

**Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
February 25, 2020**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

**Consideration Of The Minutes Of The January 28, 2020 Meeting.**

Documents:

[JANUARY 2020 MINUTES.PDF](#)

**Public Comments-**

**Town Planner Report**

**New Business:**

**1. Preliminary Plat For Canterbury, Phases 18, 19 And 20 For The Creation Of 83 Single Family Lots, 78 Townhome Lots And 14 Open Space Tracts. (PP-2020-002).**

Documents:

[ITEM 1 PP 2020-002 CANTERBURY PP 18-20 STAFF REPORT.PDF](#)  
[ITEM 1 PP 2020-002 CANTERBURY PLAT 2-12-20.PDF](#)

**2. Preliminary Plat For Roderick Place For The Creation Of 126 Single Family Lots, 7 Commercial/Mixed Use Lots, 1 Hotel/Residential Lot, And 8 Open Space Lots. (PP-2020-003).**

Documents:

[ITEM 2 PP 2020-003 RODERICK PLACE PP STAFF REPORT.PDF](#)  
[ITEM 2 PP 2020-003 RODERICK PLACE PRELIMINARY PLAT 2-12-20.PDF](#)

**Adjourn**

*This meeting will be held at 7:00 p.m. at the Thompson's Station Community Center  
1555 Thompson's Station Rd West*

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson 's Station, Tennessee**  
**January 28, 2020**

**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 20th day of January 2020 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Kreis White; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Jones and Town Attorney Andrew Mills.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the November 19, 2019 regular meeting were presented.

**Alderman Alexander made a motion to approve the November 19, 2019 meeting minutes. The motion was seconded and carried unanimously by all present.**

**Public Comment:**

None.

**Town Planner Report:**

Micah Wood introduced himself as Interim Town Planner.

He informed the Commission that he made an Administrative Approval of a minor final plat revision to Rooster Creek, lots 1 & 3.

**Unfinished Business:**

- 1. Preliminary Plat for Avenue Downs for the creation of 69 single family lots, five open space lots, a pump station lot and the removal of 18 trees totaling 455 inches of trees (PP-2020-001).**

Mr. Wood reviewed his staff report and recommended that the Commission approve a Preliminary Plat for Avenue Downs with the following contingencies:

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.

3. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review.
4. 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.
5. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
6. All recommendations within the geotechnical report shall be adhered to during construction activities. Any new information or features not identified shall be subject to the review by a geotechnical engineer.
7. All recommendations within the traffic study shall be completed.
8. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

**After discussion, Commissioner Whitmer made a motion to approve Item 1, a Preliminary Plat for Avenue Downs for the creation of 69 single family lots, five open space lots, and a pump station lot with the above referenced contingencies. The motion was seconded and approved by all.**

## **2. Surety Reduction Request – Bridgemore Village, Section 6C**

Mr. Wood reviewed his report and based on the recommendation from the Town Engineer, recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in from \$215,000 to \$158,000 for an additional year with automatic renewal each year thereafter.
2. Reduce the sewer surety from \$170,000 to \$70,000 for an additional year with automatic renewal each year thereafter.

**After discussion, Commissioner Whitmer made a motion to approve the surety reduction request for Bridgemore Village, Section 6 C. The motion was seconded and approved by all.**

## **3. Surety Reduction Request – Bridgemore Village, Section 6D**

Mr. Wood reviewed his report and based on the recommendation from the Town Engineer, recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in from \$120,600 to \$65,000 for an additional year with automatic renewal each year thereafter.
2. Reduce the sewer surety from \$70,000 to \$27,000 for an additional year with automatic renewal each year thereafter.

**After discussion, Commissioner White made a motion to approve the surety reduction request for Bridgemore Village, Section 6D. The motion was seconded and approved by all.**

**4. Rezone for 1786 through 1910 Lewisburg Pike (REZONE 2020-001)**

Mr. Wood reviewed his report and based on the findings for General Plan consistency, recommends a favorable recommendation onto the Board of Mayor and Aldermen. Huntly Gordon came forward on behalf of the applicant to answer questions.

**After discussion, Commissioner Shipman made a motion to recommend to send a favorable recommendation to the Board of Mayor and Alderman an amendment to the Zoning Map to Rezone 6.19 acres for The Crossroad at Pleasant Creek (Map 144 80.00, Map 144 80.02, and Map 144.80.03) from D1 zoning to Community Commercial (CC) zoning with the contingency that State Septic approval is granted. The motion was seconded and approve by a vote of 6 to 1 with Commissioner White casting the dissenting vote.**

There being no further business, the meeting was adjourned at 7:52 p.m.

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Trent Harris, Chairman

Attest:

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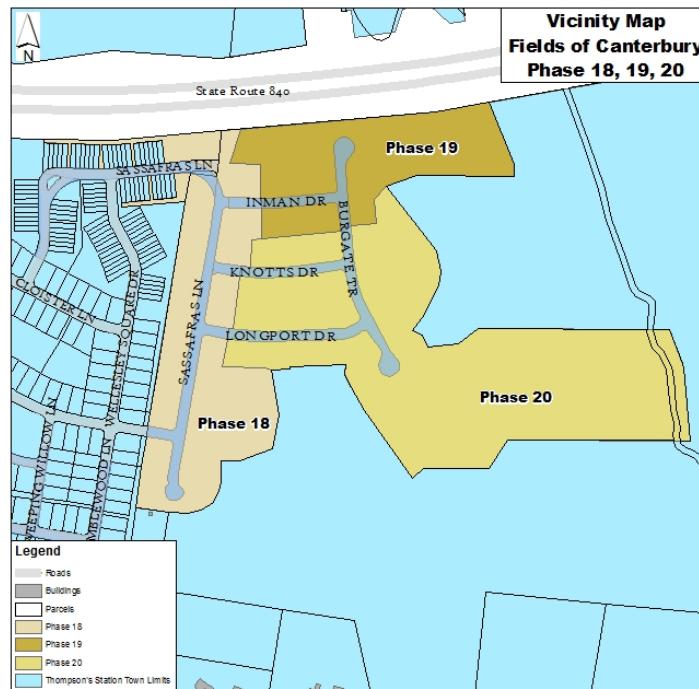
Shaun Alexander, Secretary

# THOMPSON'S STATION PLANNING COMMISSION STAFF REPORT

**The Fields of Canterbury Preliminary Plat (Phases 18 – 20) for the creation of 83 single family lots, 78 townhome lots, 11 open space lots and re-subdivide Open Space Lots 1292 and 1293.**

## **PROJECT DESCRIPTION**

Ragan Smith & Associates, on behalf of Encompass Land Group submitted a request for a preliminary plat to establish three phases which will include 83 single family lots, 78 townhome lots, 11 open space lots and re-subdivide Open Space Lots 1292 and 1293.



## **ANALYSIS**

### *Land Use/Density*

The development is located within the D3 – High Intensity zoning district which permits three units an acre and permits housing options that include single-family and townhomes. This plat covers 20.97 acres of expansion of The Fields of Canterbury, which was reviewed in the Concept Plan stage in March 2018. The original development was 270.5 acres and was approved for 204 townhomes and 612 single-family dwellings for a total of 816 residential units. With the expansion, the total site acreage will be 383.66 acres with 1134 total dwelling units (767 single family and 367 townhomes), which equates to a 2.96 dwelling units per acre.

### *Lot Width and Setbacks*

The single family lots will vary in size, but all conform to the Town's standards. The proposed setbacks are 20 feet for the front yard setback, 7.5 feet for the side yard setbacks and 20 feet for the rear yard setback. The townhome lots will have a front yard setback of 15 feet with a minimum of 20 feet for the driveway length and a rear yard setback of 20 feet. In addition, the townhomes will maintain a 15-foot setback in between buildings. Therefore, the preliminary plat conforms to lot widths and setback standards within the LDO.

# THOMPSON'S STATION PLANNING COMMISSION

## STAFF REPORT

### *Roadways*

The standard for local roadways is 50 feet. Sassafras Lane and Chaucer Park Lane will be extended from previous phases into this portion of the development. Inman Drive, Knotts Drive, Longport Lane, and Burgate Trail are new streets that will be constructed as part of this preliminary plat. All roadways will have a 50 feet right-of-way with a five-foot-wide landscape strip and a five-foot-wide sidewalk. Streetlights are shown on the plat.

### *Critical Lots*

Several lots meet the requirement of the LDO to be considered Critical Lots due to slopes. Lots 1863-1865, 2023-2027, 2042 and 2048-2049 are designated as critical lots on the plat. A grading plan will be reviewed with the construction plans for the overall phase. Prior to the issuance of building permits, all critical lots require engineered site plans and site-specific grading plans to address any issues.

### *Open Space*

The original development plan was approved with a 25% requirement for open space; however, new phases of the neighborhood are subject to the current LDO open space requirement of 45% for residential developments. The total open space within these phases is 35.05 acres or 58.2% of this preliminary plat. Therefore, the project is consistent with the LDO.

### *Trees*

Development of phases 18 - 20 will result in the removal of 76 trees for a total of 1,810 inches. The LDO requires the replacement of trees 18 inches and greater at a ratio of one and a half inches for every inch removed. Per the Critz Lane Improvements Agreement between the developer and the Town, total replacement of 902 inches is required for this phase.

## **RECOMMENDATION**

Staff recommends Planning Commission approval of the preliminary plat, with the contingencies:

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. All recommendations within the traffic study shall be completed.
3. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. A drainage study shall be submitted to verify that drainage is managed adequately on site.
4. During construction, the developer shall comply with all recommendations of the geotechnical report dated June 2, 2017.

## **ATTACHMENT**

Preliminary Plat

Landscape Plan

GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE 83 SINGLE FAMILY LOTS, 78 TOWNHOME LOTS, AND OPEN SPACE 11 TRACTS, AND SUBDIVIDE OPEN SPACE TRACTS 1292 AND 1293.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOF NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.07".
3. THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%. MINIMUM BUILDING SETBACKS: (LOTS 1835-1868, 2001-2049): FRONT - 20', SIDE - 7.5', REAR - 20'. (LOTS 1801-1834, 1901-1944): FRONT - 15' (MIN. DRIVEWAY LENGTH - 20') (DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK) SIDE - MIN. 15' BUILDING SEPARATION REAR - 20'.
4. WITHIN ALL NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS AND THE MTEG FEEDER LINE RUNNING NORTH/SOUTH ALONG THE DISTANCE OF THE TVA TRANSMISSION LINE EASEMENT), GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND. SEE VARIANCE GRANTED BY THE TOWN OF THOMPSON'S STATION M.P.C. APRIL 16, 2007 FOR THE FIELDS OF CANTERBURY REGARDING M.T.E.M.C. OVERHEAD POWER LINES.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X\*" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C0355, 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. 0355, 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."
6. 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.
7. SANITARY SEWER LINES AND STORM LINES SHOWN HEREON WERE TAKEN FROM A PRELIMINARY DESIGN FOR THIS SECTION. FINAL PLACEMENT OF UTILITIES WILL BE DEPICTED ON THE FINAL PLAT.
8. DOMESTIC WATER SUPPLY INFORMATION SHOWN HEREON IS BASED ON A PRELIMINARY DESIGN.
9. ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
10. 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.
11. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
12. 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.
13. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:21,824.
BY: [Signature] DATE: FEBRUARY 12, 2020.
JOHN T. DARNALL, TN RLS #1571



DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ALEXANDER PROPERTY, LLC FROM BARRY ALEXANDER FARMS BY WARRANTY DEED AND OUILCLAIM DEED OF RECORD IN BOOK 7305, PAGE 918 AND PAGE 923, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

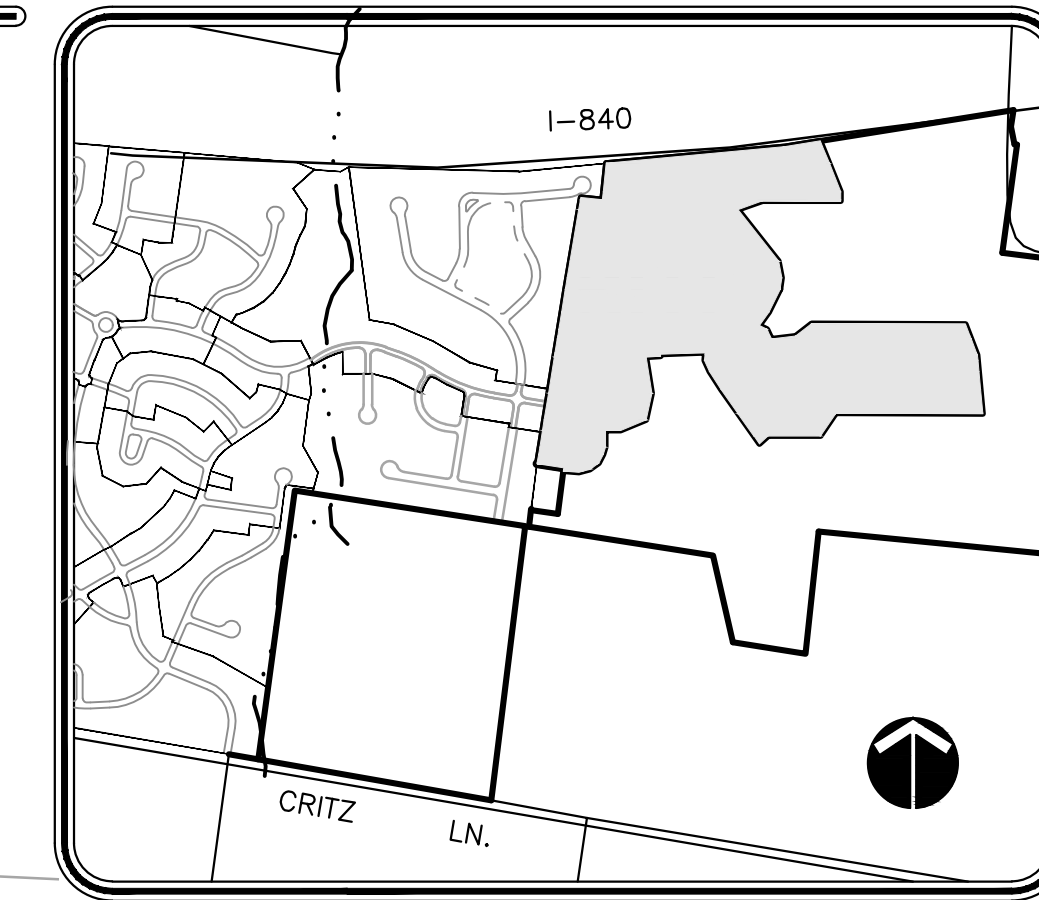
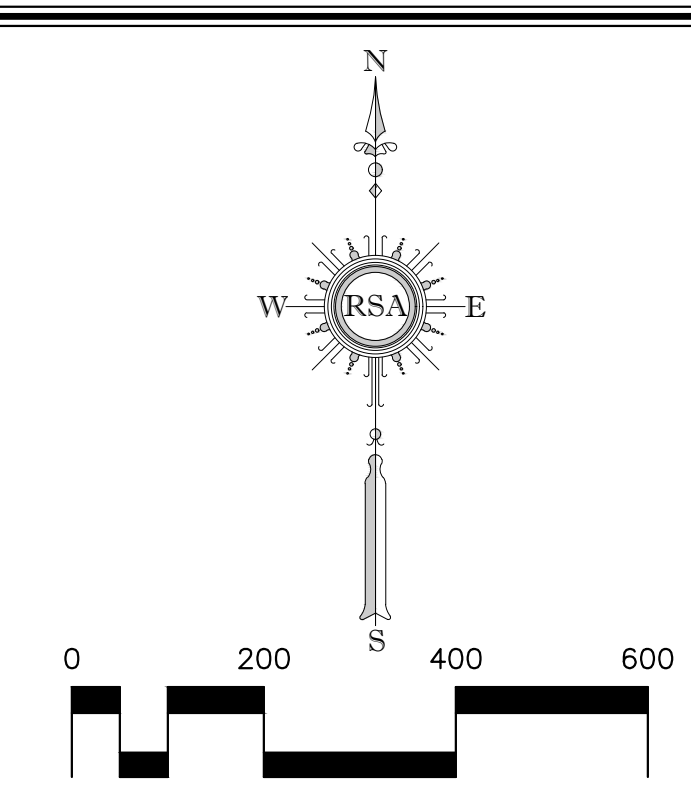
PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 6.09 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 132.

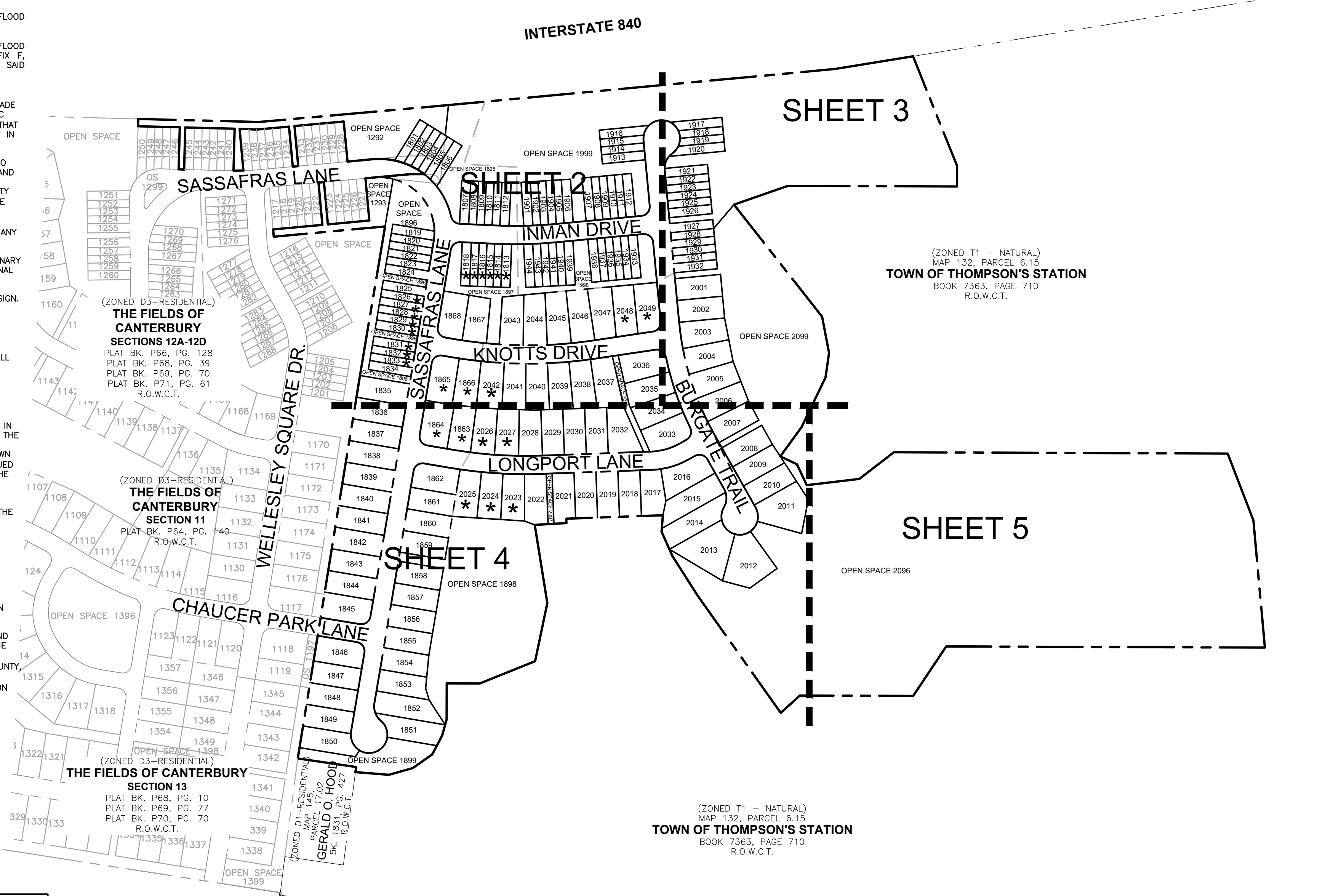
PLAT REFERENCE

BEING A PORTION OF LOTS 14 AND 15 AS SHOWN ON THE FINAL PLAT ENTITLED "MINTON PROPERTY" OF RECORD IN PLAT BOOK 18, PAGE 111, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING OPEN SPACE TRACTS 1292 AND 1293 AS SHOWN ON THE FINAL PLAT ENTITLED "THE FIELDS OF CANTERBURY, SECTION 12, OPEN SPACE 1292 AND 1293" OF RECORD IN PLAT BOOK P68, PAGE 9, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



RAGAN SMITH LAND PLANNERS • CIVIL ENGINEERS LANDSCAPE ARCHITECTS • SURVEYORS CHATTANOOGA 510 WOODLAND STREET NASHVILLE, TN 37208 (615) 244-8591



LOT AREA TABLE with columns: LOT, SQ. FT., ACRES±. Lists lots 1801-1854 with their respective areas.

LOT AREA TABLE with columns: LOT, SQ. FT., ACRES±. Lists lots 1855-1940 with their respective areas.

LOT AREA TABLE with columns: LOT, SQ. FT., ACRES±. Lists lots 1941-2049 with their respective areas.

SITE DATA TABLE: TOTAL LOT AREA - 20.97 ACRES±, TOTAL OPEN SPACE AREA - 35.05 ACRES±, TOTAL INTERNAL R.O.W. AREA - 5.91 ACRES±, TOTAL SITE AREA - 61.93 ACRES±, TOTAL LINEAR FEET OF ROAD - 5,127 FEET

PHASE 12, 18, 19, 20 OPEN SPACE LOT AREA TABLE with columns: LOT, SQ. FT., ACRES±. Lists lots 1292-2099.

- LEGEND: OS OPEN SPACE, R.O.W. R.O.W., R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE, \* CRITICAL LOT (SEE NOTE 12)

SURVEYOR: RAGAN-SMITH ASSOCIATES, INC. TOM DARNALL, RLS 315 WOODLAND STREET NASHVILLE, TENNESSEE 37206 (615) 244-8591

OWNER / DEVELOPER: ENCOMPASS LAND GROUP (ALEXANDER PROPERTY, LLC) C/O BUCKY INGRAM 121 FIRST AVENUE SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 794-6401

FOR THE FIELDS OF CANTERBURY PH. 18, 19, & 20 ENCOMPASS LAND GROUP, LLC TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

PRELIMINARY PLAT 1. Includes job number 05043, scale 1"=200', date JANUARY 17, 2020, and a revision table.

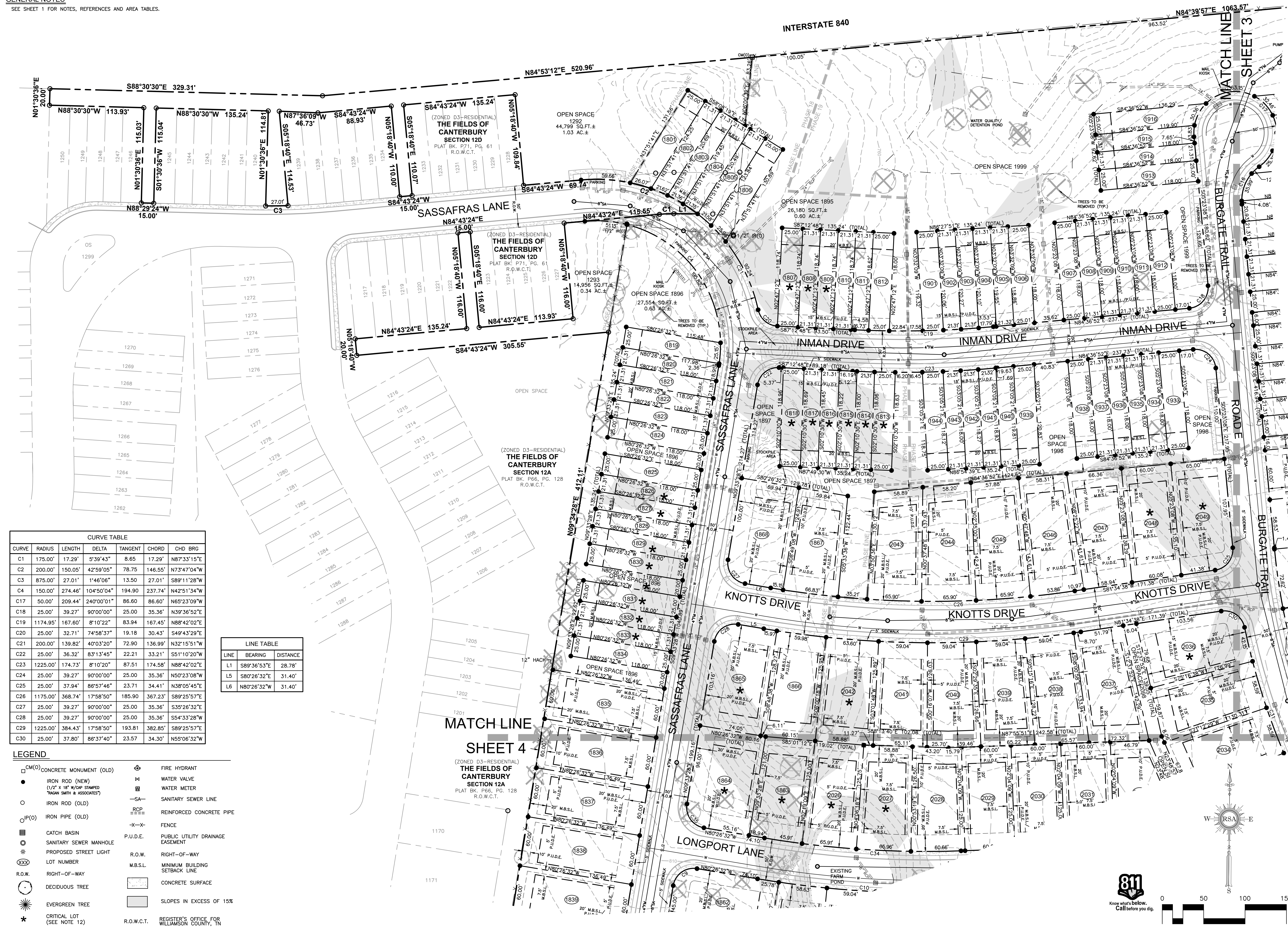
VERTICAL SCALE: 1"=20' HORIZONTAL SCALE: 1"=40' PLOTTED BY: [Name] DATE: [Date]

GENERAL NOTES  
SEE SHEET 1 FOR NOTES, REFERENCES AND AREA TABLES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	175.00'	17.29'	5°39'43"	8.65'	17.29'	N87°33'15"E
C2	200.00'	150.05'	42°59'05"	78.75'	146.55'	N73°47'04"W
C3	875.00'	27.01'	1°46'06"	13.50'	27.01'	S89°11'28"W
C4	150.00'	274.46'	104°50'04"	194.90'	237.74'	N42°51'34"W
C17	50.00'	209.44'	240°00'01"	86.60'	86.60'	N65°23'09"W
C18	25.00'	39.27'	90°00'00"	25.00'	35.36'	N39°36'52"E
C19	1174.95'	167.60'	8°10'22"	83.94'	167.45'	N88°42'02"E
C20	25.00'	32.71'	74°58'37"	19.18'	30.43'	S49°43'29"E
C21	200.00'	139.82'	40°03'20"	72.90'	136.99'	N32°15'51"W
C22	25.00'	36.32'	83°13'45"	22.21'	33.21'	S51°10'20"W
C23	1225.00'	174.73'	8°10'20"	87.51'	174.58'	N88°42'02"E
C24	25.00'	39.27'	90°00'00"	25.00'	35.36'	N50°23'08"W
C25	25.00'	37.94'	86°57'46"	23.71'	34.41'	N38°05'45"E
C26	1175.00'	368.74'	17°58'50"	185.90'	367.23'	S89°25'57"E
C27	25.00'	39.27'	90°00'00"	25.00'	35.36'	S35°26'32"E
C28	25.00'	39.27'	90°00'00"	25.00'	35.36'	S54°33'28"W
C29	1225.00'	384.43'	17°58'50"	193.81'	382.85'	S89°25'57"E
C30	25.00'	37.80'	86°37'40"	23.57'	34.30'	N55°06'32"W

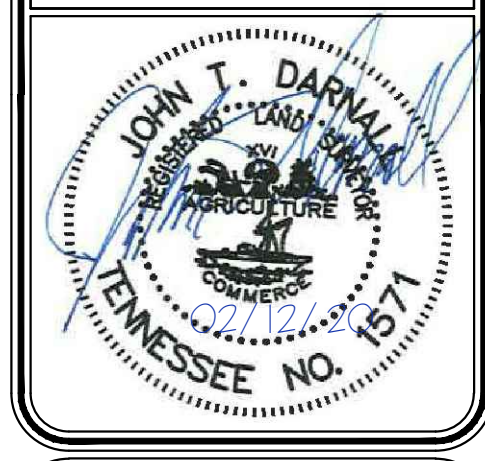
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°36'53"E	26.78'
L5	S80°26'32"E	31.40'
L6	N80°26'32"W	31.40'

- LEGEND**
- CM(O) CONCRETE MONUMENT (OLD)
  - IRON ROD (NEW)
  - (1/2" x 18" W/OIP STAMPED "RAGAN SMITH & ASSOCIATES")
  - IRON ROD (OLD)
  - (P) IRON PIPE (OLD)
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - ⊛ PROPOSED STREET LIGHT
  - ⊛ LOT NUMBER
  - R.O.W. RIGHT-OF-WAY
  - DECIDUOUS TREE
  - ⊛ EVERGREEN TREE
  - ★ CRITICAL LOT (SEE NOTE 12)
  - ⊛ FIRE HYDRANT
  - ⊛ WATER VALVE
  - ⊛ WATER METER
  - SA— SANITARY SEWER LINE
  - RCP REINFORCED CONCRETE PIPE
  - X—X— FENCE
  - P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - M.B.S.L. MINIMUM BUILDING SETBACK LINE
  - CONCRETE SURFACE
  - SLOPES IN EXCESS OF 15%
  - R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN



**RAGAN SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
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WWW.RAGANSMITH.COM



FOR  
**THE FIELDS OF CANTERBURY PH. 18, 19, & 20**  
**ENCOMPASS LAND GROUP, LLC**

TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

**PRELIMINARY PLAT**

WK. ORDER: 1107  
DESIGNED: N/A  
DRAWN: A REED  
SCALE: 1"=50'  
DATE: JANUARY 17, 2020

REV. # 1  
DATE: 2-12-20  
DESCRIPTION: PER STAFF REVIEW & CLIENT REVISIONS

811  
Know what's below.  
Call before you dig.

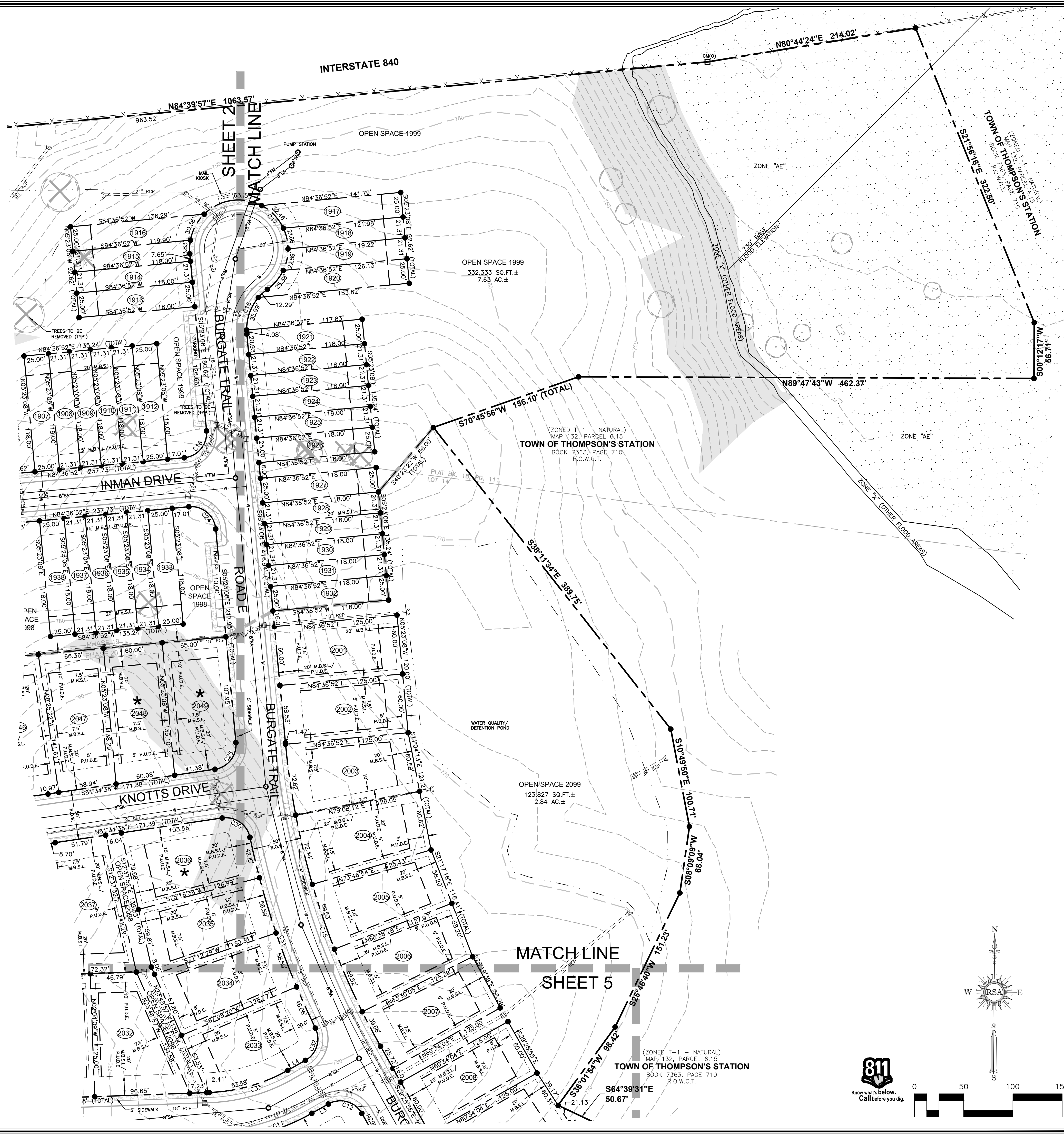
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GENERAL NOTES  
SEE SHEET 1 FOR NOTES, REFERENCES AND AREA TABLES.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C15	775.00'	325.26'	24°02'48"	165.06	322.88'	S17°24'32"E
C16	50.00'	52.36'	60°00'00"	28.87	50.00'	S24°36'52"W
C17	50.00'	209.44'	240°00'01"	86.60	86.60'	N65°23'09"W
C24	25.00'	39.27'	90°00'00"	25.00	35.36'	N50°23'08"W
C25	25.00'	37.94'	86°57'46"	23.71	34.41'	N38°05'45"E
C30	25.00'	37.80'	86°37'40"	23.57	34.30'	N55°06'32"W
C31	825.00'	205.40'	14°15'53"	103.23	204.87'	S18°55'39"E
C32	25.00'	37.80'	86°37'40"	23.57	34.30'	N17°15'14"E
C33	175.00'	83.58'	27°21'47"	42.60	82.78'	N74°14'57"E

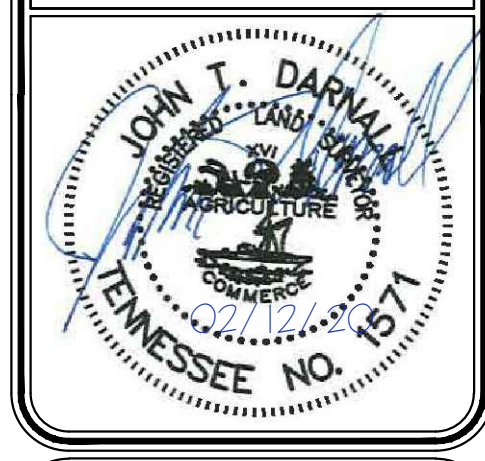


**LEGEND**

□ CM(O) CONCRETE MONUMENT (OLD)	⊕ FIRE HYDRANT
● IRON ROD (NEW) (1/2" X 18" W/ CAP STAMPED "RAGAN SMITH & ASSOCIATES")	⊕ WATER VALVE
○ IRON ROD (OLD)	⊕ WATER METER
○ IP(O) IRON PIPE (OLD)	—SA— SANITARY SEWER LINE
■ CATCH BASIN	—RCP— REINFORCED CONCRETE PIPE
⊙ SANITARY SEWER MANHOLE	—X—X— FENCE
⊙ PROPOSED STREET LIGHT	P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
⊙ LOT NUMBER	R.O.W. RIGHT-OF-WAY
R.O.W. RIGHT-OF-WAY	M.B.S.L. MINIMUM BUILDING SETBACK LINE
⊙ DECIDUOUS TREE	⊙ FEMA ZONE "AE"
⊙ EVERGREEN TREE	⊙ FEMA FLOODWAY AREA ZONE "AE"
★ CRITICAL LOT (SEE NOTE 12)	R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
⊙ CONCRETE SURFACE	⊙ SLOPES IN EXCESS OF 15%

**RAGAN SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
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(615) 244-8899  
www.ragan-smith.com



FOR  
**THE FIELDS OF CANTERBURY PH. 18, 19, & 20**  
**ENCOMPASS LAND GROUP, LLC**  
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

**PRELIMINARY PLAT**

WK. ORDER	1107	DESIGNED	N/A	DRAWN	A REED	SCALE	1"=50'	DATE	JANUARY 17, 2020	REV.	1	DESCRIPTION	PER STAFF REVIEW & CLIENT REV
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3

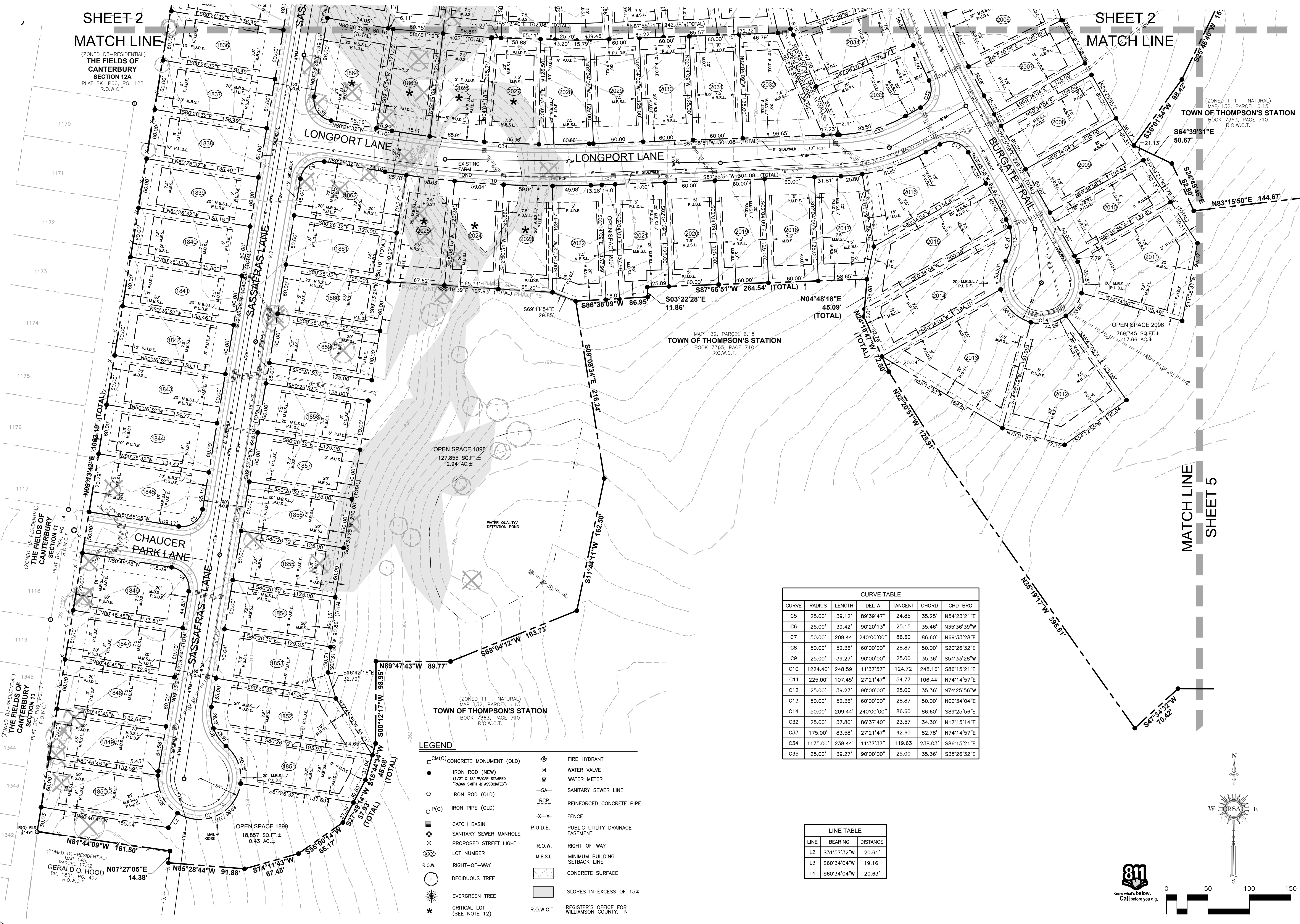
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 PLOTTED BY RAGAN SMITH ON 1/17/2020 11:52 AM  
 LATE UPDATED BY AREEON 1/17/2020 11:52 AM

**811**  
Know what's below.  
Call before you dig.

GENERAL NOTES  
SEE SHEET 1 FOR NOTES, REFERENCES AND AREA TABLES.

**SHEET 2**  
**MATCH LINE**  
(ZONED D3-RESIDENTIAL)  
**THE FIELDS OF CANTERBURY SECTION 12A**  
PLAT BK. P66, PG. 128  
R.O.W.C.T.

**SHEET 2**  
**MATCH LINE**



(ZONED T-1 - NATURAL)  
MAP 132, PARCEL 6.15  
TOWN OF THOMPSON'S STATION  
BOOK 7363, PAGE 710  
R.O.W.C.T.

MAP 132, PARCEL 6.15  
TOWN OF THOMPSON'S STATION  
BOOK 7363, PAGE 710  
R.O.W.C.T.

(ZONED T1 - NATURAL)  
MAP 132, PARCEL 6.15  
TOWN OF THOMPSON'S STATION  
BOOK 7363, PAGE 710  
R.O.W.C.T.

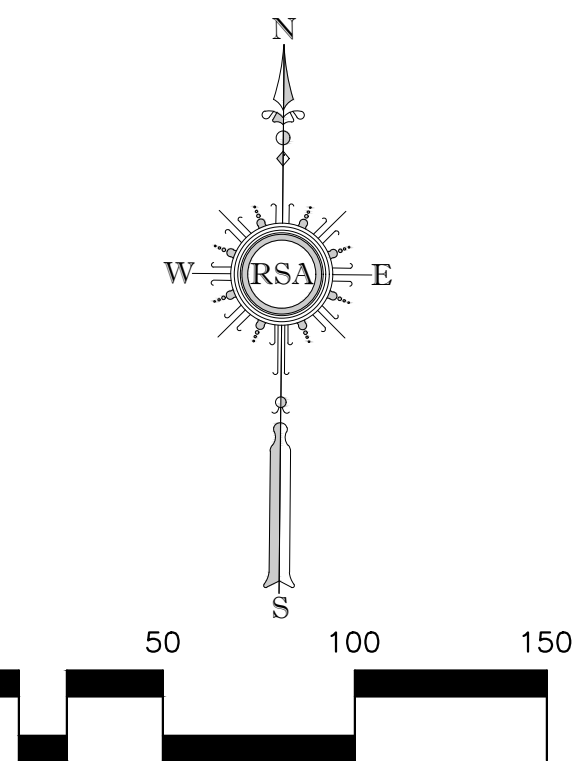
- LEGEND**
- CM(O) CONCRETE MONUMENT (OLD)
  - IRON ROD (NEW)
  - IRON ROD (OLD)
  - IP(O) IRON PIPE (OLD)
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - ⊛ PROPOSED STREET LIGHT
  - ⊛ LOT NUMBER
  - R.O.W. RIGHT-OF-WAY
  - DECIDUOUS TREE
  - ⊛ EVERGREEN TREE
  - \* CRITICAL LOT (SEE NOTE 12)
  - ⊛ FIRE HYDRANT
  - ⊛ WATER VALVE
  - ⊛ WATER METER
  - SA — SANITARY SEWER LINE
  - RCP — REINFORCED CONCRETE PIPE
  - X — X — FENCE
  - P.U.D.E. — PUBLIC UTILITY DRAINAGE EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - M.B.S.L. MINIMUM BUILDING SETBACK LINE
  - CONCRETE SURFACE
  - SLOPES IN EXCESS OF 15%
  - R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C5	25.00'	39.12'	89°39'47"	24.85	35.25'	N54°23'21"E
C6	25.00'	39.42'	90°20'13"	25.15	35.46'	N35°36'39"W
C7	50.00'	209.44'	240°00'00"	86.60	86.60'	N69°33'28"E
C8	50.00'	52.36'	60°00'00"	28.87	50.00'	S20°26'32"E
C9	25.00'	39.27'	90°00'00"	25.00	35.36'	S54°33'28"W
C10	1224.40'	248.59'	11°37'57"	124.72	248.16'	S86°15'21"E
C11	225.00'	107.45'	27°21'47"	54.77	106.44'	N74°14'57"E
C12	25.00'	39.27'	90°00'00"	25.00	35.36'	N74°25'56"W
C13	50.00'	52.36'	60°00'00"	28.87	50.00'	N00°34'04"E
C14	50.00'	209.44'	240°00'00"	86.60	86.60'	S89°25'56"E
C32	25.00'	37.80'	86°37'40"	23.57	34.30'	N17°15'14"E
C33	175.00'	83.58'	27°21'47"	42.60	82.78'	N74°14'57"E
C34	1175.00'	238.44'	11°37'37"	119.63	238.03'	S86°15'21"E
C35	25.00'	39.27'	90°00'00"	25.00	35.36'	S35°26'32"E

**LINE TABLE**

LINE	BEARING	DISTANCE
L2	S31°57'32"W	20.61'
L3	S60°34'04"W	19.16'
L4	S60°34'04"W	20.63'



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FOR  
**THE FIELDS OF CANTERBURY PH. 18, 19, & 20**  
**ENCOMPASS LAND GROUP, LLC**  
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

**PRELIMINARY PLAT**

WK. ORDER: 1107  
DESIGNED: N/A  
DRAWN: A REED  
SCALE: 1"=50'  
DATE: JANUARY 17, 2020

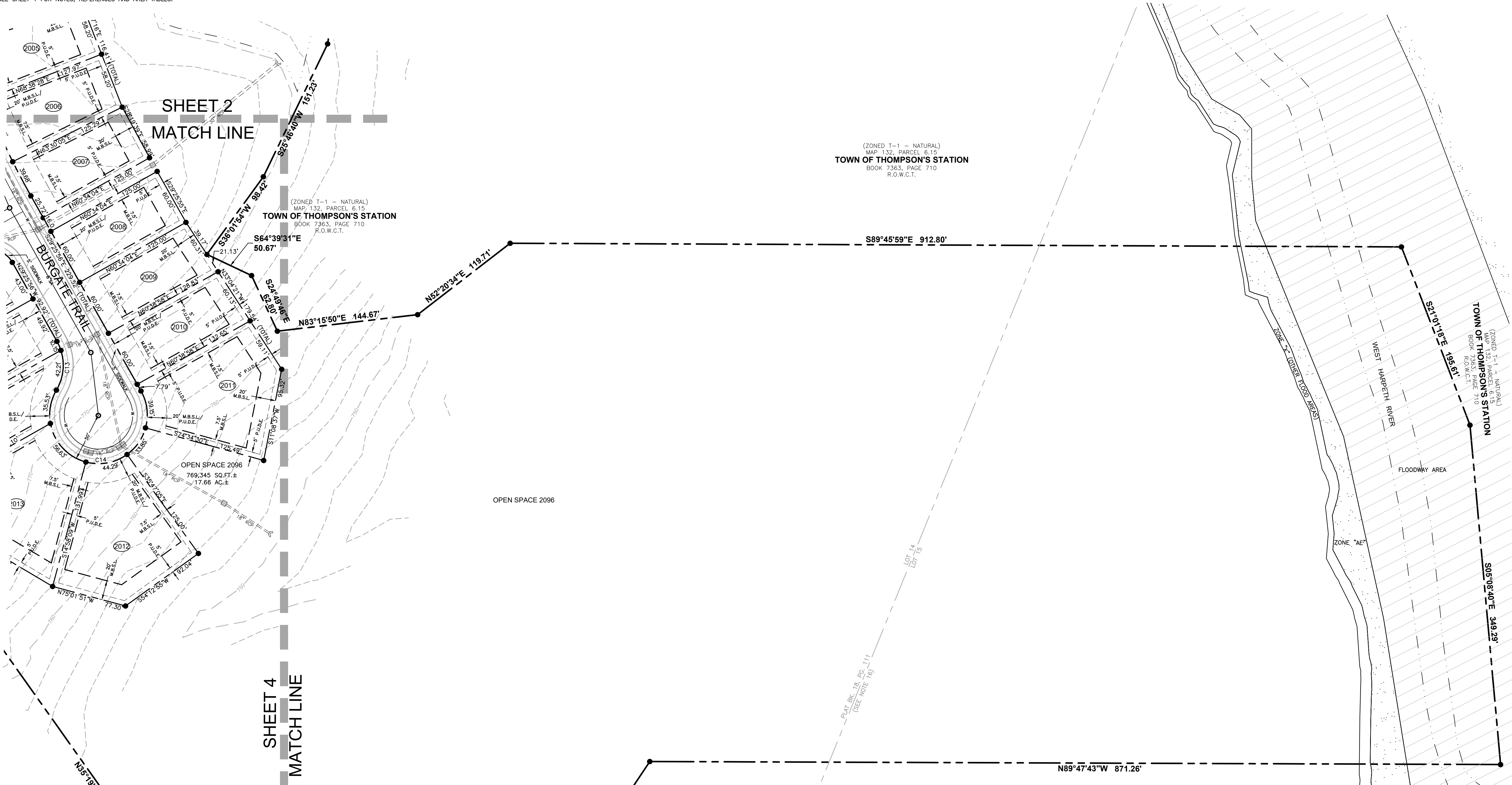
REV. # 1  
DATE: 2-12-20  
DESCRIPTION: PER STAFF REVIEW & CLIENT REVISIONS

811  
Know what's below.  
Call before you dig.

0 50 100 150

4

**GENERAL NOTES**  
SEE SHEET 1 FOR NOTES, REFERENCES AND AREA TABLES.



(ZONED T-1 - NATURAL)  
MAP 132, PARCEL 6.15  
**TOWN OF THOMPSON'S STATION**  
BOOK 7363, PAGE 710  
R.O.W.C.T.

(ZONED T-1 - NATURAL)  
MAP 132, PARCEL 6.15  
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(ZONED T-1 - NATURAL)  
MAP 132, PARCEL 6.15  
**TOWN OF THOMPSON'S STATION**  
BOOK 7363, PAGE 710  
R.O.W.C.T.

**LEGEND**

- |        |   |            |  |
|--------|---|------------|--|
| □(O)   | CONCRETE MONUMENT (OLD)   | ⊗          | FIRE HYDRANT                                   |
| ●      | IRON ROD (NEW)<br>(1/2" x 18" W/OP STAMPED<br>"RAGAN SMITH & ASSOCIATES") | ⊕          | WATER VALVE                                    |
| ○      | IRON ROD (OLD)  | ⊖          | WATER METER                                    |
| ○(P)   | IRON PIPE (OLD)   | —SA—       | SANITARY SEWER LINE                            |
| ■      | CATCH BASIN   | RCP        | REINFORCED CONCRETE PIPE                       |
| ⊙      | SANITARY SEWER MANHOLE  | -X-X-      | FENCE  |
| *      | PROPOSED STREET LIGHT   | P.U.D.E.   | PUBLIC UTILITY DRAINAGE<br>EASEMENT            |
| ⊗      | LOT NUMBER  | R.O.W.     | RIGHT-OF-WAY                                   |
| R.O.W. | RIGHT-OF-WAY  | M.B.S.L.   | MINIMUM BUILDING<br>SETBACK LINE               |
| ⊙      | DECIDUOUS TREE  | ⊠          | FEMA ZONE "AE"                                 |
| ⊙*     | EVERGREEN TREE  | ⊠          | FEMA FLOODWAY AREA ZONE "AE"                   |
| *      | CRITICAL LOT<br>(SEE NOTE 12)   | ▨          | SLOPES IN EXCESS OF 15%                        |
| ▨      | CONCRETE SURFACE  | R.O.W.C.T. | REGISTER'S OFFICE FOR<br>WILLIAMSON COUNTY, TN |

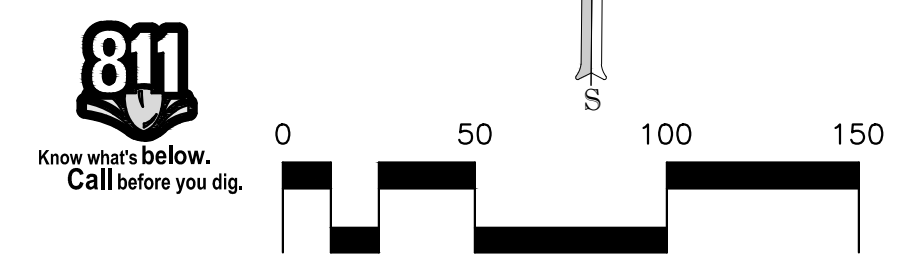
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205 W. POLK STREET  
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FOR  
**THE FIELDS OF CANTERBURY PH. 18, 19, & 20**  
**ENCOMPASS LAND GROUP, LLC**  
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	NO.	DESIGNED	DRAWN	SCALE	DATE	REV.	DESCRIPTION
1107	N/A	A REED	1"=50'	1	JANUARY 17, 2020	1	PER STAFF REVIEW & CLIENT REVISIONS

**PRELIMINARY PLAT**  
**5**



JOB NO. 05043, DATE: JANUARY 17, 2020, TIME: 11:27 AM  
 PLOTTED BY: AMANDA REED ON: 1/20/20 11:27 AM  
 LATE UPDATES BY: AMANDA REED ON: 1/20/20 11:27 AM

**Tree Protection / Replacement Data Table**

Tree Units Provided from Existing Trees		
Removed Tree Sizes	Quantity	Units Per Tree
18"	17	306
20"	7	140
21"	5	105
22"	8	176
24"	12	288
25"	3	75
26"	7	182
27"	3	81
28"	3	84
29"	1	29
30"	2	60
32"	2	64
33"	2	66
37"	2	74
40"	2	80
<b>Total Trees to be removed</b>	<b>76</b>	
<b>Total Units From Trees to be removed</b>		<b>1810</b>
<b>Total Replacement Units Required</b>		<b>1810 x 1.5 = 2715</b>
<b>Total Replacement Units Provided</b>		<b>902</b>
<i>(See Landscape Plan)</i>		

\*REDUCED TREE REPLACEMENT CALIPER INCHES TO SATISFY REQUIREMENTS, PER CRITZ LANE IMPROVEMENTS AGREEMENT WITH THE TOWN OF THOMPSON'S STATION.

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FOR  
**THE FIELDS OF CANTERBURY PH. 18, 19, & 20**  
**ENCOMPASS LAND GROUP, LLC**  
 TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	1107	TPG	ATD	1"=50'	PER STAFF REVIEW & CLIENT REVISIONS
JOB NO.	05043	DESIGNED:	DRAWN:	SCALE:	DATE:
					01/29/2020

**TREE REMOVAL**  
**L1.1**

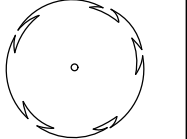

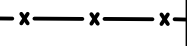


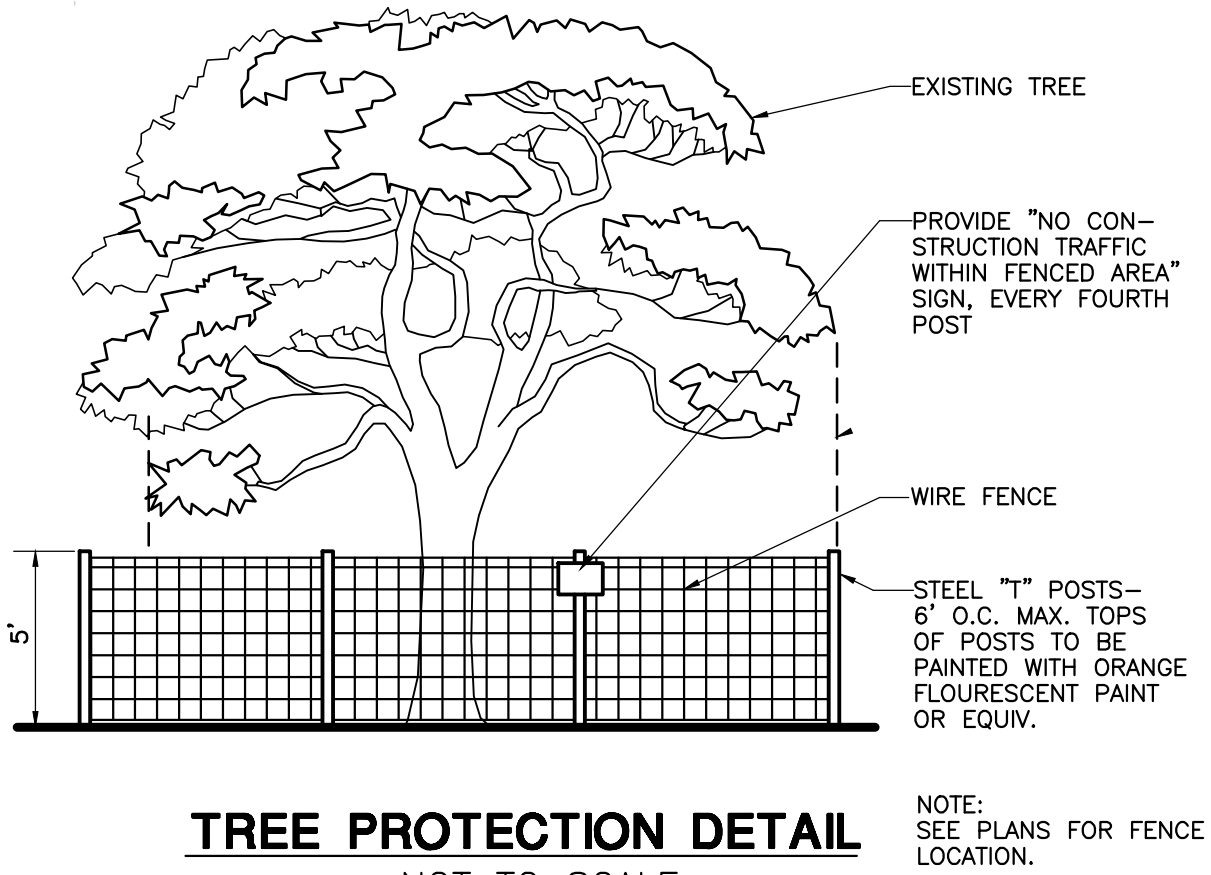
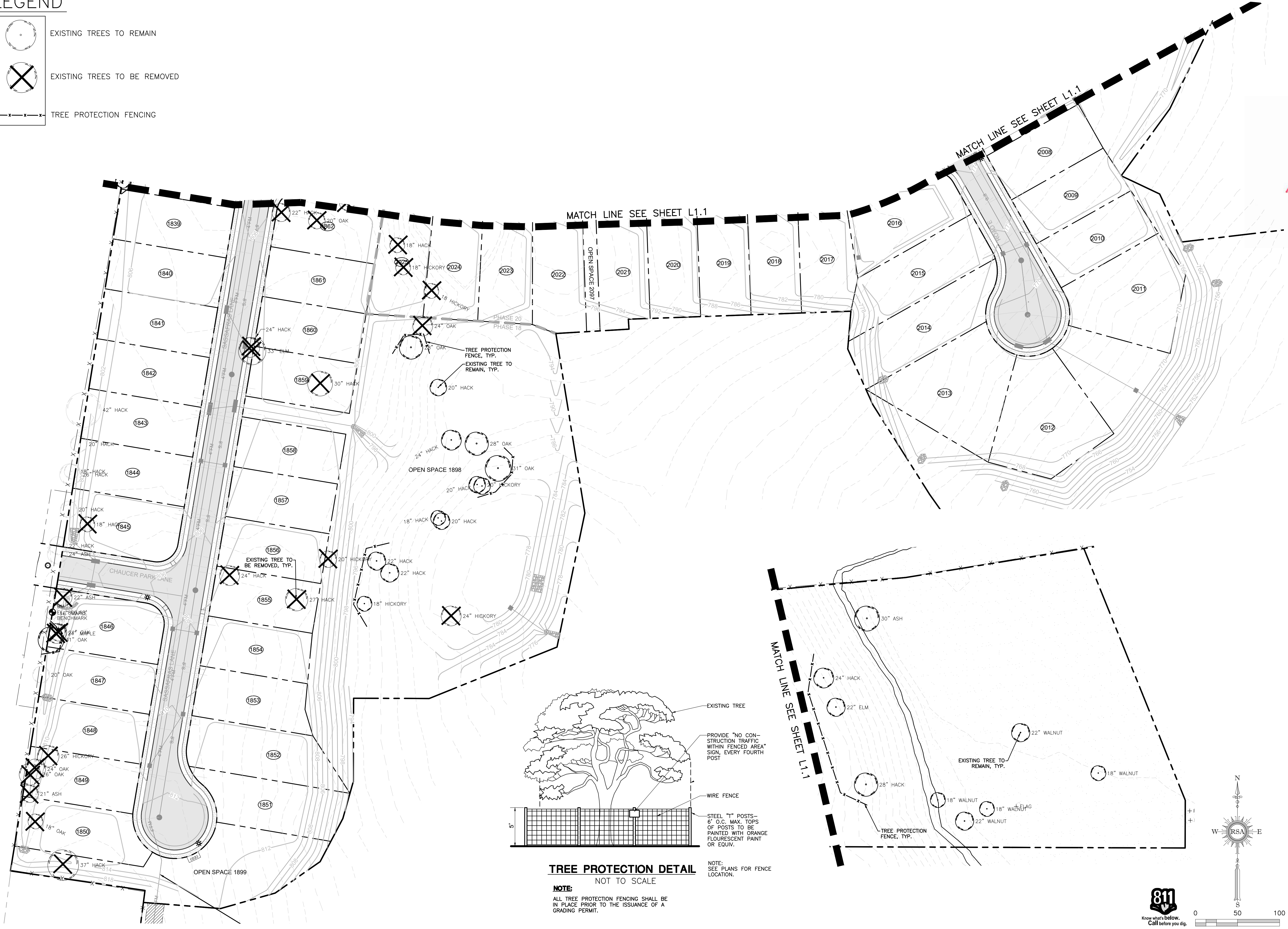
**LEGEND**

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION FENCING

COMPILED BY: [unreadable] PLOTTED BY: [unreadable] ON: 01/29/2020 10:35 AM

**LEGEND**

-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED
-  TREE PROTECTION FENCING



**TREE PROTECTION DETAIL**  
NOT TO SCALE

**NOTE:**  
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

**RAGAN SMITH**  
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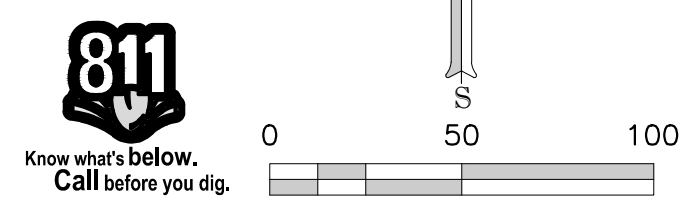
FOR  
**THE FIELDS OF CANTERBURY PH. 18, 19, & 20**  
**ENCOMPASS LAND GROUP, LLC**  
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

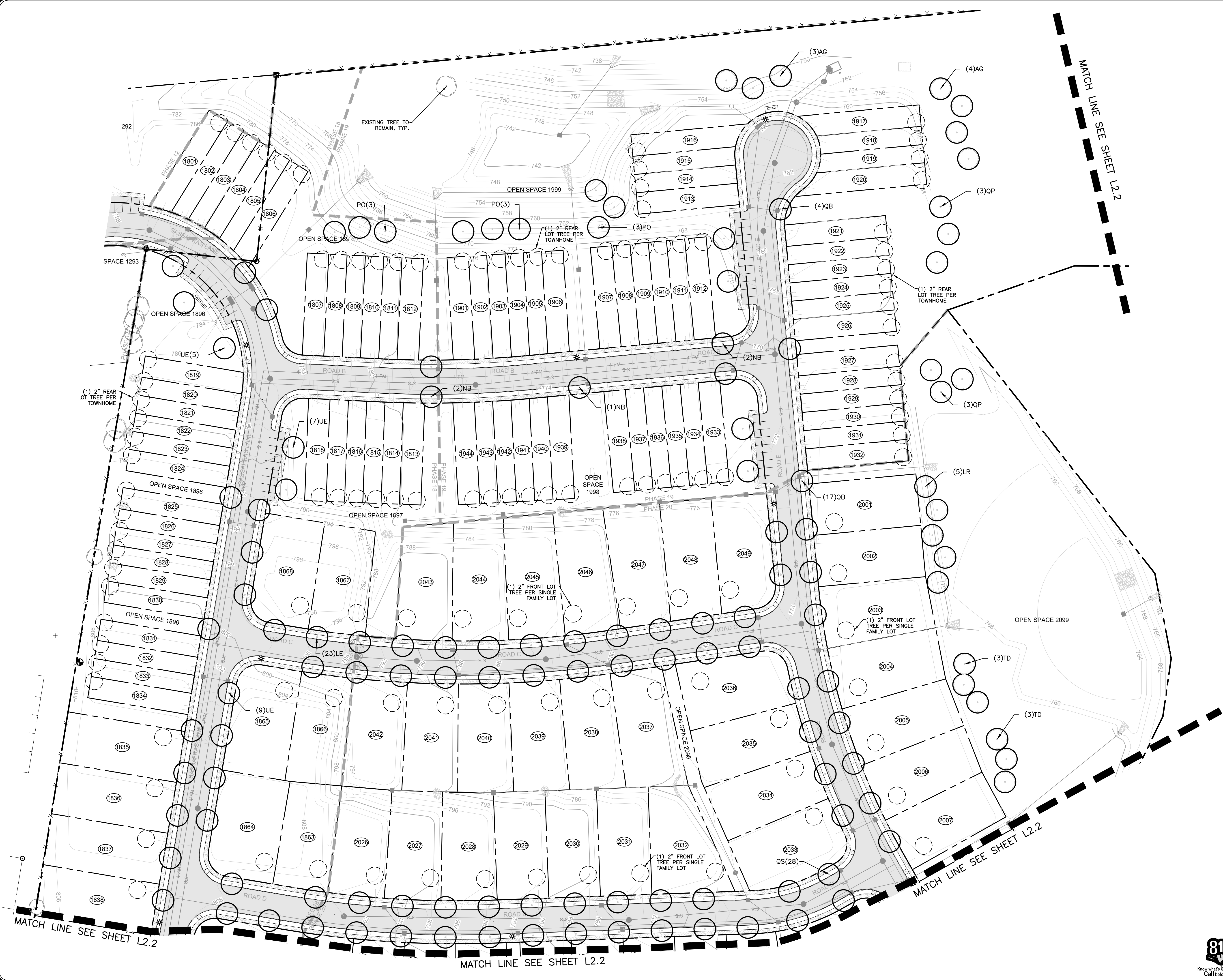
WK. ORDER	TPG	ATD	REV.	DATE	DESCRIPTION
1107			1	01/29/2020	PER STAFF REVIEW & CLIENT REVISIONS

**TREE REMOVAL**

**L1.2**

CONSULT WITH OWNER AND ENGINEER ON ALL SHEETS. LAYOUTS AND DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DATE PLOTTED: 01/29/2020 10:30 AM. LAYOUT BY: J. DUNBAR.





**RAGAN SMITH**  
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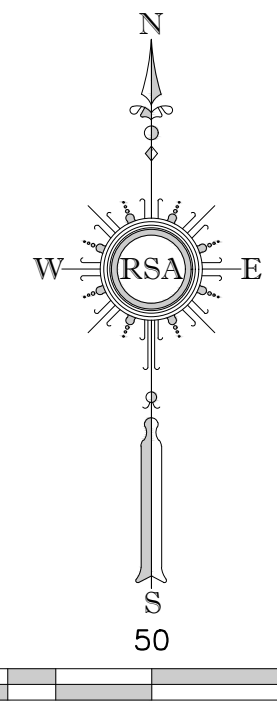
FOR  
**THE FIELDS OF CANTERBURY PH. 18, 19, & 20**  
**ENCOMPASS LAND GROUP, LLC**  
 TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	TPG	ATD	PER. STAFF REVIEW & CLIENT REVISIONS
1107			

JOB NO.	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
05043			1"=50'	01/29/2020	1	2-12-20	PER. STAFF REVIEW & CLIENT REVISIONS

LANDSCAPE PLAN  
**L2.1**



COMPILED BY: TROY PATRICK GARDNER, LICENSED LANDSCAPER, LICENSE NO. 18817  
 PLOTTED BY: TROY PATRICK GARDNER ON: 01/29/2020 10:30 AM  
 LAYOUT SPANNED BY: TROY PATRICK GARDNER ON: 01/29/2020 10:30 AM

### TREE CALCULATIONS

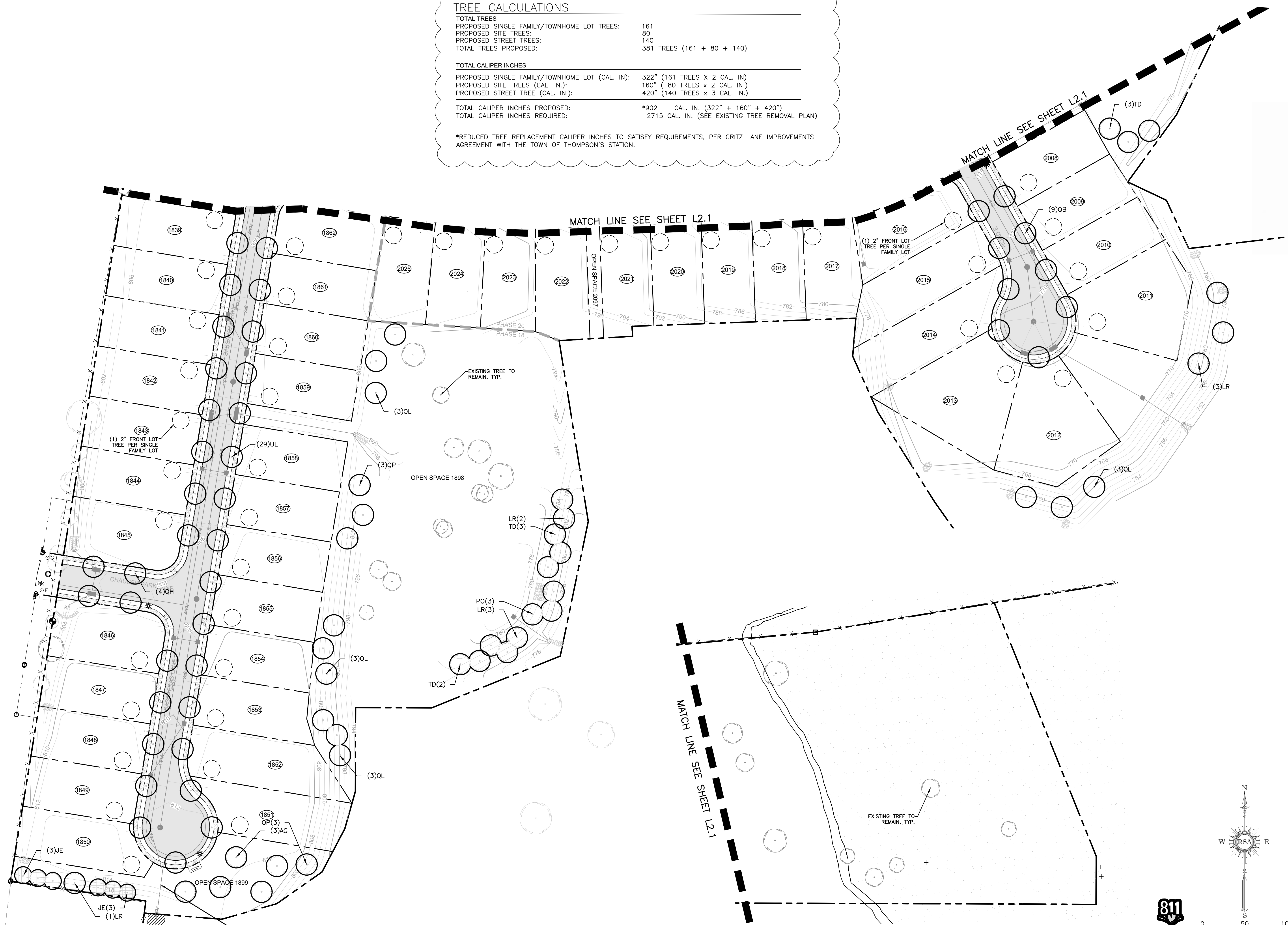
TOTAL TREES	
PROPOSED SINGLE FAMILY/TOWNHOME LOT TREES:	161
PROPOSED SITE TREES:	80
PROPOSED STREET TREES:	140
TOTAL TREES PROPOSED:	381 TREES (161 + 80 + 140)

#### TOTAL CALIPER INCHES

PROPOSED SINGLE FAMILY/TOWNHOME LOT (CAL. IN.):	322" (161 TREES X 2 CAL. IN.)
PROPOSED SITE TREES (CAL. IN.):	160" ( 80 TREES X 2 CAL. IN.)
PROPOSED STREET TREE (CAL. IN.):	420" (140 TREES X 3 CAL. IN.)

TOTAL CALIPER INCHES PROPOSED:	*902 CAL. IN. (322" + 160" + 420")
TOTAL CALIPER INCHES REQUIRED:	2715 CAL. IN. (SEE EXISTING TREE REMOVAL PLAN)

\*REDUCED TREE REPLACEMENT CALIPER INCHES TO SATISFY REQUIREMENTS, PER CRITZ LANE IMPROVEMENTS AGREEMENT WITH THE TOWN OF THOMPSON'S STATION.



**RAGAN SMITH**  
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 615-546-6050  
 ragansmith.com

**TROY PATRICK GARDNER**  
 REGISTERED  
 LANDSCAPE ARCHITECT  
 AGRICULTURE  
 TENNESSEE NO. 18217  
 2/10/22

FOR  
**THE FIELDS OF CANTERBURY PH. 18, 19, & 20**  
**ENCOMPASS LAND GROUP, LLC**  
 TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
1107	TPG	ATD	1"=50'	01/29/2020	1	2-12-20	PER STAFF REVIEW & CLIENT REVISIONS

**LANDSCAPE PLAN**  
**L2.2**

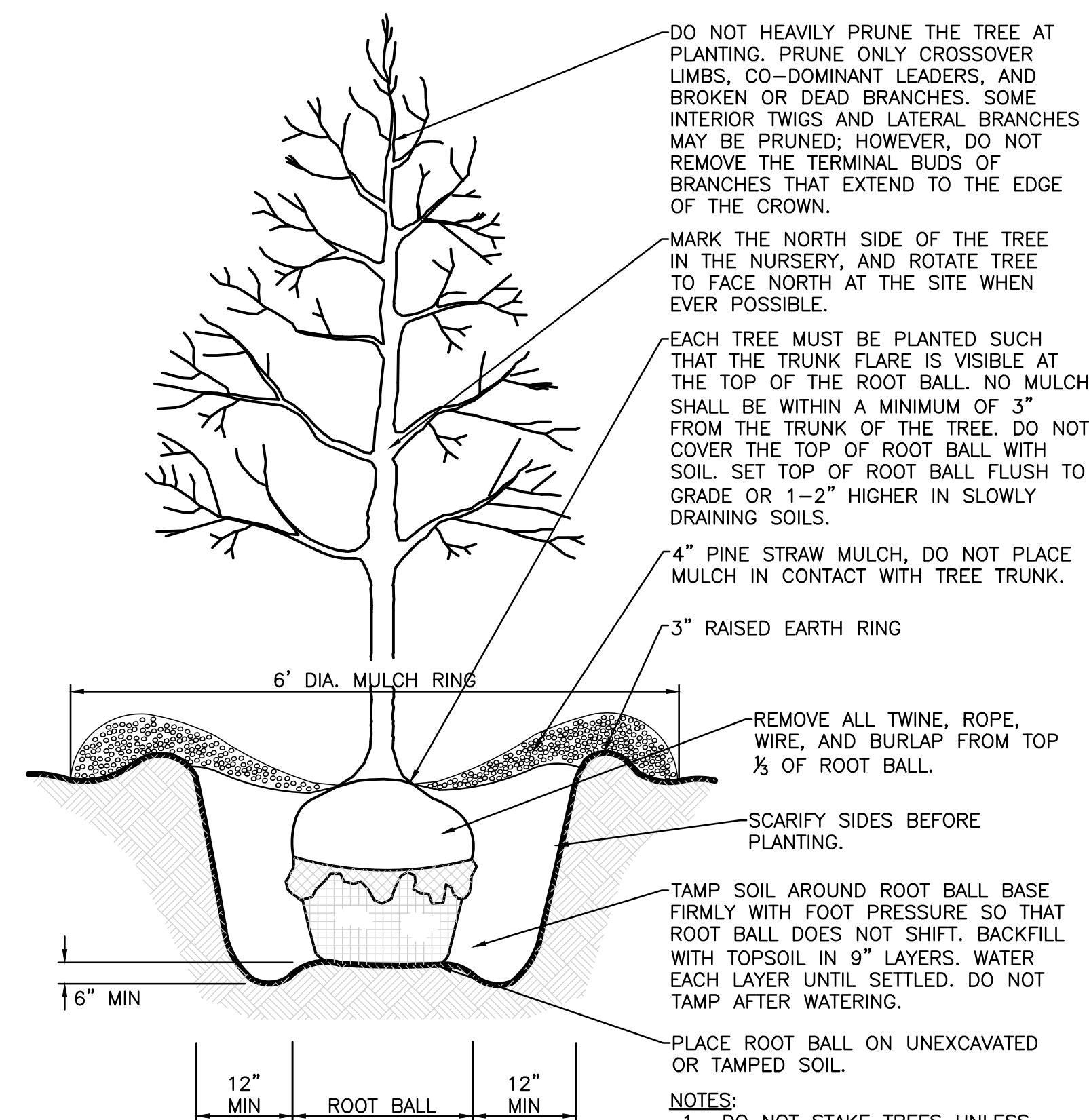
CONRAD JACOBI CONSULTING ENGINEERS, INC. 11/12/2019 10:35 AM  
 PLOTTED BY PERRY DUNBAR ON 3/23/2020 10:35 AM  
 LAYER SPANDED BY FORMER USER ON 3/23/2020 10:35 AM



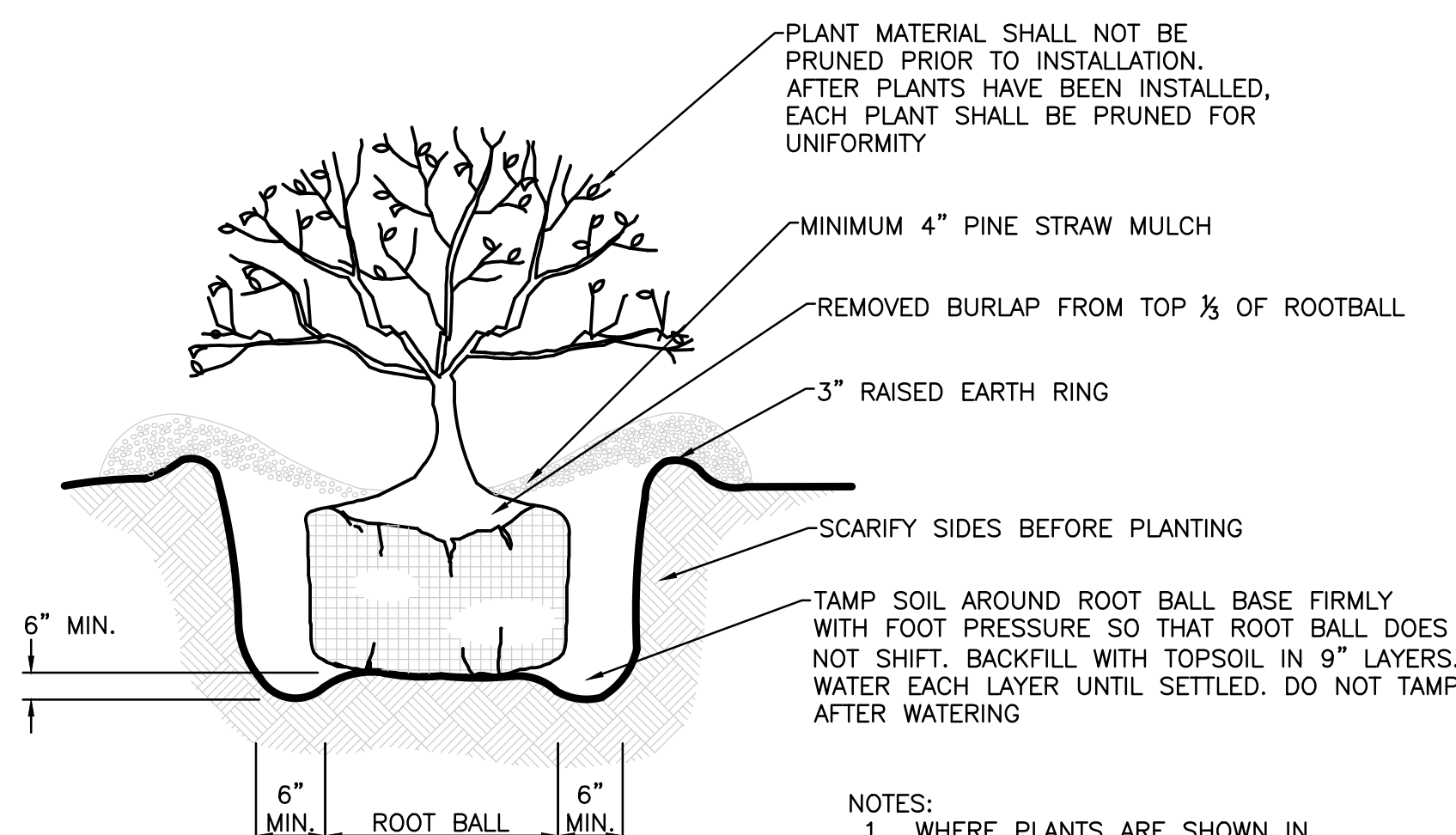
**PLANT SCHEDULE**

SITE TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AG	10	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	DECIDUOUS	2" CAL.		AS SHOWN	
JE	6	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	
LR	14	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	DECIDUOUS	2" CAL.		AS SHOWN	
PO	12	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	DECIDUOUS	2" CAL.		AS SHOWN	
QL	12	QUERCUS LYRATA / OVERCUP OAK	DECIDUOUS	2" CAL.		AS SHOWN	
QP	12	QUERCUS STELLATA / POST OAK	DECIDUOUS	2" CAL.		AS SHOWN	
TD	14	TAXODIUM DISTICHUM / BALD CYPRESS	DECIDUOUS	2" CAL.		AS SHOWN	
STREET TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
LE	23	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	DECIDUOUS	3" CAL.		AS SHOWN	
NB	5	NYSSA SYLVATICA 'BLACK TUPELO' / SOUR GUM	DECIDUOUS	3" CAL.		AS SHOWN	
QB	30	QUERCUS NUTTALLII 'BIG BOY' / BIG BOY NUTTALL OAK	DECIDUOUS	3" CAL.		AS SHOWN	
QH	4	QUERCUS PHELLOS 'HIGHTOWER' / WILLOW OAK	DECIDUOUS	3" CAL.		AS SHOWN	
QS	28	QUERCUS RUBRA 'SCHREFELDII' / RED OAK	DECIDUOUS	3" CAL.		AS SHOWN	
UE	50	ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM	DECIDUOUS	3" CAL.		AS SHOWN	

**NOTE:** ALL DISTURBED AREAS NOT OTHERWISE PLANTED TO BE SEEDED.



**TREE PLANTING**  
NOT TO SCALE



**SHRUB PLANTING**  
NOT TO SCALE

**PLANTING NOTES:**

- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH OF 6.0 TO 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TRIFLOR OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANT ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

**IRRIGATION NOTES:**

- ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
- SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE.
- PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE ANY RECLAIMED/REUSED/GRAY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
- SHOULD RECLAIMED/REUSED/GRAY WATER NOT BE AVAILABLE, BELOW GRADE CISTERNS OR ON-SITE RETENTION PONDS SHOULD BE CONSIDERED FOR AN IRRIGATION WATER SOURCE. USE OF PUBLIC POTABLE WATER SOURCE SHOULD BE A LAST CASE RESORT AND DESIGNED AS A TEMPORARY IRRIGATION SYSTEM UTILIZED TO ESTABLISHED PROPOSED PLANT MATERIAL THROUGH ITS FIRST TWO YEARS OF GROWTH.
- PROPOSED IRRIGATION DESIGN SHOULD UTILIZE WATER EFFICIENT DESIGN TECHNIQUES SUCH AS THE USE OF DRIP IRRIGATION, MOISTURE SENSORS AND RAIN SENSORS TO MAXIMIZE WATER EFFICIENCY.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN IRRIGATION SYSTEM THAT FUNCTIONS PROPERLY PER THE INTENT OF THE DESIGN. SHOULD THE IRRIGATION CONTRACTOR SEE A FLAW IN THE PROPOSED DESIGN AND/OR FINDS A PROBLEM IN THE FIELD THAT WILL NEGATIVELY AFFECT THE PERFORMANCE OF THE PROPOSED IRRIGATION SYSTEM, THE SAID CONTRACTOR IS RESPONSIBLE FOR INFORMING THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLING OR ORDERING MATERIAL FOR THE PROPOSED IRRIGATION SYSTEM.
- IRRIGATION PLANS TO BE SUBMITTED TO BRAD BARBEE AS PART OF THE SUBMITTAL, PRIOR TO ISSUANCE OF PERMITS.

**SEEDING NOTES:**

- SEED ALL DISTURBED AREAS WITH TURF-TYPE TALL FESCUE. THE SEED SHALL BE A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P) TALL FESCUE TRIALS. MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). THE SEED SHALL BE CROP AND WEED FREE. SEED AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- PLACE STRAW MULCH ON SEEDING AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
- APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDING AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDING AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

**RAGAN SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
Murfreesboro, TN  
Nashville, TN  
Charlotte, NC

**TROY PATRICK GARDNER**  
REGISTERED  
LANDSCAPE ARCHITECT  
No. 12127  
Tennessee No. 12127

**FOR**  
**THE FIELDS OF CANTERBURY PH. 18, 19, & 20**  
**ENCOMPASS LAND GROUP, LLC**  
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DATE:	DESCRIPTION:
05043	1107	TPG	ATD	1"=50'	01/29/2020	1	2-12-20	PER STAKE REVIEW & CLIENT REVISIONS

**LANDSCAPE DETAILS**  
**L3.1**



COMMONWEALTH OF TENNESSEE, DEPARTMENT OF REVENUE, LANDSCAPE ARCHITECTS REGISTRATION BOARD, 100 WEST WASHINGTON ST., NASHVILLE, TN 37203-0001. LAST UPDATED BY FORMER ON 3/13/2020 10:28 AM. PLOTTED BY PERIODIC PLOTTING ON 3/13/2020 10:28 AM.

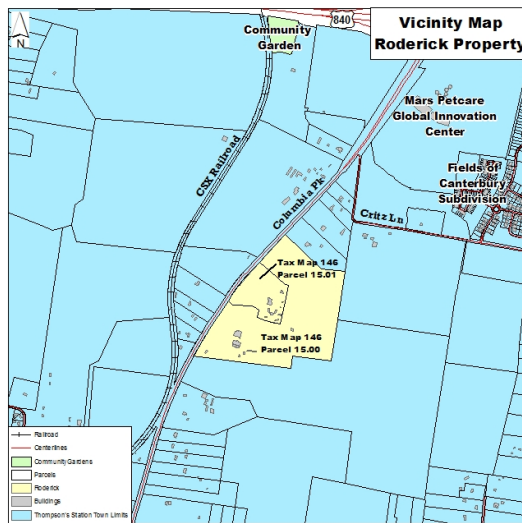


# THOMPSON'S STATION PLANNING COMMISSION STAFF REPORT

**Roderick Place Preliminary Plat for the creation of 126 single family lots, 7 commercial/mixed use lots, 1 hotel/residential lot, and 8 open space lots.**

## PROJECT DESCRIPTION

The applicant, Samson J/V a requests a preliminary plat to establish a development, approved by a Concept Plan for a total of 142 lots, which will include 126 single family lots, 7 commercial/mixed use lots, 1 hotel/residential lot, and 8 open space lots townhome lots.



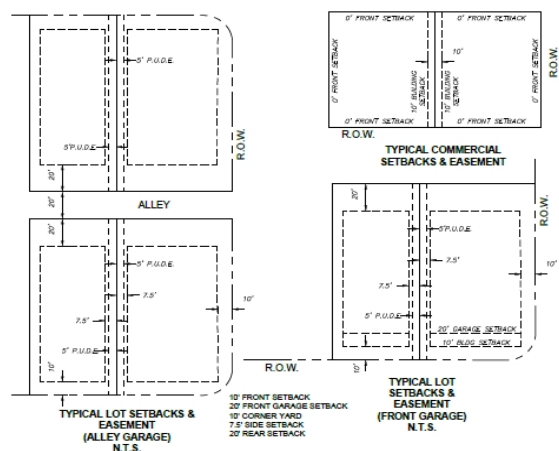
## ANALYSIS

### *Land Use/Density*

This development is within a Specific Plan zone, which is governed by a Concept Plan. A revision to the Roderick Place Concept Plan was recommended by the Planning Commission in November 2019 and was approved on second reading by the BOMA at the February 11, 2020, meeting. This plat covers the entire 79.9 acres within the Concept Plan. The plat, as submitted, is consistent with the approved Concept Plan in terms of land use and total permitted density.

### *Typical Lots and Setbacks*

The plat presents the typical lots for all development types to be developed as part of the Roderick Place Concept Plan. The typical lot types, as per the preliminary plat are included with the associated setbacks for reference. These typical lots and setbacks, which will determine the individual lots for the various development types within this mixed-use development, are consistent with the approved, revised Concept Plan and the LDO.



# THOMPSON'S STATION PLANNING COMMISSION

## STAFF REPORT

### *Roadways*

The streetscape standards, as approved through the Concept Plan revision, are the typical sections per the LDO for ST50-26 for all local streets and ST60-36 for the collector streets within this mixed-use development. Road A, Road H, and Road B conform to the collector typical section. Road G, Road C, and Road D conform to the local typical section. These street sections are consistent with the approved, revised Concept Plan and the LDO. The applicant's approval for subdivision and street names is pending with Williamson County EMA. Prior to any final plat approval, the subdivision and street names must be approved the County.

### *Critical Lots*

Several lots meet the requirement of the LDO to be considered Critical Lots due to slopes. Lots 1-2, 5-7, 10-13, 15, and 40 meet the LDO. A grading plan will be reviewed with the construction plans for the overall phase. After the review of the final grading and prior to the issuance of building permits, all critical lots meeting the LDO standards for critical lots shall require engineered site plans and site-specific grading plans to address any issues.

### *Open Space*

This preliminary plat complies with the approved, revised Concept Plan, which provides 40% residential open space and 50% commercial open space. Therefore, the plat is consistent with the LDO.

### *Trees*

This development includes the removal of 222 caliper inches of trees. The LDO requires the replacement of trees 18 inches and greater at a ratio of one and a half inches for every inch removed. Per the landscape plan, 333 caliper inches of tree replacement is required. This equates to 166 trees at 2-inch caliper. The proposed landscape plans exceed the Town's requirements with 430 trees, equating to 860 caliper inches of replacement on site. Therefore, the landscape plan is in conformance with the LDO.

## **RECOMMENDATION**

Staff recommends Planning Commission approval of the preliminary plat, with the contingencies:

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. Prior to submittal of any final plats for this development, approval of the subdivision name and all street names shall be serviced.
3. All recommendations within the traffic study shall be completed.
4. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. A drainage study shall be submitted to verify that drainage is managed adequately on site.

## **ATTACHMENT**

Preliminary Plat

Landscape Plan

**SITE DATA**

SUBDIVISION NAME: RODERICK PLACE  
 SITE ADDRESS: 4630 COLUMBIA PIKE (US-31)  
 THOMPSON'S STATION, TN 37179  
 REVISED SP PLAN APPROVED BY THOMPSON STATION ON FEB. 11, 2020  
 DEED REF: R.O.W.C., TN DB 1500 PG 191 AND  
 DB 6363 PAGE 951  
 TAX MAP, PARCEL: Map 146, Parcel 15.00 & 15.01  
 Williamson County, TN  
 ZONING: S.P. (SPECIFIC PLAN)

SPECIFIC PLAN, HIGH INTENSITY DISTRICT (CLUSTER OPTION)  
 GROSS SITE AREA: 79.90 AC  
 MAXIMUM DENSITY: 3.00 DU/AC  
 MAXIMUM HEIGHT: 3 STORIES  
 REQUIRED OPEN SPACE: 40% RESIDENTIAL | 50% COMMERCIAL  
 MINIMUM SITE AREA: 10 ACRES  
 MAXIMUM SITE AREA: 100 ACRES  
 AREA PERMITTED AS RESIDENTIAL: 100%  
 AREA PERMITTED AS COMMERCIAL: 100%

DENSITY:  
 Gross Permitted Density: 3.00 DU/AC  
 Total Residential: 211 Units  
 Estate Lots: 54 Units  
 Cottage Lots: 72 Units  
 Multistory dwellings/live work: 85 Units  
 Total Commercial: 129,367 S.F.  
 Event Center & Historic Barn: 13,500 S.F.  
 Hotel w/ Senior Residences: 92 Units  
 Senior Living (IL,AL,Z): 100 Beds

OPEN SPACE:  
 Total Land Area: 79.90 AC.  
 Total Commercial Area: 9.26 Acres X 50% = 4.63 Acres  
 Total Residential Area: 70.64 Acres X 40% = 28.25 Acres  
 Total Area of R.O.W.: 11.35 AC. (To be dedicated)  
 Total Required Open Space: 32.88 AC.  
 Total Provided Open Space: 35.80 AC.  
 TOTAL SITE AREA: 79.90 AC.

BUILDING SETBACKS, RESIDENTIAL LOTS:  
 FRONT SETBACK: 10'  
 FRONT CORNER SETBACK: 10'  
 SIDE SETBACK: 7.5'  
 REAR SETBACK: 20'

OWNER: KMK ACRES, LLC.  
 LEON C. HERON, JR.  
 CHIEF MANGER/SOLE MEMBER  
 2655 RANCH CLUB BLVD.  
 MYAKKA CITY, FL 34251

DEVELOPER: SAMSON J/V  
 JAY FRANKS  
 144 SOUTHEAST PARKWAY #230  
 FRANKLIN, TN 37067

FIRM PANEL NO.: These lots are NOT included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program community map 47187C0345F, dated SEP 29, 2006.



**LOCATION MAP  
N.T.S.**

**Utility Disclaimer**

ENERGY, LAND AND INFRASTRUCTURE, LLC (ELI, LLC) HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. ELI, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ELI, LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, 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 811.

**GENERAL NOTES**

- REFER TO SPECIFIC PLAN AMENDMENT FOR LOT STANDARDS.
- OPEN SPACE TO BE OWNED, CARED, OPERATION & MAINTENANCE BY H.O.A.
- THIS PLAT IS CONSISTENT WITH THE CONCEPT PLAN & SPECIFIC PLAN AMENDMENT.
- PLEASE REFER TO ORDINANCE 2020-001 FOR APPROVED CONDITIONS FOR THE RODERICK PLACE SP AMENDMENT

**PRELIMINARY PLAT NOTES**

- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 142 LOTS (126 SINGLE FAMILY RESIDENTIAL LOTS, 7 COMMERCIAL/ MIXED-USE LOTS, 1 HOTEL / RESIDENTIAL LOT, 8 OPEN SPACE TRACTS AND RELATED PUBLIC RIGHT OF WAY FOR THE RODERICK PLACE DEVELOPMENT.)
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER, FORCEMAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- THE PROPERTY IS ZONED S.P. (SPECIFIC PLAN), THE ZONING REQUIREMENTS ARE STATED IN THE "RODERICK PLACE CONCEPT PLAN VISION BOOK," APPROVED FEBRUARY 11, 2020.
- PARCELS ARE SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- THE STREETS IDENTIFIED ON THE PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- ALL OPEN SPACE SHALL BE CONSIDERED A PUBLIC PEDESTRIAN, UTILITY, AND DRAINAGE EASEMENT. MAINTENANCE OF ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- A SITE PLAN FOR RODERICK MARKET HAS BEEN SUBMITTED FOR LOTS 1 & 2 IN 2017.
- BLOCK LENGTH FOR RESIDENTIAL AREA IS 480 FT.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.

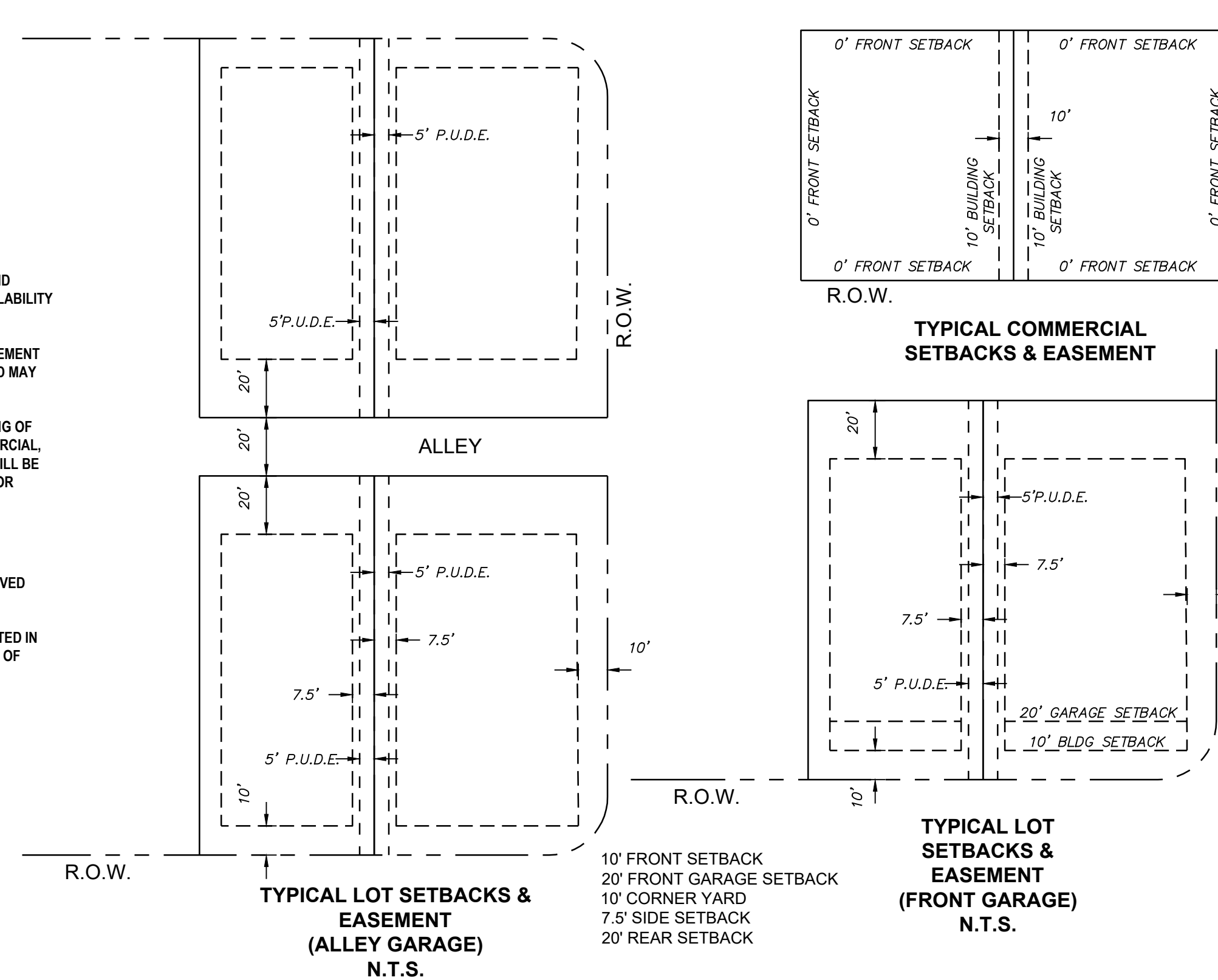
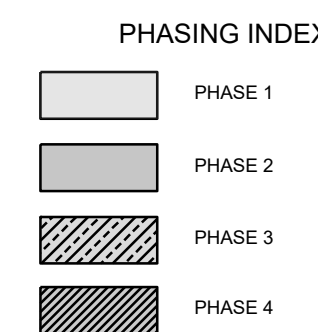
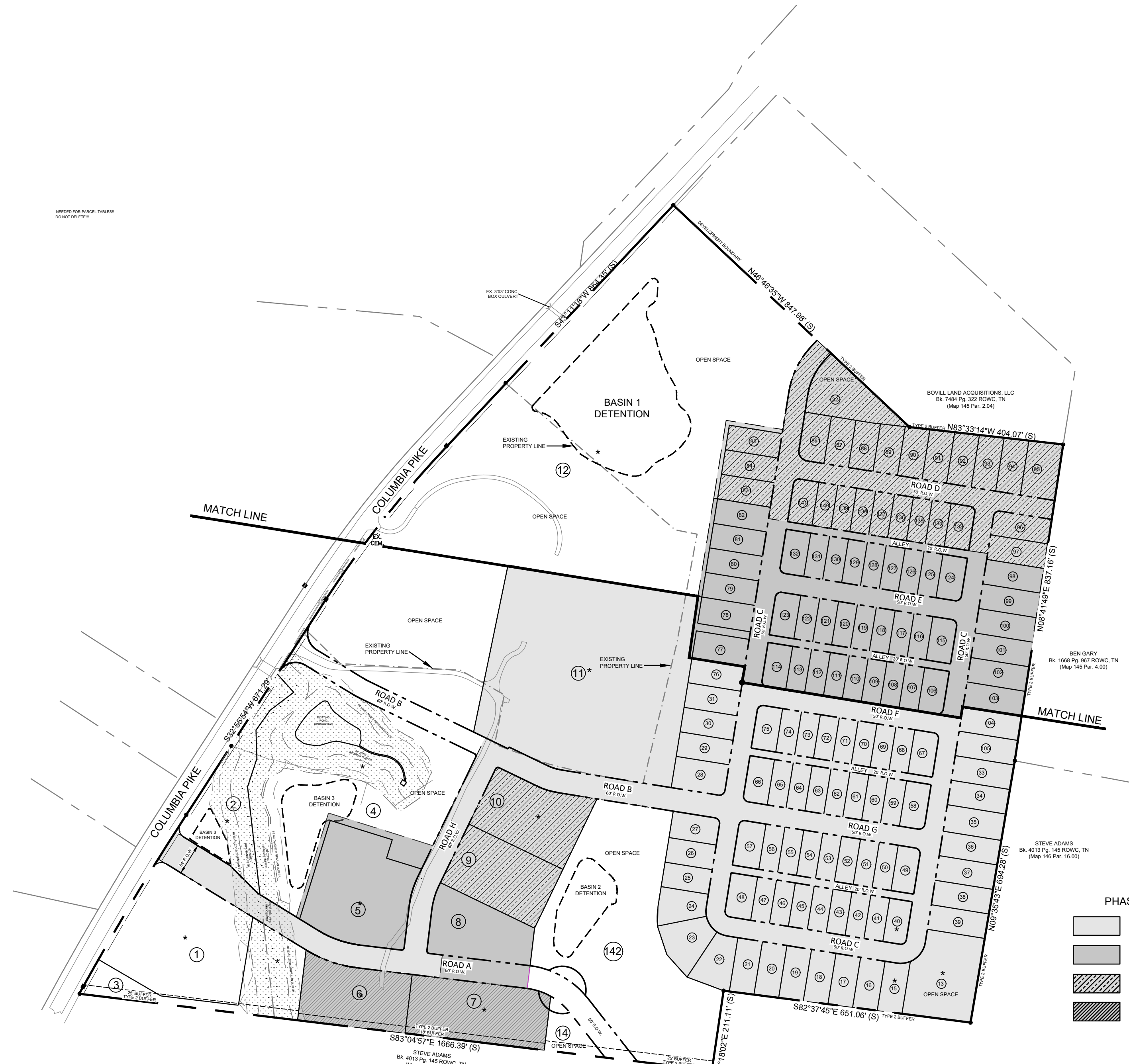


**UTILITY NOTES**

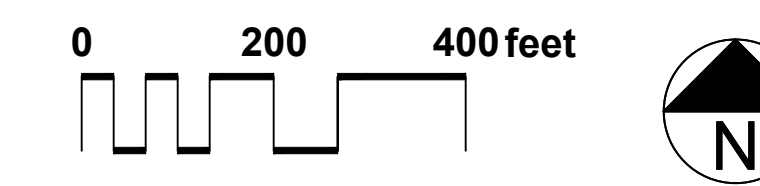
- COMMUNICATIONS WITH OUTSIDE UTILITY PROVIDERS (ATMOS, HB&TS, MTEM) AND COORDINATION WITH THOMPSON'S STATION (SEWER) HAVE INDICATED THAT AVAILABILITY EXISTING TO MEET ANTICIPATED DEMANDS.
- THE RODERICK PLACE PROJECT WAS GRANTED SEWER TAPS THROUGH AN AGREEMENT BETWEEN THE TOWN OF THOMPSON STATION AND TS BASIN BUILDERS, LLC DATED MAY 24, 2006.
- HB&TS HAS PROVIDED A WATER AVAILABILITY LETTER FOR A PROJECT CONSISTING OF 126 RESIDENTIAL UNITS, 48 APARTMENTS, 127,606 SQUARE FEET OF MIXED COMMERCIAL, 13,600 SQUARE FEET OF EVENT SPACE AND 150 HOTEL UNITS. THE DEVELOPER WILL BE RESPONSIBLE FOR WORKING WITH THE INDIVIDUAL UTILITY DISTRICTS/ENTITIES FOR APPROVALS AS THE PROJECT MOVES FORWARD.

**STORMWATER NOTES**

- THE ADDITIONAL IMPERVIOUS AREA TO THIS SITE WILL BE TREATED USING APPROVED BMP'S, INCLUDING DETENTION BASINS.
- RUNOFF FROM THE IMPERVIOUS AREAS WILL EITHER SHEET FLOW OR BE COLLECTED IN THE SITE DRAINAGE SYSTEM. ALL DISCHARGES WILL MEET OR EXCEED THE TOWN OF THOMPSON'S STATION STORMWATER REQUIREMENTS.



**PRELIMINARY PLAT  
MASTER PLAN**



DRAWN BY: JK FAULK, RLS DATE: 2/12/2020  
 SURVEYOR  
 J.R. FAULK  
 DIVIDING LINE SURVEY SERVICES  
 403 S MULBERRY ST  
 DICKSON, TN

ENERGY, LAND & INFRASTRUCTURE  
 1420 DONNELSON PIKE, SUITE 412 • NASHVILLE, TN 37217  
 OFFICE 615-383-8300 • WWW.ELI-LIC.COM  
 ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

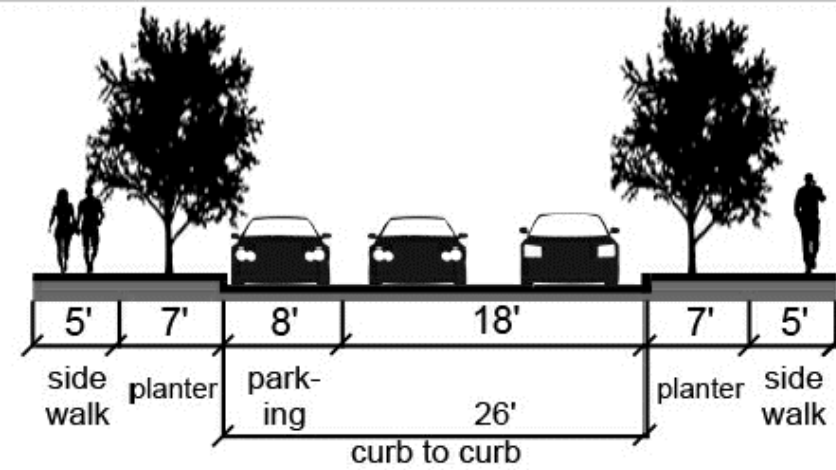
RODERICK PLACE  
 PRELIMINARY PLAT MASTER PLAN  
 THOMPSON'S STATION, TENNESSEE

ISSUE 01.17.20  
 RE-ISSUE 02.11.20

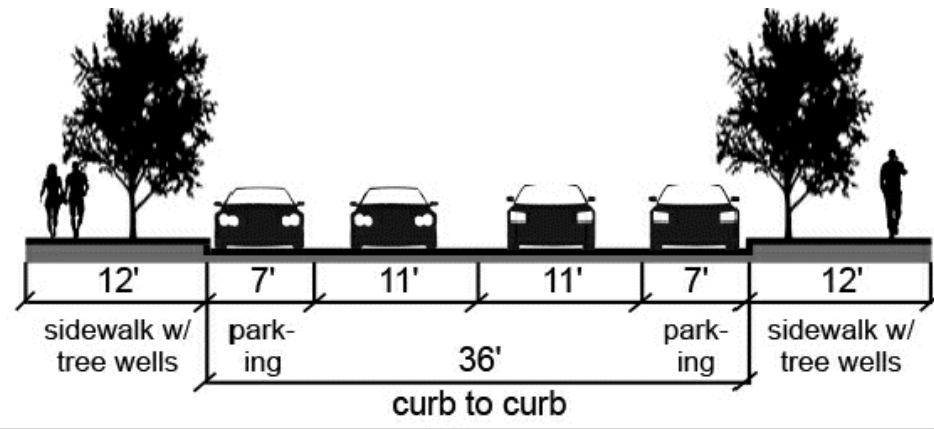
DEVELOPER  
 SAMSON J/V  
 144 SOUTHEAST PKWY., SUITE 230  
 FRANKLIN, TN 37064

PROJECT  
 RODERICK PLACE

P  
 1.0



50' R.O.W. (ST 50-26)



60' R.O.W. (ST 60-36)

Lot #	Square Feet	Acres
1	96679	2.22
2	51842	1.19
3	49946	1.15
4	218293	5.01
5	71042	1.63
6	45225	1.04
7	56579	1.30
8	39264	0.90
9	46622	1.07
10	47994	1.10
11	261262	6.00
12	768217	17.64
13	38770	0.89
14	12506	0.29
15	8533	0.20
16	8553	0.20
17	8681	0.20
18	8809	0.20
19	8937	0.21
20	9065	0.21

Lot #	Square Feet	Acres
21	9193	0.21
22	12036	0.28
23	13864	0.32
24	10191	0.23
25	8125	0.19
26	8125	0.19
27	8702	0.20
28	11523	0.26
29	9100	0.21
30	9100	0.21
31	9100	0.21
33	10112	0.23
34	10076	0.23
35	10811	0.25
36	10001	0.23
37	9965	0.23
38	9929	0.23
39	9892	0.23
40	6852	0.16
41	5750	0.13

Lot #	Square Feet	Acres
42	5750	0.13
43	5750	0.13
44	5750	0.13
45	5750	0.13
46	5750	0.13
47	5750	0.13
48	8002	0.18
49	7152	0.16
50	6000	0.14
51	6000	0.14
52	6000	0.14
53	6000	0.14
54	6000	0.14
55	6000	0.14
56	6000	0.14
57	8352	0.19
58	7752	0.18
59	6000	0.14
60	6000	0.14
61	6000	0.14

Lot #	Square Feet	Acres
62	6000	0.14
63	6000	0.14
64	6000	0.14
65	6000	0.14
66	7752	0.18
67	7427	0.17
68	5750	0.13
69	5750	0.13
70	5750	0.13
71	5750	0.13
72	5750	0.13
73	5750	0.13
74	5750	0.13
75	7427	0.17
76	9100	0.21
104	10097	0.23
105	10126	0.23
142	196222	4.50

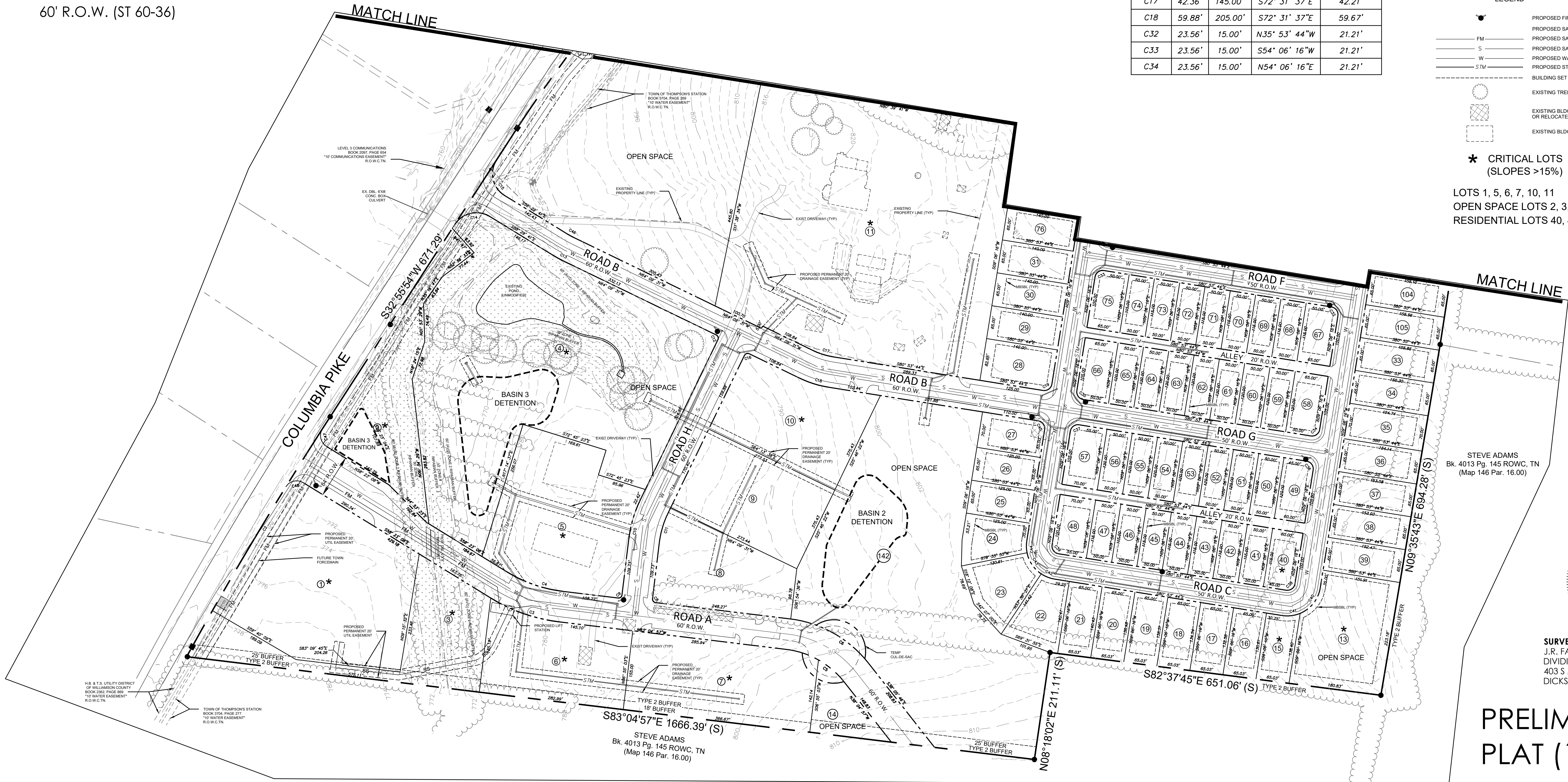
Curve #	Length	Radius	Chord Direction	Chord Length
C1	511.62'	2831.79'	S38° 18' 51"W	510.93'
C2	518.19'	7606.60'	S30° 46' 19"W	518.09'
C3	142.25'	330.00'	S70° 44' 02"E	141.15'
C4	116.38'	270.00'	S70° 44' 02"E	115.48'
C5	137.61'	170.05'	N61° 15' 57"W	133.89'
C6	181.37'	230.00'	N60° 40' 22"W	176.70'
C8	11.00'	7.00'	S38° 04' 57"E	9.90'
C9	11.00'	7.00'	N51° 55' 03"E	9.90'
C10	80.26'	243.00'	S16° 22' 46"W	79.90'
C11	60.44'	183.00'	S16° 22' 46"W	60.17'
C12	11.00'	7.00'	N19° 09' 31"W	9.90'
C13	21.06'	213.00'	S61° 19' 36"E	21.05'
C14	77.30'	50.00'	S77° 13' 06"W	69.83'
C15	79.78'	50.00'	S12° 46' 54"E	71.59'
C16	11.00'	7.00'	S70° 50' 29"W	9.90'
C17	42.36'	145.00'	S72° 31' 37"E	42.21'
C18	59.88'	205.00'	S72° 31' 37"E	59.67'
C32	23.56'	15.00'	N35° 53' 44"W	21.21'
C33	23.56'	15.00'	S54° 06' 16"W	21.21'
C34	23.56'	15.00'	N54° 06' 16"E	21.21'

Curve #	Length	Radius	Chord Direction	Chord Length
C36	23.56'	15.00'	N35° 53' 44"W	21.21'
C37	23.56'	15.00'	S54° 06' 16"W	21.21'
C38	23.56'	15.00'	N54° 06' 16"E	21.21'
C39	23.56'	15.00'	S35° 53' 44"E	21.21'
C40	66.03'	65.00'	N38° 12' 21"E	63.23'
C41	36.07'	65.00'	N83° 12' 21"E	35.61'
C42	102.10'	65.00'	S35° 53' 44"E	91.92'
C43	102.10'	65.00'	S35° 53' 44"E	91.92'
C44	102.10'	65.00'	S35° 53' 44"E	91.92'
C45	23.56'	15.00'	N35° 53' 44"W	21.21'
C46	16.11'	163.00'	S61° 19' 36"E	16.11'
C47	39.75'	25.00'	S12° 49' 51"E	35.70'
C48	39.23'	25.00'	S76° 39' 46"W	35.33'

**LEGEND**

- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- BUILDING SET BACK LINE (MBSBL)
- EXISTING TREE
- EXISTING BLDG TO BE REMOVED OR RELOCATED
- EXISTING BLDG TO REMAIN
- ★ CRITICAL LOTS (SLOPES >15%)**

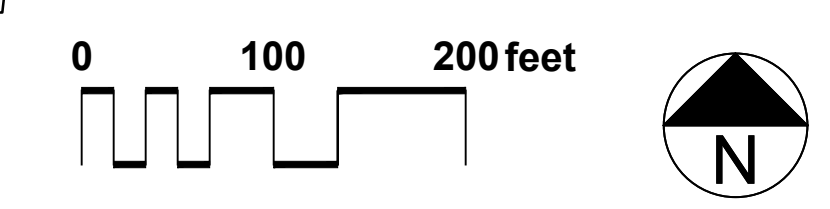
LOTS 1, 5, 6, 7, 10, 11  
OPEN SPACE LOTS 2, 3, 4, 12, 13  
RESIDENTIAL LOTS 40, 49



STEVE ADAMS  
Bk. 4013 Pg. 145 ROWC, TN  
(Map 146 Par. 16.00)

**SURVEYOR**  
J.R. FAULK  
DIVIDING LINE SURVEY SERVICES  
403 S MULBERRY ST  
DICKSON, TN

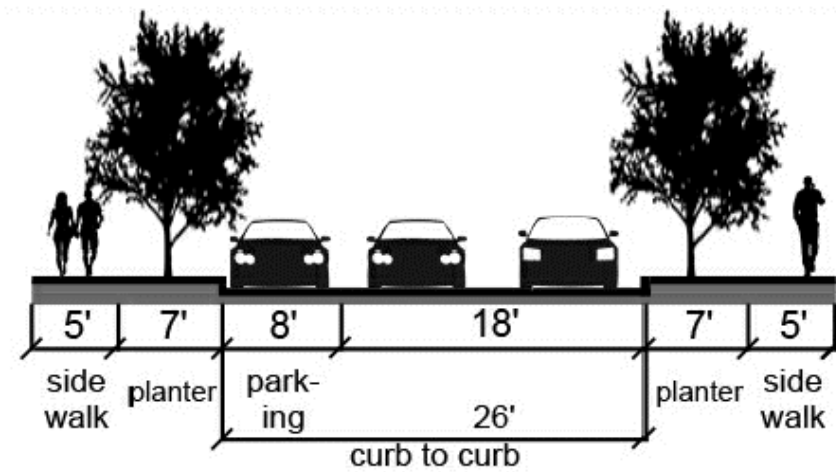
# PRELIMINARY PLAT (1 OF 2)



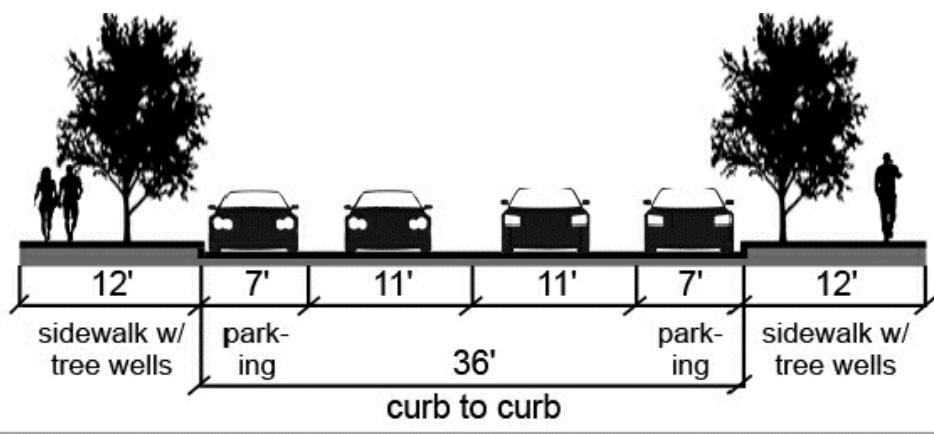
**ENERGY LAND & INFRASTRUCTURE**  
 1480 DONNELSON PIKE, SUITE 412 • NASHVILLE, TN 37217  
 OFFICE 615-383-8300 • WWW.ELI-LLC.COM  
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**RODERICK PLACE PRELIMINARY PLAT**  
 THOMPSON'S STATION, TENNESSEE

ISSUE 01.17.20  
 RE-ISSUE 02.11.20  
 PROJECT RODERICK PLACE  
 DEVELOPER SAMSON/J/V 144 SOUTHEAST PKWY., SUITE 230 FRANKLIN, TN, 37064  
 P  
 2.0



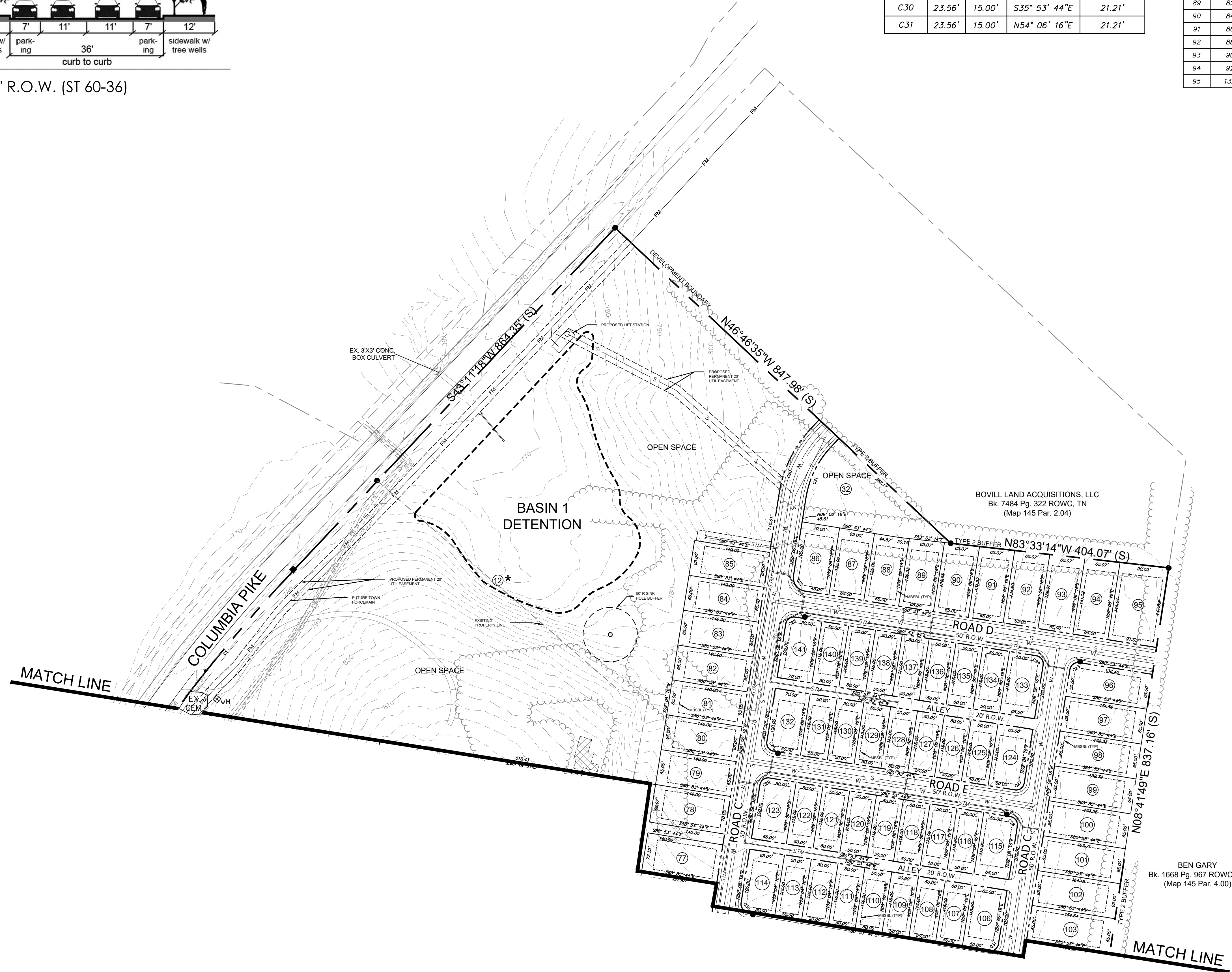
50' R.O.W. (ST 50-26)



60' R.O.W. (ST 60-36)

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C20	132.18'	225.00'	S25° 56' 04"W	130.29'
C21	102.81'	175.00'	S25° 56' 04"W	101.34'
C22	39.27'	25.00'	S35° 53' 44"E	35.36'
C23	23.56'	15.00'	S54° 06' 16"W	21.21'
C24	23.56'	15.00'	N35° 53' 44"W	21.21'
C25	23.56'	15.00'	S54° 06' 16"W	21.21'
C26	23.56'	15.00'	S35° 53' 44"E	21.21'
C27	23.56'	15.00'	N54° 06' 16"E	21.21'
C28	23.56'	15.00'	N35° 53' 44"W	21.21'
C29	23.56'	15.00'	S54° 06' 16"W	21.21'
C30	23.56'	15.00'	S35° 53' 44"E	21.21'
C31	23.56'	15.00'	N54° 06' 16"E	21.21'

Lot Table			Lot Table			Lot Table			Lot Table		
Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres
32	24635	0.57	96	9808	0.23	119	5750	0.13	139	5750	0.13
77	10128	0.23	97	9886	0.23	120	5750	0.13	140	5750	0.13
78	9800	0.22	98	9916	0.23	121	5750	0.13	141	7427	0.17
79	9100	0.21	99	9946	0.23	122	5750	0.13			
80	9100	0.21	100	9976	0.23	123	7427	0.17			
81	9100	0.21	101	10006	0.23	124	7427	0.17			
82	9100	0.21	102	10036	0.23	125	5750	0.13			
83	9100	0.21	103	10067	0.23	126	5750	0.13			
84	9100	0.21	106	7427	0.17	127	5750	0.13			
85	9100	0.21	107	5750	0.13	128	5750	0.13			
86	8616	0.20	108	5750	0.13	129	5750	0.13			
87	8125	0.19	109	5750	0.13	130	5750	0.13			
88	8134	0.19	110	5750	0.13	131	5750	0.13			
89	8284	0.19	111	5750	0.13	132	7427	0.17			
90	8480	0.19	112	5750	0.13	133	7427	0.17			
91	8676	0.20	113	5750	0.13	134	5750	0.13			
92	8872	0.20	114	7427	0.17	135	5750	0.13			
93	9069	0.21	116	5750	0.13	136	5750	0.13			
94	9265	0.21	117	5750	0.13	137	5750	0.13			
95	13229	0.30	118	5750	0.13	138	5750	0.13			



**LEGEND**

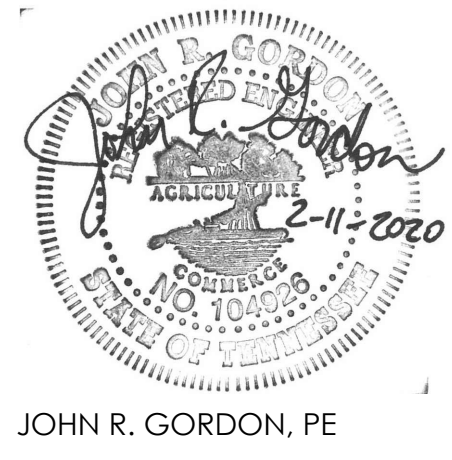
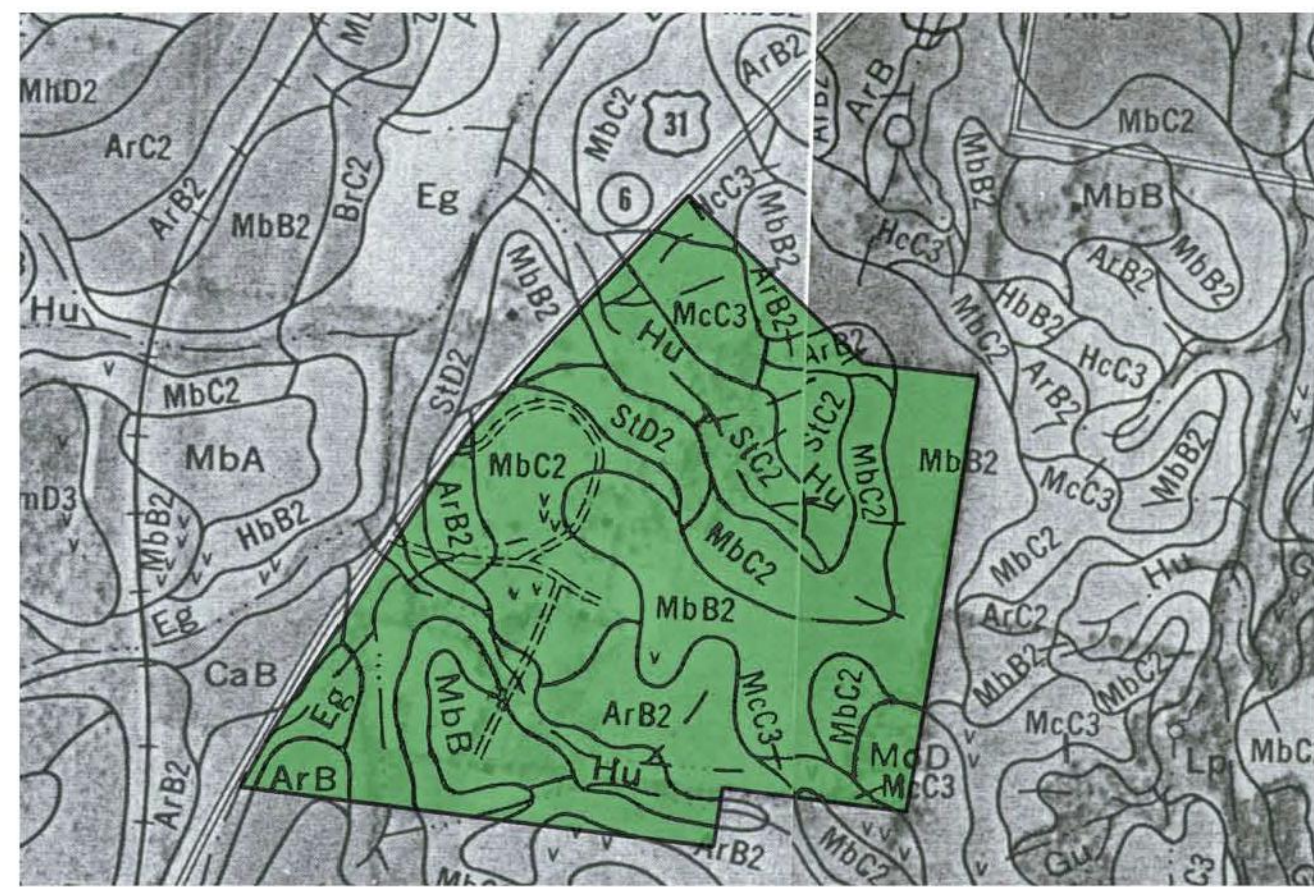
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- BUILDING SET BACK LINE (MBSBL)
- EXISTING TREE
- EXISTING BLDG TO BE REMOVED OR RELOCATED
- EXISTING BLDG TO REMAIN

**\* CRITICAL LOTS (SLOPES >15%)**

LOTS 1, 5, 6, 7, 10, 11  
 OPEN SPACE LOTS 2, 3, 4, 12, 13  
 RESIDENTIAL LOTS 40, 49

SURVEYOR  
 J.R. FAULK  
 DIVIDING LINE SURVEY SERVICES  
 403 S MULBERRY ST  
 DICKSON, TN

**PRELIMINARY PLAT (2 OF 2)**



**SOIL TYPES**  
IMAGE NOT TO SCALE

ArB Armour silt loam, 2-5% slopes  
 ArB2 Armour silt loam, 2-5% slopes, eroded  
 Eg Egam silt loam, phosphatic  
 Hu Huntington silt loam, phosphatic  
 MbB Maury silt loam, 2-5% slopes  
 MbB2 Maury silt loam, 2-5% slopes, eroded  
 MbC2 Maury silt loam, 5-12% slopes, eroded  
 McC3 Maury silt clay loam, 5-12% slopes, severely eroded  
 MoD Mimosa and Ashwood very rocky soils, 5-20% slopes  
 StC2 Stiversville silt loam, 5-12% slopes, eroded  
 StD2 Stiversville silt loam, 12-20% slopes, eroded

(Data obtained from USDA)

**NATURAL RESOURCES**

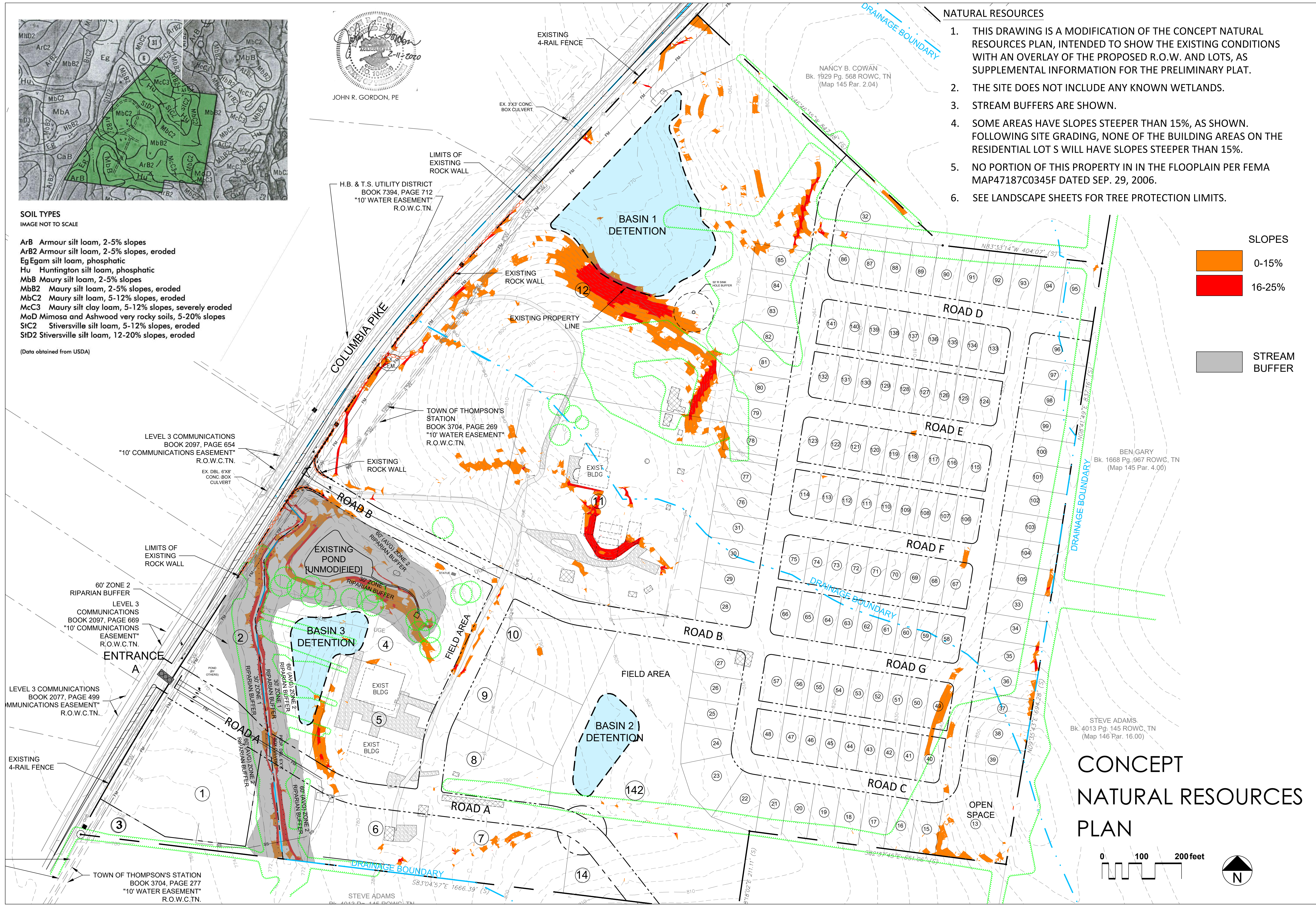
1. THIS DRAWING IS A MODIFICATION OF THE CONCEPT NATURAL RESOURCES PLAN, INTENDED TO SHOW THE EXISTING CONDITIONS WITH AN OVERLAY OF THE PROPOSED R.O.W. AND LOTS, AS SUPPLEMENTAL INFORMATION FOR THE PRELIMINARY PLAT.
2. THE SITE DOES NOT INCLUDE ANY KNOWN WETLANDS.
3. STREAM BUFFERS ARE SHOWN.
4. SOME AREAS HAVE SLOPES STEEPER THAN 15%, AS SHOWN. FOLLOWING SITE GRADING, NONE OF THE BUILDING AREAS ON THE RESIDENTIAL LOTS WILL HAVE SLOPES STEEPER THAN 15%.
5. NO PORTION OF THIS PROPERTY IS IN THE FLOODPLAIN PER FEMA MAP47187C0345F DATED SEP. 29, 2006.
6. SEE LANDSCAPE SHEETS FOR TREE PROTECTION LIMITS.

**SLOPES**

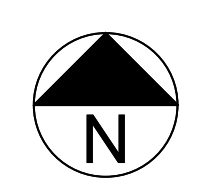
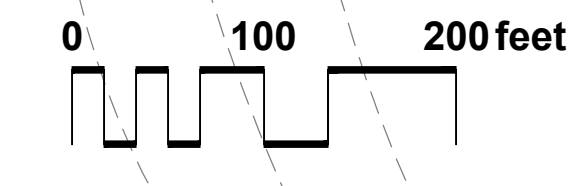
0-15% (Orange)

16-25% (Red)

STREAM BUFFER (Grey)



**CONCEPT NATURAL RESOURCES PLAN**



**RODERICK PLACE  
CONCEPTUAL SITE PLAN  
THOMPSON'S STATION, TENNESSEE**

**ISSUE**  
07.19.19

**UPDATED**  
02.11.20

**PROJECT**  
RODERICK PLACE

**OWNER**  
SAMSON LJV  
144 SOUTHEAST PKWY., SUITE 230  
FRANKLIN TN. 37064

**C**  
1.0

**ENERGY LAND & INFRASTRUCTURE**  
140 DONELSON PIKE, SUITE 412 • NASHVILLE, TN 37217  
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LEVEL 3 COMMUNICATIONS  
BOOK 2097, PAGE 654  
"10' COMMUNICATIONS EASEMENT"  
R.O.W.C.TN.

LEVEL 3 COMMUNICATIONS  
BOOK 2097, PAGE 669  
"10' COMMUNICATIONS EASEMENT"  
R.O.W.C.TN.

LEVEL 3 COMMUNICATIONS  
BOOK 2077, PAGE 499  
"10' COMMUNICATIONS EASEMENT"  
R.O.W.C.TN.

TOWN OF THOMPSON'S STATION  
BOOK 3704, PAGE 277  
"10' WATER EASEMENT"  
R.O.W.C.TN.

H.B. & T.S. UTILITY DISTRICT  
BOOK 7394, PAGE 712  
"10' WATER EASEMENT"  
R.O.W.C.TN.

TOWN OF THOMPSON'S  
STATION  
BOOK 3704, PAGE 269  
"10' WATER EASEMENT"  
R.O.W.C.TN.

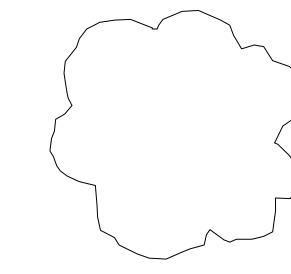
BEN GARY  
Bk. 1668 Pg. 967 ROWC, TN  
(Map 145 Par. 4.00)

STEVE ADAMS  
Bk. 4013 Pg. 145 ROWC, TN  
(Map 146 Par. 16.00)

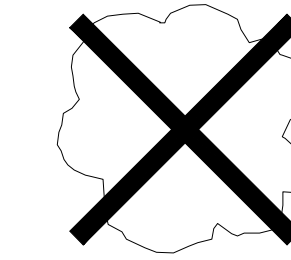
STEVE ADAMS  
Bk. 4013 Pg. 145 ROWC, TN

#	TREE / SIZE	REMOVED	#	TREE / SIZE	REMOVED
2	HACKBERRY 30		130	HACKBERRY 36	
3	TWIN HACKBERRY 18		131	HACKBERRY 40	
4	HACKBERRY 18		132	TREE 40 - POOR	
5	TREE 18		133	TREE 24 - POOR	
6	TREE 18		134	TREE 24 - DEAD	
7	HACKBERRY 24		135	TREE 18 - POOR	
8	HACKBERRY 24		136	TREE 36	36"
9	OAK 24		137	TREE 18 - POOR	
10	HACKBERRY 18		138	TREE 24 - POOR	
11	MAPLE 30		139	TWIN TREE 18 - POOR	24"
12	HACKBERRY 36		140	TREE 24	
13	TREE 18		141	TREE 30 - POOR	
14	TWIN HACKBERRY 18		142	TREE 24 - POOR	
15	HACKBERRY 30		143	TREE 24 - POOR	
16	OAK 40		144	TREE 24 - POOR	
17	OAK 36		145	TWIN TREE 24	24"
18	HACKBERRY 24		146	TREE 40	
19	HACKBERRY 24		147	TREE 30	
20	OAK 30		148	TREE 24	
21	HACKBERRY 24		149	HACKBERRY 24	
22	HACKBERRY 24		150	HACKBERRY 18	
23	HACKBERRY 48		151	HACKBERRY 36	
24	HACKBERRY 18		152	HACKBERRY 24	
28	OAK 30		153	HACKBERRY 24	
30	HACKBERRY 24		154	TREE 24	
33	HACKBERRY 18		155	TREE 18	
34	HACKBERRY 36		156	TREE 30	
35	HACKBERRY 24		157	HACKBERRY 36	
36	HACKBERRY 24		158	HACKBERRY 24	
37	HACKBERRY 24		159	HACKBERRY 36	
38	HACKBERRY 24		160	TREE 36	
39	HACKBERRY 48		161	TREE 36	
40	HACKBERRY 36		162	TREE 24	
41	HACKBERRY 18	18"	163	TREE 18	
42	HACKBERRY 18	18"	164	TREE 24	
43	HACKBERRY 18 - POOR		165	TREE 20	
44	HACKBERRY 18		166	TREE 18	
45	MAPLE 24		167	TREE 24	
46	HACKBERRY 18		168	TWIN TREE 24	
47	TWIN HACKBERRY 18		169	TREE 18	
48	HACKBERRY 18		170	TREE 18	
49	HACKBERRY 18		171	TREE 18	
50	HACKBERRY 18		172	TREE 18	
51	OAK 18		173	TWIN TREE 18	
52	OAK 24		174	MAPLE 18	
53	HACKBERRY 24		175	TREE 18	
54	HACKBERRY 24		176	TREE 36	
55	HACKBERRY 36		177	HACKBERRY 36	
56	HACKBERRY 24		178	HACKBERRY 18	
57	HACKBERRY 48		179	HACKBERRY 24	
58	HACKBERRY 24		180	HACKBERRY 18	
59	HACKBERRY 24		181	HACKBERRY 18	
60	HACKBERRY 24		182	HACKBERRY 36	
61	HACKBERRY 18		183	HACKBERRY 36	
62	HACKBERRY 18		184	HACKBERRY 30	
63	TREE 18		185	HACKBERRY 36	
64	HACKBERRY 18		186	HACKBERRY 24	
65	OAK 24		187	HACKBERRY 24	
66	PINE 18		188	HACKBERRY 18	
67	PINE 18		189	HACKBERRY 24	
68	PINE 18		190	HACKBERRY 36	
69	OAK 24		191	HACKBERRY 30	
70	OAK 24		192	MAPLE 24	
71	HACKBERRY 48		193	TREE 18	
72	HACKBERRY 30		194	TWIN HACKBERRY 18	
73	HACKBERRY 24		195	HACKBERRY 24	
74	TREE 30		196	HACKBERRY 48	
75	HACKBERRY 40		197	HACKBERRY 48	
76	HACKBERRY 24		198	SOURWOOD 40	
77	HACKBERRY 24		199	CYPRESS 30	
78	HACKBERRY 24		200	MAPLE 18	
79	HACKBERRY 24		201	HACKBERRY 36	
80	HACKBERRY 24		202	HACKBERRY 36	
81	HACKBERRY 24		203	HACKBERRY 18	
82	HACKBERRY 24		204	HACKBERRY 20	
83	HACKBERRY 24	24"	205	HACKBERRY 24	
84	HACKBERRY 24	24"	206	TREE MAPLE 18	
85	HACKBERRY 24	24"	207	HACKBERRY 30	
86	HACKBERRY 24		208	HACKBERRY 36	
87	HACKBERRY 36		209	MAPLE 48	
88	HACKBERRY 18		210	MAPLE 18	
89	HACKBERRY 18		211	TWIN TREE 24	
90	HACKBERRY 18		212	TWIN TREE 24	
91	HACKBERRY 24	50"	213	MAGNOLIA 30	
92	HACKBERRY 24		214	HACKBERRY 48	
93	HACKBERRY 24		215	MAGNOLIA 24	
94	HACKBERRY 24		216	TWIN TREE 18	
95	HACKBERRY 24		217	TWIN TREE 30	
96	HACKBERRY 24		218	MAPLE 18	
97	HACKBERRY 18		219	HACKBERRY 24	
98	HACKBERRY 18		220	HACKBERRY 30	
99	TWIN HACKBERRY 18		221	HACKBERRY 24	
114	HACKBERRY 24		222	HACKBERRY 20	
115	HACKBERRY 18		223	HACKBERRY 20	
116	OAK 18		224	HACKBERRY 20	
117	OAK 24		225	HACKBERRY 30	
118	HACKBERRY 18		226	MAGNOLIA 24	
119	TWIN HACKBERRY 18		227	HACKBERRY 20	20"
120	OAK 18		228	HACKBERRY 24	24"
121	OAK 36		229	MAPLE 24	
122	HACKBERRY 36		230	PINE 24	
123	HACKBERRY 24		231	OAK 36	
124	HACKBERRY 18		232	OAK 24	
125	HACKBERRY 30		233	TREE 30	
126	HACKBERRY 18		234	TREE 18	
127	HACKBERRY 18		235	TREE 18	
128	HACKBERRY 18		236	MAGNOLIA 18	
129	HACKBERRY 36	36"	237	MAGNOLIA 24	
			238	TREE 42	

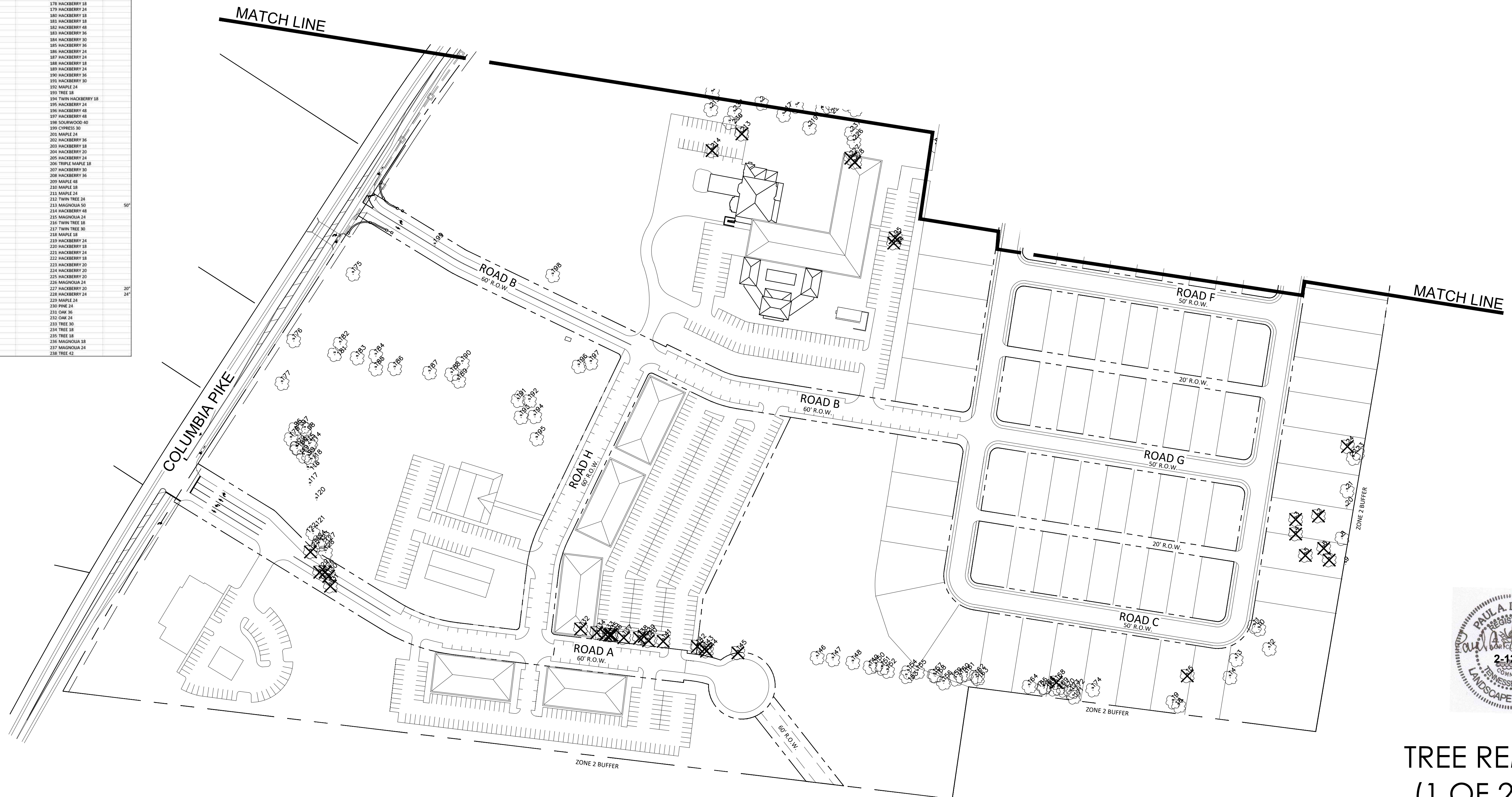
# LEGEND



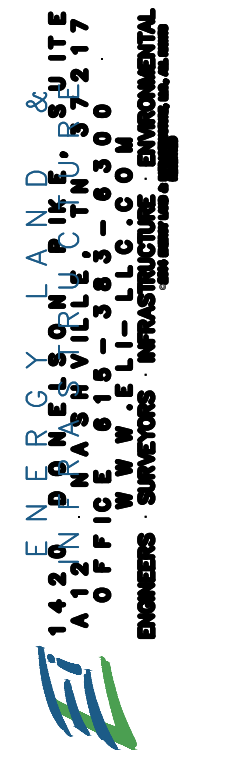
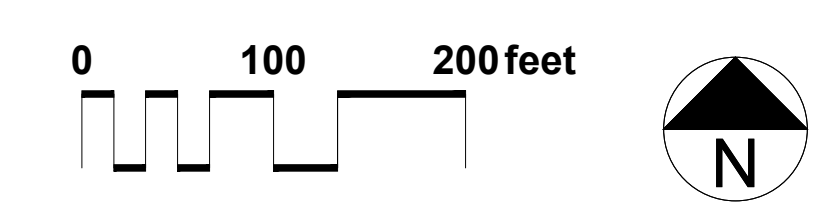
EXISTING TREES TO REMAIN



EXISTING TREES TO BE REMOVED



## TREE REMOVAL (1 OF 2)



**RODERICK PLACE  
PRELIMINARY PLAT**  
THOMPSON'S STATION, TENNESSEE

**ISSUE**  
01.17.20

**RE-ISSUE**  
02.11.20

**PROJECT**  
RODERICK PLACE

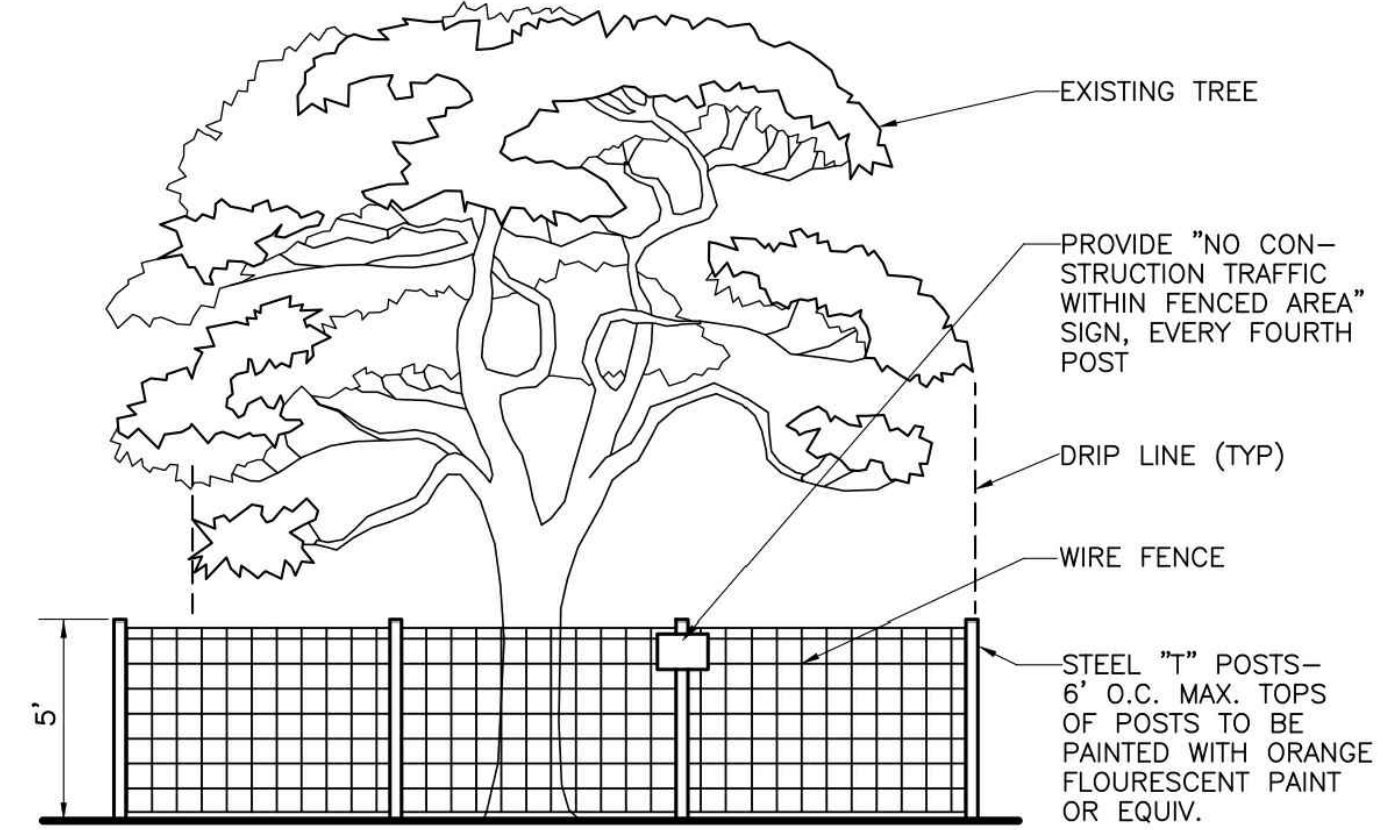
**DEVELOPER**  
SAMSON L/J  
144 SOUTHEAST PKWY., SUITE 230  
FRANKLIN TN, 37064

**1.0**

#	TREE / SIZE	REMOVED	#	TREE / SIZE	REMOVED
2	HACKBERRY 30		130	HACKBERRY 36	
3	TWIN HACKBERRY 18		131	HACKBERRY 40	
4	HACKBERRY 18		132	TREE 40 - OAK	
5	TREE 18		133	TREE 24 - POOR	
6	TREE 18		134	TREE 24 - OAK	
7	HACKBERRY 24		135	TREE 18 - POOR	
8	HACKBERRY 24		136	TREE 36	36"
9	OAK 24		137	TREE 18 - POOR	
10	HACKBERRY 18		138	TREE 24 - POOR	
11	MAPLE 30		139	TWIN TREE 18 - POOR	24"
12	HACKBERRY 36		140	TREE 24	
13	TREE 18		141	TREE 30 - POOR	
14	TWIN HACKBERRY 18		142	TREE 24 - POOR	
15	HACKBERRY 30		143	TREE 24 - POOR	
16	OAK 40		144	TREE 24 - POOR	
17	OAK 36		145	TWIN TREE 24	24"
18	HACKBERRY 24		146	TREE 40	
19	HACKBERRY 24		147	TREE 30	
20	OAK 40		148	TREE 24	
21	HACKBERRY 24		149	HACKBERRY 24	
22	HACKBERRY 24		150	HACKBERRY 18	
23	HACKBERRY 48		151	HACKBERRY 36	
24	HACKBERRY 18		152	HACKBERRY 24	
28	OAK 30		153	HACKBERRY 24	
30	HACKBERRY 24		154	TREE 24	
33	HACKBERRY 18		155	TREE 18	
34	HACKBERRY 36		156	TREE 30	
35	HACKBERRY 24		157	HACKBERRY 36	
36	HACKBERRY 24		158	HACKBERRY 24	
37	HACKBERRY 24		159	HACKBERRY 36	
38	HACKBERRY 24		160	TREE 36	
39	HACKBERRY 48		161	TREE 36	
40	HACKBERRY 36		162	TREE 24	
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42	HACKBERRY 18	18"	164	TREE 24	
43	HACKBERRY 18 - POOR		165	TREE 20	
44	HACKBERRY 18		166	TREE 18	
45	MAPLE 24		167	TREE 24	
46	HACKBERRY 18		168	TWIN TREE 24	
47	TWIN HACKBERRY 18		169	TREE 18	
48	HACKBERRY 18		170	TREE 18	
49	HACKBERRY 18		171	TREE 18	
50	HACKBERRY 18		172	TREE 18	
51	OAK 18		173	TWIN TREE 18	
52	OAK 24		174	MAPLE 18	
53	HACKBERRY 24		175	TREE 18	
54	HACKBERRY 24		176	TREE 36	
55	HACKBERRY 36		177	HACKBERRY 36	
56	HACKBERRY 24		178	HACKBERRY 18	
57	HACKBERRY 48		179	HACKBERRY 24	
58	HACKBERRY 24		180	HACKBERRY 18	
59	HACKBERRY 24		181	HACKBERRY 18	
60	HACKBERRY 24		182	HACKBERRY 36	
61	HACKBERRY 18		183	HACKBERRY 36	
62	HACKBERRY 18		184	HACKBERRY 30	
63	TREE 18		185	HACKBERRY 36	
64	HACKBERRY 18		186	HACKBERRY 24	
65	OAK 24		187	HACKBERRY 24	
66	PINE 18		188	HACKBERRY 18	
67	PINE 18		189	HACKBERRY 24	
68	PINE 18		190	HACKBERRY 36	
69	OAK 24		191	HACKBERRY 30	
70	OAK 24		192	MAPLE 24	
71	HACKBERRY 48		193	TREE 18	
72	HACKBERRY 30		194	TWIN HACKBERRY 18	
73	HACKBERRY 24		195	HACKBERRY 24	
74	TREE 30		196	HACKBERRY 48	
75	HACKBERRY 40		197	HACKBERRY 48	
76	HACKBERRY 24		198	SOURWOOD 40	
77	HACKBERRY 24		199	CYPRESS 30	
78	HACKBERRY 24		200	MAPLE 18	
79	HACKBERRY 24		201	HACKBERRY 36	
80	HACKBERRY 24		202	HACKBERRY 36	
81	HACKBERRY 24		203	HACKBERRY 18	
82	HACKBERRY 24		204	HACKBERRY 20	
83	HACKBERRY 24	24"	205	HACKBERRY 24	
84	HACKBERRY 24	24"	206	TREE MAPLE 18	
85	HACKBERRY 24	24"	207	HACKBERRY 30	
86	HACKBERRY 24		208	HACKBERRY 36	
87	HACKBERRY 24		209	MAPLE 48	
88	HACKBERRY 18		210	MAPLE 18	
89	HACKBERRY 18		211	MAPLE 24	
90	HACKBERRY 18		212	TWIN TREE 24	36"
91	HACKBERRY 24		213	HACKBERRY 30	
92	HACKBERRY 24		214	HACKBERRY 48	
93	HACKBERRY 24		215	MAGNOLIA 24	
94	HACKBERRY 24		216	TWIN TREE 18	
95	HACKBERRY 24		217	TWIN TREE 30	
96	HACKBERRY 24		218	MAPLE 18	
97	HACKBERRY 18		219	HACKBERRY 24	
98	HACKBERRY 18		220	HACKBERRY 18	
99	TWIN HACKBERRY 18		221	HACKBERRY 24	
100	HACKBERRY 24		222	HACKBERRY 18	
101	HACKBERRY 24		223	HACKBERRY 30	
102	HACKBERRY 18		224	HACKBERRY 20	
103	OAK 14		225	HACKBERRY 30	
104	OAK 24		226	MAGNOLIA 24	20"
105	HACKBERRY 18		227	HACKBERRY 20	20"
106	TWIN HACKBERRY 18		228	HACKBERRY 24	24"
107	OAK 16		229	MAPLE 24	
108	OAK 16		230	PINE 24	
109	OAK 36		231	OAK 36	
110	HACKBERRY 24		232	OAK 24	
111	HACKBERRY 18		233	TREE 30	
112	HACKBERRY 30		234	TREE 18	
113	HACKBERRY 18		235	TREE 18	
114	HACKBERRY 18		236	MAGNOLIA 18	
115	HACKBERRY 18		237	MAGNOLIA 24	
116	HACKBERRY 36	36"	238	TREE 42	

# LEGEND

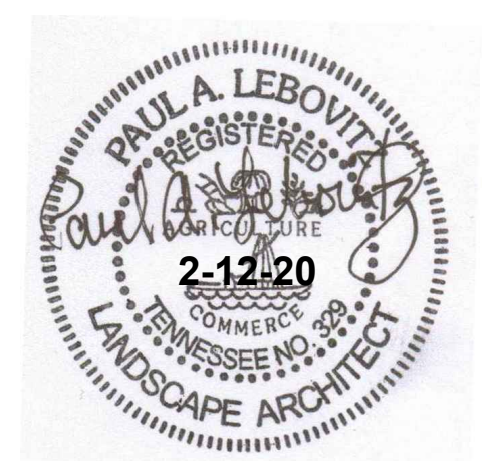
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED



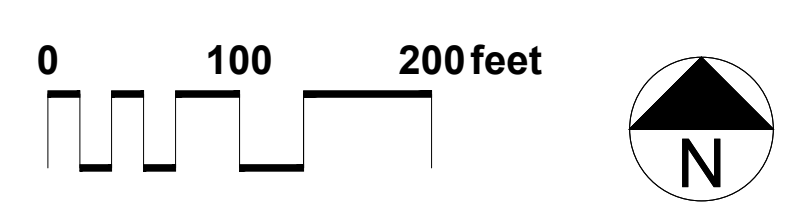
## TREE PROTECTION DETAIL

NOT TO SCALE

**NOTE:**  
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.



# TREE REMOVAL (2 OF 2)





b. Buffer type 2. A semi-opaque screen: a screen that is opaque from the ground to a height of three feet, with intermittent visual openings from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a combination wall, fence, landscaped earth berm, planted and/or existing vegetation. All landscaping must be composed of native plants. Trees and shrubs shall be located so that their outermost limbs touch at the time of maturity. See Figure 4.2 Buffer 2 and 3: Semi-Opaque Screen Illustration

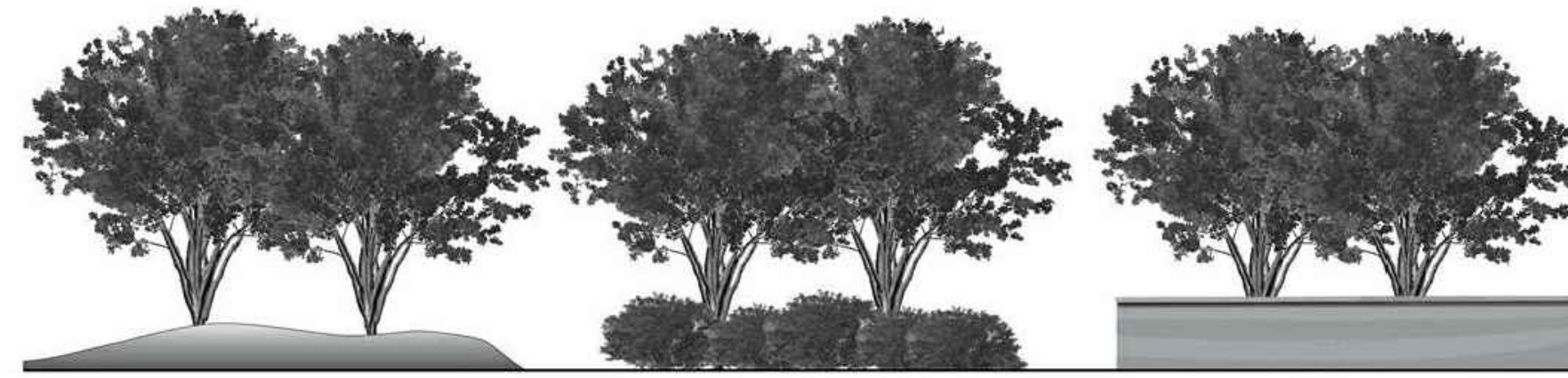


Figure 4.2 Buffer 2 and 3: Semi-Opaque Screen Illustration

KEY	COMMON NAME	TYPE	NUMBER	LEAF	SIZE	CI	
CO	COLUMNAR OAK PARKING ISLAND TREE	UNDERSTORY	94	DECID.	2" CAL.	188	
LE	'LACEBARK' ELM PARKING ISLAND TREE	UNDERSTORY	70	DECID.	2" CAL.	140	
LGM	'LITTLE GEM' MAGNOLIA PARKING ISLAND TREE	CANOPY	30	EVERGR.	2" CAL.	60	
LL	LITTLELEAF LINDEN PARKING ISLAND TREE	CANOPY	28	DECID.	2" CAL.	56	
LM	'LEGACY' MAPLE PARKING ISLAND TREE	CANOPY	118	DECID.	2" CAL.	236	
NRS	'NELLIE R STEPHENS' HOLLY PARKING ISLAND TREE	UNDERSTORY	14	EVERGR.	2" CAL.	28	
PO	PIN OAK PARKING ISLAND TREE	CANOPY	14	DECID.	2" CAL.	28	
TP	TULIP POPLAR PARKING ISLAND TREE	CANOPY	12	DECID.	2" CAL.	24	
WP	WHITE PINE PARKING ISLAND TREE	CANOPY	50	EVERGR.	2" CAL.	100	
						TOTAL	860

NOTE: PARKING LOT TREES WILL BE SIZED ACCORDING TO CITY STANDARD IN FINAL PLANS

TREE NOTES

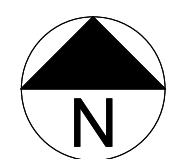
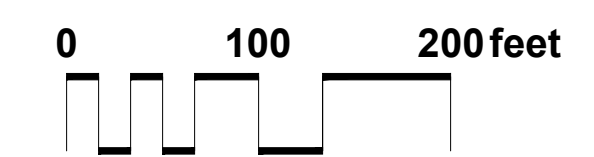
- 250 TREES MORE OR LESS ON SITE 18" CALIPER OR LARGER. DEAD AND POOR TREES IN THE WAY OF CONSTRUCTION ARE NOTED.
- SINCE TREE SURVEY TAKEN, MANY TREES HAVE DIED OR CONDITION HAS TURNED POOR REQUIRING REMOVAL AT THIS TIME OR IN THE FUTURE AS PROPERTY IS DEVELOPED.
- TREE LIST FOR NEW TREES AND TREES REMOVED WILL BE REVISED AND CORRECTED FOR EACH SECTION OF CONSTRUCTION.
- TREES TO BE REMOVED LIST ARE ONLY TREES IN FAIR-GOOD CONDITION THAT WILL BE DESTROYED OR DAMAGED BY PROPERTY DEVELOPMENT.

TREE REPLACEMENT TABLE

HEALTHY TREES TO BE REMOVED	222 CI
REQUIRED REPLACEMENT CALIPER INCHES	333 CI
CI REMOVED x 1.5= REPLACEMENT CI	
2" CALIPER REPLACEMENT TREES REQUIRED	166 TREES
2" CALIPER TREES ON SCHEDULE	430 TREES
CALIPER INCHES ON SCHEDULE TO BE PLANTED	860 CI



LANDSCAPE PLAN  
(1 OF 2)



b. Buffer type 2. A semi-opaque screen: a screen that is opaque from the ground to a height of three feet, with intermittent visual openings from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a combination wall, fence, landscaped earth berm, planted and/or existing vegetation. All landscaping must be composed of native plants. Trees and shrubs shall be located so that their outermost limbs touch at the time of maturity. See Figure 4.2 Buffer 2 and 3: Semi-Opaque Screen Illustration

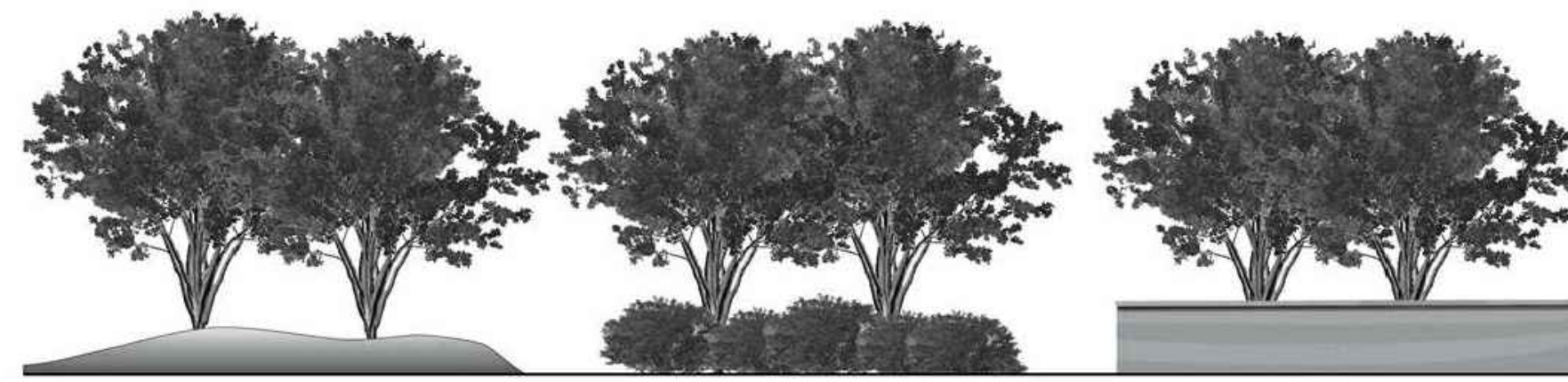


Figure 4.2 Buffer 2 and 3: Semi-Opaque Screen Illustration

KEY	COMMON NAME	TYPE	NUMBER	LEAF	SIZE	CI	
CO	COLUMNAR OAK PARKING ISLAND TREE	UNDERSTORY	94	DECID.	2" CAL. 3" CAL.	188	
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						TOTAL	860

NOTE: PARKING LOT TREES WILL BE SIZED ACCORDING TO CITY STANDARD IN FINAL PLANS

TREE NOTES

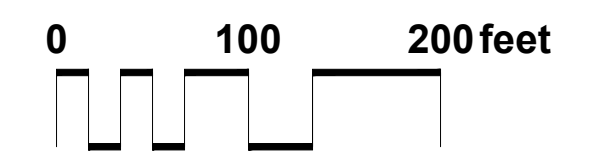
- 250 TREES MORE OR LESS ON SITE 18" CALIPER OR LARGER. DEAD AND POOR TREES IN THE WAY OF CONSTRUCTION ARE NOTED.
- SINCE TREE SURVEY TAKEN, MANY TREES HAVE DIED OR CONDITION HAS TURNED POOR REQUIRING REMOVAL AT THIS TIME OR IN THE FUTURE AS PROPERTY IS DEVELOPED.
- TREE LIST FOR NEW TREES AND TREES REMOVED WILL BE REVISED AND CORRECTED FOR EACH SECTION OF CONSTRUCTION.
- TREES TO BE REMOVED LIST ARE ONLY TREES IN FAIR-GOOD CONDITION THAT WILL BE DESTROYED OR DAMAGED BY PROPERTY DEVELOPMENT.

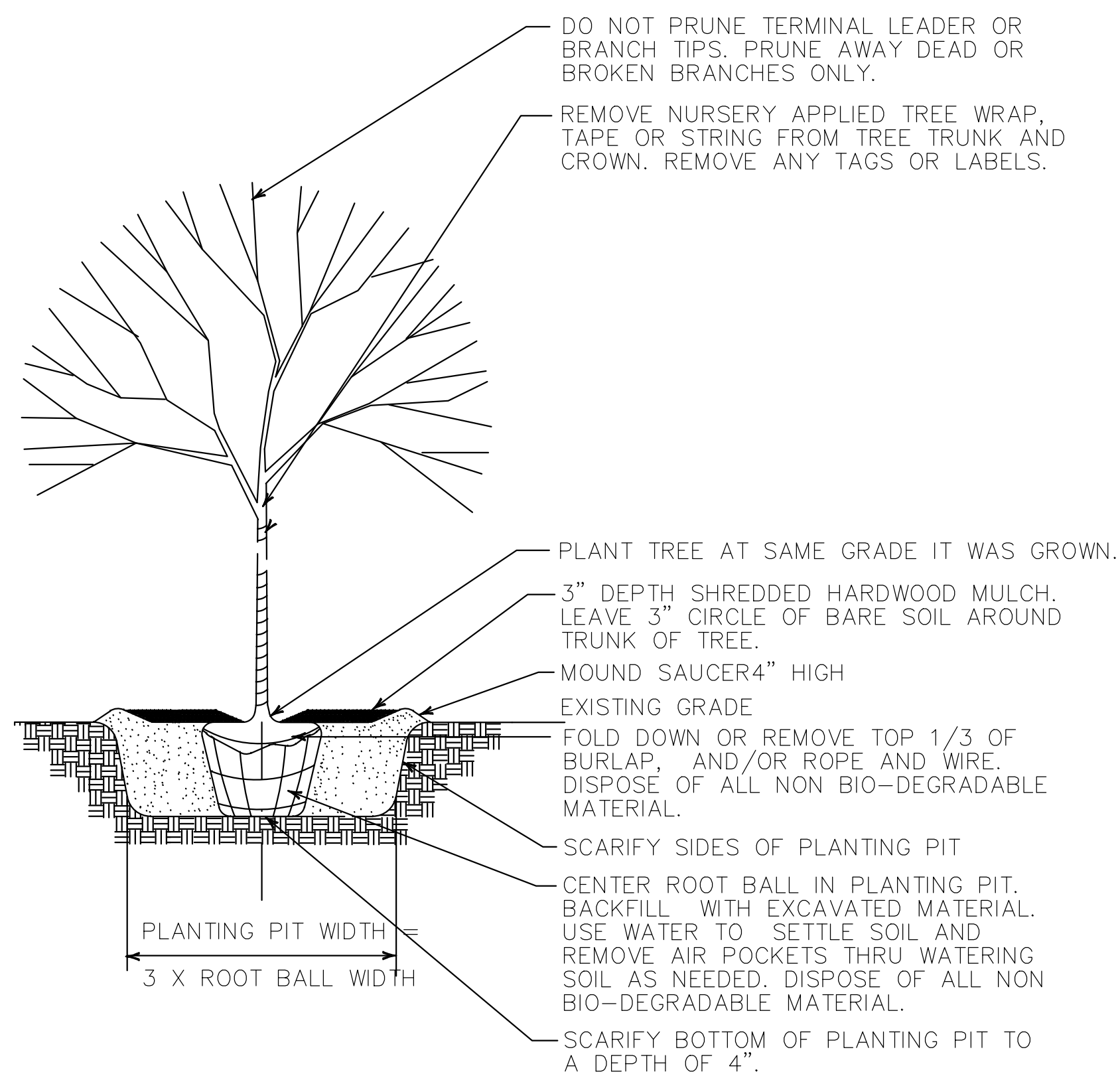
TREE REPLACEMENT TABLE

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2" CALIPER TREES REQUIRED	166 TREES
2" CALIPER TREES ON SCHEDULE	430 TREES
CALIPER INCHES ON SCHEDULE TO BE PLANTED	860 CI



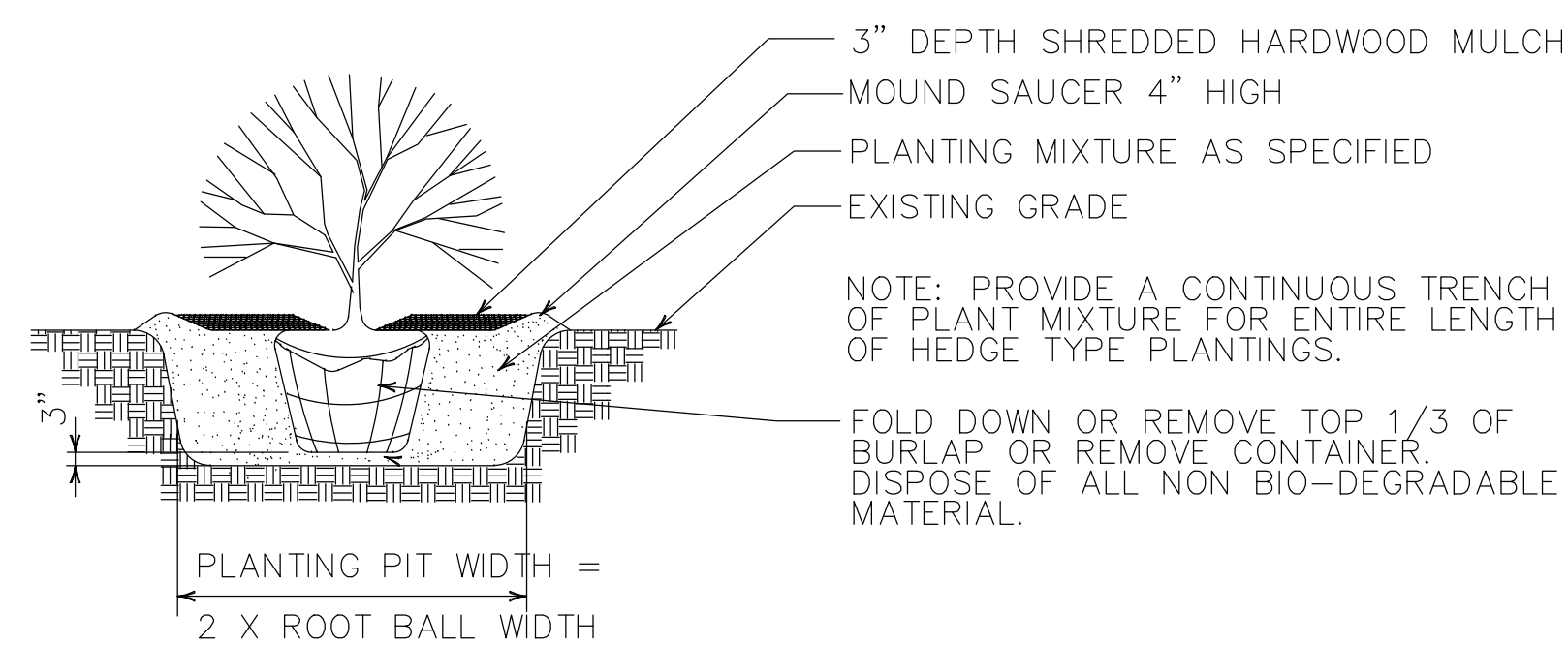
LANDSCAPE PLAN  
(2 OF 2)





DECIDUOUS AND EVERGREEN TREE – PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING – DETAIL

NOT TO SCALE

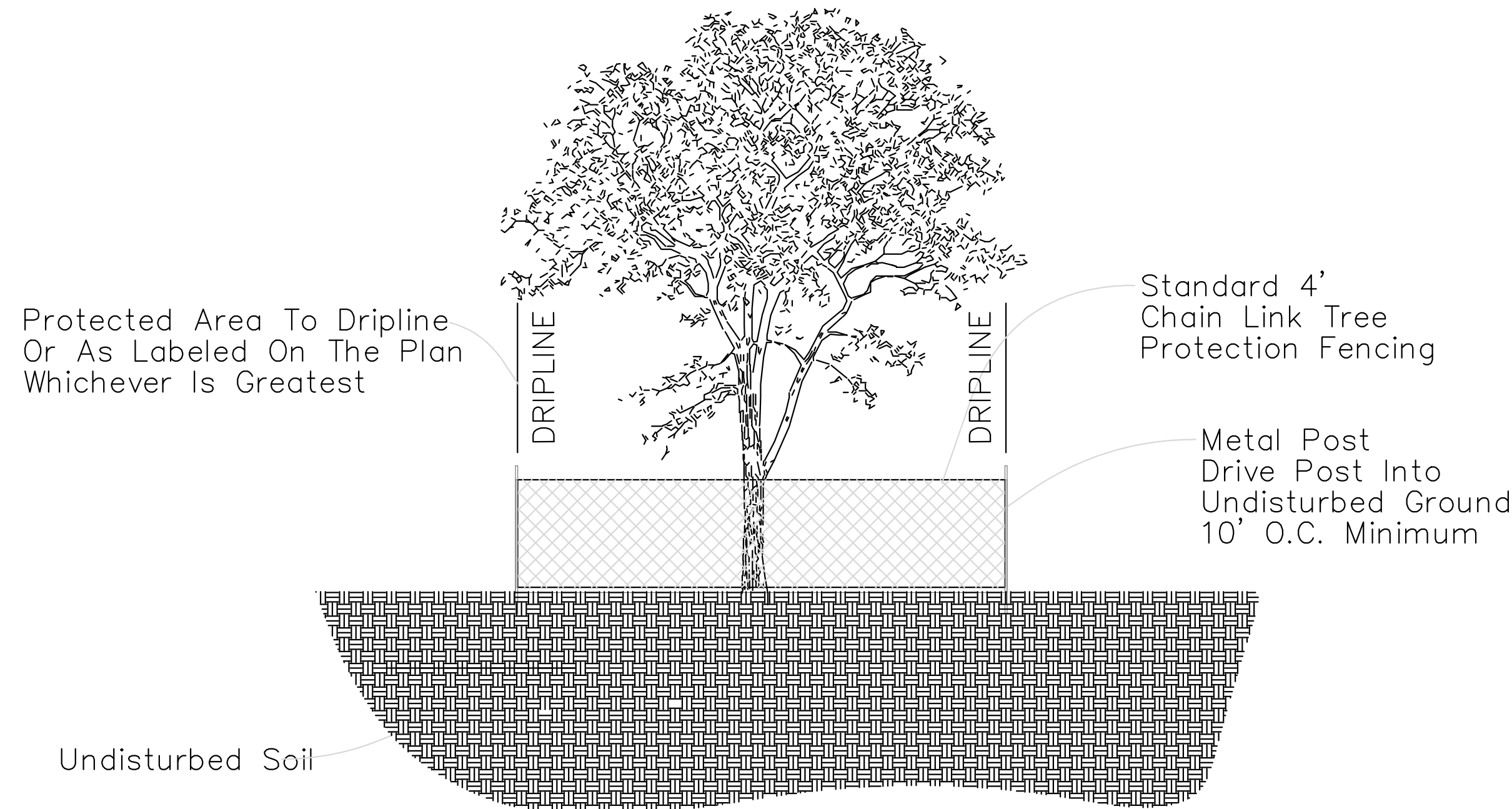
NOTE: Minimum Watering Requirement

Containerized and Ball & Burlap Plants have been grown under optimum conditions. These plants have been watered plentifully. THE OWNER OR CONTRACTOR MUST INITIALLY WATER FREQUENTLY until the plant is established (rooted out) in the soil.

EXCEPT when there is 1/2" rainfall:

- 1) March 1 to May 31 plantings shall be watered minimum twice a week till October 1.
- 2) June 1 to September 30 plantings shall be watered daily for two weeks, and every other day thereafter till October 1.
- 3) October 1 to February 28 plantings shall be watered at planting and once a week thereafter till October 1.

- GENERAL LANDSCAPE NOTES**
- A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
  - B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. NOTIFY THE DESIGNER OR OWNER IF SOIL CONDITIONS WILL NOT SUPPORT PLANT VITALITY.
  - C. ALL DISTURBED AREAS AS DESIGNATED ON THE PLANS SHALL BE SODDED WITH A TURF-TYPE HYBRID FESCUE. FERTILIZE LAWN AT INSTALLATION WITH LOW NITROGEN TIME-RELEASE FERTILIZER. FERTILIZE AGAIN 8 WEEKS AFTER INSTALLATION WITH HIGH NITROGEN FERTILIZER. APPLY LIME ONLY IF A SOIL TEST IS PROVIDED.
  - D. FERTILIZE ALL SHRUBS & TREES AT THE TIME OF PLANTING WITH A LOW NITROGEN TIME-RELEASE FERTILIZER PER BRAND SPECIFIED APPLICATION RATE. FERTILIZE FEBRUARY TO JULY 15 ONLY.
  - E. SEE GRADING PLAN FOR FINAL GRADE OF PROJECT.



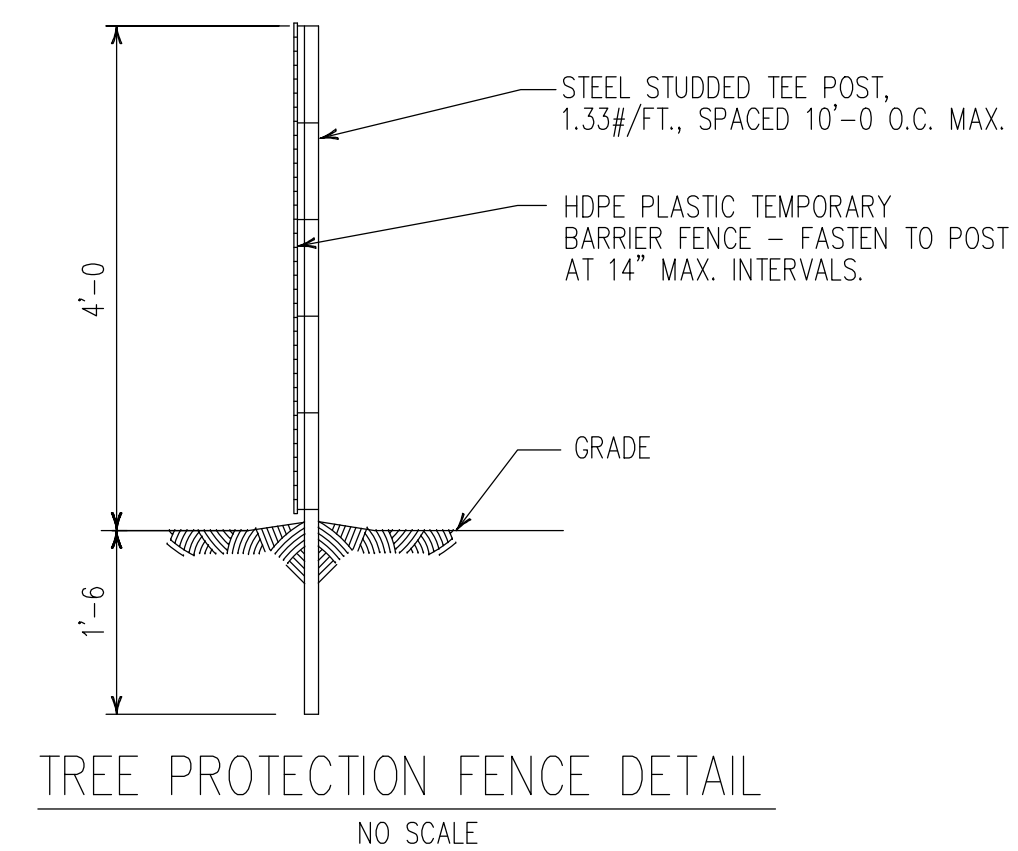
1. The tree protection barriers (if required) shall be constructed before the issuance of any permits and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300 standard so as to minimize compact on the general root system. Root pruning to occur prior to grading.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation.) Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE PROTECTION DETAIL

NOT TO SCALE

**TREE PROTECTION NOTE**

1. THIS PROJECT WILL CONSIST OF SEVERAL BUILDINGS AND STREETS BEING BUILT OVER A PERIOD OF TIME, NOT ALL AT ONCE.
2. GRADING AND DRAINAGE PLANS & LANDSCAPE PLANS WILL INDICATE TREE PROTECTION FOR INDIVIDUAL AND GROUPS OF TREES AS CONSTRUCTION DOCUMENTS ARE PRESENTED FOR APPROVAL.
3. TREE PROTECTION WILL BE INSTALLED AT THE TIME EROSION CONTROL MEASURES ARE INSTALLED.
4. TREE PROTECTION FENCING WILL BE REVIEWD BY CITY CODE EMPLOYEES WHILE THEY ARE REVIEWING EROSION CONTROL MEASURES ON-SITE.



**MISC. NOTES**

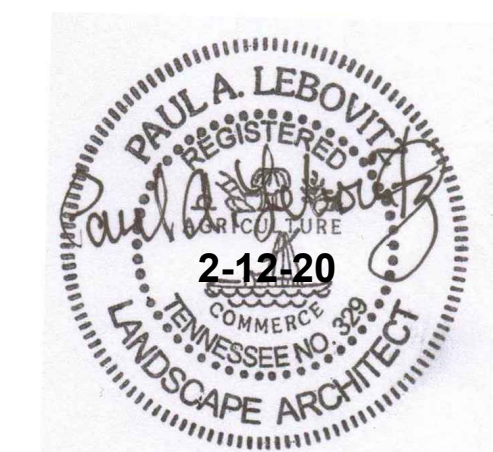
1. PLANTS SHALL BE WARRANTED BY INSTALLER FOR ONE YEAR FROM TIME OF INSTALLATION.
2. PROPERTY OWNER TO MAINTAIN LANDSCAPE FOR LIFETIME OF PROPERTY OCCUPANCY.
3. DIAL 811 TO LOCATE UNDERGROUND UTILITIES BEFORE BEGINNING JOB.

**WATERING NOTES**

1. SPIGOTS SHALL BE MOUNTED ON FRONT AND BACK OF BUILDING FOR WATERING LANDSCAPE MATERIALS WITHIN 100 LF OF BUILDING.
2. PLANTINGS FARTHER THAN 100 LF FROM BUILDING WILL RECEIVE WATERING FROM A 3/4" PVC WATER LINE LAID DOWN CENTER OF PERIMETER PLANTING. EITHER SPIGOTS OR DRIP ZONES WILL BE ATTACHED TO THIS LINE TO WATER THE REQUIRED BUFFER PLANTING. LINE SHALL BE DRAINED IN WINTER.

**TREE REPLACEMENT NOTES**

1. 1,053 CALIPER INCHES LOST FROM 49 TREES REMOVED FROM SITE.
2. FINAL LANDSCAPE PLAN WILL REPLACE 1,053 INCHES OF TREE CALIPER LOSS.
3. REPLACEMENT AT 1.5 CI PER 1.0 CI REMOVED. 1,580 CI MINIMUM WILL BE PLANTED.



LANDSCAPE PLAN

