

**Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
June 23, 2020**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

**Consideration Of The Minutes Of The May 26th, 2020 Meeting**

Documents:

[MAY 2020 MINUTES2.PDF](#)

**Public Comments-**

**Planner Report**

**New Business:**

**1. Item 1 (CP 2020-001), Concept Plan For Pleasant Creek For The Development Of 423 Units On Approximately 179 Acres.**

Documents:

[PLEASANT CREEK CONCEPT PLAN 6-16-20.PDF](#)  
[CONCEPT PLAN 20.06.15 CONCEPT PLAN RESUBMITTAL.PDF](#)  
[8.5X11 PLEASANT CREEK 6 PAGES ILLUSTRATIONS V1.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**  
**May 26, 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 26th day of May 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 May 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](http://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 Jay Franks (Item 1), and Jonathan Smith, a consultant for the Town with Barge Wagner.

**Minutes:**

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

**Commissioner White made a motion to approve the April 28, 2020 meeting minutes.**

**Roll Call Vote:**

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

**Public Comment:**

None.

**Town Planner Report:**

Mr. Wood gave updates on the South Corridor study, our greenway progress, and upcoming training events.

**New Business:**

**1. Whistlestop Subdivision Final Plat – Section 1 for the creation of 46 single-family lots and 6 open space lots. (FP-020-004)**

Mr. Wood reviewed his staff report and 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.

**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 Rumlper	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
<b>Yea</b>	<b>7</b>	<b>Nay</b>	<b>0</b>	<b>Abstain</b>	<b>0</b>

There being no further business, the meeting was adjourned at 7:20 p.m.

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Trent Harris, Chairman

Attest:

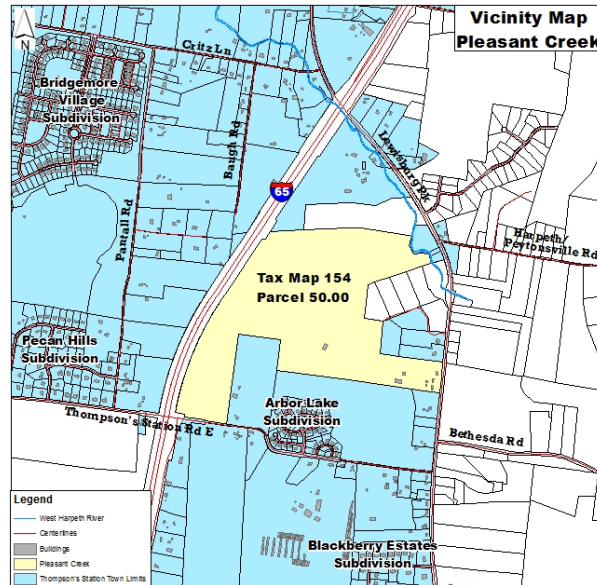
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Shaun Alexander, Secretary

**Thompson's Station Planning Commission**  
**Staff Report – Item 1 (CP 2020-001)**  
**June 23, 2020**  
**Concept Plan for Pleasant Creek**

**PROJECT DESCRIPTION**

A request from Pleasant Creek, LLC for a concept plan for a development of 423 units on approximately 179 acres north of Thompson's Station Road East, along the west side of State Route 106/Highway 431 (Lewisburg Pike), east of Interstate 65, along the north side of Thompsons Station Road East zoned Transect Community (TC).



**ZONING**

The subject site is located within the G1 – Controlled Growth sector of the General Plan and is zoned as TC, which allows for flexibility in zoning/use throughout the overall development. The site is bounded by agricultural and residential to the north, residential and vacant land to the east, and residential and commercial (Riverbend Nurseries) to the south.

Since this is within the transect district, there are various transect zones included within this overall concept plan. Tracking of each use/development type will be further refined at preliminary plat, site/construction plan, & final plat. Depending on the community type, the zones are determined by the standards within the Land Development Ordinance for the community type, such as a village set forth in Table 2.3. The open space may be allocated per Table 3.1 throughout the development within a TC development into T1/T2 zones and the remaining land will be allocated into the transect remaining zones (T3, T4 and T5). The T3 – Neighborhood Low Intensity consists of “low density residential areas, with some mix of use, home occupations and accessory buildings. The T4 – Neighborhood Medium Intensity consists of a “mix of neighborhood commercial and service uses, but is primarily mixed density residential” with a range of building types. The T5 – Neighborhood High Intensity consists of “higher density mixed-use buildings that accommodate retail, offices, townhouses and apartments.” (See Section 1.2.6 for full definitions of each transect zone).

### **Staff Conceptual Review**

The subject property is located north of Thompson's Station Road East, east of Interstate 65 with road frontage on Lewisburg Pike. The site is predominantly vacant with a few barn/out-buildings and a series of ponds on site. The subject property is located within the G1 – Controlled Growth Sector of the General Plan which permits the development of land as a Transect Community. The property is zoned TC, which permits a mix of zoning districts for an overall development. The site has access to Lewisburg Pike and Thompson's Station Road and is in proximity to State Route 840 north along Lewisburg Pike.

The concept plan proposes a mix of T1 & T2 for Open Space and T3, T4, and T5 for development purposes, as permitted by TC zoning. Development of villages requires wastewater service, transportation adjacency and community adjacency, which are achieved in this proposed concept plan. The project site has received approval of a wastewater management system for the development from Board of Mayor and Aldermen and is within a ¼ mile from an existing residential subdivision and commercial development and has transportation adjacency to Lewisburg Pike and State Route 840.

Reviewing the conceptual layout, the mix of developments, including development type, lot size, block length, roadway cross-sections, accessibility, and mix of open spaces provides for an overall development that fits within LDO requirements. During the preliminary plat and construction plan review process, technical studies related to traffic, geotechnical, and other natural or cultural resources will be required to evaluate the proposal and be reviewed. No development will or should occur or be approved prior to the evaluation of these necessary studies are reviewed by the Town. In particular, a traffic study will be required with preliminary plat to ensure property analysis for this development as it relates to traffic and accessibility. One area Planning Commission and the developers will need to examine related to future platting of this development is the intersection of Harpeth Peytonsville Road and Lewisburg Pike. There is a possibility of a re-alignment of this intersection to allow for a safer condition with the development of this subdivision (as shown on the Concept Plan), but this will require agreement from other property owners and/or Town action to achieve this.

Planning Commission should generally review this concept plan, as no action/vote is needed for a concept plan per the LDO process.

### **ATTACHMENTS**

Concept Plan and Illustrative Images

Owner/Developer:  
**Pleasant Creek Investments, LLC**  
**Jay Franks, Owner**  
Suite 230, 144 Southeast Parkway  
Franklin, TN 37067  
615-300-0001  
jfranks130@gmail.com

Submitted By:  
**Paul A. Lebovitz, Landscape Architect**  
102 Winslow Road  
Franklin, Tennessee 37064  
615-415-6855  
pleb@bellsouth.net

Project Engineer:  
**Gary Batson, Civil Engineer**  
**Batson & Associates**  
5150 Remington Drive  
Brentwood, Tennessee 37027  
615-424-4840  
pleb@bellsouth.net

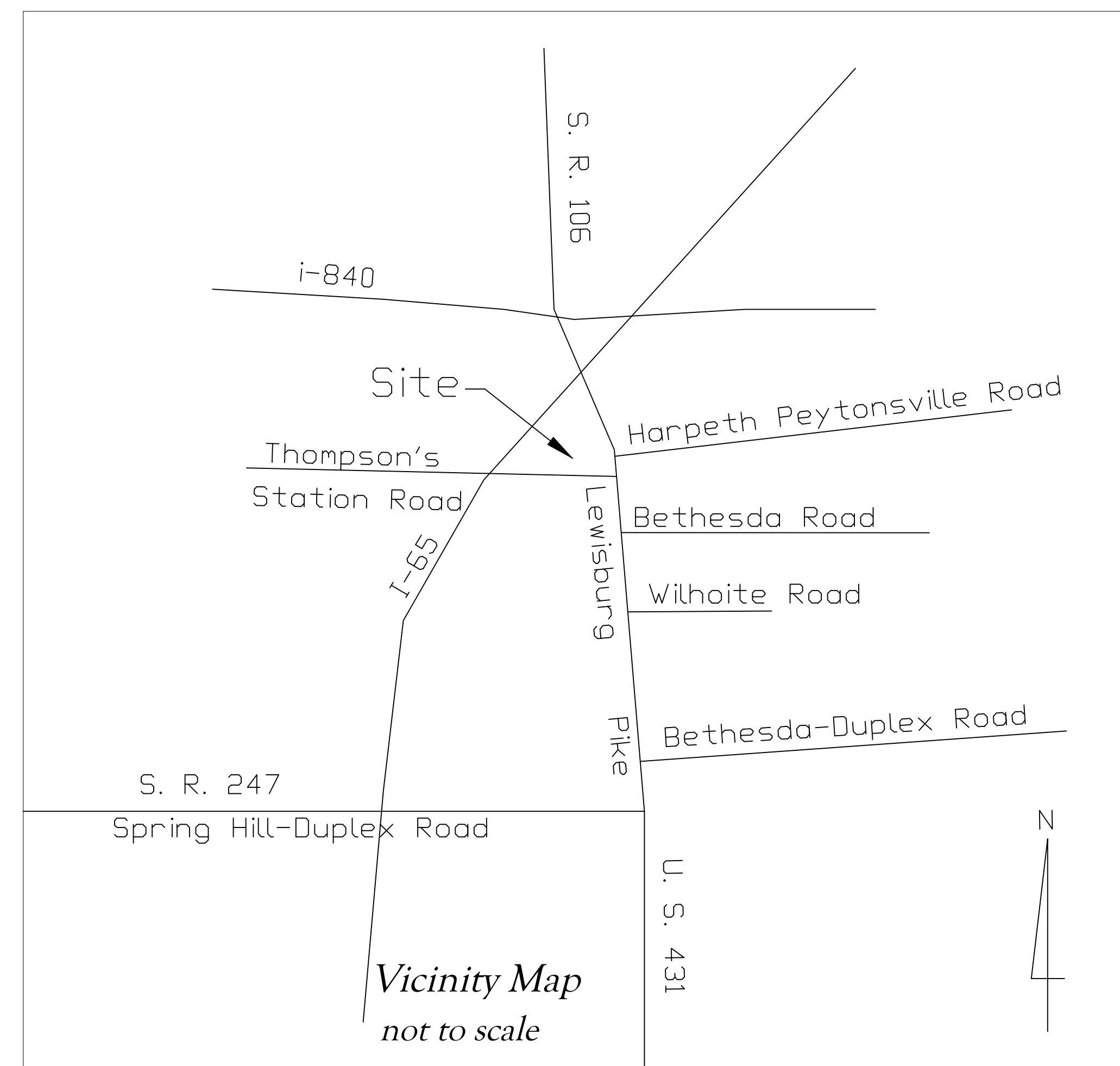
Surveyor:  
**Tom King, RLS**  
Hyde Park Homes, LLC  
Suite 230, 144 Southeast Parkway  
Franklin, Tennessee 37067  
615-238-4958  
tomking3@gmail.com

GeoTechnical Engineer:  
**American Geotechnical,**  
**Bob Stickney**  
2712 Reams Place  
Franklin, TN 37064  
615-791-9768  
bobstickney@comcast.net

Hydrology:  
**Grow Environmental Solutions**  
**Tony Grow**  
1406 Wilson Avenue  
Tullahoma, Tennessee 37388  
931-273-4681  
tony@growenv.com

# PLEASANT CREEK (TRANSECT VILLAGE) CONCEPT PLAN

**TOWN  
of  
THOMPSONS STATION, TENNESSEE**  
2816 THOMPSON'S STATION ROAD EAST  
MAP 154 PARCEL 50



Mayor:  
**Corey Napier**

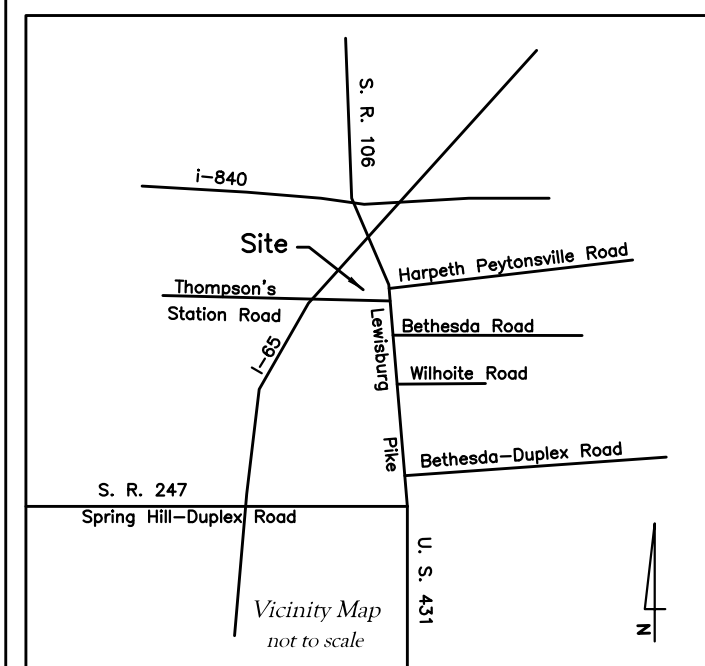
Aldermen:  
**Shaun Alexander**  
**Brandon Bell**  
**Ben Dilks**  
**Brian Stover**

Thompsons Station  
Planning Administrator:  
**Micah Wood**  
615-794-4333 Ext. 12  
mwood@thompsons-station.com

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- 0.0 Cover Sheet
- 1.0 Existing Features
- 1.1 Slope Analysis
- 2.0 Soils Map
- 3.0 Tree Inventory
- 4.0 Concept Plan
- 4.1 Transect Plan
- 4.2 Pedestrian Shed & Civic Spaces
- 5.0 Utility Plan
- 6.0 Grading & Drainage Plan
- 6.1 Details - Road & Lot





TOTAL BOUNDARY 212.20  
 RESERVE AREA -32.43  
 AREA IN CONCEPT 179.77

LEGEND

Iron Rod Existing - iron rod (ex) o
Iron Rod Set - iron rod (s) ●
Monument - □
Fence - ▭
Property Line - - - - -
Utility Pole w guy wire - ○
Water Main - W
Sanitary Sewer Main - SA
Storm Sewer Pipe - FH, R, RCP
Fire Hydrant - FH
Street Lamp - C
Gas Line - G
Public Utility Easement - PUE
Public Drainage Easement - PDE
Public Utility & Drainage Easement - PUDE
Two Dot Drain - - - - -
Three Dot Drain - - - - -
Single Family Residence - SFR

RESERVE AREA

LINK BEARING	DISTANCE
L1	N82°11'15"W 409.66'
L2	N07°48'45"E 35.00'
L3	N82°11'15"W 400.00'
L4	N07°48'45"E 140.66'
L5	N82°11'15"W 179.00'

BOUNDARY & TOPOGRAPHIC SURVEY  
 PROVIDED BY HARRAH & ASSOCIATES  
 DATED 9-28-2015  
 PROJECT NO. T115-05-002

20' AT&T CABLE  
 EASEMENT  
 DEED BOOK 552, PAGE 179  
 R.O.W.C., TENN.

N33°40'46"E 142.41' (M)  
 N33°32'47"E 142.41' (R)

CHORD  
 RADIUS = 5579.55'  
 ARC BEARING = 102.01°  
 CHORD = 102.01'

LANDS OF  
 DAVIS BARBARA WILHOITE  
 DEED BOOK 62, PAGE 143  
 PROPERTY MAP 154, PARCEL 54.00

ARBOR LAKES SUBDIVISION



EXISTING FEATURES

Paul A. Lebovitz,  
 Landscape Architect

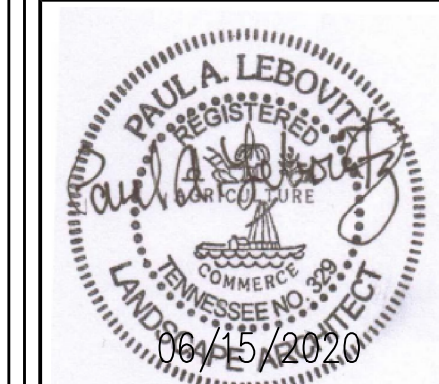
102 Winslow Road  
 Franklin, Tennessee 37064  
 Office: (615) 415-6855  
 pleb@bellsouth.net

REVISIONS

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△	_____
△	_____
△	_____
△	_____

# Pleasant Creek Subdivision Site Concept Plan

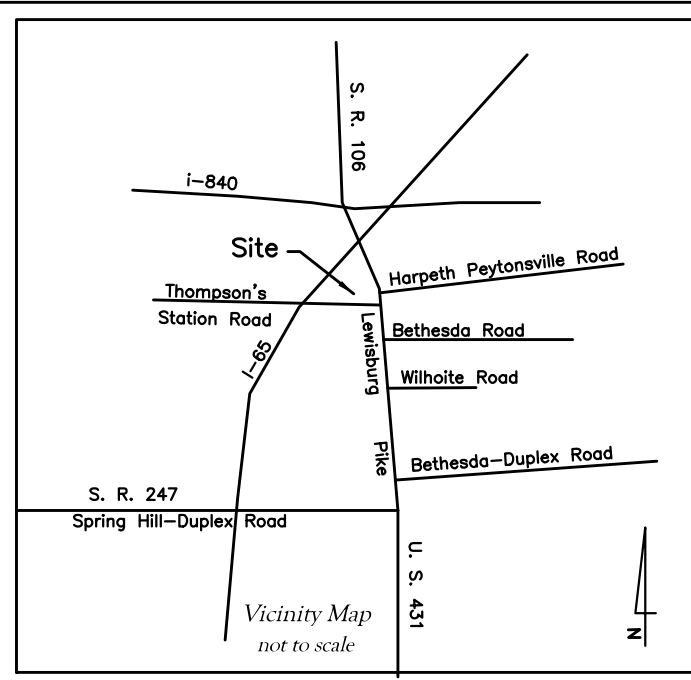
Town of Thompson's Station, Williamson County, Tennessee



Designed By: pal  
 Drawn By: pal  
 Issue Date: 06/15/2020  
 Job No. 20020  
 Sheet No.

1.0

Existing Features  
 Plan



SLOPE	SQ. FT.	AC.
0 - 15% SLOPE	4,269,341	98
15 - 25% SLOPE	1,535,531	35.2
>25% SLOPE	492,906	11.3
<b>TOTAL</b>	<b>6,297,778</b>	<b>144.5</b>

Slope Report  
Tue Dec 29 14:58:14 2015

Surface File: Z:\Enterprise Construction\PROJECT\Pleasant Creek\dwg\CONCEPT\Surfaces\HARRA.tin  
Average Slope: 6.9%  
Minimum Slope: 0.0%  
Maximum Slope: 140.2%

Zone	Range	Horizontal Surface Area S.F.	Acres	Slope Surface Area S.F.	Acres	% of Total	Average Slope %
1	15.00%	194,353.6	4.462	194,765.8	4.471	93.5	5.6
2	25.00%	8,484.6	0.195	8,637.5	0.198	4.1	18.9
3		5,077.9	0.117	5,430.5	0.125	2.4	36.1
<b>Total</b>		<b>207,916.1</b>	<b>4.773</b>	<b>208,833.8</b>	<b>4.794</b>		



LINE	BEARING	DISTANCE
L1	N82°11'15"W	145.96'
L2	N07°48'45"E	35.00'
L3	N82°11'15"W	400.00'
L4	N07°48'45"E	140.00'
L5	N82°11'15"W	172.00'

N11°15'55"E  
45.75' (M)

BOUNDARY & TOPOGRAPHIC SURVEY  
PROVIDED BY HARRAH & ASSOCIATES  
DATED 9-28-2015  
PROJECT NO. T115-05-002



# SLOPE ANALYSIS

Paul A. Lebovitz,  
Landscape Architect

102 Winslow Road  
Franklin, Tennessee 37064  
Office: (615) 415-6855  
pleb@bellsouth.net

REVISIONS

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# Pleasant Creek Subdivision Site Concept Plan

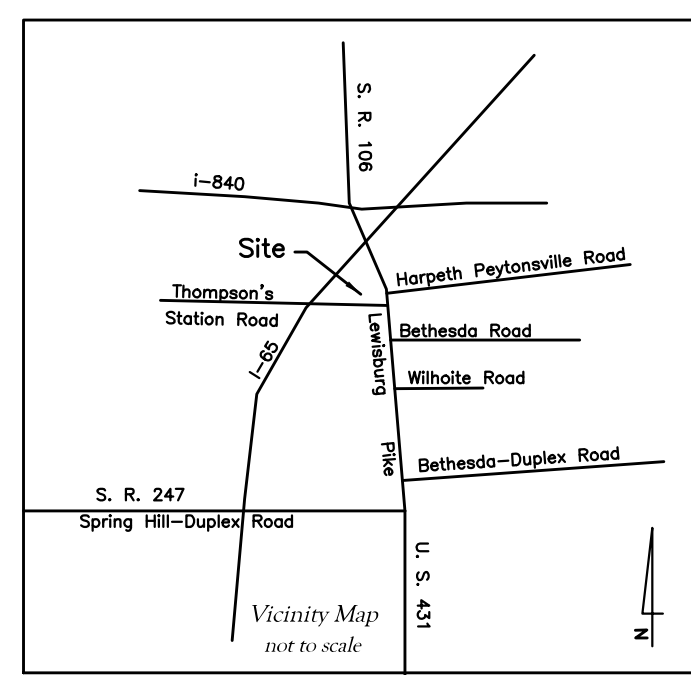
Town of Thompson's Station, Williamson County, Tennessee



Designed By: pal  
Drawn By: pal  
Issue Date: 06/15/2020  
Job No. 20020  
Sheet No.

**1.1**  
Slope Analysis  
Plan





**SOILS LEGEND**

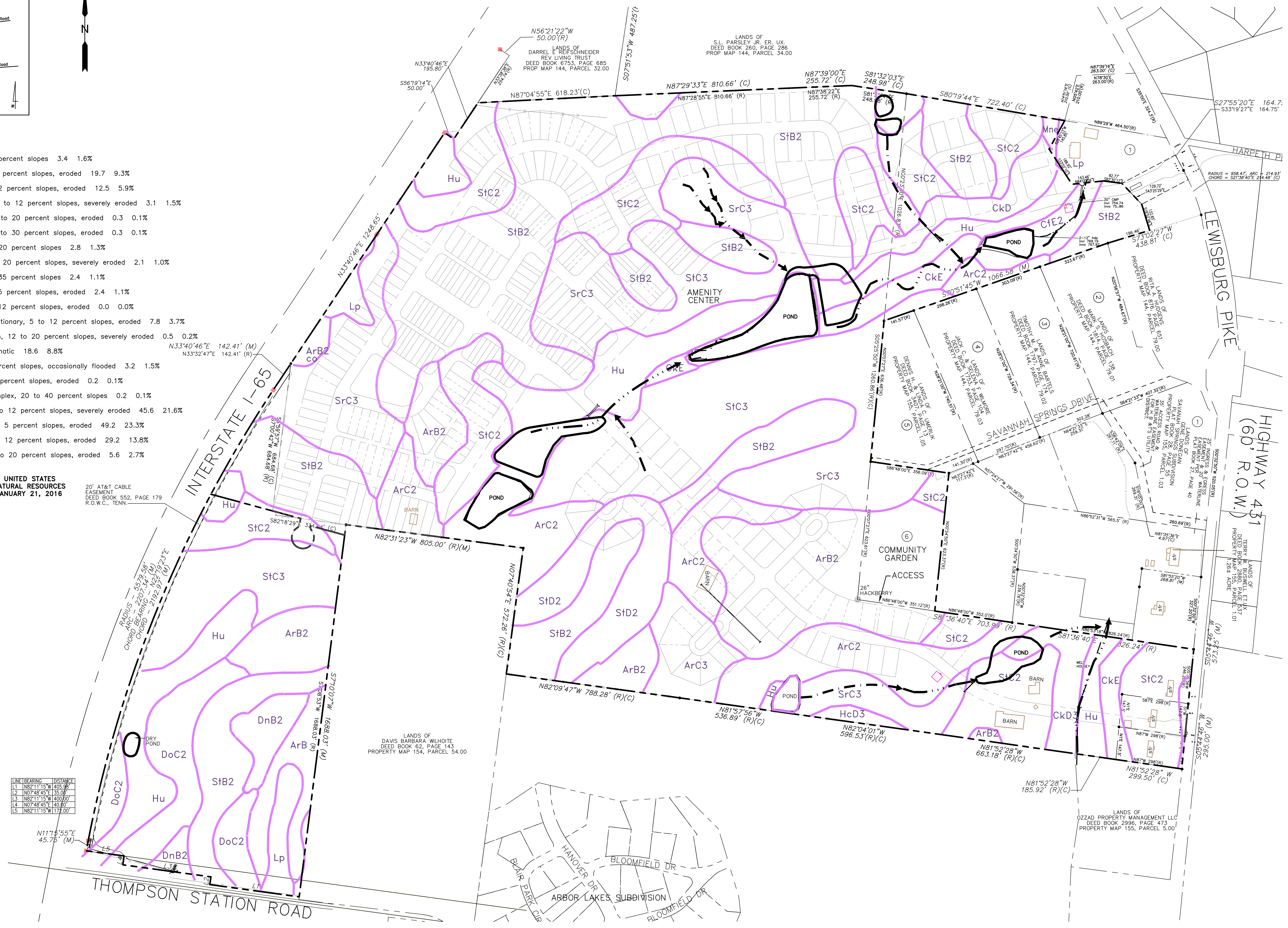
ArB	Armour silt loam, 2 to 5 percent slopes	3.4	1.6%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	19.7	9.3%
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded	12.5	5.9%
ArC3	Armour silty clay loam, 5 to 12 percent slopes, severely eroded	3.1	1.5%
CfD2	Culleoka flaggy loam, 12 to 20 percent slopes, eroded	0.3	0.1%
CfE2	Culleoka flaggy loam, 20 to 30 percent slopes, eroded	0.3	0.1%
CkD	Culleoka silt loam, 12 to 20 percent slopes	2.8	1.3%
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded	2.1	1.0%
CkE	Culleoka silt loam, 20 to 35 percent slopes	2.4	1.1%
DnB2	Donerail silt loam, 2 to 5 percent slopes, eroded	2.4	1.1%
DnC2	Donerail silt loam, 5 to 12 percent slopes, eroded	0.0	0.0%
DoC2	Donerail silt loam, concretionary, 5 to 12 percent slopes, eroded	7.8	3.7%
HcD3	Hampshire silty clay loam, 12 to 20 percent slopes, severely eroded	0.5	0.2%
Hu	Huntington silt loam, phosphatic	18.6	8.8%
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	3.2	1.5%
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded	0.2	0.1%
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes	0.2	0.1%
StC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	45.6	21.6%
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded	49.2	23.3%
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded	29.2	13.8%
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded	5.6	2.7%

SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE DATED JANUARY 21, 2016

20' AT&T CABLE EASEMENT DEED BOOK 552, PAGE 179 R.O.W.C., TENN.

LINE BEARING	DISTANCE
L1 N82°11'15"W	405.96'
L2 N07°48'45"E	35.00'
L3 N82°11'15"W	400.00'
L4 N07°48'45"E	40.00'
L5 N82°11'15"W	172.00'

N11°15'55"E 45.75' (M)



**SOILS ANALYSIS**

Paul A. Lebovitz,  
Landscape Architect  
102 Winslow Road  
Franklin, Tennessee 37064  
Office: (615) 415-6855  
pleb@bellsouth.net

REVISIONS

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**Pleasant Creek Subdivision  
Site Concept Plan**

Town of Thompson's Station, Williamson County, Tennessee



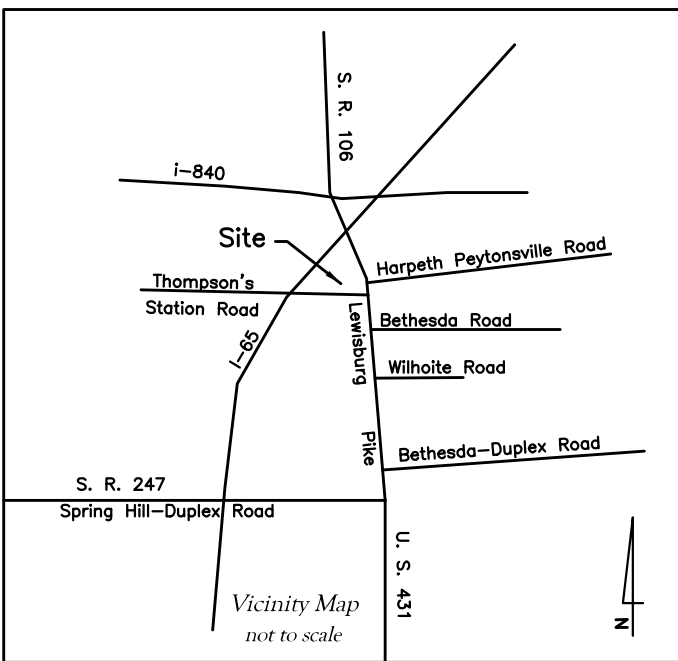
Designed By: pal  
Drawn By: pal  
Issue Date: 06/15/2020  
Job No. 20020  
Sheet No.

**2.0**

Soils Analysis Plan

Point	Description	Point	Description	Point	Description	Point	Description	Point	Description
1	40 oak	51	22 hick	101	32 hick	151	22 maple	201	30 maple
2	40 oak	52	24 hick	102	32 hick	152	20 oak	202	20 oak
3	40 oak	53	24 hick	103	32 hick	153	20 oak	203	20 oak
4	40 oak	54	24 hick	104	24 hick	154	24 oak	204	12 plastic pipe storm
5	40 oak	55	24 hick	105	24 hick	155	20 hick	205	2-1/2 plastic pipe storm
6	20 pine	56	24 hick	106	24 locust	156	20 hick	206	28 beech
7	22 maple	57	24 hick	107	20 hick	157	20 oak	207	22 oak
8	20 w	58	24 oak	108	36 hick	158	22 hick	208	20 oak
9	20 maple	59	36 hick	109	24 hick	159	22 hick	209	20 sycamore
10	20 maple	60	22 oak	110	20 cherry	160	20 oak	210	28 sycamore
11	22 maple	61	30 oak	111	36 oak	161	24 oak	211	28 beech
12	20 maple	62	30 oak	112	48 cypress	162	30 sycamore	212	18 oak
13	22 maple	63	22 oak	113	20 oak	163	28 oak	213	42 oak
14	20 maple	64	20 oak	114	20 oak	164	28 oak	214	22 oak
15	20 oak	65	24 oak	115	24 hick	165	26 hick	215	20 oak
16	24 hick	66	22 oak	116	20 hick	166	20 hick	216	28 oak
17	24 hick	67	20 oak	117	20 hick	167	20 oak	217	20 oak
18	24 hick	68	20 oak	118	22 hick	168	20 oak	218	34 oak
19	24 hick	69	20 oak	119	26 maple	169	20 oak	219	20 oak
20	26 sycamore	70	30 oak	120	48 oak damaged	170	22 hick	220	20 oak
21	26 sycamore	71	20 oak	121	36 oak	171	30 sycamore	221	20 oak
22	20 oak	72	20 oak	122	24 hick	172	20 oak	222	20 sycamore
23	36 oak	73	22 oak	123	30 oak	173	30 sycamore	223	20 oak
24	40 oak	74	22 hickory	124	20 cherry	174	20 oak	224	20 oak
25	30 hick	75	22 oak	125	28 maple	175	24 sycamore	225	24 oak
26	30 hick	76	22 oak	126	24 oak	176	20 oak	226	20 oak
27	30 hick	77	22 oak	127	20 maple	177	20 oak	227	20 oak
28	30 hick	78	32 oak	128	24 hick	178	24 oak	228	32 beech
29	30 hick	79	24 hick	129	20 oak	179	20 oak	229	24 oak
30	30 hick	80	22 oak	130	20 oak	180	2-20oak	230	26 sycamore
31	30 hick	81	20 oak	131	20 oak	181	28 oak	231	20 oak
32	30 hick	82	30 oak	132	24 hick	182	20 oak	232	22 oak
33	30 hick	83	22 oak	133	28 hick	183	24 oak	233	22 oak
34	30 hick	84	20 sycamore	134	24 hick	184	20 oak	234	22 oak
35	30 hick	85	40 sycamore	135	24 hick	185	30 maple	235	20 oak
36	30 hick	86	30 oak	136	24 hick	186	22 oak	236	24 oak
37	30 hick	87	24 hick	137	24 oak	187	24 oak	237	20 hick
38	32 hick	88	36 oak	138	24 oak	188	30 beech	238	20 hickory
39	32 hick	89	20 oak	139	20 oak	189	20 sycamore	239	20 oak
40	30 hick	90	24 oak	140	26 oak	190	30 sycamore	240	20 oak
41	24 hick	91	20 hick	141	22 oak	191	22 oak	241	20 oak
42	30 hick	92	30 locust	142	22 oak	192	24 hick	242	20 sycamore
43	30 hick	93	24 hick	143	24 hick	193	24 hickory	243	26 sycamore
44	24 hick	94	24 hick	144	24 hick	194	30 oak	244	28 sycamore
45	20 locust	95	24 oak	145	32 oak	195	30 oak	245	2-20 oak
46	20 hick	96	20 locust	146	24 oak	196	20 oak	246	32 beech
47	20 hick	97	24 locust	147	22 oak	197	20 beech	247	20 oak
48	24 hick	98	24 hick	148	24 hick	198	24 oak	248	22 hick
49	24 hick	99	32 hick	149	24 beech	199	24 oak	249	24 oak
50	22 hick	100	32 hick	150	20 oak	200	3-30 sycamore	250	28 hick

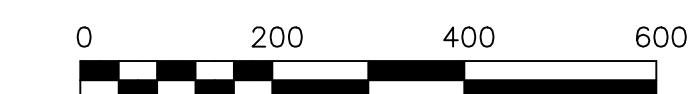
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PROVIDED BY HARRAH & ASSOCIATES DATED 9-28-15.
- WATER SERVICE TO ALL LOTS PROVIDED BY H.B.&T.S.
- FLOOD INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 47187C0345C ZONE X DATED 09/29/2006.
- TREE INVENTORY CONDUCTED BY THOMAS G. KING III RLS NO. 1720



N33°40'46"E 142.41' (M)  
N33°32'47"E 142.41' (R)

20' AT&T CABLE EASEMENT DEED BOOK 552, PAGE 179 R.O.W.C., TENN.

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L5 N82°11'15"W	177.00'



# TREE INVENTORY

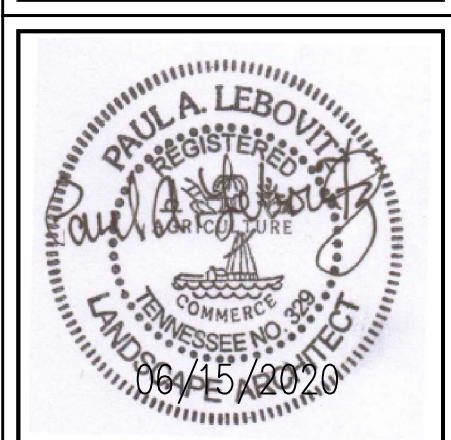
Paul A. Lebovitz,  
Landscape Architect

102 Winslow Road  
Franklin, Tennessee 37064  
Office: (615) 415-6855  
pleb@bellsouth.net

- REVISIONS
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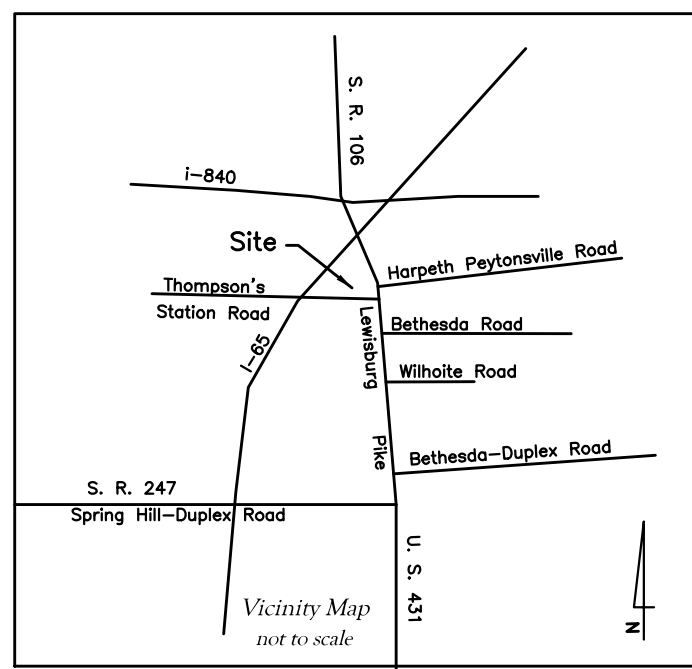
## Pleasant Creek Subdivision Site Concept Plan

Town of Thompson's Station, Williamson County, Tennessee



Designed By: pal  
Drawn By: pal  
Issue Date: 06/15/2020  
Job No. 20020  
Sheet No.

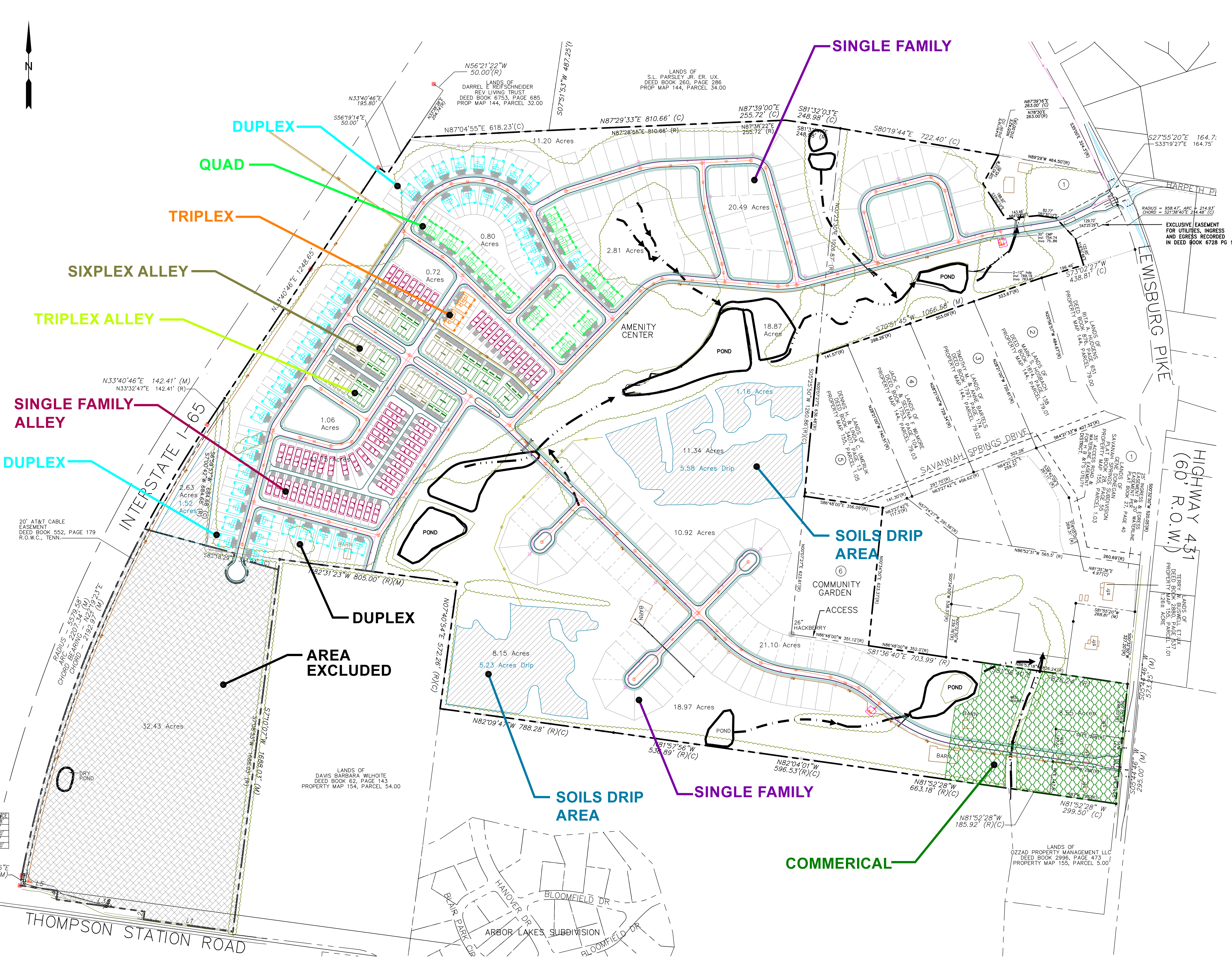
**3.0**  
Tree Inventory Plan



TOTAL CENTLINE ROAD 23,242 Linear Feet  
 TOTAL CENTLINE ALLEY 6,765 Linear Feet

	SINGLE FAMILY 148	
	QUAD	52
	TRIPLEX	6
	DUPLEX	86
	SINGLE ALLEY	59
	QUADPLEX ALLEY	28
	SIXPLEX ALLEY	30
<b>TOTAL</b>		<b>409</b>

LINE BEARING	DISTANCE
L1 N82°11'15"W	405.96'
L2 N07°48'45"E	35.00'
L3 N82°11'15"W	400.00'
L4 N07°48'45"E	40.00'
L5 N82°11'15"W	117.00'



20' AT&T CABLE EASEMENT DEED BOOK 552, PAGE 179 R.O.W.C., TENN.

LANDS OF DAVIS BARBARA WILHOITE DEED BOOK 62, PAGE 143 PROPERTY MAP 154, PARCEL 54.00

LANDS OF OZZAD PROPERTY MANAGEMENT LLC DEED BOOK 2986, PAGE 473 PROPERTY MAP 155, PARCEL 5.00

EXCLUSIVE EASEMENT FOR UTILITIES, INGRESS AND EGRESS RECORDED IN DEED BOOK 6728 PG 1

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY HARRAH & ASSOCIATES DATED 9-28-2015 PROJECT NO. T115-05-002



# CONCEPT PLAN

Paul A. Lebovitz,  
Landscape Architect  
102 Winslow Road  
Franklin, Tennessee 37064  
Office: (615) 415-6855  
pleb@bellsouth.net

REVISIONS

△	STAFF COMMENTS
△	
△	
△	

# Pleasant Creek Subdivision Site Concept Plan

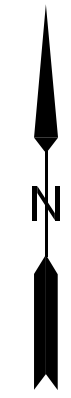
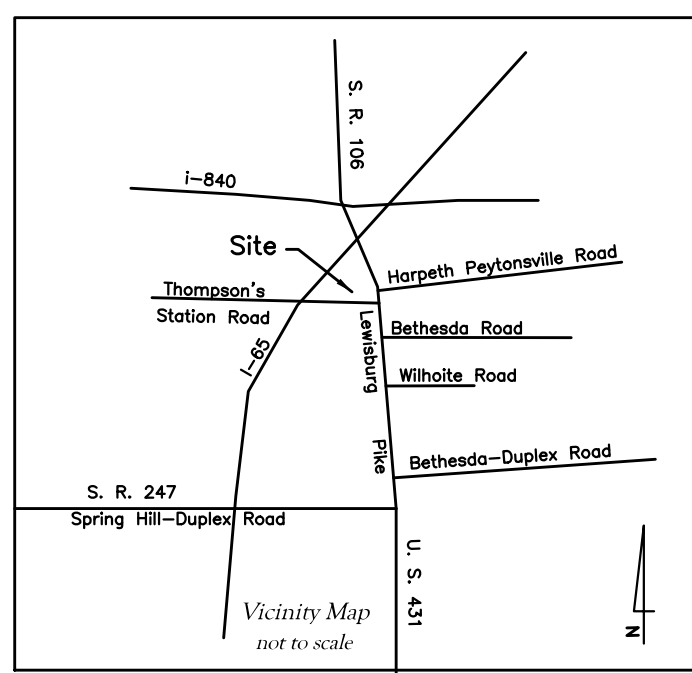
Town of Thompson's Station, Williamson County, Tennessee



Designed By: pal  
 Drawn By: pal  
 Issue Date: 06/15/2020  
 Job No. 20020  
 Sheet No.

# 4.0

Concept Plan



DATA TABLE		DATE 6/02/20				
Site Acres	179.77	T1 & T2 -76.88	Total for T-3-4-5, Civic 116.00			
SECTOR	USE	% RANGE	PROJECT%	Acres Basis	Sector Acres	Total 120.00 A to Utilize
T3	Single Family	0-30 variable	23.14%	179.77	41.59	41.59
T4	Multi-Family	30-60	23.22%	179.77	41.75	30% min. - no less
T5	Commercial	0-10 variable	4.76%	179.77	8.55	
Civic	Formal Open Space	10-20%	13.41%	179.77	24.11	10% min. - no less
T1, T2	Informal Open Space	40%	23.17%	179.77	41.65	
Town Drip	Disposal	none	12.30%	179.77	22.12	
<b>TOTAL</b>		<b>100</b>	<b>100.00%</b>	<b>179.77</b>	<b>179.77</b>	
Total Open Space (Formal, Informal & Disposal)		49%		87.88	87.88	total 40% = 71.90 A

Meet min. first, then choose all percentages

TOTAL CENTLINE ROAD 23,242 Linear Feet  
TOTAL CENTLINE ALLEY 6,765 Linear Feet

	ACRES	PERCENT
T3	41.59	19.60
T4	41.75	19.67
T5	8.95	4.23
CIVIC	24.11	11.36
T1 / T2	41.25	19.44
TOWN / DRIP	22.12	10.42
AREA REMOVED	32.43	15.28
<b>TOTAL</b>	<b>212.20 Ac</b>	<b>100%</b>

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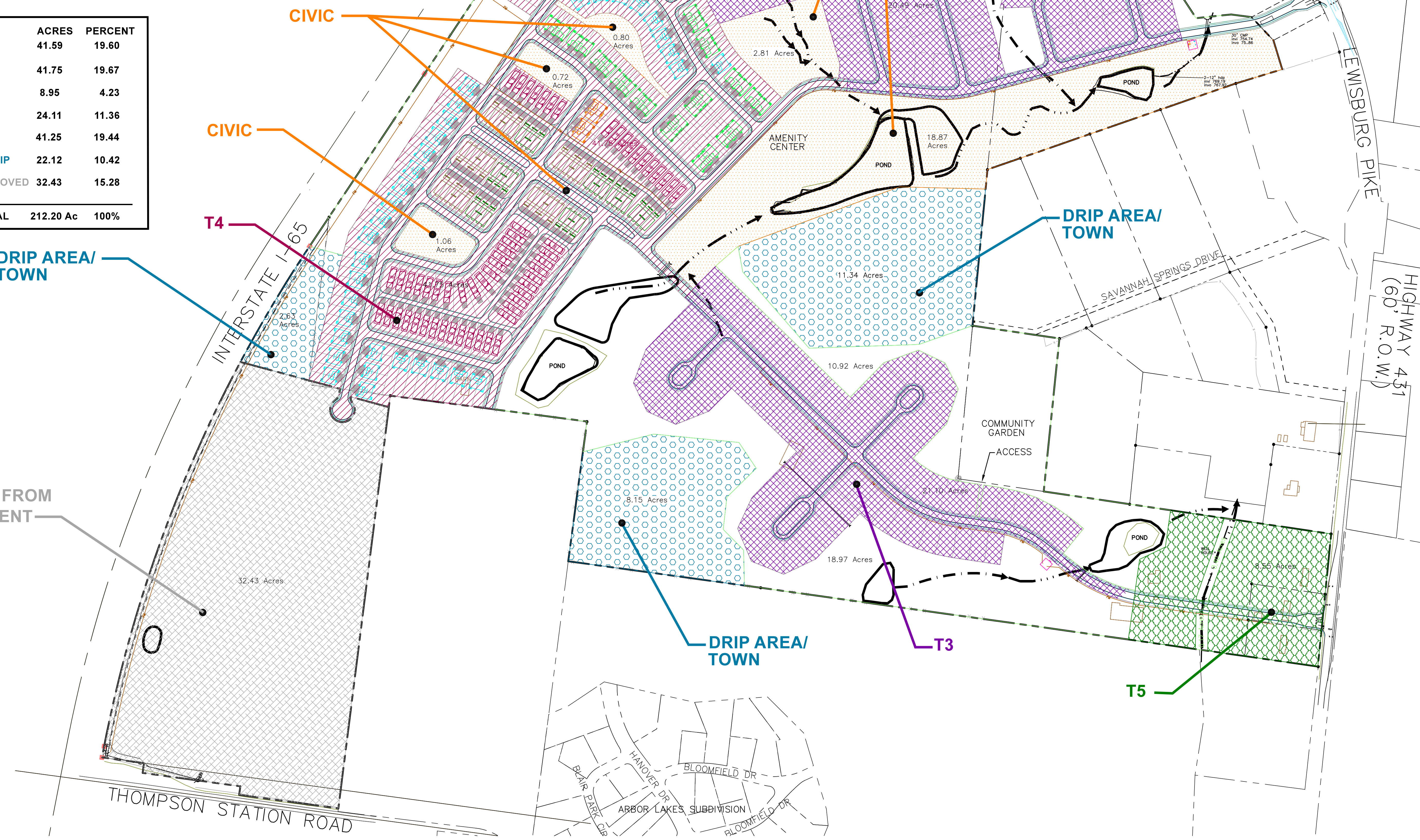
# Pleasant Creek Subdivision Site Concept Plan

Town of Thompson's Station, Williamson County, Tennessee

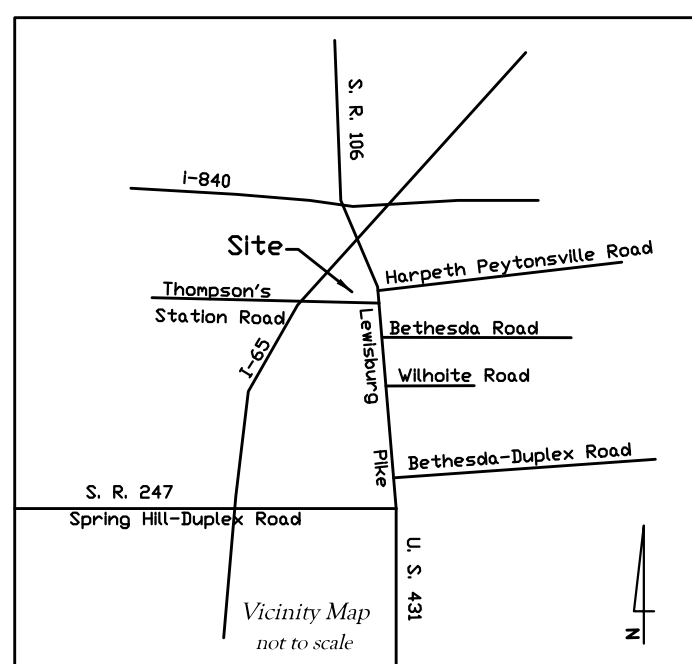


Designed By: pal  
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Job No. 20020  
Sheet No.

**4.1**  
Transect  
Plan



## TRANSECT PLAN



**PEDESTRIAN SHED NOTES**

1. A PEDESTRIAN SHED IS AN AREA CENTERED ON A COMMON DESTINATION ACCESSIBLE ON FOOT.
2. SIZE IS RELATED TO AVERAGE WALKING DISTANCE. EACH SHED IS THE BOUNDAR OF A COMMUNITY.
3. THE SHED IS AN AVERAGE 1/4 MILE RADIUS OR 1,320, ABOUT THE DISTANCE OF A FIVE-MINUTE WALK AT A LEISURELY PACE.
4. A VILLAGE TRANSECT DEVELOPMENT SHOULD HAVE 1-2 PEDESTRIAN SHEDS
5. EACH PEDESTRIAN SHED SHALL CONTAIN AT LEAST ONE MAIN CIVIC SPACE.
6. EACH SHED SHALL HAVE A MAJOR MEETING PLACE .
7. LOTS SIZES PER SHED:  
T3 SHEDS SHALL HAVE MIN. OF 3 LOT SIZES  
T4 SHEDS SHALL HAVE 2 LOT SIZES

TOTAL CENTLINE ROAD 23,242 Linear Feet  
TOTAL CENTLINE ALLEY 6,765 Linear Feet

**CIVIC AREA SPACE TYPES**

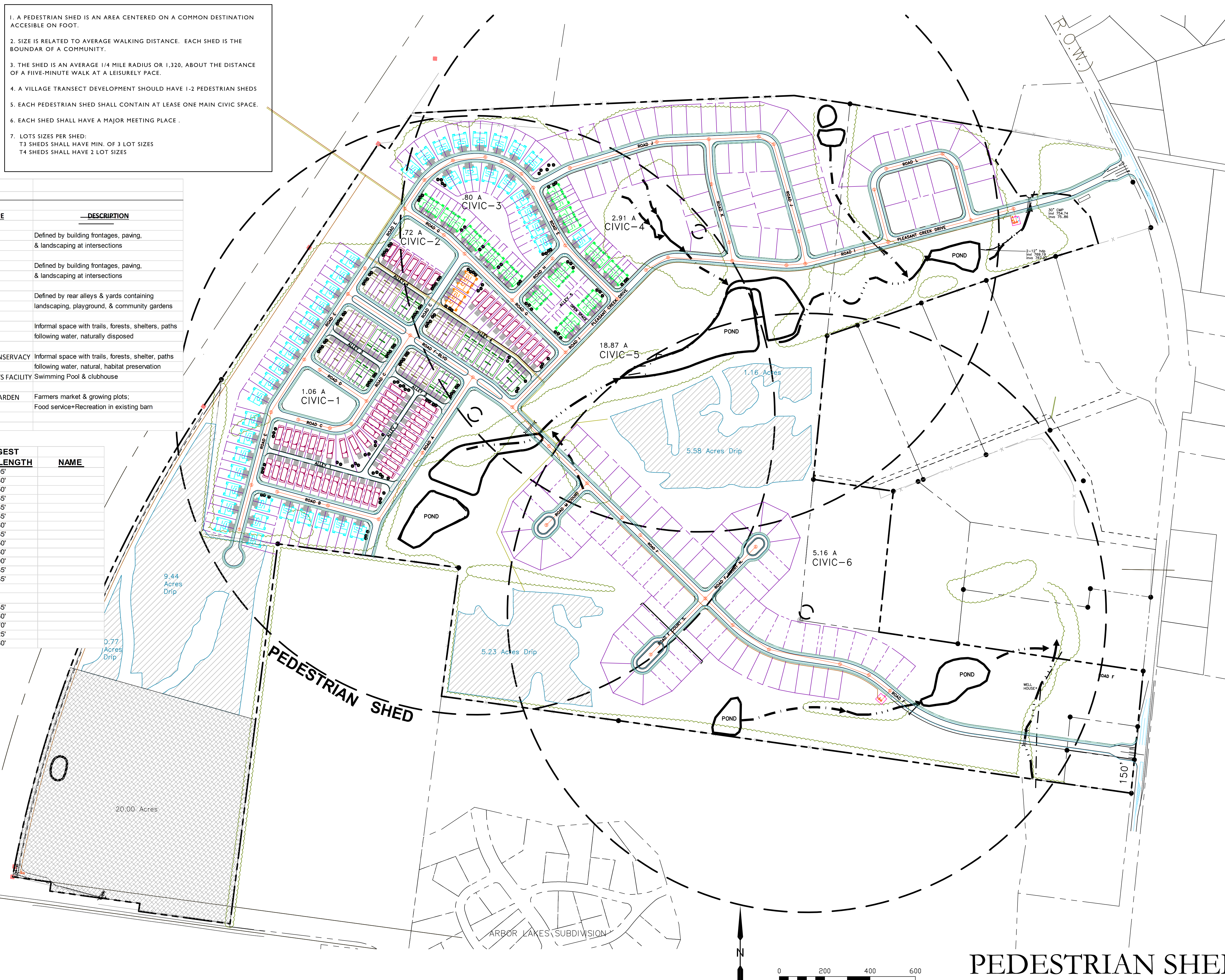
NO.	SIZE	ACRES	PERCENTAGE	SPACE TYPE	DESCRIPTION
1	1-8A	1.06	3.59%	SQUARE	Defined by building frontages, paving, & landscaping at intersections
2	.5-5A	0.72	2.44%	SQUARE	Defined by building frontages, paving, & landscaping at intersections
3	.25-5A	0.80	2.71%	RAMBLE	Defined by rear alleys & yards containing landscaping, playground, & community gardens
4	3A MIN.	2.91	9.86%	PARK	Informal space with trails, forests, shelters, paths following water, naturally disposed
5	5A MIN.	18.87	63.92%	PARK, NATURE CONSERVACY	Informal space with trails, forests, shelter, paths following water, natural, habitat preservation
				RECREATION SPORTS FACILITY	Swimming Pool & clubhouse
6	VARIES	5.16	17.48%	COMMUNITY GARDEN	Farmers market & growing plots; Food service+Recreation in existing barn
		29.52	100.00%		

ROAD	SECTOR	MAXIMUM BLOCK LENGTH	LONGEST BLOCK LENGTH	NAME
A	T-4	600'	405'	
B	T-4	600'	530'	
C	T-4	600'	450'	
D	T-4	600'	265'	
E	T-4	600'	585'	
F	T-4	600'	735'	
G	T-4	600'	580'	
H	T-4	600'	285'	
I	T-3, T-4	600' / 660'	550'	
J	T-3	660'	660'	
K	T-3	660'	500'	
L	T-3	660'	335'	
M	T-3	660'	285'	

ALLEY	SECTOR	MAXIMUM BLOCK LENGTH	LONGEST BLOCK LENGTH	NAME
1	T-4	600'	435'	
2	T-4	600'	430'	
3	T-4	600'	270'	
4	T-4	600'	525'	
5	T-4	600'	280'	

	SINGLE FAMILY 148	
	QUAD	52
	TRIPLEX	6
	DUPLEX	86
	SINGLE ALLEY	59
	QUADPLEX ALLEY	28
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	<b>TOTAL</b>	<b>409</b>



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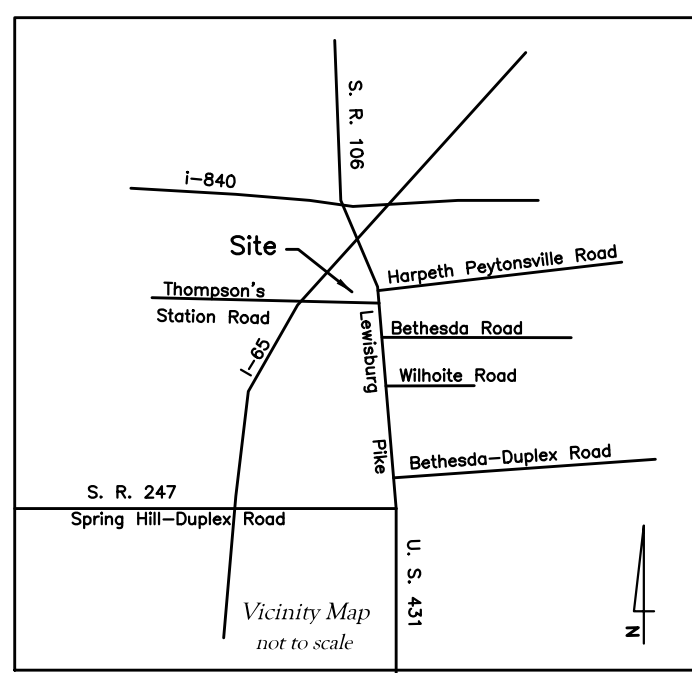
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**Pleasant Creek Subdivision**  
**Site Concept Plan**  
 Town of Thompson's Station, Williamson County, Tennessee

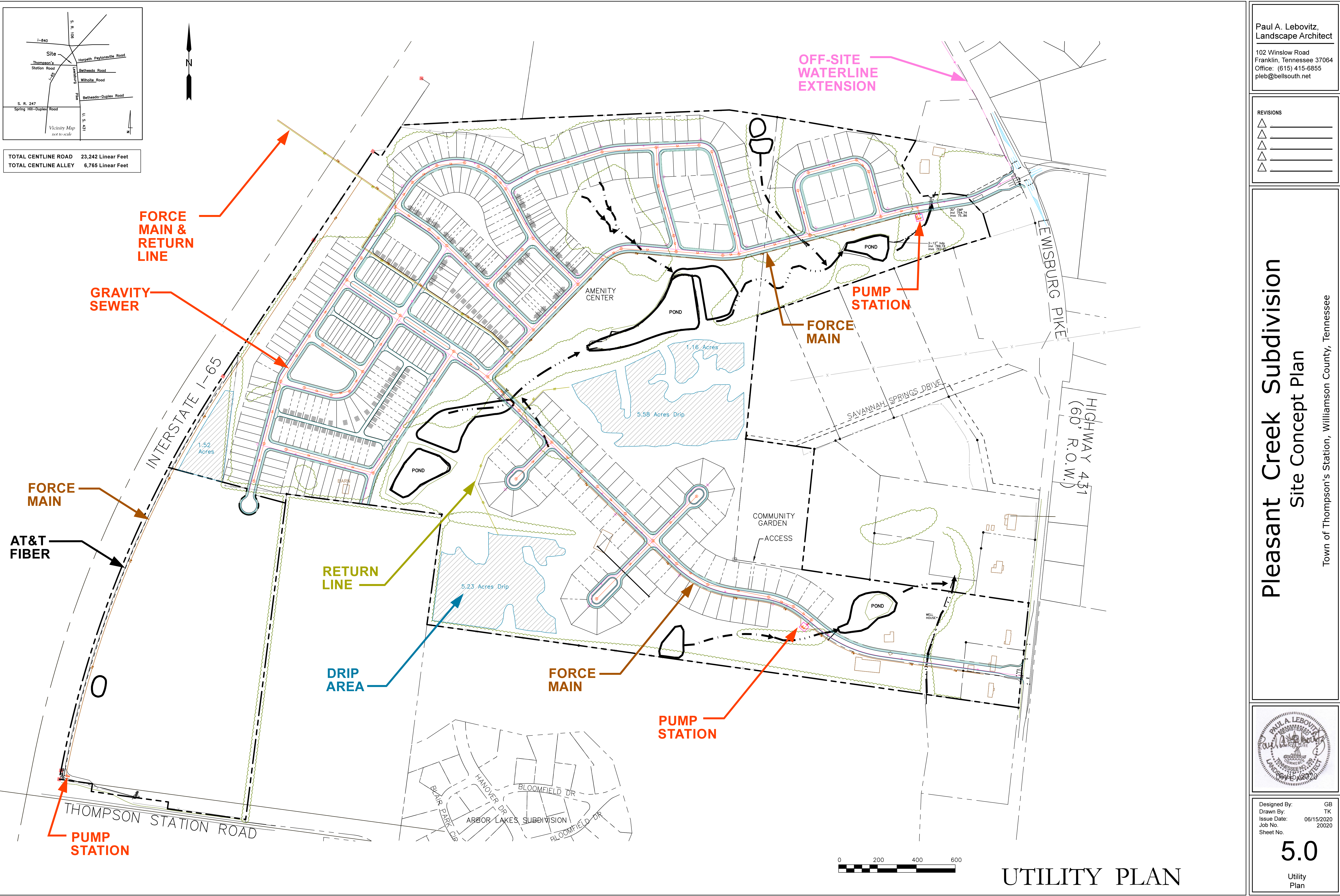


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Drawn By: pal  
Issue Date: 6/15/2020  
Job No: 20020  
Sheet No:

**4.2**  
Pedestrian Shed & Civic Spaces



TOTAL CENTLINE ROAD 23,242 Linear Feet  
 TOTAL CENTLINE ALLEY 6,765 Linear Feet



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REVISIONS

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# Pleasant Creek Subdivision Site Concept Plan

Town of Thompson's Station, Williamson County, Tennessee



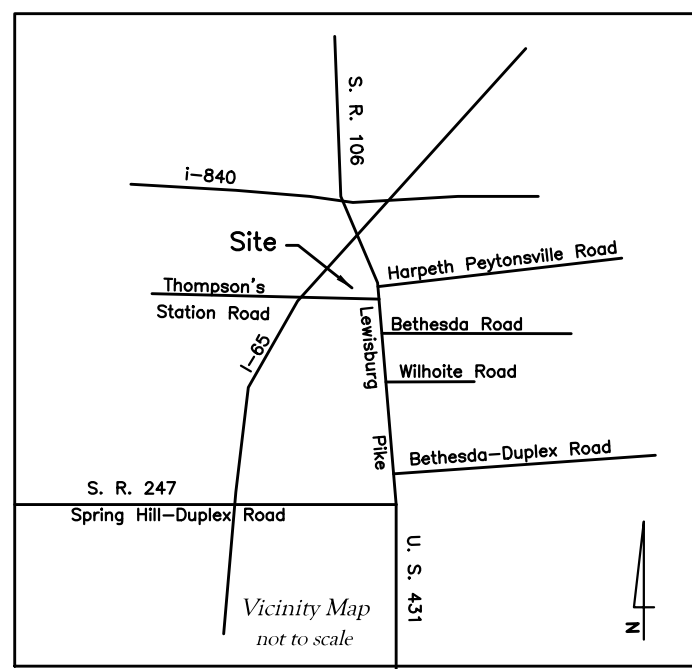
Designed By: GB  
 Drawn By: TK  
 Issue Date: 06/15/2020  
 Job No. 20020  
 Sheet No.

5.0

Utility Plan



## UTILITY PLAN



TOTAL CENTLINE ROAD 23,242 Linear Feet  
 TOTAL CENTLINE ALLEY 6,765 Linear Feet



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REVISIONS

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△	_____
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△	_____

# Pleasant Creek Subdivision Site Concept Plan

Town of Thompson's Station, Williamson County, Tennessee



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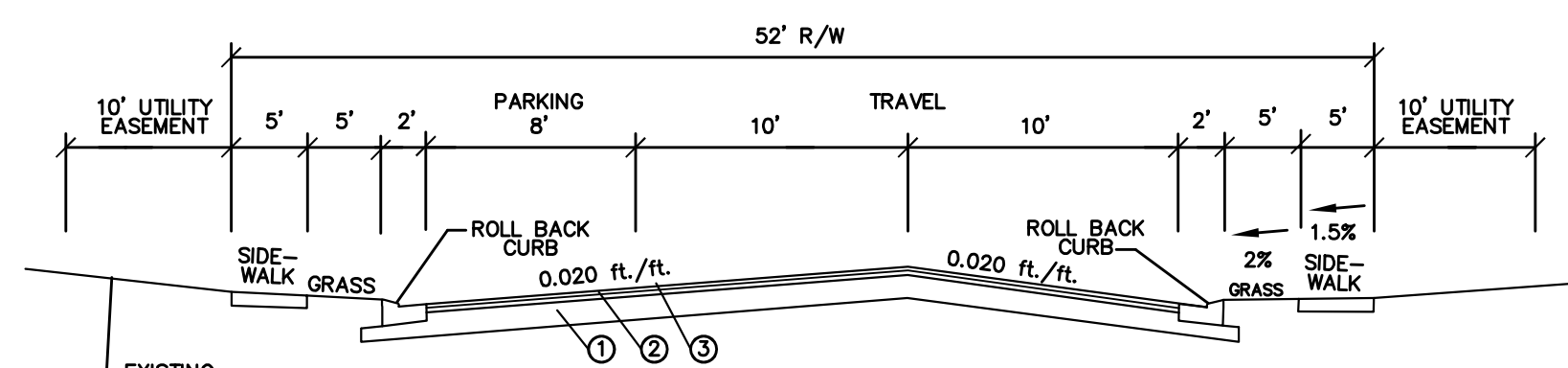
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Grading  
 Plan

BOUNDARY & TOPOGRAPHIC SURVEY  
 PROVIDED BY HARRAH & ASSOCIATES  
 DATED 9-28-2015  
 PROJECT NO. T115-05-002

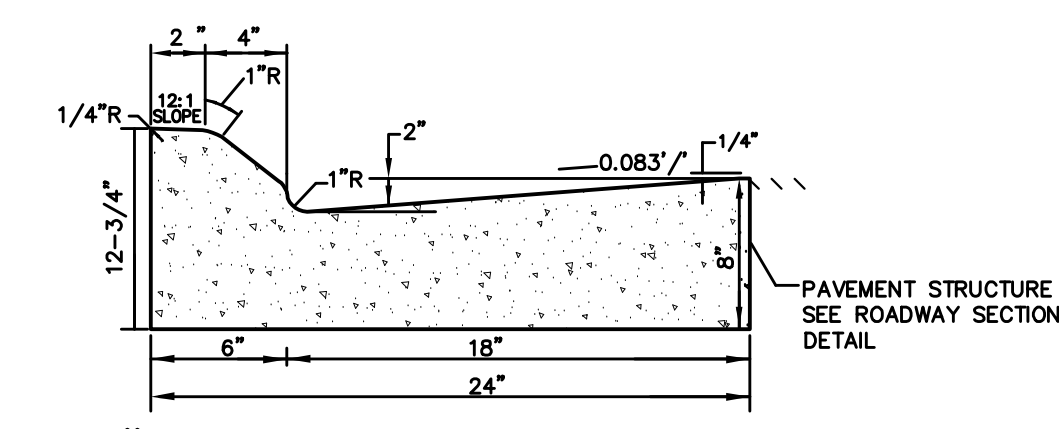


# GRADING PLAN

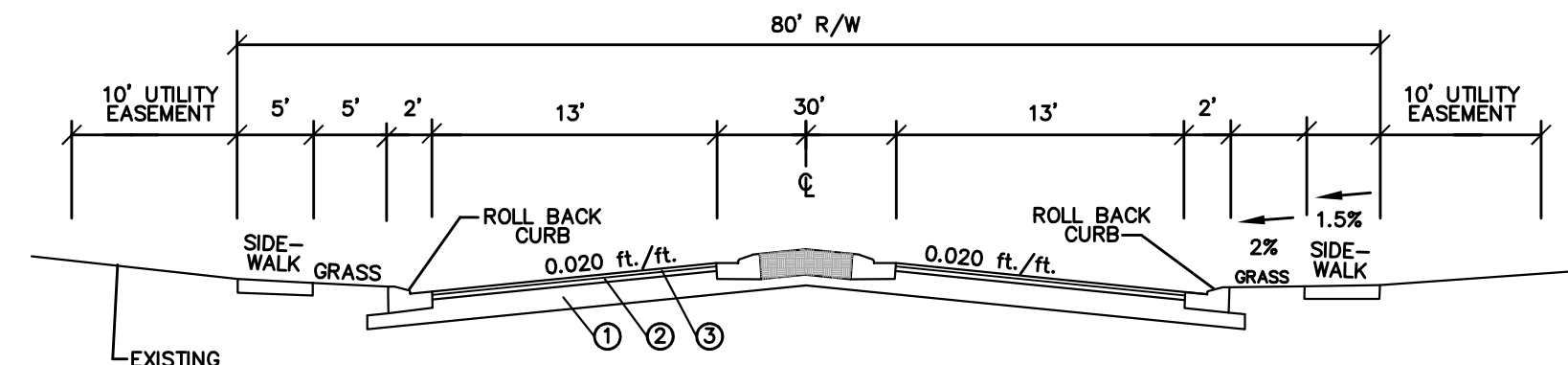


1. MINERAL AGGREGATE BASE @ 8" FOR 303-01 MINERAL AGGREGATE TYPE "A" BASE GRADING D 402.01 BIT. MATERIAL FOR PRIME COAT (P.C.) 0.30-0.35 GAL/S.Y. 402.02 AGGREGATE FOR COVER MATERIAL (P.C.) 8-12 LBS./S.Y.
2. BITUMINOUS LEVELING-WEARING SURFACE GRADING "CW" 2" 200 LBS./S.Y. 307-03.03 AGGREGATE (BPMB-HM) GRADING "CW" 307-03.04 ASPHALT CEMENT (BPMB-HM) GRADING "CW"
3. ASPHALTIC CONCRETE SURFACE (HOT MIX) GRADING "E" 1.5" 165 LBS./S.Y. 411.02.01 MINERAL AGGREGATE FOR (ACS) GRADING "E" 411.02.02 ASPHALT CEMENT FOR (ACS) GRADING "E"

**ALLEY LOTS ROADWAY SECTION**  
NTS

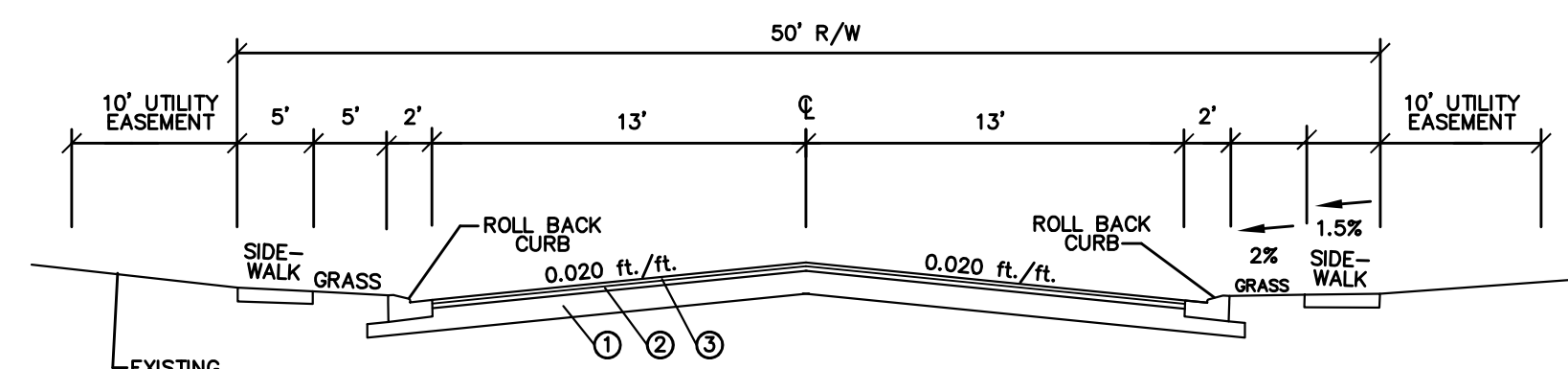


**6" MOUNTABLE CONCRETE COMBINED CURB AND GUTTER**  
NTS



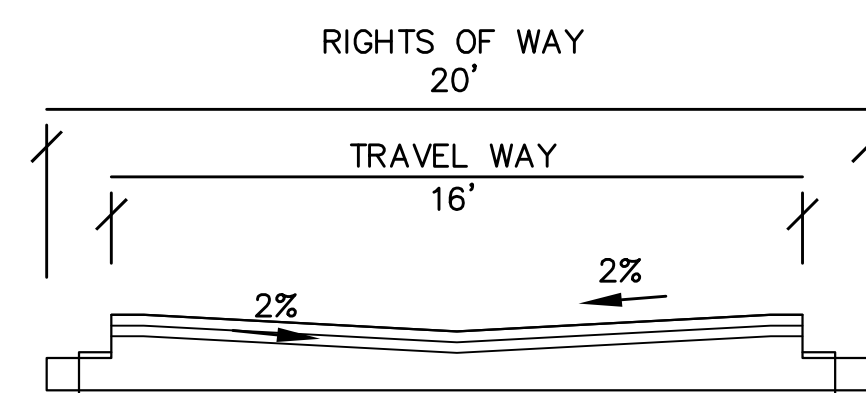
1. MINERAL AGGREGATE BASE @ 8" FOR 303-01 MINERAL AGGREGATE TYPE "A" BASE GRADING D 402.01 BIT. MATERIAL FOR PRIME COAT (P.C.) 0.30-0.35 GAL/S.Y. 402.02 AGGREGATE FOR COVER MATERIAL (P.C.) 8-12 LBS./S.Y.
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**DIVIDED LANE ROADWAY SECTION**  
NTS

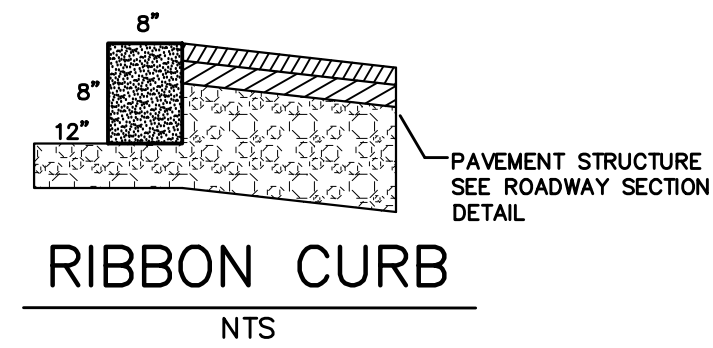


1. MINERAL AGGREGATE BASE @ 8" FOR 303-01 MINERAL AGGREGATE TYPE "A" BASE GRADING D 402.01 BIT. MATERIAL FOR PRIME COAT (P.C.) 0.30-0.35 GAL/S.Y. 402.02 AGGREGATE FOR COVER MATERIAL (P.C.) 8-12 LBS./S.Y.
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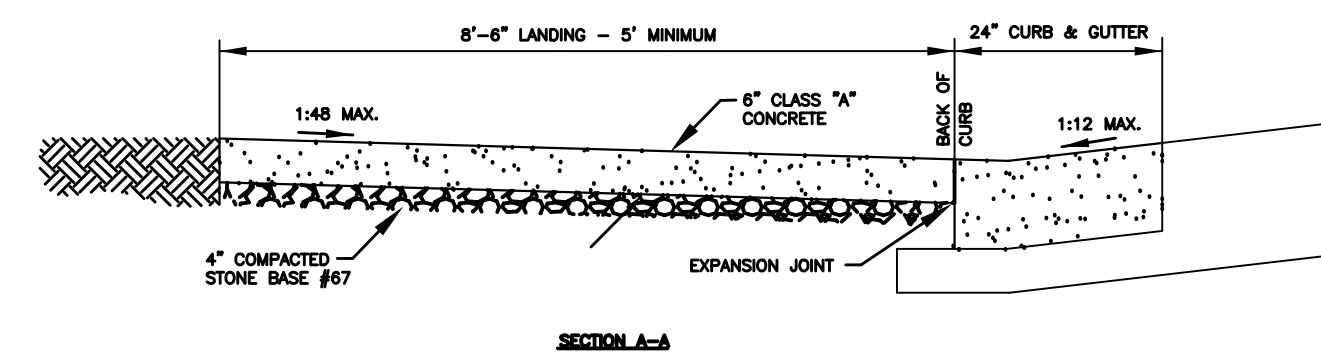
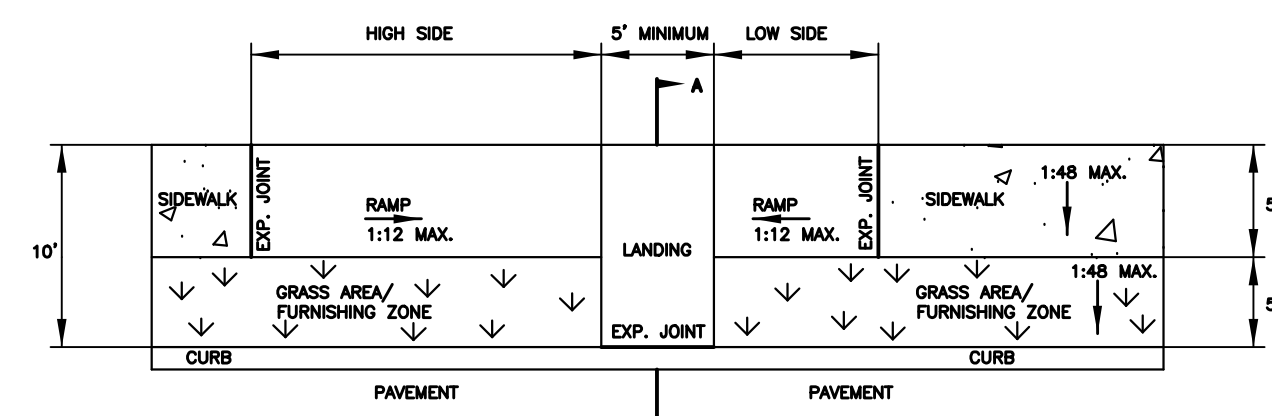
**TYPICAL ROADWAY SECTION**  
NTS



**ALLEY SECTION**  
NTS

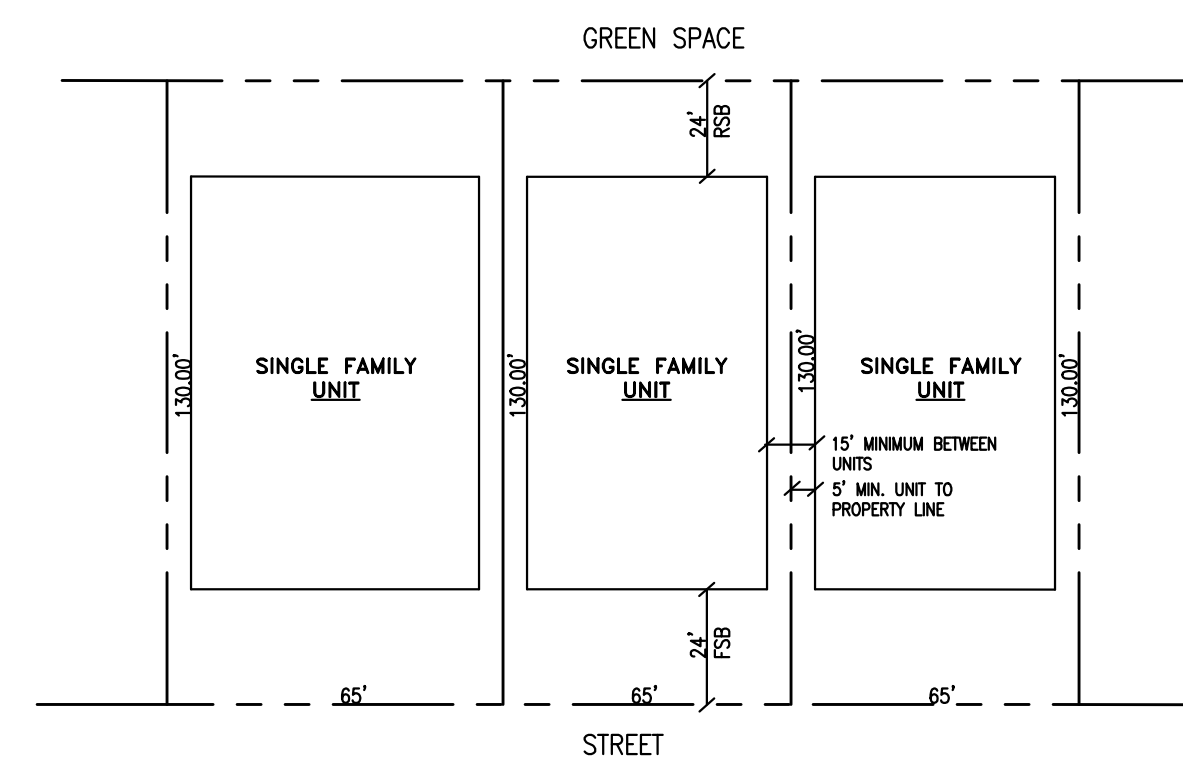


**RIBBON CURB**  
NTS

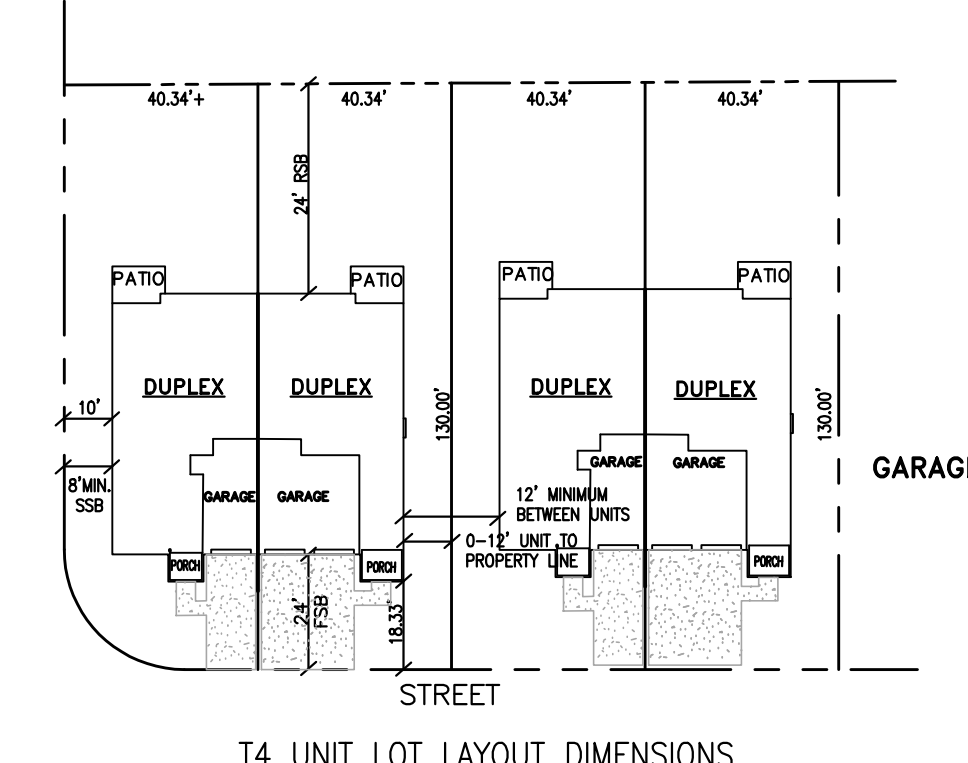


- GENERAL NOTES**
1. LANDING SHALL BE FLUSH WITH THE EDGE OF PAVEMENT.
  2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM AND SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
  3. BACK OF CURB HEIGHT ALONG RAMP SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6 INCHES AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6 INCHES THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS SIDEWALK CROSS-SLOPE.
  4. HIGH SIDE AND LOW SIDE RAMP SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL-HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.

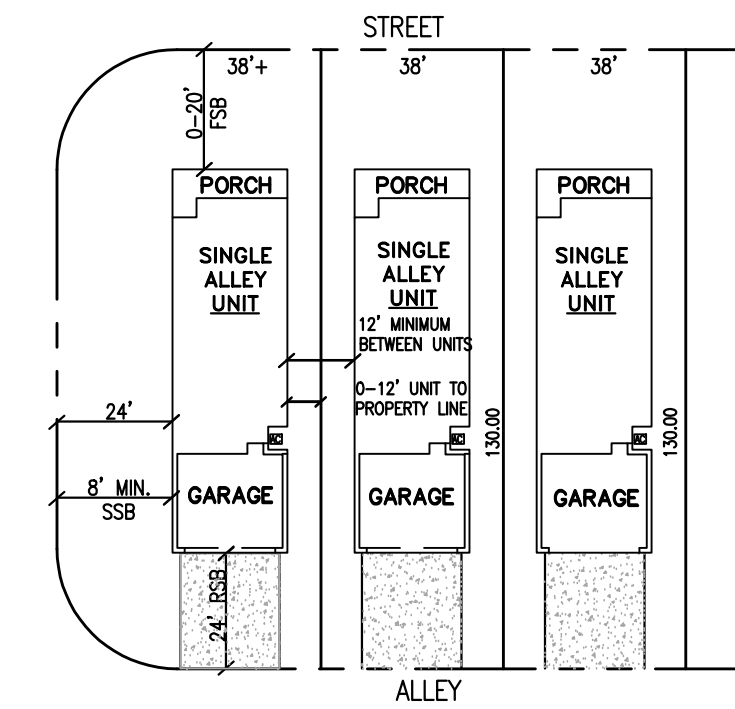
**SIDEWALK**  
NTS



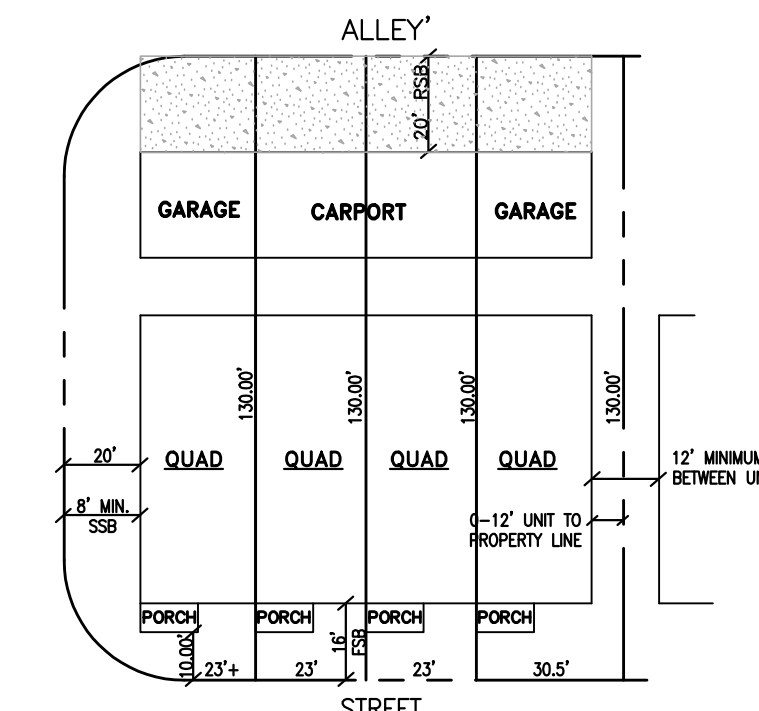
**T3 LOT LAYOUT DIMENSIONS**  
SINGLE FAMILY HOMES WITH GARAGE  
NOTE: REQUEST A MINIMUM 15' AGGREGATE SIDE SETBACK



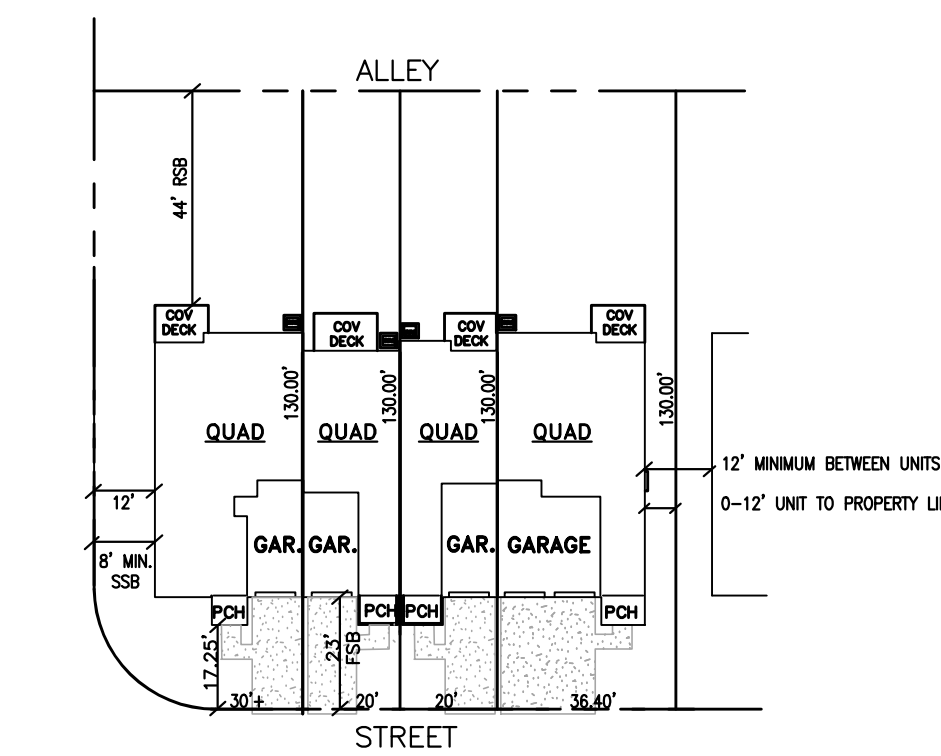
**T4 UNIT LOT LAYOUT DIMENSIONS**  
DUPLEXES, TRIPLEXES, FOURPLEXES WITH FRONT LOADED GARAGE



**T4 UNIT LOT LAYOUT DIMENSIONS**  
SINGLE FAMILY HOME WITH ALLEY LOADED GARAGE



**T4 UNIT LOT LAYOUT DIMENSIONS**  
QUADPLEXES & SIXPLEXES WITH REAR LOADED GARAGE or CARPORT



**T4 UNIT LOT LAYOUT**  
QUADPLEXES & SIXPLEXES WITH STREET LOADED GARAGE

Paul A. Lebovitz,  
Landscape Architect

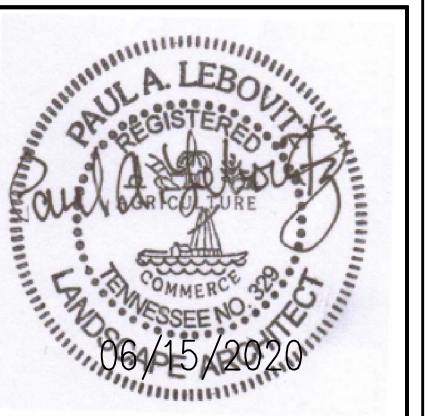
102 Winslow Road  
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**REVISIONS**

NO.	DATE	DESCRIPTION
1		STAFF COMMENTS
2		
3		
4		

**Pleasant Creek Subdivision**  
Site Concept Plan

Town of Thompson's Station, Williamson County, Tennessee



Designed By: pal  
Drawn By: pal  
Issue Date: 06/15/2020  
Job No. 20020  
Sheet No.

**6.1**

Details

**DETAILS**



# PLEASANT CREEK

CONCEPTUAL PLAN  
THOMPSON'S STATION, TN

### Lot Types

- Single Family
- Single Family with Alley
- Twin Homes
- Attached Town Homes
- Town Homes with Front Garage



# PLEASANT CREEK

CONCEPTUAL PLAN  
THOMPSON'S STATION, TN



■ Single Family

PLEASANT CREEK  
CONCEPTUAL PLAN  
THOMPSON'S STATION, TN



■ Single Family with Alley

PLEASANT CREEK  
CONCEPTUAL PLAN  
THOMPSON'S STATION, TN



BOB JOHNSON

Attached Town Homes

PLEASANT CREEK  
CONCEPTUAL PLAN  
THOMPSON'S STATION, TN



■ Town Homes with Front Garage

PLEASANT CREEK  
CONCEPTUAL PLAN  
THOMPSON'S STATION, TN



PLEASANT CREEK  
CONCEPTUAL PLAN  
THOMPSON'S STATION, TN