertson County desires to establish clear and consistent standards for the review, development, operation, expansion, and decommissioning of data centers while protecting surrounding residential, agricultural, institutional, and other sensitive land uses; and

WHEREAS, the proposed regulations establish requirements for minimum site area, setbacks and separation, utility capacity, water conservation, acoustical analysis and noise control, screening, building design, lighting, emergency response, environmental protection, and continuing compliance; and

WHEREAS, the proposed regulations require consideration of the cumulative impacts of full development, prohibit segmentation intended to avoid applicable requirements, and provide for decommissioning plans and financial assurances; and

WHEREAS, the proposed amendment was submitted to the Robertson County Regional Planning Commission in accordance with Tennessee Code Annotated § 13-7-105, and the Planning Commission's recommendation is recorded in its minutes dated _____; and

WHEREAS, the Robertson County Commission held a public hearing on _____, following notice published as required by law, to receive public comment regarding the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session, as follows:

SECTION 1. Adoption of Data Center Regulations. The Robertson County Zoning Resolution is hereby amended by adopting the document entitled **"Proposed Data Center Regulations—**

Robertson County Zoning Resolution," attached hereto as **Exhibit A** and incorporated into this Resolution by reference as if fully set forth herein.

SECTION 2. Incorporation into the Zoning Resolution. The definitions contained in Exhibit A shall be incorporated into the Definitions Article of the Robertson County Zoning Resolution. The remaining provisions shall be incorporated as a section entitled **"Data Center Regulations."** County planning staff may assign article and section numbers and correct numbering, formatting, and corresponding internal references necessary for codification, without altering the substantive requirements adopted by the County Commission.

SECTION 3. Administration and Enforcement. The regulations adopted herein shall be administered and enforced through the officials and bodies designated in Exhibit A and the Robertson County Zoning Resolution, within their respective lawful authority. Compliance with applicable standards and conditions of approval shall be a continuing requirement.

SECTION 4. Remaining Provisions. Except as expressly amended by this Resolution, all other provisions of the Robertson County Zoning Resolution shall remain in full force and effect.

SECTION 5. Severability. If any provision of this Resolution or the attached regulations is declared invalid by a court of competent jurisdiction, that determination shall not affect the validity of the remaining provisions.

SECTION 6. Effective Date. This Resolution shall take effect upon its adoption, the public welfare requiring it.

ADOPTED this _____ day of _____, 2026.

Chair, Robertson County Commission

ATTEST:

Robertson County Clerk

SECTION 1. PURPOSE AND INTENT

The purpose of this Section is to establish standards governing the location, design, construction, operation, expansion, and decommissioning of data centers within Robertson County.

Data centers may generate land use impacts that differ substantially from conventional office, warehouse, commercial, and industrial uses, including significant electrical demand; water consumption; continuous mechanical equipment operation; noise and vibration; emergency and backup power generation; fuel and battery storage; electrical substations and transmission infrastructure; security fencing; stormwater impacts; lighting; and twenty-four-hour operations.

It is the intent of these regulations to:

A. Provide appropriate locations for data centers while protecting surrounding residential, agricultural, institutional, and other sensitive land uses;
B. Ensure that adequate electric, water, wastewater, roadway, fire protection, and emergency service capacity exists before development is approved;
C. Minimize noise, vibration, lighting, visual, environmental, and infrastructure impacts;
D. Prevent the fragmentation or phased development of a data center for the purpose of avoiding applicable development standards;
E. Ensure that the fiscal and infrastructure impacts attributable to a data center are not unreasonably transferred to Robertson County or existing utility customers;
F. Require appropriate mitigation of impacts associated with electrical substations, generators, cooling equipment, battery storage systems, transmission infrastructure, and other supporting facilities; and
G. Require appropriate plans and financial assurances for decommissioning facilities that cease operation.

SECTION 2. DEFINITIONS

The following definitions shall be added to the applicable Definitions Article of the Robertson County Zoning Resolution.

1. **Data Center:** A building, structure, group of buildings, or facility whose principal use is the housing, operation, management, or support of computer systems, servers, digital processing equipment, telecommunications equipment, data storage equipment, artificial intelligence computing infrastructure, cloud-computing equipment, or similar electronic equipment. The term includes accessory and supporting infrastructure including cooling equipment, mechanical equipment, electrical equipment, battery energy storage systems serving the facility, generators, fuel storage, transformers, substations, switchgear,

electrical yards, and similar equipment. The term does not include a server room or computer equipment that is accessory and incidental to another principal use when such equipment does not constitute a Data Center – Accessory as defined herein.

2. **Data Center Campus:** A geographically contiguous development consisting of one or more data-center buildings, developed on one or more parcels or in one or more phases, which collectively:

   A. Exceeds five hundred thousand (500,000) square feet of gross floor area; or

   B. Has a maximum utilization capacity greater than one hundred (100) megawatts.

   For purposes of this definition, commonly owned, controlled, financed, planned, or operated facilities shall be considered a single development regardless of the number of parcels, buildings, phases, development entities, or permit applications involved.

3. **Maximum Utilization Capacity:** The greatest electrical demand associated with a proposed data center as demonstrated by the greatest of:
   A. The maximum electrical service requested from or approved by the electric utility;
   B. The designed information technology load;
   C. The maximum electrical demand identified on mechanical, electrical, building, utility, generator, or substation plans;
   D. The capacity reasonably capable of being supplied through proposed transformers, switchgear, generators, substations, battery facilities, or other electrical infrastructure; or
   E. The maximum capacity represented by the applicant in any development plan, permit application, utility request, financing document, lease, public filing, or similar document.

4. **Sensitive Use:** For purposes of this Section, a Sensitive Use shall include:
   A. Any existing dwelling or residential zoning district;
   B. School;
   C. Childcare facility;
   D. Hospital or nursing home;
   E. Place of worship;
   F. Public park or recreational facility;
   G. Cemetery;
   H. Correctional or detention facility; and

I. Any other use determined by the Board of Zoning Appeals to have occupants or activities particularly sensitive to continuous noise, vibration, lighting, emissions, or similar impacts.

SECTION 3. MINIMUM SITE AREA

A. A Data Center shall be located upon a site containing at least twenty-five (25) acres.
B. The Board of Zoning Appeals may require a larger site when necessary to provide required setbacks, buffers, stormwater facilities, emergency access, utility infrastructure, or mitigation measures.

SECTION 4. SETBACK AND SEPARATION REQUIREMENTS

The following requirements shall supersede any lesser setback established by the underlying zoning district.

A. No building, generator, cooling system, electrical yard, transformer, substation, battery storage system, or similar operational equipment associated with a *Data Center* shall be located:

1. Within five hundred (500) feet of a Sensitive Use;
2. Within two hundred fifty (250) feet of any property zoned AG-1, AG-2, RP-80, R-40, R-30, or R-20; or
3. Within one hundred (100) feet of any public road right-of-way.

B. The Board of Zoning Appeals may increase these distances where topography, prevailing sound propagation, equipment configuration, adjoining development, or other circumstances warrant additional separation to protect surrounding property.
C. Distances shall be measured horizontally from the closest exterior point of the applicable data-center building or equipment area to the nearest property line or structure associated with the protected use, whichever produces the greater separation.

SECTION 5. SITE PLAN APPROVAL

All Data Center developments shall require site plan approval by the Robertson County Regional Planning Commission pursuant to Article 11 of the Zoning Resolution.

Site plan approval shall occur **following approval** of the Special Exception.

No grading permit, building permit, or other development authorization shall be issued until final site plan approval has been granted.

The site plan shall depict all existing and proposed:

A. Buildings and future building areas;
B. Development phases;
C. Electrical substations and transmission facilities;
D. Transformers and switchgear;
E. Generator yards;
F. Cooling equipment and mechanical yards;
G. Battery energy storage equipment;
H. Fuel storage facilities;
I. Water and wastewater facilities;
J. Stormwater facilities;
K. Parking and loading areas;
L. Security fencing and gates;
M. Landscaping and buffers;
N. Emergency access;
O. Fire protection improvements;
P. Utility easements;
Q. Transmission corridors; and
R. Other infrastructure reasonably associated with the full buildout of the development.

SECTION 6. UTILITY CAPACITY

Prior to Special Exception approval, the applicant shall submit written documentation from each applicable utility provider confirming its ability to serve the proposed development.

A. Electric Service. The electric utility serving the property shall provide written confirmation that:

1. The proposed maximum utilization capacity has been disclosed;
2. The utility has evaluated the requested demand;
3. Necessary system upgrades have been identified;
4. The utility has or expects to have adequate capacity to serve the development; and
5. The applicant will be responsible for applicable extension, upgrade, connection, or other charges attributable to the development.

B. Water Service. When public water is proposed, the serving utility shall confirm adequate capacity for:

1. Domestic consumption;
2. Cooling or process water;
3. Fire flow; and
4. Other anticipated demands.

C. Wastewater. The applicant shall demonstrate an approved method of wastewater disposal. Where public sewer is proposed, the applicant shall provide written confirmation of available capacity.

D. County Infrastructure. Approval of a data center shall not obligate Robertson County to construct, expand, or finance infrastructure necessary primarily to serve the development.

SECTION 7. WATER CONSUMPTION AND COOLING

A. All Data Center applications shall include a Water Consumption and Conservation Plan prepared and certified by a professional engineer. The plan shall identify:

1. Average daily water demand;
2. Maximum daily water demand;
3. Annual projected water consumption;
4. Cooling-system demand;
5. Potable and non-potable water demand;
6. Wastewater generation;
7. Water conservation measures;
8. Drought-management procedures; and
9. Any anticipated future expansion.

B. Data centers shall utilize closed-loop, air-cooled, direct-to-chip, immersion cooling, or another system demonstrated to minimize continual consumption of potable water.

C. Once-through cooling systems are prohibited.

D. Evaporative cooling relying upon continuous use of potable public water shall be prohibited unless specifically approved by the Board of Zoning Appeals upon a finding that adequate long-term water supply exists without adversely affecting existing utility customers or planned community growth.

SECTION 8. NOISE

A. General Standard. No Data Center shall be constructed, operated, maintained, expanded, or modified in a manner that creates excessive, unreasonable, continuous, tonal, impulsive, or low-frequency noise at or beyond the boundary of the property upon which the Data Center is located.

Compliance with the overall A-weighted sound limits established in this Section shall not relieve a Data Center from compliance with the octave-band, tonal-noise, low-frequency-noise, or other performance standards established herein.

Noise standards established by this Section shall constitute continuing operational requirements and shall apply for the duration of the use.

B. Acoustical Impact Study Required. An acoustical impact study prepared and sealed by a qualified acoustical consultant, acoustical engineer, or professional engineer with demonstrated experience in environmental acoustics shall accompany every application for a Data Center.

The study shall evaluate existing ambient sound levels and anticipated sound generated by the proposed facility under normal, maximum, emergency, testing, maintenance, and reasonably foreseeable operating conditions.

The applicant shall be responsible for all costs associated with the preparation and performance of any required studies and shall reimburse Robertson County for all reasonable costs and expenses incurred in the independent review, evaluation, or interpretation of such studies, including fees for professional, engineering, legal, technical, or other consulting services deemed necessary by the County.

At a minimum, the study shall evaluate noise generated by:

1. Cooling towers, chillers, condensers, dry coolers, air-handling equipment, and other cooling systems;
2. Heating, ventilation, and air-conditioning equipment;

3. Transformers, switchgear, electrical substations, and electrical yards;
4. Emergency and backup generators;
5. Battery energy storage systems and associated cooling equipment;
6. Pumps, compressors, fans, and other mechanical equipment;
7. Loading, delivery, and service activities;
8. Vehicle circulation reasonably associated with facility operations;
9. Simultaneous operation of multiple sources; and
10. All development anticipated under the full-buildout master plan.

The acoustical impact study shall specifically evaluate A-weighted sound levels, octave-band sound pressure levels, low-frequency sound, tonal sound, impulsive sound, and cumulative sound from multiple equipment sources.

C. Maximum A-Weighted Sound Levels: Except as otherwise provided herein, sound attributable to operation of the Data Center shall not exceed the following limits when measured at or beyond the property boundary of the Data Center site:

Receiving Property	**7:00 a.m. – 10:00 p.m.**	**10:00 p.m. – 7:00 a.m.**
Industrial or Commercial Property	65 dBA	55 dBA
Agricultural Property	55 dBA	45 dBA
Residential Property or Residential Zoning District	55 dBA	45 dBA
School, Hospital, Nursing Home, Childcare Facility, or Similar Sensitive Use	50 dBA	45 dBA

Where more than one standard may apply, the more restrictive standard shall govern.

For purposes of this subsection, measurements shall exclude sound clearly demonstrated to originate from unrelated off-site sources.

D. Octave-Band Performance Standards: In addition to the maximum A-weighted sound levels established above, sound pressure levels attributable to a Data Center shall not

exceed the following maximum levels at or beyond the boundary of the Data Center property:

Octave-Band Center Frequency	**Maximum Sound Pressure Level**
63 Hz	77 dB
125 Hz	71 dB
250 Hz	63 dB
500 Hz	57 dB
1,000 Hz	51 dB
2,000 Hz	45 dB
4,000 Hz	40 dB
8,000 Hz	39 dB

Where the Data Center property adjoins or is located adjacent to a residential zoning district, agricultural zoning district containing an existing residence, or property occupied by a Sensitive Use, the maximum permitted sound pressure level in each octave band shall be reduced by six (6) decibels.

Compliance with the A-weighted limits of Subsection C shall not constitute compliance with this subsection where one or more octave-band limits are exceeded.

E. Tonal Noise. Equipment associated with a Data Center shall be designed and operated to minimize prominent discrete tones.

Where sound attributable to a Data Center contains a readily identifiable or prominent discrete tone, including transformer hum, fan tones, mechanical whine, or similar tonal characteristics, the applicable maximum A-weighted sound level shall be reduced by five (5) dBA.

A prominent discrete tone shall be evaluated using an accepted acoustical methodology identified in the acoustical impact study and approved by the Planning Director or County Engineer.

The County may require additional mitigation notwithstanding compliance with the numerical limits of this Section where a persistent tonal condition produces an unreasonable adverse impact upon adjoining property.

F. Low-Frequency Noise. Because Data Center cooling equipment, transformers, generators, substations, and similar equipment may generate substantial low-frequency sound, compliance shall be evaluated at octave-band center frequencies including 63 Hz, 125 Hz, and 250 Hz. No Data Center shall generate low-frequency sound which:

1. Exceeds the applicable octave-band limits established herein;
2. Produces persistent indoor vibration, rattling, resonance, or similar effects within a lawfully occupied building on adjoining property; or
3. Creates a recurring low-frequency condition that substantially interferes with the reasonable use and enjoyment of adjoining property.

Where the acoustical impact study identifies potential low-frequency impacts, the Planning Commission or Board of Zoning Appeals may require additional equipment setbacks, acoustic enclosures, berms, barriers, equipment isolation, vibration control, or other mitigation.

G. Impulsive and Repetitive Noise. No Data Center shall generate repetitive impulsive noise, banging, hammering, pressure-release noise, equipment cycling, or similar sound that creates an unreasonable disturbance beyond the property boundary.

Sound lasting less than five (5) seconds may be excluded from enforcement measurements when such sound occurs no more than ten (10) times during any one-hour period and is not associated with routine operation of the Data Center.

This exemption shall not apply where short-duration sound is repetitive, regularly scheduled, or otherwise constitutes an operational characteristic of the facility.

H. Generator Noise. Emergency and backup generators shall comply with the standards of this Section during routine testing, maintenance, and commissioning. Generator testing shall be evaluated using both A-weighted and octave-band measurements where reasonably necessary.

Generators shall be equipped with appropriate sound attenuation, which may include:

1. Critical-grade or hospital-grade exhaust silencers;
2. Acoustically rated equipment enclosures;
3. Intake and discharge attenuation;
4. Acoustic barriers;
5. Berms;
6. Strategic equipment orientation; or
7. Other engineered noise-control measures.

Emergency operation of generators resulting from an actual interruption or failure of utility service shall be exempt from the numerical sound limits of this Section only for the duration reasonably necessary to address the emergency. The exemption shall not apply to routine testing, maintenance, commissioning, utility demand management, peak shaving, or generation undertaken primarily for economic purposes.

I. **Measurement Standards.** Noise measurements used to determine compliance shall be performed using a sound level meter and octave-band analyzer meeting the then-current applicable standards of the American National Standards Institute or other nationally recognized acoustical standard approved by the County. Measurements shall:

1. Be taken at or beyond the property boundary of the Data Center or at another location approved by the County when necessary to evaluate impacts upon a Sensitive Use;
2. Include A-weighted equivalent continuous sound level measurements;
3. Include octave-band measurements when low-frequency or tonal noise is reasonably suspected;
4. Be conducted under meteorological and operational conditions reasonably representative of the condition being evaluated;
5. Document wind speed, wind direction, temperature, precipitation, equipment operating conditions, and significant unrelated background sound; and
6. Distinguish, to the extent practicable, facility-generated sound from unrelated ambient sound.

The County may require measurements during nighttime hours or during operation of specific equipment when necessary to determine compliance.

J. Post-Construction Verification. Before issuing a permanent Certificate of Occupancy for a Data Center the County may require the applicant to submit a post-construction acoustical compliance report prepared by a qualified acoustical professional. Post-construction acoustical verification shall be required. Testing shall be conducted under operating conditions reasonably representative of maximum normal facility operation.

Where full electrical or computing load has not been achieved at the time of initial testing, the County may require supplemental testing following substantial attainment of the designed operating load.

K. Compliance Following Expansion or Equipment Modification. A new acoustical analysis may be required where an existing Data Center proposes:

1. Additional generators;
2. Additional cooling equipment;
3. Additional transformers or substations;
4. Increased electrical capacity;
5. Building expansion;
6. Changes in cooling technology;
7. Major equipment replacement; or
8. Any modification reasonably expected to materially affect facility sound levels.

The Planning Director may require additional testing following such modification.

L. Complaints and Compliance Testing. Upon receipt of a credible complaint or other reasonable evidence of a potential violation, Robertson County may require the owner or operator to provide acoustical testing conducted by a qualified independent professional.

If testing demonstrates a violation of this Section or a condition of approval, the operator shall submit and implement a Noise Mitigation Plan within a period established by the Zoning Administrator.

The mitigation plan may include:

1. Acoustic enclosures;
2. Noise barriers or walls;
3. Berms;
4. Additional landscaping;
5. Equipment relocation;
6. Equipment replacement;
7. Intake or exhaust silencers;
8. Vibration isolation;
9. Operational limitations;
10. Reduced simultaneous equipment operation; or
11. Other professionally accepted noise-control measures.

The County may require follow-up testing to verify effectiveness of the mitigation measures.

M. Noise Mitigation and Site Design. Data Centers shall incorporate noise mitigation into the initial site design rather than relying solely upon corrective measures following construction. To the maximum extent practicable:

1. Generators, cooling systems, transformers, substations, and other major sound-producing equipment shall be located toward the interior of the site;
2. Buildings shall be used as sound barriers between mechanical equipment and adjoining residential, agricultural, or sensitive uses;
3. Sound-producing equipment shall not be located between the principal Data Center building and adjoining residential property unless no reasonable alternative exists;
4. Berms, landscaping, walls, and acoustic barriers shall be integrated into the overall site design;
5. Equipment shall be oriented so that air intakes, exhaust outlets, louvers, and similar sound-producing features face away from adjoining residences and Sensitive Uses where practicable; and

6. Equipment shall incorporate commercially reasonable noise-reduction technology appropriate to the size and intensity of the facility.

N. Exemptions. The numerical noise standards of this Section shall not apply to:

1. Noise originating from sources not under the ownership or control of the Data Center operator;
2. Emergency warning devices or alarms when used for their intended purpose;
3. Emergency vehicles;
4. Temporary construction activity occurring during lawfully permitted construction hours; or
5. Actual emergency operation of backup generators as provided herein.

Nothing in this subsection shall exempt routine operational, testing, maintenance, or equipment noise from compliance.

O. Continuing Compliance. Compliance with this Section shall constitute a continuing condition of any Special Exception, site plan, building permit, or Certificate of Occupancy issued for a Data Center.

Approval of an acoustical study or initial compliance test shall not establish a right to subsequently operate the facility in violation of these standards.

Repeated or continuing violation of the noise standards may constitute grounds for enforcement pursuant to the Robertson County Zoning Resolution and applicable Tennessee law.

SECTION 9. BACKUP GENERATORS

A. Generators shall be used only for:

1. Emergency backup power;
2. Required maintenance;
3. Required testing; or
4. Commissioning.

Routine generation of electricity for sale to the grid or avoidance of ordinary utility demand charges shall not constitute an emergency use.

B. Generator testing shall occur only between 9:00 a.m. and 5:00 p.m., Monday through Friday, excluding legal holidays.
C. Routine testing shall not exceed ten (10) hours per generator per calendar month unless additional testing is required by applicable federal or state law or an equipment manufacturer.
D. Simultaneous testing of multiple generators shall be minimized.
E. Generators shall be equipped with manufacturer-recommended emissions controls and shall comply with applicable federal and state air-quality requirements.
F. Generator yards shall be surrounded by sound-attenuating barriers demonstrated to reduce noise at surrounding property lines.
G. An operational and testing log shall be maintained for at least three (3) years and provided to Robertson County upon request.

SECTION 10. ELECTRICAL SUBSTATIONS AND TRANSMISSION INFRASTRUCTURE

A. Any electrical substation primarily serving a data center shall be considered part of the data-center use regardless of ownership.
B. Substations shall comply with the same buffer and separation requirements applicable to the data center unless the Board of Zoning Appeals establishes a greater requirement.
C. Substations, transformers, electrical yards, and similar facilities shall be located behind the principal building whenever reasonably practicable and shall not be placed between the principal building and a public road.
D. All such facilities shall be screened from adjoining roads and property by landscaping, berms, walls, or a combination thereof.
E. The application shall identify all anticipated new transmission lines, substations, easements, and utility corridors necessary for full buildout.
F. Where substantial off-site transmission improvements are anticipated, the Board of Zoning Appeals or Planning Commission may require a Transmission Infrastructure Impact Study.

SECTION 11. BATTERY ENERGY STORAGE SYSTEMS

Battery storage systems serving a data center shall:

A. Comply with the currently adopted building and fire codes;
B. Be identified on the approved site plan;

C. Provide emergency access acceptable to the applicable fire department;
D. Include appropriate fire detection and suppression systems;
E. Include appropriate separation from occupied structures and property lines;
F. Provide emergency response information addressing thermal runaway or similar hazards; and
G. Be included in the facility's Emergency Response Plan.

A battery energy storage facility principally intended to provide utility-scale grid service rather than serve the data center shall constitute a separate principal use and shall comply with all applicable County regulations governing such facility.

SECTION 12. FIRE PROTECTION AND EMERGENCY RESPONSE

Prior to site plan approval, the applicant shall provide documentation satisfactory to the County demonstrating adequate:

A. Fire flow;
B. Fire hydrant location and spacing;
C. Emergency vehicle access;
D. Turning radii;
E. Secondary emergency access when required;
F. Hazardous-material response information;
G. Fuel-spill response procedures;
H. Battery emergency procedures; and
I. Emergency shut-down procedures.

An Emergency Response Plan shall be submitted to Robertson County Emergency Management and the fire department with jurisdiction before issuance of a certificate of occupancy. The plan shall be updated whenever material changes occur.

SECTION 14. LANDSCAPING AND SCREENING

A. Perimeter Buffer. Data Centers shall provide a landscaped buffer not less than 100 (100) feet in width along all exterior property boundaries adjoining agricultural or residential property.

B. Vegetation. Plantings shall create an opaque visual screen at maturity. Buffers shall include a combination of:

1. Existing mature vegetation where practicable;

2. Evergreen trees;

3. Deciduous canopy trees;
4. Understory vegetation; and
5. Earthen berms where appropriate.

C. Mechanical Equipment. Generator yards, cooling equipment, substations, transformers, fuel-storage facilities, battery equipment, and other external mechanical equipment shall be screened from:

1. Public roads;
2. Residential property; and
3. Agricultural property.

D. Preservation of Existing Vegetation: Existing mature tree lines and wooded areas located within required setbacks or buffers shall be preserved to the maximum extent practicable.

SECTION 14. BUILDING DESIGN

Data Center buildings visible from a public road shall incorporate architectural treatments intended to reduce the appearance of large uninterrupted industrial structures.

A. No street-facing building elevation shall contain an uninterrupted wall plane exceeding one hundred (100) horizontal feet without an architectural offset, change in material, pilaster, recess, projection, landscaping feature, or similar treatment.
B. Highly reflective exterior materials are prohibited.
C. Rooftop mechanical equipment shall be screened from public roadways.
D. Exterior materials shall consist primarily of durable materials appropriate to high-quality industrial development, including masonry, architectural precast concrete, metal panel systems, glass, stone, or similar materials approved by the Planning Commission.

SECTION 15. LIGHTING

A. Exterior lighting shall be full cutoff and directed downward.
B. Light fixtures shall be located and shielded to prevent glare upon adjoining properties and public roads.
C. Security lighting shall be designed to provide required illumination without unnecessary illumination of the surrounding area.

D. Except for lighting required by state or federal law, flashing, rotating, or moving lights are prohibited.
E. A photometric lighting plan shall accompany the site plan.

SECTION 16. TRAFFIC AND ROADWAY IMPACTS

The Planning Director, Planning Commission, County Highway Superintendent, or other reviewing agency may require a Traffic Impact Analysis.

The analysis may address:

A. Construction traffic;
B. Employee traffic;
C. Delivery and service vehicles;
D. Oversized or overweight equipment delivery;
E. Roadway condition;
F. Bridge capacity;
G. Sight distance;
H. Intersection improvements;
I. Turn lanes; and
J. Emergency access.

The developer shall be responsible for roadway improvements reasonably attributable to the development to the extent permitted by applicable law.

SECTION 17. STORMWATER AND ENVIRONMENTAL PROTECTION

Data centers shall comply with all applicable federal, state, and local stormwater requirements.

The site plan shall identify:

A. Impervious surface area at full buildout;
B. Stormwater detention or retention facilities;
C. Fuel and chemical storage areas;
D. Spill containment measures;
E. Generator yards;
F. Electrical equipment areas; and
G. Any streams, wetlands, floodplains, sinkholes, or environmentally sensitive areas.

No development approval granted by Robertson County relieves an applicant of the requirement to obtain any permit required by the Tennessee Department of Environment and Conservation or other agency having jurisdiction.

SECTION 18. FUEL AND HAZARDOUS MATERIAL STORAGE

A. Above-ground fuel-storage tanks shall not be located within required perimeter setbacks.
B. Fuel storage shall incorporate secondary containment meeting applicable state and federal standards.
C. Bulk fuel storage shall be screened from surrounding roads and properties.
D. The applicant shall identify the maximum volume of fuel proposed to be stored at full buildout.
E. A Spill Prevention and Emergency Response Plan shall be maintained on-site.

SECTION 19. SECURITY

Security fencing may be permitted up to ten (10) feet in height when demonstrated to be necessary for facility security.

Barbed wire, razor wire, or similar security treatments shall not be visible from a public roadway or adjoining residential property unless specifically approved as part of the site plan.

Security fencing shall be located behind required landscaping whenever practicable.

SECTION 20. APPLICATION REQUIREMENTS

In addition to the information otherwise required for a Special Exception or site plan, an application shall include:

A. Project narrative;
B. Maximum anticipated square footage;
C. Maximum utilization capacity;
D. Number and size of buildings;
E. Number, fuel type, and generating capacity of all generators;
F. Generator testing plan;
G. Number and location of cooling systems;
H. Water Consumption and Conservation Plan;
I. Energy Demand and Utility Capacity Report;
J. Acoustical Impact Study;

K. Lighting plan and photometric plan;
L. Preliminary grading and drainage plan;
M. Landscape and screening plan;
N. Emergency Response Plan;
O. Fire-protection information;
P. Traffic Impact Analysis when required;
Q. Description of electrical substations and transmission improvements;
R. Fuel-storage information;
S. Battery-storage information;
T. Construction phasing plan;
U. Full-buildout master plan; and
V. Decommissioning Plan.

The Board of Zoning Appeals, Planning Commission, Planning Director, County Engineer, Highway Superintendent, Emergency Management Director, or other reviewing official may require additional technical information reasonably necessary to evaluate compliance with these regulations.

SECTION 21. MASTER PLAN AND ANTI-SEGMENTATION REQUIREMENT

For purposes of determining the applicable data-center classification, Robertson County shall consider the cumulative development reasonably anticipated upon:

A. Contiguous property;
B. Property under common ownership or control;
C. Property subject to a common development agreement;
D. Property served by common electrical infrastructure;
E. Property shown within a common master plan; or
F. Development reasonably constituting a single data-center campus.

An applicant shall not divide a development among separate parcels, subsidiaries, affiliates, buildings, phases, applications, or permits for the purpose of avoiding a requirement of this Section.

SECTION 22. EXPANSIONS

Any expansion which increases the following shall be reviewed by the Planning Director to determine whether amended Special Exception or site plan approval is required.

A. Gross floor area;
B. Electrical demand;
C. Number or capacity of generators;
D. Cooling capacity;
E. Water consumption; or
F. Size or capacity of supporting electrical facilities,

No vested or nonconforming status shall authorize expansion into a data-center category otherwise prohibited by this Resolution except to the extent required by Tennessee law.

SECTION 23. ANNUAL COMPLIANCE REPORT

The operator of a Data Center shall submit an annual compliance report to the Robertson County Planning Department containing:

A. Maximum electrical demand during the preceding year;
B. Total annual water consumption;
C. Generator-testing records;
D. Emergency generator-operation records;
E. Noise complaints received and corrective actions taken;
F. Material changes in site operation;
G. Changes to generator, cooling, electrical, or battery equipment; and
H. Certification that the facility remains in substantial compliance with its approved plans and conditions.

Information demonstrated to constitute legally protected confidential business information shall be handled consistent with applicable Tennessee law.

SECTION 24. DECOMMISSIONING

A Data Center which permanently ceases operations shall be decommissioned.

A. A facility shall be presumed abandoned when it has ceased its principal data-center operation for twelve (12) consecutive months unless the operator demonstrates that the interruption is temporary.
B. Within twelve (12) months after abandonment, the owner shall:

    1. Remove generators and associated fuel facilities;

2. Remove abandoned electrical and mechanical equipment;
3. Remove unused battery systems;
4. Remove equipment yards;
5. Remove structures unless another lawful use has been approved;
6. Remove obsolete above-ground utility infrastructure not accepted by a utility provider;
7. Stabilize disturbed areas; and
8. Restore the property to a condition suitable for redevelopment.

C. The County may grant additional time where the owner demonstrates active redevelopment or reuse of the property.

SECTION 25. DECOMMISSIONING FINANCIAL ASSURANCE

Before issuing a building permit for a *Data Center* the owner shall provide financial assurance sufficient to cover the reasonable estimated cost of decommissioning.

A. The amount shall be based upon an estimate prepared by a Tennessee-licensed professional engineer or other qualified professional acceptable to Robertson County.
B. Salvage value shall not reduce the required financial assurance by more than fifty percent (50%).
C. Financial assurance may consist of an irrevocable letter of credit, performance bond, cash escrow, or other security acceptable to the County Attorney.
D. The estimate shall be updated at least once every five (5) years.
E. Robertson County may utilize the financial assurance following failure of the owner to complete required decommissioning after notice and opportunity to cure.

SECTION 26. SPECIAL EXCEPTION FINDINGS

In addition to the general findings applicable to Special Exceptions under Article 8, the Board of Zoning Appeals shall not approve a data center unless it finds that:

A. The proposed location is appropriate for the scale and intensity of the facility;
B. Adequate electrical service is available or will be provided without requiring unreasonable public expenditure;
C. Adequate water and wastewater capacity exists;

D. Adequate fire protection and emergency access can be provided;
E. The proposed development will not create unreasonable noise, vibration, glare, traffic, or visual impacts upon surrounding property;
F. Required buffers and setbacks adequately protect surrounding agricultural, residential, and institutional uses;
G. Roadways serving the development are adequate or will be improved to accommodate anticipated traffic;
H. The development will not materially impair the future use or development of surrounding property;
I. The applicant has adequately addressed the cumulative impacts of all proposed phases;
J. The facility complies with the Robertson County Comprehensive or Growth Plan, if applicable; and
K. The proposed use will not adversely affect the public health, safety, or general welfare.

The Board may impose reasonable conditions necessary to ensure continued compliance with these findings.

SECTION 27. CONDITIONS OF APPROVAL

Conditions imposed upon a Data Center Special Exception may include, but are not limited to:

A. Increased setbacks;
B. Additional landscaping;
C. Berms or sound walls;
D. Limits upon generator testing;
E. Limits upon water consumption;
F. Additional road improvements;
G. Restrictions upon access points;
H. Additional fire-protection improvements;
I. Limits upon building height;
J. Equipment-location requirements;
K. Noise-mitigation requirements;
L. Construction-hour limitations;
M. Phasing requirements; and
N. Other conditions reasonably related to mitigating the impacts of the proposed use.

All conditions shall run with the approval and shall remain applicable to successors, assigns, operators, and subsequent owners.

SECTION 28. CONTINUING COMPLIANCE

Compliance with these standards and all conditions of approval shall be a continuing requirement.

Failure to comply may constitute a violation of the Robertson County Zoning Resolution and may result in enforcement remedies authorized by the Resolution and Tennessee law.

Approval of a Special Exception or site plan does not authorize violation of any applicable federal, state, county, fire, building, environmental, utility, or other regulatory requirement.

SECTION 29. NONCONFORMING DATA CENTERS

A legally established data center existing on the effective date of these regulations may continue in accordance with the nonconforming-use provisions of the Robertson County Zoning Resolution and applicable Tennessee law. Any expansion, enlargement, intensification, or increase in maximum utilization capacity shall comply with these regulations to the maximum extent authorized by law.

SECTION 30. CONFLICT

Where the requirements of this Section conflict with another provision of the Robertson County Zoning Resolution, the more restrictive requirement shall apply unless otherwise expressly provided.

SECTION 31. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of these regulations be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these regulations.

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:

Subdivision Name: Rainwater Farms Section 1

Current Zoning of Property: RP80

Physical Address of Property: Owens Chapel Rd, Springfield, TN 37172

Tax Map & Parcel Number: Map 70, p/o Parcel 132

Size of Property (square feet or acres): 6.84 acres

Property Owner of Record Information:

Name: Brian Cook

Mailing Address (No P.O. Boxes, please): 4635 Roy Cole Rd., Springfield, TN 37172

Email:

Telephone Number:

Owner's Representative Information (Surveyor, Self, Engineer, etc.)

Name: Steve Artz

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

Mailing Address (No P.O. Boxes, please): 4800 Hwy. 431 N Springfield, TN. 37172

Email:

Telephone Number: (615) 382-0481

Purpose of Plat:

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.

Owner's Signature & DATE

9.16.26

Owner's Representative Signature & DATE

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	0°52'20"	2020.00	9.50	18.99	N 15°28'40" W	18.99
C2	101°02'55"	25.00	30.35	44.09	N 36°46'27" E	38.59
C3	4°55'05"	901.67	38.72	77.39	N 84°50'15" E	77.36
C4	6°28'04"	901.67	50.95	101.78	N 79°08'40" E	101.75

Lot Summary		
Area	Square Feet	Acres
1	1180355.84	2.71
2	93670.13	2.15
3	86590.75	1.98

Topographic Note:
Vertical Datum based upon NAVD88 arrived at with the use of a Carlson BRx7O Dual Frequency Receiver on March 24, 2026 using the TDOT Real-Time Kinematic Network.

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BRx7O Dual Frequency Receiver on March 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 790150.27, Easting: 1705413.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

Surveyor's Notes:
1. No Title Report was furnished to this surveyor at the time of this survey, 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. 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.

Stormwater Note:
1. Robertson County does not have a stormwater detention requirement in its subdivision regulations, however, the 'Developer' is still required to comply with the State of Tennessee laws and regulations related to increased storm water drainage flow onto other properties due to this development.
2. Lot Owner/ Contractor shall grade lots in a manner which avoids discharging stormwater into/ onto adjacent lots/ properties.
3. The 'Developer' shall comply with all State of Tennessee drainage laws. into/ onto downstream properties.

Katherine Baker Gaston
RB. 1548, PG. 767 RORCT
Map 70, Parcel 49 TAORCT
9200 Owens Chapel Road
Springfield, TN. 37172
'AG-2'

Owens Chapel Road

Existing 4" Water Line (White House Utility District)

50' Overhead Power Line Easement centered on line. In the event the line is relocated the easement shall be abandoned

Center of Right-of-Way

Base Flood Elevation 592.7 +/-

IPC(O)

John Manning III
RB. 2233, PG. 657 RORCT
Map 70, Parcel 135 TAORCT
9159 Owens Chapel Road
Springfield, TN. 37172
'AG-2'

Base Flood Elevation 595.7 +/-

Tomaso Gemartino Bernal
RB. 1694, PG. 177 RORCT
Map 70, Parcel 120 TAORCT
5023 Green Road
Springfield, TN. 37172
'AG-2'

Jacqueline Dannette Adams
RAB. 1157, PG. 889 RORCT
Map 70, Parcel 121 TAORCT
5053 Green Road
Springfield, TN. 37172
'AG-2'

Existing 4" Water Line (White House Utility District)

Shaded area denotes Approximate location of 100 Year Flood Boundary per FIRM Map No. 47147C1259C - Effective Date April 16, 2008

Brian Cook
RB. 2512, PG. 716 RORCT
Map 70, Parcel 152 TAORCT
4655 Ray Cole Road
Springfield, TN. 37172
'AG-2'
(55.69 Acres remaining)

Public Utility and Drainage Easement Typical Where Shown - Refer to Notes Hereon for Dimensions

Minimum Building Setback Line Typical Where Shown - Refer to Notes Hereon for Dimensions

Reserved area for Subsurface Sewage Disposal System - Typical Where Shown

Beaver Creek Subdivision
PB. 7, PG. 74 RORCT
'AG-2'

Green Road

Center of Property Survey

Brian Cook
RB. 2512, PG. 716 RORCT
Map 70, Parcel 152 TAORCT
4655 Ray Cole Road
Springfield, TN. 37172
'AG-2'
(55.69 Acres remaining)

Driveway Notes:
1. A Driveway Permit shall be obtained from the Local Road Authority prior to issuance of a Building Permit.
2. Driveway culverts 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.

Lot Setback Notes:
1. Lot fronts to have a 60' Minimum Building Setback Line and a 20' Public Utility and Drainage Easement Typical Unless Noted Otherwise.
2. Lot rears to have a 35' Minimum Building Setback Line and a 10' Public Utility and Drainage Easement Typical Unless Noted Otherwise.
3. Lot sides to have a 25' Minimum Building Setback Line and a 5' Public Utility and Drainage Easement Typical Unless Noted Otherwise.

Cad File No. 26006555CA
Coord. File No. 26006SCA

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.

Certificate of Approval of Private Subsurface Sewage Disposal

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1-3 DEFINED AS RAINWATER FARMS - SECTION 1 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 WATER RESOURCES. THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT THE TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING OR ALTERATION OF THE SOIL CONDITION MAY VOID THE GENERAL APPROVAL.

DATE 20 ENVIRONMENTAL SPECIALIST TDEC DIVISION OF WATER RESOURCES

Certificate of Approval of Public Ways or Bond Posting

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

DATE 20 APPROPRIATE GOVERNMENTAL REPRESENTATIVE

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 2512, PAGE 716, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE 20 OWNER

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 PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 20 SECRETARY, PLANNING COMMISSION

TDEC Division of Water Resources Restrictions
1. Lot(s) 1 - 3 has adequate suitable soil to install and duplicate a 4 bedroom conventional subsurface sewage disposal system.
2. Subsurface sewage disposal system on some lots may require effluent pumps and dosing chambers.
3. Shaded areas reserved for the subsurface sewage disposal system. Any construction, cutting, filling or alteration of the soils within the shaded areas may void general approval of the lot.

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

Certificate of Survey Accuracy

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 'I' LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:7500+.

7-31 20 26
DATE REGISTERED LAND SURVEYOR NUMBER 1708

Flood Note:
A portion of Lot 1 does lie within a Flood Boundary area according to FEMA National Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47147C0259C and 47147C0245C Effective Date - April 16, 2008.

Brian Cook
Owner / Developer
4655 Ray Cole Road
Springfield, TN. 37172
(615) 207-7209
email: cookutility@hotmail.com

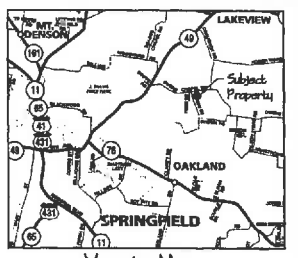
Certificate of Approval of Water System

I HEREBY CERTIFY THAT THE WATER SYSTEM INFRASTRUCTURE DEPICTED ON THE FINAL SUBDIVISION PLAT ENTITLED RAINWATER FARMS - SECTION 1 EITHER (A) HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT WHITE HOUSE UTILITY DISTRICT, LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR (B) A SURETY BOND SUFFICIENT TO COVER SUCH INSTALLATION HAS BEEN POSTED WITH THE WHITE HOUSE UTILITY DISTRICT. IN THE EVENT OF DEFAULT BY THE DEVELOPER OR OWNER, THE WHITE HOUSE UTILITY DISTRICT SHALL IN NO WAY BE RESPONSIBLE FOR COMPLETION OF THE WATER SYSTEM INFRASTRUCTURE DEPICTED ON THIS FINAL PLAT UNLESS THE SURETY BOND HAS BEEN POSTED IN FAVOR OF THE WHITE HOUSE UTILITY DISTRICT, IS IN EFFECT AT THE TIME OF DEFAULT AND IS IN THE AMOUNT SUFFICIENT TO COVER ALL COSTS TO COMPLETE SUCH WATER SYSTEM INFRASTRUCTURE.

DATE 20 WHITE HOUSE UTILITY DISTRICT

RECEIVED
OCT 02 2026
BY: .....

Legend
IPC(O) Iron Pin (Old)
IPC(N) Iron Pin (New) - 1/2" Diameter x 18" Long with plastic cap stamped - "SEA-1708"
IBMK(N) Iron Bar Monument (New) - 5/8" Diameter x 24" Long with metal cap stamped -Steven E. Artz RLS 1708 - Property Corner
O Power Pole
—OHP— Overhead Power Line
CL Refer to Curve Table Shown Hereon for Data
P.U.D.E. Public Utility and Drainage Easement
M.G.E. Minimum Grade Elevation at Structure (Including Crawl Space/ Basement Floor)



Vicinity Map

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 920 Springfield, TN. 37172
email: artzsteve@gmail.com (615) 982-0451

Final Plat of
Rainwater Farms
Section 1

Final Plat 7/21/26 Date

Total No. Lots 3
Total Acres 6.84
10th Civil District
Deed Reference:
Record Book 2512, Page 716 RORCT
Map 70, part of Parcel 152 TAORCT

Miles New Road O
Present Zoning 'RP80'
Robertson Co., TN.

Scale 1"=100'
100 50 0 100 200

Robertson County Planning Commission Report
Amanda Harrington, AICP, Planning Advisor
Meeting Date:

Project: Rainwater Farms, Section 1
Location: Owens Chapel Road
Property ID: Tax Map 70, Parcel 132.00
Zoning: RP-80

Project Description:



The applicant requests final plat approval for Rainwater Farms, Section 1, consisting of three residential lots totaling approximately 6.84 acres. The subdivision is located along Green Road near its intersection with Owens Chapel Road. The proposed lots range from approximately 1.98 acres to 2.71 acres and are proposed to be served by individual subsurface sewage disposal systems and water service from White House Utility District.

The plat identifies building setback lines, utility and drainage easements, designated subsurface sewage disposal areas, and an existing four-inch waterline. No new internal subdivision streets are proposed.

The review considers the applicable provisions of the Robertson County Subdivision Regulations, including Article IV, which governs subdivision design and improvements, and Article V, Section 5-104, which establishes final plat requirements.

The proposed lot areas appear consistent with the minimum lot area associated with AG-2 zoning. The plat depicts a 60-foot front building setback, 35-foot rear setback, and 25-foot side setbacks, along with the applicable utility and drainage easements.

All three proposed lots front Green Road, an existing public roadway. No new subdivision road construction is proposed.

Floodplain and Drainage Considerations

The plat identifies a portion of Lot 1 within a mapped flood hazard area associated with the Owens Chapel Road frontage. The drawing provides a base flood elevation and identifies a minimum lowest finished floor elevation of 595.0 feet for Lot 1, including crawl spaces.

The plat references FEMA Flood Insurance Rate Map panels with an effective date of April 16, 2008. It also depicts an approximate flood boundary and base flood elevations ranging from approximately 592.7 to 593.7 feet.

Staff recommends the following:

1. Verify the flood hazard boundary against the currently effective FEMA mapping.
2. Confirm that the minimum finished floor elevation of 595.0 feet satisfies the County's applicable flood damage prevention requirements.
3. Confirm that the proposed building envelope for Lot 1 is consistent with applicable floodplain development restrictions.
4. Verify that any required floodplain development permit will be obtained before construction.
5. Confirm that the plat accurately identifies the applicable flood elevations, datum, and restrictions affecting Lot 1.

The designated floodplain area should remain clearly identified on the recorded plat to provide notice to future property owners.

The plat also contains a general drainage note requiring development to avoid directing additional stormwater runoff onto downstream properties. Any future grading or driveway construction should preserve established drainage patterns and avoid adversely affecting adjoining property.

Recommendation: Approval.

**** END COMMENTS ****

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

October 5, 2026

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

RE: Review of Revised Rainwater Farms Section 1 Final Plat

Dear Traye:

I have reviewed the referenced revised final plat that I received on October 2, 2026 for the October, 2026 Planning Commission meeting. All of my previous 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

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:

Subdivision Name: Rainwater Farms Section 2

Current Zoning of Property: RP80

Physical Address of Property: Owens Chapel Rd, Springfield, TN 37172

Tax Map & Parcel Number: Map 70, p/o Parcel 132

Size of Property (square feet or acres): 24.06 acres

Property Owner of Record Information:

Name: Brian Cook

Mailing Address (No P.O. Boxes, please): 4635 Roy Cole Rd., Springfield, TN 37172

Email:

Telephone Number:

Owner's Representative Information (Surveyor, Self, Engineer, etc.)

Name: Steve Artz

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

Mailing Address (No P.O. Boxes, please): 4800 Hwy. 431 N Springfield, TN. 37172

Email:

Telephone Number: (615) 382-0481

Purpose of Plat:

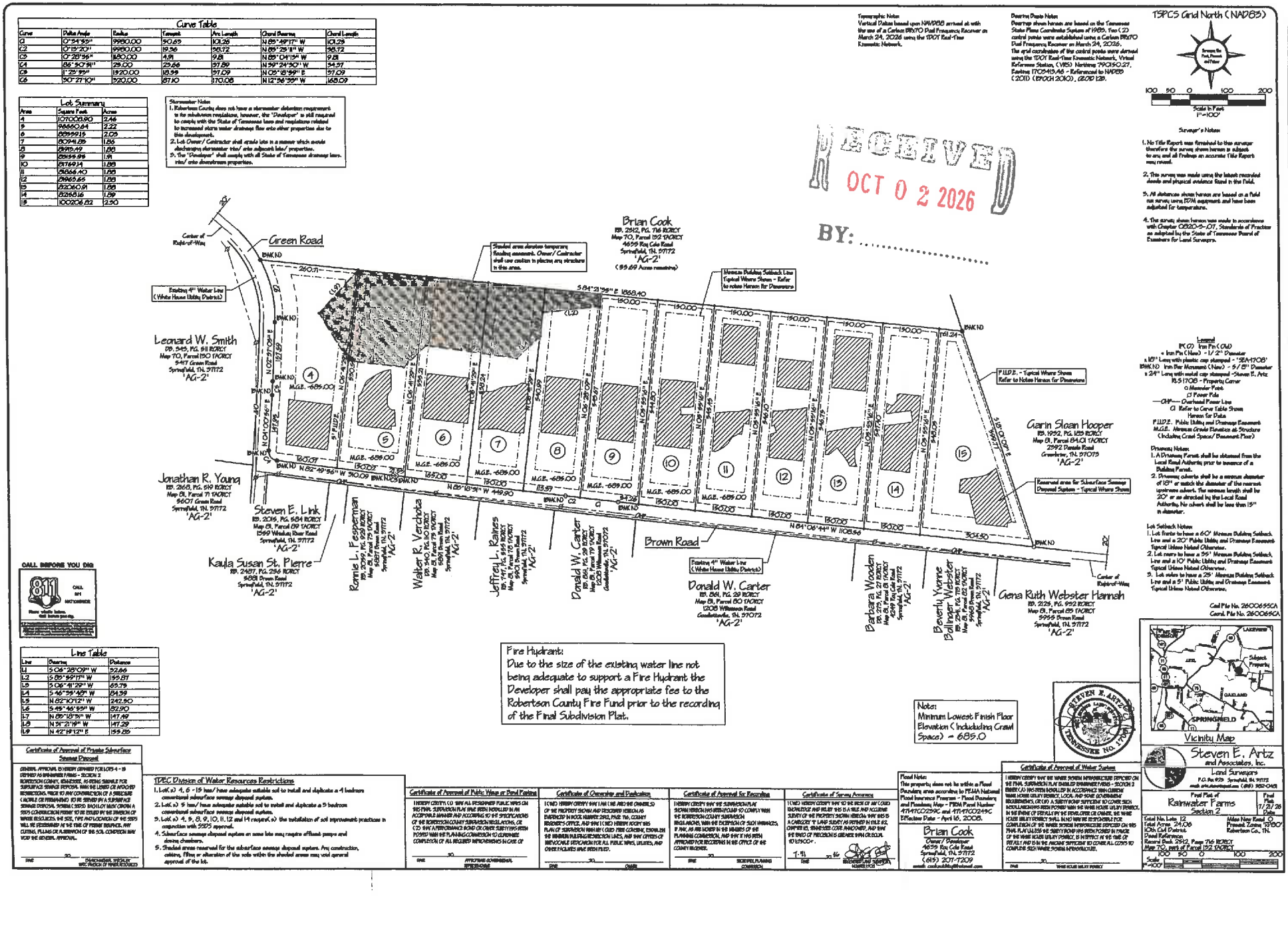
SUBMITTAL REVIEW PROCEDURE:

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.

Owner's Signature & DATE

9.16.26

Owner's Representative Signature & DATE


Curve Table
Curve | Delta Angle | Radius | Tangent | Arc Length | Chord Bearing | Chord Length
C1 | 0°54'55" | 9980.00 | 90.69 | 181.28 | N 85°49'17" W | 181.29
C2 | 0°19'20" | 9980.00 | 19.36 | 38.72 | N 85°25'11" W | 38.72
C3 | 0°28'56" | 1680.00 | 4.91 | 9.81 | N 88°04'15" W | 9.81
C4 | 86°30'51" | 29.00 | 29.66 | 37.89 | N 39°24'50" W | 34.37
C5 | 1°29'55" | 11320.00 | 10.59 | 197.09 | N 05°18'59" E | 197.09
C6 | 90°27'10" | 520.00 | 87.10 | 170.08 | N 12°56'59" W | 168.09
Lot Summary
Area | Square Feet | Acres
1 | 1070081.90 | 2.46
9 | 96660.24 | 2.22
6 | 88559.13 | 2.03
7 | 80941.85 | 1.86
8 | 81212.42 | 1.86
9 | 82159.98 | 1.91
10 | 81769.14 | 1.88
11 | 81666.40 | 1.88
12 | 81965.65 | 1.88
13 | 82260.91 | 1.88
14 | 82258.16 | 1.89
15 | 100206.82 | 2.30
Stormwater Notes
1. Robertson County does not have a stormwater detention requirement in its subdivision regulations, however, the "Developer" is still required to comply with the State of Tennessee laws and regulations related to increased storm water drainage flow onto other properties due to this development.
2. Lot Owner/ Contractor shall grade lots in a manner which avoids discharging stormwater into/ onto adjacent lots/ properties.
3. The "Developer" shall comply with all State of Tennessee drainage laws, into/ onto downstream properties.
Topographic Note
Vertical Datum based upon NAVD88 derived at with the use of a Carlson BRX7G Dual Frequency Receiver on March 24, 2026 using the TDOT Real-Time Kinematic Network.
Bearing Basis Notes
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983, Two (2) control points were established using a Carlson BRX7G Dual Frequency Receiver on March 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing 790350.27, Easting 1705410.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.
TSPCS Grid North (NAD83)
Bearings for Park, Parcel outlines
100 50 0 100 200
Scale in Feet 1"=100'
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-.01, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.
RECEIVED
OCT 0 2 2026
BY:
Brian Cook
DB. 2912, PG. 716 ROHCT
Map 70, Parcel 192 TAOHCT
4659 Ray Cole Road
Springfield, TN. 37172
'AG-2'
(95.69 Acres remaining)
Green Road
Center of Right-of-Way
Existing 4" Water Line (White House Utility District)
Shaded area denotes temporary flooding easement. Owner/ Contractor shall use caution in placing any structure in this area.
Minimum Building Setback Line Typical Where Shown - Refer to Notes Hereon for Dimensions
Leonard W. Smith
DB. 345, PG. 91 ROHCT
Map 70, Parcel 190 TAOHCT
5417 Green Road
Springfield, TN. 37172
'AG-2'
Jonathan R. Young
DB. 2168, PG. 519 ROHCT
Map 81, Parcel 71 TAOHCT
5507 Green Road
Springfield, TN. 37172
'AG-2'
Steven E. Link
DB. 2015, PG. 654 ROHCT
Map 81, Parcel 69 TAOHCT
5569 Weakley River Road
Springfield, TN. 37172
'AG-2'
Kayla Susan St. Pierre
DB. 2457, PG. 256 ROHCT
5583 Green Road
Springfield, TN. 37172
'AG-2'
Ronnie L. Fesperman
DB. 1997, PG. 597 ROHCT
Map 81, Parcel 73 TAOHCT
5627 Green Road
Springfield, TN. 37172
'AG-2'
Walter R. Verchota
DB. 340, PG. 140 ROHCT
Map 81, Parcel 75 TAOHCT
5691 Green Road
Springfield, TN. 37172
'AG-2'
Jeffrey L. Raines
DB. 1996, PG. 1 ROHCT
Map 81, Parcel 76 TAOHCT
5903 Green Road
Springfield, TN. 37172
'AG-2'
Donald W. Carter
DB. 1996, PG. 29 ROHCT
Map 81, Parcel 79 TAOHCT
1208 Williamson Road
Goodlettsville, TN. 37072
'AG-2'
Brown Road
Existing 4" Water Line (White House Utility District)
Donald W. Carter
DB. 1961, PG. 29 ROHCT
Map 81, Parcel 80 TAOHCT
1208 Williamson Road
Goodlettsville, TN. 37072
'AG-2'
Barbara Wooden
DB. 2179, PG. 21 ROHCT
Map 81, Parcel 82 TAOHCT
6044 Brown Road
Springfield, TN. 37172
'AG-2'
Beverly Yvonne Bollinger Webster
DB. 2341, PG. 719 ROHCT
Map 81, Parcel 83 TAOHCT
5968 Brown Road
Springfield, TN. 37172
'AG-2'
Gena Ruth Webster Hannah
DB. 2128, PG. 952 ROHCT
Map 81, Parcel 85 TAOHCT
5955 Brown Road
Springfield, TN. 37172
'AG-2'
Garin Sloan Hooper
DB. 1952, PG. 125 ROHCT
Map 81, Parcel 84.01 TAOHCT
2592 Pascale Road
Greenbrier, TN. 37073
'AG-2'
P.U.D.E. - Typical Where Shown Refer to Notes Hereon for Dimensions
Reserved area for Subsurface Sewage Disposal System - Typical Where Shown
Center of Right-of-Way
Legend
IPC (O) Iron Pin (Old)
• Iron Pin (New) - 1/2" Diameter x 18" Long with plastic cap stamped - "SEA 1708"
BMK ND Iron Bar Monument (New) - 5/8" Diameter x 24" Long with metal cap stamped -"Steven E. Artz 15.5 1708 - Property Corner
Monument Found
Power Pole
OHP Overhead Power Line
Refer to Curve Table Shown Hereon for Data
P.U.D.E. Public Utility and Drainage Easement
M.G.E. Minimum Grade Elevation at Structure (Including Crawl Space/ Basement Floor)
Driveway Notes:
1. All Driveway Permits shall be obtained from the Local Road Authority prior to issuance of a Building Permit.
2. 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. No culvert shall be less than 15" in diameter.
Lot Setback Notes:
1. Lots fronte to have a 60' Minimum Building Setback Line and a 20' Public Utility and Drainage Easement Typical Unless Noted Otherwise.
2. Lot rears to have a 35' Minimum Building Setback Line and a 10' Public Utility and Drainage Easement Typical Unless Noted Otherwise.
3. Lot sides to have a 25' Minimum Building Setback Line and a 5' Public Utility and Drainage Easement Typical Unless Noted Otherwise.
Call File No. 260066550
Coord. File No. 260069CA
CALL BEFORE YOU DIG
811 CALL 811 NOTIFIER
Line Table
Line | Bearing | Distance
L1 | S 06°28'09" W | 52.86
L2 | S 05°55'17" W | 199.57
L3 | S 06°41'29" W | 65.79
L4 | S 46°56'49" W | 84.39
L5 | N 82°10'12" W | 242.90
L6 | S 49°46'55" W | 82.90
L7 | N 85°13'54" W | 147.49
L8 | N 51°21'19" W | 147.29
L9 | N 42°19'12" E | 159.89
Fire Hydrant:
Due to the size of the existing water line not being adequate to support a Fire Hydrant the Developer shall pay the appropriate fee to the Robertson County Fire Fund prior to the recording of the Final Subdivision Plat.
Notes:
Minimum Lowest Finish Floor Elevation (Including Crawl Space) = 685.0
Vicinity Map
Lakeview
Subject Property
Oakland
Springfield
Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 1129 Springfield, TN. 37172
Final Plat of Rainwater Farms Section 2
Final Plat 7/21/26 Date
Total No. Lots: 12
Total Acres: 24.06
Civil District
Deed Reference:
Record Book 2912, Page 716 ROHCT
Map 70, part of Parcel 192 TAOHCT
Minor Map Road
Present Zoning: "R-80"
Robertson Co., TN.
Scale 1"=100'
Certificate of Approval of Private Subsurface Sewage Disposal
GENERAL APPROVAL IS HEREBY GIVEN FOR LOTS 4 - 15 SERVED AS SUBDIVISION PHASE - SECTION 2 ROBERTSON COUNTY, SUBJECTED, AS PER THE SOILMAP FOR SUBSURFACE SEWAGE DISPOSAL, MAY BE USED OR MODIFIED RESTRICTIONS, PRIOR TO ANY CONSTRUCTION OF A SUBSURFACE CAPABLE OF PERMANENT TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM A SITE(S) EACH LOT SHOWN A SITE'S CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF WATER RESOURCES. THE SIZE, TYPE AND LOCATION OF THE SITES WILL BE DETERMINED AT THE TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING OR ALTERATION OF THE SOIL CONDITION MAY VOID THE GENERAL APPROVAL.
DATE — 20__ — AUTHORIZED REPRESENTATIVE, TITLE: DIVISION OF WATER RESOURCES
TDEC Division of Water Resources Restrictions
1. Lot(s) 4, 6 - 15 have adequate suitable soil to install and duplicate a 4 bedroom conventional subsurface sewage disposal system.
2. Lot(s) 5 has adequate suitable soil to install and duplicate a 3 bedroom conventional subsurface sewage disposal system.
3. Lot(s) 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14 require(s) the installation of soil improvement practices in conjunction with SSDS approval.
4. Subsurface sewage disposal system on some lots may require effluent pumps and dosing chambers.
5. Shaded areas reserved for the subsurface sewage disposal system. Any construction, cabling, filling or alteration of the soils within the shaded areas may void general approval of the lot.
Certificate of Approval of Public Ways or Bond Posting
I HEREBY CERTIFY, I, OR WE ALL RESIDENTIAL PUBLIC WAYS ON THIS PLAN, SUBDIVISION PLAT WHICH INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE ROBERTSON COUNTY SUBDIVISION REGULATIONS, OR (2) HAVE A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF
DATE — 20__ — AUTHORIZED REPRESENTATIVE, TITLE: CHAIRMAN
Certificate of Ownership and Dedication
I (WE) HEREBY CERTIFY THAT I (WE) AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EMBRACED IN BOOK NUMBER 2912, PAGE 716, 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 I (WE) OFFER(S) OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES WHICH HAVE BEEN PLACED.
DATE — 20__ — OWNER
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 PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.
DATE — 20__ — SECRETARY, PLANNING COMMISSION
Certificate of Survey Accuracy
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON, THAT THE ERROR OF CLOSURE AS DETERMINED BY LATITUDES AND DEPARTURES IS 1 FOOT IN 10,000+.
7-21-26
DATE — REGISTERED LAND SURVEYOR, NUMBER 1708
Flood Note:
This property does not lie within a Flood Plain/Hazard area according to FEMA National Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47147C0229C and 47147C0243C Effective Date - April 16, 2008.
Brian Cook
Owner/ Developer
4659 Ray Cole Road
Springfield, TN. 37172
(615) 201-7209
Certificate of Approval of Water System
I HEREBY CERTIFY THAT THE WATER SYSTEM IMPROVEMENTS SPECIFIED ON THIS FINAL SUBDIVISION PLAT ENABLED ENVIRONMENT HOMES - SECTION 2 SUBDIVISION WERE INSTALLED IN ACCORDANCE WITH CURRENT WHITE HOUSE UTILITY DISTRICT, LOCAL AND STATE GOVERNMENTAL REQUIREMENTS, OR (2) A SURETY BOND SUFFICIENT TO COVER SUCH INSTALLATIONS HAS BEEN POSTED WITH THE WHITE HOUSE UTILITY DISTRICT, IN THE EVENT OF DEFAULT BY THE DEVELOPER OR OWNER, THE WHITE HOUSE UTILITY DISTRICT SHALL HAVE THE RIGHT TO USE SAID BOND/ESCROW FOR COMPLETION OF THE WATER SYSTEM IMPROVEMENTS SPECIFIED ON THIS FINAL PLAT UNLESS THE SURETY BOND HAS BEEN POSTED IN FAVOR OF THE WHITE HOUSE UTILITY DISTRICT, IS IN EFFECT AT THE TIME OF DEFAULT AND IS IN THE AMOUNT SUFFICIENT TO COVER ALL COSTS TO COMPLETE SUCH WATER SYSTEM IMPROVEMENTS.
DATE — 20__ — WHITE HOUSE UTILITY DISTRICT

Robertson County Planning Commission Report
Amanda Harrington, AICP, Planning Advisor
Meeting Date:

Project: Rainwater Farms, Section 2
Location: Owens Chapel Road
Property ID: Tax Map 70, Parcel 132.00
Zoning: RP-80

Project Description:



The applicant requests final plat approval for Rainwater Farms, Section 2, consisting of twelve residential lots encompassing approximately 24.06 acres. The proposed lots range from approximately 1.86 acres to 2.46 acres and are located along Brown Road and Green Road. All proposed lots front an existing public roadway, and no new internal streets are proposed.

The plat identifies individual building setback lines, public utility and drainage easements, designated subsurface sewage disposal areas, and existing water infrastructure. The subdivision will utilize individual subsurface sewage disposal systems.

The review has been conducted using the submitted final plat and the applicable provisions of the Robertson County Subdivision Regulations, including Article II, Section 2-104, and Article V, Section 5-104, governing final subdivision plat approval and required plat information.

Water Service and Fire Protection

The plat identifies an existing four-inch waterline along Brown Road and Green Road, served by the White House Utility District. A specific notation on the plat states that the existing waterline is not adequate to support a fire hydrant. Consequently, the developer must pay the appropriate fee to the Robertson County Fire Fund before recording the final subdivision plat. Staff recommends that the developer provide documentation confirming payment of the required fire protection fee before the plat is signed for recording. The applicant should

also provide confirmation from the water utility that adequate domestic water service is available to serve all twelve residential lots. Coordinate any necessary waterline extensions, individual service connections, or additional utility easements with the utility provider.

Recommendation: Approval.

** END COMMENTS **

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

October 2, 2026

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

RE: Review of Revised Rainwater Farms Section 2 Final Plat

Dear Traye:

I have reviewed the referenced revised final plat that I received on October 2, 2026 for the October, 2026 Planning Commission meeting. All of my previous 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

New Business: D

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:

Subdivision Name: Borthick's Corner Phase Two

Current Zoning of Property: R80

Physical Address of Property: Hwy 431 N, Springfield, TN 37172

Tax Map & Parcel Number: Map 33, p/o Parcel 77

Size of Property (square feet or acres): 47.54 acres

Property Owner of Record Information:

Name: Lee Borthick

Mailing Address (No P.O. Boxes, please): 5635 Borthick Road, Springfield, TN 37172

Email:

Telephone Number:

Owner's Representative Information (Surveyor, Self, Engineer, etc.)

Name: Steve Artz

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

Mailing Address (No P.O. Boxes, please): 4800 Hwy. 431 N Springfield, TN. 37172

Email:

Telephone Number: (615) 382-0481

Purpose of Plat:

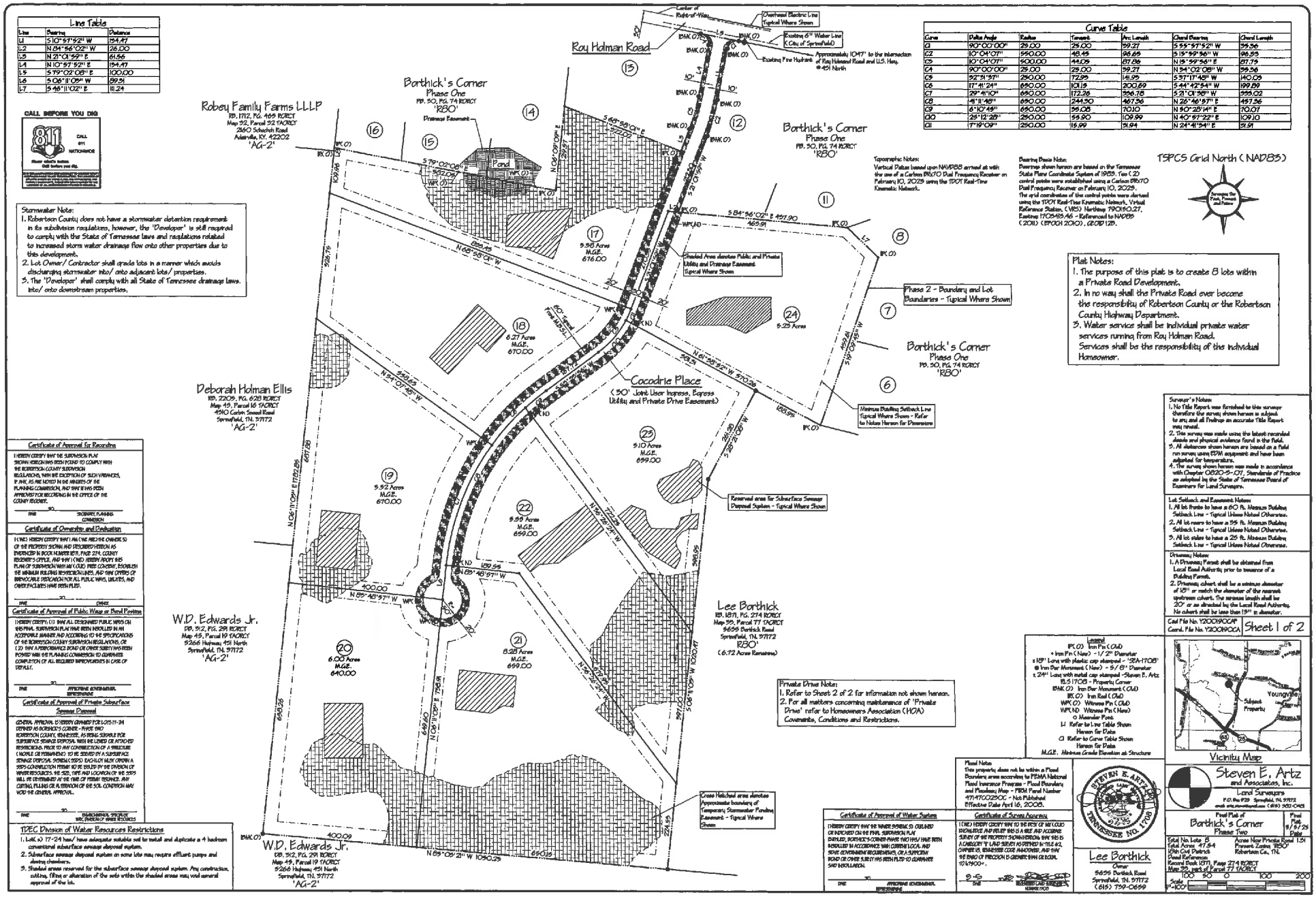
SUBMITTAL REVIEW PROCEDURE:

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.

Owner's Signature & DATE

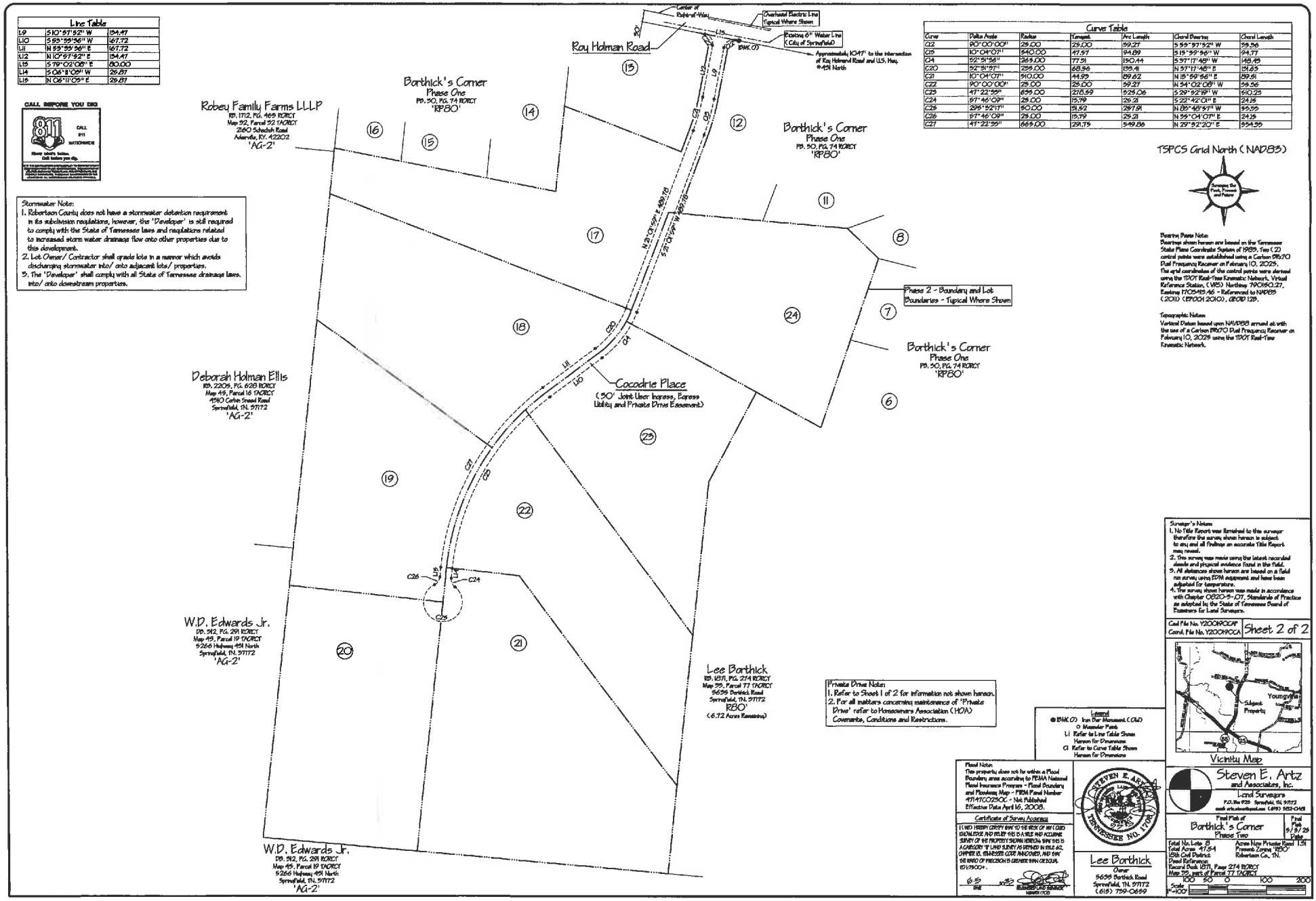
- 9.16.26

Owner's Representative Signature & DATE



Line Table		
Line	Bearing	Distance
L1	S 10°57'52" W	154.47
L2	N 84°56'02" W	26.00
L3	N 21°01'59" E	61.56
L4	N 10°57'52" E	154.47
L5	S 79°02'08" E	100.00
L6	S 06°11'09" W	99.91
L7	S 46°11'02" E	111.24

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	90°00'00"	29.00	29.00	39.27	S 55°57'52" W	35.36
C2	10°04'07"	550.00	48.49	96.69	S 15°59'56" W	96.55
C3	10°04'07"	500.00	44.09	87.86	N 15°59'56" E	87.75
C4	90°00'00"	29.00	29.00	39.27	N 34°02'08" W	35.36
C5	92°51'57"	290.00	172.99	141.95	S 57°17'49" W	140.09
C6	17°41'24"	650.00	101.19	200.69	S 44°42'54" W	199.89
C7	29°41'10"	650.00	172.26	336.78	S 21°01'58" W	333.02
C8	41°11'48"	650.00	244.50	467.36	N 26°46'57" E	457.36
C9	6°10'49"	650.00	56.08	70.10	N 50°25'14" E	70.07
C10	23°12'25"	250.00	53.30	109.99	N 45°57'22" E	109.10
C11	7°19'09"	250.00	15.99	31.94	N 24°41'54" E	31.91



Line Table		
L9	S 10° 57' 52" W	134.47
L10	S 55° 55' 56" W	167.72
L11	N 55° 55' 56" E	167.72
L12	N 10° 57' 52" E	134.47
L15	S 79° 02' 08" E	60.00
L16	S 06° 11' 09" W	26.87
L18	N 06° 11' 09" E	26.87

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C12	90° 00' 00"	25.00	25.00	39.27	S 55° 57' 52" W	35.36
C15	10° 04' 07"	540.00	47.57	94.89	S 15° 59' 56" W	94.77
C14	52° 51' 56"	269.00	77.51	150.44	S 37° 17' 48" W	145.19
C20	52° 51' 57"	255.00	68.96	135.41	N 37° 17' 48" E	131.65
C21	10° 04' 07"	510.00	44.93	89.62	N 15° 59' 56" E	89.51
C22	90° 00' 00"	25.00	25.00	39.27	N 34° 02' 08" W	35.36
C23	47° 22' 59"	659.00	278.59	528.06	S 29° 52' 19" W	510.25
C24	57° 46' 09"	25.00	15.79	25.21	S 22° 42' 01" E	24.16
C25	295° 52' 17"	50.00	51.52	257.91	N 86° 48' 47" W	95.25
C26	57° 46' 09"	25.00	15.79	25.21	N 35° 04' 07" E	24.16
C27	47° 22' 59"	669.00	291.79	549.86	N 29° 52' 20" E	534.35

CALL BEFORE YOU DIG! 811 CALL 811 NATIONWIDE. Know what's below. Call before you dig.

Stormwater Note:
1. Robertson County does not have a stormwater detention requirement in its subdivision regulations, however, the 'Developer' is still required to comply with the State of Tennessee laws and regulations related to increased storm water drainage flow onto other properties due to this development.
2. Lot Owner/ Contractor shall grade lots in a manner which avoids discharging stormwater into/ onto adjacent lots/ properties.
3. The 'Developer' shall comply with all State of Tennessee drainage laws. into/ onto downstream properties.

TSPCS Grid North (NAD83)

Bearing Base Note
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BRx7© Dual Frequency Receiver on February 10, 2025. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing 790150.27, Easting 1705419.46 - Referenced to NAD83 (2011) (EPOCH 2010.00), GROUP 128.

Topographic Notes
Vertical Datum based upon NAVD88 derived at with the use of a Carlson BRx7© Dual Frequency Receiver on February 10, 2025 using the TDOT Real-Time Kinematic Network.

Private Drive Notes:
1. Refer to Sheet 1 of 2 for information not shown hereon.
2. For all matters concerning maintenance of 'Private Drive' refer to Homeowners Association (HOA) Covenants, Conditions and Restrictions.

Legend
- ● BMK 01 Iron Bar Monument (Old)
- ○ Meander Point
- L1 Refer to Line Table Shown Hereon for Dimensions
- C1 Refer to Curve Table Shown Hereon for Dimensions

Flood Note:
This property does not lie within a Flood Boundary area according to FEMA National Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47147C0230C - Not Published Effective Date April 16, 2008.

Certificate of Survey Accuracy
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON, THAT THIS IS A CATEGORY 'R' LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE KIND OF PRECISION IS GREATER THAN OR EQUAL TO 1:7500+.

6-5-25 DATE — 2082 REGISTERED LAND SURVEYOR NUMBER (TYP)

STEVEN E. ARTZ — TENNESSEE NO. 1708

Lee Borthick
Owner
5699 Borthick Road
Springfield, TN. 37172
(615) 752-0699

Surveyor's Notes:
1. No Title Report was furnished to the surveyor therefore the survey shown hereon is subject to any and all findings on 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.

Cad File No. Y2000ROOA
Coord. File No. Y2000190A

Sheet 2 of 2

Vicinity Map
Youngville
Subject Property
65
31

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 939 Springfield, TN. 37172
email: artz.steve@comcast.net (615) 383-0418

Final Plat of Borthick's Corner Phase Two
Final Plat 5/27/25 Date

Total No. Lots 8
Total Acres 47.54
15th Civil District
Deed Reference: Record Book 1271, Page 274 RORCT
Map 39, part of Parcel 77 TAORCT

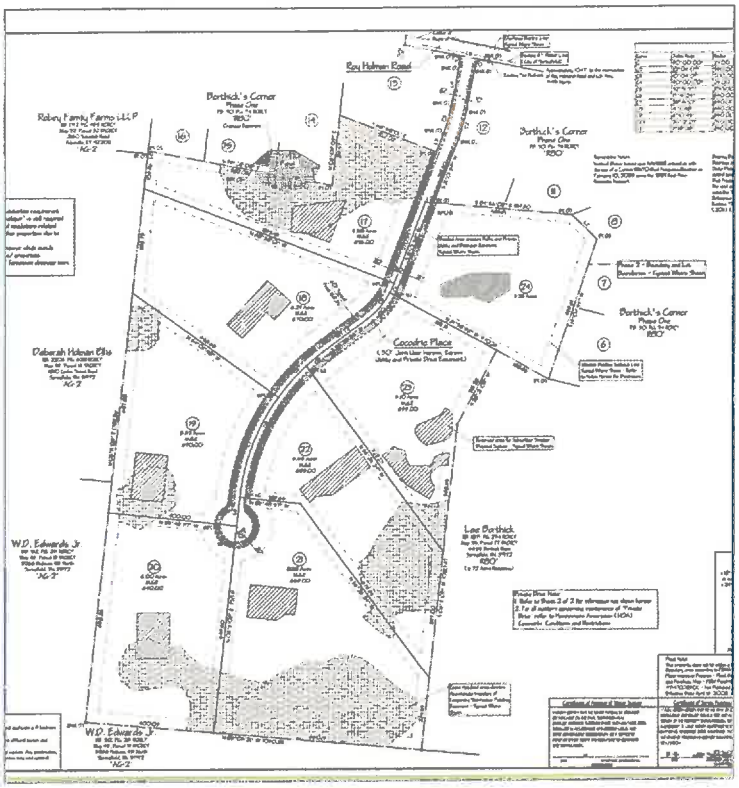
Acres Map Private Road 1.54
Present Zoning 'RSO'
Robertson Co., TN.

Scale 1"=100' — 100 50 0 100 200

Robertson County Planning Commission Report
Amanda Harrington, AICP, Planning Advisor
Meeting Date: October 22, 2026

Project: Borthick's Corner, Phase 2
Location: Roy Homan Road
Property ID: Tax Map 33, Parcel 077.00
Zoning: RP-80

Project Description:



The submitted final plat for Borthick's Corner – Phase Two proposes eight lots served by the private roadway identified as Cocodrie Place. The plat depicts lot boundaries, acreage, adjoining property information, roadway geometry, easements, building setback lines, private subsurface sewage disposal areas, water-service information, curve and line tables, a vicinity map, north arrow, survey information, and several required certificates.

The plat generally contains the principal information required for a final subdivision plat under **Section 5-104.2**, including property boundaries, bearings and distances, adjoining ownership, streets and easements, lot acreage and dimensions, lot identification, the subdivision name, north arrow, scale, surveyor information, and utility-related information. The regulations also require the final plat to substantially conform to the approved preliminary plat, which it does.

Staff Recommendation: Approval.

**** END COMMENTS ****

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

September 29, 2026

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

RE: Review of Revised Borthick's Corner Final Plat

Dear Traye:

I have reviewed the referenced revised final plat that I received on September 29, 2026 for the October, 2026 Planning Commission meeting. All of my previous 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

This Instrument was Prepared By:
Lee Borthick, Attorney
5635 Borthick Road
Springfield, Tennessee 37172

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR BORTHICK'S CORNER SUBDIVISION, PHASE 2,

Lee Borthick, (hereinafter "Developer"), is the owner of certain tracts of land identified as Borthick's Corner Subdivision, Phase 2 located in Robertson County, Tennessee, which is incorporated herein by reference and more particularly described in "**Exhibit A**".

1. Declaration. Borthick's Corner Phase 2, (hereinafter "Subdivision"), for itself and its successors and assigns, hereinafter, does establish and charge each and all Lots in the Subdivision with the following conditions, covenants and restrictions with reference to the use, the occupancy and sale of any such Lots and the homes and buildings constructed thereon. Said conditions, covenants and restrictions shall run with the land and shall be binding upon the undersigned, its grantee, heirs, administrators, executions, successors and assigns, including present and all succeeding owners of any such Lot or Lots, persons acquiring any interest in said Lot or Lots by such acquisition agree and acknowledge themselves bound thereby.

2. Purpose. The Purpose of these conditions, covenants and restrictions is to establish and maintain a general plan and building scheme uniform over the Subdivision and to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone and design of the Subdivision.

3. Definitions.

(a) The word "Association" shall mean and refer to Borthick's Corner, Phase 2 Homeowners' Association, Inc., a not-for-profit corporation organized and existing under the laws of the State of Tennessee, its successor and assigns. The Association shall govern Phase 2 of Borthick's Corner.

(b) The word "Bylaws" shall mean and refer to the Bylaws of the Association attached hereto as "**Exhibit B**" and made a part hereof as the same may be amended from time to time.

(c) The word "Developer" is used as referring to Lee Borthick, his successors and assigns.

(e) The word "Subdivision" shall mean Borthick's Corner, Phase 2 as referred to above.

(f) The word "Subdivision Plat" shall mean the Final Plat of Borthick's Corner, Phase 2 as recorded at Plat Book _____, Page ____ in the Register's office of Robertson County, Tennessee.

(g) The word "Common Areas" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of Lot Owners. The Common Areas to be owned by the Association at the time of the conveyance of the first Lot are the Areas designated on the Subdivision Plat as Common Areas.

(h) The word "Lot Owner" shall mean the record owner, whether one or more persons or entities, of fee simple title to any Lot, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

4. Property Subject to this Declaration. Developer hereby declares that the real property shall be held, sold and conveyed subject to the easements, restrictions, covenants, and conditions of this Declaration, and which shall run with the land and be binding on and inure to the benefit of all parties having any right, title or interest in the property or any part thereof, and their heirs, devisees, executors, administrators, successors, and assigns.

Without further assent or permit, Developer hereby reserves the right, exercisable from time to time, to subject other real property to the restrictions set forth herein, in order to extend the scheme of this Declaration to other property to be developed and thereby to bring such additional properties within the jurisdiction of the Association, and to deed other property to the Association and require it to accept other property for the purpose of adding to the Common Areas.

The additions herein authorized shall be made by filing of record one or more supplementary Declarations in respect to the properties to be then subject to this Declaration and which shall extend the jurisdiction of the Association to such property and thereby subject such additions to assessment for their Uniform Share of the Association's expenses. The Uniform Share shall be equivalent among each individual Lot Owner regardless of the actual Lot acreage, however in no event shall Developer be responsible for or pay any Association assessment. Each supplementary Declaration may contain such complementary additions and modifications of the Covenants, Conditions and Restrictions contained herein as may be necessary to reflect the different character of the added properties; provided, however, such supplemental Declaration or any such other Declaration shall not revoke or otherwise amend the provisions of this Declaration as this Declaration pertains to the properties subjected hereto.

5. Use of Land. The land included in the Subdivision shall be used for private residential purposes only, with the exception of such portion of the same that is or may be reserved recreational purposes, and no building of any kind whatsoever shall be erected or maintained on the land zoned solely for private residential purposes except:

a. Each property shall be limited to single family dwellings. No multi-family dwellings will be permitted. This restriction shall not be interpreted as a prohibition of enrolling the property in the Greenbelt or Forestry tax program, as long as the use of the property is otherwise in compliance with these restrictions.

b. It will not be permitted to erect or maintain more than one dwelling on any lot. Secondary Suites also known as Accessory Dwelling Units, ADU's, In-law Apartments, Granny Flats, and Mother-in-law Quarters are permissible with approval of County regulations.

c. No re-division or subdivision of tract(s) will be permitted.

d. All residences constructed thereon shall contain a minimum of 2,500 square foot of heated living space, exclusive of porches, garages, and basements.

e. The exterior/outside wall surfaces of the house shall be constructed of brick, stone, or a combination thereof. No vinyl siding or Hardie board is allowed on any structure.

f. Any other outbuildings (including detached garages) and free-standing satellite dishes shall be situated such that no portion of the structure is nearer to the road than the back-building line of the residence located thereon.

g. The exterior construction material and architectural design of any other outbuildings (including detached garages) must match and complement the front exterior of the residential structure. All outbuildings and detached garages must either be underpinned or constructed on permanent foundations with no exposed areas from grade to floor level.

h. Inground pools are permissible and must be constructed within county guidelines. Inground pools must be maintained. Above ground pools will not be permitted.

i. All recreational equipment – swing sets, trampolines, hot tubs, gazebos, basketball goals, etc. must be maintained and in good working order while on the premises. If condition of any recreational equipment becomes unusable, it must be removed from the premises.

j. No mobile homes (single wide, double wide, or any other type), modular homes, or prefab homes will be permitted on the premises on either a temporary or permanent basis.

k. No campers are permissible as living quarters on the premises.

l. Only family cars and/or pickup trucks that are operable on wheels and carrying the current year's license plates will be permitted to be kept or stored on the premises. No inoperable or currently unlicensed vehicles will be permitted unless they are kept in garages or outbuildings. No automotive vehicles are to be repaired, torn down, sanded or painted on the premises. No one shall operate a vehicle repair or towing service for public or private purposes on the premises.

m. Portable or window air units are not permitted to be visible from the street of which the residence is addressed.

n. Lots must be kept clean, mowed, weeded, landscaped, mulched, free from debris, and kept in a good state of repair at all times. Any downed trees or limbs must be removed in a timely manner.

o. Homes and additional structures must be maintained as to paint, roofs, windows, trim, cleaning of exterior, etc. and in a good state of repair at all times.

p. All yard debris, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. All bagged garbage should be kept in appropriate outdoor receptacles. No commercial trash containers or bins (i.e. dumpsters) will be permitted.

q. Property owners may keep on the property a reasonable number of domestic pets, defined to be a cat and/or dog. Such domestic pets shall be kept under the control of their owner and shall not be unreasonable in number.

r. No commercial activities are permitted on the property, including commercial swine, poultry, dog kennels, livestock, or other animals in this development unless specifically allowed by this document. The grounds and general appearance of the property must be in keeping with the other tracts within Phase 2 of this property. Owners may keep up to a combined total of 12 chickens, ducks, geese, turkeys or guineas. Pea Fowl and roosters are prohibited. Poultry must be properly fenced and not allowed to free range on the property. Poultry enclosures shall be behind the residence and be placed so that they have nearly equal buffer spaces to any adjoining Phase 2 owners.

s. Owners may keep and graze up to 5 large animals per lot so long as they are properly fenced and are properly managed so as not to become a nuisance. Cattle and Equine are allowed. An owner may keep up to 2 pot bellied pigs as pets so long as they are properly maintained and do not become a nuisance. Swine are otherwise prohibited. Any other large animals shall be approved by home owners association before they can be brought onto Phase 2 property. Any animal that cannot be contained by the owner on his property shall be considered a nuisance and shall be removed by the owner.

t. These restrictions shall be applicable only to such land as they may be specifically imposed upon by the developer, (Lee Borthick, or in the event of his death, then his personal representatives and heirs), in writing, and shall not be extended to any other lands owned by the developer by implication or otherwise.

u. The covenants and restrictions of this Declaration shall run with and bind this land for a term of ninety-nine (99) years from the date this Declaration is recorded. This Declaration may be amended during said timeframe by an instrument executed by the developer, and/or tract owners representing not less than fifty (50%) percent of the tracts subjected to these restrictions, with one (1) tract representing one (1) vote. Any amendment so executed must be recorded in the Register's Office of Robertson County, Tennessee. Notwithstanding the foregoing, until 100% of the lots are sold, Developer shall have the unilateral authority to amend these covenants in furtherance of the development. Upon the sale or conveyance of all Lots, Developer shall call the first annual meeting of the Association, at which time Developer shall assign all rights reserved hereunder to the Association and Owners.

v. These restrictions may be enforced by the developer or Association. Such enforcement may be by any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and restrictions, to enjoin such violation and/or for damages. In the event that legal action is required to enforce these restrictions, the party found to have violated the restrictions shall be responsible for all reasonable attorneys' fees, court costs, and other reasonable expenses incurred in the prosecution of such action.

6. Laws and Regulations. All buildings, structures, installations, and other improvements to be erected or located on the said land shall comply with all municipal and other applicable governmental laws and regulations. If any provisions of this instrument differ therefrom, such variance shall not be construed as a waiver on the part of the Developer of the necessity of conforming with the terms of said laws and regulations.

7. Nuisances. Noxious odors, and dangerous, offensive, or unduly noisy activity of any nature, or any activity that may be or become an annoyance or nuisance to other Lot Owners, shall not be permitted on any Lot. Outdoor fires other than fires in fireplaces or barbeque equipment shall not be permitted without the written permission of the Association.

8. Utilities. Developer reserves to itself, its successors and assigns, the right to install, maintain, repair and replace, over upon and under said land and any roads on which said land abuts, such telephone, telegraph and electric power poles and wires; water, sewer, drainage and gas lines, mains, and conduits; catch basins, ponds, surface drains, and culverts; and such other facilities, installations, appurtenances, and things as

grantor, its successors and assigns may from time to time consider necessary or convenient in connection with the provision of adequate drainage, sewer disposal, water, gas, electricity, telephone and telegraph communications, and other utilities, to any portion of the Subdivision land. Developer further reserves to itself, its successors and assigns, the right to grant to telephone, telegraph, water, power, and other public or private utility companies and organizations, to municipalities, and to such other persons and organizations as grantor, its successors and assigns, may determine, said above described right of installation, maintenance, repair and replacement.

9. Completion Before Occupancy.

(a) No residence shall be occupied until the construction thereof has been completed in accordance with the plans and specifications and a certificate of use and occupancy issued.

10. Roads and Adjacent Easements. The right is expressly reserved to the Developer or his assigns, his representatives, heirs, successors, and assigns, to construct all roads, fences, trails, drives, ponds, grazing and tiding areas, or other common areas as now or hereafter may be, shown on any plan of Subdivision, at such grades or elevations as they, in their sole discretion, may deem proper; and, for the purpose of constructing such roads, fences, trails, drives, ponds, grazing and riding areas, or other common areas, they additionally shall have an easement or easements of such width as may be specified on the recorded Subdivision plan, upon and along each adjoining Lot; and no owner of any Lot shall have any right of action or claim for damages against anyone on account of the grade, elevation or manner in which such roads, fences, trails, drives, ponds, grazing and riding areas or other common areas may be constructed.

11. Right to Assign.

(a) Any or all of the rights, powers, duties and obligations which, in this instrument, are assumed by, reserved or given to the Developer, its successors or assigns, may be assigned or transferred to the Association which will agree to assume said rights, powers, duties and obligations, and carry out and perform the same. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its acceptance of such rights, powers, duties and obligations, which instrument shall be recorded; and such assignee or transferee shall thereupon have the same rights and powers and be subject to the same obligations and duties as are herein given to and assumed by the Developer, its successors and assigns. In the event of such assignment or transfer, the assignor or transferor and its successors and assigns, shall thereupon be released from all the rights, powers, duties and obligations in this instrument reserved or given to and assumed by the Developer, its successors or assigns.

(b) The right of assignment hereby reserved to the Developer, its successors and assigns, may be assigned to the Association and may be made at such time as the Developer, its successors or assigns.

12. Homeowner's Association. It is anticipated that ownership of the common areas and improvements of the Subdivision will be transferred to the Association when all Lots within the Subdivision have been sold. The Association shall be governed in accordance with its Charter, Bylaws, and related documents. Every Lot Owner shall have a right and easement of enjoyment in and to the Common Areas which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

The Association shall have two (2) classes of voting membership:

Class A. Class A members shall be all Lot Owners, with the exception of Developer, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be Developer and shall be entitled to three (3) votes for each Lot owned. The time in which the Class B membership shall cease shall be at the sole discretion of Developer.

(a) the right of the Association, with the approval of two-thirds (2/3) of its members, to make improvements to the Common Areas which may be subject to assessments as stated herein;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by a Lot Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of each class of members has been recorded. At the time of any such dedication or transfer, the portion of the Common Areas so dedicated or transferred shall no longer be a part of the Common Areas and Lot Owners shall thereafter have no greater right in the property so dedicated or transferred than the general public.

13. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot other than Developer, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the

Association: (1) annual assessments or charges; and (2) special assessments for Association capital improvements, such assessments to be established and collected as hereinafter provided. The initial, annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which each assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Lot Owner at the time when the assessment fell due.

14. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Lot Owners, to provide for the maintenance of the Common Areas and Easements, to pay the fees of any management agent the Association may employ to manage the affairs of the Association, and to pay other reasonable and necessary expenses of the Association.

15. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Areas, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of Association members who are voting in person or by proxy at a meeting duly called for this purpose. The Association shall establish and maintain an adequate reserve fund for the periodic maintenance, repair, and replacement of improvements to the Common Areas. The fund shall be maintained out of the annual assessments.

16. Notice. Written notice of any meeting called for the purpose of taking any action authorized herein shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be more than fifty percent (50%) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

17. Effect of Non-Payment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall be subject to a late charge in an amount established by the Board of Directors and shall bear interest from the due date at the rate of ten percent (10%) per annum. The Association may bring an action at law against the Lot Owner personally obligated to pay the same, or foreclose the lien against the Lot. No Lot Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of his Lot.

18. Subordination of the Lien to Mortgages. The lien of the assessments on any Lot provided for herein shall be subordinate to the lien of any mortgage now or hereafter placed on the Lot. Sale or transfer of any Lot shall not affect the assessment lien. However the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

19. Common Areas. The Association shall keep in force and maintain such liability and other insurance as it shall deem necessary relating to the Common Areas and easements. The Association may also insure any other property, whether real or personal, owned by the Association, against such hazards as may deem desirable by the Association. Premiums for all insurance carried by the Association shall be part of the expenses covered by the annual assessments of the Association.

20. Lots. Insurance against damage by fire or other casualty to the improvements on any Lot, liability insurance with respect to occurrences on any Lot, and other insurance relating to each Lot shall be the responsibility of the individual Lot Owners.

21. Notices To Mortgagees, Etc. Upon written request to the Association, identifying the name and address of the holder, insurer, or guarantor of any deed of trust lien in any property located in the subject development and the Lot number or address, any such lien holder or eligible insurer or guarantor shall be entitled to timely written notice of:

(a) Any condemnation loss or any casualty loss which affects a material portion of the subject development or a Lot on which there is a first deed of trust lien held, insured, or guaranteed by such eligible deed of trust lien holder or eligible insurer or guarantor, as applicable;

(b) Any delinquency in the payment of assessments or charges owed by an Owner subject to a first deed of trust lien held, insured, or guaranteed by such eligible holder or eligible insurer or guarantor, which remains uncured for a period of sixty (60) days;

(c) Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;

(d) Any proposed action which would require the consent of a specified percentage of deed of trust lien holders.

53. Enforcement. In the event that a Lot Owner is unwilling or unable to abide by any and all covenants and restrictions as listed herein, Developer, or in the alternative the Association, may take active measures to cure the Lot Owner's default or enforce the terms of the covenants and restrictions, thereby passing any and all costs

associated to the cure or the enforcement to the Lot Owner by issuing an Assessment which is due an payable immediately upon issuance. The Association, or any Lot Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Lot Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

21. Developer Liability. In no event shall the Developer be responsible or liable for any third party construction improvements, buildings or dwellings. Developer does not provide any warranties regarding any third party construction improvements, buildings or dwellings. In no event shall the Developer be liable or responsible for any assessments associated with the Subdivision or individual Lots.

22. Severability. The invalidation of any one or more of the covenants, restrictions, conditions and agreements herein contained, or any part or parts thereof, by judgment or court order, shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

23. Notice. Any notice provided herein shall be in writing and addressed to the Owner in question at his last known mailing address.

In Witness Whereof, this instrument is signed this __ day of _____, 2026.

DEVELOPER

_____
Lee Borthick

STATE OF TENNESSEE)
COUNTY OF _____)

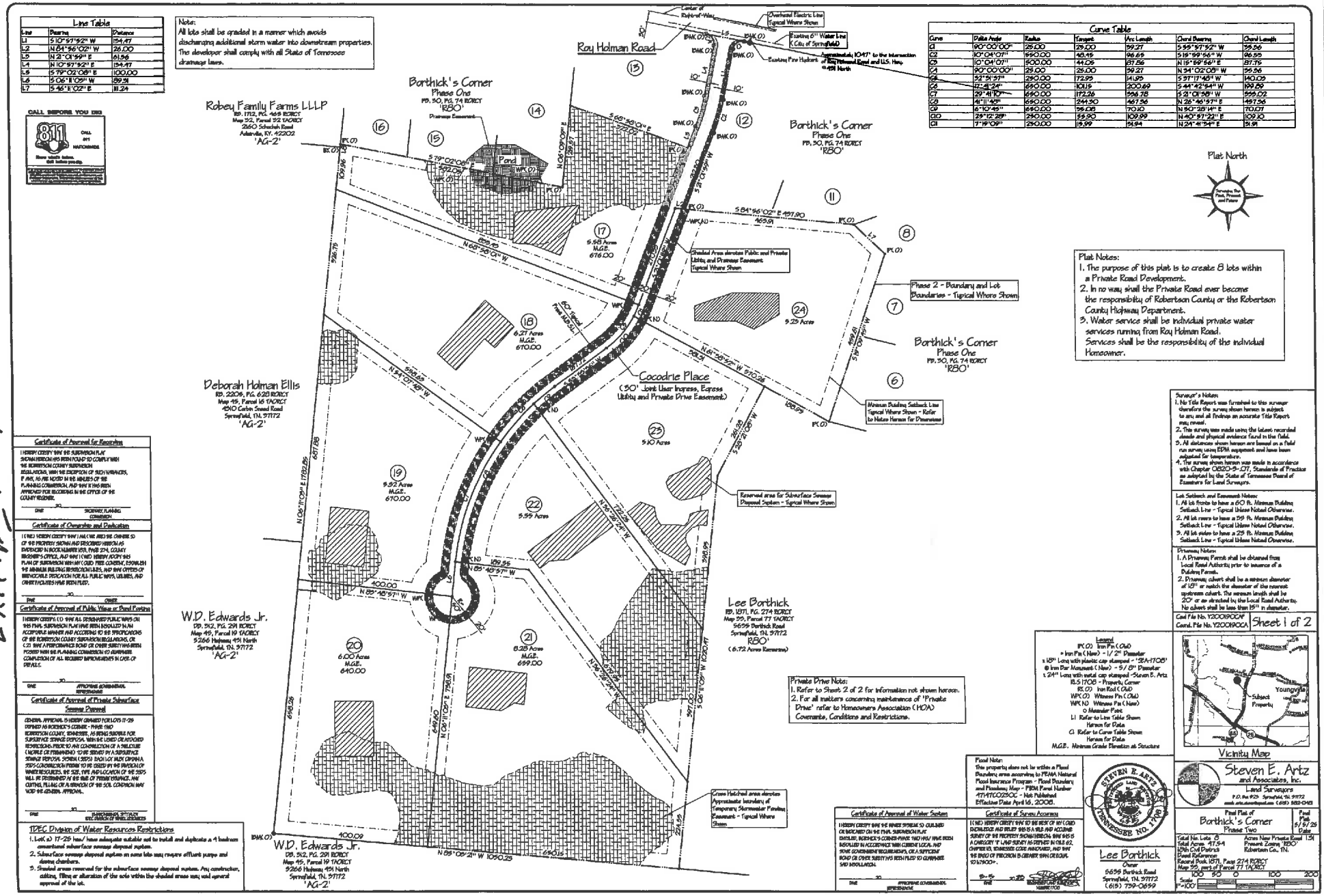
Before me, the undersigned Notary Public in and for said State, personally appeared the within named Lee Borthick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this the _____ day of _____, 2026.

_____
Notary Public

My commission expires: _____

EXHIBIT A



Line Tables

Line	Bearing	Distance
L1	S 10°57'52" W	154.47
L2	N 84°56'02" W	26.00
L3	N 21°01'59" E	61.96
L4	N 10°57'52" E	154.47
L5	S 79°02'08" E	100.00
L6	S 06°11'05" W	89.91
L7	S 46°11'02" E	111.24

Curve Table

Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	90°00'00"	25.00	25.00	39.27	S 55°57'52" W	35.36
C2	10°04'07"	550.00	48.48	96.69	S 15°59'56" W	96.56
C3	10°04'07"	500.00	44.08	87.86	N 15°59'56" E	87.75
C4	90°00'00"	25.00	25.00	39.27	N 34°02'08" W	35.36
C5	52°56'57"	250.00	172.99	141.05	S 37°17'43" W	140.05
C6	21°41'24"	550.00	105.15	200.82	S 44°43'54" W	199.59
C7	29°41'10"	690.00	176.26	356.78	S 21°01'59" W	352.82
C8	41°11'42"	650.00	244.30	467.36	N 26°46'57" E	457.36
C9	6°10'45"	650.00	35.05	70.10	N 50°25'14" E	70.07
C10	25°12'28"	250.00	55.90	109.99	N 40°57'22" E	109.10
C11	7°19'09"	250.00	15.99	31.94	N 24°41'34" E	31.91

Note:
All lots shall be graded in a manner which avoids discharging additional storm water into downstream properties. The developer shall comply with all State of Tennessee drainage laws.

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.

Plat Notes:

1. The purpose of this plat is to create 8 lots within a Private Road Development.
2. In no way shall the Private Road ever become the responsibility of Robertson County or the Robertson County Highway Department.
3. Water service shall be individual private water services running from Roy Holman Road. Services shall be the responsibility of the individual Homeowner.

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.

Lot Setback and Easement Notes:

1. All lot fronts to have a 60 ft. Minimum Building Setback Line - Typical Unless Noted Otherwise.
2. All lot rears to have a 35 ft. Minimum Building Setback Line - Typical Unless Noted Otherwise.
3. All lot sides to have a 25 ft. Minimum Building Setback Line - Typical Unless Noted Otherwise.

Driveway Notes:

1. A Driveway Permit shall be obtained from Local Road Authority prior to issuance of a Building Permit.
2. Driveway culvert 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. No culvert shall be less than 15" in diameter.

Conf. File No. Y2001900P
Contr. File No. Y2001900A

Sheet 1 of 2

Legend

- IP.(O) Iron Pin (Old)
- ● Iron Pin (New) - 1/2" Diameter x 18" Long with plastic cap stamped - "SEA-1705" @ Iron Pair Monument (New) - 5/8" Diameter x 24" Long with metal cap stamped "Steven E. Artz RLS 1705 - Property Corner
- IR.(O) Iron Rod (Old)
- WPC.(O) Witness Pin (Old)
- WPC.(N) Witness Pin (New)
- ○ Meander Point
- L1 Refer to Line Table Shown Hereon for Data
- C1 Refer to Curve Table Shown Hereon for Data
- M.G.E. Minimum Grade Elevation at Structure

Private Drive Note:

1. Refer to Sheet 2 of 2 for information not shown hereon.
2. For all matters concerning maintenance of "Private Drive" refer to Homeowners Association (HOA) Covenants, Conditions and Restrictions.

Flood Note:

This property does not lie within a Flood Hazard area according to FEMA Natural Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47147C0230C - Not Published Effective Date April 16, 2008.

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 PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE — SECRETARY, PLANNING COMMISSION

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 1871, PAGE 274, 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 DEDICATE STREETS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND DRAINAGE FACILITIES AS NOTED.

DATE — OWNER

Certificate of Approval of Public Ways or Road Portions

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

DATE — AUTHORIZED ROBERTSON COUNTY REPRESENTATIVE

Certificate of Approval of Private Subsurface Sewage Disposal

GENERAL APPROVAL: IS HEREBY GRANTED FOR LOTS 17-29 OWNED BY ROBINSON'S CORNER - PHASE TWO ROBERTSON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LOWEST OR KNOWN RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A DWELLING (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 WATER RESOURCES. THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT THE TIME OF PERMIT ISSUANCE. ANY CUTTING, FILLING OR ALTERATION OF THE SOILS COMPROMISE MAY VOID THIS GENERAL APPROVAL.

DATE — AUTHORIZED REPRESENTATIVE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES

TDEC Division of Water Resources Restrictions

1. Lot(s) 17-29 may/may not be adequate suitable soil to install and duplicate a 4 bedroom conventional subsurface sewage disposal system.
2. Subsurface sewage disposal system on some lots may require effluent pumps and dosing chambers.
3. Shaded areas reserved for the subsurface sewage disposal system. Any construction, cutting, filling or alteration of the soils within the shaded areas may void general approval of the lot.

Certificate of Approval of Water System

I HEREBY CERTIFY THAT THE WATER SYSTEM SO OUTLINED OR MARKED ON THE FINAL SUBDIVISION PLAT ENTITLED, ROBINSON'S CORNER-PHASE TWO WAS / WAS NOT INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SURETY OR BOND OR OTHER SUBSTITUTE HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE — AUTHORIZING GOVERNMENTAL REPRESENTATIVE

Certificate of Survey Accuracy

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS IS A CATEGORY 'I' LAND SURVEY AS DEFINED IN CMS 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:7500+.

DATE — REGISTERED LAND SURVEYOR NUMBER 1705

STEVEN E. ARTZ — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1705

Lee Borthick
Owner
5659 Borthick Road
Springfield, TN. 37172
(615) 759-0699

Vicinity Map

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artzsurveying@att.net (615) 382-0413

Final Plat of
Borthick's Corner Phase Two

Final Plat 5/5/25 Date

Total No. Lots 8
Total Acres 47.54
15th Civil District
Flood Reference:
Record Book 1871, Page 274 ROHCT
Map 55, part of Parcel 77 TAOHCT

Acres New Private Road 1.34
Present Zoning 'RBO'
Robertson Co., TN.

100 50 0 100 200
Scale 1"=100'

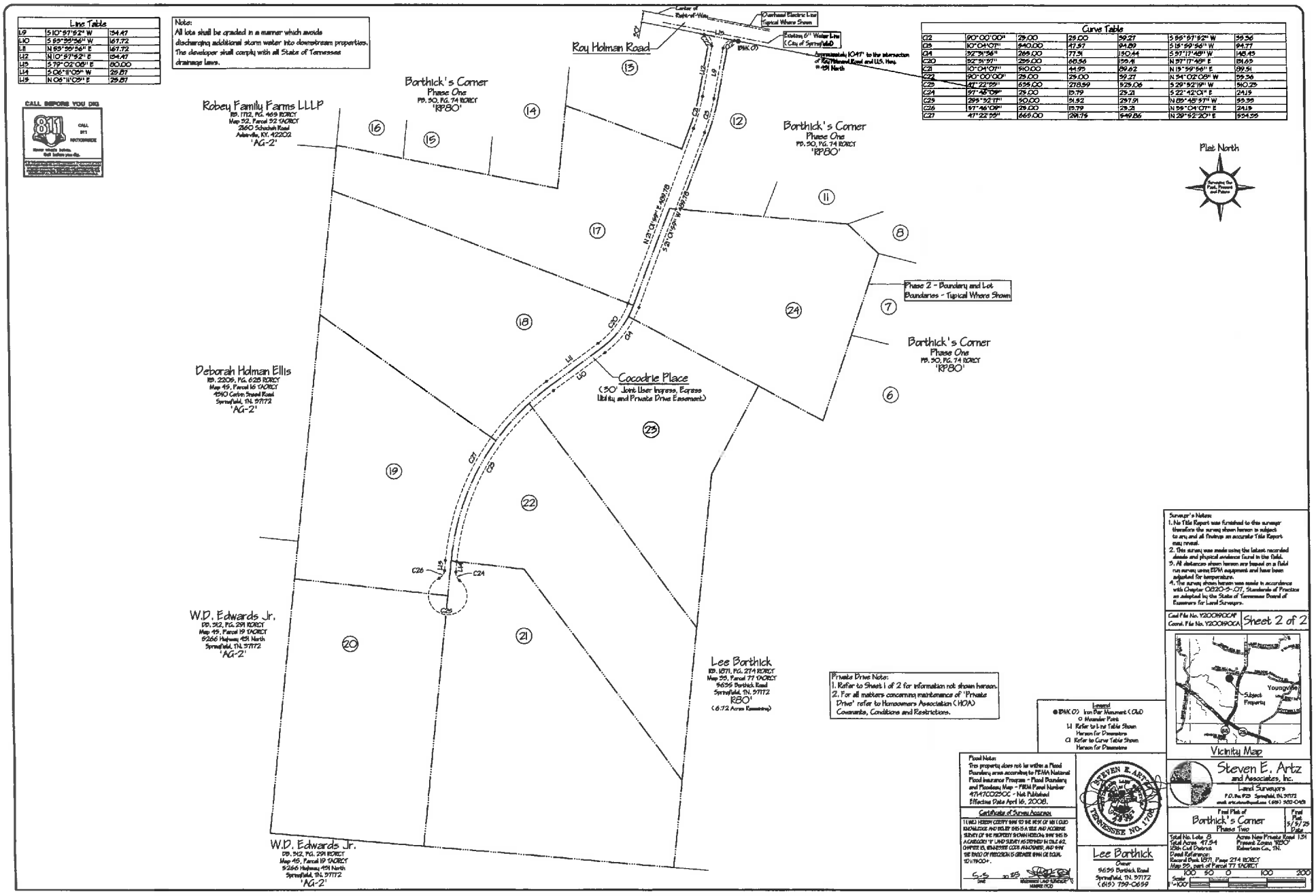

Roy Holman Road
Borthick's Corner
Phase One
PB. 30, PG. 74 ROHCT
'RPBO'
Robey Family Farms LLLP
RB. 1712, PG. 469 ROHCT
Map 52, Parcel 52 ROHCT
2840 Schalah Road
Adairville, KY. 42202
'AG-2'
Deborah Holman Ellis
RB. 2209, PG. 625 ROHCT
Map 49, Parcel 16 ROHCT
4910 Corlin Speed Road
Springfield, TN. 37172
'AG-2'
W.D. Edwards Jr.
PB. 342, PG. 291 ROHCT
Map 49, Parcel 19 ROHCT
9266 Highway 49N North
Springfield, TN. 37172
'AG-2'
W.D. Edwards Jr.
PB. 342, PG. 291 ROHCT
Map 49, Parcel 19 ROHCT
9266 Highway 49N North
Springfield, TN. 37172
'AG-2'
Lee Borthick
RB. 1871, PG. 274 ROHCT
Map 59, Parcel 77 ROHCT
9699 Borthick Road
Springfield, TN. 37172
'RBO'
(6.72 Acres Remaining)
Cocodrie Place
(30' Joint User Ingress, Egress
Utility and Private Drive Easement)
Phase 2 - Boundary and Lot
Boundaries - Typical Where Shown
Plat North
Note:
All lots shall be graded in a manner which avoids
discharging additional storm water into downstream properties.
The developer shall comply with all State of Tennessee
drainage laws.
CALL BEFORE YOU DIG
811
Line Table
L9 S10°57'52"W 134.47
L10 S89°59'56"W 167.72
L11 N89°59'56"E 167.72
L12 N10°57'52"E 134.47
L13 S79°02'08"E 60.00
L14 S06°11'05"W 29.87
L15 N06°11'05"E 29.87
Curve Table
C12 90°00'00" 29.00 29.00 39.27 S89°57'52"W 39.36
C13 10°04'07" 840.00 147.57 294.89 S15°59'56"W 294.77
C14 52°31'56" 269.00 177.31 150.44 S57°17'48"W 145.45
C20 52°31'57" 295.00 194.55 159.18 N57°17'49"E 154.69
C21 10°04'07" 940.00 165.95 59.62 N15°59'56"E 59.51
C22 90°00'00" 29.00 29.00 39.27 N34°02'08"W 39.36
C23 47°22'59" 655.00 270.59 529.06 S29°52'19"W 510.25
C24 97°48'09" 25.00 30.79 29.21 S22°42'01"E 24.19
C25 295°52'17" 50.00 51.52 257.91 N85°48'57"W 99.39
C26 97°46'09" 29.00 35.79 29.23 N36°04'07"E 24.18
C27 47°22'59" 665.00 294.76 549.86 N29°52'20"E 534.35
Legend
IPMK.CP) Iron Pin Monument (CAP)
Monument Point
Refer to Line Table Shown Hereon for Dimensions
Refer to Curve Table Shown Hereon for Dimensions
Private Drive Note:
1. Refer to Sheet 1 of 2 for information not shown hereon.
2. For all matters concerning maintenance of 'Private Drive' refer to Homeowners Association (HOA) Covenants, Conditions and Restrictions.
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.
Cond File No. Y2009004P
Coord. File No. Y2009004A
Sheet 2 of 2
Vicinity Map
Youngville
Subject Property
Flood Note:
This property does not lie within a Flood Boundary area according to FEMA National Flood Insurance Program - Flood Boundary and Floodway Map - FIRM Panel Number 47147C0225C - Not Published Effective Date April 16, 2008.
Certificate of Survey Accuracy
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON, THAT THIS IS A CATEGORY 'I' LAND SURVEY AS DEFINED IN RULE 62, CHAPTER 01, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000+.
5-5 20 25
Date
REGISTERED LAND SURVEYOR
MARKS PCD
STEVEN E. ARTZ
TENNESSEE NO. 1769
Lee Borthick
Owner
9699 Borthick Road
Springfield, TN. 37172
(615) 799-0659
Steven E. Artz
and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artzsea@bellsouth.net (615) 382-0419
Final Plat of
Borthick's Corner
Phase Two
Final Plat
9/9/25
Date
Total No. Lots: 8
Total Acres: 47.54
10th Civil District
Deed Reference:
Record Book 1871, Page 274 ROHCT
Map 59, part of Parcel 77.1 ROHCT
Acres Now Private Road: 1.31
Present Zoning: 'RBO'
Robertson Co., TN.
100 50 0 100 200
Scale
1"=100'

EXHIBIT B
BY-LAWS OF BORTHICK'S CORNER PHASE 2
HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I
DEFINITIONS

The words defined in the Declaration of Covenants, Conditions, and Restrictions for Borthick's Corner Phase 2, of Record in the Register's Office for Robertson County, Tennessee shall have the same meaning in these By-Laws.

ARTICLE II
NAME AND OFFICES

1. Name. The name of the Association for all Owners within the Development Property shall be Borthick Corner's Phase 2 Homeowners' Association, Inc.

2. Registered Office and Agent. The initial registered office of the Association is Borthick's Corner Phase 2 Homeowners' Association, 5635 Borthick Road, Springfield, TN 37172, Attn: Lee Borthick, as may be relocated by the Board from time to time. The name of the initial registered agent of the Association is Lee Borthick, Esq., who may be located at the registered office.

3. Other Offices. The Association may also have offices at such other places both within and outside the State of Tennessee as the Board may from time to time determine or the business of the Association may require.

ARTICLE III
MEMBERS AND MEMBERSHIP PRIVILEGES

1. Eligibility and Membership. The Members of the Association shall consist of the Owners of a Lot within the Development Property. If an Owner is a trust, then the Member shall be a beneficiary of such trust; and if an Owner or such a beneficiary is a corporation or partnership, the Member may be an officer, partner, or employee of such Owner or beneficiary. No Member shall be required to pay any consideration whatsoever solely for membership in the Association.

2. Succession. The membership of each Owner shall terminate when he ceases to be an Owner, and upon sale, transfer, or other disposition of his ownership interest in the Development Property, his membership in the Association shall automatically be transferred to the new Owner succeeding to such ownership interest.

ARTICLE IV
MEETINGS OF MEMBERS

1. Annual Meetings. The first regular annual meeting of the Members may be held, subject to the terms hereof on any day, at the option of the Board; provided, however, that the first meeting may (if necessary to comply with Federal Regulations) be held no later than the earlier of the following events: all the Lots within the Development Property have been sold by the Declarant or three (3) years following conveyance of the first Lot within the Development Property by the Declarant. Each subsequent regular annual meeting of the Members shall be held within twenty-five (25) days of the anniversary of the first regular annual meeting each year thereafter at such time as set by the Board.

2. Special Meeting. Following the Appointment Period, special meetings of the Members, for any purpose or purposes, may be called by the president, a majority of the Board, or by Members having not less than sixty-seven percent (67%) of the total Vote entitled to be cast at such meeting, except as otherwise required by Tennessee statute, the Declaration, or these By-Laws. Business transacted at all special meetings shall be confined to the business stated in the notice of such meeting. During the Appointment Period, special meetings of the Members, for any purpose or purposes, may only be called by the Declarant.

3. Place and Time of Meetings. Meetings of the Members of the Association may be held at a place and at such time to be determined by the Board within Robertson County, Tennessee as specified in the written notice of such meeting.

4. Notice. By or at the direction of the Declarant, the president, the secretary, or the officer or Person authorized to call the meeting, written notice shall be sent to every Member of the Association entitled to Vote at such meeting by prepaid U.S. Mail, FedEx, UPS, or other reputable private carrier, or facsimile or electronic transmission to the address or other contact information provided to the Board by the Owner or in the event no separate address or other contact information has been provided, then by prepaid U.S. Mail or hand delivery to the Owner's Lot not less than ten (10) nor more than sixty (60) days prior to the date of such meeting. Said notice shall state the place, day, and hour of the meeting and in the case of a special meeting, the purpose(s) for which the meeting is called.

5. Quorum. The presence in person or by proxy of at least fifty-one percent (51%) of the Votes entitled to be cast at a meeting of the Members shall constitute a quorum at all meetings of the Members for the transaction of business. If, however, the Members entitled to Vote in person or represented by proxy present at a meeting fail to satisfy a quorum, the Members present shall have the power to adjourn the meeting, without notice other than announcement at the meeting, until a quorum shall be present or represented. Further, if a quorum is not present, a subsequent meeting may be called, and the required quorum shall be reduced by half at such meeting.

6. Majority Vote; Withdrawal of Quorum. When a quorum is present at any meeting, the majority Vote of Members present, in person or by proxy, and entitled to Vote shall decide any question brought before such meeting, unless the question is one upon which by express provision of an applicable Tennessee statute, the Declaration, or these By-Laws, a different Vote is required, in which case such express provision shall govern and control the decision of such question. In the event of a tie Vote concerning any matter coming before the Members, the President of the

Association shall decide same. The Members present at a duly organized meeting may continue to transact business until adjournment, notwithstanding withdrawal of enough Members to leave less than a quorum.

7. Method of Voting; Proxies. Each Member shall be entitled to cast one (1) Vote each Lot owned by such Member as further provided in the Declaration. The Vote of each Member may only be cast by such Member or by a proxy duly executed and given by such Member to his authorized representative as set forth on such proxy. No proxy shall be valid for more than one meeting and shall bear the signature of the Member making the proxy, the date of the meeting to which the proxy relates, and the name of the authorized representative to Vote on behalf of the Member. Such proxy may not be revoked except by actual notice to the Person presiding over the meeting for which the proxy relates; and such proxy is void, if it is not dated or purports to be revocable without notice. Such proxy shall be filed with the secretary prior to or at the time of the meeting. If title to any property ownership interest in a Lot of the Development Property entitling the Member to Voting rights as provided in the Declaration is in the name of two or more Persons as co-owners, all such Persons shall be Members of the Association referred to herein as a "Joint Member." Any such Joint Member is entitled to one unanimous Vote per entitled Member as provided in the Declaration at any meeting of the Members of the Association, and such Vote shall be binding upon the Joint Member until written notice to the contrary has been received by the Board identifying the authorized manner in which the Joint Member's unanimous Vote is to be cast (in person or by proxy). In the event of disagreement among such Joint Member to cast a Vote, such Joint Member shall not be recognized, and such Vote shall not be counted.

8. Assessment Default. No Owner who is in default in the payment of any Assessment or other duly levied charge shall be entitled to exercise his right to Vote until he has cured such default. An Owner may protest the amount of any Assessment or other duly levied charge, but it still must be paid during the pendency of his protest to the Association or its agent.

9. Action Taken Without a Meeting. The Members shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written consent of the number of members which would otherwise be required to approve such action. For instance, if an action required the approval of Members holding a majority of the total Voting rights of the members, then a writing signed by Members holding a majority of the total Voting rights of the Members would be effective as if such approval was given at a meeting duly called for such purpose. Any action so approved shall have the same effect as though taken at a properly called meeting of the Members.

ARTICLE V
BOARD OF DIRECTORS

1. Board Authority and Number. The affairs of the Association shall be managed by a Board of Directors. During the Appointment Period, the members of the Board, who need not be Members of the Association shall be appointed by the Declarant and shall serve at the pleasure of the Declarant. After the Appointment Period, the Board shall consist of three (3) to five (5) directors each of whom must individually be a member of the Association or be the Declarant, its assignee or officer, agent, or representative thereof.

2. Election. After the Appointment Period, the election of the members of the Board to be elected for a particular year shall occur at the annual meeting of the Members. The election of the Board by the Owners shall be based on the number of Persons receiving the highest number of Votes for as many candidates as there are Directors being elected at a meeting of the Owners at which a quorum is present. Cumulative Voting is not permitted.

3. Nomination. Nomination for election to the Board shall be made by a Nominating Committee. Nomination may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman who shall be a member of the Board and two or more Members of the Association. The Nominating Committee shall be appointed by the Board prior to each annual meeting of the Members to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

4. Term of Office. Directors shall be elected for terms of two (2) years or until their successor is elected. Provided, however, the initial Directors elected by the Members after the Appointment Period shall be grouped into two (2) separate classes so that approximately one-half of total number of initially elected Directors are up for re-election each year. Thus, as to such initial Directors elected by the Members, the one-half of the Directors (or the minority if there is an odd number of Directors) receiving the fewest number of Votes will serve for a one (1) year term, and the other one-half of the Directors (or the majority if there is an odd number of Directors) receiving the highest number of Votes will serve for a one a two (2) year term.

5. Vacancies. If any vacancy occurs in the Board, caused by death, removal from office, retirement, resignation or disqualification, a successor(s) shall be elected by majority vote of the remaining Directors for the unexpired term of his predecessor in office. Any Director who ceases to be a Member of the Association during such Director's term in office shall cease being a Director effective with such change, and such Director's successor shall be selected by the remaining Members of the Board.

6. Director Removal by Board Members. Any Director may be removed from office with or without cause by the majority vote of the Directors, who shall elect a successor Director for the unexpired term of his predecessor in office by majority vote.

7. Director Removal by Members. Notwithstanding any provision to the contrary in the Declaration or these By-Laws, any member of the Board other than a member appointed by the Declarant may be removed with or without cause by majority Vote of all the Members of the Association.

8. Place of Meetings. The Board shall hold their meetings, both regular and special, in Robertson County, Tennessee or such other location as may be selected by unanimous consent of the Directors then elected and serving. Regular meetings of the Board may be held without notice at such time and place as shall from time to time be determined by the Board. Special meetings of the Board may be called by the president or a majority of the Directors upon three (3) days written notice to each Director, either personally, by mail, by facsimile, or by other electronic

transmittal. Except as may be otherwise expressly provided by Tennessee statute, the Declaration, or these By-Laws, neither the business to be transacted nor the purpose of any special meeting need be specified in a notice or waiver of notice.

9. Quorum. At all meetings of the Board, the presence of a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business. The act of a majority of the Directors present at any such meeting at which there is a quorum shall be the act of the Board. If a quorum shall not be present at any meeting of the Directors, the Directors present may adjourn the meeting by announcement at the meeting without notice until a quorum shall be present.

10. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

11. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

12. Agents and Delegation of Powers. Except as otherwise prohibited by statute, the Declaration, or these By-Laws, the Board may delegate any of its powers to other Persons or Management Agent. Any such delegated powers shall be identified in writing maintained in the records of the Association.

ARTICLE VI
BOARD POWERS AND DUTIES

1. Powers. The Board shall have the following powers subject to the provisions of the Declaration of the Association:

a. Enforce the Declaration; and adopt, enforce, and amend Rules and Regulations and/or other Governing Documents governing the use of the Development Property and facilities and the personal conduct of Owners and their guests thereon; and establish penalties for the infraction thereof.

b. Elect and remove the officers of the Association and declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board.

c. Suspend the Voting rights of a Member during any period in which such Member shall be in default in the payment of any Assessment or other duly levied charge by the Association.

d. Make contracts and incur liabilities and borrow money for the purpose of repair or restoration of Common Elements that are the responsibility of the Association to repair or restore.

e. Regulate the use, maintenance, repair, replacement, or modification of Common Elements and formulate policies for administration, management, and operation of the Development Property and the Common Elements.

f. Cause additional Improvements to be made as a part of the Common Elements.

g. Grant easements, leases, licenses, and concessions through or over the Common Elements.

h. Appoint a Nominating Committee and any other desired committee of the Board and delegate to such committees the Board's authority to carry out certain duties of the Board or other such directives of the Board.

i. Assign the Association's right to future income, including the right to receive Assessments.

j. Exercise any other powers conferred by the Declaration and these By-Laws and exercise any other powers necessary and proper for the governance and operation of the Association and the administration of the affairs of the Association and Development Property.

k. Exercise all other powers that may be exercised in this State by legal entities of the same type as this Association.

2. Duties. The Board shall have the following duties subject to the provisions of the Declaration of the Association.

a. Adopt and amend budgets for revenues, expenditures, and reserves; send notice of Assessments and any other duly levied charges to Owners; collect Assessments and any other duly levied charges from Owners; and impose charges for late payment of Assessments or other duly levied charges.

b. Determine the fiscal year of the Association and change said fiscal year from time to time as the Board deems necessary or appropriate.

c. Hire and discharge managing agents and independent contractors, other employees, and agents; and supervise all officers, agents, and employees of the Association to see that their duties are properly performed.

d. Comply with the instructions expressed in resolutions duly adopted at any regular or special meeting of Owners at such meeting.

e. Acquire, hold, encumber, and convey in its own name any right, title, or interest to real or personal property.

f. Impose and receive any payments, fees, or charges for the use, rental, or operation of the Common Elements and for services provided to Owners.

g. Impose reasonable charges for the preparation and recordation of amendments to the Declaration or the production of Association information and/or documents.

h. Impose reasonable charges for services rendered in connection with the transfer of a Lot.

i. Institute, defend, or intervene in litigation or administrative proceedings in its own name on behalf of itself or any two (2) or more Owners on matters affecting the Development Property.

j. Foreclose the lien against any property for which Assessments or other duly levied charges are not paid or to bring an action at law against the Owner personally obligated to pay such amounts.

k. Provide for the indemnification of the Association's Officers and members of the Board and maintain liability insurance on such Directors and Officers

l. Secure insurance policies as required or allowed by the Declaration, and in this regard, review the amounts of coverage afforded under such policies.

3. Non-Delegation. Nothing in these By-Laws shall be considered to grant to the Association, the Board or the officers of the Association any powers or duties which, by law, have been delegated to the Owners.

ARTICLE VII
OFFICERS

1. Enumeration of Offices. The officers of the Association shall be a president, a secretary, and such other officers as the Board may from time to time create.

2. Election of Officers. The election of officers shall take place at the first meeting of the Board following each annual meeting of the Members. The officers shall be elected by the Directors from among the members of the Board.

3. Term. The officers of the Association shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

5. Resignation and Removal. Any officer may be removed from office with or without cause by the affirmative vote of a majority of the Board. Any officer may resign at any time by giving written notice to the Board, the president, or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified in the notice, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

7. Multiple Offices. The offices of secretary and treasurer may be held by the same Person. No Person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to this Article.

8. Compensation. The salaries of all officers of the Association, if any, shall be fixed by the Board of Directors but shall never be greater than a sum equal to one-forth (¼) of the annual Common Expenses per year. Any officer may be reimbursed for such officer's actual expenses incurred in the performance of his duties. A person holding multiple offices may only collect a salary for one (1) office.

9. President. The president shall be the chief executive officer of the Association. The president shall preside at all meetings of the Members and the Board. The president shall have general and active management of the affairs of the Association, shall see that all orders and resolutions of the Board are carried into effect and shall perform such other duties as the Board shall prescribe. The president may prepare, execute, certify, and record amendments to the Declaration on behalf of the Association.

10. Vice-President. The vice-president, if applicable, shall act in the place and stead of the president in the event of his absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

11. Secretary. The secretary shall attend all sessions of the Board and all meetings of the Members and shall record all votes and the minutes of all proceedings. The secretary shall give, or cause to be given, notice of all meetings of the Members and special meetings of the Board and shall perform such other duties as may be prescribed by the Board or president. If the secretary is not able to perform any duty as herein or otherwise provided, it is the sole responsibility of the secretary to delegate such duties until such time that the secretary resumes these duties. The secretary may prepare, execute, certify, and record amendments to the Declaration on behalf of the Association.

12. Treasurer. The treasurer, if applicable, shall have the custody of the corporate funds and securities, shall keep full and accurate accounts of receipts and disbursements of the Association and shall deposit all moneys and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board. The treasurer shall disburse the funds of the Association as may be ordered by the Board, taking proper vouchers for such disbursements. At the regular meetings of the Board or whenever they may require it, the treasurer shall render to the president and Board an account of all transactions of the treasurer and of the financial condition of the Association. The treasurer shall perform such other duties as the Board may prescribe.

ARTICLE VIII
MISCELLANEOUS PROVISIONS

1. Reserves. The Board shall provide for such reserves as the Directors, in their discretion, determine proper to provide for contingencies, to repair or maintain any portion of the Development Property, or for such other purpose as the Directors determine beneficial to the Association.

2. Checks. All checks or demands for money and notes of the Association shall be signed by such officer or officers or such other Person(s) as the Board may designate.

3. Books and Records. Except for confidential, non-public information of the Association or that affecting the privacy rights of third parties or otherwise subject to confidentiality or non-disclosure protections or objections under any basis, the books and records of the Association are subject to inspection at the principal office of the Association by any Owner during reasonable business hours and upon ten (10) days prior written notice. Copies of such records may be purchased at a reasonable cost.

4. Amendment. Except as otherwise provided herein, the provisions of these By-Laws may be changed, modified, or amended upon the affirmative Vote of a Majority of Owners at a duly called meeting of the Association or the affirmative written consent of such Majority of Owners at which a quorum is present unless a higher percentage Vote is required elsewhere in this Declaration or applicable law. In the event of a tie Vote concerning any Amendment hereto, the President of the Association shall decide same. However, any such change, modification, or amendment that would change or delete any right, remedy, benefit, or privilege afforded to the Declarant under this Declaration shall require the verified written consent of the Declarant upon such instrument in order to be effective.

5. Indemnification. The Association shall indemnify any current or former Director, officer, or employee of the Association against expenses actually and necessarily incurred by him and any amount paid in satisfaction of judgments, in connection with any action, suit or proceeding, whether civil or criminal in nature, in which he is made a party by reason of being or having been such a Director, officer or employee (whether or not a Director, officer or employee at the time such costs or expenses are incurred by or imposed upon him) except in relation to matters in which he shall have been adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct in the performance of his duty. The Association may also

reimburse to any Directors, officer, or employee the reasonable costs of settlement of any such action, suit, or proceedings; if it shall be found by a majority of the Directors not involved in the matter of controversy, whether or not a quorum, that it was in the interest of the Association that such settlement be made and that such Director, officer, or employee was not guilty of gross negligence or willful misconduct. Such rights of indemnification and reimbursement shall not be deemed exclusive of any other rights to which such Director, officer, or employee may be entitled by law or under by-law, agreement, Vote of Members, or otherwise.

6. Inconsistencies. In the event, these By-Laws shall be inconsistent with the Declaration, then the Declaration shall be controlling.

7. Headings. The headings used in these By-Laws have been inserted for administrative convenience only and do not constitute matters to be construed in interpretation.

BORTHICK'S CORNER PHASE 2
HOMEOWNERS' ASSOCIATION, INC.

_____
Lee Borthick

THIS INSTRUMENT PREPARED

BY: Lee Borthick
Attorney at Law
5635 Borthick Road
Springfield, Tennessee 37172

DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROAD AT BORTHICK'S CORNER SUBDIVISION PHASE II

WHEREAS, Lee Borthick became vested with ownership and title to certain real estate situated in the 18th Civil District of Robertson County, Tennessee from the Estate of Sylvia M. Borthick, deceased. Sylvia M. Borthick died testate on December 18, 2017. Her Estate was probated in Robertson County, Tennessee Chancery Court Docket No. CH-118-CV-18. Lee Borthick and Sam Borthick inherited said property equally and Lee Borthick became sole owner of said property in a Deed of Partition Recorded in Robertson County, Tennessee Register's Office in Deed Book 1871 on Page 266.

WHEREAS, Lee Borthick has platted the property into eight (8) subdivision lots, said subdivision being known as Borthick's Corner Phase II, as shown in the Final Plat of Borthick's Corner Phase II, as appears of record in Plat Book ____, Page ____, in the Register's Office for Robertson County, Tennessee and on the Final Plat of Borthick's Corner Phase II, as appears of record in Plat Book _____, Page ____ in the Register's Office for Robertson County, Tennessee; and

WHEREAS, none of the eight (8) lots currently have any public road frontage; and

WHEREAS, a private road will be constructed with access to County Road, Roy Holman Road. The entrance begins with a fifty (50) foot easement and narrows to a thirty 30) foot easement as detailed in the Engineering Plan drafted by Klober and Associates, Engineering; and

WHEREAS, said private road will provide access to all eight (8) of the lots. The private road does not pass through the middle of the lots but rather each lot has one or more boundaries that extend the center of the private road; and

WHEREAS, the location of said 30-foot and 50-foot private road easement is shown on the subdivision plat, as said easements are further denoted as with dotted lined are within the drawn private road easements and radial cul-de-sac turn around, to which reference is hereby made and incorporated by reference; and

WHEREAS, the Owner, in order to comply with the Robertson County Zoning Ordinances, intends for the future Owners of all eight (8) lots of Borthick's Corner Phase II to be responsible for the maintenance and upkeep of the private road, including the turnaround as shown on the subdivision plats; and

WHEREAS, in order to comply with the Robertson County Zoning Ordinance, Owner also desires to create a means by which the owners of all eight (8) lots of Borthick's Corner Phase II may petition Robertson County to accept the private road as a public road.

NOW THEREFORE, for and in consideration of the premises shown and other good and valuable considerations, the receipt of all of which are hereby acknowledged, Owner herby files this declaration of covenants as follows:

1. The 50-foot and 30-foot private road easement as shown on the plats for Borthick's Corner Phase II referred to collectively as the Proposed Private Road Easements, shall serve as a common use ingress and egress easement for the use and benefit of all eight (8) lots.

2. The owners of each of the eight (8) lots in Borthick's Corner Phase II shall each be responsible for one eighth (1/8) of all costs or expenses relating to the upkeep and maintenance of the private road, referred to as Proposed 30 foot Private Road Easement and the Proposed 50 foot Private Road Easement on the plats for Borthick's Corner Phase II in accordance with the Robertson County Zoning Ordinance.

3, Notwithstanding any provision to the contrary, each lot owner will be responsible for any costs or expenses relating to that parties' negligence and/or intentional acts, or the invitees or licensees of that parties' negligence and/or intentional acts which cause damage or destruction to any part of the roadway.

4. The owners of said eight (8) lots in Borthick's Corner Phase II, shall meet on a periodic basis, but no less than once per year, to inspect the private road and to determine what repairs or maintenance needs to be done with respect to the private road.

5. The owners of all eight (8) lots in Borthick's Corner Phase II shall be responsible to cause the necessary maintenance and repairs to be completed.

6. The owner of each of the aforementioned eight (8) lots in Borthick's Corner Phase II shall pay their one eighth (1/8) respective share of the cost of all such work completed.

7. In the event required work is completed and the owner of any of the eight (8) lots in Borthick's Corner Phase II does not pay their share of such costs, then any of the other lot

owners in Borthick's Corner Phase II may file an action in the appropriate Court of Robertson County, Tennessee which shall have exclusive jurisdiction and venue of all matters relating to this covenant. The prevailing party in such litigation shall have the right to recover from the other party all of the prevailing party's attorney's fees, court costs, deposition expenses and other litigation expenses.

8. The owners of the eight (8) lots in Borthick's Corner Phase II may petition Robertson County to accept the private road as a public road only if said owners obtain the required right of way and bring the road up to current road standards for a residential road as set forth in the Robertson County Subdivision regulations at the time of the proposed petition. Such petition shall require the unanimous consent of all the owners of the eight (8) lots in Borthick's Corner Phase II.

8. The covenants herein shall run with the land and be binding on the owners of the eight (8) lots in Borthick's Corner Phase II, their heirs and assigns.

IN WITNESS WHEREOF, Owner has hereunto set his hand and seal on the day and year shown in the notary acknowledgement below.

_____

Lee Borthick

STATE OF TENNESSEE }
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Borthick, who is personally known to me (or proved to me on the basis of satisfactory evidence} and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this _____ day of _____, 2026.

_____
Notary Public

My Commission Expires:_____

New Business: E

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

Application for Rezoning

Applicant Information:

Name: Stagecoach Development
Mailing Address: 1632 Adams Street Bowling Green KY 42101
Email: _____
Telephone Number: _____

Applicant's Representative Information:

Name: Sam LAmberth
Name of Firm: Stagecoach Development
Mailing Address: 818 N Broadway Portland, TN 37148
Email: _____
Telephone Number: _____

Property Information:

Owner (if not applicant provide letter giving applicate permission): _____
Physical Address: 3345 Calista Rd White House, TN 37188
Tax Map and Parcel Number: 11-096-096-034-00-000
Current Zoning Designation: AG-2
Requested Zoning Designation: C-1

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

Purpose of rezoning request:

Would like to build a commercial building

SUBMITTAL REVIEW PROCEDURE:

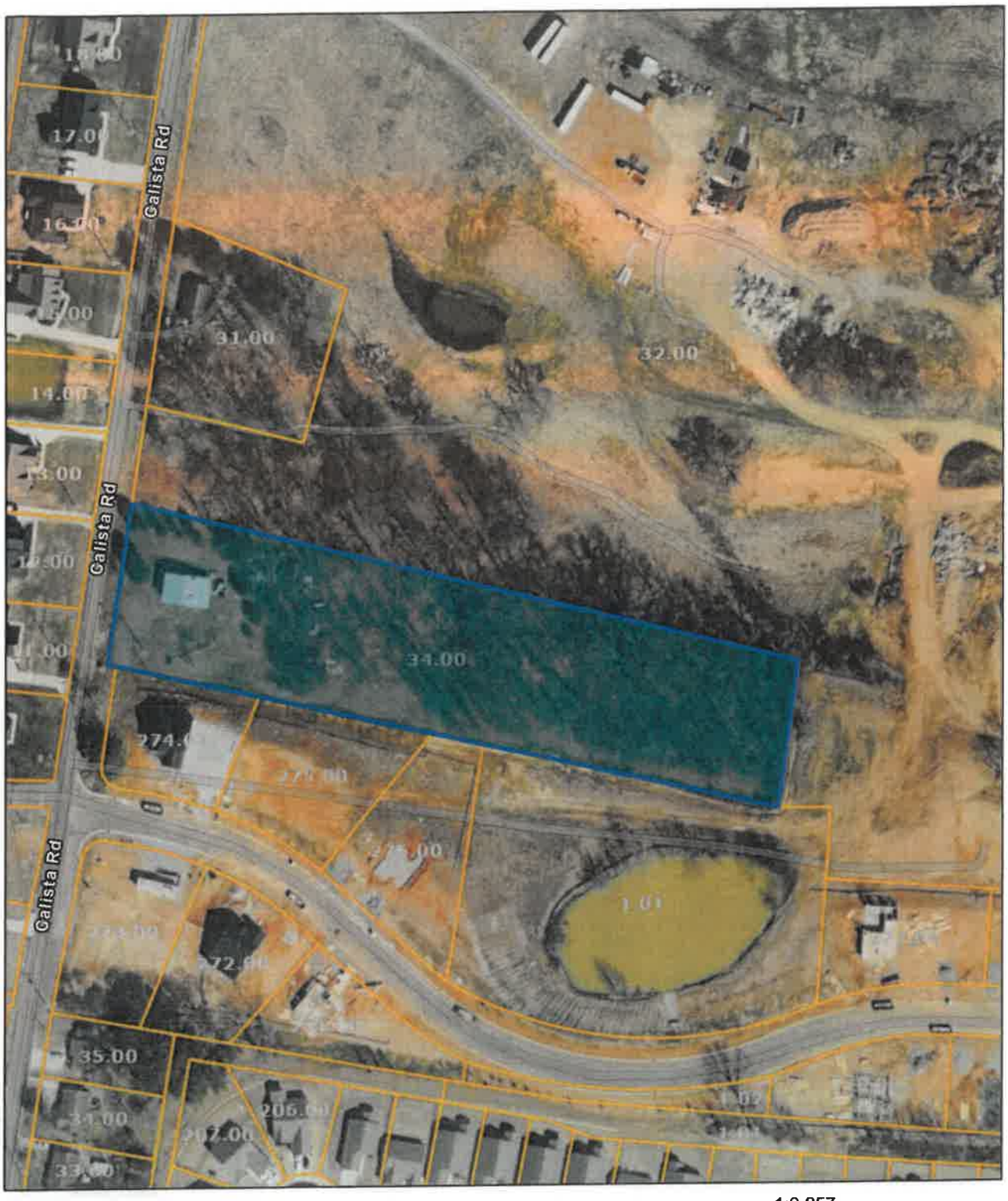
1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of 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.

(10.21.25)

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 096 034.00



Date: April 27, 2026

County: ROBERTSON
Owner: STAGECOACH DEVELOPMENT
Address: CALISTA RD 3345
Parcel ID: 096 034.00
Deeded Acreage: 3
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

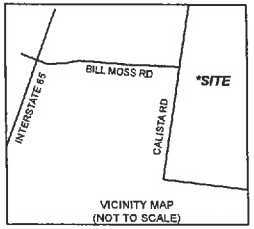
0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

A BOUNDARY SURVEY OF THE STAGECOACH DEVELOPMENT PROPERTY LOCATED IN THE 11TH CIVIL DISTRICT WHITE HOUSE, ROBERTSON COUNTY TENNESSEE JULY 24, 2026



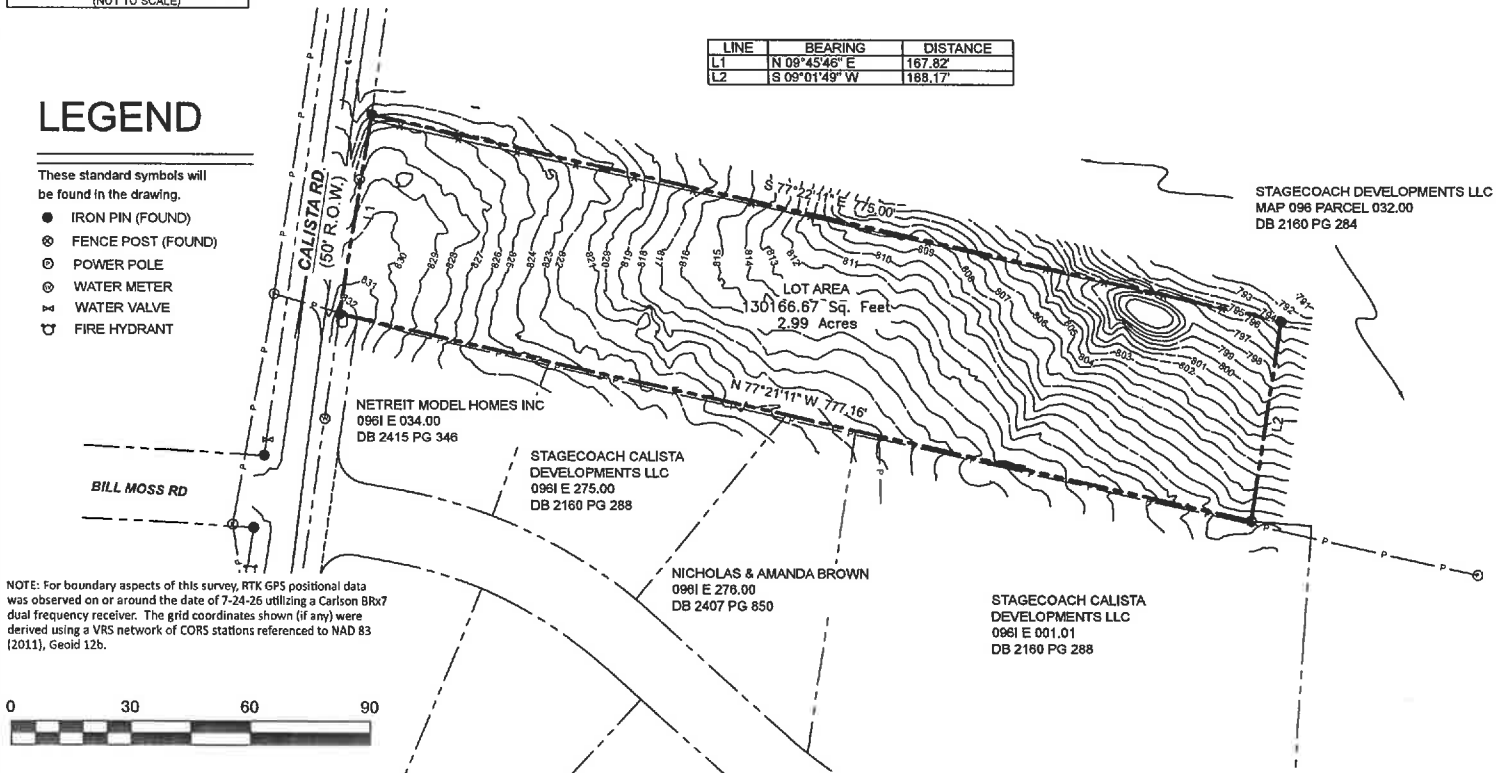


LINE	BEARING	DISTANCE
L1	N 09°45'46" E	167.82'
L2	S 09°01'49" W	188.17'

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN (FOUND)
- FENCE POST (FOUND)
- POWER POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT



NOTE: For boundary aspects of this survey, RTK GPS positional data was observed on or around the date of 7-24-26 utilizing a Carlson BRx7 dual frequency receiver. The grid coordinates shown (if any) were derived using a VRS network of CORS stations referenced to NAD 83 (2011), Geoid 12b.

0 30 60 90

THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE MOST CURRENT TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS.

NOTE: THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID.

NOTE: HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE NASHVILLE/DAVIDSON COUNTY REGIONAL PLANNING COMMISSION.

NOTE: CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS & RESTRICTIONS.

NOTE: 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.

NOTE: THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

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

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.

B2L LAND SURVEYORS
LICENSED IN TN, KY, & AL
1198 OLD PINNACLE RD. JOELTON, TN 37080
PHONE: (615) 212-5703 E-MAIL: b2lhps@gmail.com

THE SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.



I hereby certify that this is a Category I survey as defined by the Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. The ratio of precision is greater than or equal to 1:10,000

SURVEYOR
JEFFREY A. LEOPARD, RLS 2415

GENERAL NOTES:

1.) BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM WERE DERIVED FROM GPS OBSERVATIONS.
2.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
3.) ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
4.) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING, AND RESTRICTIONS OF RECORD WHETHER IMPLIED OR OF RECORD.
5.) THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND 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.
6.) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
7.) HORIZONTAL DATUM NAD83.
8.) PROPERTY CURRENTLY ZONED: N/A
9.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE TRACT.

HEREON DEPICTION IS SUBJECT TO *FEDERAL COPYRIGHT LAWS* ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF B2L HOME AND PROPERTY SOLUTIONS IS PROHIBITED

REVISION TABLE

1.	-	-

ORDERED BY: SAM LAMBERTH

PROPERTY ADDRESS:
3345 CALISTA RD.
WHITE HOUSE, TN 37188

OWNER:
STAGECOACH DEVELOPMENT

DEED REFERENCE: BOOK 2396 PAGE 631
PLAT REFERENCE: N/A
TAX MAP ID: MAP 096 PARCEL 034.00
ROBERTSON COUNTY TENNESSEE

DRAWING SCALE: 1"= 30'	PROJ. # LS-1260
DRAWN BY: CB	DATE: 7-24-26
CHECKED BY: JL	DATE: 7-24-26
FIELD CREW: BB/JL	DATE: 7-24-26

Being a parcel of land located in the 11th Civil District of Robertson County, Tennessee, being located approximately 240 feet north of the intersection of Bill Moss Road and Calista Road and being more particularly described as follows:

BEGINNING at an iron pin (found) in the easterly right-of-way of Calista Road, said iron pin also being the southwest corner of the herein described property, Thence, along said right-of-way, North 09 degrees 45 minutes 46 seconds East, 167.82 feet to an iron pin (found);

Thence, leaving said right-of-way, South 77 degrees 22 minutes 11 seconds East, 775.00 feet to an iron pin (found);

Thence, South 09 degrees 01 minutes 49 seconds West, 168.17 feet to a fence post (found);

Thence, North 77 degrees 21 minutes 11 seconds West, 777.16 feet to the **POINT OF BEGINNING**, containing 2.99 acres, more or less, according to a survey by Jeffrey A. Leopard, dated July 24, 2026.

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 2315 HIGHWAY 31-W—WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

August 18, 2026

Mr. Sam Lamberth
818 N Broadway
Portland, TN 37148

RE: Water Availability for Calista Road Storage Units – 3345 Calista Rd
Robertson County Tax Map 96 Parcel 34.00
White House, TN

Dear Mr. Lamberth,

Based on the information submitted to WHUD on July 30, 2026 you are requesting domestic water service for a proposed storage unit project that will be constructed on the parcel noted above. Water requirements for the project are listed in the attached schedule.

In order for WHUD to provide water service to the project, the developer will be required to do the following:

1. Pay fees noted in the attached schedule
2. Install a backflow prevention assembly per WHUD specifications for the existing water tap as approximately shown on the attached overview map

WHUD will transfer water service for the existing water meter to the developer.

It does not appear that new offsite utility easements will be required for this project. If new easements are required, 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 that may be required for this project.

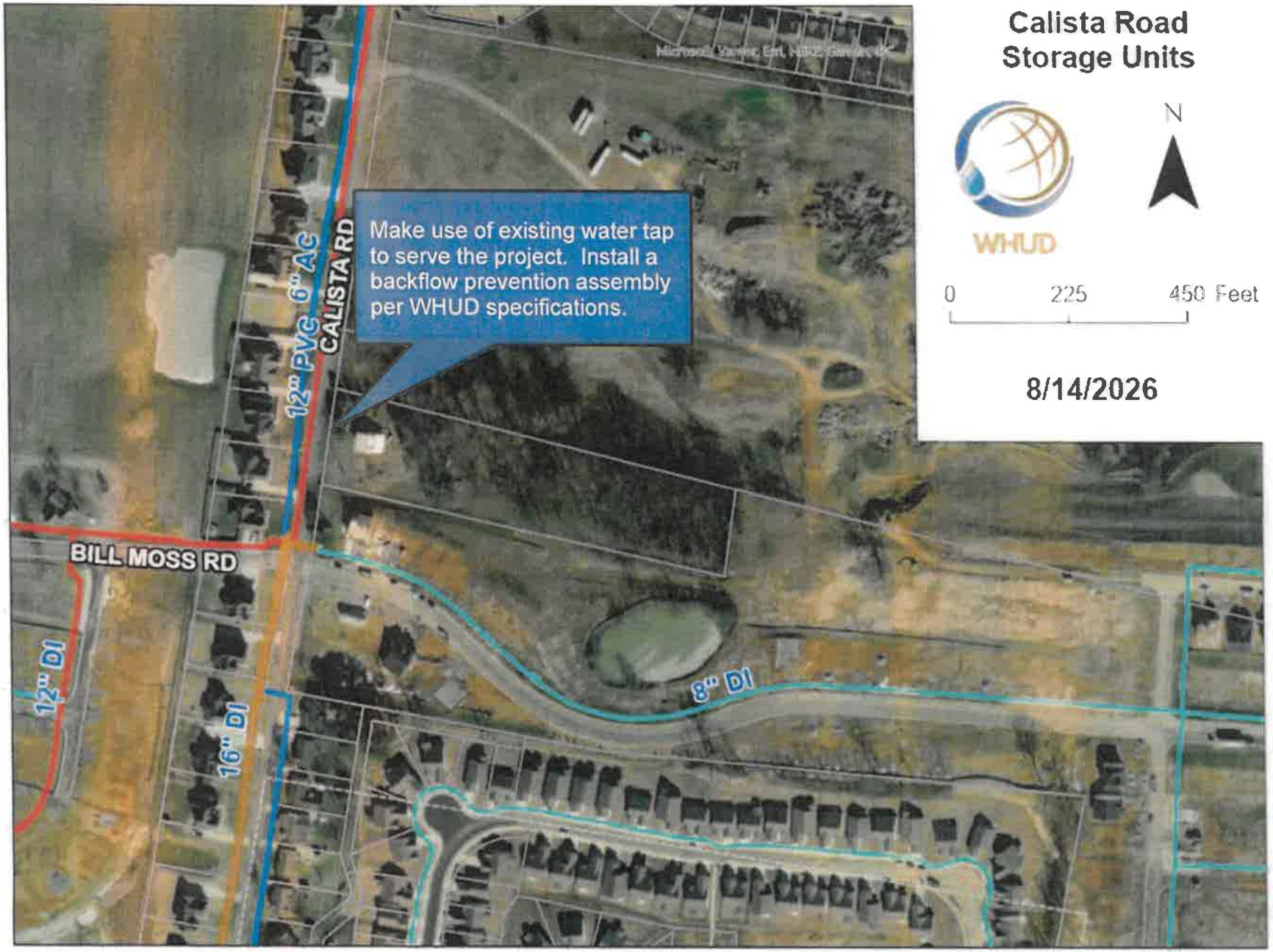
In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to pay noted fees.

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


Calista Road
Storage Units
WHUD
N
0
225
450 Feet
8/14/2026
Make use of existing water tap to serve the project. Install a backflow prevention assembly per WHUD specifications.
CALISTA RD
12" PVC
6" AC
BILL MOSS RD
12" DI
16" DI
8" DI

Lamberth Calista Road Storage Units
Schedule of Requested Flows

Per online application dated 7/30/2026

Fire Protection

None Requested

Domestic

Peak Flow Rate:	5 gallons per minute
Peak Day Volume:	75 gallons
Static Pressure:	None Requested
Residual Pressure:	None Requested

****Landscape Irrigation**

****Note:**

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.

Lamberth Calista Road Storage Units
Fee Schedule

Account Transfer Fee:	**$50** Will be applied to first billing after signed up for service.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning

Traffic Assessment

Stagecoach Development Property
3345 Calista Road
Robertson County, TN

Prepared April 2026
For Klober Engineering Services

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

RECEIVED
APR 29 2026
BY: .....

Traffic Assessment

Stagecoach Development Property

3345 Calista Road
Robertson County, Tennessee

Prepared April 2026

PREPARED FOR:
Klober Engineering Services
3556 Tom Austin Hwy, Suite 1
Springfield, TN 37172

PREPARED BY:
Ms. Gillian L. Fischbach, P.E., PTOE
Fischbach Transportation Group (FTG, LLC)
P.O. Box 682736
Franklin, TN 37068
Phone: (615) 771-8022
FTG Project Number: 11381



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TOTAL PROJECTED PEAK HOUR LEVELS OF SERVICE 8
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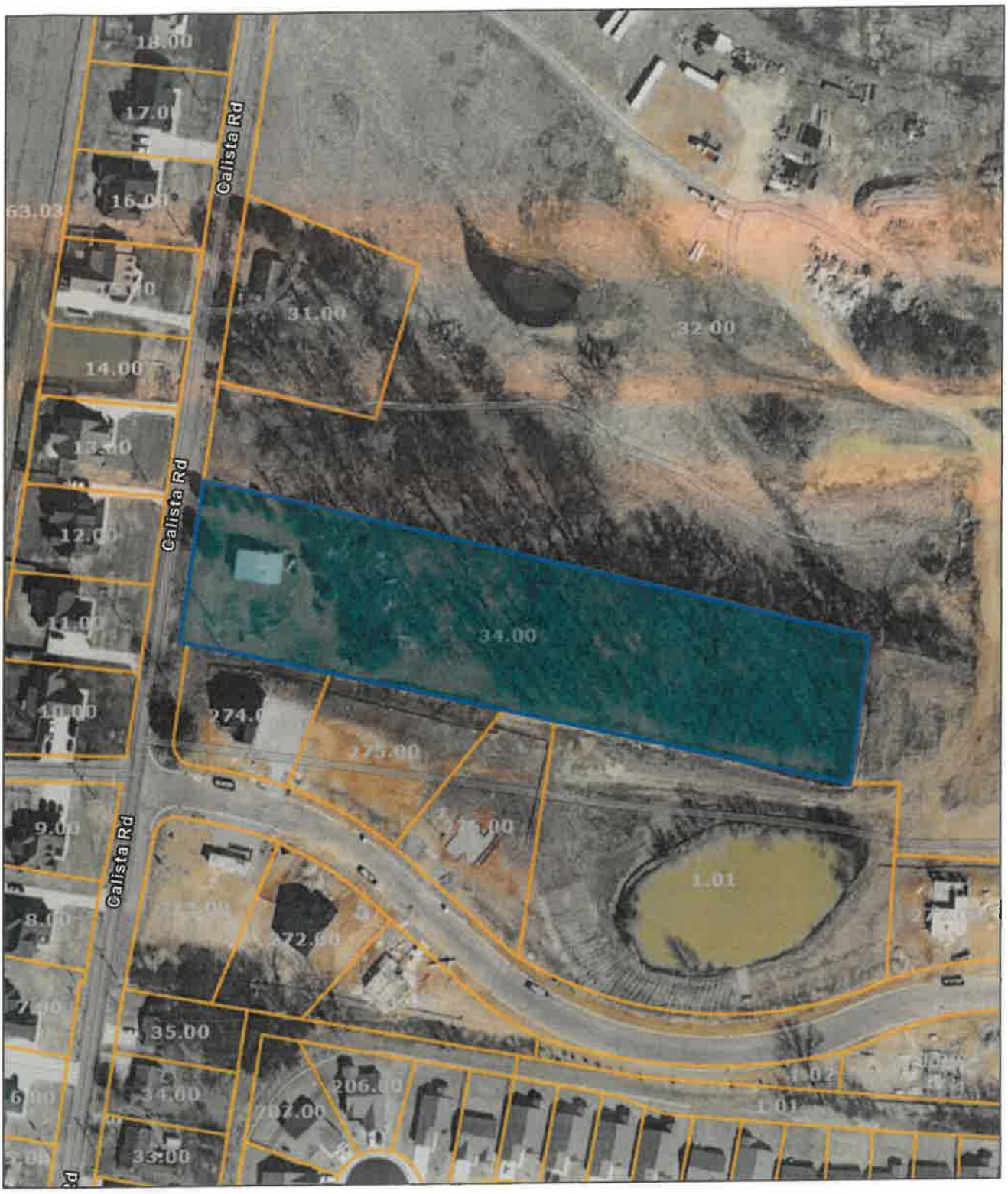
1. GENERAL SITE DESCRIPTION

This traffic assessment has been prepared in order to identify the preliminary traffic impacts of a potential rezoning of approximately 3.0 acres of property on the east side of Calista Road, north of Tisdale Drive, in White House, Tennessee. The subject property is rectangular in shape, as shown in the following Parcel Viewer.

The subject property is currently zoned AG-2 and includes a single-family home but is proposed to be rezoned C-1 to allow for commercial development. It is likely that one access point will be provided at a new intersection with Calista Road.

Immediately south of the property is the City of White House and both new and established residential communities. Areas north of the property remain largely undeveloped.

Robertson County - Parcel: 096 034.00



Date: March 5, 2026

County: ROBERTSON
Owner: STAGECOACH DEVELOPMENT
Address: CALISTA RD 3345
Parcel ID: 096 034.00
Deeded Acreage: 3
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

2. TRIP GENERATION

Trip generation calculations were conducted in order to identify how much traffic will be generated by the potential development. Trip generation data for daily and peak hour trips were identified from Trip Generation, 12th Edition, which was published by the Institute of Transportation Engineers (ITE) in 2025.

For the purposes of these calculations, it was assumed that a self-storage facility with 40,000 square feet of leasable space will be constructed on the property, as currently intended by the property owner. However, additional calculations were prepared for 40,000 square feet of retail space that would be allowable on the property with the proposed rezoning.

The following tables presents the daily and peak hour trip generations for the planned development and alternative / potential development.

TRIP GENERATION (PLANNED DEVELOPMENT)

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Mini Warehouse (LUC 151)	40,000 sq.ft.	52	2	1	3	3

TRIP GENERATION (ALTERNATIVE / POTENTIAL DEVELOPMENT)

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Strip Retail (LUC 822)	40,000 sq.ft.	2,178	86	71	126	126

3. ROADWAY CONDITIONS AND ACCESS POTENTIAL

Calista Road is a major collector roadway that provides regional and local access to the project site. As defined in the Robertson County Subdivision and Zoning Regulations, a Collector Street or Road is, *"A major public way intended to move traffic from local ways to arterial routes. Collector routes serve a neighborhood or large subdivision(s) and normally have an average daily traffic count ranging from one thousand and one (1,001) to three thousand (3,000) [vehicles]."*

Along the frontage of the subject property, Calista Road includes two 10-foot travel lanes in each direction. No shoulders, sidewalks, or bicycle facilities are provided. A 30 mph speed limit is posted on this roadway segment, and the pavement condition is good.

In order to provide data for the traffic impact analysis, hourly traffic volumes were collected on Calista Road in the vicinity of the project site. This data was collected for a 24-hour period on a typical weekday in late March 2026 when schools were in session. These traffic volumes are shown in the following table.

HOURLY TRAFFIC COUNTS ON CALISTA ROAD AT THE PROJECT SITE

LOCATION	3345 Calista Road		
TIME	Northbound	Southbound	Total
12:00-1:00	5	13	**18**
1:00-2:00	7	20	**27**
2:00-3:00	9	31	**40**
3:00-4:00	13	48	**61**
4:00-5:00	17	74	**91**
5:00-6:00	23	113	**136**
6:00-7:00	30	174	**204**
7:00-8:00	**71**	**164**	**235**
8:00-9:00	65	115	**180**
9:00-10:00	54	108	**162**
10:00-11:00	71	70	**141**
11:00-12:00	81	95	**176**
12:00-1:00	109	80	**189**
1:00-2:00	76	86	**162**
2:00-3:00	131	103	**234**
3:00-4:00	154	102	**256**
4:00-5:00	149	130	**279**
5:00-6:00	**210**	**133**	**343**
6:00-7:00	156	92	**248**
7:00-8:00	101	69	**170**
8:00-9:00	76	52	**128**
9:00-10:00	57	39	**96**
10:00-11:00	43	29	**72**
11:00-12:00	32	22	**54**
TOTAL	**1,740**	**1,962**	**3,702**

For the purposes of this study, the peak hour traffic volumes that would be generated by 40,000 sq.ft of retail space were added to the existing peak hour traffic volumes shown in the table. Using these total volumes, capacity analyses were conducted for the segment of Calista Road that provides frontage for the project site. Specifically, in order to identify peak hour levels of operation at this location, the capacity calculations were performed according to the methods outlined in the Highway Capacity Manual 7 (HCM 7). These analyses result in the determination of a Level of Service (LOS), which is a measure of evaluation is used to describe how well an intersection or roadway operates. LOS A represents free flow traffic operations, and LOS F suggests that the traffic demand exceeds the available capacity. In an urbanized area, LOS D is typically considered to be the minimum acceptable LOS.

As shown in the table below, Calista Road is expected to operate at LOS B during the AM peak hour and LOS C during the PM peak hour, even with the more conservative retail trip generation added to existing traffic volumes.

TOTAL PROJECTED PEAK HOUR LEVELS OF SERVICE

ROADWAY	LOCATION	LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR
Calista Road	North of Bill Moss Road / Tisdale Drive	LOS B	LOS C

It is important to note that, in the vicinity of the project site, Calista Road includes minimal horizontal and/or vertical curvature. Specifically, based on guidelines that are included in *A Policy on Geometric Design of Highways and Streets, 7th Edition,* which was published by the American Association of State Highway and Transportation Officials (AASHTO) in 2018 and is commonly known as *The Green Book*, the minimum stopping sight distance for a 30 mph speed limit is 200 feet. This is the distance that a motorist on Calista Road will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on *The Green Book* and a 30 mph speed limit, the minimum intersection sight distance is 335 feet. This is the distance that a motorist on a project access will need to safely complete a turn onto Calista Road. Initial measurements suggest that these distances will be readily available at the future intersection of Calista Road and the project access. Also, no other safety hazards or access concerns are apparent.

4. CONCLUSIONS

The analyses conducted for the purposes of this study indicate that the roadway infrastructure in the immediate vicinity of the property at 3345 Calista Road is able to accommodate the traffic that will be generated by development that will likely occur with the proposed rezoning of the subject project. These conditions could be verified and updated with a Traffic Impact Study prepared in conjunction with a site plan submittal.

HCS Two-Lane Highway Report

Project Information

Analyst	FTG	Date	Apr 2026
Agency	FTG	Analysis Year	2027
Jurisdiction	Robertson County, TN	Time Analyzed	AM Peak Hour
Project Description	3345 Calista Road (11381)	Units	U.S. Customary

Segment 1

Vehicle Inputs

Segment Type	Passing Constrained	Length, ft	5280
Lane Width, ft	10	Shoulder Width, ft	0
Speed Limit, mi/h	30	Access Point Density, pts/mi	10.0

Demand and Capacity

Directional Demand Flow Rate, veh/h	276	Opposing Demand Flow Rate, veh/h	-
Peak Hour Factor	0.88	Total Trucks, %	0.00
Segment Capacity, veh/h	1700	Demand/Capacity (D/C)	0.16

Intermediate Results

Segment Vertical Class	1	Free-Flow Speed, mi/h	26.3
Speed Slope Coefficient (m)	1.98563	Speed Power Coefficient (p)	0.41674
PF Slope Coefficient (m)	-1.33486	PF Power Coefficient (p)	0.63079
In Passing Lane Effective Length?	No	Follower Density, followers/mi/ln	4.9
%Improvement to Percent Followers	0.0	%Improvement to Speed	0.0

Subsegment Data

#	Segment Type	Length, ft	Radius, ft	Superelevation, %	Average Speed, mi/h
1	Tangent	5280	-	-	25.3

Vehicle Results

Average Speed, mi/h	25.3	Percent Followers, %	44.7
Segment Travel Time, minutes	2.37	Adj. Follower Density, followers/mi/ln	4.9
Vehicle LOS	B		

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HCS Two-Lane Highway Report

Project Information

Analyst	FTG	Date	Apr 2026
Agency	FTG	Analysis Year	2027
Jurisdiction	Robertson County, TN	Time Analyzed	PM Peak Hour
Project Description	3345 Calista Road (11381)	Units	U.S. Customary

Segment 1

Vehicle Inputs

Segment Type	Passing Constrained	Length, ft	5280
Lane Width, ft	10	Shoulder Width, ft	0
Speed Limit, mi/h	30	Access Point Density, pts/mi	10.0

Demand and Capacity

Directional Demand Flow Rate, veh/h	365	Opposing Demand Flow Rate, veh/h	-
Peak Hour Factor	0.92	Total Trucks, %	0.00
Segment Capacity, veh/h	1700	Demand/Capacity (D/C)	0.21

Intermediate Results

Segment Vertical Class	1	Free-Flow Speed, mi/h	26.3
Speed Slope Coefficient (m)	1.98563	Speed Power Coefficient (p)	0.41674
PF Slope Coefficient (m)	-1.33486	PF Power Coefficient (p)	0.63079
In Passing Lane Effective Length?	No	Follower Density, followers/mi/ln	7.4
%Improvement to Percent Followers	0.0	%Improvement to Speed	0.0

Subsegment Data

#	Segment Type	Length, ft	Radius, ft	Superelevation, %	Average Speed, mi/h
1	Tangent	5280	-	-	25.2

Vehicle Results

Average Speed, mi/h	25.2	Percent Followers, %	50.7
Segment Travel Time, minutes	2.38	Adj. Follower Density, followers/mi/ln	7.4
Vehicle LOS	C		

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October 8, 2026
N-S Project No. 20505.001.007

Mrs. Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
527 S Brown St.
Springfield, TN 37172

Subject: Review of Traffic Assessment
Stagecoach Development Property at 3345 Calista Road

Dear Hunter:

Please accept this correspondence as documentation of our review of the referenced Traffic Assessment (TA), prepared by Fischbach Transportation Group on behalf of Klober Engineering Services. This review provides technical input to assist Robertson County staff in evaluating the proposed development and its potential impact on the surrounding roadway network.

At the County's request, we reviewed the Traffic Assessment prepared for the proposed parcel rezone at 3345 Calista Road for the Stagecoach development property. The review evaluated the assessment's methodologies, evaluation assumptions, capacity & operational analysis, and conclusions to determine consistency with accepted traffic engineering practice, applicable local requirements, and relevant state guidance.

The proposed project consists of approximately 3.0 acres located along the east side of Calista Road, north of Tisdale Drive. The property is currently zoned AG-2 and is proposed to be rezoned to C-1 to accommodate future commercial development. This review does not evaluate the applicability of the county's zoning policy; it acknowledges the zoning reclassification only as documented in the referenced traffic assessment.

Assessment Overview

General Site Description

The TA provides an adequate description of the property, existing and proposed zoning classifications, and surrounding land uses, along with sufficient information to establish the project location and define the study area limits.

Trip Generation and Maximum Development Potential

The TA evaluates a 40,000-square-foot self-storage facility and an alternative 40,000-square-foot strip retail development using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. The estimated daily and peak-hour trips associated with each land use are summarized as follows:

- Land Use Code 151 – Mini-Warehouse (Self-Storage): The TA estimates that the proposed development will generate 3 trips during the AM peak hour (2 entering, 1 exiting), 6 trips during the PM peak hour (3 entering, 3 exiting), and approximately 52 daily trips.

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- Land Use Code 822 – Strip Retail Plaza: The TA estimates that the alternative development will generate 157 trips during the AM peak hour (86 entering, 71 exiting), 252 trips during the PM peak hour (126 entering, 126 exiting), and approximately 2,178 daily trips.

The TA utilizes the higher-trip-generation retail scenario to evaluate the potential roadway impacts associated with the proposed rezoning.

Roadway Conditions and Access Potential
The TA identifies Calista Road as a major collector roadway and describes its existing characteristics.

The TA utilized 24-hour directional traffic counts collected along Calista Road in March 2026, reporting an existing daily traffic volume of approximately 3,702 vehicles. The highest reported AM and PM bidirectional peak-hour volumes were 235 and 343 vehicles, respectively.

The TA evaluated two-lane roadway segment operations along Calista Road using the Highway Capacity Manual (HCM), 7th Edition, methodology. The analyses indicate that the roadway is expected to operate at LOS "B" during the AM peak hour and LOS "C" during the PM peak hour under the alternative retail development scenario.

The TA evaluated the minimum stopping sight distance and intersection sight distance requirements for the proposed access driveway along Calista Road. Based on the posted 30 mph speed limit and the guidelines outlined in the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (Green Book), 7th Edition (2018), the minimum stopping sight distance and intersection sight distance were identified as 200 feet and 335 feet, respectively. Based on preliminary measurements and the existing roadway geometry, the TA indicates that the required sight distances are anticipated to be available at the proposed development access.

Conclusions
The Traffic Assessment concludes that the existing roadway infrastructure along Calista Road can accommodate the anticipated traffic associated with the proposed rezoning. The reported LOS "B" and LOS "C" operations suggest that the roadway has sufficient segment capacity under the evaluated retail development scenario.

Final Remarks and Recommendations

We offer the following comments and recommendations for consideration by Robertson County officials. These remarks are provided as independent technical input based on engineering judgment and professional experience.

The assessment generally addresses the primary elements required under Section 3012 of the Robertson County Zoning Resolution and is consistent with the roadway capacity analysis scope established in the project's MOU. The review confirms that preparation of a Traffic Assessment is appropriate based on the applicability thresholds established in Robertson County's Ordinance,

Section 3012 – Traffic Studies and Assessments. The proposed development meets the following applicable criteria:

- Any rezoning application that the Planning Commission or the Planning Director determines requires a traffic assessment study.

The TA indicates that Calista Road is expected to operate at LOS "B" during the AM peak hour and LOS "C" during the PM peak hour under the more conservative retail development scenario, suggesting that the existing roadway has sufficient capacity to accommodate the anticipated development traffic.

The review takes no exception to the findings and recommendations presented in the Traffic Assessment and considers the study acceptable for the proposed rezoning request.

However, should the project proceed with the higher-trip-generation retail land use evaluated in the assessment, we recommend that the need for supplemental intersection and site access operational analyses be revisited during the subsequent development review process. These evaluations may be necessary to further assess turning-movement operations, potential queuing, and the need for roadway or intersection improvements, including auxiliary turn lanes.

No revisions to the Traffic Assessment are requested at this time. Additional traffic analyses, if warranted by the final development proposal, should be coordinated with Robertson County during the site plan review process.

Thank you for allowing us the opportunity to assist the County with this review. We are happy to answer any questions or provide clarification as needed. Please contact us if additional information is needed.

Sincerely,
NEEL-SCHAFFER, INC.

Jacob Carson

Jacob Carson, P.E., PTOE, RSP$_1$
Engineer II

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
October 22, 2026

Applicant: Stagecoach Development
Representative: Sam Lamberth

Request: Rezone ***2.99 acres*** surveyed acres
Tax Map 096, Parcel 034.00
from AG-2 to C-1



Figure 1: TN Property Viewer: Tax Map 096, Parcel 034.00 in its entirety is highlighted

Property Information:

- Tax Map 096, Parcel 034.00
- 3345 Calista Rd., White House
- Total lot acreage: 2.99 surveyed acres (130,244.40 sq. ft.)
- **Rezone Request: 2.99 acres (130,244.40 sq. ft.)**

Project Narrative:

C-1 Minimum Requirements
***Minimum Lot Size**: 25,000 sq. ft.*
***Front**: 30'*
***Side**: 10'*
Rear: 20'

Min. Lot Width @ Front Bldg. Setback Line: 100'
Min. Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 60%.

Discussion & Observations:
The applicant seeks to rezone 2.99 surveyed acres to C-1 to build a commercial building. The subject property is surrounded by AG-2 zones with varying lot sizes and by White House City property on 3 sides. The applicant's request to rezone to C-1 appears appropriate in terms of dimensions. *Please see Exhibit 1 for excerpts from the Robertson County zoning and Growth Plan map exhibit.*

Growth Plan: Sub-Urban areas are characterized primarily by low-density residential development and supporting uses that transition gradually in intensity between rural and urban areas. Higher-density or more intensive development is generally located near General Urban areas, while lower-density development is located closer to Rural areas. These areas serve as a transition between rural and more developed portions of the community and typically include low-density or estate residential uses, limited supporting uses, and compatible agricultural or equestrian activities.

Traffic Impact Study: *N-S Project No. 20505.001.00: No revisions to the Traffic Assessment are requested at this time. Additional traffic analyses, if warranted by the final development proposal, should be coordinated with Robertson County during the site plan review process.*

However, should the project proceed with the higher-trip-generation retail land use evaluated in the assessment, we recommend that the need for supplemental intersection and site access operational analyses be revisited during the subsequent development review process. These evaluations may be necessary to further assess turning-movement operations, potential queuing, and the need for roadway or intersection improvements, including auxiliary turn lanes.

Recommendation: Negative recommendation to the legislative body. No other C-1 zone properties exist in the area, and the request does not advance the growth plan's stated policies for this geographic area.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



