

**Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
February 23, 2021**

Meeting Called To Order- Roll Call

Statement By Chair Relating To Conducting The Planning Commission Meeting By Electronic Means Of Due To COVID-19 State Of Emergency

Documents:

[INTRODUCTION STATEMENT FOR TS PC FEB 2021.PDF](#)

Consideration Of The Minutes Of The January 26, 2021 Meeting

Documents:

[JANUARY 26 2021 MINUTES.PDF](#)

Public Comment

Any citizen desiring to make a comment can submit their written comments to the Town, which will be included in the meeting minutes for public perusal.

Email your comments to Town Hall at INFO@THOMPSONS-STATION.COM with February Planning Commission Public Comments as the Subject Line.

Contact the Town Community Development office with any questions at (615) 794-4333 ext. 12

Planner Report

AGENDA ITEMS

1. Tollgate Village Subdivision Final Plat – Section 18B For The Creation Of 5 Single Family Lots Located Along Americus Drive At The Tollgate Boulevard Intersection. Deferred From The January Agenda.

Documents:

[ITEM 1 - TOLLAGE VILLAGE SECTION 18B STAFF REPORT 2-23-21.PDF](#)
[ITEM 1 - TOLLGATE VILLAGE SECTION 18B FP FEB PC SUBMITTAL 2-8-21.PDF](#)

2. The Hills Preliminary Plat For The Creation Of A New 41-Lot Single Family Residential Subdivision Located At The Terminus Of Dean Road. Deferred From The January Agenda.

Documents:

[ITEM 2 - THE HILLS PP STAFF REPORT 2-23-21.PDF](#)
[ITEM 2 - THE HILLS DEAN ROAD PRELIMINARY PLAT WHOLE SET PC SUBMITTAL FEB.PDF](#)

3. Avenue Downs Final Plat – Section 1 For The Creation Of 36 Single Family Lots And 4 Open Space Lots Located Along Otterham Drive And Avenue Downs

Drive.

Documents:

[ITEM 3 - AVENUE DOWNS SECTION 1 FP STAFF REPORT 2-23-21.PDF](#)
[ITEM 3 - AVENUE DOWNS SECTION 1 FEB PC SUBMITTAL.PDF](#)

BOND ACTIONS/REPORT

4. Bond Report

- a. BOMA Actions- Bridgemore 6C & 6D**
- b. Update on Long Held Bonds**
- c. Next Steps**

Documents:

[ITEM 4 - BOND REPORT UPDATE.PDF](#)

Adjourn

This meeting will be held at 7:00 p.m. remotely due to the COVID-19 Public Health Emergency and will be live-streamed on the Town Website www.thompsons-station.com

STATEMENT FOR THE RECORD AT START OF MEETING
Thompson's Station Planning Commission

Hello and welcome to this the February 23rd, 2021, Planning Commission meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 71 (which was previously extended by Executive Order # 16, 34, 51, 60 and 65): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Planning Commission meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Planning Commission to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Planning Commission, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
January 26, 2021

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on 26th day of January, 2021 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by Planning Chairman Trent Harris:

Hello and welcome to this the January 26, 2021, Planning Commission meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 60 (which was previously extended by Executive Order # 16, 34, and 51): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Planning Commission meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

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We understand that we, the Thompson's Station Planning Commission, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

A recording of this meeting will be available on the Town of Thompson's Station's web site at thompsons-station.com within 24 hours of this meeting.

Members and staff virtually present were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Sheila Shipman; Commissioner Tara Rumpler; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Banaszak; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills.

Also present were Chris Mabery with Ragan Smith, applicant 1; Colt Morton applicant 3; Don Alexander and Tom Smith for applicant 6 and Huntly Gordon for bond consideration on Items 7 & 8.

Minutes:

The minutes of the November 17, 2020 regular meeting were presented.

Commissioner Whitmer made a motion to approve the November 17, 2020 meeting minutes.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				

Yea 7

Nay 0

Abstain 0

Public Comment:

Via Email:

Good evening to all

My name is Richard Young and I reside at 3631 Martins Mill Rd. (Bridgemore Village). I am a new resident to TN. I purchased my home here over 4 years ago in October 2016. Having now moved in to the property in October of 2020 I'm amazed at the condition of the road. (Martins Mill Rd). Its filled with pot holes and areas where there is no longer any pavement especially at the southern section of the road. Its a busy intersection as parents travel this area several times a day picking up and dropping off their children at school. This section of homes was built 5 years ago or more. Why cant we get the road completed? Its in such bad shape much of the road needs to be torn up and given a new bottom surface prior to the finished top coat. Why is the city issuing new building permits when roads in the existing developments are in this condition? I'm aware Martins Mill is not the only road with these issues as there are several in the neighboring developments as well. Why isn't the Town responsible enough to take care of this instead of continuously putting it off while pursuing new construction projects? When can we expect this to be completed?. No B.S. excuses of the asphalt plants are shut down for winter etc. I've seen new asphalt being laid in the construction area across the street in Canterbury in November. This needs to be dealt with now before any road widening on Critz lane or additional new construction is permitted. Clean up your mess Thompsons Station before you go creating additional projects that you let go uncompleted. Is a lawsuit against the Town necessary?? Do the right thing and get this fixed please ASAP. An update on the progress of this matter would be appreciated.

Sincerely

Richard Young

ryoung2040@gmail.com

661 713 8200

Town Planner Report:

- Reminder to complete Planning Commission ethics disclosure.

New Business:

- 1. Tollgate Village Subdivision Final Plat – Section 18 for the creation of 5 single family lots located along Americus Drive at the Tollgate Boulevard intersection.**

Mr. Wood reviewed his Staff report recommends that based upon the consistency of the plat with the Land Development Ordinance the Commission approve the final plat with the following contingencies:

1. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$146,000 for roadways, drainage and erosion control with automatic renewal.

3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$53,000 for sanitary sewer with automatic renewal.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

Chris Mabery with Ragan Smith was present to answer questions on behalf of the applicant.

After discussion, Commissioner White moved to defer Item 1, Tollgate Village Subdivision Final Plat Section 18 B to the February 23rd, 2021 planning commission meeting. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

2. Littlebury Subdivision Final Plat – Section 1 for the creation of 13 single family lots, 2 wastewater lots, and 4 open space lots located along Littlebury Park Dr and Cherry Jack Lane.

Mr. Wood reviewed his report and recommends approval based on conformance with the Land Development Ordinance with the following contingencies:

1. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$529,000 for roadways, drainage and erosion control with automatic renewal.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$838,000 for sanitary sewer with automatic renewal.

As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

After discussion, Commissioner Whitmer made a motion to approve Item 2, the Littlebury Subdivision Final plat, section 1 for the creation of 13 SF lots, 2 WW lots and 4 open space lots with Staff recommended contingencies and the additional contingency to label lot 105 on the Final Plat as a wastewater lot. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

3. The Hills Preliminary Plat for the creation of a new 41-lot single family residential subdivision located at the terminus of Dean Road.

Mr. Wood reviewed his report and recommends approval with the following contingencies:

1. Approval of the Deviation from the Subdivision Regulation to the street cross-section, as requested by the applicant.
2. The constructions plans and all final plats shall identify all lots with slopes of 15% and up as critical lots.
3. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.
4. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
5. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
6. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
7. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
8. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.
9. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.

After discussion, Commission Shipman made a motion to defer Item 3, a The Hills Preliminary Plat for the creation of a new 41-lot single family residential subdivision. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

4. Consideration of Ordinance 2021-004, an amendment to the Land Development Ordinance to cleanup and clarify various sections.

Mr. Wood reviewed his memo and recommends that the Planning Commission provide a favorable recommendation onto the BOMA for these clean up and clarification text amendments.

After discussion, Commissioner White made a motion to recommend Ordinance 2021-004, an amendment to the Land Development Ordinance to the Board of Mayor and Aldermen. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

5. Discussion of Draft Annexation Policy for Planning Commission input prior to BOMA consideration.

Mr. Wood reviewed the draft policy for annexation for any input prior to going to the Board of Mayor and Aldermen.

6. Planning Commission Review and Recommendation onto BOMA of ROW/Intersection Relocation of Buckner Lane at Thompson’s Station Road East.

Mr. Wood reviewed his memo and Since the Intersection relocation impacts ROW controlled by the Town, Planning Commission should review this request and provide a favorable or unfavorable recommendation onto BOMA as to the acceptance of this change.

Mr. Don Alexander and Tom Davis with Southeast Ventures were present to answer any questions on behalf of the applicant.

After discussion, Commissioner Whitmer made a motion to move Item 6 onto the Board of Mayor and Aldermen for consideration. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Nay
Commissioner Whitmer	Yea				
Yea	6	Nay	1	Abstain	0

Bond Actions/Report

7. Bridgemore Village Section 6C

Mr. Wood reviewed his staff report and recommends that the Planning Commission:

1. Release performance surety for roads, drainage and erosion control and establish a maintenance agreement for one year.
2. Recommend BOMA note acceptance of the public improvement prior to dedication after the 1-year maintenance period.

After discussion, Alderman Alexander made a motion to approve the bond release for Section 6C in

Bridgemore Village with Staff recommended contingencies and a punch list compiled and completed. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

8. Bridgemore Village Section 6D

Mr. Wood reviewed his staff report and recommends that the Planning Commission:

1. Release performance surety for roads, drainage and erosion control and establish a maintenance agreement for one year.
2. Recommend BOMA note acceptance of the public improvement prior to dedication after the 1-year maintenance period.

After discussion, Alderman Alexander made a motion to approve the bond release for Section 6D in Bridgemore Village with Staff recommended contingencies and a punch list compiled and completed. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

There being no further business, the meeting was adjourned at 9:21 p.m.

Trent Harris, Chairman

Attest:

Shaun Alexander, Secretary

**Thompson's Station Planning Commission
Staff Report –Item 1 (FP 2021-002)
February 23, 2021**

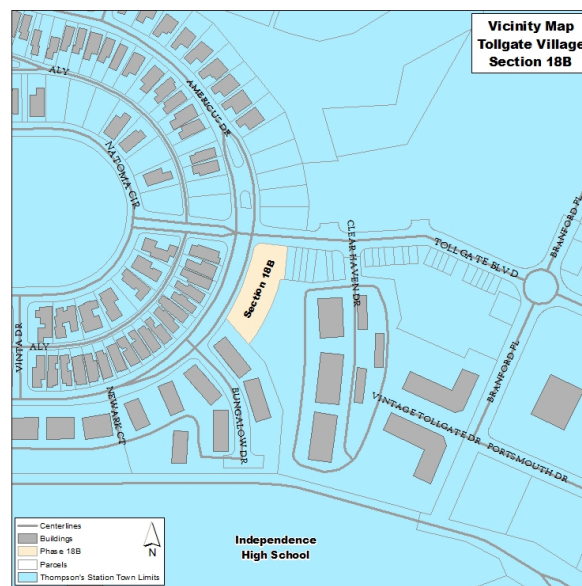
Request to approve the final plat for Tollgate 18B to create 5 single family lots.

REVISIONS SINCE JANUARY PLANNING COMMISSION

The Developer has revised the final plat, based on comments the Planning Commission raised at the January meeting. The private access behind Lots 3308-3305 has been noted as a private drive to be privately maintained. Access to lots by easements is permitted by the LDO by Section 3.7.2. This configuration for private access to the rear of these lots by easement is consistent with the preliminary plat for this section.

PROJECT DESCRIPTION

A request to approve the final plat for Phase 18B of Tollgate Village to create 5 single family lots located along Americus Drive at the Tollgate Boulevard intersection.



ANALYSIS

The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

Section 18B consists of 5 single family lots. The preliminary plat approval for Section 18 was approved by Planning Commission on March 27, 2018. The setbacks within the D3 district are a maximum of 10 feet for the front yard, 20 feet for the side yard, and 7.5 feet for the rear yard. The lots comply with the LDO minimum standards.

Open Space

All open space is recorded for the Tollgate Village development.

Sewer

The Tollgate Village development has approval for 943 sewer taps. The taps necessary for this section of the development were accounted for during the preliminary plat approval and are part of Regent's overall tap allocation.

Sureties

Sureties are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans.

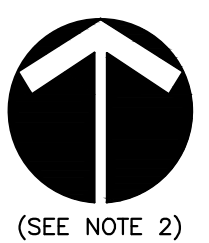
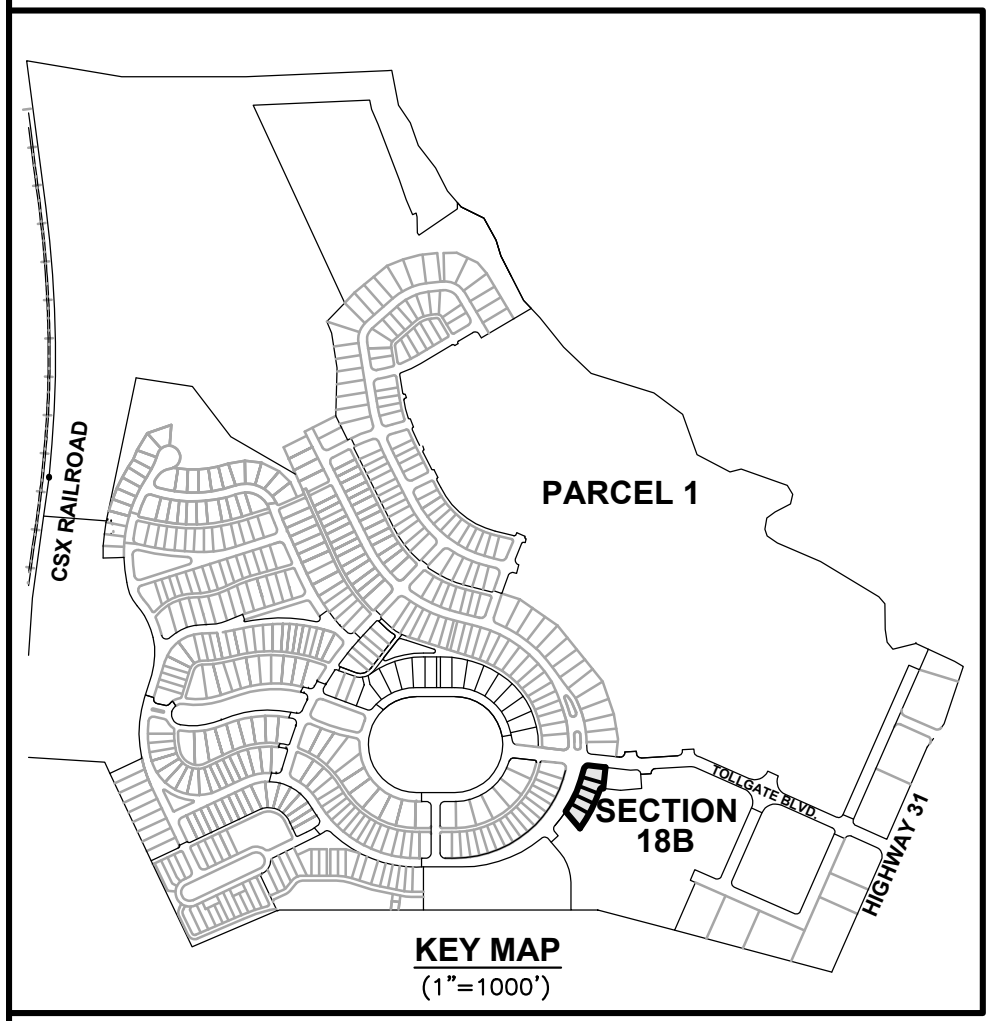
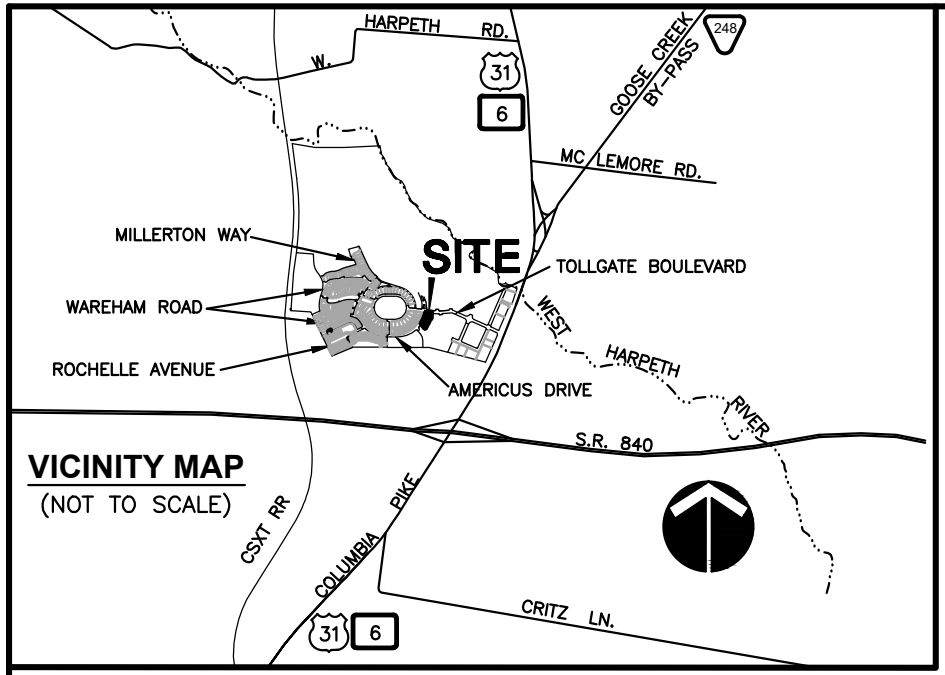
Improvement to roadways and drainage are required. After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$146,000.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$53,000.

Recommendation

Staff recommends that based upon the consistency of the plat with the Land Development Ordinance the Commission approve the final plat with the following contingencies:

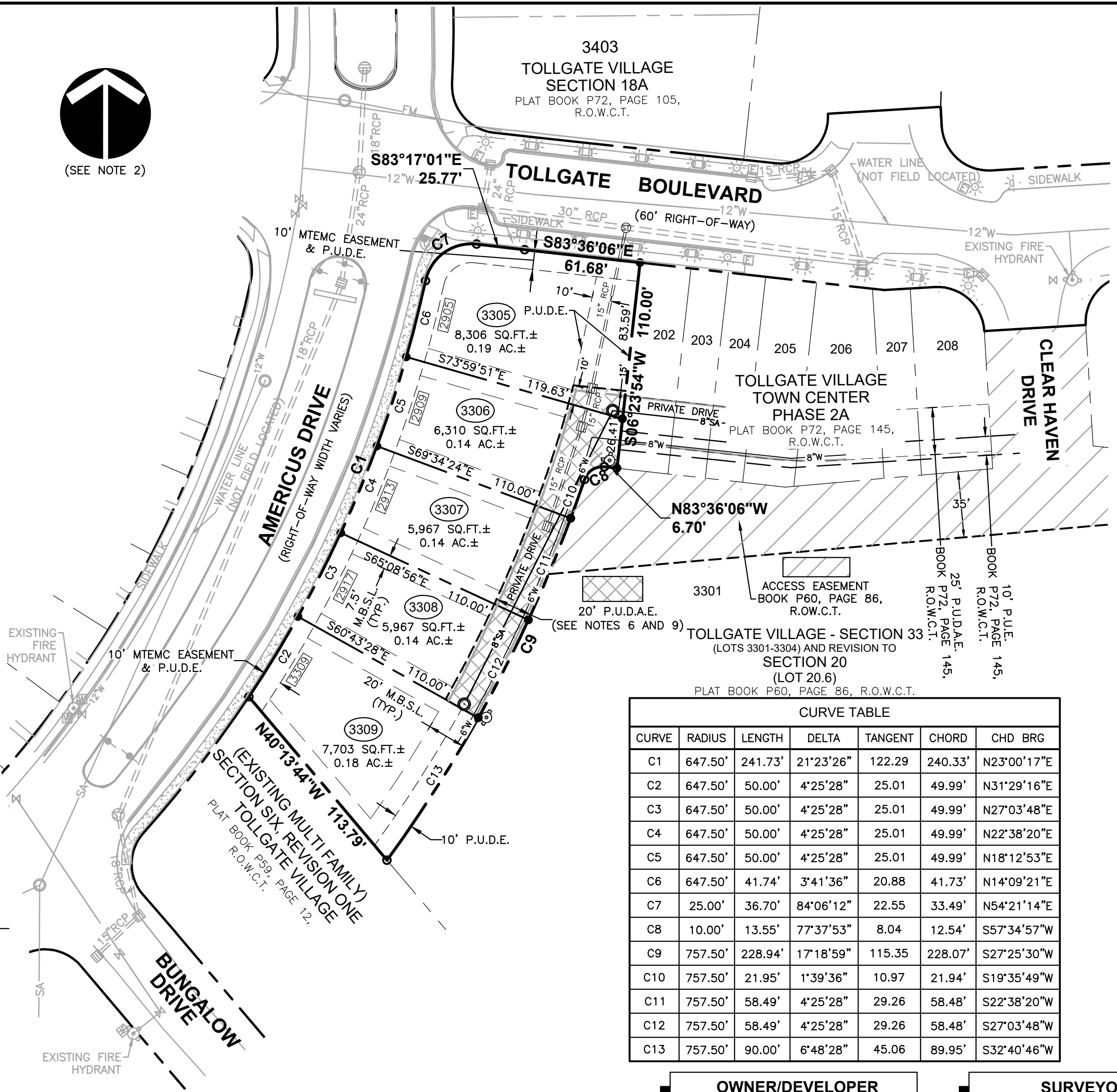
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3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$53,000 for sanitary sewer with automatic renewal.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.



LEGEND

○ IRON ROD (OLD)	PK NAIL (OLD)	FO FIBER OPTIC BOX
● IRON ROD (NEW)	(5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	SM STORM MANHOLE
⊕ FIRE HYDRANT	⊕ UTILITY STUBOUT	⊕ LIGHT STANDARD
⊕ WATER VALVE	⊕ YARD LIGHT	⊕ SIGN
⊕ WATER METER	123 STREET ADDRESS	3305 LOT NUMBER
⊕ CATCH BASIN/CURB INLET	P.U.D.A.E. PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT	R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
⊕ REINFORCED CONCRETE PIPE	MTEMC MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	
⊕ SANITARY SEWER MANHOLE		
—SA— SANITARY SEWER LINE		
—G— GAS LINE		
—W— WATER LINE		
—FM— FORCE MAIN		
⊕ ELECTRIC BOX		

PROPERTY MAP REFERENCE
BEING PARCEL NUMBER 1.09 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.



DEED REFERENCE
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO REGENT HOMES, LLC FROM MBSC TN HOMEBUILDER, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7539, PAGE 326, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PLAT REFERENCE
BEING THE REMAINING PORTION OF LOT 3304 AS SHOWN ON THE FINAL PLAT ENTITLED "TOLLGATE VILLAGE, SECTION 33 (LOTS 3301-3304) AND REVISION TO SECTION 20 (LOT 20.6)" OF RECORD IN PLAT BOOK P60, PAGE 86, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	647.50'	241.73'	21°23'26"	122.29	240.33'	N23°00'17"E
C2	647.50'	50.00'	4°25'28"	25.01	49.99'	N31°29'16"E
C3	647.50'	50.00'	4°25'28"	25.01	49.99'	N27°03'48"E
C4	647.50'	50.00'	4°25'28"	25.01	49.99'	N22°38'20"E
C5	647.50'	50.00'	4°25'28"	25.01	49.99'	N18°12'53"E
C6	647.50'	41.74'	3°41'36"	20.88	41.73'	N14°09'21"E
C7	25.00'	36.70'	84°06'12"	22.55	33.49'	N54°21'14"E
C8	10.00'	13.55'	77°37'53"	8.04	12.54'	S57°34'57"W
C9	757.50'	228.94'	17°18'59"	115.35	228.07'	S27°25'30"W
C10	757.50'	21.95'	1°39'36"	10.97	21.94'	S19°35'49"W
C11	757.50'	58.49'	4°25'28"	29.26	58.48'	S22°38'20"W
C12	757.50'	58.49'	4°25'28"	29.26	58.48'	S27°03'48"W
C13	757.50'	90.00'	6°48'28"	45.06	89.95'	S32°40'46"W

OWNER/DEVELOPER
REGENT HOMES, LLC
C/O DAVID MCGOWAN
6901 LENOX VILLAGE DR., SUITE 107
NASHVILLE, TENNESSEE 37211
(615) 333-9000
DAVID.MCGOWAN@REGENTHOMES-TN.COM

SURVEYOR
RAGAN-SMITH ASSOCIATES, INC.
C/O CHRIS MABERY, RLS
100 E. VINE ST., SUITE 402
MURFREESBORO, TENNESSEE 37130
(615) 378-5236
CMABERY@RAGANSMITH.COM

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION NOTES

- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) SHALL HAVE ACCESS TO INSTALL, CONSTRUCT, REPHASE, OPERATE, AND MAINTAIN ITS ELECTRIC FACILITIES LOCATED WITHIN THE SUBJECT PROPERTY. MTEMC HAS THE RIGHT TO CUT, TRIM AND CONTROL THE GROWTH BY CHEMICAL MEANS, MACHINERY, OR OTHERWISE OF TREES AND SHRUBBERY LOCATED WITHIN 20 FEET OF THE CENTER LINE (A TOTAL OF 40') OF ITS FACILITIES, OR ANY VEGETATION THAT MAY INTERFERE WITH OR THREATEN TO ENDANGER THE OPERATION AND MAINTENANCE OF ITS FACILITIES.
- MTEMC WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN ITS RULES AND REGULATIONS, BYLAWS, AND POLICIES, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REQUIREMENTS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE 5 SINGLE FAMILY RESIDENTIAL LOTS.
 - BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
 - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C0335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0335, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, 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 SHOWN 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, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
 - THE PROPERTY IS CURRENTLY ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE - 55%. MINIMUM BUILDING SETBACKS PER TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE DATED JUNE 13, 2017:
FRONT 10'
REAR 20'
SIDE 7.5'
 - LOTS 3305-3309 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO AMERICUS DRIVE. VEHICULAR ACCESS TO TOLLGATE BOULEVARD SHALL BE AVAILABLE VIA PRIVATE DRIVE AND THE RECORDED ACCESS EASEMENTS AS SHOWN HEREON. THE PRIVATE DRIVE IS TO BE PRIVATELY MAINTAINED.
 - ALL STREETS ARE DESIGNATED AS PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.
 - ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
 - OPEN SPACE AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS (INCLUDING DRAINAGE STRUCTURES), PRIVATE DRIVES AND ALL LANDSCAPING WITHIN ROADWAY MEDIANS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 - DOMESTIC WATER SUPPLY INFORMATION SHOWN HEREON WAS TAKEN FROM PLANS PREPARED BY JAMES C. HAILEY & CO. DATED JULY 1, 2019. WATER TO BE PROVIDED BY H.B.&T.S.
 - THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE REMAINING PORTION OF LOT 3304 AS SHOWN ON THE FINAL PLAT ENTITLED "TOLLGATE VILLAGE, SECTION 33 (LOTS 3301-3304) AND REVISION TO SECTION 20 (LOT 20.6)" OF RECORD IN PLAT BOOK P60, PAGE 86, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
 - I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1:15,000.

BY  DATE FEBRUARY 8, 2021
CHRIS MABERY, TN RLS #2483

RECORDER'S INFORMATION

REVISED: FEBRUARY 8, 2021

TOLLGATE VILLAGE SECTION 18B RESUBDIVISION OF LOT 3304 (LOTS 3305-3309)
FOURTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
JOB NO. 10081 DRAWN BY: AMR
WORK ORDER: 1172 DATE: DECEMBER 18, 2020

<p>CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION</p> <p>I DO HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.</p> <p>DATE: _____, 20____</p> <p>MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION</p>	<p>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</p> <p>I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS</p> <p>DATE: _____, 20____</p> <p>WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS</p>	<p>CERTIFICATE FOR ADDRESSES</p> <p>I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).</p> <p>DATE: _____, 20____</p> <p>IT DEPT. TITLE</p>			
<p>CERTIFICATE OF OWNERSHIP & DEDICATION</p> <p>(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 6403, PAGE 542, R.O.W.C.T., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.</p> <p>DATE: _____, 20____</p> <p>REGENT HOMES, LLC</p> <p>TITLE: _____</p>	<p>CERTIFICATE OF ACCURACY</p> <p>HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.</p> <p>FEBRUARY 8, 2021</p> <p>REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-106 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.</p> <p>WATER SYSTEM _____, 20____</p> <p>DATE _____</p> <p>SEWER SYSTEM _____, 20____</p> <p>DATE _____</p> <p>HB&TS UTILITY DISTRICT GENERAL MANAGER</p> <p>TOWN ENGINEER</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO REGULATIONS FOR THOMPSON'S STATION, TENNESSEE, ROADWAY AND DRAINAGE REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: _____, 20____</p> <p>TOWN ENGINEER</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION 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.</p> <p>DATE: _____, 20____</p> <p>SECRETARY OF PLANNING COMMISSION</p>	<p>FINAL PLAT</p> <p>TOWN OF THOMPSON'S STATION PLANNING COMMISSION</p> <p>NET AREA: <u>0.79 AC.±</u> TOTAL LOTS: <u>5</u> ACRES NEW ROAD: <u>0</u> CIVIL DISTRICT: <u>4TH</u> MILES NEW ROAD: <u>0</u> CLOSURE ERROR: <u>1:15000+</u></p> <p>OWNER: <u>MBSC TN HOMEBUILDERS, LLC</u> SURVEYOR: <u>RAGAN - SMITH - ASSOCIATES, INC.</u> SCALE: 1" = 50'</p>

**Thompson's Station Planning Commission
Staff Report –Item 3 (PP 2021-001)
January 26, 2021**

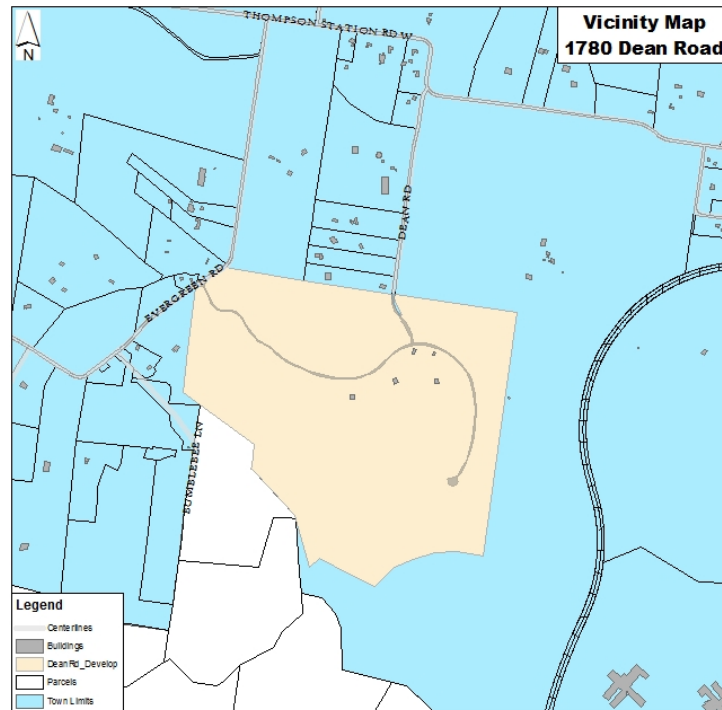
Request to approve the preliminary plat for The Hills, a new subdivision to create 41 single family lots, and 6 open space lot on 225.64 acres located at 1780 Dean Road, with a requested deviation to the Subdivision Regulations.

REVISIONS SINCE JANUARY PLANNING COMMISSION

The Developer has revised the preliminary plat, based on comments the Planning Commission raised at the January meeting. Additional paths to provide for pedestrian and/or equestrian linkages have been provided within the subdivision, creating an integrated pedestrian network. A 5-foot multimodal path has been added along the main Silver Fox Road from Evergreen Road up to Dean Road and then along Lots 19, OS-5, and 20 to connect to a 10-foot access easement, provided along the side property line of Lot 36, to provide for future pedestrian connectivity to the adjoining property east of this subdivision. The pedestrian path system will provide for additional safe multimodal options for future residents of this subdivision.

PROJECT DESCRIPTION

The proposed subdivision, consisting of 225.64 acres is located within a D1 zone. The site is located at the terminus of Dean Road and is south of Thompson’s Station Road West. The subject site is zoned D1 which is intended for low density residential development.



The project proposes 41 single family residential lots for a density of less than one unit per acre. Lot widths vary throughout the development; however, all lots meet LDO requirements. Setbacks are identified as a minimum of 25 feet for the front yard and 20 feet for the secondary frontages, 20 feet for the side yard aggregate with a minimum of five feet and 30 feet for the rear yard.

The site requires a buffer 2 (a semi opaque screen) between the adjacent properties to the north and east and the project site to a height of at least 20 feet. The landscaping plan provides for the buffer. No buffer requirement is identified at this time to the south or west, however, the area to the south has slopes of greater than 25% and elevations exceeding 900 feet and will be platted as permanent open space.

Access is provided both onto Dean Road and Evergreen Road. An pedestrian access easement has been provided along Lot 36 to provide to pedestrian connectivity to the east.

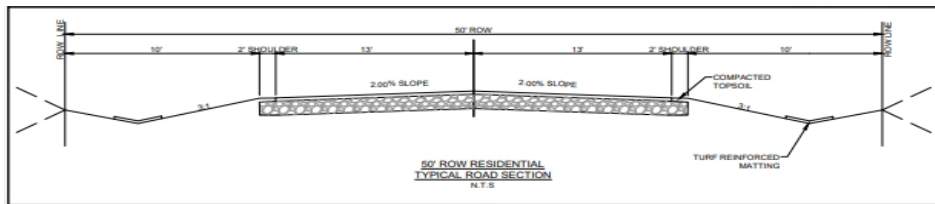
Open Space

Development of the site includes approximately 102 acres set aside for open space, which will comply with the 45% open space requirement.

Subdivision Regulations Deviation

The applicant requests a Deviation from the Subdivision Regulation, per Section 5.5.2(d) of the LDO in order to provide a different street cross-section than the standard requirement for local roads in a D1 Zone. The street standard width required for a local road is 50 feet with a sidewalk, curb and gutter on both sides of the road. The applicant requests a deviation to the Subdivision Regulations to request the approval of a street section that excludes the sidewalk, curb and gutters. Instead, they propose a 26-foot-wide paved width with two foot shoulders and a drainage ditch on both sides of the road.

See below for requested cross-section:



The LDO states that “if the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with the subdivision regulations, a deviation from these regulations may be granted provided such deviation shall not have the effect of nullifying the general intent and purpose of these regulations” (Section 5.5.2(d-e)). The Planning Commission may add conditions to the approval of any such Deviation of Standards.

As discussed with the Concept Plan for this development, this site does have steep slopes to contend with for development. A practical difficulty resides in the vision for the area to remain as a low density, rural community. Sidewalks, curbs and gutters are appropriate for a more urban area, with provisions for pedestrian activity being encouraged and supported between uses or within a neighborhood. Sidewalks, curb and gutters are not proposed within the general vicinity of this new subdivision and, therefore, a cross section including the correct right of way width for a local road but contains shoulders and a ditch section is appropriate. Additionally, as noted by the applicant, the Williamson County Department of Sewerage Disposal does not permit the use of curb and gutter for drainage for subdivisions with septic systems. Therefore, if this cross-section is not approved, the applicant will not be in compliance with County Septic requirements. Based on the steep topography of this site, the rural policy for this Sector, and the County septic requirements for open ditches, staff recommends approval of this deviation. As noted, the Planning Commission may add conditions to this approval, if desired.

Ridgeline Hilltop Preservation/Slopes

The site does contain land within the Ridgeline Hilltop Preservation Area (RHPA). Development within this area is prohibited unless a permit is obtained from the Board of Zoning Appeals. However, no development is proposed within the RHPA and all of this area will be designated and platted as part of the open space for the project. The site contains slopes between 15% and 25% that will be developed. All lots with slopes exceeding 15% will be designated as critical lots and will be subject to the requirements set forth for critical lots.

Woodlands/Trees

The site has several wooded areas. A tree inventory has been submitted as an exhibit to the preliminary plat with a mitigation plan. The plan includes the removal of 767 inches to be removed as part of this development plan.

Geotechnical

A geotechnical report was submitted with the project. All recommendations identified in the report for site work and development shall be adhered to during the development process.

Water Resources/Stormwater

The project site has two streams which have been identified in a hydrologic determination report and will be properly managed with a buffer per the Tennessee Department of Conservation (TDEC) regulations. Stormwater detention is proposed on site and will be reviewed further during the construction document review process.

Traffic

A traffic study is required for any development that creates 500 or greater trips per day, 100 trips or greater during a peak hour or is located along a major arterial. This project generates 453 trips per day, 41 during the AM and 43 during the PM peak hours and, therefore, does not require a traffic study.

Utilities

HB&TS and MTEMC have provided availability letters for utilities. The applicant shall be responsible for any improvements to water and electric infrastructure to meet the demands of the project. The applicant has approved by the Williamson County Sewage Disposal Management Department for onsite septic systems for each lot.

Recommendation

Since this project was deferred at the January meeting, action is required on this application.

Staff recommends approval with the following contingencies:

1. Approval of the Deviation from the Subdivision Regulation to the street cross-section, as requested by the applicant.
2. The constructions plans and all final plats shall identify: (1) all lots with slopes of 15% and up as critical lots; and (2) cross-walk and/or pedestrian safety facilities to account for the pedestrian paths crossing Silver Fox Road.
3. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.
4. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
5. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.

6. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
7. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
8. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.
9. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.



2/4/2021

The Hills Subdivision – Preliminary Plat Comment Response

Storm Comments dated January 26, 2021

Preliminary Plat

1. Since Planning Commission meeting on 1/26/21, we have added a multi-modal path along one side of the roadway to provide connection from Evergreen Road to Dean Road. There is also a path that runs through an access easement in Lot 36 that provides connectivity to the property to the east. This path will be crushed stone to accommodate equestrian and pedestrian use.

PRELIMINARY PLAT FOR THE HILLS

1780 DEAN ROAD
Map 146 Parcel 39.00
BK 7581, PAGE 679-681 ROWC, TN
WILLIAMSON COUNTY, THOMPSON'S STATION, TN 37179

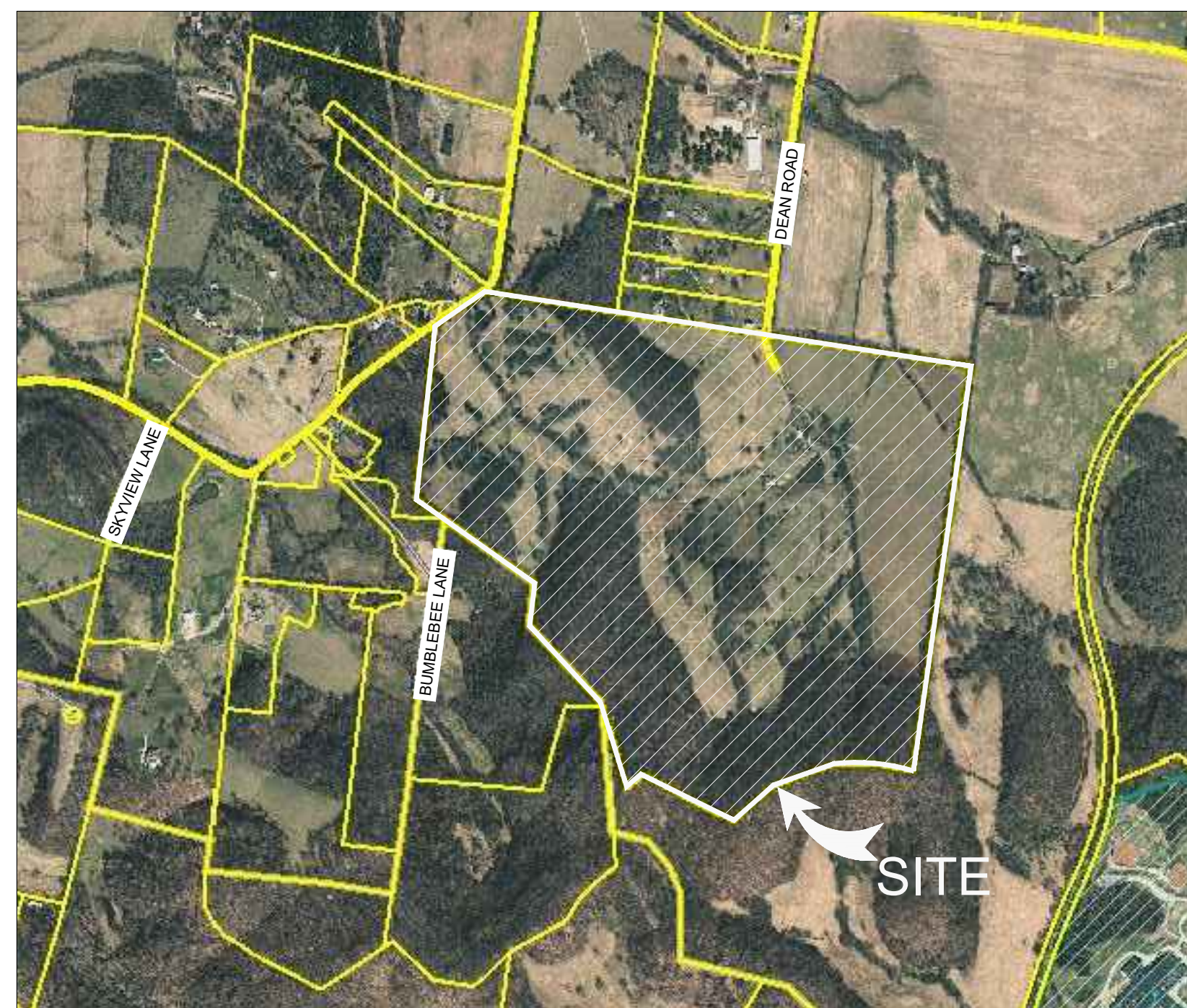
Developer: Ram Ventures
William Varney
3577 Creamy Bridge Road
Thompson's Station, TN 37179
wpvstock@aol.com

Engineer:  **T-SQUARE ENGINEERING**
Consulting Civil Engineering
701 West Main St., Franklin, TN, 37064
(615)370-1443 • Email tim@t2-eng.com

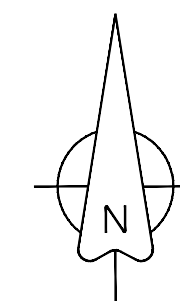
Surveyor: ARROWHEAD SURVEYING
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the following company:

ARROWHEAD SURVEYING



LOCATION MAP
N.T.S.



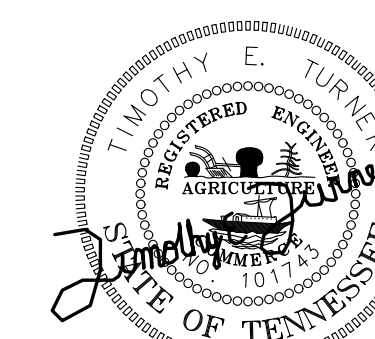
Sheet Schedule

- C-0.0 Cover Sheet
- C-1.0 Existing Conditions
- C-1.1 Slope Analysis
- C-1.2 Resource Inventory Plan
- C-2.0 Preliminary Plat
- C-2.1 Line and Curve Tables

NO.	DATE	REVISIONS
1	11/16/20	REVISIONS PER COUNTY COMMENTS
2	12/22/20	REVISIONS PER COUNTY COMMENTS
3	01/19/21	REVISIONS PER COUNTY & TOWN COMMENTS
4	02/4/21	REVISIONS PER TOWN COMMENTS

DATE: 9-1-2020
SCALE:
DRAWN BY: T-SQUARE
REVIEWER: TET

COVER
1780 DEAN ROAD
WILLIAMSON COUNTY, TENNESSEE



02/4/21

PROJECT
19-0306

SHEET
C-0.0

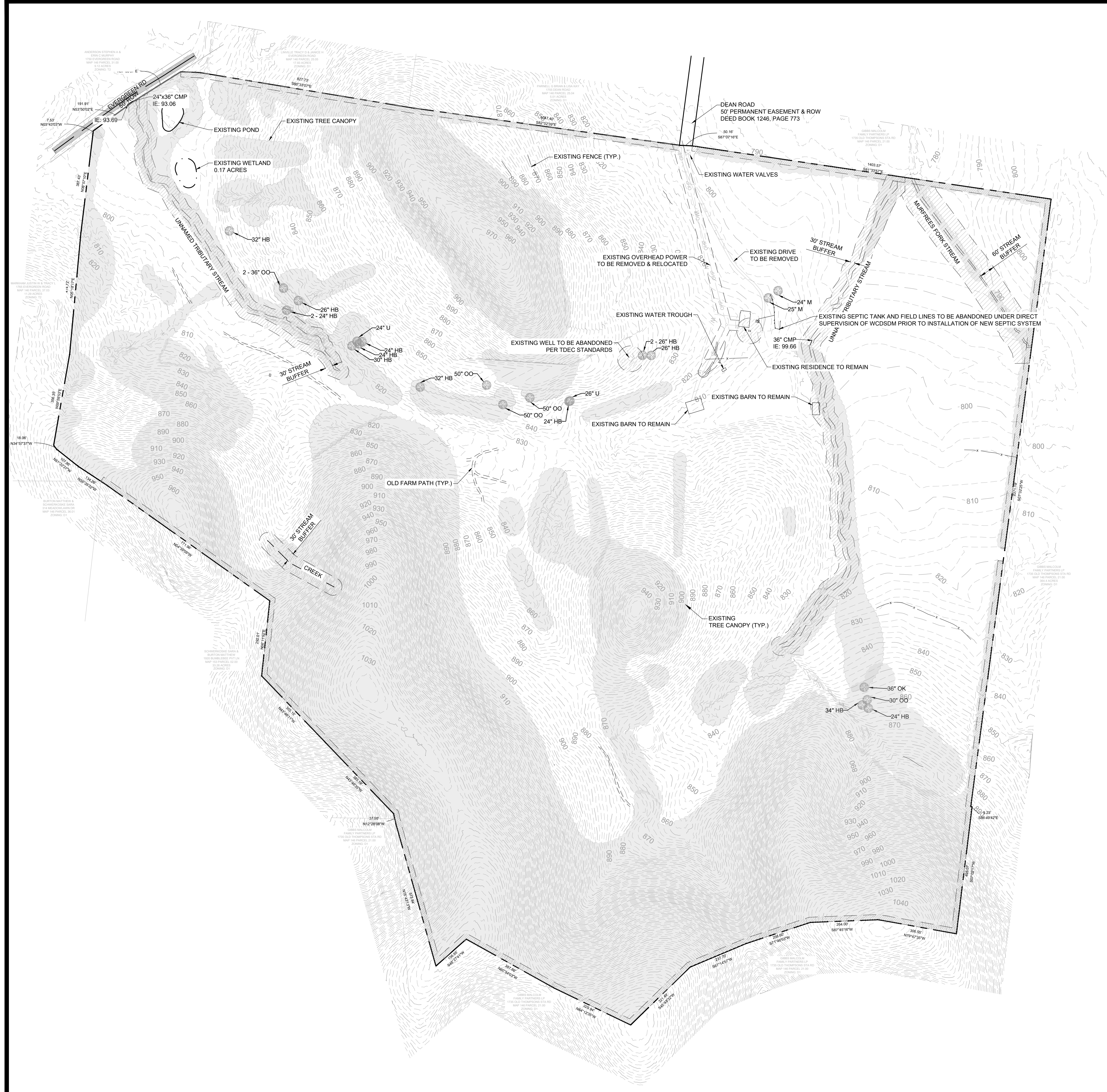
OWNER OF RECORD
RAM VENTURES TENN GP
DEED BK: 7581 PG: 679-681
3577 CREAMERY BRIDGE ROAD
THOMPSON'S STATION, TN 37179

APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

ALL OF THIS PROPERTY IS WITHIN ZONE "X" OF THE PRELIMINARY
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER
47187C0345F, EFFECTIVE DATE SEPTEMBER 29, 2006.

P:\Projects\2019\19-0306 (Dean Rd - Bill Varney)\production\19-0306 Dean Road Concept Plat.dwg, CIVR 0.0, 2/4/2021 1:05:50 PM

P:\Projects\2019\19-0306 (Dean Rd - Bill Vanney)\production\19-0306 Dean Road Concept Plan\19-0306 Dean Road Preliminary Plat.dwg, EC1.0, 2/4/2021 1:05:58 PM



N

GRAPHIC SCALE
(IN FEET)

Scale: 1" = 200'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING STREAM & WETLAND BUFFER
- EXISTING TREES & VEGETATION

- GENERAL NOTES:**
1. TOPOGRAPHIC SURVEY DOES NOT LIE IN STATE PLANE. COMPUTER MODELS NOT TO BE USED FOR CONSTRUCTION.
 2. ALL STREAM BUFFERS SHOWN ARE FROM TOP OF BANK.
 3. ALL STREAMS AND WETLAND SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH HYDROLOGIC DETERMINATION CONDUCTED BY GROW ENVIRONMENTAL SOLUTIONS, DATED 27 AUGUST, 2019.

OWNER OF RECORD
RAM VENTURES TENN GP
DEED BK: 7581 PG: 679-681
3577 CREAMERY BRIDGE ROAD
THOMPSON'S STATION, TN 37179

APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

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4	02/4/21	REVISIONS PER TOWN COMMENTS

EXISTING CONDITIONS
1780 DEAN ROAD
WILLIAMSON COUNTY, TENNESSEE

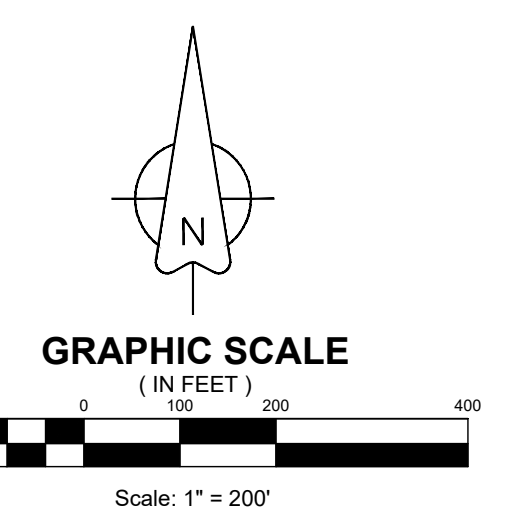
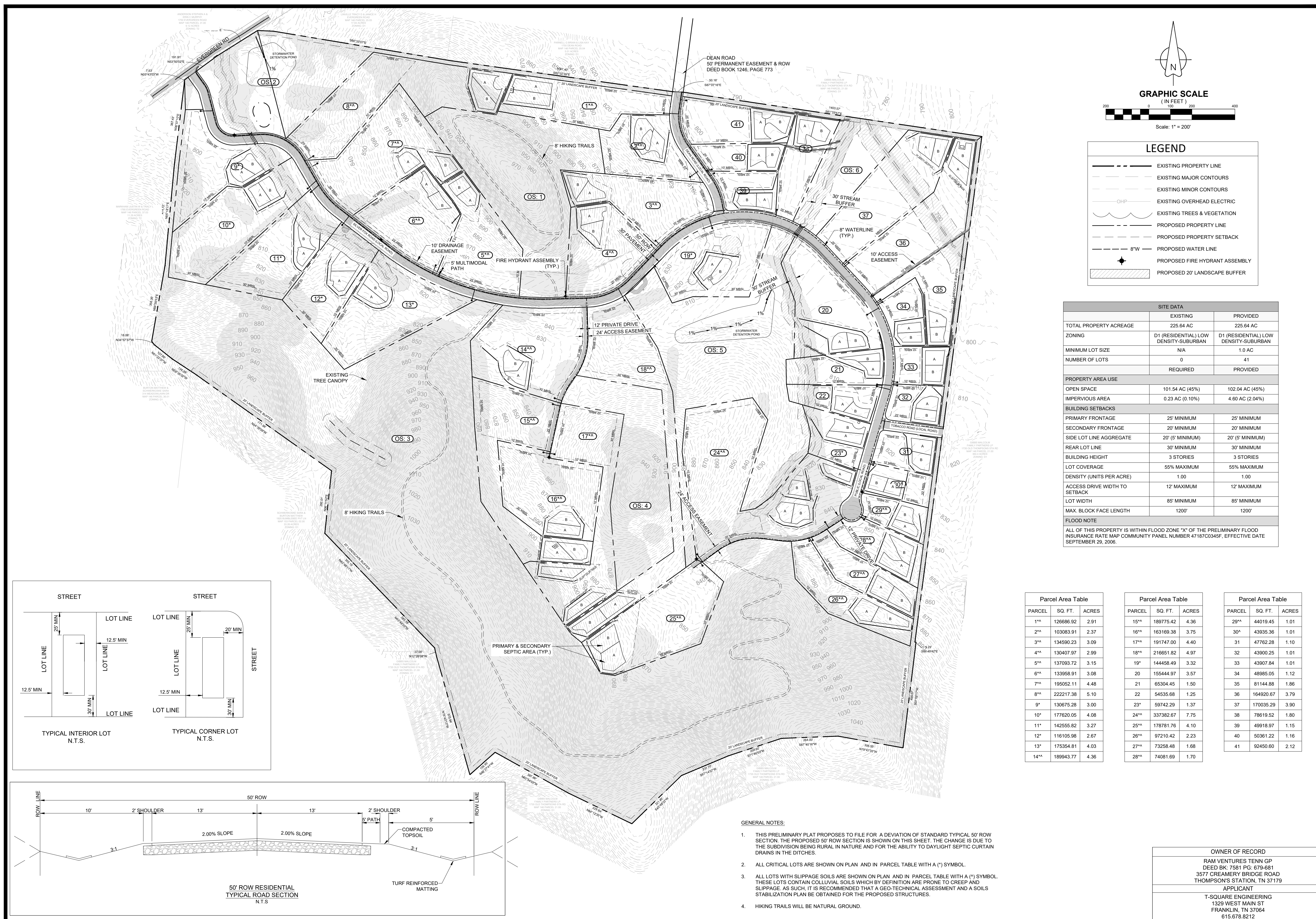
02/4/21

PROJECT
19-0306

SHEET
C-1.0

THE HILLS

P:\Projects\2019\19-0306 Dean Road Concept Plan\19-0306 Dean Road Concept Preliminary Plat.dwg, PP 2.0, 2/14/2021 1:06:13 PM



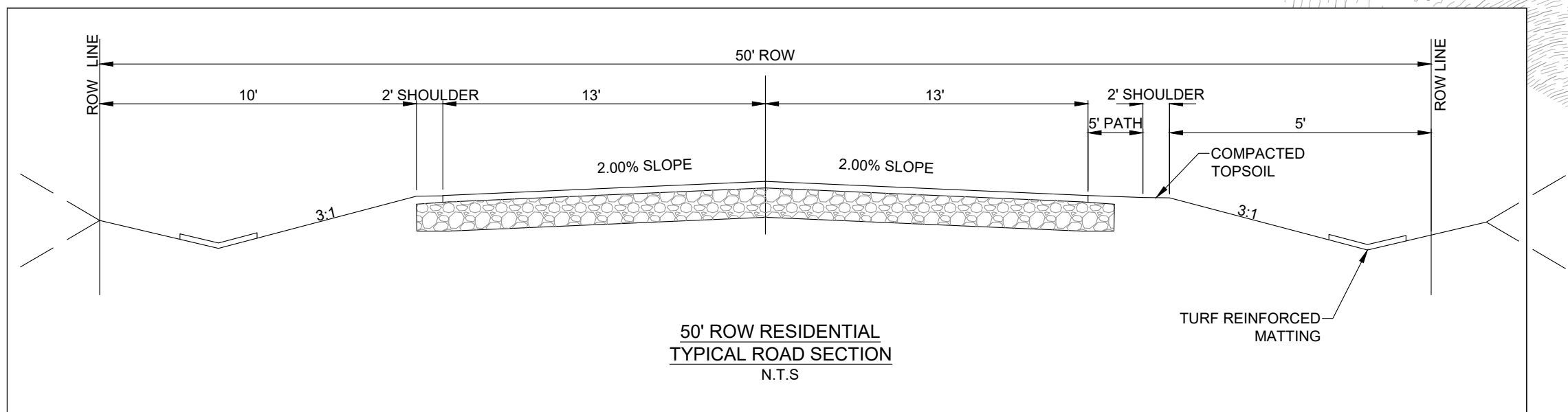
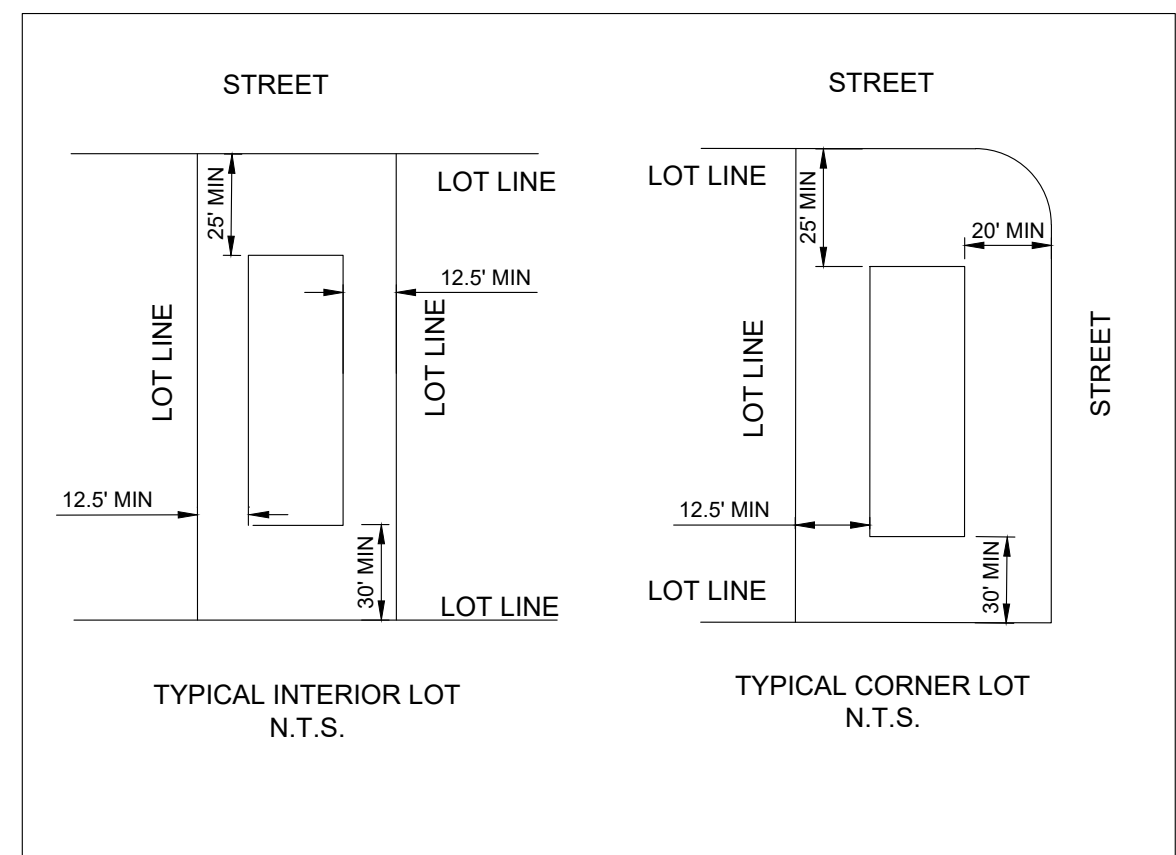
LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREES & VEGETATION
- PROPOSED PROPERTY LINE
- PROPOSED PROPERTY SETBACK
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED 20' LANDSCAPE BUFFER

SITE DATA

	EXISTING	PROVIDED
TOTAL PROPERTY ACREAGE	225.64 AC	225.64 AC
ZONING	D1 (RESIDENTIAL) LOW DENSITY-SUBURBAN	D1 (RESIDENTIAL) LOW DENSITY-SUBURBAN
MINIMUM LOT SIZE	N/A	1.0 AC
NUMBER OF LOTS	0	41
PROPERTY AREA USE		
OPEN SPACE	101.54 AC (45%)	102.04 AC (45%)
IMPERVIOUS AREA	0.23 AC (0.10%)	4.60 AC (2.04%)
BUILDING SETBACKS		
PRIMARY FRONTAGE	25' MINIMUM	25' MINIMUM
SECONDARY FRONTAGE	20' MINIMUM	20' MINIMUM
SIDE LOT LINE AGGREGATE	20' (5' MINIMUM)	20' (5' MINIMUM)
REAR LOT LINE	30' MINIMUM	30' MINIMUM
BUILDING HEIGHT	3 STORIES	3 STORIES
LOT COVERAGE	55% MAXIMUM	55% MAXIMUM
DENSITY (UNITS PER ACRE)	1.00	1.00
ACCESS DRIVE WIDTH TO SETBACK	12' MAXIMUM	12' MAXIMUM
LOT WIDTH	85' MINIMUM	85' MINIMUM
MAX. BLOCK FACE LENGTH	1200'	1200'
FLOOD NOTE	ALL OF THIS PROPERTY IS WITHIN FLOOD ZONE "X" OF THE PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47187C0345F, EFFECTIVE DATE SEPTEMBER 29, 2006.	

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1**	126886.92	2.91
2**	103083.91	2.37
3**	134590.23	3.09
4**	130407.97	2.99
5**	137093.72	3.15
6**	133958.91	3.08
7**	195052.11	4.48
8**	222217.38	5.10
9*	130675.28	3.00
10*	177620.05	4.08
11*	142555.82	3.27
12*	116105.98	2.67
13*	175354.81	4.03
14**	189943.77	4.36
15**	189775.42	4.36
16**	163169.38	3.75
17**	191747.00	4.40
18**	216651.82	4.97
19*	144458.49	3.32
20	153944.97	3.57
21	65304.45	1.50
22	54535.68	1.25
23*	59742.29	1.37
24**	337382.67	7.75
25**	178781.76	4.10
26**	97210.42	2.23
27**	73254.48	1.68
28**	74081.69	1.70
29**	44019.45	1.01
30*	43935.36	1.01
31	47762.28	1.10
32	43900.25	1.01
33	43907.84	1.01
34	48985.05	1.12
35	81144.88	1.86
36	164920.67	3.79
37	170035.29	3.90
38	78619.52	1.80
39	49918.97	1.15
40	50361.22	1.16
41	92450.60	2.12



- GENERAL NOTES:**
- THIS PRELIMINARY PLAT PROPOSES TO FILE FOR A DEVIATION OF STANDARD TYPICAL 50' ROW SECTION. THE PROPOSED 50' ROW SECTION IS SHOWN ON THIS SHEET. THE CHANGE IS DUE TO THE SUBDIVISION BEING RURAL IN NATURE AND FOR THE ABILITY TO DAYLIGHT SEPTIC CURTAIN DRAINS IN THE DITCHES.
 - ALL CRITICAL LOTS ARE SHOWN ON PLAN AND IN PARCEL TABLE WITH A (*) SYMBOL.
 - ALL LOTS WITH SLIPPAGE SOILS ARE SHOWN ON PLAN AND IN PARCEL TABLE WITH A (**) SYMBOL. THESE LOTS CONTAIN COLLUVIAL SOILS WHICH BY DEFINITION ARE PRONE TO CREEP AND SLIPPAGE. AS SUCH, IT IS RECOMMENDED THAT A GEO-TECHNICAL ASSESSMENT AND A SOILS STABILIZATION PLAN BE OBTAINED FOR THE PROPOSED STRUCTURES.
 - HIKING TRAILS WILL BE NATURAL GROUND.

OWNER OF RECORD
 RAM VENTURES TENN GP
 DEED BK 7581 PG 679-681
 3577 CREAMERY BRIDGE ROAD
 THOMPSON'S STATION, TN 37179

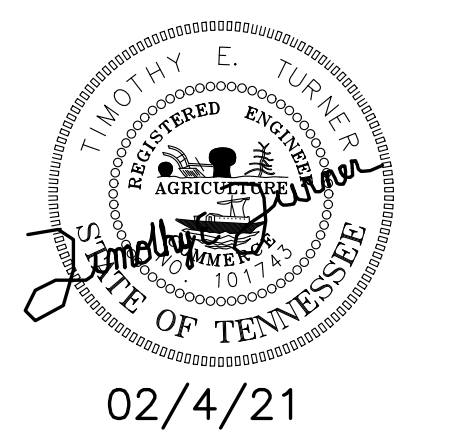
APPLICANT
 T-SQUARE ENGINEERING
 1329 WEST MAIN ST
 FRANKLIN, TN 37064
 615.678.8212

REVISIONS

NO.	DATE	REVISIONS PER COUNTY COMMENTS
1	11/16/20	REVISIONS PER COUNTY COMMENTS
2	12/22/20	REVISIONS PER COUNTY & TOWN COMMENTS
3	01/19/21	REVISIONS PER COUNTY & TOWN COMMENTS
4	02/24/21	REVISIONS PER TOWN COMMENTS

DATE: 9-1-2020
 SCALE: 1" = 200'
 DRAWN BY: T-SQUARE
 REVIEWER: TET

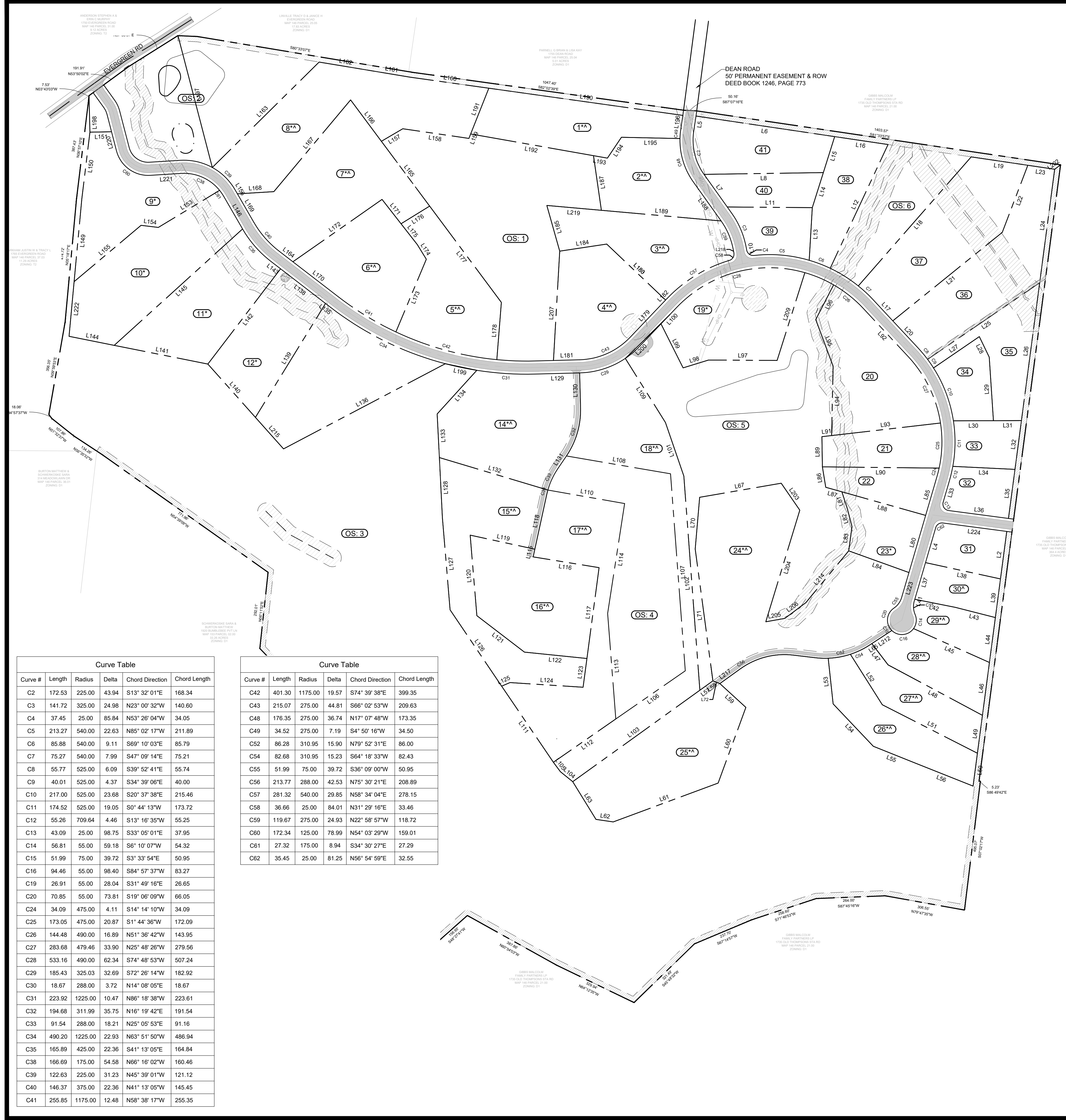
PRELIMINARY PLAT
 1780 DEAN ROAD
 WILLIAMSON COUNTY, TENNESSEE



PROJECT
 19-0306

SHEET
 C-2.0

THE HILLS



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	172.53	225.00	43.94	S13° 32' 01"E	168.34
C3	141.72	325.00	24.98	N23° 00' 32"W	140.60
C4	37.45	25.00	85.84	N53° 26' 04"W	34.05
C5	213.27	540.00	22.63	N85° 02' 17"W	211.89
C6	85.88	540.00	9.11	S69° 10' 03"E	85.79
C7	75.27	540.00	7.99	S47° 09' 14"E	75.21
C8	55.77	525.00	6.09	S39° 52' 41"E	55.74
C9	40.01	525.00	4.37	S34° 39' 06"E	40.00
C10	217.00	525.00	23.68	S20° 37' 38"E	215.46
C11	174.52	525.00	19.05	S0° 44' 13"W	173.72
C12	55.26	709.64	4.46	S13° 16' 35"W	55.25
C13	43.09	25.00	98.75	S33° 05' 01"E	37.95
C14	56.81	55.00	59.18	S6° 10' 07"W	54.32
C15	51.99	75.00	39.72	S3° 33' 54"E	50.95
C16	94.46	55.00	98.40	S84° 57' 37"W	83.27
C19	26.91	55.00	28.04	S31° 49' 16"E	26.65
C20	70.85	55.00	73.81	S19° 06' 09"W	66.05
C24	34.09	475.00	4.11	S14° 14' 10"W	34.09
C25	173.05	475.00	20.87	S1° 44' 36"W	172.09
C26	144.48	490.00	16.89	N51° 36' 42"W	143.95
C27	283.68	479.46	33.90	N25° 48' 26"W	279.56
C28	533.16	490.00	62.34	S74° 48' 53"W	507.24
C29	185.43	325.00	32.69	S72° 26' 14"W	182.92
C30	18.67	288.00	3.72	N14° 08' 05"E	18.67
C31	223.92	1225.00	10.47	N86° 18' 38"W	223.61
C32	194.68	311.99	35.75	N16° 19' 42"E	191.54
C33	91.54	288.00	18.21	N25° 05' 53"E	91.16
C34	490.20	1225.00	22.93	N63° 51' 50"W	486.94
C35	165.89	425.00	22.36	S41° 13' 05"E	164.84
C38	166.69	175.00	54.58	N66° 16' 02"W	160.46
C39	122.63	225.00	31.23	N45° 39' 01"W	121.12
C40	146.37	375.00	22.36	N41° 13' 05"W	145.45
C41	255.85	1175.00	12.48	N58° 38' 17"W	255.35

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C42	401.30	1175.00	19.57	S74° 39' 38"E	399.35
C43	215.07	275.00	44.81	S66° 02' 53"W	209.63
C48	176.35	275.00	36.74	N17° 07' 48"W	173.35
C49	34.52	275.00	7.19	S4° 50' 16"W	34.50
C52	86.28	310.95	15.90	N79° 52' 31"E	86.00
C54	82.68	310.95	15.23	S64° 18' 33"W	82.43
C55	51.99	75.00	39.72	S36° 09' 00"W	50.95
C56	213.77	288.00	42.53	N75° 30' 21"E	208.89
C57	281.32	540.00	29.85	N58° 34' 04"E	278.15
C58	36.66	25.00	84.01	N31° 29' 16"E	33.46
C59	119.67	275.00	24.93	N22° 58' 57"W	118.72
C60	172.34	125.00	78.99	N54° 03' 29"W	159.01
C61	27.32	175.00	8.94	S34° 30' 27"E	27.29
C62	35.45	25.00	81.25	N56° 54' 59"E	32.55

Line #	Length	Direction
L2	182.72	S7° 32' 25.01"W
L4	139.02	N16° 17' 33.06"E
L5	59.42	S8° 26' 03.46"W
L6	535.02	N81° 33' 56.54"W
L7	152.76	S35° 30' 04.53"E
L8	455.39	S89° 08' 28.66"W
L10	11.33	N10° 30' 59.34"W
L11	324.51	S89° 33' 20.51"E
L12	520.91	N25° 03' 42.93"E
L13	201.06	S3° 23' 04.13"W
L14	140.18	S17° 29' 23.35"W
L15	143.79	S17° 29' 23.35"W
L16	205.85	N81° 33' 56.54"E
L17	112.11	S42° 59' 09.42"E
L18	653.99	S41° 11' 30.54"W
L19	218.36	N81° 33' 56.54"W
L20	142.20	S42° 59' 09.42"E
L21	536.76	S51° 04' 55.84"W
L22	274.00	S20° 50' 40.77"W
L23	103.71	N81° 33' 56.54"W
L24	438.34	N7° 32' 25.01"E
L25	518.08	S55° 39' 22.57"W
L26	530.52	N7° 32' 25.01"E
L27	211.69	S55° 39' 22.57"W
L28	86.93	N25° 49' 02.59"W
L29	242.81	N3° 44' 43.44"W
L30	152.60	S89° 48' 06.52"W
L31	106.90	S89° 48' 06.52"W
L32	187.77	N7° 32' 25.01"E
L33	86.32	S16° 17' 33.06"W
L34	237.38	N87° 12' 39.05"W
L35	188.75	N7° 32' 25.01"E
L36	230.51	S82° 27' 34.99"E
L37	145.66	S16° 17' 33.06"W
L38	292.76	N77° 43' 59.75"W
L39	148.65	N7° 32' 25.01"E
L41	7.21	S16° 17' 33.06"W
L42	157.94	N78° 44' 50.91"W
L43	157.42	N75° 40' 49.08"W
L44	172.79	N7° 32' 25.01"E
L45	317.01	N65° 56' 00.42"W
L46	203.38	N7° 32' 25.01"E
L47	102.05	N37° 27' 16.80"W
L48	408.22	N61° 51' 16.19"W
L49	145.76	N7° 32' 25.01"E
L50	126.40	S7° 32' 25.01"W
L51	407.18	S62° 59' 53.92"E
L52	227.88	S32° 21' 07.30"E
L53	175.04	N6° 09' 52.47"W
L54	222.88	N43° 29' 24.43"W
L55	164.54	N68° 08' 47.37"W

Line #	Length	Direction
L56	245.25	N68° 19' 24.54"W
L57	27.29	S54° 17' 07.76"W
L58	33.95	S8° 13' 09.75"W
L59	134.60	N47° 33' 06.40"W
L60	307.35	N20° 08' 53.96"E
L61	426.87	N69° 41' 12.05"E
L62	66.56	S81° 41' 04.00"E
L63	168.98	S31° 39' 00.18"E
L65	9.05	S56° 45' 45.30"W
L67	315.84	N80° 12' 02.99"E
L70	198.05	N4° 53' 00.70"E
L71	507.21	N7° 38' 21.55"W
L72	28.54	N68° 28' 22.81"W
L78	227.05	S16° 17' 33.06"W
L80	67.11	N17° 56' 34.91"W
L82	71.11	N14° 41' 09.34"W
L83	93.41	N7° 40' 11.81"E
L84	244.21	N70° 13' 07.89"W
L85	153.40	S16° 17' 33.06"W
L89	115.06	N0° 55' 07.47"W
L90	445.48	N89° 22' 48.30"W
L91	37.24	N83° 25' 33.98"E
L92	254.14	N42° 59' 09.36"W
L93	418.28	N83° 25' 33.98"E
L94	264.46	S1° 16' 08.31"W
L95	189.95	S20° 24' 57.87"E
L96	148.95	S27° 13' 00.72"W
L97	261.55	S89° 39' 09.44"E
L98	101.54	N72° 51' 50.30"E
L99	187.87	S26° 40' 18.11"E
L100	86.20	S43° 38' 36.54"W
L101	215.98	N18° 55' 21.70"W
L102	819.04	N4° 17' 00.99"W
L103	597.52	N54° 17' 07.76"E
L104	60.42	S50° 56' 14.91"E
L105	44.84	S36° 41' 47.66"E
L106	322.47	S55° 16' 06.52"W
L107	753.50	S4° 17' 00.99"E
L108	402.97	S80° 16' 53.92"E
L109	288.57	N32° 05' 07.21"W
L110	297.48	S80° 02' 15.73"E
L111	351.15	N34° 14' 43.45"W
L112	289.79	S55° 16' 06.52"W
L113	403.62	S4° 26' 34.24"E
L114	424.26	S8° 47' 58.33"W
L115	30.00	N12° 16' 37.97"E
L116	254.88	N80° 44' 11.09"W
L117	349.60	N7° 36' 50.10"E

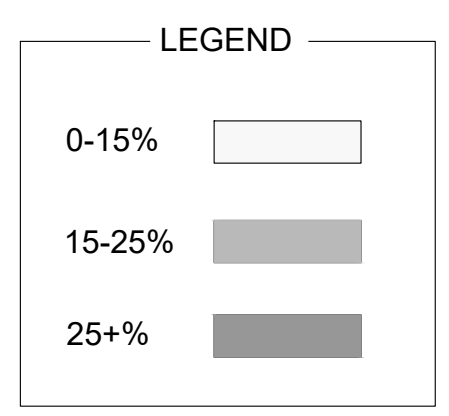
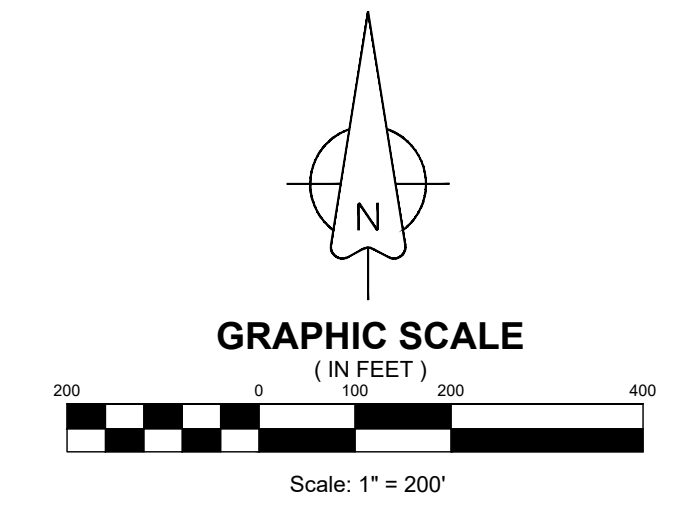
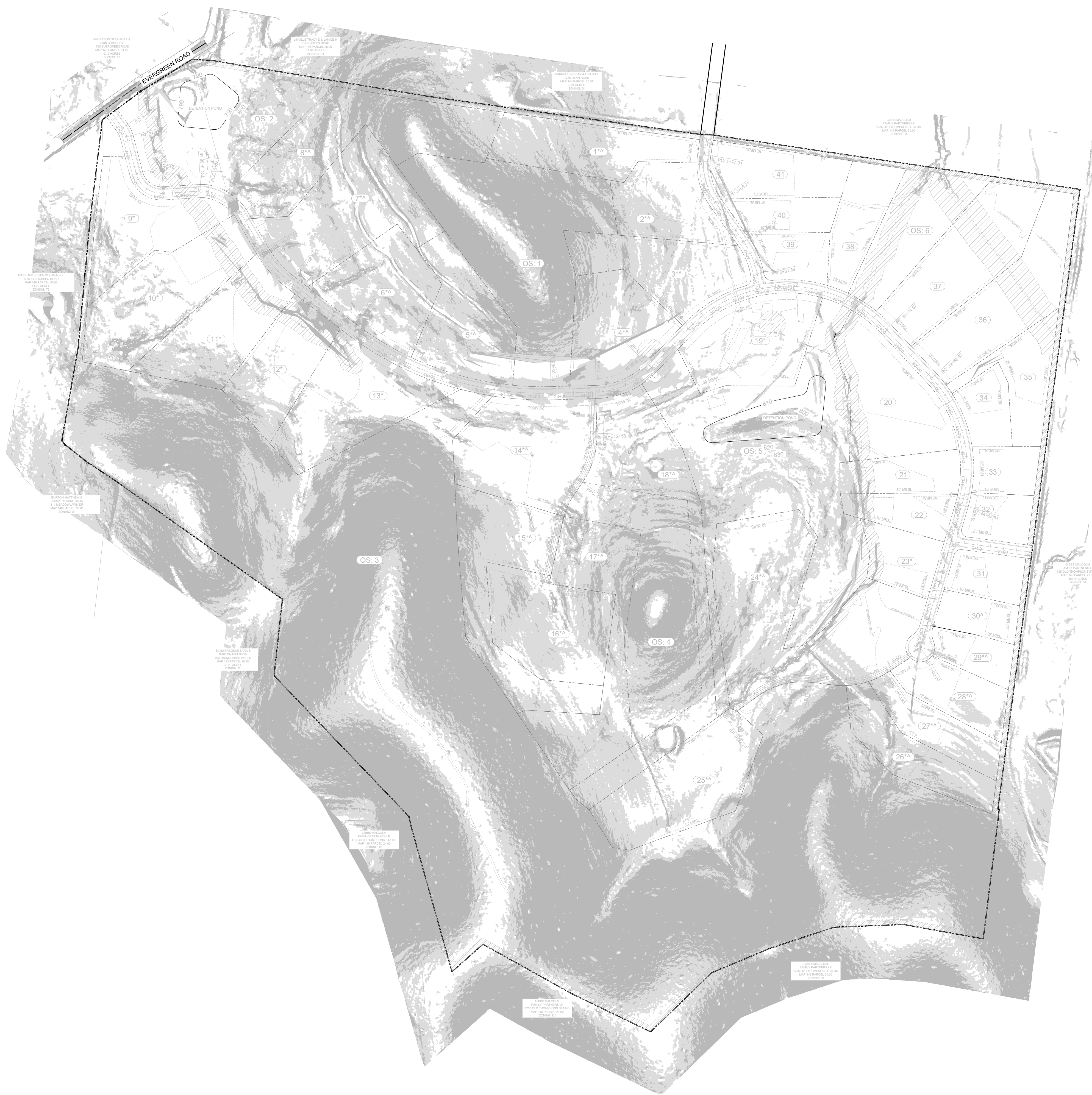
Line #	Length	Direction
L118	212.35	N12° 16' 37.97"E
L119	252.50	S77° 43' 22.03"E
L120	308.32	N4° 57' 53.89"E
L121	228.63	N52° 33' 20.92"W
L122	239.68	N84° 10' 53.76"W
L123	110.62	N7° 36' 50.10"E
L124	279.44	S86° 21' 38.38"E
L125	34.79	N66° 56' 59.56"E
L126	351.28	S34° 02' 10.15"W
L127	352.34	S4° 45' 58.79"E
L128	229.85	S2° 53' 38.52"E
L129	169.12	S88° 27' 10.15"W
L130	133.12	N1° 32' 49.85"W
L131	57.35	N34° 12' 14.45"E
L132	432.02	S73° 20' 54.04"E
L133	166.67	S2° 53' 38.52"E
L134	234.91	S42° 16' 03.03"W
L135	25.14	N52° 24' 00.52"W
L136	697.54	N62° 15' 23.28"E
L138	216.62	N52° 24' 00.52"W
L139	510.15	N31° 37' 45.73"E
L140	272.51	S41° 44' 53.30"E
L141	364.39	N78° 42' 57.93"W
L142	457.02	S37° 21' 53.21"W
L143	45.86	S52° 24' 00.52"E
L144	175.78	N78° 42' 57.93"W
L145	660.99	S47° 48' 40.42"W
L146	144.20	S30° 02' 09.56"E
L149	316.64	S5° 18' 17.31"W
L150	256.84	S6° 57' 09.52"W
L151	82.44	S89° 00' 55.25"W
L153	273.20	N58° 49' 27.31"E
L154	66.33	S83° 04' 18.39"E
L155	333.89	N49° 56' 22.07"E
L156	18.54	N30° 02' 09.56"W
L157	94.68	S59° 32' 59.68"W
L158	254.91	N81° 41' 04.00"W
L159	18.29	S21° 41' 23.79"W
L160	302.90	S82° 01' 39.31"E
L161	151.64	S80° 34' 05.20"E
L162	200.79	S80° 34' 05.20"E
L163	572.55	N45° 23' 31.71"E
L164	66.89	N52° 24' 00.52"W
L165	308.06	S36° 41' 04.00"E
L168	196.89	S38° 41' 04.00"E
L169	456.17	N39° 55' 57.42"E
L169	139.21	N86° 27' 28.82"E
L169	125.66	N30° 02' 09.56"W
L170	220.74	N52° 24' 00.52"W
L171	117.80	S37° 59' 23.69"E
L172	415.03	N55° 01' 12.87"E

Line #	Length	Direction
L173	300.62	S22° 42' 57.81"W
L174	65.83	S81° 37' 20.04"E
L175	100.64	N4° 57' 53.89"E
L176	128.24	S56° 18' 47.85"W
L177	458.04	N36° 41' 04.00"W
L178	219.03	N4° 31' 11.59"E
L179	197.13	S43° 38' 36.54"W
L180	310.01	S46° 27' 21.47"E
L181	100.20	S88° 27' 10.15"W
L182	8.41	N43° 38' 36.54"E
L183	310.01	S46° 27' 21.47"E
L184	181.37	N81° 25' 45.27"E
L185	181.10	S15° 44' 13.12"E
L187	210.56	S8° 13' 16.74"E
L188	182.57	S73° 20' 54.04"E
L189	458.77	S84° 54' 53.15"E
L190	747.43	S42° 16' 03.03"W
L191	187.71	N21° 41' 23.79"E
L192	475.94	N79° 58' 40.72"W
L193	53.96	N79° 58' 40.72"W
L194	95.82	S33° 58' 57.42"W
L195	223.35	N88° 45' 30.55"W
L196	54.56	S8° 26' 03.46"W
L197	519.67	S14° 36' 14.26"E
L198	139.32	S1° 28' 38.71"E
L199	122.80	S78° 12' 02.95"E
L200	239.37	N45° 28' 24.08"E
L202	28.07	N52° 59' 14.23"E
L203	125.00	S34° 36' 08.14"E
L204	445.04	S16° 57' 25.11"W
L205	74.01	N79° 51' 36.67"E
L206	99.91	N58° 06' 16.57"E
L207	417.67	N3° 15' 28.12"E
L209	351.22	N17° 56' 15.78"E
L212	91.23	S56° 45' 45.30"W
L214	256.63	N39° 39' 03.09"E
L215	161.07	S41° 44' 53.30"E
L217	96.42	N54° 14' 31.12"E
L218	12.92	N10° 30' 59.34"W
L219	151.64	S80° 34' 05.20"E
L220	75.16	N14° 33' 39.82"W
L221	118.04	S86° 26' 40.94"W
L222	209.42	N5° 18' 17.31"E
L224	245.90	S82° 27' 34.99"E

NO.	DATE	REVISIONS
1	11/16/20	REVISIONS PER COUNTY COMMENTS
2	12/22/20	REVISIONS PER COUNTY COMMENTS
3	01/19/21	REVISIONS PER COUNTY & TOWN COMMENTS
4	02/4/21	REVISIONS PER TOWN COMMENTS

DATE:

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- GENERAL NOTES:**
1. ALL STREAM BUFFERS SHOWN ARE FROM TOP OF BANK.
 2. STEEP SLOPE DEVELOPMENT IS GOVERNED BY THOMPSON'S STATION ZONING ORDINANCE, SECTION 3.3.7.
 3. DEVELOPMENT ON SLOPES GREATER THAN 25% IS PROHIBITED.
 4. ANY LOT THAT EXCEEDS 15% SLOPE SHALL BE DESIGNATED AS A CRITICAL LOT.
 5. SLOPES EXCEEDING 25% MAY BE COUNTED TOWARD OPEN SPACE REQUIREMENTS.

OWNER OF RECORD
 RAM VENTURES TENN GP
 DEED BK: 7581 PG: 679-681
 3577 CREAMERY BRIDGE ROAD
 THOMPSON'S STATION, TN 37179

APPLICANT
 T-SQUARE ENGINEERING
 1329 WEST MAIN ST
 FRANKLIN, TN 37064
 615.678.8212

NO.	DATE	REVISIONS
1	11/16/20	REVISIONS PER COUNTY COMMENTS
2	12/22/20	REVISIONS PER COUNTY COMMENTS
3	01/06/21	REVISIONS PER COUNTY & TOWN COMMENTS

SLOPE ANALYSIS
 1780 DEAN ROAD
 WILLIAMSON COUNTY, TENNESSEE

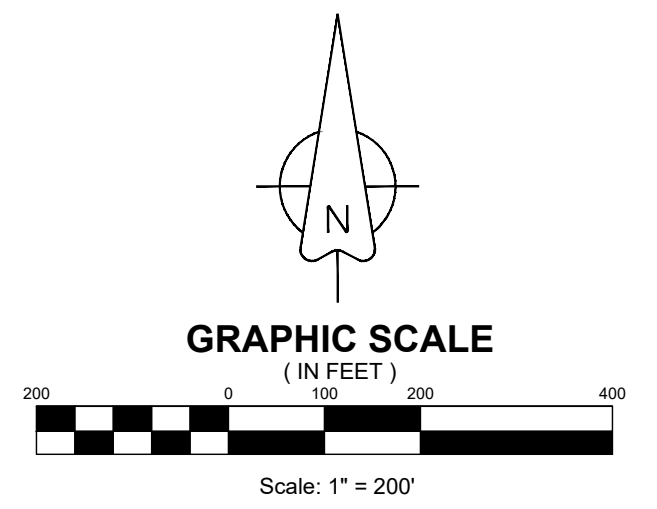
01/06/21

PROJECT
 19-0306

SHEET
 C-1.1

THE HILLS

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LEGEND	
	EXISTING PROPERTY LINE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING OVERHEAD ELECTRIC
	EXISTING STREAM & WETLAND BUFFER
	EXISTING TREES & VEGETATION
	HILLTOP

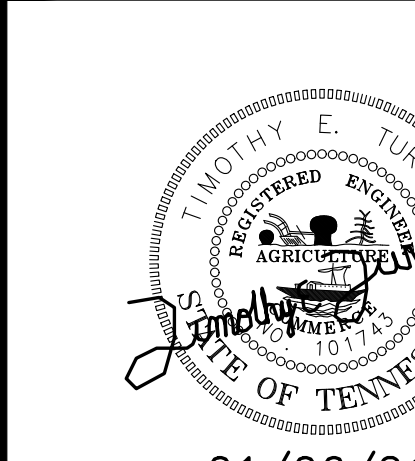
GENERAL NOTES:

1. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
2. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS, AND RIDGETOPS, SLIPPAGE SOILS, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES, IF ANY, HAVE BEEN NOTED ON THE RESOURCE PROTECTION PLAN.
3. ALL STREAM BUFFERS SHOWN ARE FROM TOP OF BANK.
4. RESOURCE MANAGEMENT TO BE GOVERNED BY THOMPSON'S STATION ZONING ORDINANCE, SECTION 3.3.
5. ALL FLOODPLAINS, WETLANDS, WOODLANDS, DRAINAGE WAYS, STEEP SLOPES, SLIPPAGE SOILS, SINKHOLES, HILLTOPS, RIDGELINES, HISTORICAL AND CULTURAL FEATURES ARE TO BE PRESERVED DURING THIS DEVELOPMENT. ANY FEATURE THAT PERTAINS TO THIS SITE HAS BEEN SHOWN ON THIS RESOURCE INVENTORY MAP. SEE C-1.5 FOR STEEP SLOPE ANALYSIS.
6. ALL STREAMS AND WETLAND SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE HYDROLOGIC DETERMINATION CONDUCTED BY GROW ENVIRONMENTAL SOLUTIONS, DATED 27 AUGUST, 2019.
7. MURFREES FORK IS DESIGNATED AT IMPAIRED WATERS. A 60' BUFFER HAS BEEN PROVIDED FROM THE TOP OF BANK. THE REMAINING UNNAMED TRIBUTARIES INCLUDE A 30' BUFFER FROM THE TOP OF BANK WITHIN THE WATERWAY NATURAL AREA. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
8. ALL OF THIS PROPERTY IS WITHIN ZONE 'X' OF THE PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47187C0345F, EFFECTIVE DATE SEPTEMBER 29, 2006.
9. SEE L-1.0 LANDSCAPE PLAN FOR TREE REPLACEMENT PLAN.

OWNER OF RECORD RAM VENTURES TENN GP DEED BK: 7581 PG: 679-681 3577 CREAMERY BRIDGE ROAD THOMPSON'S STATION, TN 37179
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	11/16/20	REVISIONS PER COUNTY COMMENTS
2	12/22/20	REVISIONS PER COUNTY COMMENTS
3	01/06/21	REVISIONS PER COUNTY & TOWN COMMENTS

RESOURCE INVENTORY MAP
1780 DEAN ROAD
WILLIAMSON COUNTY, TENNESSEE



01/06/21

PROJECT
19-0306

SHEET
C-1.2

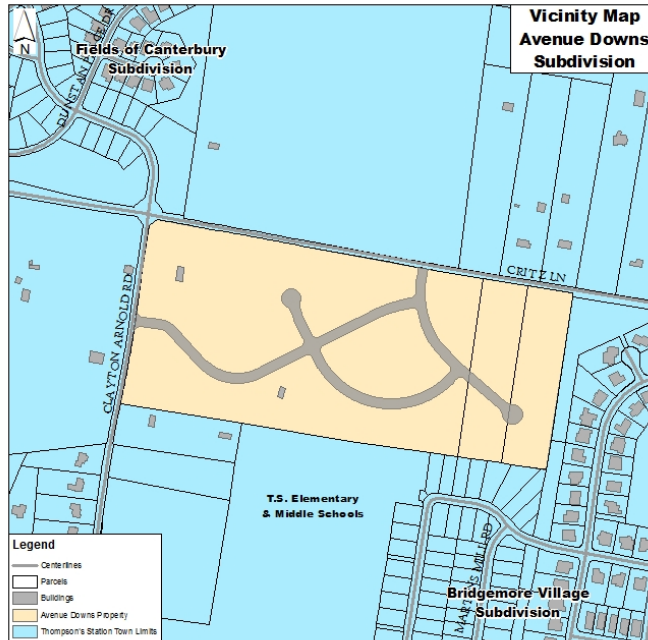
THE HILLS

**Thompson's Station Planning Commission
Staff Report –Item 3 (FP 2021-004)
February 23, 2021**

Request to approve the final plat for Avenue Downs Section 1 to create 36 single family lots and 4 open space lots.

PROJECT DESCRIPTION

A request to approve the first final plat for Section 1 of Avenue Downs to create 36 single family lots and 4 open space lots located along Otterham Drive and Avenue Downs Drive.



ANALYSIS

The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

Section 1 consists of 36 single family lots and associated open space. The preliminary plat approval consisted of 69 single family lots and 5 open space lots. The setbacks within the D2 district are a maximum of 20 feet for the front yard, 20 feet total, with a minimum of 5 feet for any the side yard, and 20 feet for the rear yard. The lots comply with the LDO minimum standards.

Town Pedestrian Network Connections through Avenue Downs

Since the approval of the Preliminary Plat for the Avenue Downs subdivision, two capital improvement projects related to pedestrian connectivity have been approved by the BOMA that, if agreed to by the Developer, would make slight revisions to the approved site layout of the subdivision's approved trail in Open Space 199 and the sidewalk along Clayton Arnold Road. Each revision is detailed, below.

First, the Greenway Phase 3 alignment is proposed to be shifted through the Avenue Downs subdivision, rather than down Clayton Arnold Road to allow for a more comfortable pedestrian greenway experience and to allow for a connection to the Thompson's Station Elementary/Middle School campus at the rear

of that campus property, which will move the pedestrian traffic away from the vehicular access to the school at the Clayton Arnold drive. The cross section for the greenway in open space areas, when not following an existing/proposed sidewalk along a local street, is a 10-foot asphalt paved trail. The approved walking trail in Open Space 199 would function as the greenway connection into the sidewalk network in Avenue Downs. If the Developer concurs, a change to the plat to allow for a 10-foot easement in Open Space 199 would allow for the Greenway connection within the scope of this plat. The Town will work with the Developer on the final alignment, since the NEPA document for the Greenway has not yet been approved by TDOT. The Town, through the TDOT grant, will pay the cost difference from a 6-foot trail, as approved with the Avenue Down preliminary plat, to a 10-foot trail Greenway cross section.

Second, preliminary design of the Clayton Arnold Pedestrian Connector Project was approved as part of the Capital Improvements Plan (CIP) by BOMA in 2020. The objective of the CIP project is to provide pedestrian connectivity along Clayton Arnold Road from the Critz Lane to the Thompson's Station Elementary/Middle School campus. The cross section of the Clayton Arnold Pedestrian Connector Project, as recommended by the design consultants, is a 10-foot asphalt paved path. The approved preliminary plat shows a 5-foot concrete sidewalk along the Clayton Arnold Road frontage. If the Developer is agreeable, a 10-foot easement in this location would allow for the continuation of the Clayton Arnold Pedestrian Connector Project with a consistent 10-foot asphalt path along the entirety of the project. The Town, through the CIP budget, will pay the cost difference from a 5-foot sidewalk, as approved with the Avenue Down preliminary plat, to a 10-foot path cross section.

Open Space

This plat includes the first 4 open space lots of the 5 total within the subdivision.

Sewer

As part of the process for the participation agreement, the Town approved a sewer agreement in order to allow the 69 taps required for this development. The sewer agreement was approved by the BOMA at the November 12, 2019. Therefore, the project does conform LDO in terms of sewerage.

Sureties

Sureties are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans.

Improvement to roadways and drainage are required. After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$690,000.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$428,000.

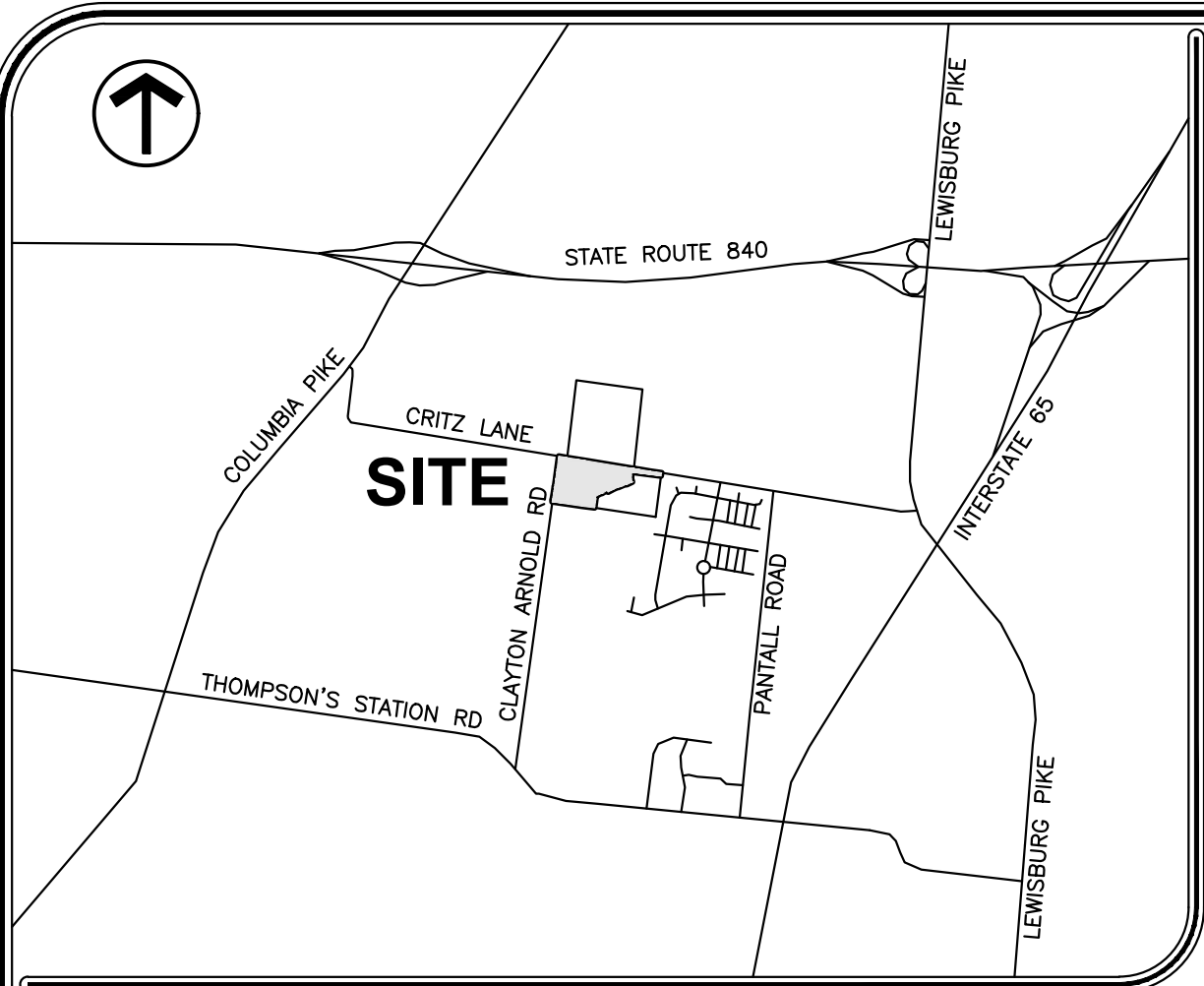
Recommendation

Staff recommends approval based on conformance with the Land Development Ordinance with the following contingencies:

1. The Town shall work with the Developer to install the Clayton Arnold Pedestrian Connection Project and the Greenway Phase 3 Project, as those engineered design plans are finalized. The Town requests a 10-foot easement along Clayton Arnold Road and a 10-foot easement along the path of the Phase 3 Greenway. The Town shall coordinate with the Developer on final design plans and the Town shall provide funding for the cost difference in the change to the 10-foot

asphalt trail from a 5-foot sidewalk along Clayton Arnold Road and the-8 foot asphalt trail that forms the Phase 3 Greenway connection across Open Spaces 199.

2. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$690,000 for roadways, drainage and erosion control with automatic renewal.
4. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$482,000 for sanitary sewer with automatic renewal.
5. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 36 SINGLE FAMILY LOTS, 4 OPEN SPACE TRACTS, AND DEDICATE PUBLIC RIGHT OF WAY.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983). GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA MODEL CX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05'.
- THE PROPERTY IS ZONED D2 (MEDIUM DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%

MINIMUM BUILDING SETBACKS:

FRONT	20'
SIDE	10'
REAR	20'

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 47187C0345F AND 47187C0365F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NOS. 0345 AND 0365, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, 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 SHOWN 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, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL, DIAL 811.

6. DOMESTIC WATER SUPPLY INFORMATION SHOWN HEREON TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED JULY 1, 2020.

7. ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.

8. HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE LOCATED IN DRAINAGE EASEMENTS AND ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS.

9. LOTS SHOWN THUS (*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE NATURAL SLOPES IN EXCESS OF 15%. PER SECTION 3-102.104 OF THE SUBDIVISION REGULATIONS, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SITE GRADING PLAN FOR DEVELOPMENT OF THE LOT SHALL BE SUBMITTED ADDRESSING SITE SPECIFIC NATURAL RESOURCE ISSUES TO THE TOWN OF THOMPSON'S STATION FOR REVIEW AND APPROVAL. NO BUILDING PERMIT WILL BE ISSUED ON SAID LOTS UNTIL AND UNLESS THE TOWN ENGINEER HAS RECEIVED AND APPROVED THE SITE PLAN.

10. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:15,715.

BY Christopher J. Mabery DATE: FEBRUARY 8, 2021
CHRISTOPHER J. MABERY, TN RLS NO. 2483

11. ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.

12. STREET LIGHT LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE COORDINATED WITH MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION.

13. THE PROPOSED RIGHT OF WAY DEDICATION SHOWN HEREON WAS TAKEN FROM ROADWAY PLANS FOR CRITZ LANE IMPROVEMENTS PREPARED BY RAGAN-SMITH ASSOCIATES DATED JANUARY 14, 2018.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION NOTES

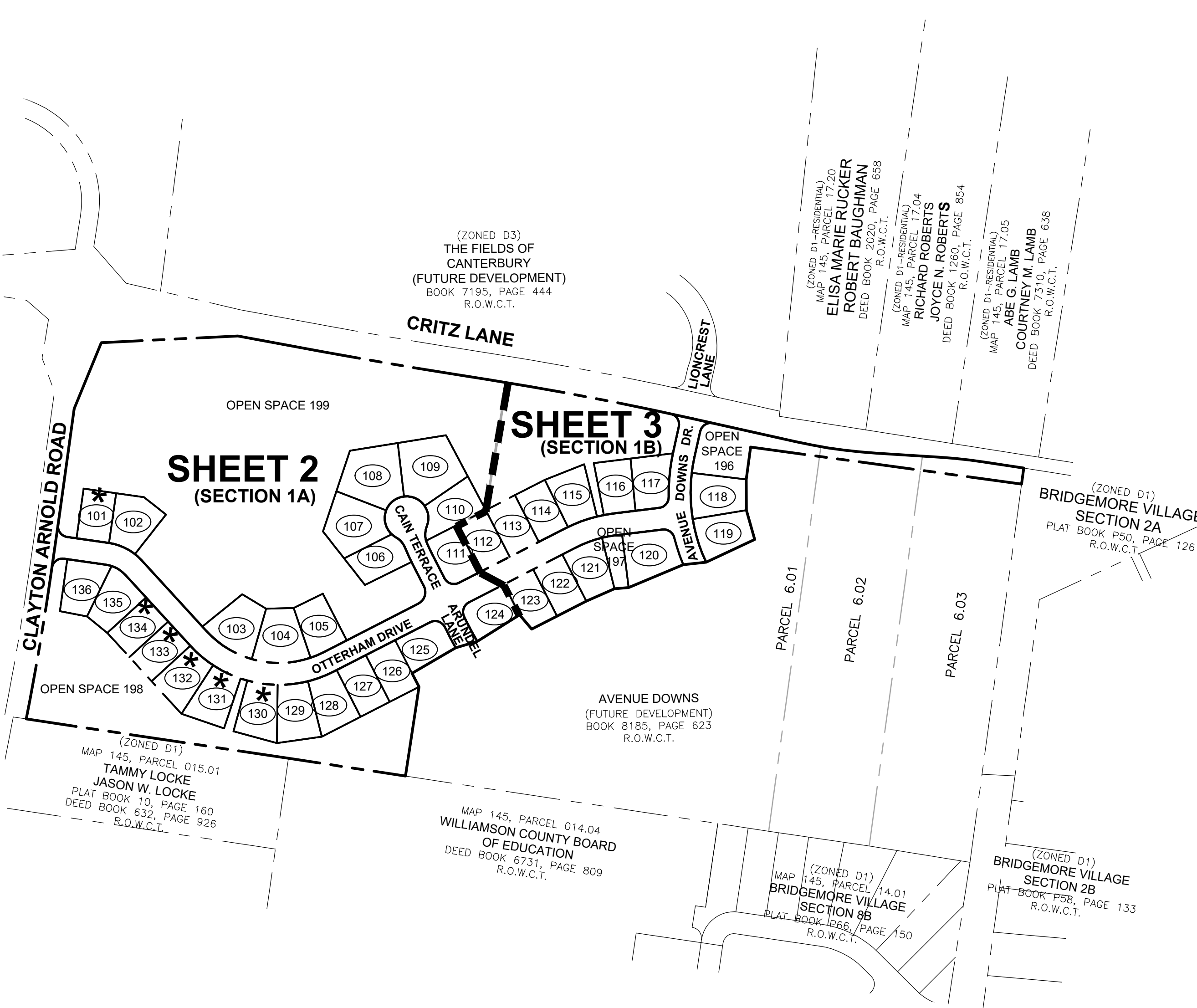
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) SHALL HAVE ACCESS TO INSTALL, CONSTRUCT, REPAIR, OPERATE, AND MAINTAIN ITS ELECTRIC FACILITIES LOCATED WITHIN THE SUBJECT PROPERTY. MTEMC HAS THE RIGHT TO CUT, TRIM AND CONTROL THE GROWTH BY CHEMICAL MEANS, MACHINERY, OR OTHERWISE OF TREES AND SHRUBBERY LOCATED WITHIN 20 FEET OF THE CENTER LINE (A TOTAL OF 40') OF ITS FACILITIES, OR ANY VEGETATION THAT MAY INTERFERE WITH OR THREATEN TO ENDANGER THE OPERATION AND MAINTENANCE OF ITS FACILITIES.
- MTEMC WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN ITS RULES AND REGULATIONS, BYLAWS, AND POLICIES, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REQUIREMENTS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO AMBER LANE DEVELOPMENT, LLC FROM BYRD D. CAIN, JR. BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 8185, PAGE 623, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBERS 6.01, 6.02 AND 6.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.



LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
101	8,625	0.20
102	11,334	0.26
103	12,166	0.28
104	12,270	0.28
105	9,978	0.23
106	9,532	0.22
107	14,521	0.33
108	16,625	0.38
109	17,293	0.40
110	10,498	0.24
111	9,456	0.22
112	9,000	0.21
113	9,000	0.21
114	9,081	0.21
115	10,041	0.23
116	9,469	0.22
117	10,054	0.23
118	11,148	0.26

LOT AREA TABLE

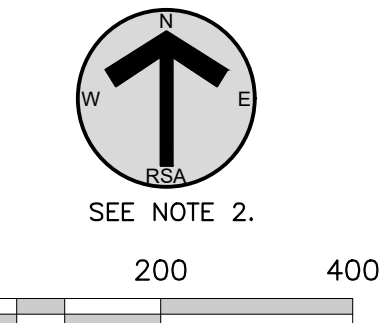
LOT	SQ. FT.±	ACRES±
119	10,841	0.25
120	12,687	0.29
121	10,241	0.24
122	9,000	0.21
123	8,795	0.20
124	9,429	0.22
125	9,308	0.21
126	9,000	0.21
127	9,000	0.21
128	10,447	0.24
129	11,238	0.26
130	10,690	0.25
131	10,665	0.24
132	10,473	0.24
133	9,000	0.21
134	9,000	0.21
135	10,475	0.24
136	10,145	0.23

OPEN SPACE (OS) AREA TABLE

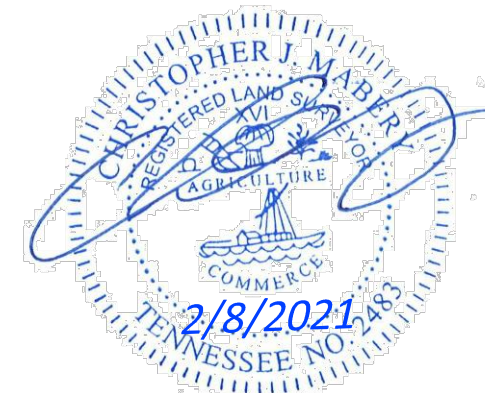
OS	SQ. FT.±	ACRES±
196	32,958	0.76
197	4,800	0.11
198	113,106	2.60
199	484,891	11.13

SITE DATA TABLE (SECTION 1)

TOTAL LOT AREA	8.74 ACRES±
TOTAL OPEN SPACE AREA	14.59 ACRES±
TOTAL RIGHT-OF-WAY AREA	2.69 ACRES±
TOTAL SITE AREA	26.02 ACRES±
TOTAL LINEAR FEET OF PUBLIC ROAD	2,334 FEET



SEE NOTE 2.



CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 8185, PAGE 444, R.O.W.C.T. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND THAT OFFERS IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: AMBER LANE DEVELOPMENT, LLC
TITLE:

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 THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.
DATE: 2/8/2021
CHRISTOPHER J. MABERY, RLS NO. 2483

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-106 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM
DATE: TB&TS UTILITY DISTRICT
SEWER SYSTEM
DATE: TOWN ENGINEER

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THOMPSON'S STATION'S SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: TOWN ENGINEER

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

DATE: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION 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 OF PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS AGENCY.

DATE: WILLIAMSON COUNTY PUBLIC SAFETY

CERTIFICATE FOR ADDRESSES

I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: IT DEPT. E-911 ADDRESSING COORDINATOR

FINAL PLAT

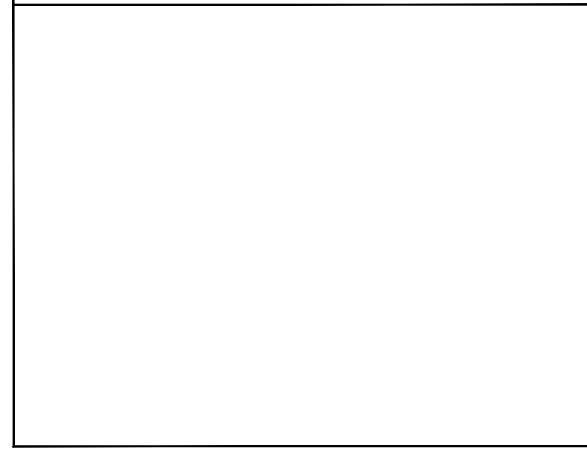
AVENUE DOWNS SECTION 1 LOTS 101-136 AND OPEN SPACE LOTS 196-199

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: FEBRUARY 8, 2021
DATE: DECEMBER 18, 2020 SCALE: 1"=200'
JOB NO. 16107 W.O. 0646

OWNER / DEVELOPER
AMBER LANE DEVELOPMENT, LLC
C/O JORDAN CLARK
1804 WILLIAMSON COURT, SUITE 107
BRENTWOOD, TENNESSEE 37027
(615) 794-6401

RECORDER'S INFORMATION



RAGAN • SMITH

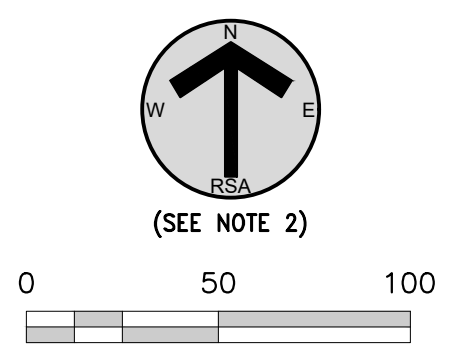
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615)244-6739 cmabery@ragansmith.com
CONTACT: CHRISTOPHER J. MABERY
SHEET 1 OF 3

LEGEND
R.O.W.C.T. REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE
OS OPEN SPACE

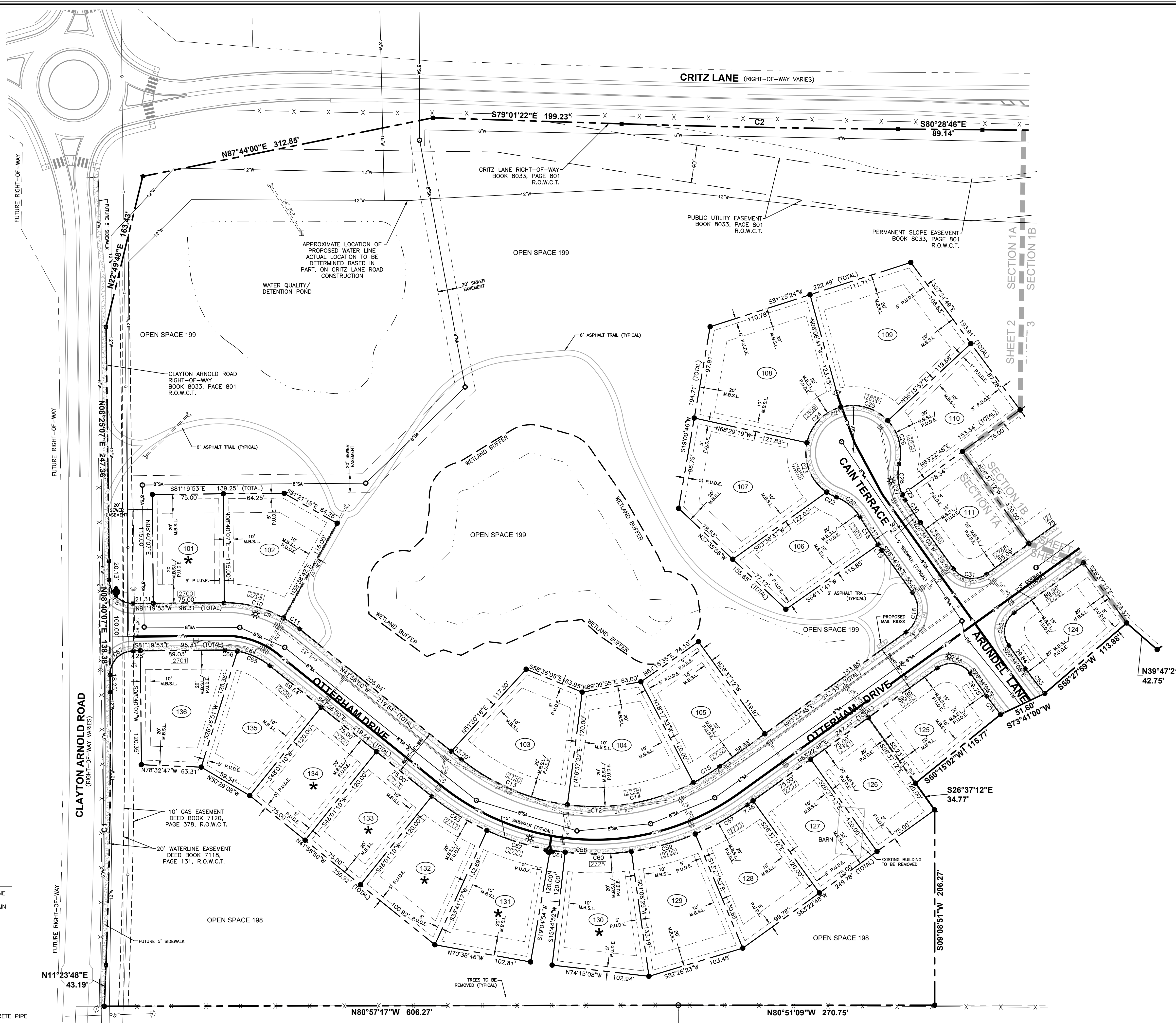


G:\16107-0646\1-SURVEY\PLAT\FINAL PLAT\SECTION 1.DWG
PLOTTED BY AMANDA REED ON 2/26/2021 11:29 AM
LAST UPDATED BY AREED ON 1/28/2021 7:04 AM

GENERAL NOTE
SEE SHEET 1 OF 3 FOR NOTES, AREAS, AND REFERENCES.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD	TANGENT
C1	6066.20'	288.82'	2°43'40"	N10°01'57"E	288.79'	144.44
C2	11489.00'	292.11'	1°27'24"	S79°45'04"E	292.10'	146.06
C8	25.00'	39.27'	90°00'00"	S36°19'53"E	35.36'	25.00
C9	125.00'	85.85'	39°21'03"	S61°39'21"E	84.17'	44.70
C10	125.00'	65.40'	29°58'35"	N66°20'35"W	64.66'	33.47
C11	125.00'	20.45'	9°22'28"	N46°40'04"W	20.43'	10.25
C12	225.00'	293.11'	74°38'23"	S79°18'01"E	272.82'	171.53
C13	225.00'	123.29'	31°23'48"	N57°40'44"W	121.76'	63.24
C14	225.00'	137.11'	34°54'55"	S89°09'55"W	135.00'	70.76
C15	225.00'	32.70'	8°19'40"	S67°32'38"W	32.67'	16.38
C16	30.00'	47.10'	89°56'55"	S18°24'20"W	42.41'	29.97
C17	525.00'	42.24'	4°36'36"	S24°15'50"E	42.23'	21.13
C18	525.00'	35.24'	3°50'47"	S23°52'55"E	35.24'	17.63
C19	525.00'	7.00'	0°45'49"	S26°11'13"E	7.00'	3.50
C20	50.00'	33.16'	37°59'49"	S40°57'27"E	32.55'	17.21
C21	50.00'	229.10'	262°31'55"	S71°18'37"W	75.17'	56.98
C22	50.00'	11.43'	13°05'47"	S53°25'24"E	11.40'	5.74
C23	50.00'	59.68'	68°23'11"	S12°40'55"E	56.20'	33.97
C24	50.00'	54.43'	62°22'38"	S52°42'00"W	51.79'	30.27
C25	50.00'	54.43'	62°22'38"	N64°55'22"W	51.79'	30.27
C26	50.00'	49.14'	56°18'37"	N05°34'44"W	47.19'	26.76
C27	50.00'	39.87'	45°41'27"	S00°16'09"E	38.82'	21.06
C28	50.00'	33.44'	38°19'11"	N03°24'59"E	32.82'	17.37
C29	50.00'	6.43'	7°22'17"	S19°25'45"E	6.43'	3.22
C30	475.00'	28.64'	3°27'15"	N24°50'30"W	28.63'	14.32
C31	25.00'	39.29'	90°03'05"	S71°35'40"E	35.37'	25.02
C52	25.00'	39.25'	89°56'55"	N18°24'20"E	35.34'	24.98
C53	385.00'	33.36'	4°57'53"	N29°03'04"W	33.35'	16.69
C54	435.00'	24.15'	3°10'50"	N28°09'33"W	24.15'	12.08
C55	25.00'	39.29'	90°03'05"	N71°35'40"W	35.37'	25.02
C56	275.00'	358.24'	74°38'23"	N79°18'01"E	333.44'	209.64
C57	275.00'	63.14'	13°09'19"	N69°57'27"E	63.00'	31.71
C59	275.00'	70.10'	14°36'22"	N83°50'18"E	69.92'	35.24
C60	275.00'	70.10'	14°36'22"	S81°33'19"E	69.92'	35.24
C61	275.00'	16.00'	3°20'03"	S72°35'07"E	16.00'	8.00
C62	275.00'	70.10'	14°36'22"	S67°36'54"E	69.92'	35.24
C63	275.00'	68.79'	14°19'54"	S49°08'46"E	68.61'	34.57
C64	75.00'	51.51'	39°21'03"	S61°39'21"E	50.50'	26.82
C65	75.00'	38.04'	29°03'36"	S56°30'38"E	37.63'	19.44
C66	75.00'	13.47'	10°17'27"	S76°11'09"E	13.45'	6.75
C67	25.00'	39.27'	90°00'00"	S53°40'07"W	35.36'	25.00



RECORDER'S INFORMATION



LEGEND

●	IRON ROD (NEW) (1/2" x 18" W/CP MARKED "RAGAN SMITH & ASSOCIATES")	—SA—	SANITARY SEWER LINE
■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN SMITH & ASSOCIATES")	—FM—	SANITARY FORCE MAIN
○	IRON ROD (OLD)	—G—	GAS LINE
□	CABLE TV BOX	—W—	WATER LINE
⊠	ELECTRIC BOX	—FM—	FORCE MAIN
⊕	CATCH BASIN	⊕	STORM MANHOLE
⊙	SANITARY SEWER MANHOLE	⊕	UTILITY STUBOUT
*	PROPOSED STREET LIGHT	⊕	LIGHT STANDARD
123	LOT NUMBER	⊕	YARD LIGHT
⊕	FIRE HYDRANT	⊕	SIGN
⊕	WATER VALVE	⊕	STREET ADDRESS
⊕	WATER METER	⊕	REINFORCED CONCRETE PIPE
⊕	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	—X—X—	FENCE
		P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
		M.B.S.L.	MINIMUM BUILDING SETBACK LINE

FINAL PLAT

**AVENUE DOWNS
SECTION 1
LOTS 101-136 AND OPEN
SPACE LOTS 196-199**

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: FEBRUARY 8, 2021 SCALE: 1"=50'
DATE: DECEMBER 18, 2020 JOB NO. 16107 W.O. 0646

OWNER / DEVELOPER
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RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

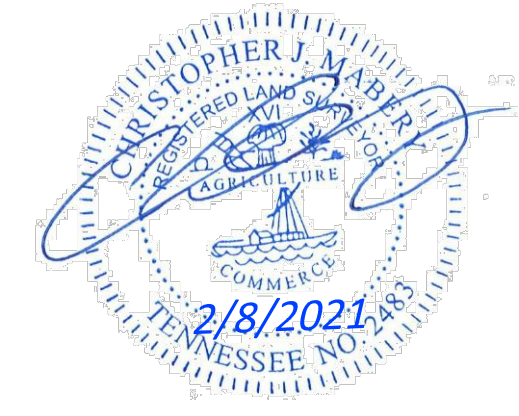
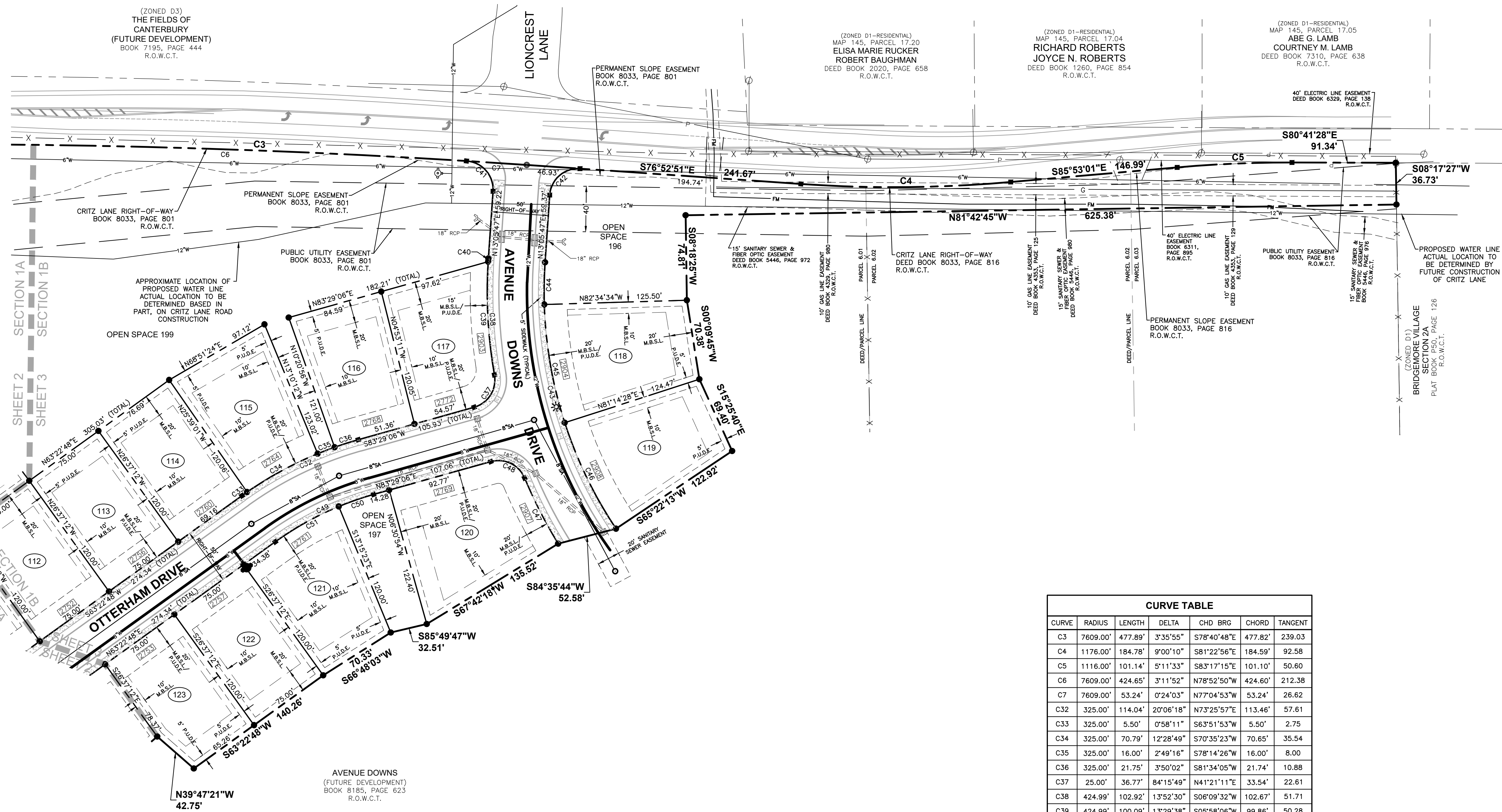
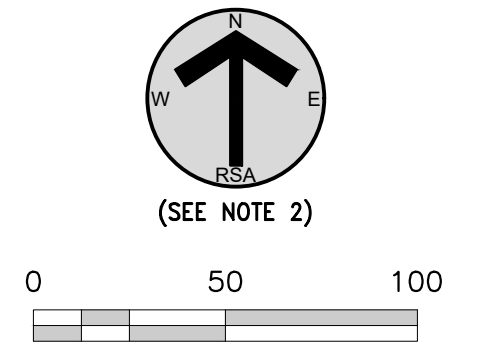
315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN, 37206
615) 244-8591 FAX (615) 244-6739 cmabery@ragansmith.com
CONTACT: CHRISTOPHER J. MABERY

SHEET 2 OF 3

(ZONED D1)
MAP 145, PARCEL 015.01
TAMMY LOCKE
JASON W. LOCKE
PLAT BOOK 10, PAGE 160
DEED BOOK 632, PAGE 926
R.O.W.C.T.

MAP 145, PARCEL 014.04
WILLIAMSON COUNTY BOARD
OF EDUCATION
DEED BOOK 6731, PAGE 809
R.O.W.C.T.

GENERAL NOTE
SEE SHEET 1 OF 3 FOR NOTES, AREAS, AND REFERENCES.



RECORDER'S INFORMATION

CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD	TANGENT
C3	7609.00'	477.89'	3°35'55"	S78°40'48"E	477.82'	239.03
C4	1176.00'	184.78'	9°00'10"	S81°22'56"E	184.59'	92.58
C5	1116.00'	101.14'	5°11'33"	S83°17'15"E	101.10'	50.60
C6	7609.00'	424.65'	3°11'52"	N78°52'50"W	424.60'	212.38
C7	7609.00'	53.24'	0°24'03"	N77°04'53"W	53.24'	26.62
C32	325.00'	114.04'	20°06'18"	N73°25'57"E	113.46'	57.61
C33	325.00'	5.50'	0°58'11"	S63°51'53"W	5.50'	2.75
C34	325.00'	70.79'	12°28'49"	S70°35'23"W	70.65'	35.54
C35	325.00'	16.00'	2°49'16"	S78°14'26"W	16.00'	8.00
C36	325.00'	21.75'	3°50'02"	S81°34'05"W	21.74'	10.88
C37	25.00'	36.77'	84°15'49"	N41°21'11"E	33.54'	22.61
C38	424.99'	102.92'	13°52'30"	S06°09'32"W	102.67'	51.71
C39	424.99'	100.09'	13°29'38"	S05°58'06"W	99.86'	50.28
C40	424.99'	2.83'	0°22'52"	N12°54'21"E	2.83'	1.41
C41	25.00'	39.43'	90°22'41"	N32°05'34"W	35.47'	25.17
C42	25.00'	39.28'	90°01'22"	S58°06'28"W	35.36'	25.01
C43	374.99'	246.91'	37°43'34"	S05°46'00"E	242.47'	128.12
C44	374.99'	37.12'	5°40'21"	N10°15'37"E	37.11'	18.58
C45	374.99'	105.91'	16°10'58"	N00°40'03"W	105.56'	53.31
C46	374.99'	103.87'	15°52'15"	N16°41'39"W	103.54'	52.27
C47	424.99'	64.95'	8°45'23"	S17°55'00"E	64.89'	32.54
C48	25.00'	36.21'	82°58'35"	S55°01'37"E	33.12'	22.11
C49	275.00'	96.50'	20°06'18"	N73°25'57"E	96.00'	48.75
C50	275.00'	32.36'	6°44'29"	N80°06'51"E	32.34'	16.20
C51	275.00'	64.14'	13°21'49"	N70°03'42"E	64.00'	32.22

- LEGEND**
- IRON ROD (NEW) (1/2" x 18" W/O.P. STAMPED "RAGAN SMITH & ASSOCIATES")
 - MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
 - IRON ROD (OLD)
 - ⊠ CABLE TV BOX
 - ⊞ ELECTRIC BOX
 - ⊞ CATCH BASIN
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ PROPOSED STREET LIGHT
 - ⊞ LOT NUMBER
 - ⊞ FIRE HYDRANT
 - ⊞ WATER VALVE
 - ⊞ WATER METER
 - ⊞ REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
 - SA— SANITARY SEWER LINE
 - FM— SANITARY FORCE MAIN
 - G— GAS LINE
 - W— WATER LINE
 - FM— FORCE MAIN
 - ⊞ STORM MANHOLE
 - ⊞ UTILITY STUBOUT
 - ⊞ LIGHT STANDARD
 - ⊞ YARD LIGHT
 - ⊞ SIGN
 - ⊞ STREET ADDRESS
 - ⊞ REINFORCED CONCRETE PIPE
 - X—X— FENCE
 - P.U.D.E.— PUBLIC UTILITY DRAINAGE EASEMENT
 - M.B.S.L.— MINIMUM BUILDING SETBACK LINE



FINAL PLAT

AVENUE DOWNS
SECTION 1
LOTS 101-136 AND OPEN SPACE LOTS 196-199

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: FEBRUARY 8, 2021 SCALE: 1"=50'
DATE: DECEMBER 18, 2020 JOB NO. 16107 W.O. 0646

OWNER / DEVELOPER
AMBER LANE DEVELOPMENT, LLC
C/O JORDAN CLARK
1804 WILLIAMSON COURT, SUITE 107
BRENTWOOD, TENNESSEE 37027
(615) 794-6401

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN, 37206
(615) 244-8591 FAX (615) 244-6739 cmabery@ragansmith.com
CONTACT: CHRISTOPHER J. MABERY

SHEET 3 OF 3

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www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

MEMO

DATE: February 23, 2020
TO: Planning Commissioners
FROM: Micah Wood, AICP
Planning Director
SUBJECT: Long Held Bonds Update

In order to reactivate the public review process for long held bonds for required public improvements, Town Staff has begun a process to notify individual developers that the Planning Commission requires a status update related to each required public improvement. In order to provide for a systematic review of outstanding bonds, Town Staff has reviewed bonds by the following criteria:

- Age of performance bond/letter of credit
- Age of maintenance bond/letter of credit

Staff anticipates providing the first round of updates on long held bonds at the March Planning Commission Meeting. Each bond as been sorted based on age and letters to the developer/owner/letter of credit holder are in process. If the developer does not provide the Planning Commission an update or the update provided is deemed insufficient by Planning Commission, the Town can begin the process of identifying bonds due for call by the BOMA.

The Town's new engineering consultant, Will Owen of Griggs and Maloney, will be in attendance to help provide context to the Staff process to resolve these long held bonds.

One element that Staff has identified that allowed the Town to get in a situation with a large back-log of long held bonds is the lack of updates provided to the Planning Commission on each bond, along with the status of the public improvement it ensures. The process established by Staff is intended to create a regular update for each bond held by the Town, which monthly bond reports to review bonds, according to their establishment date.

To help clarify the process outlined in the Infrastructure Dedication Policy, Staff has created a flow chart. Both the Infrastructure Dedication Policy and the Bond Process flow chart are included with this memo.



DEDICATION OF PUBLIC IMPROVEMENTS AND RELEASE OF SURETIES POLICY

In order to establish a consistent system for approval of the dedication of privately constructed public improvements to the Town of Thompson's Station ("Town"), the following process will be followed, in accordance with Town ordinances, rules, regulations, and policies. The process will be the same regardless of the type of improvement to be dedicated. A dedication of improvements is not considered approved or dedicated unless and until it has been acted on, concurrently or independently, by the Thompson's Station Board of Mayor and Aldermen ("BOMA"). Herein, a surety refers to either a bond or letter of credit.

Approval of dedication by the BOMA will provide documentation for the completion of the improvements in accordance with the Town's specifications and establish a beginning date for any required maintenance sureties, and any related reductions of existing sureties. Approval of dedication by the BOMA may be postponed, in its sole discretion, unless and until the improvements are presented for dedication in compliance with the Town's specifications for said improvements.

Approval of acceptance by the BOMA will provide documentation for the acceptance by the Town of the improvements in accordance with the Town's specifications and release by the Town of applicable maintenance sureties. If the Town approves acceptance, the Town shall take full ownership of said improvement, and the developer seeking approval shall release all ownership of said improvement and execute any documentation required by the Town. Approval of acceptance by the BOMA may be postponed, in its sole discretion, unless and until the improvements are presented for dedication in compliance with the Town's specifications for said improvements. Until the BOMA approves acceptance of any presented improvement(s), the developer shall be responsible for said improvement(s) and sureties shall remain in place.

Nothing herein shall be construed to prevent the Town from calling any applicable surety for deficient construction, maintenance, or care of any applicable improvement, or other reason pursuant to federal law, state law, or Town ordinances, rules, regulations, specifications, or policies.

1. The developer shall complete all improvements and testing in accordance with approved plans, specifications and per local, state and federal guidelines. Such work shall be completed per Town ordinances, rules, regulations, specifications, and policies and shall follow the Town's inspection requirements.

2. The developer will then indicate its readiness to dedicate improvements to the Town by contacting staff in writing, through the use of applicable forms developed by the Town, at Town Hall so that a walk-through site check visit can be completed. Such visit may include CCTV televising (at the developer's expense) of all underground facilities following the completion of work on applicable improvements prior to dedication. Prior to the said walk-through, streets, curbs, sidewalks, trails, and all other improvements must be completed (or substantially completed to 90%, as determined in the sole discretion by the Town). Appropriate erosion control measures are required to be in place.

3. Following the Town's site check, Town Staff shall issue a *Letter of Improvements Status* to document if the work on the applicable improvement(s) is deemed satisfactory; alternatively, a *Notice of Deficiency* shall be issued if the work on the applicable improvement(s) is not ready for acceptance. Any deficiencies identified in the *Notice* shall be corrected by the developer and/or its contractor/agent. Town Staff may require a punch list of deficiencies be provided by the developer's engineer (at the developer's expense). The developer shall make its engineer available for a walk-through site check with Town Staff to note deficiencies, and the developer's engineer shall create a punch list from said walk-through site check with necessary information as required by Town Staff, including but not limited to descriptions and costs to correct deficiencies.

4. Once any deficiencies are corrected per the punch list, and another site check has been completed by Town staff, or if the work was already deemed acceptable, the Town will issue a *Letter of Improvements Status* documenting the improvements completeness. At this time, the developer is to provide an engineer's certification, a set of as-built record drawings displaying all of the utilities' locations to be dedicated and elevations (hard copy and PDF files), any deeds for lift stations, permanent easement documents, a building lot inventory and address list, and a copy of the recorded plat if a subdivision is involved. Developer shall provide completed originals of the Town's standard dedication form for approval and execution by BOMA following completion of all requirements for applicable improvements.

5. The developer engineer's certification shall affirm that the project has been built per the approved plans and specifications and that all improvements are in public right-of-way or easements that have or will be dedicated to the Town.

6. Once all required documents have been completed and the Town has issued a *Letter of Improvement Status* indicating the completeness of the applicable improvement(s), the Town Planner will schedule the dedication request for the Planning Commission as a specific agenda item. After the Planning Commission makes a recommendation of the approval of dedication, the same will be placed on the next available agenda for the BOMA. Following an item's inclusion on the BOMA's agenda, the BOMA will then vote to approve or reject the dedication of the presented improvement(s) and may do so with or without conditions, and said approval (if any) shall begin the maintenance period (as further discussed below). This same procedure shall be followed for approval of acceptance of the applicable improvement(s) presented.

7. If approval of dedication is successful before the BOMA, a maintenance surety shall be set by the Town Engineer at an amount proportional to the overall project cost. The developer shall be required to maintain all improvements for a minimum of one (1) year after approval of dedication of the public improvements by the BOMA.

8. The Town will perform interim site checks after approval of dedication to ensure that improvements continue meet Town ordinances, rules, regulations, specifications, and policies.

Deficiency letters will be sent to developers if any defects are found during said interim checks. All deficiencies must be corrected before approval of acceptance and maintenance sureties released.

9. The Town will perform a final site check prior to the expiration of maintenance sureties to identify any outstanding deficiencies that still require correction. The Town will issue a *Letter Releasing Maintenance Sureties* following a satisfactory final site check and after approval of acceptance by the BOMA. A final site check shall occur before the procedures for approval of acceptance as delineated in paragraph 6 above, which requires a recommendation by the Planning Commission and then action on the proposed approval of acceptance by the BOMA.

10. If at any time during the dedication and acceptance process, including during the period of the maintenance sureties, it is determined that the developer is unable or unwilling to complete corrective actions or remedy deficiencies, then the Town may take any action authorized by law, including but not limited to the calling of any and all sureties, issuing stop work orders, or withholding the issuance of permits.

Town of Thompson's Station

Bond Process

