



Planning Commission Meeting Agenda

Tuesday, October 14, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**

A. John Hunter - *Chair*
Jennifer Graham - *Vice Chair*
Pam Johnston - *Secretary / City Commissioner*
Kris Irvin - *Member*
Cedric Hollis - *Member*

4. **Approval / Correction of Minutes from Prior Meetings**

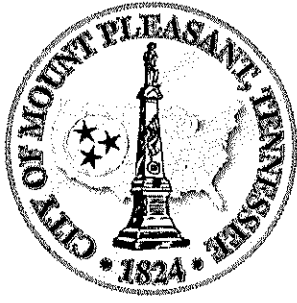
A. Regular Session - 9-9-2025 & 10-12-2025

5. **Completion / Review of Unfinished Business from prior meeting**
6. **Special reports from other City Departments or Committees if applicable**
7. **New Business**

(Comments from citizens may or may not be included, dependent on the issues.)

- A. Applicant, Meritage Homes has submitted an application for the installation of a traffic signal at the intersection of Zion Road and Polk Lane along Highway 243. The request is intended to address anticipated traffic flow and safety concerns associated with ongoing and future residential development in the area.
- B. Applicant, Regent Homes, LLC has provided a Letter of Credit in the amount of \$73,715.68 for sanitary sewer improvements in Sugar Creek Subdivision, Section 3. The applicant has requested to reduce the Letter of Credit down to 25 percent totaling \$18,428.92.
- C. Applicant, Regent Homes, LLC has provided a Letter of Credit in the amount of \$72,696.51 for water system improvements in Sugar Creek Subdivision, Section 3. The applicant has requested to reduce the Letter of Credit down to 25 percent totaling \$18,174.13.
- D. Applicant, Regent Homes, LLC has provided a Letter of Credit in the amount of \$79,365.25 for storm water improvements in Sugar Creek Subdivision, Section 3. The applicant has requested to reduce the Letter of Credit down to 25 percent totaling \$19,841.31.
- E. Resolution 2025-PC-12 to set a public hearing is hereby scheduled for 6:00 PM on November 12, 2025 at the Tom Hardin Room at City Hall, 100 Public Square, Mount Pleasant, Tennessee on the proposed annexation of territory by owner consent.

8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**



Planning Commission Meeting Minutes

Tuesday, September 09, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. Call to Order

Chair John Hunter called the meeting to order.

2. Pledge of Allegiance / Invocation

Vice Chair Jennifer Graham led the pledge of allegiance and member Cedric Hollis gave the invocation.

3. Roll Call

A. John Hunter - *Chair*

Jennifer Graham - *Vice Chair*

Pam Johnston - *Secretary / City Commissioner*

Kris Irvin - *Member*

Cedric Hollis - *Member*

City Manager Phillip Grooms, City Attorney Kori Bledsoe Jones, and Director Chris Brooks were also in attendance along with Will Hager City Planning Consultant via Zoom.

PRESENT

Chair John Hunter

Vice Chair Jennifer Graham

Secretary / City Commissioner Pam Johnston

Member Cedric Hollis

ABSENT

Member Kris Irvin

4. Approval / Correction of Minutes from Prior Meetings

A. August 12, 2025 meeting minutes

Motions were made to approve the minutes from previous meeting.

Motion made by Member Hollis, Seconded by Vice Chair Graham.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis

5. Completion / Review of Unfinished Business from prior meeting

None at this time.

6. Special reports from other City Departments or Committees if applicable

None at this time.

7. New Business

(Comments from citizens may or may not be included, dependent on the issues.)

- A. Applicant: Brightland Homes of Tennessee, LLC has submitted construction plans for Southbend Crossing, a proposed residential development consisting of 219 lots across approximately 58.71 acres. The property is primarily zoned R-3 (High Density Residential), with a portion zoned R-2 (Medium Density Residential). It is located off South Cross Bridges Road, near the intersection with US Highway 43. The site is identified as Tax Map 133, Parcel 01.01, and is recorded in Book R3049, Page 645.

Motions made to approve the construction plans for Southbend Crossing subject to conditions with Barge Design identifying changes to the sewer plan, CEC will provide comments on the water distribution and has noted that the TDEC Construction General Permit (CGP) Notice of coverage must be in place before a land disturbance permit can be issued. Motion carried and the vote was unanimous. Motion carried.

Motion made by Chair Hunter, Seconded by Vice Chair Graham.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis.

- B. Applicant: Samantha Larson (on behalf of Lab Land Holdings, LLC) An application has been submitted for site plan approval for a proposed 4,000-square-foot industrial building on a 3.32-acre parcel located on Hoover Mason Road. The property is identified as Tax Map 129, Parcel 45.16.

Motions were made to approve the application for a site plan and contingent on modifications to the current storm water plan along with screening and landscaping as requested and the vote in favor was unanimous. Motion carried.

Motion made by Vice Chair Graham, Seconded by Chair Hunter.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis.

Motion made for approval on the condition of the Airport Authorities on the height of the lights and the vote was unanimous. Motion carried.

Motion made by Secretary / City Commissioner Johnston, Seconded by Vice Chair Graham.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis.

Motions made to approve the site plan with modifications to the storm water and septic systems with Maury County Environmental Agency approval with the condition of the Airport Authorities approval on the height of the lights and the vote in favor was unanimous. Motion carried.

Motion made by Vice Chair Graham, Seconded by Secretary / City Commissioner Johnston.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis.

- C. Applicant: Jessica K. Lucyshyn (on behalf of Stewart Parker and the Maury County Industrial Development Board) An application has been submitted for site plan approval for *Project Mustang*, a proposed 186,000-square-foot industrial facility to be constructed on 36.9 acres within the Cherry Glenn Industrial Park. The property is identified as Tax Map 126, Parcel 041.01.

Motions made to approve the site plan for Project Mustang with conditions for landscaping, light fixtures, Airport approval, retention pond, TDEC notice of coverage, and the Maury County Industrial Development Board. The vote in favor was unanimous. Motion carried.

Motion made by Vice Chair Graham, Seconded by Member Hollis.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis

8. General comments from citizens (May be limited in time and/or number of comments.)

None at this time.

9. Board / Staff Comments / Adjournment

Motions made to adjourn the meeting were carried out.

Motion made by Chair Hunter, Seconded by Vice Chair Graham.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis



Planning Commission Meeting Minutes

Tuesday, August 12, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. Call to Order

Chair John Hunter called the meeting to order.

2. Pledge of Allegiance / Invocation

Member Hollis led the Pledge of Allegiance and Secretary \ City Commissioner Johnston gave the invocation.

3. Roll Call

All members were present along with Director Chris Brooks, City Manager Phillip Grooms, City Attorney Kori Bledsoe Jones, and City Planning Consultant Will Hager.

A. John Hunter - *Chair*

Jennifer Graham - *Vice Chair*

Pam Johnston - *Secretary / City Commissioner*

Kris Irvin - *Member*

Cedric Hollis - *Member*

PRESENT

Chair John Hunter

Vice Chair Jennifer Graham

Secretary / City Commissioner Pam Johnston

Member Cedric Hollis

Member Kris Irvin

4. Approval / Correction of Minutes from Prior Meetings

A. July 8, 2025 meeting minutes

Motions made to approve last month's meeting, and the vote was unanimous.

Motion made by Member Hollis, Seconded by Member Irvin.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin

5. Completion / Review of Unfinished Business from prior meeting

None at this time.

6. Special reports from other City Departments or Committees if applicable

None at this time.

7. New Business

(Comments from citizens may or may not be included, dependent on the issues.)

- A. Applicant *CBC Properties, LLC* requests approval for the construction of a 12,000 sq. ft. structure to expand the existing development at **301 Canaan Road**. The property is recorded in **Book R2805, Page 1075**, identified as **Parcel 25.0 on Tax Map 127**.

Motion made to grant the approval of the waiver for off street parking. The vote was unanimous, and motion carried.

Motion made by Secretary / City Commissioner Johnston, Seconded by Vice Chair Graham. Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

Motion made to approve the variance for landscape screening and tree preservation. The vote in favor was unanimous, and motion carried.

Motion made by Vice Chair Graham, Seconded by Member Irvin.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

Motion made to approve the exterior building materials. The vote in favor was unanimous, motion carried.

Motion made by Member Hollis, Seconded by Secretary / City Commissioner Johnston. Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

Motion made to accept the waiver for the landscape plan. The vote in favor was unanimous, motion carried.

Motion made by Vice Chair Graham, Seconded by Member Irvin.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

Motion made to accept the site plan as presented. The vote in favor was unanimous, motion carried.

Motion made by Vice Chair Graham, Seconded by Secretary / City Commissioner Johnston. Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin

- B. Applicant *Greg Glaser*, representing *Tractor Supply Company (TSC)*, has submitted an application for **final plat approval** for the property located at **207 South Cross Bridges Road**, designated as **Tax Map 133, Parcel 1.00**.

Motions made to approve the application for final plat approval for the Tractor Supply Company. The vote was unanimous, and motion carried out.

Motion made by Secretary / City Commissioner Johnston to approve the application for a final plat and was Seconded by Member Irvin.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

- C. Applicant *Mark D. Spalding*, on behalf of the *Maury County Industrial Development Board*, has submitted an application for **mass grading approval** for **Project Mustang**. The subject property is identified as **Map 126, Parcel 041.01**, recorded in **Book 1335, Page 55**.

Motions were made for mass grading approval for Project Mustang. The vote was unanimous, and motion carried.

Motion made by Member Hollis to approve the application for mass grading and was Seconded by Member Irvin.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

- D. Applicant *Allen O'Leary*, representing *Brightland Homes of Tennessee LLC*, seeks **final plat approval** for a residential development comprising **71 lots**. The property is identified as **Map 127, Parcel 025.04**, and recorded in **Book R3010, Page 216**.

Motions made to approve the final plat for residential development by Brightland Homes of Tennessee LLC. The vote in favor was unanimous, and motion carried.

Motion made by Member Hollis to approve applicants request for final plat approval and was Seconded by Secretary / City Commissioner Johnston.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

- E. Applicant *Allen O'Leary*, on behalf of *Brightland Homes of Tennessee LLC*, requests to establish a **Letter of Credit for Phase 2** of the **Cottages of Bearwood Final Plat**. This phase includes **71 residential lots** and is presented under **Resolution 2025-PC-06**.

Motions made to establish a Letter of Credit for Phase 2 of the Cottages of Bearwood Final plat. The vote in favor was unanimous, and the motion carried.

Motion made by Secretary / City Commissioner Johnston for the approval of the request to establish a Letter of Credit and was Seconded by Member Hollis.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

8. General comments from citizens (May be limited in time and/or number of comments.)

None at this time.

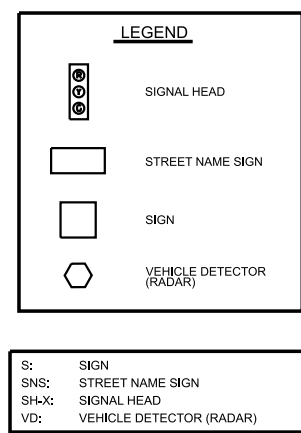
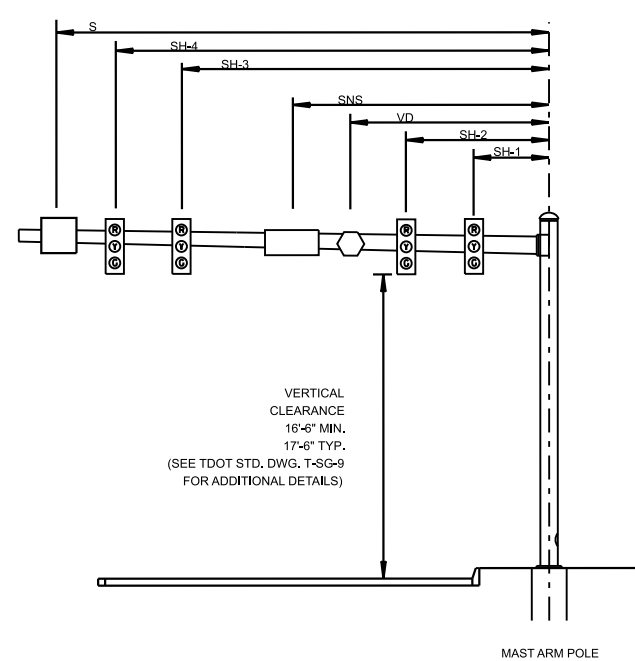
9. Board / Staff Comments / Adjournment

Motion made by Vice Chair Graham to adjourn the meeting and was Seconded by Member Hollis.
Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin

THE PINES - PHASE 1A

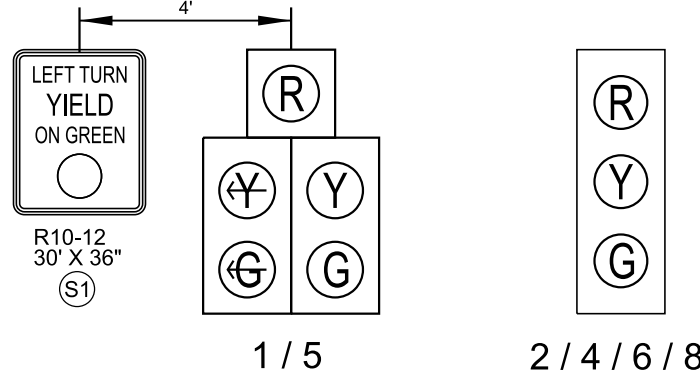
MAST ARM DETAILS

N.T.S.

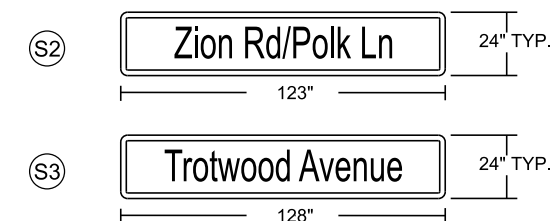


PROPOSED TRAFFIC SIGNAL HEADS

*SIGNAL HEADS SHALL HAVE BACKPLATES



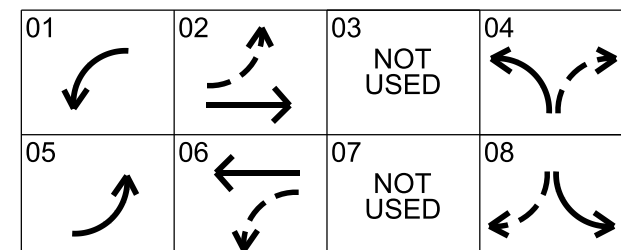
OVERHEAD STREET NAME SIGN (SNS)



NOTES:

- SNS LETTERING SHOWN FOR REFERENCE ONLY.
- SNS SIZE AND LETTERING TO BE COORDINATED AND DETERMINED BY THE LOCAL MUNICIPALITY PRIOR TO FABRICATION AND INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE MUNICIPALITY FOR FABRICATION AND INSTALLATION OF THE SNS.

SIGNAL PHASING DIAGRAM



NOTES:

- OPERATION IS DUAL ENTRY MODE, FULL SKIP CAPABILITY.
- SINGLE DIRECTION, LAGGING LEFT TURN PHASES ARE NOT ALLOWED.
- ALL SIGNAL DISPLAYS AND CLEARANCES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND TDOT STANDARDS.

NOTES:

- SIGNAL POLES MAY BE ADJUSTED UP TO 2 FEET TO AVOID CONFLICTS WITH UTILITIES AS APPROVED BY THE ENGINEER. CONTRACTOR SHALL VERIFY THE APPROPRIATE POLE LENGTH WHEN ADJUSTING POLE LOCATION.
- ALL SIGNAL POLES SHOULD BE LOCATED OUTSIDE THE CLEAR ZONE AND INSIDE THE RIGHT-OF-WAY PER TDOT STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR STAKING PROPOSED POLE LOCATION. THESE LOCATIONS MUST BE APPROVED BY THE CITY ENGINEER/COUNTY ENGINEER PRIOR TO WORK COMMENCING.
- ENSURE ALL OVERHEAD CLEARANCES ARE MET BASED ON THE NESC STANDARDS FOR OVERHEAD WIRES AND TDOT STANDARDS.
- COORDINATION WITH TDOT SHOULD BE MADE IF ANY RELOCATION OF OVERHEAD UTILITIES IS REQUIRED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE LOCAL ELECTRIC COMPANY TO DETERMINE THE EXACT LOCATION OF THE POWER SOURCE AND MOST DIRECT ROUTE TO SERVE THE CONTROLLER.
- ALL PROPOSED CONNECTIONS FOR THE SIGNAL HEAD WILL BE MADE UNDERGROUND.
- SIGNAL HEADS AND BACKPLATES MUST HAVE A CLEARANCE HEIGHT OF 17.5 FEET AS MEASURED FROM THE SURFACE OF THE ROADWAY BASED ON TDOT STANDARD DRAWING T-SG-9.
- ALL SIGNAL HEADS TO BE LED AND INSTALLED WITH BACKPLATES. THE TYPE OF SIGNAL HEADS TO BE DETERMINED BY THE CITY ENGINEER/COUNTY ENGINEER BASED ON THEIR CURRENT STANDARDS.
- SIGNAL HEAD PLACEMENT TO BE DETERMINED BASED ON TDOT STANDARD DRAWINGS T-SG-7C AND T-SG-7D.
- THE PROPOSED CONTROLLER WILL BE INSTALLED IN A PAD MOUNTED CABINET TO BE LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION AS SHOWN ON THE PLANS. THE CABINET LOCATION MUST BE APPROVED BY THE CITY ENGINEER/COUNTY ENGINEER PRIOR TO WORK COMMENCING.
- CABINET TYPE AND ALL NECESSARY MOUNTING HARDWARE TO BE DETERMINED BY THE CITY ENGINEER/COUNTY ENGINEER BASED ON THEIR CURRENT STANDARDS.
- INSTALL SIGNAL AHEAD (W3-3) SIGNS ALONG BOTH APPROACHES OF TROTWOOD AVENUE/MAIN STREET APPROX. 200 FEET IN ADVANCE OF THE TRAFFIC SIGNAL.
- REFER TO THE TDOT STANDARD DRAWINGS AND THE TDOT TRAFFIC DESIGN MANUAL FOR ADDITIONAL DETAILS.

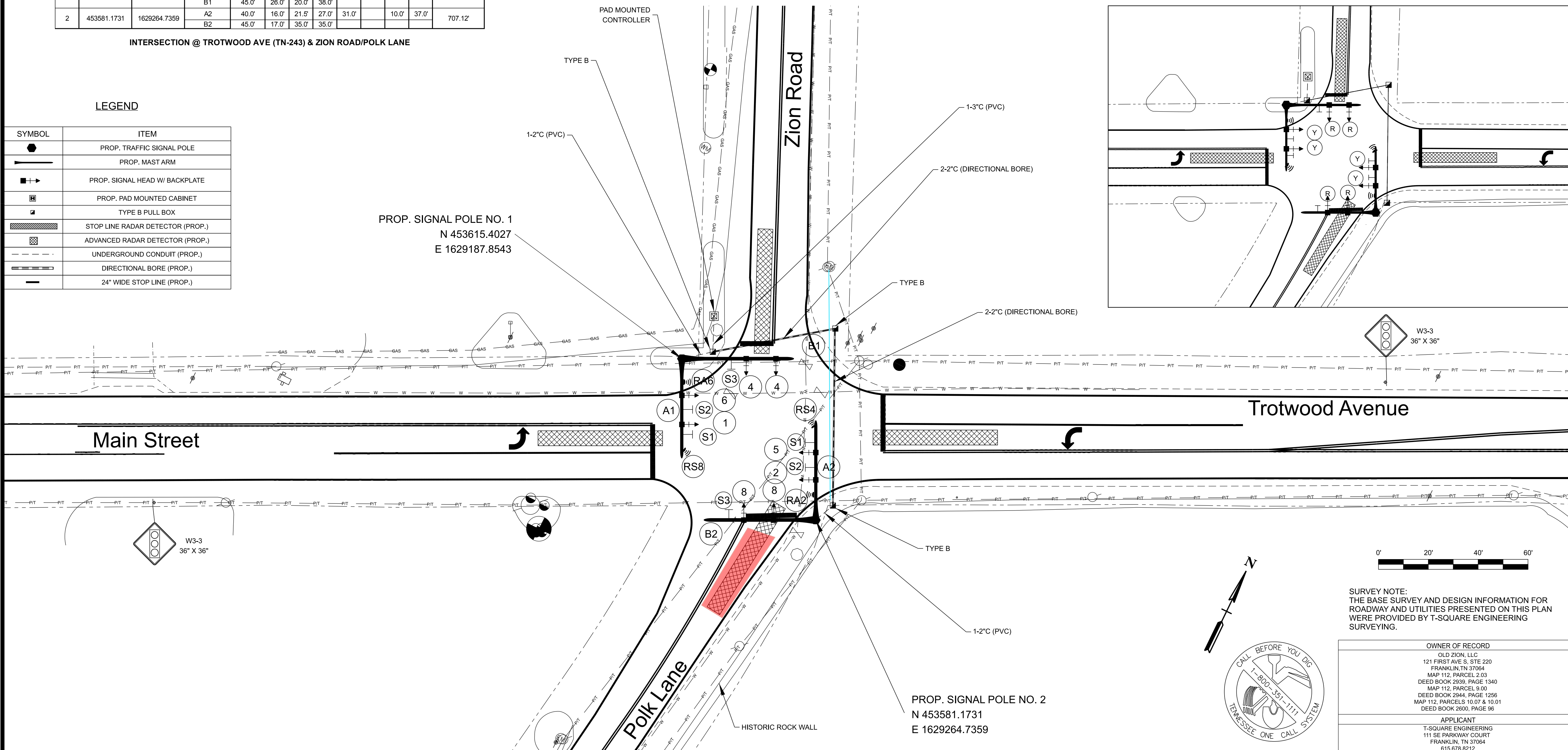
SIGNAL SUPPORT POLE DATA

SIGNAL SUPPORT POLE DATA AND MAST ARM DETAILS												
POLE NO.	NORTHING	EASTING	ARM	ARM LENGTH	SH-1	SNS	SH-2	S	SH-3	VD-1	VD-2	GROUND EL. @ POLE
1	453615.4027	1629187.8543	A1	40.0'	15.0'	21.0'	27.0'	31.0'		9.5'	36.0'	707.43'
			B1	45.0'	26.0'	20.0'	38.0'					
2	453581.1731	1629264.7359	A2	40.0'	16.0'	21.5'	27.0'	31.0'		10.0'	37.0'	707.12'
			B2	45.0'	17.0'	35.0'	35.0'					

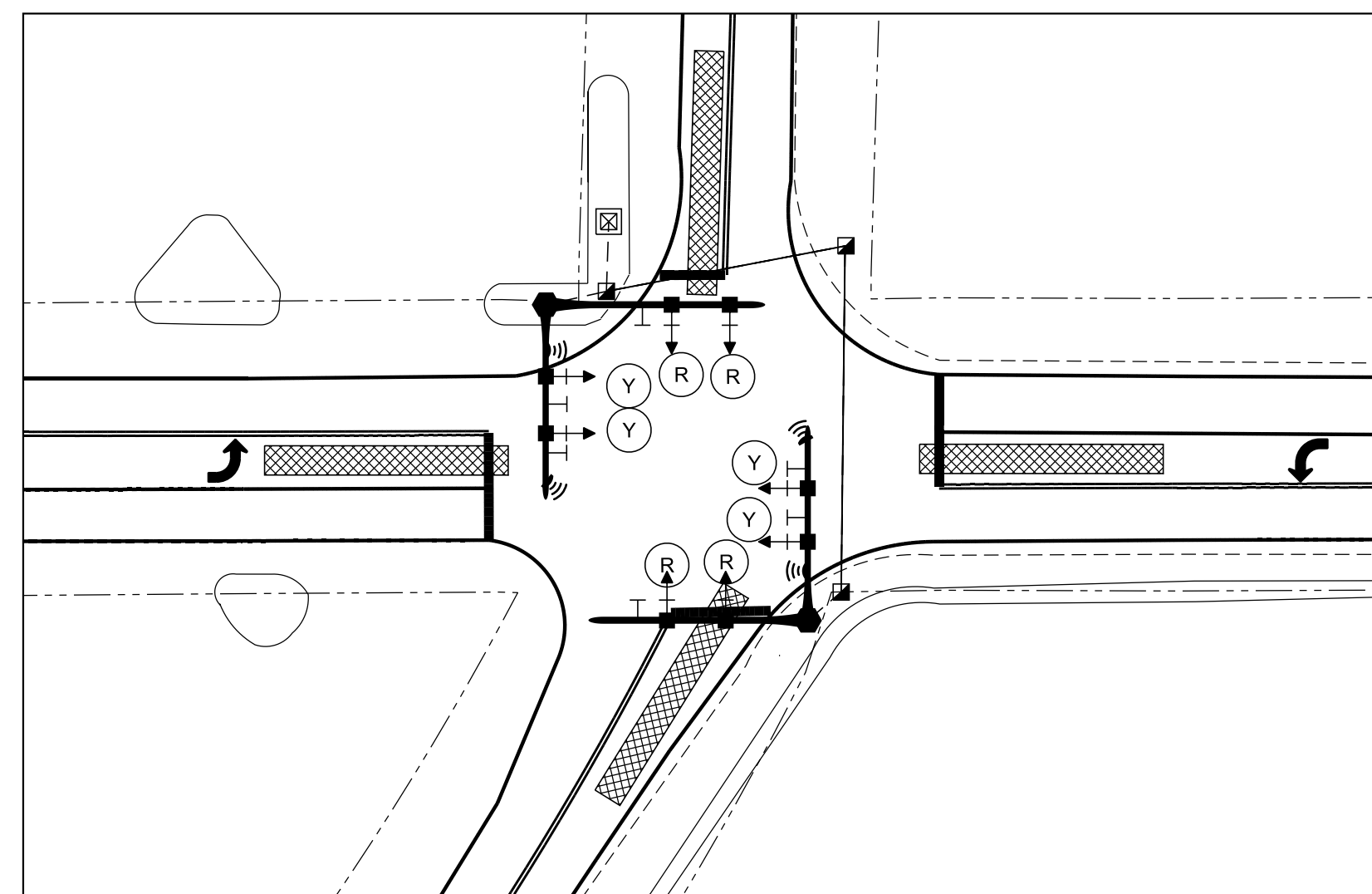
INTERSECTION @ TROTWOOD AVE (TN-243) & ZION ROAD/POLK LANE

LEGEND

SYMBOL	ITEM
	PROP. TRAFFIC SIGNAL POLE
	PROP. MAST ARM
	PROP. SIGNAL HEAD W/ BACKPLATE
	PROP. PAD MOUNTED CABINET
	TYPE B PULL BOX
	STOP LINE RADAR DETECTOR (PROP.)
	ADVANCED RADAR DETECTOR (PROP.)
	UNDERGROUND CONDUIT (PROP.)
	DIRECTIONAL BORE (PROP.)
	24' WIDE STOP LINE (PROP.)



FLASHING DIAGRAM



Trotwood Avenue

Main Street

PROP. SIGNAL POLE NO. 2
N 453581.1731
E 1629264.7359

0' 20' 40' 60'

SURVEY NOTE:
THE BASE SURVEY AND DESIGN INFORMATION FOR
ROADWAY AND UTILITIES PRESENTED ON THIS PLAN
WERE PROVIDED BY T-SQUARE ENGINEERING
SURVEYING.

OWNER OF RECORD

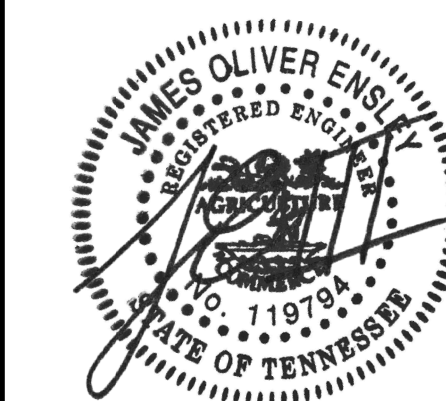
OLD ZION, LLC
121 FIRST AVE S, STE 220
FRANKLIN, TN 37064
MAP 112, PARCEL 2.03
DEED BOOK 2539, PAGE 1340
MAP 112, PARCEL 9.00
DEED BOOK 2944, PAGE 1206
MAP 112, PARCELS 10.07 & 10.01
DEED BOOK 2600, PAGE 96

APPLICANT

T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615-675-8212

SIGNAL DESIGN PLANS

TROTWOOD AVENUE AND ZION ROAD
MT. PLEASANT, MAURY COUNTY, TENNESSEE



9/25/25

PROJECT

23-1211

SHEET

S-1

ESTIMATED ROADWAY QUANTITIES

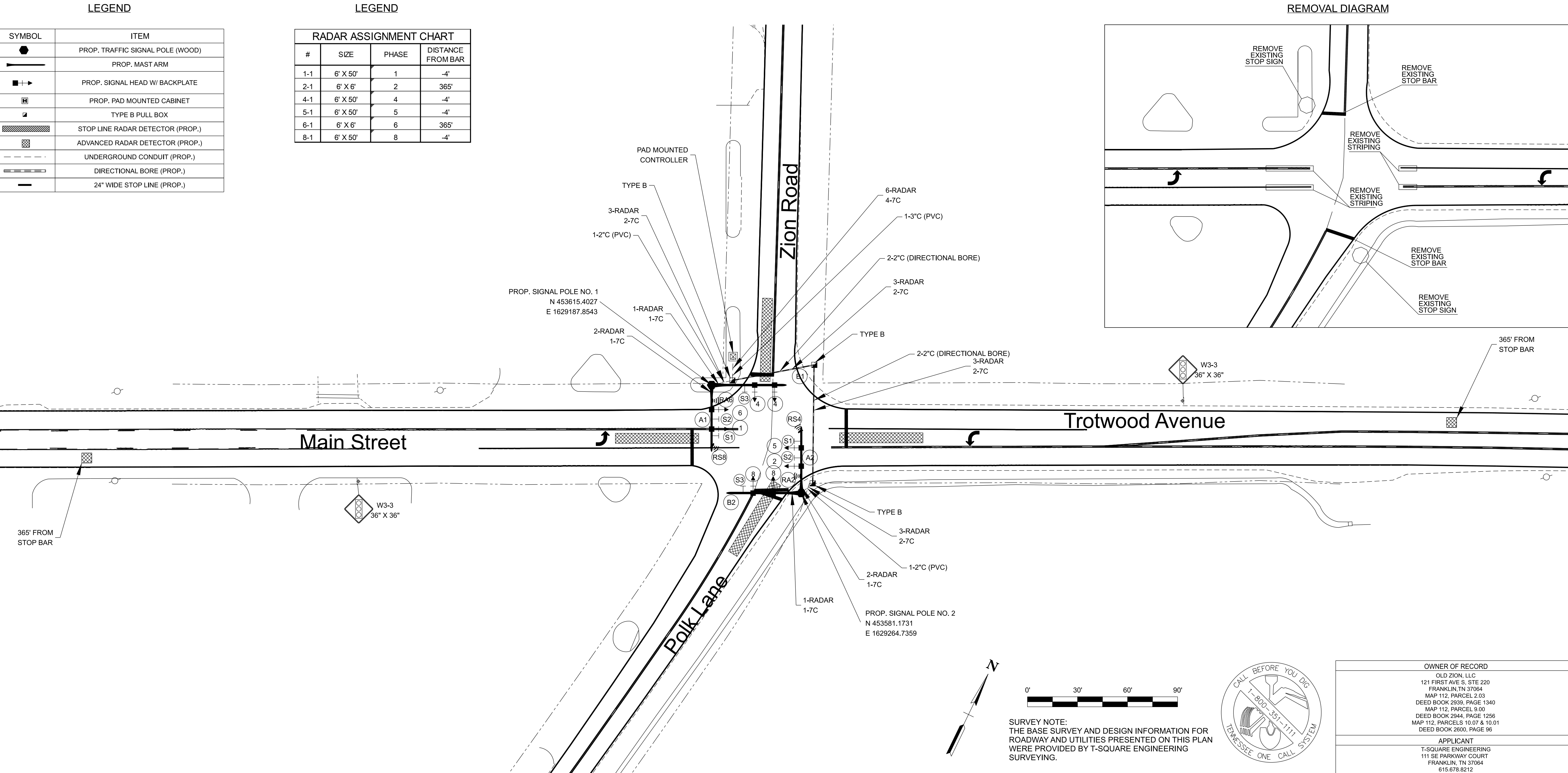
RD-A-1	STANDARD ABBREVIATIONS
RD-L-3	STANDARD LEGEND FOR SIGNALIZATION AND LIGHTING
T-SG-2	LOOP LEAD-INS, CONDUIT AND PULL BOXES
T-SG-3A	ALTERNATE DETECTION DETAILS
T-SG-5	CONTROLLER CABINET DETAILS
T-SG-7	SIGNAL HEAD ASSEMBLIES
T-SG-7C	TYPICAL SIGNAL HEAD PLACEMENT - ONE-LANE AND TWO-LANE APPROACHES
T-SG-7D	TYPICAL SIGNAL HEAD PLACEMENT TWO-LANE APPROACHES
T-SG-9	DETAILS OF CANTILEVER SIGNAL SUPPORT
T-SG-9A	MISCELLANEOUS SIGNAL DETAILS
T-SG-10	MAST ARM POLE AND STRAIN POLES FOUNDATION DETAILS
T-SG-12	TYPICAL WIRING FOR SIGNAL HEADS AND DETECTION LOOPS

LEGEND
NL = NON LOCK
L = LOCK
PERM = PERMITTED
PROT = PROTECTED
P/P = PROT/PERM

LEGEND

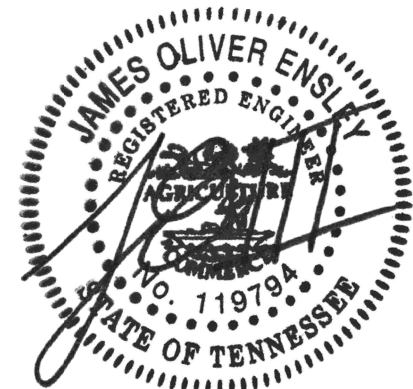
RADAR ASSIGNMENT CHART			
#	SIZE	PHASE	DISTANCE FROM BAR
1-1	6' X 50'	1	-4'
2-1	6' X 6'	2	365'
4-1	6' X 50'	4	-4'
5-1	6' X 50'	5	-4'
6-1	6' X 6'	6	365'
8-1	6' X 50'	8	-4'

ESTIMATED ROADWAY QUANTITIES			
ITEM NO.	DESCRIPTION	UNIT	QUANTITY
	TROTWOOD ROAD AND ZION ROAD		
	TRAFFIC CONTROL	LS	1
712-01			
713-14.21	STREET NAME SIGN (RIGID 0'100IN THICK	S.F.	90
713-16.20	SIGNS (W3-3, 36" X 36")	EACH	2
713-16.21	SIGNS (R10-12, 30" X 36")	EACH	2
716-02.05	PLASTIC PAVEMENT MARKING (STOP LINE)	L.F.	85
716-08.01	REMOVAL OF PAVEMENT MARKING (LINE)	L.F.	120
716-08.05	REMOVAL OF PAVEMENT MARKING (STOP LINE)	L.F.	50
717-01	MOBILIZATION	LS	1
730-02.09	SIGNAL HEAD ASSEMBLY (130 WITH BACKPLATE)	EACH	6
730-02.17	SIGNAL HEAD ASSEMBLY (150 A2H WITH BACKPLATE)	EACH	2
730-03.21	INSTALL PULL BOX (TYPE B)	EACH	3
730-05.01	ELECTRICAL SERVICE CONNECTION	L.F.	800
730-08.03	SIGNAL CABLE - 7 CONDUCTOR	L.F.	800
730-12.02	CONDUIT 2" DIAMETER (PVC)	L.F.	60
730-12.03	CONDUIT 3" DIAMETER (PVC SCHEDULE 40)	L.F.	25
730-12.23	CONDUIT 2" DIAMETER (DIRECTIONAL BORE)	L.F.	250
730-12.30	TRENCHING	L.F.	40
730-13.12	VEHICLE DETECTOR (RADAR - STOP BAR)	EACH	4
730-13.13	VEHICLE DETECTOR (RADAR - ADVANCE)	EACH	2
730-15.32	CABINET (EIGHT PHASE BASE MOUNTED)	EACH	1
730-16.14	CONTROLLER (ATC)	EACH	1
730-16.25	INSTALLATION OF CABINET AND CONTROLLER	EACH	1
730-16.50	CONFLICT MONITOR	EACH	1
730-23.87	CANTILEVER SIGNAL SUPPORT (2 @ 40' & 45')	EACH	2



SIGNAL WIRING DIAGRAM AND DETAILS
TROTWOOD AVENUE AND ZION ROAD
MT. PLEASANT, MAURY COUNTY, TENNESSEE

THE PINES - PHASE 1A



9/25/25

PROJECT
23-1211

SHEET
S-2



Section 7, Item A.

St Johns Chu

**A RESOLUTION TO REDUCE THE SEWER IMPROVEMENTS MAINTENANCE LETTER OF CREDIT
FOR SUGAR CREEK SUBDIVISION, SECTION 3 TO TWENTY-FIVE PERCENT OF ITS ORIGINAL
VALUE**

Section 7, Item B.

WHEREAS, the City of Mount Pleasant previously accepted ownership and maintenance responsibilities for approximately 2,900 linear feet of 8-inch PVC gravity sewer, including nine manholes, serving Sugar Creek Subdivision, Section 3, as documented in Resolution 2022-50; and

WHEREAS, Developer Regent Homes, LLC provided a two-year maintenance Letter of Credit (FirstBank LOC No. 1250085922) in the amount of **Seventy-Three Thousand Seven Hundred Fifteen and 68/100 Dollars (\$73,715.68)**, as required by the Planning Commission; and

WHEREAS, the City has determined that the sewer improvements have remained in satisfactory condition, and no major deficiencies have been reported during the maintenance period; and

WHEREAS, the Planning Commission finds it appropriate to reduce the financial obligation of the developer by adjusting the maintenance Letter of Credit to **twenty-five percent (25%)** of its original value, in accordance with the maintenance period requirement of City Subdivision Regulations maintenance periods or satisfactory performance;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. The Planning Commission hereby authorizes the reduction of the Letter of Credit (FirstBank LOC No. 1250085922) to **Twenty-Five Percent (25%)** of its original value, resulting in a new required amount of **Eighteen Thousand Four Hundred Twenty-Eight and 92/100 Dollars (\$18,428.92)**.

Section 2. The reduced Letter of Credit shall remain in effect until its expiration on **November 10, 2026**, unless otherwise extended or released in accordance with City policy.

Section 3. This Resolution shall take effect immediately upon its adoption.

Approved and adopted this _____ day of _____, 2025.

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSTON, SECRETARY

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

Lot Table

LOT	SQ. FT.	ACRES
OS-A	27,286	0.63
42	15,353	0.35
43	13,874	0.32
44	15,562	0.36
45	16,321	0.37
46	14,886	0.34
47	14,891	0.34
48	17,776	0.41
49	16,800	0.39
50	14,641	0.34
51	16,793	0.39
52	23,240	0.53
53	29,572	0.68
54	24,069	0.55
55	14,771	0.34
56	14,849	0.34
57	15,097	0.35
60	14,404	0.33
61	15,171	0.35
62	15,369	0.35
63	17,430	0.40
64	21,619	0.50
65	14,700	0.34
66	14,976	0.34
67	14,985	0.34
68	14,994	0.34
69	14,999	0.34
70	14,515	0.33
71	14,919	0.34
72	14,968	0.34
73	14,989	0.34
74	14,997	0.34
75	15,006	0.34
76	14,857	0.34
77	19,827	0.46
78	17,854	0.41
81	14,054	0.32
82	14,202	0.33
83	14,226	0.33
84	14,252	0.33
85	14,282	0.33
86	14,793	0.34
87	14,335	0.33
88	14,404	0.33
89	14,420	0.33
90	14,545	0.33

Line Table

LINE	BEARING	DISTANCE
L1	N 58°17'21" E	55.81
L2	N 62°31'00" E	44.19
L3	S 75°46'01" E	46.38
L4	S 07°29'29" E	34.70
L5	S 30°01'04" E	50.01
L6	S 35°49'22" E	35.03
L7	S 35°30'49" E	32.41
L8	S 35°29'51" E	49.30
L9	S 35°29'51" E	48.71
L10	N 07°56'14" E	32.44
L11	S 38°57'58" W	39.13
L12	S 57°13'15" W	32.77
L13	S 57°13'15" W	16.10
L14	S 57°16'08" W	11.03
L15	N 32°54'23" W	7.74
L16	N 33°01'26" W	13.66
L17	N 33°04'44" W	57.73
L18	N 33°04'47" W	42.27
L19	N 32°53'30" W	17.25
L20	N 33°29'01" W	26.45
L21	S 32°51'44" E	54.07
L22	N 57°08'16" E	49.99
L23	S 22°00'20" E	22.99
L24	S 23°49'47" E	25.39
L25	S 23°49'47" E	3.10
L26	S 32°53'52" E	27.77
L27	S 32°53'52" E	45.38

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.58	89.50	30°51'30"	N 102°27'40" E	131.54
C2	57.58	89.50	30°51'30"	N 80°57'39" E	126.99
C3	71.09	89.50	45°30'47"	S 39°46'28" E	69.24
C4	70.78	39.50	102°39'57"	S 68°21'03" E	61.68
C5	38.45	29.48	93°14'12"	N 13°46'18" E	14.35
C6	44.61	29.48	86°45'48"	S 76°13'44" E	40.47
C7	77.33	49.00	90°25'12"	S 12°18'44" W	69.55
C8	39.08	25.00	89°34'49"	N 77°41'15" W	35.23
C9	39.38	25.00	90°15'46"	S 12°23'27" W	35.44
C10	96.43	99.00	55°48'29"	N 28°37'05" E	92.66
C11	59.80	99.00	34°36'43"	N 15°35'51" W	58.90
C12	55.09	99.00	82°34'14"	N 12°30'54" W	12.97
C13	40.74	30.00	77°47'55"	S 73°42'44" E	37.68

PURPOSE NOTE:
The purpose of this Final Plat is to create 45 residential single family lots.

GENERAL NOTE:
The recording of this plat voids, vacates, and supercedes the previous plat of record in plat book P6, page 517A.

Surveyor's Notes

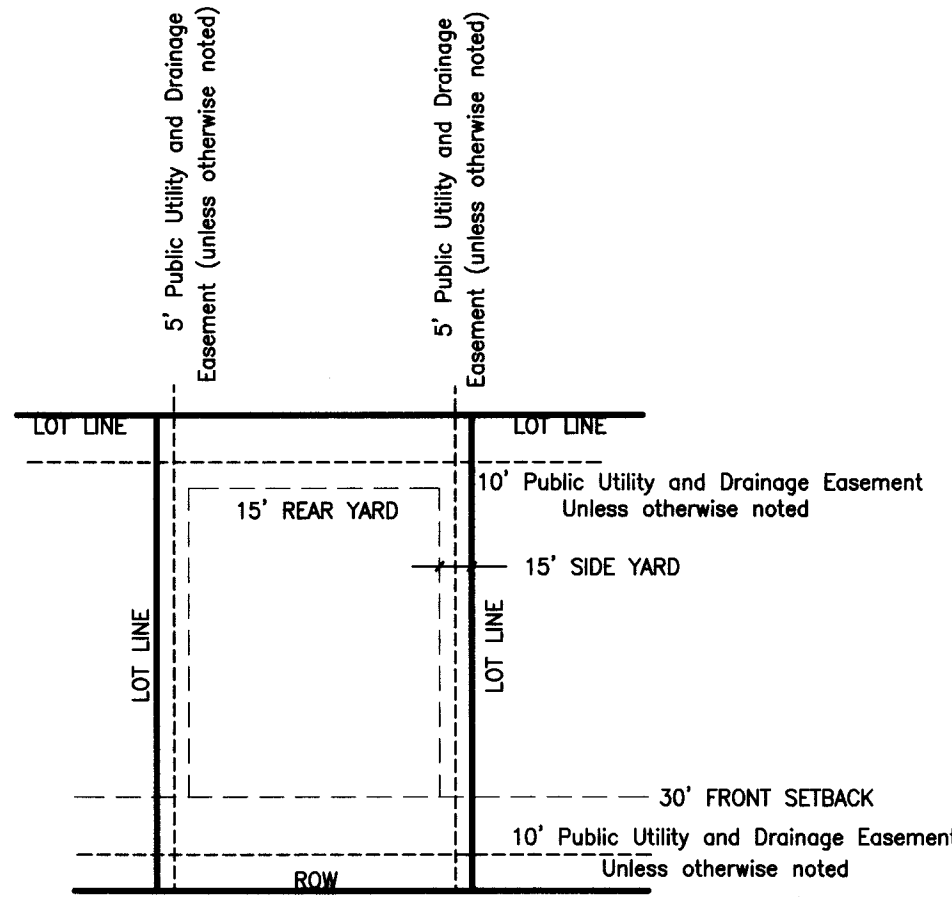
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- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners of Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
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- The area of the parcels as shown hereon is ±20.54 Acres.
- This property currently identified as Tax Map No. 133 Parcel No. 009.00, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
- Plat reference: P6, Page 517A
- Deed reference: Book R2762, Page 1255
- Bearings based on: Tennessee State Plane, Fipzone 4100.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0265E, dated April 16, 2007, and shown hereon graphically.
- All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.

MAINTENANCE OF IMPROVEMENTS

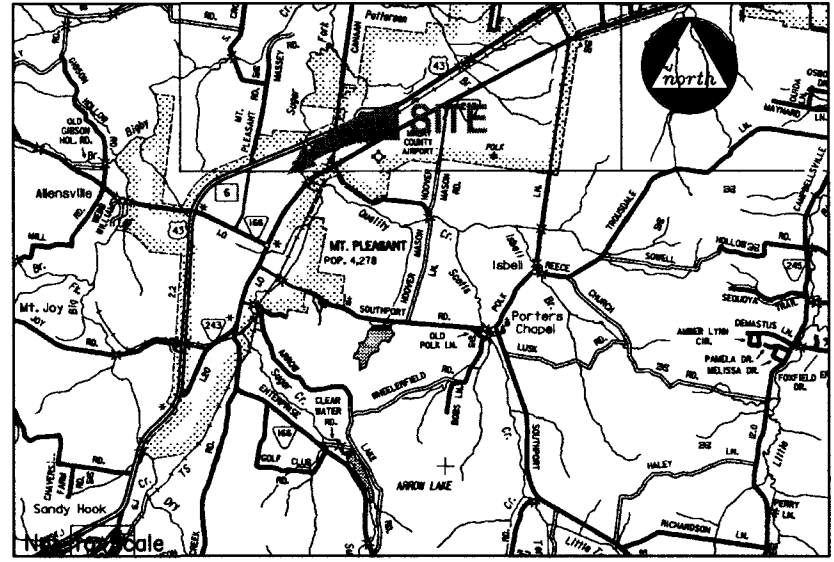
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- Legend**
- EP Iron Rod Found
 - OS-A Iron Rod Set
 - AX-A Iron Pin Found
 - AX-A Cable Valve
 - AX-A Concrete Monument Existing
 - PK PK Nail Found
 - PK PK Nail Set
 - R.R.S.Railroad Spike Found
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 - Stake Found
 - Fire Hydrant
 - Water Meter
 - Water Valve
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 - Electric Manhole
 - Telephone Manhole
 - Water Manhole
 - Electric Meter
 - Cable Riser
 - Electric Riser
 - Telephone Riser
 - Telephone Booth
 - Gas Valve
 - Light Pole
 - Power Pole
 - Water Spigot
 - Guy Pole
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 - Ditch / Creek Centerline
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 - Water Line
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 - Overhead Cable Line
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 - Underground Electric Line
 - Underground Telephone Line
 - Address
 - Evergreen Tree
 - Deciduous Tree
 - Bush
 - Sign
 - Adjoining Property Line
 - Subject Property Line
 - Eastment Line
 - Building Setback Line
 - Centerline
 - Edge of Pavement
 - Edge of Gravel
 - Landscape
 - Woods / Tree Line

U.S. HIGHWAY 43 (BY PASS)
RIGHT OF WAY VARIES



Location Map



Development Summary:

Owner: REGENT HOMES, LLC.
6901 LENOX VILLAGE DRIVE, SUITE 107
NASHVILLE, TN 37211

Parcel Number: Tax Map 133, Parcel 009.00
Plat Book: P6, Page 517A
Deed Book: R2762, Page 1255
Address: Brookside Drive, Mt. Pleasant, TN 38474

Total Parcel Area: ±20.54 Acres or (Total)
±3.32 Acres in Right of Way Dedication

Zoned - R-1 - Low Density Residential

Setback:
Front Yard - 30'
Side Yard - 15'
Rear Yard - 20'

Minimum Lot Width - 90'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2762, Page 1255. Maury County Registers Office, and that I (we) hereby adopt this plat 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.

Tax Map 133, Parcel 009.00

Date: 11-15-22
Signature: REGENT HOMES

Printed Name and Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF CITY STREETS

I hereby certify that these are approved City Streets as outlined or indicated on the final subdivision plat entitled SUGAR CREEK, PHASE 3.

Date: 11-14-22
Signature: [Signature]

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled SUGAR CREEK, PHASE 3 have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 11-14-22
Signature: [Signature]

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled SUGAR CREEK, PHASE 3 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

Date: 11-14-22
Signature: [Signature]

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

Date: 11-10-2022
Signature: Crystal Gudon
Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Mount Pleasant Regional 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: 11/14/22
Signature: [Signature]
Secretary, Planning Commission

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that this is a Category "T" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon, this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Date: 11/10/22
Signature: Allen B. O'Leary
Allen B. O'Leary, TN RLS #1987

11/15/2022 - 01:34 PM
22021101
1 POSAL-PLAT
NANCY BATCH: 292970
PLAT BOOK: P23
PAGE: 120
REC FEE 16.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMMING
Register of Deed Recording Stamp



WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38407
PHONE: (615) 388-2329
www.wesengineers.com

WESA
ENGINEERS & SURVEYORS

Client: REGENT HOMES, LLC.
6901 LENOX VILLAGE DR, SUITE 107
NASHVILLE, TN 37211

SUGAR CREEK PHASE 3
MT. PLEASANT, TN 38474

Drawn: JG
Checked: JG
Approved: JG
Date: AUG. 21, 2022

Scale: Vertical
Horizontal: 1"=100'

1 of 1

**A RESOLUTION TO REDUCE THE WATER IMPROVEMENTS MAINTENANCE LETTER OF CREDIT
FOR SUGAR CREEK SUBDIVISION, SECTION 3 TO TWENTY-FIVE PERCENT OF ITS ORIGINAL
VALUE**

WHEREAS, the City of Mount Pleasant previously accepted ownership and maintenance responsibilities for approximately 3,000 linear feet of 6-inch PVC water line and four fire hydrants serving Sugar Creek Subdivision, Section 3, as documented in Resolution 2022-51; and

WHEREAS, Developer Regent Homes, LLC provided a one-year maintenance Letter of Credit (FirstBank LOC No. 1250085920) in the amount of **Seventy-Two Thousand Six Hundred Ninety-Six and 51/100 Dollars (\$72,696.51)**, as required by the Planning Commission; and

WHEREAS, the City has determined that the water improvements have remained in satisfactory condition, and no major deficiencies have been reported during the maintenance period; and

WHEREAS, the Planning Commission finds it appropriate to reduce the financial obligation of the developer by adjusting the maintenance Letter of Credit to **twenty-five percent (25%)** of its original value, in accordance with the maintenance period requirement of the City Subdivision Regulations maintenance periods or satisfactory performance;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. The Planning Commission hereby authorizes the reduction of the Letter of Credit (FirstBank LOC No. 1250085920) to **Twenty-Five Percent (25%)** of its original value, resulting in a new required amount of **Eighteen Thousand One Hundred Seventy-Four and 13/100 Dollars (\$18,174.13)**.

Section 2. The reduced Letter of Credit shall remain in effect until its expiration or until released in accordance with City policy.

Section 3. This Resolution shall take effect immediately upon its adoption.

Approved and adopted this _____ day of _____, 2025.

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSTON, SECRETARY

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

**A RESOLUTION TO REDUCE THE STORM DRAINAGE IMPROVEMENTS MAINTENANCE LETTER
OF CREDIT FOR SUGAR CREEK SUBDIVISION, SECTION 3 TO TWENTY-FIVE PERCENT OF ITS
ORIGINAL VALUE**

WHEREAS, the City of Mount Pleasant previously accepted storm drainage improvements associated with Sugar Creek Subdivision, Section 3, for which Developer Regent Homes, LLC provided a maintenance Letter of Credit (FirstBank LOC No. 1250085913); and

WHEREAS, the original Letter of Credit was issued in the amount of **Seventy-Nine Thousand Three Hundred Sixty-Five and 25/100 Dollars (\$79,365.25)**, as required by the Planning Commission; and

WHEREAS, the City has determined that the storm drainage improvements have remained in satisfactory condition, and no major deficiencies have been reported during the maintenance period; and

WHEREAS, the Planning Commission finds it appropriate to reduce the financial obligation of the developer by adjusting the maintenance Letter of Credit to **twenty-five percent (25%)** of its original value, in accordance with the maintenance period requirement of City Subdivision Regulations maintenance periods or satisfactory performance;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. The Planning Commission hereby authorizes the reduction of the Letter of Credit (FirstBank LOC No. 1250085913) to **Twenty-Five Percent (25%)** of its original value, resulting in a new required amount of **Nineteen Thousand Eight Hundred Forty-One and 31/100 Dollars (\$19,841.31)**.

Section 2. The reduced Letter of Credit shall remain in effect until its expiration or until released in accordance with City policy.

Section 3. This Resolution shall take effect immediately upon its adoption.

Approved and adopted this ____ day of _____, 2025.

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSTON, SECRETARY

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

FILE: \\WES-Engineers-Surveyors-2016\\16612-10 - Sugar Creek - Final Plat Surveying.dwg - Regent Homes\\Dwg\\Survey\\16612 - Sugar Creek Final Plat Surveying.dwg

Lot	SQ. FT.	ACRES
OS-A	27,286	0.63
42	15,353	0.35
43	13,874	0.32
44	15,562	0.36
45	16,321	0.37
46	14,886	0.34
47	14,891	0.34
48	17,776	0.41
49	16,800	0.39
50	14,641	0.34
51	16,793	0.39
52	23,240	0.53
53	29,572	0.68
54	24,069	0.55
55	14,771	0.34
56	14,849	0.34
57	15,097	0.35
60	14,404	0.33
61	15,171	0.35
62	15,369	0.35
63	17,430	0.40
64	21,619	0.50
65	14,700	0.34
66	14,976	0.34
67	14,985	0.34
68	14,994	0.34
69	14,999	0.34
70	14,515	0.33
71	14,919	0.34
72	14,968	0.34
73	14,989	0.34
74	14,997	0.34
75	15,006	0.34
76	14,857	0.34
77	19,827	0.46
78	17,854	0.41
81	14,054	0.32
82	14,202	0.33
83	14,226	0.33
84	14,252	0.33
85	14,282	0.33
86	14,793	0.34
87	14,335	0.33
88	14,404	0.33
89	14,420	0.33
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Legend

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- EP Iron Rod Set
- EP Iron Pin Found
- EP AXLE Cable Valve
- EP CONCRETE Monument Existing
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- Power Pole
- Water Spigot
- Telephone Pole
- Guy Pole

- Power Pole
- Flag Pole
- Ditch / Creek Centerline
- Index Contour Line
- Sanitary Sewer Line
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- Overhead Cable Line

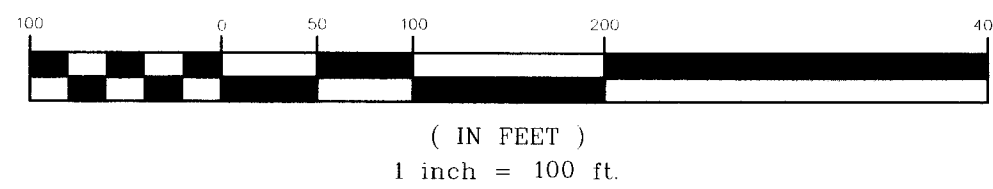
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- Adjoining Property Line
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- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree Line

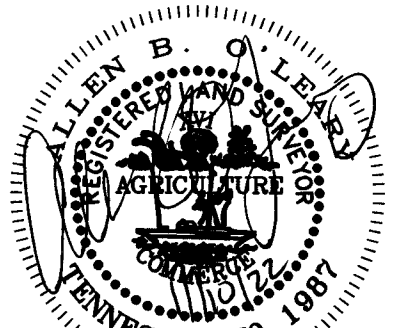
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- Overhead Utility Line
- Overhead Cable Line

- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line
- Address

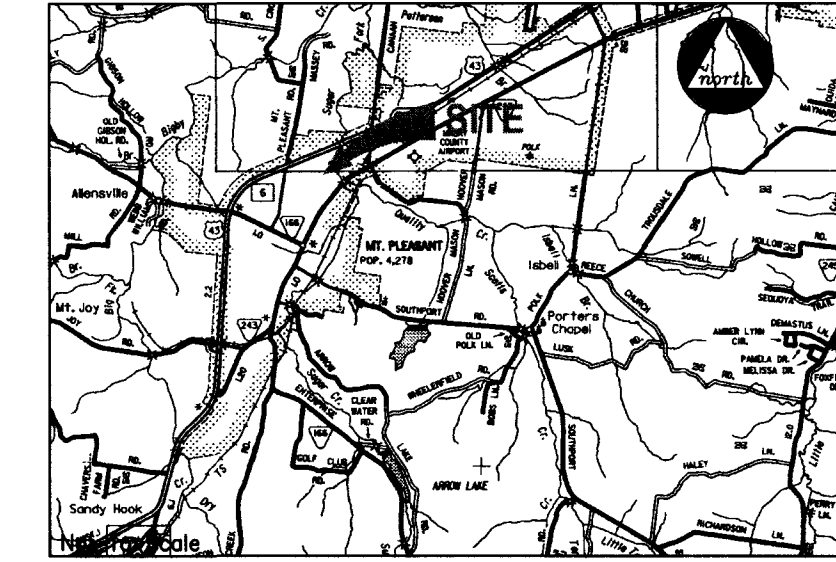
- Evergreen Tree
- Deciduous Tree
- Bush
- Sign



11/15/2022 - 01:34 PM
22021101
1 POSAL-PLAT
NANCY BATCH: 292970
PLAT BOOK: P23
PAGE: 120
REC FEE 16.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMMING
Register of Deed Recording Stamp



Location Map



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Minimum Lot Width - 90'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2762, Page 1255. Maury County Registers Office, and that I (we) hereby adopt this plat 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.

Tax Map 133, Parcel 009.00

Date 11-15-22 REGENT HOMES

Printed Name and Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF CITY STREETS

I hereby certify that these are approved City Streets as outlined or indicated on the final subdivision plat entitled SUGAR CREEK, PHASE 3.

Date 11-14-22

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled SUGAR CREEK, PHASE 3 have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date 11-14-22

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled SUGAR CREEK, PHASE 3 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

Date 11-14-22

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

Date 11-10-2022 Crystal Gudon
Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Mount Pleasant Regional 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 11/14/22

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that this is a Category "T" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon, this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Date 11/10/22

Allen B. O'Leary, TN RLS #1987

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38407
PHONE: (615) 388-2329
www.wesengineers.com

ENGINEERS & SURVEYORS

Client	REGENT HOMES, LLC. 6901 LENOX VILLAGE DR, SUITE 107 NASHVILLE, TN 37211
DATE	
REVISIONS	

SUGAR CREEK
PHASE 3
MT. PLEASANT, TN 38474

Drawn	AD
Checked	AD
Approved	AD
Date	AUG. 21, 2022
Scale	Horizontal
Vertical	1"=100'

1 of 1

ENGINEERING OBSERVATION REPORT

DATE November 21, 2024

SUBJECT: Sugar Creek Subdivision – South Detention Basin
Post Construction Observation Site Visit

To: John W. Beyer, Project File

By: Gerald W. Vick, PE

Following a cursory review of the site on the date indicated in this report, representatives of WES Engineers & Surveyors observed the post-construction condition of the south detention pond for the Sugar Creek Subdivision and compared it to the outlet design that I completed on October 29, 2021. The purpose of the special observation is to review the location and state of completion of the drainage detention basin to confirm that the construction is in general conformance with the design concept.

These observations are limited in scope and purpose and are not a detailed inspection which the Client's construction testing lab is responsible for performing. These observations are not intended to uncover any code violations or defects in construction, nor to monitor the contractors' work in detail, nor provide any supervision. This observation does not relieve the contractor of their obligations under the construction contract – particularly for the means and methods and jobsite safety.

This report presents information found during a site visit to observe the location referenced above:

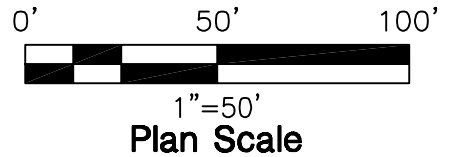
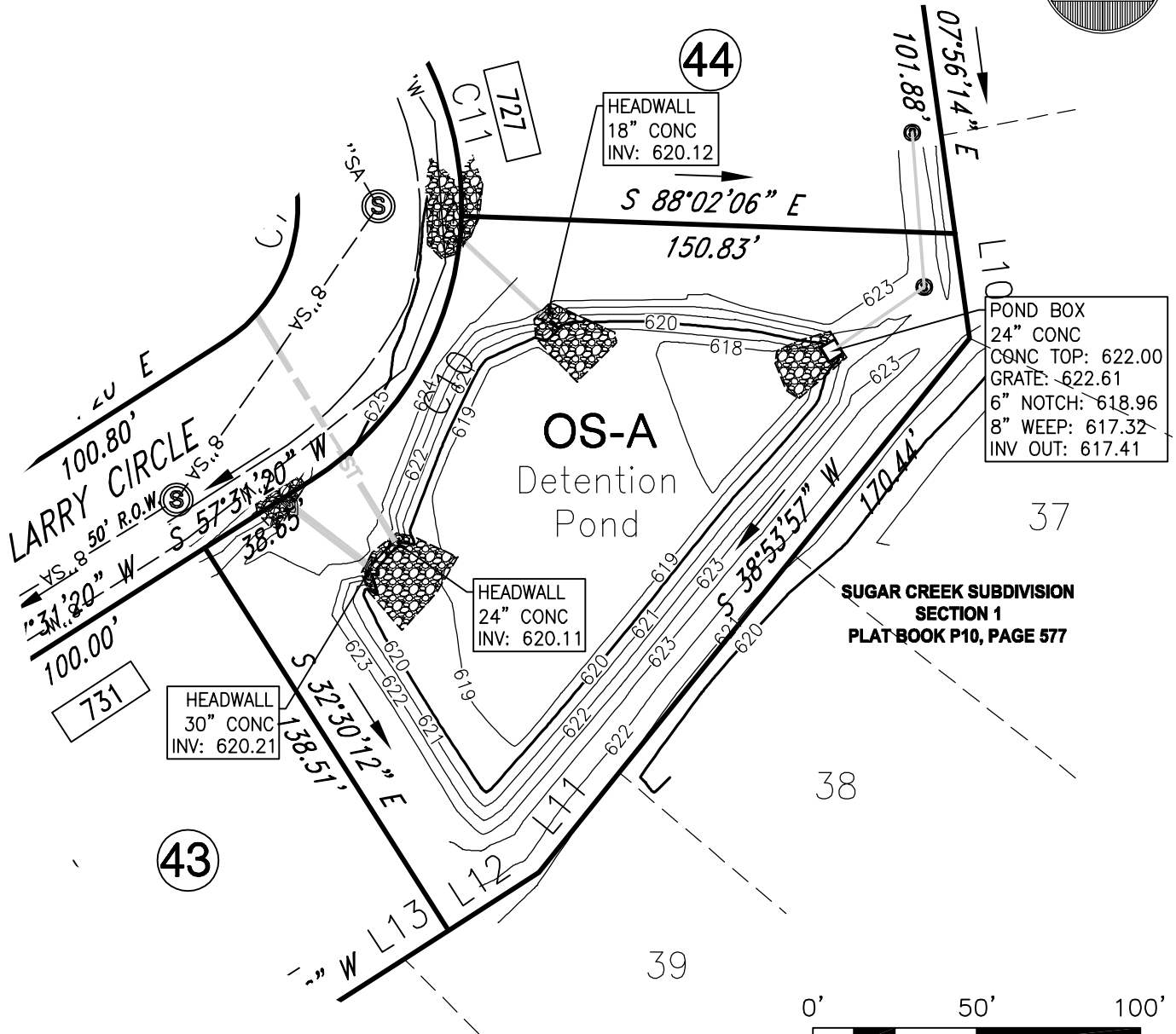
Based on my field review of the pond on November 20, 2024 and the as-build surveying information that has been completed on the project, it is my opinion that the pond as constructed appears to follow the intent of the design and should function as proposed.

Sincerely,
WES Engineers & Surveyors



Gerald W. Vick, PE

Owner - Regent Homes, LLC
Deed Book R2762, Page 1255
Plat Book P23, Page 120



TAX MAP 133B, Group 'F', Parcel 46.00



CIVIL ENGINEERING SURVEYING PLANNING
2486 Nashville Hwy
COLUMBIA, TN 38401
PHONE: (931) 388-2329

SEAL



CLIENT:

Regent Homes, LLC
6901 Lenox Village Dr
Suite 107
Nashville, TN 37211

PROJECT:

Pond As Built - Open Space A
Sugar Creek, Phase 3
Larry Circle
Mt. Pleasant, TN 38474

REVISION:

DATE:

DRAWN BY: AO

SCALE: 1" = 50'

SHEET: 1 OF 1

PROJECT NO: 16612-10

DATE: 11-19-2024

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED
ANNEXATION OF TERRITORY INTO THE CITY OF MOUNT PLEASANT, TENNESSEE
BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Address: OLD ZION & TROTWOOD

Map/Parcel: Map 111, Parcel 029.00 (Bk 1983, Pg. 804)
Map 111. Parcel 29.05 (Bk 1358, Pg. 833)
Map 111, Parcel 29.06 (Bk 2734, Pg 1072)

Being three tracts of land containing approximately 106.00 acres combined.

WHEREAS, the City of Mount Pleasant, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory that does not adjoin its existing boundaries, a noncontiguous annexation, but is within its urban growth boundaries by owner consent; and,

WHEREAS, the City of Mount Pleasant, having been petitioned by interested persons, proposes the right-of-way annexation of the Old Zion Road Extension, separating the contiguous parcels from the noncontiguous parcels, shown in the attached exhibit; and,

WHEREAS, a plan of services for the territory proposed for annexation by owner consent has been reviewed by the Mount Pleasant Planning Commission; and,

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the City of Mount Pleasant, Tennessee as follows:

A. That a public hearing is hereby scheduled for 6:00 PM on November 12, 2025 at the Tom Hardin Room at City Hall, 100 Public Square, Mount Pleasant, Tennessee on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Address: OLD ZION & TROTWOOD

Map/Parcel: Map 111, Parcel 029.00 (Bk 1983, Pg. 804)
Map 111. Parcel 29.05 (Bk 1358, Pg. 833)
Map 111, Parcel 29.06 (Bk 2734, Pg 1072)

Being three tracts of land containing approximately 106.00 acres combined.

B. That a copy of this resolution, describing the territory proposed for annexation by owner consent, along with the plan of services shall be promptly sent to the last known address listed in the office of the Maury County Property Assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Mount Pleasant, and by publishing notice of the resolution at or about the same time in the Main Street Maury, a newspaper of general circulation in such territory and the City of Mount Pleasant.

D. That notice of the time, place, and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a newspaper of general circulation in the City of Mount Pleasant not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.

E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

WHEREUPON, the Planning Commission Chairman declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED
ANNEXATION OF TERRITORY INTO THE CITY OF MOUNT PLEASANT, TENNESSEE
BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Approved and adopted this ____ day of _____, 2025.

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSTON, SECRETARY

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY