

**Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
July 27, 2021**

Meeting Called To Order - Determination Of Quorum

Minutes-

Consideration Of The Minutes Of The June 22, 2021 Meeting

Documents:

[JUNE 22 2021 MINUTES.PDF](#)

Public Comments-

Planner Report & Announcements

AGENDA ITEMS

1. Canterbury Subdivision Final Plat – Section 18 For The Creation Of 34 Single Family Lots, 34 Townhome Lots, And 5 Open Space Lots Located Along Sassafras Lane.

Documents:

[ITEM 1- CANTERBURY FP SECTION 18 PC STAFF REPORT 7-27-21.PDF](#)
[ITEM 1 - FIELDS OF CANTERBURY SEC 18 FINAL PLAT PC SUBMITTAL.PDF](#)

2. Canterbury Subdivision Final Plat – Section 18 For The Creation Of 44 Townhome Lots, And 2 Open Space Lots Located Along Inman Drive And Brugate Trail.

Documents:

[ITEM 2- CANTERBURY FP SECTION 19 PC STAFF REPORT 7-27-21.PDF](#)
[ITEM 2- CANTERBURY SEC 19 FINAL PLAT PC SUBMITTAL.PDF](#)

3. Consideration Of Ordinance 2021-012, An Amendment To The Land Development Ordinance To Clean Up And Clarify Certain Section In Appendix C Related To Plat Certificates.

Documents:

[ITEM 3- ORD 2021-012 LDO AMEND MEMO.PDF](#)
[ITEM 3- ORD 2021-012 LDO PLAT CERTIFICATE.PDF](#)

BOND ACTIONS/REPORT

4. Bond Actions

- i. A. Littlebury- Request To Reduce And Extend The Bonds For Section 1 Until April 23, 2022

Documents:

ITEM 4A- LITTLEBURY 1 SEWER BOND PERFORMANCE REDUCTION PC
ACTION REQUEST 7-27-21.PDF

II. B. Update On Long Held Bonds

Adjourn

*This meeting will be held at 6:00 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 22, 2021

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. on 22nd day of June 2021.

Members and staff present were Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Commissioner Kreis White; Planning Director Micah Wood; Planning Technician Jennifer Banaszak and Town Attorney Andrew Mills. Chairman Trent Harris was unable to attend.

Minutes:

The minutes of the May 25th, 2021 regular meeting were presented.

Commissioner Rumpler made a motion to approve the May 25th, 2021 meeting minutes. The motion was seconded and carried by all present.

Public Comment:

None.

Town Planner Report:

Mr. Wood gave an update on the following:

- The LDO amendments have passed first reading with the Board of Mayor and Aldermen.
- Our first growth plan open house took place earlier this evening (June 22, 2021). There was a great turnout from the community and had a lot of feedback.

AGENDA ITEMS:

1. Littleberry Subdivision Final Plat – Section 2 for the creation of 19 single family lots and 1 open space lots located along Sarah Bee Lane and Cherry Jack Lane.

Mr. Wood reviewed his Staff report and Staff recommends approval with the following contingencies:

1. The applicant shall revise the subdivision name, as follows: Littlebury Section 2.
2. The applicant shall add the following note: “All mailbox types and locations shall meet the requirements and standards of the United States Postal Service.”
3. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
4. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$700,000 for roadways, drainage and erosion control with automatic renewal.
5. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$247,000 for sanitary sewer with automatic renewal.
6. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.
7. The applicant shall revise the plat per the Town Engineer’s comments.

After discussion, Commissioner Shipman made a motion to recommend Item 1, Littleberry Subdivision Final Plat Section 2 for the creation of 19 single family lots and 1 open space lots located along Sarah Bee Lane and Cherry Jack Lane with the staff recommended contingencies. The motion was seconded and carried by all present.

BOND ACTIONS/REPORT

1. Bond Actions

Mr. Wood informed the Commission that there were construction delays for the Tollgate repairs and that the Town is still working with Bridgmore Village for a resolution.

There being no further business, the meeting was adjourned at 6:15 p.m.

Bob Whitmer, Vice-Chair

Attest:

Micah Wood, Secretary

**Thompson's Station Planning Commission
Staff Report – Item 1
July 27, 2021**

The Fields of Canterbury Final Plat – Section 18 for the creation of 34 single family lots, 34 townhome lots, and 5 open space lots located along SassafRAS Lane

PROJECT DESCRIPTION

Ragan Smith & Associates, on behalf of Encompass Land Group submitted a request for a final plat to establish 34 single family lots, 34 townhome lots, and 5 open space lots located along SassafRAS Lane.

ANALYSIS

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

This plat is a phase of the 53.85-acre expansion of The Fields of Canterbury. The original Canterbury development was 270.5 acres and was approved for 204 townhomes and 612 single-family dwellings for a total of 816 residential units. The expansion phases in total will add 72 single family and 85 townhomes for a total of 684 single family and 289 townhomes on 324.35 acres for a density of three units an acre.

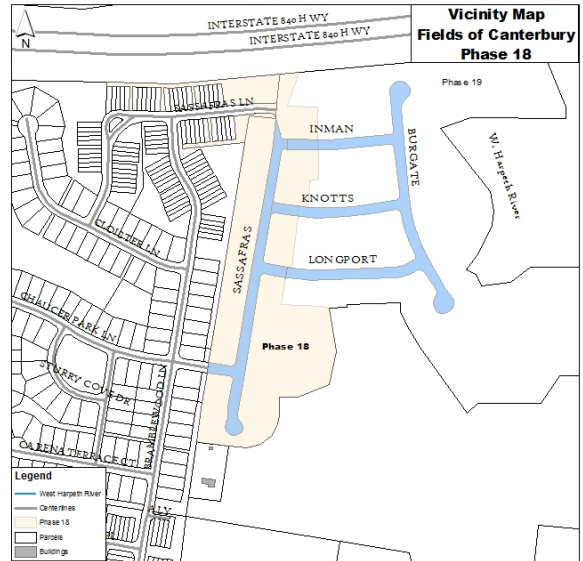
Section 18 consists of 34 single family lots, 34 townhome lots, 1 open space lot, and associated public infrastructure along SassafRAS Lane. The site design, roadways, and public infrastructure depicted on the plat conform to the LDO and the preliminary plat for this development.

Sureties

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

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

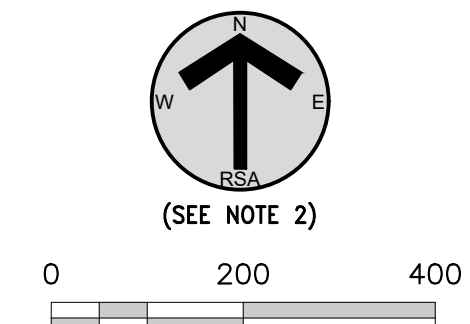
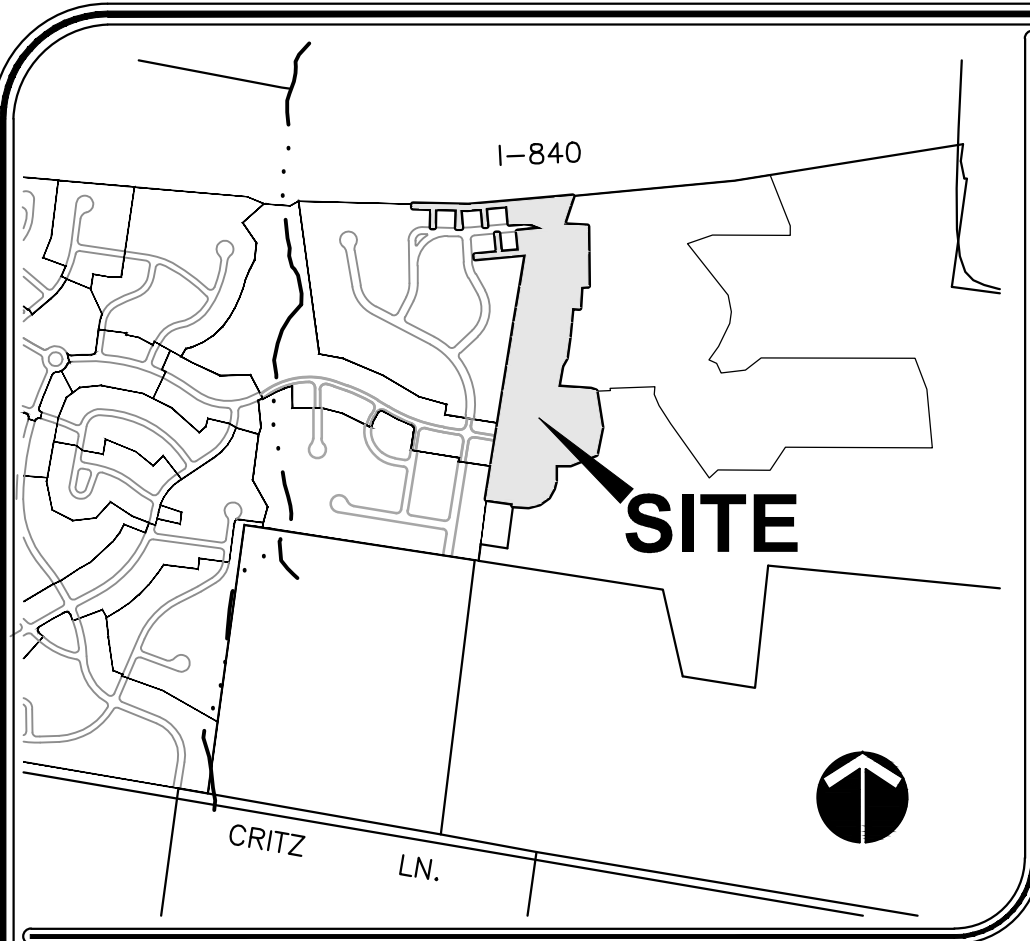
Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$TBD.



RECOMMENDATION

Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$TBD for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$TBD for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 14.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE OPEN SPACE TRACTS 1292 AND 1293 INTO 34 SINGLE FAMILY LOTS, 34 TOWNHOME LOTS AND 5 OPEN SPACE TRACTS.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983). GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: TRIMBLE, MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05".
 - THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%. MINIMUM BUILDING SETBACKS: (LOTS 1835-1868): FRONT - 20' SIDE - 7.5' REAR - 20' (LOTS 1801-1834): FRONT - 15' (MIN. DRIVEWAY LENGTH - 20') (DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK) SIDE - MIN. 15' BUILDING SEPARATION REAR - 20'
 - WITHIN ALL NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS AND THE MTEMC FEEDER LINE RUNNING NORTH/SOUTH ALONG THE DISTANCE OF THE TVA TRANSMISSION LINE EASEMENT), GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND. SEE VARIANCE GRANTED BY THE TOWN OF THOMPSON'S STATION M.P.C. APRIL 16, 2007 FOR THE FIELDS OF CANTERBURY REGARDING M.T.E.M.C. OVERHEAD POWER LINES.
 - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS) AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187/03355F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2008, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0355, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DETERMINE ZONE "X" (OTHER AREAS) 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.
 - WATER LINES SHOWN HEREON TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED APRIL 23, 2020.
 - ALL SIDEWALKS, PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
 - HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE LOCATED IN DRAINAGE EASEMENTS AND ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS.
 - LOTS SHOWN WITH (*) 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.
 - I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:21,824.

BY: DATE: JULY 12, 2021
CHRISTOPHER J. MABERY RLS NO. 2483

12. ALL OPEN SPACE IS DESIGNATED AS A PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT.

13. STREET LIGHT LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE COORDINATED WITH MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION.

14. ON CORNER LOTS THE ADDRESS WILL BE ASSIGNED BASED ON DRIVEWAY LOCATIONS.

15. THE RECORDING OF THIS FINAL PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF OPEN SPACE TRACTS 1292 AND 1293 AS SHOWN ON THE FINAL PLAT ENTITLED "THE FIELDS OF CANTERBURY, SECTION 12, OPEN SPACE 1292 AND 1293" OF RECORD IN PLAT BOOK P68, PAGE 9, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND A PORTION OF LOT 14 AS SHOWN ON THE FINAL PLAT ENTITLED "MINTON PROPERTY" OF RECORD IN PLAT BOOK 18, PAGE 111, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

16. ALL MAILBOX TYPES AND LOCATION MEET THE REQUIREMENTS AND STANDARDS OF THE UNITED STATES POSTAL SERVICE.

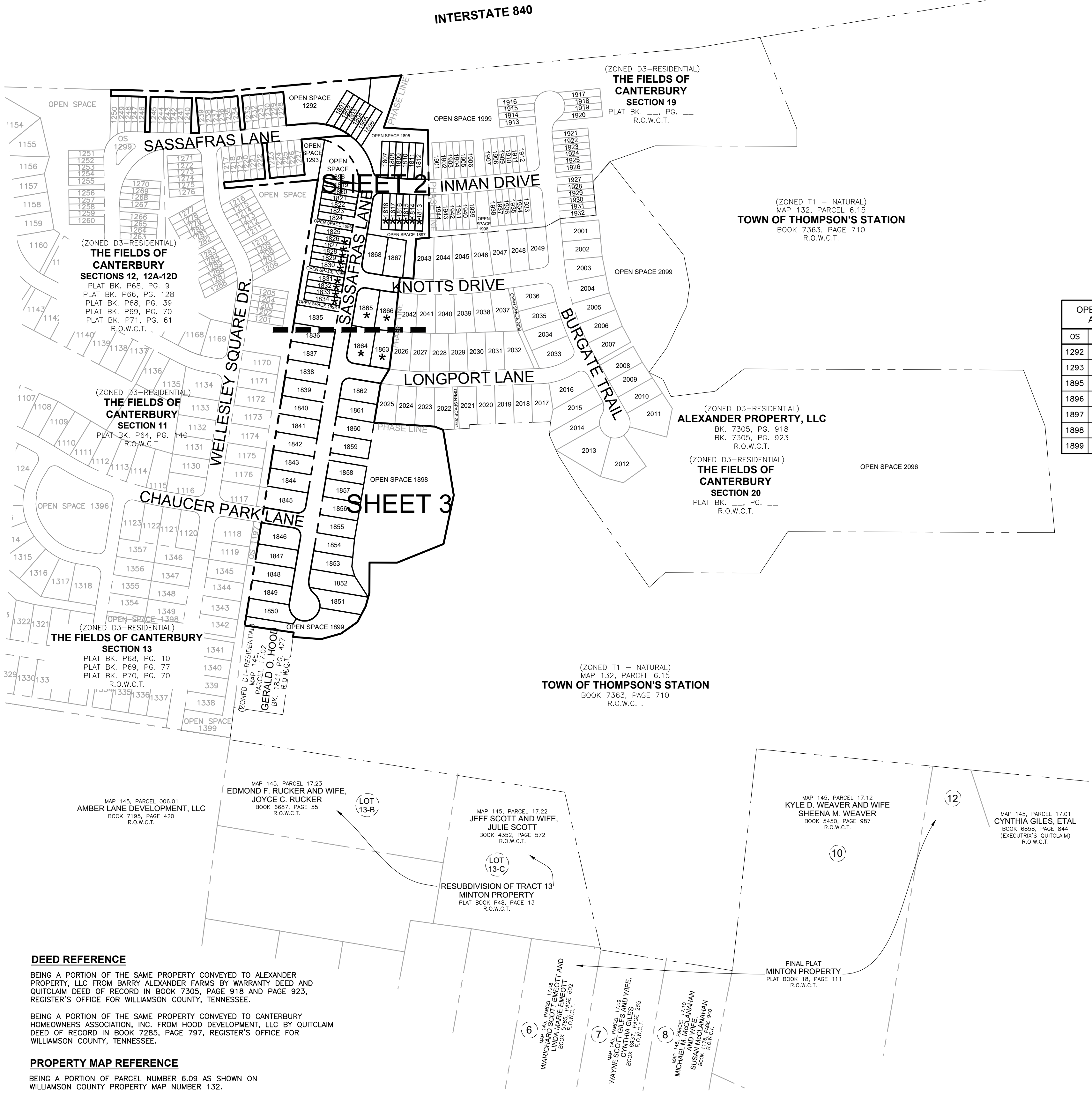
LEGEND

R.O.W.C.T. REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

* CRITICAL LOT (SEE NOTE 10)

OS OPEN SPACE

Call before you dig.



OPEN SPACE (OS) AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
OS	SQ. FT.±	ACRES±	LOT	SQ. FT.±	ACRES±	LOT	SQ. FT.±	ACRES±
1292	44,799	1.03	1801	3,190	0.07	1835	8,262	0.19
1293	14,956	0.34	1802	2,606	0.06	1836	8,241	0.19
1895	26,206	0.60	1803	2,555	0.06	1837	8,221	0.19
1896	27,554	0.63	1804	2,552	0.06	1838	8,200	0.19
1897	15,674	0.36	1805	2,599	0.06	1839	8,179	0.19
1898	127,855	2.94	1806	3,177	0.07	1840	8,159	0.19
1899	18,857	0.43	1807	2,969	0.07	1841	8,138	0.19
			1808	2,530	0.06	1842	8,117	0.19
			1809	2,530	0.06	1843	8,097	0.19
			1810	2,530	0.06	1844	8,076	0.19
			1811	2,530	0.06	1845	9,316	0.21
			1812	2,959	0.07	1846	9,211	0.21
			1813	2,957	0.07	1847	7,990	0.18
			1814	2,514	0.06	1848	7,969	0.18
			1815	2,517	0.06	1849	7,949	0.18
			1816	2,522	0.06	1850	8,840	0.20
			1817	2,527	0.06	1851	9,718	0.22
			1818	2,970	0.07	1852	10,342	0.24
			1819	2,927	0.07	1853	8,069	0.19
			1820	2,515	0.06	1854	7,627	0.18
			1821	2,515	0.06	1855	7,500	0.17
			1822	2,515	0.06	1856	7,500	0.17
			1823	2,515	0.06	1857	7,500	0.17
			1824	2,950	0.07	1858	7,500	0.17
			1825	2,950	0.07	1859	7,500	0.17
			1826	2,515	0.06	1860	7,500	0.17
			1827	2,515	0.06	1861	7,500	0.17
			1828	2,515	0.06	1862	8,618	0.20
			1829	2,515	0.06	1863	7,694	0.18
			1830	2,950	0.07	1864	9,565	0.22
			1831	2,950	0.07	1865	9,249	0.21
			1832	2,515	0.06	1866	8,017	0.18
			1833	2,515	0.06	1867	7,848	0.18
			1834	2,950	0.07	1868	8,708	0.20

SITE DATA TABLE (SECTION 18)

TOTAL LOT AREA	- 8.55 ACRES±
TOTAL OPEN SPACE AREA	- 6.33 ACRES±
TOTAL R.O.W. AREA	- 2.65 ACRES±
TOTAL SITE AREA	- 17.53 ACRES±
TOTAL LINEAR FT OF PUBLIC ROAD	- 2,109 FEET±

RECORDER'S INFORMATION

OWNER / DEVELOPER
ENCOMPASS LAND GROUP
(ALEXANDER PROPERTY, LLC)
C/O BUCKY INGRAM
121 FIRST AVENUE SOUTH, SUITE 210
FRANKLIN, TENNESSEE 37064
(615) 794-6401

TOTAL SITE AREA = 763,748 SQUARE FEET OR 17.53 ACRES ±

CERTIFICATE OF OWNERSHIP & DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS ENDED IN BOOK 7205, PAGE 918 AND PAGE 923 AND BOOK 7285, PAGE 797 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.

DATE: 07/12/21
ALEXANDER PROPERTY, LLC
BK. 7305, PG. 918 AND 923
TITLE:

DATE: 07/12/21
CANTERBURY HOMEOWNERS ASSOCIATION
BK. 7285, PG. 797
TITLE:

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL 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. THE RATIO OF PRECISION 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.

RAGAN - SMITH - ASSOCIATES, INC.

DATE: 07/12/21
CHRISTOPHER J. MABERY RLS NO. 2483

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

DATE: 07/12/21
HB&TS UTILITY DESIGN
GENERAL MANAGER

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE: 07/12/21
TOWN ENGINEER

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

I 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 MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFORESAID REQUIREMENTS.

DATE: 07/12/21
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: 07/12/21
SECRETARY OF PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

DATE: 07/12/21
WILLIAMSON COUNTY PUBLIC SAFETY

CERTIFICATE FOR ADDRESSES

I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: 07/12/21
IT DEPT. E-911 ADDRESSING COORDINATOR

FINAL PLAT
THE FIELDS OF CANTERBURY
SECTION 18
LOTS 1801-1868,
OPEN SPACE 1895-1899
AND
RESUBDIVISION OF SECTION 12
OPEN SPACE 1292 AND 1293

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: JULY 12, 2021
DATE: JUNE 17, 2021
JOB NO. 05-043

SCALE: 1"=200'
W.O. 1107

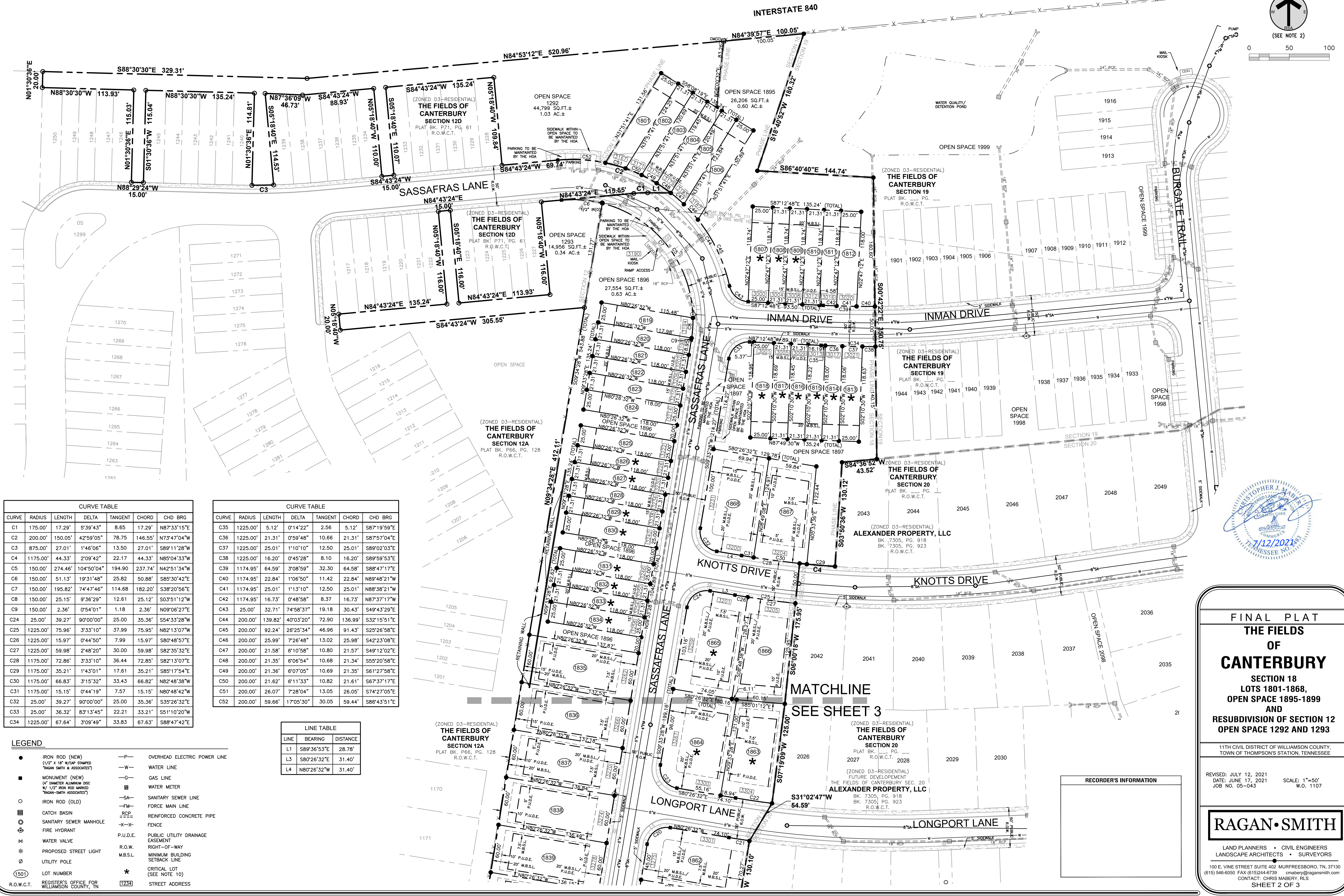
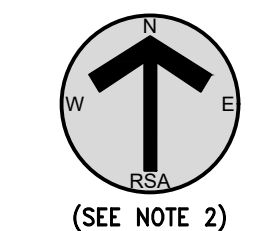
RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

100 E. VINE STREET SUITE 402 MURFREESBORO, TN, 37130
(615) 546-6050 FAX (615) 244-6739 cmabery@ragansmith.com
CONTACT: CHRIS MABERY, RLS

SHEET 1 OF 3

GENERAL NOTES
1. SEE SHEET 1 FOR NOTES, AREAS AND REFERENCES.



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	175.00'	17.29'	5°39'43"	8.65	17.29'	N87°33'15"E
C2	200.00'	150.05'	42°59'05"	78.75	146.55'	N73°47'04"W
C3	875.00'	27.01'	1°46'06"	13.50	27.01'	S89°11'28"W
C4	1175.00'	44.33'	2°09'42"	22.17	44.33'	N85°04'33"W
C5	150.00'	274.46'	104°50'04"	194.90	237.74'	N42°51'34"W
C6	150.00'	51.13'	19°31'48"	25.82	50.88'	S85°30'42"E
C7	150.00'	195.82'	74°47'46"	114.68	182.20'	S38°20'56"E
C8	150.00'	25.15'	9°36'29"	12.61	25.12'	S03°51'12"W
C9	150.00'	2.36'	0°54'01"	1.18	2.36'	N09°06'27"E
C24	25.00'	39.27'	90°00'00"	25.00	35.36'	S54°33'28"W
C25	1225.00'	75.96'	3°33'10"	37.99	75.95'	N82°13'07"W
C26	1225.00'	15.97'	0°44'50"	7.99	15.97'	S80°48'57"E
C27	1225.00'	59.98'	2°48'20"	30.00	59.98'	S82°35'32"E
C28	1175.00'	72.86'	3°33'10"	36.44	72.85'	S82°13'07"W
C29	1175.00'	35.21'	1°43'01"	17.61	35.21'	S85°17'54"E
C30	1175.00'	66.83'	3°15'32"	33.43	66.82'	N82°48'38"W
C31	1175.00'	15.15'	0°44'19"	7.57	15.15'	N80°48'42"W
C32	25.00'	39.27'	90°00'00"	25.00	35.36'	S35°26'32"E
C33	25.00'	36.32'	83°13'45"	22.21	33.21'	S51°10'20"W
C34	1225.00'	67.64'	3°09'49"	33.83	67.63'	S88°47'42"E

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C35	1225.00'	5.12'	0°14'22"	2.56	5.12'	S87°19'59"E
C36	1225.00'	21.31'	0°59'48"	10.66	21.31'	S87°57'04"E
C37	1225.00'	25.01'	1°10'10"	12.50	25.01'	S89°02'03"E
C38	1225.00'	16.20'	0°45'28"	8.10	16.20'	S89°59'53"E
C39	1174.95'	64.59'	3°08'59"	32.30	64.58'	S88°47'17"E
C40	1174.95'	22.84'	1°06'50"	11.42	22.84'	N89°48'21"W
C41	1174.95'	25.01'	1°13'10"	12.50	25.01'	N88°38'21"W
C42	1174.95'	16.73'	0°48'58"	8.37	16.73'	N87°37'17"W
C43	25.00'	32.71'	74°58'37"	19.18	30.43'	S49°43'29"E
C44	200.00'	139.82'	40°03'20"	72.90	136.99'	S32°15'51"E
C45	200.00'	92.24'	26°25'34"	46.96	91.43'	S25°26'58"E
C46	200.00'	25.99'	7°26'48"	13.02	25.98'	S42°23'08"E
C47	200.00'	21.58'	6°10'58"	10.80	21.57'	S49°12'02"E
C48	200.00'	21.35'	6°06'54"	10.68	21.34'	S55°20'58"E
C49	200.00'	21.36'	6°07'05"	10.69	21.35'	S61°27'58"E
C50	200.00'	21.62'	6°11'33"	10.82	21.61'	S67°37'17"E
C51	200.00'	26.07'	7°28'04"	13.05	26.05'	S74°27'05"E
C52	200.00'	59.66'	17°05'30"	30.05	59.44'	S86°43'51"E

LINE	BEARING	DISTANCE
L1	S89°36'53"E	28.78'
L3	S80°26'32"E	31.40'
L4	N80°26'32"W	31.40'

- LEGEND**
- IRON ROD (NEW)
(1/2" X 18" W/ COP STAMPED "RAGAN SMITH & ASSOCIATES")
 - MONUMENT (NEW)
(4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
 - IRON ROD (OLD)
 - ⊕ CATCH BASIN
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - * PROPOSED STREET LIGHT
 - ⊕ UTILITY POLE
 - ⊕ LOT NUMBER
 - ⊕ REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
 - P— OVERHEAD ELECTRIC POWER LINE
 - W— WATER LINE
 - G— GAS LINE
 - SA— SANITARY SEWER LINE
 - FM— FORCE MAIN LINE
 - RCP— REINFORCED CONCRETE PIPE
 - X— FENCE
 - P.U.D.E.— PUBLIC UTILITY DRAINAGE
 - CASC— CASCAENT
 - R.O.W.— RIGHT-OF-WAY
 - M.B.S.L.— MINIMUM BUILDING SETBACK LINE
 - CRITICAL LOT (SEE NOTE 10)
 - 1234— STREET ADDRESS



FINAL PLAT
THE FIELDS OF CANTERBURY
SECTION 18
LOTS 1801-1868,
OPEN SPACE 1895-1899
AND
RESUBDIVISION OF SECTION 12
OPEN SPACE 1292 AND 1293

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: JULY 12, 2021
DATE: JUNE 17, 2021
JOB NO. 05-043

SCALE: 1"=50'
W.O. 1107

RAGAN•SMITH

LAND DESIGNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

100 E. VINE STREET SUITE 402 MURFREESBORO, TN, 37130
(615) 546-6050 FAX (615) 244-6739 csmabery@ragansmith.com
CONTACT: CHRIS MABERY, RLS

SHEET 2 OF 3

RECORDER'S INFORMATION

MATCHLINE
SEE SHEET 3

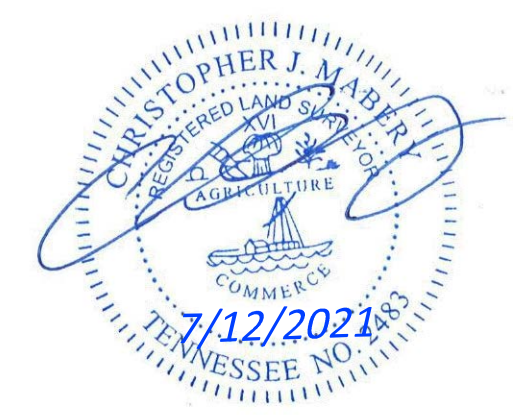
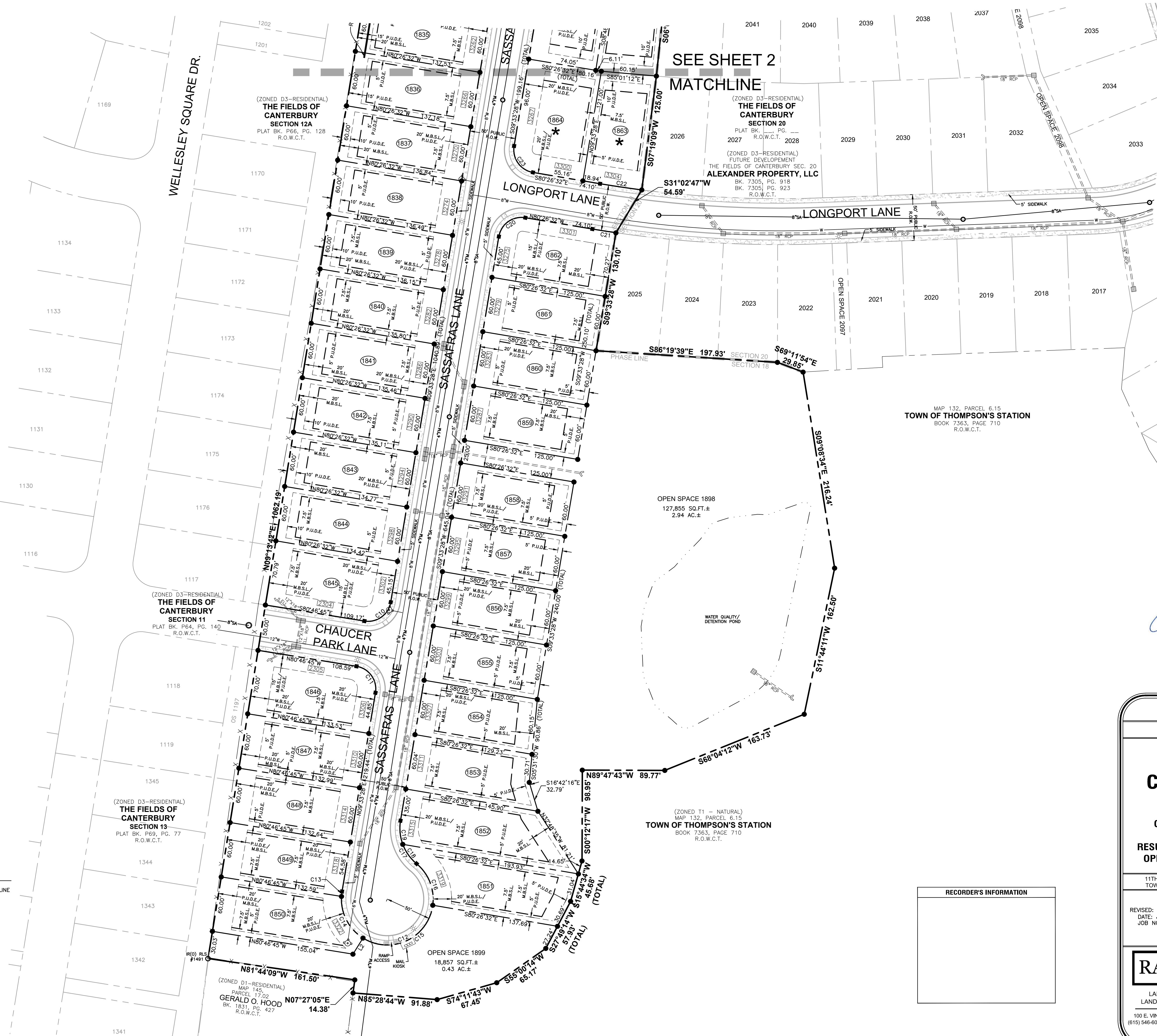
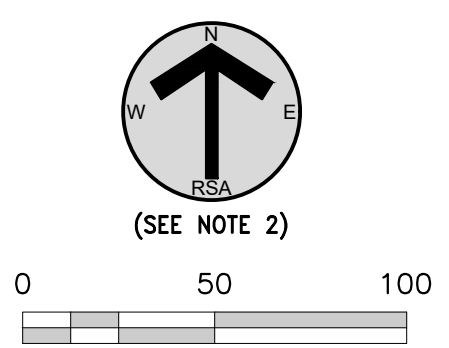
GENERAL NOTES

1. SEE SHEET 1 FOR NOTES, AREAS AND REFERENCES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C10	25.00'	39.12'	89°39'47"	24.85	35.25'	N54°23'21"E
C11	25.00'	39.42'	90°20'13"	25.15	35.46'	N35°36'39"W
C12	50.00'	209.44'	240°00'00"	86.60	86.60'	S69°33'28"W
C13	50.00'	5.43'	6°13'19"	2.72	5.43'	S06°26'48"W
C14	50.00'	53.56'	61°22'36"	29.67	51.04'	S27°21'10"E
C15	50.00'	99.69'	114°14'16"	77.34	83.98'	N64°50'24"E
C16	50.00'	50.76'	58°09'48"	27.81	48.61'	N21°21'39"W
C17	50.00'	52.36'	60°00'00"	28.87	50.00'	S20°26'32"E
C18	50.00'	26.18'	30°00'00"	13.40	25.88'	N35°26'32"W
C19	50.00'	26.18'	30°00'00"	13.40	25.88'	N05°26'32"W
C20	25.00'	39.27'	90°00'00"	25.00	35.36'	S54°33'28"W
C21	1224.40'	25.97'	1°12'54"	12.98	25.97'	N81°02'49"W
C22	1175.00'	45.91'	2°14'19"	22.96	45.90'	S81°33'42"E
C23	25.00'	39.27'	90°00'00"	25.00	35.36'	S35°26'32"E

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S31°57'32"W	20.61'

LEGEND	
●	IRON ROD (NEW) (1/2" X 18" W/OM STAMPED "RAGAN SMITH & ASSOCIATES")
■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN SMITH & ASSOCIATES")
○	IRON ROD (OLD)
■	CATCH BASIN
⊙	SANITARY SEWER MANHOLE
⊕	FIRE HYDRANT
⊗	WATER VALVE
*	PROPOSED STREET LIGHT
⊙	UTILITY POLE
(1501)	LOT NUMBER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
—P—	OVERHEAD ELECTRIC POWER LINE
—W—	WATER LINE
—G—	GAS LINE
⊕	WATER METER
—SA—	SANITARY SEWER LINE
—FM—	FORCE MAIN LINE
—RCP—	REINFORCED CONCRETE PIPE
—X—X—	FENCE
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
*	CRITICAL LOT (SEE NOTE 10)
[1234]	STREET ADDRESS



FINAL PLAT
THE FIELDS
OF
CANTERBURY
 SECTION 18
 LOTS 1801-1868,
 OPEN SPACE 1895-1899
 AND
 RESUBDIVISION OF SECTION 12
 OPEN SPACE 1292 AND 1293

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
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REVISED: JULY 12, 2021
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SCALE: 1"=50'
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 CONTACT: CHRIS MABERY, RLS

SHEET 3 OF 3

RECORDER'S INFORMATION

Thompson's Station Planning Commission
Staff Report – Item 2
July 27, 2021

The Fields of Canterbury Final Plat – Section 19 for the creation of 44 townhome lots and 2 open space lots located along Inman Drive and Burgate Trail

PROJECT DESCRIPTION

Ragan Smith & Associates, on behalf of Encompass Land Group submitted a request for a final plat to establish 44 townhome lots and 2 open space lots located along Inman Drive and Burgate Trail.

ANALYSIS

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

This plat is a phase of the 53.85-acre expansion of The Fields of Canterbury. The original Canterbury development was 270.5 acres and was approved for 204 townhomes and 612 single-family dwellings for a total of 816 residential units. The expansion phases in total will add 72 single family and 85 townhomes for a total of 684 single family and 289 townhomes on 324.35 acres for a density of three units an acre.

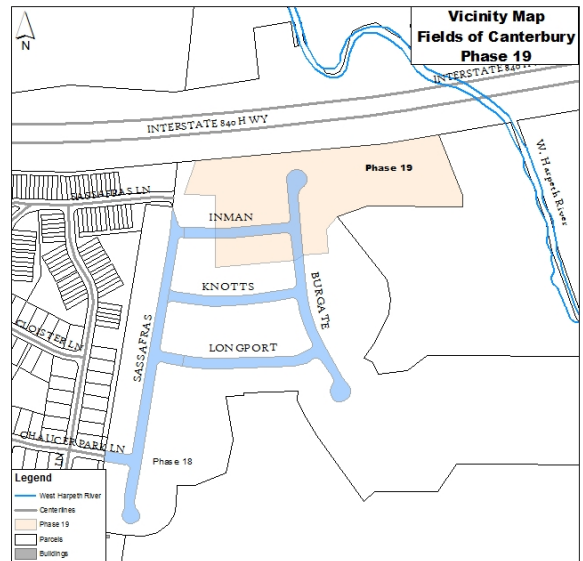
Section 19 consists of 44 townhome lots, 2 open space lots and associated public infrastructure along Inman Drive and Burgate Trail. The site design, roadways, and public infrastructure depicted on the plat conform to the LDO and the preliminary plat for this development.

Sureties

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

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

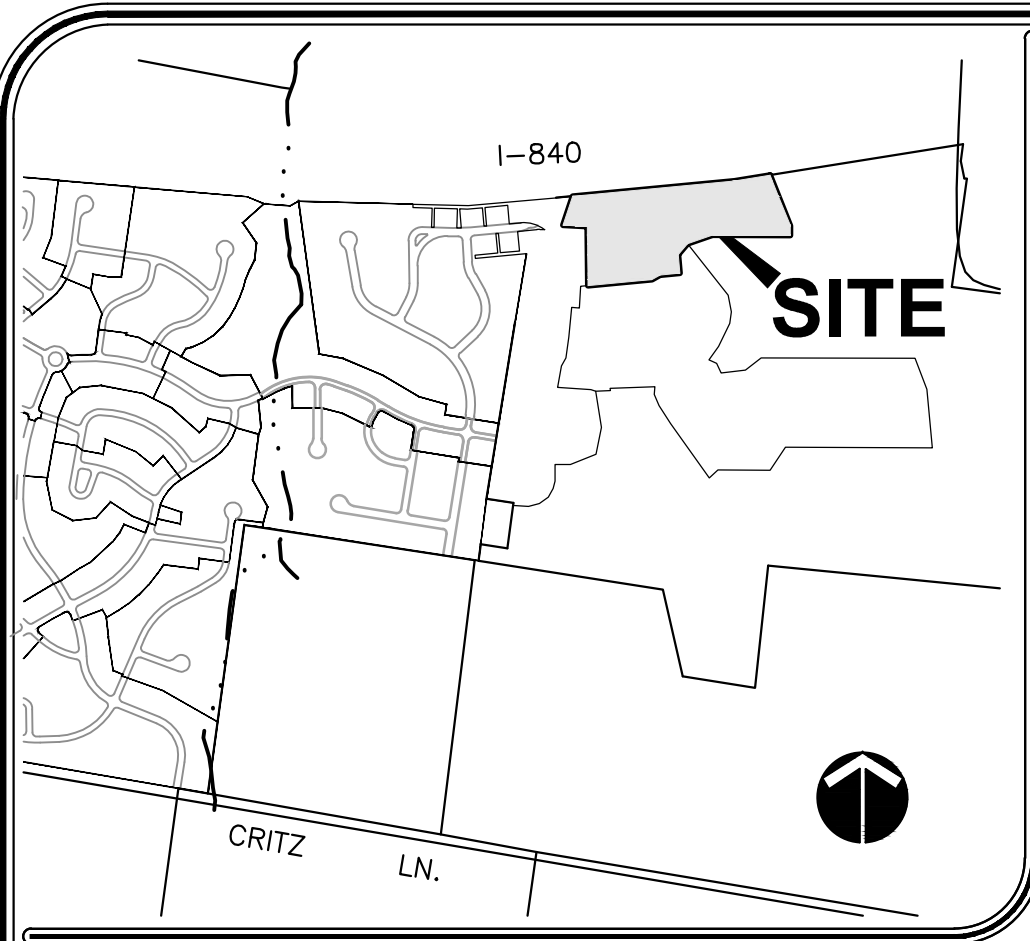
Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$TBD.



RECOMMENDATION

Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$TBD for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$TBD for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 14.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.



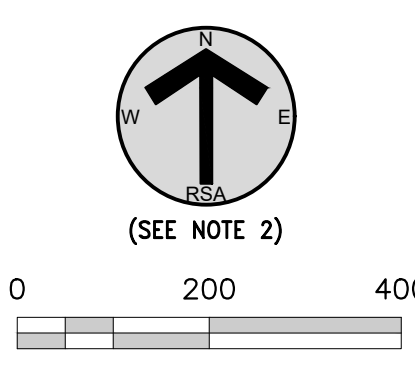
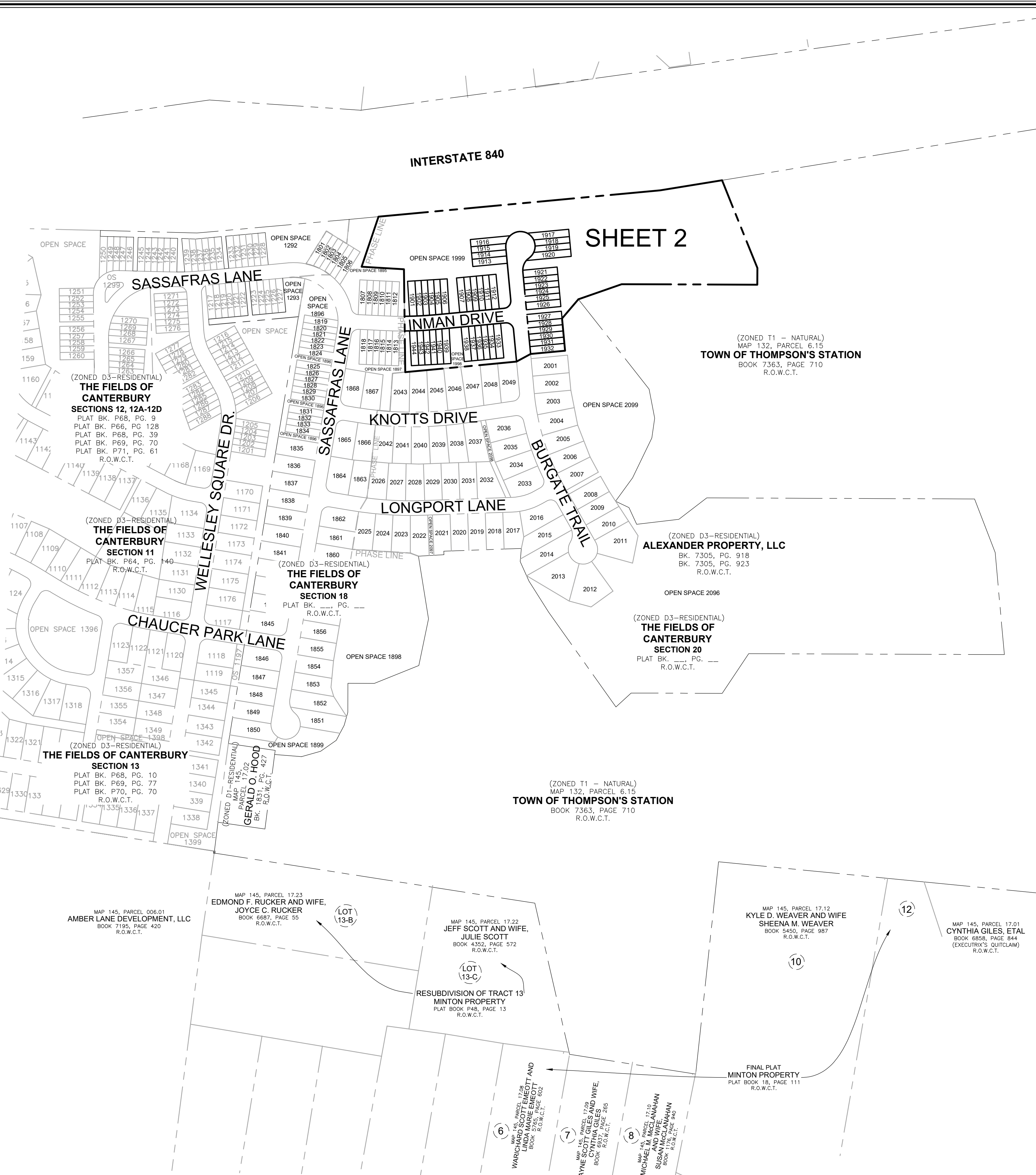
LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 44 TOWNHOME LOTS, AND 2 OPEN SPACE TRACTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983). GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: TRIMBLE, MODEL R10, DUAL FREQUENCY RECEIVER, THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05'.
- THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL). MINIMUM BUILDING SETBACKS:
(LOTS 1901-1944):
FRONT - 15' (MIN. DRIVEWAY LENGTH - 20')
(DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK)
SIDE - MIN. 15' BUILDING SEPARATION
REAR - 20'
- WITHIN ALL NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS AND THE MTEC FEEDER LINE RUNNING NORTH/SOUTH ALONG THE DISTANCE OF THE TVA TRANSMISSION LINE EASEMENT), GAS, SEWER, TELEPHONE, AND 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 LINES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C0355F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2005, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0355, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD. SAID MAP DEFINES ZONE "X" (OTHER AREAS) 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.
- WATER LINES SHOWN HEREON TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED APRIL 23, 2020.
- ALL SIDEWALKS, PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE LOCATED IN DRAINAGE EASEMENTS AND ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:21,824.

BY: DATE: JULY 12, 2021
CHRISTOPHER J. MABERY - RLS NO. 2483

- ALL OPEN SPACE IS A PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT.
- STREET LIGHT LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE COORDINATED WITH MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION.
- THE RECORDING OF THIS FINAL PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF A PORTION OF LOT 14 AS SHOWN ON THE FINAL PLAT ENTITLED "MINTON PROPERTY" OF RECORD IN PLAT BOOK 18, PAGE 111, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- ALL MAILBOX TYPES AND LOCATION MEET THE REQUIREMENTS AND STANDARDS OF THE UNITED STATES POSTAL SERVICE.



OPEN SPACE (OS) AREA TABLE

OS	SQ. FT.±	ACRES±
1998	18,714	0.43
1999	332,333	7.63

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1901	2,993	0.07
1902	2,561	0.06
1903	2,562	0.06
1904	2,554	0.06
1905	2,540	0.06
1906	2,961	0.07
1907	2,950	0.07
1908	2,515	0.06
1909	2,515	0.06
1910	2,515	0.06
1911	2,515	0.06
1912	2,950	0.07
1913	2,950	0.07
1914	2,515	0.06
1915	2,523	0.06
1916	3,157	0.07
1917	3,241	0.07
1918	2,553	0.06
1919	2,595	0.06
1920	3,455	0.08
1921	2,950	0.07
1922	2,515	0.06
1923	2,515	0.06
1924	2,515	0.06
1925	2,515	0.06
1926	2,950	0.07
1927	2,950	0.07
1928	2,515	0.06
1929	2,515	0.06
1930	2,515	0.06
1931	2,515	0.06
1932	2,950	0.07
1933	2,950	0.07
1934	2,515	0.06
1935	2,515	0.06
1936	2,515	0.06
1937	2,515	0.06
1938	2,950	0.07
1939	3,007	0.07
1940	2,543	0.06
1941	2,526	0.06
1942	2,517	0.06
1943	2,515	0.06
1944	2,959	0.07

SITE DATA TABLE (SECTION 19)

TOTAL LOT AREA	- 2.73 ACRES±
TOTAL OPEN SPACE AREA	- 8.06 ACRES±
TOTAL R.O.W. AREA	- 1.01 ACRES±
TOTAL SITE AREA	- 11.80 ACRES±
TOTAL LINEAR FT OF PUBLIC ROAD-777 FEET±	

OWNER / DEVELOPER
ENCOMPASS LAND GROUP
(ALEXANDER PROPERTY, LLC)
C/O BUCKY INGRAM
121 FIRST AVENUE SOUTH, SUITE 210
FRANKLIN, TENNESSEE 37064
(615) 794-6401

RECORDER'S INFORMATION

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



DEED REFERENCE
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ALEXANDER PROPERTY, LLC FROM BARRY ALEXANDER FARMS BY WARRANTY DEED AND QUITCLAIM DEED OF RECORD IN BOOK 7305, PAGE 918 AND PAGE 923, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE
BEING A PORTION OF PARCEL NUMBER 6.09 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 132.

PLAT REFERENCE
BEING A PORTION OF LOT 14 AS SHOWN ON THE FINAL PLAT ENTITLED "MINTON PROPERTY" OF RECORD IN PLAT BOOK 18, PAGE 111, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TOTAL SITE AREA = 513,849 SQUARE FEET OR 11.80 ACRES ±

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 7305, PAGE 918 AND PAGE 923, 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.

DATE: 20____ ALEXANDER PROPERTY, LLC
TITLE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY I SURVEY. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.
DATE: 07/12/21
CHRISTOPHER J. MABERY - RLS NO. 2483

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

WATER SYSTEM
DATE: _____ HB&TS UTILITY DISTRICT GENERAL MANAGER
SEWER SYSTEM
DATE: _____ NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE: _____ TOWN ENGINEER

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

DATE: _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ SECRETARY OF PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

DATE: _____ WILLIAMSON COUNTY PUBLIC SAFETY

CERTIFICATE FOR ADDRESSES

I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: _____ IT DEPT. E-911 ADDRESSING COORDINATOR

FINAL PLAT

THE FIELDS OF CANTERBURY
SECTION 19
LOTS 1901-1944 AND
OPEN SPACE 1998-1999

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE

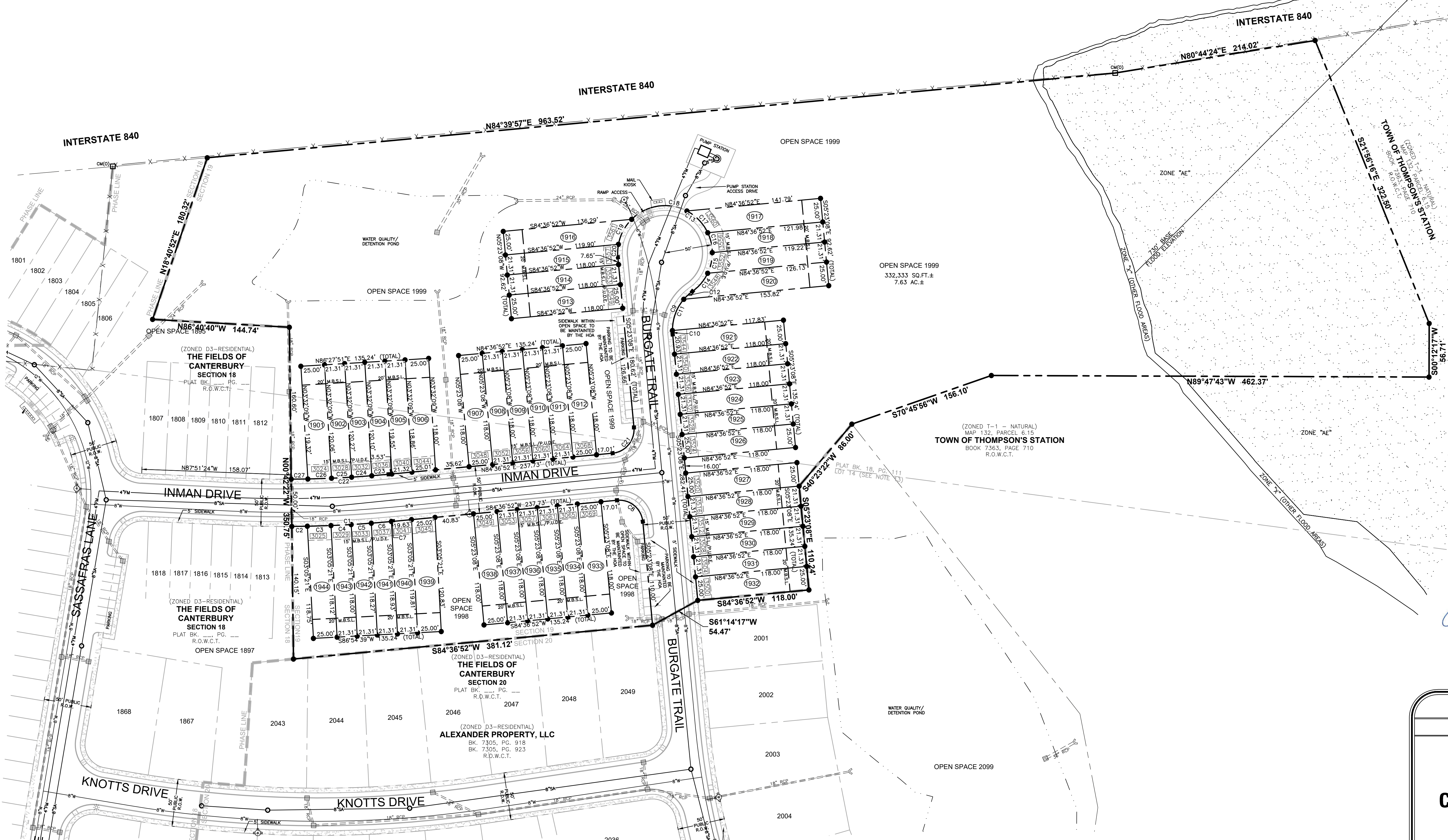
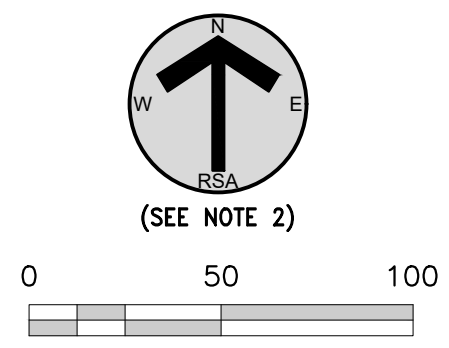
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CONTACT: CHRIS MABERY, RLS
SHEET 1 OF 2

C:\0643\1071\SUBDIVISION\SECTION 19\07 SEC 19 FINAL PLAT.DWG PLOTTED BY AMANDA REED ON 7/12/2021 12:49 PM LAST UPDATED BY AREED ON 7/10/2021 4:24 PM

GENERAL NOTES
1. SEE SHEET 1 FOR NOTES, AREAS AND REFERENCES.



LEGEND

●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—P—	OVERHEAD ELECTRIC POWER LINE
■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	—W—	WATER LINE
○	IRON ROD (OLD)	—G—	GAS LINE
⊙	CATCH BASIN	—SA—	SANITARY SEWER LINE
⊕	SANITARY SEWER MANHOLE	—FM—	FORCE MAIN LINE
⊙	FIRE HYDRANT	—RCP—	REINFORCED CONCRETE PIPE
⊙	UTILITY POLE	—X—X—	FENCE
⊙	LOT NUMBER	—P.U.D.E.—	PUBLIC UTILITY DRAINAGE
⊙	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	—EASEMENT—	EASEMENT
		—R.O.W.—	RIGHT-OF-WAY
		—M.B.S.L.—	MINIMUM BUILDING SETBACK LINE
		—[1234]—	STREET ADDRESS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1225.00'	107.09'	5°00'32"	53.58	107.06'	S87°07'08"W
C2	1225.00'	16.45'	0°46'09"	8.22	16.45'	N89°14'19"E
C3	1225.00'	25.01'	1°10'11"	12.50	25.01'	N88°16'09"E
C4	1225.00'	21.31'	0°59'48"	10.66	21.31'	N87°11'09"E
C5	1225.00'	21.31'	0°59'48"	10.66	21.31'	N86°11'21"E
C6	1225.00'	21.32'	0°59'50"	10.66	21.32'	N85°11'32"E
C7	1225.00'	1.69'	0°04'45"	0.85	1.69'	N84°39'14"E
C8	25.00'	39.27'	90°00'00"	25.00	35.36'	N50°23'08"W
C9	50.00'	52.36'	60°00'00"	28.87	50.00'	S24°36'52"W
C10	50.00'	4.08'	4°40'19"	2.04	4.08'	N03°02'59"W
C11	50.00'	35.99'	41°14'26"	18.81	35.22'	N19°54'24"E
C12	50.00'	12.29'	14°05'15"	6.18	12.26'	N47°34'14"E
C13	50.00'	209.44'	240°00'01"	86.60	86.60'	S65°23'09"E
C14	50.00'	25.38'	29°05'04"	12.97	25.11'	N40°04'20"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C15	50.00'	22.59'	25°53'29"	11.49	22.40'	N12°35'03"E
C16	50.00'	21.66'	24°49'02"	11.00	21.49'	N12°46'13"W
C17	50.00'	32.46'	37°12'08"	16.83	31.90'	N43°46'48"W
C18	50.00'	63.15'	72°21'51"	36.57	59.04'	S81°26'13"W
C19	50.00'	30.36'	34°47'12"	15.66	29.89'	S27°51'41"W
C20	50.00'	13.83'	15°51'13"	6.96	13.79'	S02°32'28"W
C21	25.00'	39.27'	90°00'00"	25.00	35.36'	N39°36'52"E
C22	1174.95'	103.01'	5°01'23"	51.54	102.97'	N87°07'33"E
C23	1174.95'	17.79'	0°52'03"	8.89	17.79'	S85°02'53"W
C24	1174.95'	21.31'	1°02'21"	10.66	21.31'	S86°00'05"W
C25	1174.95'	21.31'	1°02'21"	10.66	21.31'	S87°02'26"W
C26	1174.95'	25.01'	1°13'11"	12.51	25.01'	S88°10'12"W
C27	1174.95'	17.58'	0°51'27"	8.79	17.58'	S89°12'31"W

RECORDER'S INFORMATION

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: JULY 12, 2021
DATE: JUNE 17, 2021
JOB NO. 05-043

SCALE: 1"=50'
W.O. 1107

FINAL PLAT

THE FIELDS OF CANTERBURY
SECTION 19
LOTS 1901-1944 AND
OPEN SPACE 1998-1999

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

100 E. VINE STREET SUITE 402 MURFREESBORO, TN, 37130
(615) 546-6050 FAX (615) 244-6739 cmabery@ragansmith.com
CONTACT: CHRIS MABERY, RLS
SHEET 2 OF 2



Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

DATE: July 27, 2021

TO: Planning Commissioners

FROM: Micah Wood, AICP
Planning Director

SUBJECT: Item 3 – Ordinance 2021-012 – Land Development Ordinance Amendment

In Town Staff's on-going process improvement efforts to provide updates to the Land Development Ordinance to ensure a clear and predicable regulatory process, the following amendments are offered for consideration:

Appendix C

In collaboration with the Town Engineer and Town Attorney, Staff presents these revised plat certificates for review and approval. The intent in presenting these revisions is to ensure that both Town Staff and the Town's consultants can sign plat the certificates for Planning Commission approved final plats.

Recommendation

Staff recommends that the Planning Commission provide a favorable recommendation onto the BOMA for these text amendments.

Attachments

Ordinance 2021-012
Exhibit A

ORDINANCE NO. 2021-012

AN ORDINANCE OF THE TOWN OF THOMPSON’S STATION, TENNESSEE TO AMEND APPENDIX C OF THE LAND DEVELOPMENT ORDINANCE TO CLEAN UP AND CLARY CERTAIN PLAT CERTIFICATES

WHEREAS, Town Staff and the Planning Commission recommends changes certain provisions of the Town’s Land Development Ordinance (“LDO”) to amend Appendix C of the LDO in order to revise plat certificates required for signature by officials for final plats approved by the Thompson’s Station Planning Commission.

WHEREAS, the Planning Commission has reviewed these proposed changes and has recommended that the Board of Mayor and Aldermen adopt the amendments to the LDO as proposed herein; and

WHEREAS, the Board of Mayor and Aldermen has reviewed the Land Development Ordinance and has determined, based upon the recommendations of Town Staff, the Planning Commission, and the record as a whole, that the proposed amendments are consistent with the General Plan, will not have a deleterious effect on the Town, makes improvements to the LDO, and are in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee, as follows:

Section 1. That the Town of Thompson’s Station’s Land Development Ordinance is hereby amended by adopting the changes as set out in Exhibit A attached hereto and incorporated herein by reference. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document with the date of BOMA approval and said document shall constitute the Zoning Ordinance and Subdivisions Regulations of the Town.

Section 2. If any section or part of the Land Development Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Land Development Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

Section 3. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee, on the ____ day of _____, 2021.

Corey Napier, Mayor

ATTEST:

Regina Fowler, Town Recorder

Passed First Reading: _____

Passed Second Reading: _____

Submitted to Public Hearing on the _____, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the ____ day of _____, 2021.

Recommended for approval by the Planning Commission on _____, 2021.

APPROVED AS TO FORM AND LEGALITY: _____ Town Attorney

EXHIBIT "A"

Words noted with a strikethrough are to be deleted and words in red text includes new language to be added.

Appendix C

PLAT CERTIFICATES

Certificate for Addresses

I do hereby certify that the addresses denoted on this final plat are those assigned by Department of Information Technology (IT) **Williamson County E-911**.

Date ~~IT Department, Title~~ **Williamson County E-911 Department, Title**

Certificate of Ownership & Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number __, page __, 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 utilities have been filed as required by these regulations.~~ **I (we) do further certify that the recording of this plat is an irrevocable offer of dedication to the Town (or applicable Utility), subject to the Town's approval and acceptance per the Town's Land Development Ordinance, for all public streets, utilities, and other public improvements.**

Date **Owner, Title**

Certificate of Approval of Subdivision Name and Street Names

I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Communications Agency.

Date **Department, Title**

Certification of the Approval of Streets

I hereby certify ~~(1) that~~ All streets designated on this final subdivision plat have been installed in an acceptable manner and according to Thompson's Station's ~~Subdivision Regulations~~ Land Development Ordinance, or ~~(2) that~~ a surety bond approved by the Planning Commission has been posted, per the Land Development Ordinance, with the ~~Planning Commission~~ Town to assure completion of all required improvements in case of default.

Date **Town Engineer**

Certificate of Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Thompson's Station Municipal Planning Commission and that the monuments have been or will be placed as shown here on to the specifications of the ~~subdivision regulations~~ Land Development Ordinance as approved by the Town Engineer. This is a Category__ survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon.

Date **Registered Land Surveyor**

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Thompson's Station ~~Subdivision Regulations~~ Land Development Ordinance with the exception of such ~~variances~~ approved deviations, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Date **Secretary, Planning Commission**

Certificate of Approval of Utility Systems

~~I hereby certify that~~ The following utility systems outlined or indicated on the plan shown hereon have been **either installed in general conformance** ~~accordance~~ with current local and/or state government requirements or ~~that~~ a surety bond has been posted with the ~~Planning Commission~~ **Town** to assure completion of all required improvements in case of default. ~~Also, I certify that~~ **Upon information and review**, the hydraulic design criteria specified in Section 3-106 of the Thompson's Station Subdivision Regulations have been met. **Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.**

Water System

Date Name, Title, and Agency of Authorized Approving Agent

Sewer System

Date Town Engineer or Name, Title, and Agency of Authorized Approving Agent

Certificate of Approval of Middle Tennessee Electric Membership Corporation

I 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 MTEMC. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Date Name, Title, and Agency of Authorized Approving Agent

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

THOMPSON'S STATION BOND ACTION FORM

BOND	Littlebury Section 1 Sewer Performance Surety <u>Amount:</u> \$838,000
ACTION REQUEST	Reduce Performance Bond established 1-26-21
PLANNING COMMISSION ACTION	Reduce the Performance Bond and extend for until April 23, 2022.
PUBLIC IMPROVEMENT ACTION	Reduce the Performance Bond to \$TBD and extend for until April 23, 2022.
BOMA ACTION	N/A

Bond History

On January 26, 2021, Section 1 was approved for the creation of single-family lots within Littlebury. The plat was approved with a surety for sewer in the amount of \$838,000.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards for a reduction.

Staff Recommends the Planning Commission:

Reduce the Performance Surety to \$TBD and extend for until April 23, 2022.

