

**Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
May 22, 2018**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

**Consideration Of The Minutes Of The April 24, 2018 Meeting**

Documents:

[04242018 MINUTES.PDF](#)

**Public Comments-**

**Unfinished Business:**

**1. Site Plan Review For The Construction Of A Gas Station/Convenience Center (Twice Daily) Located At 4570 Columbia Pike (SP 2018-003; DR 2018-003).**

Documents:

[ITEM 1 - MEMO ATTACHMENT APRIL PC STAFF REPORT \(TWICE DAILY\).PDF](#)  
[ITEM 1 - MEMO SITE PLAN TWICE DAILY.PDF](#)  
[ITEM 1 TWICE DAILY PLANS.PDF](#)

**New Business:**

**2. Final Plat For The Creation Of 20 Townhome Lots And One Open Space Lot Within Section 12C In The Fields Of Canterbury (FP 2018-010).**

Documents:

[ITEM 2 STAFF REPORT FC SECTION 12C.PDF](#)  
[ITEM 2 FINAL PLAT FC 12C.PDF](#)

**Adjourn**

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

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson 's Station, Tennessee**  
**April 24, 2018**

**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 the 24th day of April 2018 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Clerk Jennifer Jones and Town Attorney Todd Moore. Commissioners Shaun Alexander and Brinton Davis were unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the March 27, 2018 meeting were previously submitted.

**Commissioner Whitmer made a motion to approve of the March 27, 2018 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

**Harry King – 2801 Buckner Lane – Concerns regarding road widening on Highway 31.**

**New Business:**

- 1. Site plan review for the construction of a gas station/convenience center (Twice Daily) located at 4750 Columbia Pike (SP2018-003; DR 2018-003).**

Mrs. Deats reviewed her report and recommends a deferral of this site plan request to the May Planning Commission meeting to allow for revisions to the plans and to discover whether changes to the policy related to sewer approvals is modified by the Board of Mayor and Aldermen.

Charleton Bell with Twice Daily came forward to answer any questions.

**After discussion, Alderman Dilks made a motion to accept Staff's recommendation for deferral of site plan review for the construction of a gas station/convenience center (Twice Daily) located at 4750 Columbia Pike (SP2018-003; DR 2018-003). The motion was seconded and carried by all.**

There being no further business, Alderman Dilks made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:14 p.m.

\_\_\_\_\_  
Jack Elder, Chairman

Attest:

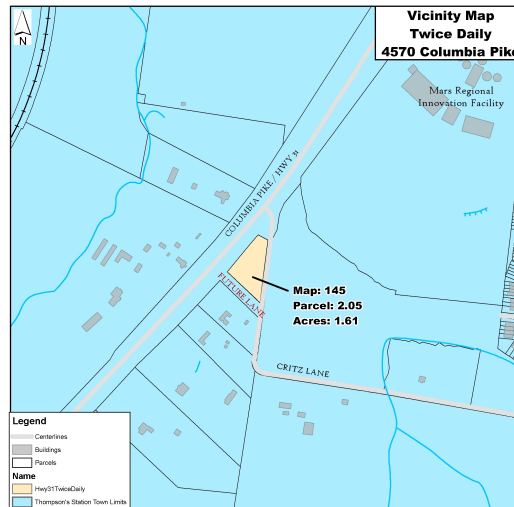
\_\_\_\_\_  
Brinton Davis, Secretary

**Thompson's Station Planning Commission  
Staff Report - Item 1 (SP 2018-003; DR 2018-003)  
April 24, 2018**

**Request for site plan approval of a gas station/convenience center with a drive through coffee shop (Twice Daily & White Bison Coffee) located at 4570 Columbia Pike.**

**REQUEST**

The applicant, Gresham Smith and Partners on behalf of Twice Daily is requesting approval of a site plan to construct a gas station/convenience center with a drive through coffee shop at 4570 Columbia Pike within the Community Commercial (CC) zoning district.



**ANALYSIS**

**Site Plan**

Site plan is a plan presenting the general details of a development proposal. Review by the Planning Commission is required for all multi-family and non-residential developments to ensure “compliance with the development and design standards” (Section 5.4.4) of the Land Development Ordinance.

The subject site is 1.61 acres and located at the northeast corner of Columbia Pike and Critz Lane. The site is zoned Community Commercial and is surrounded by vacant land to the north and east, residential uses to the south (across Critz Lane) and residential/agricultural to the east (across Columbia Pike). The Community Commercial zone “includes a range of commercial activities that serve a community or several neighborhoods, and allow larger commercial businesses” (LDO Section 1.2.7). Retail sales including gas stations and drive through establishments are permitted with the approval of a site plan and design review.

The project includes a 4,800-square foot gas station/convenience center with a drive through coffee shop and a gas canopy with 16 gas pumps. The site will have two entrances, one on Columbia Pike (which may require TDOT approval) and one on Critz Lane. Both entrances will consist of a stamped concrete with a herringbone pattern. A landscape planter is proposed along Columbia Pike (10 feet, six inches in width) and along Critz Lane (10-feet in width) between the roadway and the proposed drive through, which will wrap around the building along both road frontages. The drive through is twenty feet in width and has approximately a seven-car storage queue free and clear of parking and drive aisles. The gas pumps will be located under a canopy structure located to the side and rear of the

primary building. Trash will be located within an enclosure that is proposed to match the building, however, no additional landscaping to screen the trash area is shown on the plans.

As an automotive use, the project is subject to the requirements set forth with Section 4.11.5 of the Land Development Ordinance.

Automotive Uses (Section 4.11.5)

***Main buildings and structures shall be located as close as allowable to the public right-of-way, adjacent to landscaping, and the front façade of the main structure shall orient toward the public right-of-way. Automotive bays, canopies, and gasoline pumps, and other garage space access shall be oriented away from public rights-of-way.***

The project site is located at the northeast corner of Columbia Pike and Critz Lane. The building is set back from approximately 40 feet along the property line fronting Columbia Pike and approximately 34 feet along the property line fronting Critz Lane. The front façade of the building is oriented toward the interior of the site with the rear façade fronting Columbia Pike. A drive through that wraps around the building fronts Columbia Pike and Critz Lane with a landscape planter between the drive through and the property line. The landscape plan shows some foundation plantings along the north, south and west elevations, adjacent to the building and a 10.5 landscape planter is proposed along Columbia Pike and a 10-foot landscape planter is proposed along Critz Lane (adjacent to the drive through). The proposed gas pumps under a canopy structure located to the north and west of the building.

***Lot coverage for automotive facilities shall include all buildings and canopies on site and shall not exceed 25%. Total amount of impervious surface shall be limited to 40%.***

The lot coverage for the buildings on site is approximately 16.8%, and the impervious surface is 38.7%.

***Parking shall be predominantly located in the rear of the site behind the main structure, where feasible. In cases where a portion of the parking fronts a public right of way, a landscaped hedge shall be provided to screen all parking spaces. The overnight parking or storage of any vehicles shall be fully screened from all public rights-of-way.***

The lot fronts two roadways and all parking is located along the north (side) and the east (front) of the building.

***A maximum height of 25 feet is permitted for all structures.***

The convenience store and drive through coffee shop has a height of 18 feet with a maximum height of 21½ feet at the entrance and 20 feet for the rear (Columbia Pike) parapet. The canopy structure has a maximum height of 15 feet.

***Car washes and other automotive uses that require vehicle stacking for quick service functions shall have a minimum queuing or stacking of three (3) cars or 60 feet. The queue cannot block any ingress/egress, drive aisles or parking.***

No car wash or automotive uses other than fuel sales are proposed on the site, however, a drive through coffee shop is proposed. The drive through has a queue or vehicle stacking length of approximately seven vehicles.

***Temporary display is permitted. Displays may not be located within any vehicular or pedestrian path of travel or any parking areas.***

No temporary display is proposed, as submitted with the drawings.



***Internal pedestrian access shall be provided and shall consist of paved walkways, decorative treatments, etc. to clearly identify the pedestrian path.***

The plans include a cross walk from the gas pumps to the building for pedestrian access. A sidewalk wraps the building providing access to an outdoor seating area.

***Uses not associated with the business. No sale of merchandise such as, cars, motor vehicles, etc. by private parties shall be permitted on the premises.***

The project does not include the sales cars or other motor vehicles.

***All buildings shall be reviewed by the Design Review Committee.***

The Design Guidelines seek to promote design excellence in character and compatibility of development to its surroundings. Staff has concerns that the proposed structure does not conform to the Design Guidelines, however the project architect is working on changes to proposed building, signage and gas canopy. The project will be required to be reviewed by the DRC.

***Canopy fascia shall match the color and materials of the other buildings on site. No more than two points of ingress/egress shall be permitted and no more than 35% of the street frontage shall be dedicated to curb cuts. Driveways shall be located a minimum of 200 feet from any intersection.***

The canopy fascia does not match the color and materials of the building on site. Staff recommends the fascia be modified to include use of the proposed materials and colors of the primary structure as required. Two entrances, a minimum of 200 feet from the intersection of Columbia Pike and Critz Lane with two-way ingress/egress are proposed with a maximum width of 24 feet.

***Automotive uses shall be operated and maintained in accordance with all applicable state and building codes.***

Staff anticipates that any approved project will comply with all required codes.

#### Parking

All parking is provided on site and is located to the side and the rear of the primary structure. The parking is based on one space for every 375 square feet of area for the gas station resulting in 15 spaces and one space for every 250 feet for the drive through facility which requires one space for a total requirement of 16 spaces. The project exceeds the required parking calculation and is therefore subject to low impact design (LID). To reduce the overall impervious surface and to comply with LID requirements for a parking coverage, the area between the store and the gas pumps along with the drive through and to the project entries, including all parking spaces is designed using pervious pavers. This reduces the allowable impervious surface to less than 40% and provides 50% of the area as LID.

#### Lighting

The Land Development Ordinance has lighting standards to “minimize light trespass and spill-over of light and glare” (Section 4.13) and requires the lighting plan be reviewed by the Planning Commission for development. A photometric study was submitted and demonstrates that with the exception of the entrance/exits, the foot candle levels appear to be less than five foot candles. It is likely some light trespass will occur from the development of this project, however given the project’s current condition and the need to provide lighting for safe access on the site, staff doesn’t anticipate a significant impact as a result.

#### Utilities

The project has not been granted sewer by the Town’s Board of Mayor and Aldermen and staff cannot favorably recommend a project without adequate utilities. However, the Board of Mayor and

Aldermen intends to discuss the issue of sewer for commercial at the May Board meeting, therefore, Staff would recommend deferral of this request until the Board has further discussed permitting sewer approvals for commercial.

#### Architecture and Signage

Building Design and the proposed signs will be considered by the Design Review Commission. Staff is working with the project architect on changes to the building design, canopy design and sign package.

#### RECOMMENDATION

Staff recommends a deferral of this site plan request to the May Planning Commission meeting to allow for revisions to the plans and to discover whether changes to the policy related to sewer approvals is modified by the Board of Mayor and Aldermen.

#### ATTACHMENTS

Site plan packet



## MEMO

DATE: May 15, 2018  
TO: Planning Commission  
FROM: Wendy Deats, Town Planner  
SUBJECT: Twice Daily Site Plan review (SP 2018-003; DR 2018-003)

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### Background

On April 24, 2018, the Planning Commission deferred the request to allow the Board of Mayor and Aldermen consider wastewater approval for commercial uses.

On May 8, 2018, the Board of Mayor and Aldermen has determined that it is the economic interest of the town to consider a policy for permitting taps for non-residential projects and has therefore directed Staff to develop a policy for Board review.

Attached is the staff report from the April Planning Commission meeting. Staff noted that the canopy fascia for the gas pumps does not match the color or materials of the building on site. The canopy fascia design will need to be corrected to move forward with the project. In addition, Staff noted that the building design may not be consistent with the Town's Design Guidelines. The architect has submitted changes to the building architecture and Staff is still working with the applicant on the building design, canopy design and signage. The Design Review meeting will be set for June 13, 2018. The applicant will not be able to proceed with the development until approval is obtained from the DRC.

### Recommendation

With contingencies the project will conform to the Town's Land Development Ordinance, therefore, Staff recommends that the Planning Commission approve the site plan subject to the following contingencies:

1. Prior to the approval of a grading or building permit, approval for wastewater shall be obtained from the Board of Mayor and Aldermen.
2. The canopy fascia shall be redesigned to match the colors and materials of the primary building.
3. Prior to the issuance of a building permit, the applicant shall obtain approval from the Design Review Commission.
4. Prior to the issuance of grading or building permits, TDOT approval shall be obtained for access on Columbia Pike (SR6) and a copy of the written approval from TDOT shall be submitted to the Town.
5. Prior to the issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure for the project shall be incorporated into the construction plans and shall be completed by the applicant in accordance with approvals.

6. Prior to the installation of any signage, the applicant shall obtain approval from the Design Review Commission. All signage shall comply with the standards set forth within the Land Development Ordinance.
7. Prior to the installation of any landscaping, a pre-installation meeting shall occur with staff to confirm all landscaping is installed per approved plans. Irrigation shall be installed in all landscape areas.
8. Any change of use, modification or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

Attachments

April Planning Commission Staff Report



# SITE DEVELOPMENT PLANS FOR

# TWICE DAILY CONVENIENCE STORE



TWICE DAILY STORE# 6182  
COLUMBIA PIKE AND CRITZ LANE  
WILLIAMSON COUNTY  
THOMPSON'S STATION, TENNESSEE

GS&P PROJECT NO. 29956.05

### SITE DATA

TAX MAP 145, PARCEL 2.05	TBD
ADDRESS	THOMPSON'S STATION
CITY	WILLIAMSON
COUNTY	TENNESSEE
STATE	
CURRENT ZONING	CC (COMMUNITY COMMERCE)
LOT SIZE	70,026 SQ. FT., 1.61 ACRES
FLOOR AREA RATIO	11,767 SQ. FT., 0.27 ACRES (16.8% COVERAGE)
IMPERVIOUS SURFACE	0.07
LANDSCAPE/OPEN SPACE COVERAGE	27,068 SQ. FT., 0.62 ACRES (38.7% IMPERVIOUS)
	21,072 SQ. FT., 0.48 ACRES (30.1% COVERAGE)
MINIMUM REQUIRED BUILDING SETBACKS	
- PRIMARY FRONTAGE	10'
- SECONDARY FRONTAGE	10'
- SIDE LOT LINE	8'
- REAR LOT LINE	15'
PROPOSED LAND USE	CONVENIENCE STORE WITH FUEL SALES
PROPOSED GROSS BUILDING S.F.	4,800 S.F.
OCCUPANCY TYPE	IBC "MERCANTILE"
CONSTRUCTION TYPE	TYPE IV-B
PROPOSED BUILDING HEIGHT	18'-0"
PROPOSED CANOPY HEIGHT	15'-0"

PARKING REQUIRED CONVENIENCE STORE/TRAVEL PLAZA = (1 SPACE/375 SF + 1 SPACE/100 SF OF PATRON WAITING AREA) = 4,290/375 + 290/100 = 15 SPACES

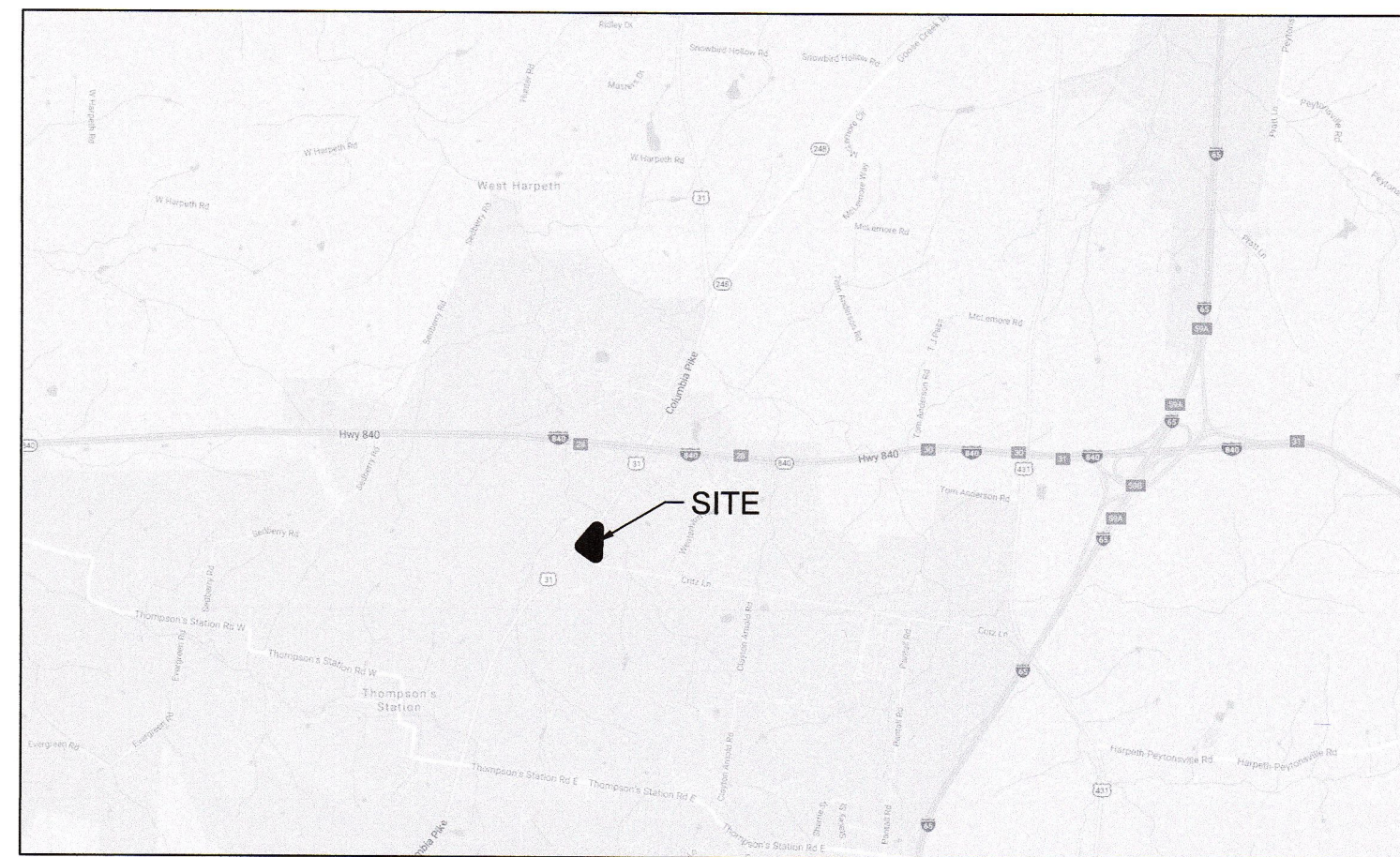
DRIVE-THRU FACILITY = (1 SPACE/250 SF) = 120/250 = 1 SPACE

PARKING REQUIRED (MAXIMUM)	16 SPACES
PARKING PROVIDED	21 SPACES (INCLUDES 2 ADA-ACCESSIBLE SPACES)
PARKING OVERAGE	21/16 = 31.25% INCREASE OVER MAXIMUM (50% OF PARKING AREA REQUIRED TO MEET LID)

PARKING AREA	3,545 SF
PARKING AREA REQUIRED TO MEET LID	50% (1,772.5 SF)
PARKING AREA MEETING LID	100% (3,545 SF) (PERVIOUS PAVERS)

PROJECT PROPOSAL STATEMENT: PROPOSED IS A CONVENIENCE STORE WITH FUEL SALES AND DRIVE-THRU FACILITY. THESE DRAWINGS CONFORM TO ALL THOMPSON'S STATION REGULATIONS AS OUTLINED IN THE LAND DEVELOPMENT ORDINANCE AS WELL AS THROUGH CONVERSATIONS WITH TOWN STAFF AND LOCAL UTILITY PROVIDERS.

FLOOD NOTE: THE PROJECT DOES NOT LIE IN THE 100-YEAR FLOODPLAIN PER CURRENT FEMA FIRM PANEL 47187C0335F, DATED SEPTEMBER 29, 2006.



**VICINITY MAP**  
SCALE 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS AND NATURAL RESOURCES
C200	SITE LAYOUT PLAN
L200	LANDSCAPE PLAN
A1.0	NOTED FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	FUEL CANOPY
A2.3	PERGOLA ELEVATIONS
A4.0	ROOF PLAN
A5.0	BUILDING SECTION
SHEET 1	PHOTOMETRIC PLAN

**OWNER / DEVELOPER**

**TRI STAR ENERGY**  
TRI STAR ENERGY, LLC  
1740 Ed Temple Blvd  
Nashville, Tennessee 37208

Contact: Charlton Bell  
Phone: (615) 313-2457  
Email: cbell@tristartrn.com

**CIVIL ENGINEER/LANDSCAPE ARCHITECT**

222 2nd Avenue South, Suite 1400  
Nashville, Tennessee 37201

CIVIL ENGINEER: Mark Spalding, PE  
PHONE: (615) 770-8441  
E-MAIL: mark\_spalding@gspnet.com

LANDSCAPE ARCHITECT: Trey Rudolph, RLA, CLARB  
PHONE: (615) 770-8148  
E-MAIL: trey\_rudolph@gspnet.com

**ARCHITECT**

901 West Main Street  
Hendersonville, Tennessee 37075

Contact: Clint Cassetty  
Phone: (615) 822-5711  
Email: cassetty@cassettytn.com

**SIGN CONSULTANT**

2806 East 50th  
Chattanooga, Tennessee 37407

Contact: Mike Adcox  
Phone: (866) 867-9208  
Email: madcox@ortweinsign.com



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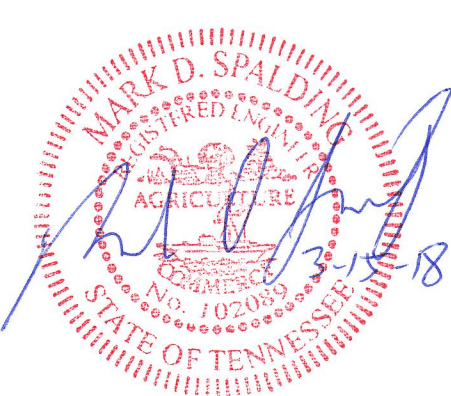
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PARTNERS**

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SITE DEVELOPMENT PLANS FOR  
**TWICE DAILY CONVENIENCE STORE  
CRITZ LANE**

TWICE DAILY STORE #6182  
COLUMBIA PIKE AND CRITZ LANE  
THOMPSON'S STATION, TENNESSEE

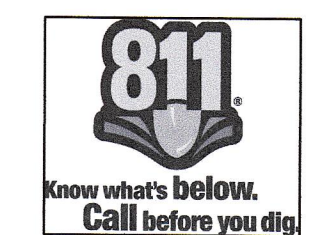


Revision		
No.	Date	Description
1	01.11.18	PC & DRC PACKAGES
2	03.15.18	TOWN COMMENTS

COVER SHEET

# C000

PROJECT: 29956.05  
DATE: SEPTEMBER 8, 2017



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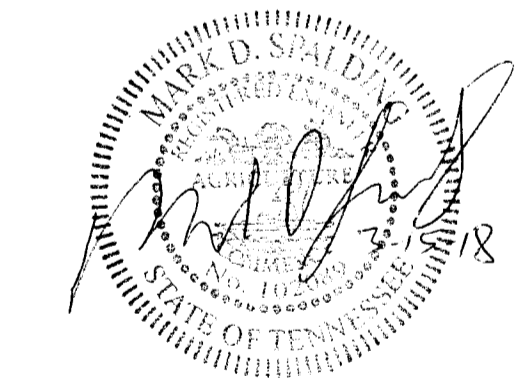
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SITE DEVELOPMENT PLANS FOR  
TWICE DAILY CONVENIENCE STORE  
CRITZ LANE

twicedaily

TWICE DAILY STORE #6182  
COLUMBIA PIKE AND CRITZ LANE  
THOMPSON'S STATION, TENNESSEE

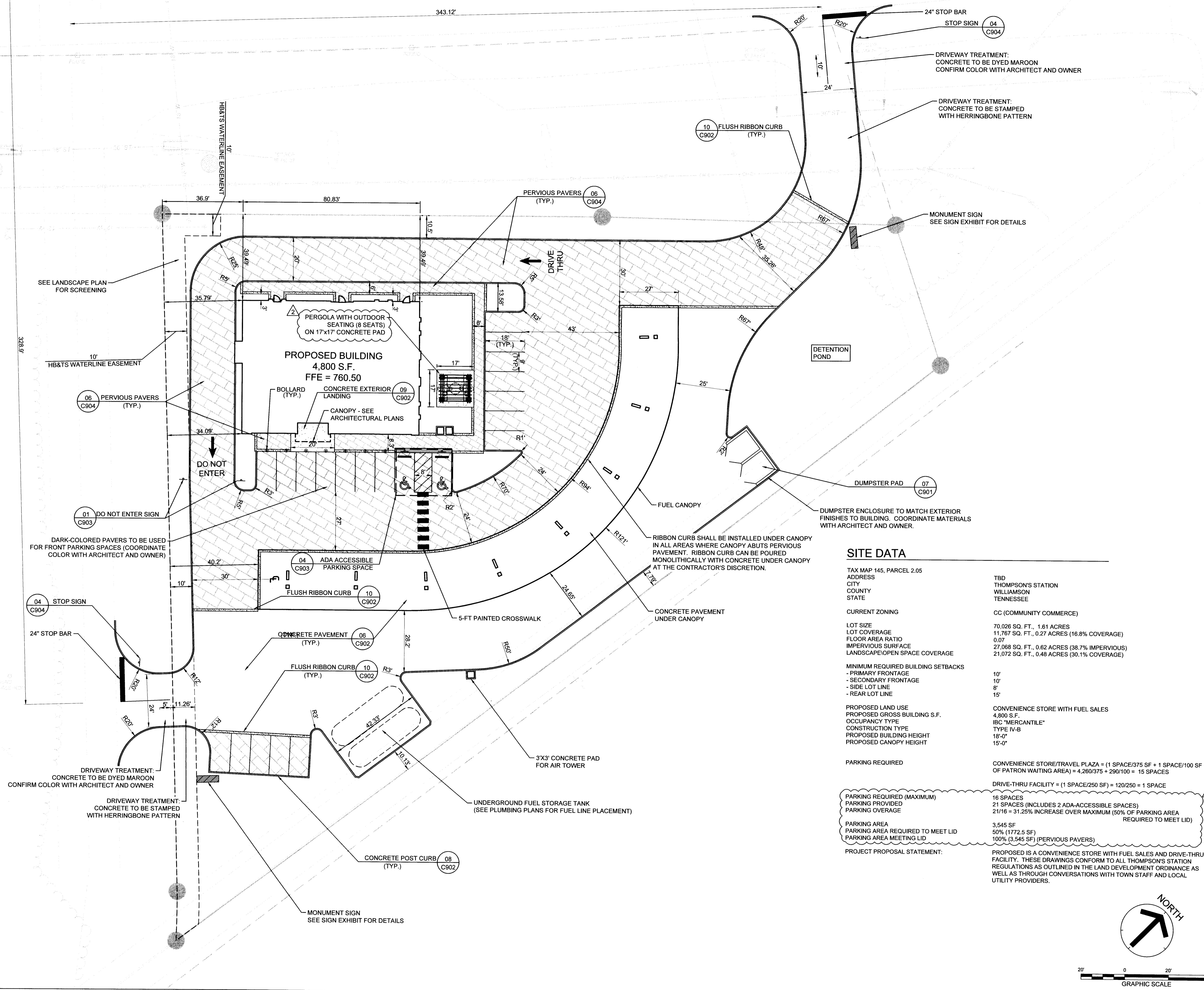


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SITE LAYOUT PLAN

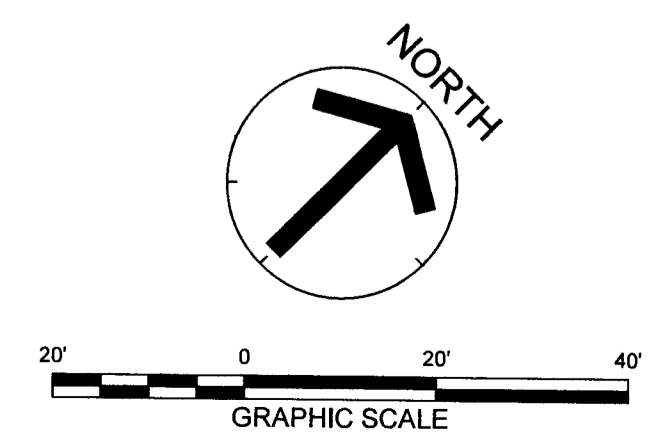
C200

PROJECT: 29956.05  
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CONSTRUCTION TYPE	TYPE IV-B
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PROPOSED CANOPY HEIGHT	15'-0"
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	DRIVE-THRU FACILITY = (1 SPACE/250 SF) = 120/250 = 1 SPACE
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PARKING AREA	3,545 SF
PARKING AREA REQUIRED TO MEET LID	50% (1,772.5 SF)
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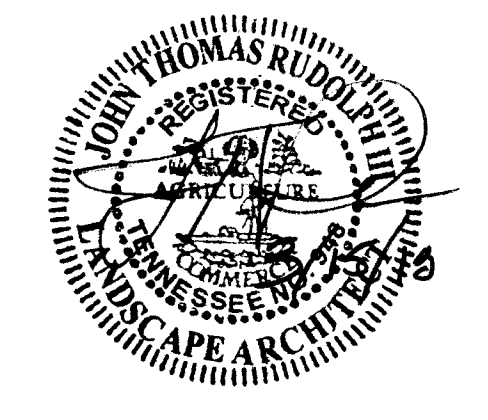
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SITE DEVELOPMENT PLANS FOR  
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twicedaily  
TWICE DAILY STORE #6182  
COLUMBIA PIKE AND CRITZ LANE  
THOMPSON'S STATION, TENNESSEE



Revision		
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1	01.11.18	PC & DRC PACKAGES
2	03.15.18	TOWN COMMENTS

LANDSCAPE PLAN

L200

PROJECT: 29956.05  
DATE: SEPTEMBER 8, 2017

LANDSCAPE NOTES

- WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRILINES OF TREES OUTSIDE THE LIMIT OF GRADING.
- THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1, LATEST EDITION, FOR SIZE AND QUALITY.
- NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
- SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
  - SAND SHALL BE CLEAN MASONRY SAND.
  - ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
  - ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
- ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
- PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
- THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
- ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED SOD AND SEED BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
- SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.
- CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
- IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
- ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
- REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

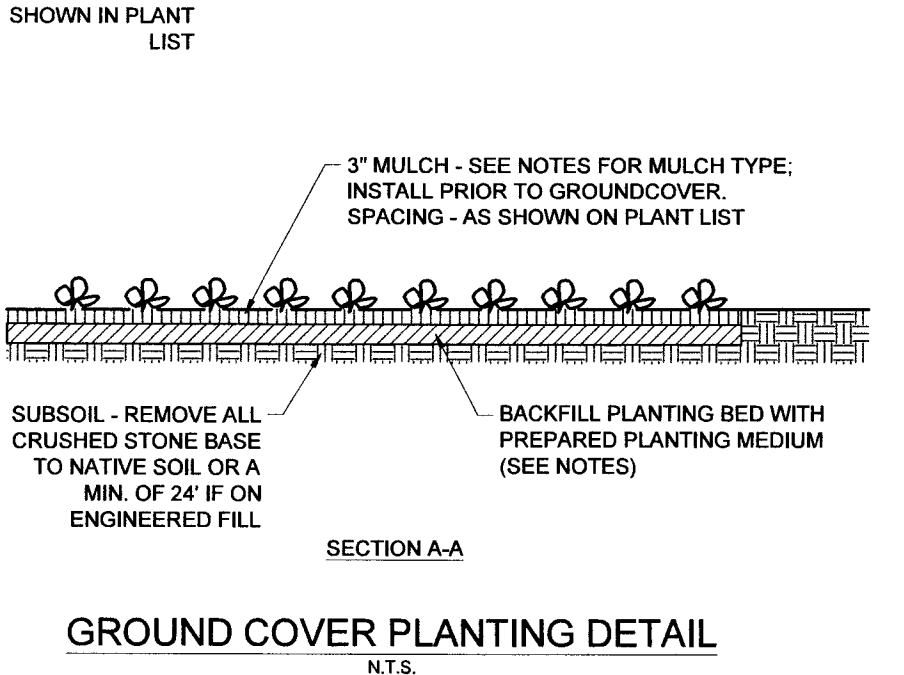
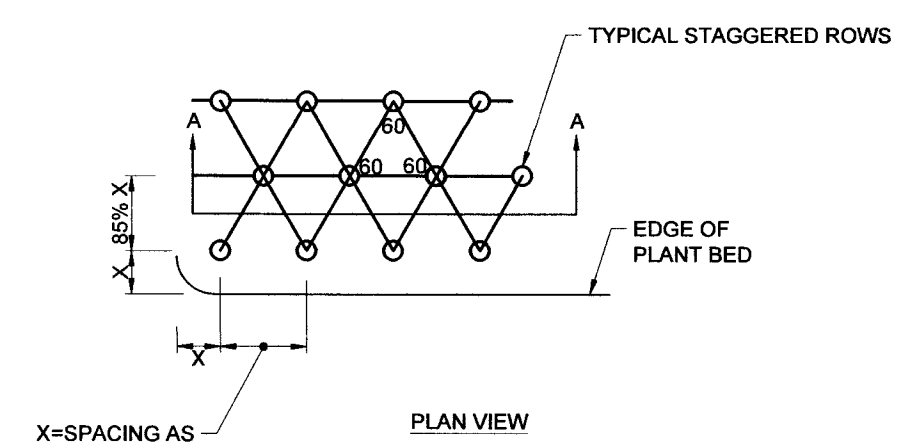
PLANTING DATES

SPRING: MARCH 1 - MAY 1  
FALL: OCTOBER 1 - NOVEMBER 30

- AREA TO BE SEEDDED WITH KY-31 FESCUE AT THE RATE OF 5 LBS. PER 1,000 S.F. MULCH SEEDED AREAS WITH 1.5 BALES OF STRAW PER 1,000 S.F.
- AREA TO BE SODDED WITH KY-31 FESCUE
- AREA TO BE STABILIZED WITH 6" DIA. RIVER COBBLE PLACED OVER PERMEABLE NON-WOVEN WEED BARRIER FABRIC.
- IRRIGATION COVERAGE AREA. CONTRACTOR TO PROVIDE AS A DESIGN/BUILD ITEM.

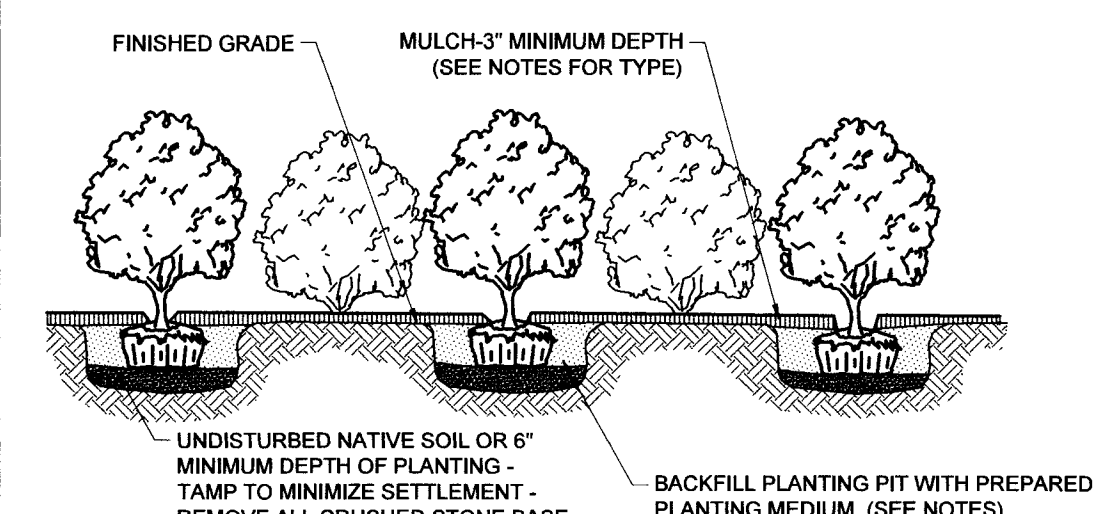
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER	QTY	REMARKS
ACE-BUE	Acer buergerianum 'Streetwise'	Trident Maple	B & B	24" ht.	Low	8	single trunk
CER-CAN	Cercis canadensis	Eastern Redbud	B & B	2" Cal	Low	4	single trunk
ULM-PAR	Ulmus parvifolia	Chinese Elm	B & B	3" Cal	Medium	5	6' clear trunk
SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER	QTY	REMARKS
ABE-GRA	Abelia x grandiflora	Glossy Abelia	5 gal	24" ht.	Low	42	full
HYD-QUE	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	7 gal	30" ht.	Medium	17	full
ILE-COR	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal	24" ht.	Low	27	full
ITE-VIR	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	5 gal	24" ht.	Medium	40	full
MIS-SIN	Miscanthus sinensis 'Morning Light'	Eulalia Grass	2 gal	24" ht.	Low	37	full
NAN-DOM	Nandina domestica 'Moon Bay'	Moon Bay Bamboo	3 gal	18" ht.	Medium	50	full
PAN-VIR	Panicum virgatum 'Dallas Blues'	Dallas Blues Switch Grass	2 gal	24" ht.	Low	44	full
PRU-LAU	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	5 gal	24" ht.	Medium	12	full
VIB-PRA	Viburnum x pragensis	Prague Viburnum	7 gal	30" ht.	Medium	39	full
GROUND COVERS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER	QTY	REMARKS
HEM-HAP	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	cont.	4" pot	Low	354	plant 12" o.c.
LIR-MUS	Liriope muscari 'Big Blue'	Big Blue Liriope	cont.	4" pot	Low	375	plant 12" o.c.



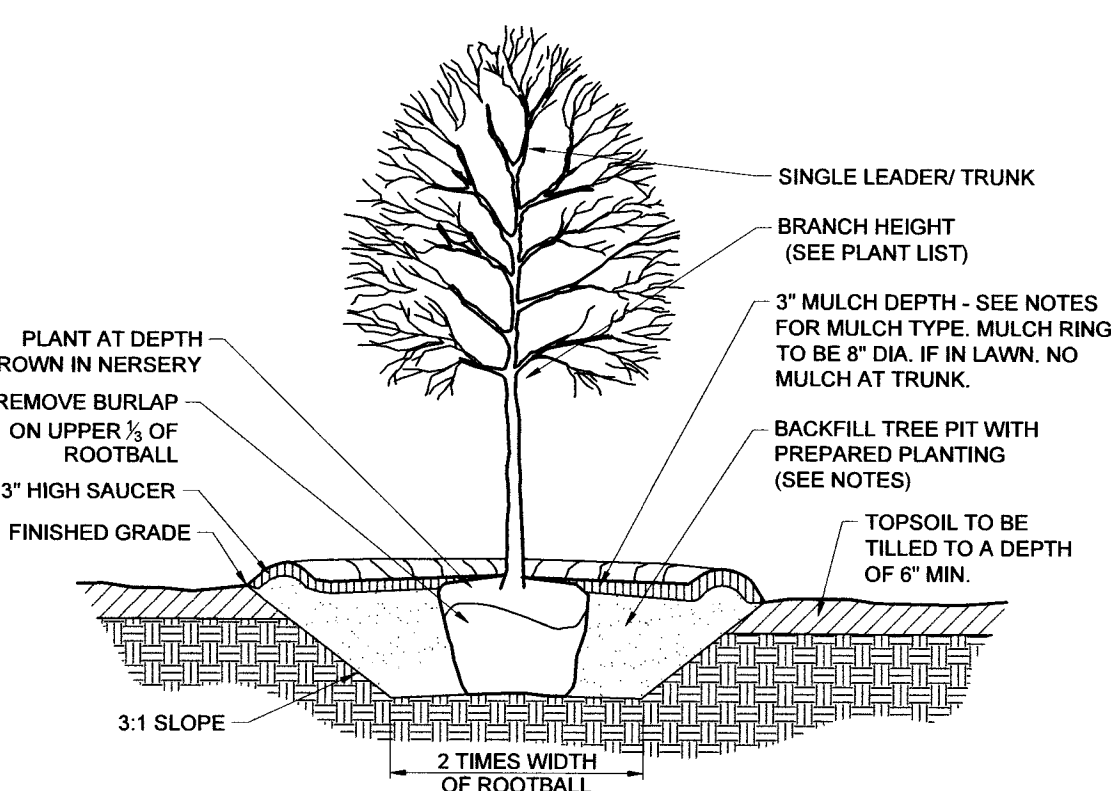
GROUND COVER PLANTING DETAIL  
N.T.S.

- NOTES:
- PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY.
  - MYCORRHIZAL INOCULATES AND SUPER-ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS.

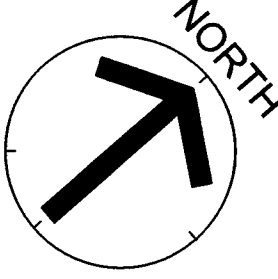
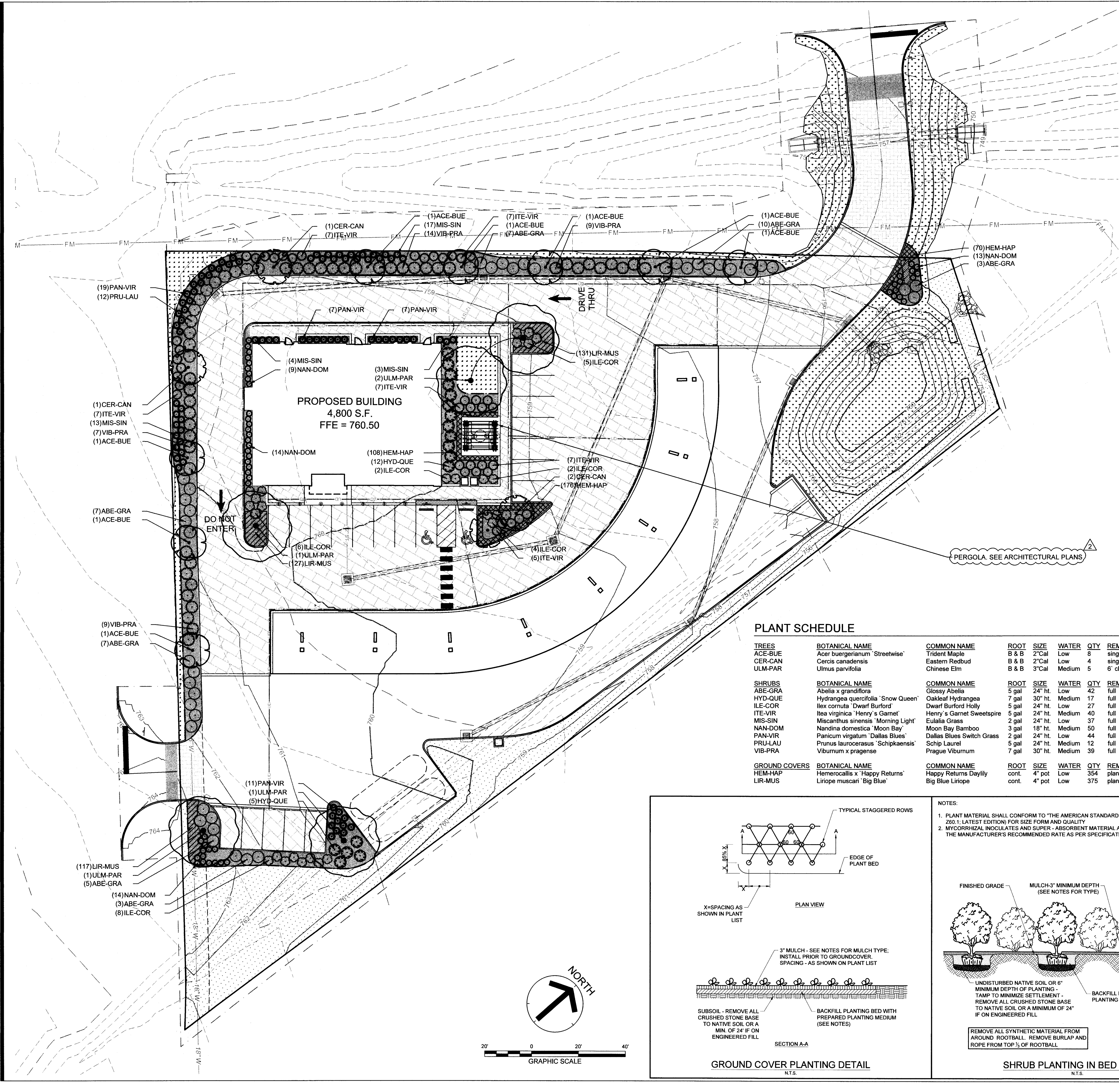


SHRUB PLANTING IN BED DETAIL  
N.T.S.

- NOTES:
- PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY.
  - MYCORRHIZAL INOCULATES AND SUPER-ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS.
  - REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP 1/2 OF ROOTBALL.

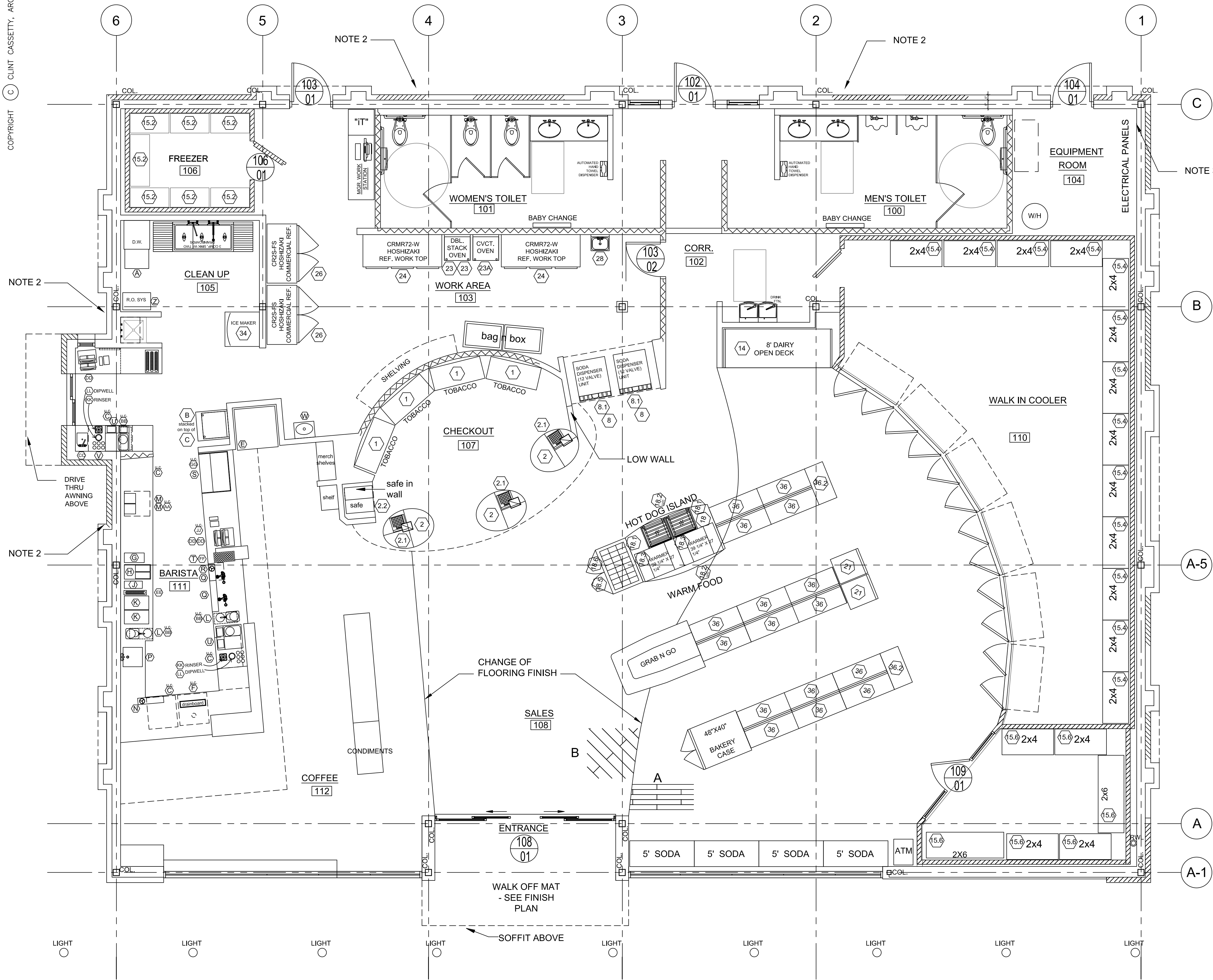


TREE PLANTING DETAIL  
N.T.S.



C:\29956\05\DWG\200.dwg - Plots - ulm - 2/15/2017 9:28:17 AM





**WALL LEGEND:**

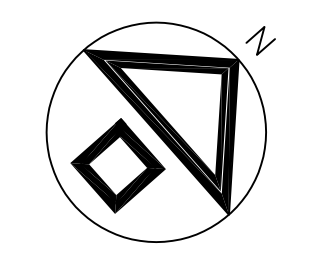
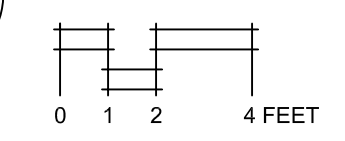
	2-HOUR FIRE PARTITION
	1-HOUR FIRE AND SMOKE PARTITION
	1-HOUR FIRE PARTITION
	SOUND PARTITION
	NEW NON-RATED PARTITION

FIRE RATED WALLS NOT SHOWN FOR CLARITY OF SOUND WALLS. SEE A0.0 FOR FIRE RATED WALLS.

**GENERAL NOTES**

- SEE CIVIL SITE DRAWINGS FOR MENU BOARD, BOLLARDS, SCREEN WALL, AND SIDEWALK LOCATIONS AND DETAILS.
- PRIOR TO EXCAVATION AND FOOTER WORK, COORDINATE PLUMBING WASTE LINES AND FOUNDATION AT ALL PERIMETER SLAB AND COLUMN FOUNDATION.
- GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND VENDORS TO PREVENT UTILITY LINES EXPOSED ON THE EXTERIOR OF THE BUILDING. ROUTE GAS LINES, ETC. INSIDE THE BUILDING.

1 NOTED FLOOR PLAN



A NEW FACILITY FOR THE  
**TWICE DAILY # 6182**  
  
 CRITZ LANE & COLUMBIA PIKE  
 THOMPSON'S STATION  
 TN 37179

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 ARCHITECTURE



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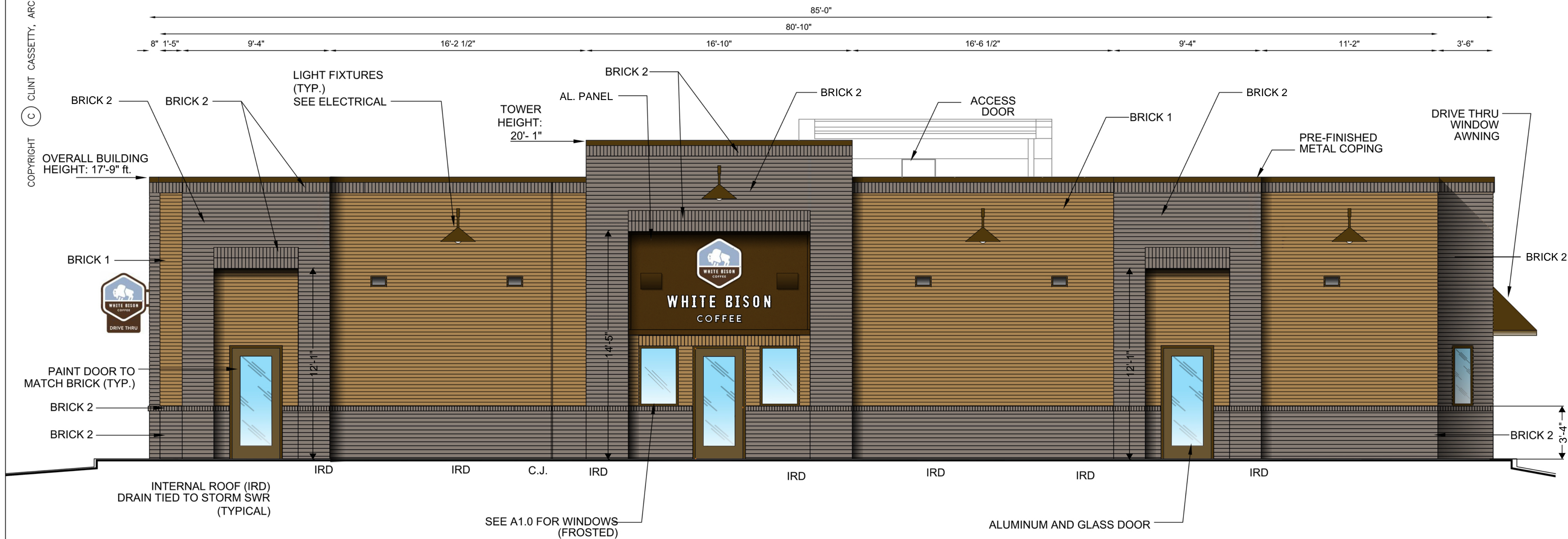
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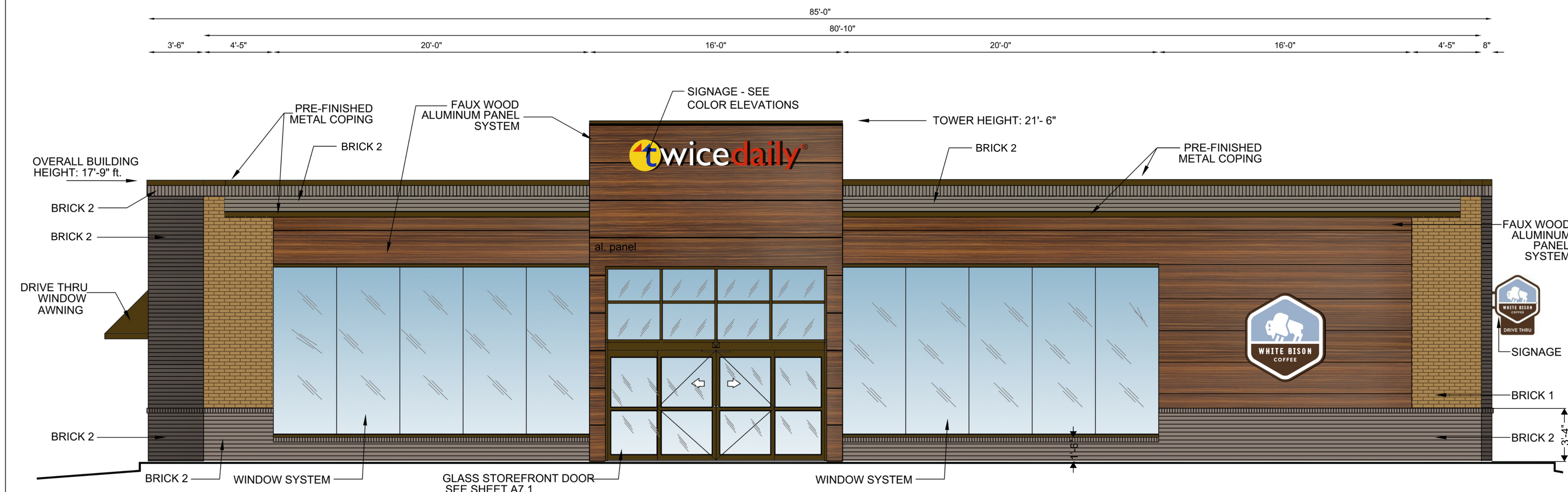
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NOTED  
 FLOOR PLAN  
**A1.0**





(FACING COLUMBIA PIKE)  
**2** ELEVATION - REAR  
 1/4" = 1'  
 0 1 2 4 FEET



(FACING OLD CRITZ LANE)  
**1** ELEVATION - FRONT  
 1/4" = 1'  
 0 1 2 4 FEET

See sheet A2.1  
 for material legend

**GENERAL SIGN NOTES**  
 1. COORDINATE WITH OWNER AND SIGN VENDOR FOR ALL FINAL SIZES FOR BUILDING MOUNTED SIGNS. VERIFY RECESS HEIGHT, WIDTH, AND DEPTH WITH SIGN MANUFACTURER.

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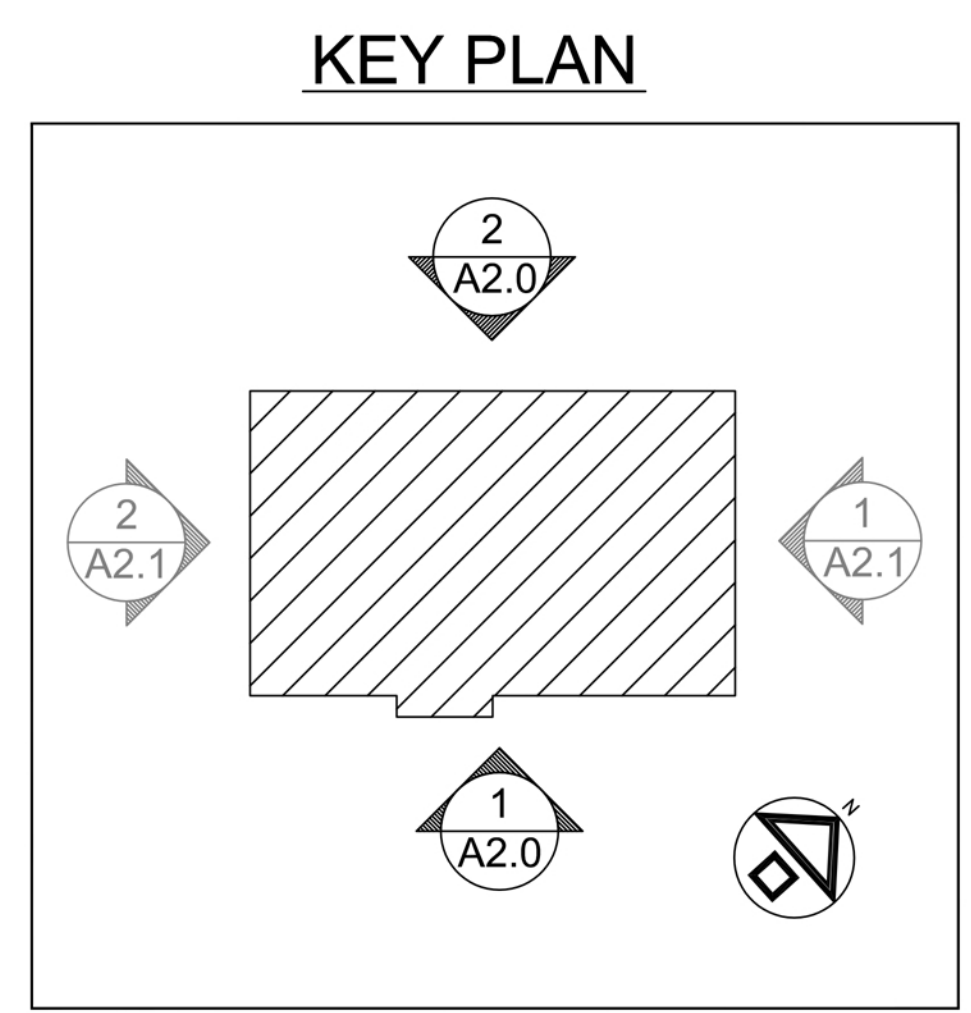
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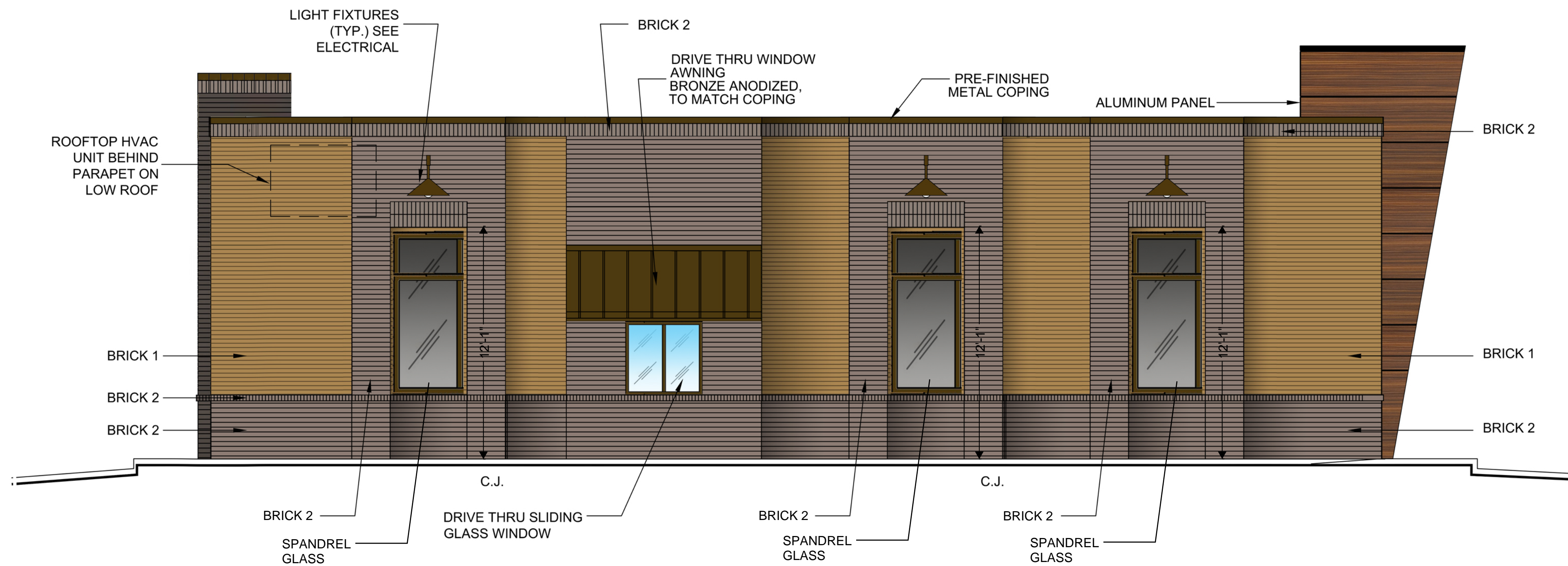
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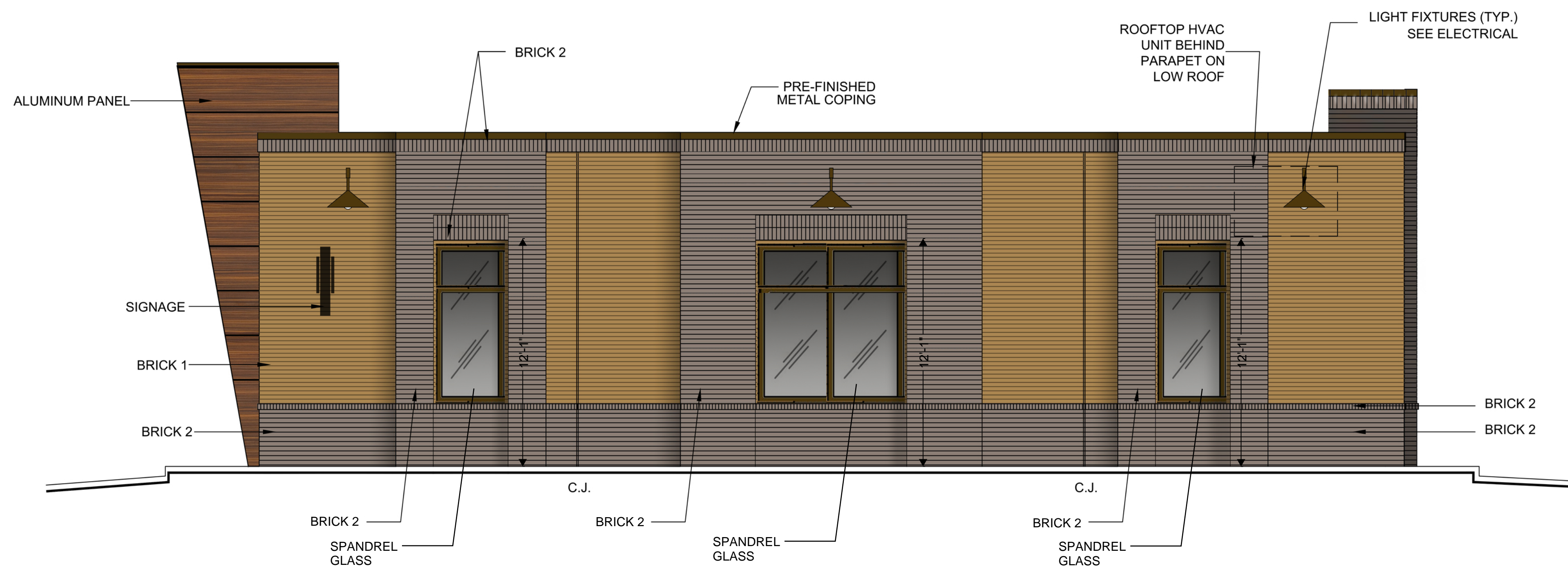
OPTION A  
 EXTERIOR  
 ELEVATIONS  
**A2.0**







(FACING CRITZ LANE)  
**2** ELEVATION - SIDE  
 1/4" = 1'  
 0 1 2 4 FEET



(FACING HIGHWAY 840)  
**1** ELEVATION - SIDE  
 1/4" = 1'  
 0 1 2 4 FEET

**EXTERIOR MATERIALS LEGEND**

BRICK 1 VENEER = CAROLINA CERAMICS modular - "VALENCIA" (brown range)  
 BRICK 1 MORTAR = HALF BUFF (match LaFarge Beige)

BRICK 2 VENEER = FORTERRA "CHOCOLATE WIRE CUT" - 4212 modular - COLUMBIA 4 PLANT  
 BRICK 2 MORTAR = CEMEX "COCOA" or EQUAL

BRICK 3 VENEER = CHEROKEE BRICK - "VELOUR LIGHT GRAY"  
 BRICK 3 MORTAR = COOSA IVORY BUFF (BRS) or EQUAL

EXTERIOR INSULATING FINISH SYSTEM [EIFS] = DRYVIT VAN DYKE 110

COPING = BRONZE ANODIZED

GLASS = 1" INSULATED CLEAR LOW-E

ALUMINUM FRAME = WINDOW, DK BRONZE ANODIZED

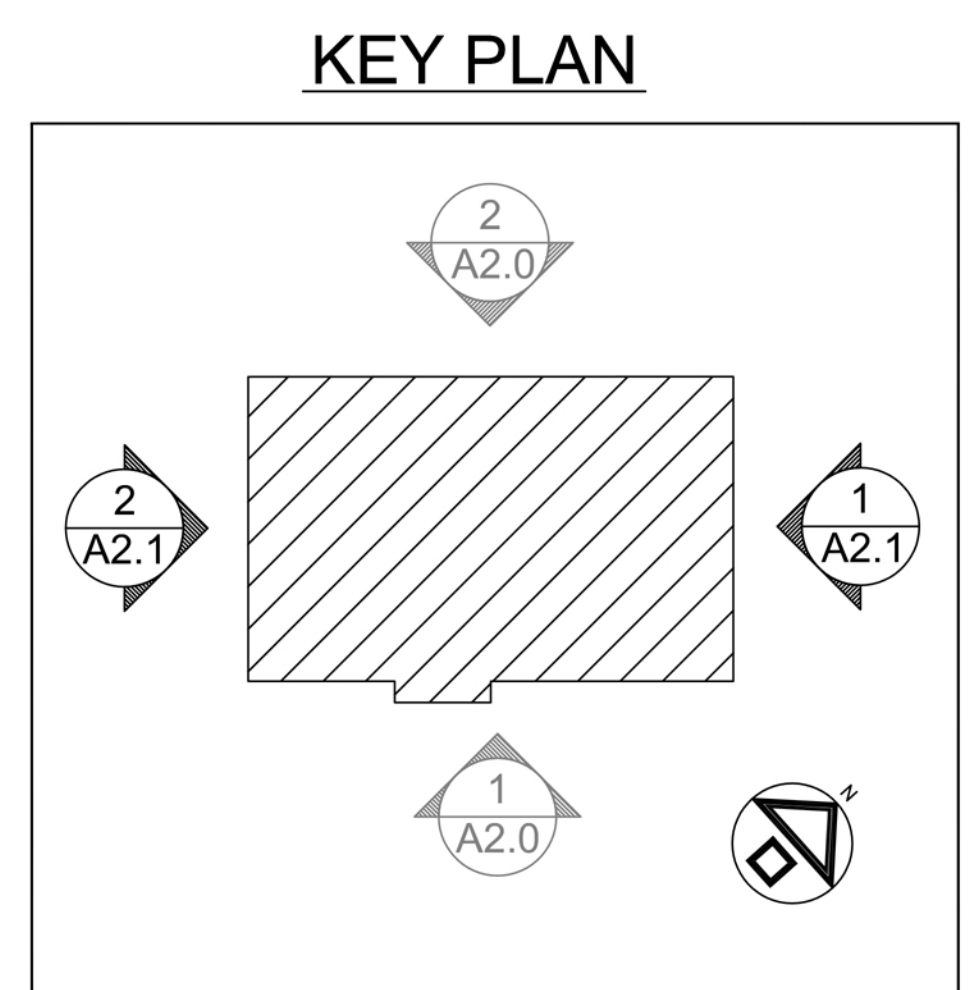
PANEL = FAUX WOOD - REYNOBOND ALUMINUM PANELS  
 Standard Color - "Mahogany Brown"  
 series 200-2 rout and return  
 Caulk-Black standard color - 795 Dow Corning

**EXTERIOR MATERIALS PERCENTAGES**

BRICK 1 = 36.49%  
 BRICK 2 = 20.14%  
 BRICK 3 = 16.88%  
 GLASS = 12.49%  
 METAL = 11.46%  
 EIFS = 02.04%

**GENERAL NOTES**

1. BUILDING MOUNTED LIGHT FIXTURE FINISH TO BE BRONZE ANODIZED.



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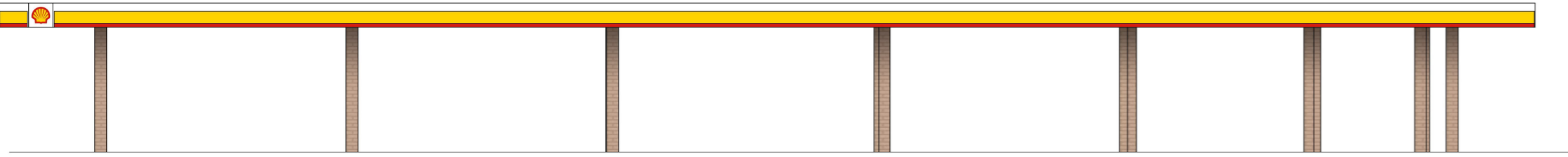
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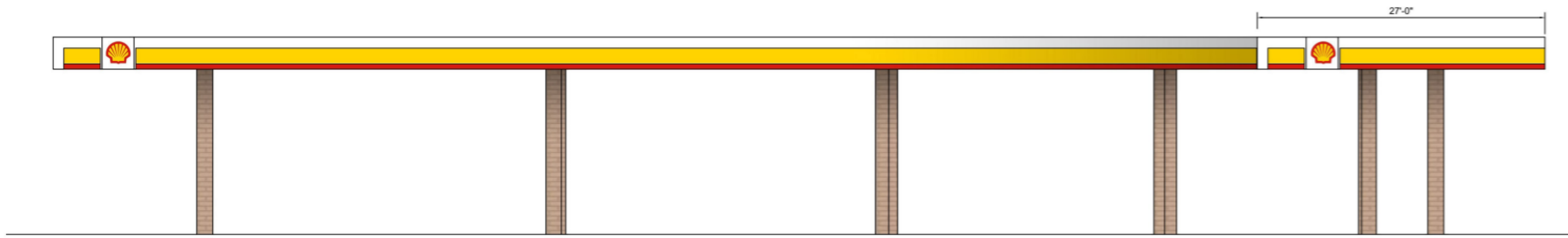
EXTERIOR ELEVATIONS  
**A2.1**



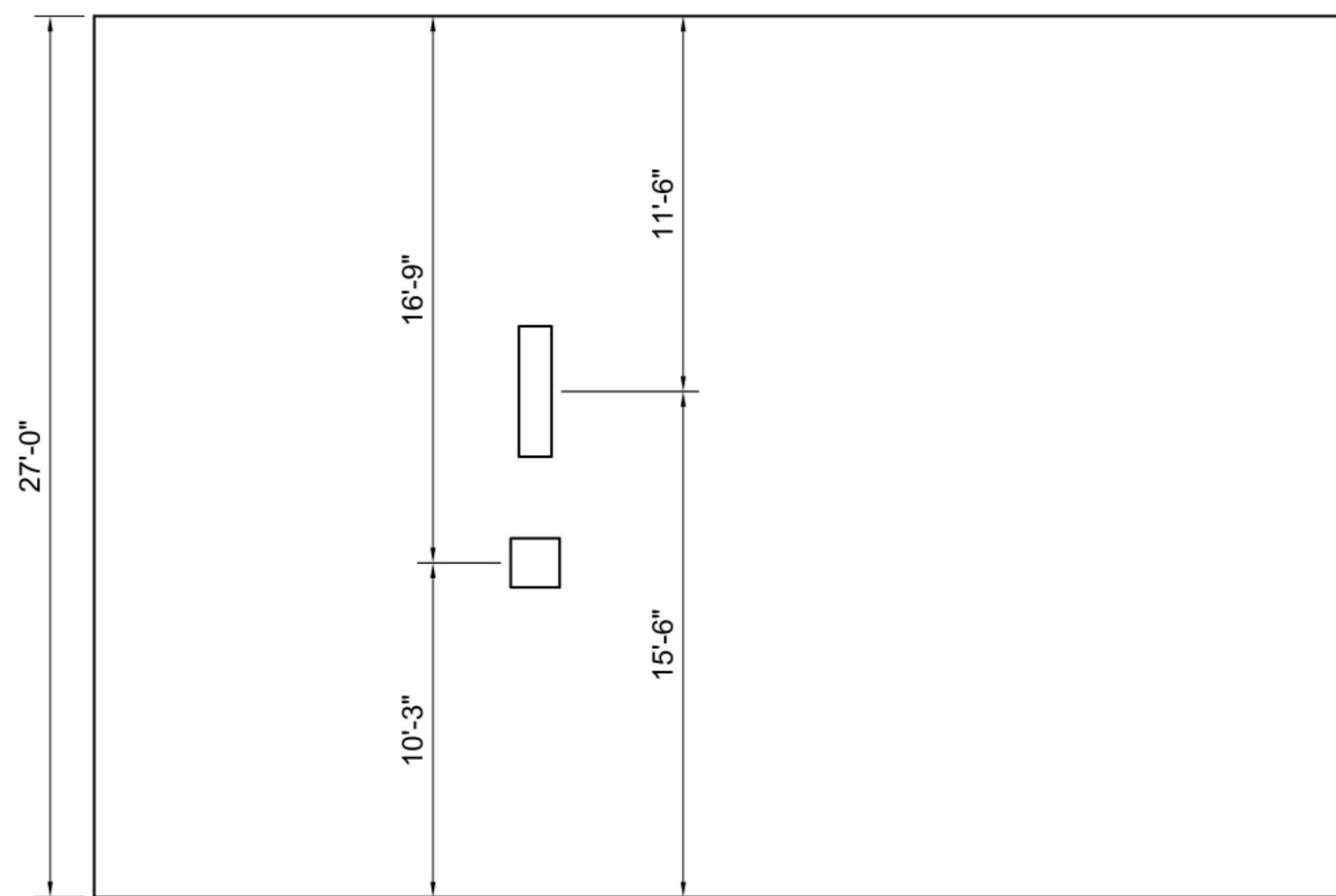
T.O. FUEL CANOPY 18'-6"  
B.O. FUEL CANOPY 15'-6"



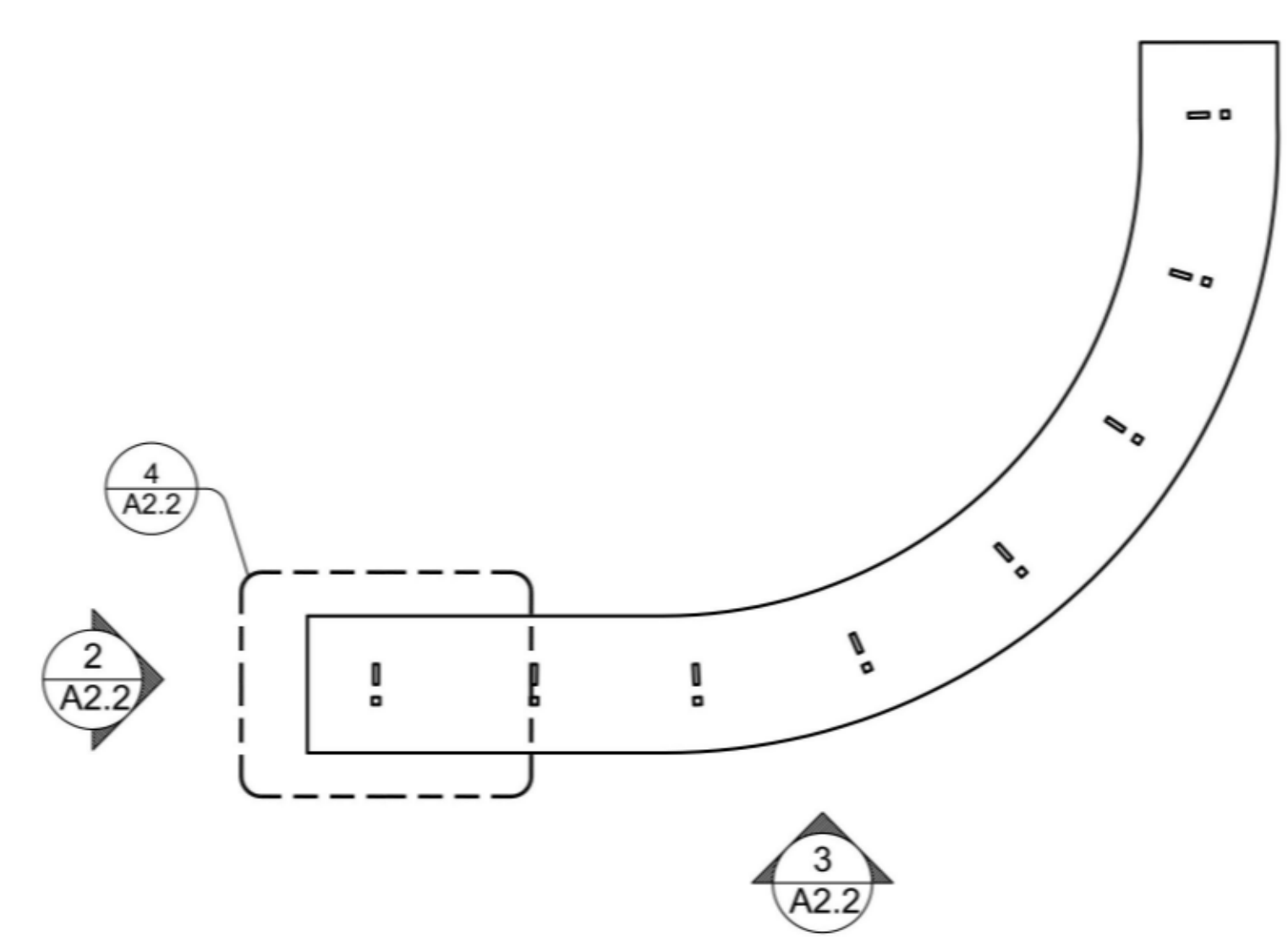
3 CANOPY - ELEVATION 1/8" = 1"  
0 2 4 8 FEET



2 CANOPY - ELEVATION 1/8" = 1"  
0 2 4 8 FEET



4 CANOPY - ENLARGED PLAN 1/4" = 1"  
0 1 2 4 FEET



1 CANOPY - PLAN 1/32" = 1"  
0 8 16 32 FEET

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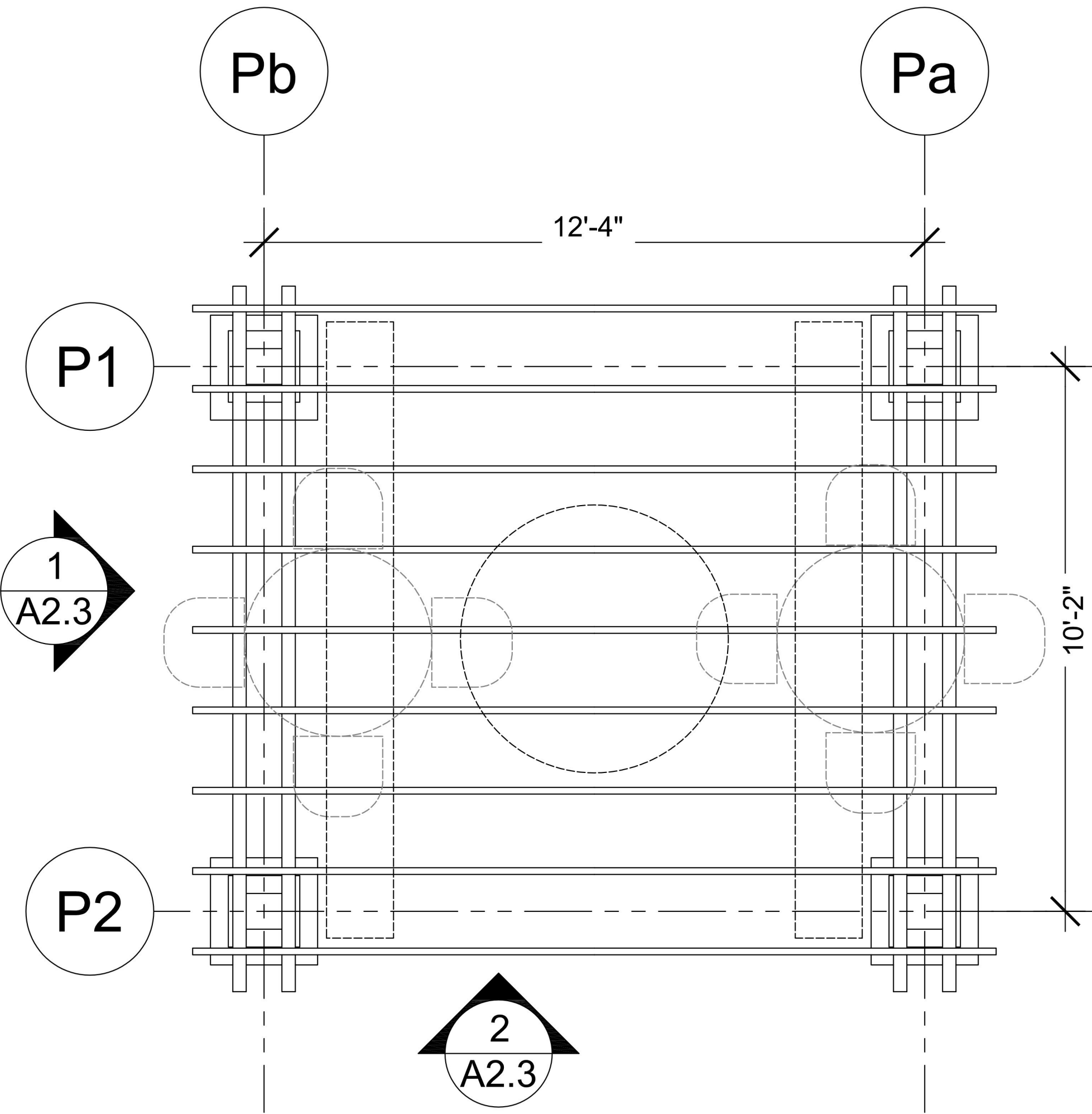
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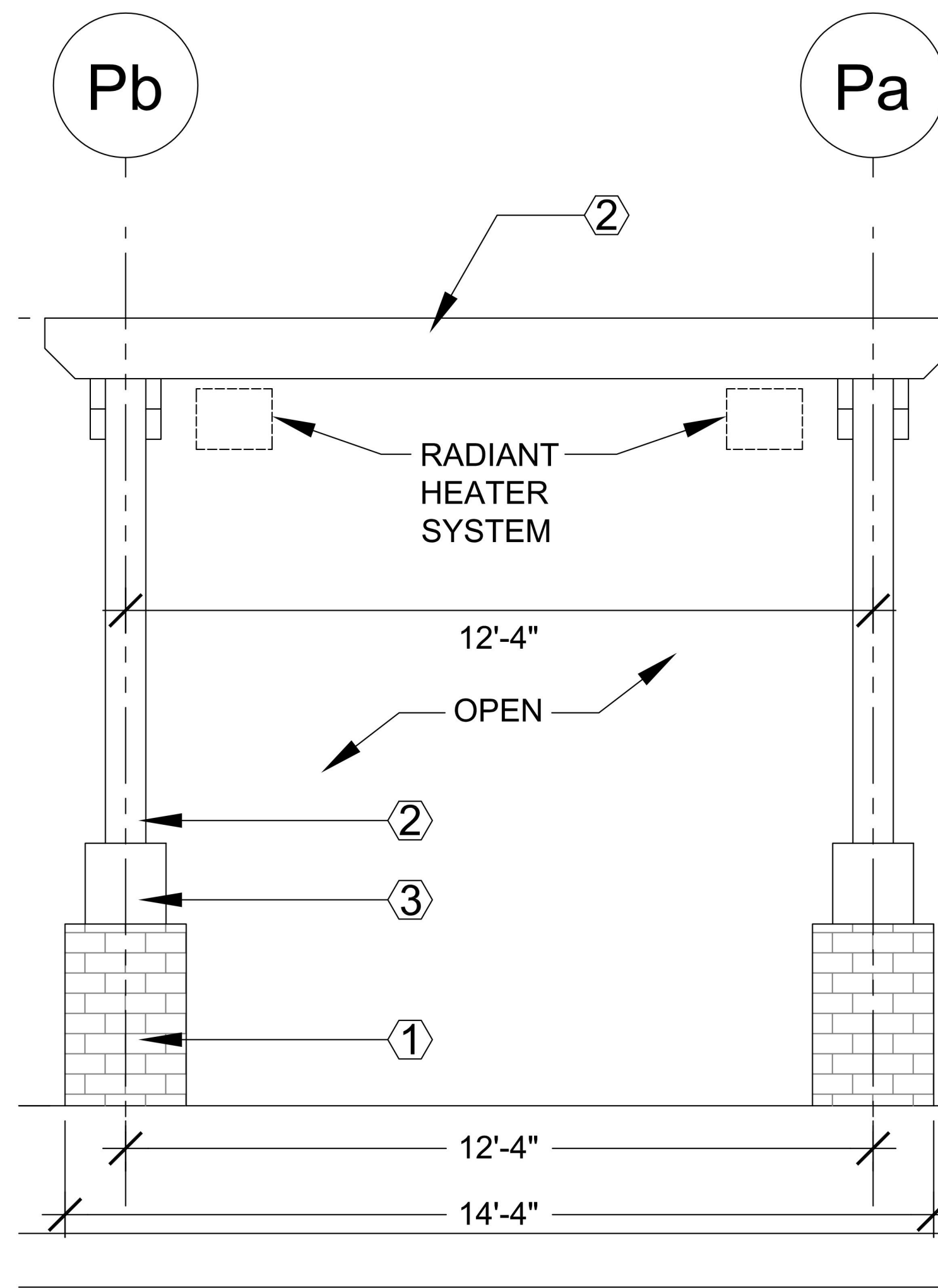
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FUEL  
CANOPY  
**A2.2**

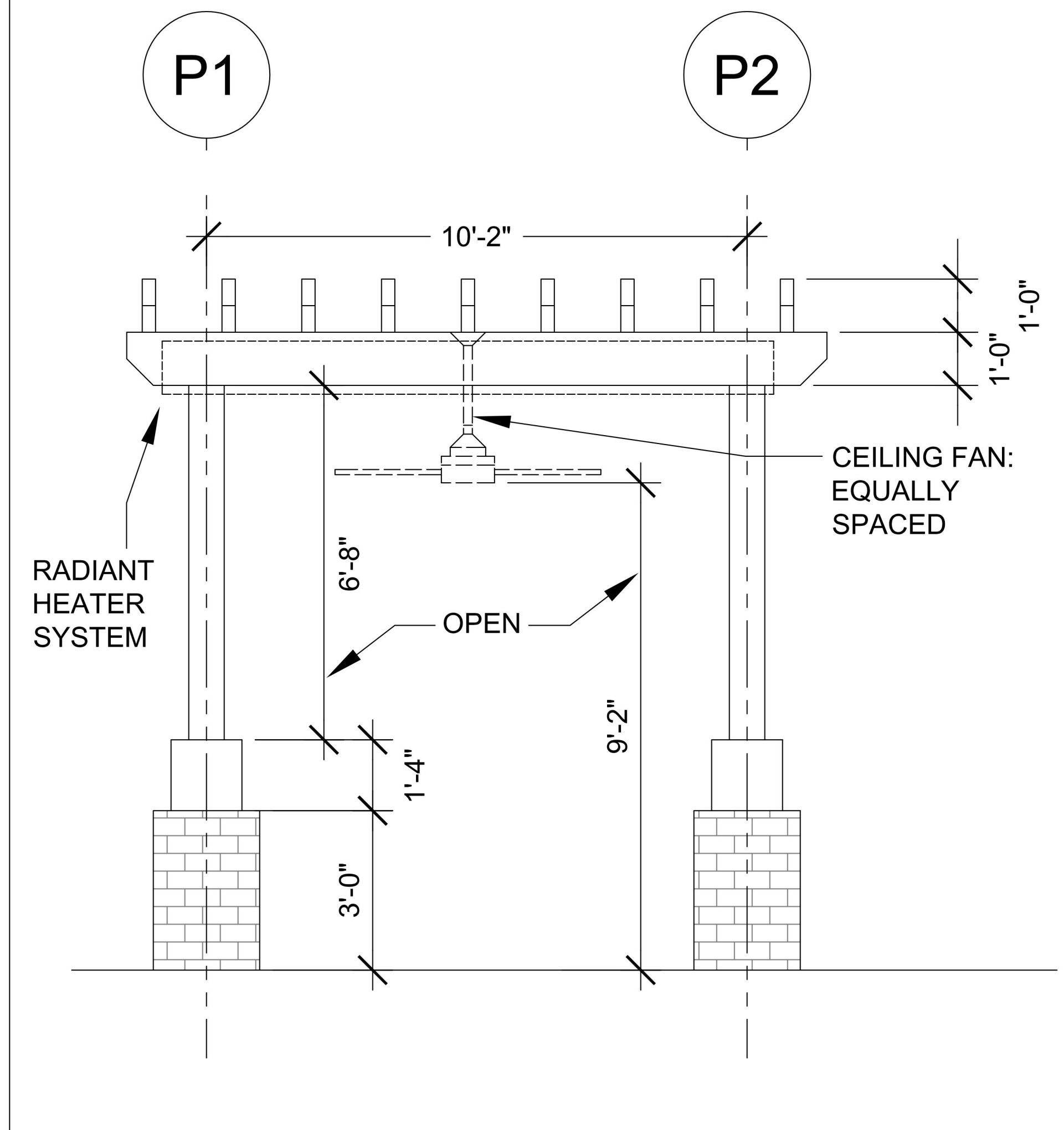




3 PERGOLA PLAN  
1/2"=1'-0"  
0 1 2 FEET



2 PERGOLA - ELEVATION  
1/2"=1'-0"  
0 1 2 FEET



1 PERGOLA - ELEVATION  
1/2"=1'-0"  
0 1 2 FEET



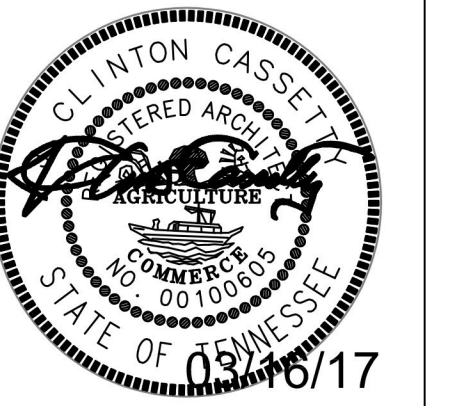
4 EAST ELEVATION WITH PERGOLA  
1/2"=1'-0"  
0 2 4 FEET

MATERIALS LEGEND

- ① BRICK 1 VENEER = CAROLINA CERAMICS modular - "VALENCIA" (brown range)  
BRICK 1 MORTAR = HALF BUFF (match LaFarge Beige)
- ② STAIN - 'CABOT GOLD' Exterior Wood Stain "Moonlight Mahogany"
- ③ BORAL - 'French Gray Cast Fit' 8" x 16" Flat

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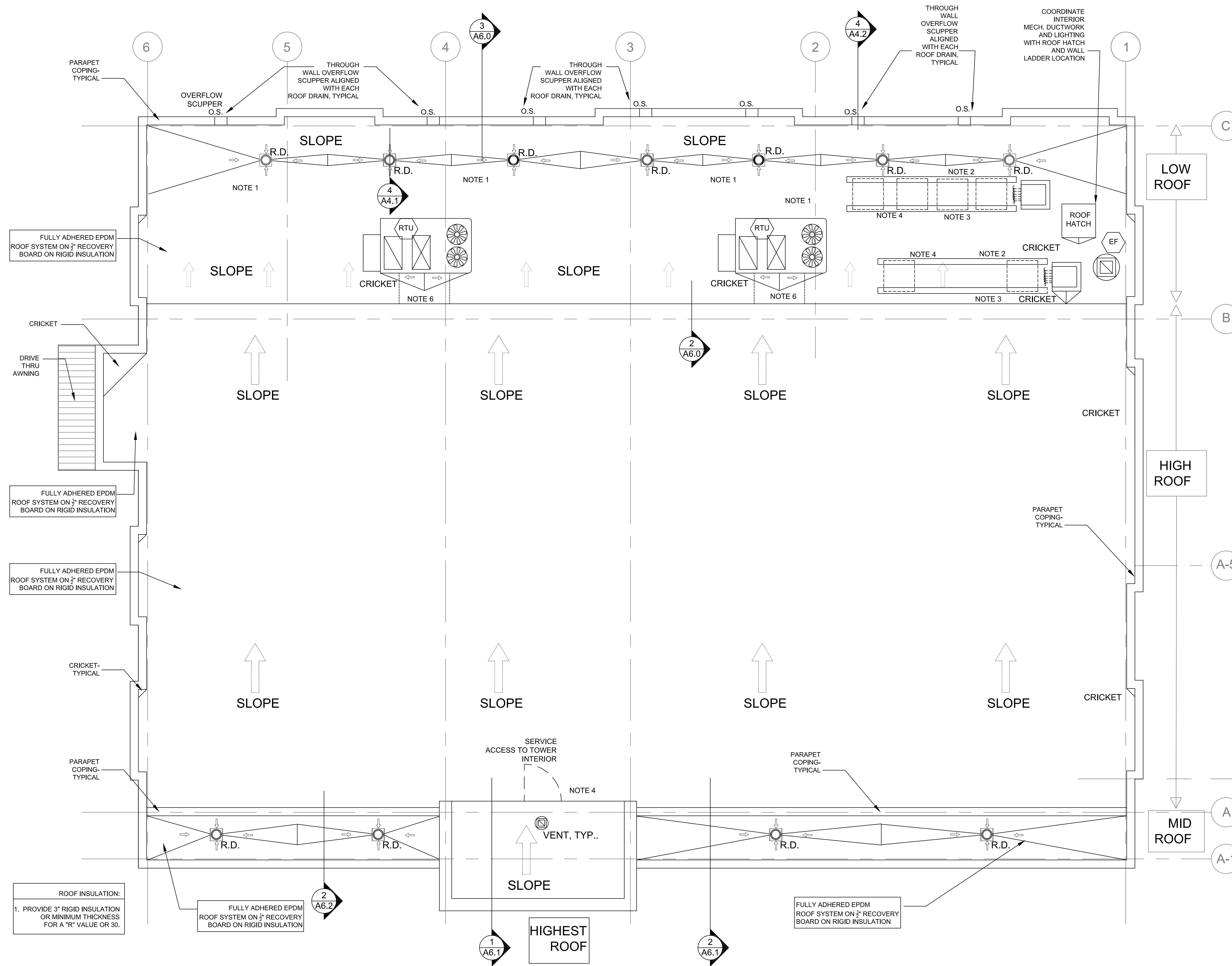
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PERGOLA  
ELEVATIONS  
A2.3



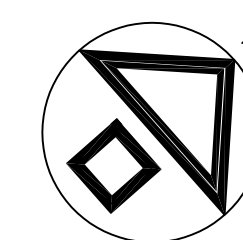
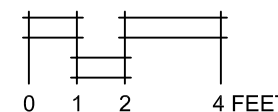


ROOF INSULATION:  
1. PROVIDE 3" RIGID INSULATION OR MINIMUM THICKNESS FOR A "R" VALUE OR 30.

FULLY ADHERED EPDM ROOF SYSTEM ON 1/2" RECOVERY BOARD ON RIGID INSULATION

FULLY ADHERED EPDM ROOF SYSTEM ON 1/2" RECOVERY BOARD ON RIGID INSULATION

1 ROOF PLAN



NOTES:

1. CRICKET AT UNIT CURB (TYP.)
2. BOOT AT ROUND POST SUPPORTS
3. BRIDGE FRAME FOR CONDENSERS
4. SEE INSULATION DETAIL 3 ON SHEET A4.1
5. SEE MECHANICAL DWGS.
6. DUCTWORK AT SIDE WALL SEE MECHANICAL DWGS.
7. SEE REAR ELEVATIONS AND COORDINATE SCUPPER LOCATIONS PER OPENINGS INDICATED ON THE ELEVATION.
8. COMBINE VENTS BELOW ROOF DECK WHEN POSSIBLE TO MINIMIZE ROOF PENETRATIONS. PAINT VENTS TO MATCH ROOF
9. SEE DETAIL 2/A4.1.
10. ROOF HATCH ACCESSIBLE VIA RETRACTABLE LADDER - PRECISION LADDER 'RL SERIES' OR EQUAL.
11. O.S. = OVERFLOW SCUPPER
12. MEMBRANE ROOF SYSTEM TO BE FULLY ADHERED EPDM ROOF SYSTEM ON 1/2" RECOVERY BOARD ON RIGID INSULATION

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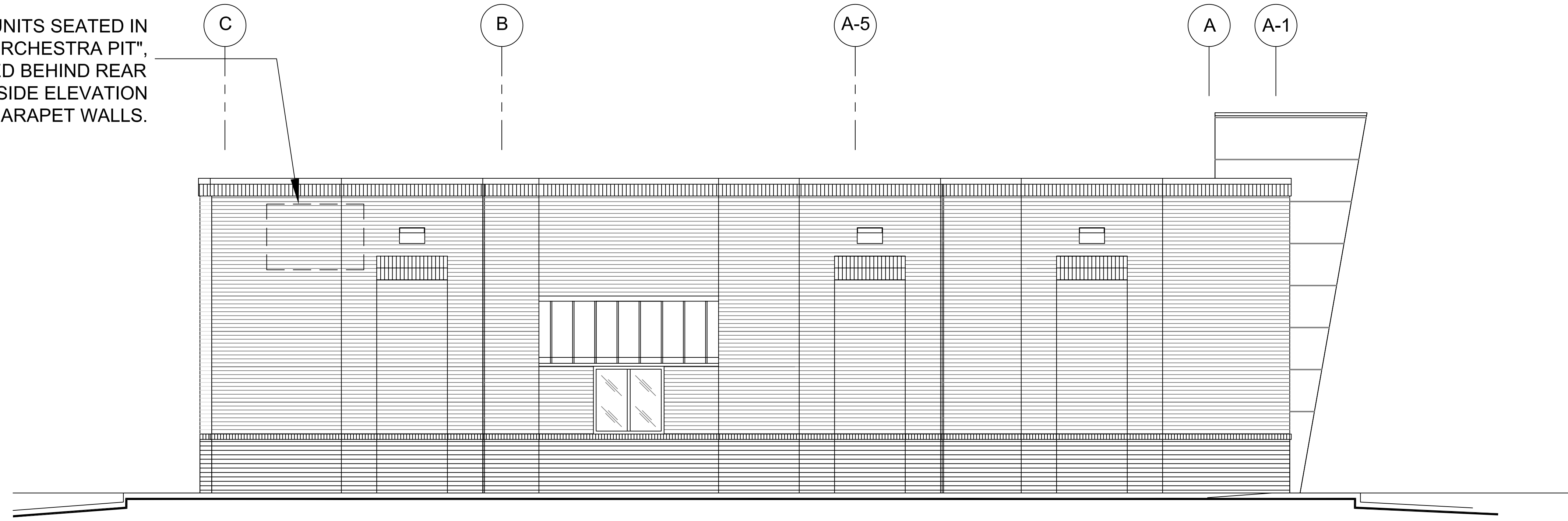
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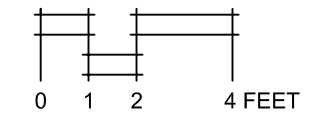
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ROOF  
PLAN  
**A4.0**

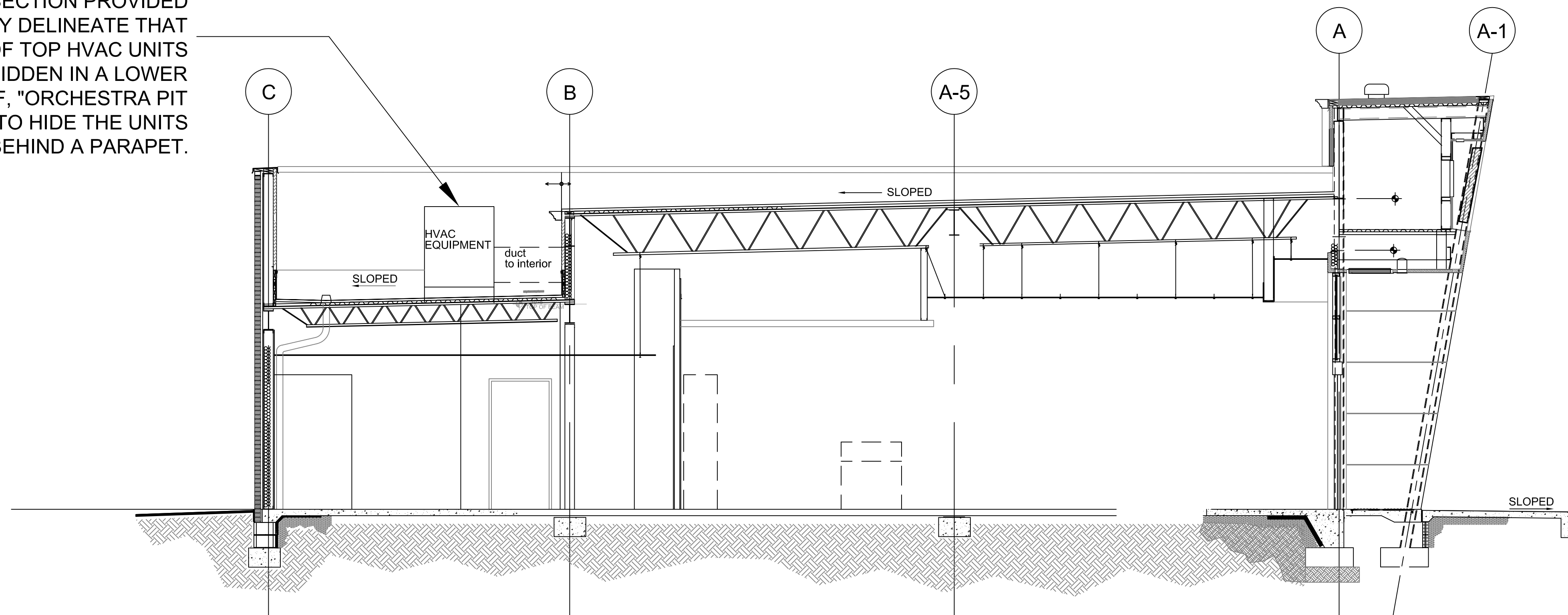
HVAC UNITS SEATED IN "ORCHESTRA PIT", CONCEALED BEHIND REAR AND SIDE ELEVATION PARAPET WALLS.



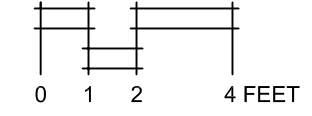
2 CORRESPONDING BUILDING ELEVATION

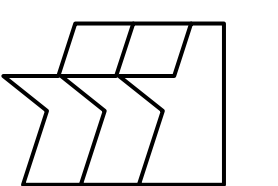


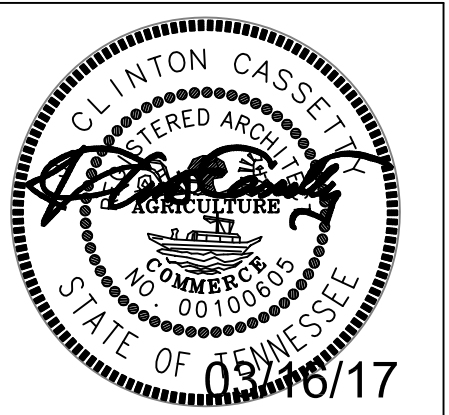
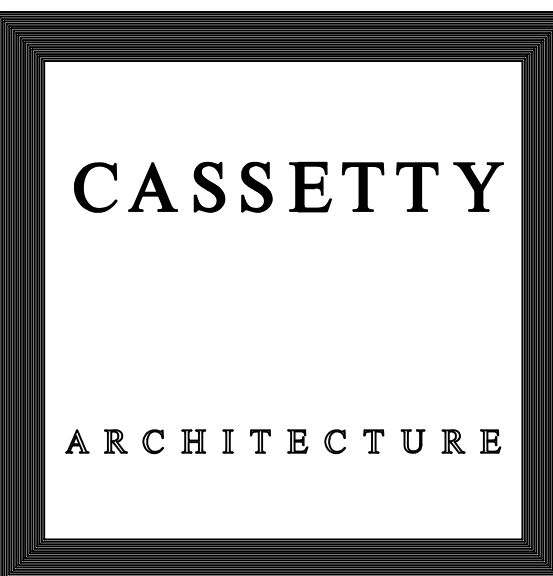
BUILDING SECTION PROVIDED TO CLEARLY DELINEATE THAT THE ROOF TOP HVAC UNITS ARE HIDDEN IN A LOWER ROOF, "ORCHESTRA PIT STYLE", TO HIDE THE UNITS BEHIND A PARAPET.



1 BUILDING SECTION - HVAC "ORCHESTRA PIT"



A NEW FACILITY FOR THE  
**TWICE DAILY**  
# 6182  
  
CRITZ LANE  
& COLUMBIA PIKE  
THOMPSON'S STATION  
TN 37179



**CASSETTY**  
ARCHITECTURE  
901 West Main Street  
Hendersonville, TN 37075  
(615) 822-5711  
FAX 824-9089  
www.casetyarchitecture.com

THIS DRAWING AND DOCUMENT CONTAINS INFORMATION PROPRIETARY TO THE ARCHITECT. THE REPRODUCTION, COPY OR USE OF THIS DRAWING AND DOCUMENT WITHOUT THE WRITTEN CONSENT IS PROHIBITED AND ANY INFRACTION WILL BE SUBJECT TO LEGAL ACTION. ALL RIGHTS RESERVED. COPYRIGHT 2016.

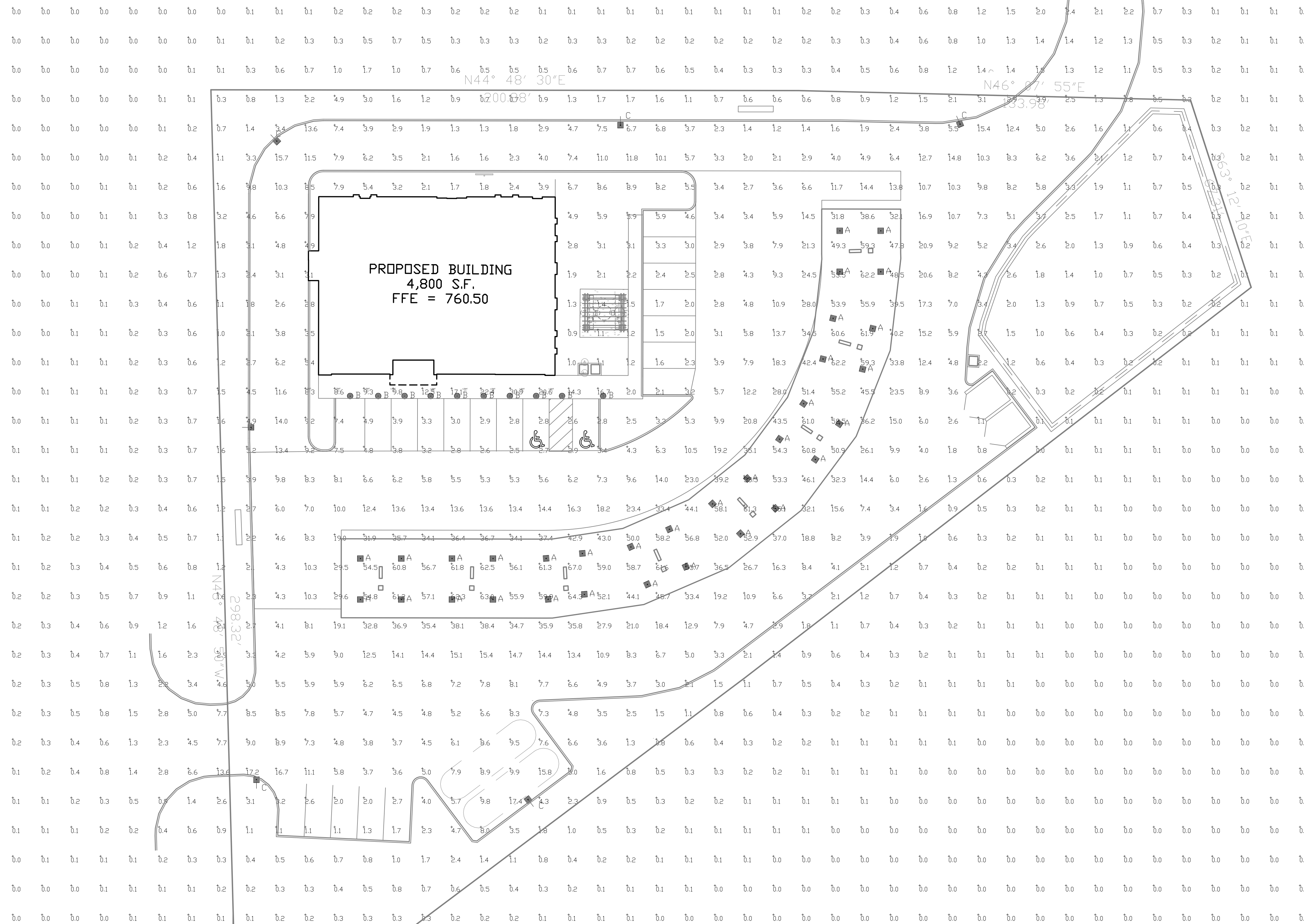
**Tristar Services, LLC**  
1740 Ed Temple Blvd. Nashville, TN 37208 Phone (615) 313-3600  
Fax (615) 313-3612 1-800-779-7921  
**twicedaily**<sup>TM</sup>

ORIG. ISSUE DATE:  
PC ReSubmittal  
05/07/18  
PROJECT NUMBER  
4416

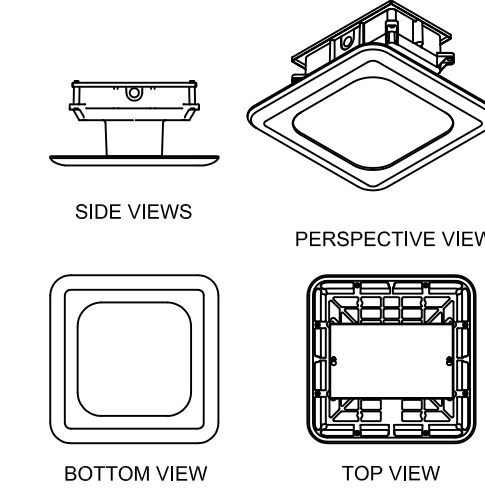
BUILDING SECTION  
**A5.0**

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	32	A	SINGLE	CRUS-SC-LED-HO-50 MTD @ 15'	1.000	N.A.	18633	132.4
	10	B	SINGLE	XBVR-ID-LED-24-400-CW-UE	1.000	N.A.	1338	38
	7	C	SINGLE	XGBM-FT-LED-HO-CW-SINGLE-22'POLE+2'BASE	1.000	N.A.	29070	300.8

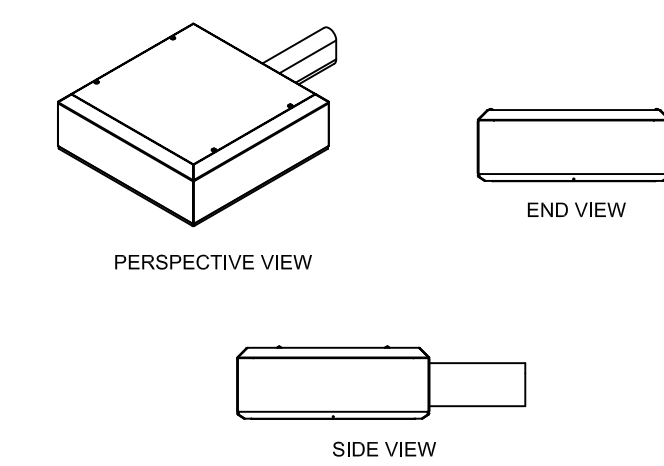
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL_CALC_POINTS	Illuminance	Fc	5.40	67.0	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	53.14	67.0	31.8	1.67	2.11
INSIDE_CURB	Illuminance	Fc	9.66	42.9	0.8	12.08	53.63



**CRUS-SC-LED  
LED CANOPY LIGHT - LEGACY**



**XGBM  
LED Area Light**



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 6722.397

		LIGHTING PROPOSAL		LD-139679
		TWICE DAILY CRITZ LANE		
BY/ME	DATE: 9-08-17	REV.	SHEET 1 OF 1	
SCALE: 1"=20'			0	20

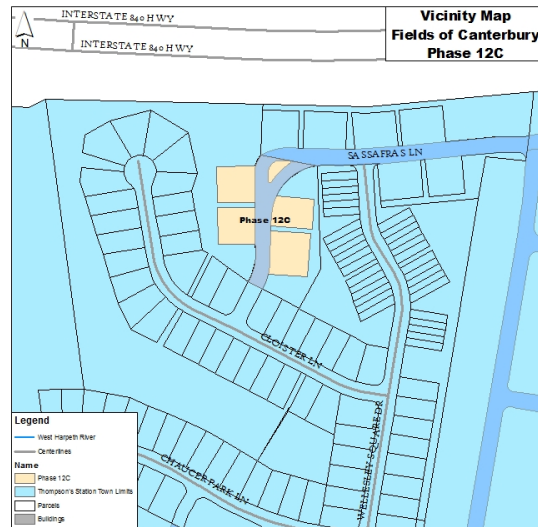


**Thompson's Station Planning Commission**  
**Staff Report - Item 2 (FP 2018-010)**  
**May 22, 2018**

**Final Plat Request for Fields of Canterbury, Section 12C for the creation of 20 townhome lots.**

**PROJECT DESCRIPTION**

A request for a final plat was submitted by Ragan Smith Associates on behalf of Hood Development, LLC for the creation of 20 townhome lots and one open space lot within section 12C of the Fields of Canterbury.



**BACKGROUND**

On June 28, 2016, the Planning Commission approved the preliminary plat for phase 12 which included 47 single-family residences, 88 townhomes and three (3) open space lots along with the removal of 45 trees. Section 12A consisted of 13 single family lots and 34 townhomes, section 12B consisted of 34 single-family lots and this section, 12C, will create 20 townhome lots leaving 34 townhome lots remaining for a future section (12D) within the phase.

**ANALYSIS**

**Final Plat**

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

Section 12C consists of 20 townhome lots along Sassafras Lane. The townhome lot setbacks are 15 feet for the front yard with a minimum driveway length of 20 feet, 15 feet in between buildings and 20 feet for the rear yard. Lot widths vary from 21 feet to 25 feet. Sassafras Lane is currently under construction and has a roadway width of 50 feet, except along the north side of open space lot 1299 where it narrows to 40 feet. The south side of the open space lot has a right of way width of 40 feet. The right of way includes a five-foot sidewalk and a five-foot landscape strip on both sides of the road. Sassafras Lane has an open space lot (1299) as the road transitions from north-south to east-west and parking is provided along Sassafras Lane. The rights-of-way, setbacks, lot widths and lot sizes are all consistent with the approved Phase 12 preliminary plat.

### *Parking*

Phase 12 will consist of the development of 88 front loaded townhomes which will require 44 parking spaces. Section 12A has 27 parking spaces, section 12B does not have any parking and section 12C proposes 21 parking spaces for a total of 48 spaces.

### *Open Space*

The original development plan was approved with a 25% requirement for open space. Final plats were recorded for the remaining 1.61 acres within phase 12 and 7.72 acres within phase 13 and therefore, all the required open space is recorded in the development, however, this plat does one .05-acre open space lot.

### *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. The Fields of Canterbury Phase 12 construction plans are approved and improvements have been started within this phase. Roadway subgrade work is ongoing, however base and paving has not commenced. Drainage and utilities are in place and erosion control is installed. 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 \$97,000.

Sewer is installed with the services are installed, however the system has not been tested, which should occur after binder course is installed. After an evaluation of this section and the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$64,000.

### **RECOMMENDATION**

Based on the project's compliance with the approved Phase 12 preliminary plat, 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 \$97,000 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 \$64,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 12.
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.

### **ATTACHMENTS**

Final Plat for Section 12C

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE 20 TOWNHOME LOTS AND 1 OPEN SPACE TRACT.
- BEARINGS SHOWN HEREON ARE BASED ON SURVEYS BY CRAWFORD LAND SURVEYORS, P.C. DATED AUGUST 10, 2004 AND MARCH 25, 2005.
- THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL).  
MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%.  
MINIMUM BUILDING SETBACKS:  
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 MTEC 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, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C0355F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0355, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- 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 21, 2016.

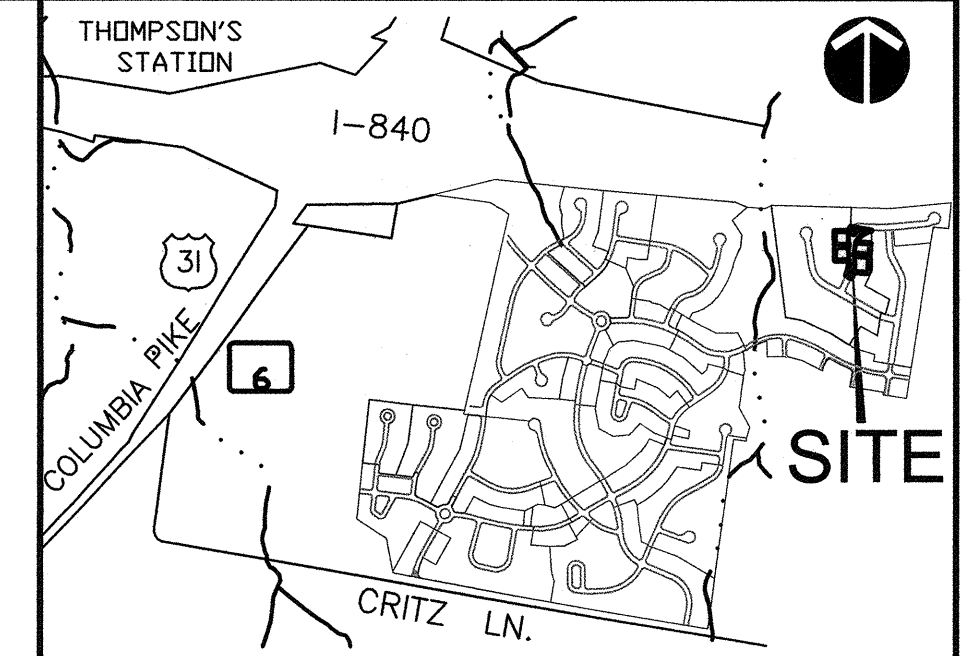
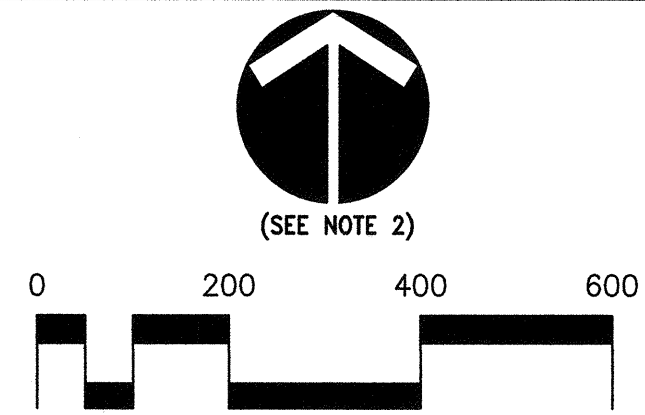
- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE LOCATED IN DRAINAGE EASEMENTS AND ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS.
  - ALL SIDEWALKS, PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
  - 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 1:18,845.
- BY: *John T. Darnall* DATE: 4-10-18  
JOHN T. DARNALL, TN RLS #1571
- ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.

**PROPERTY MAP REFERENCE**

BEING A PORTION OF PARCEL NUMBER 40.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 132.

**DEED REFERENCE**

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HOOD DEVELOPMENT, LLC (HOOD SINGLE DEVELOPMENT, LLC HAVING SINCE MERGED INTO HOOD DEVELOPMENT, LLC BY MERGER OF RECORD IN BOOK 5481, PAGE 558) BY DEED OF RECORD IN BOOK 4239, PAGE 639, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



**CERTIFICATION OF THE APPROVAL OF STREETS**

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

DATE: 4-10-18 TOWN ENGINEER

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

DATE: 4-10-18 SECRETARY OF PLANNING COMMISSION

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

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

DATE: 4-10-18 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

**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, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:18,845.

DATE: 4-10-18 REGISTERED LAND SURVEYOR  
RAGAN - SMITH ASSOCIATES, INC.

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

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

WATER SYSTEM: DATE: 4-10-18 HB&TS UTILITY DISTRICT  
SEWER SYSTEM: DATE: 4-10-18 TOWN ADMINISTRATOR

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

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

DATE: 4-10-18 WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

**LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1251	2,920	0.07
1252	2,472	0.06
1253	2,472	0.06
1254	2,472	0.06
1255	2,900	0.07
1256	2,900	0.07
1257	2,472	0.06
1258	2,472	0.06
1259	2,472	0.06
1260	2,900	0.07
1261	3,014	0.07
1262	2,518	0.06
1263	2,518	0.06
1264	2,550	0.06
1265	2,588	0.06
1266	3,083	0.07
1267	3,240	0.07
1268	2,779	0.06
1269	2,738	0.06
1270	3,082	0.07
TOTAL	54,562	1.25

**OPEN SPACE AREA TABLE**

OPEN SPACE	SQ. FT.±	ACRES±
1299	1,267	0.03



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

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

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

**FINAL PLAT**  
TOWN OF THOMPSON'S STATION PLANNING COMMISSION

NET AREA: 1.89 AC.±	TOTAL LOTS: 20
ACRES NEW ROAD: 0.61±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.12±	CLOSURE ERROR: 1:18,845

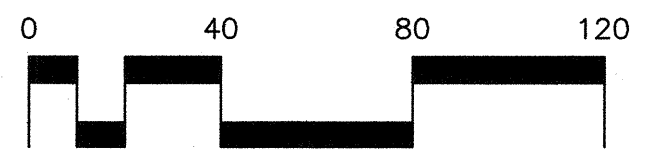
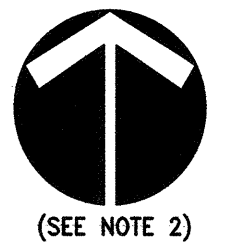
OWNER: HOOD DEVELOPMENT, LLC  
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.  
SCALE: 1" = 200'

TOTAL AREA = 82,493 SQUARE FEET OR 1.89 ACRES ±



**GENERAL NOTES**

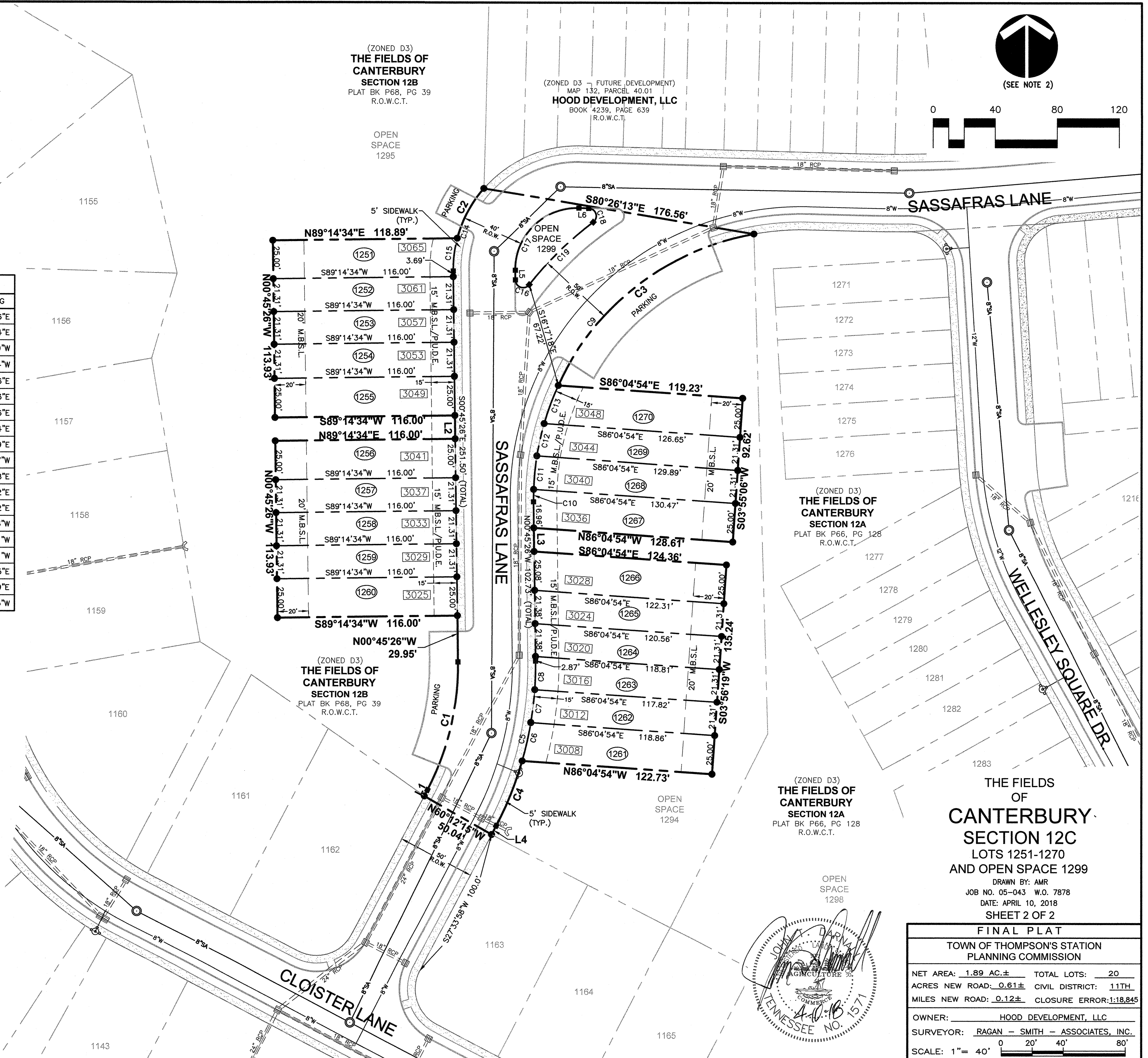
1. SEE SHEET 1 OF 2 FOR GENERAL NOTES, AREA TABLES AND REFERENCES.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	173.00'	85.52'	28°19'25"	43.65	84.65'	N13°24'16"E
C2	80.00'	36.95'	26°27'50"	18.81	36.62'	N27°55'24"E
C3	173.00'	165.67'	54°52'10"	89.81	159.42'	S52°12'59"W
C4	223.00'	45.12'	11°35'29"	22.63	45.04'	S21°46'14"W
C5	223.00'	110.24'	28°19'25"	56.27	109.12'	N13°24'16"E
C6	223.00'	25.31'	6°30'12"	12.67	25.30'	N12°43'23"E
C7	223.00'	21.34'	5°29'02"	10.68	21.34'	N06°43'46"E
C8	223.00'	18.47'	4°44'41"	9.24	18.46'	N01°36'54"E
C9	173.00'	242.79'	80°24'30"	146.22	223.35'	N39°26'49"E
C10	173.00'	8.11'	2°41'08"	4.05	8.11'	S00°35'07"W
C11	173.00'	21.33'	7°03'53"	10.68	21.32'	N05°27'38"E
C12	173.00'	21.57'	7°08'36"	10.80	21.55'	N12°33'52"E
C13	173.00'	26.10'	8°38'43"	13.08	26.08'	N20°27'32"E
C14	80.00'	58.52'	41°54'45"	30.64	57.22'	S20°11'56"W
C15	80.00'	21.57'	15°26'55"	10.85	21.51'	S06°58'01"W
C16	5.00'	12.33'	141°19'30"	14.25	9.44'	N71°25'11"W
C17	40.00'	64.41'	92°16'02"	41.62	57.68'	N45°22'35"E
C18	5.00'	12.33'	141°19'30"	14.25	9.44'	S17°49'39"E
C19	223.00'	58.06'	14°55'01"	29.19	57.89'	S45°22'35"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°33'58"E	4.39'
L2	N00°45'26"W	15.00'
L3	S00°45'26"E	15.05'
L4	S27°33'58"W	6.34'
L5	N00°45'26"W	6.30'
L6	S88°29'24"E	6.30'

- LEGEND**
- IRON ROD (NEW)  
(1/2" X 18" W/CAP STAMPED  
"RAGAN SMITH & ASSOCIATES")
  - 4" DIAMETER ALUMINUM DISC  
W/ 1/2" IRON ROD MARKED  
RAGAN-SMITH ASSOCIATES
  - R.O.W.C.T. REGISTER'S OFFICE  
WILLIAMSON COUNTY, TENNESSEE
  - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
  - X-X- EXISTING FENCE LINE
  - SANITARY SEWER MANHOLE
  - SA- PROPOSED SANITARY SEWER LINE
  - RCP REINFORCED CONCRETE PIPE
  - CATCH BASIN
  - R.O.W. RIGHT-OF-WAY



(ZONED D3)  
**THE FIELDS OF  
CANTERBURY  
SECTION 12B**  
PLAT BK P68, PG 39  
R.O.W.C.T.

(ZONED D3 - FUTURE DEVELOPMENT)  
MAP 132, PARCEL 40.01  
**HOOD DEVELOPMENT, LLC**  
BOOK 4239, PAGE 639  
R.O.W.C.T.

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

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

**THE FIELDS  
OF  
CANTERBURY  
SECTION 12C**  
LOTS 1251-1270  
AND OPEN SPACE 1299

DRAWN BY: AMR  
JOB NO. 05-043 W.O. 7878  
DATE: APRIL 10, 2018  
SHEET 2 OF 2



FINAL PLAT	
TOWN OF THOMPSON'S STATION PLANNING COMMISSION	
NET AREA: 1.89 AC±	TOTAL LOTS: 20
ACRES NEW ROAD: 0.61±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.12±	CLOSURE ERROR: 1:18,845
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 40'	