



**City of Millersville Planning Commission
Regular Meeting Agenda - **AMENDED**
Tuesday, July 9, 2019 5:00 pm
Commission Chambers**

- 1) Call to Order
- 2) Invocation & Pledge of Allegiance
- 3) Roll Call
- 4) Disclosure of Ex-parte Communications
- 5) Approve the Minutes of the Planning Commission Meeting(s):
 - a) May 14, 2019 (to be forwarded prior to this meeting)
 - b) June 11, 2019 – NO MEETING MINUTES to approve; Discussion only
- 6) Public Comments (Limited to 3 minutes per speaker for items on this agenda)
- 7) Action Item(s):
 - a) Site Plan for Camp Holloway – New Troop Dormitory
 - b) Minor Subdivision Plat for 1280 & 1282 (or 1280 A&B) Louisville Hwy
 - c) **Rezone Parcels RC Map 125 Parcels 225.00, 226.00 (portion) & 81.00 (portion) from C-3 & R-1 & R-3 to Residential R-5**
- 9) Development Services Department Report
 - a) Board of Zoning Appeals Meeting – July 2, 2019 Summary
 - b) Planning & Zoning Activities
- 10) Commissioners Comments & General Discussion
- 11) Public Comments (Limited to 3 minutes per speaker for items not on this agenda)
- 12) Next Planning Commission Meeting is scheduled for August 13, 2019
- 13) Adjournment

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Recorder at 615-859-0880 at least 72 hours prior to the meeting.



**City of Millersville Planning Commission
Meeting Minutes
Tuesday, May 20, 2019 5:00 pm
Commission Chambers**

- 1) **Call to Order:** Chairman Fox called the Rescheduled May Meeting of Planning Commission to order at 5:25pm.
- 2) **Roll Call:** Chairman Fox called the roll of Commission; a quorum was present and included the following:

Commission Present:

**Mr. Frank Fox
Mr. David Gregory
Mr. Keith Bell
Mrs. Deborah Wade**

Absent:

**Mr. Lee Smith
Ms. Alisa Huling**

Staff Present:

**Mr. Michael Barr
Mrs. Michelle Bernard**

- 3) **Approve the Minutes of the Planning Commission Meeting(s):**
 - a) **April 9, 2019 (to be forwarded prior to this meeting)**

Chairman Fox requests the Commission to approve the April 9, 2019 Meeting Minutes. Mr. Bell made the motion to “approve the April 9, 2019 Meeting Minutes as presented.” Secretary Gregory seconded the motion.
- 4) **Public Comments (Limited to 3 minutes per speaker for items on this agenda):**

No comments were made.
- 5) **Action Item(s):**
 - a) **Site Plan for McWhirter Building 1621 Hwy 31-W:**

Mr. Barr stated the applicant is requesting approval of the Commercial Site Plan for an office/warehouse building. This 7,000 sq ft building includes 1,340 sq ft of office and 5,660 sq ft of warehouse with 4 overhead garage bay doors. The front portion of the parcel is zoned Commercial C-1 with the rear zoned for Residential R-4. The building is proposed on the Commercial portion with the Stormwater Pond in the rear. The Landscape Plan for buffering will be provided with the Building Permit Application.

The Site Plan appears to meet the requirements of the C-1 zoning. The proposed building's elevation and fascia materials will meet the City's standards and will not require review by this Board.

Mr. Barr is recommending "conditional" approval of the Site Plan and proposed building fascia materials pending the final review and acceptance of the plans by the City's Engineer. Mr. Bell made the motion to "conditionally" approve the commercial Site Plan for the McWhirter Building located at 1621 Hwy 31-W. Secretary Gregory seconded the motion. **Motion carried by Unanimous Vote, (4-aye, 0-nay)**

9) Development Services Department Report

a) Board of Zoning Appeals Meeting – May 7, 2019 Summary:

Mr. Barr stated that the Board of Zoning Appeals received a request from Ace Auto Salvage for a special exception to sell automobiles. This was approved with terms & conditions.

b) Planning & Zoning Activities:

Mr. Barr presents the Commission with a handout regarding Development Services Department Report.

10) Commissioners Comments & General Discussion

a) Ted Dorris Rd Development Area & Zoning

b) Reynolds Farm Development Area & Zoning

Due to meeting in the middle of a scheduled Work Session, this was deferred to the next meeting.

11) Public Comments (Limited to 3 minutes per speaker for items not on this agenda):

No comments were made.

12) Next Planning Commission Meeting is scheduled for June 11, 2019

13) Adjournment: Mr. Bell made the motion to adjourn, seconded by Secretary Gregory.

Motion carried by Unanimous Vote. (4-aye, 0-nay).

Meeting adjourned at 5:36pm.

Chairman Frank Fox

Secretary David Gregory

Recording Secretary Michelle Bernard

Approval Date



City of Millersville Development Services

Planning Commission Item #7a

Summary & Recommendation

Date: July 9, 2019

Reviewer: Michael Barr, Community Development Director

Subject: Commercial Site Plan for Camp Holloway Troop Dormitory

Background: The Applicant is requesting approval of the Commercial Site Plan for replacement dormitory or “troop building” at the Camp Holloway Girl Scout Camp.

The property is zoned as Commercial C-2 and is utilized as a campground and recreational facility dating back to at least 1951. This new building is an expansion of the existing use.

This new dormitory is being relocated across the gravel roadway to a more level site. This building will contain lodging for up to 38 persons and include restrooms and a small kitchen with dining area. The original building has been demolished and removed.

Site improvements include appropriate utilities and emergency access.

The City’s Engineering Review is not complete at this time.

Building Elevations depict a timber post framing with board & batten wall finish as appropriate for a campground and complimentary with other buildings on site.

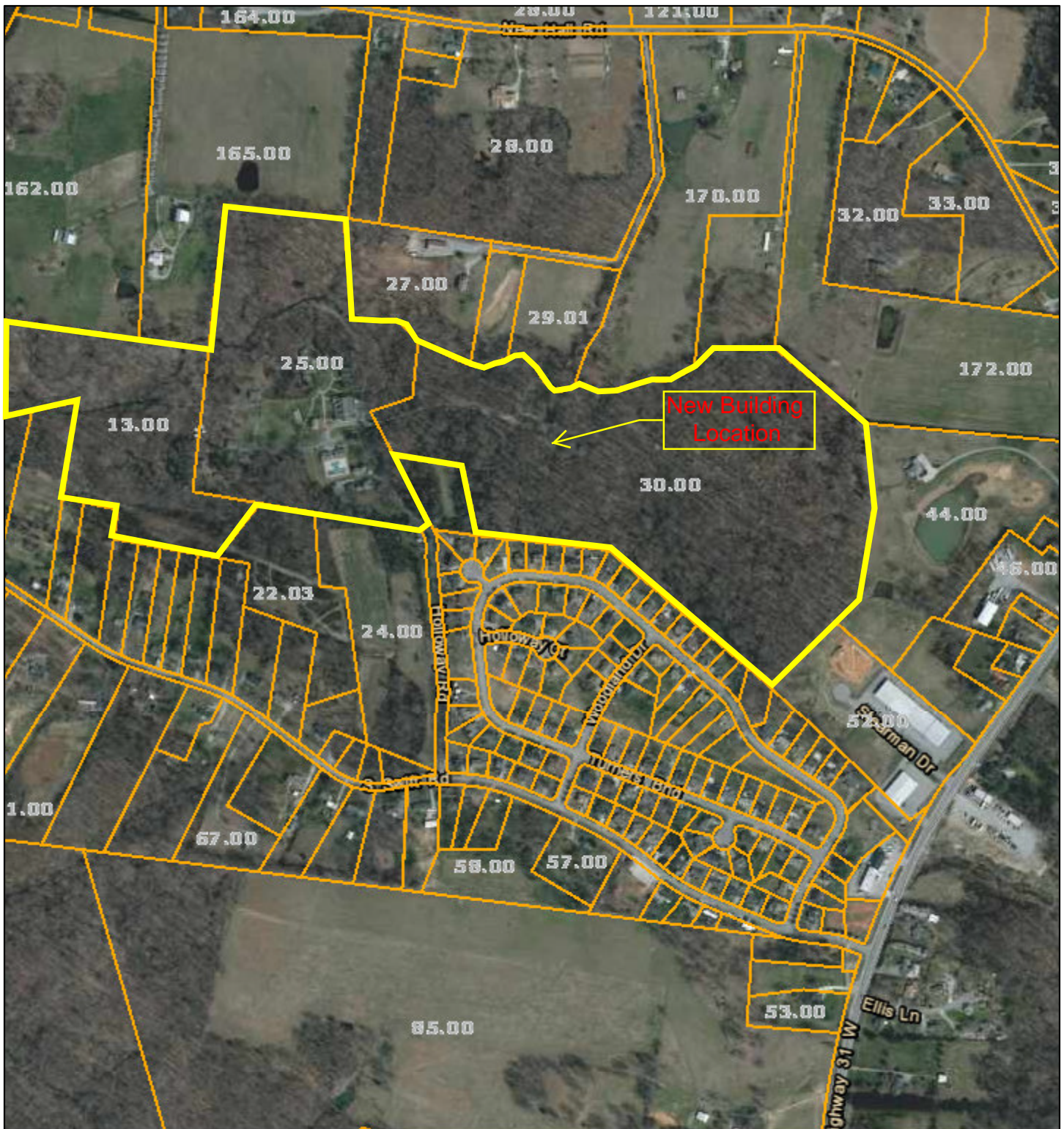
Attachments: Site Plan
Building Elevations
Building Floor Plan
Aerial Map

Public Notice Sign Posted: n/a

Recommendation: “Conditional” approval of the Site Plan & Building Elevations.

Conditions, if any: Pending the final review and acceptance of the plans by the City’s Engineer.

CAMP HOLLOWAY GIRL SCOUT CAMP



Esri, HERE, Garmin, (c) OpenStreetMap contributors
 TN Comptroller - OLG
 TDOT
 State of Tennessee, Comptroller of the Treasury, Office of Local Government
 (OLG)

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.



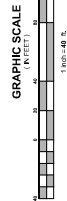
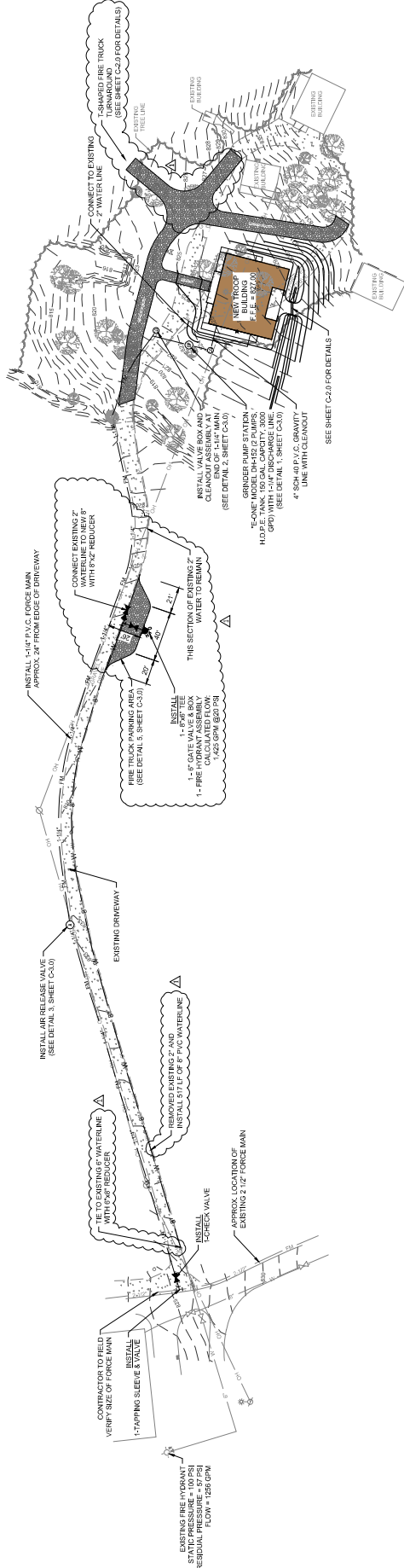
REVISIONS
09-03-19 MODIFIED NEW TROOP BUILDING LOCATION
DATE: December 12, 2018
WMA NO.: 176-0118
SHEET NUMBER:

GRADES, DRAINAGE AND EROSION CONTROL NOTES:

1. ALL GRADING, CHANGING AND EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF MILLENBURY AND THE STATE OF TENNESSEE.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND EROSION CONTROL MEASURES AS MUCH AS POSSIBLE. ANY CHANGES TO THE DRAINAGE PATTERNS OR EROSION CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER.
3. PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADES.
4. ALL NEWLY GRADED AREAS INCLUDING BLOTTED SHALL BE SEEDING AND MULCHED OR SOGGED TO EFFECTIVELY PREVENT SOIL EROSION. SEEDING SHALL BE PERFORMED WITHIN 14 DAYS OF COMPLETION OF GRADING.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND EROSION CONTROL MEASURES AS MUCH AS POSSIBLE. ANY CHANGES TO THE DRAINAGE PATTERNS OR EROSION CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND EROSION CONTROL MEASURES AS MUCH AS POSSIBLE. ANY CHANGES TO THE DRAINAGE PATTERNS OR EROSION CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER.
7. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT CONSTRUCTION LIMITS WITHOUT PROPER AGREEMENTS WITH THE PROPERTY OWNERS.
8. PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS ALL BASEMENTS OR DEEPENED AREAS SHALL BE FILLED WITH TYPE III GRANULAR FILL. ANY GRANULAR FILL SHALL BE PLACED WITHIN THE SET BACK AND NOT BE USED FOR TOPSOIL SPREAD ONLY.

WATER AND SANITARY SEWER NOTES:

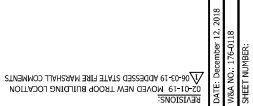
1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF MILLENBURY AND THE STATE OF TENNESSEE.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND EROSION CONTROL MEASURES AS MUCH AS POSSIBLE. ANY CHANGES TO THE DRAINAGE PATTERNS OR EROSION CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER.
3. BOTH WATER AND SEWER LINES SHALL BE CONSTRUCTED WITHIN 10 FEET OF THE BUILDING AT THE POINT THE INVERT ELEVATION OF THE SEWER LINE SHALL BE AT LEAST 2 FEET BELOW THE FINISHED FLOOR ELEVATION.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND EROSION CONTROL MEASURES AS MUCH AS POSSIBLE. ANY CHANGES TO THE DRAINAGE PATTERNS OR EROSION CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER.
5. WATER SERVICES OF THE SITE SHOWN HEREON SHALL BE TYPE "N" CORNER.
6. THE EXISTING WATER MAIN FOR ALL UTILITY (NOT JUST THE ONE INSTALLED) JAMES RANGS AREAS ARE SHOWN HEREON SHALL BE CLOUSED TO BE MECHANICALLY REMOVED IN PLACE FOR THE SETBACK AND LENGTH OF THE TRENCH.



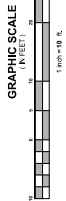
UTILITY DISCLAIMER

THESE UTILITIES WERE LOCATED BY VISUAL SURVEY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES.





C-2.0

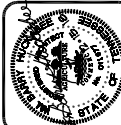


UTILITY DISCLAIMER

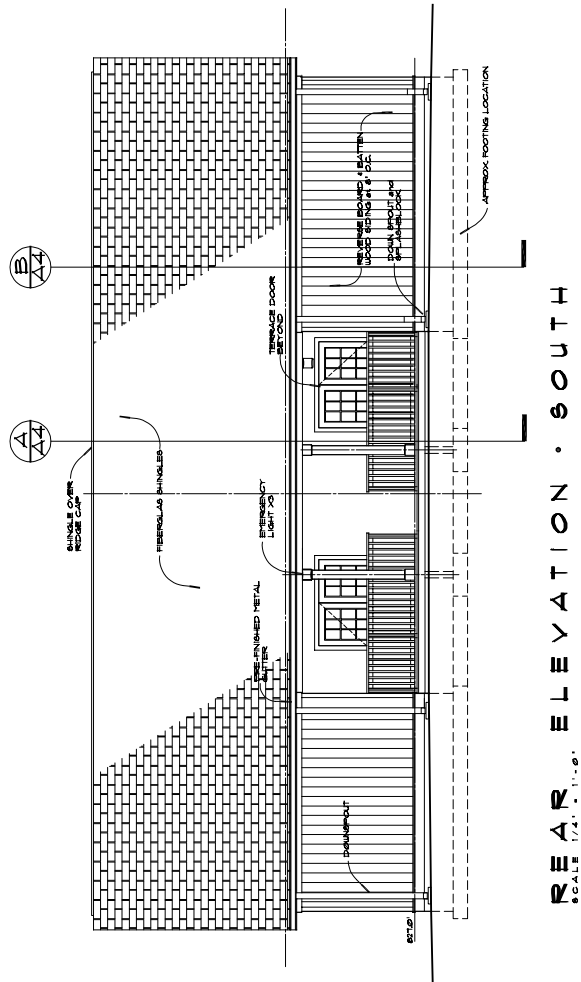
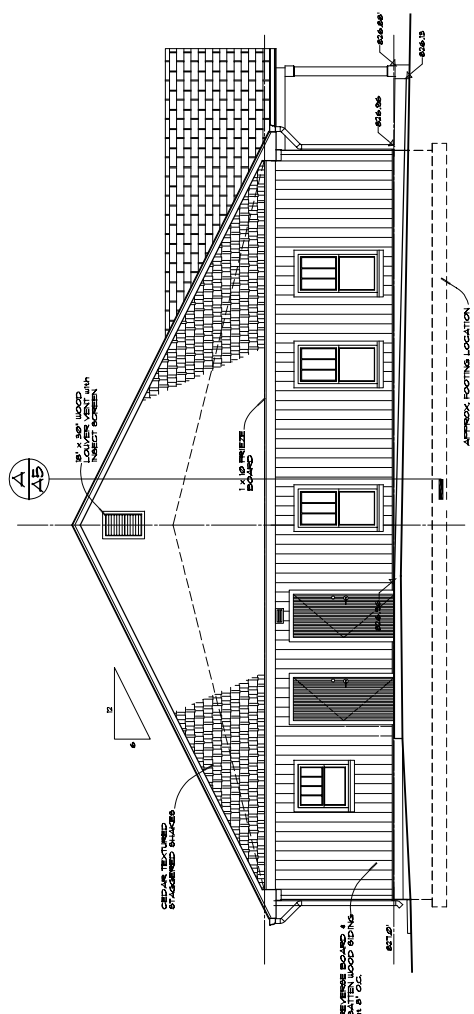
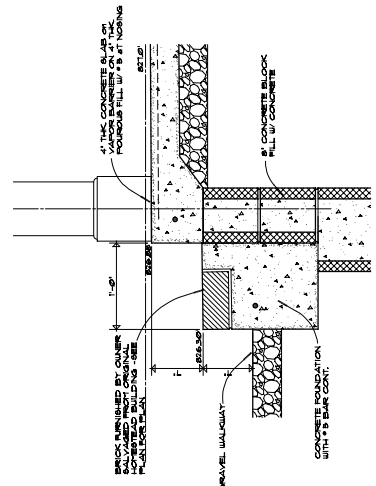
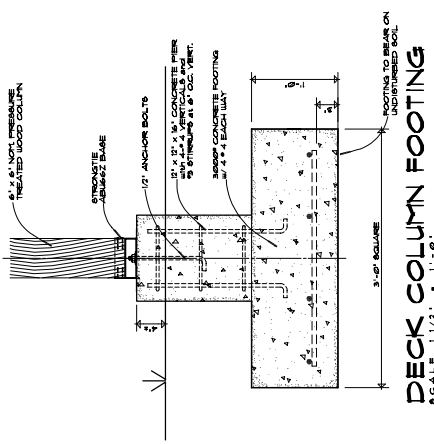
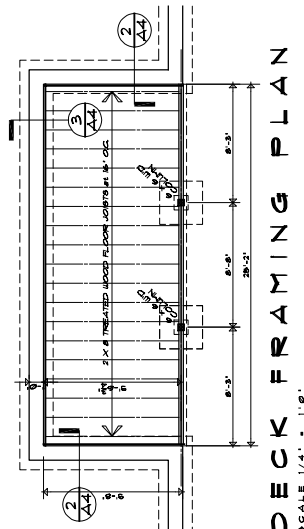


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7501 HOLLOWAY ROAD
MILLERSVILLE - SUMNER COUNTY, TENNESSEE



HUCKABEE ASSOCIATES
ARCHITECTURE, INC.
9 CARTER LANE • MT. JULIET, TENNESSEE 37122 • (615) 758-8858



BUILDING DATA

BUILDING DATA: CONSTRUCTION OF A NEW TROOP BUILDING
CONSTRUCTION TYPE V-B UNPROTECTED
FULLY SPRINKLERED - NFPA 13R
FREE STANDING SINGLE STORY BUILDING

BUILDING CLASSIFICATION: GROUP R-1 RESIDENTIAL (transient)
GROSS AREA = 2,113 SQUARE FEET

TOILET FACILITIES: ACCESSIBLE TOILETS ARE LOCATED IN THIS FACILITY

ALL WALLS ARE CONSTRUCTED OF 2 X 4 WOOD STUDS WITH 5/8" TYPE "X"

FIRE CODE GYPSUM BOARD EACH SIDE, FINISHED TO RECEIVE PAINT.

ALL CEILING ARE TYPE "X" FIRE CODE GYPSUM BOARD ON PRE-ENGINEERED

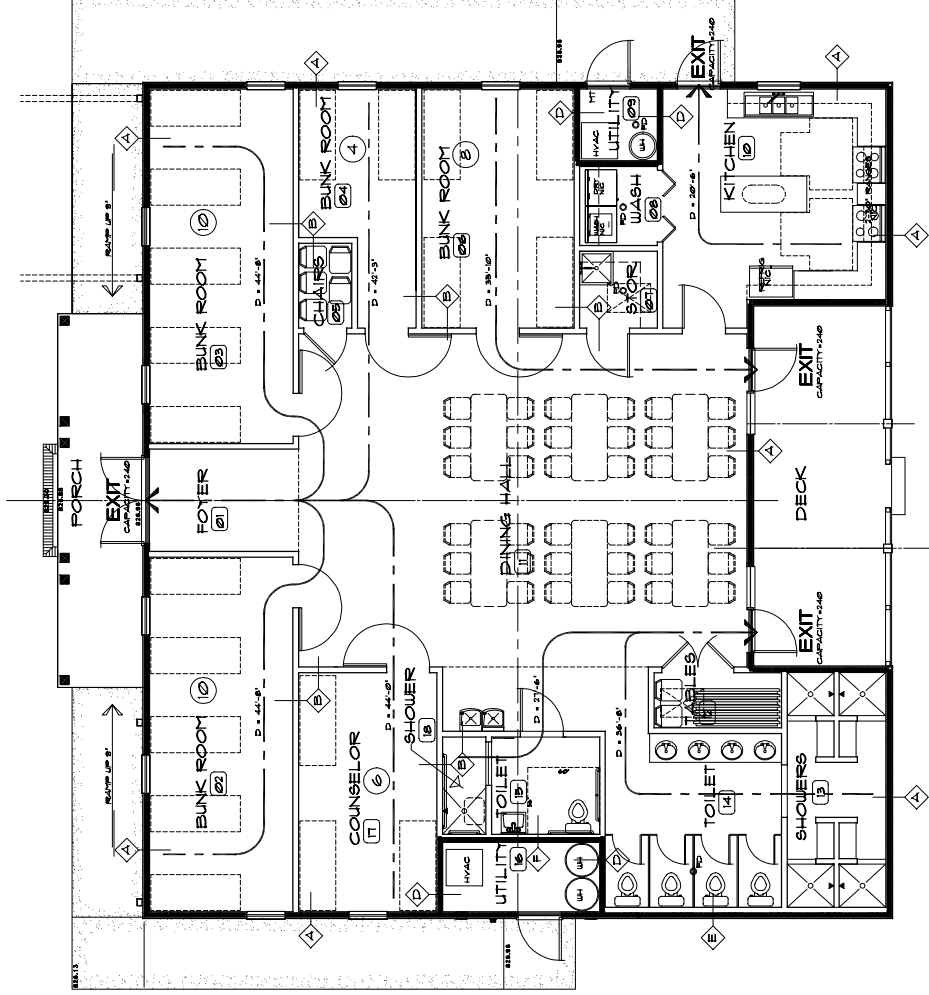
WOOD TRUSSES, FINISHED TO RECEIVE PAINT.

DESIGNED OCCUPANT LOAD = 38

1. TROOP BUILDING IS DESIGNED FOR 32 GIRL SCOUTS AND 6 ADULT TROOP LEADERS.
2. GIRL SCOUT TROOPS TYPICALLY CONSIST OF 4-6 OF 10 SCOUTS AND 1 TROOP LEADER. TROOP LEADERS ARE ACCOMMODATED IN THE COUNSELOR ROOM. BEDS ARE DOUBLE BUNK BEDS. FOR EACH BUNK ROOM IS DESIGNATED BY (B) BEDS ARE DOUBLE BUNK BEDS.
3. MULTIPLE TROOPS CAN BE ACCOMMODATED IN THIS FACILITY. ACCOMMODATIONS ARE BY RESERVATION ONLY AND CONTROLLED BY THE RESIDENT MANAGER.

EGRESS DOORS, 36" WIDE EXIT DOORS ARE LOCATED ON THE NORTH AND SOUTH SIDES OF THE BUILDING. THE KITCHEN HAS A SEPARATE EXIT DIRECTLY TO THE EXTERIOR.

EGRESS WINDOWS, ALL WINDOWS IN SLEEPING ROOMS ARE DESIGNED TO MEET CODES FOR FIRE EVACUATION. WINDOWS ARE DOUBLE HUNG 2'-8" WIDE X 5'-6" HIGH. GLASS SIZES ARE 28' X 30' = 840 SQ. IN. = 5,233 SQ. FT.



LIFE SAFETY PLAN 2,113 SF.
SCALE 1/4" = 1'-0"

WALL LEGEND

	2 X 4 WOOD STUDS WITH 5/8" TYPE "X" FIRE CODE GYPSUM BOARD ON PRE-ENGINEERED WOOD TRUSSES, FINISHED TO RECEIVE PAINT.
	2 X 4 WOOD STUDS WITH 5/8" TYPE "X" FIRE CODE GYPSUM BOARD ON PRE-ENGINEERED WOOD TRUSSES, FINISHED TO RECEIVE PAINT.
	2 X 4 WOOD STUDS WITH 5/8" TYPE "X" FIRE CODE GYPSUM BOARD ON PRE-ENGINEERED WOOD TRUSSES, FINISHED TO RECEIVE PAINT.
	2 X 4 WOOD STUDS WITH 5/8" TYPE "X" FIRE CODE GYPSUM BOARD ON PRE-ENGINEERED WOOD TRUSSES, FINISHED TO RECEIVE PAINT.
	2 X 4 WOOD STUDS WITH 5/8" TYPE "X" FIRE CODE GYPSUM BOARD ON PRE-ENGINEERED WOOD TRUSSES, FINISHED TO RECEIVE PAINT.





City of Millersville Development Services

Planning Commission Item #7b

Summary & Recommendation

Date: July 9, 2018

Reviewer: Michael Barr, Community Development Director

Subject: Minor Subdivision Plat of a single parcel known as 1280 & 1282 (or 1280 A&B) Louisville Hwy (SC Map 121 Parcel 070.00).

Background: The owner of the subject parcel is requesting to divide the approximately 1.96 acre parcel into two parcels. The parcel currently has two homes and a couple of accessory structures on the land. Both homes share the same driveway. A shared access easement is included to continue using the single driveway. Each home is served by utilities on their respective proposed parcels. This master parcel is zoned Commercial C-1 on the forward 200 feet and Residential R-2 on the remaining rear portion. The proposed subdivided lot sizes meet the minimum zoning standards for each district. Any conflicts with the respective zoning designations existed prior to the establishment of the current zoning including the home on the commercial portion.

Attachments: Proposed Minor Subdivision Plat - Martha Bentley Minor Subdivision

Public Notice Sign Posted: n/a

Recommendation: Approval by the Planning Commission to subdivide the parcel per the attached Final Plat drawing.

Conditions, if any: None.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF THE SURVEY, AND THAT THE SURVEY HAS BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

REGISTERED SURVEYOR

DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY DEDICATE THE SAME TO THE PUBLIC, TO THE CITY OF MILLERSVILLE, IN ACCORDANCE WITH THE REGULATIONS OF THE SUBDIVISION COMMISSION, AND THAT I HEREBY DEDICATE THE SAME TO THE PUBLIC, TO THE CITY OF MILLERSVILLE, IN ACCORDANCE WITH THE REGULATIONS OF THE SUBDIVISION COMMISSION, AND THAT I HEREBY DEDICATE THE SAME TO THE PUBLIC, TO THE CITY OF MILLERSVILLE, IN ACCORDANCE WITH THE REGULATIONS OF THE SUBDIVISION COMMISSION.

OWNER

DATE

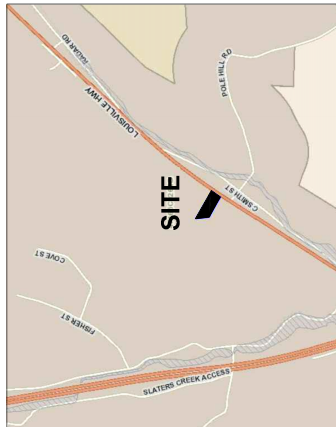
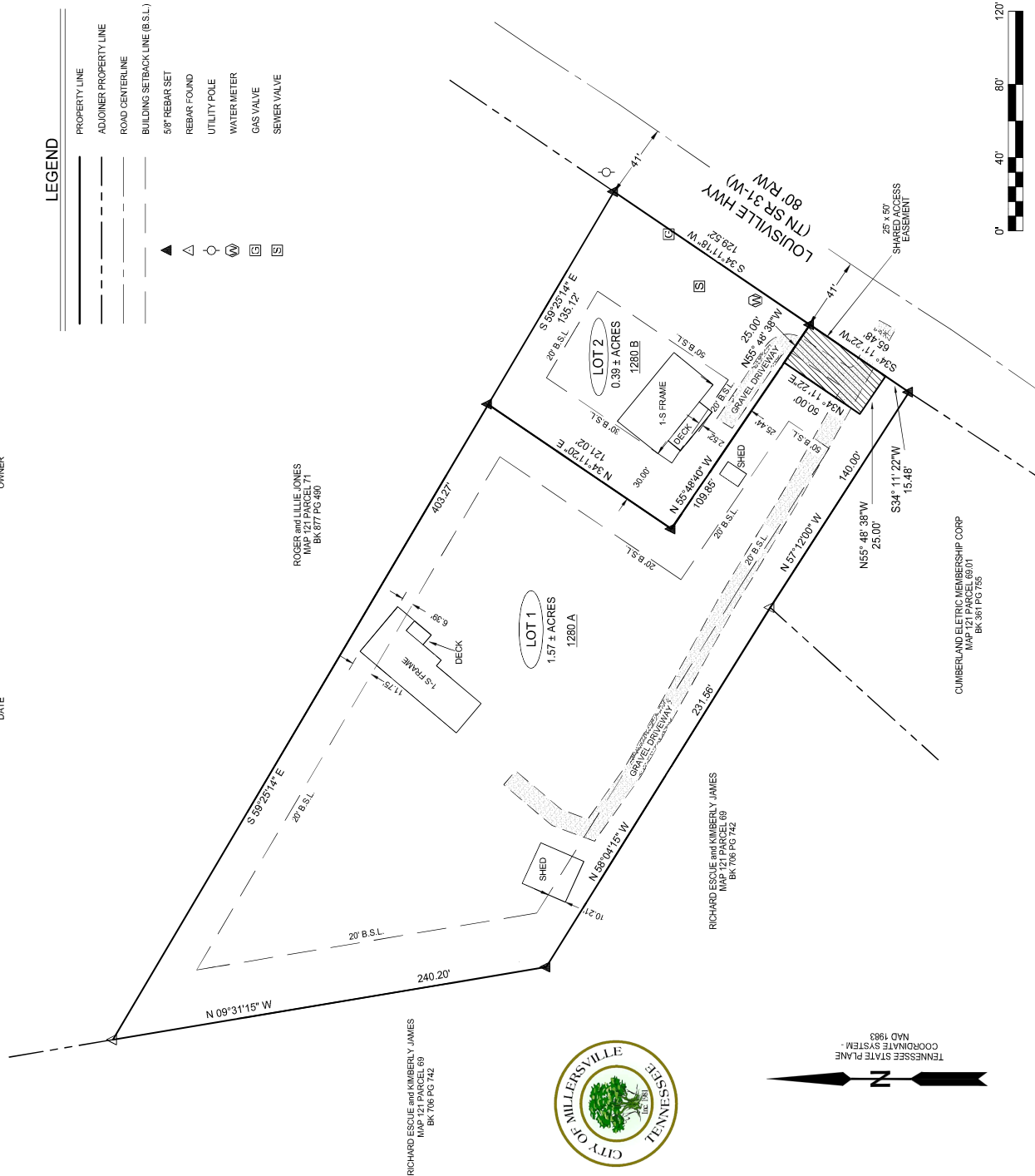
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE SUBDIVISION COMMISSION, AND THAT I HEREBY APPROVE THE PLAT FOR RECORDING IN THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, PLANNING COMMISSION

DATE

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD CENTERLINE
- BUILDING SETBACK LINE (B.S.L.)
- 5" REBAR SET
- REBAR FOUND
- UTILITY POLE
- WATER METER
- GAS VALVE
- SEWER VALVE



VICINITY MAP (not to scale)

MARTHA BENTLEY MINOR SUBDIVISION

1280 LOUISVILLE HWY
GOODLETTSVILLE, TN 37072

SIXTH (8th) CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

REFERENCE: RECORD BOOK 4983, PAGE 784

TAX MAP 121 PARCEL 070.00

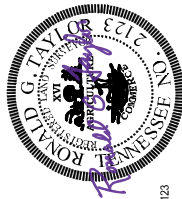
AREA
TOTAL = 1.96 ± ACRES
LOT 1 = 1.57 ± ACRES
LOT 2 = 0.39 ± ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY
AND ALL EASEMENTS, COVENANTS OR
RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
SURVEY FIELD WORK WAS COMPLETED ON 06/11/2019

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT
THE RATIO OF PRECISION OF THE UNADJUSTED SURVEYS IS EXCESS
OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT.
THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT
TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERMETER MONUMENTS FOR THIS BOUNDARY SURVEY
WAS ESTABLISHED BY THE SURVEYOR USING THE FOLLOWING
METHODS: REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT
BASE REFERENCE LOCATIONS. LOCATIONS GENERATED USING RTK
VECTORS HAD A HORIZONTAL PRECISION OF 0.06" AND A VERTICAL
PRECISION OF 0.17" DISTANCES SHOWN HEREON ARE GROUND.

DATE: 06/24/2019



RONALD G. TAYLOR, R.L.S.
TENNESSEE REGISTRATION NO. 2123

06-24-19

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 | 731.644.1014 | www.lismth.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0230

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L.I. SMITH & ASSOCIATES, INC.

SHEET: 1 of 1

DRAWN BY: ZFR

CHECKED BY: RGT

SCALE: 1" = 40'

DATE: 06/24/2019

PROJECT # 190349



City of Millersville Development Services

Planning Commission Item 7c

Summary & Recommendation

Date: July 9, 2019

Reviewer: Michael Barr, Community Development Director

Subject: Rezone RC Map 125 Parcel 225.00 (R-3), a portion of 226.00 (C-3) and a portion of 081.00 (R-1) to Residential R-5

Background: The applicant in cooperation with the parcel owners to rezone the subject parcels, or portions thereof, from Commercial C-3, Residential R-3 and R-1 to Residential R-5 for the purpose of replatting the subject lands into a 5 lot residential subdivision that is proposed to include two duplex lots. The duplexes would need Special Exception approval by the Board of Zoning Appeals after the rezoning to R-5 is complete.

Currently there are two single family houses and two single-wide mobile homes on or abutting this proposed subdivision. One of the houses is abandoned and is pending condemnation and the two mobile homes are about 35 years old and in poor condition. The remainder of the lands are vacant. There are other existing although dated homes on Wilson Lane. There are only the two homes on Cycle Lane with the rest of the properties Light Industrial and Commercial in use and/or zoning. Both roads have Commercial C-3 or Industrial I-1 zoning designations with the south side of Wilson zoned and used as Residential R-1.

The applicant proposes residential duplexes on Cycle Lane. This development is inconsistent and is not transitional with the abutting zonings. This also creates a dangerous situation for future residents considering the current and future heavy truck and vehicle traffic on Cycle Lane.

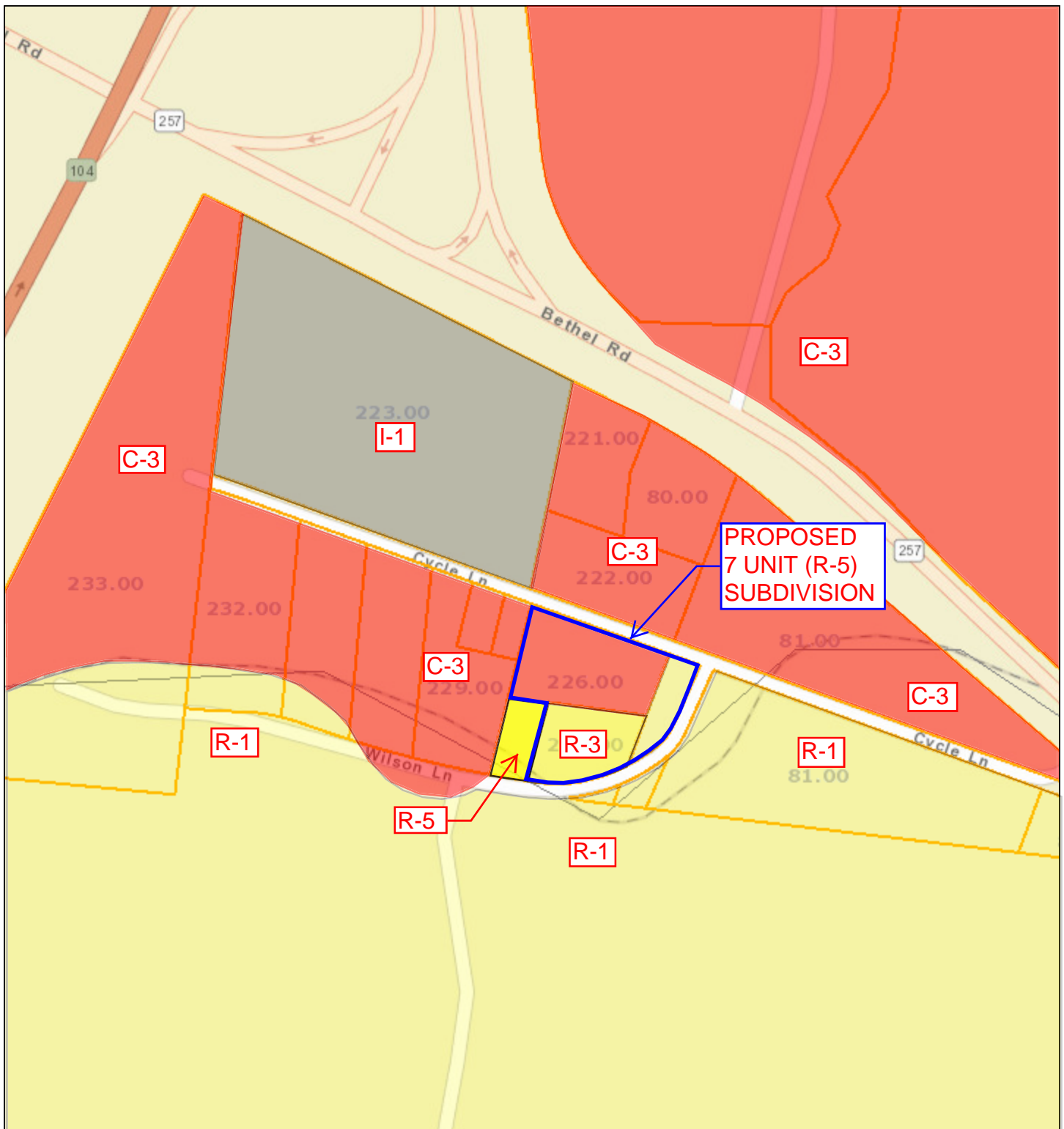
From a Planners perspective, R-5 (and less density) development on Wilson Lane is reasonable, however, it is strongly not advisable on Cycle Lane. Further, it is the consent agreement of the Planning Commission and the Board of Zoning Appeals for Commercial and Industrial development to continue on Cycle Lane.

Attachments: Area map with zoning designations
Proposed Subdivision Plat
Legal Description

Public Notice Sign Posted: n/a

Recommendation: Denial by the Planning Commission to recommend approval to amend the City's Zoning Map designation for these parcels from Commercial C-3, Residential R-3 & Residential R-1 to Residential R-5 by the City Commission.

S.L. Searcy Proposed Residential Subdivision



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
 TN Comptroller - OLG
 State of Tennessee, Comptroller of the Treasury, Office of Local Government

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

PLAT CONTAINS 2.303 ACRES

NOTE: THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND FIELD SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN THE SURVEYED LAND. THE SURVEY IS SUBJECT TO ANY STATE OF FACTS, A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

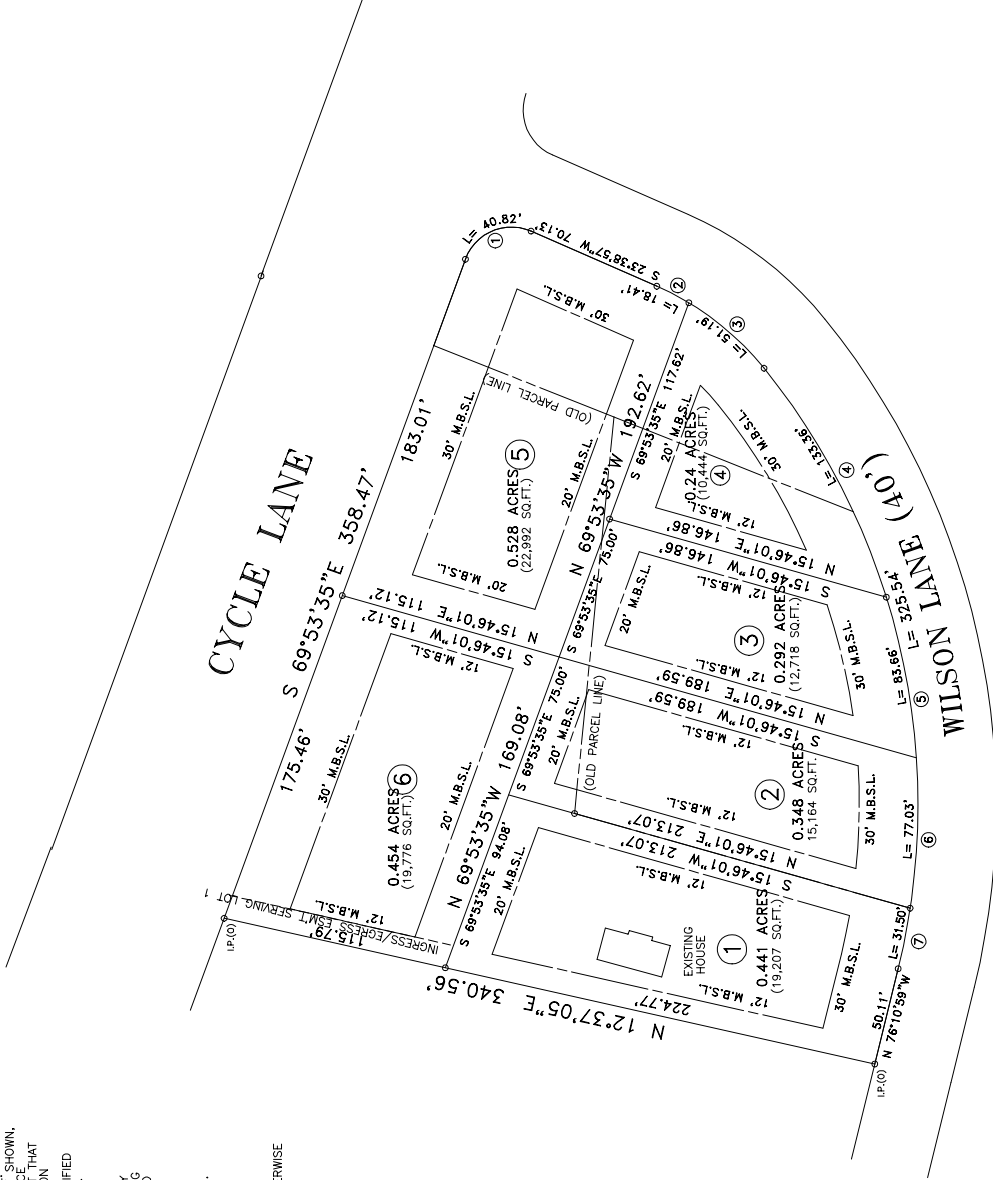
NOTE: THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE UTILITY COMPANIES. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPREHEND ALL SUCH UTILITIES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

IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY LOCATING ACT" (PUBLIC LAW 101-508) THAT ANY PERSON OR ENTITY WHOSE PROPERTY IS SUBJECT TO AN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND LOCATE ANY UTILITIES. THE ACT DOES NOT REQUIRE THE EXCAVATOR TO OBTAIN A "UTILITY LOCATING" PERMIT OR A "UTILITY LOCATING" CERTIFICATE.

NOTE: LOT LINE AND FOUNDATION DIMENSIONS SHOWN ARE AS PER INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

NOTE: CORNERS MARKED BY IRON PINS WITH CAPS, UNLESS OTHERWISE NOTED.

CURVE DATA TABLE				
CURVE	RADIUS	TANGENT	LENGTH	DELTA
1	25.00'	26.60'	40.82'	93°32'32"
2	145.17'	9.22'	18.41'	7°16'03"
3	145.17'	25.86'	51.19'	20°12'13"
4	354.87'	67.48'	133.36'	21°31'55"
5	354.87'	48.66'	97.03'	12°36'13"
6	354.87'	15.78'	31.50'	5°05'06"
7	354.87'	15.78'	31.50'	5°05'06"



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 7300 AS SHOWN HEREON.

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

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

SURVEY FOR

S.L. SEARCY LOTS
WILSON LANE

SCALE	DRAWN BY	APPROVED	DATE
1" = 50'	T.E.W.	T.E.W.	05/10/19
12TH CIVIL DISTRICT			
ROBERTSON COUNTY TENNESSEE			

