

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
July 26, 2016

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of Minutes Of The June 28, 2016 Meeting.

Documents:

[06282016 PC MIN.PDF](#)

Public Comments-

Town Planner Report

Documents:

[ATTORNEY LETTER BV SECTION 6A.PDF](#)

Unfinished Business:

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

Documents:

[ITEM 1 MEMO FOR BV SITE PLAN.PDF](#)
[ITEM 1 SITE PLAN BV AMENITY UPDATED.PDF](#)

New Business:

2. Request For Approval Of Sureties, Roads, Drainage, Erosion Control And Sewer Within Tollgate Village For Sections 1, 2, 4, 5, 6, 7, 10, 11, 12 And 13.

Documents:

[ITEM 2 STAFF REPORT FOR TV SURETIES.PDF](#)
[ITEM 2 TV PHASE PLAN.PDF](#)
[ITEM 2 TV SURETY INFORMATION.PDF](#)

3. Request To Re-Affirm The Approval Of Sureties For Roads, Drainage And Erosion Control Within Bridgemore Village For Sections 1A, 1B And 2A And Establish Sureties For Sewer.

Documents:

[ITEM 3 AUGUST 25 PC MINUTES.PDF](#)
[ITEM 3 BV SEWER SURETY INFORMATION.PDF](#)

ITEM 3 STAFF REPORT FOR BV SURETIES.PDF
ITEM 3 BV PHASE PLAN.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
June 28, 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 28th Day of June, 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 Darren Burrell; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones. Commissioners Debra Bender and Don Blair were unable to attend

Pledge of Allegiance.

Minutes:

The minutes of the May 24, 2016 meeting were previously submitted.

Commissioner Benson moved for approval of the May 24th, 2016 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Drew Hendry – 3809 Robbins Nest Ct. – Concerns about where the new Bridgemore Village amenity center will be located.

Carol Schneider – 2752 Cabin Run Bridge Rd. – Opposed to moving amenity center to current pool location in Bridgemore Village.

Town Planner Report:

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

- Tollgate Traffic Improvements – Traffic survey for signal is complete. Ragan Smith is in the process of designing the traffic signal and that design should be complete by the end of June. Will provide updates in July.
- Greenway Trail – The Town has signed the contract, had the pre-construction meeting, and the contractor has started survey work. A tentative completion date is October 14th, 2016.
- Bonds & Sureties – Bridgemore 1A, 1B & 2A bonds have expired, therefore Staff is reviewing the status of the other bonds that are in place. Staff will present a recommendation on sureties in July.

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).**

Mrs. Deats reviewed her Staff report and recommended approval of the preliminary plat based on the project's consistency with the site development plan and the Town's Land Development Ordinance 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.

Bucky Ingram with Willow Branch Partners came forward to speak on behalf of the applicant.

After discussion, Commissioner Dilks made a motion to approve the 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) with the five recommended Staff contingencies plus the following additional contingencies:

6. **Prior to the submittal of a final plat for Phase 12, the applicant shall complete and open the secondary entrance within Phase 10.**
7. **Prior to approval of the construction plans, the replacement plan shall be revised to incorporate an additional 386 inches of replacement trees.**
8. **All replacement trees shall conform to the minimum size identified within the Land Development Ordinance.**

The motion was seconded and carried unanimously.

2. Site plan for Bridgemore Village amenities center located at the terminus of Creamery Bridge Road (File: SP 2016-003).

Mrs. Deats reviewed her staff report and recommended approval based on the project's consistency with the Land Development Ordinance with the following contingencies:

1. Prior to the 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 adjacent lots.
4. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.

Brett Smith with Ragan Smith and Associates came forward to speak on behalf of the applicant.

After discussion, Commissioner Dilks made a motion to defer this item until August meeting. There being no second, the motion failed.

After further discussion, Commissioner Burress made a motion to approve with Staff contingencies. Commissioner Burress then withdrew his motion.

The commission then took a 5 minute recess at 8:05 returning at 8:12 pm.

Commissioner Dilks then made a motion to defer Item number 2 until the August Planning Commission Meeting. There being no second, the motion failed.

Commissioner Roberts then made a motion to Table Item 2, take up Item 3, then return to Item 2. The motion was seconded and carried unanimously.

3. Final plat for Section 6A within phase 6 of Bridgemore Village to create 22 lots (File: FP 2016-002).

Mrs. Deats reviewed her staff report, and based on the project being consistent with the Land Development Ordinance with the following recommended 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.

After discussion, Commissioner Dilks made a motion to defer the final plat for Section 6A within phase 6 of Bridgemore Village to create 22 lots until the August meeting to give more time for the Board of Mayor and Aldermen time to approve the development agreement. The motion was seconded and carried by a vote of 4 to 1 with Chairman Elder casting the opposing vote.

4. Site plan for Bridgemore Village amenities center located at the terminus of Creamery Bridge Road (File: SP 2016-003).

Commissioner Dilks made a motion to defer Item 2 to the August Planning Commission meeting. There being no second, the motion failed.

Commissioner Roberts made a motion to defer Item 2 to the July meeting allowing for the community input to bring more clarity to the amenity center. The motion was seconded and carried by a vote of 4 to 1 with Commissioner Burress casting the opposing vote.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:26 p.m.

Jack Elder, Chairman

Attest: _____
Don Blair, Secretary

EVANS, JONES & REYNOLDS

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

SUNTRUST PLAZA

SUITE 710

401 COMMERCE STREET

NASHVILLE, TENNESSEE 37219-2405

TELEPHONE (615) 259-4685

FACSIMILE (615) 256-4448

WWW.EJRLAW.COM

ADDRESS REPLY TO :
P.O. BOX 190627
NASHVILLE, TN 37219-0627

JAMES CLARENCE EVANS (1916-2009)

RICHARD A. JONES *

WINSTON S. EVANS

J. ALLEN REYNOLDS III

PHILLIP BYRON JONES

JEFFREY J. SWITZER

JOHN M. McDONALD

* RETIRED

July 7, 2016

Via Email wdeats@thompsons-station.com

Confirmation by U.S. Mail

Wendy Deats, AICP
Town Planner
Town of Thompson's Station
1550 Thompson's Station Road, West
Thompson's Station, TN 37179

Re: Bridgemore Village, Phase 6A

Dear Ms. Deats:

This supplements my letter of June 29, 2016, which was written on behalf of my client, Blueprint Properties, LLC, the Developer, for Phase 6A of Bridgemore Village.

In that letter we asked that my client's Final Plat be placed back on the Planning Commission's agenda for July 26, 2016 for consideration of approval, subject to a contingency; namely, subsequent approval by BOMA of my client's *Developer Agreement* at BOMA's next meeting (August 9, 2016). I also asked that the recalculation of my client's bond amounts be taken up on July 26th.

I have since received a copy of your subsequent email to my client and an engineer at Ragan Smith. In that email, you stated that the Final Plat request had been deferred to August 23rd. While we appreciate that the deferral was made, from a practical standpoint we find no precedent for the view that BOMA's approval of the *Developer Agreement* must come, chronologically, before the Planning Commission's consideration of the Final Plat request. Granted, we understand that both BOMA approval and Planning Commission approval are necessary. However, we see no requirement in your ordinances that the BOMA approval come first. It is merely a condition to starting work on infrastructure.

Wendy Deats, AICP
July 7, 2016
Page 2

Thus, we are attempting to use calendar dates in a manner to expedite all administrative loose ends, as soon as humanly possible.

Additionally, we fear that some of the administrative obstacles that our client has encountered in Phase 6 are directly or indirectly related to road issues remaining in Phases 1 and 2, which our client neither owns, controls nor in any way manages. Notwithstanding, I have reached out today to the lawyer for the Owners of Phases 1 and 2 and asked that they take steps immediately to deliver a Letter of Credit, Cash Bond or other acceptable collateral in an amount not less than \$306,000 to address the road issue in Phases 1 and 2. We are hopeful that the resolution of those loose ends will have a positive effect on our client's plans in Phase 6. However, and again, we do not believe from an administrative standpoint, that the issues are connected.

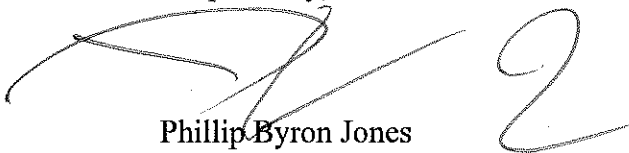
Therefore, we are respectfully asking, a second time, to be placed on the Agenda for July 26th for consideration of the following:

- Final Plat Approval, subject to a contingency; namely, subsequent approval by BOMA of the Developer's *Developer Agreement* at BOMA's next meeting (which is August 9, 2016); and
- Recalculation of the Developer's bond amounts. The binder and curbs were recently finished. Therefore, we think a recalculation is appropriate.

I plan to be in attendance on July 26, 2016 and I will answer any questions that you may have regarding these matters.

I thank you in advance for your consideration.

Respectfully,



Phillip Byron Jones

PBJ/sj

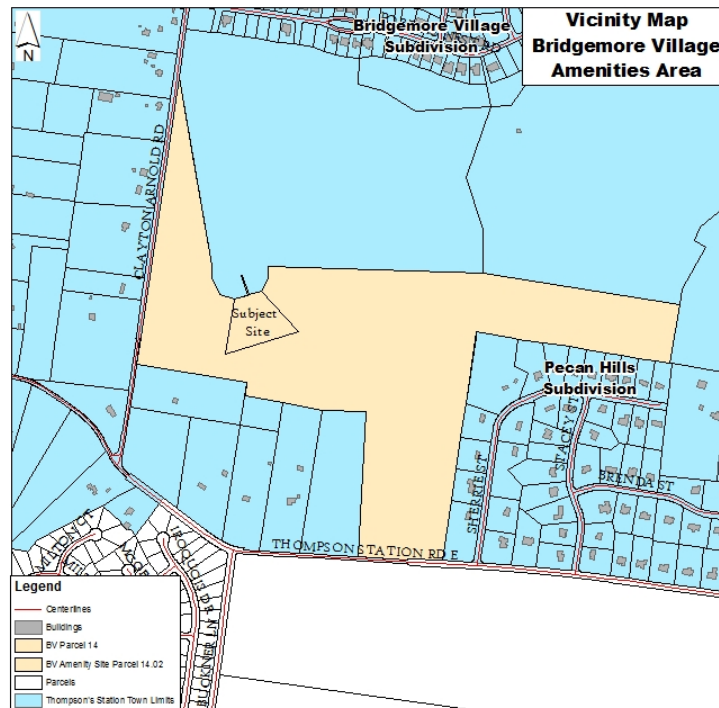
c: Mr. James C. D. Franks (via email and U.S. Mail)
Mr. Caldwell Lucas (via email)
Mr. Joe Constantine, Town Administrator (1550 Thompson's Station Road, West Thompson's Station, TN 37179)
Mr. Todd Moore, City Attorney (3326 Aspen Grove Drive, Suite 310, Franklin, TN 37067)

467922.004



DATE: July 26, 2016
TO: The Planning Commission
FROM: Wendy Deats, Town Planner
SUBJECT: Item 1 – SP 2016-003 – Deferred from June 2016 Planning Commission meeting

On June 28, 2016, the Planning Commission reviewed a request for 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.



Staff recommended approval of the site plan 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 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.

The Planning Commission deferred the request to the July meeting in order to allow additional time for community input to bring more clarity to the issue.



During the deferral, the applicant revised the site plan for the amenity area to include a passive recreational area and submitted a plat for the creation of the amenity lot. The lot will be 4.38 acres and will have a sidewalk for access to the amenity. The amenity area will have benches and provide a lookout to the open space. The amenity lot plat is currently under review and is not yet recorded, therefore, Staff recommends a contingency to require the lot be recorded as an amenity lot.

In addition, a revised landscape plan was submitted for the redesigned amenity. The subject site and the adjacent parcels are located within the D1 zones thereby requiring a semi opaque buffer (buffer type 2). This plan does not incorporate all the necessary landscaping to create intermittent visual openings from a height of three feet to 20 feet. Therefore, Staff recommends a contingency to revise the landscape plan to conform to the requirements set forth in Section 4.16.7b Buffer Type 2 of the Land Development Ordinance.

Prior to the June Planning Commission, Staff met with a representative of the advisory board at which time interest was expressed for approval of the site as an amenity lot. However, it was indicated that the preferred option was an expansion of the existing pool in Phase 1 leaving this site for an amenity of the homeowners association's choice. At this time, Staff has notified the advisory group of the change to the site plan, however, no additional input has been received regarding the revised site plan to create a passive amenity area.

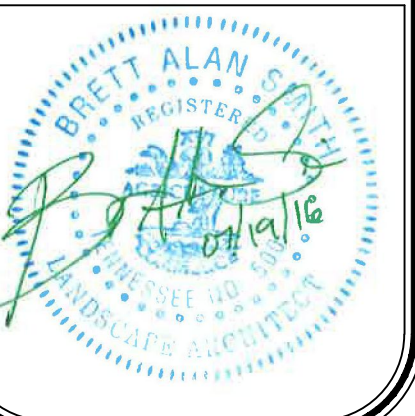
Recommendation

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 the recordation of the final plat for 6A, the lot for the amenity center shall be recorded.
2. The landscape plan shall be revised to incorporate the required buffer between the amenity lot and the residential lots.
3. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping in accordance with the landscaping plan.

Attachments

Site plan
June 28, 2016 staff report



BRIDGEMORE VILLAGE - PHASE 6

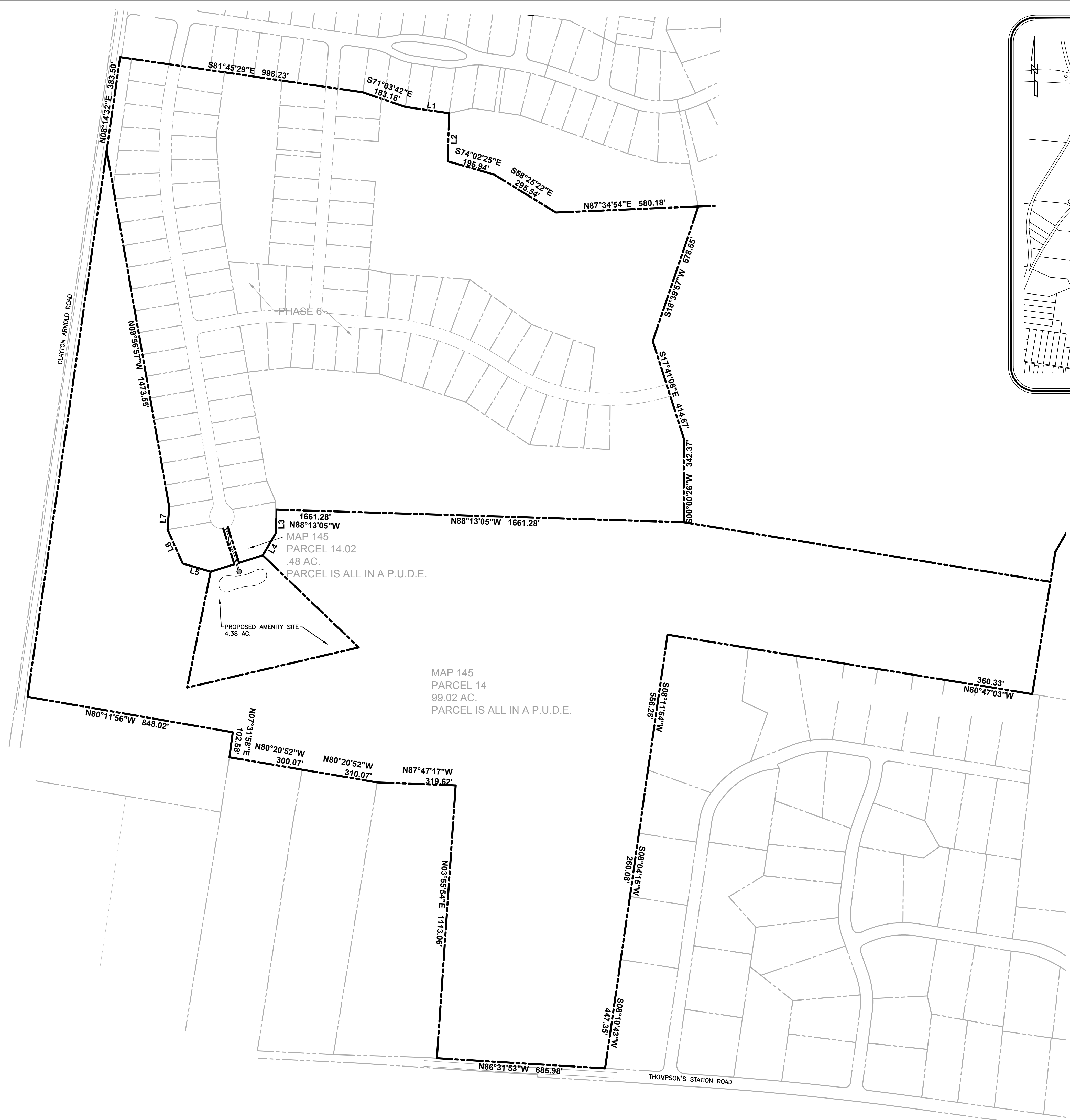
SECONDARY AMENITIES

TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE



LOCATION MAP
N.T.S.

LOT SIZE: 4.38AC
 MAP AND PARCEL: MAP 145, PORTION OF PARCELS 14 AND 14.02
 ZONING: D1-LOW INTENSITY RESIDENTIAL
 NOTE:
 PARCELS 14 AND 14.02 ARE ENTIRELY IN A P.U.D.E.



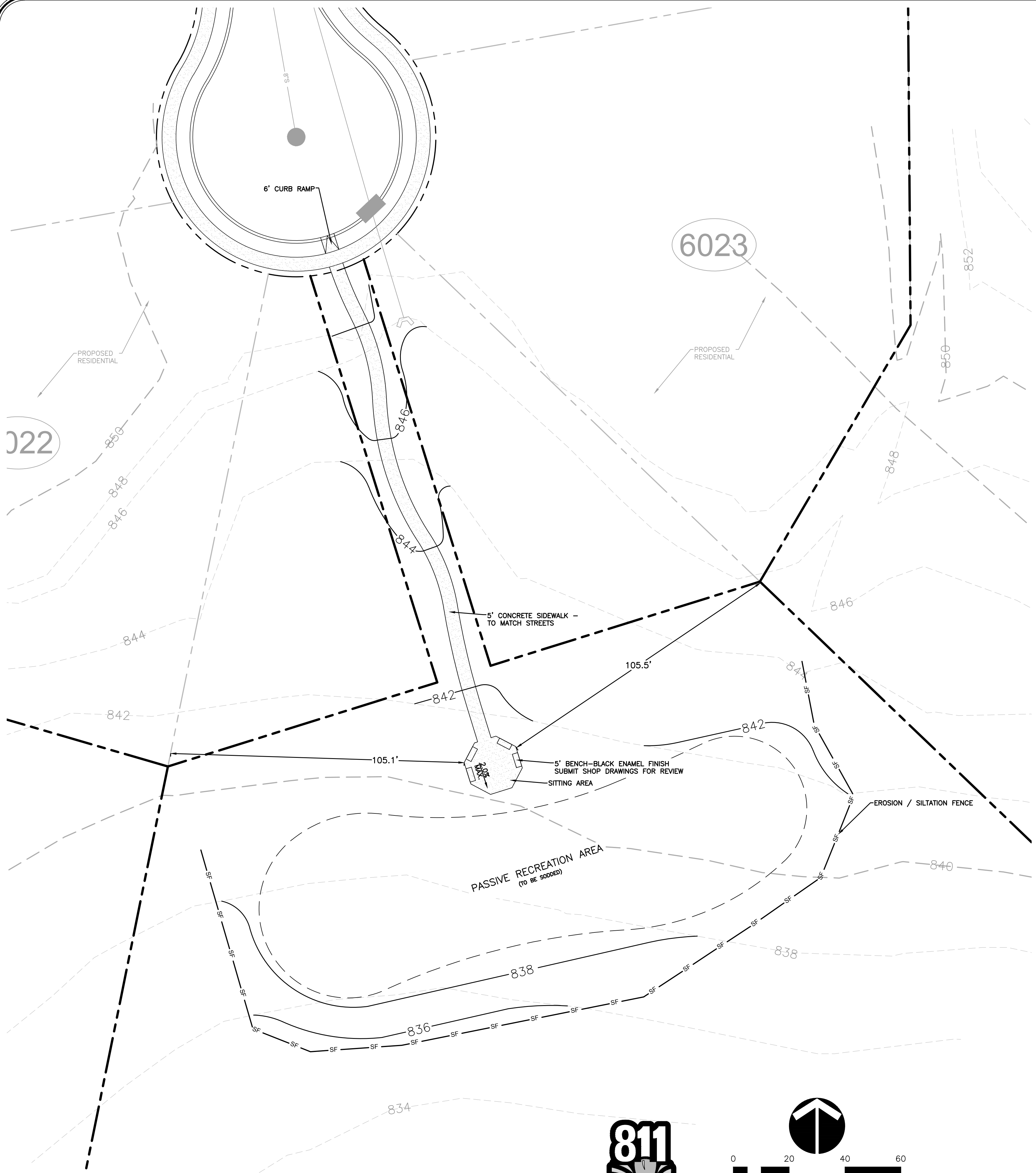
811
 Know what's below.
 Call before you dig.

JOB NO.	11052	DESIGNED BY	B. SMITH	SCALE	1"=20'	DATE	MAY 24, 2016
WK. ORDER	0329	DRAWN BY	D. SIEBERG	REVISIONS	07.19.16 (D.R.S.) Rev. Per Client Comments 07.12.16 (D.R.S.) Rev. Per Town Comments 06.06.16 (D.R.S.) Rev. Per Client Comments		

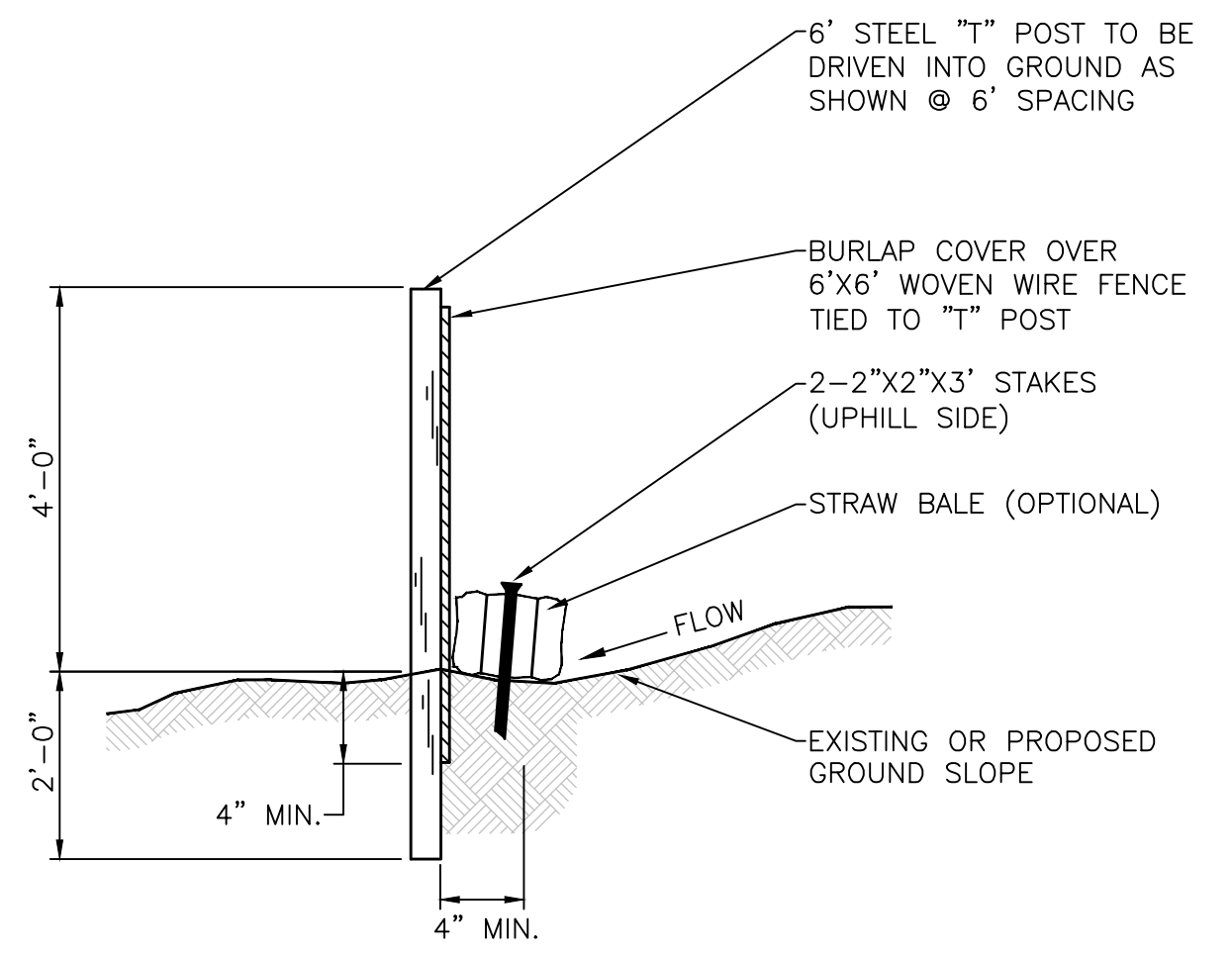
OVERALL LAYOUT

C1.0

© 11/05/2016 07:58:00 AM. CHATTANOOGA COUNTY ENGINEERING DEPARTMENT. MAP 145, PARCEL 14.02. PLOTTED BY: RAGAN SMITH. PLOT DATE: 05/24/2016. LAST UPDATED BY: RAGAN SMITH ON: 05/24/2016 11:58 AM.

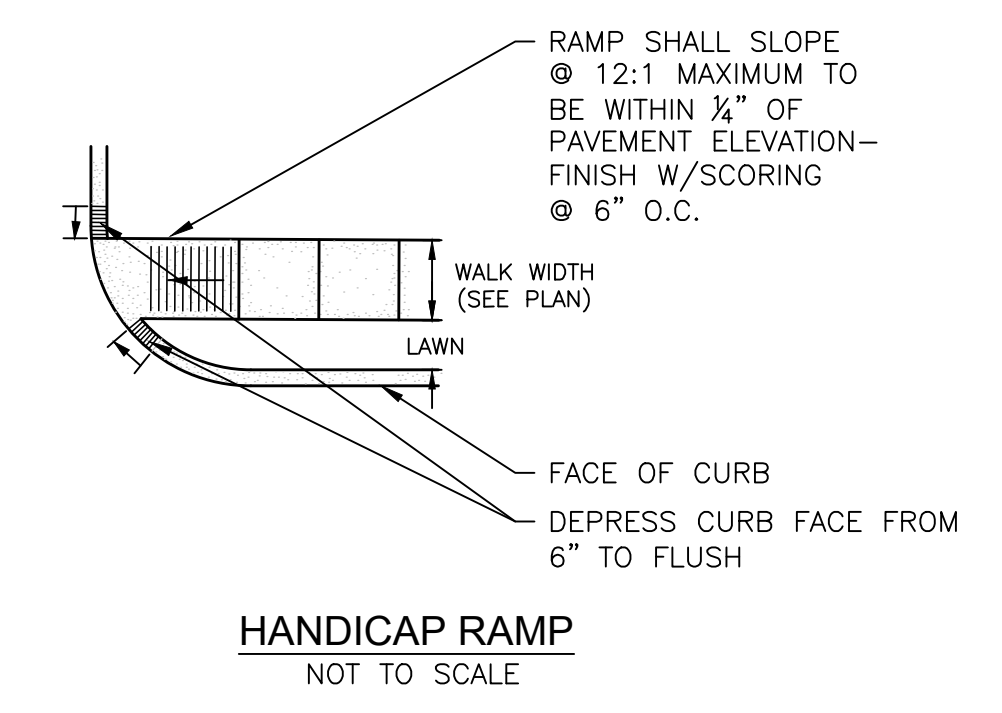
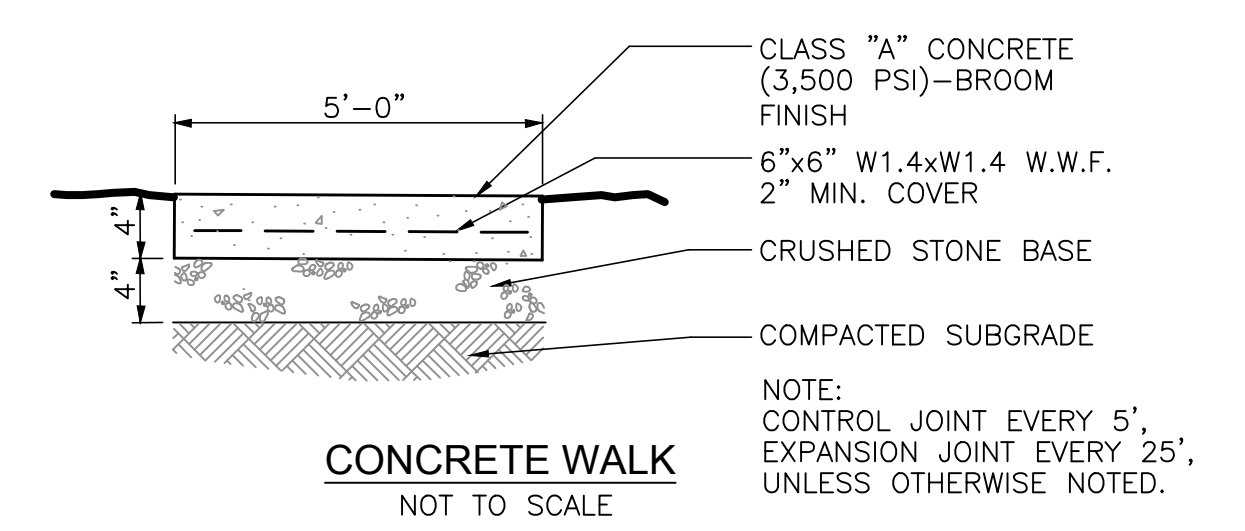


- GENERAL NOTES:**
1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE SITE LAYOUT PLAN.
 3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
 4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
 5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE TOWN OF THOMPSON'S STATION HIGHWAY.
 6. IF DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
 7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
 9. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE. AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
 10. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES. THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
 11. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.



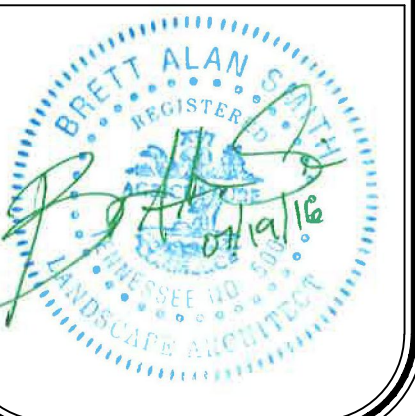
TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

EROSION/SILTATION FENCE
NOT TO SCALE



- SIDEWALK NOTES:**
1. NO WALK OR RAMP TO MAKE A CROSS-SLOPE GREATER THAN 2.0% (1:50).
 2. NO WALK TO HAVE A RUNNING SLOPE GREATER THAN 5.0% (1:20), UNLESS DEPICTED AS A RAMP WITH COMPLAINT HANDRAILS; IN WHICH CASE A MAXIMUM RUNNING SLOPE OF 8.3% (1:12).

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
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BRIDGEMORE VILLAGE - PHASE 6
SECONDARY AMENITIES
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

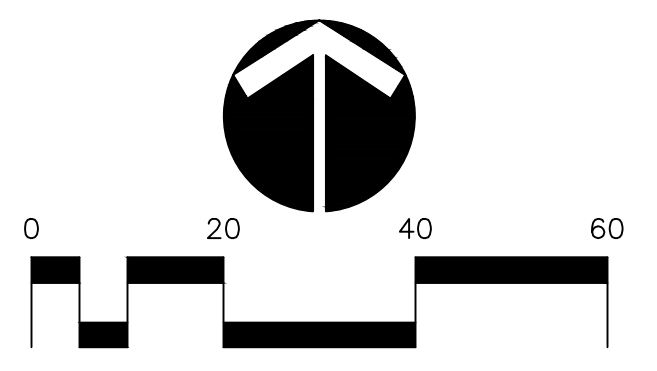
REV.	DATE	DESCRIPTION
01	07.19.16 (D.R.S.)	Rev. Per Client Comments
02	06.05.16 (D.R.S.)	Rev. Per Town Comments
03	05.24.16 (D.R.S.)	Rev. Per Town Comments

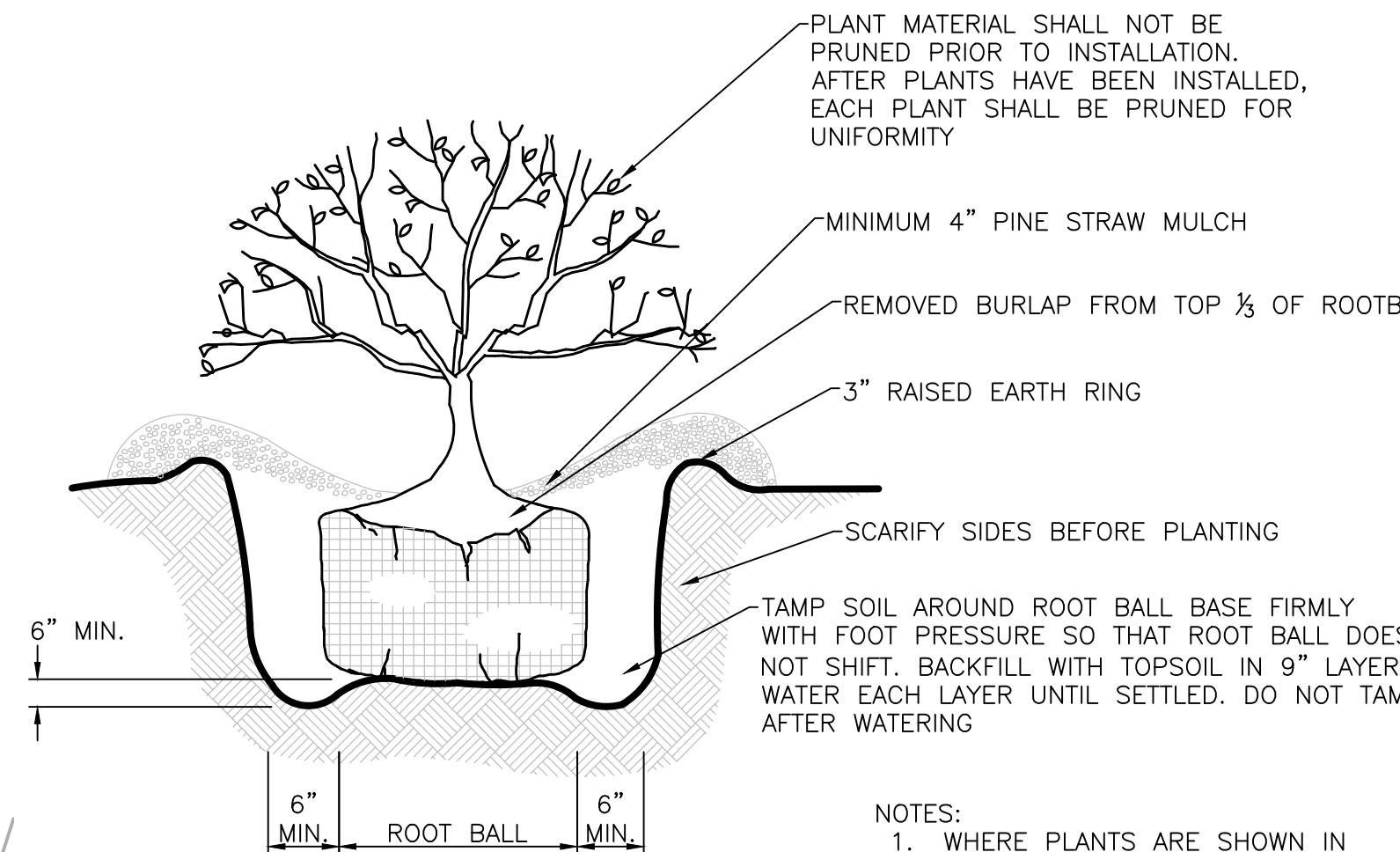
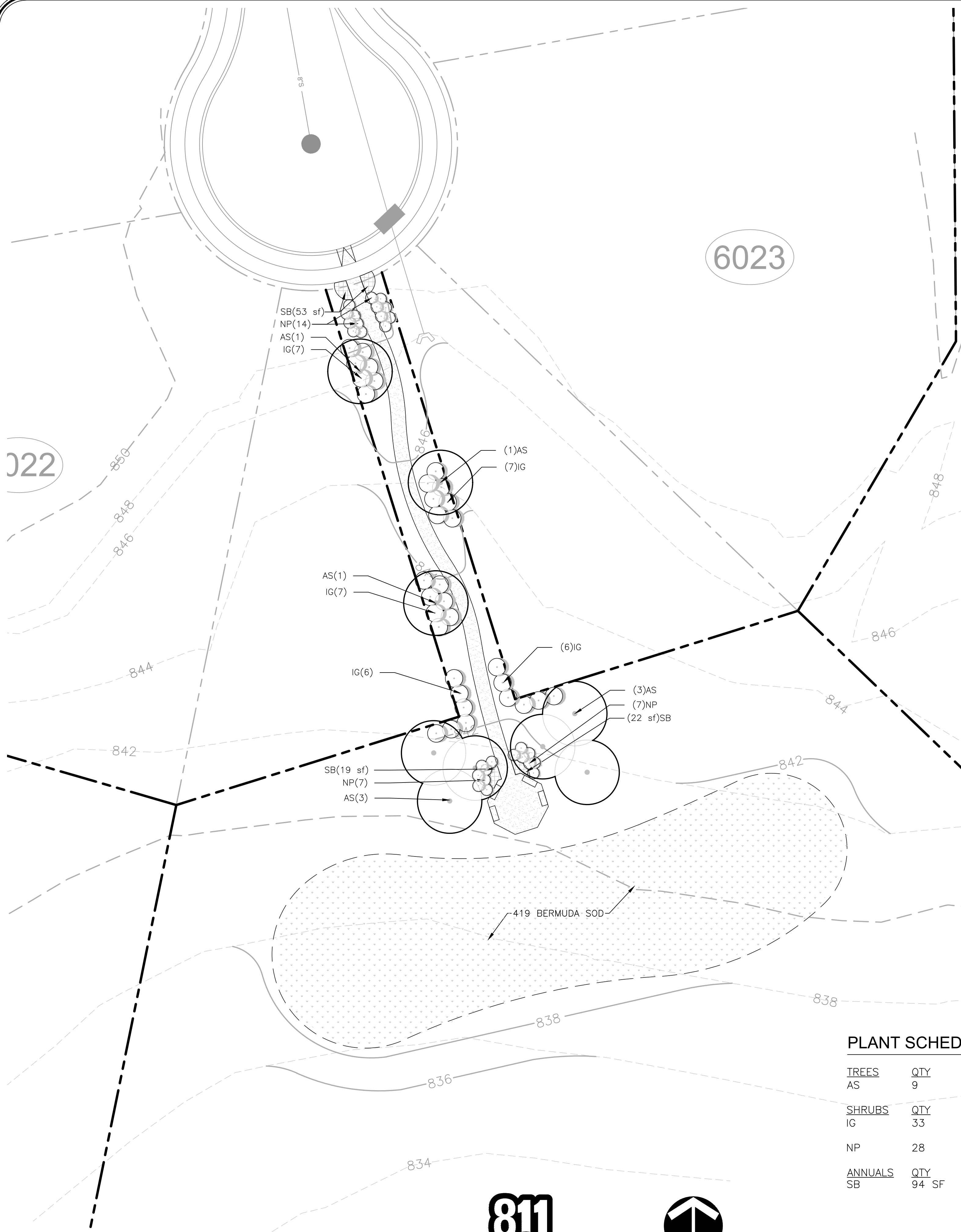
JOB NO.	11052
W.K. ORDER	0329
DESIGNED:	B. SMITH
DRAWN:	D. SIEBERG
SCALE:	1"=20'
DATE:	MAY 20, 2016

LAYOUT, GRADING & UTILITIES PLAN

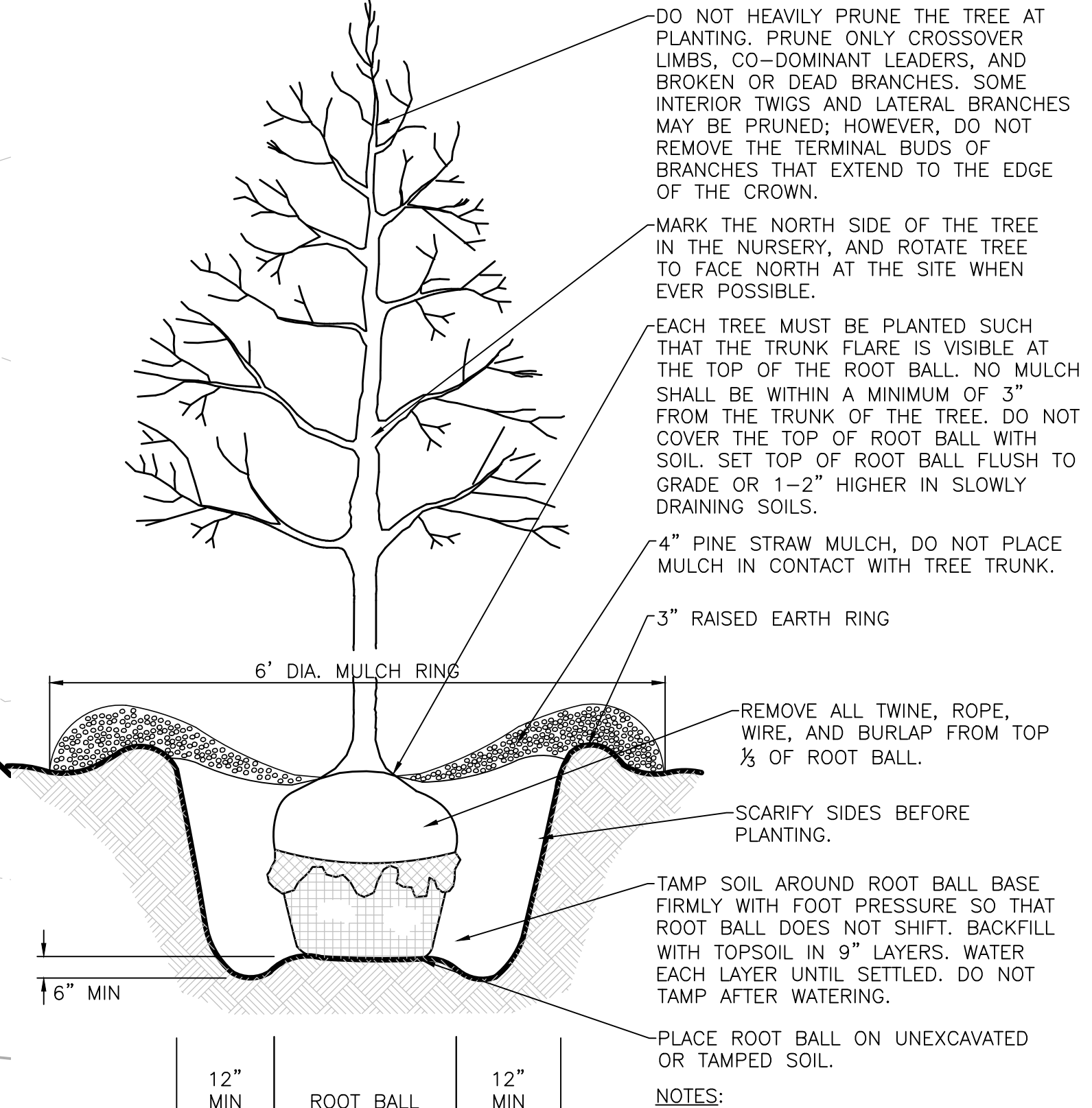
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SHRUB PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AS	9	ACER SACCHARUM / SUGAR MAPLE	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B, LIMBED UP 6'
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
IG	33	ILEX GLABRA / INKBERRY HOLLY	EVERGREEN	30" HT.	4' HT.	AS SHOWN	MATCHED
NP	28	NANDINA DOMESTICA 'FIRE POWER' / FIREPOWER NANDINA	EVERGREEN	12" HT.		AS SHOWN	
ANNUALS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
SB	94 SF	SEASONAL COLOR BY OWNER	ANNUAL				

NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED PER NOTES.

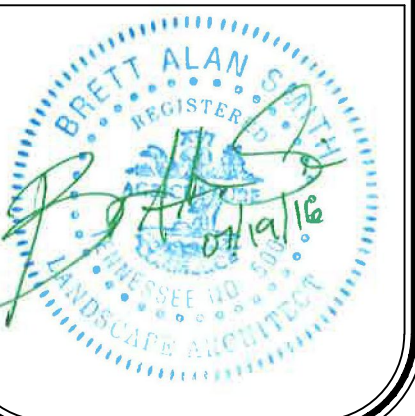
PLANTING NOTES

- 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 (TRIFLORAL 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 NURSEYMEN, 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 SEEDED 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 SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTION, 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 SEEDED 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.

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
1000 BIRMINGHAM STREET
CHATTANOOGA, TN 37405
PH: 423-244-5941
WWW.RAGANSMITH.COM



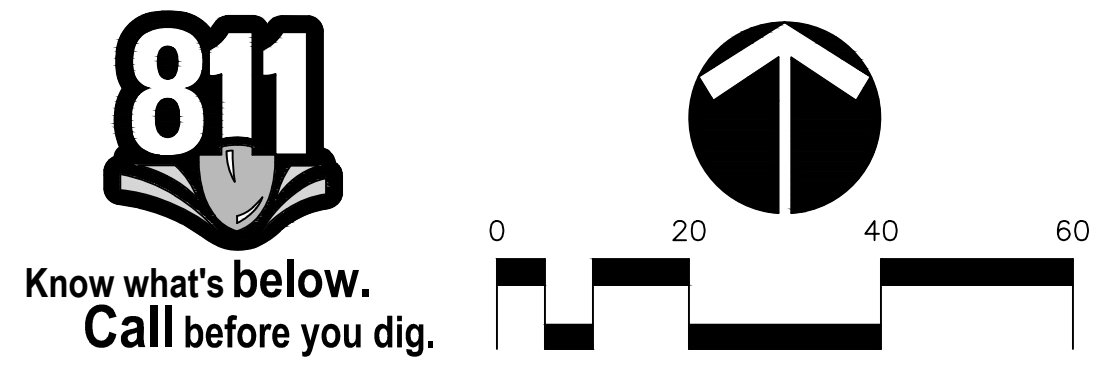
BRIDGEMORE VILLAGE - PHASE 6
SECONDARY AMENITIES
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	9396	07.19.16 (D.R.S.) Rev. Per Client Comments
DESIGNED:	B. SMITH	07.12.16 (D.R.S.) Rev. Per Town Comments
DRAWN:	D. SIEBERG	06.06.16 (D.R.S.) Rev. Per Town Comments
SCALE:	1"=20'	05.24.16 (D.R.S.) Rev. Per Town Comments
DATE:	MAY 20, 2016	

LANDSCAPE PLAN

L1.0

01/15/2016 09:15:00 AM C:\PROJECTS\BRIDGEMORE_VILLAGE\PHASE_6\LANDSCAPE_PLAN\DWG\BRIDGEMORE_VILLAGE_PHASE_6_SECONDARY_AMENITIES_L1.0.dwg PLOTTED BY: RAGAN SMITH, DATE: 05/20/2016, TIME: 10:23:10 AM, LAST UPDATED BY: RAGAN SMITH ON: 05/20/2016 10:23:10 AM



Thompson's Station Planning Commission
Staff Report – Item 2
July 26, 2016

SURETIES – TOLLGATE VILLAGE

Several sections within Tollgate Village do not have sureties in place. Sureties are required in order to guarantee satisfactory construction, installation and dedication of infrastructure improvements within a subdivision. Therefore, Staff has reviewed the sections without proper sureties to provide a recommendation to the Commission in establishing surety amounts. Tollgate Village does not have a section 8 or 9 and the sections 13B, 13C, and all of 14 is currently bonded.

Tollgate Village, Section 1

The Town Engineer observed the site and found that this section is fully built with the roadway completed to surface course and is in good condition. This section has 25 lots and .2 miles of roadway, which includes Americus Drive and Natoma Circle. Therefore, a surety in the amount of \$18,000 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning. Therefore, a surety is recommended in the amount of \$6,000 for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 1 in the amount of \$18,000 for roads, drainage and erosion control and \$6,000 for sewer for a year with the option for automatic renewal.

Tollgate Village, Section 2

The Town Engineer observed the site and found that this section is constructed with the roadway completed to surface course and is in good condition. This section has 30 lots and .3 miles of roadway, which includes Americus Drive, Natoma Circle, Ashmore Drive and Colebrook Drive. Therefore, a surety in the amount of \$29,000 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning. Therefore, a surety is recommended in the amount of \$13,500 for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 2 in the amount of \$29,000 for roads, drainage and erosion control and \$13,500 for sewer for a year with the option for automatic renewal.

Tollgate Village, Section 3

The Town Engineer observed the site and found that this section is constructed with the roadway completed to surface course and remains in good condition. There is still construction traffic that

utilizes a portion of this roadway. This section has .28 miles of roadway, which includes Tollgate Boulevard. Therefore, a surety in the amount of \$43,000 is recommended for roads, drainage and erosion control.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 3 in the amount of \$43,000 for roads, drainage and erosion control for a year with the option for automatic renewal.

Tollgate Village, Section 4

The Town Engineer observed the site and found that this section is constructed with the roadway completed to surface course and remains in good condition. There is still construction activity in the area and some dirt was present and roadway trench subsidence. This section has 55 lots and .26 miles of roadway, which includes Americus Drive, Wareham Road and Colebrook Drive. Therefore, a surety in the amount of \$22,000 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning and most of the connections are complete. Therefore, a surety is recommended in the amount of \$13,500 for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 4 in the amount of \$22,000 for roads, drainage and erosion control and \$13,500 for sewer for a year with the option for automatic renewal.

Tollgate Village, Section 5

The Town Engineer observed the site and found that this section is constructed with the roadway completed to surface course and remains in good condition, however the road does contain a low point with a drainage issue behind Lot 511 in the alley. Debris has collected in this area and there is not positive drainage. This section has 21 lots and .29 miles of roadway, which includes Rochelle Avenue and Wareham Drive. Therefore, a surety in the amount of \$25,000 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning and most of the connections are complete. Therefore, a surety is recommended in the amount of \$13,500 for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 5 in the amount of \$25,000 for roads, drainage and erosion control and \$13,500 for sewer for a year with the option for automatic renewal.

Tollgate Village, Section 6

The Town Engineer observed the site and found that this section is fully built with the roadway completed to binder course and is in poor condition. This section has four lots and .28 miles of roadway, which includes Bungalow Drive, Newark Lane and Newark Court. Therefore, a surety in the amount of \$70,000 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning and most of the connections are complete. Therefore, a surety is recommended in the amount of \$4,100 for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 6 in the amount of \$70,000 for roads, drainage and erosion control and \$4,100 for sewer for a year with the option for automatic renewal.

Tollgate Village, Section 7

The Town Engineer observed the site and found that this section is fully built with the roadway completed to binder course and is in poor condition. This section has 19 lots and .17 miles of roadway, which includes Americus Drive, Rochelle Avenue and Newark Lane. Therefore, a surety in the amount of \$44,000 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning and most of the connections are complete. Therefore, a surety is recommended in the amount of \$4,000 for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 7 in the amount of \$44,000 for roads, drainage and erosion control and \$4,000 for sewer for a year with the option for automatic renewal.

Tollgate Village, Section 10

The Town Engineer observed the site and found that this section is fully built with the roadway completed to surface course and is in good condition. This section has 27 lots and .17 miles of roadway, which includes Millerton Way, Wareham Drive and Somers Lane. Therefore, a surety in the amount of \$27,500 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning and most of the connections are complete. Therefore, a surety is recommended in the amount of \$14,000 for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 10 in the amount of \$27,500 for roads, drainage and erosion control and \$14,000 for sewer for a year with the option for automatic renewal.

Tollgate Village, Section 11

The Town Engineer observed the site and found that this section is constructed with the roadway completed to surface course and remains in good condition. There is still construction activity in the area and some dirt was present in the alley. This section has 36 lots and .57 miles of roadway, which includes Colebrook Drive, Wareham Drive, Ashmore Drive and Somers Lane. Therefore, a surety in the amount of \$52,000 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning and most of the connections are complete. Therefore, a surety is recommended in the amount of \$18,500 for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 11 in the amount of \$52,000 for roads, drainage and erosion control and \$18,500 for sewer for a year with the option for automatic renewal.

Tollgate Village, Sections 12A and 12B

The Town Engineer observed the site and found that these sections are constructed with the roadway completed to binder course which is in poor condition. There is still construction activity in the area and some dirt was present in the roadway. These sections have 27 lots and .25 miles of roadway, which includes Natoma Circle. Therefore, a surety for section 12A in the amount of \$25,200 and a surety for section 12B in the amount of \$43,000 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning and most of the connections are complete. Therefore, a surety is recommended in the amount of \$1,500 for section 12A and \$8,000 for section 12B for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 12A in the amount of \$25,200 for roads, drainage and erosion control and \$1,500 for sewer for a year with the option for automatic renewal and a surety for section 12B in the amount of \$43,000 for roads, drainage and erosion control and \$8,000 for sewer with the option for automatic renewal.

Tollgate Village, Section 13A

The Town Engineer observed the site and found that this section is constructed with the roadway completed to binder course and is in poor condition with dirt was present in the roadway. This section has 17 lots and .38 miles of roadway, which includes Hazelton Drive, Millerton Drive and Wareham Drive. Therefore, a surety for section 13A in the amount of \$86,000 is recommended for roads, drainage and erosion control.

The sewer is in place and functioning and most of the connections are complete. Therefore, a surety is recommended in the amount of \$12,000 for sewer.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village section 12A in the amount of \$86,000 for roads, drainage and erosion control and \$12,000 for sewer for a year with the option for automatic renewal.

Tollgate Pump Stations

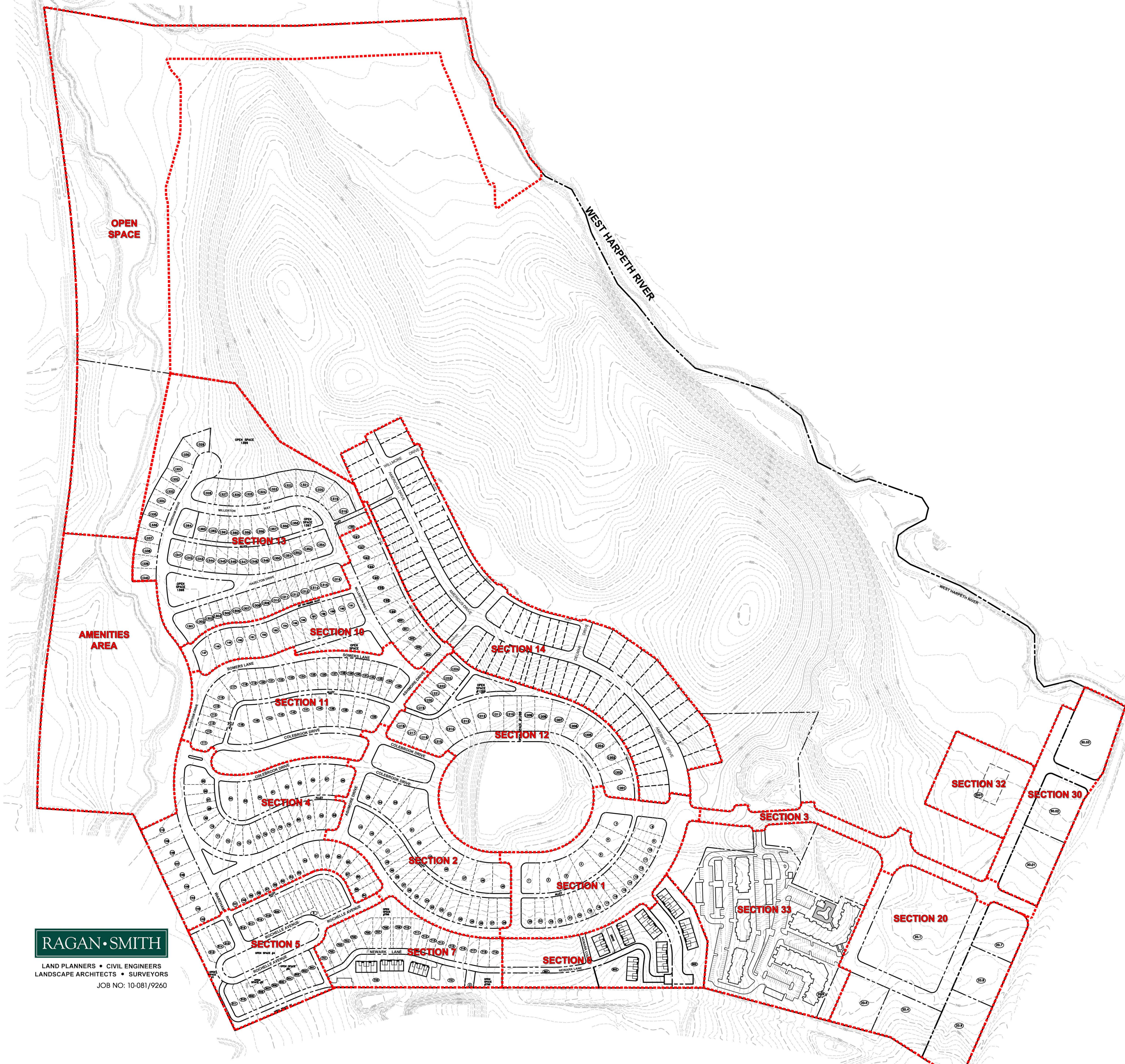
The Town Engineer observed the two pump stations serving Tollgate Village. Both pump stations are operational, however a surety is recommended in the amount of \$12,000 for each pumps station.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Tollgate Village pump station 1 in the amount of \$12,000 and for pump station 2 in the amount of \$12,000 for a year with the option for automatic renewal.

Attachments

- Tollgate Village Phasing Plan
- Section 1 Memo
- Section 2 Memo
- Section 3 Memo
- Section 4 Memo
- Section 5 Memo
- Section 6 Memo
- Section 7 Memo
- Section 10 Memo
- Section 11 Memo
- Section 12 Memo
- Section 13A Memo
- Tollgate Pump Station Memo



SCALE: 1"=200
June 17, 2014

Phasing Plan

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
JOB NO: 10-081/9260

TOLLGATE
Village

Town of Thompson's Station,
Williamson County, Tennessee

7/14/2016

Tollgate Section 1
25 Lots & 0.2 mi Road

Section 1 is fully constructed with roadway completed to surface course and in good condition.

Maintenance bond for Roads, grading, drainage, and erosion control: \$18,000

Sanitary sewer is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$6,000

7/14/2016

Tollgate Section 2
30 Lots & 0.3 mi Road

Section 2 is fully constructed with roadway completed to surface course and in good condition. On the day of observation there was one house under construction, with some minor dirt on the roadway.

Maintenance bond for Roads, grading, drainage, and erosion control: \$29,000

Sanitary sewer is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$13,500

7/18/2016

TG 3

Section 3 is Tollgate Blvd. The roadway has been completed to surface course and it is approximately 0.28 mi long with related drainage. This road is the principle entrance/exit for construction traffic and therefore the bond for the surface course is more than the typical 15% maintenance bond.

Bond amount: \$43,000

7/14/2016

Tollgate Section 4
55 Lots & 0.26 mi Road

Section 4 is fully constructed with roadway completed to surface course and in good condition. On the day of observation there were two houses under construction and one vacant lot. There was some minor dirt on the roadway. There was also a short portion of roadway trench subsidence of about 2 inches (approx. 12 ft x 1.5ft)

Maintenance bond for Roads, grading, drainage, and erosion control: \$22,000

Sanitary sewer is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$13,500

7/14/2016

Tollgate Section 5
21 Lots & 0.29 mi Road

Section 5 is fully constructed with roadway completed to surface course and in good condition. There is a lot spot that does not drain in the alley behind lot 511. Debris and dirt has collected in the low spot and there is not positive drainage.

Maintenance bond for Roads, grading, drainage, and erosion control: \$25,000

Sanitary sewer is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$13,500

7/11/2016

TG 5

21 lots

\$1,833 bond amount per lot

0.29 mi length new road
3062.4 ft of curb

4083 SY area

Pavement	unit	unit cost	cost	Bond %	amount	8 " Sanitary Sewer	If	\$ / unit	Bond %	amount		
Subgrade / grading	SY	4083	5	20416	0%	\$0		1280	54	69120	15%	\$10,368
8" stone	SY	4083	7.35	30012	15%	\$4,502	If	0	30	0	0%	\$0
2" binder	SY	4083	8.3	33691	15%	\$5,084	ea	0	80000	0	0%	\$0
1.5" surf	SY	4083	6.9	28174	15%	\$4,226	ea	9	2100	18900	15%	\$2,835
Curbs	LF	3062.4	3.5	10718	15%	\$1,608	ea	21	1500	31500	0%	\$0
Detention pond	ea	0	8000	0	15%	\$0						
D-pond outlet control	ea	0	2500	0	30%	\$0						
Drainage inlets / mantr	ea	10	1700	17000	15%	\$2,550						
Headwalls	ea	0	1200	0	15%	\$0						
Large Headwalls (36")	ea	1	2600	2600	15%	\$390						
RCP	If	0	48	0	0%	\$0						
18 inch	If	680	51	34680	15%	\$5,202						
24 inch	If	0	63	0	50%	\$0						
30 inch	If	0	66	0	0%	\$0						
36 inch	If	0	72	0	0%	\$0						
42 inch	If	0	89	0	0%	\$0						
45 inch	If	0	89	0	0%	\$0						
Erosion Control	ls	0	10000	0	5%	\$500						
Grading	ls	1		0		\$0						
						\$24,067						
						\$25,000						
						\$167,075						
						\$119,520						
						\$13,203						
						\$13,500						

\$13,500 bond amou

7/14/2016

Tollgate Section 6
4 Lots & 0.28 mi Road

Section 6 is fully built out multifamily and townhouses. The roadway is constructed to binder course. The binder is in extremely bad shape.

Bond for Roads, grading, drainage, and erosion control: \$70,000

Sanitary sewer is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$4,100

7/14/2016

Tollgate Section 7
19 Lots & 0.17 mi Road

Section 7 is fully built out. The roadway is constructed to binder course. The binder is in extremely bad shape.

Bond for Roads, grading, drainage, and erosion control: \$44,000

Sanitary sewer is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$4,000

7/14/2016

Tollgate Section 10
27 Lots & 0.17 mi Road

Section 10 is fully built with road constructed to surface and in good condition.

Bond for Roads, grading, drainage, and erosion control: \$27,500

Sanitary sewer is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$14,000

7/14/2016

Tollgate Section 11
36 Lots & 0.57 mi Road

Section 11 is nearly complete built out, with two lots under construction on the day of observation. The road is constructed to surface and in good condition. There was some minor dirt in the alley.

Bond for Roads, grading, drainage, and erosion control: \$52,000

Sanitary sewer is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$18,500

7/14/2016

Tollgate Section 12A & 12B
9 Lots & 0.1 mi Road & 18 Lots & 0.15 mi Road

Section 12 is nearly complete built out, with one lot under construction on the day of observation & five vacant lots. The road is constructed to binder course, which is in extremely bad condition. Some dirt on the roadway.

12A Bond for Roads, grading, drainage, and erosion control: \$25,200

12B Bond for Roads, grading, drainage, and erosion control: \$43,000

Sanitary sewer is in place and has been operational for quite some time.

12A Bonds for sanitary sewer main and services: \$1,500

12B Bonds for sanitary sewer main and services: \$8,000

7/12/2016

TG 12B 18 lots \$2,833 bond amount per lot
 0.15 mi length new road 2112 SY area
 1584 ft of curb

Pavement	unit	unit cost	cost	Bond %	amount	9" Sanitary Sewer	lf	\$ / unit	\$4	Bond %	amount
Subgrade / grading	SY	2112	5	10560	0%	\$0		770		15%	\$6,237
8" stone	SY	2112	7.35	15523	15%	\$2,328	lf	0	30	0%	\$0
2" binder	SY	2112	8.3	17580	70%	\$12,271	ea	0	80000	0%	\$0
1.5" surf	SY	2112	6.9	14573	110%	\$16,030	ea	5	2100	15%	\$1,575
Curbs	LF	1584	3.5	5544	15%	\$832	ea	18	1500	0%	\$0
Detention pond	ea	0	6000	0	15%	\$0					\$7,812
D-pond outlet control	ea	0	2500	0	30%	\$0					\$8,000 bond amou
Drainage inlets / manholes	ea	22	1700	37400	15%	\$5,610					
Headwalls	ea	0	1200	0	50%	\$0					
Large Headwalls (36")	ea	0	2800	0	50%	\$0					
RCP	lf	0	48	0	0%	\$0					
18 inch	lf	635	51	32385	15%	\$4,858					
24 inch	lf	0	63	0	50%	\$0					
30 inch	lf	66	66	0	0%	\$0					
36 inch	lf	72	72	0	0%	\$0					
42 inch	lf	89	89	0	0%	\$0					
45 inch	lf	0	0	0	0%	\$0					
Erosion Control	ls	0	10000	5%	\$500						
Grading	ls	1	0	0							
				\$132,955		\$42,429 bond amount					
						\$43,000					

7/14/2016

Tollgate Section 13A
17 Lots & 0.36 mi Road

Section 13A is nearly complete built out. The road is constructed to binder course, which is in extremely bad condition. Some dirt on the roadway.

13A Bond for Roads, grading, drainage, and erosion control: \$86,000

Sanitary sewer is in place and has been operational for quite some time.

13A Bonds for sanitary sewer main and services: \$12,000

7/14/2016

Tollgate SA Pumps

Two pump stations serve Tollgate which have been operational for quite some time and do not currently have bonds in place.

Maintenance bond pump one: \$12,000

Maintenance bond pump two: \$12,000

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
August 25, 2015

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 25th day of August, 2015, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Secretary Don Blair; Vice-Chair Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bender; Commissioner Darren Burrus; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Chandra Boughton.

Pledge of Allegiance.

Minutes:

The minutes of the July 28, 2015 Meeting were previously submitted.

Commissioner Bender moved for approval of the July 28, 2015 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Brett Smith of Ragan Smith Associates, Inc – RE: Draft Zoning Ordinance and Subdivision Regulations – voiced concerns about the change to the front of Tollgate to Neighborhood Commercial, asked that the Planning Commission revert back to the previous iterations of Table 4.2 of the Draft Zoning Ordinance.

Old Business:

1. Letter of Credit review for Bridgemore Village Section 1A - \$30,000 for roads, drainage and erosion control, landscaping and sewer.

Commissioner Burrus requested Items 1, 2 and 3 be considered and voted upon together. Mrs. Deats reviewed the findings of Town Engineer Steve Clifton and his estimates for adequate bond amounts as requested by the Planning Commission. Mr. Clifton answered questions and explained his findings to the Commission. Mr. Clifton finds that the Letter of Credit for Bridgemore Section 1A is deficient by \$41,000.

After discussion, Commissioner Burrus moved to approve Agenda Item 1: the extension of the Letter of Credit for Bridgemore Village Section 1A - \$30,000 for roads, drainage and erosion control, landscaping and sewer along with a request to the developer for an additional \$41,000 Letter of Credit; Agenda Item 2: the extension of the Letter of Credit for Bridgemore Village Section 1B - \$175,000 for roads, drainage and erosion control, landscaping and sewer; and Agenda Item 3: the extension of the Letter of Credit for Bridgemore Village Section 2A - \$60,000 for roads, drainage and erosion control. The motion was seconded and carried unanimously.

2. Letter of Credit review for Bridgemore Village Section 1B - \$175,000 for roads, drainage and erosion control, landscaping and sewer.

The motion for this item is combined with the motion for Agenda Item 1

3. Letter of Credit review for Bridgemore Village Section 2A - \$60,000 for roads, drainage and erosion control.

The motion for this item is combined with the motion for Agenda Item 1

New Business:

4. Letter of Credit review for The Fields of Canterbury Section 9A - \$109,000 for roads, drainage and erosion control and \$40,000 for sewer (File: 1-D-14-012).

Mrs. Deats reviewed her staff report and recommended extension of the Letter of Credit for another year with the option for automatic renewal.

Commissioner Roberts moved to approve the extension of the Letter of Credit for The Fields of Canterbury Section 9A - \$109,000 for roads, drainage and erosion control and \$40,000 for sewer. The motion was seconded and carried unanimously.

5. Letter of Credit review for Bridgemore Village Section 3B - \$56,000 for roads, drainage and erosion control (File: 1-D-14-007).

Mrs. Deats reviewed her staff report and recommended extension of the Letter of Credit for another year with the option for automatic renewal.

Commissioner Blair moved to approve the extension of the Letter of Credit for Bridgemore Village Section 3B - \$56,000 for roads, drainage and erosion control. The motion was seconded and carried unanimously.

6. Letter of Credit review for Tollgate Village Section 14A - \$165,000 for roads, drainage and erosion control and \$74,000 for sewer. (File: 1-D-14-009).

Mrs. Deats reviewed her staff report and recommended extension of the Letter of Credit for another year with the option for automatic renewal.

Commissioner Bender moved to approve the extension of the Letter of Credit for Tollgate Village Section 14A - \$165,000 for roads, drainage and erosion control and \$74,000 for sewer. The motion was seconded and carried unanimously.

7. Letter of Credit review for The Fields of Canterbury Section 4B - \$46,000 for roads, drainage and erosion control and \$16,000 for sewer. (File: 1-D-13-018).

Mrs. Deats reviewed her staff report and recommended extension of the Letter of Credit for another year with the option for automatic renewal.

After discussion, Commissioner Dilks moved to approve the extension of the Letter of Credit for The Fields of Canterbury Section 4B - \$46,000 for roads, drainage and erosion control and \$16,000 for sewer. The motion was seconded and carried unanimously.

8. Letter of Credit review for The Fields of Canterbury Section 5 - \$98,000 for roads, drainage and erosion control and \$78,000 for sewer. (File: 1-D-14-013).

Mrs. Deats reviewed her staff report and recommended extension of the Letter of Credit for another year with the option for automatic renewal.

Commissioner Dilks moved to approve the extension of the Letter of Credit for The Fields of Canterbury Section 5 - \$98,000 for roads, drainage and erosion control and \$78,000 for sewer. The motion was seconded and carried unanimously.

STEVEN CLIFTON, PE
LAND DEVELOPMENT CONSULTING

P.O. Box 433
Thompson's Station, Tennessee
(615) 207-9339

7/19/2016

Bridgemore Village 1A

Sanitary sewer is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$9,000

7/19/2016

Bridgemore Village 1B

Sanitary sewer is built out and the sewer has been in place for quite some time. 1B is a large section that also has a pump station.

Maintenance bond for sanitary sewer: \$109,000

8/14/2015

BM 1B

107 lots

1.69 mi length new road
17846.4 ft of curb

23795 SY area

0.66 mi surface course installed.

9152 SY area surface course in.

		unit cost	cost	Bond %	amount		if	9835	54	Bond %	amount
Pavement											
8" stone	SY	14643	7.35	5%	\$5,381	Sanitary Sewer	ea	80000	1	15%	\$80,474
2" binder	SY	14643	8.3	20%	\$24,308	Pump station	ea	51	2100	15%	\$12,000
1.5" surf	SY	14643	6.9	110%	\$111,142	as manholes	ea	0	1500	15%	\$16,065
Curbs	LF	17846.4	3.5	5%	\$3,123	services	ea	0			\$0
											\$723,590
Drainage inlets / manholes	ea	0	1700	15%	\$0						\$108,539
Headwalls	ea	0	1000	50%	\$0						\$109,000
RCP											bond amou
15 inch	lf	0	48	15%	\$0						
18 inch	lf	0	51	15%	\$0						
24 inch	lf	0	63	50%	\$0						
30 inch	lf	0	66	50%	\$0						
36 inch	lf	0	72	50%	\$0						
42 inch	lf	0	86	50%	\$0						
45 inch	lf	0	86	50%	\$0						
Erosion Control	ls	1		15%	\$750						
Grading	ls	1	20000	110%	\$22,000						
demo of bad binder					\$12,000						

\$397,667

\$178,704

\$180,000 Bond amount

* detention pond remediation includes cost on of as-built survey but does not include engineering design of detention system

The quantities shown hereon are based on the preliminary layout sketch prepared by Clifton & King, LLC. This opinion of probable cost is made on the basis of our experience and qualifications and represent our best judgement as a design professional familiar with the construction industry. However, because we have no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor's methods of determining prices or over competitive bidding or market conditions, we cannot guarantee that proposals, bids or the actual construction cost will not vary from these opinions of probable construction cost. If the Owner desires greater assurance of the cost of construction, it is recommended they employ an independent cost estimator.

7/19/2016

Bridgemore Village 2A

Sanitary sewer for 2A all grinder pumps and for main is in place and has been operational for quite some time.

Bonds for sanitary sewer main and services: \$4,400

**Thompson's Station Planning Commission
Staff Report – Item 3
July 26, 2016**

SURETIES – BRIDGEMORE VILLAGE

In August, 2015, the Planning Commission approved an annual extension of the sureties for Bridgemore Village section 1A, 1B and 2A. However, the performance bonds that were previously in place were not renewed by the Developer and therefore expired. Sureties are required in order to guarantee satisfactory construction, installation and dedication of infrastructure improvements within a subdivision. Development cannot proceed without proper sureties. Therefore, Staff is requesting that the Commission re-establish the surety amounts within these sections.

Bridgemore Village, Section 1A

Bridgemore Village Section 1A is built out with the roadway is completed to binder course. However, the binder course and curbing has damage that will need repairs prior to the installation of the surface course. This section has a detention pond that may need remedial action along with an as built survey once the pond is complete.

On July 28, 2015, the Planning Commission reviewed the bond for Bridgemore Village Section 1A and requested that Staff review the bond and provide probable remedial cost for the remaining roadway work which includes repair to the binder course, surface paving and work related to the detention pond.

On August 25, 2015, the Planning Commission reviewed the proposed amounts and approved an extension of the \$30,000 letter of credit in addition a new letter of credit for \$41,000 to cover the cost associated with the remaining infrastructure work for roads, drainage and erosion control.

No surety was previously reviewed for the sewer within this section, however the sewer infrastructure is complete and operational. Therefore, a surety is recommended in the amount of \$9,000.

Recommendation

Staff recommends that the Planning Commission approve a surety for Bridgemore Village section 1A in the amount of \$71,000 for roads, drainage and erosion control and \$9,000 for sewer for a year with the option for automatic renewal.

Bridgemore Village, Section 1B

Bridgemore Village Section 1B is predominantly built out with the roadway is completed to binder course. However, the binder course and curbing has damage that will need repairs prior to the installation of the surface course. This section has a detention pond that may need remedial action along with an as built survey once the pond is complete.

On July 28, 2015, the Planning Commission reviewed the bond for Bridgemore Village Section 1B and requested that Staff review the bond and provide probable remedial cost for the remaining roadway work which includes repair to the binder course, surface paving and work related to the detention pond.

On August 25, 2015, the Planning Commission reviewed the proposed amounts and approved an extension of the \$175,000 letter of credit to cover the cost associated with the remaining infrastructure work for roads, drainage and erosion control.

No surety was previously reviewed for the sewer within this section. The sewer infrastructure is complete and operational, however, the pump station is located within this section. Therefore, a surety is recommended in the amount of \$109,000.

Recommendation:

Staff recommends that the Planning Commission approve a surety for Bridgemore Village section 1B in the amount of \$175,000 for roads, drainage and erosion control and \$109,000 for sewer for a year with the option for automatic renewal.

Bridgemore Village, Section 2A

Bridgemore Village Section 2A is built out with the roadway is completed to binder course. However, the binder course has significant damage that will need repairs prior to the installation of the surface course. Dirt is present at the inlets which requires cleaning prior to the determination of necessary repairs. This section has a detention pond that may need remedial action along with an as built survey once the pond is complete.

On July 28, 2015, the Planning Commission reviewed the bond for Bridgemore Village Section 2A and requested that Staff review the bond and provide probable remedial cost for the remaining roadway work which includes repair to the binder course, surface paving and work related to the detention pond.

On August 25, 2015, the Planning Commission reviewed the proposed amount and approved an extension of the \$60,000 surety for roads, drainage and erosion control.

No surety was previously reviewed for the sewer within this section, however the grinder pumps and force main is complete and operational. Therefore, a surety is recommended in the amount of \$4,400.

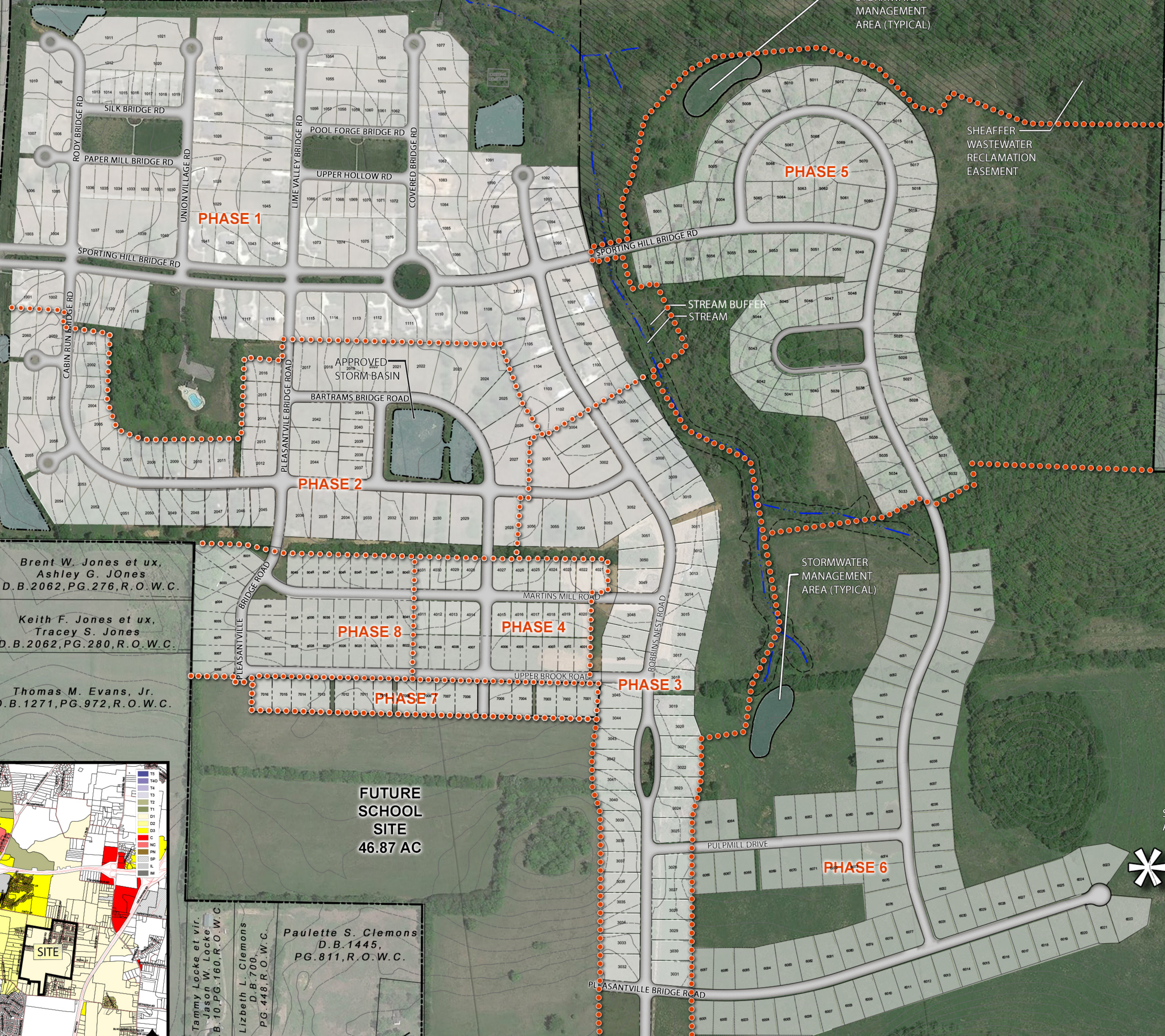
Recommendation:

Staff recommends that the Planning Commission approve a surety for Bridgemore Village section 2A in the amount of \$60,000 for roads, drainage and erosion control and \$4,400 for sewer for a year with the option for automatic renewal.

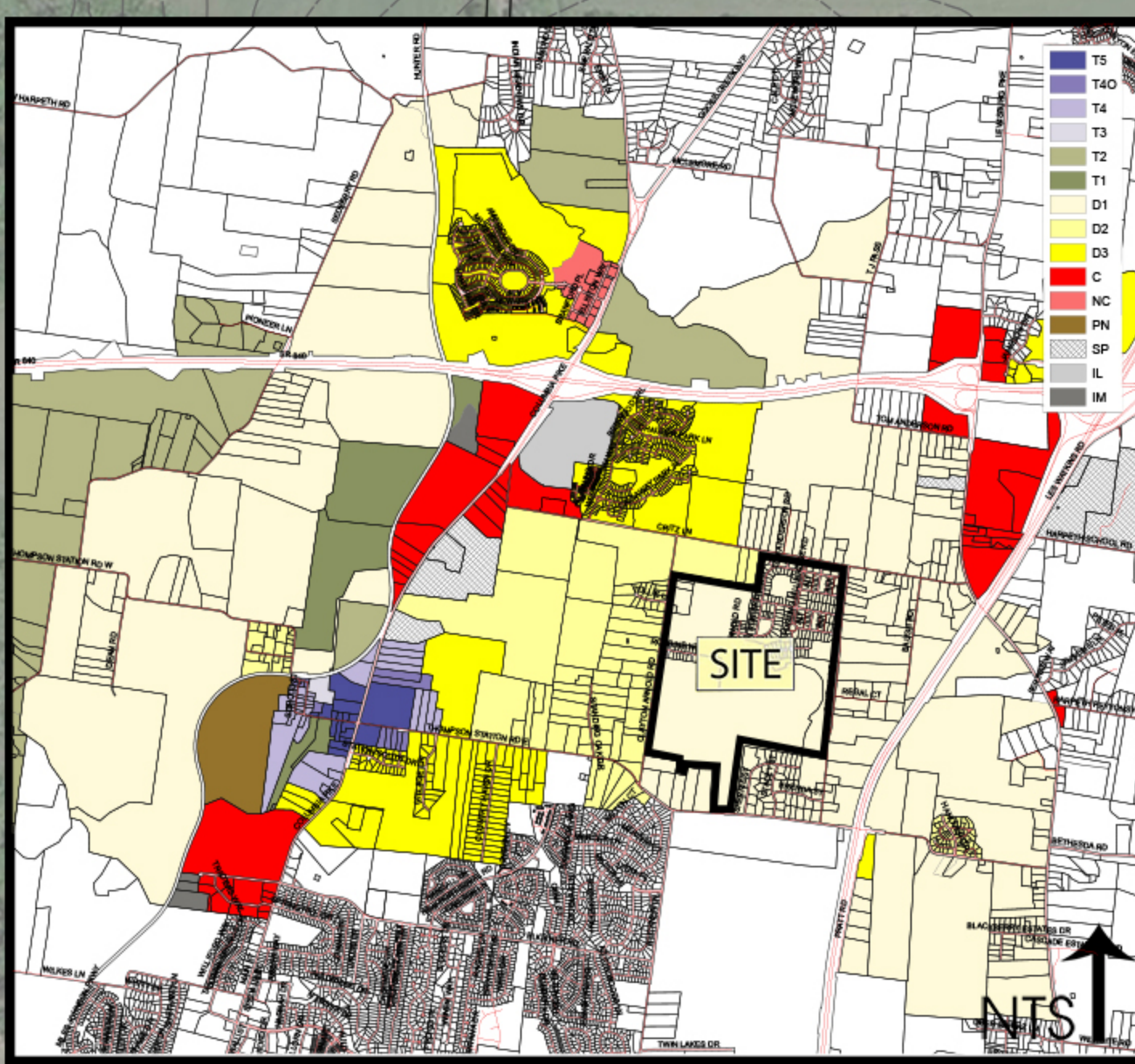
Attachments

- August 25, 2015 Planning Commission minutes
- Section 1A Sewer Memo
- Section 1B Sewer Memo
- Section 2A Sewer Memo
- Bridgemore Village Phasing Plan

Site Data:
 TOTAL SITE: 498.33 ACRES
 EXISTING LOTS: 461
 PROPOSED LOTS: 16
 TOTAL LOTS: 477
 MAX DENSITY: 498 x 1.0= 498 UNITS
 SHOWN DENSITY: 0.96 UN/AC
 PROVIDED OPEN SPACE: 258.75 (52%) AC



EXISTING STORM BASIN (TYPICAL)



*Brent W. Jones et ux,
 Ashley G. Jones
 D.B. 2062, PG. 276, R.O.W.C.*

*Keith F. Jones et ux,
 Tracey S. Jones
 D.B. 2062, PG. 280, R.O.W.C.*

*Thomas M. Evans, Jr.
 D.B. 1271, PG. 972, R.O.W.C.*

**FUTURE
 SCHOOL
 SITE
 46.87 AC**

*Tammy Locke et vir,
 Jason W. Locke
 D.B. 10, PG. 160, R.O.W.C.*

*Lizbeth L. Clemons
 D.B. 700,
 PG. 448, R.O.W.C.*

*Paulette S. Clemons
 D.B. 1445,
 PG. 811, R.O.W.C.*

*Liz Ausdenmore
 D.B. 2639,
 PG. 111, R.O.W.C.*

*Dianna Howard Scales
 Pamela Howard Caulder
 D.B. 3398, PG. 890, R.O.W.C.*

*Wayne Thomas Cope et ux,
 Cheryl June Cope
 D.B. 829, PG. 58, R.O.W.C.*

*Paul A Decker et ux,
 Yvonne E. Decker
 D.B. 4853, PG. 343, R.O.W.C.*

*Tracy L. Howard
 John G. Snow
 D.B. 3537, PG. 889, R.O.W.C.*

*James G. Pierce
 D.B. 310,
 PG. 772, R.O.W.C.*

*Michael L. Stout et ux,
 Kimberly Sue Stout
 D.B. 5746, PG. 957, R.O.W.C.*