

Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
April 28, 2020

**\*\*\*PLEASE NOTE – There Will Be A Work Session, Held By Electronic Means, Prior To The Meeting Regarding The Town Center Plat At 6:30pm\*\*\***

**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

**Minutes-**

**Consideration Of The Minutes Of The February 25, 2020 Meeting**

Documents:

[FEBRUARY 2020 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](mailto: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**

**New Business:**

**1. The Fields Of Canterbury Final Plat – Phase 14 For The Creation Of 21 Single Family Lots, 57 Townhome Lots, And Thirteen (13) Open Space Lots (FP-2020-001).**

Documents:

[CANTERBURY FP P14 PC STAFF REPORT 4-21-20.PDF](#)  
[FOC 14 BOND AMOUNTS.PDF](#)  
[2020.03.20\\_FIELDS OF CANTERBURY SEC 14 FINAL PLAT.PDF](#)

**2. The Fields Of Canterbury Final Plat – Phase 16 For The Creation Of 25 Single Family Lots, A Pump Station Lot, And 2 Open Space Lots (FP-2020-002).**

Documents:

[CANTERBURY FP P16 PC STAFF REPORT 4-21-20.PDF](#)

FOC 16 BOND AMOUNTS.PDF  
2020.03.20\_FIELDS OF CANTERBURY SEC 16 FINAL PLAT.PDF

**3. The Fields Of Canterbury Final Plat – Phases 17 For The Creation Of 28 Townhome And 1 Open Space Lot (FP-2020-003).**

Documents:

CANTERBURY FP P17 PC STAFF REPORT 4-21-20.PDF  
FOC 17 BOND AMOUNTS.PDF  
2020.03.20\_FIELDS OF CANTERBURY SEC 17 FINAL PLAT.PDF

**4. Request For A Plan Of Services For Property Located At 4440 Les Watkins Road Related To A Referendum For Annexation Of Territory Into The Town Of Thompson's Station.**

Documents:

PC MEMO 4440 LES WATKINS ANNEX POS 4-21-20.PDF  
PLAN OF SERVICES 4440 LES WATKINS ROAD EXHIBIT TO RESOLUTION  
2020-008 4-21-20 FINAL.PDF

**Adjourn**

*This meeting will be held at 7:00 p.m. by electronic means due to the COVID-19  
State of Emergency*

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson 's Station, Tennessee**  
**February 25, 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 25th day of February 2020 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Trent Harris; Commissioner Luis Parra; Commissioner Kreis White; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Jones and Town Attorney Andrew Mills. Alderman Shaun Alexander, Commissioner Tara Rumpler and Commissioner Sheila Shipman were unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the January 28, 2020 regular meeting were presented.

**Commissioner White made a motion to approve the January 28, 2020 meeting minutes. The motion was seconded and carried unanimously by all present.**

**Public Comment:**

None.

**Town Planner Report:**

Interim Planner announced plans to hold a Planning Commission workshop in April to discuss upcoming plans for Thompson's Station Town Center. He also requested that the Commissioners email him topics for upcoming training.

**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).**

Mr. Wood reviewed his staff report and recommends that the Planning Commission approve the preliminary plat, with the following 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. 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.
3. During construction, the developer shall comply with all recommendations of the geotechnical report dated June 2, 2017.

Ryan Manners with Encompass Development came forward to answer any questions on behalf of the applicant.

**After discussion, Commissioner White made a motion to approve 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) with the Staff recommended contingencies. The motion was seconded and carried by a vote of 3 to 1 with Commissioner Whitmer casting the dissenting vote.**

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).**

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

Michael Ray came forward to answer any questions on behalf of the applicant.

**After discussion, Commissioner Whitmer made a motion to approve 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) with the Staff recommended contingencies. The motion was seconded and carried by all present.**

There being no further business, the meeting was adjourned at 7:32 p.m.

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Trent Harris, Chairman

Attest:

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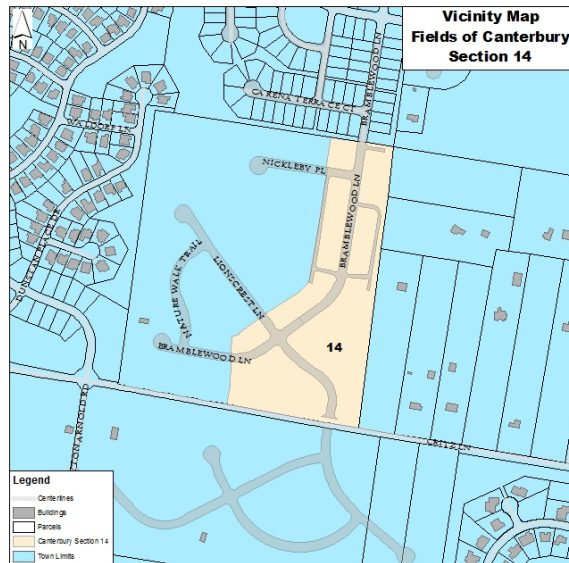
Shaun Alexander, Secretary

**Thompson's Station Planning Commission**  
**Staff Report – Item 1 (FP 2020-001)**  
**April 28, 2020**

**The Fields of Canterbury Final Plat – Phase 14 for the creation of 21 single family lots, 57 townhome lots, and thirteen (13) open space lots.**

**PROJECT DESCRIPTION**

Ragan Smith & Associates, on behalf of Encompass Land Group submitted a request for a final plat to establish 21 single family lots, 57 townhome lots, & 13 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 one phase of the 53.85-acre expansion of The Fields of Canterbury. The original Canterbury development was 270.5 acres and was approved for 204 townhomes and 612 single-family dwellings for a total of 816 residential units. The expansion phases in total will add 72 single family and 85 townhomes for a total of 684 single family and 289 townhomes on 324.35 acres for a density of three units an acre.

Section 14 consists of 21 single family lots, 57 townhome lots, 3 open space lots, and associated public infrastructure along Lioncrest Lane, Whitstable Court, Nickelby Place and Bramblewood Lane. 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.

Per the Town Engineer's review, the roadway for this section is completed to subgrade. Drainage construction and erosion control is on-going. 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 \$1,045,000.

Improvements to the sewer are required. After an evaluation of the on-going progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$550,000.

### **RECOMMENDATION**

Based on the project's compliance with the approved Phase 14 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 \$1,045,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$550,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 14.
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.

April 21, 2020

Fields of Canterbury Ph. 14  
Bond Amounts

Roads, Grading, Drainage, & Erosion Control

Roadway completed to subgrade. Drainage construction & Erosion control is ongoing.

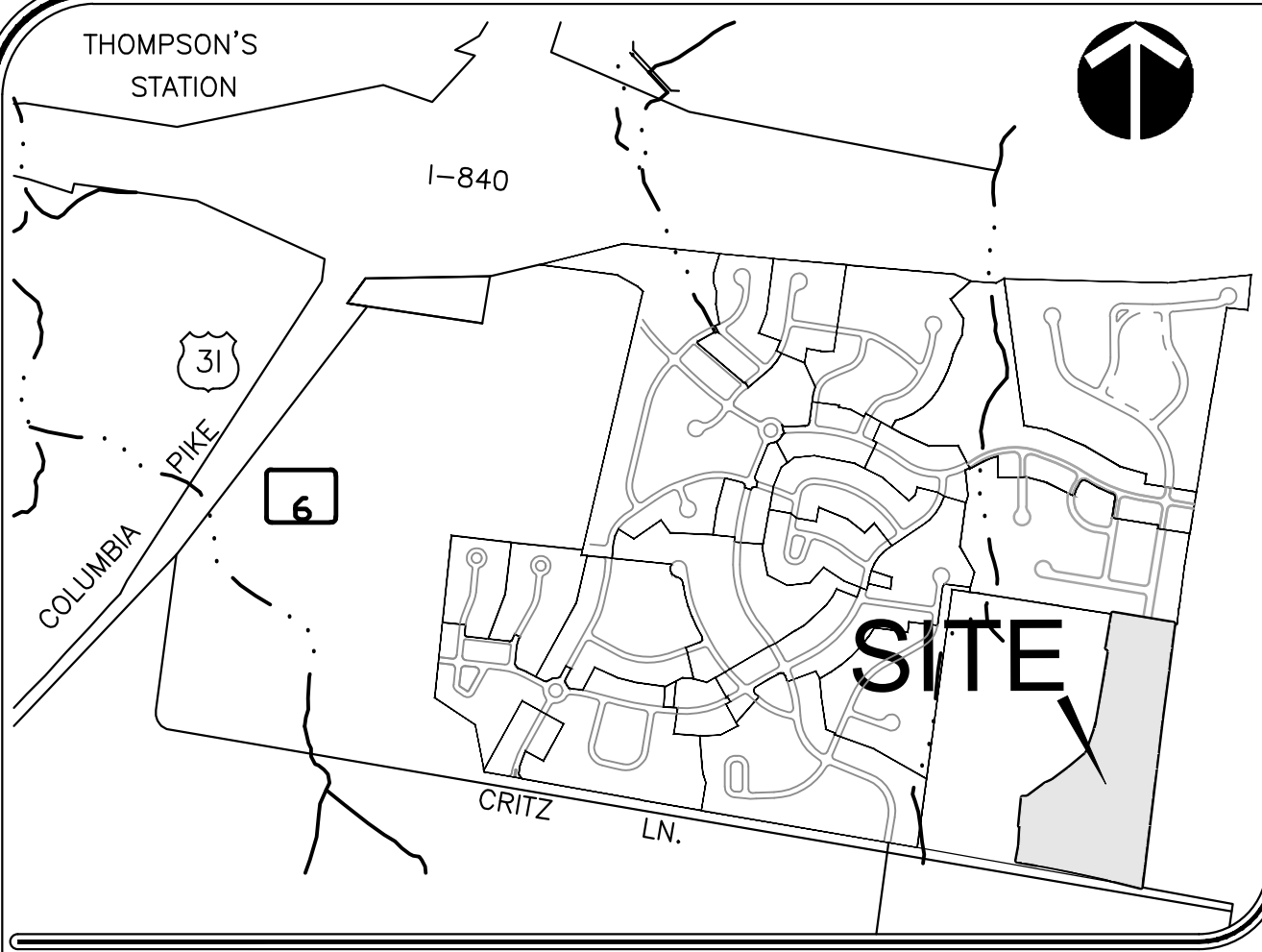
Bonds FOC 14; RGDE - \$1,045,000

Sanitary Sewer

Sewer system construction is ongoing.

Bonds FOC 14; SA- \$550,000

Steven Clifton, PE



LOCATION MAP (NOT TO SCALE)

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE 21 SINGLE FAMILY LOTS, 57 TOWNHOME LOTS, AND 13 OPEN SPACE TRACTS.
  - BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983). GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL G1120, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05".
  - THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%. MINIMUM BUILDING SETBACKS: (LOTS 1401-1421): FRONT - 20' SIDE - 7.5' REAR - 20' (LOTS 1422-1478): FRONT - 15' (MIN. DRIVEWAY LENGTH - 20') (DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK) SIDE - MIN. 15' BUILDING SEPARATION REAR - 20'
  - 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 MTCM 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.
  - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 47187C0355F, 47187C0365F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424; PANEL NOS. 0355 AND 0365; SURVEY F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 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.
  - DOMESTIC WATER SUPPLY INFORMATION TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED JULY 31, 2018.
  - ALL SIDEWALKS, PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
  - 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.
  - 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.
  - HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE DEPARTMENT OF REVENUE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:15,715.

BY: *John T. Darnall* DATE: MARCH 20, 2020  
JOHN T. DARNALL, TN RLS #1571

- ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- STREET LIGHT LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE COORDINATED WITH MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION.
- THE ADDRESS ON A CORNER LOT WILL BE WHERE THE DRIVEWAY IS LOCATED.
- LOTS 1452-1460 HAVE AN ADDRESS OF NICKELBY PLACE.



**OPEN SPACE LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1401	8,868	0.20
1487	2,468	0.06
1488	2,468	0.06
1489	2,640	0.06
1490	3,168	0.07
1491	13,016	0.30
1492	3,080	0.07
1493	2,640	0.06
1494	2,666	0.06
1495	2,468	0.06
1496	3,592	0.08
1497	26,349	0.60
1498	70,519	1.62
1499	208,636	4.79

**LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1401	8,868	0.20
1402	8,510	0.20
1403	8,555	0.20
1404	8,577	0.20
1405	8,618	0.20
1406	9,616	0.22
1407	9,855	0.23
1408	8,711	0.20
1409	8,667	0.20
1410	9,894	0.23
1411	9,486	0.22
1412	9,662	0.22
1413	7,500	0.17
1414	8,616	0.20
1415	9,902	0.23
1416	9,092	0.21
1417	8,757	0.20
1418	8,125	0.19
1419	9,771	0.22
1420	9,846	0.23
1421	10,360	0.24
1422	4,012	0.09
1423	3,118	0.07
1424	3,179	0.07
1425	3,202	0.07
1426	3,187	0.07
1427	3,644	0.08
1428	3,366	0.08
1429	2,888	0.07
1430	2,888	0.07
1431	2,888	0.07
1432	2,888	0.07
1433	3,366	0.08
1434	3,366	0.08
1435	2,888	0.07
1436	2,888	0.07
1437	2,888	0.07
1438	2,888	0.07
1439	3,366	0.08

**SITE DATA TABLE (SECTION 14)**

TOTAL LOT AREA	- 8.42 ACRES±
TOTAL OPEN SPACE AREA	- 7.89 ACRES±
TOTAL R.O.W. AREA	- 2.95 ACRES±
TOTAL PRIVATE ALLEY AREA	- 0.79 ACRES±
TOTAL SITE AREA	- 20.05 ACRES±
TOTAL LINEAR FT OF PUBLIC ROAD	- 2,618 FEET

**DEED REFERENCE**  
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO EVANS NORTH, LLC FROM AMBER LANE DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7195, PAGE 444, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**PROPERTY MAP REFERENCE**  
BEING PARCEL NUMBER 6.05 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.

- LEGEND**
- R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
  - \* CRITICAL LOT (SEE NOTE 10)
  - OS OPEN SPACE



**RECORDER'S INFORMATION**

TOTAL SITE AREA = 873,229 SQUARE FEET OR 20.05 ACRES ±



**CERTIFICATE OF OWNERSHIP & DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 7195, PAGE 444, R.O.W.C. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND THAT OTHERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: MARCH 20, 2020 TITLE: EVANS NORTH, LLC

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.  
DATE: 3/20/20 JOHN T. DARNALL, RLS NO. 1571

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

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

DATE: \_\_\_\_\_ HB&TS UTILITY DISTRICT GENERAL MANAGER

**CERTIFICATION OF THE APPROVAL OF STREETS**

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

DATE: \_\_\_\_\_ TOWN ENGINEER

**CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION**

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

DATE: \_\_\_\_\_ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH MARKINGS AND AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: \_\_\_\_\_ SECRETARY OF PLANNING COMMISSION

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

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

DATE: \_\_\_\_\_ WILLIAMSON COUNTY PUBLIC SAFETY

**CERTIFICATE FOR ADDRESSES**

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

DATE: \_\_\_\_\_ IT DEPT. - E-111 ADDRESSING COORDINATOR

**FINAL PLAT OF THE FIELDS OF CANTERBURY SECTION 14 LOTS 1401-1478 AND OPEN SPACE 1487-1499**

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

DATE: MARCH 20, 2020 SCALE: 1"=200'  
JOB NO. 05-043 W.O. 1106

OWNER / DEVELOPER  
EVANS NORTH, LLC  
C/O BUCKY INGRAM  
121 FIRST AVENUE SOUTH, SUITE 210  
FRANKLIN, TENNESSEE 37064  
(615) 794-6401

**RAGAN•SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS

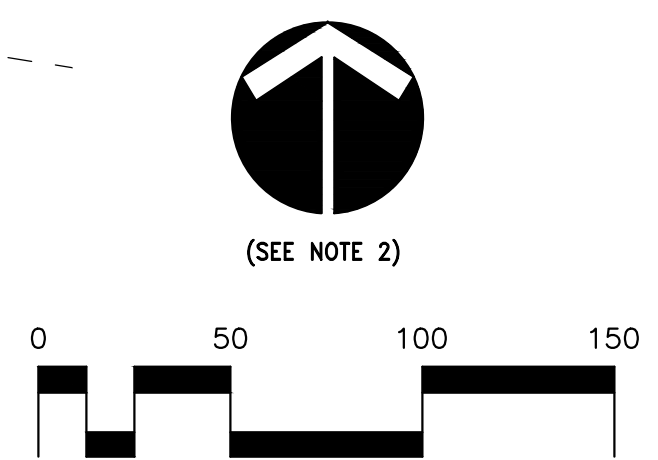
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN, 37206  
(615) 244-8591 FAX (615) 244-6739 tdarnall@ragansmith.com  
CONTACT: TOM DARNALL, RLS  
SHEET 1 OF 3



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

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	7669.00'	481.66'	3°35'55"	240.91'	481.58'	N78°40'48"W
C2	11429.00'	30.74'	0°09'15"	15.37'	30.74'	N80°24'08"W
C3	300.00'	7.80'	1°29'25"	3.90'	7.80'	N86°02'31"W
C6	7669.00'	62.38'	0°27'58"	31.19'	62.38'	S77°06'50"E
C7	7669.00'	419.28'	3°07'57"	209.69'	419.23'	S78°54'47"E
C8	300.00'	218.55'	41°44'23"	114.38'	213.75'	N73°50'00"E
C9	300.00'	56.33'	10°45'32"	28.25'	56.25'	S87°50'01"W
C10	300.00'	56.33'	10°45'32"	28.25'	56.25'	S77°04'29"W
C11	300.00'	51.89'	9°54'36"	26.01'	51.82'	S66°44'26"W
C12	300.00'	46.19'	8°49'19"	23.14'	46.15'	S57°22'28"W
C13	25.00'	38.51'	88°15'58"	24.25'	34.82'	S82°54'12"E
C14	825.00'	225.28'	15°38'44"	113.34'	224.58'	S46°35'35"E
C15	825.00'	47.27'	3°16'59"	23.64'	47.26'	N40°24'42"W
C16	825.00'	63.48'	4°24'30"	31.75'	63.46'	N44°15'27"W
C17	825.00'	63.48'	4°24'30"	31.75'	63.46'	N48°39'57"W
C19	140.00'	179.14'	73°18'55"	104.19'	167.17'	S17°45'29"E
C20	140.00'	11.47'	4°41'40"	5.74'	11.47'	N52°04'07"W
C21	140.00'	81.97'	33°32'47"	42.20'	80.80'	N32°56'53"W
C22	140.00'	85.70'	35°04'28"	44.24'	84.37'	N01°21'44"E
C23	25.00'	39.07'	89°32'02"	24.80'	35.21'	S57°53'10"W
C24	25.00'	39.26'	89°58'34"	24.99'	35.35'	N31°53'34"W
C25	200.00'	235.66'	67°30'40"	133.66'	222.26'	N20°39'37"W
C26	200.00'	57.04'	16°20'31"	28.72'	56.85'	S04°55'28"W
C27	200.00'	62.32'	17°51'16"	31.42'	62.07'	S12°10'26"E
C28	200.00'	59.31'	16°59'26"	29.87'	59.09'	S29°35'47"E
C29	200.00'	56.98'	16°19'27"	28.69'	56.79'	S46°15'13"E
C30	775.00'	208.50'	15°24'51"	104.88'	207.87'	N46°42'31"W
C31	775.00'	74.20'	5°29'08"	37.13'	74.17'	S51°40'23"E
C32	775.00'	75.22'	5°33'39"	37.64'	75.19'	S46°09'00"E
C33	775.00'	59.08'	4°22'04"	29.56'	59.07'	S41°11'08"E
C34	25.00'	40.13'	91°57'55"	25.87'	35.96'	N06°58'52"E
C35	25.00'	39.27'	90°00'00"	25.00'	35.36'	N82°02'11"W
C36	25.00'	39.27'	90°00'00"	25.00'	35.36'	S07°57'49"W
C37	250.00'	182.12'	41°44'23"	95.31'	178.12'	S73°50'00"W
C38	250.00'	77.92'	17°51'31"	39.28'	77.61'	N61°53'34"E
C39	250.00'	104.20'	23°52'52"	52.87'	103.45'	N82°45'46"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°05'43"E	44.06'
L2	S13°07'09"W	26.28'
L3	S18°53'58"W	13.64'



MAP 145, PARCEL 17.20  
ELISA MARIE RUCKER  
ROBERT BAUGHMAN  
DEED BOOK 2020, PAGE 658  
R.O.W.C.T.



SHEET 3  
MATCH LINE



FINAL PLAT  
THE FIELDS  
OF  
CANTERBURY  
SECTION 14  
LOTS 1401-1478  
AND OPEN SPACE 1487-1499

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

DATE: MARCH 20, 2020 SCALE: 1"=50'  
JOB NO. 05-043 W.O. 1106

OWNER / DEVELOPER  
EVANS NORTH, LLC  
C/O BUCKY INGRAM  
121 FIRST AVENUE SOUTH, SUITE 210  
FRANKLIN, TENNESSEE 37064  
(615) 794-6401

**RAGAN•SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206  
(615) 244-8591 FAX (615) 244-6739 [tdarnall@ragansmith.com](mailto:tdarnall@ragansmith.com)  
CONTACT: TOM DARNALL, RLS  
SHEET 2 OF 3

- LEGEND**
- IRON ROD (NEW)  
(1/2" x 18" W/ CAP STAMPED  
"RAGAN SMITH & ASSOCIATES")
  - MONUMENT (NEW)  
(4" DIAMETER ALUMINUM DISC  
W/ 1/2" IRON ROD MARKED  
"RAGAN-SMITH ASSOCIATES")
  - IRON ROD (OLD)
  - CABLE TV BOX
  - ⊞ ELECTRIC BOX
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - ⊞ PROPOSED STREET LIGHT
  - ⊞ LOT NUMBER
  - REGISTER'S OFFICE FOR  
WILLIAMSON COUNTY, TN
  - ⊞ 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
  - \* CRITICAL LOT  
(SEE NOTE 10)

RECORDER'S INFORMATION



05/04/2020 10:06:50 AM RAGAN SMITH ASSOCIATES, INC. 14510 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN 37206  
 PLOTTED BY: AMANDA REED ON 3/20/2020 11:17 AM. LAST UPDATED BY: AMANDA REED ON 3/20/2020 10:44 AM

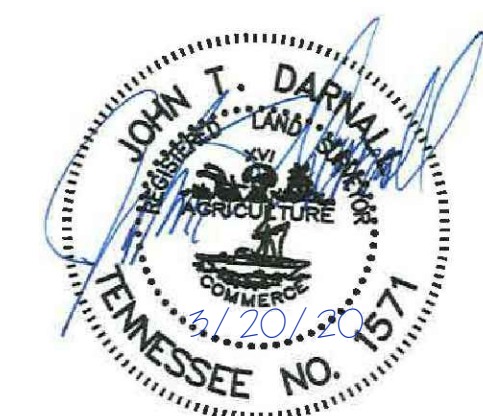
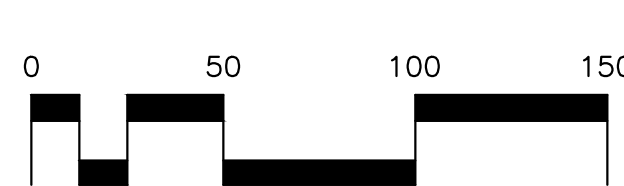
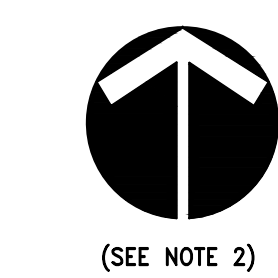
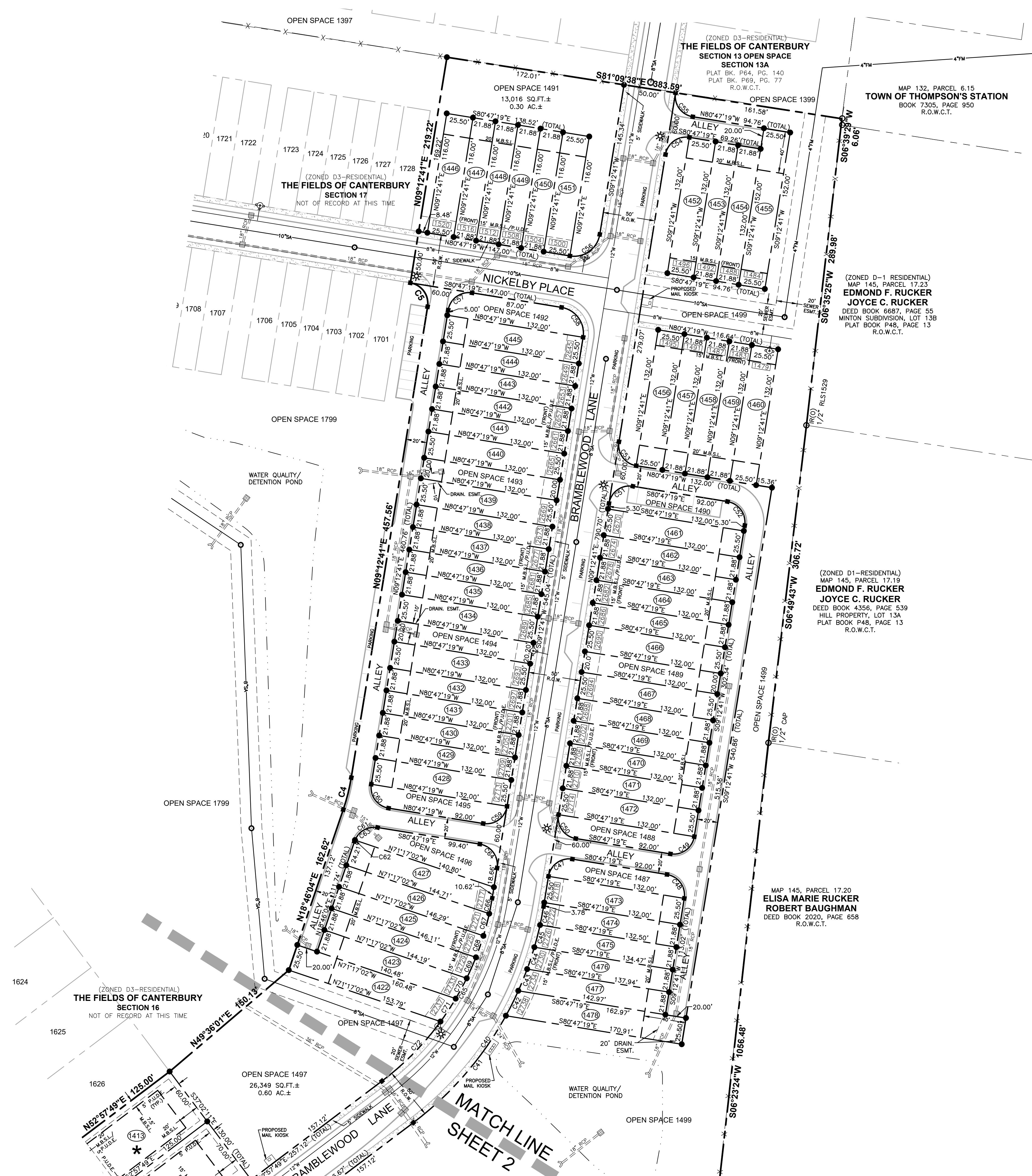
**GENERAL NOTES**  
 1. SEE SHEET 1 OF 3 FOR NOTES, AREAS, AND REFERENCES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C4	190.00'	31.69'	9°33'23"	15.88	31.65'	N13°59'22"E
C5	20.00'	31.42'	90°00'00"	20.00	28.28'	N35°47'19"W
C40	325.00'	248.18'	43°45'08"	130.49	242.19'	N31°05'15"E
C41	325.00'	136.77'	24°06'43"	69.41	135.76'	S40°54'27"W
C42	325.00'	26.71'	4°42'34"	13.36	26.71'	S26°29'49"W
C43	325.00'	22.46'	3°57'32"	11.23	22.45'	S22°09'46"W
C44	325.00'	22.16'	3°54'23"	11.08	22.15'	S18°13'49"W
C45	325.00'	21.97'	3°52'25"	10.99	21.97'	S14°20'25"W
C46	325.00'	18.11'	3°11'31"	9.06	18.10'	S10°48'27"W
C47	20.00'	31.42'	90°00'00"	20.00	28.28'	S54°12'41"W
C48	20.00'	31.42'	90°00'00"	20.00	28.28'	N35°47'19"W
C49	20.00'	31.42'	90°00'00"	20.00	28.28'	N54°12'41"E
C50	20.00'	31.42'	90°00'00"	20.00	28.28'	S35°47'19"E
C51	20.00'	31.42'	90°00'00"	20.00	28.28'	S54°12'41"W
C52	20.00'	31.42'	90°00'00"	20.00	28.28'	N35°47'19"W
C53	20.00'	31.42'	90°00'00"	20.00	28.28'	S35°47'19"E
C54	20.00'	31.42'	90°00'00"	20.00	28.28'	S54°12'41"W
C55	20.00'	31.42'	90°00'00"	20.00	28.28'	S35°47'19"E
C56	25.00'	39.27'	90°00'00"	25.00	35.36'	N54°12'41"E
C57	20.00'	31.42'	90°00'00"	20.00	28.28'	S54°12'41"W
C58	25.00'	39.27'	90°00'00"	25.00	35.36'	S35°47'19"E
C59	20.00'	31.42'	90°00'00"	20.00	28.28'	N54°12'41"E
C60	20.00'	31.42'	90°00'00"	20.00	28.28'	S35°47'19"E
C61	20.00'	28.08'	80°26'37"	16.91	25.83'	S58°59'22"W
C62	20.00'	1.29'	3°42'30"	0.65	1.29'	S20°37'19"W
C63	20.00'	26.79'	76°44'07"	15.83	24.83'	S60°50'38"W
C64	20.00'	31.42'	90°00'00"	20.00	28.28'	N35°47'19"W
C65	275.00'	210.00'	43°45'08"	110.42	204.93'	S31°05'15"W
C66	275.00'	15.17'	3°09'39"	7.59	15.17'	N10°47'31"E
C67	275.00'	21.94'	4°34'17"	10.98	21.93'	N14°39'28"E
C68	275.00'	21.89'	4°33'36"	10.95	21.88'	N19°13'25"E
C69	275.00'	21.97'	4°34'40"	10.99	21.97'	N23°47'33"E
C70	275.00'	22.20'	4°37'33"	11.11	22.20'	N28°23'39"E
C71	275.00'	26.38'	5°29'45"	13.20	26.37'	N33°27'18"E
C72	275.00'	80.45'	16°45'39"	40.51	80.16'	N44°35'00"E

**RECORDER'S INFORMATION**

**LEGEND**

- IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN SMITH ASSOCIATES")
- IRON ROD (OLD)
- CABLE TV BOX
- ⊞ ELECTRIC BOX
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- R.O.W. RIGHT-OF-WAY
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- \* CRITICAL LOT (SEE NOTE 10)



**FINAL PLAT**  
**THE FIELDS OF CANTERBURY**  
**SECTION 14**  
**LOTS 1401-1478**  
**AND OPEN SPACE 1487-1499**

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

DATE: MARCH 20, 2020      SCALE: 1"=50'  
 JOB NO. 05-043              W.O. 1106

**OWNER / DEVELOPER**  
 EVANS NORTH, LLC  
 C/O BUCKY INGRAM  
 121 FIRST AVENUE SOUTH, SUITE 210  
 FRANKLIN, TENNESSEE 37064  
 (615) 794-6401

**RAGAN SMITH**

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 (615) 244-8591 FAX: (615) 244-6739    tdarnall@ragansmith.com  
 CONTACT: TOM DARNALL, RLS  
 SHEET 3 OF 3

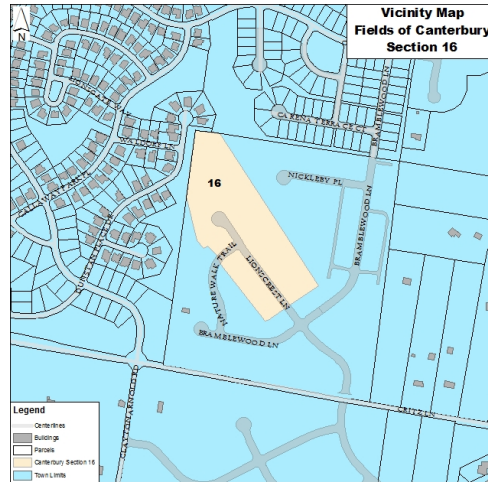
©2020 WILLIAMSON COUNTY PLANNING SECTION HAS BEEN REVIEWED AND APPROVED FOR RECORDATION BY THE CLERK OF WILLIAMSON COUNTY, TENNESSEE.

**Thompson's Station Planning Commission**  
**Staff Report – Item 2 (FP 2020-002)**  
**April 28, 2020**

**The Fields of Canterbury Final Plat – Phase 16 for the creation of 25 single family lots, a pump station lot, and 2 open space lots.**

**PROJECT DESCRIPTION**

Ragan Smith & Associates, on behalf of Encompass Land Group submitted a request for a final plat to establish 25 single family lots, a pump station lot, & 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 one phase of the 53.85-acre expansion of The Fields of Canterbury. The original Canterbury development was 270.5 acres and was approved for 204 townhomes and 612 single-family dwellings for a total of 816 residential units. The expansion phases in total will add 72 single family and 85 townhomes for a total of 684 single family and 289 townhomes on 324.35 acres for a density of three units an acre.

Section 16 consists of 25 single family lots, a pump station lot, 2 open space lots, and associated public infrastructure along Lioncrest Lane. 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.

Per the Town Engineer’s review, the roadway for this section is completed to subgrade. Drainage construction and erosion control is on-going. 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 \$440,000.

Improvements to the sewer are required. After an evaluation of the on-going progress of the sewer and pump station, the Town Engineer recommends that the sewer surety be set at \$797,500.

### **RECOMMENDATION**

Based on the project's compliance with the approved Phase 16 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 \$440,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$797,500 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 16.
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.

April 21, 2020

Fields of Canterbury Ph. 16  
Bond Amounts

Roads, Grading, Drainage, & Erosion Control

Roadway completed to subgrade. Drainage construction & Erosion control is ongoing.

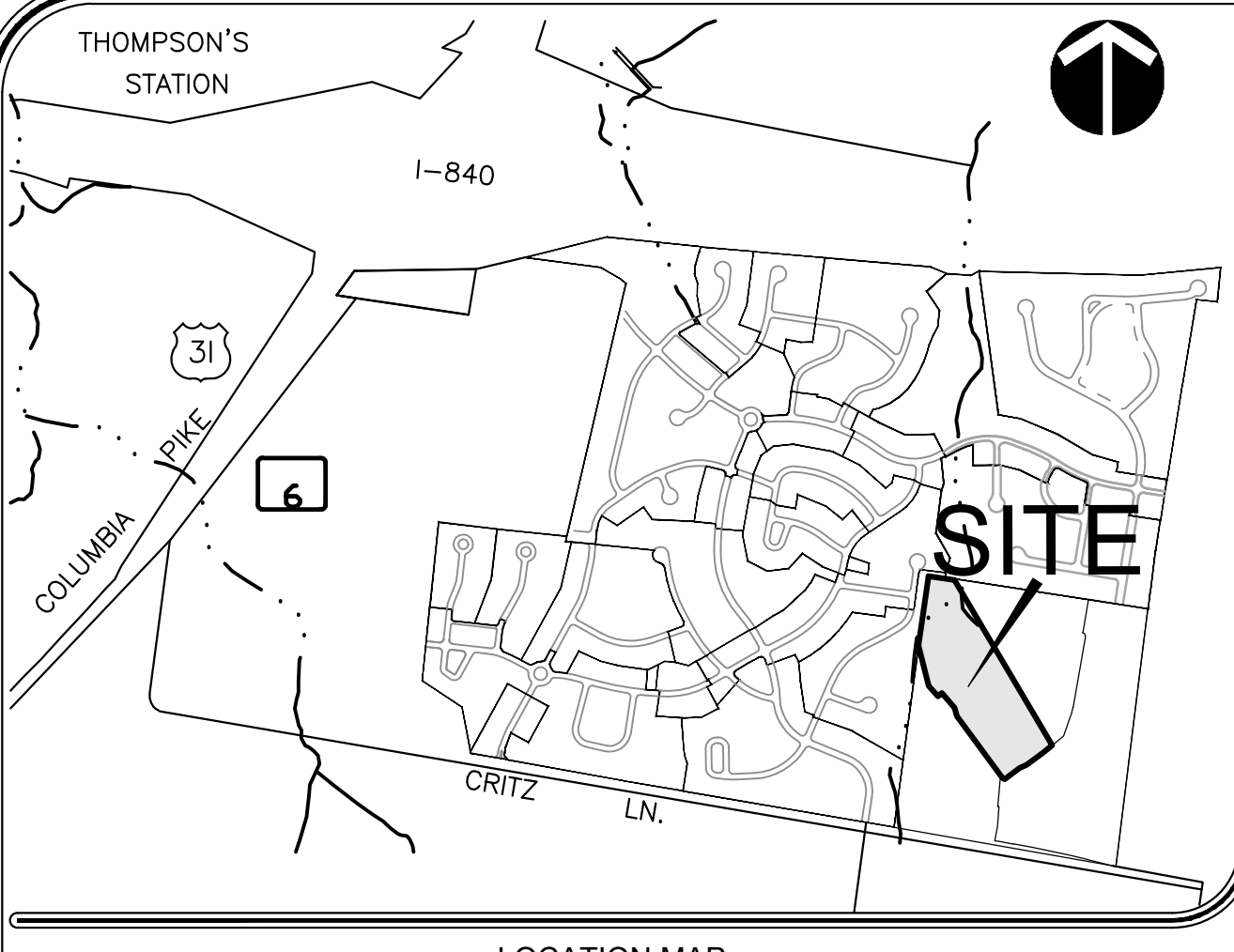
Bonds FOC 14; RGDE - \$440,000

Sanitary Sewer

Sewer system & Pump station, work is ongoing.

Bonds FOC 14; SA- \$797,500

Steven Clifton, PE



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO CREATE 25 SINGLE FAMILY LOTS, A PUMP STATION LOT, AND TWO OPEN SPACE TRACTS.
  - BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983). GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL G1120, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05".
  - THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%. MINIMUM BUILDING SETBACKS: (LOTS 1601-1613 AND 1615-1626): FRONT - 20' SIDE - 7.5' REAR - 20'
  - 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 MTEC FEEDER LINE RUNNING NORTH/SOUTH ALONG THE DISTANCE OF THE TIA 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.C. OVERHEAD POWER LINES.
  - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 4718700335F, 4718700345F, 4718700355F, 4718700365F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NOS. 0335, 0345, 0355 AND 0365, SURVEY F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 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.
  - DOMESTIC WATER SUPPLY INFORMATION TAKEN FROM PLANS FOR HB&TS BY JAMES C. HALEY AND CO., DATED JULY 31, 2018.
  - ALL SIDEWALKS, PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
  - 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.
  - LOTS SHOWN WITH (\*) 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.
  - 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 1:15,715.

BY: JOHN T. DARNALL, TN RLS #1571 DATE: MARCH 20, 2020

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

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

14. THE ADDRESS ON A CORNER LOT WILL BE WHERE THE DRIVEWAY IS LOCATED.

**LEGEND**

R.O.W.C.T. REGISTER'S OFFICE  
WILLIAMSON COUNTY, TENNESSEE

\* CRITICAL LOT (SEE NOTE 10)

OS OPEN SPACE



**LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1601	7,500	0.17
1602	7,500	0.17
1603	7,500	0.17
1604	7,500	0.17
1605	7,500	0.17
1606	7,500	0.17
1607	7,734	0.18
1608	8,919	0.20
1609	8,897	0.20
1610	9,233	0.21
1611	11,661	0.27
1612	12,074	0.28
1613	12,074	0.28
1615	7,634	0.18
1616	8,125	0.19
1617	7,500	0.17
1618	7,785	0.18
1619	8,628	0.20
1620	7,721	0.18
1621	7,500	0.17
1622	7,500	0.17
1623	8,125	0.19
1624	7,500	0.17
1625	7,500	0.17
1626	8,125	0.19

**PUMP STATION LOT AREA**

LOT	SQ. FT.±	ACRES±
1614	15,436	0.35

**OPEN SPACE LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1698	1,941	0.04
1699	241,278	5.54

**SITE DATA TABLE (SECTION 16)**

TOTAL LOT AREA	- 5.16 ACRES±
TOTAL OPEN SPACE AREA	- 5.58 ACRES±
TOTAL R.O.W. AREA	- 1.15 ACRES±
TOTAL SITE AREA	- 11.89 ACRES±
TOTAL LINEAR FT OF PUBLIC ROAD	- 903 FEET



**RECORDER'S INFORMATION**

TOTAL SITE AREA = 517,924 SQUARE FEET OR 11.89 ACRES ±

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 7195, PAGE 444, R.O.W.C. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND THAT OTHERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: 20\_\_\_\_ EVANS NORTH, LLC  
TITLE:

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MEASUREMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.  
3/20/20  
JOHN T. DARNALL, RLS NO. 1571

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

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

**CERTIFICATE OF APPROVAL OF STREETS**

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

**CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION**

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

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH MATTERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

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

**CERTIFICATE FOR ADDRESSES**

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

**FINAL PLAT**

**THE FIELDS OF CANTERBURY**

SECTION 16  
LOTS 1601-1626  
AND OPEN SPACE 1698-1699

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

DATE: MARCH 20, 2020 SCALE: 1"=200'  
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FRANKLIN, TENNESSEE 37064  
(615) 794-6401

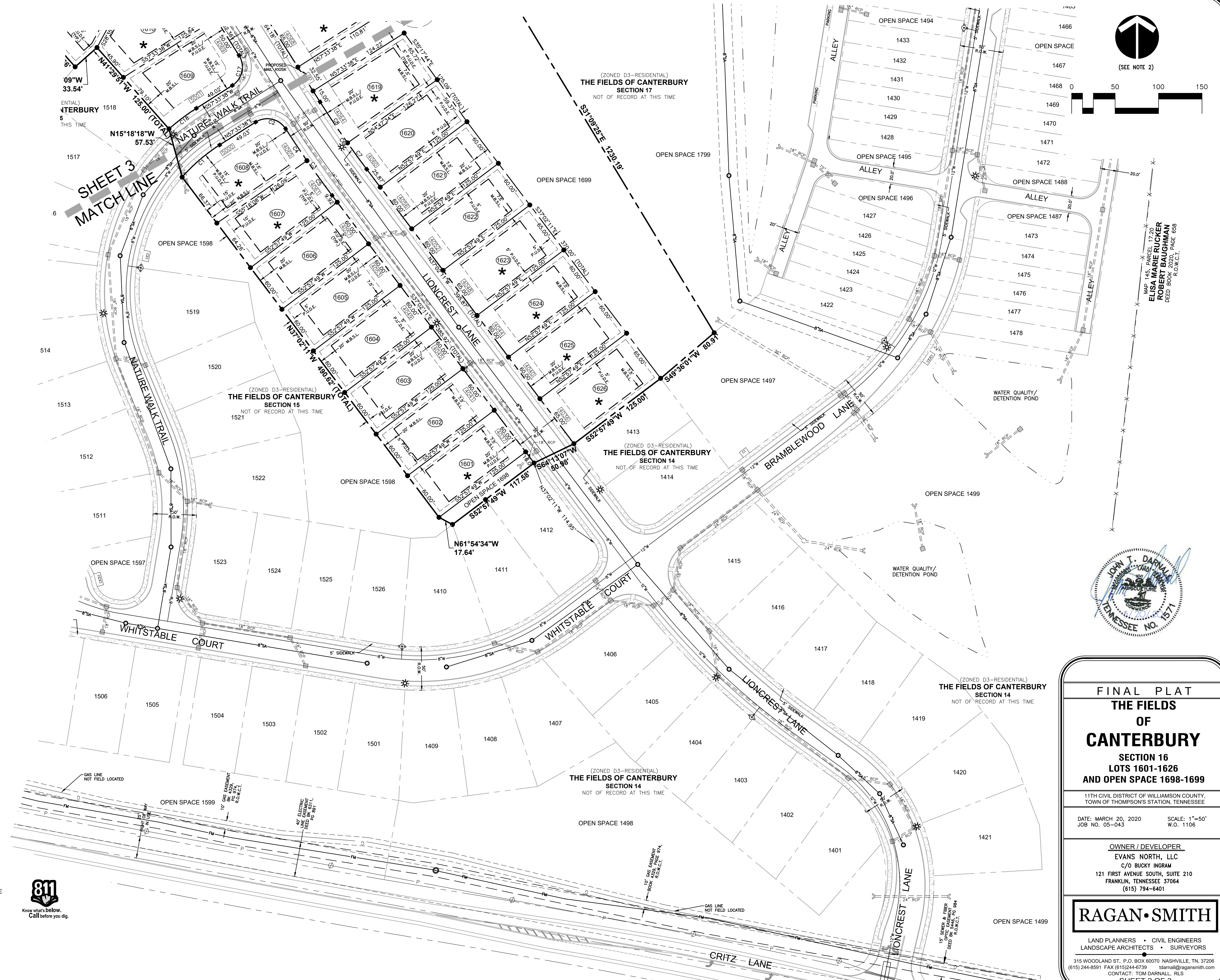
**RAGAN • SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN, 37206  
(615) 244-8591 FAX (615) 244-6739 tdarnall@ragansmith.com  
CONTACT: TOM DARNALL, RLS  
SHEET 1 OF 3

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	200.00'	57.08'	16°21'07"	28.73	56.89'	S49°23'04"W
C2	25.00'	39.17'	89°46'50"	24.90	35.29'	N77°32'57"W
C3	1225.00'	93.59'	4°22'39"	46.82	93.57'	S34°50'51"E
C4	1225.00'	44.31'	2°04'21"	22.16	44.31'	N33°41'42"W
C5	1225.00'	49.29'	2°18'19"	24.65	49.28'	N35°53'02"W
C6	1175.00'	94.27'	4°35'49"	47.16	94.25'	N34°44'17"W
C7	1175.00'	37.51'	1°49'45"	18.76	37.51'	S36°07'18"E
C17	25.00'	39.27'	90°00'00"	25.00	35.36'	S12°33'38"W
C18	250.00'	39.52'	9°03'29"	19.80	39.48'	S53°01'53"W



MAP 145, PARCEL 17,20  
 ELISA MARIE RUCKER  
 ROBERT BAUGHMAN  
 DEED 800,020, PAGE 658  
 R.O.W.C.T.



**RECORDER'S INFORMATION**

- LEGEND**
- IRON ROD (NEW)  
(1/2" x 18" w/ CAP STAMPED "RAGAN SMITH & ASSOCIATES")
  - MONUMENT (NEW)  
(4" DIAMETER ALUMINUM DISC w/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
  - IRON ROD (OLD)
  - CABLE TV BOX
  - ⊞ ELECTRIC BOX
  - ⊞ CATCH BASIN
  - ⊞ SANITARY SEWER MANHOLE
  - ⊞ PROPOSED STREET LIGHT
  - ⊞ LOT NUMBER
  - REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
- ⊞ 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
  - ★ CRITICAL LOT (SEE NOTE 10)

**FINAL PLAT**  
**THE FIELDS OF CANTERBURY**  
 SECTION 16  
 LOTS 1601-1626  
 AND OPEN SPACE 1698-1699

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

DATE: MARCH 20, 2020 SCALE: 1"=50'  
 JOB NO. 05-043 W.O. 1106

**OWNER / DEVELOPER**  
 EVANS NORTH, LLC  
 C/O BUCKY INGRAM  
 121 FIRST AVENUE SOUTH, SUITE 210  
 FRANKLIN, TENNESSEE 37064  
 (615) 794-6401

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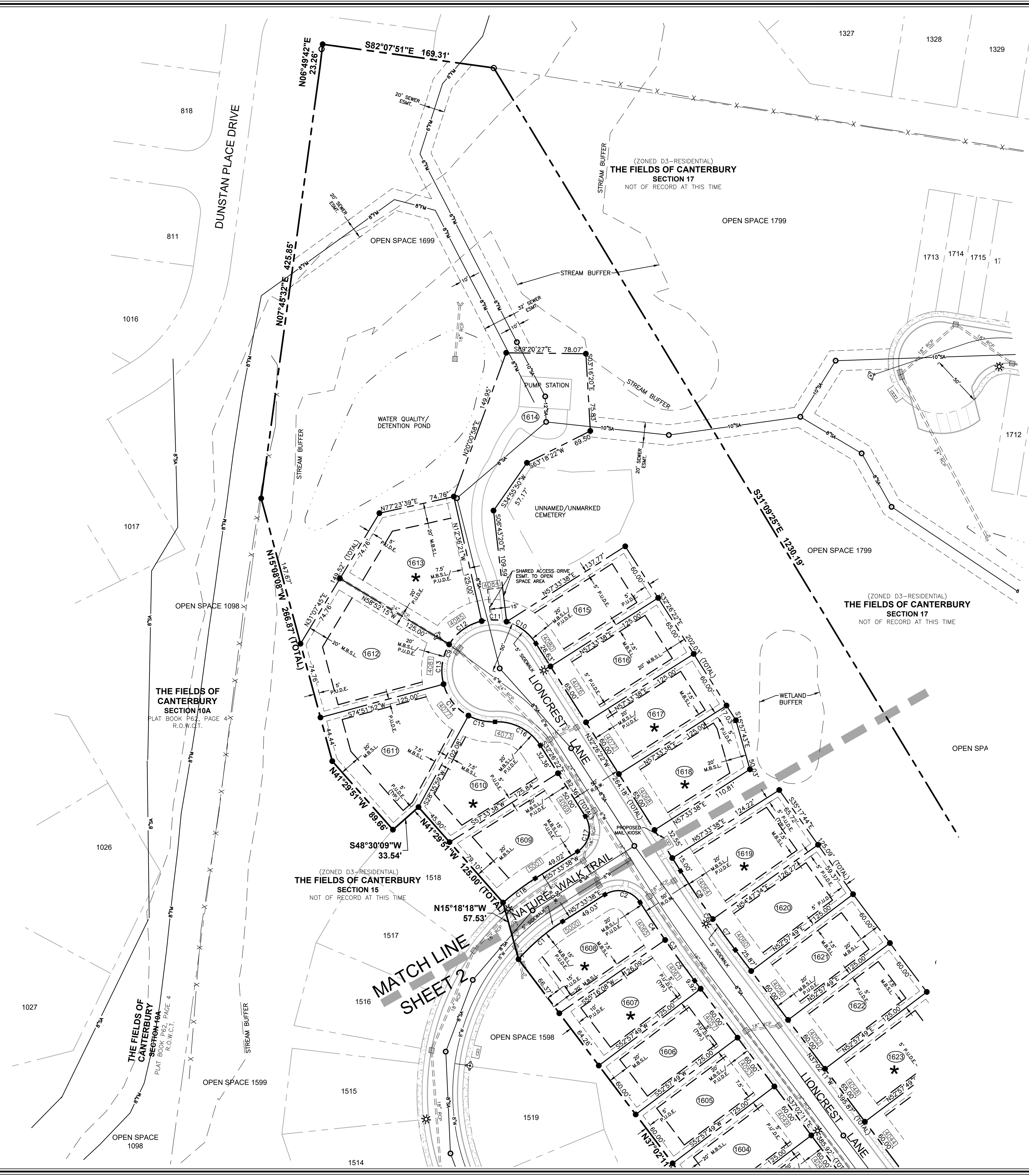
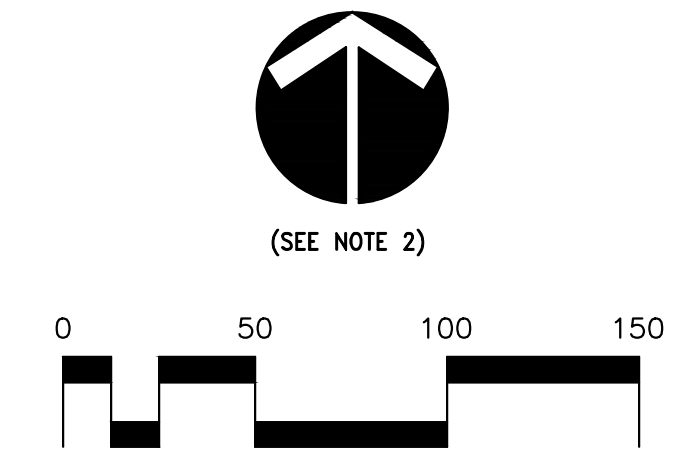
SHEET 2 OF 3

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
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C5	1225.00'	49.29'	2°18'19"	24.65	49.28'	N35°53'02"W
C6	1175.00'	94.27'	4°35'49"	47.16	94.25'	N34°44'17"W
C7	1175.00'	37.51'	1°49'45"	18.76	37.51'	S36°07'18"E
C8	1175.00'	56.76'	2°46'03"	28.38	56.75'	S33°49'24"E
C9	50.00'	209.44'	240°00'00"	86.60	86.60'	S27°33'38"W
C10	50.00'	36.54'	41°52'16"	19.13	35.73'	S53°22'30"E
C11	50.00'	24.69'	28°17'43"	12.60	24.44'	S88°27'30"E
C12	50.00'	40.37'	46°15'53"	21.36	39.29'	N54°15'42"E
C13	50.00'	40.37'	46°15'53"	21.36	39.29'	N07°59'49"E
C14	50.00'	40.37'	46°15'53"	21.36	39.29'	N38°16'05"W
C15	50.00'	27.09'	31°02'21"	13.88	26.76'	N76°55'12"W
C16	50.00'	52.36'	60°00'00"	28.87	50.00'	S62°26'22"E
C17	25.00'	39.27'	90°00'00"	25.00	35.36'	S12°33'38"W
C18	250.00'	39.52'	9°03'29"	19.80	39.48'	S53°01'53"W

**RECORDER'S INFORMATION**

- LEGEND**
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(1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
  - MONUMENT (NEW)  
(4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN SMITH & ASSOCIATES")
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  - CABLE TV BOX
  - ▣ ELECTRIC BOX
  - ▢ CATCH BASIN
  - SANITARY SEWER MANHOLE
  - \* PROPOSED STREET LIGHT
  - XXX LOT NUMBER
  - REGISTRAR'S OFFICE FOR WILLIAMSON COUNTY, TN
- ⊕ FIRE HYDRANT
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  - R.O.W. RIGHT-OF-WAY
  - M.B.S.L. MINIMUM BUILDING SETBACK LINE
  - \* CRITICAL LOT (SEE NOTE 10)



**FINAL PLAT**  
**THE FIELDS OF CANTERBURY**  
**SECTION 16**  
**LOTS 1601-1622**  
**AND OPEN SPACE 1698-1699**

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

DATE: MARCH 20, 2020 SCALE: 1"=50'  
 JOB NO. 05-043 W.O. 1106

**OWNER / DEVELOPER**  
 EVANS NORTH, LLC  
 C/O BUCKY INGRAM  
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SHEET 3 OF 3

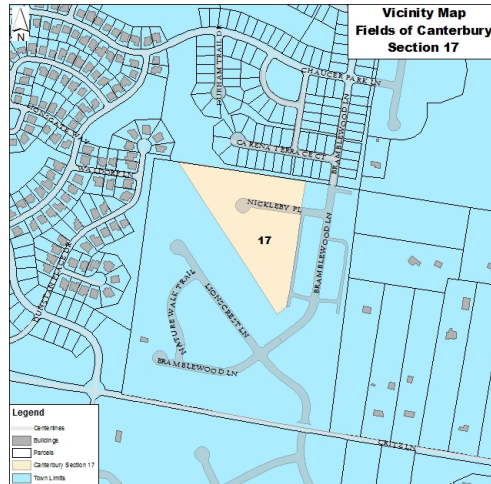


**Thompson's Station Planning Commission**  
**Staff Report – Item 3 (FP 2020-003)**  
**April 28, 2020**

**The Fields of Canterbury Final Plat – Phases 17 for the creation of 28 townhome and 1 open space lot.**

**PROJECT DESCRIPTION**

Ragan Smith & Associates, on behalf of Encompass Land Group submitted a request for a final plat to establish 28 townhome lots & 1 open space lot.



**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 one phase of the 53.85-acre expansion of The Fields of Canterbury. The original Canterbury development was 270.5 acres and was approved for 204 townhomes and 612 single-family dwellings for a total of 816 residential units. The expansion phases in total will add 72 single family and 85 townhomes for a total of 684 single family and 289 townhomes on 324.35 acres for a density of three units an acre.

Section 17 consists of 28 townhome lots, 1 open space lot, and associated public infrastructure along Nickelby Place. 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.

Per the Town Engineer’s review, the roadway for this section is completed to subgrade. Drainage construction and erosion control is on-going. 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 \$220,000.

Improvements to the sewer are required. After an evaluation of the on-going progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$110,000.

**RECOMMENDATION**

Based on the project's compliance with the approved Phase 17 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 \$220,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$110,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 17.
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.

April 21, 2020

Fields of Canterbury Ph. 17  
Bond Amounts

Roads, Grading, Drainage, & Erosion Control

Roadway completed to subgrade. Drainage construction & Erosion control is ongoing.

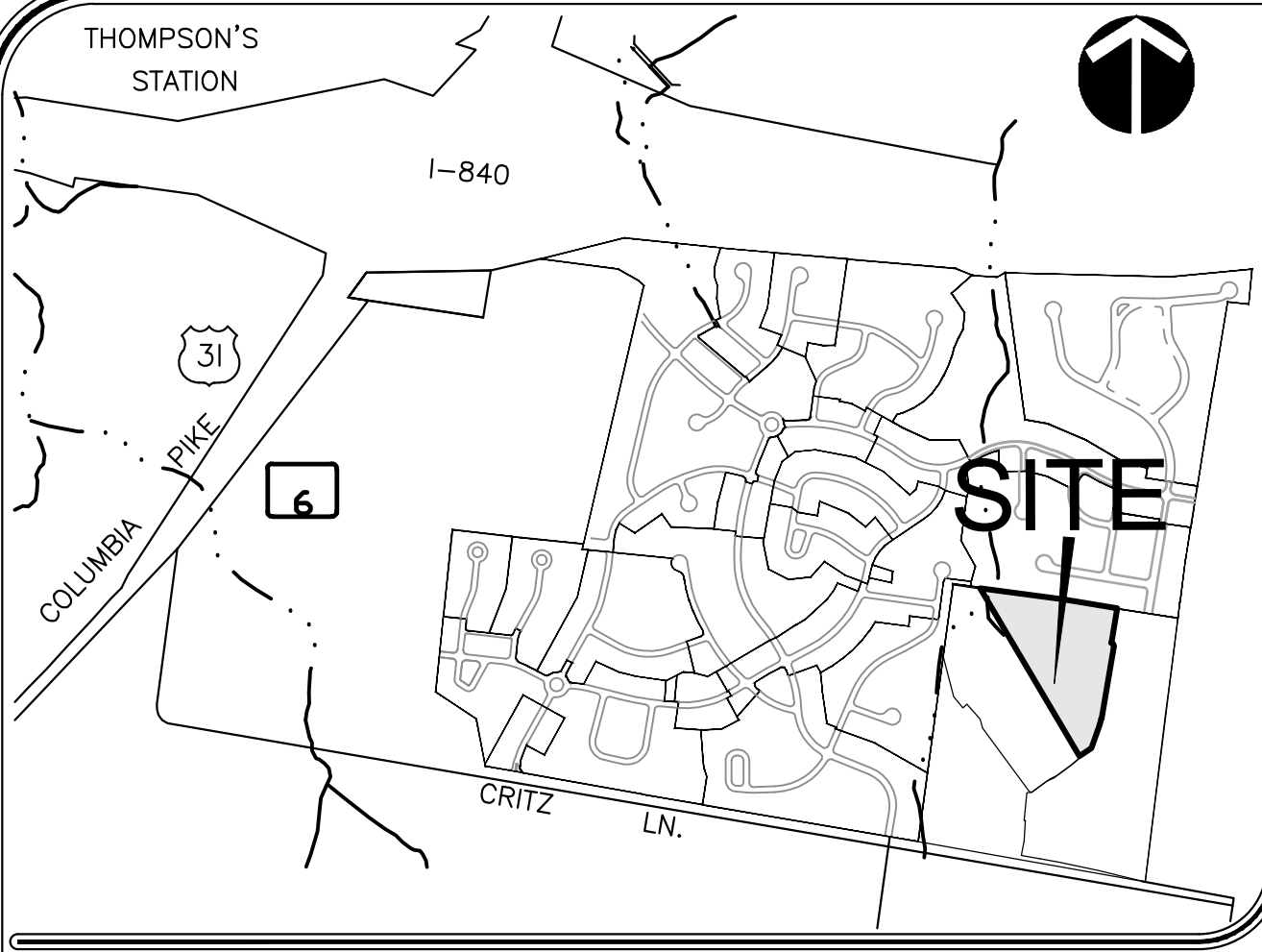
Bonds FOC 14; RGDE - \$220,000

Sanitary Sewer

Sewer system work is ongoing.

Bonds FOC 14; SA- \$110,000

Steven Clifton, PE



LOCATION MAP (NOT TO SCALE)

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAN IS TO CREATE 28 TOWNHOME LOTS AND 1 OPEN SPACE TRACT.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983). GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05".
- THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE (SINGLE FAMILY) - .55%. MINIMUM BUILDING SETBACKS:  
(LOTS 1701-1728):  
FRONT - 15' (MIN. DRIVEWAY LENGTH - 20')  
(DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK)  
SIDE - MIN. 15' BUILDING SEPARATION  
REAR - 20'
- 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 MTECO 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.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 47187C0355F AND 47187C0365F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NOS. 0355 AND 0365, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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.
- DOMESTIC WATER SUPPLY INFORMATION TAKEN FROM PLANS FOR HB&TS BY JAMES C. HALEY AND CO., DATED JULY 31, 2018.
- ALL SIDEWALKS, PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- 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.
- 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 1:115,715.

BY: *[Signature]* DATE: MARCH 20, 2020  
JOHN T. DARNALL, TN RLS #1571

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

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



**LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1701	2,958	0.07
1702	2,538	0.06
1703	2,538	0.06
1704	2,538	0.06
1705	2,538	0.06
1706	2,958	0.07
1707	2,958	0.07
1708	2,538	0.06
1709	2,538	0.06
1710	2,538	0.06
1711	2,538	0.06
1712	2,958	0.07
1713	3,140	0.07
1714	2,543	0.06
1715	2,538	0.06
1716	2,958	0.07
1717	2,958	0.07
1718	2,538	0.06
1719	2,538	0.06
1720	2,538	0.06
1721	2,538	0.06
1722	2,958	0.07
1723	2,958	0.07
1724	2,538	0.06
1725	2,538	0.06
1726	2,538	0.06
1727	2,538	0.06
1728	2,958	0.07

**OPEN SPACE LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1799	334,893	7.69

**SITE DATA TABLE (SECTION 17)**

TOTAL LOT AREA	- 1.73 ACRES±
TOTAL OPEN SPACE AREA	- 7.69 ACRES±
TOTAL R.O.W. AREA	- 0.57 ACRES±
TOTAL SITE AREA	- 9.99 ACRES±
TOTAL LINEAR FT OF PUBLIC ROAD	- 379 FT

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

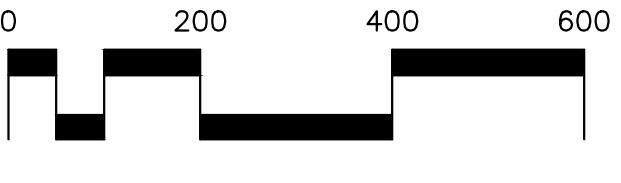


**DEED REFERENCE**  
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO EVANS NORTH, LLC FROM AMBER LANE DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7195, PAGE 444, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**PROPERTY MAP REFERENCE**  
BEING PARCEL NUMBER 6.05 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.

TOTAL SITE AREA = 434,989 SQUARE FEET OR 9.99 ACRES ±

**RECORDER'S INFORMATION**



**CERTIFICATE OF OWNERSHIP & DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 7195, PAGE 444, R.O.W.C. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND THAT OTHERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: 20\_\_\_\_ EVANS NORTH, LLC  
TITLE:

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MEASUREMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.  
3/20/20  
DATE: JOHN T. DARNALL, RLS NO. 1571

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3.106 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.

DATE: HB&TS UTILITY DISTRICT  
SEWER SYSTEM: GENERAL MANAGER

**CERTIFICATION OF THE APPROVAL OF STREETS**

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

DATE: TOWN ENGINEER

**CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION**

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

DATE: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH AMENDMENTS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: SECRETARY OF PLANNING COMMISSION

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

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

DATE: WILLIAMSON COUNTY PUBLIC SAFETY

**CERTIFICATE FOR ADDRESSES**

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

DATE: MARCH 20, 2020 SCALE: 1"=200'  
JOB NO. 05-043 W.O. 1106  
IT DEPT. E-911 ADDRESSING COORDINATOR

**FINAL PLAT THE FIELDS OF CANTERBURY SECTION 17 LOTS 1701-1728 AND OPEN SPACE 1799**

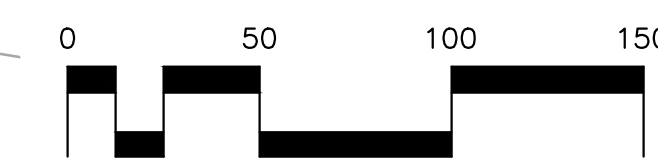
11TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

OWNER / DEVELOPER: EVANS NORTH, LLC  
C/O BUCKY INGRAM  
121 FIRST AVENUE SOUTH, SUITE 210  
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CONTACT: TOM DARNALL, RLS  
SHEET 1 OF 2

**GENERAL NOTES**  
 1. SEE SHEET 1 OF 2 FOR NOTES, AREAS, AND REFERENCES.

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C3	50.00'	218.63'	250°31'44"	70.71	81.65'	S26°03'10"E
C4	50.00'	11.68'	13°22'44"	5.86	11.65'	S87°28'41"E
C5	50.00'	30.08'	34°28'16"	15.51	29.63'	N68°35'49"E
C6	50.00'	176.87'	202°40'44"	249.33	98.05'	N49°58'40"W
C7	25.00'	30.77'	70°31'44"	17.68	28.87'	S63°56'49"W



MAP 132, PARCEL 6.15  
 TOWN OF THOMPSON'S STATION  
 BOOK 7305, PAGE 950  
 R.O.W.C.T.

(ZONED D1-RESIDENTIAL)  
 MAP 145, PARCEL 17.23  
**EDMOND F. RUCKER**  
**JOYCE C. RUCKER**  
 BK. 6687, PG. 55  
 MINTON SUBDIVISION, LOT 138  
 PLAT BK. P48, PG. 13  
 R.O.W.C.T.



**FINAL PLAT**  
**THE FIELDS**  
**OF**  
**CANTERBURY**  
 SECTION 17  
 LOTS 1701-1728  
 AND OPEN SPACE 1799

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

DATE: MARCH 20, 2020 SCALE: 1"=50'  
 JOB NO. 05-043 W.D. 1106

**OWNER / DEVELOPER**  
 EVANS NORTH, LLC  
 C/O BUCKY INGRAM  
 121 FIRST AVENUE SOUTH, SUITE 210  
 FRANKLIN, TENNESSEE 37064  
 (615) 794-6401

**RAGAN • SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206  
 (615) 244-8591 FAX (615) 244-6739 tdarnall@ragansmith.com  
 CONTACT: TOM DARNALL, RLS  
 SHEET 2 OF 2

**RECORDER'S INFORMATION**

**LEGEND**

- IRON ROD (NEW)  
(1/2" x 18" W/ CAP STAMPED  
"RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW)  
(4" DIAMETER ALUMINUM DISC  
W/ 1/2" IRON ROD MARKED  
"RAGAN-SMITH ASSOCIATES")
- IRON ROD (OLD)
- CABLE TV BOX
- ⊞ ELECTRIC BOX
- ▣ CATCH BASIN
- ⊙ SANITARY SEWER MANHOLE
- ⊛ PROPOSED STREET LIGHT
- ⊞ LOT NUMBER
- ⊙ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ WATER METER
- 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



R.O.W.C.T. REGISTER'S OFFICE FOR  
 WILLIAMSON COUNTY, TN

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Phone: (615) 794-4333  
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www.thompsons-station.com



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

## MEMO

**DATE:** April 28, 2020  
**TO:** Planning Commissioners  
**FROM:** Micah Wood, AICP Interim Town Planner  
**SUBJECT:** Request for a Plan of Services for 4440 Les Watkins Road

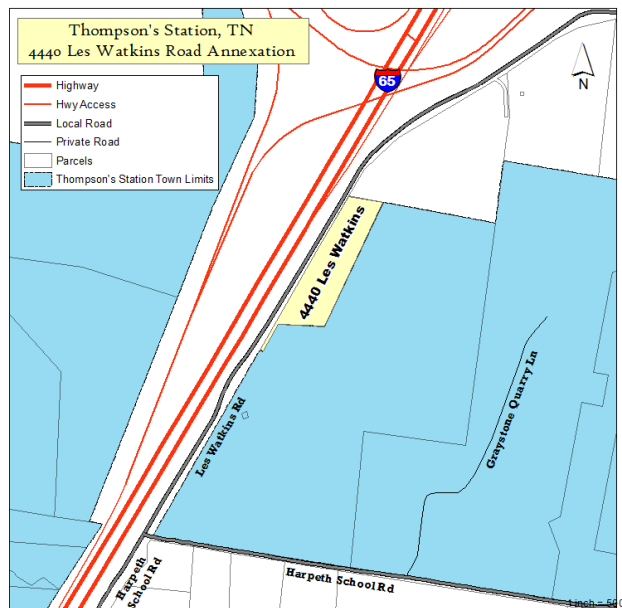
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### Request

At the April 14, 2020, BOMA meeting, Resolution 2020-008 was approved to set the public hearing for May 12, 2020, for the proposed annexation of new territory into the Town by a referendum for property at 4440 Les Watkins Road. The property in total consists of approximately 4.45 acres (Map 144, Parcel 001.01). Per the TCA, a Plan of Services is required for this annexation process. Therefore, the following Exhibit to Resolution 2020-009 is included for Planning Commission review of the Plan of Services for a recommendation onto the BOMA. Once recommended on, this Plan of Services shall be included as part of the annexation process for this property. Upon an affirmative vote to annex this property by the referendum, the zoning of this property shall then be considered by the Planning Commission as per the General Plan and the Land Development Ordinance.

### Background

This property is not located within the Town's Urban Growth Boundary and therefore, can only be annexed through a referendum. The property is bounded to the east by Les Watkins Road and State Route 840, north by residential uses located within Williamson County, to the west and south by vacant land zoned Specific Plan within the Town.



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Plan of Services

See attached for the specific Plan of Services. Services are limited within this vicinity; however, the proposed plan of services is consistent with the plan of services available by the Town for this new territory.

Staff Recommendation

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to adopt the Plan of Services for 4440 Les Watkins Road.

Attachment

Plan of Services Exhibit A

## PORPOSED RESOLUTION NO. 2020-009

### EXHIBIT A: Plan of Services for 4440 Les Watkins Road

#### A. Police

1. The same regular police protection service now provided within the Town will be extended to the annexed area on the effective date of annexation thirty (30) days after a successful referendum vote. Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation per
2. Traffic signs, traffic signals and other street (road) traffic control markings and devices will be installed as the need therefore is established by appropriate study and traffic standards.
3. The Williamson County Sheriff's Department currently provides the aforementioned services to the Town through an interlocal agreement.

#### B. Fire

The same regular fire protection service now provided within the Town will be extended to the annexed area on the effective date of annexation.

#### C. Sewers

1. Sanitary sewers will be provided at a time when the density and/or type of development in the annexation area are such as to amortize the cost of sewer installation, without causing an increase in sewer rates for the entire sewer system.
2. The developer as required to serve subsequent developments will complete construction of sanitary sewers in the area.
3. The annexation area currently has septic sewer service on site to serve the one (1) house. This will continue until there is further development.

#### D. Utilities

The applicant shall be responsible for contacting all utility providers and establishing service. Currently, HB&TS provides water, Atmos Energy provides natural gas, and MTEMC provides electricity to the annexation area, and that is not anticipated to change.

#### E. Streets

1. Emergency maintenance of streets (repair of chuckholes, measures necessary for traffic flow, etc.) in the annexed area will begin after the effective date of annexation.
2. Routine maintenance of the roads and rights-of-way will begin in the annexed area



**PORPOSED RESOLUTION NO. 2020-009**

**EXHIBIT A: Plan of Services for 4440 Les Watkins Road**

once development of the annexed area occurs.

3. The governing body under current policies of the Town will determine the scheduling of any major paving activity in the annexed area.
4. Street name signs, where needed, will be installed in the substantially developed area in accordance with the current policies of the Town.

**F. Planning & Codes Services**

1. All codes inspection services now provided by the Town will begin in the annexed area and apply to new construction and substantial improvements after the effective date of annexation.
2. All planning and zoning jurisdiction of the Town will extend to the annexed area on the effective date of annexation. The appropriate zoning for the site shall be considered by the Planning Commission after the effective date of the annexation by referendum of this property (i.e. certification by the Williamson County Election Commission thirty (30) days after the referendum vote).

**G. Recreation**

Residents of the annexed area and all future residents may utilize all existing municipal recreational facilities on the effective date of annexation by referendum under the same policies and guidelines governing current town residents.

**H. Schools**

There will be no effect upon the school system for the Town as the school system is operated by Williamson County. The property has one (1) residence that is currently being used for rental purposes. The nearest schools to this property are

**I. Tax Assessor**

The impact of the annexation to the Tax Assessor would be minimal to none.

**J. Animal Control**

This service is provided by the County, so the impact would be none.

**K. Cemetery**

There should be no impact as the Town does not operate a local cemetery.