

**Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
June 28, 2016**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of Minutes Of The May 24, 2016 Meeting

Documents: [05242016 PC MIN.PDF](#)

Public Comments-

Town Planner Report

Tollgate Traffic Improvements
Greenway Trail

New Business:

1. Preliminary Plat For Phase 12 Fields Of Canterbury For The Creation Of 138 Lots Within Phase 12 Of The Fields Of Canterbury (PP 2016-004)

Documents: [ITEM 1 STAFF REPORT FC PRELIM PLAT 12.PDF](#), [ITEM 1 CONSTRUCTION ROUTE FC 12.PDF](#), [ITEM 1 FC TREE REMOVAL AND REPLACEMENT PLAN.PDF](#), [ITEM 1 PRELIMINARY PLAT FC 12.PDF](#)

2. Site Plan For Bridgemore Village Amenities Center Located At The Terminus Of Creamery Bridge Road (File: SP 2016-003)

Documents: [ITEM 2 STAFF REPORT BV AMENITY.PDF](#), [ITEM 2 BV AMENITY.PDF](#)

3. Final Plat For Section 6A Within Phase 6 Of Bridgemore Village To Create 22 Lots (File: FP 2016-002)

Documents: [ITEM 3 STAFF REPORT BV FINAL PLAT 6A.PDF](#), [ITEM 3 BV FINAL PLAT 6A.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 24 , 2016

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 May, 2016 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bender; Commissioner Darren Burrese; Commissioner Don Blair, Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

Pledge of Allegiance.

Minutes:

The minutes of the April 26th, 2016 meeting were previously submitted with revisions.

Commissioner Benson moved for approval of the March 29th, 2016 meeting minutes with revisions as stated. The motion was seconded and carried unanimously.

Public Comment:

None.

Town Planner Report:

Mrs. Deats updated the Planning Commission on the following items:

- Mr. Reifschneider has withdrawn his application for the residential business. He is looking at his options and may submit a request in the future.
- The Roderick project ordinance failed at the BOMA meeting. The Board had requested that Staff bring the project back to Planning Commission to revisit zoning, however, since the meeting, the applicant contacted Staff stating that they would use the concept plan that was approved in 2007.
- The Town will begin working with Placemakers to develop design standards for apartments in a commercial district.
- Two Farms did pass on the rezone at the BOMA meeting and the Town expects to see a concept plan in the upcoming weeks.
- Land Development Ordinance amendments are on the BOMA agenda for June.

Unfinished Business:

- 1. Preliminary plat for the development of the Whistle Stop neighborhood located at 1565 Thompson's Station Rd. West and 1715 School Street (File: PP 2016-002).**

Mrs. Deats reviewed her Staff report and recommended denial of the Preliminary Plat based on the need to obtain wastewater approval and meet the conditions set forth within Ordinance 2016-001.

Mr. Josh Denton with GRSM law firm came forward to speak on behalf of the applicant.

After discussion, Commissioner Bender made a motion to accept the Staff recommendation to deny the Preliminary Plat for Whistle Stop due to conditions not being met for Ordinance 2016-001 for approval of the concept plan. The motion was seconded and carried unanimously.

New Business:

2. Letter of Credit Reduction for Fields of Canterbury 4D (File: 1-D-14-018).

Staff reviewed the report and recommended reduction of the bond based on progress within Section 4D. Bucky Ingram, with Willowbranch Partners, LLC, came forward to speak on behalf of the applicant.

After discussion, Chairman Elder made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 4D, to reduce the bond from \$190,000 to \$77,000 for roads, drainage and erosion control and reduce the bond from \$110,000 to \$27,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.

3. Letter of Credit reduction for Fields of Canterbury 4E (File: FP 2015-003).

Staff reviewed the report and recommended reduction of the bond based on progress within Section 4E.

After discussion, Commissioner Roberts made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 4E, to reduce the bond from \$112,000 to \$52,000 for roads, drainage and erosion control and reduce the bond from \$114,000 to \$25,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.

4. Letter of Credit reduction for Fields of Canterbury 8B (File: FP 2015-010).

Staff reviewed the report and recommended reduction of the bond based on progress within Section 8B.

After discussion, Commissioner Blair made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 8B, to reduce the bond from \$273,000 to \$98,000 for roads, drainage and erosion control and reduce the bond from \$190,000 to \$63,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.

5. Letter of Credit reduction for Fields of Canterbury 9A (File: 1-D-14-012).

Staff reviewed the report and recommended reduction of the bond based on progress within Section 9A.

After discussion, Chairman Elder made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 9A, to reduce the bond from \$109,000 to \$34,000 for roads, drainage and erosion control and reduce the bond from \$40,000 to \$22,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.

6. Letter of Credit reduction for Fields of Canterbury 9B (File: FP 2015-009).

Staff reviewed the report and recommended reduction of the bond based on progress within Section 9B.

After discussion, Commissioner Bender made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 9B, to reduce the bond from \$150,000 to \$27,000 for roads, drainage and erosion control and reduce the bond from \$135,000 to \$50,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.

7. Letter of Credit reduction for Fields of Canterbury 10A (File: FP 2015-004).

Staff reviewed the report and recommended reduction of the bond based on progress within Section 10A.

After discussion, Commissioner Benson made a motion to approve the Letter of Credit Reduction for Fields of Canterbury, 10A, to reduce the bond from \$112,000 to \$48,000 for roads, drainage and erosion control and reduce the bond from \$140,000 to \$41,000 for sewer for a year with the option for automatic renewal. The motion was seconded and carried unanimously.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:03 p.m.

Jack Elder, Chairman

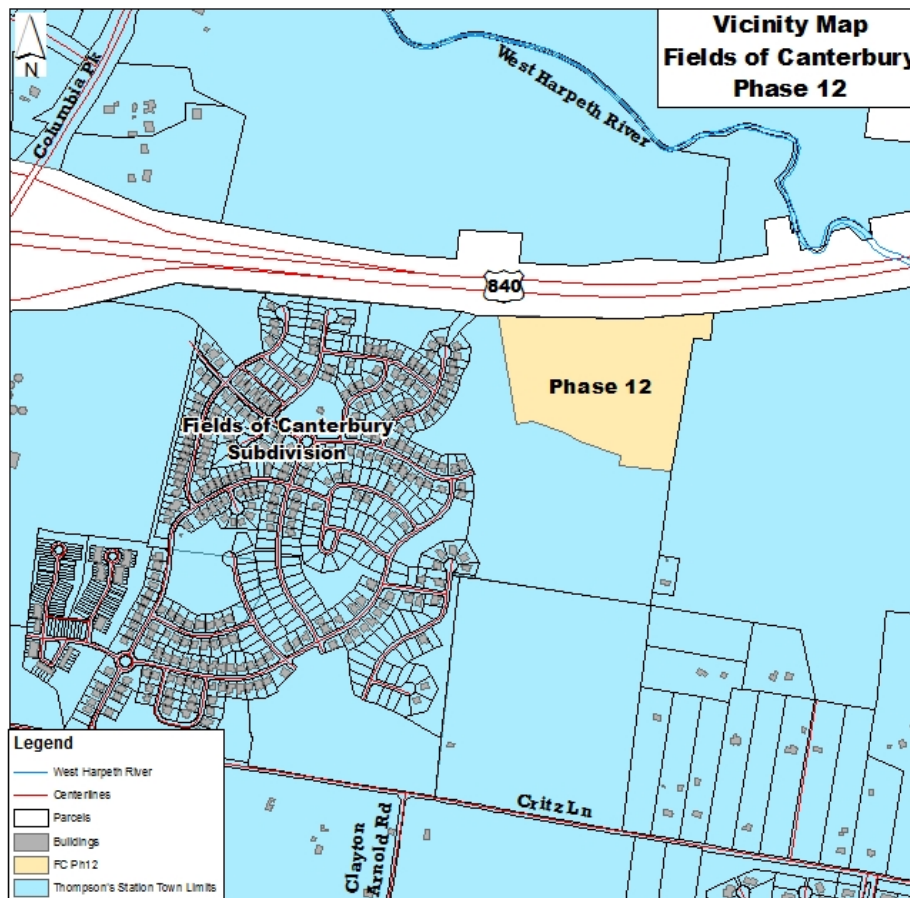
Attest: _____
Don Blair, Secretary

**Thompson's Station Planning Commission
Staff Report – Item 1 (PP 2016-004)
June 28, 2016**

Preliminary Plat, Phase 12 for the creation of 47 single family lots, 88 townhome lots and three (3) open space lots and the removal of 1,020 inches of trees located within phase 12 of The Fields of Canterbury.

PROJECT DESCRIPTION

Ragan Smith & Associates, on behalf of Hood Development submitted a request for a preliminary plat to create 44 single family lots, 91 townhome lots and three (3) open space lots within the Fields of Canterbury community.



ANALYSIS

Land Use/Density

The development is located within the D3 – High Intensity zoning district which permits three units an acre and permits housing options that include single-family and townhomes. The overall project site is 270.5 acres and consists of 204 townhomes and 612 single-family dwellings for a total of 816 residential units for a total density of three units per acre. This phase is within the master planned area and will contain 47 single-family lots and 88 townhome lots in a manner consistent with the approved layout of the development.

Lot Width and Setbacks

The single family lots will vary in size from .05 acres (for townhome lots) to .29 acres (for single-family lots with single family widths ranging from 54 feet to approximately 65 feet. The proposed

setbacks are 20 feet for the front yard setback, 7.5 feet for the side yard setbacks and 20 feet for the rear yard setback. The townhome lots will have a minimum width of 20 feet with a 15 foot front yard setback with a 20 foot driveway measured from back of sidewalk, a 25 foot rear yard setback and 15 feet minimum building separation distance. Therefore, the preliminary plat conforms to lot widths standards within Land Development Ordinance.

Roadways

The standard for local roadways is 50 feet. Development of the lots within this phase will require the extension of Wellesley Square Lane and the construction of Cloister Drive and Sassafras Lane. All roads will have a width of 50 feet with a five foot sidewalk and a five foot landscape strip. Therefore, the preliminary plat conforms to the roadway standards within the Land Development Ordinance.

Critical Lots

No development will occur on slopes exceeding 25%; however, several lots contain slopes between 15 and 25% and are critical lots due to these slopes. Lots 1130-1133, 1139-1140, 1142-1143, 1147-1150 and 1174 – 1175 are designated as critical lots on the plat. A mass grading plan will be reviewed with the construction plans and all critical lots will require engineered site plans to address all site specific issues when building permit is required.

Open Space

The original development plan was approved with a 25% requirement for open space. In May 2015, the applicant submitted a revised plan increasing the open space to 31%. The development currently has 42.85 acres of open space which is approximately 50% of the requirement. The preliminary plat creates three open space lots, totaling 13.08 acres. Therefore, the project is consistent with the approved site development plan and the open space has been platted proportionately in accordance with the Land Development Ordinance.

Trees

Development of phase 12 will result in the removal of 45 trees for a total of 1,248 inches. The Land Development Ordinance requires the replacement of trees 24 inches and greater at a ratio of one and a half inches for every inch removed. Therefore, 1,872 inches of trees is required to be replaced on the site. The replacement plan includes one tree per each single-family lot for a total of 47 trees, one tree for each townhome lot for a total of 88 trees, 82 street trees and 326 “phase” trees. These 543 trees total 1,080 inches of the necessary replacement trees. The replacement plan also includes the existing trees located at the main entrance along Critz Lane, the berm and open space plantings in phase 10, and the amenity center trees for a total of 792 inches. The trees included in the replacement plan were trees planted by the developer and therefore, can be included to satisfy the requirements. Therefore, the replacement plan is consistent with the Land Development Ordinance.

Construction Plans

While the preliminary plat provides an entitlement to move forward with the phase, construction plans are submitted, but review is not complete at this time. The construction documents provide all the necessary engineering for the development. During the review of the construction drawings, any engineering issues that are identified, including but not limited to grading, drainage, etc. will be required to be addressed adequately prior to approval. Therefore, any issues that arise during the construction plan review will be incumbent on the applicant to revise the preliminary plat accordingly to meet all engineering related standards.

Construction Route

On March 24, 2015, the Planning Commission approved the construction route which provided access predominantly from an entry point along Critz Lane to Callaway Park Place to access all other necessary roads into the different phases, including phases 11 and 12. The entry on Critz Lane was a temporary access until the secondary entrance, Paddock Park Place was completed. Paddock Park Place will be completed prior to development within phase 12. Therefore, the construction entrance will relocate to Paddock Park Place. The construction route along Callaway Park Place ultimately connecting to Chaucer Park into both phases 11 and 12 will remain as approved by the Planning Commission in March, 2015.

RECOMMENDATION

Based on the project's consistency with the site development plan and the Town's Land Development Ordinance, Staff recommends that the Planning Commission approve the preliminary plat with the following contingencies:

1. Prior to the approval of construction plans, the applicant shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, a mass grading plan shall be submitted for review and approval.
5. During construction, the developer shall comply with Section 8.0 Recommendations, including 8.1 Earthwork, 8.2 Structural Fill, 8.3 Groundwater control and 8.4 Sinkhole Considerations from the geotechnical report dated June 1, 2016.

ATTACHMENT

Preliminary Plat Map

Construction Route Map

Tree Removal and Replacement Plan

COLUMBIA PIKE

STATE ROUTE 840

MARS PETCARE
SPECIFIC PLAN



LOW INTENSITY

CONSTRUCTION
ACCESS ROUTE

OPEN SPACE
(RESERVED FOR HOA
FUTURE AMENITY)

HIGH INTENSITY

MEDIUM INTENSITY

	PREVIOUSLY APPROVED CONCEPT PLAN	PROPOSED CONCEPT PLAN
OPEN SPACE:	67.40 ACRES (25%)	84.76 ACRES (31%) (+/- 29.21 AC.YET TO BE PLATTED)
DWELLING UNITS:	1109 UNITS	816 UNITS 612 SINGLE FAMILY 204 TOWNHOMES
SITE AREA:	270.5 ACRES	270.5 ACRES
DWELLING UNITS PER ACRE:	6.0 D.U./ACRE (MAX)	3.0 D.U./ACRE

RAGAN SMITH

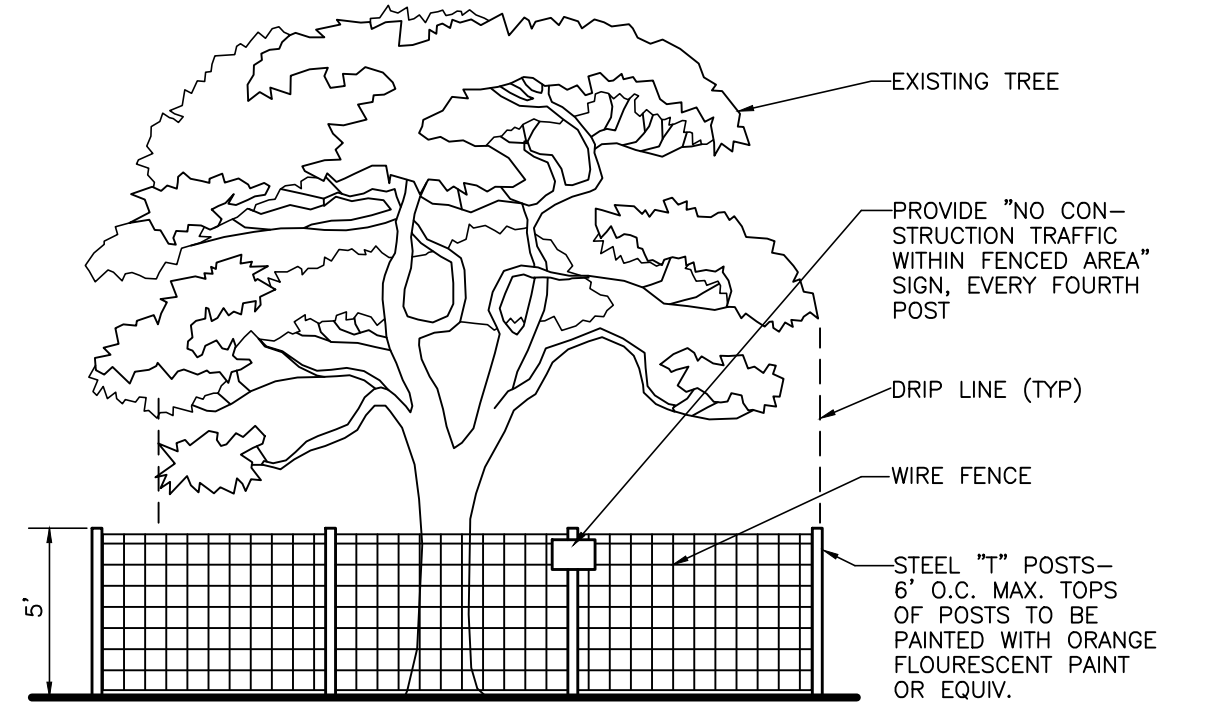
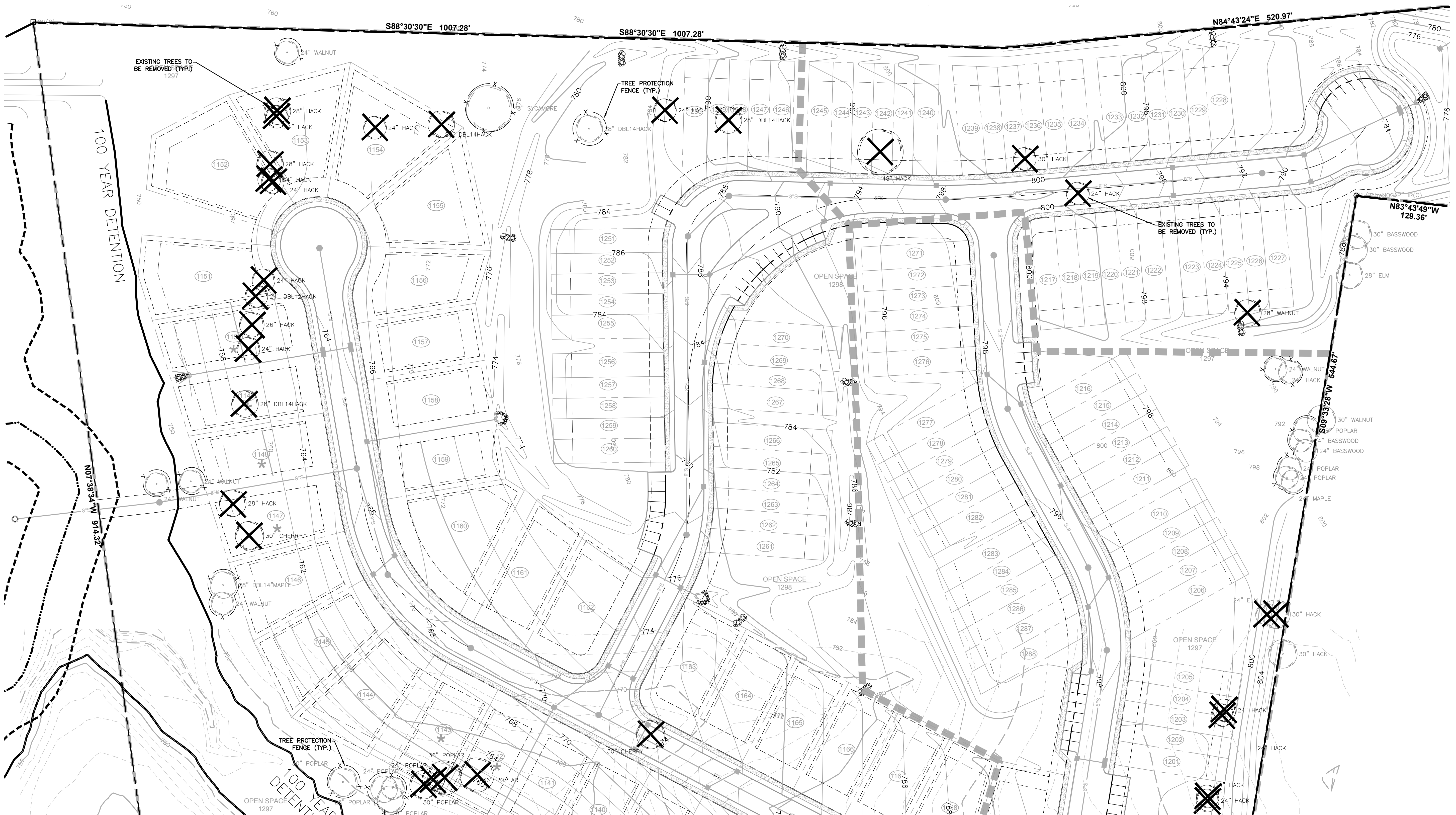
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TN 37206 PH (615) 244-8591
FAX (615) 244-6739 WWW.RAGANSMITH.COM
JOB NO: 05043 / 7878

The Fields of Canterbury

Development Concept Presentation



REV. 06/15/2016



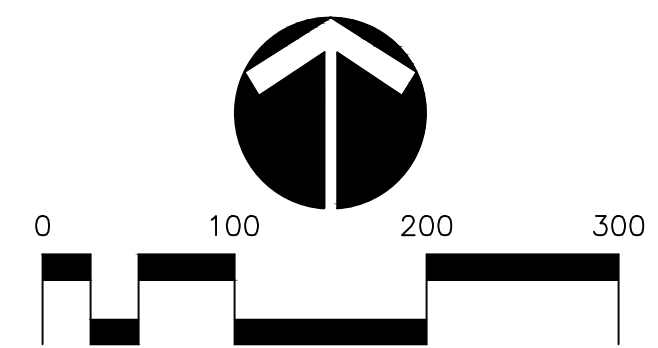
TREE PROTECTION DETAIL
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

Tree Protection / Replacement Data Table

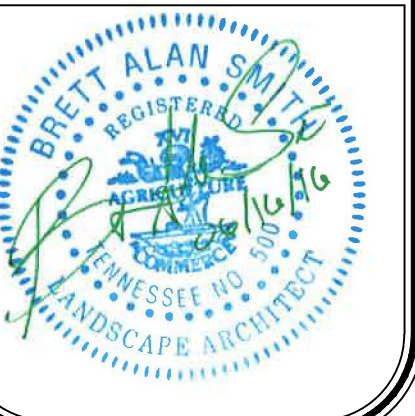
Tree Units Provided from Existing Trees		
Removed Tree Sizes	Quantity	Units Per Tree
24"	23	552
26"	2	52
28"	7	196
30"	8	240
36"	2	72
40"	1	40
48"	2	96
Total Trees to be removed	45	
Total Units From Trees to be removed		1248
Total Replacement Units Required	1,248 x 1.5 = 1,872	
Total Replacement Units Provided		1,872

(See Landscape Plan)



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1000 BENTLEY STREET
NASHVILLE, TN 37203
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FOR
THE FIELDS OF CANTERBURY
HOOD DEVELOPMENT, LLC

WILLIAMSON COUNTY, TOWN OF TOMPSON'S STATION, TENNESSEE

WK. ORDER	7878	TPG	JDK	1"=50'	JUNE 6, 2016
JOB NO.	05-043	DESIGNED:	DRAWN:	SCALE:	DATE:
REVISIONS					
2 06-16-16 T. GARDNER PER TOWN COMMENTS PER LAYOUT CHANGE					


EXISTING TREE
REMOVAL PLAN

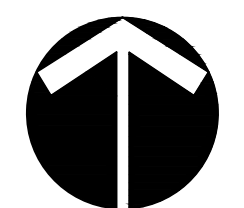

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DATE: 05/11/16 11:42 AM
DRAWN BY: T. GARDNER
CHECKED BY: J. GARDNER
PLOT DATE: 05/11/16 11:42 AM
LAST UPDATED BY: T. GARDNER 05/11/16 11:42 AM

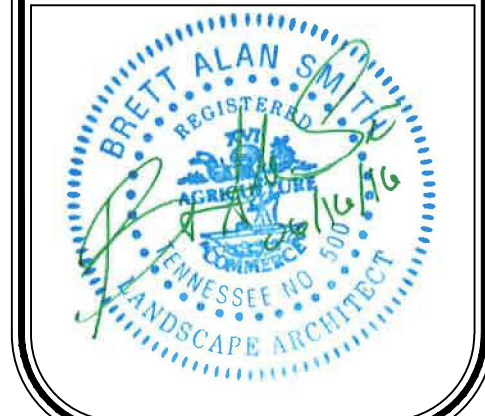


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811
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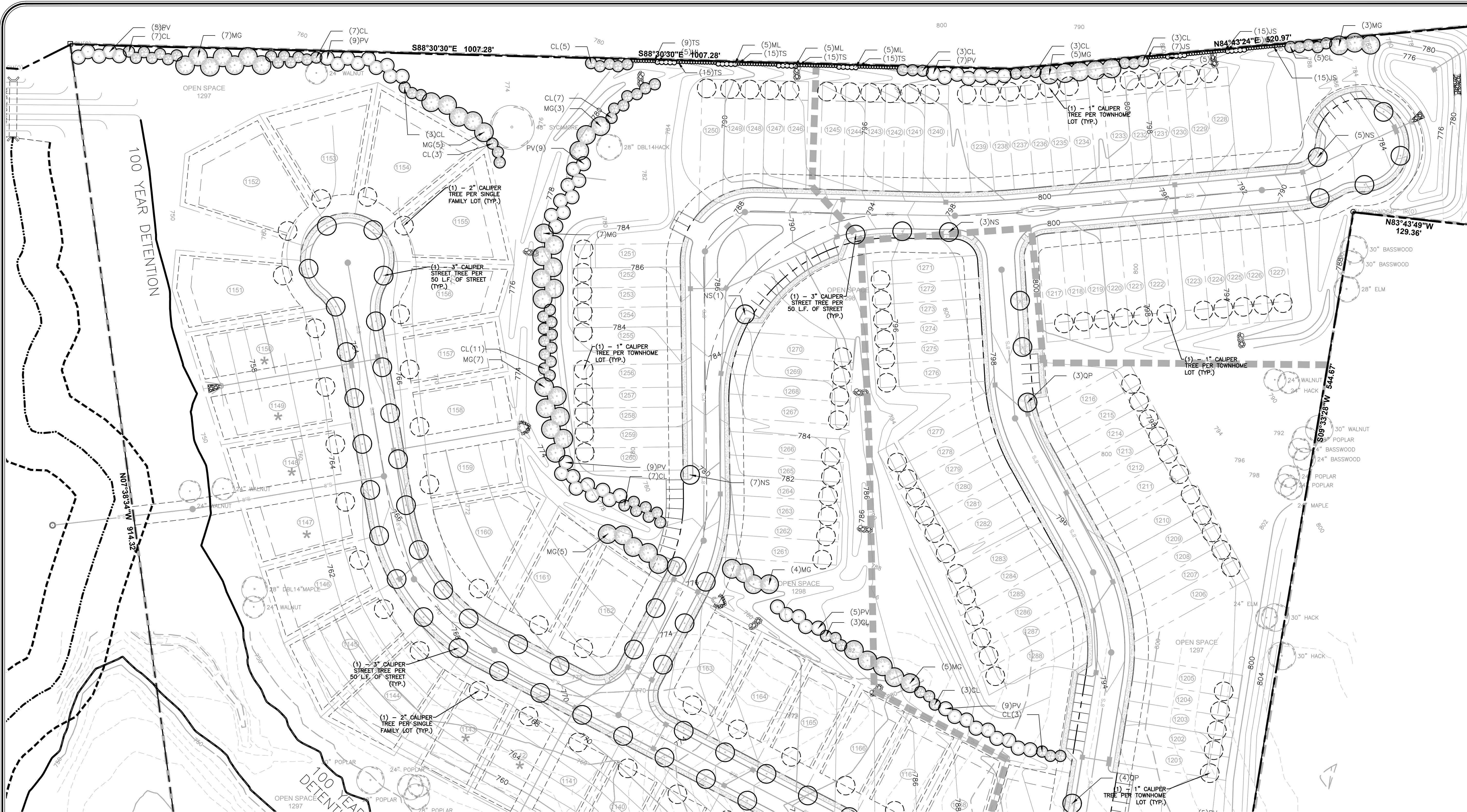



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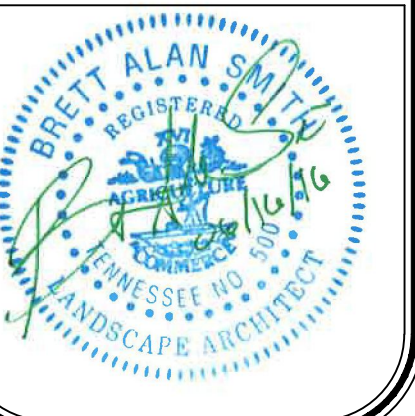


THE FIELDS OF CANTERBURY
 FOR
HOOD DEVELOPMENT, LLC
WILLIAMSON COUNTY, TOWN OF TOMPSON'S STATION, TENNESSEE

JOB NO.	05-043	DESIGNED:	TPG	DRAWN:	JDK	SCALE:	1"=50'	DATE:	JUNE 6, 2016
WK. ORDER	7878	COMMENTS:		REVISIONS:					
EXISTING TREE REMOVAL PLAN									
L1.1									



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FOR
THE FIELDS OF CANTERBURY
HOOD DEVELOPMENT, LLC
 WILLIAMSON COUNTY, TOWN OF TOMPSON'S STATION, TENNESSEE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
JS	37	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	EVERGREEN	2" CAL.	8' HT. MIN.	AS SHOWN	B&B, FULL TO BASE
MG	51	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	EVERGREEN	2" CAL.	8' HT. MIN.	AS SHOWN	B&B, FULL TO BASE
ML	30	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	EVERGREEN	2" CAL.	6'-8' HT.	AS SHOWN	B&B, FULL TO BASE
PV	63	PINUS VIRGINIANA / VIRGINIA PINE	EVERGREEN	2" CAL.	8' HT. MIN.	AS SHOWN	B&B, FULL TO BASE
TS	69	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	EVERGREEN	2" CAL.	8' HT. MIN.	AS SHOWN	B&B, FULL TO BASE
CL	76	X CUPRESSOCYPARIS LEYLANDII / LEYLANDI CYPRESS	EVERGREEN	2" CAL.	8' HT. MIN.	AS SHOWN	B&B, FULL TO BASE
STREET_TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CK	45	CLADRASTIS KENTUCKEA / AMERICAN YELLOWWOOD	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B
NS	16	NYSSA SYLVATICA / SOUR GUM	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B
QN	14	QUERCUS NUTTALLII / NUTTALL OAK	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B
QP	7	QUERCUS PHELLOS / WILLOW OAK	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B

NOTES:
 1. SEED ALL DISTURBED AREAS NOT OTHERWISE PLANTED.
 2. ALL SIZES ARE MINIMUMS. ALL TREES MUST BE A MINIMUM OF 2" CALIPER AND A MINIMUM OF 8' HT. UNLESS OTHERWISE SPECIFIED.
 3. CONTIGUOUS EVERGREENS TO BE PLANTED WITHIN A SINGLE MULCH BED.

PROPOSED SINGLE FAMILY LOT TREES:	47 (47 LOTS x 1 TREE PER LOT)
PROPOSED TOWNHOME LOT TREES:	88 (88 LOTS x 1 TREE PER LOT)
PROPOSED PHASE TREES:	326
PROPOSED STREET TREES:	82
TOTAL TREES PROPOSED:	543 (47 + 88 + 326 + 82)
PROPOSED SINGLE FAMILY LOT TREES (CAL. IN.):	94" (47 x 2 CAL. IN.)
PROPOSED TOWNHOME LOT TREES (CAL. IN.):	88" (88 x 1 CAL. IN.)
PROPOSED PHASE TREES (CAL. IN.):	652" (326 x 2 CAL. IN.)
PROPOSED STREET TREES (CAL. IN.):	246" (82 x 3 CAL. IN.)
TOTAL CALIPER INCHES PROPOSED:	1,080" (94" + 88" + 652" + 246")
TREE CREDITS	
AMENITY CENTER (CAL. IN.):	191"
PHASE 1A ENTRANCE FROM CRITZ LANE (CAL. IN.):	195"
PHASE 10B BERM (WEST) (CAL. IN.):	64"
PHASE 10B BERM (ALONG CRITZ LANE) (CAL. IN.):	108"
PHASE 10B OPEN SPACE #1 (CAL. IN.):	87"
PHASE 10B OPEN SPACE #2 (CAL. IN.):	147"
TOTAL CALIPER INCH CREDITS:	792"
TOTAL CALIPER INCHES PROVIDED:	1,872" (1,080" + 792")
TOTAL CALIPER INCHES REQUIRED:	1,872" (SEE EXISTING TREE REMOVAL PLAN)



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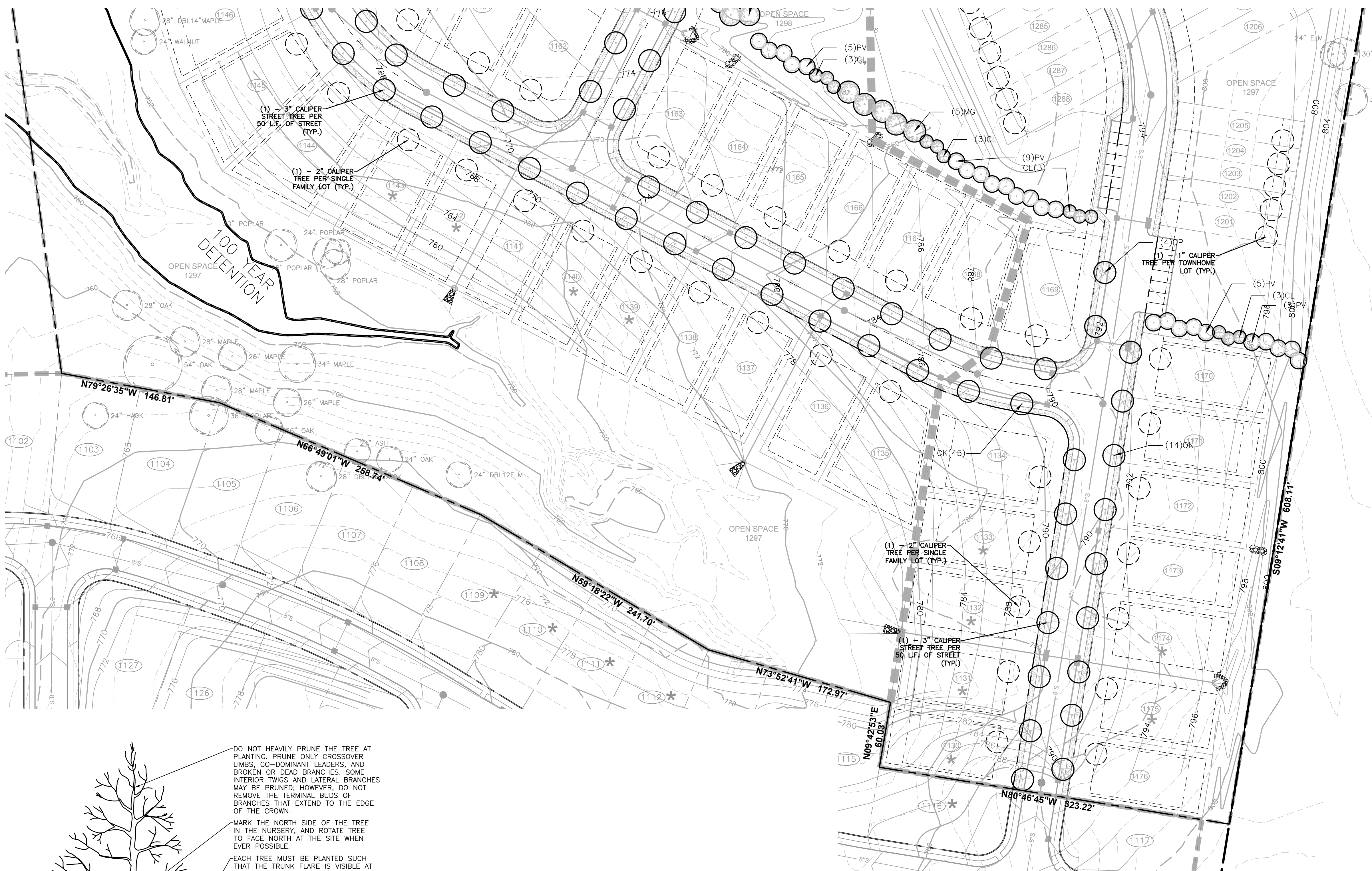


WK. ORDER	7878
DESIGNED:	TPG
DRAWN:	JKD
SCALE:	1"=50'
DATE:	JUNE 6, 2016

LANDSCAPE PLAN

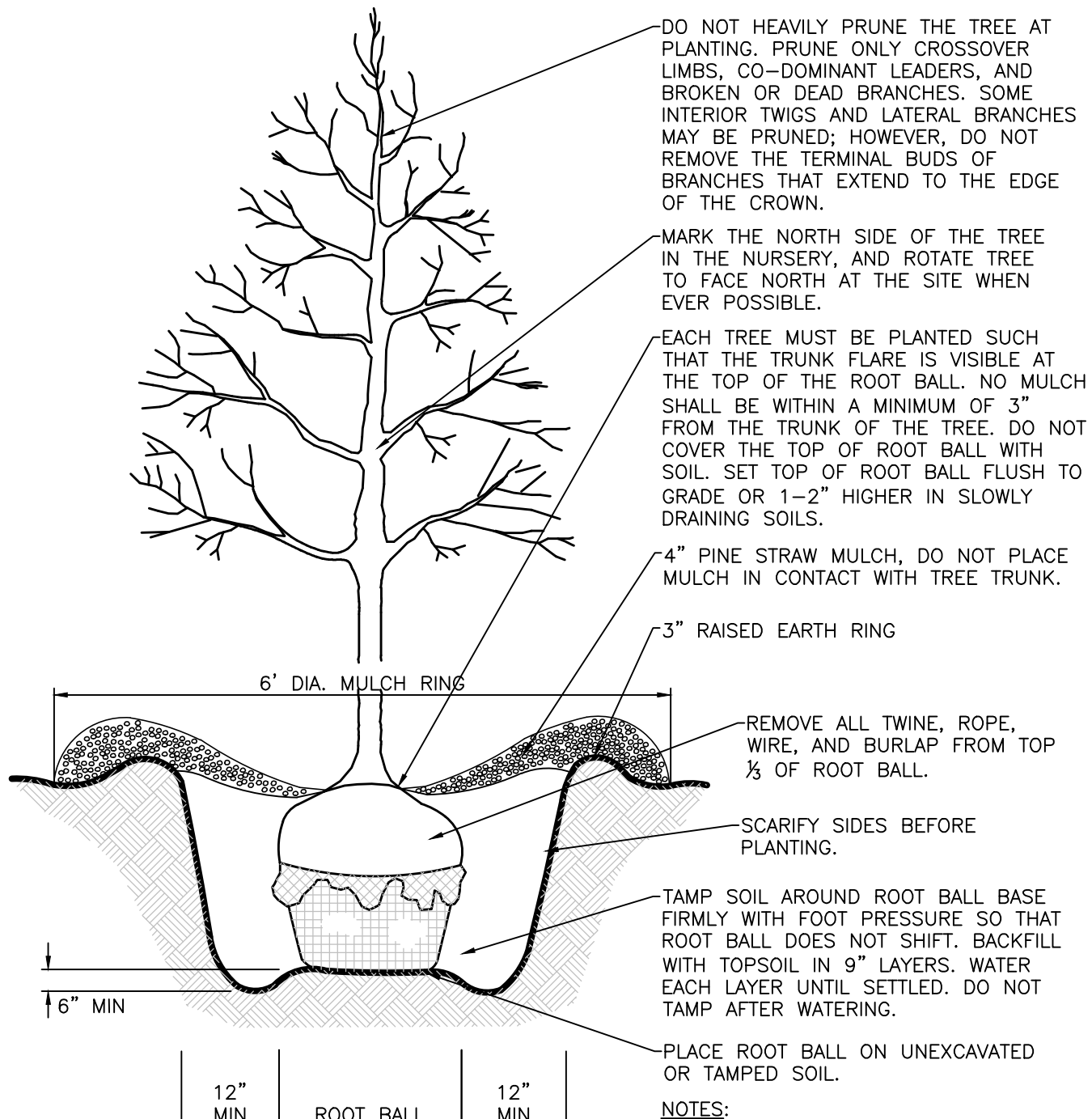
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- ### PLANTING NOTES
1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
 2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH LESS THAN 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH OF 6.0 TO 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
 3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
 4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
 5. APPLY HERBICIDE (TRIFLURALIN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
 6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
 7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
 8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
 9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
 10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
 11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
 12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THIS MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. 280 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
 13. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
 14. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

- ### SEEDING NOTES
1. SEED ALL DISTURBED AREAS WITH KY-31 AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
 2. PLACE STRAW MULCH ON SEEDING AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
 3. THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
 4. APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
 5. APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
 6. ROLL SEEDING AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
 7. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
 8. CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDING AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
 9. CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.



DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. NO MULCH SHALL BE WITHIN A MINIMUM OF 3" FROM THE TRUNK OF THE TREE. DO NOT COVER THE TOP OF ROOT BALL WITH SOIL. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2" HIGHER IN SLOWLY DRAINING SOILS.

4" PINE STRAW MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

3" RAISED EARTH RING

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP 1/3 OF ROOT BALL.

SCARIFY SIDES BEFORE PLANTING.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT. BACKFILL WITH TOPSOIL IN 9" LAYERS. WATER EACH LAYER UNTIL SETTLED. DO NOT TAMP AFTER WATERING.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

- ### NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
 2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
 3. NON-BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.

TREE PLANTING
NOT TO SCALE

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
100 BUCKINGHAM STREET
CHATTANOOGA, TN 37405
(423) 244-8561
www.ragan-smith.com

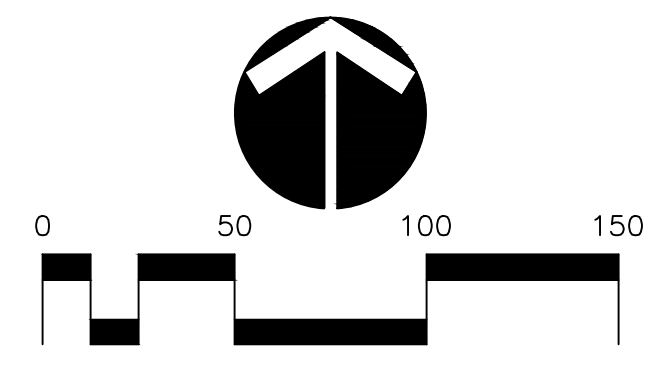


FOR
THE FIELDS OF CANTERBURY
HOOD DEVELOPMENT, LLC
WILLIAMSON COUNTY, TOWN OF TOMPSON'S STATION, TENNESSEE

WK. ORDER	7878
DESIGNED:	TPG
DRAWN:	JDK
SCALE:	1"=50'
DATE:	JUNE 6, 2016

JOB NO.	05-043
REVISIONS	06-16-16 T. GARDNER PER TOWN COMMENTS PER LAYOUT CHANGE

LANDSCAPE PLAN
L2.1

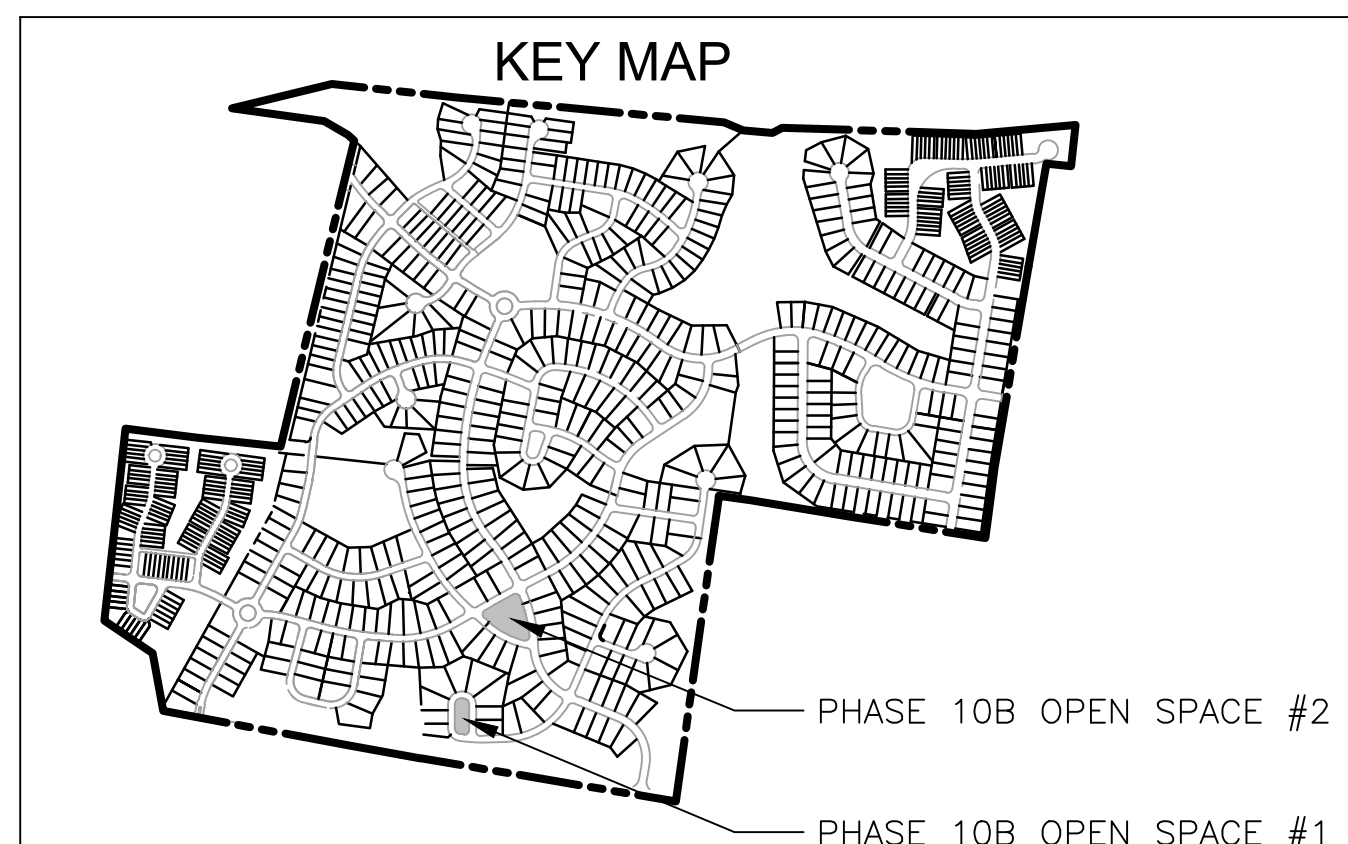
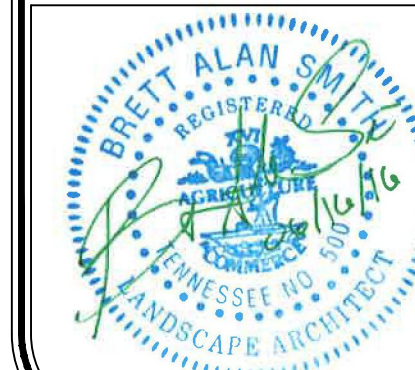


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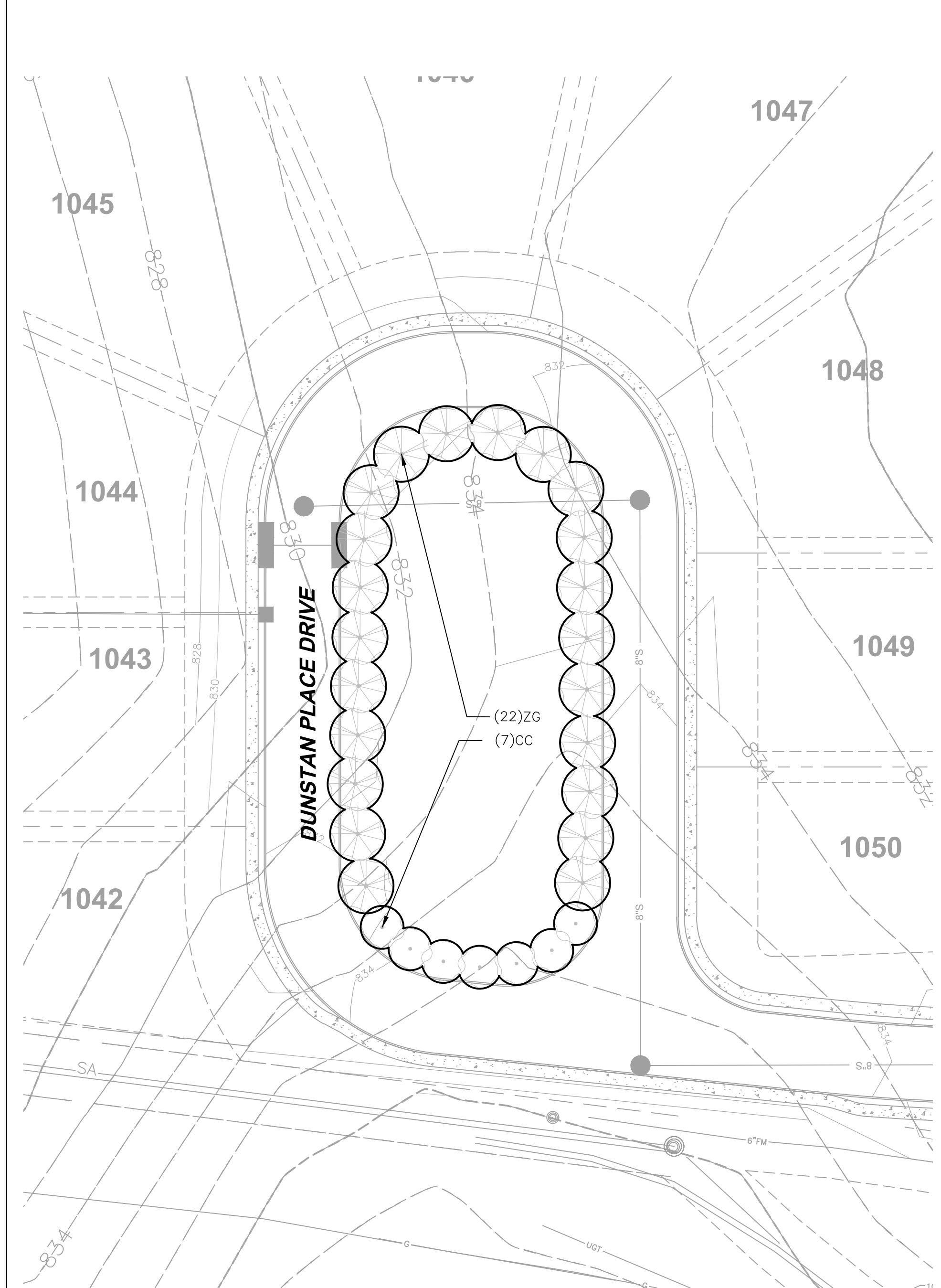
Know what's below.
Call before you dig.

RAGAN SMITH
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P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8561
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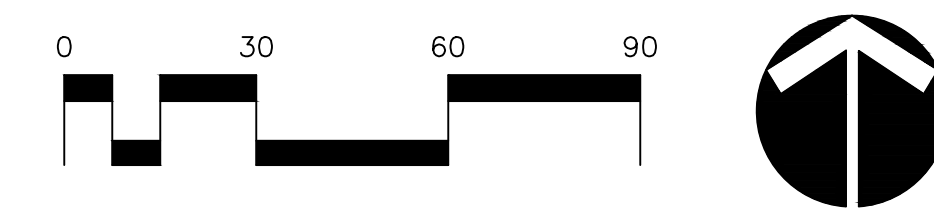
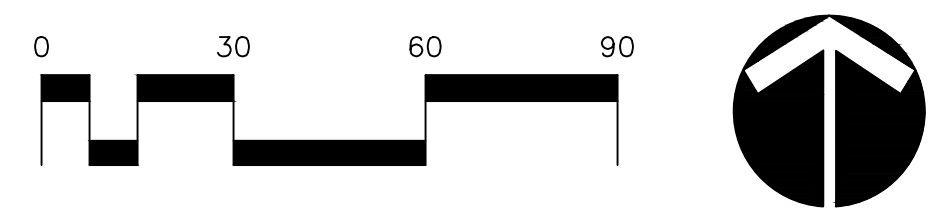
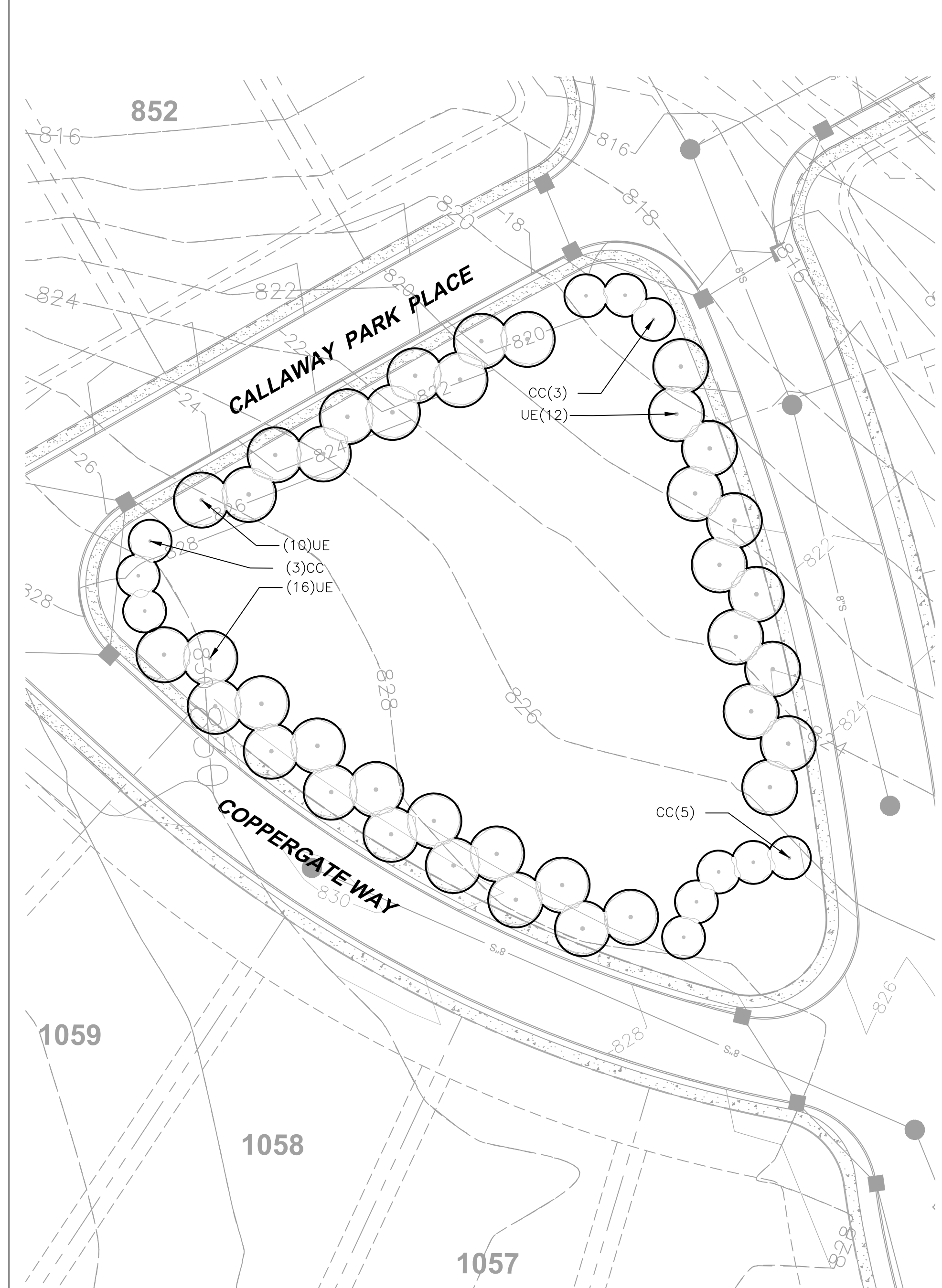
10B OPEN SPACE #1 87 CAL. IN. (29 TREES x 3 CAL.IN)

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	SPACING	REMARKS
CC	7	CERCIS CANADENSIS / EASTERN REDBUD	DECIDUOUS	3" CAL.	AS SHOWN	3-5 TRUNKS AT 1" CAL. EACH
ZG	22	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.	AS SHOWN	B&B



10B OPEN SPACE #2 147 CAL. IN. (49 TREES x 3 CAL.IN)

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	SPACING	REMARKS
CC	11	CERCIS CANADENSIS / EASTERN REDBUD	DECIDUOUS	3" CAL.	AS SHOWN	3-5 TRUNKS AT 1" CAL. EACH
UE	38	ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM	DECIDUOUS	3" CAL.	AS SHOWN	B&B



THE FIELDS OF CANTERBURY
FOR
HOOD DEVELOPMENT, LLC
WILLIAMSON COUNTY, TOWN OF TOMPSON'S STATION, TENNESSEE

WK. ORDER	7878	DESIGNED:	BAS	DATE:	JUNE 16, 2016
JOB NO.	05-043	DRAWN:	DEH	SCALE:	1"=30'
REVISIONS					

LANDSCAPE OPEN SPACES PLAN

L2.2

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GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 47 SINGLE FAMILY LOTS, 88 TOWNHOME LOTS AND 3 OPEN SPACE TRACTS.
- 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:
(LOTS 1130-1176) FRONT - 20'
SIDE - 7.5'
REAR - 20'
(LOTS 1201-1288) FRONT - 15' (MIN. DRIVEWAY LENGTH - 20')
(DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK)
SIDE - MIN. 15' BUILDING SEPARATION
REAR - 25'
- 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 MTEMC FEEDER LINE RUNNING NORTH/SOUTH ALONG THE DISTANCE OF THE TVA TRANSMISSION LINE EASEMENT), GAS, SEWER, TELEPHONE, AND WATER LINES 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.
- 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. 47187C0335F AND 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 NOS. 0335 AND 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 TO BE DESIGNED BY OTHERS AND WILL BE INCLUDED ON THE PRELIMINARY PLAT WHEN AVAILABLE.
- ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- OPEN SPACE AREAS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS, INCLUDING DRAINAGE AND DETENTION STRUCTURES, WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM AN AERIAL SURVEY FURNISHED BY L.I. SMITH & ASSOCIATES, INC., DATED APRIL 6, 2005. CONTOURS SHOWN ARE AT 2 FOOT INTERVALS.

- LOTS SHOWN THUS (*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE NATURAL SLOPES IN EXCESS OF 15% PER SECTION 3-102.104 OF THE SUBDIVISION REGULATIONS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SITE GRADING PLAN FOR DEVELOPMENT OF THE LOT SHALL BE SUBMITTED ADDRESSING SITE SPECIFIC NATURAL RESOURCE ISSUES TO THE TOWN OF THOMPSON'S STATION FOR REVIEW AND APPROVAL. NO BUILDING PERMIT WILL BE ISSUED ON SAID LOTS UNTIL AND UNLESS THE TOWN ENGINEER HAS RECEIVED AND APPROVED THE SITE PLAN.
- 100 YEAR DETENTION WATER SURFACE ELEVATION BASED ON DETENTION STUDY PREPARED BY RAGAN-SMITH ASSOCIATES, INC. DATED APRIL 27, 2012.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 40.01 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.

SECTIONS 12A-12C

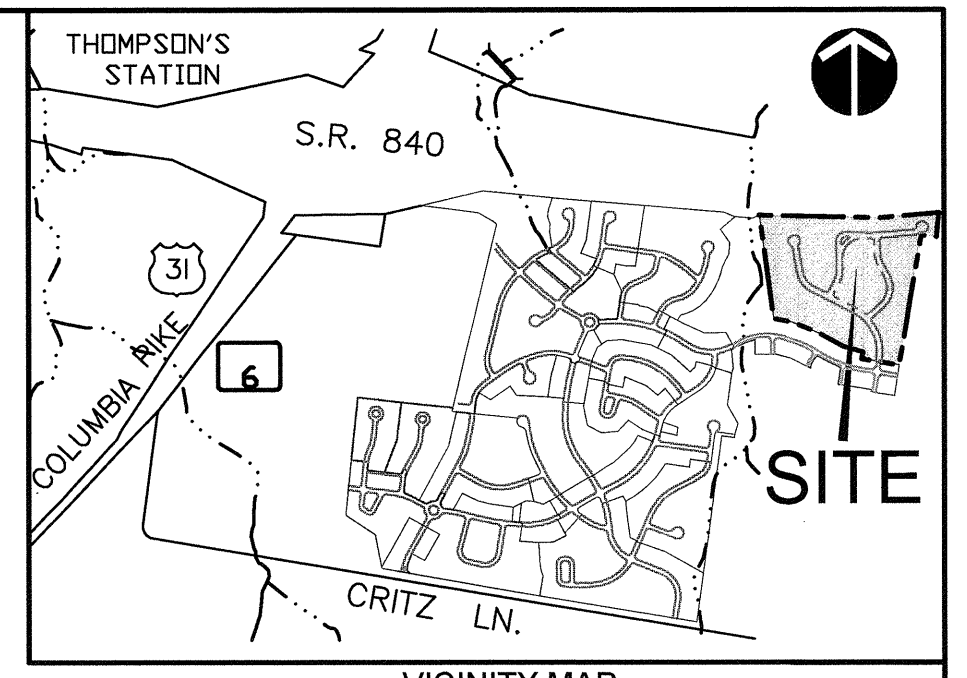
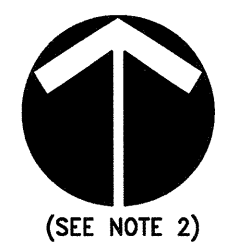
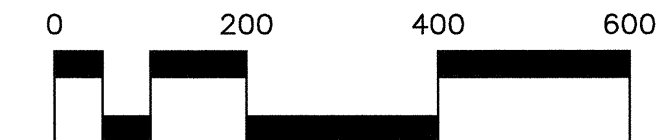
SECTION 12A - LOTS 1130-1134, 1169-1176, 1201-1216, 1271-1288

SECTION 12B - LOTS 1135-1168, 1246-1270

SECTION 12C - 1217-1245

AREA SUMMARY TABLE

TOTAL LOT AREA	- 14.62 AC.±
TOTAL R.O.W. AREA	- 4.37 AC.±
OPEN SPACE AREA	- 13.08 AC.±
TOTAL SITE AREA	- 32.07 AC.±



VICINITY MAP
(NOT TO SCALE)

OPEN SPACE AREA TABLE

OPEN SPACE	SQ. FT.±	ACRES±
1297	491,565	11.28
1298	76,390	1.75
1299	2,277	0.05

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1130	7,377	0.17
1131	8,006	0.18
1132	8,069	0.19
1133	8,120	0.19
1134	10,779	0.25
1135	9,953	0.23
1136	7,500	0.17
1137	7,500	0.17
1138	7,500	0.17
1139	7,500	0.17
1140	7,500	0.17
1141	7,500	0.17
1142	7,500	0.17
1143	7,643	0.18
1144	9,482	0.22
1145	9,711	0.22
1146	8,795	0.20
1147	8,787	0.20
1148	8,604	0.20
1149	9,134	0.21
1150	9,642	0.22
1151	10,365	0.24
1152	12,478	0.29
1153	10,625	0.24
1154	11,340	0.26
1155	10,461	0.24
1156	8,727	0.20
1157	7,500	0.17
1158	7,812	0.18
1159	7,813	0.18
1160	11,222	0.26
1161	8,430	0.19
1162	9,750	0.22
1163	8,616	0.20

LOT AREA TABLE

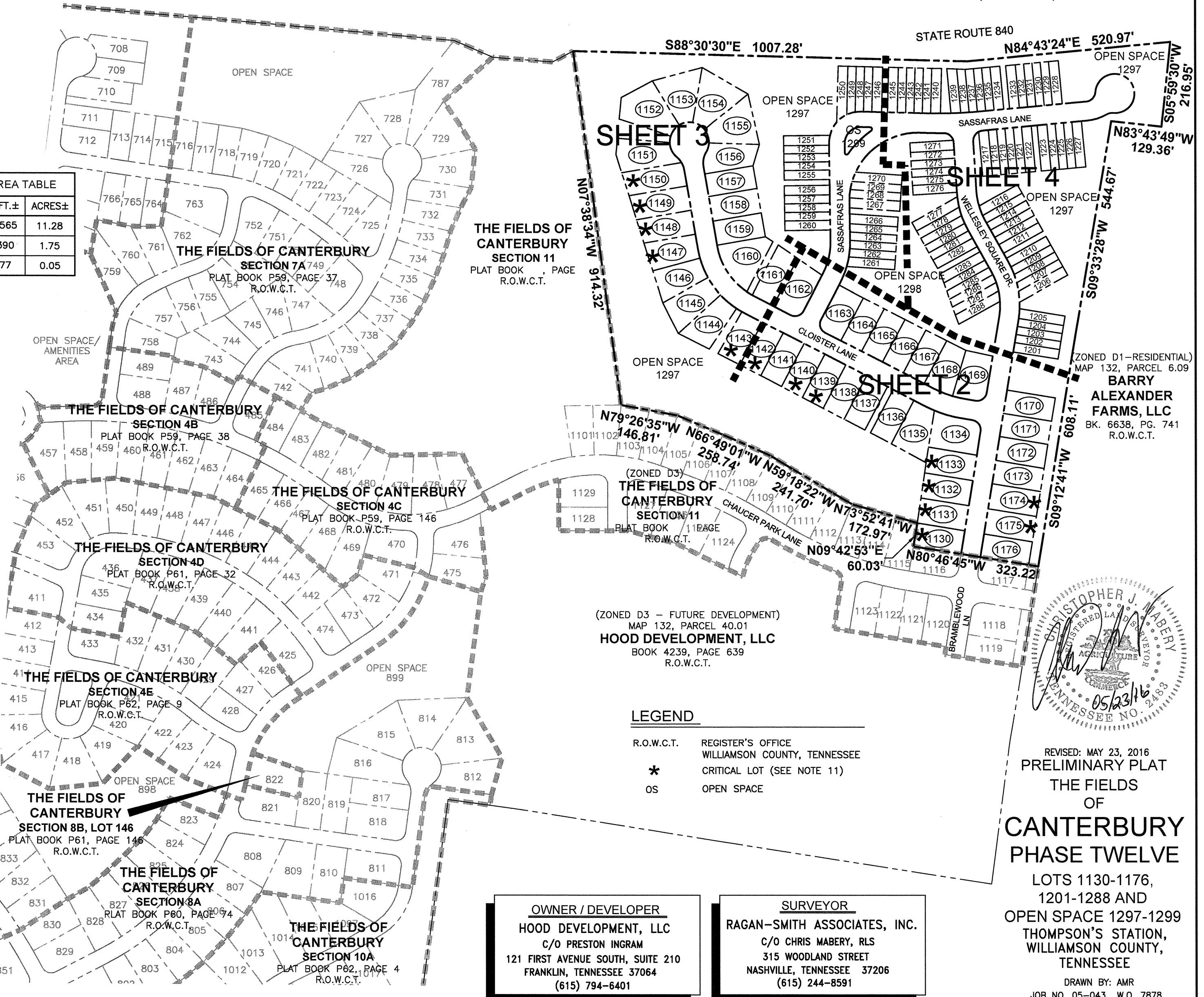
LOT	SQ. FT.±	ACRES±
1164	7,500	0.17
1165	7,500	0.17
1166	7,500	0.17
1167	7,500	0.17
1168	8,333	0.19
1169	9,300	0.21
1170	7,500	0.17
1171	7,500	0.17
1172	7,500	0.17
1173	7,500	0.17
1174	8,125	0.19
1175	8,125	0.19
1176	7,500	0.17
1201	2,900	0.07
1202	2,472	0.06
1203	2,472	0.06
1204	2,472	0.06
1205	2,915	0.07
1206	3,370	0.08
1207	2,689	0.06
1208	2,572	0.06
1209	2,501	0.06
1210	2,902	0.07
1211	2,900	0.07
1212	2,472	0.06
1213	2,472	0.06
1214	2,472	0.06
1215	2,470	0.06
1216	2,851	0.07
1217	2,895	0.07
1218	2,472	0.06
1219	2,472	0.06
1220	2,472	0.06
1221	2,472	0.06

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1222	2,900	0.07
1223	2,900	0.07
1224	2,472	0.06
1225	2,472	0.06
1226	2,472	0.06
1227	2,900	0.07
1228	2,750	0.06
1229	2,344	0.05
1230	2,344	0.05
1231	2,344	0.05
1232	2,344	0.05
1233	2,750	0.06
1234	2,750	0.06
1235	2,344	0.05
1236	2,344	0.05
1237	2,344	0.05
1238	2,370	0.05
1239	2,838	0.07
1240	2,875	0.07
1241	2,452	0.06
1242	2,452	0.06
1243	2,452	0.06
1244	2,452	0.06
1245	2,876	0.07
1246	2,876	0.07
1247	2,451	0.06
1248	2,458	0.06
1249	2,549	0.06
1250	3,313	0.08
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

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
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
1271	2,799	0.06
1272	2,387	0.05
1273	2,387	0.05
1274	2,387	0.05
1275	2,387	0.05
1276	2,800	0.06
1277	3,203	0.07
1278	2,590	0.06
1279	2,511	0.06
1280	2,476	0.06
1281	2,472	0.06
1282	2,900	0.07
1283	2,951	0.07
1284	2,597	0.06
1285	2,671	0.06
1286	2,722	0.06
1287	2,717	0.06
1288	3,100	0.07



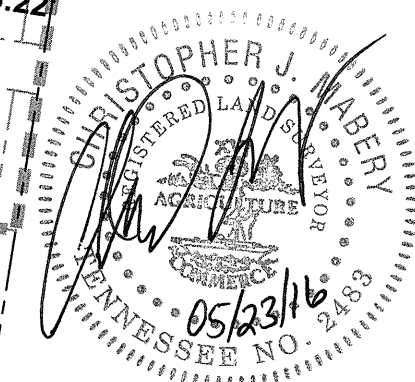
(ZONED D3 - FUTURE DEVELOPMENT)
MAP 132, PARCEL 40.01
HOOD DEVELOPMENT, LLC
BOOK 4239, PAGE 639
R.O.W.C.T.

LEGEND

- R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
- * CRITICAL LOT (SEE NOTE 11)
- 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 CHRIS MABERY, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

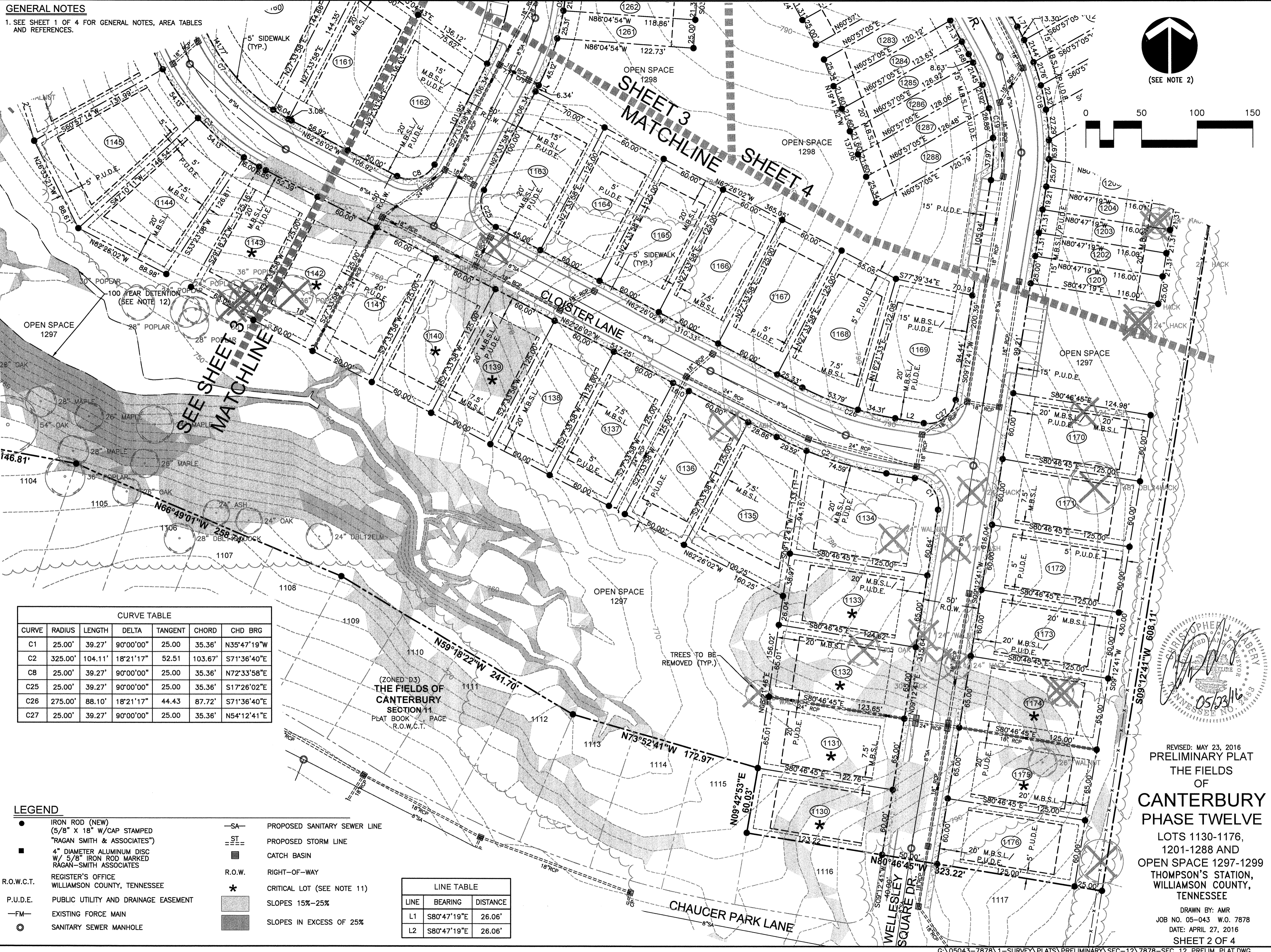
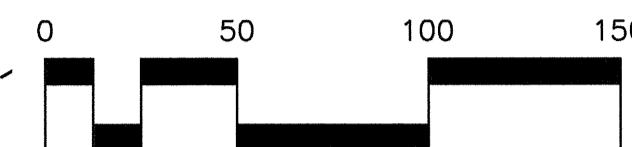
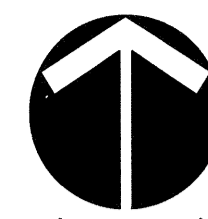


REVISED: MAY 23, 2016
PRELIMINARY PLAT
THE FIELDS OF CANTERBURY
PHASE TWELVE
LOTS 1130-1176,
1201-1288 AND
OPEN SPACE 1297-1299
THOMPSON'S STATION,
WILLIAMSON COUNTY,
TENNESSEE
DRAWN BY: AMR
JOB NO. 05-043 W.O. 7878
DATE: APRIL 27, 2016
SHEET 1 OF 4

TOTAL AREA = 1,396,969 SQUARE FEET OR 32.07 ACRES ±

GENERAL NOTES

1. SEE SHEET 1 OF 4 FOR GENERAL NOTES, AREA TABLES AND REFERENCES.



SEE SHEET 3
MATCHLINE

SHEET 3
MATCHLINE SHEET 4

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	25.00'	39.27'	90°00'00"	25.00	35.36'	N35°47'19"W
C2	325.00'	104.11'	18°21'17"	52.51	103.67'	S71°36'40"E
C8	25.00'	39.27'	90°00'00"	25.00	35.36'	N72°33'58"E
C25	25.00'	39.27'	90°00'00"	25.00	35.36'	S17°26'02"E
C26	275.00'	88.10'	18°21'17"	44.43	87.72'	S71°36'40"E
C27	25.00'	39.27'	90°00'00"	25.00	35.36'	N54°12'41"E

(ZONED D-3)
THE FIELDS OF CANTERBURY
SECTION 11
PLAT BOOK PAGE
R.O.W.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°47'19"E	26.06'
L2	S80°47'19"E	26.06'

- LEGEND**
- IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
 - 4" DIAMETER ALUMINUM DISC
W/ 5/8" 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
 - FM— EXISTING FORCE MAIN
 - SANITARY SEWER MANHOLE
 - SA— PROPOSED SANITARY SEWER LINE
 - ST— PROPOSED STORM LINE
 - CATCH BASIN
 - R.O.W. RIGHT-OF-WAY
 - * CRITICAL LOT (SEE NOTE 11)
 - ▨ SLOPES 15%-25%
 - ▩ SLOPES IN EXCESS OF 25%

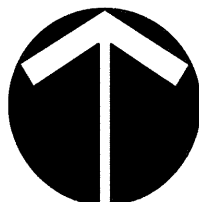


REVISED: MAY 23, 2016
PRELIMINARY PLAT
THE FIELDS
OF
CANTERBURY
PHASE TWELVE
LOTS 1130-1176,
1201-1288 AND
OPEN SPACE 1297-1299
THOMPSON'S STATION,
WILLIAMSON COUNTY,
TENNESSEE

DRAWN BY: AMR
JOB NO. 05-043 W.O. 7878
DATE: APRIL 27, 2016
SHEET 2 OF 4

GENERAL NOTES

1. SEE SHEET 1 OF 4 FOR GENERAL NOTES, AREA TABLES AND REFERENCES.



(SEE NOTE 2)



THE FIELDS OF CANTERBURY SECTION 11
 PLAT BOOK PAGE
 R.O.W.C.T.

LEGEND

- IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
- 4" DIAMETER ALUMINUM DISC
W/ 5/8" 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
- FM— EXISTING FORCE MAIN
- SANITARY SEWER MANHOLE
- SA— PROPOSED SANITARY SEWER LINE
- SI— PROPOSED STORM LINE
- CATCH BASIN
- R.O.W. RIGHT-OF-WAY
- * CRITICAL LOT (SEE NOTE 11)
- ▨ SLOPES 15%—25%
- ▩ SLOPES IN EXCESS OF 25%

LINE TABLE

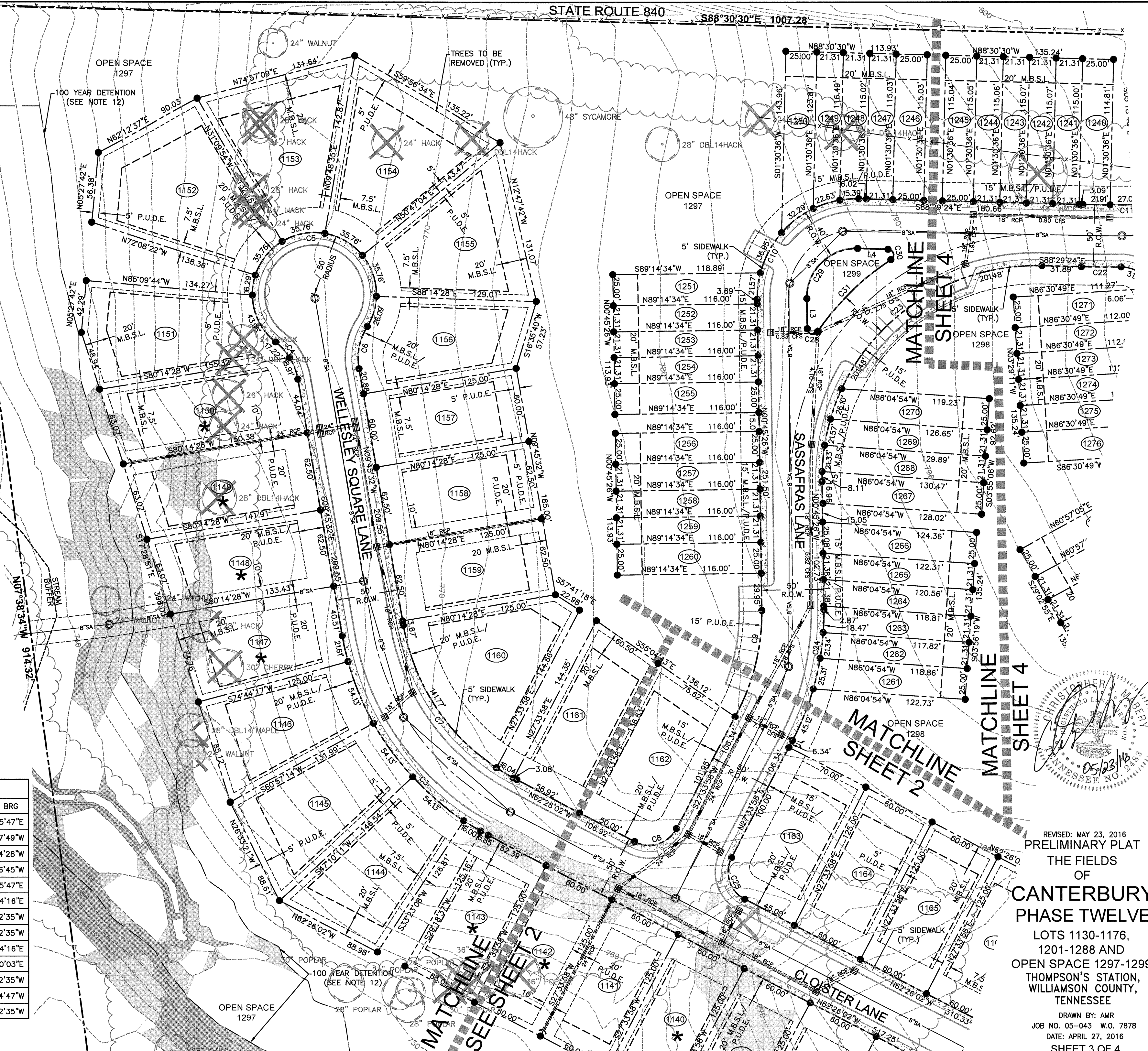
LINE	BEARING	DISTANCE
L3	S00°45'26"E	24.50'
L4	N88°29'24"W	24.50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C3	225.00'	206.85'	52°40'30"	111.39	199.65'	S36°05'47"E
C4	50.00'	36.14'	41°24'35"	18.90	35.36'	N30°27'49"W
C5	50.00'	229.35'	262°49'09"	56.69	75.00'	S80°14'28"W
C6	50.00'	36.14'	41°24'35"	18.90	35.36'	S10°56'45"W
C7	175.00'	160.89'	52°40'30"	86.63	155.28'	S36°05'47"E
C9	173.00'	85.52'	28°19'25"	43.65	84.65'	N13°24'16"E
C10	80.00'	128.83'	92°16'02"	83.23	115.35'	S45°22'35"W
C23	173.00'	278.59'	92°16'02"	179.99	249.45'	S45°22'35"W
C24	223.00'	110.24'	28°19'25"	56.27	109.12'	N13°24'16"E
C28	4.50'	11.40'	145°09'14"	14.34	8.59'	S73°20'03"E
C29	40.00'	64.41'	92°16'02"	41.62	57.68'	S45°22'35"W
C30	4.50'	11.40'	145°09'14"	14.34	8.59'	N15°54'47"W
C31	213.00'	83.92'	22°34'30"	42.51	83.38'	S45°22'35"W

STATE ROUTE 840

S88°30'30"E 1007.28'



MATCHLINE SHEET 4

MATCHLINE SHEET 2

MATCHLINE SHEET 4



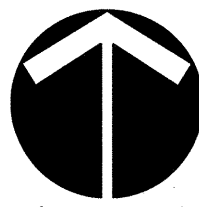
REVISED: MAY 23, 2016
 PRELIMINARY PLAT
 THE FIELDS OF
 CANTERBURY
 PHASE TWELVE

LOTS 1130-1176,
 1201-1288 AND
 OPEN SPACE 1297-1299
 THOMPSON'S STATION,
 WILLIAMSON COUNTY,
 TENNESSEE

DRAWN BY: AMR
 JOB NO. 05-043 W.O. 7878
 DATE: APRIL 27, 2016
 SHEET 3 OF 4

GENERAL NOTES

1. SEE SHEET 1 OF 4 FOR GENERAL NOTES, AREA TABLES AND REFERENCES.

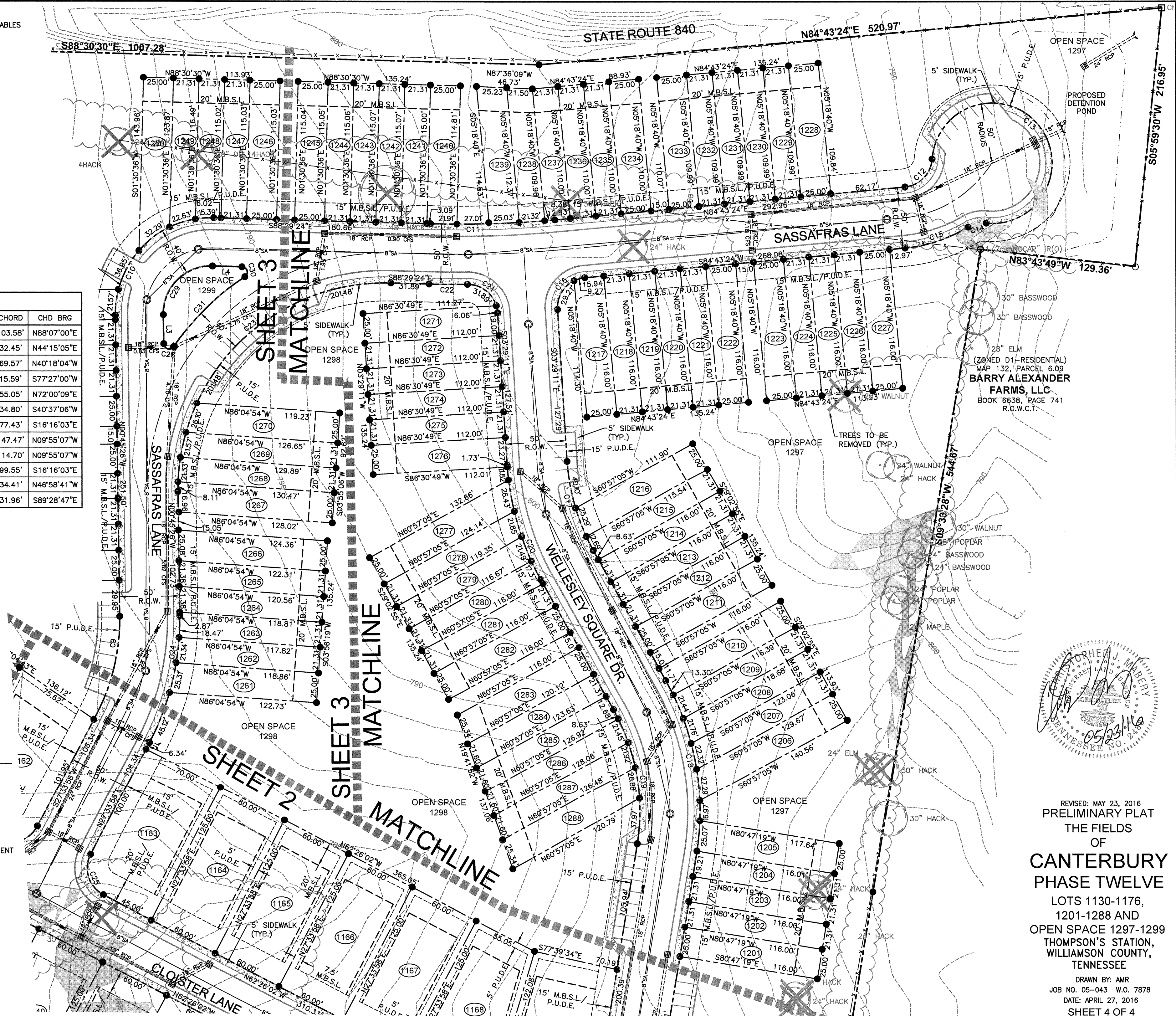


LINE TABLE		
LINE	BEARING	DISTANCE
L3	S00°45'26"E	24.50'
L4	N88°29'24"W	24.50'

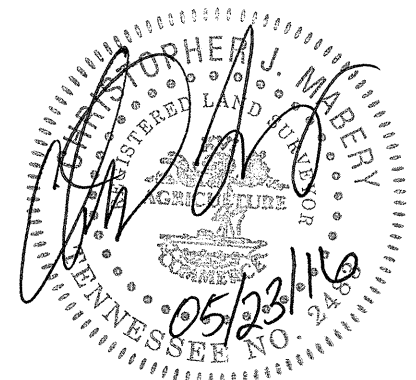
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C11	875.00'	103.64'	6°47'12"	51.88	103.58'	N88°07'00"E
C12	25.00'	35.32'	80°56'37"	21.33	32.45'	N44°15'05"E
C13	50.00'	237.22'	271°50'18"	48.42	69.57'	N40°18'04"W
C14	25.00'	15.85'	36°20'10"	8.20	15.59'	S77°27'00"W
C15	125.00'	55.50'	25°26'29"	28.22	55.05'	N72°00'09"E
C16	25.00'	38.49'	88°12'35"	24.23	34.80'	S40°37'06"W
C17	175.00'	78.08'	25°33'44"	39.70	77.43'	S16°16'03"E
C18	225.00'	150.25'	38°15'36"	78.05	147.47'	N09°55'07"W
C19	175.00'	116.86'	38°15'36"	60.70	114.70'	N09°55'07"W
C20	225.00'	100.38'	25°33'44"	51.04	99.55'	S16°16'03"E
C21	25.00'	37.95'	86°58'59"	23.72	34.41'	N46°58'41"W
C22	925.00'	31.96'	1°58'46"	15.98	31.96'	S89°28'47"E

LEGEND

- IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
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- * CRITICAL LOT (SEE NOTE 11)
- ▨ SLOPES 15%—25%
- ▨ SLOPES IN EXCESS OF 25%



30" BASSWOOD
30" BASSWOOD
28" ELM
(ZONED D1-RESIDENTIAL)
MAP 132, PARCEL 6.09
**BARRY ALEXANDER
FARMS, LLC**
BOOK 6638, PAGE 741
R.O.W.C.T.



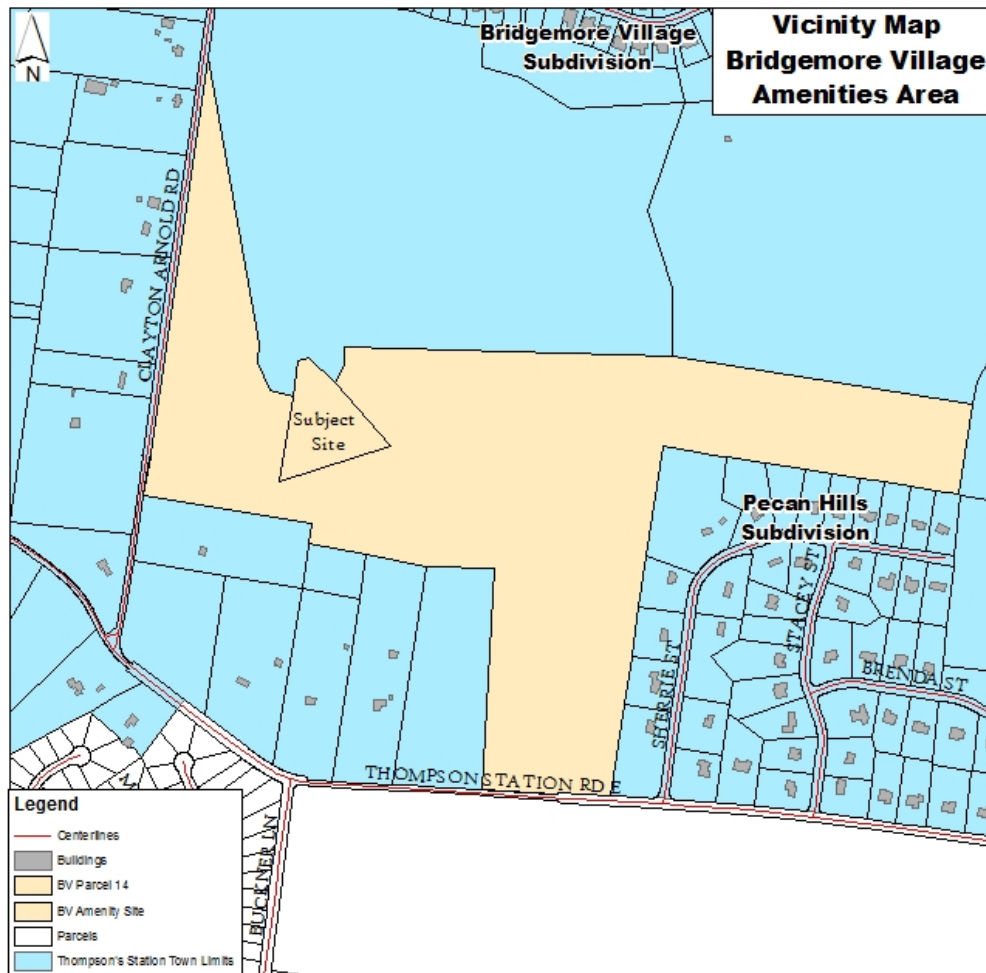
REVISED: MAY 23, 2016
PRELIMINARY PLAT
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THOMPSON'S STATION,
WILLIAMSON COUNTY,
TENNESSEE
DRAWN BY: AMR
JOB NO. 05-043 W.O. 7878
DATE: APRIL 27, 2016
SHEET 4 OF 4

Thompson's Station Planning Commission
Staff Report – Item 2 (File: SP 2016-003)
June 28, 2016

Site Plan for the development of an amenity center within Bridgemore Village.

PROJECT DESCRIPTION

The applicant, Ragan-Smith has submitted a site plan application on behalf of MBSC, Bridgemore, LLC for the development of an amenity center located at the terminus of Creamery Bridge Road within Phase 6 of Bridgemore Village.



BACKGROUND

The proposed site consists of two lots totaling 99.5 acres and consists of the development of an amenity center within phase 6 of the Bridgemore Village neighborhood. The site is zoned D1 – Low Intensity and is currently under development for phase 6. The site is bounded by residential land to the north, east, south and west (across Clayton Arnold).

Bridgemore Village is partially developed and has an existing pool located in phase 1. A second amenity was previously located in another phase; however the land was sold to the school district for the development of a school and the amenity was relocated to phase 6. The neighborhood also has passive recreational areas throughout the overall development.

ANALYSIS

Site Plan

Site plan review by the Planning Commission is required for all non-residential developments to ensure “compliance with the development and design standards” (Section 5.4.4) of the Land Development Ordinance. No grading or building permits will be issued until the site plan has received Planning Commission approval. In addition, the amenity center should be built on one lot, therefore, as a contingency; Staff recommends that the 99.5 acres be platted as two lots; the amenity center and a remaining open space lot.

Zoning/Land Use

Residential developments require amenities for neighborhoods. The project consists of the installation of a pool and a cabana along with passive recreation areas within the first two phases of the development. The proposed amenity center will consist of a pool and cabana to match the existing pool amenity in phase 1.

The 976 square foot cabana will have maximum lot coverage of less than 1% and building height of 27.5 feet with the front façade oriented toward the parking lot. The pool will be located behind the cabana and will be enclosed with a four foot, ten inch high aluminum fence. In addition, the building will be setback 164 feet from the front property line, a minimum of 80 feet from the side property lines and over 100 feet to the rear property line. Therefore, the proposal conforms to the standards within the Land Development Ordinance for setbacks, building height and lot coverage.

The proposed building is designed to match the architectural style, materials and colors of the existing building. The project will be reviewed by the Design Review Commission on August 3, 2016.

Access/Parking

Access to the amenity will be provided from Creamery Bridge Road. The driveway entrance will be enhanced with landscaping that will frame the entry. The parking lot will provide twenty four parking spaces for the amenity center. Five spaces are permitted per acre. Therefore, the applicant will plat 4.8 acres for the overall amenity lot. Therefore, upon recordation of the amenity lot, the proposed parking meets the requirements set forth within the Land Development Ordinance.

Landscaping

The project site is located at the end of a cul-de-sac with residential lots adjacent to the amenity center. The Land Development Ordinance requires that a buffer be installed that includes a semi opaque screen (buffer type 2). The proposed landscaping includes magnolia trees and cypress trees along the edges of the parking lot. However, Staff recommends the addition of similar evergreen trees around the southwest property line of Lot 6023 and the southeast property line of Lot 6022 to provide adequate buffering. Therefore, Staff recommends a contingency to incorporate additional landscaping along these property lines.

RECOMMENDATION

Based on the project’s consistency with the Land Development Ordinance, Staff recommends that the project be approved with the following contingencies:

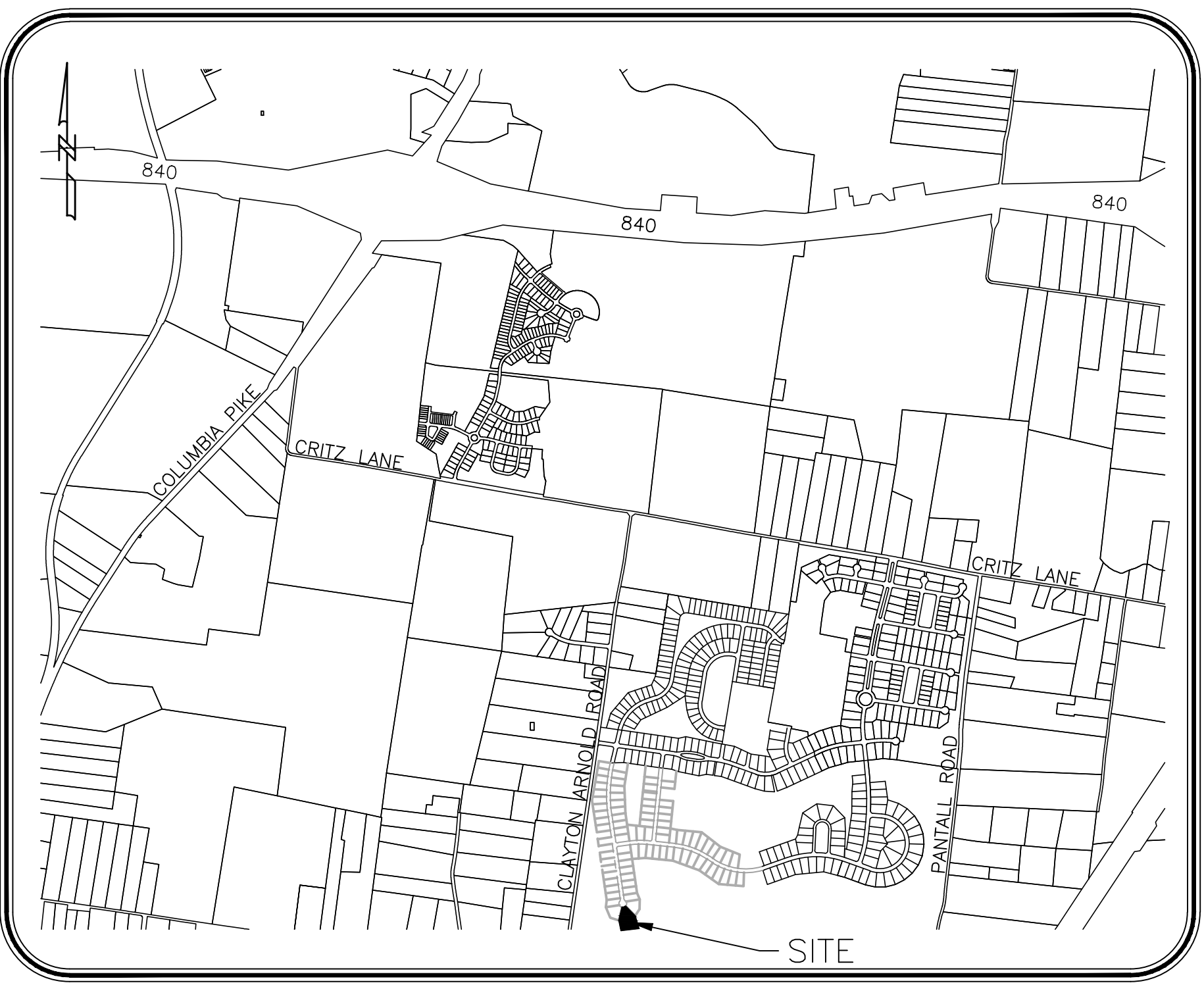
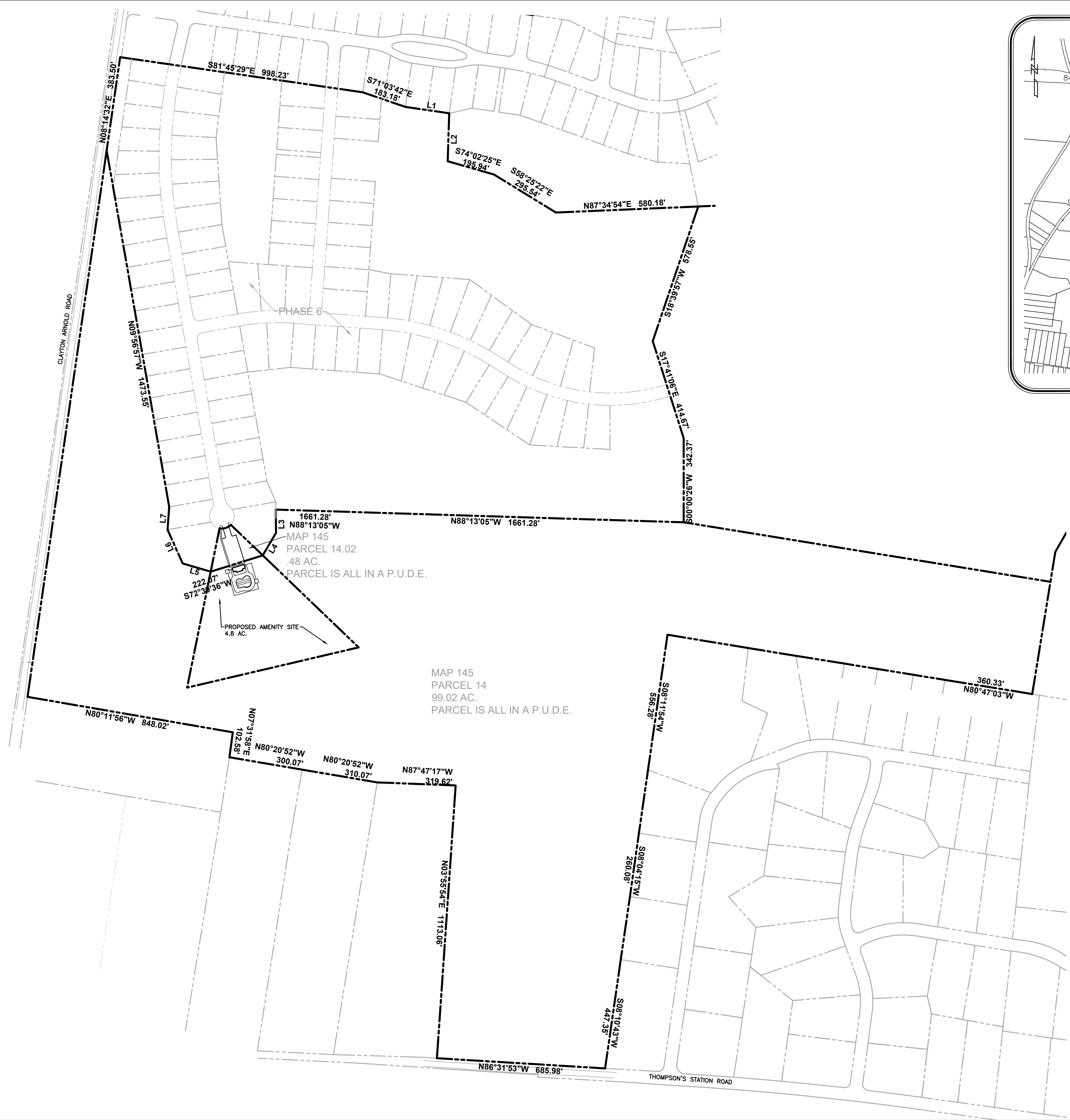
1. Prior to issuance of grading or building permits, construction plans shall be submitted and approved.

2. Prior to the issuance of a building permit, the lot for the amenity center shall be approved and recorded.
3. Prior to issuance of grading or building permits, the landscape plan shall be revised to incorporate a buffer along the property lines of the adjacent lots.
4. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.

ATTACHMENTS

Site Plan Packet


C:\WORK\PROJECTS\BRIDGEMORE\BRIDGEMORE_VILLAGE_PHASE_6\BRIDGEMORE_VILLAGE_PHASE_6_LAYOUT.dwg
 PLOTTED BY: RAGAN SMITH ON: 5/24/2016 10:13 AM
 LAST UPDATED BY: RAGAN SMITH ON: 5/24/2016 10:13 AM

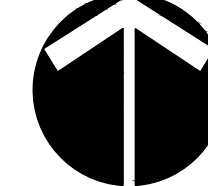
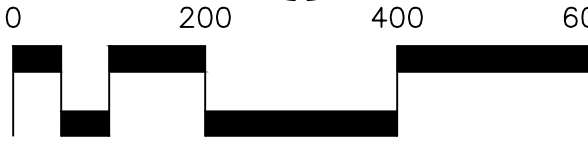


LOCATION MAP
N.T.S.

LOT SIZE:
 MAP AND PARCEL: MAP 145, PORTION OF PARCELS 14 AND 14.02
 ZONING: D1 - LOW INTENSITY RESIDENTIAL
 PARKING: 24 SPACES (INC. ACCESSIBLE SPACES)
 BUILDING LOT COVERAGE: >1%
 NOTE:
 PARCELS 14 AND 14.02 ARE ENTIRELY IN A P.U.D.E.

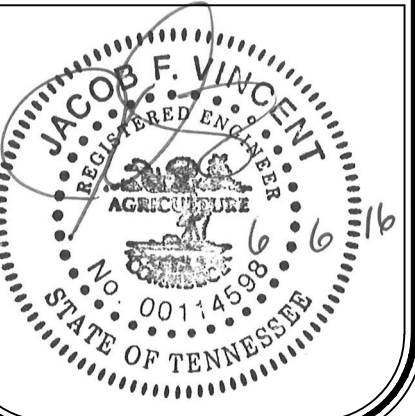
SITE DATA
 SITE AREA: 4.8 AC.
 BUILDING SF: 976 SF.
 BUILDING HEIGHT: 27.5'
 FENCE HEIGHT: 4.10'
 PARKING: 24 SP. (INC. ACCESSIBLE SP.)


811
 Know what's below.
 Call before you dig.

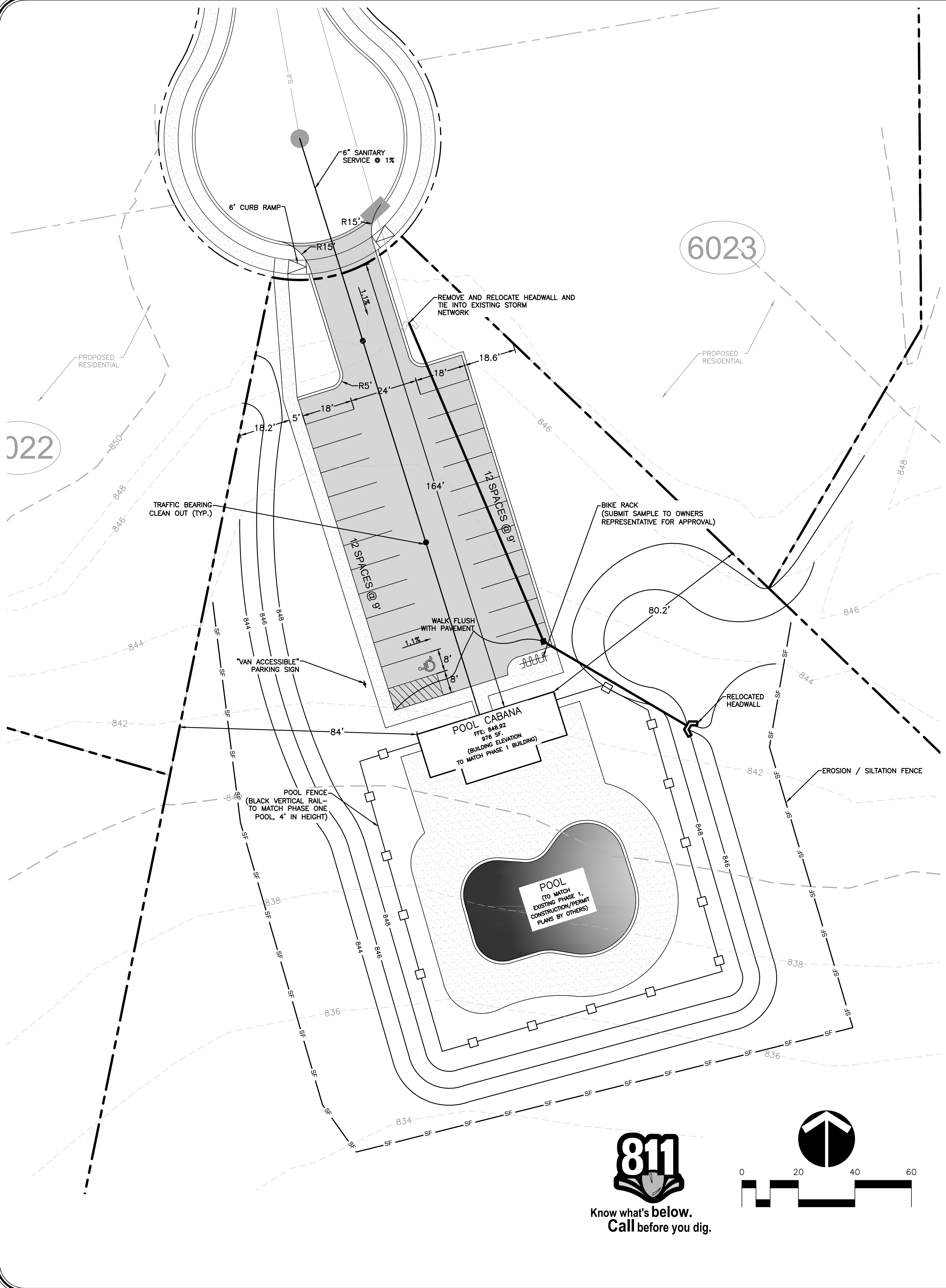
RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

 CHATTANOOGA
 1000 BENTLEY STREET
 CHATTANOOGA, TN 37405
 (423) 244-5561
 www.ragan-smith.com

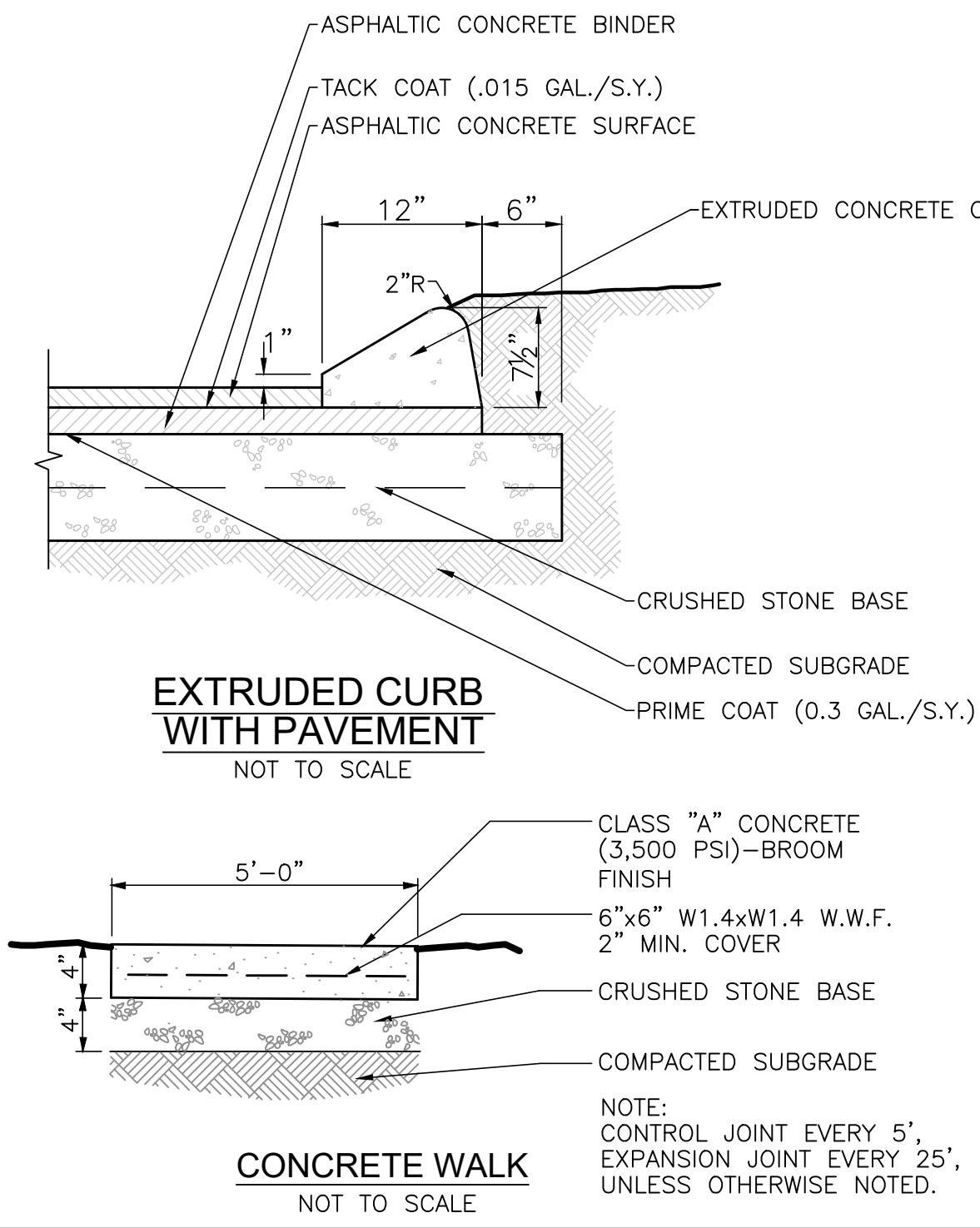
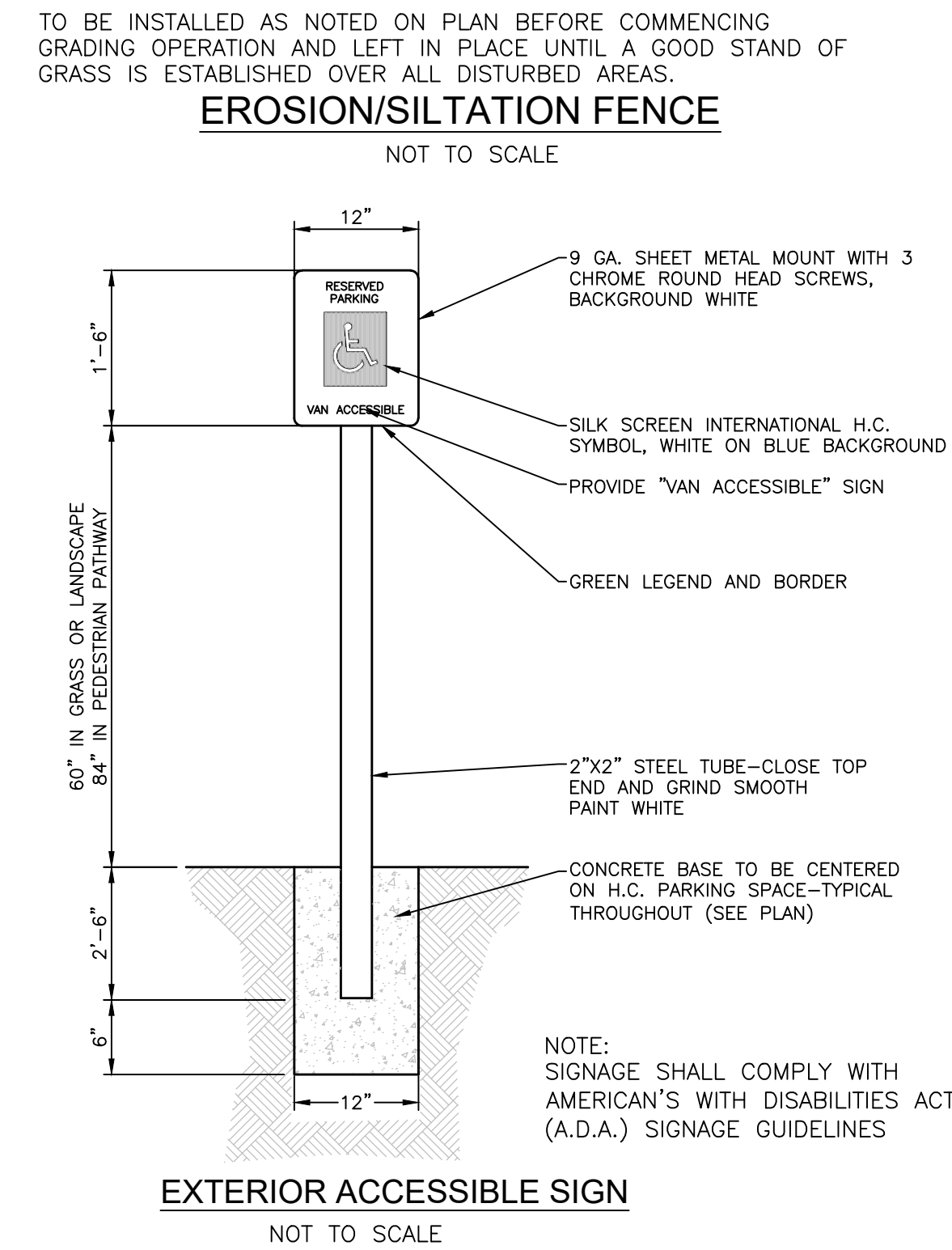
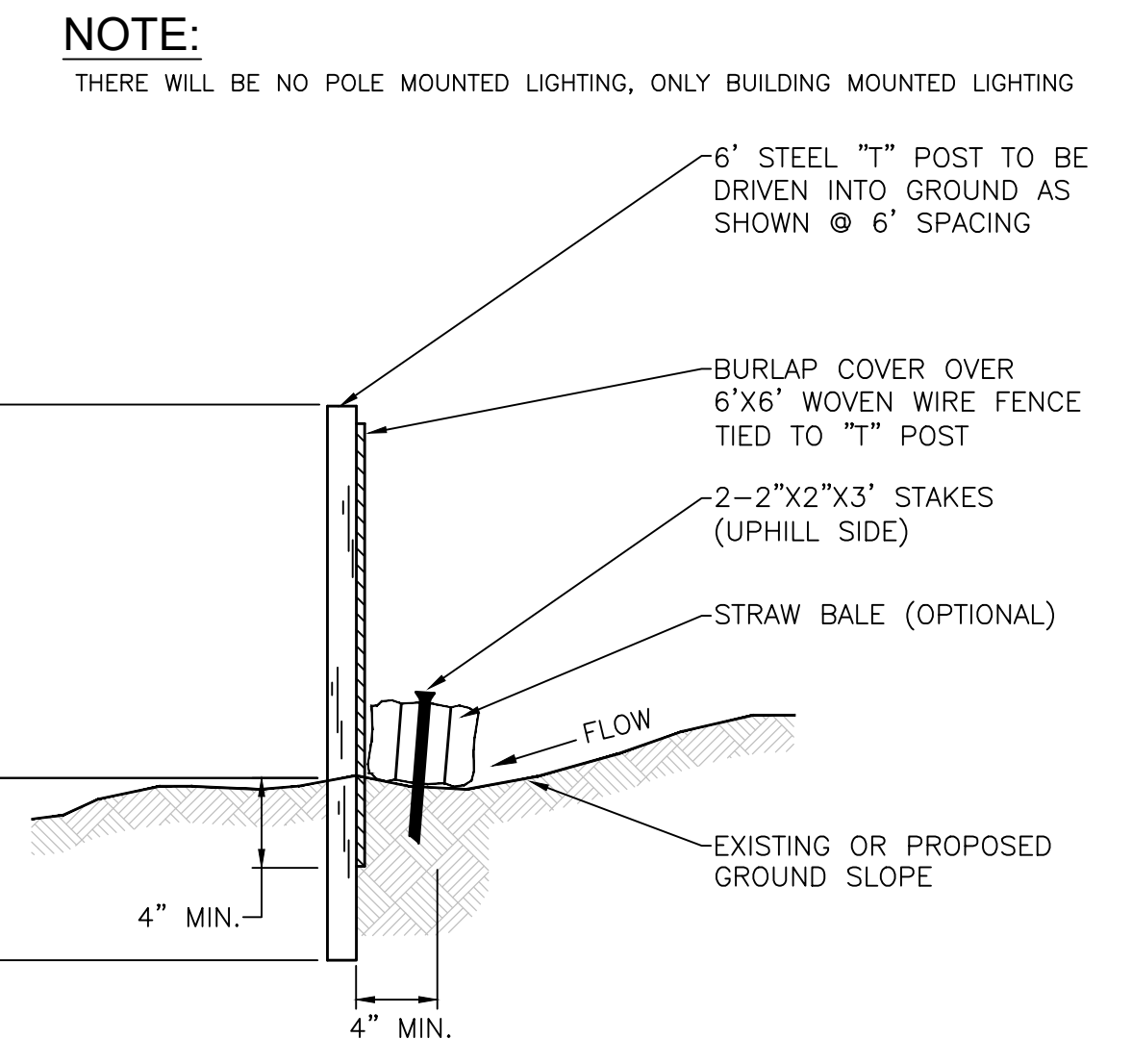


BRIDGEMORE VILLAGE - PHASE 6
SECONDARY AMENITIES
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	11052	DESIGNED:	B. SMITH
WK. ORDER	0329	DRAWN:	D. SIEBERG
SCALE:	1"=20'	DATE:	MAY 24, 2016
REVISIONS <small>05.05.16 (D.R.S.) Rev. for Utility Comments</small>			
OVERALL LAYOUT			
C1.0			



PROPOSED BUILDING ELEVATIONS (TO MATCH PHASE 1 POOL CABANA)



RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
P.O. BOX 00700
CHATTANOOGA, TN 37408
(615) 244-8561

JACOB F. VIRCENT
REGISTERED ENGINEER
NO. 00114399
STATE OF TENNESSEE

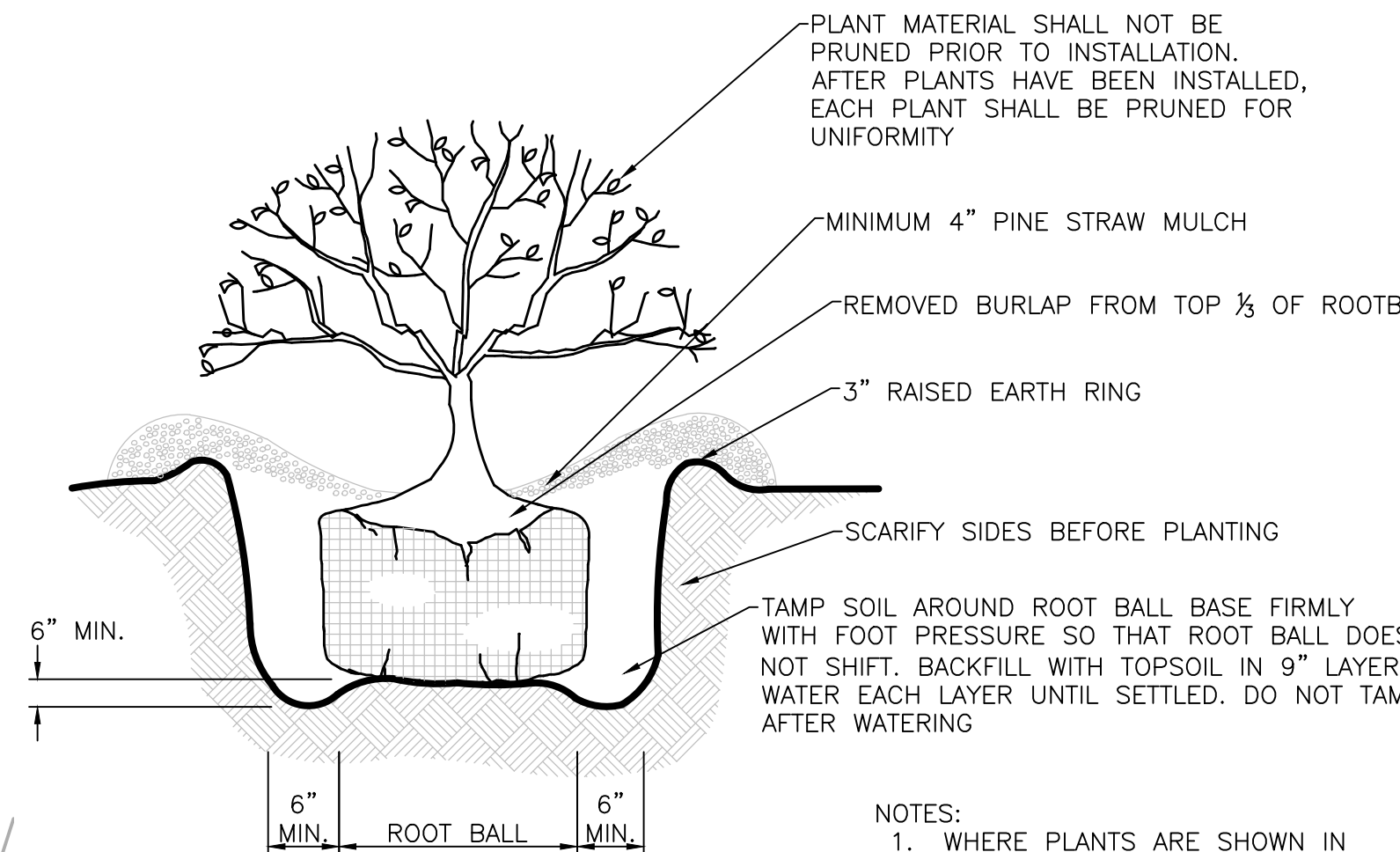
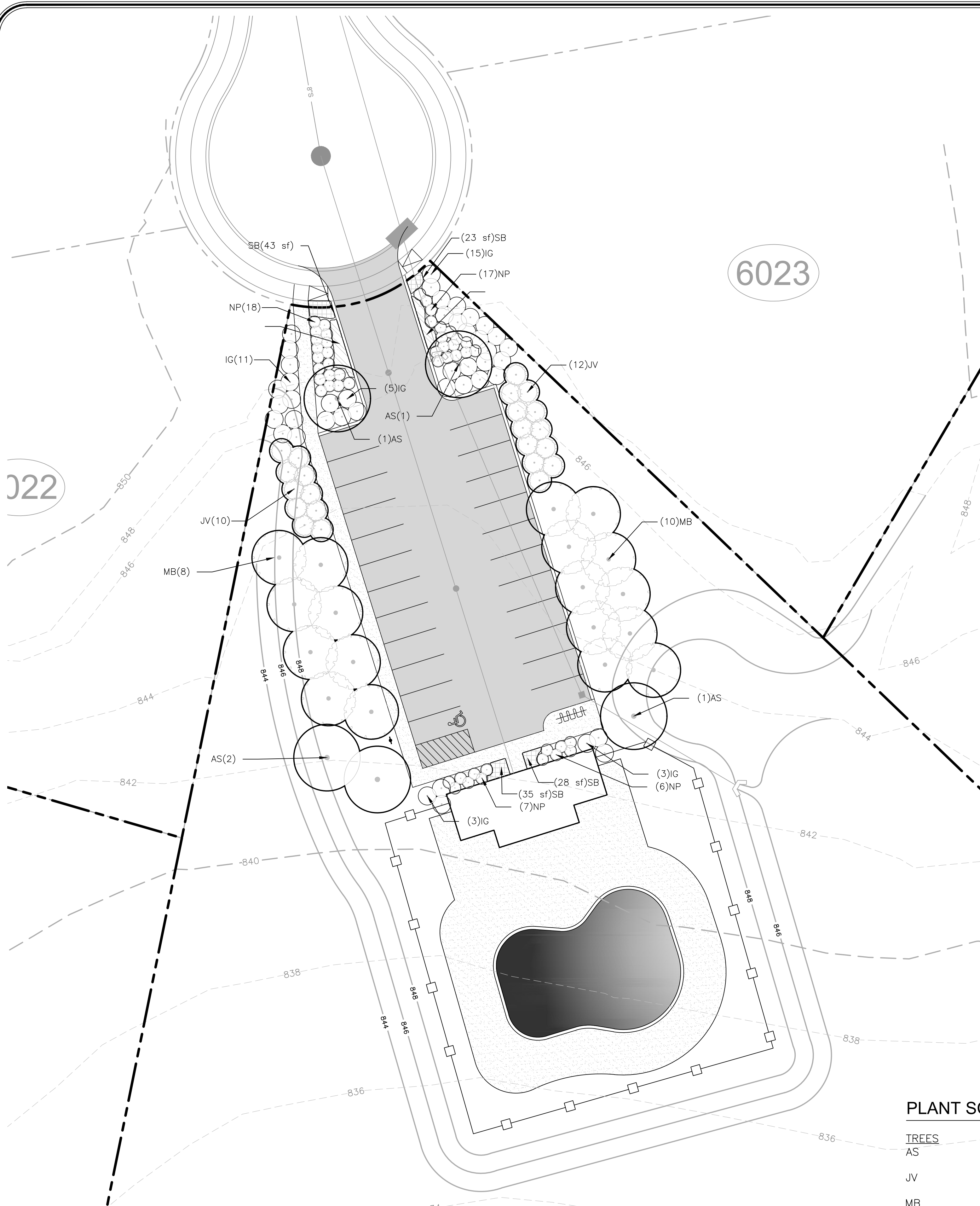
BRIDGEMORE VILLAGE - PHASE 6
SECONDARY AMENITIES

TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

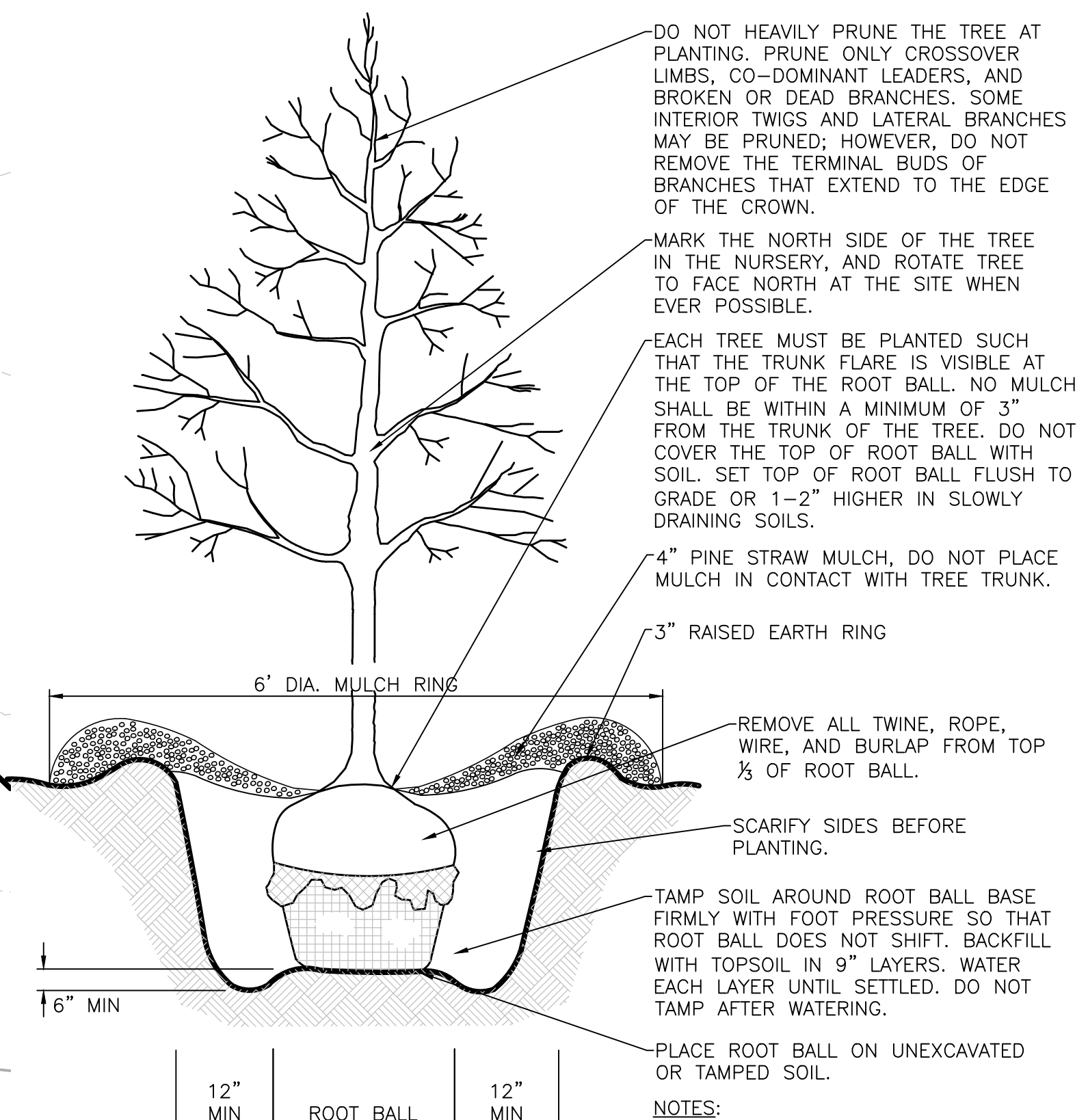
JOB NO.	11052	DESIGNED BY	B. SMITH	DRAWN BY	D. SIEBERG	SCALE	1"=20'	DATE	MAY 20, 2016
WK. ORDER	0329								
<p>REVISIONS</p> <p>06.05.16 (D.R.S.) Rev. 1. Per Town Comments</p> <p>05.24.16 (D.R.S.) Rev. 1. Per Town Comments</p>									
<p>LAYOUT, GRADING & UTILITIES PLAN</p> <p>C1.1</p>									

811
Know what's below.
Call before you dig.

C:\11052\DWG\038 - BRIDGEMORE VILLAGE PHASE 6 - SECONDARY AMENITIES - LAYOUT, GRADING AND UTILITIES PLAN.dwg
 PLOTTED BY: BRIDGEMORE VILLAGE PHASE 6 - SECONDARY AMENITIES - LAYOUT, GRADING AND UTILITIES PLAN
 LAST UPDATED BY: GREGORY A. BROWN 11:38 PM



SHRUB PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

PLANTING NOTES

- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH OF 6.0 TO 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TRIFLORALIN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SEEDING NOTES

- SEED ALL DISTURBED AREAS WITH KY-31 AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- PLACE STRAW MULCH ON SEEDING AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
- APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDING AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDING AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AS	5	ACER SACCHARUM / SUGAR MAPLE	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, LIMBED UP 6'
JV	22	JUNIPERUS VIRGINIANA 'BURKII' / BURK RED CEDAR	EVERGREEN		8-10' HT	AS SHOWN	B&B, MATCHED
MB	18	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA	EVERGREEN		8-10' HT	AS SHOWN	B&B, MATCHED
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE / HT	SPREAD	SPACING	REMARKS
IG	43	ILEX GLABRA / INKBERRY HOLLY	EVERGREEN	30" HT.	4' HT.	AS SHOWN	MATCHED
NP	48	NANDINA DOMESTICA 'FIRE POWER' / FIREPOWER NANDINA	EVERGREEN	12" HT.		AS SHOWN	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
LB	123	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	4"POT				
ANNUALS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
SB	129 SF	SEASONAL COLOR BY OWNER	ANNUAL				

- NOTES:
1. ALL DISTURBED AREAS TO BE SEEDING PER NOTES.

RAGAN SMITH
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BETT ALAN RAGAN SMITH
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
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1000 BIRCHWOOD DRIVE
CHATTANOOGA, TENNESSEE 37405
PH: 423-244-5951

BRIDGEMORE VILLAGE - PHASE 6
SECONDARY AMENITIES
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

06.06.16 (D.R.S.) Rev.
15.24.16 (D.R.S.) Rev.
Per Town Comments
Per Town Comments
REVISIONS

WK. ORDER 0329
JOB NO. 11092
DESIGNED: B. SMITH
DRAWN: D. SIEBERG
SCALE: 1"=20'
DATE: MAY 20, 2016

LANDSCAPE PLAN

L1.0

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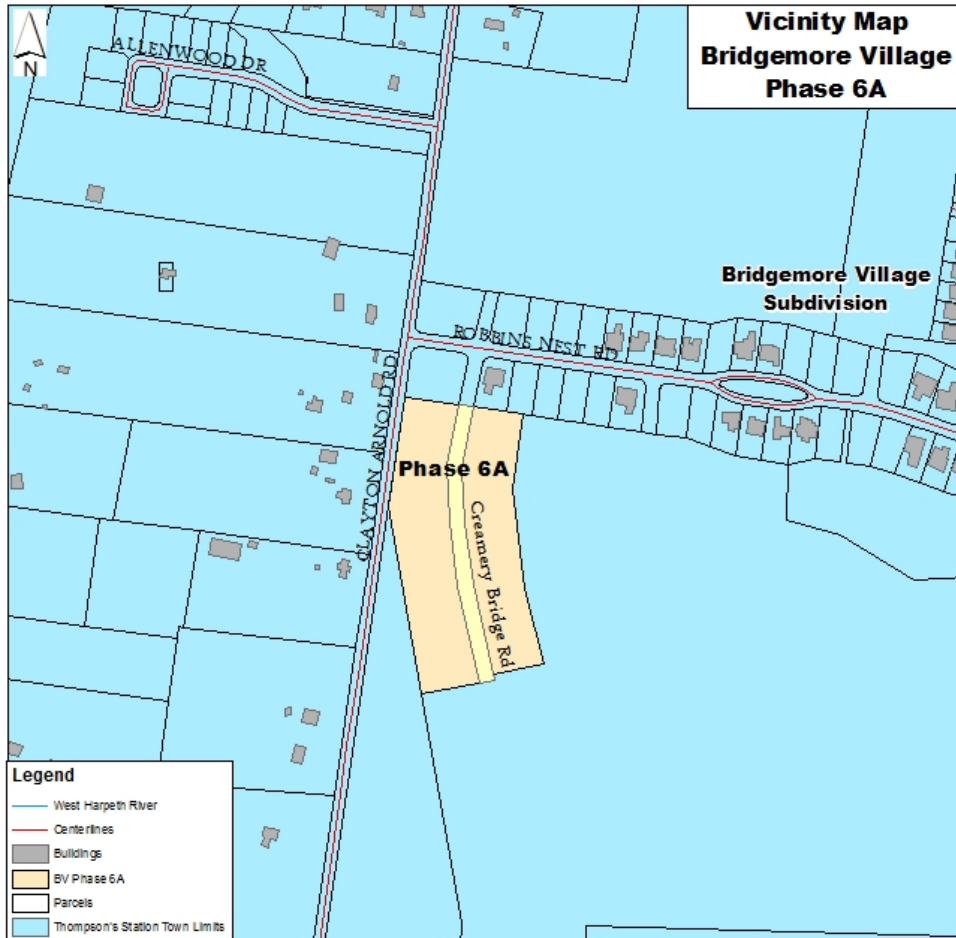
811
Know what's below.
Call before you dig.

Thompson's Station Planning Commission
Staff Report - Item 3 (File: FP 2016-002)
June 28, 2016

Final Plat, Section 6A for the creation of 22 lots located within Bridgemore Village

PROJECT DESCRIPTION

A request to approve a final plat for Section 6A of Bridgemore Village to create 21 single-family lots and one (1) open space lots on 9.45 acres.



BACKGROUND

Bridgemore Village is a 498-acre master planned community that is approved consisting of 477 single-family residential units. The site is currently under construction and has access from Critz Lane and Clayton Arnold Road. The overall density is less than one unit an acre and will preserve 258 acres which will be platted as open space. A preliminary plat for the area identified as Phase 6 of Bridgemore Village was approved by the Planning Commission on May 26, 2015 to create single-family lots and the remaining open space.

ANALYSIS

Final Plat

The final plat for Section 6A includes 21 single family residential lots and one (1) open space lot. The single family lots will vary in size from .31 acres to .41 acres with a 25 foot front yard setback, a five and 15 foot side yard setbacks and a 20 foot rear yard setback

with lot widths ranging from 85 feet to 100 feet. All lots have roadway frontage along the creation of a new road, Creamery Bridge Road providing access to all the proposed lots.

Open Space

The final plat consists of one open space lot, which is .45 acres. There are approximately 82 acres of recorded open space within the overall master plan. This represents 33% of the open space for Bridgemore Village. Section 5.4.7 requires that “final plats within subdivisions with common open space must include a proportionate amount of the open space with each section.” Recordation of this plat would result in approximately half of the development platted. Therefore, Staff recommends that additional open space be platted.

Development Agreement

The final draft of the development agreement was prepared and sent to the applicant in February 2016. However, the development agreement was not returned to the Town for approval. Therefore, Staff recommends that a development agreement be approved by the Board of Mayor and Aldermen prior to the recordation of the final plat.

Performance Bonds

Performance bonds 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. Bridgemore Phase 6 construction plans are approved and improvements are underway within this phase. Drainage infrastructure is in place along with erosion control; however, curbs, binder and surface are not in place. As a result of the progress on site, the roads, drainage and erosion control performance bond shall be set at \$102,000 and the sanitary sewer bond shall be set at \$78,000.

RECOMMENDATION

With the incorporation of the recommended contingencies, the project will be consistent with the Land Development Ordinance therefore; Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to the recordation of the final plat, additional open space shall be recorded in order to provide a proportional amount.
2. Prior to the recordation of the final plat, a Development Agreement shall be executed for Phase 6 of Bridgemore Village.
3. Prior to the recordation of the final plat, a letter of credit will be required in the amount of \$102,000 for roads, drainage and erosion control.
4. Prior to the recordation of the final plat, a letter of credit shall be required in the amount of \$78,000 for sewer.

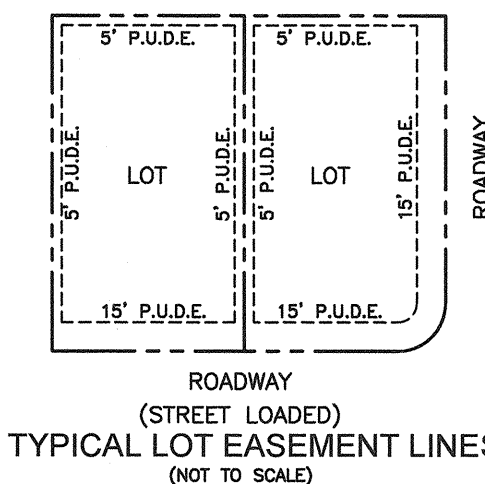
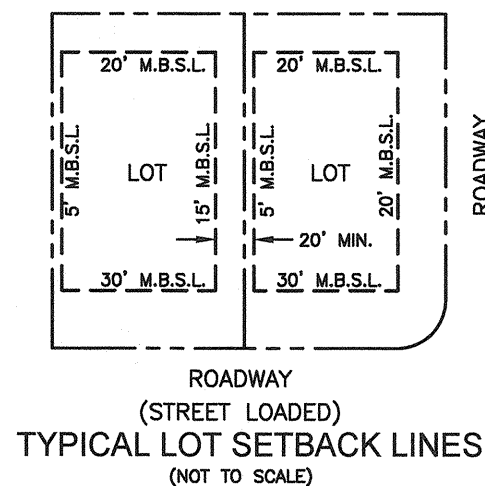
ATTACHMENT

Final Plat Map

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 21 SINGLE-FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE OF EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THE PROPERTY IS ZONED LOW INTENSITY RESIDENTIAL (D1).
MINIMUM BUILDING SETBACKS: FRONT - 30', SIDE - 5'/15' (20' BETWEEN STRUCTURES), REAR - 20'
4. 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, GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0345F AND 47187C0365F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NOS. 0345 AND 0365, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
6. 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.
7. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS. ALL ROADWAYS SHALL BE PUBLIC STREETS, CONSTRUCTED TO THE SPECIFICATIONS OF THOMPSON'S STATION AS PUBLIC RIGHT-OF-WAYS.
8. ALL OPEN SPACE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
6001	13,512	0.31
6002	13,856	0.32
6003	14,163	0.33
6004	14,908	0.34
6005	16,158	0.37
6006	17,549	0.40
6007	17,132	0.39
6008	16,586	0.38
6009	16,200	0.37
6010	16,200	0.37
6011	16,200	0.37
6078	16,200	0.37
6079	16,200	0.37
6080	16,200	0.37
6081	17,173	0.39
6082	17,812	0.41
6083	17,814	0.41
6084	17,348	0.40
6085	17,179	0.39
6086	17,212	0.40
6087	16,036	0.37



LEGEND
R.O.W. RIGHT-OF-WAY
R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
6099	19,480	0.45

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 14.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BLUEPRINT PROPERTIES, LLC FROM MBSC BRIDGEMORE, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 6603, PAGE 979, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

OWNER / DEVELOPER
BLUEPRINT PROPERTIES, LLC
C/O JIMMY FRANKS
245 NOAH DRIVE
FRANKLIN, TENNESSEE 37067
(615) 794-7415
JIMMY@TENNESSEEVALLEYHOMES.COM

SURVEYOR
RAGAN-SMITH ASSOCIATES, INC.
C/O CHRISTOPHER J. MABERY, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
CMABERY@RAGANSMITH.COM

MAP 145, PARCEL 14.02
BLUEPRINT PROPERTIES, LLC
BOOK 6603, PAGE 979,
R.O.W.C.T.

MAP 145, PARCEL 14.02
BLUEPRINT PROPERTIES, LLC,
DEED BOOK 6603, PAGE 979,
R.O.W.C.T.

MAP 145, PARCEL 14.00
MBSC BRIDGEMORE, LLC
BOOK 6038, PAGE 898,
R.O.W.C.T.

RIGHT-OF-WAY DEDICATION
1,956 SQ.FT
0.04 AC.±

RECORDER'S INFORMATION

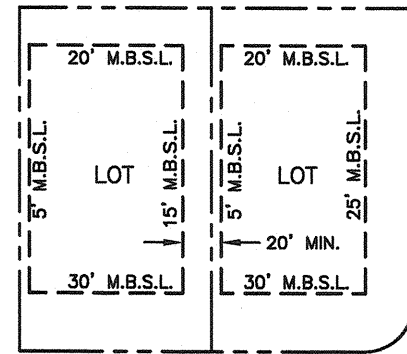
AREA SUMMARY TABLE	
TOTAL LOT AREA	- 7.84 AC.±
TOTAL R.O.W. AREA	- 1.12 AC.±
OPEN SPACE AREA	- 0.45 AC.±
R.O.W. DEDICATION	- 0.04 AC.±
(CLAYTON ARNOLD ROAD)	
TOTAL SITE AREA	- 9.45 AC.±

REVISED: JUNE 17, 2016
BRIDGEMORE VILLAGE SECTION 6A
LOTS 6001 - 6011, 6078 - 6087,
OPEN SPACE 6099 AND
RIGHT-OF-WAY DEDICATION
ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE
DRAWN BY: AMR/DDB/CJM DATE: MAY 23, 2016
JOB NO. 11-052 W.O. 0329 SHEET 1 OF 2

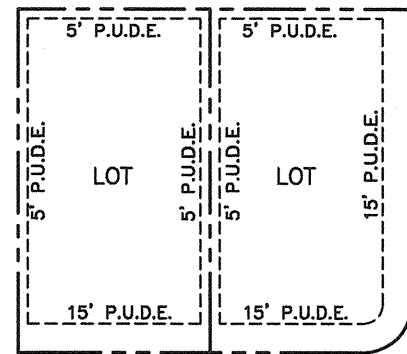
<p>CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION</p> <p>I DO HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.</p> <p>DATE: 20__ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION</p>		<p>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</p> <p>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</p> <p>DATE: 20__ WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS</p>		<p>CERTIFICATE FOR ADDRESSES</p> <p>I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).</p> <p>DATE: 20__ IT DEPT. E-911 ADDRESSING COORDINATOR</p>					
<p>CERTIFICATE OF OWNERSHIP & DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 6603, PAGE 979, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.</p> <p>DATE: 20__ BLUEPRINT PROPERTIES, LLC</p>		<p>CERTIFICATE OF ACCURACY</p> <p>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 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.</p> <p>RAGAN - SMITH - ASSOCIATES, INC. 06/17/16 REGISTERED LAND SURVEYOR</p>		<p>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</p> <p>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.</p> <p>WATER SYSTEM DATE: 20__ HB&TS UTILITY DISTRICT GENERAL MANAGER SEWER SYSTEM DATE: 20__ NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT</p>		<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>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.</p> <p>DATE: 20__ TOWN ADMINISTRATOR</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>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.</p> <p>DATE: 20__ SECRETARY OF PLANNING COMMISSION</p>	
<p>FINAL PLAT TOWN OF THOMPSON'S STATION PLANNING COMMISSION</p> <p>NET AREA: 9.45 AC.± TOTAL LOTS: 21 ACRES NEW ROAD: 1.16 AC.± CIVIL DISTRICT: 11TH MILES NEW ROAD: 0.18± CLOSURE ERROR: 1:15000</p> <p>OWNER: BLUEPRINT PROPERTIES, LLC SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC. SCALE: 1" = 200' 0' 100' 200' 400'</p>									

GENERAL NOTES

1. SEE SHEET 1 OF 2 FOR GENERAL NOTES AND REFERENCES.



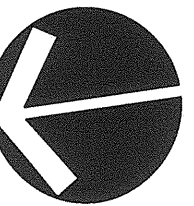
ROADWAY (STREET LOADED)
TYPICAL LOT SETBACK LINES
(NOT TO SCALE)



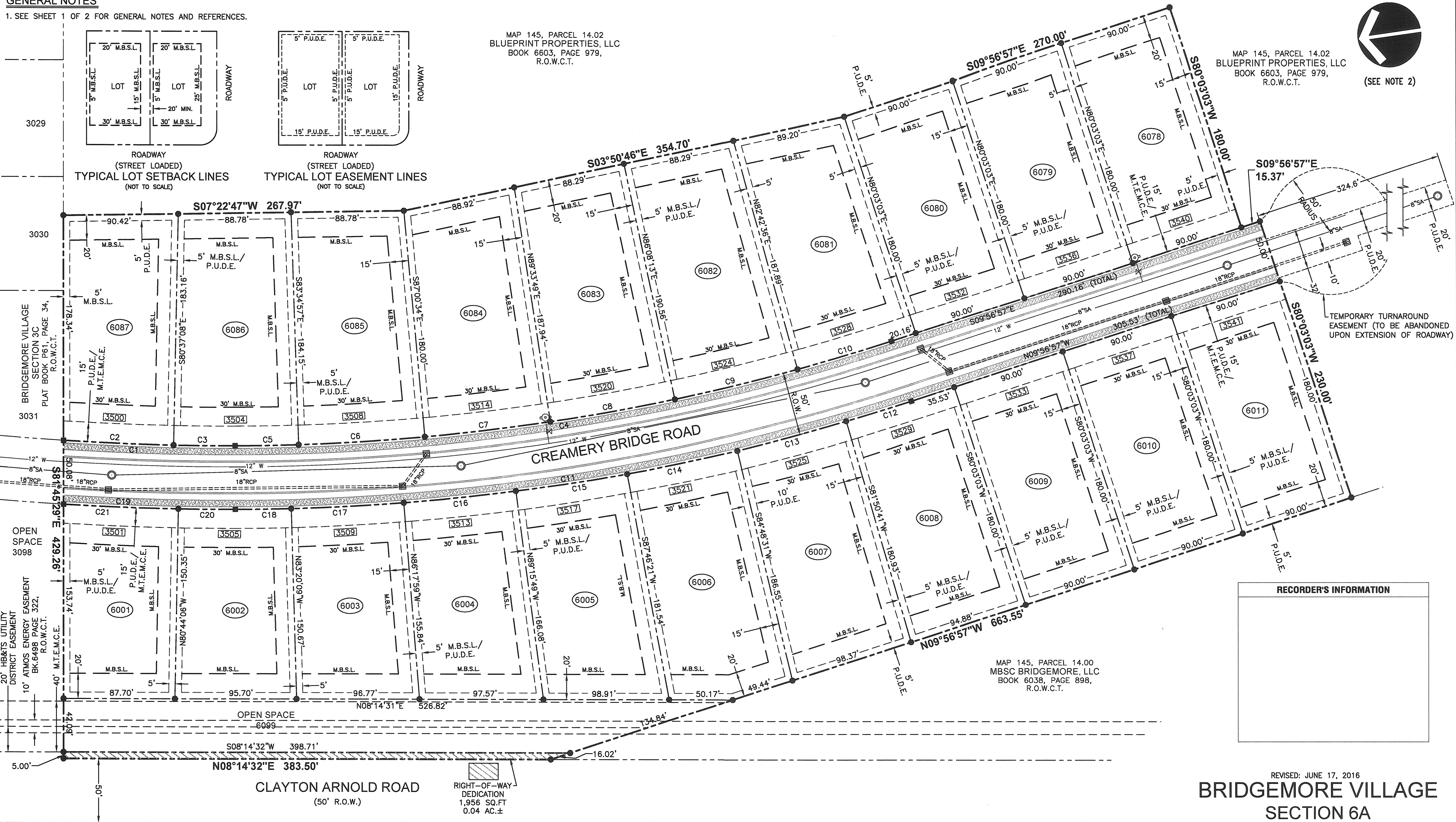
ROADWAY (STREET LOADED)
TYPICAL LOT EASEMENT LINES
(NOT TO SCALE)

MAP 145, PARCEL 14.02
BLUEPRINT PROPERTIES, LLC
BOOK 6603, PAGE 979,
R.O.W.C.T.

MAP 145, PARCEL 14.02
BLUEPRINT PROPERTIES, LLC
BOOK 6603, PAGE 979,
R.O.W.C.T.



(SEE NOTE 2)



RECORDER'S INFORMATION

MAP 145, PARCEL 14.00
MBSC BRIDGEMORE, LLC
BOOK 6038, PAGE 898,
R.O.W.C.T.

REVISED: JUNE 17, 2016
**BRIDGEMORE VILLAGE
SECTION 6A**
LOTS 6001 - 6011, 6078 - 6087,
OPEN SPACE 6099 AND
RIGHT-OF-WAY DEDICATION
ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE
DRAWN BY: AMR/DDB/CJM DATE: MAY 23, 2016
JOB NO. 11-052 W.O. 0329 SHEET 2 OF 2

OPEN SPACE AREA TABLE

OPEN SPACE	SQ. FT.±	ACRES±
6099	19,480	0.45

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2225.00'	135.15'	3°28'49"	67.60	135.13'	S09°52'38"W
C2	2225.00'	86.84'	2°14'10"	43.42	86.83'	N10°29'57"E
C3	2225.00'	48.32'	1°14'39"	24.16	48.32'	N08°45'33"E
C4	1665.00'	525.58'	18°05'10"	264.99	523.40'	S00°54'22"E
C5	1665.00'	49.97'	1°43'10"	24.99	49.97'	N07°16'38"E
C6	1665.00'	99.58'	3°25'37"	49.81	99.57'	N04°42'14"E
C7	1665.00'	99.58'	3°25'37"	49.81	99.57'	N01°16'38"E
C8	1665.00'	99.58'	3°25'37"	49.81	99.57'	N02°08'59"W
C9	1665.00'	99.58'	3°25'37"	49.81	99.57'	N05°34'35"W
C10	1665.00'	77.28'	2°39'34"	38.65	77.27'	N08°37'11"W
C11	1715.00'	541.36'	18°05'10"	272.95	539.12'	N00°54'22"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C12	1715.00'	53.69'	1°47'38"	26.85	53.69'	S09°03'08"E
C13	1715.00'	88.72'	2°57'50"	44.37	88.71'	S06°40'24"E
C14	1715.00'	88.72'	2°57'50"	44.37	88.71'	S03°42'34"E
C15	1715.00'	88.72'	2°57'50"	44.37	88.71'	S00°44'44"E
C16	1715.00'	88.72'	2°57'50"	44.37	88.71'	S02°13'06"W
C17	1715.00'	88.72'	2°57'50"	44.37	88.71'	S05°10'56"W
C18	1715.00'	44.09'	1°28'22"	22.04	44.08'	S07°24'02"W
C19	2275.00'	135.24'	3°24'22"	67.64	135.22'	N09°50'24"E
C20	2275.00'	44.79'	1°07'41"	22.39	44.79'	S08°42'03"W
C21	2275.00'	90.45'	2°16'41"	45.23	90.45'	S10°24'14"W

- LEGEND**
- IRON ROD (NEW)
 - (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
 - MONUMENT (NEW)
 - (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
 - RCP— REINFORCED CONCRETE PIPE
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - SA— SANITARY SEWER LINE
 - W— WATER LINE
 - R.O.W.— RIGHT-OF-WAY
 - R.O.W.C.T.— REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
 - M.B.S.L.— MINIMUM BUILDING SETBACK LINE
 - [1234]— ADDRESS
 - P.U.D.E.— PUBLIC UTILITY & DRAINAGE EASEMENT
 - P.U.D.E./M.T.E.M.C.E.— PUBLIC UTILITY & DRAINAGE EASEMENT MIDDLE TENN ELECTRIC MEMBERSHIP CORP ESMT



FINAL PLAT

TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA: 9.45 AC.± TOTAL LOTS: 21
ACRES NEW ROAD: 1.16 AC.± CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.18± CLOSURE ERROR: 1:15000

OWNER: BLUEPRINT PROPERTIES, LLC
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1" = 50'