

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
April 27, 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 APR 2021.PDF](#)

Minutes-

Consideration Of The Minutes Of The March 23, 2021 Meeting

Documents:

[MARCH 23 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 April 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. Whistle Stop Subdivision Final Plat – Section 5 For The Creation Of 15 Single Family Lots And 2 Open Space Lots Located Along Brakeman Lane And Burgin Drive.

Documents:

[ITEM 1- WHISTLE STOP FP 5 PC STAFF REPORT 4-27-21.PDF](#)

[ITEM 1- WHISTLE STOP FP 5 PC REVIEW 4-27-21_LANDSCAPE.PDF](#)

BOND ACTIONS/REPORT

2. Bond Actions

- a. **Bridgemore 1A RDEC Maintenance Bond Release**
- b. **Bridgemore 2A RDEC Maintenance Bond Release**
- c. **Bridgemore 6A Sewer Maintenance Bond Release**
- d. **Bridgemore 6B Sewer Maintenance Bond Release**
- e. **Bridgemore 6C Sewer Performance Bond Release and Creation of Maintenance Bond**
- f. **Bridgemore 6D Sewer Performance Bond Release and Creation of Maintenance Bond**
- g. **Canterbury 14 RDEC Performance Bond Extension**
- h. **Canterbury 14 Sewer Performance Bond Release and Creation of Maintenance Bond**
- i. **Canterbury 16 RDEC Performance Bond Extension**
- j. **Canterbury 16 Sewer Performance Bond Release and Creation of**

- Maintenance Bond**
- k. **Canterbury 17 RDEC Performance Bond Extension**
- l. **Canterbury 17 Sewer Performance Bond Release and Creation of Maintenance Bond**
- m. **Whistle Stop 1 RDEC Performance Bond Extension**
- n. **Whistle Stop 1 Sewer Performance Bond Release and Creation of Maintenance Bond**
- o. **Update on Long Held Bonds**

Documents:

[ITEM 2- BOND ACTIONS- REVISED.PDF](#)

This meeting will be held at 6:00 p.m. by electronic means due to the COVID-19 State of Emergency and will be live-streamed on the Town Website.

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

Hello and welcome to this the April 27th, 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 # 78 (which was previously extended by Executive Order # 16, 34, 51, 60, 65 and 71): 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
March 23, 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 23rd day of March 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 March 23, 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.

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.

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 Tara Rumppler; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Commissioner Kreis White; Town Planner Micah Wood; Planning Technician Jennifer Banaszak; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills.

Also present were Mark Merrill and Troy Gardner with Ragan Smith, applicants 1 and 2; David McGowan, applicant 2.

Minutes:

The minutes of the February 23, 2021 regular meeting were presented. Changes noted were adding Commissioner White as present and Mr. Woods title changed from Interim Town Planner to Town Planner.

Commissioner White made a motion to approve the February 23, 2021 meeting minutes with amendments as noted. A roll call vote was taken.

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:

None

Town Planner Report:

None.

AGENDA ITEMS:

- 1. Avenue Down Subdivision 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.**

Mr. Wood reviewed his report and 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 shall coordinate with the Developer on final design plans and shall include funding for the cost difference in the 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

Mark Merrill with Ragan Smith was present to answer questions on behalf of the applicant.

After discussion, Commissioner Whitmer moved to approve Item 1, Avenue Downs Subdivision 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 with Staff recommended contingencies. The motion was seconded and carried by a roll call vote.

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. Tollgate Village Subdivision Concept Plan – Phase 2B for discussion of 232 proposed residential units and up to 60,000 square feet of commercial development.

Mr. Woods noted that this Item is for discussion only and no vote will be taken.

Troy Gardner with Ragan Smith and David McGowan with Regent Homes were present to answer any questions.

BOND ACTIONS/REPORT

3. Bond Report

a. Bridgemore 6A RDEC Maintenance Bond Release

Mr. Wood reviewed his report and recommended that the Planning Commission recommend to the BOMA to release the maintenance surety for roads, drainage and erosion control and approve the acceptance of the public improvement for Bridgemore Village, section 6A.

After discussion, Commissioner White made a motion to recommend to the BOMA to release the maintenance surety for roads, drainage and erosion control and approve the acceptance of the public improvement for Bridgemore Village, section 6A.

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

b. Bridgemore 6B RDEC Maintenance Bond Release

Mr. Wood reviewed his report and recommended that the Planning Commission recommend to the BOMA to release the maintenance surety for roads, drainage and erosion control and approve the acceptance of the public improvement for Bridgemore Village, section 6B.

After discussion, Commissioner White made a motion to recommend to the BOMA to release the maintenance surety for roads, drainage and erosion control and approve the acceptance of the public improvement for Bridgemore Village, section 6B.

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

c. Update on long held bonds –

Mr. Wood is still reviewing all bonds with the Town and is bringing them forward as he updates them.

PLANNING COMMISSION ANNUAL MEETING & BYLAWS UPDATE

4. Revision to the Planning Commission Bylaws, last amended July 2017

Mr. Wood reviewed his memo regarding the bylaw updates and proposed the following revisions:

- Change the monthly meeting time from 7 pm to 6 pm
- Delegate the Planning Commission Secretary functions to Town Staff
- Create a more detailed submittal and review cycle for Planning Commission submittals

After discussion, Commissioner Shipman made a motion to approve all revisions recommended by Staff.

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

5. Annual Meeting:

a. Elections of Officers –

i. Chair

Commissioners White, Rumpler and Shipman nominated Commissioner Harris to remain Chairman.

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

ii. Vice Chair

Commissioner Shipman was nominated by Alderman Alexander. Commissioner Parra was nominated by Commissioner Rumpler. Commissioner Whitmer was nominated by Commissioner Shipman.

Commissioner White moved to cease nominations.

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

**After a roll call vote, Commissioner Shipman received two votes; Commissioner Parra received one vote and Commissioner Whitmer received three votes.
Commissioner Whitmer will remain Vice Chair.**

There being no further business, the meeting was adjourned at 8:12 p.m.

Trent Harris, Chairman

Attest:

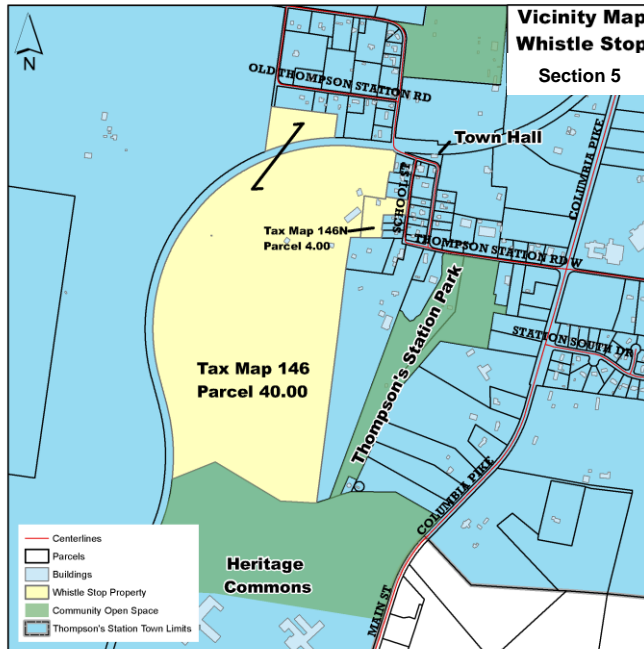
Shaun Alexander, Secretary

Thompson's Station Planning Commission
Staff Report – Item 1 (FP 2021-005)
April 27, 2021

Whistlestop Subdivision Final Plat – Section 5 for the creation of 15 single-family lots and 2 open space lots.

PROJECT DESCRIPTION

Whistlestop Farms LLC submitted a request for a final plat to establish 15 single family lots & 2 open space lots.



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).

This plat is the fifth plat of the overall 131.46 acre subdivision for Whistlestop. Section 5 consists of single family lots, open space lots, and associated public infrastructure along Brakeman Lane, and Burgin Drive. The site design, roadways, and public infrastructure depicted on the plat conform to the LDO and the preliminary plat for this development.

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.

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 \$66,000.

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 \$47,175.

RECOMMENDATION

Based on the project's compliance with the approved preliminary plat and the LDO, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$66,000 for roadways, grading, drainage, and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$47,175 for sewer.
3. All tree replacements and street trees shall be installed in accordance with the approved plans. Street trees shall be installed prior to the first Certificate of Occupancy within this section.
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.

PARCEL ID: 146 0400
 OWNED BY: WHISTLE STOP FARMS, LLC
 WILLIAMSON CO. TAX MAP 146
 PARCEL 40
 DEED REFERENCE: BOOK 5775, PAGE 532

PARCEL ID: 146N A 0040
 OWNED BY: WHISTLE STOP FARMS, LLC
 WILLIAMSON CO. TAX MAP 146N GROUP A
 PARCEL 4
 DEED REFERENCE: BOOK 7590, PAGE 298

ZONING: PLANNED NEIGHBORHOOD / T4
 144 Southeast Parkway
 Suite 230
 Franklin, TN 37064
 Care of:
 Joshua R. Denton
 Attorney at Law
 The Pinnacle at Symphony Place
 150 3rd Avenue South / Suite 1900
 Nashville, TN 37201
 Phone 615 251-5550
 Email jdenton@fbtlaw.com

SITE AREA

LOT AREA	4.86 AC	211,503 SF
OPEN SPACE	2.00 AC	87,351 SF
RIGHTS OF WAY	1.04 AC	45,321 SF
RIGHTS OF WAY DEDICATION	0.04 AC	1,525 SF
TOTAL AREA	7.94 AC	345,700 SF

SECTION 5

RESIDENTIAL LOTS	14
COMMERCIAL LOT	1

The units depicted in this final plat shall be connected to and serviced by the Town of Thompson's Station regional wastewater treatment facility, as set forth in and pursuant to the terms and schedule detailed in Section 2 of the Settlement Agreement between Whistle Stop Farms, LLC and the Town of Thompson's Station, as approved by the Town's Board of Mayor and Alderman.

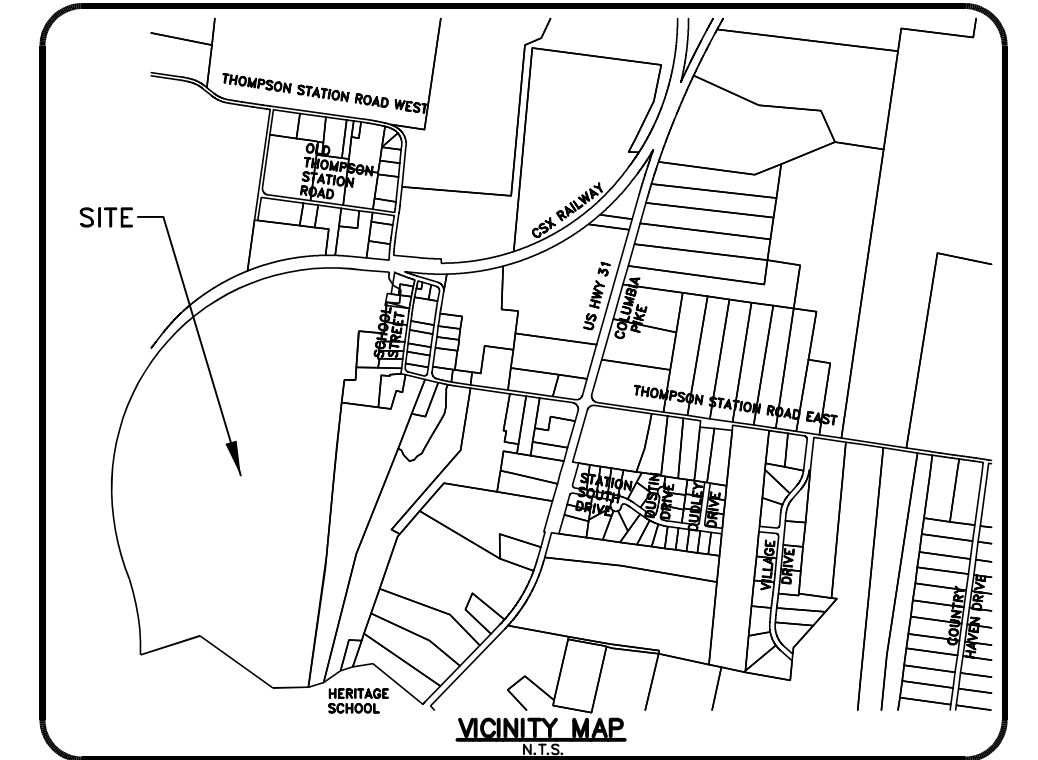
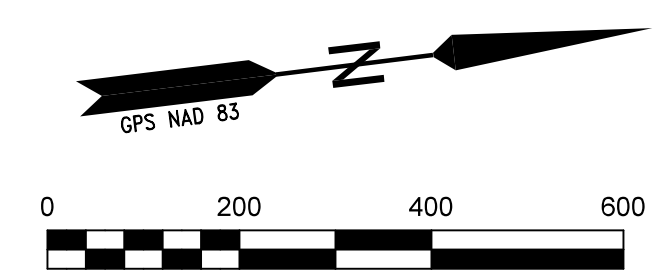
CUMULATIVE TABULATION OF THE DEVELOPMENT'S OPEN SPACE

SECTION 1	16.01 Ac
SECTION 7	4.73 Ac
(PHASE A-B&C)	4.73 Ac
SECTION 5	2.00 Ac
TOTAL	27.47 Ac

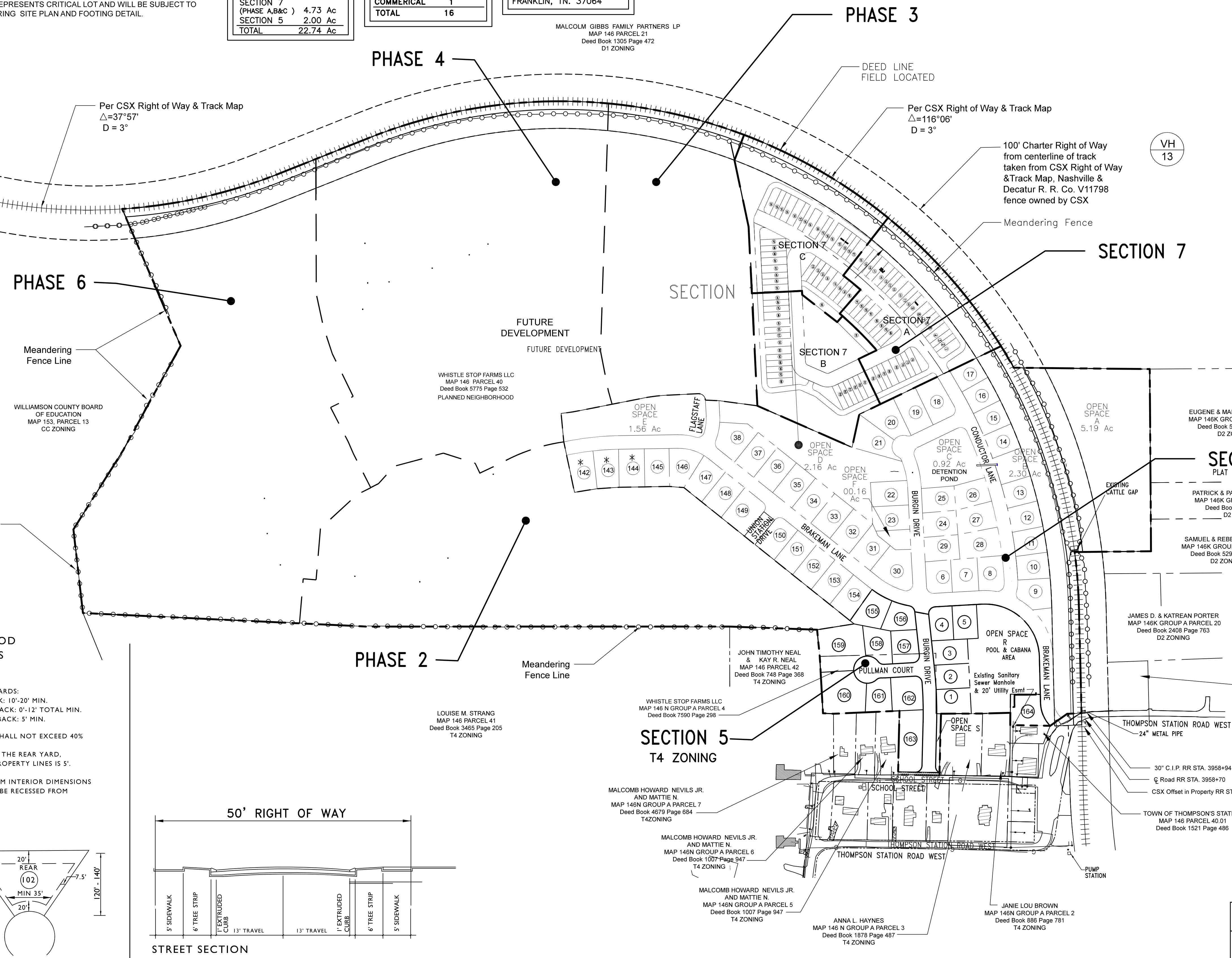
SEWER TAPS REQUIRED SECTION 5

RESIDENTIAL	14
AMENITY	1
COMMERCIAL	1
TOTAL	16

OWNER/DEVELOPER:
 WHISTLE STOP FARMS, LLC
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TN. 37064



- SURVEY NOTES:**
- PARCEL NUMBERS SHOWN THIS (00) REFER TO WILLIAMSON COUNTY TAX MAP 146 PARCEL 40 AND MAP 146 N GROUP A PARCEL 4.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. AND GPS EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND ARE ADJUSTED TO BE IN ZONE X AS PER FIRM PANEL NUMBER 4718700345F, DATED 09-29-06.
 - THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
 - PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENT 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 EXCAVATION AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-368-1987.
 - PROPERTY DATA TAKEN FROM DEED OF RECORD AND DEEDS FROM ADJOINING PROPERTIES AS NOTED CURRENT DEED OF RECORD FOR PARCEL 40 BEING RECORDED IN DEED BOOK 5775 PAGE 532 REGISTERED OFFICE WILLIAMSON COUNTY TENNESSEE.
 - EASEMENT GRANTED TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORD IN BOOK 1971, PAGE 174 R.O.W.C.T.
 - CSX INFORMATION TAKEN FOR MAPS PROVIDED BY CSX RAILROAD COMPANY, "RIGHT OF WAY AND TRACK MAP NASHVILLE AND DECATUR R.R. CO. OPERATED BY LOUISVILLE AND NASHVILLE R.R. CO. SHEETS V11798 AND V11799 DATED JUNE 30, 1917. FENCE OWNED BY R.R. COMPANY."
 - UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR.
 - ALL SIDEWALKS, OPEN SPACE, STREET TREES AND DRAINAGE IMPROVEMENT TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL OPEN SPACE SHALL BE CONSIDERED AS: (1) A PUBLIC UTILITY EASEMENT, BUT ONLY FOR PUBLIC UTILITIES INSTALLED SPECIFICALLY TO SERVICE THE WHISTLE STOP DEVELOPMENTS AND (2) A DRAINAGE EASEMENT.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 15 SINGLE FAMILY LOTS WITH OPEN SPACE
 - DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DB 8184 PG 779-840 R.O.W.C.T.
 - THE OWNER/SUBDIVIDER, WHISTLE STOP FARMS LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.



LEGEND

- Iron Rod Existing - iron rod (ex)
- Iron Rod Set - iron rod (s)
- Deed Call - (100.00')
- Fence -
- Property Line -
- Railroad Track
- Utility Pole w guy wire
- Minimum Building Setback Line MBSL
- Public Utility & Drainage Easement PUDE
- Storm Sewer
- Sanitary Sewer
- Water
- Fire Hydrant
- Existing Monument
- Concrete Monument
- Iron Rod

ASTRIC REPRESENTS CRITICAL LOT DUE TO SLOPE AND WILL BE SUBJECT TO ENGINEERING SITE PLAN AND FOOTING DETAIL.

LOT AREA TABLE

Area	Sq. Feet	Acres
1	11,570	0.27
2	11,314	0.26
3	11,688	0.27
4	10,478	0.24
5	11,234	0.26
155	12,642	0.29
156	10,560	0.24
157	11,778	0.27
158	11,921	0.27
159	26,015	0.60
160	23,534	0.54
161	11,062	0.25
162	14,178	0.33
163	19,853	0.46
164	13,676	0.31
Total	211,503	4.85

OPEN SPACE AREA TABLE

Area	Sq. Feet	Acres
R	84,244	1.93
S	3,107	0.07
Total	87,351	2.00

PLANNED NEIGHBORHOOD TYPICAL LOT DIAGRAMS

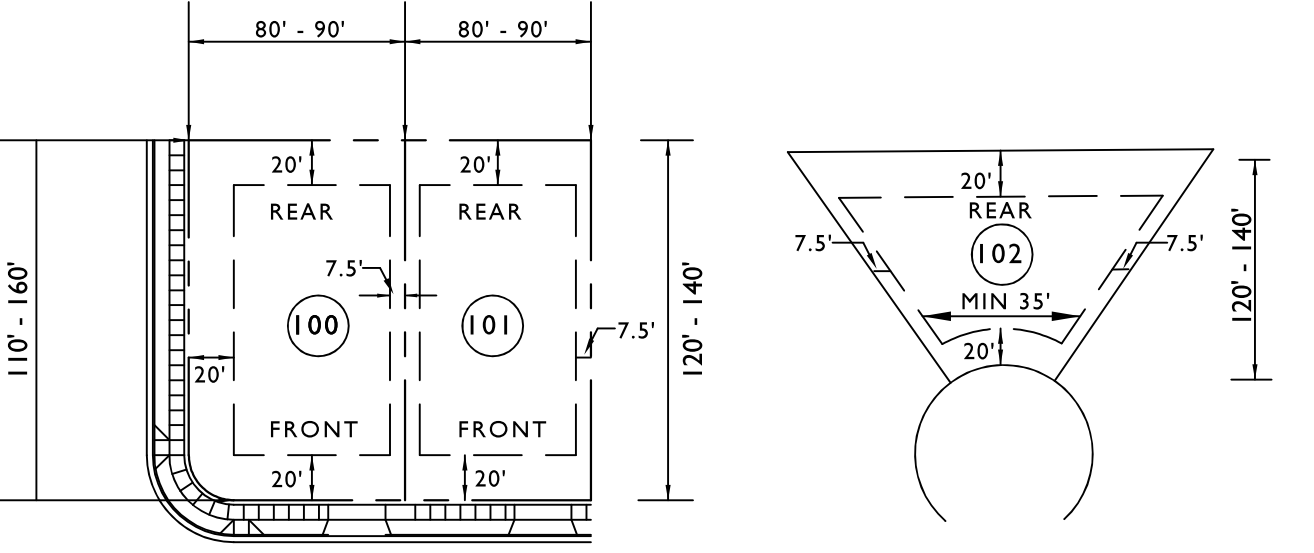
SINGLE FAMILY LOT

T4 LOT

SINGLE FAMILY LOT STANDARDS:
 FRONT SET BACK: 20' MIN.
 SIDE YARD SETBACK: 7.5' MIN.
 REAR YARD SETBACK: 20' MIN.

T4 LOT STANDARDS:
 FRONT SET BACK: 10'-20' MIN.
 SIDE YARD SETBACK: 0'-12' TOTAL MIN.
 REAR YARD SETBACK: 5' MIN.

- LOT COVERAGE (FOOTPRINT OF ALL STRUCTURES) SHALL NOT EXCEED 40%
- ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD. MINIMUM DISTANCE FROM HOME AND SIDE/REAR PROPERTY LINES IS 5'.
- GARAGE STANDARDS: 2 CAR GARAGE WITH MINIMUM INTERIOR DIMENSIONS OF 22' X 22'. ALL FRONT LOADED GARAGES SHALL BE RECESSED FROM THE FRONT FACADE.



Section 5 WHISTLE STOP FARMS SUBDIVISION

FINAL PLAT

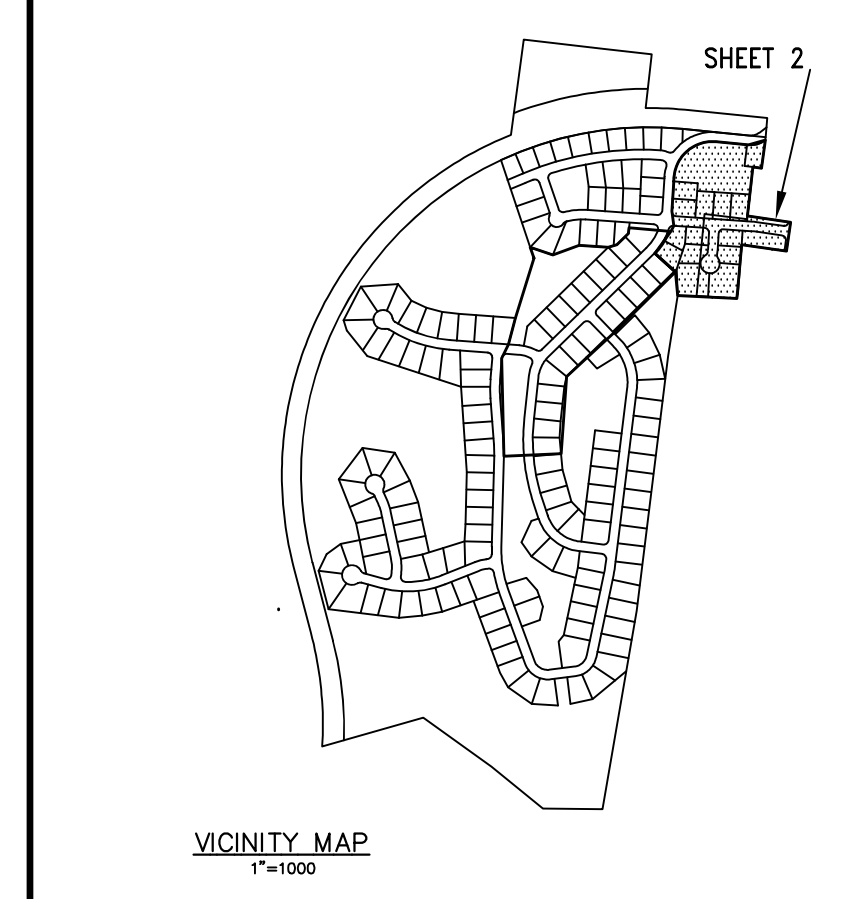
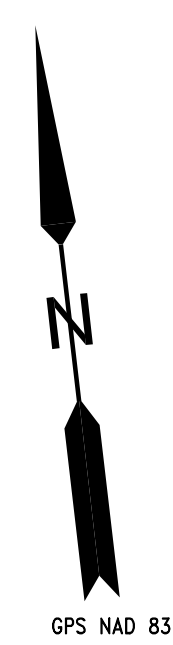
TOWN OF THOMPSON'S STATION PLANNING COMMISSION

NET AREA	7.94 ACRES	TOTAL LOTS:	15
ACRES NEW ROAD	1.04 AC ROW	CIVIL DISTRICT:	4th
MILES NEW ROAD	0.15 MILES	CLOSURE ERROR:	±1:15,000
OWNER:	WHISTLE STOP FARMS, LLC		
SURVEYOR:	WHISTLE STOP FARMS, LLC Thomas G. King III		
SCALE:	1"=200'	REV	4/12/20
TS PROJECT No.	FP21-005	DATE	3/19/20
		SHEET	1 OF 2

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF ADDRESSES	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
I hereby certify that the following utility systems outlined or indicated on the plan shown hereon have been installed in accordance with 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 Town of Thompson's Station Subdivision Regulations have been met.	I hereby certify that the requirements set forth in rules regulations, by-laws, policy and operational bulletins, plat approval check list and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.	I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Town of 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 survey is greater than 1:10,000 as shown hereon.	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 the Planning Commission and that it has been approved for recording in the office of the County Register.	Undersigned hereby certifies that it is the owner of the property shown and described hereon as evidenced in Book _____, Page _____, R.O.W.C.T., and that undersigned hereby adopts this plan of subdivisions with undersigned's free consent, establishes the minimum building restriction line, and that offers irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.	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 Planning Commission to assure completion of all required improvements in case of default.	I hereby certify that the addresses denoted on this final plat are those assigned by the Williamson County Dept. of Information Technology (IT).	I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Dept. of Emergency Communications.
SEWER SYSTEM DATE TOWN ADMINISTRATOR	Date: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	Date: Registered Land Surveyor	Date: Secretary of Planning Commission	Date: BY:	Date: Town Administrator	Date: IT Department Title	Date: Williamson County Dept. of Emergency Management

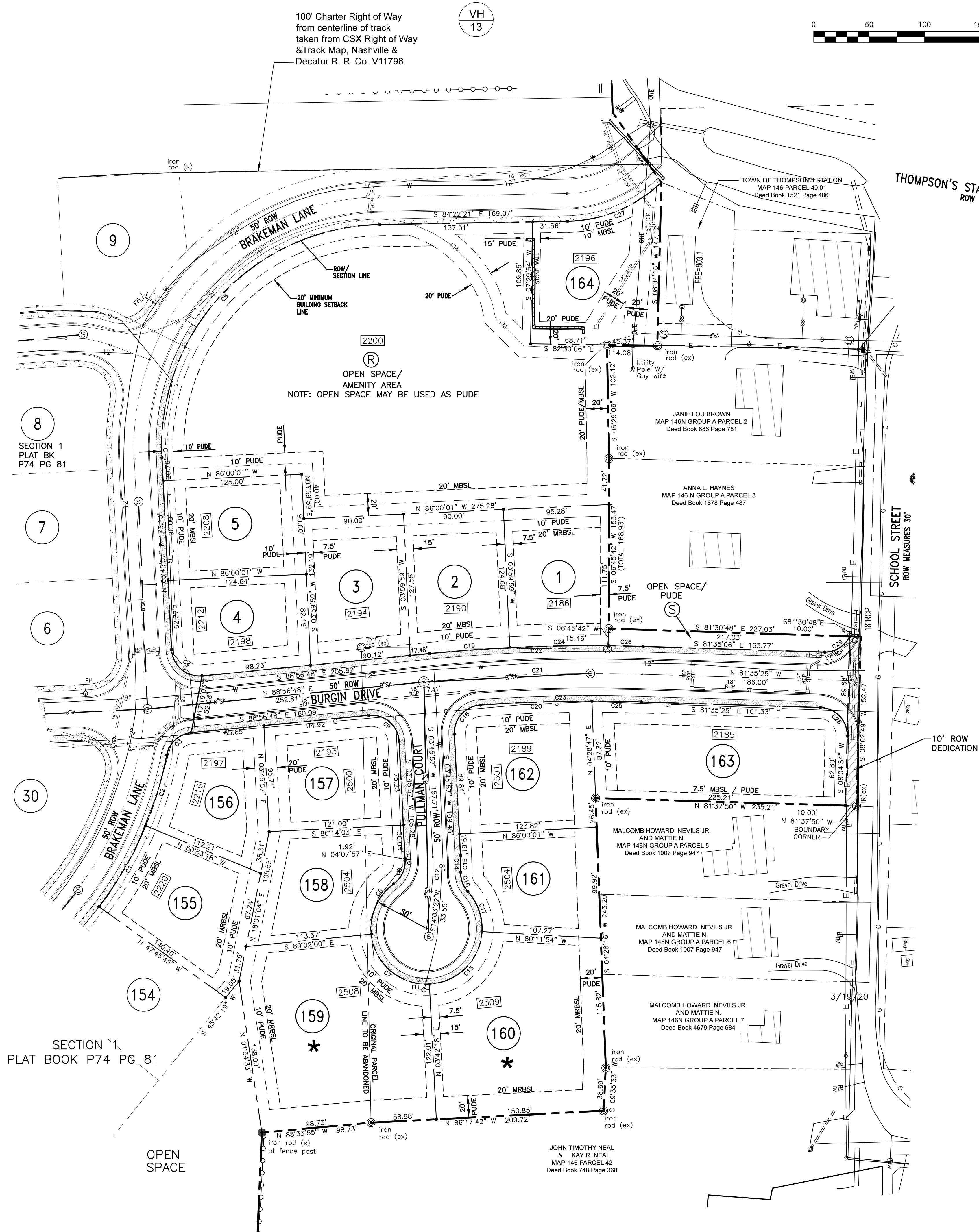
100' Charter Right of Way
from centerline of track
& Track Map, Nashville &
Decatur R. R. Co. V11798

VH
13



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	14°48'20"	325.00'	83.98'	83.75'	S 36°30'52" W
C2	11°43'43"	325.00'	66.53'	66.41'	S 23°14'50" W
C3	73°40'13"	25.00'	32.14'	29.98'	S 54°13'05" W
C4	92°42'46"	25.00'	40.45'	36.18'	S 42°35'26" E
C5	91°51'42"	200.00'	320.86'	287.40'	S 49°41'48" E
C6	32°41'01"	50.00'	28.52'	28.14'	N 44°06'01" E
C7	87°15'42"	50.00'	76.15'	69.00'	N 42°39'51" W
C8	55°56'34"	25.00'	24.41'	23.45'	N 32°28'14" E
C9	92°42'46"	25.00'	40.45'	36.18'	N 42°35'26" W
C10	0°44'00"	150.00'	1.92'	1.92'	N 04°07'57" E
C11	275°49'01"	50.00'	240.70'	67.03'	S 77°27'59" E
C12	101°17'25"	175.00'	31.43'	31.39'	S 08°54'40" W
C13	83°54'11"	50.00'	73.22'	66.85'	S 51°45'12" W
C14	4°18'51"	200.00'	15.06'	15.06'	N 05°55'23" E
C15	4°18'51"	200.00'	15.06'	15.06'	S 05°55'23" W
C16	43°27'18"	25.00'	18.96'	18.61'	S 13°38'50" E
C17	45°10'56"	50.00'	39.42'	38.41'	S 12°47'11" E
C18	86°54'21"	25.00'	38.79'	35.02'	S 48°13'08" W
C19	2°48'21"	1500.00'	72.58'	72.57'	S 87°33'38" E
C20	3°58'50"	1450.00'	100.74'	100.72'	N 85°20'16" W
C21	7°21'23"	1475.00'	189.38'	189.25'	S 85°16'07" E
C22	7°21'23"	1500.00'	192.59'	192.46'	S 85°16'07" E
C23	3°44'16"	1450.00'	1145.21'	145.15'	S 84°27'33" E
C24	3°24'24"	1500.00'	89.18'	89.17'	S 84°28'16" E
C25	1°45'26"	1450.00'	44.47'	44.47'	N 82°28'08" W
C26	1°09'59"	1514.08'	30.82'	30.82'	S 82°10'45" E
C27	42°55'54"	125.00'	93.66'	91.49'	S 74°09'42" W
C28	89°38'15"	25.00'	39.11'	35.24'	N 36°46'18" W
C29	64°05'29"	25.00'	27.97'	26.53'	N 64°23'27" E

SECTION 1
PLAT BOOK P74 PG 81



LEGEND

- Iron Rod Existing - iron rod (ex)
- Iron Rod Set - iron rod (s)
- Deed Call - (100.00')
- Fence -
- Property Line -
- Railroad Track -
- Utility Pole w/ guy wire -
- Minimum Building Setback Line MBSL -
- Minimum Rear Building Setback Line MRBSL -
- Public Utility & Drainage Easement PUDE -
- Storm Sewer - ST
- Sanitary Sewer - SA
- FORCE MAIN - FM
- Water - W
- Fire Hydrant - FH
- GAS - G
- Existing Monument -
- Concrete Monument -
- Iron Rod -

* ASTRIC REPRESENTS CRITICAL LOT DUE TO SLOPE AND WILL BE SUBJECT TO ENGINEERING SITE PLAN AND FOOTING DETAIL.
WATER, SEWER, GAS, ELECTRIC & DRAINAGE STRUCTURES HAVE BEEN INSTALLED.

LOT AREA TABLE

Area	Sq. Feet	Acres
1	11,570	0.27
2	11,314	0.26
3	11,688	0.27
4	10,478	0.24
5	11,234	0.26
155	12,642	0.29
156	10,560	0.24
157	11,778	0.27
158	11,921	0.27
159	26,015	0.60
160	23,534	0.54
161	11,062	0.25
162	14,178	0.33
163	19,853	0.46
164	13,676	0.31
Total	211,503	4.85

OPEN SPACE AREA TABLE

Area	Sq. Feet	Acres
R	84,244	1.93
S	3,107	0.07
Total	87,351	2.00

Section 5
WHISTLE STOP FARMS SUBDIVISION

FINAL PLAT

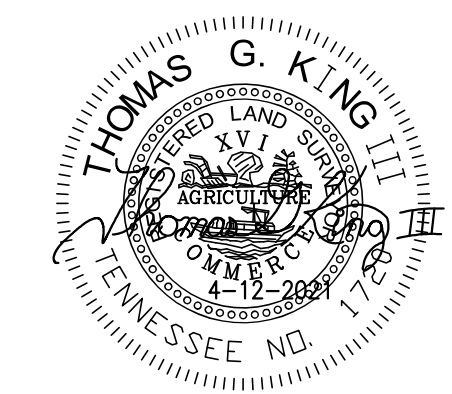
TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA 7.94 ACRES	TOTAL LOTS: 15
ACRES NEW ROAD 1.04 Ac ROW	CIVIL DISTRICT: 4th
810 LF OF CL	CLOSURE ERROR: ≥1:15,000
MILES NEW ROAD 0.15 MILES	

OWNER: WHISTLE STOP FARMS, LLC

SURVEYOR: WHISTLE STOP FARMS, LLC Thomas G. King III

SCALE: 1"=200' REV 4/12/20
TS PROJECT No. FP21-005 DATE 3/19/20 SHEET 2 OF 2





DATE: April 27, 2021
TO: Planning Commissioners
FROM: Micah Wood, AICP
Planning Director
SUBJECT: Item 2 – Bond Action Agenda- Revised

The following bonds are on the Bond Action Agenda. The recommendations are summarized for each item, below. **Red text indicates revision.**

2. Bond Actions

- a. Bridgemore 1A RDEC Maintenance Bond Release:
Town Staff recommends that Planning Commission release the Maintenance Bond and recommend that BOMA accept the public improvement.
- b. Bridgemore 2A RDEC Maintenance Bond Release:
Town Staff recommends that Planning Commission release the Maintenance Bond and recommend that BOMA accept the public improvement.
- c. Bridgemore 6A Sewer Maintenance Bond Release:
Defer one month.
- d. Bridgemore 6B Sewer Maintenance Bond Release:
Defer one month.
- e. Bridgemore 6C Sewer Performance Bond Release and Creation of Maintenance Bond:
Defer one month.
- f. Bridgemore 6D Sewer Performance Bond Release and Creation of Maintenance Bond:
Defer one month.
- g. Canterbury 14 RDEC Performance Bond Extension:
Town Staff recommends that Planning Commission extend the Performance Bond for one year. The Developer may ask for reduction or release at any time.



- h. Canterbury 14 Sewer Performance Bond Release and Creation of Maintenance Bond:
Town Staff recommends that Planning Commission release the Performance Bond, create a Maintenance Bond in the amount of **\$55,000**, and recommend that BOMA accept dedication of the public improvement.
- i. Canterbury 16 RDEC Performance Bond Extension:
Town Staff recommends that Planning Commission extend the Performance Bond for one year. The Developer may ask for reduction or release at any time.
- j. Canterbury 16 Sewer Performance Bond Release and Creation of Maintenance Bond:
Town Staff recommends that Planning Commission release the Performance Bond, create a Maintenance Bond in the amount in the amount of **\$15,400**, and recommend that BOMA accept dedication of the public improvement.
- k. Canterbury 17 RDEC Performance Bond Extension:
Town Staff recommends that Planning Commission extend the Performance Bond for one year. The Developer may ask for reduction or release at any time.
- l. Canterbury 17 Sewer Performance Bond Release and Creation of Maintenance Bond:
Town Staff recommends that Planning Commission release the Performance Bond, create a Maintenance Bond in the amount in the amount of **\$11,000**, and recommend that BOMA accept dedication of the public improvement.
- m. Whistle Stop 1 RDEC Performance Bond Extension:
Town Staff recommends that Planning Commission extend the Performance Bond for one year. The Developer may ask for reduction or release at any time.
- n. Whistle Stop 1 Sewer Performance Bond Release and Creation of Maintenance Bond:
Town Staff recommends that Planning Commission release the Performance Bond, create a Maintenance Bond in the amount in the amount of **\$48,500**, and recommend that BOMA accept dedication of the public improvement.

Items 2(a)-(n) may be considered as 1 action item by Planning Commission with approval of the Bond Action Agenda. If there are questions/concerns on any item, it can be removed from the Bond Action Agenda and any others may be approved as a whole.

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1550 Thompson's Station Road W.
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THOMPSON'S STATION BOND ACTION FORM

BOND	<p>Bridgemore Village Section 1A RDEC Maintenance Bond</p> <p><u>Amount: \$107,000</u> <i>Note: BOMA released Performance and established Maintenance 4-11-17</i></p>
ACTION REQUEST	<p>Release the Maintenance Bond established 4-11-17</p>
PLANNING COMMISSION ACTION	<p>Release the Maintenance Bond and recommend BOMA accept the public improvement.</p>
PUBLIC IMPROVEMENT ACTION	<p>Recommend acceptance the public improvement to BOMA</p>
BOMA ACTION	

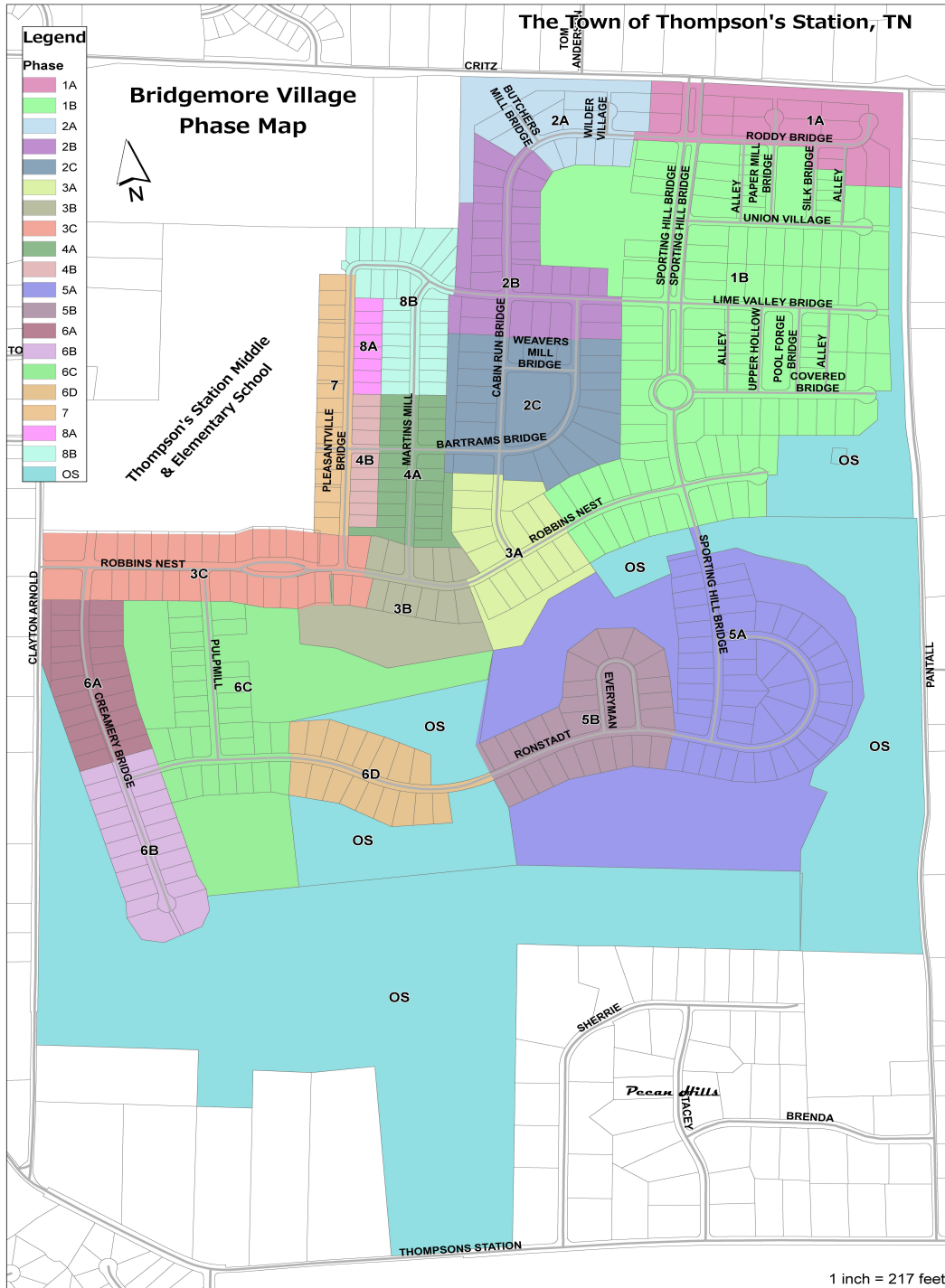
Bond History

In 2007, Section 1A was approved for the creation of single-family lots within Bridgemore Village. The Maintenance Bond was approved for roads, drainage and erosion control in the amount of \$107,000.

The maintenance period is 4 years beyond the required 1-year period. The Town Engineer has recommended that this section be released since it's been in the maintenance period for such an extended time.

Staff recommends the following:

1. Release maintenance surety for roadway, drainage and erosion control.
2. Recommend BOMA approve the acceptance of the public improvement.



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THOMPSON'S STATION BOND ACTION FORM

BOND	<p>Bridgemore Village Section 2A RDEC Maintenance Bond</p> <p><u>Amount: \$42,000</u> <i>Note: BOMA released Performance and established Maintenance 4-11-17</i></p>
ACTION REQUEST	<p>Release the Maintenance Bond established 4-11-17</p>
PLANNING COMMISSION ACTION	<p>Release the Maintenance Bond and recommend BOMA accept the public improvement.</p>
PUBLIC IMPROVEMENT ACTION	<p>Recommend acceptance the public improvement to BOMA</p>
BOMA ACTION	

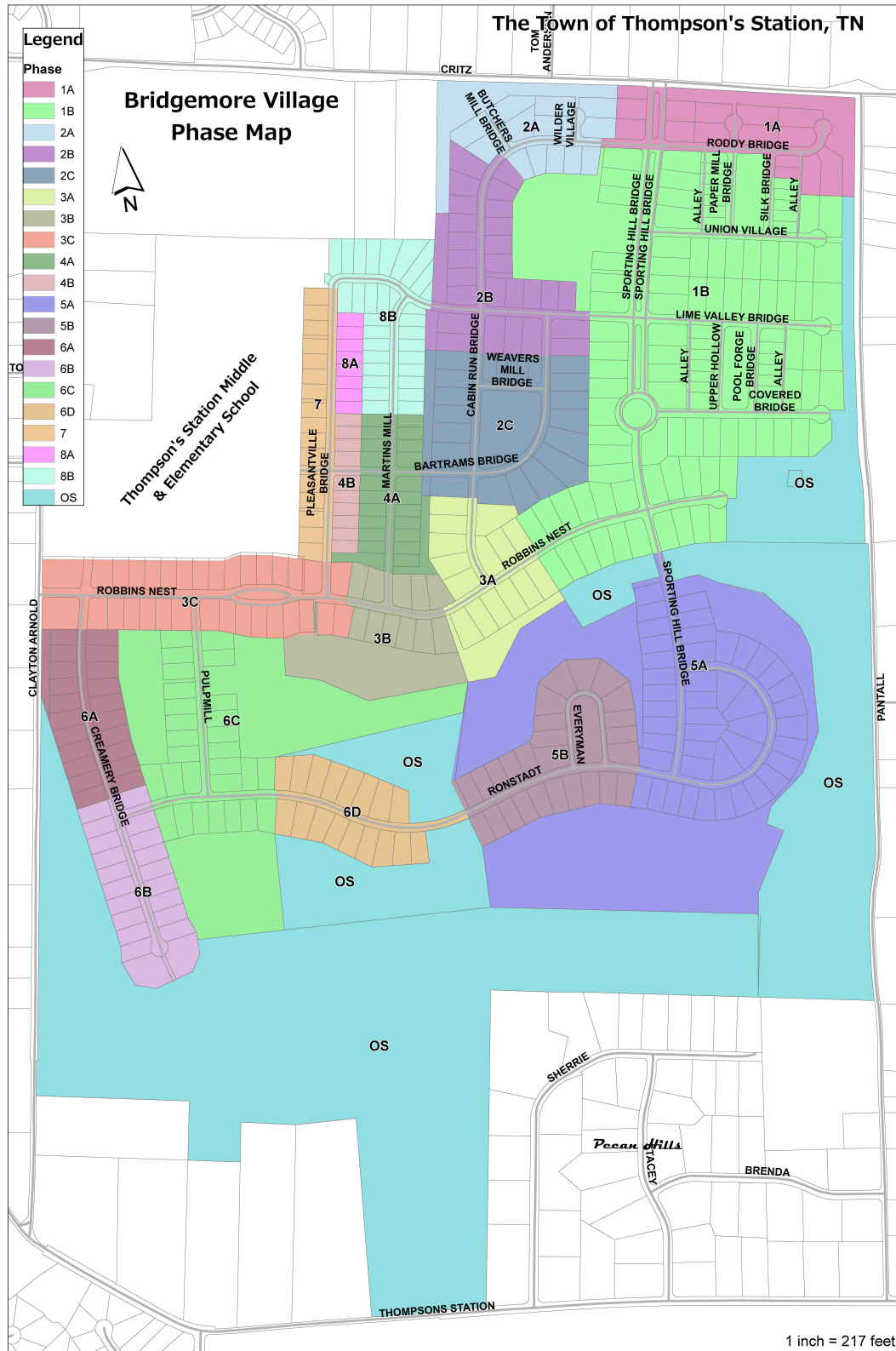
Bond History

In 2007, Section 2A was approved for the creation of single-family lots within Bridgemore Village. The Maintenance Bond was approved at \$42,000.

The maintenance period is 4 years beyond the required 1-year period. The Town Engineer has recommended that this section be released since it's been in the maintenance period for such an extended time.

Staff recommends the following:

- 1. Release maintenance surety for roadway, drainage and erosion control.
- 2. Recommend BOMA approve the acceptance of the public improvement.



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THOMPSON'S STATION BOND ACTION FORM

BOND	<p>Bridgemore Village Section 6A Sewer Maintenance Surety</p> <p><u>Amount:</u> \$11,700 (7/26/16) <i>Note: BOMA Released to Maintenance 11-12-19</i></p>
ACTION REQUEST	Release Maintenance Bond established 11-12-19
PLANNING COMMISSION ACTION	Defer 1 month
PUBLIC IMPROVEMENT ACTION	Recommend acceptance the public improvement to BOMA
BOMA ACTION	

Bond History

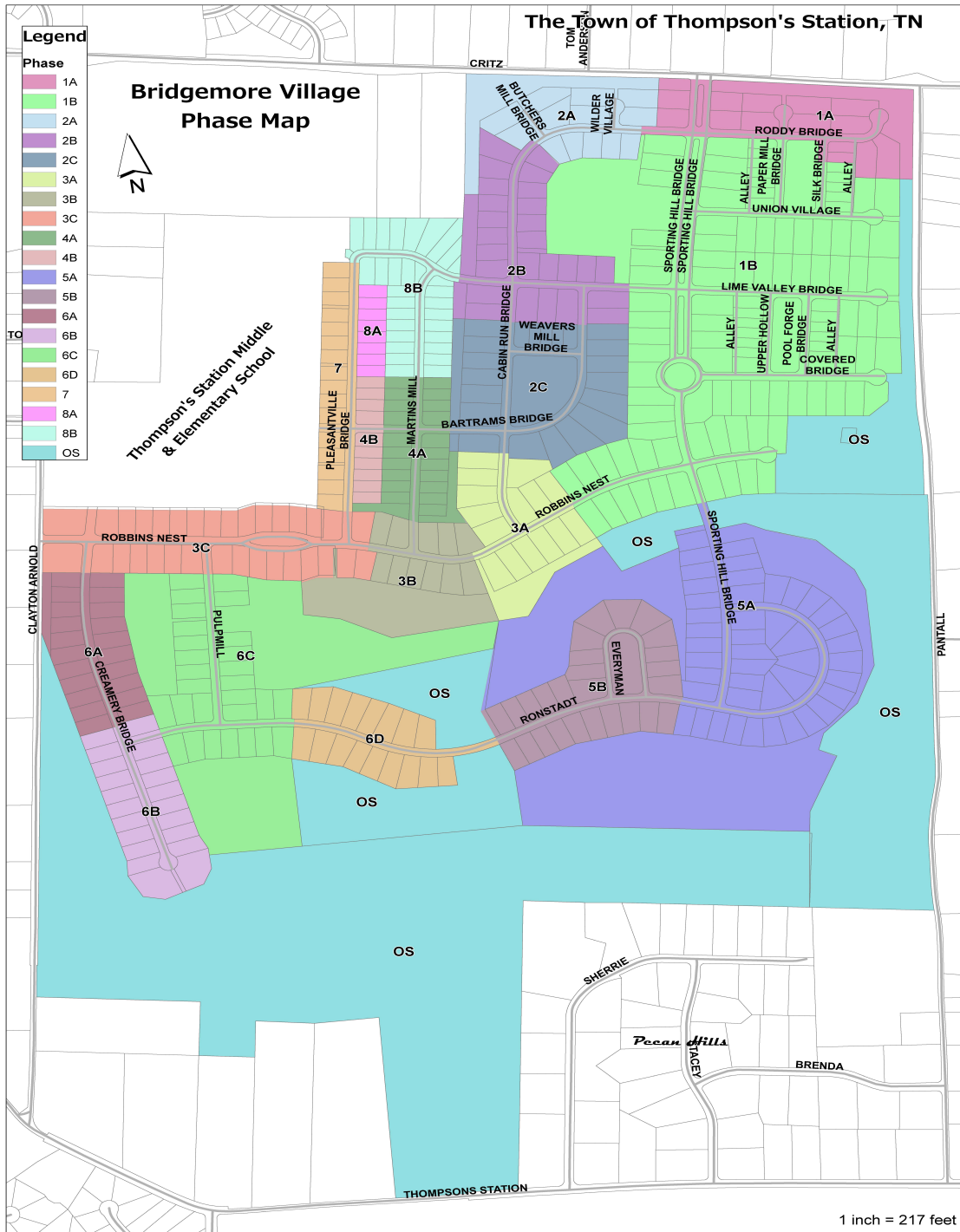
On July 26, 2016, Section 6A was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a surety for sewer in the amount of \$102,000. The performance amount was released in 2019 and a maintenance bond was established in the amount of \$11,700 by the BOMA.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards. The maintenance period is beyond the required 1-year period.

Staff Recommends the Planning Commission:

Bridgemore Sewer bond items recommended to be deferred by Town Staff due to ongoing inflow & infiltration (I&I) investigation into the Town sewer system within the Bridgemore Subdivision.

- Therefore, Staff recommends this item be deferred for one month.



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THOMPSON'S STATION BOND ACTION FORM

BOND	Bridgemore Village Section 6B Sewer Maintenance Surety <u>Amount: \$12,800 (7/26/16)</u> <i>Note: BOMA Released to Maintenance 1-14-20</i>
ACTION REQUEST	Release Maintenance Bond established 1-14-20
PLANNING COMMISSION ACTION	Defer 1 month
PUBLIC IMPROVEMENT ACTION	Recommend acceptance the public improvement to BOMA
BOMA ACTION	

Bond History

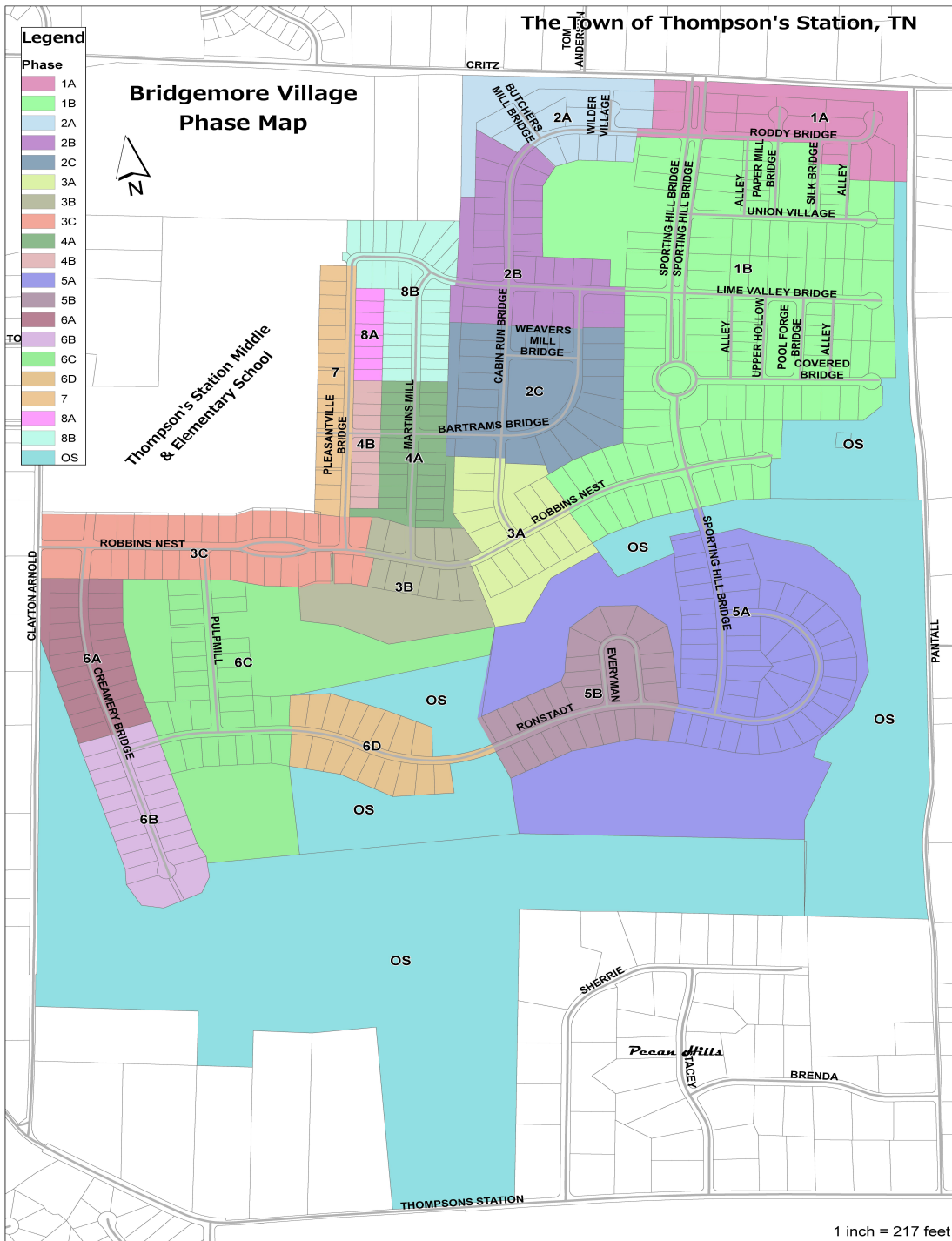
On July 26, 2016, Section 6B was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a surety for sewer in the amount of \$125,000. The performance amount was released in 2020 and a maintenance bond was established in the amount of \$12,800 by the BOMA.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards. The maintenance period is beyond the required 1-year period.

Staff Recommends the Planning Commission:

Bridgmore Sewer bond items recommended to be deferred by Town Staff due to ongoing inflow & infiltration (I&I) investigation into the Town sewer system within the Bridgmore Subdivision.

- Therefore, Staff recommends this item be deferred for one month.



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THOMPSON'S STATION BOND ACTION FORM

BOND	<p>Bridgemore Village Section 6C Sewer Performance Surety</p> <p><u>Amount:</u> \$70,000 <i>Note: PC reduced Performance 1-28-20</i></p>
ACTION REQUEST	<p>Release Performance Bond and establish a Maintenance Bond for 1-year.</p>
PLANNING COMMISSION ACTION	<p>Defer 1 month</p>
PUBLIC IMPROVEMENT ACTION	<p>Recommend dedication of the public improvement to BOMA</p>
BOMA ACTION	

Bond History

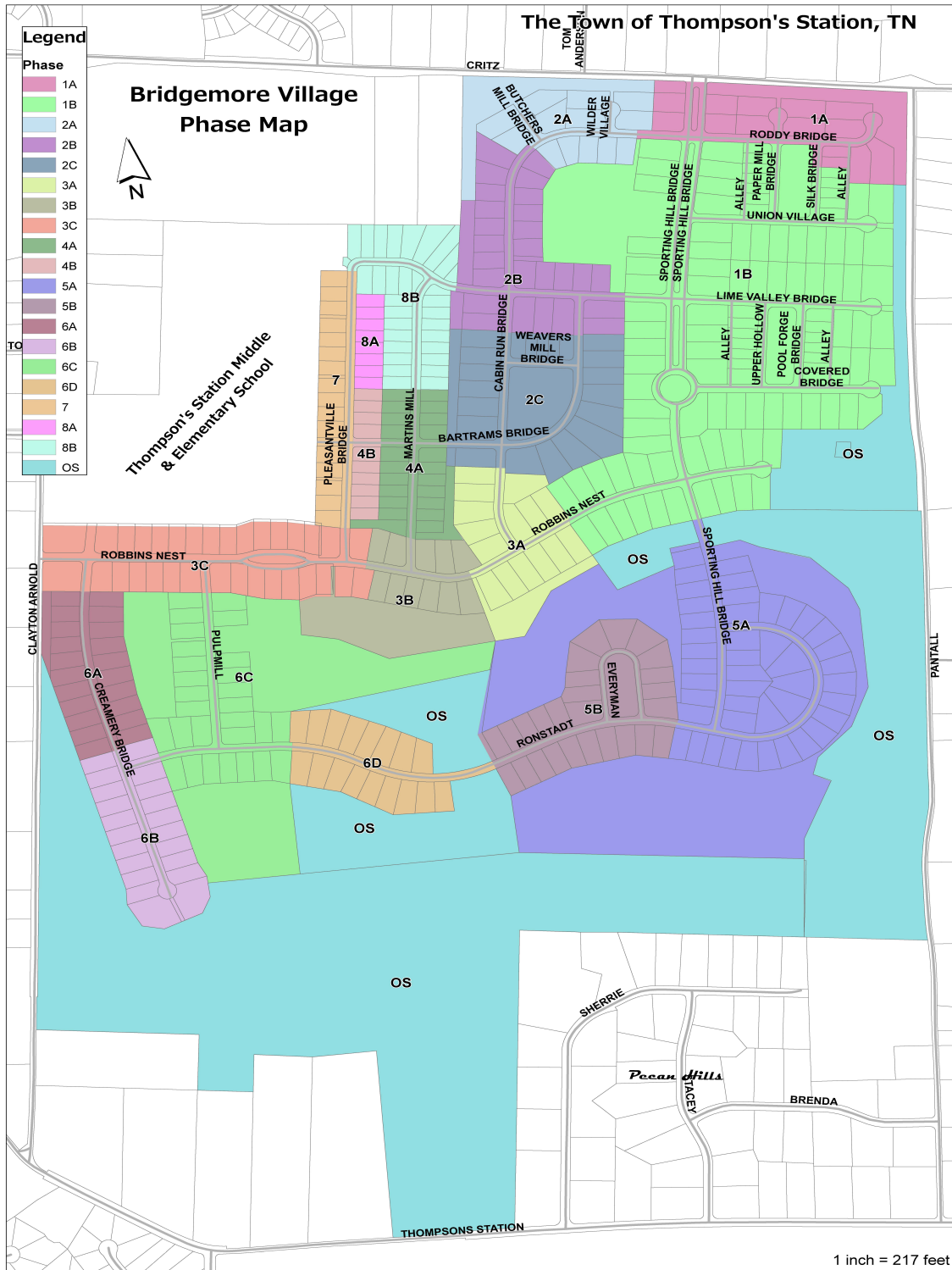
On November 28, 2017, Section 6C was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a surety for sewer in the amount of \$170,000. The performance amount was reduced in 2020 to the current amount of \$70,000.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

Staff recommends the following:

Bridgemore Sewer bond items recommended to be deferred by Town Staff due to ongoing inflow & infiltration (I&I) investigation into the Town sewer system within the Bridgemore Subdivision.

- Therefore, Staff recommends this item be deferred for one month.



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THOMPSON'S STATION BOND ACTION FORM

BOND	<p>Bridgemore Village Section 6D Sewer Performance Surety</p> <p><u>Amount:</u> \$27,000 <i>Note: PC reduced Performance 1-28-20</i></p>
ACTION REQUEST	Release Performance Bond and establish a Maintenance Bond for 1-year.
PLANNING COMMISSION ACTION	Defer 1 month
PUBLIC IMPROVEMENT ACTION	Recommend dedication of the public improvement to BOMA
BOMA ACTION	

Bond History

On January 23, 2018, Section 6D was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a surety for sewer in the amount of \$70,000. The performance amount was reduced in 2020 to the current amount of \$27,000.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

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THOMPSON'S STATION BOND ACTION FORM

BOND	Canterbury Subdivision, Section 14 Roadway, Drainage, & Erosion Control Performance Bond <u>Amount: \$1,045,000</u>
ACTION REQUEST	Automatic 1-year extension. The Developer may request a reduction/release at any point.
PLANNING COMMISSION ACTION	Planning Commission Approved the creation of the performance bond at the 4/28/20 TSPC meeting.
PUBLIC IMPROVEMENT ACTION	Currently in performance.
BOMA ACTION	

Bond History

On April 28, 2020 Section 14 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$1,045,000.

1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.

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THOMPSON'S STATION BOND ACTION FORM

BOND	Canterbury Subdivision, Section 14 Sewer Performance Bond <u>Amount:</u> \$550,000
ACTION REQUEST	Release Performance Bond and establish a Maintenance Bond for 1-year.
PLANNING COMMISSION ACTION	Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$55,000 for 1-year.
PUBLIC IMPROVEMENT ACTION	Recommend dedication of the public improvement to BOMA
BOMA ACTION	

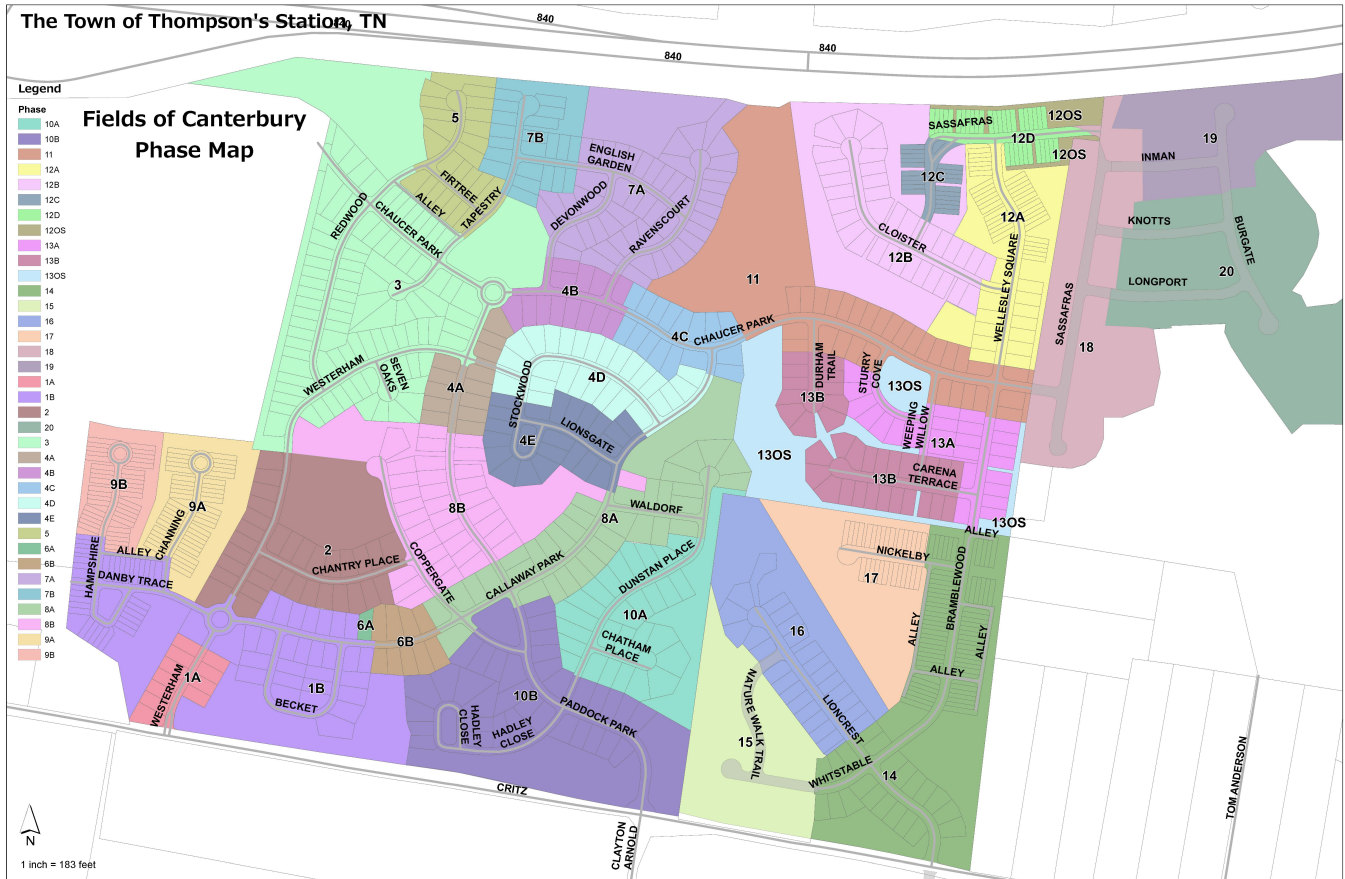
Bond History

On April 28, 2020 Section 14 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$550,000.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

Staff recommends the following:

1. Release Performance Bond for sewer and establish a Maintenance Bond for sewer in the amount to \$55,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.



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THOMPSON'S STATION BOND ACTION FORM

BOND	Canterbury Subdivision, Section 16 Roadway, Drainage, & Erosion Control Performance Surety <u>Amount: \$440,000</u>
ACTION REQUEST	Automatic 1-year extension. The Developer may request a reduction/release at any point.
PLANNING COMMISSION ACTION	Planning Commission Approved the creation of the performance bond at the 4/28/20 TSPC meeting.
PUBLIC IMPROVEMENT ACTION	Currently in performance.
BOMA ACTION	

Bond History

On April 28, 2020 Section 16 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$440,000.

1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.

The Town of Thompson's Station, TN

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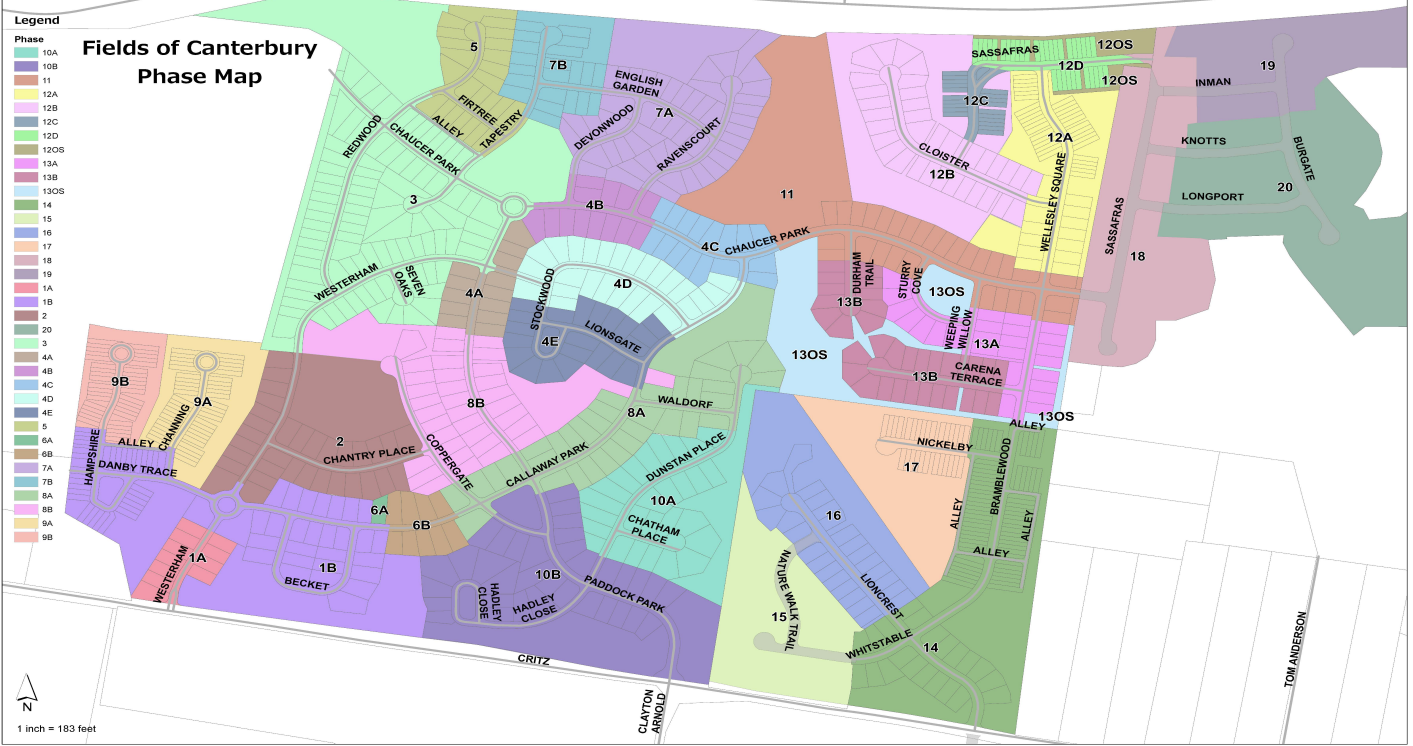
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Legend

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- 7A
- 7B
- 8A
- 8B
- 9A
- 9B

Fields of Canterbury Phase Map



1 inch = 183 feet

TOM ANDERSON

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THOMPSON'S STATION BOND ACTION FORM

BOND	<p>Canterbury Subdivision, Section 16 Sewer Performance Bond</p> <p><u>Amount:</u> \$154,000</p>
ACTION REQUEST	Release Performance Bond and establish a Maintenance Bond for 1-year.
PLANNING COMMISSION ACTION	Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$15,400 for 1-year.
PUBLIC IMPROVEMENT ACTION	Recommend dedication of the public improvement to BOMA
BOMA ACTION	

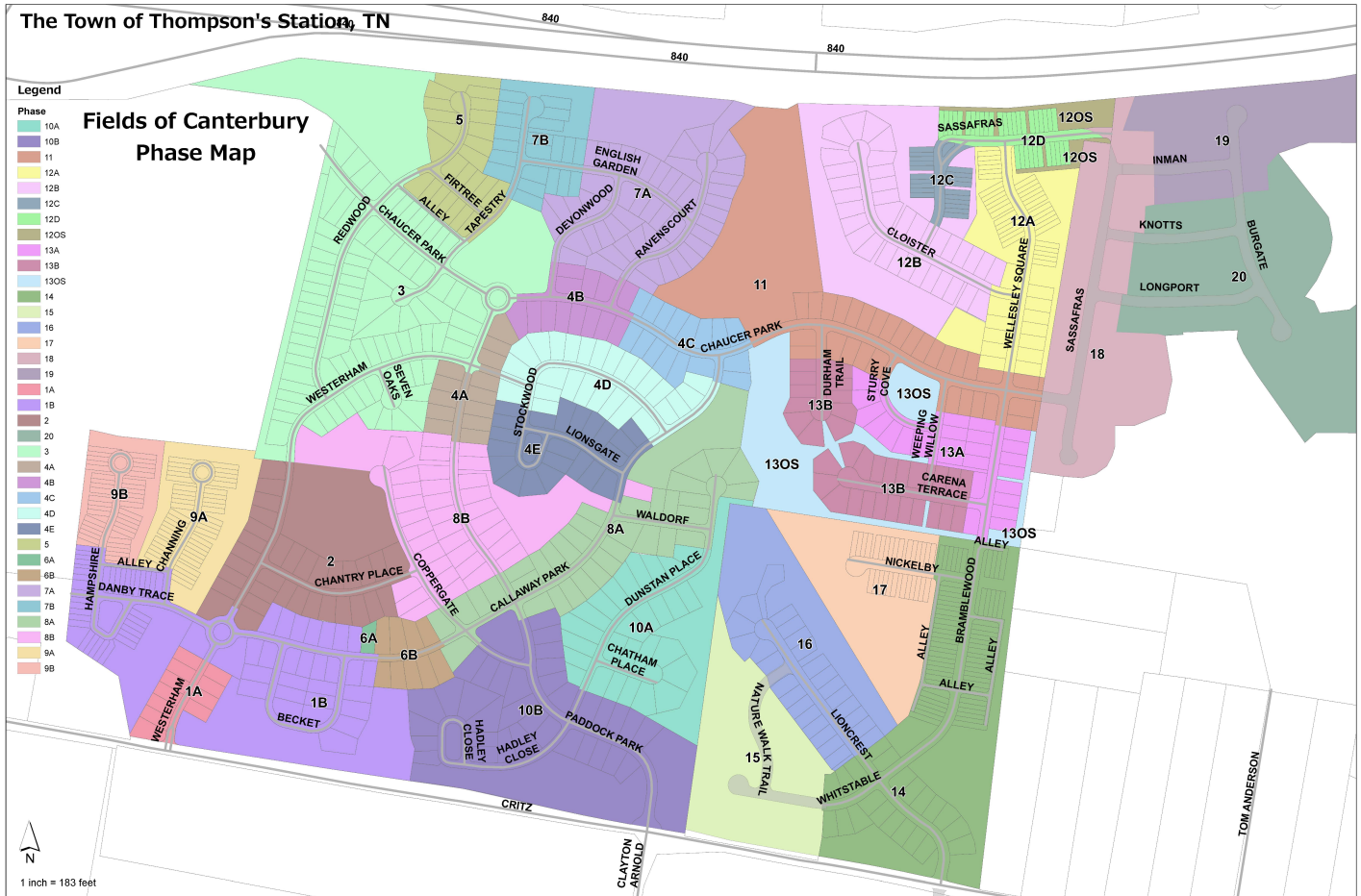
Bond History

On April 28, 2020 Section 16 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$154,000.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

Staff recommends the following:

1. Release Performance Bond for sewer and establish a Maintenance Bond for sewer in the amount \$15,400 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.



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THOMPSON'S STATION BOND ACTION FORM

BOND	Canterbury Subdivision, Section 17 Roadway, Drainage, & Erosion Control Performance Surety <u>Amount: \$220,000</u>
ACTION REQUEST	Automatic 1-year extension. The Developer may request a reduction/release at any point.
PLANNING COMMISSION ACTION	Planning Commission Approved the creation of the performance bond at the 4/28/20 TSPC meeting.
PUBLIC IMPROVEMENT ACTION	Currently in performance.
BOMA ACTION	

Bond History

On April 28, 2020 Section 17 was approved for the creation of residential lots within Canterbury Subdivision. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$220,000.

1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.

The Town of Thompson's Station, TN

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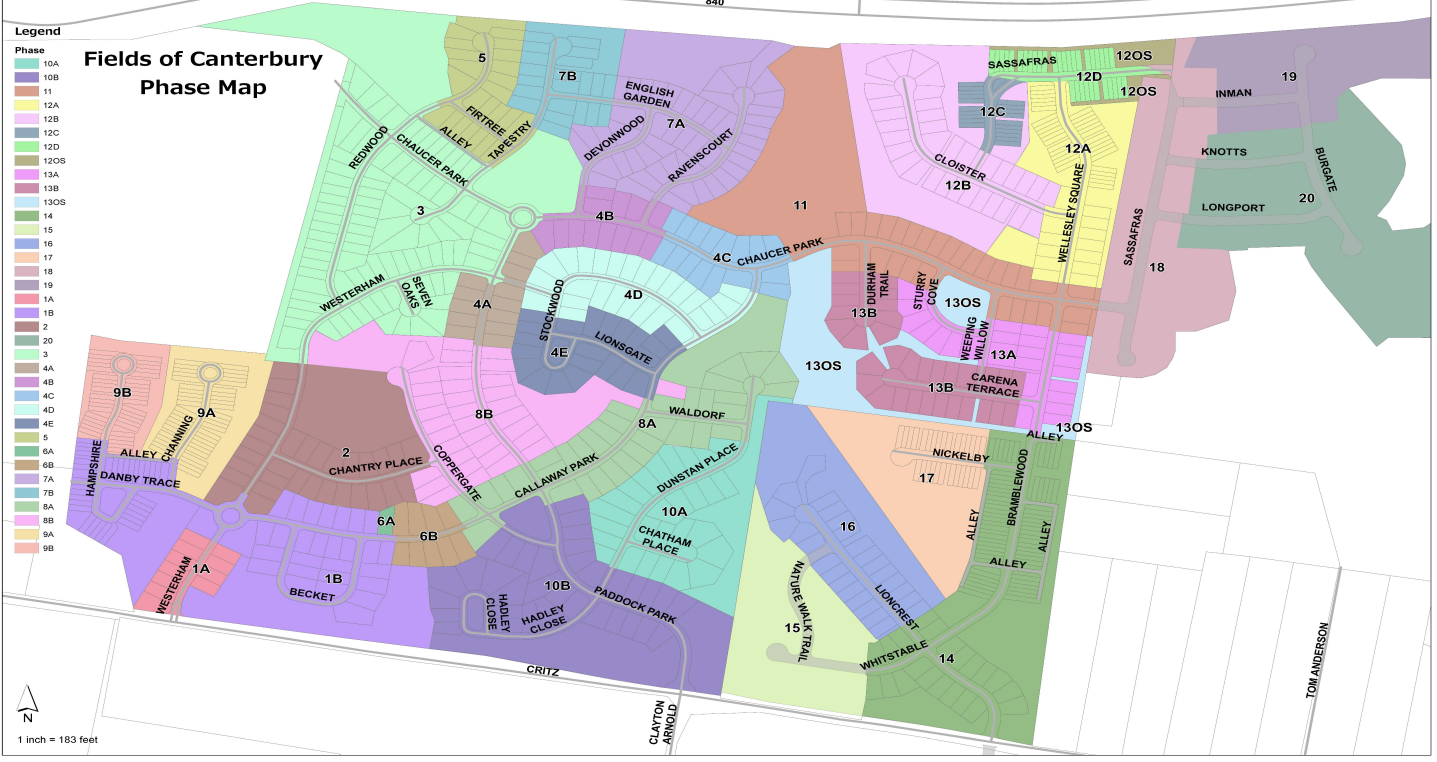
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Legend

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- 9B

Fields of Canterbury Phase Map



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THOMPSON'S STATION BOND ACTION FORM

BOND	<p>Canterbury Subdivision, Section 17 Sewer Performance Surety</p> <p><u>Amount:</u> \$110,000</p>
ACTION REQUEST	<p>Release Performance Bond and establish a Maintenance Bond for 1-year.</p>
PLANNING COMMISSION ACTION	<p>Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$11,000 for 1-year.</p>
PUBLIC IMPROVEMENT ACTION	<p>Recommend dedication of the public improvement to BOMA</p>
BOMA ACTION	

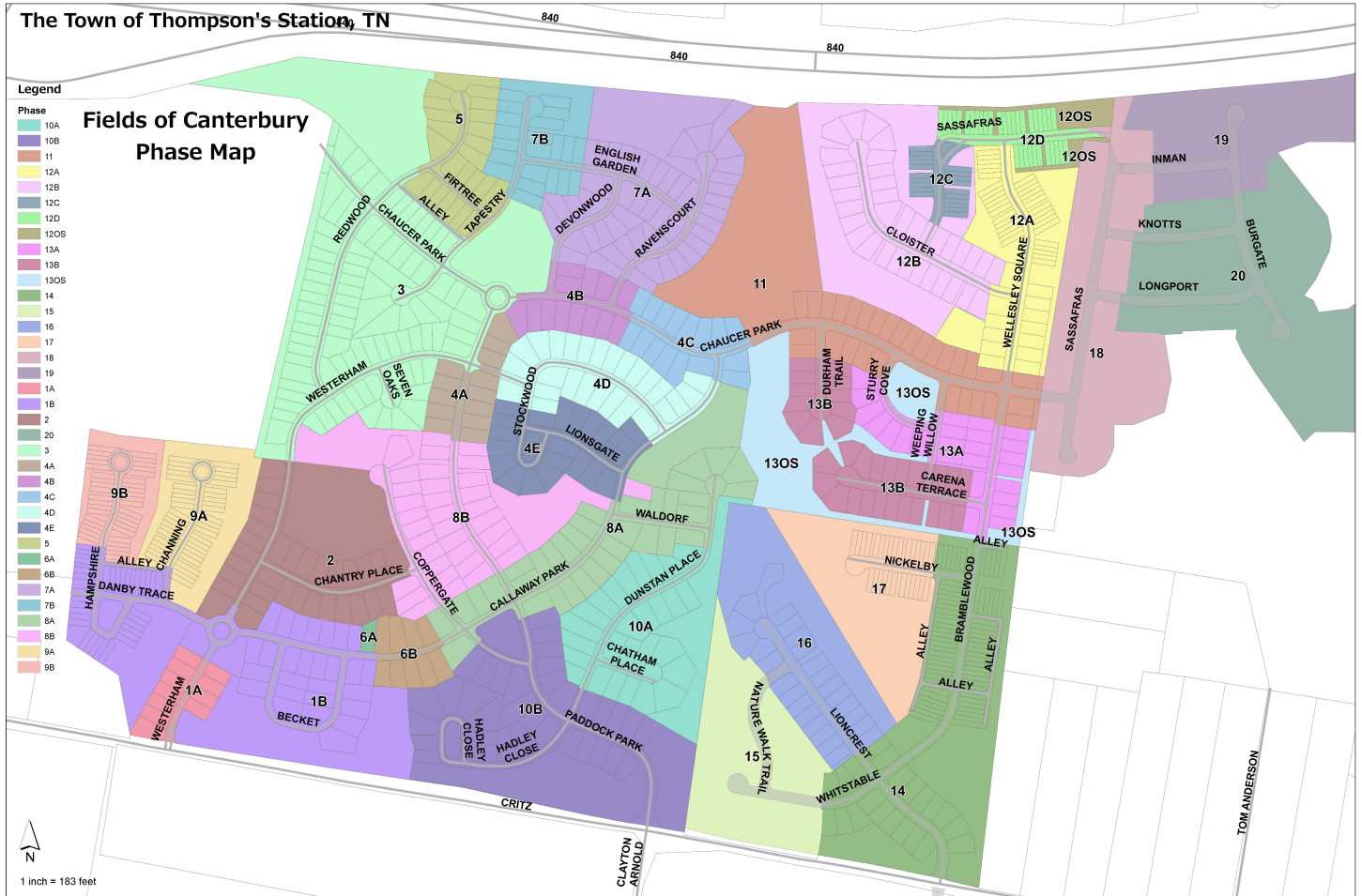
Bond History

On April 28, 2020 Section 17 was approved for the creation of residential lots within Canterbury Subdivision. The plat was approved with a surety for sewer in the amount of \$110,000.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

Staff recommends the following:

1. Release Performance Bond for sewer and establish a Maintenance Bond for sewer in the amount of \$11,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.



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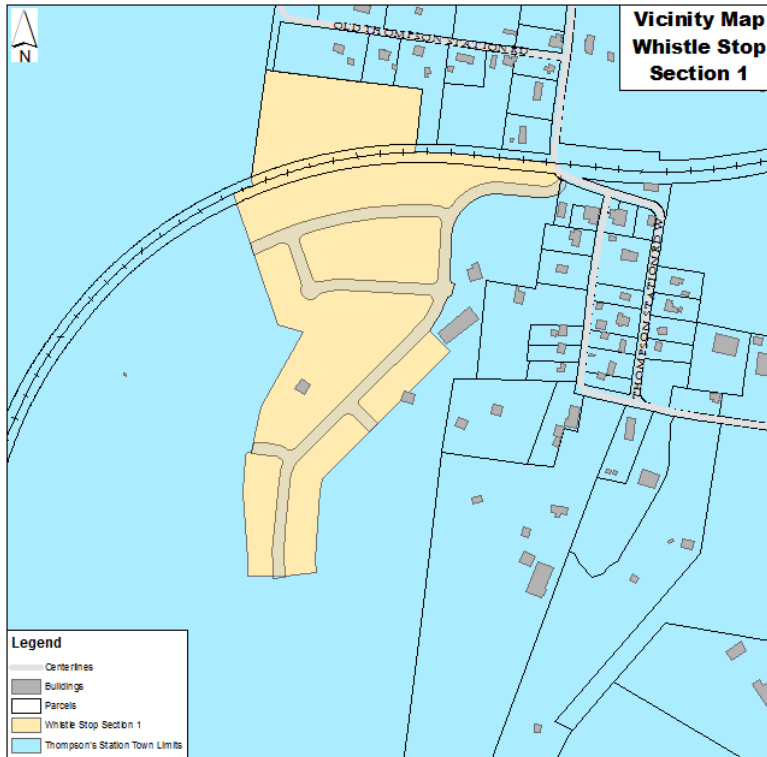
THOMPSON'S STATION BOND ACTION FORM

BOND	Whistle Stop Subdivision, Section 1 Roadway, Drainage, & Erosion Control Performance Surety <u>Amount: \$560,000</u>
ACTION REQUEST	Automatic 1-year extension. The Developer may request a reduction/release at any point.
PLANNING COMMISSION ACTION	Planning Commission Approved the creation of the performance bond at the 5/26/20 TSPC meeting.
PUBLIC IMPROVEMENT ACTION	Currently in performance.
BOMA ACTION	

Bond History

On May 26, 2020 Section 1 was approved for the creation of single-family lots within Whistle Stop. The plat was approved with a surety for roads, drainage and erosion control in the amount of \$560,000.

1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.



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THOMPSON'S STATION BOND ACTION FORM

BOND	<p>Whistle Stop Subdivision, Section 1 Sewer Performance Surety</p> <p><u>Amount:</u> \$485,000</p>
ACTION REQUEST	<p>Release Performance Bond and establish a Maintenance Bond for 1-year.</p>
PLANNING COMMISSION ACTION	<p>Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$48,500 for 1-year.</p>
PUBLIC IMPROVEMENT ACTION	<p>Recommend dedication of the public improvement to BOMA</p>
BOMA ACTION	

Bond History

On May 26, 2020 Section 1 was approved for the creation of single-family lots within Whistle Stop. The plat was approved with a surety for sewer in the amount of \$485,000.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

Staff recommends the following:

1. Release Performance Bond for sewer and establish a Maintenance Bond for sewer in the amount of \$48,500 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

