

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
May 26, 2020

Meeting Called To Order- Roll Call

Minutes-

Consideration Of The Minutes Of The April 24th, 2020 Meeting

Documents:

[APRIL 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 with May 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. Item 1 (FP 2020-004), Whistlestop Subdivision Final Plat – Section 1 For The Creation Of 46 Single-Family Lots And 6 Open Space Lots.

Documents:

[WHISTLESTOP FP S1 PC STAFF REPORT 5-20-20.PDF](#)
[WS FP 20.03.20 COVER 2AND3.PDF](#)
[4-21-2020 WHISTLE STOP SEC 1 BONDS.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
April 28, 2020

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on 28th day of April 2020 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by Planning Chairman Trent Harris:

This meeting is being conducted pursuant to the Guidance from the Comptroller's Office, and in accordance with Governor Lee's Executive Order No. 16 due to the treatment and containment of COVID-19.

This regular monthly meeting for April of 2020 is being held by video conference with the Planning Commission of Thompson's Station and live streamed, as necessary to protect the public's health, safety, and welfare in light of the coronavirus. Further it is requested that the governing body include this determination in the minutes for this meeting.

We understand, we the members of the Planning Commission serve at the pleasure of the citizens of Town of Thompson's Station, and due to the current situation, is why we are currently live streaming this meeting for the benefit of the public, through our website.

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

Members and staff virtually present were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Sheila Shipman; Commissioner Tara Rumpler; Commissioner Kreis White; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Jones; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills. Additional virtual members present were Mark Merrill with Ragan Smith & Associates (Items 1, 2 & 3), Jonathan Smith with Barge Design Solutions, and Mr. Rick McEachern (Item 4).

Minutes:

The minutes of the March 24, 2020 regular meeting were presented.

Commissioner White made a motion to approve the March 24, 2020 meeting minutes.

Roll Call Vote:

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

Public Comment:

None.

Town Planner Report:

None.

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).

Mr. Wood reviewed his Staff report and 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.

After discussion, Commissioner White made a motion to approve Item 1, the Fields of Canterbury Final Plat – Phase 14 for the creation of 21 single family lots, 57 townhome lots & thirteen open space lots with the Staff recommended contingencies.

Roll Call Vote:

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

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).

Mr. Wood reviewed his Staff report and 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.

After discussion, Commissioner White made a motion to approve 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 with Staff recommended contingencies.

Roll Call Vote:

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

3. The Fields of Canterbury Final Plat – Phases 17 for the creation of 28 townhome and 1 open space lot (FP-2020-003).

Mr. Wood reviewed his Staff report and 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.

After discussion, Commissioner Shipman made a motion to approve Item 3, the Fields of Canterbury Final Plat, Phase 17 for the creation of 28 townhome lots and 1 open space lot with the Staff recommended contingencies.

Roll Call Vote:

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

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.

Mr. Wood reviewed his memo and 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.

After discussion, Commissioner Whitmer made a motion to recommend to the Board of Mayor and Aldermen to adopt the Plan of Services for 4440 Les Watkins Road.

Roll Call Vote:

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

There being no further business, the meeting was adjourned at 7:30 p.m.

Trent Harris, Chairman

Attest:

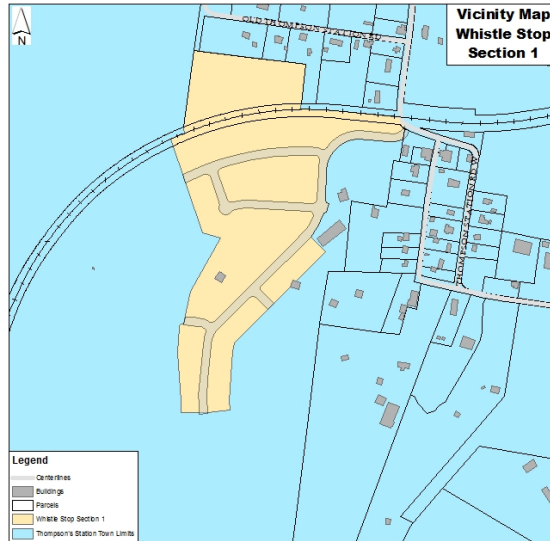
Shaun Alexander, Secretary

Thompson's Station Planning Commission
Staff Report – Item 1 (FP 2020-004)
May 26, 2020

Whistlestop Subdivision Final Plat – Section 1 for the creation of 46 single-family lots and 6 open space lots.

PROJECT DESCRIPTION

Whistlestop Farms LLC submitted a request for a final plat to establish 46 single family lots & 6 open space lots.



ANALYSIS

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

This plat is the first phase of the overall 131.46 acre subdivision for Whistlestop. Section 1 consists of 46 single family lots, 6 open space lots, and associated public infrastructure along Brakeman Lane, Conductor Lane, and Burgin Drive. The site design, roadways, and public infrastructure depicted on the plat conform to the LDO and the preliminary plat for this development.

Sureties

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

After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$560,000.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$485,000.

RECOMMENDATION

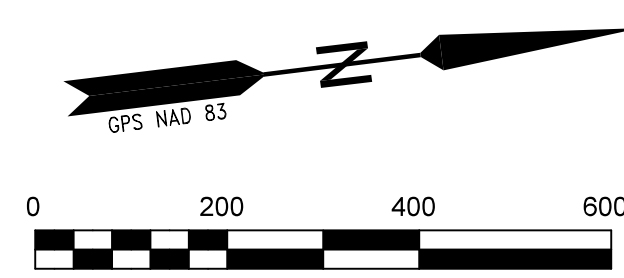
Based on the project's compliance with the approved preliminary plat and the LDO, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$560,000 for roadways, grading, drainage, and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$485,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved plans.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

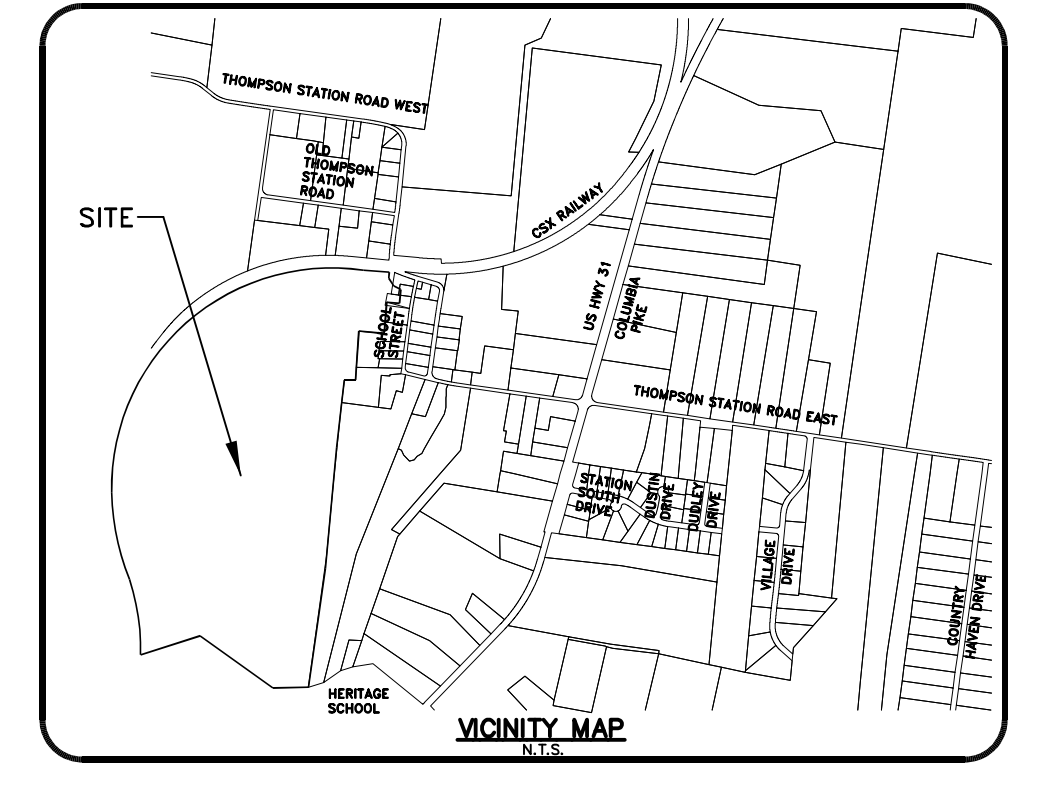
PARCEL ID: 146 04000
 OWNED BY: WHISTLE STOP FARMS, LLC
 WILLIAMSON CO. TAX MAP 146
 PARCEL 40
 DEED REFERENCE: BOOK 5775, PAGE 532
 BOOK 7590, PAGE 298
ZONING: PLANNED NEIGHBORHOOD
 144 Southeast Parkway
 Suite 230
 Franklin, TN 37064
 Care of:
 Joshua R. Denton
 Attorney at Law
 The Pinnacle at Symphony Place
 150 3rd Avenue South / Suite 1900
 Nashville, Tn. 37201
 Phone 615 251-5550
 Email jdenton@fbclaw.com

SITE AREA			
LOT AREA	13.12 AC	571,549 SF	
OPEN SPACE	14.11 AC	614,772 SF	
RIGHTS OF WAY	4.90 AC	213,492 SF	
CSX Fenced Area	1.75 AC	76,187 SF	
TOTAL AREA	32.05 AC	1,396,065 SF	
SECTION 1			

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



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



LEGEND

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

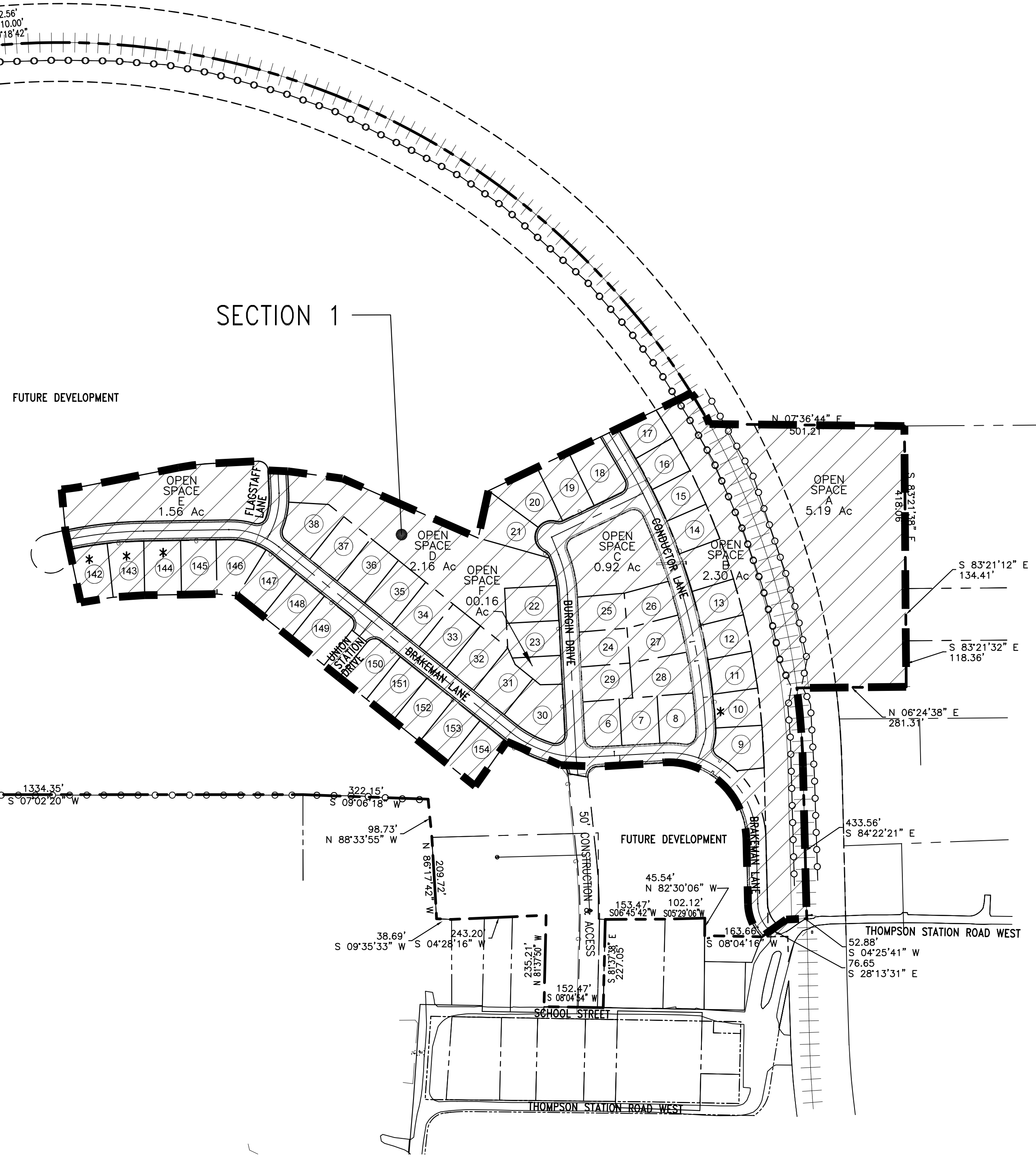
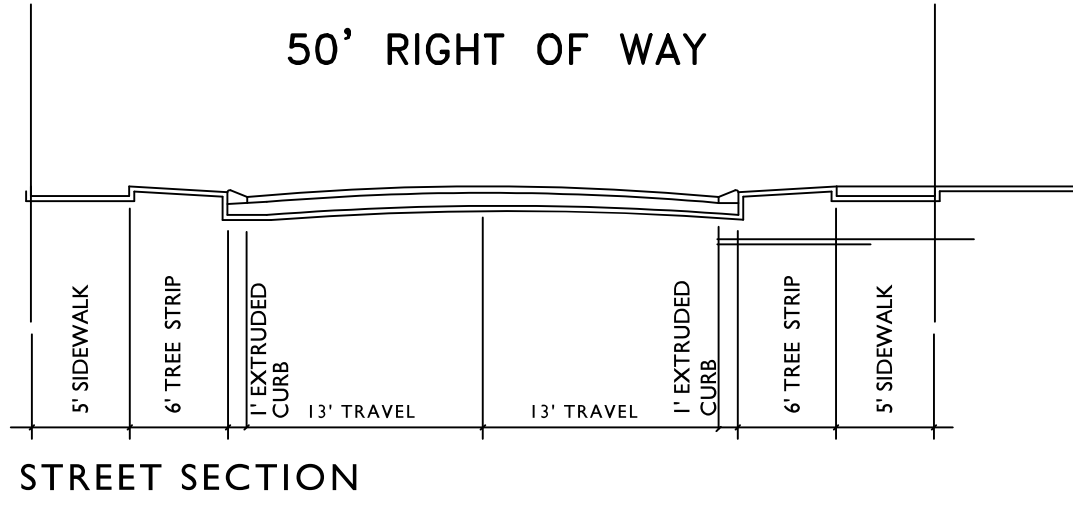
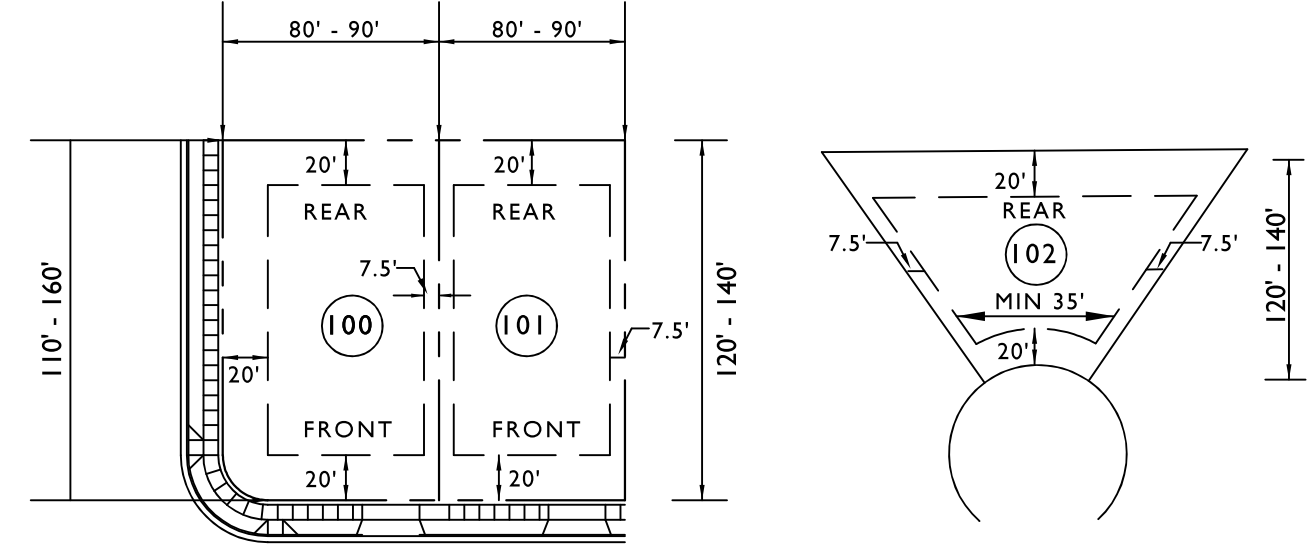
* ASTRIC REPRESENTS CRITICAL LOT DUE TO SLOPE AND WILL BE SUBJECT TO ENGINEERING SITE PLAN AND FOOTING DETAIL.

- SURVEY NOTES:**
- PARCEL NUMBERS SHOWN THIS (OO) REFER TO WILLIAMSON COUNTY TAX MAP 146 PARCEL 40 AND MAP 146 N GROUP A PARCEL 4.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. AND GPS EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND ARE DETERMINED TO BE IN ZONE X AS PER FORM NUMBER 4710202045, DATED 09-29-06.
 - THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
 - PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) HOURS MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF EXCAVATION AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-366-1987.
 - PROPERTY DATA TAKEN FROM DEED OF RECORD AND DEEDS FROM ADJOINING PROPERTIES AS NOTED CURRENT DEED OF RECORD FOR PARCEL 40 BEING RECORDED IN DEED BOOK 5775 PAGE 532 REGISTER OFFICE WILLIAMSON COUNTY TENNESSEE.
 - EASEMENT GRANTED TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORD IN BOOK 1971, PAGE 174 R.O.W.C.T.
 - CSX INFORMATION TAKEN FROM MAPS PROVIDED BY CSX RAILROAD COMPANY, "RIGHT OF WAY AND TRACK MAP NASHVILLE AND DECATUR R.R. CO. OPERATED BY LOUISVILLE AND NASHVILLE R.R. CO SHEETS V11708 AND V11709 DATED JUNE 30, 1917. FENCE OWNED BY R.R. COMPANY.
 - UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR.
 - ALL SIDEWALKS, OPEN SPACE, STREET TREES AND DRAINAGE IMPROVEMENT TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL OPEN SPACE SHALL BE CONSIDERED AS: (1) A PUBLIC UTILITY EASEMENT, BUT ONLY FOR PUBLIC UTILITIES INSTALLED SPECIFICALLY TO SERVICE THE WHISTLE STOP DEVELOPMENT; AND (2) A DRAINAGE EASEMENT.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 46 SINGLE FAMILY LOTS WITH OPEN SPACE.
 - STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK PAGE R.O.W.C.T.
 - AT THE TIME OF THIS SUBMITTAL SITE IS CURRENTLY UNDER CONSTRUCTION.

PLANNED NEIGHBORHOOD TYPICAL LOT DIAGRAMS

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

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



**Section 1
 WHISTLE STOP FARMS SUBDIVISION**

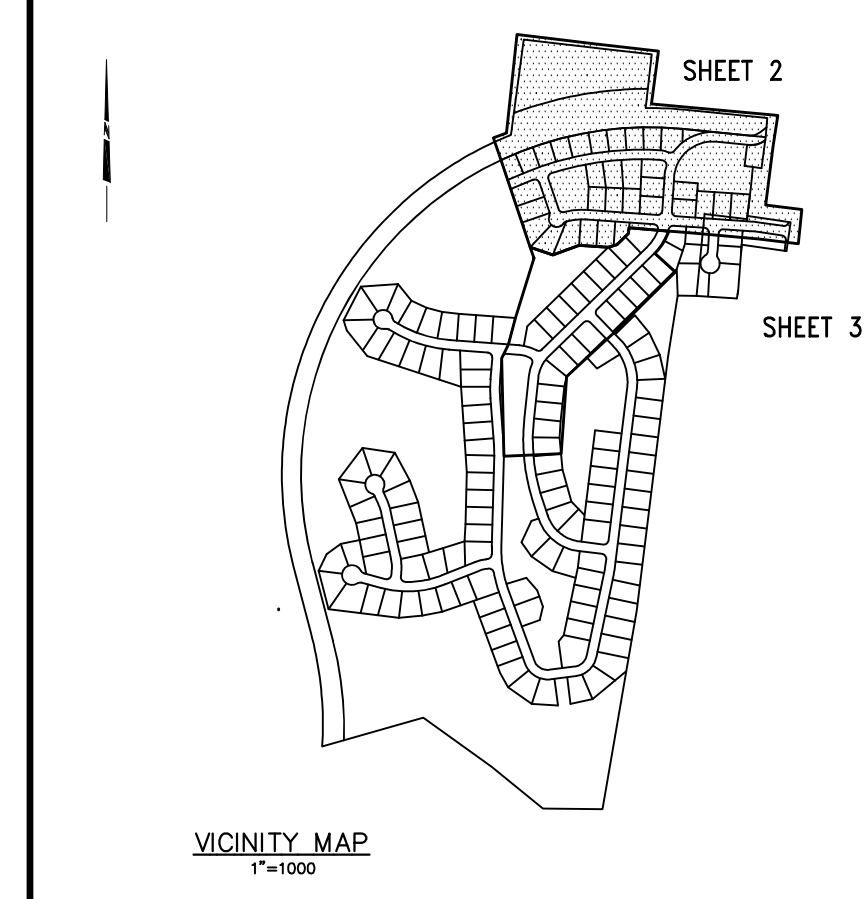
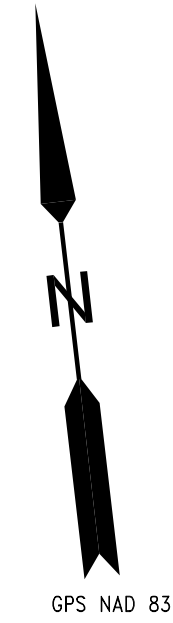
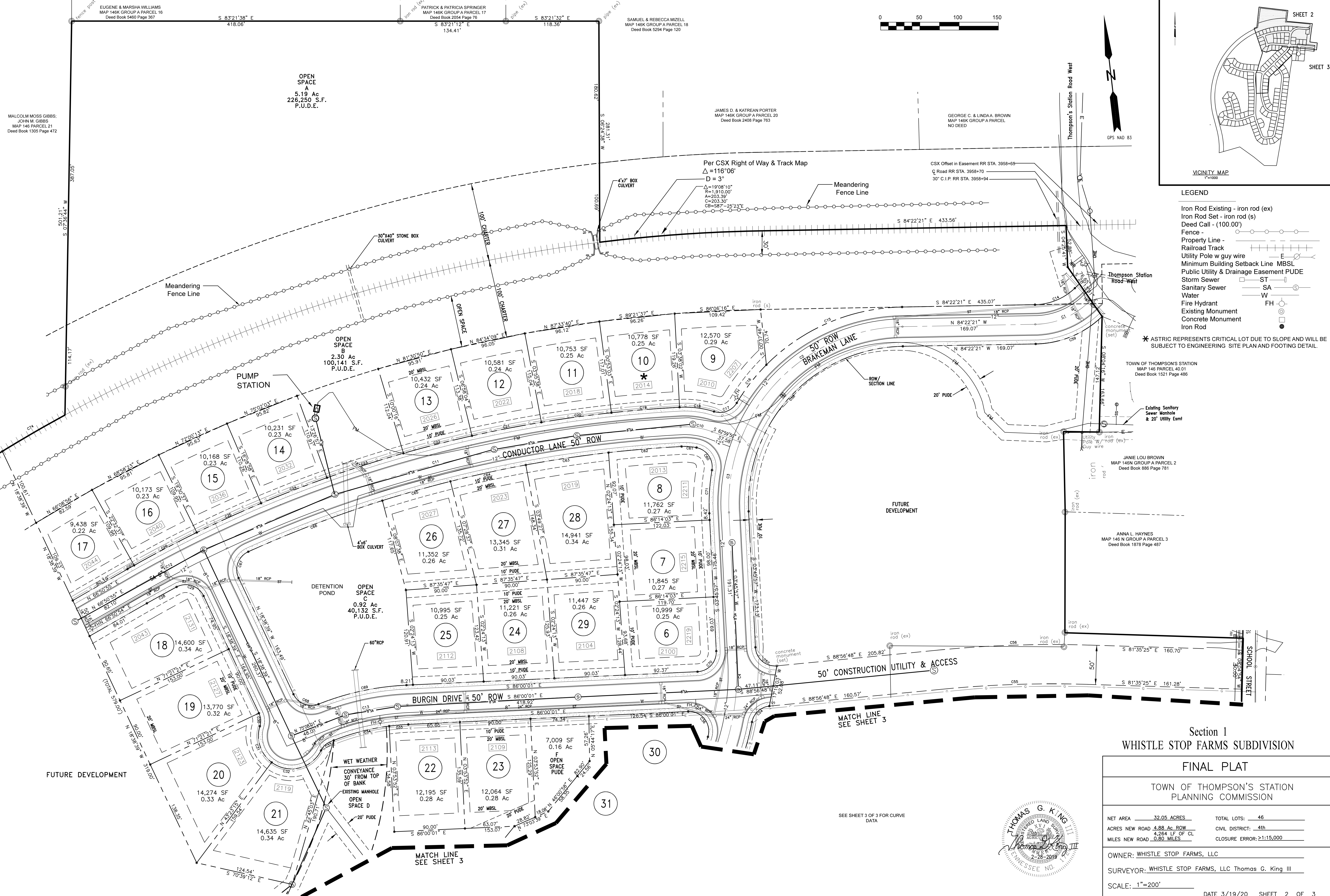
FINAL PLAT

TOWN OF THOMPSON'S STATION
 PLANNING COMMISSION

NET AREA	32.05 ACRES	TOTAL LOTS:	46
ACRES NEW ROAD	4.88 AC ROW	CIVIL DISTRICT:	4th
MILES NEW ROAD	0.80 MILES	CLOSURE ERROR:	±1:15,000
OWNER:	WHISTLE STOP FARMS, LLC		
SURVEYOR:	WHISTLE STOP FARMS, LLC Thomas G. King III		
SCALE:	1"=200'		
		DATE	3/19/20
		SHEET	1 OF 3

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF ADDRESSES	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
I hereby certify that the following utility systems outlined or indicated on the plan shown herein have been installed in an acceptable manner and according to regulations for Thompson's Station, Tennessee Roadway and Drainage Regulations, or (2) that a survey bond has been posted with Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 3-106 of Town of Thompson's Station Subdivision Regulations have been met.	I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval check list and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.	I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Town of Thompson's Station, Tennessee Regional Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the Town Engineer. This survey is greater than 1:10,000 as shown hereon.	I hereby certify that the subdivision plat shown hereon has been found to comply with Thompson's Station Subdivision Regulations with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.	Undersigned hereby certifies that it is the owner of the property shown and described hereon as evidenced in Book 5775, Page 532, R.O.W.C.T., and that undersigned hereby adopts this plan of subdivisions with undersigned's free consent, establishes the minimum building restriction line, and that offers irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.	I hereby certify: (1) that all streets designated on this final subdivision plat have been installed in an acceptable manner and according to regulations for Thompson's Station, Tennessee Roadway and Drainage Regulations, or (2) that a survey bond has been posted with Planning Commission to assure completion of all required improvements in case of default.	I hereby certify that the addresses denoted on this final plat are those assigned by the Department of Information Technology (IT).	I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Dept. of Emergency Communications.
SEWER SYSTEM DATE TOWN ADMINISTRATOR	Date: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	Date: Registered Land Surveyor	Date: Secretary of Planning Commission	Date: BY:	Date: Town Administrator	Date: IT Department Title	Date: Williamson County Dept. of Emergency Management





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

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

TOWN OF THOMPSON'S STATION
MAP 146 PARCEL 40.01
Deed Book 1521 Page 486

JANIE LOU BROWN
MAP 146N GROUP A PARCEL 2
Deed Book 886 Page 781

ANNA L. HAYNES
MAP 146 N GROUP A PARCEL 3
Deed Book 1878 Page 487

Section 1
WHISTLE STOP FARMS SUBDIVISION

FINAL PLAT

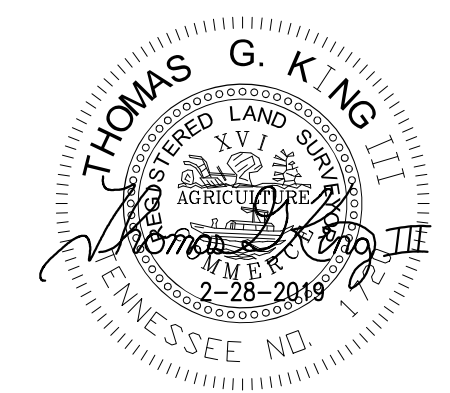
TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA	32.05 ACRES	TOTAL LOTS	46
ACRES NEW ROAD	4.88 AC ROW	CIVIL DISTRICT	4th
MILES NEW ROAD	4.264 LF OF CL 0.80 MILES	CLOSURE ERROR	≥1:15,000

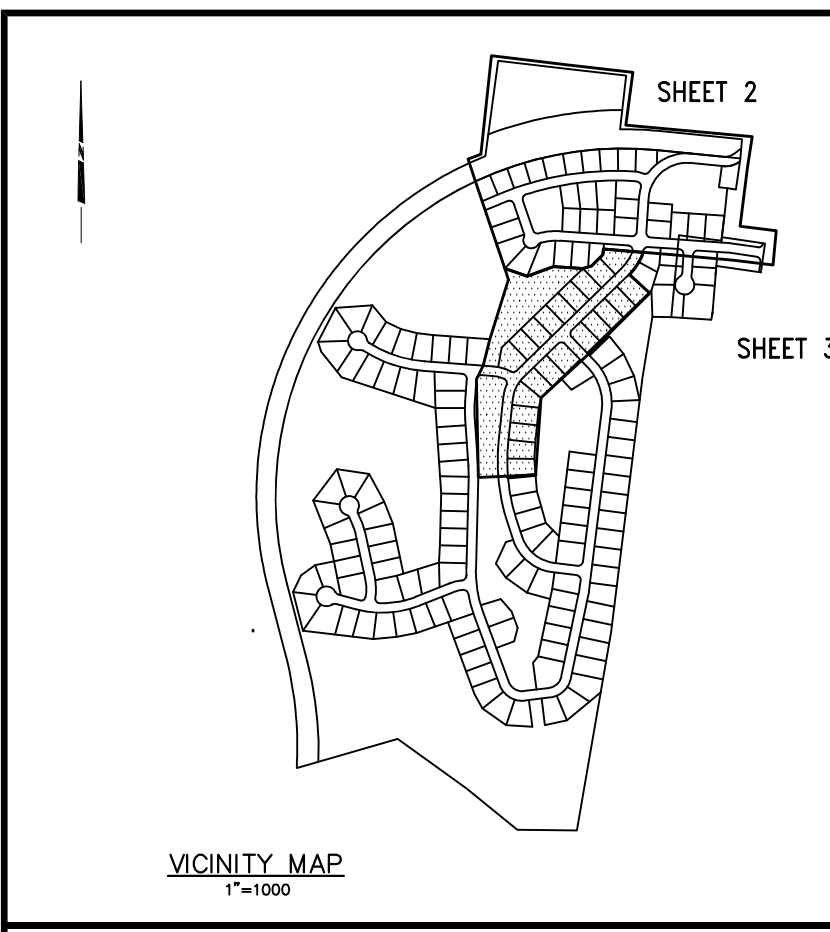
OWNER: WHISTLE STOP FARMS, LLC

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

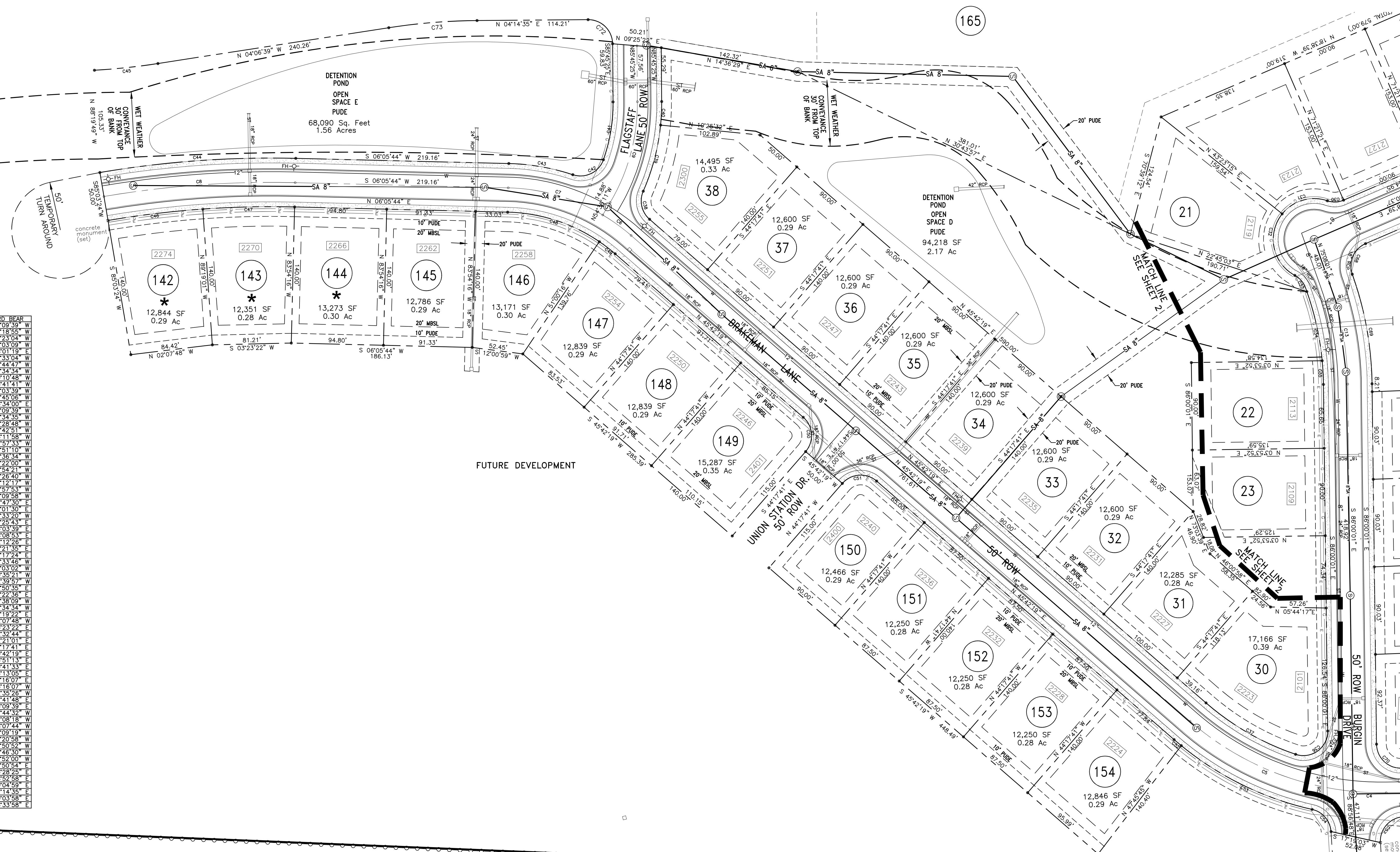
SCALE: 1"=200'



SEE SHEET 3 OF 3 FOR CURVE DATA



FUTURE DEVELOPMENT



CURVE DATA	RADIUS	ARC	CHORD	CHORD BEAR
C1	4258.00	100.00	74.93	73.19
C2	6837.29	225.00	289.49	253.67
C3	2314.13	225.00	91.25	90.63
C4	6342.93	300.00	34.42	34.40
C5	35211.58	300.00	185.19	182.23
C6	1018.29	200.00	35.98	35.93
C7	2918.05	200.00	102.28	101.17
C8	1102.20	1025.00	197.48	197.18
C9	31109.15	200.00	108.75	107.41
C10	2323.43	100.00	40.83	40.55
C11	2306.37	1565.00	630.79	626.53
C12	3311.28	1855.00	95.27	96.25
C13	1851.58	321.00	105.70	105.22
C14	4256.00	75.00	56.20	54.89
C15	4406.09	250.00	192.43	187.72
C16	1405.25	250.00	61.48	61.33
C17	7633.33	25.00	33.41	30.97
C18	2023.10	125.00	44.48	44.24
C19	308.00	1590.00	85.90	86.94
C20	314.34	1590.00	89.99	89.98
C21	314.37	1590.00	90.01	90.00
C22	314.31	1590.00	89.96	89.95
C23	340.49	1590.00	102.13	102.11
C24	314.33	1590.00	89.98	89.97
C25	314.13	1590.00	89.83	89.81
C26	314.36	1590.00	90.00	89.99
C27	211.13	1580.99	89.81	89.81
C28	136.17	1540.00	43.13	43.13
C29	9245.43	25.00	40.47	36.20
C30	4223.58	25.00	16.63	16.63
C31	7022.04	42.00	51.58	48.40
C32	10039.12	42.00	73.78	64.65
C33	4852.58	24.80	21.23	20.59
C34	1408.49	298.00	73.09	72.90
C35	443.08	296.00	24.38	24.37
C36	10925.14	25.00	47.74	40.81
C37	22170.68	125.00	106.96	106.29
C38	7241.28	25.00	31.72	29.63
C39	1758.14	225.00	70.57	70.28
C40	610.57	225.00	24.28	24.27
C41	1849.40	175.00	60.56	60.26
C42	8906.18	25.00	38.88	35.08
C43	1704.49	225.00	67.07	66.83
C44	1102.20	1050.00	202.30	201.99
C45	534.35	675.00	65.69	65.67
C46	537.36	1000.00	98.20	98.16
C47	524.45	1000.00	94.46	94.43
C48	3254.00	175.00	100.49	99.11
C49	642.35	175.00	20.49	20.48
C50	9000.00	25.00	39.27	35.36
C51	9000.00	25.00	39.27	35.36
C52	142.10	325.00	9.68	9.68
C53	2637.10	325.00	150.99	149.64
C54	7340.13	25.00	32.14	29.98
C55	7211.23	1450.00	188.17	186.04
C56	721.23	1500.00	192.59	192.48
C57	9242.46	25.00	40.45	36.18
C58	9151.42	200.00	320.66	287.40
C59	4256.00	125.00	93.67	91.49
C60	8817.03	25.00	38.52	34.82
C61	1430.30	75.00	18.99	18.94
C62	328.22	1540.00	93.34	93.33
C63	357.32	1540.00	106.41	106.38
C64	339.10	1540.00	98.18	98.17
C65	321.01	1540.00	90.05	90.04
C66	647.44	1540.00	182.65	182.54
C67	9101.16	25.00	39.72	35.67
C68	8624.31	25.00	37.70	34.23
C69	11933.08	346.00	135.05	134.52
C70	9034.08	25.00	39.31	35.43
C71	1238.03	250.00	55.13	55.01
C72	9000.00	25.00	39.27	35.36
C73	8711.14	625.00	91.13	91.05
C74	245.49	1910.00	92.12	92.11

FUTURE DEVELOPMENT

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



Section 1
WHISTLE STOP FARMS SUBDIVISION

FINAL PLAT

TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA	32.05 ACRES	TOTAL LOTS:	46
ACRES NEW ROAD	4.88 AC ROW	CIVIL DISTRICT:	4th
MILES NEW ROAD	0.80 MILES	CLOSURE ERROR:	±1:15,000
OWNER:	WHISTLE STOP FARMS, LLC		
SURVEYOR:	WHISTLE STOP FARMS, LLC Thomas G. King III		
SCALE:	1"=200'		
DATE	3/19/20	SHEET	3 OF 3



April 21, 2020

Whistle Stop Section I
Bond Amounts

Roads, Grading, Drainage, & Erosion Control

Roadway completed to subgrade. Drainage systems installed, with exception of entrance cross-drain. Detention ponds are grading with fine grading and as-builts remaining. Erosion control is ongoing.

Bonds Section I; RGDE - \$560,000

Sanitary Sewer

Sewer system has been installed; system to be tested. Pump station site grading, pump station and connection to system yet to be completed.

Bonds Section I; SA- \$485,000

Steven Clifton, PE