

DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES

1. LOT 1 IS RESTRICTED TO ONE, (5) BEDROOM, SINGLE FAMILY DWELLING, WITH NO OVERSIZED BATHING FIXTURE.
2. LOT 2 IS RESTRICTED TO ONE PRIMARY PRINCIPAL RESIDENCE, (5) BEDROOM, SINGLE FAMILY DWELLING, WITH NO OVERSIZED BATHING FIXTURE.
3. LOT 2 IS RESTRICTED TO ONE SECONDARY PRINCIPAL RESIDENCE, (5) BEDROOM, SINGLE FAMILY DWELLING, WITH NO OVERSIZED BATHING FIXTURE.
4. LOT 3 IS RESTRICTED TO ONE PRIMARY PRINCIPAL RESIDENCE, (5) BEDROOM, SINGLE FAMILY DWELLING, WITH NO OVERSIZED BATHING FIXTURE.
5. LOT 3 IS RESTRICTED TO ONE SECONDARY PRINCIPAL RESIDENCE, (5) BEDROOM, SINGLE FAMILY DWELLING, WITH NO OVERSIZED BATHING FIXTURE.
6. LOT 4 IS RESTRICTED TO ONE PRIMARY PRINCIPAL RESIDENCE, (5) BEDROOM, SINGLE FAMILY DWELLING, WITH NO OVERSIZED BATHING FIXTURE.
7. LOT 4 IS RESTRICTED TO ONE SECONDARY PRINCIPAL RESIDENCE, (5) BEDROOM, SINGLE FAMILY DWELLING, WITH NO OVERSIZED BATHING FIXTURE.
8. LOT 4 IS RESTRICTED TO ONE ACCESSORY DWELLING, (5) BEDROOM, SINGLE FAMILY DWELLING, WITH NO OVERSIZED BATHING FIXTURE.
9. LOT 5 IS RESTRICTED TO ONE, (5) BEDROOM, SINGLE FAMILY DWELLING, WITH NO OVERSIZED BATHING FIXTURE.

1. THE AREA FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM IS SHOWN THUS:

(A) LPP/MLPP

(B) LPP/MLPP

2. DESIGNATED SEWAGE DISPOSAL AREAS SHOWN ON THIS PLAT PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY JOHN GIBI PRIVATE SOIL CONSULTANT ON 01/27/2003 AND REVISED ON 02/11/2003 AND MAPPED BY MICHAEL HAARBAUER PRIVATE SOIL CONSULTANT ON 01/12/2021 AND REVISED ON 03/09/2021 AND 03/18/2021
3. ANY CUTTING, FILLING, COMPACTION OR DISTURBANCE FROM THEIR NATURAL STATE, OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL RESULT IN REVOCATION OF THE LOT APPROVAL. ADDITIONALLY, THE DEPARTMENT SHALL HAVE AUTHORITY TO REFUSE TO GRANT ANY CONSTRUCTION PERMIT OR MAY REVOKE A CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS HAVE BEEN COMPROMISED.
4. ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT ALTERNATIVE OR CONVENTIONAL SEPTIC SYSTEMS.
5. NO BATHING FIXTURES EXCEEDING STANDARD CAPACITY (30 US GALLONS), INCLUDING, BUT NOT LIMITED TO, OVERSIZED BATHTUBS, SPA-TUBS, HOT-TUBS, WHIRLPOOLS, OR JACUZZIS, ETC., SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
6. NO UTILITIES (I.E. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCRATCH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.
7. CURTAIN/INTERCEPTOR/DRAWDOWN DRAINS MAY BE REQUIRED ON ANY OR ALL LOTS. AS SUCH, THEY SHALL ADHERE TO THE DESIGN, LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY BY THEIR FIELD INVESTIGATION AT THE TIME OF SUBMITTAL OF EACH INDIVIDUAL LOTS ALTERNATIVE SYSTEM SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON A SITE-SPECIFIC, LOT BY LOT BASIS.
8. NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCRATCH ON, IN OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNATED OR PLATTED SSDS AREAS. IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SSDS AREAS.
9. NO CUTTING, FILLING, OR COMPACTION OR ANY OTHER DISTURBANCE OF THE AREAS RESERVED FOR SEWAGE DISPOSAL SHALL BE PERMITTED.
10. THE LIMITS OF ALL EXCAVATIONS GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25 FEET OR MORE AWAY FROM THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREAS.
11. THE LIMITS OF ALL EXCAVATIONS, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT WITHIN THE CONFINES OF THE PLATTED BUILDING ENVELOPE.
12. ALL PARTS OF THE HOUSE AND ANY OF ITS RELATED APPENDAGE (INCLUDING, BUT NOT LIMITED TO DETACHED GARAGES, PORCHES, DECKS, SIDEWALKS, DRIVEWAYS, PARKING AREAS, UTILITIES, ETC.) SHALL STRICTLY ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FROM THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS AS OUTLINED IN SECTION 13 OF THE REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS, ADOPTED MAY 16, 2000, AND EFFECTIVE OCTOBER 1, 2000.
13. NO CONSTRUCTION OF PATIOS, SWIMMING POOLS, ACCESSORY BUILDINGS, ETC. SHALL BE ALLOWED ON ANY LOT SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM, UNLESS APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
14. WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.
15. NO WATER SOURCE, WELLS OR SPRINGS ARE TO BE DRILLED, CONSTRUCTED OR PLACED WITHIN 50 FEET OF ANY PORTION OF THE SEPTIC SYSTEM. THIS INCLUDES THE SEPTIC TANK, TIGHTLINES, ALTERNATING VALVES, OR THE DESIGNATED OR PLATTED SEWAGE DISPOSAL FIELD AREAS.
16. ALL PLATTED SEWAGE DISPOSAL AREAS SHALL BE FIELD STAKED BY A LICENSED SURVEYOR AND FENCES OFF, TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC, BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS THEN SHALL BE FIELD CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.
17. THIS SITE MAY MANDATE THE USE OF SEWAGE/EFFLUENT PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SSDS AREAS. THIS SHALL BE SPECIFIED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT BASED UPON THE FINISHED ELEVATION OF THE HOUSE PLUMBING SLUB-OUT AND THE SSDS AREAS.
18. THE EXACT LOCATION OF THE WATER SOURCE (I.E. WELL, CISTERN, SPRING OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE DEPARTMENT OF WILLIAMSON COUNTY DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.
19. PRIOR TO INSTALLATION, THE LOCATION OF THE WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.
20. LOCATION OF WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50 FEET AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED UPON ADJACENT LOTS.
21. THERE SHALL BE NO SEWAGE CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC OR PUMP TANKS, ETC.) LOCATED WITHIN 50 FEET OF ALL WELL(S) ON THIS PROPERTY.
22. SSDS COMPONENTS CROSSING UTILITIES AND THEIR RELATED EASEMENTS, IN ADDITION TO DRIVEWAYS, ACCESS EASEMENTS, ETC. ANY AND ALL SSDS COMPONENTS (INCLUDING BUT NOT LIMITED TO, CURTAIN DRAINS, SEWAGE SUPPLY LINES, MANIFOLDS, ETC.) SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDMS) WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINES (AND THEIR RELATED EASEMENTS), THE SHEATHING SHALL EXTEND FROM A POINT 10 FEET PRIOR TO ENTERING ANY EASEMENT AND SHALL EXTEND THROUGHOUT THE ENTIRE WIDTH OF THE EASEMENT AND SHALL END AT A POINT 10 FEET PAST THE LIMITS OF ANY EASEMENT. ALL CROSSINGS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT. ALL SHEATHING MUST BE SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12" OF GRAVEL.
23. CS DENOTES THAT THIS LOT IS SERVED BY A CONVENTIONAL MEANS OF SUBSURFACE SEWAGE DISPOSAL SYSTEM; LPP DENOTES THAT THIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL; MLPP DENOTES THAT THIS LOT IS SERVED BY A MODIFIED LOW PRESSURE PIPE SYSTEM, WHICH REQUIRES 6 TO 10 INCHES OF COMPATIBLE SOIL FILL MATERIAL TO BE INCORPORATED ONTO THE DESIGNATED OR PLATTED SEWAGE DISPOSAL AREA UNDER DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT SUPERVISION.
24. BEFORE A PERMIT TO CONSTRUCT A CONVENTIONAL SYSTEM SERVING SINGLE SOURCE WITH A PROJECTED WASTEWATER FLOW RATE EXCEEDING 750 GALLONS PER DAY (gpd), DETAILED SITE AND DESIGN PLANS FOR SAID SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.
25. BEFORE A PERMIT TO CONSTRUCT A LPP OR MLPP SEPTIC SYSTEM CAN BE ISSUED, DETAILED SITE AND DESIGN PLANS FOR THE LPP OR MLPP SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.
26. AN ARAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION, CLEARING OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.
27. GEOTHERMAL WELL CONSTRUCTION STANDARDS FOR CLOSED LOOP GEOTHERMAL BOREHOLES;  
SOURCE OF STRUCTURE MINIMUM DISTANCES  
SEWER LINE 10'  
SEPTIC TANK 25'  
SPRINGS 100'  
SEPTIC DRAIN FIELDS 25'  
WATER WELLS 100'  
HOUSE TO SEPTIC TANK CONNECTION 10'  
HOUSE TO SEWER CONNECTION 10'
28. ALL PLUMBING FIXTURES TO BE OF THE WATER CONSERVATIVE TYPE, INCLUDING LOW VOLUME FLUSH TOILETS (1.6 GALLONS OR LESS), 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS, AND FAUCET AERATORS.

GENERAL NOTES

- 1.) ALL DISTANCE SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT
- 2.) UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL 811 SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
- 3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE, SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
- 4.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
- 6.) PROBABLY WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THE PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH RELEVANT GOVERNMENT AGENCY AND A "WETLAND DELINEATION CONSULTANT" PRIOR TO IMPROVEMENT, DESIGN OR DEVELOPMENT OF THE TRACT. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OF ALTERATION OF WETLAND AREAS, REGARDLESS OF THE LATTER'S SIZE, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TN. WILDLIFE RESOURCES AGENCY; TN. DIVISION OF WATER POLLUTION CONTROL; AND TN. NATURAL RESOURCES CONSERVATION SERVICE.
- 7.) TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD VERIFIED
- 8.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FIRM MAP 47187C0330&335F DATED 9/29/2006.
- 9.) POTABLE WATER AVAILABLE H.B.&T.S. UTILITY IS AVAILABLE UPON REQUEST.

NATURAL RESOURCE PROTECTION NOTES

1. STEEP SLOPES: THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF A PROTECTED RESOURCE CONSISTING OF MODERATE STEEP SLOPES (10%-25%) AND VERY STEEP SLOPES (EXCESS OF 25%). BASED ON THE TENNESSEE LIDAR MAPPING ONE-FOOT CONTOURS, THERE IS EVIDENCE OF MODERATE STEEP SLOPES ON LOTS 1-5. THERE ARE NO MODERATE STEEP SLOPES WITHIN THE BUILDING ENVELOPE OF LOTS 1-5. THERE ARE NO VERY STEEP SLOPES INSIDE THE BUILDING ENVELOPE OF LOTS 1-5.
2. SLIPPAGE SOILS: THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF THE PROTECTED RESOURCE CONSISTING OF SLIPPAGE SOILS FOR LOTS 1-5. THERE ARE NO EVIDENCE OF SLIPPAGE SOILS BASED ON THE WILLIAMSON COUNTY SOIL SURVEY.
3. KARST FEATURES: THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF THE PROTECTED RESOURCE CONSISTING OF KARST FEATURES FOR LOTS 1-5. THERE IS NO APPARENT EVIDENCE OF KARST TOPOGRAPHY WITHIN OR OUTSIDE THE BUILDING ENVELOPE. BASED ON APPLICANT'S VISUAL RECONNAISSANCE, LOTS 1-5 AND 6 ARE ABSENT OF KARST FEATURES. HILLTOPS AND RIDGETOPS: THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF THE PROTECTED RESOURCE CONSISTING OF HILLTOPS AND RIDGETOPS FOR LOT 1. THERE ARE NO HILLTOPS OR RIDGETOPS WITHIN OR OUTSIDE THE BUILDING ENVELOPE. LOT 1 IS ABSENT OF HILLTOPS AND RIDGETOPS.
4. WETLANDS: THIS SITE HAS BEEN REVIEWED FOR THE PROTECTED RESOURCE CONSISTING OF WETLANDS AS DETERMINED ON THE NATIONAL WETLANDS INVENTORY MAPPER OF THE U.S. FISH AND WILDLIFE SERVICE FOR LOT 1. APPROXIMATELY 0.04 ACRES OF WETLANDS WERE DELINEATED BY BOY ENVIRONMENTAL, LLC ON 1/10/2021.
5. LAND DISTURBANCE: NO LAND DISTURBING ACTIVITIES IN AREAS GREATER THAN 50% SLOPES, WHERE DRIVEWAYS AND/OR MINOR UTILITIES CROSS VERY STEEP SLOPES BETWEEN 20% & 50%. THE APPLICANT MUST SUBMIT A GEOTECHNICAL STUDY WITH FINDINGS SHOWING THAT DRIVEWAYS AND MINOR UTILITIES WILL NOT HAVE SIGNIFICANT VISUAL, ENVIRONMENTAL, OR SAFETY IMPACTS OR APPROPRIATE ENGINEERING OR OTHER MEASURES WILL BE TAKEN BY THE DEVELOPER TO SUBSTANTIALLY MITIGATE ANY SUCH IMPACT AND IF NO ALTERNATIVE LOCATION FOR AREAS OR MINOR UTILITIES IS FEASIBLE OR AVAILABLE.
6. TREE CANOPY PROTECTION: THE EXISTING TREE CANOPY OF PRE-DEVELOPMENT IS ESTIMATED TO BE A TOTAL OF 54% OF 62.1 ACRES OR 121 TOTAL ACRES AS ESTIMATED USING THE WILLIAMSON COUNTY AERIAL PHOTO. THE MINIMUM PERCENTAGE OF THE EXISTING TREE CANOPY THAT SHALL BE RETAINED, AS A PERCENTAGE OF THE TOTAL PRE-DEVELOPMENT TREE CANOPY COVER, IS 60% OF THE 121 ACRES OR 69.0 ACRES. TREE PROTECTION AND PROPER TREE REMOVAL MUST BE IN ACCORDANCE WITH ARTICLE 15 OF THE WILLIAMSON COUNTY ZONING ORDINANCE. THE RETAINED TREE COVER AREA EXCLUDES SEPTIC AREAS, DRIVEWAY, AND BUILDING ENVELOPES. TOTAL TREE CANOPY AREA TO BE RETAINED 41.1 ACRES OR 67.7% OF THE EXISTING TREE CANOPY IS RETAINED ON THIS PROPERTY.

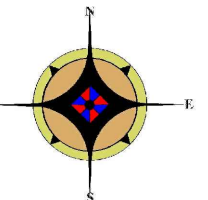
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- a. REAL TIME KINEMATIC & BASE STATION GRX 3
- b. POSITIONAL ACCURACY 0.05 FEET
- c. DATE OF SURVEY 03/18/21
- d. DATUM/EPOCH NAD83 (2011) EPOCH
- e. PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK
- f. GEOID MODEL: GEOID 12B
- g. COMBINED GRID FACTOR 0.99991889

RANDOLPH L. CHAPDELAIN, R.L.S. #1444, REGISTERED LAND SURVEYOR

DATE



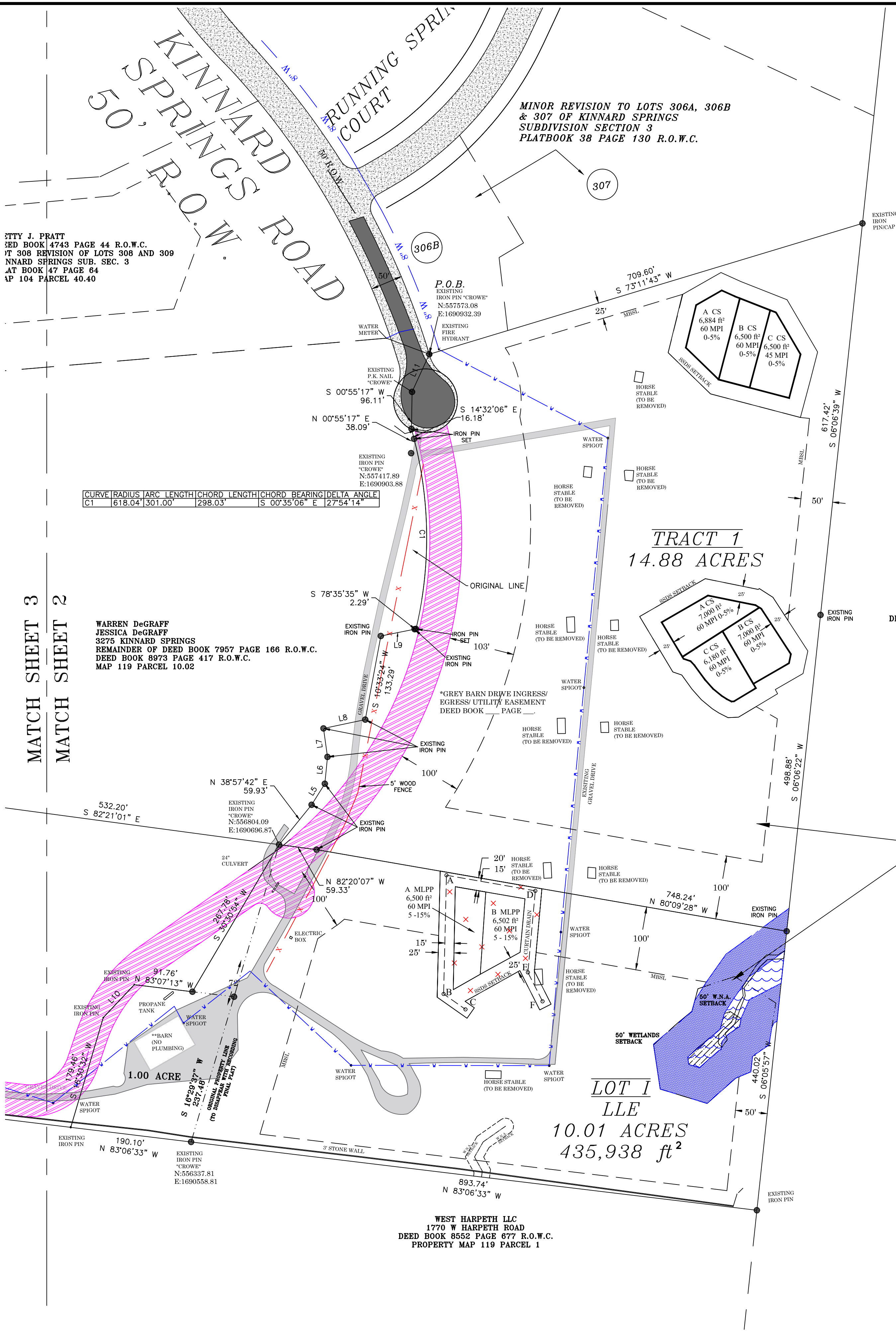
**CHAPDELAIN & ASSOCIATES**

7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062

(615) 799 - 8104

chapsurveyors@msn.com

Randolph L. Chapdelaine TN P.L.S. # 1444



THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS, STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AND SHOWN

\* SEE SHEET V-3.0 FOR 50' INGRESS-EGRESS EASEMENT DIMENSIONS

PRELIMINARY PLAT

GREY BARN FARMS

LARGE LOT OFF OF AN EASEMENT SUBDIVISION

NATHANIEL SPOELMAN  
BRITTANY SPOELMAN  
DEED BOOK 8952 PAGE 790 R.O.W.C.  
PROPERTY MAP 120 PARCEL 9.18

KINNARD SPRINGS TRUST  
DEED BOOK 8093 PAGE 912 R.O.W.C.  
PROPERTY MAP 103 PARCEL 11.20

KENNETH ALLEN &  
DAWN ALLEN  
DEED BOOK 8904 PAGE 473 R.O.W.C.  
DEED BOOK 8973 PAGE 427 R.O.W.C.  
DEED BOOK 8973 PAGE 432 R.O.W.C.  
PROPERTY MAP 119 PARCEL 10.01

HEALTH SPRINGS PROPERTIES II, LLC  
DEED BOOK 8489 PAGE 851 R.O.W.C.  
DEED BOOK 8973 PAGE 427 R.O.W.C.  
DEED BOOK 8973 PAGE 432 R.O.W.C.  
PROPERTY MAP 119 PARCEL 10

5th Civil District of Williamson County, Tennessee

A: NOVEMBER 30, 2021

ZONING: RP-5

(RURAL PRESERVATION - 5)

SCALE: 1" = 100'

0 100' 200'

JOB # 5611

**CHAPDELAIN & ASSOCIATES**

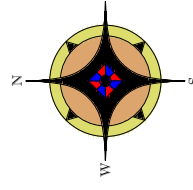
**Land Surveying**

7376 WALKER ROAD

Fairview, Tennessee 37062

(615) 799-8104 Office

chapsurveyors@msn.com



**LARGE LOT OFF AN**

**EASEMENT**

**GREY BARN FARMS**

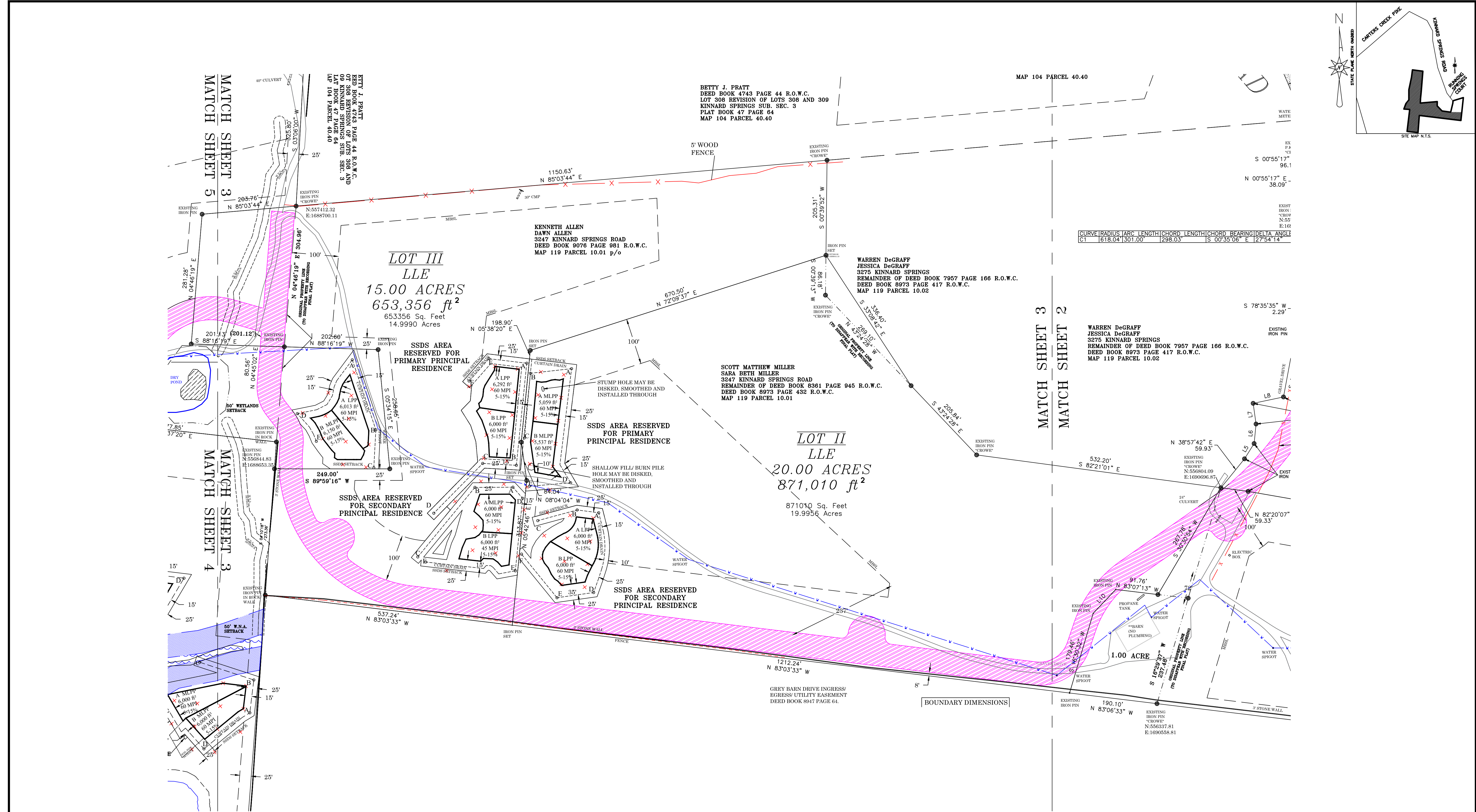
5TH CIVIL DISTRICT

WILLIAMSON COUNTY, TENNESSEE

General Notes


Date: **OCTOBER 19, 2022**  
Sheet: **V-2.1**  
Scale: 1" = 100'  
**SHEET 2 OF 6**





**CERTIFICATE OF ACCURACY**

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b. POSITIONAL ACCURACY 0.05 FEET  
c. DATE OF SURVEY 03/18/21  
d. DATUM/EPOCH NAD83 (2011) EPOCH  
e. PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK  
f. GEOID MODEL: GEOID 12B  
g. COMBINED GRID FACTOR 0.99991889

RANDOLPH L. CHAPDELAIN, R.L.S. # 1444, REGISTERED LAND SURVEYOR      DATE

**CHAPDELAIN & ASSOCIATES**  
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chapsurveyors@msn.com  
Randolph L. Chapdelaine TN P.L.S. # 1444

**LEGEND**

— = UNDERGROUND ELECTRIC LINE  
— = OVERHEAD ELECTRIC LINE  
- - - = FENCE  
- - - = WATER LINE  
- - - = SEWER LINE  
- - - = GAS LINE  
⊕ = WELL  
UTP ⚡ = UTILITY POLE  
X = TICK MARKS (GRID STAKES SET)  
□ ⊕ = IRON PIN SET UNLESS NOTED  
○ = POINT  
⚡ = FIRE HYDRANT  
⊕ = ELECTRIC METER  
⊕ = WATER METER  
⊕ = GAS METER

**PRELIMINARY PLAT**

**GREY BARN FARMS**  
**LARGE LOT OFF OF AN EASEMENT SUBDIVISION**

NATHANIEL SPOELMAN BRITTANY SPOELMAN DEED BOOK 8952 PAGE 790 R.O.W.C. PROPERTY MAP 120 PARCEL 9.18	KINNARD SPRINGS TRUST DEED BOOK 8093 PAGE 912 R.O.W.C. PROPERTY MAP 103 PARCEL 11.20
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5th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE  
A: NOVEMBER 30, 2021  
ZONING: RP-5  
(RURAL PRESERVATION - 5)

SCALE: 1" = 100'  
0 100' 200'

JOB # 5611

**General Notes**


Date: **OCTOBER 19, 2022**      Scale: **1" = 100'**

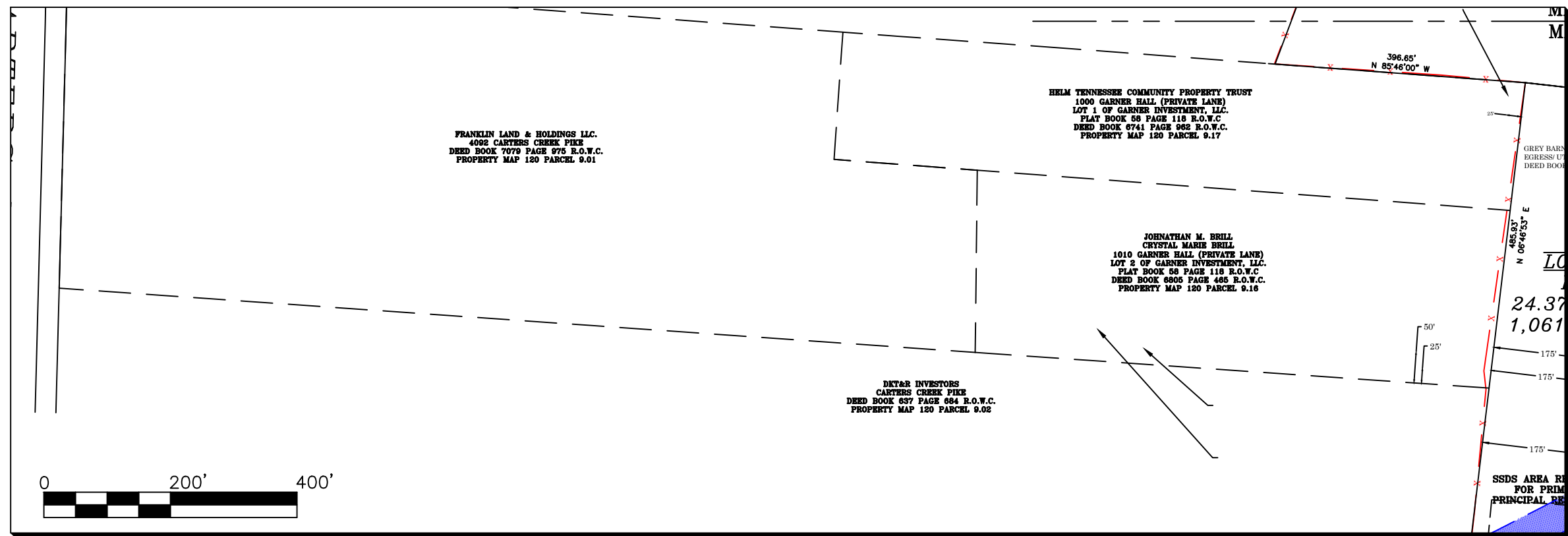
Sheet: **V-2.2**

**SHEET 3 OF 6**



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\* SEE SHEET V-3.0 FOR 50' INGRESS-EGRESS EASEMENT DIMENSIONS

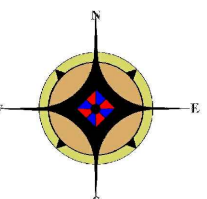


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- REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- POSITIONAL ACCURACY 0.05 FEET
- DATE OF SURVEY 03/18/21
- DATUM/EPOCH NAD83 (2011) EPOCH
- PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK
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RANDOLPH L. CHAPDELAIN, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE



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Randolph L. Chapdelaine TN P.L.S. # 1444

## MATCH SHEET 5 MATCH SHEET 4

HELM TENNESSEE COMMUNITY PROPERTY TRUST  
1000 GARNER HALL (PRIVATE LANE)  
LOT 1 OF GARNER INVESTMENT, LLC.  
PLAT BOOK 58 PAGE 118 R.O.W.C.  
DEED BOOK 6741 PAGE 962 R.O.W.C.  
PROPERTY MAP 120 PARCEL 9.17

JOHNATHAN M. BRILL  
CRYSTAL MARIE BRILL  
1010 GARNER HALL (PRIVATE LANE)  
LOT 2 OF GARNER INVESTMENT, LLC.  
PLAT BOOK 58 PAGE 118 R.O.W.C.  
DEED BOOK 6805 PAGE 465 R.O.W.C.  
PROPERTY MAP 120 PARCEL 9.16

INVESTORS  
1 CREEK PIKE  
7 PAGE 684 R.O.W.C.  
P 120 PARCEL 9.02

25' INGRESS-EGRESS EASEMENT RECORDED  
IN DEED BOOK 5828 PAGE 749 R.O.W.C.  
VOID, VACATED, IN DEED BOOK 9109 PAGE  
438 R.O.W.C.

50' INGRESS-EGRESS EASEMENT RECORDED  
IN DEED BOOK 5828 PAGE 749 R.O.W.C.  
VOID, VACATED, IN DEED BOOK 9109 PAGE  
438 R.O.W.C.

DKT&R INVESTORS  
CARTERS CREEK PIKE  
DEED BOOK 637 PAGE 684 R.O.W.C.  
PROPERTY MAP 120 PARCEL 9.02

LOT IV  
LLE  
24.37 ACRES  
1,061,678 ft<sup>2</sup>

SSDS AREA RESERVED  
FOR PRIMARY  
PRINCIPAL RESIDENCE

SSDS AREA RESERVED  
FOR ACCESSORY  
DWELLING

SSDS AREA RESERVED  
FOR SECONDARY  
PRINCIPAL RESIDENCE

NATHANIEL C. SPOELMAN  
BRITTANY L. SPOELMAN  
DEED BOOK 8952 PAGE 790  
R.O.W.C.  
PLAT BOOK 60 PAGE 72 R.O.W.C.  
PROPERTY MAP 120 PARCEL 9.18

NATHANIEL C. SPOELMAN  
BRITTANY L. SPOELMAN  
1886 WEST HARPETH ROAD  
DEED BOOK 8858 PAGE 547 R.O.W.C.  
PLAT BOOK 61 PAGE 133 R.O.W.C.  
PROPERTY MAP 120 PARCEL 10.01

WEST HARPETH LLC  
1770 W HARPETH ROAD  
DEED BOOK 8552 PAGE 677 R.O.W.C.  
PROPERTY MAP 119 PARCEL 1

- LEGEND
- UNDERGROUND ELECTRIC LINE
  - OVERHEAD ELECTRIC LINE
  - FENCE
  - WATER LINE
  - SEWER LINE
  - GAS LINE
  - WELL
  - UTILITY POLE
  - TICK MARKS (GRID STAKES SET)
  - IRON PIN SET UNLESS NOTED
  - POINT
  - FIRE HYDRANT
  - ELECTRIC METER
  - WATER METER
  - GAS METER

## PRELIMINARY PLAT

### GREY BARN FARMS LARGE LOT OFF OF AN EASEMENT SUBDIVISION

NATHANIEL SPOELMAN  
BRITTANY SPOELMAN  
DEED BOOK 8952 PAGE 790 R.O.W.C.  
PROPERTY MAP 120 PARCEL 9.18

KINNARD SPRINGS TRUST  
DEED BOOK 8093 PAGE 912 R.O.W.C.  
PROPERTY MAP 103 PARCEL 11.20

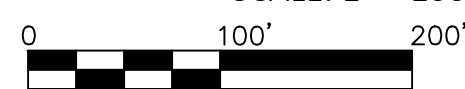
KENNETH ALLEN &  
DAWN ALLEN  
DEED BOOK 8904 PAGE 473 R.O.W.C.  
DEED BOOK 8973 PAGE 427 R.O.W.C.  
DEED BOOK 8973 PAGE 432 R.O.W.C.  
PROPERTY MAP 119 PARCEL 10.01

HEALTH SPRINGS PROPERTIES II, LLC  
DEED BOOK 8489 PAGE 851 R.O.W.C.  
DEED BOOK 8973 PAGE 417 R.O.W.C.  
DEED BOOK 8973 PAGE 422 R.O.W.C.  
PROPERTY MAP 119 PARCEL 10

5th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE  
A: NOVEMBER 30, 2021  
ZONING: RP-5

(RURAL PRESERVATION - 5)

SCALE: 1" = 100'

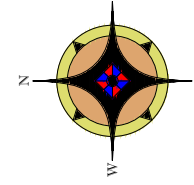


JOB # 5611

CHAPDELAIN & ASSOCIATES

Land Surveying

7376 WALKER ROAD  
Fairview, Tennessee 37062  
(615) 799-8104 Office  
chapsurveyors@msn.com



# LARGE LOT OFF AN EASEMENT

## GREY BARN FARMS

### 5TH CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE

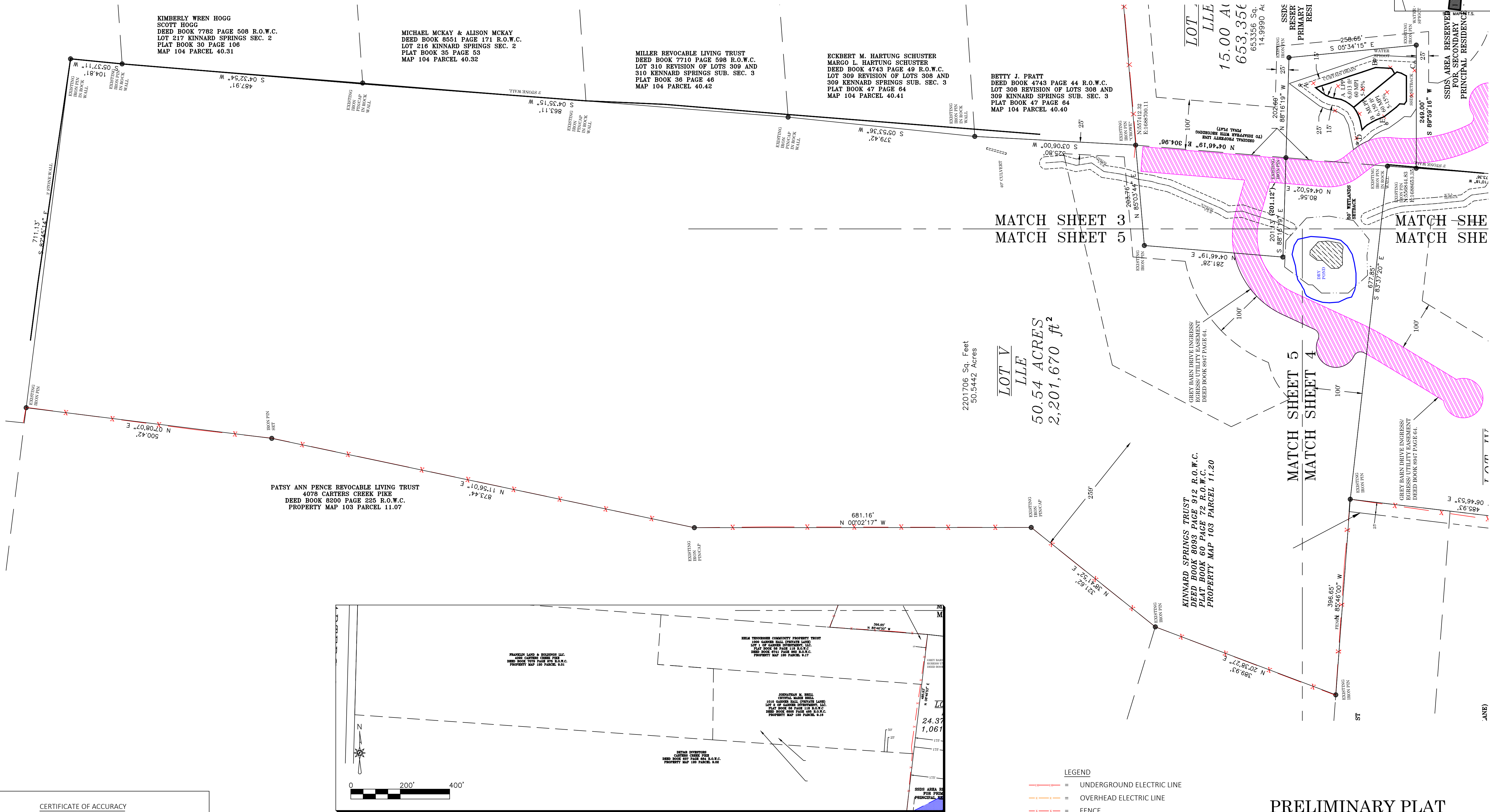
General Notes

Date: OCTOBER 19, 2022  
Sheet: V-2.3  
Scale: 1" = 100'  
SHEET 4 OF 6



\* SEE SHEET V-3.0 FOR 50' INGRESS-EGRESS EASEMENT DIMENSIONS

THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AND SHOWN



**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- b. POSITIONAL ACCURACY 0.05 FEET
- c. DATE OF SURVEY 03/18/21
- d. DATUM/EPOCH NAD83 (2011) EPOCH
- e. PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK
- f. GEOID MODEL: GEOID 12B
- g. COMBINED GRID FACTOR 0.99991889

RANDOLPH L. CHAPDELAIN, R.L.S. # 1444, REGISTERED LAND SURVEYOR      DATE

**CHAPDELAIN & ASSOCIATES**  
7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062  
(615) 799-8104  
chapsurveyors@msn.com  
Randolph L. Chapdelaine TN P.L.S. # 1444

- LEGEND**
- UNDERGROUND ELECTRIC LINE
  - OVERHEAD ELECTRIC LINE
  - FENCE
  - WATER LINE
  - SEWER LINE
  - GAS LINE
  - ⊕ WELL
  - UTP ⚡ UTILITY POLE
  - × TICK MARKS (GRID STAKES SET)
  - IRON PIN SET UNLESS NOTED
  - POINT
  - ⚡ FIRE HYDRANT
  - ⊕ ELECTRIC METER
  - ⊕ WATER METER
  - ⊕ GAS METER

**PRELIMINARY PLAT**

**GREY BARN FARMS**  
**LARGE LOT OFF OF AN EASEMENT SUBDIVISION**

NATHANIEL SPOELMAN BRITTANY SPOELMAN DEED BOOK 8952 PAGE 790 R.O.W.C. PROPERTY MAP 120 PARCEL 9.18	KINNARD SPRINGS TRUST DEED BOOK 8093 PAGE 912 R.O.W.C. PROPERTY MAP 11.20
KENNETH ALLEN & DAWN ALLEN DEED BOOK 8904 PAGE 473 R.O.W.C. DEED BOOK 8973 PAGE 427 R.O.W.C. DEED BOOK 8973 PAGE 432 R.O.W.C. PROPERTY MAP 119 PARCEL 10.01	HEALTH SPRINGS PROPERTIES II, LLC DEED BOOK 8489 PAGE 851 R.O.W.C. DEED BOOK 8973 PAGE 417 R.O.W.C. DEED BOOK 8973 PAGE 422 R.O.W.C. PROPERTY MAP 119 PARCEL 10

5th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE  
A: NOVEMBER 30, 2021  
ZONING: RP-5  
(RURAL PRESERVATION - 5)

SCALE: 1" = 100'

0 100' 200'

JOB # 5611

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Fairview, Tennessee 37062  
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**LARGE LOT OFF AN EASEMENT**

**GREY BARN FARMS**  
5TH CIVIL DISTRICT  
WILLIAMSON COUNTY, TENNESSEE

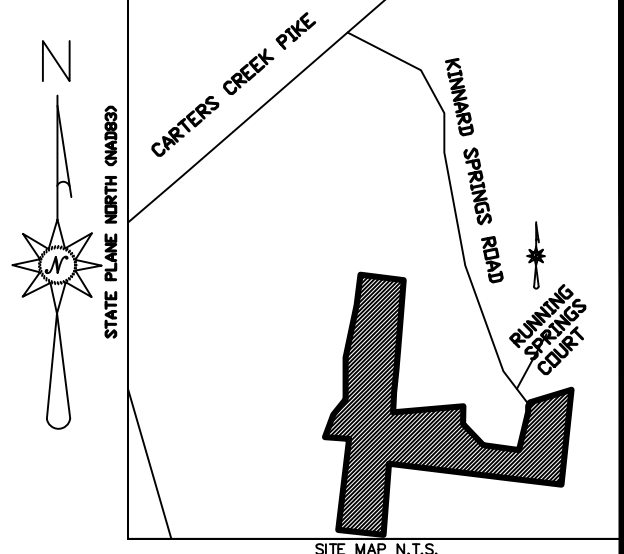
General Notes


Date: **OCTOBER 19, 2022**      Scale: **1" = 100'**

Sheet: **V-2.4**

**SHEET 5 OF 6**





**WILLIAMSON COUNTY, TENNESSEE**


Date: **OCTOBER 19, 2022**

Scale: **1" = 200'**

Sheet: **V-3.0**

*SHEET 6 OF 6*

1. ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS WITHIN THE WATERWAY NATURAL AREA. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.

2. WATERWAY NATURAL AREAS (WNA) EXIST ON ALL INTERMITTENT OR PERENNIAL STREAM WATERWAYS AS DEFINED IN THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS. FOR MORE INFORMATION OR ASSISTANCE IN APPLYING THESE REGULATIONS, PLEASE CONTACT THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT AT (615) 790 - 5725.

BOUNDARY DIMENS			
LINE	BEARING	DIS	
L5	N 32°08'28" E	39	
L6	N 05°38'13" E	42	
L7	N 07°52'08" W	45	
L8	N 78°05'00" E	66	
L9	N 78°35'35" E	53	
L10	S 43°21'36" W	70	
L11	S 24°31'56" W	64	
L12	N 04°10'18" E	58	

NATURAL RESOURCE PROTECTION NOTES

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