



# Highlands Planning Department

Serving: Putnam County and the town of Monterey

**Kevin Rush, Planning Director**

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## AGENDA

### PUTNAM COUNTY REGIONAL PLANNING COMMISSION

**JUNE 9, 2026**

The Putnam County Regional Planning Commission meeting will be June 9, 2026, at the Cookeville Community Center, located at 240 Carlen Dr, Cookeville at 5:30 PM.

**ITEM 1: CALL TO ORDER AND ROLL CALL.**

**ITEM 2: APPROVE JUNE 9, 2026 AGENDA.**

**ITEM 3: MINUTES OF THE MAY 12, 2026 MEETING**

**ITEM 4: REVIEW OF APPROVED PLATS**

- **Hwy 70 Baxter Sketch Plat**, Legacy South. Conditional concept approval 05/14/2024.
- **Cane Creek Farms at Window Cliff Subdivision Phase II**, Vick Surveying. Conditional preliminary approval 05/14/2024.
- **Scott Farm Concept Plan**, M2 Group. Conditional approval 08/13/24.
- **Revised Horizon Hills Preliminary Plat**, Vick Surveying. Conditional approval 03/11/25.
- **The Reese Subdivision Preliminary Plat**, Clinton Surveying. Conditional approval 05/13/25.
- **Town Creek Subdivision Preliminary Plat**, Maples Surveying. Conditional approval 07/08/25.
- **G & C Properties Subdivision Preliminary Plat**, Maples Surveying. Conditional approval 11/18/25.
- **Trinity Trace Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 01/16/2026.
- **Spring Valley Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 02/10/2026.
- **James Thomas Property Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 05/12/2026.

\_\_\_ David Mattson (C)  
\_\_\_ Jim Martin

\_\_\_ Terry Randolph (V-C)  
\_\_\_ Ted McWilliams

\_\_\_ Dale Moss (Sec)  
\_\_\_ Robert Riddle

\_\_\_ Adam Johnson  
\_\_\_ Phil Wilbourn

\_\_\_ Jeff Jones  
\_\_\_ Patrick Rinks



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## **ITEM 5: ACCEPTANCE OF NEW STREETS:**

- A. Road(s) with submitted documentation (ready for acceptance)
  - a) None
- B. Road(s) awaiting completion and/or documentation (NOT ready for acceptance)
  - a) None

## **ITEM 6: OUTSTANDING LETTERS OF CREDIT:**

- Still waiting on submittal of LOC from Overlook and The Grove so plats have not been signed.

## **ITEM 7: ADMINISTRATIVELY APPROVED PLATS:**

### **A. BENNETT-CRAIG ADJUSTMENT FINAL PLAT, CLINTON SURVEYING**

Adjusted boundary between properties on Burgess Falls Road, specifically parcel s094-020.00 and 094E-C-006.00.

### **B. LUNDHOLM RESUBDIVISION FINAL PLAT, SOUTHEAST SURVEYORS**

Re-divided parcels 018N-A-021.00 and 018N-A-023.00 on Winwood Drive and Edgewood Drive into two lots.

### **C. SUBDIVIDE OF LOT 1 - SEVEN SPRINGS SUBDIVISION FINAL PLAT, GLOBAL SURVEYING**

Created two lots from 3.75-ac parcel 082-040.03 on Seven Spring Road in to two lots. Lot 1A is a flag lot and will be 2.55-acres . Lot 1B is will be 1.2-ac and has an existing house. There is an existing fire hydrant within 500-ft of the lots.

### **D. DIVISION OF LOT 2 OF THE HELMS DIVISION FINAL PLAT, WILLET MOUNTAIN SURVEYING**

Created one 0.52-acre lot with a house on Briarstone Drive from 095-022.04 with the remainder being combined with parcel 095-022.00.

### **E. DIVISION OF THE TAZAR AND DENARO PROPERTY FINAL PLAT, VICK SURVEYING**

Created two lots from 0174-060.00 on Shipley Road, with the remainder being combined with parcel 017-060.05. Lot 1 will be 0.46-ac and lot 2 will be 0.47-ac.



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## **ITEM 8: SUBDIVISION PLATS (PDF OF EACH PLAT ATTACHED):**

### **A. TIEBOUT INVESTMENT PROPERTY ON WINDOW CLIFF ROAD SUBDIVISION FINAL PLAT - VICK SURVEYING**

Public Comments:

This plat is for 3 lots on Window Cliff Road from parcel [111-009.00](#). They have previously done a 2-lot subdivision that was administratively approved, so these lots are number 3, 4, and 5. There is an existing fire hydrant with will be within 500-ft of all the lots. There is a 200-ft TVA easement that crosses the lots.. .

### **B. GLEN & NELL THOMAS DIVISION FINAL PLAT - WHITTENBURG SURVEYING**

Public Comments:

This plat is to divide parcel [009-060.00](#) on West Bangham Road into a 4.00-ac lot and a 1.01-ac lot. There is a building on lot 1 that is accessed off the driveway on lot 2. They propose an ingress/egress easement to allow lot 1 to continue to access the building using the driveway.

### **C. DIVISION OF TRACT 11 OF THE JAMES THOMAS PROPERTY SUBDIVISION FINAL PLAT - VICK SURVEYING**

Public Comments:

Creates 5 lots, all on Old Baxter Road from parcel [092-011.02](#). There is a 6-in water main on Old Baxter Road. A fire hydrant will be required. Lots range from 0.95-ac to 1.02-ac. This plat was preliminarily approved at the May 12, 2026 meeting.

### **D. THE FINAL PLAT OF THE PINE MOUNTAIN PROPERTIES, LLC. PROPERTY FINAL PLAT – WILD OLIVE SHOOT LAND SURVEYING**

Public Comments:

This final plat creates three lots at the end of Tennessee St from parcel [086D-A-001.00](#). Lots will 20,994 sq st, 1.03-ac, and 3.10-ac in size.

### **E. DALE LANE ESTATES PRELIMINARY PLAT - WHITTENBURG SURVEYING**

Public Comments:

The plat consists of 18 lots from parcel [027-084.00](#), seven of which will front on Dale Lane. The remaining 11 lots will front along a new cul-de-sac, Mack Dr, off Dale Lane. There are two proposed hydrants on the new cul-de-sac. As drawn,



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Planning Director Rush recommends that the cul-de-sac be extended to connect with Free Hill Road.

## **F. CAROL MOSS DIVISION FINAL PLAT - WHITTENBURG SURVEYING**

Public Comments:

Creates two 1.00-ac lots. on Gainesboro Grade from parcel [028-011.00](#). The remainder will be combined with an adjoining tract. This will require TDOT approval of the entrances onto Gainesboro Grade (State Route 290). If required, by TDOT, then an ingress/egress easement may be necessary for a shared driveway.

### **ITEM 9: OTHER BUSINESS**

### **ITEM 10: STAFF REPORTS**

- Report from Chairman:
- Report from Planning Commission Engineer
- Report from Planning Director:
- Report from other Members

### **ITEM 11: ADJOURNMENT**

**MINUTES**  
**PUTNAM COUNTY REGIONAL PLANNING COMMISSION**  
**MAY 12, 2026**

The Putnam County Regional Planning Commission met on May 12, 2026, at the Cookeville Community Center at 5:30 PM.

**Members present:** Chairman David Mattson, Vice-Chairman Terry Randolph, Secretary Dale Moss, Adam Johnson, Jeff Jones, Jim Martin, Robert Riddle, Phil Wilbourn

**Members absent:** Ted McWilliams

**Staff present:** Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks

**Others present:** Charles Whittenburg of Whittenburg Surveying, Lee Wilson of Southeast Surveyors, Gary Loftis, Michael Roberge, Will Harris, Stephen Raper of Vick Surveying, Allen Maples of Maples Surveying, Matt Sliger

**ITEM 1: CALL TO ORDER AND ROLL CALL.**

Chairman David Mattson called the meeting to order after a quorum was established.

**ITEM 2: APPROVE MAY 12, 2026, AGENDA.**

The agenda was approved by mutual consent of the board.

**ITEM 3: MINUTES OF APRIL 14, 2026, MEETING**

Jeff Jones moved to approve April 14, 2026, meeting minutes. Motion was seconded and approved unanimously.

**ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS**

- **Hwy 70 Baxter Sketch Plat**, Legacy South. Conditional concept approval 05/14/2024.
- **Cane Creek Farms at Window Cliff Subdivision Phase II**, Vick Surveying. Conditional preliminary approval 05/14/2024.
- **Scott Farm Concept Plan**, M2 Group. Conditional approval 08/13/24.
- **Revised Horizon Hills Preliminary Plat**, Vick Surveying. Conditional approval 03/11/25.
- **Overlook at the Waterfalls Preliminary Plat** - Maples Surveying. Conditional approval 02/11/2025
- **The Grove Preliminary Plat**, Whittenburg Surveying. Conditional approval 04/08/25.
- **The Reese Subdivision Preliminary Plat**, Clinton Surveying. Conditional approval 05/13/25.
- **Town Creek Subdivision Preliminary Plat**, Maples Surveying. Conditional approval 07/08/25.

- **G & C Properties Subdivision Preliminary Plat**, Maples Surveying. Conditional approval 11/18/25.
- **Trinity Trace Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 01/16/2026.
- **Spring Valley Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 02/10/2026.
- **Mann Subdivision Preliminary Plat**, Southeast Surveyors Conditional approval 04/14/2026.

Rush reported it has been over a year since any work on the Scott Farm and they had started grading on Trinity Place.

**ITEM 5: ACCEPTANCE OF NEW STREETS:**

- A. Road(s) with submitted documentation (ready for acceptance)
  - a) None
- B. Road(s) awaiting completion and/or documentation (NOT ready for acceptance)
  - a) None

**ITEM 6: OUTSTANDING LETTERS OF CREDIT:**

- None

**ITEM 7: ADMINISTRATIVELY APPROVED PLATS:**

**A. PAUL ALLEN MEADOWS FINAL PLAT, WHITTENBURG SURVEYING**

Divided one 2.77-ac tract (029-066.00) on Gainesboro Hwy, Bloomington Road, and Old Gainesboro Road into 2 lots of 0.77-ac and 2.00-ac respectively.

**B. CARTER AND PATCH DIVISION FINAL PLAT, WHITTENBURG SURVEYING**

Created one 0.64-ac lot from parcel 030-016.09 on Carrington Road with more than 5-ac remaining.

**C. CHEYENNE INVESTMENTS FINAL PLAT, MOORE SURVEYING**

Created two lots from 1.40-ac parcel 063-084.00 at the corner of Old Baxter Road and Chafin Road into one 0.65-acre lot with home on Chaffin Road and a vacant 0.75-ac lot at the corner.

**ITEM 8: SUBDIVISION PLATS (PDF OF EACH PLAT ATTACHED):**

**A. OVERLOOK AT THE WATERFALLS SUBDIVISION FINAL PLAT - MAPLES SURVEYING**

Public Comments: None

This plat is located on Medlin Road, adjoining the Watermark at Center Hill development. The developer is Matt Sliger. The development consists of 76 lots on 87.4 acres (parcels [128-022.00](#) and [117-040.05](#)). Preliminary plat approval was in February of 2025. There are 76 lots as the original lot 54 was able to be divided into two lots, 54 and 54A. The watermains, laterals, and hydrants have been installed. Roads have been graded, proof rolled, and have 4-inches of gravel base installed. The developer will be submitting a

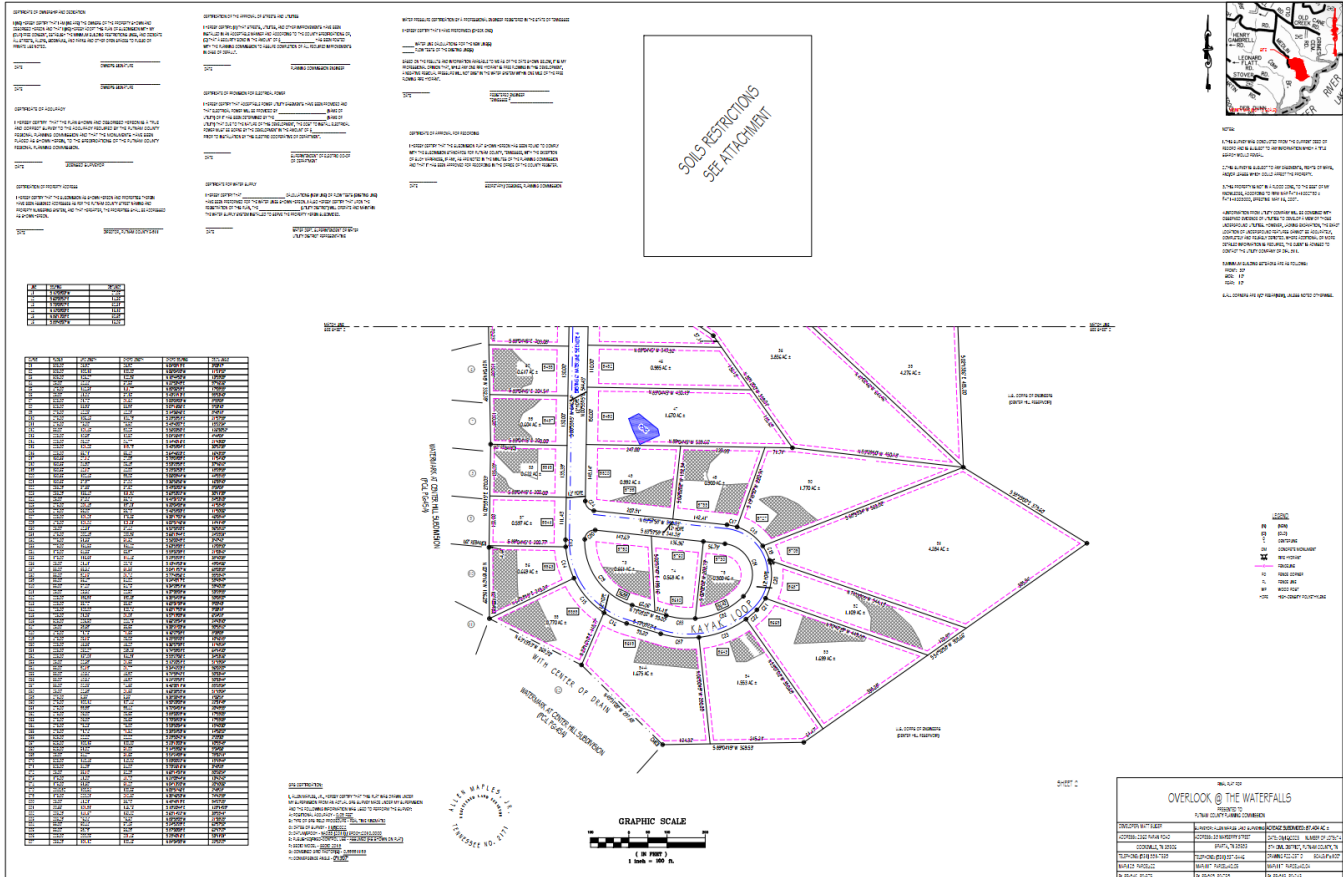
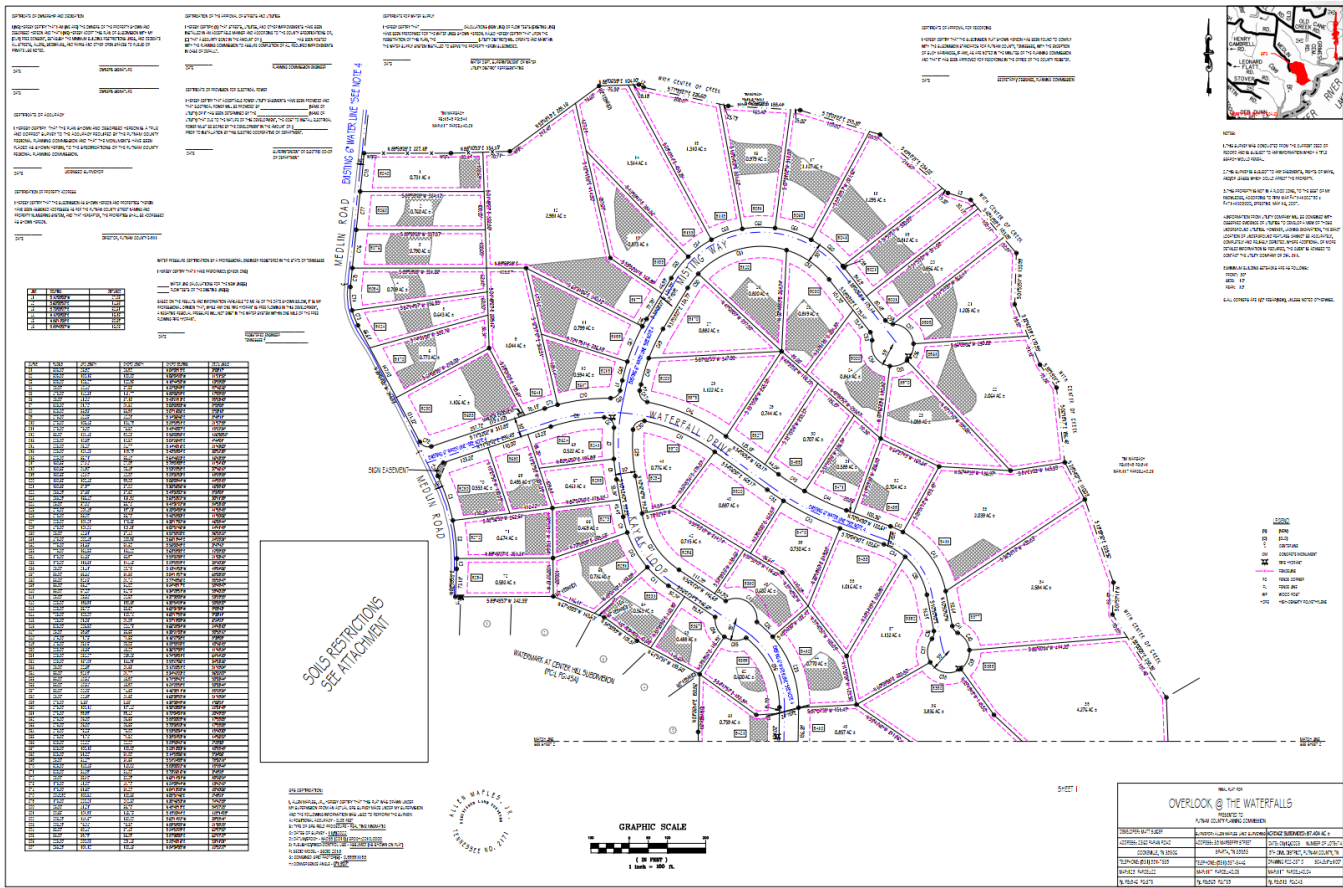
letter of credit to cover the rest of the rock and paving. They plan to pave the entrance to the first intersection with 2-inches of binder and then cap with another 1.5-inches of topping when they pave the rest of it.

Discussion on the Overlook at the Waterfalls plat centered on the electric service. Planning Director Rush and Planning Commission Engineer Rinks met with UCEMC District Manager Jason Moss and Staking Engineer David Gore at 1:00 PM today and one of the topics that came up in that meeting was that UCEMC could not sign the plat until some off-site easement issues associated with running new 3-phase power were resolved. Matt Sliger stated that he talked to UCEMC CEO Jennifer Brogdon at 4:30 PM today and she said she would work with him and signing the plat would not be an issue.

Daivid Mattson stated that we need to make sure the surety instruments are enough to cover the development. Planning Commission Engineer Rinks stated that the letter of credit for the road would need to be \$270,000 and that during discussion with Mr. Moss and Mr. Gore, they had stated \$4000/lot would probably be a good general rule for the surety for electric service, but that it would need to be site specific. David Mattson stated that he has received an Aid to Construction Estimate from UCEMC and we could require that to set a letter of credit amount.

Staff provided two options, deny the plat or give conditional approval. With the latter, Staff would insure the conditions were met prior to signing the plat.

After much discussion, Terry Randolph moved to approve the final plat subject to all signatures on the plat, submission of a \$270,000 Letter of Credit to cover the final base stone and paving of the roads, and Letter of Credit with amount to be determined by UCEMC for the electric service by submitting an UCEMC Construction Estimate. Motion was seconded and unanimously approved.



# B. MANN SUBDIVISION FINAL PLAT - SOUTHEAST SURVEYORS

Public Comments: None

Creates 5 lots. on Martin Creek Road from parcel [030-011.00](#). There is a 4-in water main on Martin Creek Road. Nearest 6-in main is a mile away at Old Gainesboro Hwy. They are planning on using fire suppression sprinklers on each lot. Lots range from 0.75-ac to 1.25-ac. This was preliminarily approved last month so they could stake the lots. Lots are staked but did not have the easily identifiable white stakes with lot numbers at the corners. Surveyor stated they lack final information from TDEC.

Dale Moss moved to grant final plat approval subject to all plat signatures and adding white stakes at the lot corners with lot numbers. Motion was seconded and unanimously approved.

**MARTIN CREEK ROAD**  
BLOOMINGTON SPRINGS, TN 38545  
15711 CIVIL DISTRICT  
PUTNAM COUNTY, TN  
DEED REF: 181433 AND 181434  
TOTAL ACRES: 6.0024

THIS 5 ACRES WAS CUT OFF PREVIOUSLY AND SHOULD HAVE ITS OWN DOCUMENT

**LEGEND:**  
MEAS. MEASURED  
DEED BOOK PLAT BOOK  
FB PLAT BOOK  
FND FOUND  
CMP CORRUGATED METAL PIPE  
R.O.V. ROOST OF NAY  
E.M.T. EMBROIDERED  
S.O.F.T. SQUARE FEET

SET 10-INCH IRON ROD WITH ORANGE CAP STAMPED THE CON 7/16 INCH  
THREE  
POST  
POWER POLE  
OVERHEAD ELECTRIC  
ELECTRIC PIPE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND RESERVE ALL STREETS, ALLEYS, WALKWAYS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

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

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

**CERTIFICATE OF ACCURACY:**  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION.

DATE \_\_\_\_\_ LICENSED SURVEYOR \_\_\_\_\_

**CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS:**  
GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LATEST MODEL ATTACHED RESTRICTIONS. BEFORE THE BEGINS CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE ENVIRONMENTAL SPECIALIST WITH THE DIVISION OF GROUND WATER PROTECTION, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR OTHER DESIGNATED REPRESENTATIVE WITH US.

DATE \_\_\_\_\_ ENVIRONMENTAL SPECIALIST, DIV. OF GROUND WATER PROTECTION DEPT. ENVIRONMENT & CONSERVATION \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES:**  
I HEREBY CERTIFY (1) THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE \_\_\_\_\_ PLANNING COMMISSION ENGINEER \_\_\_\_\_

**CERTIFICATE FOR LOTS FRONTING COUNTY OR STATE ROAD:**  
I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY OR STATE ROAD AND RIGHTS-OF-WAY ARE APPROPRIATE.

DATE \_\_\_\_\_ PUTNAM COUNTY ROAD SUPERVISOR \_\_\_\_\_

**CERTIFICATE OF PROPERTY ADDRESS:**  
I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREIN HAVE BEEN ASSIGNED ADDRESSES AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREAFTER PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

DATE \_\_\_\_\_ DIRECTOR PUTNAM COUNTY E911 \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING:**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, 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/DIRECTOR PLANNING COMMISSION \_\_\_\_\_

**CERTIFICATE OF PROVISION FOR ELECTRICAL POWER:**  
I HEREBY CERTIFY THAT ACCEPTABLE POWER UTILITY AGREEMENTS HAVE BEEN PROVIDED AND THAT ELECTRICAL POWER WILL BE PROVIDED BY \_\_\_\_\_ (NAME OF UTILITY) OR IT HAS BEEN DETERMINED BY \_\_\_\_\_ (NAME OF UTILITY) THAT ONE TO THE NATURE OF THIS DEVELOPMENT, THE COST TO INSTALL ELECTRICAL POWER MUST BE BORNE BY THE DEVELOPER IN THE AMOUNT OF \$ \_\_\_\_\_ PRIOR TO INSTALLATION BY THIS ELECTRIC COOPERATIVE OR DEPARTMENT.

DATE \_\_\_\_\_ SIGNATURE OF SUPERINTENDENT OF ELECTRIC CO-OP OR DEPARTMENT \_\_\_\_\_

**CERTIFICATE FOR WATER SUPPLY:**  
I HEREBY CERTIFY THAT CALCULATIONS (NEW LINES OR FLOW TESTS EXISTING LINES) HAVE BEEN PERFORMED FOR THE WATER LINES SHOWN HEREON. I ALSO HEREBY CERTIFY THAT UPON THE REGISTRATION OF THIS PLAN, THE CITY OR \_\_\_\_\_ (UTILITY DISTRICT) WILL OPERATE AND MAINTAIN THE WATER SUPPLY SYSTEM INSTALLED TO SERVE THE PROPERTY HEREIN SUBDIVIDED.

DATE \_\_\_\_\_ SIGNATURE OF WATER DEPT. SUPERINTENDENT OR WATER UTILITY DISTRICT REPRESENTATIVE \_\_\_\_\_

## PLAT OF MANN SUBDIVISION

**OTHER NOTES:**  
1. SOUTHEAST SURVEYORS, LLC IS NOT RESPONSIBLE FOR SEWAGE DISPOSAL SYSTEM APPROVAL OR PLACEMENT, NOR RESPONSIBLE FOR ANYTHING PERTAINING TO SEWER OR OTHER UTILITIES, NEW OR EXISTING, ON SUBDIVIDED PROPERTY. CLIENT IS RESPONSIBLE FOR RESEARCH, APPROVAL AND LOCATION OF SEPTIC SYSTEM WITHIN THE BOUNDARIES OF THE INDIVIDUALLY DIVIDED PARCELS.  
2. THE CLOSEST WATER MAIN FROM THE EASTERN MOST CORNER AT THE R.O.V. OF MARTIN CREEK ROAD IS APPROXIMATELY 1.280 FEET TO THE EAST AT OLD GAINESBORO HIGHWAY, PER DOUBLE ROAD APPROXIMATELY 1.280 FEET TO THE EAST PER THE PUTNAM COUNTY REGIONAL PLANNING COMMISSION. RESIDENTIAL LOTS INCLUDED IN THIS PLAT WILL BE REQUIRED TO INSTALL SPRINKLER SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS ON THE REGULATIONS ESTABLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) RELATING TO THE INSTALLATION OF SPRINKLER EQUIPMENT IN MANUFACTURED HOMES, EXISTING RESIDENTIAL STRUCTURES SHOWN ON THE PLAT AND SUBJECT TO THE FOLLOWING: IF ANY EXISTING STRUCTURES SHOWN ON THE PLAT ARE REMOVED OR DESTROYED, ANY REPLACEMENT OF SAID STRUCTURE MUST COMPLY WITH THE SPRINKLER REQUIREMENTS.  
3. A CLUSTER MAILBOX UNIT IS NOT REQUIRED PER COMS/VUE UNITED STATES POST OFFICE LEADERSHIP.  
4. LEE D. WILSON, DO HEREBY CERTIFY THAT THIS SURVEY WAS COMPLETED PARTIALLY WITH GPS EQUIPMENT. THIS WAS PERFORMED UNDER MY SUPERVISION UTILIZING A TRIMBLE R12 GNSS RECEIVER REAL TIME KINEMATIC (RTK) DATA PRECISION RECEIVERS USING 'REAL' DATA COLLECTOR USING THE CLOSEST IN CORE STATION AND REDUNDANT MEASUREMENTS WITH THE FOLLOWING INFORMATION:  
A. TYPE OF SURVEY: REAL TIME KINEMATIC (RTK)  
B. POSITIONING ACCURACY: Real-time; Horiz. Pkcs: Aug-10; PkCP: Aug-12; Vertical Accuracy: 10:20  
C. DATE OF SURVEY: NOVEMBER 11, 2025  
D. DATUM/EPOCH: NAD83(2011) EPOCH 2010.00  
E. FIELD CONTROL USED: 'TODD' CROSS REFERENCE NETWORK; CORS STATION THIS USING REDUNDANT MEASUREMENTS.  
F. SCALE FACTOR: 1.000074702 (GEOID TO GEOID)  
G. A TRIMBLE S+8 REDUNDANT TOTAL STATION WAS USED TO PERFORM A TRAVERSE, AND THIS IS A CATEGORY I AND IV SURVEY WHICH MEETS OR EXCEEDS A MINIMUM UNADJUSTED RATE OF PRECISION OF 1:10,000 AS SHOWN HEREON, AND HAS BEEN PERFORMED UNDER MY SUPERVISION IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. DATE OF FIELD SURVEY WAS NOVEMBER 11, 2025, AND DATE OF MAP IS MARCH 26, 2026.

**Notes:**  
1. The undersigned and Southeast Surveyors, LLC, do not warrant or guarantee the accuracy of the information reflected herein pertaining to easements, right-of-way, and back lines, reservations, agreements and other similar matters, and the instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate site verification. Lands shown herein were not abstracted for right-of-way and/or easements of record.  
2. The intent of this survey is to prepare a subdivision survey for the parcel depicted. Re-use of this survey for purposes other than that which it was intended, without the written verification, will be at the requester's sole risk and without liability to the surveyor. Nothing shown herein shall be construed to give any rights or benefits to anyone other than those parties contractually involved.  
3. This survey drawing was prepared for the exclusive use of Bujan Mann, or the parties certified herein for the express purpose stated herein. Copying, distributing, and/or using this drawing, in whole or in part for any purpose other than original intended use, without the consent from Southeast Surveyors, LLC, is prohibited. Southeast Surveyors, LLC, retains the right to interpret any information contained herein. Permission for reproduction is acceptable only with seal and signature from a TN licensed surveyor at Southeast Surveyors, LLC.  
4. This site may be subject to utility ingresses and/or right-of-ways. Southeast Surveyors makes no certification as to the existence, non-existence, or accuracy of subsurface utilities or structures shown ground unless otherwise noted herein.  
5. The horizontal and vertical control measurements shown hereon are based on a Trimble S+8 robotic total station and GPS measurements obtained using a Trimble R12 GNSS cover real time kinematic (RTK) receiver using 'REAL' data collected with Trimble access 2020 software. RTK corrections were obtained utilizing Tennessee Department of Transportation (TODT) global navigation satellite system (GNSS) reference network and processed with Trimble Navigation controller software shown hereon as (M) measured are based on Tennessee State Plane coordinate system, zone 4100, North American Datum of 1983(2011) adjustment (NAD 83(11)), Epoch 2010.00. The boundary lines were plotted based on boundary analysis of bound boundary obtained from Trimble robotic total station and Trimble R12 GNSS RTK receiver.  
6. All references indicated herein were reviewed for boundary analysis, plus others not noted hereon.  
7. This site does not have buildings, but does have fences on premises, and not all improvements are shown for this survey.  
8. Front setback along all road frontage: The greater of 50 feet as measured from the road centerline or 30 feet from the edge of the right-of-way. There is a 10 foot setback from all other property.  
9. Grass land area for the whole lot being divided is 177,405.00 square feet or 4.0264 acres more or less. Each of the five lots are shown hereon with acreage.

**SOUTHEAST SURVEYORS**

BLUJAN MANN  
BLOOMINGTON SPRINGS, TN

SOUTHEAST SURVEYORS, LLC  
305 WEST BROAD STREET  
KNOXVILLE, TN 37901

MARTIN CREEK ROAD  
BLOOMINGTON SPRINGS RD  
PLAT OF MANN SUBDIVISION

LEE D. WILSON  
REGISTERED ENGINEER (LAND SURVEYOR #142)  
SOUTHEAST SURVEYORS, LLC

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED SURVEYOR. COPIES OF THIS MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED SURVEYOR. COPIES OF THIS MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED SURVEYOR.

NO.	DESCRIPTION	BY	DATE
1	DESIGNED	BLUJAN MANN	11/11/2025
2	DRAWN	BLUJAN MANN	11/11/2025
3	CHECKED	LEE D. WILSON	11/11/2025
4	REGISTERED	LEE D. WILSON	11/11/2025

PRICE: \$17,910.00



# D. DIVISION OF TRACT 11 OF THE JAMES THOMAS PROPERTY SUBDIVISION PRELIMINARY PLAT - VICK SURVEYING

Public Comments: None

Creates 5 lots, all on Old Baxter Road from parcel [092-011.02](#). There is a 6-in water main on Old Baxter Road. A fire hydrant will be required. Lots range from 0.95-ac to 1.02-ac. They asked for preliminary plat approval since they are still waiting for TDEC soil approval on the lots. Planning Commission Engineer Rinks stated that a drainage easement is needed along the center of the swale crossing the lots. Stephen Raper stated that the drainage easement will be added on the final. UCEMC reported to Staff this afternoon they had been working on easements to get power from the back to this development.

Jim Martin moved to approve the preliminary plat subject to adding a fire hydrant and the drainage easement. Motion was seconded and unanimously approved.

**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM #491802D250:  
 Date: 09/05/2027

Check One:  
 No areas of the subject property depicted on this plat are in a SFHA.  
 All of the subject property depicted on this plat is in a SFHA.  
 Shaded area(s) of the subject property depicted on this plat are in a SFHA.

Any new construction or additions to any current structure or any replacement of a structural structure encroaching on setback requirements must abide by current setbacks.

**CERTIFICATION OF PROPERTY ADDRESS**

I hereby certify that the subdivision as shown herein and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that thereafter property shall be addressed as shown herein.

Date: \_\_\_\_\_ Director, Putnam County E-911

**CERTIFICATE FOR WATER SUPPLY**

I hereby certify that \_\_\_\_\_ calculations (see file) or flow tests (existing line) have been performed for the water lines shown herein. I also hereby certify that upon the registration of this plan, the (City of) \_\_\_\_\_ (Utility Districts) will appear and maintain the water supply system installed to serve the property herein subdivided.

Date: \_\_\_\_\_ Signature of Water Dept. Superintendent or Water Utility District Representative

**CERTIFICATE FOR LOTS FRONTING COUNTY ROAD**

I hereby certify that the subdivision as shown herein is served by a county road and surface maintenance and rights-of-way are appropriate.

Date: \_\_\_\_\_ Putnam County Road Supervisor

**CERTIFICATE FOR WATER SUPPLY (Continued)**

I hereby certify that I have performed (CHECK ONE)  
 water line calculations for the new line(s)  
 flow tests of the existing line(s)

Based on the results and information available to me as of the date shown below, it is my professional opinion that, while any one fire hydrant in fire flowing in this development, a negative residual pressure will not exist in the water system within one mile of the fire flowing hydrant.

Date: \_\_\_\_\_ Registered Engineer Tennessee # \_\_\_\_\_

**Site Map - NTS**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owner of the property shown and described herein and that we hereby accept the plan of subdivision with our free consent, establish the minimum building restriction lines, and authorize all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, we hereby certify that the subdivision plat shown herein is not prohibited under any current deed restrictions or covenants on the property.

Date Signed: \_\_\_\_\_ Owner  
 Date Signed: \_\_\_\_\_ Owner

**CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES**

I hereby certify (1) that streets, utilities, and other improvements have been installed in an acceptable manner and according to the county specifications or (2) that a security bond in the amount of \_\_\_\_\_ has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: \_\_\_\_\_ Planning Commission Engineer

**CERTIFICATE OF APPROPRIATE MAIL DELIVERY SYSTEM**

I hereby certify that this subdivision will be eligible for mail delivery from the USPS and that all requirements for mail delivery as set forth by the USPS have been met and that Charter Box Units (CBUs), if required for mail delivery as determined by the USPS, are shown on the plat.

Date: \_\_\_\_\_ Postmaster of the Post Office

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that this subdivision plat shown herein has been found to comply with the Subdivision Standards for Putnam County, Tennessee, with the exception of such variations, 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/Designer, Planning Commission

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described herein is a correct survey to the accuracy required by the Putnam County, Tennessee, and that the documents have been placed as shown in the Public Records Office of the Putnam County Regional Planning Commission.

Date Signed: \_\_\_\_\_ Registered Professional Engineer  
 Date Signed: \_\_\_\_\_ Registered Professional Engineer

**LEGEND**

- GPS Base Point
- Utility Pole
- Telephone Pole
- 1/2" Pipe (lots)
- 3/4" Pipe (lots)
- 6" Water Main
- Telephone Line
- Gasline
- Sewer Line
- F.D.B. - Point of Beginning
- 50' Utility Easement (See Note A)

**JAMES PERRY ET AL**  
 Tract #9 & 10, James Thomas Property  
 Map 92, Parcel T2,04  
 RD 1660 Page 092  
 Plat Book KB 1660 Page 041

**JAMES PERRY ET AL**  
 Tract #9 & 10, James Thomas Property  
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Christopher M. Vick, RLS #2164  
**VICK SURVEYING, LLC**  
 2772 Hidden Cove Road, Cookeville, TN 38512-5286

**15th Civil District Ref. Plat Book KB 1660 Page 641**

**Preliminary Plat**  
**Division of Tract 11 of the James Thomas Property**

Presented to  
**Putnam County Regional Planning Commission**

<b>DEVELOPER:</b> Tom Thomas	<b>SURVEYOR:</b> Christopher M. Vick
<b>ADDRESS:</b> Old Baxter Road Silver Point, TN 38582	<b>ADDRESS:</b> 2772 Hidden Cove Road Cookeville, TN 38506
<b>TELEPHONE:</b> 615-715-2787	<b>TELEPHONE:</b> 931-372-1286
<b>ENGINEER:</b> _____	<b>OWNER:</b> Misty Brown Et Al
<b>ADDRESS:</b> _____	<b>ADDRESS:</b> Old Baxter Road Silver Point, TN 38582
<b>TELEPHONE:</b> _____	<b>TELEPHONE:</b> 615-715-2787

ACREAGE SUBDIVIDED: 5.01 LOTS: 5 TAX MAP: 92 PARCEL NO: 11.02  
 DEED BOOK REFERENCE: KB 1665 Pg. 508 SCALE: 1"=100'-0" DATE: 4 April 2026



# F. THE GROVE SUBDIVISION FINAL PLAT - WHITTENBURG SURVEYING

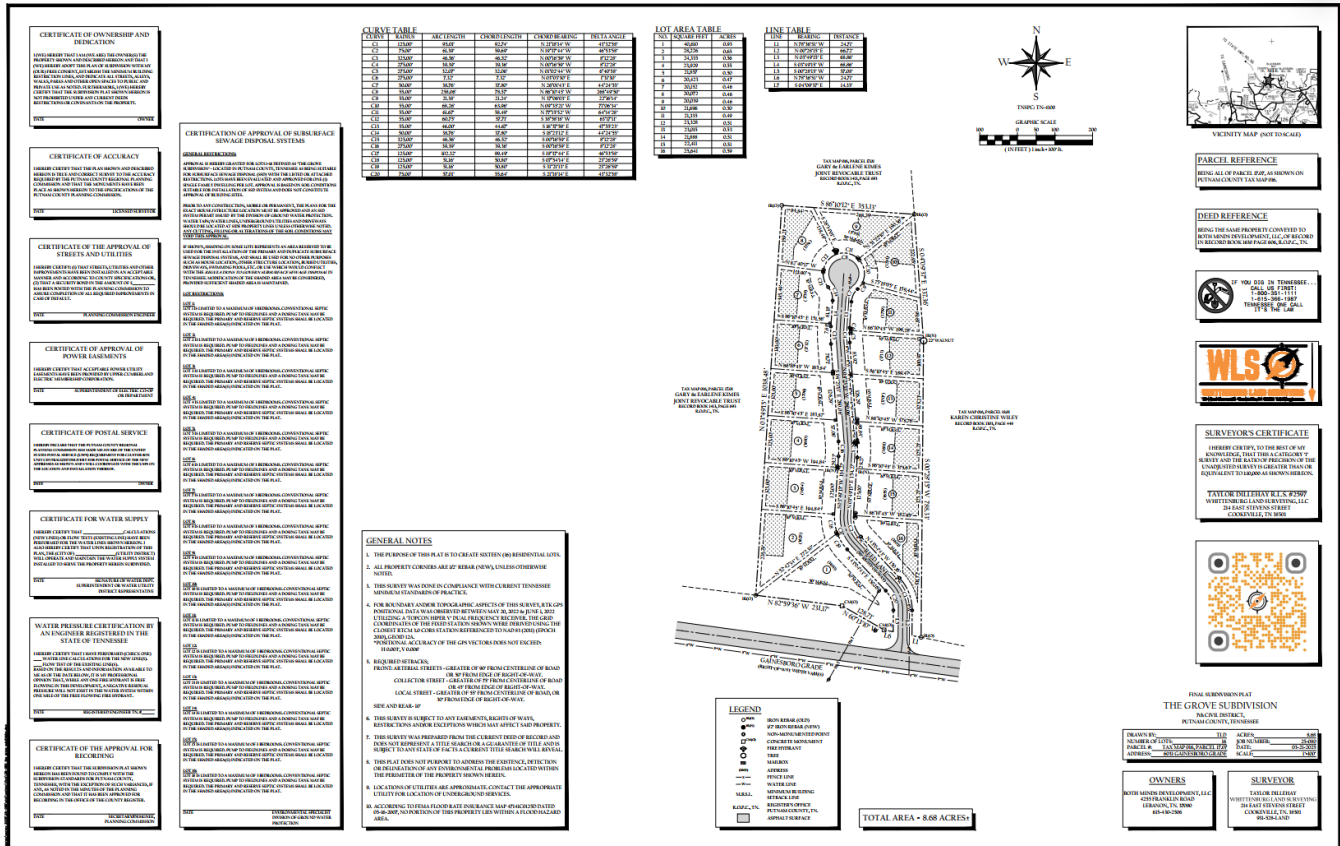
Public Comments: None

The preliminary of this plat was approved in April of 2025. The plat consists of 16 along a new road, Reed Ln, off Gainesboro Grade. The water lines and hydrants and underground electric conduits are installed and road has been graded and proof rolled.

Parcel [016-017.07](#)

This is the first subdivision built using the revised road specifications requiring the 2-inch binder and 1.5-inch topping. They have installed the rock base and asphalt binder. Regulations require they let the road sit for a year then apply the tack coat and 1.5-inch asphalt topping. They will be submitting a letter of credit for the road topping and shoulder stone. Planning Commission Engineer Rinks stated that LOC amount would be \$65,000. One thing that was discussed was since the new road was coming off TN 290, to scan the entrance permit issued by TDOT and put it on the plat. Rinks recommended they get with Road Supervisor Randy Jones to get the road and stop signs installed.

Terry Randolph moved to grant final approval subject to signatures, the LOC in the amount of \$65,000 for the road, and adding the TDOT entrance permit to the plat. Motion was seconded and unanimously approved.



# G. RE-DIVISION OF JONATHAN & CONSTANCE KEY DIVISION FINAL PLAT - MAPLES SURVEYING

Public Comments: None

Creates 3 lots. on Southfork Road from parcel [086-044.07](#). There is a 6-in main on Southfork Road, and an existing fire hydrant located approximately 370 feet, located at the corner of Southfork Road and John Gentry Lane. Lots range from 0.489-ac to 0.607-ac.

Surveyor reported this Owner had no plans for future development.

Robert Riddle moved to conditionally approve the three lot plat, subject to addition of one fire hydrant as lot 3 is approximately 620 feet from existing hydrant. Motion was seconded and unanimously approved. Allen Maples indicated that the owner may withdraw and submit a 2 lot plat instead of installing a hydrant, which could be administratively approved.

**CERTIFICATE OF OWNERSHIP AND DESIGN**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY GIVE THE SALE OF SUBDIVISION WITH EQUITABLE CONVEYANCE, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, AND SECURE ALL NECESSARY RIGHTS, EASEMENTS, AND RIGHTS AND OTHER INTERESTS TO PUBLIC OR PRIVATE USE NOTED:

DATE \_\_\_\_\_ OWNERS SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ OWNERS SIGNATURE \_\_\_\_\_

**CERTIFICATE FOR LOTS FRONTING COUNTY ROAD**

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SERVED BY A COUNTY ROAD AND METERS-OR-EQUIVALENT ARE APPROPRIATE.

DATE \_\_\_\_\_ PUTNAM COUNTY ROAD SUPERVISOR \_\_\_\_\_ DATE \_\_\_\_\_ TOWNSHIP DIRECTOR/MANAGER \_\_\_\_\_

**CERTIFICATION OF SINKING WATER LINES**

I HEREBY CERTIFY THAT THE WATER LINES SHOWN HEREON ARE IN PLACE.

DATE \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF PROPERTY ADDRESS**

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON AND PROPERTIES THEREON HAVE BEEN CORRECTLY ADDRESSED AS PER THE PUTNAM COUNTY STREET NAMING AND PROPERTY NUMBERING SYSTEM, AND THAT HEREAFTER, THE PROPERTIES SHALL BE ADDRESSED AS SHOWN HEREON.

DATE \_\_\_\_\_ DEPUTY PUTNAM COUNTY CLERK \_\_\_\_\_

CURVE	RAJUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CE	108.00'	43.80'	83.80'	S 89°00' E	72°00'
CD	108.00'	157.19'	158.80'	N 89°00' E	144°00'

LINE	BEARING	DISTANCE
1	S 89°00' E	108.00'

**NOTES:**

- THE SURVEY WAS CONDUCTED FROM THE CURRENT DEED RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THE SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, UTILITY LEASES WHICH COULD AFFECT THE PROPERTY.
- THE PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FEMA MAP #AT-14-0012D, EFFECTIVE MAY 18, 2007.
- INFORMATION FROM UTILITY COMPANIES WILL BE OBTAINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF "POSSIBLE UNDERGROUND UTILITIES" HOWEVER, LACKING INFORMATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OF INTEREST.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: 30 FEET FROM THE CENTER OF THE ROAD OR 10 FEET FROM EDGE OF RIGHT-OF-WAY  
 COLLECTOR: 10 FEET FROM THE CENTER OF THE ROAD OR 10 FEET FROM EDGE OF RIGHT-OF-WAY  
 LOCAL: 10 FEET FROM THE CENTER OF THE ROAD OR 10 FEET FROM EDGE OF RIGHT-OF-WAY

NEED: 10'  
 REAR: 10'

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR PUTNAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS AFFRONTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE \_\_\_\_\_ COUNTY PLANNING COMMISSION \_\_\_\_\_

I HEREBY CERTIFY THAT THIS IS A CORRECT & TRUE COPY AND THE DATE OF PREPARATION OF THE SUBDIVISION PLAT IS AS SHOWN.

ALLEN MAPLES, PLS. 111  
 SURVEYOR

GRAPHIC SCALE

FORMED DATE: 1/28/2025

RE-DIVISION OF JONATHAN & CONSTANCE KEY DIVISION (PC-M PG-51 A)			
PUTNAM COUNTY PLANNING COMMISSION			
DEVELOPER: JONATHAN KEY	SURVEYOR: ALLEN MAPLES AND SURVEYING	15TH CIVIL DISTRICT, PUTNAM COUNTY, TN	
ADDRESS: 4300 SOUTH FORK ROAD	ADDRESS: 55 MAPLEDRIVE STREET	ADDRESS SUBDIVISION: 1.646 AC ±	
BAUTER, TN 38544	SMARTT, TN 38555	PG. NO. 1-426	PG. 3-47
TELEPHONE: (615) 507-7916	TELEPHONE: (615) 857-6446	TAX MAP: 86 PARCELS 44.07	
DRAWING #S-217-C	SCALE: 1"=100'	DATE: 1/28/2025	NUMBER OF LOTS: 3

**ITEM 9: OTHER BUSINESS**

None

**ITEM 10: STAFF REPORTS**

- Report from Chairman: None
- Report from Planning Commission Engineer: None
- Report from Planning Director: None
- Report from other Members: None

**ITEM 11: ADJOURNMENT**

With no further business to discuss, the meeting was adjourned by mutual consent.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date