



MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: February 27, 2025

SUBJECT: March 6, 2025 Planning Commission Meeting

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The Baxter Municipal Planning Commission will hold its regularly scheduled meeting on Thursday March 6, 2025 at 5:00 pm in the Baxter City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of February 6, 2025 minutes.
3. Consideration of final subdivision plat for Phase I of property located on Buffalo Valley Road and Gainesboro Highway (Baxter Pad LLC Division)
4. Consideration of preliminary subdivision plat for Phase II-B of property located near Dale Mires Lane (Schubert Enterprises Division)
5. Staff Report—ERB Properties Division.
6. Other business as necessary.
7. Adjourn.

CTL

**\*See Agenda Review**

Greg Phillips\_\_\_Peggy Huddleston\_\_\_Thomas Daniels\_\_\_Robert Vinson\_\_\_Jeff Herald\_\_\_Richard Waller\_\_\_

Danny Holmes-Mayor\_\_\_ Bob Lane-Building Inspector\_\_\_ John Ramsey-Public Work Director\_\_\_\_\_

Matt White-Fire Chief\_\_\_ Tom Bennett-City Engineer\_\_\_\_\_

## **Agenda Review**

### **Baxter Pad LLC Division—Preliminary**

At the December 4, 2024 meeting, Baxter Pad LLC submitted a preliminary subdivision plat for the purpose of subdividing 7.31 acres into eighty (80) proposed new lots for property located on Buffalo Valley Road and Gainesboro Highway. Seventy-nine (79) lots will be for multi-family residential units with zero (0) lot lines and one (1) lot will be designated for green space, two (2) retention ponds and a recreation area. The proposed residential lots would range in size from 1,113 square feet to 2,246 square feet and some of the proposed new lots are currently vacant and some have existing residential structures. The area designated for green space, two (2) retention ponds and a recreation area is 4.04 acres and will be maintained by a home owner's association. The proposed new lots would be served by an existing six (6) inch water line, an existing eight (8) sewer line, three (3) existing fire hydrants and a proposed city street (Legends Lane). The proposed new lots are currently zoned R-3 (Super High Density Residential) and would comply with all other requirements of the zoning ordinance and subdivision regulations. The plat was granted preliminary approval. The submitted plat is seeking final approval for Phase I which will consist of twelve (12) lots identified as lots F-1 thru F-4 and lots G-1 thru G-8.

### **Schubert Enterprises Division—Preliminary**

Schubert Enterprises submitted a preliminary subdivision plat for Phase II-B for the purpose of subdividing 2.47 acres into sixteen (16) proposed new lots for property located near Dale Mires Lane. The proposed new lots will be for single-family homes on individual lots. The proposed lots would range in size from 0.126 acres (5,500 square feet) to 0.137 acres (6,000 square feet) and all of the proposed new lots are currently vacant. The proposed new lots would be served by a proposed six (6) inch water line, a proposed eight (8) sewer line, a proposed fire hydrant and a proposed city street (London Court). The proposed new lots are currently zoned R-3 (Super High Density Residential) and would comply with all other requirements of the zoning ordinance and subdivision regulations.

### **ERB Properties LLC Division—Final**

ERB Properties LLC submitted a final subdivision plat for the purpose of creating one (1) proposed new lot for property located on Main Street. The proposed new lot would consist of 0.35 acres and an existing residential structure. The proposed new lots are zoned R-3 (Super High Density Residential), are served by an existing eight (8) inch water line, an existing eight (8) inch sewer line and would comply with all other requirements of both the zoning ordinance and the subdivision regulations.

**REPORT OF MEETING  
BAXTER MUNICIPAL PLANNING COMMISSION  
FEBRUARY 6, 2025**

**MEMBERS PRESENT**

Danny Holmes, Mayor  
Robert Vinson  
Richard Waller  
Greg Phillips  
Jeff Herald  
Thomas Daniels  
Peggy Huddleston

**STAFF PRESENT**

Tommy Lee, UCDD Planner

**OTHERS PRESENT**

Bob Lane, Building Inspector  
Matt White, Fire Chief  
Alin Hett  
Susan Swartzentrovers  
John Ramsey, Public Works Director

**MEMBERS ABSENT**

None

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, the Baxter Municipal Planning Commission (PC) meeting was called to order by Chairman Richard Waller on Thursday February 6, 2025 at 5:00 P. M. at the Baxter City Hall.

**ITEM 2: APPROVAL OF NOVEMBER 7, 2024 MINUTES**

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the November 7, 2024 meeting. Jeff Herald made a motion to approve the minutes as presented and to dispense with the reading. Robert Vinson seconded and the motion passed with a vote of all ayes.

**ITEM 3: PUBLIC HEARING AND CONSIDERATION REGARDING AMENDING THE SUBDIVISION REGULATIONS REGARDING STREET WIDTHS FOR THE CONSTRUCTION OF NEW STREETS.**

At the November 7, 2024 meeting, Fire Chief Matt White and Public Works Director John Ramsey requested that all newly constructed streets have a minimum right-of-way of at least fifty (50) feet, a binder width of twenty-six (26) feet and a surface width of twenty-six (26) feet. Staff Planner stated that proposed streets in the R-3 (Super High Residential) district would have to be increased from a minimum forty (40) foot right-of-way to a minimum fifty (50) foot right-of-way. Staff then stated that the street construction section of the subdivision regulations would have to be amended from a twenty (20) foot binder width and a twenty (20) foot surface width to a twenty-six (26) foot width. Chairman Waller requested that Staff Planner schedule a public hearing for the February 6, 2025 meeting to discuss amending the subdivision regulations. After discussion, Jeff Herald made a motion to recommend to the city council that the right-of-way for newly constructed streets in the R-3 district be increased from a minimum forty (40) feet to a minimum fifty (50) feet. Peggy Huddleston seconded and the motion passed with a vote of all ayes. At the February 6, 2025 meeting, Staff Planner presented an amendment to the subdivision regulations that requires all new street construction to have a minimum right-of-way of at least fifty (50) feet, a binder width of twenty-six (26) feet and a surface width of twenty-six (26) feet. After the initial review, Chairman Waller closed the PC meeting and opened a public hearing to receive comments regarding the aforementioned proposed amendment. There was no public comment and due to that fact, Chairman Waller closed the public hearing and reopened the PC meeting. After discussion, Robert Vinson made a motion to adopt the aforementioned proposed amendment. Thomas Daniels seconded and the motion passed with a vote of all ayes.

**ITEM 4: DISCUSSION REGARDING PROJECTS FOR THE PUTNAM COUNTY TRANSPORTATION PRIORITY LIST.**

Chairman Richard Waller opened the floor for discussion regarding updating the Baxter projects included in the Putnam County Transportation priority list. Staff Planner presented fifteen (15) projects for the PC to review. During review, the PC concluded that three (3) projects should be removed as they have been either completed or deemed irrelevant. The PC decided to add six (6) projects including adding sidewalks on SR-70N from Upperman High School to the SR-56 intersection, paving and milling for Broad Street, widening 1<sup>st</sup> Avenue South from Broad Street to Buffalo Valley Road, installing a culvert at the 3<sup>rd</sup> Avenue bridge, intersection improvements at 1<sup>st</sup> Avenue North and Highway 70N and turn lane improvements at 1<sup>st</sup> Avenue/SR-56 intersection.

**ITEM 5: STAFF REPORT**

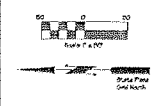
Staff Planner presented a report for one (1) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plat is as follows:

**Fitzpatrick Division—Final**

Kellie Fitzpatrick submitted a final subdivision plat for the purpose of subdividing 0.27 acres into two (2) proposed new lots for property located on Broad Street. Lot 1 would consist of 0.20 acres and an existing structure. Lot 2 would consist of 0.07 acres and an existing structure. The proposed new lots are zoned CBD (Central Business District), are served by an existing six (6) inch water line, an existing eight (8) inch sewer line and would comply with all other requirements of both the zoning ordinance and the subdivision regulations.

With no other business to discuss, Robert Vinson made a motion to adjourn. Jeff Herald seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on March 6, 2025.

CTL



**PROJECT INFORMATION**

Project Name: **Legends Lane**

Site Number: **12345**

Map Date: **12/15/2023**

Map Scale: **1/8" = 100'**

Area	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Total Area	123,456	123,456	123,456
Area 1	12,345	12,345	12,345
Area 2	23,456	23,456	23,456
Area 3	34,567	34,567	34,567
Area 4	45,678	45,678	45,678

**PROPERTY INFORMATION**

Property Owner: **Mr. John Doe**

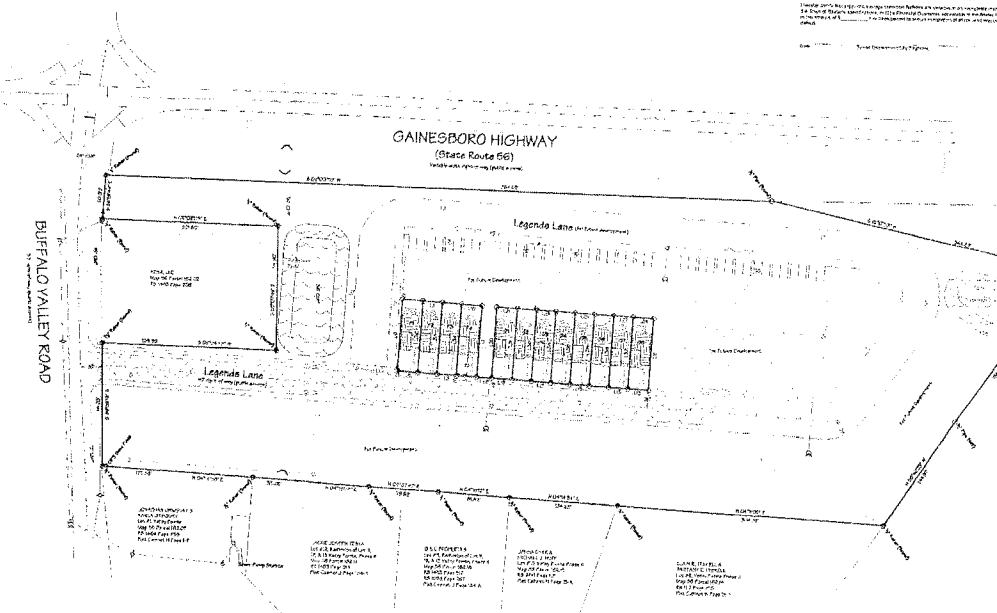
Address: **12345 Legends Lane, Springfield, TN 37101**

**LEGEND**

- 1. Proposed Building Footprint
- 2. Existing Building Footprint
- 3. Proposed Driveway
- 4. Existing Driveway
- 5. Proposed Parking
- 6. Existing Parking
- 7. Proposed Landscaping
- 8. Existing Landscaping
- 9. Proposed Fencing
- 10. Existing Fencing

**NOTICE TO CONTRACTORS**

This plan is to be used for the construction of the project shown herein. It is the responsibility of the contractor to verify the accuracy of the information shown on this plan and to obtain all necessary permits from the appropriate authorities.



**NOTICE TO CONTRACTORS**

This plan is to be used for the construction of the project shown herein. It is the responsibility of the contractor to verify the accuracy of the information shown on this plan and to obtain all necessary permits from the appropriate authorities.

**HATCH LEGEND**

Hatch Pattern	Description
[Diagonal lines /]	Proposed Building Footprint
[Diagonal lines \]	Existing Building Footprint
[Dotted pattern]	Proposed Driveway
[Dotted pattern]	Existing Driveway
[Cross-hatch]	Proposed Parking
[Cross-hatch]	Existing Parking
[Stippled]	Proposed Landscaping
[Stippled]	Existing Landscaping
[Horizontal lines]	Proposed Fencing
[Horizontal lines]	Existing Fencing

**LEGEND**

- 1. Proposed Building Footprint
- 2. Existing Building Footprint
- 3. Proposed Driveway
- 4. Existing Driveway
- 5. Proposed Parking
- 6. Existing Parking
- 7. Proposed Landscaping
- 8. Existing Landscaping
- 9. Proposed Fencing
- 10. Existing Fencing

**PROPERTY INFORMATION**

Property Owner: **Mr. John Doe**

Address: **12345 Legends Lane, Springfield, TN 37101**

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	12,345	12,345	12,345
2	23,456	23,456	23,456
3	34,567	34,567	34,567
4	45,678	45,678	45,678

**20TH CIVIL DISTRICT**

**FINAL PLAT**

**Legends Lane**

City of Madison Municipal Planning Commission

Developer: **John Doe LLC**  
Address: **12345 Legends Lane, Springfield, TN 37101**  
Telephone: **858-555-5555**

Surveyor: **Christopher M. Vick, S.L.S.**  
Address: **2772 Legends Lane, Cookeville, TN 38506**  
Telephone: **858-555-5555**

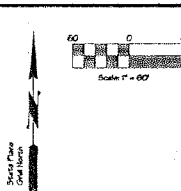
Contractor: **John Doe LLC**  
Address: **12345 Legends Lane, Springfield, TN 37101**  
Telephone: **858-555-5555**

Recorder: **John Doe LLC**  
Address: **12345 Legends Lane, Springfield, TN 37101**  
Telephone: **858-555-5555**

Notary Public: **John Doe, S.L.S.**  
Address: **12345 Legends Lane, Springfield, TN 37101**  
Telephone: **858-555-5555**

Approved by: **John Doe, S.L.S.**  
Date: **12/15/2023**

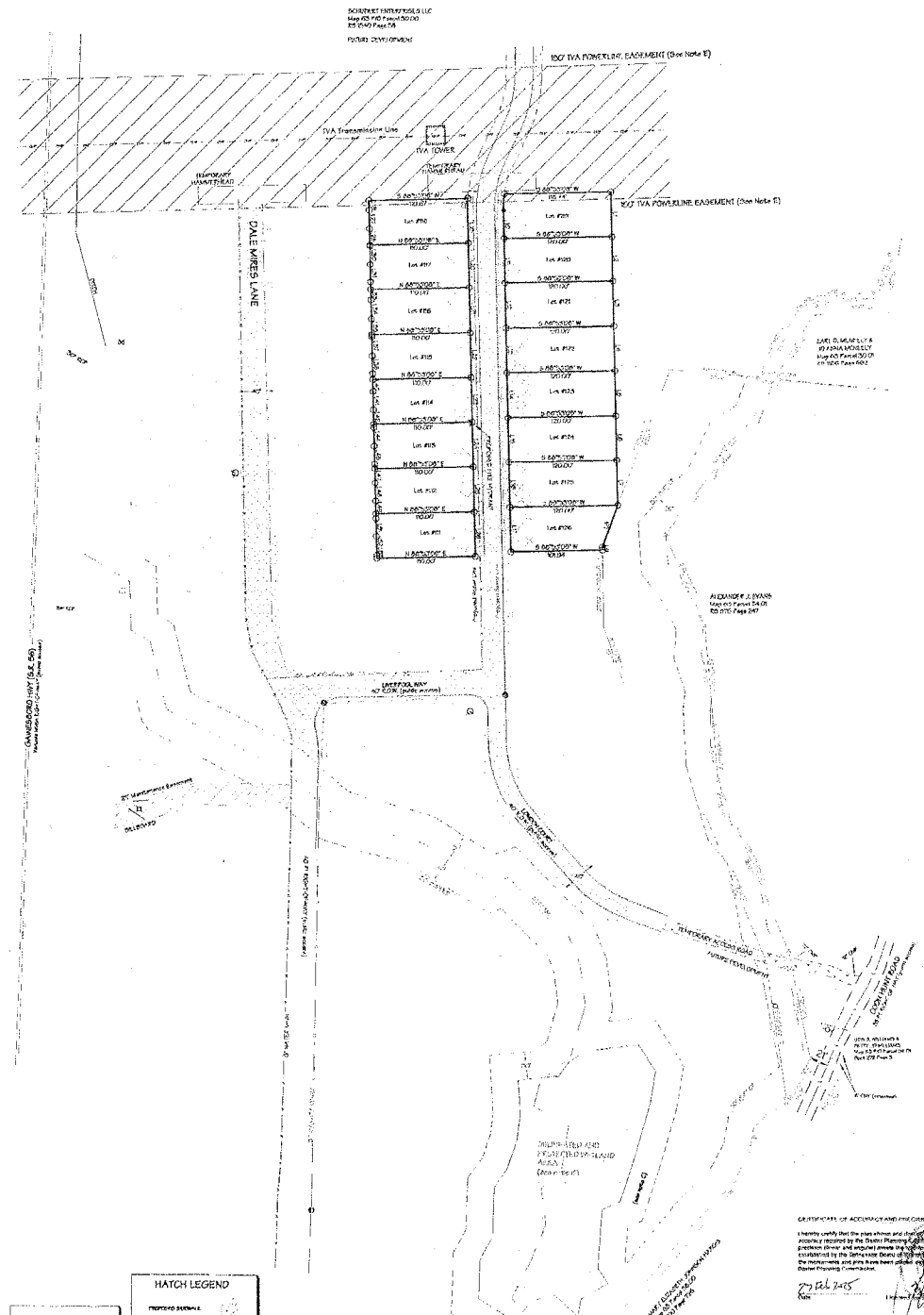
Christopher M. Vick, S.L.S. #2564  
VICK SURVEYING, LLC  
2772 Legends Lane, Cookeville, TN 38506-1234



SPECIAL FLOOD HAZARD AREA (SFHA) DEVELOPMENT  
 According to the FEMA FIRM # 13115C0203  
 Check One  
 [ ] No areas of the subject property depicted on this plat are in a SFHA  
 [ ] All of the subject property depicted on this plat is in a SFHA  
 [ ] Design a portion of the subject property depicted on this plat as in a SFHA

Note: The recording of this plat and/or other instruments, improvement of the plat of Addition Phase Subdivision Phase II-B recorded in Plat C-1, Page 274, and Core Trust Trust Order recorded in Plat C-1, Page 274, both in the Register's Office for Putnam County, Tennessee.

LOT	AREA	PERMITS	GROUND ELEVATION	ADJACENT RECORDS
11	0.0000	0.0000	0.0000	
12	0.0000	0.0000	0.0000	
13	0.0000	0.0000	0.0000	
14	0.0000	0.0000	0.0000	
15	0.0000	0.0000	0.0000	
16	0.0000	0.0000	0.0000	
17	0.0000	0.0000	0.0000	
18	0.0000	0.0000	0.0000	
19	0.0000	0.0000	0.0000	
20	0.0000	0.0000	0.0000	
21	0.0000	0.0000	0.0000	
22	0.0000	0.0000	0.0000	
23	0.0000	0.0000	0.0000	
24	0.0000	0.0000	0.0000	
25	0.0000	0.0000	0.0000	
26	0.0000	0.0000	0.0000	
27	0.0000	0.0000	0.0000	
28	0.0000	0.0000	0.0000	
29	0.0000	0.0000	0.0000	
30	0.0000	0.0000	0.0000	
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32	0.0000	0.0000	0.0000	
33	0.0000	0.0000	0.0000	
34	0.0000	0.0000	0.0000	
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37	0.0000	0.0000	0.0000	
38	0.0000	0.0000	0.0000	
39	0.0000	0.0000	0.0000	
40	0.0000	0.0000	0.0000	
41	0.0000	0.0000	0.0000	
42	0.0000	0.0000	0.0000	
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68	0.0000	0.0000	0.0000	
69	0.0000	0.0000	0.0000	
70	0.0000	0.0000	0.0000	
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72	0.0000	0.0000	0.0000	
73	0.0000	0.0000	0.0000	
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89	0.0000	0.0000	0.0000	
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91	0.0000	0.0000	0.0000	
92	0.0000	0.0000	0.0000	
93	0.0000	0.0000	0.0000	
94	0.0000	0.0000	0.0000	
95	0.0000	0.0000	0.0000	
96	0.0000	0.0000	0.0000	
97	0.0000	0.0000	0.0000	
98	0.0000	0.0000	0.0000	
99	0.0000	0.0000	0.0000	
100	0.0000	0.0000	0.0000	



Note A: Zoning information is derived from the Official Zoning Map of DeKalb, TN.  
 Note B: National information shown herein is derived from the plat in Plat C-1, Page 180A as recorded in the Register's Office for Putnam County, Tennessee. The information and said plat were supplied by MWH Environmental, LLC.  
 Note C: Aquatic Construction Buffer - 50 feet as measured from the edge of all major waterways and wetlands.  
 Note D: The 100' TVA Powerline Easement as shown herein is derived from Deed Book 70, Page 410 as recorded in the Register's Office for Putnam County, Tennessee. Discharge are not permitted to be located inside the TVA Easement area.  
 Note: Every assessment of record contained and considered as part of this survey is noted herein. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown herein is subject to change if the survey is presented with or made known of any additional information or evidence not represented herein and deemed essential to establishing the correct boundary line.  
 This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: easements, encumbrances or rights of way unless otherwise noted herein; sub-surface utilities or structures shown on ground utilities other than those which are clearly shown and labeled as such herein; bridges, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such herein; flood areas or designated flood zones unless otherwise noted on any and all other land features that could be deemed topographic.  
 Note: The plat shown herein is subject to regulatory authority and is subject to change according to physical evidence. (i.e. Shutoff, painted lines, rocks, signs, poles, fences of ownership, etc.)  
 Note: This property may be subject to utility liens/unpaid utility bills.  
 The surveyor is not responsible for any underground conditions or location of any underground conditions not visible and including but not limited to wells, electrical conduits, electrical conduits and pipes or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-368-5888 (T1 ONE CALL).  
 I hereby certify that this is a category I A.V. survey and that the ratio of precision of the unadjusted survey is at minimum 1/2500 as shown herein and has been performed in compliance with current Tennessee Subdivision Standards of Practice.  
 Note: This survey and its associated records are intended solely for the benefit of the surveyor's client.  
 Drawn by: JLG File No: 22-1012 Phase II-B

**LEGEND**

- ▲ POINT CENTER
- TIE
- MARKER
- IRONY MOVEMENT
- ELECTRIC ACCESS PANEL
- POWER POLE
- CABLE BOX
- FENCE POST
- DEAN
- WATER METER
- TELEPHONE POLE
- ICE PILE/BOX
- FIRE HYDRANT
- ROAD
- WATER TANK
- SEPT TANK (shown)
- METAL CRATE
- BURNED POLE
- ICE HOUSE (shown)
- POWER LINES
- CEMENT

**HATCH LEGEND**

- Public Access (10' from boundary, 20' from body of water)
- Tractory, Field, Pasture, etc.
- Utility/Easement
- Original Not to Scale

**CRITICAL DATE (2023)**  
 (Date of Survey)  
 DATE: 11/17/23  
 TIME: 12:00 PM  
 SURVEYOR: J. L. GIBSON  
 (Date of Survey)  
 DATE: 11/17/23  
 TIME: 12:00 PM  
 SURVEYOR: J. L. GIBSON

**SPS CERTIFICATION**  
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to produce the survey:  
 (1) Type of Survey: Field  
 (2) Method of Survey: GPS  
 (3) Date of Survey: 11/17/23  
 (4) Instrument Used: GPS  
 (5) Instrument Model: Trimble R10  
 (6) Instrument Serial Number: 10000000000000000000  
 (7) Control Station: Control  
 (8) Control Station Model: Control  
 (9) Control Station Serial Number: Control

20TH CIVIL DISTRICT  
 PRELIMINARY PLAT  
 FOR  
**PADDINGTON PLACE SUBDIVISION**  
**PHASE II-B**  
 PRESENTED TO  
**CITY OF BAXTER MUNICIPAL PLANNING COMMISSION**

DEVELOPER: SCHUBERT ENTERPRISES LLC  
 ADDRESS: P.O. BOX 1191  
 COOKVILLE, TN 38506  
 TELEPHONE: 931-200-1057

SURVEYOR: CHRISTOPHER M. VICK  
 ADDRESS: 2772 Hidden Cove Road  
 COOKVILLE, TN 38506  
 TELEPHONE: 931-272-1286

ENGINEER: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_

OWNER: SCHUBERT ENTERPRISES LLC  
 ADDRESS: P.O. BOX 1191  
 COOKVILLE, TN 38506  
 TELEPHONE: 931-200-1057

ACREAGE SUBDIVIDED: 2.47 LOTS: 18  
 DEED BOOK REFERENCE: SEE PLAT

TAX MAP: 83 PARCEL NO. 06 00  
 SCALE: 1"=60'-0" DATE: 01 FEB 2023

Christopher M. Vick, RLS #2164  
 VICK SURVEYING, LLC  
 2772 Hidden Cove Road, Cookeville, TN 38502-1286

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HAVE BY AND THROUGH MYSELF OR BY AND THROUGH MY AGENTS, ATTORNEYS, OFFICERS, EMPLOYEES, AND OTHERS, FULLY AND COMPLETELY ACQUIRED AND CONVEYED TO THE PUBLIC, OR TO THE STATE OF TENNESSEE, ALL RIGHTS, TITLE, AND INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN.

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER LINES**

I HEREBY CERTIFY THAT THE WATER LINES AND SERVICE LINES SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE TOWN OF PUTNAM, TENNESSEE, WATER DEPARTMENT ORDINANCES AND REGULATIONS, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN.

DATE: \_\_\_\_\_ WATER DEPARTMENT CHIEF ENGINEER: \_\_\_\_\_

**CERTIFICATE OF ACCURACY AND PRECISION**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN.

DATE: \_\_\_\_\_ SURVEYOR: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE SYSTEMS**

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEMS, AND UTILITIES SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE TOWN OF PUTNAM, TENNESSEE, WATER DEPARTMENT ORDINANCES AND REGULATIONS, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN.

DATE: \_\_\_\_\_ WATER DEPARTMENT CHIEF ENGINEER: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SEWAGE COLLECTION FACILITIES**

I HEREBY CERTIFY THAT THE SEWAGE COLLECTION FACILITIES SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE TOWN OF PUTNAM, TENNESSEE, WATER DEPARTMENT ORDINANCES AND REGULATIONS, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN.

DATE: \_\_\_\_\_ WATER DEPARTMENT CHIEF ENGINEER: \_\_\_\_\_

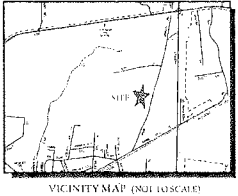
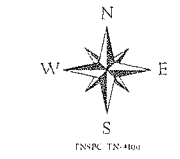
**CERTIFICATE OF APPROVAL OF RECORDING**

I HEREBY CERTIFY THAT THE SURVEYOR'S PLAN SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF PUTNAM, TENNESSEE, WATER DEPARTMENT, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND I HAVE FULLY AND COMPLETELY RELEASED AND EXEMPTED THE PUBLIC, OR THE STATE OF TENNESSEE, FROM ALL LIABILITY FOR ANY DAMAGE TO THE PROPERTY SHOWN AND DESCRIBED HEREIN.

DATE: \_\_\_\_\_ TOWN OF PUTNAM, TENNESSEE: \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	101.00	14.78	14.93	S 73°30'00" E	18°58'41"
C2	1469.64	70.98	10.95	S 21°57'00" W	4°22'37"



**PARCEL REFERENCE**

BEING A PORTION OF PARCELS 8-0-0, AS SHOWN ON PUTNAM COUNTY TAX MAP 036

**DEED REFERENCE**

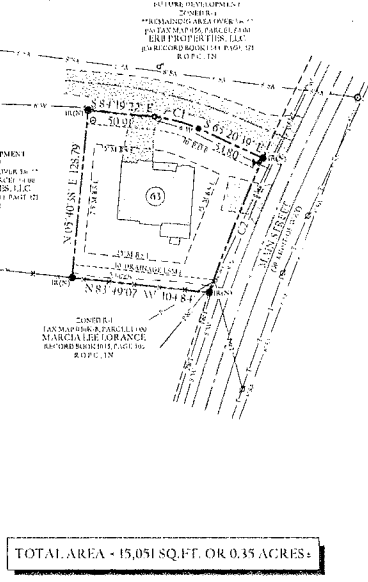
DEED - INSTRUMENT 1187 SAAB PROPERTY, COUNTY OF PUTNAM COUNTY, TENNESSEE, RECORDED RECORD BOOK 1241 PAGE 271 REC'D 11-15

**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAN IS TO CREATE ONE (1) RESIDENTIAL LOT.
2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON OCTOBER 22, 2020 UTILIZING A GOWAN BY PERVA PULL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE TRIP STATIONS SHOWN WERE DERIVED USING THE CLOSEST RTK GPS STATION REFERENCED TO NAD83 (2011) (EPOCH 2001), GROUND 10 SECONDATIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 10 MM V. 0.08.
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
5. THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
6. THIS PLAN DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIPHERY OF THE PROPERTY SHOWN HEREON.
7. LOCATIONS OF UTILITIES ARE APPROXIMATE CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
8. ACCORDING TO FEMA FLOOD RISK INSURANCE MAP 4710C095D DATED 05-16-2007, A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

**LEGEND**

(Symbol)	LOT (BOUNDARY AREA)
(Symbol)	NON-MEASURED POINT
(Symbol)	SEWER MAINLINE
(Symbol)	CLEAN OUT
(Symbol)	WATER METER
(Symbol)	WATER MAIN
(Symbol)	FIRE HYDRANT
(Symbol)	UTILITY POLE
(Symbol)	POWER LINE
(Symbol)	ENCLOSURE
(Symbol)	FOUNDATION
(Symbol)	WATER LINE
(Symbol)	SEWER LINE
P.U.E.	PUBLIC UTILITY EASEMENT
M.B.A.	MINIMUM BOUNDARY SURVEY
(Symbol)	REGISTERED OFFICE
(Symbol)	PUTNAM COUNTY, TN
(Symbol)	ASPHALT SURFACE



**TOTAL AREA - 15,051 SQ. FT. OR 0.35 ACRES**

**ZONE R-3**

APPLICABLE ZONING ORDINANCE

VIEW: 30'  
URBAN: 20'  
REAR: 20'  
SIDE: 20'

**WHITTENBURG LAND SURVEYING**

24 EAST BYRNS STREET  
COPPERHILL, TN 38010  
931-326-9000

**FINAL SUBDIVISION PLAN**

**LOT 63, COPPERHILL FARMS**

200 CIVIL DISTRICT  
PUTNAM COUNTY, TENNESSEE

DRAWN BY	TLD	ACRES	0.35
NUMBER OF LOTS	1	JOB NUMBER	30-418
PARCEL #	1005MAP036, PARCEL 64-00	DATE	05-12-2023
ADDRESS	MAIN STREET	SCALE	1"=30'

**OWNERS**

RRR PROPERTIES, LLC  
600 THE LAKE ROAD  
COPPERHILL, TN 38010  
931-264-4110

**SURVEYOR**

TAYLOR DILLON  
WHITTENBURG LAND SURVEYING  
24 EAST BYRNS STREET  
COPPERHILL, TN 38010  
931-326-9000