



TOWN OF ASHLAND CITY
Planning Commission Meeting
March 02, 2020 5:30 PM
Agenda

Chairwoman: Melody Sleeper

Committee Members: Steve Allen, Justin Bell, Lisa Walker, Alberto Santacruz, Steven Stratton, Hadley Williams

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) Planning Commission Meeting 2-3-2020

PUBLIC FORUM

NEW BUSINESS

- [2.](#) Final Plat Approval: Existing Subdivision: Arbor Loop
- [3.](#) Skyview Drive Subdivision Plat Approval Phase II

OLD BUSINESS

4. Landscape Ordinance Review

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



TOWN OF ASHLAND CITY
Planning Commission Meeting
February 03, 2020 5:30 PM
Minutes

CALL TO ORDER

Chairwoman Melody Sleeper called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairwoman Melody Sleeper

Mayor Steve Allen

Committee Member Justin Bell

Committee Member Hadley Williams

Committee Member Lisa Walker

ABSENT

Committee Member Alberto Santacruz

Committee Member Steven Stratton

APPROVAL OF AGENDA

A motion was made by Committee Member Walker, seconded by Committee Member Bell to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 1-6-2020

A motion was made by Committee Member Bell, seconded by Committee Member Walker to approve the January meeting minutes. All approved by voice vote.

PUBLIC FORUM:

None.

OLD BUSINESS:

2. Reclassification of Property Under the Zoning Ordinance Request: Hwy 12 and Caldwell Road Map 64 Parcel 11.01: R-1 to C-1

Mr. Hussaen Ismail stepped forward and stated he has submitted a plat with a preliminary drawing for an office space building that is approximately 100 x 50 feet and will be around four units, one of which for his office and the others as rental spaces. Chairwoman Sleeper asked Mr. Ismail what type of business his office is for. Mr. Ismail responded construction. Chairwoman Sleeper asked if it is construction rental or construction. Mr. Ismail stated construction. City Planner Mr. Rick Gregory stated this should still be treated as a PUD (planned unit development) and if it will be solely for office space there would be a better classification for the zoning. Mr. Ismail stated it will be multi office space possibly an attorney office, clothing, or real estate service. Mr. Gregory stated if it is for office space the Professional Office (PO) District is set up specifically for this sort of zoning and he would recommend using this classification. Mr. Ismail stated the drawing is just a preliminary and the building may change and shirk some. Committee Member Ms. Lisa Walker questioned if the zoning will be a classification of C-2. Mr. Jason McClain responded Mr. Gregory recommends zoning it as a PO zoning so that it limits the zoning to the items listed in the allowable list under the Professional Office zoning. Mayor Allen questioned if we currently have any PO zoning in the city. Mr. McClain responded yes, there are some such as an office around the corner of Lowe and Main Street and another on Boyd Street. Mr. Gregory added this zoning is a little more desirable with the PUD overlay for this type of area. Chairwoman Sleeper asked if there were any more

questions. A motion was made by Committee Member Walker, seconded by Mayor Allen, to approve the Rezone of Map 64, Parcel 11:01 from R-1 to PO-PUD. All approved by voice vote. Committee Member Walker questioned if the Ashland City entrance sign would still be allowed on the property. Mr. Ismail responded yes.

NEW BUSINESS:

3. Subdivision Application: Eleanor Village: 3454 Bell Street (13 Lots)
Mr. Daniel Smola stepped forward and introduced himself as the engineer with Harpeth Civil Engineers. Committee Member Walker questioned if the existing house will stay on the property. Mr. Smola responded yes, it will stay. Committee Member Walker further questioned the driveways and if there will be enough room for the residents to turn around. Mr. Smola stated they will look at it further as the final plan is approved, but he doesn't see that being an issue ahead. Mr. McClain explained the driveways will require applications for each site and will need to be approved by Public Works. Mayor questioned if the driveways will be concrete or asphalt. Mr. John Rankin stated they will be concrete. Mr. Gregory stated he has some concerns about the detention areas. Mr. Smola stated the HOA will be responsible for maintenance. Mr. Gregory questioned who will own the open space lot. Mr. Smola stated the HOA will have joint interest. Chairwoman Sleeper questioned if the sidewalks will need to be decided on tonight. Mr. Gregory questioned the difficulty of construction of sidewalks based on the slope. Mr. Rankin stated they are trying to avoid cutting down a lot of trees and want to leave the trees in the center of the property. Further, this development will consist of homes constructed of brick, stone, and hardy plank. Committee Member Walker stated she wanted to make sure the cemetery is not going to be damaged during the construction phase. Mr. Rankin assured her they will be monitoring the construction. After some discussion regarding sidewalks and the slope on the property Chairwoman Sleeper asked if there were any more questions. A motion was made by Committee Member Bell, seconded by Mayor Allen to approve the subdivision application. All approved by voice vote.
4. Landscape Ordinance Discussion
Chairwoman Sleeper stated this discussion can be deferred if the committee would like; however, she shared an article for the committee to review showing a great example of landscaping. Mr. McClain explained to the committee the landscape ordinance currently being reviewed is for commercial properties and not for residential. A motion was made by Committee Member Mayor Allen, seconded by Committee Member Walker to defer this discussion until the next scheduled meeting. All approved by voice vote.

OTHER.

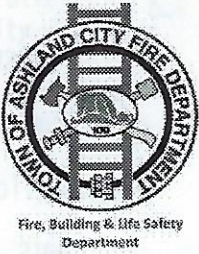
None.

ADJOURNMENT

A motion was made by Committee Member Williams, seconded by Committee Member Bell to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:33 p.m.

CHAIRWOMAN MELODY SLEEPER

CITY RECORDER KELLIE REED, CMFO, CMC



Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015
Fire & Life Safety: (615) 792-4531 – Building Codes (615) 792-6455

SUBDIVISION APPLICATION

APPLICANT NAME: Regal Homes

ADDRESS: 290 Ed Harris Rd

Ashland City, TN 37015

TELEPHONE: 615 - 792 - 5156

PROJECT NAME: ARBOR LOOP

NUMBER OF LOTS: 13

PLANNING COMMISSION FEES: \$250.00

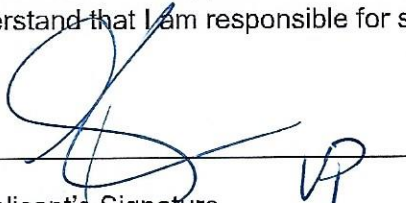
Minor Subdivision (Four lots or less): \$150.00

Plat Amendment: \$150.00

Major Subdivision: \$250.00

Note: Mylar shall be presented at the time of Final Subdivision Plat Approval and must be signed by all parties except for Secretary of the Planning Commission.

Having submitted plans for review by the Ashland City Planning Commission, I understand that I am responsible for all review fees incurred by the Town of Ashland City. I understand that the fee paid at the time of submittal is not applicable for the fees incurred through review. With my signature, I verify that I fully understand that I am responsible for said fees, and that I have received a copy of Ordinance #165.



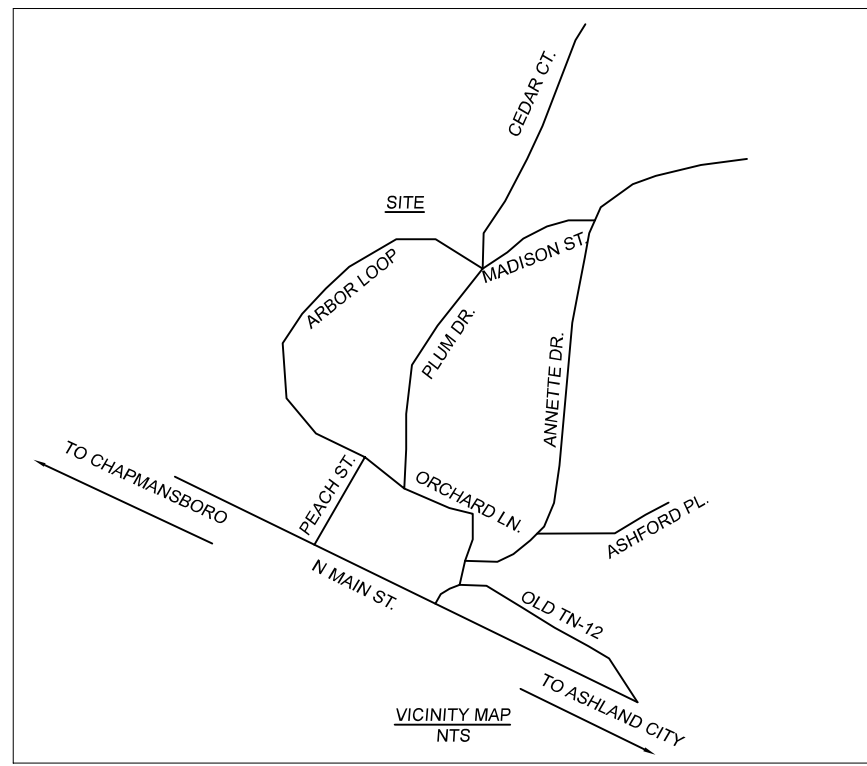
Applicant's Signature

2-14-2020

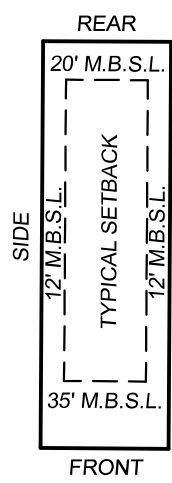
Date

GENERAL NOTES

- BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS. NO SCALE FACTOR APPLIED.
- G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH. CARLSON BRX 5 DUAL FREQUENCY RECEIVER.
- PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.
- SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.
- THIS PROPERTY 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 TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.
- THIS PROPERTY LIES WITHIN ZONE AE AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NFIP FIRM MAP 47021C0165 D, DATED: SEPTEMBER 17, 2010
- CONTOURS ARE AT 1.0 FOOT INTERVALS.



JOHN L. BORUM JR.
MAP 49J, GR D,
PARCEL 21
DEED BOOK 495,
PAGE 180,
R.O.C.C.T.



LEGEND

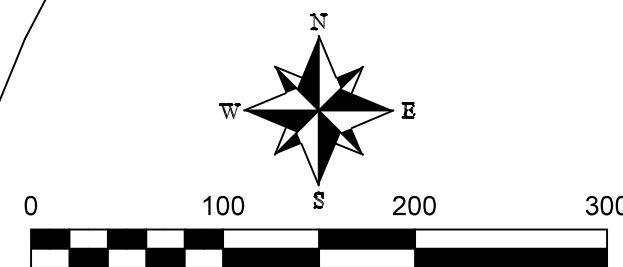
These standard symbols will be found in the drawing.

- OHE OVERHEAD ELECTRIC LINE
- IRON ROD (NEW) I.R. (N)
- IRON ROD (OLD) I.R. (O)
- ⊕ FIRE HYDRANT FH
- ⊕ SEWER MANHOLE MH
- ⊕ POWER POLE PP
- W APPROXIMATE WATER LINE
- FM APPROXIMATE SEWER LINE

FEMA FLOOD ZONE 'AE'
ELEVATION 402.0
PER FIRM NO.47021C0165D,
REVISED SEPTEMBER 17, 2010

CLEVELAND J. MCGEE
MAP 49J, PAR 5
DEED BOOK 330,
PAGE 781, R.O.C.C.

ARBOR ROW SUBDIVISION
TOTAL ACREAGE: 10.48 ACRES
1ST CIVIL DISTRICT CHEATHAM COUNTY, TN.



Lot Description	Sq. Feet	Acres
1	36,162.48	0.83
2	38,026.30	0.87
3	28,421.71	0.65
4	30,739.19	0.71
5	34,725.86	0.80
6	38,403.91	0.88
7	41,336.27	0.95
8	20,710.54	0.48
9	19,532.14	0.45
10	43,672.50	1.00
11	37,049.40	0.85
12	34,823.88	0.80
13	53,014.57	1.22

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	19.00'	28.21'	25.69'	S 77°27'57" W	85°03'34"
C2	167.00'	50.96'	50.76'	N 68°44'46" W	17°29'01"
C3	167.00'	71.02'	70.49'	N 89°40'19" W	24°22'04"
C4	167.00'	47.84'	47.67'	S 69°56'17" W	16°24'43"
C5	200.00'	26.35'	26.33'	S 57°57'30" W	7°32'52"
C6	200.00'	7.94'	7.94'	S 53°02'52" W	2°16'25"
C7	100.00'	43.98'	43.63'	S 39°18'40" W	25°11'57"

LINE	BEARING	DISTANCE
L1	S 27°35'20" W	107.89'
L2	S 27°35'20" W	30.09'
L3	S 31°09'54" W	57.93'
L4	S 31°09'54" W	71.90'
L5	S 31°10'09" W	13.00'
L6	S 34°17'08" W	2.93'
L7	S 34°37'01" W	74.62'
L8	S 34°56'10" W	11.75'
L9	S 34°56'10" W	94.69'
L10	N 60°00'15" W	68.39'
L11	S 61°43'56" W	7.25'
L12	S 61°43'56" W	20.78'
L13	S 61°43'56" W	55.04'
L14	S 51°54'39" W	18.94'
L15	S 51°54'39" W	57.72'
L16	S 51°54'39" W	86.00'
L17	S 51°54'39" W	86.00'
L18	S 51°54'39" W	15.99'
L19	S 26°42'42" W	10.63'
L20	S 26°42'42" W	122.93'

PROPERTY ADDRESS:
171 ARBOR LOOP
ASHLAND CITY, TN 37015

PROPERTY OWNER:
REGAL HOMES COMPANY
290 ED HARRIS ROAD
ASHLAND CITY, TN 37015

PROJECT INFORMATION:
BEING THE SAME PROPERTY DESCRIBED AS TRACTS 1, 2, 3 AND 4 DESCRIBED IN RECORD BOOK 551, PAGE 2632; AND BEING LOTS 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 & 34 OF ASHLAND HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 1, PAGE 60, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN

CLIENT INFORMATION:
REGAL HOMES COMPANY
290 ED HARRIS ROAD
ASHLAND CITY, TN 37015

REVISIONS

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISIONS PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF ASHLAND CITY 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 RECORD BOOK NUMBER 551, PAGE 2632, COUNTY REGISTERS 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 _____ OWNER
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF SEWER AND WATER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER AND WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED ARBOR ROW SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM _____ DATE _____ NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT

PRELIMINARY PLAT APPROVAL

APPROVED BY THE TOWN OF ASHLAND CITY, PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ON

DATE _____
PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES.

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR 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 TOWN OF ASHLAND CITY 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 _____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE

PRELIMINARY PLAT

DRAWN	MAP AND PARCEL	PROJECT NO.
JEFF C	MAP 49J, GR D, PAR 9	2-727
APPROVED	CURRENTLY ZONED	
JEFF C	R3 PUD	
SCALE	SHEET	ONE OF ONE
1" = 100'		

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com



**Town of Ashland City
Building & Codes Dept.**

P. O. Box 36 101 Court Street
Ashland City, Tennessee 37015
Phone 615-792-6455 Ext 17 Fax: 615-792-1464

Subdivision Application

APPLICANT NAME: Carvin Bell

ADDRESS: 1030 Bannan Mtn. Rd.
Ash City, TN. 37015

TELEPHONE: 615-390-0757

PROJECT NAME: SkyView extension Phase II

NUMBER OF LOTS: 9

PLANNING COMMISSION FEES: PAID in 2018

Minor Subdivision (Four lots or less): \$150.00

Plat Amendment: \$150.00

Major Subdivision: \$ 250.00

Note: Mylar shall be presented at the time of Final Subdivision Plat Approval and must be signed by all parties except for Secretary of the Planning Commission.

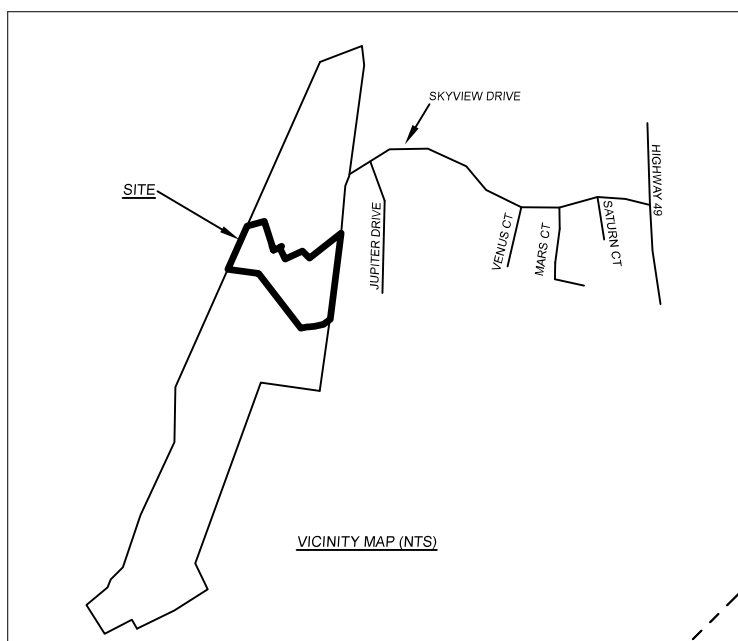
Having submitted plans for review by the Ashland City Planning Commission, I understand that I am responsible for all review fees incurred by the Town of Ashland City. I understand that the fee paid at the time of submittal is not applicable to the fees incurred through review. With my signature, I verify that I fully understand that I am responsible for said fees, and that I have received a copy of ordinance #165.

Applicant's Signature

2/14/2020
Date

GENERAL NOTES

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- THIS ENTIRE PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FIRM MAPS 47021C0165 D AND 47021C0170 D, DATED: SEPTEMBER 17, 2010.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SURPERCEDES THAT PORTION OF THE RIGHT OF WAY LOCATED SOUTHWEST OF AND ADJACENT TO LOT 11 OF SKY VIEW EXTENSION - SECTION 1 AS OF RECORD IN PLAT BOOK 14, PAGE 211, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN. ALL OTHER INFORMATION ON SKY VIEW EXTENSION - SECTION 1 SHALL REMAIN THE SAME.

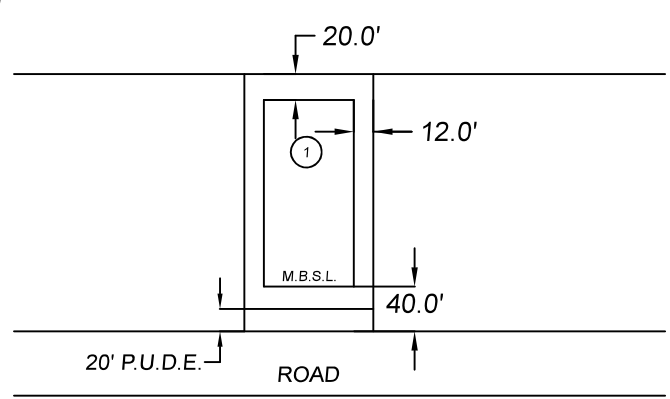


MAP 49F, GR C, PAR 2
MAPLE HILLS PARTNERS, LLC
REMAINING PORTION OF
TRACT 1
RECORD BOOK 532,
PAGE 359

MAP 49F, GR B, PAR 1
HILTON JEFFRIES
RECORD BOOK 514,
PAGE 1191
"RESERVED" PARCEL
AS SHOWN ON
SKYVIEW PARK
DEED BOOK 116,
PAGE 332

LEGEND

- These standard symbols will be found in the drawing.
- | Symbol | Description |
|-----------|-------------------------|
| — E — E — | ELECTRIC LINE |
| ○ | IRON ROD (NEW) I.R. (N) |
| ● | IRON ROD (OLD) I.R. (O) |
| ⊕ | SEWER MANHOLE MH |
| — W — W — | PROPOSED WATER LINE |
| — S — S — | PROPOSED SEWER LINE |
| ⊗ | SEWER VALVE SV |



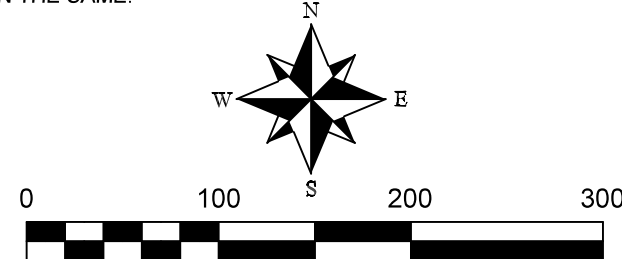
TOTAL AREA
548629.55 SQ. FT.
12.59 AC

**SKY VIEW EXTENSION
SECTION 2**
AND AMENDMENT TO A PORTION OF THE 40'
RIGHT OF WAY LOCATED SOUTHWEST OF AND
ADJACENT TO LOT 11 OF
SKY VIEW EXTENSION SECTION 1,
AS OF RECORD IN PLAT BOOK 14, PAGE 211

TAX MAP 49F, GROUP C, P/O PARCEL 2
ASHLAND CITY, TN 37015

I HEREBY CERTIFY THAT THIS IS
A CATEGORY III SURVEY
AS DEFINED BY THE
STANDARDS OF PRACTICE AS
ADOPTED BY THE TENNESSEE
STATE BOARD OF EXAMINERS,
AND THE RATIO OF PRECISION
OF THE UNADJUSTED SURVEY
IS GREATER THAN 1:10000
AS SHOWN HEREON.

JEFFREY P. CHANDLER
RLS 2353



MAP 49F, GR C, PAR 1
SAM BALTHROP AND
JAMES BALTHROP
PARCEL 1
RECORD BOOK 430,
PAGE 533

MAP 49F, GR C, PAR 2
MAPLE HILLS PARTNERS, LLC
REMAINING PORTION OF
TRACT 1
RECORD BOOK 532,
PAGE 359

PROPERTY OWNERS:
MAPLE HILLS PARTNERS, LLC
2626 FOSTER CREIGHTON DRIVE
NASHVILLE, TN 37204
CONTACT: CALVIN BELL
PHONE: 615-390-0757

LINE	BEARING	DISTANCE
L1	S 51°50'50" W	80.14'
L2	S 78°08'16" W	87.16'
L3	S 85°34'32" W	58.20'
L4	S 81°37'42" W	14.77'
L5	S 78°41'21" W	62.36'
L6	S 78°56'43" E	3.14'
L7	S 78°56'43" E	84.78'
L8	S 78°56'43" E	35.08'
L9	S 78°56'43" E	52.83'
L10	N 71°50'52" E	2.31'
L11	S 17°40'53" E	40.00'
L12	N 71°46'04" E	4.00'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	79.63'	450.75'	79.53'	S 84°00'23" E
C2	18.30'	370.00'	18.30'	S 80°22'48" E
C3	82.68'	370.00'	82.51'	S 88°11'55" E
C4	78.12'	370.00'	77.98'	N 79°21'04" E
C5	7.91'	370.00'	7.91'	N 72°41'24" E
C6	84.49'	370.00'	84.30'	N 64°55'00" E
C8	22.35'	370.00'	22.35'	N 69°43'40" E
C9	69.79'	490.75'	69.73'	S 83°01'10" E
C10	43.16'	330.00'	43.13'	S 82°42'44" E
C11	123.79'	330.00'	123.06'	N 82°47'39" E
C12	62.14'	370.00'	62.08'	N 63°11'10" E

Lot Description	Sq. Feet	Acres
19	19101.50	0.44
20	18218.92	0.42
21	16219.42	0.37
22	22431.17	0.51
23	21825.10	0.50
24	20935.60	0.48
25	19496.39	0.45
26	172979.67	3.97
27	196811.78	4.52

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 RECORD BOOK NUMBER 532, PAGE 359, COUNTY REGISTERS 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 _____ OWNER _____

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION) _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISIONS PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF ASHLAND CITY 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 APPROVAL OF
OF WATER AND SEWER SYSTEMS**

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SKY VIEW EXTENSION SECTION 2 HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER/SEWER SYSTEMS _____
DATE _____ NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT _____

**CERTIFICATE OF APPROVAL OF
PUBLIC WAYS FOR 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 TOWN OF ASHLAND CITY 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 _____ DATE _____
APPROPRIATE GOVERNMENTAL REPRESENTATIVE _____

PROJECT INFORMATION:
BEING A PORTION OF THE PROPERTY DESCRIBED AS
TRACT 1 IN RECORD BOOK 532, PAGE 359,
REGISTER'S OFFICE OF CHEATHAM COUNTY, TN

CLIENT INFORMATION:
MAPLE HILLS PARTNERS, LLC
2626 FOSTER CREIGHTON DRIVE
NASHVILLE, TN 37204

FINAL PLAT

DRAWN	DATE	MAP AND PARCEL	PROJECT NO.
JEFF	FEB. 20, 2020	MAP 49F, GR C, P/O PAR 2	2-533-2
APPROVED	DATE	CURRENTLY ZONED	SHEET
JEFF	FEB. 20, 2020	R-2	ONE OF ONE
SCALE	1" = 100'		

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com